

Panorama Design Proposals
Explanatory Memorandum

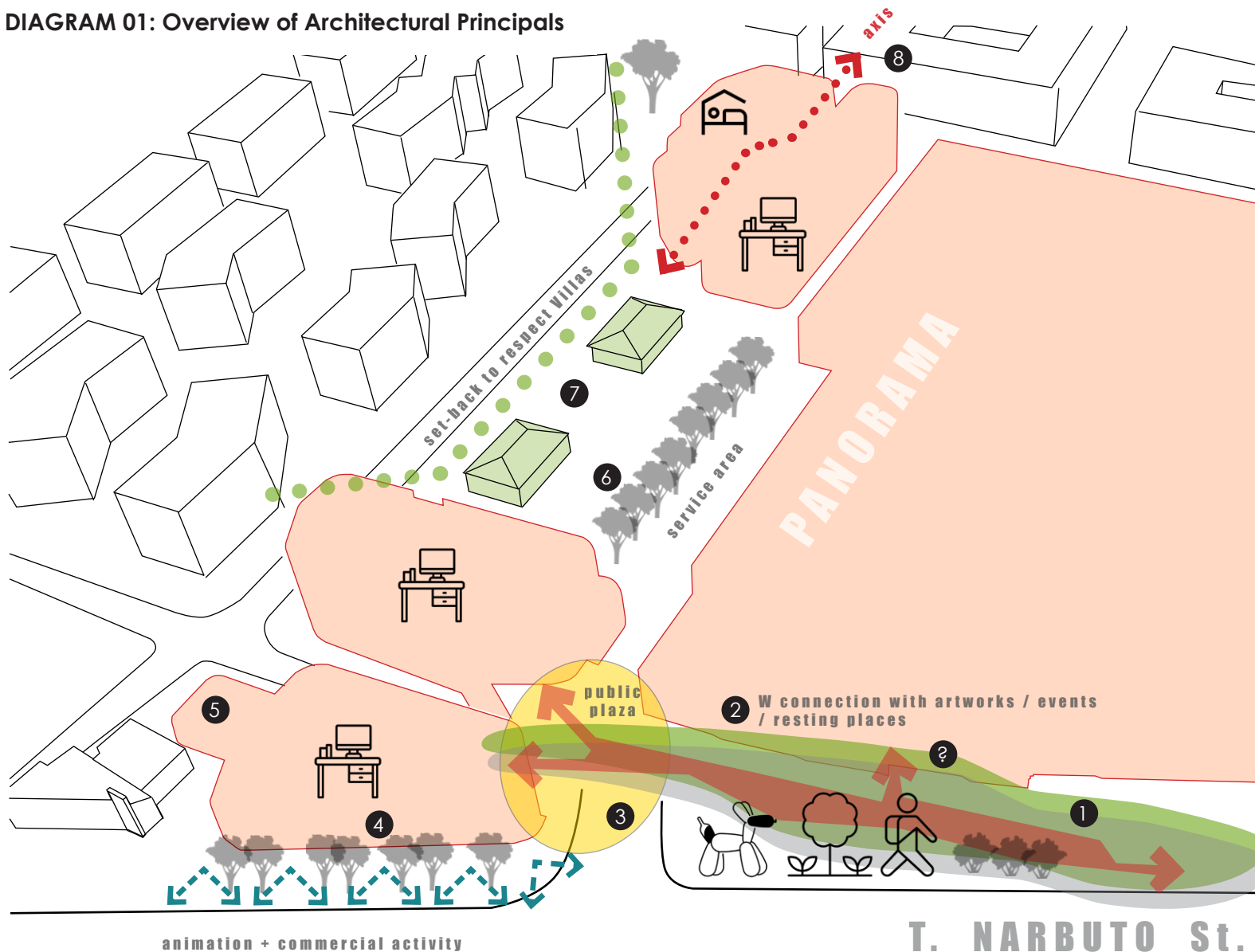
Participant: N4T8D2WB



Architectural Principals

Design Strategy

DIAGRAM 01: Overview of Architectural Principals



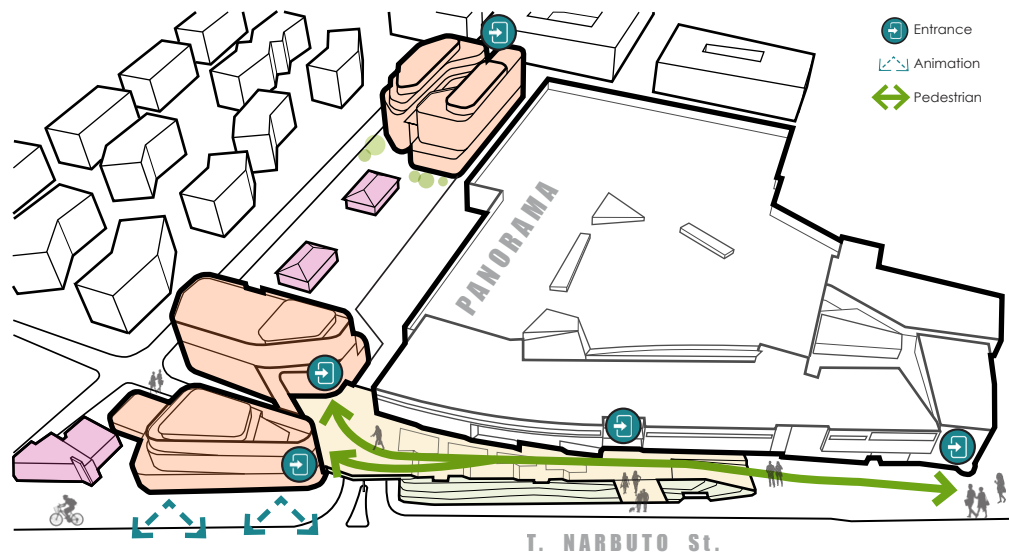
KEY DESIGN PRINCIPALS

- 1 Connecting linear park with multiple access points to Panorama and the new Offices.
- 2 Opportunities for Kids' Play, Street Art, Rest Places, Commercial "Pop-up" and Summer / Winter Events.
- 3 Public Plaza to integrate the new buildings with Panorama and the wider neighbourhood.
- 4 Opportunities for commercial units facing T. Narbuto Street with good visibility and footfall animating the streetscape.
- 5 Reduced scale (roof garden over surface parking) to respect the scale of the adjacent building.
- 6 New screening to the Service Area.
- 7 Massing and planning set-back to allow views and engagement with the existing Villas. Demolition and rebuilding of the existing Panorama entrance ramp to clean the streetscape and improve the vista.
- 8 "C" Building split to create two volumes, thus reducing the apparent scale and integrating more attractively with the streetscape.
- 9 Remodelled entrance to Panorama to animate the connection with commercial activities.

Architectural Principals

Circulation and Connections

DIAGRAM 02: Pedestrian and Cycle Connectivity

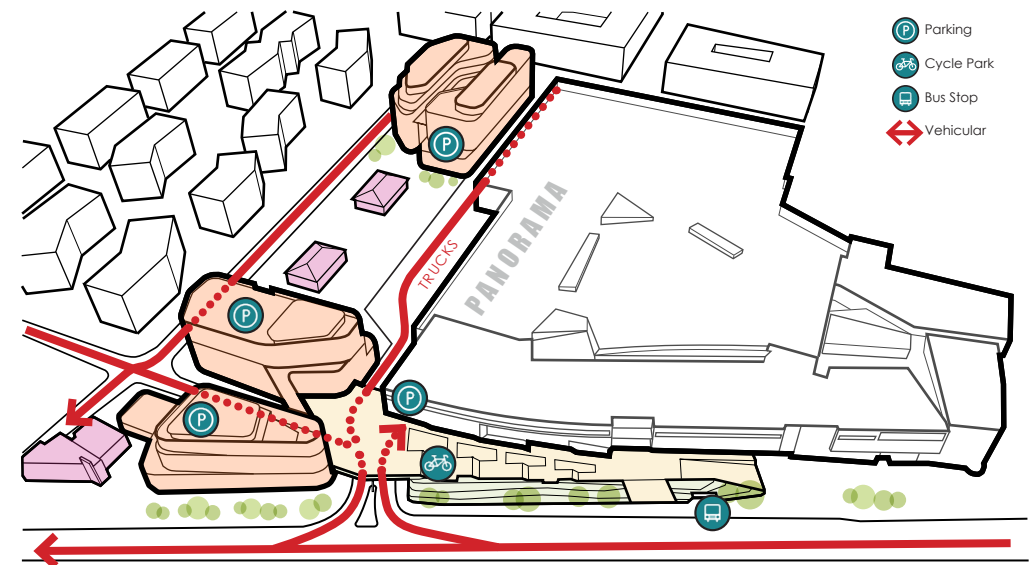


CONNECTIVITY

The “Blue sky” project aims to connect the entrances of the new “A” & “B” Offices with the footfall along T. Narbuto Street, Panorama, and the wider neighbourhood community. Commercial activities are realistic along the main T. Narbuto street (active frontage + visibility) however, it is suggested that such functions along Stumbrų street will be untenable.

We also see opportunities to remodel the T. Narbuto Entrance of Panorama to allow commercial activity (F&B?) to help animate the new connecting plaza.

DIAGRAM 03: Vehicle Circulation



ACCESS FOR VEHICLES

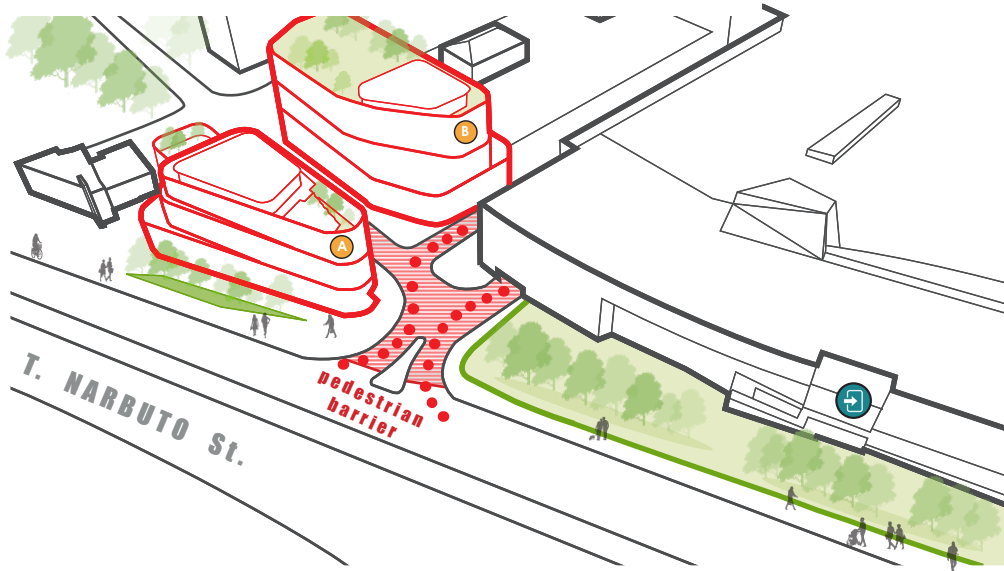
The existing highway network (and underground services / utilities) remains unaffected by the “Blue sky” option. The “Land Bridge” is positioned to allow full access below (>5m) for Service and Safety vehicles). Naturally, the “Compliant” option does not affect the infrastructure.

Full access to the underground parking (new & Panorama existing) is retained in all proposed options - see pages 4+5.

Compliance + 'Blue Sky' Considerations

Design Strategy for integration and Place Making

DIAGRAM 04: COMPLIANT PROJECT:

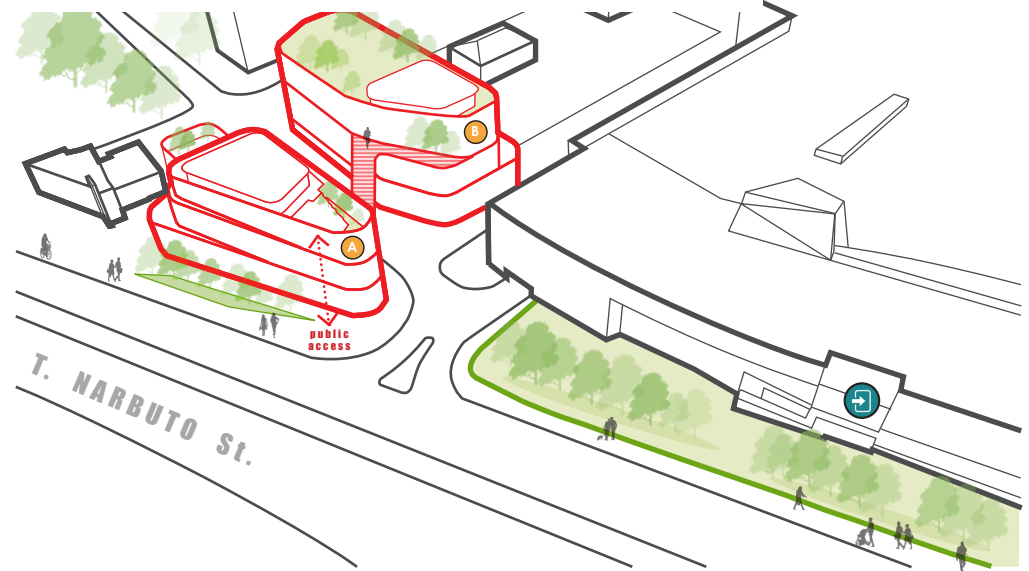


Connectivity between "A" & "B" Buildings is compromised by the vehicle access routes that prevent full integration with Panorama and the wider community. The ambition to create a generous Public Plaza is limited and the façade of Panorama (closed) lacks animation and human scale; the "D" plot landscape zone could feel empty and potentially barren.

