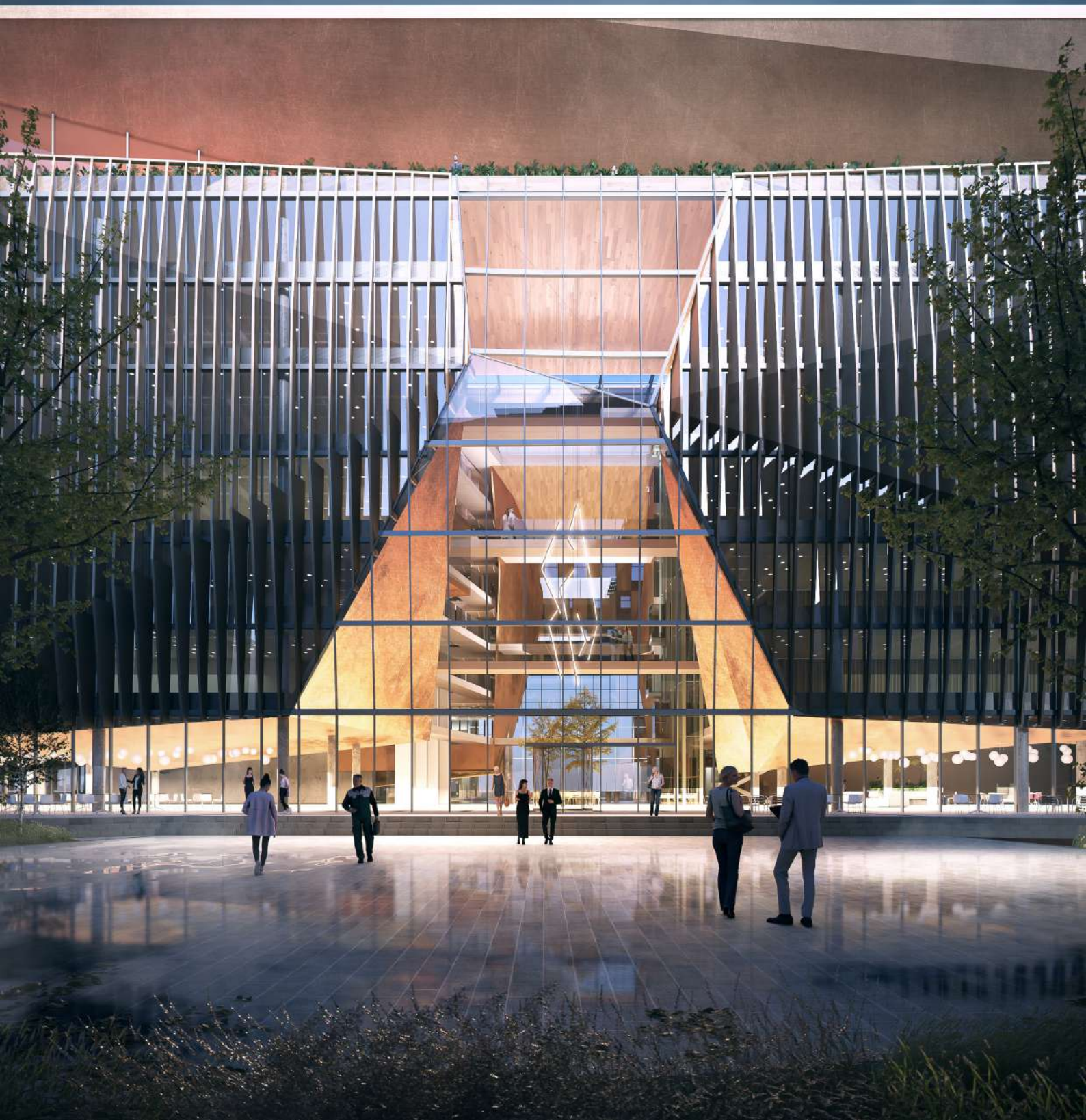


BUSINESS STADIUM CENTER BUILDING ARCHITECTURE COMPETITION IDEA

EXPLANATORY NOTE

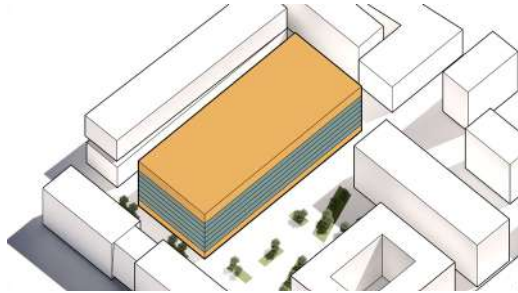
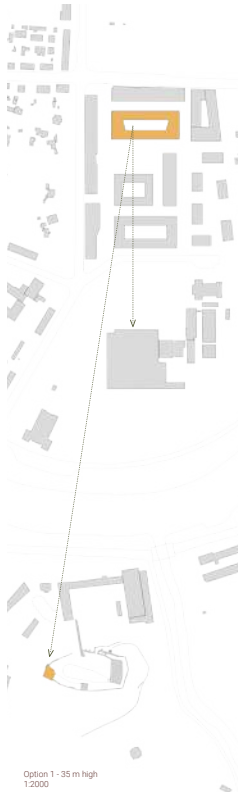
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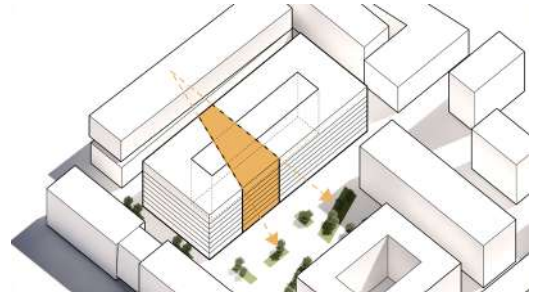
OVERALL CONCEPT

It has been an important driver for the design of our proposal to build in respect and harmony with the surroundings - to achieve an urban integrity; and at the same time build an iconic centerpiece building that can serve as a landmark for the whole Business Stadium Park.

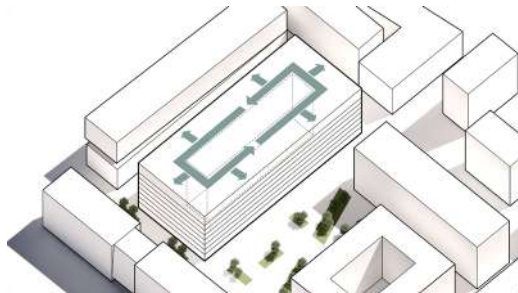
A main focal point for our project is the prominent placement on the central axis running from the iconic Vilnius Concert and Sports Hall through the district's new