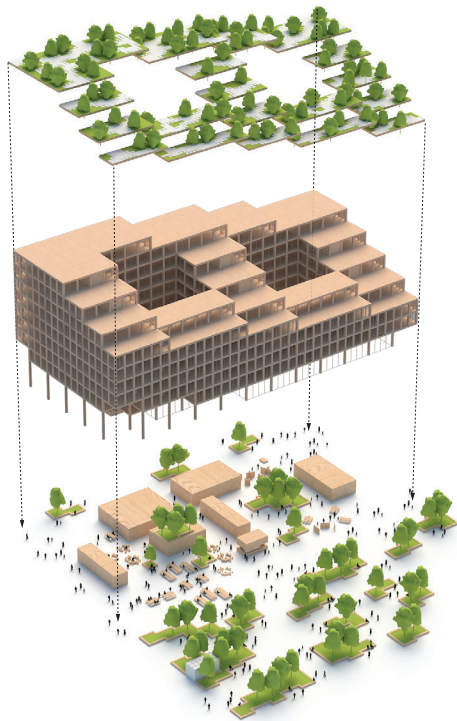


Hanging Gardens

Business Stadium Center Building





Hanging Gardens

Business Stadium Center Building

The Hanging Gardens has the potential to provide a new identity for the Business Stadium District and unify the area around a green core.

Becoming a new destination for the Down Town District and providing a unique environment for the users of the Business Park.

A future forward project that integrates nature within the building and that merges with the public space.

The new typology provides good functionality to the intended use and an outstanding work environment for the offices while respecting the neighbouring buildings.

Wood is the main material chosen for facades and interiors, strengthening the soft and green approach of the central area in contrast with the materiality of the perimeter buildings.

The proposed construction system of a Timber-Hybrid responds to the high quality design intent required for the development by providing crafted detailing with exposed materials while ensuring the lowest environmental impact from production through to end of life scenarios when compared to other construction alternatives.

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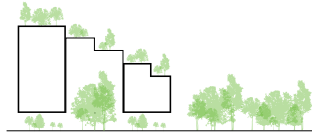
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Business Stadium Park
Masterplan with a green core

The central area of the Business Stadium Masterplan has the potential to become a lush green park providing the best possible environment for the Business Stadium Center users and becoming a destination in itself for the rest of the Downtown Business District.

The Business Stadium Center Building is the first one to come and the key element of the central area.

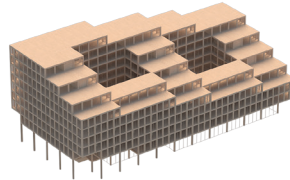


Biophilic Strategy
Nature Integration

The Business Stadium Center Building will integrate green public spaces within in the building,

The front plaza is designed to include a lot of greenery and trees, flowing into the open ground floor becoming an extension of of the urban space.

The step terracing of the building provides elevated green gardens in direct contact with the offices and generous outdoor spaces for the the top public functions.



Structural Grid
Efficient layouts

The structural design and construction of the Business Stadium Center Building will reflect the proposed design ethos throughout by careful consideration of the structural arrangement, choice of materials and integration of architecture and services in order to maximise floor to ceiling heights.

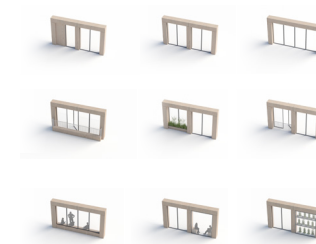
The proposed arrangement is based on a structural grid to suit car parking layouts within the basement as well as the superstructure office floors, therefore avoiding any transfer elements.



Wooden Construction
CREE Timber-Hybrid System

The proposed form of construction is to adopt a modular CREE system incorporating a hybrid of timber and concrete floors supported by timber beams along the facade. The concrete topping to the timber floors provides additional mass for floor dynamics as well as improving the acoustic and fire performance between floors.

Lateral stability is provided by concrete elements around the stair and lift cores. Not only was the proposed system selected for its efficiency, but it also responds to the high quality design intent required for the development by providing crafted detailing with exposed materials.



Wooden Facades
Modular system

The facade system is based on the same principle as the constructive facade grid.

The modulation of the facade creates a flexible and standardized facade structure where each grid module can be subdivided.

Making possible a flexible system that adapts to each programmatic requirements, orientation conditions ensuring good climatic conditions for the interior areas and a dialogue with the surroundings.



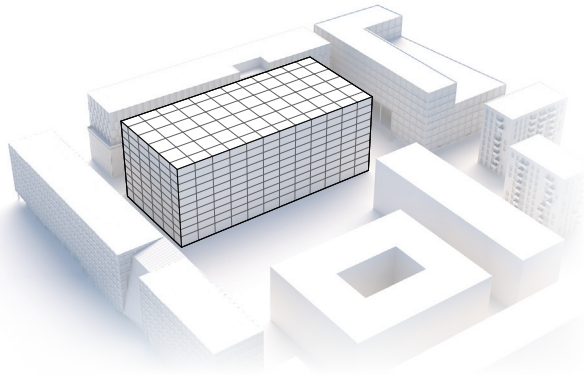
Sustainable system
Low environmental impact

The embodied carbon of the form of the construction system chosen, ensures the proposed material selection has the lowest environmental impact from production through to end of life scenarios when compared to alternatives.

The system will also ensure safety, speed and economy of the erection ensuring high quality throughout while achieving cost optimisation and construction speed whilst minimising noise and disturbance on site.

