

QUARTER OF RESIDENTIAL, OFFICE AND COMMERCIAL PREMISES ON LVOVO STR. 59,
VILNIUS, INVITED ARCHITECTURAL DESIGN COMPETITION

ART`ECO



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INTRO

The main objective is to identify the strengths and weaknesses of the Lvovo 59 quarter and to propose a concept and aesthetic expression that addresses the problems and exploits the strengths.

1. BRIEF SITE ANALYSIS

Disadvantages of the Lvovo 59 quarter:	Advantages of the Lvovo 59 quarter:
<ul style="list-style-type: none"> - It is located in the second row of the urban hill and is/will be less visible and identifiable. - The contrast between the future high-rise buildings and the existing built-up area is frighteningly stark. - Existing and future high-rise buildings on Vilnius' urban hillside quarter the city's most valuable panoramas. 	<ul style="list-style-type: none"> - Opportunity to build a significant high-rise building. - One side of the quarter can be designed as a green square. - There is full perimeter access around the quarter and access to the quarter. - As Konstitucijos Prospektas is not pedestrian-friendly, there is an opportunity to turn Lvovo Street into a pedestrian promenade. - The intersection of two large streets, Lvovo and Krokuvos. - The neighbourhood is less noisy than Konstitucijos Prospektas.

2. PROJECT IDEA/ CONCEPT

Lvovo 59 is located in the second row of the urban hill of Vilnius city, starting from Konstitucijos Prospektas. After the completion of the development of Konstitucijos Prospektas, the project site may not be clearly visible in the main city skylines. Therefore, we believe that in this unintentionally chaotic situation of the urban hill, priority should be given to one bigger, more expressed volume, but not to several leaner towers, which would only increase chaos of the hill and would not allow to easily identify dominance of the designed quarter.

In order to ensure the uniqueness of the quarter, we unequivocally propose to create a seamless aesthetic for the quarter, integrating both the main tower and the lower buildings. This aesthetic and functional orientation would ensure that the Lvovo 59 quarter does not disappear in the development of other adjacent complexes.

The concept of an aesthetically coherent urban complex is created, combining all its buildings into a common organic soft fabric, from which the dominant feature emerges - a tower of quiet, solid architecture, complementing the curve of Vilnius' urban hill.

Contrary to the recommendation of the tender conditions, we propose to double the size of the main tower, pulling it from the corner of the quarter to the centre of the quarter near the future square. In our view, the proposal to place the residential tower at the corner of the quarter prevents the natural flow of visitors from naturally entering the inner courtyard. In this way, we lose the idea of Lvovo Street as a pedestrian promenade.

The corner of the future quarter should be not a tower, but smaller-scale commercial buildings, which are like a trap to attract pedestrians into the inner courtyard.

Increasing volume of the tower twice makes it competitive in the urban skyline. The second advantage is that the area generated by the tower makes it possible to reduce the height of the perimeter buildings of the quarter. In this

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way, we gain a more humane scale of architecture, insulation to the neighbouring plots, and insulation to the inner courtyard of the quarter.

The ground floor is composed of curved volumes of organic shapes around the perimeter of the quarter, where commercial, retail and service spaces are designed. These organic shapes make it equally interesting from the outside of the quarter as from the inside. The main volumes, which are rectangular in shape, soften the scale of the quarter and allow for a unified aesthetic.



Concept

Rationale/advantages

AESTHETICS

Creating a coherent architectural concept for the buildings of the complex



- The different heights of the building clearly express the different functions.
- All office buildings are of the same height, which is reassured by the concept of focusing on dominants.
- It maintains continuity, even though there are many shapes in the quarter.
- Non-chaotic
- In terms of height, we emphasise residential buildings.
- The corner accent of the quarter becomes the dynamically turned volume of the office building with expressive, wooden undulating envelope partitions on the ground floor level and growing in the open space between the volumes on the fourth floor

SQUARE

Creating an open quarter - a yard



- The complex is a continuation of the Lvovo promenade: intriguing, open, luminous, inviting to the inner square.
- Creating an open, green dynamic ground floor concept.
- At the intersection of Lvovo and Kernave streets, we emphasise not the tower, but an intriguing space that leads into the inside of the yard. A space under cantilevered buildings that is interesting to come to.
- This decision was not based on the aim of building up the perimeter of the site with impenetrable, solid structures, but on the aim of creating accessibility to the yard from absolutely all sides
- The ground floor is raised from the ground to create a large amount of roof space, which extends the seasonality of use to the maximum.

