

OMA

De Rotterdam

De Rotterdam is conceived as a vertical city: three interconnected mixed-use towers accommodating offices, apartments, a hotel, conference facilities, shops, restaurants, and cafes. The project began in 1997. Construction started at the end of 2009, with completion in 2013. The towers are part of the ongoing redevelopment of the old harbour district of Wilhelminapier, next to the Erasmus Bridge, and aim to reinstate the vibrant urban activity – trade, transport, leisure – once familiar to the neighbourhood. De Rotterdam is named after one of the ships on the Holland America Line, which departed from the Wilhelminapier in decades past, carrying thousands of Europeans emigrating to the US.

The three towers reach 150m high, with a gross floor area of approximately 162,000m², making De Rotterdam the largest building in the Netherlands. OMA's architectural concept produces more than sheer size: urban density and diversity – both in the program and the form – are the guiding principles of the project. De Rotterdam's stacked towers are arranged in a subtly irregular cluster that refuses to resolve into a singular form and produces intriguing new views from different perspectives. Similarly, the definition of the building changes according to its multiple uses internally.

The various programs of this urban complex are organized into distinct blocks, providing both clarity and synergy: residents and office workers alike can use the fitness facilities, restaurants, and conference rooms of the hotel. And these private users of the building have contact with the general public on the ground floor, with its waterfront cafes. The lobbies for the offices, hotel, and apartments are located in the plinth – a long elevated hall that serves as a general traffic hub for De Rotterdam's wide variety of users.

Partners in charge: Rem Koolhaas, Reinier de Graaf, Ellen van Loon

Associate in charge: Kees van Casteren

Team 1997–2001 (50% SD): Christina Beaumont, Stefan Bendiks, Frans Blok, Robert Cheoff, Bert Karel Deuten, Sharon Goren, Juan Guardetti, Jens Holm, Alex de Jong, Adam Kurdahl, Carolien Ligtenberg, Anna Little, Nuno Rosado, Saskia Simon, Johan de Wachter, Barbara Wolff

Team 2007–08 (50% SD – building permit): Chantal Aquilina, Eva Dietrich, Anita Ernödi, Markus Frank, Jonah Gamblin, Clarisa Garcia-Fresco, Alex de Jong, Michel van de Kar, Christoph Michael, Elida Mosquera, Mauro Parravicini, Ippolito Pestellini Laparelli, Raphael Pulido, Louise Sullivan, Olaf Turck, Manuel Villanueva, with: Chun Chiu, Duncan Flemington, Evangelos Kotsioris, Sören Martinussen, Nobuki Ogasahara, Theo Petrides, Benoit Schelstraete, Ian Schopa, Kyo Stockhaus, Joao Viera Costa, Luca Vigliero, Jussi Vuori, Jean-Paul Willems

Team 2009–13 (construction phase / interiors): Michel van de Kar (associate), Marlies Boterman, Christoph Michael, with: Katrien van Dijk, Nathalie Gozdziaik, Sai Shu, Saskia Simon, Tomas Dirrix, Erik de Haan, Jue Qiu, Tom Shadbolt, Pal Trodahl Interiors hotel (2013): Saskia Simon, Marina Cogliani, Clive Hennessey, Yasuhito Hirose, Arminas Sadzevicius

Building code consultant: ABT Bouwkunde, Velp / Delft

Structural engineer: Corsmit, Rotterdam

Structural advisor in SD phase: Arup, London

Service engineers: Techniplan, Rotterdam (offices, hotel) / Valstar Simonis, Rijswijk (apartments, plinth)

Façades: Permasteelisa, Middelburg (offices, hotel, plinth) / TGM, Asten (apartments)

Fire safety / building physics: DGMR, Arnhem

Lighting consultant ground floor / atrium: Arup, Amsterdam

Scenography / lighting consultants hotel: Ducks Scéno, Paris / Les Eclaireurs, Lyon

