



CGREA | Rijksvastgoedbedrijf
Ministerie van Binnenlandse zaken en
Koninkrijksrelaties

The Vivaldi Building

Future housing
of the European
Medicines
Agency

Amsterdam
Zuidas



COLOPHON

VERSION

01

DATE

05-10-2017

CONTACT

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GENERAL PROJECT INFO

CGREA NUMBER

15489

PROJECT NAME

Netherlands for EMA

GROSS SIZE

42,612 m²

NAME OF THE BUILDING

The Vivaldi Building

ADDRESS

Plot 12, Scarlattilaan, Amsterdam

BUILDING YEAR

2019

STATUS

New Development

ARCHITECT

Fokke van Dijk

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General demands

A PERFECT LOCATION AND A PERFECT BUILDING FOR

EMA'S REQUIREMENTS

EMA has specified their demands and ambitions for an optimal housing proposal. The Netherlands have taken up the challenge and present only office propositions that fulfill all the requirements and ambitions. The propositions are thoroughly vetted by the CGREA so our promise to the EMA can be upheld.

Summary of demands:

Location requirements:

The Ambition for the EMA is to find a suitable location that is:

- proximity to an international airport
- sufficient hotel accommodation
- excellent amenities around the office
- suitable housing for over 900 families
- good international schools and child care facilities
- vibrant economy and employment possibilities for family members

Office requirements:

- Space for 1300 office work stations and supporting functions in offices and open plan set-up.
- Restaurant for delegates/ experts and EMA staff which amount to 500 lunches on a daily basis.
- high standard meeting facilities in line with EMA's operational needs.
- Enclosed lounge/waiting area outside of security barriers for industry delegations
- Building with sole use of entrance and reception area providing visitor seating.
- Provision of natural or build barriers. Closed Circuit Television (CCTV).
- Accessible and secure parking in the vicinity, consistent with the local public transport facilities.

Office ambitions:

- An accommodation that has outstanding sustainability performances
- An appearance that accentuates professionalism, rationality and authority

Planning:

- Availability of the new offices in 2019



Model sketch

INTRODUCTION

In order to manage the tight schedule of rehousing EMA outside the United Kingdom, the Dutch Government has advanced with the design of the proposed new building for EMA in Amsterdam. The strategy is to use the time that is needed for the decision making process of the European Union to make an elaborated design of the building and start the tender procedure for the construction. In this way the tendertime can be kept at a minimum, and months are won for construction time.

The design is evolved from the predesign plans that were presented in the bidbook of The Netherlands into a design that is ready for tendering.

The design is based upon the provided requirements and finetuned in meetings with EMA, implementation of requirements of the municipality of Amsterdam, debates with the supervisor of Zuidas, criticisms of the aesthetics committee of Amsterdam, input from our technical advisors, more precise implementation of building regulations and elaboration of the plan in general.

It is an appropriate building for EMA. Representative and of a high standard without being gaudy. With a composition that expresses the rationality and order of an authority whilst supporting an image for EMA as a public institute with a low threshold and transparency in its proceedings.

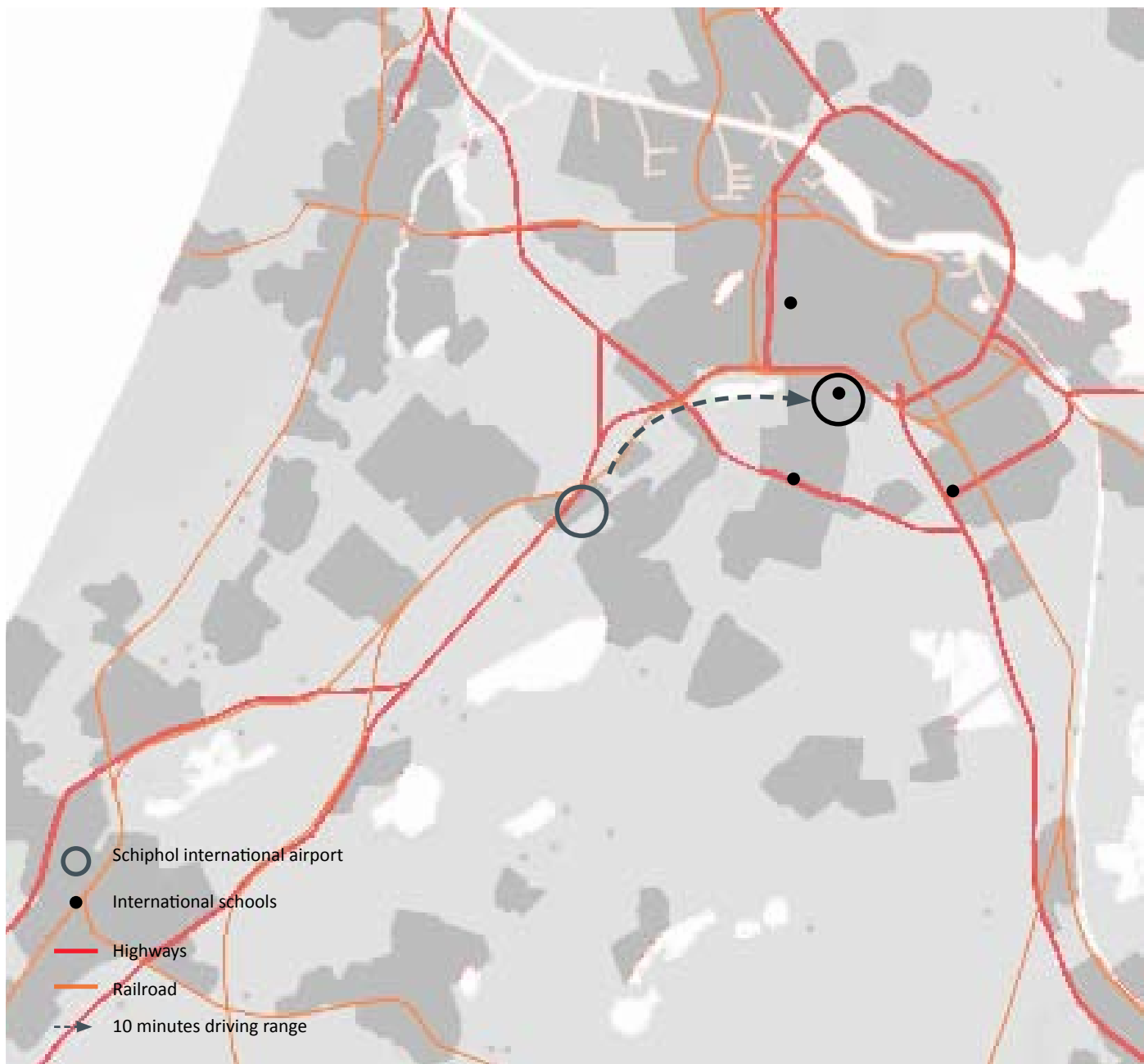
This design book together with design setups for fire safety, construction, sustainability and comfort forms the framework for the technical elaboration and translation into construction drawings that will be developed by the contractor. Full technical specifications will be made available to the contractor in december.



Context; artist impression



1 CONTEXT



Functional map



Context impressions; Municipality of Amsterdam



Een plaasje

Area impression; photograph; Municipality of Amsterdam

1.1 Situation: Amsterdam Zuidas

Zuidas is the prime international location for working, living and recreation. It is located in the vibrant city of Amsterdam, only minutes away from one of Europe's leading international airports: Schiphol Amsterdam Airport. It is a dynamic working and living environment, with plenty of amenities to ensure the necessary comfort and relaxation. Zuidas will continue to expand and develop in the decades to come. Zoning plans are in the making, land is becoming available, new buildings are under construction or being planned, and public spaces are being redesigned.

Living

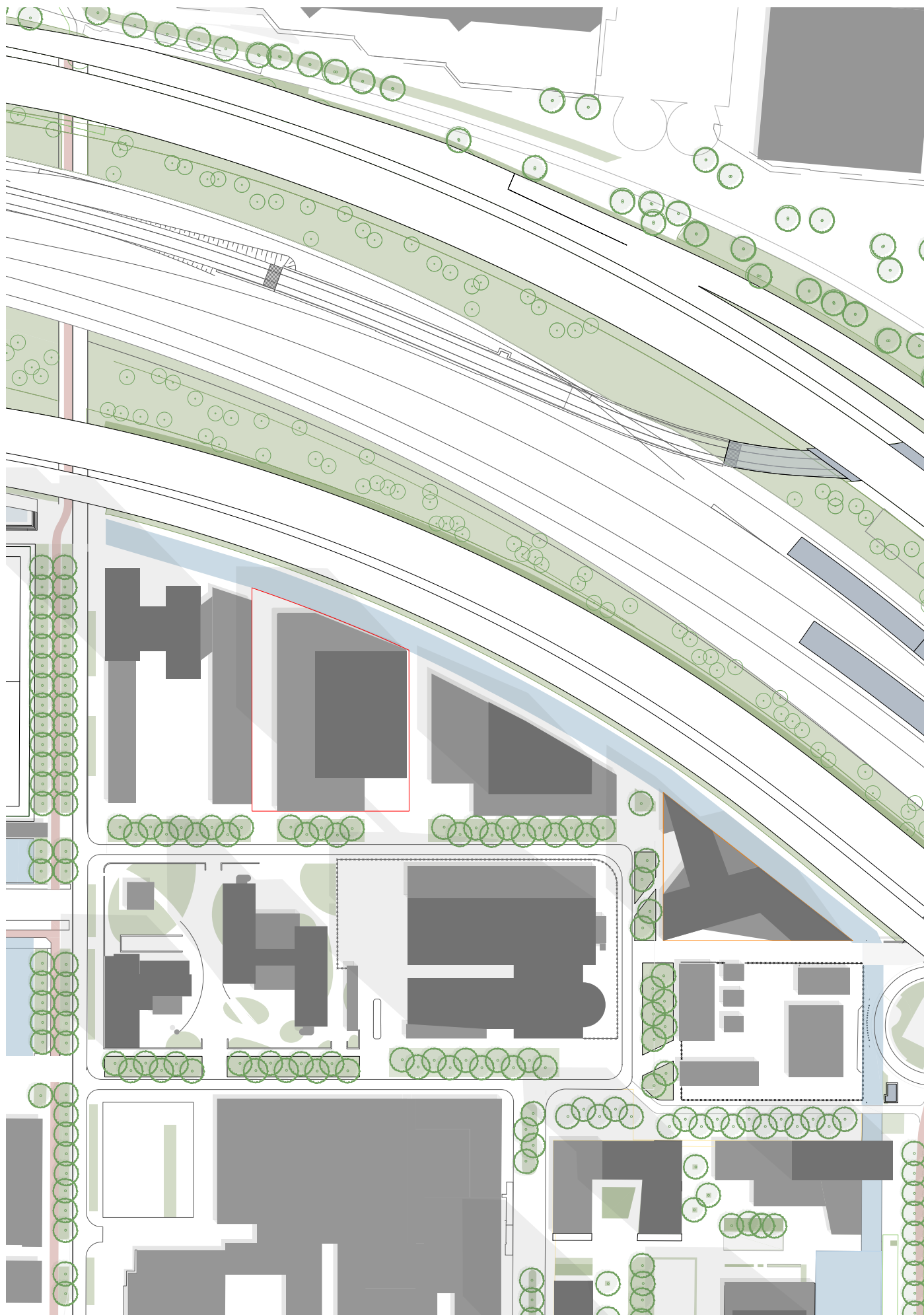
Zuidas provides an excellent residential environment, with ample hotel and leisure facilities. Whereas it is located in Amsterdam with all its facilities in the area, nearly 2000 dwellings have already been built. By 2030, there should be a total of 7,000 dwellings, as diverse as Amsterdam itself. Studio apartments, student housing, mid-price and social housing and penthouses with panoramic views. The Zuidas will not only be the key international office location, but also a popular residential area where special attention is paid to the human dimension of architecture and green design of public space. Zuidas will be a well-rounded and unique Amsterdam quarter including schools (international and Dutch), cafés and restaurants, sports centers and a growing number of retail outlets, convenience stores and other amenities, events and exhibitions.

Working

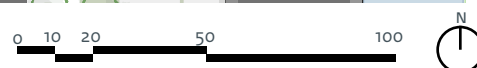
Zuidas is best known as a top-level international knowledge and business centre. Over 700 companies are already established here, many of them with leading names, include Google, AkzoNobel and ABN AMRO. These sterling names are attracting an increasing number of companies to Zuidas. The presence of VU University Amsterdam and VU University Medical Centre in the area and the University of Amsterdam in the near proximity facilitates optimum interaction between the business sector and the academic world. This brings the Netherlands' goal of becoming one of the world's top five knowledge economies closer and closer.

Leisure/Amenities

Zuidas is known as a business district, but obviously has a lot more to offer. A game of football or tennis, walking in the Beatrixpark or run in the Amsterdam Forest, a sunny glass of rosé on one of the terraces; in Zuidas one can linger. Dining or sunbathing in Strand Zuid or getting a sandwich at the bakery. More and more schools, kindergartens, shops, cafes and restaurants arise as Zuidas develops into an Amsterdam neighbourhood where everyone can live, work and play.



Amsterdam Zuidas; Site drawing; scale: 1:2000





Context; model sketch

1.2 Location: Vivaldi Area

A fitting location

The Vivaldi area is located at the eastern entrance to the Zuidas business district. It is a mixed use area incorporating housing and cultural facilities and hotels. The plot is close to railway/metro station RAI with a direct connection to Amsterdam Airport Schiphol. A large conference centre is on the other side of the station. A new hotel is realised right next to the new EMA premises adding to the total of 5000 hotel rooms that are within walking distance of EMA's new Vivaldi building.

An accessible location

The train station is within five minutes walking distance, with regular, direct connection to Schiphol airport (10-minute ride). The subway and tram system supply a finely meshed network into the city. The bicycle can get you everywhere. The building will have an indoor bicycle parking for over 750 bicycles as well as parking for 104 cars. The highway A10 has an exit right at the Vivaldi area.

A safe plot

The plot is accessed from the street on the South side. A square on the southeast corner of the building is the pedestrian entrance to the building. To the West, the plot borders the existing high-rise building of Ernst and Young. On this side a 10 meters wide private street is used for the bike entrance, and possibly the car park. To the East, a building plot remains available for new premises. To the North, the plot borders a canal and the dike of the A10 highway. On this side, an expedition road is planned, accessible only to

designated users that service the three neighbouring building plots, of which EMA is the middle one. With three sides being either private for EMA, or with restricted access, this is a very safe and easily controlled location.

An appropriate building with sole tenancy for EMA

The plot allows for a large base, and a tower, up to 85 metres high. The base of three floors houses the conference centre and the restaurant. The highrise is for the offices. Considering the fact that, at present EMA is leasing a building with a very large floor-plan, the new building has been optimised for a maximum amount of workstations per floor, within the confines of the quality standard for labour conditions that the Central Government Real Estate Agency (CGREA) maintains. For the 1300 required workstations, we propose 16 office floors with a maximum of 88 workplaces. This gives the building its height of about 78 metres.

The building design has a very clear built up. A tower shape from which an extended base is derived. The base houses the conference centre and the restaurant, the remaining floors the 1300 workstations.

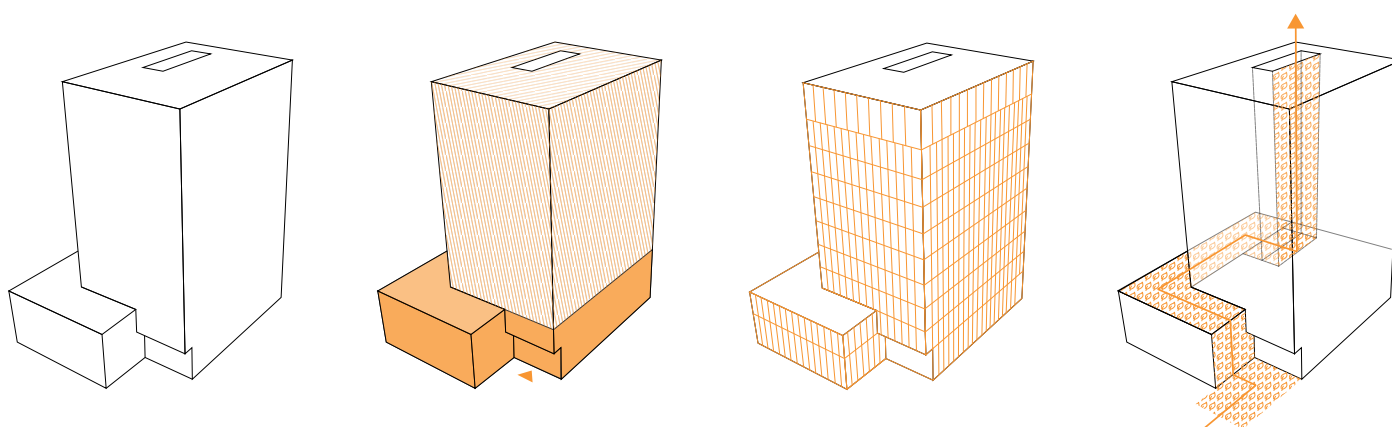
The design tries to express **order** and clarity with a rather dogmatic grid of metal frames that frame the ceiling height windows. By dimensioning the frames over two stories, the building gets an attractive vertical orientation. The frames have a 2.40m width and a 7.20m height. Only at the entrance and the top floor these openings are enlarged to accentuate the entrance and to create a beginning and ending to the composition.

This approach to the facade is not just aesthetics, it is also rational. The frames block a lot of direct sunlight, reducing the cooling load of the building. By reducing the hindrance of direct sunlight on the workstations while allowing abundant daylight into the offices and meeting rooms the work environment is improved. The depth of the frames is different on each side because the invasion of sunlight differs by orientation of the facade: 75 cm on the south side, 50 cm on the east and west facade and a mere 25 cm on the north side.

The strict aesthetics of the building is put into perspective with a wave of greenery that is draped around and into the building. Starting from the entrance square it grows up to a large rooftop terrace and through the coffee bar into the main atrium that intersects all office floors. A spectacular green wall of fifteen floors high, that gives a unique character to the offices.

2

ARCHITECTURE



Concept drawings

2.1 Appearance

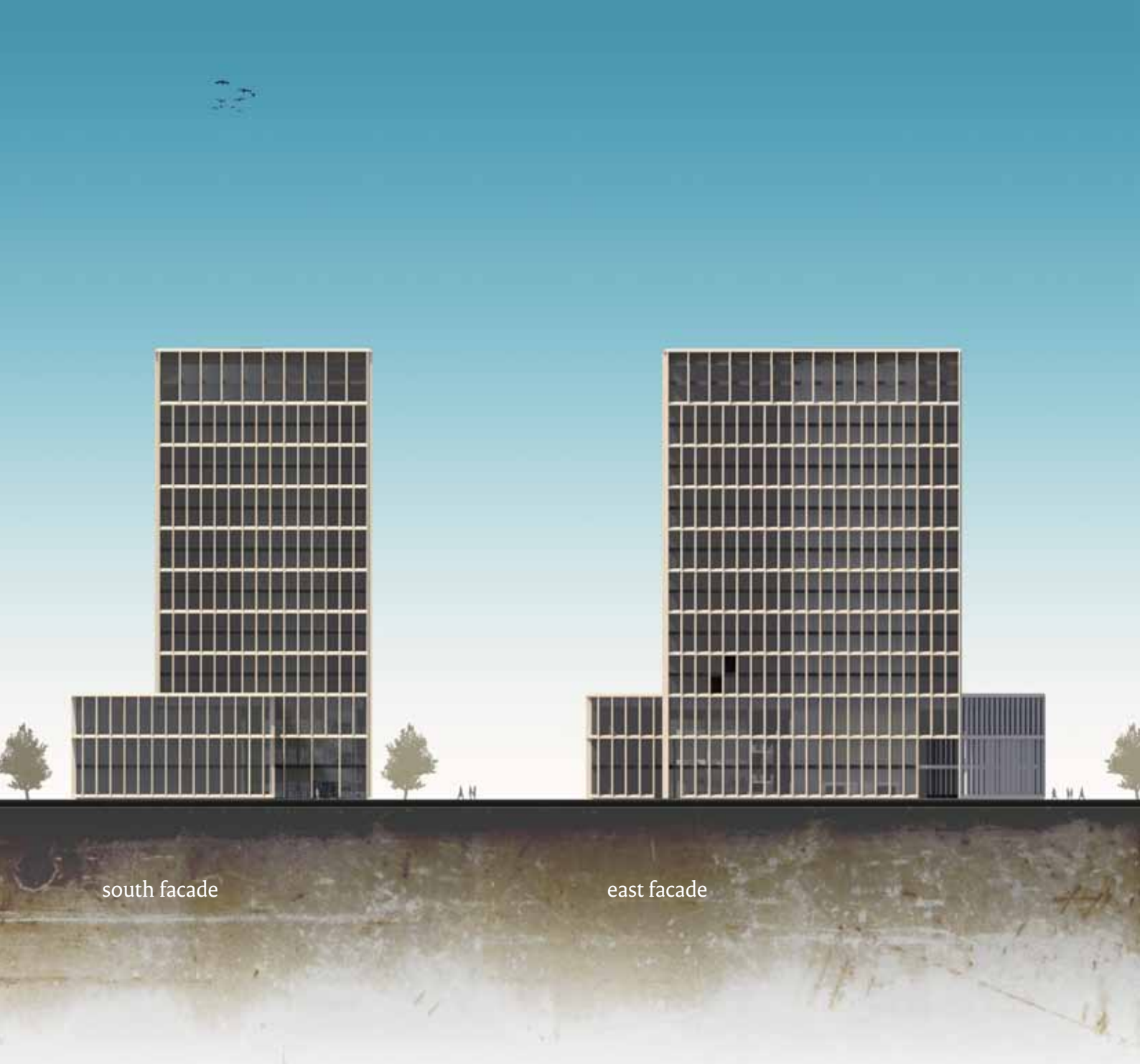
Scientific knowledge-hub

EMA is a knowledge-driven organisation: the Agency is responsible for the scientific evaluation, supervision and safety monitoring of medicines developed by pharmaceutical companies for use in the EU. The mission of the European Medicines Agency (EMA) is to foster scientific excellence in the evaluation and supervision of medicines, for the benefit of human and veterinary health in the European Union (EU).

The building should support the mission of EMA by offering a creative and intellectually stimulating working environment for the highly skilled professionals that EMA has to attract as a workforce.

Its functionality must suit the academic nature of the work: rational analysis, objective reasoning and a curious mind are key characteristics for the employees and logically what the industry may expect from a scientific authority.

The corresponding architecture should express the rationality and focus of EMA with a clear logic, a systematic built up, a rhythmic order. As an agency that is dealing with innovative scientific developments, it should provide a dynamic environment that exudes **direction, development, and aim.**



south facade

east facade

Public service

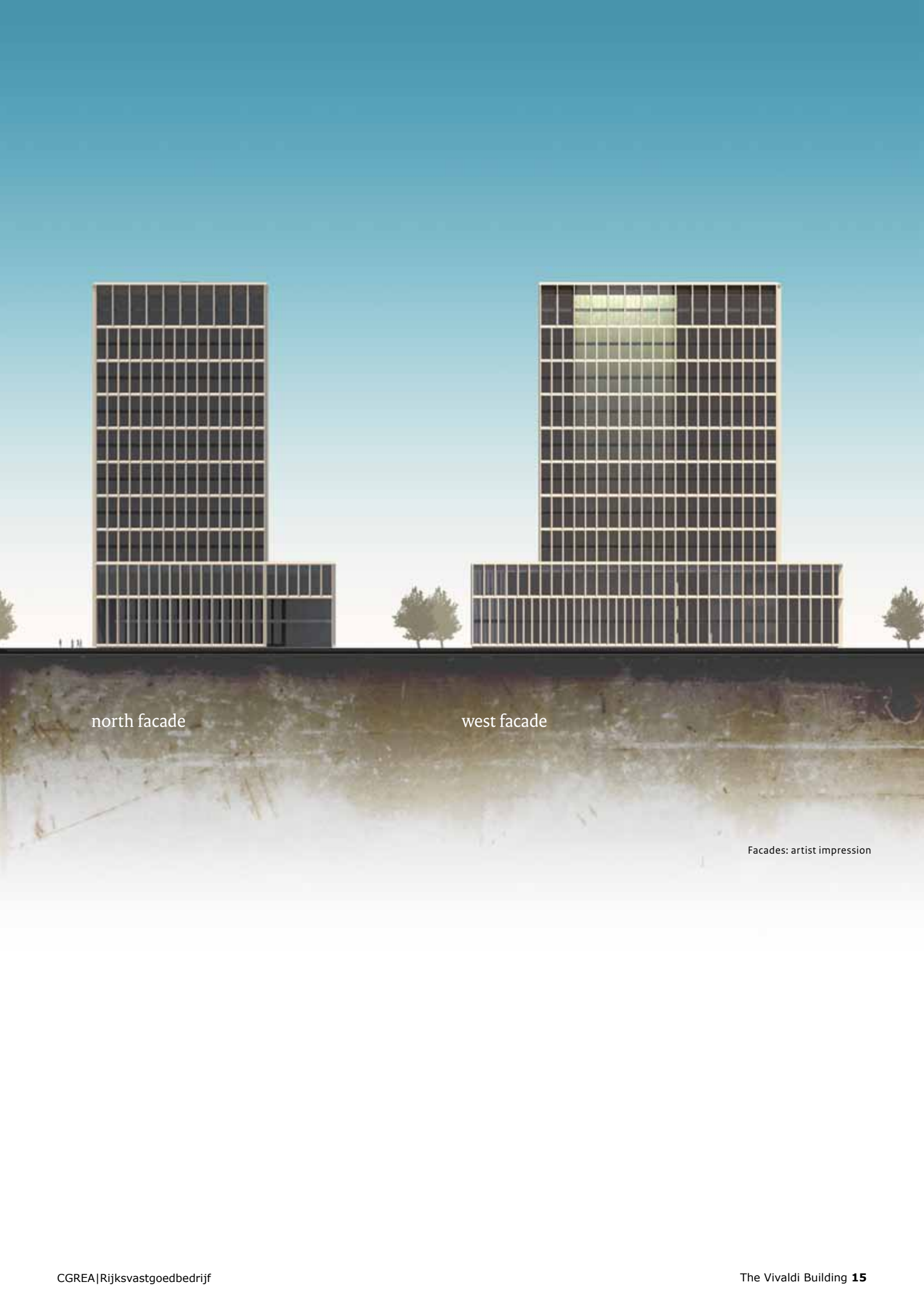
The EMA is a public institution. EMA protects human and veterinary health in 28 EU Member States, as well as the countries of the European Economic Area, by ensuring that all medicines available on the EU market are safe, effective, and of high quality. As a public organisation, it should be transparent and open to stakeholders and members of the general public that have an interest in the work of the organisation. The introduction of a gallery for 300 people as part of a large auditorium fulfils this requirement.

The architecture supports the public nature of EMA with an inviting character; an openness of the facade that emphasises accessibility and transparency. The frames have an appealing, friendly sandy colour and structure. The intermediate floor and the window frames

itself are subdued with a darker coating of the metal.

The building maintains a high standard without being showy or overly decorative. The chosen materialisation is qualitative, but also effective in terms of maintenance and durability: Coated metal frames for the facade; Belgian bluestone, oakwood, glass and seamless plastered ceilings for the conference centre; oakwood, tapestry and a beautiful climate ceiling for the offices. The building therefore reflects a prudent handling of public funds.

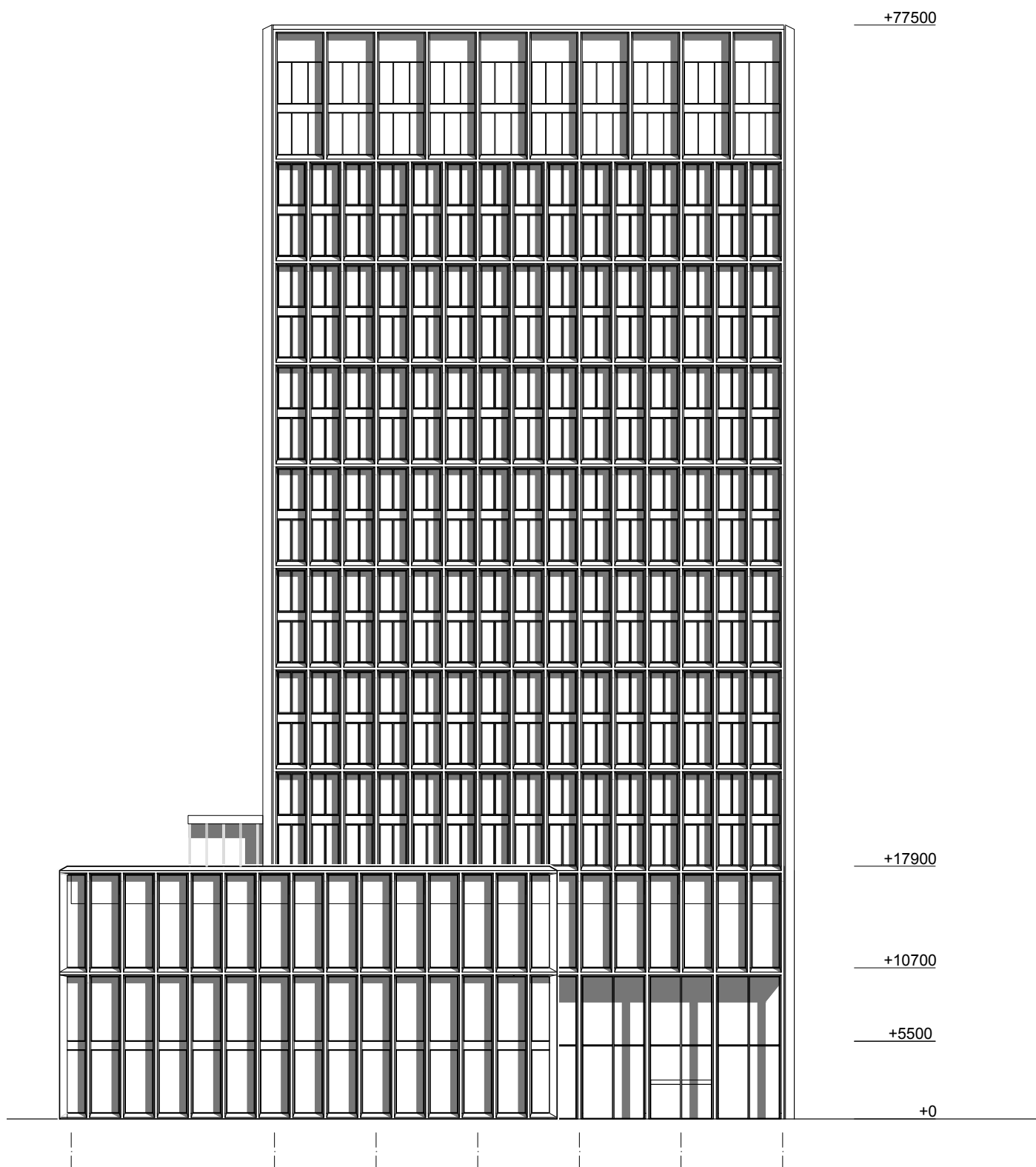
The spatial and material principles are derived from functional demands. The building is simultaneously aesthetically pleasing by achieving the above in a restrained and refined manner.



north facade

west facade

Facades: artist impression



Facade: South view.

