



VIEW FROM BEGA RIVER



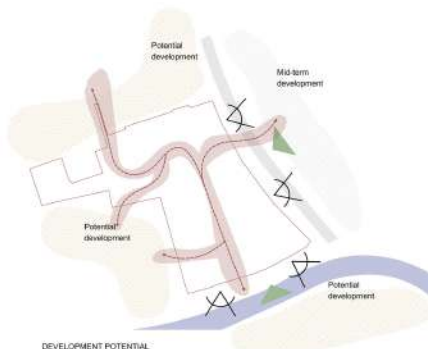
CONTINUING THE BOLD SKYLINE

Common space set up on 5 principles :

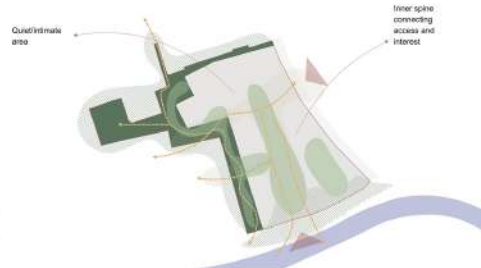
- Intimacy - green buffers for each building, all immediately connected with shortcuts to quiet areas.
- Freedom and safety - no fences, just shortcuts, no motorised danger, all in slow pace
- Knowledge transfer and responsibility - gardening, community space in-out, biodiversity and superior biotope factor, high learning factor for the young generation
- Health, Sport and relaxation - A Quiet Project featuring mindfulness, zen and tai chi in the quiet gardens, Reading in the forest, learning to bike, meditation or cardio walks. Sport outside and inside, re-using the most spectacular buildings found on site. Kids have a bike path to learn it safely.
- Socialise - community house in reused hall, agora for the whole block, togetherness as an intimate crowd, at walking speed only.



RETRACEMENTS



DEVELOPMENT POTENTIAL



OCCUPY

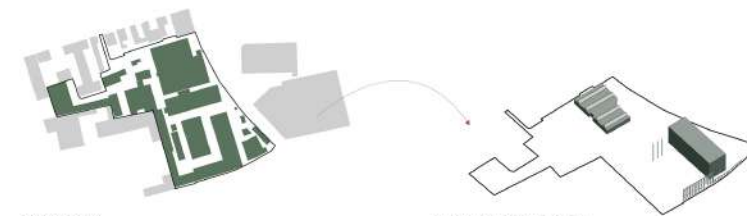
WE MEET IN JUNE

Anticipate the waterfront development - opening to the south & water with a proper urban attitude  
Placing buildings onto a park, slender silhouette but robust volumes as urban infill that creates attraction as local polarisation of interest for residents and visitors. Less footprint, more slender height and a skyline with personality.

The highly busy first floors with public interest uses are similar in urban approach to a central area, but without cars. So, two apparent opposite features meet in the same project - dynamic urban life in a peaceful green surrounding, intimate and cosy, everything at hand in the highest safety standard for all, from kids to grandparents.

Buildings offer spectacular impressions, versatile perspectives and spaces, surrounded by green and minimal pathways. The construction system is rational and highly efficient adapting to changes in layout and tenants/buyers. Flexibility over time is key - adapting residential units, garages and commercial (offices, shops, services).

Open space provides 3 fingers from Bega inwards, north south, bringing light into the inner ensemble. The stripe gardens stretch and connect the east-west direction of the site. The stripes have more than 15m width and are a part of the technical site, collecting water and sinking it in slowly, in a Central Natural Ecosystem.  
As well, the densest and wildest green buffer ensures an attractive vicinity with mutual benefits to Faber, in its present condition or united to June in the future.



