

#### 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.

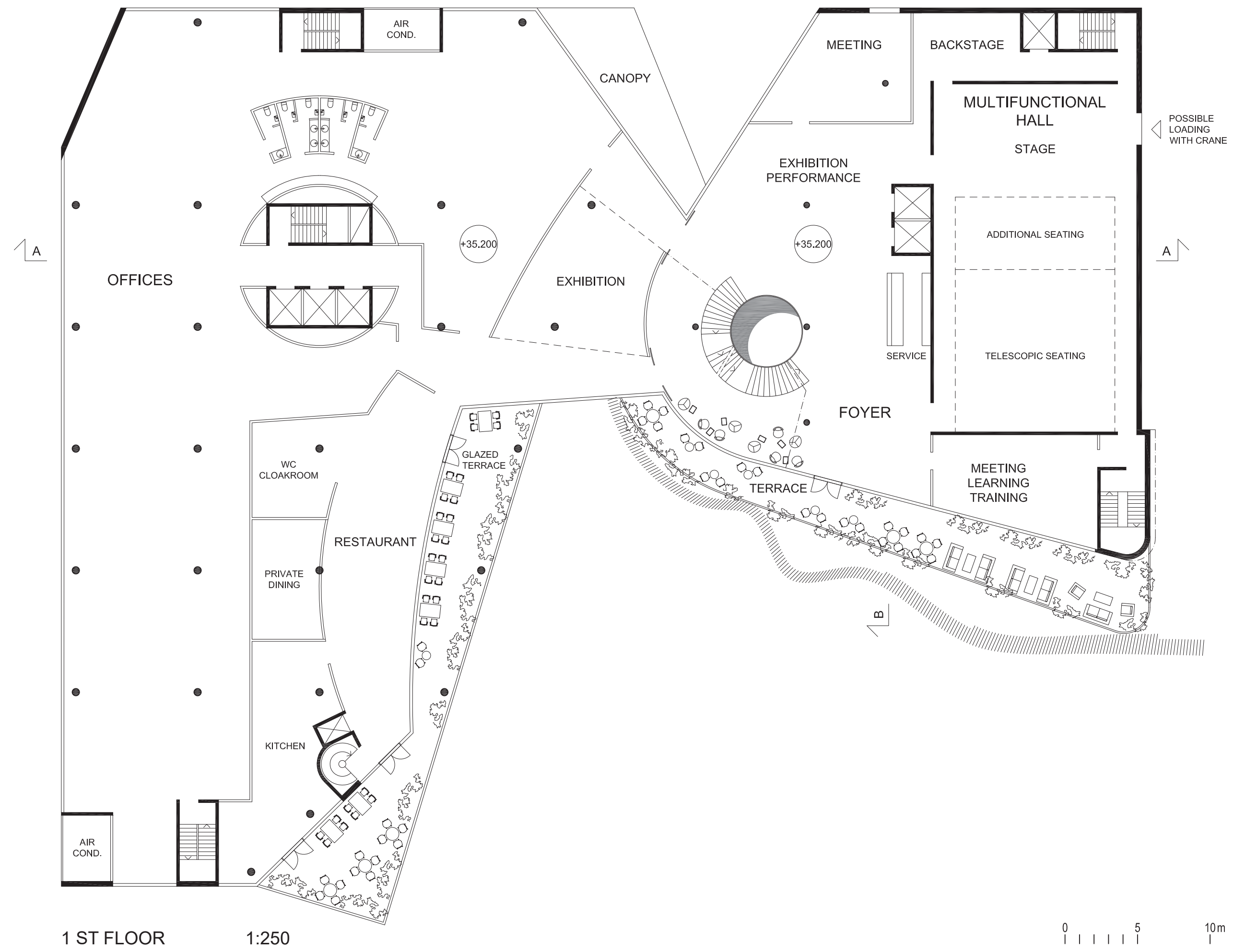
#### Office building

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.

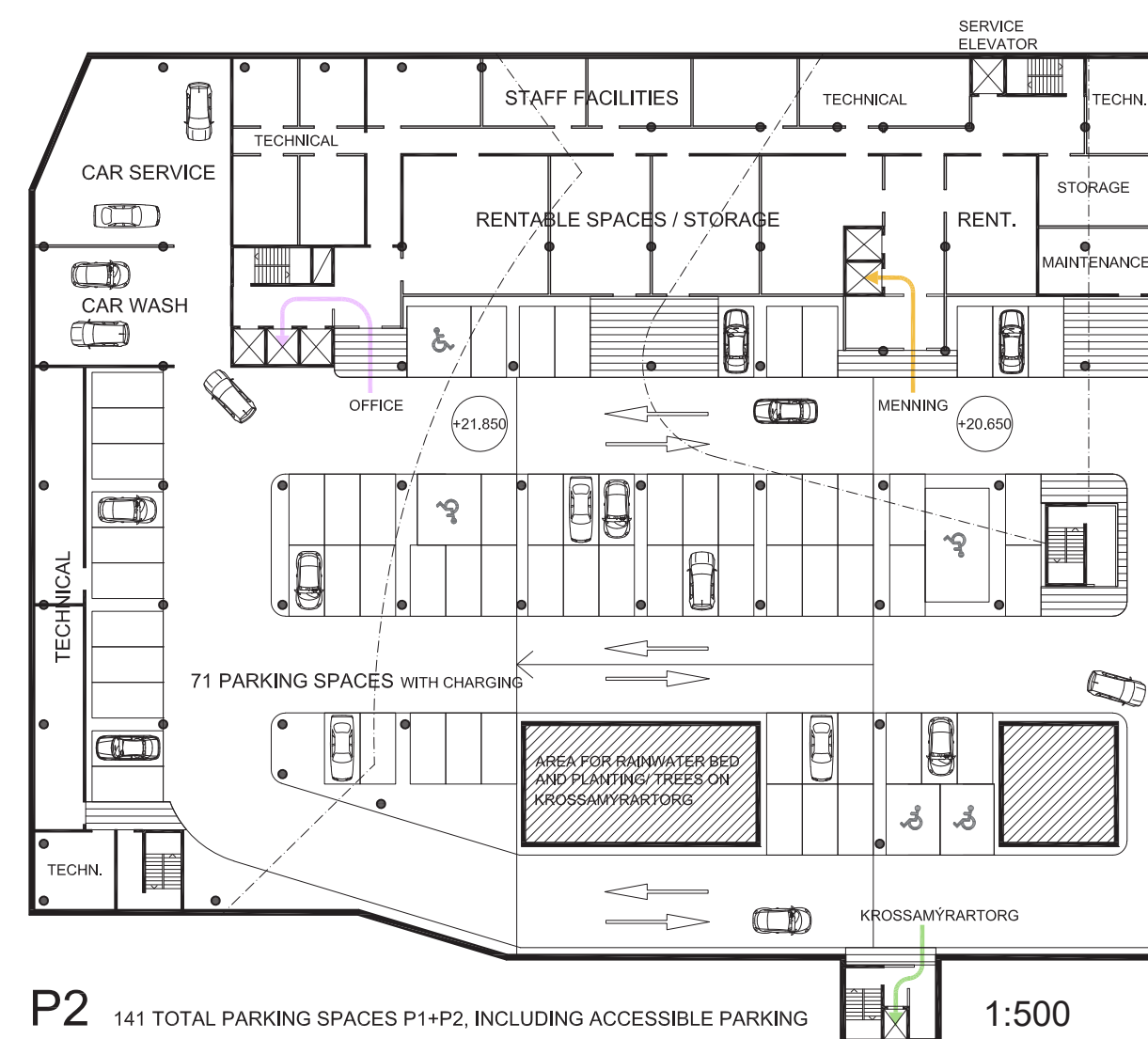
#### Sustainability

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).

