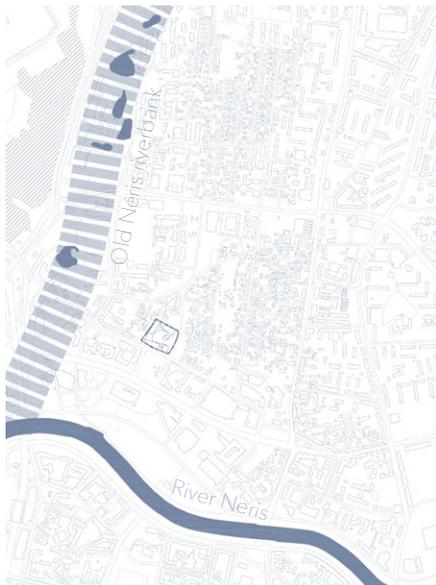




WATERMARK

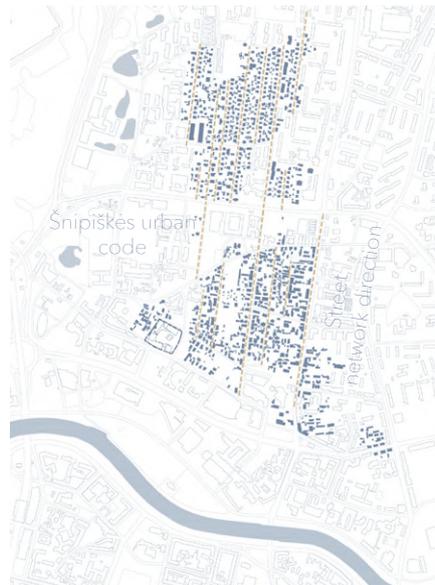
3 URBAN CONCEPT

An architectural complex is a living organism that responds to the environment, its basic structural features, history, and future visions. The main task is to create the highest quality space for citizens of the city, to rehabilitate the phenomenon of urban life in high-rise buildings. This requires spatial diversity, proximity to services that meet all the needs of life, a high-quality natural environment, exceptional panoramas, the proximity of the working environment, a good connection to the main urban arteries and an assessment of the above-mentioned environmental features for architectural and urban integrity.



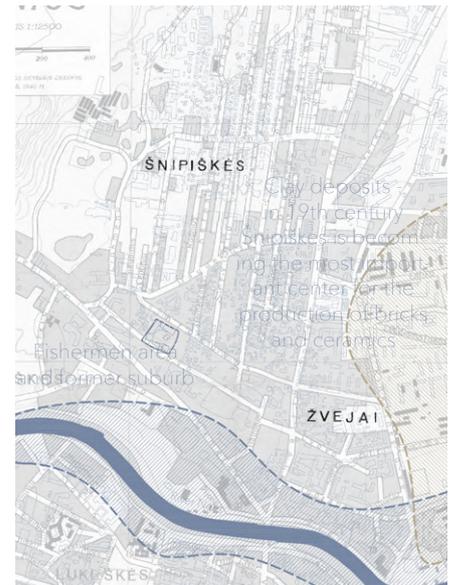
The geology of the territory

The geological phenomenon of the environment and the whole area was assessed during the development of the concept. First of all, the Neris Valley formed by the Ice Age glacier, where the river has migrated over the centuries and left its marks - the **water bodies of the old riverbed** have become one of the most famous features of the Šnipiškės area. Therefore, our new complex creates its own water body, which not only semantizes the territory, but also performs many other functions



The urban code and context of Šnipiškės district

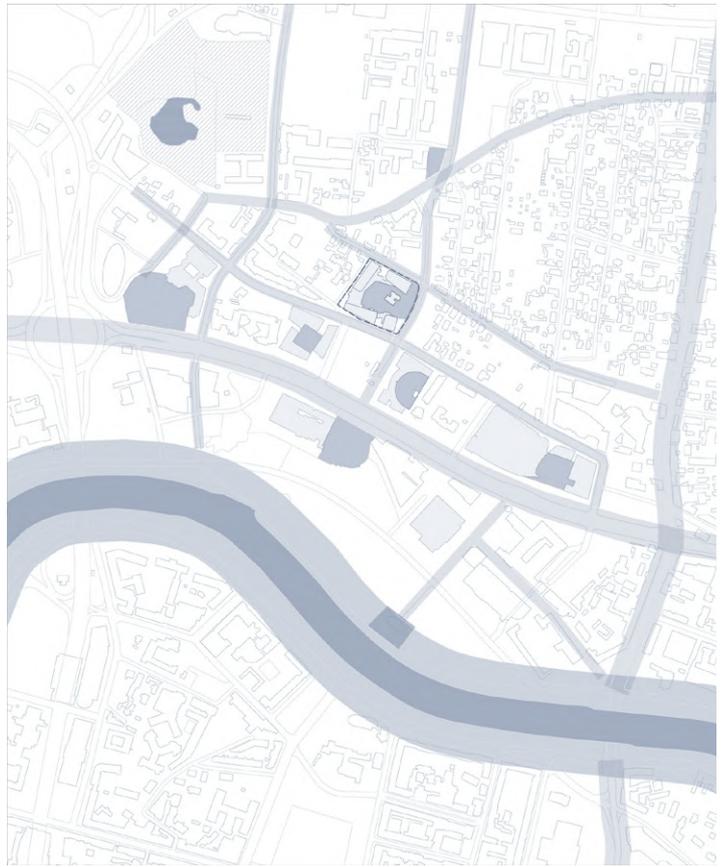
The riverbed and the river valley also influenced the network of historical streets and the morphology of the Šnipiškės urban structure. The streets led directly to the river to make it easy for **fishermen** living in the area to reach it. The network and **direction** of the latter formed the unique spatial code of Šnipiškės, which is well visible even today. The former way of life and the social structure of the population also influenced the character of small scale rural urban settlement.



