



Existing footprint and context



New footprint. The complex continues the open block typology existing to the east. The area is being opened to its urban context and to public space.

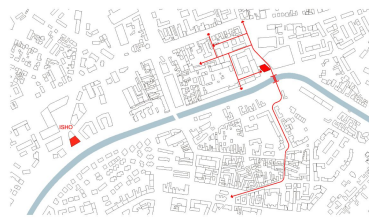
General approach: preservation, densification, openness

By adding a new layer to the fabric of June site, the approach seeks to find a natural continuity in its development, both in regards to the remarkable architectural heritage and considering the environment. Four of the existing buildings are entirely or partially integrated into the new urban structure and play a decisive role in shaping and animating the place.

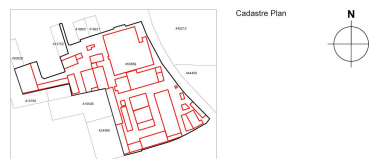
Carefully focused densification is seen both as a balancing measure to heritage preservation and as the means to achieve long term sustainable urbanity.

Site analysis

Strengths / Qualities	Weaknesses / Dysfunctionalities
Location: central, Bega waterfront, well connected to street network. Recent developments on the right Canal bank. Adjacent cultural center.	Underdeveloped pedestrian / cycle mobility infrastructure. Canal crossings at a considerable walking distance.
Remarkable industrial built heritage. Easily convertible.	Built heritage in poor shape. Potential ground pollution as a result of industrial activity.
Corner plot - long street fronts in relation to plot area. Favorable density regulations.	Narrow, difficult plot geometry at the west of the plot. Small scale, vulnerable built context to the north and west.



New footbridge connection towards Fabric and a new urban landmark along the Bega. A pedestrian network irrigates the new complex.



Building code / regulation analysis

In compliance with building regulations for RM areas (industrial conversion to mixed use), two key conditions influence the proposed configuration.

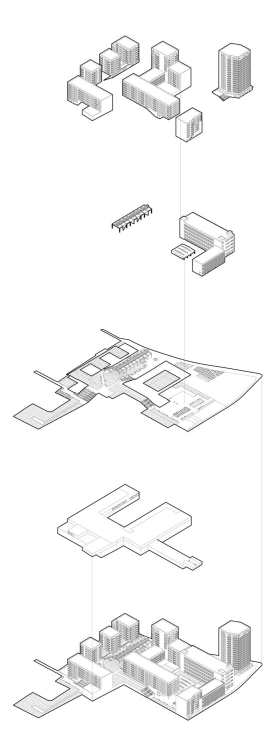
1. the mandatory preservation of industrial built heritage (according to RM, Art. 1, point 4).
2. high built density parameters allowed (POT 70%, CUT 2,8).

Given the specific industrial typologies which feature large footprint, low rise structures, the logical consequence of meeting conditions 1. and 2. is concentrated added density (medium and high-rise implants combined with preserved heritage buildings).

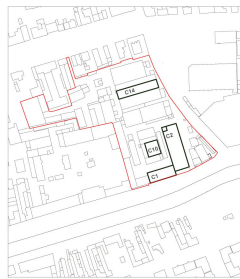
Considering the diversity and complexity of former industrial sites, local regulations referring to their restructuring (RM) provide a large degree of flexibility. According to the local regulation (RLU RM, Art. 1), both footprint and density parameters (POT, CUT) are to be established over negotiations with the local administration, taking into consideration the specific circumstances and public objectives of each situation and context. Local exemptions from the standard rules are legally possible and often necessary. On a more general level, the Romanian Planning Act (350/2001) allows an increase of 20% of the regulated maximum CUT.



Site plan / Scale 1:1000



Volumetric study, south-west decomposed axonometric view



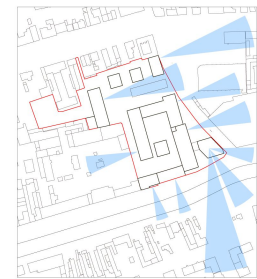
Existing buildings with conversion potential.



Integrating of existing buildings with conversion potential further defines urban typologies: pocket square and courtyard block.



