



the

architect



"Forgive me,
but sometimes
I need my
solitude
to create"

BAWA

Journal of the
SRI LANKA INSTITUTE
OF
ARCHITECTS





Jiffy

office building at mirigama



the construction of an architecturally rich, functionally efficient office building is enhancing the company's corporate image and motivating internal staff

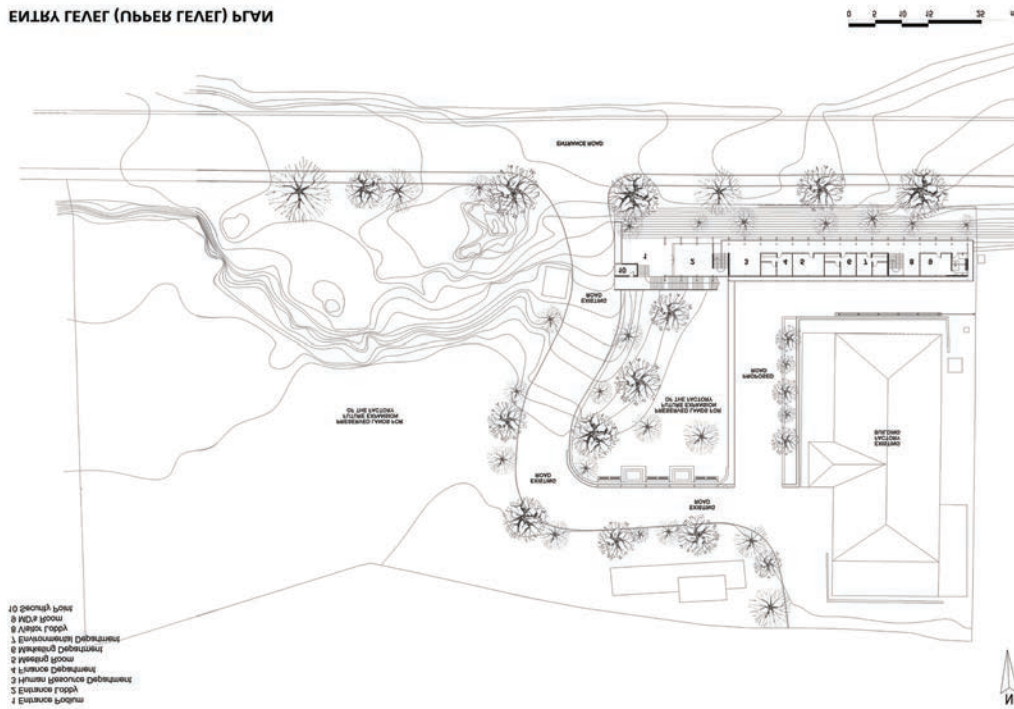
by architect russell dandeniya

written by architect manisha kariyawasam
photographs by architect eresh weerasooriya



Visual connection
of production area
through landscape

БИДНА ГЕЛЕГ (ПЪРВ ГЕЛЕГ) БГВИ



PROJECT DETAILS

LOCATION:
 Mirigama Export Processing Zone,
 Mirigama.

CLIENT:
 Mr. Frank Skarpnes,
 Director Manufacturing,
 JIFFY Products SL (Pvt) Ltd.

PRINCIPAL ARCHITECT:
 Architect Russell Dandeniya

PROJECT ARCHITECTS:
 Architect Gihan Mutugala
 Architect Pabeeshani Dissanayake
 Dasun Sameera

