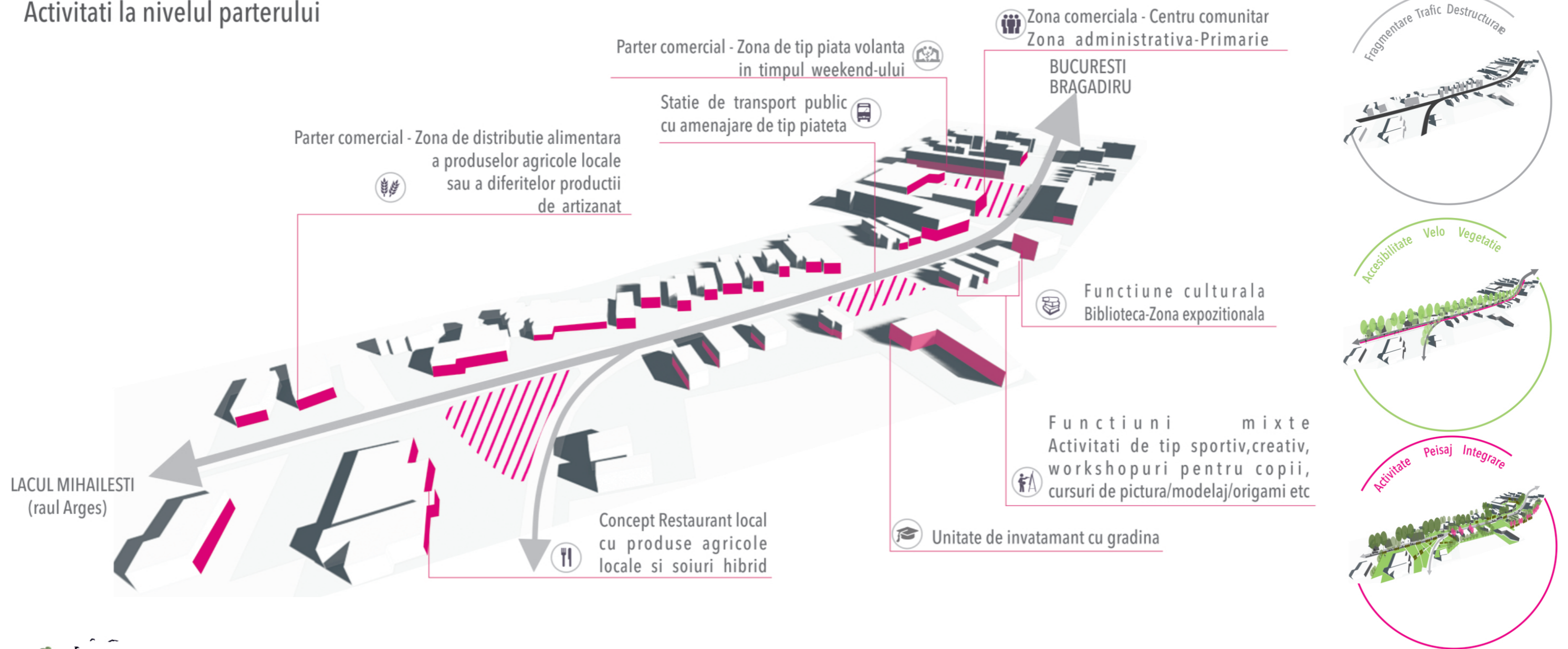


# Activitati la nivelul parterului



Country / City ..... Romania / Bucharest  
 University / School ..... U.A.U.I.M. University of architecture and urbanism "Ion Mincu", University of Urbanism  
 Academic year ..... 4-th  
 Title of the project ..... Suburban Metamorphosis  
 Authors ..... Tita Bianca





# PERFORMATIVE NATURE

Barcelona International Landscape Architecture Biennial

September 2018 **Barcelona**

SCHOOL PRIZE

X International Landscape Architecture Biennial

Máster d'Arquitectura del Paisatge -DUOT - UPC

ETSAB- Escola Tècnica Superior

d'Arquitectura de Barcelona

Avenida Diagonal, 649 piso 5

08028 Barcelona-Spain

## TECHNICAL DOSSIER

Title of the project Suburban metamorphosis  
Authors Tita Bianca  
Title of the course License project  
Academic year 4-th year of study  
Teaching Staff Enache Cristina, Eftime Andrada  
Department/Section/Program of belonging Department of urbanism, Univesity of urbanism  
University/School Univesity of architecture and urbanism "Ion Mincu", U.A.U.I.M.

