



PAN COLONIES

PLAN FOR URBAN-LANDSCAPE READAPTATION



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Pan Colonies

**Plan for urban-landscape
readaptation**

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AFFIDAVIT

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The following legend is valid for all plans and graphics in this book

| | |
|--|----------------------|
|  | border Pan Colonies |
|  | demolition |
|  | extension |
|  | link to the park |
|  | bike route |
|  | hiking route |
|  | switch places |
|  | shared space |
|  | demolished windows |
|  | intervention windows |

To restore a building is not to repair it, nor to do maintenance or to rebuild, it is to reestablish it in an ultimate state that never existed before.

Eugène Viollet le Duc, 1855

--

New ideas must use old buildings.

Jane Jacobs, 1961

--

Adaptive reuse is the process of reusing an existing site, building, or infrastructure that has lost the function it was designed for, by adapting it to new requirements and uses with minimal yet transformative means.

Matteo Robiglio, 2017

Foreword

The domination of the *re*-prefix over the 21st century society is an undeniable phenomena. We recycle garbage and clothes, remake old movies, reuse abandoned buildings, revitalize decaying areas and redevelop our cities. The trend for a reverse, retrospective movement using the latest, most advanced technologies is expanding and reaches any aspect and any branch.

Is not the tendency for going backwards in a contradiction with the human strive for a perfect future and the dream about a better tomorrow?

According to the French philosopher Jean-Francois Lyotard the modernist movement failed because it believed in the constant linear progress and did not assume any crash in their perfect system. However, people tend to fail and do mistakes and this is why our development resembles more likely a cycle instead of a straight line. A quick look into the recent history proves the repetitive manner of the human evolution. Wars, economic and humanitarian crises happened shortly after they were ceased in the middle of the 20th century. They even continue taking place in the 21st century world, despite of the highly advanced technologies and way of living and thinking. My personal experience as a 90's kid born in a post-soviet country *reproofs* that statement. The leftovers of a failed industrial boom featuring thousands of abandoned facilities, buildings and even settlements are the only remains I have seen from one huge and promising dream for futuristic progress.

If history tends to repeat how are we supposed to deal with this cycle in terms of architecture? Are there valuable and nonvaluable physical remains of our past? Are the industrial leftovers heritage or just trash?

Historic preservation is highly selective according to Rem Koolhaas. Governments and cultural organization spend millions on the artificial authenticity of *valuable* architectural heritage. On the other hand areas that are outside of the touristic old city are left neglected or being completely demolished. *Tabula rasa*- the complete clearance of everything, as it has never existed or in other words the architectural way of undoing the past still takes place in some parts of the cities. The only thing that could result from such kind of attitude and actions is just another cycle of building and unbuilding. A destructive repetition.

However, I believe there is an alternative scenario that could lead to a more productive cycle. To be flexible, adaptive and responsive to change according to Darwin is the key to survive. In terms of architecture that would mean to choose the *re* instead the *un*! Since it is clear that we tend to make mistakes and fail, no matter how promising the future is, a more efficient and effective solution would be to rearchitect. To adapt contemporary needs in reconstructed sites or buildings is a way that could preserve both past and present. Showing the future generation that making mistakes is something natural, instead of deluding them with bright new star architecture lying on the remainings of decay is fair and objective. It is also a good lesson that everything could be repaired and reborn no matter how bad it failed.

Introduction

Thesis Statement



Fig.1

Panagyrski kolonii, which for ease of reading will be called Pan Colonies, is a small mountain village located less than 100 km away from the Bulgarian Capital Sofia. It is a very controversial place that does not resemble a typical village, but a mixture of holiday resort and industrial settlement. It consists of three main groups of structures: modernist villas covered by dense natural landscape, industrial leftovers of mining industry and contemporary holiday housing. The first two groups are represented by various abandoned properties that exist only to remind of their glory past, while the third one keeps arising around them without creating any new links to its neighbors. The result is a small urban chaos surrounded by breathtaking nature.

The task of this master thesis is to try to reestablish the missing links in order to bring some harmony and improve the overall image of Pan Colonies. In order to understand more about that place and find out what caused its current situation I conducted a field study in August 2017. I spent few weeks on site, talking to the local people and digging into the historical background of the village. What I found were more than 111 years of history that have left inevitable footprints, and shaped that specific character of the place, but also a lot of promising aspects that stayed covered behind the dense forests of Pan Colonies.

This book aims to present an overview of the social, urban, historical, and architectural aspects of Pan Colonies, followed by analyze of its current situation and eventually introduce a proposal for its potential revitalization. The main task of the design concept is to find a proper way to readapt the abandoned properties to the contemporary needs of the region and meanwhile relink them to the surrounding landscape.

