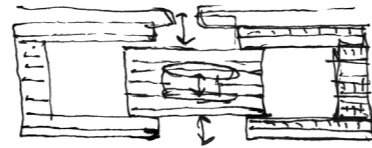


Residential block 'Richmond & Phoenix' in  
Leidshe Rijn Centrum

Utrecht, Netherlands



REPORT

Leidsche Rijn Centrum is an exceptional urban development in size and typology. Main part of the Centre is recently finished. The plan foresees in the need to facilitate all adjacent suburbs with a brand new high quality shopping and leisure centre. Over 130 shops, more than 15 restaurants and offices will be combined with 482 affordable dwellings for sale and 252 rental apartments in all typologies and sizes, combined with leisure, social assistance, sanitary services, culture and education.

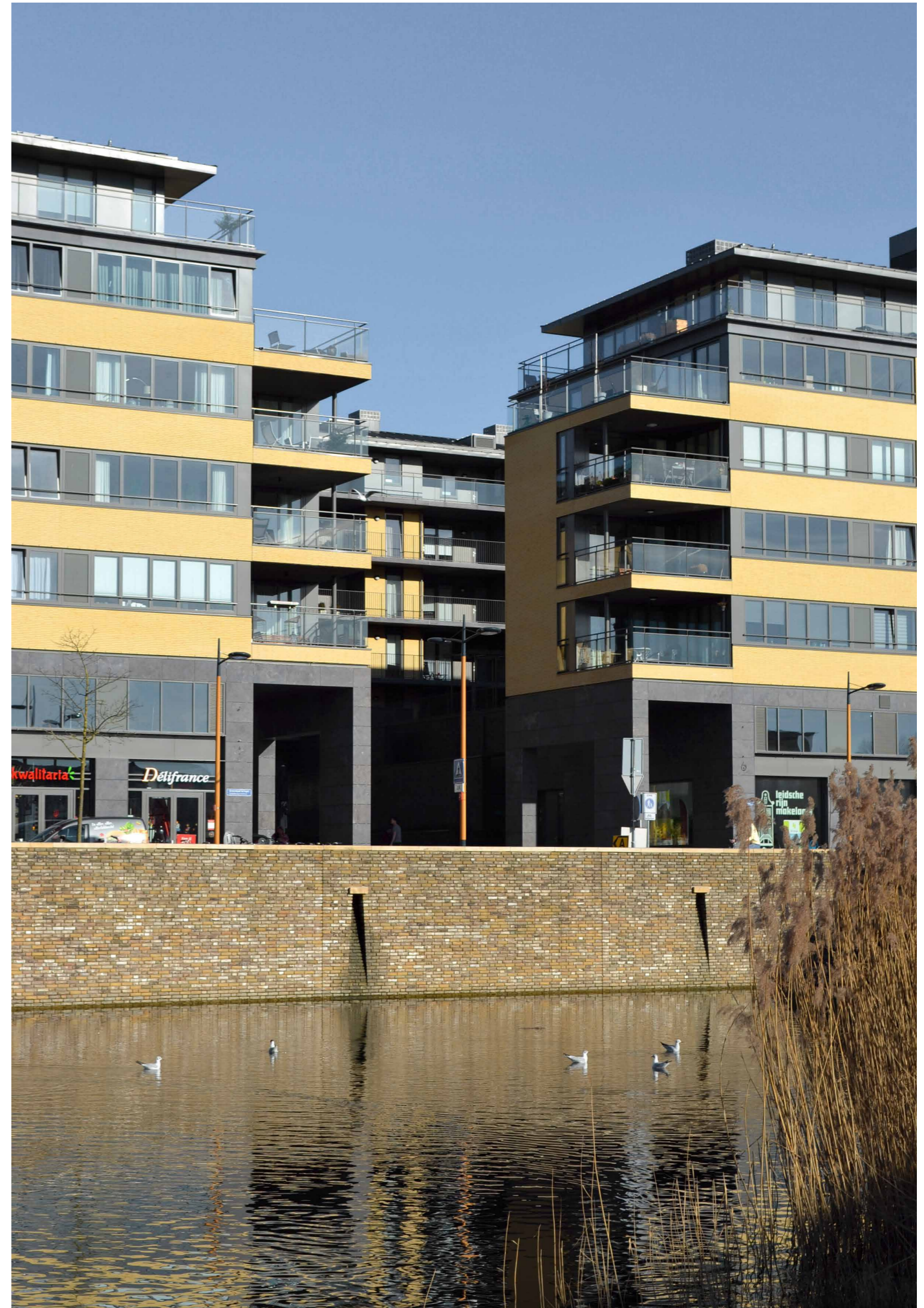
The location of the Leidsche Rijn Centrum will overcome the physical barrier of one of the main arteries of the Netherlands: highway connecting Amsterdam with Maastricht. Therefore a sloping roof is made, connecting the eastern and western parts, which will be urbanized in the future. The plans for the urban design are inspired by the Middle European cities, resulting into a mix of wide boulevards and intimate side streets, vivid squares and green courtyards inside the residential blocks. CyO has designed two of the housing projects integrated in the urban project.

