

A sustainable icon

Centre Building of the Business Stadium



Concept

A value based icon

When embarking on the development of the architectural idea for the new centerpiece of the Business stadium, we started out by asking our self the question: What constitutes a contemporary icon?

Is it an artistic building shape or façade that makes it stand out among peers? Or could it be something more profound that should inform the shape and character of a true centerpiece?

We believe that the contemporary city or the contemporary company is not looking for a unique shape of a building - they are looking for a building which represents the values in which they can identify. In other words: a true centerpiece derives from values not from a formal expression.

The construction sector's greenhouse gas emissions account for approximately 40% of global emissions (WBCSD 2018). The major contributors to these emissions are no longer the daily building energy use but the materials used in the construction phase.

What if the new business center could become one of the most sustainable building in Vilnius? What if it could become the first hybrid wood construction of this scale in the city?

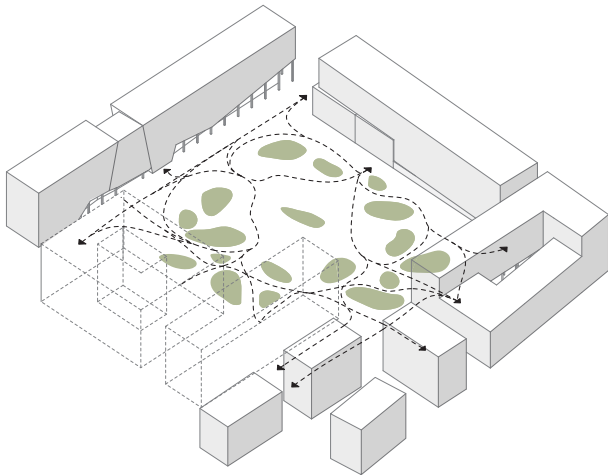
This will create a clear identity for the project. More importantly it will address our common climate challenge and hopefully help set a new standard for sustainable construction in Lithuania.



Foyer

Main entrance space feels as an extension of the plaza

Modern landmark

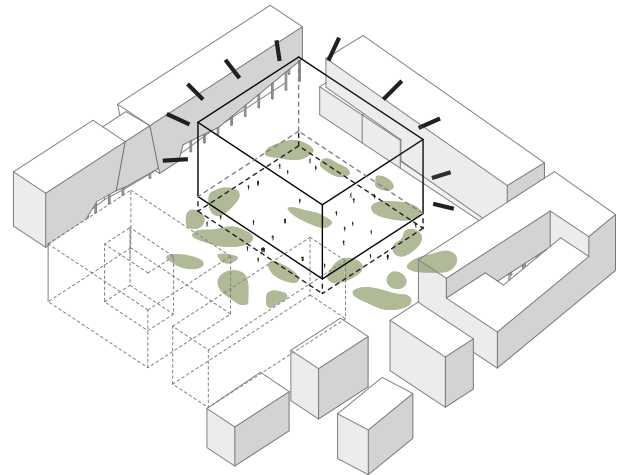


Synergy and connection

With its location at the center of the Business stadium development the new centerpiece building, and the central public space has a unique potential to reach out to the surrounding buildings and become an important meeting place for the area.

Green “islands” formed by the flow of people creates a central public space that is designed to stitch the area together. The islands form a relaxed environment which combines natural pathways with biodiverse landscaping.

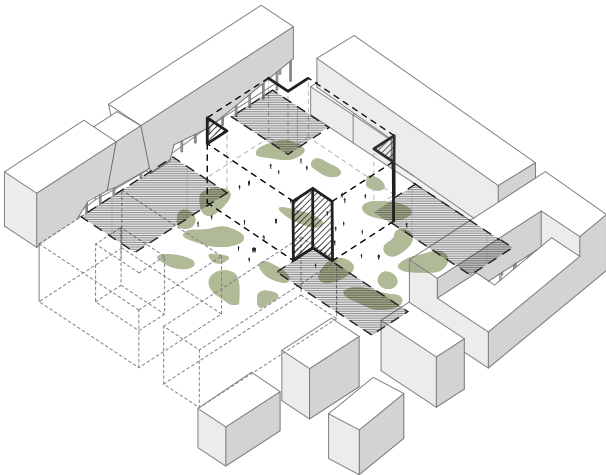
The public space design is a flexible strategy where diverse outdoor working satellites and functional elements for both organized and unorganized physical activity can be integrated into the “islands”.



Floating landmark

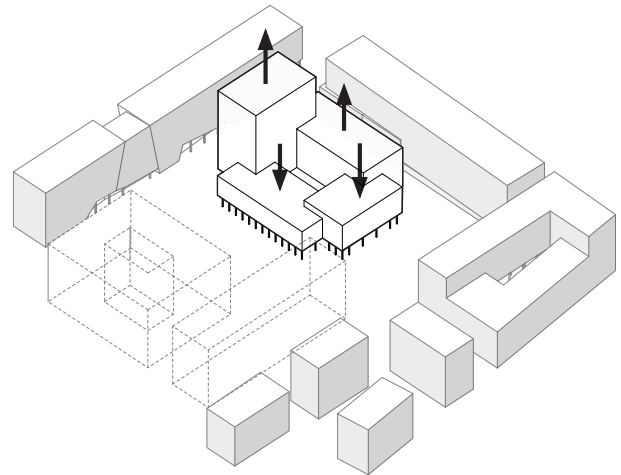
The new center building is placed centrally in the area and a transparent ground floor façade that is drawn back from the upper façade creates the feeling of a floating landmark.

