



UNIVERSITATEA DIN
BUCUREȘTI
— VIRTUTE ET SAPIENTIA —



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Translation from Romanian

THE GARDEN OF UNIVERSITY HOUSE, BUCHAREST

REFUNCTIONALIZATION AND ACTIVATION OF EXISTING
AUXILIARY SPACES IN THE COURTYARD OF THE
PROPERTY WITH LAND REGISTRY NO. 214529 (46
DIONISIE LUPU STREET), ENHANCEMENT OF OLD
GREENHOUSES AND THE COMPLETE LANDSCAPE
DESIGN OF THE GARDEN OF UNIVERSITY HOUSE

DESIGN COMPETITION

ANNEX 1

COMPETITION BRIEF



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1. GENERAL DATA

1.1. CONTRACTING AUTHORITY AND COMPETITION ORGANIZER

The GARDEN OF UNIVERSITY HOUSE competition is promoted by the University of Bucharest, which is both the owner and administrator of the property that will be the subject of the future intervention, and the **Contracting Authority** that will become the beneficiary of the contract resulting from this competition.

The Organizer of the competition is the Romanian Order of Architects (OAR), with the support of the Bucharest Territorial Branch of OAR. The Romanian Order of Architects is the professional organization whose mission is to increase the quality of the architectural-urban product and the appreciation of this service in society as a cultural act of public interest. In this sense, OAR promotes policies and professional practices that favor the production of valuable architecture, fundamental for the quality of life.

The competition is organized in accordance with the international provisions for Architectural and Urban Planning Competitions as mentioned in the OAR Guide to Good Practices in Organizing Architectural and Urban Planning Competitions, published in 2018 and revised in 2025, and in compliance with the provisions of the legislation in force regarding the award of public procurement contracts.

The design competition is organized as an independent procedure according to art. 105 letter a) of Law no. 98/2016 on public procurement, and subsequently, based on the provisions of art. 104 paragraph (7) of the same law, the design services contract will be awarded to the winning participant of the competition, following a negotiation procedure without prior publication of a participation notice.

1.2. COMPETITION STAKE

The University House and its garden represent an ensemble of remarkable urban, architectural and landscape value, located in a central area of Bucharest, with exceptional potential. However, the current state of the site reflects a series of major issues that affect its functionality, accessibility and integration into the life of the city.

One of the main problems of the University House complex is its weak connection with the urban neighborhood. The space is largely impermeable to the surrounding public networks and spaces, being poorly connected to the dynamics of the neighborhood. The fencing, in an advanced state of degradation, contributes to the isolation of the complex, reducing its visibility in the urban landscape and emphasizing the lack of integration into the life of the city. Also, the garden has not been truly open to the public for a long time, which emphasizes the feeling of a closed and inaccessible space.

The general condition of the garden and the annexed buildings is poor. The lack of maintenance has led to the degradation of the vegetation, and numerous trees are in danger of partial or total collapse. The floors are unsuitable in several areas, and the paths are fragmented and incoherent. In addition, the alleys and green spaces are frequently transited or occupied by large vehicles, especially for supplies and



delivery, which contributes to soil compaction, damage to the vegetation and general deterioration of the garden.

On the site there are several makeshift annexes and extensions, in an advanced state of decay. These constructions are considered harmful to the integrity of the ensemble, some of them even representing a danger to the safety of users. In some cases, the extensions are located in close proximity to valuable buildings, such as greenhouses, contributing to the visual and functional suffocation of the space. Also, many of the existing spaces have not been used for over a decade, which accentuates the state of abandonment and the absence of activities on the site.

All these dysfunctions affect the character of this site. In this context, the ensemble faces significant risks regarding the conservation of heritage, in a period when, generally, the pressures of urban development can permanently compromise important historical landmarks. The lack of coherent and qualitative interventions threatens not only the physical integrity of the site, but also its potential to be reactivated as a cultural, social and educational space for the city.

However, the current situation offers a **rare opportunity**: to completely rethink this space with the help of an integrated project, which responds to both the needs and requirements of heritage protection and those of sustainable development of the contemporary city. In this sense, the design competition becomes an essential tool for a coherent, quality intervention, which enhances the site and restores its urban and cultural relevance.

The brief invites competitors to find solutions that transform the garden of the University House and the annexed buildings into a multifunctional space for cultural and educational activities, through a holistic approach that targets the entire garden, relations with the neighborhoods, and the refunctionalization of the annexed buildings on the site.

The garden will be restored and adapted for walking, socializing and organizing outdoor cultural events - including through a summer theatre (modular and removable) - and the existing buildings (except for the Liebrecht - Filipescu House which is not part of this competition) will be repurposed to host exhibition spaces, a summer terrace with a restaurant and an innovation and research hub for students, with the aim of supporting the educational and research activities undertaken by the University of Bucharest.

The competition brief proposes quality criteria that target the connection with the neighborhood, the spatial composition, the relationship between the buildings and the garden, the architectural quality of the interventions, the restoration of the historical garden, the contemporary character of the proposed volumes and the integration of educational, cultural, research and recreational functions. A sustainable and attentive approach to heritage is encouraged, ensuring not only the conservation of existing values, but also their active revitalization.

Through this initiative, the garden of University House can become a model of responsible urban regeneration, in which the architectural intervention serves both the heritage and the community, contributing to the quality of life and the sustainable development of the neighborhood.

1.3. PURPOSE OF THE COMPETITION

The purpose of this competition is to select the best design for the refunctionalization and activation of the existing annex buildings in the courtyard of the University House, the enhancement and refunctionalization of the old greenhouses and the restoration of the garden of the University House in Bucharest, in accordance with the contemporary needs of use, in order to award the design contract.

2. SITE INFORMATION¹

2.1. LOCATION AND IMPORTANCE IN THE CITY

The "Liebrecht-Filipescu House" (today the University House), a historical monument of national importance, is part of a central urban ensemble in Bucharest, with origins in the second half of the 19th century. Characterized by a pre-modern urban structure developed organically, consisting of irregular plots initially dedicated to housing or agricultural crops, this area plays an essential role in preserving the collective memory and urban identity of the Capital, being included in the Protected Built Area no. 21 "Jean-Louis Calderon - Polona". Marked by the urban reforms brought about by the Organic Regulations, the area largely preserves the parcel form, the structure of the street grid and the built stock from the early modern period, contributing to the coherence and architectural identity of the city. This includes buildings and public spaces that represent important landmarks in the historical evolution of the capital, such as historical monuments located in the immediate vicinity of the House, such as the Icoanei Garden, the "Resurrection" Anglican Church, the Central School for Girls, and building models that have shaped the image of the central area over time.

The plot on which the University House is located is an atypical one within the area, both in terms of its size – approximately 14,555 sq m (approximately 1.5 ha) – and in terms of its generous opening to three important streets: Dionisie Lupu (70 m), Arthur Verona (180 m) and Jean Louis Calderon (60 m). This surface makes it comparable to other major plots in the vicinity, such as those of the Icoanei Garden or the Central School for Girls, not only in terms of size, but also in terms of its semi-public function, dedicated to education and culture. The urban importance of the University House thus derives both from its strategic positioning and from its social and cultural role, in harmony with the educational and cultural landmarks in the area.