Attractive views towards Bega and Fabric: Open viewfields to the east and northeast.



Distributing density along the edges - to the east and south - makes use of the views.



Sensitive and restraining neighborhoods to the north and north-west. Potential visual and/or functional positive relation to Fabric (west).



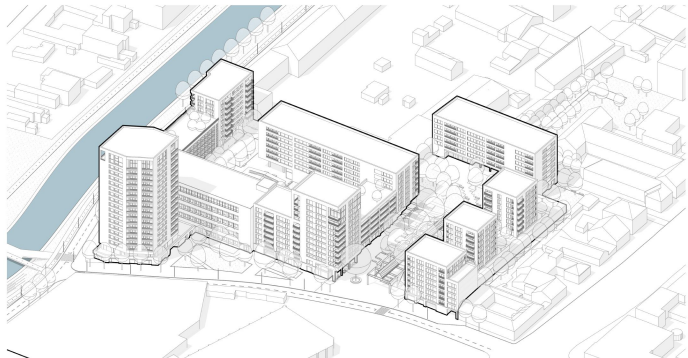
Protecting sensitive neighborhoods to the north by reducing the massiveness and height of proposed buildings and by using greenery as a buffer. Correlating courtyards with Fabric allows functional and visual relation.



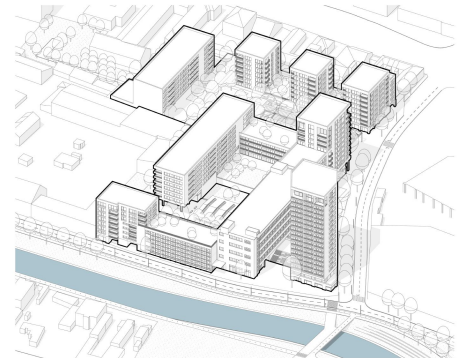
Main pedestrian / bike flows. Potential pedestrian / bike flows (dotted).



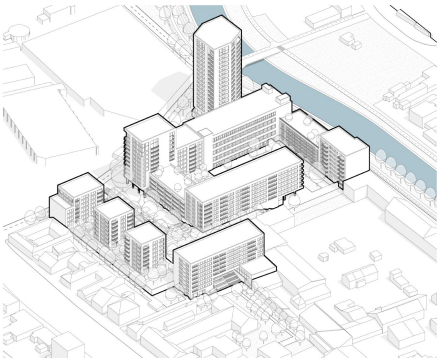
New extended public and semi-public space to boost commercial activity for the site (light orange). Pedestrian pathways network (green). Ground floor commercial units interact with newly created public space (orange).



Volumetric study, north-east axonometric view of the ensemble



Volumetric study, south-east axonometric view of the ensemble



Volumetric study, north-west axonometric view of the ensemble



Building heights and orientation. While density is concentrated along the east side of the complex, the lower, east-west oriented buildings (C1, D2) allow sunlight to enter the courtyards. To the north, detached buildings (B1,2,3) allow sunlight, air and views to pass through to the neighbouring plots.



Phasing / Land division.

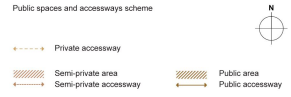
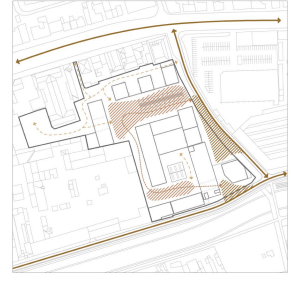