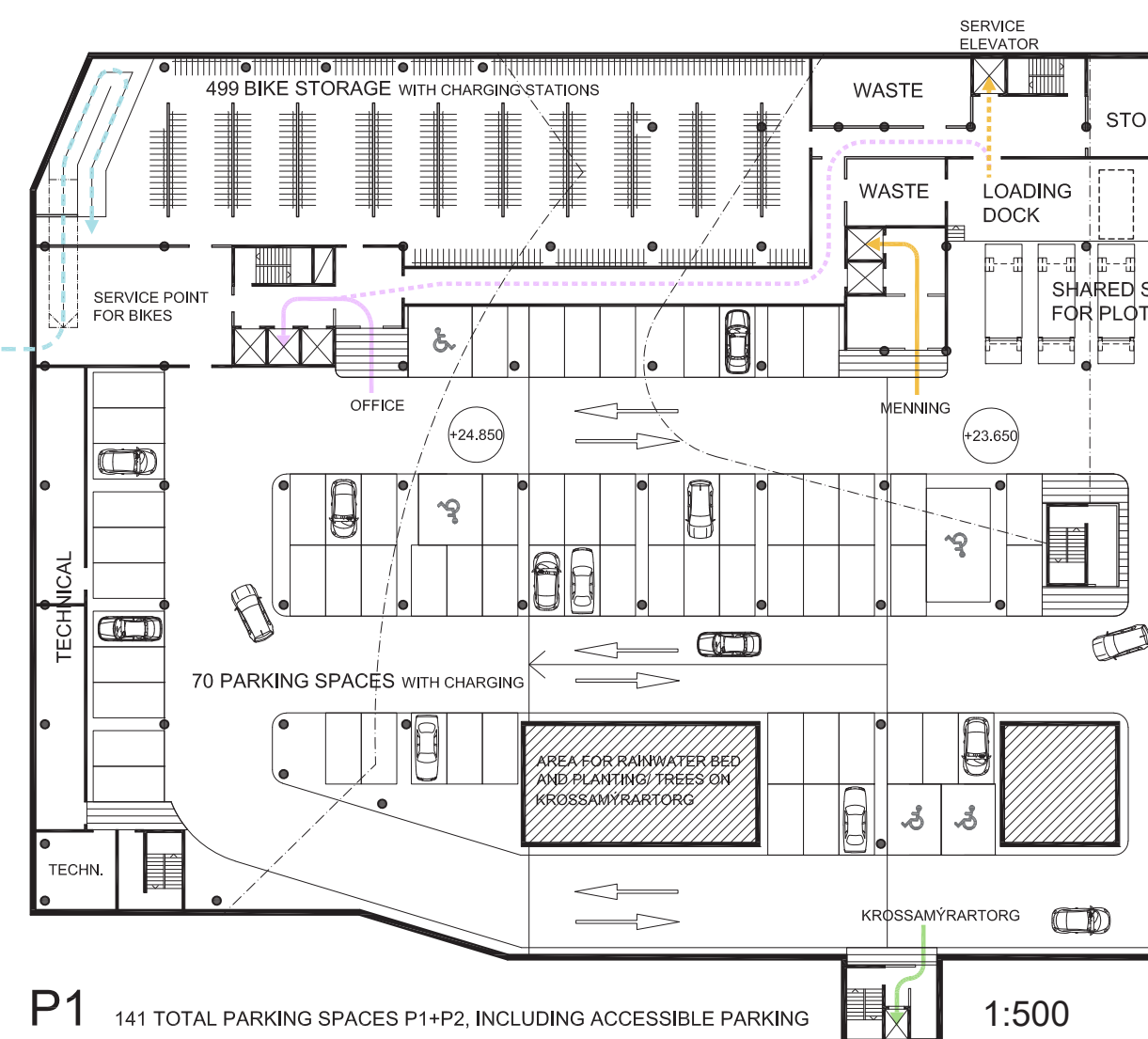




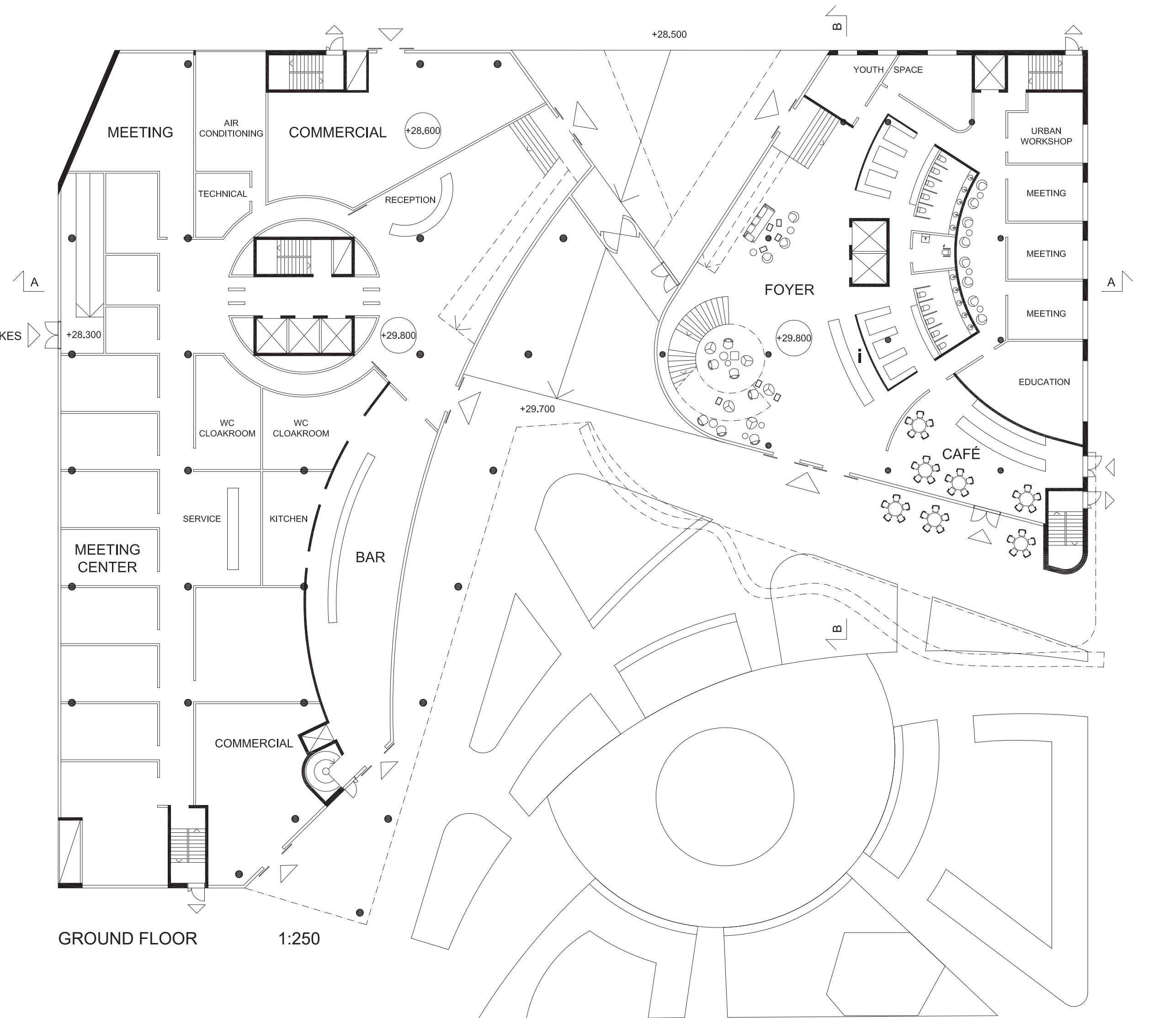
SOUTH FACADE 1:250



P2 141 TOTAL PARKING SPACES P1+P2, INCLUDING ACCESSIBLE PARKING 1:500

