



CONCEPT

The building has been divided in to two main volumes. The taller one, parallel to the hospital building, harmoniously ends the spatial composition of the hospital axis. The lower building is streamlined parallel to the Duterte road. The two parts are connected by a tall central hall space.

A high degree of flexibility and high technical standards are the goals set for the architecture. The floor plan is organised to meet the client's requirements for disability, efficiency and flexibility. Floors may be divided among several users, and both open space and rooms can be built according to user's requirements.

ORGANISATION

Most users and visitors access to the building from "Oak Park"- parking zone situated to the south of the building. VIP-parking area is situated east of the building where a pedestrian bridge provides access to the building for users with adequate security clearance in their access badges. Both entrances give directly to the central lobby area and can easily be guarded from the reception and security desk.

Commercial signs are organised on specific column structures on both sides of the building visible from both directions.

The service and the delivery is organised at the north side of the building with clear access routes separated from other traffic areas.

STRUCTURE AND TECHNOLOGY

Load bearing columns and beams are prefabricated and the intermediate floors are designed with hollow core slabs. The number of load bearing structures is minimized in the office zone and routes for technology behind suspended ceilings are carefully taken into consideration.

The lower building part is clad with aluminium or galvanised steel panels. The higher one, with concrete low-windows giving towards the hospital is clad with corten-steel sheets.

Energy conservation and durability are also among the central design criteria. A natural ventilation in the atrium space is taken into account (combined with computer managed mechanical ventilation). Passive solar energy is used by storing up solar heat in the atrium roof's concrete structure and walls during the cold period and by using aluminium grille as the outermost layer of the facade for cutting excessive solar heat in the summer.

EMOTIONAL AMENITIES OUTSIDE THE BUILDING

OAK FIELD PARKING

A parking area is often considered an unavoidable necessity with no added value to the environment. Our approach is different - with 150 oak trees planted between the cars we transform the parking area into a gigantic orchard where the user feels like walking in the forest.

In the evening and over the weekend, when the cars leave, the regular grid of oak trees and small beacon lights on the pavement transform the area into a genuine environmental piece of art.

ENTRANCE PIAZZA

When approaching the building the visitor first arrives to an area paved with local sandstone and gradually moves towards the entrance space between the two main corps of the building. This "piazza" type of space protected from the dominant winds is orientated towards south-west and creates a micro-climate by sitting in the light and warmth all day long during the moderate seasons. An espresso bar is directly related to this main entrance area and has it's terrace on the "piazza".

DRAWERIDGE AND THE MOAT

The ditch around the office building makes the whole building seem slightly detached from its environment when looking from the direction of the hospital and gives an impression of a vessel mooring on a quay.

FRONT SQUARE

The area in front of the building forms a vast public square into which opens the commercial spaces of the lower lobby level. A restaurant could also open to this square inspired by the square in front of the Pompidou Centre in Paris.

EMOTIONAL AMENITIES INSIDE THE BUILDING

The main canyon like hall between the two building parts functions as the principal traffic area and allows optimal orientation and provides the user with a continual contact to other users. A Japanese garden is proposed on the lower level of the lobby where the possible restaurant could be located.

There will be an extensive use of warm-coloured wood on the floor of all hallways, corridors and landing areas for lifts. All public areas are decorated with plants, cosy furniture and warm coloured materials and tissues.

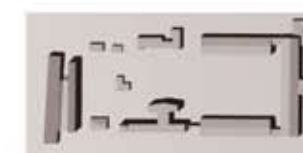
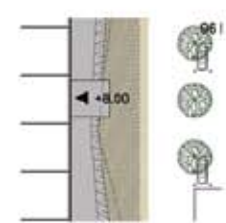
On the last floor of the building there is a possibility to organise conference facilities or leisure activity for the users health club, sauna, etc. with possible access to a roof terrace.