EXISTING SITE PLAN

RE-USE BUILDINGS AND STRUCTURES



VOLUMETRIC STUDY RESULT

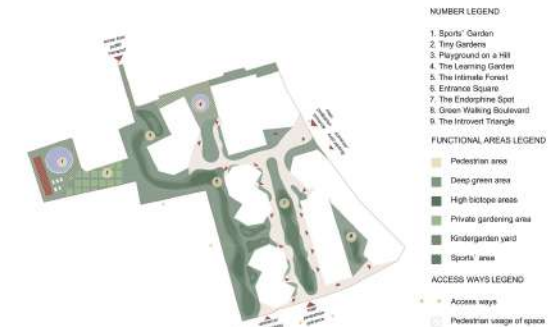
URBAN INFILL



VIEW FROM ONE OF THE APARTMENTS



SITE PLAN 1:1000



UNSEALED SURFACES DESIGN

VIEW FROM SAMUEL CLAIN MICU STREET

Unsealed surface	24,217.00	Height (and surface)	1. 10 to 15m (and surface after approximation)
Actual land surface	24,217.00	22. Underground apartment (-0.5)	
Total built	85,448.19	2.19. COF 0.0 (topographic change) and (stairs on terrace)	
Development (BNA) NET TERRAZAS	78,948.48	3.76. Share of Residential in the development (net AG common areas, technical areas and voids)	
Apartments Built surface NEW	47,198.55	88. Efficiency of Built (0-75%) (walkable)	
Apartments Built surface EXISTING	7,207.78	Average (net) apartment size (1: Flats)	
Apartments (Net Common)	507.85	89. Share of Built in the development (net AG common areas, technical areas and voids)	
Hotel Built surface	1,294.29	90. Share of Office in the development (net AG common areas, technical areas and voids)	
Hotel Built surface NEW	1,274.07	89. Efficiency of Office (40%) (Occupancy area)	
Hotel Built surface EXISTING	6,498.00	90. Efficiency of Office (40%) (Occupancy area, after common)	
Office Net	696.51	89. Share of Office in the development	
Office Common	617.04	89. Efficiency of Office (40%) (Occupancy area)	
Other Built surface	992.51	89. Efficiency of Office (40%) (Occupancy area, after common)	
INDOOR GARDENS	117.00	89. Share of Office in the development	
COMMUNITY HUBS (WITH USE SCALE - EXISTING)	907.00	89. Efficiency of Office (40%) (Occupancy area)	
SPORT AND WELLNESS - EXISTING	907.00	89. Efficiency of Office (40%) (Occupancy area)	
COMMON COMMONS ENTRANCES	907.00	89. Efficiency of Office (40%) (Occupancy area)	
Other Net	907.00	89. Efficiency of Office (40%) (Occupancy area)	
INDOOR/ EXTERIOR TERRACES	907.00	89. Efficiency of Office (40%) (Occupancy area)	
Parking (development and/or external)	10,763.75	89. Efficiency of Office (40%) (Occupancy area)	
ALL UNDERGROUND PARKING - INJECTED UNDERGROUND parking	12,700.00	89. Efficiency of Office (40%) (Occupancy area)	
Surface underground parking	475.00	89. Efficiency of Office (40%) (Occupancy area)	
Storage	104.00	89. Efficiency of Office (40%) (Occupancy area)	
Change #	104.00	89. Efficiency of Office (40%) (Occupancy area)	
Common areas	104.00	89. Efficiency of Office (40%) (Occupancy area)	
Land use	24,217.00	89. Efficiency of Office (40%) (Occupancy area)	
Footprint	85,448.19	89. Efficiency of Office (40%) (Occupancy area)	
FOOTPRINT PERCENTAGE (PNT)	100.00	89. Efficiency of Office (40%) (Occupancy area)	
Green (national and)	5,703.00	89. Efficiency of Office (40%) (Occupancy area)	
Green above Parking	403.00	89. Efficiency of Office (40%) (Occupancy area)	
Roofed surface	1,704.00	89. Efficiency of Office (40%) (Occupancy area)	
SURFACE ABOVE PARKING BUILDING	1,704.00	89. Efficiency of Office (40%) (Occupancy area)	
development parking #	104.00	89. Efficiency of Office (40%) (Occupancy area)	
Public road connection outside of (land surface)	104.00	89. Efficiency of Office (40%) (Occupancy area)	
Extra volume	104.00	89. Efficiency of Office (40%) (Occupancy area)	
ENT	2.75	89. Efficiency of Office (40%) (Occupancy area)	

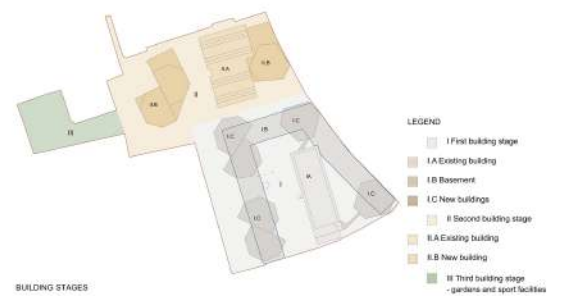


Minimise building waste through keeping the most valuable buildings for re-use - residential commercial use for the biggest building found on site - super-lofts, sky terrace and dynamic shopping.

Amplify greenery to a max, taking advantage of the small footprint. Offer is 45% green spaces with unlimited access. Give responsibility to users in greenspace maintenance, forming a bound community.. The connections are minimal, leaving most places to natural take-over. Like this, the June courtyards will have -5 degrees in summer, providing humid fresh air and shadow.