Written statement, short description of the project in English, no more than 250 words

The title "Suburban metamorphosis" came from the idea of regenerating the center of Cornetu village. Starting with the General Urbanistic Plan(G.U.P.), I proposed an alternative meant to redistribute the tranzitory trafic. Having this proposed the village wouldn't continue to be in a state of defragmentation due to the national road, road that broke the whole village into two separate entities. Another identified problem is the lack parks or squares, activities, and places to spend free time, and as a reactant, the proposal was : 1.to create mixed areas (education, sports, comerce, individual housing) and 2. a strong axis which conected the center of the village with the lake shore which is envisioned as a tourism and leisure area. Futhermore the reconfiguration of the main road of the county meant transforming the a 4-lane road into a 2 way one, so that the public space would be much more spacious and would have alignment vegetation and quality public spaces.

Continuing with the Zonal Urbanistic Plan i proposed in the center of the commune which is the one with the highest density due to the collective housing building, community kindergartens, nursery, and a school. Second of all, about all the people living in the village have a low income so the proposal of comunitary gardens was the best way to encourage the comunitary spirit and the gentrification proces. The center of the village would have all the educational facilities so that the entire population would have acces to education.

The main idea was to develop a pilot project regarding the problems of the metropolitan area of the capital through ideas of revitalization, regeneration, and reorganzation of the village centers

For further information

**Máster d'Arquitectura del Paisatge -DUOT - UPC**

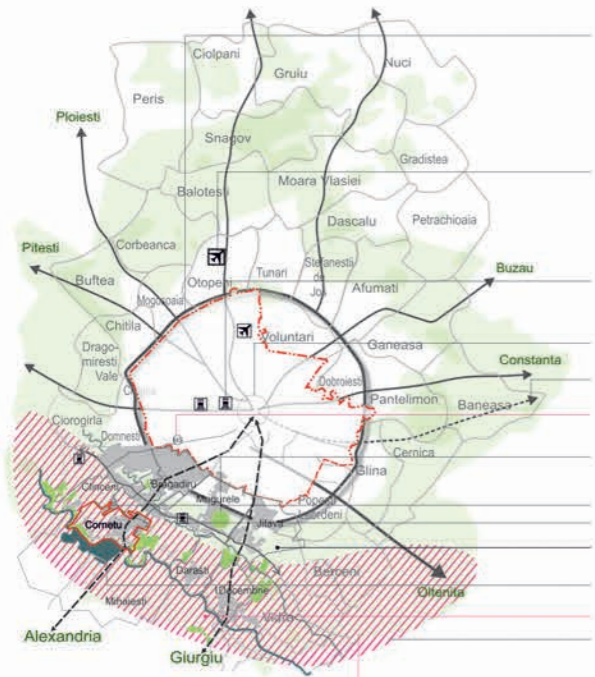
T: + 34 93 401 64 11 / +34 93 552 0842

Contact via email at: [biennial.paisatge@upc.edu](mailto:biennial.paisatge@upc.edu)

Consult the web page <http://landscape.coac.net/>



Incadrare

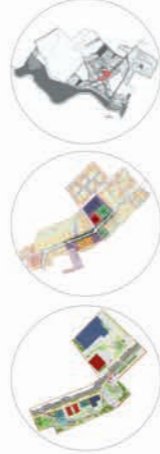


- Inel de centura Bucuresti
- Aeroport Henri Coanda
- Gara de Nord
- Zona centrala Bucuresti
- Autostrada A2 - Constanta
- Extindere magistrala METROREX
- Poi de cercetare-Campus Magurele
- Aerodromul Clinceni
- Gara Progresul - marfa
- Inchisoarea Jilava-Fortul 13
- Lacul Mihailesti
- Port logistic-1 Decembrie
- Zona cu activitati predominant agricole
- Centura verde-galbena

