

Transformeren naar Paris Proof

Dutch Green Building Week 2026



08/09/2026

Sprekers



Martijn van
Gameren

Architect / partner

Paul de Ruiter Architects



Anja Köhler

Head of Sustainability

Edge



Ronald Wenting

Senior Adviseur
Constructies

ABT



Chiel de Block

Coördinator
Duurzaamheid

Hogeschool Leiden



Henk van der
Steen

Coördinator Technische
Zaken

Hogeschool Leiden

COOLSINGEL 93

Opdrachtgever

BNP Paribas Asset Management
Provast

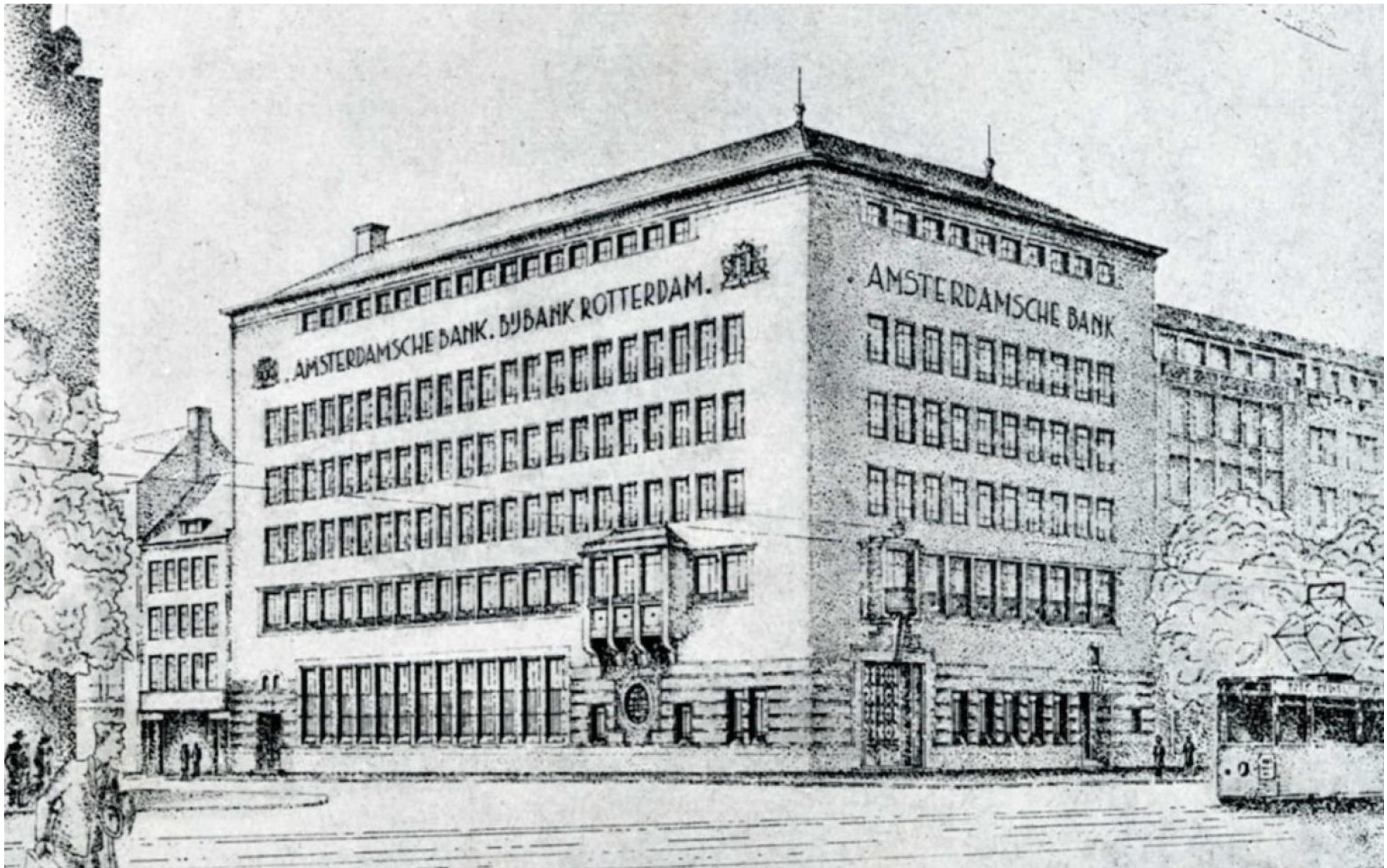
Ontwerpteam

Architect: Paul de Ruiter Architects
Constructeur: IMd ingenieurs
Installatieadvies: IBL
Bouwfysica: Peutz
Cultuurhistorie: Crimson
Renovatiearchitect: Walraad Architecten
Interieur: Tank
Landschap: Moss
Bouwkwaliteit: Bouad

Aannemer

De Vries en Verburg Bouw





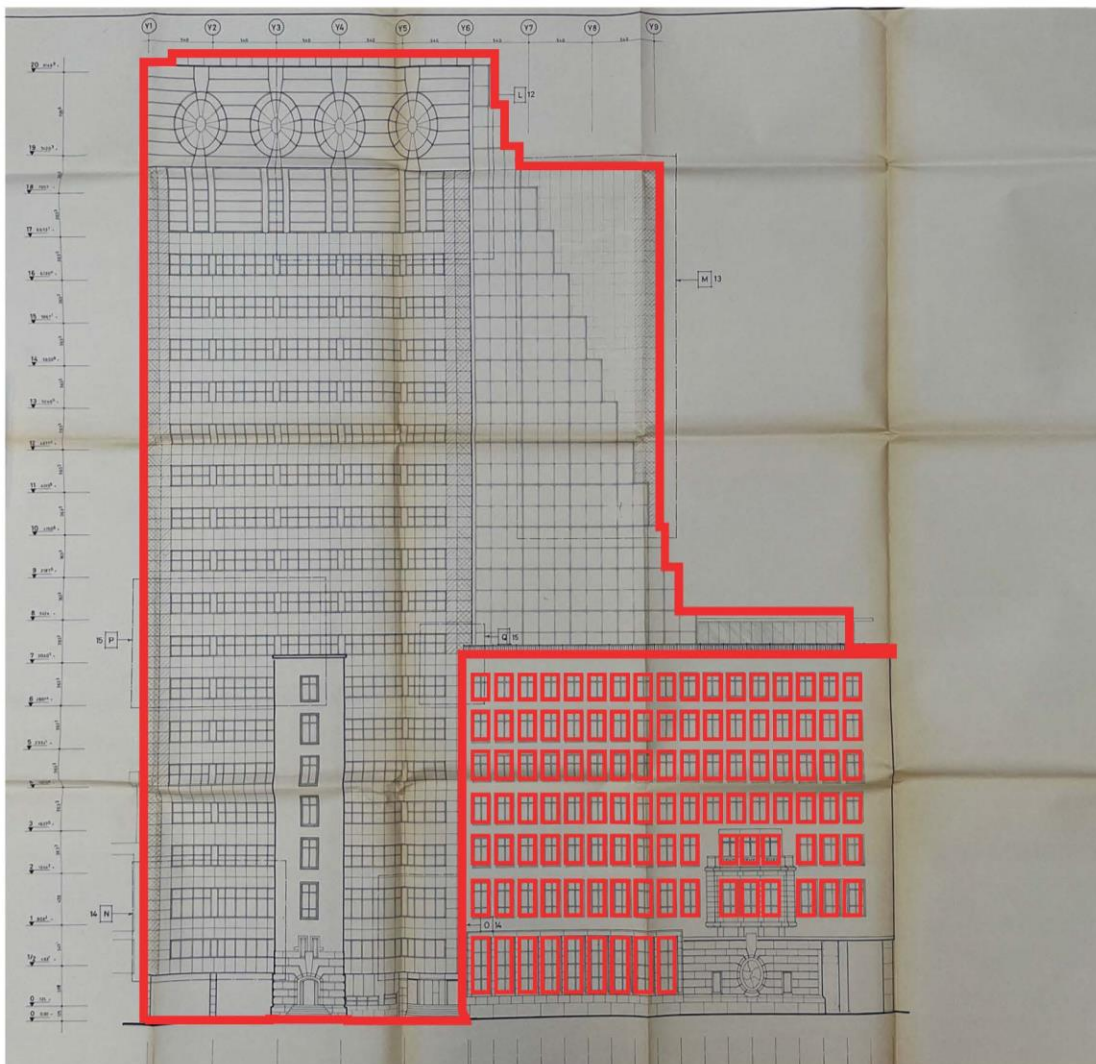
1946 Amsterdamsche Bank

Architect A.A. van Nieuwenhuijzen ontwerpt de Amsterdamsche Bank Bijbank Rotterdam



1986 Bank Mees & Hope

Architect Rob van Erk EGM architecten gebouwd tussen 1988 en 1993



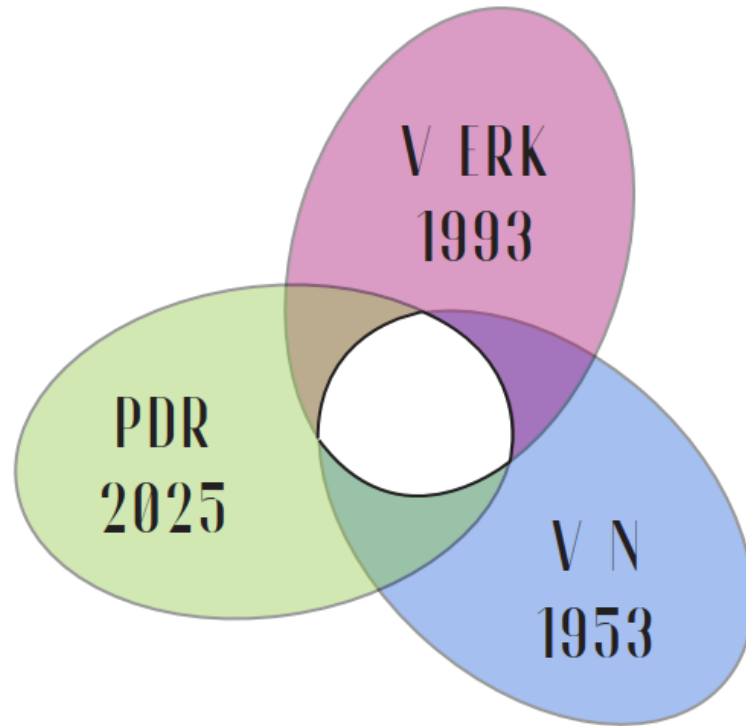
Groot deel van jaren 50 moest plaats maken voor de toren