central plaza. In respect of the axis we have placed our Main Entrance Hall directly on the axis out towards the central plaza the axis continues through our building and lines up with the entrance for the Šeimyniškių g. 19.



The maximum height allowed in the detail plan is 35m. With a generous floor height for the public floors, this leaves space for 6 office floors with a floor height of 3,6m



Where the historic axe and sightline meet, they create a wedge, that shatters the introvert atrium volume and create a fissure or 'canyon' that opens up to the plaza.

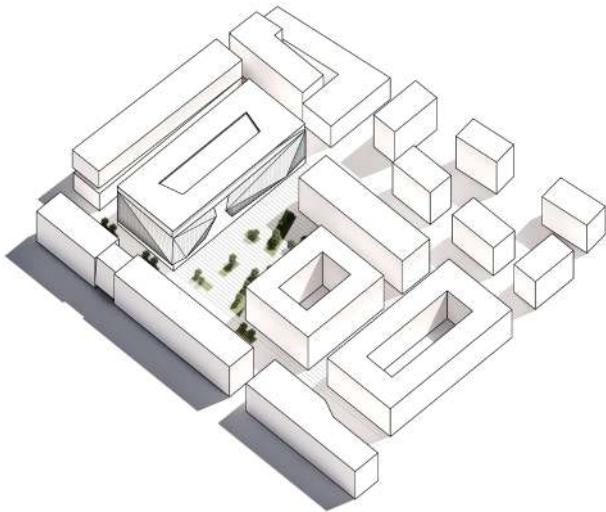
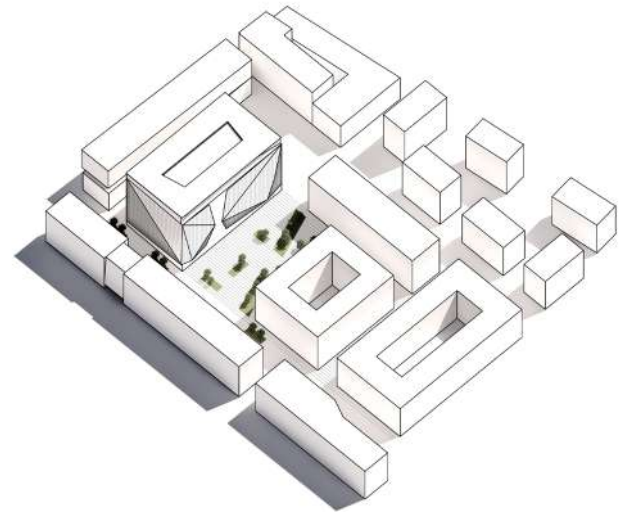


Given the deep plot, we have chosen an atrium typology, with central access and circulation. This allows for multiple and flexible tenancies.