Site layout plan / Scale 1:500

Blue table of the entire project

BLUE TABLE - PROJECT			
Description	Phase 1	Phase 2	Comments
Initial land surface	24,217		Bought land surface
Actual land surface	24,217		100% Up to date land surface (after expropriation)
Total Built	87,514		41% Underground equipment (+80%)
Aboveground GBA (incl. terraces)	62,645		2.5x GUT > 2.5 (Respect a high unit clarity on terraces)
Apartment Built Surface	43,300		70% Share of Residential in the development (incl. AG common areas, technical areas and walls)
Apartment Net Capacity	29,430		44% Efficiency of floor (+75%) (wellies)
Apartments #	648		72.0% Average Net apartment size (s. 22sqm)
Retail Built Surface	3,891		6% Share of Retail in the development (incl. AG common areas, technical areas and walls)
Retail Net	3,152		81% Efficiency of Retail (+80%) (restorable area)
Office Built Surface	6,236		10% Share of Office in the development (incl. AG common areas, technical areas and walls)
Office Net	5,236		84% Efficiency of Office (+85%) (Occupant area)
Office Rentable	4,440		79% Efficiency of office (+100%) (Rentable area, after BOMA)
Other Built Surface	8,338		13% Share of Other in the development
Other Net	7,255		87% Efficiency of Other (+80%)
parking #	191		9% Terrace size vs. 10% GBA (insert comment if exterior or interior terraces)
Terraces	5,319		46.2% Efficiency of Underground (+30sqm/ps)
Underground and/or semi-ent	27,540		32.8% Efficiency of parking (+30sqm/ps) (incl. roads)
Underground parking	18,470		
Semi-underground parking	908		
parking #	396		1.46% Parking ratio (+1.2 ps/tp → 1.0 US, 1/10sqm rentable)
Storage	6,638		22% Storage ratio (s. 1% of net apartment)
Storage #	0		Storage ratio (s. 0.5 per apartment)
Common areas	1,334		2.24% Efficiency Common areas B. Technical spaces (+8sqm/ps) (rest on roof or in greenery)
Land use	24,217		100% Surface check (+100%)
Footprint	12,888		54% 0% > 30%
Green on natural soil	6,207		26% Green area (20%)
Green above Parking	3,171		13% Green area (+10%), total green (+30%)
Harvested surface	10,763		44% Keep minimal (s. 30%)
Aboveground parking #	0		Parking ratio (+1.2 ps/tp → 0.2 AG parking)
Public road connection (outside of Land surface)			Keep minimal



Buildings

Facing the Canal at the eastern tip of the complex, an apartment tower (F) sets a new urban landmark along the waterfront. Its base floors, engaged by new public space on three sides, host a restaurant overlooking the green riverbank promenade and a future footbridge connection towards Fabric. Four mid-sized apartments with loggias are sharing each regular floor, while the top floors are reserved for maisonette type apartments oriented towards the wide views.

Due to the formal qualities of their mid 20th century rational expression and the flexibility of their inner organization, buildings A(C2) and H(C1) are being kept and dedicated to commercial and work related uses. Together with an U shaped new apartment building to the north and west and with a smaller extension of C1 to the west, they frame a new communal courtyard. In the middle of the courtyard, building F(C10), restored to its valuable 1920s core, is acting as a multipurpose meeting point and venue for both the residents and the working community. The landscaped area, accommodated on the ground floor of C2 also enjoys a green area of the courtyard.

An U shaped residential building (D) reacts in shape, height and inner typologies to the various urban spaces it helps define: the street to the east, the garden square to the north, the courtyard to the south. Following the same main rule, its ground floor garage level interacts with public space through a Cafe, small commercial spaces and bike parking rooms. To avoid north-only exposures, the east-west wing features floor-through apartments, an efficient typology given by the reduced access cores.

A typical urban infill apartment building (E) is closing the gap on the waterfront towards Fabric, allowing pedestrian access into the complex over a two story high passage.

To the north, a series of three freestanding apartment buildings (B1, B2, B3) seek to mediate with the neighbouring small and medium scale buildings along the boulevard. By allowing sunlight and views to pass through, the new buildings also anticipate future densification processes to the north, made possible by the building code. A common ground floor base supporting individual gardening on its top offers intimacy towards the square while simultaneously providing opportunities for small-scale commerce and amenities.

The fourth building in the row (A) closes the garden square to the west, and leads over its open ground floor to the community garden. A community meeting place featuring a small auditorium can be accessed from both sides of the building, activating both the garden square and the main community garden.