Van leegstand naar eerste Paris Proof monument van Rotterdam



Drie tijdlagen, met
respect voor wat er is

Van Nieuwenhuijzen
Van Erk
Paul de Ruiter Architects



Duurzaamheid en toekomstwaarde

Paris Proof op embodied carbon en energie



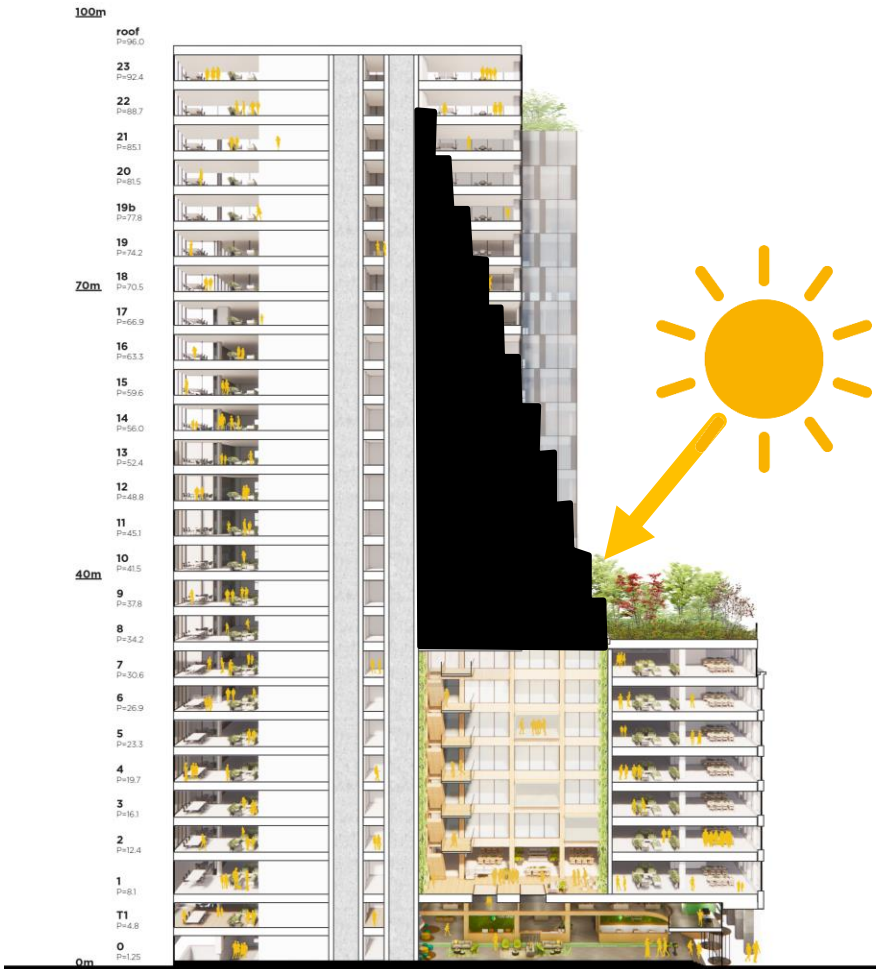




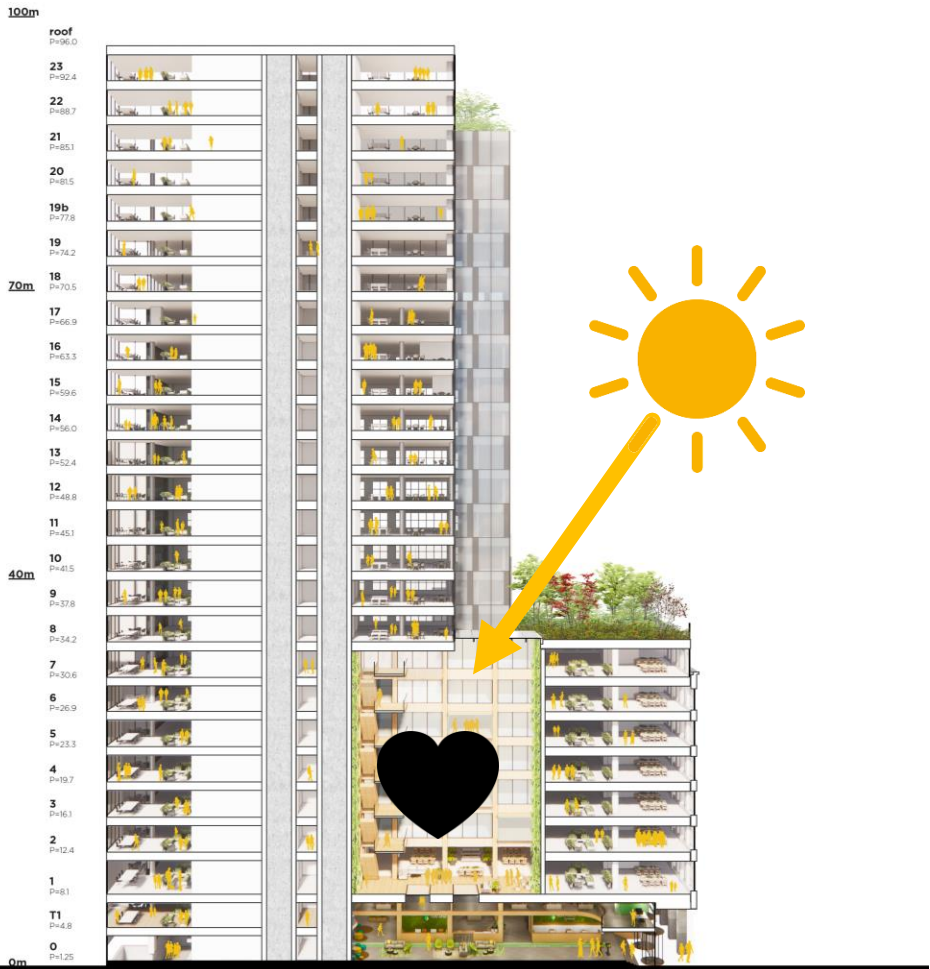
Donker atrium met minimaal daglicht

Voldoet niet aan de ARBO eisen

Daglicht tot diep in
het gebouw



Geen direct daglicht in het atrium



Waterval weghalen voor meer daglicht



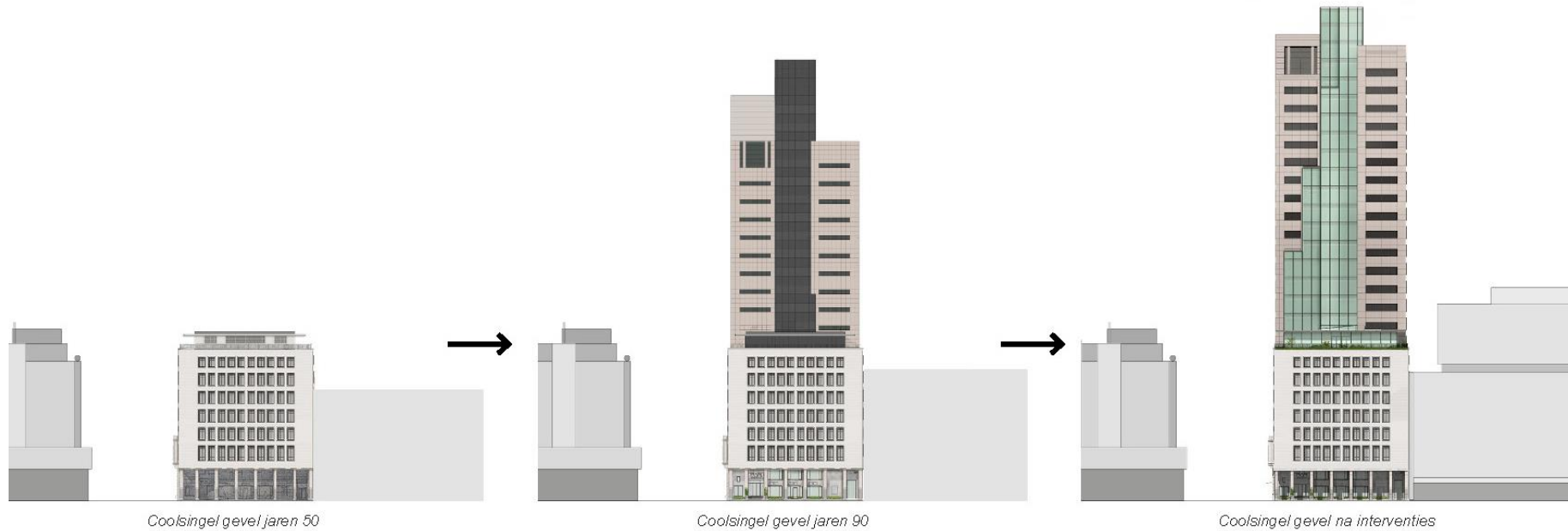
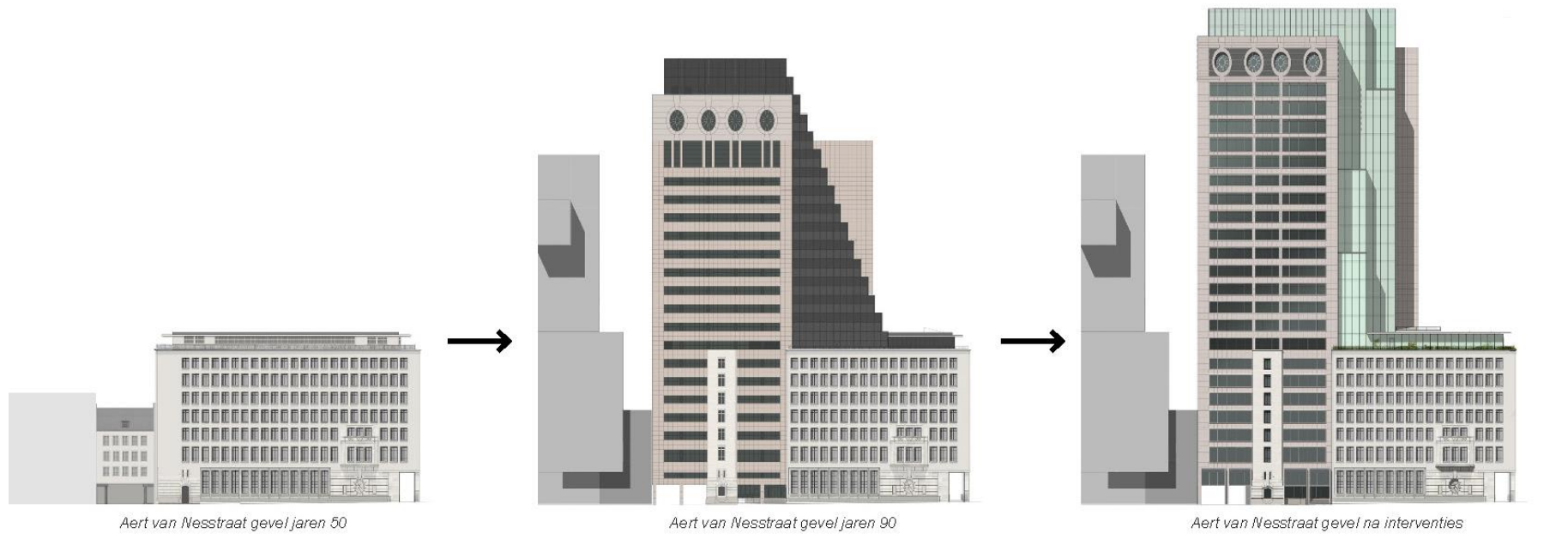
Waterval mét daglicht



Drie tijdlagen, waarvan de laatste gedreven uit duurzaamheid

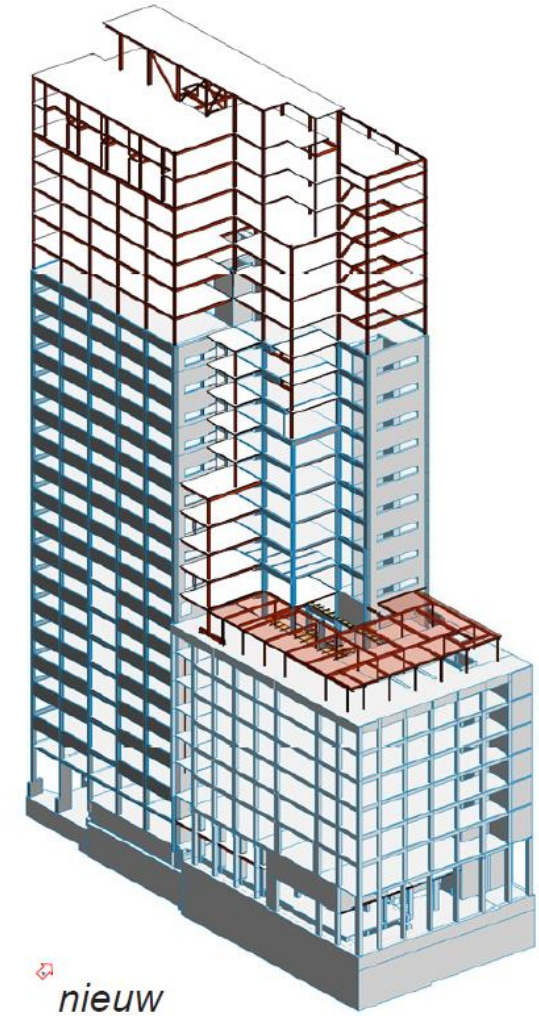
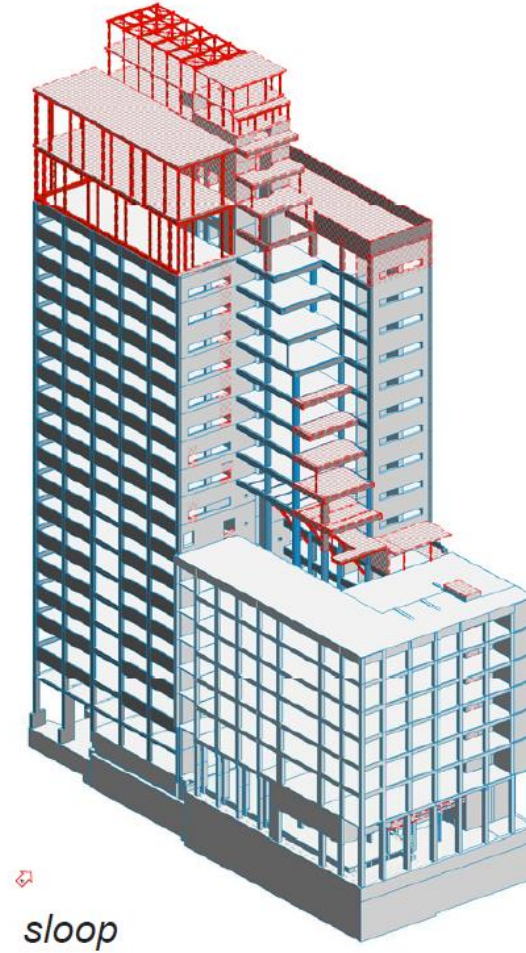
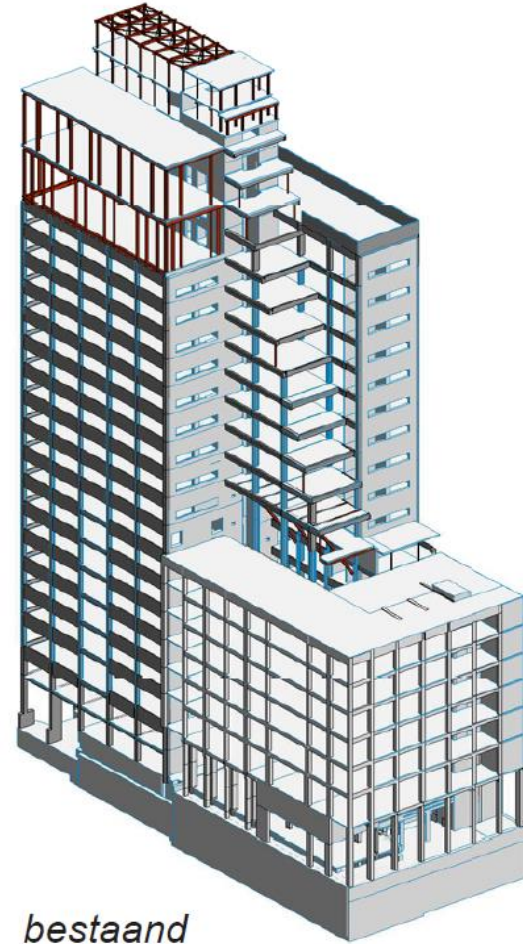
Jaren 50, van Nieuwenhuijzen
Jaren 90, van Erk
Jaren 20, PDRA

