

CATALOGUE OF DESIGNS

FROM PUBLIC, OPEN, ANONYMOUS
ARCHITECTURE&URBAN COMPETITION
FOR PRELIMINARY CONCEPT
OF DIPOS BUSINESS COMPLEX IN BELGRADE





I PRIZE: 00110
– DESIGN CODE 02

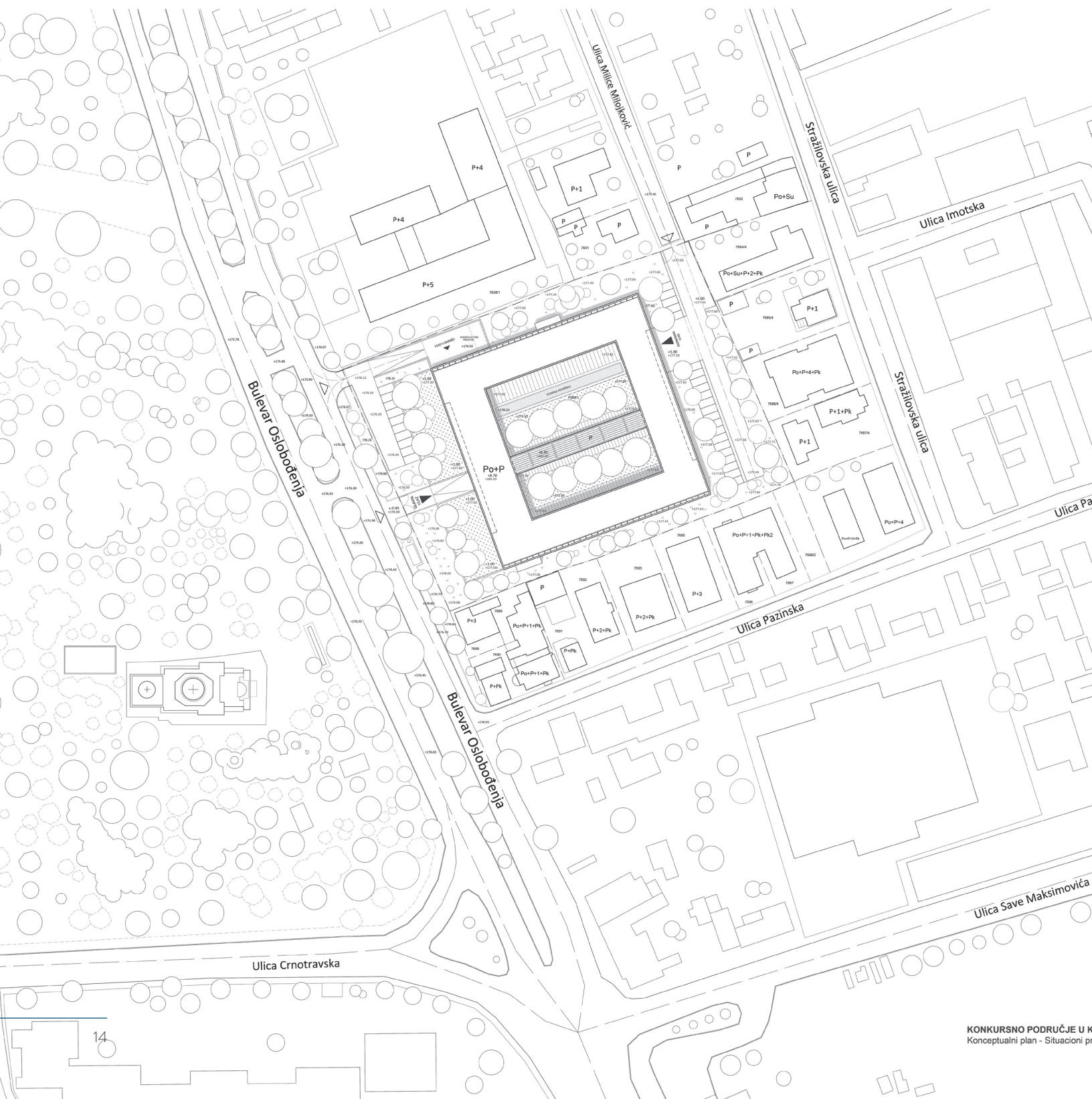
DIPOS BUSINESS COMPLEX IN BELGRADE

DIPOS business complex is designed as a pavilion-type atrium building in line with planning guidelines, site conditions and users' requirements, taking into account specifics of the design brief and existing natural conditions and developments on the site. The given site is favorably characterized by the vicinity of Banjica forest and the Church of St. Vasilije Ostroški. Unfavorable influences are heavy-trac Bulevar osloboenja and the vicinity of existing residential buildings and "Filip Filipovic" primary school.

The mentioned facts were decisive in forming the building with an inner yard - atrium with all main facilities oriented toward it. Because of the vicinity of existing buildings in the surroundings, the visual contact from the building toward the external environment is established only through the entrance hall toward Banjica Forest and the Church of St. Vasilije Ostroški.

The values embodied in the complex manifest through organization, layout of uses and facilities within urban parameters, while taking into account the urban matrix of Bulevar osloboenja with modern architectural shaping of the building and space.

The new diplomatic club and DIPOS oce building is formed while observing and meeting program requirements with a maximum preservation of abundant vegetation present on the site. This preserved the spirit of this location, with the recognizable identity of the new business complex in ambience additionally arming the existing context.





The building is organized as unique space mostly on a single level, with the floor height of 7m, which facilitates the movement of users and staff and interconnection of specific units, such as the Spa&Wellness center, the exclusive restaurant and the banquet hall. Each of these specific units within the complex is independently organized with separate entrances and support facilities. The DIPOS diplomatic club building also provides for all necessary support and technical areas, the administration area and the playground for children.