Construction phase

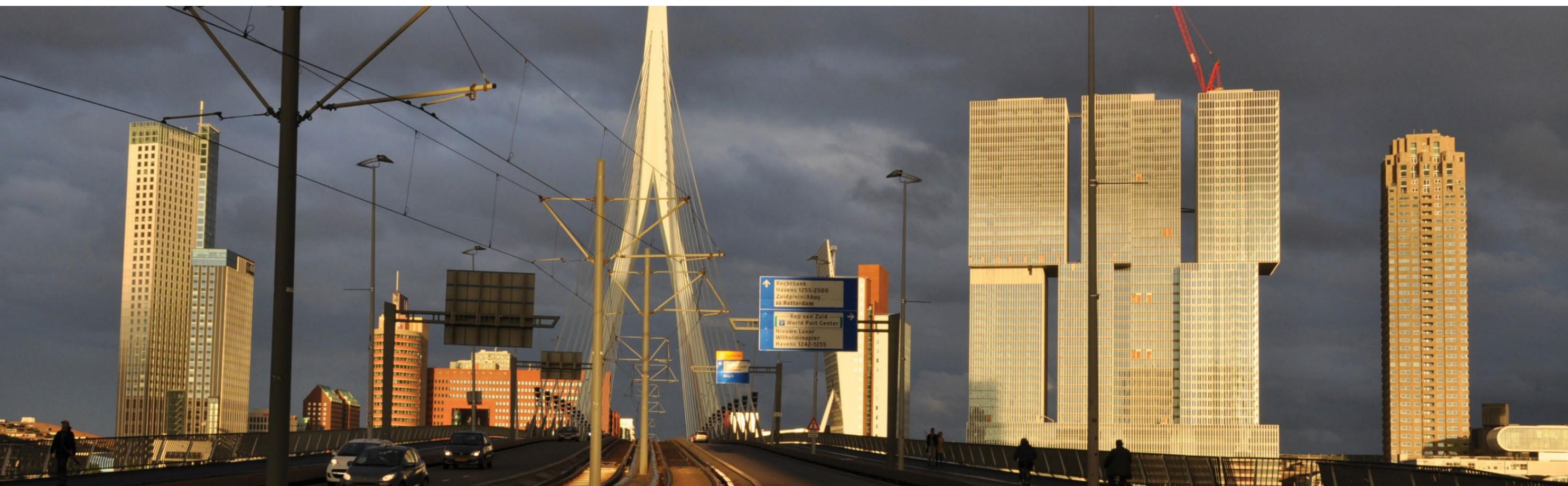
Executive architect: B+M, The Hague

Elevators / escalators / building maintenance units: Kone, The Hague

MEP: Roodenburg, Krimpen aan den IJssel

Contractor: Züblin, Stuttgart / Antwerp / Vlaardingen

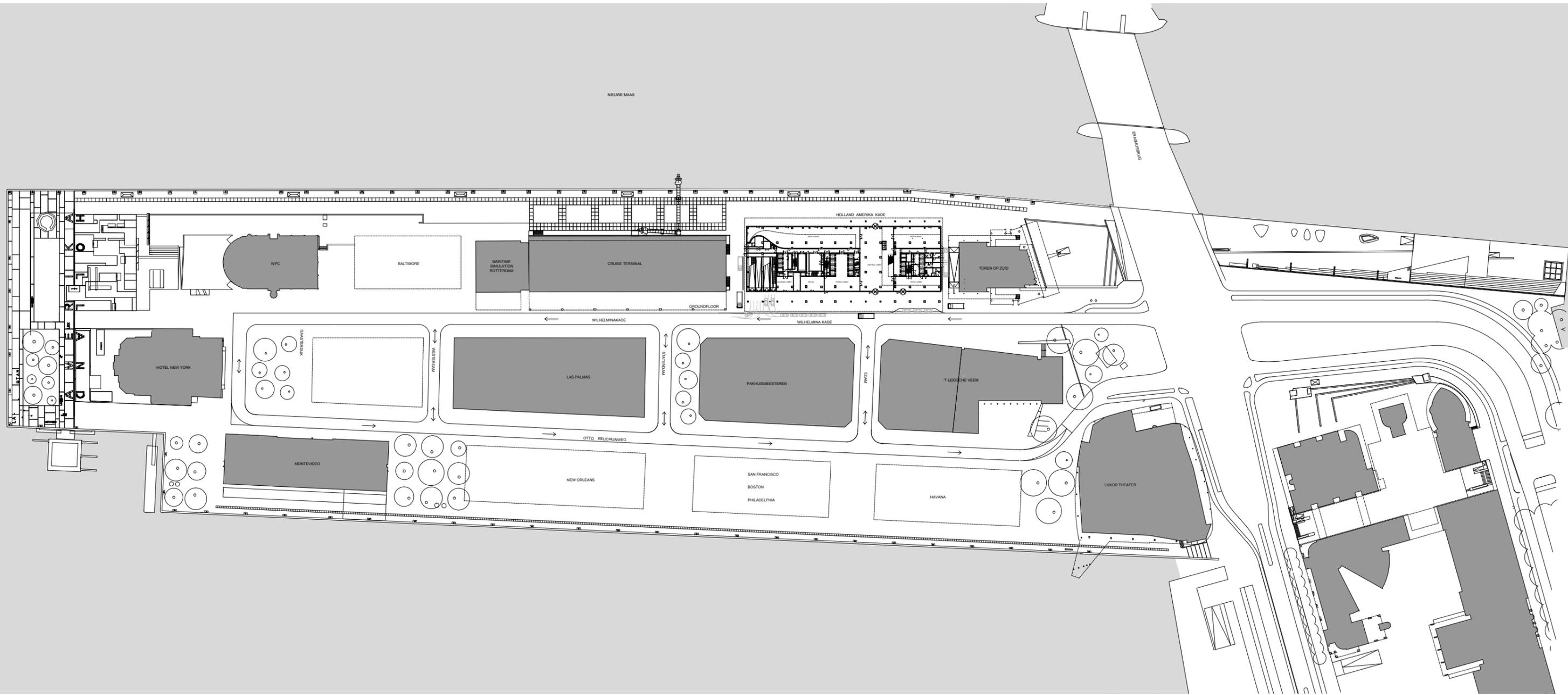
Reception desks ground floor: Smeulders, Nuenen





