



TIRANA NEW GARDEN GATE

Master Plan of the entrance to the Tirana Park and architectural project ideas for
two public buildings: the Public Service Center and the General Directorate of the State Police

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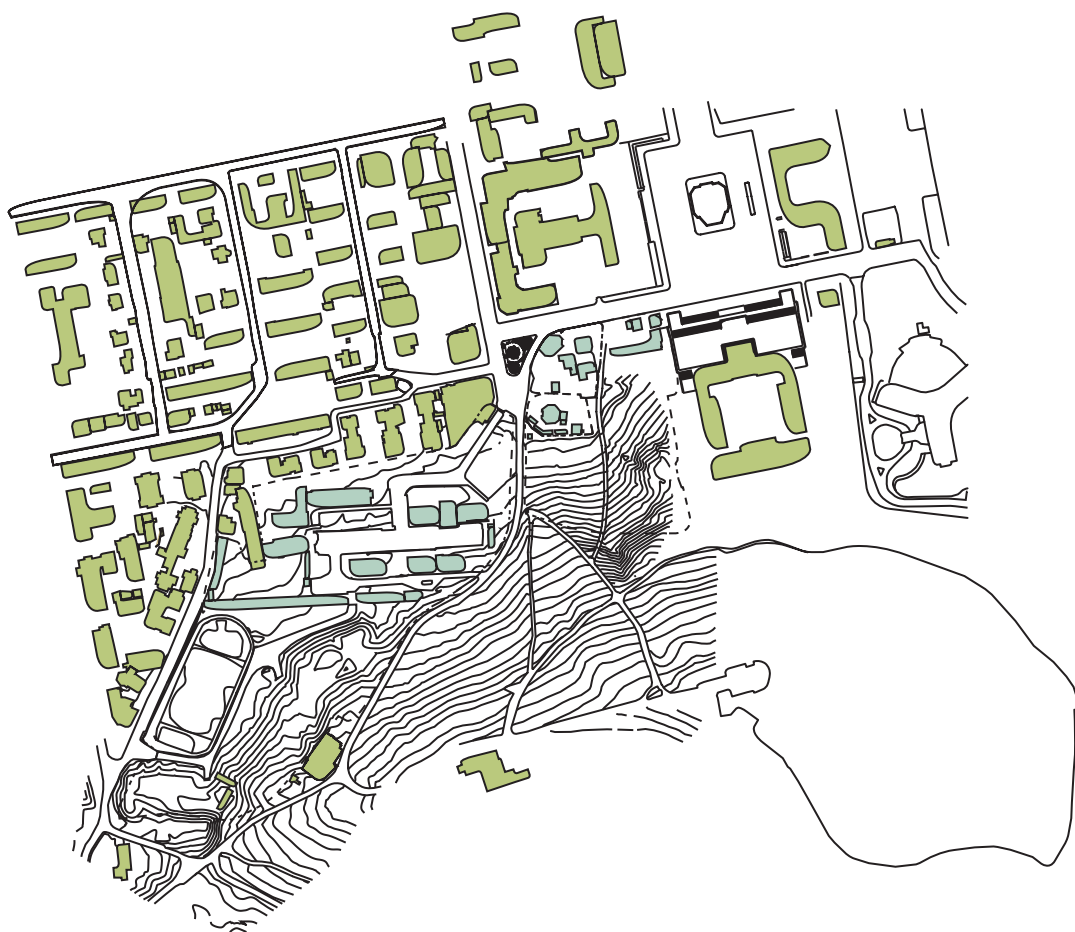


Introduction

The architecture does more than just occupy landscape; it becomes the landscape itself. The master plan for the new area planned for the expansion of the Polytechnic University of Tirana and the Police Departments presents a new artificial landscape built of a series of panoramic terraces affording views of the city.

The project is intended to see rather than be seen. It is conceived as an open, accessible public park placed on the edge of a distinctive, historical setting of early twentieth-century monumental buildings.

The proposal for the master plan seeks to blend into the context, stating its physical presence with quiet modesty rather than ostentation. The Tirana Park has long been a place for recreation and leisure for the city's population. The project aims to give it a new contemporary expression and enhance this resource, expanding it and multiplying its many possibilities to be a park as well as a service point and built space.



1- Context and surrounding

Tirana's last period of major urban planning change was in the early 1920s when famous architects of Mussolini's fascist era, such as Florestano de Fausto and Armando Brasinisi, were in charge of organizing its urban plan's axial system, building new avenues, squares, boulevards, government buildings, the city hall and the Presidential Palace.

The highly axial urban layout with a Roman-era "cardum and decuman" system defined the placement of the monumental buildings on these lines, creating a system of grandiose focal point views.

For example, University Square is placed at the south end of the city's median axis. It features an austere, symmetrical facade in absolute classical Italian style and serves as an urban icon. Mother Teresa Square is currently getting a make-over in the project planned by the municipal government through a new use of pools and fountains, new landscaping design, and rows of trees to help return it to some of its former luster.

The University building displays the grandeur of the Fascist way of doing architecture. It is furnished with a monumental podium for speeches and typical Florentine elements from the Renaissance period used as details of the outer facade. The University building is formed of compact rectangular blocks attached to one another. They recall the image of a fortress; this is a modernist interpretation of the traditional Albanian tower of the north region. The architect Bosio's design style vacillates between references to a glorious ancient past with Roman arches and columns and a new rationalist style, whose implementation was favored by the advantages of reinforced concrete.



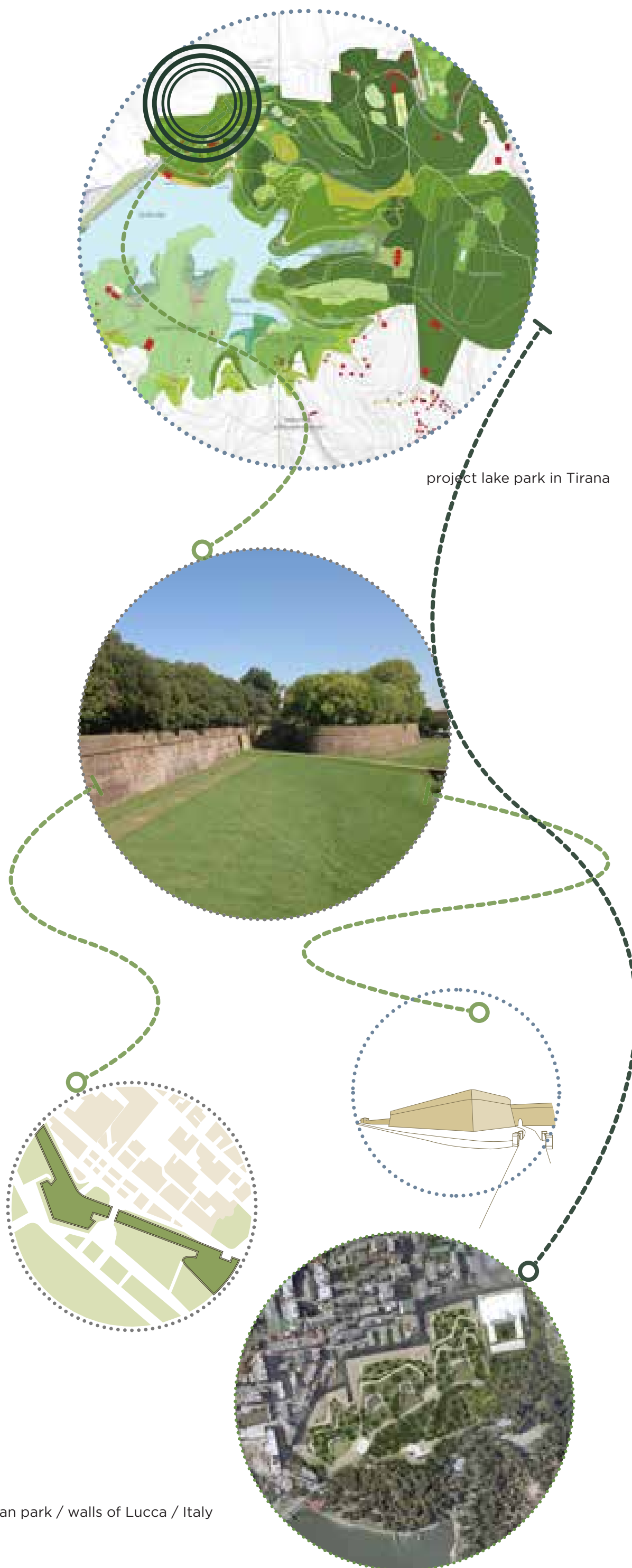
The other defining element in the context that we need to study is the area to the right of the University, called “Garda,” which comes up against the Tirana Lake Park to the south. The artificial lake is one of the most attractive places in the city for the people of Tirana.

Lake Park is a city park designed in the 1960s by two architects, one Bulgarian and one a young Albanian, Nedelcko Radoslavov and Zheko Zhekov. They conceived it as a site for recreation and rest. As it is a major point of attraction in the city, the municipal government decided to make a new master plan to organize around the lake functions different and building types to serve the park. The latest plan is a study prepared by the architects of the Berlage Institute commissioned by the Municipality of Tirana in 2005.

This park has extraordinary natural resources, which the project highlights while configuring it as a contemporary, flexible and dynamic place with great natural quality.

