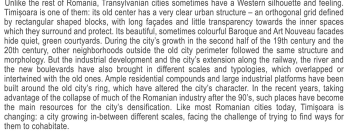




Gorge Hotel, Nisava, 1914. Hotel Europa, Constantin, 1912.



Benetescu Sorinel, Supramentem de la Cămin, 2019

Unlike the rest of Romania, Transylvanian cities sometimes have a Western silhouette and feeling. Timisoara is one of them: its old center has a very clear urban structure – an orthogonal grid defined by rectangular shaped blocks, with long facades and little transparency towards the inner spaces which they surround and protect. Its beautiful, sometimes colourful Baroque and Art Nouveau facades hide quiet, green courtyards. During the city's growth in the second half of the 19th century and the 20th century, other neighborhoods outside the old city perimeter followed the same structure and morphology. But the industrial development and the city's extension along the railway, the river and the new boulevards have also brought in different scales and typologies, which overlapped or intertwined with the old ones. Ample residential compounds and large industrial platforms have been built around the old city's ring, which have altered the city's character. In the recent years, taking advantage of the collapse of much of the Romanian industry after the 90's, such places have become the main resources for the city's identification. Like most Romanian cities today, Timisoara is changing: a city growing in-between different scales, facing the challenge of trying to find ways for them to cohabit.

Our proposal's specificity lies in the ambition to work with such various scales, and to bring in density while also working with some of Timisoara's qualities and contradictions. The design starts with the clear separation of an "inner" space, which lies behind the volumes facing the city. Thus, a tall plinth (ground floor and first floor) surrounds the plot towards the two streets, defining a lower cornice and creating a continuous facade closer to the pedestrian scale and to the city's low height houses. This plinth also organizes the inner space, dividing it into a series of courtyards, typical to how the old city is organized. The first courtyard is the largest and remains accessible through passages and porches, offering the city a new public square, connected to Begu's green corridor. The following courtyards are more private and greener.

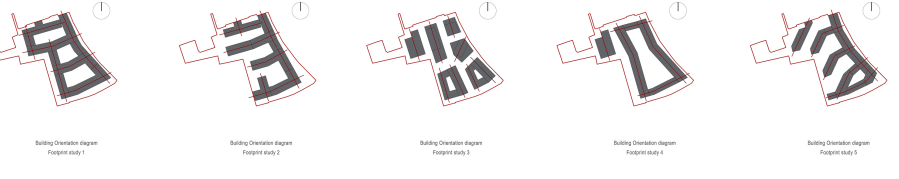
While this plinth is faced mostly with public spaces – retail, offices and residential units with ateliers, the above floors are residential only. Several volumes sit on top of the plinth, separated by vertical cuts, with various geometries to enhance transparency and sunlight. A second cornice is set at the height of P+5, which deals with the intermediate scale of the city. Above this height, the facades are slightly folded, receiving vertical edges, thus creating a third register, with the top cornice at different heights. Volumes and registers are differentiated by colours and nuances, similar to the rich facades of the city center.

The design layout has a clear orientation along the N-S axis, with a V-shaped opening towards Begu, which helps in defining a large open space in between the apartment blocks, but also allows for most of the apartments to have a view of the river and the city, while also facilitating proper illumination. Behind the large V-shaped opening, three other objects fill in the irregular part of the plot, changing the scale of the development towards the north-west and creating another sequence of courtyards. With several passages and connection points, the whole ground floor keeps a certain degree of porosity, which makes possible future connections of the public spaces with the Faber compounds.

Sun orientation, preliminary studies / search for the optimal orientation



Footprint and missing options



Sunlight studies



The enclosure has the size of another island. It can be a public enclosure as Central Boulevard for the office or a semi-public, accessible to the public (on the left). The access to enclosures is made through porches and passages, overlooking the public spaces between the blocks and the inner courtyards. The accessibility of the courtyards provides some type of transparency to the street, whereas the public character of this building is maintained through the porches on the inner courtyards.

Representative buildings are scaled to an urban layer, with the enclosure in between, creating a courtyard scale. Some of the courtyards can be converted (Gardens of the Palace of University Teachers).

Separation and rhythm can be found inside the enclosure: volumes and building volumes levels (door heights, 5, 6, ground, church and church tower, 10m, 12m, 15m, 18m, 20m, 22m, 24m, 26m, 28m, 30m, 32m, 34m, 36m, 38m, 40m, 42m, 44m, 46m, 48m, 50m, 52m, 54m, 56m, 58m, 60m, 62m, 64m, 66m, 68m, 70m, 72m, 74m, 76m, 78m, 80m, 82m, 84m, 86m, 88m, 90m, 92m, 94m, 96m, 98m, 100m).