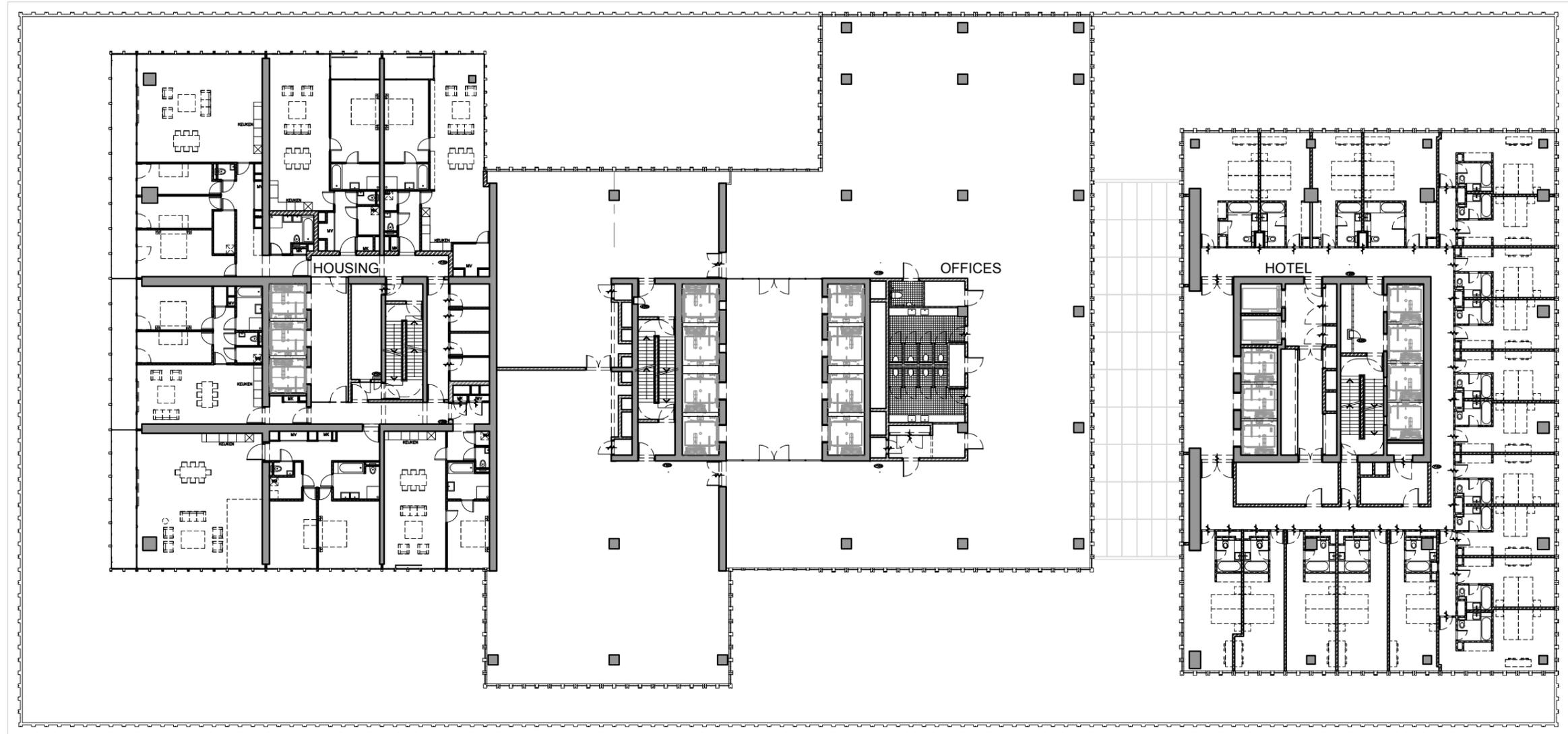