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TOWER

The main tower can be pulled from the corner of the main streets to the centre of the quarter (contrary to what is recommended by the tender conditions)



- pulled away from the street and traffic at the windows.
- pulled away from existing and future high-rise buildings, which will be seen as an advantage for residents.
- does not prevent pedestrian access to the courtyard.
- Opening up the courtyard spaces to encourage people to come to the quarter/square.
- The location of the Kernave Square is exploited by building the edge of the tower along the Square and fencing away from the street.
- creating a direct visual connection between the inner courtyard, the tower and the square at Kernave Street.
- the ground floors are given maximum comfort, with a view of the greenery through the windows, both in the square and in the inner courtyard.
- pushing the tower into the space between other already existing high-rise structures offers a view of the old town.
- The living spaces of the largest most luxurious apartments faces the Old Town.

Double the tower's volume



- Increasing the tower's volume doubles the number of apartments with good visibility.
- the volume is kept competitive and recognisable in the urban hill of Vilnius.
- The area generated by the tower allows to reduce the height of the perimeter buildings of the quarter.

OFFICES

Perimeter volumes should be designed at a lower, smaller scale.

- Clearly separating the building functions by height, all office buildings have the same height.

Horizontal subdivision of office buildings by adding a green layer



- Increasing the translucency of the quarter
- Office workers may have green spaces in their own building, without leaving the building.
- The green spaces are located under roof, which increases the seasonality of their use.
- The green layer softens the volume of office buildings, breaking down its array.
- The illuminated mezzanine floor brings the buildings to life even after working hours.
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3. URBAN INTEGRITY

Significance at three levels:

- Promenade - outer courtyard - inner square
- Clearly distinguished level of office buildings
- The tower is the only distinctive landmark

Multilayered:

Vertical	Horizontal
- The long-range perspective - a competitively sized tower visible from different parts of the city.	- Organic shapes on the ground floor
- Street layout - smaller volumes work. Level of office buildings	- The intermediate green floor of the office buildings - a terrace. This division further reduces the scale of the complex.
- Inner courtyard - human scale upon entering the quarter	



The tower's dominant feature is clearly visible in the layout of the right bank of Vilnius, and is similarly significant to other landmarks of the hill.

Konstitucijos Prospektas, an extremely noisy and busy traffic artery, is not a very attractive place for pedestrian transit or evening walks, so a new human-scale public space is being created - an extension of Lvovo Street, which, if revitalised, can provide a new safer and quieter pedestrian route.

From the perspective of the project, the complex is a continuation of the Lvovo Promenade into the inner courtyard. The idea is not to clutter up the corner of the plot with an impassable building that would cut off the inner courtyard being created from movement, but to create an intriguing, open, passable space for all.

It creates a character not only on the hill, but also at the promenade level. The aim is to blur the boundary between the interior spaces of the ground floor, the surrounding streets and the inner square. The commercial spaces and entrance lobbies of the entire ground floor are set among a network of organically drawn wave-shaped walls.

The public and commercial spaces face both the courtyard and the exterior of the complex, thus creating a connection with the environment without being separated by the blind walls of the buildings. It creates a two-way intrigue, both internally and externally. Arteries of circulation to and from the inner courtyard space are located around the perimeter of the plot. The mixed-use spaces breathe life into the space.

