

## Residential tower 'Sevilla' at Holland Park



Diemen, Netherlands

### REPORT

Holland Park is an example of low-rise high density sub-urb based on the client's ambitions to create: "A sustainable neighbourhood on a human scale" and "a design as total concept with various consumers choices and possibilities".

The neighbourhood is located at the Bergwijckpark in Diemen-Zuid, easily accessible from the centre of Amsterdam. The area is undergoing a daring transformation from a former office location into a lively sustainable residential area with more than 3.000 housing. The urban plan for Holland Park is from Sjoerd Soeters and is "the next generation" of his former urban plans, after Java Island in Amsterdam and Sluseholmen district in Copenhagen.

The common drive is to use, intensify and enliven public space as much as possible. Though the urbanization is mostly defined by "parcellation" façades and mid-rise buildings, the five towers along the tracks of metro line 53 Gaasperplas, seem to escape the rules of the building blocks. Cruz y Ortiz designs the third tower in a row: Toren Sevilla.

Toren Sevilla is 50 meters high and the volume is divided into partial slender volumes with different heights, leading into a stepped façade that literally lifts the tower into the sky. The apparent symmetry differs subtly, by optimally orienting the balconies to the sun. A clear floor plan of three apartments per floor of approximately 93 m<sup>2</sup> matches the appearance of the building.

The back of the building, on the side of the metro, is sensitive for sound and shows a similar stepped façade and plain floor-to-ceiling windows. The corner apartments have the luxury of a bedroom with two-sided orientation, which gives a great sense of freedom. The client's wish is a high level of comfort. The façade is designed to be 'deaf'. In total, Toren Sevilla has fifteen layers, of which thirteen floors with 37 luxury homes. On the ground floor comes a bicycle passage and a gallery.

The tower is elegant and exalted, but also modest with traditional Dutch finish: light-metallic bricks of large format, stacked in vertical tracks, emphasizing the verticality of the building. The bricks were manufactured specifically for this project in consultation with the supplier Hagemeister. Furthermore, all connections are detailed as accurately as possible, to an understandable simplicity and readability of the building.

#### Publication's title:

Residential tower 'Sevilla'  
at Holland Park, Diemen

#### Typology:

Residential

Client:

Snippe Projecten

Surface:

