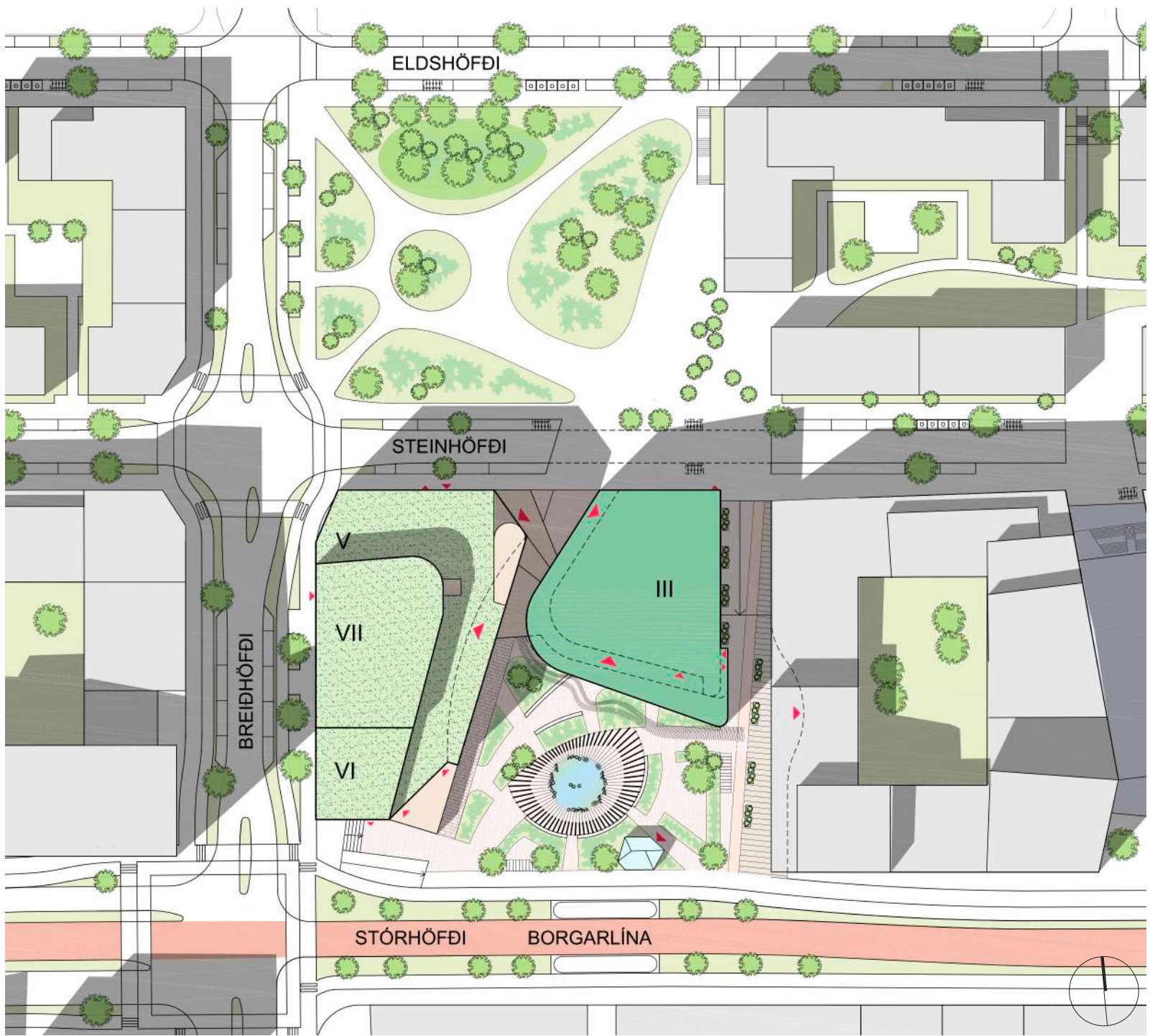




SITE PLAN 1:1000



Description

Comments of the jury concerning in-progress proposal of 3.2.2023 are taken into account in the changes of the project. Essential key ideas are elucidated and detailed.

The main idea is to create a real local identity to the complex – a true sense of modern Reykjavik. The focal point and main attraction of the new district is a modern symbiotic entity, where culture in its various forms, work and public activities are combined. Menning, the office building and Krossamýrarartorg form an energetic, beatingheart for inhabitants and employees, for all ages.

The concept is based on the master plan. According to the purpose of the competition this basis is developed through an architectural vision and functional consideration. Critical parts of the building have curved formation and detailing to become more inviting and pleasant to visitors. Solutions are based on all the essential components that the spaces and areas are designed for. The important passageway between Menning and the office building is limited short and to be experienced inviting and dynamic. Main entrances for both buildings (access from the Torg and from Steinhöfði street) are located at both ends of the passageway. For the convenience of pedestrians, the Torg side of offices and Menning have arcades.

Torg and framing activities

The pleasant, south oriented urban space is articulated carefully for pedestrian flow, staying and enjoying – all ages. Articulation is composed by bushes and low rise trees framing subareas for childrens play, picnic etc. Rainwater is collected into a pond, varying in size according the amount of water. The pond is equipped with fountain showers and its border ring is planted with hygrophytes. The ground floor of Menning is a public indoor space including meeting rooms, youth space, urban workshop, game room, culture café with outdoor terrace. A public bar is located in the ground floor of offices facing the Torg.

Combining functions in Menning and offices

A remarkable advantage is sharing certain functions of public services and offices. Menning and the office building are combined with multipurpose area for meeting, events, exhibitions, banquets etc. The restaurant can accomodate both office workers and users of Menning. Private companies are able to use the conference and exhibition spaces extending to Menning. Offices of public services may be situated in the office building.

Menning

The ground floor is partly divided for group meetings and youth workshops. At the same time it houses entrance facilities for audience of multifunction hall, library visitors etc. (cloakrooms, lockers and toilets). The main (1st) floor is reserved for multipurpose hall (with backstage and telescope seating) and two larger rooms for education, meetings and exercise. The foyer contains intermission services and an open space for exhibitions and performances. It is connected to the restaurant in the office building. The library is located to the 2nd floor, including divisions into book and magazine shelves, learning spaces, workstations and game rooms. Above the library is a mezzanine for storage, a small office and air conditioning room.

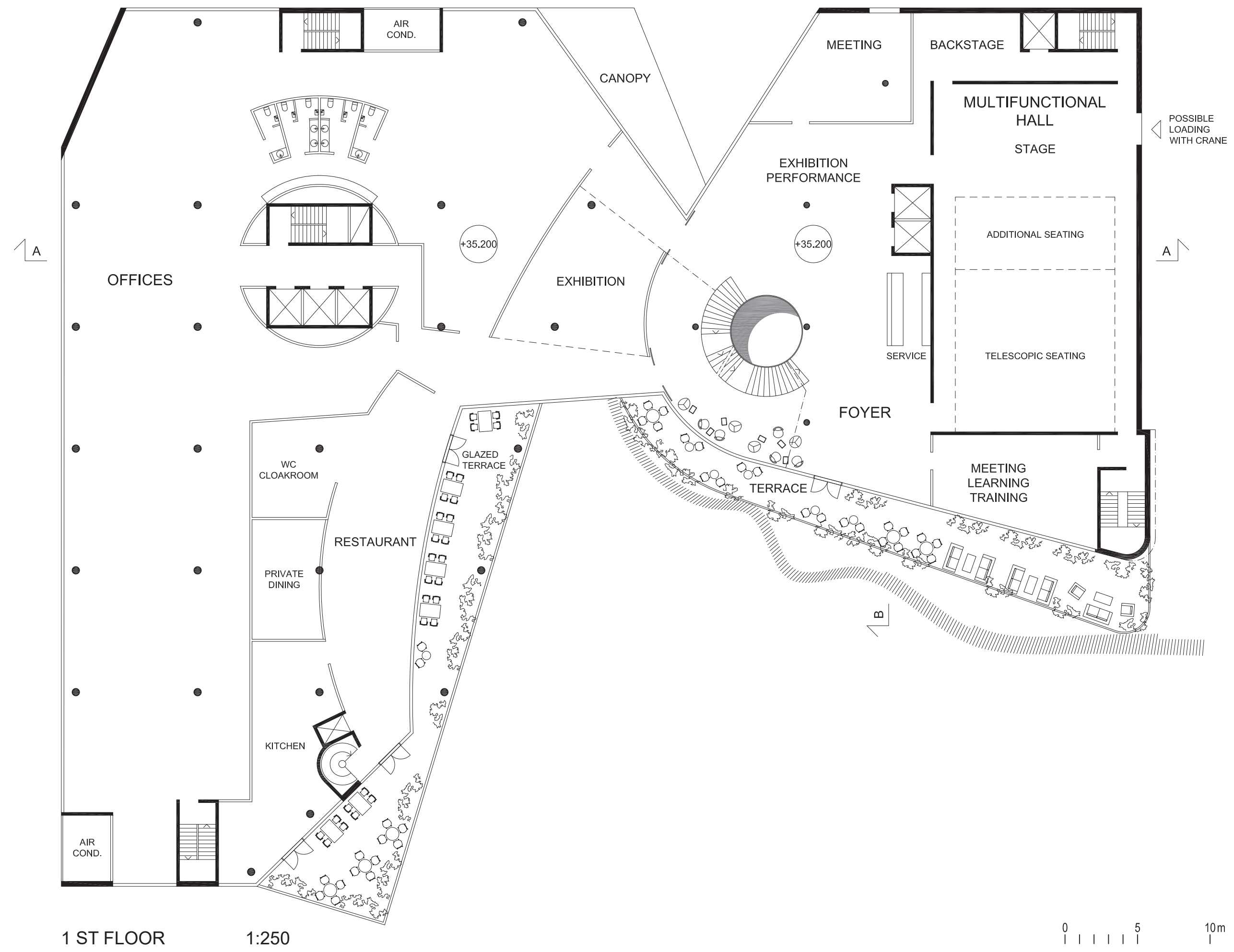
The aim in the exterior architecture of Menning is to reflect the latitudes of Iceland even in cosmic extent. Association with *aurora borealis* has been possible in the team of architects. With smart LED lighting during the evening time the façade reveals a unique artwork.

