

RESEARCH NOTEBOOK

METAMORPHOSIS OF THE ISLAND OF FLOWERS

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INTRODUCTION

Tivat, the small city on the seaside of Montenegro, a city where I grew up and where I spent 20 years of my life. Within the bay a small island, which was stealing my attention since I was little. It was always interesting and fascinating how within the area that is going through a major change there is a spot standing still in time. All this time and still the same feeling about the Island of Flowers, same atmosphere every time I would step there just for the sake of curiosity. While thinking about the locality which could be the theme of my research, the Island of Flowers seemed a perfect topic. The oval shaped island 300m long and 200m wide, with 72 housing units, monastery area, a couple of abandoned buildings and the seashore belt going all the way around.

This place has a lot of problems but at the same time a lot of potential and dynamic history. It is a beautiful island with vibrant vegetation.

Yet this beautiful place became something not to be proud of, due to the lack of positive attitude and lack of financial resources of its residents.

Once a calm monastery complex with its autonomy, during the 70's it became an exclusively military personnel holiday resort (with around 70 small nicely designed vacation units), and after the war in 1991 it became temporary habitat of war 'refugee' families. Even 30 years after their case was supposed to be solved, they are still occupying the space now.

Looking through the current Local Development plan for the Island of Flowers it is quite obvious and clear what is about to happen next. Demolition of most of the existing structures, including bungalows. New hotel building. Accompanied by a number of spacious villas. Luxurious tourist complex. One after another in a row.

There is much more potential for creating the better quality of life for current inhabitants.

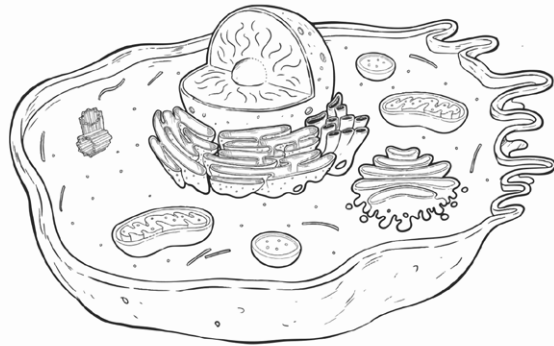
We can think about it as a logical solution for this type of problem. It's one of the most beautiful spots within the bay. Why to hand it over to 'refugees' when we can have more villas?

For me the biggest issue, beside not respecting the cultural heritage, is the way of treating the current inhabitants. All of them created their own universe in there, 30 years is a lot.

Would it be ethical to tear down their 'temporary' homes, after all that time, just to create additional space for more villas and hotels?



STATEMENT ON THE PROJECT



structure of a generalized cell

A solution for this specific problematic could be an approach balancing between the needs of current and potential users. Bringing all of the essential functions for the island to be able to work independently. The project itself will be an urban study with additional massing (where possible), additional functions (since there are almost none except the living and religious right now), working with public areas, and including the adaptation of some of the current structures (monastery complex and housing units).

Dealing with units, creating the module which is able to accommodate variety of functions, and letting the users decide which ones are they going to apply based on their needs and interests. The base module designed to accompany the function of the kitchen. Rules set up about the number of modules possible to apply.

Supporting the 'agriculture'. Almost each unit already created the areas for gardening including the improvised greenhouses and smaller structures for storage and keeping the animals. So the modular unit will as well include the gardening function. Dividing the free space into different areas, according to the current and possible activities.

Supporting the monastery growth but intervening it with the inhabitants and potential new users, rather than isolating it. Creating the synergy within the island.

New monastery installation, placed on the remains of the previous church, with the library integrated in the terrain and connected to the main square of the island.

Working with the seashore, creating a single element going through all the variety of atmospheres and providing the adequate space for different functions, from the fisherman's needs to the simple leisure activities.

Reanimation of the life on the island, supporting the needs of current inhabitants, needs of the monastery people, public areas, providing meeting areas for the locals, spaces for some events, market spaces, community gardens, adding cultural activities (cinema, galleries, some multi-functional spaces), work with sports facilities (there is abandoned mini golf terrain, basketball court, kids playground, dealing with the beach area, small ports etc.) There is as well this part of the monastery which is currently being renovated by monks, they are creating small museum for the archaeological researches

Eco-village concept, since the island is rich in vegetation, each family have their own small improvised garden for vegetables, there is as well small production of wine, honey and pottery (!) by the monks... Autonomy of the island. Independence. Collective living. Self-sufficient community. Bringing up the new concept of live and work community. As one of the issues is unemployment of the residents. For most of them the only income is their retirement payments which are really low for even the basic needs.

Noninvasive tourism facilities...



OVERVIEW OF THE CONTENT

The book itself tells the story about the Island of Flowers, explaining the context, history, current situation, future development plan with the critical review and proposed strategy for the reanimation.

Starting with the explanation of the problematic of the chosen site with quick insight on the relevance of the term 'uncertainty'.

Going through basic description of the Island of Flowers within the context of the city of Tivat and the story about quite differing metamorphosis of both areas.

The timeline is simply divided in three relevant periods.

Distant past period from the first structures formed, focusing on religion, archaeological researches, historical data, the stories about the monastery of Miholjska Prevlaka, the church of Saint Trinity and important historical events.

YNA Communist era starting from 60's when the army created military tourist complex, showing the atmosphere and the ambient of the flourishing period of the Island. The period of Uncertainty starting from 1991 and still going on, briefly explaining problems created.

Focusing on more detailed analysis of the Island. Describing the morphology of the terrain, existing structures, functions distributed, connections within the island, vegetation and biodiversity, seismicity, climate, accessibility, ownership, current users of the space. Containing as well the detailed description of all of the fragments of the island. Future development plan for the area explained together with the basic info about urban development system of Montenegro.

Chosen precedents and their importance for the research.

I will go in detail about describing the scope impact and the program.

Explaining the strategy taken together with the defined zones, steps I'll be taking.

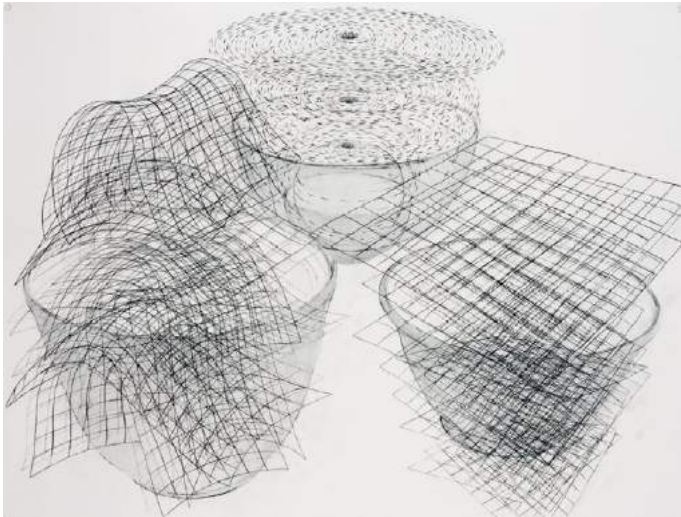
Exploring the geometry of the site. Quest for the certain pattern. Division of the areas. The process, with different topics, thoughts, problematics, ideas and doubts I was dealing with. Concluded with final cellular division.

The final result explaining the master plan. Description of each fragment:

The belt with public zones. Infrastructure. Entrance area with restaurant and sports facilities. Fisherman's zone. Monastery complex with new installation, library and main square. Community gardens. Units adaptation.

Together with the final project Technical Report.

Concluded



narrative of uncertainty - Ingrid Koeing

UNCERTAINTY DEFINITION

Uncertainty

/ʌn'sə:t(ə)nti/

noun

the state of being uncertain.

Uncertainty is a situation which involves imperfect or unknown information.

It applies to predictions of future events, to physical measurements that are already made, or to the unknown.

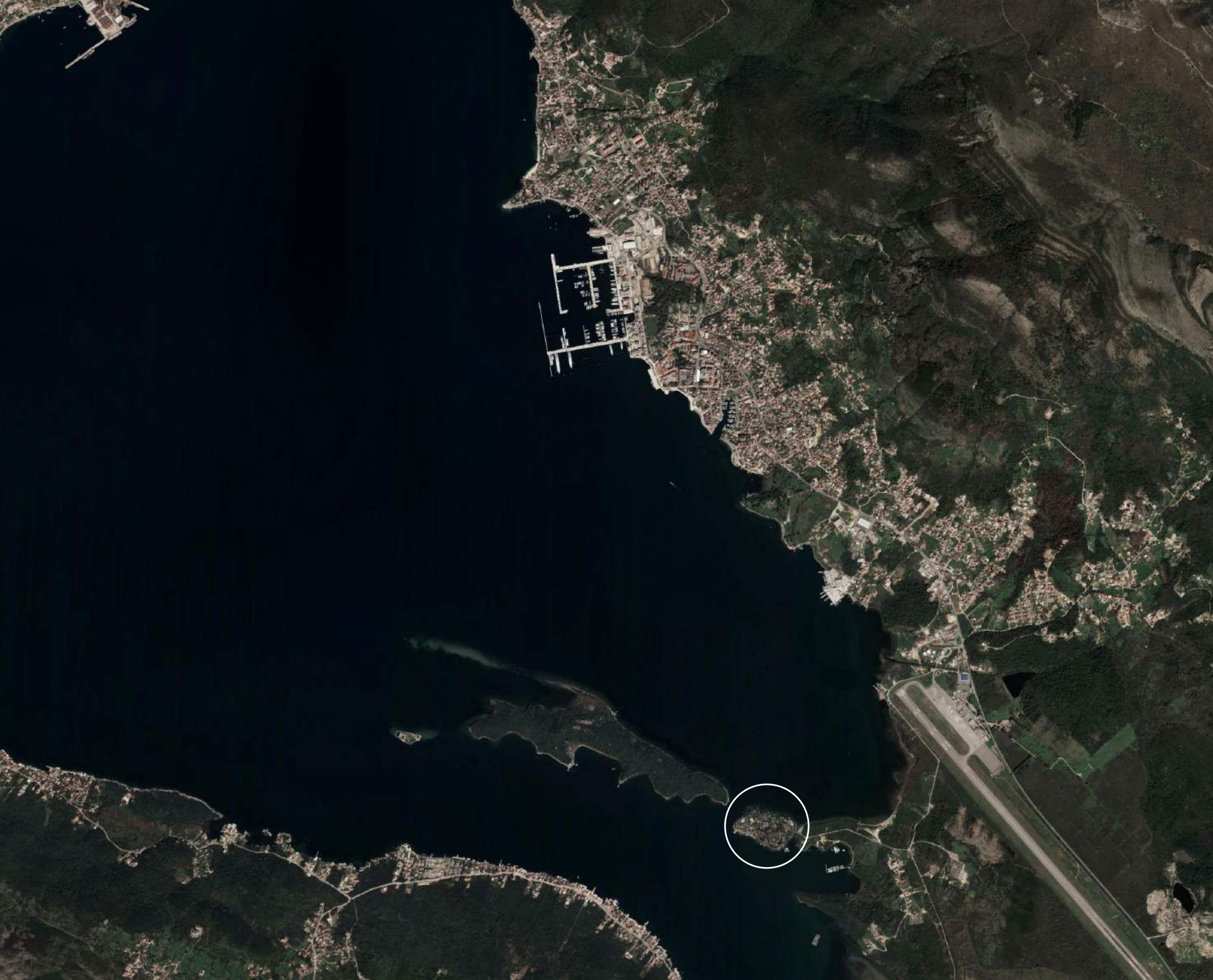
Uncertainty arises in partially observable and/or stochastic environments, as well as due to ignorance, indolence, or both.

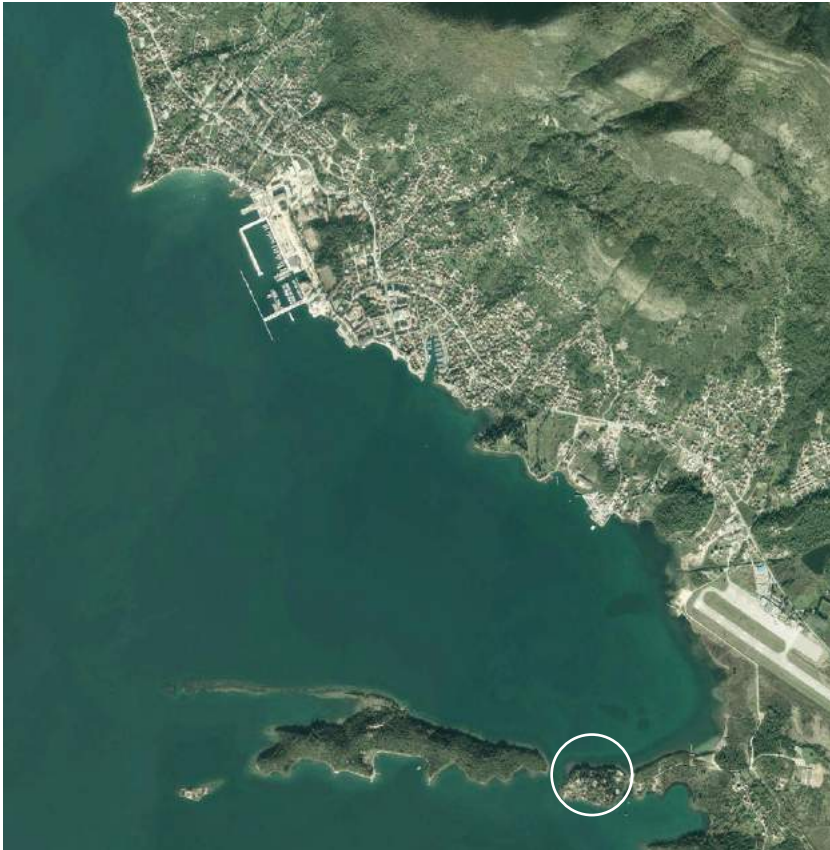
Uncertainty

The lack of certainty, a state of limited knowledge where it is impossible to exactly describe the existing state, a future outcome, or more than one possible outcome.

ANALYSIS COMPILATION

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the city of tivat - satellite map

BASIC DATA ABOUT THE CITY OF TIVAT

The island of flowers is located in Tivat.

Tivat is a small town located in the central part of Boka Bay on the Southern coast of Montenegro on the slopes of Vrmac hill (765m).

It has an area of 46km² and is the smallest municipality in Montenegro, by area. Along the coast of Tivat there are many attractive harbors, bays and numerous beaches whose area totals about 30 000m².

The climate is typical Mediterranean, with mild but rainy winters and warm summers. The mean annual air temperature is 15 °C.

Tivat is the sunniest town of Boka Bay with 2419.6 hours of sunshine during the year.

Tivat has a population of 14031 inhabitants which is 2.26 % of total population of Montenegro. It has the highest density in the country, 307 in/km². When it comes to migration increasingly people are moving to Tivat, which can be attributed to the improved living conditions in the past few years.

The city is located within the premises of a very high seismic activity.

The data indicates a very high seismic activity area in this part of the Montenegrin coast. There are five seismic zones where strong earthquakes could occur, which maximum intensity is around 9 degrees on the MCS scale.

The last devastating earthquake happened in 1979.



2d city pictogram

2D CITY PICTOGRAM

The city pictogram shows two main potentials of the city and one biggest problem. With the Adriatic sea on one side and steep mountains on the other side, the city area in the middle is completely divided in two different parts by the Adriatic highway,

Tivat

Town hidden in 1 kilometer wide strip between the sea and the mountains.
Adriatic sea.

Ports.Bays.Beaches.Marinas.Yachts.Small harbors. Adriatic highway.

Stone houses. Stunning views.Sunsets.Vrmac hill...

BASIC DATA ABOUT THE ISLAND OF FLOWERS

The Island of flowers is relatively small island, oval shaped, length of 300m and width of 200m. The name itself is saying that it is the island with a lush and diverse Mediterranean vegetation. The main beach wraps around the island, following its contours with an area of 1.200 square meters and containing a variety of smaller sand beaches.

The Island of Flowers, also known as Miholjska Prevlaka is connected with a narrow isthmus to a mainland, so it is technically a peninsula. It has a strong and important history. The island was the residence of the metropolitan of Zeta's diocese from 13th to the 15th century.

In the 1970's it became a tourist resort for Yugoslav military personnel and closed for the general public in the Socialist Yugoslavia period.

After 1991, it became a temporary home for war 'refugees', home for families of soldiers that lost their homes during the war in Croatia and Bosnia and Hercegovina.

Today it is populated with about hundred people, mainly living in bungalows. Without proper maintenance of existing structures and with a couple of abandoned restaurants, kid's playgrounds and mini golf courts, the place has lost all of its previous magic, and it is slowly falling apart...

Name: Ostrvo Cvijeća - Miholjska Prevlaka

Location: City of Tivat - Boka Bay - Montenegro

Shape and size: Oval - 300m long - 200m wide Beach area: 1200m²

Not an island: Connected with a narrow isthmus

Program: Residential - Religious - Touristic

Housing units: 73

DEVELOPMENT AND METAMORPHOSIS

At the beginning, Tivat was built spontaneously.

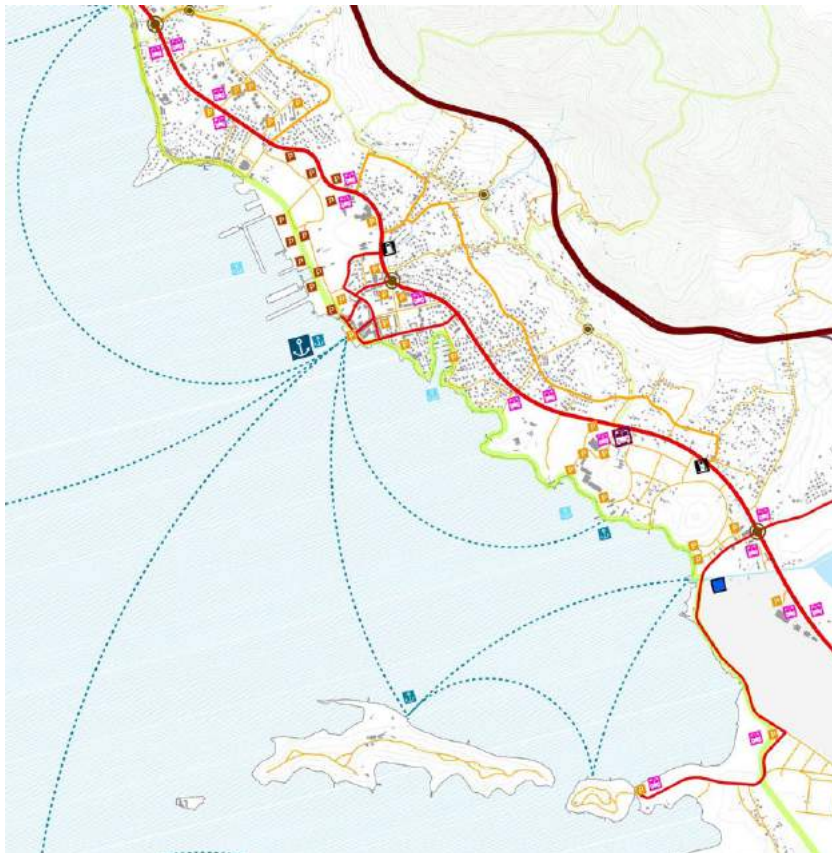
The first known urban plan was Hoffman's plan from 1936, in which the present-day city center was designed. The spatial Plan for the southern Adriatic which, was created in sixties, included the territory of Tivat as well. The city is basically divided in two parts by the Adriatic highway. All of the activities are taking part on the coast line, where is the city center. On one side of the highway, before 2006, was just this small part, yet now is prolonged to a new luxurious marina for mega yachts. And on the other side of the highway, there are residential settlements formed on the hill, with a nice overlook on the city and Boka Bay.

Rapid development of Tivat started in the second half of the 19th century when the Austro-Hungarian Empire built a maritime arsenal for its fleet in 1889. The base was later used by Russia and Libya as the technical base for maintenance, repair and overhaul of their ships and submarines. Development of Tivat after the 100 years was oriented to the military industry. In the last 10 years things changed and now tourism is the main reason for its economic development. In 2006, the Government of Montenegro made the decision to transform the Arsenal into large marina for mega yachts and a nautical tourist center: Porto Montenegro. From that moment until today Tivat, transformed from typical industrial city, to a known nautical and tourist destination.

Yet this transformation brings up many questions.

"Well, my son, let me tell you something. I used to work at Arsenal as an ordinary worker, but I was a gentleman compared to my grandson who today works in Porto Montenegro as some kind of a manager in the marina, but he is actually a servant for people from the white world. I was always on the field and my hands were dirty, but other workers and me were respected by admirals and generals, because they knew that without us, not one submarine nor the ship could sail. Those who work today in the marina could be easily replaced by others if they don't blindly follow the instructions of their masters..."

The reconstruction of the old harbor Arsenal and the opening of a new marina Porto Montenegro, completely changed the atmosphere in the city. The small fisherman oriented city suddenly became a port for luxurious yachts. But remembrance of the old Tivat is still present. Older generations still talk about the spirit that is lost, while the young ones almost forgot how the city looked before this transformation occurred.



master plan for infrastructure



metamorphosis - Arsenal, forgotten ghost, ship graveyard

metamorphosis - Porto Montenegro, Monte Carlo of Adriatic



METAMORPHOSIS OF THE ISLAND OF FLOWERS

While the Arsenal was waiting for the huge investor to come and recreate the space- and it happened- with the Island of Flowers, it is a bit more complex, because there are people living there, for a quite long period of time. But the chances are high that it will go through quite a similar metamorphosis.

Once military site – now luxury port for Mega Yachts.

So the city went through a major change that influenced almost every of its segments, starting from the architecture and aesthetic, transforming the city into high end tourism.... Yachting, jobs, restaurants, hotels... bringing foreigners, changing the atmosphere.

The surrounding areas have been influenced to start developing in the same manner.

However, that influence has not yet come to the island itself.

I can imagine the island going through the same transformation as soon as the problem with ownership and accommodation of the inhabitants is solved. But I don't think that is the right way to deal with the uncertainty of this area.

It needs a change

But it functions as it is.

The metamorphosis of the Island of Flowers can be a different kind. It can happen through balancing between the needs of current inhabitants, respecting their daily routines together with the monks and monastery area and recreating the space in order to bring visitors. It can come through its internal revitalization.

TIMELINE -DISTANT PAST-YNA-UNCERTAINTY-

Concerning the dynamic and quite interesting history of the Island, I came up with a simple division on three main periods.

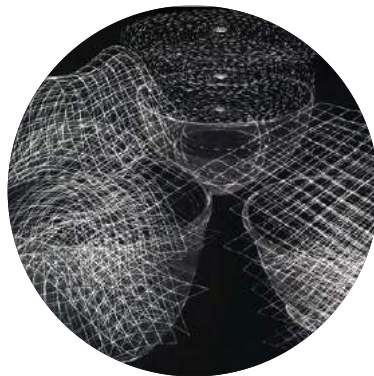
The distant past period, with everything that happened since the Church and Monastery had the main power in the country.