Paul de Ruiter
Architects



DGBC
07-09-2026

Door
gewichtsbesparing
extra bouwlagen
mogelijk én Paris
Proof



Paris Proof materiaal

Pantera Roso – braziliaans natuursteen
4cm dik
Geen garanties
Niet losmaakbaar
Slecht geïsoleerd



Demonteren en hergebruiken



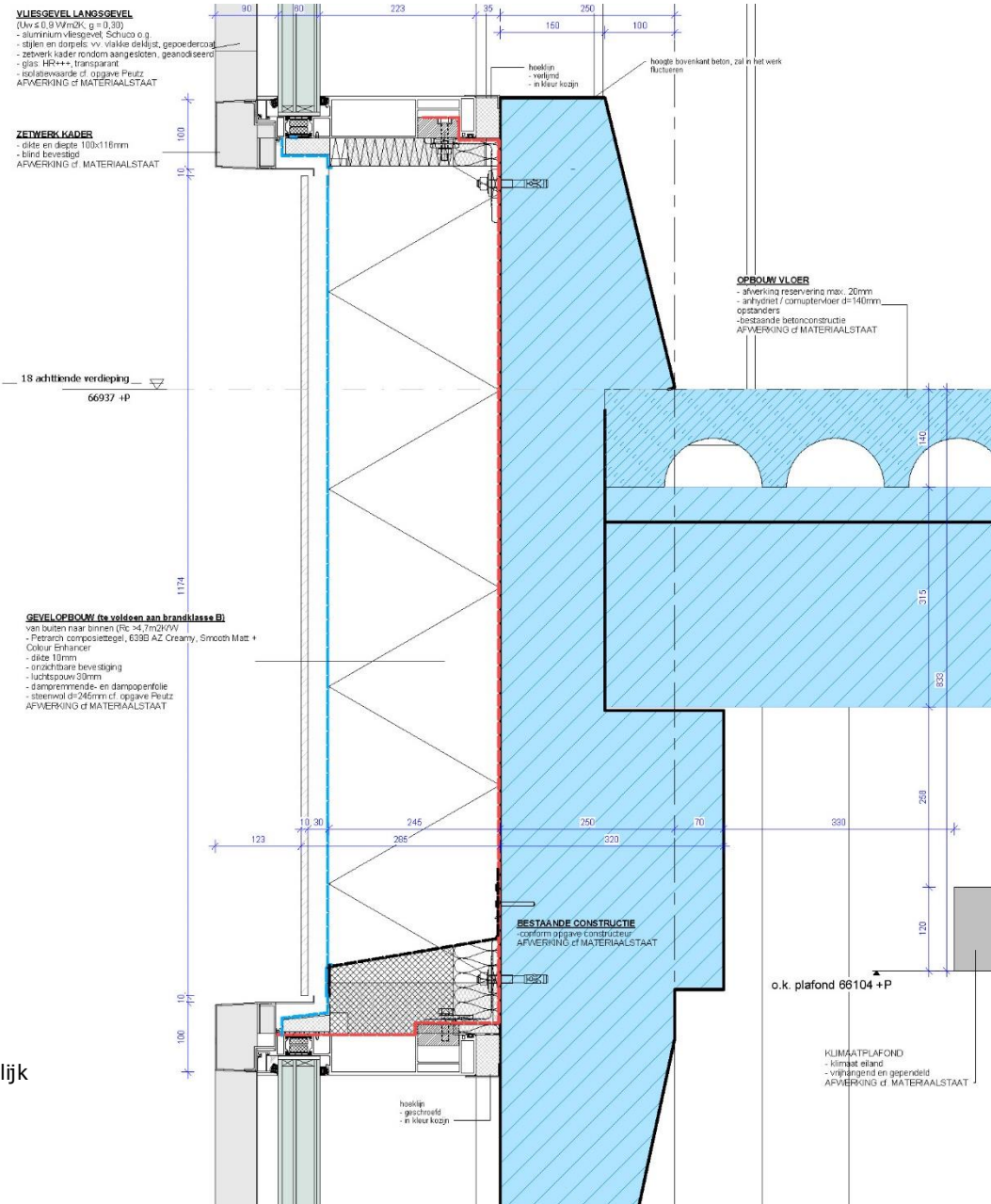
Gewichtsbesparing

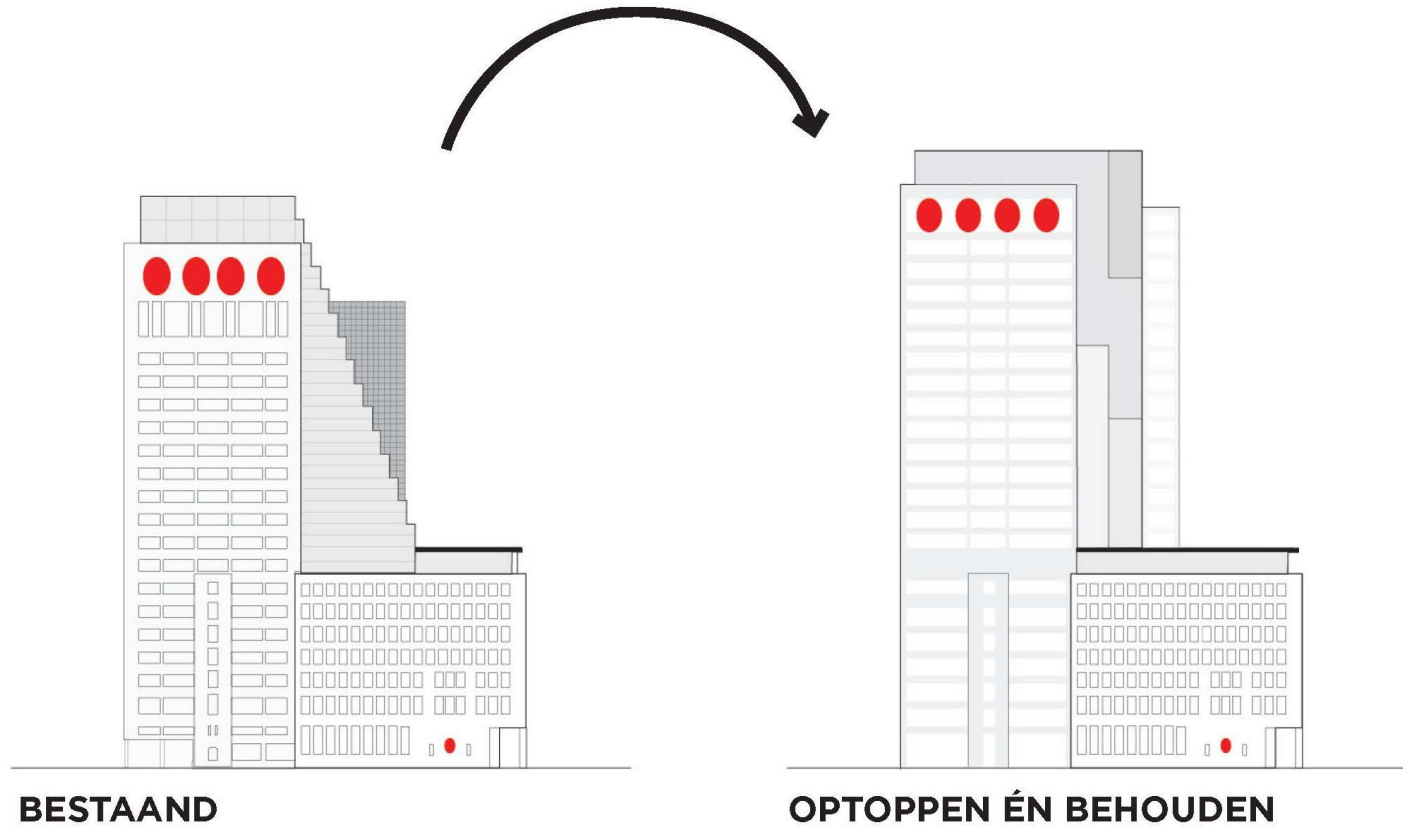
Vijf keer zo dun
Zelfde look & feel
Betere isolatiemogelijkheden
Door gewichtsbesparing extra bouwlagen mogelijk
CO2 besparing



Gevel mock-up

Vijf keer zo dun
Zelfde look & feel
Betere isolatiemogelijkheden
Door gewichtsbesparing extra bouwlagen mogelijk
CO2 besparing