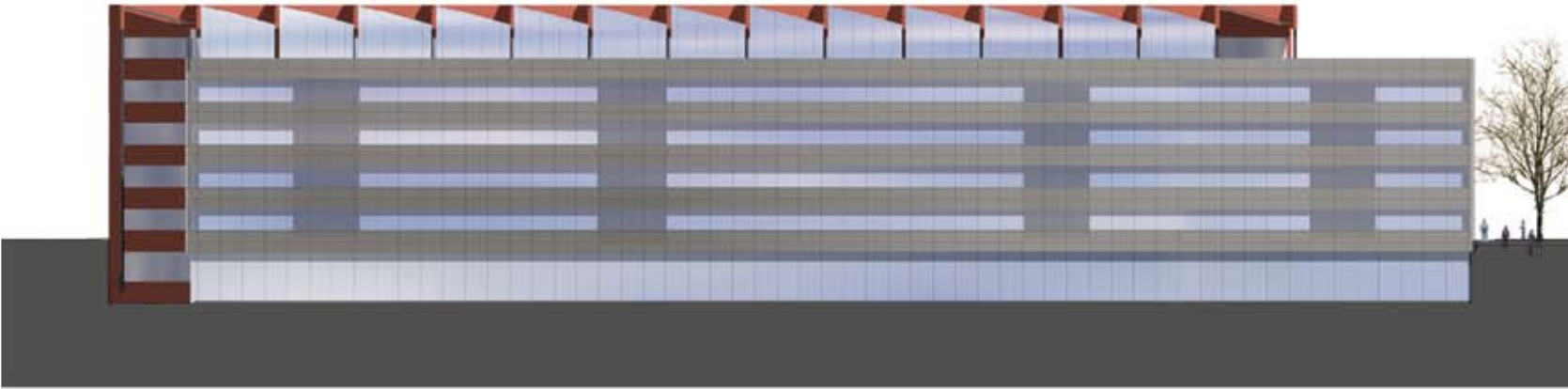
Net Rentable Area (max.) - 12740m²

Gross Internal Area - 14870m²

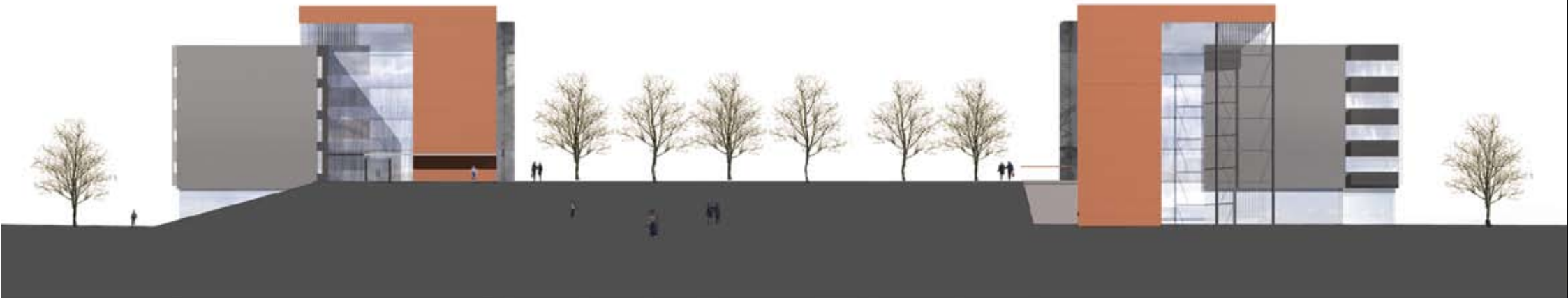
Gross External Area - 15785m²