Šnipiškės and Žvejai districts in 1940

The clay deposits have enabled the **brick** industry to grow in this area starting in XIX century. This allowed to ensure supply of building materials for the construction of the surrounding buildings and to create another phenomenon of the territory.

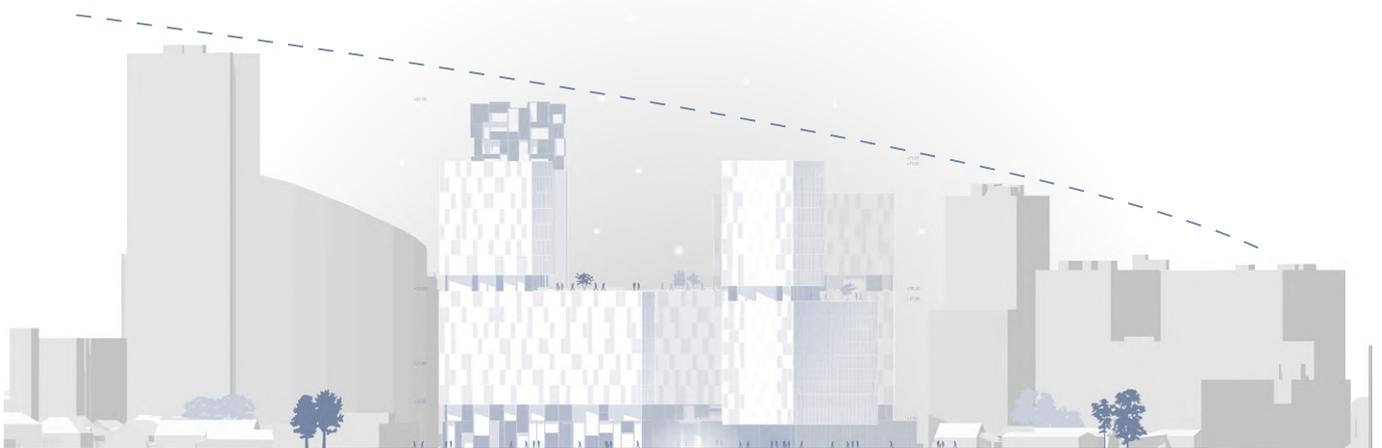
Growing Vilnius City have changed the status of Šnipiškės as a former suburb - now it is the territory of the city center, surrounded by business and residential centers. This creates favorable conditions for the creation of a new, higher-quality network of **public spaces** connected by vibrant, pedestrian-friendly arteries, especially the streets of Lvovo, Kernavės and Krokuvos. One of the elements of such a spatial network becomes a designed complex, which inner space contributes to the system of inner public squares starting from the river. This sociability of a space requires it to be of maximum size, undivided and solid.



The complex public space in the context of public spaces network

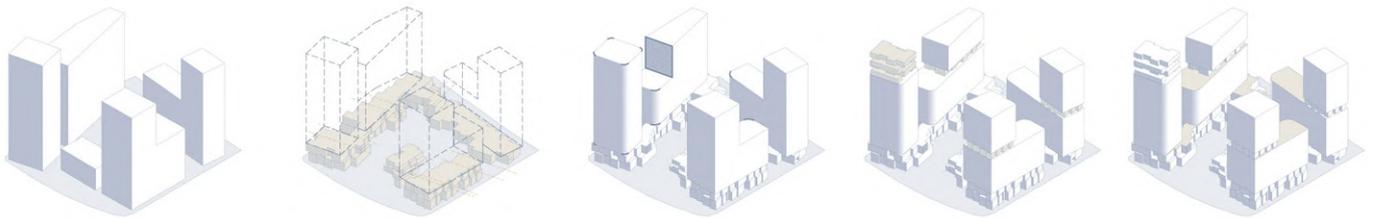
One of the most significant urban features of this area is the status of a high-rise building hill, which helps to create the silhouette of the modern Vilnius City. The layout of the **towers** themselves, the principles of composition are influenced by their status, place in the panoramas, the relationship with the complexes nearby. On the hill, the essential buildings are planned at the intersections, next to the main visual corridors, axes. The design of the architectural complex have ensured the principles mentioned above: a tower with highlighted verticality is formed at the intersection of the main arteries, while the high parts of other buildings are divided, separating them from the horizontal base, thus emphasizing one dominant.

In addition to the compositional aspects, high-rise buildings provide astounding **views** of the environment: the river Neris, Vilnius Old Town, Šeškinė hills and eskers, Naujamiestis or Antakalnis areas.