Layering



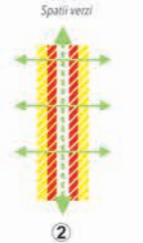
Incadrare in P.U.G/ P.U.Z propus



Bilant teritorial



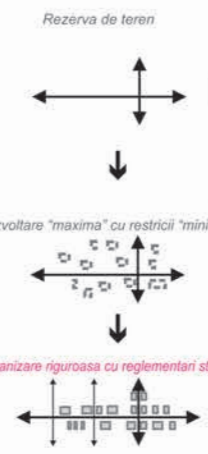
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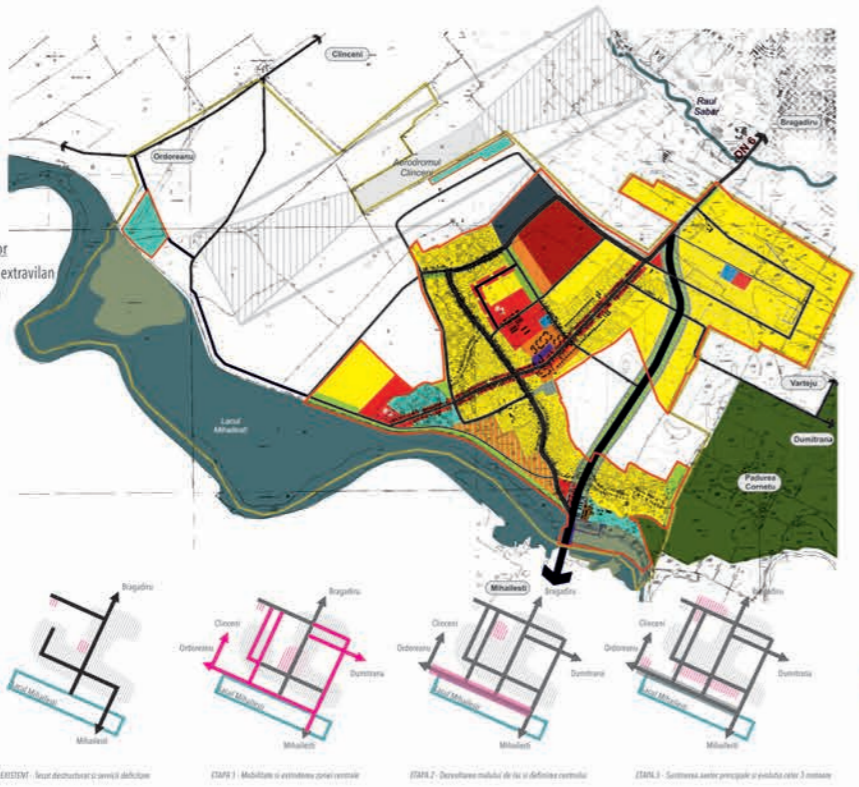


Tipuri de dezvoltare



PARTIU URBAN

- Limite: Limita U.A.T.B, Limita intravilan
- Circulatii: Infrastructura rutiera majora, Cadru natural si utilizarea terenurilor
- Zona destinata terenurilor agricole din extravilan
- Vegetatie hidrofila/zona inundabile
- Restrictionari: Culoari/ zona de protectie pentru infrastructura tehnica, Culoari/ zona de protectie pentru infrastructura rutiera, Limita zonei de protectie de grad I
- Funcțiuni: Comert la parter, Comert produse agricole, Zona de servicii (comert si birouri), Zona locuintelor individuale, Zona locuintelor colective, #1 Zona centrala, #2 Zona centrala cu caracter specific zonei de agrement, Zona mixta - locuire colectiva si spatii verzi, Zona spatii verzi, Zona gospodarie comuna, Zona pentru sport si agrement, Zona aferenta serviciilor de invatamant si cercetare, Zona servicii administrative, Zona gospodaria apelor comunale