Sustainable

As a public facility, environmental consideration and sensitivity to the needs of a sustainable future are self evident. In the design the appropriate measures are taken. The rather chubby shape gives the building a better volume to facade ratio than most towers, thus improving the energy efficiency of the building. It all begins with a good façade. The triple glazing in combination with the smart detailing and airtightness ensures the proper insulation even with the high transparency of the facade that is offered to EMA. Further steps are taken to reduce the energy needs of the building: underground warm and cold water sources are used for low temperature heating and radiation panels in the ceiling provides the user a comfortable indoor climate. The green void in the offices is used to moisturise and cool the ventilation air before it is recirculated. Solar panels on the tower roof are used for energy production. A large roof garden is used for onsite rainwater storage and preservation of local nature. These and other measures should deliver an energy neutral building. BREEAM covers different topics: Management, Health, Energy efficiency, Accessibility of the location, Water usage, Materials, Waste, Ecology and Pollution. The choice of location, the design of the building as well as the technical specifications will ensure a BREEAM excellent label for the building. So sustainability will not just be a promise, but it will be proven by the right certificates. In the end this will lead to a nearly zero energy building with green lungs and a healthy, comfortable and highly productive indoor climate where people really would like to meet and work.

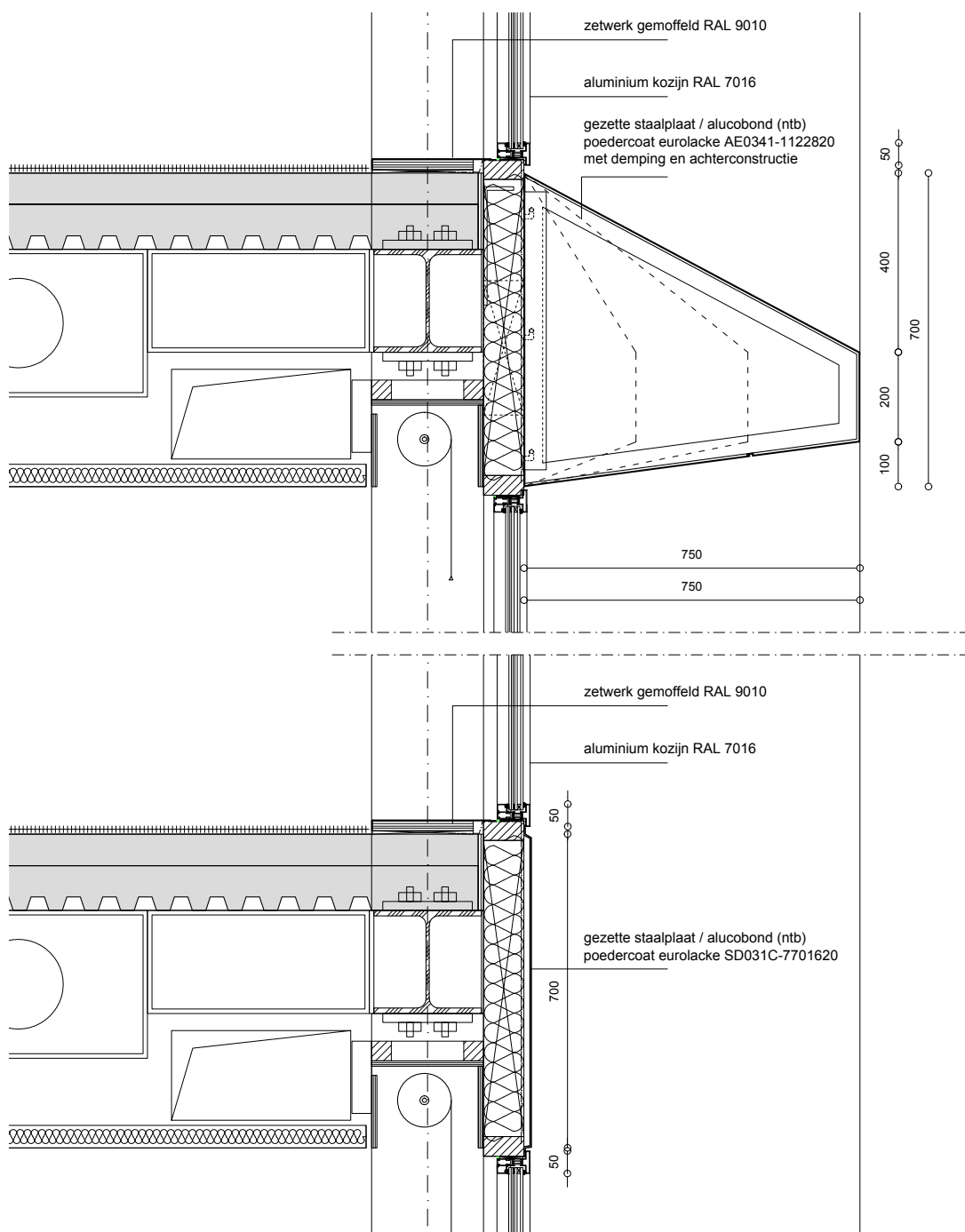
Safe and secure

The confidentiality of the EMA's operations demands that significant measures are taken to ensure business confidentiality and data protection. A facade that obstructs inward viewing into the offices, yet still enables daylight to enter, is desirable. The robust base facade is resilient and resistant to potential assaults and guarantees business continuity in the event of possible external disruptions.



Facade detail, artist impression

Detail of the facade; no scale



Details of the facade; scale 1:15

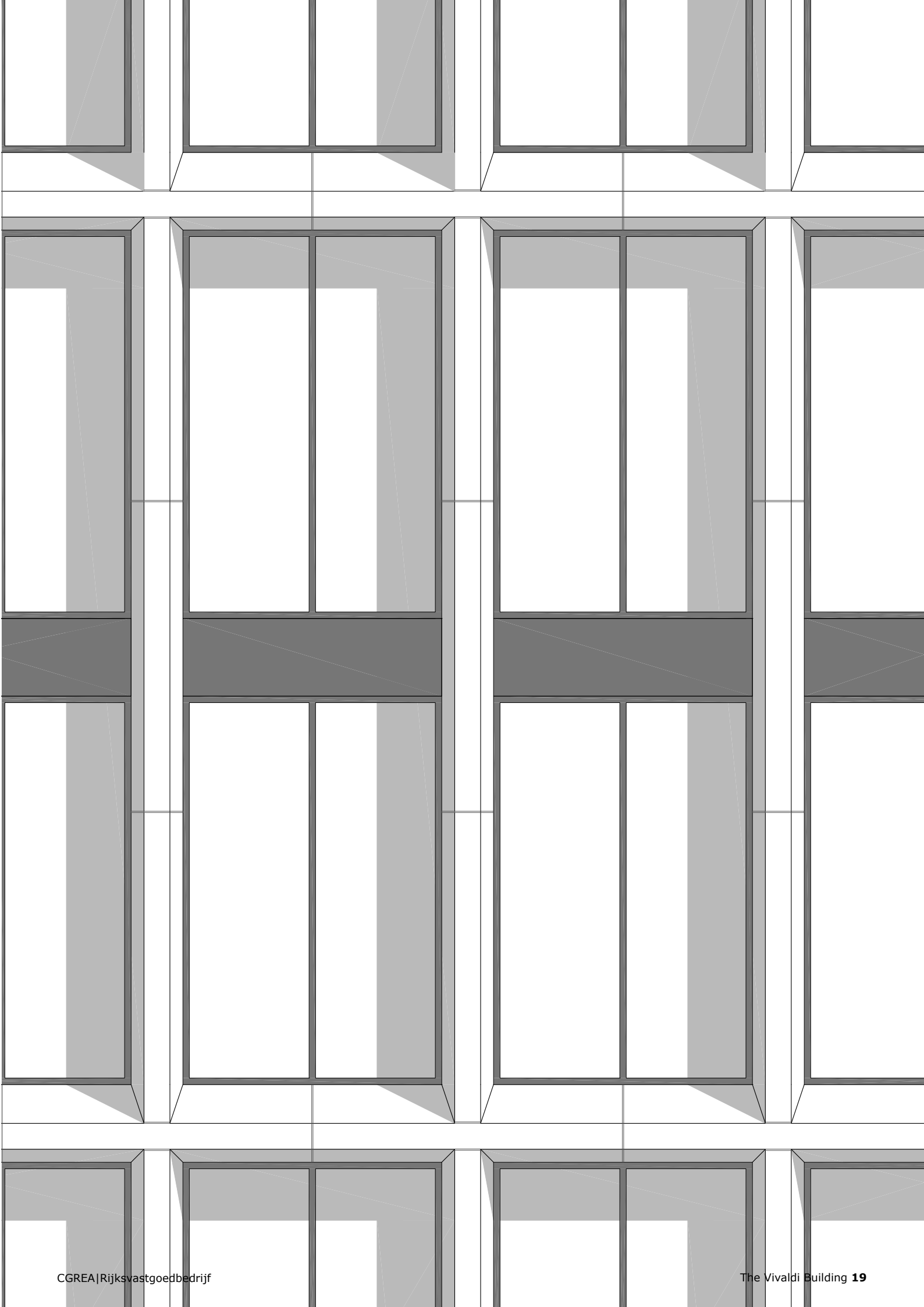
2.2 Facade

The metal frames are coated with a powdercoating that gets a sandy texture with the addition of eisenglimmer - small iron particles, that gently reflect the light giving a subtle sparkle to the building. The powder coating is a super durable polyester that guarantees a lasting appearance.

The elements are dimensioned and detailed in such a way that they can be prefabricated and merely hung to the facade on site. The fixation is invisible. The elements all measure 2.40 meter in length. The seams of about 15 mm wide are placed as shown in the image on page 19.

The slanting edge of the frames ensures that most dirt will fall off. It also prevents birds from nesting. The rainwater is guided over the frames to regularly wash away dust. The frames will have to be cleaned with the regular washing of the window panes for the eventual remaining dust not to diminish the representative appearance.

The windows are made of slim aluminium profiles: 50 mm thick. They are coated in the same dark coloured super durable Matt as the profiled metal frames.



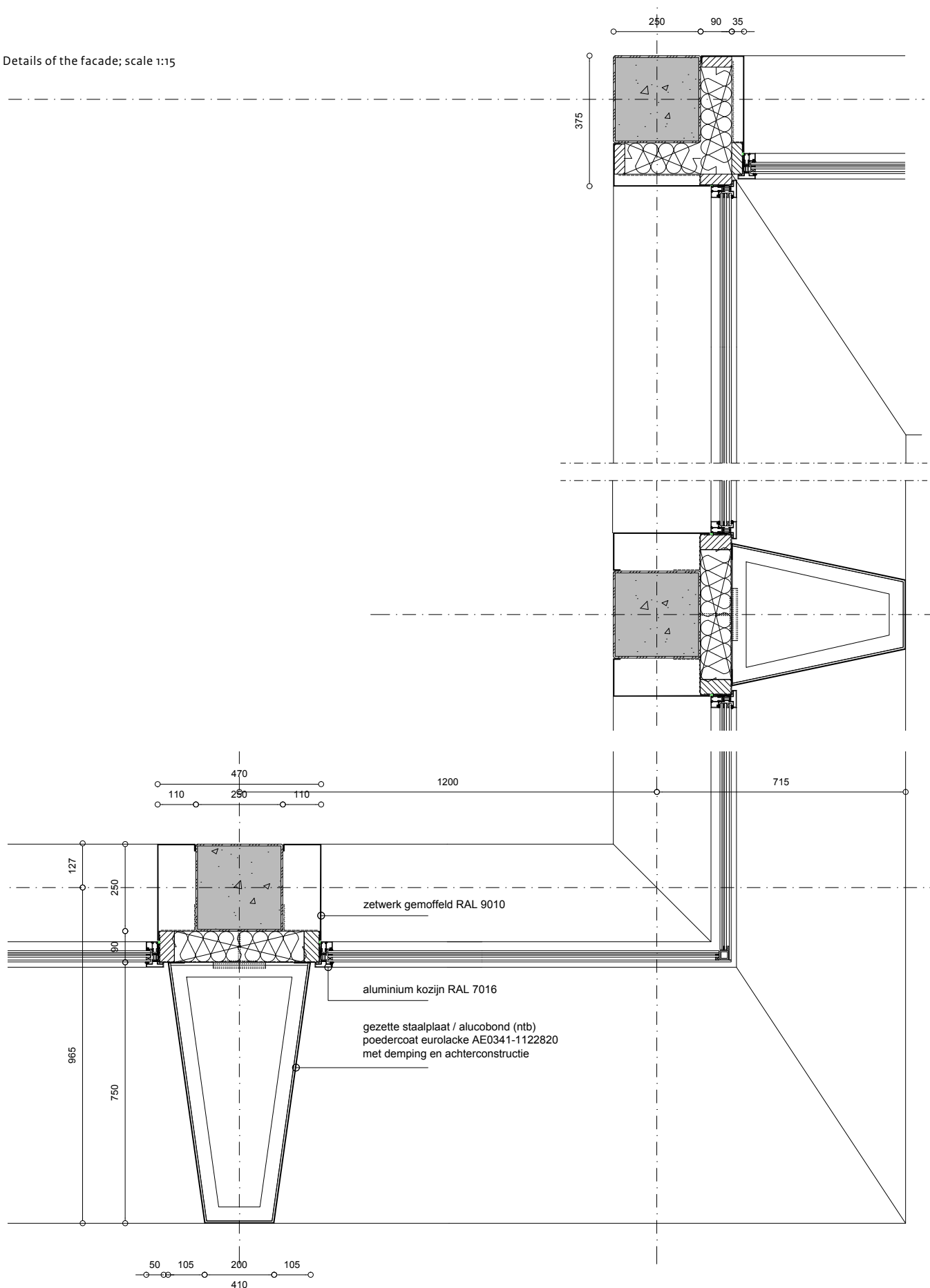


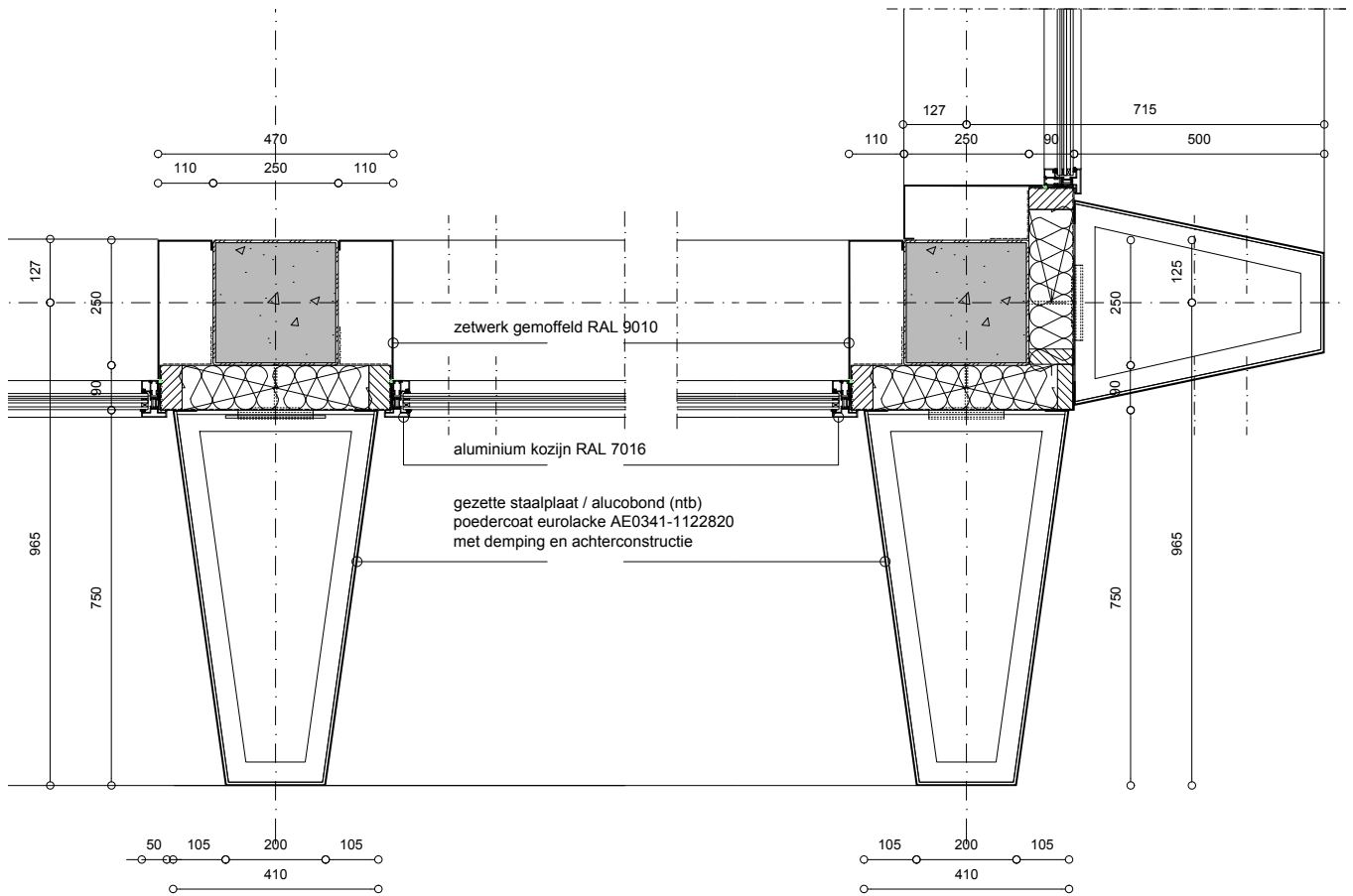




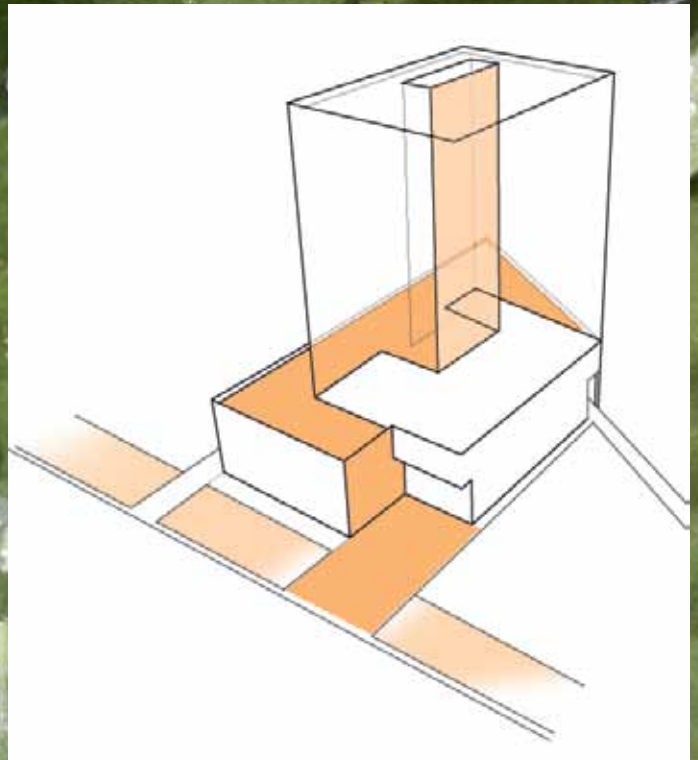


Details of the facade; scale 1:15



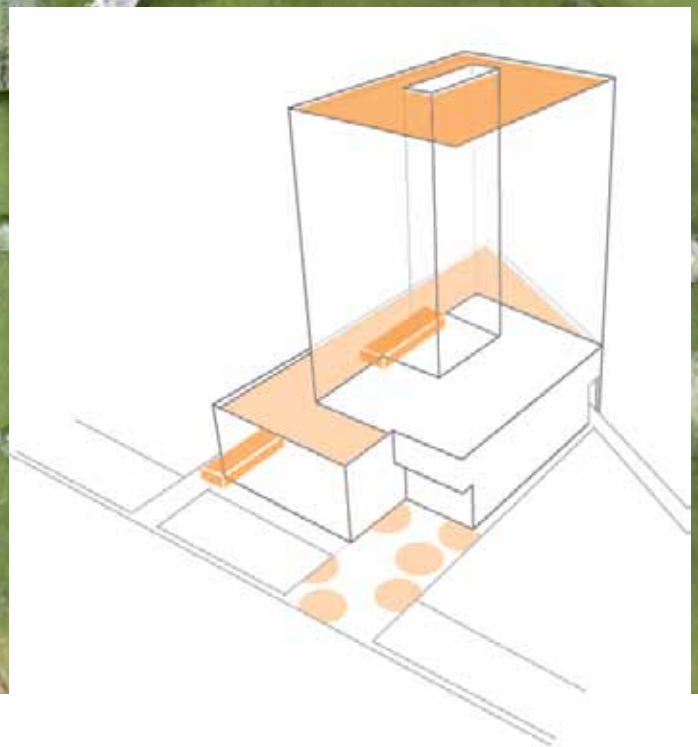


The strict aesthetics of the building is put into perspective with a wave of greenery that is draped around and into the building. Starting from the entrance square it grows up to a large rooftop terrace and through the coffeebar into the main atrium that intersects all office floors. A spectacular green wall of fifteen stories high, that gives a unique character to the offices.



The city of Amsterdam sets strict conditions for water retention. To meet the requirements a set of services is integrated in building and outdoor space.

- . The roof of the tower can be used as a water basin and the water of the west facade of the building is collected in a basin under the rooftop terrace. In dry periods the water will be used to irrigate the gardens and green wall;
- . The roof garden of the low rise is not only a outdoor meeting space but also ensures a more gradual drainage of rainwater;
- . In the pocket park rainwater directly infiltrates into the ground;
- . The remaining rainwater is collected in a basin hidden under the ramp of the parking garage.



Piet Mondiaan



Bridget Riley

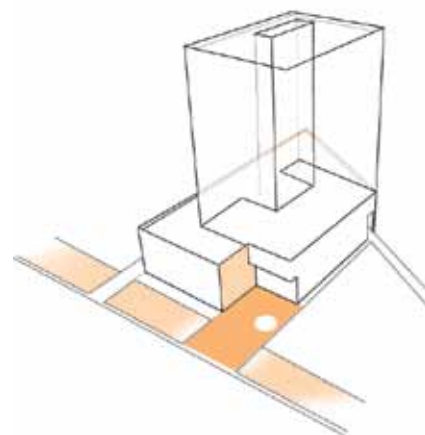
3

LANDSCAPE

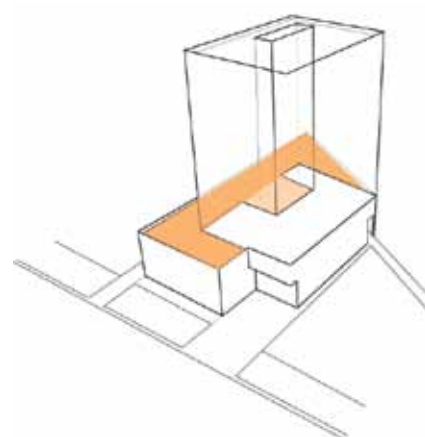
3.1 Connecting outside and inside

A lush wave of greenery is introduced into the building to offset the strict order of the Architecture. Starting on the sides of the entrance square, it grows up the facade towards the roof garden. This large roof area can bear a load of up to 450 kg/m². This is enough for lush vegetation, small trees and a garden with medicinal plants that we propose as fitting for EMA. Through the coffee bar the vegetation is introduced into the building. Here at the bottom of the office atrium an internal garden is created for the people enjoying their coffees. From this point up, the wall of the core rises up fifty meters. A green chimney that will give a unique quality to the interior of the building. This investment in natural elements does not only add value to the aesthetics of the premises. Lush greenery inside the office is believed to improve the work spirit of employees, it moisturises the air, it removes dust and reduces the amount of carbon dioxide. In short it improves the qualities of the air and improves the health of people.

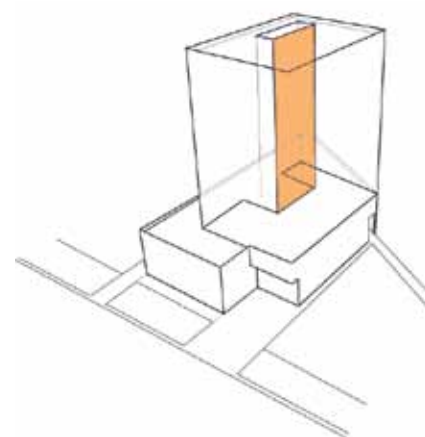
The shape of the proposed patterns is a wild play of lines, a free interpretation of the grid of the facade, but referring to the shapes of flowers and leaves as well. The curved lines are used as a base for the design of furniture or filled with plants and different types of pavements. The pattern in it self and the integrated light elements make sure that the roof garden, pocket park and green wall add visual quality to the view from the office floors from the early morning until the evening.



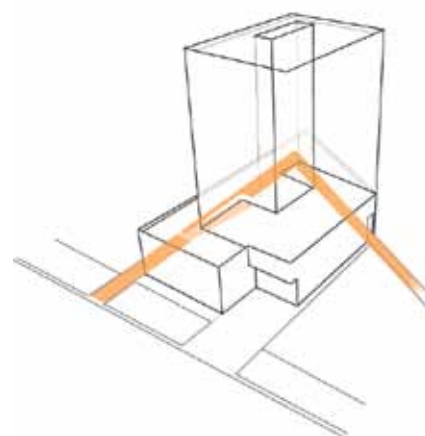
Pocket park



Roof landscape



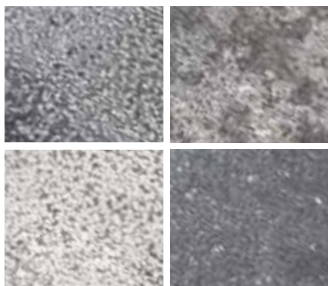
Green wall / Atrium



Logistic area



Vegetation
shurbs en multistemmed trees



Blue stone in a mix of textures



3.3 Entrance square: pocket park

The pocketpark -a requirement from the urban development plan of the city of amsterdam- is the main entrance of the building and starting point of the lush pattern of shapes and plants. Through the use of trees similar to the types used along the street the lush green of the building is connected to the public space. The logo of EMA acts as an eye-catching sculpture and element of way finding.

Parts of the pattern are used to form sitting elements. Together with the planting and the logo of EMA these 'benches' function as a subtle barrier between public space and semi-public entrance square and prevent cars to drive up the entrance square.



Furniture build in wood or 100% recycled plastic, parametrically designed



Pocket park; artist impression: Main entrance with pocket park - planted with a selection of trees and shurbs related to the vegetation along the street



Pocket park; artist impression



Roof garden - artist impression



3.4 Roof garden;

outdoor meeting and working area

The pattern starts at the entrance square and continues on the roof garden. The two levels of the garden are connected by the trees, shrubs and climbing plants on the west side of the entrance square.

The roof garden is developed as a outdoor meeting and working area. It features seat elements which provide the opportunity to sit and work together or individually. Several of the benches will be equipped with power sockets to enable outside working on a nice summers day.

The planting in the garden consists of perennials, bulbs, shrubs and small trees with a medicinal application brought together in a way that strengthen the visual impact of the lush pattern.

From the roof garden the curved lines and materials of the pattern enter the building through the floor of the coffee corner to the green wall of the central atrium.



Pavement

blue stone in several textures + grass



Light + Furniture (with integrated lights)

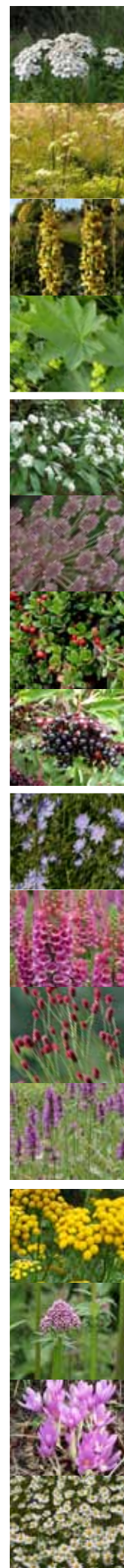
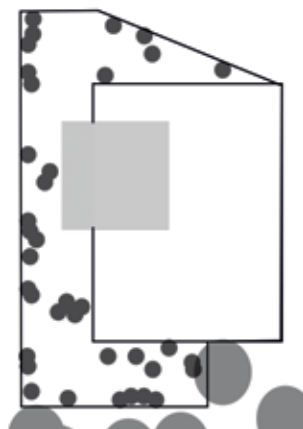
mood lighting created with linear light elements and spots.