1

Facts and Figures

Facts and Figures

Location



Facts and Figures

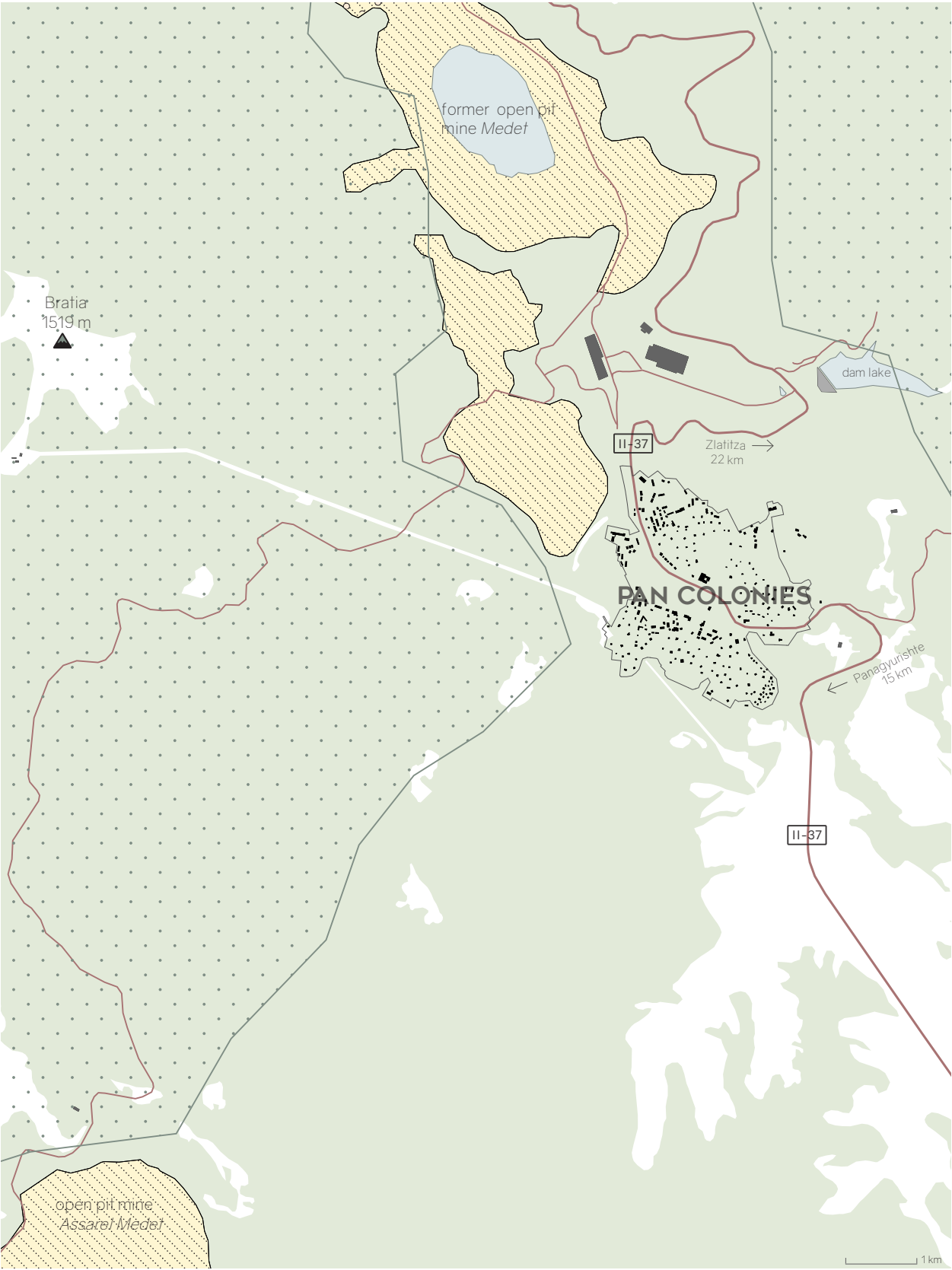
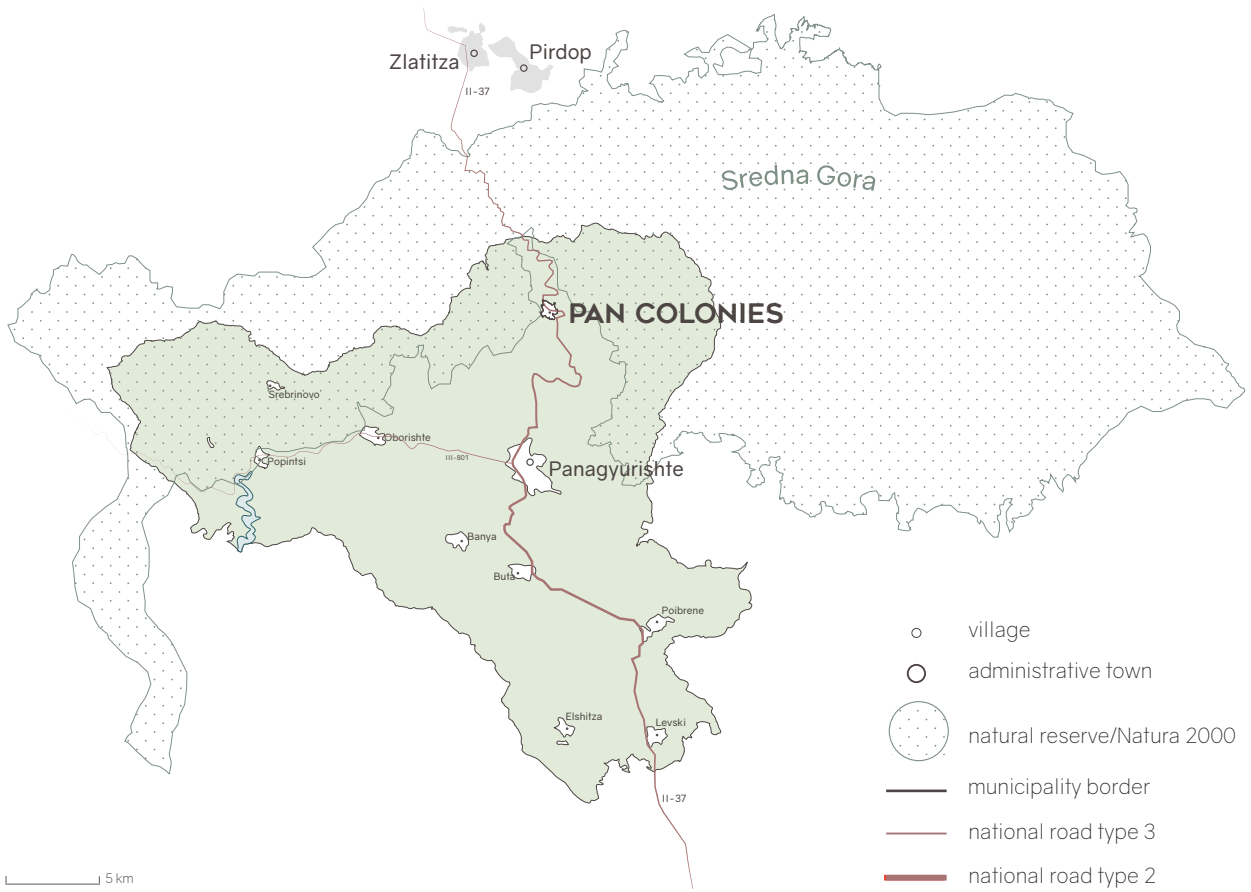
Location

Pan Colonies is a mountain village, located in the central parts of *Sredna Gora* Mountain and has an elevation of nearly 1050 m above the sea level. Since 1986 its urban status is changed to village under the supervision of the Municipality of Panagyurishte. Pan Colonies is one of the eight villages in the administrative region of Panagyurishte and is located close to its northern border.¹

The village has a territory of nearly 2 km², which are spread on two opposite slopes, shaping a small valley in the center.² The land road II-37, which provides a connection between the Northern and Southern parts of Bulgaria crosses the valley and splits Pan Colonies into northern and southern part. The road provides a connection to the south with the administrative town of Panagyrishte (15 km), and to the north with the town of Zlatitza (22 km). The capital of Bulgaria Sofia can be reached by both directions and is approximately 100 km away.³

Nearly two kilometers away from the northern border of Pan Colonies is located the former open pit mine *Medet*. Some of its facilities are still in use and serve for the needs of the new open pit mining complex *Assarel Medet*, located 14 km away.⁴

1 vgl. Chamov, 4.
2 vgl. Chorchopov, Nenov T., Nenov V. 208.
3 vgl. Municipality of Panagyurishte: Location (16.11.2006) online: <http://panagyurishte.org/OLD/?act=cms&id=210>, 14.04.2018.
4 vgl. Angelov, Tsotsorkov, Tsutsekov (Hg.), 104.



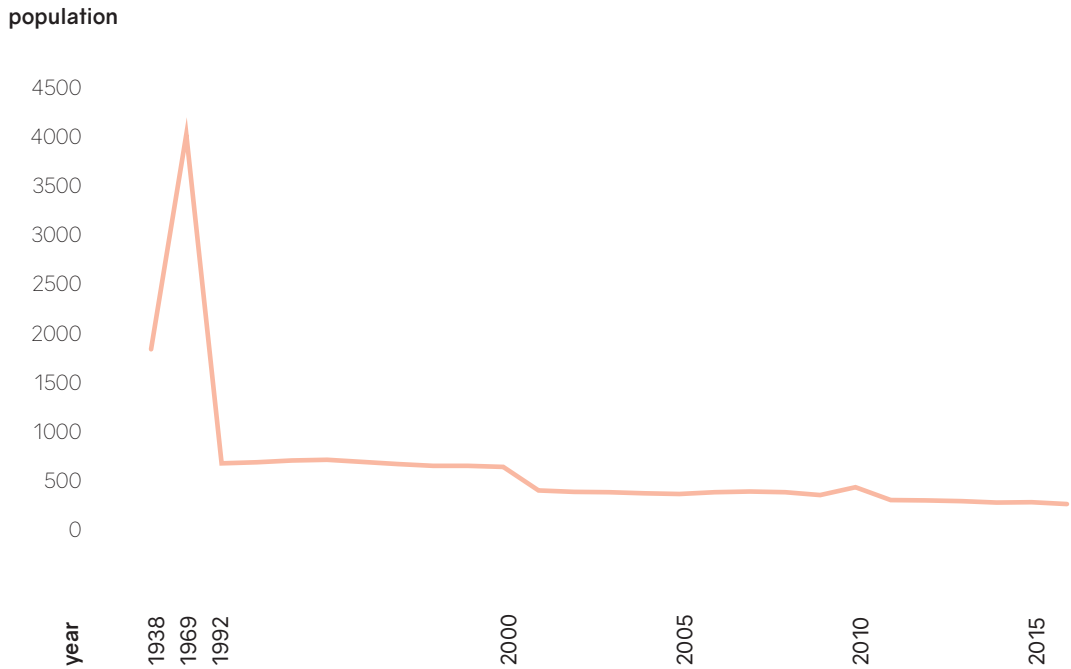


Facts and Figures

Population

The current population (2017) of Pan Colonies is 265 people. However, this number varies depending on the season, since most of the buildings are used for temporary accommodation. ¹