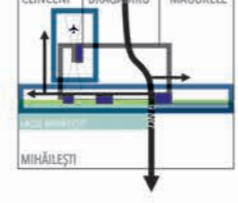
ECONOMIE



CERCETARE



TURISM



PLAN URBANISTIC GENERAL

- Limite: Limita U.A.T.B, Limita intravilan, Limita judetului Ilfov, Limita comunei vecine, Limita comunei Buda, Limita comunei Cornetu, Limita zonei detaliate in PUZ
- Circulatii: Circulatii propuse, Circulatii propuse spre modernizare
- UTILIZAREA TERENURILOR: Zona agricola, Ape, Zona de protectie a infrastructurii tehnice de circulatie (intravilan), Zona inundabila, Zona ocupata de paduri, Zona de protectie a infrastructurii tehnice de circulatie (extravilan)
- ZONIFICARE FUNCTIONALA: Locuire individuala, Locuire colectiva, Comert/ Servicii, Cercetare/ invatamant, Administrativ, Industrial/ zone productie, Agrement, Spatii verzi, Gospodarie comuna, Cultura, Sanatate, Zona de servicii, Zona mixta - locuire colectiva si spatii verzi, Zona mixta - comert/agrement, Zona mixta - comert/ agrement, Zona mixta - comert/ spatii verzi
- ELEMENTE: Repere, Barajul Arges, Trup 1 (supr. 663ha), Trup 2 (supr. 9.7ha), Trup 3 (supr. 5.8ha), Gospodaria apelor comunale, Limite U.T.R.

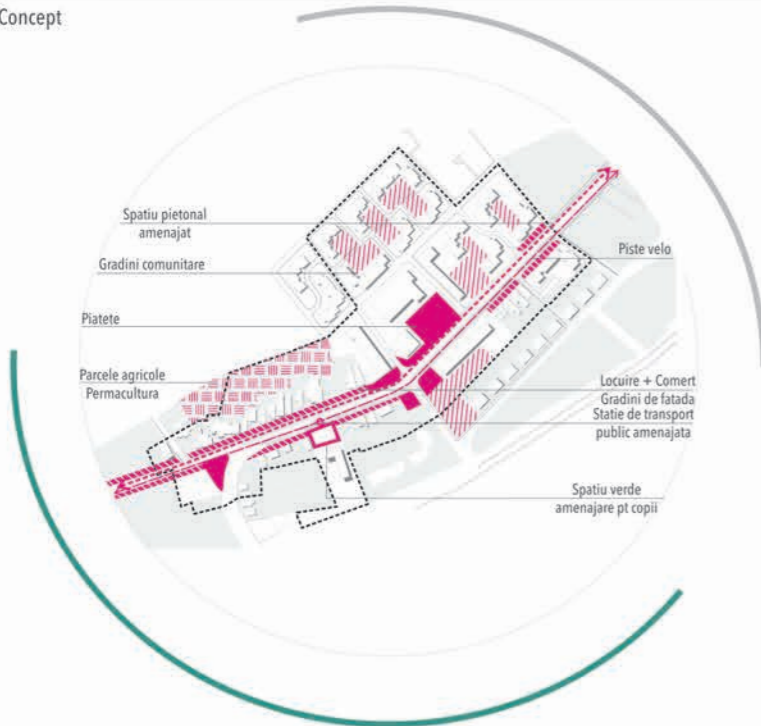
U.T.R.	RII max	POI max	CUT max	Observatii
L3: Subzona locuintelor individuale (locuite cu ansamblul gospodariei rezidentiale)	P+4	45%	1.3	zona de locuinte cu parter comercial
L4: Zona de locuinte colective de mici dimensiuni	15m	40%	1.5	se permite amplasarea zonelor comerciale la parter
L1: Zona de locuinte individuale rurale cu anexe gospodaresti si gradini culturale unde se poate divorta terenul rural	7m	25%	0.3	
L2: Zona de locuinte individuale situate in noile extinderi (dupa 2001)	10m	30%	0.9	caracterizat prin o calitate crescuta a fondului construit
L3: Zona de locuinte individuale rurale cu anexe gospodaresti si paduri comunale	10m	45%	0.9	
M3: Subzona mixta cu cladiri avand regim de constructii comunitare sau discursivitate si inaltime max. P+4	P+4	60%	3.0	functiuni mixte grupate in zona centrala a comunei
V: Spatii verzi publice cu acces nelimitat	P+1	15%	0.2	amenajari aferente zonei centrale, sustinute cu activitati