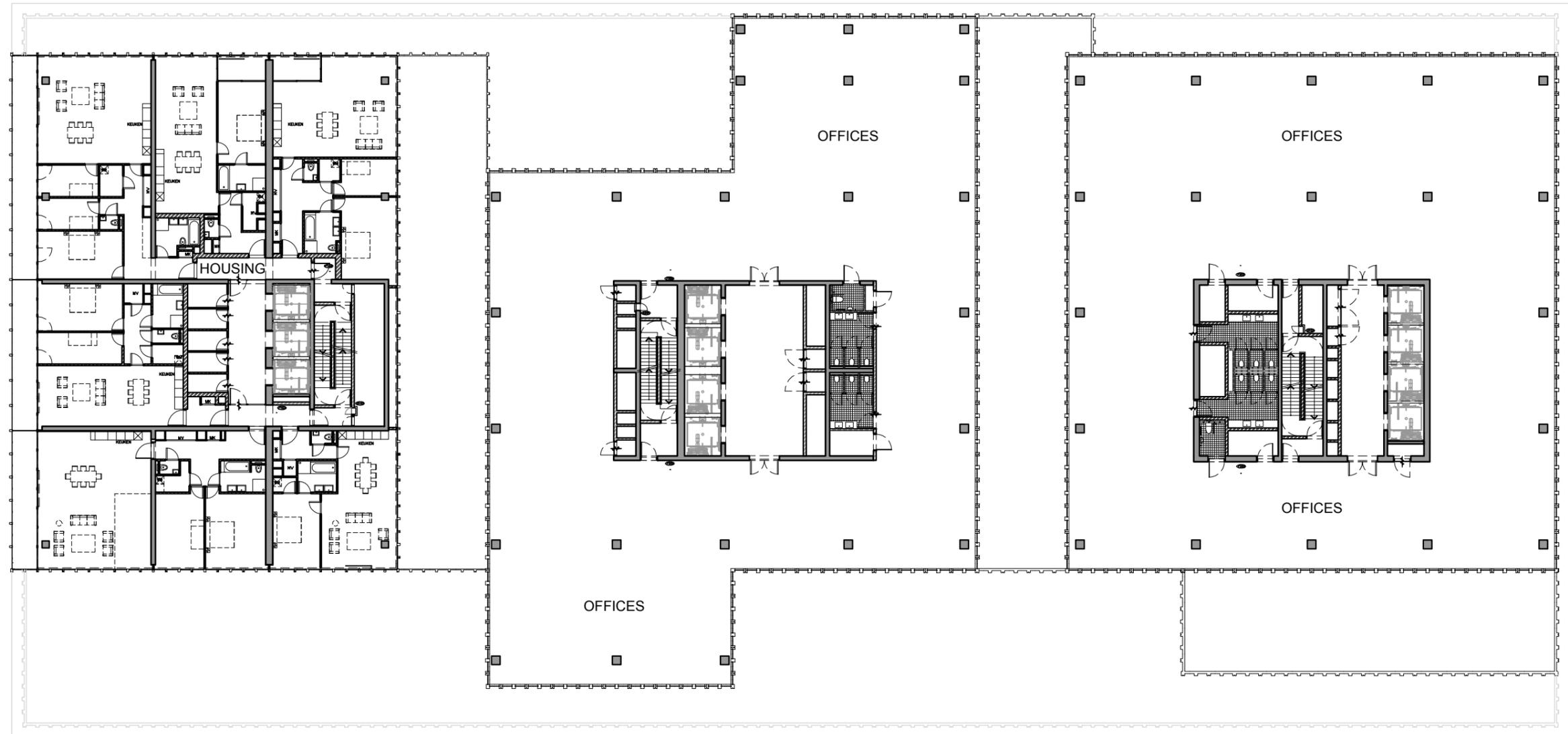
Context plan

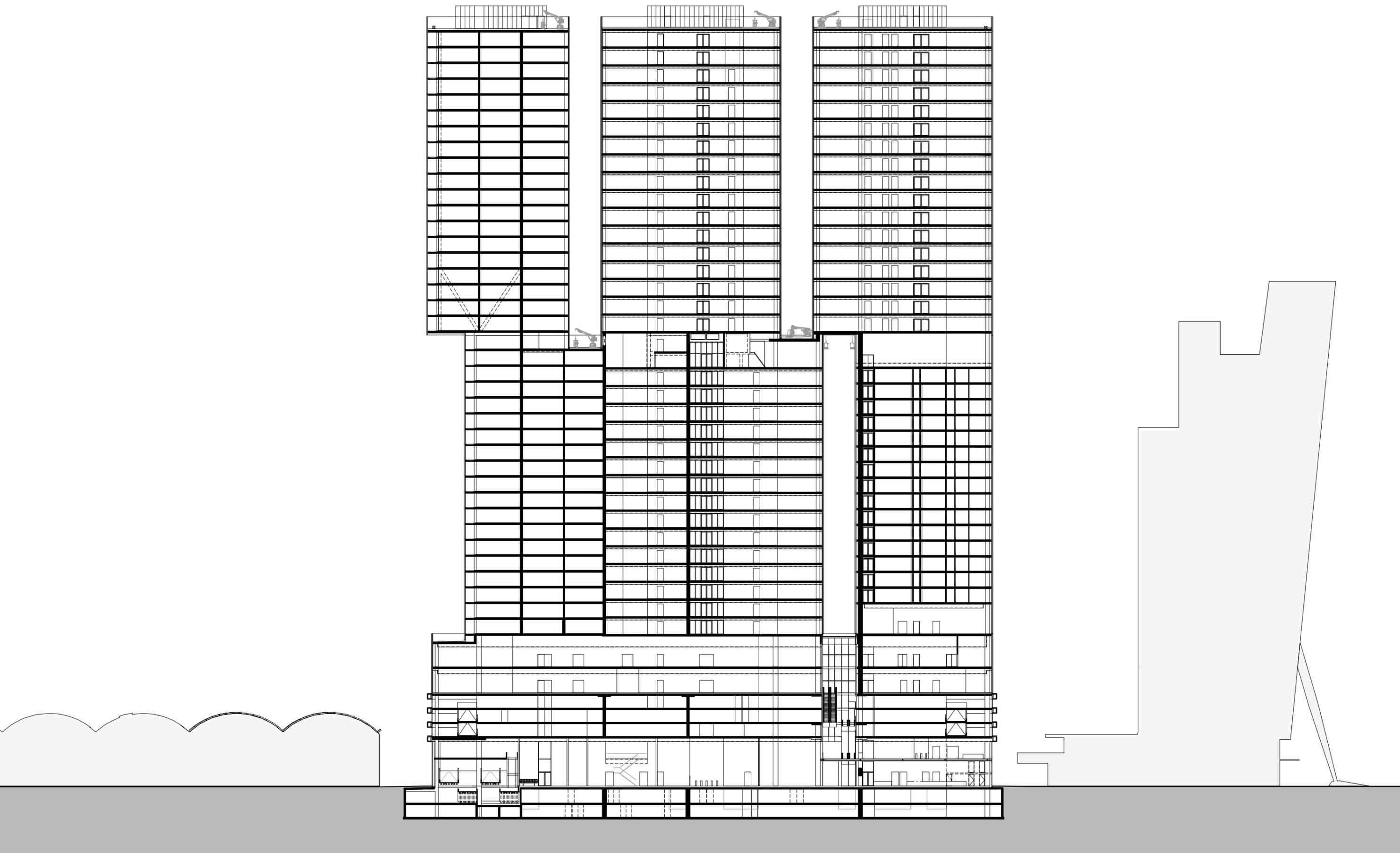