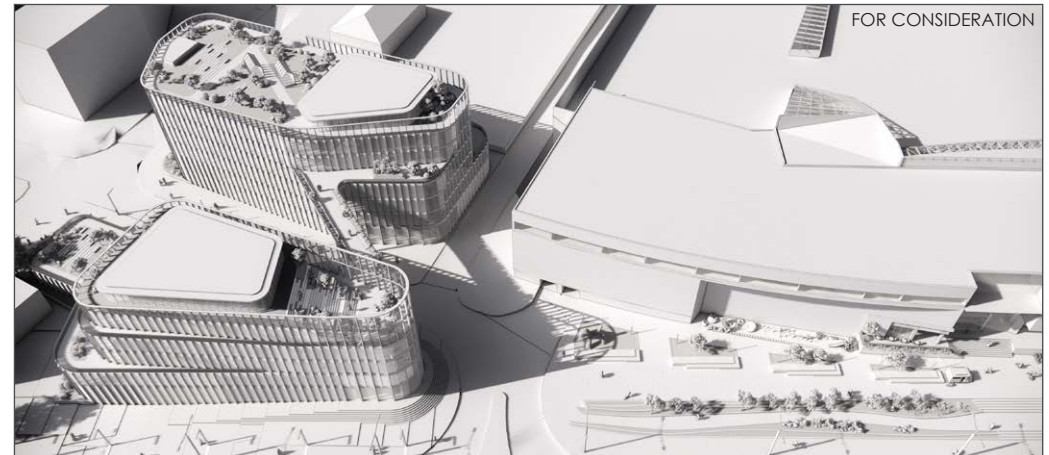
WE PROPOSE A NON-COMPLIANT OPTION TO BETTER ACHIEVE THE URBAN PRINCIPALS DEFINED IN THE BRIEF...



DIAGRAM 05: LINK BRIDGE OPTION



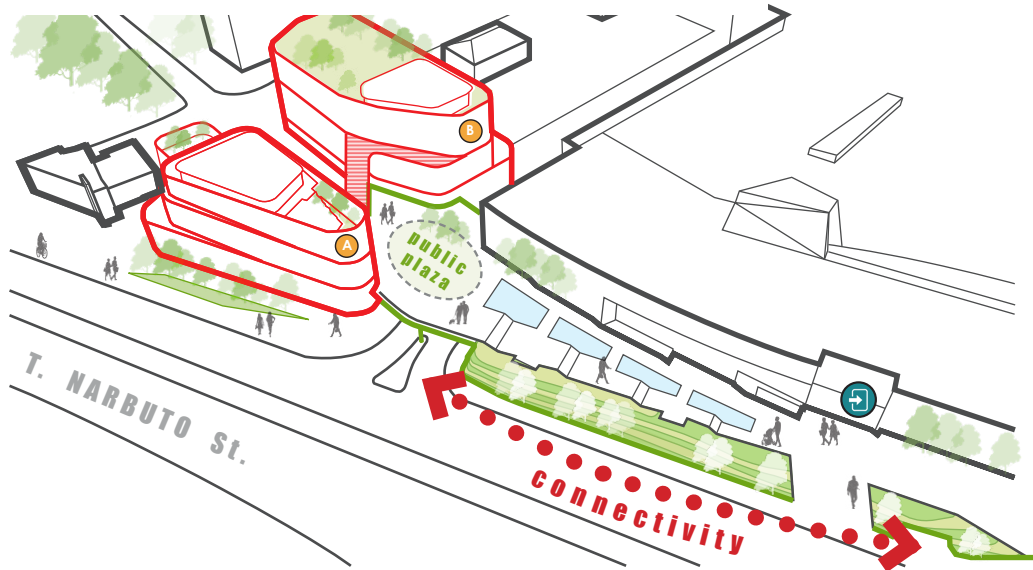
Consider a **bridge link at high level between the "A" & "B" Buildings** to allow connectivity between the "Skygardens"; these may even be accessible to the Public? The bridge also frames the composition of the "A" & "B" Buildings, attractively marking a divide between the commercial zone of Panorama and the new Offices, from the Residential districts to the East.



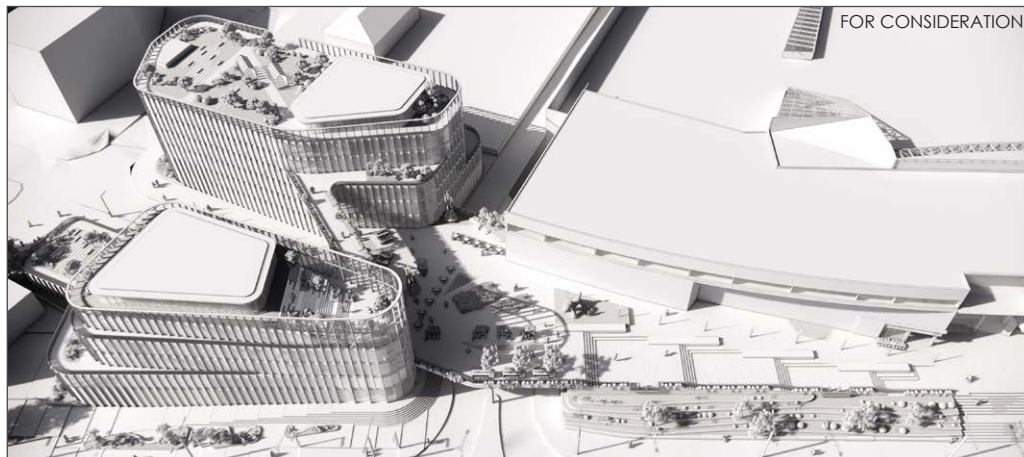
Compliance + 'Blue Sky' Considerations

Design Strategy for integration and Place Making

DIAGRAM 06: 'BLUE SKY' OPTION: FOR CONSIDERATION...



A new "Landbridge" will create a safe pedestrian route connecting Panorama to the Public Plaza, animated for summer/winter events and even Kids' Play. The mass of Panorama's façade is reduced to an appropriate human scale, and commercial functions (F&B) could extend from the T. Narbuto Street Entrance. Existing parking and highway access remains uninterrupted for vehicles <5m high. The space under the "Landbridge" is utilised for cycle + Moto Parking.



ILLUSTRATIVE 'BLUE SKY' OPTION



Landscaping + Public Realm Principals

Design Strategy

OVERVIEW

Enhance the urban vibe with lush greenery, elevating the cityscape, creating commercial value while embracing new and existing architecture.



OVERALL STRATEGY:
Connecting interspaces for more coherent urbanscape



Diversity leisure program



Quality of workspaces



Increase of economic profit



Open-public urban attractor point

REFERENCE PICTURES



PRINCIPAL 1. “BOUNCING” STREET

- Pathwave along the shopping mall front
- Activate facade, opening commercial front
- Promenade-street from shopping mall to new buildings

PRINCIPAL 3. GREEN POCKETS

- Create inner areas of greenery along the promenade
- Define pathways
- Accommodate spaces for commercial and leisure activation

PRINCIPAL 2. GREEN BUFFERS

- Add greenery as natural barrier
- Separate from the road and traffic
- Enhance sense of security, reduce heat island effect
- Increase the well-being and uplifting potential economic profitability

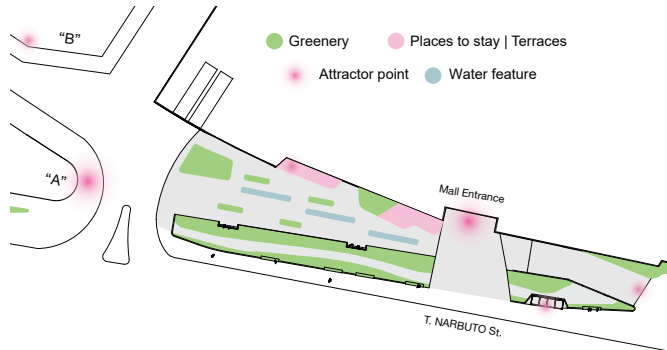
PRINCIPAL 4. ANIMATION POINTS

- Recreational areas for leisure and economic profit
- Create spots of relax, seat, cafes
- Spaces for leisure animation and seasonal events