The chart below presents the range of the population among the three main development periods of the village. The data from 1939 represents primarily temporary population, since the Pan Colonies has been a holiday resort at that time.² The period after 1969 shows the data of long-term accommodation of the workers in the local industry.³ The population starts to decrease rapidly after 1990 since the industrial facilities of the nearby mining complex were relocated near the town of Panagyurishte.⁴



1 National Statistical Institute: Population of Panagyurski Kolonii <http://www.nsi.bg/nrm/show9>.
2 vgl. Chamov, 38.
3. vgl. Karayaneva.
4. vgl. Angelov, Tsot-sorkov, Tsutsekov (Hg.), 111.

Facts and Figures

Climate

The climate is humid continental with average annual temperature of 7°C. The average winter temperature is around 3°C, while the average temperature in the summer is around 23 °C. The rainiest period is from April until June. The snow flow begins at the end of October. However, the average annual number of snow days is around 30, due to the relatively warm temperatures in winter. The region is not very windy. In case of any wind it is mostly in the west-north direction.¹

Another specific characteristic of the climate in Pan Colonies is the good quality of the air. The amount of negative ions in the atmosphere is 1200-1500 ions/m³, which is favorable for the rehabilitation of people with lung and heart diseases.²

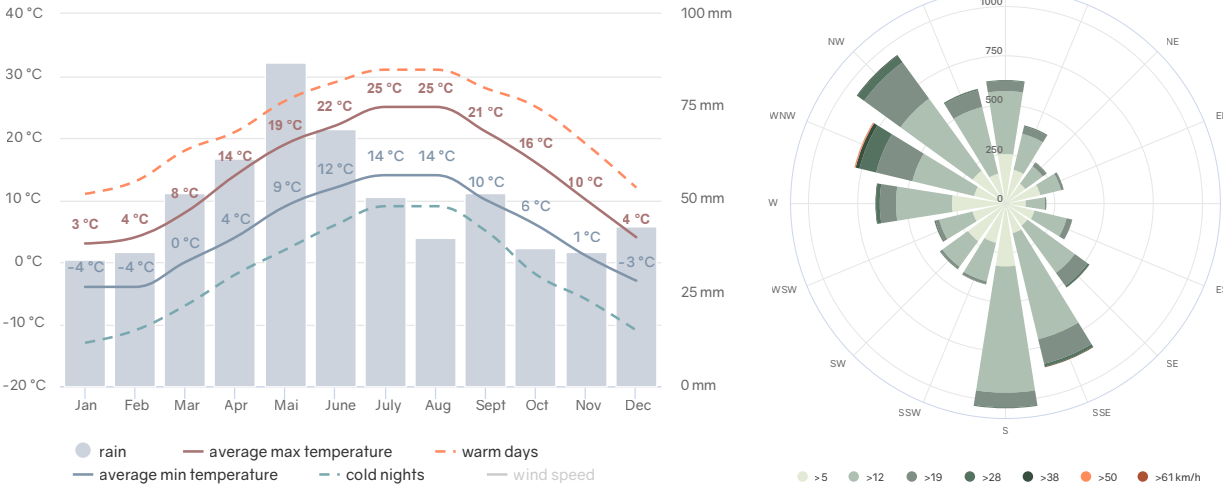


Fig.3,4

Facts and Figures

Vegetation

The vegetation in *Sredna Gora* Mountain varies in the different heights, due to the change in climate conditions. The lower parts of the mountain are warmer with a drier air and the forests consists mainly of oak trees. On the higher parts of *Sredna Gora*, where Pan Colonies is located (1050 m) the humidity increases, the temperature decrease and the natural vegetation consists mainly of dense beech forests.¹

Among the uprising urbanization of the region in the 1930s, a landscape plan for enriching the vegetation by planting various kinds of trees was created. More than 6000 threes like spruce, birch, chestnut and fruit trees were planted. Some of them were planned to provide shadow in the summer months, other to harvest the owners of the holiday houses. Vegetation was used also as a natural fences around the villas. According to the local regulations and orders of 1936 the owners of the parcels had to take care of the diversity of vegetation in their plots and fund it by themselves.²



beech



spruce



birch



1 vgl. Chorchopov, Nenov T, Nenov V.(Hg.),64.
2 vgl. Gemidjiev, 495.

Fig.5



chestnut



apple tree



pear tree

Fig.6-11

2

Historical Background

Historical Background

1900 The beginning of a better century...

1900 The beginning of the 20th century started promising for Bulgaria, since the country had shortly before gained its independence from a 500 years of Ottoman rule. One of the major spots among the rebellious activities that led to the desired freedom was the town of Panagyurishte. However, after the liberation its citizens faced enormous poverty and bad living conditions. The main victim of the starvation and severe conditions was the youngest generation that had the heavy task to start the rash development of its free country.¹

Influenced by these circumstances, a teacher called Atanas Kirilov conducted a survey among the students at the elementary and secondary schools in the town of Panagyurishte. His research aimed to reveal the way of living conditions and nourishment among the children. The result from the survey showed that due to poorness 67% of the students were not completely healthy, and 73% were underweight. The report of Kirilov raised a lot of discussion among the community. Therefore, he proposed a program for the recovery and improvement of health care for all the children living in poverty. His idea was to establish a summer camp site in the nature where students from the region could spend the summer holiday under medical and physical supervision. Kirilov's proposal was taken into consideration and approved by the municipality of Panagyurishte. The next steps were to find a proper location and funding for the realization of the project.²



Fig.12



Fig.13,14

The landscape in the region, chosen for the establishment of the summer camp, located in *Sredna Gora* Mountain

The mayor of Panagyurishte at that time Gergi Dedev and the principal doctor Dr.Nemski proposed a region in Sredna Gora Mountain called Chitashki giol. The area with an altitude of more than 1000 m was famous for its green pastures, springs and beech forest. The location was approved by all members of the commission. The funding started by raising a donation campaign among the wealthy part of the population, but also middle class and teachers.³

1 vgl. Shopov, 4.
2 Ebda., 5-7.
3 Ebda., 7-8.

1 vgl. Shopov, 8.
2 vgl. Karayaneva.
3 vgl. Chamov, 13-18.
4 vgl. Shopov, 10.

