



ΠΑΠΑΣΤΡΑΤΟΣ

ΕΤΑΙΡΙΑ ΤΗΣ PHILIP MORRIS INTERNATIONAL

PAPASTRATOS PIRAEUS

21st October 2016



WATG



GOALS

Make the Papastratos Campus.....



GOALS

Make the Papastratos Campus.....

- a great place to live & work
- a well-known destination
- a catalyst for wider regeneration



PRECEDENTS

PRECEDENTS

Tea Building

- London UK
- ex-tea warehouse
- 26,000m²
- "Ideas Factory"- creative industries



PRECEDENTS

Teletech Building

- Dijon France
- ex-Mustard Laboratory
- 6,000m² for 600 staff
- call centre campus



PRECEDENTS

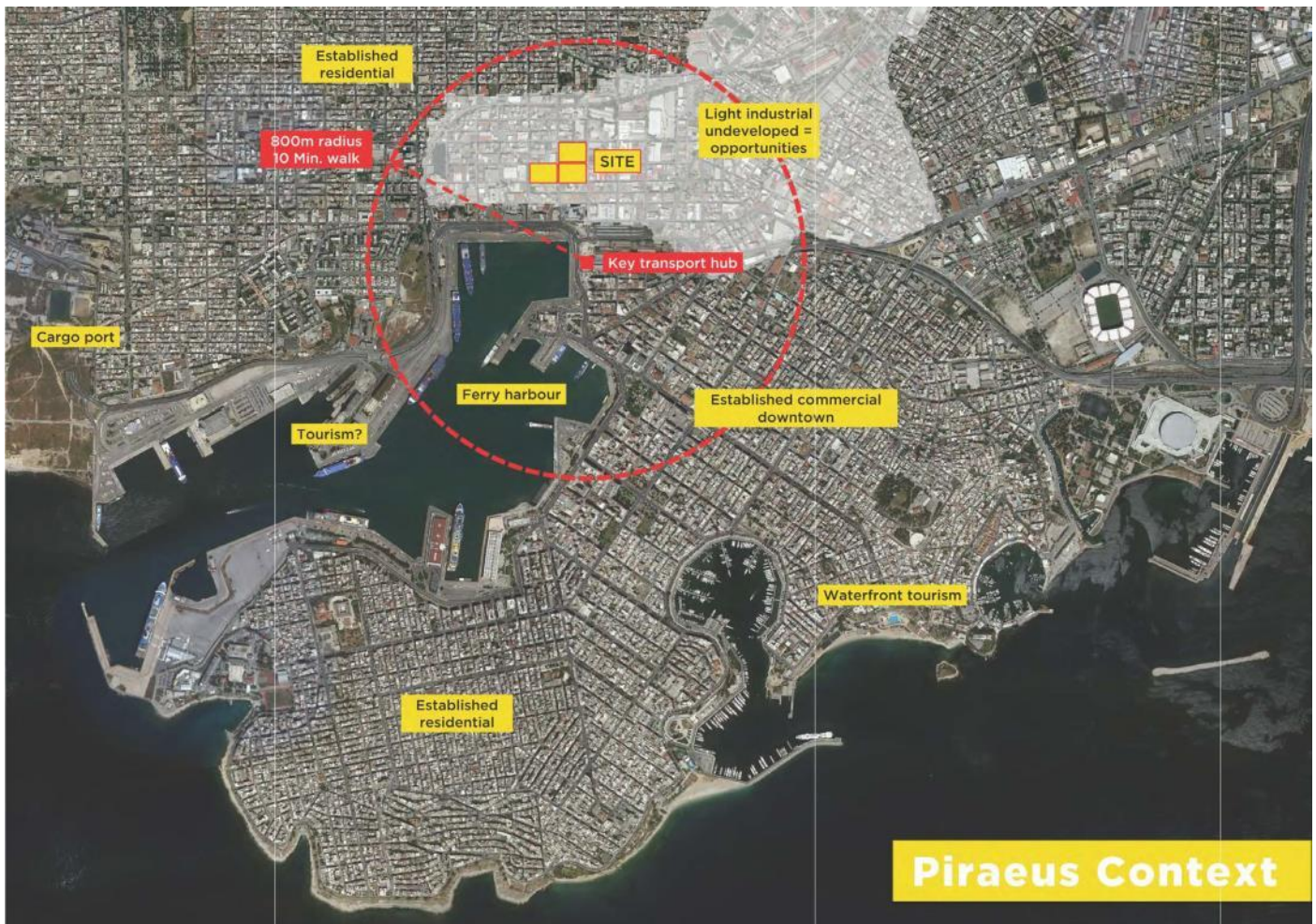
Edificio Portico

- Madrid, Spain
- 10km from city centre
- 20,900m²
- brise soleil "external rooms"
- landscape relief

