

EPAC

The building aims to operate in various modes, from daily activities to biannual festivals, offering diverse stages and social spaces. The main multifunctional auditorium, "The Hangar," is flanked by two wings, a four-story block of back-of-house spaces supporting the theatre and accommodating technical needs, and facing the street, is the front-of-house wing with a new entrance, cafe/bar, and a double-height foyer. A cafe/bar occupies the corner, and a stair leads to "The Gallery," a bright room for rehearsals and exhibitions. The building opens to a courtyard with walkways and circulation routes.

The design prioritizes flexibility and connectivity, catering to different forms of performances and events. The Hangar The core of the project is a large and flexible hall, framed by solid timber and warren trusses. Balconies hang from the trusses, leaving the ground level column-free. The space can be open plan, traditional "end on," theatre in the round, or promenade-style staging. Balcony balustrades are modular, and a movable stair can be parked in the courtyard. The Hangar can be fully blacked out with blinds and curtains or naturally lit. The east wall can be opened to the courtyard, with acoustic and thermal isolation achieved with tight-fitting doors and insulative curtains.

We prioritize environmental responsibility, passive ventilation, is employed and we propose utilizing timber, compressed straw panels for insulation, and natural lime plaster for the facade.

Carbon is reduced by using solid timber, sourced locally in Bulgaria, compressed straw panels for insulation, and natural lime plaster finishes the façade.

The design minimizes glazing to the south, using north light to avoid overheating. Passive ventilation and a thermally dense base help regulate internal temperature. Ventilation considers the prevailing wind direction. Habitat loss is mitigated by preserving trees, incorporating a wildflower meadow on a quarter of the roof, and re-greening the setback zone with planters.

The design emphasizes flexibility and connectivity, accommodating various staging configurations. Sustainability is prioritized through material choices, climatic design, and biodiversity considerations. The building aims to be an environmentally responsible and engaging arts center.

Budget

35% Structure -	= EUR 560,000
25% Internal fit-out -	= EUR 400,000
20% Façade -	= EUR 320,000
20% MEP -	= EUR 320,000
Total footprint 1600sqm EUR 1000 /sqm	= EUR 1,600,000*

*(construction cost estimate not including professional fees and other project costs)

Requested Statistics

Landscaped area = 444 sqm

Building Density = 0.6

Total built up area = 676 sqm