NRA / GIA - 80%



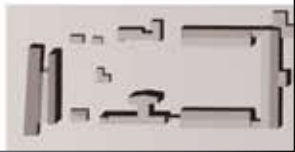


FACADE WEST 1/200



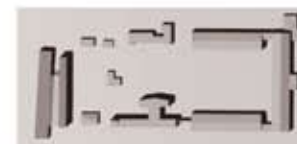
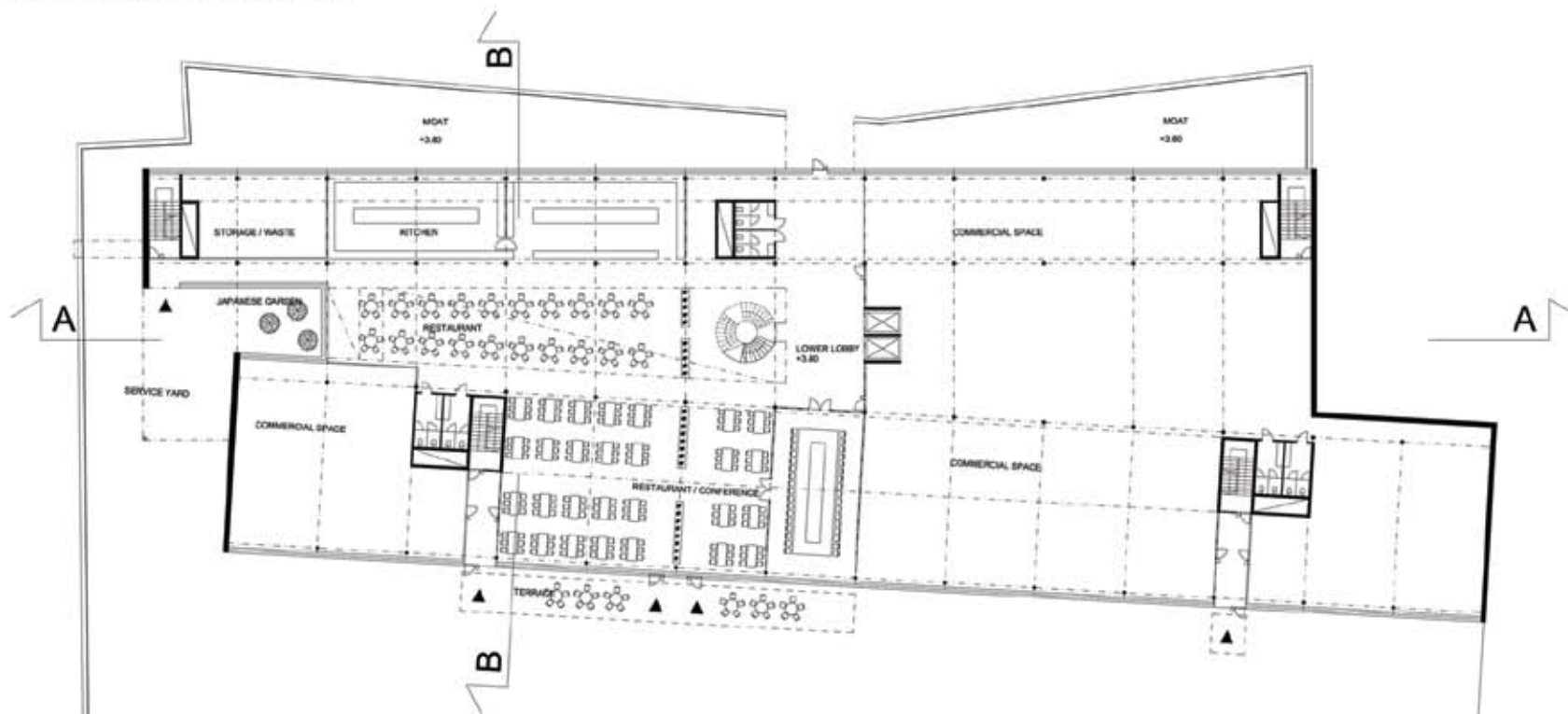
FACADE SOUTH 1/200