The canyon links the ground and top floors, creating a continuous public space, that is linked to the square in front of the building and draws people in.



**Option 1 - 35 m high****Option 2 - 50 m high**

Central to our concept has been the retelling of the historic axe that drove up through the former stadium site. Access to the building is focused upon this axe, and with it, the new central square. We have also incorporated the direct sightline from the rooftop level to the Gediminas tower, and the combination of this sightline with the historic axe forms the basis of the building's fractured architectural language. Where the two axes meet they form a fissure in the building which is angled towards the castle. This fissure becomes a gateway from the public square into the building and serves to link the ground floor with the rooftop. This angled language also informs the louvres of the facade, creating an expression that is both iconic and unique, yet in a dialogue with the surrounding buildings.

We have chosen to focus on the 35m version of the building, as we believe that this version, with the right expression, can be the perfect iconic centerpiece to the area. To go higher than 35 meters will require a lengthy planning procedure.

We have, however designed a 50m high alternative, with a similar layout to our main design, but with 4 extra floors and a smaller footprint.

THE LAYOUT OF THE BUILDING

The main layout of the building consists of three levels, each with their own functions:

- the public ground floor level accessible from the plaza,
- the 6 private office floors for tenants
- the double height penthouse floor consisting of leisure activities.

All three levels can be reached by stairs and elevators from the main entrance hall.

Our initial layout is of course not final due to the early stage of the project, but we are confident that our concept is robust and flexible enough to - after the idea competition stage - to accommodate a final programming with the client.

The main flow through the building for visitors is from the plaza to the ground floor areas and through the main entrance floor and up to the office floors or to the penthouse. This main flow / movement is easily read in the building's facade and underlined by the use of the same faceted geometry and the same cladding of the ceilings in the ground and top floors and on the walls in the main entrance hall. The cladding consists of brass-anodized aluminum panels that light up dramatically and appear inviting from the plaza.