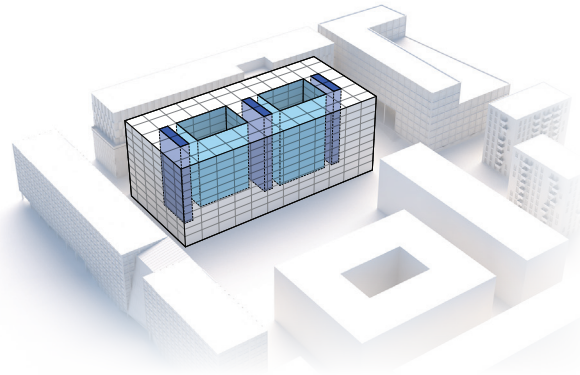
Design Concept V1

Business Stadium Center Building



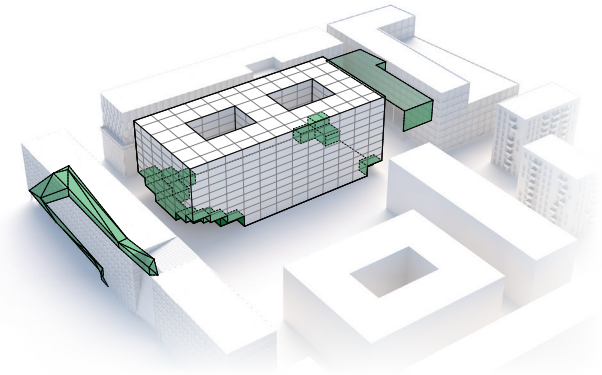
Construction Modular Grid

The maximum footprint and volume of the plot is covered by a modular grid that provides good office layout opportunities as follows the underground parking layout. The grid dimension is optimal for the construction system chosen, a hybrid timber slab and timber column structure.



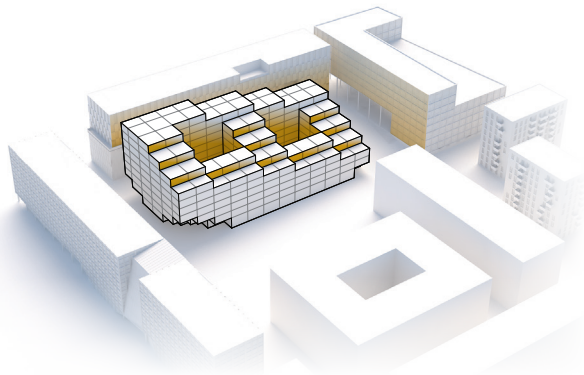
Atrium & Cores

The deep volume is articulated with a double courtyard providing the optimal depth for good light conditions on the office floors. The vertical infrastructure is minimized to 3 cores providing a flexible functioning of the building.



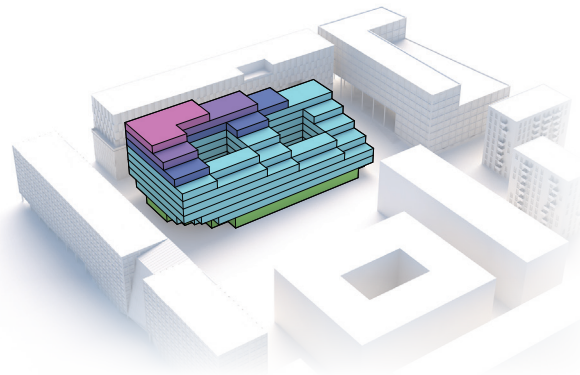
Open Corners

Following the strategy of the neighboring buildings, the corners in the ground floor are softened allowing a better pedestrian flow around the Business Stadium Center Park, highlighting entrances and offering covered outdoor areas.



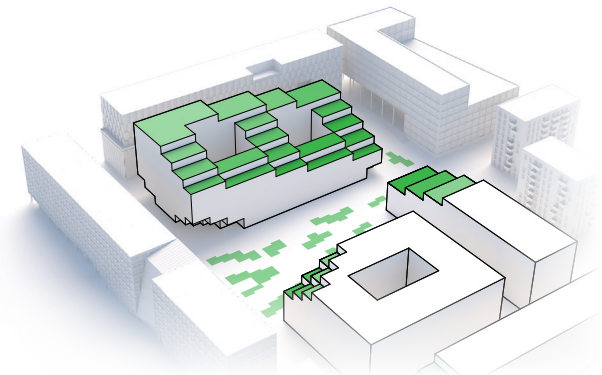
Optimized volume for daylight conditions

The overall volume steps down allowing better light conditions to the neighboring buildings as in the courtyard facades. The terraces provide outdoor gardens to the offices and the public functions at the top.



Layered Program

The program as described in the brief is layered vertically, with the open ground floor functions at the bottom, the efficient office floors in the middle and the public functions at the top.



Building merges with Urban Space

The result is a building that fully relates to the neighboring buildings and the public spaces around, with the main gesture towards front plaza and south.



Eye-level view from an elevated terrace



Ground Floor plan

1/1000

The ground floor plan of the Business Stadium Center Building is open to the surroundings and treated as an extension of the public space and front plaza flowing to the interior.

The open corners and covered areas provide a good pedestrian flow around the building and highlights the main entrances.

The entire plan is as open as possible providing synergy between the functions.

The interior program is articulated through closed functions, appearing a public space in-between as a small village.

The sizing and program of the boxes is flexible and can be adapted to different requirements.