1907 One of the buildings was completed at the end of 1906 and ready to host the first group of students in the season of 1907. Meanwhile the name of the place was changed to Panagyurski Colonii (Pan Colonies).¹



Fig.15

Children and teachers in front of the bungalows. In the background is the massive building, completed in 1907

A volunteer organization that represented Pan Colonies and its interests was officially founded.² In 1923 started the discussions about the expansion of Pan Colonies and giving territories to private owners. Meanwhile there was one big building hosting 100 children, and 15 small bungalows offering accommodation for families.³

1922

1927 A big plot at the north-eastern end of Pan Colonies was given for free to the Ministry of Education to support a program for the social and cultural development of teachers. There were 10 villas built on the plot by 1929. They hosted teachers and their families in the summer months. On the next year 1930 the main building of the Teacher Holiday Residence was completed. It provided spaces for various events and activities.

The same year started the splitting of plots and selling to private owners, aiming to attract more people with diverse social background.⁴

Historical Background

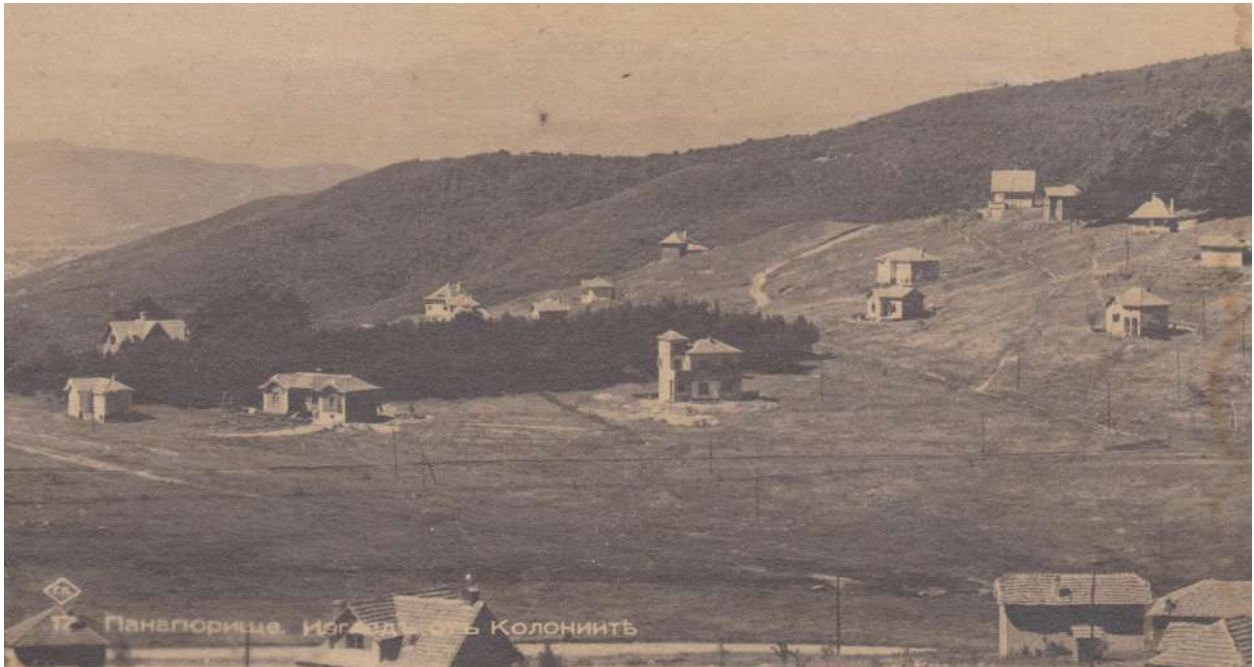
1930-1940 the golden years of Pan Colonies

1930 Pan Colonies was provided with electricity and water supply.¹ The first urban plan of the holiday resort was completed in 1934.



The first drawn urban plan of the holiday residence from 1934

1935 By 1935 the completed buildings were 66 and by 1938-146. Part of the private villas were property of entrepreneurs, merchants and handicraftsman, but also musicians, poets, diplomats and ministers. The variety of visitors and tourists changed the character of the small settlement and contributed to its image as an established mountain holiday resort.



A view toward the private villas



The family of the entrepreneur Kiril Ivanov in front of a villa in Pan Colonies



The villa of the minister of public facilities and development Vergil Dimov

Historical Background

1945-1989 / East block period

1939 Pan Colonies has developed as a main spot for summer camps for students. Children from the whole country were spending their summer vacation there. That urged schools from various regions in Bulgaria to start constructing their own camp facilities. A building, hosting the summer camp of the women high school of Plovdiv was constructed in 1939.

Due to the increased interest and number of people visiting Pan Colonies, there was a bus line connecting Panagyurishte and Pan Colonies twice and sometimes even three times a day.¹



The first bus, which traveled several times a day to fulfill the logistic needs of Pan Colonies

The huge number of tourists led to the expansion of the retail in the resort. A bakery, butcher shop, one restaurant and hotel opened to serve the visitors. In the years between 1929 and 1939 their number raised from 500 to 2000. Meanwhile there was also an ongoing landscape planning for the expansion of the natural beech forest. More than 6000 trees like spruce, birch, chestnut and others were planted.²



Fig.20

1 vgl. Chamov, 23-31.
2 vgl. Gemidjiev, 495.

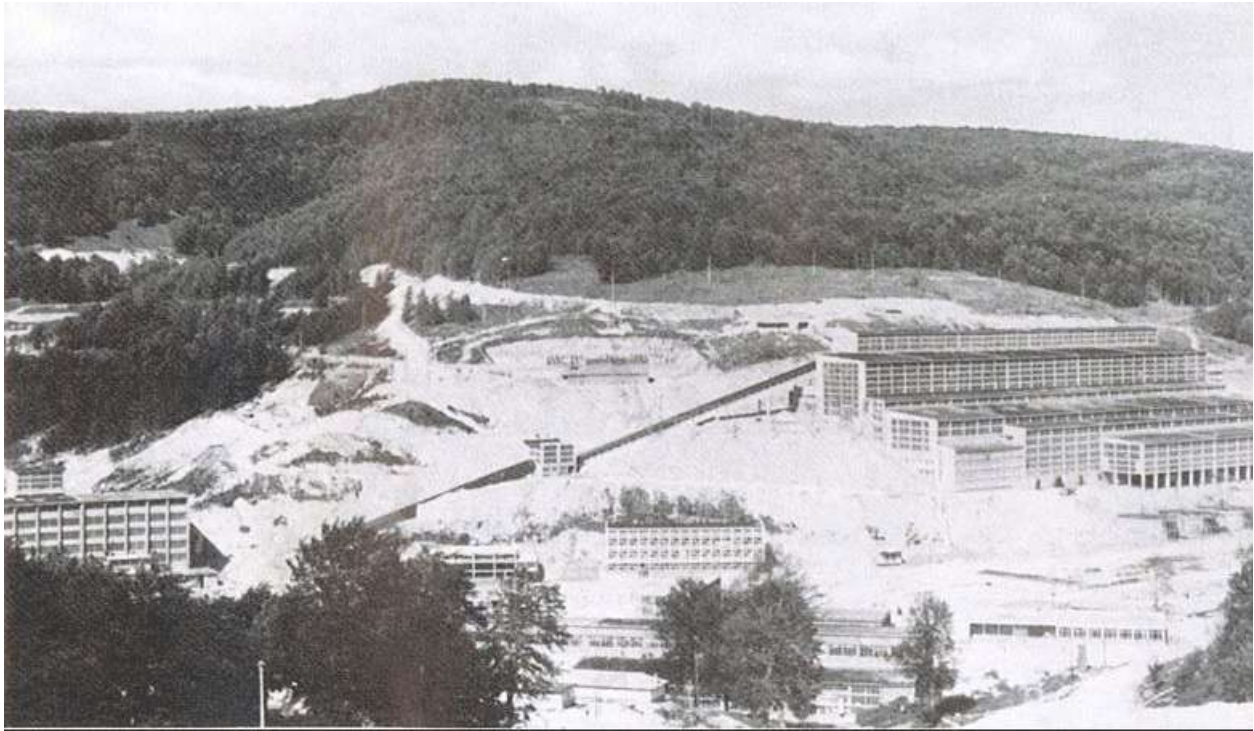
Fig.21

1945 The end of WWII and the drastic change in the political situation in Europe led to immense influence of the development of Pan Colonies, as well. Bulgaria became part of the East Block group and was governed by the local totalitarian communist party. The name of Pan Colonies was changed to the name of the leader of the party and idol for the communists Georgi Dimitrov. Apart from that, most of the private villas were nationalized.¹

