



Edge West

Amsterdam, Netherlands



SUSTAINABLE & SMART

Like the rest of the EDGE portfolio, EDGE West has been designed with a sharp focus on sophisticated technology and tenant health and wellbeing. The 60,000 sqm redevelopment opened in 2021 and is home to a range of tenants, including Alliander N.V., Signify, Boehringer Ingelheim and Athora Netherlands. The space is a touchstone for sustainable office space, achieving the WELL Platinum accreditation and BREAAAM Outstanding.

The stunning refit of the building is the brainchild of architecture firm de Architekten Cie (formerly Oyeveaar, Stolle & van Gool). Designed by the same architects in the 1970s, the original building was one of the first offices in the urban development of the area. The decision was made to keep the structure and façade of the building the same whilst upgrading the interior to update the building according to modern needs.



Key Facts

Year	2021
City	Amsterdam
Country	Netherlands
Size	60,000 sqm
Industry	Technology
Architect	de Architekten Cie

These upgrades have brought the building into line with contemporary expectations for office sustainability, technological advance and tenant wellbeing.

On the ground floor, there is a large atrium, covered by a massive glass dome big enough to house a Boeing 737. The dome provides the building with plenty of natural daylight and offers a rich biophilic shared space for tenants, housing a large restaurant, sign language coffee bar and auditorium. The prominence of the four staircases that lead off the space is a deliberate choice in order to nudge tenants

towards healthy life choices, although access to concealed elevators is available as well.

With no tenants, the space is energy positive and even with occupying tenants the building is energy neutral. This is partly due to the multifunctional design of the roof which is fundamental to the building's climate control. To reduce the building's energy use, the building has an optimised shell that utilises high-quality glass; it's able to generate its own energy through the inclusion of solar panels of the roof and a Thermal Energy Storage solution as well as air and water-cooled heat pumps to control the internal temperature.

The fifth floor, which was once a dark mechanical space used as a steel works, has now been transformed into a working floor for tenants. This space is occupied by leading lighting company Signify. Before deciding to lease the 2,600 sqm space, Signify was already involved in the building – delivering smart, sustainable lighting solutions and sensors for the development.



Project Strategy

To transform a 1970's original building into sustainable office space, meeting the highest requirements in sustainability, technology and wellness

Key Innovations

Sustainable glass dome atrium
CO2 neutral building with tenants and CO2 negative unoccupied
Signify smart lighting
WELL Platinum accreditation and BREAM Outstanding
Activated Lobbies

Facilities and Amenities

Sign language coffee bar
Auditorium
Central restaurant/F&B offering on ground floor

Signify has provided the space with a number of interesting technologies. Firstly, it has installed True Li-Fi (light fidelity) – a form of wireless communication technology which utilizes light to transmit data. This system is capable of transmitting data at high speeds over the visible light, ultraviolet and infrared spectrums. The technology is similar to Wi-Fi but the key technical difference being that Wi-Fi uses radio frequency to transmit data. Signify's systems modulate light waves to transmit data, mostly using invisible light. A USB access key plugged into a laptop or tablet receives data and sends data back to a transceiver. Unlike other Li-Fi systems, it works whether the room lights are on, dimmed, or off. The system can also be retrofitted in existing luminaires or installed as a single system.

Signify also installed NatureConnect, a lighting innovation built on proven biophilic design principles to reconnect individuals to the outside world. It mimics the natural patterns of daylight to create comfortable, engaging and attractive indoor environments. NatureConnect combines various LED luminaires with intuitive lighting control for a fully immersive and natural experience. There are three distinct settings to reflect the needs of tenants throughout the day. 'Daylight' mimics the daily rhythm of the sun to help people stay active during the day and rest well at night. 'Skylight' provides a view to the sky to create a feeling of spaciousness and connection with nature. 'Lightscape' applies natural colours and dynamics on the wall for a fully immersive experience.



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Additionally, its UV-C Lighting is able to disinfect the air, surfaces and water in the building, helping to limit the spread of viruses and bacteria. As ventilation moves contaminated air upwards, UV-C light breaks down the DNA and RNA of micro-organisms within the air, allowing disinfected air to flow back to lower areas of a room in an on-going cycle, thus improving overall air quality.

As well as utilising Signify lighting, EDGE West incorporates a number of other

intelligent technologies with user-centred and sustainable design at the heart. EDGE's technology platform enables tenants to use a smart app to customise their working environment, giving them control over factors such as the lighting and temperature in their meeting room. The smart platform also enables tenants to monitor the building's occupancy and energy efficiency, providing facility management with up-to-date information to continuously improve its operations.



Photographs

1. During the retro-fit the facade was retained and the interiors were updated to bring the space up-to-date with the requirements of the modern worker
2. The ground-floor atrium is covered with a glass dome, allowing light to flood into the space
3. The atrium offers space to stop and chat with the other tenants in the building
4. The atrium also houses the restaurant where staff can sit and grab a bite together
5. Biophilia is a core element of the building's design, with spaces designed for conversation and relaxation featuring a variety of plant life
6. The design of the space aims to be welcoming, calming and restful for workers

Photography: Edge Technologies

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