Office building

The appealing design is based on the possibility for one or multiple users. The ground floor is reserved for visitors and meetings (safety). The access with reception is from the Torg and from Steinhöfði street. Floors are adjustable and can be divided into varying areas typically for 1- 4 users by prefab partition walls. In the space units the plan is freely adjustable according to users' needs – from open space to separate rooms (taken into account in suspended ceiling, in state of the art HVAC, electric and ITC solutions). In this concept stage the facades are mainly glass with inner louvres because of the development in the technical specifications of the industry. In further development parts of the façade can be closed with suitable cover.

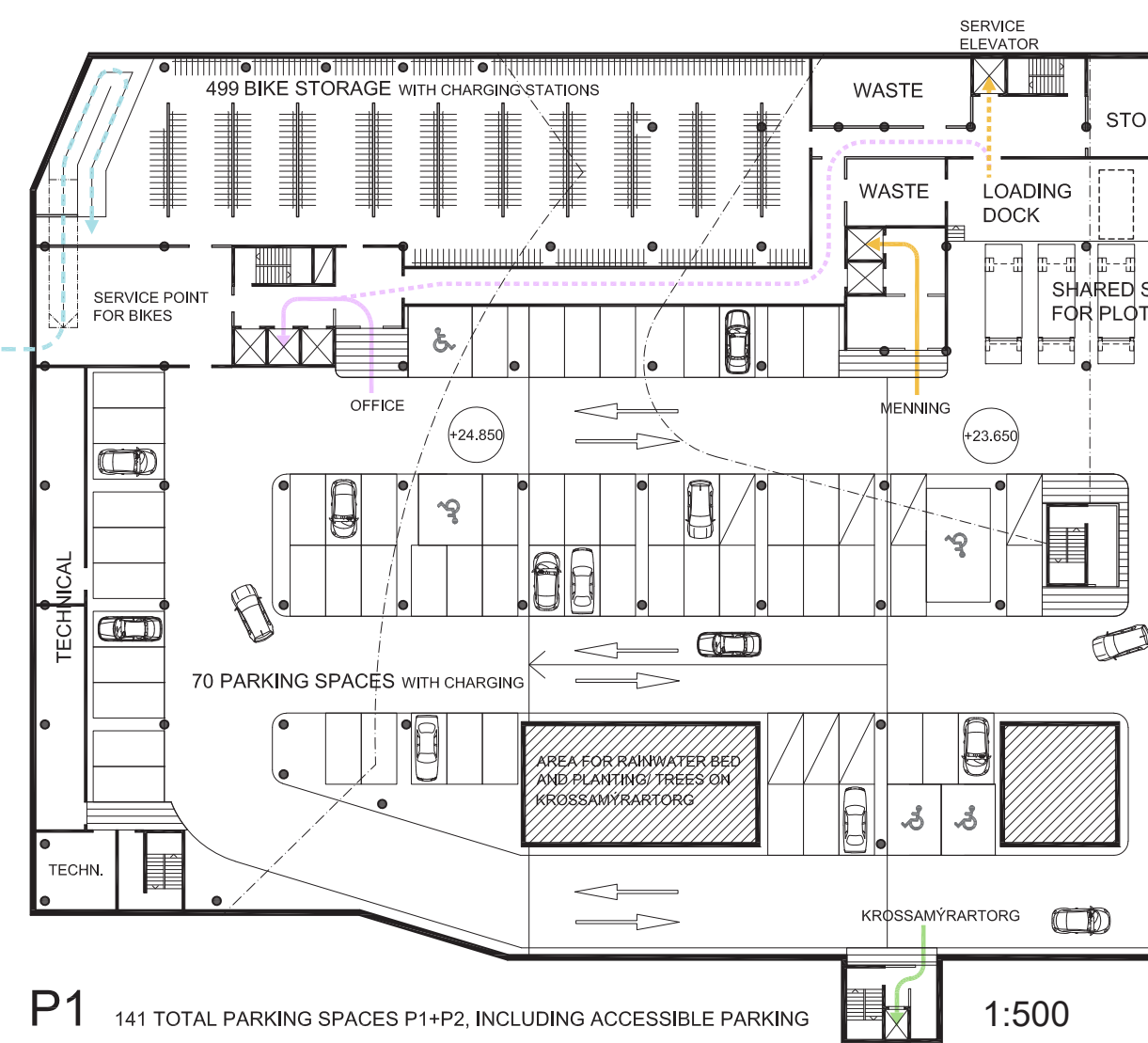
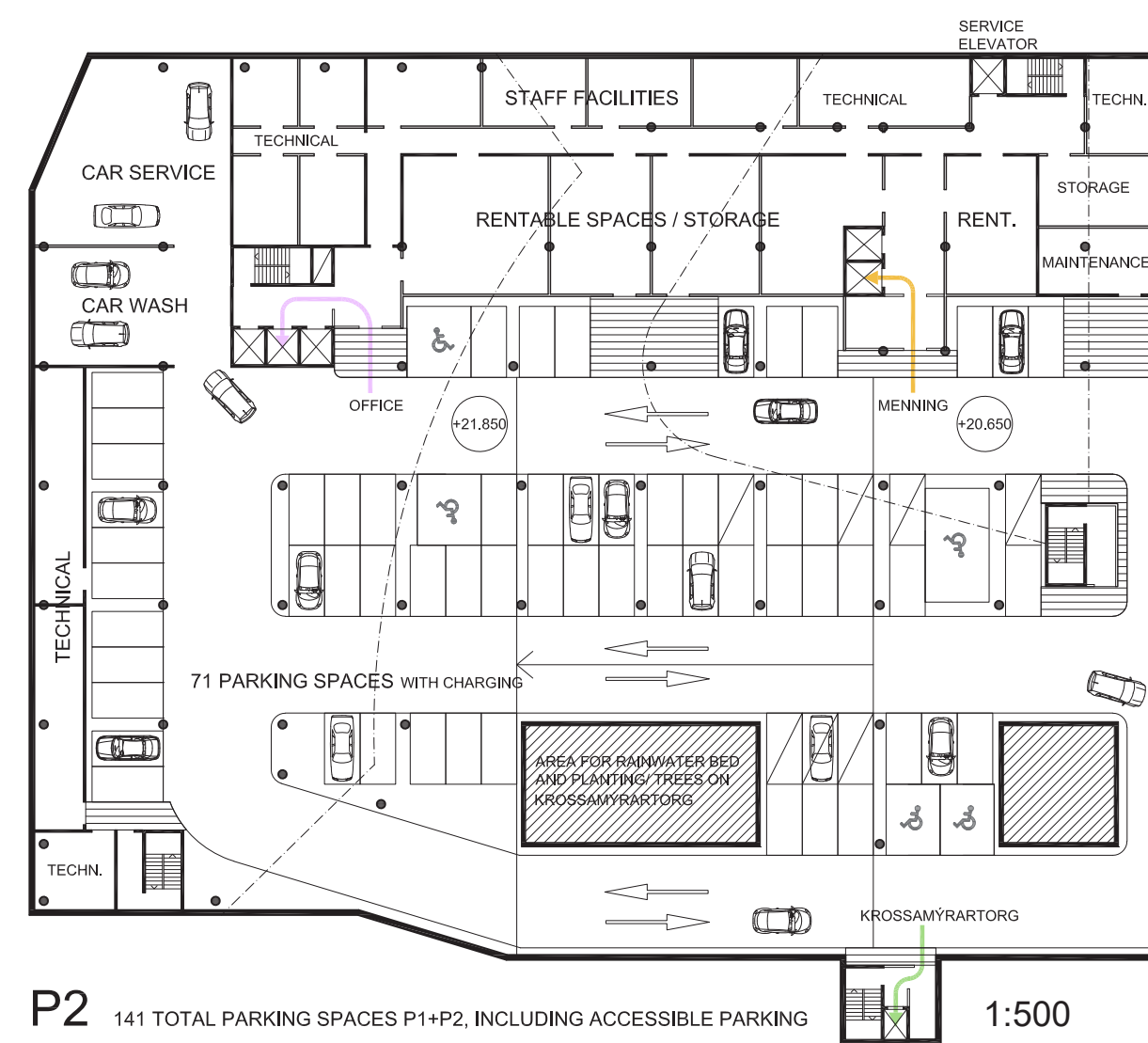
Sustainability