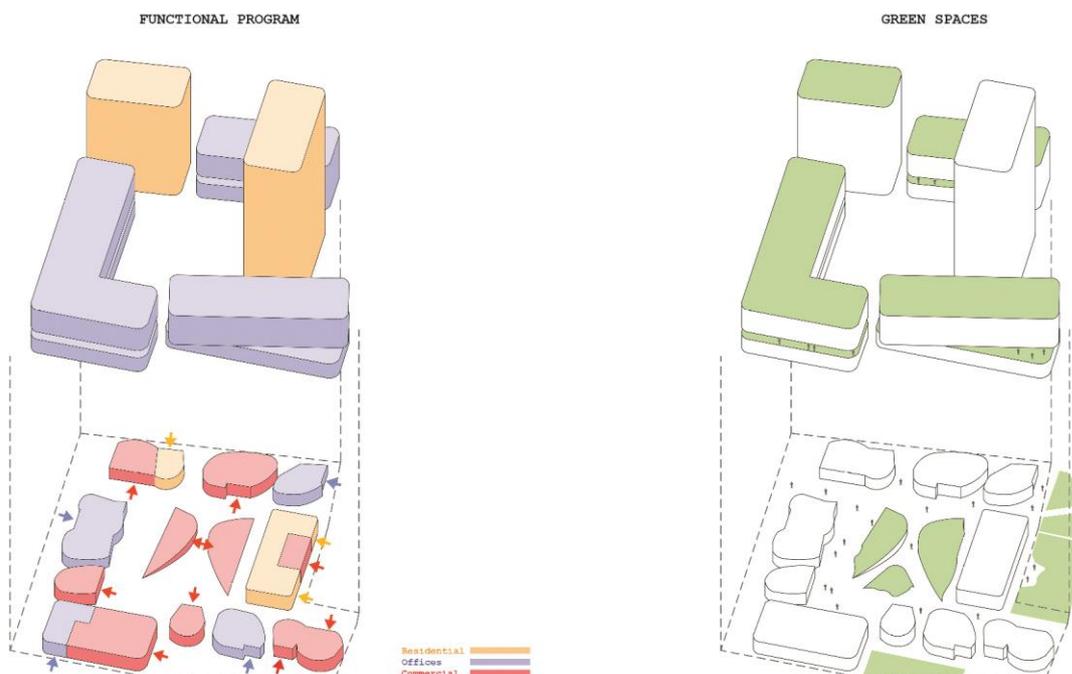
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Offices are a compositional counterbalance to the dynamic layout of the ground floor, which is a relatively calm, restrained volume of office buildings of equal height. The only "outlier" is the projected quarter at the corner of Lvovo and Kernave Streets, cut and turned at the planted level.

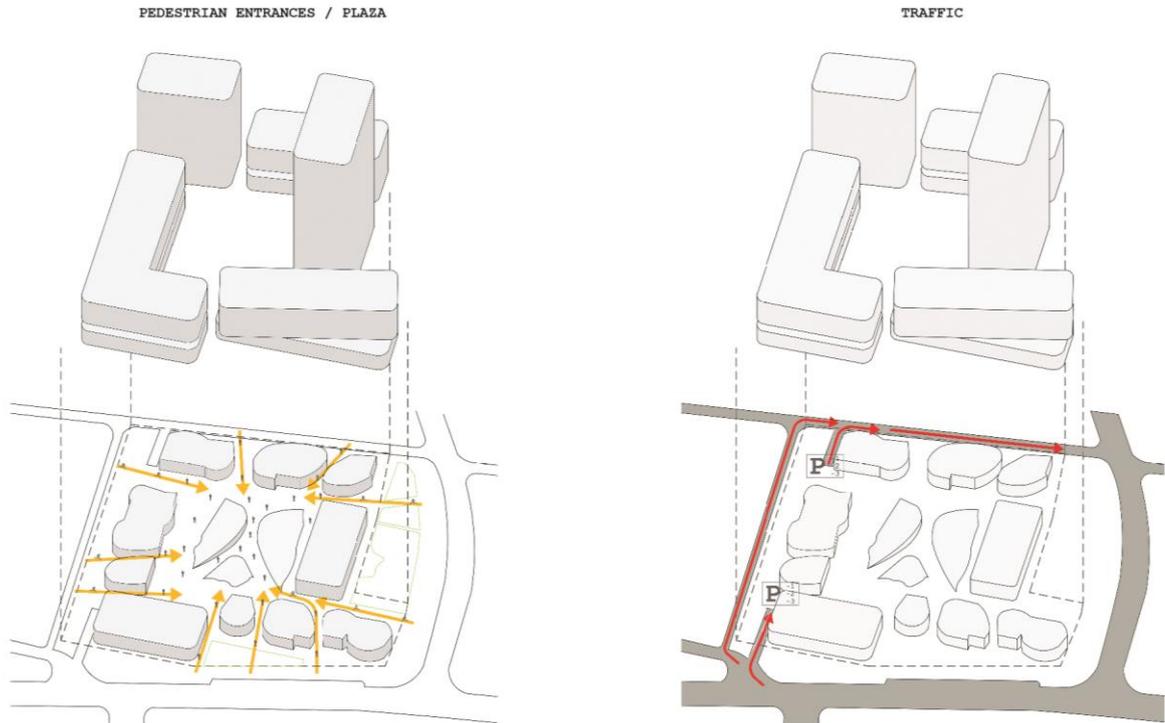
In the evening, the tower itself becomes a distinctive feature of the urban hill. When combining the office function with the residential, it is always alive, it always shines. Unlike other office buildings on the hill, where everything goes dark at 6 pm. There is always life in this complex. When the lights go out in the office space, the green layer of the offices remains visible at night.