The public space continues inside the building and the functions of the ground floor continue outside the building. A gesture that blurs the boundaries between inside and outside and invites the public into the ground floor of the building.



Generous to its surroundings

By cutting away the corners of the center building we seek to respect and gives space to the neighboring buildings. This creates a series of small public spaces in-between the center building and the different surrounding neighbors, furthermore it creates a building without backsides.

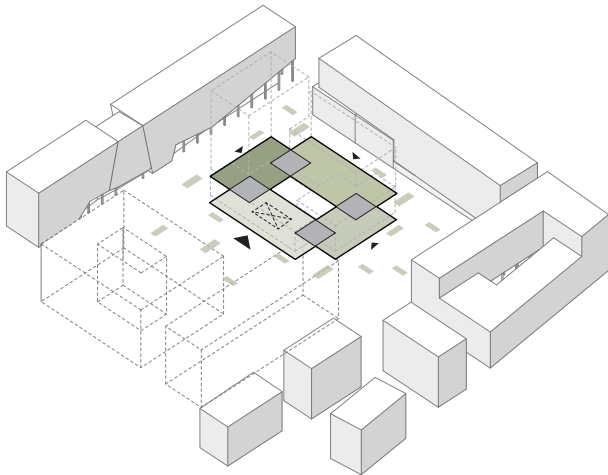


Human scale

The building is formed by four connected volumes with different heights. The smaller volumes create a human scaled building with a dynamic appearance that changes character from different angles.

The varied height makes it possible to play with the total height of the building without changing the overall architectural concept. We believe that going beyond 35 m creates a lighter and a more dynamic expression of the building, which is why we have focused on a higher volume in the presentation. Whether we need to go to 50 m or if the building should be somewhere in-between 35-50 is something that can be studied within the flexible concept.

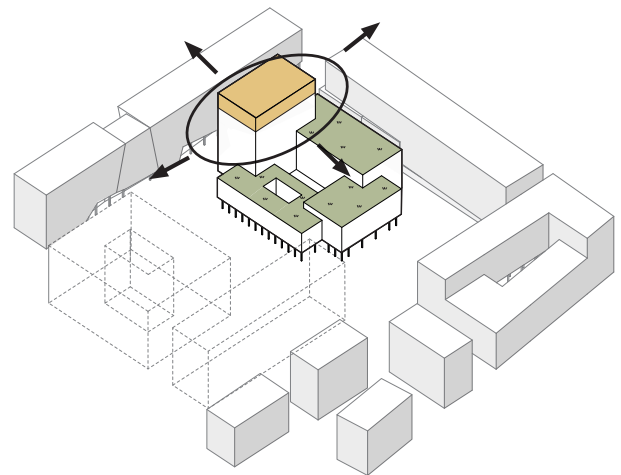
Sustainable icon



Inviting ground floor

When entering the new center building, everyone should feel welcome. The architectural intention of the public ground floor and the surrounding public space is to set an atmosphere of an inviting and tranquil environment. Natural and sustainable materials, appropriate light, green islands, good acoustics and through and through accessibility supports the inviting atmosphere.

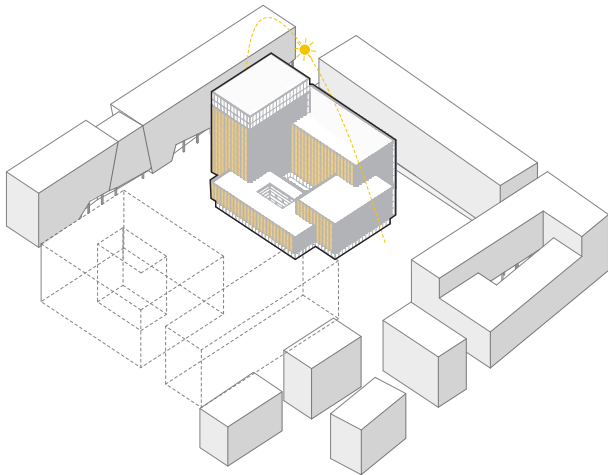
The main entrance of the building is placed towards the biggest public space. In relation to this entrance we propose to create an interior atrium which creates a prominent entrance to the upper floors of the building.



Green terraces and panoramic roof top

The different heights of the volumes allow for accessible green rooftop terraces on multiple floors of the building.

A panoramic addition to the last two floors of the building highlights the public functions of the top to the surrounding's and offers extraordinary panoramic views from the top floors.