The target is long lasting top quality architecture and construction, flexible use of spaces through the times. Technical frame of reference could be LEEDS Platinum classification adjusted to the advantages of Icelandic context. Local materials and wood are preferred (especially in interiors).

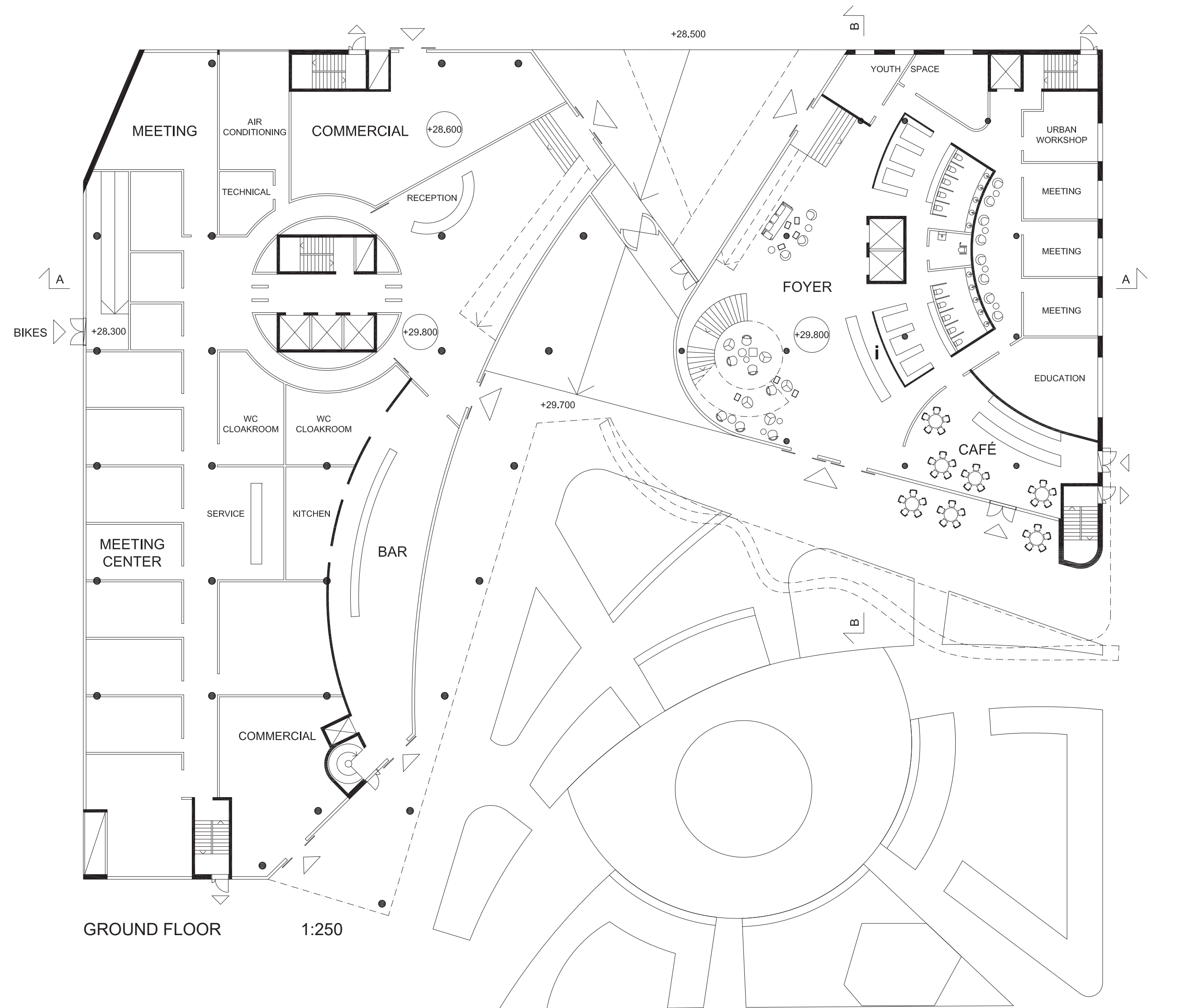


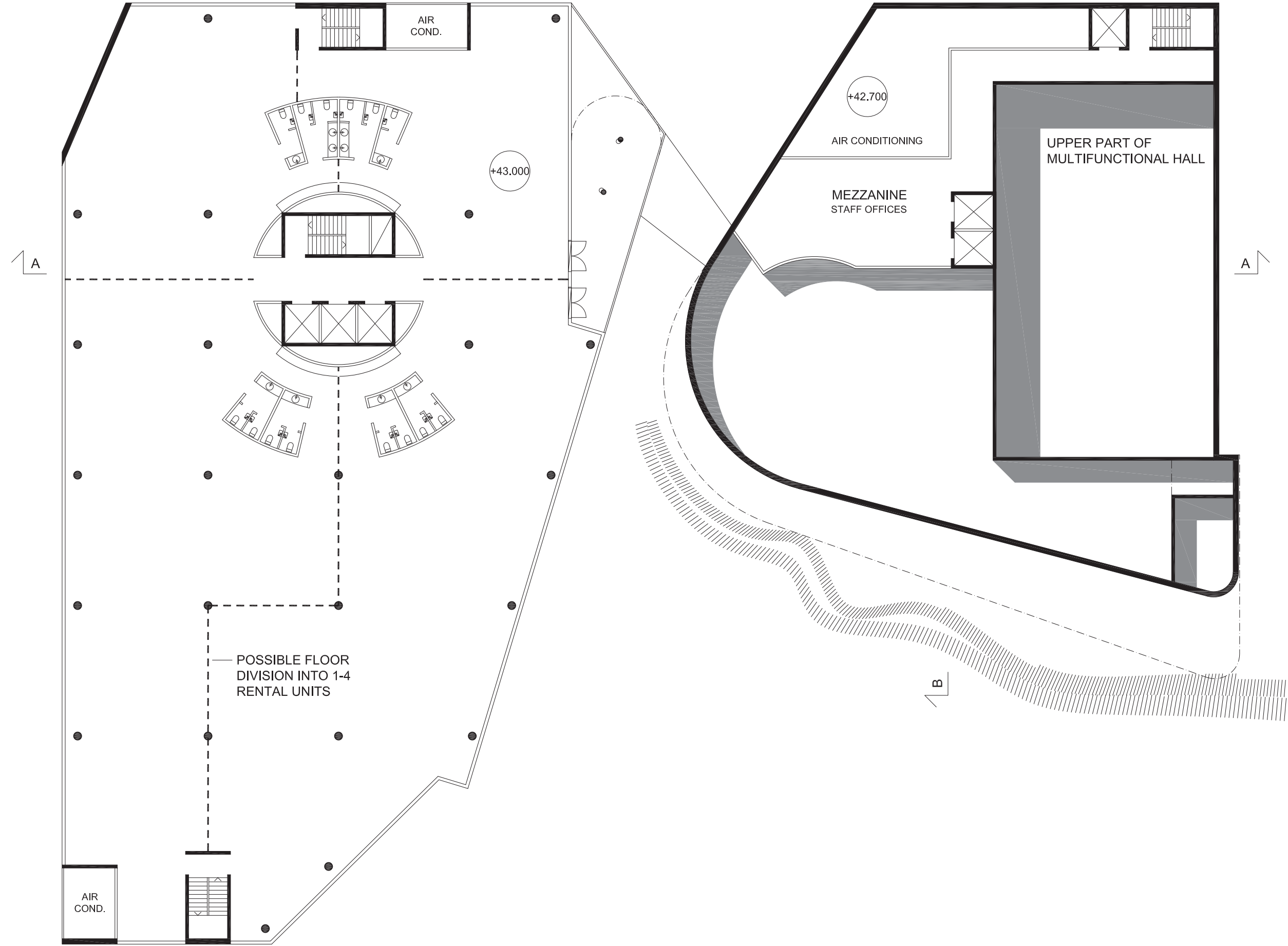
SOUTH FACADE 1:250

0 5 10m



0 5 10 20m

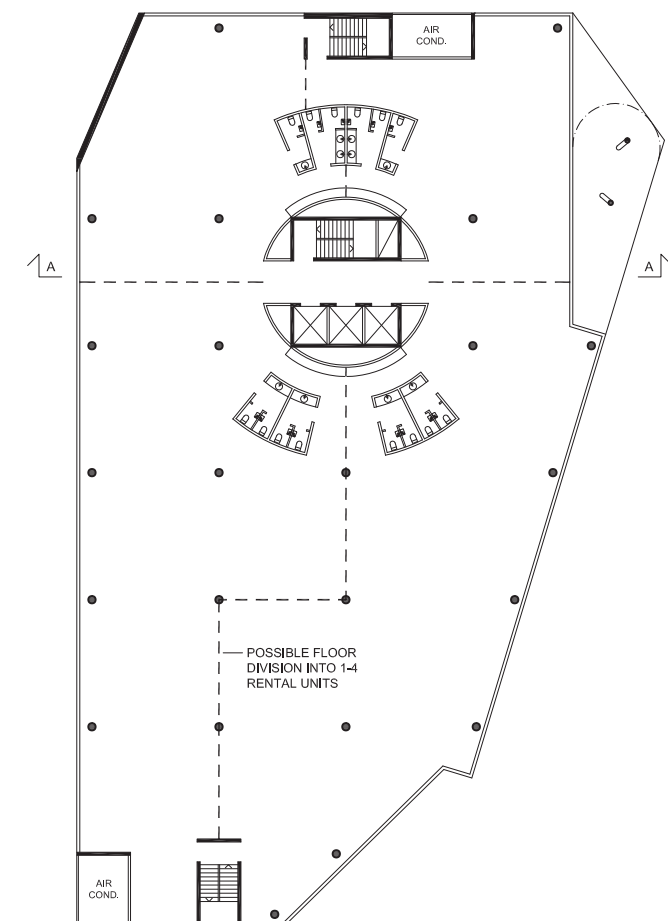




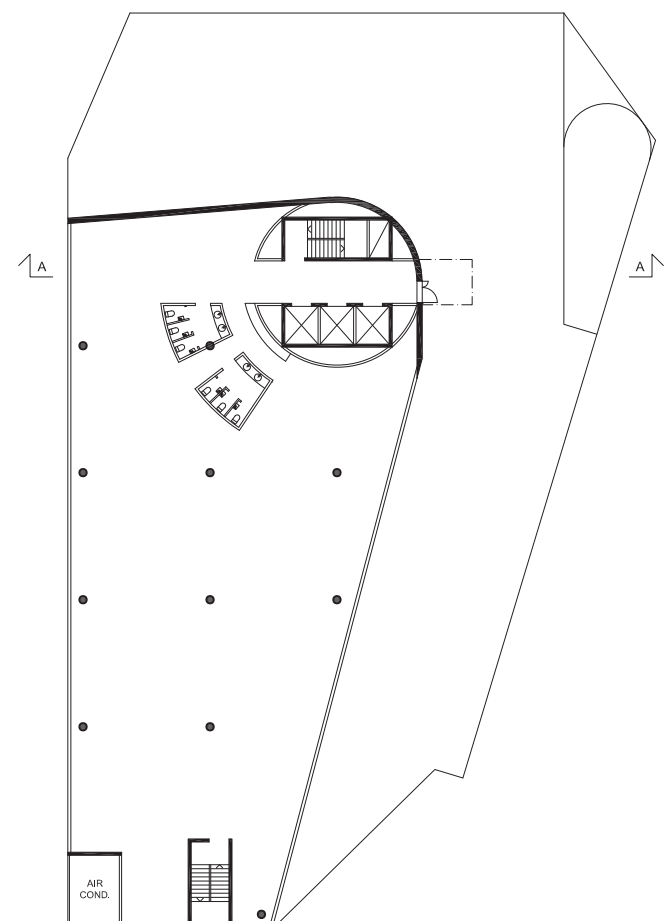
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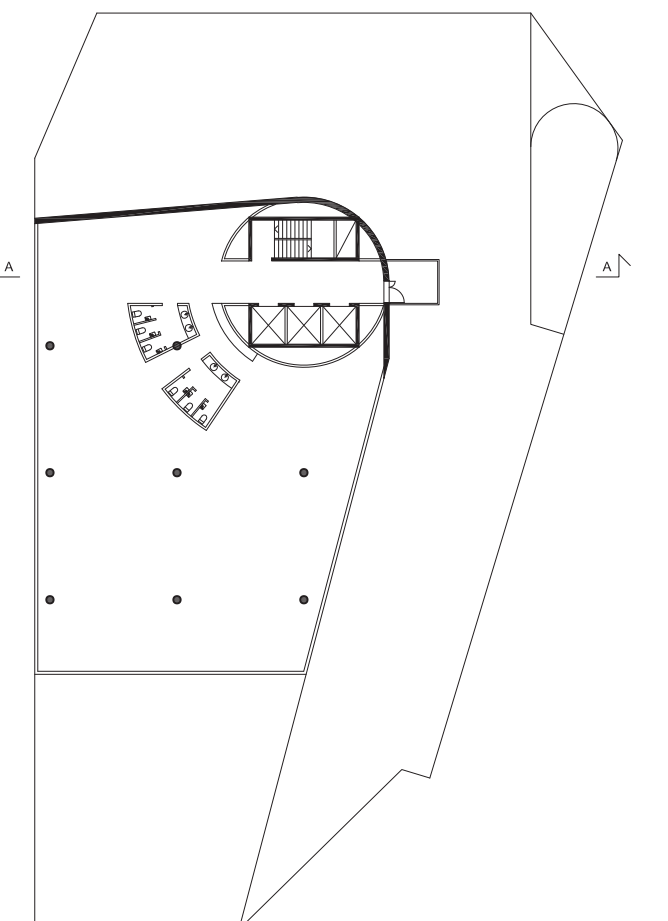
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4 TH FLOOR 1:500

