



ORDINUL
ARHITECTILOR
DIN ROMÂNIA

PIAȚA SFATULUI – BRAȘOV CENTRAL SQUARE

DESIGN COMPETITION Annex 2 – Competition Brief

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1. General information

1.1. Competition promoter and organizer

The Contracting Authority is the Brasov Municipality, the owner and administrator of the public spaces that are the investment object, and which shall become the beneficiary of the contract resulted from this competition.

The Competition organizer is the Order of Architects of Romania (OAR), a professional organization with the mission of increasing the quality of the architectural-urban planning product and increasing the value that society attributes to these services, that are considered cultural endeavors of public interest. In this respect, OAR promotes professional policies and practices that enhance the value of built heritage and favor the production of a valuable architecture, regarded as fundamental fields for the quality of life.

1.2. The purpose of the competition and opportunities

Piata Sfatului (Council Square) is an exceptional cultural landmark that exceeds the geographical limits of the city. Beyond the significant attachment to place that it inspires - *“the heart of the Citadel and the city”*, as it is metaphorically called in the public debate process (OAR debate, March 11th, 2020) - Piata Sfatului (Council Square) comprises a historical and cultural heritage that must be understood and protected at their actual value.

According to the survey conducted by the World Bank between September 23rd - October 13th, 2019, a fifth of the inhabitants of Brasov believe that the rehabilitation of the old city center is a priority. As such, Brasov Municipality City Hall has seized the opportunity to launch an ample intervention in Piata Sfatului (Council Square), which had been under a regular maintenance process for some time now.

The primary objective of the competition is that the Brasov City Hall contract the design services necessary for a good quality development of Piata Sfatului's (Council Square) public space, in accordance with the values accumulated here over a long period of time. In correlation with this intention/goal, the Contracting Authority is in search of a preliminary vision for the medium–and–long–term development of Brasov Citadel, that will comprise the already completed urban interventions, and that will integrate them in search of/toward a common aim. This vision must demonstrate the validity of the Piata Sfatului (Council Square) development proposals in relation to the entire area of Brasov Citadel, for as long a term as possible.

1.3. Architectural stake

The competition goal is that of formulating a design solution for the development of the public space that is respectful towards the built heritage, all layers of history present in this space, and that is in accordance with the valuable landscaping elements. The competition participants should explore the full potential of each of Piata Sfatului's (Council Square) needs — retail, culture, leisure, entertainment, civic engagement, dwelling), and reinstate them, as a primary promise for the coherent development of the entire Citadel of Brasov.

As such, competition participants must take into consideration all the existing functions, as well as certain new, envisaged ones, and to carefully balance them in relation with the perennial values of Piata Sfatului's (Council Square) history and space.

Furthermore, in addition to this objective, the proposals must take into consideration the issue of sustainability, which would imply the long-term use of the design, as well as the limited consumption of resources destined for the regular maintenance of the square.

2. Context

2.1. Current situation

The current structure of the city of Brasov is the result of a negotiation between its topography and a sequence of evolution stages, either as a consequence of spontaneous development or based on systematization projects. The Attached Historical Study describes the phases of this evolution, and their effects on the current situation, making room for potential future endeavors. Of interest to the competition objective is the evolution of the medieval core of the city, focused on the western part of the current Brasov Municipality and made up of several distinct, preexisting settlements: the three rural settlements that have become suburbs (Scheii, Blumana and Brasovul Vechi), and the pre-urban settlement Corona, the future nucleus of Brasov Citadel. The subsequent fortified structure is centered around the courtyard/enclosure surrounding the parish church (the Black Church) and the City Hall Square (the current Piata Sfatului (Council Square)). An ample description of the evolution of the medieval nucleus can be found under the addendum *Historical substantiation study*.

The urban regulations of interest to the intervention area are the *General Urban Development Plan* (PUG) for Brasov Municipality 2010 (which is currently being updated), and the *Zonal Urban Plan*(PUZ) - *The "Citadel" Architectural Reserve* attached to the competition documentation. Piata Sfatului (Council Square) is in the central sub-area and within the limit of the protection area of historical and architectural-urban planning values, according to the PUG.



The general evolution trends for the study area are announced by the *Sustainable Urban Mobility Plan - Braşov Growth Pole (PMUD)*, updated in 2017, a strategic document that elaborated development directions for the entire city and neighboring settlements.

In the absence of a specific strategy aiming at the integrated development of the historical core in the medium-to-long term, Brasov City Hall has initiated punctual urban space interventions in the Brasov Citadel area. With the intention to enhance the quality of pedestrian areas, the afore-mentioned projects imply the reduction of the number of parking places, replacing the pavements, and making the urban space more accessible. The interventions that have already been completed were concentrated on the following streets and public squares: Apollonia Hirscher street on the segment between Piata Sfatului (Council Square) and Poarta Schei street.; Piata Enescu and the adjacent streets; Michael Weiss St., Postavarului St., Diaconu Coresi St. or Sf. Ioan Square, where urban concerts take place (see “pedestrian areas plan”). At the present time, there are three other ongoing pedestrian development projects, information on which is attached to the documentation. .

- There is a completed project at no. 27 Piata Sfatului (Council Square) which aimed at reopening the pedestrian access towards Dupa Ziduri Street and Canalul Graft (Graft Channel), also involving repairs of the basalt pavement. The project was executed in accordance with the Building Permit no. 653/2019.
- The second intervention aims at refurbishing the sidewalks and the road on Poarta Schei, Apollonia Hirscher, and Castelului Streets, the project currently being in the execution stage.
- The third project implies the development of the public spaces in the Modarom - Unirea National College and Politehnicii Str. - Postavarului Str. area, the rehabilitation of utility networks in the area, as well as the construction of an underground parking area. The project is currently in the design phase and awaits an intervention license.

A particular case is represented by the rehabilitation and development project for Curtea Johannes Honterus, adjacent to Piata Sfatului (Council Square). The winning project was selected by means of a Design Competition organized by the Order of Architects of Romania and the Brasov-Covasna-Harghita Branch of the Order, in collaboration with the C.A. Evangelical Church of Romania - Brasov Parish and the Brasov City Hall. The organizers are currently implementing the results of the competition, with a pavement sample scheduled to be completed this year. In preparation for the competition, archaeological excavations were carried out, unveiling the existence of several built structures and artifacts underneath the courtyard (a detailed description of the works can be found in Daniela MARCU-ISTRATE (coord.), *Redescoperirea trecutului medieval al Braşovului: Curtea Bisericii Negre / Unearthing the*

Medieval past of Braşov: the Black Church Yard, Braşov: Asociația Culturală Hieronymus, 2015).

2.1.1. Site conditions

Piata Sfatului (Council Square) represents the central landmark of Braşov's Citadel and, up until the modern era, the primary background of the city's economic and social life. Geographical and military concerns determined placing the fortified citadel in the valley at the foot of Tampa Mountain to the south, and Warthe Hill, to the north. The defensive role of the terrain gradually faded, thus allowing for a significant potential in urban image, given the views from the Square towards the surrounding landscape.