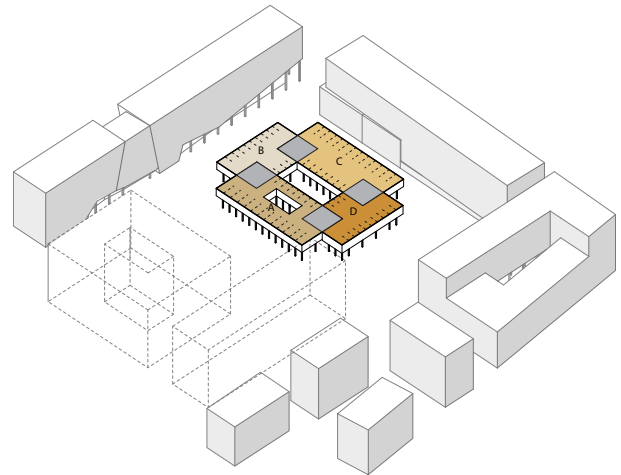


Performative facade

The façade is a folded prefab element with a fully open side and a side with fixed solar protection, which faces the direct sunlight.

The side with solar protection is faced to filter the direct sun and the other side is fully open ensuring good daylight qualities within the building. The solar protection is made from a perforated metal panel which avoids overheating the building and allows for openable parts behind the screen. The openable parts will allow for controlled natural ventilation of the building.

The metal panels are proposed with green tones that integrates with the surrounding green islands and underlines the friendly and welcoming character of the building.



Flexible organisation

The column based structure creates a highly flexible building where inner walls can be removed or moved in case of new needs in the future. Each volume works independently making it possible to organize the office as a multitenant or single tenant building.

The project aims to create a varied and flexible working environment that provides opportunities for multiple ways of working. The flexible and multifunctional qualities of the project aims to empower future tenants to create their own working environment.

Situation plan

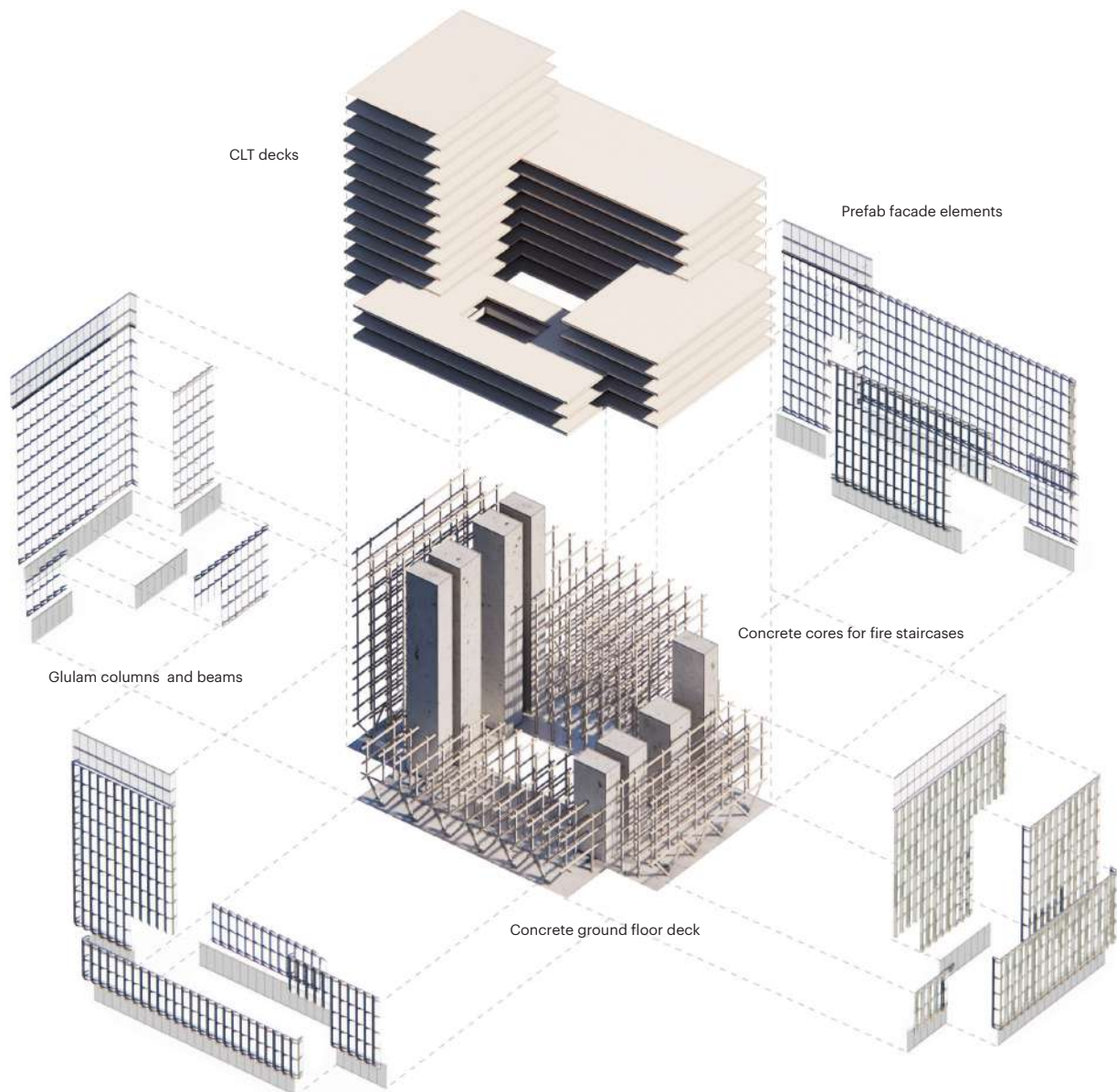


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View from the East
Green plaza in front of the building