4. SOLUTIONS FOR LANDSCAPING AND TRAFFIC AND PEDESTRIAN FLOWS

- In the inner courtyard, planting hills are being created and the terrain raised. Creating an organic public space. All pedestrian flows/paths are intertwined, as there are many passageways into the courtyard from all sides of the complex.
- The ground floor of the building provides ample space for cafés to create a critical mass of people visiting the neighbourhood.
- Hills, small volumes of commercial premises divide the courtyard space, create a human scale, create shelters.
- An amphitheatre is built on the most sunlit side of the slope for small events, recreation for residents or leisure activities for visitors.
- Flexible spaces for food court facilities are created inside the hill.
- All entrances to the lobbies of the office buildings shall be planned from the outside of the quarter, so that they are easily found and visible from the surrounding streets.
- The site plantations cover 2991 m² (23.67 %)
- Two ramps are planned for access to the underground car park. One from Lvovo Street, the other from Krokuvos Street according to the detailed plan.



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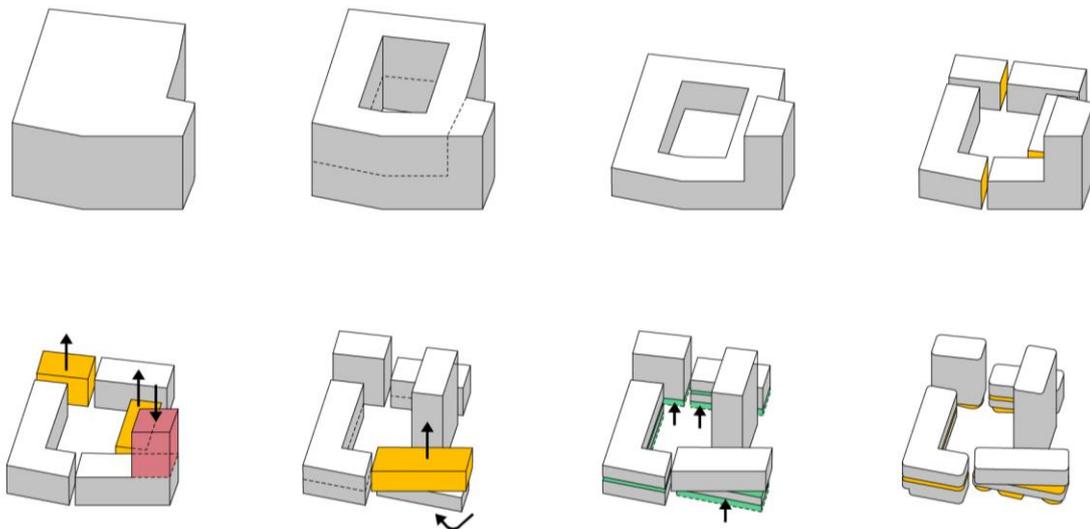


5. ARCHITECTURAL SOLUTIONS

Most of the other high-rise buildings in the area are solid, with fairly sharp shapes. The architectural and aesthetic distinction of this complex is its rounded, soft shape. Creating the effect of a single seamless quarter by unifying the shapes of the perimeters of the buildings but playing with their heights and functions.

This helps to keep the peace and control the chaos, even though there are many shapes in the quarter.

The building as a whole is made up of a number of distinct elements: ground floor, office building level and residential quarters.



The ground floor of the building is open, organic, transparent and connects many commercial spaces. And it does not separate the quarter from the existing streets. The winding wood-clad walls of the ground floor give a sense

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of naturalness, discovering a new function at every bend: a café, a restaurant, a shop or a kindergarten.

Office buildings are expressed in height and volume. They have a rounded rectangular shape and a uniform height of 8 storeys. All office buildings on the mezzanine level are designed to be open and landscaped to reduce the impression of large volumes and to bring the scale of the environment closer. It also creates a lot of open green spaces for employees to relax, increasing the transparency of the quarter. Employees do not have to leave the building to access the trapezoidal green recreation area. The green zone in between receives a lot of direct sunlight. The upper volume of the corner, most prominent office building is rotated to accentuate the main entrance to the quarter.