Residential buildings inside the island's scale, including the inner courtyard layout.

In the vicinity of the historical center (D.O. Market, Băneasa, Anad Center), the city features more modern residential buildings with 10-12 levels. Still, the small courtyards throughout the site of the island (around the square M. Tălcănuș street)

The urban structure has a much larger scale. The houses are larger and along the street. But also along the deep courtyards, construction of buildings with 10-12 levels. Still, the small courtyards throughout the site of the island (around the square M. Tălcănuș street)

juxtaposition with industrial areas: The enclosure of the Capota Factory

Enclosed facades face the River Begu in the historic center, whereas in the modern city, enclosing greenery courtyards and open areas around the site.

Large scale industrial sites turned into new big scale housing, office, retail developments

1. base

2. PD

Julian Hill



Samuel Cioba Miu

1 | Facades in Timisoara's old center

2 | Ground floor connections

3 | Courtyard connections

4 | Recycling

5 | Old to new

6 | Examples of working with contemporary architecture on a historical background

7 | Examples of working with contemporary architecture on a historical background

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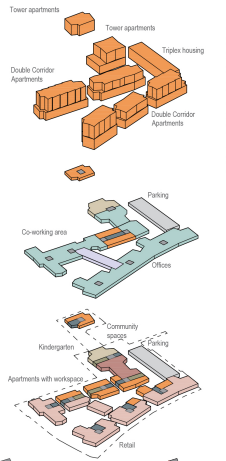
98 | Examples of working with contemporary architecture on a historical background

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100 | Examples of working with contemporary architecture on a historical background

**BLUE TABLE - PROJECT**

Description	PHASE 1	Comment
<b>Initial land surface</b>	24,217	Bought land surface
<b>Actual land surface</b>	23,108	95% Up to date land surface (after expropriation)
<b>Total Built</b>	76,948	25% Underground apartment (+40%)
<b>Aboveground O&amp;A (level terraces)</b>	41,454	2.46 CDF + 2.3 (footprint) x height until clarity on terraces)
Apartments Built surface	43,904	71% Share of Residential in the development (incl AG common areas, technical areas and walls)
Apartments Net (Carpet)	32,840	75% Efficiency of Resi (+75%) (sellable)
Apartments #	440	74.64 Average Net apartment size (+72sqm)
Retail Built Surface	4,041	7% Share of Retail in the development (incl AG common areas, technical areas and walls)
Retail Net	3,233	80% Efficiency of Retail (+80%) (rentable area)
Office Built Surface + Kinder	9,446	15.45 Share of Office in the development (incl AG common areas, technical areas and walls)
Office Net	8,690	92% Efficiency of Office (+92%) (Occupant area)
Office Rentable	9,446	100% Efficiency of Office (+100%) (Rentable area, after BOMA)
Other Built Surface/Parking building	4,062	7% Share of Other in the development
Other Net	4,581	Efficiency of Other (+80%) (Insert comment if exterior or interior terraces)
<b>Underground and/or semi-soil</b>	15,514	32.52 Efficiency of Underground (+38qm/tp)
Underground parking	12,491	26.19 Efficiency of parking (+30qm/tp) (incl roads)
Semi-underground parking	0	
parking #	477	1.08 Parking ratio (+1.2 pp/ap --> 1.0 US, 1/80qm rentable)
Storage	809	3% Storage ratio (+ 3% of net apartment) + 640qm of storage AG
Storage #	322	0.51 Storage ratio (+ 0.5 per apartment)
Shelter	880	
Common areas	1,900	3.98 Efficiency Common areas & Technical spaces (+80qm/tp) (rest on roof or in greenery)
<b>Land use</b>	23,108	100% Surface check (+100%)
Footprint	11,354	50% POT ± 50%
Green on natural soil	4,334	27% Green area (+20%)
Green above Parking	1,700	7% Green area (+10%), total green (+30%)
Hardened surface	3,720	16% Keep minimal (+ 30%)
Aboveground parking #	0	- Parking ratio (+1.2 pp/ap --> 0.2 AG parking)
Public road connection (outside of Land surface)		- Keep minimal



- Housing
- Office
- Co-working areas
- Kindergarten
- Community spaces
- Retail
- Lobbies
- Hoyleys parking
- Parking
- Vertical circulation

- Accessibility
- Car access
- Access by stairwell
- Access to bicycle parking
- Individual access