Oeils-de-boeuf terugplaatsen 20 meter hoger

Opslag





Status september
2026



dsm-firmenich dual HQ

The world needs better buildings

Because



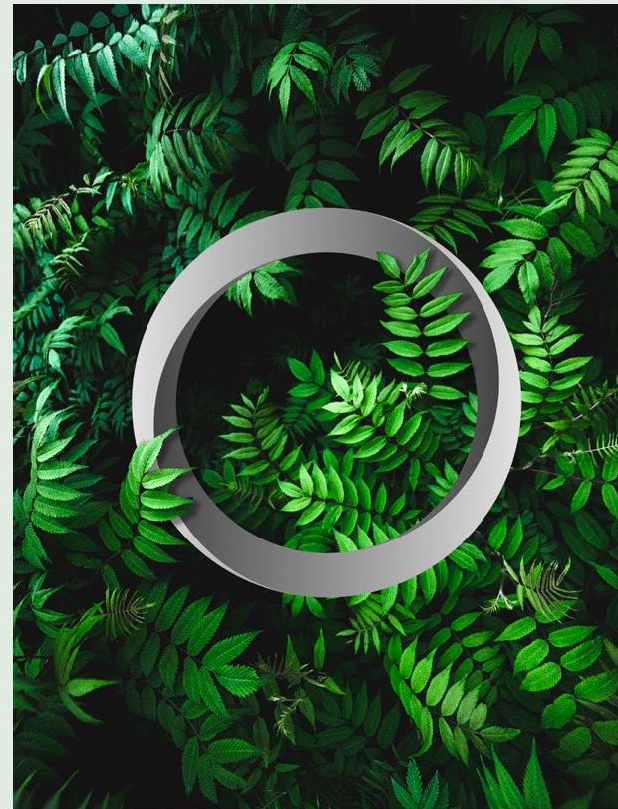
EDGE

Amsterdam – Berlin – London

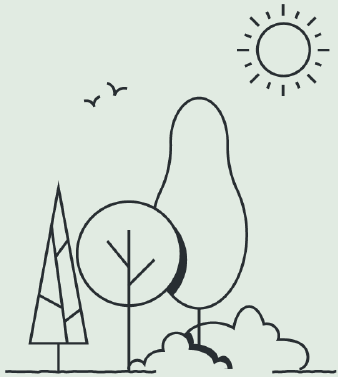
Because we believe



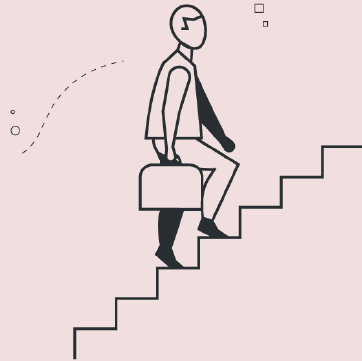
The *world* needs better buildings



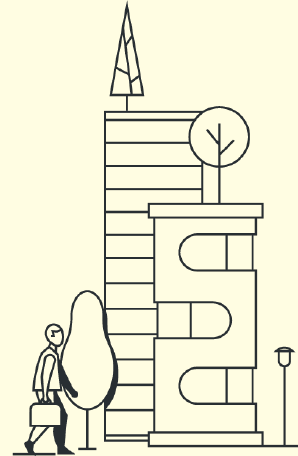
SUSTAINABILITY



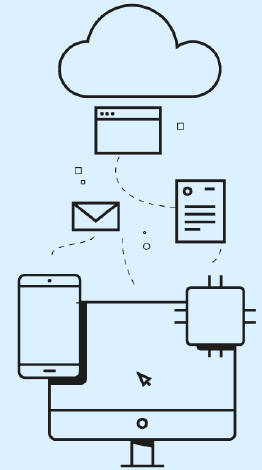
WELLBEING



DESIGN



TECHNOLOGY



**A clear solution to give the
world better buildings**

MAASTRICHT

dsm-firmerich Dual HQ

Size

8.500 sq m

Completion date

Q1 2024

Architect

BroekBakema

Certifications

WELL Platinum,
BREAAM Outstanding

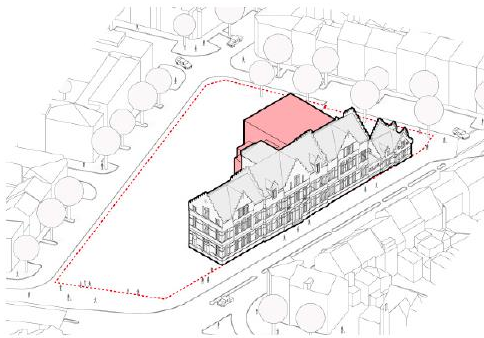
real
estate

3W

/04

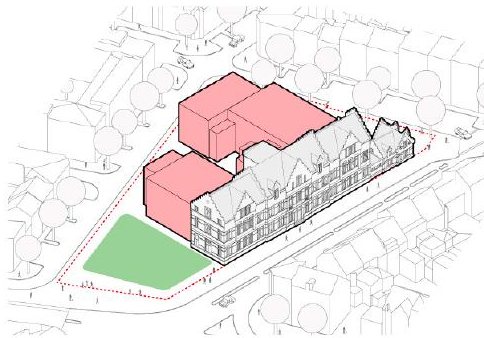


Ambachtsschool



1911

The craft school was built in 1911 where people were trained to become technically skilled workers.



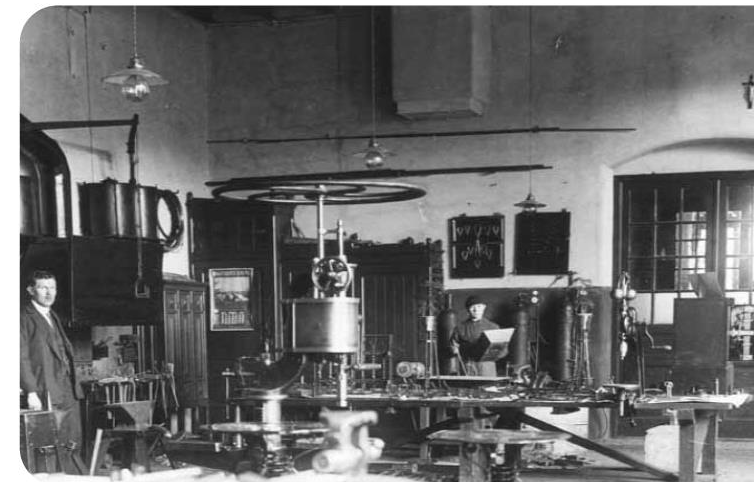
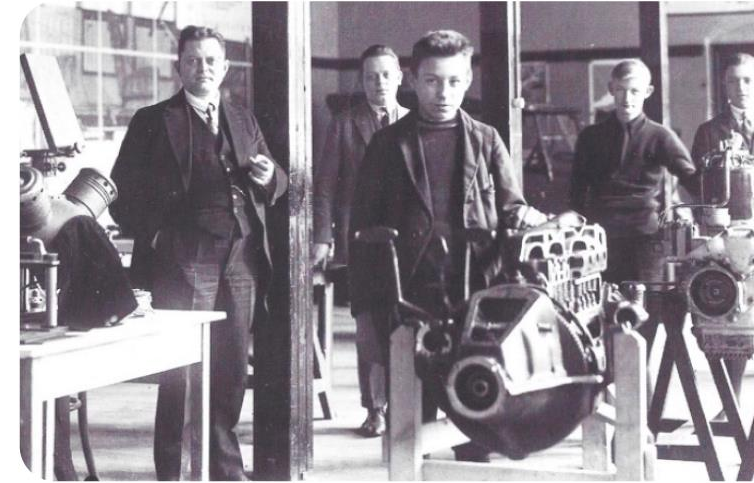
1967

Until 1967, the building was expanded a couple of times to comply with the demand of student numbers.



1994

The building became vacant in 1983, after which the location was repurposed in 1994 as part cinema and part office space.



Pre-refurbishment

- Craft school
- Cinema “Euroscoop”



Key sustainability goals

- **Re-use** parking garage and national monument
- first nationally listed **Paris-proof monument** in the Netherlands

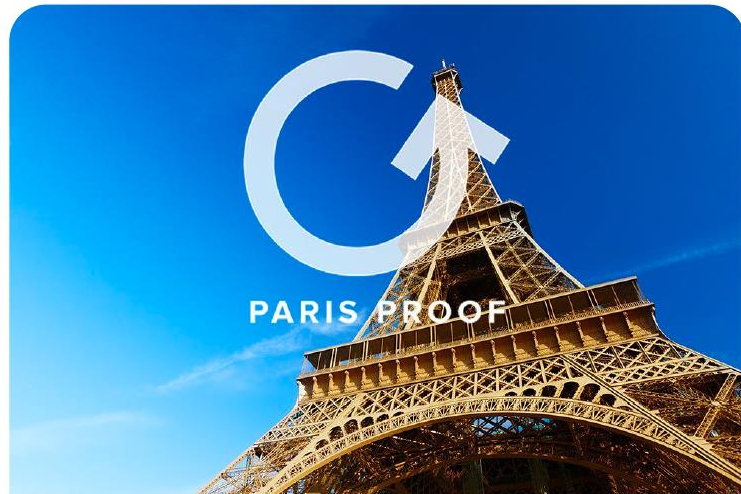


Carbon & energy goals



DGBC Paris Proof Energy

< 70 kWh/m²/yr



0 operational emissions

100% renewable energy supply



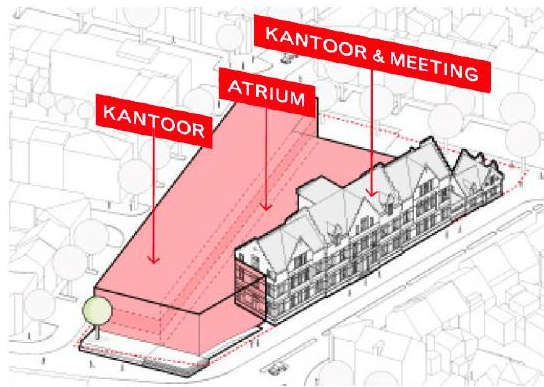
Low embodied carbon emissions



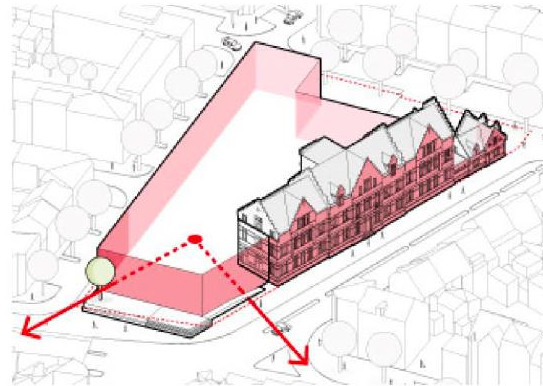
Building shape



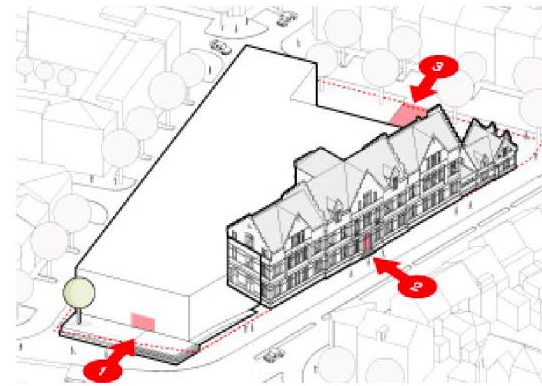
Refurbishment & new built



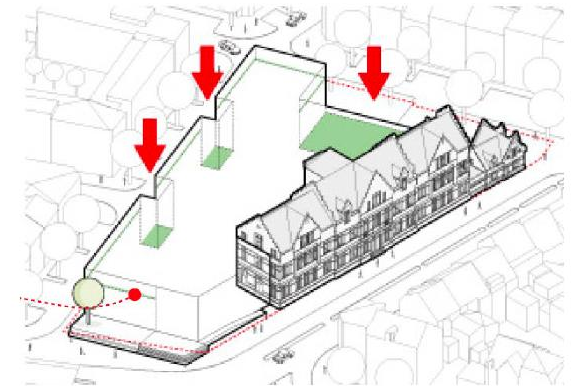
Opening towards city



Entrance from all sides



Green pocket gardens



Paris Proof Energy

New built

Compact shape

PV panels on roof

BIPV in atrium glazing

BIPV in facade

Triple glazing

Climate ceilings



Monument

Insulation roof

Insulation walls

2nd level of glazing behind existing windows

Low embodied carbon

New built

Timber cladding
inner atrium facade

Timber stairs

Lightweight micro
concrete façade
slats



Monument

Retain existing
basement and
foundations

Retain and refurbish
monument

Highest third-party verifications



BREEAM-NL Outstanding – 91,16%
New built & renovation



WELL Core Platinum



Challenges & lessons learnt



Flexibility in layout vs
efficiency of climate
ceilings/ islands



Physical & technical
connection of monument
and new addition



Separate former 'apartment'
in monument was most
challenging for Paris Proof
ambition