SITE AREA:
 14,200 sq.m

TOTAL FLOOR AREA:
 1,044 sq.m

DATE OF COMMENCEMENT OF CONSTRUCTION:
 November 2014

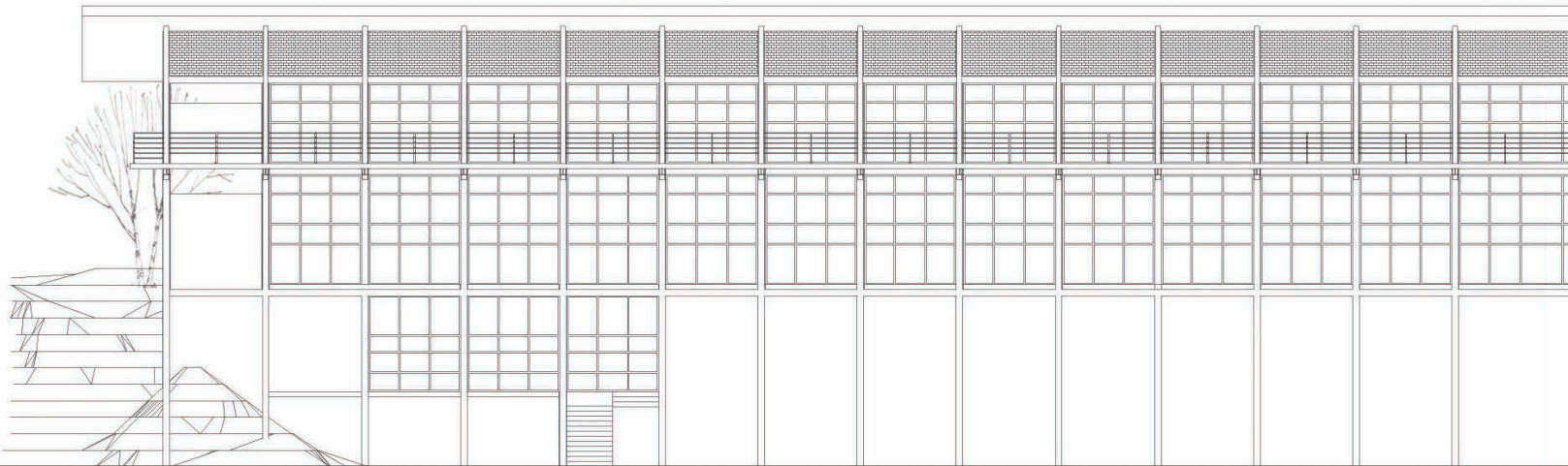
DATE OF COMPLETION:
 February 2016

The task was to design a state of the art office facility in a large plot of land, extending to 14,200 sq.m, where few production entities were in operation. The architect encouraged the client to save land by implementing a Master Plan, proposing to “build where unbuildable”, while leaving buildable areas for future expansions. The office building designed for JIFFY Products SL (Pvt.) Ltd., an exporter of plant propagation & growing media, to expand their factory on the site’s sloping terrain was an interesting architectural task in a highly industrial environment.

Generating an architecturally pleasing office environment that would motivate staff, be suitable for meeting overseas buyers, holding briefings, demonstrating samples and training staff all under one roof; while also creating a green, open and see-through building aligned with the corporate image in a highly industrial environment was a real challenge.



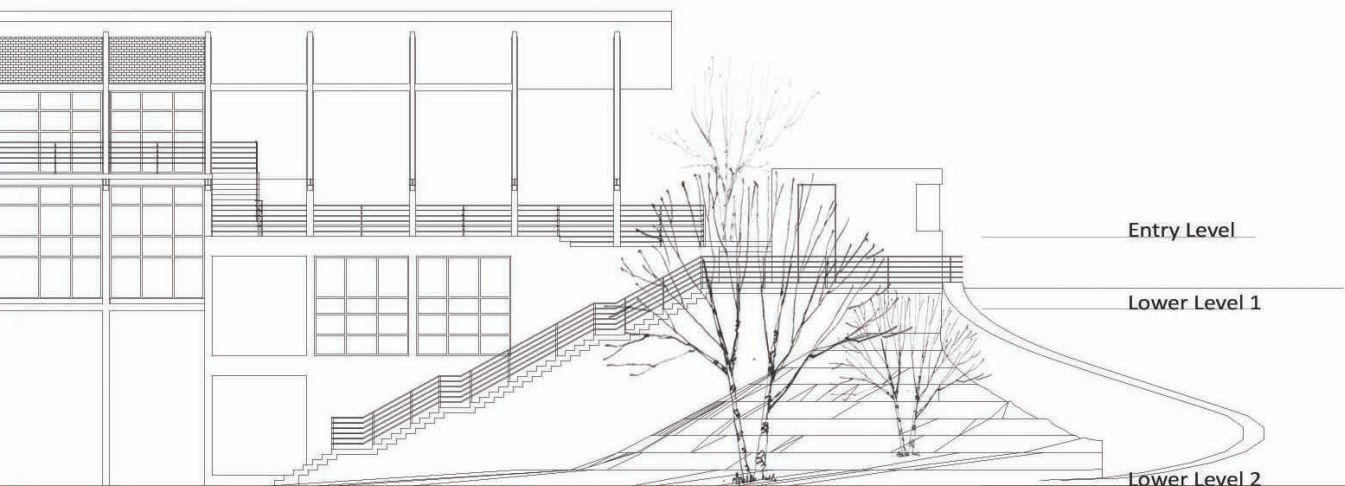
Magically simple,
see-through,
lightweight, floated,
linear office strip