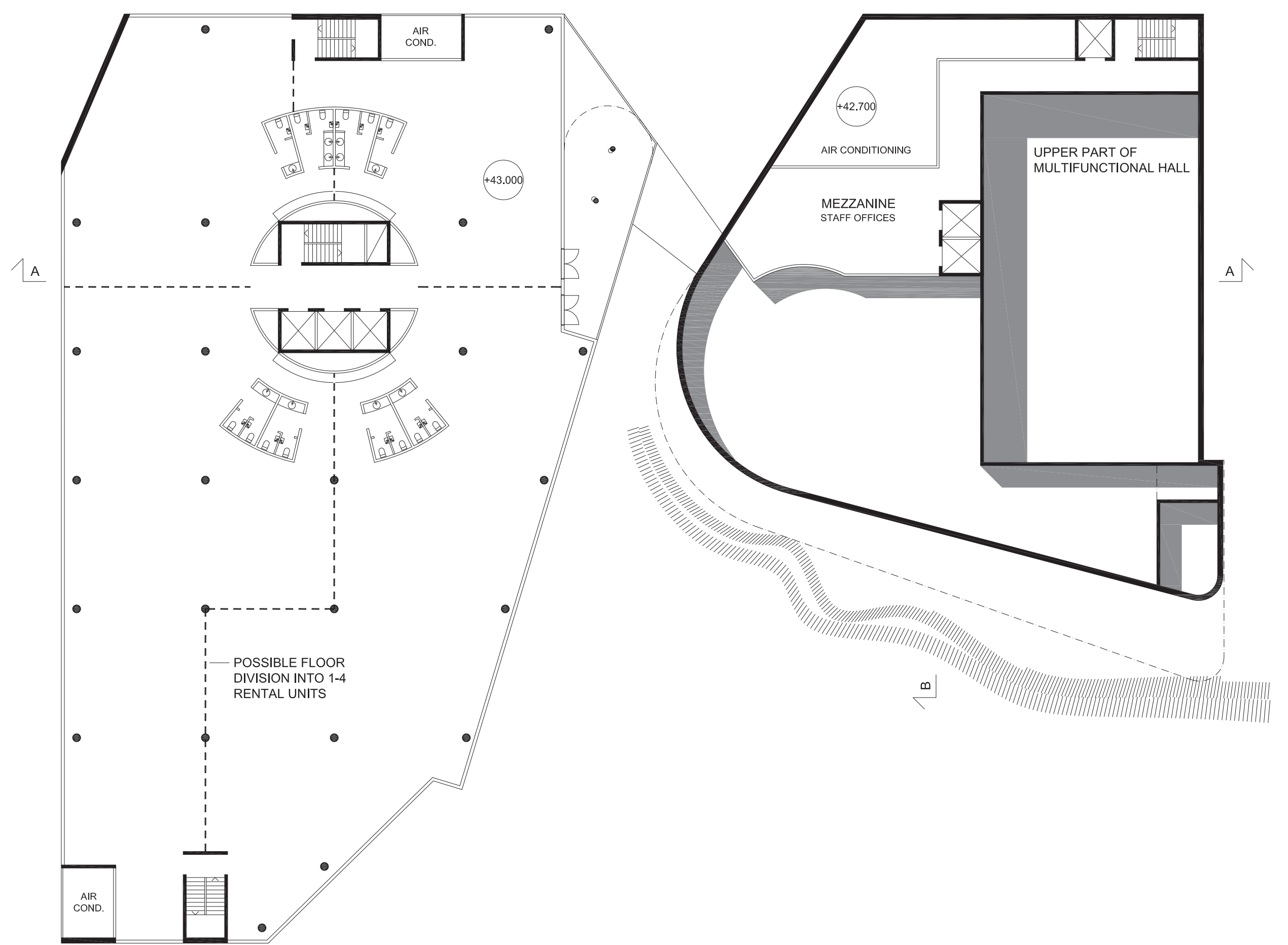


P1 141 TOTAL PARKING SPACES P1+P2, INCLUDING ACCESSIBLE PARKING 1:500



GROUND FLOOR 1:250





3 RD FLOOR

1:250

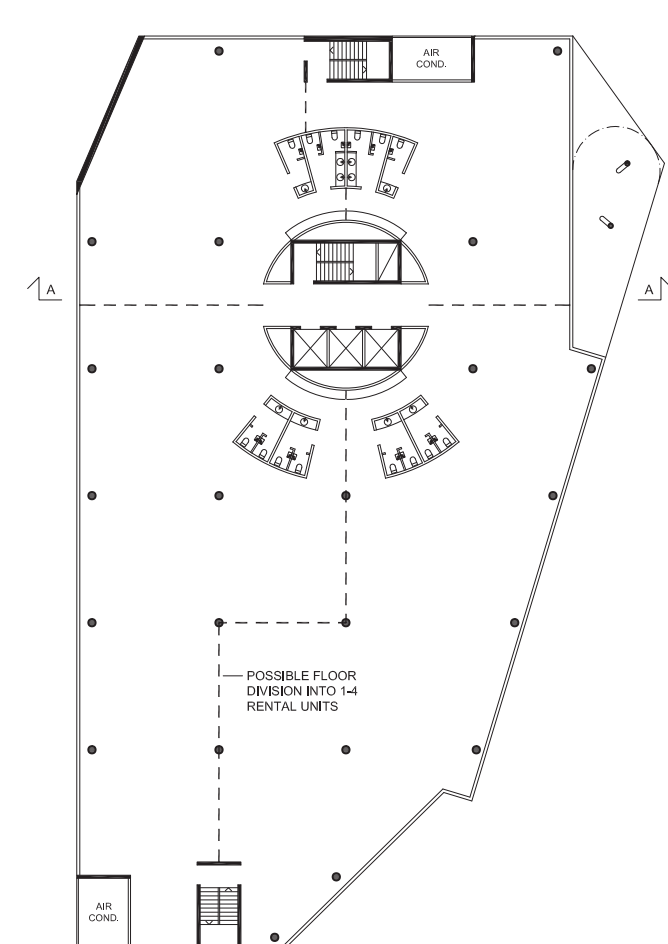