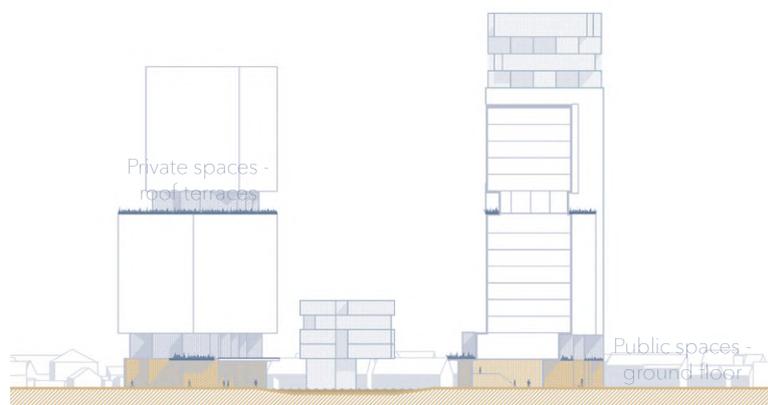


This part of the city is characterized by a **variety of functions**, their closeness to each other. A sustainable and smart city Vilnius concept seeks to ensure the integration of residential, work and leisure functions, thus reducing the carbon footprint and creating a more attractive environment for people. Therefore, the new complex integrates a full range of functions and services.

Due to the typical winds and potential noise sources in the area, a combined **perimeter** building is being developed. Open passages to the complex are planned by evaluating the already mentioned common quarterly arteries, the hierarchical network of public urban spaces and **crosswinds**.



Comfortable living is not possible without a proper **network of green spaces**, recreation and sports infrastructure. In Šnipiškės, the green areas are located in separate areas, there are no large natural complexes here. Therefore, the plot is also developing its own network of green spaces divided according to the needs of users: the ground floor will provide publicly available green and water spaces, while the recreation and play areas for residents are concentrated on terraces, as well as office buildings with their own "green" floors.



The last environmental phenomenon that influenced the structure of the architectural ensemble was the **sunlight**. The aim of the complex was to maximize the amount of natural light not only in the premises but also in the public areas.



KEYWORDS: water bodies, fishermen, direction of urban network, small scale, bricks, hierarchy of public spaces, tower, view of environment, variety of functions, prevailing winds, perimeter building, system of green spaces, sunlight. This allowed to create an integral, high quality of life in the Vilnius center complex!

ARCHITECTURAL CONCEPT

Directions

“Live” opening perimeters are designed. They kind of invite the passer-by to come in. And the small structures of the first two floors interpret the very small scale that once existed here. This feeling is further enhanced by the direction of this structure. It reflects the dominant direction of the street structure in Šnipiškės district.

Human scale and materials

The first two floors, although 7 and 5 meters high, are divided, separated with dynamic sliding partition structures. At the eye level of passers-by an emotional and cozy scale is created. It’s like an interpretation of the small and chaotic scale of villas in the Šnipiškės area context.

Materials. This is another aspect that represents this place. Yellow bricks are used for the first floors, intermediate-public floors and the accent upper part of the residential tower. These bricks are not only formally typical material of Vilnius, but they tell another purposeful story about this place. Having in mind that historical sources indicate that here the old Vilnius bricks works were located, what better material could present and reveal this place better? In this project yellow ceramics is the main, accent material. With its versatility, small scale, subtle surface changes it further intensifies the emotions that are created, which are especially well observed under artificial lighting. Brick masonry is an emotionally familiar, inviting and touching material. It helps to create a sensitive relationship with a citizen.



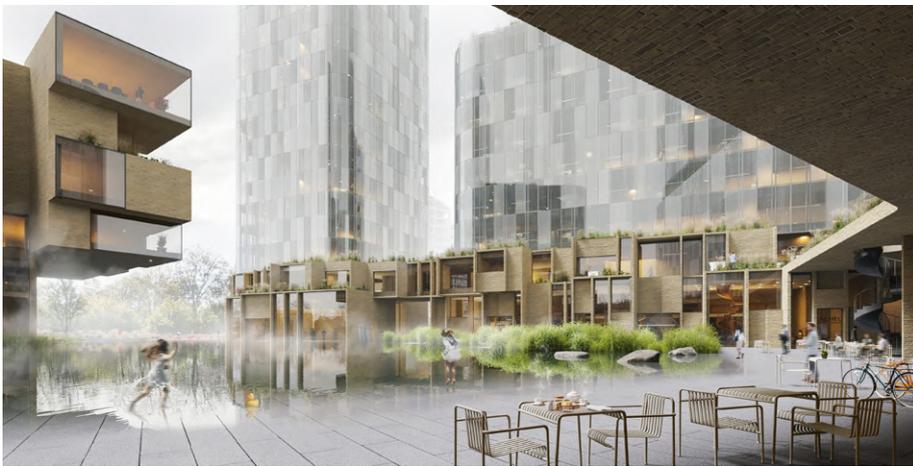
Courtyard space

The goal is pure, natural long-term solution, not a subject to short-term trends. The small scale characteristic of Vilnius and especially of Šnipiškės district is emphasized. Used material - typical local yellowish brick masonry. Water is not only a tool of revealing local character, but also a functional solution - it works as a reflector of natural light. In such a context, the central space becomes even brighter - a courtyard with a more comfortable microclimate is being created. The reflections in the water create a playful, sensitive, relaxing atmosphere - a recreation area where citizens want to spend their leisure. At the same time, it is a very universal and democratic space that can perform in different seasons, events and functions. In winter, this space could be transformed into an ice rink.