Axonometries



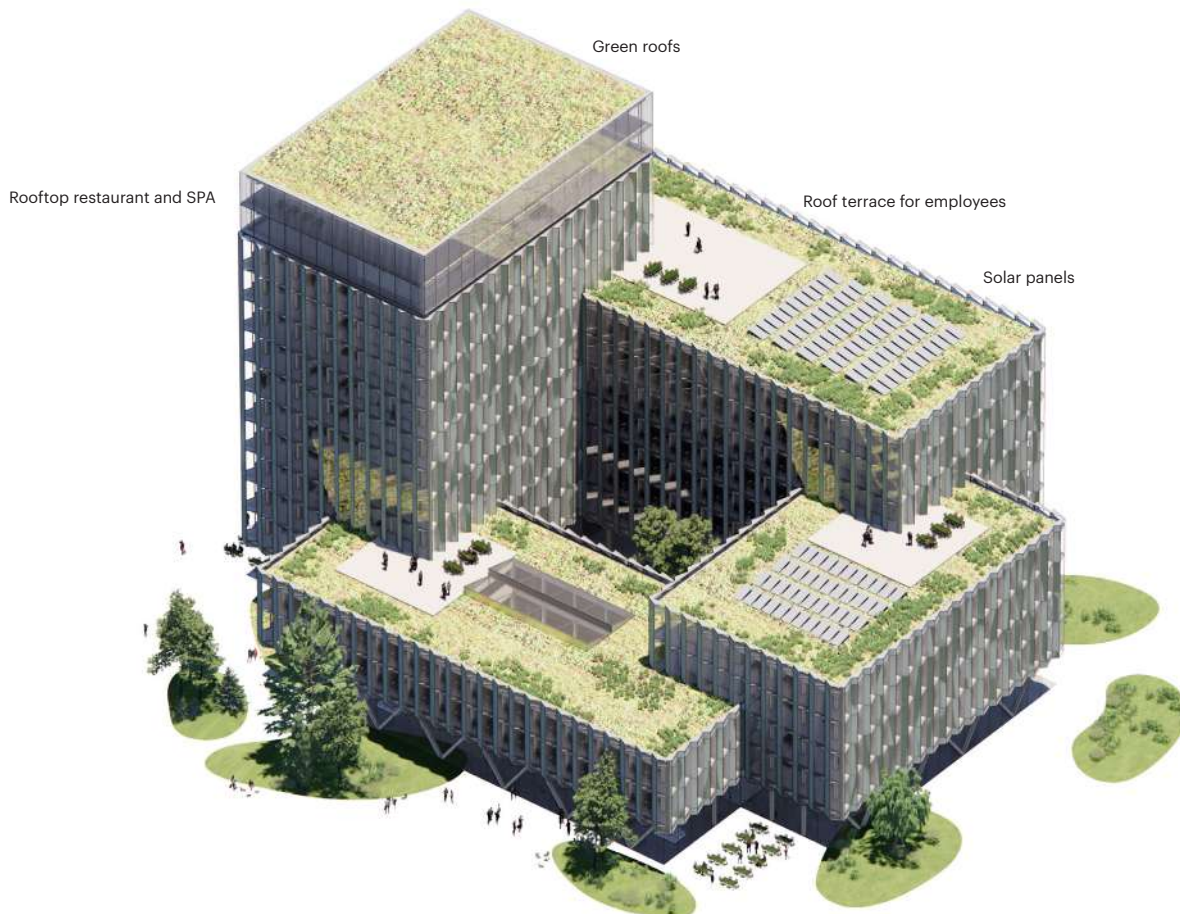
Wood construction

Numerous large scale office building in wood are being erected in Europe at the moment. A good part of the wood used in these buildings comes from the wood sector in Lithuania which in 2020 accounted for more than 2" % of the country's total GDP. We propose to build the centerpiece using local FSC certified wood and the latest development in modern hybrid wood construction.

Our extensive experience with wood construction have enabled us to develop a rational building

structure which ensures a fast and efficient building process with prefab elements. This approach will bridge the economic gap compared to standard construction and it will ensure the structural and fire safety performance of the building. Furthermore, it will create a robust and future proofed building.

The structural system above ground consists of glulam timber beams and columns combined with cross laminated timber decks (CLT). The foundation, the basement and the vertical cores



are built with low-carbon concrete, which stabilize the structure and fireproofs the escape routes.