In the second half of the 1950s were launched several geological surveys in the region of *Medet* ore deposit, located north from Pan Colonies. The study of the geological structure was initiated due to other researches from the 1920s, when several geologist were exploring the structure of *Sreda Gora* Mountain and had found copper, iron, manganese and other types of ores.²

1955

1961 The results from the research proved the abundance of ores and the planing of a mining complex called Medet started. The project was located nearly 2 km northern from Pan Colonies and included an open-pit mine, processing factory, a tailing dam, a dam and other facilities. The constructions started immediately it was approved. The total capacity of the mining complex was estimated to produce around 8 million tones extraction and processing of copper ore.³



1 vgl. Chamov, 33.
2 vgl. Angelov, Tsotsorkov, Tsutsekov (Hg.), 11-14.
3 Ebda., 15.

Fig.22

1962

The recruiting of workers and staff from the region, but also the whole country was inevitable, since the mining complex needed a various range of employees. The accommodation capacity in Pan Colonies did not meet the huge request of incoming staff. Therefore, there was an additional planning of residential buildings. By 1963 the first residential housing were completed, offering accommodation for 50 people. Under construction were another nine buildings, each consisting of 4 floors and 16 apartments. At the northern part of Pan Colonies was planned a residential complex of 18 two floors buildings with 186 apartments, retail spaces and dormitory. For the construction of the facilities were hired the so called student brigades, who were obligated by the party to take part in the ongoing construction or agricultural works in the country.¹



The pre-fab residential buildings for the workers



Part of the young people, involved in the construction works

Fig.23,24

1967 a new road connecting Panagyurishte and the mining complex *Medet*, passing through Pan Colonies was constructed, to ease the access to the open-pit. The old road was longer and too narrow for the huge machines driving to the mining complex. ²

1968 summer camp of Municipality of Panagyurishte including seven two story buildings and two supplementary facilities were constructed.

1969 the population of Pan Colonies had reached 4000 people.³

1970

The constructions of a new kindergarten were completed in 1970. The kindergarten was temporary accommodated in the nationalized mountain hut, since the problem with the lack of daily care facilities arose around 1965. However, the building was too small for all the children living in Pan Colonies and required the constructions of a bigger space.⁴

1 vgl. Angelov, Tsot-sorkov, Tsutsekov (Hg.), 23.
2 vgl. Ebda., 38.
3 Karayaneva
4 vgl. Angelov, Tsot-sorkov, Tsutsekov (Hg.), 6.

1978 A new mining culture hall was opened. The new building provided spaces for library, cinema and theater hall, museum, disco and other rooms to maintain the diversity of social life and entertainment among the workers and their families.¹

The population of Pan Colonies was growing. However, Pan Colonies lost its typical character of a holiday resort and resembled more an industrial settlement.

The summer camps for students were still in exploitation, but most of the villa inhabitants were exiled and their property was used for the needs of the state or in some cases just left abandoned.²

1978

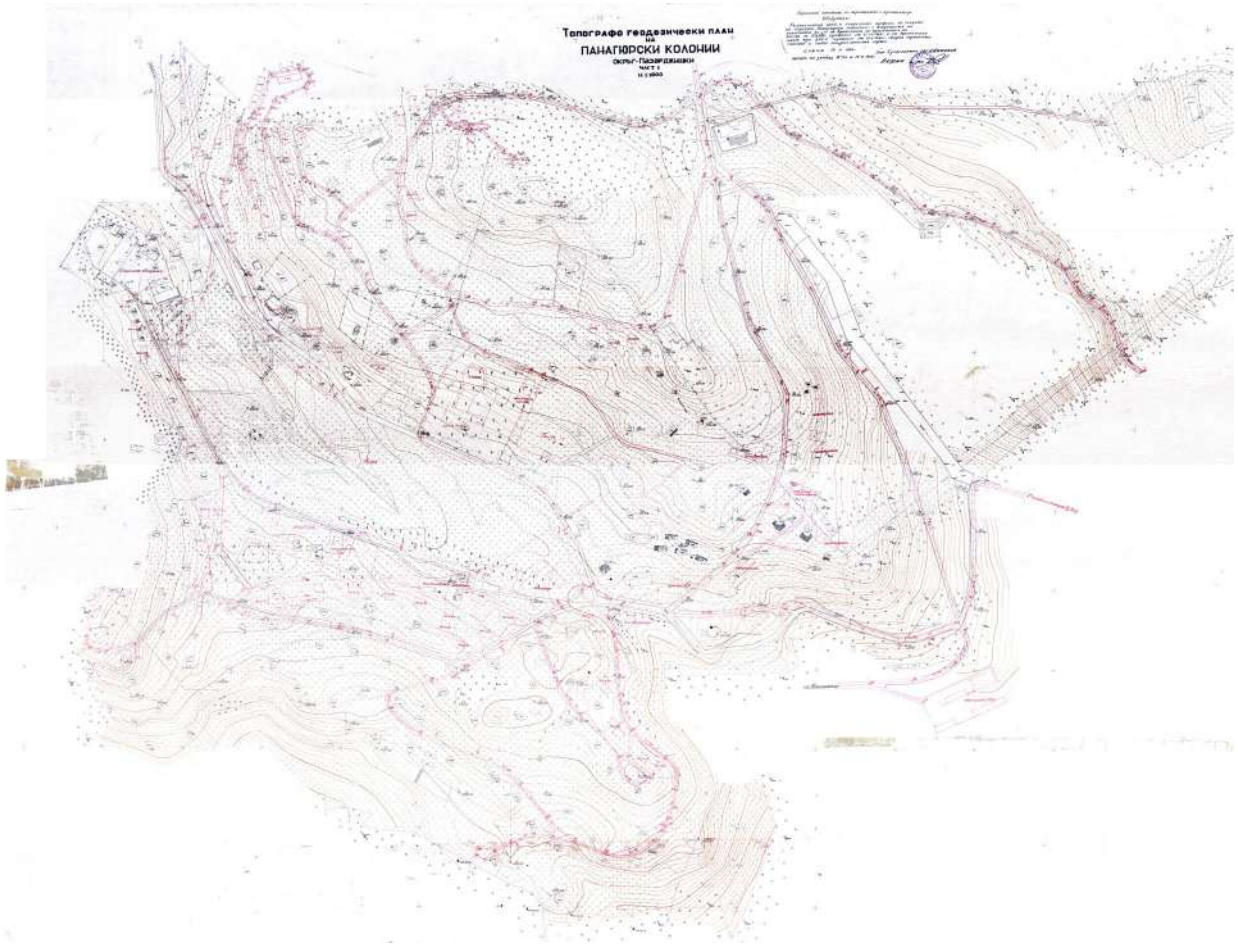


Fig.25

Urban plan, 1964

1986 the official urban status of Pan Colonies was changed to village, governed by the Municipality of Panagyurishte.¹

Mining complex *Medet* closed, due to running out of geological resources and landslide, caused by wrong construction. The planning of a new open-pit mine and facility started shortly after that. The new location was nearly 14 km away from Pan Colonies, and the company was called *Assarel Medet*.²

1990 After the political changes in 1989, followed by the fall of communist government, all private properties were given back to their owners. However, not all of them were maintained properly. Some of the villas were returned in too bad condition to be inhabited again. This is one of the reason why some villas stayed abandoned and were slowly demolished by the natural processes.