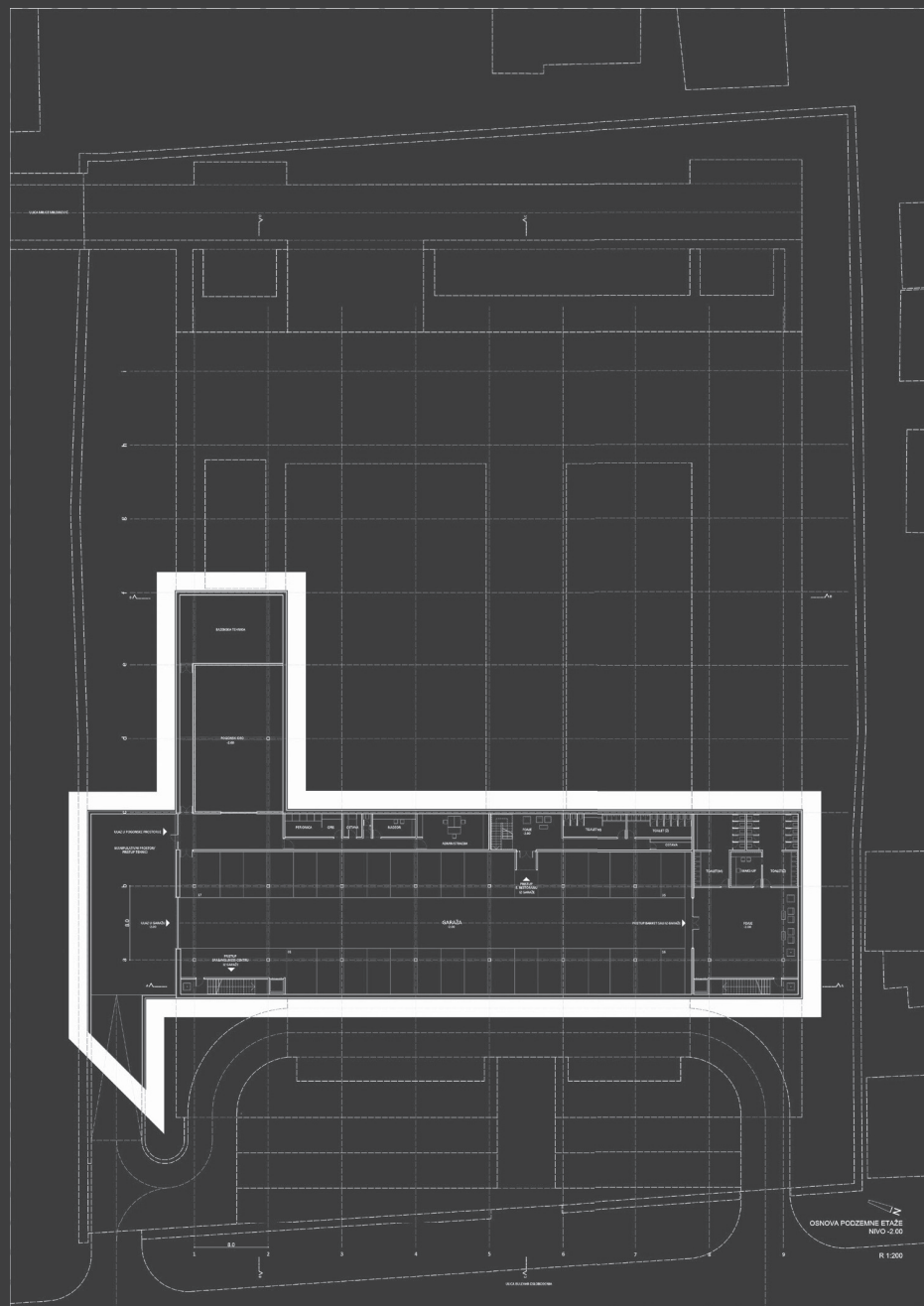
Technical and organizational schemes of specific units and functions in the building are treated separately through the analysis of surfaces areas of particular spaces and their functional correlations. The main functional units - the Spa&Wellness center, the restaurant and the banquet hall - are organized so as evenly form and use the ambience of the inner yard where (existing) greenery was primary in treatment and planning of the ground floor design. The entrance sections to specific units are interconnected by the main entrance hall, while the paths for movement and spaces intended for guests in each of the units are separated from communications ways to the rooms used by staff. Independent entrances to all functional units are the basic characteristic of the main entrance hall accommodating the info desk and shops. The main entrance hall is representative and can serve as an exhibition room or space for promotional events, and, in special situations, it can also be an extension of the foyer to the banquet hall or restaurant.