Landscaping + Public Realm Principals

Design Strategy

COMPLIANT PROJECT. FLAT LANDSCAPE



Easy connection and adaptability

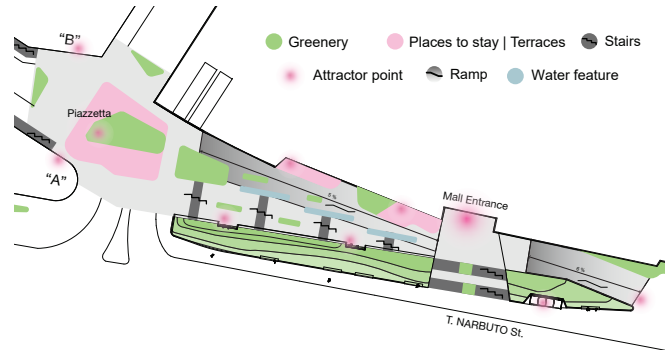


Higher profitability



Inclusive accessibility

VARIATION. 'LAND-BRIDGE' + STEPPED LANDSCAPE



Architectonic and monumental character

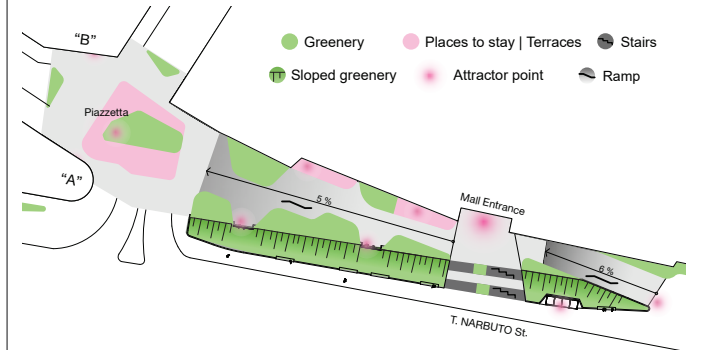


Traffic separation



Direct connection with the new buildings

VARIATION. 'LAND-BRIDGE' + SLOPED LANDSCAPE



Street-square character



Traffic separation

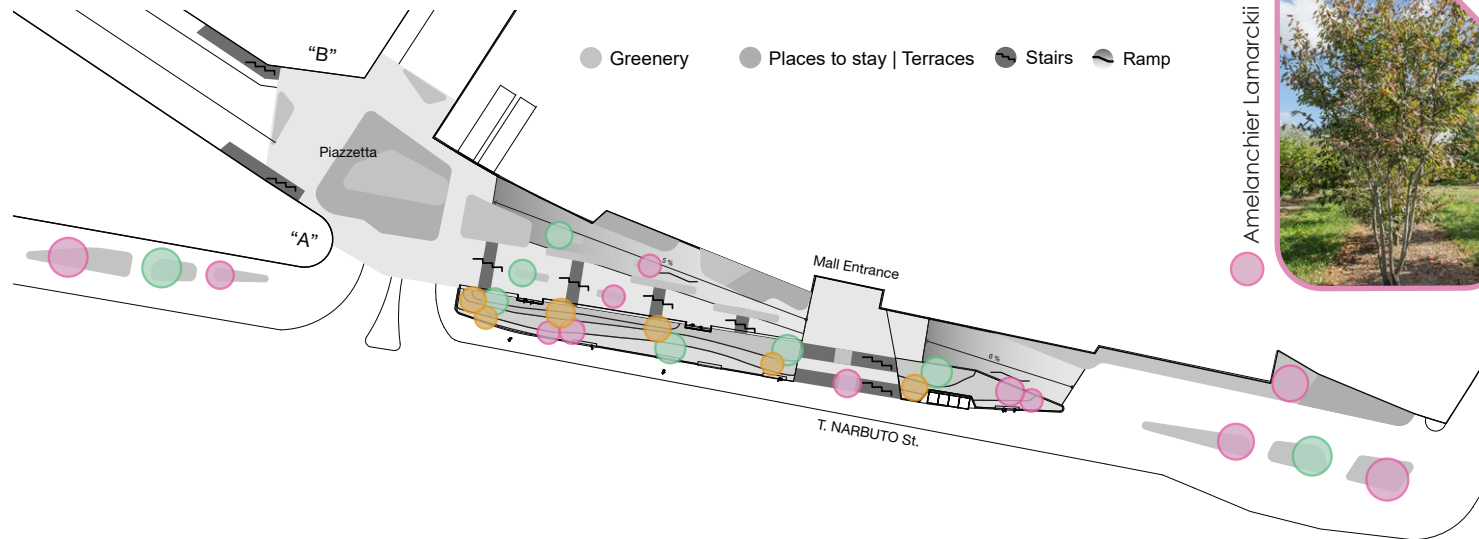


Easier accessibility

Landscaping + Public Realm Principals

Design Strategy

TREE PLANTING DIAGRAM



Amelanchier Lamarckii



Liquidambar Styraciflua

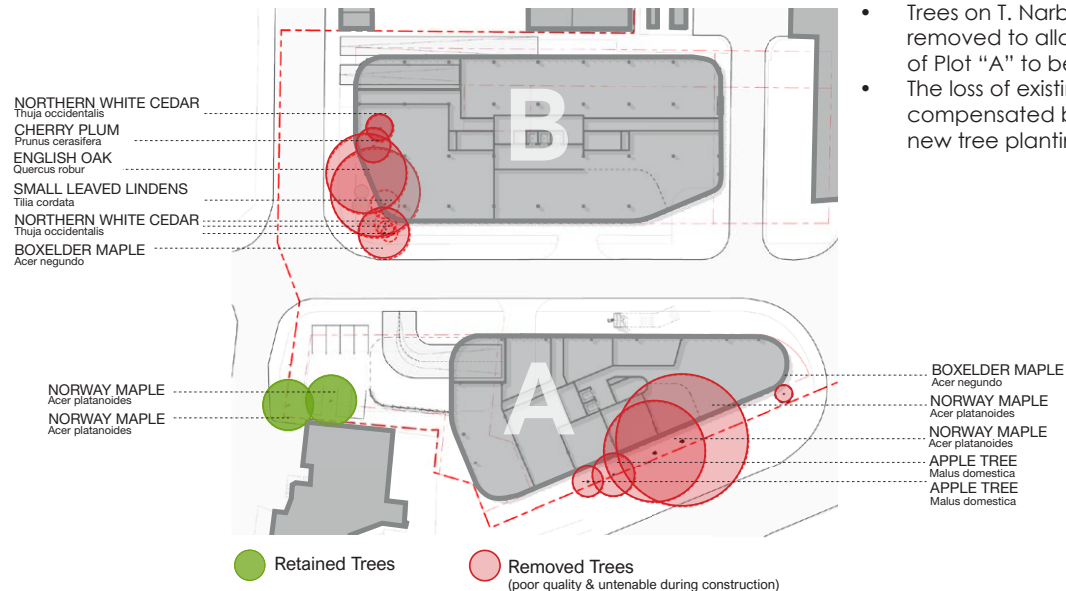


Pinus Sylvestris



- **Separation** from the traffic, green buffer.
- Openings not to block **readability** on the facade of the shopping mall.
- **Season-variable** species to evoke different atmosphere along the year.

EXISTING TREES. RETENTION AND REMOVAL

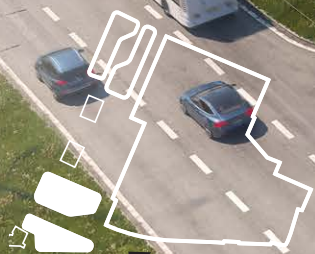


- Trees on T. Narbuto Street have to be removed to allow for the full potential of Plot "A" to be realised.
- The loss of existing greenery will be compensated by extensive + varied new tree planting.



Illustrative Overview

South East



Site Configuration

Design Strategy

SITE PLAN



KEY DESIGN ZONES



- A** Development Plot 'A'
- B** Development Plot 'B'
- C** Development Plot 'C'
- D** Development Plot 'D'
- P** Existing Panorama



Illustrative Overview

South West

ABC+D

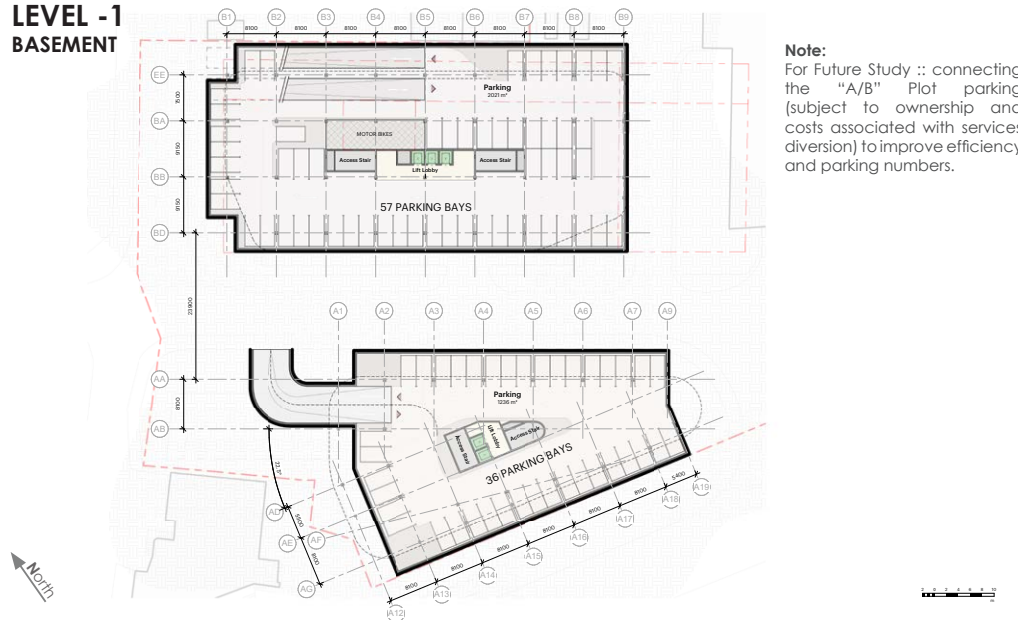


The image is a detailed architectural rendering of a proposed urban development. The central focus is a large, modern building complex with multiple stories, featuring extensive glass facades and curved, organic forms. The building has several green roofs with trees and plants. To the right of the building is a wide, multi-lane highway with several cars and a bus driving on it. In the foreground, there is a paved area with some trees and a small building with a red wall. The background shows a hilly area with more trees and some distant buildings. In the bottom left corner, there is a stylized map of the United Kingdom with a white outline and a small red dot indicating the location of the project. Overlaid on the bottom left is a large, white, stylized logo that reads 'ABC+D'.