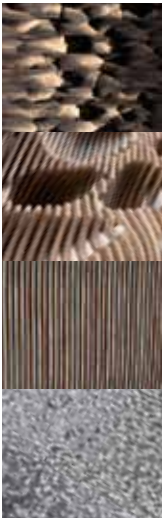
seat elements made up of wood or 100% recycled plastic discs



Vegetation

medicinal plants in mix of perennials, bulbs and grass





Artificial landscape made of natural stone and wood strips or 100% recycled plastic



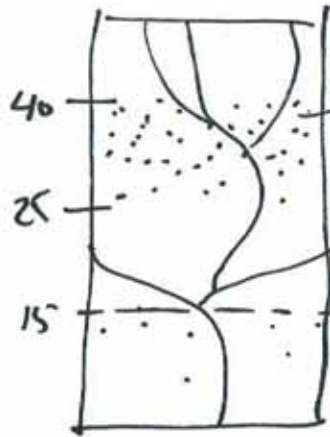
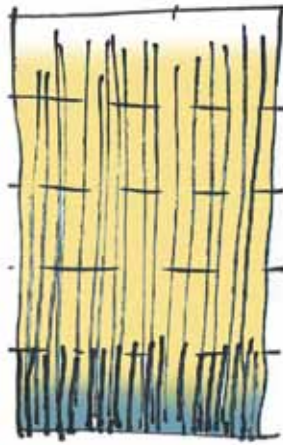
Baseline sculpture accentuated by line-shaped lighting and spots



Organic curved plant bins filled with overhanging and standing plant species



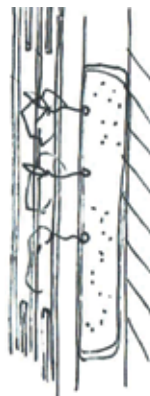
Planted wall elements



3.5 Atrium; landscape sculpture

The Green Wall in the atrium is a lush, curved wall sculpture build as a artificial ' landscape ' of stone and wood (or 100% gercycled plastic) discs and plants. Due to the depth of the shaft and the limited penetration of sunlight the design of the planting will -just like the natural structure of a tropical forest- build in layers. From shade-loving species, a transition zone, a lush flower-filled zone to a top layer with large, sun loving species towards the top floor of the atrium. Beside the light elements that accent the curved lines of the pattern, extra light will be needed for the vegetation to grow. These light elements together with a system to add water and fertilizers to the vegetation are integrated in the wall. For the maintenance of the wall a small (window cleaning) gondola is featured.

The feature design and technical development of the green wall is a part of the cooperation with the technical enigneers of the construction party.



Extensive planting area, accent on natural sunlight and shadow action.

Some larger plants with an open structure and a typical habitus.

Closed, lush planted area

Rich and intensively planted with a wealth of flower and leaf shapes

Transitional zone

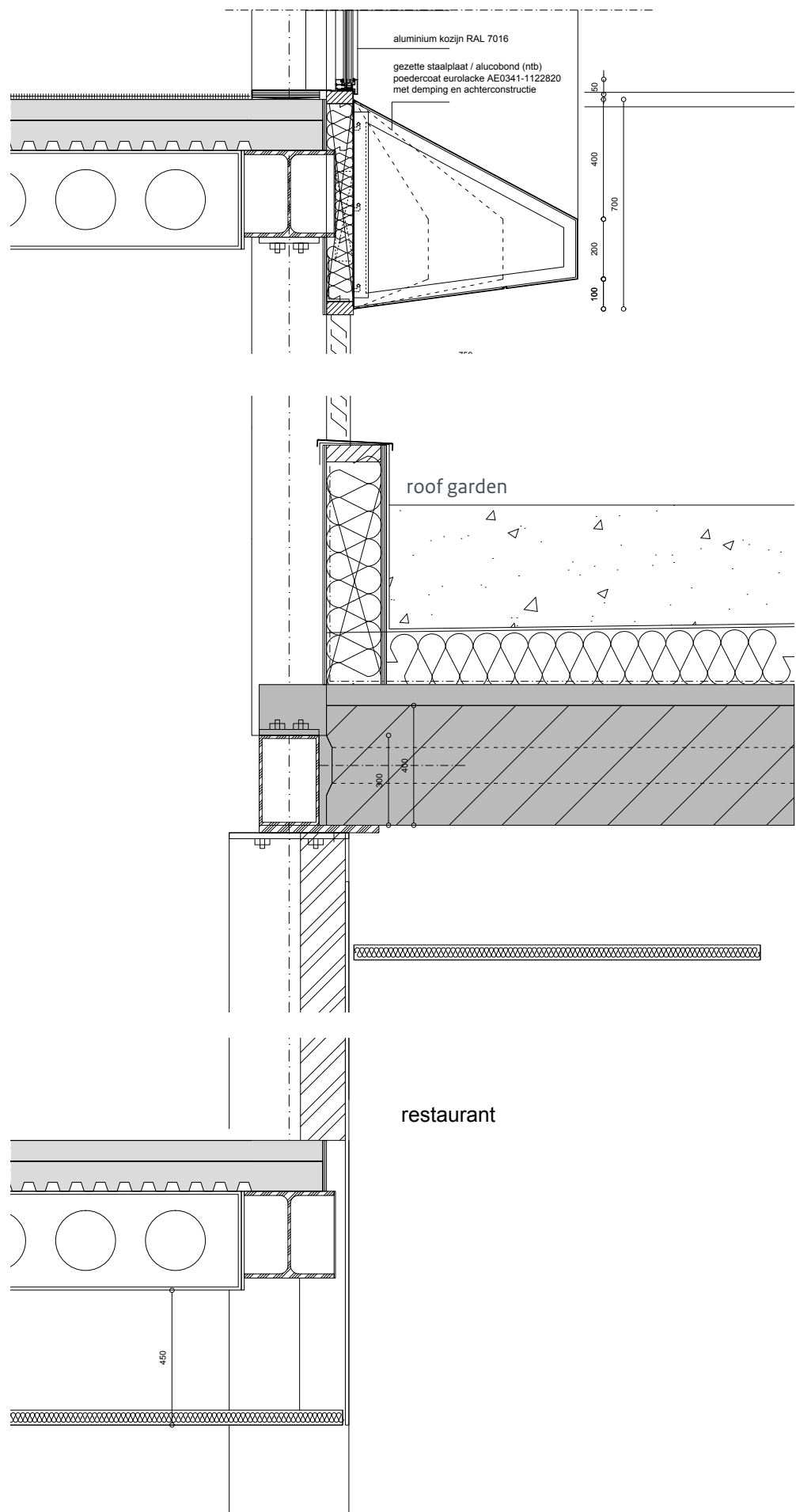
Moderate intensively planted part with a rich variation in large and small leaves. No striking blooming plants.

Shadow-bearing plant species

Extensively planted with green, fragile looking vegetation; The image quality is carried by the structure and texture of the artificial landscape and the subtle lighting of the wall.



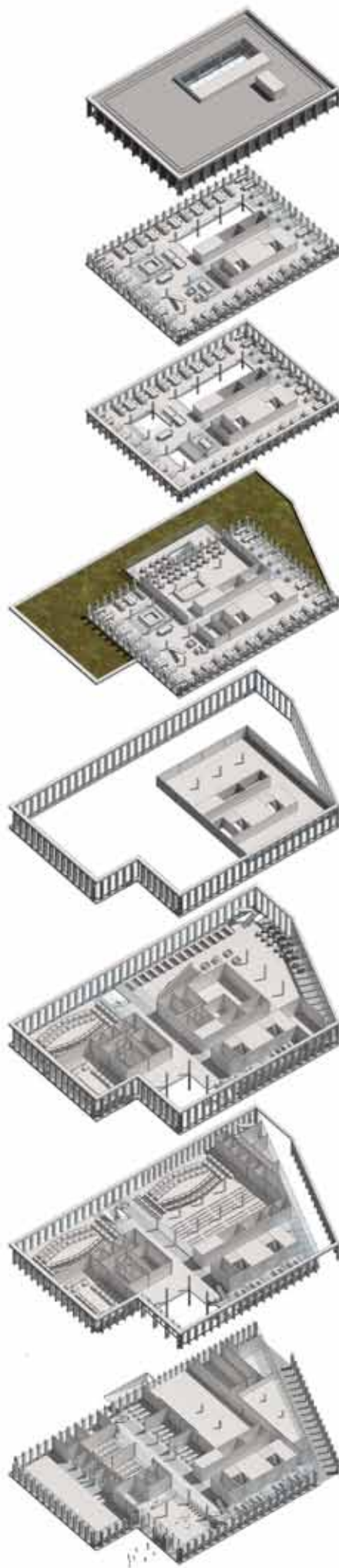
Green wall - artist impression







roof garden, artist impression



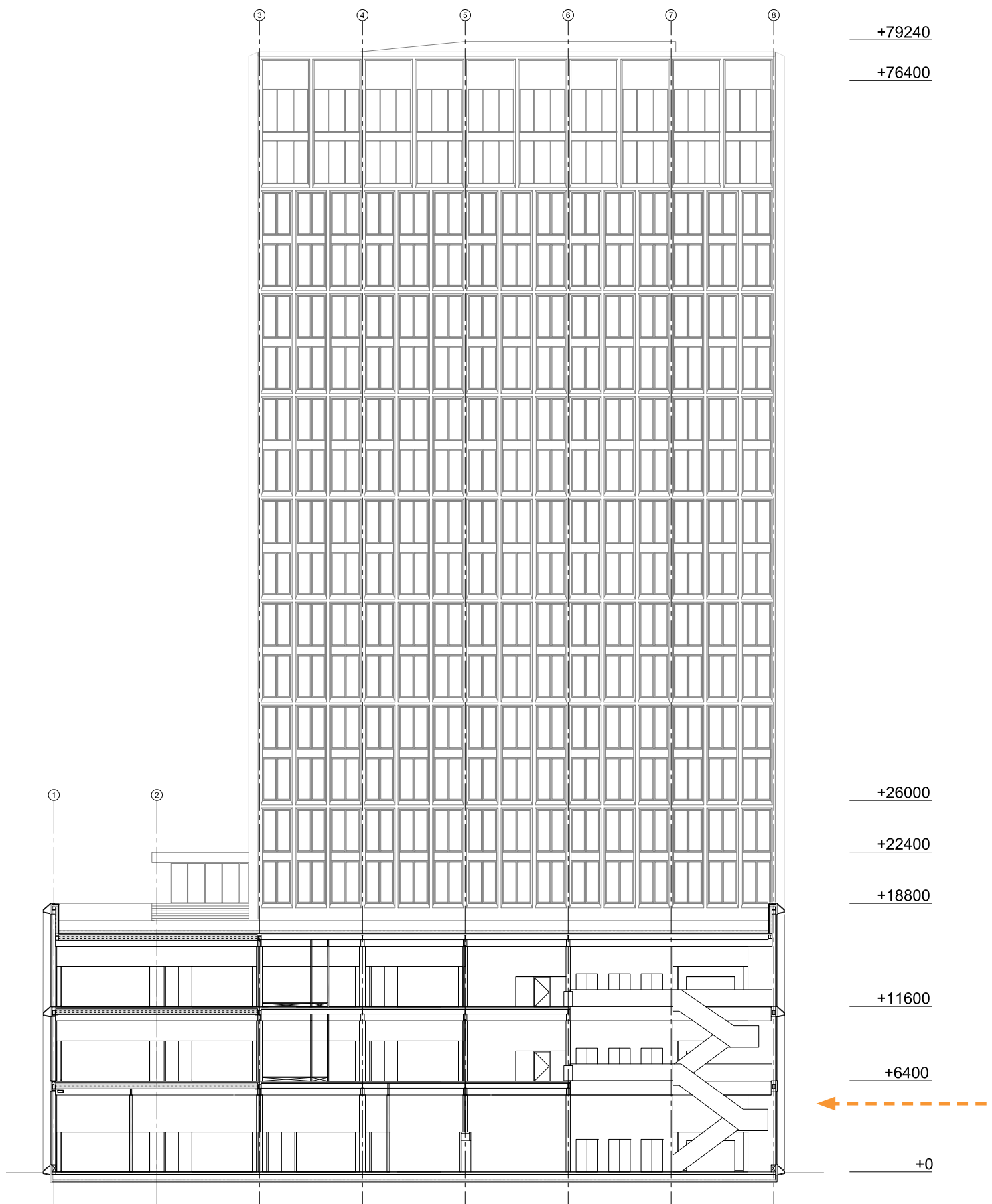
4

FUNCTIONAL AND SPATIAL LAYOUT





Entrance; artist impression



Section: Entrance; no scale

4.1 Entrance

The new EMA building, of about 38,182 m² gross area, is an office tower on top of a substantial base in which the conference centre and the restaurant are situated. A modest square with vegetation creates a more human scale introduction to the building. It is positioned on the south east side of the building: the closest to the railway station, with the morning sun illuminating the entrance to the building, and protected from the dominant southwest winds by the base that forms a side facade to the square.

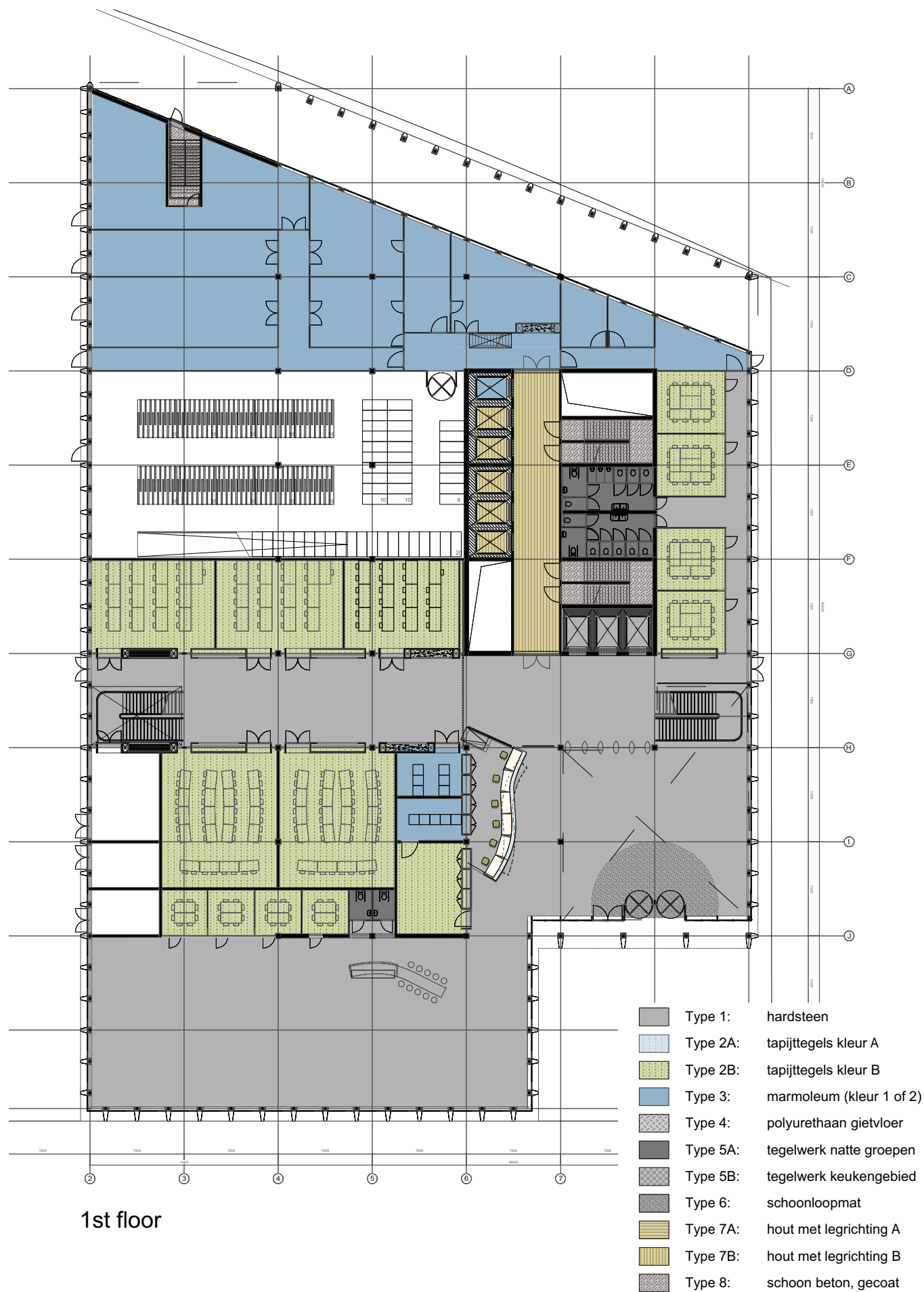
At the entrance the facade is slightly retracted under the tower to create a canopy. The glass liberates itself from the strict framework-structure of the architecture to form a transparent entrance facade of over 10 meters high. Hence a lush view into the entrance foyer is provided. The free shapes of the outside furniture and the patterns in the paving and vegetation are continued in this large entrance area of over 250 square meters. In this way a more graduate transition from outside to inside is generated, making less of a threshold of the entrance.

The reception foyer has a large void that provides a view of all three conference floors. To the left the reception desk is situated under the first floor. Placed here it cannot be viewed from above – something most employees don't appreciate – and a dedicated microclimate can be offered to the receptionists. From the reception desk, the entrance to the conference centre, the elevators designated especially for visitors and the waiting lobby for industry delegations are clearly visible. This makes it easy to explain and direct people to the right location.



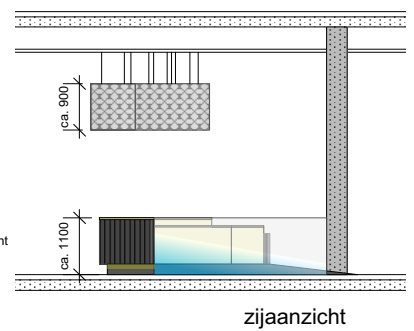
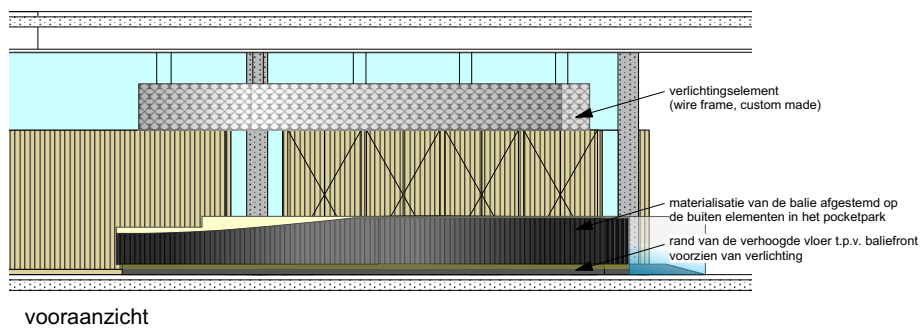
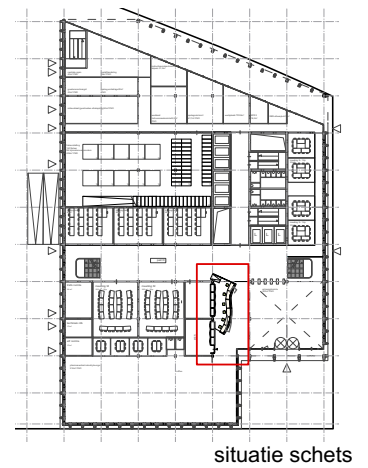
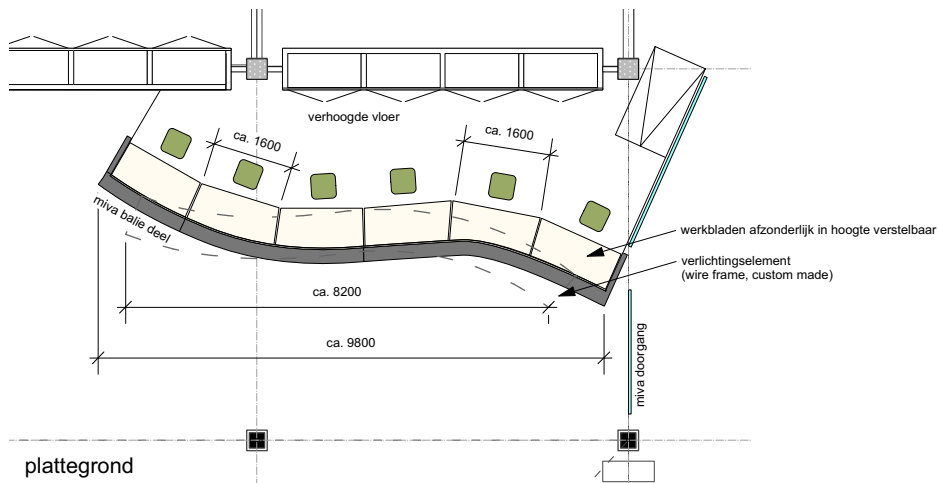
Entrance hall; artist impression

Interior Ground Level

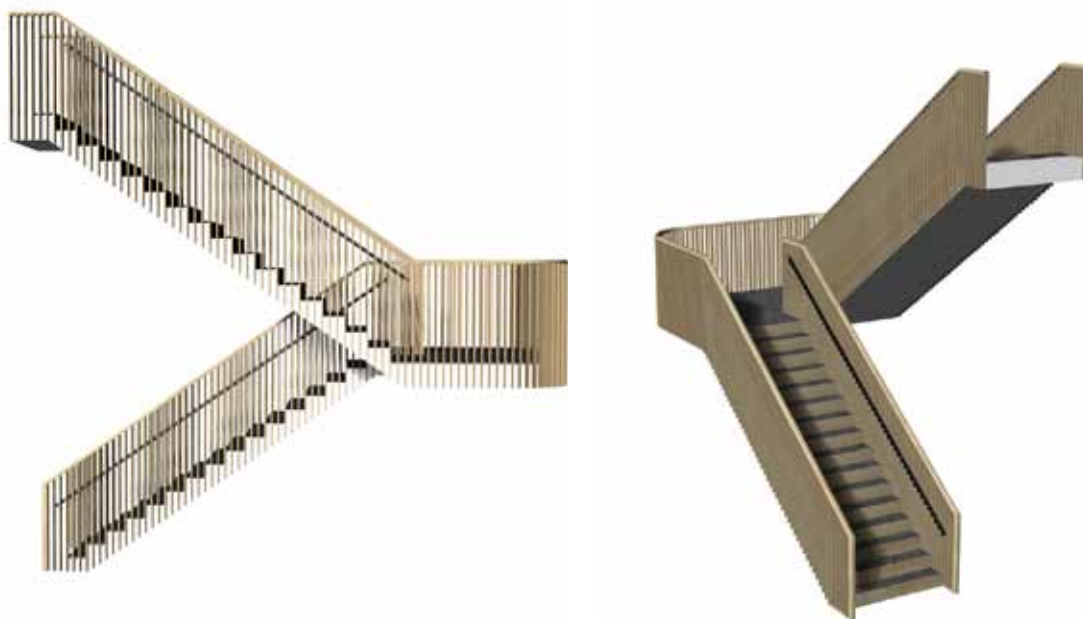


1st floor

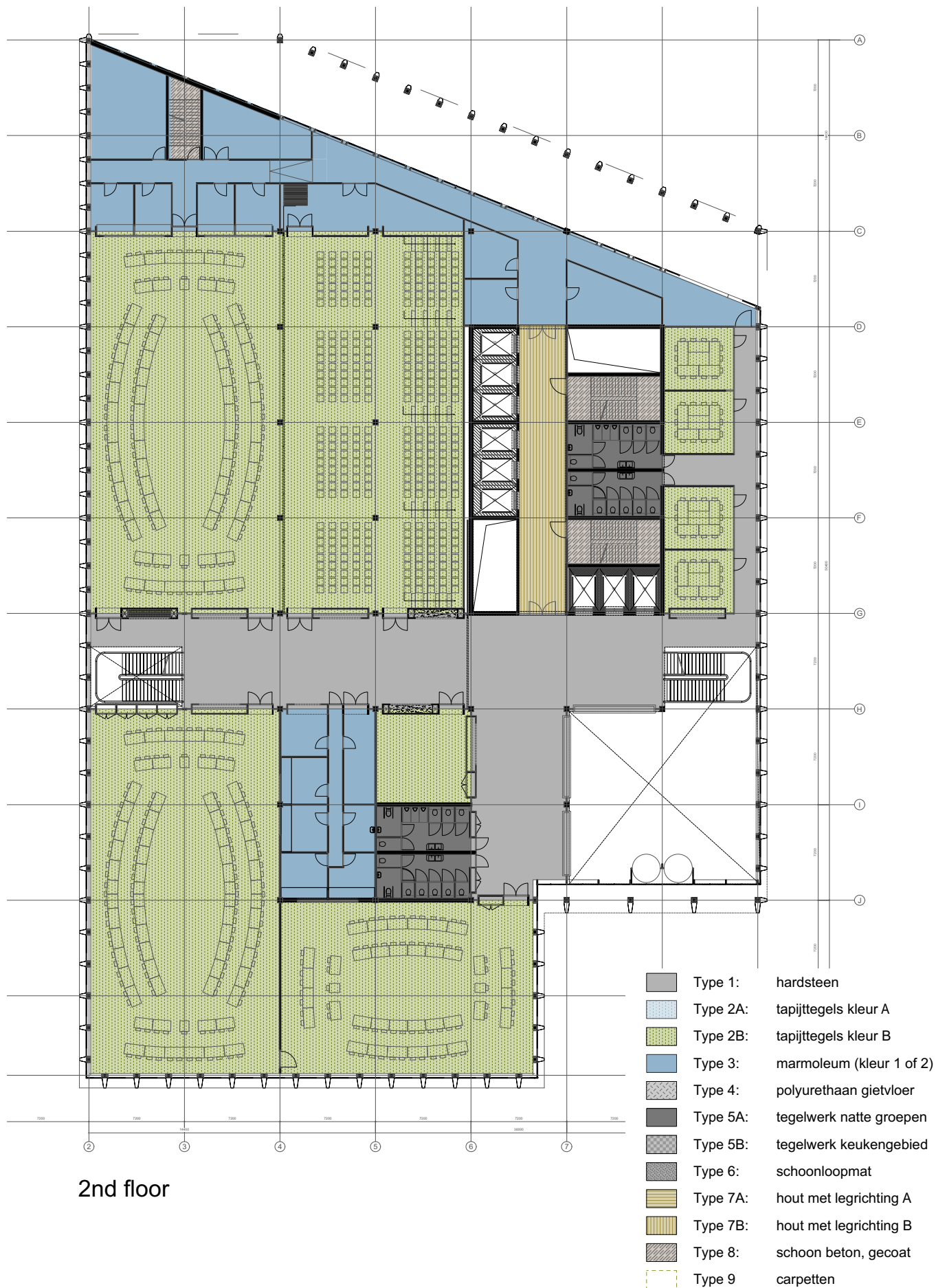
Ground Floor



Entrance desk



Entrance staircase



2nd floor

2nd Floor



Conference rooms; artist impression

4. 2 Conference centre

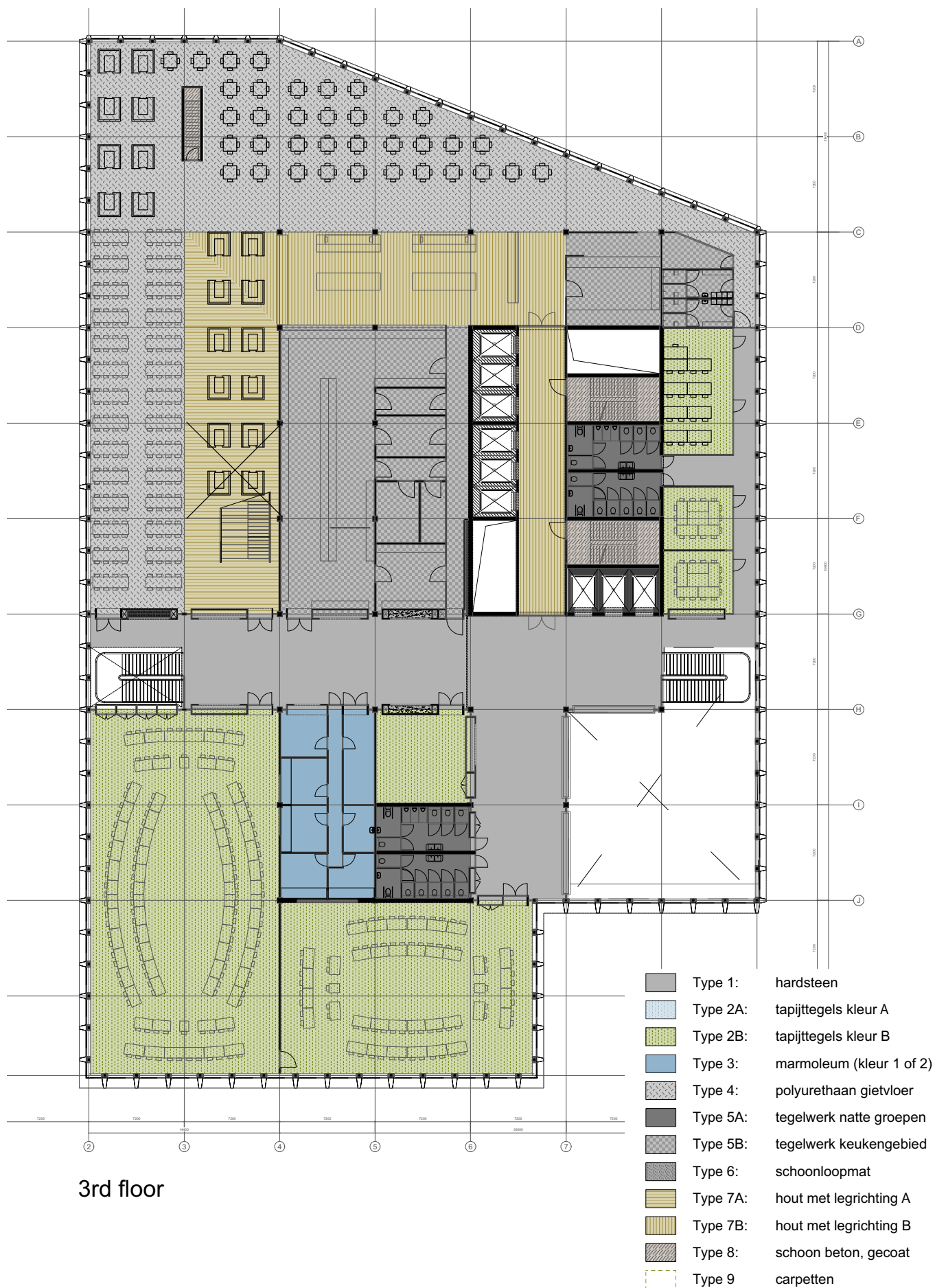
All the conference rooms are located on levels one, two, and three. They are accessible through a large inner street, more than seven metres wide, that also functions as a large, easily-managed and distinct breakout space for the participants of the meetings. The inviting stairs in the large voids connect the three levels spatially and visually. These stairs, restrooms and three dedicated lifts are used solely for the conference area, so offering completely separate routes for staff, delegates and visitors. The meeting rooms are as required: One extra-extra-large room for 130 people, with a gallery for an audience of 300 people, two extra-large rooms for 120 people, two large rooms for a gathering of 80 people, two medium rooms for 50 participants and ten smaller meeting rooms. The gallery area of the XXL meeting room can be separated with a flexible partitioning wall into another large multifunctional space. The gallery can be minimised against the wall when not in use. Storage spaces for the partitioning wall and loose furniture is included in the plans.

