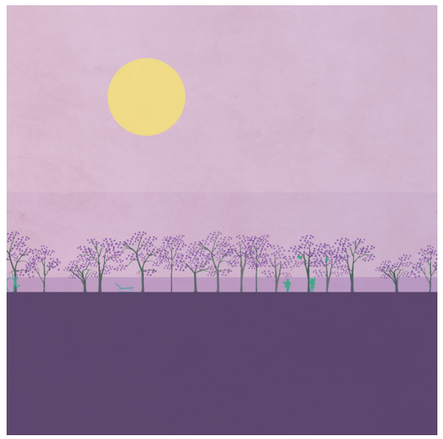


Gradinita Casa Buna

Project

23.01.2024

Project Description

RO

Context

Grădinița Casei Bune se construiește în Jilava, o localitate de la la periferia capitalei, în zona veche a satului, cu parcele lungi și cu organizare similară: spre stradă se așează la stradă o casă “vagon”, apoi o succesiune de fâșii folosite pentru agricultură - straturi, livezi, vii și solarii.

Terenul grădiniței este unul tipic zonei, trecut prin diferite familii de oameni gospodari, care au extins succesiv casa veche și au cultivat permanent grădina. Ne-am bucurat să găsim aici casa veche cu pridvor și livadă de pomi fructiferi, pe care ne dorim să le îngrijim și să le păstrăm.

Amplasare

Clădirea nouă a grădiniței este un volum compact, așezat pe lungimea terenului în logica construcțiilor din zonă, dar retrasă din prim-planul de case vechi, în dreptul grădinilor de zarzavaturi ale vecinilor. Retragerea lasă loc pentru o curte de primire generoasă, cu pomi ornamentali fermecători, moșteniți de la vechii proprietari.

Dinspre curtea de intrare volumul are o prezență tectonică puternică, cu potențialul de a deveni un landmark la scara mică a comunei, un element iconic care să reprezinte comunitatea. Toate acestea fără a afecta atmosfera rezidențială a zonei și fără a crea un edificiu cu aer instituțional. Dinspre livadă caracterul monumental este atenuat, domesticit. Pare o casă parter care lasă loc pentru atmosfera de curte, ca “la țară”.

Concept

O grădinită este o a doua casă pentru copii, una exemplară, în care se joacă, explorează, se antrenează și construiesc prietenii. Arhitectura este gândită încât să participe la acest proces formativ și asigură spații în care copiii se simt bine și care le stimulează curiozitățile.

Sala mare din parter este cantina gradinitei, unde copiii își pot lua singuri prânzul de lângă bucatarie și mănâncă privind către livadă. Ocazional sala se poate transforma si poate deveni un loc alternativ, un spațiu de tip cinema, discotecă sau auditorium.

Spațiile de sub acoperiș au caracterul de mansardă, cu ferestre și locuri care invită la joc, ascunzișuri și explorare.

Sistem constructiv

Structura de rezistență este un schelet minimal din beton armat, organizat pragmatic pe un grid regulat. Un stâlp este retras din logica ortogonală și rotit încât să spațializeze camerele orientate către livadă.

Spațiile interioare au o atmosferă calmă, cu pardoseală uniformă colorată. Pereții din structură de beton și zidărie sunt acoperiți doar de o vopsea care uniformizează, dar păstrează materialitatea învelișului tectonic.

EN

Context

The kindergarten developed by the Casa Buna Association is located in Jilava, a settlement on the outskirts of Bucharest, in the old part of the village, with long plots and similar organization: towards the street there is a long house, then a succession of strips organized for agriculture - beds, orchards, vineyards and solariums. The property is typical of the area and has been handed down from one family to the next, who have successively enlarged the old house and cultivated the garden. We were very happy to find here the old house with the veranda and the orchard of fruit trees, which we are going to take care of and preserve.

Building position

Following the logic of the buildings in the area, the new kindergarten building is a compact volume shaped along the length of the site, but is set back from the foreground of the old houses, right next to the neighbors’ vegetable gardens. The setback leaves room for a generous front yard with charming ornamental trees inherited from the previous owners.