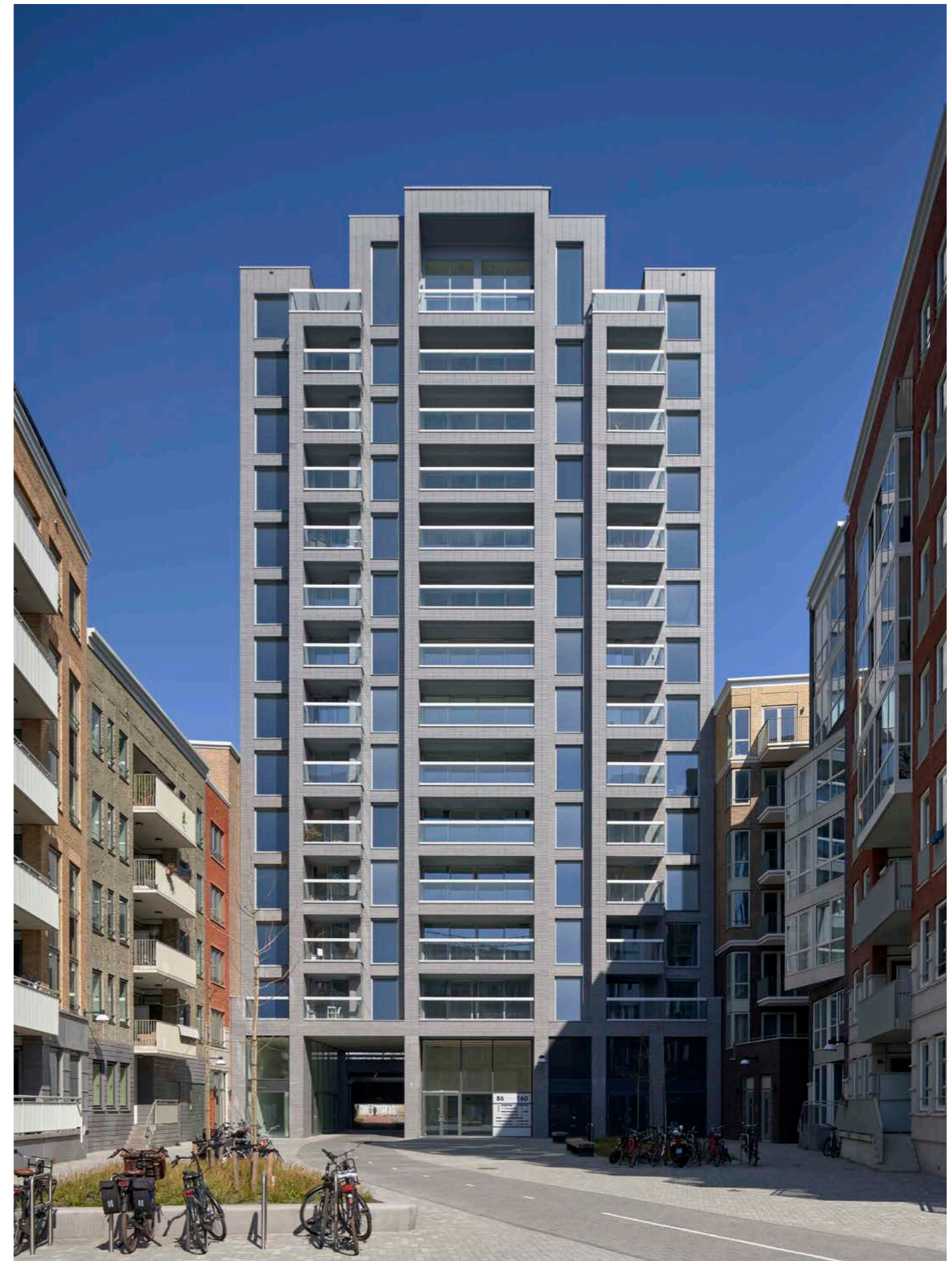
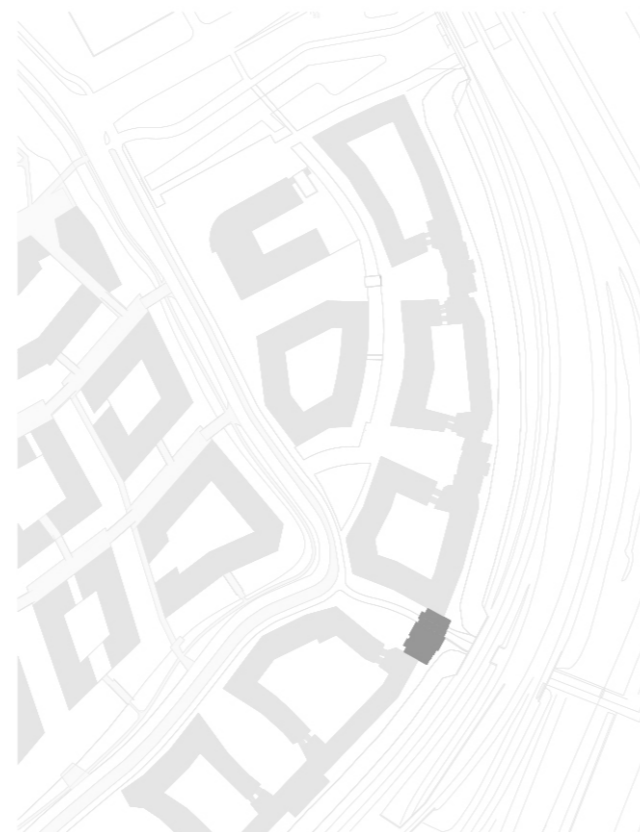
5.500 m<sup>2</sup>

Year:

2019

Status:

