

Old Town Quarter for Youth Education.

Adaptation of a former candy factory in the Old Town of Vilnius to a school.

Type of intervention

Restoration Rehabilitation / Renovation

Concerned elements on the intervention project

- 1. Foundations and underground structures
- 2. Vertical structures
- 3. Horizontal structures and vertical connections
- 4. Roof and terraces
- 5. Façade and building envelope
- 6. Finishes and completion elements
- 7. Integrate services
- 8. General strategies for building recovery

Site VILNIUS INTERNATIONAL SCHOOL
Vilnius, Rusų g. 5

Objectives Rehabilitation and reuse of historical houses, reconstruction from an industrial building to a school.

Property

Designer Arch. Daina Ferguson, James Ferguson
Author of the interior Aurelija Šlapikaitė – Jurkonė

Date 2017 - 2020



Background to the intervention

Completed the reconstruction of the cultural heritage object located in the Old Town of Vilnius the buildings of different construction stages were combined into a common volume and spaces. Vilnius Old Town occupies the largest area in terms of area compared to other European cities. During World War II and after the war, some of the buildings were demolished, but the structure of the old town and many of the buildings survived.

14th c. as the city grew, merchants and artisans, divided by nationality and religion, spread around its core and main axis. To the east of the main street of the castle was a settlement of Russian craftsmen, already at that time there were 10 churches standing there. Plot on the corner of Rusų and Latako streets in the 15th-18th centuries there was not yet built up. Archaeological findings have confirmed the existence of a wooden town in the area. The original wooden construction of the plot here, as in the whole old town, was gradually replaced by brick buildings. At the end of the 18th century, a corner manor house was located here, and later more and more buildings were found around it. In 1921 the building was reconstructed and adapted for the production of chocolate. There were workshops, warehouses, administration, apartments, and a confectionery. In 1940 the factory was nationalized, in the postwar years the plot was expanded, additional buildings were built. The classicist decor of the facade of Rusų Street was removed and the windows were enlarged. Shortly after the restoration of Lithuania's independence, the branch of the Pergalė confectionery factory, which was still operating in the buildings, was closed, and the buildings were abandoned.

Buildings that have not been used for almost 10 years in 2017 received the attention of new owners. Representatives of the nearby Vilnius International School approached the architects with an interesting task - to turn the abandoned building into a

modern school for 10-12 grade students. The confectionery workshop and two other outbuildings, located on the corner of Rusų and Latako streets, have been reconstructed and adapted for a school with a gym, without fundamentally changing the urban structure or the volume of the buildings, preserving the authentic features of the buildings.



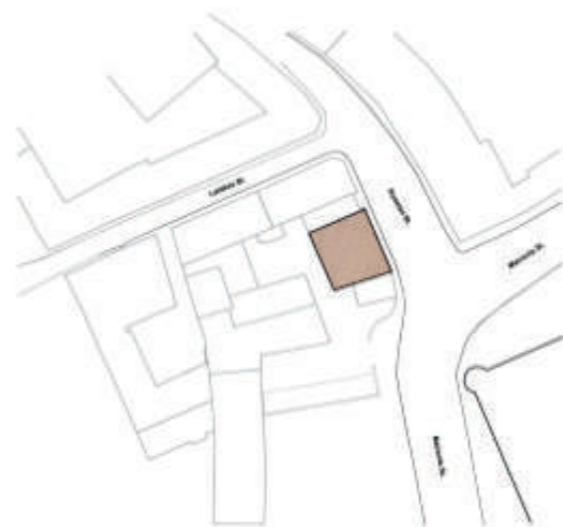
Fig.1: Old town of Vilnius. Cathedral Square is marked in yellow, Town Hall Square is marked in green, School in red.

Description of the building

A typical old town quarter with a courtyard after II WW used for a confectionery factory. Only a small part of the surviving fragments of the walls dates back to the 18th century. Overall, research has shown that masonry is heterogeneous, with different periods in the 19th and 20th c.



Fig.2: View of the complex from Maironio street before and after Rehabilitation.



1790 the former wooden mansion is mentioned



From 1806 to 1808, the plot had a tavern, a café and a craft workshop.