The inner space of the yard could change easily, gaining new and unexpected scenarios. In one case it is a sculpture park in the water, in another it is a concert stage above the water, and in a daily life it is a friendly space for everyone and even the smallest ones who could safely let their first paper boats to float.



Water creates attraction, everyone wants to be near it, watch it and enjoy the reflections. It is an area of entertainment, culture, shopping, work and living in the heart of the city. At the same time, it is another sign of the city, which testifies to the fact that the old Neris river once flowed here and the former fishermen village was located.



Different scenarios for water yard:

- summer activities area
- winter activities (ice skating, hockey)
- stage on the water for performances





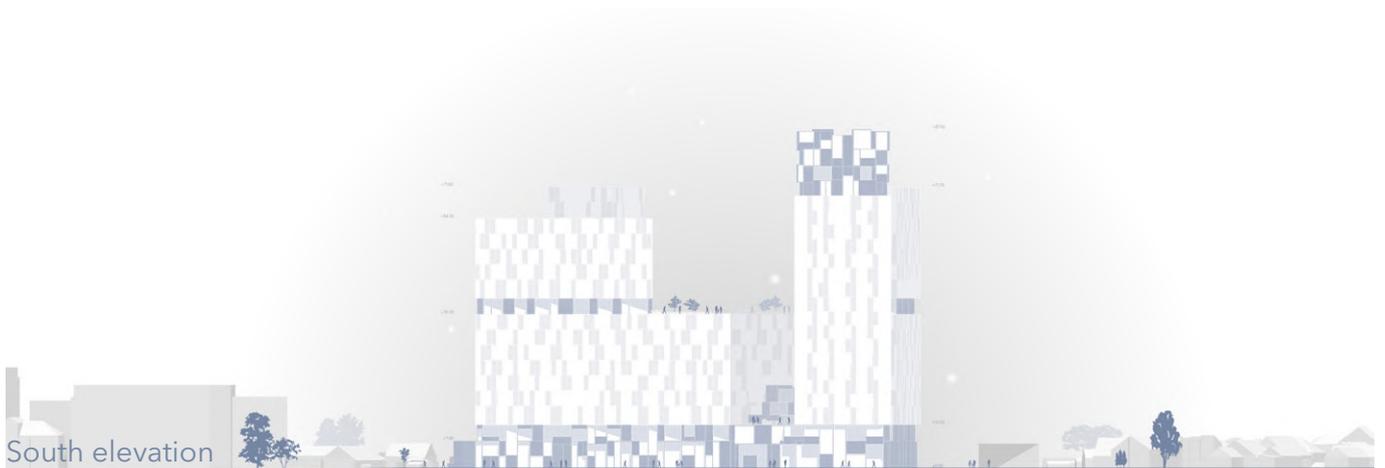
WATERMARK

Facade design

Meanwhile, the expression of the remaining facades deliberately offers rationality and functionality. They are dominated by clear and bleached glass. In the case of the tower, the vertical division of the facades is emphasized. As a result, the volume visually grates and rises. To enhance this impression rounding of the corners of the tower is proposed. At the same time, this solution enables more light to enter, reduces the opacity and creates the uniqueness in the context of background buildings. The facades of the remaining volumes are dominated by horizontal division - this allows them to be visually lowered and to create a common solution at the same time. In the courtyard space, the steep corners of the lower volumes are rounded with larger radius. This solution reduces the enclosure of the yard space as well, also improves insolation, creating a more humane, more inviting central yard space.

The balconies designed in the living part are integrated in the facade, providing their covering with sliding glass systems. This solution not only maintains the homogeneity of the facades, but also protects residents from wind and rain, which is quite dangerous in the high-rise buildings.

Double glass facades help to protect the premises from the cold, active solar control systems (blinds) are installed behind them, natural ventilation of the premises is ensured.