At the present time, the medieval fortifications are only partially standing, and the space beyond them has been transformed in pedestrian pathways in recent years. The area along the Graft Channel (Dupa Ziduri St.) and the walkway on the north-western ridge of Tampa Mountain are noteworthy. In direct relation with the evolution of the Citadel, the Prund-Schei neighborhood should be

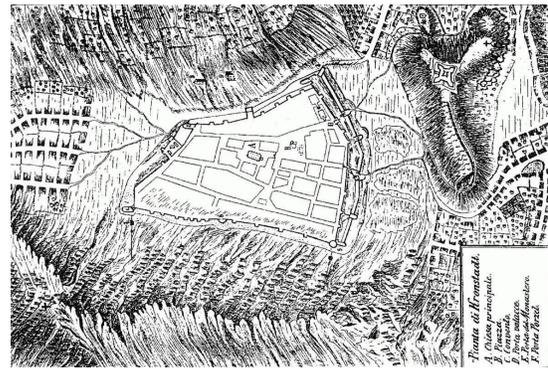


Fig 1. A cartographic representation from 1699 indicates the importance of the north-western artery, as the sole link between the Citadel and the Schei neighborhood.

mentioned. Developed as a distinct settlement for the stonemasons who had come from Bulgaria to aid the erection of the Black Church, the

neighborhood has always been dependent on any modification of the Citadel, especially on the north-west artery (the current Muresenilor and G. Baritiu Streets), as this is the current access road between the medieval nucleus, the Schei neighborhood, and the rest of the city(Fig. 1).

Importance in the city

A complex specialization of the square and of the surrounding buildings can be noted ever since medieval times, in the sense of its commercial use: this is where the City Market House (Casa Hirscher, currently the Cerbul Carpatin Restaurant) is located, which functioned as a retail and goods storage space; there were strict regulations for all trade activities in the square and around it; the ground floor of Casa Sfatului was used as a furs shop, and the subsequent construction of a court room on the first floor offered the building, and the square as well, an administrative character (see detailed description in *Historical study*).

The role of the citadel diminished in the modern period with regard to the functional and economic aspects. Until the Second World War, the primary flows had already been established



between the city's railway stations. At the end of the 19th century, a tram line was introduced and thus a connection between the Bartolomeu train station, Sacele town, and Piata Sfatului (Council Square) was established, and the Square maintained an important administrative role (see the *Historical study*). Brasov continues to develop outside the limits of the Citadel, drawing the primary activities of the modern city beyond the medieval fortification limits, to the north and east. Already on its way in the inter-war period, this development course gained even more momentum after the Second World War, with the creation of the new working-class residential neighborhoods. After the year 1989, Brasov's economic life became driven by the goods distribution and transport flows implicit to the consumption society.

However, the Citadel and even more so Piata Sfatului (Council Square) maintain a powerful identity. The public debate carried out in preparation of the competition showed the emotional landmark status held by Piata Sfatului (Council Square), even if the recent years evolution has indicated an enhancement of touristic interest in the citadel.

Adjacent streets

The north-western side of the square is adjacent to the citadel's longitudinal artery, represented by Muresenilor St. (to the north-east) and George Baritiu St. (to the south-west). This is the access road to the Prund-Schei neighborhood, and as such, there is a heavy traffic load throughout the day in both ways: two upstream lanes, and one downstream lane. The road pavement is asphalt, and the sidewalk pavement is made of andesite and marble blocks (rotated grid).

Curtea Honterus, the current name of the courtyard surrounding the Black Church, is at the southern limit of the square. The C.A. Evangelical church of Romania - Brasov Parish is currently implementing the award-winning design from the aforementioned competition, preparing to produce a pavement sample.

At the middle of the south-east side, the square opens on the Apollonia Hirscher Street, an important transversal axis of the citadel that communicates at its opposing end with Castelului St. through a triangular square. At the moment, the street is strictly reserved for pedestrian use up to the Poarta Schei St. In the future, according to the project described at 2.1., the possibility of extending the pedestrian area on the its segment between Poarta Schei St. - Castelului St. may emerge.

The eastern corner of the square ensures the connection with Republicii St., transformed into a pedestrian walkway during the 1986-1987 development of Piata Sfatului (Council Square). The street connects at the opposite end with the Eroilor Boulevard through a largo surrounded by the Prefecture building, the Modarom building, and Building "N" of the "Transilvania" University in Brasov. This area is the objective of the development project described in Section 2.1, the aim of which is the generation of certain "shared space" areas that will prioritize pedestrian

access and circulation in the area. This project also implies the construction of an underground parking area.

At the middle of the eastern side, the access to Piata George Enescu is ensured by a pedestrian passageway integrated within the building at no. 4 Piata Sfatului (Council Square) / no. 1 Piata G. Enescu.

The plan for the current projects linked to the citadel's development, either undergoing or recently completed, is attached to the competition documentation.

2.1.2. Historical survey

Treatment of unbuilt space

The current configuration of Piata Sfatului (Council Square) largely maintains the initial structure of the medieval square. Piata Sfatului (Council Square) and Curtea Johannes Honterus have functioned in a complementary manner from the very beginning:

Piata Sfatului (Council Square) has been a background for most of the economic and social activities, while Curtea Johannes Honterus has focused on religious and cultural events, directly connected with the Evangelical Parish Church's (the Black Church).

Piata Sfatului's (Council Square) space was crossed by a small river streaming from the Schei settlement. This water course separated into two smaller streams upon entering the Square and followed two directions: one along the current G. Baritiu - Muresenilor Str. (historically called Rossmarkt and Kloostergasse), and the other from G. Baritiu Street towards the eastern side of the Square, then towards the current Republicii Street (Purzengasse). The latter intersects with another water course in the junction area with Apollonia Hirscher Str. (historical denomination: Fischmarkt), a location where the existence of the Pons Lygen footbridges presumed (Fig. 2).

The complete paving of Piata Sfatului (Council Square) took place in 1861, when the pavement was executed completely out of river stone. Pavement samples are produced in 1893 and 1895 for the paving of the north-eastern side, and five years later, the carriage waiting area that was located on the north-western side of Piata Sfatului (Council Square) received an impervious

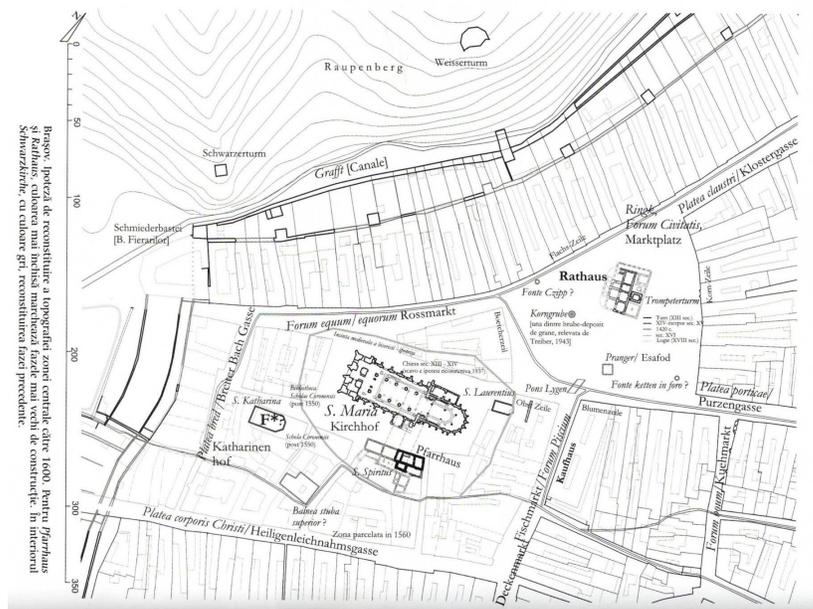


Fig 2. Photograph source: Irina BĂLDESCU, *Transilvaniamedievală – Topografieşinormejuridice ale cetăţilor, Sibiu-Bistriţa-Braşov-Cluj, Bucureşti: Simetria, 2012, p. 256 in Historical study, p. 84.*

finish. The paving of all roads soon followed, and the river stone pavement was replaced by quarry stone pavers. A further description of these interventions can be consulted in Ovidiu TALOȘ, Miruna STROE, *Arhitecții și arhitectura în Brașov, De la Marktplatz la Piața Sfatului*, f. ed., 2017, p. 60, according to the *Historical Study* p. 43.