The ensemble includes the main building, built in 1860 according to the plans of the architect Luigi Lipizer in the romantic neo-Gothic style, the annexes and a valuable garden, probably designed by Ulrich Hoffmann, one of the most important historical urban gardens attached to a residence or public institution in Bucharest, composed of reception areas, leisure areas and former horticultural production areas. The garden attached to the building, successively designed during several historical stages, reflects not only the image of the era, but also the social and functional transformations of the city. From the orchard of the landowner Gheorghe, to the

¹ Information taken, for the most part, from:

- Laura-Elena Tucan, George-Bogdan Teodorescu et al., Historical Study. Analysis of the possibilities for functional conversion of the annexes, the greenhouse, and the landscaping of the courtyard of the Liebrecht-Filipescu House—today the University House, 2023/2025: Annex 4.1. of this documentation
- Alexandru Mexi, Mihaela Ciornei, Daniela Guju, Giovanni Luca, LANDSCAPE STUDY: The Garden of the University House (Liebrecht-Filipescu House), 2025: Appendix 4.2 of this documentation



aristocratic garden of the Filipescu family and, later, to the educational and cultural space of the University of Bucharest, the garden has preserved its function as a representative green setting, rarely found in the dense city center.

In this context, the University House is not just an individual heritage object, but an essential element in a complex and stratified urban landscape, which reflects the architectural, social and institutional transformations of Bucharest starting with the second half of the 19th century until the present. The area was bypassed by the major urban interventions of the socialist regime, and the University House, passed into the administration of the University of Bucharest in 1947, has preserved its architectural and landscape integrity. Today, the ensemble stands out not only for its historical and architectural value, but also for its functional continuity: from nobiliary residence to the headquarters of cultural, educational and social institutions, the University House remains a living space in the city's memory.



Fig. 1: Carol I with the Filipescus on the terrace facing the house's garden, framed by exotic vegetation.
Source: Franz Duschek B.A.R., <https://arhitectura-1906.ro>

2.2. HISTORICAL LANDMARKS AND IDENTITY ELEMENTS

The University House, originally known as Librecht-Filipescu house, is a first-rate historical and architectural landmark in the urban landscape of Bucharest, classified in the List of Historical Monuments (LMI B-II-m-A-19107 code). Built by the architect Luigi-Ludovic Lipizer for Cezar Liebrecht, the house is the only example of neo-Gothic architecture in the Icoanei area – a style rarely found in Bucharest, which gives it uniqueness and a special heritage value

Analysis of historical city plans, archival documentation and specialized literature indicates that the current plot was formed, towards the end of the 19th century, through the successive joining of several lots. This process coincided with the remodelling, reconfiguration or completion of landscaping and plantations.

The current shape of the plot was preserved, despite some intentions to expropriate and systematize General Chitu Street (current Arthur Verona Street) during the socialist period, and the analysis of the available documentation allows the identification of several stages and key moments in the evolution of the landscape arrangements and plant composition, as follows:



Fig. 2: Study area in the 19th century (1846, 1871, 1895-99) and in the 20th century (1911, 1927, 1991)

Stage I (before 1860) - Until the construction of the Liebrecht-Filipescu house in 1860, the historical plans of the city reveal a different structure of the urban structure and the parcelling in the analysed area, without landscaping. The plans from 1846, 1852 and 1856 indicate that the lots that today make up the garden of the University House were of unequal size, occupied mainly by private gardens and fruit plantations, with the isolated presence of some constructions only in the western part of the current plot.

In 1846, Cezar Liebrecht (1820–1890) purchased a plot of land with an orchard belonging to the landowner Gheorghe, on which he built a residence designed by the architect Luigi Lipizer.

Stage II (1860–1902) - This stage corresponds to the period between the construction of the residence and the death of Gheorghe Filipescu. In 1866, the property was put up for auction and purchased by Gheorghe C. Filipescu (1840–



1902), who expanded the property by purchasing in stages 19 lots of the former Maidan al Stăpânirii (wasteland of the local authority), parcelled out by the City Hall in the context of the development of the Icoanei Square and the alignment of the Memoriei Street (today Pictor Arthur Verona Street). During this period, the garden itself was arranged on a smaller plot than the current one, being located mainly in the central-western part. The composition of the garden was influenced by the gardenesque/picturesque style, characteristic of the era, and included a central lawn surrounded by vegetation, a small hill, gravel alleys, a gazebo, a small square with a basin with a fountain, a historical irrigation system, etc. Although there is no detailed information on the initial layout, the dimensions of some trees captured in the photographs suggest the preservation of mature specimens in the first version of the garden layout, complemented by plantations of shrubs and flowers, both indigenous and exotic. Also, according to the plans and photographs of the period, the eastern area of the plot was most likely intended exclusively for the production of planting material.

Stage III (1902–1947)

After the death of Gheorghe Filipescu in 1902, the plot became the property of his family, then of the Protestant community (settlement for the Evangelical Church), of the Civil Hospitals Ephorate, and during World War II, a school and a correctional facility for minors were located on that land during the Ion Antonescu regime.

Between 1902 and 1911, an extension of the House was made, annexed to the main one and intended for the kitchen and other outbuildings, which is also located towards Dionisie Lupu Street and has a separate access. During this stage, the greenhouses and some of the buildings on the southern side were built.

Over time, the area has undergone numerous interventions that modified the structure of the historic garden: in 1927, important redevelopments of the horticultural production area were carried out.

Stage IV (1947–present)

In 1946, the survey of the University House was drawn up, and the house was prepared for restoration. In 1947, the Historical Monuments Commission decided to classify the house and garden as a historical monument. Thus, both the house and the surrounding garden were included in the list of monuments on October 17, 1948. Also in 1948, the building and garden were nationalized, transformed into a restaurant and became the property of the Ministry of Education and University of Bucharest, the building becoming known as the University House. Around the 1950s, the restaurant terrace was expanded to the detriment of the green space, but the pool with fountain was preserved.

In the second half of the 20th century, a series of annexes were introduced into the University House complex, behind the main building, so that they were not visible from Dionisie Lupu Street or Pictor Arthur Verona Street: a covered terrace (344 sq m), two platforms, a kitchen (256 sq m), warehouses, storage rooms and extensions to the greenhouses. Of the four greenhouses, the largest (441 sq m) was built during this period and is located towards Pictor Arthur Verona Street, where there is also an access to the plot, which is currently inactive. The garden has undergone a series of changes of varying complexity, including new constructions located around the former lawn, the replacement of some original elements (e.g. the square with a pool with a fountain) and the introduction of some new elements (e.g. the mosaic pool, metal pergola). The central lawn was reduced by creating two terraces and planting hedges.



In 1980-1981, repairs were carried out after the 1977 earthquake, and a project to redevelop the garden was proposed, but it was not fully implemented. Existing data, although incomplete, suggest that the eastern part of the plot continued to function as a horticultural production area during the socialist period. It is also worth mentioning that, during the socialist period, the garden benefited from regular maintenance, unlike the post-Decembrist period, when maintenance was sporadic and insufficient.

Between 1994 and 2016, part of the garden was used by the company Deco Flora Prexim SRL to serve as a space for the production and sale of seedlings, currently preserving both the buildings, arrangements and plantations from the period of operation of the company. Around 2015–2016, the greenhouses and the entire area were abandoned.