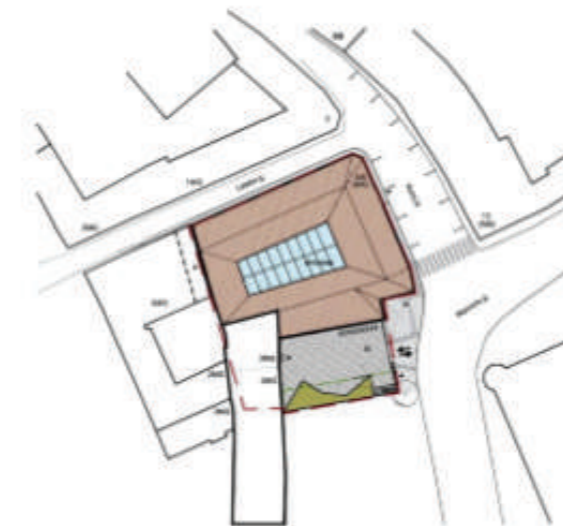
1840 the plot with buildings was handed over to the Orthodox church.



1921 There was a café "Fortuna" with an entrance in the corner of the building at the intersection of streets. A cottage for a guard was built.



From 1945 to 1957, a major reconstruction took place, during which the second floor was built for the southern building, and a fence was built.



From 2019 to 2020, reconstruction of the former confectionary into the VIS high school annex.

Fig.3: View of the complex from Maironio street before and after Rehabilitation.

The Diagnosis of the building (values and state)

The complex is valuable as a fragment of the historically formed urban structure of the Old Town, the totality of the architectural solution of the street facades, the decoration and decoration of the facades is preserved.

The building had deteriorated significantly since it was first documented in 1991. Only a small part of the surviving fragments of the walls date back to the 18th century. Architectural, construction, historical, geological and archaeological research was done in 2017. Studies have shown that masonry is heterogeneous, with different periods in the 19th century. vid., XX a. I p., XX a. II sides.

Of note is that some of the earlier structures on the site had been replaced and enlarged with Soviet additions (1945 and 1953), (shown in orange and gray) when the building was nationalized and later made into the Vilnius Pergalė Confectionary Factory. Much of the historic fabric had been compromised, particularly the original building on Russian St (shown in brown).

Further architectural, construction, historical, geological and archeological research was done in 2017 (Fig. 4). Of note is that some of the earlier structures on the site had been replaced and enlarged with Soviet additions (1945 and 1953), (shown in orange and gray) when the building was nationalized and later made into the Vilnius Pergalė Confectionary Factory. Much of the historic fabric had been compromised, particularly the original building on Russian St (shown in brown).



Fig.4: Plan of the building complex.

Rehabilitation works



Fig.5: Views of the complex before reconstruction.

The configuration of the building, the curved geometry of the walls, the different floor levels of the individual buildings and the complex spatial connections required depth and professionalism. The information disclosed in the research was transferred to design solutions. After the reconstruction works were carried out in the twentieth century, adapting the buildings to a chocolate factory, and after 1953 reconstructions, only the outer walls of the authentic buildings have survived, and this is what allowed the planning of larger classes, replicating the principle of the former courtyard galleries, adapting them to common connections. The solution was chosen to largely preserve the formed volume structure, to combine the buildings of different construction stages into a total volume and a totality of spaces. After evaluating the requirements for cultural heritage, spatial planning restrictions, the customer's design task, high standards for scientific buildings, fire safety requirements and extensive archeological, structural and architectural research, the solution was chosen to largely preserve the formed volume structure, cover the inner yard with a glass-aluminum structure. to equip the auditorium around which the existing and newly designed school premises would be located. To arrange the buildings with the valuable features of the cultural heritage according to the special restoration technologies, to reconstruct the unworthy part of the building into the courtyard building of the new constructions, giving it a modern, but not dissimilar with the existing buildings, architectural expression.