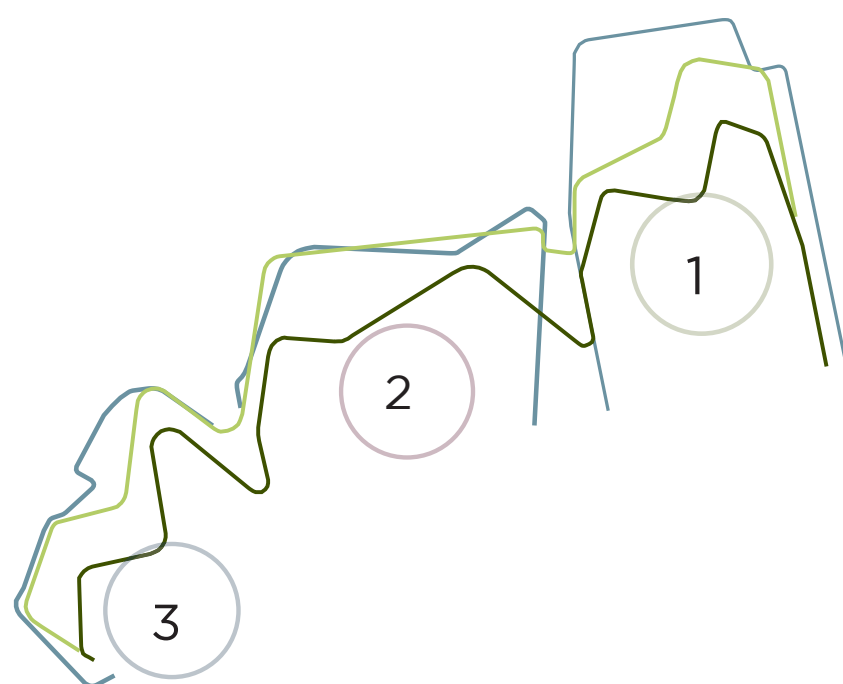
The area of the competition for the new 2005 master plan for the Park’s entrance is to the University’s right on the edge of the city park. There is currently a high level of urban decay and disarray and few businesses persist and are in temporary, unauthorized structures.

Yet, it is worth noting that because of this area’s placement, it can be considered susceptible to major development in the near future. As requested by the competition, it could hold new public services for the University as well as other public functions and new park facilities. This is a not-to-be-missed chance to shape a new image for Tirana in the world in coming years.



example of urban park / walls of Lucca / Italy

- 1 UNIVERSITY - SOCIAL CULTURE FACILITIES
ENTRANCE TO TIRANA PARK
- 2 GENERAL DIRECTORATE OF THE STATE POLICE
- 3 PUBLIC SERVICE MALL

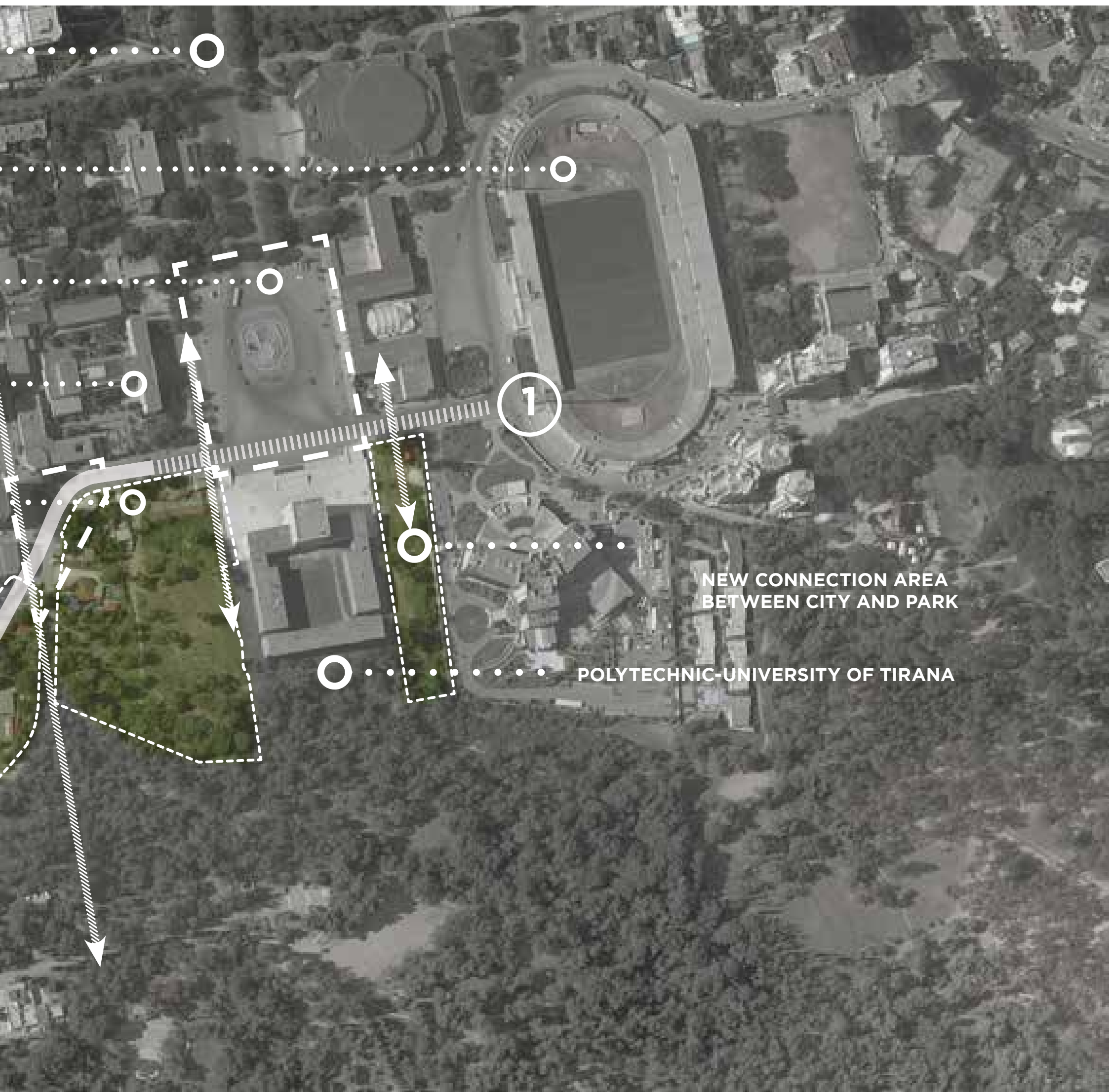




planned demolitions



orographic system



2- Competition scope and objectives

The competition will be built on these three phases:

- a. The master plan for the area of the entrance to the Lake Park and any landscape, development pertaining to the park/city interconnection.
- b. An architectural project idea for the public building of the General Directorate of the State Police.
- c. An architectural project idea for the public building “Public Services Center”.

Inside the over 13 hectares land for the functions that the competition envisioned, over 65,000 sq.m. are planned for:

SOCIAL-CULTURAL EVENTS, EDUCATIONAL AND ADMINISTRATIVE FUNCTIONS , MINISTRY OF INTERNAL AFFAIRS ADMINISTRATION, POLICE, PUBLIC SERVICES CENTER, etc...

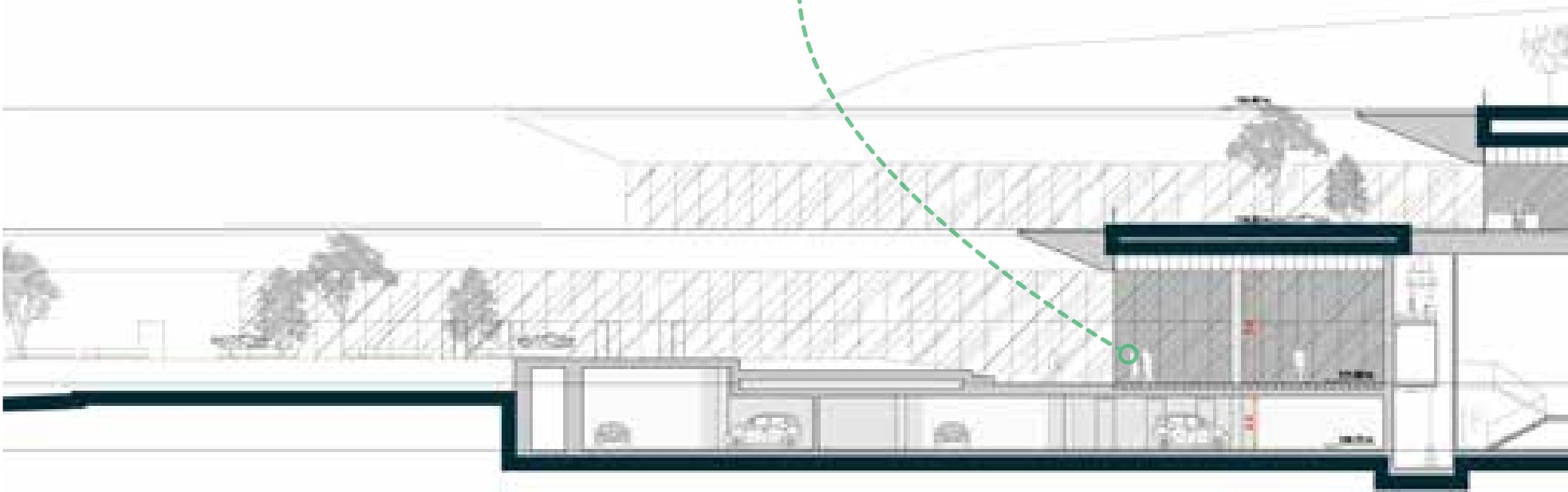
The competition will produce design solutions for the landscape development of the entrance to the Lake of Tirana, as well as some public and administrative buildings **in the interconnection between the city and nature.**

In order to set the new buildings in the competition area, some basic objectives must be respected:

- The preservation of the existing landscape;**
- **The integration of the new features in the park;**
- The new structures must maintain **communication between the pedestrians and the park landscape** rather than being a barrier;
- New specifications and **diversified functions should be integrated in a unified, organic project system;**
- **New, diversified accessibility to the park** in order to separate and divide it into the three requested functional areas;
- **New facilities available to the city** that are easy to access and use (such as parking lots, connections between levels, and clear accessibility);
- **Optimal integration with surrounding** building heights and the development of a strongly horizontal development layout;
- **Division of traffic** flows between pedestrians and public and service vehicles;

