



PROJECT TITLE: **ZDRAVAC KINDERGARTEN**
CATEGORY: **FUTURE PROJECTS – CULTURE / EDUCATION**
LOCATION: **ZAJEČAR, SERBIA**

SITE ANALYSIS

The design brief defines the reconstruction, extension, and energy refurbishment of the existing pre-school facility – Kindergarten Zdravac in Zaječar. The project is being developed for the City of Zaječar, on cadastral parcels no. 9599/6, 9599/3, and 9599/2, Cadastral Municipality Zaječar, located at 10 Kostadinovića Čauša Street, within the central urban core of the city. The site is situated within the boundaries of the General Urban Plan of Zaječar, Unit 3 – City Center.

According to the General Urban Plan of Zaječar, Unit 3 – City Center (Official Gazette of the City of Zaječar, no. 34/18), the planned land use for the subject parcels is Zone 2 – Southern Zone – PUBLIC PURPOSE AREAS AND FACILITIES – CHILD AND SOCIAL PROTECTION – KINDERGARTEN. The reconstruction and extension of the existing facility are planned in full compliance with current building codes and construction regulations.

Cadastral parcel no. 9599/6 CM Zaječar contains the existing kindergarten building that is subject to reconstruction and extension. Parts of parcels no. 9599/3 and 9599/2 include existing green areas with low and medium-height vegetation. Vehicular and pedestrian access to the parcel is available from Kostadinovića Čauša Street via parcel no. 9539, and from Njegoševa Street via parcel no. 9537 CM Zaječar. These two streets are also connected by a pedestrian passage running across parcels no. 9599/3 and 9599/2.

The site is bordered to the north by parcels no. 9543 and 9450, to the northeast by parcel no. 9542/2, and to the south by parcels no. 9599/1 and 9599/9. All surrounding parcels are developed, with existing buildings being residential, with a maximum height of ground floor plus one floor (G+1).

The reproportioning (re-parcelation) of existing cadastral parcels 9599/6, 9599/3, and 9599/2 will result in the formation of a new parcel with a total area of 2,428.00 m². The new plot is irregular in shape and lies on flat terrain. The building line coincides with both the regulatory line and the boundary of the building parcel, as defined by the General Urban Plan of Zaječar, Unit 3 – City Center (Official Gazette of the City of Zaječar, no. 94/18). A setback of 3.5 meters from the neighboring building plot is also defined. The parcel fronts two public roads: Kostadinovića Čauša Street on the southeast side, and Njegoševa Street on the west side.

CONCEPTUAL DESIGN

A detailed on-site analysis and inspection of the existing building confirmed that reconstruction is not only necessary, but critical. The reconstruction and extension are designed to improve conditions for both children and staff, enhance energy efficiency and safety, and increase the facility's overall capacity. Multidisciplinary assessment has shown that the existing building suffers from outdated infrastructure incompatible with contemporary requirements, including inadequate sanitation, poor insulation, deteriorated installations, insufficient ventilation, and low energy efficiency.

In addition, facilities of this type must comply with modern safety standards such as fire protection, safe evacuation, and accident prevention. With the growing number of children and the increasing demand for educational and creative spaces, the reconstruction and extension aim to expand capacity and provide improved outdoor areas for physical activity.

The energy renovation component includes the replacement of existing windows and doors, wall insulation, and the use of energy-efficient heating and cooling systems, significantly contributing to the building's sustainability.

As part of the reconstruction project, a portion of the existing structure that no longer meets functional or regulatory requirements will be demolished. This segment, with a surface area of 278 m², will be replaced by a newly constructed part of the preschool facility, fully compliant with all applicable regulations, including the Rulebook on Detailed Conditions for the Establishment, Operation, and Activity of Preschool Institutions (Official Gazette of RS – Educational Bulletin, nos. 1/2019, 16/2022, and 6/2023)

The newly formed facility consists of a basement, ground floor, and one upper floor (B+GF+1), with a total gross floor area of 1,612.58 m² and a net floor area of 1,396.50 m². The new facility includes 10 educational groups (3 for nursery age and 7 for children aged 3–5), in accordance with the above-mentioned Rulebook. In addition to the full reconstruction of the existing building and the addition of new functional units, special attention was given to organizing and improving outdoor spaces—courtyards and playgrounds that support children's play and physical development.

The design follows the Rulebook on Conditions for Planning and Designing Facilities for Unimpeded Movement of Children, the Elderly, Persons with Disabilities, and the Mobility-Impaired.

The zero elevation (±0.00) is set in front of the main entrance stairs, while the ground floor level is positioned at +1.59 m. The total building height, measured from the zero elevation, is +8.50 m.

Vehicular access is provided from the south, via Kostadinovića Čauša Street. This route also serves food delivery from the central kitchen to the distribution kitchen within the building. A designated area for waste containers is planned on the same service platform.

The main entrance is located on the eastern side of the parcel, at elevation +1.59 m, which is the same as the ground floor level. Since the building is elevated, a lift platform is provided next to the stairs for persons with disabilities. The upper floor is at +4.73 m above ground level. Pedestrian paths are organized around the building, connecting all entrances, while the majority of the courtyard features green areas with low, medium, and tall vegetation. The playground includes newly designed zones with artificial hills and tunnels for climbing and crawling.

The newly designed facility includes 10 educational groups, with 3 nursery groups and 7 preschool groups for children aged 3–5.

The ground floor includes 4 educational groups. In the newly added section, there are 3 nursery groups accessible via a corridor connected to the central multipurpose lobby. In the existing part of the building, to the right of the central hall, there is one preschool group for children aged 3–5. Each group consists of a main activity room (children's dayroom), a changing area, and a restroom. The changing area serves as a hygiene buffer and is positioned between the corridor and the children's room. The restroom is directly accessible from the activity room.