0 5 10m



SOUTHEAST FACADE

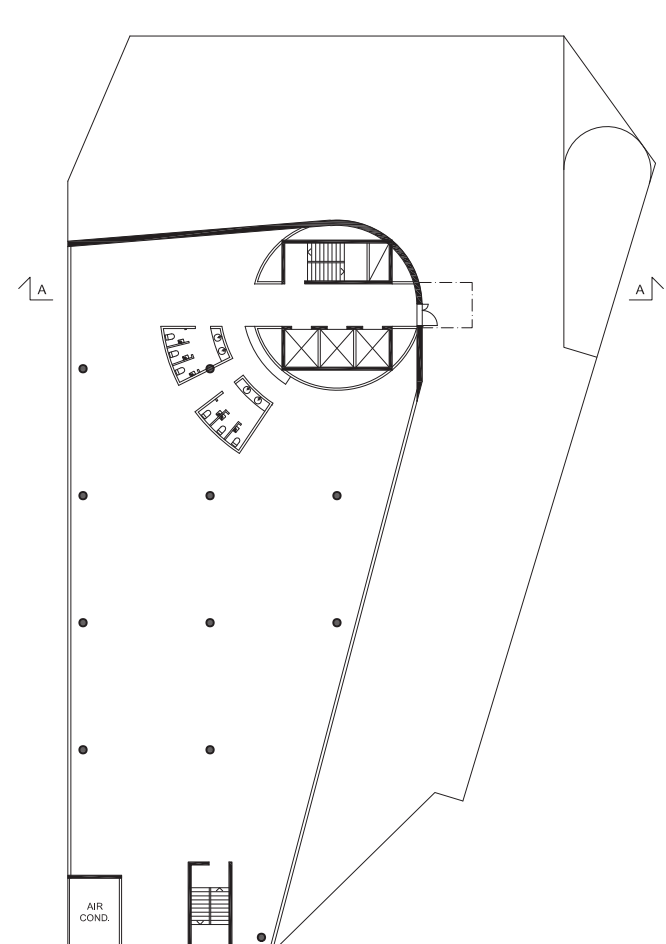
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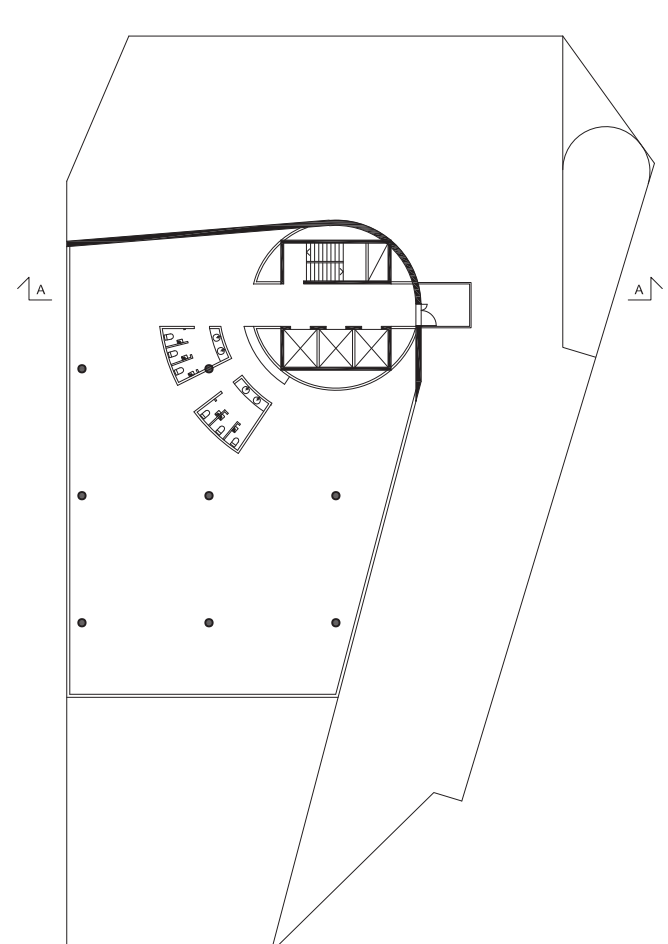
4 TH FLOOR