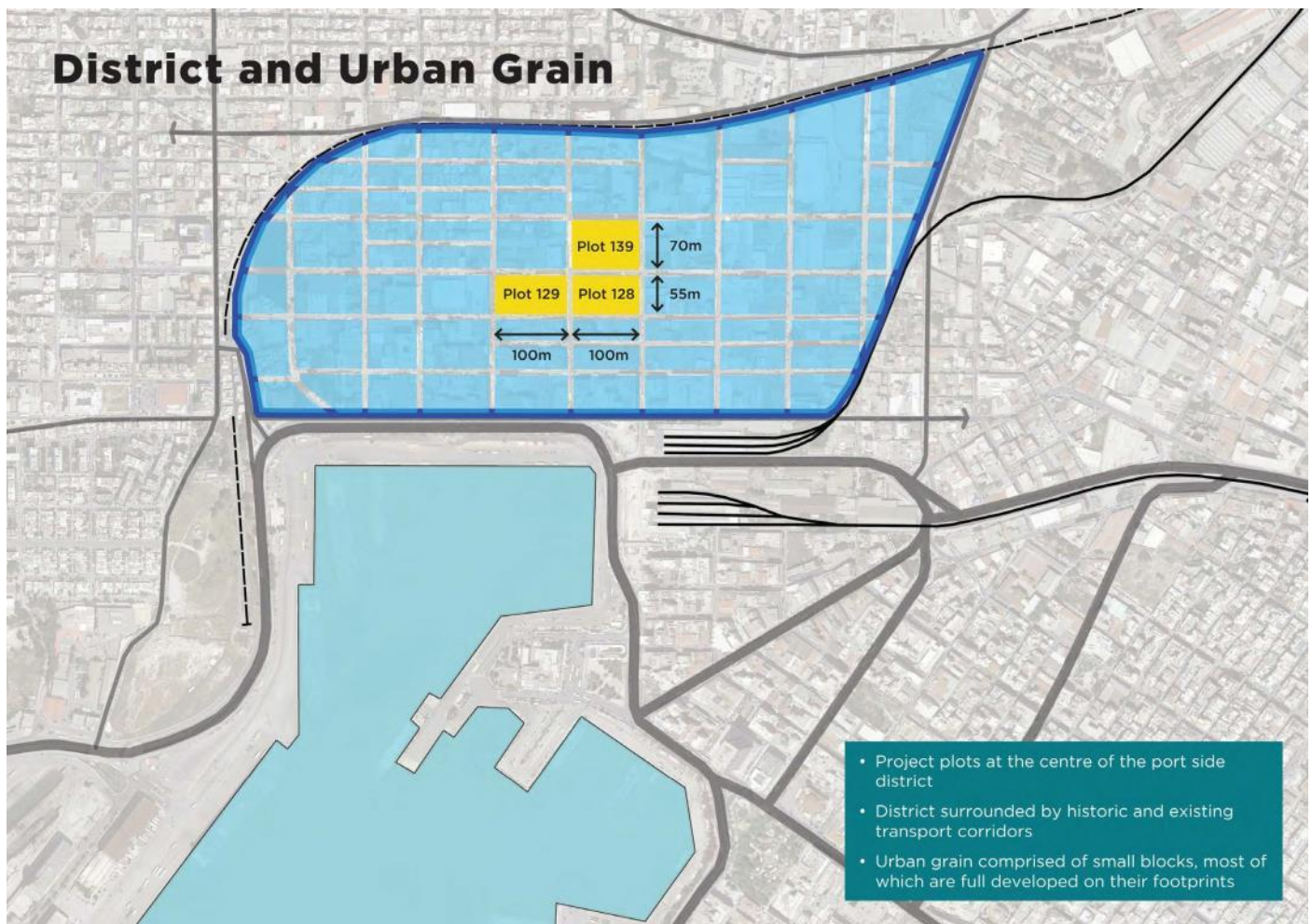


PROPOSAL

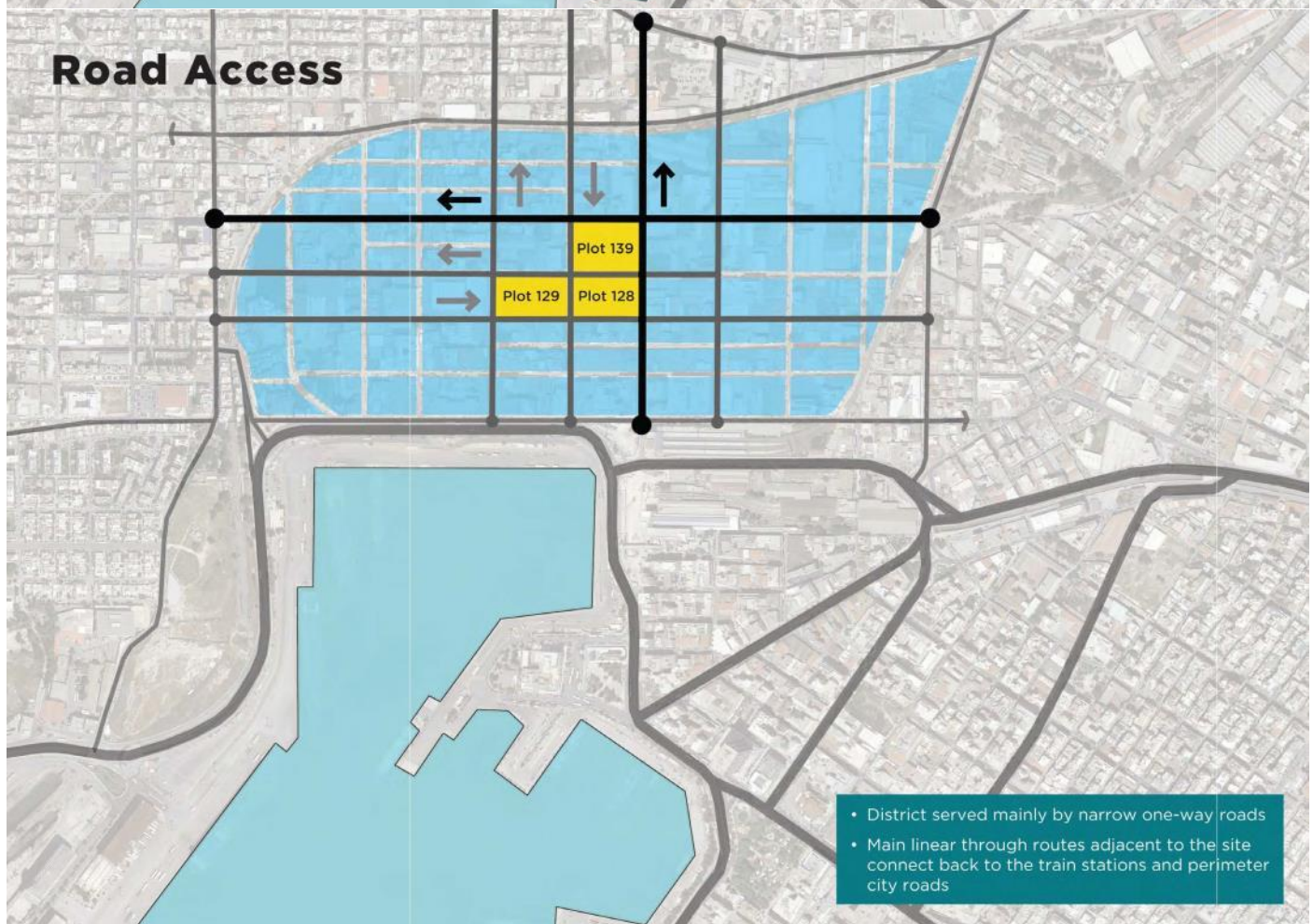
1 SITE ACCESS



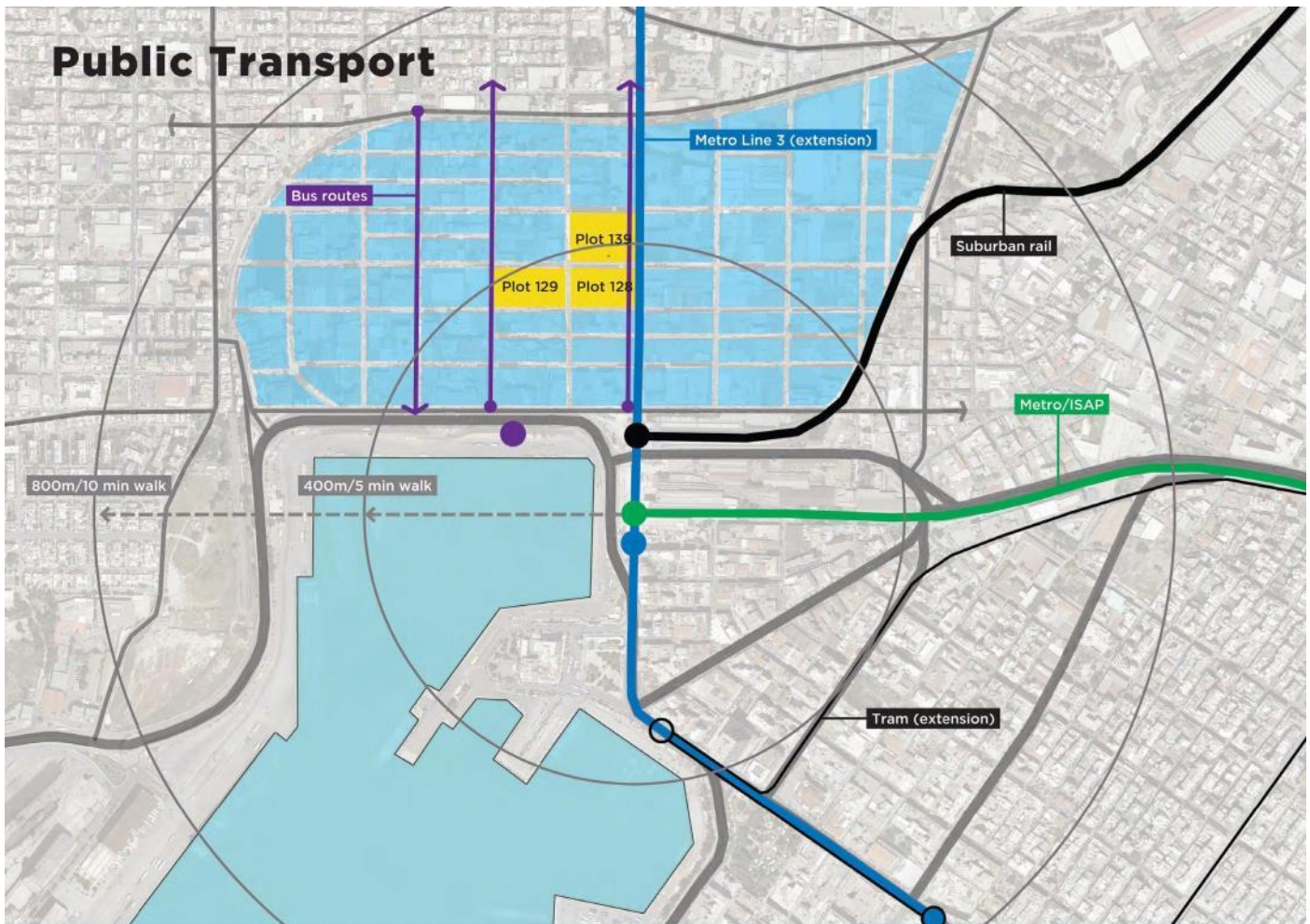
District and Urban Grain



Road Access

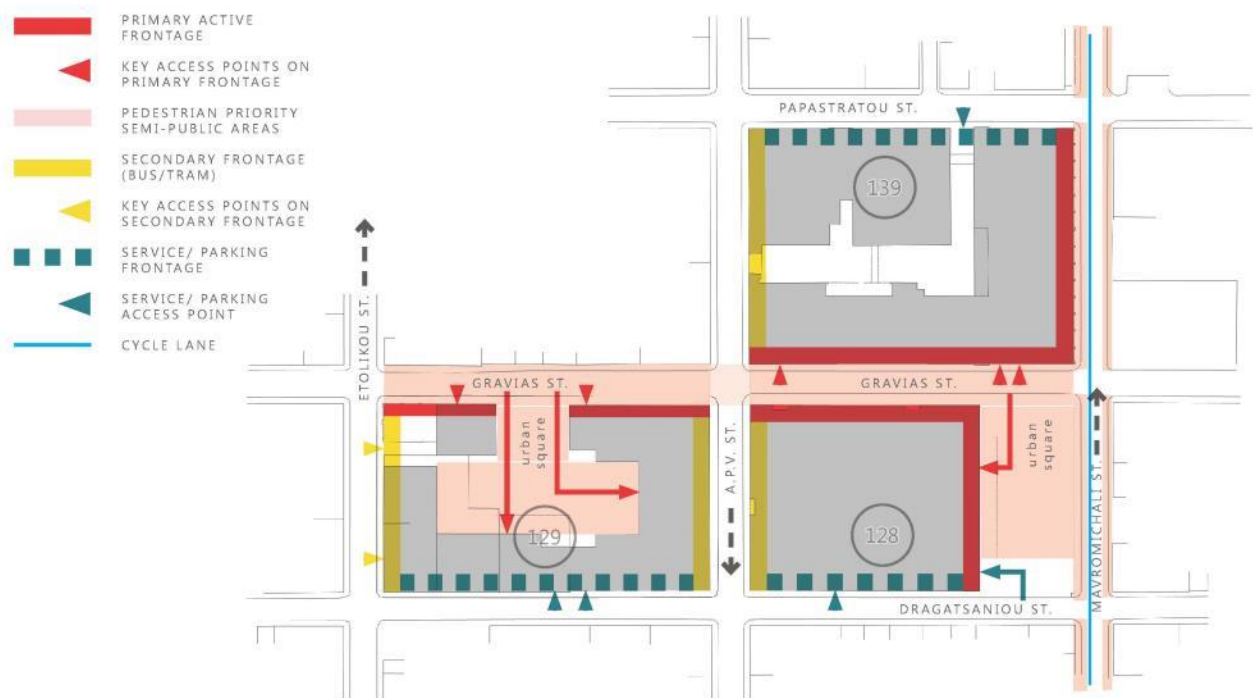


Public Transport



Development Hub Location