SECTIUNI

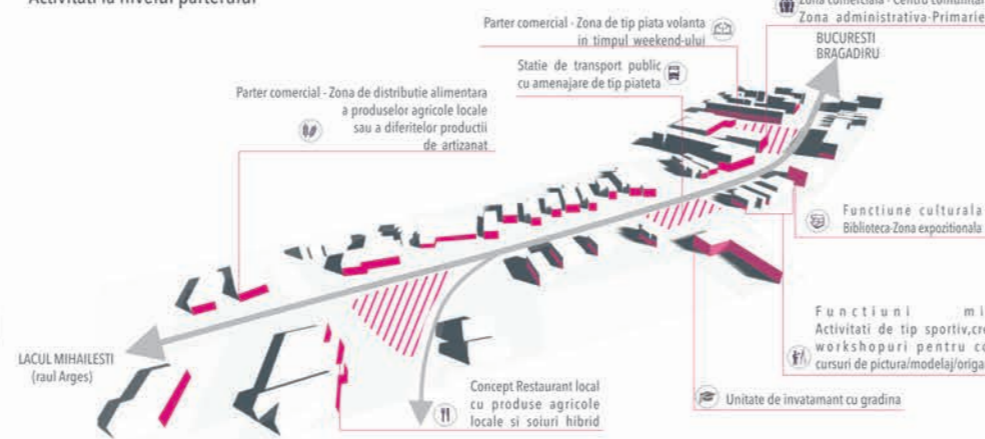




Concept



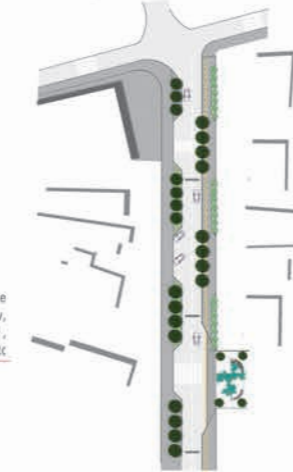
Activitati la nivelul parterului



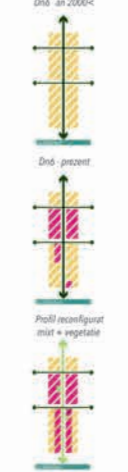
Sectiune - detaliu zona centrala



Detaliu profil stradal



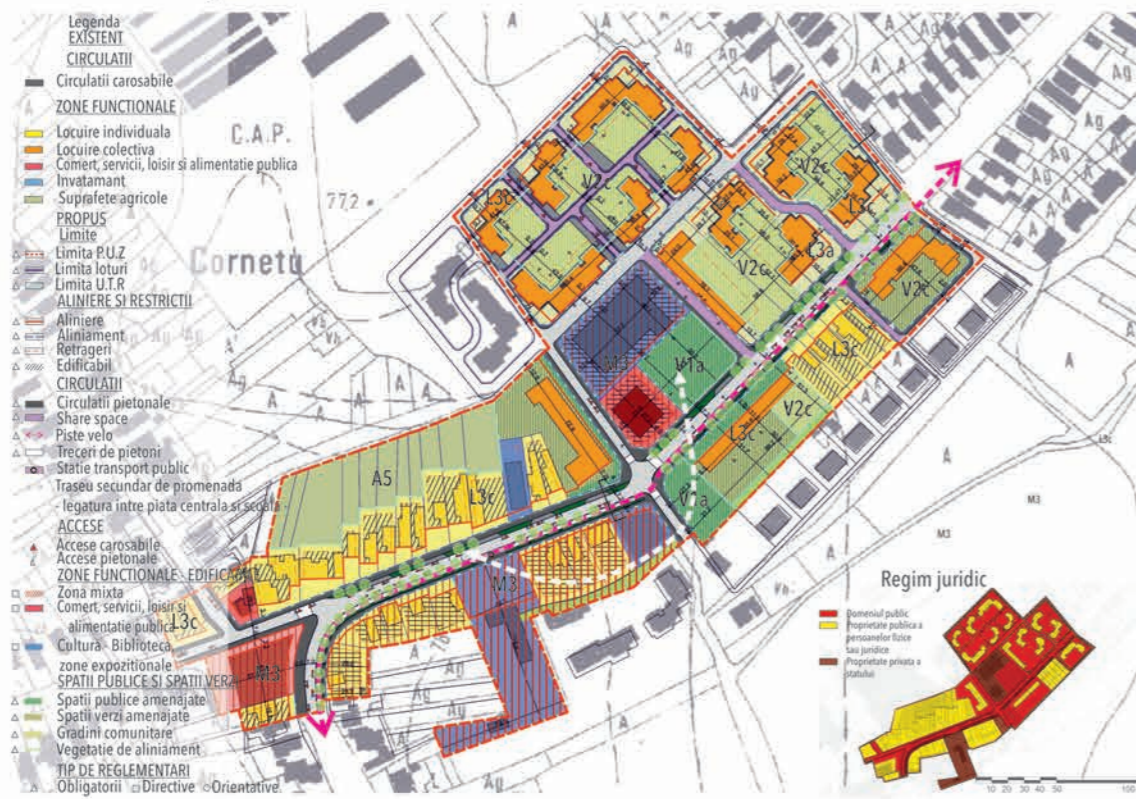
Concept circulatii



Profiluri stradale



Plan urbanistic zonal - Reglementari



Reglementari

U.T.R.	RH max	POF max	CUT max	Observatii
L3c- Subzona locuintelor individuale situate in ansambluri preponderent rezidentiale	P+4	45 %	1.3	zona de locuinte cu parter comercial
M3-Subzona mixta cu cladiri avand regim de constructie continua sau discontinua si inaltime max. P+4	P+4	60%	3.0	functiuni mixte grupate in zona centrala a comunei
V7a- Spatii verzi publice cu acces nelimitat	P+1	15 % vegetat 40 %	0.2	amenajari aferente zonei centrale, sustinute ca activitati
V2c- Spatii verzi publice de folosinta specializata	P	10 % vegetat 55 %	0.1	inlocuirea gradinilor comunitare