The project will provide already mature trees, plantend in earth moulds. Access is car-free on all pathways. Two main ones are accessible for occasional/restricted access - firefighters, ambulance, maintenance. Safety for all - no car traffic in the compound, access North South to public transportation

Night illumination - just in the necessary spot and pathways, bio life protective, no light pollution. Obscurity matters for the upper floor's comfort.



*To build is to collaborate with the earth: it is to put a human mark on a landscape that will be altered forever; it is also to contribute to the slow changes that is the life of cities... I have rebuilt a lot: it is to collaborate with the past, to seize or modify its spirit, to serve as a bridge to a more long-term future; it is to find the secret of the springs beneath the stones.*  
Marguerite Yourcenar, *Memoirs of Hadrian*



BIRD-EYE VIEW



Gorgo Morandi, *5th Life*

**DANCING BUILDINGS ON A NATURAL CARPET**  
 Our main strategy for the site is to cover it with nature. Nature is the carrier of the project, not just the sum of space left between buildings. The implementation of buildings on this natural carpet seems to be the result of a frozen moment of choreography. An organic layout is settled. Not just in plan, but also in volume, as in the case of Morandi's vases. The equilibrium is found, and none of the volumes is parallel to another one, which benefits the privacy of residents. The east-west orientation is privileged, meaning that none of the new spaces is oriented fully north. The implementation of different heights and shapes generates a rich skyline and landscape, proof of the diversity of living in a park.



Andy Warhol, *Dance Steps*



**A SITE PERMANENTLY ACTIVATED**  
 The park is inhabited with mixed functions. Mixed uses and mixed users imply an alive and active neighborhood. But, why not bring the same attention for each building? The priority of the entire site, composed of two levels in each building, is allocated to the public/collective programs and ensures the permanent activation of the site: wellness, sport, kindergarten, retail, offices etc. Collective roof terraces for residents are organized on the lower rooftops of buildings 3, 4 and 5. A public terrace and services are located on the rooftop of C2 (part of building 1), accessible via elevators placed in existing shafts. Together with a new winter garden attached to the riverfront facade of C2, they ensure the leisure of inhabitants and the public at large.

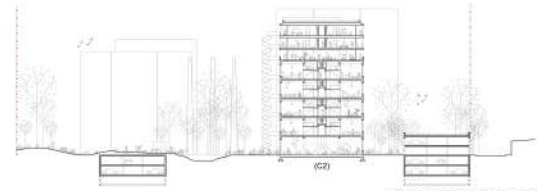
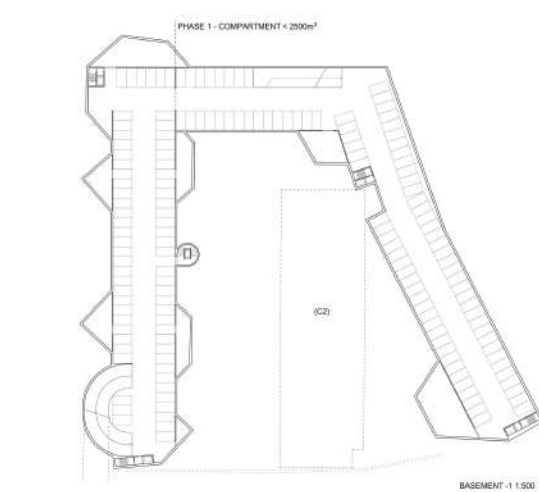
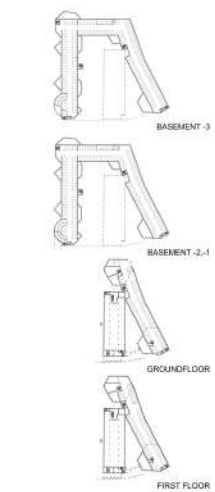
**ADAPTIVE RE-USE**  
 Studying what is on site today allowed us to catalyze its inherent major potential. The existing becomes support for the new in the design process, whereas physical elements are preserved to enrich a site that remembers its industrial past: C2 (part of building 1) and C14 (part of building 2), which are activated through a parasitic strategy of occupation, matching the old, the big chimneys, the existing facades along the river, walls etc.

**QUALITATIVE HOUSING**  
 The domestic spaces are a result of fetions and thoughts around a common day. The common actions and fluids as looking through the window, or having dinner, become essential in the design process. Arriving home is understood as a sequence. The entrance hall is provided by a covered space as the continuation of the park. The corridors have generous enlargements that function as shared interfaces. They lead to the private entrance door. Once inside the apartment, a generous living space with a table illuminated by a hanging light welcomes you.

