

OFFICE BUILDING

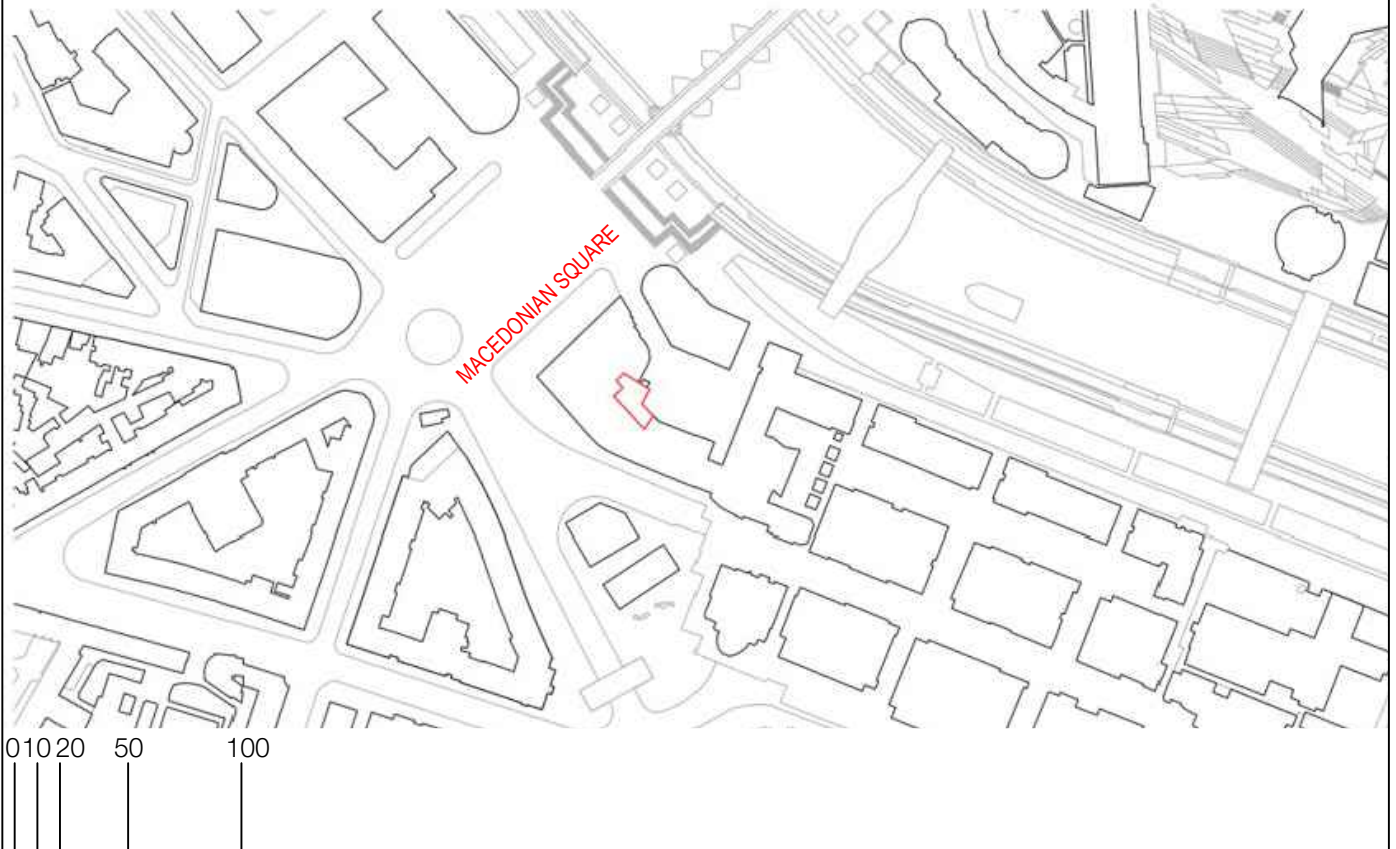
ADAPTIVE REUSE

From abandoned office building to a "Hotel", and then to an „IT hub“.

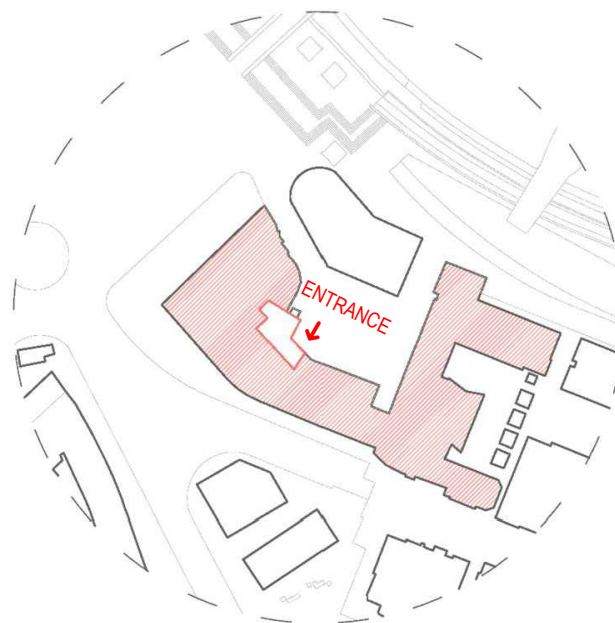
First planned as a hotel project with construction starting during the challenging times of the COVID-19 pandemic when the hospitality industry faced unprecedented challenges. Most hotels were struggling to retain clients, and our project was no exception.. In response to the evolving needs of our city, our investor made a strategic decision. Instead of persisting with the original hotel concept, the building was repurposed to serve a different purpose - as the headquarters of a prominent IT company.