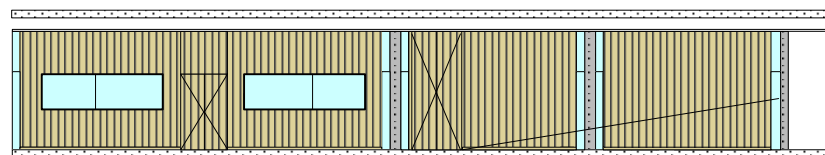
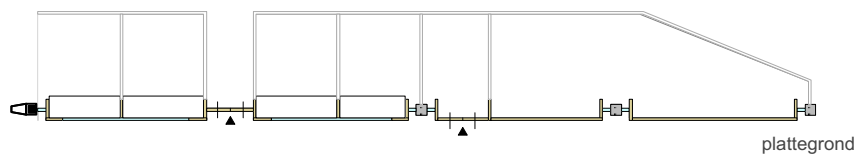
All XXL, XL and L meeting rooms have translator facilities dimensioned according to the European standards. The rooms that are entered from outside the meeting room and slightly elevated (30cm) can also be used as secretarial booths.

The view into the meeting rooms is restricted from street-level by the facade design, and curtains when necessary. Since most sides of the building are not publicly accessible, the large windows can remain open to offer abundant daylight and a good view outside without compromising the confidentiality of the proceedings.

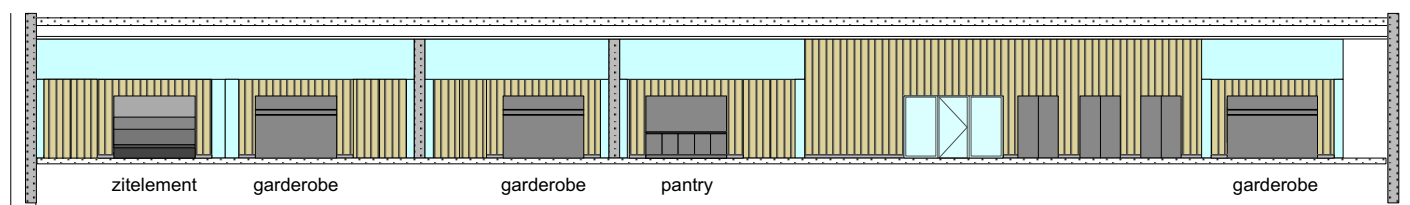
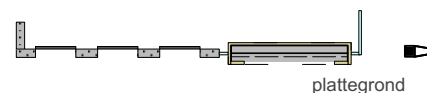
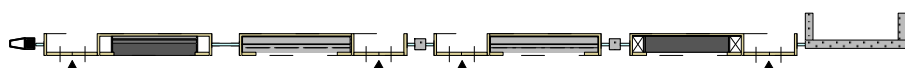
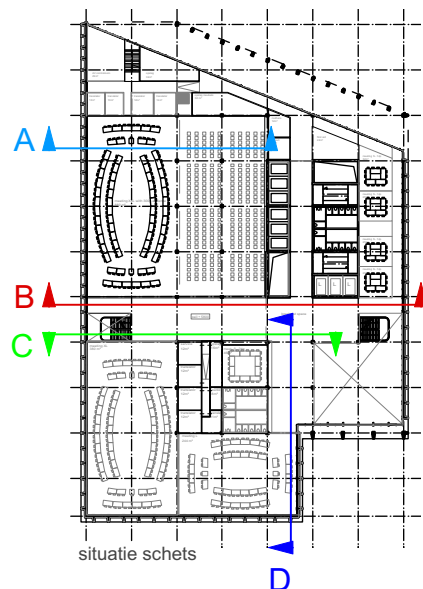
With a minimal free height of 4.2 metres, the meeting spaces are dimensioned to offer the largest groups a suitable and spacious work environment. The large height (4.2 meters) and the resulting abundance of air contribute to optimal interior climate conditions, making meetings much more pleasant. The large windows channel

daylight directly into the rooms, or through the breakout zone at the facade. The Central Government Real Estate Agency (CGREA) has high standards for meeting rooms. Studies have shown that plenty air, plenty daylight, and plenty space are pre-requisites for extended sessions without associated physiological complaints. This new building design fosters these ideal conditions.

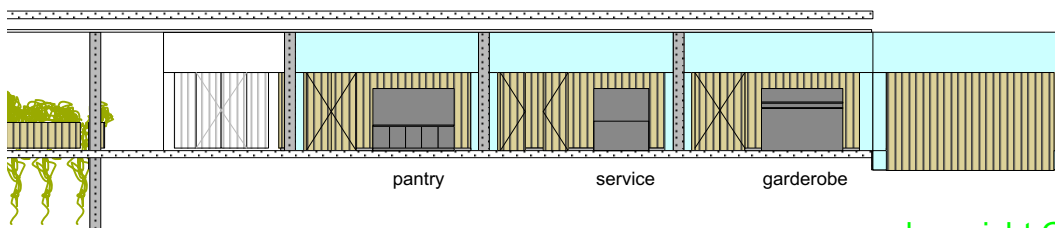
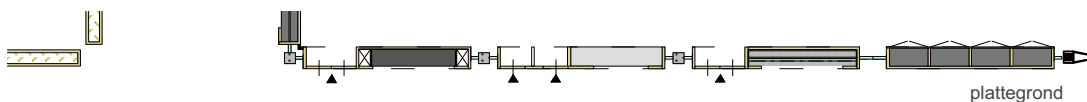




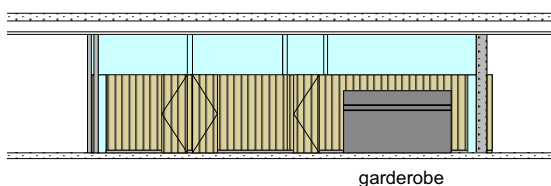
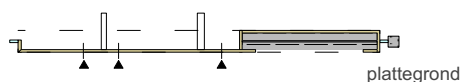
wandaanzicht A



wandaanzicht B

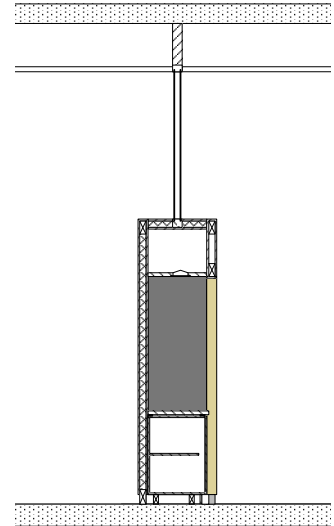
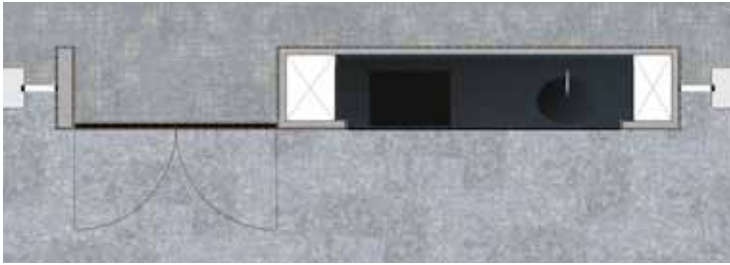


wandaanzicht C

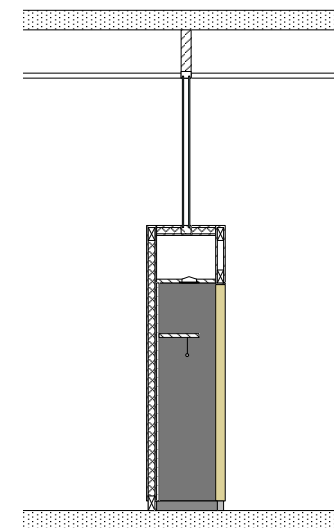
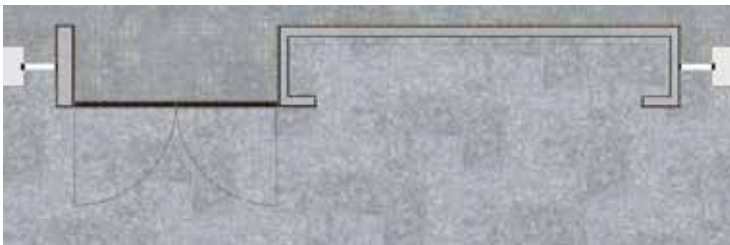


wandaanzicht D

principe wandaanzichten /
doorsneden
1e verdieping
(principe geldt ook voor de
2e verdieping)



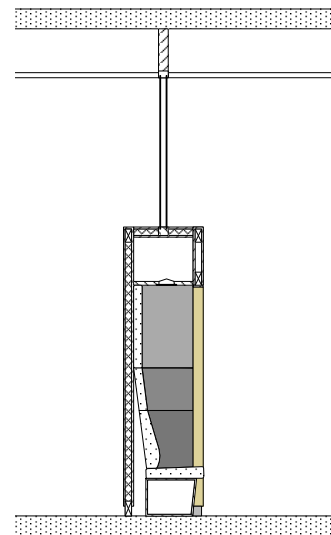
Concept drawing pantry: horizontal section; front view; vertical section



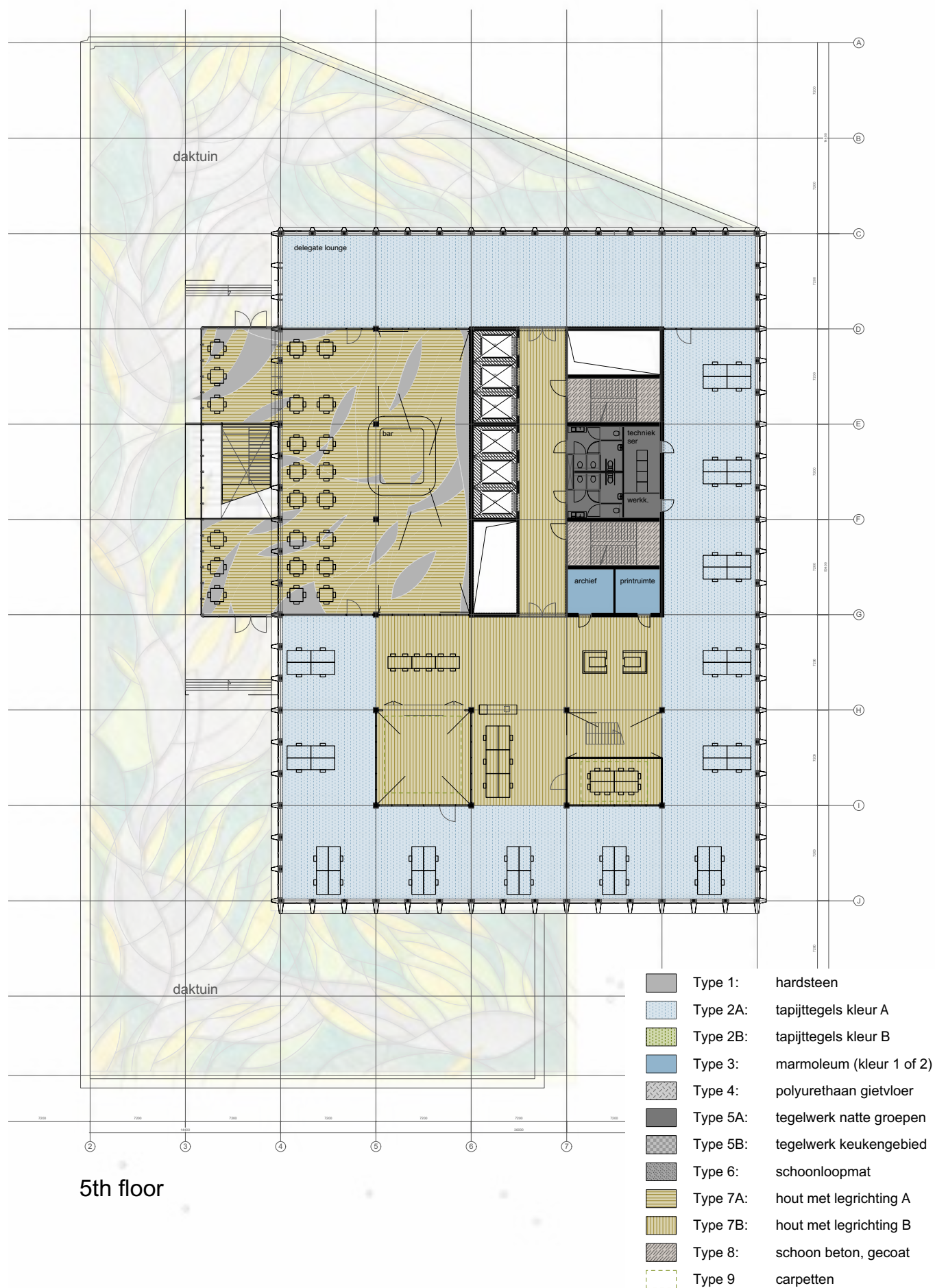
Concept drawing wardrobe : horizontal section; front view; vertical section

4.3 Foyer

The foyer space is activated with a service desk on two levels, wardrobe facilities, pantries and lounge furniture. These are incorporated into the design of the walls. The walls are created by these furniture elements with a thickness of 80 cm, creating room for the functionality mentioned above as well as storage space and acoustic isolation. These interior elements are built up with wooden planks made of oak, with open seams for acoustics. The infill is dark fabric for the furniture, black MDF board for the pantry and wardrobe. These elements are placed between the columns, leaving some space to enable prefabrication. The remaining space between the columns is filled in with glass. Thus the ceiling, a seamless plastered suspended ceiling, remains visible between the different rooms and connects the different spaces into a whole. A spacious experience.



Concept drawing seat element : horizontal section; front view; vertical section



floor 5 , coffee bar and delegate lounge

Materials

The floor of the foyer is a qualitative Belgian bluestone, of which the cool grey pleasantly combines with the oak furniture, the white ceiling and the dark infill. Its durability ensures a long-term qualitative appearance and its easy maintenance, making it an efficient choice. For the meeting rooms we prefer tapestry on top of a computer floor so to be flexible in modifying the layout of the meeting rooms.



Material samples floors



3.3 Restaurant and coffee bar

As the largest and busiest place of the office it is also the one with the highest ceiling: 4.2 metres high. It is positioned on the third floor on the west and north side of the central core of the building. It is placed just high enough to offer a view over the A10 highway into the city centre of Amsterdam. Functionally it belongs to the offices as an employees only area, but it borders to the conference centre, so guests can be invited in without crossing the office floors or using the central lift core of the building.

The issuing area of the kitchen and the life cooking is placed centrally in the restaurant, right where the employees enter from the lifts. A separate dish cleaning room ensures a fluent logistics of handing out lunches and dinners to the employees upon entering the restaurant, and retrieving the dishes while leaving to the office floors.

A large stair offers a direct link from the restaurant to the coffee bar on the fifth floor. This stair is designed as a gallery suitable for small gatherings or motivational speeches or any other reasons to address colleagues.

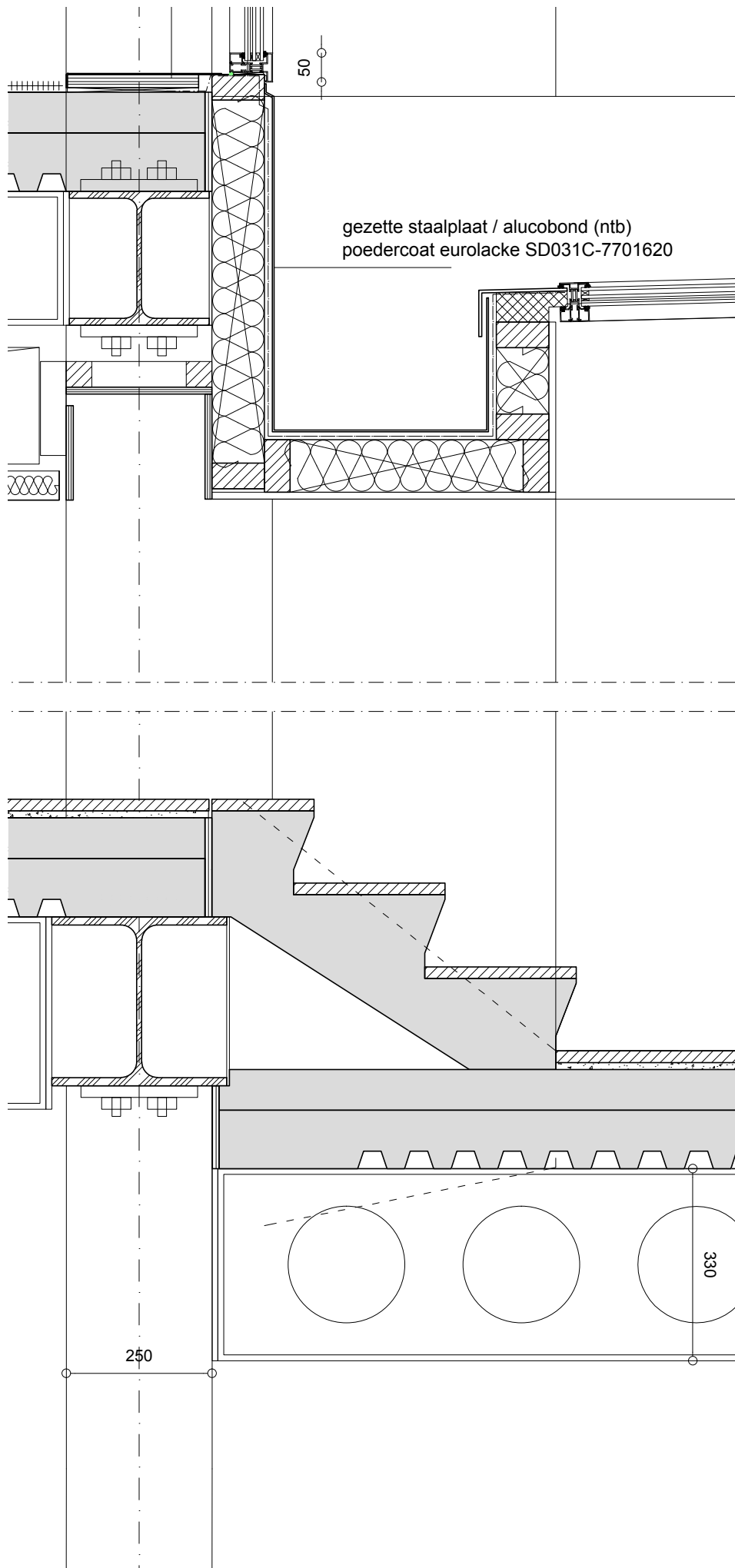


Roof garden; artist impression

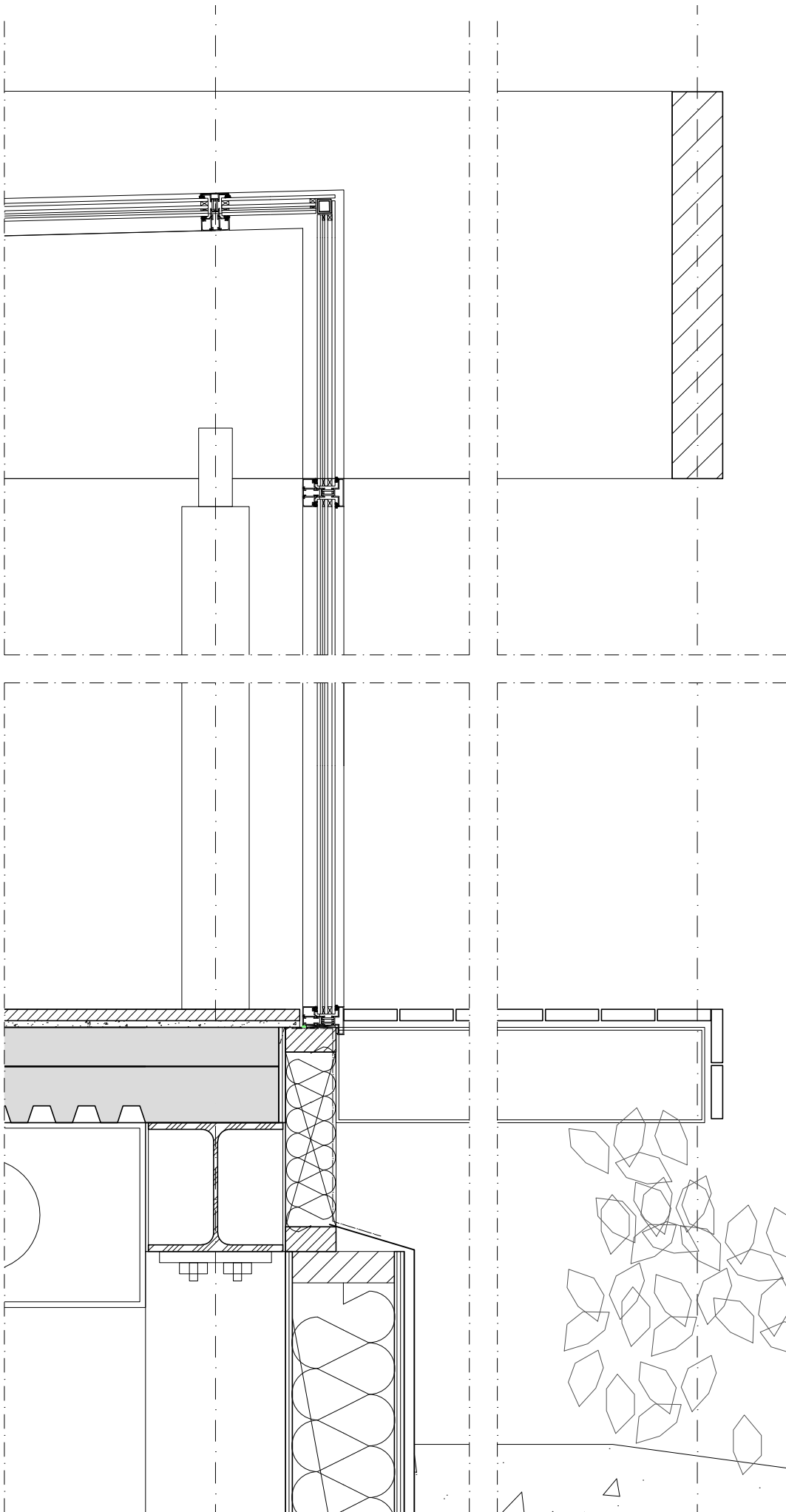
The coffee bar is a central point in the building. The bar is extended onto the roof of the base, breaking through the strict grid of the building with a large roof that 'hangs' above the lush garden. This roof is made of wooden beams with glazing in between giving it a conservatory like ambiance. The roof extends beyond the facade to provide cover for the falling winds and possible rain even when you are outside on the roof garden.

This large roof garden provides a unique quality to the building. A private and protected garden well oriented on the sunny sides of the building. A nice small break or even work is possible: In the furniture we will include some power sockets for laptops. An average of 40 cm of ground makes it possible even to plant trees.

The coffee bar is also at the base of the large void that binds all the office floors together. Through the coffee bar, the lush greenery of the roofgarden is connected to the green wall in the office atrium creating a continuous presence of plants and other greenery in and around the office.



detail of roof coffee bar, scale 1:15





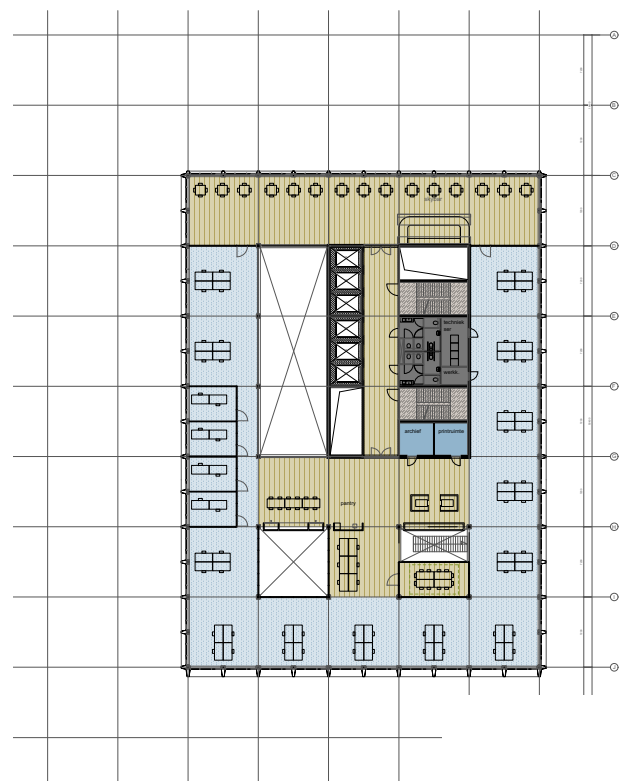


Atrium; artist impression

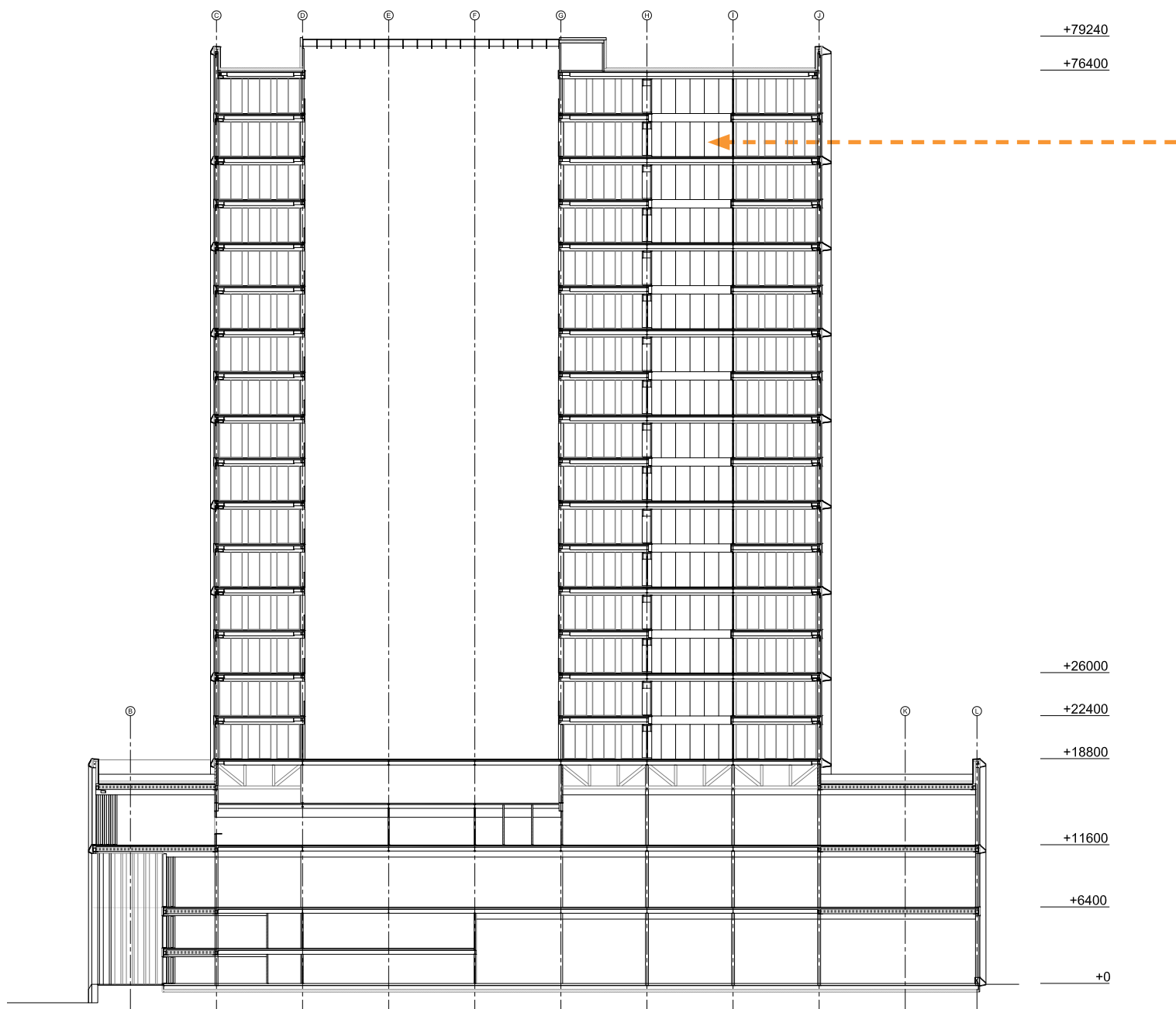
4.4 Office floors

There are a few qualities to office floors that are universally appreciated: abundant daylight for a natural work experience, high ceilings for a spacious feeling, and clear lines of vision over the office floor to encourage staff interaction and stimulate information sharing. Visual relationships and direct and open connections between workspaces on different levels encourages the feeling of unity. Lush greenery filters the air and offers a natural and comforting working environment. A climate ceiling offers ideal comfort conditions with personal control for an optimal working environment. The ceiling and tapestry ensure good acoustics that allow for concentrated work in an open office environment. All desired conditions are present within the Vivaldi Building. The presence of high speed internet connections, wifi and appropriate IT equipment is self-evident.

