



“KARIN DOM” NEW BUILDING INTERNATIONAL ARCHITECTURE COMPETITION

EXPLANATORY NOTE

The Concept Project was designed for the “Karin dom” new building international architecture competition. It meets the needs of the Contracting authority (“Karin dom” Foundation) and matches the requirements of the detailed development plan of the property.

SITE PLAN:

The site covers an area of 2450 m² and its shape is almost rectangular. The topography of the plot follows the slope with south – east direction and differs with almost 2 meters between its highest and lowest spot elevation.

Having in mind the importance of the good orientation of the building and optimal preservation of existing nature within the property, the new building has an almost central location, in the “higher” part of the terrain. The Gross built up area is 2497m². The low story building, with spread out floor plans aims to maximum blending with the surrounding environment.

During the design process, the main objectives were: the human scale and good pedestrian connections between all parts of the building. That’s why the first floor remains “open” towards the terrain, which allows perfect visual contact with the lush green surroundings. The vehicle access and the deliveries, on the other hand, is separated from the pedestrian route and it is provided through a ramp on the north-west and north-east side of the plot, which leads to the underground level, where the parking lot (with 20 parking spots) and the warehouses and heating/ventilation rooms are located.

PROJECT CONCEPT

The main concept of the project is to provide maximum functionality of the future day care centre through simple geometric forms and volumes. The leading priority is the human scale and the built up /existing/ functional relationships between specialists and the children of “Karin Dom” Foundation, as well as achieving spaces and environment which guarantee maximum comfort and security – a place where children feel steady and safe!

PROJECT FUNCTION:

The design follows the idea of the three-dimensional curve, which forms the infinity symbol. The volume of the building aims at two main elements – open green atrium on the north-eastern façade, which preserves three of the existing pine trees, and an indoor atrium which lets natural light in the building’s common areas.

The project consists of three main levels which are combined with asymmetric atrium, being the “heart” of the building.

The main idea of the floor plan layout is to provide easy access to all levels and functional spaces through one staircase and elevator and short horizontal connections. The main “coordination center” of each level is the atrium area, which distributes natural light, “the soul” and “the life” of the building. The main therapeutic and consulting activities are based on the on the first two levels, thus limiting the “vertical” paths for the children.



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Floor -1: *Level -3,00 = 56,20*

The underground level has a total built up area of 592 m² and hosts the car park (U1) with capacity of 20 vehicles (two of them meet the requirements for people with special needs), as well as three spaces for warehouses and heating/ventilation rooms(U2) with total area of 80 m². This level has a vertical connection to the upper levels through the staircase and the lift.

Floor 1: *Level ±0.00 = 59,20*

This level has the largest built up area: 816 m² and hosts six of the main functional units of the building. The main entrance is located on the south-western façade. It is flanked by a gallery which provides outdoor seating area and a waiting and communication area for the center's visitors.

All units of the Reception area (A), the Toy Library (B) are located on the Ground Level. The Hydrotherapy (E) and the Physiotherapy (C) have a priority setting on this level, respectively on the south – eastern and the north-eastern parts of the floor. In terms of functionality, these are the two units with the largest square footage and special equipment requirements (lifting system).

The Montessori center (D) and the Medical center (I) are located on the same level, respectively on the south-west and on the north-west parts of the floor plan. Each one of them has a separate entrance area.

Floor 2: *Level +3.80 = 63.00*

The second floor has several indents, which function as terraces (M) that aim to fulfil and contribute for the therapeutic and teaching process in the Center. The total Gross area of this level is: 591 m².

The other three main units: Center for diagnostics and therapy (F), Center for family - mediated intervention (H) and the Early intervention Center (G) are also part of the floor plan's layout.

Floor 3: *Level +7.30 = 66.50*

The third floor is mainly occupied by the Administrative unit (K+L). This level hosts as well all functions, which involve training sessions for temporary visitors (J). This is why this level has controlled access. The Gross built up area of the third floor is: 498 m². The open terraces area (M) is not included in the Gross built up area of the level (as per the Organizer's FAQ's section on the website).

ACCESSIBILITY:

There are three pedestrian and one vehicle approaches, which give the opportunity to enter the volume of the building and provide accessible environment for all visitors. All entrance areas are on the ground level and are connected via water – resistant pavements, surrounding the building. The outdoor steps' dimensions are width – 120 cm / height – 15 cm/ depth – 32 cm, and each run overrides a maximum height of 120 cm. Bearing in mind the



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natural slope of the plot, there are several ramps (with maximum slope of 5%), which provide accessible environment for people with special needs. The pedestrian and vehicle access are clearly separated, giving priority to pedestrians within the property.

INTERIOR DESIGN:

All units of the building are designed in accordance to the Foundation’s specific requirements and specialists’ advices, giving priority to more rectangular shapes, which allows better flexibility regarding their functionality in terms of future development plans of “Karin dom” Foundation.

CONSTRUCTION OF THE BUILDING:

The building has a skeletal reinforced concrete structure, mainly beamless construction (partial beams on the perimeter the heavy – load fields). The constructive height of the floor levels are intended according to the functional requirements of the Contracting authority and the building. The roof are flat, with combined drainage. Considering the architectural design, the outfalls are mounted under the façade’s cladding.

The building is insulated with stone wool (the size complies with the Energy Efficiency requirements).

The doors and windows are with five chamber PVC the thermal bridge.

EXTERIOR DESIGN

The exterior of the building emphasizes on monochrome and minimal design, using a simple white stucco, combined with mild wood cladding, giving a sense of warmth and calmness.

There are several outdoor areas, depending on the activities and training sessions for the children of “Karin Dom” Foundation. The main outdoor activities are located in the south – east and south – western parts of the courtyard. These include: children’s playground with different game facilities, as well as raised garden bed and sensory path. The courtyard area is richly landscaped and easily accessible for the children.

The so called “outdoor atrium” in the north – east part of the building allows the preservation of the existing coniferous vegetation. This area has direct access from the ground level and the Physiotherapy’s units. The other main function of this area is to isolate the outdoor vehicle ramp.

The concept project provides 995 m² / 41% of green and landscaped areas.

URBAN DEVELOPMENT PARAMETERS OF THE PLOT

PLOT AREA: 2 450 m²

	achieved	allowed
Ground level area:	816 m ² / 33%	max 1960 m ² / 80%
Gross built up area:	2497 m ² /index 1.02	max 12485 m ² / index 5
Landscape solution:	995 m ² / 41%	min 735 m ² / 30%