MAASTRICHT

dsm-firmerich Dual HQ



/014

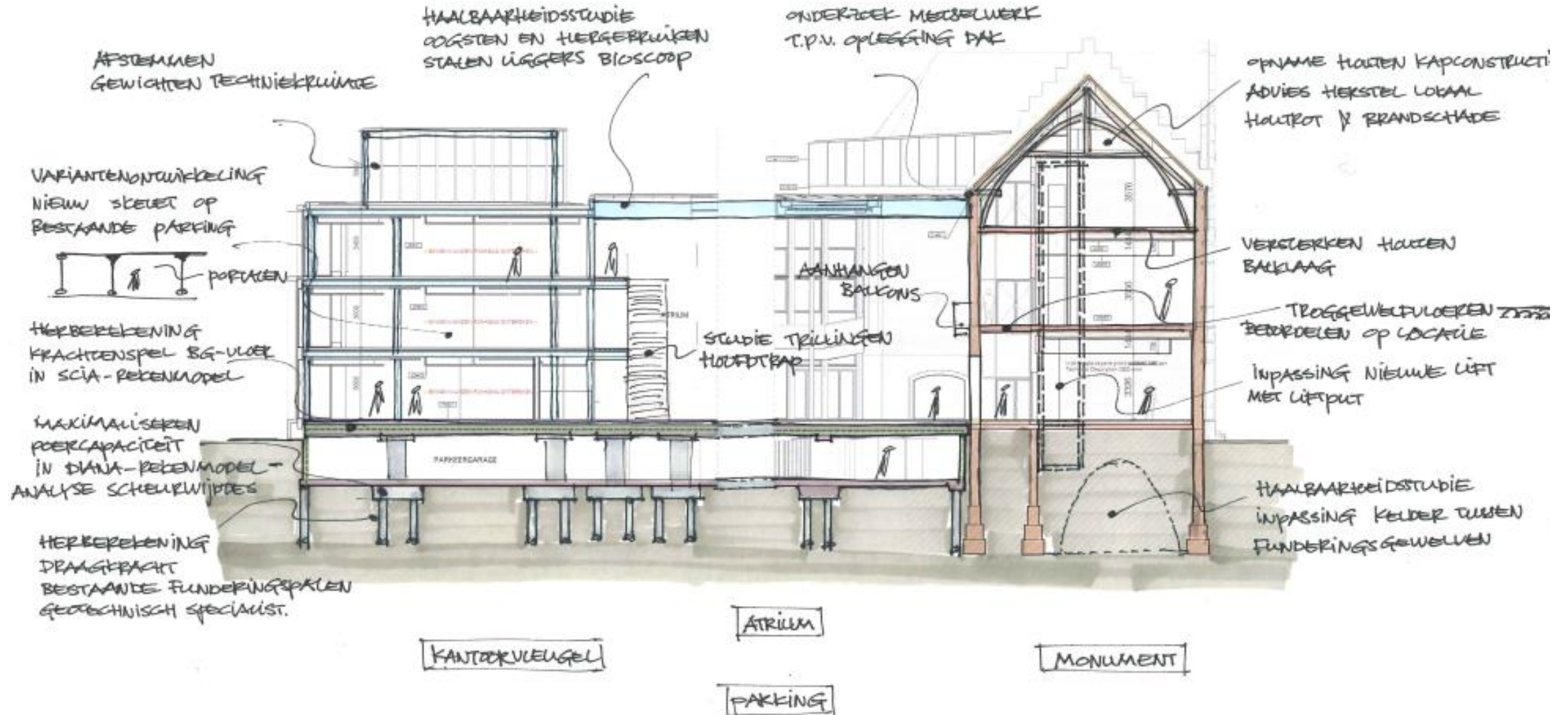
abt

**waardevermeerdering door
Paris Proof construeren**

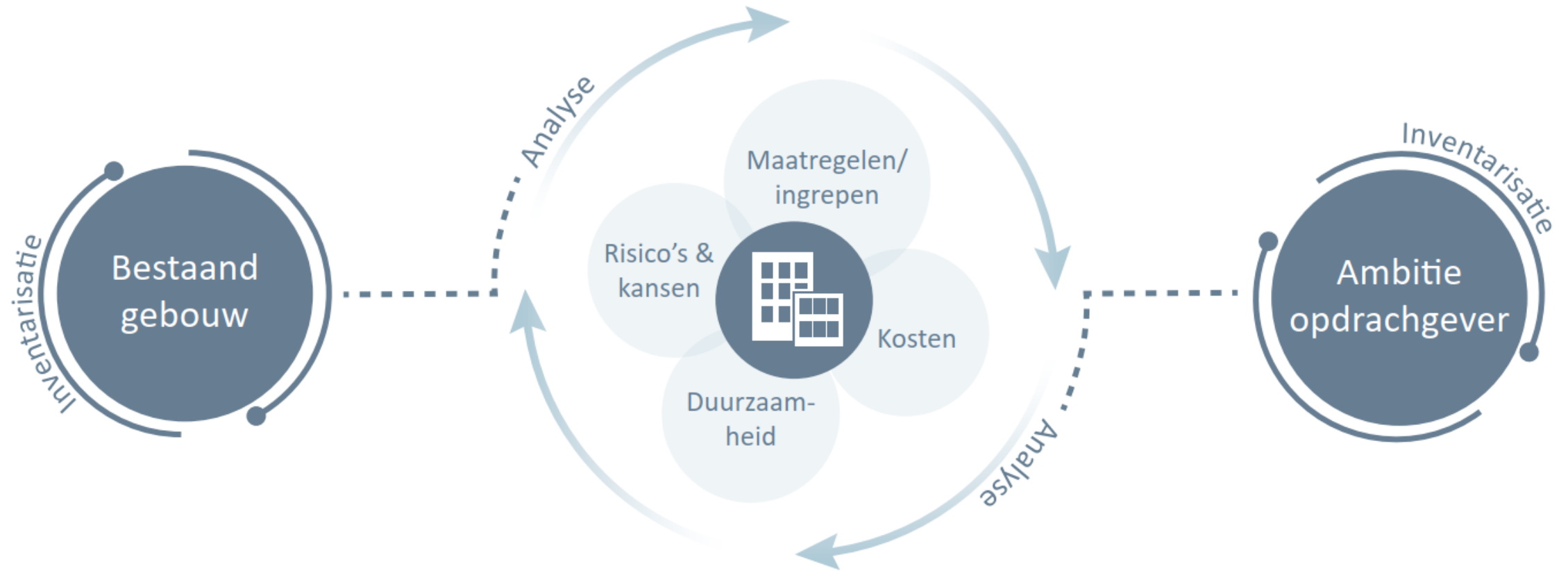
dsm-firmenich hq



Ontwerputdagingen



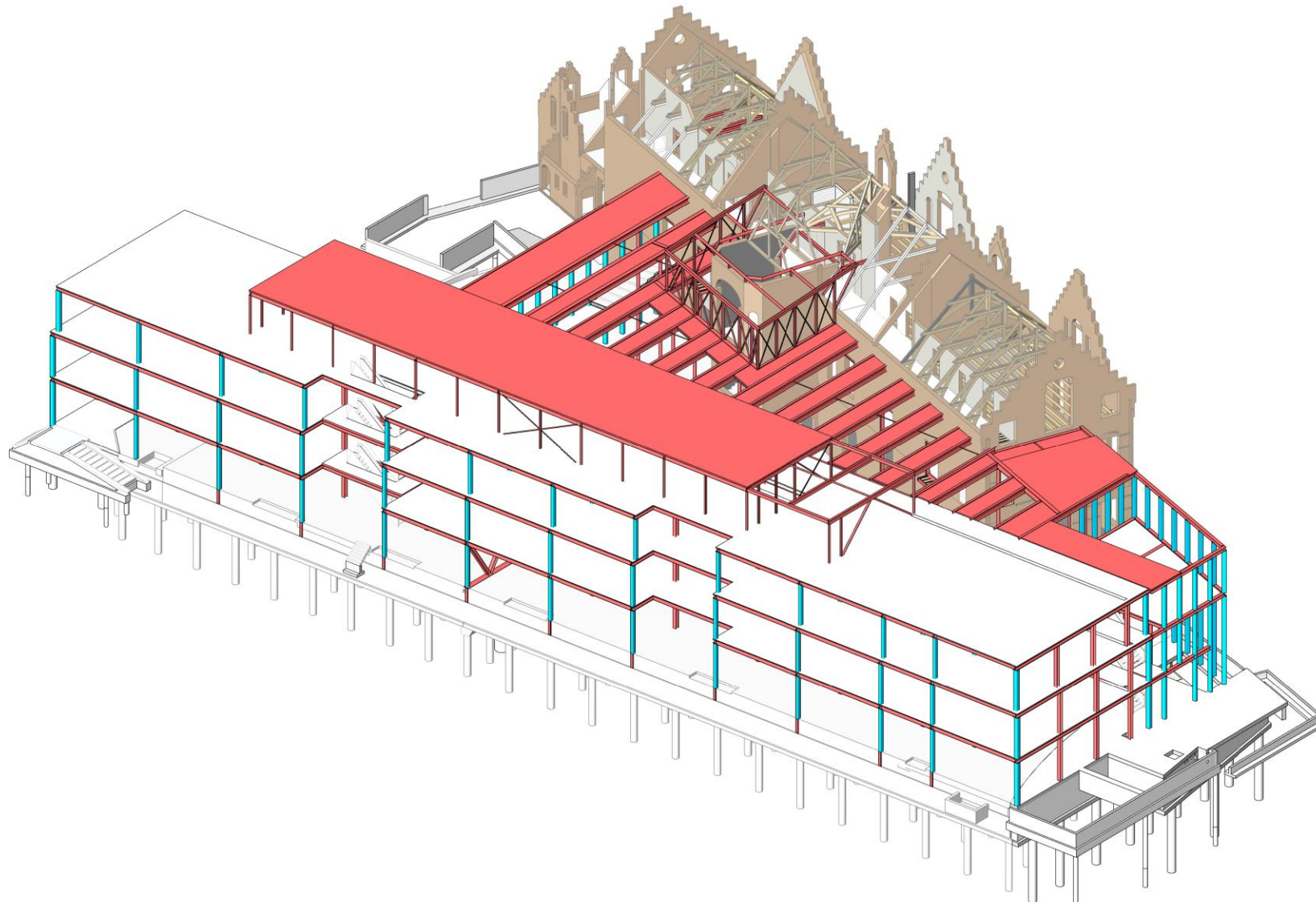
Ontwerpend onderzoeken



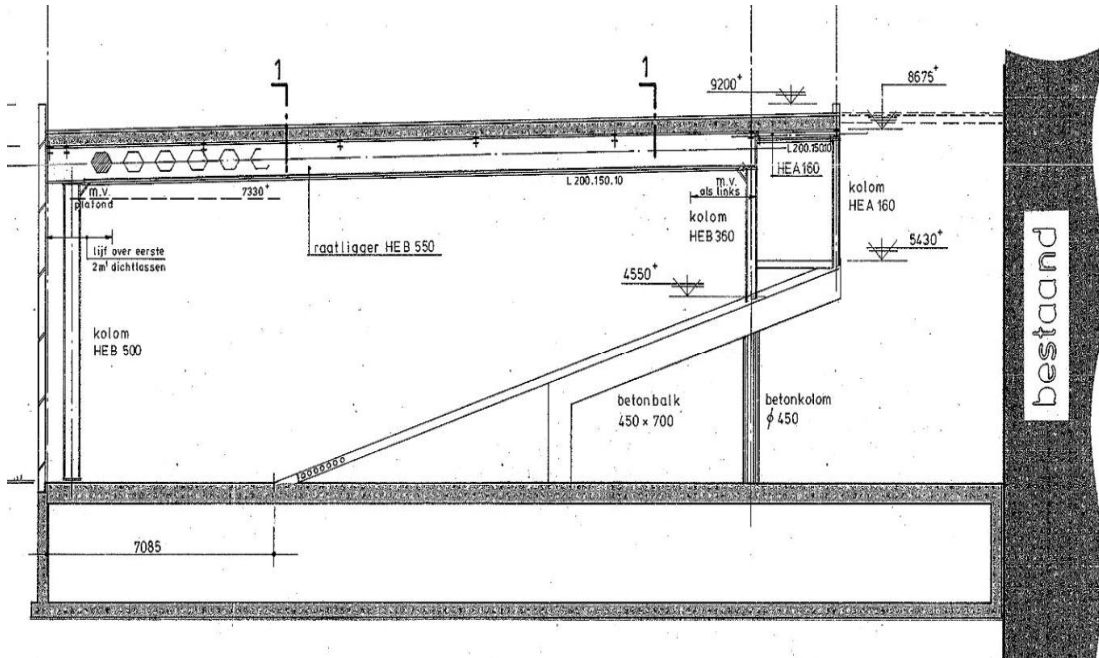
Respectvol vernieuwen, waarde behouden



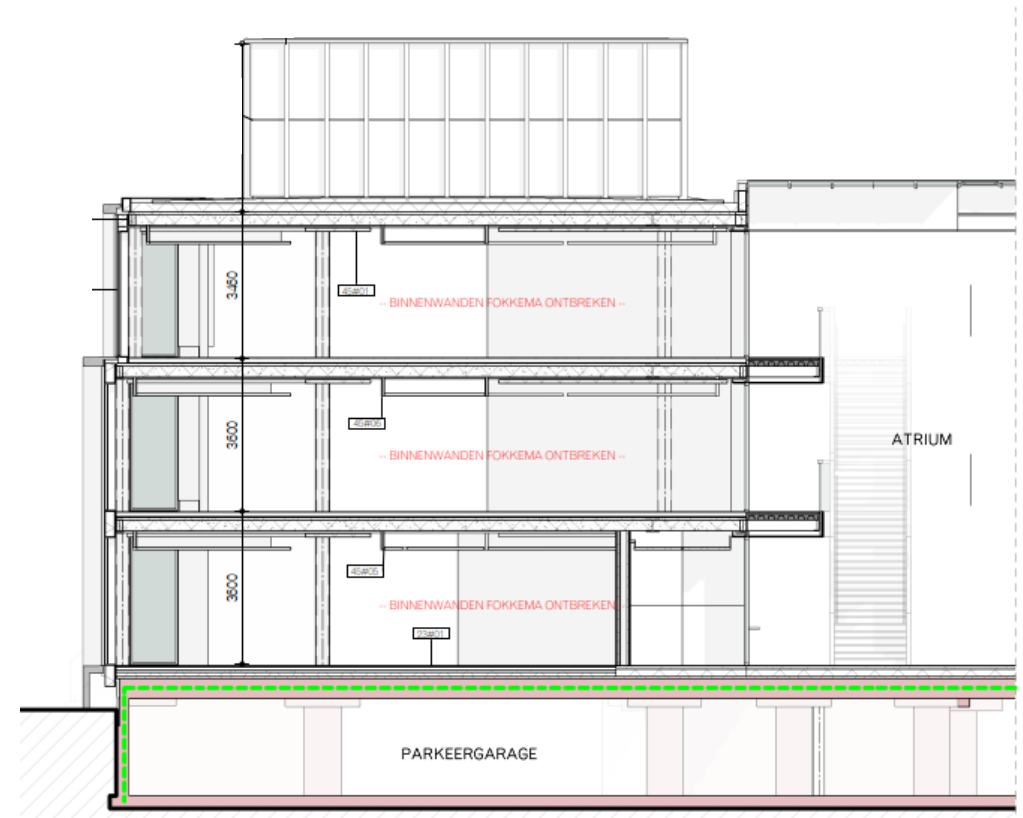
Bouwen op een bestaand fundament



Voor en na in doorsnede



bestaande bioscoop