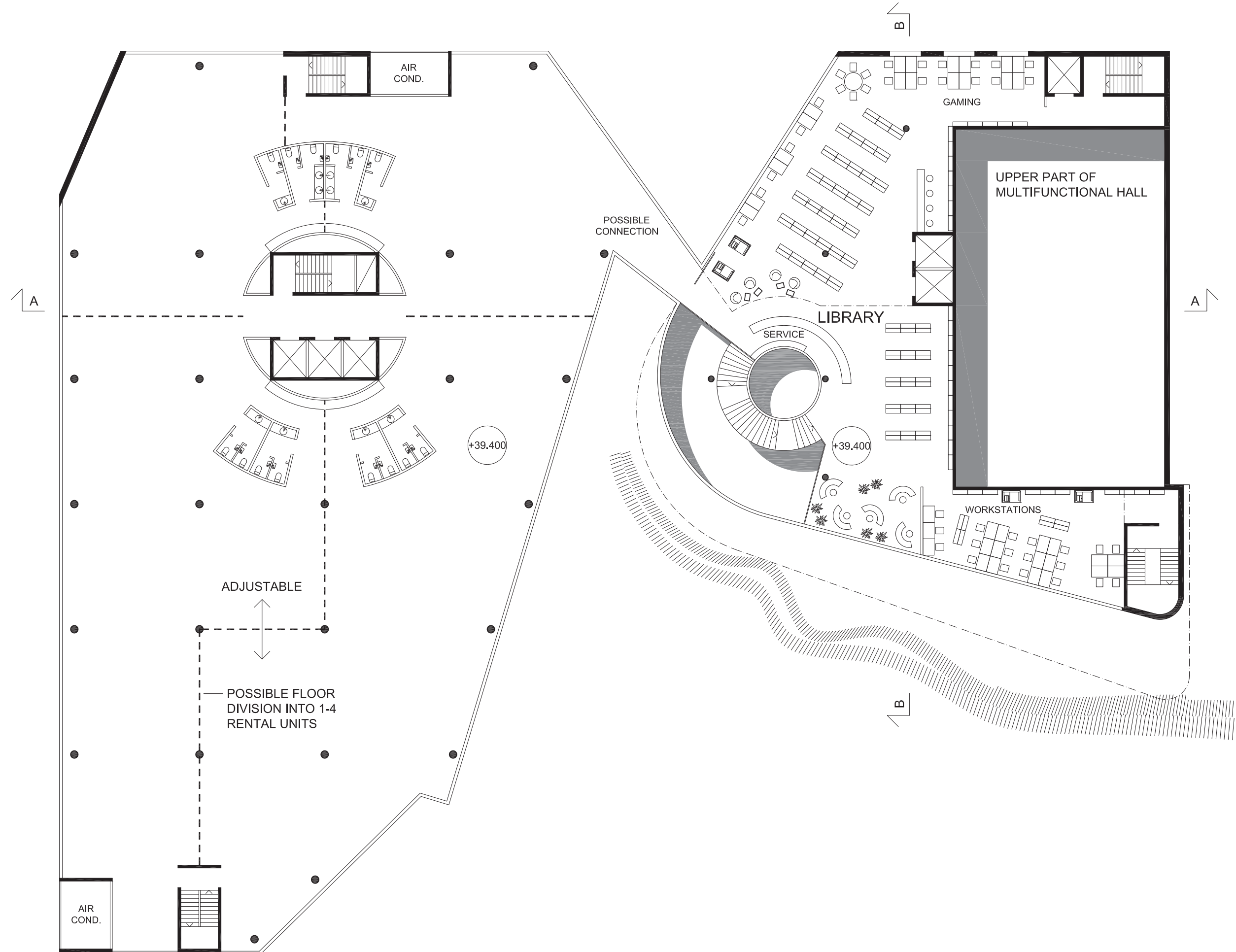


5 TH FLOOR 1:500

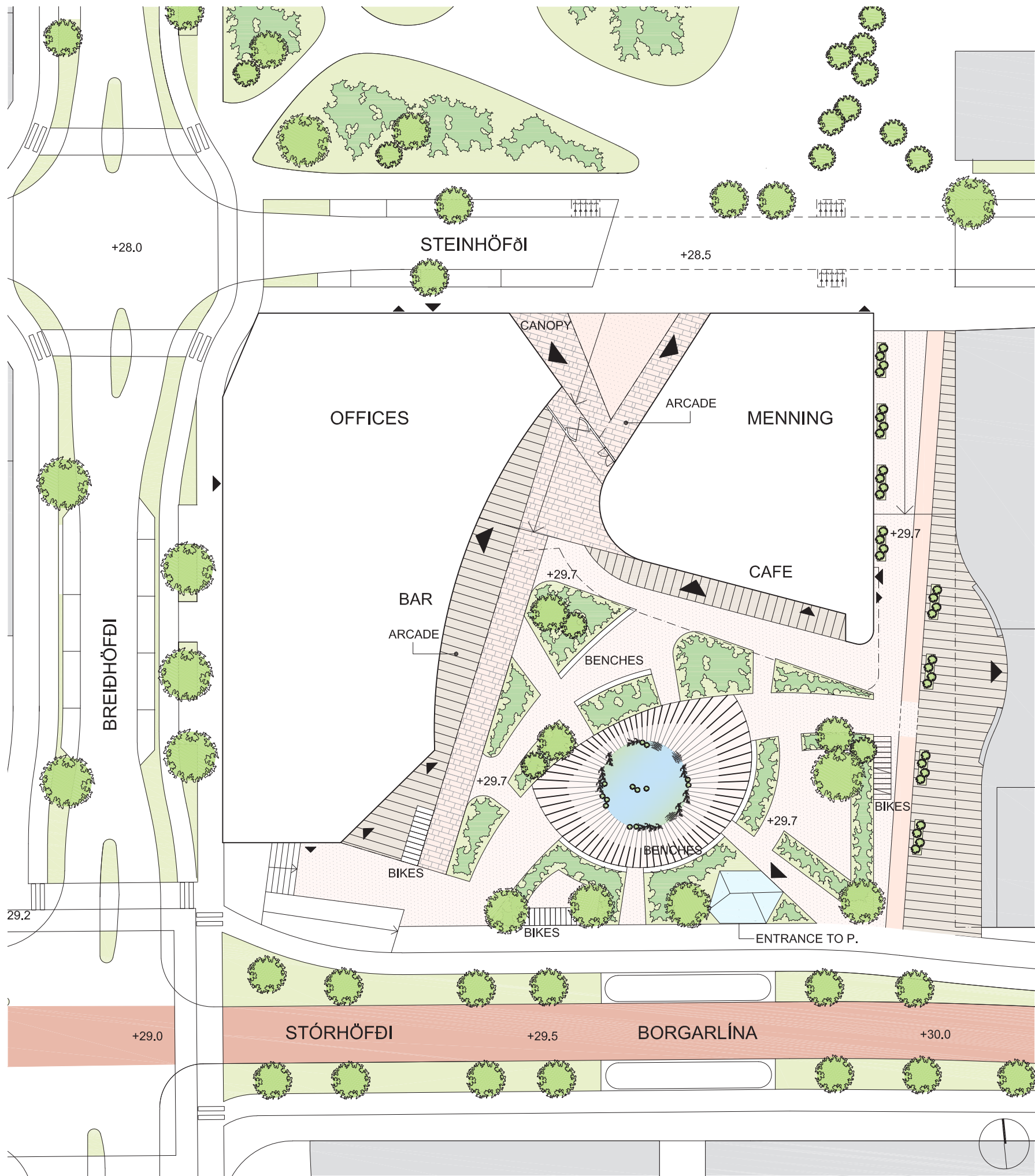


6 TH FLOOR 1:500

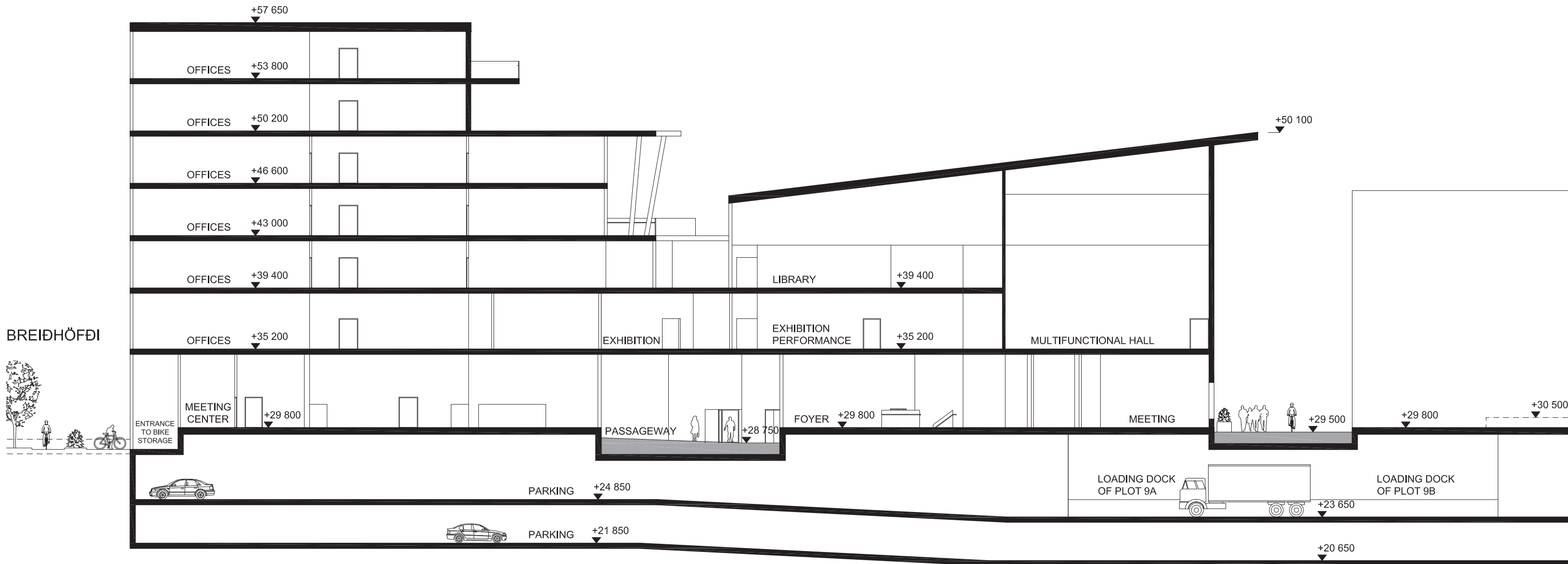
0 5 10 20m



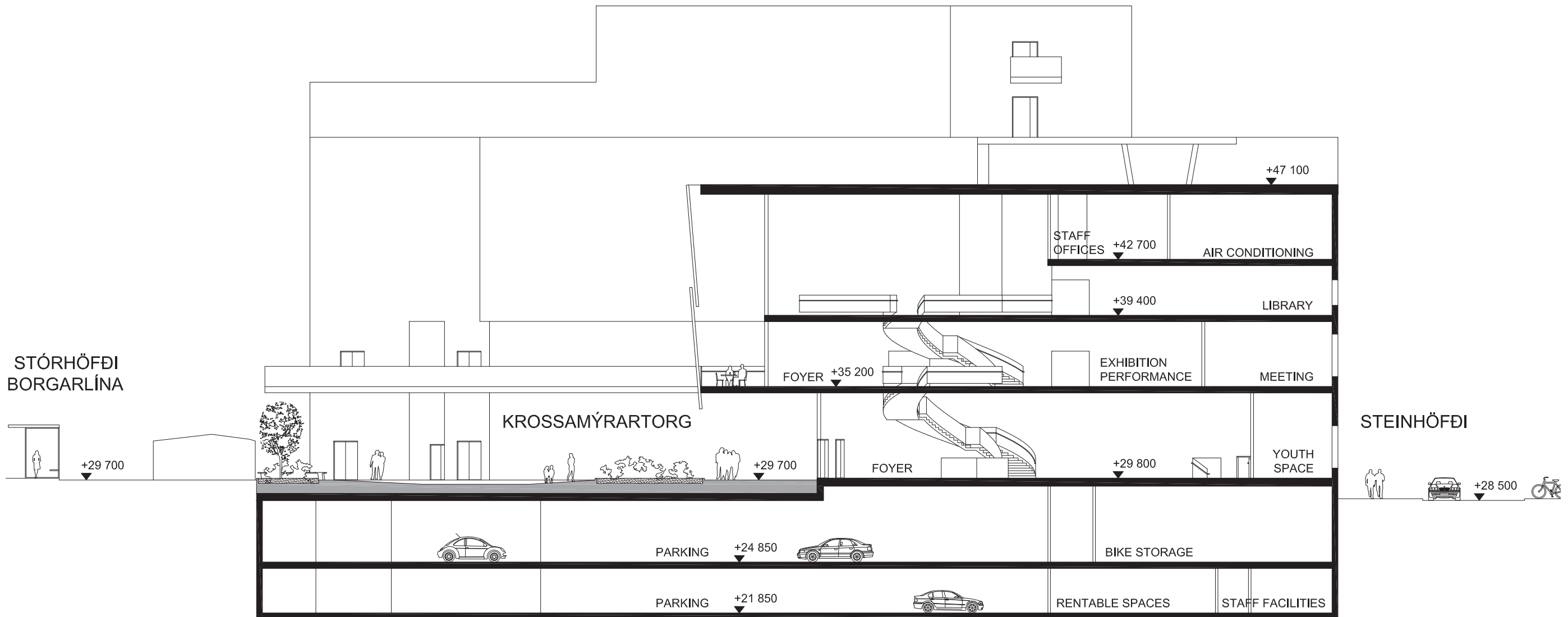
2 ND FLOOR 1:250



SITE PLAN 1:500

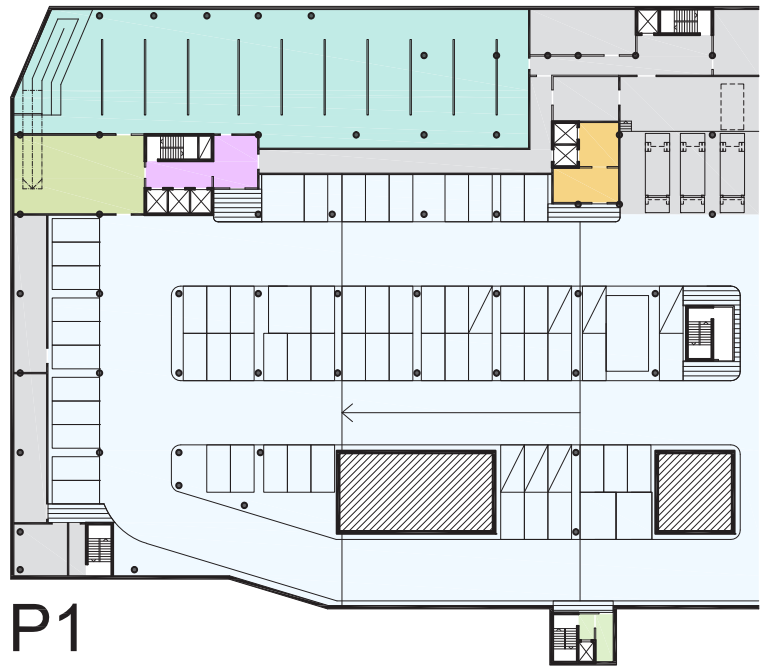


SECTION A-A 1:250



SECTION B-B 1:250





FUNCTIONS

SPACES, NET RENTABLE AREA

MENNING			OFFICE BUILDING			SHARED SPACES IN BASEMENT		
M	Air conditioning Offices	95 85	6	Office space incl. toilets and cloakr.	545	P1	Storage	35
				Elevator lobby	30		Bike storage	735
					575		Service point for bikes	115
			5	Office space incl. toilets and cloakr.	790		Waste collection	90
				Elevator lobby	30		Loading dock and service point	215
				Air conditioning	15		Parking garage	2 890
					835		Elevator lobbies	170
							Technical spaces	145
			4	Office space incl. toilets and cloakr.	245			4 395
				Office space incl. toilets and cloakr.	220	P2	Rentable spaces	370
2	Library	495		Office space incl. toilets and cloakr.	515		Car service and wash	280
				Office space incl. toilets and cloakr.	570		Staff facilities	145
				Elevator lobby	30		Storage	40
				Air conditioning	30		Maintenance	40
					1 610		Parking garage	2 980
			3	Office space incl. toilets and cloakr.	245		Elevator lobbies	180