Since 2006, the garden of the University House has been partially open to the public through its inclusion in the Street Delivery program. Subsequently, the Eidos Foundation initiated a series of interventions on the vegetation and alleys, with the aim of preparing the space for the Unfinished festival. These interventions, coordinated by the landscaper Nicolas Triboi, were punctual and, in general, reversible. The most recent significant interventions consisted of covering the paths with gravel, works also started under the coordination of the same landscaper starting in 2022.



Fig. 3: The Garden of the University House, circa 1950.



Source: G. Ionescu, *Bucharest. The city and its Monuments*, Tehnica Publishing House, 1956.

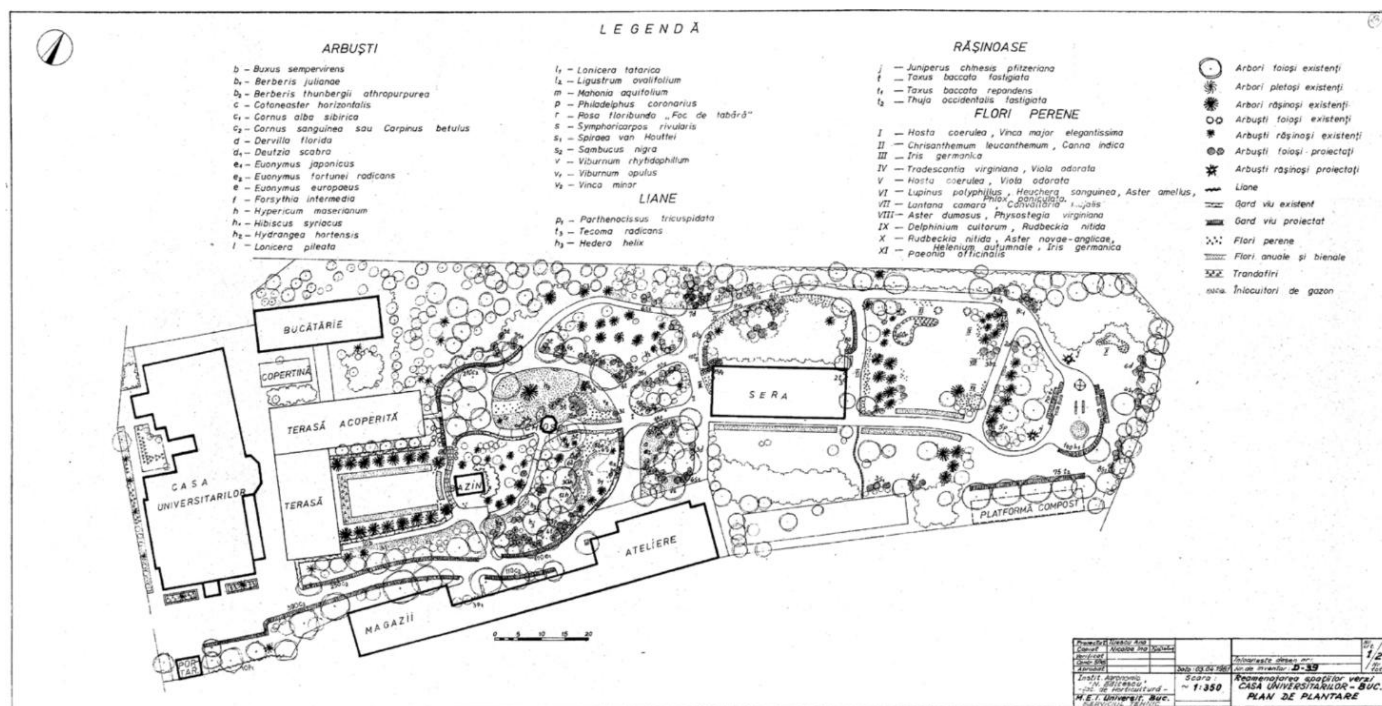


Fig. 4: Proposal for redevelopment and planting of the garden, 1981, author A.F. Iliescu / Source: cited in Triboi, 2022.



Fig. 5: Current images from the second area of the garden. Source: brief team, 2025



Fig. 6: Opening of the garden to the public for the organization of cultural events during the Unteatru Days 2022
Source: unibuc.ro

2.3. CURRENT SPATIAL CONFIGURATION AND SPECIFIC ISSUES

The garden of the University House – characterized at the level of urban morphology as a corner plot, but also an ending plot, opening onto three streets – can be divided in terms of landscape structure/composition into three distinct areas, namely:

- **entrance area** - the space adjacent to the University House, marked by a large asphalt platform,
- **median area** - the historic garden, bordered by the annexe buildings built in successive periods (the terrace-restaurant, the greenhouses and the buildings located on the southern border of the plot),
- **eastern area** - the former horticultural production area.

The Garden presents itself as a de-structured green space, punctuated by built or natural elements that indicate the intention of older designs and the multiple punctual actions that contributed to the modification of the planned compositions in different periods of time. Except for the central area – of the historical garden – possibly framed, at the time of its design, in an eclectic style most likely inspired by



the gardenesque/picturesque model, strongly altered as a result of subsequent interventions and poor maintenance, for the other areas no assessment can be made regarding their framing in a landscape style. The garden has stood out in almost all stages of evolution as a space fragmented into several segments treated differently, connected or not by footpaths or roadways and massifs of vegetation. The segmentation of the space is still visible, especially due to the density of tree vegetation and walking trails (higher in the central area and lower in the eastern and western areas), and the landscape structure is reduced to a few fragments of historical alignments and solitary specimens or small groups of historical trees. The historical lawn, compositional axes, etc., are modified today as a result of punctual construction and/or space redevelopment interventions or are covered by massifs of planted or spontaneous vegetation in which invasive species are also found. The historical difference between the eastern and western halves remains visible, despite a general state of conservation assessed as average, and as precarious in some places.

The terrain is, overall, predominantly flat, with the exception of an artificial hill, created in the second historical stage of the site's development and preserved to this day. This hill constitutes one of the few major anthropogenic interventions on the natural topography and is marked by the presence of a metal gazebo created in the second half of the 20th century, discreetly inscribed in the landscape and located on the site of a similar older construction, visible in period images.

The existing arboreal vegetation is heterogeneous, including both native (e.g. *Quercus robur*) and non-native specimens (e.g. plane tree - *Platanus occidentalis*, *Koelreuteria paniculata* etc.) - including invasive species (e.g. American maple - *Acer negundo*, *Ailanthus altissima*, stonecrop - *Celtis occidentalis*, etc.) - originating from different eras. A small number of old trees (chestnut trees - *Aesculus hippocastanum*, oak trees - *Quercus robur*, etc.) are noted, as is the massive presence of trees planted during the socialist period (e.g. lime tree - *Tilia platyphyllos*, mulberry tree - *Morus alba*, yew tree - *Taxus baccata* etc.), but also the appearance of invasive species (most likely appearing after 1990 and represented mainly by *Ailanthus altissima* and American maple). The poor state of maintenance in the post-Revolution period is indicated by the large number of trees in physiological decline or dry (for details, see the landscape study, annex 4.2).

Regarding the streams and water mirrors, two pools were identified: a decorative pool with a fountain, finished with mosaic, dating from the socialist period and located on the main compositional axis of the garden, as well as a small pool located near the greenhouses, probably built after 1990. It is also worth noting the previous existence of a decorative pool in the vicinity of the terrace of the University House, later replaced with a mosaic platform.