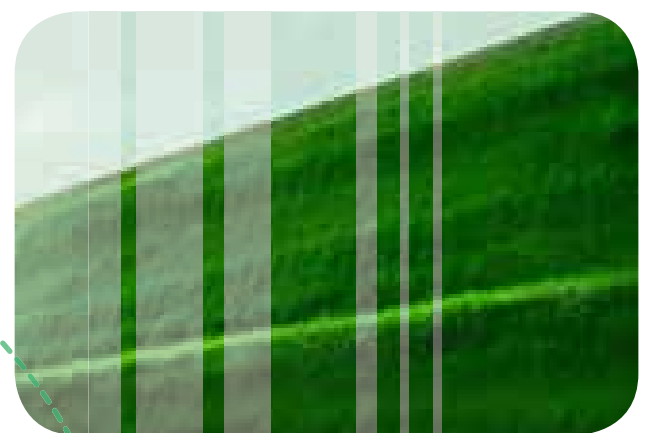
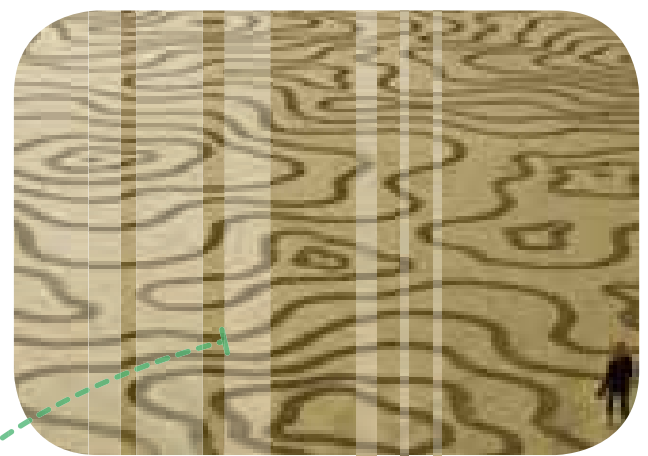
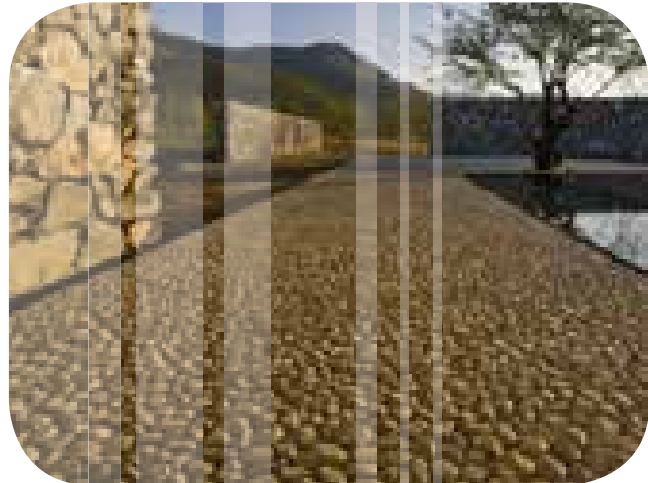
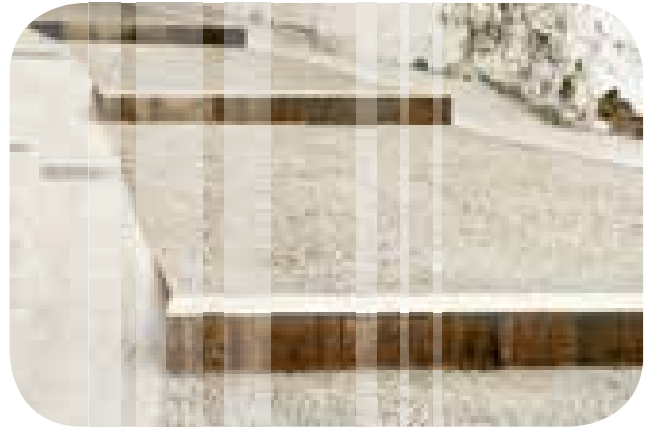


cut in the hill and diorama landscape

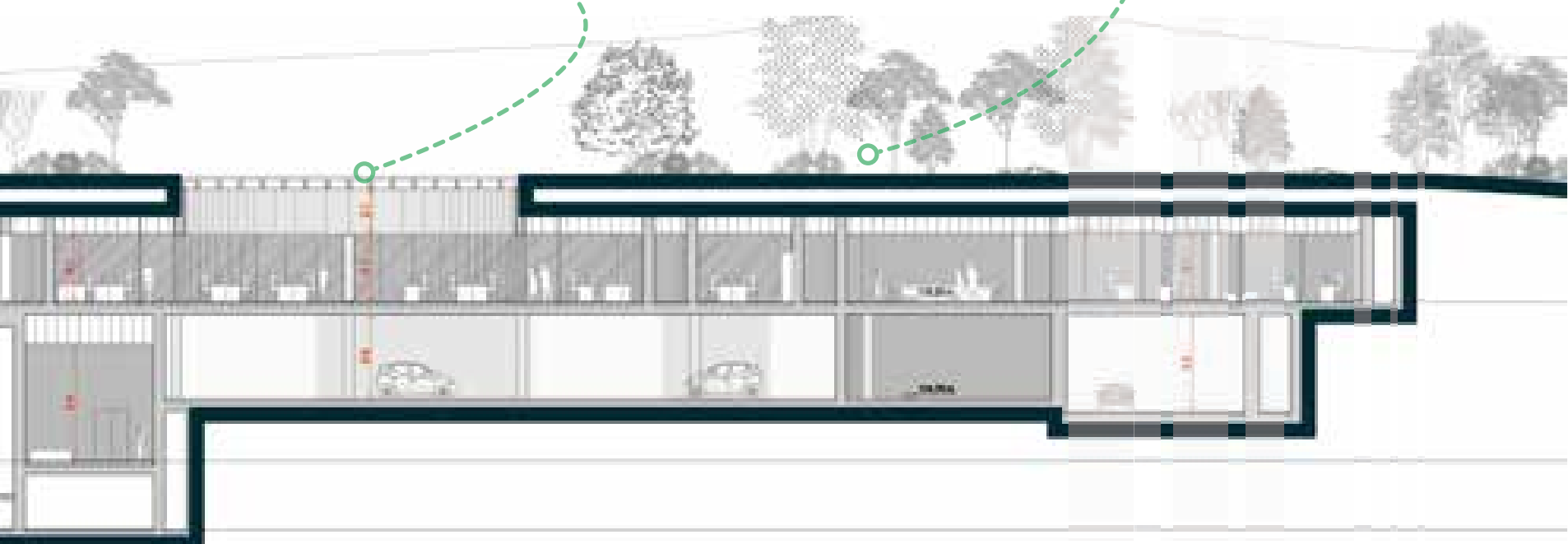




sculptures park and iconic point of view



natural materials
for pedestrian paths
and lanscape



3- Project concept

The entrance to the Lake Park has been subject to many planning projects over the years. The current competition aims to integrate the Park's entrance system with new buildings serving the community. The new urban plan pertains to Mother Teresa Square, the Park's reorganization, the redevelopment of the Boulevard of National Martyrs, and the connection between all these new redevelopments. This is the current situation and starting point.

The project sets up a new relationship between the built context and the park's natural system, seeking to create a mediation that also introduces new structures and services without obscuring the perception of it being on the park's edges and in a natural setting.

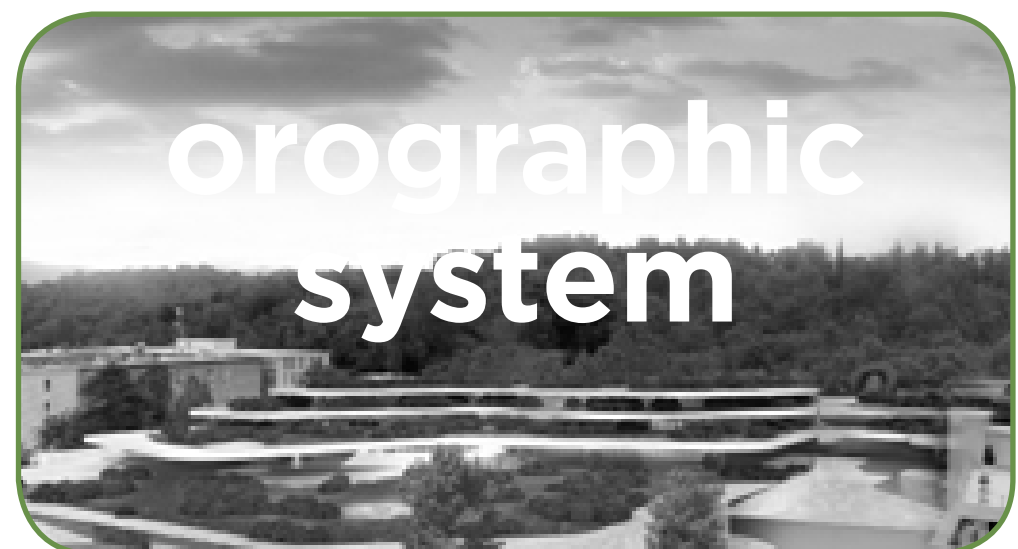
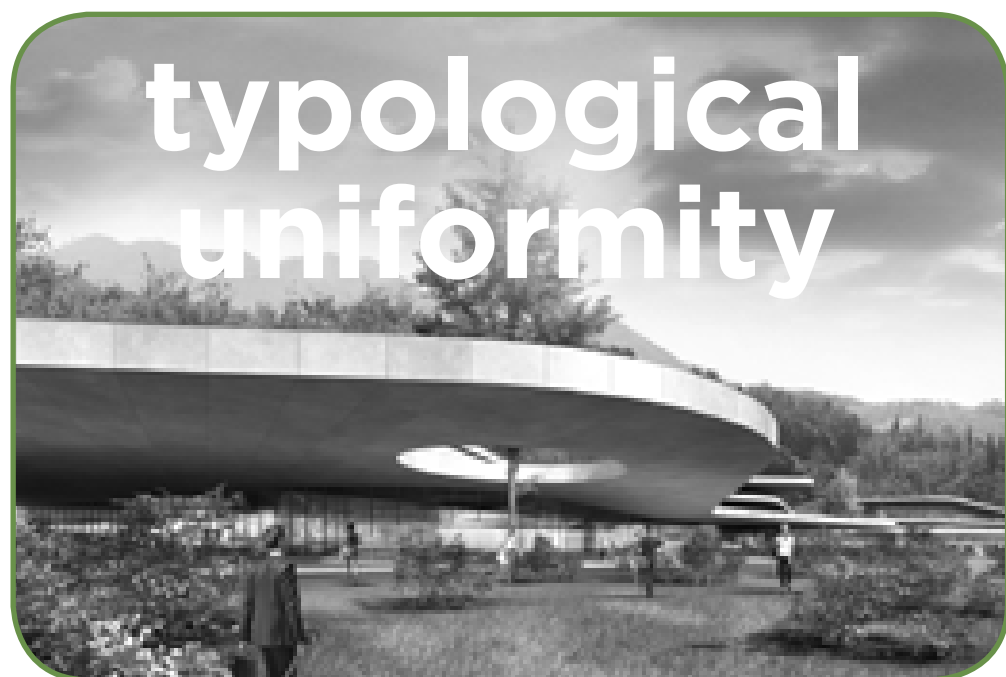
To do this, we need to build by inserting new volumes in the contour of the hill and creating a new landscape topography. This is a design exercise that introduces a few key construction elements with an ecological and sustainable approach.