				Office space incl. toilets and cloakr.	220		Technical spaces	350
				Office space incl. toilets and cloakr.	515			4 385
				Office space incl. toilets and cloakr.	570			8 780
				Elevator lobby	30			
1	Lobby, service Multipurpose hall Backstage Group meeting rooms	385 335 35 140		Air conditioning	30			
					1 610			
			2	Office space incl. toilets and cloakr.	245			
				Office space incl. toilets and cloakr.	310			
				Office space incl. toilets and cloakr.	515			
				Office space incl. toilets and cloakr.	580			
				Elevator lobby	30			
				Air conditioning	30			
					1 710			
			1	Restaurant	340			
G	Entrance lobby Café Info Workshops, meeting, education Toilets and cloakroom	290 95 20 260 100		Office space incl. toilets and cloakr.	1 090			
				Exhibition space/ connection	185			
				Elevator lobby	30			
				Air conditioning	30			
					1 675			
			G	Bar	225			
				Commercial	240			
				Entrance lobby	195			
				Meeting center	695			
				Elevator lobby	30			
				Entrance to bike storage	40			
				Technical spaces, air cond.	65			
					1 490			
					9 505			
								20 620

GROSS AREA

	MENNING	OFFICE B.	
		A area	B area
6		665	
5		930	
4		1 760	
3	295	1 760	
2	615	1 860	
1	1 015	1 830	100
G	855	1 670	
	2 780	10 475	100
			13 355