LOCATION

Site plan



The location of the project is on the main "Macedonia Square" in Skopje, Macedonia. This space was extremely transformed throughout the years and its environment filled with important buildings for Macedonian architecture. The idea of the master plan in Skopje "small ring" is based on the idea of creating radially smaller centers of a larger one. So, we have the Macedonian square as the biggest center and then we have these smaller ones, forming between the buildings that wrap up around the main central square.

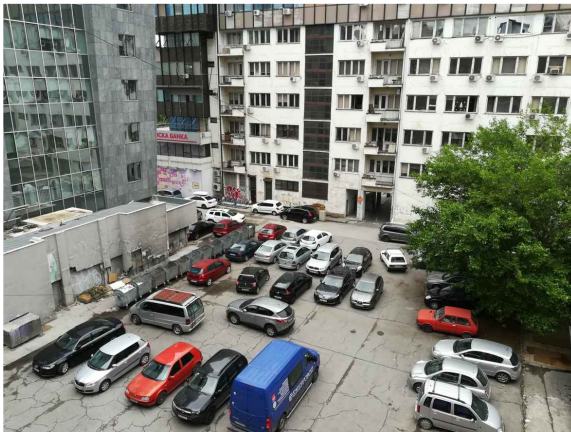


Before the 90's the whole building was used as a department store, and the building that we have now as a task, was used as an administration space for the department store. That is why the entrance to the building was from the back, from the small square.

LOCATION



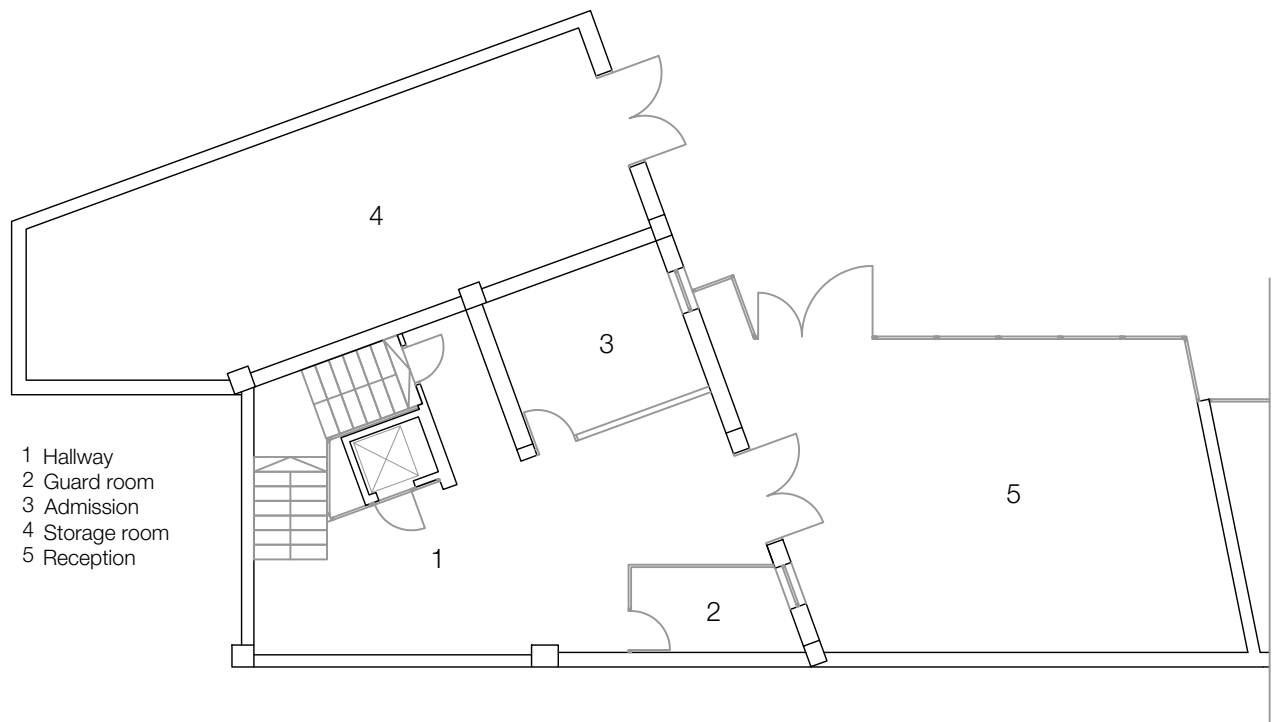
These smaller squares that in a way are as important as the main square should be a part of the whole, but instead they are mainly devastated and forgotten. Often used as a parking lots and place where waste is collected.