A ski slope by the newly established mining company *Assarel Medet* was constructed in Pan Colonies, trying to return the holiday spirit in the region.³

Despite some of the facilities of the former mining complex, located near Pan Colonies were still working, most of the employees moved out from the village. Some of the apartments were sold out for touristic accommodation.⁴

The spaces of the new culture hall including the library and other public rooms were closed. A small cafe in the ground floor was still working.⁵

Shortly after that in 2002, due to the small number of students, the school closed, too.⁶

2016 The kindergarten, which was working partly since 2000, was officially closed.⁷

A typical propaganda poster that states: *Which way should I choose?* found still hanging on the wall in the abandoned facilities of the former school in Pan Colonies. Photos of glorious astronauts, engineers, marines, doctors, scientists and other prestigious occupation, which represented the backbone of the communist prosperity were shown to reveal the "freedom and diversity" of choices the students had.

Despite the irony, this question is still relevant for the future development of Pan Colonies.



1 Karayaneva
2 vgl. Angelov, Tsotsorkov, Tsutsekov (Hg.), 11-113.
3 vgl. Angelov, Tsotsorkov, Tsutsekov (Hg.), 11-113.
4 vgl. Chamov, 55-56.
5 vgl. Ebda, 47.
6 vgl. Municipality of Panagyurishte (Hg.), 114.
7 The Kindergarten in Panagyurski Kolonni will be closed, in Oborishte (28.06.2016)

Fig.26

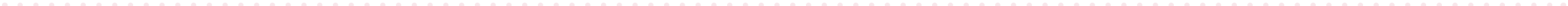


Fig.27

Urban plan, 2014 | M 1:6500

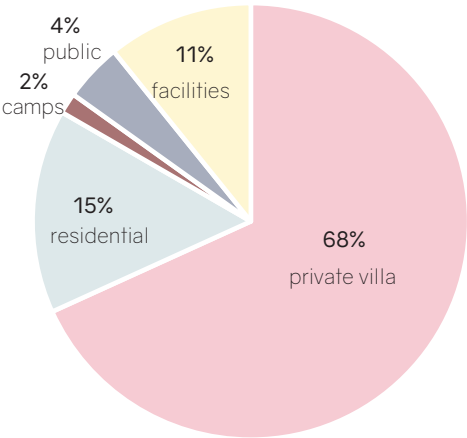
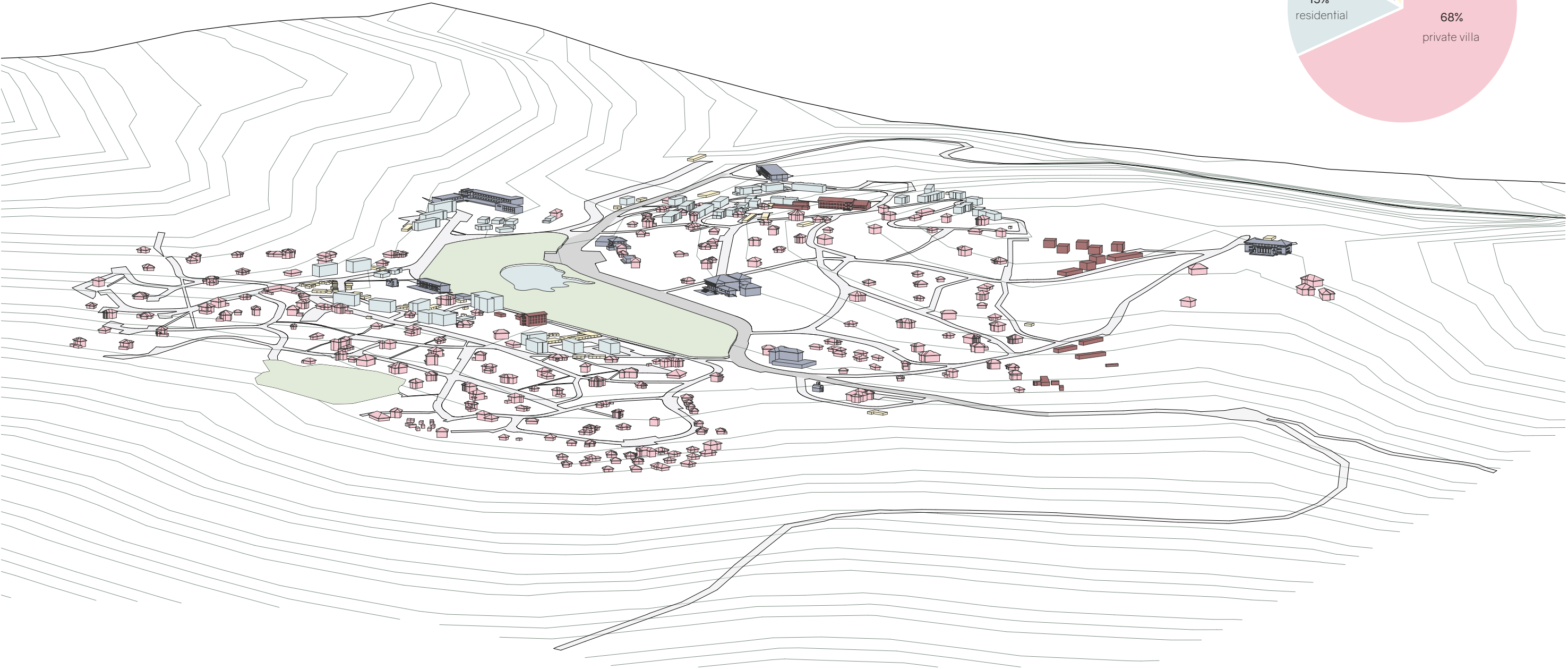


Survey



Survey

Typology



Survey

Field Study

In July 2017 I conducted a field study in Pan Colonies and a research in various institutions in the town of Panagyurishte to find out more about the historical, social, urban and geographical aspects of the site and the surrounding region.

The first impression of Pan Colonies that hits one when he enters the village is the feeling of emptiness. Probably that is caused due the huge number of abandoned or partly uninhabited villas, since I visited it in a week day. During the weekend, most of the villas are occupied, however the emptiness keeps striking from the huge abandoned public facilities. There are some newly built villas just across huge “ghost” buildings, which doesn't really resemble the romantic idea of a villa in a peaceful landscape. The “ghost” buildings are at that time of the year covered with various kinds of vegetation, which makes them look scary and beautiful at the same time. However, the feeling when entering their yards can be compared to decors of a horror movie. This the view from some of the villas, which are supposed to give the feeling of leisure and relax...



Fig.28

The private villas are the major part of the urban structure of Pan Colonies. They are distributed among the whole village and by the time of this survey were 221 buildings. Most of them are inhabited during the summer months, others are completely abandoned, but there are also villas that are full year inhabited. One of this villa is of Mr. Zahariev, who is known as the PR of Pan Colonies, because he knows literally every person in the village.

