

KARIN DOM

New building schematic design international competition

Birdhouses in the Trees

The purpose of the Karin Dom Foundation is to provide a safe environment that specializes in educating children to improve the overall quality of life. The existing site is filled with an ample amount of beautiful trees. Thus, the goal of the design is to not only integrate this new building of Karin Dom by utilizing the existing environment to preserve the natural green in the city center, but also to create a comfortable and secured learning facility that welcomes children, parents, and professionals to expand their knowledge and creativity, build independence, and foster new relationships.

The Concept

Birdhouses are special places for young birds to grow. Birdhouses are located at the top of the trees, allowing the mother birds to concentrate on just hatching eggs while their newly born chicks can eat and grow safely without the concern of being attacked by other animals. When the baby birds begin to develop, they can also be trained to fly off for the first time. This reflects the purpose of the Karin Dom Foundation: architecture that emulates the nurturing and safe environment of a birdhouse to provide our children with the support that they deserve.

Part Memory of the Childhood

The main service of the building is for families with children between the age of 0 and 8 because it is pertinent that they develop in a safe environment with the care and support from adults. In order to create safety for children and their families, we have elevated the building spaces to avoid the interference of cars or strangers. All of the spaces are barrier-free and specially designed for the different needs of children of various ages. The platforms of the roof are provided for outdoor teaching and communication. In addition, slopes or sky walkways are connected to the platforms for children to run and play. Not only the existing trees equip a natural playground for the children, but they also take care of the children's growth and become an enjoyable memory of their childhood.

An Existing Landscape for the New Building

It will take ten years, or even decades, to cultivate a tree. In order to maximize the preservation of these luxurious trees, the spaces of the new building are set carefully around the existing trees by bypassing or trimming instead of transplanting or cutting. The suspended structure systems of birdhouses ensure minimum damage to the trees and the land. The spaces of the new building are arranged in groups based on the program's activities. For example, the activities that require more light or scenery are placed either toward the outside of the forest or the top of the tree. On the other hand, the activities that require darker or quieter areas are placed inward of the forest to not be disturbed. This way, space, light, and trees are integrated naturally. Ultimately, the existing trees planted decades ago, along with this new building, aim to generate a fun and inspiring environment for children to learn, create, and play.

Technical and Economic Index

Total Building Floor Area: 2359 m²

- Floor Area on the Underground Level: 540 m²

- Gross Floor Area on above-ground Level (including terrain level): 1819 m²

Total landscaped area within the plot and the building: 2051 m²

Number of parking spaces in the underground parking: 20

Project Construction Cost Estimation

Item	%	Cost (Euro)
Earth Work / Landscape	10%	145200
Building Structure	30%	435600
Building Enclosure	25%	363000
Mechanical Electrical Plumbing	20%	290400
Interior	15%	217800
Total	100%	1452000