Each area's functional program is completely integrated in the hill. The volume develops following a principle of geo-morphological experimentation turning the architectural work into landscape. It aspires to achieve perfect harmony and symbiosis between human culture, the fruit of human labor and our natural environment.

The physical and conceptual construction of the functions requested are developed in an organic continuum that establishes a deep connection between the built space and the landscape, between artifice and nature. The different functions therefore cannot be distinguished in separate, diversified type "containers." Rather the concept develops a unifying design, nullifying architectural differences in favor of an organic image that relates to the scale of the landscape rather than that of the city.

Different surfaces are placed on 3 to 4 contour lines with a sinuous, curving topography, following the natural difference in level between the road and the hill, which varies between 15 and 20 meters.

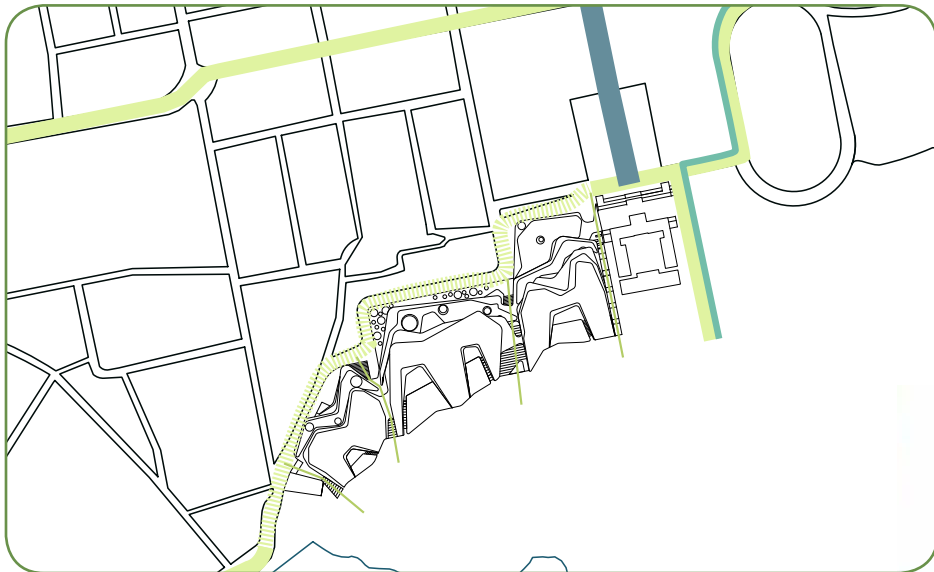
The terraces are designed as roof gardens that are practicable because they are completely horizontal. Each level is in visual communication with the outside,



**How can we refunctionalize
it without losing sight of
the existing green space, or
even increase it?**

**How can we build so much area
without it becoming
actual buildings?**

***What is possible to built in
a organic park?.....***



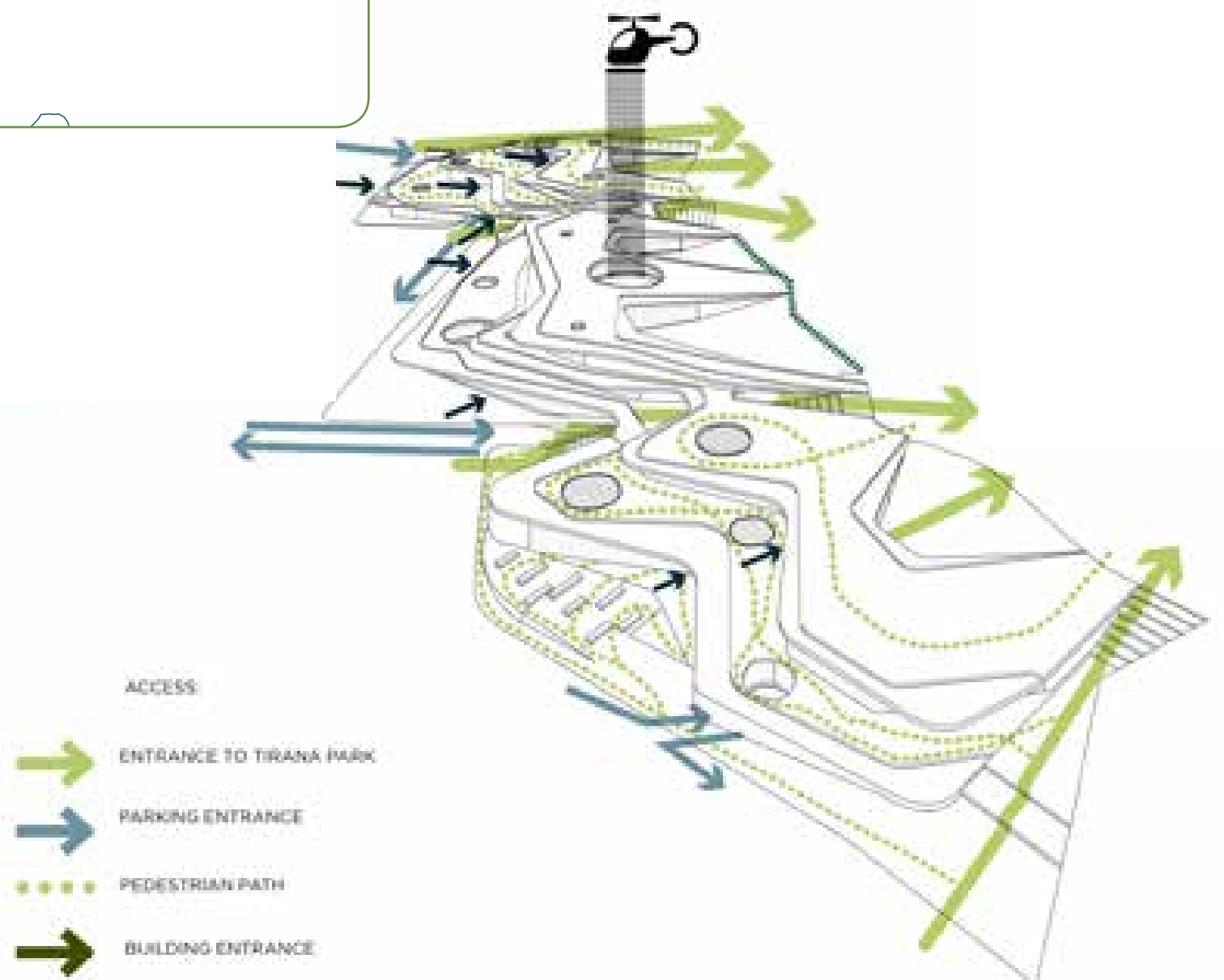
extending the internal environment to the external one, made available to activities and new outdoor areas used by the different functions. It should be noted that this type of spatial organization would be impossible in a traditional building with floors.

The design considers and manages the area's landscape dimension. It takes nature as a key element of individual and social well-being, and its protection, management and design are simultaneously an important resource as well as a clear responsibility.

The people of Tirana see the park as an important cultural asset with a distinctive, identifying character. As a place that inspires a sense of belonging, it is a social product that is to be seen as dynamic and not static. Because of these qualities, we plan to avoid interrupting the daily use made of this park, and encourage its expansion and coordinate its use by inserting a system of social relationships in this complex system.

3.1-New road system

The new proposed road system links to the current entrance at Garda, next to the University Square opening, running along the perimeter of the existing areas and connecting to the current Dora d'Istria Street which leads directly to the lakes. The underground parking lots placed in different functional areas can be accessed from the new road system. In order to build the new roadways, several added-on, unauthorized structures on the route will need to be demolished.