Bega waterfront development seen from the east
As part of a recent concept masterplan commissioned by the City for the area, a new footbridge is proposed to connect Fabric to Samuel Meau-Klein street. The pedestrian and bicycle shortcut is further enhancing the 1st of June's urban potential. Signaling the new crossing point next to 1st of June, an apartment tower acts as a new landmark that reshapes the waterfront along the Bega, along with iSHO.

Bird view render of the proposed ensemble





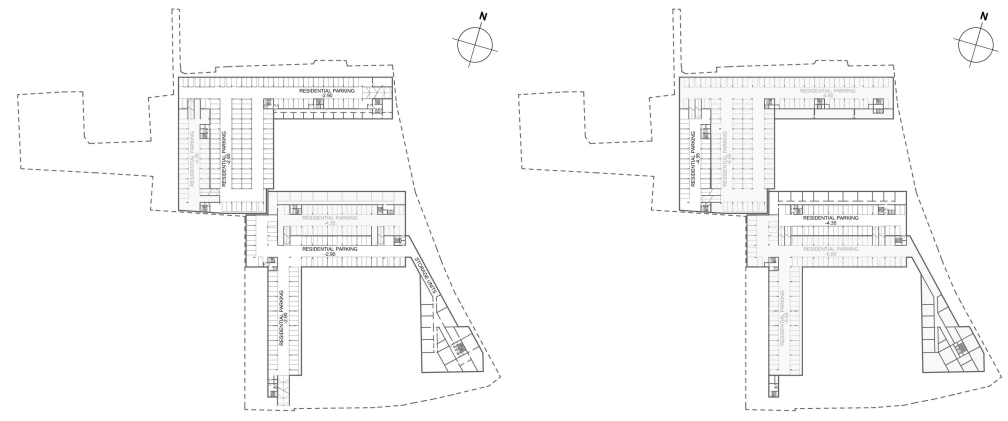
Garden square at Samuil Micu Klein street

A pocket square acts as the ensemble's main entrance from the east, featuring in its center a relevant section of Building C14 (i), turned into a publicly accessible open air pavilion. Various commercial and gastronomic spaces on the ground floor are being opened toward the square. To the west, the elongated space is gradually turning into a more intimate garden square, further leading to the community's main green area.