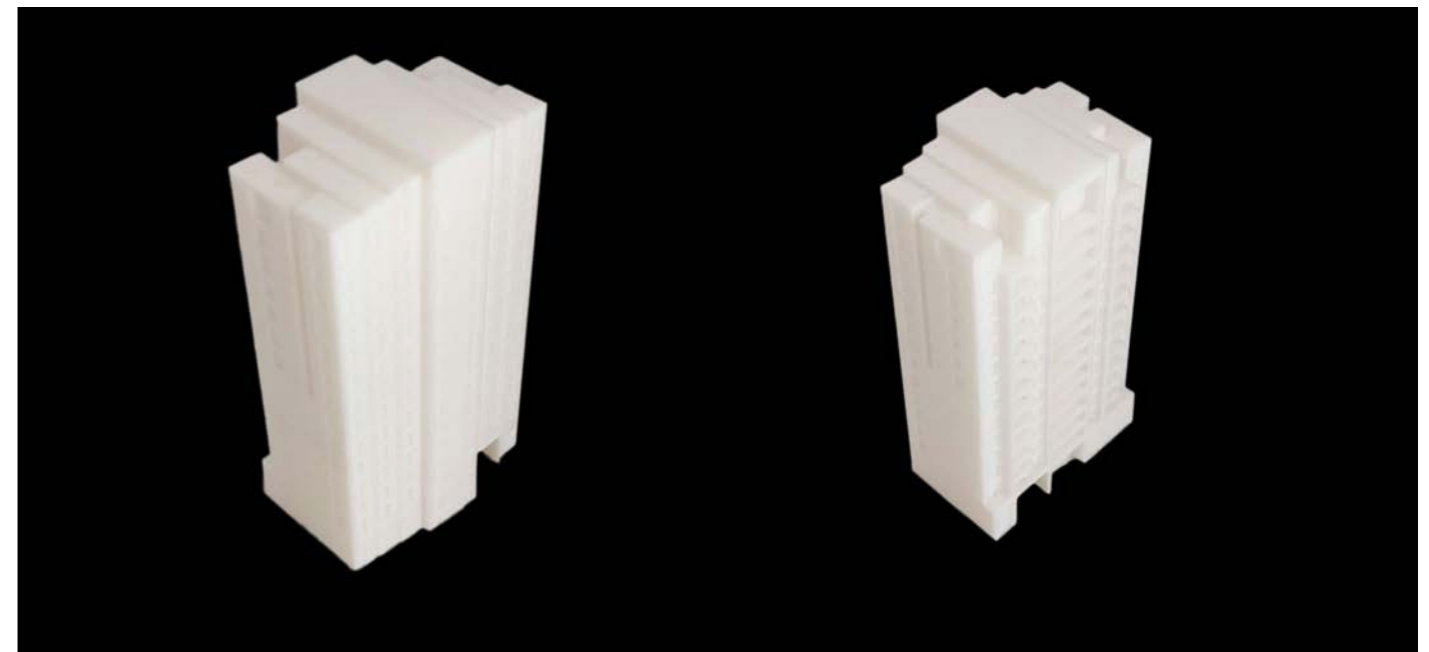
Built





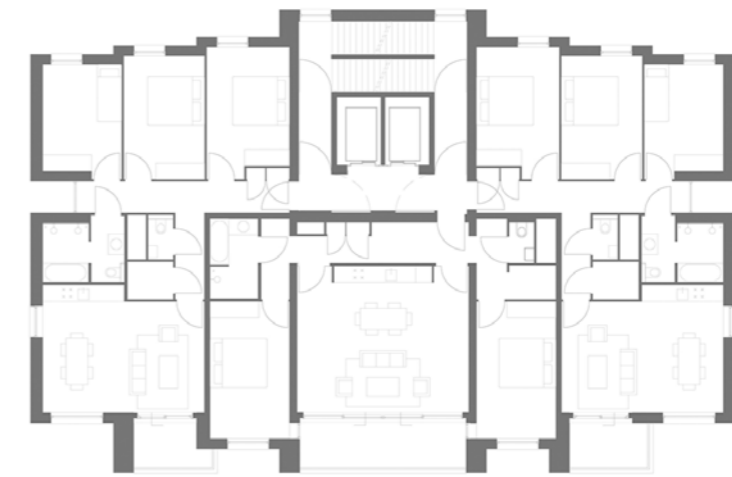




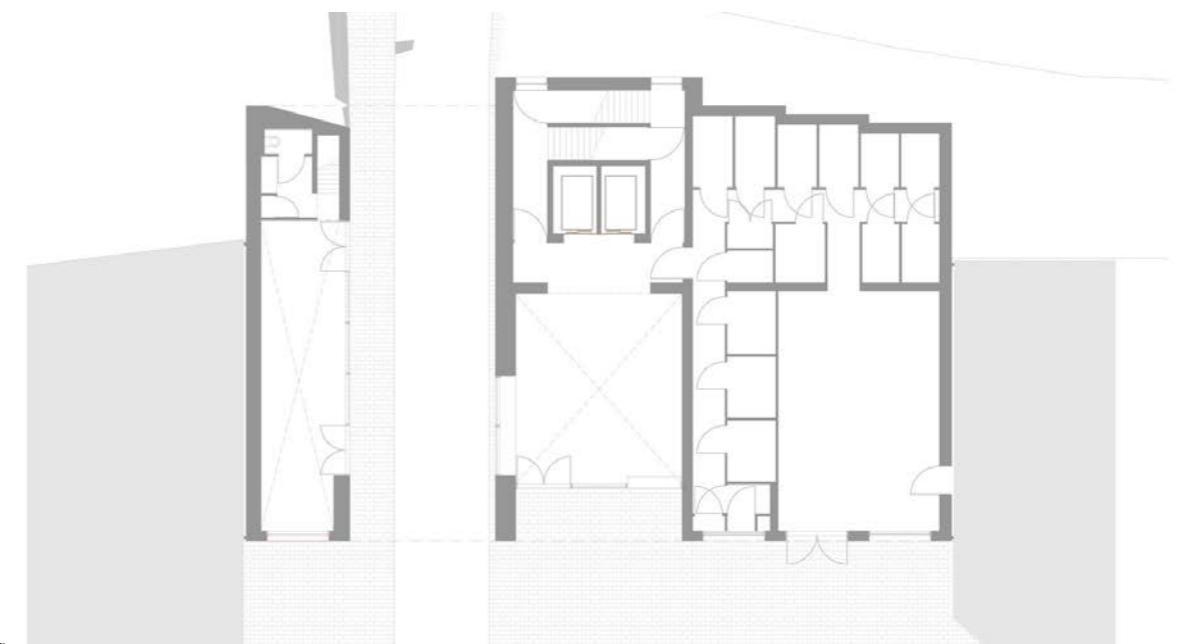




Sections

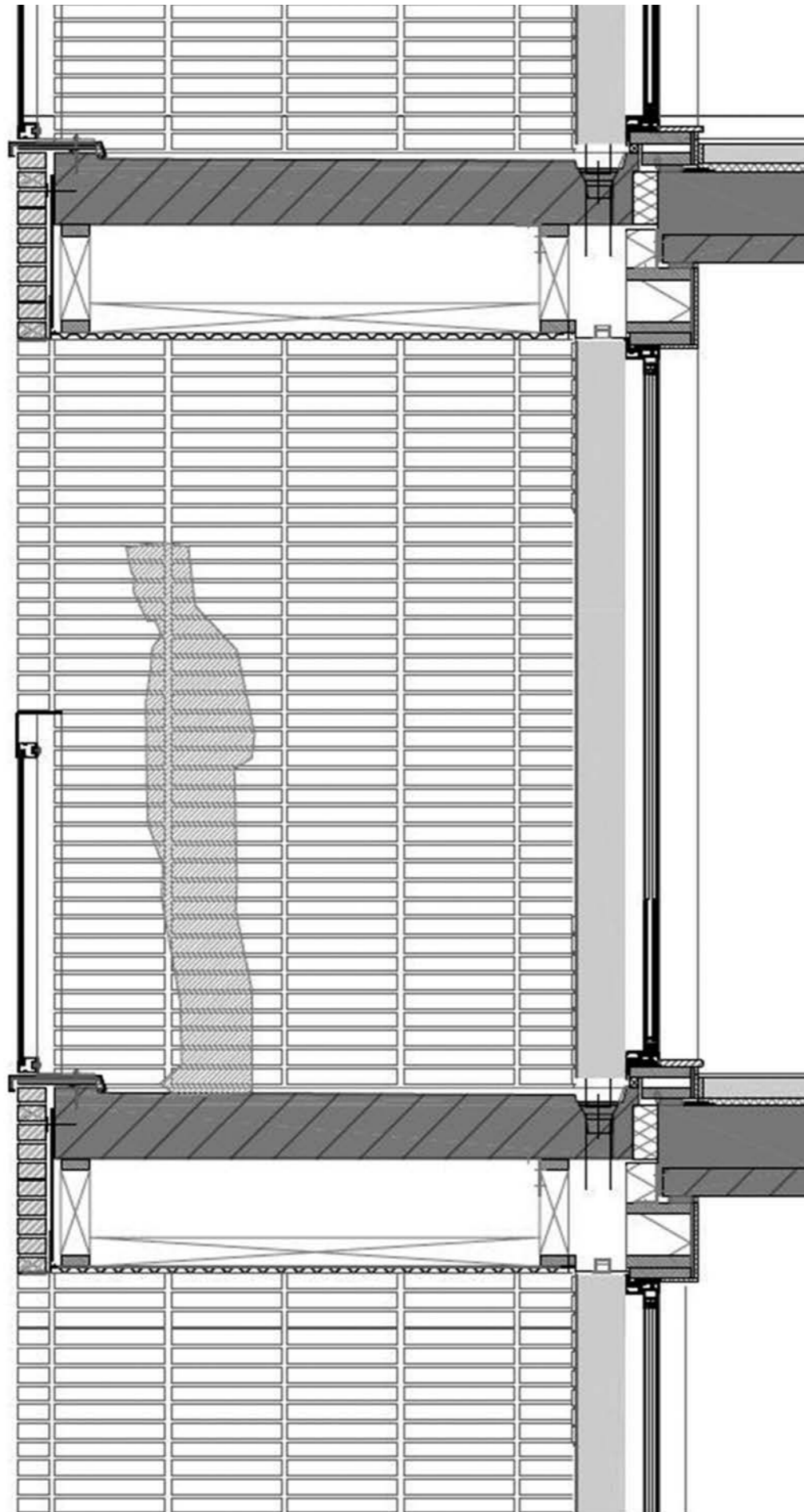


Standard floor



Ground floor

Floor plans



Structural Section

**Residential Tower 'Sevilla' at Holland Park. Diemen, Netherlands**

**MAIN DATA**

Client: Snippe Projecten B.V.  
Address: Jan Duikerhof 112 XH, Diemen, Netherlands  
Type: Residential  
Status: Built

**DATAS**

Competition: 2015  
Design of project: 2015-2016  
Construction: 2016-2019  
Implementation: 2019

**SURFACES**

Site: -  
Main building: 5.500 m<sup>2</sup>  
Other buildings: -  
TOTAL: 5.500 m<sup>2</sup>

**PROJECT TEAM**

Main Architect: Cruz y Ortiz Arquitectos  
Collaborators: Muriel Huisman, Oscar García de la Cámara, Hugo Bolté, Frank Verzijden, Alex Etxebarria  
  
Local Architect: -  
Interior design: -  
Lighting design: -  
Landscape architect: Karres+Brands  
Restoration architect: -  
Digital imaging: Archivision  
Model: Arche Architectuur Presentaties  
Photography: Rene de Wit  
Structural engineering: Van Rossum  
Climate engineer: LBP Sight  
Building physics advisor: DGMR  
Fire safety specialist: LBP Sight  
Health and Safety: Aboma  
Urban planning: Soeters van Eldonk  
Survey: Cruz y Ortiz Arquitectos  
Site control: ABC Nova  
Brands/Products: Kawneer/Window frames, Hagemeister/Brick façade, Mosa/Hall tiles, ROVAL/Window sill, Reinhardt/Integrated fire doors  
Contractors: UBA