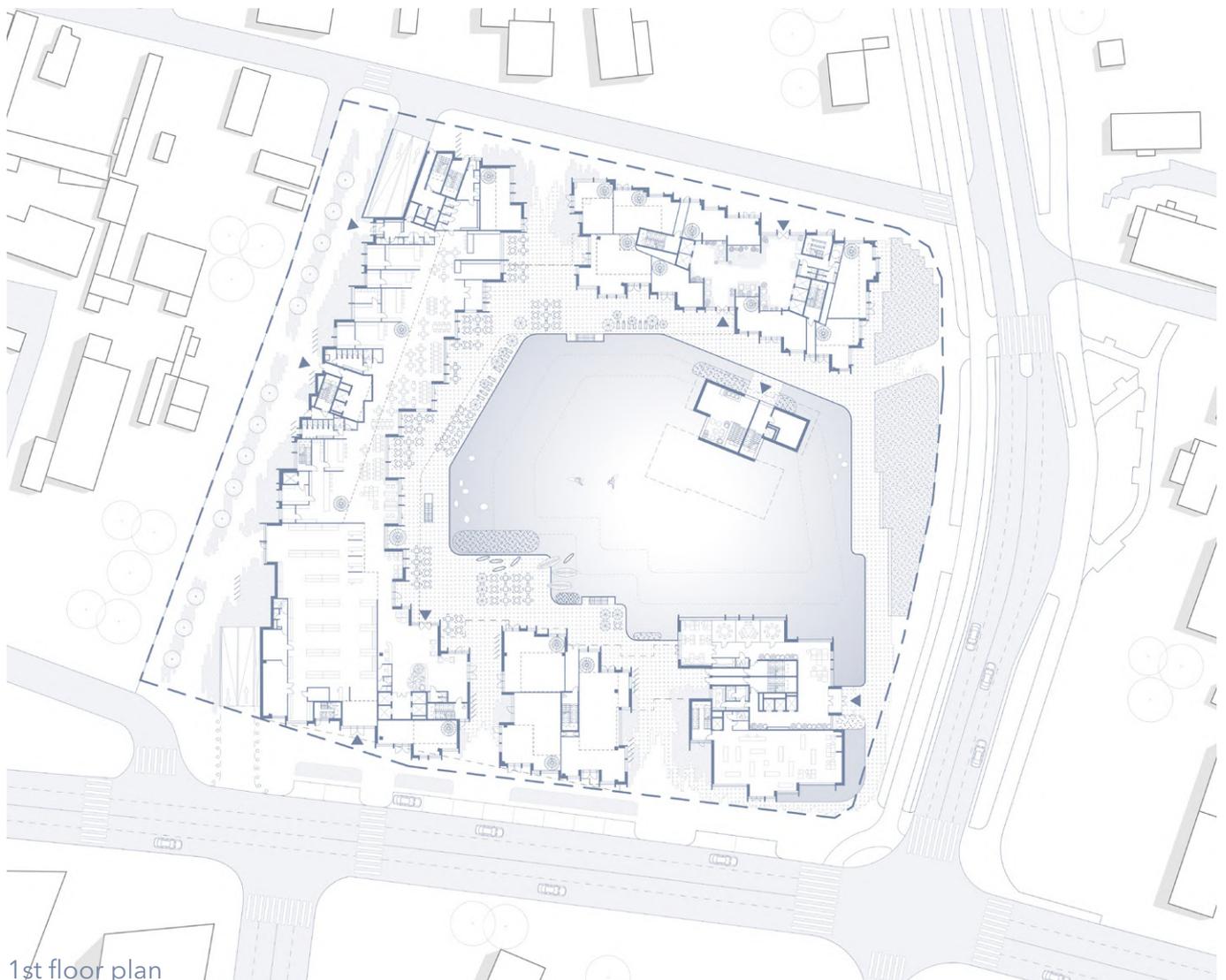
Functional scheme

The relationship with the environment also determined the functional structure of the complex. The main aim to intensify the attraction of citizens flows enabled to ensure the activities and services here to be as diverse and convenient as possible, at the same time creating discrete separations of different functions (residential and non-residential). The proposed concept of a water body open to the public presupposes the functional openness of all sides of the buildings - the perimeters of the street and yard are designed on the same level as the environment, providing service, catering, administrative and recreational functions.

The water space, which becomes the main spatial-functional accent of the complex, performs many important functions. Not only separates the flows, but also allows to regulate the microclimate and cool the air in the buildings. In summer it is used as a water entertainment space, in winter as an ice rink.

Terraces of cafes and service are arranged around this space, rest areas (beach) are installed.

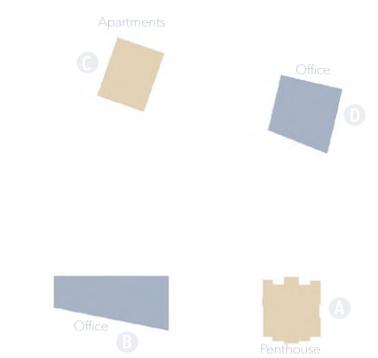
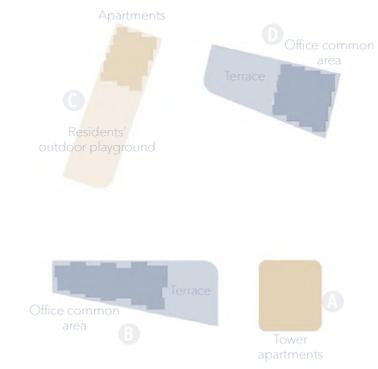
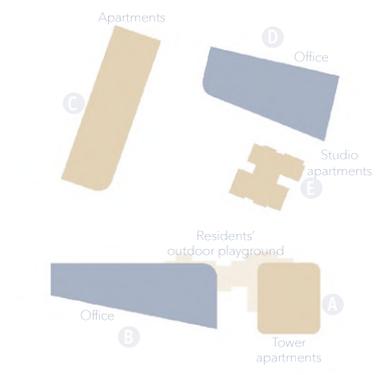
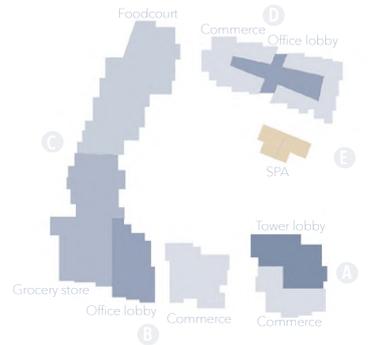
While zoning the premises, the level of their need for openness and accessibility was assessed. Access to the administrative premises is provided near the main streets (Lvovo and Krokuvos) - well-visible, with direct connections to the street and the courtyard. The entrances to the apartment blocks are designed to be a bit more discreet: the tower (A) is entered from the pedestrian zone of Kernavės Street, the inner courtyard building (E) directly from the inner courtyard and the western (C) building from the pedestrian promenade on the western part.