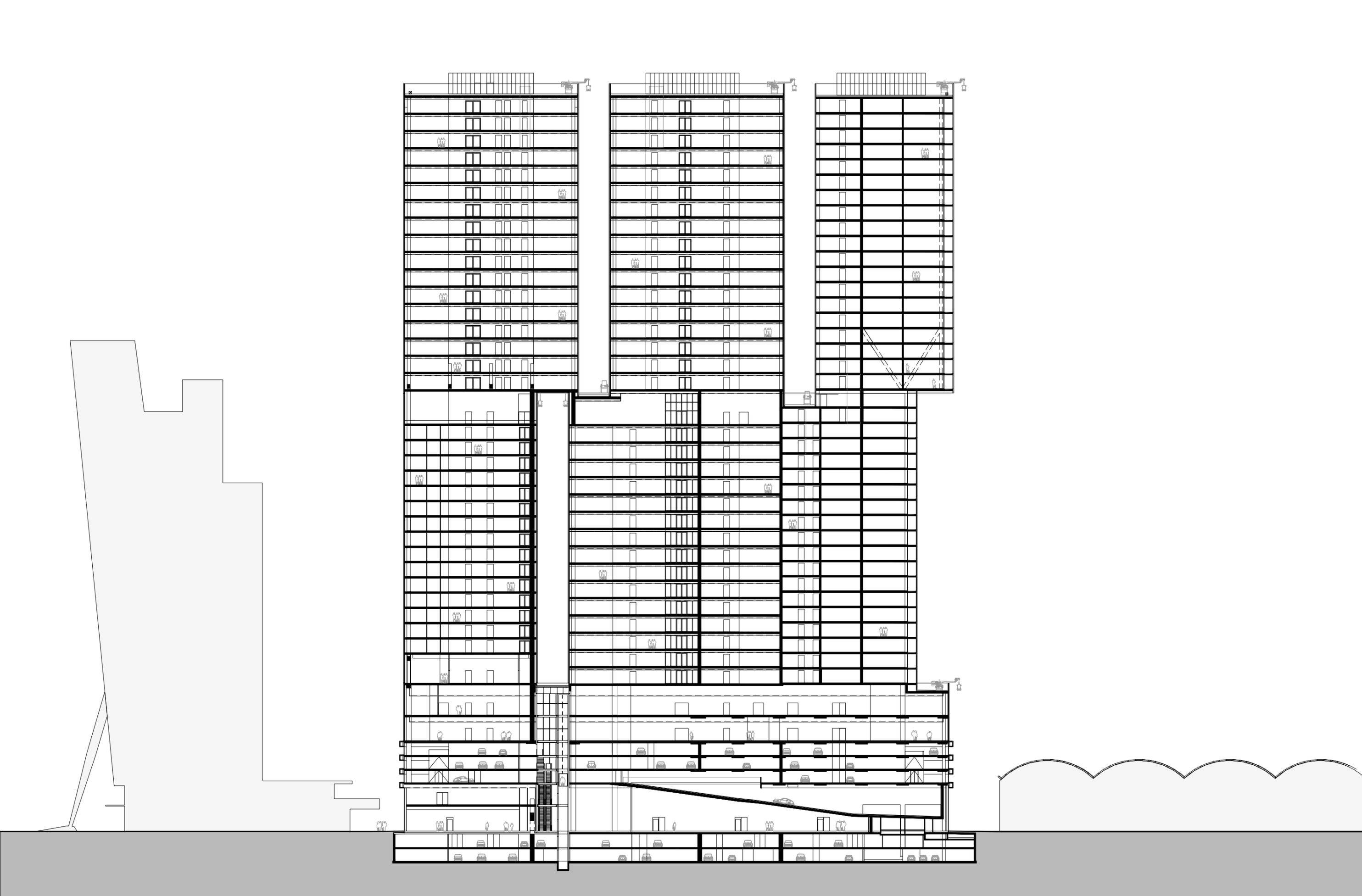