Distant past



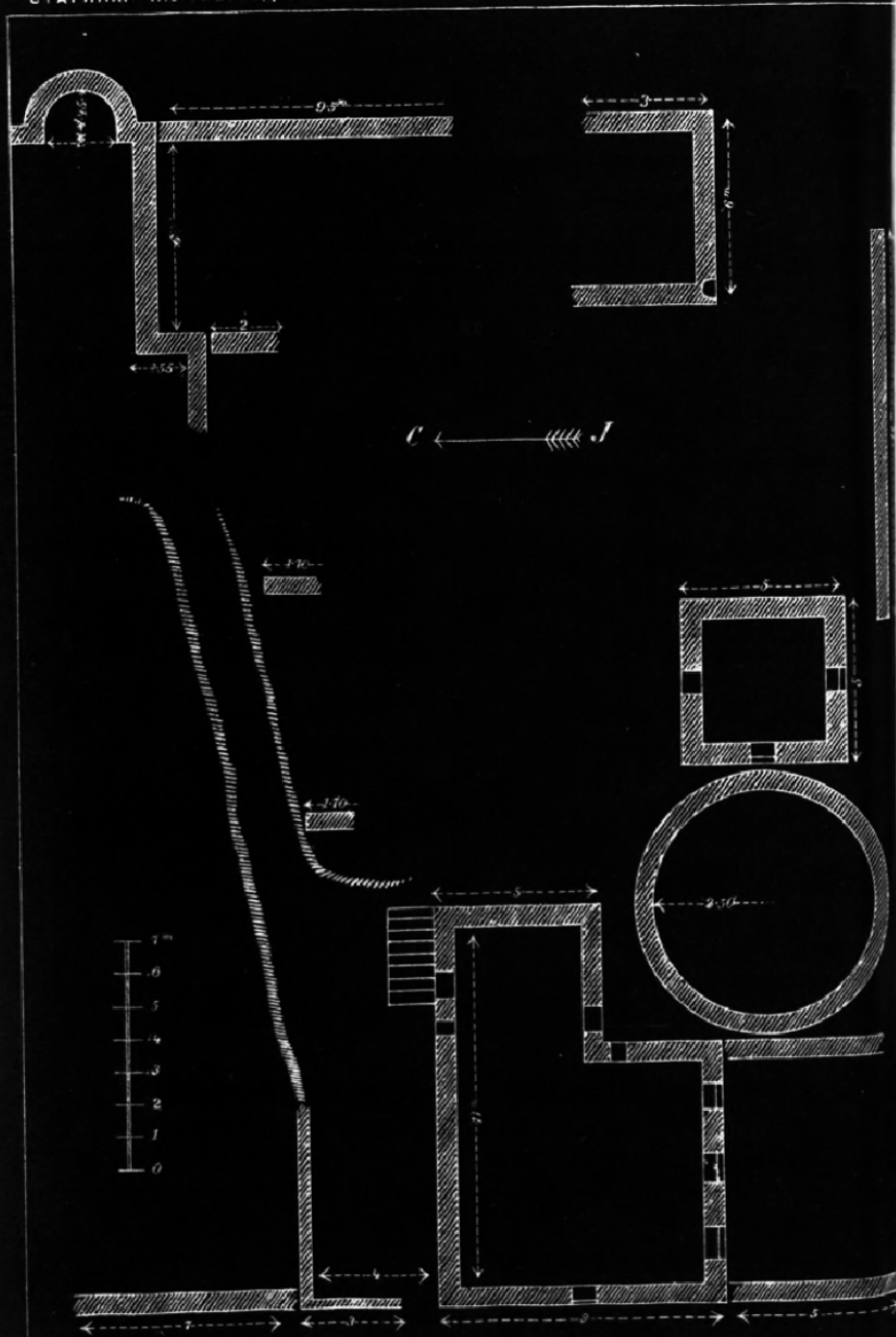
Glam 70's flourishing era



'Uncertainty'

The Ex-Yu 70's period, when military was the one taking advantage of the Church. When the island was transformed from a Monastery locality to a military personnel vacation resort.

And the period of 'Uncertainty', starting from the war in 1991 and lasting till today, since no major changes happened from the moment refugees were brought to this spot till even now.



ОСТАНЦИ ЗДАЊА С ЈУЖНЕ СТРАНЕ ХРАМА СВ. АРХАНГ. МИХАИЛА

HISTORY AND ARCHAEOLOGICAL RESEARCHES

The Island Miholjska Prevlaka, as it used to be its name before the army got the land, was an important point in the history of the religion.

First Benedict monastery from 6th/7th century

Reconstructed during the first third of 9th century

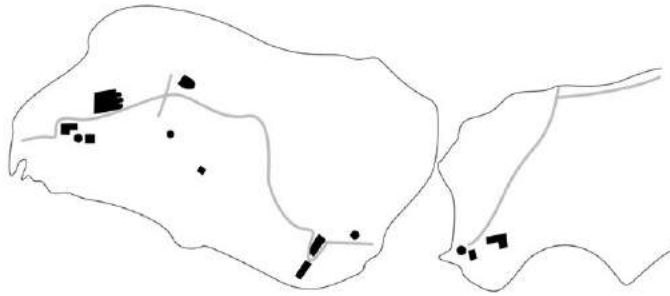
Demolished in 15th century

Replaced by a small church of St Trinity

Monk accommodation built in 19th/20th century

Now we can still see the remains of the previous structures with the addition of accommodation building and small crypt placed underground.

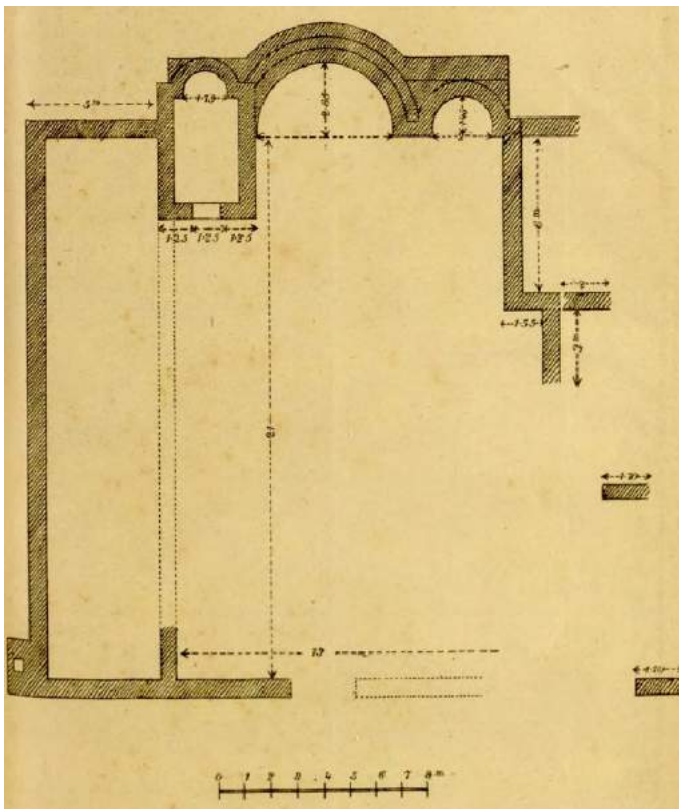
There is the project for the reconstruction of the monastery to its previous identical form.



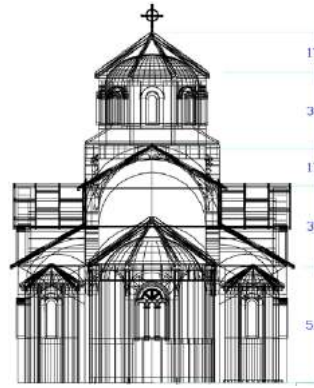
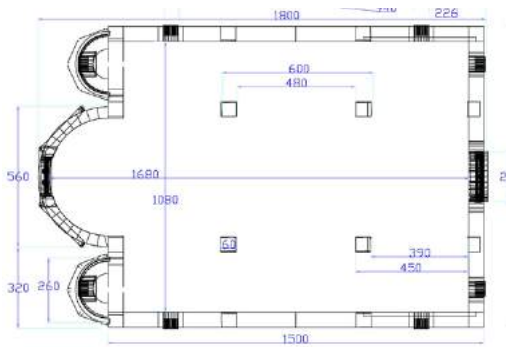
historical map

HISTORICAL PLAN BEFORE 70'

Before the island became occupied by the army and military resort was created, it was dedicated only for religious purposes. There was the monastery, which was demolished then the small church was built, one road, and small fortress. Now the only private stone house is positioned on the remains of old stone fortress. The church is on the same spot, monastery life still going on and on the land which was all in fields, there is around 70 housing units occupied by war refugees...



the remains of the monastery



THE MONASTERY MIHOLJSKA PREVLAKA

Prevlaka has been known as a major center since Roman and Byzantine times, before the establishment of the St. Sava's Zeta bishopric it was a significant Benedictine spiritual center. For centuries it was the seat of Montenegro Metropolitanate. It had an important role during the 'distant past' time.

Demolition and the reconstruction

The Monastery was demolished and rebuilt several times.

The first major renovation, was experienced in the monastery in the first third of the ninth century. It was a time when many churches were built in Boka. The monastery of the Holy Archangel was again destroyed in the middle of the ninth century.

Due to the severe damage, there were no conditions for the monastery to be completely restored, but the main church was rebuilt.

After the last demolition which occurred in 1441 the church was never reconstructed, and now we can see the archeological site with the remains.

As the testimony testifies, the 70 monks are poisoned, and life in the monastery has disappeared.

Saint Trinity

At the beginning of 19th century Countess Ekaterina Vlastelinovic bought one third of the island on which the remains of the demolished Orthodox monastery was. Although she wanted to restore the former monastery and the great church of St Archangel Michael, the countess was not financially able to do so, therefore she built a new smaller church of the Saint Trinity. Competition of the church was on the Trinity day in 1833. The stone used for the construction was of the crushed church of Sv. Archangel Michael.



YUGOSLAV PEOPLE'S ARMY

Exclusively military resort
Glam 70's

60's of XX century

In the 1960's, part of the land on the island was bought by PKB Belgrade to build military resort .

10 years later

They sold the land to JNA (Yugoslavian national army)

1977-1991

JNA officially got the land and used it as vacation resort for military personnel and their families.

The resort was functioning quite well, keeping the comfortable atmosphere, within the diverse vegetation and all facilities needed. On the old photos and postcards, it is more than visible what kind of atmosphere was created on the island during this short period of time

1991

During the first years life on the island was functioning in a really good way. The army was still taking care of all the vegetation on the island, the restaurant was working and it was supplying the residents with food. Sport activities were taking all over the place and then everything went wrong.



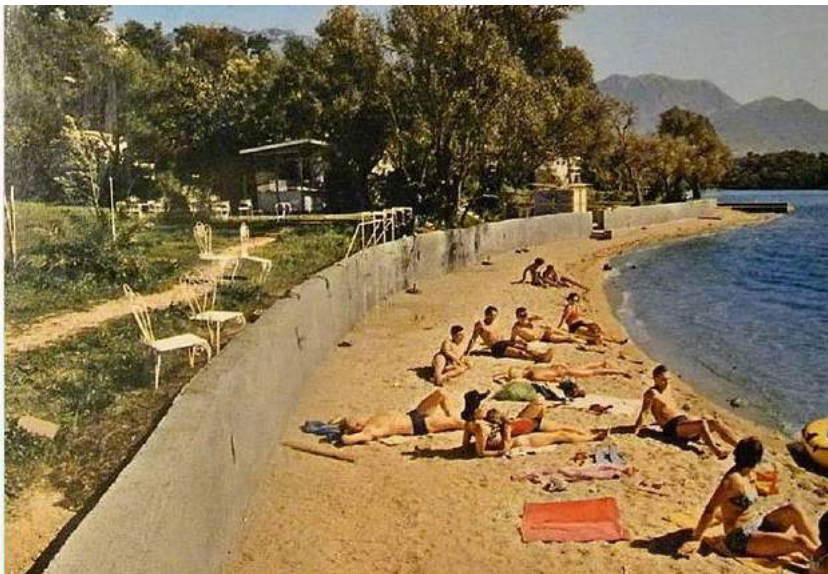


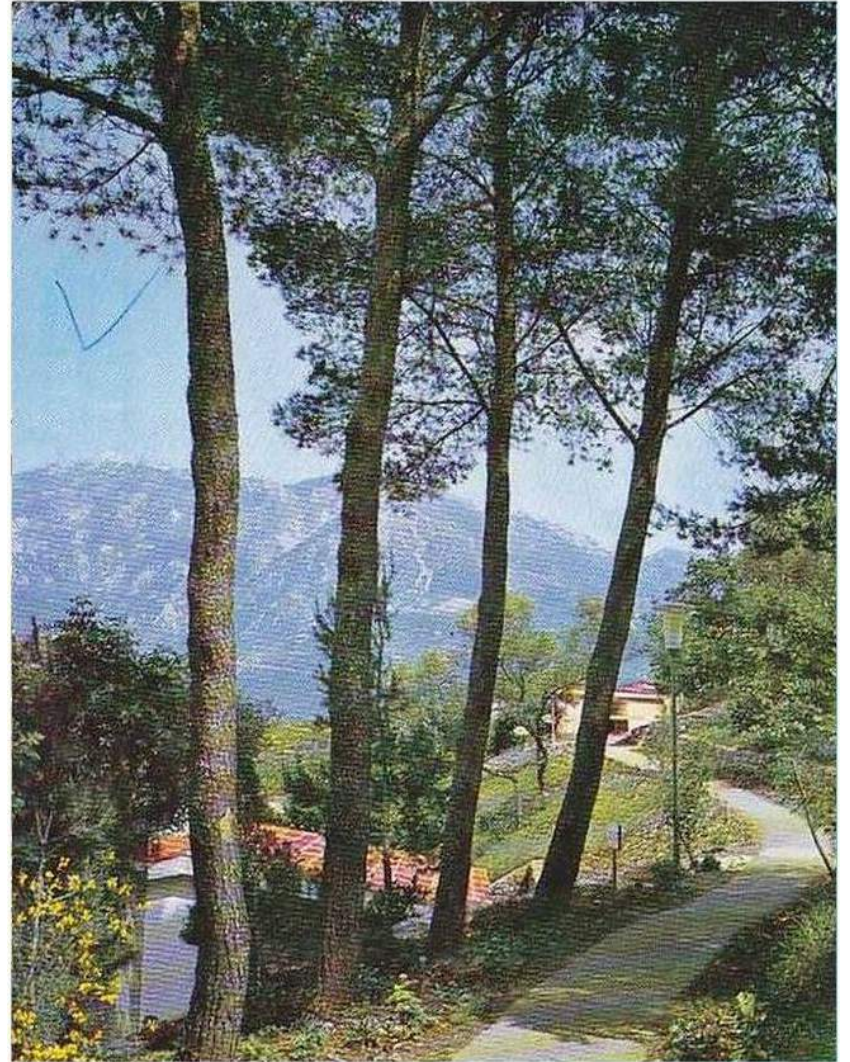
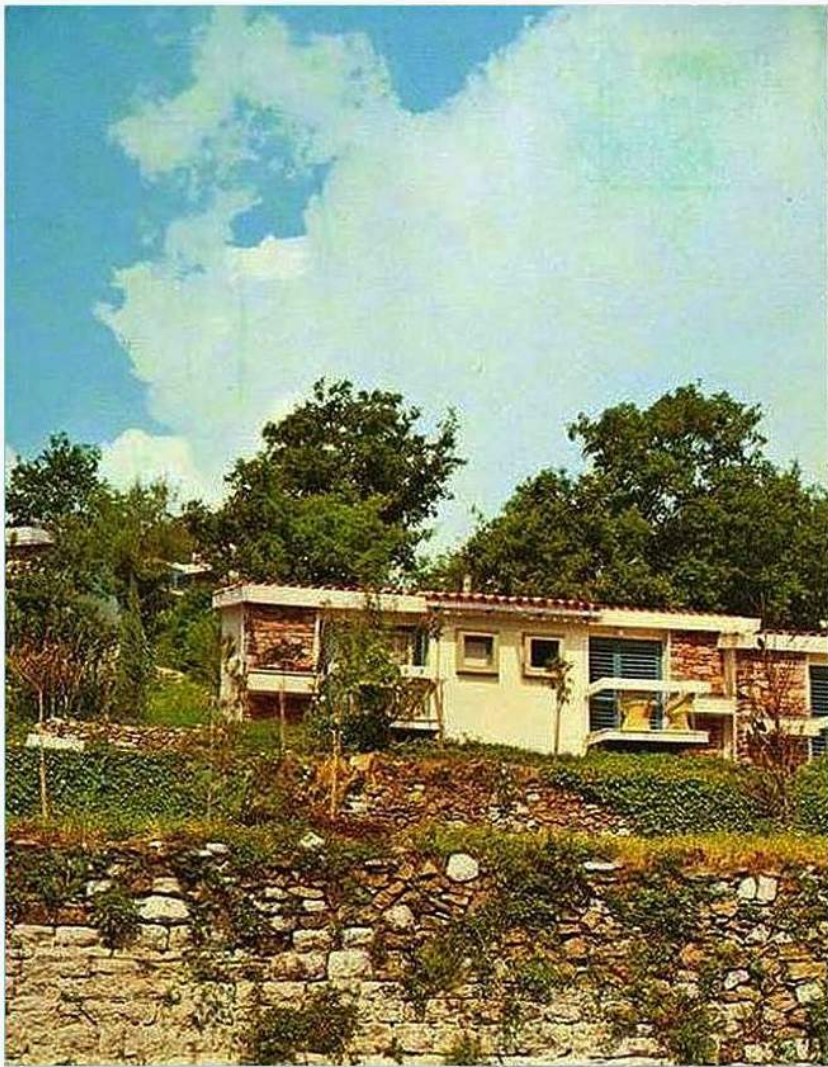


Vinyl cover

FLOURISHING ERA

The resort was one of the most popular destinations in the Ex-Yugoslavia. With a beautiful vegetation and the beaches accommodating the variety of sports activities. Small mini golf court, basketball court, and restaurant on the central point with amazing views. The ones who were lucky to experience those moments in Tivat, still talk about it as something quite special. Going through the collection of postcards from that period, it is possible to understand the atmosphere created back then.





UNCERTAINTY

War- post war -still going on 1991 - YNA-war-refugees

1991. War. A lot of people from Croatia and Bosnia and Herzegovina lost their homes. Many of them got temporary places to stay all around Ex-Yugoslavia and certain amount of the lucky or the unlucky ones were placed exactly on the Island of Flowers. The idea was to get them temporary homes till they would be moved to some other cities. Once used as summer cottages within the tourist resort, became actual homes. They were supposed to stay here just during the phase of finding regular accommodation for them (which was supposed to be solved by government).

Temporary became permanent and even after 30 years they are still waiting for something to change. War left its permanent trace on the island. People became depressed, realizing they are probably waiting for something that will never happen...Years were passing by, the island was becoming more and more devastated, due to inefficient maintenance. The restaurant stopped working. Housing units were not designed with kitchens, so the people started improvising and adapting the housing units according to their needs. Public lights stopped working and no one has fixed them it until now, so during the night it can get really spooky on the island...

Its still not certain what is going to happen. Except the fact that there is the new local development plan for transforming the area into luxurious tourist complex. Moving out the people. Destroying the structures and placing a new hotel with couple of spacious villas.

The whole fact that the status of inhabitants was not and still is not certain created the whole mess.

The way I want to deal with it would be something completely contrary to what the government is proposing. There is no need for another tourist complex especially not in the area where people already created their lives. Keeping the inhabitants, providing better quality of life, control the growing structures and the design.



PROJECT THESIS STATEMENT-CONCLUSION

Following the three main principles of sustainability.

Creating the strategy for the reanimation of the island.

Solving the uncertainty situation, starting with defining the things. Making it certain!.

The character of the island.

Within the island there are numerous of activities going on quite successfully despite the terrible conditions. One main focus was on emphasizing the current activities, providing the necessary facilities and balance between all of the different users.

The metamorphosis as something that cannot be avoided, BUT could be manipulated, to create a better version of the same thing.

Supporting properly used structures. Reanimate or replace the not used/abandoned areas

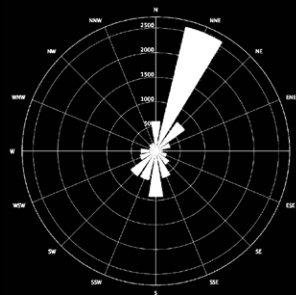
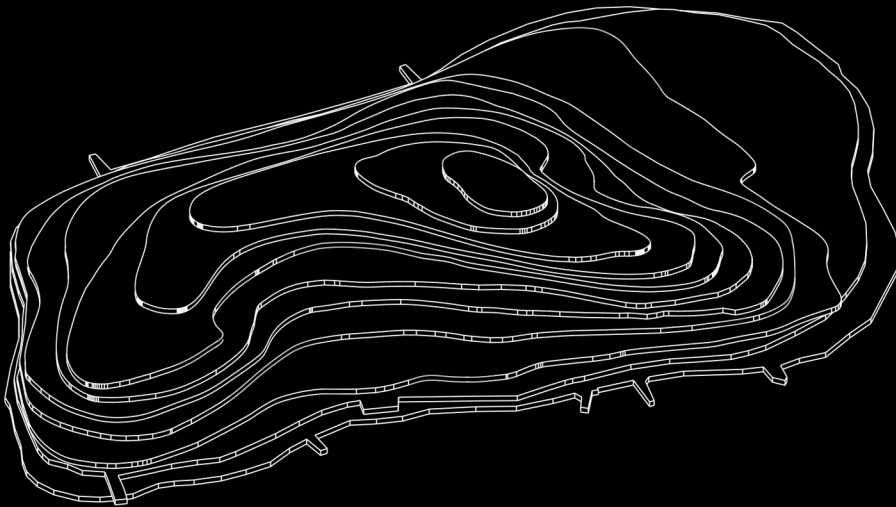
Redefine misused

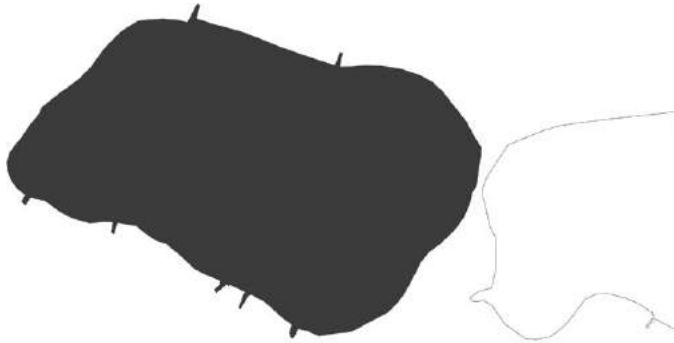
Going through different types and scales of analysis in order to create the conclusion for the proposing strategy.

Focusing on the current and potential users of the space. Dividing the Island into different zones that will together create a sustainable system, pleasant for the inhabitants, and attractive to the visitors.

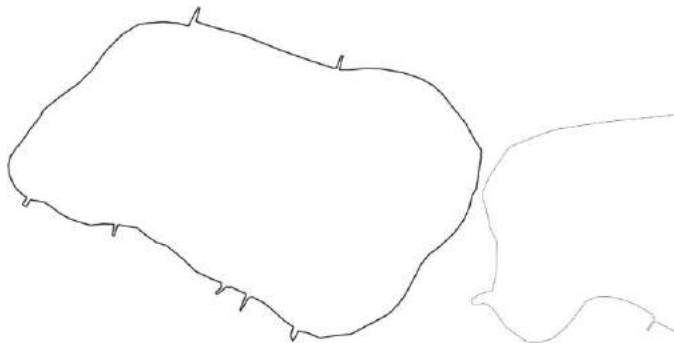
ANALYSIS COMPILATION

Detailed analyses, explaining the character of the island.
Using various research methods on various scales.
Position and the size of the island with the basic data.
Existing structures described.
Patterns, connections and divisions. Current functions.
Problems and potentials.

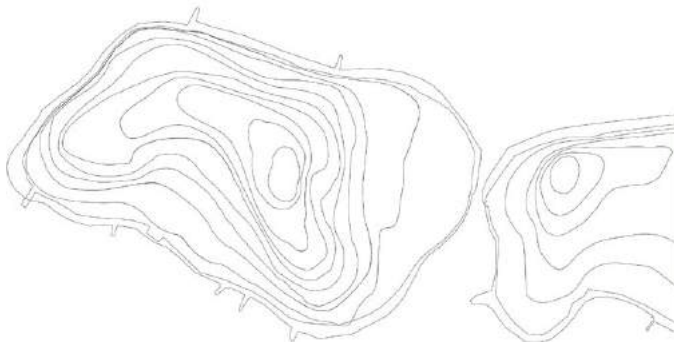




Total surface of the area / 5.95 ha



Border of the area approximate length / 958 m



Terrain contours height / 2m

MORPHOLOGY

Introduction

The island is connected to the mainland with small bridge and isthmus. Which makes it a peninsula.

The island of flower is oval shaped peninsula 300m long and 200m wide. With the total surface of around 6 hectares.

Sea bordering area is approximate length of 1 kilometer

The distance between the lowest and the highest point of the island is around 24m

The morphology of terrain is quite interesting, and it influenced the positioning of the structures within the island.

All of the existing housing units seem carefully placed on its own spot along the contours of the terrain.

The main road including small pathways leading to the entrances of the units are determined by the terrain, providing comfort circulation.

Distant and current Schwarzplan comparison

Looking at the plans from different periods give us a clear image of what was going on through each phase.

On maps before 60's the only visible structures are the ones belonging to the Monastery together with the archeological site.

During the 60's the Island went through big transformation.

Military tourist resort was built with all of the structures that are visible today.