- Public program
- Public spaces
- Community spaces
- Kindergarten
- Green areas on the site

- Community space
- Kindergarten
- Green areas by the river site

- Sequence of spaces from public to private
- Passageway
- Public inner courtyard
- Private inner courtyard

- Vertical circulation
- Housing

- Building heights
- P=10
- P=8
- P=7
- P=5
- P=4
- P=3

- Perspectives over the river and over the city
- Link to the river
- Perspectives over the city
- Highest viewpoints

- Bega River
- Green areas along Bega River

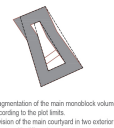
- Building typologies
- Triplex housing
- Tower apartments
- Double corridor apartments
- Apartments with workshop

- Green Areas
- Private gardens
- Private green spaces
- Public green spaces
- Urban plaza

- Project phases
- 1<sup>st</sup> phase
- 2<sup>nd</sup> phase
- 3<sup>rd</sup> phase
- 4<sup>th</sup> phase



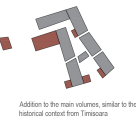
Volume developed in an enclosed urban island with interior courtyard



Fragmentation of the main manoblock volume according to the plot limits. Division of the main courtyard in two exterior spaces with different purposes



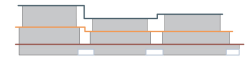
Addition of the specific passageway entries



Addition to the main volumes, similar to the historical context from Timsoara



Final fragmentation of the volumes in order to create more generous passageways and let the light pass through



The cornice emphasizes the vertical organization of the building by reducing the scale of the volumes as they raise above the ground.



The massive green volumes lack some of their corners in order to enlarge the distance between the buildings. In this case, the residents benefit from more privacy and more perspectives over the city.



By removing some of the buildings' corners, the light penetrates throughout enlarged passageways in order to create a more pleasant atmosphere in the inner courtyards.

Site Plan Scale 1:1000



Aerial view



General Basement Floor  
Scale 1:1000



General Ground Floor  
Scale 1:1000



General First Floor  
Scale 1:1000



Office layout  
Scale 1:500



REZ	KIND	RETAIL	COMM	COM	COM	TECH	STRG	PKING	OFFICE
INT	INT	INT	INT	EXT	INT	INT	US		

OFFICE	CD-WO	SHR	COM	COM	TOILET
	SP	SP	EXT	MEET	

Typical floor 1 - A+B buildings  
Scale 1:200



Typical floor 2 - A building  
Scale 1:200



Typical floor 2 - B building  
Scale 1:200



Ground floor - H building  
Scale 1:200



Typical floor - H building  
Scale 1:200



Boaga view



Urban Plaza view



General Typical Floor 1  
Scale 1:1000



General Typical Floor 2  
Scale 1:1000



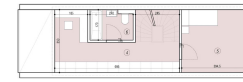
2nd Floor Triplex - G building  
Scale 1:500



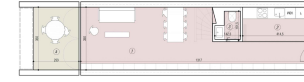
Typical apartments - G building  
Scale 1:100



First Floor Triplex - G building  
Scale 1:500



Ground Floor Triplex - G building  
Scale 1:500



Room	Area	Volume
1. Corridor	100	100
2. Living	150	150
3. Kitchen	80	80
4. Bedroom	120	120
5. Bathroom	60	60
6. Terrace	40	40
7. Balcony	30	30
8. Staircase	20	20
9. Storage	10	10
10. Utility	10	10
11. Parking	10	10
12. Garage	10	10
13. Office	10	10
14. Shop	10	10
15. Restaurant	10	10
16. Bar	10	10
17. Cafe	10	10
18. Gym	10	10
19. Pool	10	10
20. Garden	10	10
21. Plaza	10	10
22. Common	10	10
23. Storage	10	10
24. Office	10	10
25. Shop	10	10
26. Restaurant	10	10
27. Bar	10	10
28. Cafe	10	10
29. Gym	10	10
30. Pool	10	10
31. Garden	10	10
32. Plaza	10	10
33. Common	10	10
34. Storage	10	10
35. Office	10	10
36. Shop	10	10
37. Restaurant	10	10
38. Bar	10	10
39. Cafe	10	10
40. Gym	10	10
41. Pool	10	10
42. Garden	10	10
43. Plaza	10	10
44. Common	10	10
45. Storage	10	10
46. Office	10	10
47. Shop	10	10
48. Restaurant	10	10
49. Bar	10	10
50. Cafe	10	10
51. Gym	10	10
52. Pool	10	10
53. Garden	10	10
54. Plaza	10	10
55. Common	10	10
56. Storage	10	10
57. Office	10	10
58. Shop	10	10
59. Restaurant	10	10
60. Bar	10	10
61. Cafe	10	10
62. Gym	10	10
63. Pool	10	10
64. Garden	10	10
65. Plaza	10	10
66. Common	10	10
67. Storage	10	10
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69. Shop	10	10
70. Restaurant	10	10
71. Bar	10	10
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73. Gym	10	10
74. Pool	10	10
75. Garden	10	10
76. Plaza	10	10
77. Common	10	10
78. Storage	10	10
79. Office	10	10
80. Shop	10	10
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83. Cafe	10	10
84. Gym	10	10
85. Pool	10	10
86. Garden	10	10
87. Plaza	10	10
88. Common	10	10
89. Storage	10	10
90. Office	10	10
91. Shop	10	10
92. Restaurant	10	10
93. Bar	10	10
94. Cafe	10	10
95. Gym	10	10
96. Pool	10	10
97. Garden	10	10
98. Plaza	10	10
99. Common	10	10
100. Storage	10	10