SITE STRATEGY - STREET HIERARCHY



2 VOMVA BUILDING



2 CAMPUS HUB

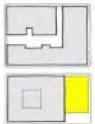


2 CAMPUS HUB



AERIAL VIEW FROM SOUTH-EAST

key plan

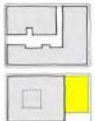


2 CAMPUS HUB

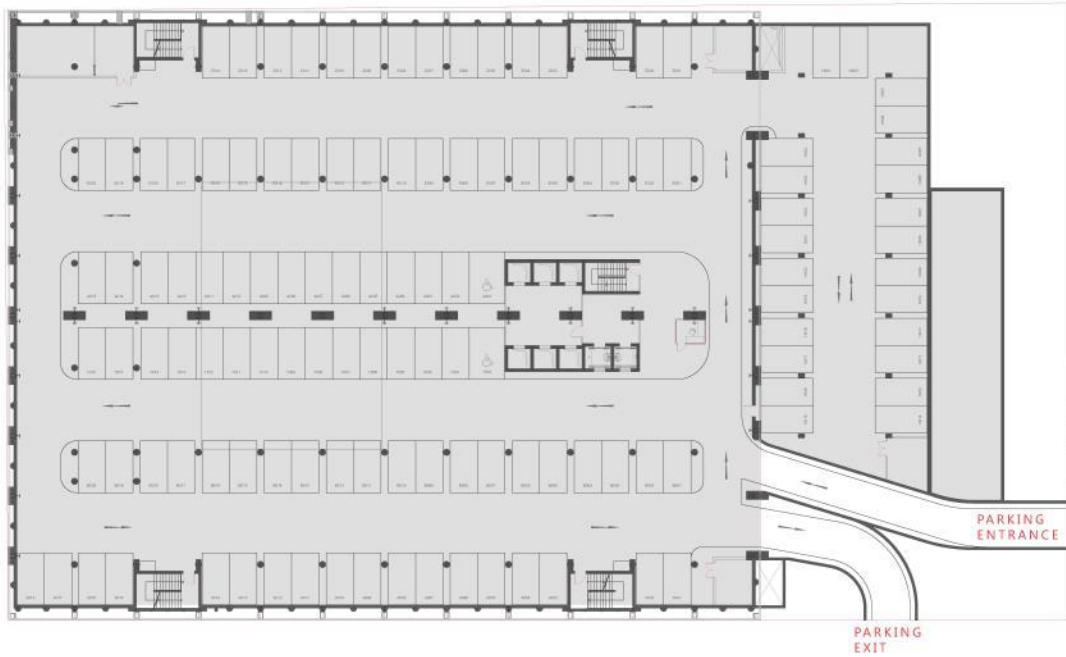