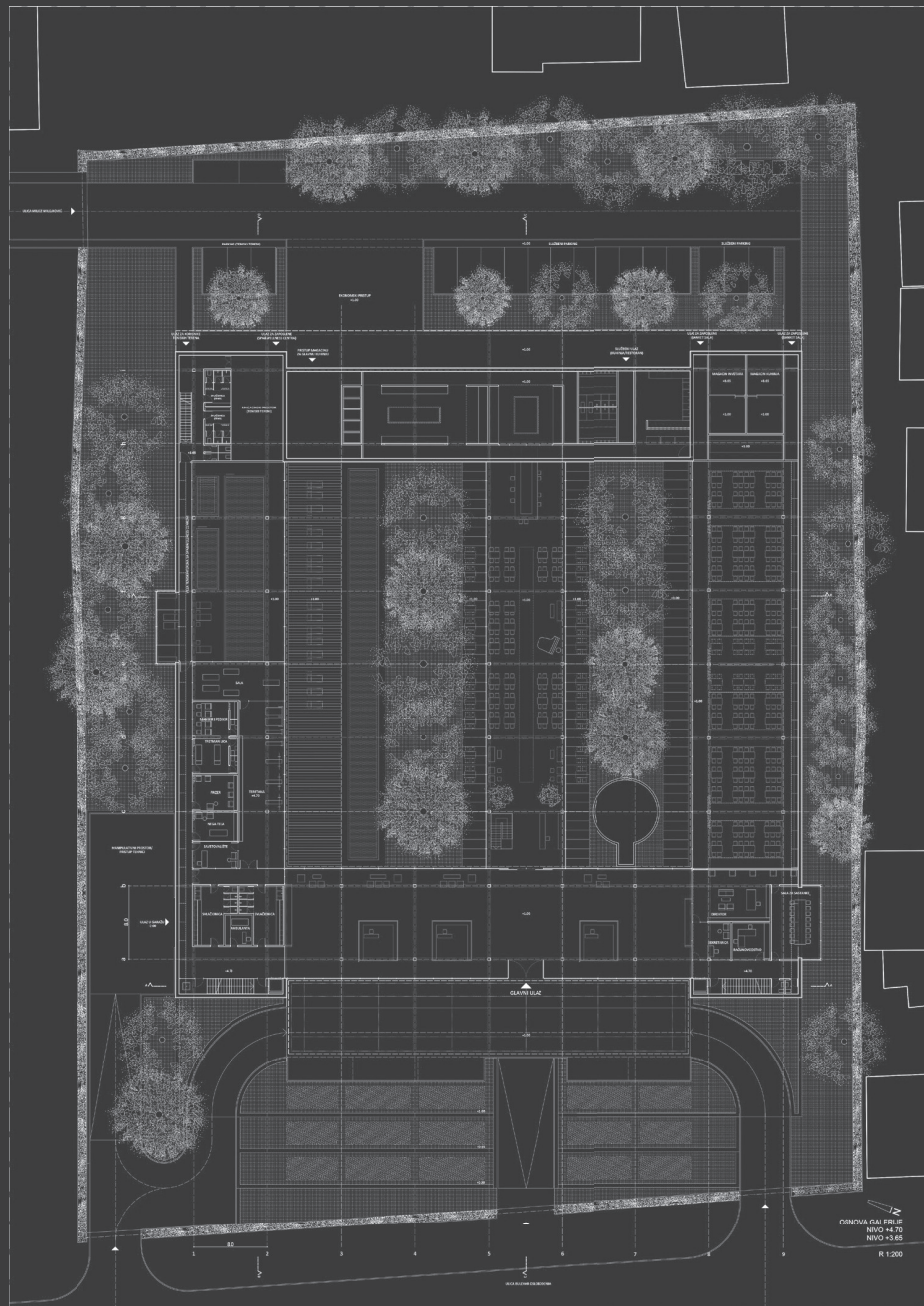
Each functional unit has its own locker rooms, sanitary blocks, support services, ensuring their independent operation. The main pedestrian and vehicular access for users is provided from Bulevar oslobođenja, while the service entrance, open parking spaces for staff and the delivery access to the building are designed from Milice Milojković Street.

The delivery access for kitchen to the exclusive restaurant and the kitchenette to the banquet hall are separated