It must be noted that, at the beginning of the modern era, once the north-western Citadel fortifications were eliminated and replaced by a walkway inspired by the Viennese example, Piata Sfatului (Council Square) was connected to the Bartolomeu railway station through the Lunga Street route, by means of a tram line (described in the *Historical Study*, pp. 17, 28, 43). The tram line terminus was on the north-western side of the square (called Sirul Inului in the past), and it was later transformed into a bus stop.

During the communist period, the square was paved and used largely as a car parking area; the economic activity was reduced to retail and public food services in on the ground floor of the surrounding residential buildings. Subsequently, at the end of the 1980s, the project that generated the current aspect of the square was executed. The interventions, as well as the intentions of the design collective, are vastly described in the *Development of the 23rd August Square in Brasov* excerpt from “Arhitectura” 2/1989, pp. 28-36, and in the Public debate report addressed to OAR members, attached to the competition documentation.

The construction period of the square fronts

An important moment in the historical evolution of the Citadel and which had direct repercussions upon Piata Sfatului’s (Council Square) configuration, is the fire that took place in 1689, as a result of which a great part of the built area was lost. Most buildings that formed the square fronts were, at least partially, destroyed, and newer Baroque buildings were erected in their place. The damages incurred by each building as well as all the structures that were maintained after the fire, are described in the *Historical study*, pp. 58-79.

Another series of interventions takes place at the end of the nineteenth century, as with the creation of the railway infrastructure, the city sees new economic development opportunities. Stylistically, both new buildings, as well as the occasional heightening and the modifications made to the facades of the existing buildings, pertain to the Neo-Gothic and Neo-Baroque.

The list of historical monuments in the area

The complete list of historical monuments in the square and its vicinities can be found in the *Historical Study*, chapter 2.1 (pp. 9-10). Furthermore, detailed descriptions of the buildings in the square can be found under chapter 9.2. *The Piata Sfatului (Council Square) fronts - relevant information* (pp. 58-79). The number and quality of these monuments indicates Piata Sfatului’s

(Council Square) significant architectural heritage, which exceeds the local interest and the emotional landmark status at city level.

2.1.3. Spatial configuration

Piata Sfatului (Council Square) is defined by four continuous fronts that either follow a straight configuration or deviate with a slight curvature from the general outline of the square. The height of the perimetral buildings varies between two and four above ground levels (GF+1 ÷ GF+3, supporting distinctly sloped timber roofs. The Building of the Museum of History (Casa Sfatului) is an exception in the layout of the square, as it is isolated in the middle of the square. The fact that its main façade opens towards the west, towards the street and away from the Square, generates an odd relationship between Casa Sfatului and the adjacent space — the building seems to turn its back to the square and the museum it houses is not directly connected with the space of the square.

Piata Sfatului (Council Square) has a variable length, between 125 and 135 m (measured on the NE-SW direction) and a width between 47 and 129 m (measured on the NW-SE direction). According to the Land Register excerpts attached to the competition documentation, the measured areas of the public spaces that are of interest to the competition objective are the following:

- Piata Sfatului (Council Square) - approximately 10,655 sq. m.
- Republicii St. - approximately 195 sq. m.
- Mureşenilor St. - approximately 2,229 sq. m.
- Public restroom - footprint area of 20 sq. m., built area 94 sq. m.

The previously uneven topography of the square was leveled as a requirement of the pedestrian development project in 1986-1987 by means of three inclined platforms, connected to each other through steps and ramps: the upper platform that ensures the connection with G. Baritiu St., the horizontal platform surrounding Casa Sfatului and the water fountain, and the lower platform that connects the square to Republicii St.

According to the attached topometric survey, the connection between Piața Sfatului (Council Square) and its vicinities are at the following altitude above mean sea level:

- G. Baritiu Street connection- approx. 586.62m
- Curtean Johannes Honterus connection- approx. 586.50m
- Apollonia Hirscher Str. connection - approx. 585.50m
- Republicii Str. connection, at the intersection with Diaconu Coresi Str. - approx. 583.44m
- The connection with the pedestrian passageway toward George Enescu Square- approx. 584.91m



- Muresenilor Str. connection, at the entrance into Piata Sfatului (Council Square) - approx. 584.16m

The fronts predominantly integrate residential use on the upper levels and commercial use on the ground floor, some of the latter also extending into the basements. Due to their orientation, layout and use, certain distinctive features of the four fronts should be outlined.

The Muresenilor St. front, on the north-western side, formerly called Sirul Lanii, has an approximate length of 132 m on the segment corresponding to Piata Sfatului (Council Square). The building height profile is not uniform, varying between two and four above ground levels (GF+1 ÷ GF+3). The discontinuity of pedestrian movement in the area of Muresenilor St. has been emphasized throughout the consultations with the nearby residents. The road traffic on Muresenilor St. (the main connection of Prund-Schei neighborhood with the rest of the city), as well as the existence of a single pedestrian crossing in front of Casa Sfatului does not improve the continuity of normal pedestrian flows along the street. Furthermore, the intense commercial use of the ground floors attracts a significant number of supply vehicles, leading to the additional congestion of Muresenilor St. The connection with Dupa Ziduri St. and Graft Channel shall be made from this front through the plot at Piata Sfatului (Council Square) no. 27.

The north-eastern front, formerly called Sirul Graului, has an approximate length of 117 m and is delimited by Muresenilor and Republicii Streets. The height profile varies between G+1 and G+3 an exception being the parish house of the “Assumption of Virgin Mary” Orthodox Church at no. 3 Piata Sfatului (Council Square). As a result of receiving direct sunlight throughout the entire day, the space in front of the buildings is largely occupied by outdoor seating belonging to the business operations on the ground floor. Public access to Piata George Enescu is possible through the public passageway at no. 4 (Dunkler Gang).

The south-eastern front, located in continuation of Republicii Street, has a length of approx. 120 m and is made up of two segments, on each side of Apollonia Hirscher St. The height profile is generally two above ground levels (GF+1), with the exception of the building at no. 11 Piata Sfatului (Council Square) (GF+2).

Adjacent to Johannes Honterus Courtyard, the front consists of a small segment (formerly called Sirul Poamelor) that can be assigned a cultural profile, composed of the Museum of Urban Civilization and the Humanitas bookstore. The conclusions of the public consultation process suggest that this segment is insufficiently activated for public use, owing to the impossibility to access the museum directly from the square.

The second segment (Sirul Florilor) is characterized by its predominantly commercial use. The facades' representative character is evident, especially that of the Hirscher house (the former Market Hall, described in detail in the *Historical Study*).