The first floors of the Southern (B) and Western (C) buildings form a single cluster, connecting the office lobby, the grocery store and the foodcourt of the restaurants in the courtyard - the sunniest and most comfortable place in the complex. This allows the residents, employees and visitors of the complex to use all the functions without going outside, while maintaining a close connection between the premises and the street and at the same time the courtyards. In the northern building (D), on the first floor, in addition to the office lobby small commercial premises with mezzanines are planned. The latter have access from Krokuvos Street and the courtyard. The premises of the SPA center and the entrance hall of the multi-apartment residential building are being designed on the first floor of the inner courtyard building (E). The spa center is designed on two levels, with part of the premises on the ground floor (under the water).

All utility and technical functions take place on the two underground levels. The main car storages are being designed here which offer a parking sharing scheme. There are also bicycle storage facilities, restaurant kitchens and warehouses, engineering facilities (vent chambers, storage). On the -2 level of the underground car storage and engineering premises (including water body maintenance premises) are planned. Access to the underground floors is planned in the western part of the plot from the streets of Lvovo and Krokuvos (covered double-sided ramps).

The second floor of the complex in buildings A and B is combined. In part of the premises there are tower community spaces (club, games



Typical floor plan

rooms), in the rest - conference, meeting co-working rooms for offices. The second floor of building C is reserved for apartments, as well as recreation and sports areas on the terraces. The second floor of the D building is used for the conference halls and meeting rooms of the administrative building and outdoor terraces are installed on the rooftop.

The E building consists of apartments from 2nd to 5th floors.

The upper floors of the tower (A) are designed for different types of apartments. From the 3rd floor, where the children's playground is planned on the terrace, to the 9th floor upper class apartments (6 apartments on the floor), prestigious class apartments (4 apartments on the first floor) are designed from the 19th floor to the 22nd floor the penthouses take place (2 apartments on the floor). High-speed elevators will be installed for the residents of the tower, glazed balconies / loggias will be installed in each apartment. The construction scheme of the building allows for flexible re-planning of apartments if necessary. Penthouses are distinguished not only by their area and the size of terraces, but also by their different facade decoration (bricks)

The western residential building (C) is divided into two parts: a two-section part (from 2 to 9 floors) and a one-section upper part (from 11 to 19 floors). 1-2 room apartments with private balconies are designed. The mentioned separating part of the building is the 10th floor of the exclusive architecture, where the common use areas for the residents are dedicated to leisure, games and science activities.

Sports and playgrounds are available on the roof terrace.

The 3rd - 9th floors of the administrative premises (B and D) are intended for office premises. Their planned structure is designed so that solutions of both cabinet and open plan systems could be available. In order to maximize the opening of the premises to the environment (city, yard water), the main infrastructure cores are concentrated in the center of the building. Recreation and coworking areas are installed on the 10th floors of the buildings, combined with green recreation areas on the terraces. The latter floors are also distinguished by smaller-scale and facade material. The upper part has 5 floors in building B and 7 floors in building D.



Sustainability

In the modern world, sustainable buildings have become the norm, so in order to meet the high requirements for a building, we have taken into account the most important principles of creating sustainable and people-oriented buildings. The building is expected to meet the high evaluation criteria of the international sustainability rating system BREEAM Excellent, while achieving the highest A ++ energy performance class.

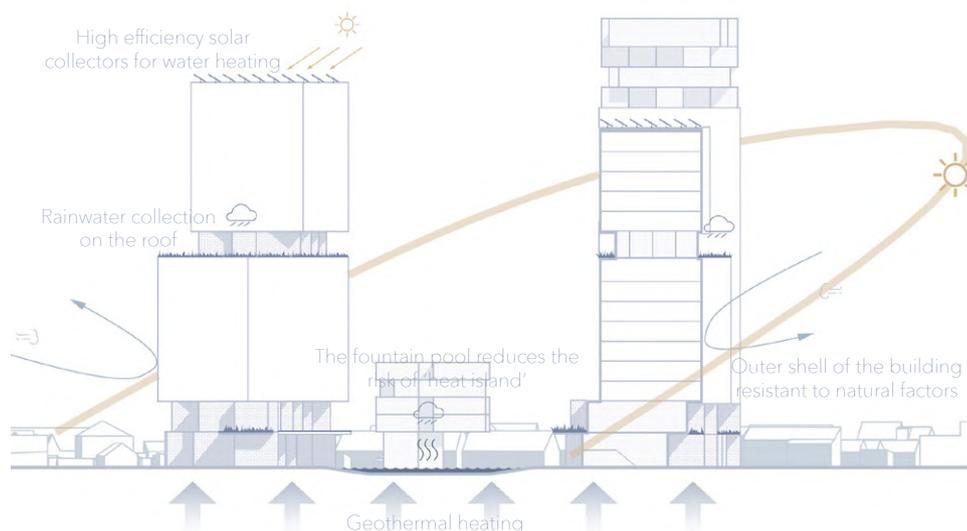
In order to contribute to the community surrounding the building and to encourage the users of the building to communicate, spend time actively and relax in the planned open public space. The open spaces are expected to be enriched with vegetation typical of the local ecosystem, adapted to all seasons. Tall plants and green roofs will reduce the "heat island" effect, provide shade for building users, and the roofs will absorb some rainwater. It is planned to use rainwater for watering the greenery, which will be collected from the roofs of the building, treated and stored

Transport and accessibility

Much attention is paid to bicycle transport - a convenient and sufficient bicycle parking facility and all the necessary infrastructure will be created - showers, changing rooms and storage rooms will encourage building users to choose a healthier travel alternative. The project emphasizes the car-sharing service - separate parking spaces for public car-sharing are provided. Electric cars are provided with separate parking spaces and sufficient infrastructure is installed for fast and convenient car charging.