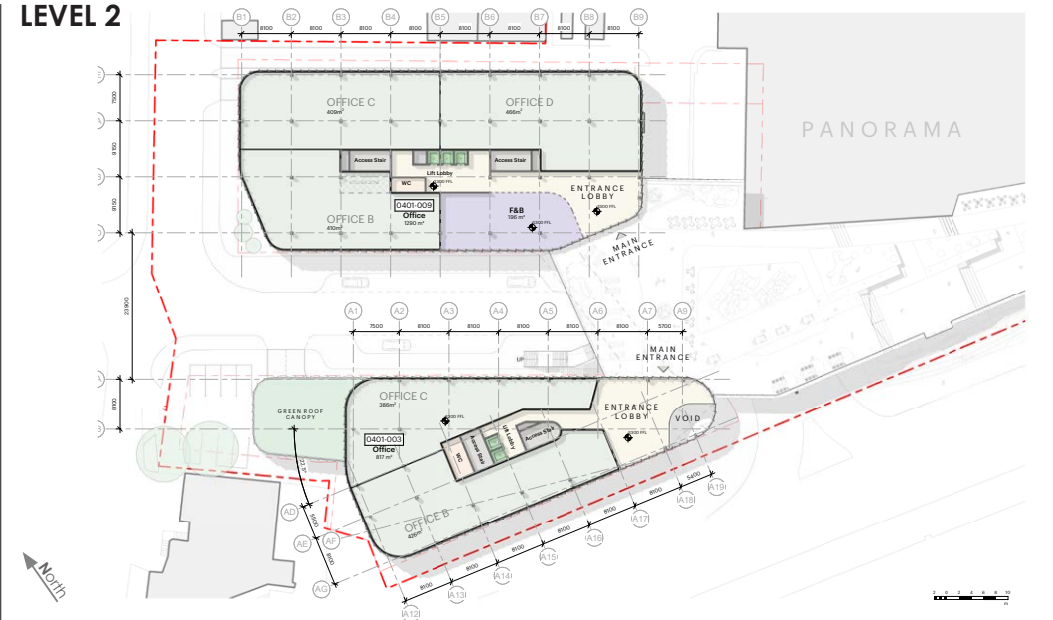
Plots A + B

General Arrangement Planning

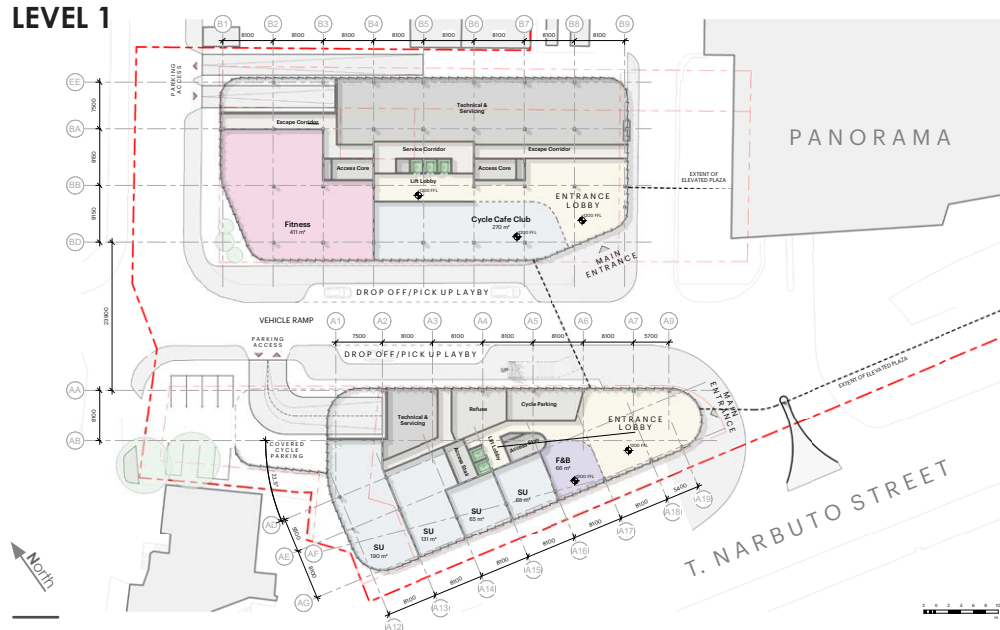
LEVEL -1 BASEMENT



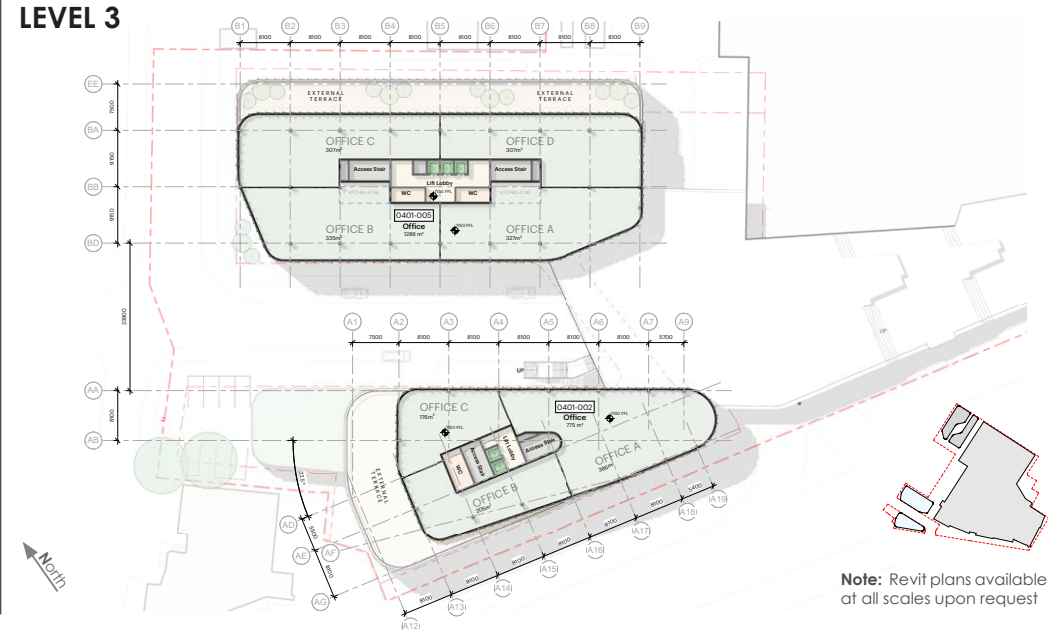
LEVEL 2



LEVEL 1



LEVEL 3



Note: Revit plans available at all scales upon request

Illustrative Overview

South East Approach



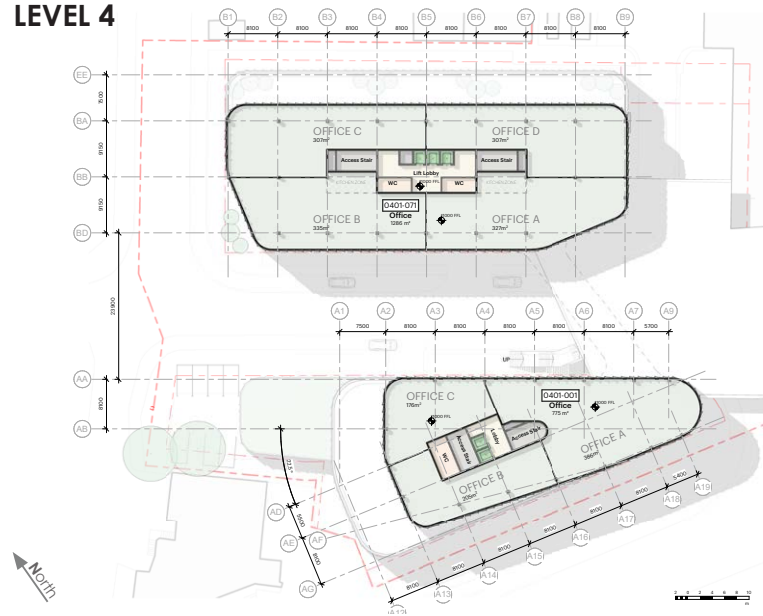
AB+D

Plots A + B

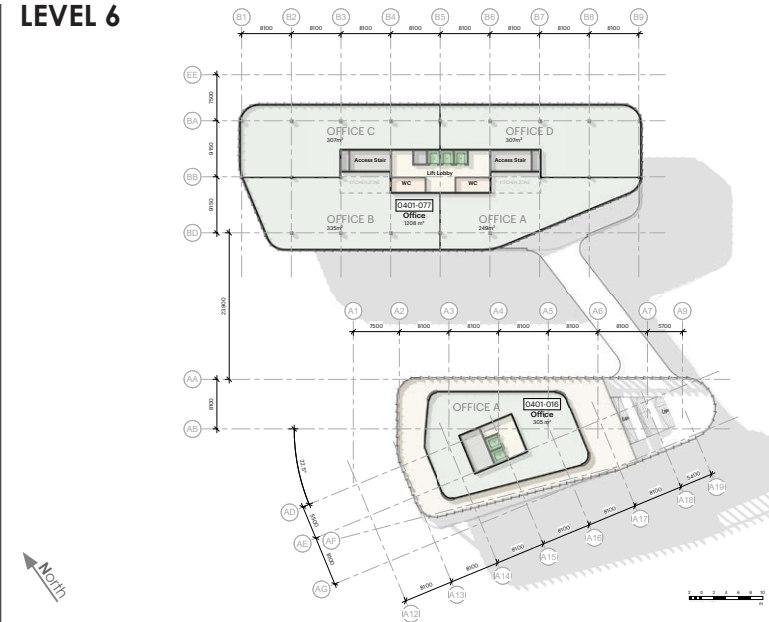
General Arrangement Planning

- General Arrangement space planning only
- Illustrative Structural Grid
- Illustrative Office sub-division see Commercial Planning Section for flexibility of lease options
- 'Blue sky' Bridge Link Connection Illustrated. Functions also without

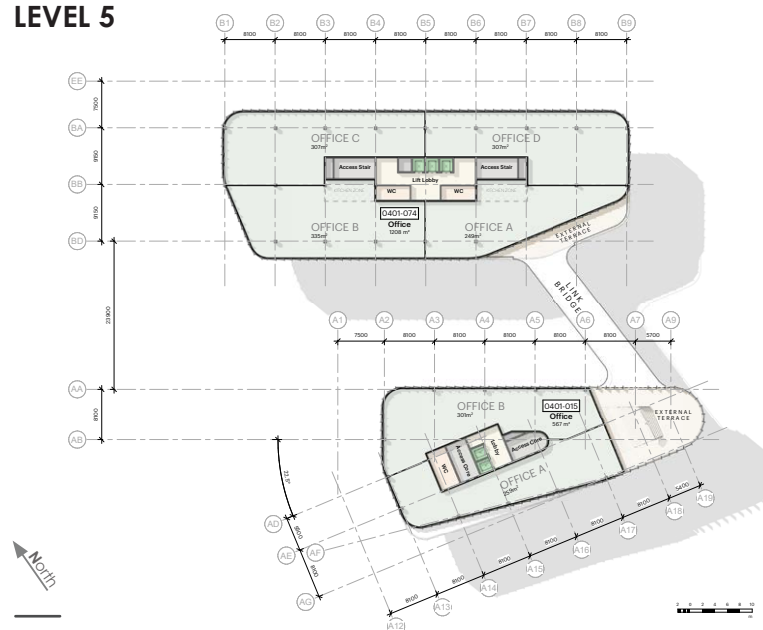
LEVEL 4



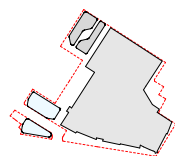
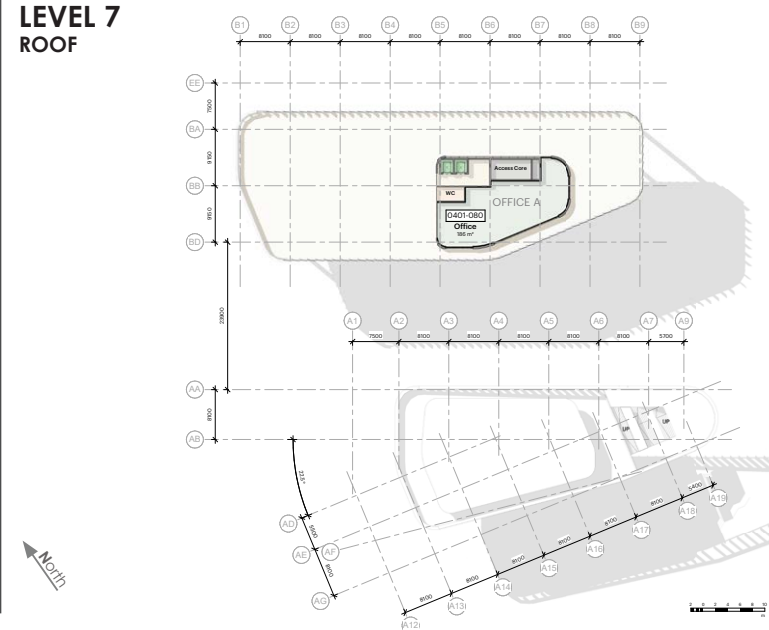
LEVEL 6