One of the clearest solutions – to cover the inner yard with a glass - aluminum construction, to install an auditorium in the atrium, around which the existing and newly designed school premises would be located. The former courtyard space, covered with a glass-aluminum structure, has become a central auditorium for about 100 people, a venue for formal events and gatherings. Not only classrooms and classrooms are equipped, but also informal spaces. The architects sought

to let in as much natural light as possible into the interior of the building, so all the internal partitions and doors are of glass construction. Openness, illuminance of spaces, easy movement of people through the building correspond to the school's approach to education, where students and teachers constantly communicate directly, sharing the same spaces equally. Particular attention was paid to acoustic solutions in the atrium, classrooms, gym, with careful selection of acoustic panels for walls and ceilings. Part of the wooden furniture is made of selected wood from the former roof structure. After the demolition of the late finishes, the planes of the authentic brick masonry are exhibited in the corridors, in the café.

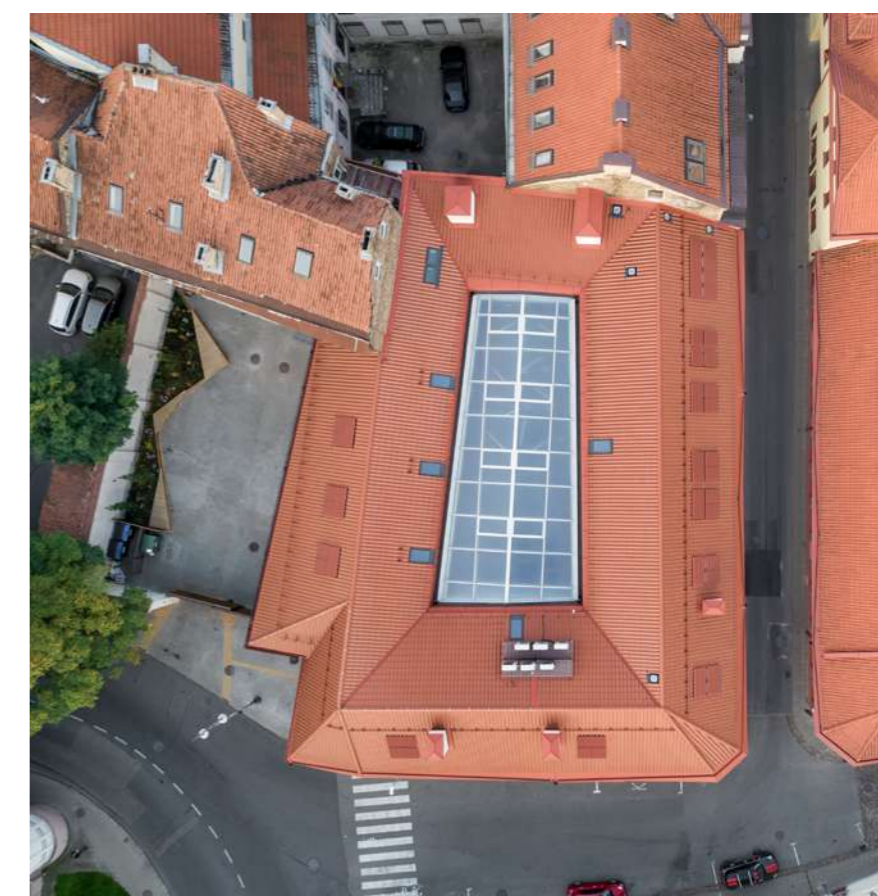


Fig.6: Aerial view of the restored building.



Fig.7: View of the restored building.



Fig.8: Restoration work.