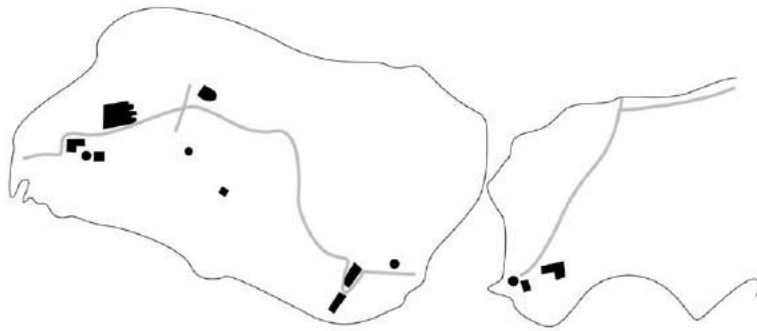
Structures - Voids

The island is filled up with 73 housing units

Couple of abandoned structures

Monastery complex facilities

Vegetation! Vibrant vegetation



historical map

MORPHOLOGY

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Existing structures

MORPHOLOGY

Structures - Voids

The island is filled up with 73 housing units

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Vegetation! Vibrant vegetation



Existing structures



Voids

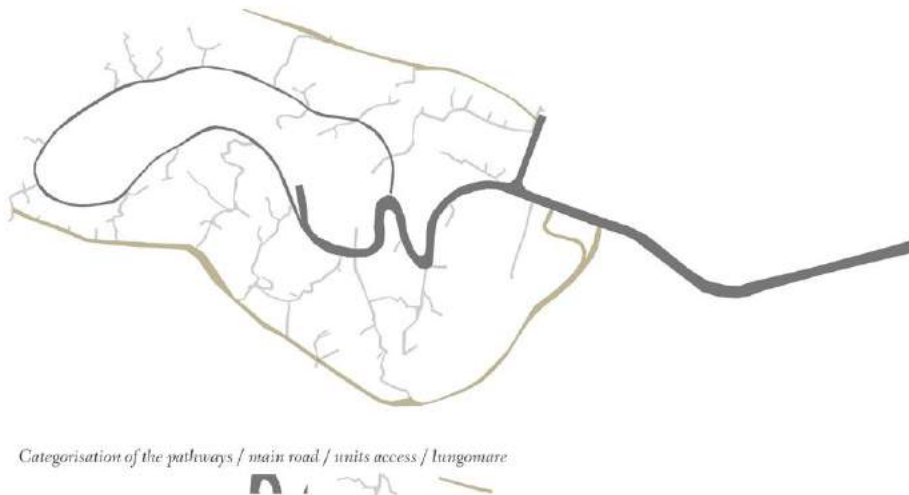
ACCESSIBILITY AND CONNECTIONS

Urban situation + problems/potentials

The island itself has really nice position within the Montenegrin littoral. Being away just 3km from the Airport of Tivat and the main Adriatic Highway (connecting the Montenegro with the rest of the world, continuing all the way to Croatia on one and Albania on another side), and being 6km away from the city of Tivat. As well along the island there are numerous of small ports making it possible to access The Island of Flowers from the sea side. One of the current problems when it comes to accessibility is that the existing bus stop is one kilometer away from the island, and the bus route is quite irregular and unpredictable, so the inhabitants are basically forced to use the free will of the people having cars... On the other hand, there is a huge potential of this area to be better connected with the city itself.



Connections through the island



Categorisation of the pathways / main road / units access / lungomare

Connections within the island

There is a hierarchy of the roads along the island. Main gate entrance placed on the bridge.

Main car accessible road going all the way up to the former restaurant building, around the monastery complex and back.

Second layer would be the pathway along the sea which is currently interrupted to create a continuous surface

And the layer of small pathways and stairs leading to each plot defined by a unit.

All the layers of communications are strongly defined by the morphology of terrain and were used as a tool to deal with its problematic.

The circulation through the island could be much improved. Providing more connections. Make whole island public accessible



VEGETATION AND BIODIVERSITY

The name of the island

Vibrant vegetation

Stories about the plants - sailors used to bring the seeds

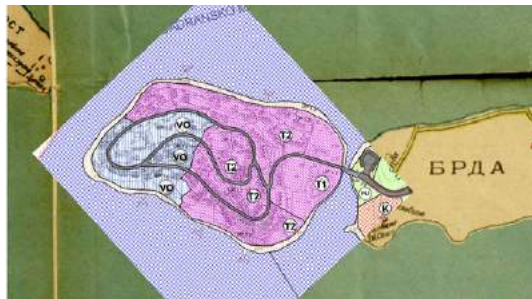
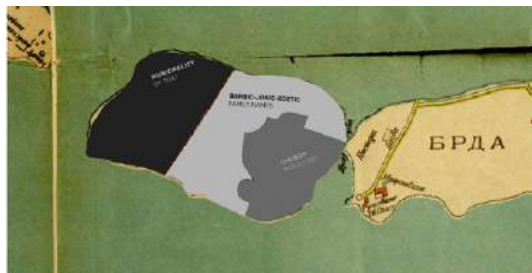
The main park in Tivat is made the same way

Collage of plants/greenery

Different types

Detail photos...

Preserving the vegetation and enhancing it



OWNERSHIP

Monastery - Government/Army - Private

When it comes to the ownership of the land the situation was complex from the very beginning. From the first written documents it is visible that the Island was divided on three parts. The municipality, church and private owners. The land was sold and reorganized several times during the past, and it didn't change much till now. One of the biggest problems for future development of the island is the ownership. Right now one part is belonging to the monastery, one really small part (containing 2 houses) is private, renovated villa for renting and the rest is belonging to the Government. According to Local state documents everything would go much smoother if the Monastery would be willing to give up on their land, for the government to transform the whole island in one luxurious tourist complex.



Bungalows - War 'refugees'



Monastery - Monks and visitors

CURRENT USERS OF THE SPACE

Internal situation + problems/potential

When it comes to the current users of the area the situation is quite simple and complex at the same time.

There is a clash between those two types of users, rather than some kind of synergy, and its obvious and visible even after spending just a couple of minutes on the island.

On one hand we have the Monastery area with their own part of the land containing the monastery remains, small church, their gardens and a couple of bungalows which they maintain and use them for their own needs. Those people created a unique atmosphere, living there, being isolated from the noise of the city, working on the restoration of the monastery and falling into their daily routine.

This is happening parallel with the complete differing situation of the island being devastated by their own inhabitants and a lack of will and sources for creating something better...

Another type of people are the ones who were placed on the island basically against their will in 1991 after they lost their homes in Croatia and Bosnia. They were moved here temporary, counting on getting the apartments in their home city. They are waiting for almost 30 years and still nothing changed, except their conditions for living which are getting worse and worse by each day...

EXISTING STRUCTURES

The Island of Flowers 'Prevlaka' is recognized and registered as protected monument of culture of II category. On the highest point of the peninsula there used to be the Monastery built by Benedictines. It was destroyed couple of times during the history. What is left are the remains of monastery 21m long and 12.5m wide. Near the chapel at the eastern side there is the church of St. Trinity, built in 19th century by Contess Ekatarina Vlastelinovic.

Based on the archaeological researches in other places of peninsula, especially close to the shore, it can be concluded that Prevlaka was inhabited at the time of Roman domination. There are remains buildings and fragments of mosaics flooring.

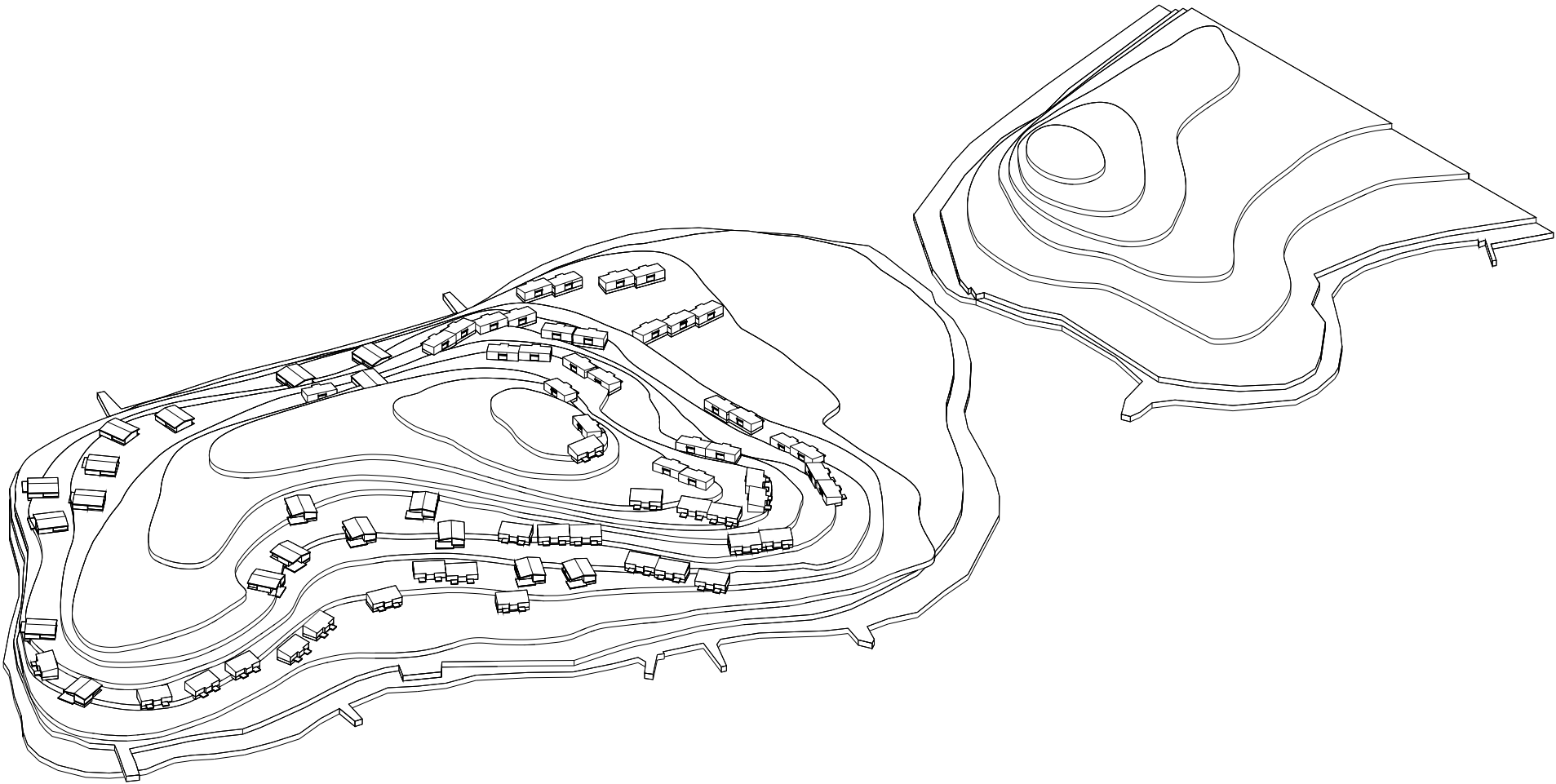
Beside those historical monuments on the island of flowers there are objects of former exclusive military resort. During the 70's resort contained luxuriously equipped accommodation facilities, well-groomed lawns, landscaped gardens, mini golf grounds, the entrance to the area was strictly controlled with the guard houses and reception positioned on the entrance zone.

Resort went through strong transformation in the 90's when it became a camp for refugees. Due to discontent and inadequate use, existing housing units are in very poor condition. During around two decades through the camp have passed around 400 people, while currently there are around 100 of military refugees accommodated in bungalows within beautiful but demolished garden.

Public spaces on the island had the similar destiny as the rest of the structures. Golf courses have been taken over by wild grass, the reception building is ruined and used as trash storage, the observation station has been removed...

54 bungalows, 19 apartments, 1 reception point, 1 private house, 1 meeting building belonging to monastery with workshop, 1 monk's dorm, 1 archaeological site, 1 church, 1 abandoned restaurant, 1 demolished mini golf court, basketball court and kids playground and one continuous line of beautiful beaches...





DESCRIPTION OF THE PROGRAM

The current life on the Island of Flowers is organized in two basic groups: living and religion.

Housing units divided in two typologies.

Two abandoned buildings: reception and the restaurant.

Basketball court with playground

Monastery structures: meeting building, accommodation, monastery remains with crypt and church of Saint Trinity.

Current program:

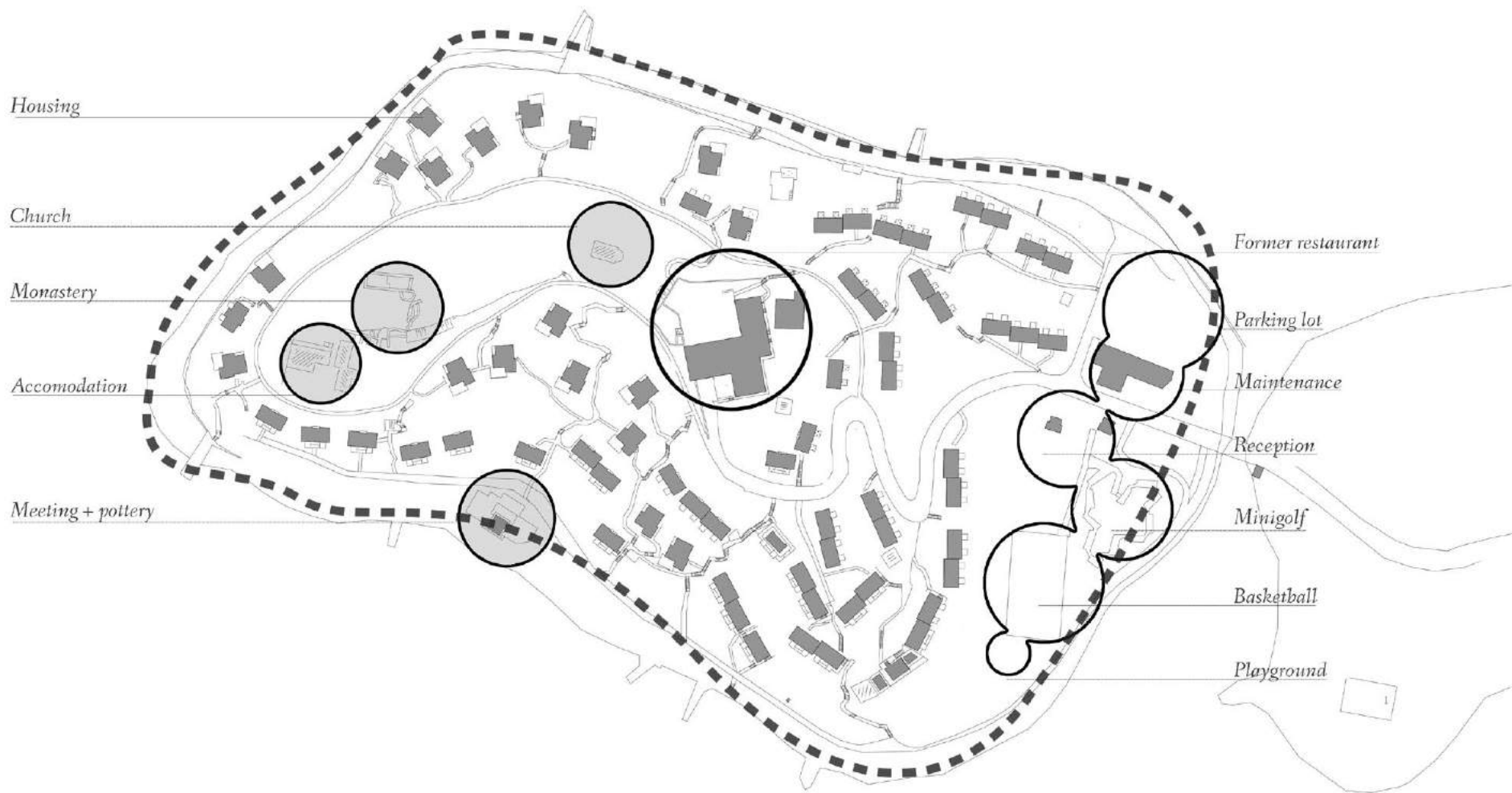
Housing

Tourism (renting units)

Monastery facilities



current program distribution





ENTRANCE ZONE

Entrance area with reception mini-golf....

On the eastern edge of the island.

The Island of Flowers is connected with the mainland by a 15 meters long bridge. The entrance zone as initially designed for serving the purpose and controlling the access to the tourist resort. There is a small reception point on the other side of the bridge. The north part contains a parking lot and an abandoned building for technical support. The South part is dedicated to sport and leisure activities.

With the traces of mini golf court, bar, basketball court and kids playground, creates currently active zone of the island.

There is an improvised bar with small terrace overlooking the sea. One of the families decided to start their own business. Services of bar/cafe provided from their own home.



Restaurant during 70's

RESTAURANT BUILDING

Former restaurant area

In the centre of the island on its high point of the island lays an abandoned structure that during the YNA period, used to function as a restaurant. Restaurant used to supply the whole island with food, since the housing units were designed without kitchen facilities. After the war the restaurant stopped working, and since then it doesn't serve any function.

The structure itself survived the huge earthquake in 1979. This shell doesn't serve any purpose already for 30 years.



Restaurant January 2019

MONASTERY

N

On the western slope of the island

Historical monastery area went through many changes over the time. The monastery itself was destroyed and rebuilt a couple of times. Finally, in 1441 it was completely demolished and never reconstructed again.

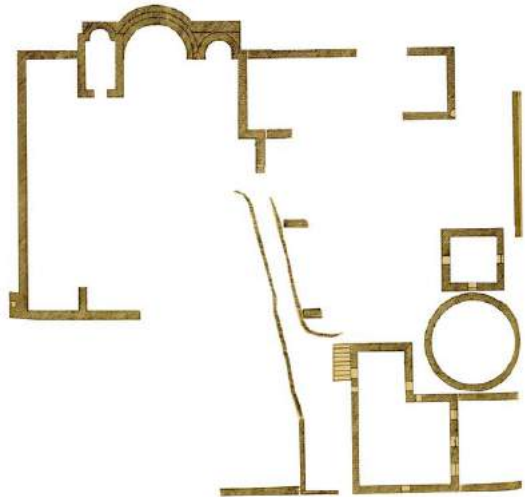
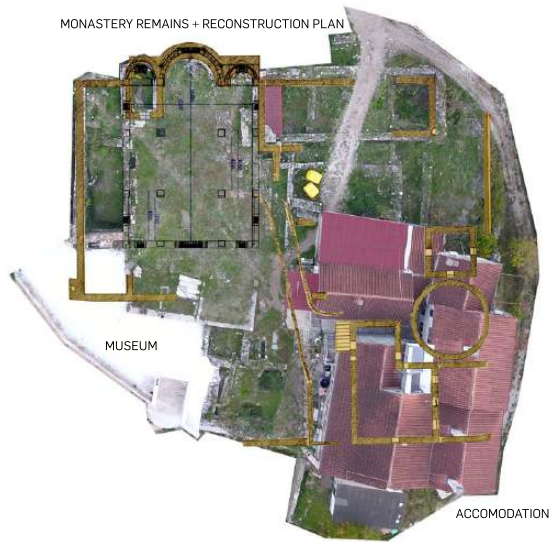
After the demolition Ekaterina Vlastinovic financed the construction of the smaller church due the lack of the finances.

And since then the Church of Saint Trinity is serving its function.

Now there is ongoing project for the reconstruction of the complex.

Using archaeological site as a base and recreating the exact copy of the ancient monastery.

The need for the new bigger church which would be just 60m away from the existing one is not quite understandable.



Monastery remains

existing structures



-Monastery area-



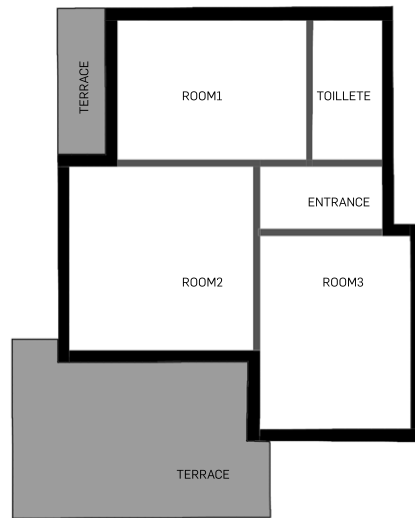
-The church of Saint Trinity-



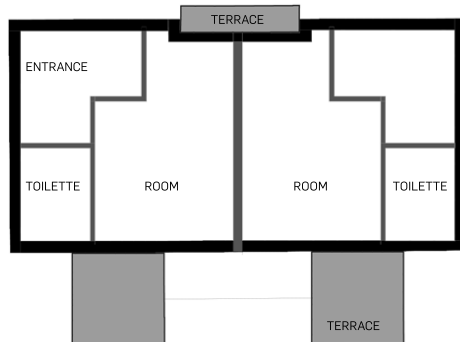
-View of the monastery complex-

UNITS TYPOLOGIES

Housing units typologies



'Apartment'



'Bungalow'

There are two types of housing units, locals have the name for them: 'apartment' stands for the bigger ones and 'bungalow' for the smaller ones.

What is interesting is that the living units were designed just as hotel rooms, and none of them had kitchen, since the guests back then when the resort was functioning got the food from the restaurant. When the refugees came, the restaurant was working approximately 2 years and then because of war situation everything stopped.

So each family actually had to improvise the kitchen facilities within already really small space...

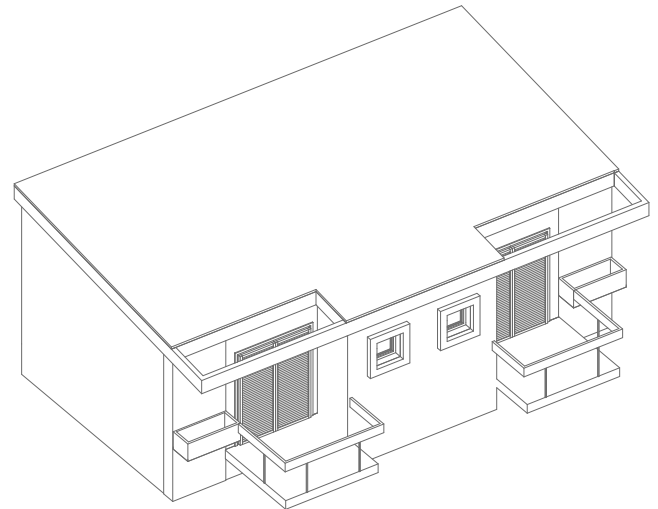
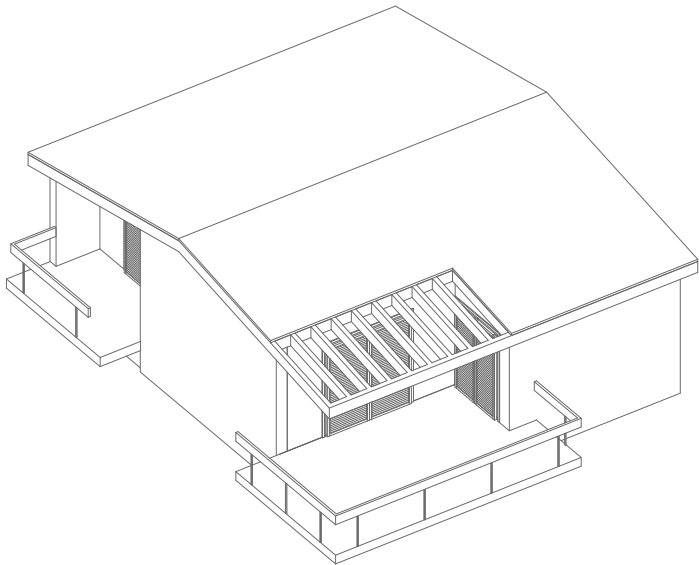
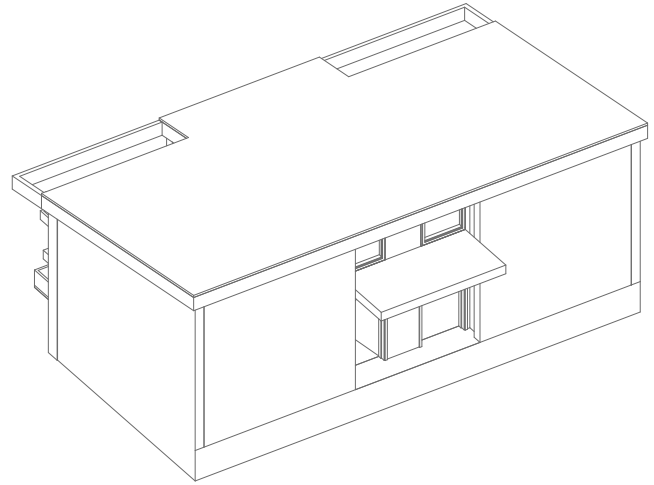
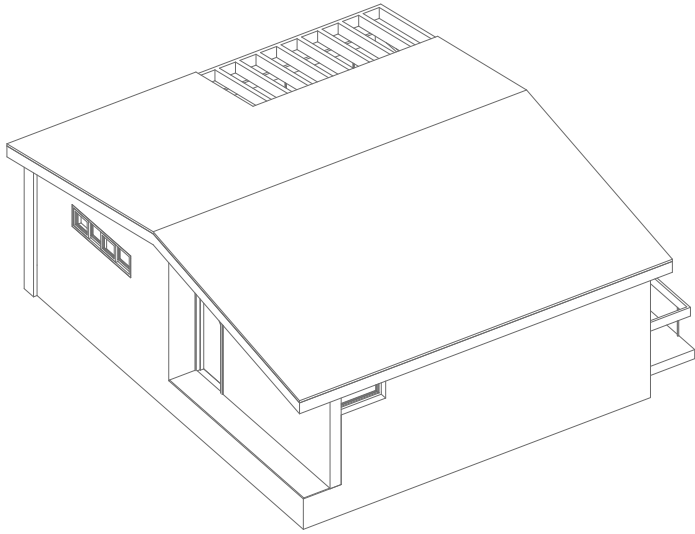
'Bungalows' which look like single unit, actually are designed as two studios. There are the cases where one 3 member family occupies one unit! which is half of the size of the bungalow....