Energy efficiency

The building will meet the highest A ++ energy efficiency class. In order to ensure the required requirements, it is planned to use heat pumps that take energy from the ground to maintain the microclimate of the building. Considering the complexity of the buildings and the different functions of the complex under development, the possibility of energy sharing between the buildings is envisaged - for example, during the summer, the excess heat generated during administrative cooling would be used to prepare hot water for residential buildings. Some of the energy is planned to be produced by solar panels installed on the roof of the building. In order to achieve high energy efficiency, the building's partitions are subject to strict requirements. The main façade of the building will consist of a double-glazed façade system with integrated blinds and passive solar control - selective glass.



GENERAL INDICATORS OF THE COMPLEX

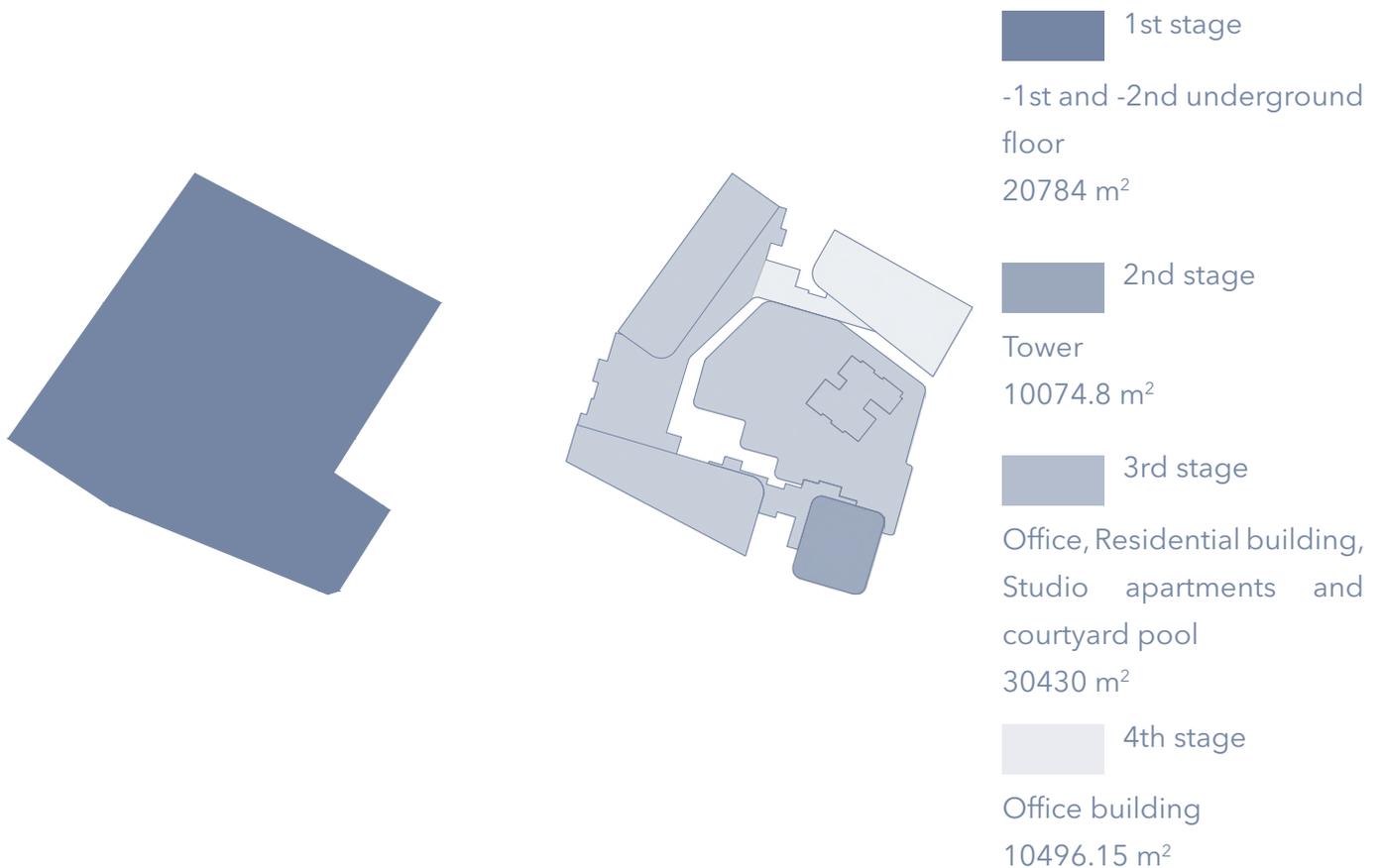
PLOT

Area of the plot	12634	m ²
Density	48.94	
Intensity	4.08	

BUILDINGS

Building area	6183	m ²
Floor area	51581.25	m ²
Underground floor area	20784	m ²
Overall floor area	72365.25	m ²
Building height:		
A	97	
B	64.3	m
C	71	m
D	71.7	m
E	21	m
Parking spaces	580	

CONSTRUCTION STAGES



PROJECT SUMMARY

Pagrindinė idėja- tai Šnipiškių fenomeno, gyvenimo su vandeniu šiuolaikinis miestietiškas sprendimas, kuriame architektūrine kalba interpretuotai atskleidžiama vietos dvasia.

