Abandoned villages of Slovenia
Revitalisation of village Slapnik

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Foreword

This project represents a research on urban and architectural strategies of how to revitalise abandoned villages in Slovenia. From urban point of view research focuses on creating new and innovative programatic seems for abandoned buildings and general site area and from architectural point of view project represents a spatial research on how to incorporate modern architecture together with old, historical and traditional architecture.

Thesis statement

Modern and traditional architecture can coexist in harmony and visually complement each other without major disruptions. Traditionalism can be expressed through modernity and modern materials creating new modern structures integrated with and within the existing ones giving the site new function on one hand and on the other respecting the remains of deteriorating old ones. Deteriorating old architecture can become part of the new architecture. This diploma project represents a research on traditional Slovenian architecture its possible reinterpretation to modern structures and methods of integration between old and new architecture.

Traditional Slovenian folk architecture

In order to truly understand Slovenian villages and its folk architecture a deep analysis of three Slovenian macro regions, their traditional building structures and houses has be made in order to distinguish their key values.

Case study sample

For case study sample abandoned village Slapnik has been chosen, because of its cultural, historical and aesthetic values. All those values have to be have to be taken into account in order to achieve successful revitalisation of traditional abandoned village.

Problem statement

Europe has been facing in the recent years problems of having high amounts of abandoned architecture especially villages. Economic recessions force more and more people to move to large cities in search of finding jobs, better life and increasing numbers of childless owners pass away without passing property on.

Map shows population density changes from 2001 to 2011 in percentages, showing how densification of population is forming around capital and large cities.
The different colours represent average annual population change for each municipality over the ten years studied. Blue means the population shrank, red means the population grew. Areas in beige have experienced no change. The darker shade of blue and red the more significant changes occurred. The different sizes of each coloured shape, meanwhile, show the radically different sizes of municipal units across the continent. Cities and their suburban area populations are growing while rural areas and villages are losing population.

Image source: BBSR Bonn 2015

Abandoned villages of Slovenia

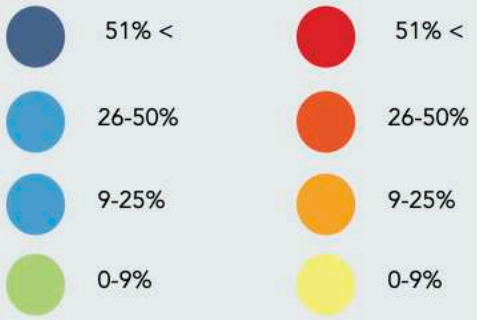
For Similarly to case of Europe also Slovenia has problem of abandoned villages. In the past people tend to move to larger cities and now people move from villages to suburban areas of larger cities as Ljubljana, Koper and Maribor. Map of Slovenia shows population growth between 1991 and 2018. Biggest densification is occurring in suburban areas of Ljubljana and Koper where people tend to move the most leaving their previous rural village houses and farms. Blue dots represent areas of decrease in population and red dots represent area of increase of population.

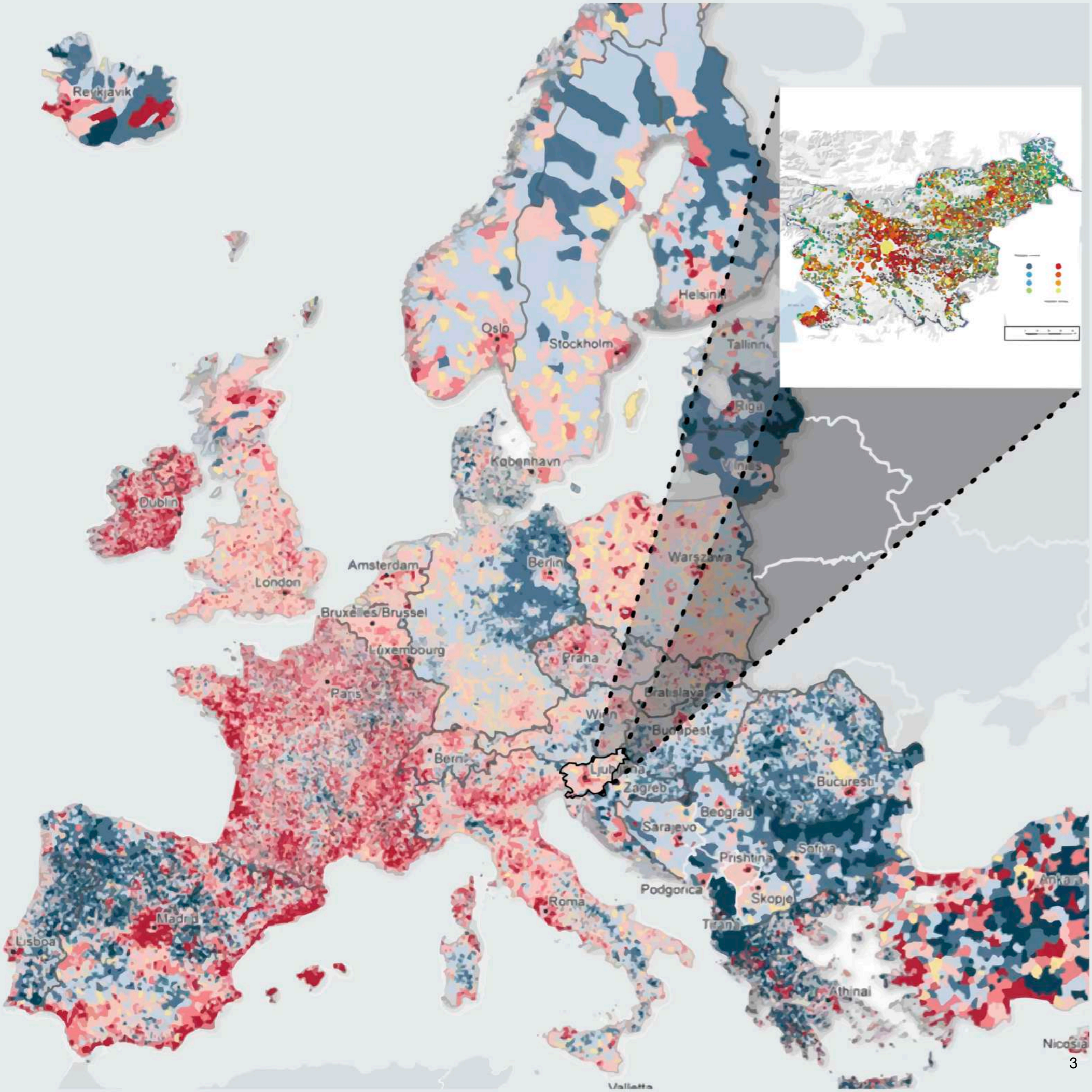
Image source: ZRC SAZU, Anton Melik Geographical institute

Legends

Europe map:

Map of Slovenia:




Reykjavik
Oslo
Stockholm
Helsinki
Tallinn
Riga
Vilnius
København
Dublin
London
Amsterdam
Berlin
Warszawa
Bruxelles/Brussel
Luxembourg
Paris
Praha
Bratislava
Wien
Budapest
Bern
Ljubljana
Zagreb
Beograd
Sarajevo
Bucuresti
Sofiya
Prishtina
Podgorica
Skopje
Tirana
Roma
Madrid
Lisboa
Athinai
Ankara
Nicosia
Valletta

Abandoned villages of Slovenia

57 villages with no people

Slovenia has currently 57 villages which are abandoned and have zero population. They present 0,9% of all settlements in Slovenia. What is worrying is that 726 settlements have from 1 to 24 people and 881 settlements have from 25 to 49 people living in them which represent in total 26,6 % of all settlements.

List of abandoned settlements:

B
Brič, Bukova Gora

D
Dolenja Žaga, Dolenje Kališče, Dolenje Nekovo, Dolenji Potok, Družimirje

G
Gaber pri Črmošnjicah
Gladolka, Glažuta Loški Potok, Golčaj

H
Hreljin Kočevje
Hrib pri Rožnem Dolu

J
Jelendol Ribnica
Jelenov Žleb

K
Kamenca nad Ložicami
Komolec Kočevje
Kuhlarji
Kuželič

L
Lisec Tolmin

M
Mašelj, Muha vas
Mali Cirnik , Mikarij
Močunig
Mokri Potok

List of abandoned settlements:

N
Nova Gora Dolenjske toplice

O
Odolina, Ograda,
Ograja Kočevje

P
Peraji, Podstene Kočevje,
Poslovna cona Žeje pri Komendi, Preža, Pristava, Puc
Pugled pri Starem Logu

R
Rogla

S
Sadni Hrib, Sela, Slapnik,
Sredgora, Srednji Potok,
Stalnik, Suhi Potok, Sveti Jošt nad Kranjem, Svetli Potok

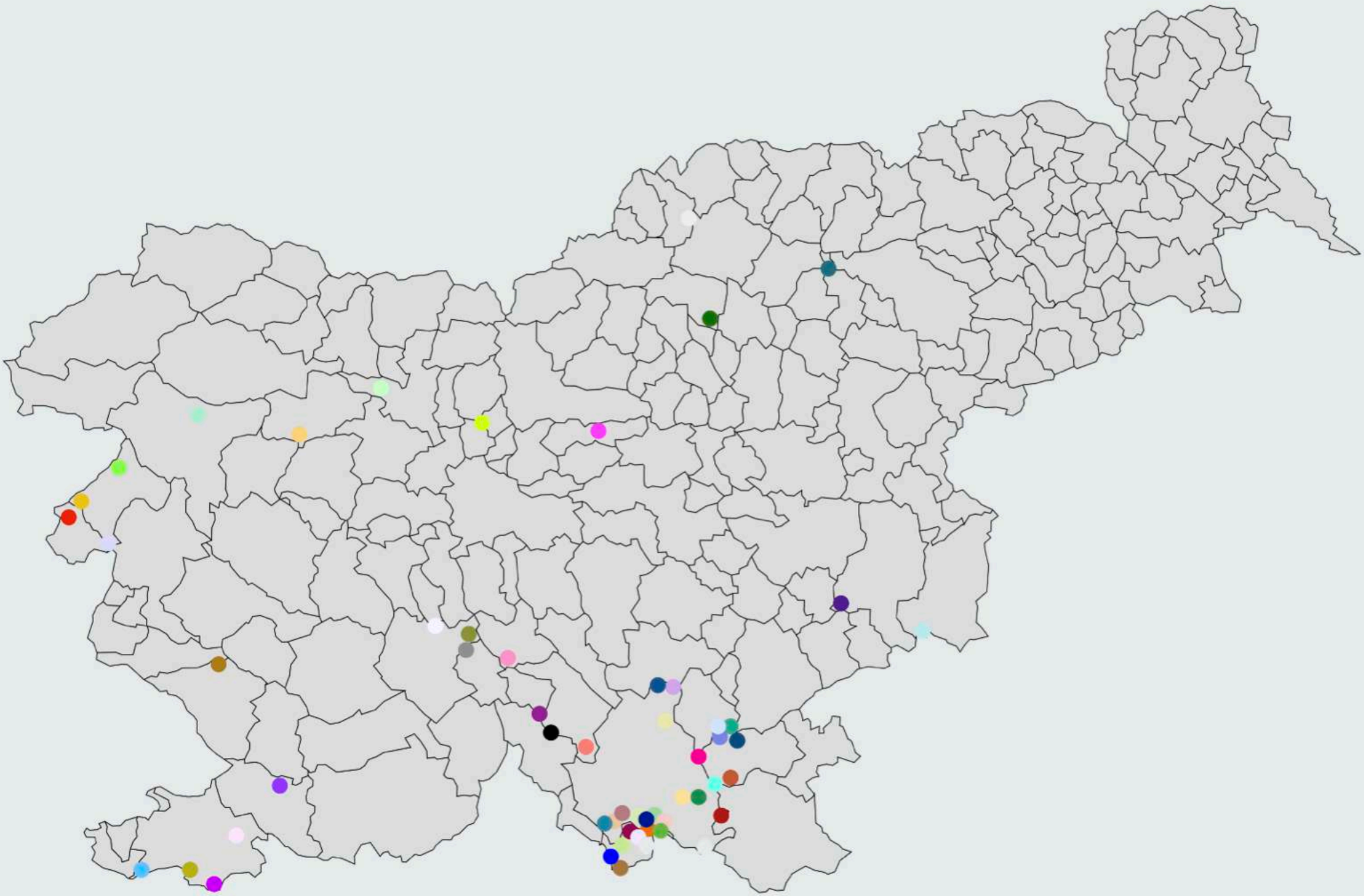
Š
Ščurkovo,
Škrilj, Šmaver

T, V
Topla Reber
Veliki Koren

Z
Zala, Zanigrad, Zdihovo
Zibovnik

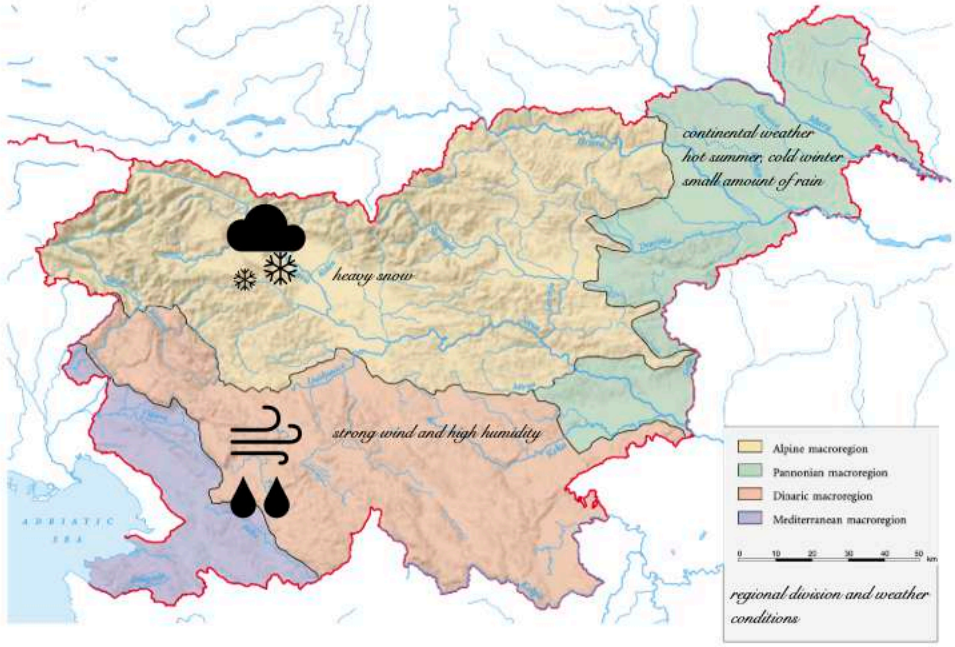
Size classes of settlements by number of inhabitants

	Settlements	Settlements	Inhabitants	Inhabitants
	Number	%	Number	%
Together	6035	100	2095861	100
0	57	0,9	0	0,0
1-24	726	12,0	9728	0,5
25-49	881	14,6	32729	1,6
50-99	1255	20,8	91147	4,3
100-199	1437	23,8	203412	9,7
200-499	1092	18,1	331113	15,8
500-999	360	6,0	245760	11,7
1000-4999	189	3,1	375317	17,9
5000-9999	22	0,4	152662	7,3
10000-49999	14	0,2	271037	12,9
50000 and more	2	0,0	382956	18,3



Introduction to traditional Slovenian architecture

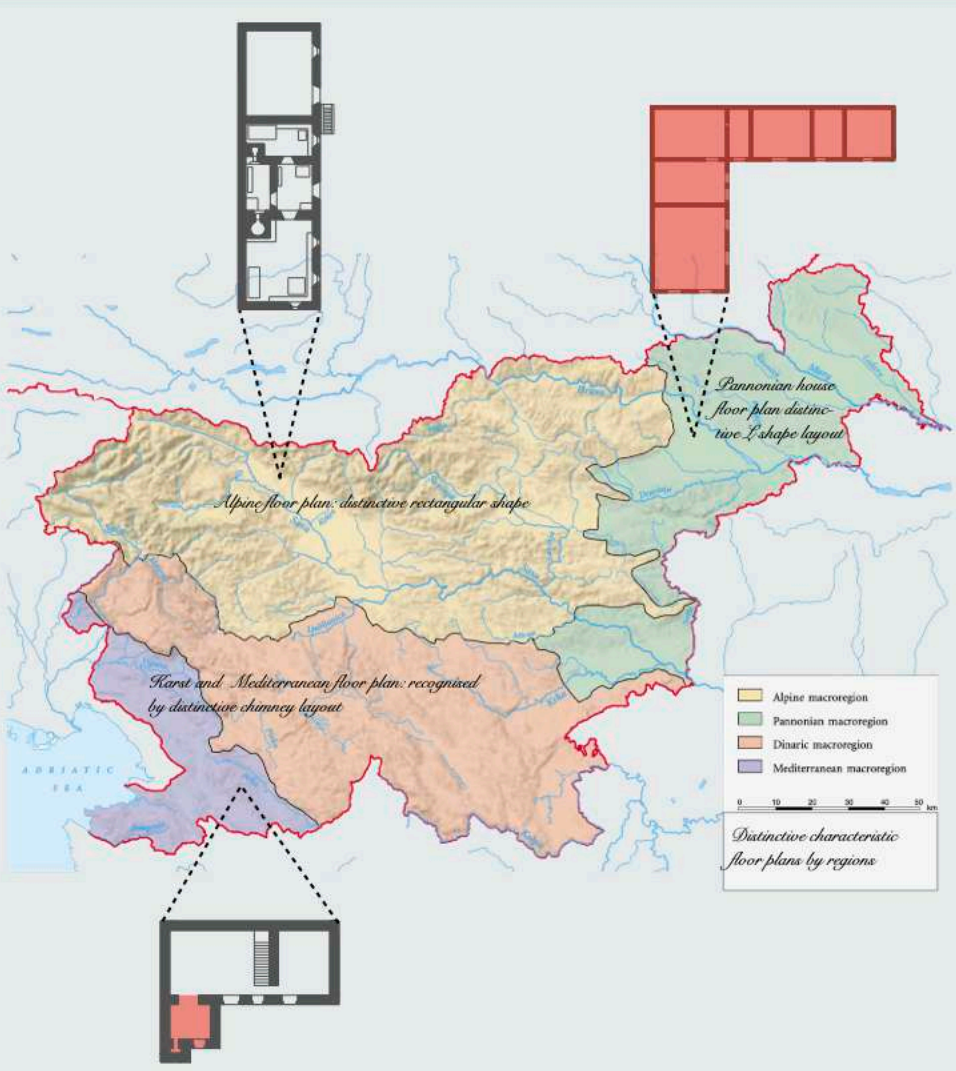
Slovenia can be divided in general into three macro-regions depending on the weather and geographical conditions. Traditional Slovenian folk farmhouse is always adapted to geographical-terrain and climatic-weather conditions. In general there are three different architectural types of structures and folk houses which have adapted to three different macro-regions. In the north there is Alpine housing typology adapted to snow weathering and mountain steep terrain conditions. On the east one can find traditional Pannonian houses which adapted to flat Pannonian basin conditions and on the south Mediterranean houses have adjusted to strong winds and costal climate.



Distinctive characteristics floor plans by regions

Different regions have different elements or shapes of distinctive floor plan design.

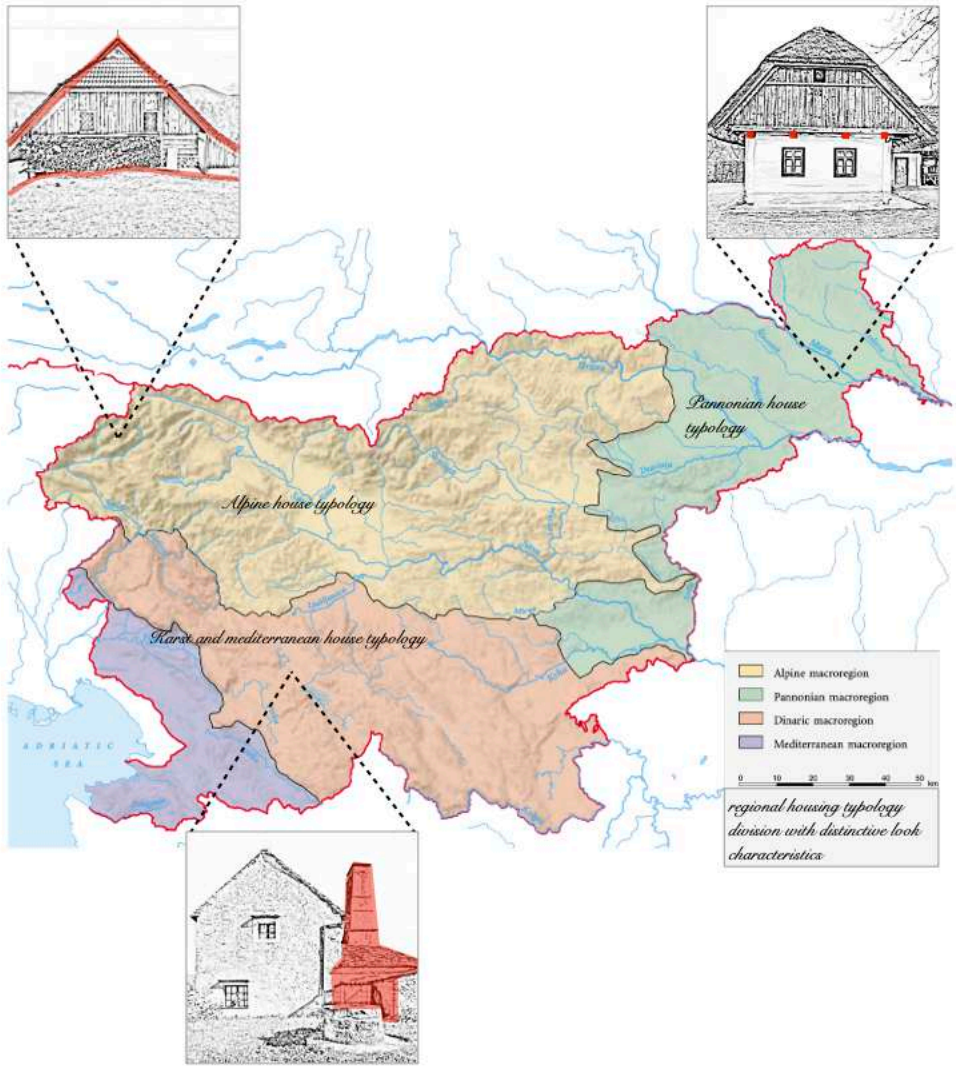
1. *Alpine floor plans: normally rectangular or square design of the floor plan is present. There are exceptions where walls are not straight or are curved.*
2. *Pannonian floor plans: usually consists of L or U shaped floor plan design with cantilevered second floor.*
3. *Karst and Mediterranean floor plans: distinctive visible element of Mediterranean floor plans are their kitchen layouts and chimney plans which are usually sticking out from existing house*



Regional housing division with distinctive look characteristics

According to regional topographic, environmental and cultural differences, different frontal facade designs of buildings have been created with their distinctive characteristic looks corresponding to characteristic regional differences.

1. *Alpine architecture: steep pitched roof and integration to existing hill landscape to battle harsh winter snow conditions.*
2. *Pannonian architecture: cantilevered mansard or upper floor of the house.*
3. *Mediterranean and Karst architecture: frontal facade includes distinctive traditional chimney corresponding to mediterranean traditional cooking cousin.*



Primary material usage by regions

Building material designs correspond according to climate conditions in which buildings are set in. All of the materials used to build a house are natural and can be found in surrounding environment. Region folk houses can be recognised by their material usage and floor plan design:

1. *Alpine materials: stone base ground floor, wooden first floor and roof*
2. *Pannonian materials: clay walls mixed with straw on ground floor, first floor is wooden, while for roofing material straw is used.*
3. *Karst and Mediterranean materials: stone is primarily used as wall and roofing material*

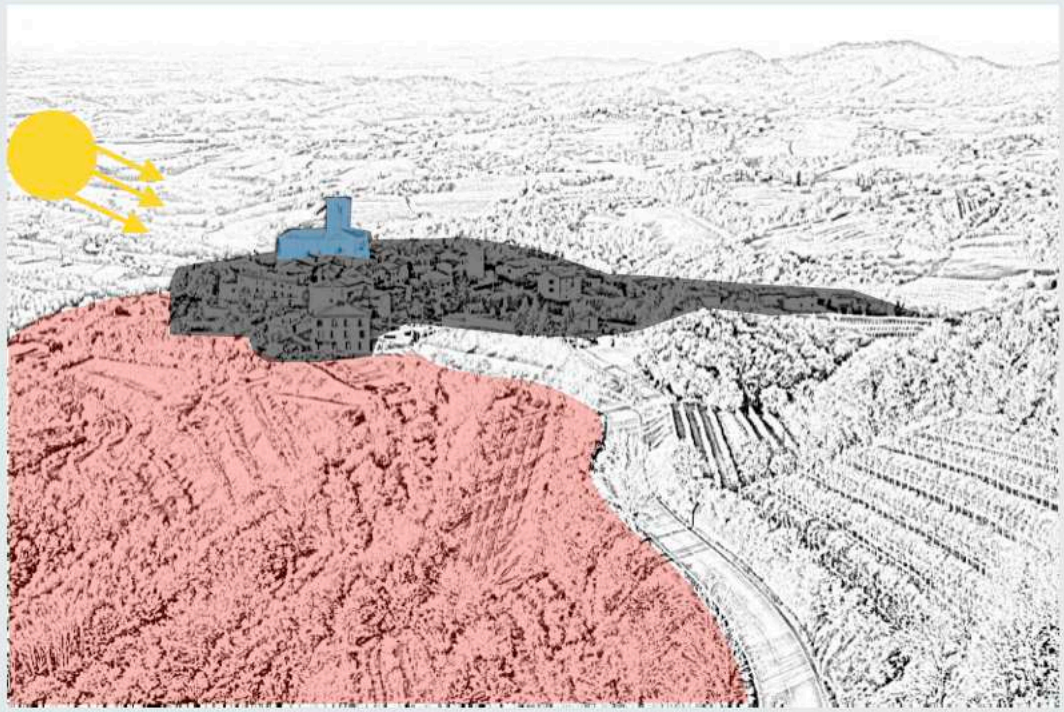
Municipality of Goriška Brda

Goriška Brda are located on the western edge of Slovenia near the border of Italy. They are a hilly micro-region with beautiful landscape and tasty food. Region is famous for its vine, orchards, traditional food and traditional architecture. Cherries, peaches, plums, apples, figs, khaki and olives are just some of the fruits that seasonally grow in municipality of Brda. Because of large amount of vineyards and vine production facility it is sometimes called the vine capital of Slovenia. Because of its proximity to Italy it is a popular destination for gastro-vine tourism.

Location of Goriška Brda

Village typology of Goriška Brda

Villages in Brda are normally positioned on the top, south or south west side of the hill in order to get maximum amount of lighting in buildings and for agricultural growth. Vineyards and orchards are positioned bellow the village. Buildings are placed close together and form a compact clustered settlement. Morphology of such villages is normally organic, they are embedded in to the landscape and coexist with it. Organicity comes from historical background and development. They have normally a tower building typology positioned in the centre of the space and all other buildings are positioned around it. Again this typology comes from history since the towers used to serve as primary defence system against enemies.



sunlight direction

vineyards and orchards

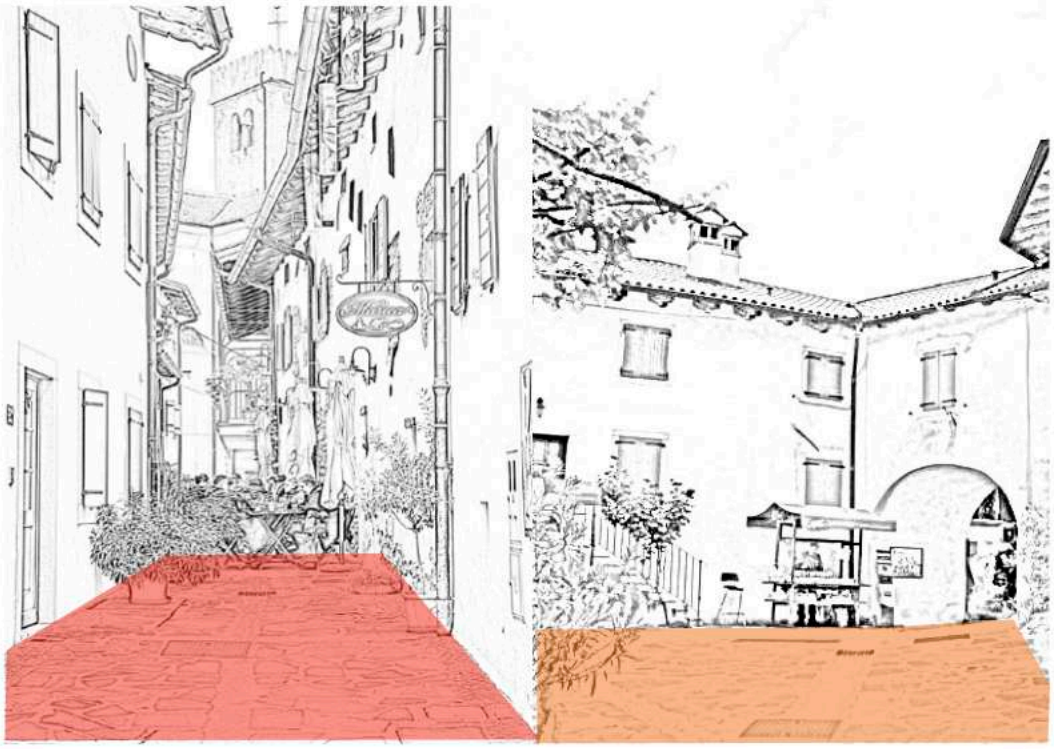
vineyards and orchards

vertical defence tower

Case study sample Šmartno in Goriška Brda

Visual perception of villages of Goriška Brda

Visual perception follows perception of Mediterranean village conception. Houses are formed tightly close together forming narrow streets which open up in particular areas of the village which serve as gathering points for towns or village people.



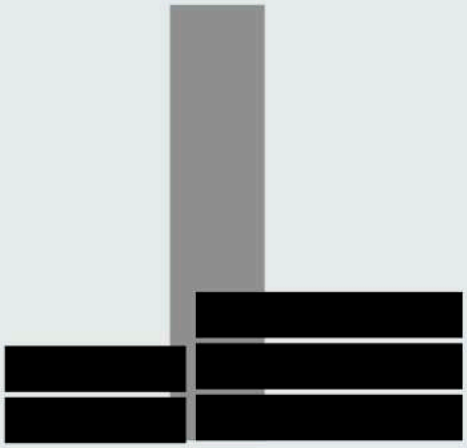
narrow street

opened courtyard

Case study sample Šmartno in Goriška Brda

Building heights

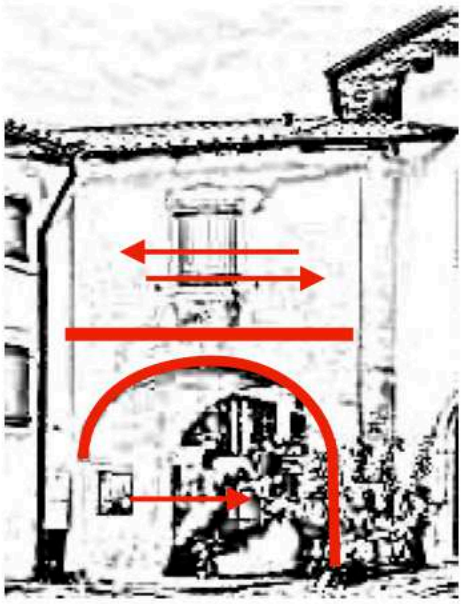
Houses are placed in a village close together and have normally two to three floors with an exception of central building which is a church, defence tower, fortress or a viewing tower that is dominant and much higher than the rest of its surrounding buildings. Tower can be located in the central part of the village or on the highest elevational point to maximise the view on its surrounding area. Villages in Goriška Brda develop and form around central dominant vertical structures.



Building height typology

Architecture of Goriška Brda

Goriška Brda follow the macro regional architectural typology of mediterranean and Karst architecture with its own slight variations. Primary building material is stone, with difference that only walls and foundations are build out of stone while roofs have a complex wooden structural system with low inclination.



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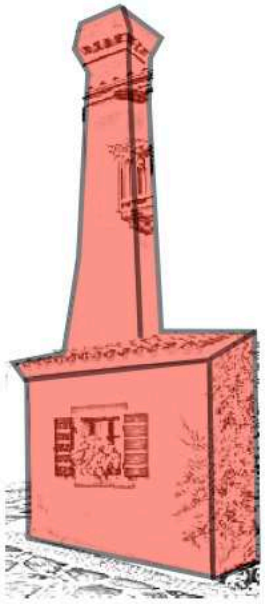


2.