3.2 Functional system



UNIVERSITY & SOCIAL CULTURE FACILITIES &
ENTRANCE TO TIRANA PARK
26.000 sqm and 13.000 of parking



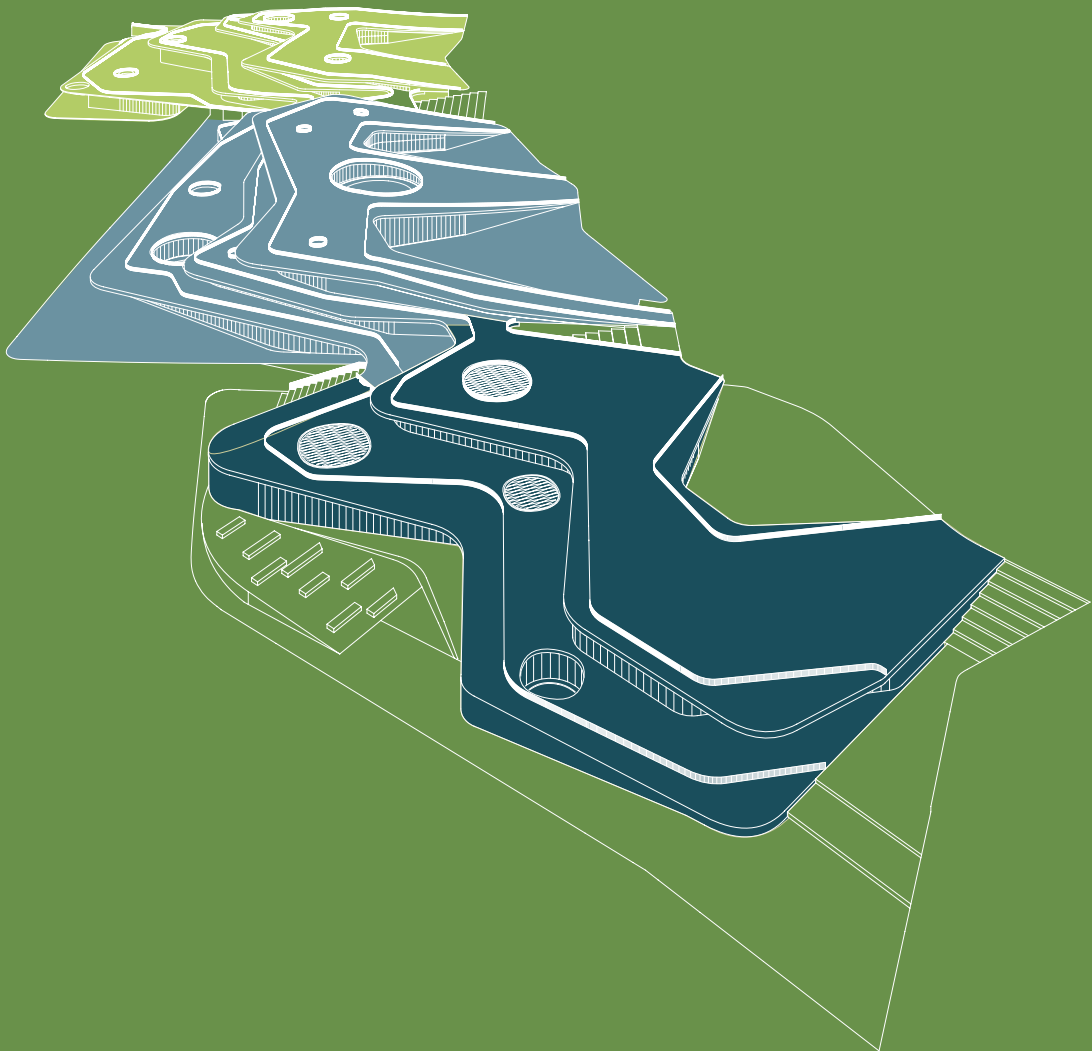
GENERAL DIRECTORATE OF THE STATE POLICE
& MINISTRY OF INTERNAL AFFAIR-CRIMINALISTIC SECTION
19.700 sqm and 6.200 sqm of parking



PUBLIC SERVICE MALL & ADMINISTRATION FOR ALBANIAN GO-
VERNEMENT
12.200sqm and 10.800 sqm of parking

total surface buildings A+B+C

58.000 sqm and 30.000 sqm of parking



LEVEL	SERVICE MALL BUILDINGS	GENERAL BUILDINGS	UNIVERSITY AND SOCIAL BUILDINGS	TOTAL BUILDINGS
GROUND			5400.00	5400.00
11/12	5000.00	5200.00		5400.00
11/13	5200.00	5200.00		5400.00
12/14		5400.00		5400.00
TOTAL	10200.00	10600.00		20800.00
LEVEL	SERVICE MALL PARKING	GENERAL PARKING	UNIVERSITY AND SOCIAL PARKING	TOTAL PARKING
GROUND			5400.00	5400.00
11/12	5000.00			5000.00
11/13			5200.00	5200.00
12/14				
TOTAL	5000.00		5400.00	10400.00
LEVEL	SERVICE MALL CARPENTRY	GENERAL CARPENTRY	UNIVERSITY AND SOCIAL CARPENTRY	TOTAL CARPENTRY
GROUND			5200.00	5200.00
11/12	5000.00			5000.00
11/13	5200.00			5200.00
12/14			5400.00	5400.00
TOTAL	10200.00		5400.00	15600.00

4- Project's eco-sustainability

One of the project's main objectives is to reduce energy consumption by improving the energy performance of the building envelopes and heating systems. This will be possible through the use of passive strategies, including:

- choosing high performing technological facades
- improving safety conditions, living comfort and environmental compatibility in the use of energy by carefully managing water resources, choosing eco-friendly materials and using renewable energy;
- optimizing the economic level of the investment, as well as operation and maintenance of the building systems to achieve savings during its operation.
- measures to screen and protect the glazed components in order to achieve a total solar factor of no more than 0.3 by coupling glass and screening.
- maximizing the use of natural light for lighting the occupied indoor spaces; good access to natural light in work and living areas can reduce the electrical loads for lighting in the day as well give occupants greater visual comfort.

In order to be defined as a green building, a variety of strategies must be followed:

“Green” buildings, or buildings designed for environmental sustainability, can reduce energy and water consumption up to 70% using the following strategies:

- Reduction of heating energy consumption through: Rationalizing primary energy used for heating. Energy efficient building envelope
- Reduction of cooling energy consumption as concerns: Primary energy for cooling
Control and optimization of solar radiation through shadings Energy efficient building envelope
- Reduction of hot water energy consumption
- Use of renewable energy
- Construction materials

4.1 roof garden

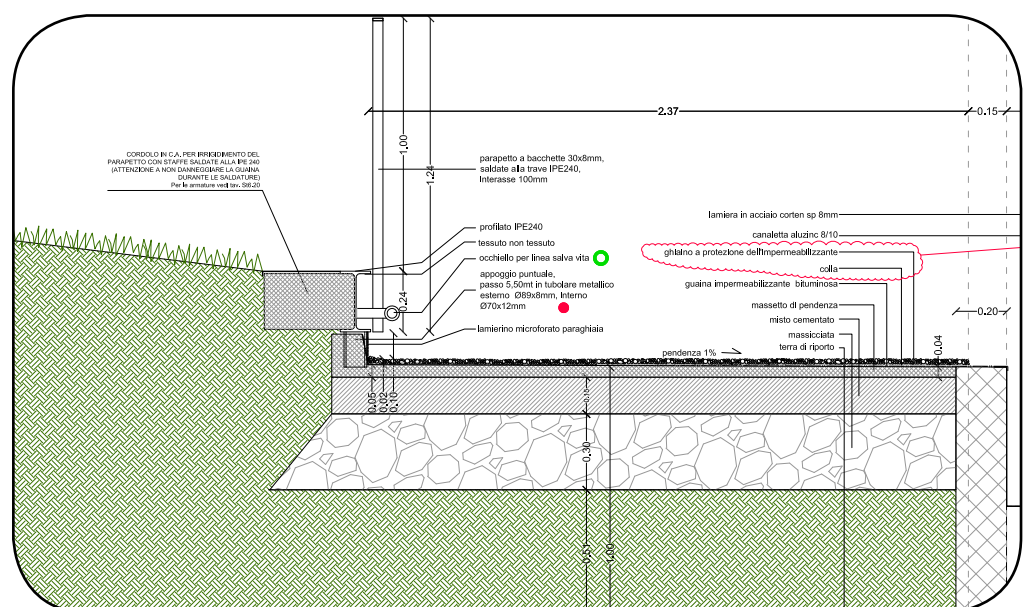
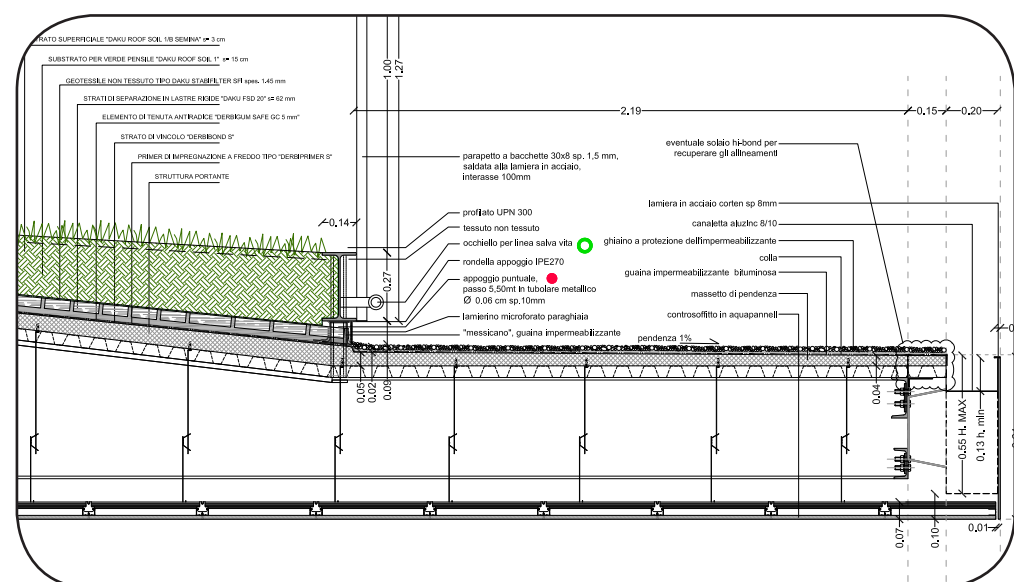
In order to reduce environmental impact, the architecture was adapted to the specific topography of the new land surface, recreating the impression of a hill like the one already there. The perfectly rationally organized volume inside the closed spaces was conceived on the outside as an organic volume in which each space is projected outwards. The landscape comes in through this volume's glass envelope.