The circulation network includes historical and contemporary alleys and roads composed of concrete platforms, historical alleys covered with gravel, recent routes. The concrete platform in front of the main entrance, a series of alleys covered with gravel, superimposed on older alleys paved with stone slabs, concrete slabs and cubic stone, and several alleys of cubic stone and concrete slabs in the vicinity of the greenhouses are distinguished. Part of the historical routes is currently invisible, being covered by spontaneous vegetation or accumulated plant material.

Regarding the installations, several pipes with taps are noticeable, possibly components of an irrigation system, most likely installed during the socialist period or immediately after 1989.

Inside the plot, there are also various types of fences, as well as traces of small constructions and decorative elements - column bases, rockeries, etc., irregularly distributed and about whose origin not enough information is known.

As for the state of conservation of the garden, it can be assessed as average, even, in places precarious, with maintenance deficiencies identified at the level of the built infrastructure (routes and circulation, constructions and decorations, water mirrors, etc.) and of the composition and plant components. A differentiated level of maintenance is noted by areas: the entrance area benefits from a relatively high degree of maintenance, indicating a higher frequency of maintenance works; the central area (of the historical garden) reflects a moderate to low level of care, with visibly degraded elements; and the eastern area presents a minimal level of maintenance.



Fig. 7. Examples of areas lacking routine maintenance (top in the eastern half of the plot, bottom in the median area of the plot). Source: brief team, 2025

The building stock is defined, in addition to the main buildings (C1-C6), by a series of annexe buildings belonging to different periods and subordinate to the main building, with a modest presence:

Among these, the **access pavilion (C7)** from Dionisie Lupu Street has historical value, which can be attributed, through the analysis of morphology and architectural plasticity, to the first half of the 20th century (except for the later extension which has a parasitic character) and especially the historical **greenhouses** which are part of an architectural typology specific to the late 19th and early 20th centuries, later adapted and completed, in the second half of the 20th century, with a larger body facing Pictor Arthur Verona Street, where there is also an access to the plot, but currently inactive.

Also in the second half of the 20th century (in 1966) the **kitchen and the covered terrace (C13 and C10)**, were built, with the function of a summer kitchen related to the terrace of the University House. Its structure can be classified as a pavilion typology, with a temporary character, but with an extended footprint on the ground. These were later completed with a space arranged as a multifunctional platform (C9), finished with prefabricated tiles, arranged in a geometric pattern, located in the immediate vicinity of the covered terrace, used as an outdoor consumption area, associated with the public catering function in the adjacent buildings. From the perspective of urban plasticity, the area is neutral, lacking expressiveness or stylistic references that would create a visual relationship with the valuable neighboring buildings.



The southern boundary of the plot is marked by a series of perimeter buildings (C8, C28, C29, C17-C20, C21-C23) which represent the result of interventions carried out over time on a building that appears as existing in the Map of the Geographical Institute of the Army from 1895.

Currently, there are also parasitic constructions, improvised extensions of some of the buildings, which are marked and proposed for demolition in the attached plan.

The main access and the permanent access to the plot is from Dionisie Lupu Street, in the area where the constructions are located. During the field research, two other accesses to the plot were identified, but they are not currently active: the access from the side of the secondary building on Dionisie Lupu Street (the fence is provided with a gate in the access area to the secondary building), respectively the access from Pictor Arthur Verona Street, approximately opposite the secondary entrance to the Icoanei Garden.

The plot fencing is variable: towards Dionisie Lupu Street, the fence is of low height (approximately 1.00 m) with a concrete base and a transparent wrought iron fence, with geometric decorations; towards the southern boundary, the fence is opaque, made of brick, with a height of approximately 2.00 m; towards Pictor Arthur Verona and Jean Louis Calderon Streets, the fence is made of metal mesh.

3. COMPETITION BRIEF

3.1. OBJECTIVES OF THE COMPETITION

The competition brief proposes a series of interventions on the garden of the University House, as well as on the buildings on the plot, with the exception of the Liebrecht Filipescu House. The University of Bucharest aims to restore the garden and integrate contemporary functions of a socio-cultural nature, research and innovation functions for students, with the aim of opening the garden to the city and integrating it into the network of public spaces in the neighborhood, thus contributing to the cultural and social activation of the area.

In defining the requirements of the brief, the following terminology was taken into account, which concerns both the garden itself and the annex buildings:

The structure of the garden of the University House is given by the zoning derived from the identity of the 3 historical fragments (as shown by the substantiation studies), defined by brief as follows: – **Area 1** (entrance area from Dionisie Lupu Street), **Area 2** (central area, also called the "historical garden") and **Area 3** (former horticultural production area, at the eastern limit).

In turn, the functions that are intended to be integrated (through the restoration, refunctionalization or expansion of existing buildings) have been divided into three functional nodes, as follows: Greenhouses - **node A**, Terrace-restaurant - **node B**, innovation hub + administrative buildings - **node C**.

The following objectives were established through the brief:

1. **The Garden of University House (areas 1, 2, 3):** its complete restoration and design as a space for walking, socializing, organizing outdoor cultural events and the design of a summer theatre (modular and removable) with max. 150 seats in the eastern area of the garden, with access from Jean-Louis Calderon Street in area 3;
2. **Greenhouses - exhibition space (node A):** highlighting and repurposing the old greenhouses and transforming them into a multifunctional space, open to the public for exhibitions, workshops and other cultural events;
3. **Summer terrace with restaurant (node B):** reactivation of the existing terrace-restaurant (refunctionalization and possible expansion of the kitchen, possibility of temporary and transparent closure of the terrace during winter);
4. **Innovation Hub + administrative buildings (node C):** the activation, refunctionalization and possible expansion of the existing annex buildings on the southern side and the creation of a research and innovation hub for students.

The Liebrecht - Filipescu House will not be part of the competition brief, only the garden and the annex buildings.

3.2. GENERAL INTERVENTION PRINCIPLES

The proposed solutions will take into account:

- a. **Protecting the physical elements in which the cultural and/or natural value of the property reside , as appropriate,** (especially the Liebrecht - Filipescu House, the historical garden and the greenhouses), as shown in the substantiation studies attached to the competition documentation so that the proposed interventions, both of a landscape and built nature, integrate discreetly, harmoniously and synergistically into the existing historical context, and making sure the general vision of the intervention respects the historical character of the place and the urban context in which the building is located. It is necessary to preserve unaltered the shape of the plot and the historical sequencing of the garden (**reception space, promenade garden, former production areas**). The landscaping and construction interventions must respect and complement this framework, respectively they must relate to international principles in the field of intervention on immovable cultural heritage.
- b. **Capitalizing on urban planning and neighborhood potential.** The relationship with the neighborhood, the openness to the city, the ability to host cultural events that will activate the relationship with the neighborhood and contribute to the cultural openness of the area will be taken into account. Emphasis will be placed on opening the garden to the city, proposing new access designs and/or reconfigurations of some accesses, as well as on understanding the garden as part of the network of parks / public spaces in the neighborhood (alongside Icoanei-Ioanid-Anglican church square), without altering the logic of a residential garden.
- c. **Preserving the character of an island of vegetation in the historic area.** Understanding the evolution of the landscape design, as described in the landscape study and the relationship of the garden with the Liebrecht - Filipescu House and the annex buildings built later. The historical link between the garden and the Liebrecht - Filipescu House will be preserved, and the interventions will respect the previous evolutions of the space, highlighting historical elements and stages with cultural value highlighted by the landscape study. The architectural proposals, both on existing elements and regarding new, definitive or temporary insertions, will be subordinated to the garden, fitting discreetly into the vegetal context. The interventions will consider the conservation of natural elements and valuable vegetal compositions.
- d. **Capitalizing on the functional potential of the new nodes of complementary facilities required by the brief in relation to the annex buildings already existing on the site.** The proposed functional nodes will primarily have a socio-cultural and educational role, research and innovation, or, as the case may be, a recreational role. The proposals will have to take into account the balance between integrating the functional requirements for each of the nodes (Greenhouses - exhibition space, Summer Terrace with restaurant, Innovation Hub + administrative buildings) and protecting the environmentally, culturally, natural or mixed valuable constructions and landscaping identified as such in the substantiation studies.