Another important thing is that each unit have their own garden, and every family did some changes on the structures, closing terraces, adding temporary structures, improvising....

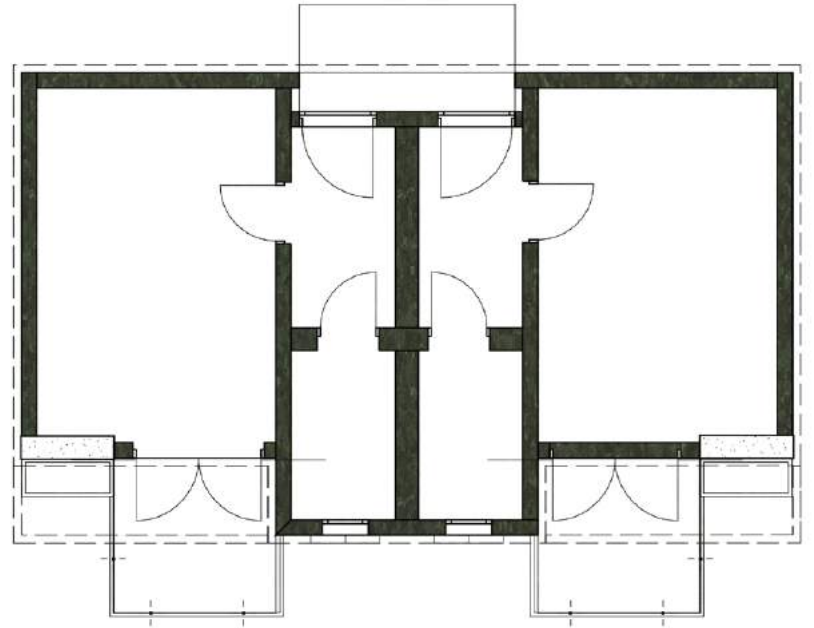
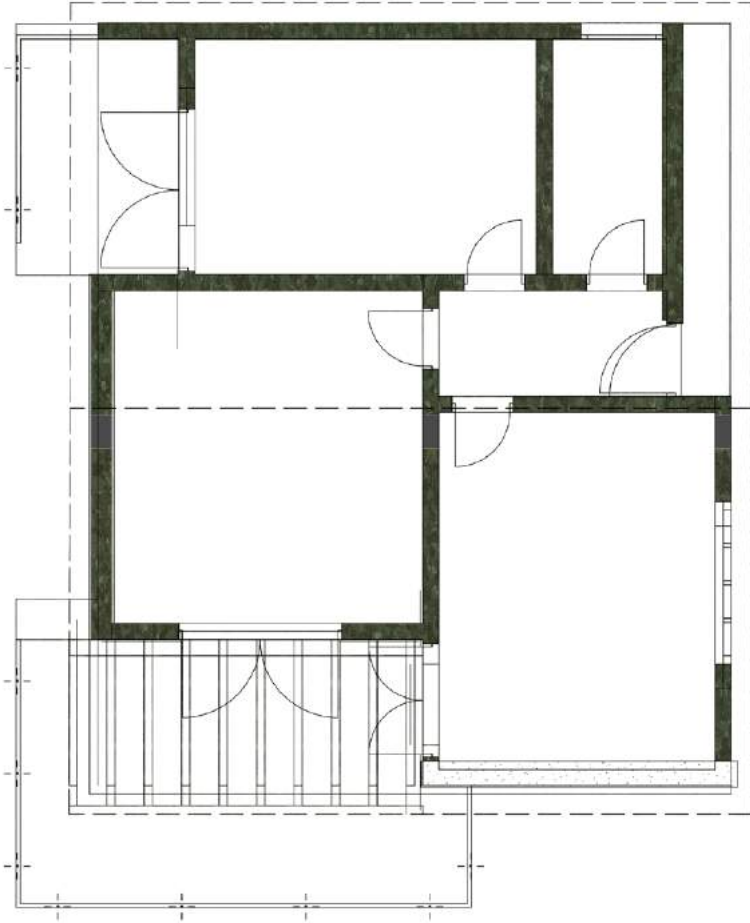
The units are modified in really simple way. Always prolonging the roof, enclosing the terraces with materials that are not suitable.

The terraces are moved in front of the houses, extending the usable space.

Gardening as a really important aspect of each unit.

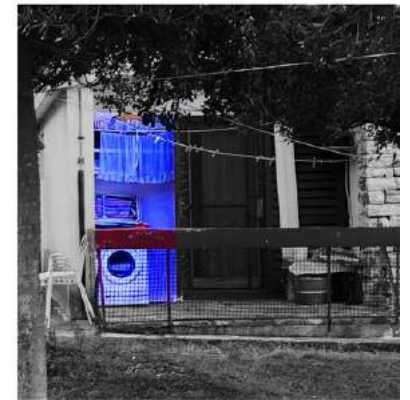


existing structures



























THE BELT

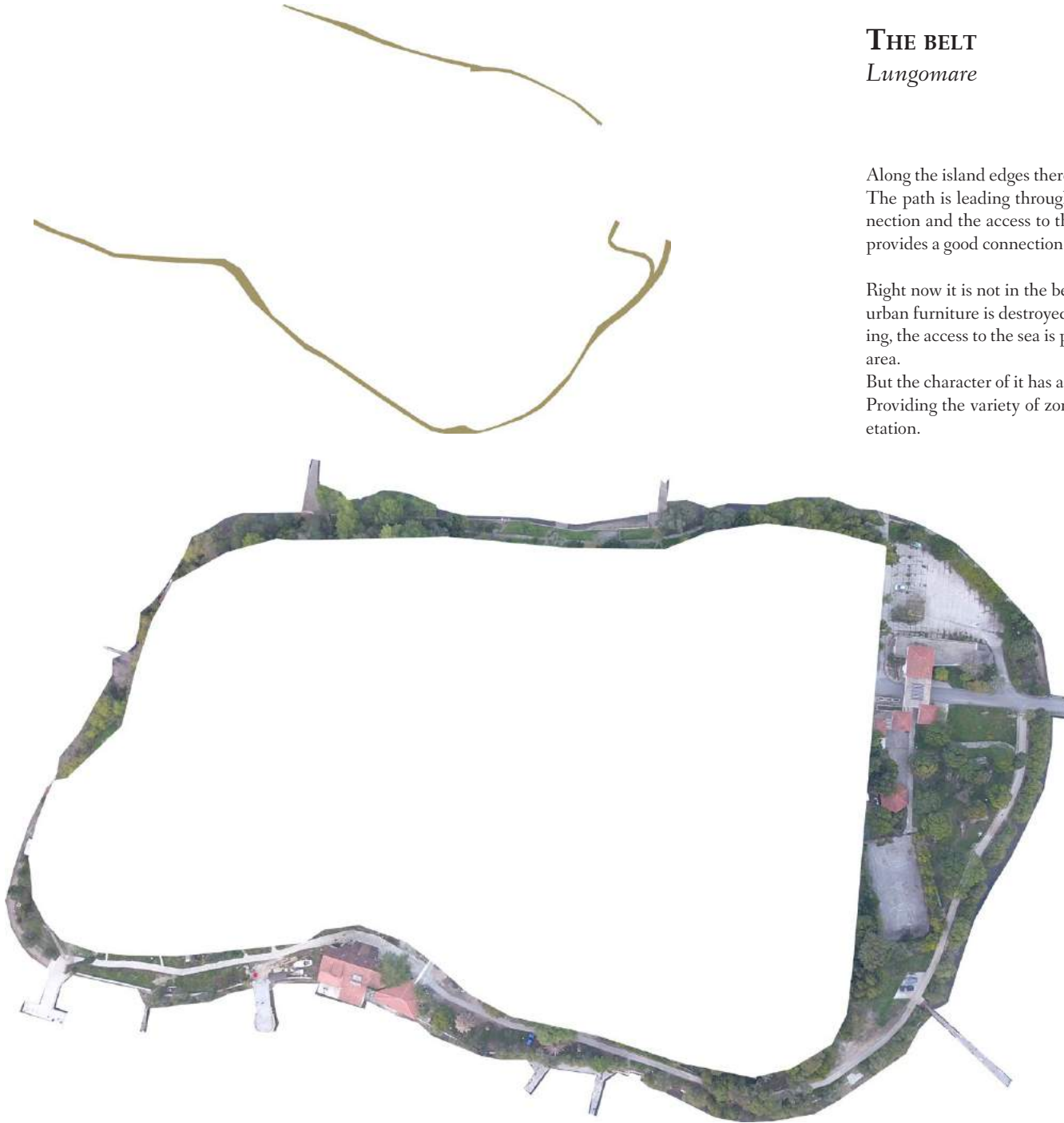
Lungomare

Along the island edges there is a pathway. Approximately 1 kilometer long. The path is leading through the different atmospheres and providing connection and the access to the sea. With a bridge and 9 piers attached to it, provides a good connection with the surrounding.

Right now it is not in the best condition. The pavement is falling apart, the urban furniture is destroyed or non existing, the public lighting is not working, the access to the sea is possible only from the piers and one small beach area.

But the character of it has a great potential.

Providing the variety of zones created by morphology and the diverse vegetation.





THE FUTURE?

Future development plan

There is all of this you've previously seen.
An organism functioning and giving its best to
survive, with all of its flaws and imperfections.

I've tried to cover as much as possible differ-
ent problematic topics and beauties of this
phenomenon, in order to help you properly
imagine the space, its identity and complexity.

SO THERE IS ALL OF THIS

AND

THERE IS

THE FUTURE DEVELOPMENT PLAN
of tourist valorisation of Ostrvo Cvijeća

Council for Privatisation - official document

Tender Commission for realization of the project of tourist valorization of Ostrvo Cvijeća (the Island of Flower)



**GOVERNMENT OF MONTENEGRO
COUNCIL FOR PRIVATIZATION**

Tender Commission for realization of the project of tourist valorization of Valdanos and Ostrvo Cvijeća (the Island of Flower)

**INVOTATION FOR EXPRESSION OF INTEREST FOR MILITARY-
TOURIST COMPLEX “OSTRVO CVIJEĆA”**

Government of Montenegro is inviting experienced international investors with reputable financial capacities and experience in design, construction, marketing and managing exclusive, ecologically sensitive and economically profitable tourist complexes, to submit their interests for a long-term lease of a the former military sea resort -Ostrvo cvijeća (the Island of Flowers), located on the Adriatic coast in the bay of Tivat, close to the town of Tivat, including construction and managing tourist complex of the world class.

Intention is to provide adequate and comprehensive development of this destination into a unique, multifunctional tourist complex of high level, favorable for various recreational and relaxation activities in the manner that is conceptually, aesthetically and ecologically in line and harmony with natural beauties and ecological richness of this location.

**COMMENT ON THE SPATIAL
DEVELOPMENT PLAN**

When we look at the Spatial Development Plan for The Island of Flowers it is more than obvious what is about to happen with this locality. Land is distributed on two main parts, one belonging to Monastery and another one belonging to the Government.

The main idea behind the whole plan is to destroy all of the existing bungalows, move out the people, the refugees, living there for past 30 years and to build one more luxurious tourist complex.

On the plan which shows the treatment of existing structures it is visible that the only buildings that are going to be kept are the ones owned by the Monastery. There were as well a lot of problematic from political aspect when Monastery decided that they don't want to give up on their part of land.

All the other structures are planning to be demolished with the excuse of not being in a good enough state for renovation..

And no one is thinking about the lifestyle of the current inhabitants.

Which I consider completely wrong and brutal.

Law on Spatial Development of Montenegro

Types and Contents of Planning Documents

Article 18

Planning documents

- a) State planning documents;
- b) Local planning documents.

Article 19

State planning documents

- 1) Spatial Plan of Montenegro;
- 2) Special Purpose Spatial Plan;
- 3) Detailed spatial plan;
- 4) Location study at state level.

Article 24

Local planning documents

- 1) town-planning scheme passed by the local self-government;
- 2) detailed urban development plan;
- 3) urban development design;
- 4) location study at local level.

LOCATION STUDY AT STATE LEVEL

Article 23

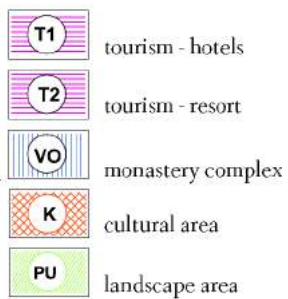
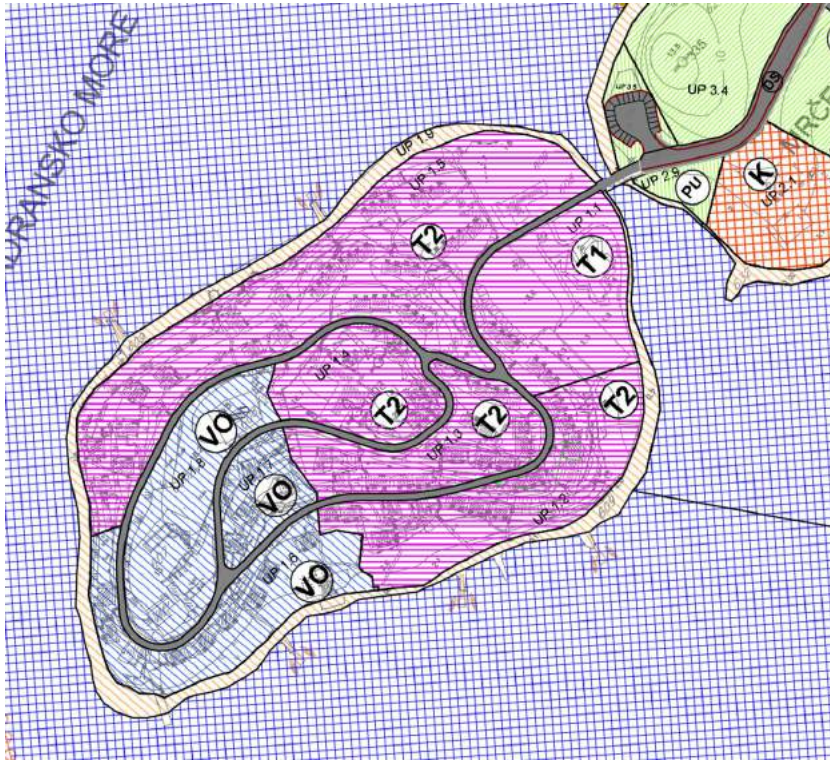
Location study at state level may be adopted for the regions which are within the scope of the Special Purpose Spatial Plan and which are not elaborated in details by such plan.

The location study at state level shall determine requirements for construction and execution of works within the region of the Special Purpose Spatial Plan.

The location study at state level shall specifically contain: extract from the Special Purpose Spatial Plan; boundaries of the region for which the plan is being adopted; detailed intended-use of surfaces; economic-demographic analysis; allotment plan; engineering specifications for construction of structures; building lines and boundary lines; alignments of infrastructural networks and traffic routes and guidelines for construction of infrastructural and public utility structures; grading plans and boundary plans; access points and conditions for connection to traffic routes, infrastructural network and public utility structures; guidelines for urban planning and architectural shaping of space with guidelines for application of energy efficiency and renewable energy sources; regime for cultural heritage protection; environmental protection measures; measures for protection of landscape values and guidelines for realization of landscape architecture projects precisely terrain development; economic-market projection; manner, phases and time schedule for the Plan's implementation.

THE FUTURE PROGRAM

Distribution of the fictions within the island



The distribution of the functions on the island, proposed by the Local Development Plan, is quite simple.

Two parts.

The monastery area (VO) and

The tourist resort area subdivided on tourist resort(T2) and

The hotel zone(T1).

The initial idea was that the whole island would be transformed into tourist resort, but the church didn't want to give up their land.

This ownership problematic is the biggest reason for the postponing the realization of the project.

Finding the investor would go much easier if would be possible to get the whole island.

So the future plan is about compromising in a way. But compromising between the Monastery and tourist complex, completely excluding the currents inhabitants that occupy the most of the island.

In the documentation there is nothing written about the current residents.

Supposingly they are going to be moved out into new homes provided by government. Without having any other choice.

EXISTING STRUCTURES

Treatment

When it comes to the treatment of the existing structures, again it is quite obvious that is influenced by the ownership issue. The government would be really happy to demolish all of the housing units and build new villas instead of them.

So the structures that will remain, are the ones belonging to the church. (marked with yellow on the map).

Within those 14 units the monks are organizing their life, and not willing to move out.





Monastery remains and the church will be reconstructed.

And the small private part marked in pink will be reconstructed to be the part of tourist resort, since it is already serving the same function.

Everything else will be demolished, to create space for luxurious villas and hotel.

Demolition of the 57(!) homes.



-  structures to be kept
-  structures to be renovated
-  structures to be demolished
-  structures to be reconstructed

PROPOSED STRUCTURES

New identity of the island

The future plan is proposing new structures.

Huge hotel on the entrance zone.

Two types of spacious villas.

14 units remaining the same (the ones belonging to Church)

Reconstructed monastery with accompanying functions

Parking placed outside the main borders of the island.



THE HITCHIKER'S GUIDE TO GALAXY

Artur Dent's house - bypasses

There is a comedy science fiction book, and the chapter from it, that perfectly describe the current situation in Montenegro when it comes to Urban planning and Law for Spatial Development, and the destiny of the Island of Flowers together with many more similar cases.

There is the plan for building the bypass right through the village of Artur Dent.

There is the idea, the vision for this great tourist resort.

And still there is the plan for building the bypass through the planet Earth.

There is one not remarkable house.

There are 73 housing units.

And there is one insignificant planet.

There is Arthur Dent.

There are the inhabitants of the Island of Flowers.

And there is complete population of the planet Earth.

There is a bulldozer in front of Arthur's house.

There is someone taking all of those decisions.

And there are Vogons demolishing the planet Earth in about 12 minutes, in order to create a new bypass through the Universe.

The Hitchiker's guide to the Galaxy

Artur Dent's house - bypasses

The story of this terrible, stupid Thursday, the story of its extraordinary consequences, begins very simply. It begins with a house. The house stood on a slight rise just on the edge of the village. It stood on its own. Not a remarkable house by any means - it was about thirty years old, squattish, squarish, made of brick, and had four windows set in the front of a size and proportion which more or less exactly failed to please the eye. *The only person for whom the house was in any way special was Arthur Dent, and that was only because it happened to be the one he lived in.* He had lived in it for about three years, ever since he had moved out of London because it made him nervous and irritable. It hadn't properly registered with Arthur that the council wanted to knock down his house and build an bypass instead.

At eight o'clock on Thursday morning Arthur didn't feel very good. He woke up blearily, got up, wandered blearily round his room, opened a window, saw a bulldozer, found his slippers, and stomped off to the bathroom to wash. The bulldozer outside the kitchen window was quite a big one. He stared at it. Something about a new bypass he had just found out about. It had been in the pipeline for months only no one seemed to have known about it. It would sort itself out, he'd decided, no one wanted a bypass, the council didn't have a leg to stand on. It would sort itself out.

Fifteen seconds later he was out of the house and lying in front of a big yellow bulldozer that was advancing up his garden path. Mr L Prosser was, as they say, only human. In other words he was a carbon-based life form descended from an ape. He was by no means a great warrior: in fact he was a nervous worried man. Today he was particularly nervous and worried because something had gone seriously wrong with his job - which was to see that Arthur Dent's house got cleared out of the way before the day was out.

-“Come off it, Mr Dent,” he said, “you can't win you know. You can't lie in front of the bulldozer indefinitely. *I'm afraid you're going to have to accept it,*” said Mr Prosser *“this bypass has got to be built and it's going to be built!”*

“First I've heard of it,” said Arthur, “why's it going to be built?”

“*What do you mean, why's it got to be built?*” he said. “*It's a bypass. You've got to build bypasses.*”

Bypasses are devices which allow some people to drive from point A to point B very fast whilst other people dash from point B to point A very fast. People living at point C, being a point directly in between, are often given to wonder what's so great about point A that so many people of point B are so keen to get there, and what's so great about point B that so many people of point A are so keen to get there. They often wish that people would just once and for all work out where the hell they wanted to be. Mr Prosser wanted to be at point D. Point D wasn't anywhere in particular, it was just any convenient point a very long way from points A, B and C.

Mr Prosser said: “You were quite entitled to make any suggestions or protests at the appropriate time you know.”

“Appropriate time?” hooted Arthur. “Appropriate time? The first I knew about it was when a workman arrived at my home yesterday. I asked him if he'd come to clean the windows and he said no he'd come to demolish the house.”

“But Mr Dent, the plans have been available in the local planning office for the last nine month.”

“Oh yes, well as soon as I heard I went straight round to see them, yesterday afternoon. You hadn't exactly gone out of your way to call attention to them had you? I mean like actually telling anybody or anything.”

“But the plans were on display ...”

“On display? I eventually had to go down to the cellar to find them.”

“That's the display department.”

“With a torch.”

“Ah, well the lights had probably gone. So had the stairs.”

“But look, you found the notice didn't you?”

“Yes,” said Arthur, “yes I did. It was on display in the bottom of a locked filing cabinet stuck in a disused lavatory with a sign on the door saying Beware of the Leopard.”

“*It's not as if it's a particularly nice house,*” he said.

“*I'm sorry, but I happen to like it.*”

“*You'll like the bypass.*”

II. THESIS OBJECTIVES

- C. Critical readings of precedents
Umm Abirieh Farm OMA
Regen Villages EFFEKT



SELF-SUFFICIENCY

Umm Abirieh Farm OMA

“As Doha paves its way into becoming a major metropolitan area by 2030, it takes on the parallel challenge of achieving 70% food security over a ten year plan starting in 2013. By designating one-third of the metropolitan area as a greenbelt zone dedicated to farming and food production, Qatar seeks to transform the arid desert landscape surrounding its capital city into a prosperous food production machine able to sustain its future self-sufficiency target.

Strategically located along the edge of the Vision 2030 Greenbelt, the proposed masterplan aims to re-qualify the relationship between the urban context and its periphery where new polarities would emerge and develop. Umm Abirieh Farm offers a prototype for the development of a unique generation of farms under this special condition: a condition where food production and leisure are in balance.

The proposal transforms 42 ha of uncultivated land, at the edge of a small town 30 km north of Doha, into an alternative farm typology conceived as a breathing threshold composed of a succession of specific layers offering active health, cultural and community facilities revolving around farming and food production.

The program was developed after much consideration of the existing context and the potentials of the site for both the local community and the larger metropolitan population. In keeping with the agricultural heritage of the area and the theme of the “retreat”, it offers cultural facilities that coincide with basic needs focusing on the preservation of agricultural heritage and the introduction of the ‘Istirahat’, a local family retreat typology.

The program is organised in a matrix where strips oriented North-South define built and open programs while bands oriented East-West identify user experience. The intersection of the two gives way to a series of unique cells and triggers a process of exchange and synergy among the various layers generating a condition of mutual benefit and aiming to achieve a socially, economically and environmentally sustainable development.”