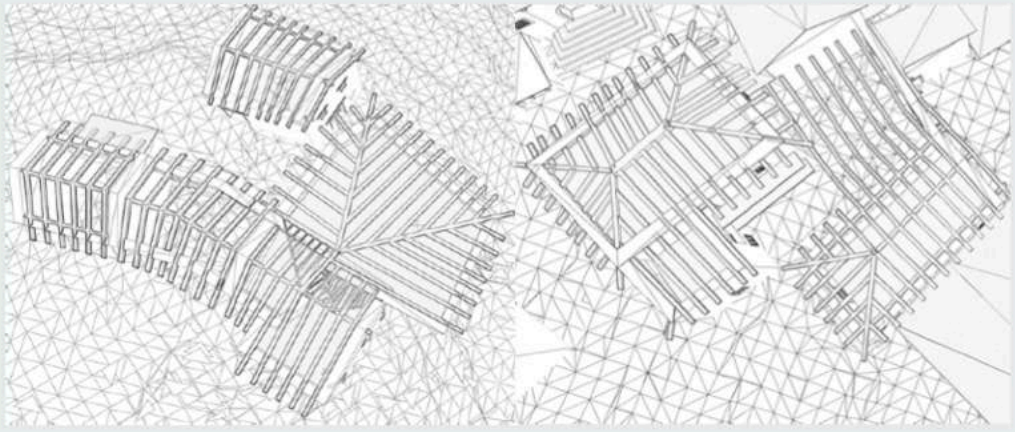
3.

Architectonical elements of Brda

Architecture of Brda includes:

1. *Dominating entrance portals leading you inside the space of village and creating complex new spatial connections between buildings - creating building underpasses*
2. *Vertical chimney structures*
3. *Vertical towers*
4. *Outdoor staircase creating complex space composition*
5. *Complex roof structures*

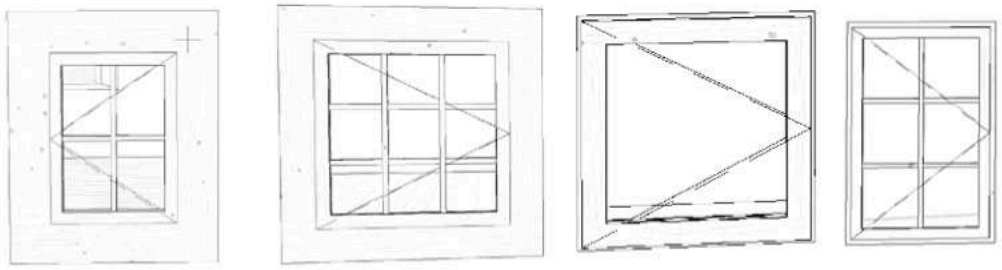
4.



5.

Goriška Brda window and door typology

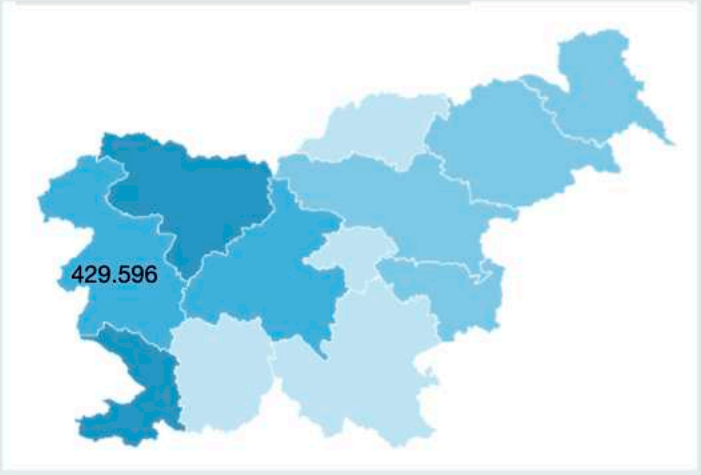
Windows and doors have stone or wooden lintels, they have square or near square shape and are divided into smaller squares. Some entrance doors and gateways have semi-circular or segmented arch shape with stone frames. Door and window typology follows general form shape and detailing of doors and windows from other regions.



Statistical overview of the region and tourism

Municipality of Brda have 2326km2 which represents 11,5% of area of Slovenia and has population of around 119230 people. Biggest employment area in Brda is city Nova Gorica. Lush forests, rivers and relief fragmentation and mixing of mountain and Mediterranean climate in the Goriška region enables year-round marketing of tourist attractions. Brda visits yearly around 9% of foreign tourists that visit Slovenia. Most of the tourists come from neighbouring Italy for gastro-tourism, admiration of the landscape, culture, natural and historical monuments .

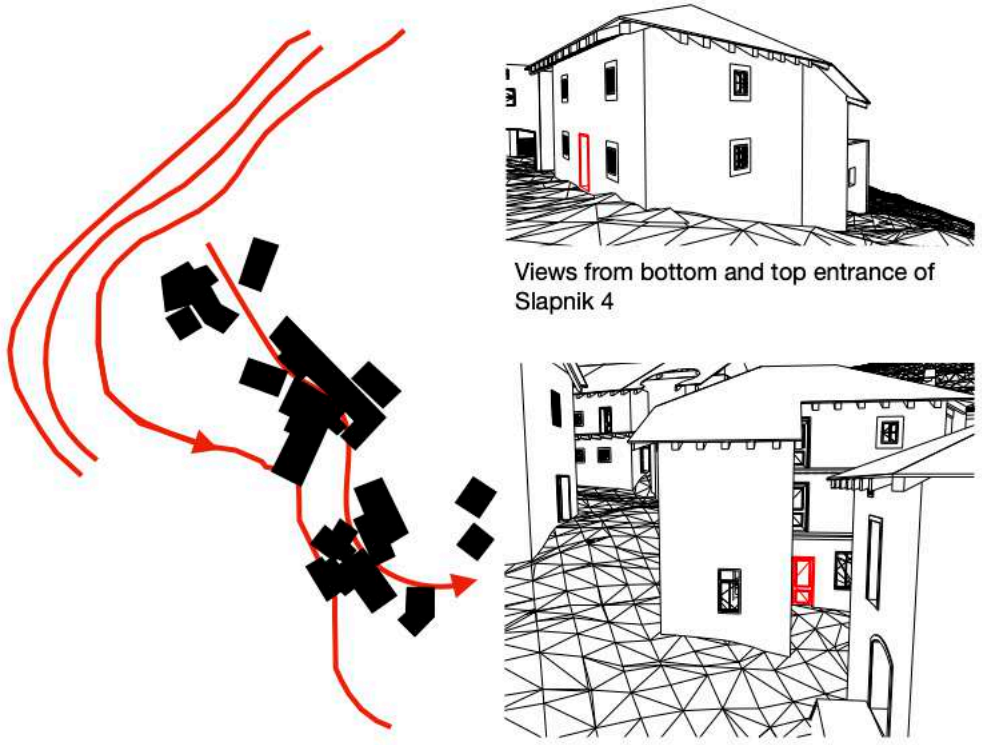
Most of the foreign tourists coming to the region come from neighbouring Italy



Foreign tourists visits to Slovenia 2020. Despite COVID conditions Brda region remains one of most visited regions by foreign tourists

Slapnik as a monument settlement

Slapnik is unique because of its integration into the landscape. It is built into the landscaping and hill typology. Its unique organic building composition allows user to enter its structures from multiple sides (bottom and top). Because of its unique building integration into the landscape it is protected as a settlement.

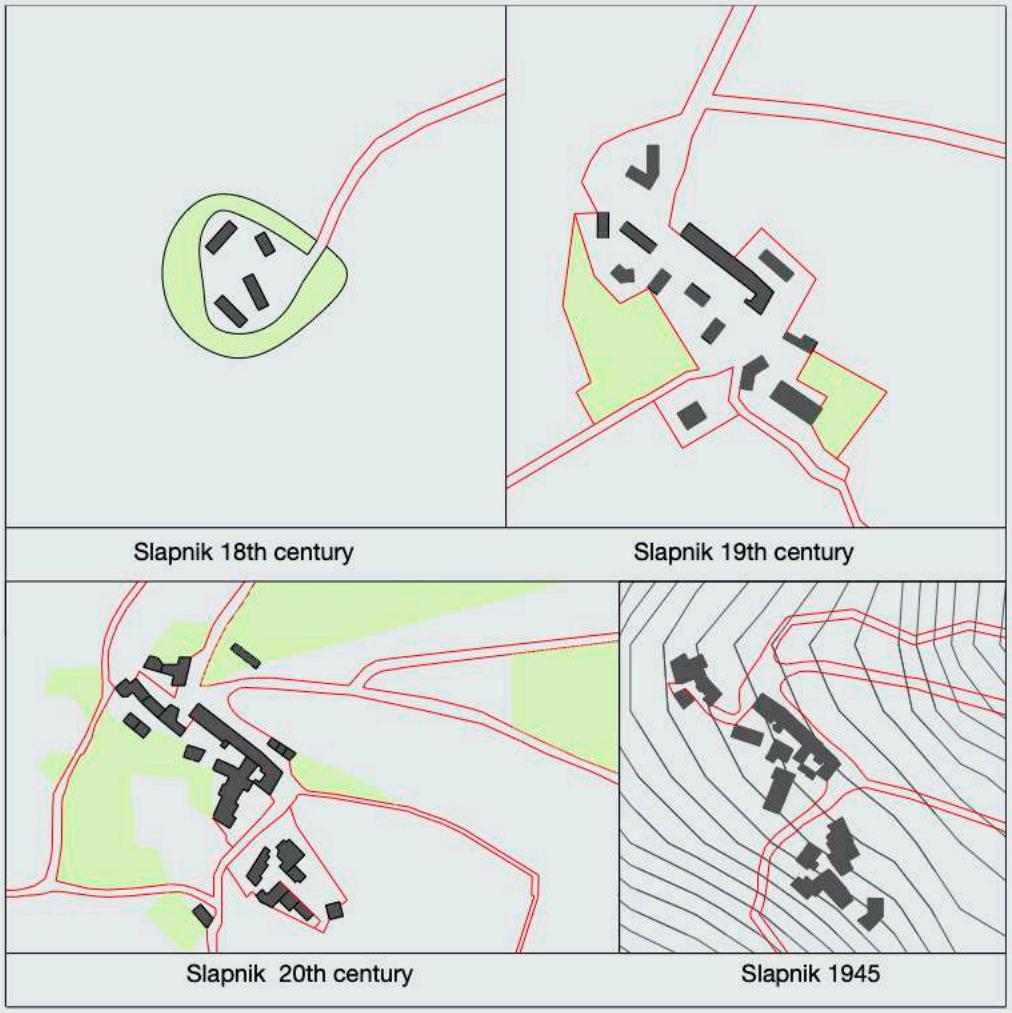


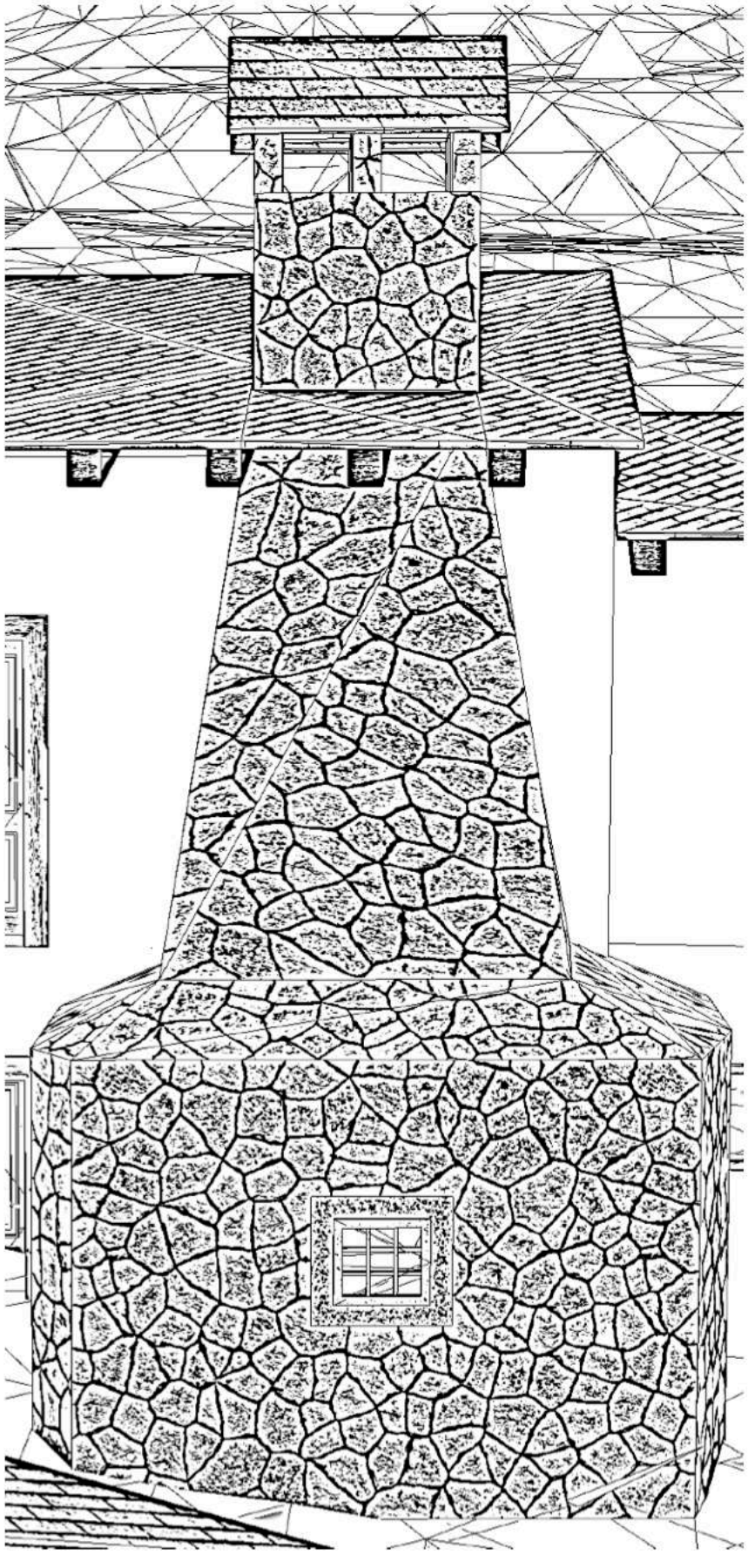
Views from bottom and top entrance of Slapnik 4

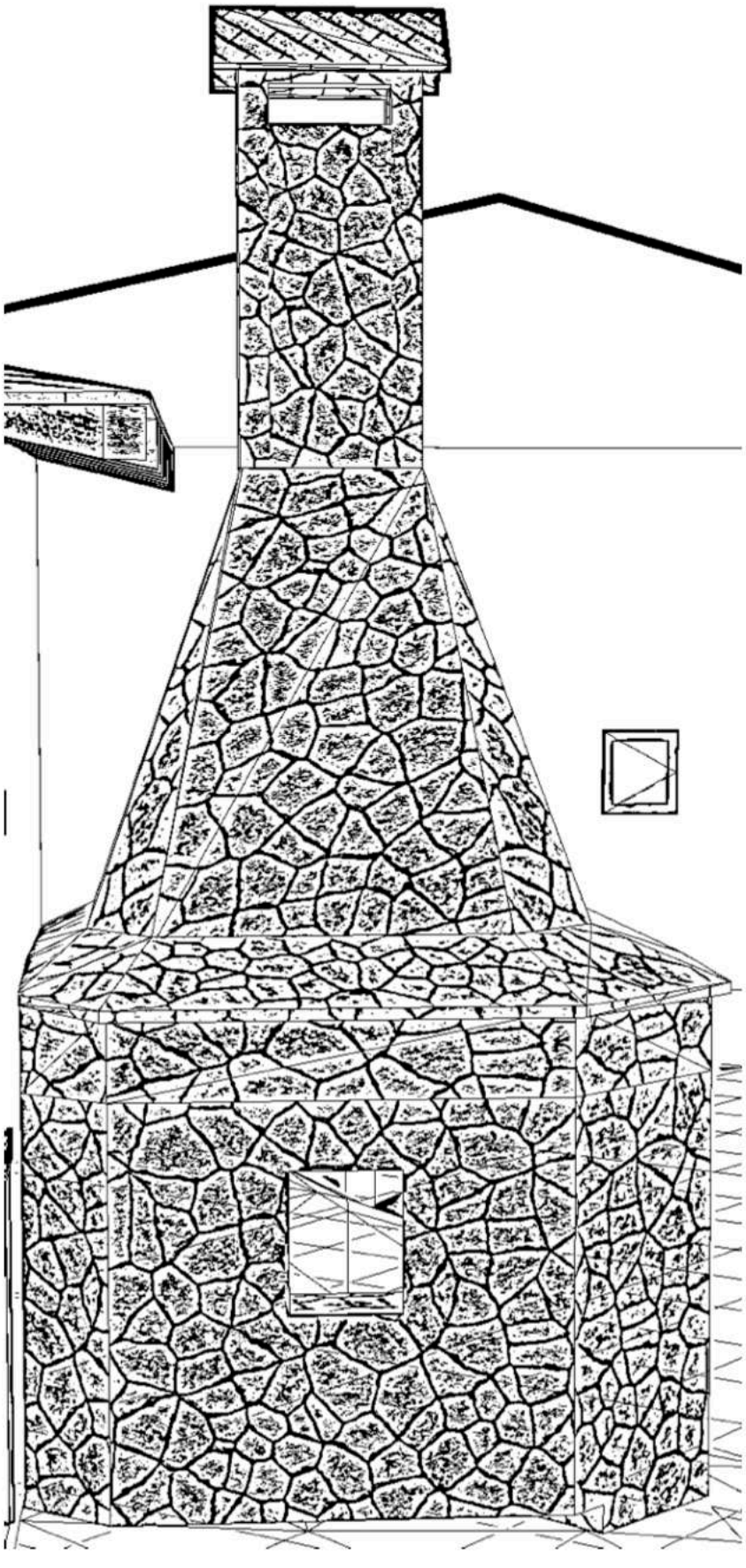
Unique urban organic building composition of Slapnik

Historical spatial development of Slapnik

The first know existence of the village comes before 17th century which consisted of just two to three small buildings. In 18th century already a very small building formation started to form and define the village. From 18th to 19th century villagers kept adding additional buildings to existing ones elongating the village along the topography of the hill until at the beginning of 20th century village achieved its final form. From 1900 to 1945 village already started loosing buildings and more and more people starting to move out from the village to larger cities. After second world war all of the remaining people left the village and it started deteriorating.







stone chimney reconstructions of Slapnik represent important historical and cultural importance of Mediterranean cuisine

Why choosing Slapnik as a case study

Even thou most of the abandoned villages are located in southern part of Slovenia none of them are culturally so important as Slapnik. Slapnik is an important architectural, urbanistic as well as historic village showing cultural and architectural traditions craftsmanship and values of people of municipality of Brda. Slapnik is a small clustered village with typical Brda architecture. Village was after second world war abandoned and people moved to nearby larger cities leaving the beautiful village to deteriorate.

Municipality: Brda
Cadastral municipality: Kožbana

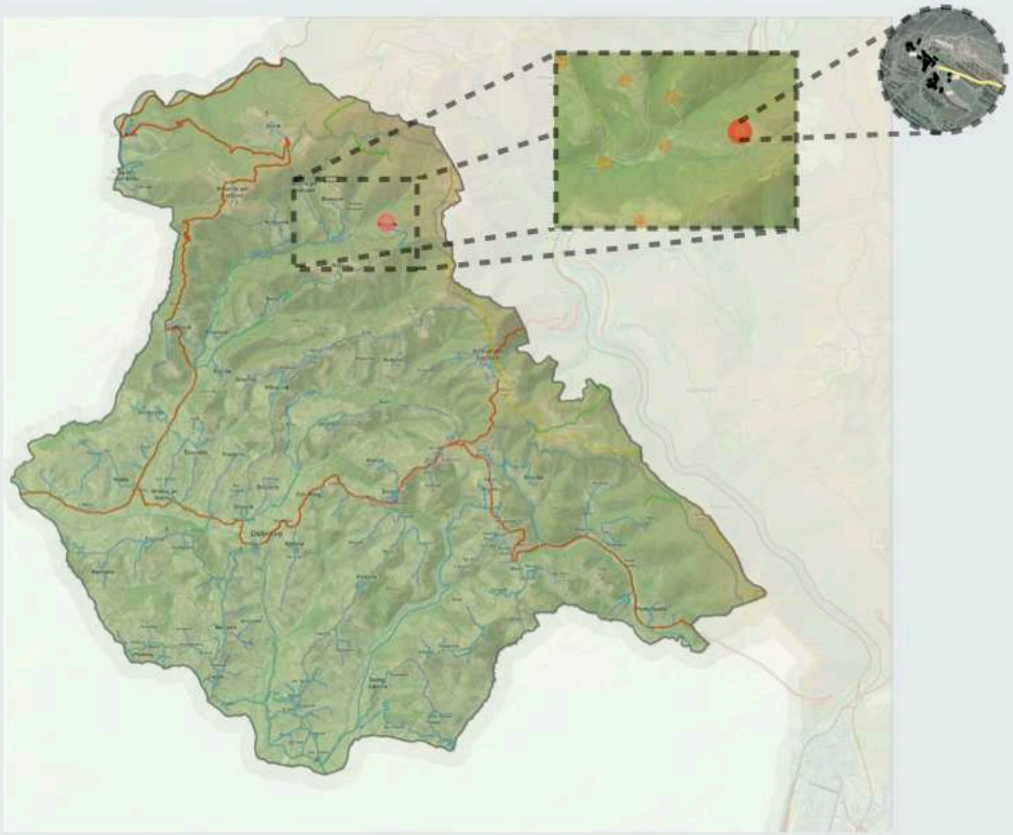
cultural value

historical value

aesthetic value

Introduction to Slapnik & Urban analysis

Slapnik is located in the northern part of Brda and it is positioned on one of the most east hills in Brda. It is oriented towards South-west. Village has an area of 1,6 km2 or 160 ha with elevation of 359,7 m.



Social aspect of the area

Area does not have major social issues. The biggest problem of the area represents village Slapnik. Since it is abandoned sometimes unwanted people wander around that area and there have been reports of people stealing ruins from the site such as wooden doors and stone lintels. There is also trash left by unwanted visitors which leave a lot of trash on the site. The general social communication and life between villagers should improve, but on the other hand currently that is not possible since the villages are disconnected between each other.

Most of the ruins are already overgrown with greenery

Economic view of the site

Current owners of Slapnik do not have enough money to renovate it. General villages around the area including with Slapnik have not good enough economic income and stability and it needs to be improved. Mostly their income comes from farming in which initially tourism could be injected bringing additional income and stability to the area. In general municipality of Brda has a stable economic income created mostly by gastro-vine tourism. We can say that tourism is the main economic force of Brda by which abandoned village Slapnik has the potential to become a part of it. Renovation of Slapnik could potentially complement the tourist offer of Goriška Brda.

Land use plan

Land use plan represents typical rural typology of building. Villages are located on top of hills facing each other, below them farmlands are present where where they grow grapes for vine or where orchards are placed.

Legend:

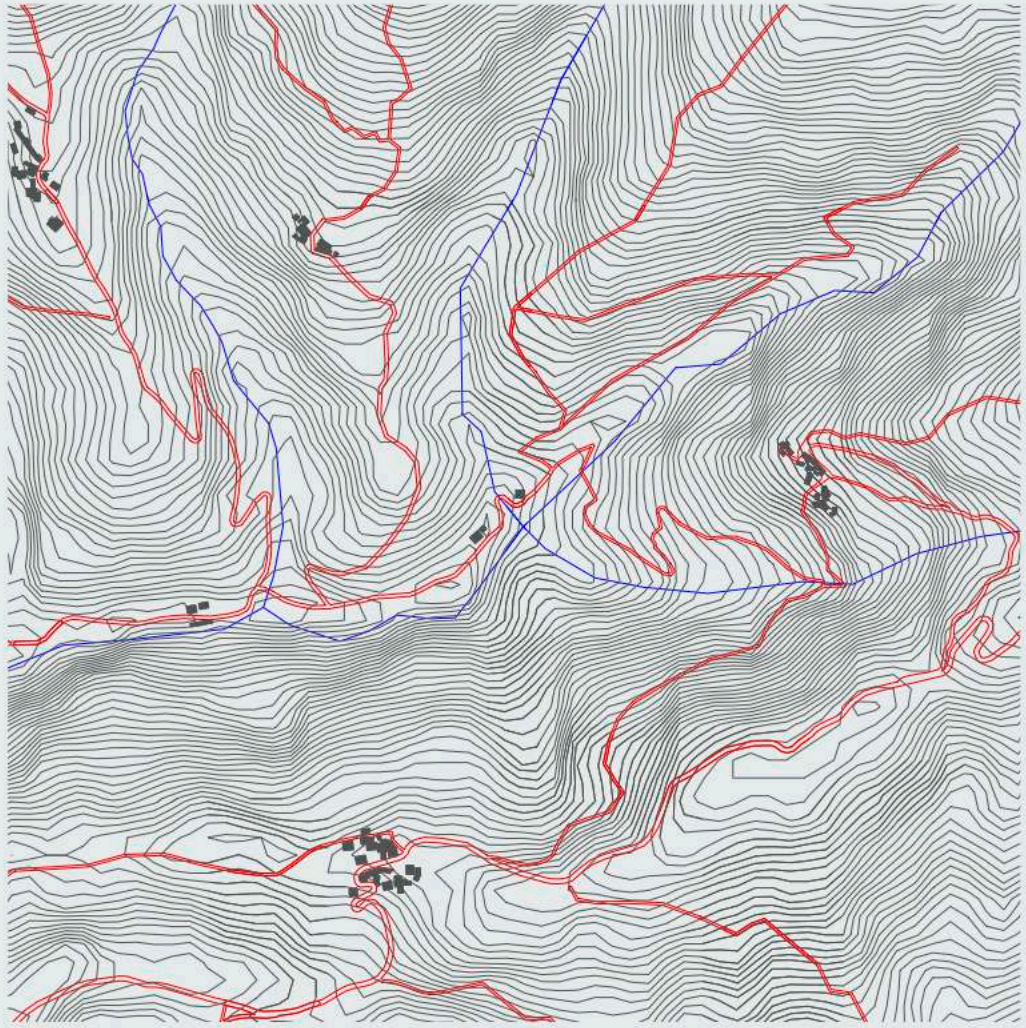
- Village Slapnik
- Residential areas
- Farmlands
- Forest land
- Surface waters

Urban topography of the area

Hilly topography is primary urban topography of the site. A valley with a stream is cutting in the topography splitting into four branches. Slapnik is positioned on the western hill. The hill is defined by two stream branches cutting into the terrain.

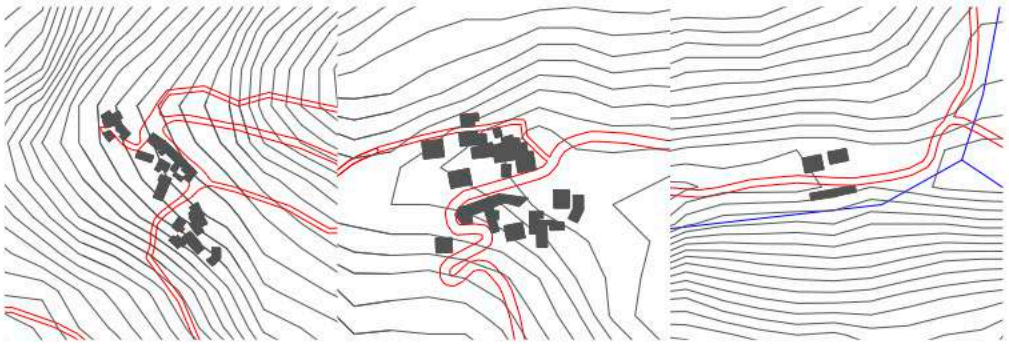
Legend:

- Streams
- Infrastructure
- Village buildings

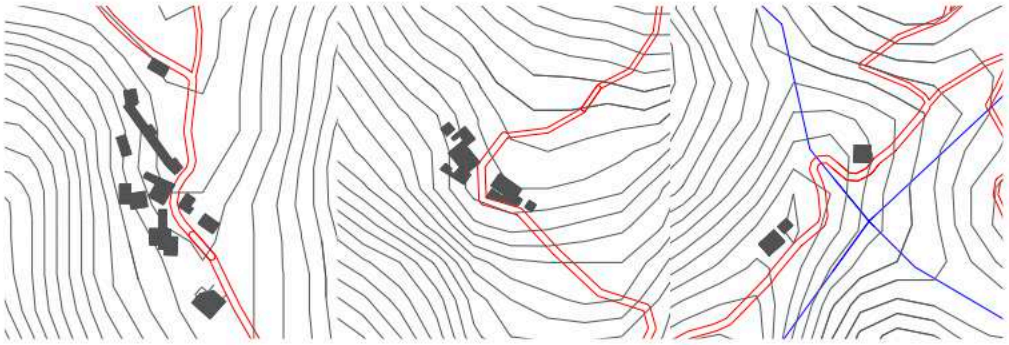


Urban morphology of villages

Villages are integrated into the landscape. Their morphological structure is organic and is normally following the terrain. In most of the cases car or pedestrian footpaths pass through the village and buildings are positioned near or situated on the path. Organic morphology is a result of hilly topography.



Slapnik Nožno Brdice pri Kožbani



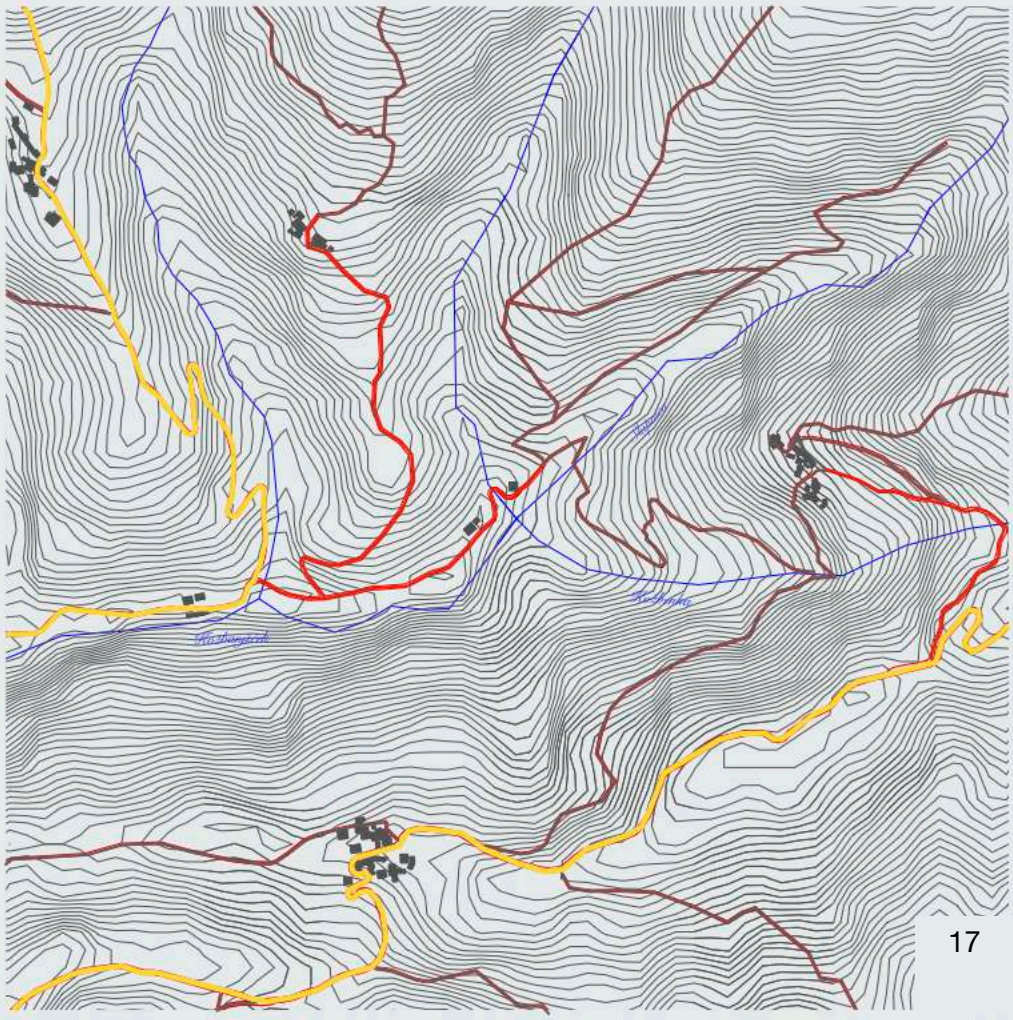
Brdice pri Kožbani Brezovk Dolenji Brezovk

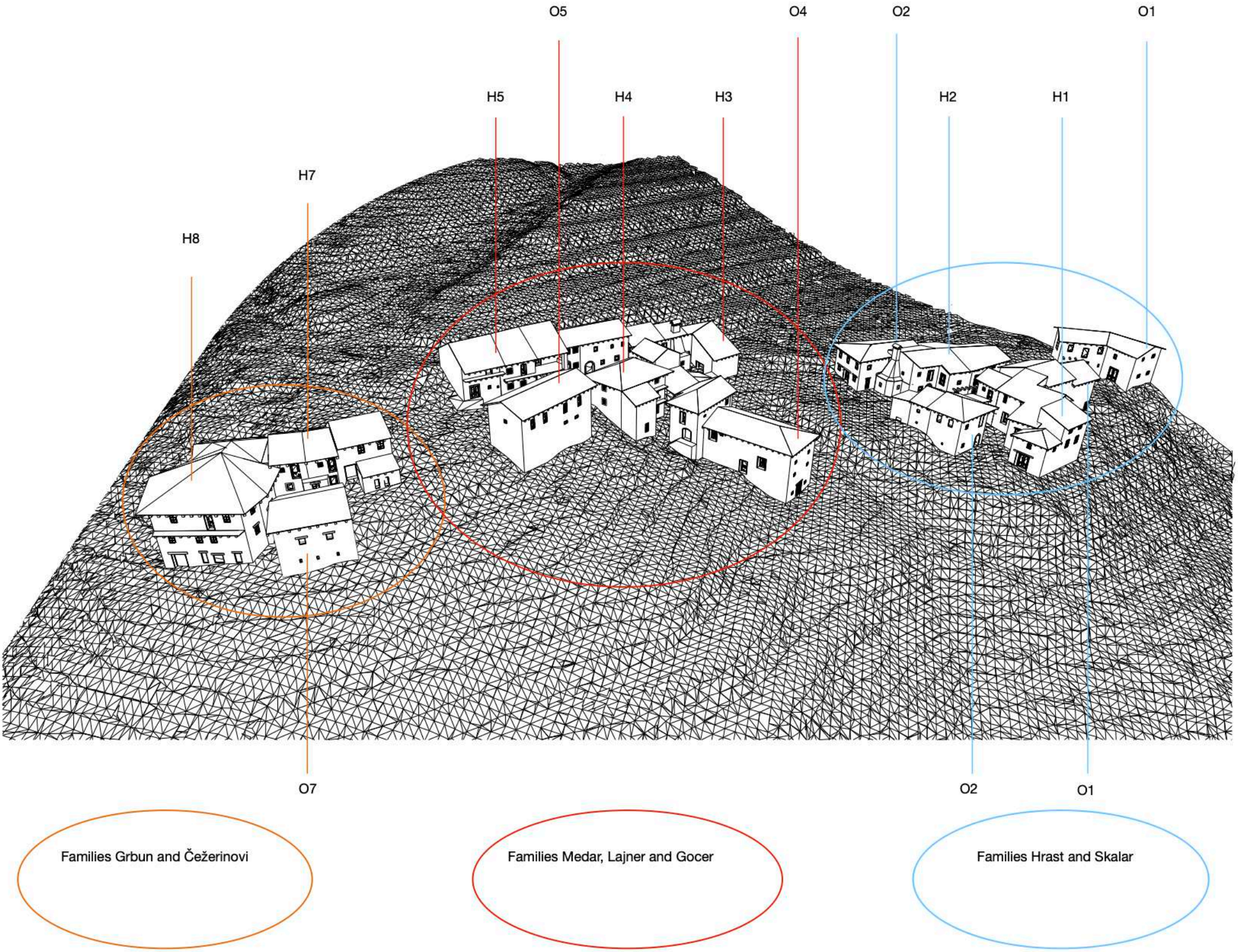
Infrastructure and water streams

Road connection and infrastructure between villages is bad. Slapnik, Brezovk and Dolenji Brezovk car roads finish blindly. These villages are disconnected from the main road and need better connectivity. Even the footpath are disorientating and not connected properly between each other. Slapnik as the rest of the villages around the area need better connectivity between each other and which is the first step towards revitalisation of an area and a village.