AERIAL VIEW FROM SOUTH-EAST - ENTRANCE AWNING ADDED

key plan



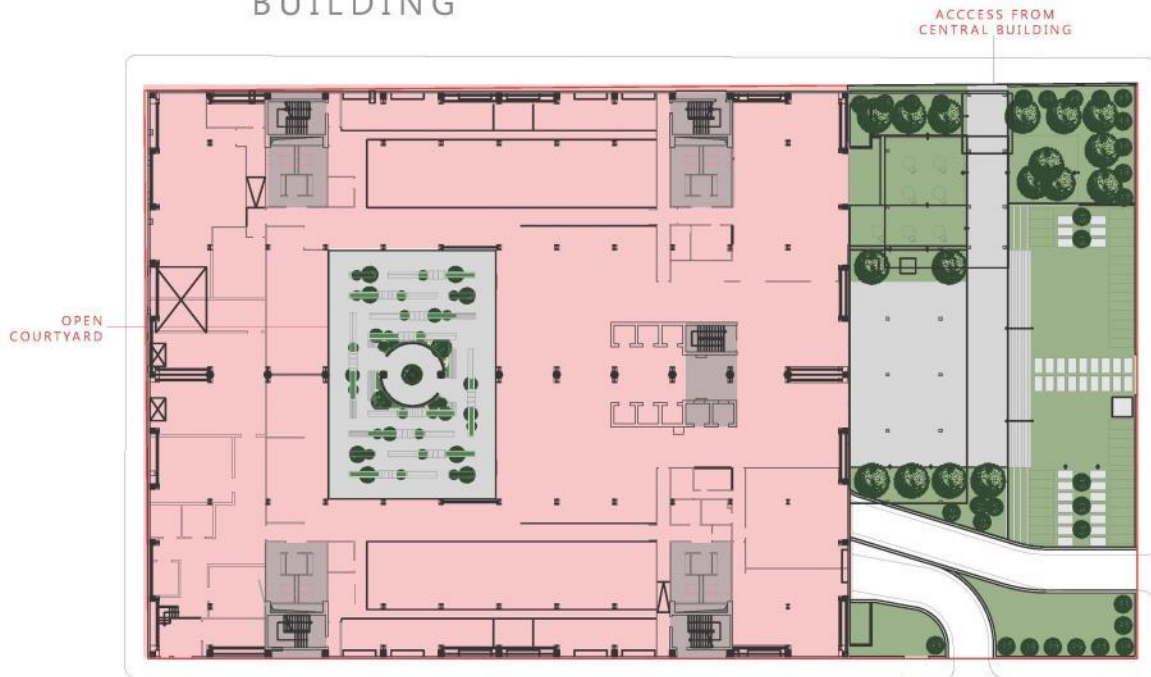
2 VOMVA BUILDING



BASEMENT PLAN - PARKING

0 2 10 20m

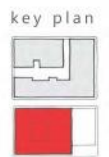
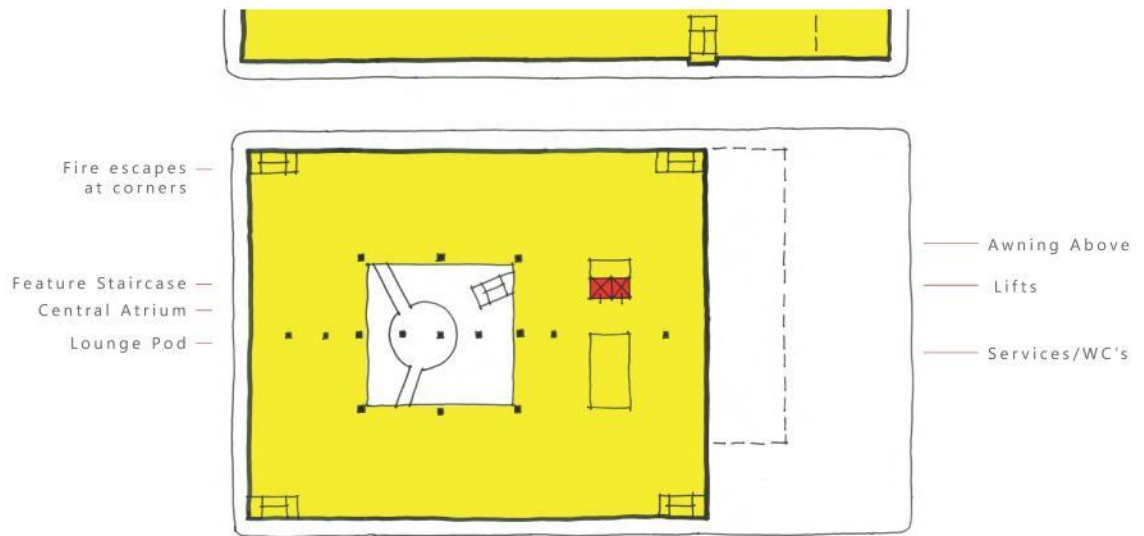
2 VOMVA BUILDING