The large, open plan office that has been requested provides a clear view across approximately the 88 workstations that can be located on each floor. The exact location for the approximately ten percent enclosed workplaces can be decided upon later in the process. The workstations of 9m² net space each, are located adjacent to the facade. Abundant daylight is provided via the floor-to ceiling windows. The deep window-frames obstructs direct sunlight without having to draw curtains that would block the view. With a ceiling height of 2.9 metres, the office feels spacious and future proof.



20 top floor



Section: Office floors; no scale

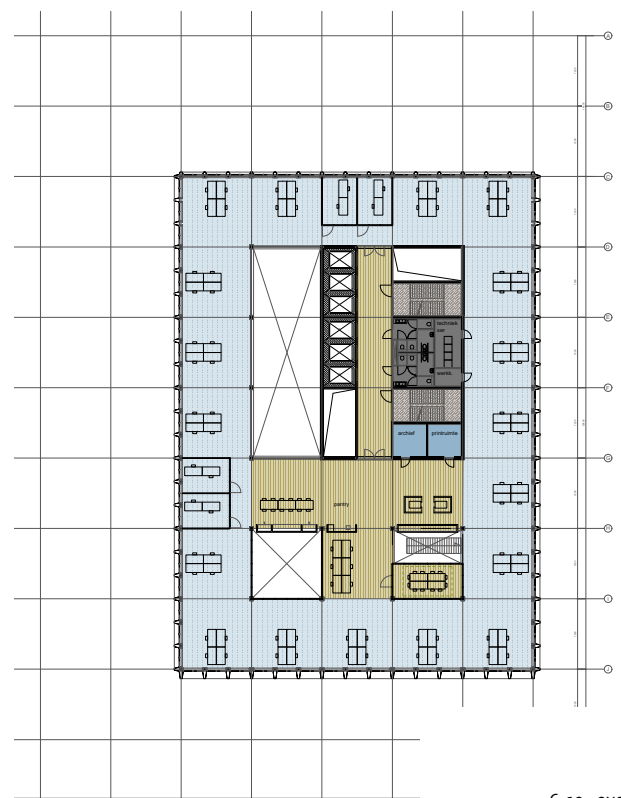


Void; artist impression

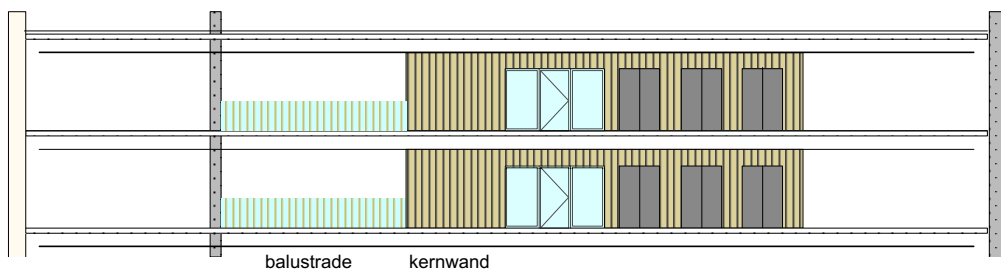
A functional core containing the meeting rooms and pantry facilities is at the heart of every office floor, visually accentuated with an oak wood floor. A meeting room for twenty people services two floors. To encourage utilization, this meeting room is double-height so that, visually, it belongs to both floors. An open staircase nearby makes it easily accessible from all workstations on both floors. These flowing access spaces stimulate walking and makes a healthy work environment.

Sixteen floors of 88 workstations equals a maximum possibility 1408 workplaces. Enough for the required 1300. The capacity is reduced with the coffee bar and delegate lounge placed in on the fifth floor. On the twentieth floor a skybar is introduced. The spectacular view over Amsterdam from a height of over seventy metres is breath-taking, and is openly available to all personnel. This skybar replaces the activity room that is located in the basement of EMA's Londen premises.

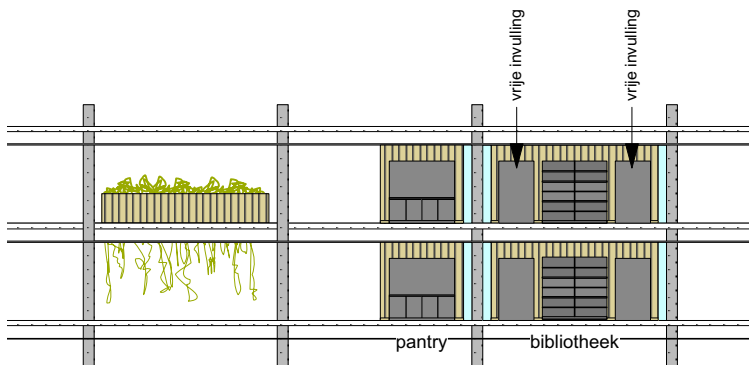
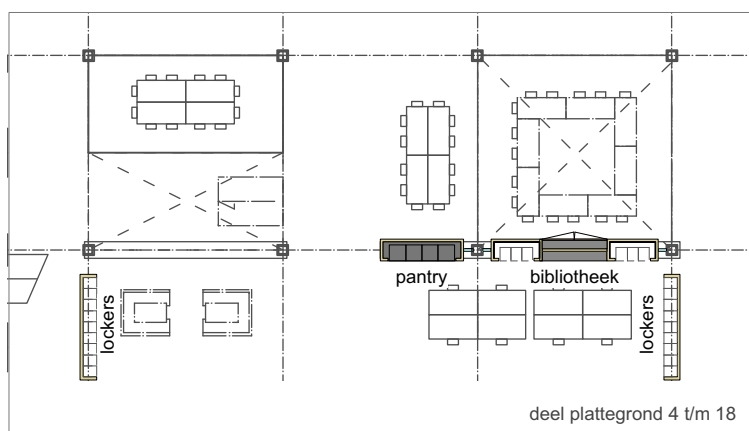
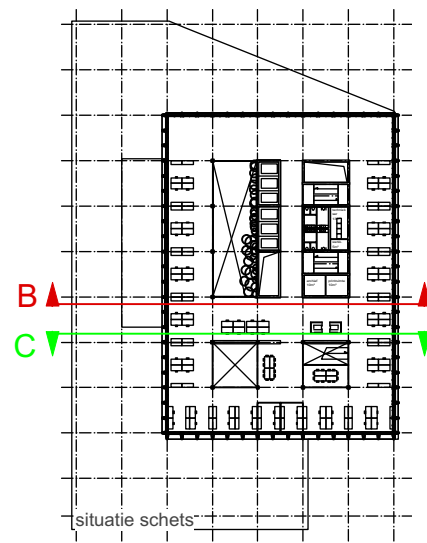
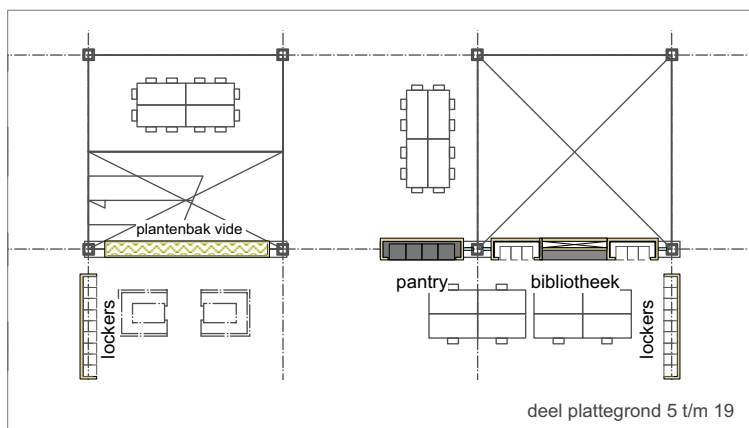
The tower is an impressive shape from the outside, but small floorplans usually dominate the interior experience. To create an equally astonishing interior the shape is enlarged to create room for a large central void featuring a vertical garden wall connecting all sixteen office levels. It binds the entire office together and offers spectacular views into the various work areas.