- e. **Ensuring the sustainability of all proposals.** The durability and sustainability of the proposed developments and constructions will be taken into account, resulting in reduced resource consumption in the medium and long term and reduced maintenance costs. In the particular case of routes and circulations, special attention will be paid to proposing solutions that ensure easy infiltration of water into the soil.
- f. **Staging investments by objectives.** The phasing of the works will be pursued, as well as the possibility of the investments to operate independently, together with the related accesses. The project will allow for the gradual implementation of the works, considering the need to implement functions such as the terrace-restaurant, the greenhouses, the hub in the context of the arrangement/restoration of the entire garden, with the possibility of activating the proposed functions in different stages, without affecting the ensemble.

3.3. INTERVENTION TYPES

Following the requirements of the University of Bucharest, the analysis of the protected areas regulation, the conclusions of the studies substantiating the competition brief and the characteristics of the land and the neighborhoods, the brief proposes the following **types of interventions**:



Fig. 8: Intervention types plan (Annex 1.2)

1. Demolition of harmful elements (assessed as such in the substantiation studies in historical studies):

- C14 - garage;
- C12 - existing summer kitchen-terrace connection;
- C11 - restaurant storage;
- C18 - shed;
- C20 - building extension, south limit - invasive towards greenhouses, improvised construction;
- C7 - improvised extension.

The brief leaves it up to the participants to decide on C15 - water basin.

2. Restoration of valuable elements identified in the studies supporting the competition brief:

- C24, C26, C27 and C25 - historic greenhouses and new greenhouse;
- C7 - building access from Dionisie Lupu street C7 ;
- C16 - gazebo.

The brief proposes the conservation and enhancement of the above elements, with the possibility of interior reconfiguration of the compartmentalized area of C25, to meet functional requirements. In the case of building C7, attention will be paid to the restoration of the facade resulting from the removal of the extension.

3. Reconfigurations of existing buildings:

- **C10 and C13** - terrace-restaurant

The brief allows the participants the freedom to reuse the existing buildings in their current configuration or to extend the kitchen to the limit marked on the plan (with the possibility of joining the neighboring blind wall). In the case of the reconfiguration of C13, special attention will be paid to the relationship with the exterior, especially with the Anglican Church - given that it is the only annex building that can have an interface to the public space.

In case of keeping C10, the possibility of temporary closure during the winter will be considered, but this will be made of transparent and removable elements. Also, the connection between C10 - C13 will be reconfigured at the free choice of the participants, within the hatched area, in an area of maximum 60sq m.

In the event of the abolition of the C10 body and its incorporation into C13, the expansion will fall within the area between C10 and C13 and will maintain a character as transparent as possible.

- **C9** - mosaic terrace

The brief allows participants the freedom to keep or reconfigure the open terrace.

- **C8, C28, C29 and C17** - buildings located on the southern boundary of the plot, assessed as lacking cultural or environmental value.

The brief allows participants the freedom to decide on the degree of intervention on them, in the existing footprints, taking into account the maximum option of extending C8 by joining it to the blind wall and transforming the loft into an attic for C17.

On buildings C28 and C29, which are currently rented to the Eidos Foundation, there will be no interior work, only on the building envelope.

4. Extensions / new buildings:

The brief allows for the expansion of the future hub building, east of C17, in place of the demolished buildings. It is necessary to create a connection between C17 and the new building, but this remains the choice of the participants.

Maximum height regime proposed for the new building: Ground floor +1.

The extension will fall within the limits marked on the plan, $\frac{1}{2}$ height to the south - but not less than 3m; min 8m to the north, relative to the greenhouses (setback ding = min. building height).

Existing indicators*

*see annex 1.3. Urban indicators

TOTAL PLOT AREA	14554 sq m
Built-up area (excluding uncovered terraces)	3520 sq m
Gross building area	3520 sq m
Mineral surfaces (mosaic terrace, water basin, mineral surface in Area 1, around the University House)	2204 sq m
Green area	8830 sq m
Current POT (land use percentage)	24,19 %
Current CUT (floor area ratio)	0,24

Indicators required by the brief*

TOTAL PLOT AREA	14554 sq m
Built-up area (excluding uncovered terraces)	max. 3520 sq m
Gross building area (the increase in the gross building area comes from use of the C17 attic and from the hub floor)	max. 4121 sq m
Mineral surfaces	max. 2204 sq m
Green area	min. 8830 sq m
Proposed POT (land use percentage)	24,19 % (will not change)
Proposed CUT (floor area ratio)	0,28
Proposed height regime:	G is preserved for all buildings, except: <ul style="list-style-type: none"> • G+A for C17; • G+1 for the new building (hub).
Allowed setbacks:	<ul style="list-style-type: none"> • $\frac{1}{2}$ H but not less than 3m towards the South side for the C17 extension (hub); • H or min. 8m between C27, C28 (greenhouses) and C17 extension (hub) attachment to

- the neighboring blind wall for C13 extension (kitchen).
- attachment to the neighboring blind wall for C8

The demolition of the buildings marked in Annex 1.2. and described in chapters 3.2 and 3.3 of the brief is permitted, as well as the reconfiguration or extension of some buildings, as long as the ground occupancy does not exceed the existing one.

The percentage of green space will remain unchanged.

The redistribution of existing mineral surfaces is allowed according to the solutions proposed by the participants. In order to comply with the conditions regarding the preservation of the percentage of green space unchanged, the circulation structure will assume a limited number of constructed routes and circulations serving the existing and proposed buildings, to which permanent or temporary routes and circulations may be added provided that they do not involve foundations and/or paving with impermeable materials.

3.4. OBJECTIVES – FUNCTIONAL REQUIREMENTS

1. THE GARDEN OF UNIVERSITY HOUSE

The Garden of University House is structured into three distinct historical zones, defined by the brief as follows: – Area 1 (entrance area from Dionisie Lupu Street), Area 2 (central area, also called the "historical garden") and Area 3 (former horticultural production area), at the eastern limit. This division has been preserved since the 19th century, regardless of the ownership regime or the actual use of the space.

