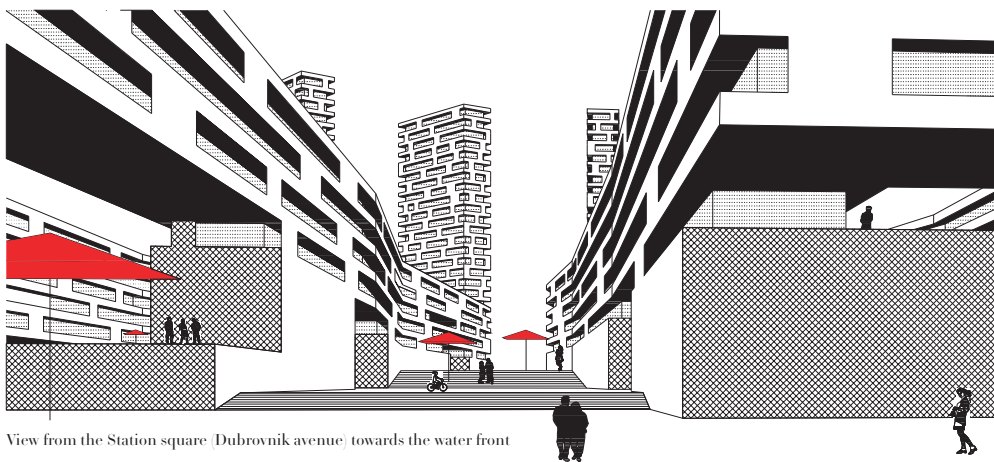


View from pedestrian bridge towards the intervention area

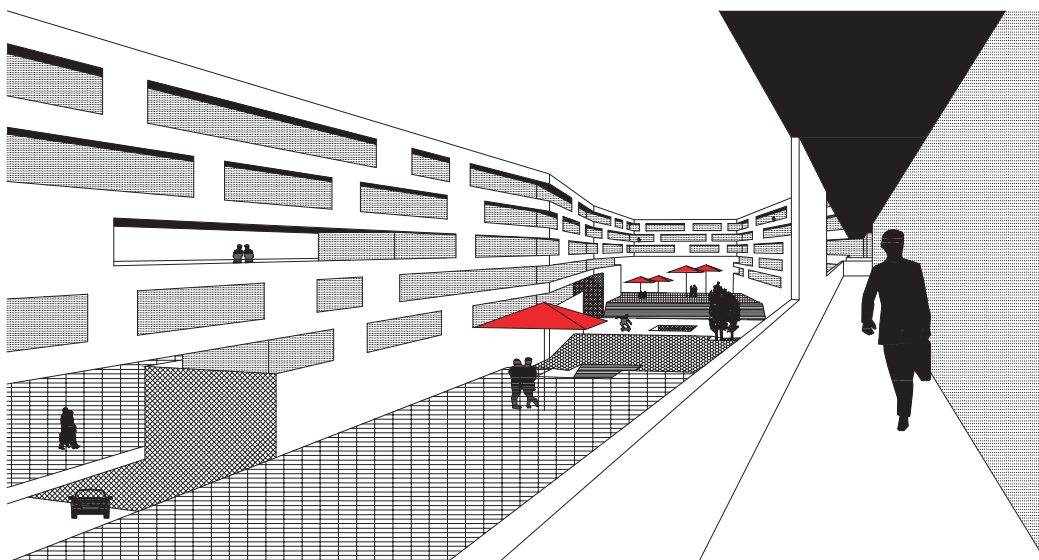


View from the Station square 'Dubrovnik avenue' towards the water front

.STRATIFICATION

The proposed high-density lay-out is able to combine office space, dwellings and a number of other functions with public and private outdoor spaces in a wide array of sizes. In order to exploit the advantages of each given location the functions are spread and mixed. Big commercial and cultural functions are located along the station square. A school, day-care, sport facilities and smaller activities are positioned more to the interior of the area. There is one residential tower, a hotel tower and two office towers with conference centre. Leisure and culture is situated on the urban deck and a bar, beach and swimming area at the bottom of the dike. A split-level car park is situated underneath the deck. Sport facilities are integrated in the deck.

The different programmes aren't thought of as placed adjacent to one other, but rather placed so that they often overlap each other in the same building complex. This means that we, in certain locations, have horizontal divisions with dwellings in the upper storeys, offices in the mid-storeys and shopping at the bottom.



View of informal public space towards Dubrovnik avenue

.WORK & LIFESTYLE

The organization of the buildings aims at maximizing the occupation possibilities. The linear structure guarantees an infinite variety of workspaces, from professional small bureaus, to conventional cellular offices, to deep plan offices for large organizations, to trading floors. The same structure is used for dwellings, favoring loft concepts. The offices and lofts are organized between a corridor space and terraces. Elevated "computer" floors generate free floor plans and minimize shafts. This typology should allow for differentiation and incorporate the variations in demand, making it possible to adjust the plan whenever wanted.

The organization of the building aims at maximizing the integration of the landscape into the building's spaces, and adopts a linear structure that maximizes the surface of contact with the outside.