6-19 even floors



wandaanzicht B



wandaanzicht C

principe
wandaanzichten /
doorsnedes
4e t/m 19e verdieping

Colour accents



Vertically lined
oakwooden
planks for the
custom-made wall
elements



Black coloured
MDF Board for the
pantry/wardrobe/
lounge elements



Upholstry in different greyscales
with two accent colours

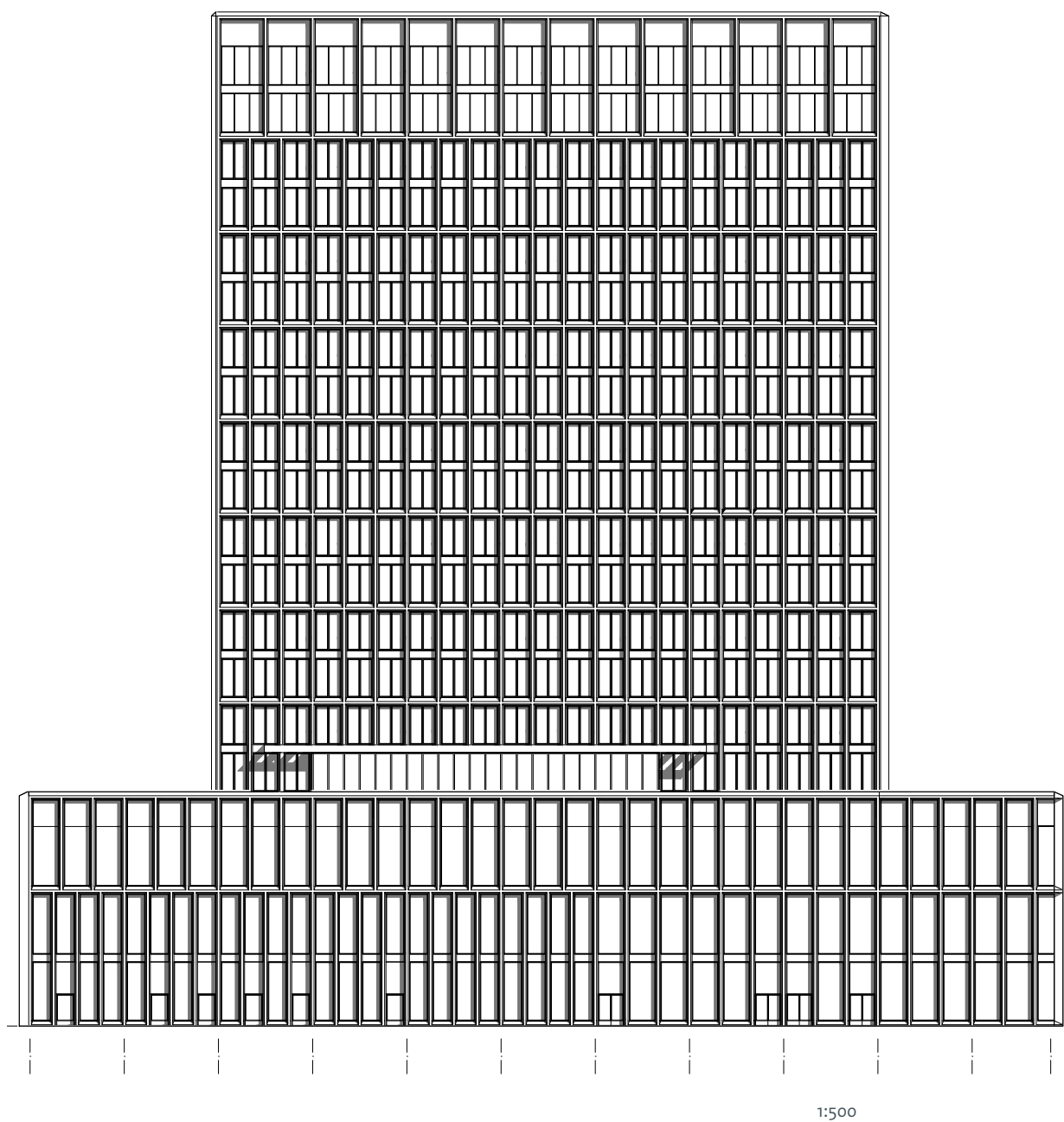
Material samples of the interior walls

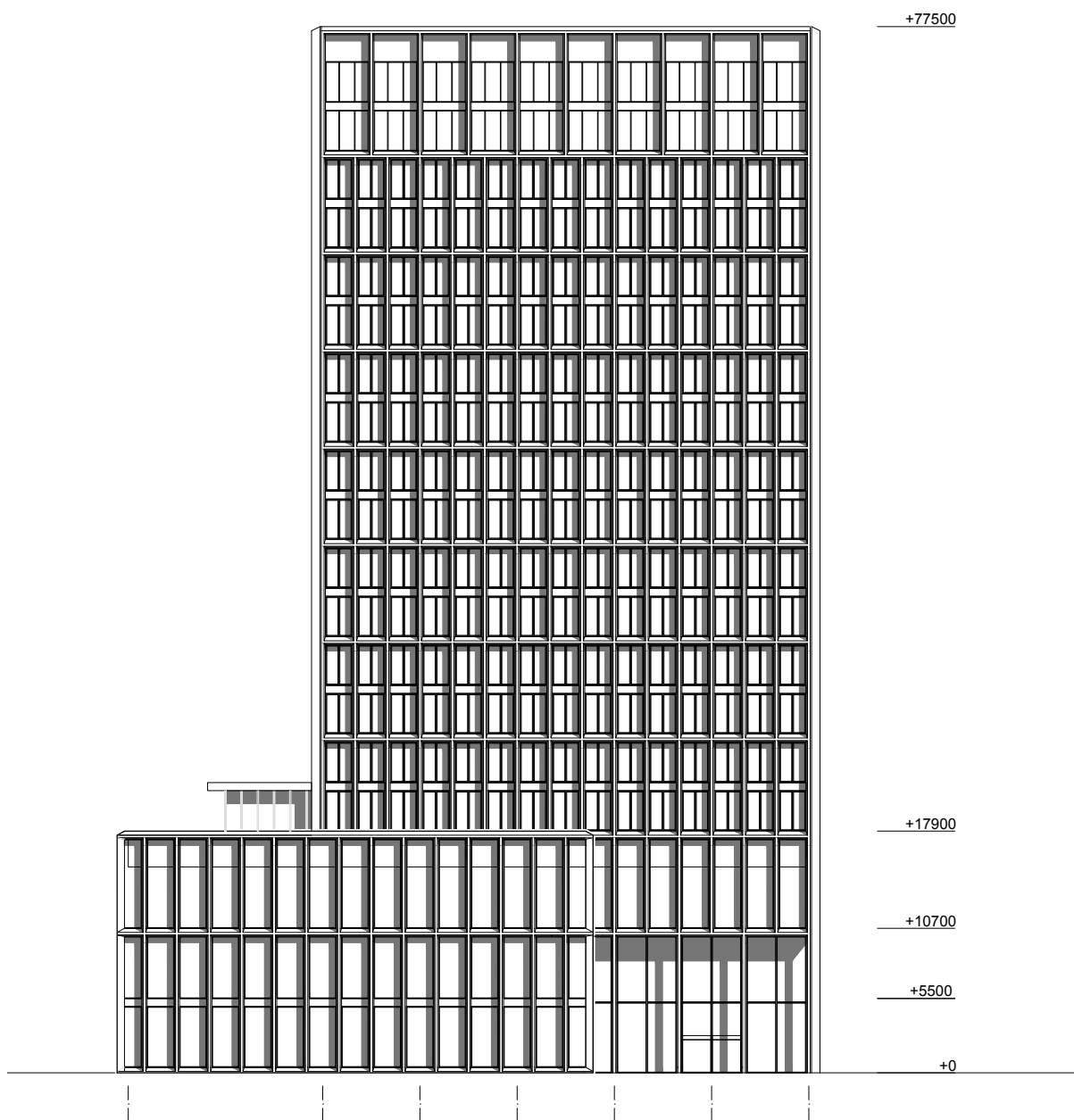
5

BLUEPRINTS

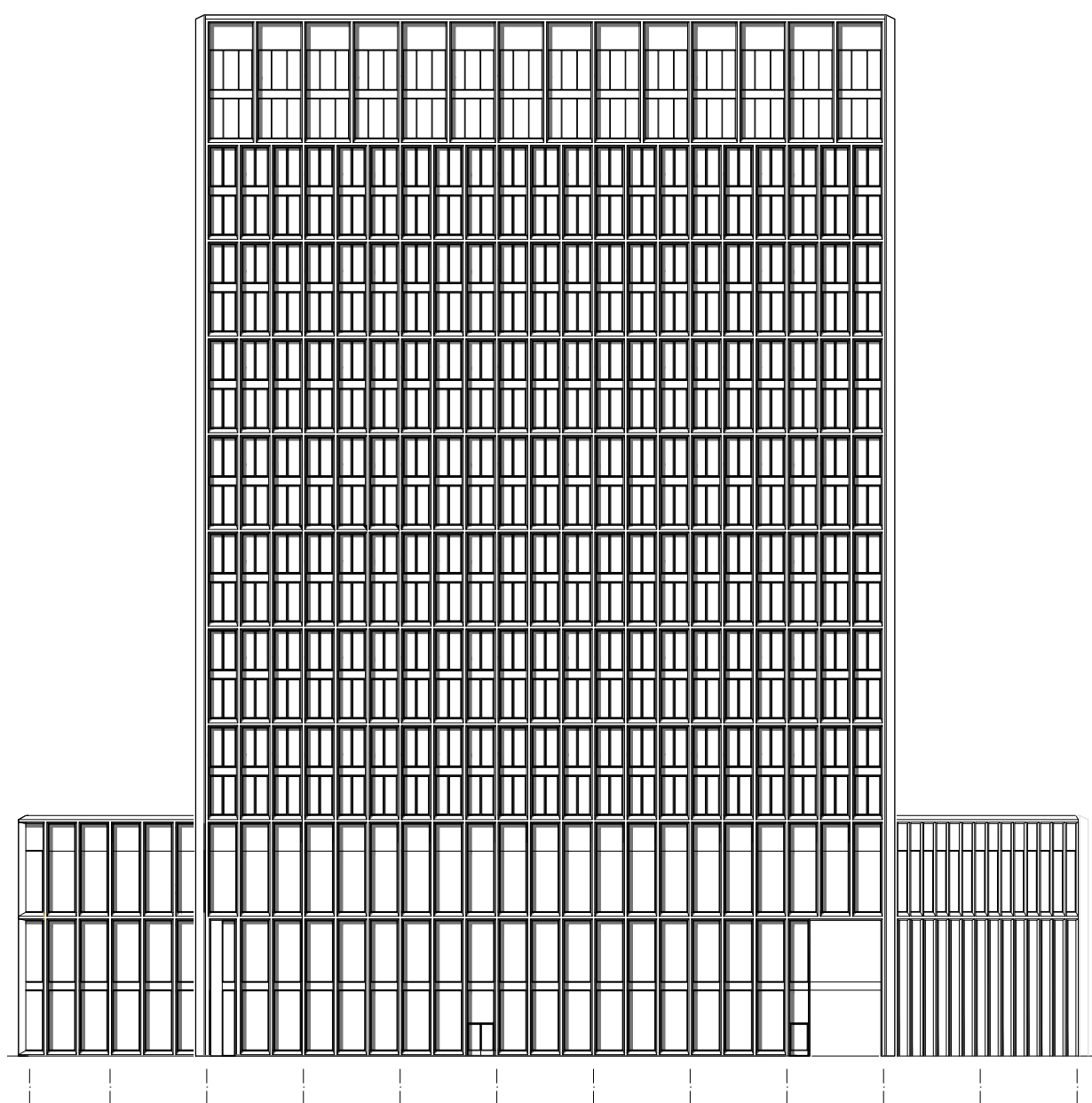
Index

- Facades
- Sections
- Floor Plans
- Details

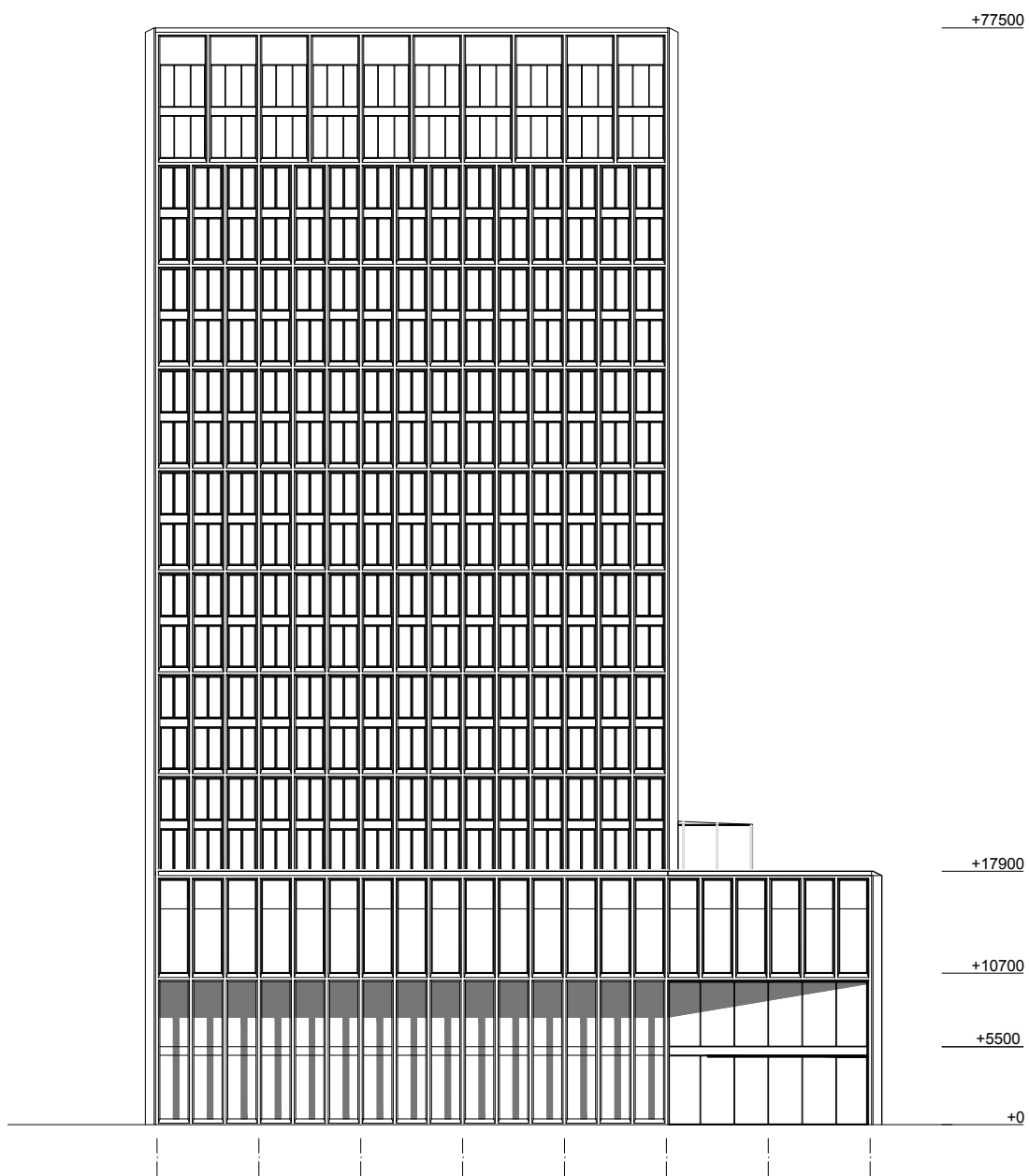




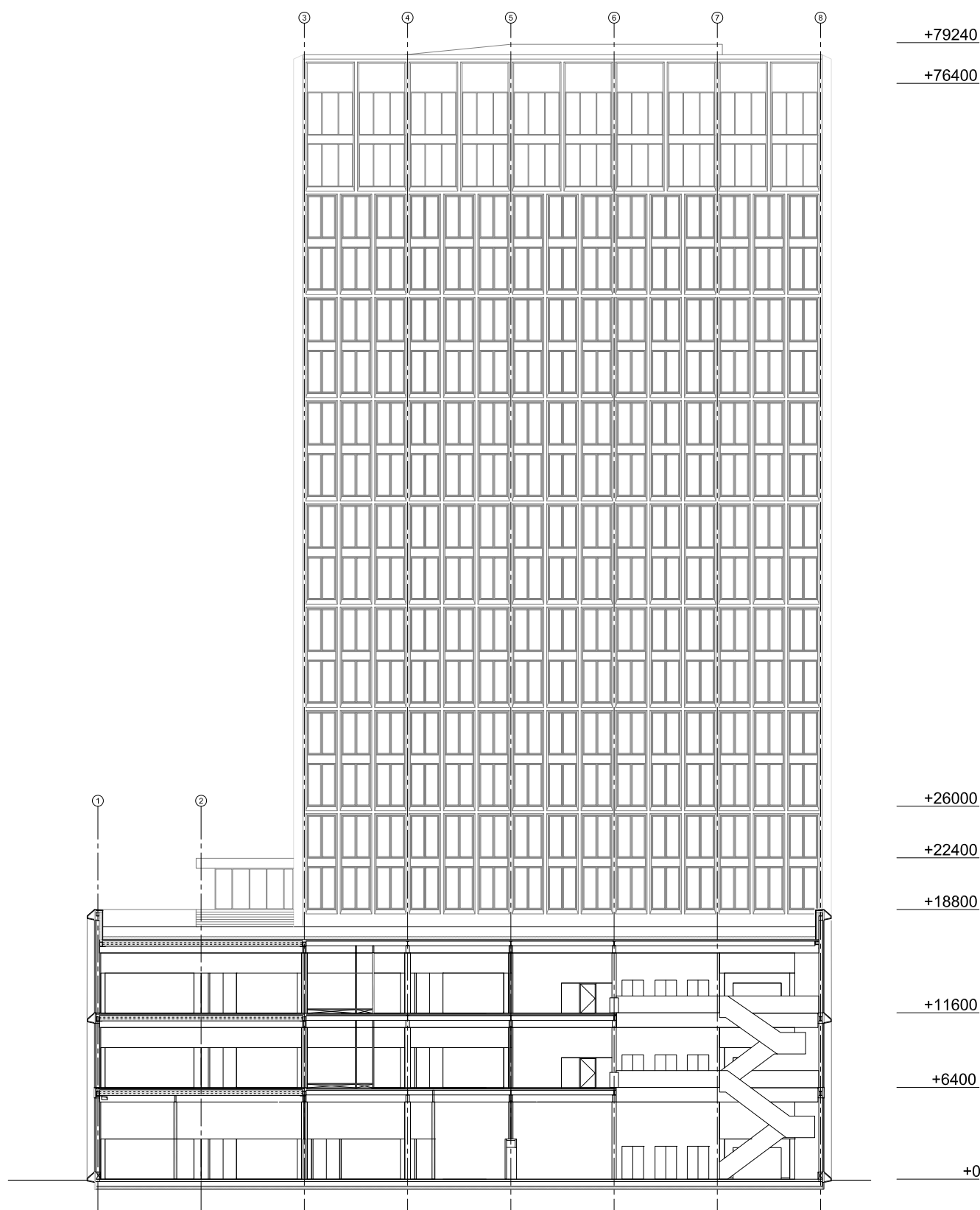
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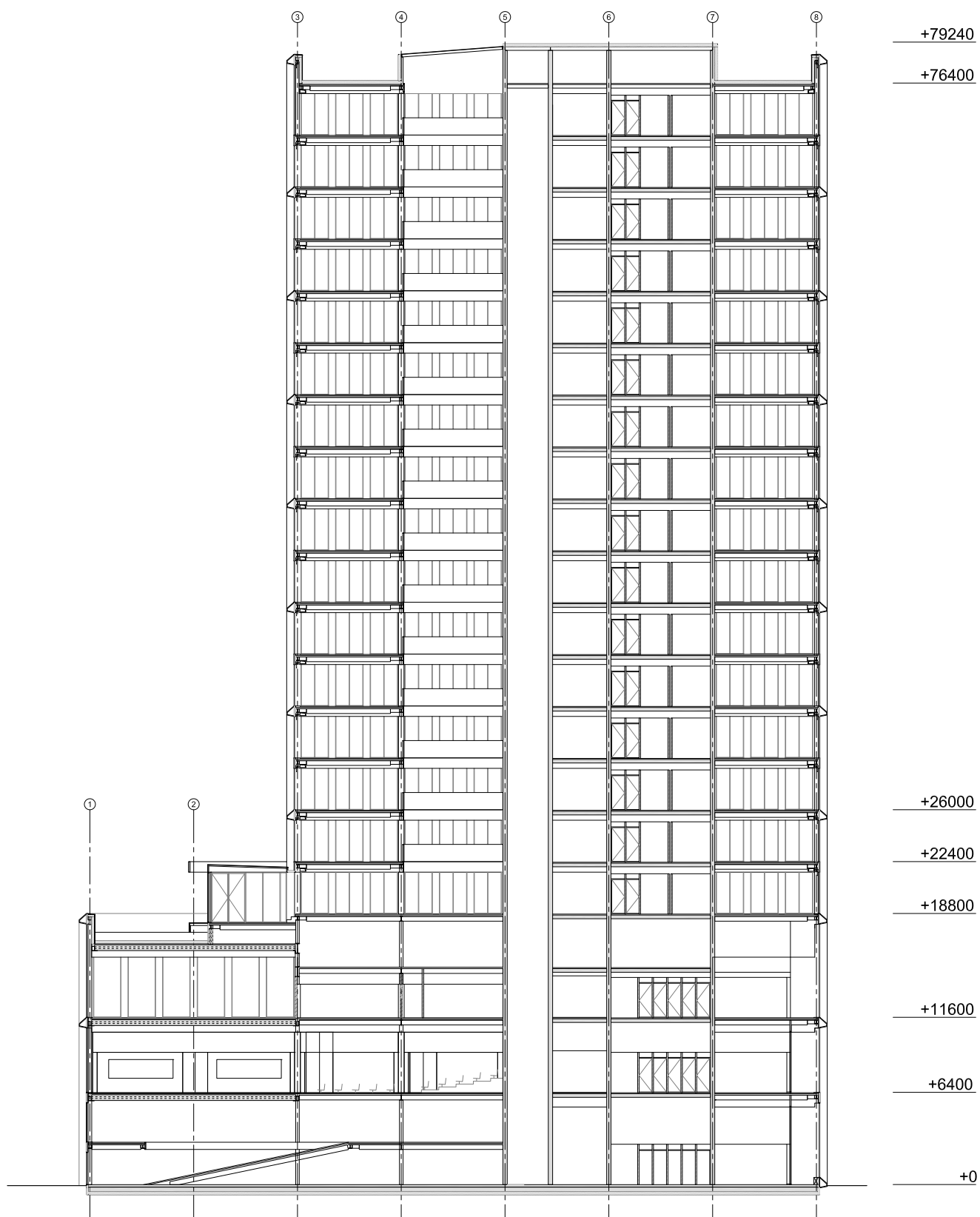
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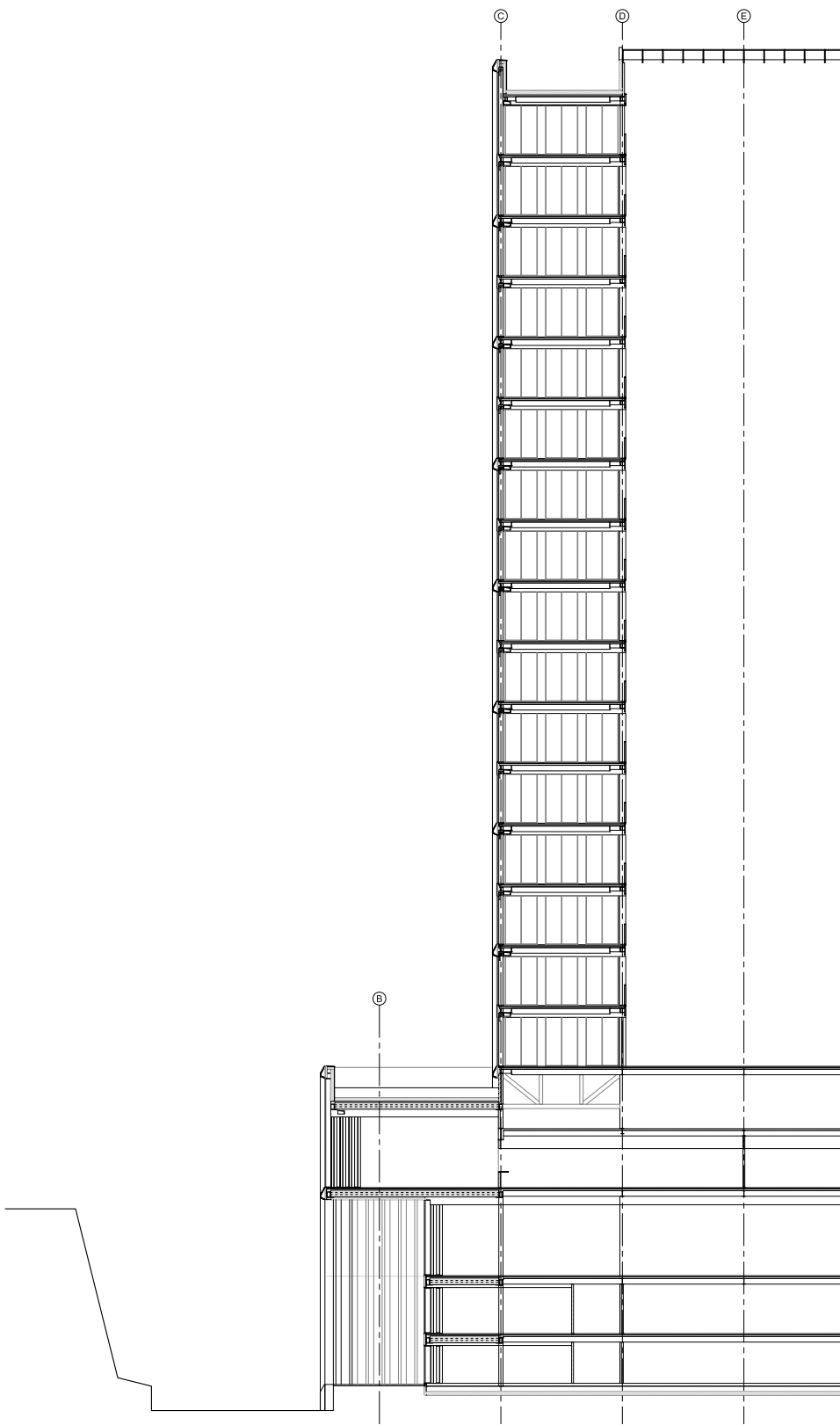
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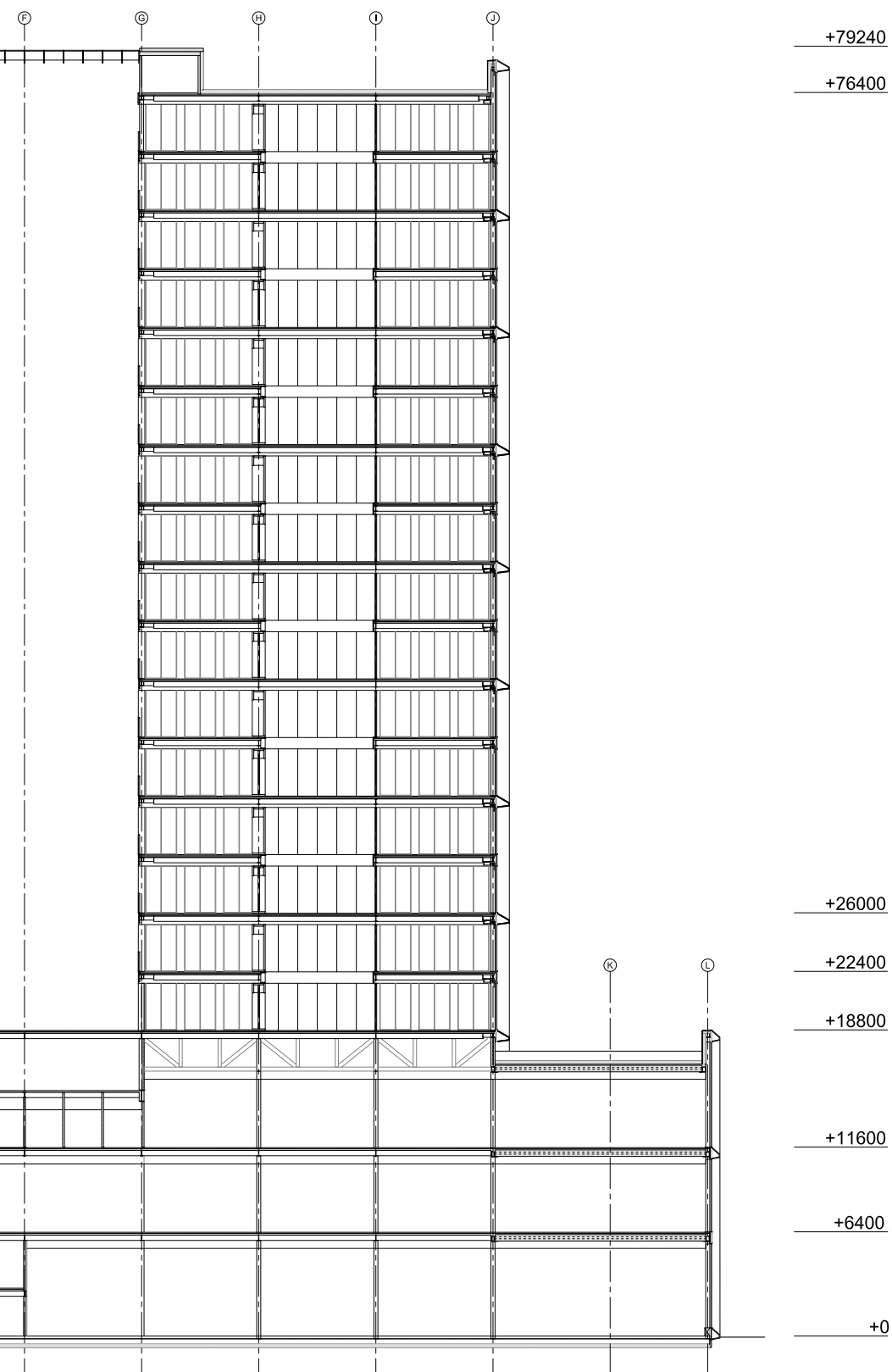


1:400



1:400





1:400

+79240

+76400

+26000

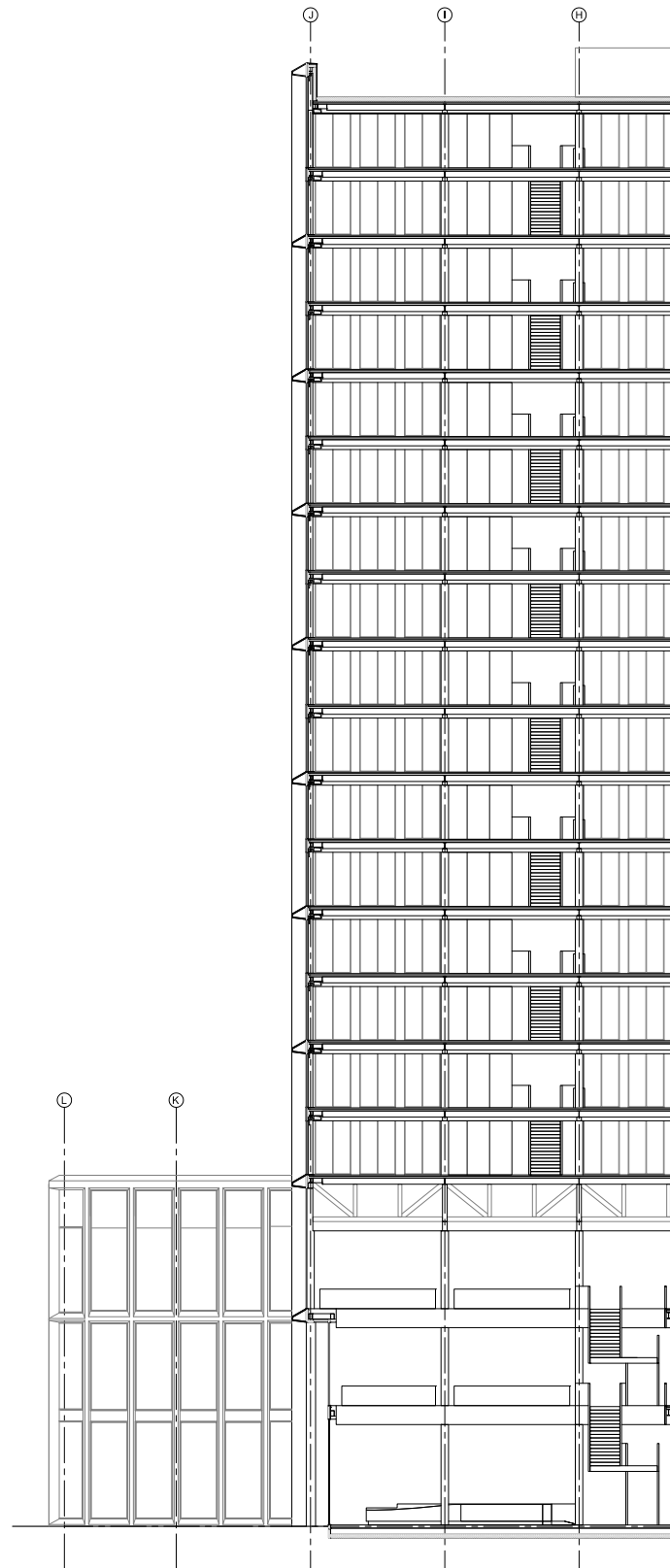
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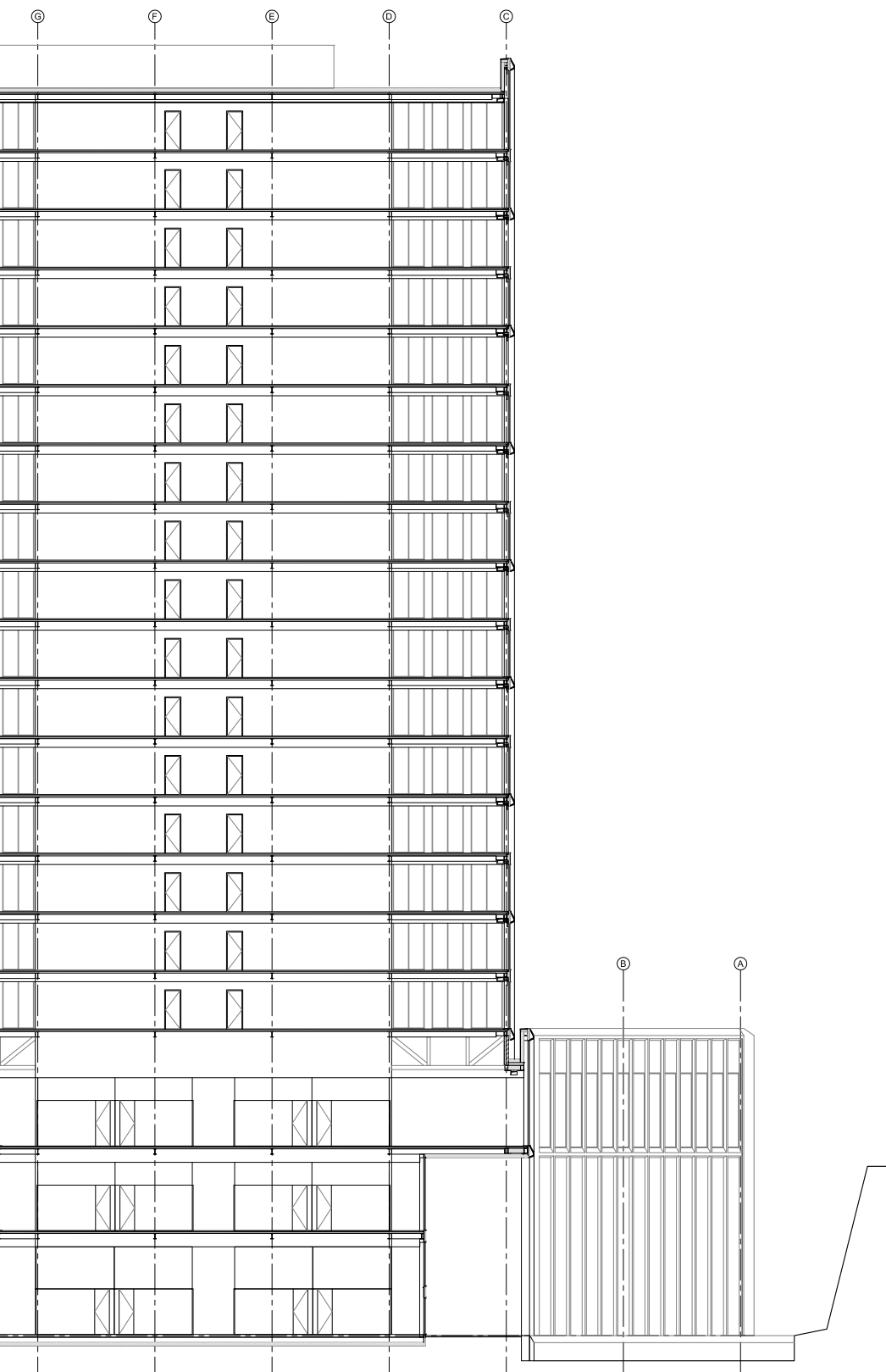
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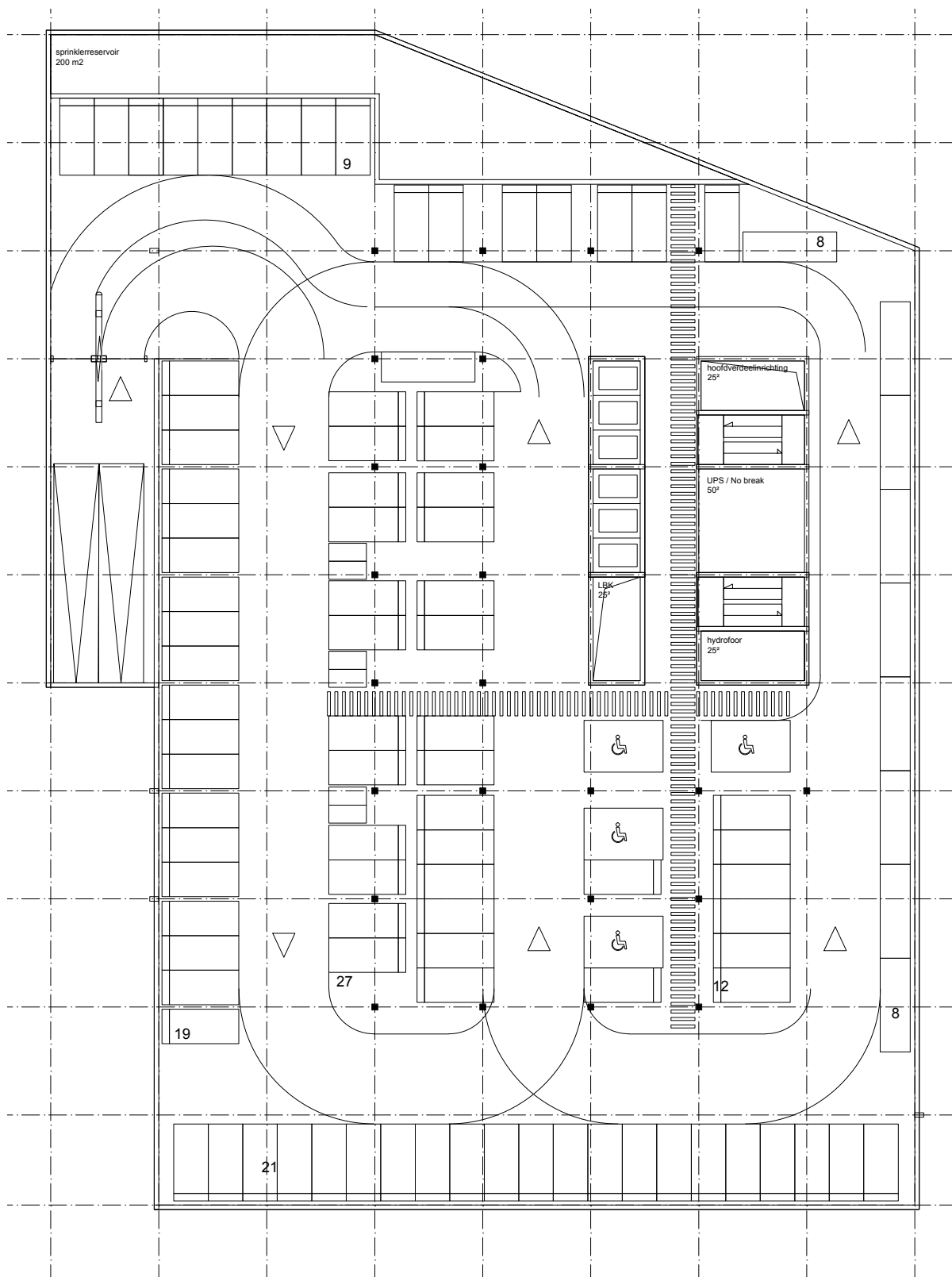
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+0



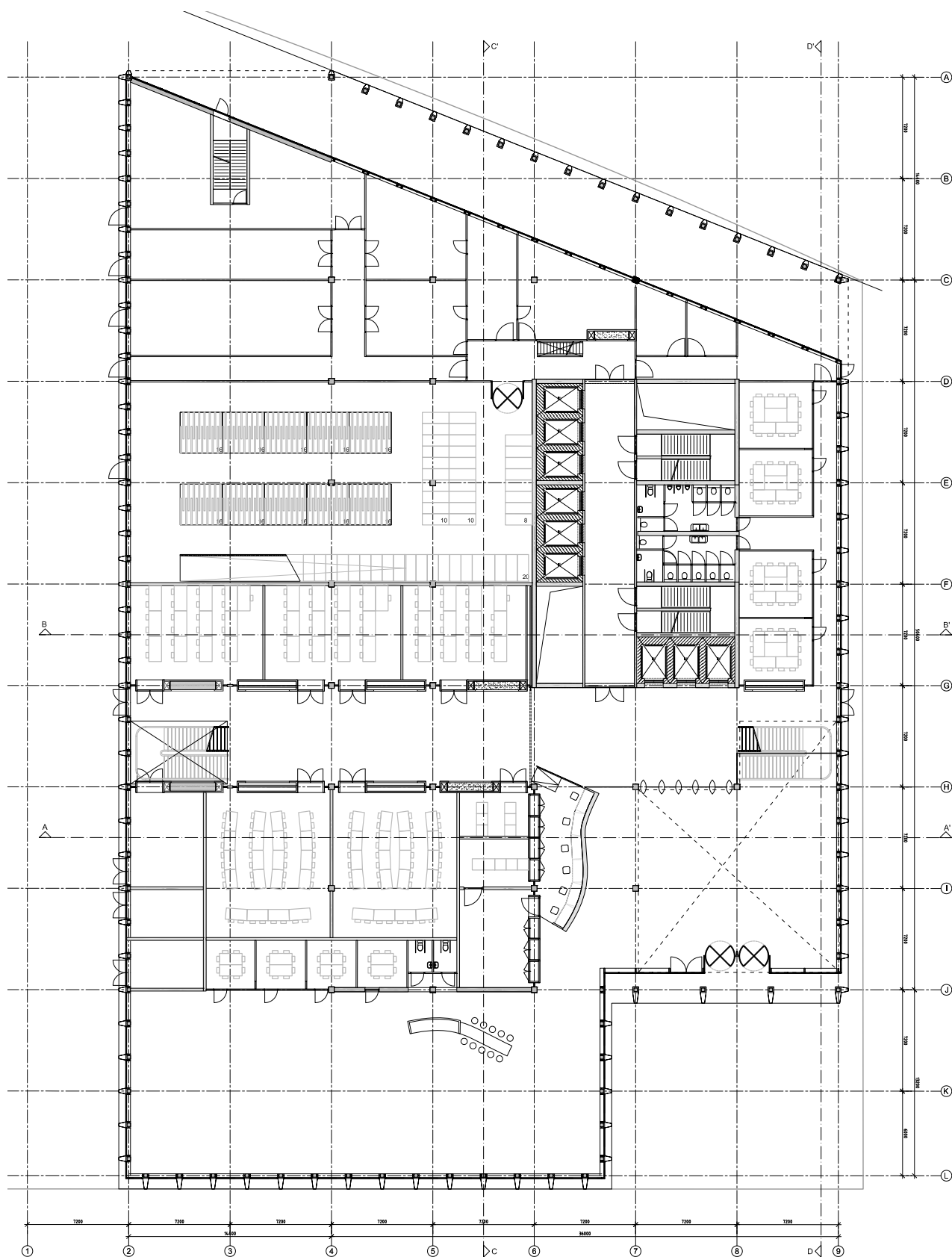


1:400



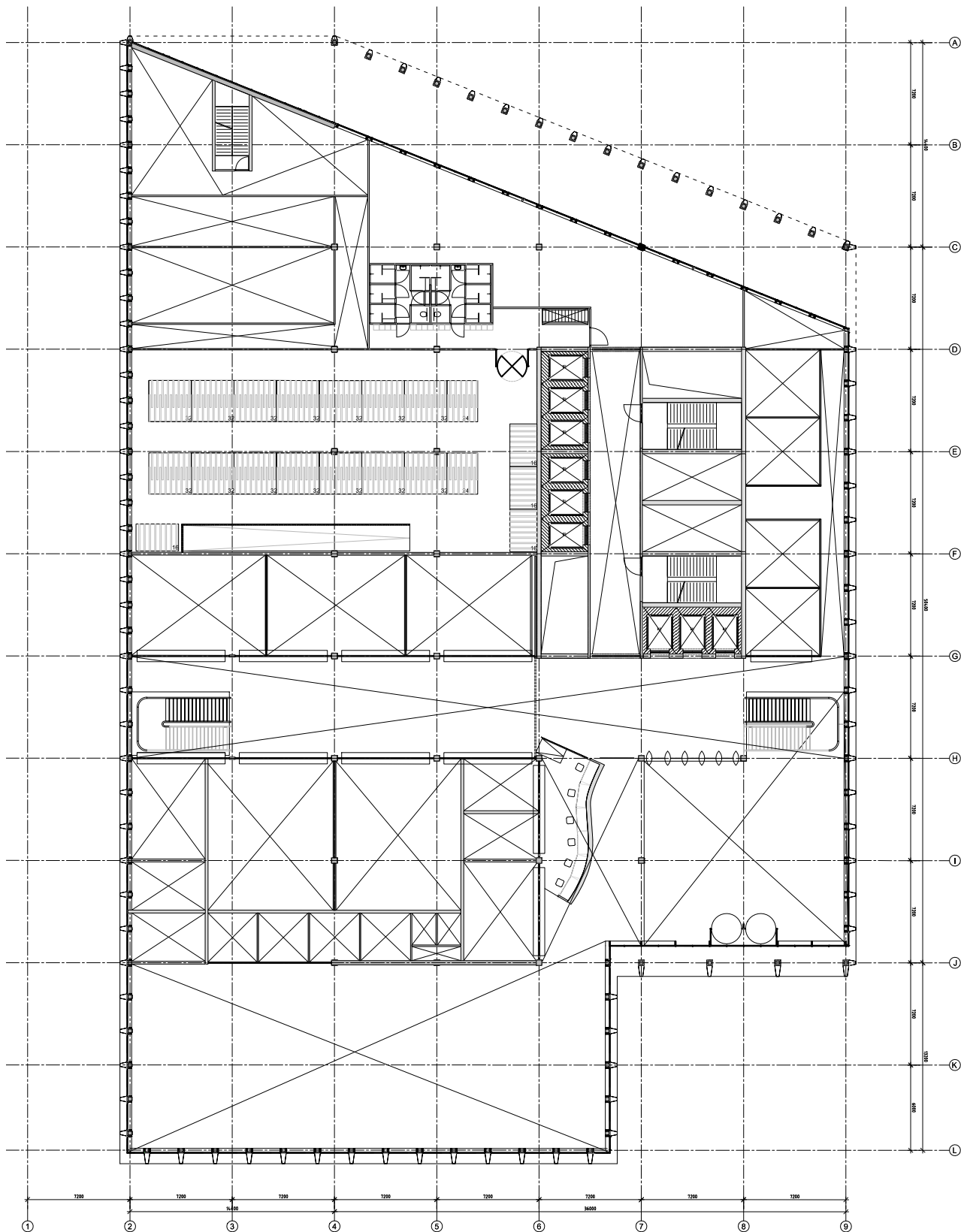
The basement with parking is optional.
It will only be realised if more time is given by
the European Union for the rehousing of EMA