Legend:

- Streams
  - Kožbajšček
  - Kožbenka
  - Slapnica
- Main roads
- Secondary roads
- pedestrian footpaths



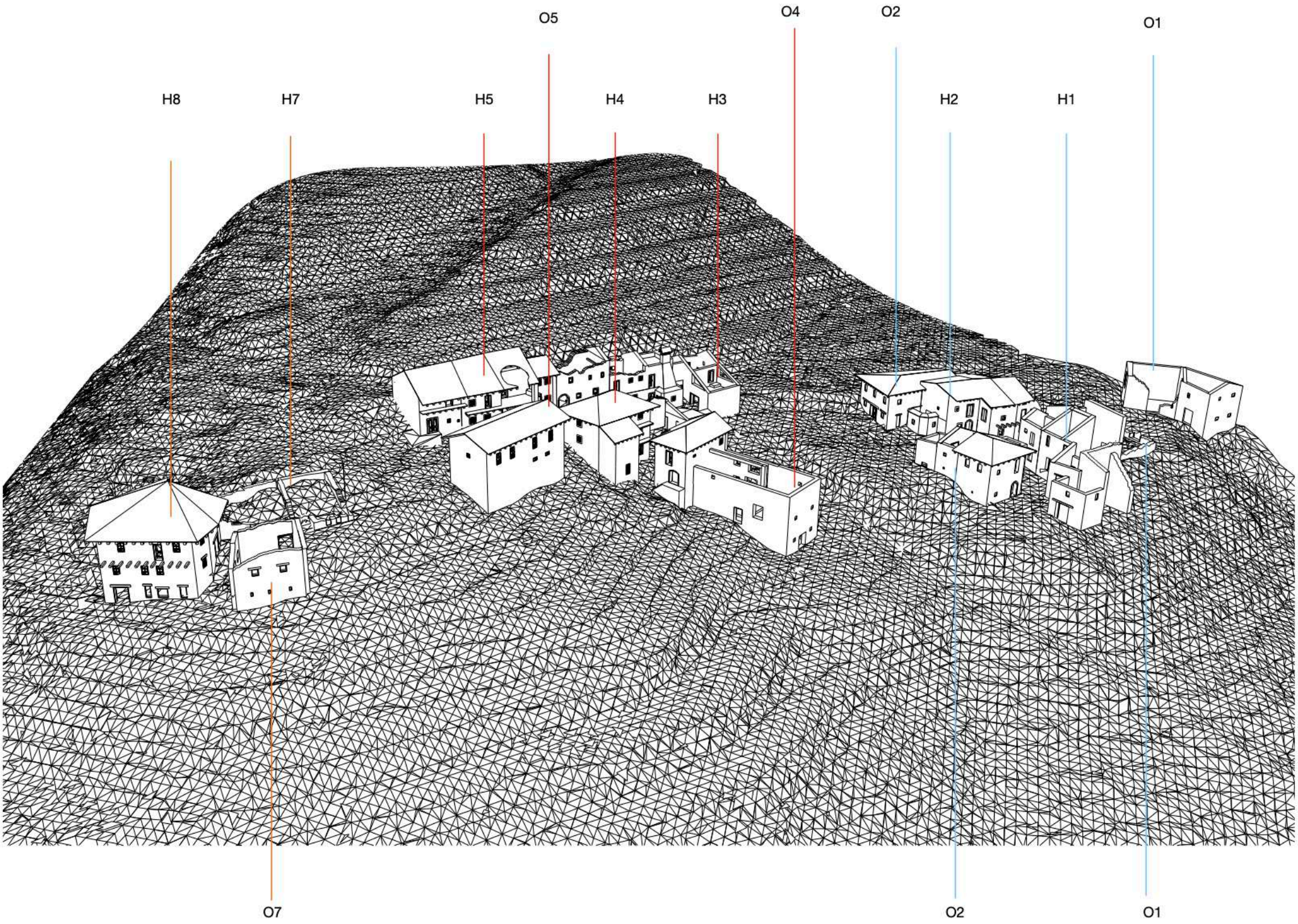


Slapnik building division and families on reconstructed site

Three clusters of farmhouses used to belong to groups of different families. After second world war people decided to move to larger cities around the area in order of pursuing better life, leaving buildings empty. Today Slapnik has no permanent residents and it is deteriorating.

Legend:

H1 to H8 residential house numbers
O1 to O7 outbuildings of houses



Slapnik building division on existing site

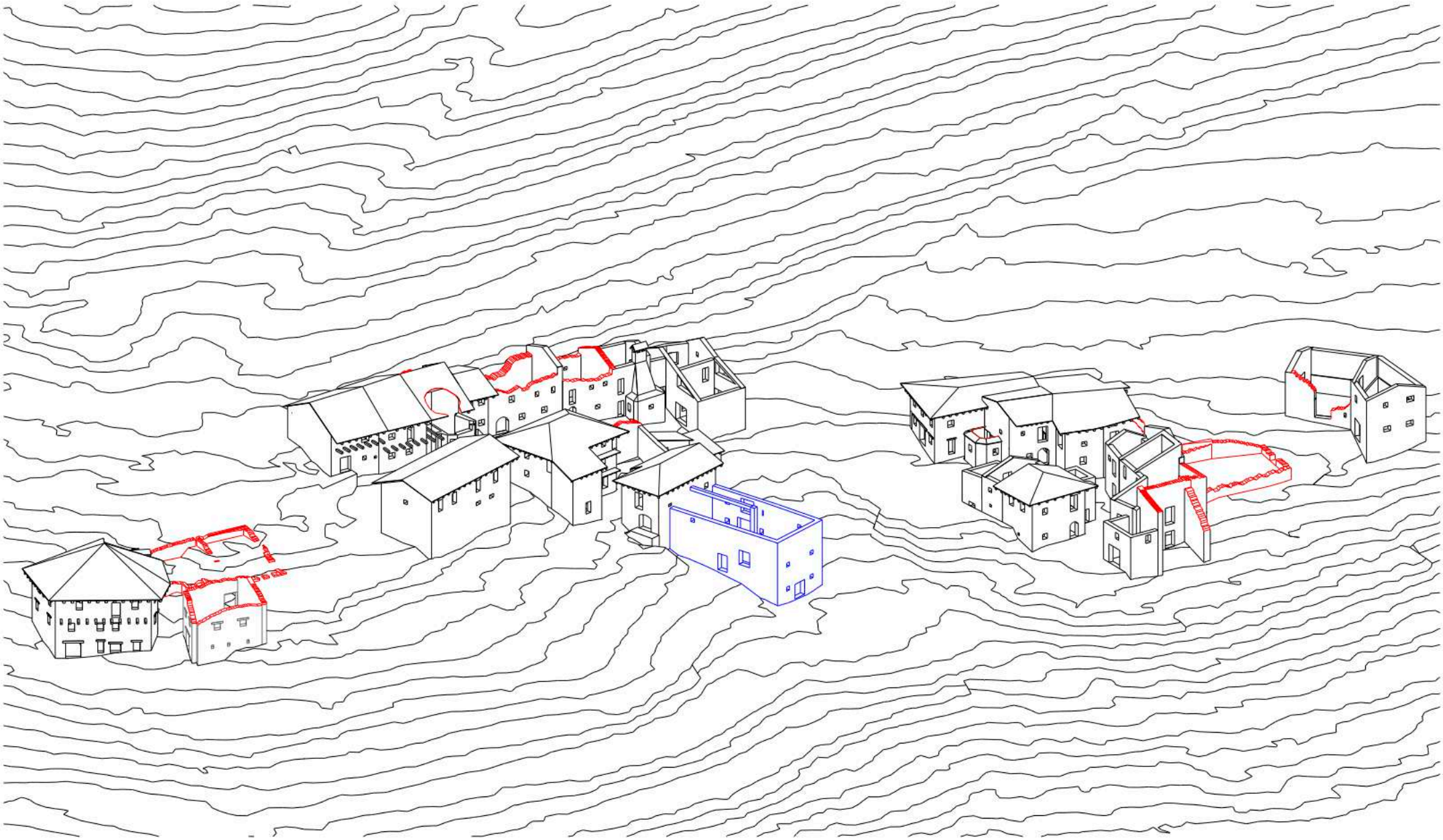
Today buildings are abandoned and the site is in need of revitalisation. Most of the buildings lost their roofs and two of them are completely destroyed.

Legend:

H1 to H8 residential house numbers
O1 to O7 outbuildings of houses

Legend:

- stable existing building or renovated building
- Damaged, unstable or partially demolished roof
- demolished part of building or whole building
- reconstructed new part with no roof just walls



Axonometry of existing state of buildings on site

Damages

Reconstructed outbuilding O4 with no roof

Contours 1m appart

Reconstructed roofs site plan

Reconstructed roof beams and rafters

Contours 1m appart

Scale:1:500

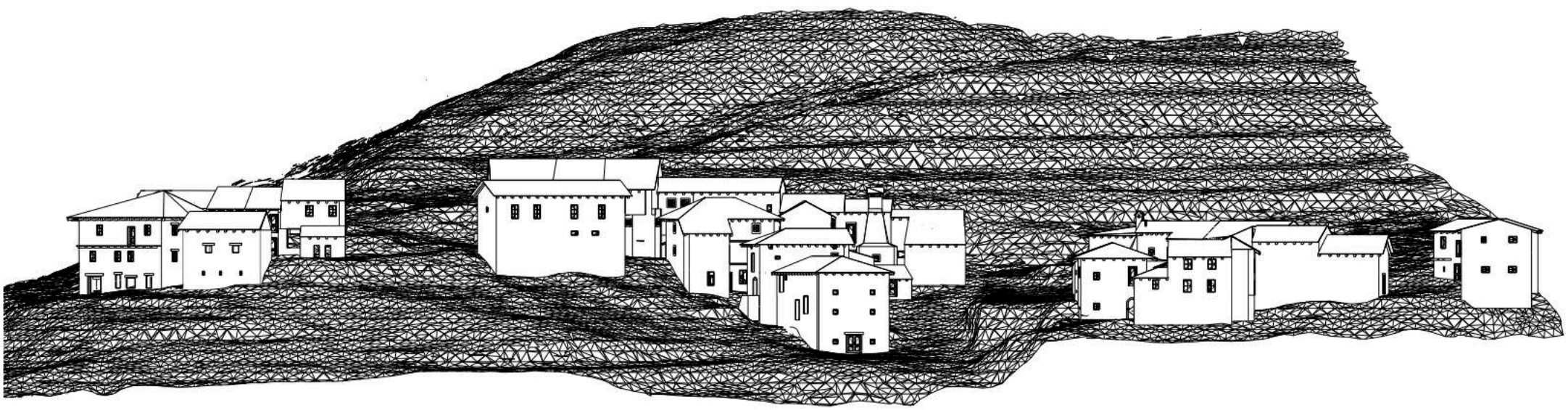
Existing site plan

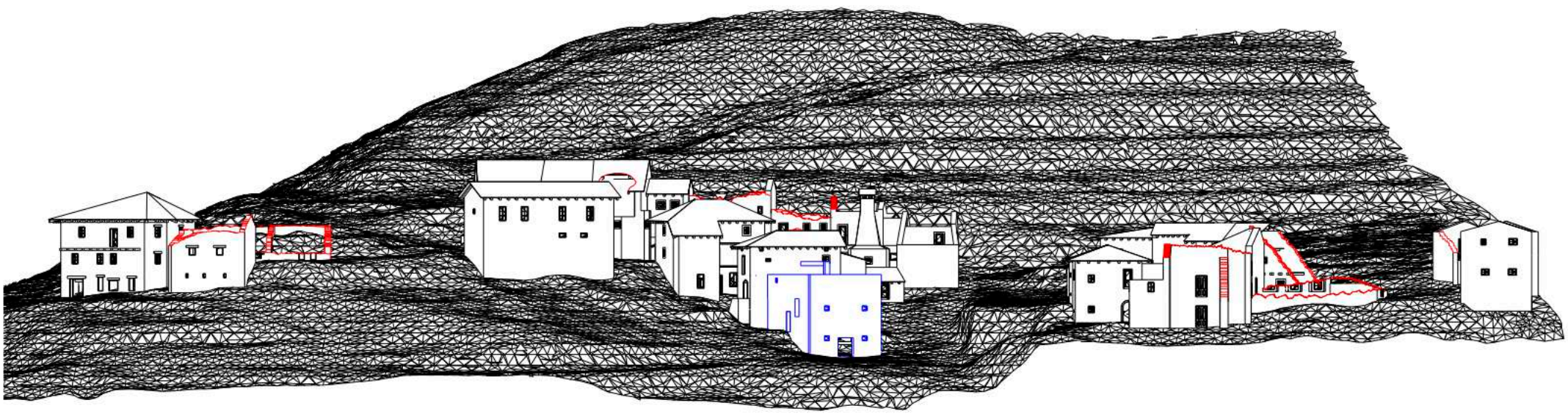
Damages

Reconstructed outbuilding O4 with no roof

Contours 1m appart

Scale:1:500



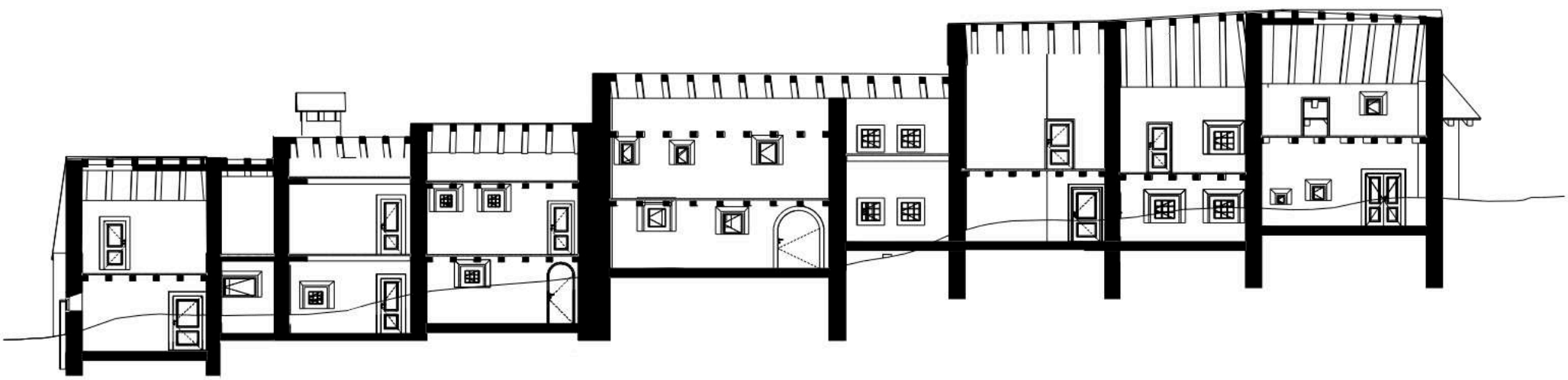


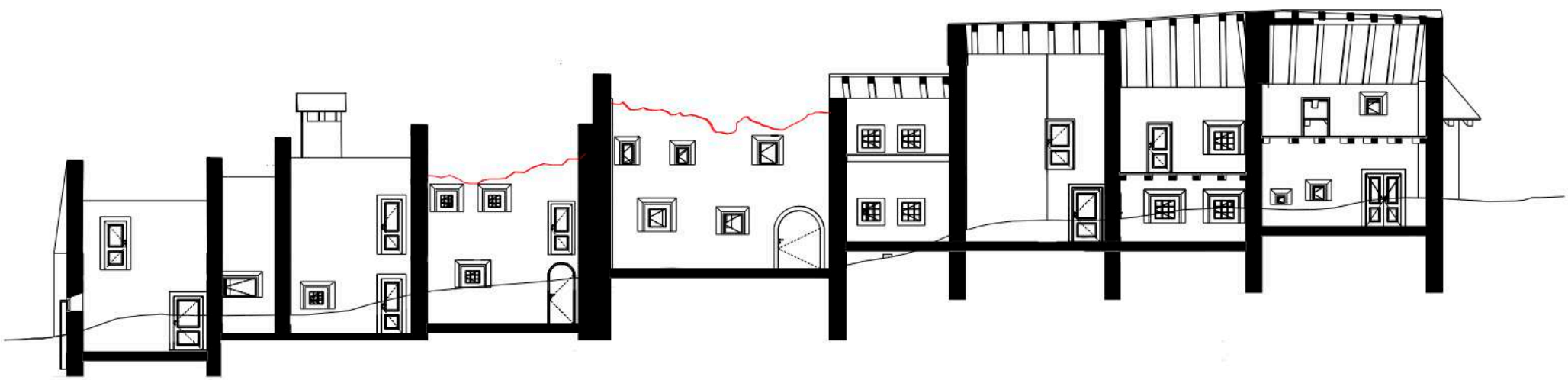
Before versus now site elevations

Damages

Reconstructed outbuilding O4 with no roof

Scale:1:550

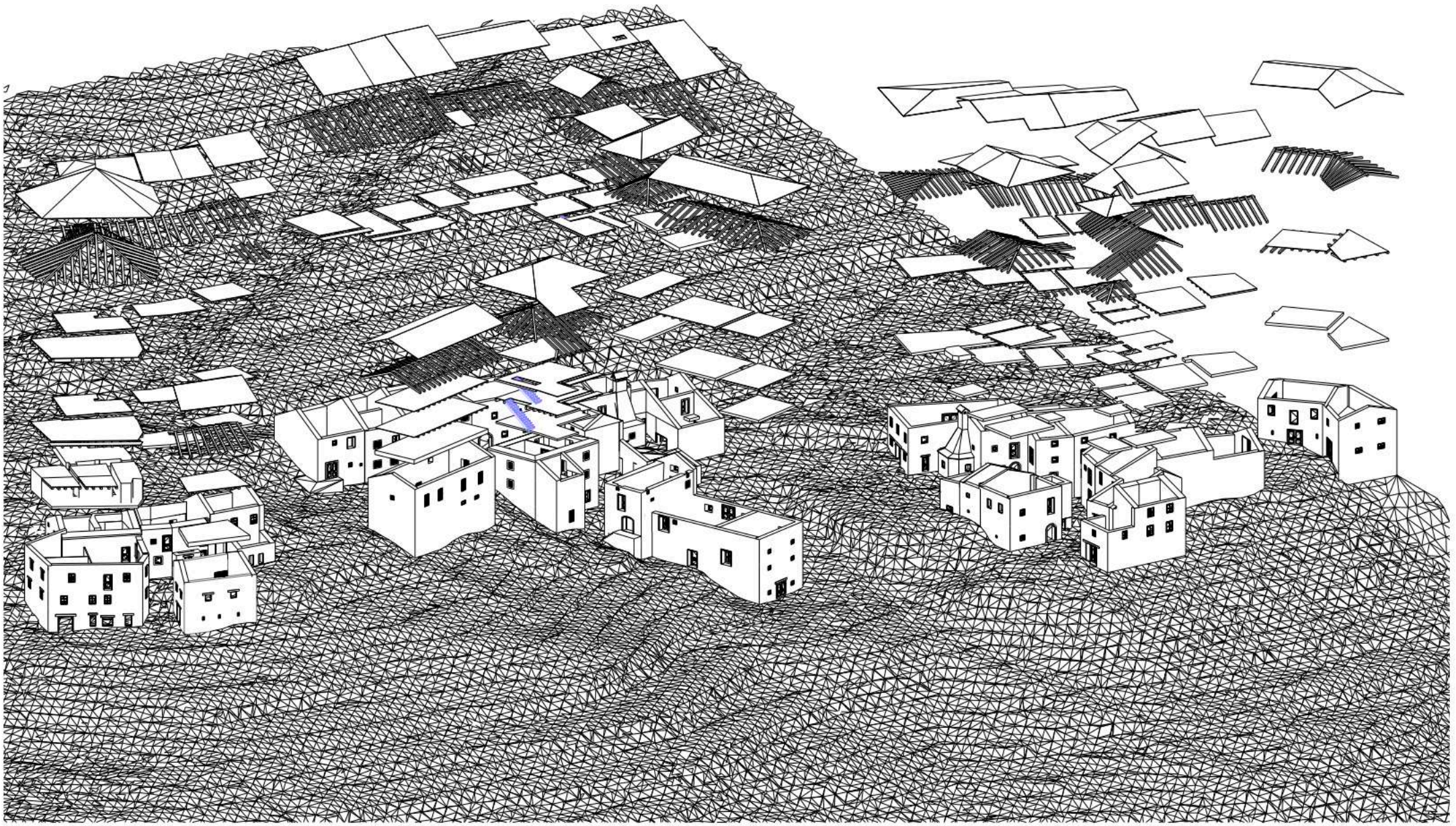




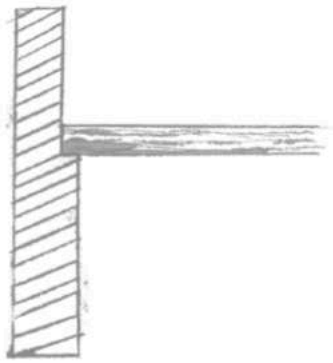
Before versus now section through house 5 and house 3

Scale:1:200

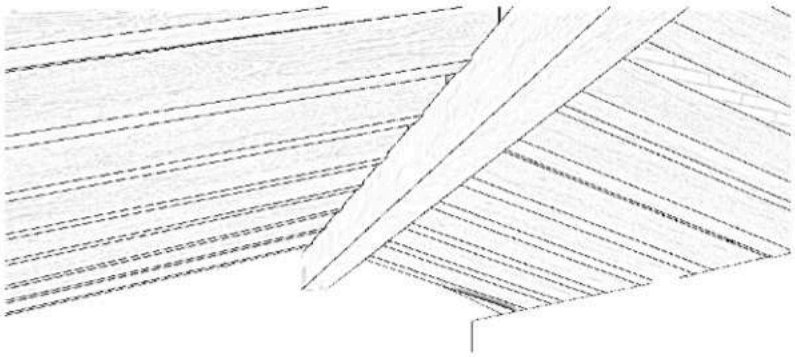
— Damages



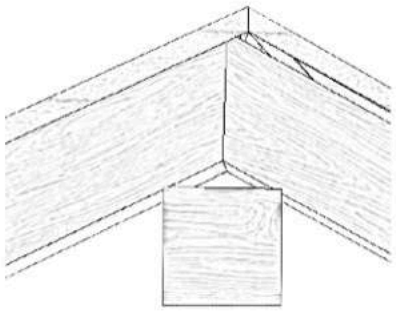
Exploded Axonometry of reconstructed buildings on site



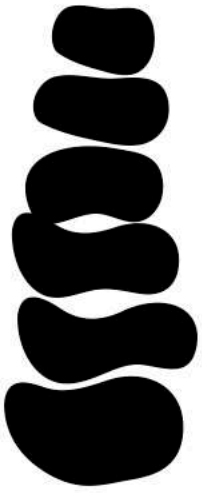
typical detail of wooden beams to walls connection



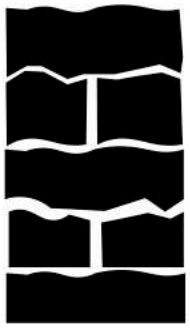
wooden beam connections



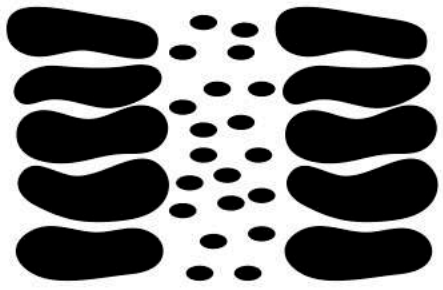
roof wooden beams to rafters connections



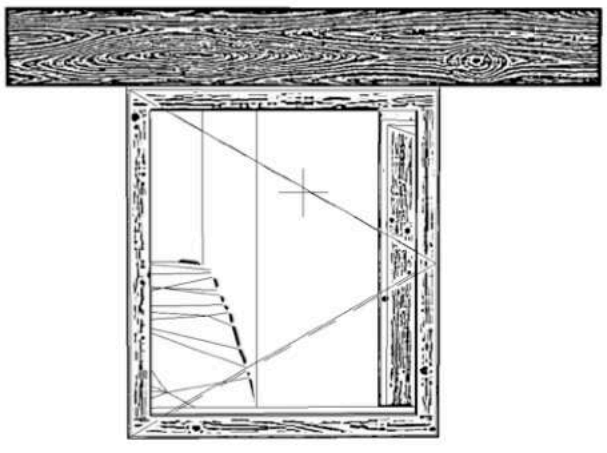
singular stone wall



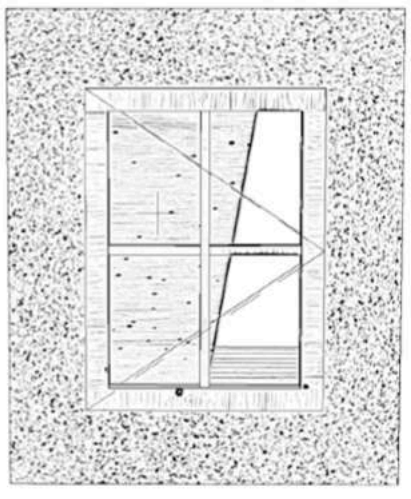
double stone wall



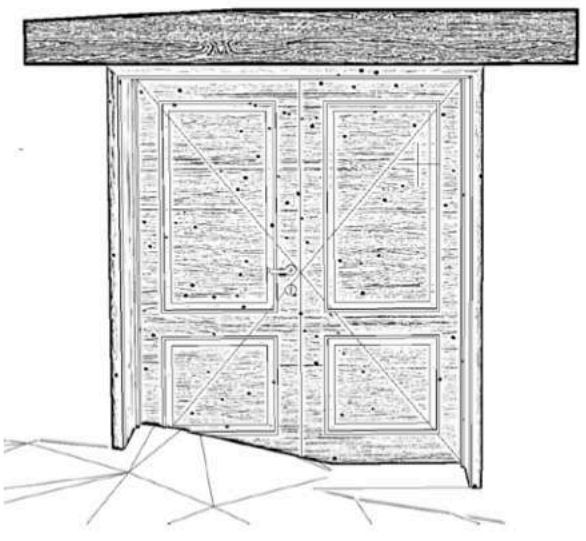
double stone wall which has in the middle gravel



typical wooden window beam



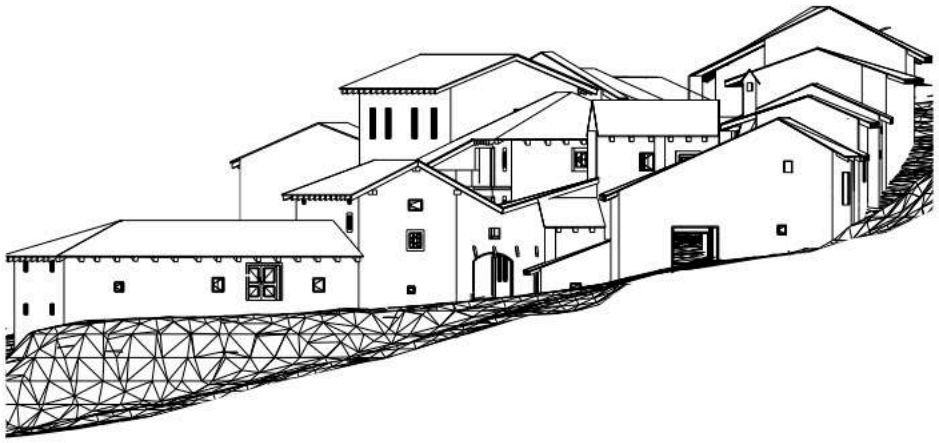
typical stone window frame



typical wooden door beam

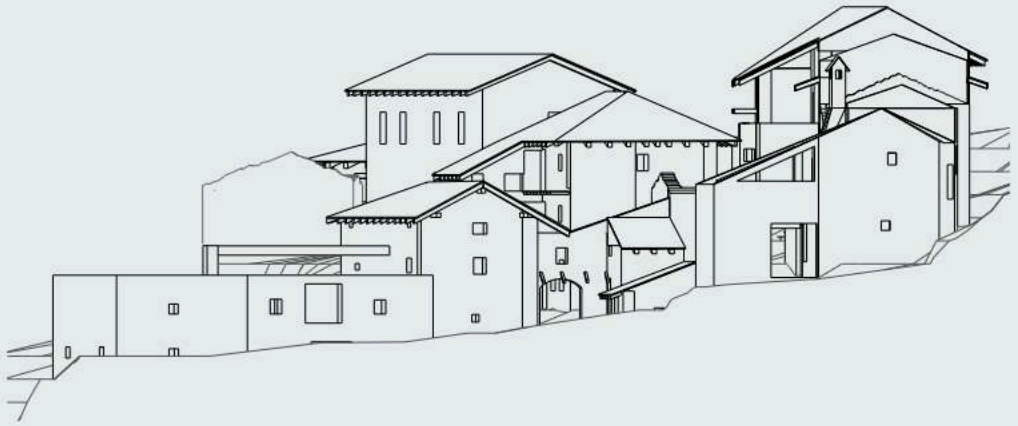
Concept

Idea includes creation of hybrid structures that are partially new, partially reconstructed and based according to visual damages of the site. In general as we already noted Slapnik is a protected village, a monument. Building rules allow us only to make a reconstruction on the site which was already done by architect Aleš Prinčič in 1982. Our option follows reconstruction only partially why you may ask because we will never know how site and buildings actually looked like completely accurately. There will always be deviations from actual full reconstruction. Proposed idea includes and is focused on maintaining and preserving ruins while new structures become integrated with the old ones giving abandoned village new iconic look.



Giving the site new function

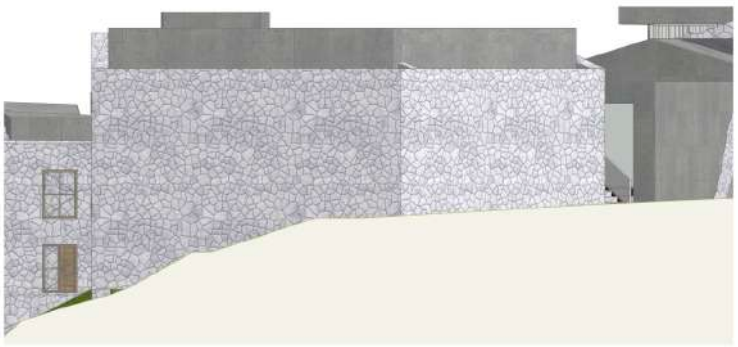
Proposed idea includes that Slapnik would become an eco-gastro-touristic and wine making place which would complete the touristic offer of municipality of Goriška Brda and follow the general touristic development strategy of municipality giving the abandoned village new iconic partially reconstructed, partially modern, but integrated new look.