LEVEL 5



LEVEL 7 ROOF



Note: Revit plans available at all scales upon request

Plaza Approach

South East

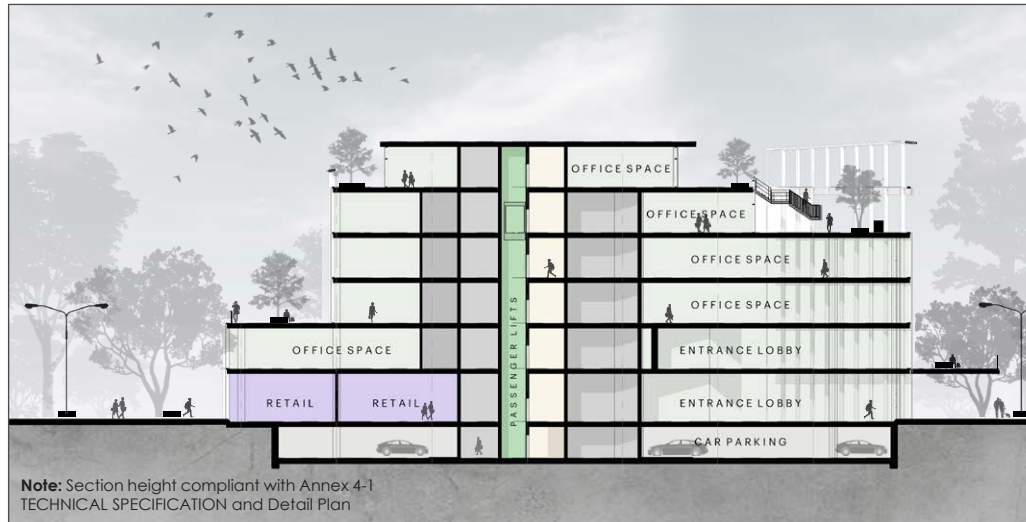
Participant: N4T8D2WB



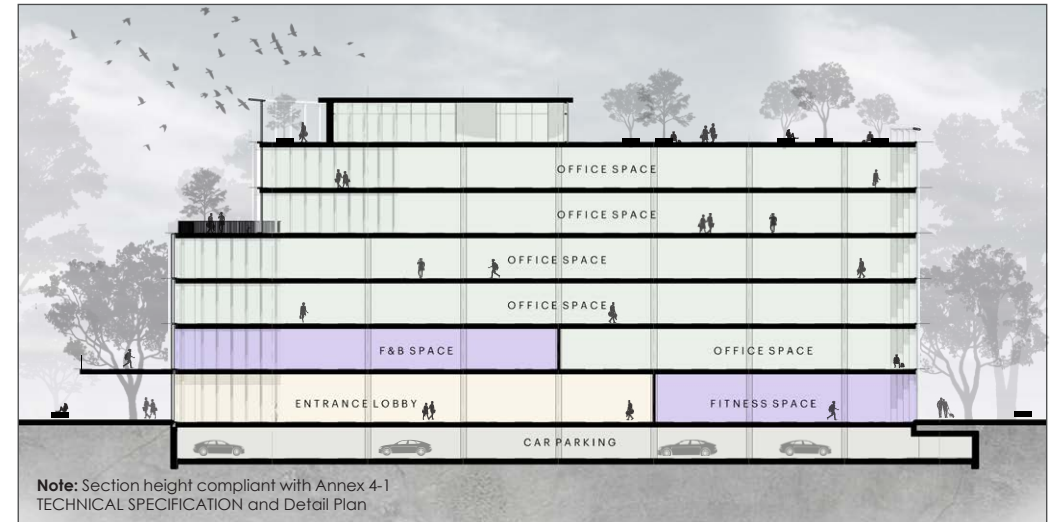
Plots A + B

Section and Design Elevation

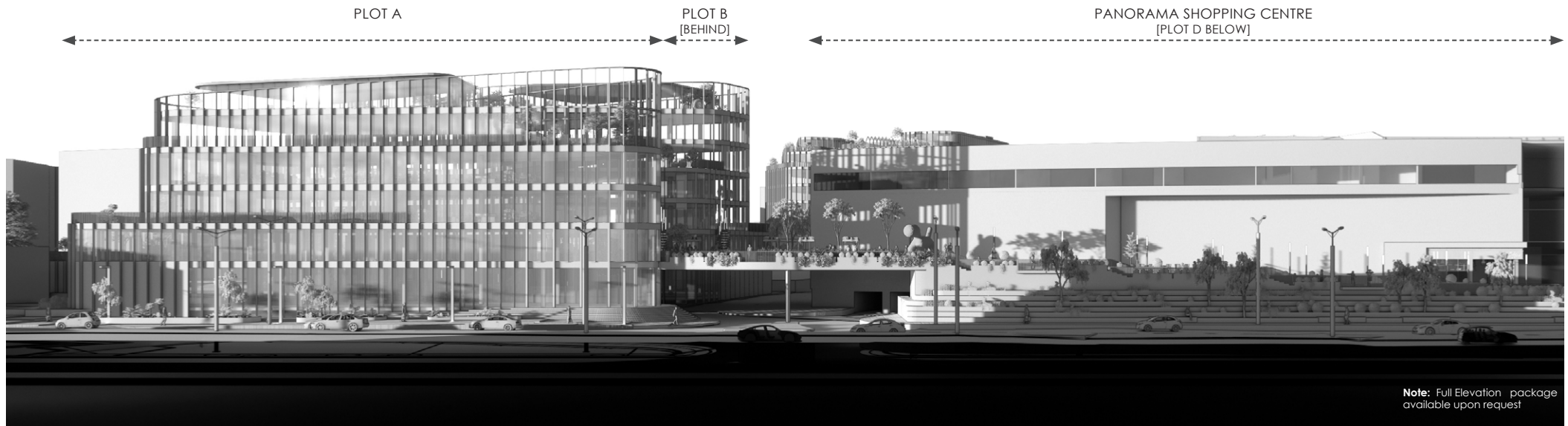
BUILDING A SECTION



BUILDING B SECTION

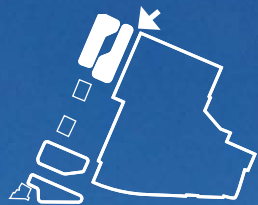


SOUTH ELEVATION



Approach

Plot C



Plot C

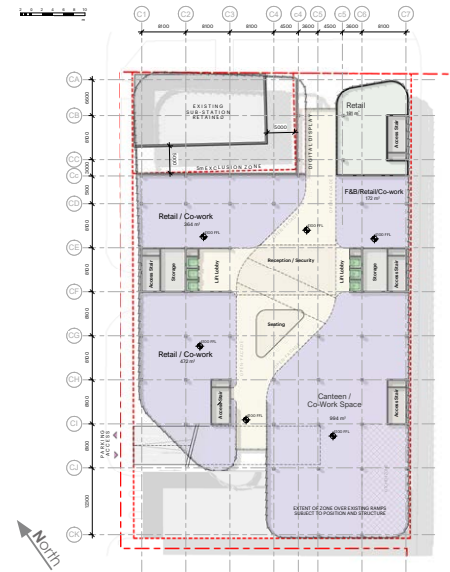
General Arrangement Planning

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- Planning and Co-Living accommodation will be subject to development with Operator (e.g. Bob W™ Serviced Apartments or similar)

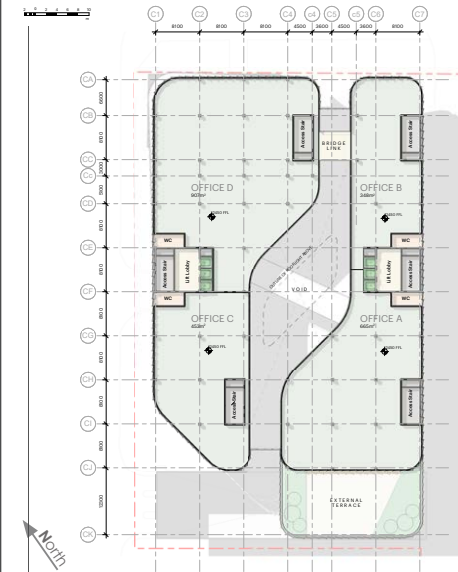
LEVEL -2



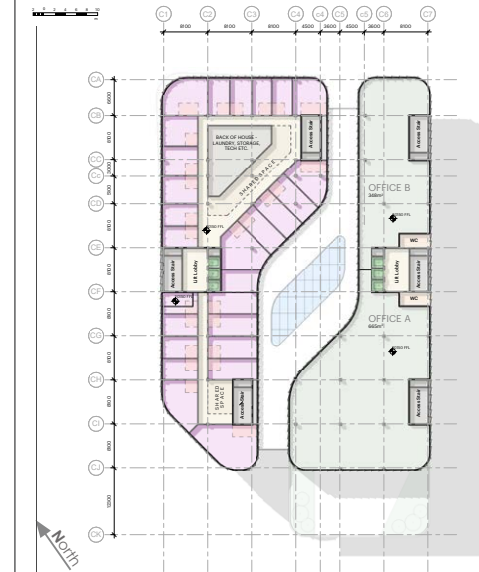
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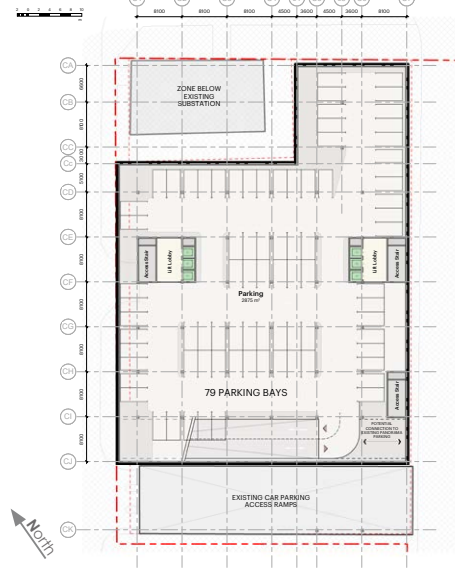
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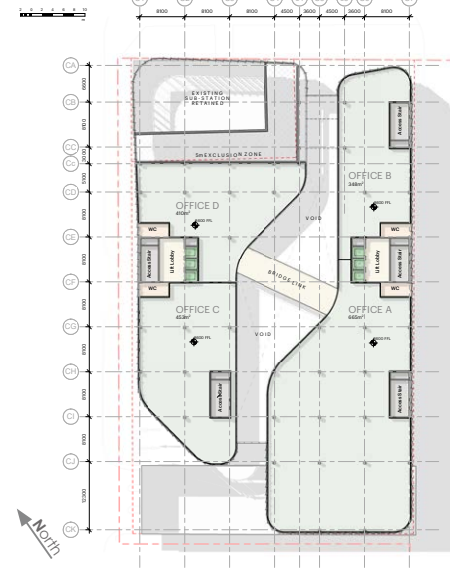
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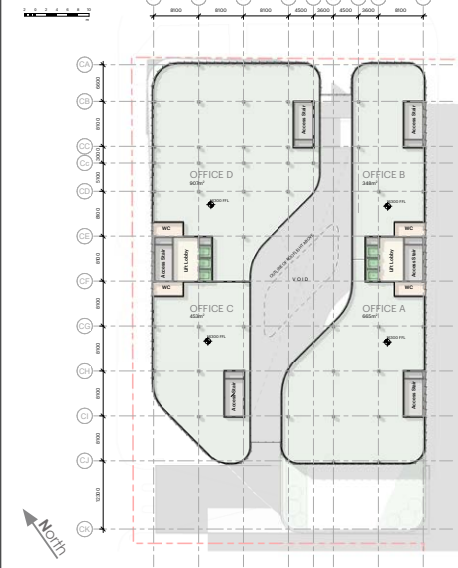
LEVEL -1



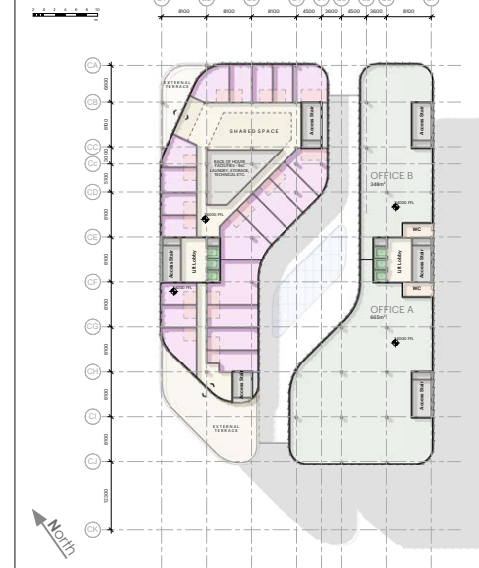
LEVEL 2



LEVEL 4



LEVEL 6



Note: Revit plans available at all scales upon request

Interior

Plot C Central Atrium

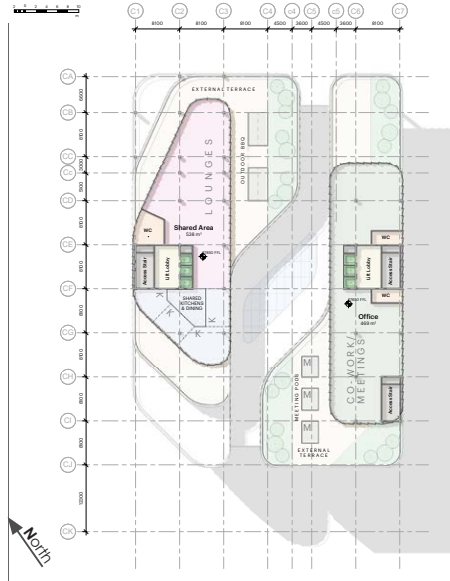
Participant: W48D2WB



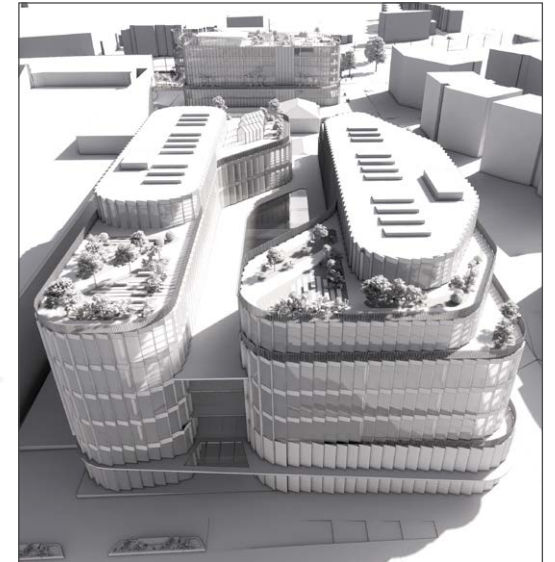
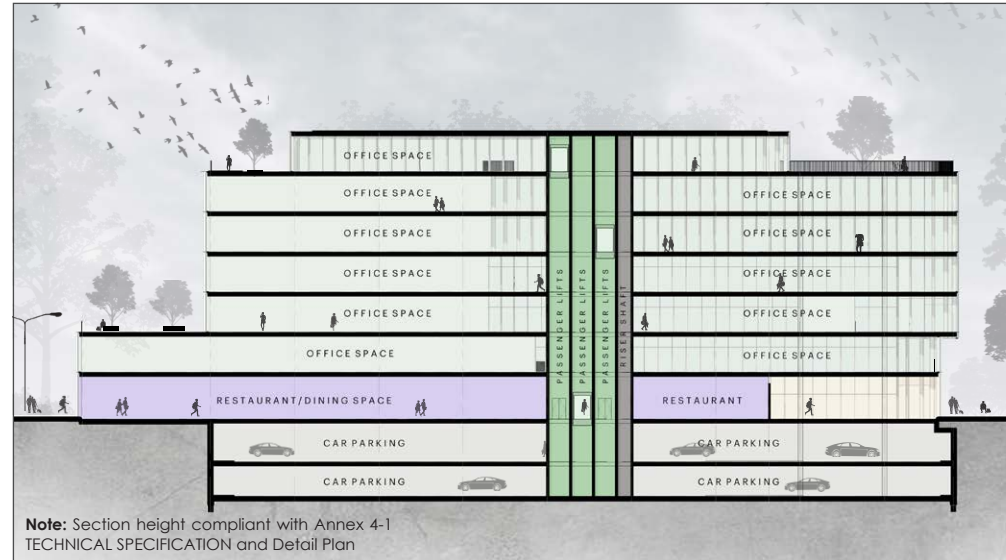
Plot C