GROUND FLOOR PLAN - ARRIVAL

0 2 10 20m

3 VOMVA BUILDING



3 VOMVA BUILDING

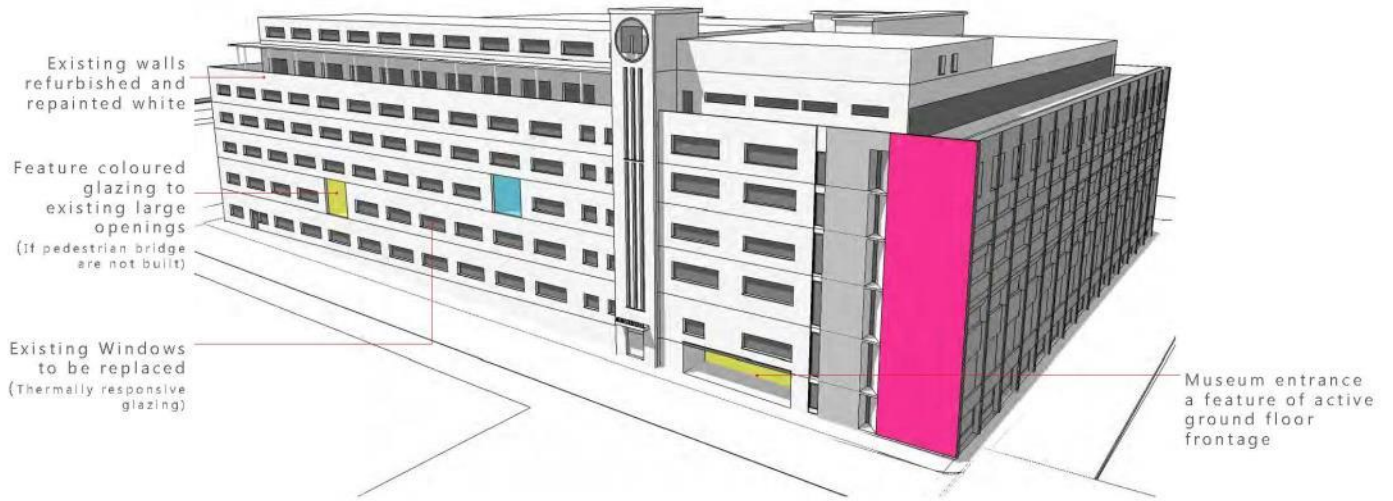


3
 CENTRAL
 BUILDING

3
 CENTRAL
 BUILDING

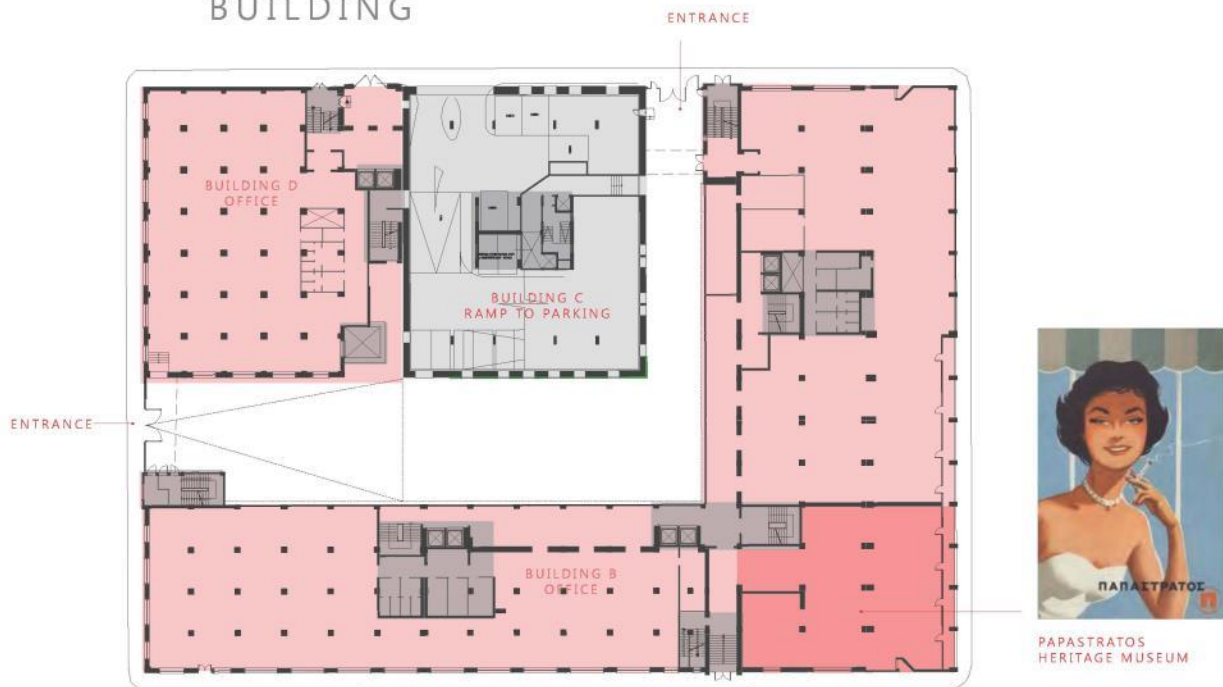


3 CENTRAL BUILDING



BUILDINGS A & B - REFURBISHMENT

3 CENTRAL BUILDING



GROUND FLOOR PLAN

0 2 10 20m

3SK
ΣΤΥΛΙΑΝΙΔΗΣ
ΑΡΧΙΤΕΚΤΟΝΕΣ

3 CENTRAL BUILDING



Design inspiration

- existing linkages
across central
courtyard



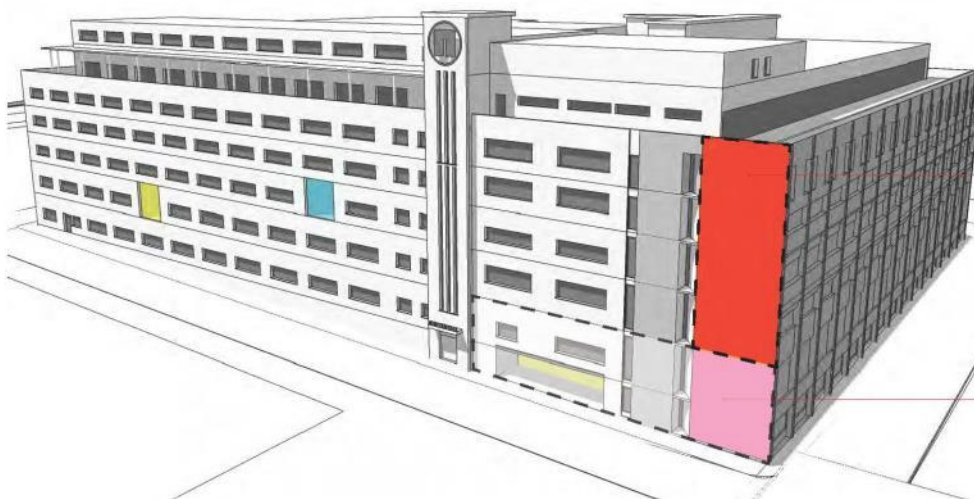
Bridge Positions

aligned to existing
large service openings



POTENTIAL BRIDGE LINKS - AERIAL VIEW FROM SOUTH-WEST

3 CENTRAL BUILDING



Key signage zone
for office tenant,
visible down
Mavromichali St.