physically, with provision of parking spaces for staff. Users of the building are provided with an underground garage with technical rooms, with the shortest access from Bulevar oslobođenja. All users of the center are provided with a direct connection from the underground garage to particular functional units.

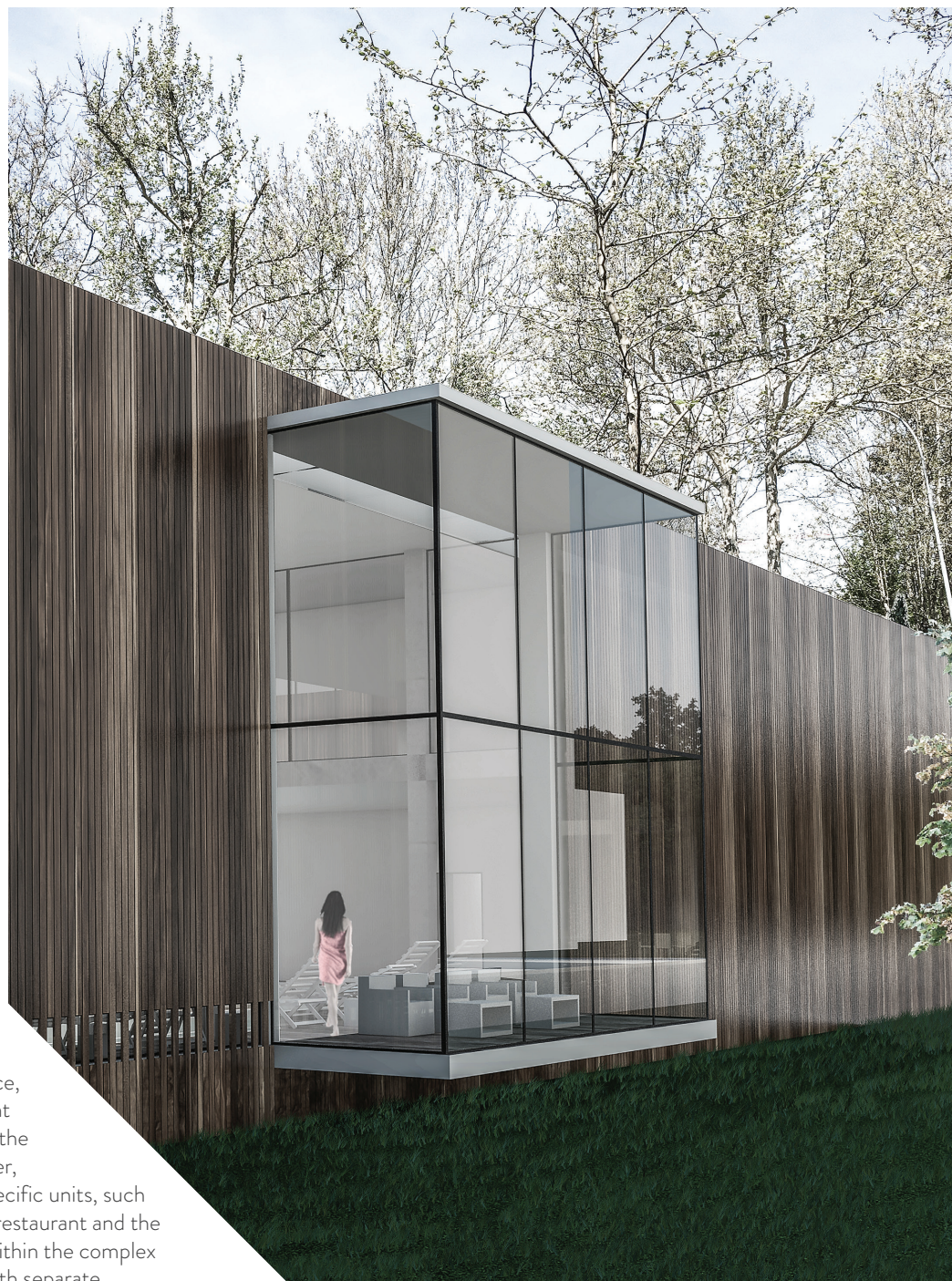
Covered drop-off area in front of the building is ensured for short stops, without obstructing the passage of vehicles heading for the garage.