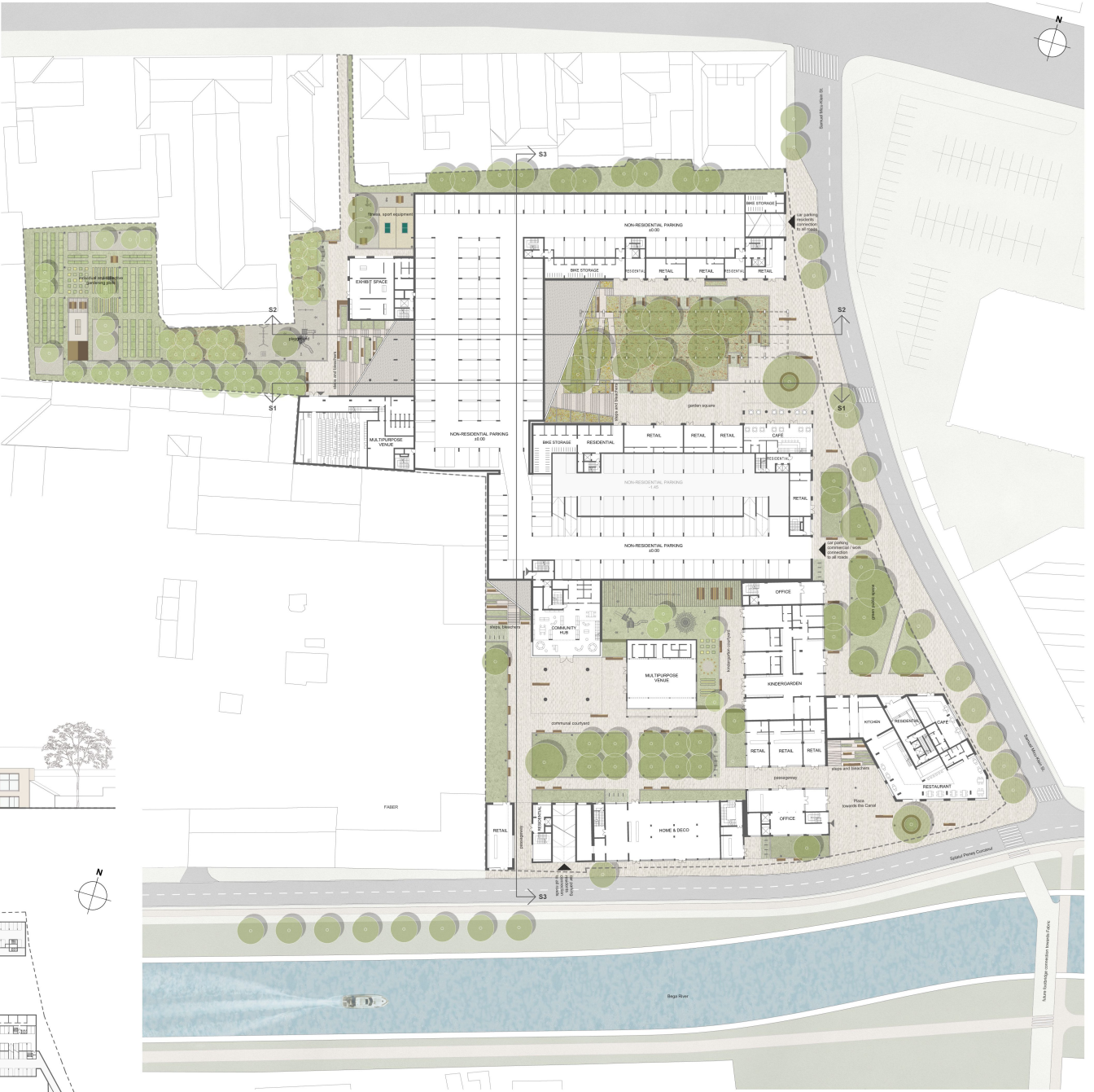
North Elevation (garden square) - Section S1 / Scale 1:400

NON-RESIDENTIAL PARKING	RESIDENTIAL PARKING
RESIDENTIAL PARKING	RESIDENTIAL PARKING
RESIDENTIAL PARKING	RESIDENTIAL PARKING
CYCLE DECK	RESIDENTIAL PARKING



