

Explanatory note

AS WE MENTIONED BEFORE, THE FULFILLMENT OF CLIENT'S functional program for Karin Dom is prime goal for us. This is closely connected with the decision of access for cars and pedestrians to the site as well as creating garden court inside. First of all we carefully considered the brief and according to the different spatial and functional characteristic of every one unit we divided them in two volumes - low and high one. Montessori Center(D), Hydrotherapy(E) and Medical Center(I) are placed in a distinct low volume with its own entrance in the central part of the site. Physiotherapy(c) is placed on the first floor together with Main Entrance and Reception Area(A), where floor height of 3.50 m can be ensured. Seminar Hall(J) with its bigger individual space decision is on top floor with coffee break lounge, staff rest room(L) and covered and open terrace(m) commanding a view to garden court and magnificent panorama of the town and seashore to the south. Administration(K) with Meeting room, corridor and balcony are just over the entrance for cars and garden court in close contact with current life in the complex. Other rooms for Early(G) and Family Mediated Intervention Centers(H) along with Center for Diagnostic and Therapy(F) are organized on levels +3,80 and +6,90 with possibility for adjustment of their form and areas. Montessori Center(D) in low volume is straightly directed to the garden with easiest exit to it, while for the pool in Hydrotherapy(E) controlled southern light is ensured by an glazed overstructure. Glazed corridor is a warm connection between two volumes and at the same time unite the green areas in the whole site. 24 parking lots (two of them for disabled)-U and much areas for warehouse and technical needs are organized underground. Special attention is devoted to spatial decision of Entrance area for cars with children and Reception Area(A) which are undoubtedly directed to the garden, a real center for the whole complex. Reception space is easily oriented to every part of the building and is a control point of every horizontal and vertical route in it.

Some specific characteristics for this kind of institution has been followed in this architectural decision.

Accessibility and Orientation have been leading points in every part of design process, maybe because of difficult site situation. Principle of flowing spaces is implemented in all plans and free, easy and for all visitors access is ensured in all direction. Corridors are enough wide and with normal steepness, stairs are with normal height, light comes from everywhere, spaces are easily readable, clear for perception and movement, garden is seen from many points of the complex. Horizontal movement is around the court and vertical movement is by gorgeous staircase to light of terrace on level +10.00(m) -a clear, rich and inspiring route.

Safety and Security - A fence around the site(walled and lattice) gives some extent of security and privacy. Reception area and receptionist desk are positioned so to control easy as every coming visitor as every inside movement, stairs and connection to ground floor also. Technical observation will improve control to the possible limits.

Greenery is kept by the volumetric composition which surrounds the south oriented court- a big and not disturbed space. While the glazed connection between volumes unites green area in the site, it continue to be a part of greenery in adjacent sites (Hospital and Design Organization).

Flexibility and adaptability is reached by some architectural solutions- round columns, flat concrete slabs (hidden beams) and continuous fenestration. This can be seen even now in all plans- rooms can be changed according to methods and equipment.

Health and Comfort is reached by enough in dimensions and individualized spaces for different functions (Meeting Hall, Pool, Montessori Center, Reception area). Round columns and different round elements(roofs), natural light, constant contact with nature trough seasons give the spaces softness and friendly, supportive environment.

Sustainability is natural consequence from architectural composition from ensured constant connection with the court, with ever changing nature, that gives an eternal quality to architecture. Physical endurance is consequence of ensured adaptability of the building. So we believe it will serve functionally and spiritually for many generations ahead.

Energy efficiency is ensured most of all by architectural volumetric composition directed to the south. As it is shown in sections selective solar collectors with integrated photovoltaic modules to serve complex heating-cooling and ventilation (with recuperation) systems and provision of hot water for the pool and service needs. The combination of insulation of all building ($U < 0,15W$), a special glazing system with thermal conductivity $U < 0,8W$ and solar gain of about 50% and low infiltration will guarantee optimal comfort and micro climate of building spaces and low maintenance and operation costs. Architectural plans ensure much spaces for installing technical equipment.

Cost is always important but it depends of how it will pay off, what we will have in return for many years ahead. Our proposal strictly fulfill **THE CLIENT'S NEEDS, ITS PROGRAM**, not the less and we try to do this in best possible architectural (spatial) way. The mentioned in the program amount of money we find enough for this aim, but we have to notice that our proposal have another practical quality- two phases of construction, high building first and low one later, if it is imposed.

About **architectural design** we must say that not only necessary areas are ensured but it is done by pleasant, beautiful spaces. We are firmly convinced that volumetric composition is appropriate for the site and surroundings. Elevations are modern but with naval hints and primary childish forms, even some reminiscence of beginning of Modern movement, they are individualized. In interiors softness and freedom prevail and two type of scale are mixed - for children and adults (Meeting hall, Montessori Center).

We dare to say that this is our responsible answer **TO THE CLIENT'S NEEDS AND EVEN MORE** -the touch of beauty is felt everywhere, a friendly realm for children, parents and staff is created.

Technical data

	High building	Low building
Underground build area	470 m ²	460 m ²
First floor area	470 m ²	418 m ²
Second floor area	492 m ²	
Third floor area	525 m ²	
Fourth floor area	409 m ²	
Total floor area per unit	2378 m ²	878 m ²
Total floor area of complex	3256 m ²	
Total underground area	930 m ²	
Total above ground area	2316 m ²	
Site area	2450 m ²	