Specific functional units are designed with respect to the existing ambience and characteristics of the given location, while opting for most favorable orientation.

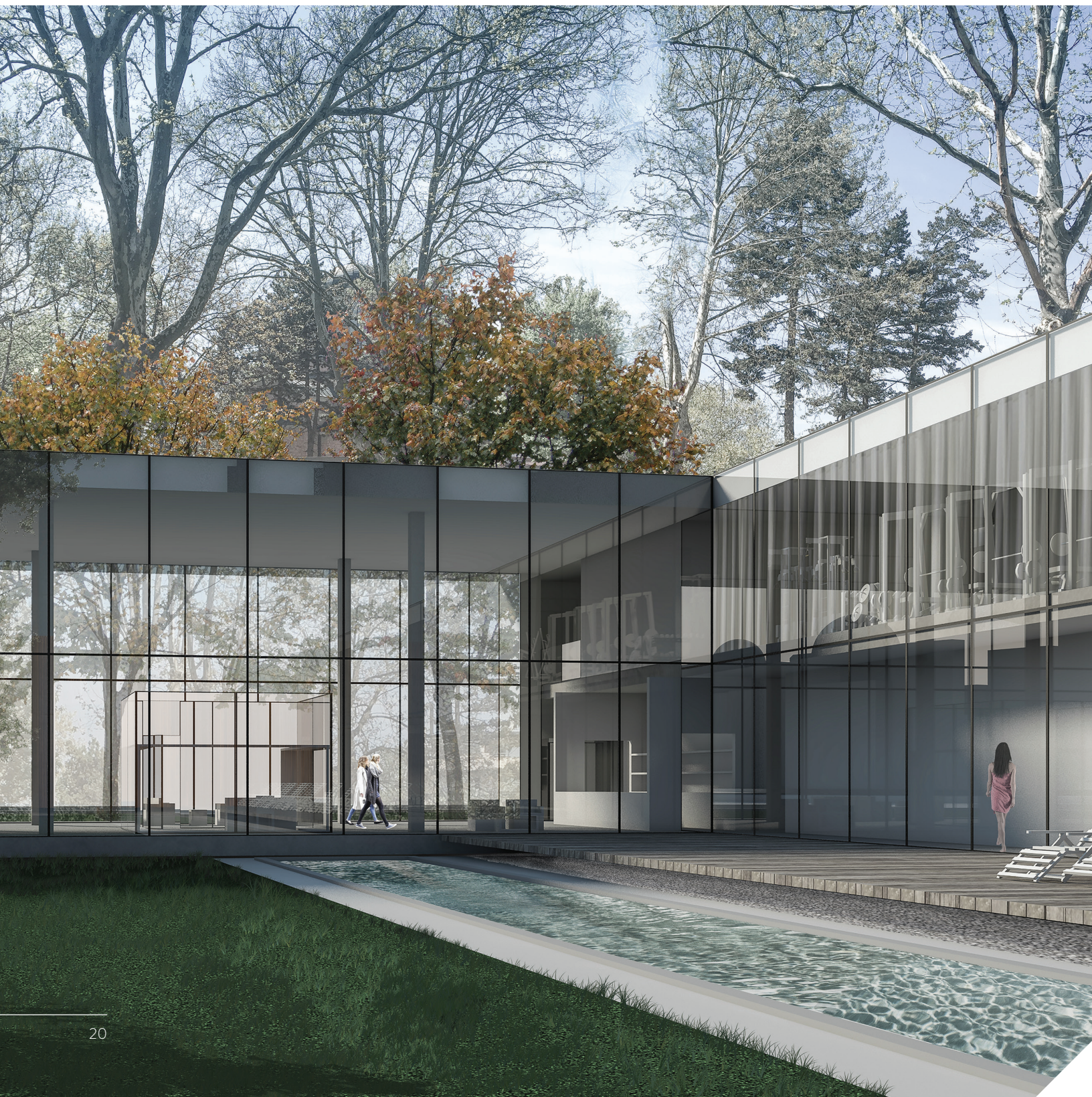


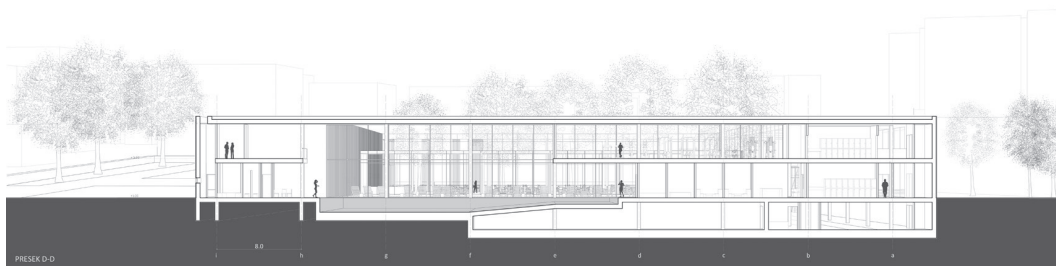
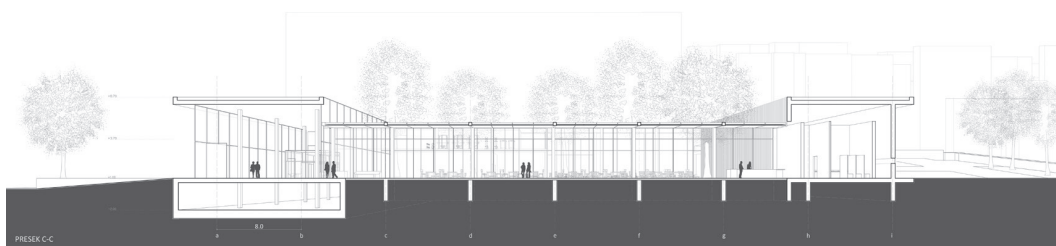
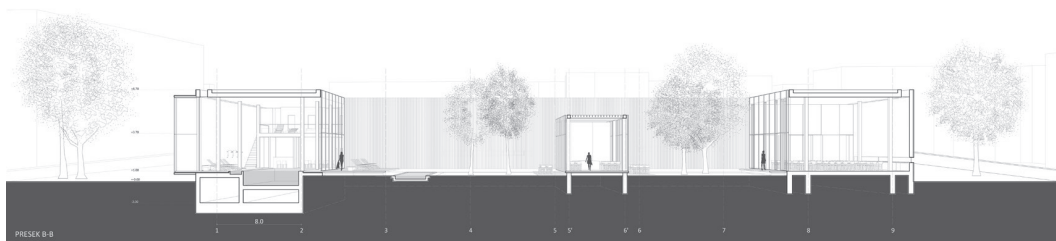
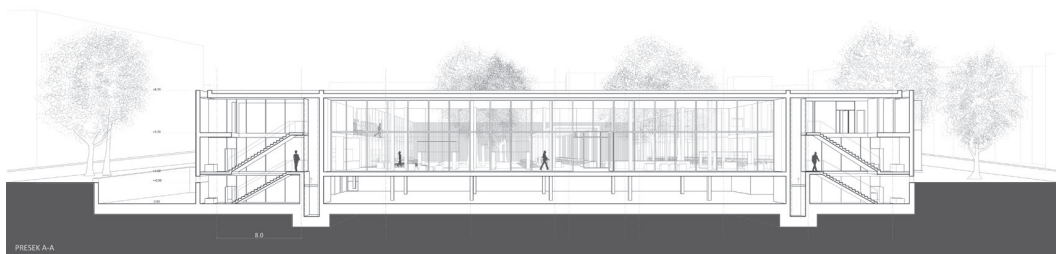