Residential Underground Layout Plan - 2.90 m / Scale 1:1000

Residential Underground Layout Plan - 4.35 m / Scale 1:1000



Architecture concept site plan: Ground Floor / Scale 1:400

- RETAIL
- COMMUNITY SPACES
- KINDERGARDEN
- OFFICES
- RESIDENTIAL
- PARKING

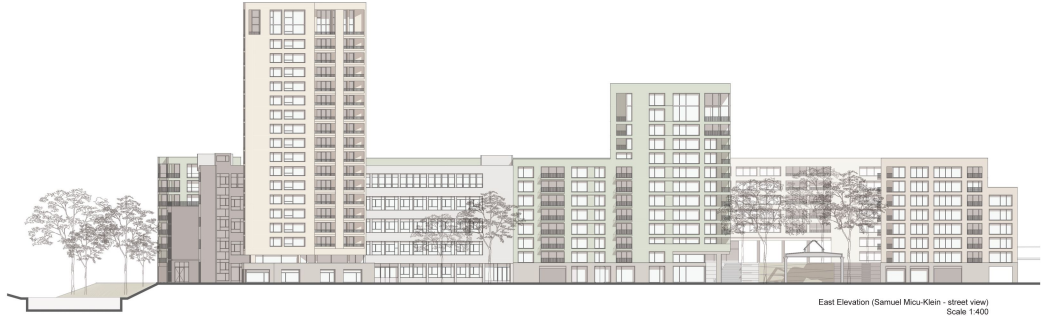
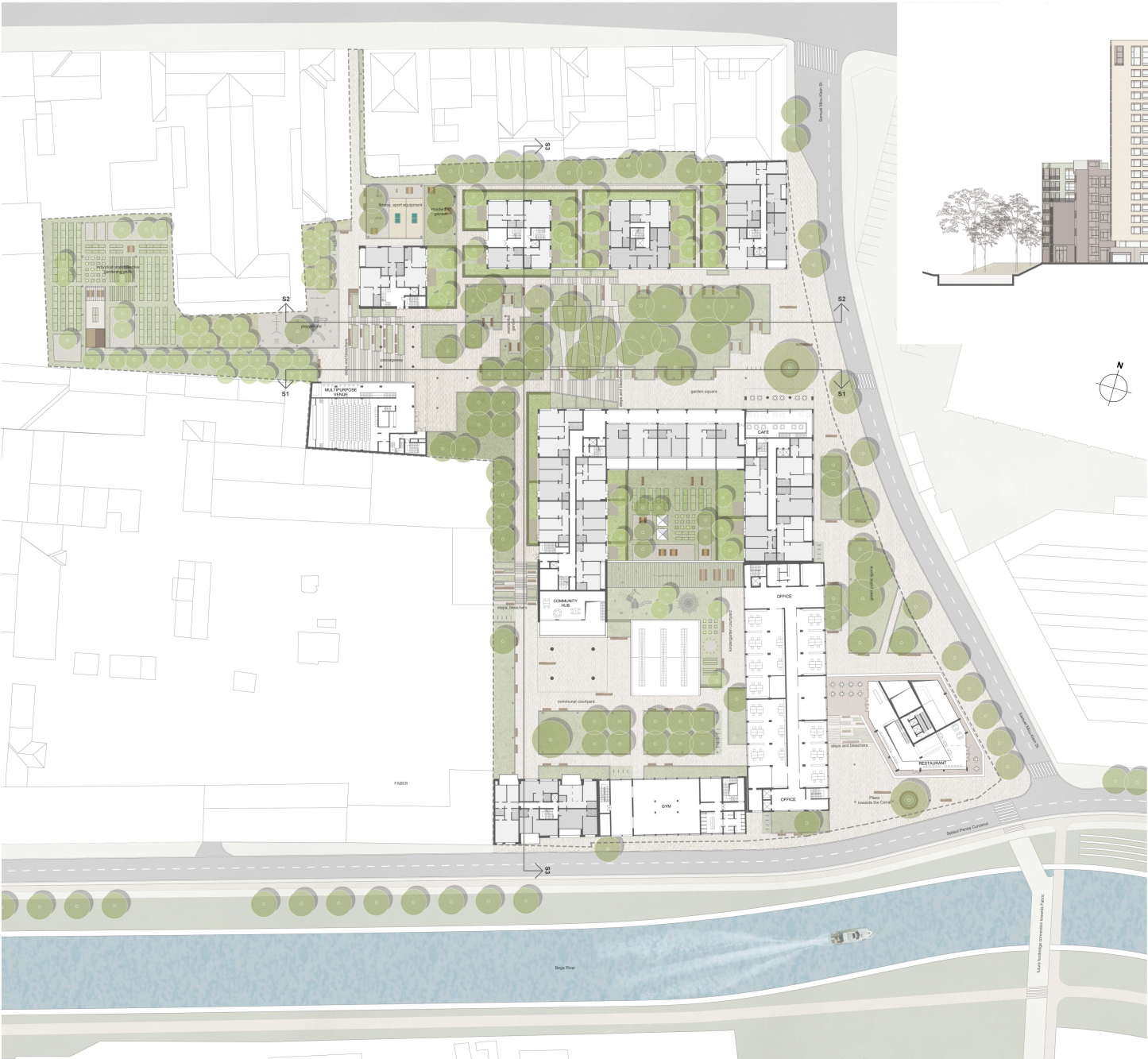
Open areas and connections

As part of a recent concept masterplan commissioned by the City for the area, a new footbridge is proposed to connect Fabric to Samuel Micu-Klein street.

The pedestrian and bicycle shortcut is further enhancing the 1st of June's urban potential. Signaling the new crossing point, an apartment tower acts as a new landmark that reshapes the waterfront along the Biga.