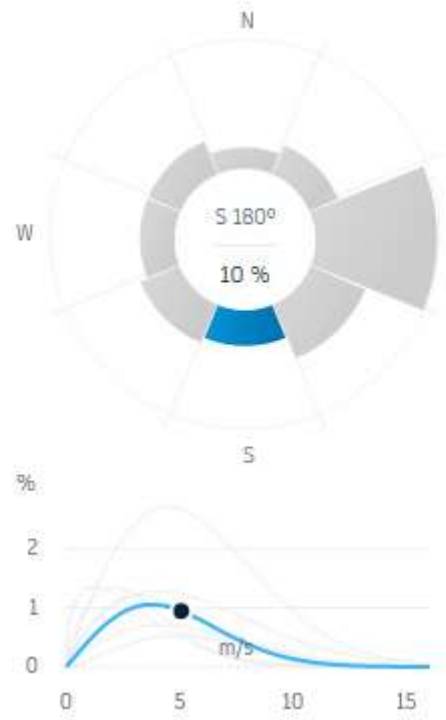
BASEMENT GROSS AREA

P1	4 780
P2	4 780
*with extended basement under square	
	9 560

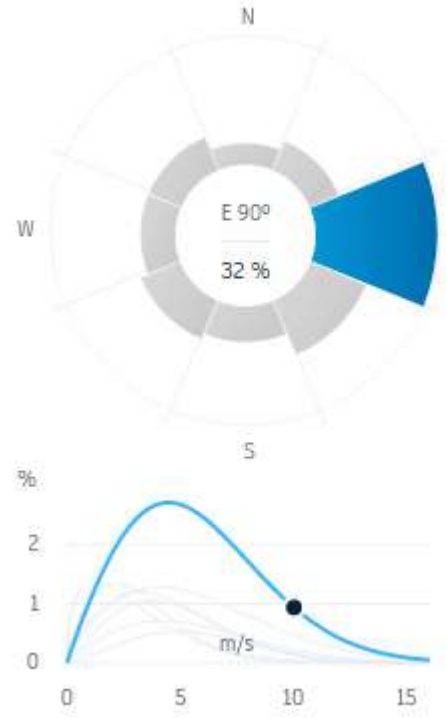
TOTAL GROSS AREA*

22 915

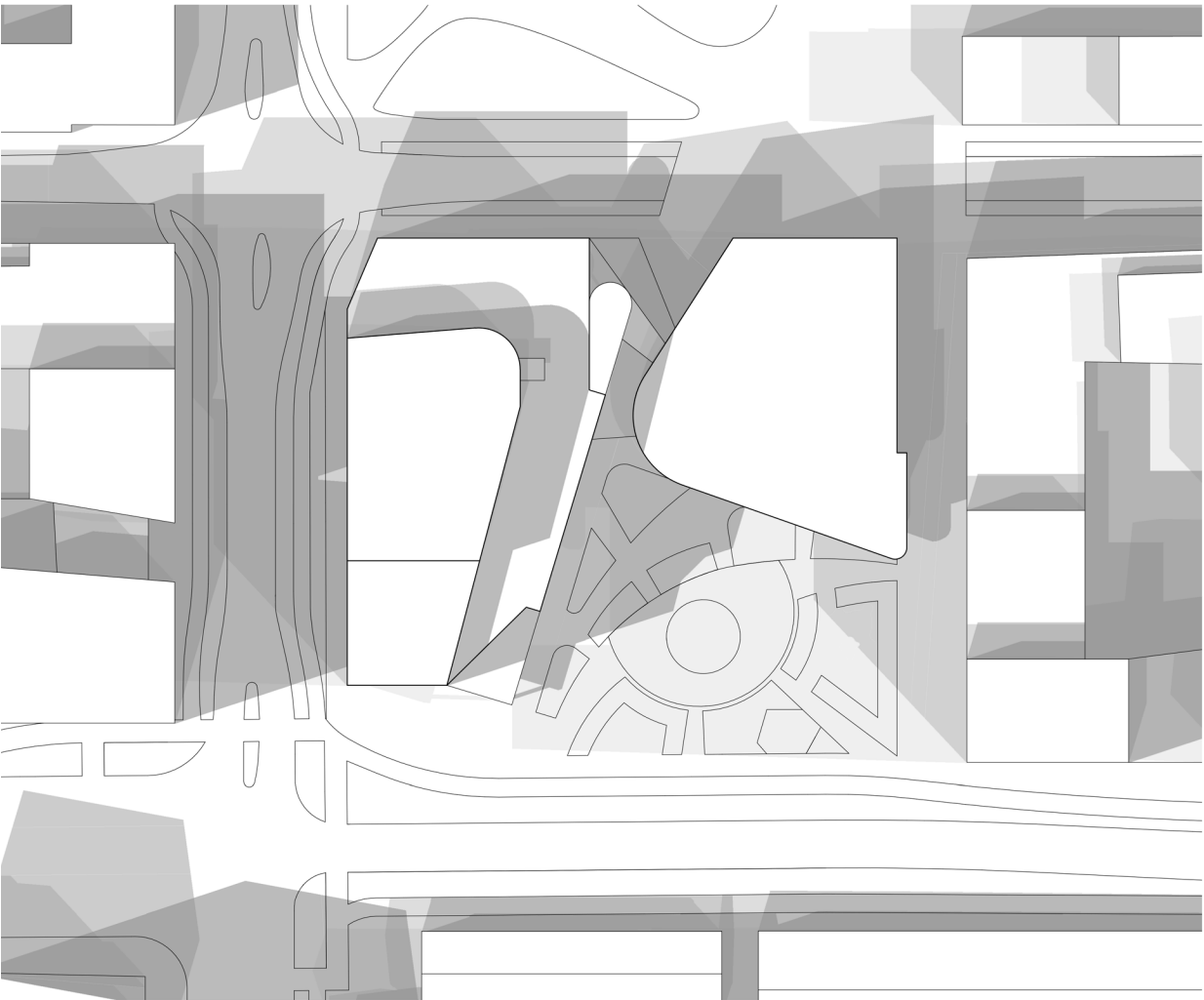
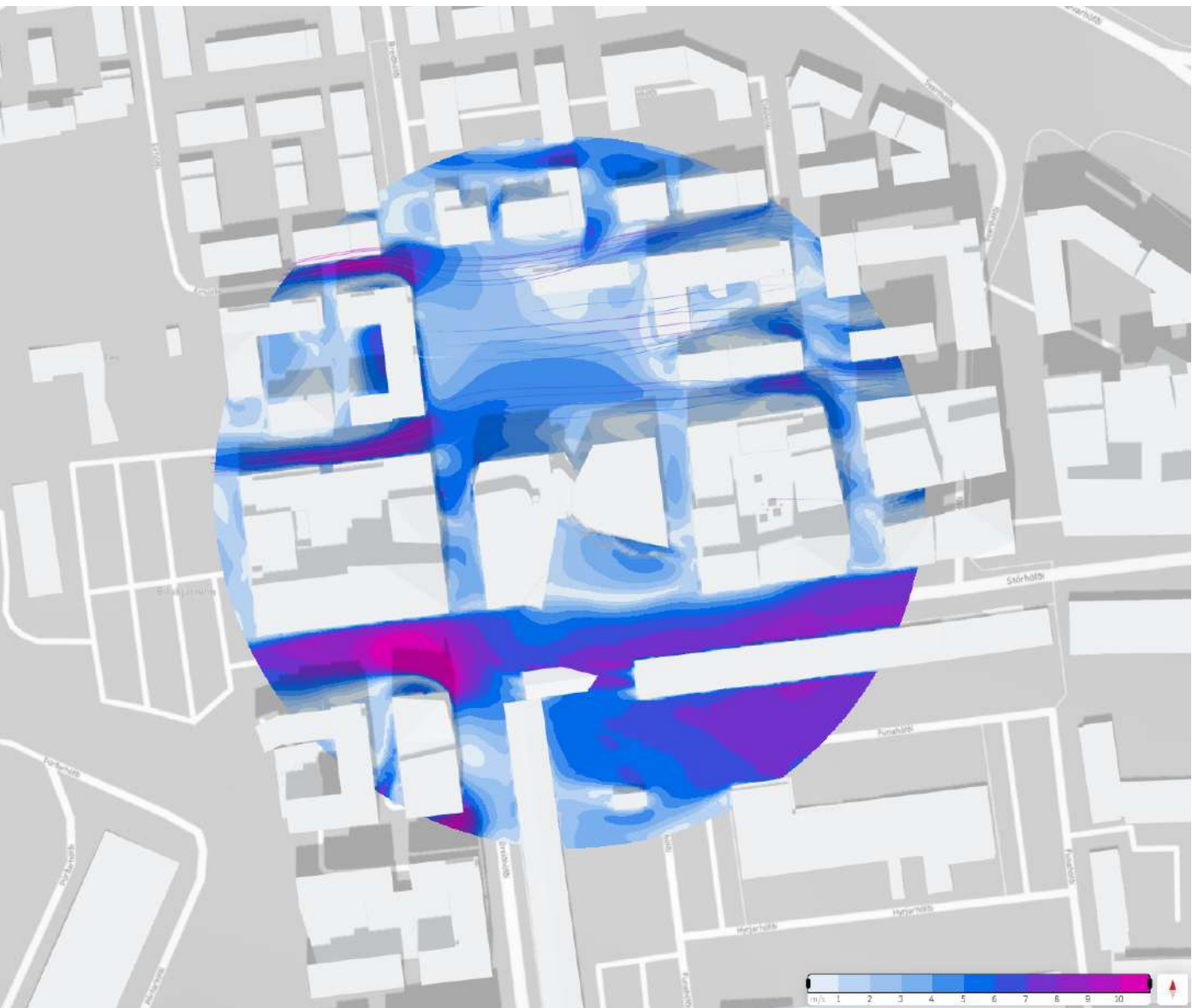