<https://oma.eu/projects/umm-abirieh-farm>



Grid + balance

Located in Doha. One third of the area is dedicated to farming and food production. Green belt zone. The main goal is to sustain its future self-sufficiency target. Qualifying the relationship between the urban context and its periphery where new polarities would emerge and develop. In a condition where food production and leisure are in balance.

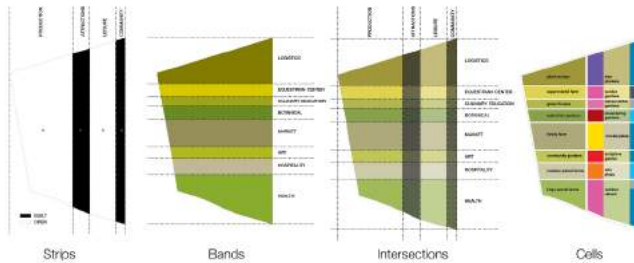
Self sufficiency
 Food production
 Balance
 Matrix

Creating a settlement from a scratch based on balancing between production and leisure
 Alternative farm typology
 Cells and triggers
 Mutual benefit
 Socially, economically and environmentally sustainable development

The approach and strategy used is something that I was trying partially to apply to the proposal for the island. Creating the grid, subdividing the space, specifying the area for food production and balancing between the production and leisure, combined with several other typologies.

The difficulty of applying a complete system similar to this to the Island of Flowers comes from the morphology of the terrain and the density of existing structures.

Experimenting with the different types of the grids including the Voronoy cell diagrams I managed to subdivide the space in order to properly rearrange the functions and the proportion between them.



Regen Villages EFFEKT



“ReGen Villages is a new visionary model for the development of off-grid, integrated and resilient eco-villages that can power and feed self-reliant families around the world.

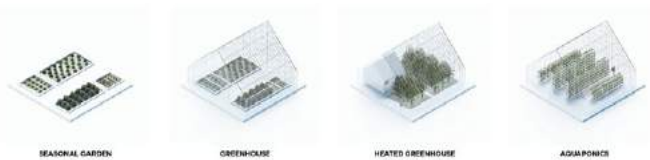
ReGen stands for regenerative, where the outputs of one system are the inputs of another. The concept has a holistic approach and combines a variety of innovative technologies, such as energy positive homes, renewable energy, energy storage, door-step high-yield organic food production, vertical farming aquaponics/aerponics, water management and waste-to-resource systems.

With the integration of such technologies, ReGen Villages holds a potential in changing some of the challenges of a growing population, increasing urbanization, scarcity of resources, the growing global food crisis as well as reducing the global CO₂ emission and reducing the burdens on municipal and national governments in dynamically changing planetary and economic times.

ReGen Villages is all about applied technology. Already existing technologies are simply being applied into an integrated community design, providing clean energy, water and food right off the doorstep. ReGen Villages adds not only environmental and financial value, but also social value, by creating a framework for empowering families and developing a sense of community, where people become part of a shared local eco-system: reconnecting people with nature and consumption with production.”

<https://www.efeekt.dk/regenvillages>





Sustainable village

The complete self sustainable village.

On the very beginning of working on this projects, I used to think about great Utopian visions for this area. But, the more deeply I would go into the details, the more I would realize that there is more of a need for the sensitivity when it comes to the approaching the site problematics.

Certain principles could be applied.

The idea of communal activities.

Community gardens

Greenhouses technology

The relationship between the consumption and production



HOME ECONOMICS

Bienalle text

“ 2016. Home Economics, the British Pavilion at the Venice Architecture Biennale, commissioned by the British Council.

Home Economics presents five new models for living, curated through their time of occupation (hours, days, months, years and decades). Each room addresses a different facet of the contemporary crisis of living, from how to prevent speculation and exploitation in real estate markets to how sharing can be a form of luxury and not a compromise.

The exhibition is broken up into five sections, all proposing a different approach to housing. Each room addresses domestic life through different periods of time: hours, days, months, years and decades.

The first room in the pavilion focuses on looking at the home in terms of hours and focusses on the sharing model. Featuring a huge transparent wardrobe filled with items ranging from vacuum cleaners to clothing and artworks, the room questions what items people would be willing to share.

The days room, contains huge inflatable spheres that visitors can climb inside. The installation is intended to symbolise the portability of today's living spaces

The months room, with a two-storey module suggests a new approach to short-term residencies.

The years room, shows a house with very few utilities preinstalled, forming the basis of a custom mortgage product.

The final room, looking at decades. Divided up into areas rather than rooms – light and dark, wet and dry, soft and hard – it proposes a home with the flexibility to accommodate all types and ages.

“The impossibility of ownership for a huge swathe of society is forcing us to accept different kinds of relationships in terms of sharing.” Williams

“We have everything we need, it's just very badly distributed.” Jack Self “

British Pavilion calls for architects to redesign home ownership rather than houses.

Amy Frearson | 26 May 2016 2 comments

II. THESIS OBJECTIVES WITH PROPOSAL

Restatement of the Project Thesis
Thoughts on independence
Cell analogy
Typologies
Strategies Approach to site/context
Defining the initial steps
Cell division plots



RESTATEMENT

of the Project Thesis

The project itself will be an urban study with additional massing (where possible), additional functions (since there are almost none except the living right now), working with public areas as well, and including the adaptation of some of the current structures (like the reception building on the entrance, former restaurant building on the top of the island, monastery complex and living units).

There is this local development plan in which is clear that they want to demolish most of the existing structures and create luxurious tourist complex, but I don't think that's the right way to deal with the problematic of the site.

The focus would be on reanimating the life on the island, working with the needs of current inhabitants, needs of the monastery people, redesigning the public areas, providing meeting areas for the locals, spaces for some events, market space, add some cultural activities(cinema, galleries, some multi-functional spaces), working with sports facilities(there is abandoned mini golf terrain, basketball court, kids playground, work with beach area, small ports etc.) There is as well this part of the monastery which is currently being renovated by monks, they are creating small museum for the archaeological researches... As well there is the idea about creating this eco-village concept, since the island is rich in vegetation, each family have their own small improvised garden for vegetables, there is as well small production of vine, honey and pottery(!) by the monks...

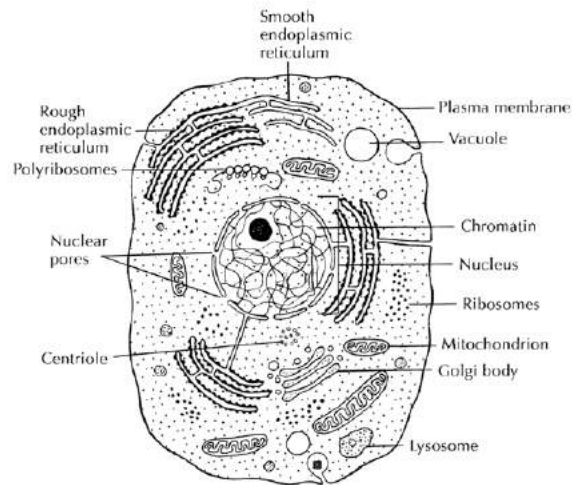
Main project objective is to make a self-sufficient, autonomous and independent island.

THOUGHTS ON INDEPENDENCE

Description of the project scope and impact

Thoughts on independence - autonomous island

*Autonomy / Independence / Balance - balancing the needs / Sustainability /
Uncertainty / Revitalization / Reanimation / Reactivation / Alteration / Mutation /
METAMORPHOSIS*



generalised cell structure

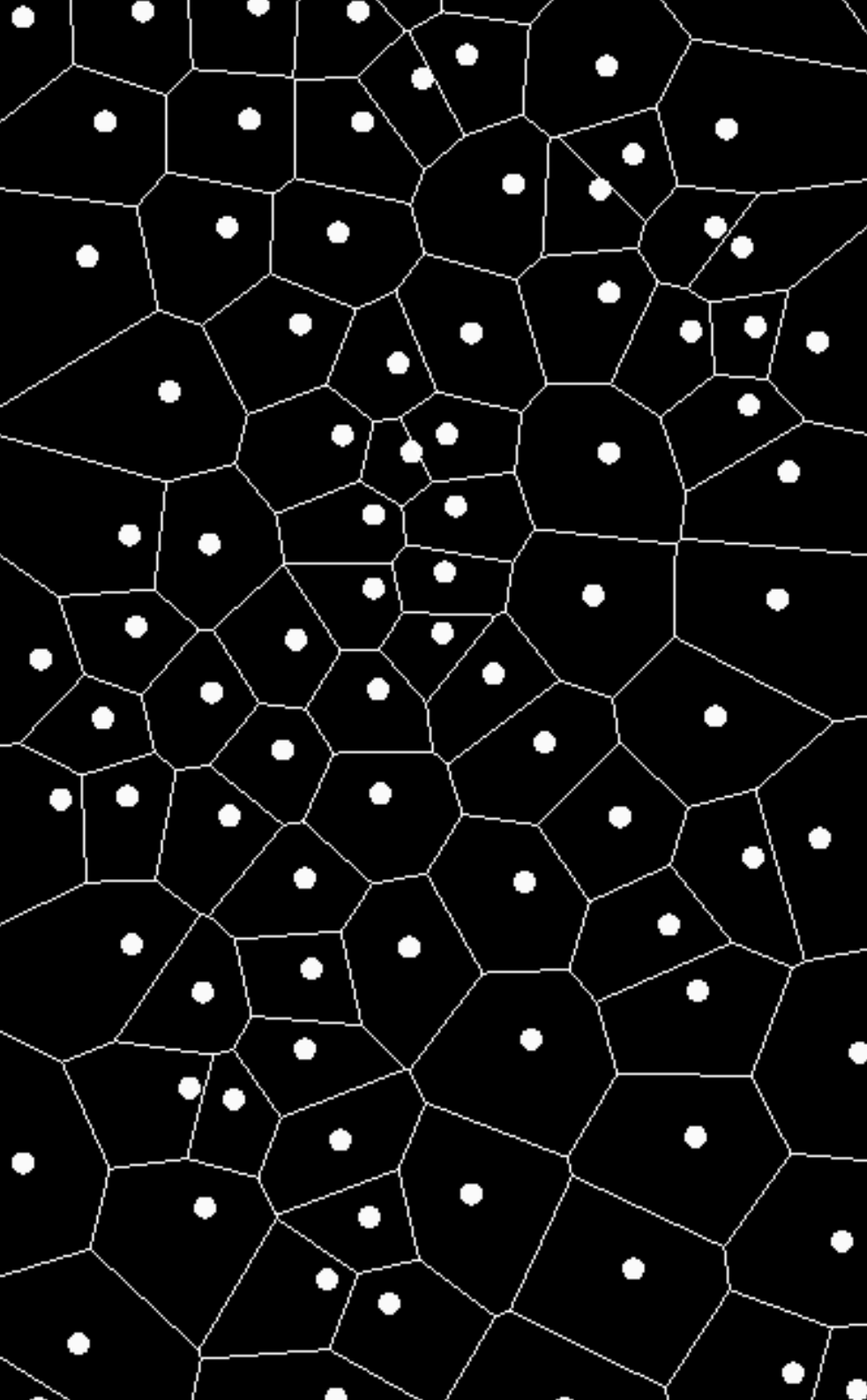
The 'independence' of the island popped up as a topic that could be interesting when it comes to this locality.

So the question of fully autonomous island, balancing between the needs of its current inhabitants, needs of the monastery and the needs of the new potential users, is something that could be a starting point of creating the concept for this locality.

Even looking through the history of the island it is quite visible that through all of its phases the island was working as some kind of independent unit. During the middle ages and all the way till the 70's, when Church was the one with the power in the country, the island had its own autonomy. Monastery complex with all of the facilities needed for the monks to have normal daily routine combined with food and wine production together with the grape fields and olive trees areas used to produce their own olive oil.

Then again, during the communist Ex Yugoslavia period the island functioned as exclusively military personnel complex, basically made for army people, soldiers and their families, with restricted access and controlled entrance. So even in that phase we could say that it had some kind of autonomy.

And what is happening from 1991 till now is that island is completely cut off from the rest of the city. With the nearest shop located on Adriatic Highway and not a regular bus route. Working as a temporary refugees camp together with a monastery complex, for the past 30 years, it created it's own atmosphere which is far from the maximum of its own potential.



STRATEGIES DESCRIPTION

Approach - Cell division

From the very beginning, at the point when I started to think about the autonomy, there is this idea of observing the analogy between the generalized cell as an independent system and an island as autonomous cell.

Finding the certain order/pattern/logic
Subdividing the site
Defining the structures...

Constant reflection on what is the current situation and usage of all of the spaces.

Supporting the already functioning areas and reanimating the misused ones.

CELL ANALOGY

Analogy with the generalized cell

Cellular system

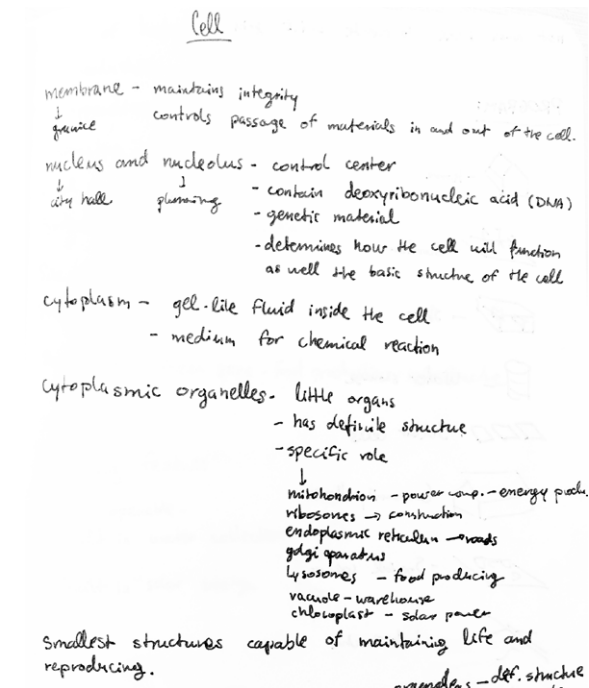
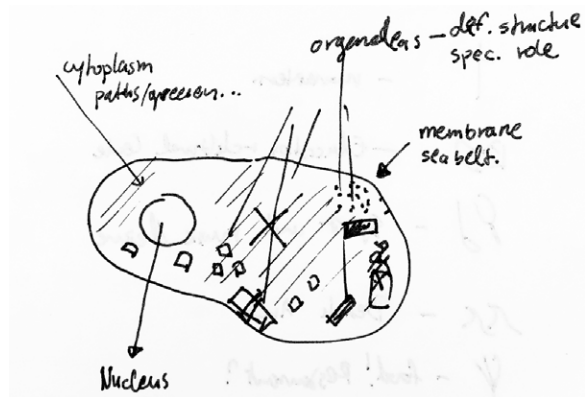
Cell as the smallest organism being able to function completely independent. Always composed of the same main elements.

Comparison between main elements of a cell with the necessary functions and programs that would allow the island to function properly.

Membrane as border, Nucleus, nucleolus, Mitochondria etc

Cell division

Structures within the island



CELL DIVISION

Units plots division voronoi cell

Detailed and modified voronoi diagrams Defined area for each unit And the space in-between Subdivided for various activities Enhancing what is already happening Grid experiment Finding the systematic Applying the grid? Assigning various programs Considering current and potential activities

Each unit got its own space defined.

The structure is created during the long and dynamic process of trying various techniques for subdividing the area, constantly paying special attention to the current structures and activities.

The result is quite an organized and logical structure that is creating the synergy through the whole area. Formulated in rather organic manner, which I found out as the optimal way of approaching the problematics.

When we exclude the cell containing housing units and cell containing functions that are currently active and working properly we can clearly see the potential areas of interests.

Starting with spotting the problematics.

Demolishing the entrance and restaurant as unused abandoned building

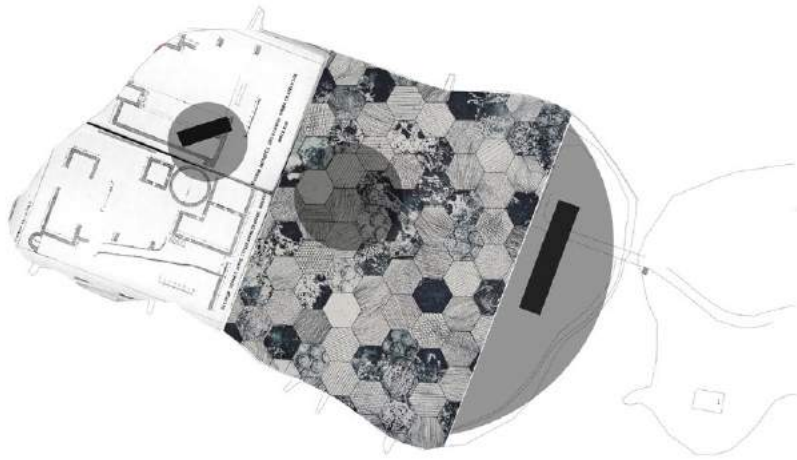
That wouldn't properly serve the needs of future users of the space

Placing the new structures / filling up space with greenery / production area / leisure activities

Belt containing all of the different atmospheres



Robert Hooke / Cork cells



DESCRIPTION OF TYPOLOGIES

Description of the typologies

The island is subdivided into 'cells' with different functions applied and clustered into various combinations.

There is division on 3 main parts, but each of them is intervaing with the other, so division is not so strong.

Entrance zone- mostly leisure activities

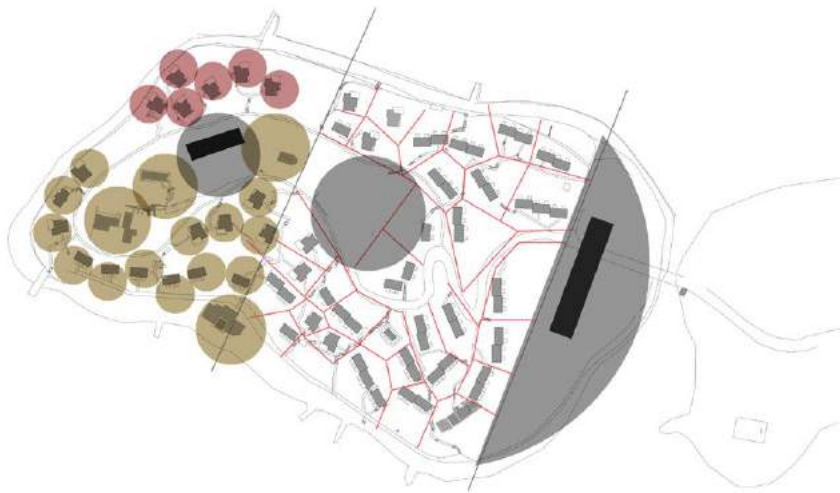
Central zone - housing units with gardening, greenhouses and community garden at its center.

Monastery zone - combined with the library, main square and 6 isolated units for studio rent.

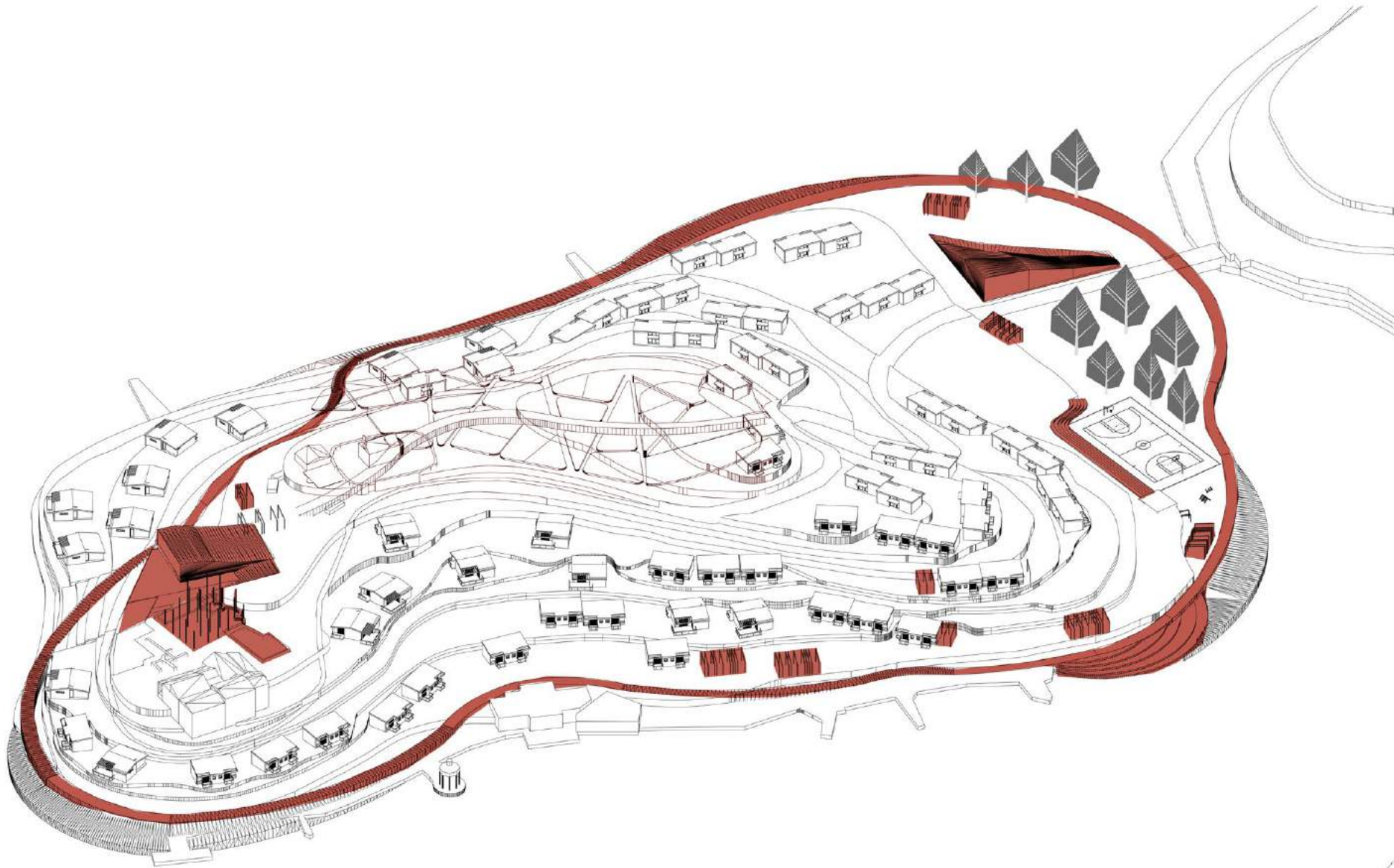
PROPOSED TYPOLOGIES

Comment on analysis + proposed typologies

*defining the concept points Subdivision - more gentile Exact function of each unit
defining the modular additional elements Circulation through the island? Lungo
mare more defined with functions and atmospheres Boats-sea approach-bars-sand
beach-sailing club...Monastery complex with library defined capacity Farmers market
with production Defining the entrance zone Greenhouse technologies*



1. Entrance area - leisure and sports
Restaurant with market space and grocery shop
Accessible roof - open air theater
Bar supporting the current one
Info point with flower shop
Modular units
Basketball court
With seating integrated with terrain
Park
Sailing club
Fish market
2. Central core - production and meeting area
Two type of housing units
Reconstructed
Additional structures
Community garden
3. Education and religion - around the monastery area
Pottery shop
Restaurant with meeting room
Units
Library
Crypt
The main square
Church..