From the courtyard, the volume has a strong tectonic presence, with the potential to become a small-scale landmark in the village, an iconic architectural object representing the community. All this without compromising the residential atmosphere of the area and without creating an institutional-looking building. From the orchard, the monumental character is softened, domesticated. It looks like a single-storey house, leaving space for the courtyard atmosphere of the countryside.

Concept

A kindergarten is a second home for children, an exemplary place, where they play, explore, learn and build friendships. The architecture is designed to participate in this formative process and provide spaces where children feel comfortable and where their curiosity is stimulated.

The large hall on the ground floor is the kindergarten canteen, where children can take their own lunch next to the kitchen and eat looking out towards the orchard. Occasionally the hall can be transformed and become an alternative venue, a cinema, disco or auditorium type space.

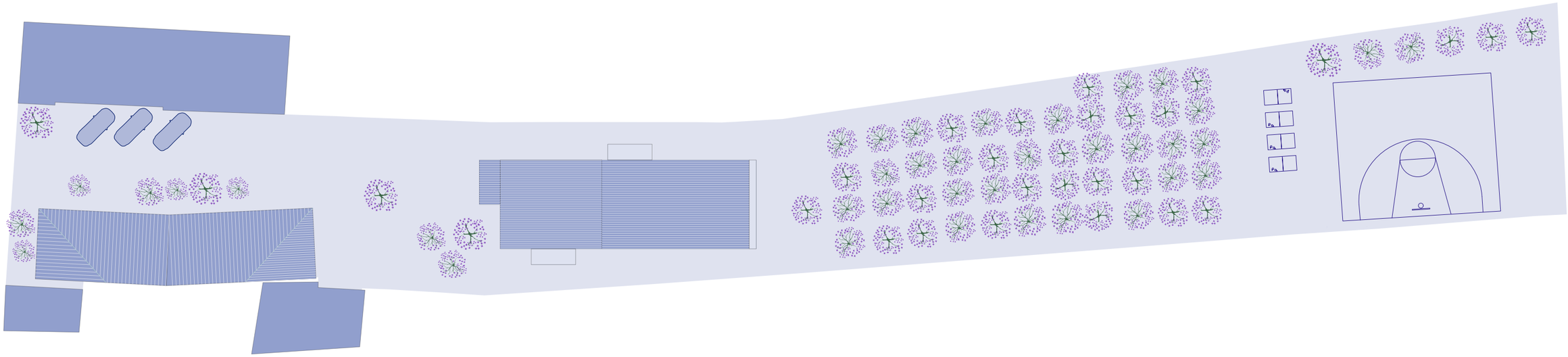
The spaces under the roof have the character of an attic, with windows and areas that invite you to play, hide and explore.

Constructive system

The resistance structure is a minimal reinforced concrete skeleton, pragmatically organized on a regular grid. A pillar is set back from the orthogonal logic and rotated to spatialize the rooms facing the orchard.

The interior spaces have a serene atmosphere, with uniformly coloured floors. The concrete and masonry frame walls are covered only with a paint that unifies but preserves the materiality of the tectonic shell.