The organic systems of the “buildings” covers an 65.000 sqm area. and is conceived entirely as a series of roof gardens holding enough earth to grow small shrubs and low plants in addition to a lawn.

This type of cover is a passive strategy for environmental sustainability. It has advantages in terms of maintenance, building operation and temperature control in the summer and winter. The high thermal inertia created by the deep layer of earth prevents the building from dispersing energy and passively preserves the internal microclimate.

The only sections of continuous glass overlook the southern landscape and the city. To the north, the glazings are always protected by large projecting slabs.

The buildings' greatest sustainability is related to their ability to avoid dispersing energy. They maintain their temperature (though a passive system) and produce “clean” energy at the same time.



5- Materials and construction systems

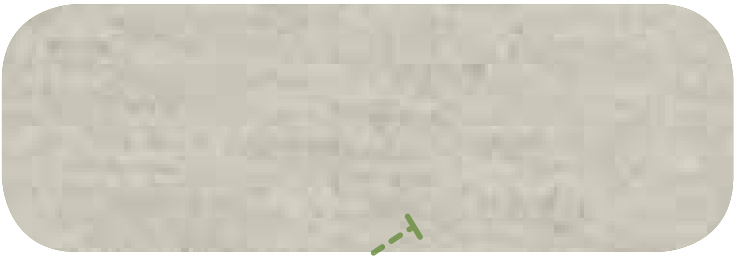
The project as a whole does not follow usual tenets of building structures. The buildings cannot be represented by walls, facades, windows and the number of above-ground floors. Instead, it can be described as a system of shaping the ground, in which each part is conceived as the part of an artificial landscape that has been made fully natural and consists of paths, arcades, trails and scenic viewpoints.

Looking toward the city from the top of the hill, from south to north, we can see only green roofs that are gently shaped following a sinuous progression, small winding paths of white pebbles, and some lightweight Corten-steel colored railings, large circular courtyards, and small squares that open towards the hill. From here, we can see windows that give us a glimpse of the life inside and use of the building.

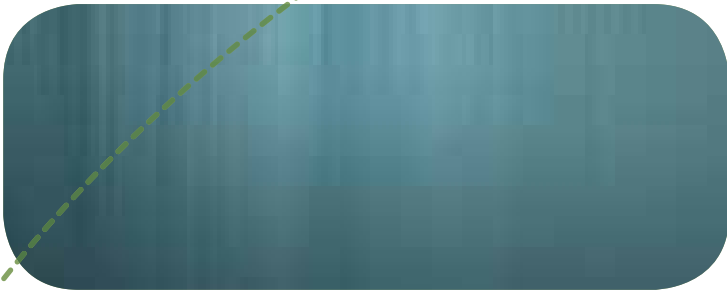
From below, the building features the design of large sections of squares made from local stone, the same material cladding the stairs up to the hill. The roofs that project along the long curved glazings are clad in lightweight concrete.

The idea underpinning the choice of materials is to conceive them as openings in the hill from which we can see the landscape and city at once.

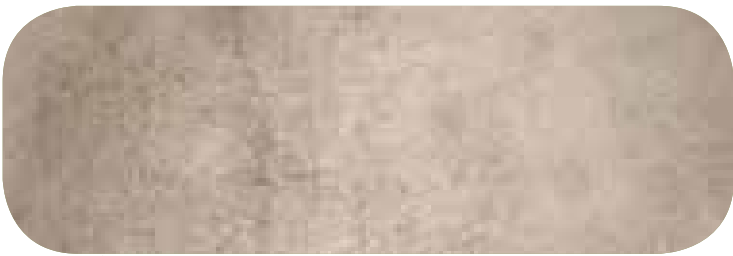
Only a few materials are visible: stone, cement pigmented in different earth colors, the Corten steel of the railings and Albanian river pebbles, marking the park's new paths.



local stone



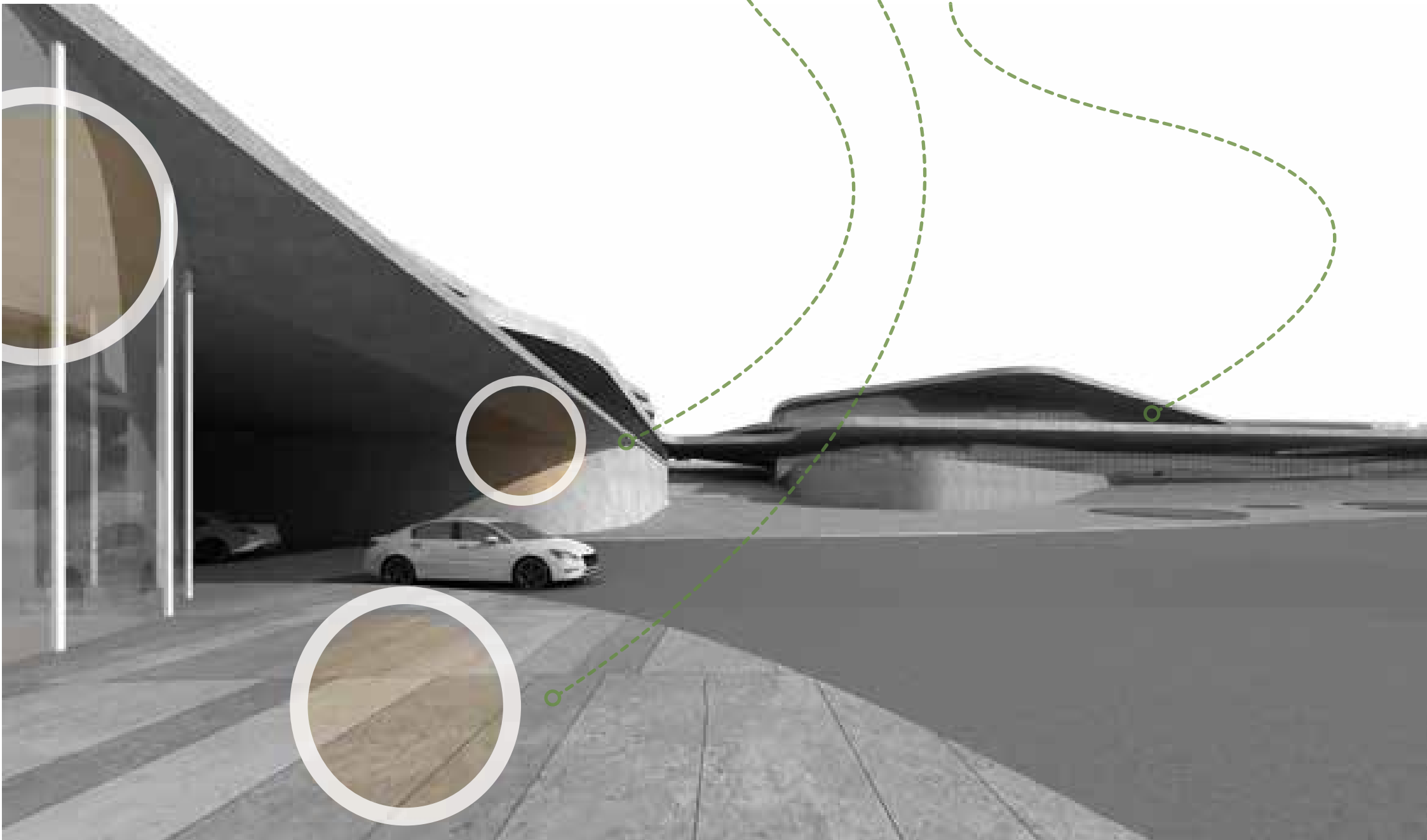
extra-clear glass



pigmented concrete



corten still



6- Design group

N.	name and surname	qualification	experienced	years experiences	Contractuality
1	Giovanni Polazzi	Architect	Architect and Cost estimator	28	Partner and legal representative Archea Associati srl
2	Marco Casamonti	Architect	Landscape architect	24	Partner of Archea Associati srl
3	Niccolò de Robertis	Structural Engineer	Engineering of structure	24	Partner and legal representative AEI progetti srl
4	Ergys KRISIKO	Artist	Installation Artist	13	Cooperation Agreement
5	Florlan Denek	Engineering	Specialist of culture monuments	20	Cooperation Agreement

Archea Associati Architecture Team Leader Group: www.archea.it

7- Budget Cost

Tirana - Garda Competition									
Construction Cost									
		total area in mq	construction cost €/mq	total cost €	construction cost ALL/mq	total cost ALL			
Service Mall - Building A									
Building		12196	€ 900	€ 10.976.400,00	ALL 126.104,58	ALL 1.537.971.457,68			
Underground Parking		10857	€ 450	€ 4.885.650,00	ALL 63.052,29	ALL 684.558.712,53			
Cantilever		572	€ 250	€ 143.000,00	ALL 35.029,05	ALL 20.036.616,60			
Total		23625		€ 16.005.050,00		ALL 2.242.566.786,81			
Garda - Building E									
Building		19754	€ 900	€ 17.778.600,00	ALL 126.104,58	ALL 2.491.069.873,32			
Underground Parking		6276	€ 450	€ 2.824.200,00	ALL 63.052,29	ALL 395.716.172,04			
Cantilever		4913	€ 250	€ 1.228.250,00	ALL 35.029,05	ALL 172.097.722,65			
Total		30943		€ 21.831.050,00		ALL 98.239.725,00			
Universal and Social - Building C									
Building		26019	€ 900	€ 23.417.100,00	ALL 126.104,58	ALL 3.281.115.067,02			
Underground Parking		12937	€ 450	€ 5.821.650,00	ALL 63.052,29	ALL 815.707.475,73			
Cantilever		5029	€ 250	€ 1.257.250,00	ALL 35.029,05	ALL 176.161.092,45			
Total		43985		€ 30.496.000,00		ALL 4.272.983.635,20			
Outdoor Areas									
Paved Areas		37011	€ 80	€ 2.960.880,00	ALL 11.209,30	ALL 414.867.254,26			
Green Areas		34297	€ 20	€ 685.940,00	ALL 2.802,32	ALL 96.111.306,23			
Green Areas on the cantilever floor		2103	€ 80	€ 168.240,00	ALL 11.209,30	ALL 23.573.149,49			
Total		73411		€ 3.815.060,00		ALL 534.551.709,97			
Grand Total				€ 72.147.160,00		ALL 7.148.341.856,98			