The south-western front of Piata Sfatului, formerly known as Sirul Dogarilor, has a length of approximately 52 m, and comprises three buildings. The building height profile varies between

GF+1 and GF+2. Although it benefits from a good visual relationship with the main facade of Casa Sfatului, the front is insufficiently showcased for two reasons: firstly, due to its poor exposure to direct sunlight, especially in the afternoon, and secondly, due to the proximity and layout of the underground public restrooms. The privileged relationship between this front and the Casa Sfatului's main facade is worth noting.

Given the fact that Piata Sfatului (Council Square) was intensively used as a marketplace throughout the Middle Ages, the site presents significant archaeological potential. Although an extensive archaeological survey was not carried out before the 1986-1987 redevelopment of the square, due consideration must be paid to the possibility that several underground constructions may still exist underneath the square. These may have served in medieval times as storage spaces, either adjacent to the perimeter buildings, or independent of them (the *Historical Study* describes in detail the presence of cellars and their use for each building in part).

2.1.4. Urban design elements

The urban furniture currently present in the square consists of several sets of benches, plat pots and three fountains.

The three fountains are part of the 1980s redevelopment project, and have distinct qualities based on size, destination, and role in the spatial composition.

The main water fountain is placed centrally, on the axis of the Apollonia Hirscher Street, and on the diagonal axis towards Curtea Johannes Honterus, also emphasized through the design of the pavement. The fountain is surrounded by circular steps that descend from the reference level of the square. The public debate showed contradictory opinions regarding the presence of this fountain in the square. The appreciated aspects are the position of the fountain in the general layout, its ability to gather people around it, the presence of the water element in itself.

A second fountain is placed on the axis of the pedestrian passageway that leads to Piata George Enescu. It represents a hypothetical reconstruction of a historical fountain. The original finishes were deteriorated through the overlay of low wear-resistant materials. .

The third fountain represents a pigeon fountain at pavement level, that the design project of 1980s has introduced on the exact position of an older fountain with the same destination.

In all cases, the presence of water is part of the initial spatial configuration of Piata Sfatului (Council Square).

The appearance and layout of the benches is the result of a number of interventions upon the 1986-1987 design, especially maintenance operations initiated in 2015 by the Brasov Municipality City Hall. Adjacent to the limit between the square and Mureşenilor St., and at the same level, there are two sets of double benches, facing the main water fountain. Another two benches similarly disposed are placed on the marble parapet that separates the median



platform from the sidewalk. Adjacent to the construction that masks the underground public restrooms there are two benches facing the road. On the steps surrounding the main water fountain, there are ten benches placed circularly, facing the fountain and Tampa mountain. On the steps on the eastern side of the square, there are five sets of double benches, facing the perimetral buildings.

The underground building adjacent to the north-western front (Sirul Dogarilor) is that of the public restrooms. Access is ensured through two staircases separated by gender, incorporated into the existing triangular planter.

2.1.5. Uses

As a result of the public debates, it was ascertained that Piata Sfatului (Council Square) is animated throughout the day, even in the absence of organized events, being the preferred place for gatherings and walks compared to other areas of the city. The presence of economic operators ensures activity during the night as well, the functioning of the restaurants' outdoor seating areas being restricted only after 24:00. The outdoor seating also represents one of the primary reasons of discontent among the citizens, from the point of view of the square's accessibility, as is shown in the public debate report attached to the documentation.

In recent years, alongside the commercial and restaurant activity introduced at the same time in Piata Sfatului in the 1980s, the square has gained certain new functions, correlated with the increasing touristic interest. As such, the following new uses have appeared in the square:

- outdoor seating areas with individual shading systems,
- seasonal fairs selling cultural or gastronomy products that occupy the public domain with temporary wooden structures, ,
- certain sports competitions (cycling, running), that install start or finish areas in the square,
- cultural events, concerts, various festivals, including the occupation of the square in its entirety during the Golden Stag (Cerbul de Aur) festival,
- the Christmas tree, alongside carousel-like installations.

All of these new uses are not always well accommodated within the existing arrangement.

Piata Sfatului (Council Square) enjoys a constant number of visitors throughout the year and two moments of highlight should be noted: The Christmas Market, during winter and the Golden Stag Festival (Cerbul de Aur) in August - September (briefly described in the *Historical study*, p. 32). Due consideration must be paid to the fact that, during the Golden Stag Festival all daily activities in the square are encumbered by the installation of the festival stage and the seating arrangement, the fencing of which results in narrow perimetral corridors that are difficult to use,

aggressively interfering with the everyday urban experience. As such, many nearby businesses choose to close down their activity during this period.

As far as the organization of temporary performances is concerned, it should be mentioned that in the area of Piata Sfatului, Sf. Ioan Square was recently refurbished and hosted a stage for urban concerts with satisfactory results, relieving the pressure of using the main Square for such activities.

The public debates showed that the square is visited by locals and tourists alike (the number of tourists increasing in recent years), for purposes such as recreation, passing through or attracted by specific economic operators in the square. Although all age groups use Piata Sfatului (Council Square) (young people, families with children, the elderly), the public debate results indicate there are insufficient features in this respect.

The Sustainable Urban Mobility Plan (PMUD / SUMP) reveals the operation of a bicycle rental station that is enjoying popularity among tourists and students visiting Piața Sfatului (Council Square) but which has been put out of service.

Also, worth noting is that the elongated plots of land that outline the square which had the necessary depth as to ensure the co-existence of residential and commercial use, are gradually depopulated given the versatility of contemporary tourism.

The significant contribution that Piata Sfatului (Council Square) has on the cultural and social life of the city is easily seen in the frequency and diversity of seasonal events organized in it. Throughout the year, Piata Sfatului (Council Square) hosts multi-cultural events (examples such as “Ziua de calari” of the Scheii Brasovului youth (juni) are mentioned in the *Historical Study*, pp. 32-33), the seasonal fairs (temporary trade), cultural and social events pertaining to museums and places of worship in Piata Sfatului (Council Square), sports competitions which start or end in the square, the Christmas market etc. In this respect, the public consultation process of the nearby residents should prove to be very revealing.

2.1.6. Materials and textures

In its current state, the pavement is the result of several interventions starting in 1986. The existing, relatively thin marble and basalt pave ring stones on a cement mortar setting bed favor the penetration of water within the joints, which leads to their eventual dislodgement due to freeze-thaw weathering. The periodical maintenance interventions had uneven results, thus resulting in several visible areas in which the pavement is deteriorated at the present time.

Considering stereotomy, materiality, and size of the paving stones, a distinction can be made between several areas of the pavement, as can be seen from the plan illustrating the different materials attached to the competition documentation.



Fig 3: Local pavement structure detail, underlining the reinforced concrete foundation.

The pavement on the upper platform that connects the square to the roadway from G.

Barîtiu Street, is made up of a marble-edged grid (each marble block measuring 10x10x2 cm at an inter-axis of 2x2 m) with basalt pavement stones as grid-filler (basalt stones measure 18x18x4 cm). The pavement on the median platform, surrounding Casa Sfatului and the main fountain, is designed in a similar manner. The inclined platform that links the square with Republicii Str. is finished with concrete blocks incorporated into a marble block grid (measuring 10x10x2). In front of the three pedestrian sides, the concrete block pavement is maintained, and the marble block grid is rarer. The space around the water fountain is finished with smaller basalt paving stones.