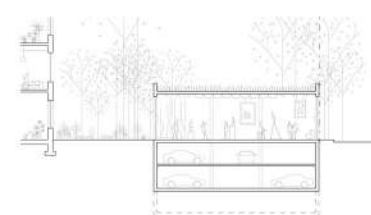


Horia Păgusa, *Grădina cu rozmarin*

Horia Păgusa, *Ferestele Etnicii*



**FUTURE PROOF ARCHITECTURE**  
 It is impossible to deny the need for future proof new interventions. A maximum flexibility of the structure is therefore proposed. The structure of the parking is easily adaptable by dismantling the floors between level -2 and -1, and between -0 and -1, floors which are controlled to be dismantled. Like this, a 5 m high floor is created, ready to allocate functions such as ateliers, production spaces, an art gallery etc. Voids in the ground floor would allow the entrance of light in the new underground levels. In addition, the access to the parking is uncoupled from the buildings above, which ensures the independence of the parking from the rest of the plot. We use the fire compartmentation in surfaces smaller than 2.500 m² to phase the parking.



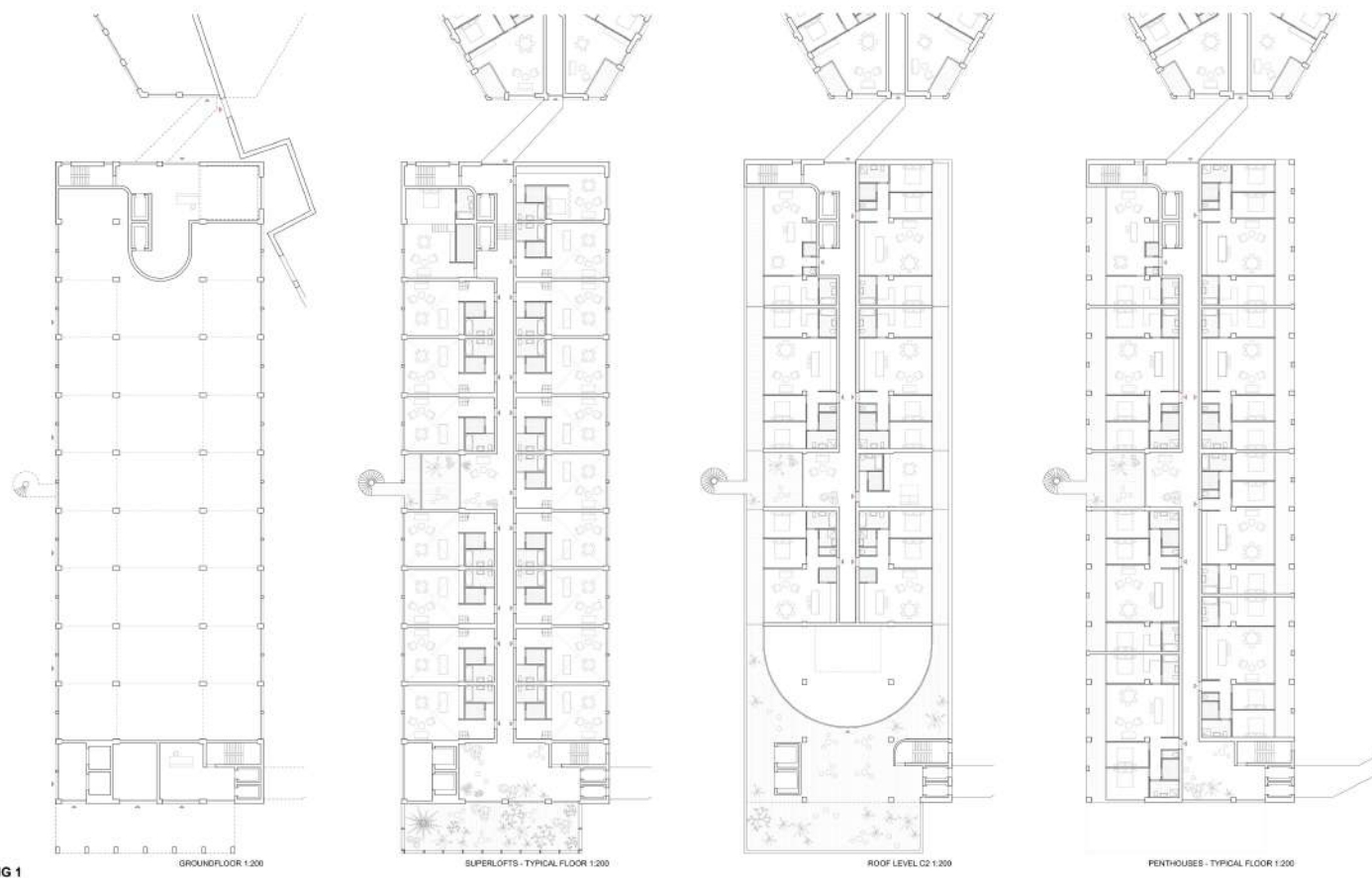
PARKING, SECOND STAGE - CROSS SECTION 1:200  
 Adaptive reuse: the floor between +0 and +1 is dismantled to create a 5 m high plinth for an art gallery, retail etc.