General Arrangement Planning

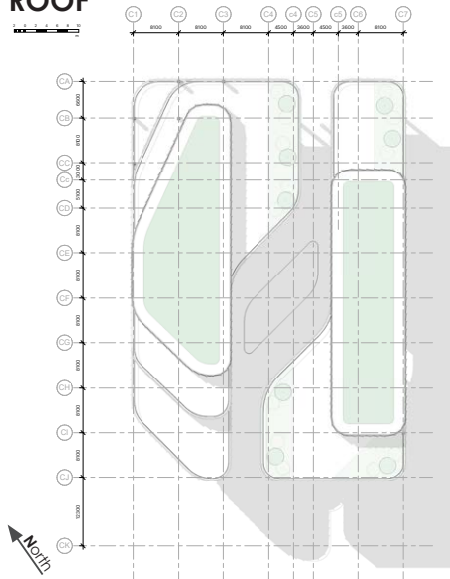
LEVEL 7



BUILDING C SECTION



ROOF

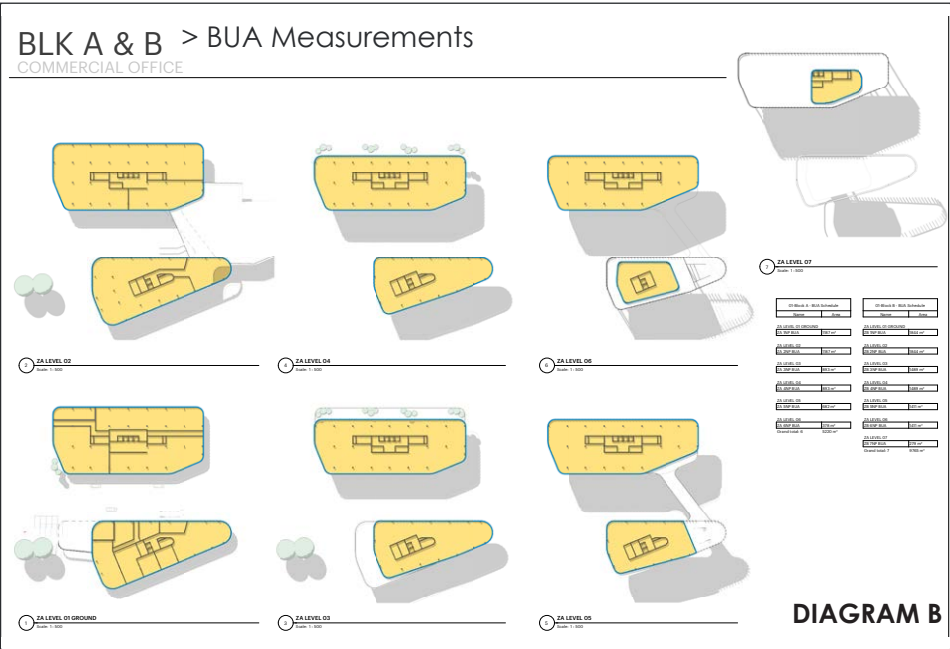
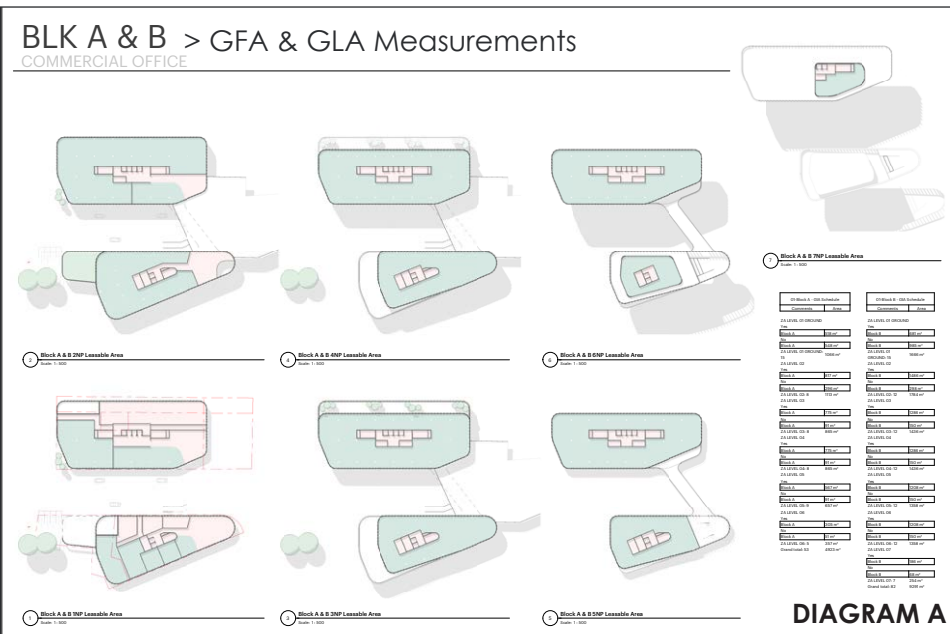


BUILDING C NORTH EAST ELEVATION



Area Analysis

Calculations



SUMMARY OF BLOCK 'A' + 'B'

Project	Gross Floor Area (GFA)	Gross Leasable Area (GLA)	Built Up Area (BUA)
Target Areas: Annex 4-2 Feasibility Project 2023/04/13	5,220 m²	4,820 m²	Not Defined
Competition Project	4,923 m² (excl. Foyer/Lobby)	3,757 m² (excl. Foyer/Lobby/WC's)	5,220 m²
Target Areas: Annex 4-2 Feasibility Project 2023/04/13	10,460 m²	9,640 m²	Not Defined
Competition Project	9,291 m²	7,341 m² (excl. Foyer/Lobby/WC's)	9,765 m²

MEASUREMENT METHODOLOGY

Refer to the adjacent drawings: The Competition Project has been measured in Revit/BIM to the following methodology:

GFA: Areas shown Green + Pink (Diagram A) measured to the inside of the external façades

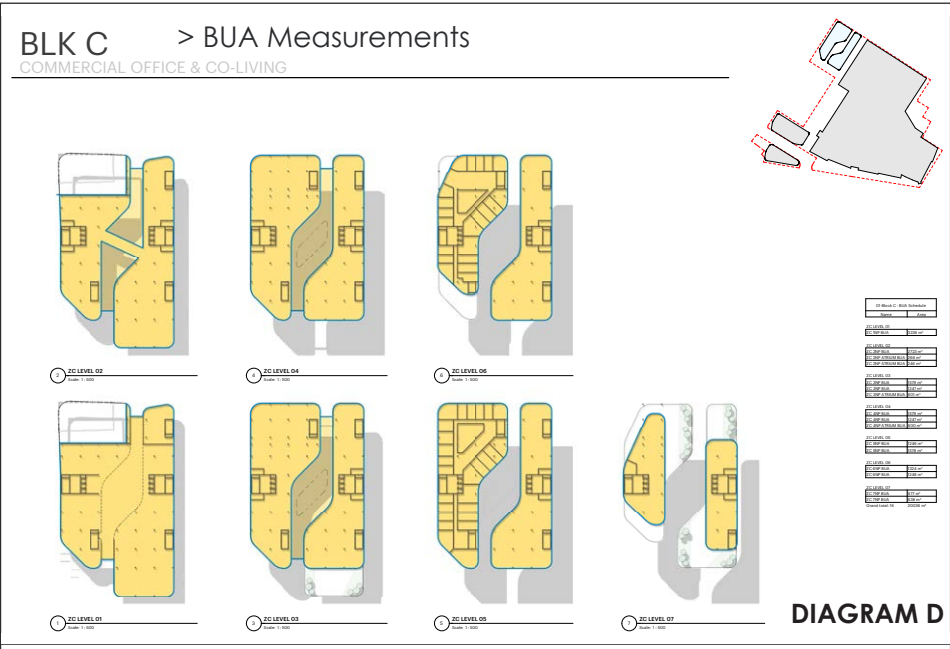
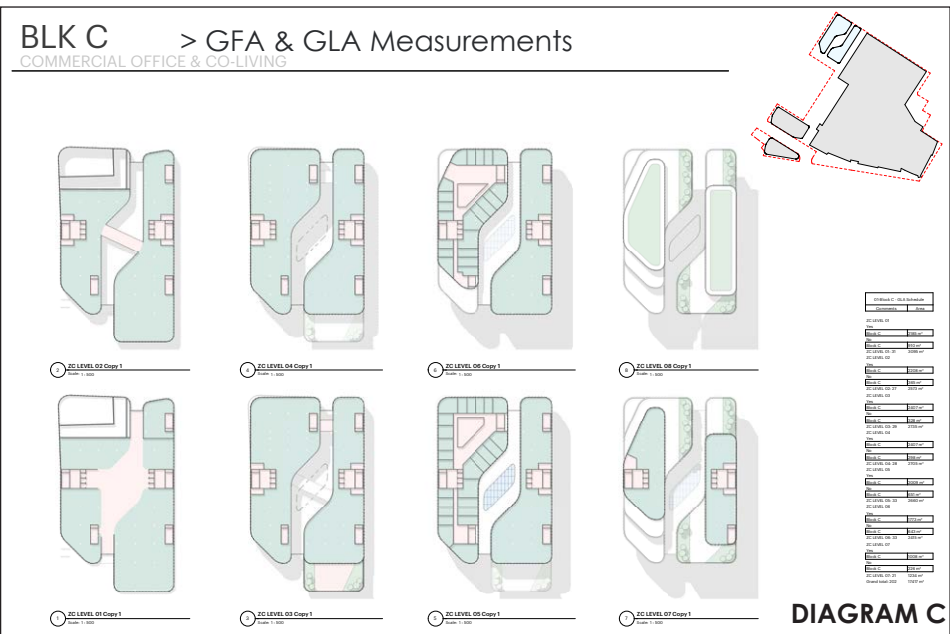
GLA: Areas shown Green (Diagram A) measured to the inside of the external façades. Note: Lobbies and voids have been excluded.

BUA: Areas shown Yellow (Diagram B) measured to the outside of the external façades. All Terraces are excluded.

Comment: The Competition Project achieves c.76% ("A") and 79% ("B") Net:Gross commercial ratios. The Competition project has focussed on creating an attractive Urban Response; subject to future development within the constraints Detail Plan, additional efficiencies can be studied.

Area Analysis

Calculations



SUMMARY OF BLOCK 'C'

Project	Gross Floor Area (GFA)	Gross Leasable Area (GLA)	Built Up Area (BUA)
Target Areas: Annex 4-2 Feasibility Project 2023/04/13	21,070 m²	19,160 m²	Not Defined
Competition Project	17,417 m² (excl. Foyer/Lobby)	13,997 m² (excl. Foyer/Lobby/Cores)	20,036 m²

MEASUREMENT METHODOLOGY

Refer to the adjacent drawings: The Competition Project has been measured in Revit/BIM to the following methodology:

GFA: Areas shown Green + Pink (Diagram C) measured to the inside of the external façades. The volume within the Central Atrium is excluded above L1).

GLA: Areas shown Green (Diagram C) measured to the inside of the external façades. Note: Lobbies and voids have been excluded. At L5 / 6 / 7 the Back-of-house (Laundry / stores / shared spaces) have been excluded as it is assumed these will not be leasable.

BUA: Areas shown Yellow (Diagram D) measured to the outside of the external façades. All Terraces are excluded.

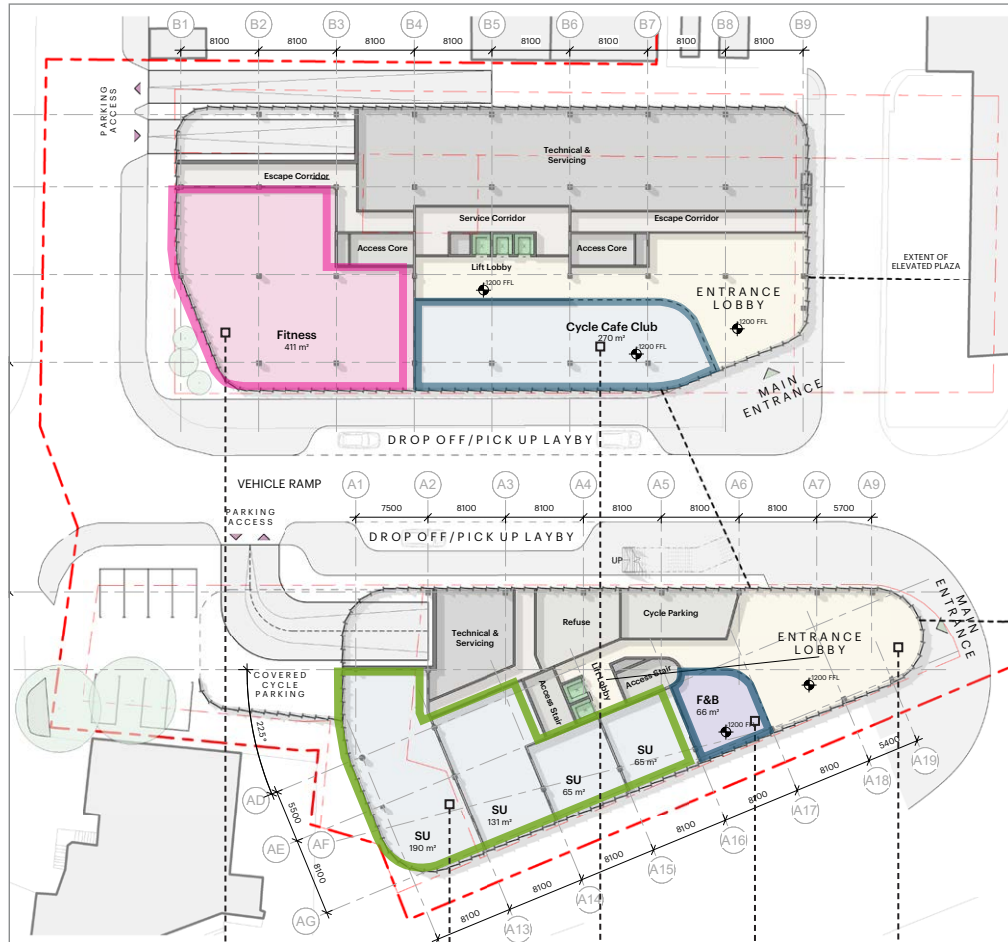
Comment: The Competition project has focussed on creating an attractive Urban Response; subject to future development within the constraints Detail Plan, additional efficiencies can be studied alongside the mix ratio of use functions.