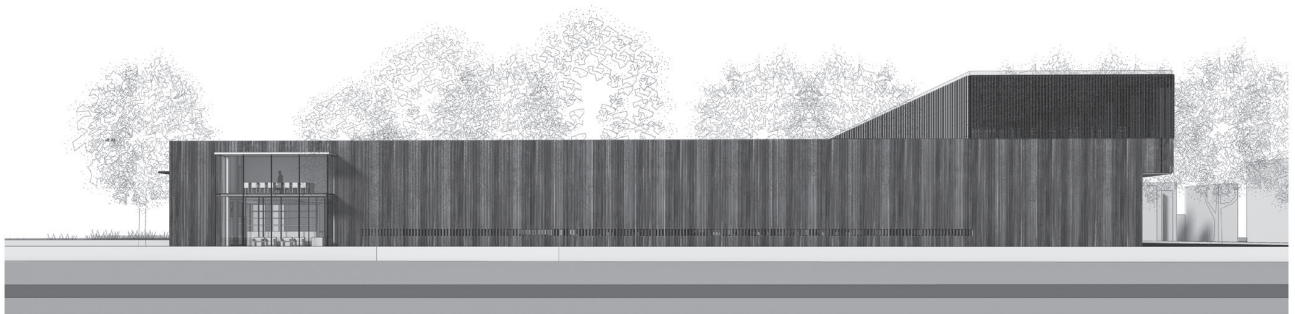
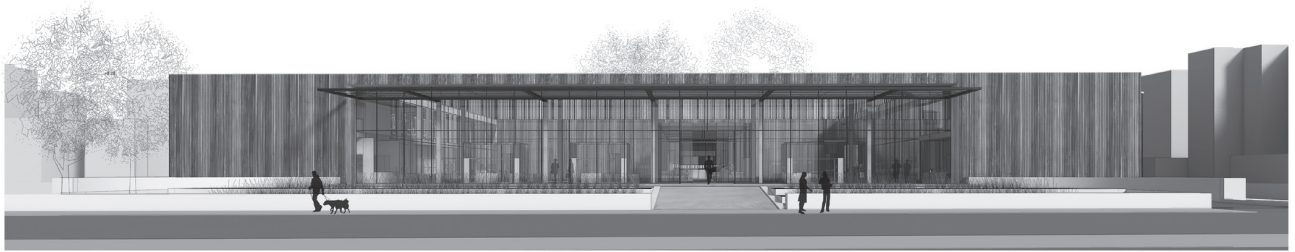
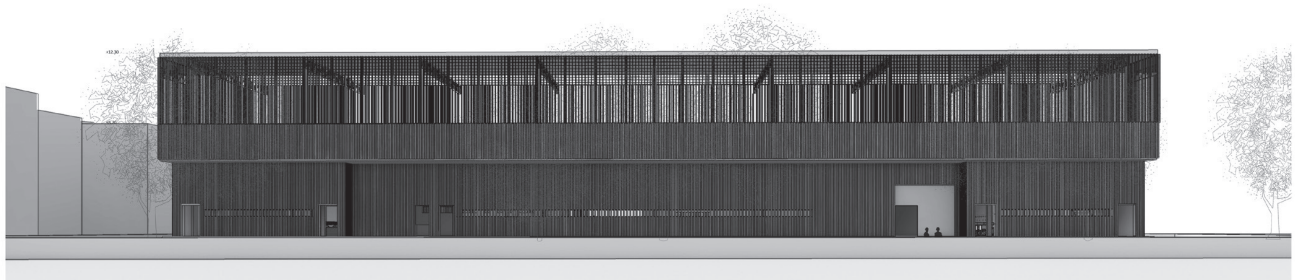
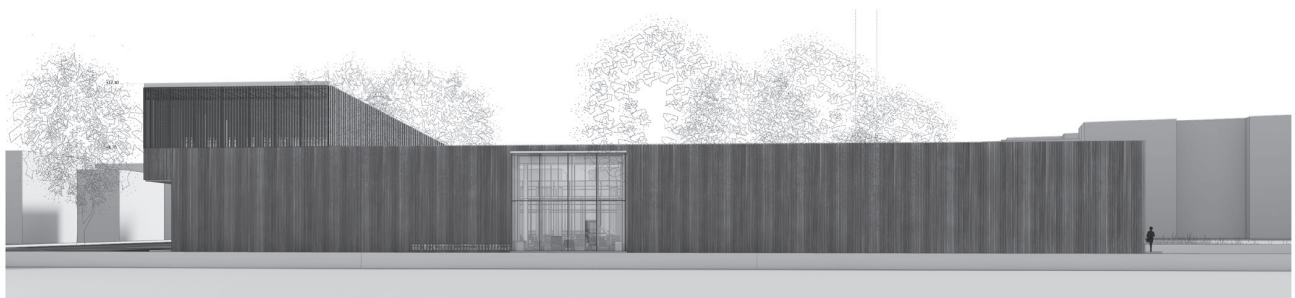




The building is organized as an integral space, mostly on a single level, with the floor height of 7m, which, functionally speaking, makes the communication of users and staff much easier, and also ensures any interconnection of specific units, such as the Spa&Wellness center, the exclusive restaurant and the banquet hall. Each of these specific units within the complex is functionally organized as independent, with separate entrances and pertaining facilities. The DIPOS diplomatic club building is also provided with all necessary support and technical rooms, administration premises and playground for children.







Covered drop-off area in front of the building is ensured for short stops, without obstructing the passage of vehicles heading for the garage.

Specific functional units are designed with respect to the existing ambience and characteristics of the given location, while opting for most favorable orientation.

The Spa&Wellness center is designed as a space with SE orientation, with a big transparent façade for most favorable insolation throughout the year and contact with greenery in the inner yard. Sufficient distance from other facilities in the complex and surrounding buildings ensures intimacy needed for full comfort of the Spa&Wellness Center users. There is also a separate entrance to this center through the main hall and the underground garage.

The banquet hall with foyer and express restaurant is also positioned toward the inner yard, with NW orientation that is very well suited for the purpose due to constant natural light during daytime. It is designed as an integral multifunctional space for various events: receptions, parties, conferences, lectures...It is provided with a direct connection between the foyer and the underground garage for its users.

The central position in the park-like atrium is reserved for the exclusive restaurant with a separate entrance from the main hall, a cloak room and toilets separate from other functional units. It is designed as a pleasant, luxurious space overlooking the ambience characterized by nurtured vegetation and a water body. The exclusive restaurant is served directly from the central kitchen with a buffet located in the back of the building, toward the back street, where foodstuffs delivery and waste disposal is organized, along with a separate parking area for staff.

For additional offer within the complex, as recommended by the Client, there are two indoor tennis courts with locker rooms and sanitary block. They are positioned above the kitchen to the exclusive restaurant with separate entrance, vehicular access from Milice Milojković Street and parking area. It is physically connected over a gallery with the Spa&Wellness center, the main entrance hall and the underground garage. This position for the recreational facilities ensures the use of courts at any time, because of the sufficient distance from other facilities, without disturbing other users of the center who need tranquility and privacy.

Materials used for the complex are adjusted to the climate and intended use. The exterior shell of the building is designed to be of wooden panels, in harmony with the existing atmosphere of the site, while the inner façade is mostly defined with movable glass panels for visual contact and possibility to use the atrium with its green garden. For energy efficiency, it is possible to use active and passive solar systems by installing panels on the roof, which, in combination with thermal pumps, can considerably reduce the consumption of conventional sources of energy.