General indicators V1

Floors: **10 Levels**
Height: **35 m**

Footprint: **94,70 m X 43,50 m**
Building Area A: **4.120 m²**

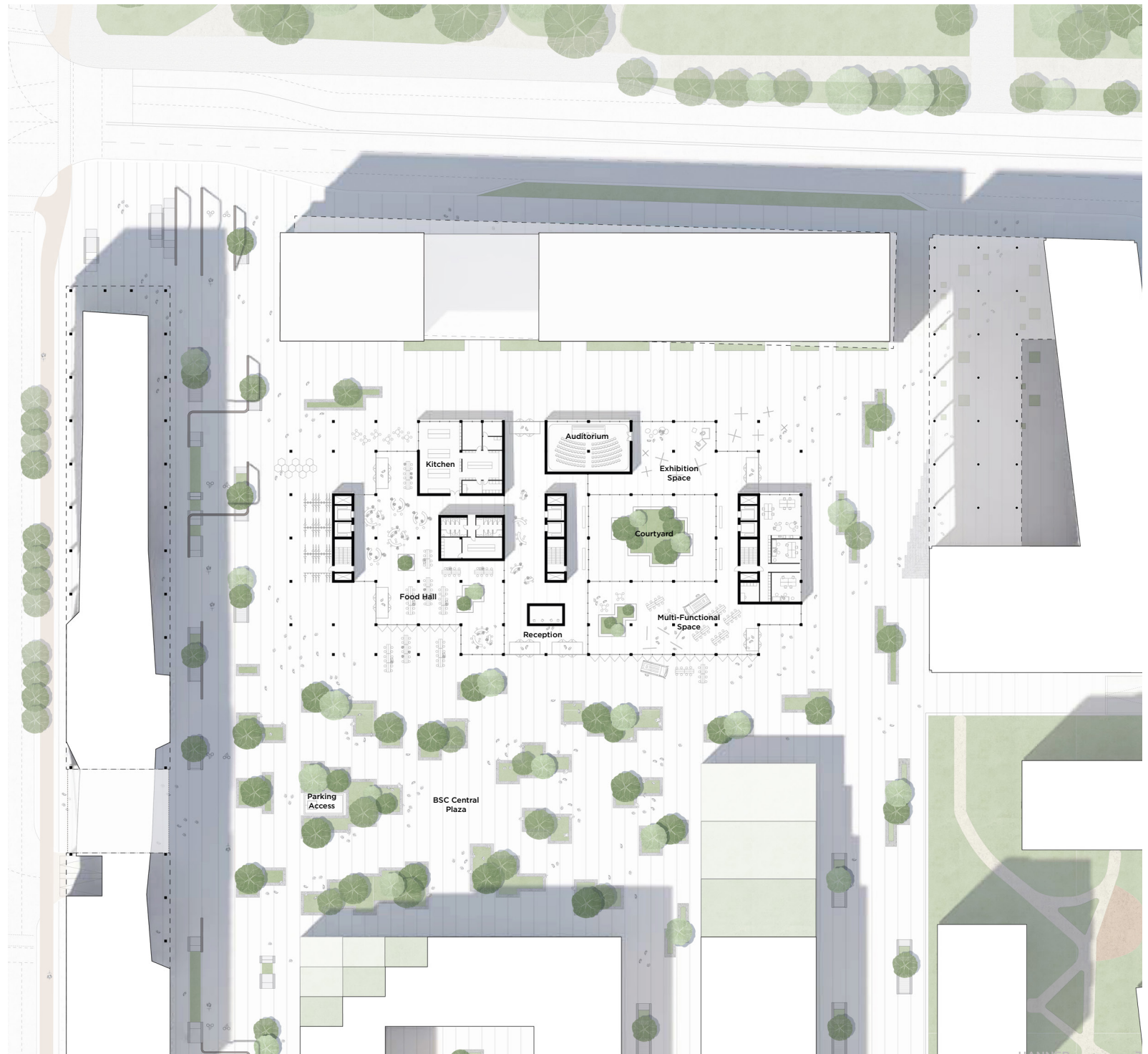
Building Area B: **2.887 m²**
(Excluding outdoor areas)

Density: **540%**
Intensity: **3,0**

Volume: **87.615 m³**

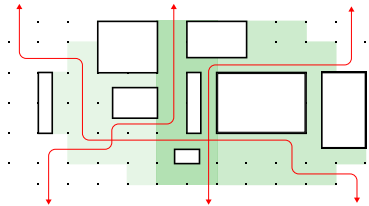
Useful Area: **23.270 m²**
(Excluding facade)