Situation Plan

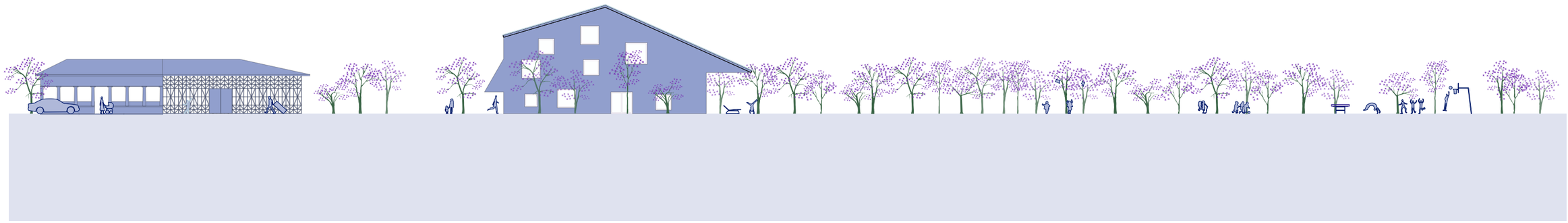


The old house will be used for administration

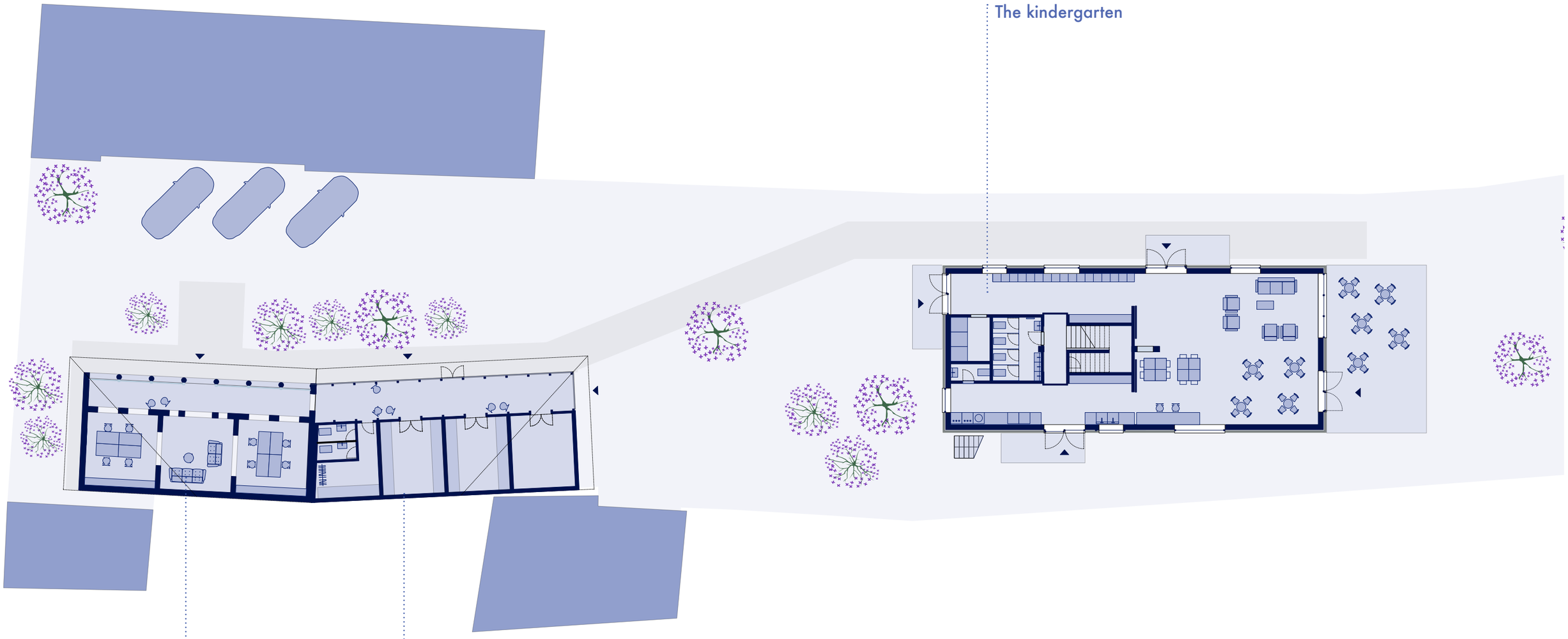
The extension will be used for storage

The kindergarten

Sport facilities



Floorplan



Technical DATA:

Area siteplan 2700sm

Kindergarten build areas:

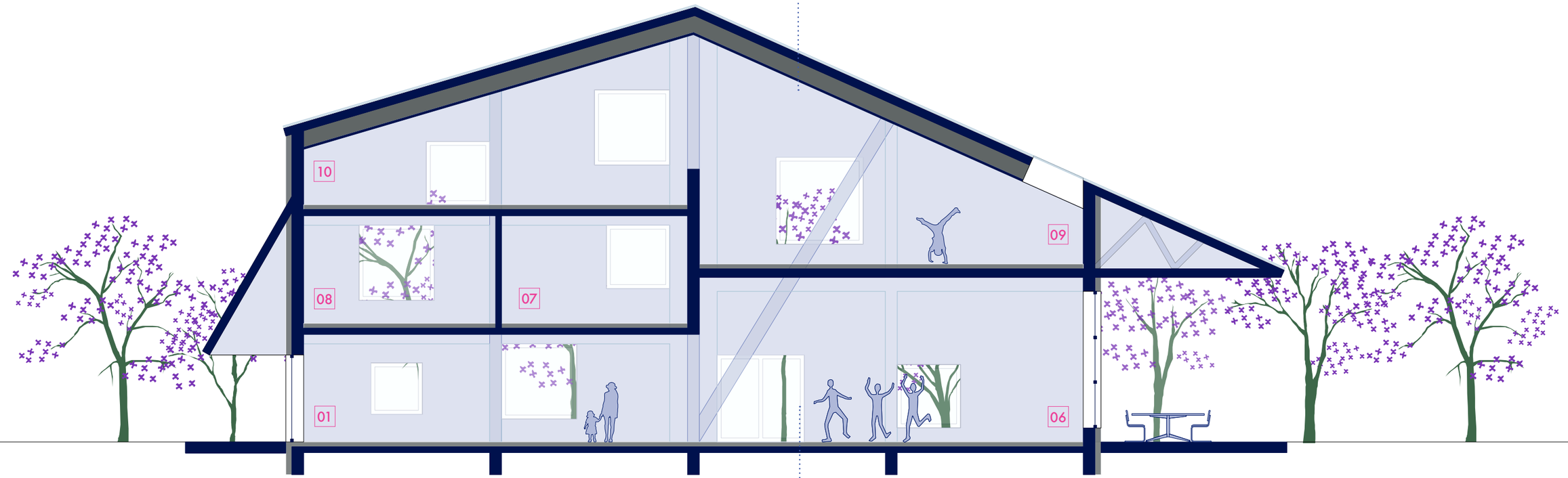
Floorplan	176 sm
First Floor	176 sm
Attic	90 sm
Tot. build area	442 sm
Tot. usable area	382 sm

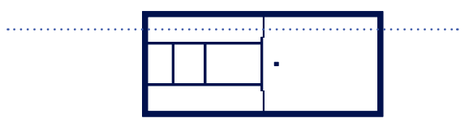
Entering from the street level and looking towards the kindergarten

Cross section

The spaces under the roof have the character of an attic, with windows and areas that invite you to play, hide and explore.

In the afternoon, the children take out their mats and sleep under the big roof.





The large hall on the ground floor is the kindergarten canteen, where children can take their own lunch next to the kitchen and eat looking out towards the orchard. Occasionally the hall can be transformed and become an alternative venue, a cinema, disco or auditorium type space.