Typical low-rise plan



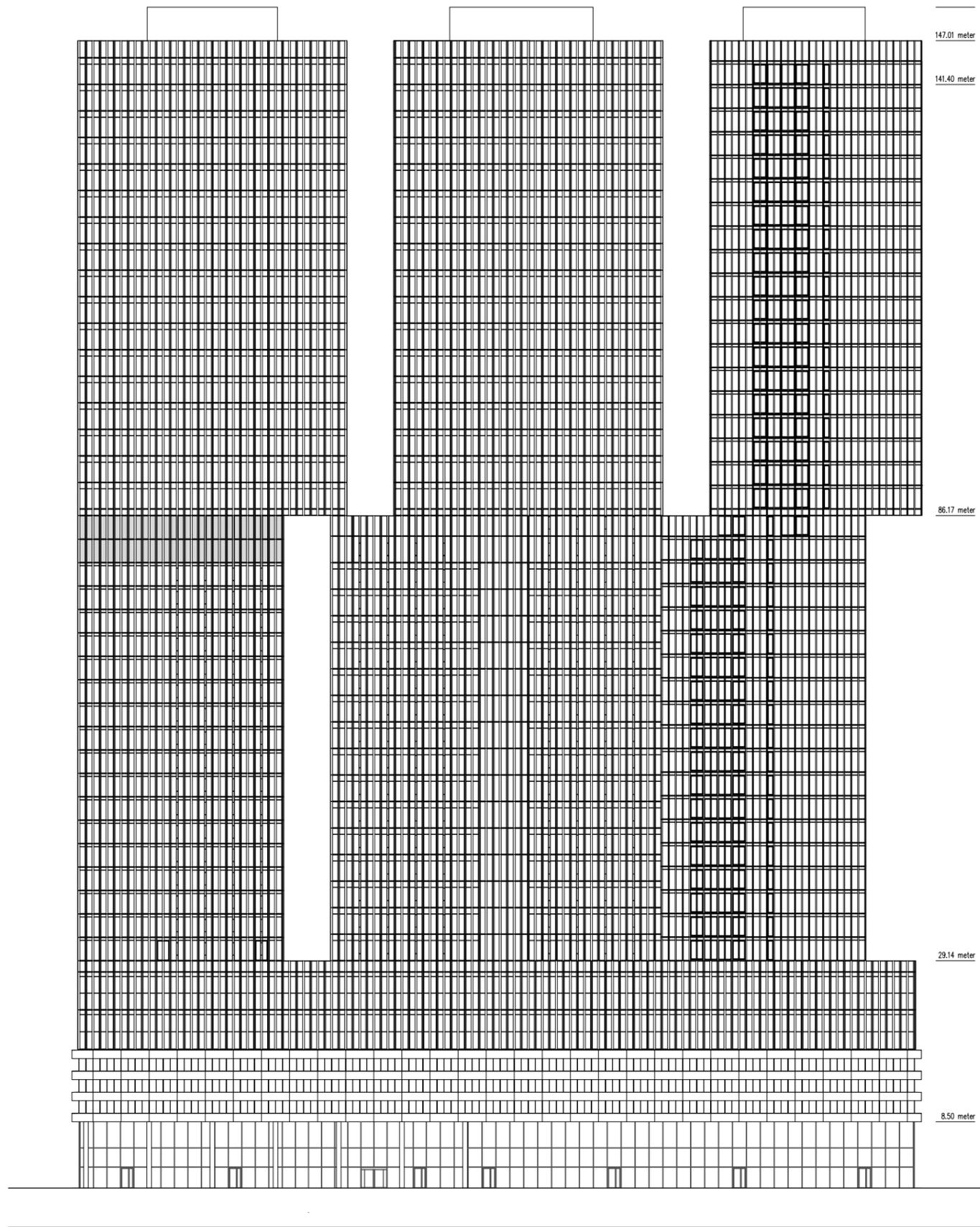