Total Area: **24.560 m²**

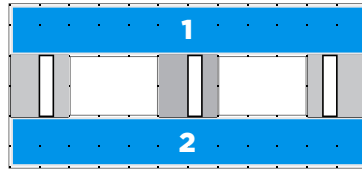


Typical Office Floor Plan

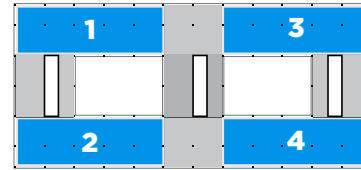
1/500



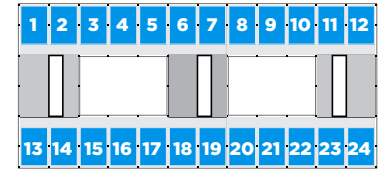
Ground Floor Plan Layout



Example Layout 1 / Large Office Space



Example Layout 2 / Medium Office Spaces



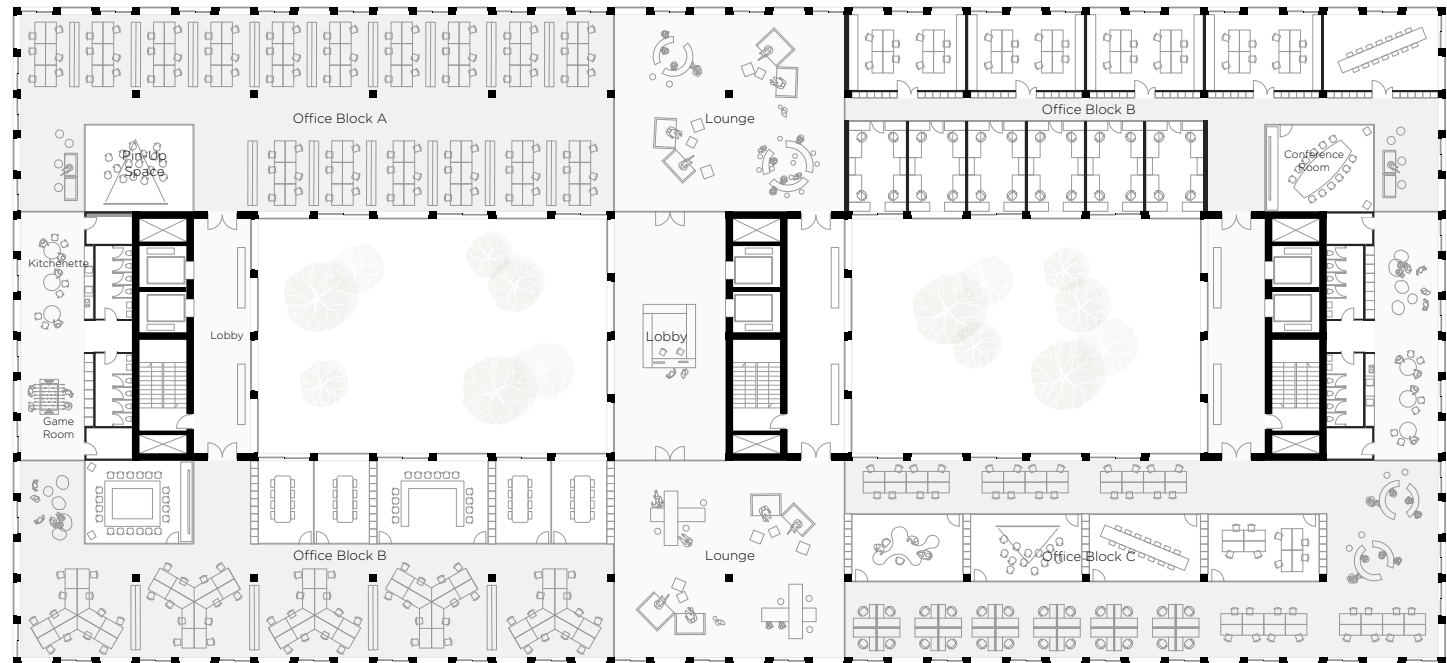
Example Layout 3 / Small Office Spaces

The chosen modular grid and the efficient positioning of the cores provides 2 very large open areas for office spaces providing a high degree of flexibility

Allowing to partition the plan in different configurations, from a super large office space of 1.200 m² to smaller units of 50 m².

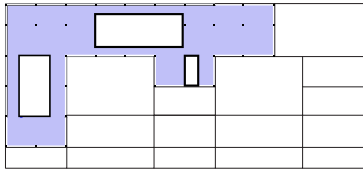
The zones around the cores are sections destined to contain functions and services that can be shared between office units, like toilettes, kitchenettes, etc.

The cores meeting the 2 functional wings allows for a larger enclosed fire section.

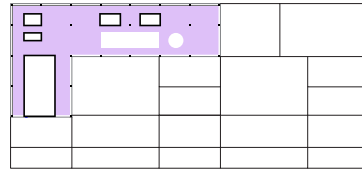


Public Top Floor Plan

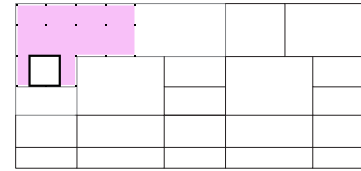
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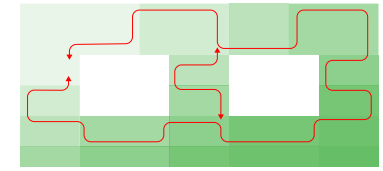
Fitness Public Floor Layout