1. Entrance zone
2. Central point
3. Monastery complex area

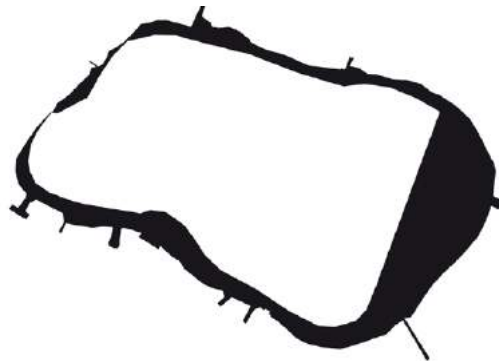
FIVE STEPS

Rethinking hierarchy

1. reorganization of the units + proposing appendix structures that would accommodate all necessary functions
 2. dealing with the waterfront - creating compact element that would guide the visitors through all of the atmospheres within the island
 3. monastery area - new monastery structure, preserving the archaeological site museum facilities library and connection with art residents villas
 4. former restaurant building demolition - creating urban gardens + farmers markets...
 5. entrance zone - dedicated to leisure activities
- Creating a new diagram

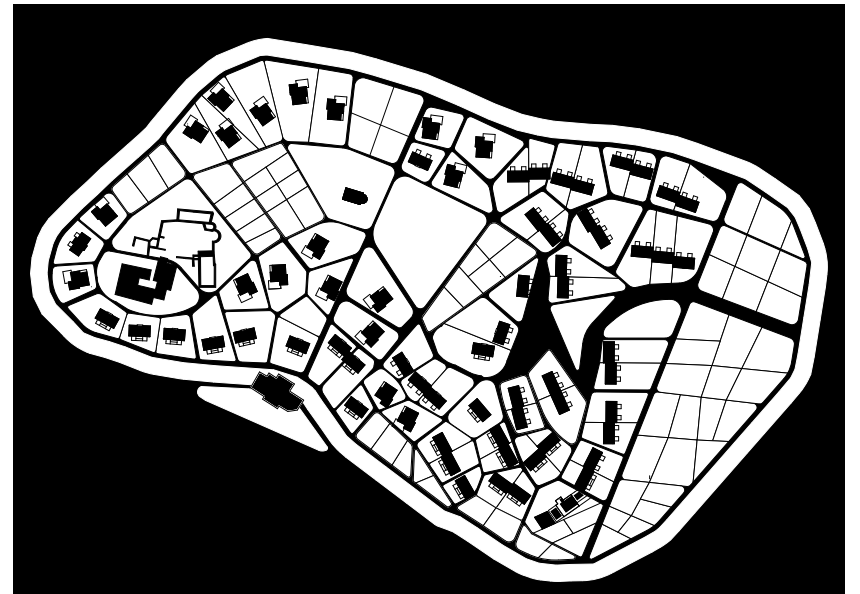


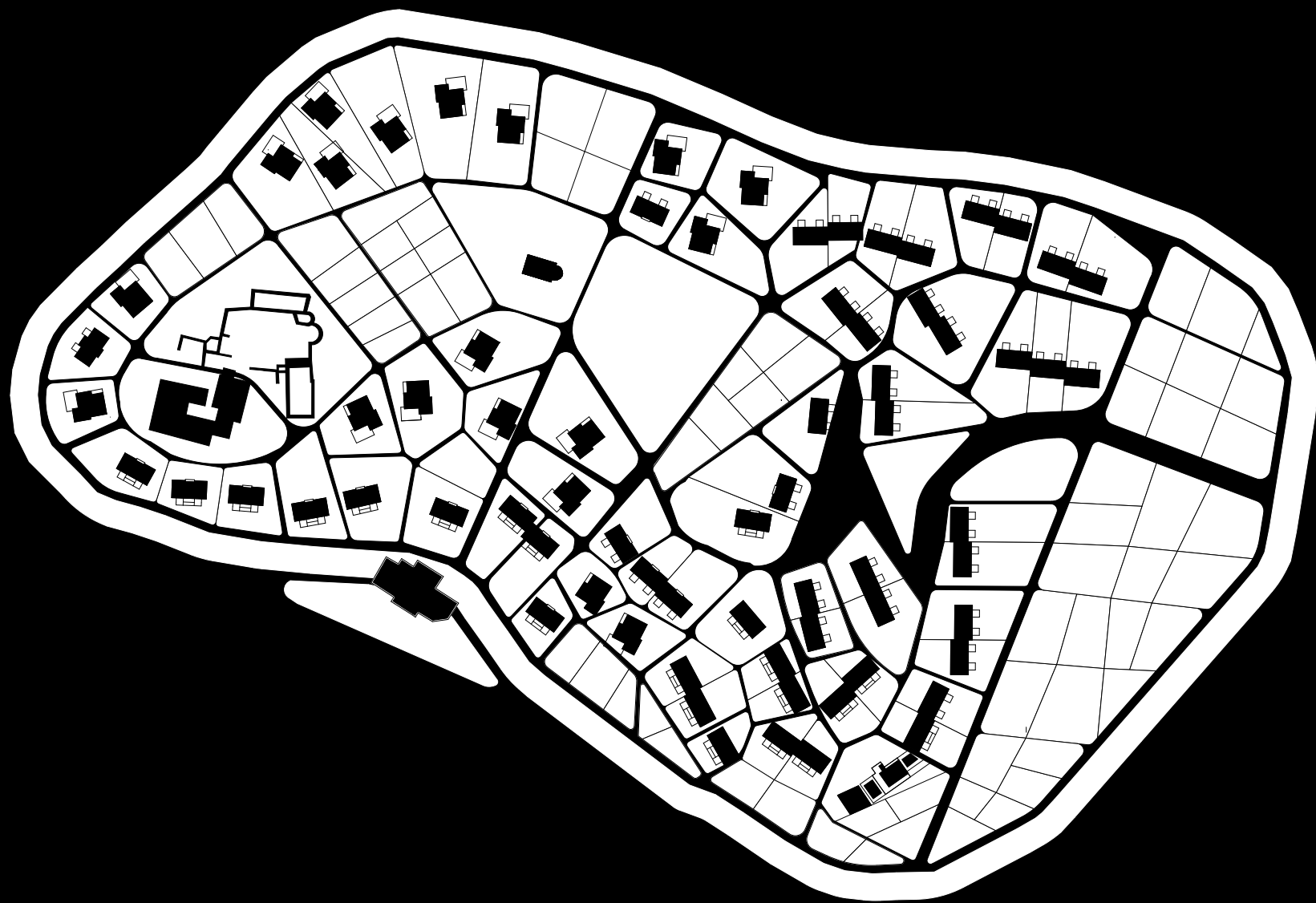
4. Units

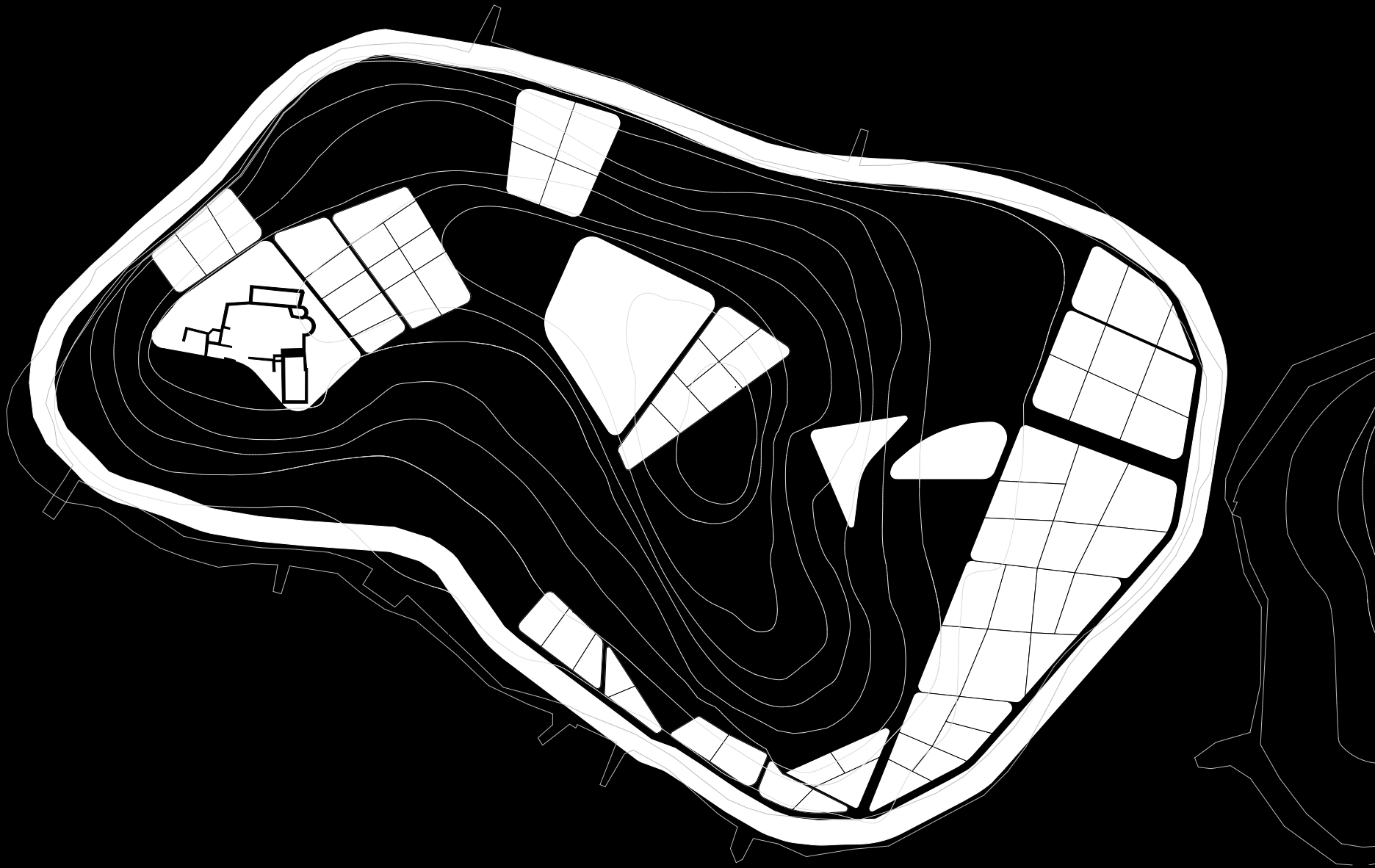


5. Border / Lungomare

PROCESS DIAGRAMS











II. PROPOSAL WITH PROJECT DRAWINGS

- B. Master plan
- Fragments
- Units modifications and additions...
- Public spaces
- Belt with its appendixes
- New monastery with library
- The main square + church
- Central garden with greenhouses





THE BELT

Creating the belt - Lungomare-as a single continuous element - belt introduction

The belt as an single continuous element. Leading the users through the island and passing through all the different scenarios created.

Starting with the leisure zone

west part as party restaurant bar open cinema zone
continuing bath through small bar under trees
leading to the small garden and up to
the square

south as sport area with basketball court mini golf as a remembrance sailing club with bleachers and park plus facilities

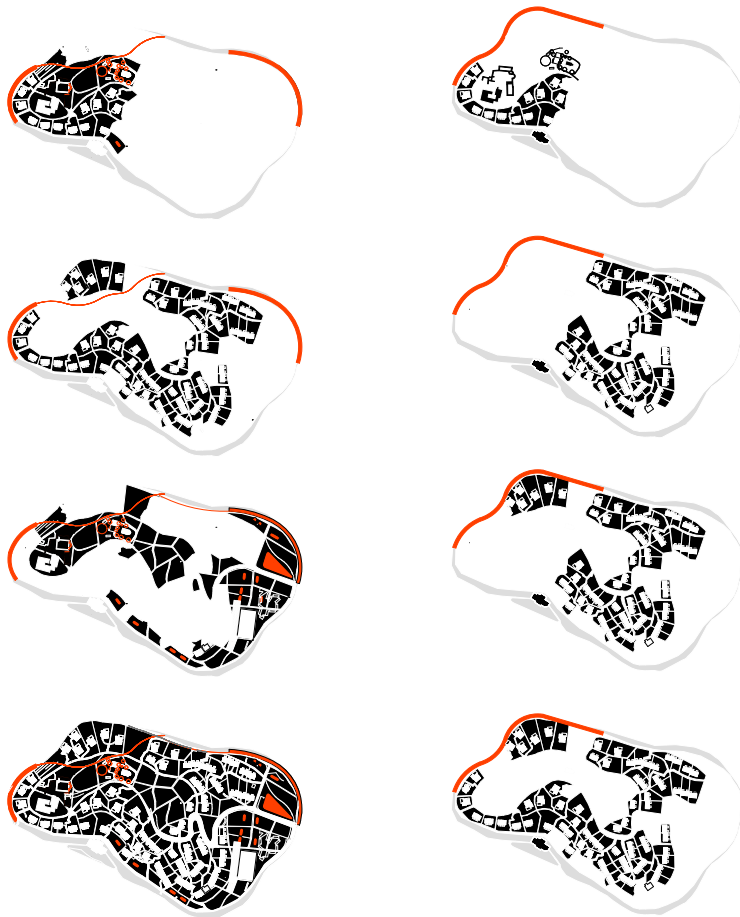
central dedicated to greenhouses and food
small structure and showroom with flower shop and
mini farmers market

going through the fishermen's zone
with small fish market
workshops
pier for boats...

monks pottery workshop with showroom and shop
going through their village to the

NEW STRUCTURE bridge strip going to the park with steps leading to
the square and other part of the belt

From all sides of belt it is possible to walk between houses through the gardens leading to the central gardening area



process diagrams - the belt

WATERFRONT TYPOLOGIES

Contact with water

Along the belt there are various possibilities to access the sea. Following the activities taking place on different positions.

Entrance walkway - no access

Gravel beach - direct access

Garden - informal access

Intimate pathway along the shore - informal

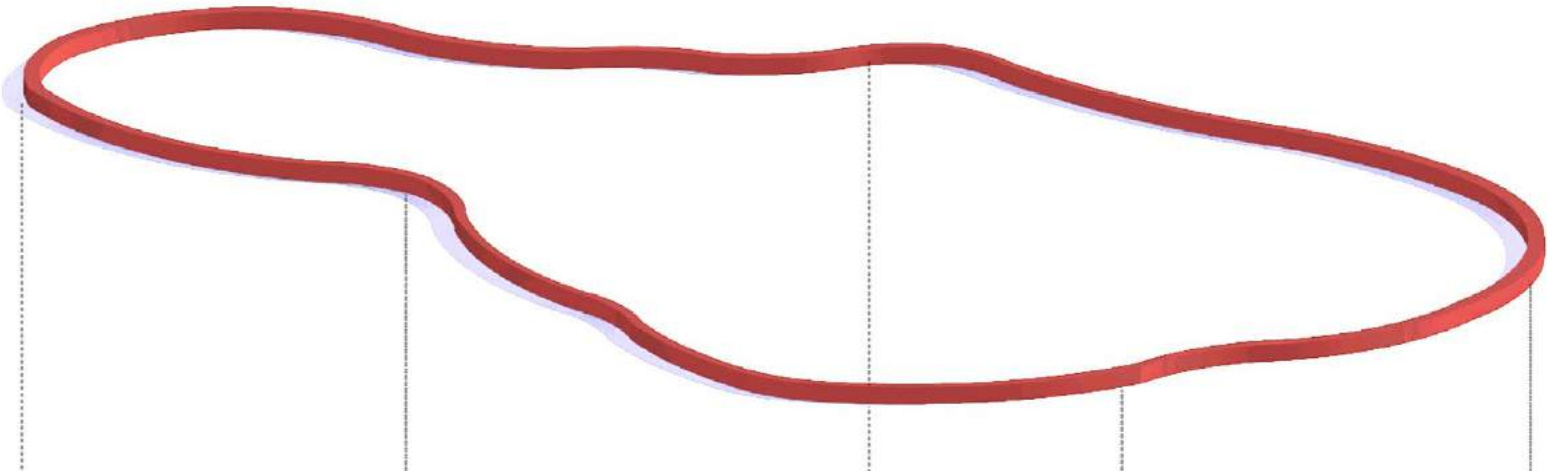
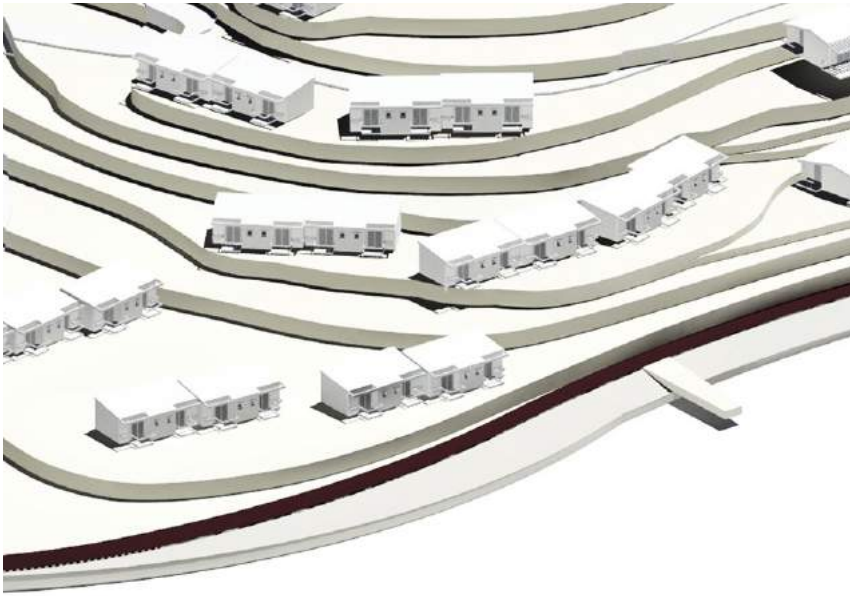
Garden stairs. - direct access

Calm path through monks village, dedicated to religion and spirituality. - limited access

Fisherman's plato with piers, boat maintenance, market space, meeting space, events... direct contact

Sport zone with pier, sailing club, kayaking etc. direct contact





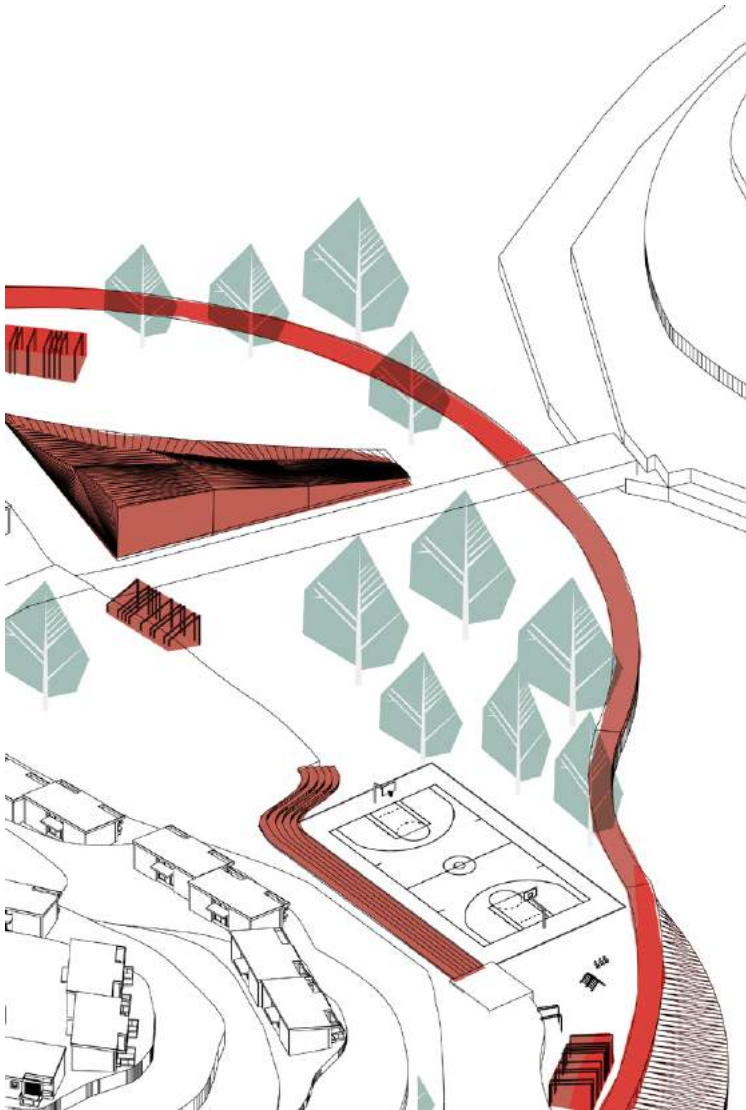
ENTRANCE AREA

Shop/s+restaurant-bar

The entrance area of the island is subdivided into three different parts.

1. Leisure area containing restaurant combined with market space, open air cinema as a part of publicly accesible green roof and the bar, supporting the current family business.
2. Park with seating created on the former mini golg court. Info point with flowershop and community garden 'showroom'
3. Sport zone with kids playground

All of the three areas where carefully designed in order to support and enhance the ongoing activities on the island, providing necessary missing facilities.



MEETING AREA + PARK

Restaurant/Market place/Bar

Info point + flower shop

The proposed structure contains restaurant with the market place as a main function and the publicly accessible green roof.

Part of the roof is formed from seating steps in order to create an open air theatre/cinema space.

New modular structure is supporting the existing family business

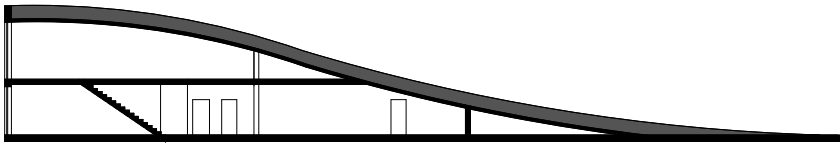
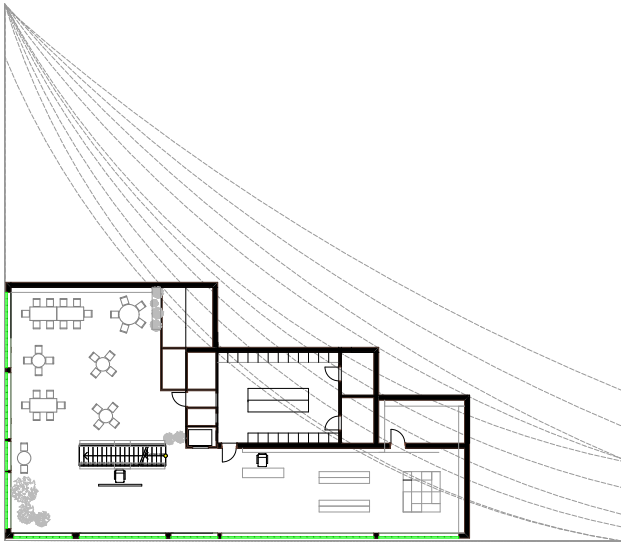
Small venues concerts galleries/cultural events

Belt going around it providing seating space under the trees for interactions meetings

The existing park

Info point with flowershop and 'showroom' cell, providing the visitors all of the information about the island and its community gardening system.

The info point is accessible directly from the main road

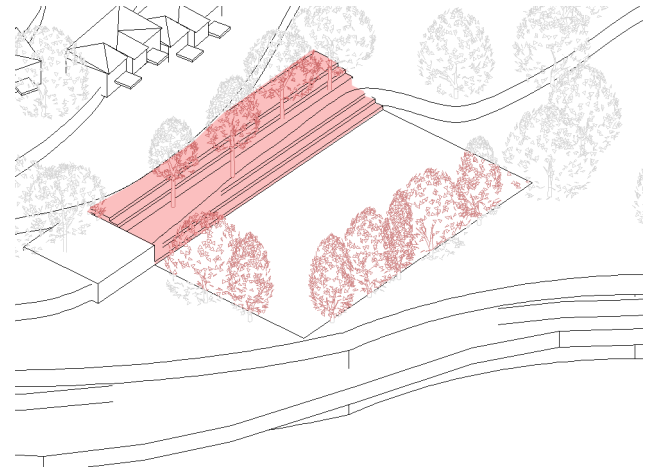


SPORT ZONE

Sport zone

Entering through mini golf park
Basketball court with bleachers combined with
kids playground

toilettes and changing rooms
Sailing club



FISHERMAN'S ZONE

Seashore

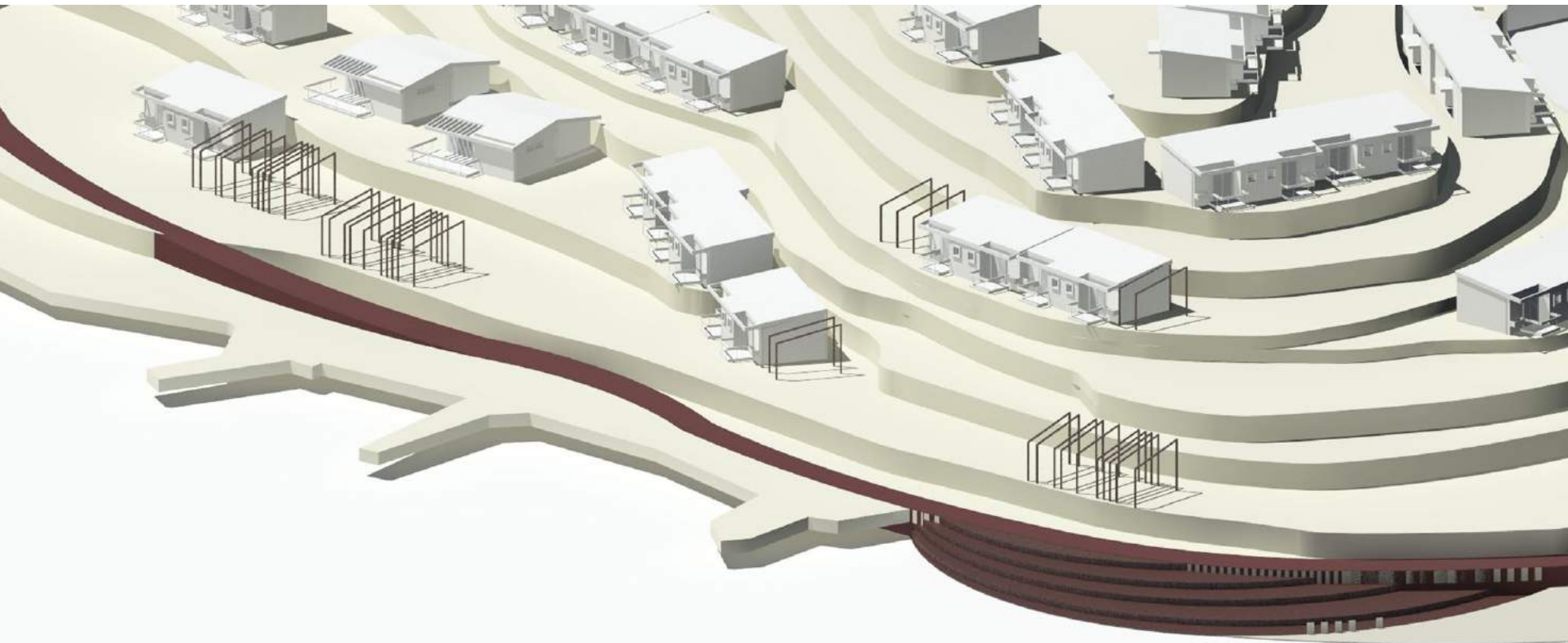
The fishing as an important activity on the island. Supporting the small family businesses.