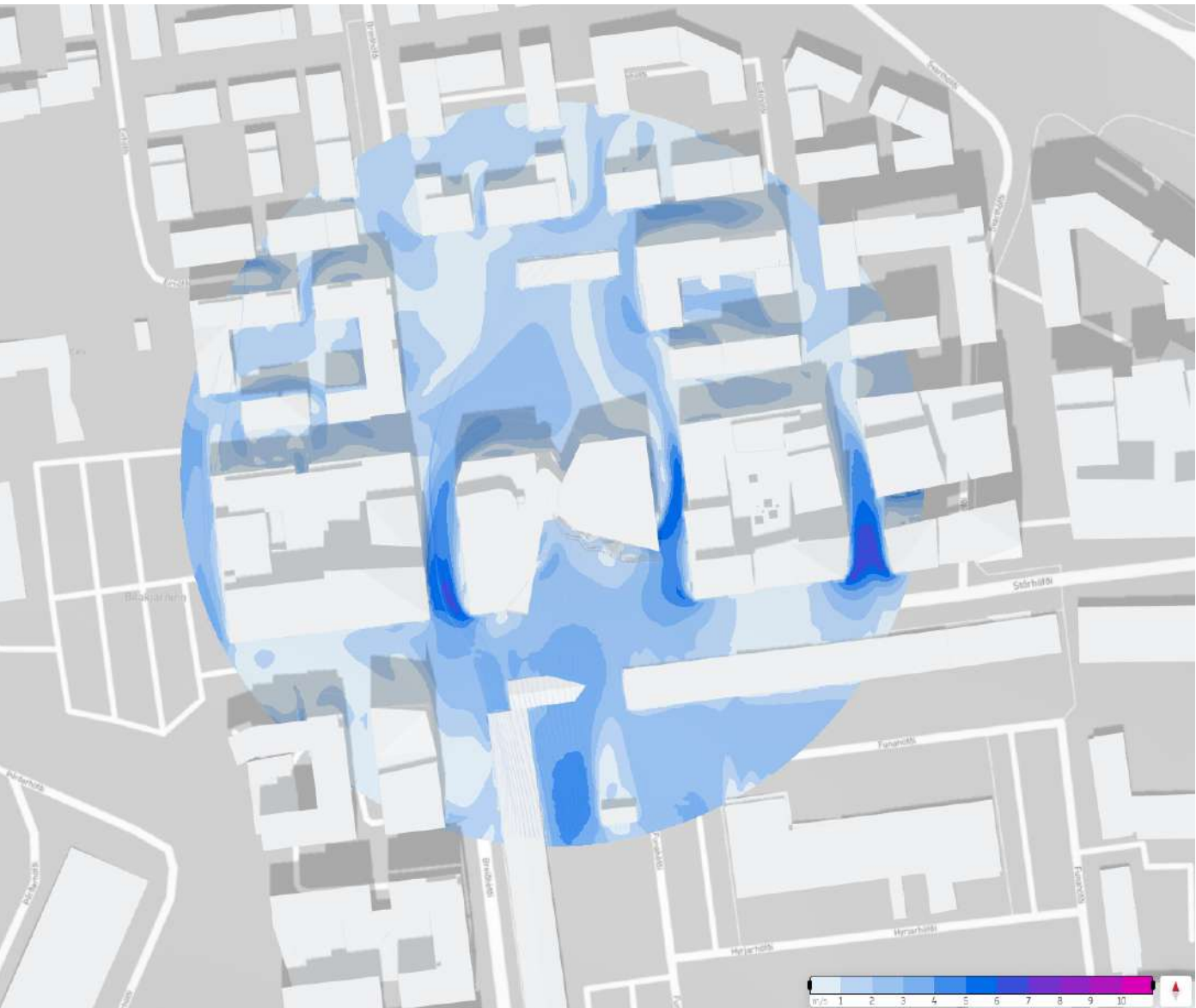
- MULTIPURPOSE, EXHIBITION
- PUBLIC LIBRARY
- WORKSHOPS AND MEETINGS
- SHOPS, CAFÉS, RESTAURANTS
- OFFICES
- RENTABLE SPACES IN BASEMENT
- BICYCLE STORAGE
- PARKING
- SERVICE, STAFF, TECHNICAL