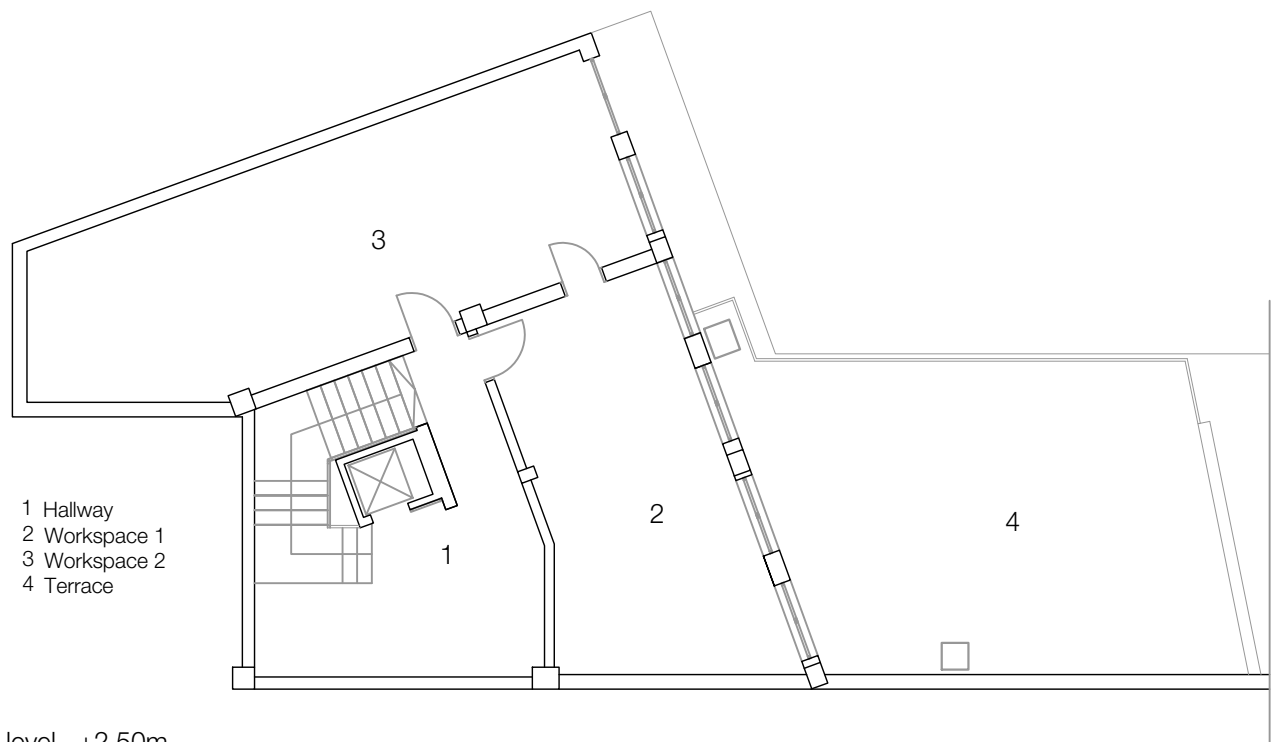
The building in its current state was abandoned.