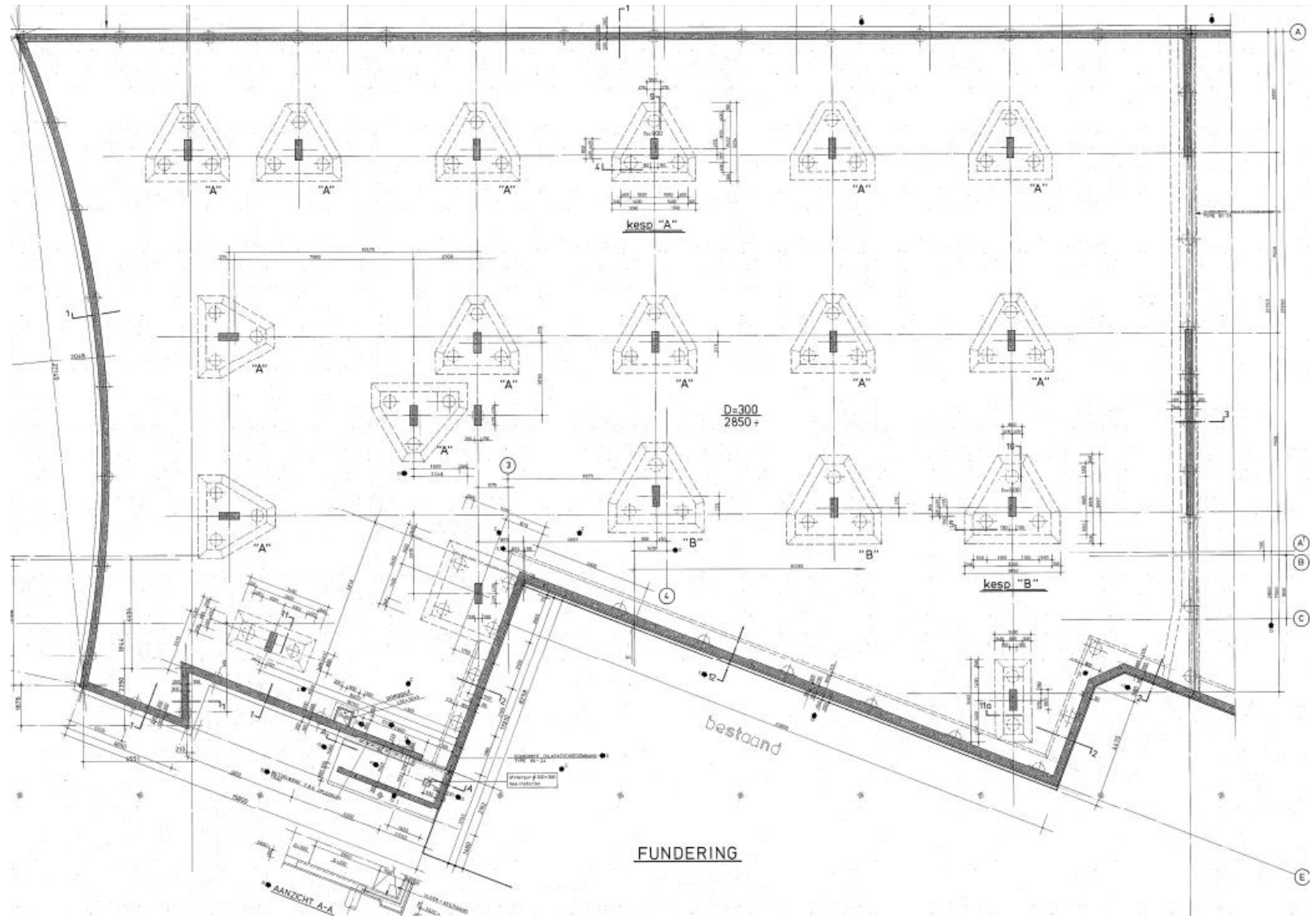


nieuw kantoor 3 bouwlagen met techniekruimte!

Fundering

Geotechnische optimalisatie:

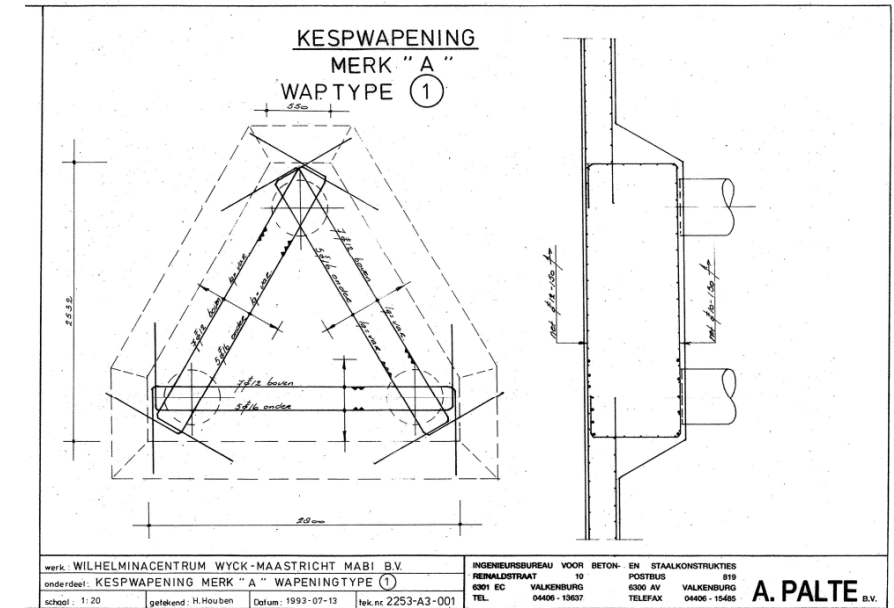
- herberekening funderingspalen
- optimaliseren paal draagvermogen



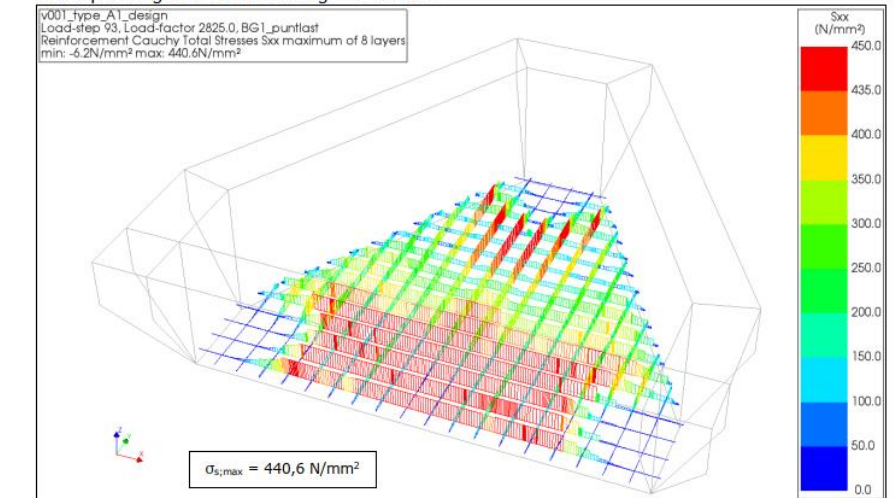
Fundering als kritische factor

Geavanceerde berekeningen voor optimalisatie

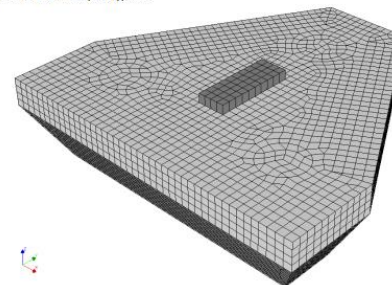
- herberekening funderingspalen voor optimaliseren paal draagvermogen
- maximaliseren poer draagvermogen (scheurwijdteberekening)