Wellness Public Floor Layout



Nightclub Floor Layout



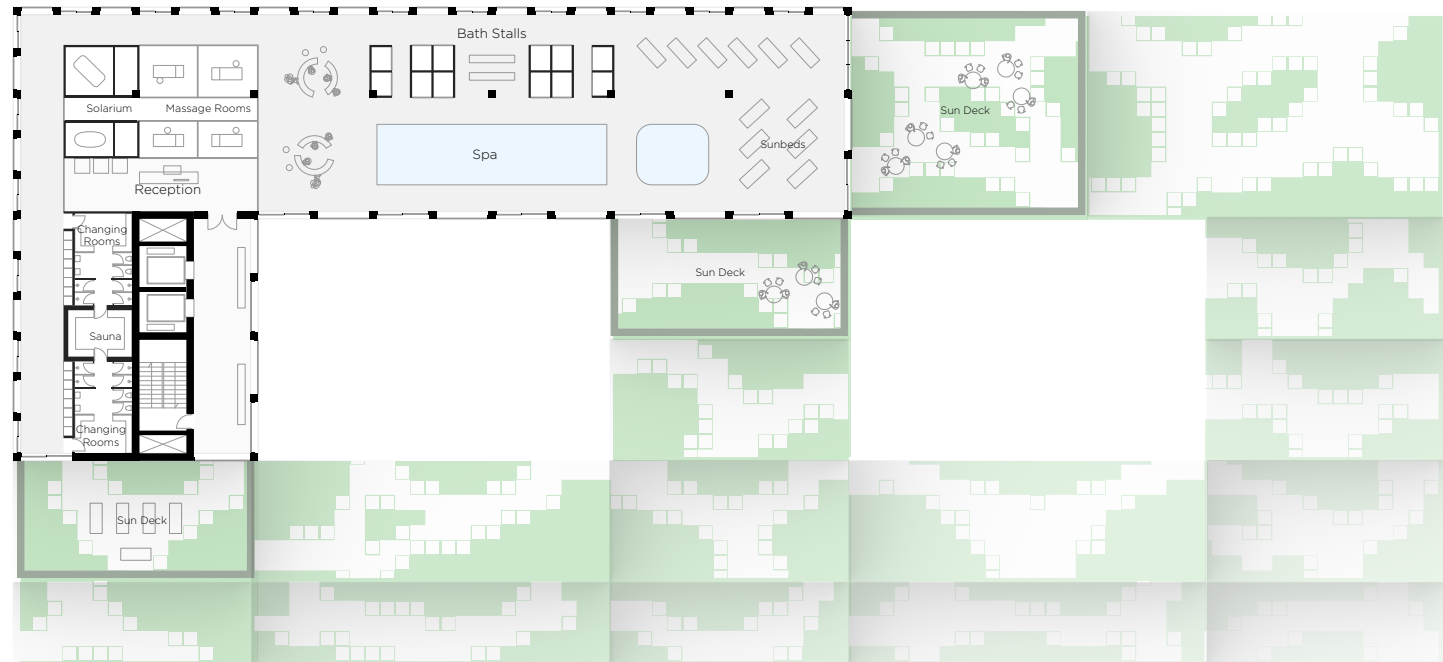
Roofscape / Terraces

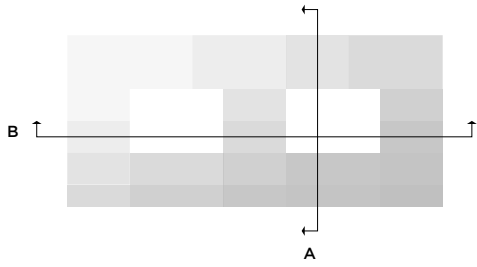
The public functions at the top floors are also terraced and with direct access to large outdoor areas destined to each of the different programs.

The vertical division of the program allows for a clear division and circulation of the different function requirements. The size of the public program is scalable by taking more or less floors.

Some of the office floors also enjoy of direct contact to outdoor gardens and views.

Through stairways the terraces are connected allowing for a looping circulation as also ensuring fire escapes from the different levels.





Section A-A
1/1250



Section B-B
1/1250



10 BUSINESS STADIUM CENTER BUILDING



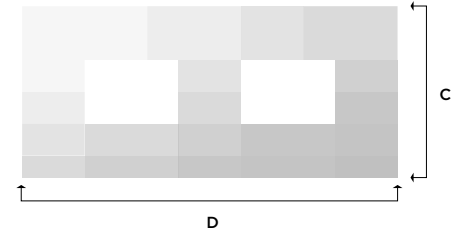
Interior view from an office floor



Elevation C-C
1/1250



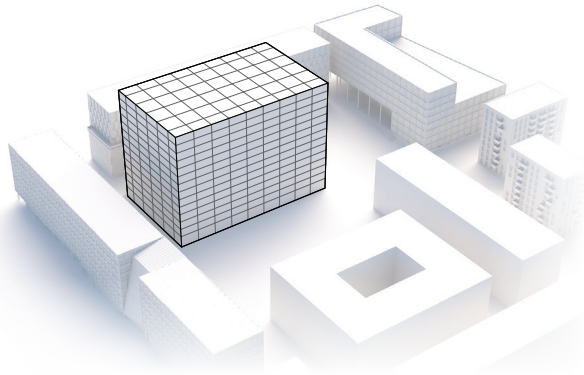
Elevation D-D
1/1250



Eye-level view from the eastern corner

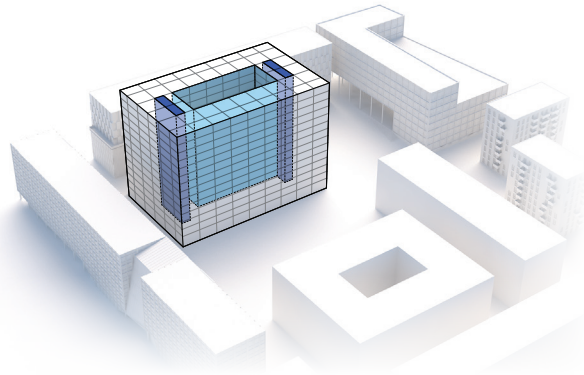
Design Concept V2

Business Stadium Center Building



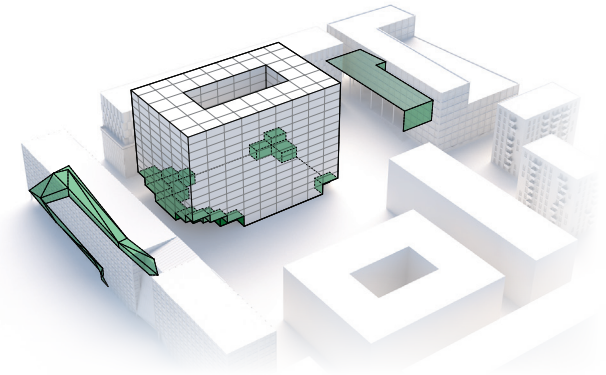
Construction Modular Grid

An alternative footprint and volume of the plot is covered by a modular grid that provides good office layout opportunities as follows the underground parking layout. The grid dimension is optimal for the construction system chosen, a hybrid timber slab and timber column structure.