A small Plaza opens the new complex towards the Canal, with seating opportunities placed on bleachers to enjoy the view to the south. New green public space is being extended along Samuel Micu-Klein street to serve the entrances to the kindergarden, a restaurant, a cafe and a small commercial unit.

A pocket garden square acts as the ensemble's main entrance from the east, featuring in its center a relevant section of Building C14 (i), turned into a publicly accessible pavilion. Various commercial and gastronomic spaces on the ground floor are being opened toward the square, along with indoor parking opportunities for bicycles.



East Elevation (Samuel Micu-Klein - street view)
Scale 1:400



South Elevation (garden square) - Section S2
Scale 1:400

Semi-public and private gardens.

To the west, the entrance square is gradually turning into a terraced residential garden, leading to the community's meeting hall with auditorium and to a second, more intimate green area. Buildings S1, S2, B3 enjoy small individual gardens, set up on top of the parking levels and overlooking the common area. A wide passageway crosses building A further to descend along bleachers and steps into the main gardening area.

Architecture concept site plan / First Floor. Scale 1:400



Open areas and connections (continuation)

To the west, the square is gradually turning into a terraced residential garden, further leading to the community's main green area.

The main communal garden makes use of the confined western end of the plot, blending into the intricate small scale context. Small individual and collective gardening plots are mixed with leisure, playground, fitness and sport equipment. An arrangement of steps and bleachers is overlooking the garden from the east, also connecting it to the garden square.

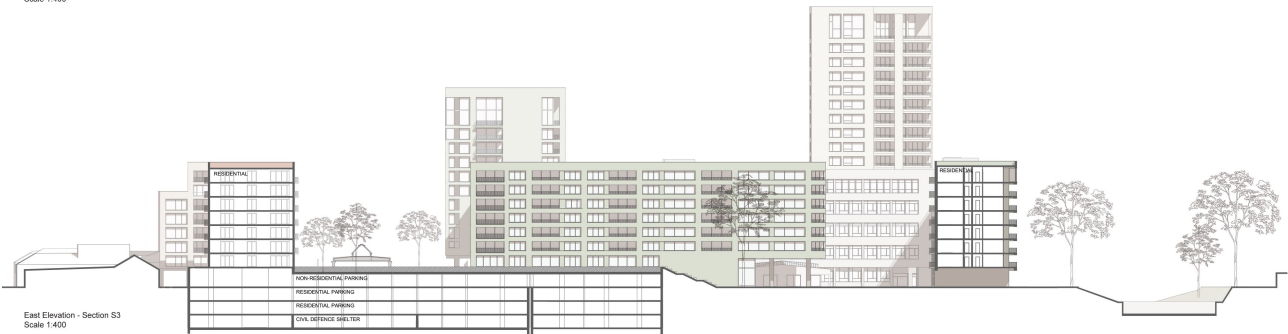
To the south, old and new buildings are arranged around a spacious, well-lit courtyard, shared by a mixture of users: residents, kindergarten, community hub and offices. Building F (C10), restored to its valuable 1920s core, animates the courtyard as a multipurpose meeting point and venue.

Neighboring Faber is seen as a chance to further link 1st of June's new cultural and civic infrastructure (community hub, auditorium, C10 versus the publicly accessible open areas) to a wider network of users. Hence, opening the complex to the west is not only visually joining the two courtyards into a generous open urban space, but also sets the premises for a mutually beneficial relationship with the cultural center.