On both sides of the road, the sidewalks are made up of basalt paving stones. The link between the square and Johannes Honterus Courtyard consists of an axis of basalt paving stones with marble block edging. At the connecting level with Apollonia Hirscher Str. (recently finished with uneven basalt pavers), the pavement is made up of concrete blocks (surface dimensions 18x18 cm). The connection with Republicii Street is done in a similar manner, and there is a 40 cm-wide stormwater drain installed on the street surface. The pavement outlining the limit with the public passageway towards George Enescu Square consists of concrete blocks.

Several important aspects were identified within the public debate held by the Order of Architects of Romania, Brasov-Covasna-Harghita branch, on March 11th, 2020, with regards to the implementation of the design project from 1986-1987. An important aspect is the presence of a reinforced concrete slab (15-20 cm) designed to balance the load transfer towards the terrain under the circumstances of the unequal consistency of the underlying soil. Moreover, the project was executed without any prior archeological survey that would have indicated the value of building traces from previous eras (possibly underground storage rooms related to the commercial use in the square, according to the *Historical study*). Although there is no execution project for the concrete slab infrastructure during preparation for the repairs works in 2011 the presence of the concrete slab has been indicated.

The lack of a technical duct that can integrate utility routes and inlets for each building leads to frequent maintenance operations carried out through open cut trenching which is a frustrating factor that has been revealed within the same debate. Images from such operations have been made available to the competition participants in order to provide a better understanding of the present situation. It was also indicated that, during the 1986-1987 intervention, the basalt paving stones that had previously existed in the square were reused, at least for the promenade on the former Sirul Graului. These paving stones were cut down from the original 20-25 cm height to their current thickness (5-6 cm). The reduction in thickness makes the pavement



Fig 4. Pavement detail in Piata Sfatului (Council Square)

more vulnerable to freeze-thaw weathering and requires constant maintenance. The marble, basalt, and concrete blocks sometimes dislodge from the adhesive cement mortar bed, and they either need resetting, or periodical replacement (Fig. 4). The deterioration of the surface has consequences both on the general image of square, and on the accessibility of the area, both aspects pointed out in the public debate report.

The state of the current water fountain is also relevant. The initial project implied a circular drain with a cast-iron grill capable of collecting stormwater from a significant area of the square, as well as from around the fountain. The drain was eliminated during the most recent maintenance operations, thus leading to the degradation of the marble cladding on the fountain, and of the pavement around it. The water fountain's current image has repercussions on the square's general atmosphere —an aspect that has been negatively outlined in the public debate.

The materials and textures on the facades are inscribed in the general atmosphere of the square, a noteworthy aspect being the chromatic and aesthetic architectural diversity associated with several architectural styles. In time the predominantly ceramic roof tiling has undergone various interventions that nevertheless blends in the general image of the fronts.

At the end of the XIX century, the ground-floor retail spaces opened to the public through window displays that created a uniform appearance. In the 1980s, new commercial and restaurant premises were introduced on the ground floors as a consequence of which changes were also brought to the materiality and size of the glazing, the image of the storefront frame etc. The *Historical Study* offers information with regard to these changes.

2.1.7. Vegetation

The current configuration of green spaces in the square is in accordance with the design project of 1986-1987, and the maintenance works initiated by the City Hall in 2015.

Two triangular planters have been maintained from the 1980s design, with an approximate height of 75 cm, planted with low ornamental vegetation and grass. One of the planters is placed on the middle platform, adjacent to Casa Sfatului's north-western side, and the connection with the sidewalk is ensured through a parapet cladded in marble. The second one is placed on the south-western side and masks the access to the underground public restrooms. The edging of the planter is configured in two steps: the first step, finished with basalt blocks, has an approximate height of 35 cm, and can be used as a seating area. The second step has an approximate height of 30 cm and is cladded in marble. The planted surface is surrounded by a basalt paver border with an approximate height of 9 cm. The proximity of the access to the public restrooms against the south-western front makes the use of the public space very difficult on this side.

At the time of the maintenance operations in 2015, 13 decorative shrubs (arborvitae) were planted, 1.80 m diameter-planters. These are placed as to accompany the urban furniture in the square: the two sets of benches adjacent to the sidewalk on the north-western side are accompanied by three plants; two further shrubs are placed in front of the parapet that accompanies the steps to the median platform. The row of benches around the water fountain is surrounded by two shrubs. The benches adjacent to the small fountain alternate with six shrubs. Prior to the 1986 project, the promenade on the north-western side of the square featured a row of acacia, which is confirmed by the photographic documentation (Fig. 5) and by several citizens' statements. From a historical point of view, the presence of trees was confirmed on the north-western side of Casa Sfatului, towards the current Muresenilor St. (Fig. 6).



Fig 5. The acacia on the north-western side can be seen in the background. Photograph source: album by Nicolae Surdu, *Fântână în Piaţa Sfatului*, 1973 (online: <https://orasulmemorabil.com/la-fantana-2/>), in *Historical study*, p. 34.



Fig 6. Photograph source: *Casa Sfatului*, litografiere realizată de sibiianul Robert Krabc, 1881 in Minerva Nistor, „Braşovul în zvoare cartografice şi iconografice (sec. XV-XIX)”, in: Muzeul Judeţean Braşov, *Cumidava*, IX, Întreprinderea Poligrafică Braşov, 1976, fig. 63.

2.1.8. Surrounding landscape

The location of Piata Sfatului (Council Square) in the valley defined by Tampa Mountain and Warthe Hill, and its proximity to the citadel's landmark buildings generate overall visual qualities by means of the vistas available to the onlooker (Fig. 7):

- The Black Church, with memorable views from Muresenilor Str. or Republicii Str.;
- Tampa Mountain, with the view from Casa Sfatului towards Apollonia Hirscher Str., as well as above the entire south-western front;
- Warthe Hill, with the view from Republicii Str. and Apollonia Hirscher Str.

As such, the natural landscape is a constituting part of the manner in which the square is perceived, and the presence of symbolic buildings in the Citadel cannot be omitted from the frame of the city's specific visual perspectives.

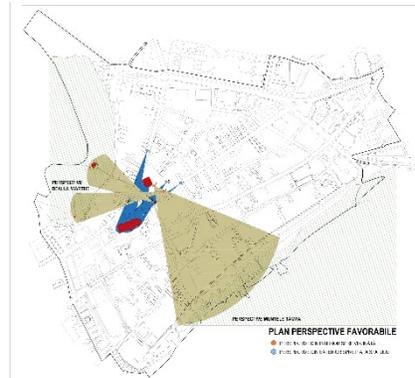


Fig 7. The plan of the favorable views, attached to the competition documentation

2.1.9. Lighting

The current configuration of the public lighting is the result of certain modifications carried out in 2014-2015. The nine tall street lamps are placed evenly throughout the square, of which three are placed on the north-western side, adjacent to the road. The total height of the lamp posts is eight meters, and the base diameter is of 74.5 cm. The original light design concept was that of a better integration of the lamp posts into the overall setting of the area and an even lighting of the space. The square lighting system's plan is attached to the competition documentation. In the past, there were eight streetlamps in the square, installed in 1998, which did not fulfill these requirements.