Staalspanningen kolombelasting = 2825 kN

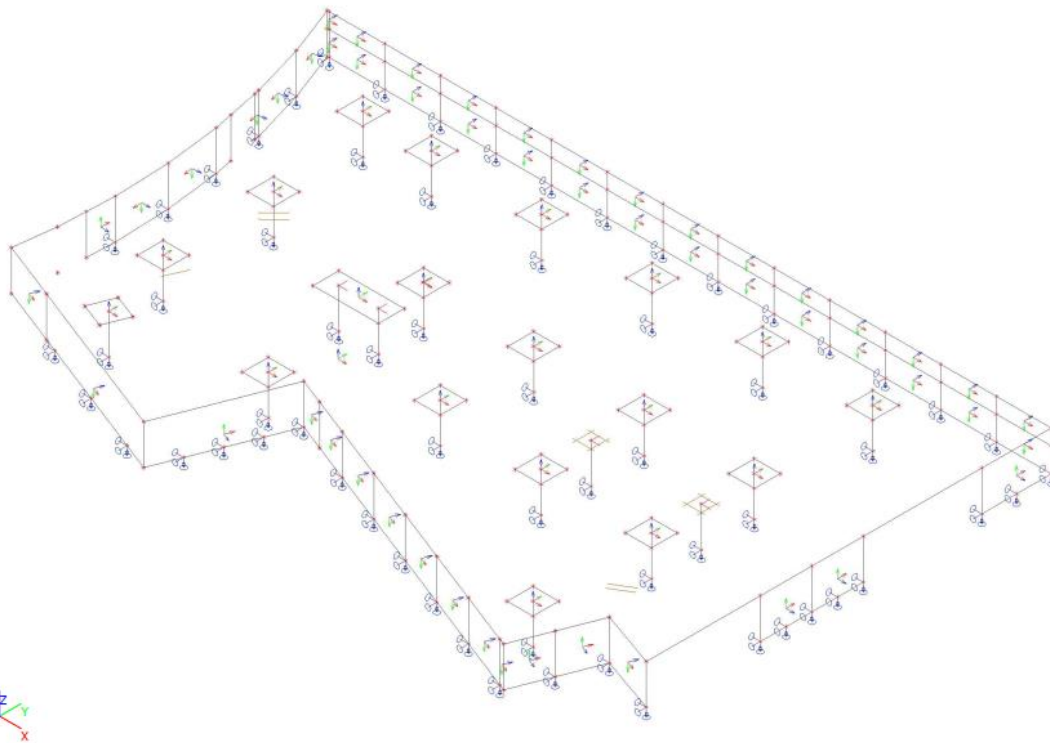


Geometrie en mesh poer type A2



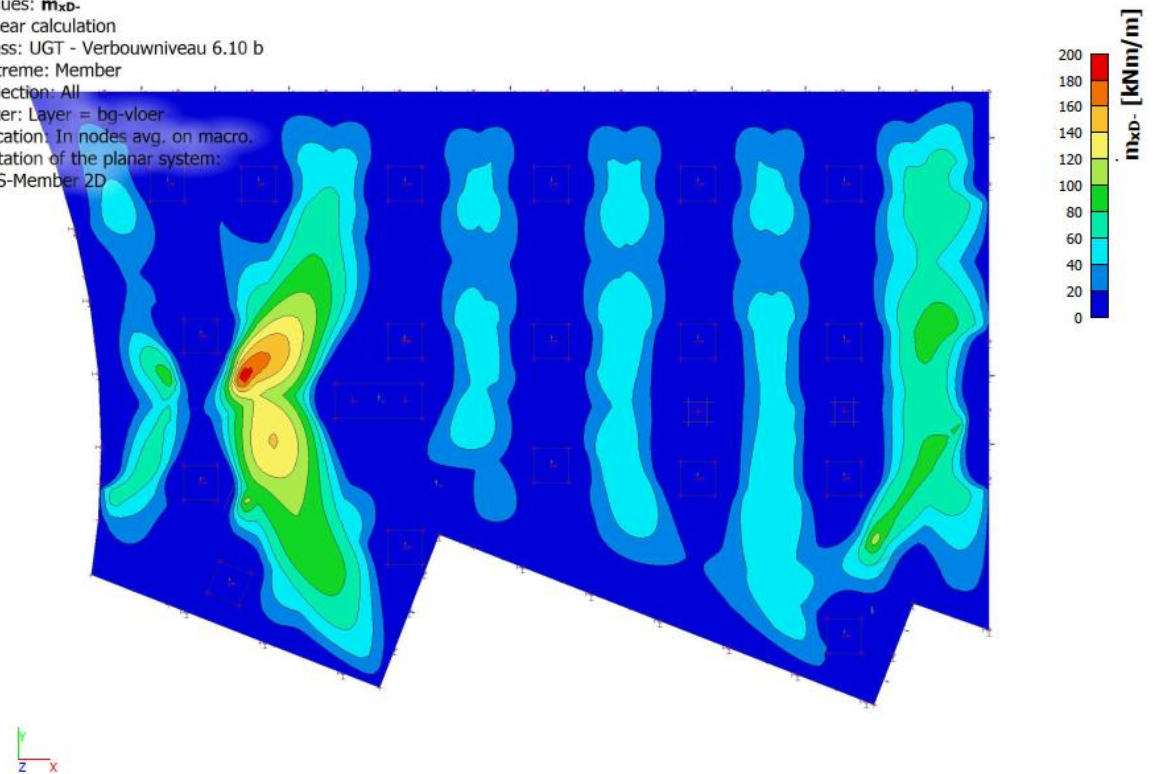
Optimalisatie van de beganegrondvloer

1.2. Analysis model



4.2.3. Verbouwniveau - Optredende moment m_{xD}

Values: m_{xD}
 Linear calculation
 Class: UGT - Verbouwniveau 6.10 b
 Extreme: Member
 Selection: All
 Filter: Layer = bg-vloer
 Location: In nodes avg. on macro.
 Rotation of the planar system:
 LCS-Member 2D

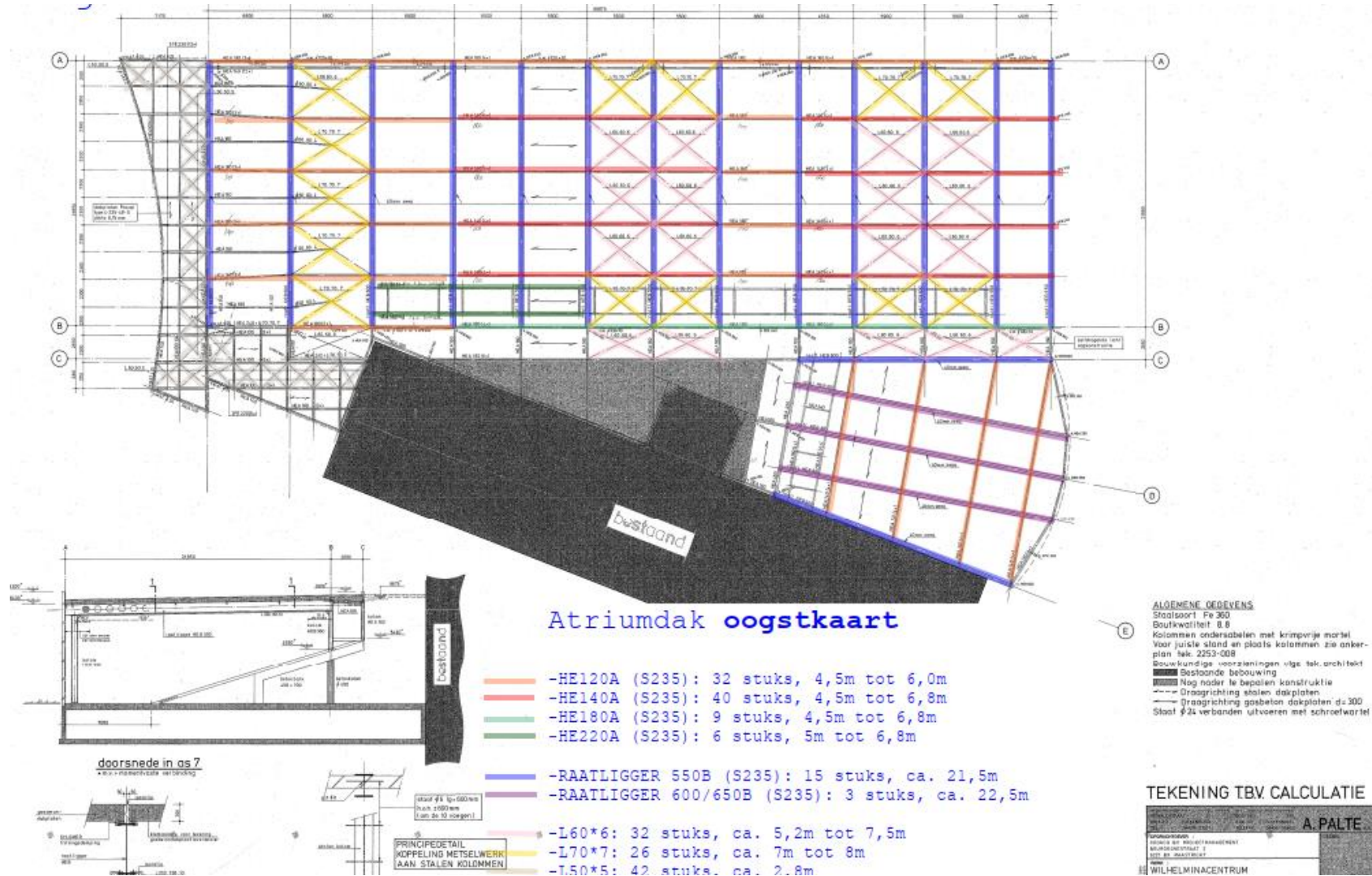


lichte kolombelastingen uit skelet opneembaar

Atrium verbindt oud met nieuw



Oogstkaart staalconstructie bioscoop



Maximaal waardebehoud



behoud van ruim 1 miljoen kg CO₂ door hergebruik monument en onderbouw parking



constructie voldoet aan streefwaarden Paris Proof door behoud. Geavanceerd rekenwerk door constructeurs loont.



financiële winst door minder sloop, minder nieuw materiaal en kortere bouwtijd met minder overlast

Modern, duurzaam en toekomstbestendig



abt

abt





Hogeschool
Leiden



Paris Proof

Hoe is ons dat gelukt?