PARKING, FINAL STAGE - CROSS SECTION 1:200  
 Adaptive reuse: the floor between 2 and 4 is dismantled to create a 5 m high space for ateliers, production spaces etc; recovering natural light through voids opened in the ground floor.

BUILDING 1	BUILDING 2	BUILDING 3	BUILDING 4	BUILDING 5
<p><b>Building 1 Data:</b></p> <ul style="list-style-type: none"> <li>Height: 10.5m</li> <li>Area: 1,232 m²</li> <li>Volume: 12,320 m³</li> <li>Number of floors: 10</li> <li>Number of units: 10</li> </ul>	<p><b>Building 2 Data:</b></p> <ul style="list-style-type: none"> <li>Height: 10.5m</li> <li>Area: 1,232 m²</li> <li>Volume: 12,320 m³</li> <li>Number of floors: 10</li> <li>Number of units: 10</li> </ul>	<p><b>Building 3 Data:</b></p> <ul style="list-style-type: none"> <li>Height: 10.5m</li> <li>Area: 1,232 m²</li> <li>Volume: 12,320 m³</li> <li>Number of floors: 10</li> <li>Number of units: 10</li> </ul>	<p><b>Building 4 Data:</b></p> <ul style="list-style-type: none"> <li>Height: 10.5m</li> <li>Area: 1,232 m²</li> <li>Volume: 12,320 m³</li> <li>Number of floors: 10</li> <li>Number of units: 10</li> </ul>	<p><b>Building 5 Data:</b></p> <ul style="list-style-type: none"> <li>Height: 10.5m</li> <li>Area: 1,232 m²</li> <li>Volume: 12,320 m³</li> <li>Number of floors: 10</li> <li>Number of units: 10</li> </ul>



Bureau Bouwtechniek, Design Center De Wittebaak, Arnhem - natural light is brought in the underground via voids



BUILDING 1

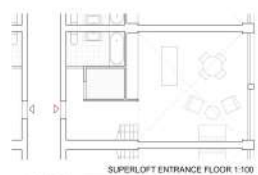
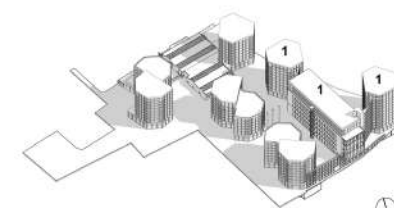
**FUTURE PROOF ARCHITECTURE**  
 The extension of C2 with three levels of penthouses is conceived for a maximum flexibility during the design process, but also later, after construction. The size of the penthouses can be easily changed at any time.



View from the livingroom of a penthouse



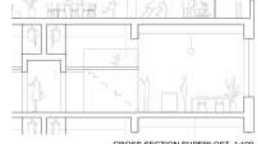
Clams studio, Riverside Tower, Antwerp



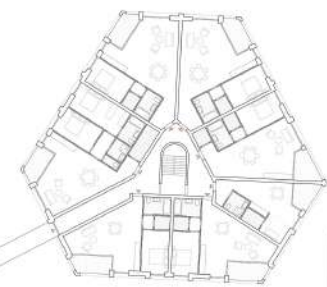
SUPERLOFT ENTRANCE FLOOR 1:100



SUPERLOFT MEZZANINE FLOOR 1:100



CROSS SECTION SUPERLOFT 1:100



**ADAPTIVE RE-USE**  
 The building C2 (part of building 1) is transformed into superlofts and commercial spaces and/or offices on the ground floor, with a careful respect of the structure of the building. On the rooftop of C2, three new levels are added: a new volume of two levels of penthouses on top of a recessed volume with penthouses and a colonial restaurant/bar with a public panoramic terrace overlooking Siga and Timisoara. A winter garden placed on the front facade creates a new face on the riverfront.  
 We use the generous height of the levels of C2 to organize superlofts with a mezzanine for sleeping and studying/working. As such, we maximize the surface of living spaces. The mezzanine is conceived as a piece of furniture integrated in the existing structure.