THE ABANDONED OFFICE BUILDING

Floor plans



level +0.00m



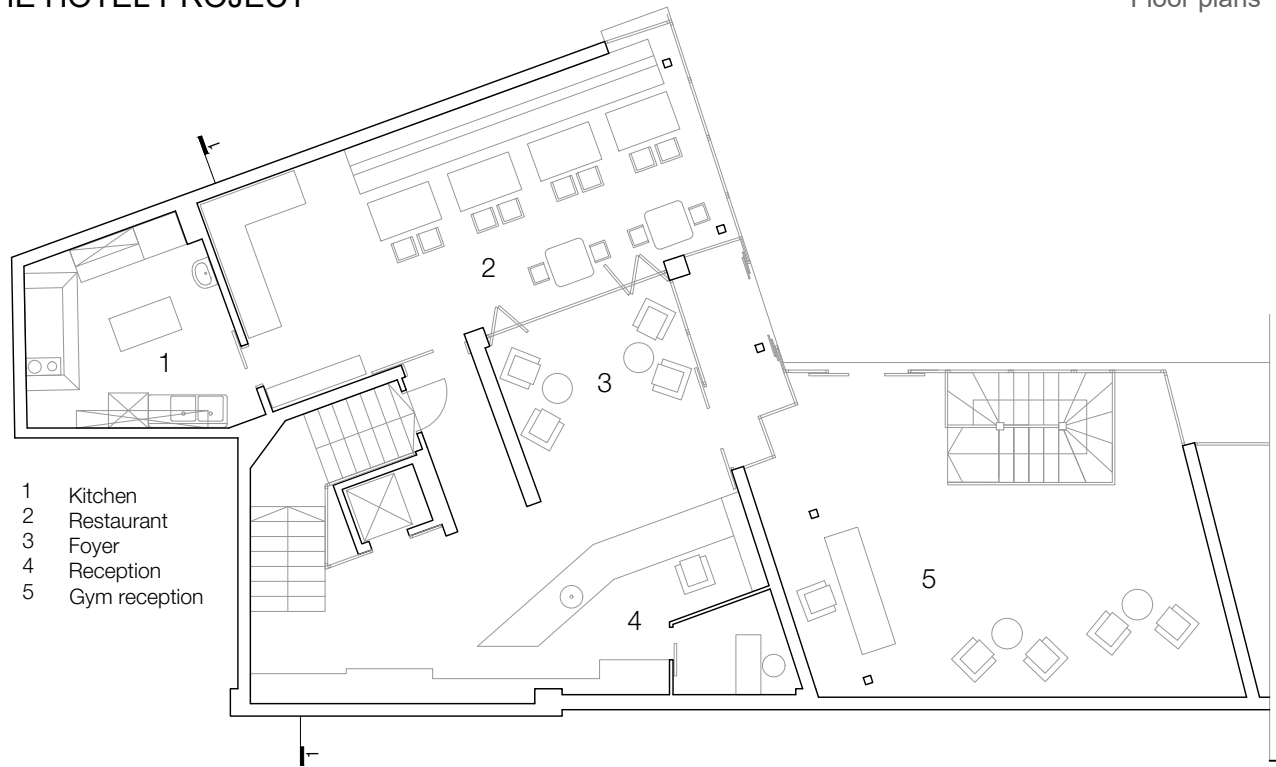
level +2.50m

The building of interest is attached to the main building behind. The existing schedule of the floor plans is filled with workspaces, offices etc. The main typology of the floor plans is a central staircase core along with different program around, facing the open façade.

2 4 6 8 10m

THE HOTEL PROJECT

Floor plans



level +0.00m



level +2.50m

The program given by the client was a hotel, along with a lobby with a cafeteria and a gym in the basement. So we started generating the ground floor with a small restaurant and cafeteria as well as the reception for the hotel and for the gym, and the upper floors equipped with different types of hotel rooms.

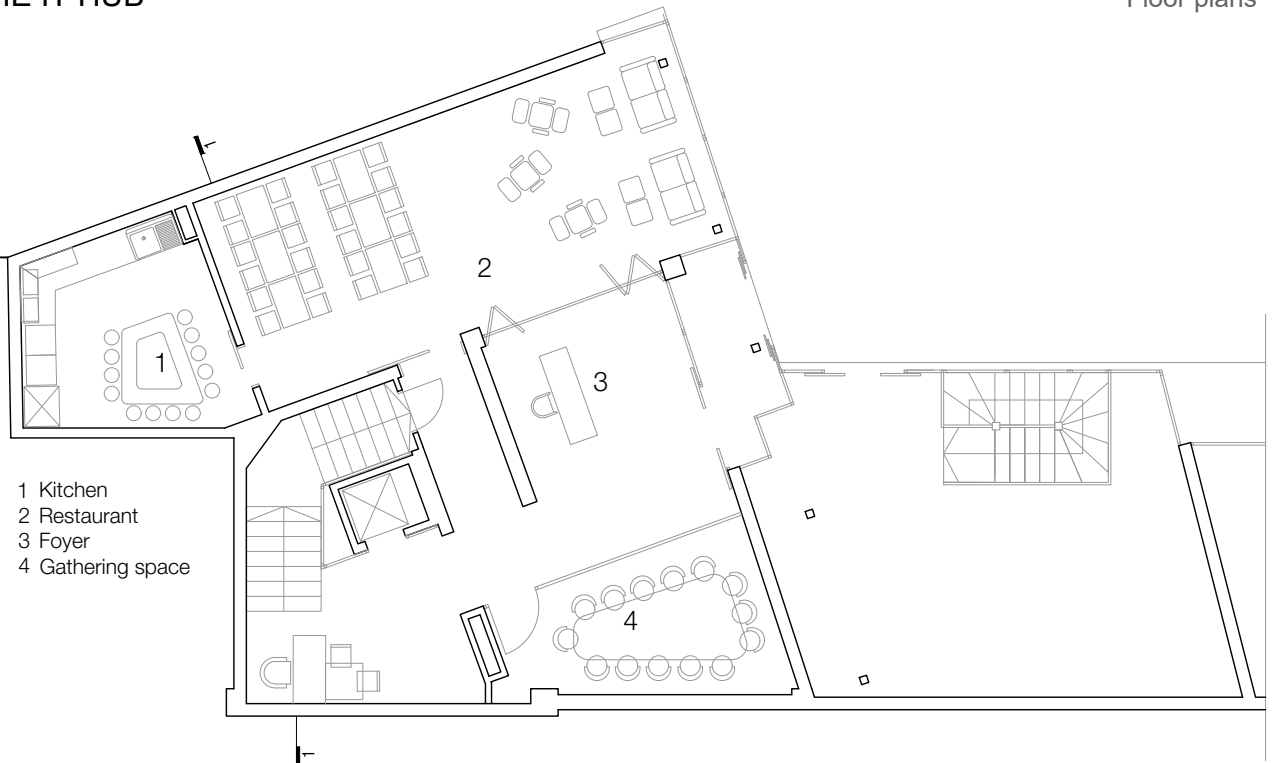
The plan is symmetrical with two small rooms in the center and larger ones on the side with very narrow corridors. The problem was that we had one open façade for lighting and ventilating the rooms, and we had to open larger windows than the existing ones, managing to create a very small terraces because of the regulations that we couldn't go any further out with the façade.