AS- Subzona unitatilor mici si mijlocii productive si de servicii in domeniul agricolului	P	80 % agricol	0.1	productii agricole locale ce vor fi folosite in restaurantul local

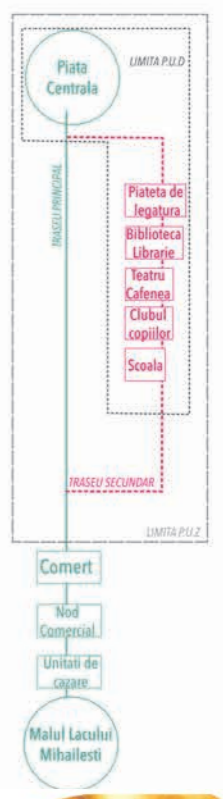
Schema U.T.R-urii



Bilant teritorial

Funciune	Suprafata	% din total	Suprafata	% din total
Locuire individuala	24161	21.35%	20949	18.52%
Locuire colectiva	11751	10.39%	11751	10.39%
Comert	0	0%	3029	2.67%
Instituti si servicii publice	9621	8.50%	10944	9.67%
Circulatii carosabile	23072	20.40%	13353	11.3%
Circulatii pietonale	8840	7.80%	13416	11.86%
Share space	0	0%	2719	2.40%
Piste velo	0	0%	1529	1.35%
Spatii publice amenajate	2506	2.21%	11552	10.21%
Spatii verzi amenajate	0	0%	5519	4.87%
Gradini comunitare	0	0%	11442	10.11%
Spatii verzi neamenajate	26253	23.28%	0	0%
Agricultura	6916	6.11%	6916	6.11%
TOTAL	113120	100%	113120	100%

