

# MAN9 Kennisoverdracht

## Casestudy Beursgallery Rotterdam, Hoogstraat 185

### 1. *Project description*

In the heart of Rotterdam, on the Beursplein, the former Hudson's Bay building is being redeveloped into new office and meeting spaces. The design is made by WOMO and it concerns a development cooperation between Angelo Gordon, Cairn and NEOO.

### 2. *BREEAM rating and score*

The ambition is to achieve a BREEAM Excellent score (final score at least 70%).

### 3. *Key innovative and environmentally friendly design measures of the building*

- Sustainable energy generation by means of a WKO installation and PV panels.

### 4. *Gross floor area in m<sup>2</sup>*

Approx. 23,000 m<sup>2</sup>

### 5. *Total site area in hectares*

5.770 m<sup>2</sup>

### 6. *Floor areas by function and their dimensions*

BGG: ca. 142,8 m<sup>2</sup>: entrance

V1: approx. 5,600 m<sup>2</sup>: office

V2: approx. 4,950 m<sup>2</sup>: office

V3: approx. 5,000 m<sup>2</sup>: office

V4: approx. 4,300 m<sup>2</sup>: office

V5: approx. 4,100 m<sup>2</sup>: office

V6: approx. 350 m<sup>2</sup>: lounge

### 7. *Traffic areas in m<sup>2</sup>*

BGG: approx. 0 m<sup>2</sup>

V1: approx. 25 m<sup>2</sup>

V2: approx. 195 m<sup>2</sup>

V3: approx. 210 m<sup>2</sup>

V4: approx. 207 m<sup>2</sup>

V5: approx. 210 m<sup>2</sup>

V6: Approx. 0 m<sup>2</sup>

8. *Storage spaces in m<sup>2</sup> (NEN 2580)*

Not applicable

9. *% area of land intended for use by the (local) community (if applicable)*

0%

10. *% area of buildings used by (local) community (if any); 0%;*

0%

11. *Expected energy use in kWh/m<sup>2</sup> GFA*

55.44 kWh/m<sup>2</sup> GFA

12. *Expected consumption of fossil fuels in kWh/m<sup>2</sup> GFA*

0% due to a connection to a WKO-system of Eneco

13. *Expected consumption of sustainable energy sources in kWh/m<sup>2</sup> GFA;*

approx. 97 kWh/m<sup>2</sup> GFA per year

14. *Expected water consumption in m<sup>3</sup>/person/year;*

11m<sup>3</sup>/person/year

15. *Expected % of water consumption that is obtained via rainwater or grey water;*

0%

16. *Steps taken during the construction process to reduce environmental impact, for example through innovative construction methods;*

Reuse of building materials through circular demolition.

Application of building materials with certificates of origin.

17. *A list of pioneered/realised sustainable measures in the social or economic field.*

Employment and meeting spaces.

18. *Ambitions, planning*

The ambition is to achieve a BREEAM Excellent score of 72.

19. *Technical solutions*

- Thermal storage in shipping area and solar panels on the roof

20. *Process, organisation*

The project is being realised in collaboration with various advisers:

- Development partnership: Angelo Gordon Netherlands, Cairn Real Estate and NEOO, all of Amsterdam
- Architect: WOMO (Amsterdam)
- Technical architect: Kraaijvanger (Rotterdam)
- Installation consultant: Drietech & Verhoef, Rotterdam
- Structural engineer: Van Rossum, Amsterdam
- Fire safety, acoustics, daylighting and building physics: LBP|SIGHT, Nieuwegein
- Building costs: ISIS, The Hague
- Facade: IBS, Zwijndrecht
- Sustainability: Techniplan, Rotterdam
- Interior architect: D/DOCK, Amsterdam
- Green architect: MOSS, Amsterdam
- Sprinklers: Sprinkler Consultancy, Schoonhoven
- BIM advice/measurements: BIM Partners, Huizen

21. *BREEAM-NL credits*

Credits in accordance with BREEAM-NL New Building 2014 v1.01 guideline.

22. *Costs/Benefits*

N.a.

23. *Tips for future projects*

The sooner one starts with a BREEAM project, the better. Then there are sufficient opportunities to include various credits at such a level in the design process.