Naujasis kompleksas - tai gyvas organizmas, kuris visais savo receptoriais reaguoja į aplinką, jos pamatines sandaros savybes. Esminė užduotis jame - sukurti aukščiausios kokybės žmogaus būties erdvę mieste, reabilituoti miestietiško gyvenimo fenomeną aukštybiniuose pastatuose. Tam reikia erdvinės įvairovės, visus gyvenimo poreikius patenkinančių paslaugų artumo, kokybiškos gamtinės aplinkos, išskirtinių panoramų, darbo aplinkos gretymybės, gero ryšio su pagrindinėmis miesto arterijomis ir jau minėtų aplinkos ypatumų įvertinimo, siekiant architektūrinio ir urbanistinio integralumo. Išskiriami esminiai aplinkos elementai, padėję suformuoti sprendinį: senvagės vandens ženklai, užstatymo mastelis, urbanistinio audinio kryptys, Šnipiškių plytinių istorija, pavienės vertikalės/bokštai, humaniškas mastelis. Pratešiant Šnipiškėse kuriamų viešųjų erdvių sistemą, kuriama maksimalaus dydžio visiems atvira kiemo erdvė, kurią ženklina išskirtinis vandens telkinys. Jame galima užsiimti vandens pramogomis vasarą, čiuožti ant ledo žiemą, medituoti rudenį. Jis taip pat veikia kaip didelis šviesos reflektorius, padedantis užpildyti kiemą jaukia šviesa. Taip pat, tai diskretiška paskirčių, srautų atskyrimo bei ženklinimo priemonė. Kiemą supantys pastatai turi dvigubą tūrių struktūrą: bendro naudojimo funkcijų aukštai sukomponuoti iš istorinio audinio kryptį laikančių molio plytų sienų, kuriančių humanišką, smulkų mastelį, o viršutiniai aukštai - ramesnio, aplinką atspindinčio stiklo. Kadangi vizualiniu komplekso ženklu tampa gyvenamasis bokštas, tai pirminis tūrių skaidymo principas leidžia suvaldyti vertikalių kompoziciją: bokšto centrinė dalis neskaidoma, iš smulkaus mastelio molio plokštumų formuojamas stilobatas ir karūna, tuo tarpu kiti aukštybiniai korpusai skaidomi į horizontalius tūrius, jų viduryje formuojant molio sienų aukštus. Tokia tūrių kompozicija leidžia sukurti perėjimą nuo koncentruotų vertikalių prie žemesnių perimetrinio užstatymo gretymybių.

Komplekse gyvenantys ir dirbantys turi savo atskiras žaliasias poilsio bei sporto erdves, įkurtas terasose.

Visiems sudarytos sąlygos tiesiai patekti į vandens kiemą, miesto skverą.

Architektūriniai sprendiniai maksimalizuoja galimybę stebėti aplinką: visu pastatų perimetru atveriami vaizdai į ją. Pasirinkta struktūra leidžia lankščiai keisti vidaus erdves, jas adaptuoti prie besikeičiančių gyvenimo sąlygų.

The main idea is to reveal and interpret the local spirit (Genius Loci) of Šnipiškės in architectural language. The new architectural complex is a living organism that responds to the environment, its basic structural features, history, and future visions. The main task is to create the highest quality space for citizens of the city, to rehabilitate the phenomenon of urban life in high-rise buildings. This requires spatial diversity, proximity to services that meet all the needs of life, a high-quality natural environment, exceptional panoramas, the proximity of the working environment, a good connection to the main urban arteries and an assessment of the above-mentioned environmental features for architectural and urban integrity. The essential elements of the environment that helped to form the solution are distinguished: the watermarks of the old riverbed, the scale of the building, the directions of the urban fabric, the history of the old brick works and the human scale. Continuing the system of public spaces being developed in Šnipiškės, a courtyard space of maximum size open to all is being designed and marked by an exceptional body of water. It offers water activities in summer, ice skating in winter and meditation in autumn. It also works as a large light reflector to help fill the yard with cozy light. The buildings surrounding the courtyard have a dual volume structure: the common-use functions are composed of clay brick walls that hold the direction of the historic fabric, creating a humane, small scale, while the upper floors are made of solid, more reflective glass. As the visual symbol of the complex becomes a residential tower, the primary principle of volume separation allows to control the vertical composition: the central part of the tower is indivisible, "stylobate" and "crown" are formed from small-scale brick planes, while other high-rise buildings are divided into horizontal volumes. Such a composition of volumes allows to create a transition from concentrated vertical to small scale perimeter complexes in the nearby context. The residents and the employees of the complex have their own green recreation and sports areas set up on the terraces. Everyone has direct access to the water yard. Architectural solutions ensure the ability to observe the environment. The chosen structure allows for flexible changes in interior spaces, adapting them to changing living conditions.