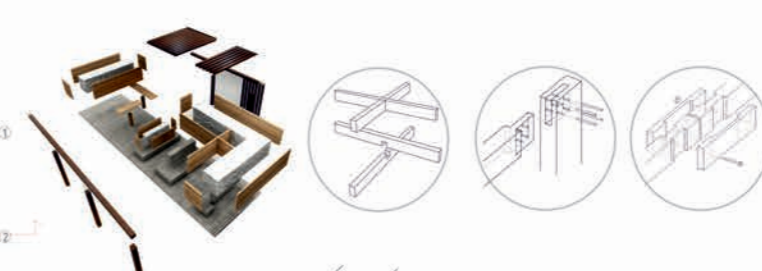
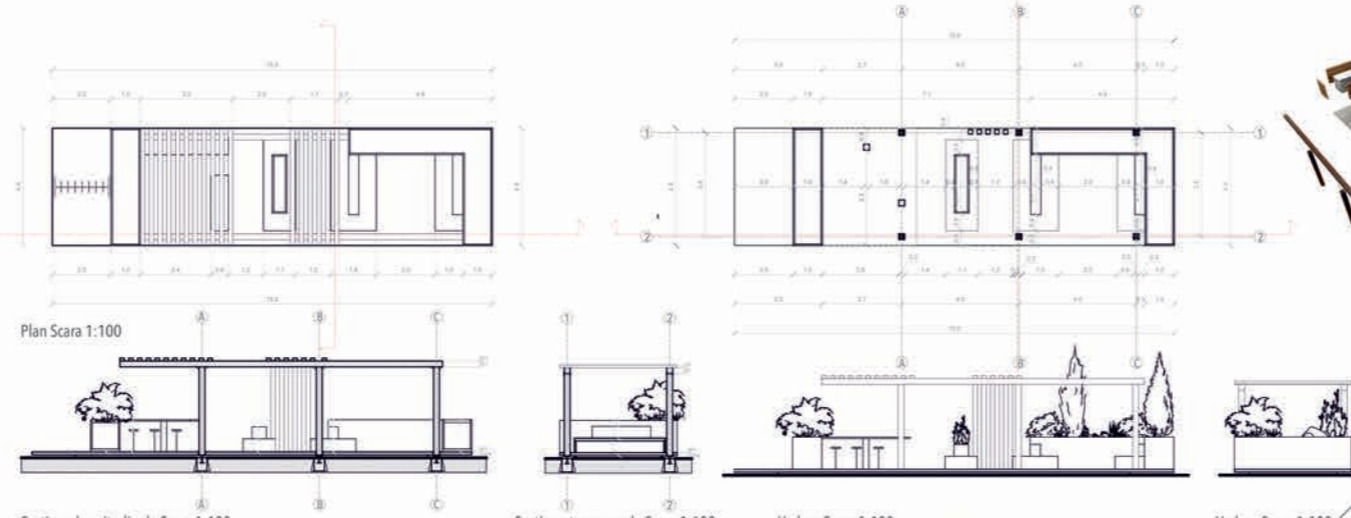
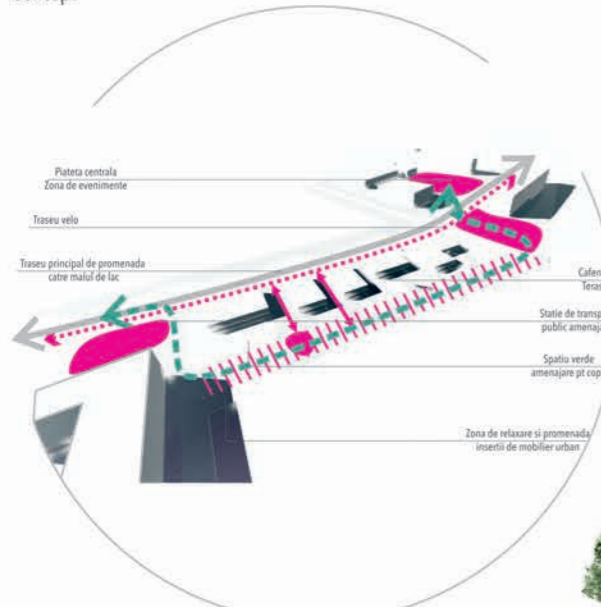
Plan Ilustrativ