The participants will address all three areas of the garden and all their component elements and will integrate the new elements proposed by the brief in a discreet manner, sensitive to the cultural, natural or mixed values of the property and, at the same time, in a manner that responds to the principles of intervention on immovable cultural heritage, as they are provided for in the Venice Charter on the Conservation and Restoration of Monuments and Sites (1964) and the Florence Charter on the Restoration of Historic Gardens (1981-82; addendum to the Venice Charter), the Sanssouci Declaration on the Maintenance of Historic Gardens (2014), etc., respectively taken up in this competition brief and the studies supporting the brief. Particular attention will be paid to the following principles:

- minimum intervention, also expressed by the phrase "as much as necessary, as little as possible", designating the necessary and sufficient works;
- respect for historical material (original or added during historical stages of transformation that are considered valuable);
- reversibility (in the direct sense, but also in the sense of maintaining the possibility of subsequent interventions);
- differentiating between newly added material and historical material.

For the entire garden (areas 1, 2 and 3), the following issues should be considered:



- maintaining the differentiation between the three areas of the studied land and, in particular, between the area related to the historical garden (area 2) and area 3;
- preserving as many trees and shrubs as possible from the existing flora. However, it is recommended to eliminate invasive or potentially allergenic species, as well as specimens in an accelerated process of decline or already declined in order to eliminate the risk of partial/complete collapse;
- preserving the valuable trees on the plot and integrating them appropriately into the proposed new development.

Area 1 - The outdoor space adjacent to the University House.

The entrance area is marked by fragmented paths and less dense vegetation, delimiting the space without a clear landscape identity. This area has a predominantly mineral character consisting of a recently asphalted platform. It is recommended to redesign the entrance area by eliminating and/or significantly reducing the concrete platform and by creating a unified whole at the level of landscape design and plant composition.

Area 2 - Historical Garden

The central area preserves the most valuable historical elements. Here there can be found fragments of lawn, historic trees, an artificial hill, etc., all affected over time by interventions and poor maintenance.

The aim is to restore the historical garden in accordance with the principles of intervention on immovable cultural heritage and in accordance with the general and specific directions established by the attached landscape study, namely:

- restoring or even, as the case may be, recreating the historical perspective captured in period photographs;
- maintaining a compact vegetation background of trees and, where appropriate, shrubs, which delimits the central area of the lawn from the buildings to the south, east and north of it;
- preservation and restoration of the hill and the alleys on the hill;
- preservation and conservation of yew and mulberry specimens. If these plant elements cannot be preserved in the new layout, it is recommended to develop a long-term deforestation strategy and not immediate action.

The intervention on the historic garden will take into account, in terms of pedestrian circulation, the distribution towards the new proposed functions (Summer Terrace with restaurant, innovation hub, Greenhouses - proposed for organizing exhibition spaces and workshops), integrating them discreetly into the designed historic landscape and respecting the conditions regarding the preservation of the percentage of green space.

The following recommendations can be considered for alleys:

- removal of the gravel layer and restoration of the historic alleys. It is recommended to re-evaluate the paving of cubic stone, concrete slabs and



stone slabs and identify the possibility of integrating it into the restoration proposal;

- preservation and conservation of the small rock gardens and sets of steps on the hill. In well-justified cases, they can be moved to other locations.

Regarding the environmental elements, the brief offers the possibility of rethinking the C9 terrace and the C15 water basin - without imposing their preservation. Valuable elements such as the gazebo or other historical traces (such as the network of alleys around the gazebo that has preserved its location from the 19th century) will be integrated into the design.

Area 3 - Park with summer theatre (former horticultural area)

The eastern area, stylistically undefined, is dominated by spontaneous vegetation, with poorly defined paths. This represents the former horticultural production area with a current semi-natural character (with spontaneously developed vegetation), minimally landscaped. With this relatively wild and undeveloped character, the area offers the opportunity for participants to intervene in a freer manner on the design of the garden, taking into account the requirements and general principles to be respected for the entire land area, illustrated previously.

In this area, it is proposed to organize outdoor cultural events, as well as to develop an area for a modular and removable summer theatre with approximately 150 seats. The summer theatre will not reduce the current percentage of green space. It can be designed either as a set of mobile structures that do not involve construction works, or in the form of vertical systematization/land modelling works, or as a combination of the two.

Pedestrian and car access will be designed (with occasional parking for 4 cars / space for ambulance or first aid point at events), preserving the percentage of existing green space, the diminution of which is not allowed. Car traffic will be treated as shared space, without being highlighted as dedicated car routes.

It is requested that the new facilities and functions be introduced in a manner that is attentive to the character of the area and to the elements of cultural, natural, mixed or environmental value identified in the substantiation studies of the brief. Particular attention will be paid to the integration of this area into the logic of the historical plot of the University House and, simultaneously, the connection with the historical garden.

Requirements regarding fencing:

- On the side facing Dionisie Lupu Street: preserving the two current accesses, restoring the existing fence, completing the fence in the area where the extension of building C7 will be dismantled.
- On the side facing Arthur Verona Street: placement of one or two pedestrian accesses (depending on the solution chosen for the kitchen), to serve both the restaurant staff and for public access to the historic garden. The possibility of opening this side more, so that it can communicate with the Icoanei Garden or be open for events (e.g. Street Delivery), will be investigated;



- On the side facing Jean-Louis Calderon Street: studying the possibility of locating a pedestrian and car access (the latter occasionally) for Area 3; we specify that the feasibility of this access will depend on the opinion of authorities such as the Technical Traffic Commission of the PMB (Bucharest City Hall), the Road Brigade, which may impose various conditions regarding the access authorization.
- On the south side (neighboring buildings): restoration of the fence in accordance with the proposed interventions on the annex buildings.
- Integration into the fencing of display areas in connection with the 3 streets.
- All proposals will provide transparent fencing.

Regarding the **installations**, the competitors will consider developing proposals for lighting and, where appropriate, irrigation and/or drainage, which they will detail in case of obtaining the design contract. Even if the competition materials do not require the representation of these systems, they must be taken into account from this phase in order to avoid modifying the solution at the detailing phase.

- Lighting system: design a safety lighting system and a lighting system that highlights the landscaping and/or the most important elements bearing cultural value. At the same time, participants will aim in the design that the lighting system affects the roots of valuable tree vegetation as little as possible, as stated in the studies to substantiate the brief.
- Irrigation-drainage system: similar to the lighting system, participants will consider the possibility, in accordance with the restoration and landscaping proposals, of introducing irrigation and/or drainage systems. Participants will aim in their design that the proposed systems affect as little as possible the roots of valuable tree vegetation, identified in the studies to substantiate the brief.

For the entire garden, clear and unified proposals are requested that address, in a coherent manner and sensitive to the values of the site, the specific components of a landscape design (topography, routes and circulation, water courses and mirrors, garden constructions and furniture, installations, landscape composition, plantations, etc.), justifying the proposals in relation to the principles of sustainability of the intervention and the principles of intervention on cultural heritage.

2. GREENHOUSES - EXHIBITION SPACE (NODE A)

The enhancement and refunctionalization of old greenhouses and their transformation into a multifunctional space, open to the public for exhibitions, workshops and other cultural events.

Functional requirements:

- Designing of the greenhouses as flexible, multifunctional spaces for cultural events, exhibitions, conferences, workshops, in connection with the hub, the garden and the summer theatre;



- Designing a minimal bathroom, office and storage space inside the greenhouses, to serve events taking place in the greenhouses or in the outdoor spaces;
- greenhouses and outdoor spaces will be able to be used complementary for urban events integrated into the general logic of the ensemble;
- the enhancements will only be made inside existing buildings.