1. CONTEXT PLAN

The Context Plan map shows the project area in relation to the city grid and the lake. The map is divided into two main sections: the top section shows the city grid and the lake, and the bottom section shows the project area. The top section includes a legend with the following items:

- MAIN STREET
- SECONDARY STREET
- NEW PROJECT STREET
- BIKEWAY WITH A ENTRANCE TO THE PARK
- PEDESTRIANWAY & ENTRANCE TO THE PARK

The bottom section shows the project area with a legend that includes:

- GREEN FOR SPORT
- PUBLIC GREEN
- TERRACE PARK
- PROJECT GREEN



2. SITE PLAN



A

PUBLIC SERVICE HALL & ADMINISTRATION FOR ALBANIAN GOVERNMENT

B

GENERAL DIRECTORATE OF THE STATE POLICE & DEPARTMENT OF INTERNAL AFFAIRS CRIMINALS SECTION

C

UNIVERSITY & SOCIAL CULTURE FACILITIES & ENTRANCE TO TIRANA PARK



A

B

C



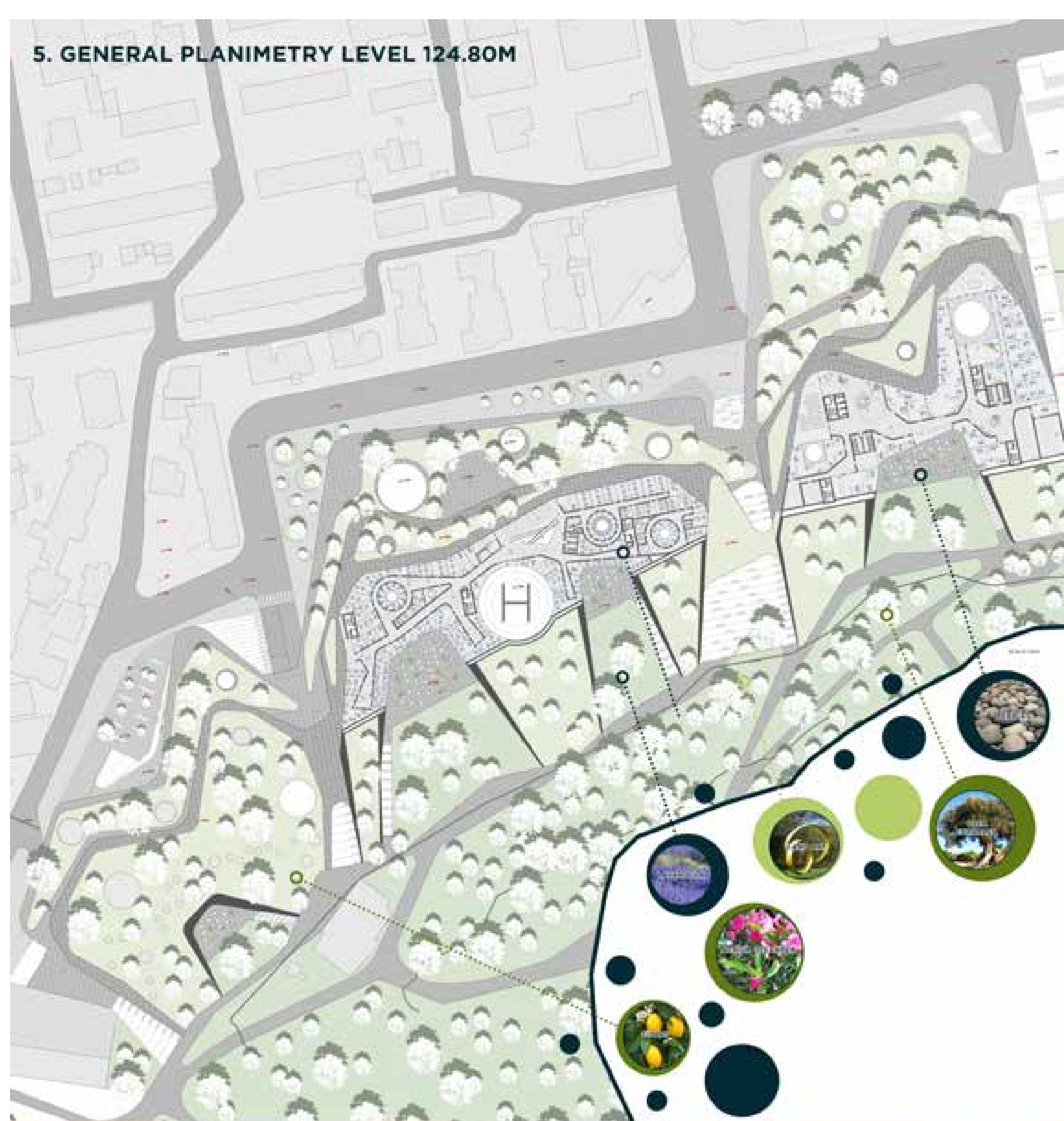
STUDIO ARCHEA

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TIRANA NEW GARDEN GATE



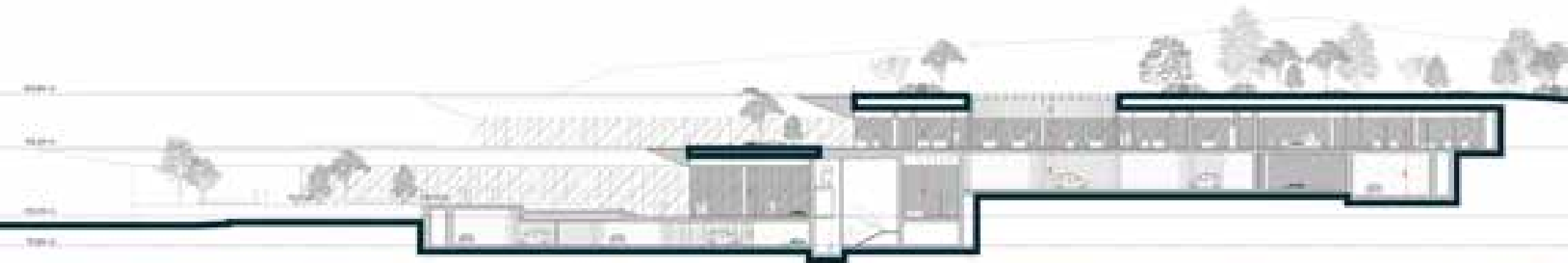
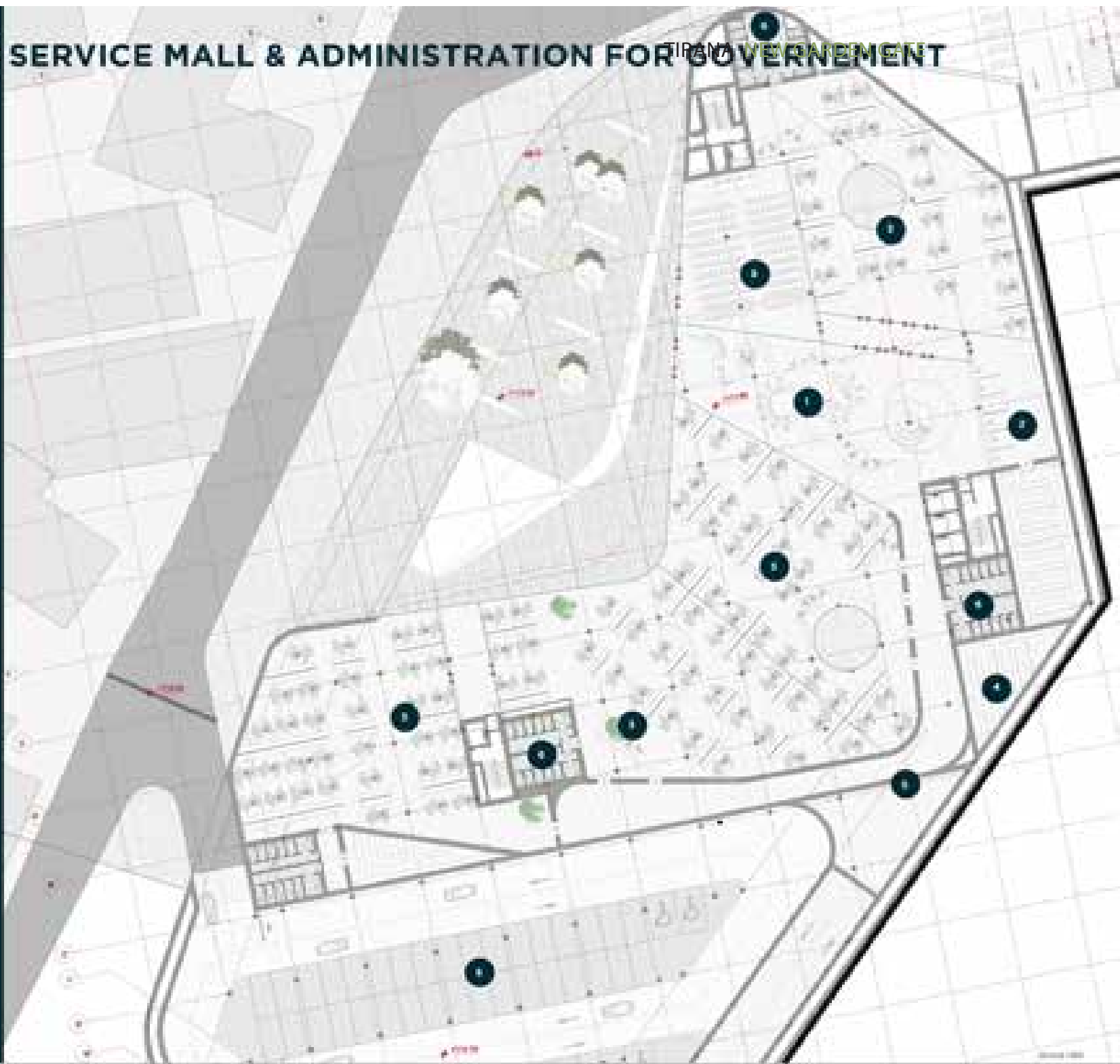
5. GENERAL PLANIMETRY LEVEL 124.80M