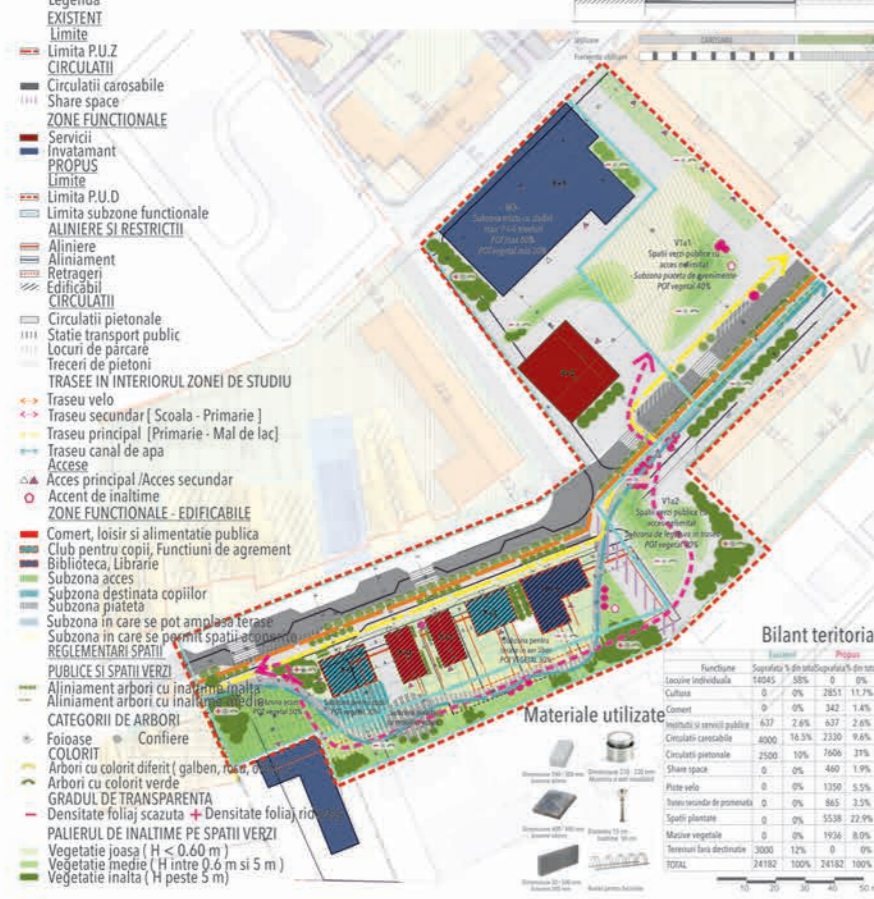
Concept



Analiza pe paliere



Plan reglementare Plan urbanistic de detaliu



U.L.R.	RH	POT	CUF	Observatii
M2	max. maxim	maxim	maxim	funcțiuni mixte grupate în zona centrală a cartierului, funcțiuni culturale (biblioteca) spații de eveniment și workshop-uri cu grădini comunitare amenajate împreună cu activități
V1a	15%	40%	0,2	amenajări care să cuprindă și zone necesare pentru evenimentele pentru comunitate
V1a1	30%	70%	vegetal	amenajări care să includă terasuri cu lemn și mobilier urban, iluminat ambiental etc.
V1a2	70%	vegetal		amenajări care să includă terasuri cu lemn și mobilier urban, iluminat ambiental etc.
V1a3	50%	vegetal		amenajări care să includă terasuri cu lemn și mobilier urban, iluminat ambiental etc.

Bilant teritorial

Funcțiune	Suprafață	% din suprafața totală
Locuiri individuale	18245	58%
Cafenea	0	0%
Comert	0	0%
Spații publice	637	2,0%
Circulații carosabile	4000	12,5%
Circulații pietonale	2500	7,8%
Share space	0	0%
Piste velo	0	0%
benzi secundare de promenadă	0	0%
Spații pietonale	0	0%
Moșuri vegetale	0	0%
Terenson fara destinație	3000	9,3%
TOTAL	24182	100%

Materiale utilizate

