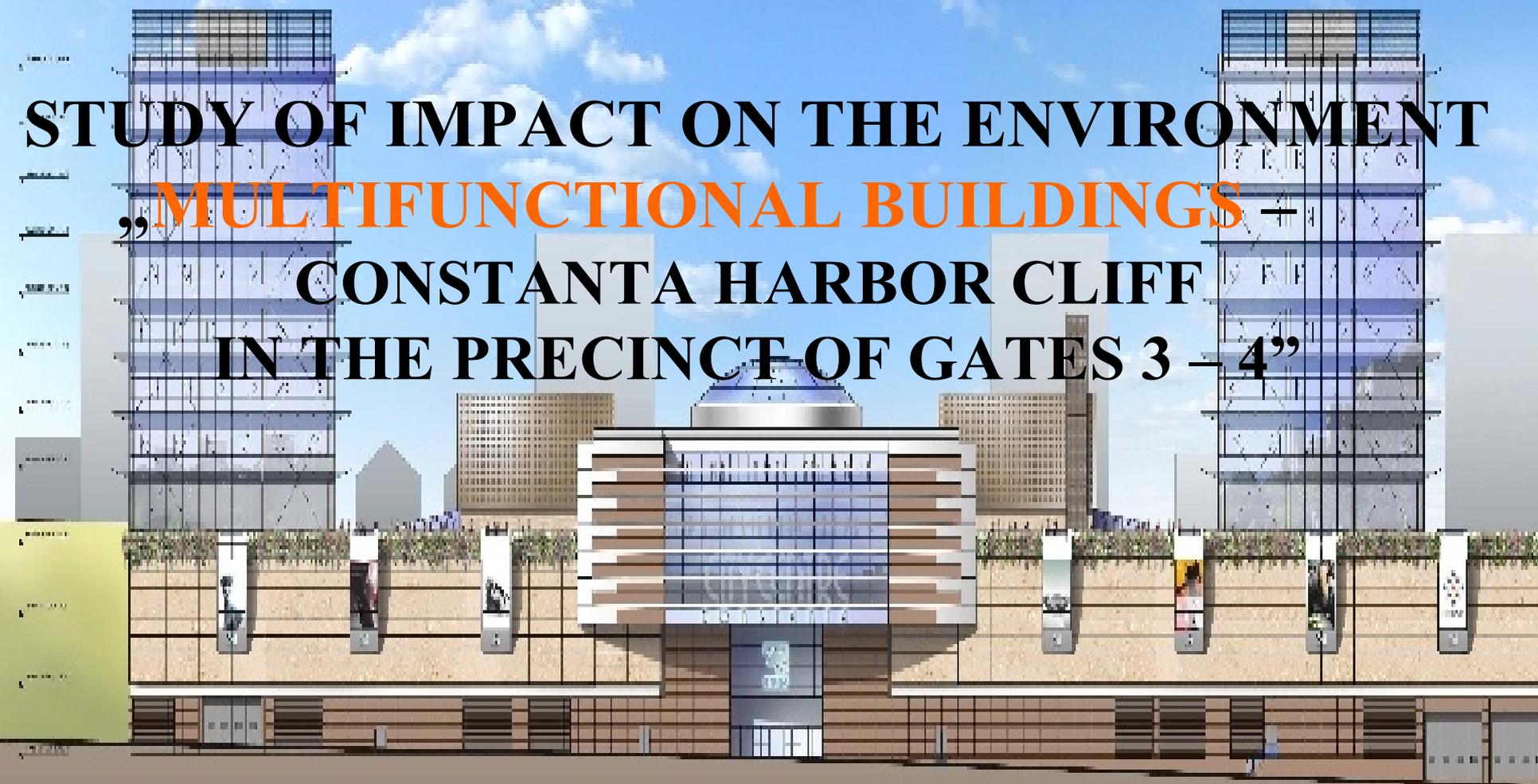


STUDY OF IMPACT ON THE ENVIRONMENT
„MULTIFUNCTIONAL BUILDINGS –
CONSTANTA HARBOR CLIFF
IN THE PRECINCT OF GATES 3 – 4”



POSITION IN THE PLACE

The studied field is situated in Constanta district, the city Constanta, on the Constanta Harbor cliff, in the precinct of gates 3 – 4, plots no. 1, 2, 3, between Street Traian and Street Marinariilor (Sailors) – highway toward the harbor, and is not occupied with buildings.

The main accesses to the field are from Street Traian and from the harbor highway (Street Marinariilor).

The studied plots have an irregular shape, being oriented with the long sides toward Street Traian (N-W) and Street Marinariilor (S-E).

OBJECTIVE DESCRIPTION

The project consists in a unique building that forms the base, from which are raising separated constructions with different shapes and volumes over the Street Traian level. The landscape architecture arrangements which articulates the whole are between the high buildings, at the level of Street Traian.

The main front parts of the towers will be oriented North-East – South-West, having the sight toward the descendent landscape, toward the harbor, toward the peninsula zone, and the main façade of the “dalle” building will be toward South-East, so the whole building will have sights over the harbor and the sea, constituting itself a spectacular furniture for the slope.

The building participation at Street Traian:

In the 1st stage will be visible two high buildings (two offices towers). Between the two offices towers will be the cinemas and the food court, made specially with easy materials, with a big skylight cupola that delivers natural light at all the levels of the commercial centre. The main entrance at the commercial centre will be localized in here, existing also separate accesses to the entertainment centre and the hotel



- **The building participation at the Street Marinariilor (the harbor highway):**
Here will be a 2nd access to the commercial centre, and also entrances/exits for the underground parking and for a few supplying and service points.



Outer aspect:

Being given the favorable position of the future construction, considering the field position in the central part of the city and also the large visibility perspectives on the building, from the harbor and along the Street Traian, from the town and also being given the buildings functions (offices, headquarters, commercial spaces, etc.), the ensemble should have a representative character, a special prestige, through volumetric analysis, architectural plasticity, modern finishing, used materials, the execution being made with a special care for details.

The concept is to create an original, attractive construction that will become a symbol for Constanta.

The offices tower, hotel, food court and the restaurants will have exterior closings made of easy, transparent materials, using metal and glass. The whole structure will appear elegant and easy.



MAJOR CONCLUSIONS THAT ACCRUED FROM THE ENVIRONMENTAL IMPACT EVALUATION

The calculation for the establishment of the global pollution index, that accrues from the activities on the studied objective, lead to the following conclusion:

**“THE ENVIRONMENT IS SUBMITTED TO HUMAN ACTIVITIES
IN ADMISSIBLE LIMITS”.**

The objective studies lead to another conclusion rarely accrued during a human activity:

**THE CHANGES UPON SOME ENVIRONMENTAL FACTORS
ARE POSITIVE.**

Considering the fact that this objective reinforces the harbor cliff nearby Street Traian and assures the correct drainage for the surface and underground waters, the environmental factors: SOIL and WATER are protected against eventual pollutions, and also improves the life qualities of the population, having a positive landscape impact.