1:400



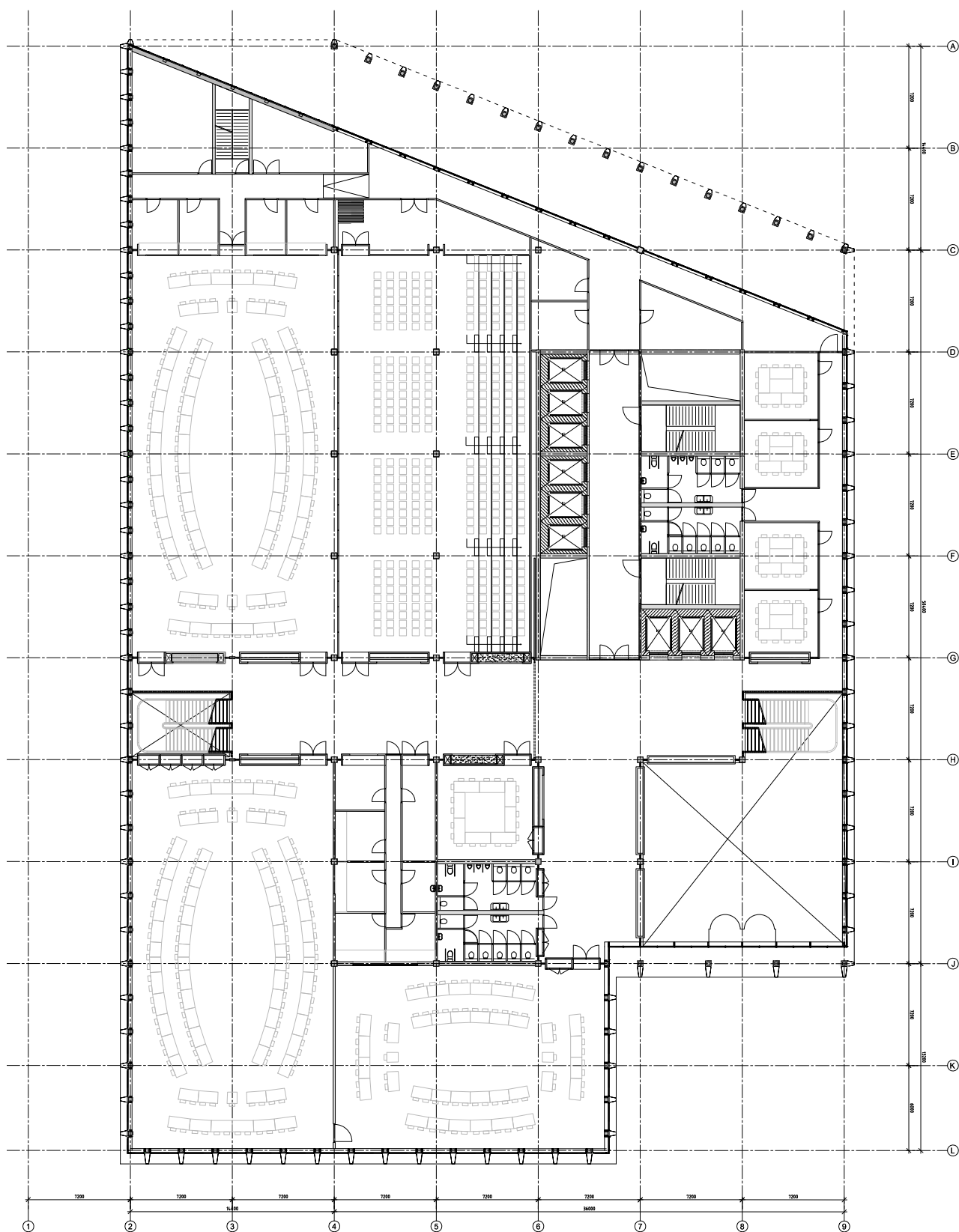
Floor 1

1:400



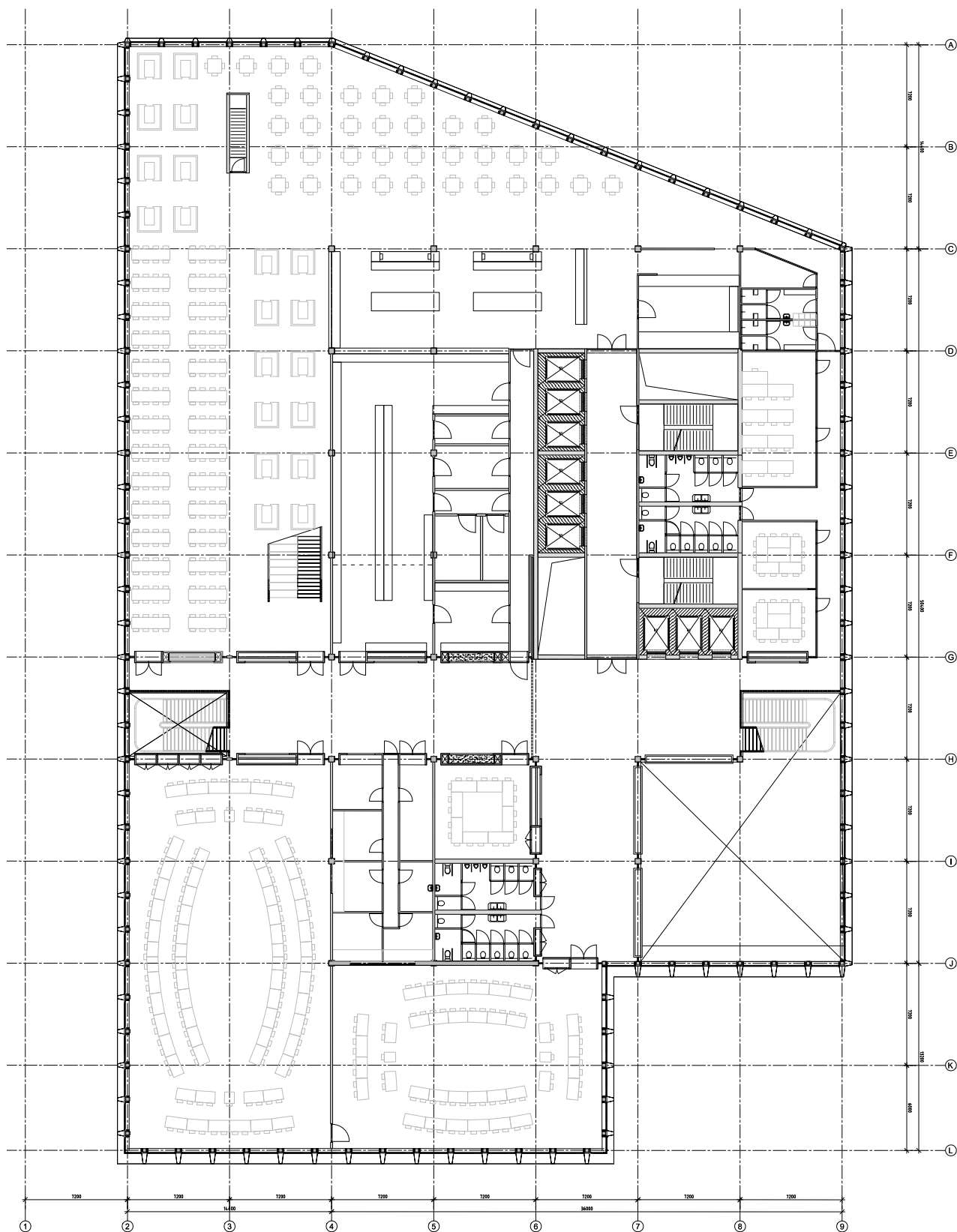
Floor 1.5
(mezzanine)

1:400



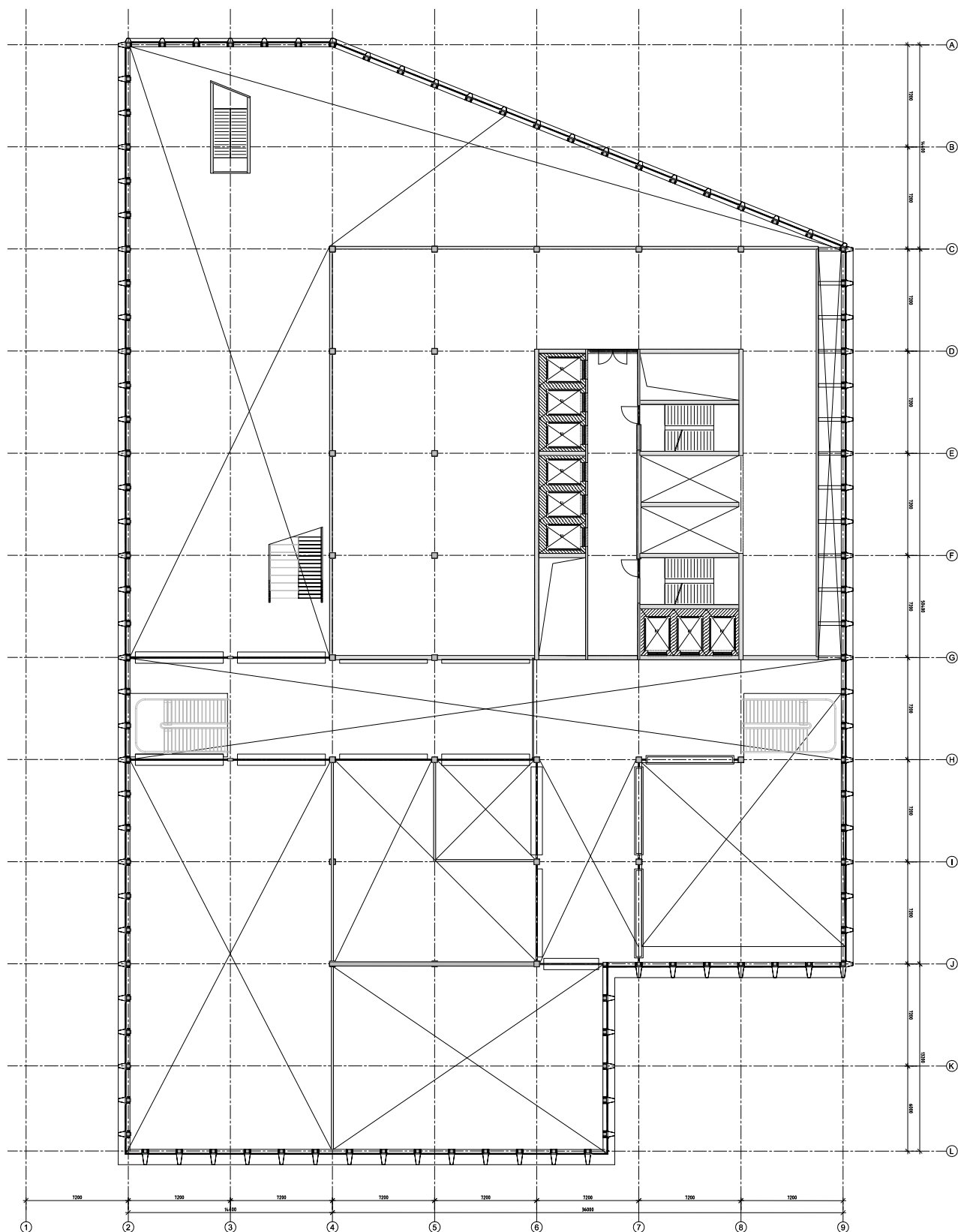
floor 2

1:400



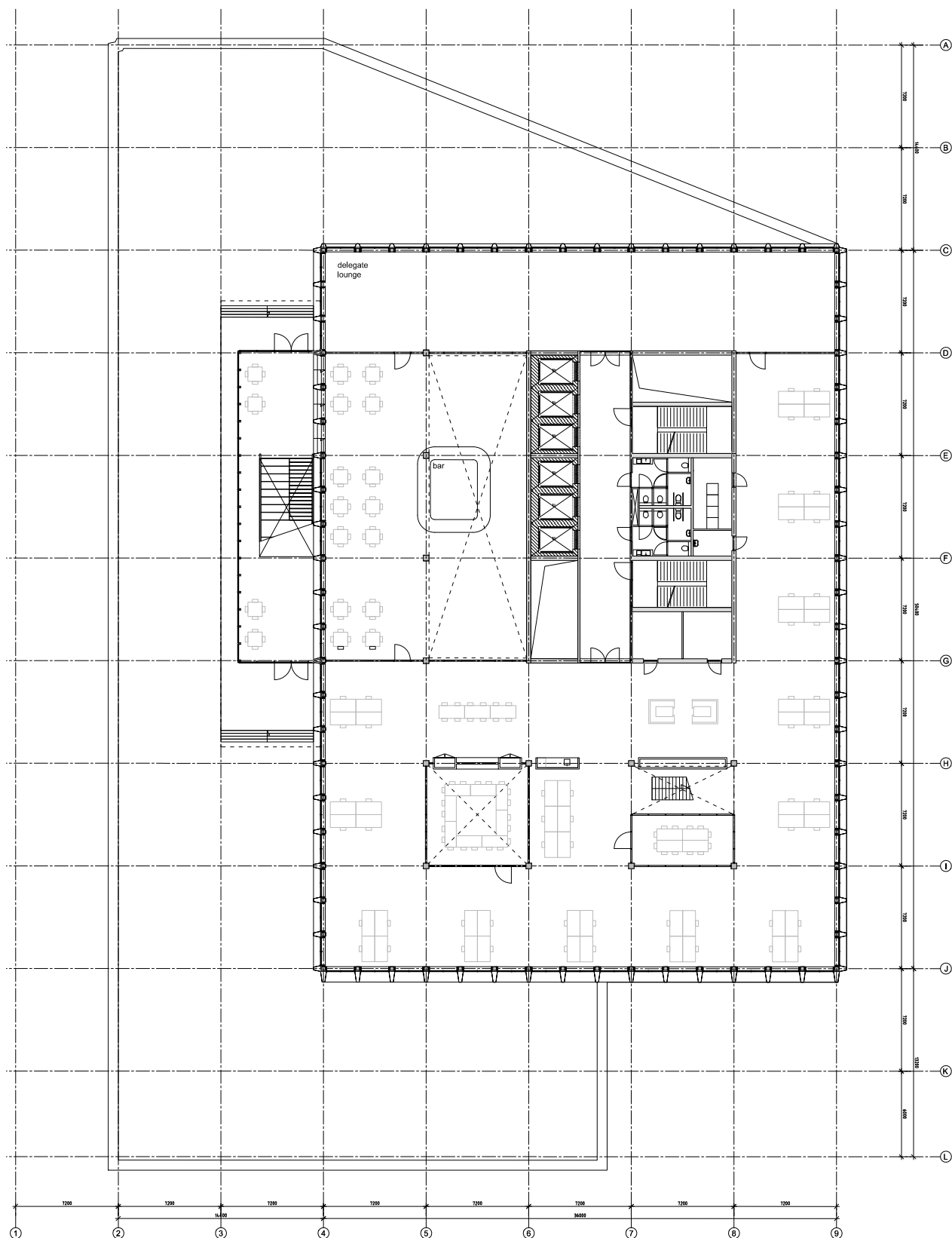
floor 3

1:400



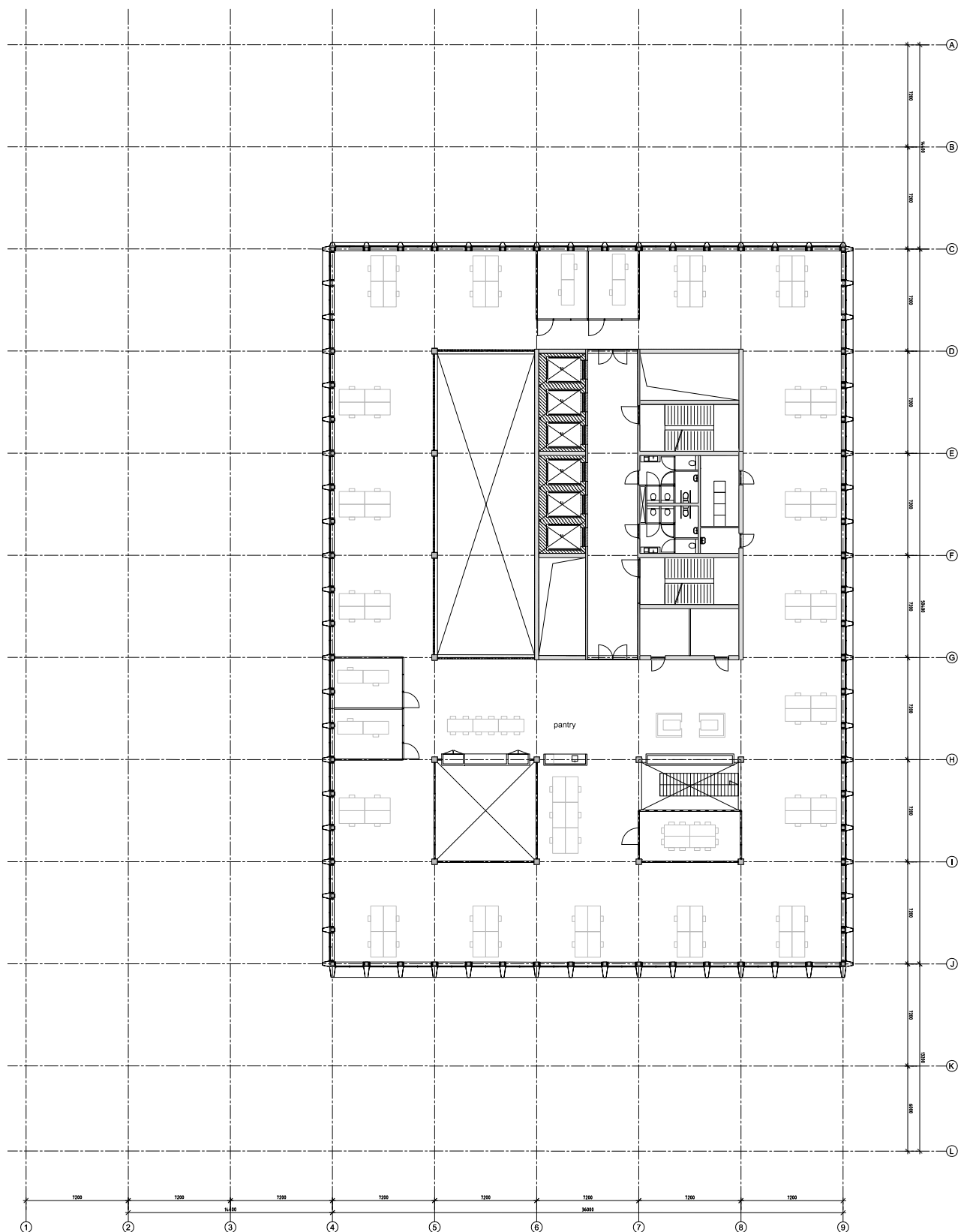
floor 4

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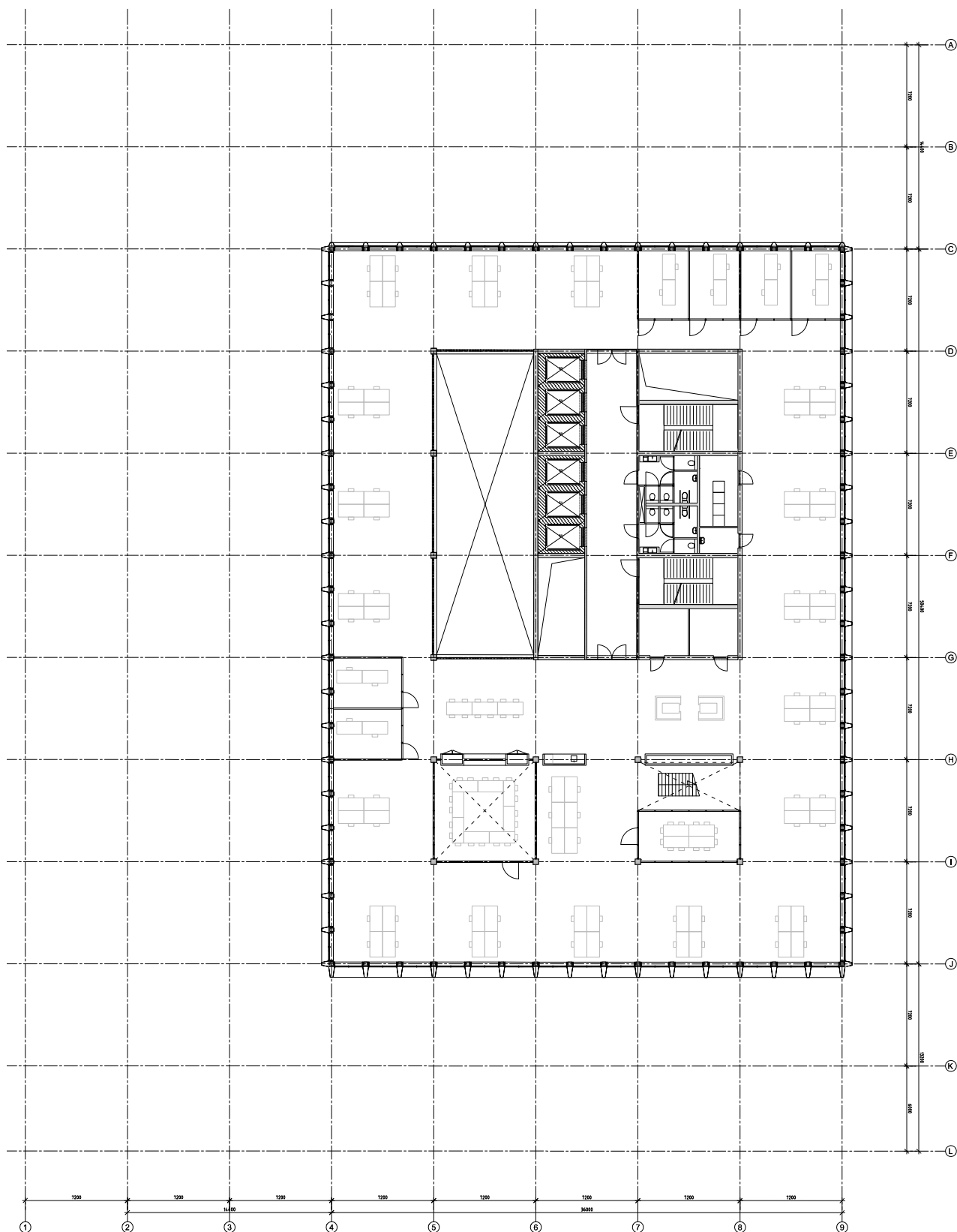
floor 5

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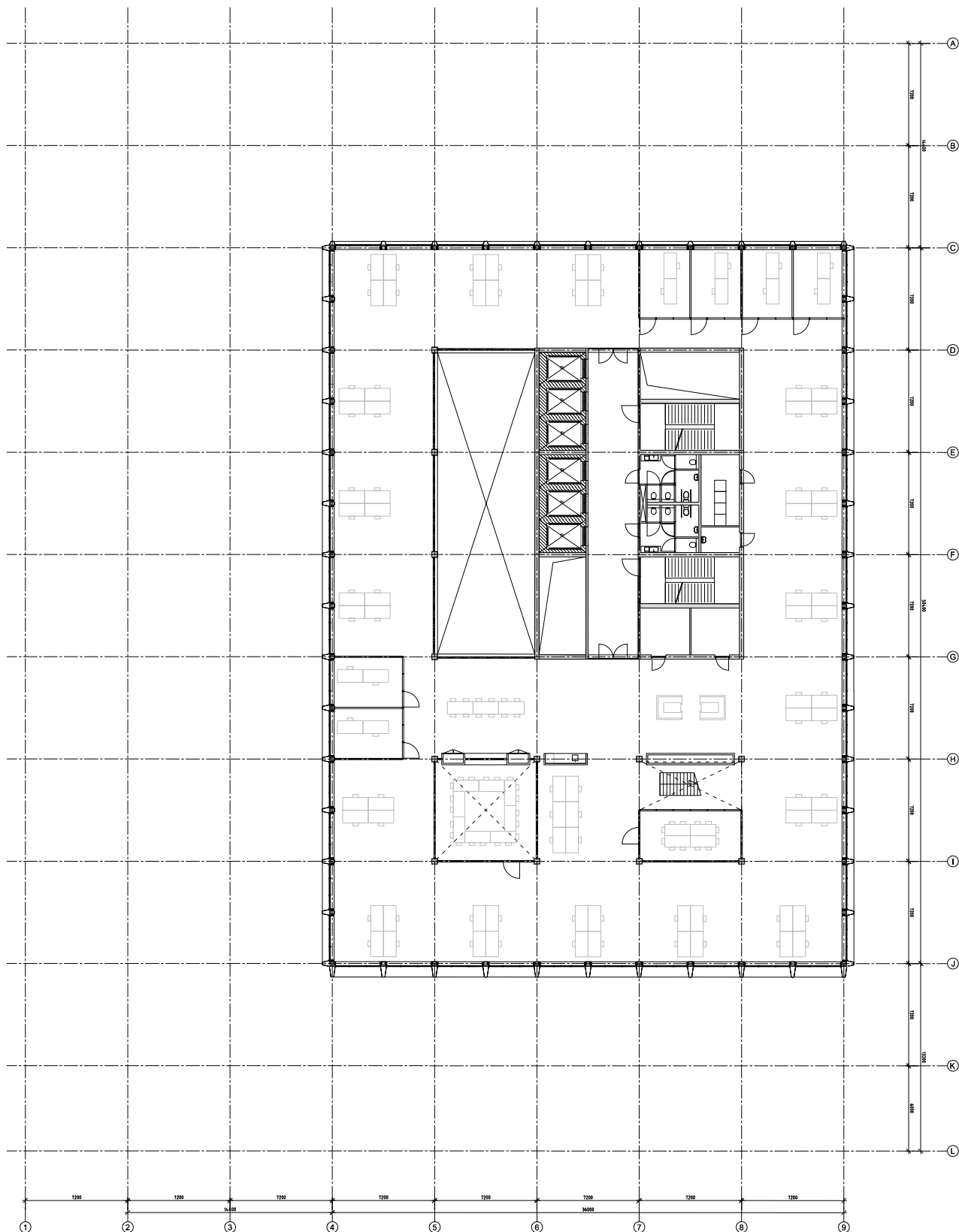
floor 6, 8, 10, 12, 14, 16, 18

1:400



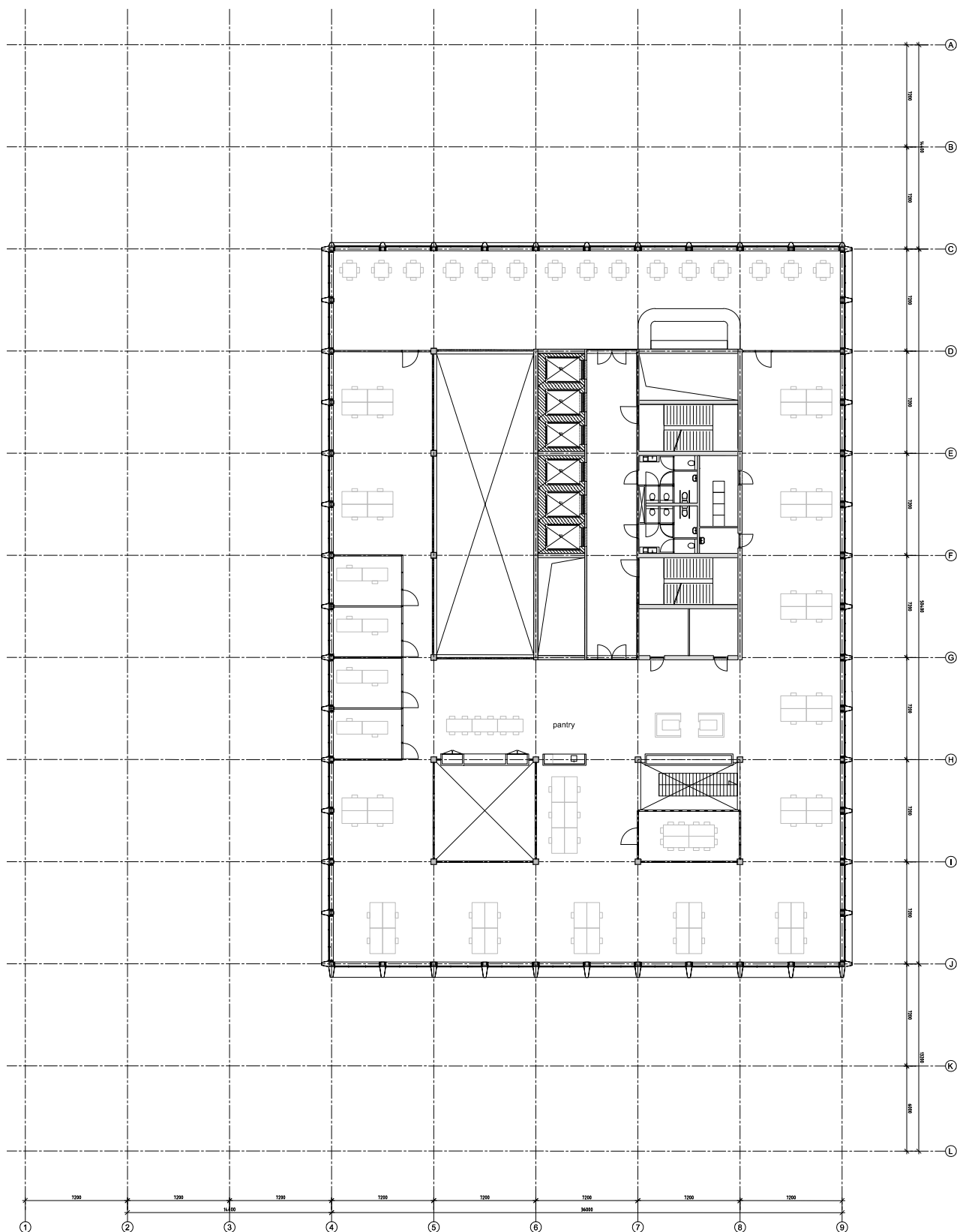
floor 7, 9, 11, 13, 15, 17

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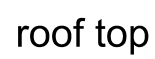
floor 19