In addition to classrooms, the ground floor includes a staff room with a kitchenette, restrooms, and a changing room. The distribution kitchen is also located on this level, with a separate staff entrance and all required auxiliary spaces. Health rooms (preventive care and isolation) are located near the main entrance and courtyard access. A stroller storage area is provided either within the central hall or near the porter's room adjacent to the main entrance. A lift next to the stairwell connects the basement, ground, and first floor, allowing for accessibility, laundry transfer, and food distribution to upper levels.

The first floor contains 6 educational groups, each with its own activity room, changing area, and restroom. The first floor also houses the director's office and sanitary facilities. From the central lobby, access is provided to a terrace overlooking the kindergarten courtyard.

The basement accommodates all necessary support facilities for the preschool institution. These include: technical rooms with staff facilities; janitorial areas with a kitchenette, restrooms, and changing rooms; storage rooms for consumables; and a laundry divided into rooms for washing, drying, ironing, and clean/dirty linen storage.

The entire preschool complex is enclosed with a transparent fence, or a combination of solid parapet and see-through fencing, up to a maximum height of 1.5 m. Both pedestrian and vehicular entrance gates open inward, toward the interior of the parcel.

The facility will be fully equipped with all necessary utilities, including water supply, sewage, electricity, telephone, and heating.

- Common Areas
- Kindergarten Facilities
- Nursery Facilities
- Staff Facilities
- Distribution Kitchen
- Auxiliary Rooms
- Laundry Room



GROUND FLOOR

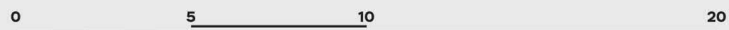
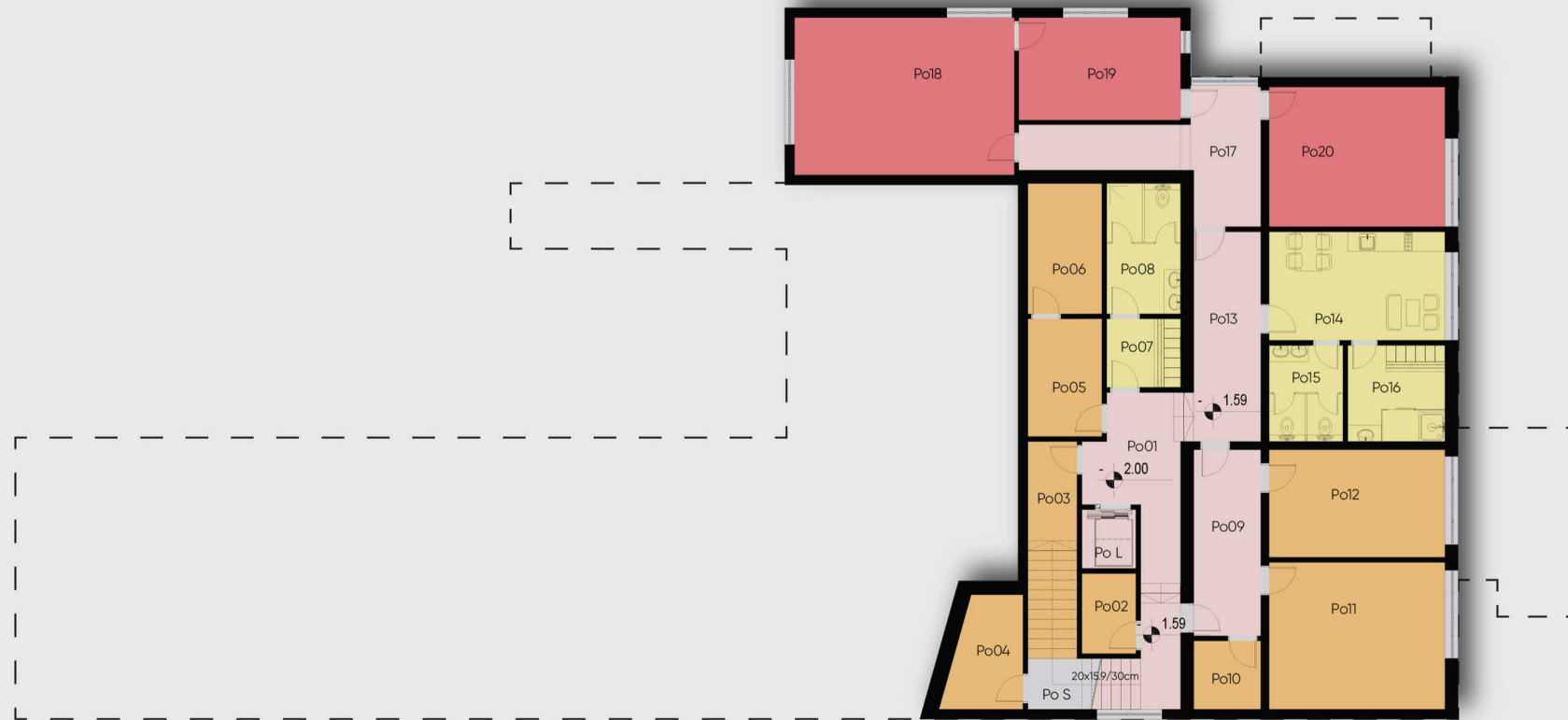
- Common Areas
- Kindergarten Facilities
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FIRST FLOOR

- Common Areas
- Kindergarten Facilities
- Nursery Facilities
- Staff Facilities
- Distribution Kitchen
- Auxiliary Rooms
- Laundry Room



BASEMENT