1. *creating something on existing site that blends in with existing buildings*
2. *Modern interpretations of existing famous architectural works*
3. *Creating architecture to absolute limit*
4. *Where is the limit between conceptual and realistic architecture and planning where to draw the ultimate limit line.*
5. *Creation of eggless building that follows heights and limits of existing edges*
6. *Creation of something that is monumental and will attract people to the site and at the same time seem like timeless, something that will last forever.*

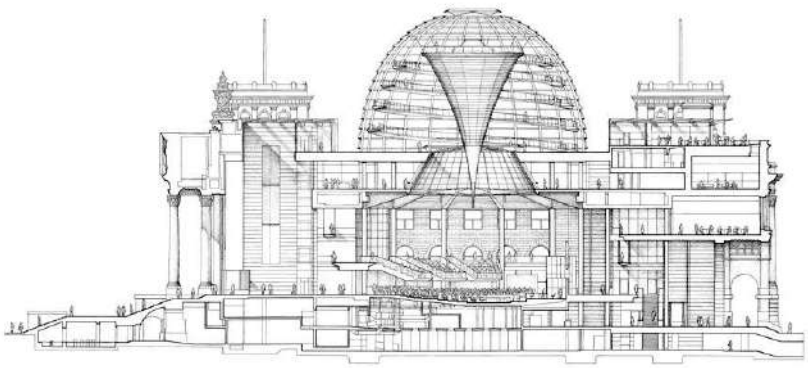
1. *creating something on existing site that blends in with existing buildings by materials, looks, composition, something that gives building smoothness simultaneous look and creates volumetric complexity to the existing buildings. Conceptually possible realistically speaking completely impossible in reality every stone every colour of every stone is different just a little different but different enough to make ultimately building not blend completely with existing structures.*
2. *traces of famous architectural works can be found in the project. Inspirations were taken from: Norman Foster Reichstag dome, Frank Gehry Dancing house, Jože Plečmik monumental interpretation of egyptian architecture obelisk , modern interpretation of Sydney opera house, modern interpretation of a fortress or La Bastion*
3. *where has architecture its limits and are there any*

5. Windows with built in frames, frameless windows seemingness architecture no edges between existing and new.

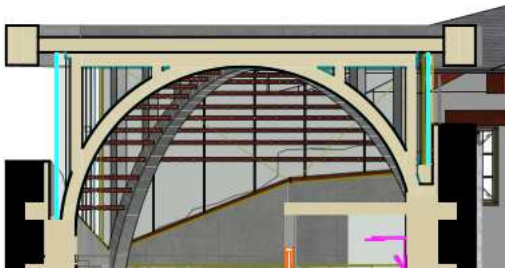


1. existing and new materials are almost seemingness they blend fit perfectly conceptually

2.



Normans dome



My dome

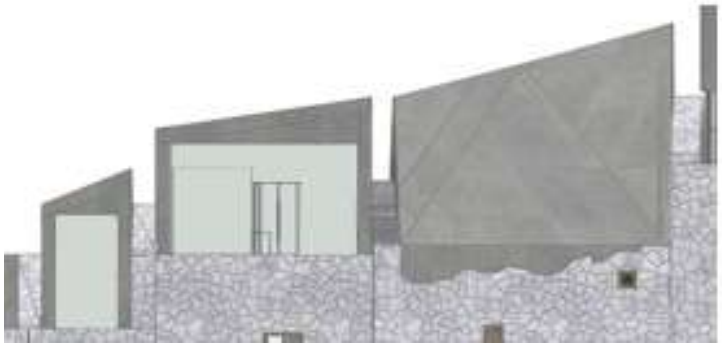
Jože Plečnik Obelisk Prague

My Obelisk kitchen restaurant chimney design

Frnk Gehry Dancing house Prague

Still house its still its not moving its monumental and there for ever standing still

Sydney opera house



My interpretation of Sydney opera house

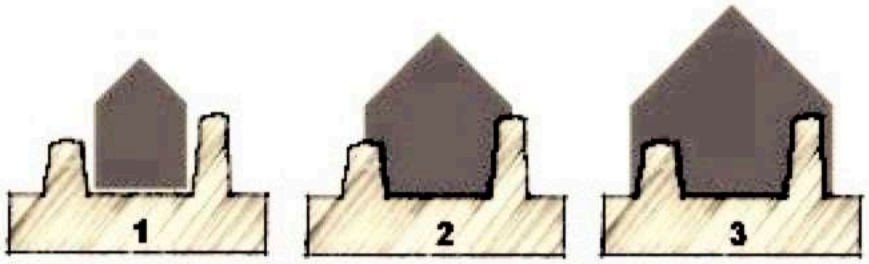
Modern fortress typology

something that is there but almost invisible modern and does not spoil look of existing village typology

Principles of integration

There are three basic principles when integrating existing and new structures when dealing with cultural heritage buildings:

1. *New structures are placed inside old ones this method expresses most fully, but presents the biggest difficulty of making a weather tight seal between old and new.*
2. *New structures are placed on the ruin. Interface between new and old means that the ragged edge of the ruin may be lost.*
3. *New structures are placed over the ruin. This is the simplest solution however the ruin is now separated from its context and loses meaning*



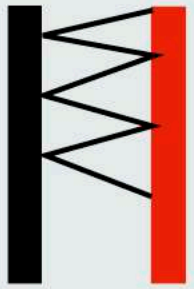
New buildings and additions can be connected to existing ones in the following basic principles:

1. *New walls are placed behind old walls*
2. *New structures are placed on walls of existing ones (the walls of existing structure have to be still stable.*

3. New walls or supports are placed on the outside of the structure, but are somehow invisible to spectator.

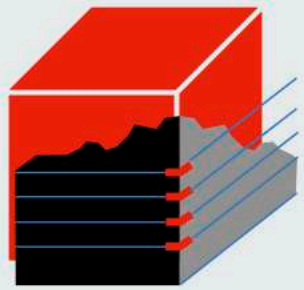
4. Combination of all above mentioned

1. Wall behind a wall

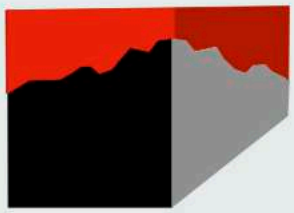


1. Steel truss

2. Reinforced concrete

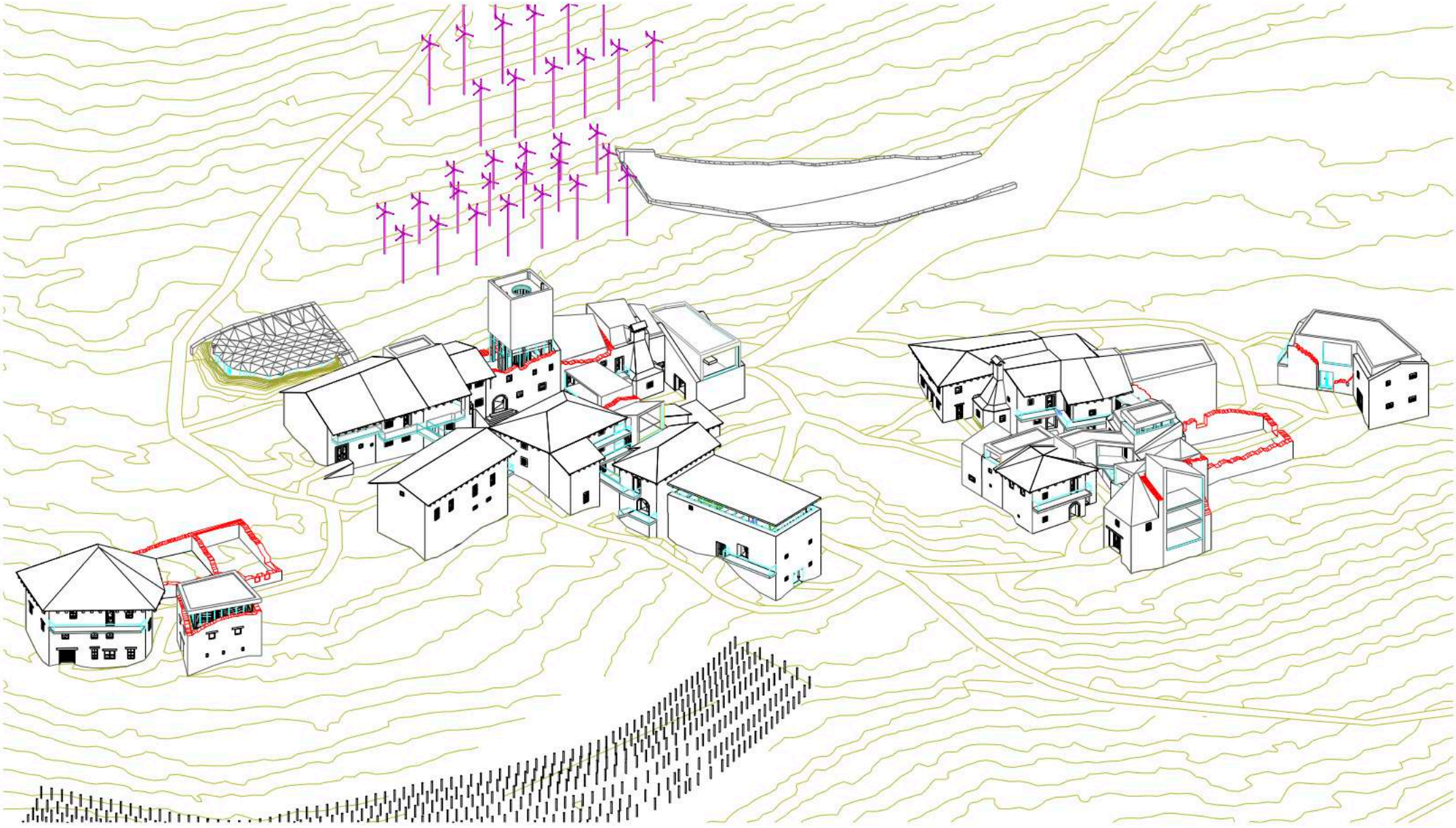


3. Steel cables

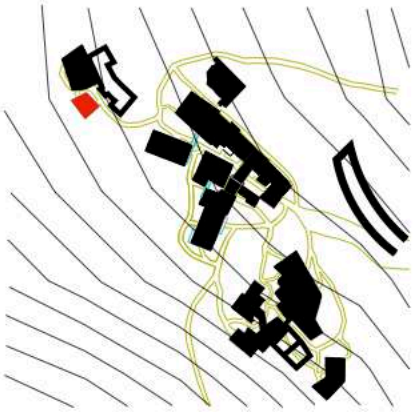


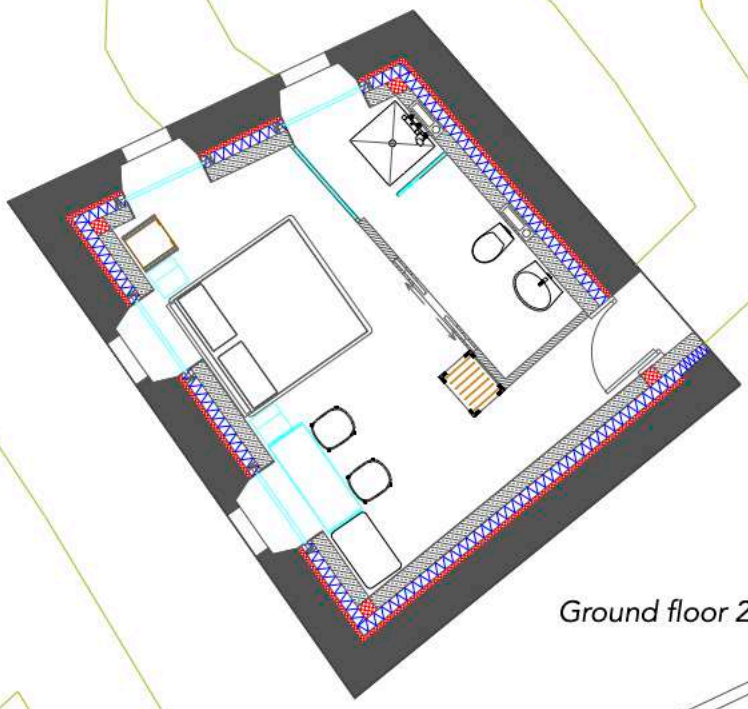
4. pouring material on top of existing one

34 site plan 1:550

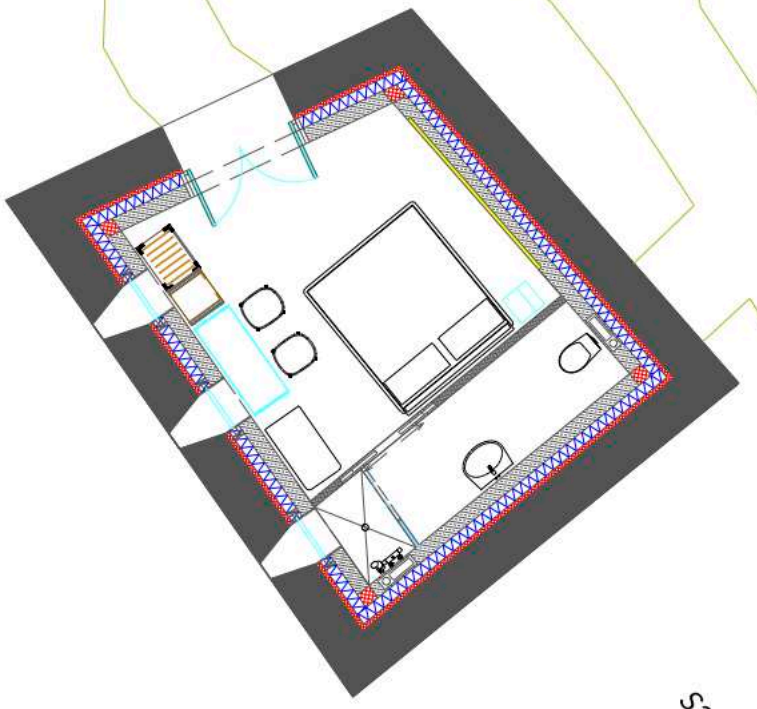


Site axonometry and elevation

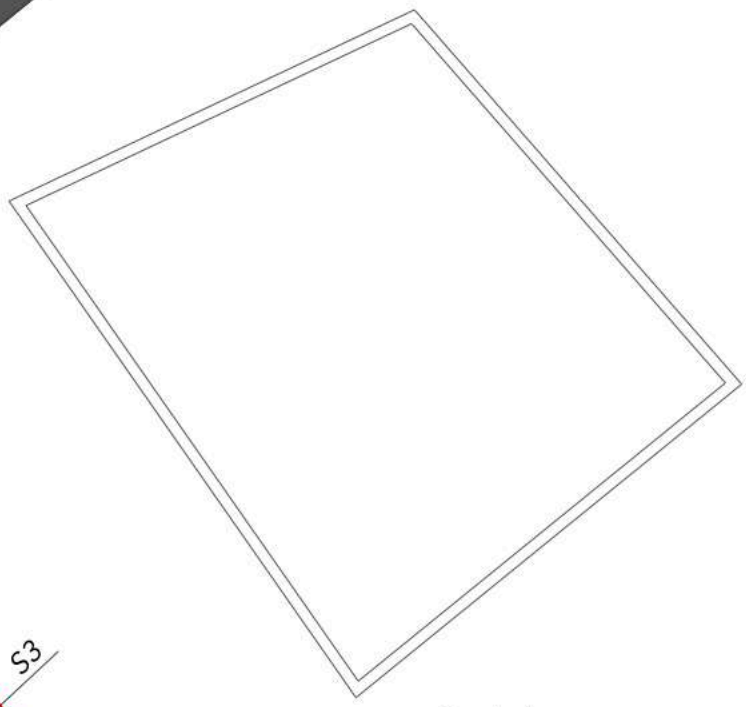




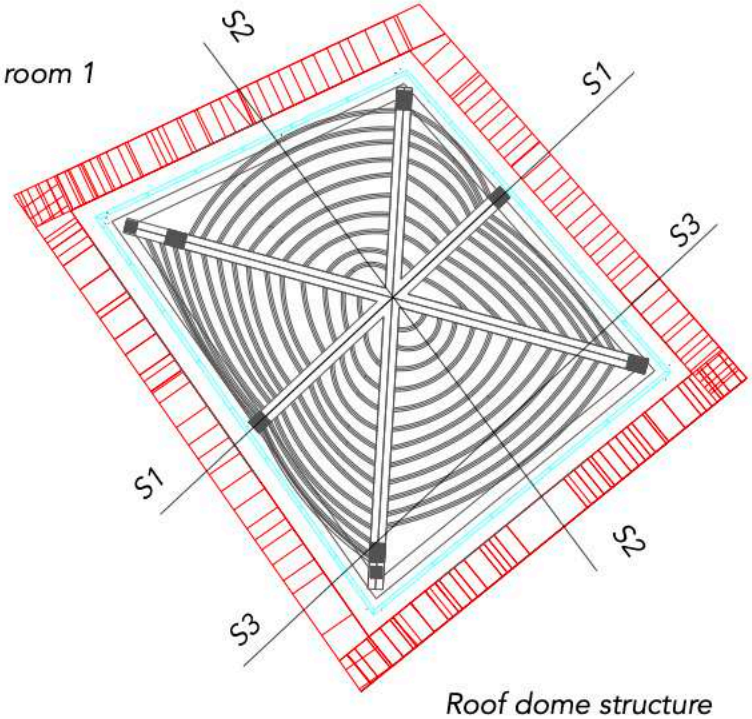
Ground floor 2: hotel room 2



Ground floor 1: hotel room 1



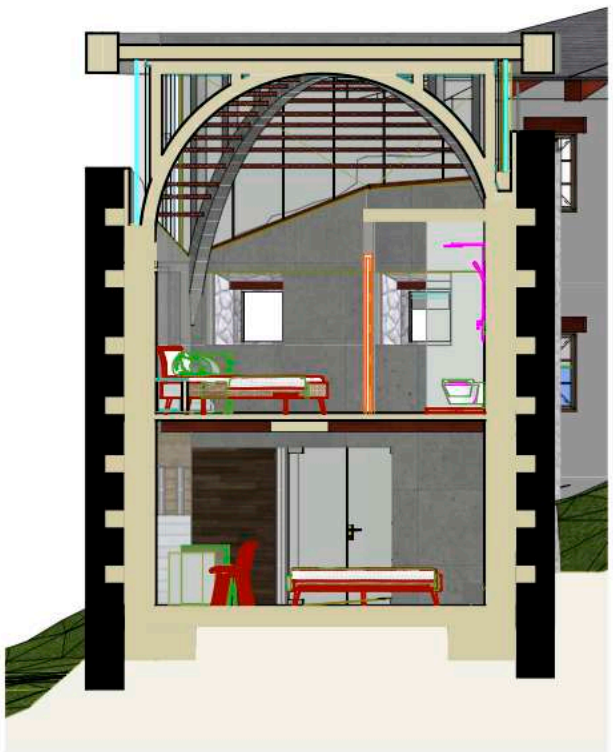
Roof plan



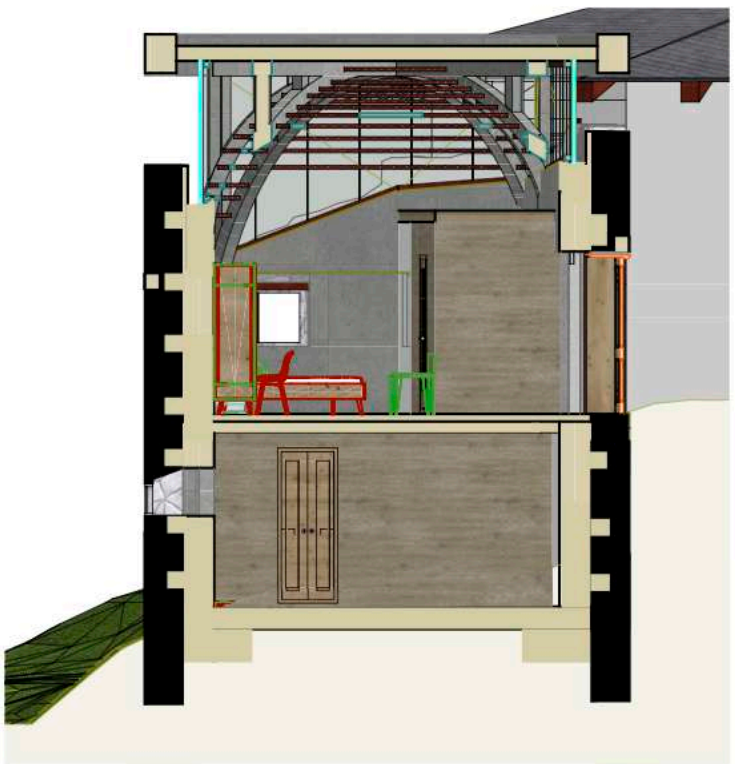
Roof dome structure

- *Recycled concrete*
- *Reinforced concrete*
- *Insulation*
- *Existing stone wall*
- *damaged parts of existing wall*

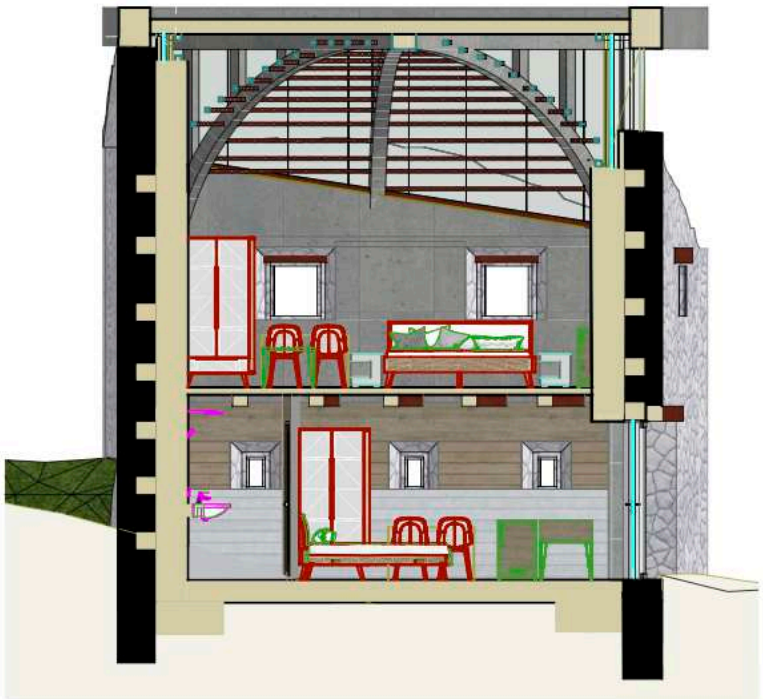
Scale:1:100



S1



S3

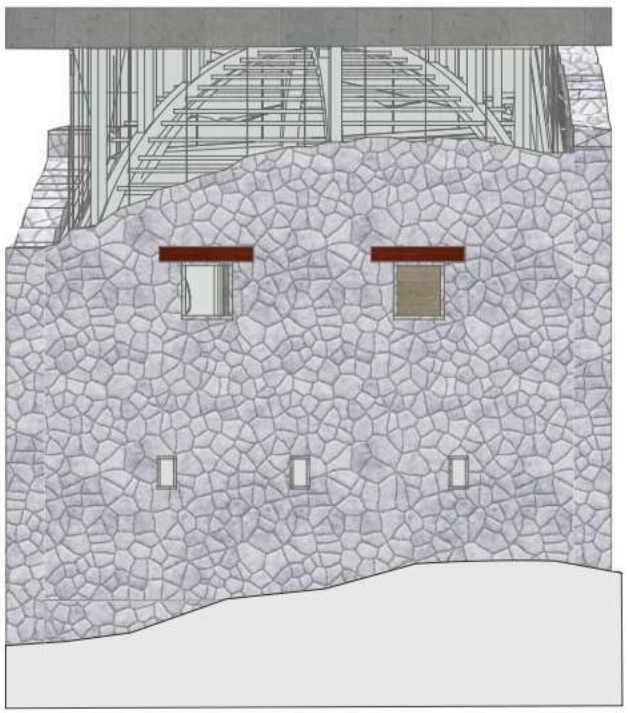


S2

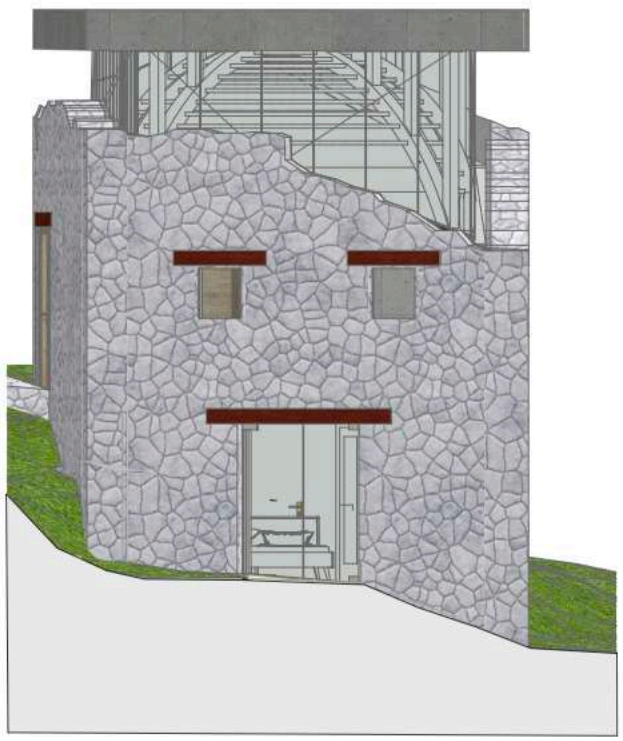
Existing stone wall

New wall

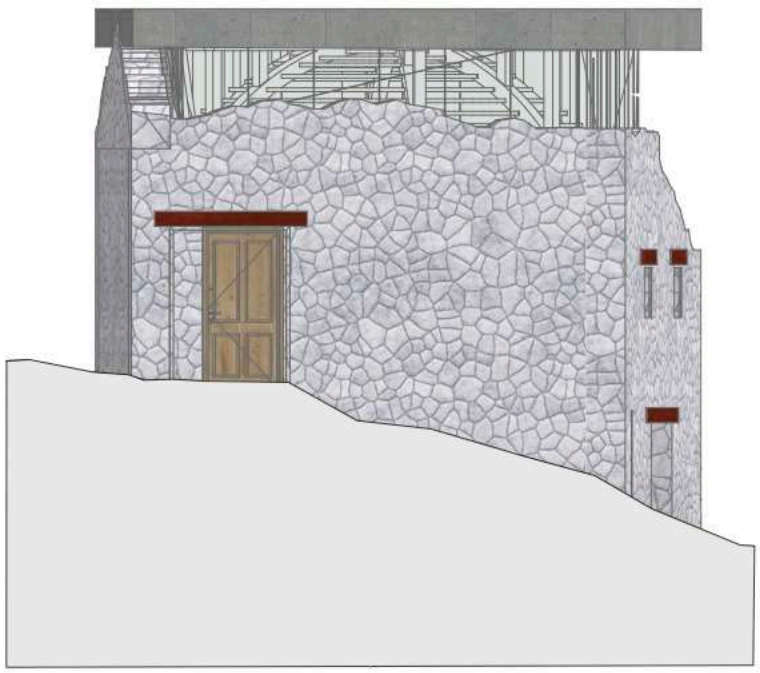
Scale:1:100



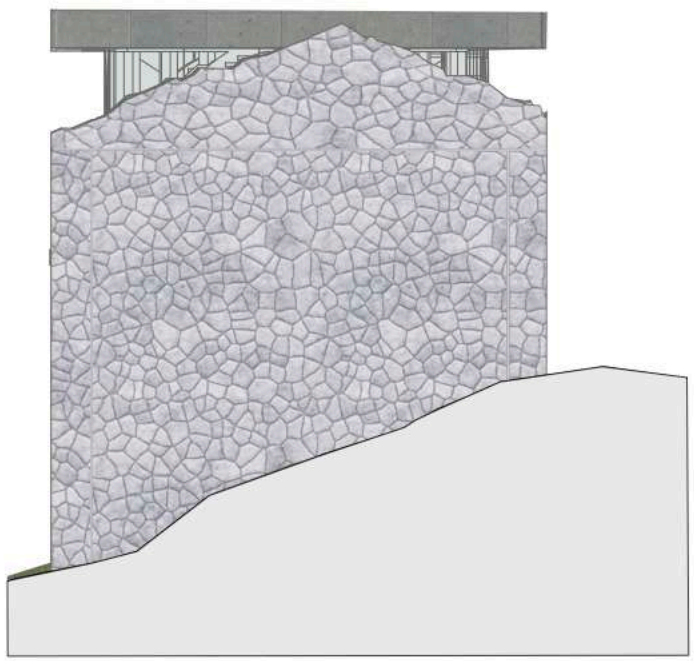
South elevation



West elevation

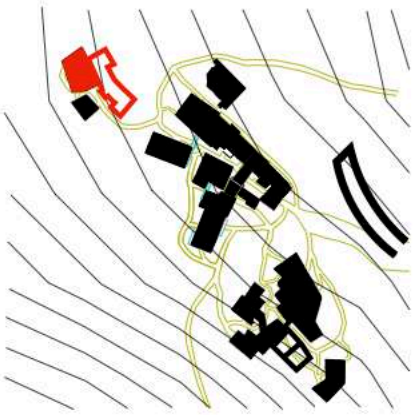


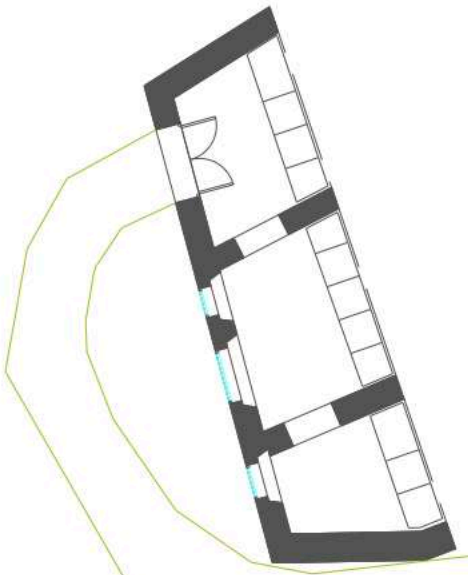
North elevation



East elevation

Scale:1:100

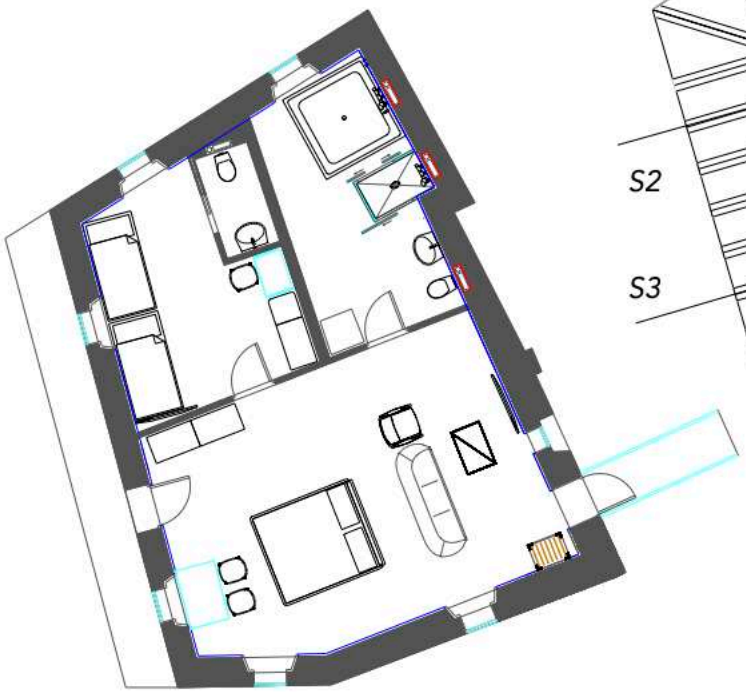




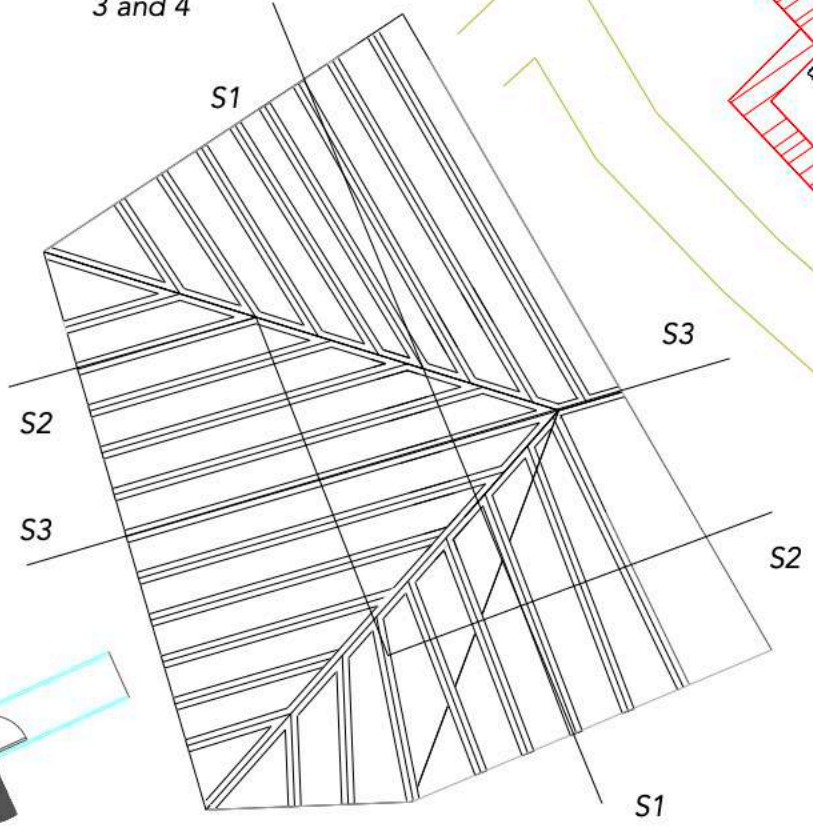
Ground floor 2: hotel rooms 3 and 4

Seasonal garden

Ground floor 1: service and maintenance of hotel rooms and seasonal garden of building group 1



First floor: hotel room 5



Roof structure

Scale:1:150

S1

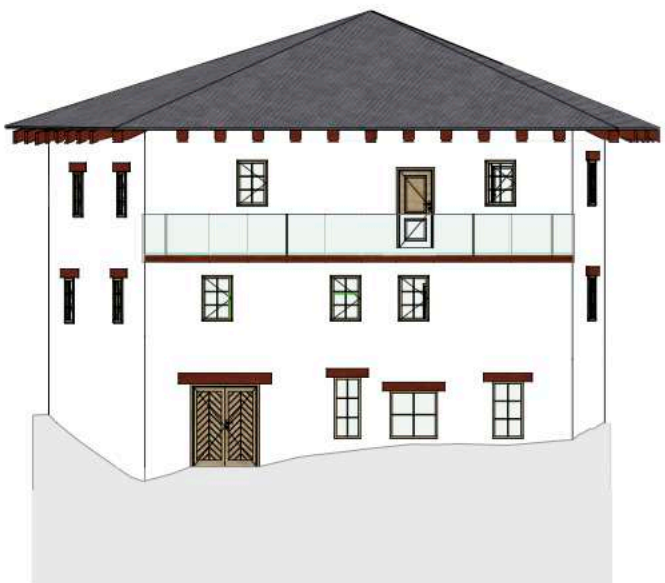
S2

S3

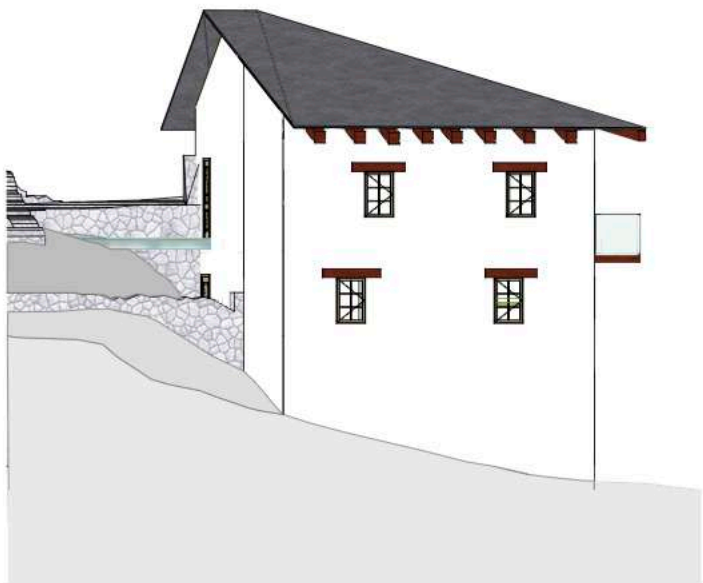
Existing stone wall

reconstructed and renovated slabs, roof, walls and beams
(new added insulation on top of slabs in between beams, on top of roof and between roof beams. Interior changes new additional layer of insulation on inner walls becomes now wood.