Museum signage
zone below,
integrated with
entrance

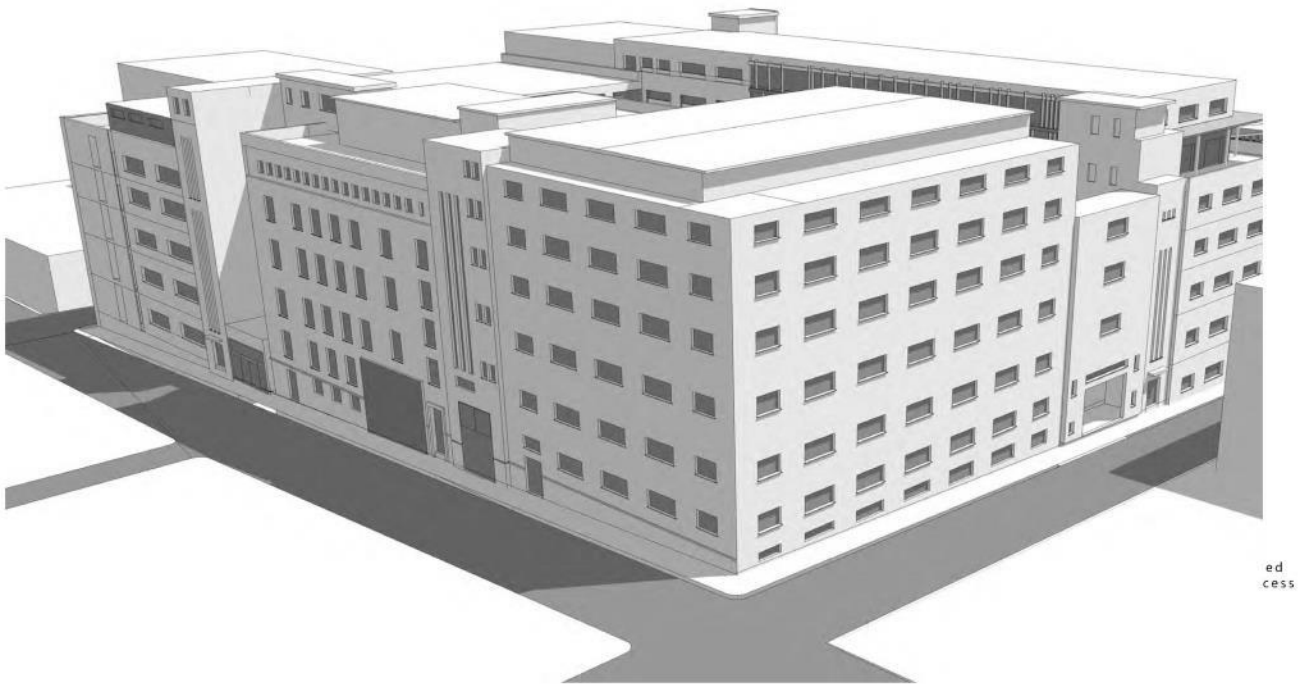
3 CENTRAL BUILDING

Building C rebuilt as parking structure

•All facades retained and refurbished

Building D refurbished as office space

•All facades retained and refurbished



BUILDING C&D - REFURBISHMENT

3 CENTRAL BUILDING

Existing walls refurbished and repainted white

Windows to Building C to be replaced



Existing Windows replaced
(Framing system to match Buildings A&B)