Commercial Planning

Street Level Application

DIAGRAM 07:

The programme of functions will be **defined with the Client during the Design Development** to ensure commercial viability, and maximise the attraction and animation of the Project at street level



BLOCKS 'A' + 'B'

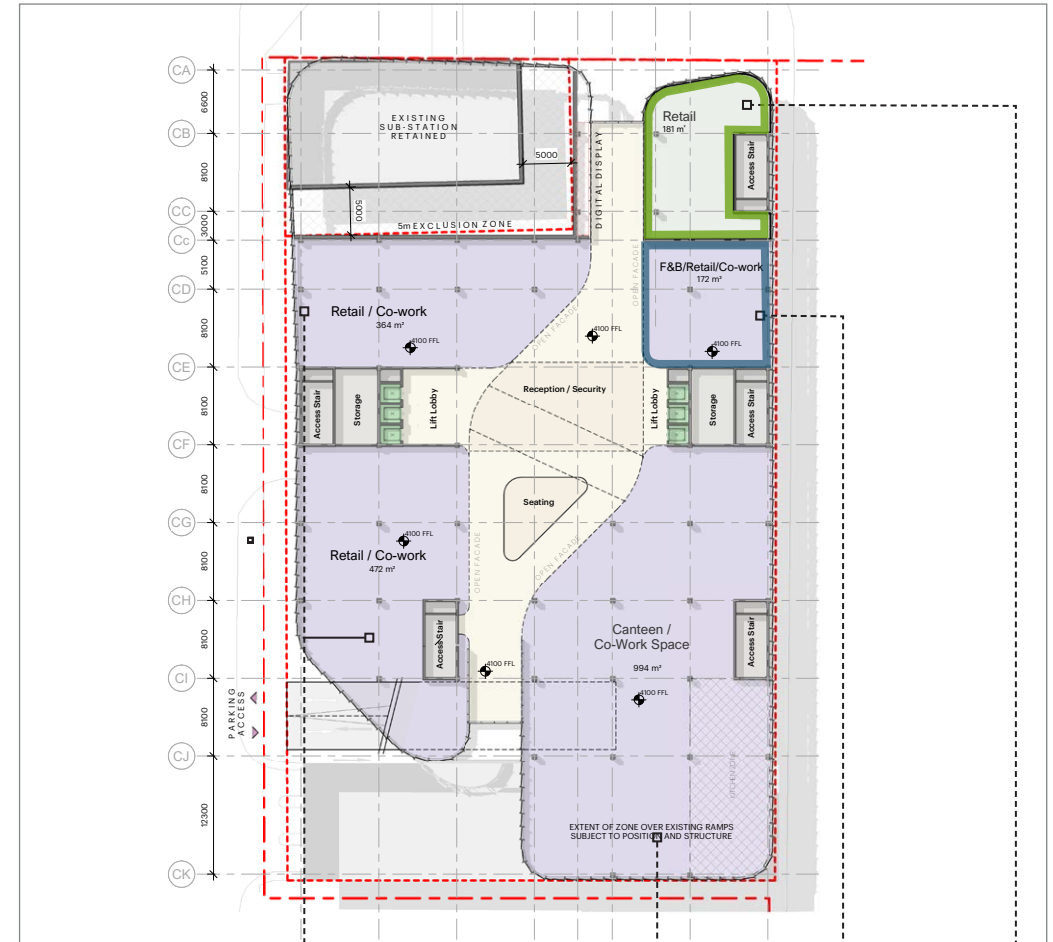
Opportunity for 2nd tier commercial function (Fitness?) as limited footfall along Stumbray street

Viable commercial functions along T. Narbuto street

Trendy "Cycle Club" with Café + Workspaces + Cycle Maintenance

Lobby animated by "Grab & Go" Coffee Shop

Lobby with "address" to T. Narbuto Street for drop-off / pick-up and pedestrian access



BLOCK 'C'

For discussion: Viability of commercial uses on Stumbray street due to lack of footfall?

Canteen and informal meeting spaces - Layout to be developed with proposed Tenants

"Cosy Corner" F&B with Pop-up Retail and Co-Work Lounge space

Realistic position for SU or Services related function

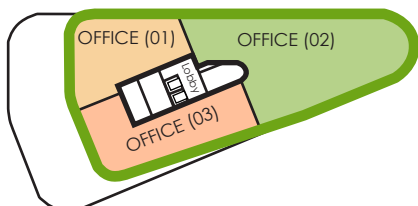
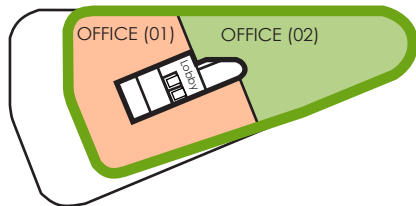
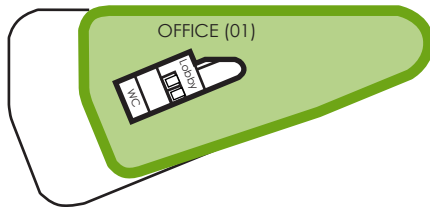
Commercial Planning

Flexibility of Lease Options

DIAGRAM 08:

For **maximum flexibility for Lease Options** the design allows for sub-division of the buildings, with access to the common cores

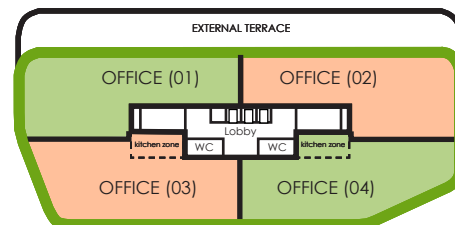
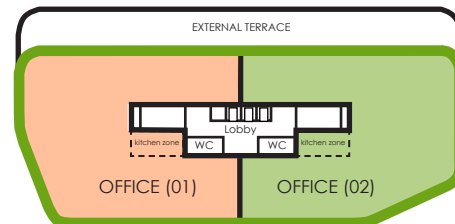
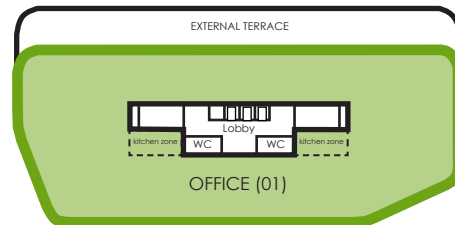
Office "A" Maximum GLA = c.4,000 m²



Office "A" (typical floor)

Range: 175 - 1,155 m²

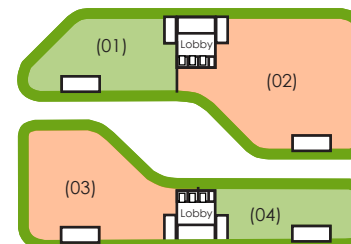
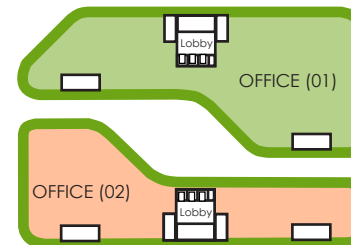
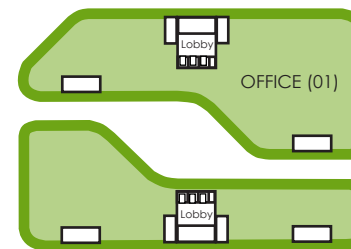
Office "B" Maximum GLA = c.7,500 m²



Office "B" (typical floor)

Range: 325 - 1,300 m²

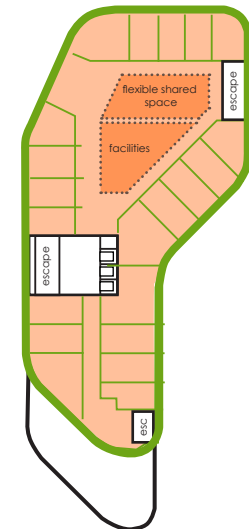
Building "C" Maximum GLA = c.14,000 m²



Office "C" (typical floor)

Range: 350 - 2,375 m²

Building "C" Atelier



Building "C" (Levels 5 & 6)

Atelier Range: 26 - 42 m²

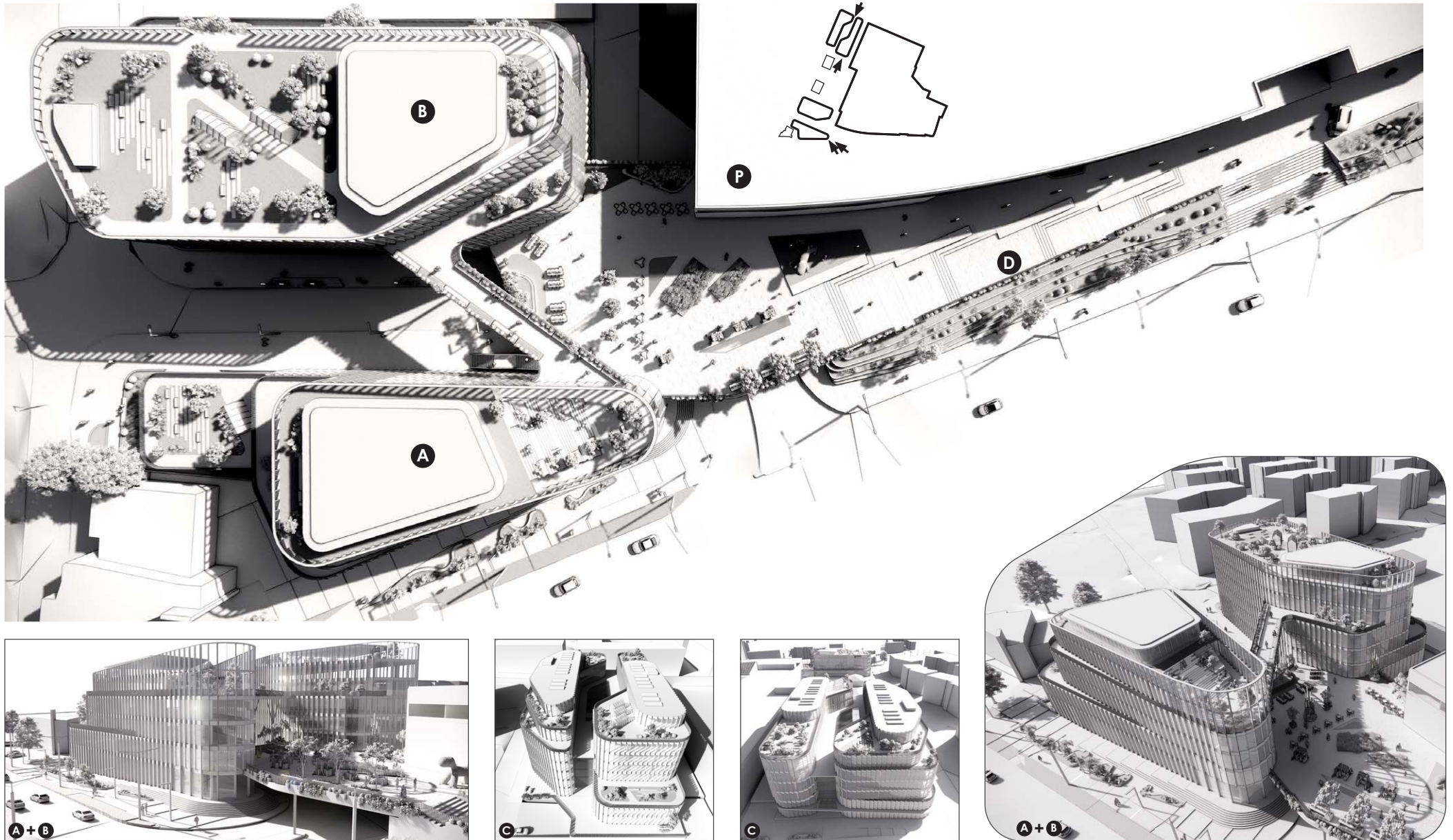
c. 40 - 50 units (depending on Operator)

Shared spaces for Atelier are within the 'closed' part of the plan. Lounges / fitness / shared kitchens & dining / work spaces / external Terraces located at Level 7.

Note: All accommodation will be subject to detail design with the Tenant / Operators (e.g. Bob WTM Serviced Apartments or similar).