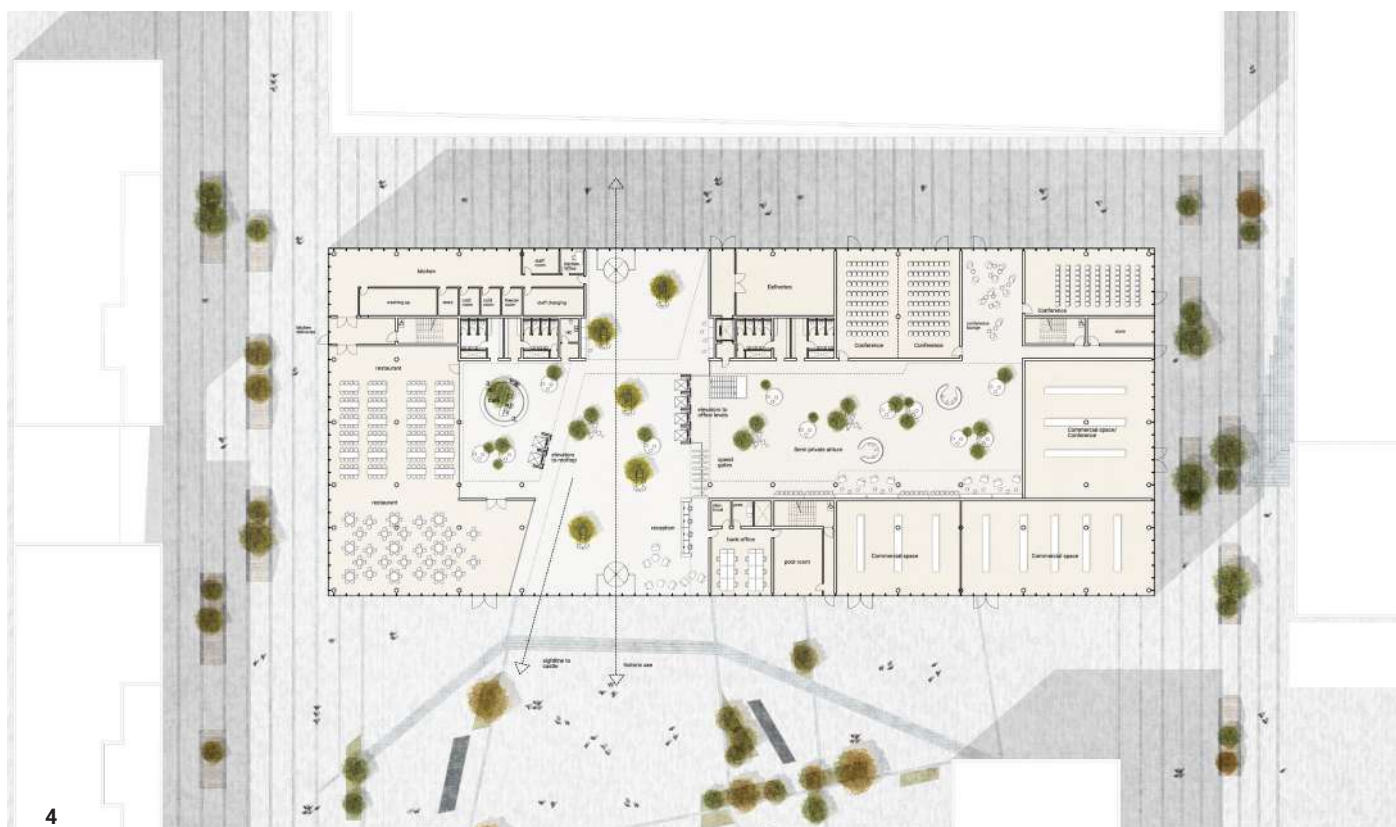


THE GROUND FLOOR LEVEL

To take advantage of the attractive placement directly towards the sunny side of the plaza large glass facades in the ground floor permit that there is contact and a sense of openness between the ground floor - with the public oriented functions such as restaurants, cafes, shops, galleries and/or conference facilities.

These functions will add life to the plaza with outdoor activity and outdoor seating.

Inside the building under the glazed atrium, exhibitions and events can take place, or the atrium can e.g. serve as breakout space for conferences



THE MAIN ENTRANCE HALL

The hall is characterized by the spaces impressive volume and height. The inclining faceted walls are dramatic like in a steep canyon, which makes the journey up through the space especially impressive.

The main entrance hall is placed on the central axis, but the west wall is turned so the hall also is directed toward the Gediminas Castle landmark on the historic hill above the city.