The units placed on the plots with almost direct access to the sea, as the ones most suitable for this type of activities.

Providing facilities necessary for fishing activities. Units for storage purpose

Piers plus areas for maintenance of the boats

Fish market place + selling the goods in the main market space



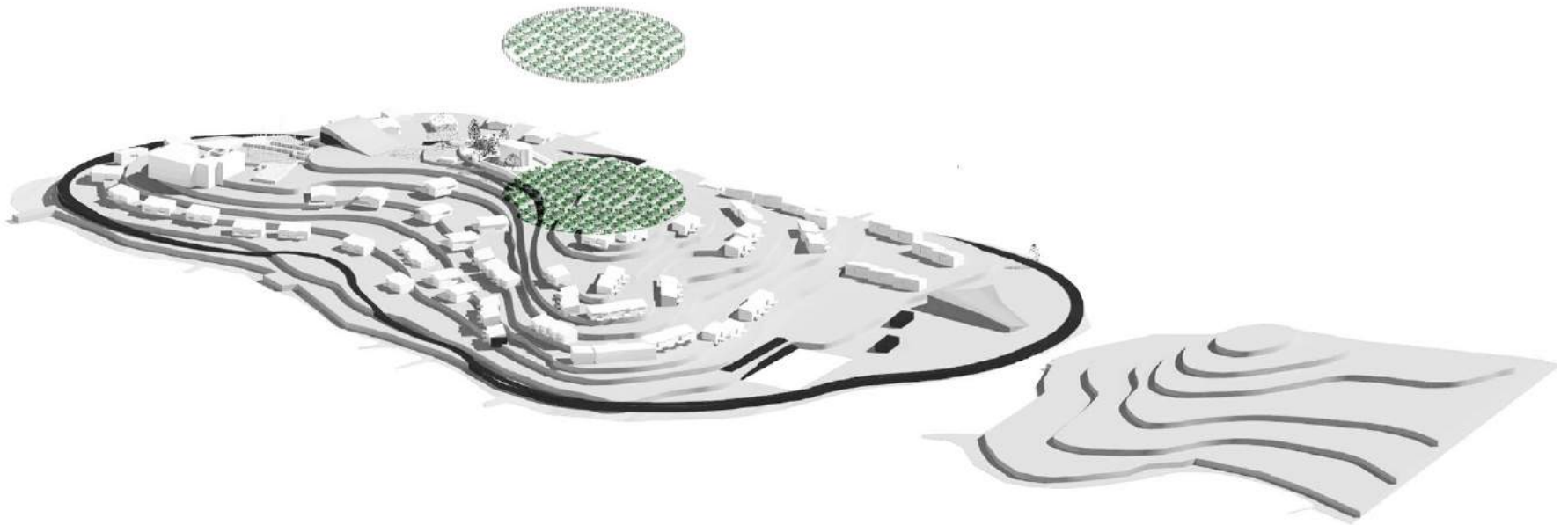
COMMUNITY GARDEN

Central garden w/greenhouses

The central part of the island is dedicated to the community gardens. Planned for the usage of the inhabitants of the island, while being publicly accessible for the potential visitors. The main idea is based on supporting the current agricultural activities along the island. Providing the system of urban gardening, combined with gardens, greenhouses, aquaponics, and botanical gardens. Subdivided in different categories with communal area for the maintenance. The community garden is based on shared responsibilities between the users who are required to maintain the area.

It is an important part of the sustainable strategy. It can be placed in all three pillars of sustainable network. Environmental with strongly supporting this character of the island. Social by providing the opportunity for locals to interact, and creating the atmosphere of more collective space. And economical with the possibility of exporting the goods created on the island, together with the 'farmer's market' space.

see the page no. 117





MONASTERY ZONE

Monument+library+main square

The monastery area which is slowly trying to completely isolate for the rest of the island.

Instead of creating the strong division between the monastery area and the rest of the island, the idea is to create balance and synergy.

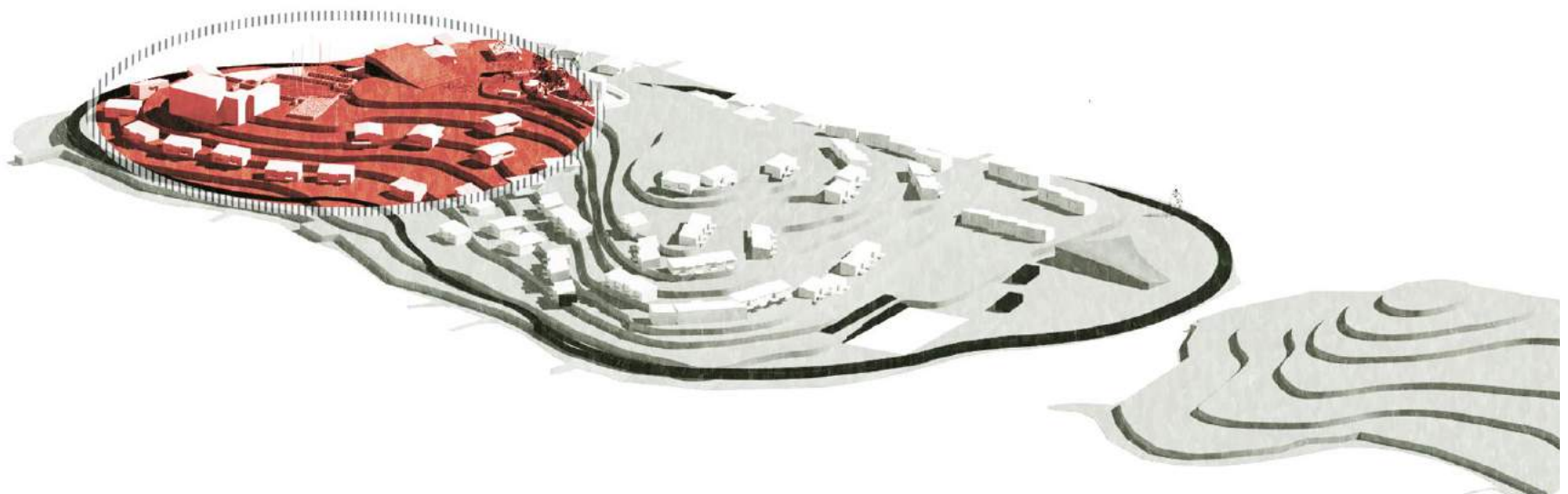
Combining the religious functions with educational ones.

This zone is a cluster of several different cell structures. The units occupied by monks, monk accommodation building, meeting room with pottery workshop monastery remains, new library, church, main square and 'isolated' studio units for rent.

There is strong connection with the central garden and the belt which is passing through the monks village.

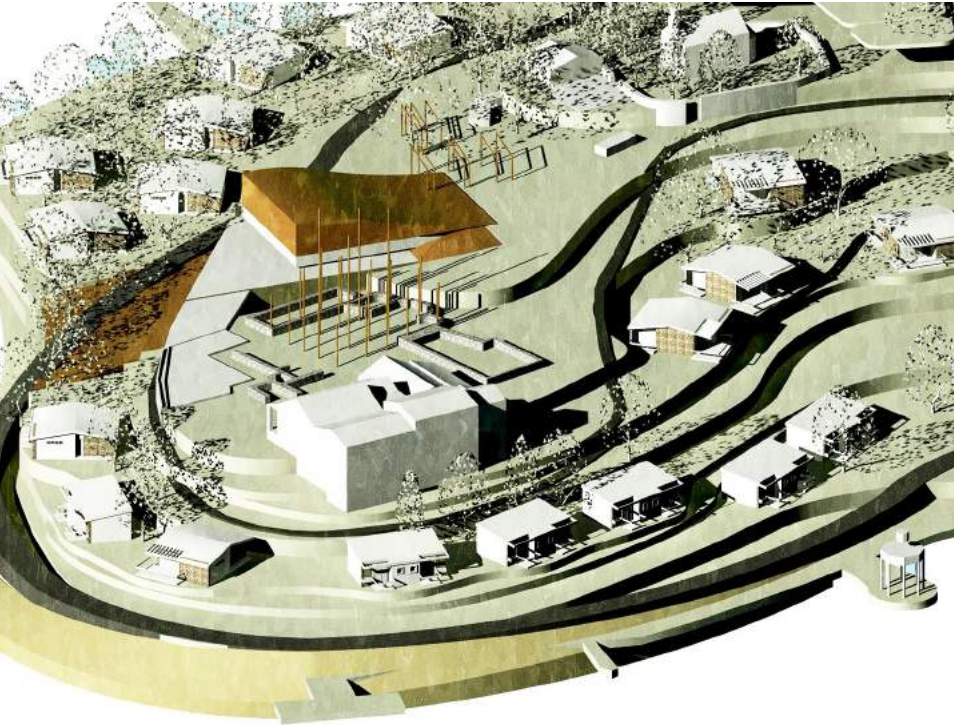
Existing segments: Studio units, Church of saint trinity, Crypt, Monastery remains, Monks accommodation building, Monks units, Meeting space with pottery

Proposed segments: Monastery installation, Library, main square, belt going through, new park connected to the sea.



see the page no. 43, 45, 93



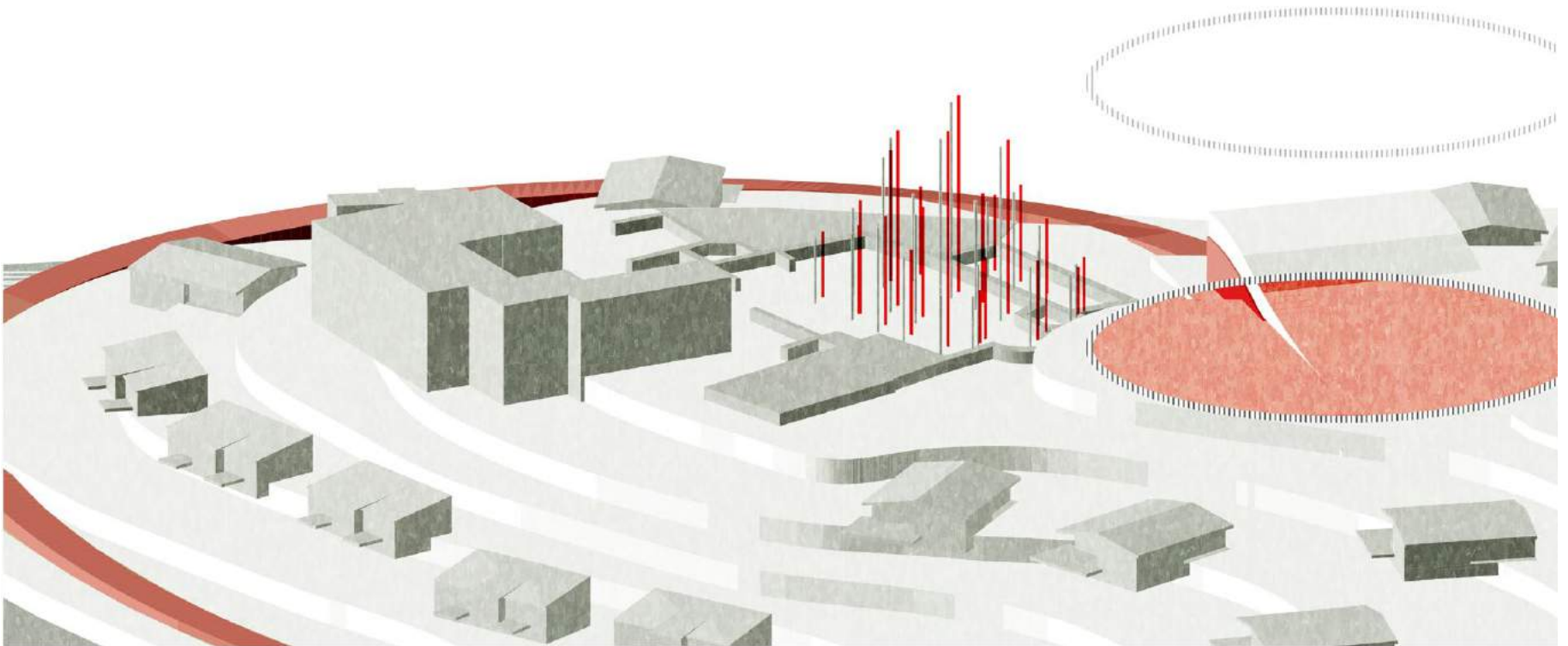


THE MAIN SQUARE

Library-Monastery-Gardens

Different meeting points are located all over the island, following the characters defined by surrounding areas. The main square is formed on the North-West tip of the island, between the most significant structures on the island. Defined by the church of Saint Trinity, the new library building, archeological site with the installation and monks accommodation. The square is accessible from the main vehicle road and from 'The Belt' as well. The main square as a gathering space, providing interaction between all types of the users. Multifunctional space. Meeting point, religious activities, farmers market during the weekends.

The roof of the new library is publicly accessible, and strongly connected to the main square.





NEW MONASTERY

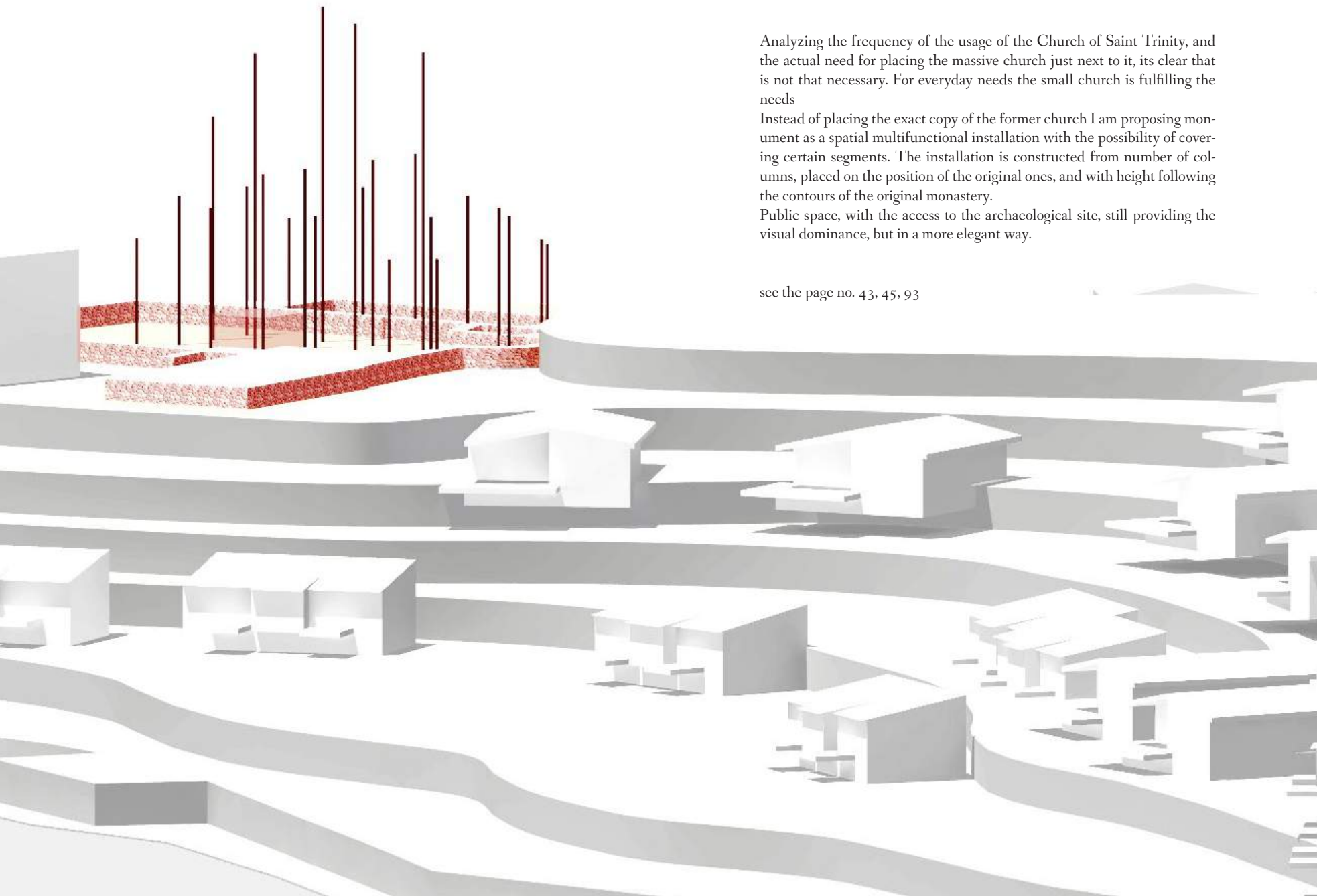
Monument-resemblance

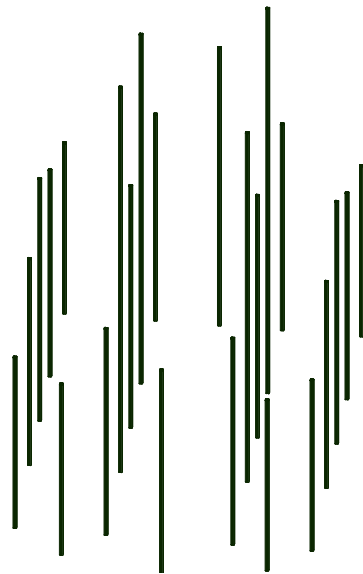
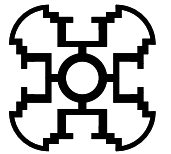
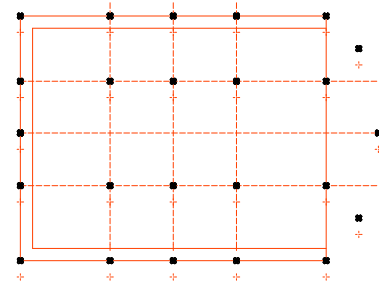
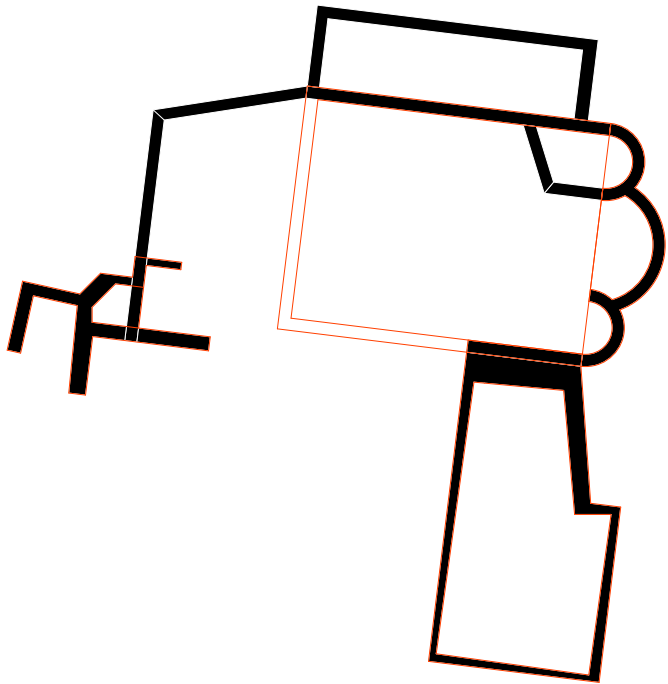
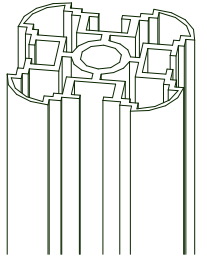
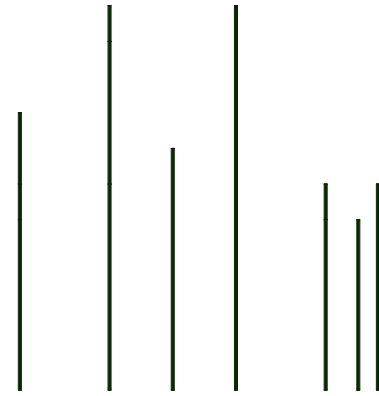
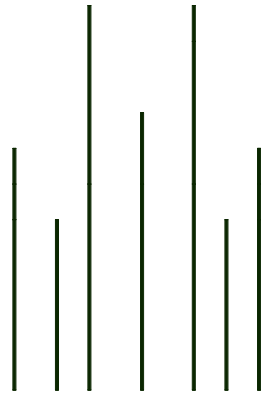
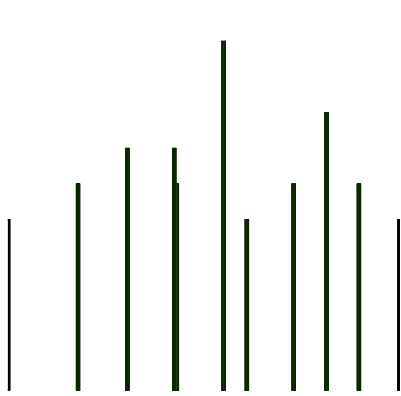
Analyzing the frequency of the usage of the Church of Saint Trinity, and the actual need for placing the massive church just next to it, its clear that is not that necessary. For everyday needs the small church is fulfilling the needs

Instead of placing the exact copy of the former church I am proposing monument as a spatial multifunctional installation with the possibility of covering certain segments. The installation is constructed from number of columns, placed on the position of the original ones, and with height following the contours of the original monastery.

Public space, with the access to the archaeological site, still providing the visual dominance, but in a more elegant way.

see the page no. 43, 45, 93





THE LIBRARY

Local library with co-working facilities

The monastery is in need for a new library. Instead of creating an isolated space, accessible only by monks, I am proposing individually standing building, integrated within the terrain, opening up towards the views. It will serve the function of library together with a café and co-working spaces.

The idea is to create the connection and interaction between all kinds of users. Synergy between religion and education.