2 4 6 8 10m

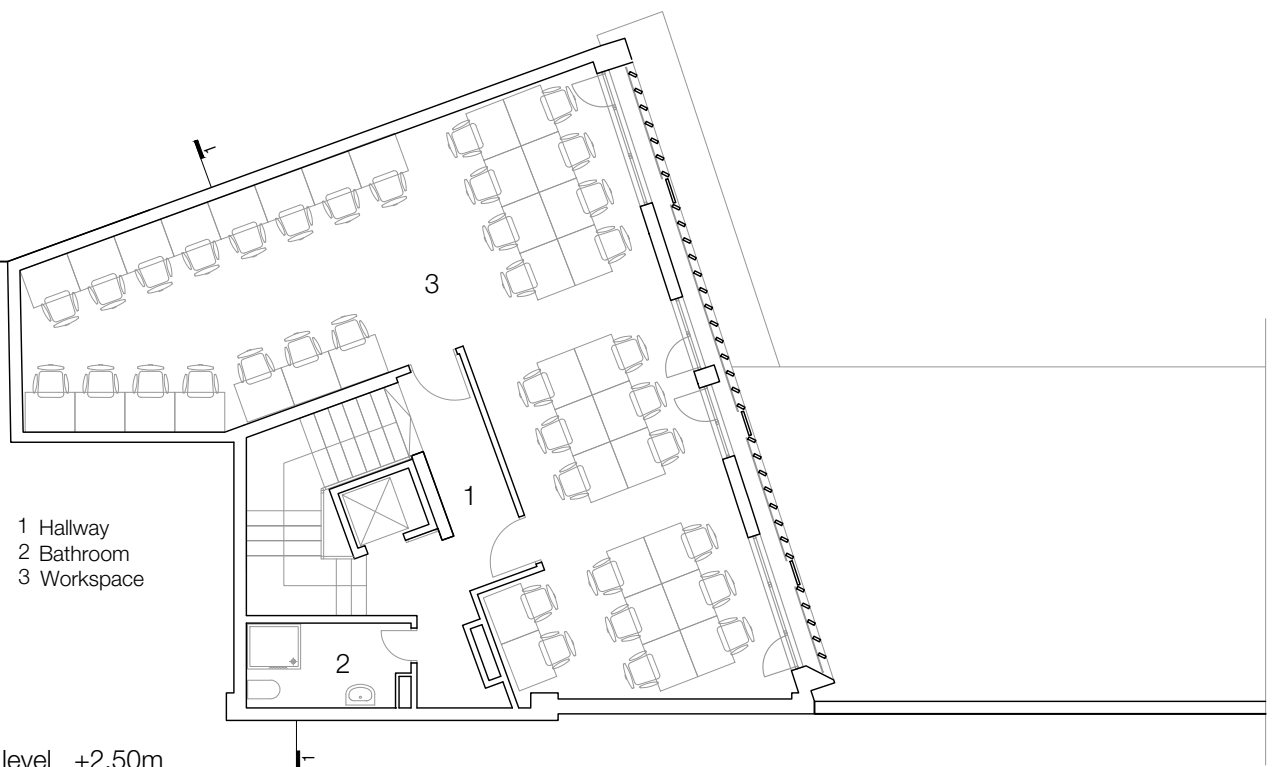


THE IT HUB

Floor plans



level +0.00m

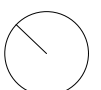


level +2.50m

The core design principles that guided the project during its hotel phase seamlessly transitioned to support the IT company's requirements. The central layout, efficient use of space, and sustainability features were preserved, catering to the needs of the new occupants.

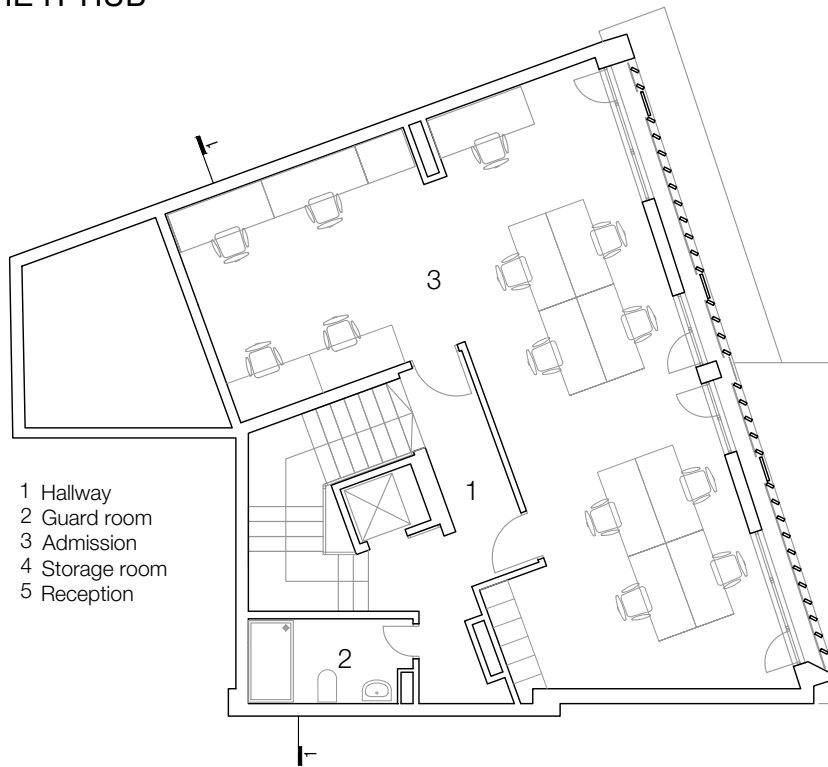
Despite the transformation the main idea is still accurate. The basement including the gym, now cater to the IT company's employees, providing a conducive work environment. The kitchen and restaurant, designed for hotel guests initially, have been transformed into a versatile space. It now serves as a modern cafeteria and collaboration area for the IT company's staff, fostering a sense of community and innovation.