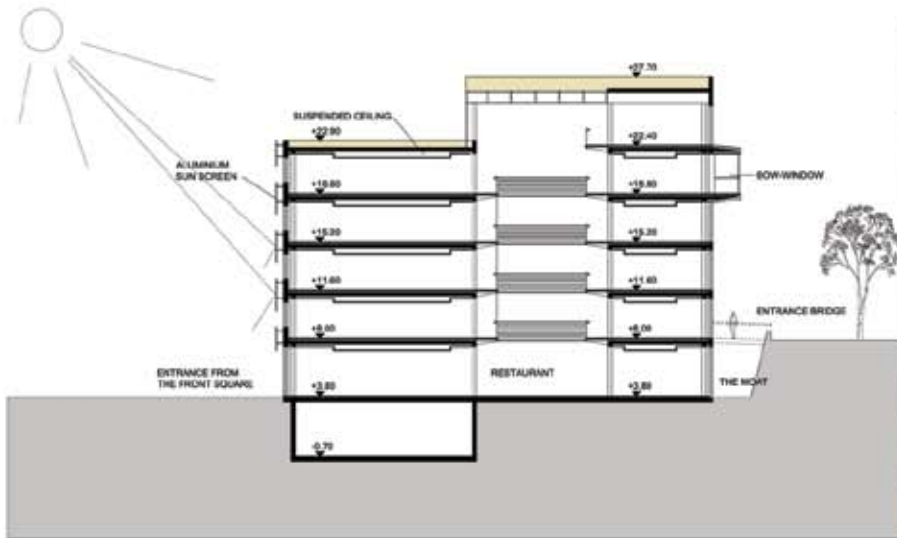
FACADE NORTH 1/200





VIEW FROM DUNTES STREET

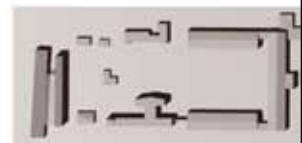
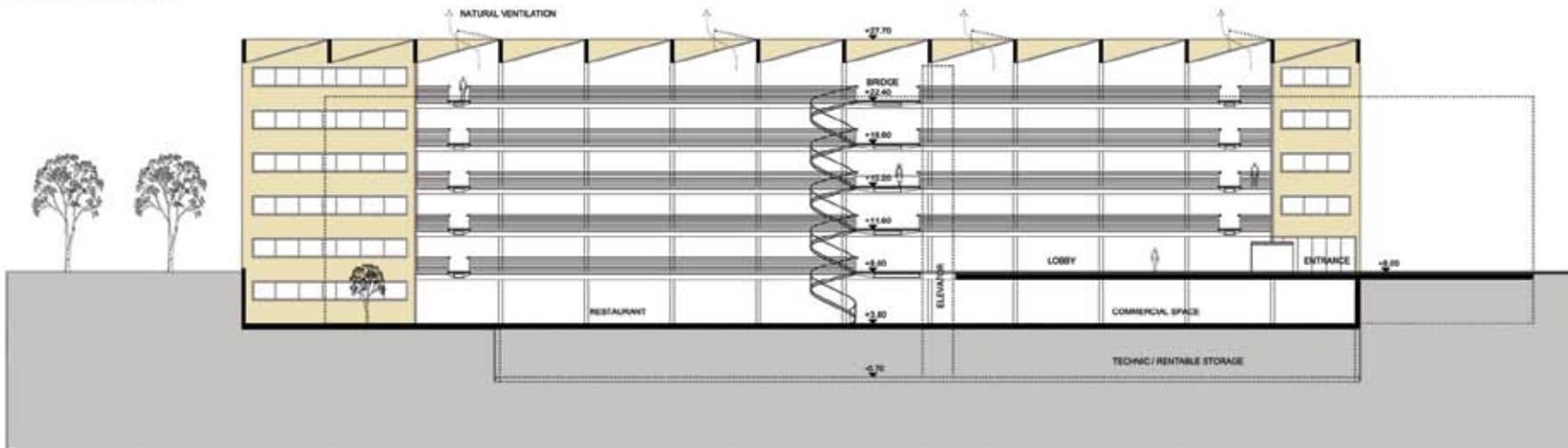