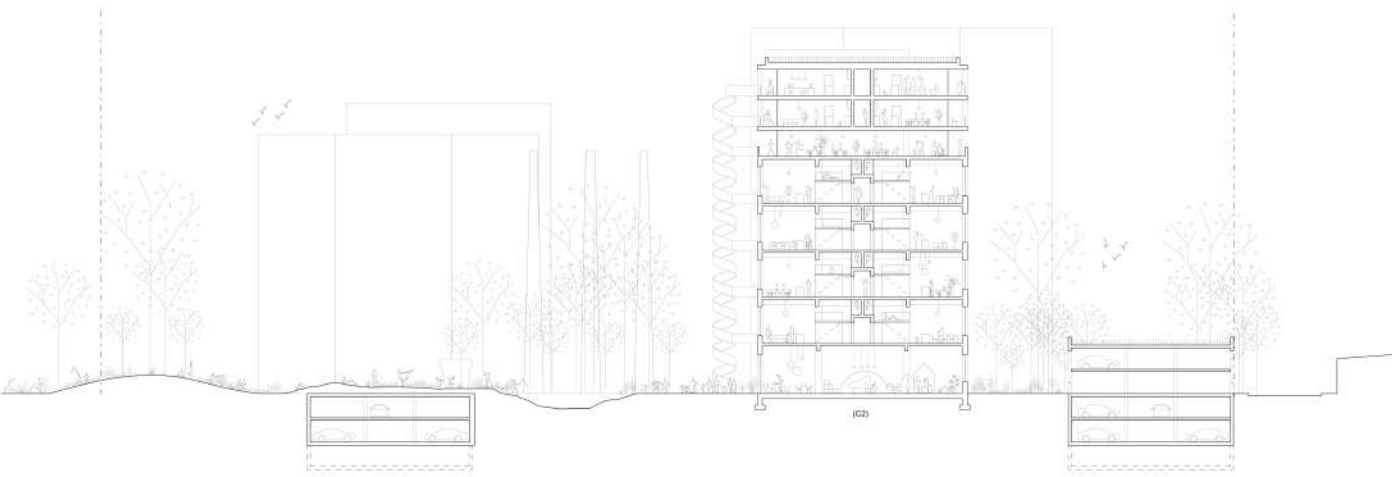
Collective space - Artau architects, Arc, Liege



Le Corbusier, Duizer, Cité Radieuse



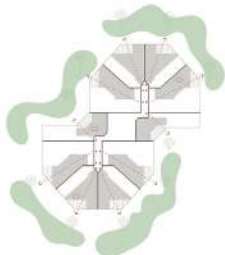
Superloft - Artau architects, Arc, Liege



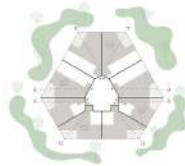
CROSS SECTION THROUGH C2 1:200



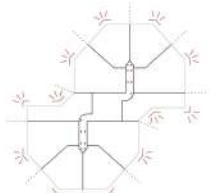
VIEW TOWARDS BEGA WITH C2 ON THE LEFT



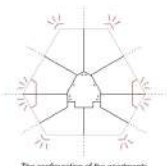
The entrance enlarges, embracing the outside through a glazed corner living that includes a loggia



The entrance enlarges, embracing the outside through a glazed corner living that includes a loggia



The configuration of the apartments ensures that all of them have a double orientation



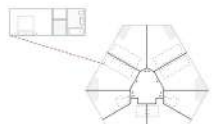
The configuration of the apartments ensures that all of them have a double orientation



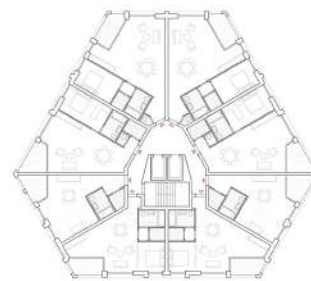
Standardized rooms, bathrooms, storages and kitchen units => reduced building cost



BUILDING 3, 4, 5 - TYPICAL FLOOR 1:200



Standardized rooms, bathrooms, storages and kitchen units => reduced building cost



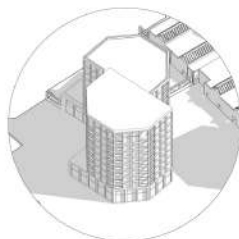
BUILDING 2 - TYPICAL FLOOR 1:200



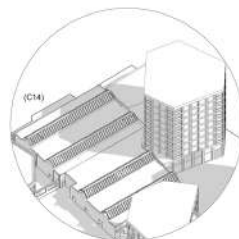
BUILDING 5



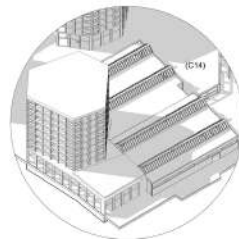
BUILDING 4



BUILDING 3



BUILDING 2



**COMING HOME**  
The journey home is a scenographic sequence. Visible from the walkways along Begu, the new skyline is perforated by green. There is no continuous wall as waterfront, but a porous interface formed by grids of existing facades, the green house on the south facade of C2.



