



DESIGN SOLUTIONS AND DEVELOPMENT CHRONOLOGY IN THE CONSTRUCTION OF BUSINESS CENTERS

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ABSTRACT

The evolution of business and business relations necessitates the emergence of a suitable space, structure and public building as one of the dialogues of cultures. Due to the dynamics of modern business relations and the static nature of completed typological schemes, there is a clear mismatch between them, i.e. the need for new types of buildings arises faster than the formation of a particular type.

Keywords: Business, project, design, modern, chronology, typology shopping mall.

Introduction

The active development of the service and information sectors of the economy, the expansion of the system of business relations require a change in the office space. At the present stage, the business center is moving to a new quality - the quality of universality inherent in all types of business relations, and a typological structure that does not depend on chronological sequence, ie the statics of the finished building and the evolving organizational development. this structure of the business center, which can unite the dynamics, is being formed. This determined the relevance of the study.

Business is an income-generating activity, entrepreneurship as a systemically organized process is constantly evolving, its rules and conditions are changing. Accordingly, the building intended for the conduct of business relations must also be changed. Therefore, it must first have a set of potential components to turn it into new areas of the business process. The current level of business development places high demands on the conditions for its organization. The business center should allow companies to demonstrate their concepts and projects, discover new market trends, give international direction to business, establish new business relationships, increase the level of professional cooperation in the most favorable conditions. A business center is a modern office building or complex of buildings with the necessary infrastructure for doing business. As a rule, office space in business centers is rented or put up for sale. The business center is an institution

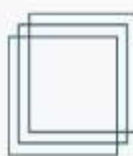


that is part of a large enterprise, collects financial and economic data and conducts targeted market research, provides business contacts between potential partners in the market of production and services, and constantly monitors the relevant market. is calculated. The business center has many dimensions. Careful analysis by those responsible for creating the object, deep thinking is desirable.

Today, modern commercial and office rooms are characterized by a wide range of functionality. They are coming to a level that fully meets the basic trends of modern life. The large business center is mostly a shopping and entertainment complex, on the territory of which all conditions are created for the full recreation of people of all ages. In addition to shops, such large buildings can often house all kinds of children's and sports grounds, dining areas, and fully enclosed water parks. Of course, most of these design projects are done to bypass many competitors and offer visitors something truly unique.

Today, the business center has all the design solutions of historical and modern prototypes. The business center has become a new type of public building due to the fact that it is a multifunctional structure that performs various functions of the state and society. Business is growing in our country, smart people want to do business and invest in the construction of universal buildings that include all the functions necessary for the client. There is a need to build business centers not only in large cities, but also in medium, small and even urban settlements. The business center building can have different configurations, be multi-storey or small and compact. Whether a business center is a multi-functional building or a multi-functional building is divided into business, commercial, administrative, sports, entertainment, residential and so on. Such a building will become a landmark. Not only the whole city, but also the towns and villages of the district are involved in it. Until recently, businessmen bought old commercial or public buildings and turned them into offices, shops, sports or entertainment centers. Due to the growth of material resources and increased competition among entrepreneurs, the uniqueness has also necessitated an increase in the area of buildings with additional functions in the exterior and interior.

The versatile buildings of the business center are diverse in terms of style and character, and have now become the most relevant and in-demand type of buildings. The economical use of urban space and the increase in their cost force entrepreneurs to build their buildings higher than their length. The multi-storey building of the business center is a symbol of business success, continuous growth, ups and downs. In order to expand and develop the use of business centers in our country, it is important to study foreign experience, which has extensive experience in designing and building them. The use and revision of the most interesting techniques and principles of this practice is an integral part of the development of the internal typology of urban business centers. There are strict laws in the construction of any

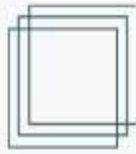


business center. First of all, the business center building should be designed for any social stratum with different needs. Universality and the availability of specialized transport and engineering and internal communications must be fully ensured. Entrepreneurs should have conference rooms, offices and hotel rooms and shops for business and official meetings. Business centers fall into different classes depending on the components and location of the infrastructure. The classification of commercial real estate also takes into account the presence of an underground car park, the ratio of the entrance group and common areas to the useful areas of the business center, location and distance from the subway, the prestigious part of the city.

Building a business center is a large project that requires a very serious financial investment and a large amount of all kinds of preparatory work. First, you need to get all the necessary permissions after you start searching for land. During the construction phase, you can start looking for tenants and start developing the basic concept of the business center - maybe it only includes office buildings or you can open various retail stores on the 1st floor. So what does a business center need? A business center is the largest non-residential real estate object or complex, including all types of offices and retail or ordinary office buildings. This building must have the necessary infrastructure to organize the continuous and uninterrupted operation of the office buildings of various companies, the location of the Business Center, its class, infrastructure and quality affect the cost of rent in these buildings. Business centers that are located next to major highways and have their own large parking lots are more in demand. This assessment also takes into account the prestige of offices and buildings, the availability of the latest ventilation and air conditioning systems, climate control systems and optical fiber networks. Most often, such office centers have their own fitness club, underground parking and gym.