2 4 6 8 10m

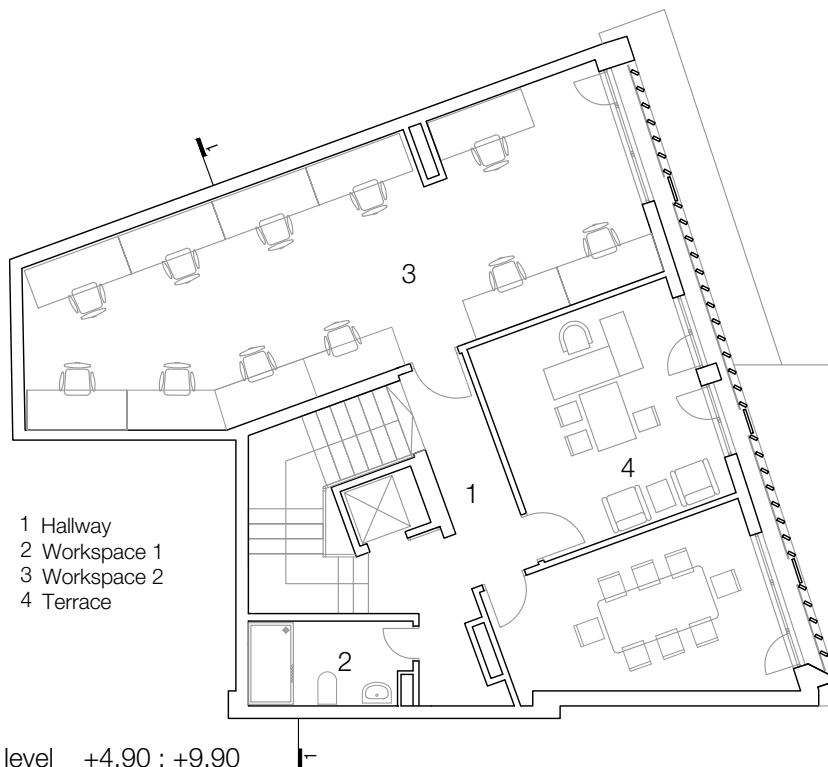


THE IT HUB

Floor plans



level +7.40 ; +12.40



level +4.90 ; +9.90

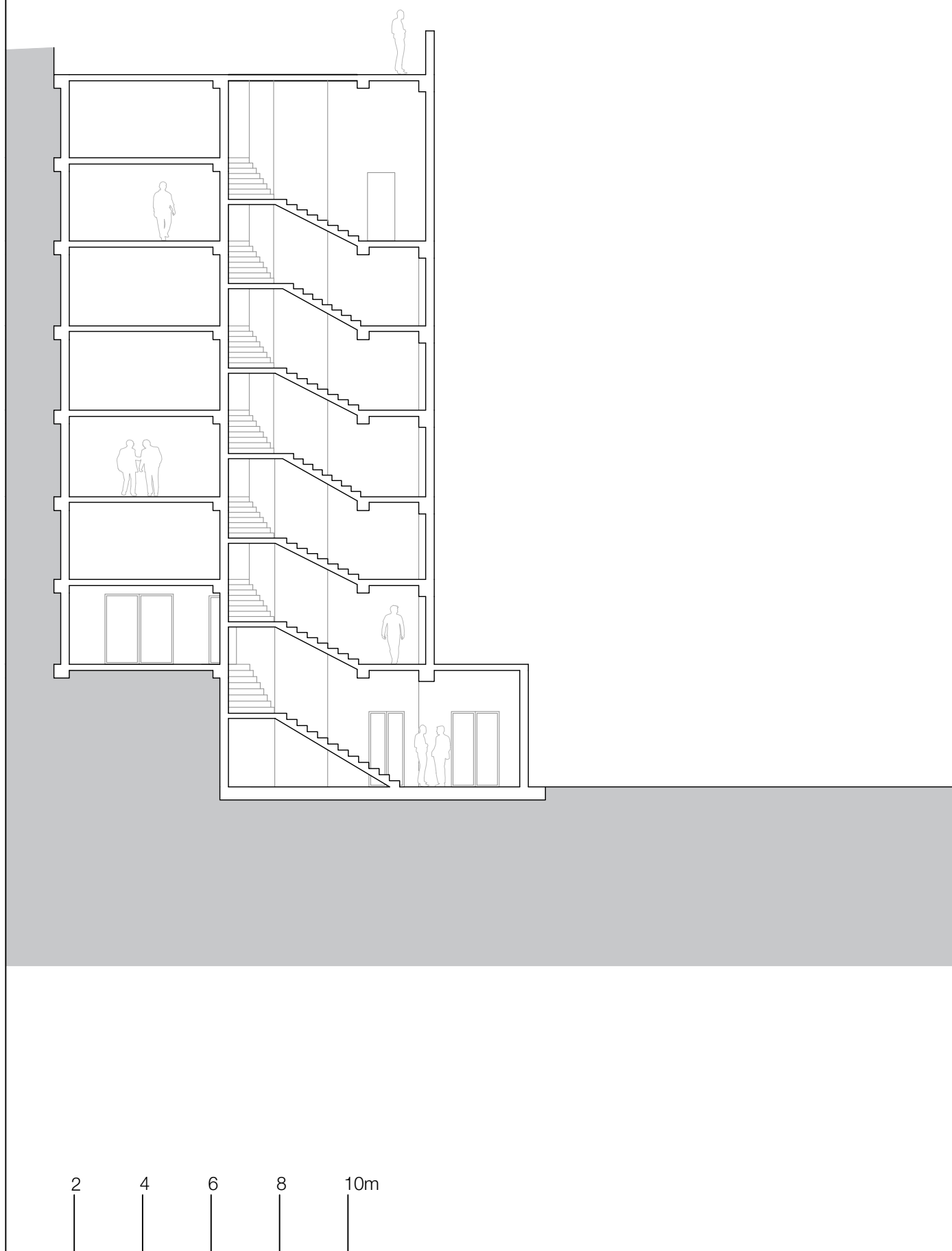
The facade's design, which was originally intended to provide an inviting ambiance for hotel guests, still stands as a testament to our commitment to aesthetics. Each office space enjoys the benefit of large windows and small terraces, offering a breath of fresh air and connection to the city's dynamic atmosphere.