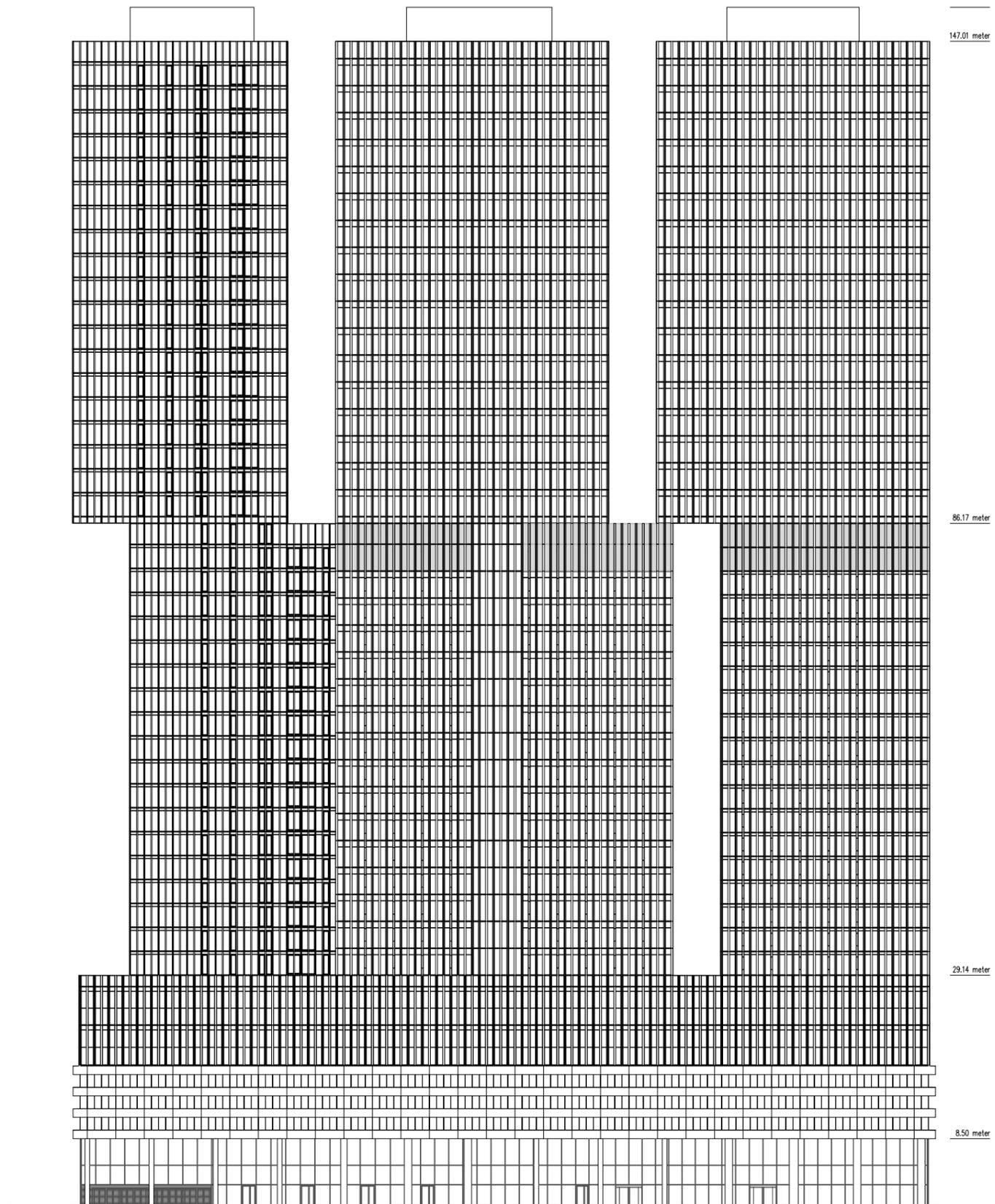
Long section facing North



Long section facing South



North elevation



South elevation