3. SUMMER TERRACE WITH RESTAURANT (NODE B):

Reactivation of the existing terrace-restaurant (re-functionalization and possible expansion of the kitchen, possibility of temporary and transparent closure of the terrace during the winter - or resizing and/or relocating it in another connection formula with the kitchen).

The restaurant will operate as a distinct unit that have outsourced management, but will maintain a connection to the garden, with free access, so that it can occasionally host cultural events. The restaurant will be supplied from Dionisie Lupu Street (the existing secondary access).

Staff access can be made from Dionisie Lupu Street or Arthur Verona Street, depending on the functional organization of the kitchen.

The kitchen area can be expanded within the limits marked in Annex 1.2, to meet current functional needs:

Functional requirements:

- covered terrace for 100 people - with the possibility of being used in winter - temporary and transparent closure with removable panels. The existing area can be used or a new area can be built in direct connection with the kitchen, but on condition that the current percentage of green space is maintained;
- refunctionalization and possible expansion of the kitchen (within the marked limits and within the percentage of land occupancy), to meet current functional needs;
- modernized kitchen with all the necessary equipment to serve 100 people;
- storage, trash area dedicated to the restaurant;
- access, changing rooms, accessible toilets for staff (min. 2 cabins);
- accessible toilets for customers (min. 2 cabins);
- small bar/cafe area connected to the terrace;
- the existing connection between the terrace and the kitchen is proposed to be reconfigured and repositioned. The new connecting area must serve both the kitchen and the customer toilets.

4. INNOVATION HUB + ADMINISTRATIVE BUILDINGS (NODE C):

Activation, refunctionalization and possible expansion of the existing annex buildings on the southern side and the creation of a research and innovation hub for students, with shared workspaces and socializing spaces.

The annexes on the south side can be divided into 4 types of spaces:

- I. **INNOVATION HUB**, which will include the C17 building (G+A) and its new extension (G+1), connected (extension limits, setbacks, maximum heights according to the plan-annex 1.2)

The buildings will host co-working spaces and student startups. Activities can expand into the greenhouse area through exhibitions, events, conferences and workshops. Height regime: Ground floor + Attic and Ground floor +1. The spaces will be distributed taking into account the existing typologies of the spaces: small offices will be located in C17, if it is preserved;

Functional requirements:

- receiving/reception area;
- offices (compartmentalized co-working space for 50 people and 5 offices for teams of 4-6 people);
- rooms for small group meetings (2 rooms approx. 15 people);
- multifunctional amphitheater-type space for max. 100 people (for lectures / screenings / conferences / other events); scenarios will be presented;
- small buffet + seating area;
- storage space;
- toilets on each level (min. 2 cabins);
- bin area (to serve both the hub and cultural events in greenhouses or summer theatre).

- II. **CO-WORKING SPACES** currently rented to the Eidos association, in buildings C28 and C29

The University of Bucharest wishes to continue its collaboration with the Eidos association, which annually organizes the Unfinished festival in the courtyard of the University House.

The brief proposes that interventions on these buildings be limited to the envelope and external arrangements, so that the buildings can be integrated as a whole, while preserving the interventions carried out by the association inside them (see annex document 8.1 Consultation of stakeholders - Eidos association).

III. **ADMINISTRATIVE BUILDING - C8**

It is proposed to reconfigure and possibly expand the building according to the marking on the plan to host an administrative pavilion, for managing the complex's activities.

Functional requirements:

- administrator's office;
- meeting room max. 10 people with minimal office;
- server room;
- storage with direct outdoor access (garden maintenance);
- bathroom (one cabin).



IV. **SECURITY CABIN (C7 building)**

A building from the first half of the 20th century with a recent extension - it is proposed to dismantle the extension and restore the historic building. The intervention also involves reconfiguring the fence in the demolished area, as well as reconfiguring the street facade of this building, as an interface with Dionisie Lupu Street. The building will function as an information and security point.

Functional requirements:

- office and video monitoring area.

4. REQUIRED MATERIALS

4.1. FINANCIAL PROPOSAL

Each project will present the Financial Proposal (according to the model in Annex 2.3 – 2.3.1 Financial Proposal), an independent, anonymized competition material, presented in bilingual format, written on white A4 paper.

The Financial Proposal represents the value offered by each participant for the design services that will be contracted following the design competition.

The Financial Proposal must not exceed the estimated maximum value for design services, in accordance with Annex 2.6 "Maximum investment and design estimate" and art. 4.2.4. of the Competition Rules.

4.2. TECHNICAL PROPOSAL

The projects will be presented on 3 sheets, A0 format (841x1189 mm), on white paper, vertical layout (portrait), not fixed on rigid support. All materials will have the north indicated, the scale of the representations and the title of the presented elements.

The sheets will be numbered in the lower right corner – format: "page no. / total pages" (1/3, 2/3, 3/3), with a 25pt font.

The sheets will contain, at the top, the title: **THE GARDEN OF UNIVERSITY HOUSE, BUCHAREST - DESIGN COMPETITION**, with a 25pt font.

Materials will be grouped on the sheets as follows:

Sheet 1 - The garden and the overall vision

1. Description of the architectural-landscape concept (text with a 12pt font and schemes)

The conceptual foundations of the proposed solution will be briefly explained, the compositional elements underlying the intervention on the three areas of the ensemble and manner in which the proposed interventions relate to the values of the site. Specific decisions for one solution or another will be motivated.

The explanatory text (as clear and concise as possible) will be placed on the first page, in separate paragraphs for points 1, 4, and 5, respectively:

- justification of the general concept (1);
- explanations to support the planting/management plan for landscape components (4) - regarding the design, management, maintenance and conservation of the built and vegetal components of a garden;
- phasing of the investment (5).

The total text (excluding captions or image titles) will not exceed 800 words and will be written in a 12-point font.



2. General plan at a scale of 1:500, including the illustration of the architectural and landscaping proposal, the connection to the historical and cultural heritage elements within the ensemble and the integration into the historical structure of the neighborhood. The following must be taken into account when drafting the plan:

- connection with the neighborhood, the representation of streets and neighboring plots, respecting the delimitation in annex 6.2;
- marking accesses and parking areas and all types of traffic on the land;
- clear marking and depiction of preserved buildings and extended areas;
- mandatory marking of setbacks/maximum limits shown in Annex 1.2;
- next to the plan, the balance of surfaces will be shown: POT (land use percentage), CUT (floor area ratio), Built area, gross building area, following the example in Annex 6.4.

3. Detailing of garden areas; scale 1:50

Area 1: Plan and section - scale 1:50 for a surface of a maximum size of 100 sq m to illustrate a characteristic situation, highlighting the vertical systematization, paving finishes, and plant inserts if applicable.

Area 2: Plan and section – scale 1:50 for a maximum area of 100m² illustrating a characteristic situation, highlighting the vertical systematization, paving finishes and vegetal layers. If proposals are made for important environmental elements that exceed the detailing area, they will also be represented in axonometry.

Area 3: Plan and section – scale 1:50 for a maximum area of 100 sq m which will include an area of the summer theatre. If the solution for the theatre will be represented by modular mobile structures, these will also be explained through axonometry.