6. FOCUS A PUBLIC SERVICE MALL & ADMINISTRATION FOR GOVERNMENT



1 HALL & FRONT OFFICE
2 RECEPTION AND ARCHIVE
3 DEPARTMENT
4 WORKSPACE
5 SERVICE ROOM
6 TOILET
7 PARKING
8 MEETING ROOM



7. FOCUS B GENERAL DIRECTORATE OF THE STATE POLICE

1. Main entrance area with a large circular plaza and a central building.

2. A large, modern, curved building structure.

3. A large, modern, curved building structure.

4. A large, modern, curved building structure.

5. A large, modern, curved building structure.

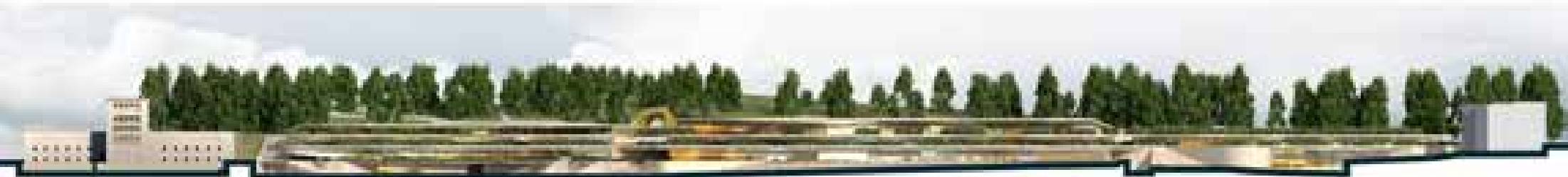


8. FOCUS C SOCIAL CULTURE FACILITIES

TIRANA NEW GARDEN GATE

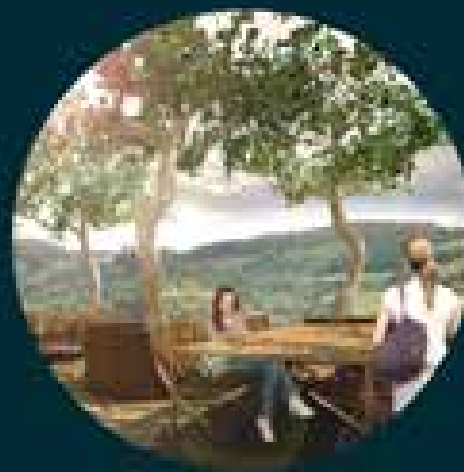


SOCIAL CULTURE FACILITIES
1000 SEATING THEATRE AND DANCING HALL
2 BAR
3000 LIBRARY
SERVICE FOR TIRANA PARK
4 OFFICE
5 MUSEUM
6 SHOP
7 TICKET

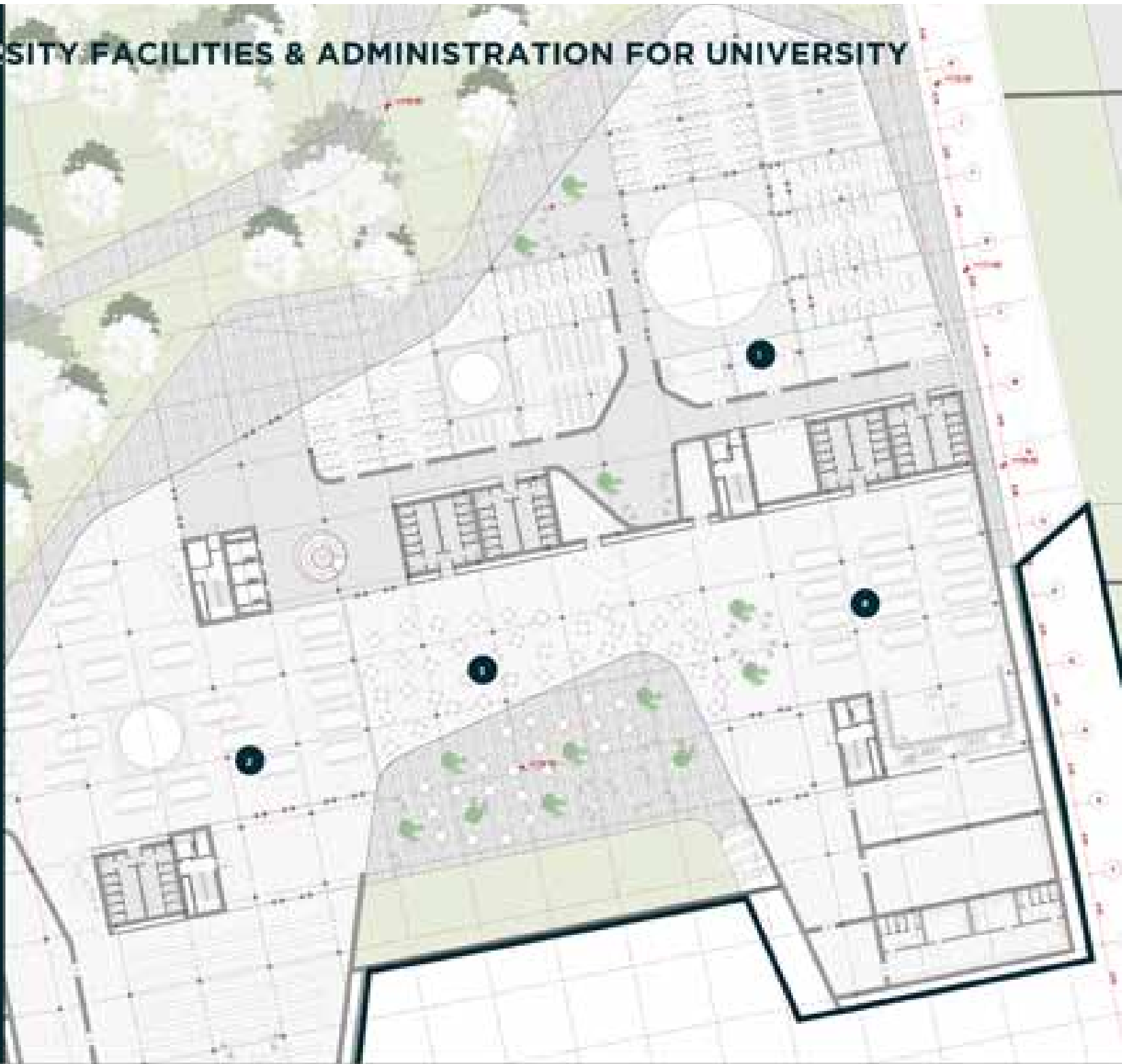


STUDIO ARCHEA

9. FOCUS C UNIVERSITY FACILITIES & ADMINISTRATION FOR UNIVERSITY

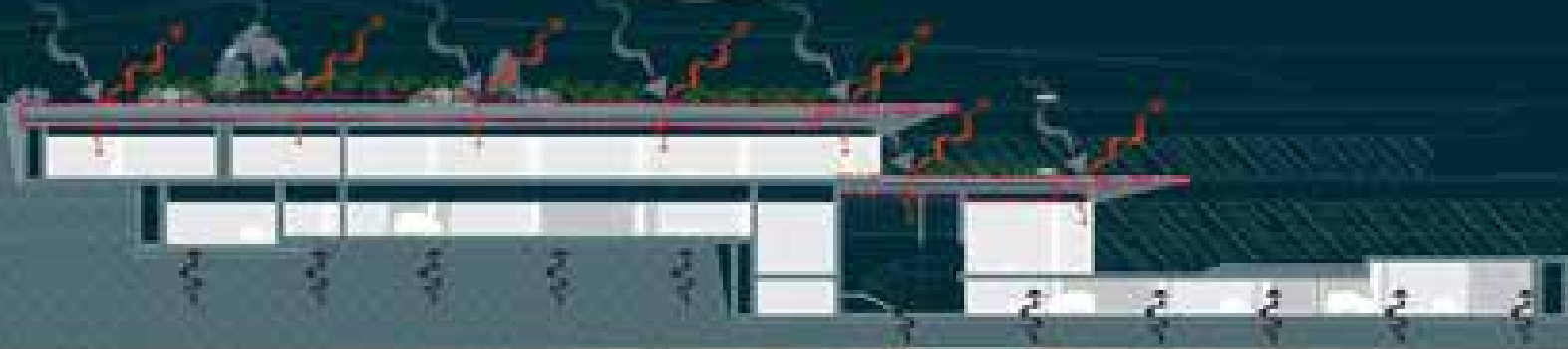


UNIVERSITY FACILITIES
DINING
SCATTERING
CLUSTER



STUDIO ARCHEA

TIRANA NEW GARDEN GATE



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