Henk van der Steen & Chiel de Block
14 september 2026

gezien en gehoord

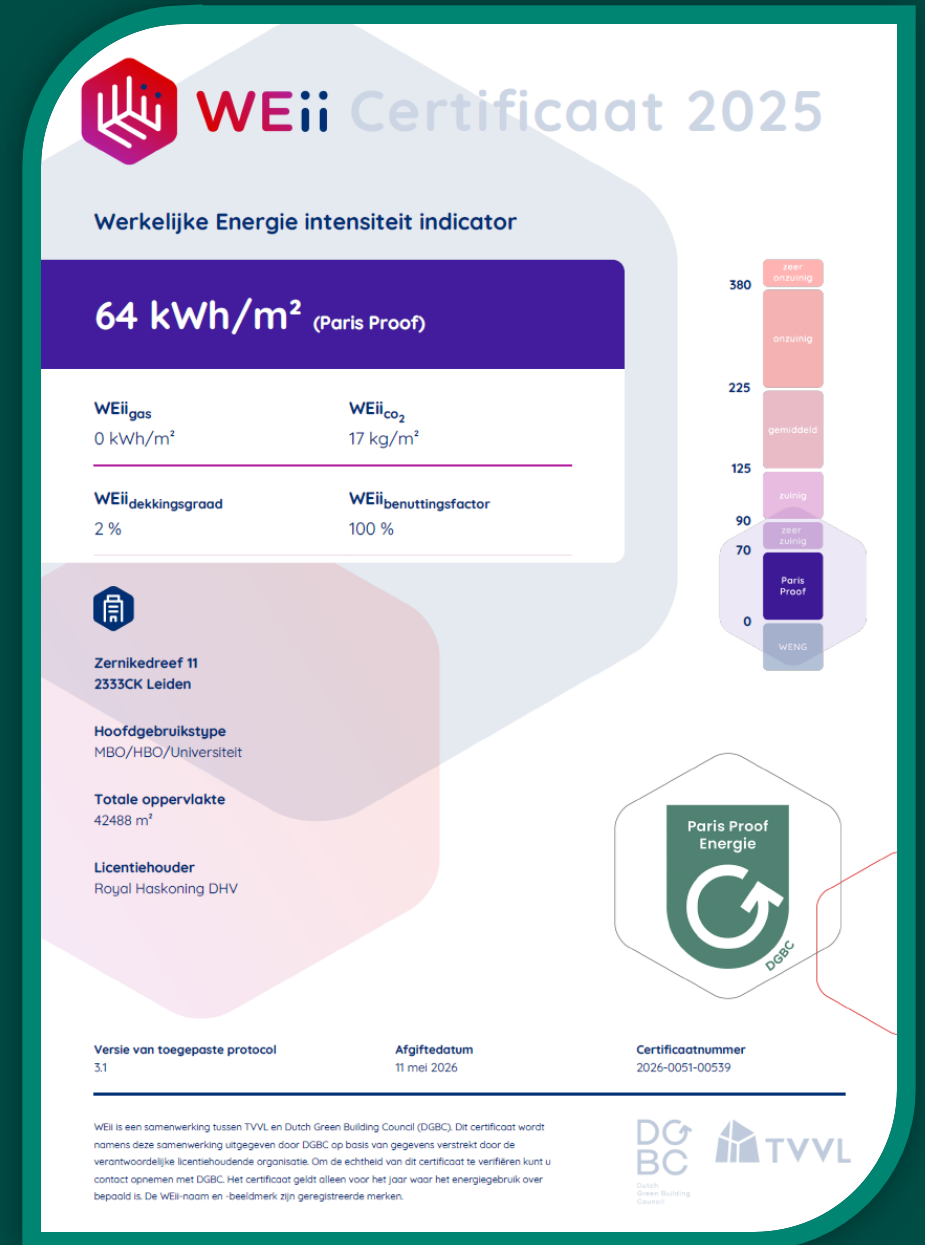
Inhoud

Waarom Paris Proof

Road to Paris Proof

Context Hogeschool Leiden

Dilemma's



Inhoud



Waarom Paris Proof



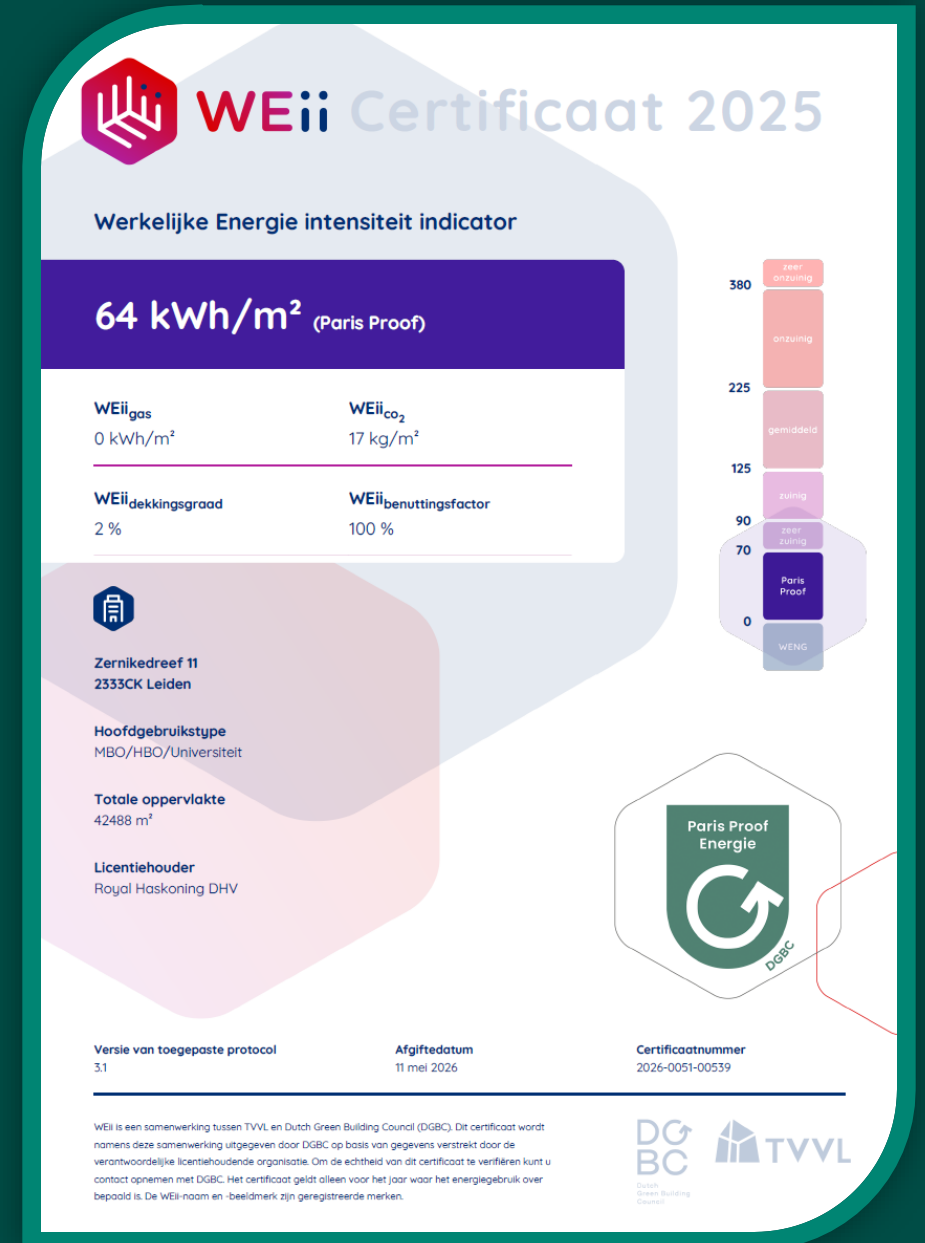
Road to Paris Proof



Context Hogeschool Leiden



Dilemma's



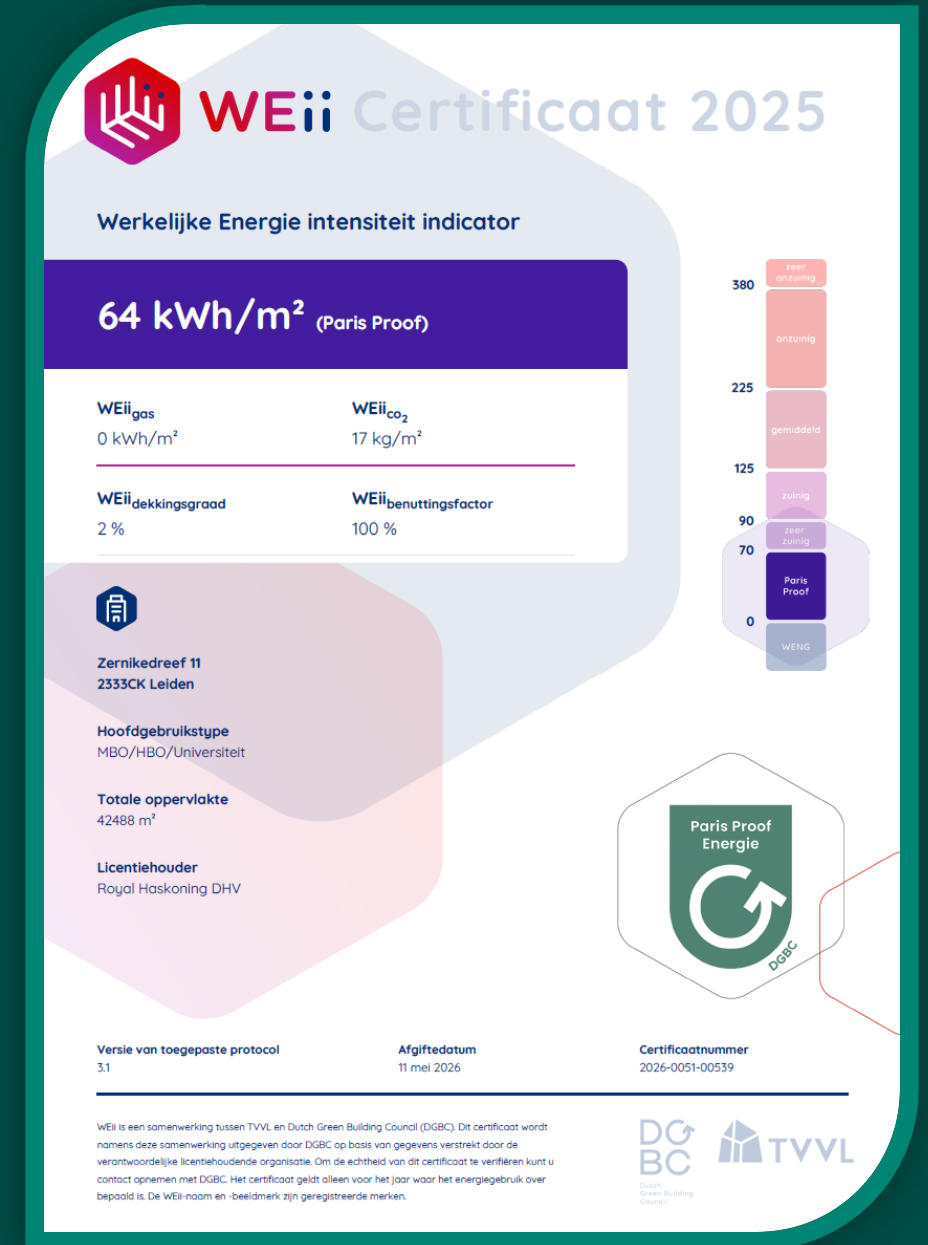
Inhoud

Waarom Paris Proof

Road to Paris Proof

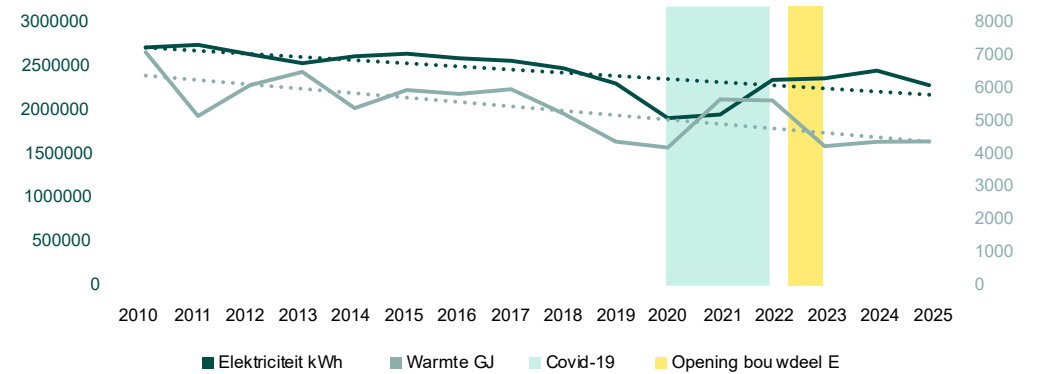
Context Hogeschool Leiden

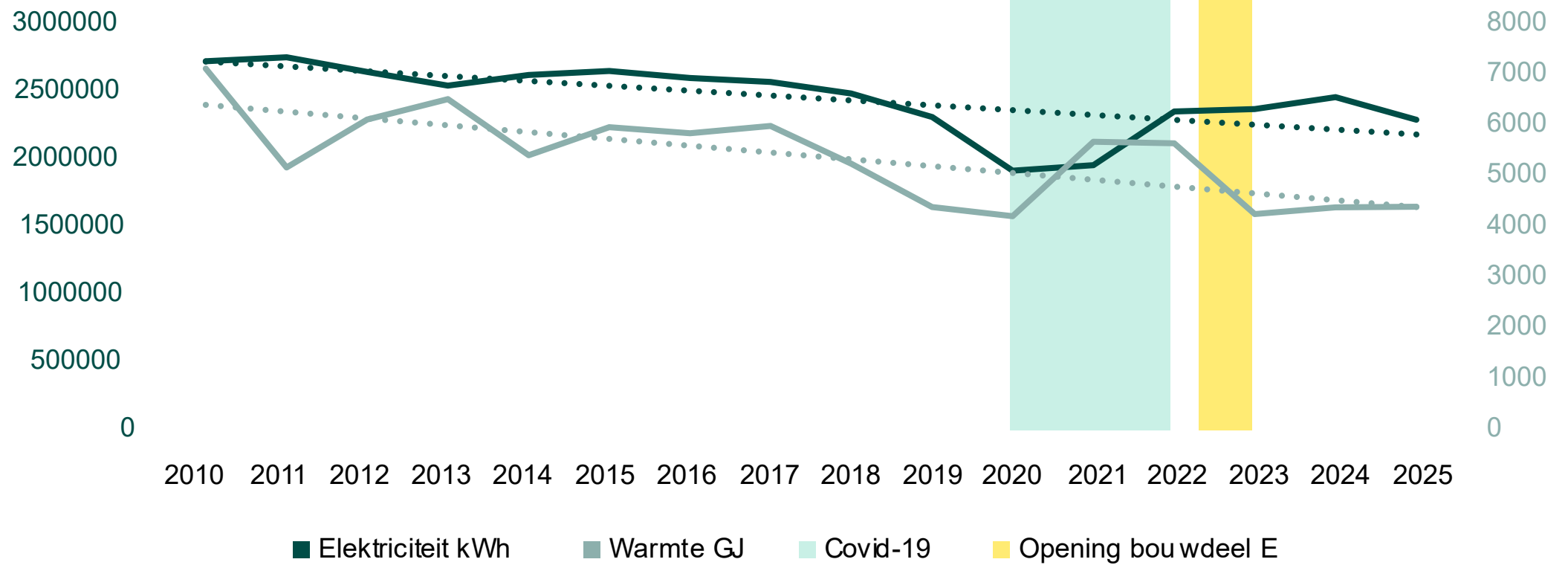
Dilemma's



Waarom Paris Proof

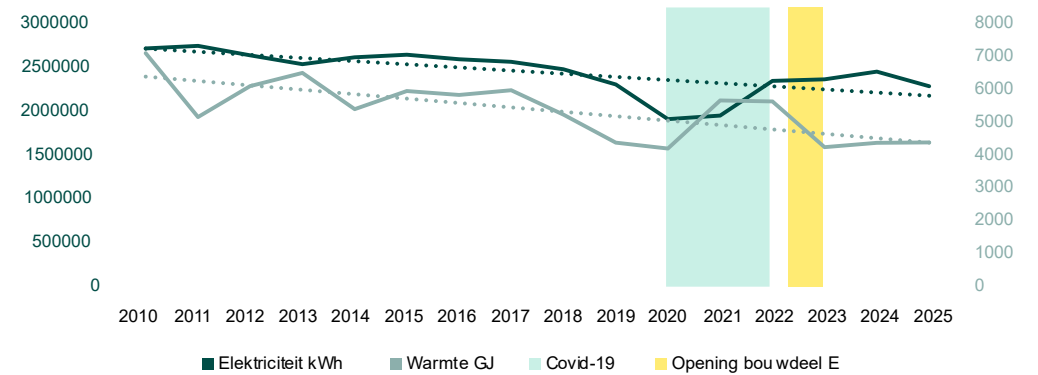
- Duiding: waar staan we?
- Ambitie tonen
- Herkenbaar communiceren





Waarom Paris Proof

- Duiding: waar staan we?
- Ambitie tonen
- Herkenbaar communiceren



Road to Paris

- MJA 1 (1999) t/m MJA 3
 - >20 jaar energie besparen
 - LED
 - GBS + monitoring (2010)
 - Efficiënte apparatuur
 - WTW
- WKO
- Nieuwbouw
- Roadmap



Context HL

- Stadswarmte
 - Mindering op WEii
 - Aanhaken warmterotonde
- WKO
 - Geschikte grond
 - G-bouw als proef
 - Goed beheren
- Stroomaansluiting beperkt
- Bestuur dat wil



Dilemma's

- Wat is echt duurzaam? Bijv. warmterotonde, accu's
- Besparende maatregelen ↔ meer energieverbruik
 - Toezichthouden nodig door monitoring
- Volgende stap: gedragsverandering.



Bonne chance!



Bedankt!