XDOA, FOR LIFE



Reference for the waterfront as a porous interface, blending old and new.

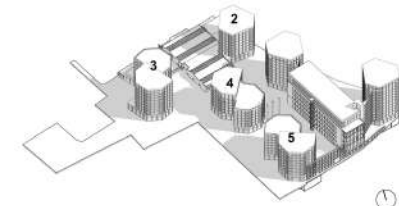


Mary Duggan Architects, Lion Green Road, London



Mary Duggan Architects, Lion Green Road, London

**QUALITATIVE HOUSING**  
The park is visible since entering the apartment. The entrance gets enlarged immediately embracing the outside through a glazed corner living that includes a loggia. The configuration of the apartments ensures that all of them have this condition and a double orientation. The rooms, bathrooms, storages and kitchen units are all standardized, which leads to a reduced building cost.



**ADAPTIVE RE-USE**  
The building C14 (part of building 2) is kept as found to accommodate extra programs such as wellness, sport and a community house. Their structures, with big spans, allow for a great flexibility. A minimal renovation intervention is proposed. The physical coupling with the new plinth in building 2 ensures the union between the old and the new.



Rupa Carrasco, Malverde, Madrid



Rupa Carrasco, Malverde, Madrid



Shakuntal Wadhvani, Nijmegen



Reference building 2 - XDOA, FOR LIFE

**FUTURE PROOF ARCHITECTURE**  
The buildings are conceived as an ensemble of modular structures. Due to the shape of the volumes, the modularity does not lead to monotony. The facades follow a clear and repetitive rhythm that gives coherence and unity to the entire site. They are organized in three registers: plinth, "body" and "crown". The low ground floor and the 1st level are coupled into an elegant plinth. The highest buildings have duplexes on top. Their levels are coupled in the facade, defining a "crown".



Reference for modularity of facades



David Chipperfield Architects, Malard Mivik Capelan, Paris



Caruso SJ John Architects, Europapark Bielefeld, Zurich

VIEW TOWARDS NORTH WITH C14 ON THE RIGHT



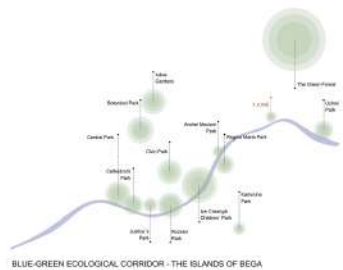


CLOSEUP VIEW FROM BEGA RIVER

**Towards a regenerative approach to architecture**

Environmental constraints can also be seen as opportunities to enhance the quality of life and space. This architectural intervention responds to the challenges of spatial, environmental, and societal transition by integrating public, collective and private dimensions to achieve a positive transformation of the living environment. In view of the limited resources available, there is a need for pooling and sharing. It is our collective task to shape the quality of tomorrow's architectural culture through sharing responsibility, to rethink our social order, our forms of political governance and our ecological stewardship. Ultimately, responsible, and mindful land use, the intelligent use of inhabited areas, sustainable and healthy mobility, energy efficiency, and the use of sustainable building methods and materials will develop a regenerative environment and diverse landscapes. The treatment of heritage is not just a matter of maintaining it in good condition, of turning it into a museum. On the contrary, it is a question of anticipating what it may become.

When we intervene in our heritage, we do not only safeguard our cultural legacy, but also inscribe it, through a process of co-evolution that extends to the environment, in the culture of the future. The European Green Deal and the concepts of Baukultur and New Bauhaus are valuable tools. The rich and complex economic, political, social and cultural history of Timisoara, combined with its unique environment and industrial past, has allowed, over time, the construction and interaction of an urban fabric and a landscape which now represent invaluable assets. The heritage of Timisoara reflects the diversity of the city-region, and the sedimentation of its historical strata. In each period, remarkable architecture and sites have created an immensely rich, contrasting, adaptable and resilient urban fabric. Even the more modest buildings can provide new exciting life for mindful users, with a degree of flexibility that newer buildings seem to have forgotten.

