

NoMA

HOUSE
North of Mahler Zuidas Amsterdam



BREEAM OUTSTANDING

In this day and age, outstanding performance in the area of sustainability (energy conservation, reduction of CO₂ emissions, effective water and waste management) are preconditions for healthy, conscious and successful business operations. The design and construction of NoMA House is based on the BREEAM Outstanding standard.

BREEAM assesses a building's sustainability based on a wide range of aspects and factors relating to its physical structure, management and use. Amongst other aspects, this includes the building's effective and efficient use of resources such as water and energy.

MANAGEMENT

NoMA House will not only be actively controlled as a sustainable building during the design and realisation phases, but also in the operational phase. Measures will be taken at the construction site to minimise the environmental impact of the site as much as possible. After commissioning, the performance of the building-related systems and the quality of the indoor climate will be continuously monitored and optimised.

HEALTH

NoMA House will make maximum use of natural light and the fresh air supplied to the building. This will make NoMA House a healthy building with a very high level of comfort (climate class A). The emission of harmful substances will be actively prevented through the correct use of materials inside and outside the building.

ENERGY

NoMA House will be continuously heated by the district heating network of Amsterdam. 100% of the heat required, will be supplied by the district heating network, which means that no fossil fuels will be used. The roofs will make maximum use of PV cells for the generation of renewable electricity. LED lighting, presence detection and daylight control will help to reduce the energy consumption even further.

TRANSPORT

Located right next to the Amsterdam Zuid Railway Station, NoMA House will be easily accessible by public transport. Ample facilities for cyclists will also be provided on-site, and there will be indoor charging points for electric vehicles too.

WATER

Water consumption will be minimised through the use of flow limiters on all taps.

BUILDING MATERIALS

The building materials used in the construction of the NoMA House will all originate from sustainable sources. For example, the timber used will carry the FSC label. For all the materials, the environmental impact and the corresponding shadow prices are examined within the BREEAM framework.

WASTE

During construction, waste flows will be separated and materials will be recycled as much as possible. The selective waste sorting and removal system will remain in place after commissioning.

POLLUTION

The emission of pollutants from the building will be restricted as much as possible. The level of noise emitted from the building will meet the stringent requirements of BREEAM.

SUSTAINABLE FACTS

SAVE
ENERGY

BREEAM® NL OUTSTANDING

Site area (cf. NEN 2580)	2.700 m ² GFA
Project scope (cf. NEN 2580)	18.574 m ² GFA

SCOPE OF INDIVIDUAL FUNCTIONS (CF. NEN 2580)

Office space	13.418 m ² FA
Commercial space	612 m ² FA
Parking	2.477 m ² FA
Traffic area	1.618 m ² FA
Storage space	423 m ² FA

HEATING

Expected energy demand	45 kWh/m ² GFA
Expected consumption of fossil fuels	0 (district heating)
Expected consumption of renewable energy sources	45 kWh/m ² GFA

COOLING

Expected energy demand	40 kWh/m ² GFA
Expected consumption of fossil fuels	0 (cooling network)
Expected consumption of renewable energy sources	40 kWh/m ² GFA
Expected electricity consumption (building-related: ventilation/lighting)	23 kWh/m ² GFA
Expected consumption of renewable energy sources (PV)	1 kWh/m ² GFA
Expected water consumption	4,5 m ³ /person/year

Realisation	2015 - 2017
Programm	about 13.700 m ² LFA office, conference, hospitality and retail space, as well as underground parking

Architect	Dam & Partners
Sustainability consultant	DWA