A slightly rotated rectangular 15-storey residential quarter is planned in the north-west corner for smaller, rental apartments. This volume is a compositional counterbalance to the main tower.

And finally, the tower - the dominant landmark. A 24-storey house with a rectangular volume and a quiet, solid shape, surrounded by terraces around the entire perimeter. Revealing the tower's prominence, its height stands out very clearly from the rest structures of the complex.

The glass façade is slightly retracted inside, giving more privacy to the residents. Quality overview is guaranteed for all apartments. The upper penthouse apartments have even larger terraces, by tilting the glass facades towards the skyline of Vilnius Old Town. Raised handrails, acting as a windbreak. The monumental, static volume of the tower is given a new twist by the variable size of the terraces, the rotating facades and the rounded corners.

6. PLANNING SOLUTIONS

P -3; P -2; P-1

The three underground floors will provide parking for 975 cars. The area of each of the underground floors 9938 m². The underground floor provides access to all other floors above ground. Includes five staircase and lift quarters.

GROUND FLOOR

An organic and lively layout of the ground floor, with commercial spaces for small retail, a wellness centre, a kindergarten and a food court.

The ground floors of all the offices have commercial space in the waves for restaurants, cafés and small shops. Under each of the office volumes, halls/receptions are formed in one wave. A grocery store is planned in the south-west corner.

All ground floors have very high ceiling heights, which allows for mezzanines to be formed in each of the spaces, increasing the commercial area of the commercial spaces.

The composition of the ground floor is characterised by two neat rectangular volumes with rounded corners. A grocery store and one of the lobbies for access to the O2 building appear in the space oriented towards Lvovo Street. And the outline of the tower's ground floor.

The food court is designed on two semi-circular hills in the centre of the inner square.

The total area of the ground floor commercial premises - 3316,98 m².

The total area of the conference rooms, meeting rooms and the entrance foyer with receptions of the office buildings is 1057,34 m².

O1 / OFFICE BUILDING

On the ground floor, two of the wavy segments form a restaurant space with direct access from Lvov Street and Kernave Street square. There is ample space for outdoor tables on both sides.

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Middle wing of the entrance to the O1 office building. Includes a lounge, open meeting spaces and two training rooms.

A commercial space of 155 m² is being developed, which could be used as a shop.

As the supporting structure of the designed building is a network of monolithic columns and monolithic reinforced concrete slabs, the designed office buildings can be designed with complete freedom. This ensures the sustainability of the space planning, leaving each tenant the possibility to design their own space individually. The workstations are placed around the perimeter of the glass façade. In the central part, glass and aluminium structures are used to form meeting rooms and talk boxes of various sizes. In the central part, the bathroom quarters are being built close to the staircases.

O2 / OFFICE BUILDING

One box provides a commercial space of 192 m² for a shop. The rest of the three-wave cluster is dedicated to the O2 office foyer, training rooms and meeting spaces.

The glazed parts of the training rooms face the courtyard. The main entrance and the lounge are oriented to the side of the Driveway easement, ensuring convenient arrival of customers to the offices.

O3 / OFFICE BUILDING

The building has two main spaces on the ground floor. The offices have an entrance hall with a training room and meeting areas.

The second is a kindergarten, with a separate entrance area, space for playing, learning and eating. There is also a separate space for a sleeping room.

R / RESIDENTIAL BUILDING

On the ground floor of this quarter, one of the waves is designed as a reception area and a lift quarter for access to the residential floors. The reception entrance is from Krokuvos Street.

The car ramp to the underground floors is also neatly hidden. The largest commercial space on this floor is to be used as a spa centre.

Small apartments for rent from 2 to 17 floors. Each floor of the residential building is designed for 10 apartments. 8 of them with two rooms (43 m² - 68,5 m²) and two one-room studios (47,7 m²; 42,8 m²).

The building's plan structure has been chosen to maximise the use of the entire floor area, with only one clear rectangular corridor, without any twists. Almost all apartments have wardrobes/storage rooms, which adds to the convenience/comfort of the apartments where young people can store their scooters, fishing boats, kites, and all other leisure equipment. All apartments are designed with glass windows, maximising the illumination of the rooms. Total floor area per floor - 572.85 m²

T / RESIDENTIAL TOWER

The ground floor of the tower houses two reception areas with a concierge service and a restaurant facing Kernave Park.