BUILDINGS C & D - REFURBISHMENT

3 CENTRAL BUILDING



COURTYARD REFURBISHMENT - VIEWS OF EXISTING

3 CENTRAL BUILDING



Full height glazing with shading fins



Coloured glazing/dichroic film

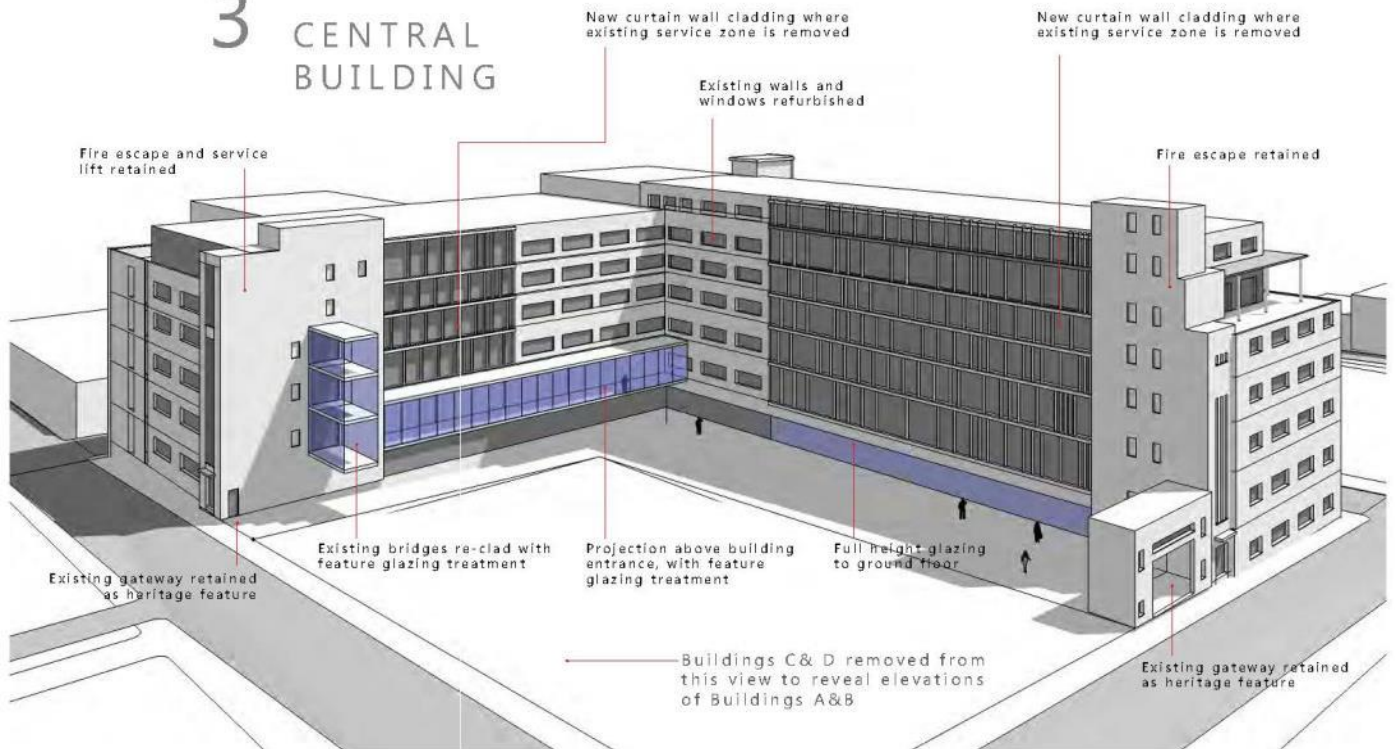


Opportunity for dynamic feature bridges



COURTYARD REFURBISHMENT - REFERENCE IMAGES FOR NEW ARCHITECTURAL ELEMENTS

3 CENTRAL BUILDING



COURTYARD REFURBISHMENT - NEW ARCHITECTURAL ELEMENTS

3 CENTRAL BUILDING



Informal seating created from variations in the ground plane



Dynamic ground cover patterning



COURTYARD REFURBISHMENT - LANDSCAPE REFERENCES

3 CENTRAL BUILDING



COURTYARD REFURBISHMENT - PEDESTRIAN ARRIVAL VIEW



4 LITHOGRAPHIO

VIEW 01C - FROM NORTH-WEST
OPTION WITHOUT BRIDGE LINKS +
NEW 3 STOREY OFFICE BUILDING

4 LITHOGRAPHIO



PANCRAS SQUARE LONDON
- Soft landscaped centre
- Hard-paved perimeter



NEW STREET SQUARE LONDON
- Soft landscaped centre
- Hard-paved perimeter



INTERNAL COURTYARD

4 LITHOGRAPHIO



Sophisticated urban character

- simple linear banding
- monochrome with variations in pattern



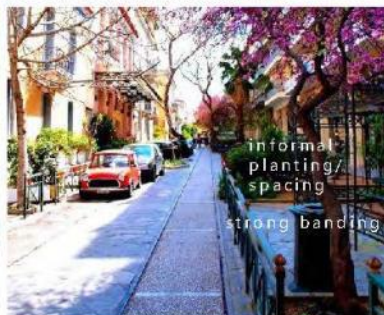
