

ZUIDAS ARCHITECTURE



Zuidoever: comfortable living in Kop Zuidas

Address	Kop Zuidas	Main user	Residents with ties to Amsterdam who have somatic complaints or dementia
Architect	Charlotte ten Dijke, TANGRAM architecture & urban landscape	Floors	4
Building owner	Cordaan (care organization)	Height in metres	14.5
Completed in	Spring 2020	Floor area	6,340 m ²

50 • **79th** *Zuidas*

ARCHITECTURE



Zuidas is renowned for its pioneering architecture. As it matures into an international quarter of Amsterdam, buildings are shooting up right and left in Zuidas. Amidst all these modern skyscrapers, it may be difficult to imagine that just about 20 years ago this stretch of land connecting the residential neighbourhoods of Zuid and Buitenveldert consisted mostly of tennis courts and football pitches. In this series we zoom in on the architecture of Zuidas. This time, we take a closer look at Zuidoever.

For most people, Zuidas calls to mind imposing office towers and residential blocks. But Zuidoever is changing that. This new care facility offers small-scale, high-quality comfort. With 54 apartments, the building is designed to have a warm, welcoming and comfortable feel, which is articulated in abundant use of glass and a transparent façade, combined with large

windows. The underlying philosophy is to allow residents to continue living as normally as possible. This is borne out in the spacious apartments, all with private bathrooms and pantries. Residents also have plenty of freedom to suit the spaces to their own tastes and needs. Zuidoever is designed to be adaptable to people's physical capabilities and can be enlarged or scaled down as required. It also emphasizes physical and emotional connection with the outside world. All the residential units open directly onto the gardens or the street. These gardens start at street level and continue up to the fourth top level. This also includes a roofed winter garden, enabling residents to enjoy the outdoors year-round and interact anytime, anywhere. As well as offering possibilities for both privacy and interaction, this also makes people less care-dependent. Last but not least, the ground floor has a space that can be used to host concerts and gatherings and where residents and other locals can get together.

FACTS

- Zuidoever is very energy efficient and scores an 8.8 for Health on the Municipal Practical Guidelines (GPR) for sustainable construction.
- There are a variety of services available to residents. Fresh meals are prepared daily, a caretaker is on hand for minor maintenance jobs and all apartments are connected to a 24-hour care alarm system.
- One of the neighbours was so enthusiastic about the new complex that Zuidoever has already been nominated for an architecture award.
- Zuidoever's real showpiece is the garden filled with colourful and fragrant plants and flowers and a winter garden with paths to stroll along, seating and a pétanque pitch.