1:500



5 TH FLOOR

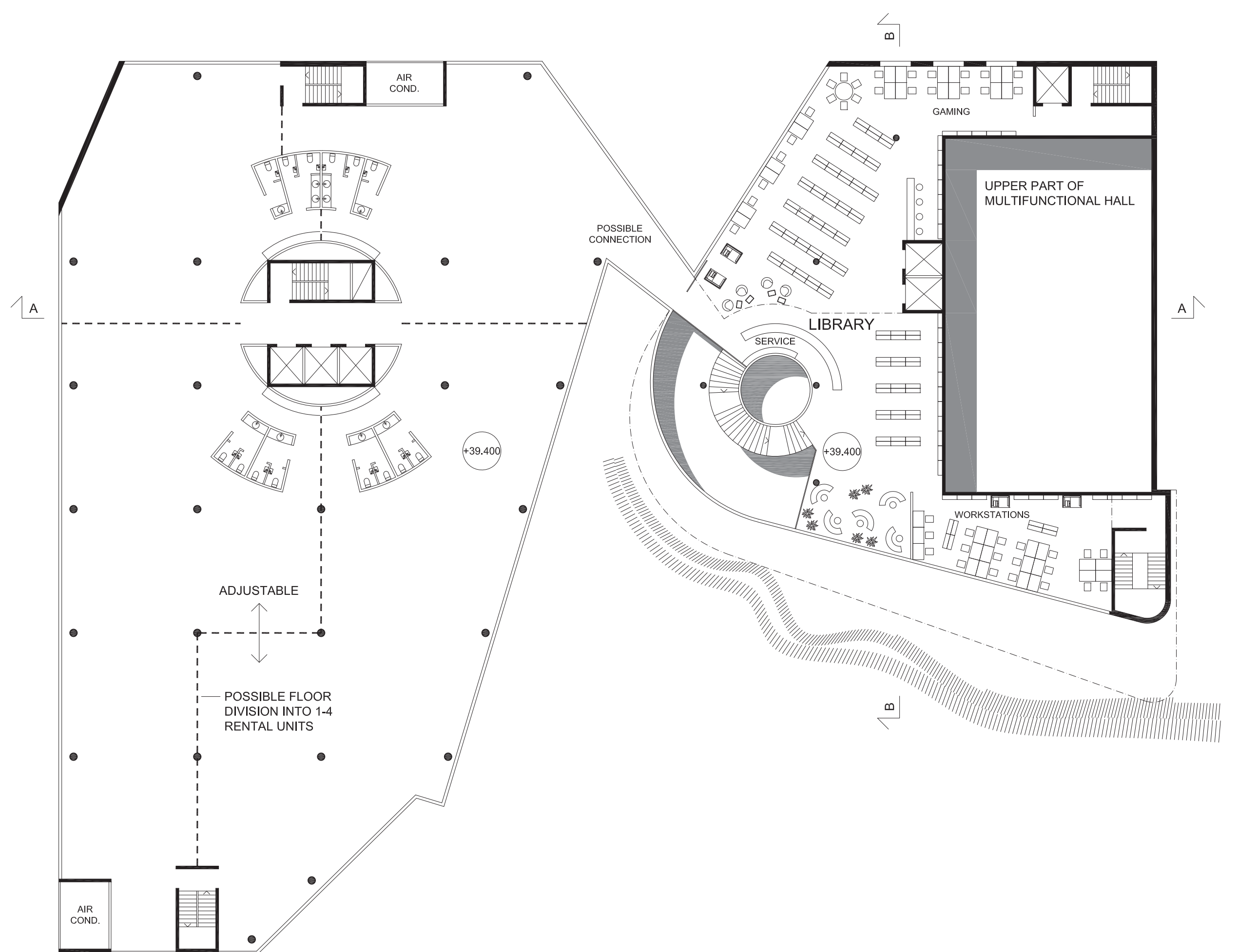
1:500



6 TH FLOOR

1:500

0 5 10 20m



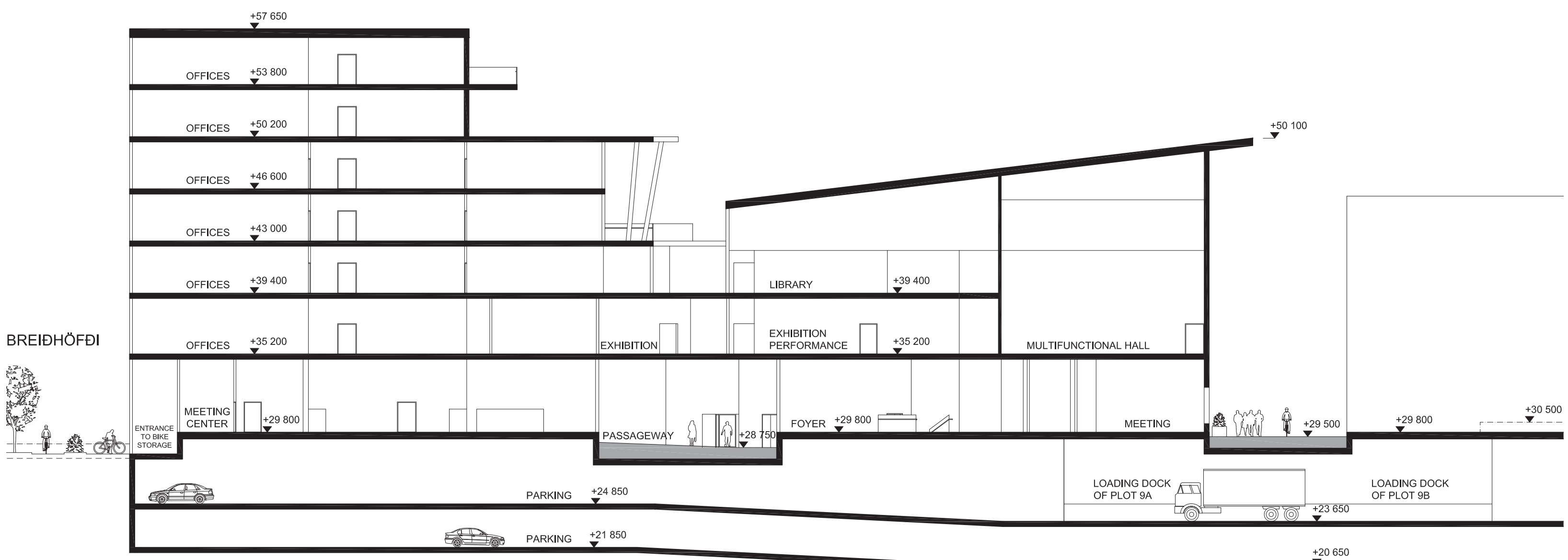
2 ND FLOOR

1:250

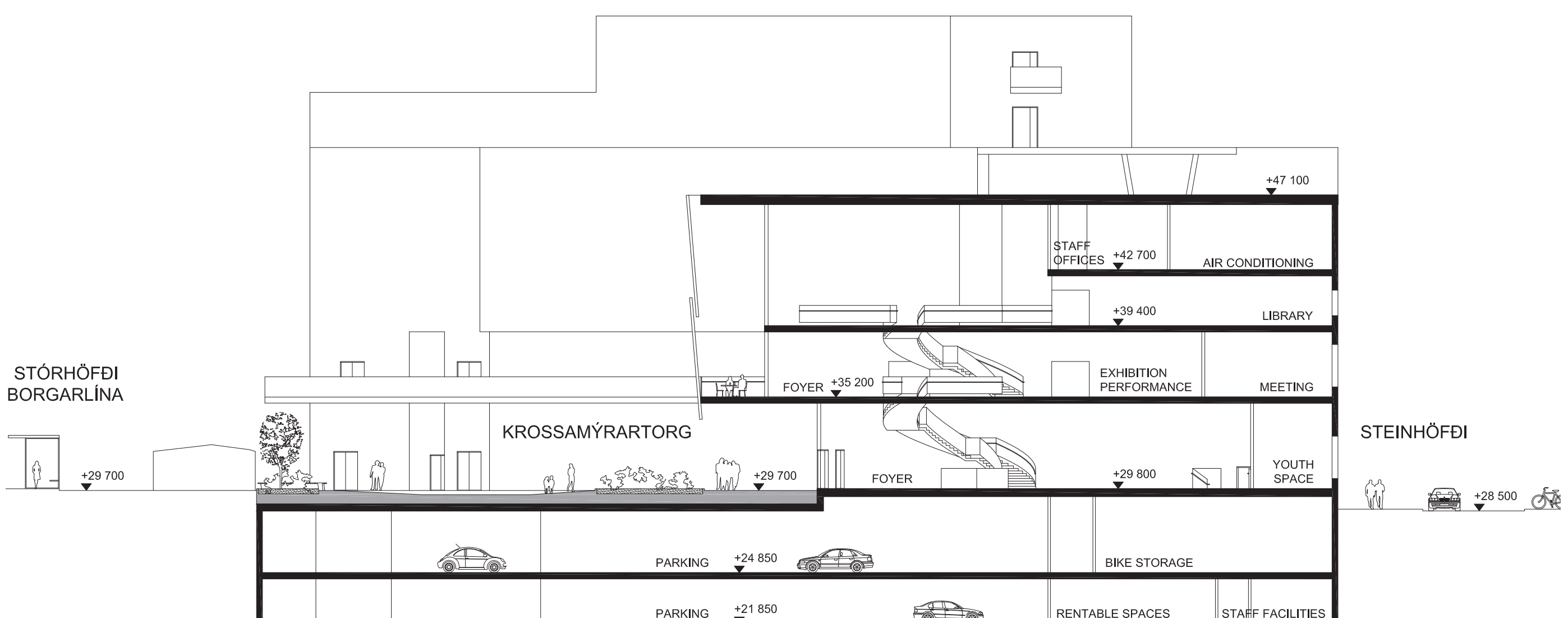