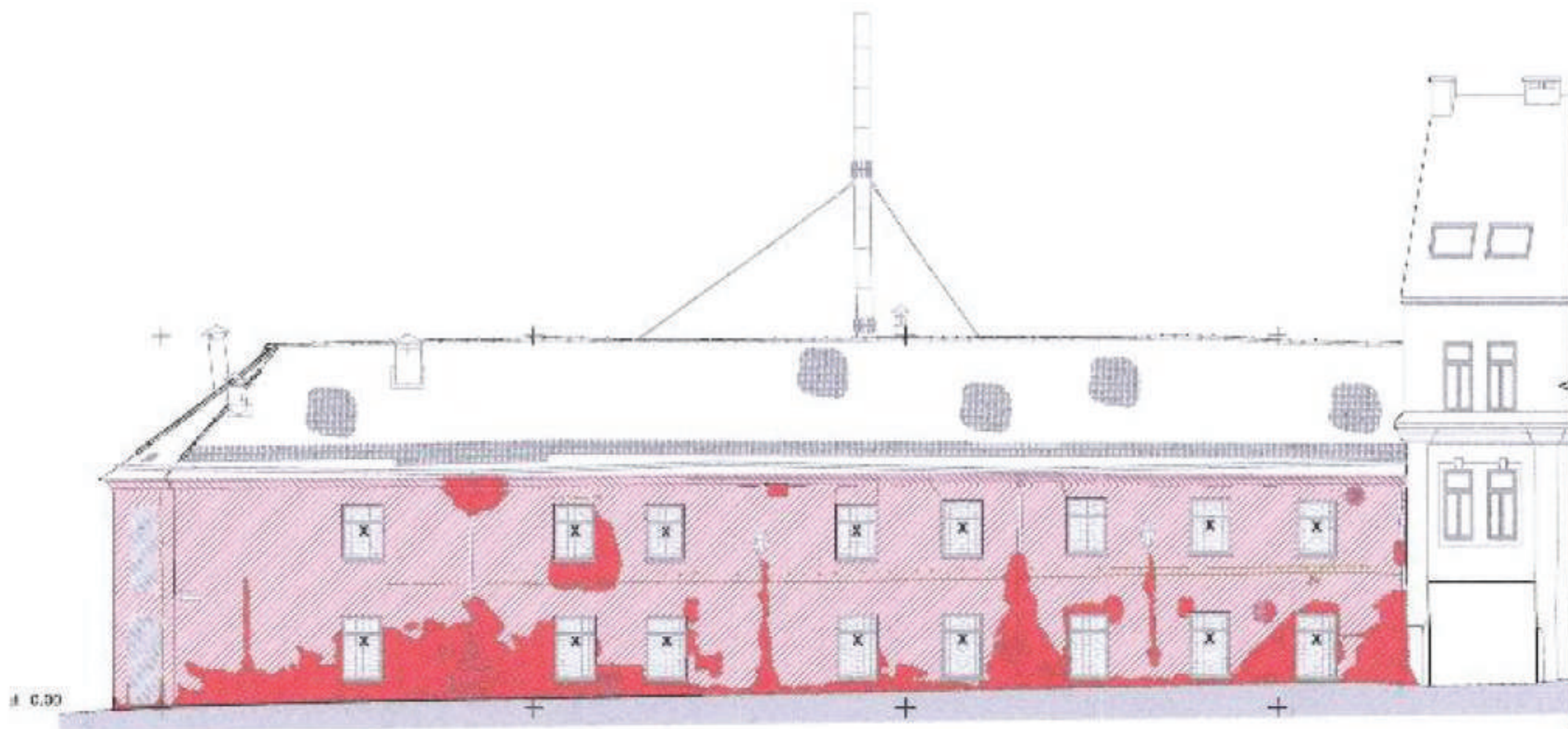


Fig.9: Research of Latako Street facade before restoration: damage to plaster and masonry was noted.