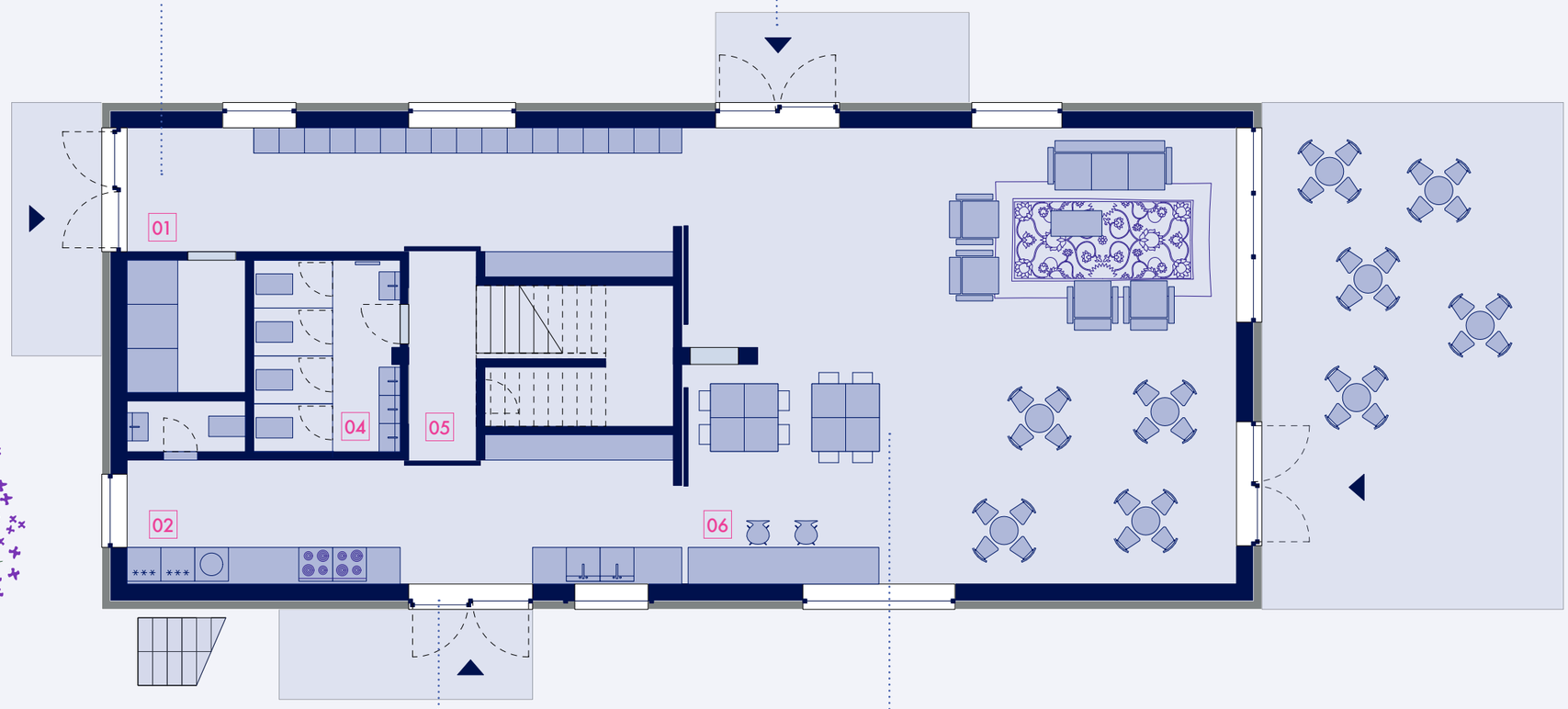
01 - entrance and shoes changing area, 23sm
02 - kitchen, 23sm
04 - toilets + shower area, 15.7sm
05 - circulation, 20.3sm (tot)
06 - multipurpose room, 79sm
07 - toilets, 12.5sm
08 - classroom, 39.2sm
09 - classroom, 79sm
10 - classroom, 69sm
11 - office, 12.5sm

Groundfloor plan

Once inside, the children change their shoes and clothes and get ready to go into the classrooms.

Secondary access for events taking place in the multi-purpose room / emergency exit

Kindergarten access



The kitchen has separate access for supply and waste removal

Multipurpose room:
- canteen for children
- parties
- dance
- movie night
- training courses

etc.

01 - entrance and shoes changing area, 23sm
02 - kitchen, 23sm
04 - toilets + shower area, 15.7sm
05 - circulation, 20.3sm (tot)
06 - multipurpose room, 79sm
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10 - classroom, 69sm
11 - office, 12.5sm

First floor plan (+3,00, +4,50)

Playroom, soundproofed from the rest of the house

Classroom under the roof with an attic / cabin atmosphere

Emergency staircase

The staircase is wide (1.2 m), with a continuous parapet and straight steps. This allows children to climb easily without getting hurt.

01 - entrance and shoes changing area, 23sm
02 - kitchen, 23sm
04 - toilets + shower area, 15.7sm
05 - circulation, 20.3sm (tot)
06 - multipurpose room, 79sm
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08 - classroom, 39.2sm
09 - classroom, 79sm
10 - classroom, 69sm
11 - office, 12.5sm

Attic plan (+6,00)

Classroom under the roof with an attic / cabin atmosphere. This is the most private and introverted place in the house.

The upper space is enclosed by a solid parapet and a transparent partition. This allows the entire floor to be perceived as one, yet secured and soundproofed.