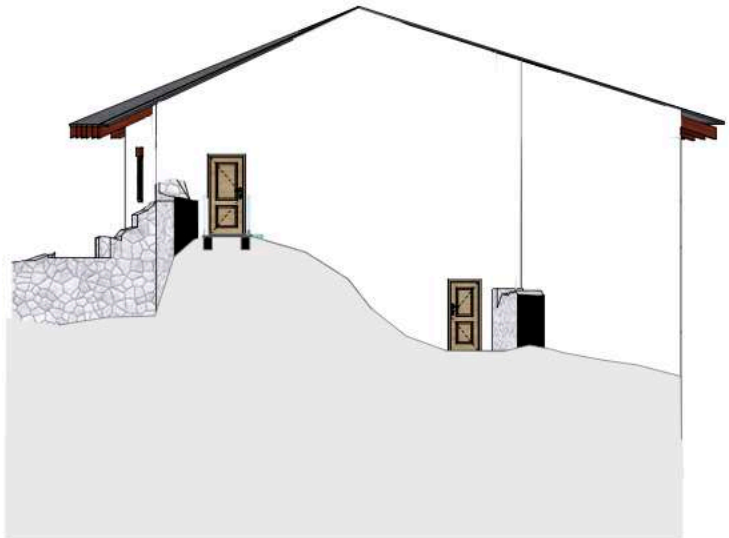
Scale:1:150



South elevation



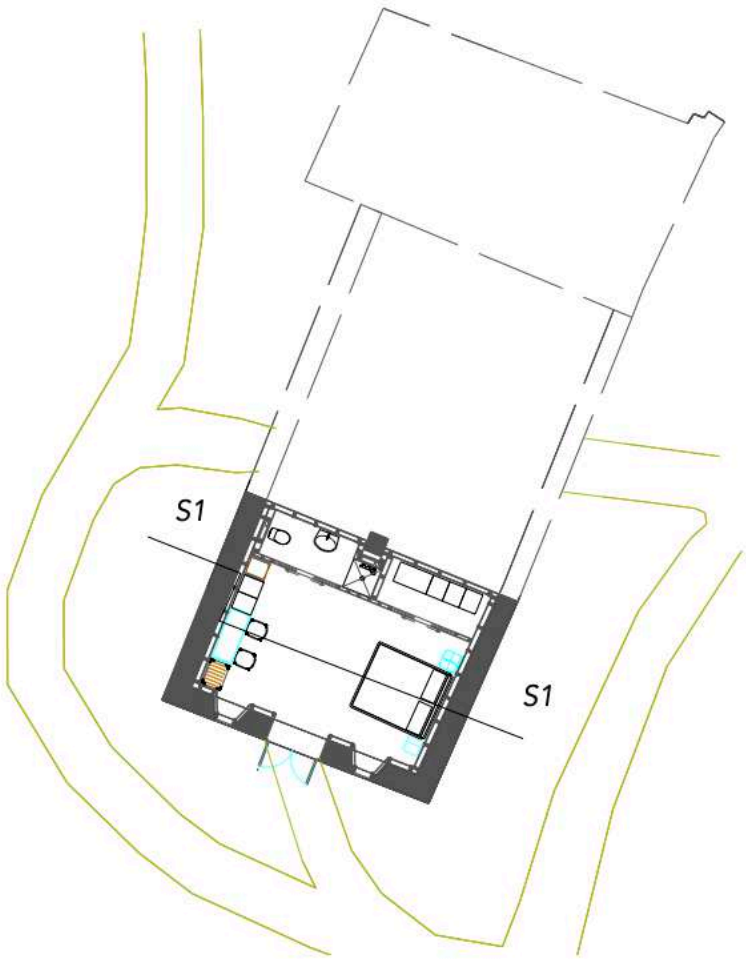
West elevation



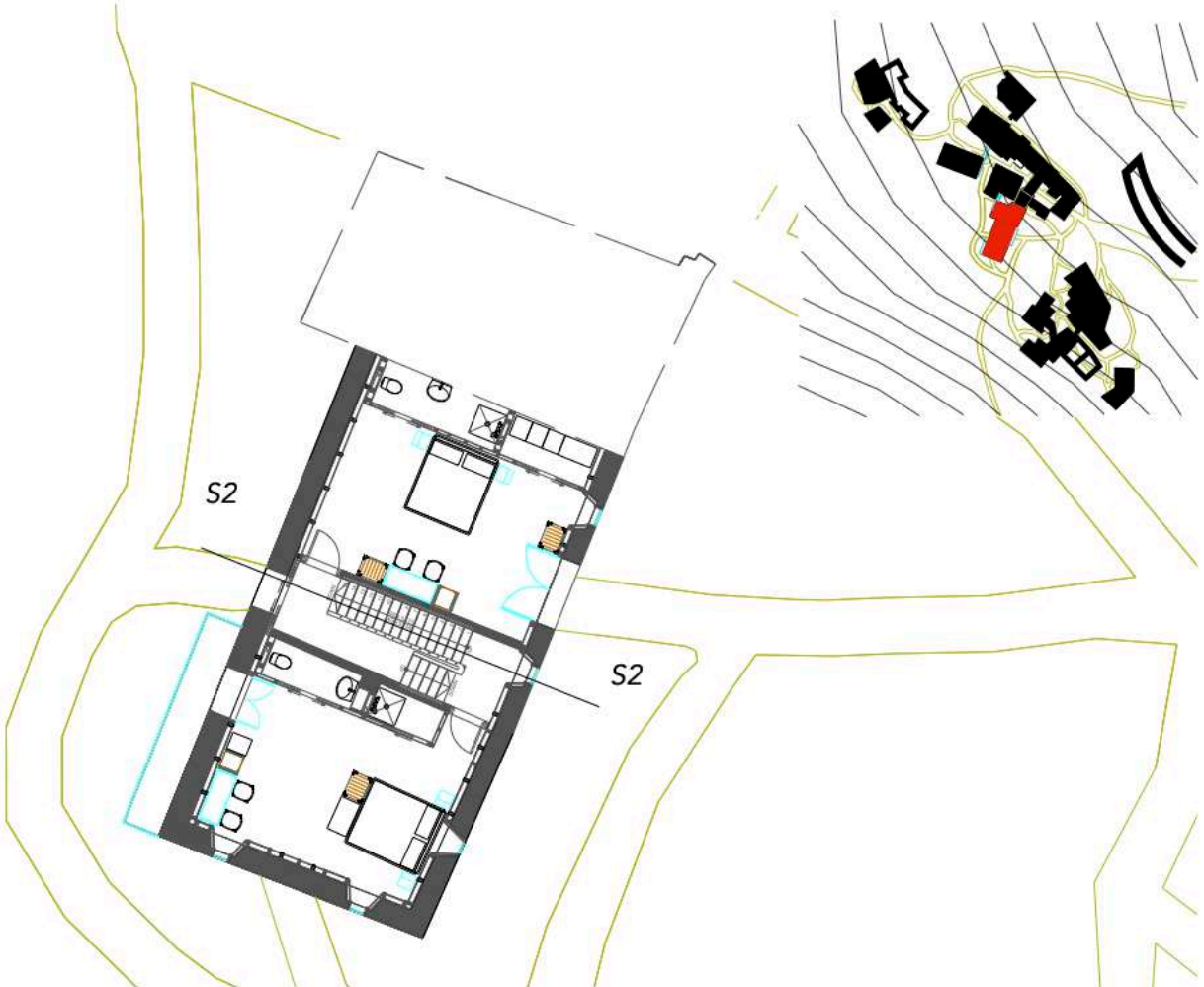
North elevation

East elevation

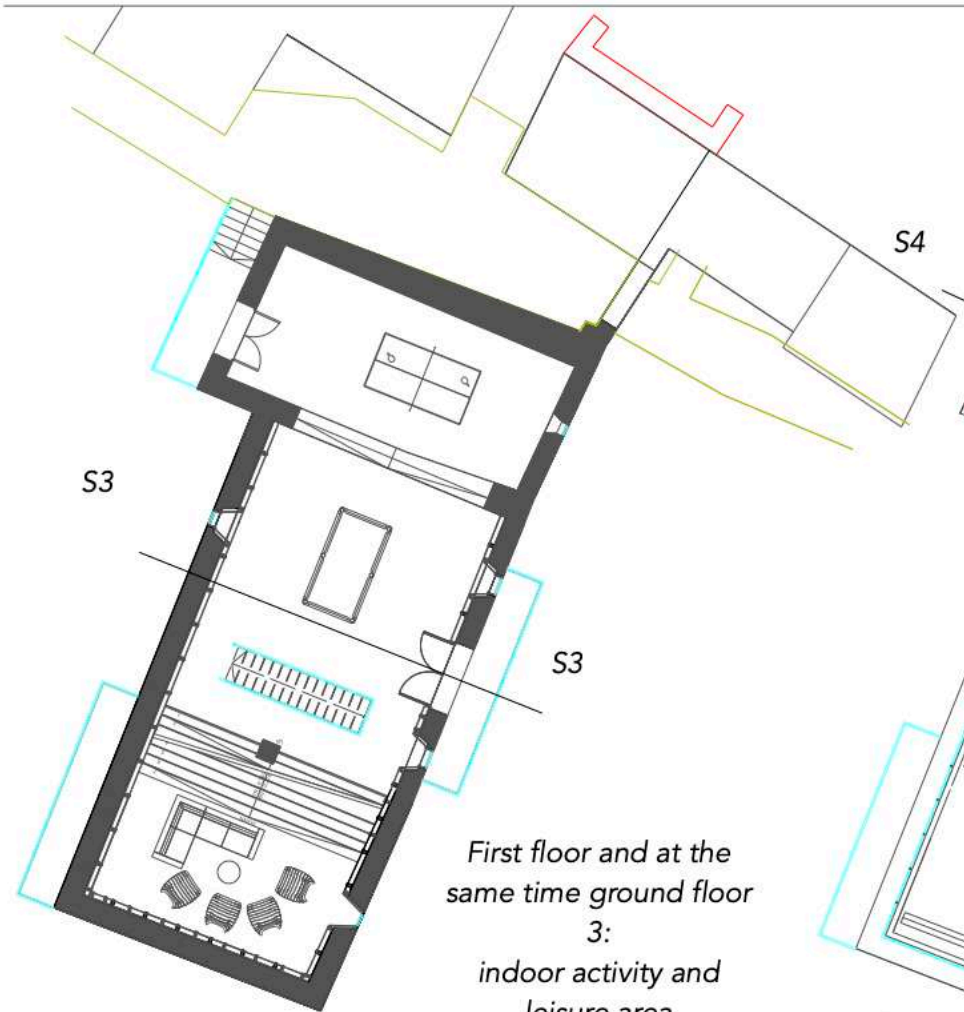
Scale: 1:150



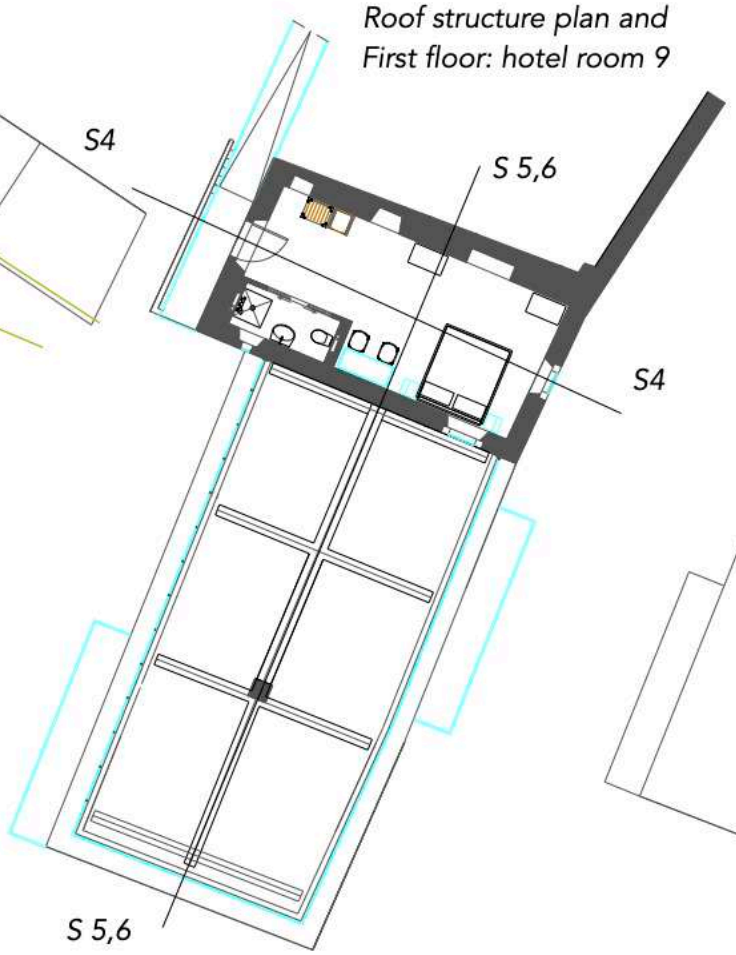
Ground floor 1: hotel room 6



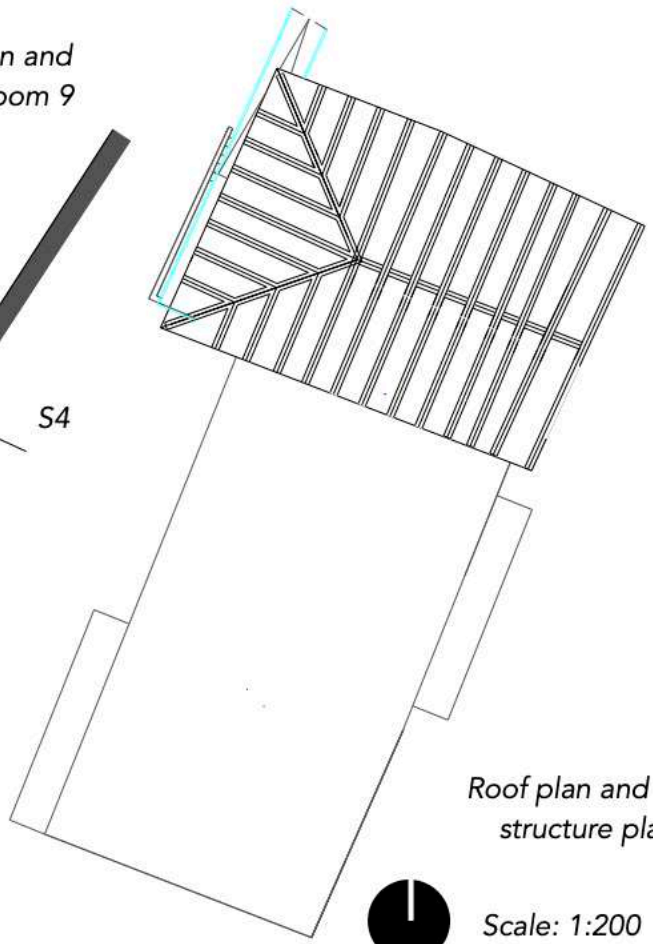
Ground floor 2: hotel rooms 7 and 8



First floor and at the same time ground floor 3:
indoor activity and leisure area



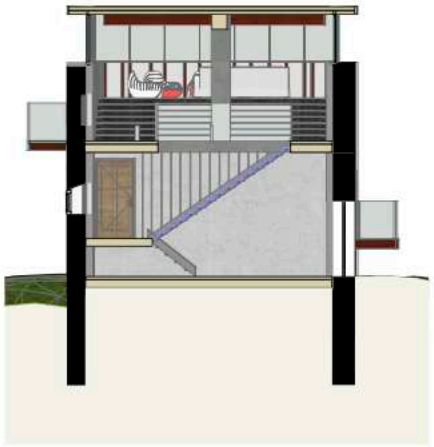
Roof structure plan and First floor: hotel room 9



Roof plan and roof structure plan

Scale: 1:200

S1



S2

S3

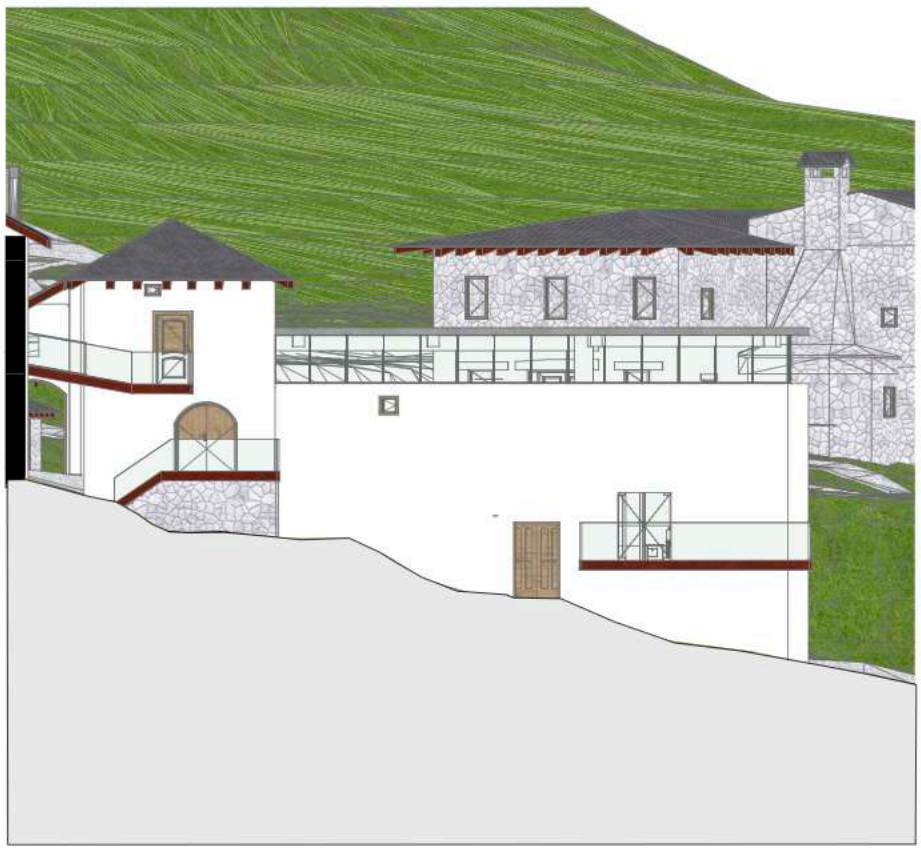
S4

S5

S6

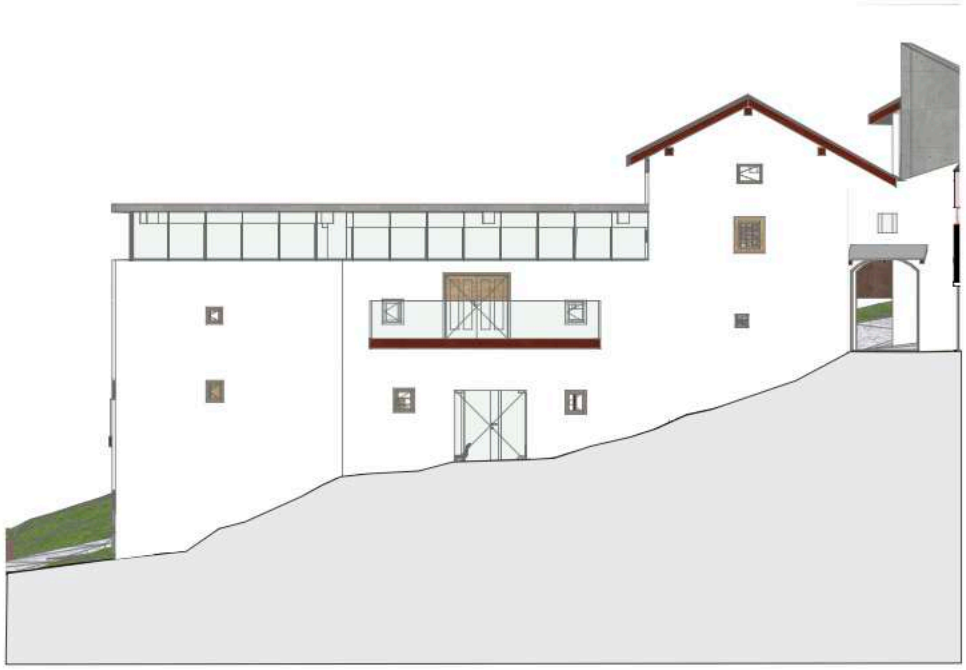
Scale: 1:200

South elevation



West elevation

North elevation



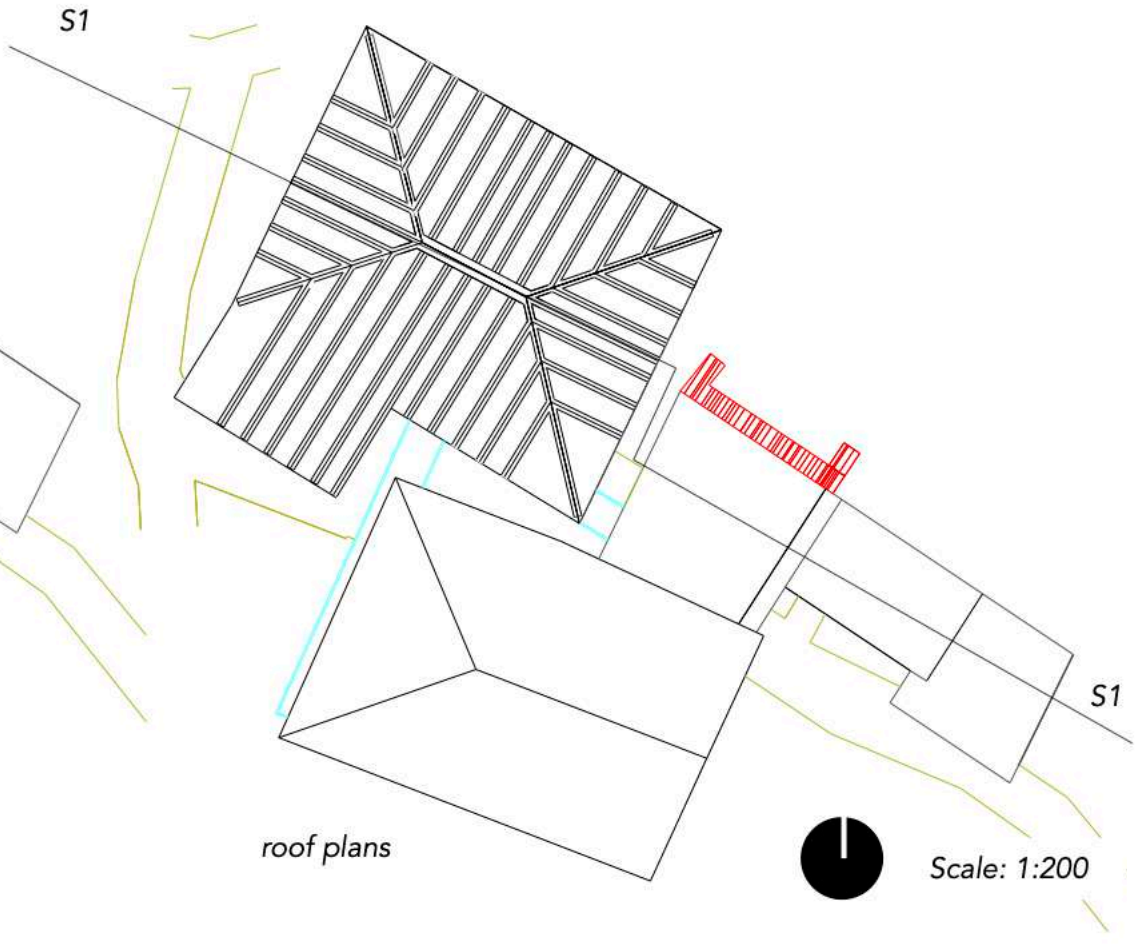
East elevation

Scale: 1:200

Ground floor 1: hotel room 9, Toilets, Storage service and maintenance

Ground floor 2: hotel room 10, hotel room 11

First floor: hotel room 12 and baby, child room.