SITE PLAN 1:500

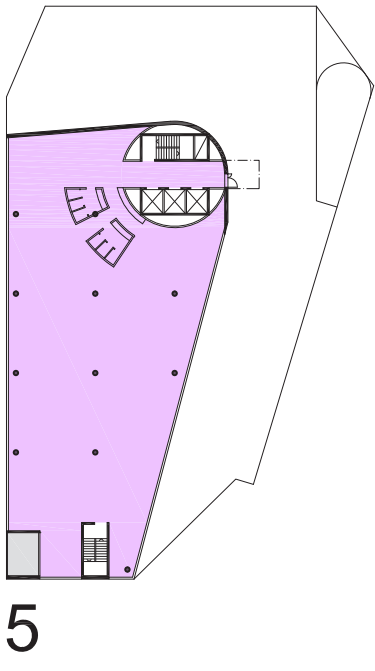
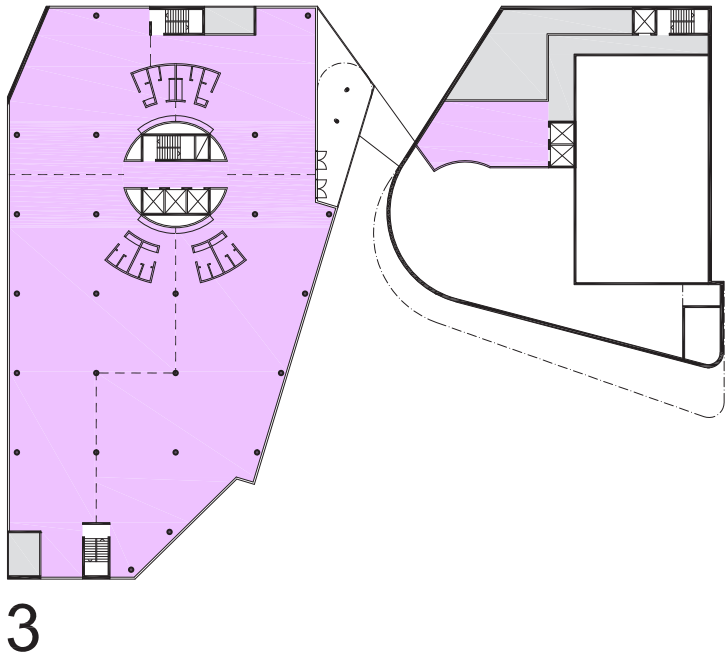
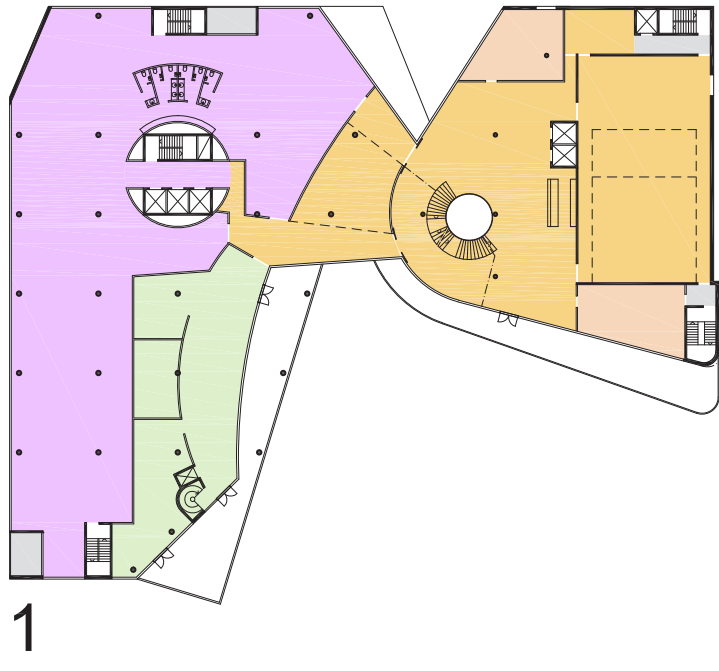
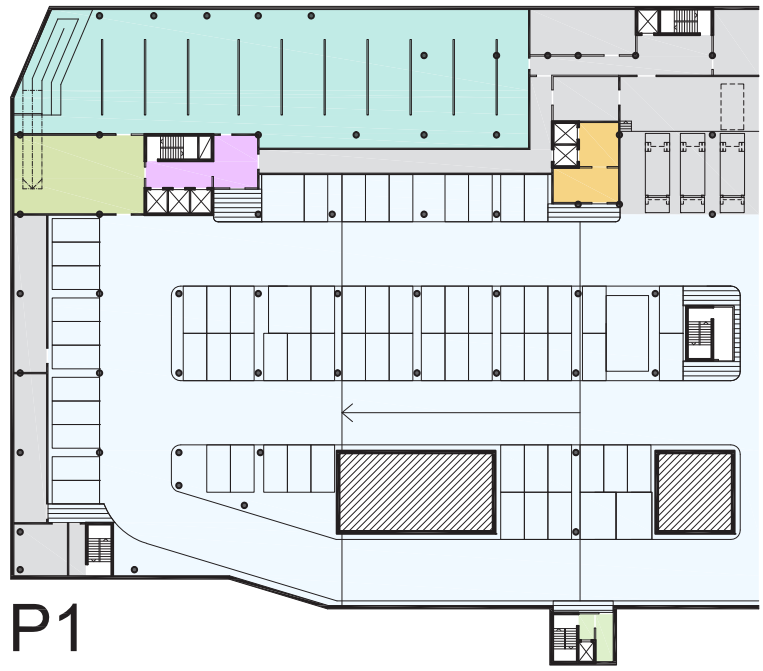