1:400



floor 20

1:400

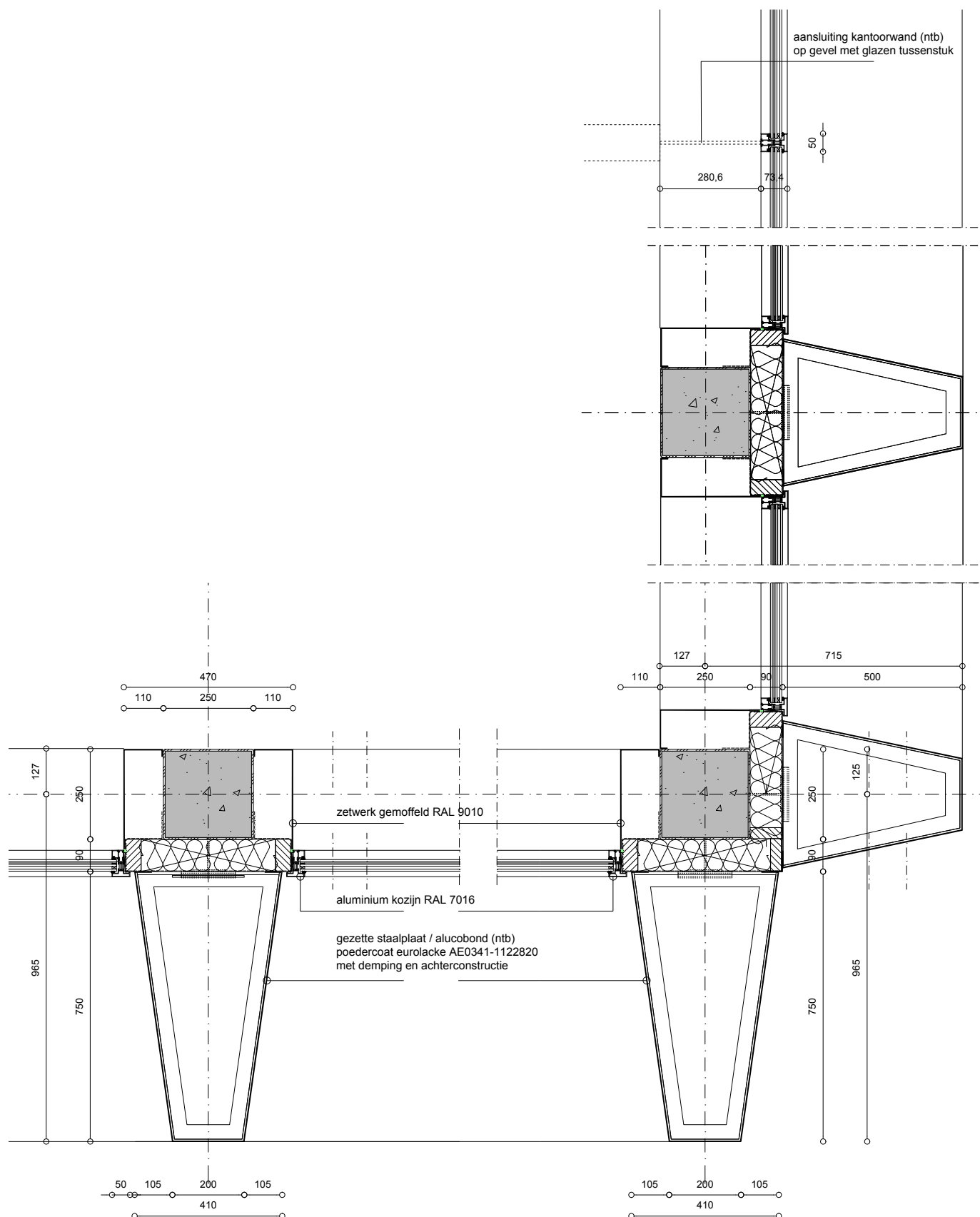


CGREA | Rijksvastgoedbedrijf

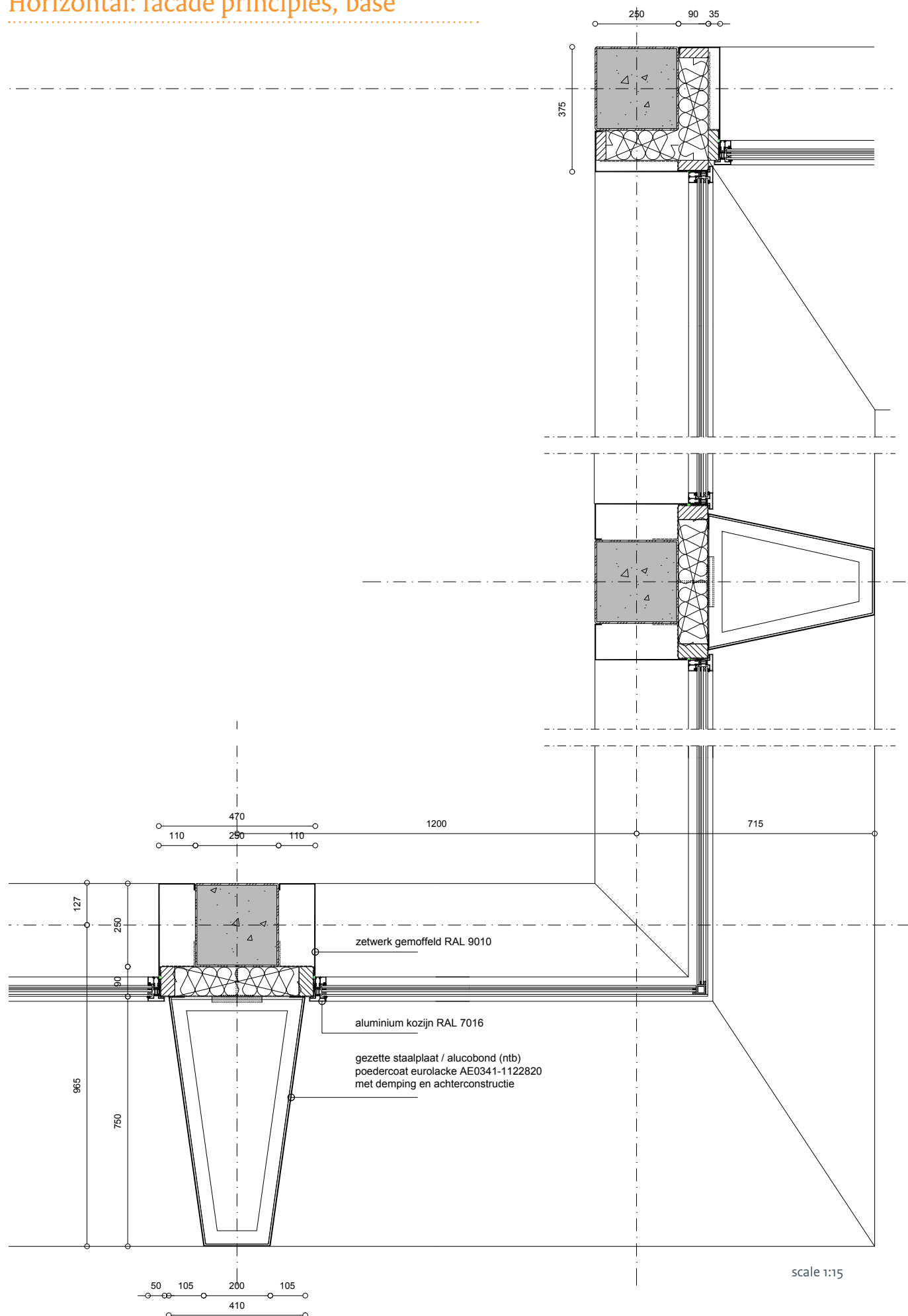


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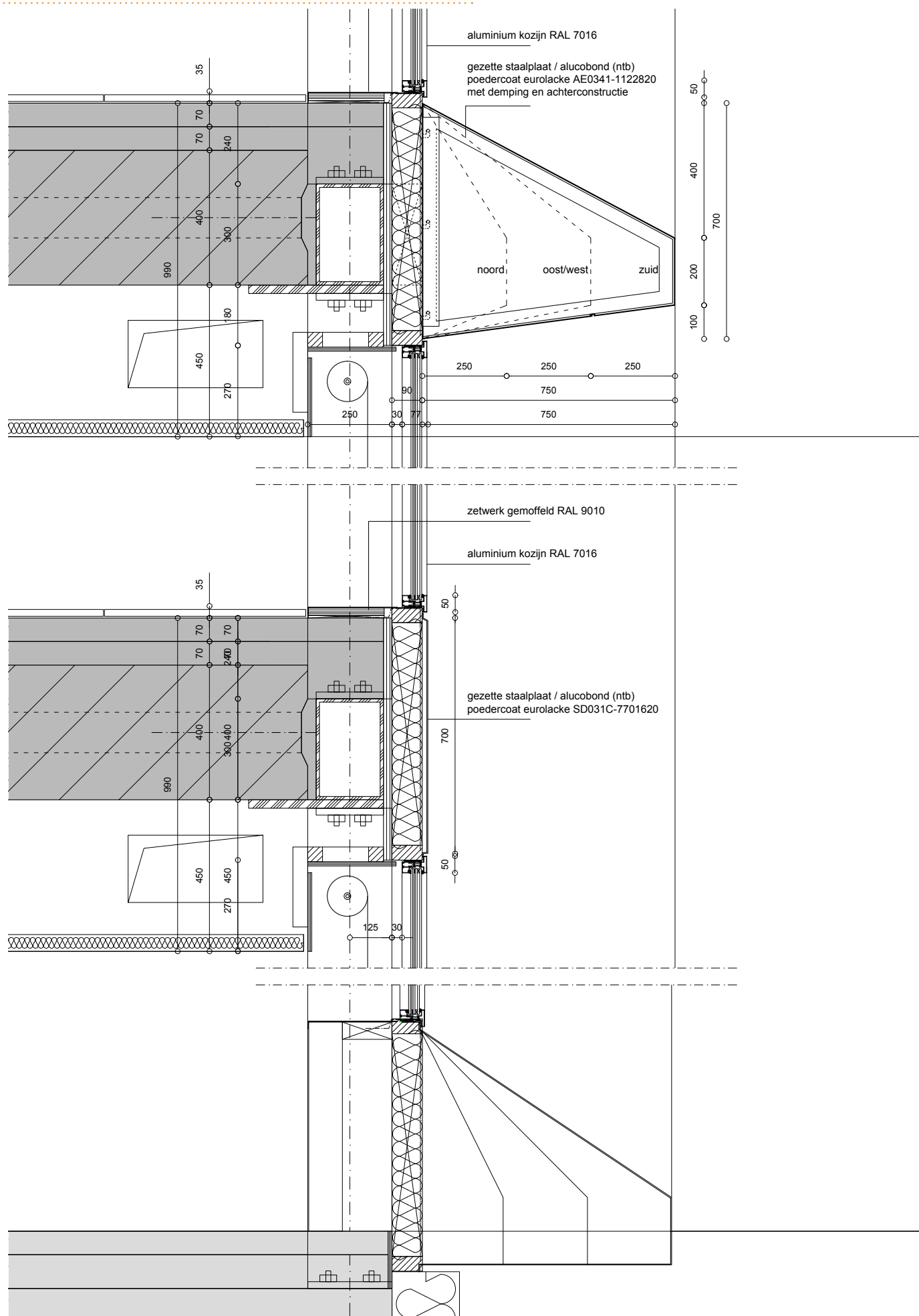
Horizontal: facade principles, highrise



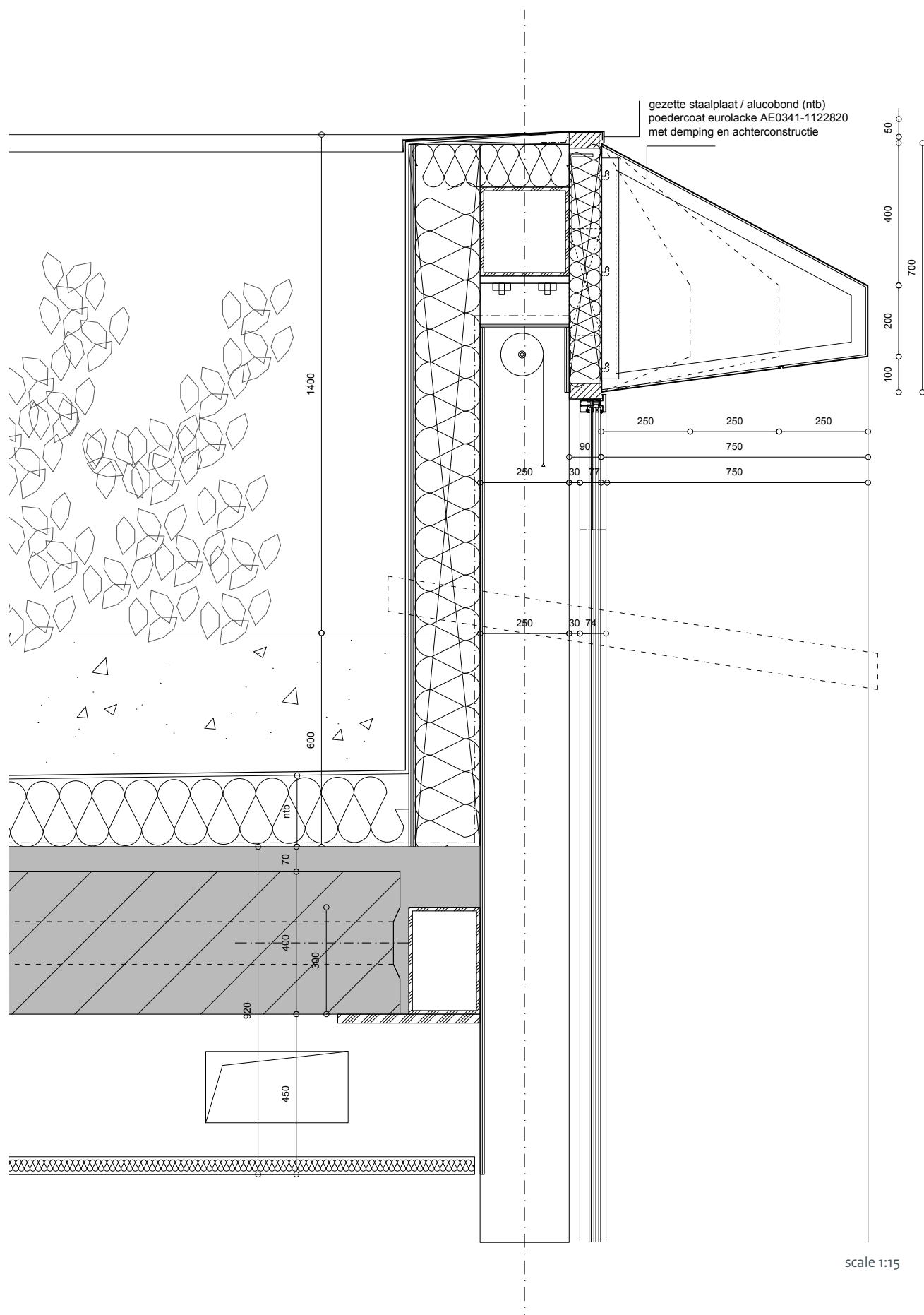
Horizontal: facade principles, base



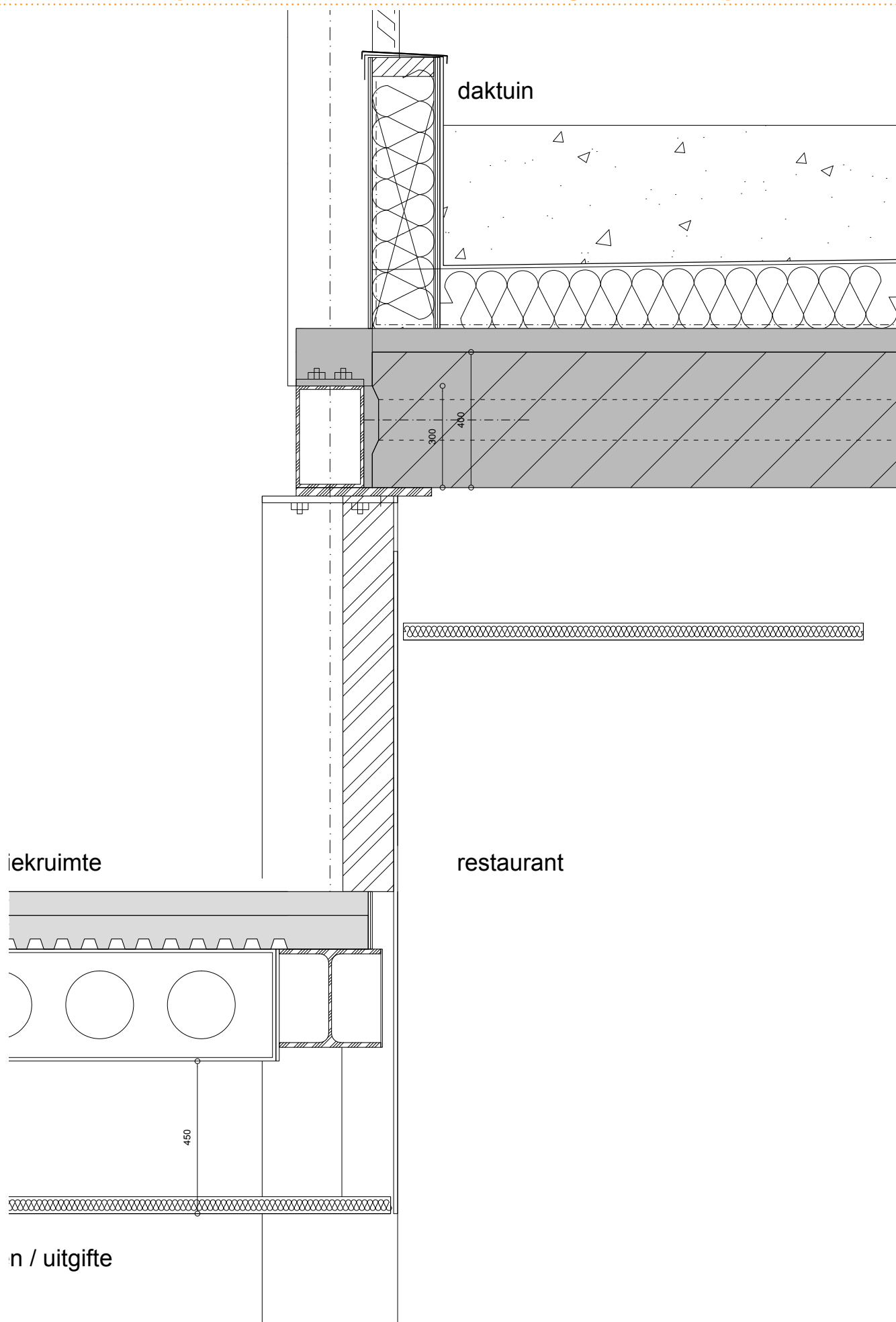
Vertical: facade principles, base



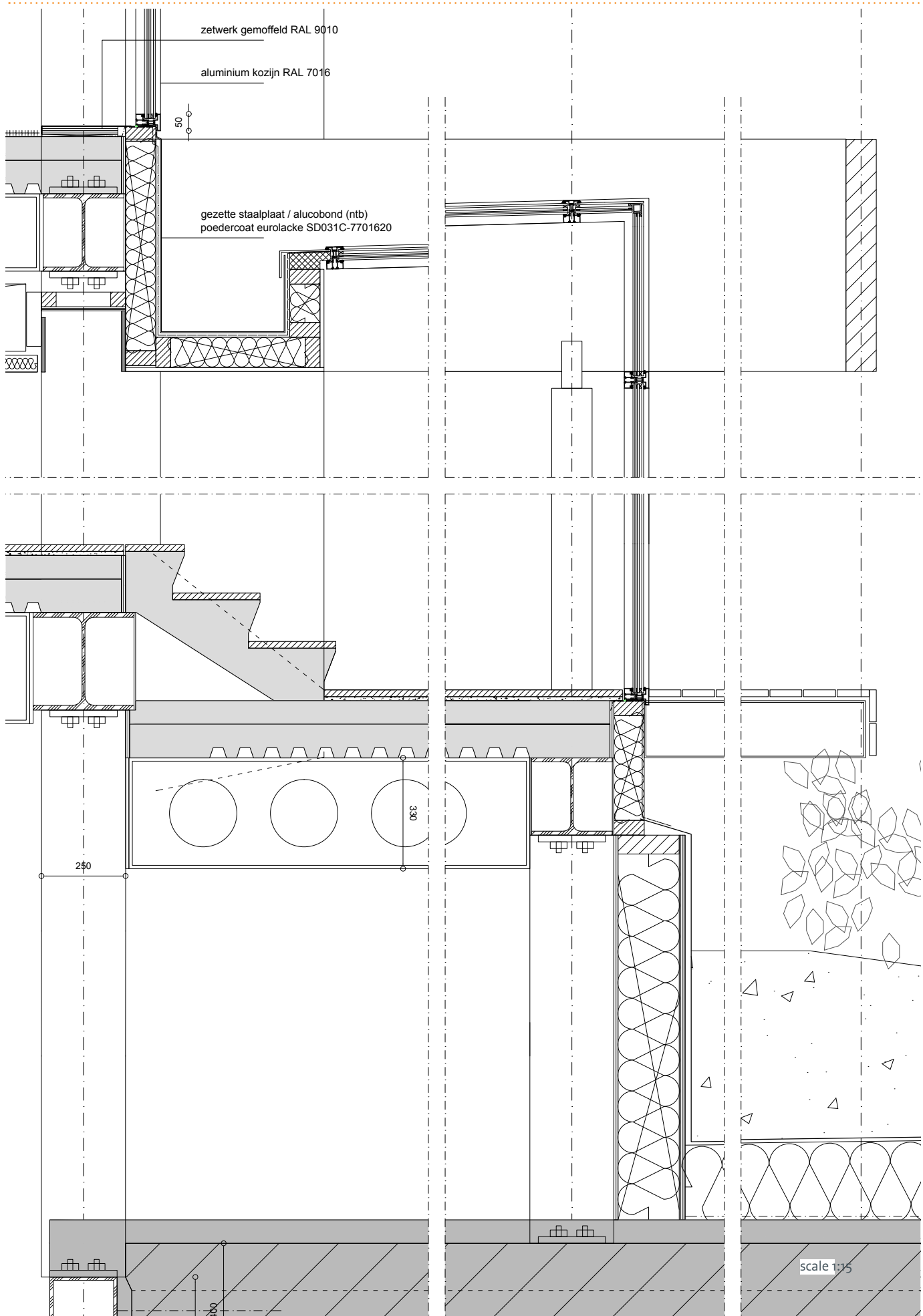
Verticcal: facade principles, base, rooftop



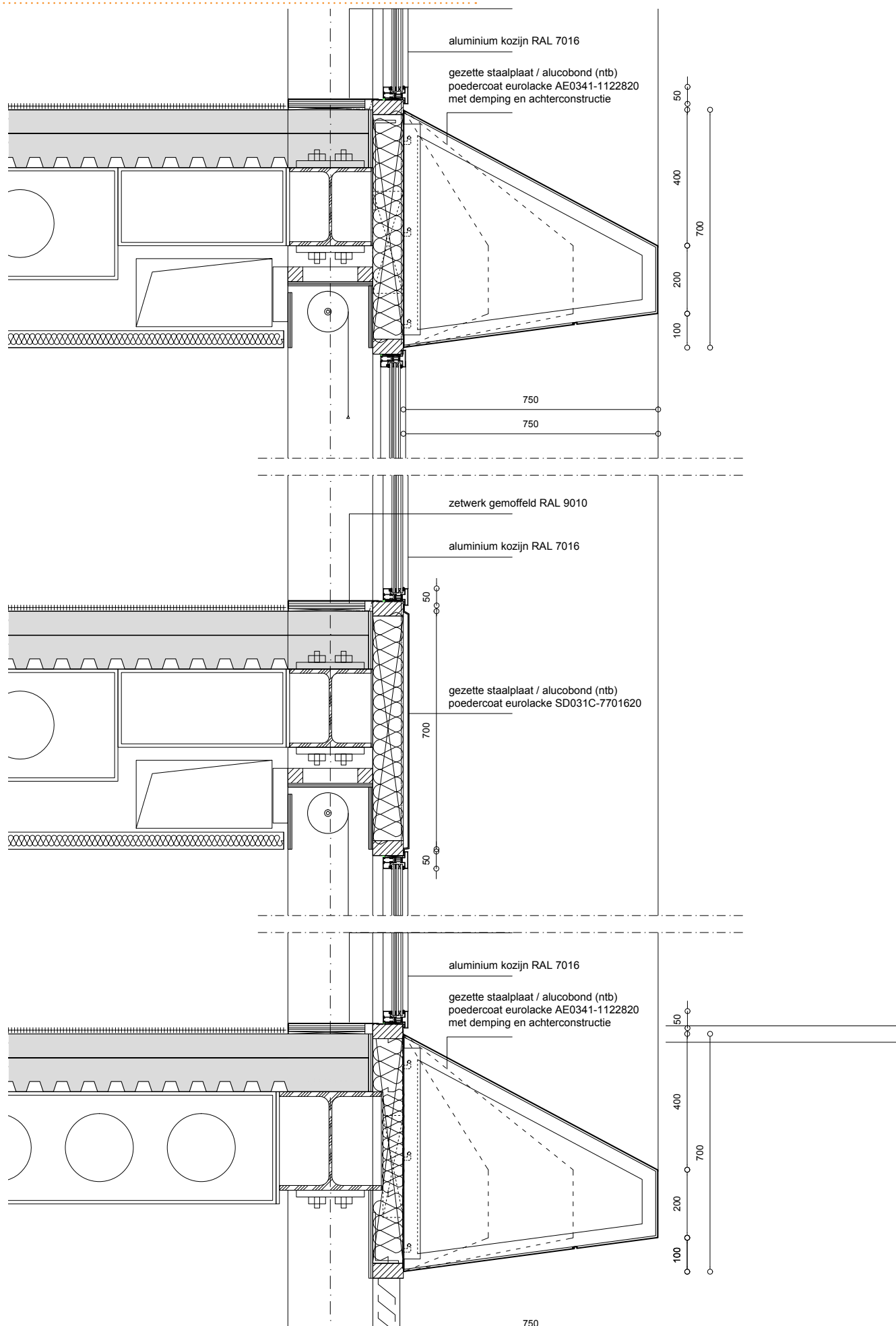
Vertical: facade principles, connection base and highrise, rooftop



Vertical: facade principles, espressobar on rooftop

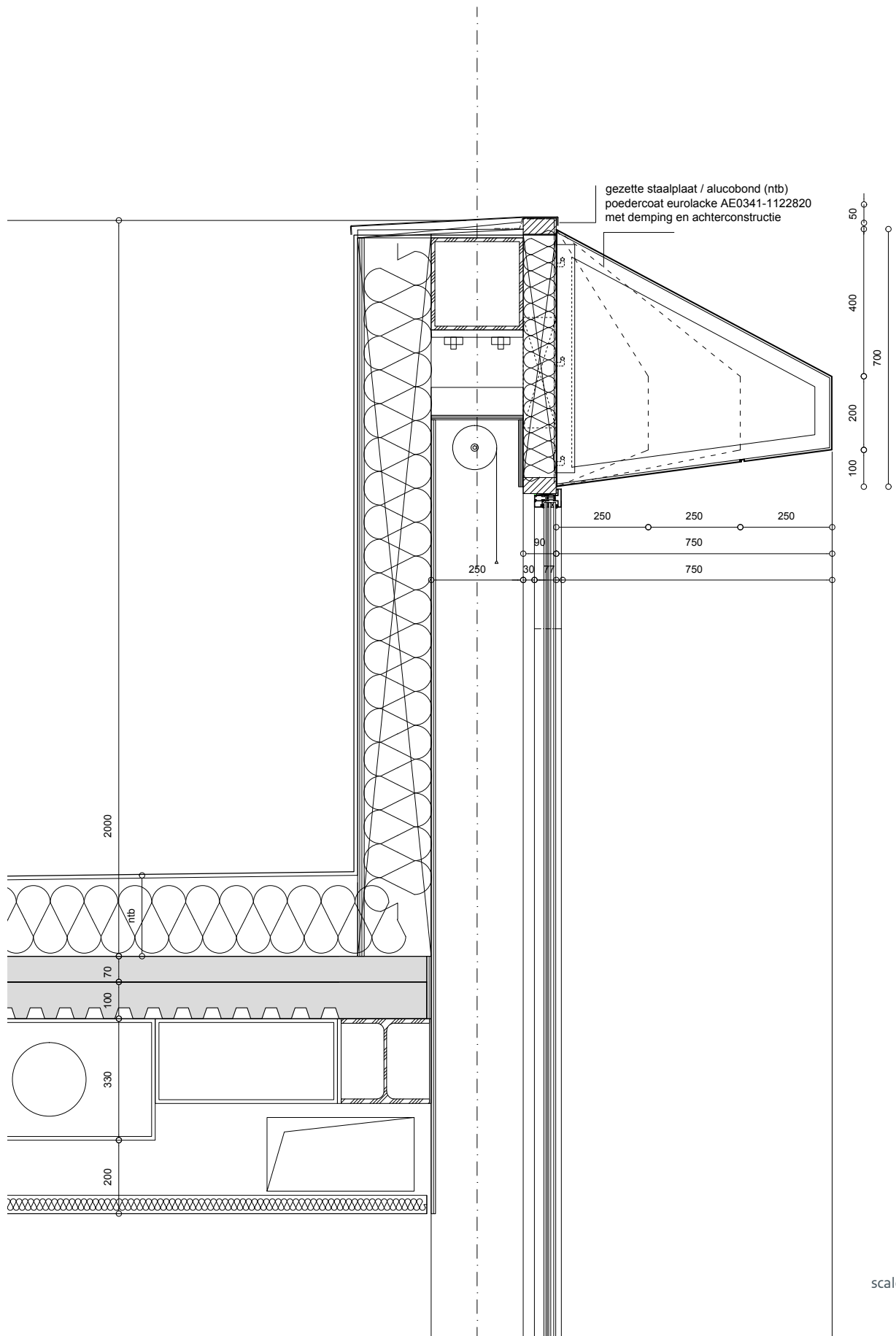


Vertical: facade principles, highrise



750

Vertical: facade principles, highrise, rooftop



scale 1:15