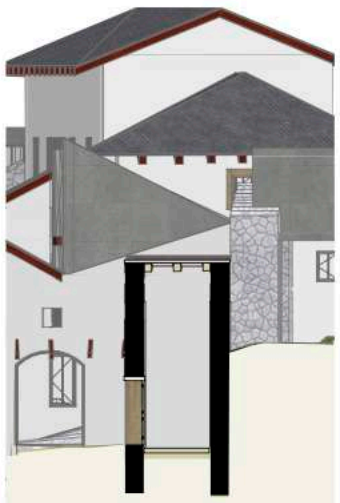
roof plans

Scale: 1:200

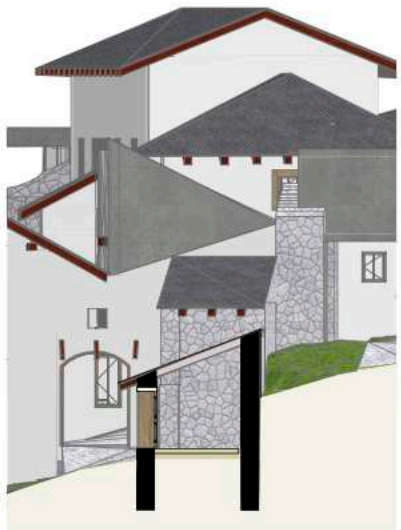
S1

S2

S3



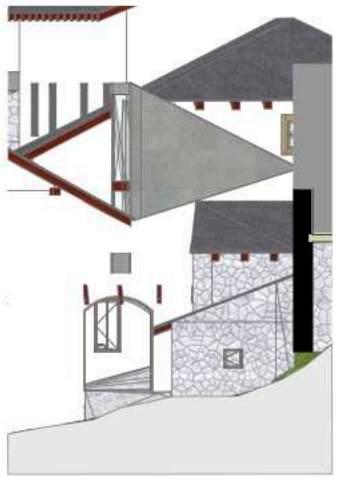
S4



S5

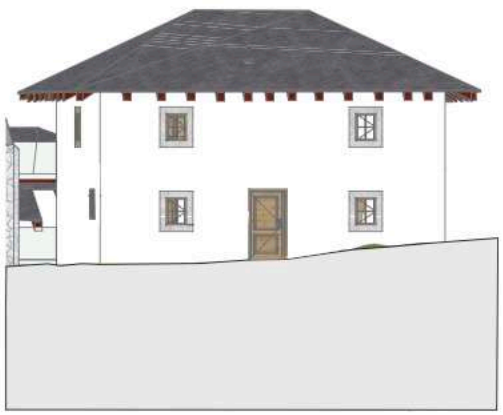
Scale: 1:200

South elevation



West elevation

West elevation

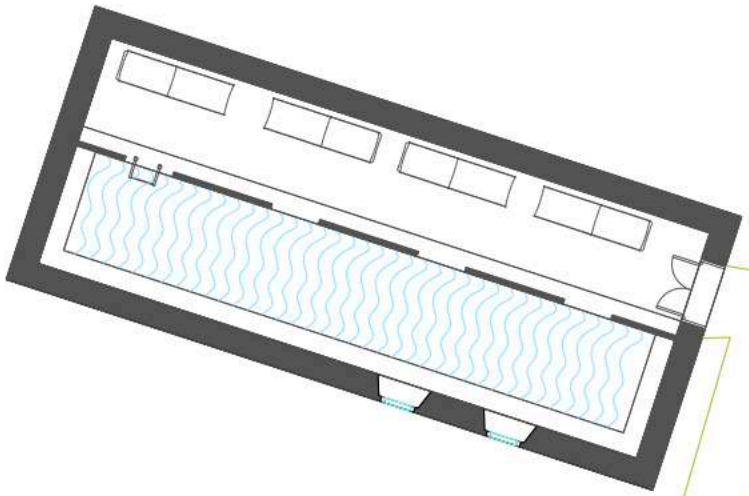


North elevation

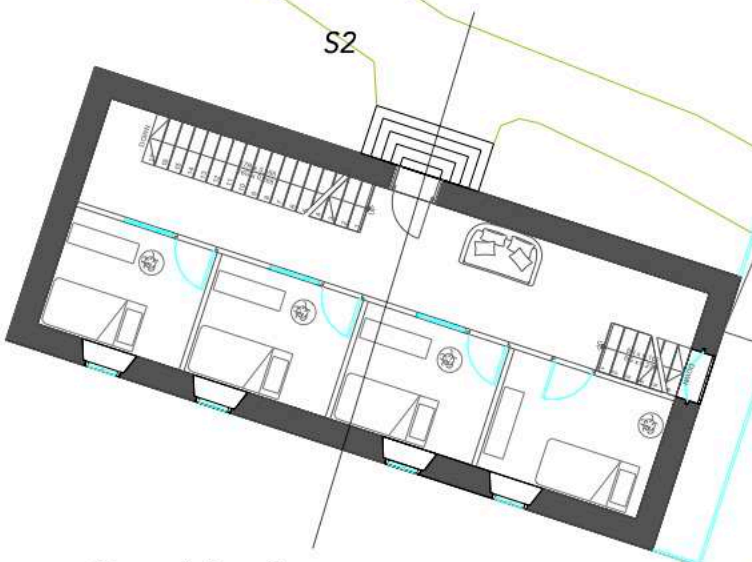
East elevation

West elevation

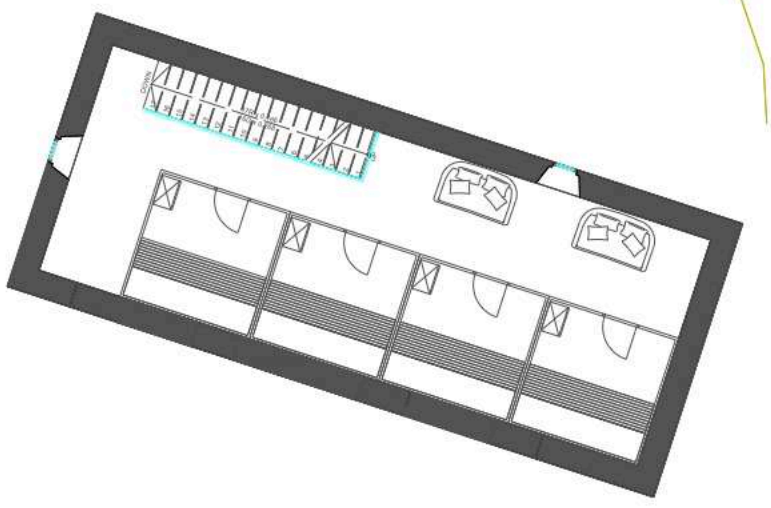
Scale: 1:200



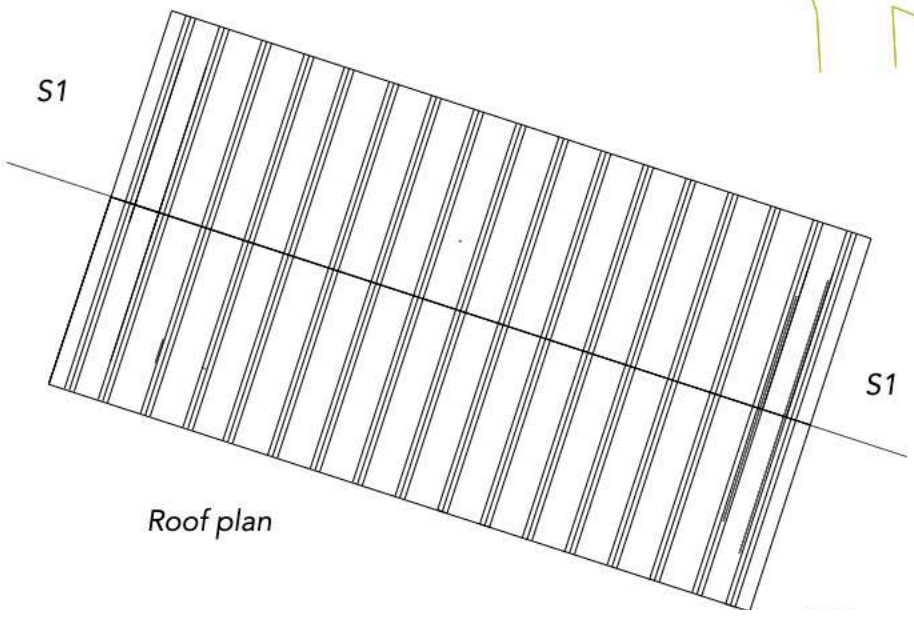
Ground floor 1: swimming pool



Ground floor 2: massage, spa area

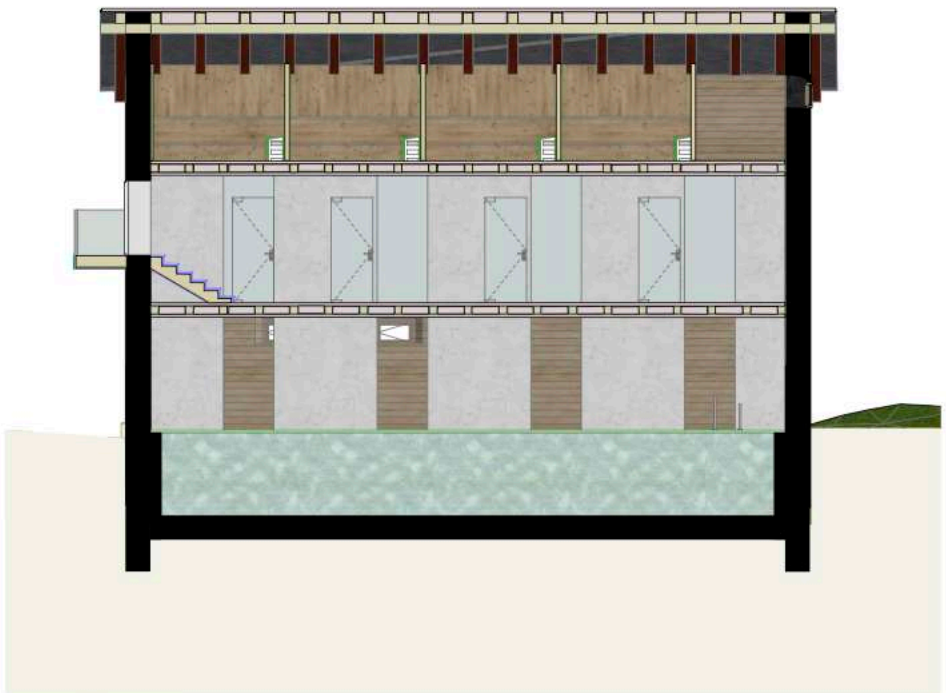


First floor: saunas



Roof plan

Scale: 1:150



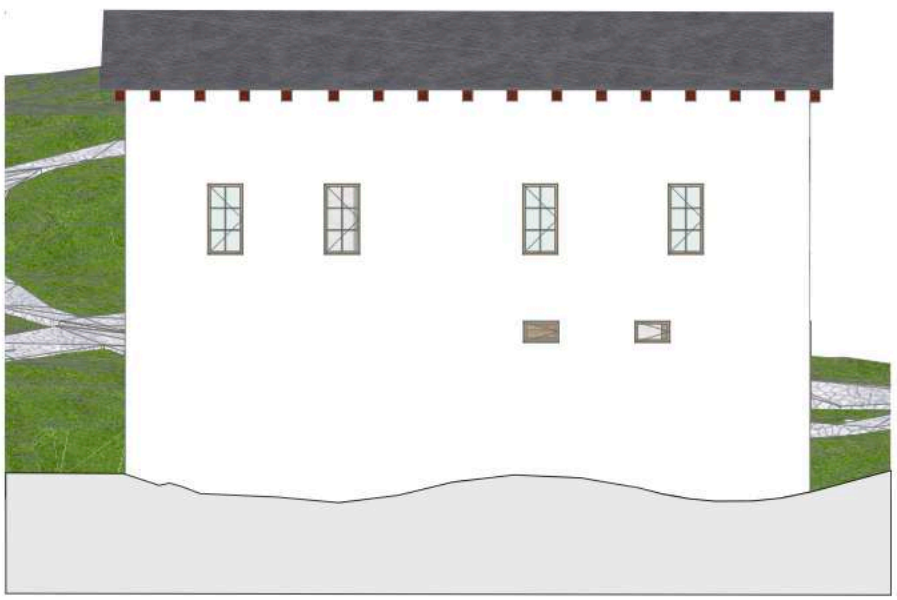
S1

S1

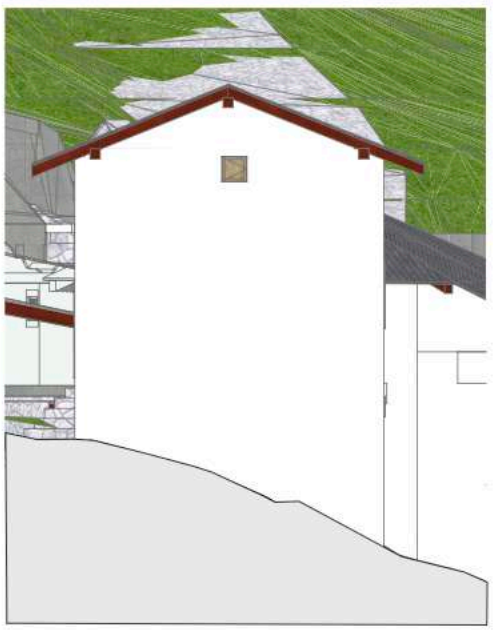
S2

S2

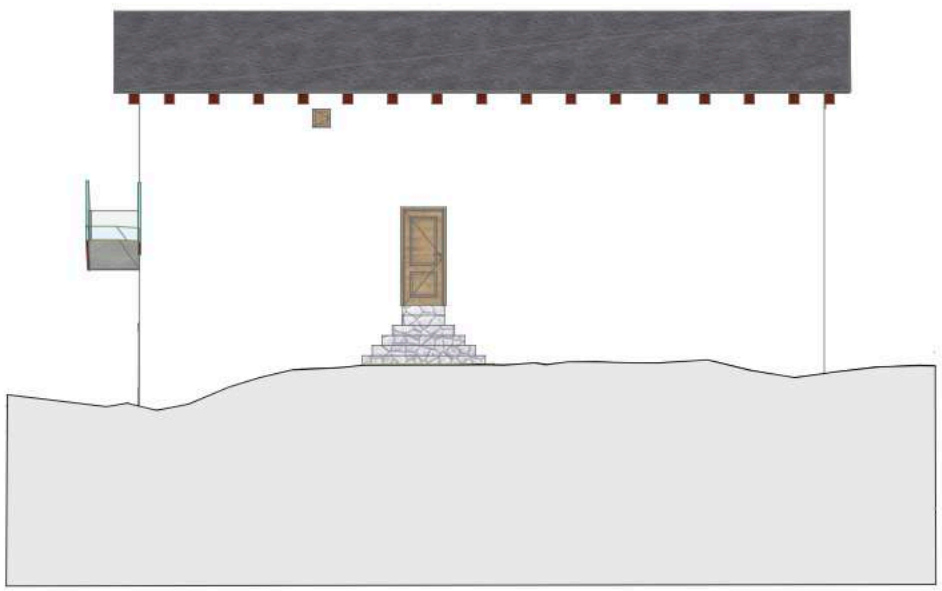
Scale: 1:150



South elevation



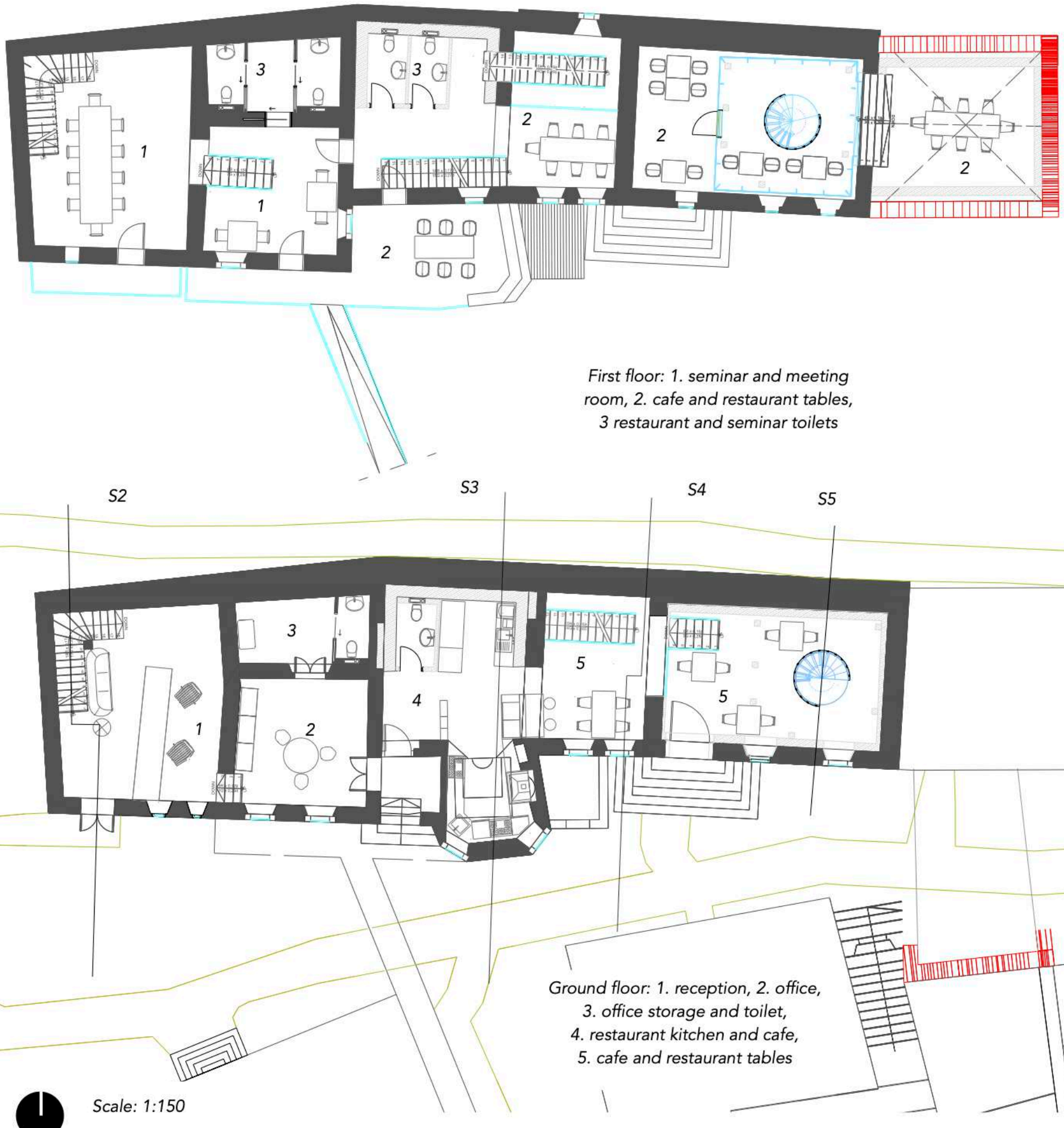
West elevation



North elevation

East elevation

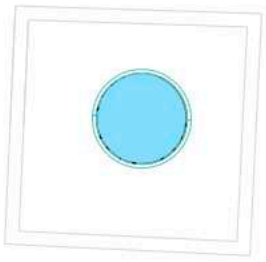
Scale: 1:150



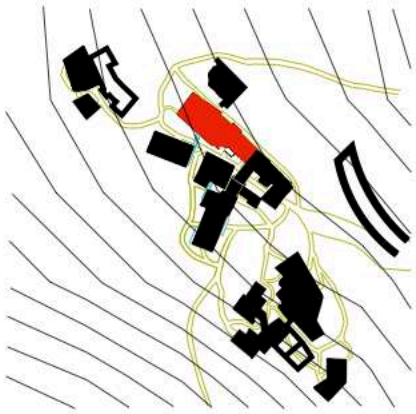
First floor: 1. seminar and meeting room, 2. cafe and restaurant tables, 3 restaurant and seminar toilets

Ground floor: 1. reception, 2. office, 3. office storage and toilet, 4. restaurant kitchen and cafe, 5. cafe and restaurant tables