The lobby provides an open work area for the service staff. This room offers flexible spaces for short meetings and waiting. The lobby functions as a transit area to access the living floors and meeting rooms.

The tower is divided into two mirrored parts. Each part has its own separate staircase and lift quarter and reception.

From the 2nd to the 13th floor, 6 two-room apartments will be designed (49,79 - 61,52 m²) and one two spacious three-room apartment (126,35 m²). Total floor area per floor - 624,78 m².

From the 14th to the 19th floor, the size of the apartments increases and at the same time the expression of the façade changes, emphasising the location of the prestigious apartments in the tower. Each of the floors is designed with 4 four-room apartments (150,74 - 161,25 m²). Total floor area per floor - 648,42 m².

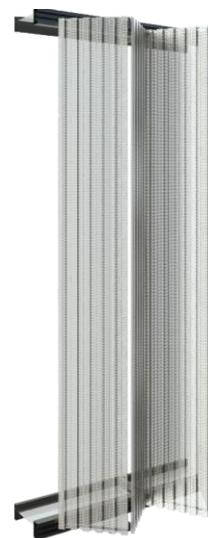
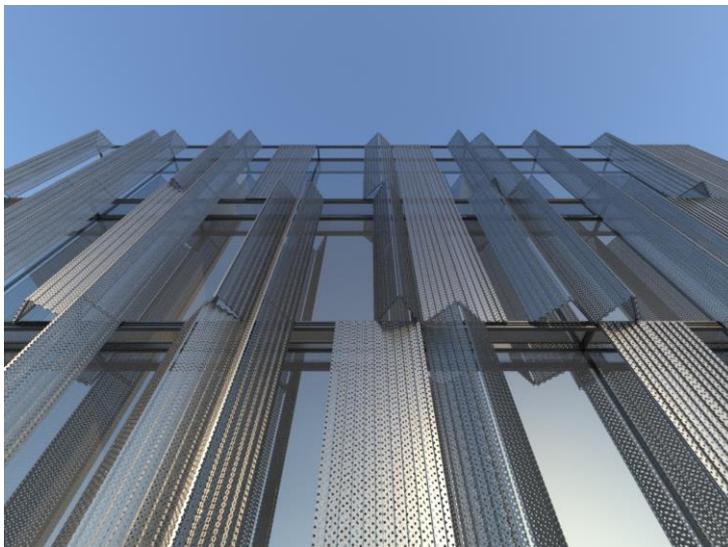
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The five upper floors are designed to provide very spacious apartments with an area of 315,44 m² and 301,86 m². Two apartments are installed on one floor. Total floor area per floor - 617,3 m².

7. FACADES AND STRUCTURES

Ground floor curved volumes are covered in natural wood cladding, which gives cosiness and warmth for plaza space.

A double facade structure is used for building facades throughout the quarter. The outer layer shall be made of perforated steel panels. Segments of perforated steel that are rolled up when needed. This solution adds dynamism and surprise to the volume of the façade, as the façade can look different from one moment to the next. The segmental assembly also offers a great practical benefit, as cleaning glass façades is much easier by pulling away certain parts of the facade.



Main tower façade expression is different from all other quarter buildings. The main architectonic feature is horizontal lines which correspond to each floor slab and vertical perpendicular cylinders, which are retracted from the facade edge. Large size terracotta panels are used, preferably made from locally available materials.

Tower frameless glass balustrade is combined with completely transparent amorphous solar cells.

STRUCTURES

The main load-bearing structure of the building is a network of monolithic reinforced concrete columns, beams and slabs.

8. SUSTAINABILITY

OPERATION:

- For solar control, the building is to have a double façade with collapsible/convex perforated metal mesh segments.
- Capillary glass/solar panels are installed around the perimeter of the railings.
- The terraces are equipped with flooring that generates energy.
- The energy collected is used to run infrared heaters and to extend the season of use of the outdoor spaces.

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- Storm water collected from the roof of the office buildings will be channelled to the intermediate terraces in their planters for irrigation.
- Green roof combined with solar panels.



LOGISTIC CONCEPT.