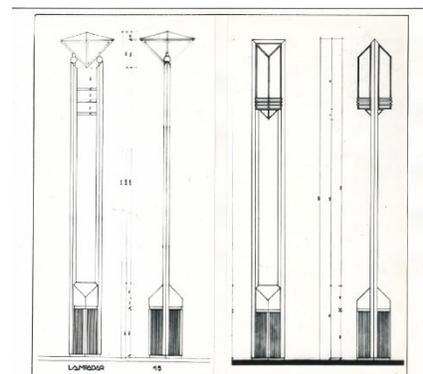


Fig 8. *Proiect de lampadar*, created by arch. Mircea Corniciuc, arch. Ileana Fintina, arch. Nicoleta Predescu, in *Amenajarea Pieței 23 August din Brașov*, „Arhitectura”, no. 2/1989, p. 30.

A detailed description of the lighting systems in recent times is provided under the *Historical study*, p. 40. With regard to the streetlamps proposed in the 1986 development project, we must underline the fact that these were designed in correlation with the

rest of the urban design elements in the square (fig. 8). all of these being executed with the support of the local production facilities

2.1.10. Sound pollution

The public debate process has contributed to identifying three primary sources of sound pollution for Piata Sfatului (Council Square). In the absence of coherent regulations, these have generated discomfort for nearby residents or the occasional users of the square.

A first aspect is linked to the heavy traffic on Muresenilor and George Baritiu streets, as crossing the Citadel towards the Schei neighborhood occurs in two ways (two upstream lanes, and one downstream lane).

A second cause of discomfort are the concerts organized in the square, without any regulations that limit the sound levels. The Golden Stag Festival (Cerbul de Aur) is a particular case within this category, given the fact that it takes place at a larger scale and over several days.

A last major source of sound pollution is represented by the locals in the square (especially no. 14 Piata Sfatului (Council Square) - Cerbul Carpatin), predominantly frequented by tourists, and open until late.

2.2. Restrictions

In elaborating the proposal, the urban planning regulations imposed by the *General Urban Development Plan of Brasov Municipality* (attached to the competition documentation) shall be observed, as well as the regulations provided in the *Zonal Urban Plan - The "Cetate" Architectural Reserve* (attached to the competition documentation).

The building permit of the project shall be granted in accordance with the indications of the Urban Planning Certificate.

The public space development shall be carried out only based on complex specialty projects— pertaining to architecture design, landscaping design, road systems design, public space lighting installations, rainwater management systems, sanitary installations, electric and ventilation installations for underground constructions, hydraulic systems design, structural design for underground constructions, graphic design and object design.

Any proposed changes to the road route on Mureşenilor and G. Baritiu streets, which ensure current traffic between the Prund-Schei neighborhood and the rest of the city, will take into account the provisions of *the Sustainable Urban Mobility Plan - Braşov Growth Pole* (SUMP / PMUD) and must be correlated with the conclusions of the Traffic Study, which is being elaborated.

No proposals shall be made for the modification of the buildings on the square, with the exception of general rules for commercial signage. Proposing major structural interventions on

the buildings (support, sub-foundation etc.) is to be avoided, given their extraordinary value as heritage, and their ambiance value. Such interventions may become necessary only in exceptional circumstances.

The intervention project shall be coordinated with the urban distinctive features of the square, and with the projects which are currently being implemented by Brasov City Hall or other parties (C.A. Evangelical Church of Romania - Brasov Parish).

3. Competition brief

3.1. Area of study and intervention

The competition objective is the development of Piata Sfatului (Council Square), in accordance with its importance for the entire city of Brasov, as it results from the public consultation process involving citizens, nearby residents and professionals, as well as from the surveys performed by the World Bank in September-October 2019.

With this purpose, in accordance with the requirements of Brasov Municipality City Hall, and with those expressed by participants at the public debate held by the OAR Brasov-Covasna-Harghita branch on March 11th, 2020, **the actual development must be consistent with the current situation and with the currently ongoing public projects, and it also must propose a medium- and long-term vision for the development of Brasov Citadel.** This vision shall be taken into consideration when Brasov City Hall shall update the *PUZ - "CITADEL" ARCHITECTURE RESERVATION AREA*.

As a result, the area of the competition ("intervention area") is Piata Sfatului (Council Square), following its existing boundaries, however, it is necessary that the proposed designs are coherent in larger area ("study area"), i.e. the entire Citadel of Brasov.

A. The "Citadel" area - study area

While focusing on the development of Piata Sfatului (Council Square), the participants are asked to consider the direction in which the development of the Citadel may be stimulated, in accordance with the existing situation, the history of the site, and its yet unexplored potential. Considered the "study area", the entire area of the Citadel shall constitute a space for analysis and contemplation in view of the competition.

The public consultation process revealed the fear that the entire Citadel will be occupied by activities associated with tourism (accommodation spaces, entertainment venues), a fear which

is shared both by certain residents of the area and professionals present at the debate organized by the OAR on March 11th, 2020. The organizer and promoter of the competition are searching for a vision that will not dismiss the residents of the area, while also allowing the city to benefit from the important resource represented by tourism, thus maintaining this important area in Brasov alive.

In the elaboration of this vision for the Citadel area - as well as the proposal for development of the square -, the participants shall have to pay due consideration to the existing situation and the historical aspects detailed within the *Historical Study*, as well as the projects currently developed by Brasov City Hall, described under item 2.1 - Current situation.

B. Piata Sfatului (Council Square) - intervention area

The development of Piata Sfatului (Council Square) is the primary objective of the competition and the design contract subsequent to winning the competition. In this respect, the limits of the intervention have been established directly in accordance with the property deeds and the on-site situation.

According to the Land Register excerpt attached to the competition documentation, the following properties are of interest:

- Piata Sfatului (Council Square) - 119004 and 119004-C1, built area and urbanistic construction, public domain under state property / Brasov Municipality property, gained by law, registered in the Land Register in accordance with GD 972/2002; proposed for development, approximately 10655 sq. m.
- Republicii Str. - 119008, built area, public domain under state property / Brasov Municipality property, gained by law, registered in the Land Register in accordance with GD 972/2002; of which approximately 195 sq. m. proposed for development, in accordance with the situation on site.
- Muresenilor Str. - 119007, built area, public domain under state property / Brasov Municipality property, gained by law, registered in the Land Register in accordance with GD 972/2002; of which approximately 2229 sq. m. proposed for development, in accordance with the situation on site.
- Public restrooms - 147003, unfenced built area, public domain under state property / Brasov Municipality property, gained by law, registered in the Land Register in accordance with GD 972/2002, and basement + ground floor construction, 147003-C1 with a 20 sq. m. footprint area, with a built area of 94 sq. m., under Brasov Municipality property through accession.

These areas are proposed for development, according to the concept of each participant, considering all vicinities (access to the buildings on the square) and every connection of the Piata Sfatului (Council Square) to adjacent public spaces (the Baritiu, Muresenilor, Apollonia Hirscher, Republicii Streets, Curtea Honterus, and the passageway towards Piata Enescu), in accordance with the topographical information attached to the competition documentation.

3.2. Approach and content

The development of Piata Sfatului (Council Square) shall be proposed by simultaneously taking into consideration the current situation, the ongoing projects nearby, as well as the historical development of the square, in accordance with the explanations detailed in the *Historical Study* attached to the competition documentation.