The construction scheme envisages the construction of a multi-storey business center that meets the requirements and quality standards, the requirements of citizens who want to start a business, and carries out a wide range of work, from project development to commissioning. As a rule, supermarkets, boutiques, salons, restaurants and cafes, cinemas are located in such buildings, so there should be enough buildings for different purposes. Modern business centers are multi-storey buildings that must be built in accordance with the legislation. It is convenient if the building is located near the highway. The building should be practical and functional, providing convenience and convenience to visitors and staff. High-level engineering systems should be provided with ventilation, air conditioning, safety technology, security services, Internet, elevators, escalators, etc., as well as parking and parking.

The construction of any office center begins with the choice of location in the architectural environment of the city to be as close as possible to the business part



and transport communications. Also, parking in the area of the complex is of great importance for both tenants and their customers. The rest of the area is decorated with green areas of landscape design.

The construction of a business center is one of the capital structures. In most cases, a metal structure (steel frame) is used for its construction. Such buildings are light, unique in their architecture and design. When building business centers, development companies use a standard development scheme. Depending on the size of the building, its location, the technical characteristics of the soil, the type of foundation is selected. The next step is to prepare the construction site, clean it, lay the foundation, build the frame of the walls, install a reliable roof and finish the buildings, and at the end of the work will beautify the neighboring area.

The height of each floor of the business center is about three meters. All engineering communications, including ventilation and power and water supply systems, pass through the ceilings. The fire extinguishing system is automatic and is equipped with sensors located on each floor - smoke extractors and water spray system. There is also space on each floor to install a fire shield. The backup power supply is located in a module outside the structures and is provided by a diesel generator of the required power that meets all their needs. The ventilation system is located on the first floor of the technical room and provides convection exchange of air masses throughout the entire area of the building. Heating is centralized from the city's heat supply system. Sewage treatment is carried out by discharging the treatment facilities into the general city highway. Water is also supplied from the entire city network.

The design phase of the building is unique here. This includes many factors that depend on the future location of the business center and its load. They take into account the infrastructure, economic performance and level of social development of the area where the construction is planned. The financial burden and the importance of the future building are also taken into account. Architects, engineers, as well as economists, marketers usually work on project development. then the future of the building will meet all the requirements. The infrastructure of the business center includes the following.

1. Office buildings
2. Hotel
3. Conference hall
4. Building for Operator Internet Service
5. Commercial buildings
6. Restaurants
7. Protected area and underground parking

Business centers are divided into classes - the price of "A", "B", "C" depends on their classification. The main selection criteria for office rent are based on a number



of criteria, such as the year of construction, advanced infrastructure (underdeveloped or underdeveloped), and technical support system.

Category A business centers are often located in new buildings, conveniently located and accessible from anywhere in the city, provided with parking, security, high-quality materials produced by decoration, high-quality furniture. Class B, the most sought-after business centers with advanced infrastructure, have stunning interiors. Often such centers have excellent architectural design, spacious parking. These buildings also have large kitchens or cafes. The rent will be lower than for Class A buildings. Category C business centers are economy class. The construction of such offices does not bring much income for entrepreneurs and business people. But suitable for companies located far from the city center. In appearance, such business centers look like buildings. The interior of such buildings is suitable for efficient work. The rental price for such offices is small, so it may be suitable for medium-sized firms looking to save money

As the demands on the quality and convenience of the business space increase, so does the competition in the business center industry. This means that there is reason to expect that deeper development projects and project management will emerge in this area. The structure of a modern business center has a wide range of typological features. This is due to the socio-cultural dynamics of the business relationship, which required a complex evolution of the building based on various historical prototypes. Led to the chronology of development of the dominant types of business centers. The chronology of development of business centers includes the following.

1. Business centers of antiquity Ancient Greek business centers - Acropolis, Agora (V-I centuries BC), ancient Roman business centers - forum, basilica (1st-5th centuries AD).
2. Medieval business centers (X-XV centuries) Kremlin, Detinets, medieval castle, market square.
3. Business centers of the Renaissance (XVI-XVII centuries) city hall, city hall.
4. Russian government buildings (late 17th-18th centuries) office space, board buildings, treasury chambers.
5. Business centers of the period of capitalism formation (XIX century), bank, stock exchange, trading house, housing.
6. Soviet-era business centers (1922-1991) specialized buildings, administrative buildings and large industrial enterprises.
7. Modern business centers (late 19th - late 20th century) city (city within a city) office, studio, studio, embassy, consulate.

Today, the congress consists of several types, such as hotels, conference halls, shopping malls, banks, business schools, fair and exhibition halls, business clubs, social (psychological) rehabilitation centers.



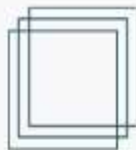
In conclusion, throughout the history of development, business centers as a type of public complex have been widely used in global urban planning practice. Their development is explained by a number of advantages over other forms of trade and, above all, the special attractiveness for people due to the convenience and complexity of services, the combination of different functions, saving time for purchases and services. It also provides high socio-economic efficiency, access to universal solutions and advanced technologies. Business centers are a large complex that contributes to the economic development of the country. The requirement for designers is to create structures that are comfortable and aesthetically pleasing in all respects. In the era of globalization, the construction of modern buildings is a beautiful example of the business card and architectural solution of the region.

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