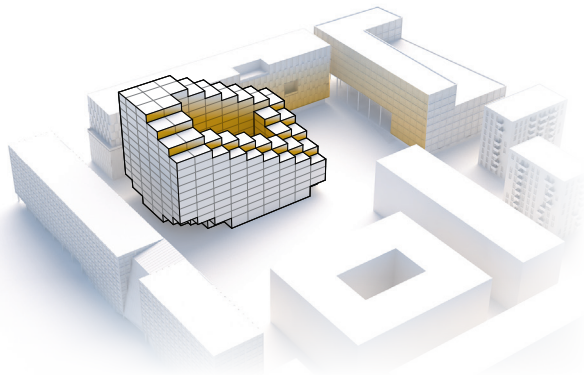
Atrium & Cores

The deep volume is articulated with a large courtyard providing the optimal depth for good light conditions on the office floors. The vertical infrastructure is minimized to 2 cores providing a flexible functioning of the building.



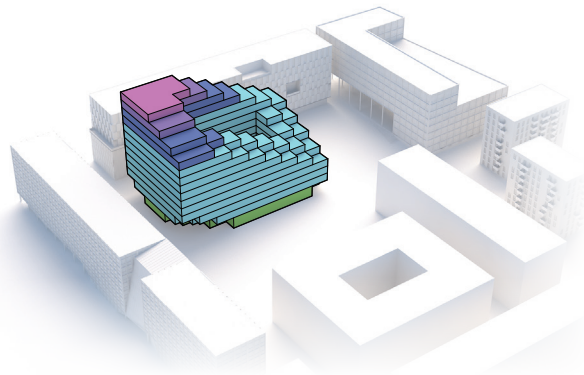
Open Corners

Following the strategy of the neighboring buildings, the corners in the ground floor are softened allowing a better pedestrian flow around the Business Stadium Center Park, highlighting entrances and offering covered outdoor areas.



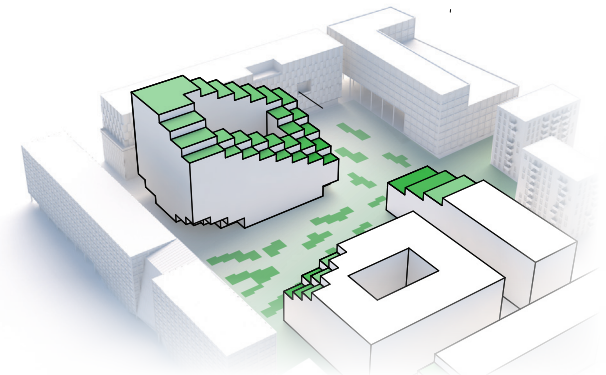
Optimized volume for daylight conditions

The overall volume steps down allowing better light conditions to the neighboring buildings as in the courtyard facades. The terraces provide outdoor gardens to the offices and the public functions at the top.



Layered Program

The program as described in the brief is layered vertically, with the open ground floor functions at the bottom, the efficient office floors in the middle and the public functions at the top.



Building merges with Urban Space

The result is a building that fully relates to the neighboring buildings and the public spaces around, with the main gesture towards front plaza and south. The alternative taller version enables another green plaza at the eastern side of the plot merging with the front park.



Eye-level view from the front square



Ground Floor plan

1/1000

The ground floor plan of the Business Stadium Center Building is open to the surroundings and treated as an extension of the public space and adjacent plazas flowing to the interior.

The open corners and covered areas provide a good pedestrian flow around the building and highlights the main entrances.

The entire plan is as open as possible providing synergy between the functions.

The interior program is articulated through closed functions, appearing a public space in-between as a small village.

The sizing and program of the boxes is flexible and can be adapted to different requirements.

General indicators V2

Floors: **14 Levels**
Height: **50 m**

Footprint: **71,15 m X 43,50 m**
Building Area A: **3.095 m²**

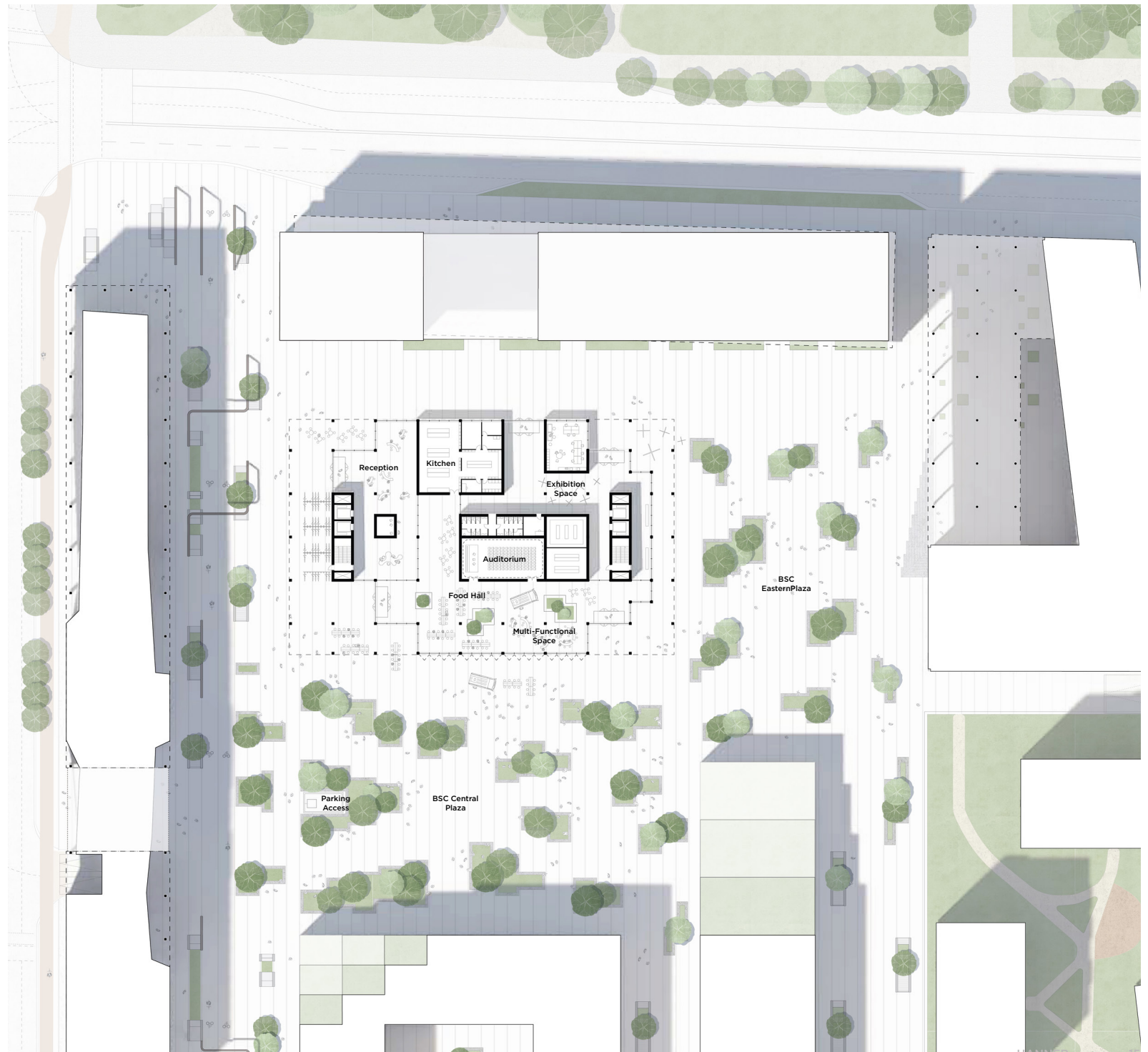
Building Area B: **2.230 m²**
(Excluding outdoor areas)