Overview

Summary



Cost Analysis

High Level Cost Planning

REF.	Item	GBA m²	€/m² Unit Rate	€ Totals	Comments on Calculation Methodology
01	Building "A"	6,256	1,475	9,625,850	Office area with raised floor and fully fitted ceiling, no carpet and office vertical elements. Cost based on Euros /m² GBA of Standard Class A office building known market rates
02	Building "A" extra over for Energy Efficiency	6,256		535,050	Assume a is 70% of above ground GBA. Assumed 75€ extra over per m² of façade for extra insulation. Assume extra 50€/m² above ground GBA for extra MEP energy efficiency
03	Building "B"	11,908	1,405	16,730,740	Office areas constructed with raised floors and fully fitted ceilings (if design requirement), no carpet or office vertical fit-out elements. Cost based on €/m² GBA for Standard A Class office building known market rates
04	Building "B" extra over for Energy Efficiency	11,908		891,239	Assumed façade area is 55% of above ground GBA. Assumed 75€ extra over per m² of façade for extra insulation. Assume extra 50€/m² above ground GBA for extra MEP energy efficiency
05	Building "A" - "B" Link Bridge Option	138	2,250	310,500	Assume 6x23m bridge connection A and B buildings at level 5. Metal structure, hard finishes no green area
06	Building "C"	24,606	1,510	37,155,362	Office areas constructed with raised floors and fully fitted ceilings (if design requirement), no carpet or office vertical fit-out elements. Cost based on €/m² GBA for Standard A Class office building known market rates
07	Building "C" extra over for Energy Efficiency	24,606		1,878,005	Assumed façade area is 70% of above ground GBA. Assumed 75€ extra over per m² of façade for extra insulation. Assume extra 50€/m² above ground GBA for extra MEP energy efficiency
08	Building "C" extra over for Transformer Station Works	570	650	370,435	Extra over costs for additional structural construction, bridging over the transformer area, additional foundations and additional scaffolding
09	Building "C" extra over for Co-Living Fit-out (assumed 40% GLA Co-Living/60% GLA Offices Shell &	8,014	1,200	9,617,280	Costs related to fitting-out Co-Living Apartments with standard "Business Hotel" level of finishes and furniture (price includes shared facilities)
10	Plot "D" Landscaping (Compliant Option - Flat)	4,345		1,097,844	Area taken for FLAT landscaping option south of the mall (Approximate Measurement), 100€/m² for green landscaping @ 20% green area + 200€/m² @ 80% hard landscape + 100,000€ FF&E
11	Extra over for raised platform ('Blue Sky' Option)	1,527		2,546,645	1,600€/m² for bridge plaza area (Approximation Measurement), 100€/m² for green landscaping @35% green surface + 50,000€ FF&E
12	TOTAL CONSTRUCTION (HARD COSTS)			€ 80,758,950	PRELIMINARY ESTIMATE

Above construction note exclude inflation related costs.

> VAT (Value Added) costs are excluded

> Unit costs are hard construction related costs and exclude soft costs (design, permitting, management, leasing, marketing, legal, development, financing, etc.)

> Office tenant fit-out cost beyond open space as mentioned above are excluded.

> Office Building construction is assumed steel reinforced concrete structure, double glazed curtain wall façade, fan coil or radiant ceiling 4 pipe system, fresh air through AHU's, sprinkler and hydrant system below and above ground, fully fitted common areas, tenant office with fully fitted ceiling including lights and ventilation smoke detection and fire alarm, raised floors without carpets and without raised floor boxes for power. Buildings have life safety system generators and should have space for tenant generators. No provision to tenant server room cooling, UPS and back-up generator power and special fire fighting related systems. Elevators with destination controls. Parking: epoxy floors / part painted concrete vertical elements, smoke extraction, CO² detection, lights and LPR vehicle access.

> Utilities connection costs are excluded and all other off site works excluded other than what has been allowed for above area excluded.

> Construction assumed via one general contractor fixed price. Note for Client / PM discussion and agreement on strategy.

> Development Contingency not included. (Normal would be 15% with such New Build at early stage - reducing to 5% pre-Tender).

Structural Engineering Principals

Strategy for Development

General Construction Methodology:

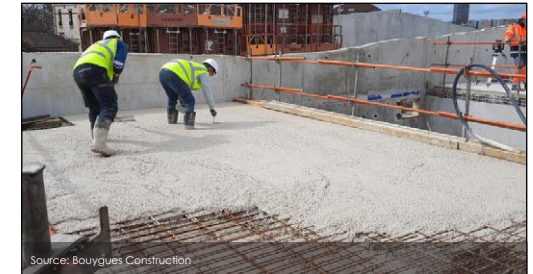
The baseline structural solution Buildings "A", "B" and "C", is proposed as reinforced concrete flat slabs and reinforced concrete columns. For a typical bay the slab thickness will be +/- 37,5cm with a typical reinforced concrete column size of 45cm square. The projects have been designed with a regular bay size (8,1m x 8,1m) to maximise structural efficiency, align with parking bays of 2,5m wide (+60cm column zone), align with standard façade components (multiples of 30cm), and align with standard 1,35m office modules.

This structural arrangement with flat slabs will optimise the clear height of the floorplates (without the need for downstand beams) and provides a flexible and cost effective solution. Lateral building stability will be provided by reinforced concrete stair / lift cores within the building.



Low Carbon Concrete:

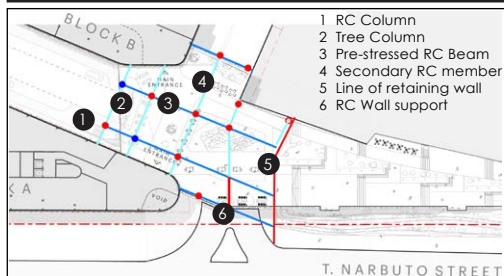
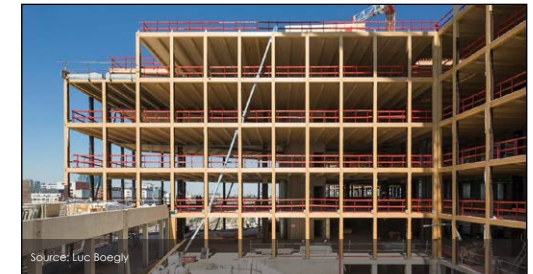
Subject to Client ambition & budget, we propose using low carbon concrete such as H-EVA (Ettringitic alkaline activation of flash calcined clay) technology that aims to achieve a carbon footprint 70 to 80% lower than that of traditional Portland cement. Such technologies will depend on Client targets, budget, and local supply chain and can be developed during future design stages.



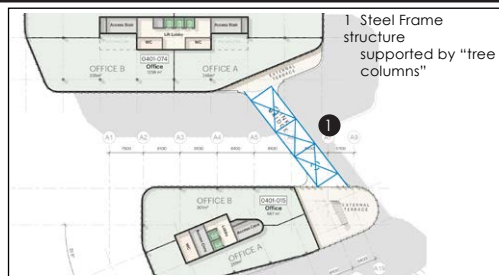
Alternative Construction Methodology: Structural Timber:

Structural Timber is becoming more normalised in the construction of mid-rise buildings and will minimise embodied carbon. Construction of office buildings using cross laminated timber floor panels is viable but brings technical challenges (for example, interfaces with fire engineering and floor vibration) which need specialist design solutions. Following a Structural Timber methodology will depend on Client targets, budget, and local supply chain and can be developed during future design stages.

Note that the frame grid dimensions are typically smaller than concrete construction and therefore flexibility of layout will be affected.



Generic Structural layout - Land Bridge



Generic Structural layout - "A" / "B" Bridge

Special Areas:

The "Blue sky" Design has two 'non-standard' elements: The Land Bridge and the Connecting Bridge between Buildings "A" and "B".

These dramatic design features can be achieved with standard and economic construction methods.

MEP + Materiality Environmental Principals

Strategy for Development

Strategy & Client Ambition:

The principals of creating a sustainable building are commercially attractive as well as critical to protecting our environment. A 'green' building consumes less energy, and can save at least 25% off your energy bills, year after year. And, a healthy, natural work environment has been proven to raise productivity and lower absenteeism.

The sustainability credentials of the project directly represent the "Brand Values" of Panorama and engage with the goal set by Vilnius to become carbon neutral by 2030 and follow the principals of the European Bank for Reconstruction and Development's Green Cities program. In the first steps of the Project the level of sustainability should be agreed, and the assessment protocol should be decided: BREEAM / LEED / CRC. Also recommended for consideration is WELL v2™ Certification that aims to deliver more attractive office spaces dedicated to enhanced human health and well-being. Such investments have a proven positive impact on the health and happiness of Workers and also improve operational efficiencies.

Some key factors include:

- Utilizing green buildings materials
- Reduce energy Consumption
- Improved building performance
- Efficient layout and design
- Efficient MEP Systems
- Eco-friendly office supplies

Main Strategic Principals of MEP Solutions:

- No fossil fuel on-site; all-electric solution; air-source heat pump providing heating and cooling and Ultra-low energy fan coil units. Roof-mounted PV.
- Highly insulated building, low air permeability, High performance glazing; good u-values and reflectance. Centralised ventilation with heat recovery.
- High efficacy LED lighting with intelligent control; daylight maximisation.
- Exposed concrete soffits – no ceilings (exposed thermal mass).
- Smart Building Controls; occupancy sensors, CO2 sensors.



< Natural insulation:

Thermafleece sheep's wool in internal partitions has a carbon factor of 0.707 kg CO₂e/m².

Recycled fabrics >

Fabric wall panelling composed of 100% post consumer recycled polyester and certified to EU Ecolabel standards.



< Air Handling solutions:

Environmentally friendly air-conditioning units deliver with heat recovery with 1/3 of the energy consumption of a comparable traditional fan coil units.

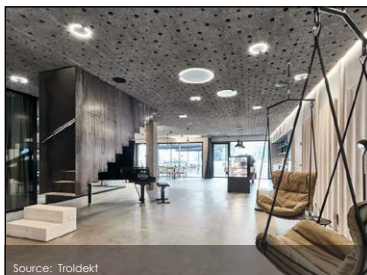


< Natural secondary fit-out materials:

Marmoleum flooring made from 97% natural materials, including rosin, wood flour, linseed oil, jute and limestone.

LED Daylighting >

Minimising energy consumption and creating a 'natural daylight' environment with modern LED technologies.



< Ceiling & Wall Panels:

Specified ceiling panels to German 'Blue Angel' eco-label for highest environmental standards. Also, acoustic treatment promotes a great working environment and promotes wellness for workers.

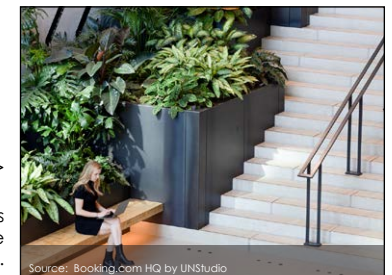


< Hardwood Flooring:

Hardwood timber flooring both durable and recyclable, made from natural materials and helps define the attractive environment for workers and visitors.

Real Planting >

Natural planting integrated into the interiors for improved air quality and qualitative working environment.



Massing Studies

Photomontages

PRESCRIBED PHOTOMONTAGES. AERIAL DRONE VIEW

PHOTO 1. EXISTING



PHOTO 10-6. EXISTING



PHOTO 5-2. EXISTING



PHOTO 9-2. EXISTING



PHOTO 1. PROPOSED



PHOTO 10-6. PROPOSED



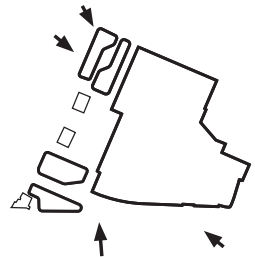
PHOTO 5-2. PROPOSED



PHOTO 9-2. PROPOSED



* ILLUSTRATIVE WHITE MASSING ONLY



Massing Studies

Photomontages

PRESCRIBED PHOTOMONTAGES. EYE-LEVEL

PHOTO 12-3. EXISTING



PHOTO 13-2. EXISTING



PHOTO 16-3. EXISTING



PHOTO 20-2. EXISTING



PHOTO 12-3. PROPOSED



PHOTO 13-2. PROPOSED



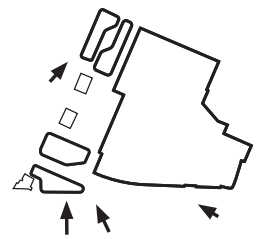
PHOTO 16-3. PROPOSED



PHOTO 20-2. PROPOSED



* ILLUSTRATIVE WHITE MASSING ONLY



"This new campus of buildings and significant landscaping will deliver a positive contribution to the Panorama District and helps express values of environmental responsibility and care for the cityscape."