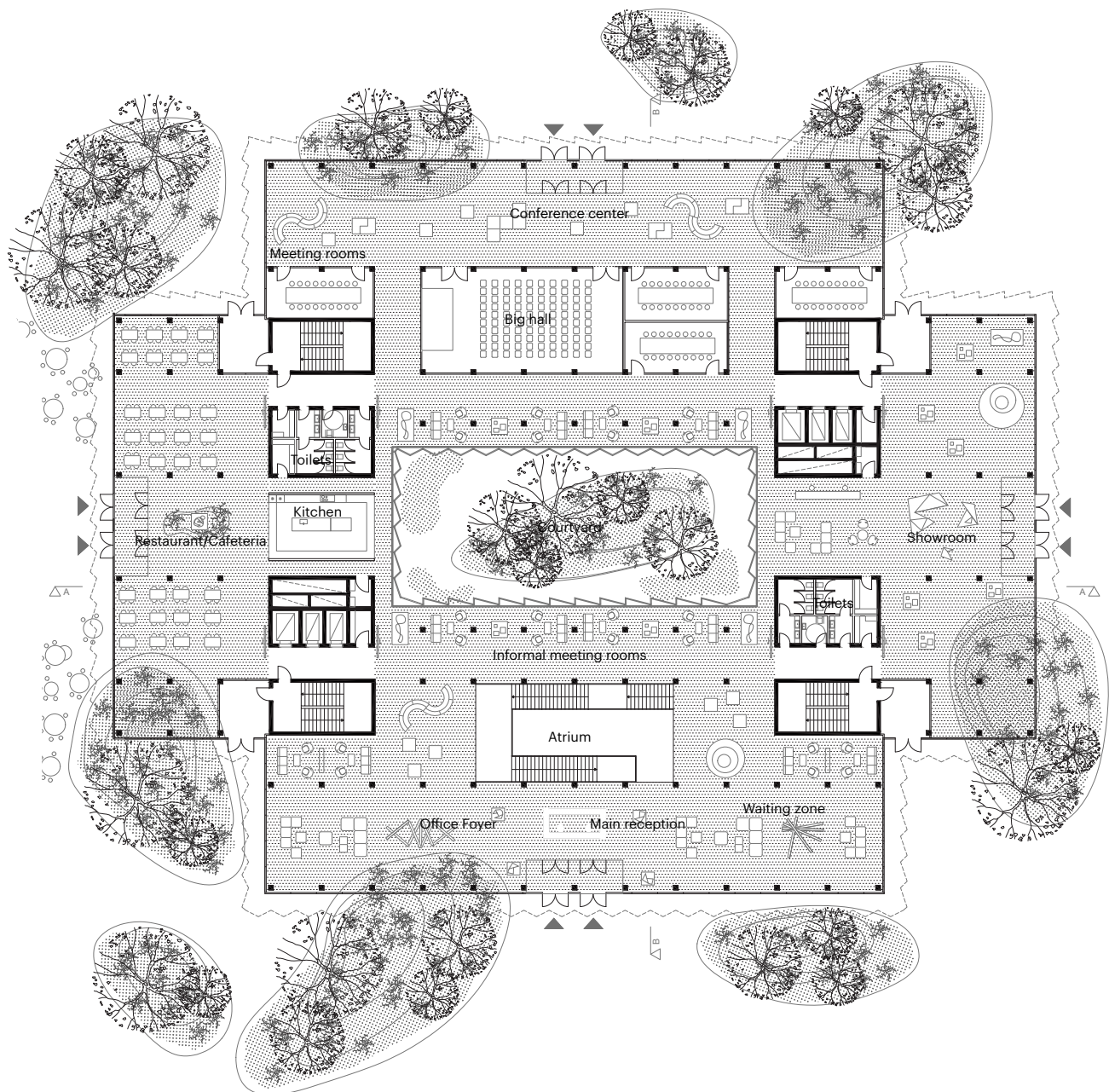
The CLT decks are clad with a durable concrete surface which ensures acoustic separation between the different rooms and the ceilings are constructed with acoustic insulation. The wood-based construction and natural interior not only helps to create a sustainable building, but it also contributes to a good indoor climate and an inviting interior environment. Unique identity of the building

Unique identity of the building

Beyond the wooden construction and the special façade. The project aims to further enhance the buildings identity and sustainable agenda by including sustainable thinking in all aspects of the building. Possible strategies could be:

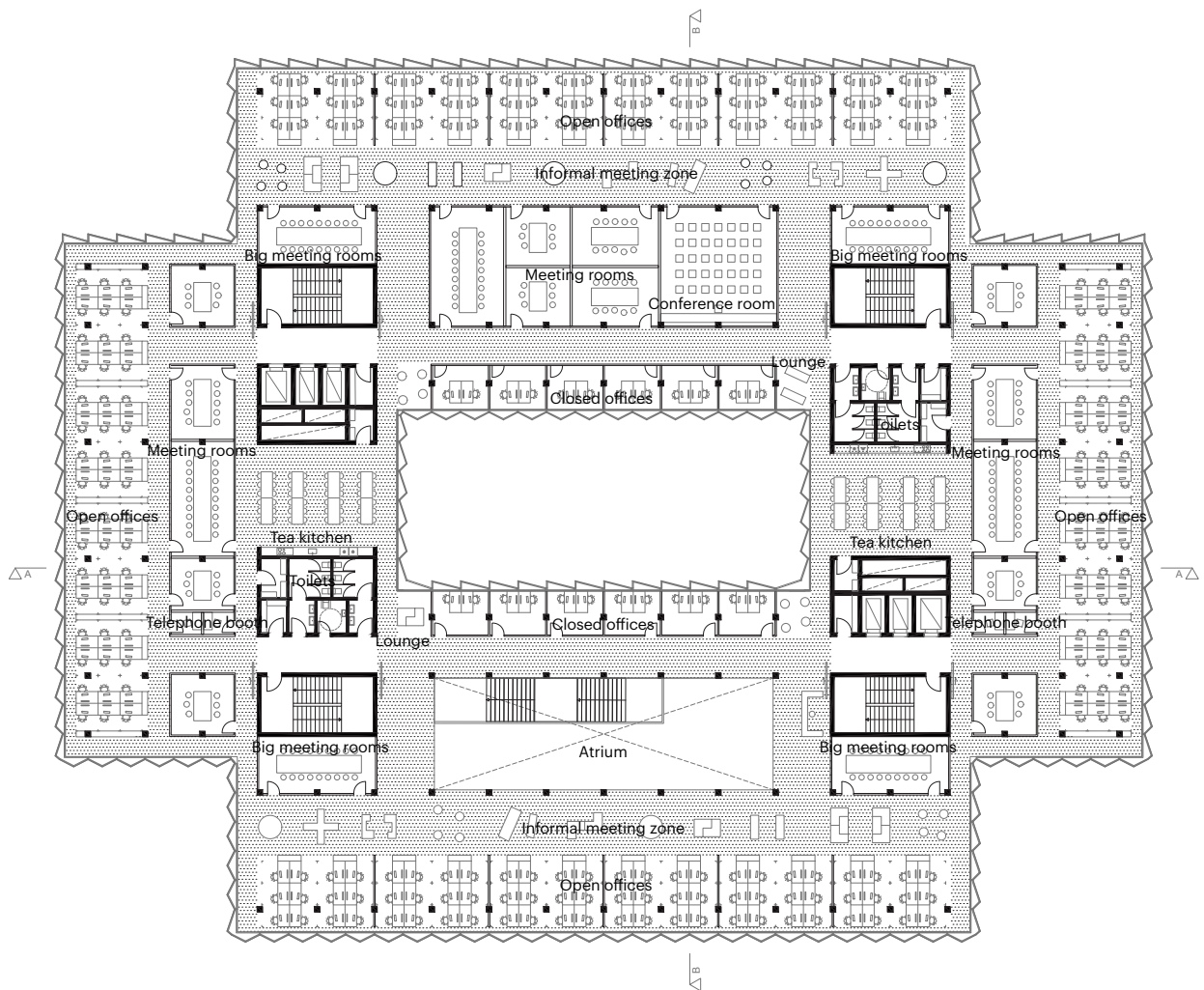
- Local energy production / PV on roofs
- Natural ventilation
- Natural water retention
- biodiverse planting on the roof
- wood fiber insulation
- Use of low carbon concrete