- To open the site territory to the free movement of people around the perimeter of the quarter
- Not to enclose any side of the quarter with impassable buildings
- The quarter is a continuation of Lvovo Street, inviting to come in.
- Possibility to go around the whole perimeter of the plot is formed.

IMPLEMENTATION IN STAGES.

As the complex includes separate ground volumes, it is possible to build each of the buildings in different phases.

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9. TECHNICAL AND ECONOMIC INDICATORS**WHOLE LVOVO 59 COMPLEX**

Title	Unit of measure	Amount
SITE (Lvovo str. 59)		
- Area of site	m ²	12634
- Building intensity	%	415
- Building density	%	54
BUILDINGS (O1, O2, O3, R, T, FC, U)		
- gross floor area	m ²	82295,49
- gross floor area (overground):	m ²	52481,49
- area of underground part	m ²	29814
- number of floors	unit	24
- building height	m	87
- area of commercial premises	m ²	3316,98
-offices area	m ²	24853,65
-area of residential premises	m ²	24310,86
- number of apartments (R, T)	unit	290
1-room apartments (47,7 m ² ; 42,8 m ²)	unit	32
2-room apartments (43 - 68,5 m ²)	unit	200
3-room apartments (126,35 m ²)	unit	24
4-room apartments (150,74 - 161,25 m ²)	unit.	24
5-room apartments (315,44; 301,86 m ²)	unit	10
- energy efficiency class		A++
- class of acoustic comfort conditions of buildings (premises)		C
- Degree of fire resistance		I

SEPARATE BIUILDINGS

Title	Unit of measure	Amount
O1 / OFFICE BUILDING		
- gross floor area	m ²	8749,66
- number of floors	unit	8
-building height	m	35.6
- area of commercial premises:	m ²	464,22
- offices area	m ²	8285,44

Title	Unit of measure	Amount
O2 / OFFICE BUILDING		
- gross floor area	m ²	12129,69
- number of floors	unit	7
- building height	m	31,7
-area of commercial premises	m ²	852,34
-offices area	m ²	11277,35

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Title	Unit of measure	Amount
O3 / OFFICE BUILDING		
- gross floor area	m ²	6010,86
- number of floors	unit	7
- building height	m	31.7
- area of commercial premises (kindergarten + mezzanine)	m ²	360 (+360)
-offices area	m ²	5290,86

Title	Unit of measure	Amount
R / RESIDENTIAL BUILDING		
- gross floor area	m ²	9746,49
- area of commercial premises (ground floor, SPA + mezzanine)	m ²	233,54 (+233,54)
- number of apartments, of them:	unit	160
1-Room apartment (47,7 m ² ; 42,8 m ²)	unit	32
2-room apartments (43 - 68,5 m ²)	unit	128
- number of floors	unit	17
- building height	m	57,6

Title	Unit of measure	Amount
T / RESIDENTIAL TOWER		
- gross floor area	m ²	15179,07
- area of commercial premises	m ²	147,62
- number of apartments, of them:		130
2-room apartments (49,79 - 61,52 m ²)	unit	72
3-room apartments (126,35 m ²)	unit	24
4-room apartments (150,74 - 161,25 m ²)	unit	24
5-room apartments (315,44; 301,86 m ²)	unit	10
-number of floors	unit	24
-building height	m	87

Title	Unit of measure	Amount
FC / FOOD COURT		
- gross floor area	m ²	667,72
- catering facilities 1	m ²	370,63
- catering facilities 2	m ²	297,09
- number of floors	unit	1
- building height	m	4,5

Title	Unit of measure	Amount
U / UNDERGROUND PARKING LOT (-3;-2;-1)		
- gross floor area (one floor)	m ²	9938
- total underground area	m ²	29814
- automobilių stovėjimo vietų skaičius	unit	975

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10. SHORT DESCRIPTION OF THE PROJECT FOR PUBLICATION

LITHUANIAN

Lvovo 59 kvartalas yra Vilniaus miesto urbanistinės kalvos antroje eilėje nuo Konstitucijos prospekto. Pabaigus Konstitucijos prospekto užstatymą projektuojamas sklypas galimai nebus aiškiai matomas svarbiausiose miesto išsklotinėse. Todėl manome, kad chaotiškai susiklosčiusioje aukštybinių pastatų kalvoje prioritetą reikėtų teikti vienam stambesniai, labiau išreikštam tūriui, bet ne keletui smulkių bokštų, kurie tik didintų kalvos chaosą ir neleistų lengvai identifikuoti projektuojamo kvartalo dominantės.