SECTION A-A 1:250

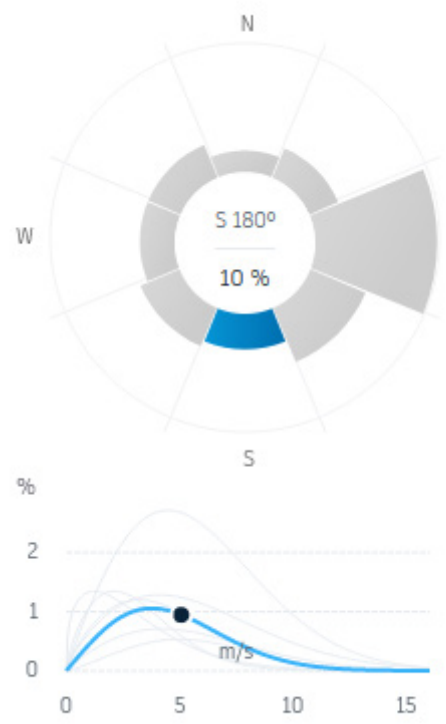


SECTION B-B 1:250

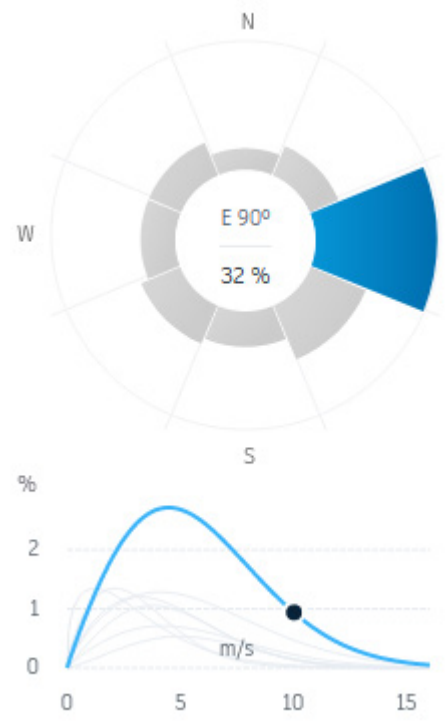
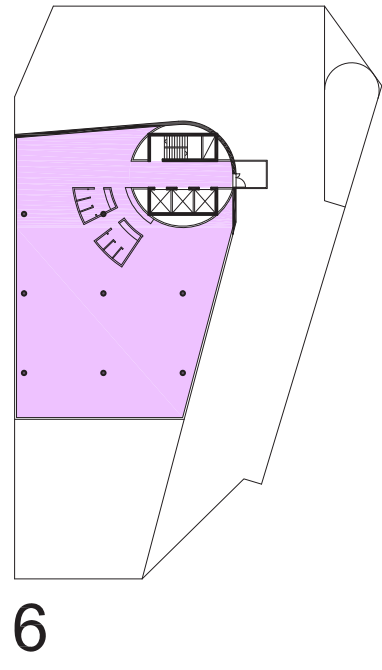
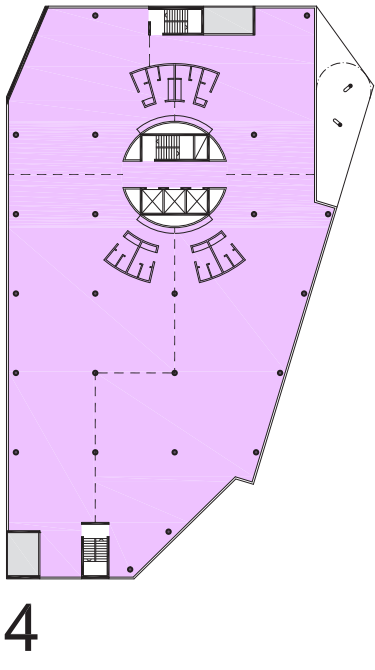
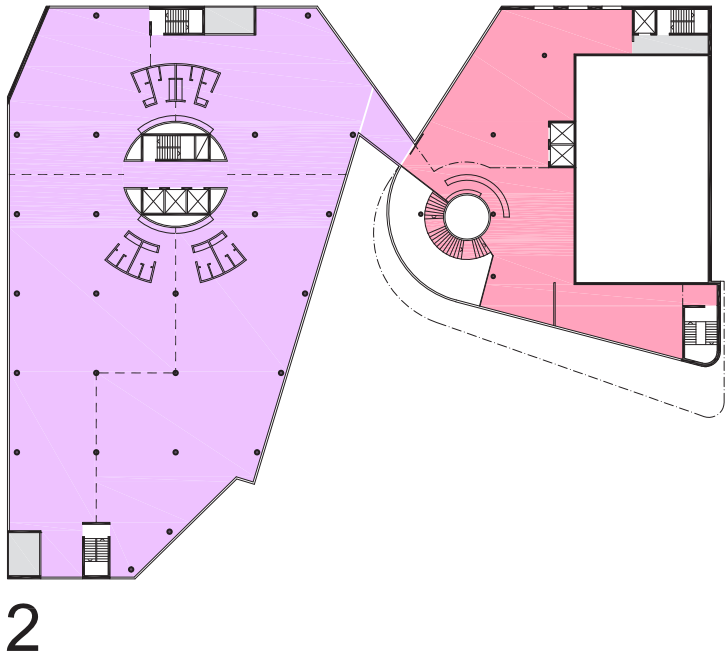
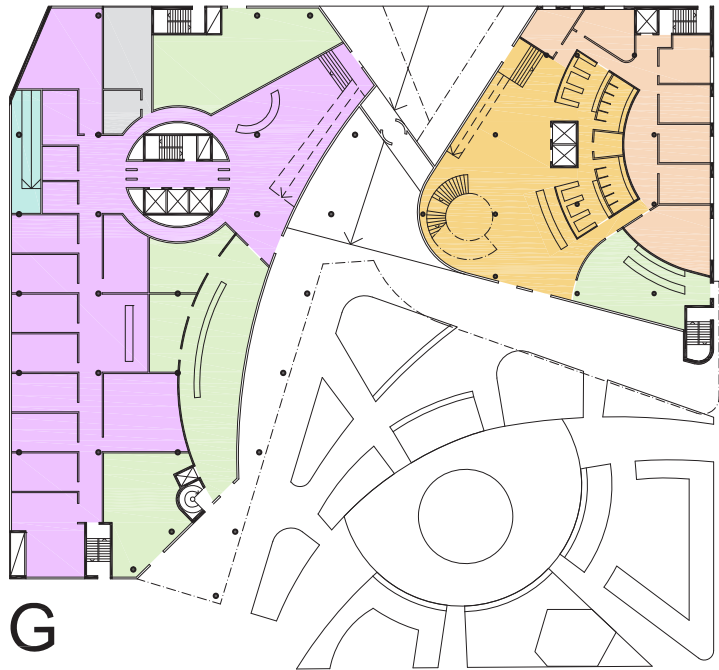
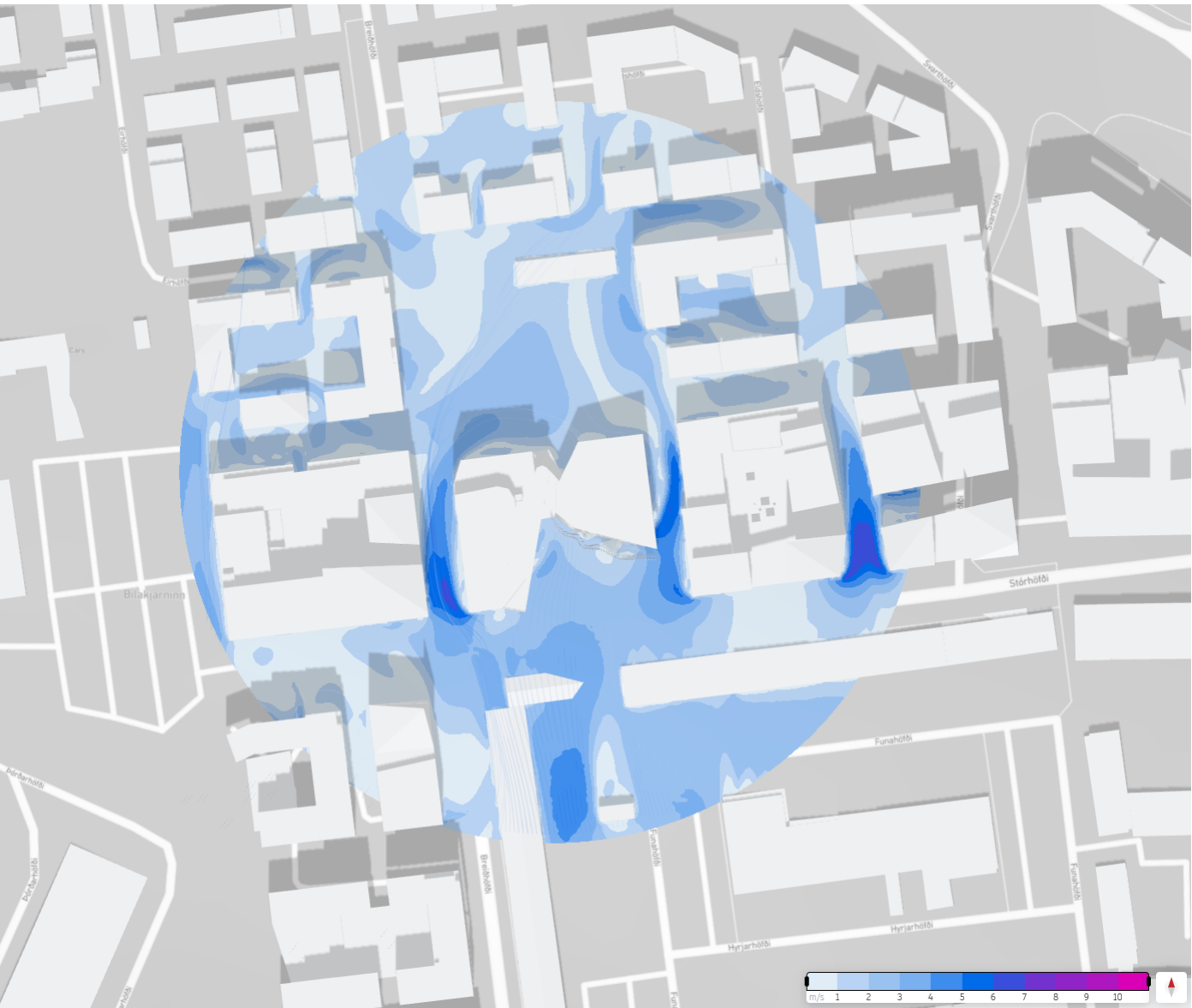




