FLOORPLANS

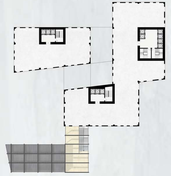
1:500

-2 FLOOR

-1 FLOOR

FIRST FLOOR

SECOND FLOOR



THIRD FLOOR
OFFICE FLOOR TYPE

NINTH FLOOR
TERRACE FLOOR TYPE

ELEVENTH FLOOR
LOWER RESIDENTIAL TYPE FLOOR

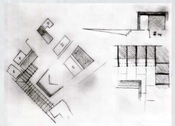
In the lower part of the residential blocks, where we have both offices and apartments sometimes facing each other, there are only big apartments with at least two-side facing, so that it's eliminated the risk of one-side look onto a wall. Therefore, the apartments here located are bigger, always more than 100 squared meters, to offer a very cozy and comfortable environment even if a part of their view is towards another of the facades.

SEVENTEENTH FLOOR
TOP RESIDENTIAL TYPE FLOOR

On the top part, instead, the complete freedom of view offered by sheer height allows to manage smaller or more affordable apartments, with the insertion of one-bedroom or even studio-flats; these types can live with a one-sided facing, which means that the apartment can be in the middle of the block and counterbalanced with a better view and more vantagious illumination ratio, which wouldn't be possible on the lower levels and would have created lower value flats.

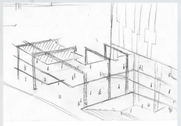
ROOFTOP DESIGN
ZEN Rooftops Designers

While proposing a first idea on skyrooges and skyglass design in my project, I based my solutions on ZEN Rooftops' project for various buildings of the world, specifically the Zen Rooftop Bar located on the Rosewood Hotel in the heart of London, precisely shows the idea of a liveable public space brought in height. Showing this only with this image I want to communicate my idea of a public space that has to be as open as possible, to allow the widest range of functions to be performed in their area.
Therefore, the image has the goal of showing ONE OF the many solutions that can be used in my skycourts, while the plans show the basic layout.



COMMERCIAL SQUARE
Explicative Sketch of the Composition

This drawing shows the solution adopted for the square placed in the far south of the masterplan. Knowing that the area was a cul-de-sac, the idea of putting there anything built would have been like occupying the space instead of using it for good. Thus the idea of creating a sort of commercial colonnade which runs along the sides of the area and ends with a pavilion in the middle.
The first is a central, slightly sloped area that works as the true resting place and contributes to raise the perceived height of the surrounding structure, concerting in the perception of a closed space.
The c shaped walkpath separates customers from walkers-by.



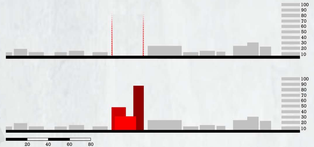
DEPENDANCE AND ATRIUM
Sketch

The drawing shows the connection between the commercial dependance and the main cluster of buildings. Being it a light steel structure, only the roofing and the pillars are visible from the outside, so it can be tents or anything like that, it recalls the steel structure of the commercial colonnade (shown aside) while working as a filter for the buildings and identifying a main entrance. This main entrance, otherwise not recognizable, is even more underlined by the great staircase to access the -1 floor, and the connecting dependance on the second floor, that creates a roofed atrium.

1:250

WEST to EAST SIDE VIEW

INSOLATION STUDY MODEL



PUBLIC EQUIPMENT
- Bars
- Pubs
- Restaurants
- Terraces
- Shops

PRIVATE AND SEMIPRIVATE EQUIPMENT
- Private Offices
- Company Offices
- Private Residences

- Public, skips residencial floors
- Public, but only serving office floors
- Private, opened only via apartment key
- Public high-speed, only brings to public floors

FACILITIES OPENING SCHEDULE
- Pubs
- Shops
- Bars
- Restaurants

OFFICES OPENING SCHEDULE
- Company Offices
- Private Offices

PUBLIC OVERALL TOWER'S OPENING TIME: 21 HOURS

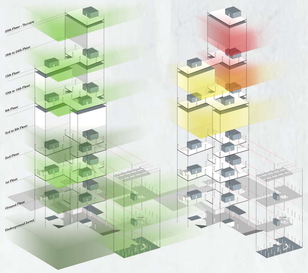
FACADE COMPOSITION

Intensity of Use | Need for Privacy | Need for Light

VERTICAL LINES FOR A LIGHTER AND HIGHER FIGURE

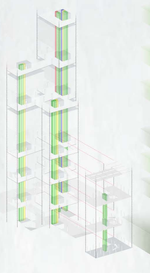
SUBTRACTION OF PARTS TO ADDRESS PRIVACY AND LIGHT NEEDS

SLIDING BELTS FOR A NATURAL GROWTH



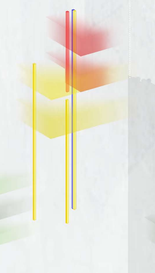
VOLUME AND DIMENSION RELATIONSHIP DIAGRAM

PUBLIC LEVELS SUCCESSION

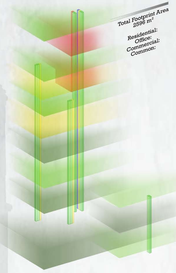


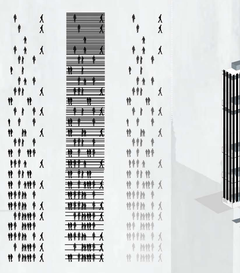
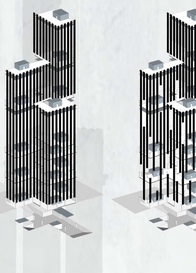
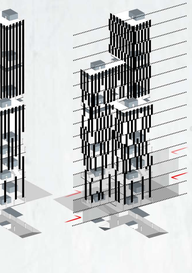
OFFICES AND RESIDENTIAL BLOCKS

ELEVATOR ARRAY



DISTRIBUTION SYSTEM
FOR PUBLIC



DISTRIBUTION SYSTEM
FOR PRIVATE OR SEMIPRIVATE

DEVELOPMENT OF A COMPLEX
TRI-DIMENSIONAL ENVIRONMENT