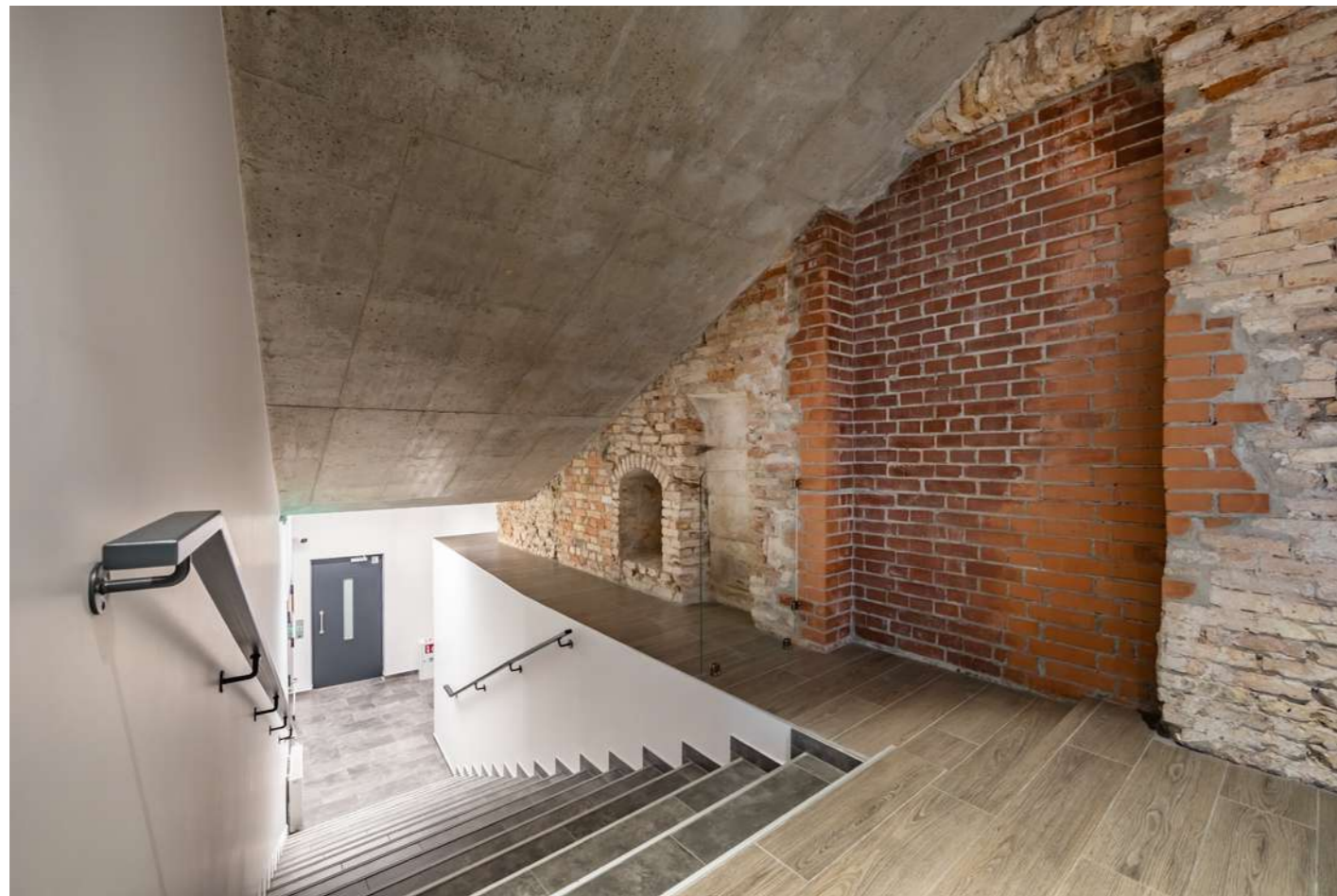


Fig.10: Fragments of old masonry are exhibited in the interior.



Fig.11: The facades of the building from the street side.



Fig.12: The facades of the building from the street side.



Fig.13: Facade of the building from the yard side.



Fig.14: New elements in the exterior of the building.