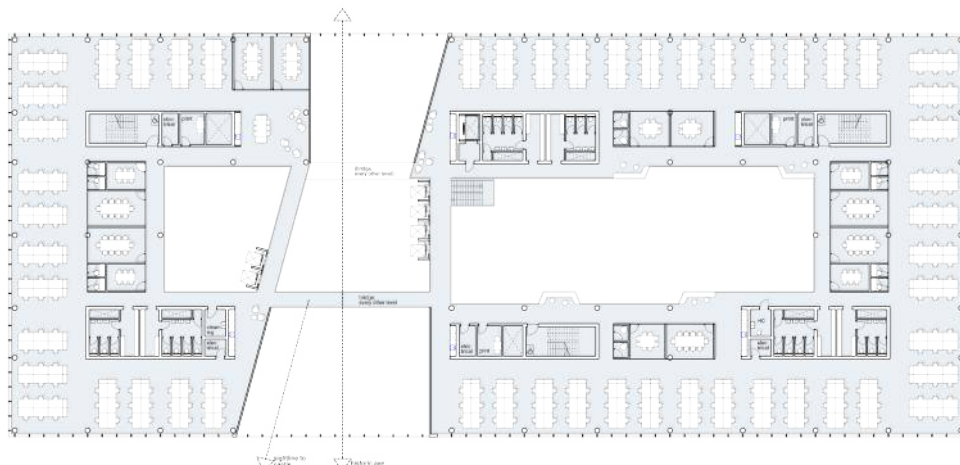


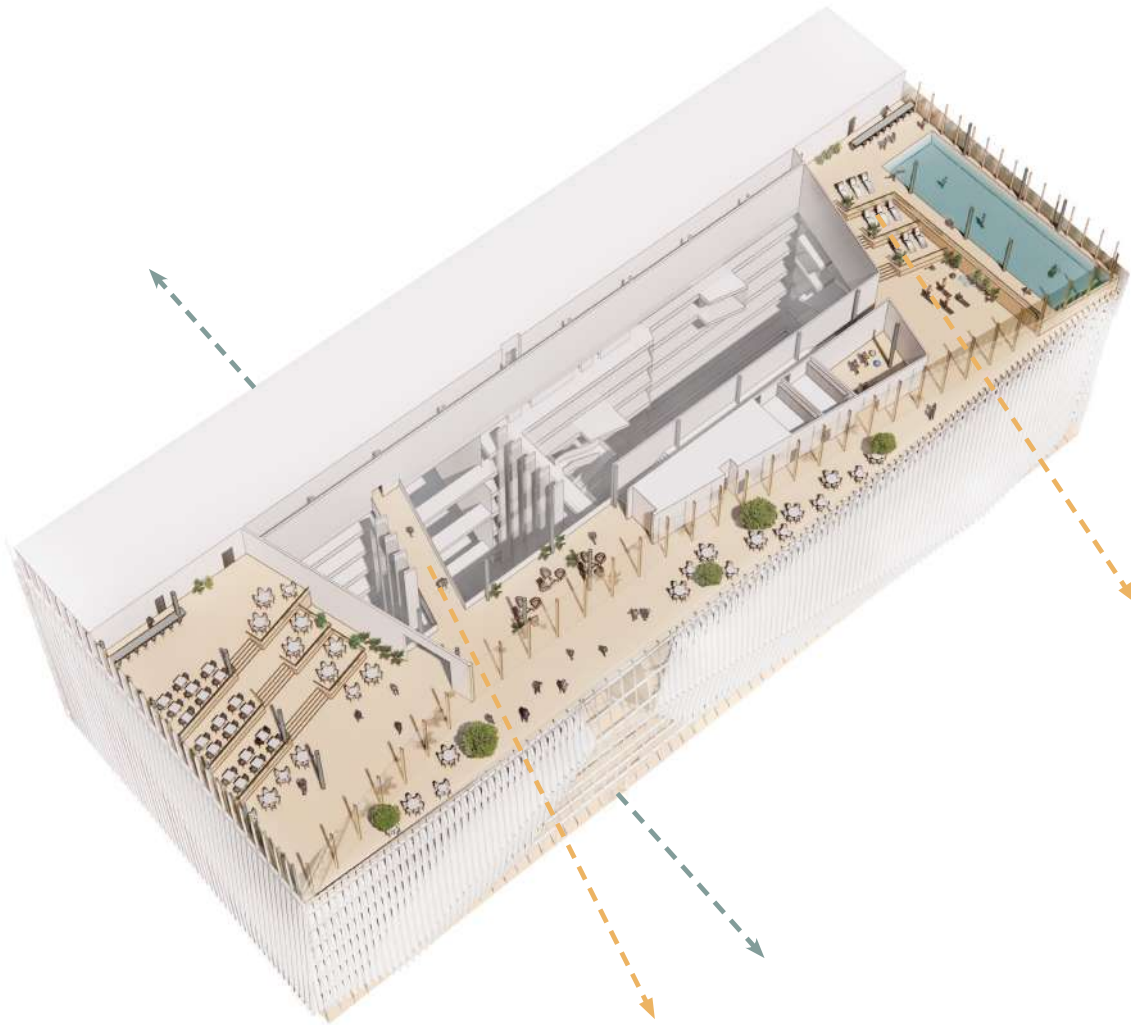
THE OFFICE FLOORS

The office floors are divided into two areas - a large area to the east of the main entrance hall and a smaller to the west. An impressive glaze covered atrium runs all the way through the floors and besides of supplying the office spaces with daylight, gives the office-areas a strong identity. From the main entrance hall access to the office areas is possible through speed gates and with access control to tenancies on the office floor.

Flexibility in tenant size and an efficient zoning is our main focal point for the office floor. Thereby we can achieve a good compactness and an optimal ratio of Gross Floor Area and Gross Leasable Area.

By placing all circulation around the atrium, and placing the toilets, shafts, fire stairs, toilets, meeting room and kitchenettes in the central zone and placing the work places with sufficient daylight by the facade, the office floors can easily be divided into a lot of small tenants mixed with bigger tenants in infinite combinations easily changed over time.