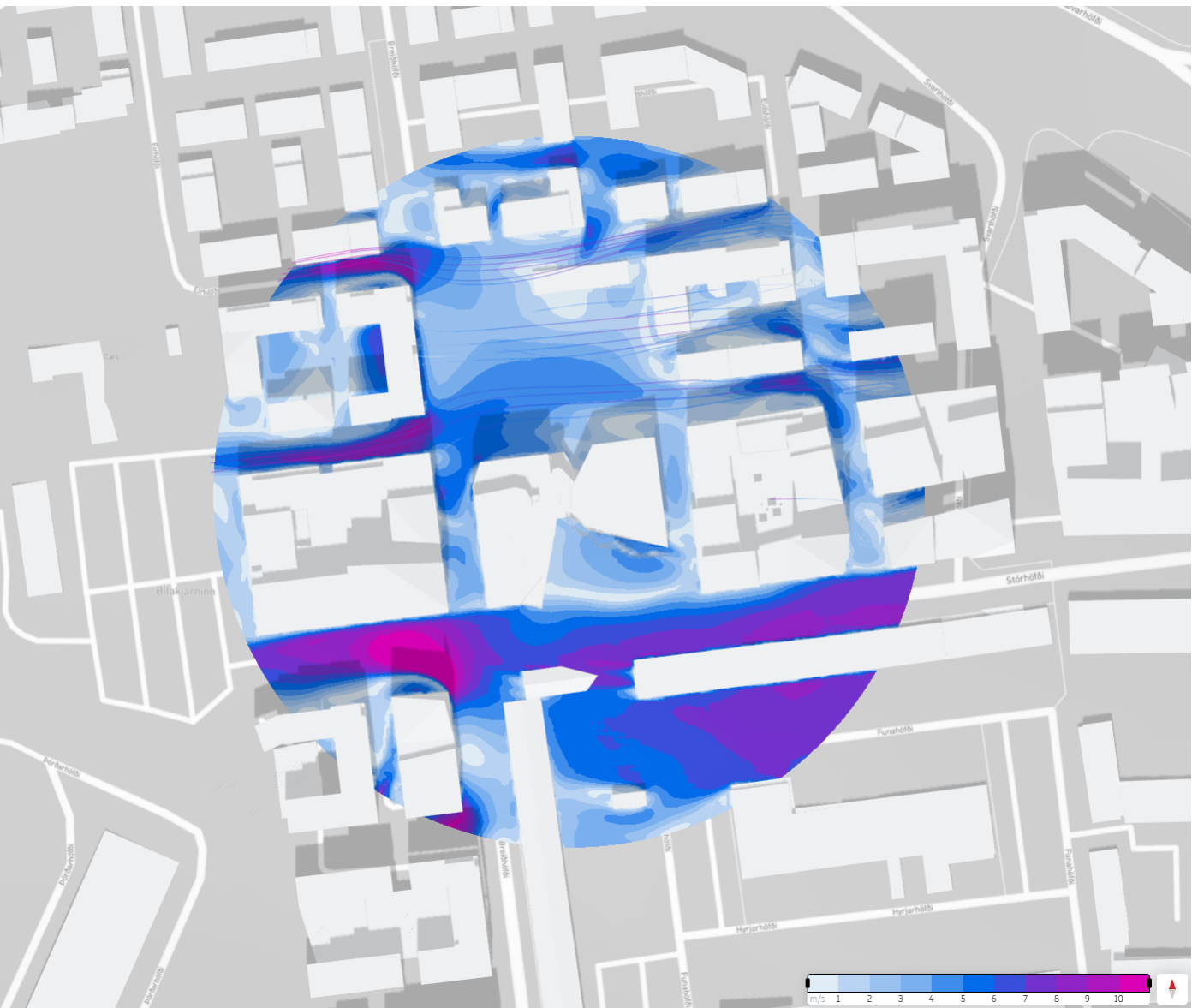
- MULTIPURPOSE, EXHIBITION
- PUBLIC LIBRARY
- WORKSHOPS AND MEETINGS
- SHOPS, CAFÉS, RESTAURANTS
- OFFICES
- RENTABLE SPACES IN BASEMENT
- BICYCLE STORAGE
- PARKING
- SERVICE, STAFF, TECHNICAL



WIND IN SUMMER



WIND IN WINTER



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. Elevator lobby	545 30 <b>575</b>	P1	Storage	35			
			5	Office space incl. toilets and cloakr. Elevator lobby Air conditioning	790 30 15 <b>835</b>		Bike storage	735			
				4	Office space incl. toilets and cloakr. Office space incl. toilets and cloakr. Office space incl. toilets and cloakr. Office space incl. toilets and cloakr. Elevator lobby Air conditioning		245 220 515 570 30 30 <b>1 610</b>	Service point for bikes	115		
					3		Office space incl. toilets and cloakr. Office space incl. toilets and cloakr. Office space incl. toilets and cloakr. Office space incl. toilets and cloakr. Elevator lobby Air conditioning	245 220 515 570 30 30 <b>1 610</b>	Waste collection	90	
							2	Office space incl. toilets and cloakr. Office space incl. toilets and cloakr. Office space incl. toilets and cloakr. Office space incl. toilets and cloakr. Elevator lobby Air conditioning	245 310 515 580 30 30 <b>1 710</b>	Loading dock and service point	215
								1	Restaurant Office space incl. toilets and cloakr. Exhibition space/ connection Elevator lobby Air conditioning	340 1 090 185 30 30 <b>1 675</b>	Parking garage
			G						Bar Commercial Entrance lobby Meeting center Elevator lobby Entrance to bike storage Technical spaces, air cond.	225 240 195 695 30 40 65 <b>1 490</b>	Elevator lobbies
											Technical spaces