The participants may propose a completely new project for the square, as they may also try to recover certain aspects of its history, be it an older or more recent history. In this respect, the restoration of the square to the state of the latest development is allowed, as is the potential recovery of certain elements considered important in this development, only if it is possible to integrate the new uses of the square described under item 2.1.5 - Uses.

The competition participants must seek to improve relations with all fronts, as they have been described under 2.1.3 - Spatial configuration. Furthermore, the future development of Piata Sfatului (Council Square) should take into consideration the possibility of improving the relationship with Casa Sfatului, which currently functions as the County Museum of History.

The participants are asked to carefully balance the water presence in Piata Sfatului, a mandatory requirement being the that there should be water in the square(described under the Historical Study and under 2.1.2 - Historical landmarks), with the recommendation to take into account the comments that arose as a result of the public consultation. Aspects such as the central position of the water fountain, the geometry, the materiality in disagreement with the general ambiance, the state of degradation in the absence of a rainwater management system have been brought into question.

The participants shall have to provide an answer with regard to the vertical systematization and the correct management of rainwater, so that the surfaces proposed for the square's development will not deteriorate subsequently because of freeze-thaw weathering

Another issue to which an answer must be provided relates to the coordination of utility networks and the connection to each building in the square. In the absence of a regular maintenance system, the current situation implies unforeseen digs in case of faults or periodical replacement of grids. The project must foresee a feasible strategy for a better management of the utility grids, so that the surfaces provided through the project do not risk periodical damage.



Aside from the visual elements, the participants must take into consideration the reinforced concrete slab foundation (15-20 cm), which represents the structural support of the current development, and which thoroughly follows the existing vertical systematization (described under 2.1.6 - Materials and textures).

It is recommended that the proposed street furniture and temporary buildings are integrated within the concept of the entire project and a custom production of all objects is recommended.

4. Requirements

4.1. Relationship with vicinities

The development vision for the entire area of the Citadel must be capable of being continued through subsequent developments, without affecting the already executed finishes in a significant manner.

With regard to the actual development, the participants shall grant special attention to the junction areas of the square to the immediate vicinities or those planned in the near future. Aside from the streets under the management of Brasov City Hall, due consideration shall be paid to the important relationship with Curtea Johannes Honterus, where works are probably soon to begin.

In a similar manner, the project for no. 27 Piata Sfatului (Council Square), executed in accordance with Building Permit no. 653/2019 and establishing the connection between Piata Sfatului (Council Square) and Dupa Ziduri Street, respectively the Graft Channel, shall also be taken into consideration.

4.2. Heritage

The development shall have to be in accordance with the architectural heritage of the site, regardless of the approach chosen to answer the other issues raised by the competition brief. Piata Sfatului (Council Square), in its entirety, must be considered of great historical and cultural importance, for the city of Brasov, as well as at a cultural scale that exceeds city's geographical or administrative scales. The proposals shall try to substantiate this status by identifying those essential elements that are capable of withstanding the test of time.

The existing buildings are not the object of the intervention. The sole implication that the project may have in relation to the buildings in the square is the provision of general rules for commercial display or cultural-historical display in the square.

Without a clear estimation of their nature at the present moment, the project will remain open and adaptable to any archeological discoveries made during the execution, The proposal could offer an opportunity for part of the underground area to be exposed to the light.

4.3. Topography

The development project shall take into consideration the topography of the site, the easy connection with all vicinities, as well as the preexistence of the reinforced concrete slab that supports the current pavement. No execution project was found for this infrastructure. Nevertheless, all information obtained point to the state of things previously described under chapter 2.1.6 - Materials and textures. The potential changing of this topography shall obviously have to propose feasible technical solutions without affecting the access to the ground floor of the buildings in the square.

4.4. Features

The design project shall take into consideration the manner in which the square is used, in the sense of a good coordination with its existing features, which have already been foreseen or could be foreseen for the near future. The necessary presence of restaurants that install outdoor seating areas on the space of the square shall also be taken into consideration. However, it is recommended that a reasonable perimeter be delimited for this type of use of the public space, in accordance with the opinions expressed in the citizen survey process.

Given the tendency towards the decrease of permanent living in favor of hospitality accommodations (predominantly as hotels or accommodation units facilitated by the digital environment), the possibility of maintaining dwelling spaces, in various forms, in the buildings around the square and in the Citadel area in general, shall be taken into account.

Due consideration shall be paid to emphasizing access to the cultural institutions in the square (Museum of Civilization, County Museum of History, “Casa Muresenilor” Museum), as well as making the space accessible with the purpose of organizing cultural events that have been described in detail in the Historical Study and under 2.1.5 - Uses.

The intervention shall provide a scenario that allows the staging of occasional entertainment events in Piata Sfatului (Council Square). Temporary retail activities (specific fairs), shall also be taken into consideration, as well as performances (concerts organized by culture institutions under Brasov Municipality without any public seating or bulky fencing so as not to disrupt the overall image and use of the square.

The proposed design shall take into account the actual activities organized in the square by institutions of worship (Assumption of Virgin Mary Church and the C.A. Evangelical Church in



Brasov). Special attention shall be granted to maintaining the pedestrian flows that represent Piata Sfatului's (Council Square) connections with the adjacent spaces (the special case of Curtea Johannes Honterus). The relevant information with regards to the activities associated with institutions of worship in the square can be found under the addendum *Protocol of public debates addressed to nearby residents*.

The civic role of Piata Sfatului (Council Square) should also be taken into consideration. In time, the space has welcomed public gatherings significant to local and national history (the rising of the Saxon population in 1688, the events of the 1989 Revolution, the "We see you from Brasov" protests organized in recent years etc.). In this respect, the space of the square should not be completely occupied, and its development should take into account the unrestricted use of the space, beyond any use that may be foreseen at the present time, thus offering the possibility of using this place in new and unplanned ways.

So that the public space may be easily adaptable to several events, the development shall integrate water supply, electricity grid terminals, including those for lighting and sewage, requiring an anti-vandalism design approach. The participants must also take into consideration a waste management system for the current use of the square, and for the temporary events that it can host.

4.5. Surfaces, materials and textures

Upon designing the surfaces, the participants shall take into account the criterion of sustainability, chromatic integration, texture integration within the general ambiance, and the use of anti-slip materials. Elements with low maintenance and cleaning needs are preferable. The design solutions shall be coordinated with the conditions stemming from the type of terrain, and from the preexistence of other underground structures (the reinforced concrete slab, storage basements etc.) Furthermore, the participants shall propose designs with the purpose of efficient rainwater management through drains or sewers, connected to the sewage infrastructure.

In order to provide permanent access to all buildings in the square, a route destined for heavy duty vehicles shall be proposed, and the respective surfaces shall comply with the load resistance norms.

4.6. Accessibility

The project will take into account the existing situation, with the connection of the Council Square to all adjacent public spaces. Thus, according to *the Sustainable Urban Mobility Plan - Braşov Growth Pole (SUMP / PMUD)*, the following proposals will be taken into account:



- keeping the bus route on Mureşenilor-Bariţiu streets on the travel direction to Prund-Schei neighborhood and on Poarta Schei street on the return direction, respectively, in accordance with the attached plan PT1;
- the need to restore the pedestrian arrangements for Mureşenilor Street, in accordance with the annexed plan MB1;
- marking a bicycle access direction from the city to Prund-Schei and respectively on Poarta Schei Street for the return direction, in accordance with the attached plan MB2;
- the extension of the bicycle rental system in the city of Brasov, by arranging in the space of the Square some areas for personal or rental bicycle parking, in accordance with the attached plan MB3.