Siekdami užtikrinti kvartalo išskirtinumą vienareikšmiškai siūlome kurti vientisą kvartalo estetiką, integruojant tiek pagrindinį bokštą, tiek žemesnius pastatus. Tokia estetinė ir funkcinė kryptis leistų neišnykti Lvovo 59 kvartalui kitų gretimų kompleksų statyboje.

Kuriama estetiškai vientiso urbanistinio komplekso koncepcija, jungianti visus jo pastatus į bendrą organišką minkštą audinį iš kurio išnyra dominantė – ramos, solidžios architektūros bokštas, papildantis Vilniaus urbanistinės kalvos kreivę.

Priešingai nei rekomenduoja konkurso sąlygos, pagrindinį bokštą siūlome statyti dvigubai didesnio tūrio patraukiant jį iš kvartalo kampo į kvartalo centrą prie būsimo skvero. Mūsų nuomone, siūlymas gyvenamąjį bokštą statyti kvartalo kampe užkerta kelią lankytojų srautui natūraliai patekti į vidinį kiemą. Taip mes prarandame Lvovo gatvės kaip pėsčiųjų promenados idėją.

Būsimo kvartalo kampe – ne bokštas, bet mažesnio mastelio komerciniai pastatai, kurie yra tarsi „gaudyklė“ pėstiesiems pritraukti į vidinį kiemą.

Dvigubai didesnis bokšto tūris leidžia jam būti konkurencingu miesto išsklotinėje. Antrasis privalumas bokšto generuojamas plotas leidžia sumažinti kvartalo perimetrinių pastatų aukštį. Taip mes laimime humaniškesnio mastelio architektūrą, insoliaciją kaimyniniams sklypams, insoliaciją kvartalo vidiniam kiemui.

Viso kvartalo perimetru pirmasis aukštas yra komponuojamas iš lenktų organiškų formų tūrių, kuriose projektuojamos komercinės, prekybinės ir paslaugų patalpos. Šios organiškos formos leidžia būti lygiaverčiai įdomiam tiek iš kvartalo išorės tiek iš vidaus. Aptakaus stačiakampio formos pagrindiniai tūriai suminkština kvartalo mastelį ir leidžia siekti vieningos estetikos.

ENGLISH

Lvovo 59 is located in the second row of the urban hill of Vilnius city, starting from Konstitucijos Prospektas. After the completion of the development of Konstitucijos Prospektas, the project site may not be clearly visible in the main city skylines. Therefore, we believe that in this unintentionally chaotic situation of the urban hill, priority should be given to one bigger, more expressed volume, but not to several leaner towers, which would only increase chaos of the hill and would not allow to easily identify dominance of the designed quarter.

In order to ensure the uniqueness of the quarter, we unequivocally propose to create a seamless aesthetic for the quarter, integrating both the main tower and the lower buildings. This aesthetic and functional orientation would ensure that the Lvovo 59 quarter does not disappear in the development of other adjacent complexes.

The concept of an aesthetically coherent urban complex is created, combining all its buildings into a common organic soft fabric, from which the dominant feature emerges – a tower of quiet, solid architecture, complementing the curve of Vilnius' urban hill.

Contrary to the recommendation of the tender conditions, we propose to double the size of the main tower, pulling it from the corner of the quarter to the centre of the quarter near the future square. In our view, the proposal to

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place the residential tower at the corner of the quarter interrupts the natural flow of visitors from the street. In this way, we lose the idea of Lvovo Street as a pedestrian promenade.

The corner building of the future quarter should be not a tower, but smaller-scale commercial buildings, which are like a trap to attract pedestrians into the inner courtyard.

Increasing volume of the tower twice makes it competitive in the urban skyline. The second advantage is that area generated by the tower makes it possible to reduce the height of the perimeter buildings of the quarter. In this way, we gain a more humane scale of architecture, insolation to the neighbouring plots, and insolation to the inner courtyard of the quarter.

The ground floor is composed of curved volumes of organic shapes around the perimeter of the complex, where commercial, retail and service spaces are designed. These organic shapes make it equally interesting from the outside of the quarter as from the inside. The main volumes, which are rectangular in shape, soften the scale of the quarter and allow for a unified aesthetic.