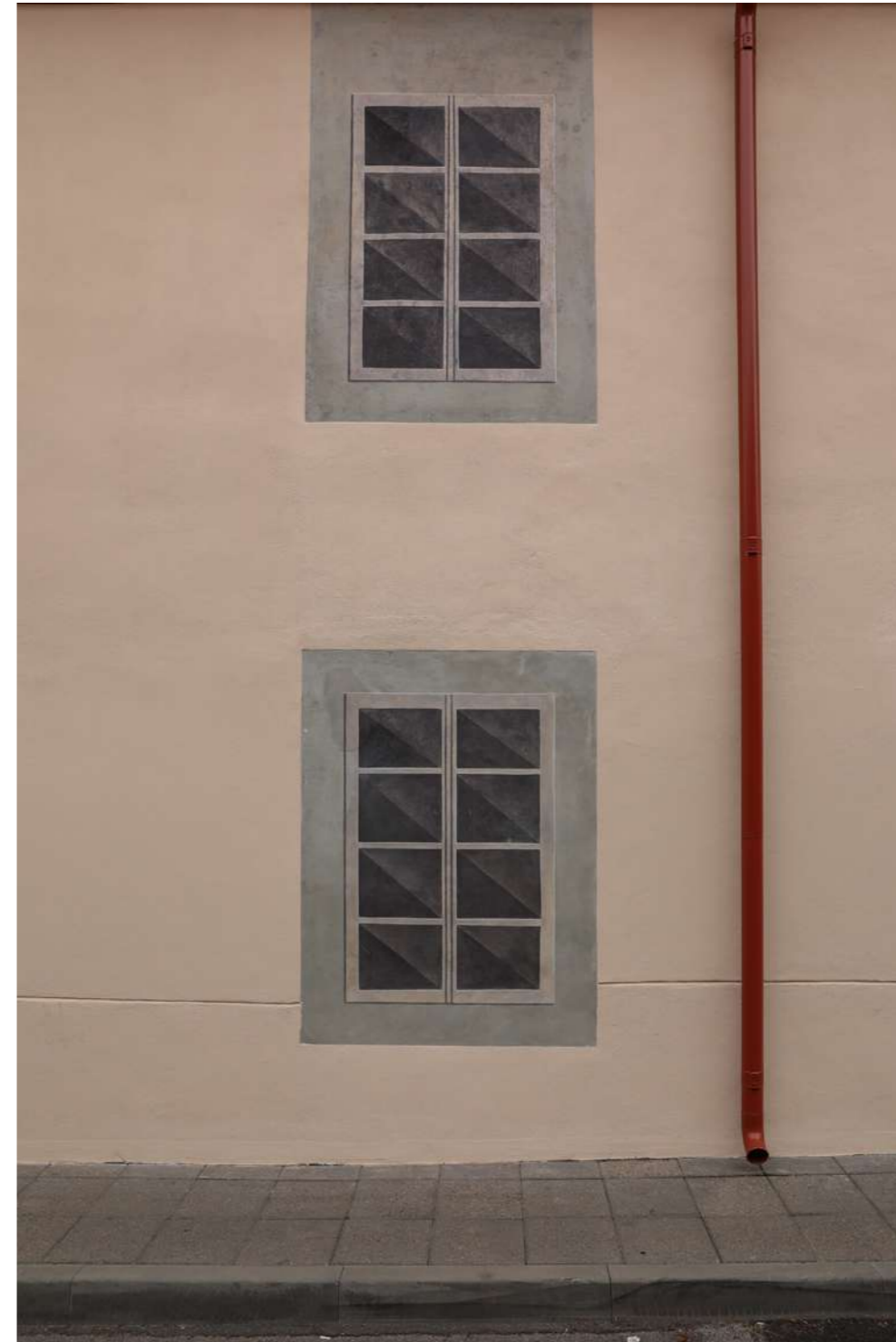


Fig.15: Restored elements in the exterior of the building.