Scale: 1:150



view tower roof top



Roof plan 2

Third floor: intermediate dark space to view tower

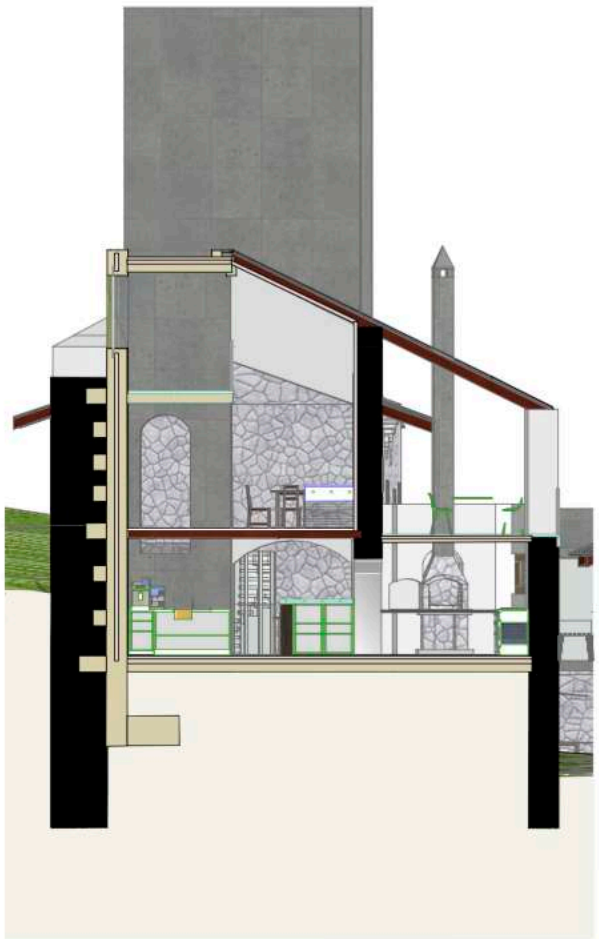
S1

S1

Second floor: cafe and restaurant tables and roof plan

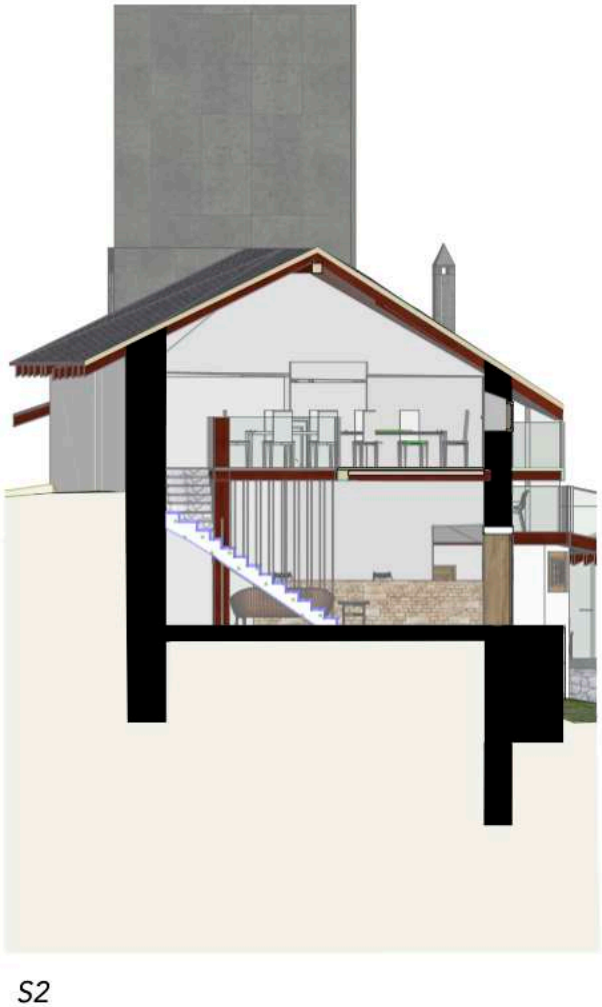
Scale: 1:150

S1



S3

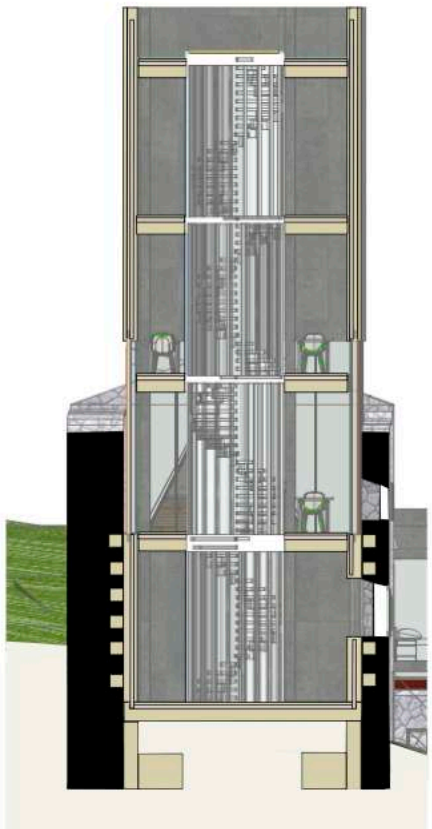
Scale: 1:150



S2

S3

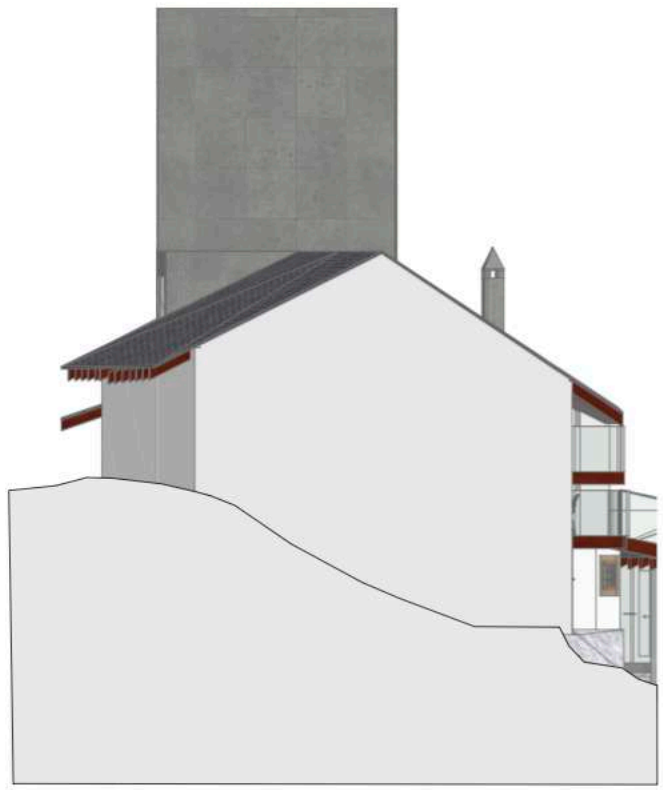
S4



S5

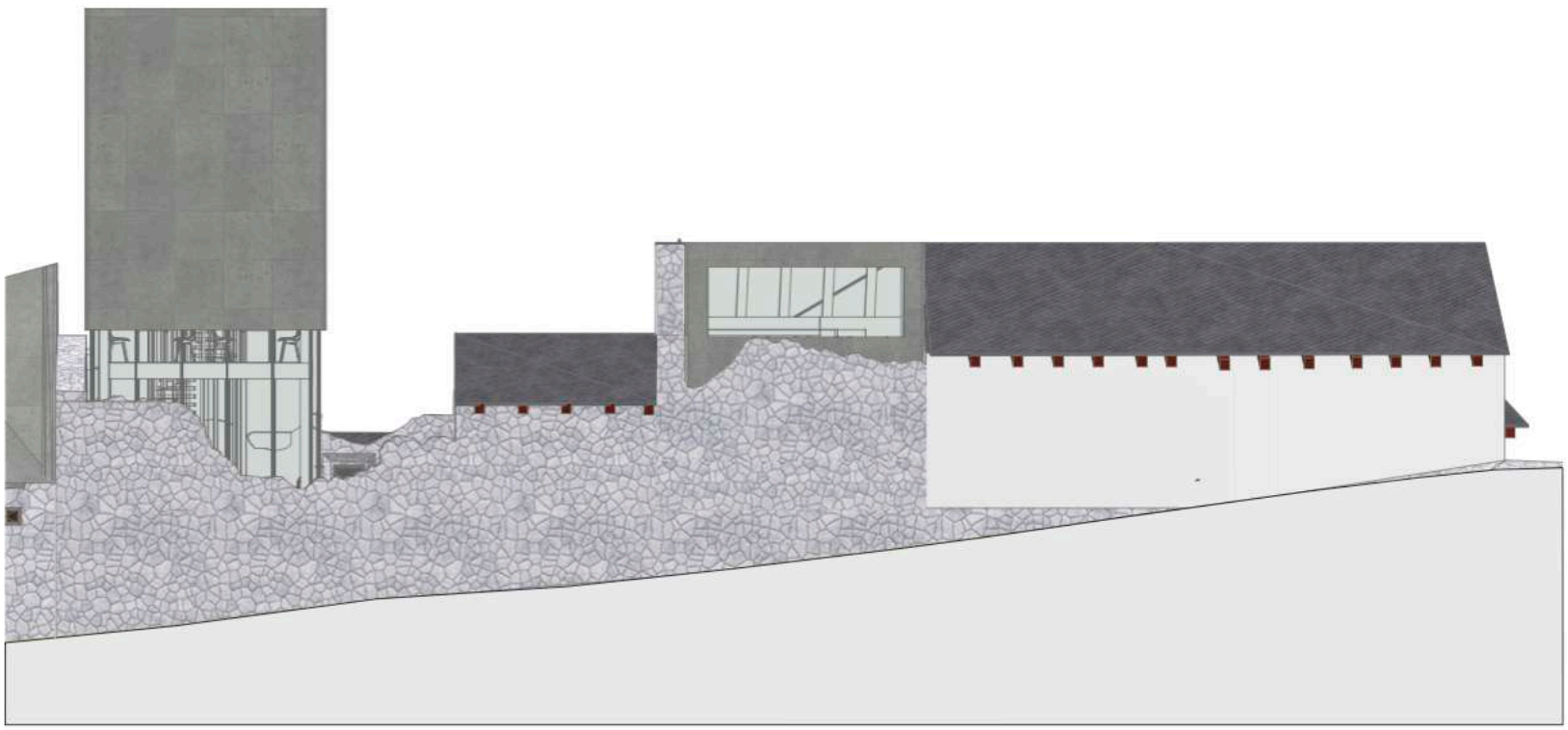
Scale: 1:150

South elevation

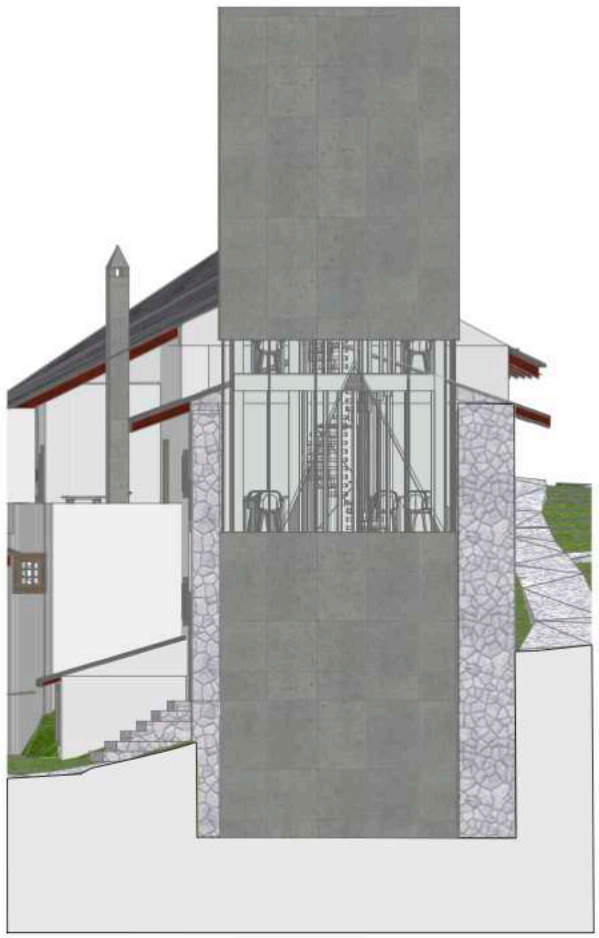


West elevation

Scale: 1:150



North elevation



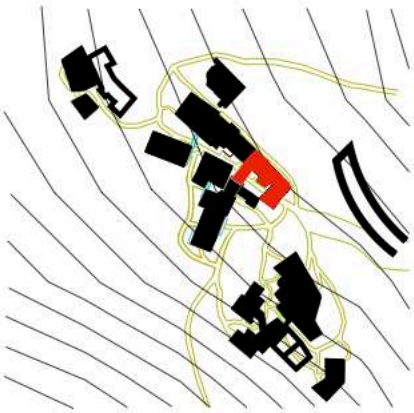
East elevation

Scale: 1:150

Ground floor and first floor: Hotel rooms: 13,14 upper floor and 16

Ground floor: Hotel rooms 13, 14 and 15

Scale: 1:150



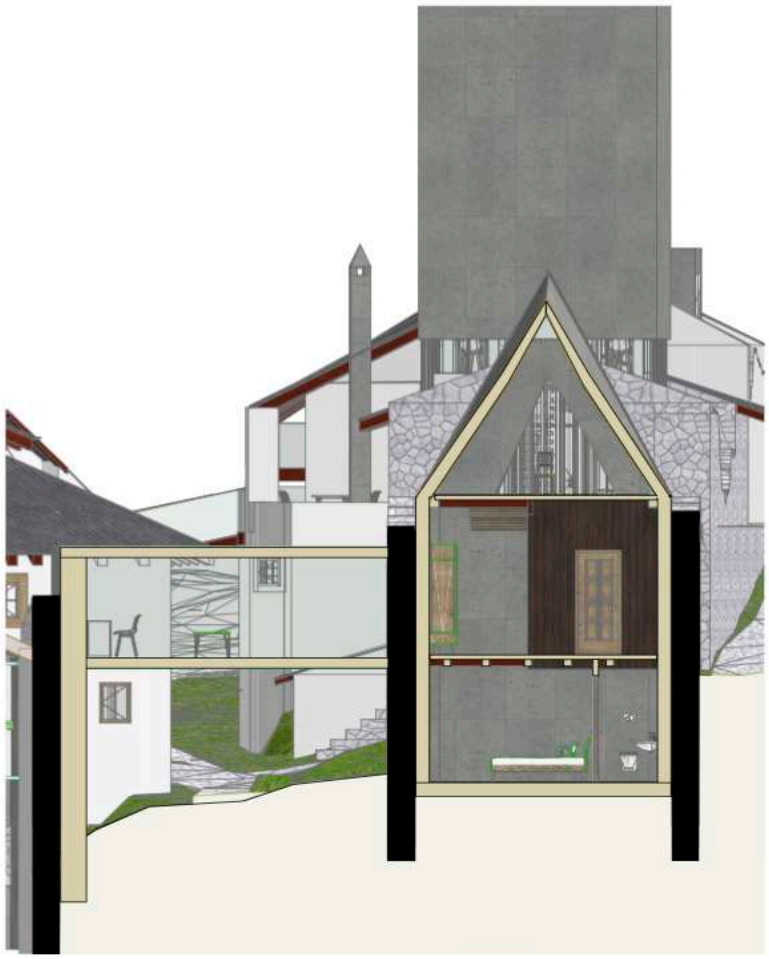
S1

Roof plans

Second floor: hotel room 13 second floor

Scale: 1:150

S1

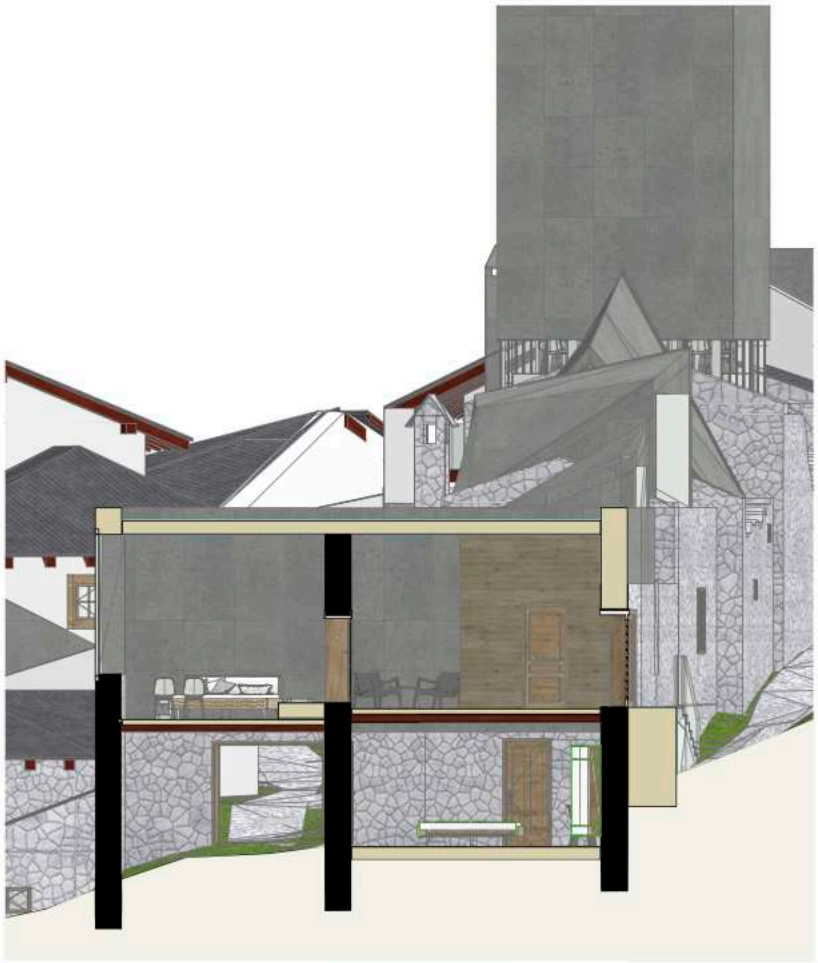


S2

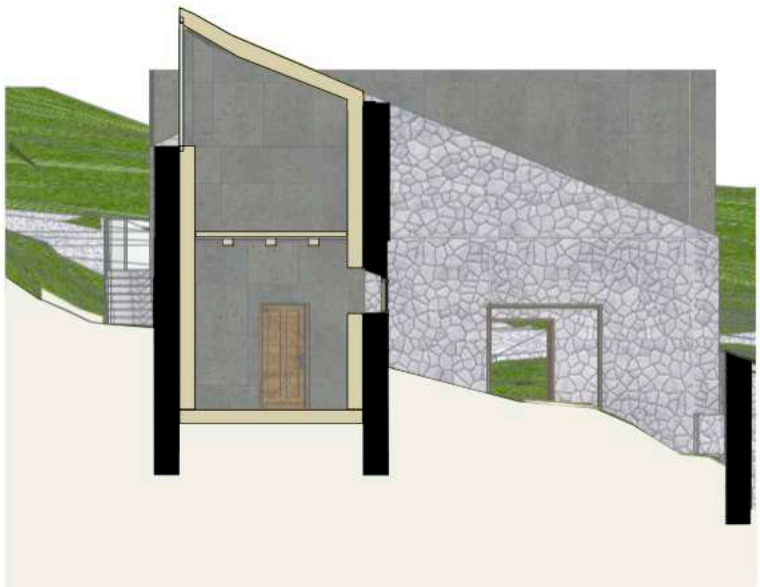
S3

Scale: 1:150

S4



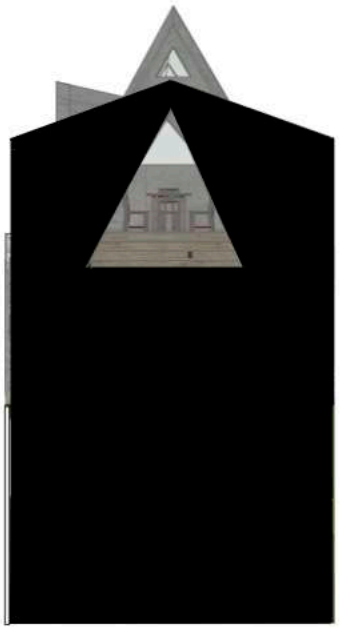
S6



S5

Scale: 1:150

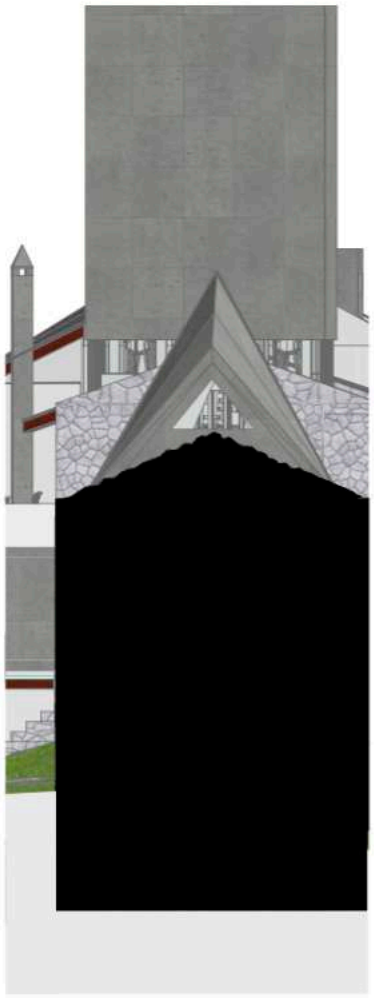
South elevation



West elevation 1

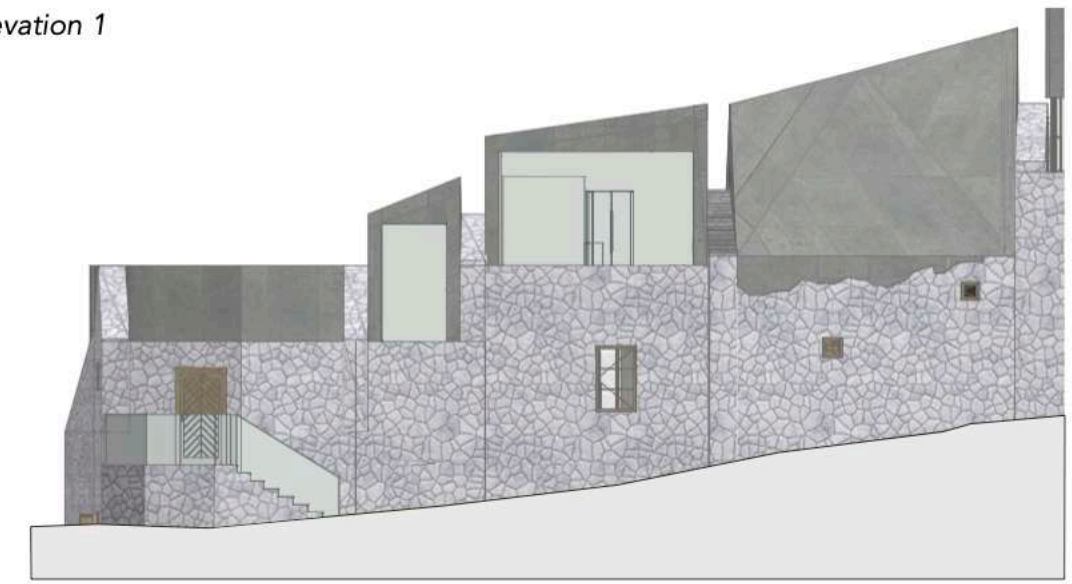
West elevation 2

Scale: 1:150



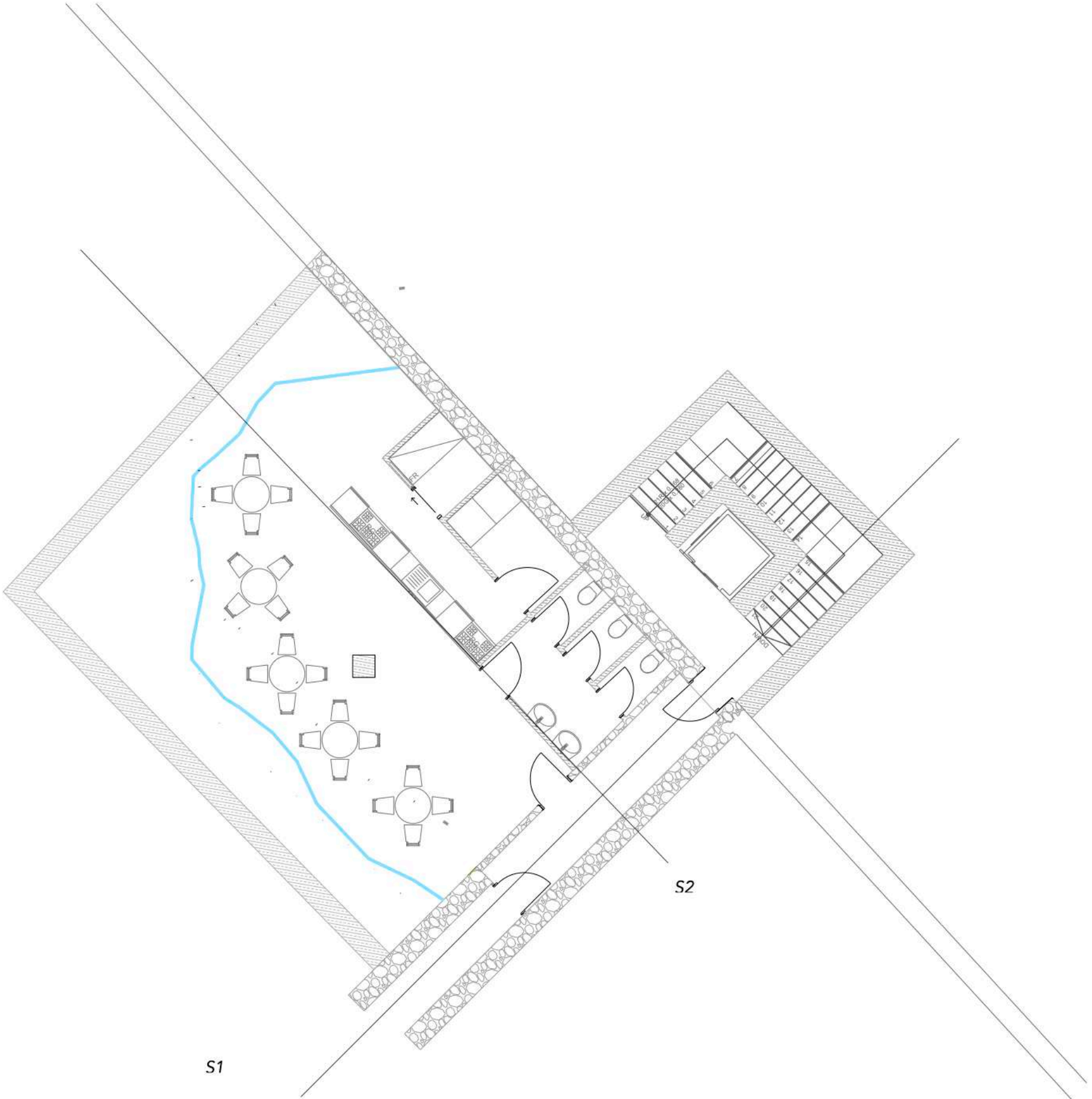
East elevation 1

East elevation 2



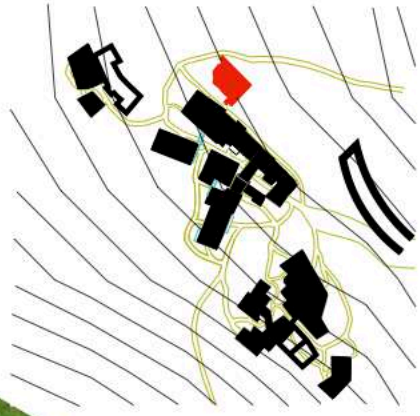
North elevation

Scale: 1:150



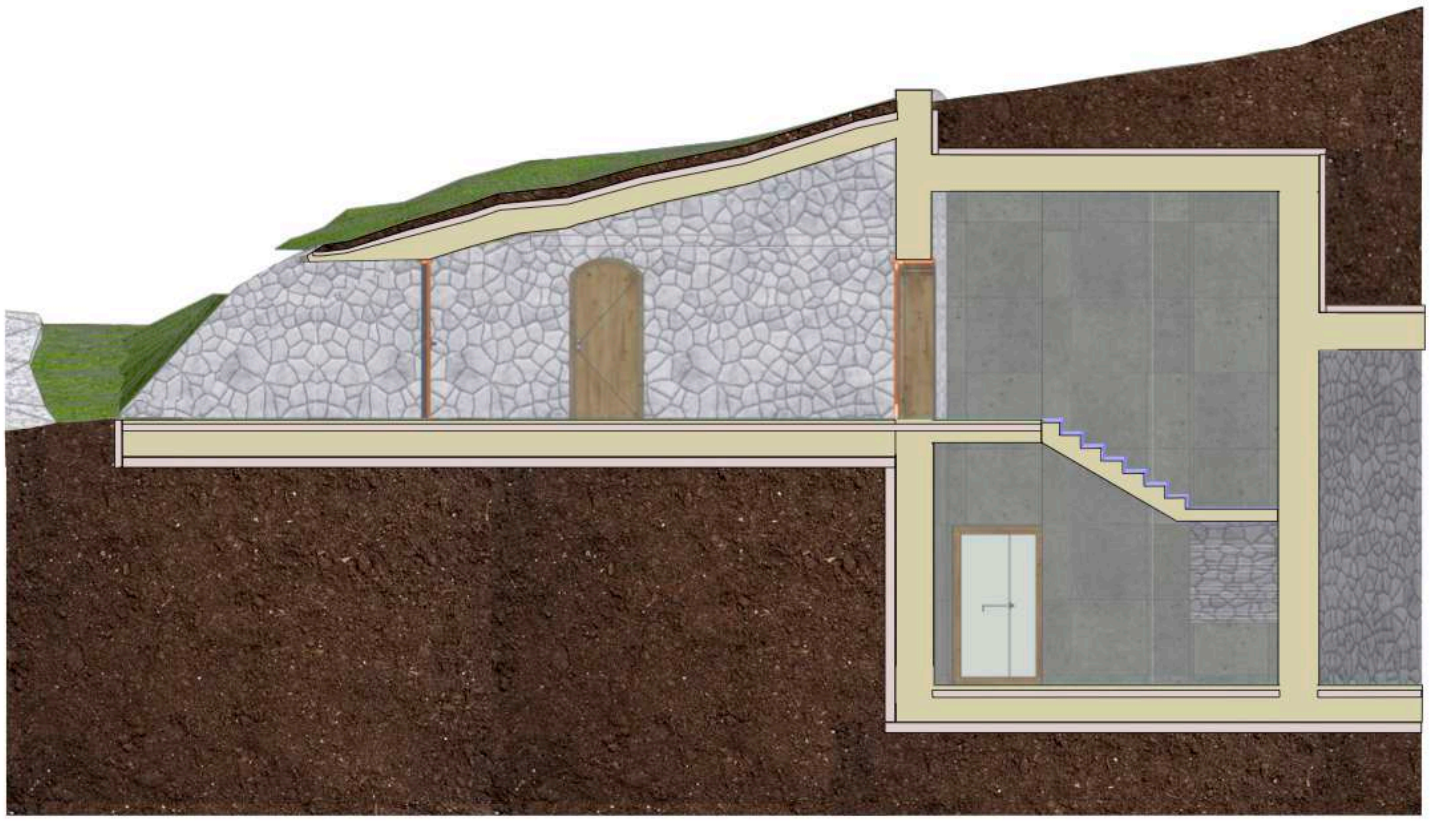
Scale: 1:100

Ground floor: second restaurant and connection from parking



Roof plan building is hidden and integrated into the landscape

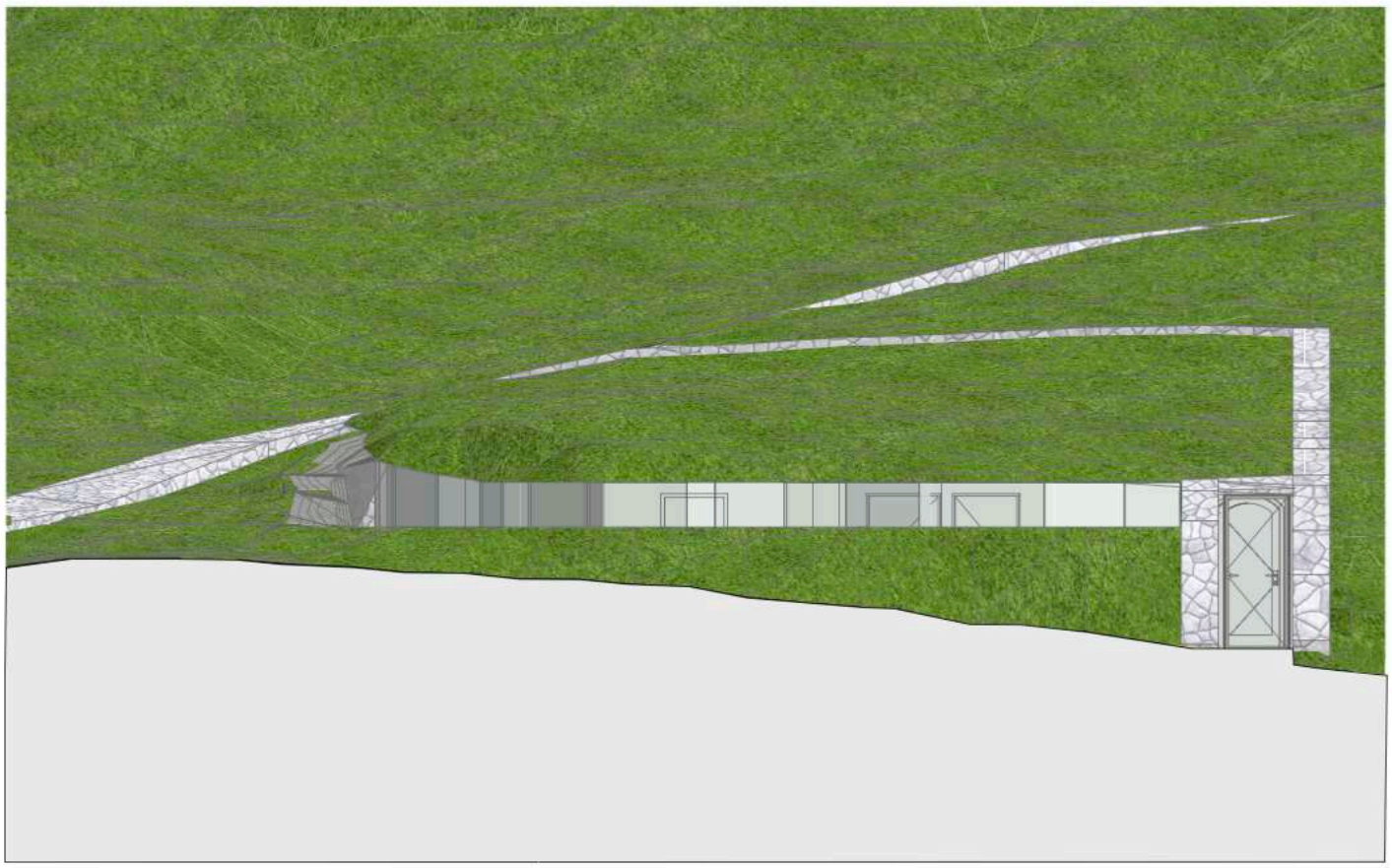
Scale: 1:100



S1

S2

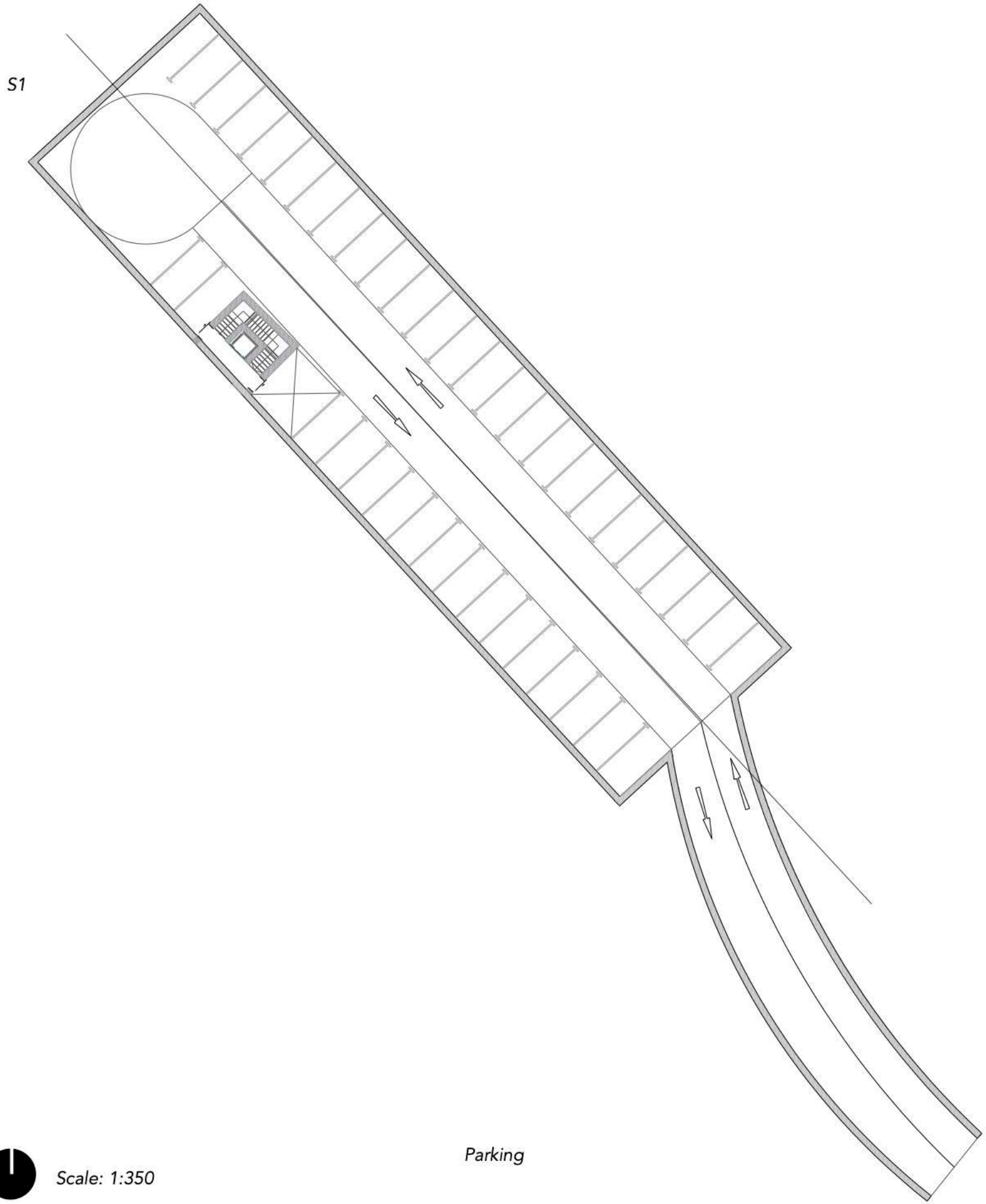
 Scale: 1:100



South elevation

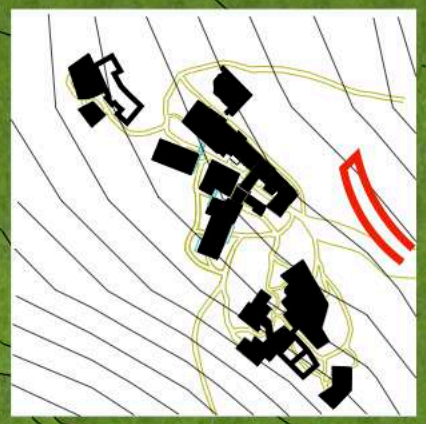
West elevation

Scale: 1:100



Parking

Scale: 1:350

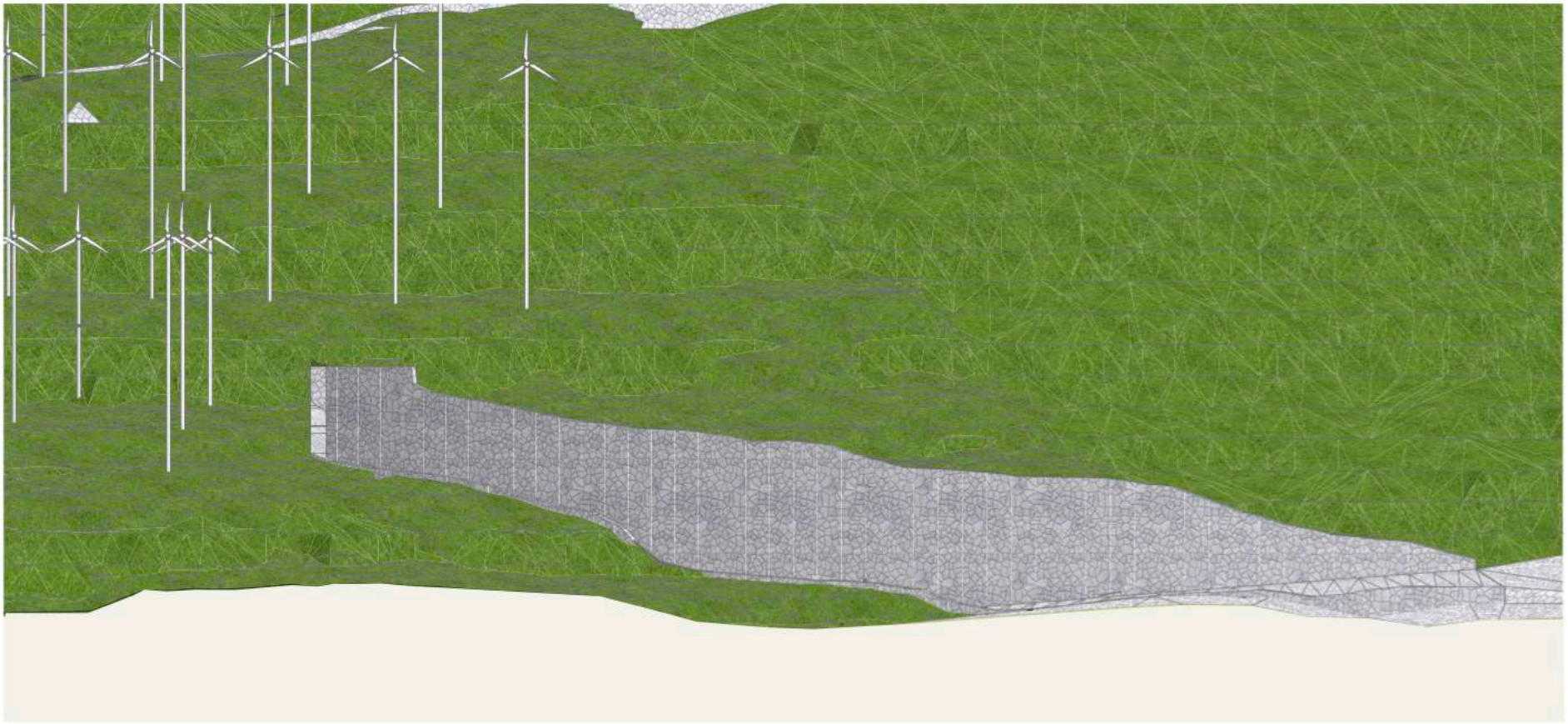


garage integrated into the landscape

Scale: 1:200

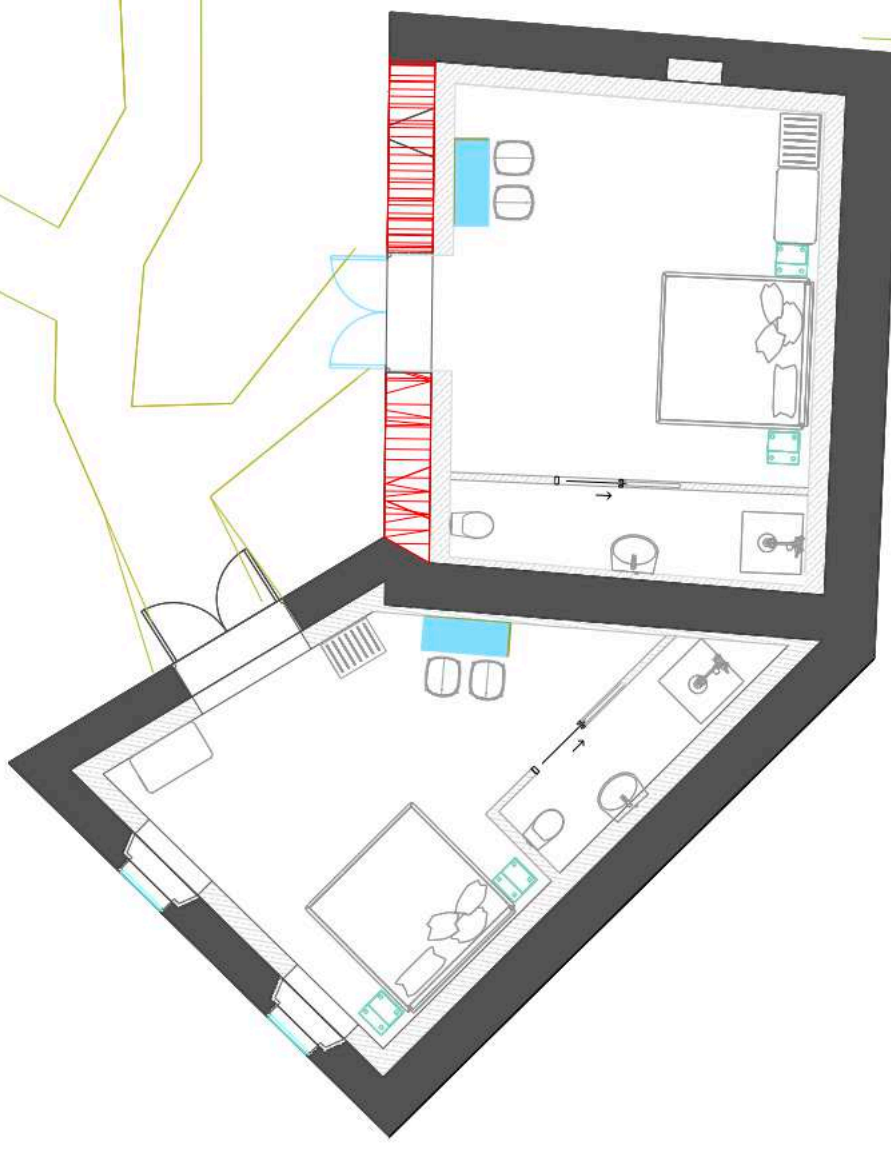
S1

Scale: 1:350

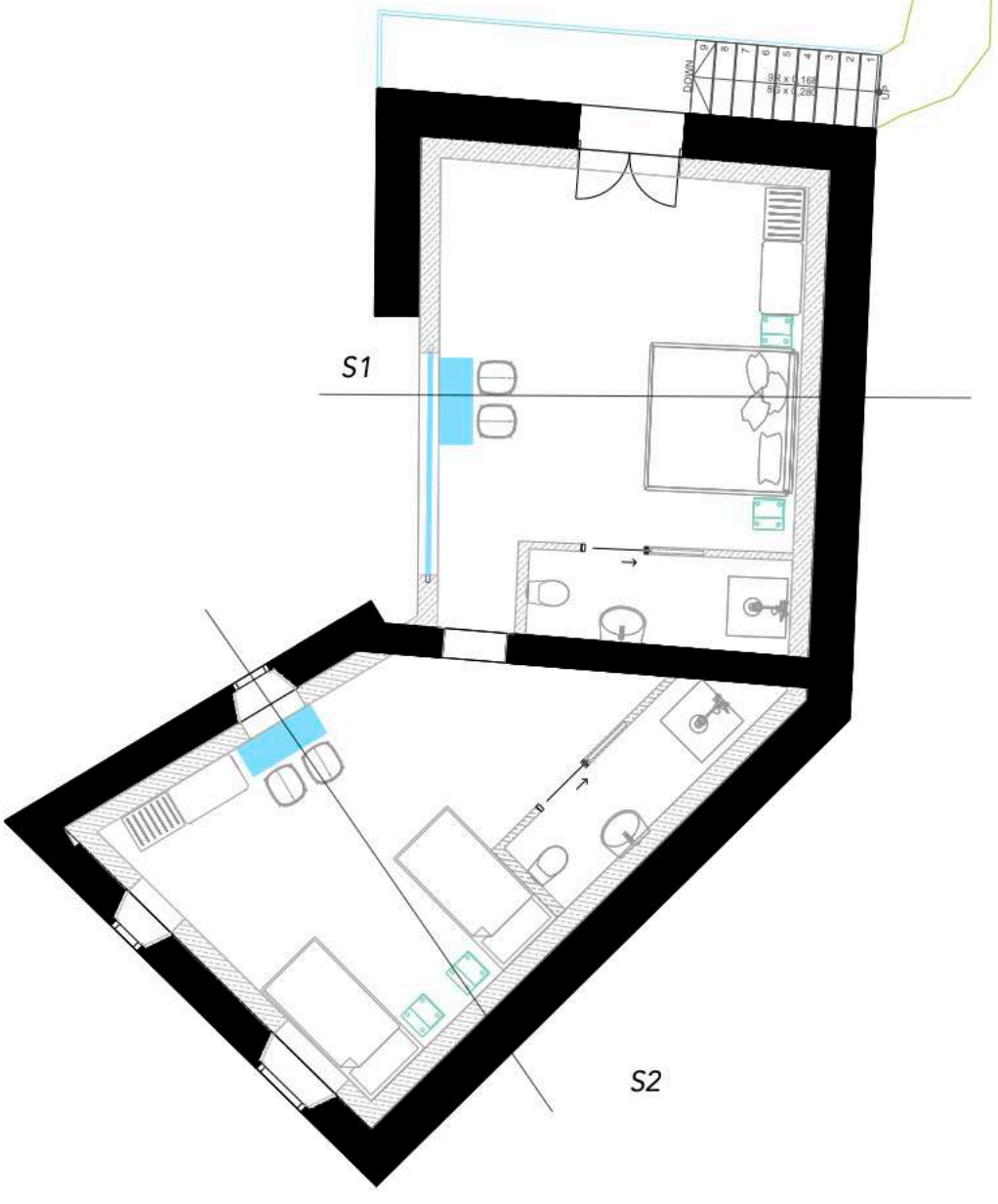


South elevation

Scale: 1:200

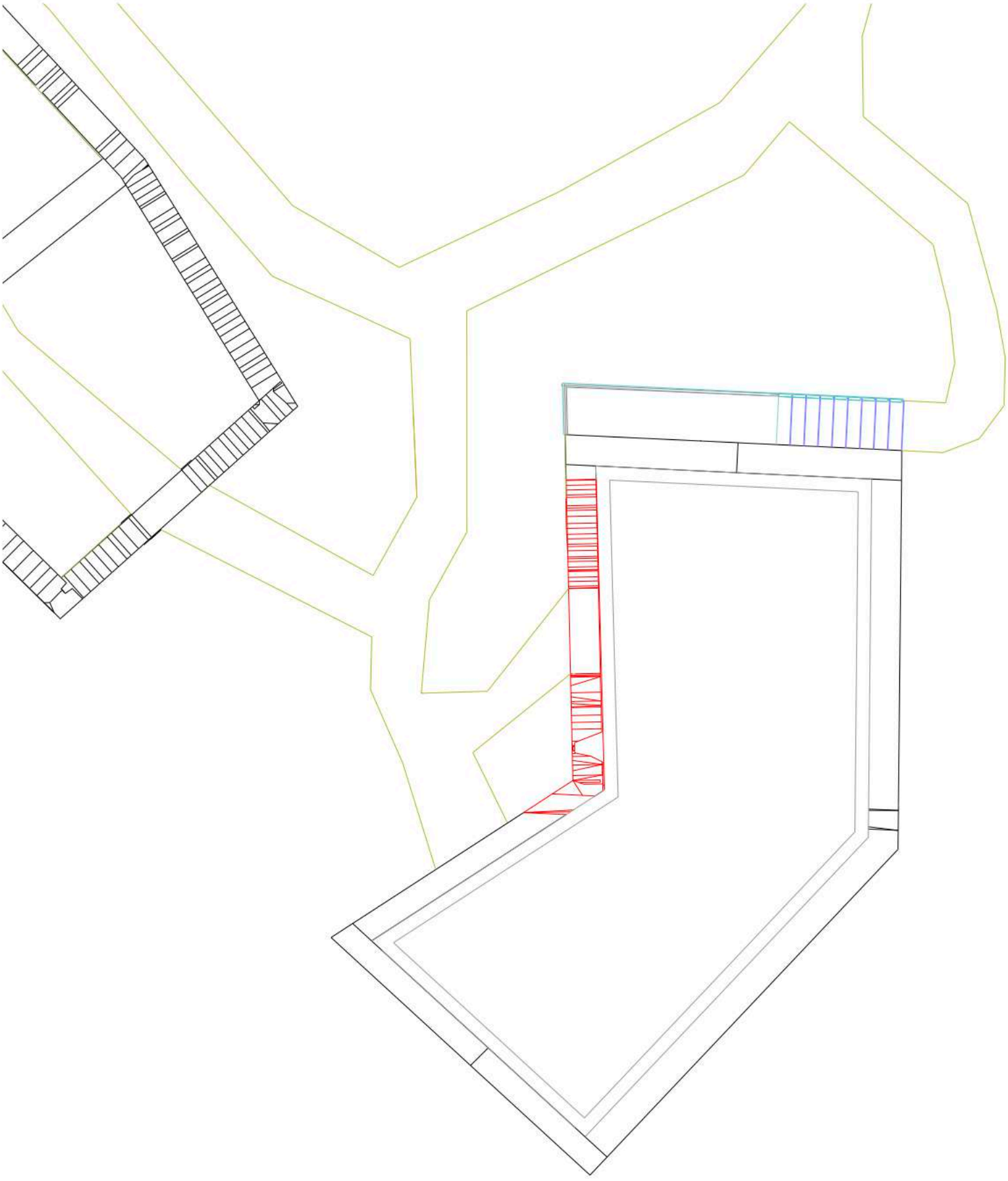


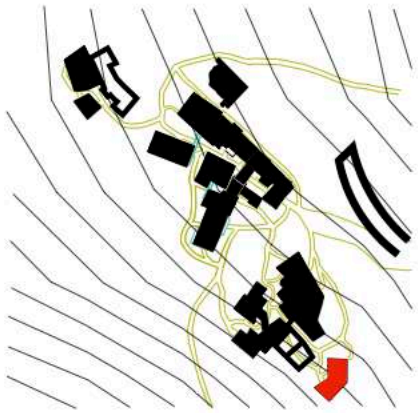
Ground floor and first floor: Hotel
rooms: 17, 18