Density: **549%**
Intensity: **3,0**

Volume: **89.520 m³**

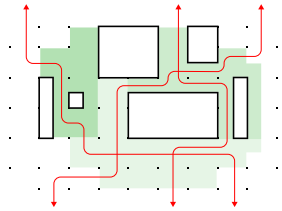
Useful Area: **23.526 m²**
(Excluding facades)

Total Area: **24.960 m²**

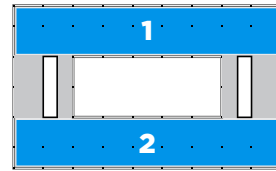


Typical Office Plan

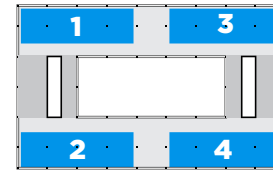
1/500



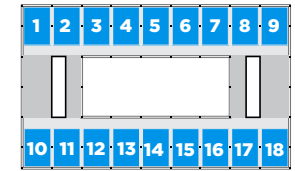
Ground Floor Plan Layout



Alternative Layout 1 / Large Office Space



Alternative Layout 2 / Medium Office Spaces



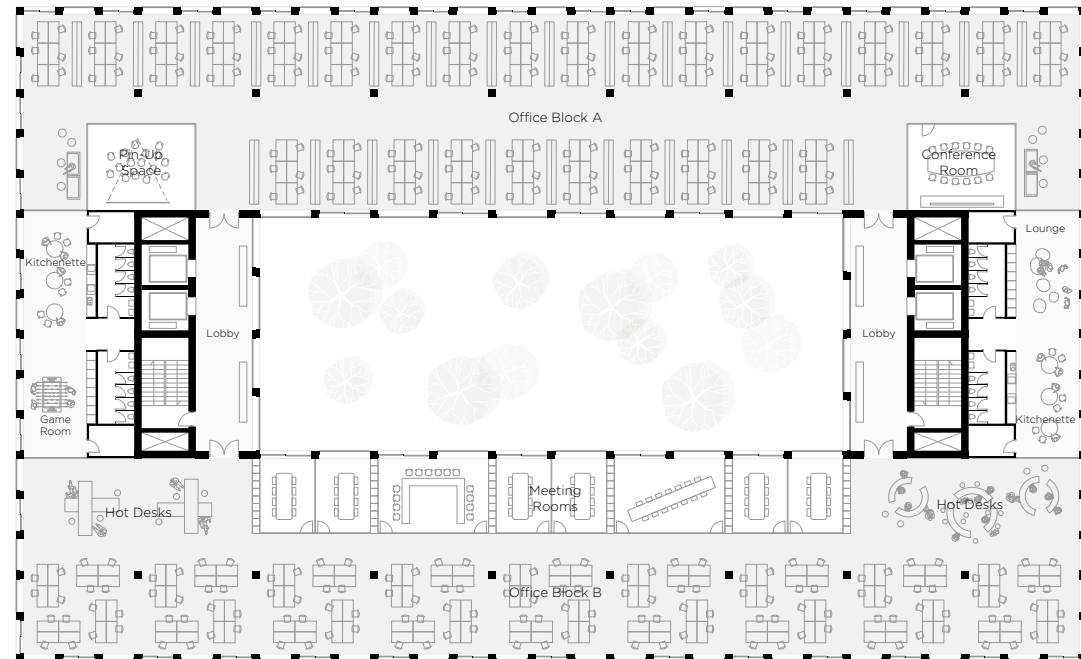
Alternative Layout 2 / Small Office Spaces

The chosen modular grid and the efficient positioning of the cores provides 2 very large open areas for office spaces providing a high degree of flexibility

Allowing to partition the plan in different configurations, from a super large office space of 900 m² to smaller units of 50 m².