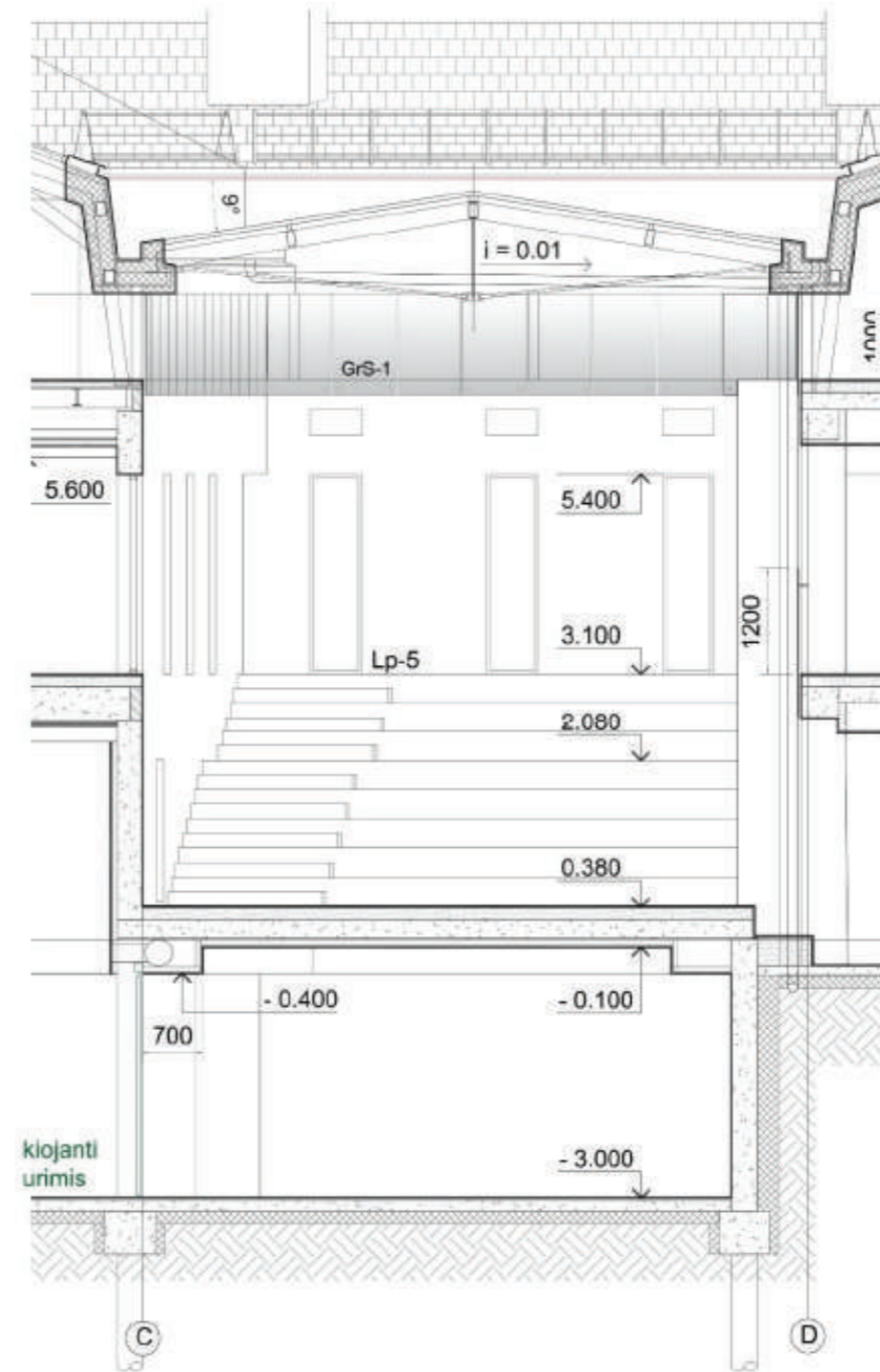


Fig.16-18: Images and drawing of the atrium.



Fig.19-20: Second floor hallways.