2 4 6 8 10m



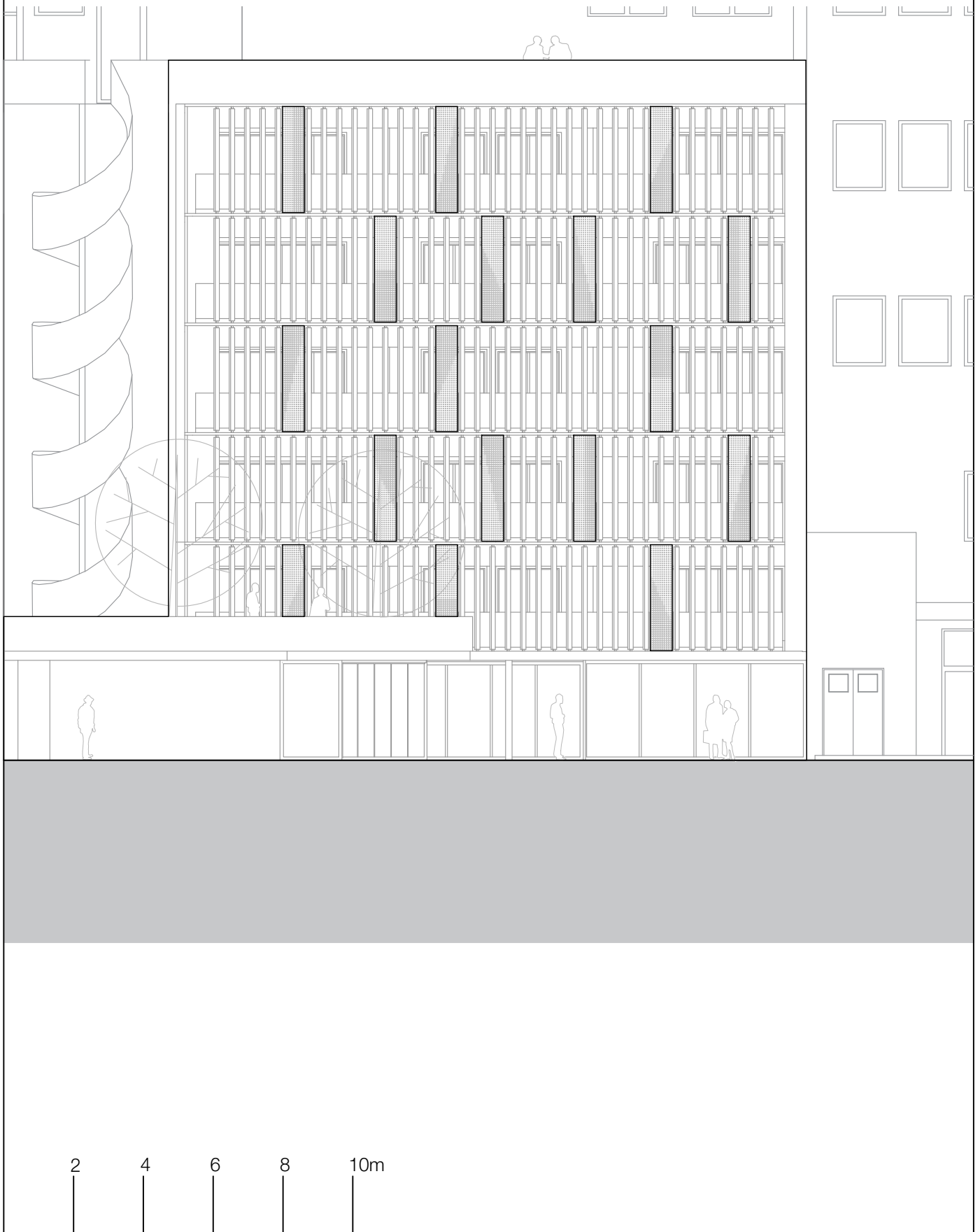
THE IT HUB

Section



THE IT HUB

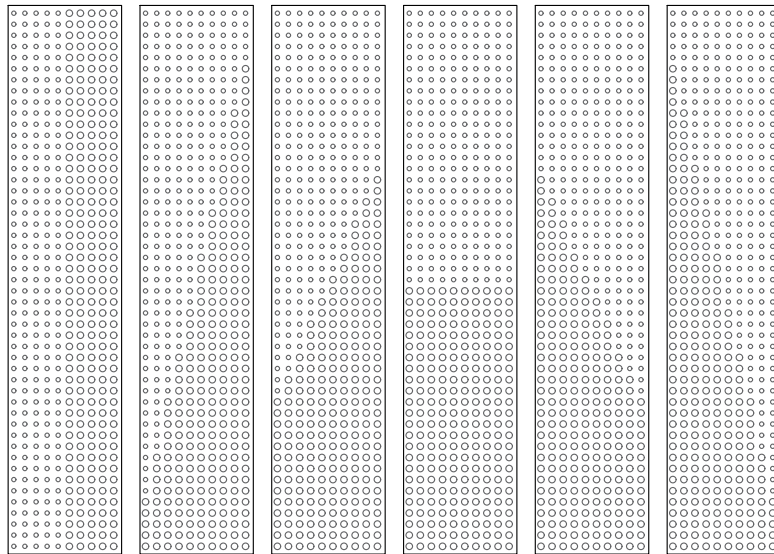
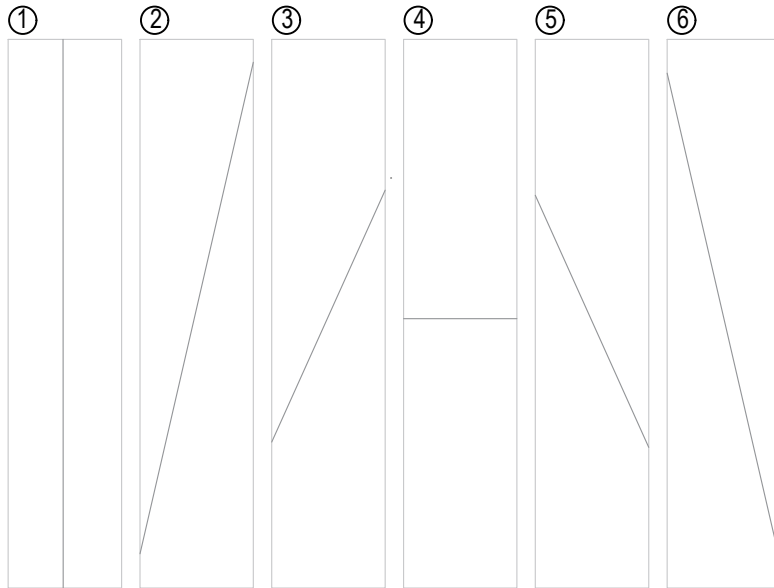
Elevation



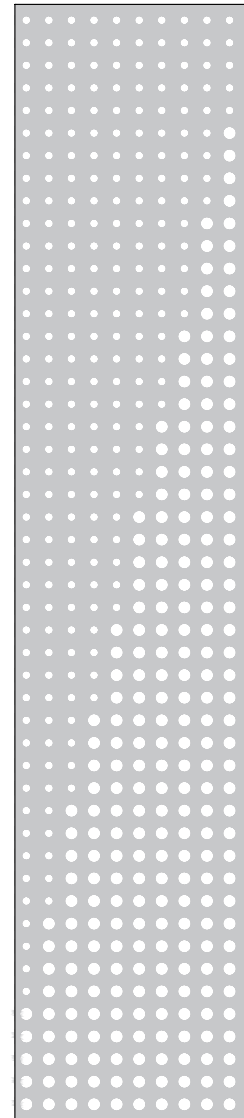


2 4 6 8 10m

Type



Pattern



Panel

The facade's design, which was originally intended to provide an inviting ambiance for hotel guests with the rotating panels with a specific design and vertical shutters in between, still stands as a opportunity to regulate light leak in the offices.

2

4

6

8

10m



The question while thinking of the façade design was how to connect with the old buildings around and still give a way of continuity, extending the architectural language across with the other facades that wrap up the square.

The recognizable pattern of repeating verticality showed through the windows of the old facades in a specific and continue rhythm, gave us the idea of creating another repetitive verticality with a modern language that will point out in a different way. The perforated panels give way of a spontaneity and creates a bit more dynamic look of the new façade.

For now, the façade stands alone in the old context of buildings, shining in the square, slowly returning it to its original purpose - to be empty public space, inhabiting people and different types of events, instead of just collecting cars and waste.