4. Planting and management concept for landscape components

Sketches, schemes, diagrams that help support the solution and illustrate:

- presentation of interventions on existing vegetation (e.g. preservation, deforestation, replanting);
- proposals for new plant compositions and how to integrate them into the context;
- the planting stages correlated with the general development/construction phases on the site that is the subject of the competition;
- calendar of activities and specific, recurring or seasonal interventions;
- vegetation development scenario over time;

5. Investment phasing

Sketches, schemes, suggestive diagrams for the phasing of the works, illustrating the possibility of the investments to function independently, together with the related accesses, so as to allow the gradual completion of the works, in different stages, without affecting the ensemble.



6. Axonometric sketch of some representative areas for the proposed fencing solution
7. A perspective on Arthur Verona Street, showing the proposed new accesses, the fencing and the resulting relationship with the public space of the Anglican church square.

Sheets 2 + 3 - Functional nodes: Greenhouses (A), terrace-restaurant (B), Innovation Hub + administrative buildings (C)

Detailing the solutions for the annex buildings and their relationship with the garden (distribution of elements on the 2 boards at the choice of the participants based on the proposed solutions)

1. Three external perspectives relevant to the following relationships:
 - the historical garden (area 2) - University House, which captures the general atmosphere (1);
 - terrace - restaurant - University House (2);
 - historic garden - hub - greenhouses (3).
2. Functional node A - **greenhouses**:
 - 1:100 scale plan (with highlighting of preserved areas, if applicable);
 - characteristic section scale 1:100;
 - a perspective from inside the greenhouses.
3. Functional node B - **terrace-restaurant**:
 - 1:100 scale plan (with highlighting of preserved areas, if applicable)
 - characteristic section scale 1:100 (with highlighting of preserved areas, if applicable, as well as the relationship with the garden and neighboring buildings where relevant);
 - relevant elevations (depending on the proposed solution) scale 1:100 (minimum one - mandatory the one from the garden), and in case the Restaurant facade is reconfigured - the one from Arthur Verona Street is also mandatory);
 - axonometric diagram with the proposed constructive solution for the temporary and transparent closure of the terrace during winter;
 - a perspective from inside the restaurant terrace.
4. Functional node C - **innovation hub + administrative buildings**:
 - plans of all levels at scale 1:100 (with highlighting of preserved areas, if applicable) for all buildings that make up node C (hub - C17 and the new extension, administrative pavilion - C8, security building - C7)
 - three characteristic sections at scale 1:100 (with highlighting of preserved areas, if applicable, as well as the relationship with the garden and neighboring buildings where relevant) for:
 - hub extension;
 - hub - C17;
 - administrative pavilion - C8;
 - west and south elevation for hub extension, scale 1:100;
 - the unfolded elevation of the front for C17-C28-C29-C8 buildings, scale 1:100;
 - an inside perspective from the hub - the new extension.

5. EVALUATION CRITERIA

In assessing the solutions, each criterion will be awarded points between 0 and a maximum expressed for each criterion. The maximum score is 100 points, the weight of the criteria being explained in detail, as follows:

A Meeting architectural-urban-landscape functional needs 60 points

A1 Urban criterion (integrated vision of the historical ensemble) 25 points

The following will be assessed:

- Integrated urban vision of the building, highlighting the areas and historical stages of garden development and focusing on protecting the cultural, natural or mixed values of the ensemble and the urban context in which it is located;
- The coherence of the proposed designs and the harmonious and synergistic integration of interventions (landscape and built) into the overall vision, while preserving the character of an island of vegetation;
- The relationship with the neighborhood – opening the garden to the city and the possibility of relating to the network of public spaces in the neighborhood (Icoanei–Ioanid–Anglican church), while maintaining the character of a private, "home" garden;
- The quality of the project to restore the historic garden and remodel the adjacent areas;
- The proposed plantation typology, from the perspective of sustainability, functional concept and integration into the historical ensemble.

A2 Functional criterion 20 points

The following will be assessed:

- Integration of all functional requirements requested by the competition brief and judicious use of space; the proposed functional nodes must have a socio-cultural, educational, research, innovation or recreational role;
- Correctly solving and optimizing the functions and connections between them for each node: greenhouses, terrace - restaurant, innovation hub and administrative buildings;
- Volumetric and functional adaptation of architectural solutions to the specific requirements resulting from the way the spaces are used: accessibility, flexibility, and adaptability of the proposed spaces, in ways appropriate to each program;
- Balance between functionality and preservation – functional solutions must not compromise heritage values.



A3 The criterion of sustainability and economic efficiency

10 points

The following will be assessed:

- The feasibility of the proposed solutions, their durability and sustainability by proposing innovative technical solutions with low maintenance, both for the garden and for the buildings;
- Justified reuse/integration of existing buildings/elements, using specific contemporary concepts (re-use, recycle, up-cycle) or other solutions to increase the degree of sustainability of the intervention;
- Staging and the possibility of independent operation of objectives – optimizing resources and investment.

A4 Financial criterion

5 points

The following will be assessed:

Compliance with the investment and design estimate indicated in the competition documentation.

***Failing to meet the maximum estimated cost leads to disqualification of the project.**

For staying within the estimate indicated by the lowest price, the maximum score (5 points) is awarded; for other prices, the score is awarded proportionally.

$$P(n) = [\text{Price (min)} / \text{Price (n)}] \times 5 \text{ pts}$$

The score (P (n) = max. 5 points) is awarded as follows:

a) For the lowest of the prices offered (denoted Price (min)) 5 points are awarded.

b) For the other prices offered (denoted Price (n)), the score P (n) is calculated proportionally, as follows:

$$P(n) = [\text{Price (min)} / \text{Price (n)}] \times 5 \text{ pts}$$

B The expressive-environmental attributes of the intervention — the added value of the proposal 40 points

B1 The landscape quality of the urban garden

15 points

The following will be assessed:

Compositional and spatial value:

- The quality of the ensemble, of the relationship between the buildings and between the buildings and the garden;
- Clarity of the path through the three zones, including transitions and permeable areas.

Ambiental value:

- The atmosphere of the proposal by creating a solution in accordance with the context, identity and history of the place;
- Highlighting the character of the three areas of the garden.

Social value:

- The relationship with the neighborhoods, the openness to the city, the ability to host cultural events;
- Facilitating interpersonal socialization through the proposed spaces.

B2 The architectural quality of the proposed volumes

15 points

The following will be assessed:

- The relationship of the buildings with the garden: the built elements will be subordinate to the garden, being discreetly introduced into the landscaped historical space;
- The contemporary character of the proposed volumes, through a balance between the specific needs of each program, contemporaneity and innovation and the character of the historical park,
- The coherence of details and finishes that create the atmosphere of the garden.

B3 The quality and clarity of the representation of ideas

10 points

The following will be assessed:

- The graphic expressiveness of the sheets;
- Conceptual clarity of the text.

The calculation algorithm used for the final evaluation of the projects is as follows:

Calculation algorithm for criterion A

$A=A1+A2+A3+A4=25+20+10+5=60$ maximum possible points awarded

Calculation algorithm for criterion B

$B=B1+B2+B3=15+15+10=40$ maximum possible points awarded

Calculation algorithm for the final evaluation:

$A+B=60+40=100$ maximum possible points awarded

Professional Advisors:

arch. Ilinca Paun Constantinescu

arch. Laura Popa-Florea

arch. Iulia Paun

landscape architect Alexandru Mexi

Competition Coordinator:

arch. Mirona Craciun

Approved by the Contracting Authority – University of Bucharest

Marian Preda – Rector