Plans



Ground floor plan

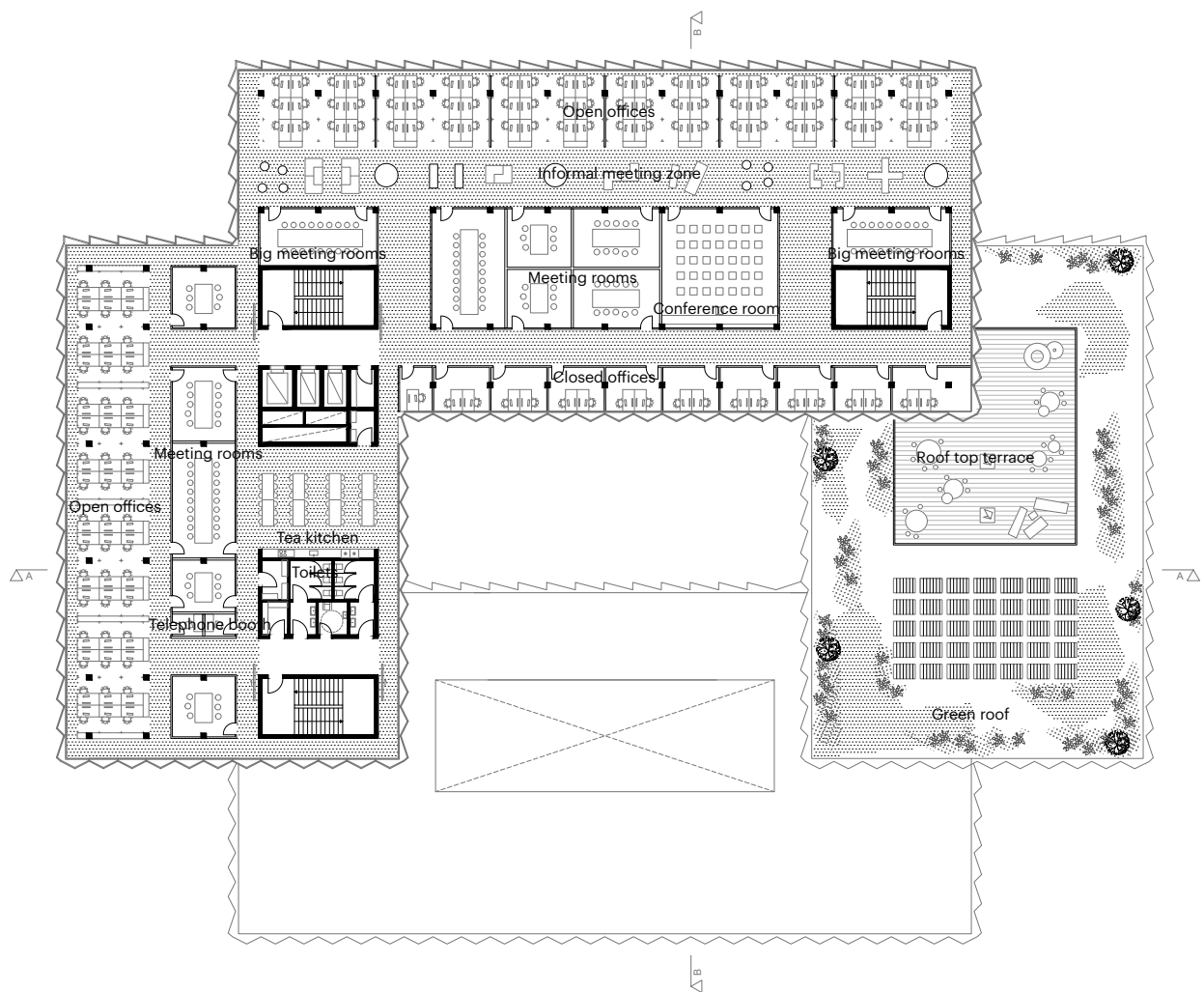
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Typical office floor level 1-2

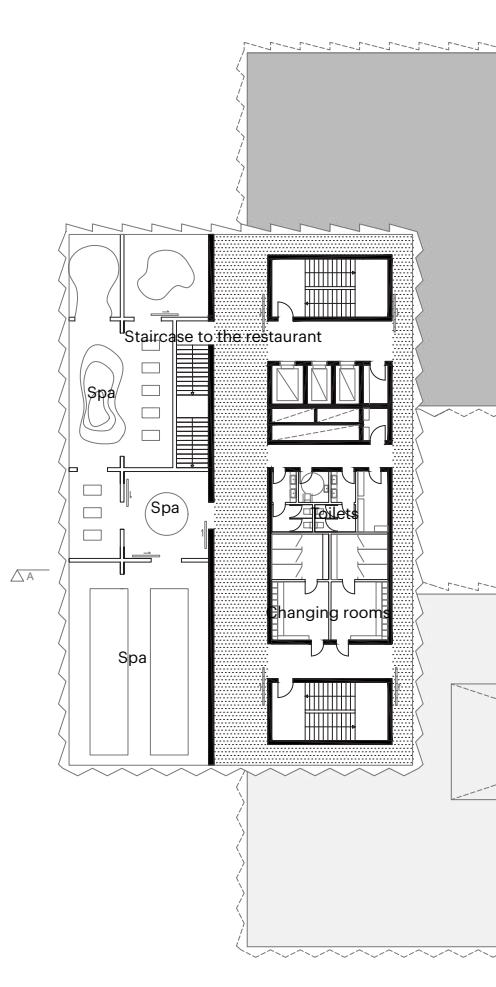
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Plans