South Elevation (Splaiul Penes Curcanel - street view)
Scale 1:400



East Elevation - Section S3
Scale 1:400

BLUE TABLE - PROJECT												
Description	A	B1	B2	B3	C1	C2	C10	F	D1	D2	D3	E
Actual land surface				5,800				5,410				
Total Built	8,394	4,868	2,799	14,087	1,821	7,242	375	12,205	16,750	7,187	8,243	3,412
Aboveground GBA (excl terraces)	6,548	2,076	2,152	6,341	1,821	7,242	375	10,108	10,932	3,318	7,816	3,326
Apartment Built Surface	5,923	2,076	2,093	2,961	0	0	0	9,148	8,472	2,043	7,463	3,127
Apartment Net (excl. terraces)	3,661	1,475	1,394	2,183	0	0	0	6,462	5,888	1,199	4,962	2,253
Apartment #	46	20	21	32	0	0	0	94	78	20	62	35
Retail Built Surface	0	0	62	139	1,821	207	0	955	0	245	270	132
Retail Net	0	0	55	100	1,366	220	0	822	0	209	244	109
Office Built Surface	0	0	0	0	0	6,328	0	0	0	0	0	0
Office Net	0	0	0	0	0	5,296	0	0	0	0	0	0
Other Built Surface	652	0	131	3,288	0	653	375	2,331	908	0	0	0
Other Net	620	0	109	2,903	0	564	305	1,931	819	0	0	0
parking #	110							48	33			
Terraces	496	291	318	355	0	0	0	1,368	879	462	779	389
Parking (underground and/or semi-)	2,495	2,793	2,008	7,246	0	0	0	2,098	5,818	3,889	427	284
Underground parking	1,845	0	1,361	7,450	0	0	0	5,818	2,196	0	0	0
Semi-underground parking	0	0	0	0	0	0	0	0	908	0	0	0
parking #	52	0	0	250	0	0	0	184	110	0	0	0
Storage	0	0	2,793	647	296	0	0	1,700	0	393	407	0
Storage #	0	0	0	0	0	0	0	0	0	0	0	0
Common areas	650	0	0	0	0	0	0	398	0	0	0	296
Land use	12,188	0	0	0	5,633	1,483	375	833	12,668	0	0	0
Forest				3,182	0	1,453	375	833				4,324
Green on natural soil				2,963				1,463				1,761
Green above Parking				2,016				192				903
Hardened surface				2,807				3,347				5,460
Aligned parking #	0	0	0	0	0	0	0	0	0	0	0	0
Public road connection (outside of Land surface)	0	0	0	0	0	0	0	0	0	0	0	0

Blue table per building



Main courtyard seen from the west.

To the south, old and new buildings are arranged around a spacious courtyard. Building F (C10), restored to its valuable 1920s core, animates the courtyard as a multipurpose meeting point and venue for both the residents and the working community.

Neighboring Faber is seen as a chance to further link 1st of June's new cultural and civic infrastructure (community hub, auditorium, C10 versus publicly accessible open areas) to a wider network of users. Hence, opening the complex to the west is not only visually joining the two courtyards into a generous open space, but also sets the premises for a mutually beneficial relationship with the cultural center.

- 1 room apartment (building B2)
A: 43.90 m²
 - 2 room apartment (building D3)
A: 56.60 m²
 - 3 room apartment (Building A)
A: 73.70 m²
 - 4 room apartment (Building D3)
A: 127.00 m²
- Typical apartment layout
Scale 1:200

Preliminary cost estimate:
25,528 sqm underground and parking area x 350 eur / sqm
82,945 sqm aboveground area x 835 eur/sqm
TOTAL COST: 60,432,377 eur



Building code / regulation analysis

In compliance with building regulations for RIM areas (industrial conversion to mixed use), two key conditions influence the proposed configuration:

1. the mandatory preservation of industrial built heritage (according to RIM Art. 1, point (d))
2. high built density parameters allowed (POT 70%, CUT 2,8).

Given the specific industrial typologies which feature large footprint, low rise structures, the logical consequence of meeting conditions 1. and 2. is concentrated added density (medium and high-rise implants combined with preserved heritage buildings).

Considering the diversity and complexity of former industrial sites, local regulations referring to their restructuring (RM) provide a large degree of flexibility. According to the local regulation (RLU RIM Art. 1), both footprint and density parameters (POT, CUT) are to be established over regulations with the local administration, taking into consideration the specific circumstances and public objectives of each situation and context. Local exemptions from the standard rules are legally possible and often necessary. On a more general level, the Romanian Planning Act (350/2001) allows an increase of 20% of the regulated maximum CUT.

LEGEND

- property limit
- development planning
- building setback line
- increased building height (preserved development)
- green areas
- green areas on top of slab
- car parking entrance
- residential entrance
- commercial / work entrance
- amenities entrance

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