With the kind assistance of Mrs. Karayaneva and Mr. Zahariev I was able to talk to various owners of the “first generation” villas, which were built in the 1930s and were still remembering the time of Pan Colonies as a holiday resort or knew that from their parents.

To hear their point of view and find out the reasons why Pan Colonies turned into a place of abandonment was crucial for developing the initial approach towards the project.



Fig.29

Mrs Domuzova in front of her villa in Pan Colonies, constructed in 1939

Mrs. Domuzova and her husband keep spending every summer in their villa in Pan Colonies, despite their old age and the physical disabilities of her husband. What they remember from the holiday resort is the fresh air and the lack of any fences between the villas, which eased the interactions and communication between the inhabitants. Pan Colonies looked like a real European holiday resort, but that ceased after 1944 and the nationalization of the villas. The owners of the villas were those, who contributed for the holiday spirit. After their property was taken, the place started slowly to change its outlook and resembled more a village. The green spaces were used for agriculture and farming, something that was not allowed before. After the establishment of the mining complex, a lot of people from around the country came to Pan Colonies but did not have any link to the place.

Nevenka Katsareva shares the family villa with several members of her family. However, she still feels the social isolation in Pan Colonies. What she thinks about the current situation in the village is that there is a boom in the construction of new villas, but there is also a lack of any contact between their owners. People stay behind the fences of their villas and do not even know their neighbors. In her memories Pan Colonies used to be a very social place where people were coming to make new acquaintances, meet friends and share ideas and experience. These days the place remains very individual and do not resemble the cohesive community it used to represent.

Fig.30



Survey

Field Study



Villa Perfanov, 1937



unknown, 1930s



unknown, 1930s



Villa Hanchev, 1930s



Villa Shondev, 1934



unknown, 1930s

Fig.31-36

The absence of interactions is probably caused by the lack of proper public spaces in Pan Colonies where people can meet. There are several small retail facilities, two fast food restaurants/cafés and the park. One of these cafés is near the bus station and actually fulfills its task as a social magnet. However, it is quite unattractive and offers space just for 10-15 people, including the outside spaces. The bus from Panagyurishte to Pan Colonies which stops in front of the café travels four times a day. The timeline depends on the season. The second café is located at the Ground floor of the New Culture Hall (site 6), however it works only during the spring and summer. It provides attractive outside spaces, located just near the land road II-37 and a playground. In the summer months it is the main hotspot, where visitors, locals or just people passing by meet. However, it closes at the beginning of September, leaving Pan Colonies during the cold months even less interactive.



Fig.37,38

The building of the former New Culture Hall(1978) is occupied only by the cafe on the ground floor. However, it is the only empty building that is well maintained.



The alleys in the northern part of the park near the lake remain empty

The third public zone is the park, located in the central parts of Pan Colonies. The land road II-37 goes along its northern side and another main street along its southern side, making it completely linked to the infrastructure. There are various paths and benches in the park, however its wild landscape is conquering the areas, which are supposed to be for sitting or chilling and makes some of them hardly accessible. Especially the spaces around the lake, which on the other hand possess a big potential to attract visitors, due to its favorable location just across the bus station and one of the cafés.

Fig.39



Survey

Field Study

The residential buildings from the industrial period of Pan Colonies are occupied by long term residents or people, who use the flats for temporary accommodation during the holidays. The facilities vary in form, number of stories and overall appearance, since they have been modified to the individual needs of their owners. However, most of the buildings have gardens in front of their main entrance, which are well maintained and represent the spirit of a community that wants to live in harmony and friendly surrounding.

The orthodox church, located in a splendid landscape near the land road-37 is another good example for a well maintained area.



The orthodox church *St. Ivan Rilski*, near the southern entrance of the village



One of the 49 residential buildings, built in the 1960s for the needs of the former industrial settlement

Fig.40,41

From the five summer camps for students in Pan Colonies only one is still working and hosts children during their vacation. The camp of the municipality of Panagyurishte consists of seven two story buildings and two other facilities that offer accommodation and services for up to 50 children. Due to the high interest the groups of students change every two weeks, so that more kids have the opportunity to attend it. There are various activities like creative assignments, hiking tours, outdoor cinema, karaoke nights and many other entertaining events.¹



A group of children in front of the camp facility showing the result of their creative work



Football field, that stays forgotten and in isolation at the very southern borders of Pan Colonies

1 vgl. Maritsa Team: Four shifts at Summer Camp in Panagyurski Kolonii, in: Maritsa (23.06.2018) online: <https://pazardjik.marica.bg/chetiri-smeni-shte-ima-v-detskiq-lager-v-panagyurski-kolonii-Article-136734.html>, 02.10.2018

Fig.42,43

There are two main events in August that bring a lot of visitors to Pan Colonies and contribute to the joyful spirit in the village. One of these is the Pan Colonies Festival, which is celebrated with various concerts, food fair and amusement park.¹ The other one is the Miner's Day organized by the mining company Assarel Medet JSC. Every year the event hosts concerts of national and international singers and except the staff of the company and their families the fest attracts also many other visitors from the region and the whole country. In 2015, when the company celebrated its 50 years anniversary, there were nearly 7000 people attending the event.²



The mayor of Pan Colonies Mr. Petko Stoev welcomes the guest of the local festival.

Fig.44,45

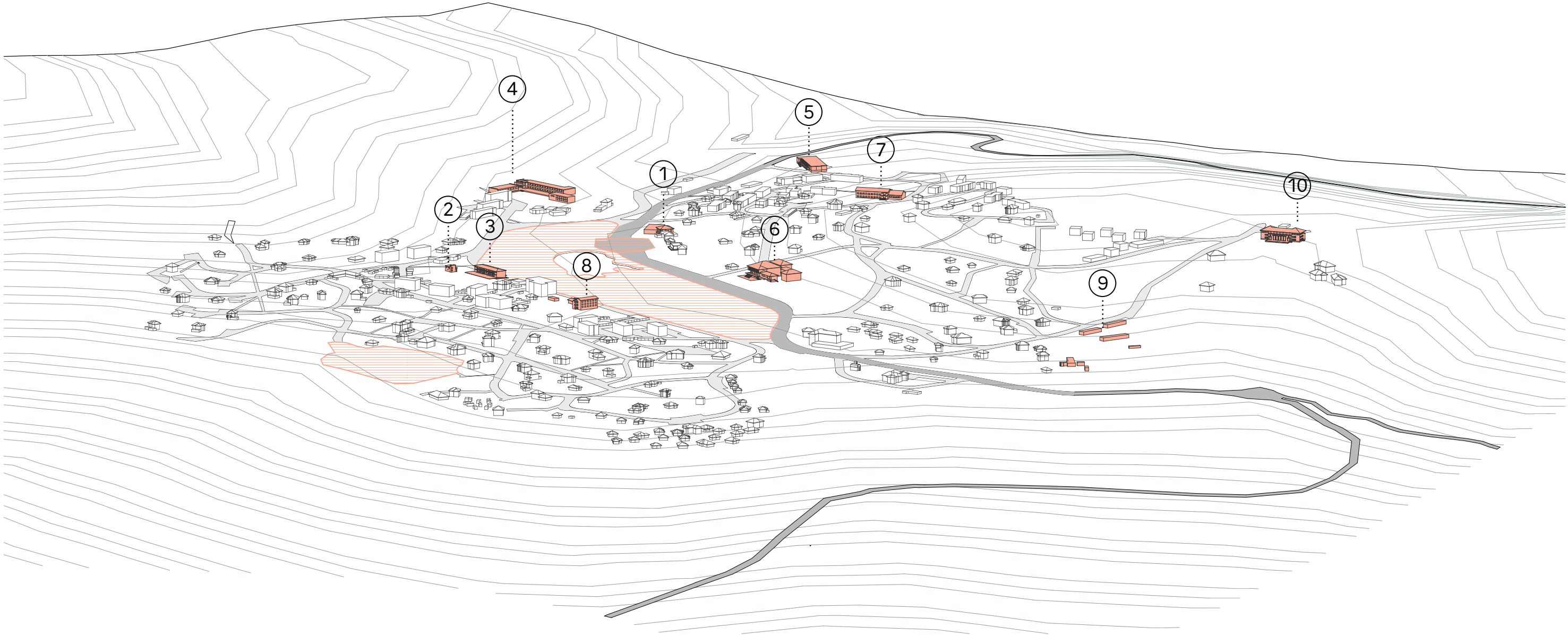


The other days of the year the stage, located in the southern part of the park remains empty