The roof is a textile like surface, covering the two spaces placed at different levels

Emergency staircase

01 - entrance and shoes changing area, 23sm
02 - kitchen, 23sm
04 - toilets + shower area, 15.7sm
05 - circulation, 20.3sm (tot)
06 - multipurpose room, 79sm
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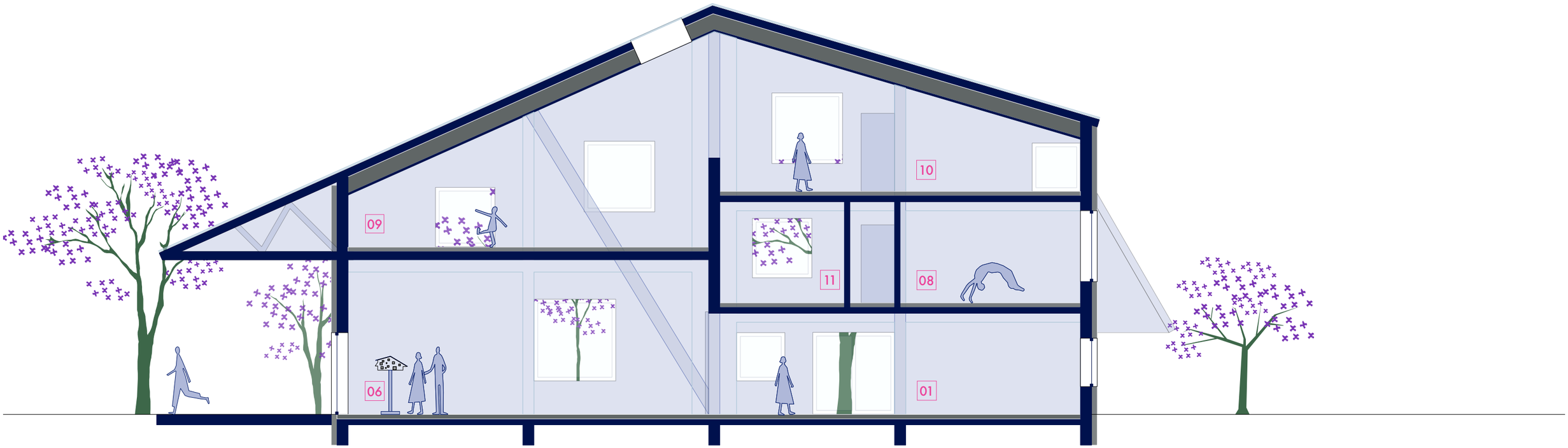
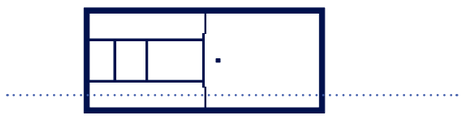
Cross section