THE ROOFTOP PENTHOUSE

On the top floor with an impressive view of the city and the Gediminas tower landmark the semi-public leisure functions are placed containing an exclusive restaurant / nightclub, and a gym center with a large pool - both oriented to the grand panoramic view towards the south. Two separate lifts will provide direct access from entrance lobby.

The floor plate in the restaurant and nightclub is terraced, so a variety of seating areas are available and an area that at night can be converted to a dance floor. Equally the floor is terraced in the gym area to contain the swimming pool. Light is projected up on the brass anodized aluminum roof so the whole penthouse will light up as a Beacon for the entire city.

From the restaurant and nightclub and the gym there is access to a large covered sundeck.

Towards the north the restaurants kitchen & technical areas for the building are placed.



THE ARCHITECTURAL EXPRESSION

To create a harmonious unity with the rest of the Business Stadium's neighboring buildings, it has been our intention to incorporate some of the neighboring buildings architectural features in our architecture. One feature that is characteristic for the Business Stadium architecture is the tilted and faceted facades and sloped ceilings found on the neighboring buildings.

An architectural articulation of the ground floors and large articulated main entrances is also main features for the surrounding architecture.

Our architectural expression resembles these features with slightly tilted facades and sloped illuminated ceilings in the ground floor and the rooftop penthouse ceilings.

Furthermore, the use of Glass facades in the ground- and rooftop floors is also found in our project to enhance openness towards the plaza and the city just like our main entrance hall is totally transparent and very visible on the axis.

In contrast to the transparent light glass facades, our office floor facades are clad with perpendicular copper anodized aluminum panels. The panels, with their elegant warm copper-materiality, supply the façade with a sense of gravity and relief. Additionally, the cladding with perpendicular panels prevent excessive overheating and sun glare to the office work places.

We find that we have reached a balanced architectural expression that both serves as an impressive iconic centerpiece for Business Stadium Park and fits in with the surrounding architecture.

SUSTAINABILITY

Our approach to sustainability will have focus on the broader common accepted definition of the 3 interconnected pillars: the Environmental, Economic and Social pillars - the 'triple bottom line', but in this preliminary idea competition stage – and where we as architects truly can add sustainable value – our focus has mainly been in the social sustainability

Our focus has been in providing a solution for the building that addresses the challenge that it both can serve as the ideal workplace and at the same time be open to the public.

We have provided a design of the offices floors that are the perfect frame for a healthy work environment, with plenty of daylight, good plan layouts that are flexible for ongoing changes, and so each tenant can have all relevant services within reach

And for the public areas on the ground and top floor our focus has been on how we can design spaces that are inclusive towards the park, the surrounding neighborhood and open out to the city as a popular destination.

Good architecture, iconic architecture is in itself the most sustainable approach there is for buildings because buildings recognized for their high architectural quality rarely get outdated and torn down but rather get renovated and cherished as part of the city's heritage.