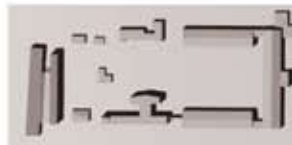
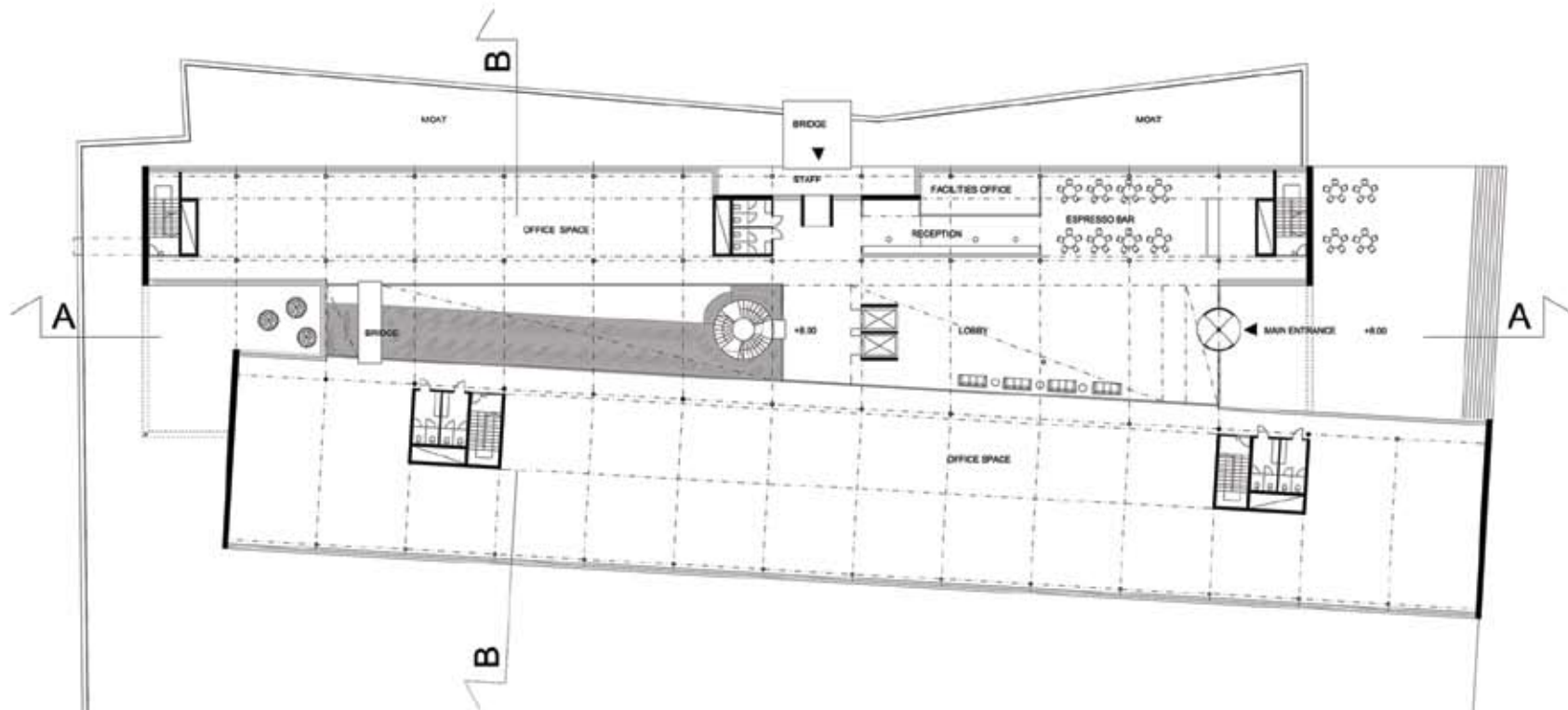
SECTION B_B

VIEW FROM HOSPITAL YARD

SECTION A-A



VIEW FROM SOUTHWEST





ARCHITECTURAL CONCEPT FOR DUNTES UPES OFFICE DEVELOPMENT