COST ESTIMATE

SUMMARY PROJECT	CUT	COST	CONSTRUCTIVE
Code	U.S. \$/sq	%	Cost in millions
<b>1 SUPRATACTE CONSTRUCȚIE SUPRATERITENEA</b>			
01.01.01.01.01.01	8000	8%	64000
01.01.01.01.01.02	8000	8%	64000
01.01.01.01.01.03	8000	8%	64000
01.01.01.01.01.04	8000	8%	64000
01.01.01.01.01.05	8000	8%	64000
01.01.01.01.01.06	8000	8%	64000
01.01.01.01.01.07	8000	8%	64000
01.01.01.01.01.08	8000	8%	64000
01.01.01.01.01.09	8000	8%	64000
01.01.01.01.01.10	8000	8%	64000
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01.01.01.01.01.105	8000	8%	64000
01.01.01.01.01.106	8000	8%	64000
01.01.01.01.01.107	8000	8%	64000
01.01.01.01.01.108	8000	8%	64000
01.01.01.01.01.109	8000	8%	64000
01.01.01.01.01.110	8000	8%	64000
01.01.01.01.01.111	8000	8%	64000
01.01.01.01.01.112	8000	8%	64000
01.01.01.01.01.113	8000	8%	64000
01.01.01.01.01.114	8000	8%	64000
01.01.01.01.01.115	8000	8%	64000
01.01.01.01.01.116	8000	8%	64000
01.01.01.01.01.117	8000	8%	64000
01.01.01.01.01.118	8000	8%	64000
01.01.01.01.01.119	8000	8%	64000
01.01.01.01.01.120	8000	8%	64000
01.01.01.01.01.121	8000	8%	64000
01.01.01.01.01.122	8000	8%	64000
01.01.01.01.01.123	8000	8%	64000
01.01.01.01.01.124	8000	8%	64000
01.01.01.01.01.125	8000	8%	64000
01.01.01.01.01.126	8000	8%	64000
01.01.01.01.01.127	8000	8%	64000
01.01.01.01.01.128	8000	8%	64000
01.01.01.01.01.129	8000	8%	64000
01.01.01.01.01.130	8000	8%	64000
01.01.01.01.01.131	8000	8%	64000
01.01.01.01.01.132	8000	8%	64000
01.01.01.01.01.133	8000	8%	64000
01.01.01.01.01.134	8000	8%	64000
01.01.01.01.01.135	8000	8%	64000
01.01.01.01.01.136	8000		

Typical apartments  
Scale 1:100



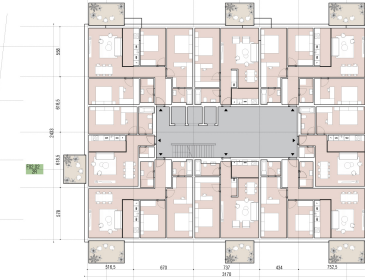
Typical floor 1 - E building  
Scale 1:200



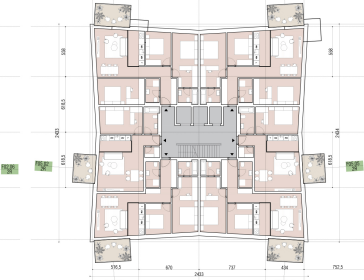
Typical floor 2 - E building  
Scale 1:200



Typical floor 1 - F building  
Scale 1:200



Typical floor 2 - F building  
Scale 1:200



Schaal Ghivra view



Residential courtyard view