The residential block 'Richmond & Phoenix' is a considerable block, composed of two U-shaped volumes, intersected by a cycle lane and enclosing a raised intimate courtyard garden. This block of 5 layers counts 150 apartments and 5.000 m<sup>2</sup> of retail area. The architecture can be defined as timeless, solemn and unitary: giving a good presence at both the Singel as well as the Square side. In order to meet the client's wishes the building is provided with flexible floor plans, a wide range of sizes and typologies for the apartments, bike elevators and above average domestic exterior spaces. The emphasis of the project includes a sustainable way for generating energy by means of cold and warmth storage.

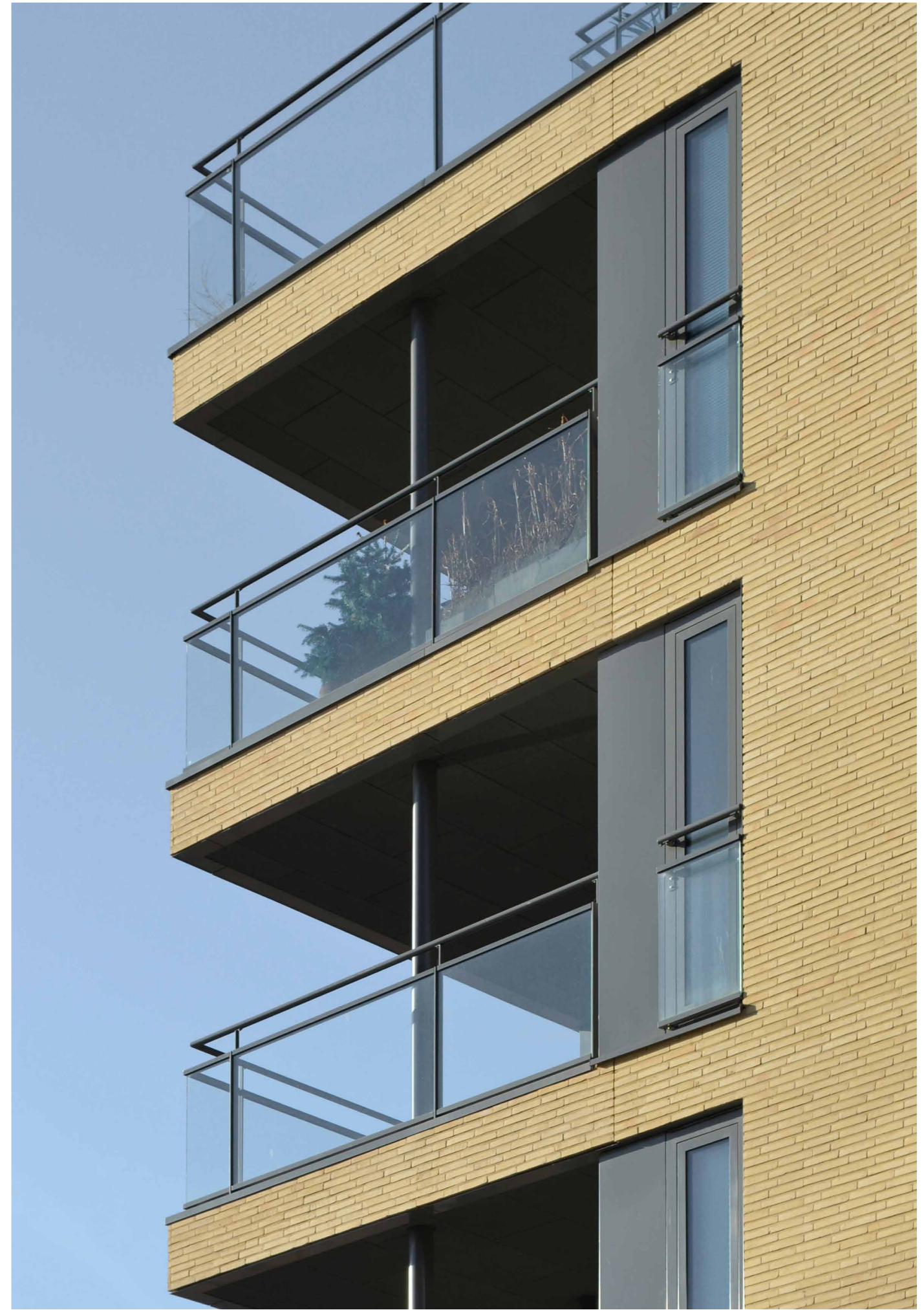
Publication's title: Residential block 'Richmond & Phoenix' in Leidsche Rijn, Utrecht  
 Typology: Residential  
 Client: Liedsche Rijn Centrumplan BV  
 Surface: 66.473 m<sup>2</sup>  
 Year: 2007-2018  
 Status: Built