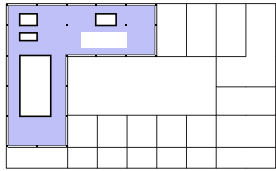
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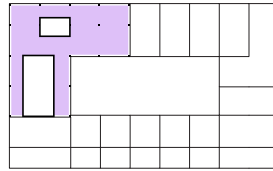


Public Top Floor Plan

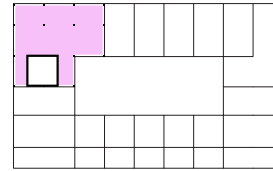
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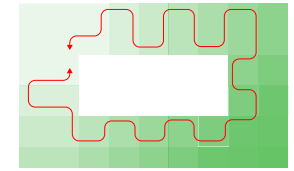
Wellness Public Floor Layout



Fitness Public Floor Layout



Nightclub Floor Layout



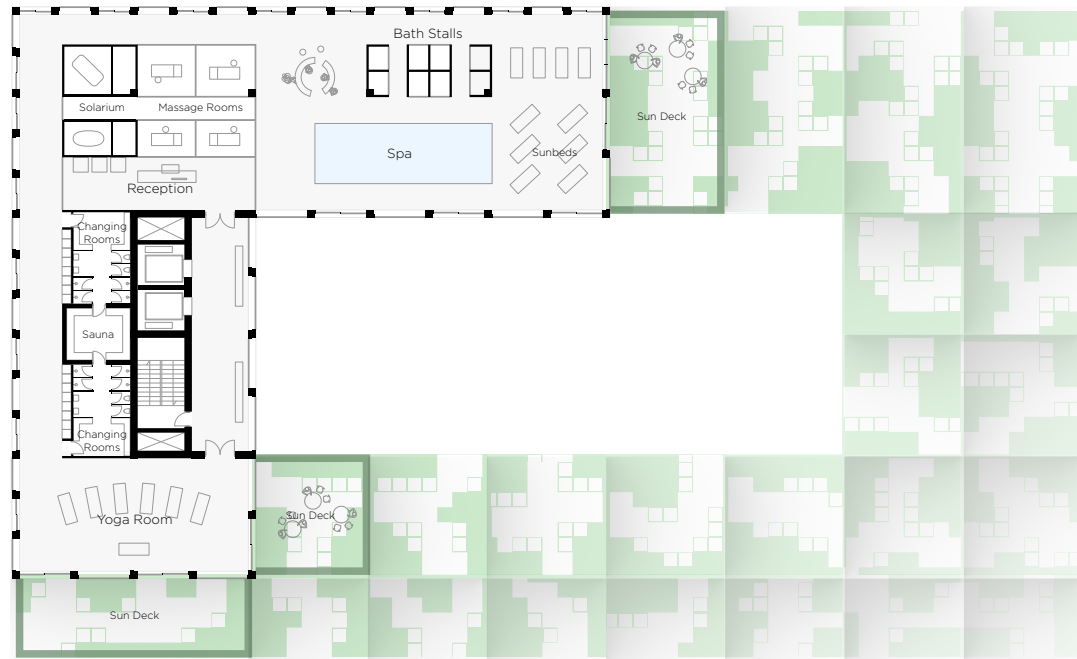
Roofscape / Terraces

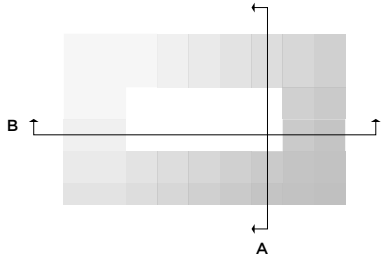
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General indicators V2

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 Height: **50 m**

Density: **549%**
 Intensity: **3,0**

Footprint: **71,15 m X 43,50 m**
 Building Area A: **3.095 m²**

Volume: **89.520 m³**

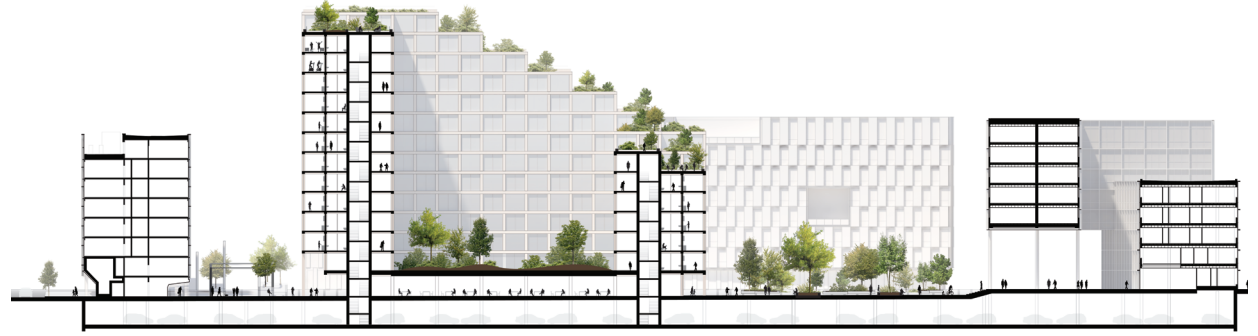
Building Area B: **2.230 m²**
 (Excluding outdoor areas)

Useful Area: **23.526 m²**
 (Excluding facades)

Total Area: **24.960 m²**



Section A-A
 1/1250



Section B-B
 1/1250



Mandatory view 1



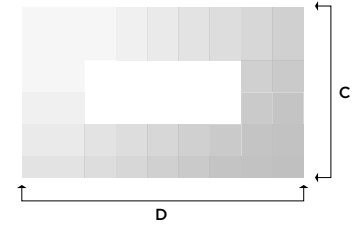
Interior view from an office floor



Elevation C-C
1/1250



Elevation D-D
1/1250



Mandatory view 2



Eye-level view from the western corner