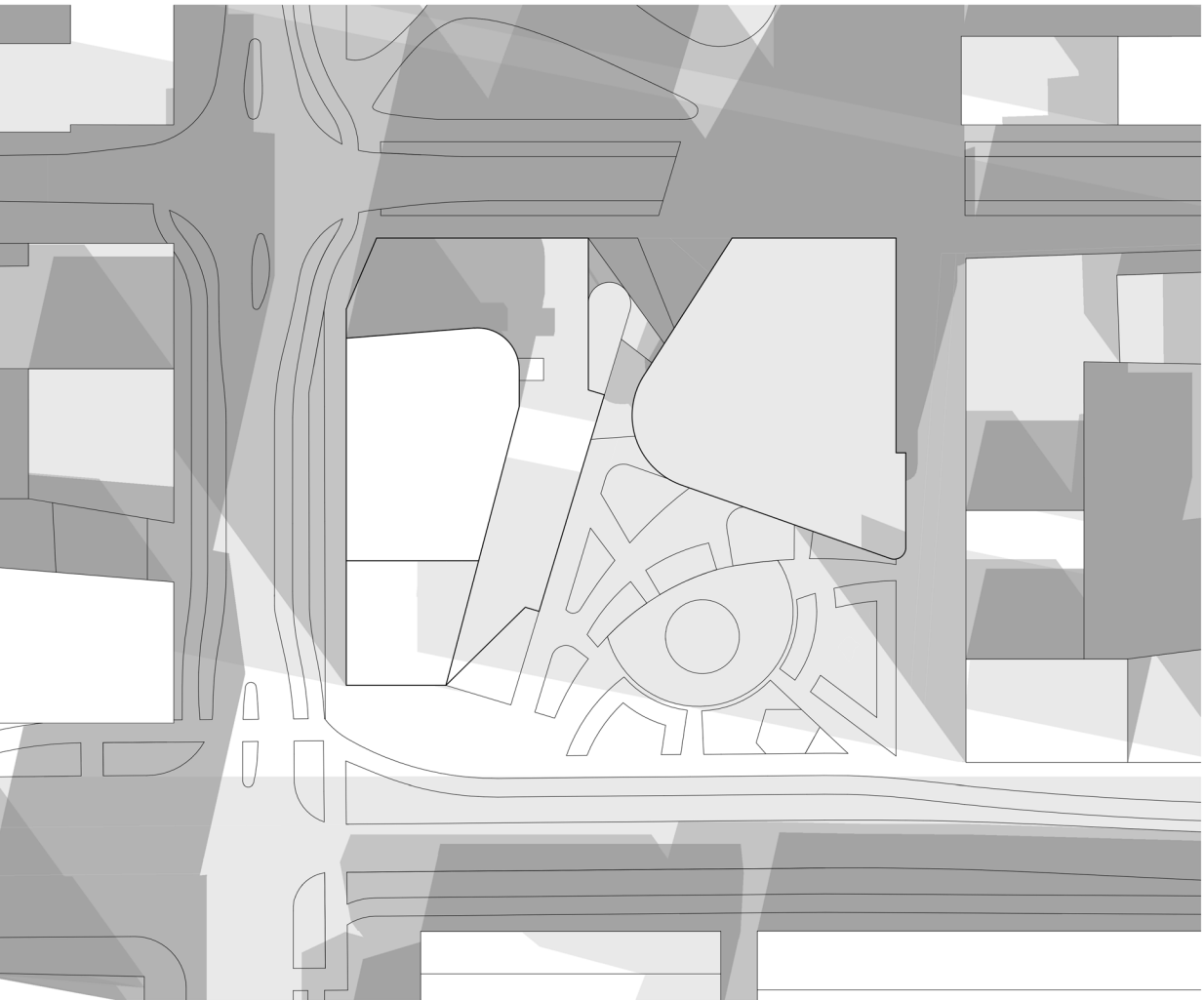
WIND IN SUMMER



WIND IN WINTER



SUMMER SOLSTICE



VERNAL EQUINOX