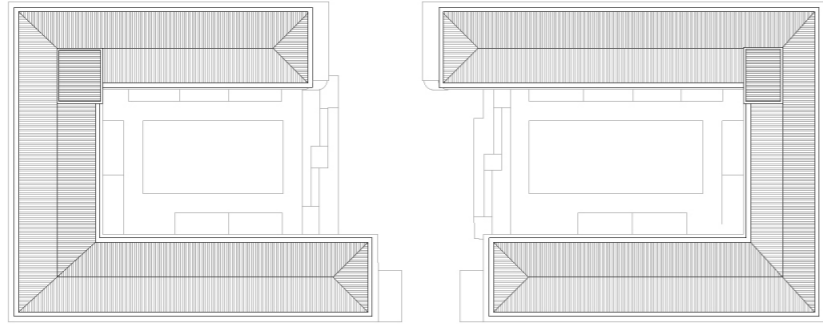




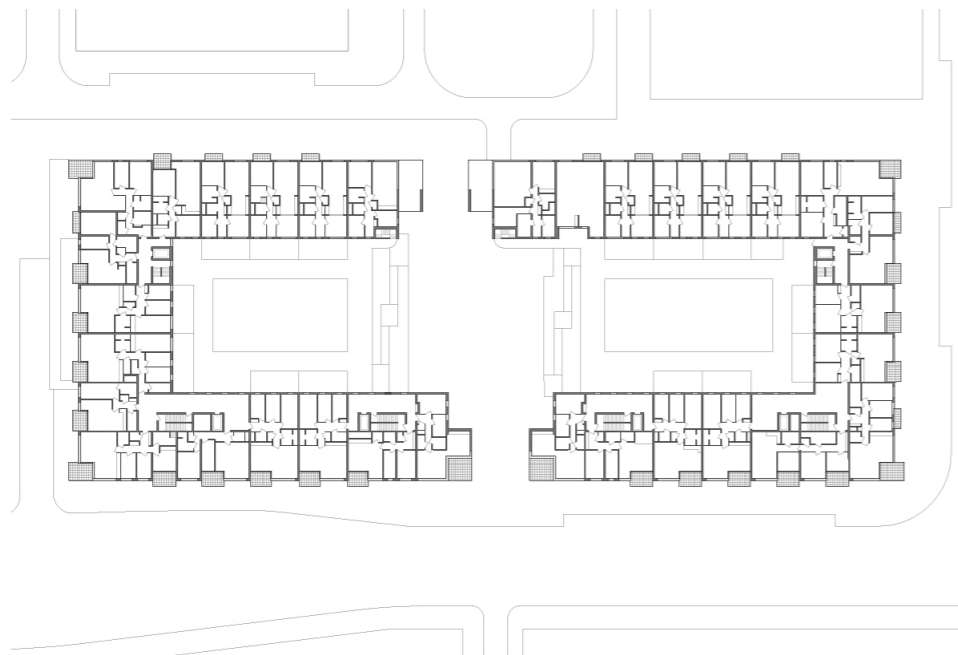








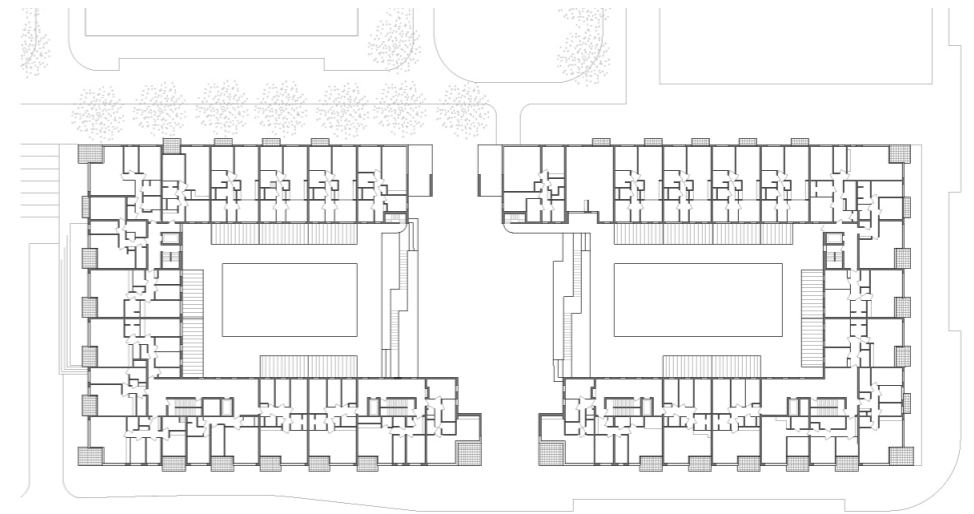
Roof floor



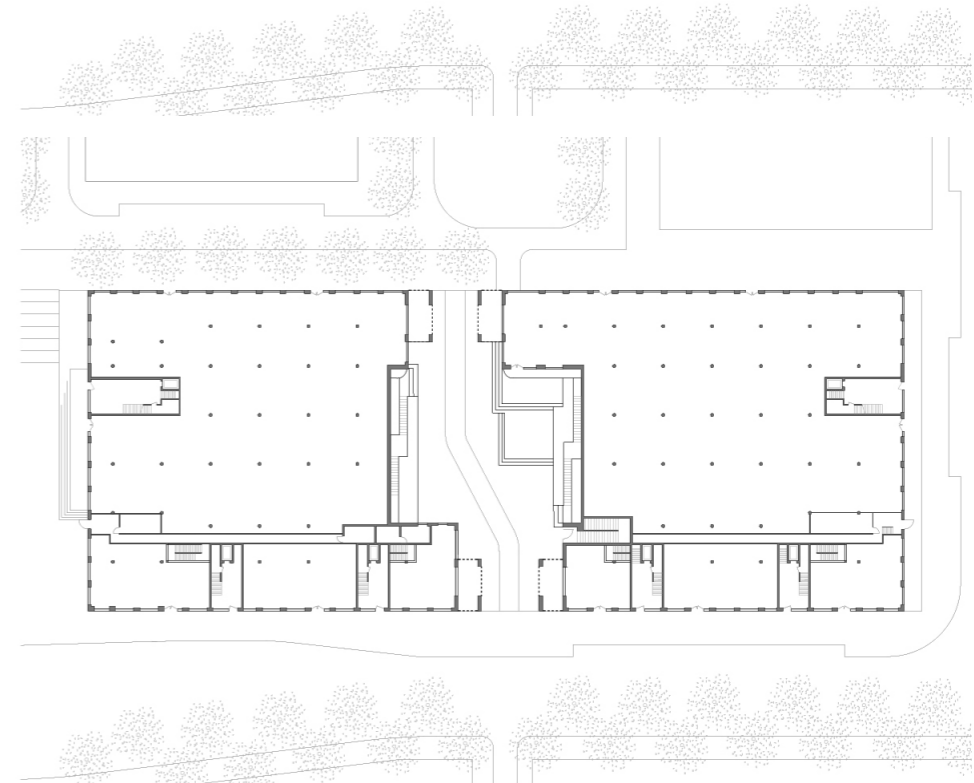
Fifth floor



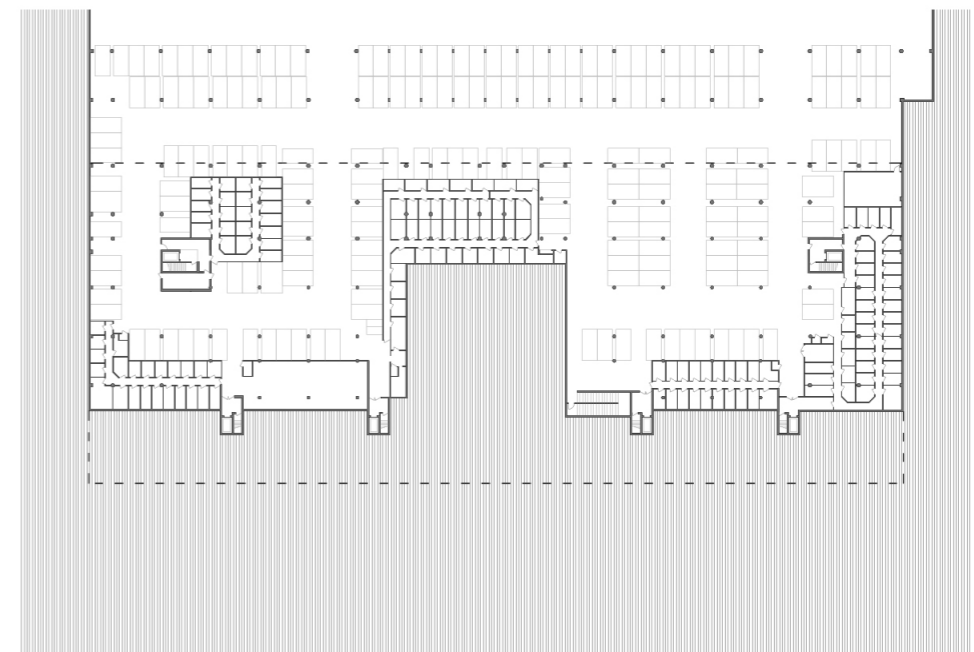