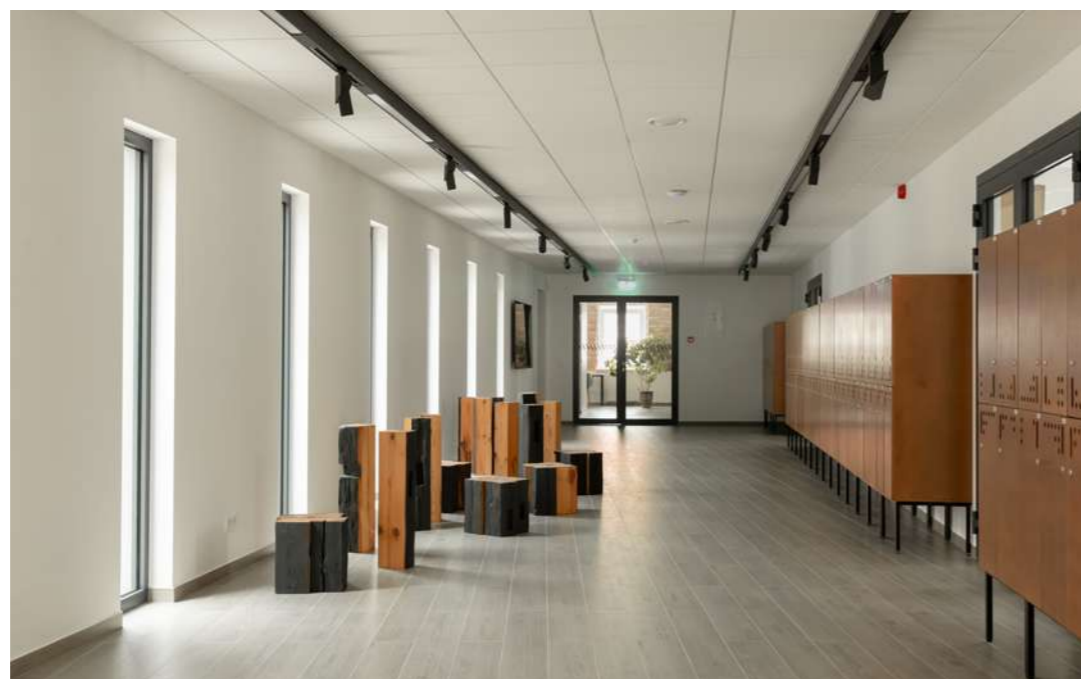


Fig.21: First floor hallway.



Fig.22: Sports hall.

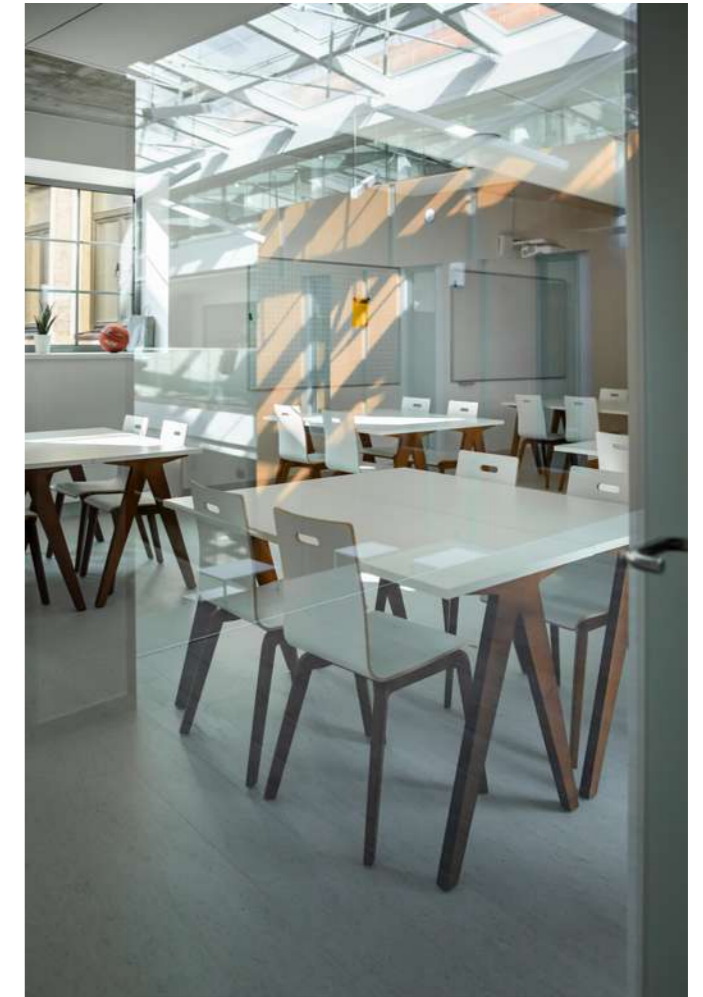


Fig.23-25: Interior fragments.

Assessment of the results

The downtown quarter has been tidied up, giving it an important and vibrant purpose. Adapted to the volume division of the Old Town, the color palette, optically separating the new parts from the old ones on the principle of nuance.

The purpose of the school is to create a variety of volumes, sizes and shapes in the integrated territory, corresponding to the scale of the Old Town. In implementing the school program, the architects made optimal use of the limited volume, space and height of the building. The result is a modern, up-to-date, functional and very tasteful school.

To arrange the cultural heritage buildings according to the restoration technologies, to reconstruct the worthless part of the building into the courtyard building of new constructions, giving it a modern, compatible with the existing buildings, architectural expression.

References

https://www.linkedin.com/pulse/new-school-heart-old-town-jim-ferguson?trk=public_profile_article_view

<https://aform.it/vis>

<https://www.geoportal.it/map/> (Fig. 1)