Planting

- also simple linear banding
- strips of turf and low ground cover

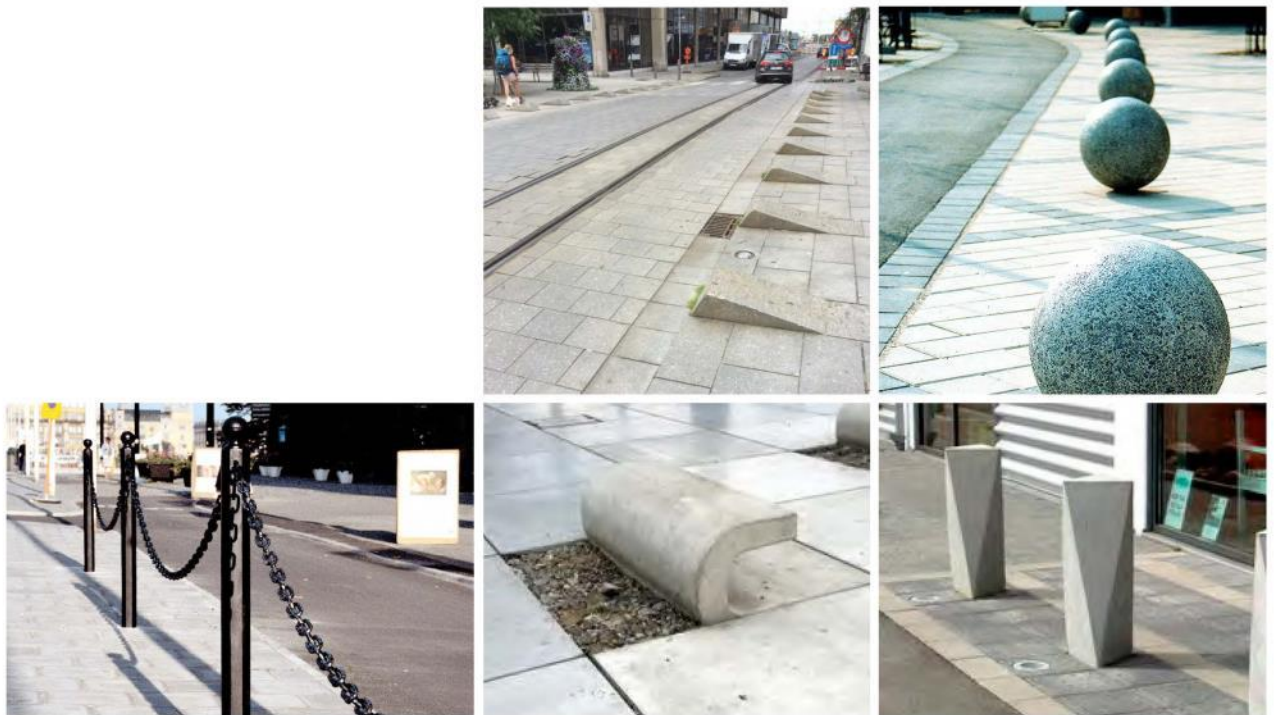
GROUND SURFACE TREATMENTS

5 STREETScape

5 STREETScape



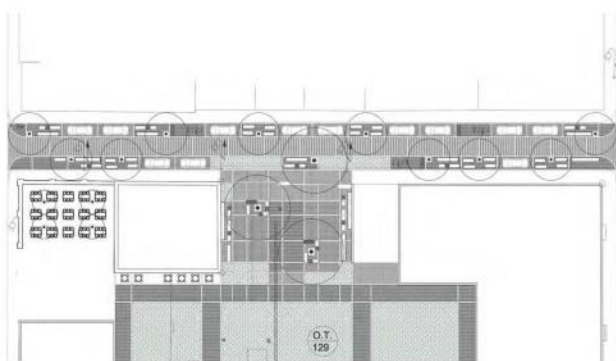
5 STREETScape



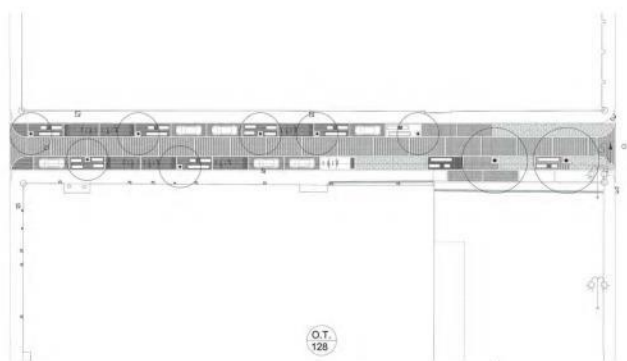
ALTERNATIVE BOLLARD IDEAS- SEMI PRIVATE STREET TREATMENT

5 STREETScape

-  Building entrance
-  Entrance via open space
-  Cycle lane
-  Pavement widened



Pedestrian focus at
entrance to pocket park



Pedestrian focus at entrance
to offices and museum

PEDESTRIAN-FOCUSED MIXED USES CLUSTERED ALONG GRAVIAS STREET



VIEW 01A - OVERVIEW LOOKING WEST DOWN GRAVIAS STREET (BRIDGES REMOVED)



VIEW 03 - LOOKING WEST DOWN GRAVIAS STREET - PAST COMPLEX E BUILDING



VIEW 04 - VIEW ACROSS URBAN SQUARE TO RESTAURANT



VIEW 05 - VIEW ACROSS OFFICE COURTYARD GARDEN



DESIGN TEAM

ARCHITECTURAL DESIGN



ASPA S.A.



3SK

STRUCTURAL DESIGN

P. PANAGIOTOPOULOS & CO.

ELECTROMECHANICAL DESIGN



LDK ΕΥΡΩΠΑΪΚΗ ΜΗΧΑΝΙΚΗ Α.Ε.
LDK ENGINEERING CONSULTANTS S.A.

LDK ENGINEERING CONSULTANTS S.A.



GRIVALIA
PROPERTIES



real estate development

WATG