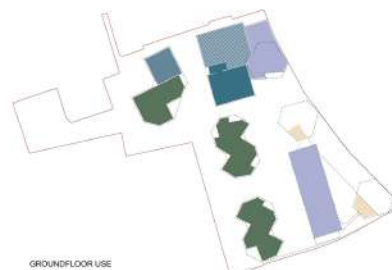


BLUE-GREEN ECOLOGICAL CORRIDOR - THE ISLANDS OF BEGA

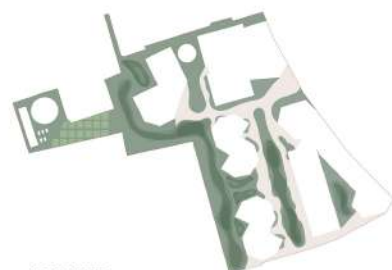


**PLANTING LIST**

- Trees around hardened surfaces:  
*PIRUS SYLVESTRIS*, *TILIA TOMENTOSA*, *QUERCUS CERRIS*, *ALBUZA*
- Trees in the high biotope areas:  
*ALNUS INCANA*, *ALNUS GLUTINOSA*, *SALIX ALBA*
- Large trees:  
*LARIX PRINCEPS*, *ELEGANS ANGUSTIFOLIA*
- Medium and small bushes:  
*CORYLUS AVELLANA*, *SALIX ROSMARINIFOLIA*, *TAMARIX*
- Perennials:  
*RUDBECKIA*, *IPSIS*, *HEMEROCALIS*, *PEROVSKIA*, *LEUCANTHEMUM*
- Grasses:  
*MISCANTHUS*, *PENNISETUM CALAMAGROSTIS*
- Vines:  
*WESTERIA*, *KIVI*, *CLIMBING ROSES*, *CANADIAN IVY*
- Ground cover in shaded areas:  
*VINCA MINOR*, *FEDERA HELIX*



GROUND FLOOR USE



OPEN SPACE OFFER

- LEGEND**
- Retail
  - Offices
- Facilities**
- Kindergarten
  - Sport & wellness
  - Community house
- Parking
  - Common spaces

- LEGEND**
- Hardened surface
  - Deep green area
  - High biotope areas
  - Private gardening area

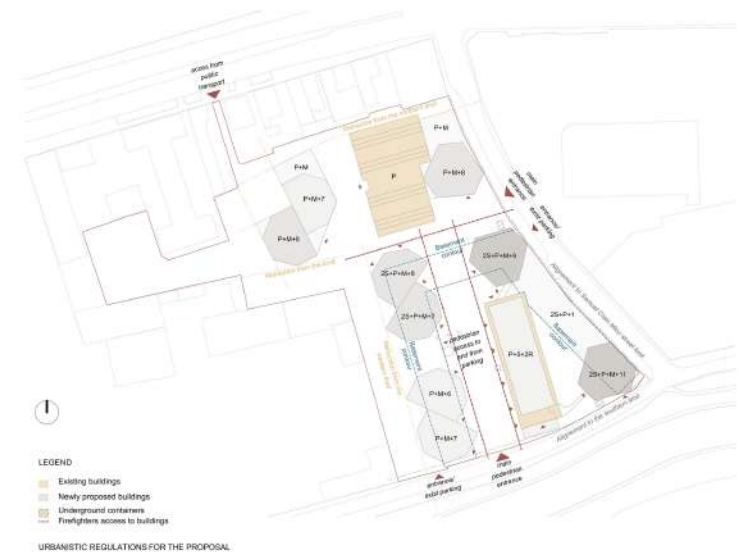
**WE MEET IN JUNE**

**Amplify** another Bega green island, opening the waterfront to the inland, as intense immersive natural experience.  
**Develop** the creative potential in comfortable social interaction - all first floors have a public offer for flexible business and services, in slow pace and natural surroundings.  
**Connects** public safe access for all everywhere, placemaking for an open local centrality. The interior-exterior versatility offers good spots for all main community moments - feasts, holidays, and weekly celebrations.  
**Rhythm** of skyline, robust and slender, easy orientation along main landscape lines.  
**City-making** at the proper urban level, welcoming and intimate, intense but not stressful, highest public safety degree.

**Green-blue system**

Positive impact on the local water ecosystem, collecting rainwater in open landscape features. All vegetation is adapted to local evolving conditions and serves a purpose, more than aesthetics.

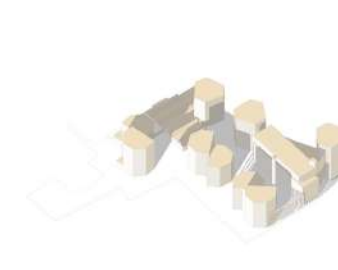
**ECO-Neighborhood**, more than just NzeB efficient buildings. European knowledge import, above the national standard. We aim a low-cost flagship in circularity, benefits and efficiency  
 Interior-exterior mix of measures provide direct benefits for developers and occupants.  
 Like this, the June courtyards will have -5 degrees in summer, providing humid fresh air and shadow.  
 Rainwater is collected in buildings for grey water re-use. Building sized centralised services (heating) regulated over heat pumps.  
 Terraces are green with gardens and photo-voltaic systems.



URBANISTIC REGULATIONS FOR THE PROPOSAL



ILLUMINATION STUDY  
21th December, 12 am



ILLUMINATION STUDY  
21th December, 4 pm (sunset)