

## Explanatory Note



### Concept

The proposal for new building of the Karin Dom Foundation creates a warm, secure and functionally environment respecting and preserving the nature of the site.

Reducing the footprint of the building to the minimum requirement for the underground basement, the project results a very compact and efficient building where a series of different interior and exterior spaces are created.

The geometry of the new Karin Dom foundation is formed by stacking three clear and simple volumes on top of each other defining a strong and iconic architecture.

With the believe that outdoor activities can be as much as important as indoor ones, the idea is to create a sequence of spaces with different degrees of openness and intimacy.

A very lush yard in front of the main entrance of the building, a closed and intimate patio on the ground floor, a generous terrace for kids on level 1 and a more private terrace for Karin Dom's personal on level 2 are designed in order to create a wide range of specific spaces for the different users of the building.

## **General layout**

In order to preserve as much as possible the existing landscape, the ground floor level has been placed on + 57.8 m (above the sea level), so the schoolyard is easily accessible from the main entrance.

The building has 4 floors above ground, all with same ceiling height (3,3 m), and a basement underground with a free height of 2.6 m accessible by a ramp that is placed in front of the vehicles entrance of the plot.

A drop off zone is provided adjacent to the main entrance of the building and the overhanging top volume creates a sheltered and protected area in front of the building to facilitate all kind of operations also during raining days. Cars and vans can then easily back and reverse to exit the property. The above ground floors are connected between each others by a sculptural stair formed by 3 ramps. Connection from ground floor to the basement is provided by a secondary stair to separate main flow of the building from parking and technical spaces.

The reception/waiting space on ground floor is conceived as a continuous space that goes from entrance to the patio, creating a flexible, generous and intimate space.

Hydrotherapy unit is accommodate on ground floor so the volume of the swimming pool can be excavated within the building footprint.

Each floor has a clear layout distributed around the elevator/stair and toilets blocks. All the units/department are well defined and independent, but interconnected to each other and always very close to the vertical connection and toilets.

Distributing corridors have, in each floor, always a minimal width of 1,5 m, in order to permit a full rotation with wheelchair everywhere.

## **Facades**

Each of the three stacked volumes have a clear and diverse definition in the facade expression.

The lower volume is defined by whitish prefab concrete panels with a waving ribs pattern. The middle one is a very transparent volume with the addition of vertical wooden sun screens.

The top volume is defined by wooden panels with a clear and smooth ribs pattern, which is enlivened by the interplay of light and shadows.

The glazed elements in all the facades are identical in each floor, with floor to ceiling windows in order to allow an uniform lighting condition of the interior but above all to ensure that all the children of every age, stature and physical condition have the possibility of looking outside to the green surroundings.

Lighting on the main stair and in the rooms of the last floor not placed along the facades is provided by skylights on the roof.

## **Materials and colour palette**

Today the plot appears as a very green and lush landscape enclosed in a shell formed by the surrounding buildings.

The intention of the design is to keep as much as possible this atmosphere and feeling.

The result is a building clearly defined and recognisable, which at same time blends with the surroundings in a very natural way.

A large use of the wood is emphasised and exposed both in the structure and in the facade's elements to create a link between the green and the building.

The concrete panels on ground level have a waving rib pattern as metaphor of the trees, representing a sequence of trunks one next to each other.

Also the glazed elements play a very important role in the integration between the volume and the context.

The interiors have a natural and calm color palette, with wooden ceilings, whitish walls and a light seamless concrete floor. Most of the furniture are conceived in wood and all the fabrics and the textiles have a pastel or neutral palette.

The green itself becomes part of the material palette of the building intruding from outside in the yard to inside in the patio, which is completely transparent on 3 sides and semi-opaque on the south side, where the changing rooms of the hydrotherapy units are accommodated.

## **Landscape**

The school yard is designed to retain as much as possible the character of the area.

All the trees of the yard footprint are preserved, and playground zone are created in between with natural materials, such as wood, gravel, sand, wooden chips, stones.

Main pedestrian path runs, adjacent to the vehicle path, from the main gate of the plot to the building entrance, made out of compacted earth.

Trunks of cut down trees are reused as benches and balance tools for kids. Stump trees of different heights become sitting places for kids and adults.

## **Value for implementation**

The estimation of the total value for the implementation of the project is estimated to be within the budget limit - Euro 1,452,000 (one million four hundred and fifty two thousand euro) - excluding VAT, with a possible variation of +/- 10%