Second floor



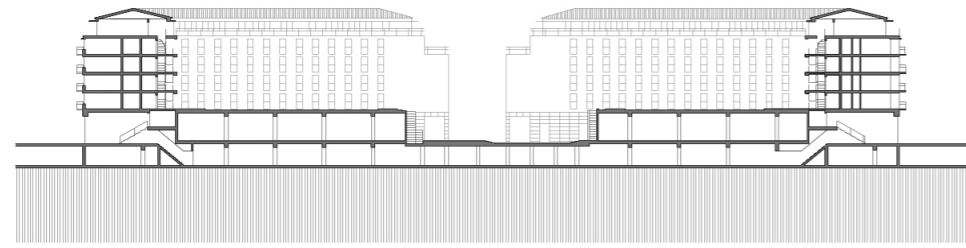
First floor



Ground floor



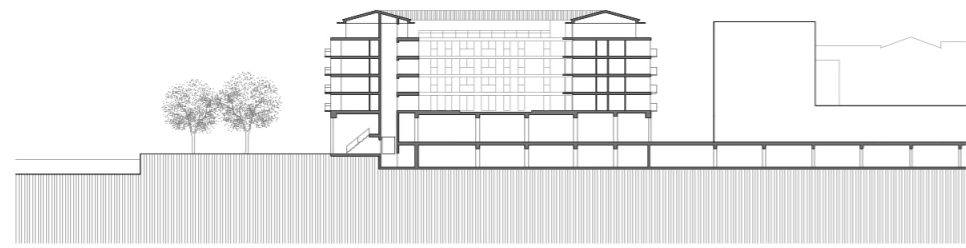
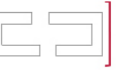
Basement floor



Cross section



South elevation



Transversal section



West elevation



**Residential block 'Richmond & Phoenix' in Leidsche Rijn Centrum.  
Utrecht, Netherlands**

**MAIN DATA**

Client: Liedsche Rijn Centrumplan BV  
Address: Professor Jan Bronnerlaan. 3541 Utrecht, Netherlands  
Type: Residential  
Status: Built