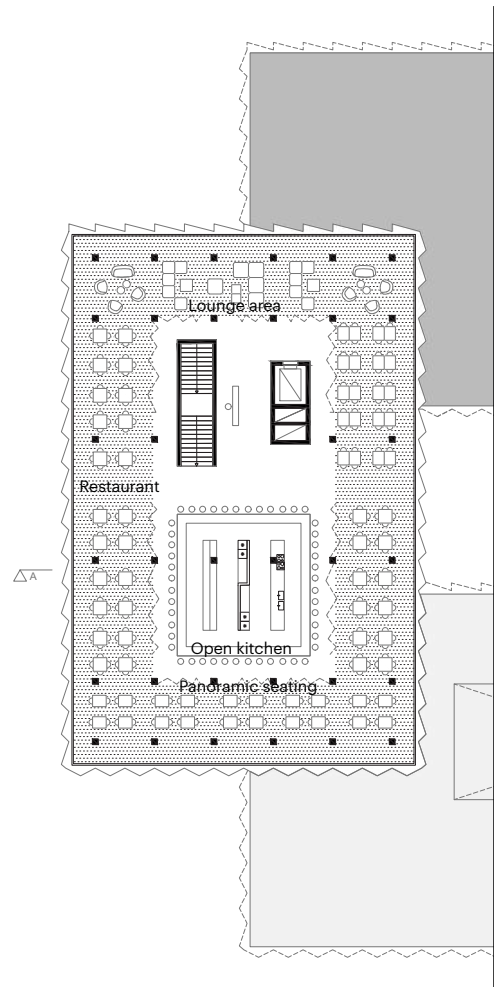
Typical office floor level 5-7

1:500



11th floor - SPA

1:500



12th floor - Rooftop restaurant

1:500

Obligatory views



View from North West

50m building version



View from South East

50m building version

Facade



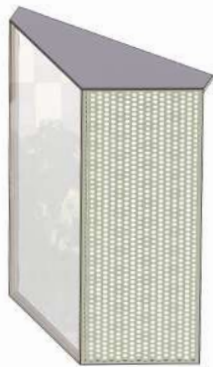
Facade view

Open, inviting groundfloor and office facade that reacts to the sun



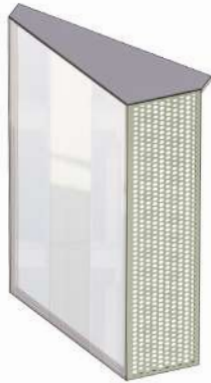
South facade elevation

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South facing facade panel

50% glass



East/West facing facade panel

75% glass



North facing facade panel

100% glass

The angle of the folded façade changes depending on the façade direction which creates a dynamic and distinct façade character that will bring a unique identity to the building. A character which comes from the facades sustainable properties.

Sections



Section A-A

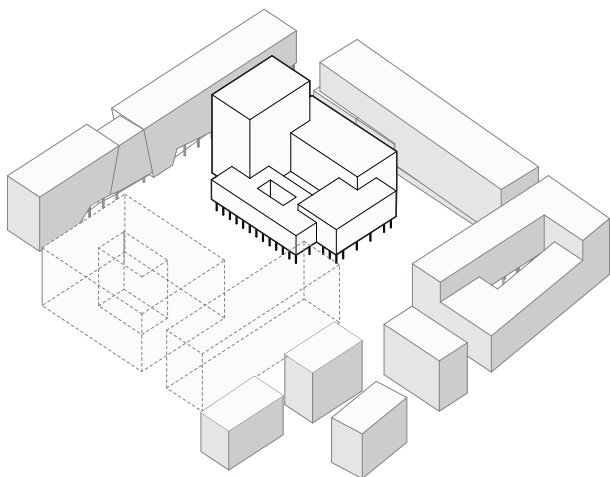
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Section B-B

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Area overview



50M HEIGHT VERSION

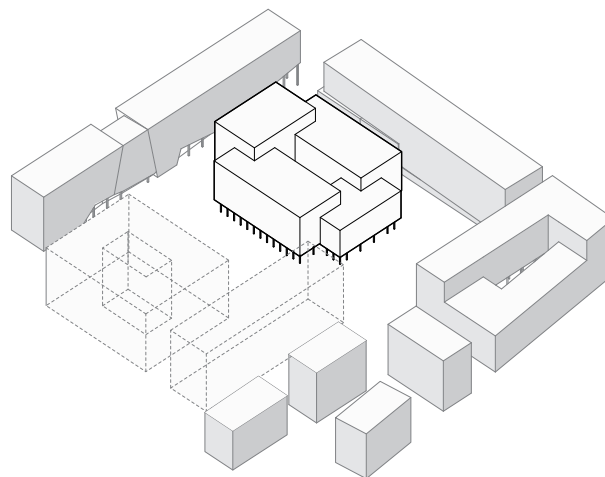
Brutto building area

Level

0 foyer, restaurant, conference	3166 m ²
1 office floor	3275 m ²
2 office floor	3275 m ²
3 office floor	2650 m ²
4 office floor	2650 m ²
5 office floor	1944 m ²
6 office floor	1944 m ²
7 office floor	1944 m ²
8 office floor	850 m ²
9 office floor	850 m ²
10 office floor	850 m ²
11 spa and gym	797 m ²
12 roof top restaurant	797 m ²
TOTAL	24992 m²

Useful area of the building (netto) 20698 m²

Volume 98570 m³



35M HEIGHT VERSION

Brutto building area

Level

0 foyer, restaurant, conference	3166 m ²
1 office floor	3480 m ²
2 office floor	3480 m ²
3 office floor	3480 m ²
4 office floor	3480 m ²
5 office floor	2650 m ²
6 office floor	2650 m ²
7 office floor	850 m ²
8 spa and gym	797 m ²
9 roof top restaurant	797 m ²
TOTAL	24830 m²

Useful area of the building (netto) 20401 m²

Volume 98445 m³



Alternative version
35m height volume