Ground floor 2 and first floor: Hotel
room: 19

Scale: 1:100

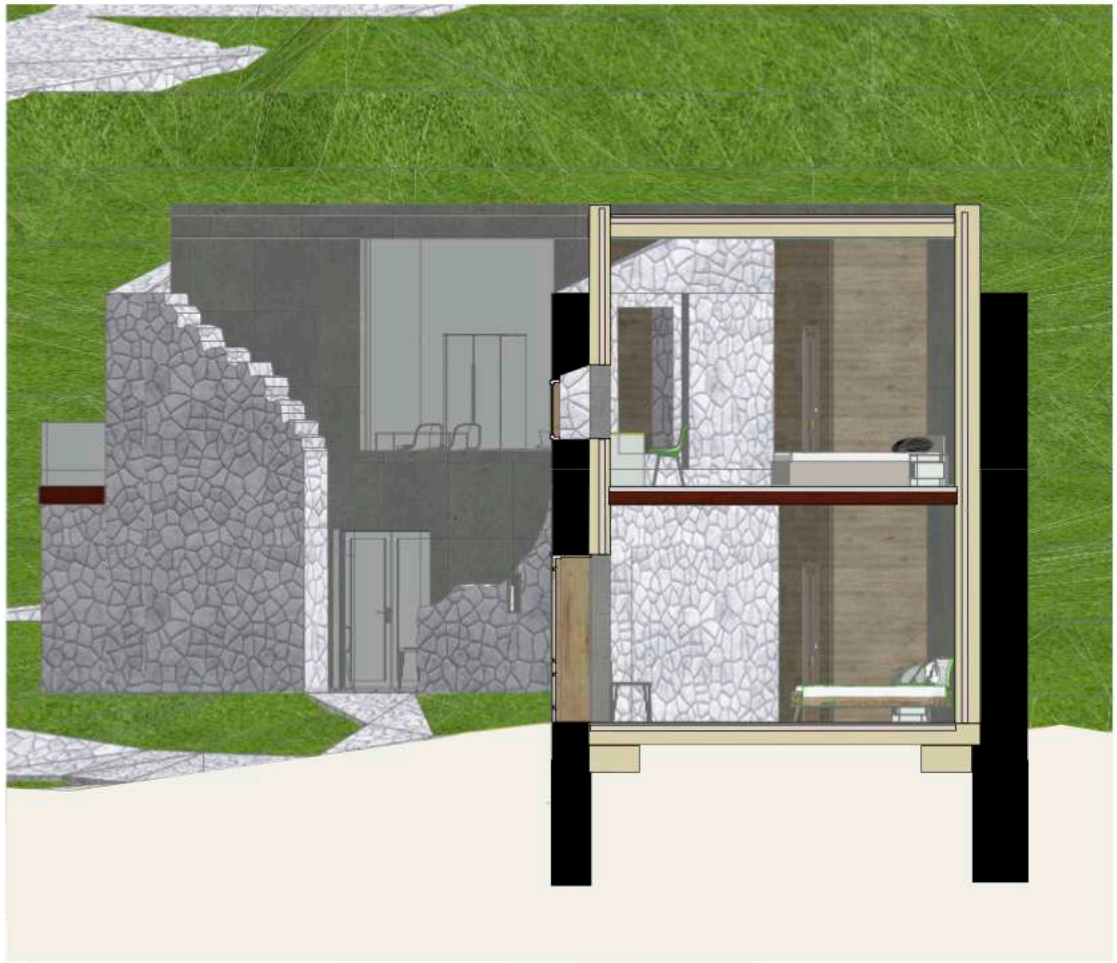




Roof plan

Scale: 1:100

S1



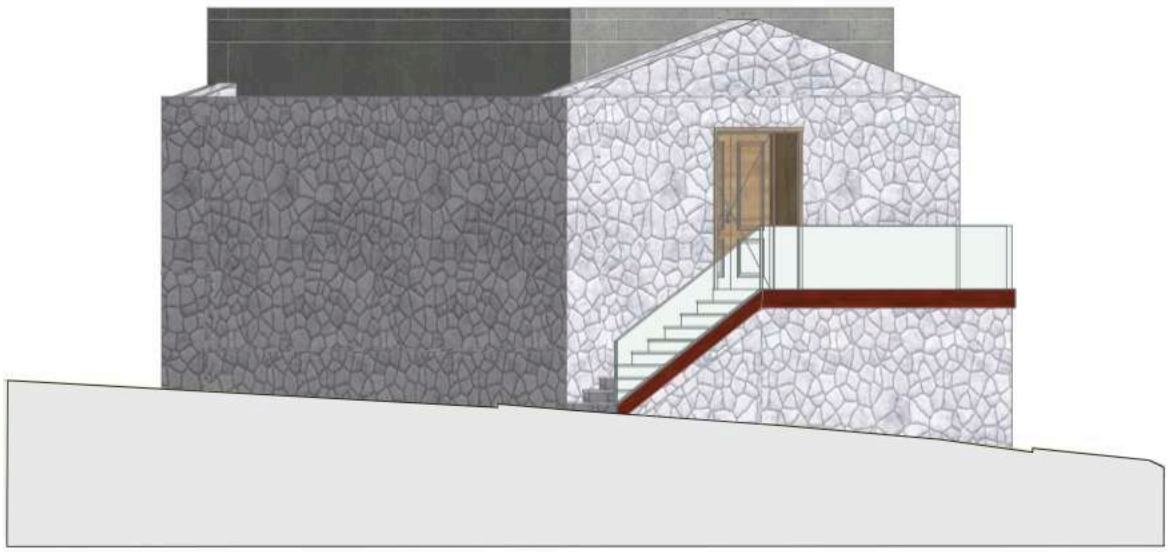
S2

Scale: 1:100

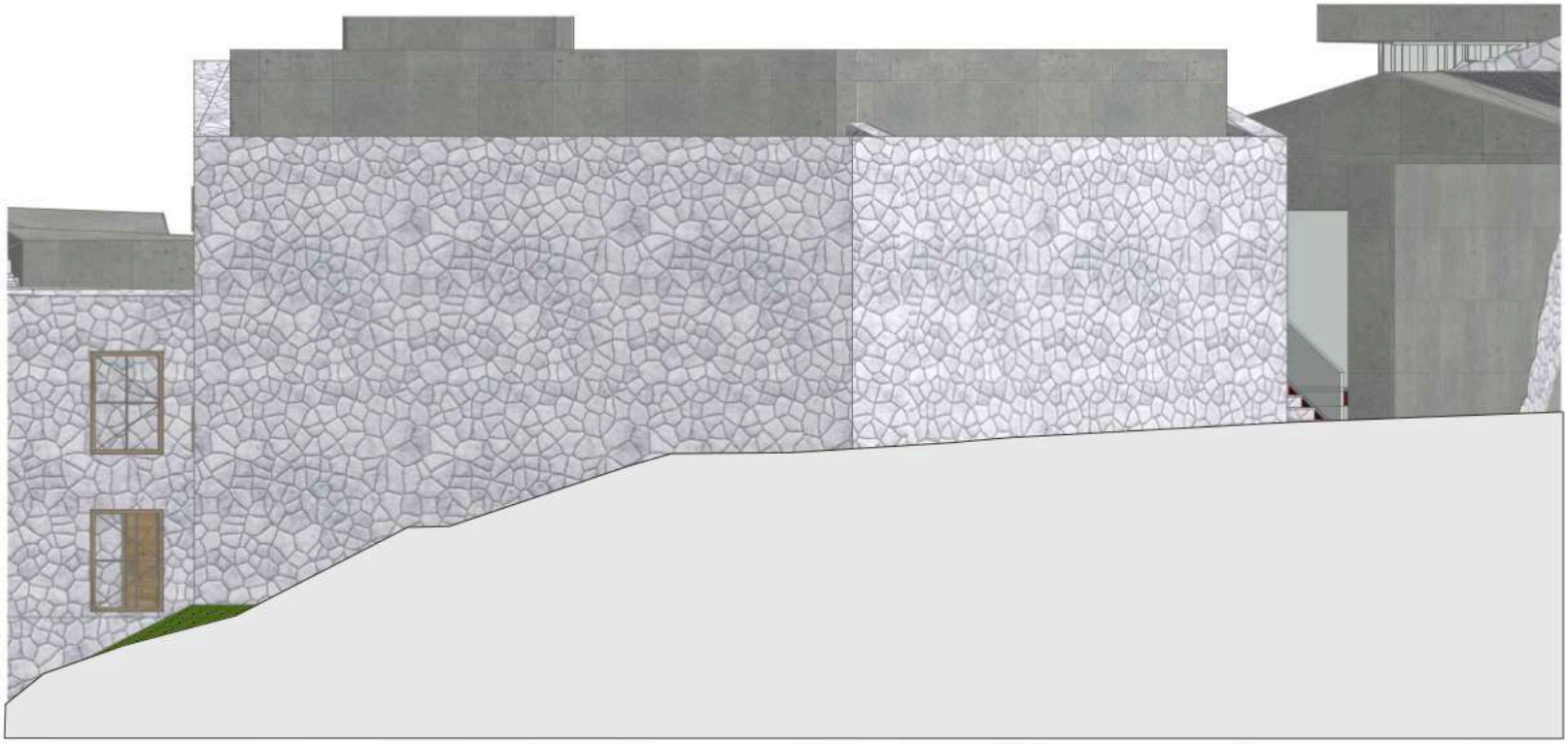
South elevation

West elevation

Scale: 1:100

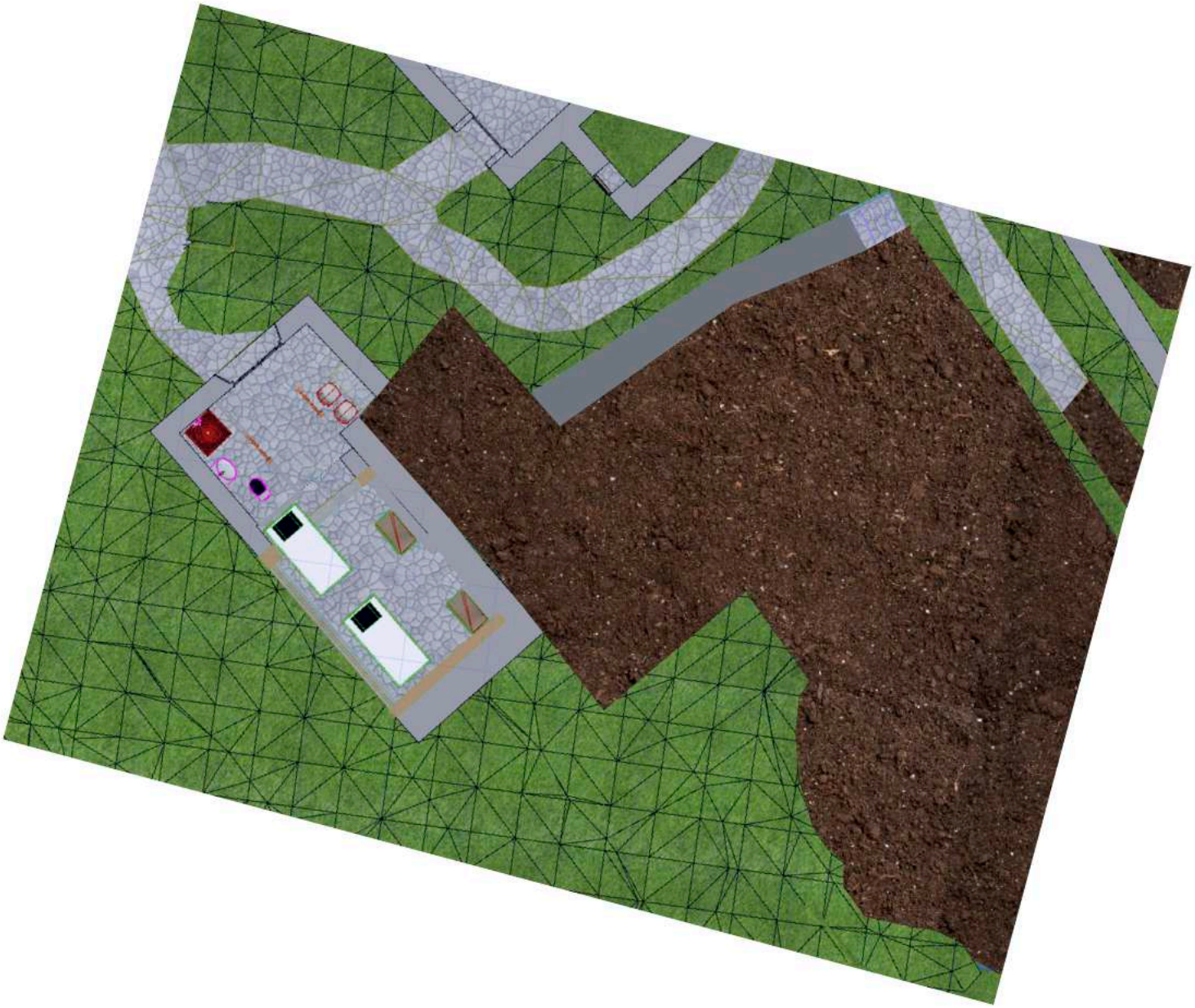


North elevation



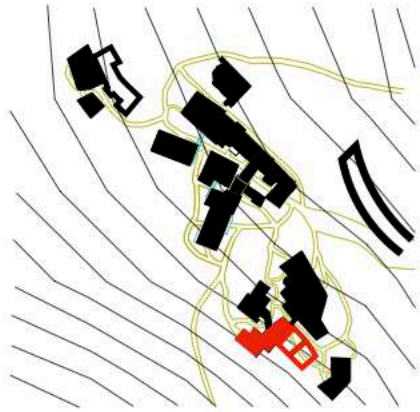
East elevation

Scale: 1:100



Ground floor: hotel room 19

Scale: 1:150

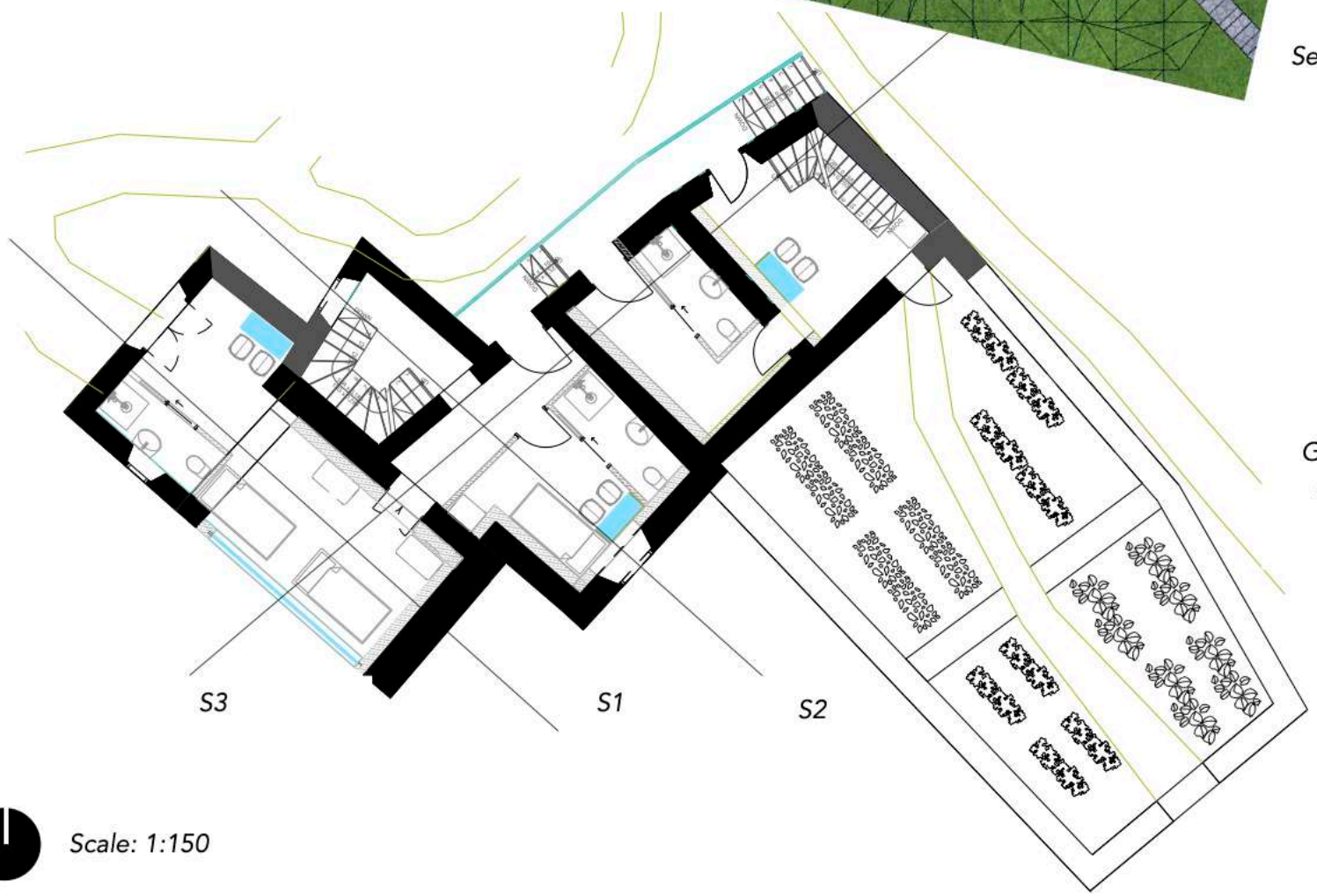


Ground floor 2: hotel room 20, 21

First floor hotel room 22, 23, 24

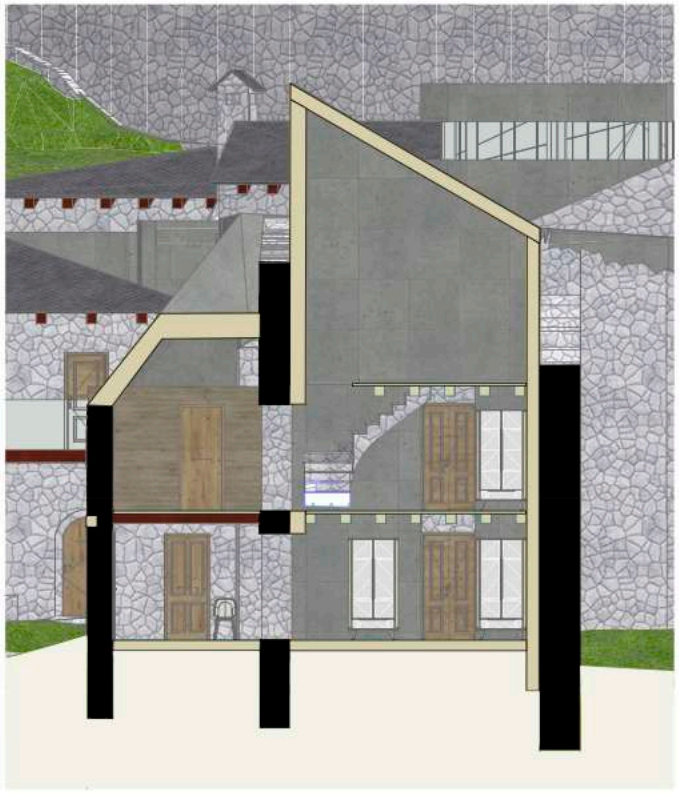
Scale: 1:150

Second floor: view tower with roofs



Ground floor and Ground floor 2: Hotel rooms:19, 20 and 21with seasonal gardens

Scale: 1:150



S1

S2

S3

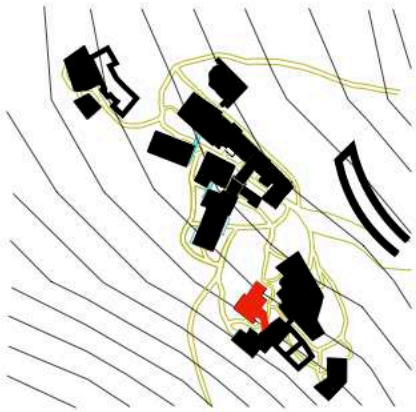
Scale: 1:150

South elevation

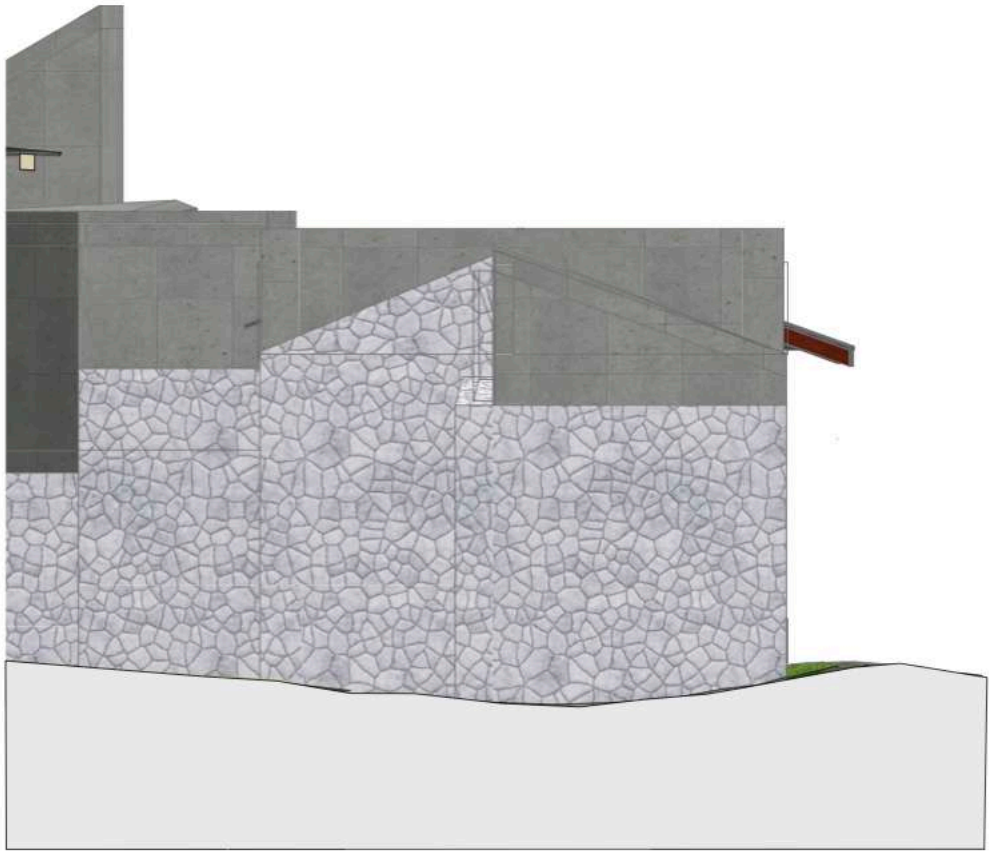
East elevation

West elevation

Scale: 1:150

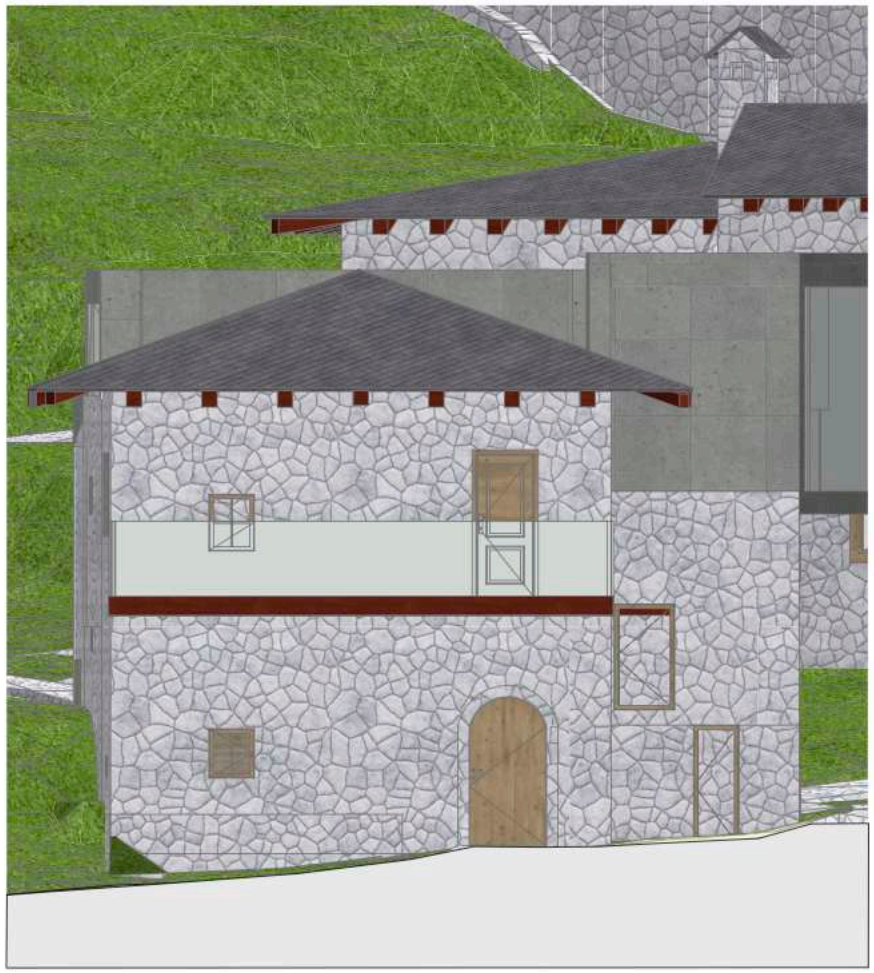


West elevation



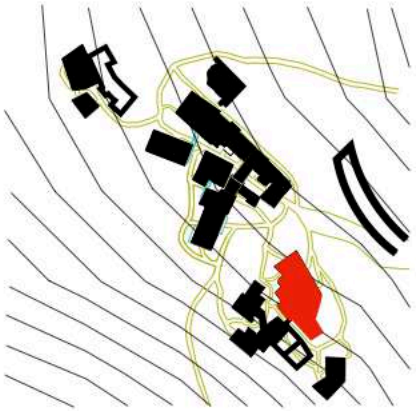
North elevation

East elevation



South elevation 2

Scale: 1:150



North elevation 2

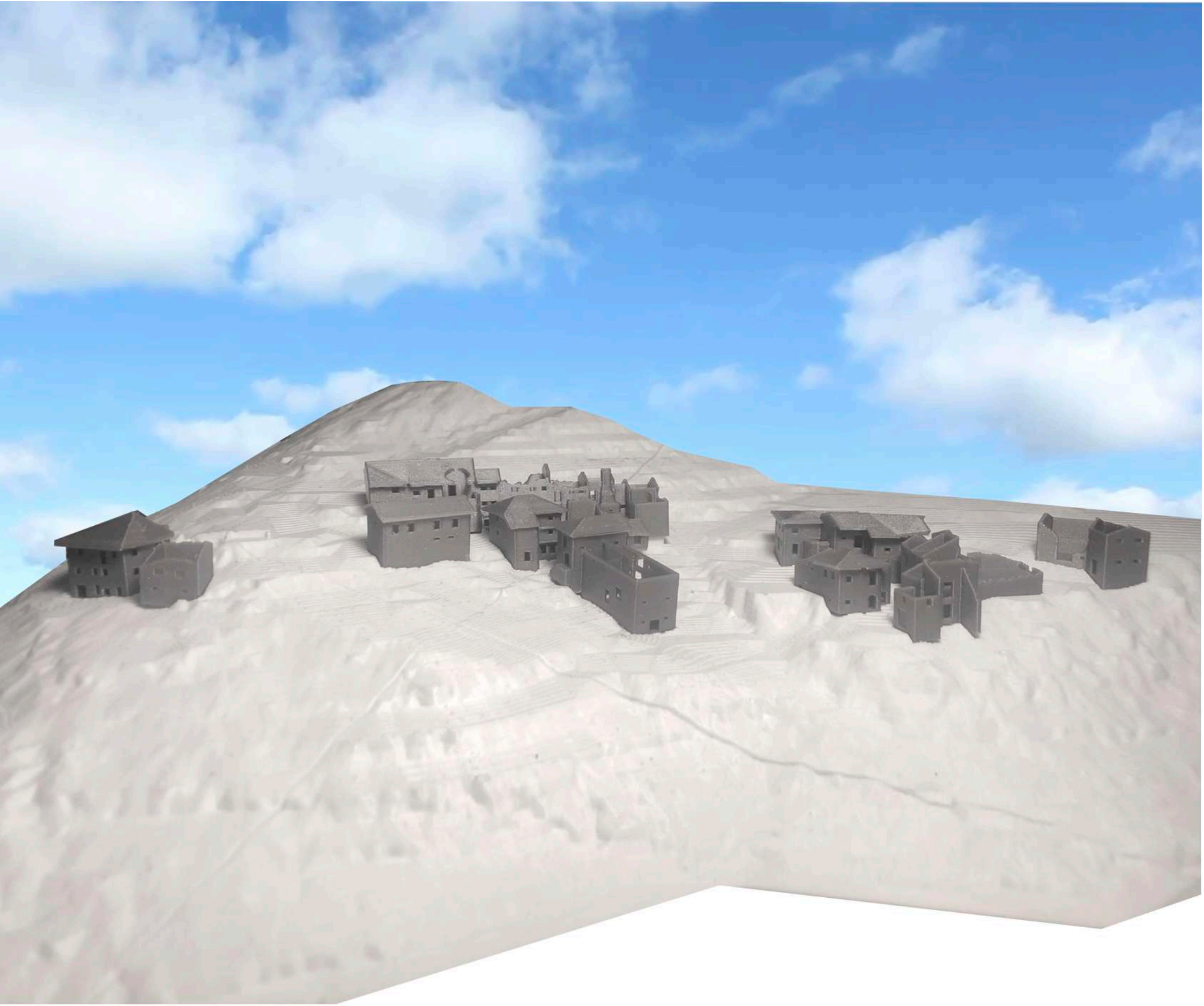
East elevation

Scale: 1:150

South elevation 3

West elevation

Scale: 1:150



existing site model with contours 1m height scale 1:500

Proposed building models scale 1:500