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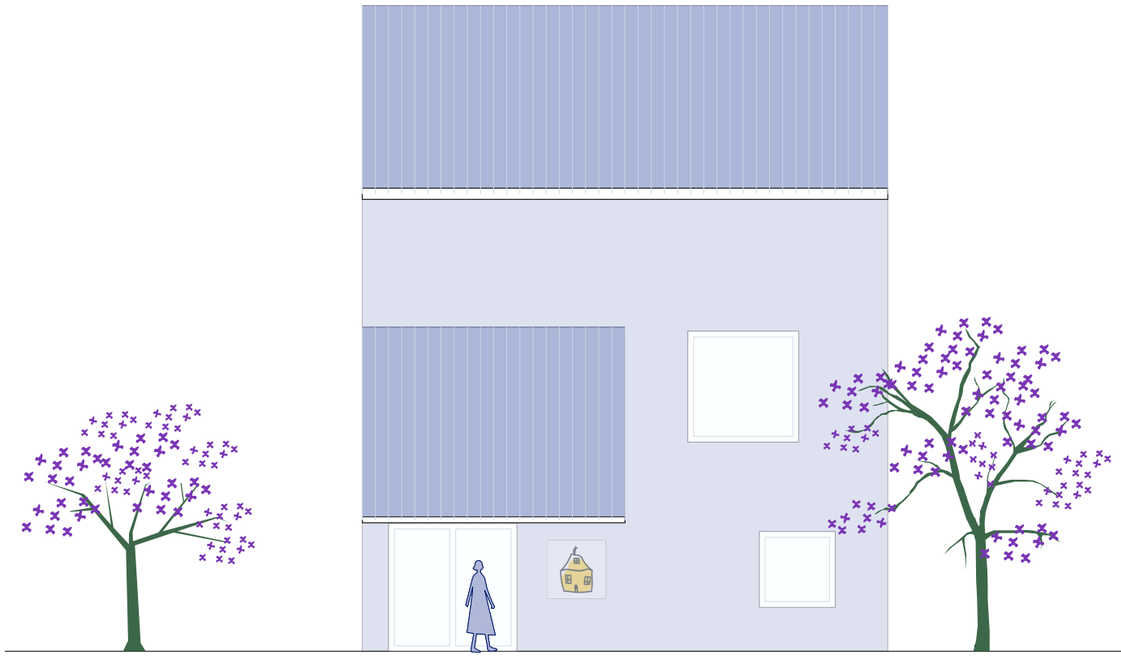
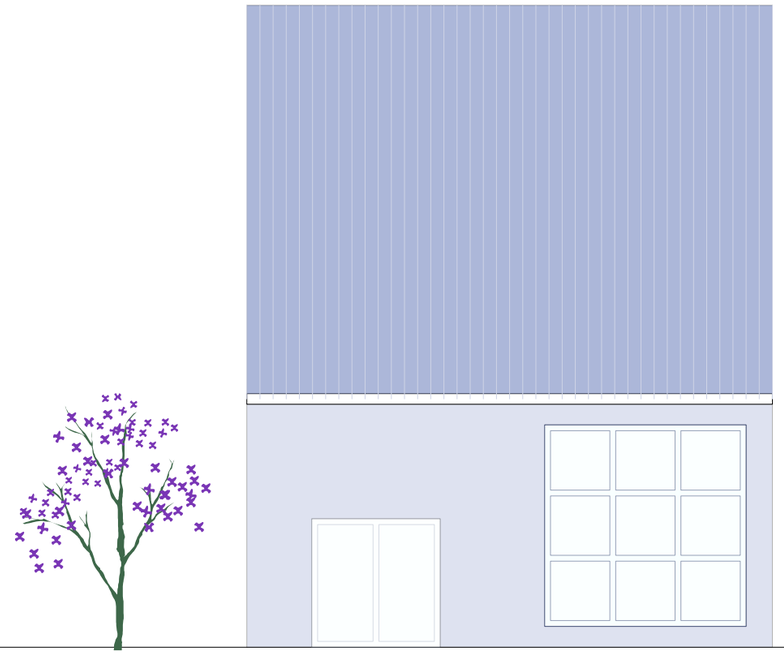
South and north facades



South elevation
(view from the street)



North elevation
(view from the orchard)

Multifunctional space

View from one classroom

Constructive system, materials and equipments

<u>Structure</u>
- Reinforced concrete frame
- Wooden roof with fireproof gypsum board cladding
- Internal and external stairs - reinforced concrete

<u>Non-structural elements</u>
- Closing walls and partitions made of masonry (ceramic/AAC blocks), painted, without plaster, apparent MEP installations
- Colored PVC Carpet Flooring - Non-slip, non-flammable
- Covers, gutters - galvanized steel / grey steel
- Thermal insulation - mineral wool / polystyrene
- PVC joinery is not normally permitted and is difficult to use for large openings without subdivision. We recommend using aluminum joinery if the budget allows it.
- Safety glass for windows without parapets on the upper levels to prevent falling.

<u>MEP Equipment</u>
- Heating: heat pump - approx. 35kW for the kindergarten; underfloor heating;
- Cooling: heat pump + ventiloconvector; shading systems (awnings/shutters) are useful to reduce consumption.
- Photovoltaic panels to power the heat pump, connected to the grid
- Fire detection system, alarm, security lighting
- Running water - local network + wells
- Sewerage - local network

Architectural project done by ZEIA studio (Andra Ionel, Elena Zara)

in collaboration with

constructor :	eng. Danut Paraschivescu
structural engineer:	eng. Florea Gabriel
MEP:	eng. Costin Chitu
geo survey:	eng. Gheorghe Lasc
topo survey:	eng. Mihai Beznea

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