**DATAS**

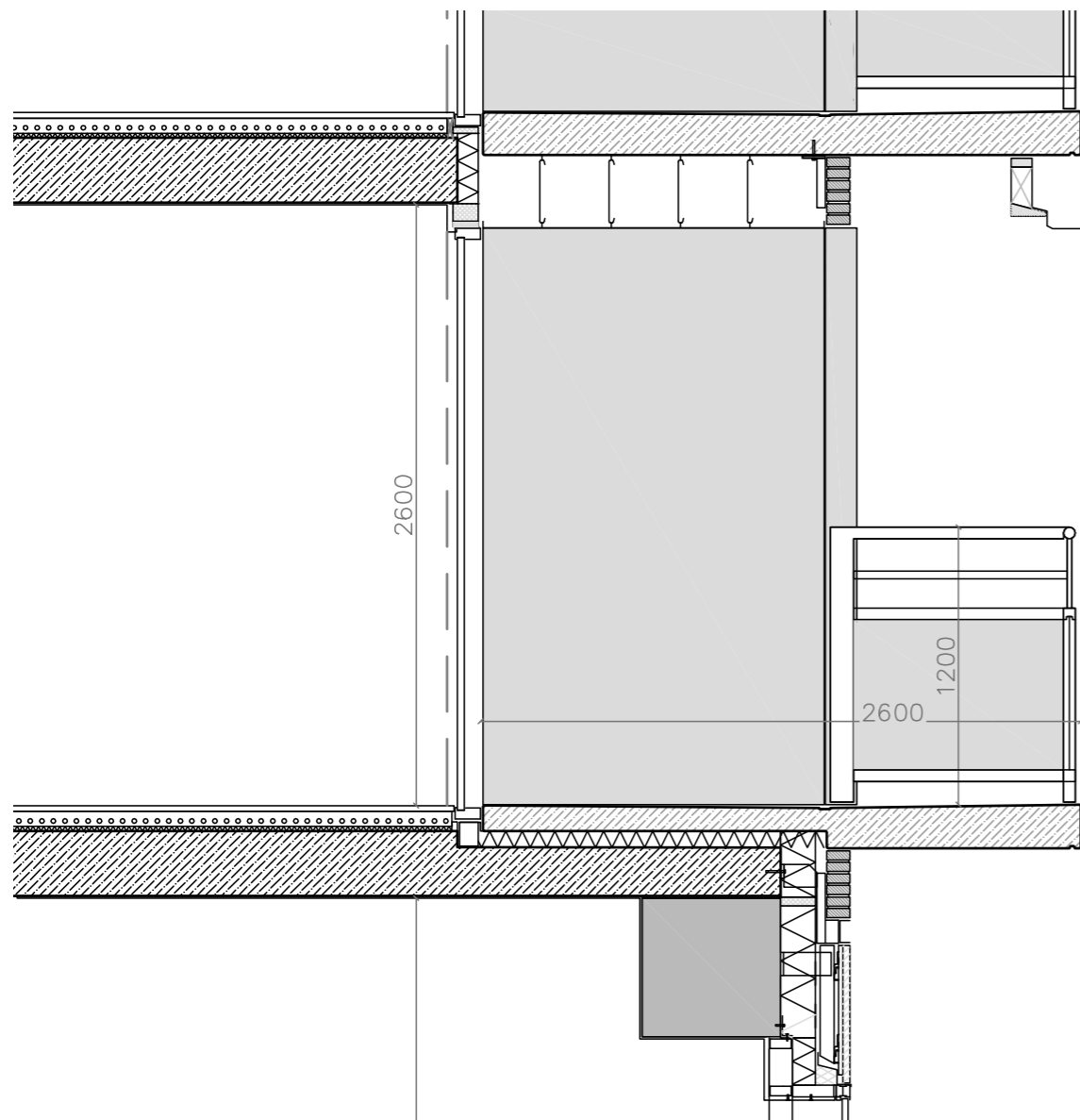
Competition: 2007  
Design of project: 2007-2016  
Construction: 2016  
Implementation: 2018

**SURFACES**

Site: 13.350 m<sup>2</sup>  
Main Building: Viviendas: 37.000 m<sup>2</sup> · Comercial: 10.760 m<sup>2</sup>  
Other Buildings: 5.363 m<sup>2</sup>  
TOTAL: 66.473 m<sup>2</sup>

**PROJECT TEAM**

Main Architect: Cruz y Ortiz Arquitectos  
Collaborators: Muriel Huisman, Thomas Offermans, Marije Ter Steege, Lucas Holle, Joost Oosterwijk, Rubén Ramos, Javier Monge, Óscar García de la Cámara, Celina Escobar, David Ruiz, Sergio Bostdorp, Hugo Bolte, Frank Verzijden, Isabel Morales, Alex Etxeberria  
Het Facilitair Bureau  
-  
Arup  
Copijn  
-  
Beeldenfabriek  
-  
Local Architect: Luuk Kramer, Cruz y Ortiz Arquitectos  
Interior design: DGMR  
Lighting design: Huygen installatie Adviseurs  
Landscape architect: DGMR  
Restoration architect: DGMR  
Digital imaging: DGMR  
Model: -  
Photography: -  
Structural engineering: Luuk Kramer, Cruz y Ortiz Arquitectos  
Climate engineer: DGMR  
Building physics advisor: Huygen installatie Adviseurs  
Fire safety specialist: DGMR  
Health and Safety: DGMR  
Urban planning: -  
Survey: Baljon  
Site control: ABC Nova Arnhem BV  
Products/ Brands: Schüco International/Aluminum carpentries, Sents International/Natural stone, EntreMatic - Assa Abloy/Steel carpentries, StoSilent/Acoustic Ceilings, Rodruza/Brickwork  
Contractor: CBB  
Zonneveld Ingenieurs, Bouwcombinatie Van Schijndel-Van de Ven



Structural Section