BALANCE OF CAPACITIES IN THE NEWLY DESIGNED BUILDING

ENTRANCE HALL WITH RETAIL UNITS AND INFO DESK	
TOTAL	514.58m ²

SPA&WELLNESS CENTER	
Entrance hall with reception and sets	53.61m ²
Consulting room	15.10m ²
Locker rooms	51.70m ²
Doctor's office	9.75m ²
Desk for clean and dirty materials	9.75m ²
Pool area	371.54m ²
Locker rooms for Spa&Wellness Center staff	20.82m ²
Pool beach bar	17.76m ²
Toilets for pool users	14.63m ²
Finnish sauna	10.11m ²
Steam bath	9.72m ²
Bio sauna	10.11m ²
Aromatherapy	9.72m ²
Chromotherapy	10.11m ²
Cold room	9.72m ²
Salt room	10.11m ²
Crushed ice	9.72m ²
Massage	26.40m ²
"Luxury room"	21.08m ²
Spa&Wellness corridors	46.98m ²
Entrance hall to the Beauty Salon	47.55m ²
Body care	20.60m ²
Hair artist	25.80m ²
Facial treatment	23.50m ²
Hand & Foot care	34.64m ²
Entrance hall to the Gym	34.17m ²
Locker rooms	62.40m ²
Fitness room	60.13m ²
Body building area	106.28m ²
Playground for kids	45.00m ²
TOTAL	1188.76m ²

- » Coverage ratio **32.61%**
- » Gross floor area of above-ground floors (exc. tennis courts) **3698.87m²**
- » Gross floor area of garages 1674.00m²
- » Gross floor area of tennis courts 1260.00m²
- » Green areas **41.88%** (of which 37.91m² in contact with soil, excl. underground floors)

EXCLUSIVE RESTAURANT	
Exclusive restaurant	325.00m ²
Foyer	55.00m ²
TOTAL	380.00m²

UNDERGROUND FLOOR (section belonging to the exclusive restaurant)	
Foyer	30.03m ²
Toilets	35.28m ²
Storage	5.46m ²
Corridor	11.82m ²
TOTAL	82.59m²

KITCHEN OF THE EXCLUSIVE RESTAURANT	
Storage	61.98m ²
Cold chambers	12.50m ²
Food preparation area	105.95m ²
Office	48.06m ²
Kitchen communication areas	46.75m ²
Washing	36.87m ²
Locker rooms for kitchen staff	31.10m ²
TOTAL	343.21m²

BANQUET HALL	
Hall	434.36m ²
Foyer with checkroom, bar and smoking lounge	157.44m ²
Kitchen	21.60m ²
Kitchen storage	16.49m ²
Inventory storage	16.49m ²
Communication areas	57.96m ²
TOTAL	704.34m²

UNDERGROUND FLOOR (section belonging to the banquet hall)	
Toilets	
TOTAL	194.92m²

ADMINISTRATION	
Manager	52.83m ²
Secretary	16.58m ²
Accounting	16.30m ²
Toilets	4.45m ²
Meeting room	42.28m ²
TOTAL	132.44m²

SURVEILLANCE AND SERVICE (underground floor)	
Surveillance	11.80m ²
Laundry	15.73m ²
Administration	30.42m ²
Closet	5.08m ²
Toilet	2.35m ²
Corridor	15.11m ²
TOTAL	80.49m²

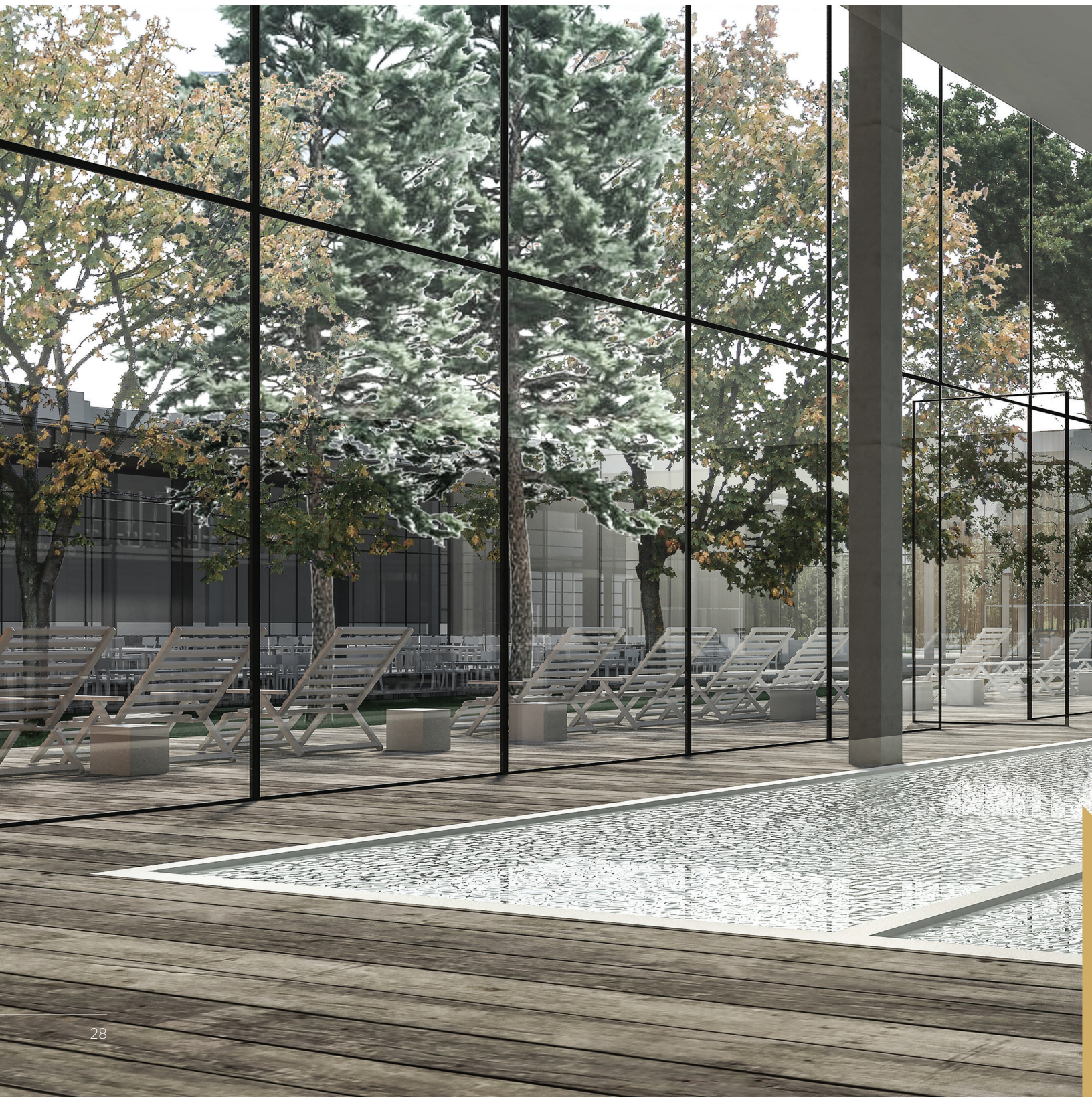
TECHNICAL BLOCK (underground floor)	
TOTAL	300.00m²