SOUTH ELEVATION

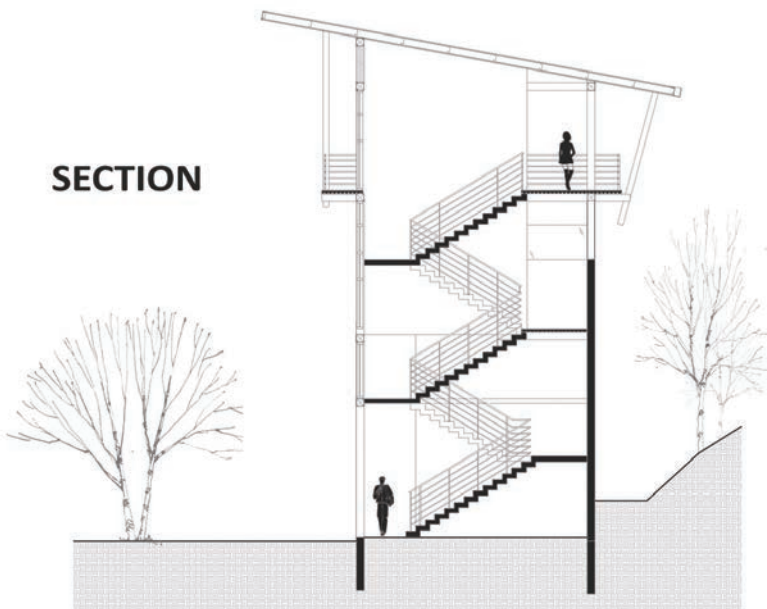


The building's interior stands as an extension of the outdoor landscape.
The building was located with minimum disturbance by leaving the existing boulders on the terrain in order to create a lush, green atmosphere.





Architectural dialogue between greenery and wide infinite corridors



The building stands as a linear strip along the sloping earth berm, connecting the blue sky and lush greenery. Amid the tree canopies, yet another architectural innovation creates vertical and horizontal linkages, harmonizing with the rhythm of nature. The key features identified during the design were entry, internal circulation along the corridors, strategic vertical circulation points, connectivity at different natural levels of existing topography and factory premises. In response to the existing topography, linkages to the existing complex were rationalised in a simple architectural slogan to support effective activity patterns throughout the day.

The building optimises the available natural day light by orienting along the east to west axis to create a functionally efficient working ambience. A remarkable entrance experience, standing on the sloping context, was generated through the architecture of the building. The infinite corridors running along the periphery of each floor create effective circulation. The building's interior stands as an extension of the outdoor landscape. The building was located with minimum disturbance by leaving the existing boulders on the terrain in order to create a lush, green atmosphere.

The building's spaces include the manager's cubicle, a meeting room, board room, record room, the human resources and finance & quality assurance departments, staff dining area, washrooms and pantry. The parking area can be converted into a multifunctional space for all employees working at different strata to attend general purpose assemblies, training sessions or ceremonial activities over the extended turfed area at the lowest level. The entire space becomes celebrative and adaptive for various occasions.

Solar power, rain water harvesting, zero waste of materials, LED lighting & VRV AC System, re-usability and the ability to dismantle and re-assemble the entire structure and most of the finishes are the sustainability features of the project. The construction grid was precise from design to construction and critical to avoid cutting and wasting of steel, glass, roofing sheets and even toilet tiles. The key design task proposed by the architect to meet the budgetary constraint was virtually zero waste on cutting edges of steel and the other materials used. The project's ultimate success was an architecturally rich, functionally efficient office building that enhances the co-operative image for overseas visitors/buyers, while motivating its own internal staff.📍