Any proposed changes to traffic flows across the market will be correlated with the provisions of the Traffic Study, which is currently under development.

In complying with the wear layer, it will be considered to ensure pedestrian traffic against injury by reducing bumps and choosing a non-slip finish. Following the public consultation, it was revealed that the composition of some areas of the current pavement endangers the safety of passers-by in conditions of high humidity.

In the proposed project, special attention will be paid to adapting the market space to the needs of people with various disabilities, so that they participate freely in activities related to everyday life, as well as the correct connection of commercial or cultural buildings in the market perimeter to future developments. The flatness of the paths and pedestrian access roads, the rigidity and stability of the wear layer, the existence of continuous paths made of materials with the same slip resistance and a size of the pavement joints not exceeding 1,5 cm shall be taken into account. Obstacles on pedestrian paths, insofar as they exist, will be provided with contrasting visual markings.

4.7. Vegetation

The participants are asked to conceive the vegetation elements and the presence of water in the square as integral parts in the overall ensemble of the intervention. It is possible to introduce new planted areas, including tall trees, by implementing sufficiently large gaps in the existing reinforced concrete slab so as to ensure the contact of the roots with fertile soil. The sustainability criterion shall be taken into account, with the recommendation of creating green spaces that imply low maintenance efforts and costs.

The natural framework, and the proximity of the square to significant architectural landmarks shall determine an important potential for the overall urban ensemble. It is recommended that the elaboration of the design emphasize the relation between Piata Sfatului (Council Square) and the greater context, by means of the vistas towards Tampa Mountain, Warthe Hill, White Tower, Black Tower, Black Church etc.



4.7. Lighting

The lighting concept proposed within the intervention shall have to ensure a good perception of the space and obstacles at night, facilitating the orientation of the pedestrians in the square. A further aim shall be choosing light sources whose temperature shall integrate into the vicinities' interior and exterior lighting. The introduction of noteworthy elements that may bring nuance to certain areas can be considered, as well as the integration of lighting elements into the general ambiance of the space. The conclusions of the public consultation process underline the respondents' preference for the implementation of an architectural lighting system that will add value to the built area. Competitors shall opt for designs with a low energy consumption. Additionally, light and sound pollution shall be avoided.

5. Requested Materials

5.1. Drawn elements

3(4) drawings x A0 format – 840 x 1188 mm – vertical layout

SHEET 1 – Urban concept

- A coordinating plan of the Citadel, that will suggest a long term vision regarding the implications of the new development; that will take into consideration the projects that are already underway, such as 27 Piata Sfatului (Council Square), the expansion of the Apollonia Hirscher pedestrian areas or the development of Curtea Honterus - scale 1:2000; the graphic scale and cardinal orientation shall also be marked.
- General explanatory text and schemes, which will detail the manner in which the concept of the intervention in Piata Sfatului (Council Square) can be correlated with and/or extended at the level of the entire Citadel area.
- Ambiance image (aerial).

SHEET 2 – Square development

- The Piata Sfatului (Council Square) general plan - coordinated with the adjacent developments, even those which have yet to be executed (Curtea Honterus, Hirscher Street, Republicii Street, Piata Enescu passageway, Targul Caldarilor / 27 Piata Sfatului (Council Square) passage, Baritiu - Muresenilor Street) - scale 1:250, the graphic scale and cardinal orientation shall also be marked.
- 2 cross-sections through the square which will emphasize the proposed vertical systematization and the connection to the access levels to the adjacent buildings - scale 1:250 (same scale).
- Representative image for the development



SHEET 3 & SHEET 4 – Scenarios of use for the square, connections, and details of the urban furniture elements

- Scenarios for temporary uses of the square (fairs, concerts etc.) - scale 1:1000
- Square connection details with the immediate limits (Curtea Hinterus, Apollonia Hirscher Street, Republicii Street, Baritiu - Muresenilor Street) - scale 1:100.
- Detailing of the water elements - scale 1:100
- Nocturnal lighting plan - scale 1:500
- Important urban furniture design, as applicable (benches, shading systems, temporary structures for seasonal fairs etc.) - scale 1:20/50 as applicable
- Visual elements for signage regulations in the square - sc. 1:20
- Other elements, at choice (schemes, explanations, images, axonometry, detailing)

NOTE

- all drawn elements can be represented through any 2d and 3d graphic means.
- the description text (as clear and succinct as possible) which supports the concept, must be integrated within the drawings.

5.2. Written elements

Each project shall contain the financial estimate of the design services (in accordance with the model under Annex 2.3 – Financial Proposal, 2.3.1 Financial Proposal Template) The estimate shall specify its value in RON using the BNR (Romanian National Bank) exchange rate valid on the date of launch on SEAP. The estimate for the design services shall be part of the negotiation basis for concluding the design services contract with the winner of the competition. The estimate shall not exceed the estimated value, in accordance with Addendum 2.6 – “Maximum Cost Estimate.”

The Competition Brief is the materialization of the needs and desires of the Contracting Authority and of a series of public community and professional debates around the narrower studied area. In this sense, the purpose of the brief is to communicate the particularities of these needs and desires to the competitors without restricting their freedom to propose their vision for the future development of this space.

6. Assignment criteria

When assessing the solutions, each criterion shall be scored between 0 and the maximum expressed at each criterion. The maximum score is of 100 points, the weight of the criteria being explained in detail as follows.

A. The fulfillment of the architectural-urban functional needs

60% of the final assessment (maximum 60 points)

A1. Functional criterion - maximum 20 points

Points shall be awarded for the scenarios of use and the synergistic activities solution proposed for the square, from an urban and architectural standpoint.

A2. Technical criterion - maximum 20 points

Points shall be awarded for the feasibility of the proposed solutions, their sustainability and durability.

A3. Financial criterion - maximum 20 points

The following shall be scored:

- The best offer from an economical point of view - 5 points.
Exceeding the maximum estimated cost of the design services will lead to the disqualification of the project.
- The rationality and sustainability of the functional & spatial solution in relation to the maximum cost estimate for the investment - maximum 5 points.

Calculation algorithm for criterion A

$A=A1+A2+A3=20+20+20=60$ points, maximum number of points granted

B. The added architectural-artistic value

40% of the final assessment (at most 40 points)

B1. The development vision for the “Citadel” area –maximum 10 points

Points shall be awarded for the vision and strategic dimension proposed for the development of this historical area “Brasov Citadel”, both with regards to the correlation between its different spaces and maintaining the qualities of a “city that is alive.”

B2. The landmark status and the general atmosphere of the intervention - maximum 20 points

Points will be awarded for the exceptional value of the proposal, beyond all technical requirements, in order to create a design that is in accordance with the site’s history and the emotional intensity it holds.



B3. The quality and clarity of the representation of ideas so as to illustrate the candidate's capacity to execute the proposed project –maximum 10 points

Points will be awarded to the graphic and stylistic qualities of the competition project.

Calculation algorithm for criterion B

$B=B1+B2+B3=10+20+10=40$ points, maximum number of points granted

Calculation algorithm for the final assessment (a maximum of 100 points possible)

$A+B= 60 +40 = 100$ maximum number of points

Drafted,

Professional Advisors

arch. Emil Burbea-Milescu

arch. Radu Tudor Ponta