GARAGE PARKING (underground floor)	
(35 parking spaces)	
TOTAL	800.00m²

TOTAL NET AREA	
TOTAL NET AREA OF ABOVEGROUND FLOORS (excl. tennis courts)	3263.33m ²
TOTAL NET AREA OF UNDERGROUND FLOORS (excl. tennis courts)	1458.00m ²
TOTAL	4721.33m²

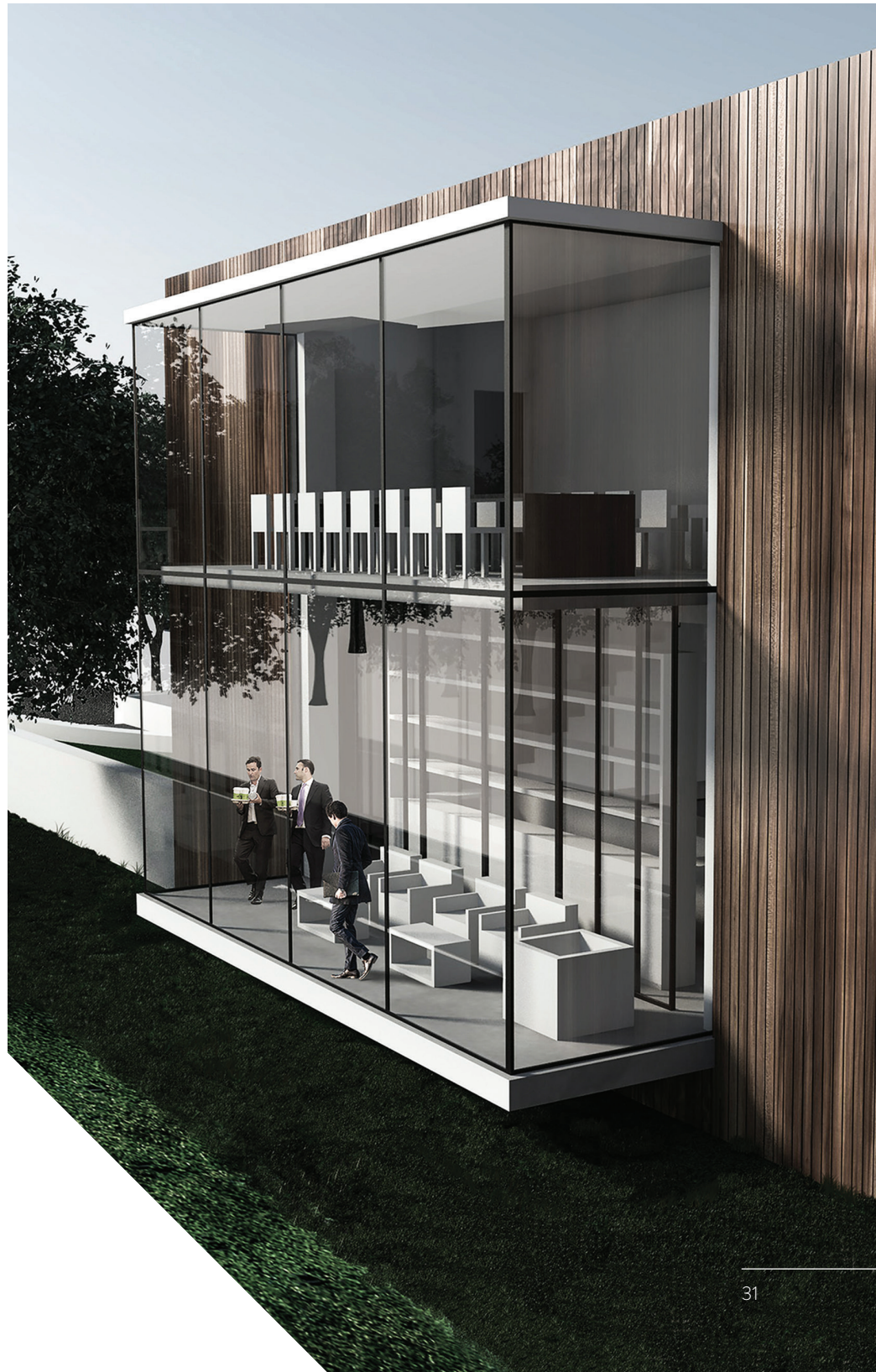
TENNIS COURTS (additional requirement from the second round)	
Tennis courts (2)	884.34m ²
Entrance zone	18.85m ²
Locker rooms	43.57m ²
Storage	63.83m ²
Closet	8.91m ²
Communication ways	27.43m ²
Toilets	6.77m ²
TOTAL	1053.70m²

PARKING SPACES	
Open parking area for tennis court users	5 parking spaces
Open parking area for staff	19 parking spaces
Garage parking	35 parking spaces















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