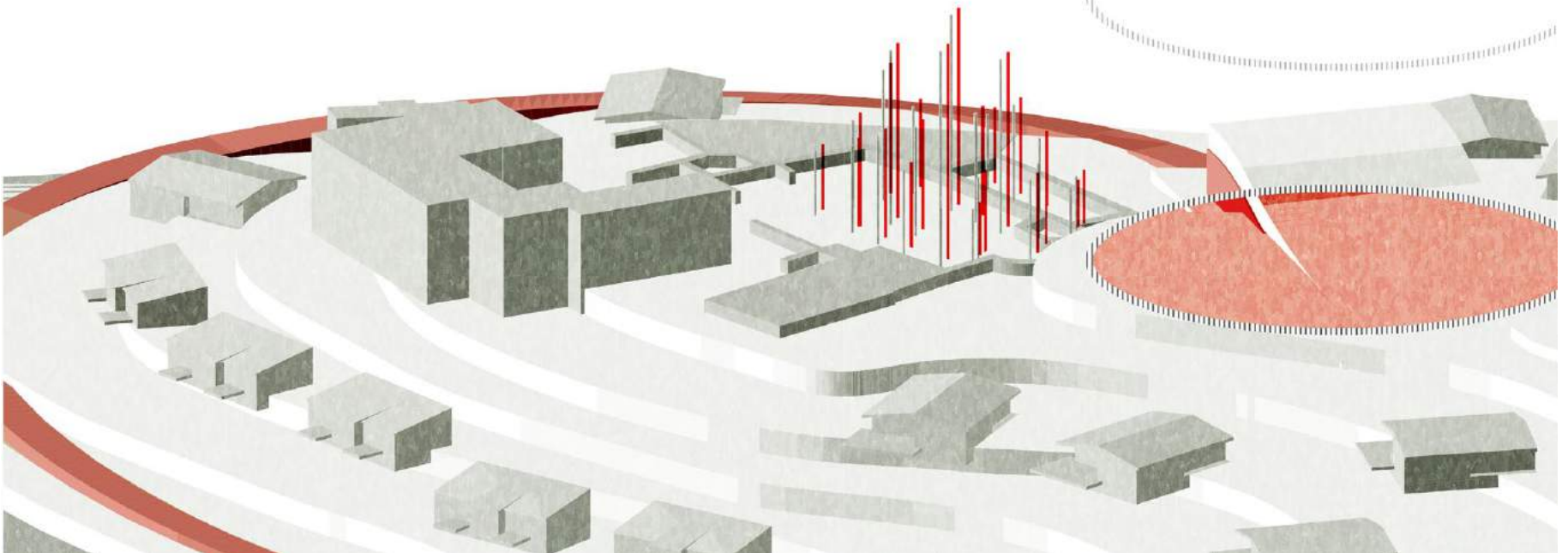
The form of the building is inspired by the design of the crypt next to it. Integrated with the terrain, providing accessible green roof which is connected to the main square.

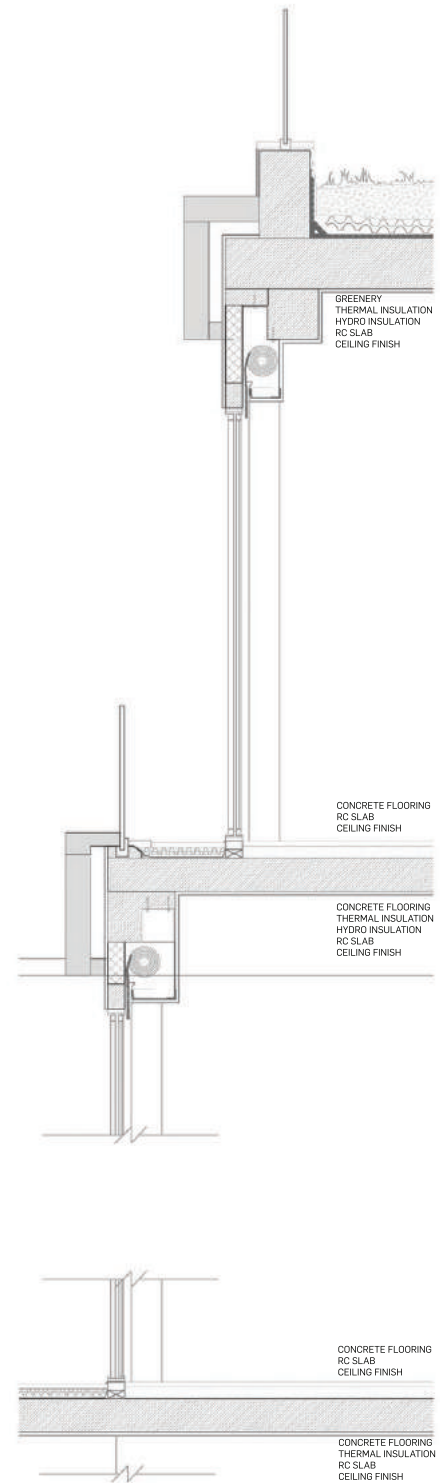
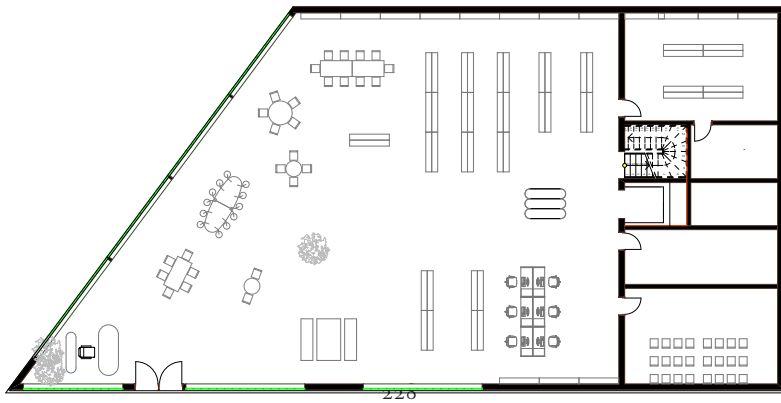
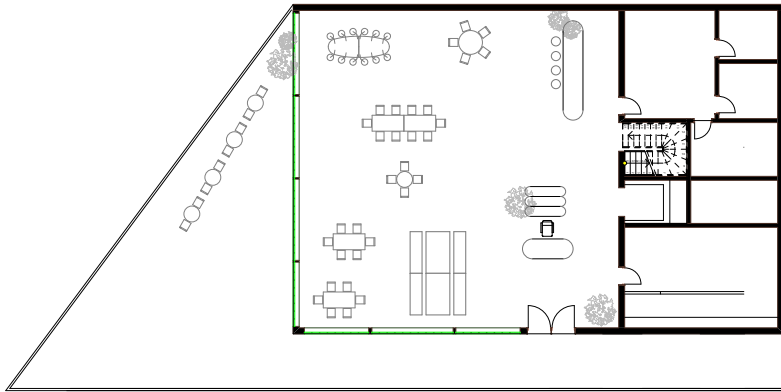
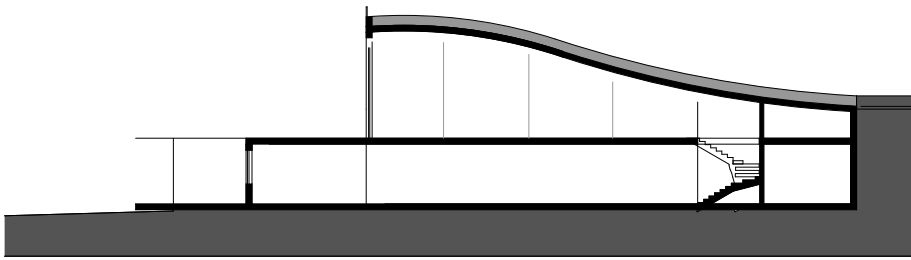
Ground floor: Reception info point with its storage, communication core, café facilities, co-working space, reading space, meetings...

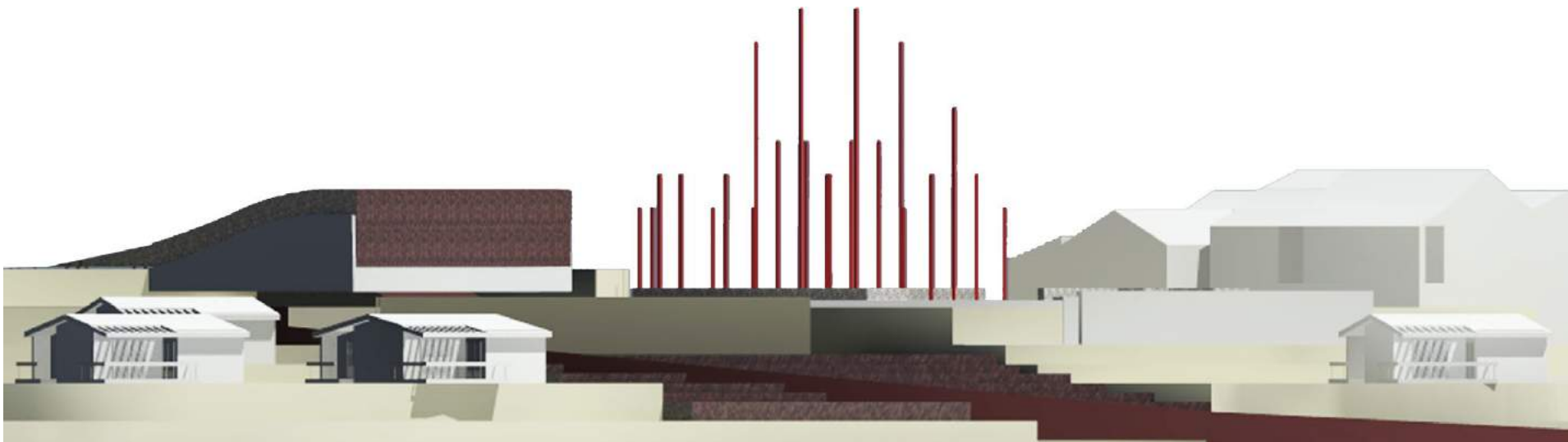
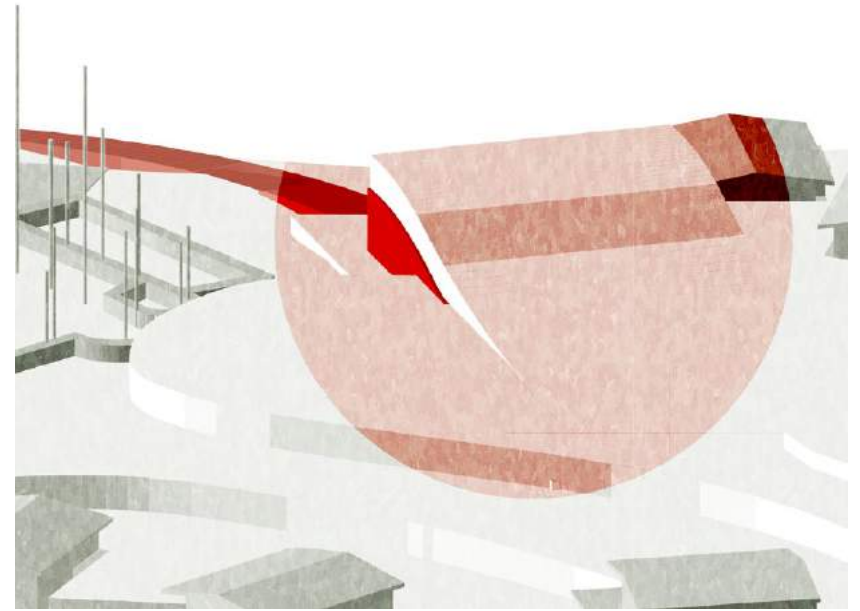
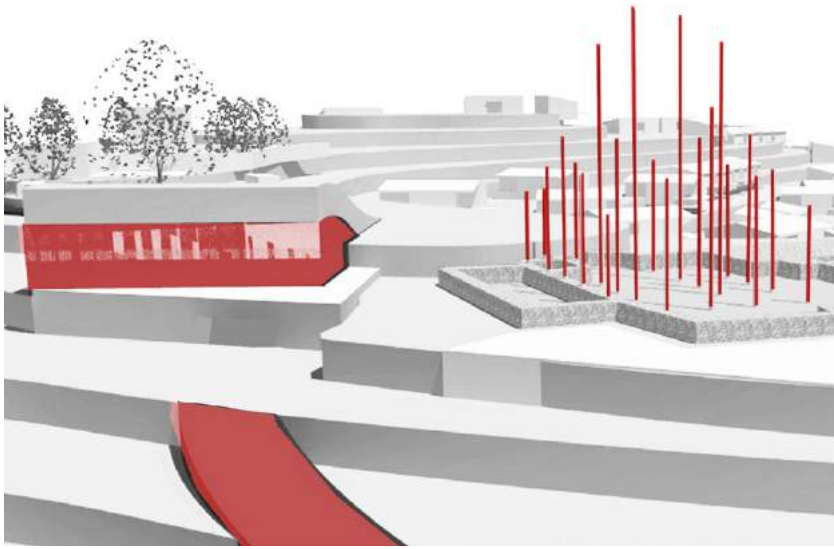
Co-working space Multi-functional meeting area

Underground floor: Book storage with more reading space

Flexible layout, for individual work, groups, screenings, lectures...workshops.









UNITS NUMBER AND USAGE

Reorganization of the inhabitants

Renting system - typical for Montenegrin seaside.

There is the disproportion between the constantly and occasionally used housing units on the island.

Reorganization of the inhabitants. Offering more space for the ones who actually need it.

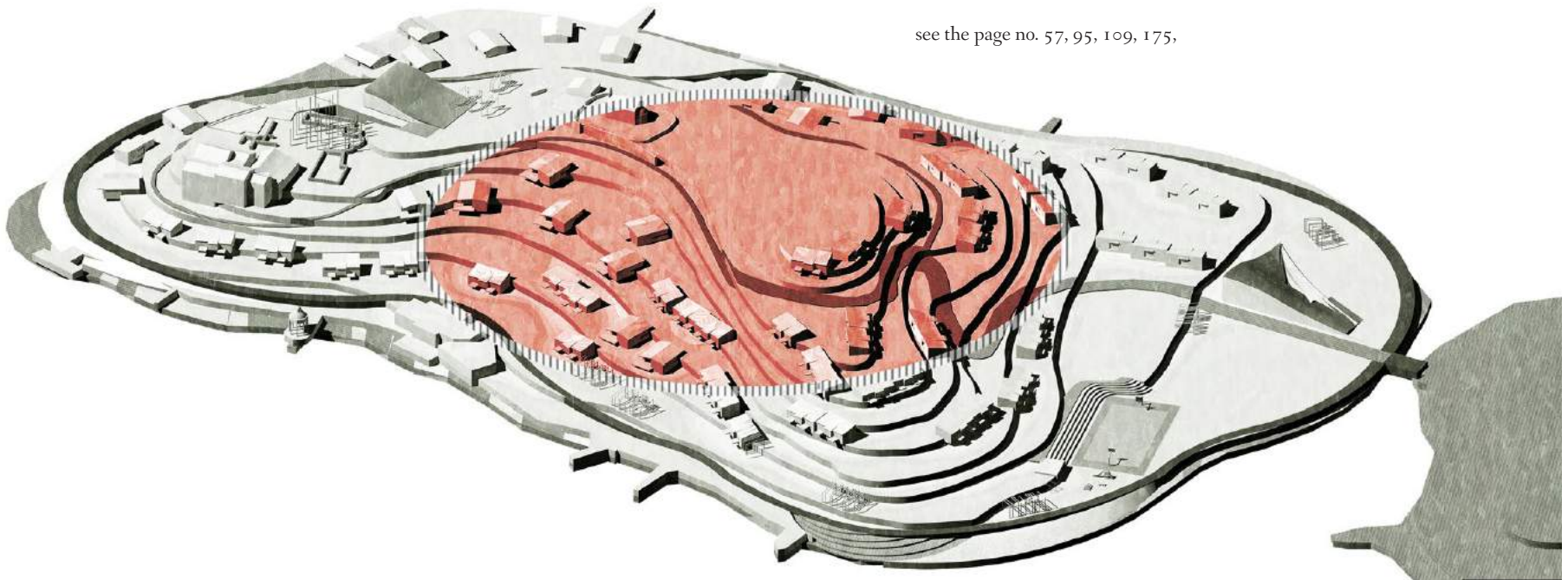
Balance between used and unused units.

Providing to the users an opportunity of partially renting their homes during the season, offering the eco village services.

Units used by monks will remain the same

6 units 'apartments on the northern west side - renting studio units

see the page no. 57, 95, 109, 175.



UNITS GROUPATION

3 clusters

Reconstructing units Living + renting during the season Kitchen problematic Divided in 3 groups: monastery - monks locals - inhabitants - tourism gardening. visitors - tourists suitable for renting + art residences Module designed according to functions garden/production/room/terrace/kitchen/greenhouse/laundry Finding the pattern within additions on current structures

Monks
Inhabitants
Tourists

see the page no. 57, 95, 109, 175.

UNITS TYPOLOGIES

Modifications

Reconstructing units Living + renting during the season Kitchen problematic Divided in 3 groups: monastery - monks locals - inhabitants - tourism gardening..visitors - tourists suitable for renting + art residences Module designed according to functions garden/production/room/terrace/kitchen/greenhouse/laundry Finding the pattern within additions on current structures

When we talk about the adaptation, it already exists in certain forms. The thing is that it's not done properly.

I think that the units should be adapted, but offering better quality of life, rather than just fulfilling the basic needs of the users.

This area has potential for creating more comfort way of living, not only for surviving...

Creating additional module to serve the function of the kitchen Attached to existing structure.

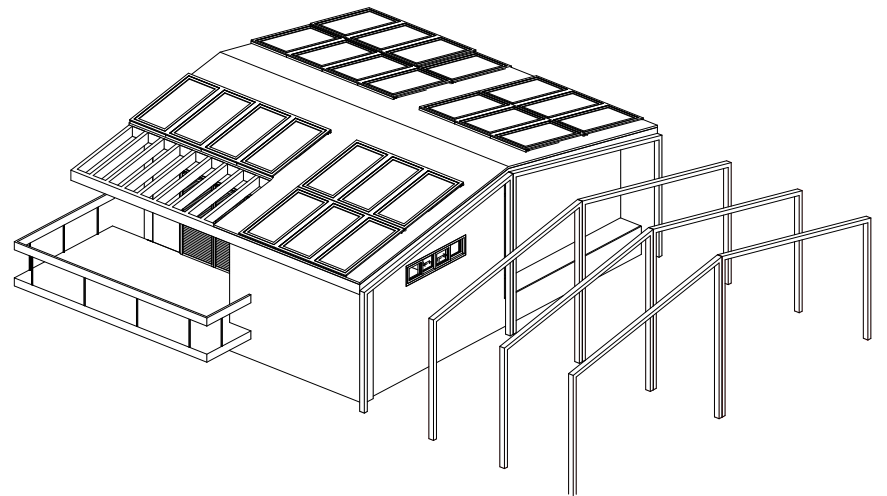
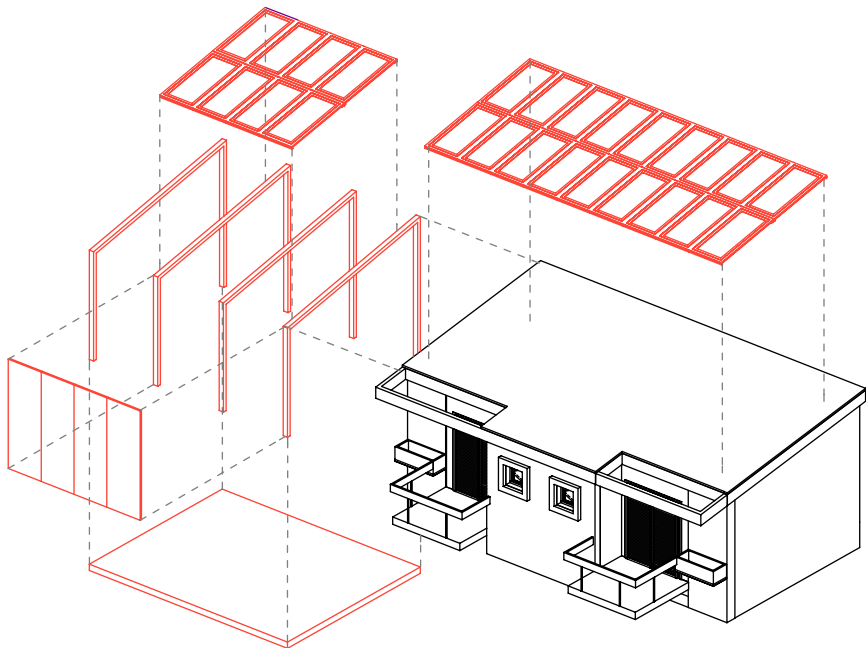
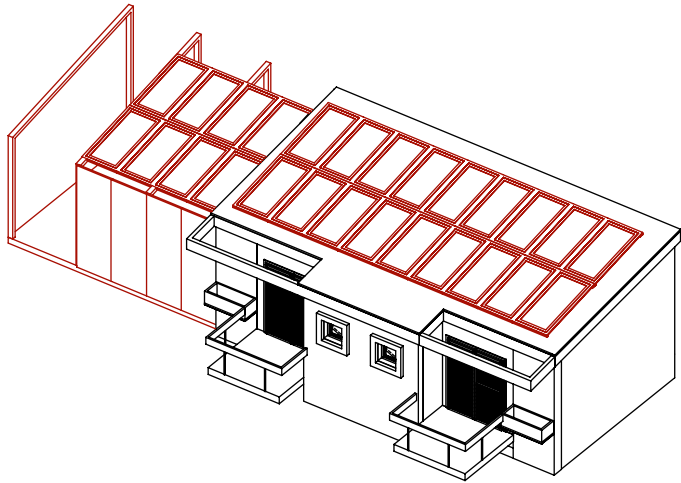
Providing the combination of multiple modules in order to create additional internal spaces.

Possibility of semi or completely enclosing the terraces.
The space around the house becomes publicly accessible

Certain amount of the area had to be dedicated to gardening and goods production including greenhouses

see the page no. 57, 95, 109, 175,





POLYCARBONATE SHEETS

Sustainable design



Polycarbonate as a wrapping material.

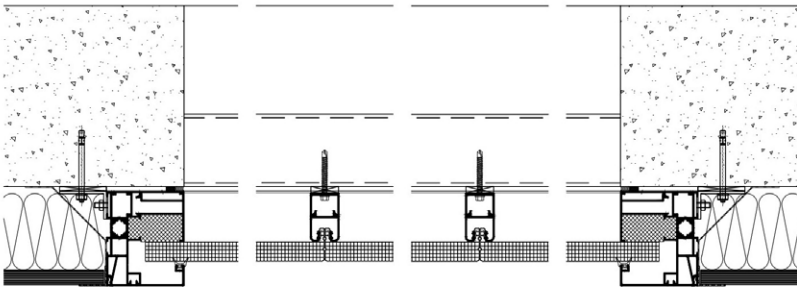
Composed of microcell panels, polycarbonate offers various solutions for the use of natural lighting in architectural enclosures. Whether applied to facades, interior spaces or roofs, the benefits of polycarbonate, such as lightness, clean lines, colored panels, and light effect, offer a wide range of design freedom. Microcell panel technology reduces the need for artificial light and favors uniformity in interior spaces.

Polycarbonate is an extremely durable plastic.

Greenhouse - durability and its eco-friendly impact.

Polycarbonate panels are recyclable.

UV resistant clear panel being most common in greenhouses.



Its a story about the Island of Flowers.

The almost forgotten island which is about to share the same destiny as many of similar localities all around Montenegro, especially the ones on the seaside.

The city of Tivat itself went through drastic transformation during the past years, from the military industrial city to one of the most luxurious spots in the region, with Porto Montenegro being able to accommodate even the biggest mega yachts all over the year. The island of Flowers as well together with Tivat has been going through a lot of changes through history.

Once calm monastery complex with its autonomy, during 70's became exclusively military personnel holiday resort, and after the war in 1991 a supposing temporary habitat of war refugees which are still occupying the space now, even 30 years after their case was supposed to be solved.

Looking through the Local Development plans for the island it's more than obvious what is about to happen next. Demolition of most of the existing structures and creating one in a row luxurious tourist complex in the region.

The island as it is now with its residents its functioning as one isolated social housing resort, almost forgotten even by the citizens of Tivat. The urbanism law and spatial development in the whole country is not something to be proud of. The plan for the island of Flowers could be one of the examples. What is waiting is an investor that will come and help them realize the idea.

The current residents are families of people that used to work for Yugoslavian National Army, and lost their homes during the war in 90's. They were moved to the Island and were supposed to live there temporary during the period of one year until they get another accommodation solution in their home towns.

The temporary became almost permanent.

It's been almost 30 years and nothing changed.

They either grew up or got old on this spot.

Would it be ethical to tear down their 'temporary' homes, after all that time, just to create additional space for more villas and hotels?