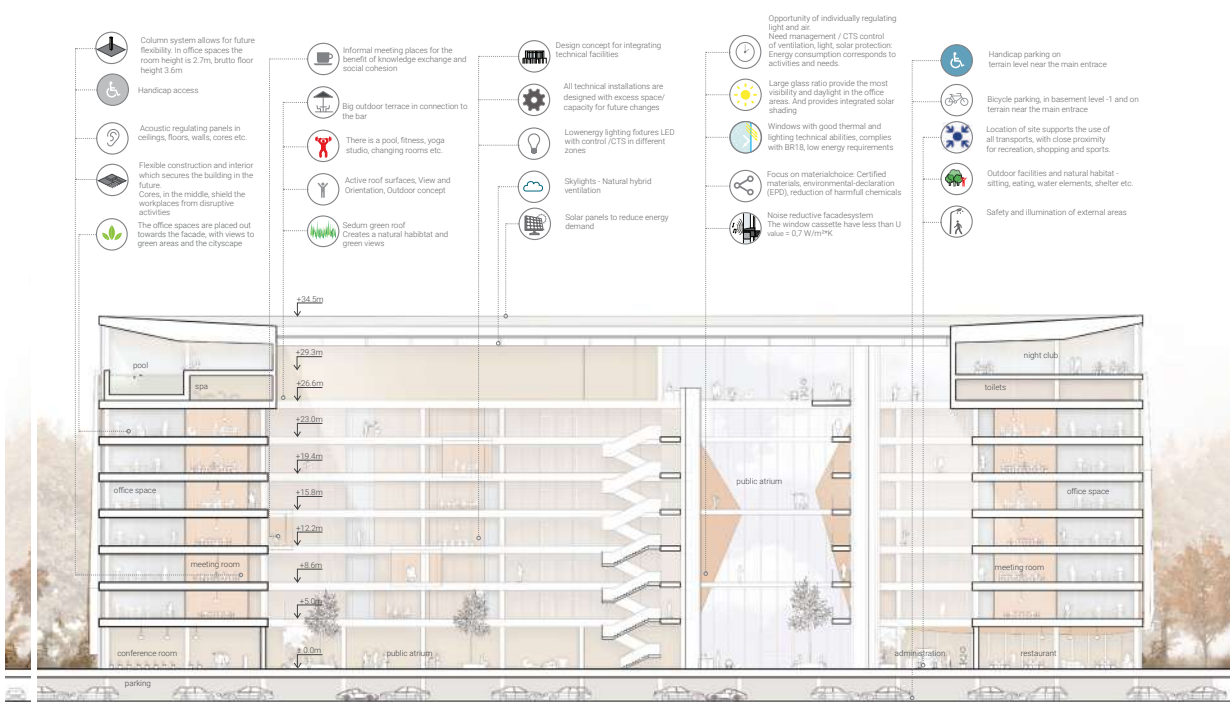
In the further process we will thoroughly holistically address the other pillars more detailed and we are confident that we will be able to reach a certification "Breeam Outstanding".

In our future focus on the environmental pillar and the economical pillar we can mention that our project will be designed with a low transmittance thermal envelope, in combination with a mechanical controlled heat gain by blinds in the glass façade. In our proposal the façade is designed with deep aluminum panels, that provide sunshade to prevent overheating in the summer but still allow plenty of daylight to enter the building. The window frames also supply the mechanical ventilation system with mechanical controlled natural ventilation. This can be done by high and low ventilation grates, that allows for thermal convection.

All materials will be chosen with a long-life span and with a low emittance of unhealthy compounds.

All relevant surfaces will be designed for easy maintenance and cleaning.

Also, the chosen materials will be evaluated by how much they pollute in production and transport. The choice of Lithuanian wood as e.g. floor material and for interior cladding will obviously be part of our design.



SUSTAINABLE MATERIALS:

Durability: Also, the durability of materials is a large contributor to the pollution, because the derived use of energy and materials outweighs the energy use in the building lifetime. Therefore, the materials must last for a long time. The use of anodized aluminum for the facades and for interior cladding secures a long lifetime - min 60 years.

OPTIMIZED BUILDING TECHNIQUES FOR DURABILITY AND FLEXIBILITY (DESIGN FOR DISASSEMBLY):

Flexibility and design for disassembly: Our building will be designed with special attention to flexibility in functions - chances are big, that the functionality of the building will change, in the lifetime of the construction. Also, the mounting of the facades and, the paneling and surfaces are screw mounted instead of glued, welded or cast in place, so easy replacement of individual construction parts and surface panels is possible. Aluminum is besides its durability often produced from recycled aluminum, and after disassembly it can again be recycled. Finally, we will investigate the possibility of pre-casting the concrete construction so it can be dissembled and reused.

Maintenance: There is a plan for maintenance, to reduce the future running costs. This involves topics like avoiding narrow gaps and corners to increase the ease of washing the floors. Large floor mats at the entrances, also to avoid the need for washing the floors. The façade design will also be developed to accommodate full external access for easier cleaning.



Building Plot information

Plot size **4546 m²**

Built area **4500 m²**

Density **0,99**

Intensity **5.5**

Building information

Building Area (Gross outside) **25000 m²**

Total area **23505 m²**

Useful area **21855 m²**

Building volume **155250 m³**

Building height **34,5 m**

No. of floors **9**

Gross Floor areas

	office functions *	public functions	total
0	1730 m ²	2770 m ²	4500 m ²
1	2850 m ²	-	2850 m ²
2	2925 m ²	-	2925 m ²
3	3000 m ²	-	3000 m ²
4	3075 m ²	-	3075 m ²
4	3150 m ²	-	3150 m ²
6	3075 m ²	-	3075 m ²
7	-	500 m ²	500 m ²
8	-	1925 m ²	1925 m ²
Total			25000 m²