After careful examination I selected 10 abandoned sites, which possessed the required qualities to contribute for the overall rehabilitation of Pan Colonies. The task is to readapt these facilities in a way they can work for the general improvement of the village. All of them are public or semi-public facilities that have the task to reactivate the social life and interactions in Pan Colonies and bring back the feeling for a community. With the reborn of the public functions the place would get more attractive for tourists but also for the locals, whose number keeps decreasing every year.

1 vgl. Kosturkova, Spaska: Fest of Panagyurski Kolonii, in Pia-News(17.08.2017) Online: <https://pia-news.com/praznitsi-v-bata-i-panagyurski-kolonii-tazi-sabota-2/>, 02.10.2018
2 vgl. More than 7000 people at the festival of Assarel Medet,31.08.2015 Online: <http://industryinfo.bg/article/14243-asarel-medet-sabra-nad-7000-gosti-na-50-godishnia-si-iubiley>, 02.10.2018

Survey
Abandoned properties



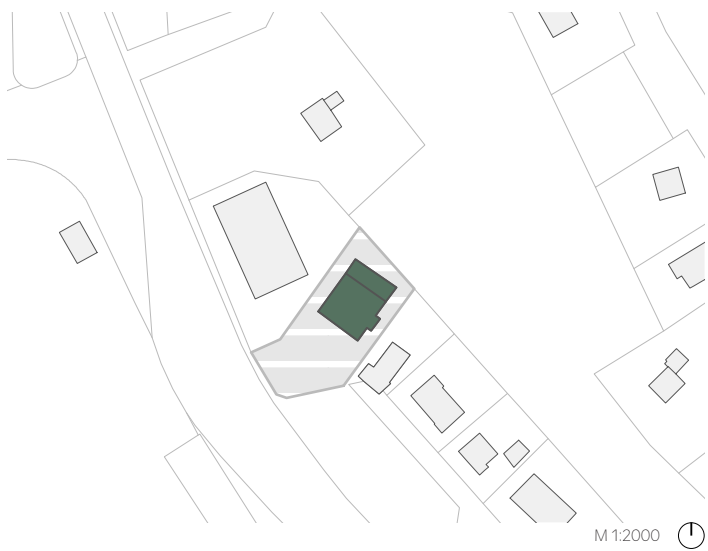
1



Survey

Facts / Hotel Bulgaria

type: public, shop, restaurant, hotel
year of built: 1936
owner: unknown
site area: 909 m²
area : 563 m²
floors: 3



Location:
The site is located on the main road II-37 and just across the lake and the northern entrance of the park. The bus station is just in front of the site. One of the few cafés in the village is located in a small pavilion on the right side of the plot. The northern part of the site is getting sloppy, leading to the upper part of the village consisting of villas and 2 story residential buildings.

Historical Background:
The building was built 1936 by the brothers Todor and Ivan Bossevi to host their already existing grocery shop, which was located in a small barrack near the site. They were the main food distributor of the various camp facilities at that time. Since their business expanded they decided to build a three floor building with diverse functions instead of a single shop. On the Ground Floor were located the grocery shop with a small production hall for dairy products, as well as a bistro. The 2. and 3. Floor were planned as a hotel with 18 single rooms offering a temporary accommodation to guest of the Villa resort.¹

Construction:
Massive brick construction with wooden roof construction and slabs.

Spaces:
-

Current State:
The site is a private property and stays abandoned since years.

1 vgl. Chamov, 52.

1930s Children are having their daily training in the park. At the background is the hotel, surrounded by many villas.



Fig.46 2017 The abandoned property, remains empty and without any maintenance since years.



A view from the lake toward the abandoned hotel



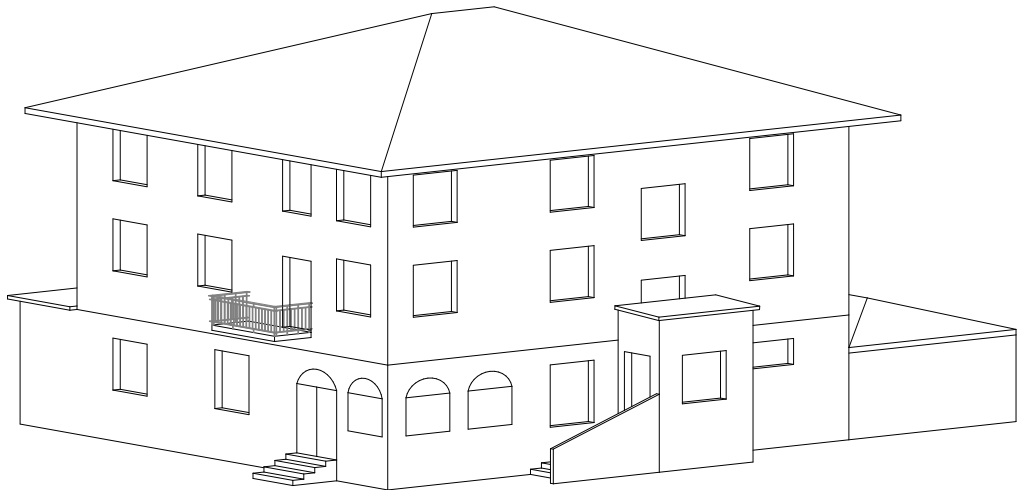
The west façade facing another abandoned property



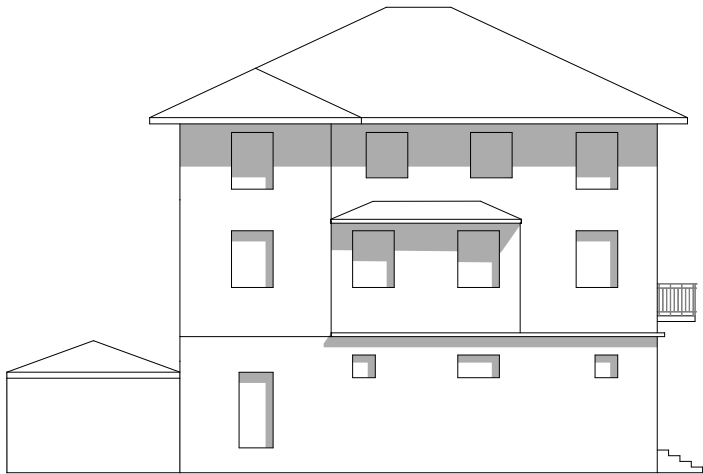
The main entrance on the east façade



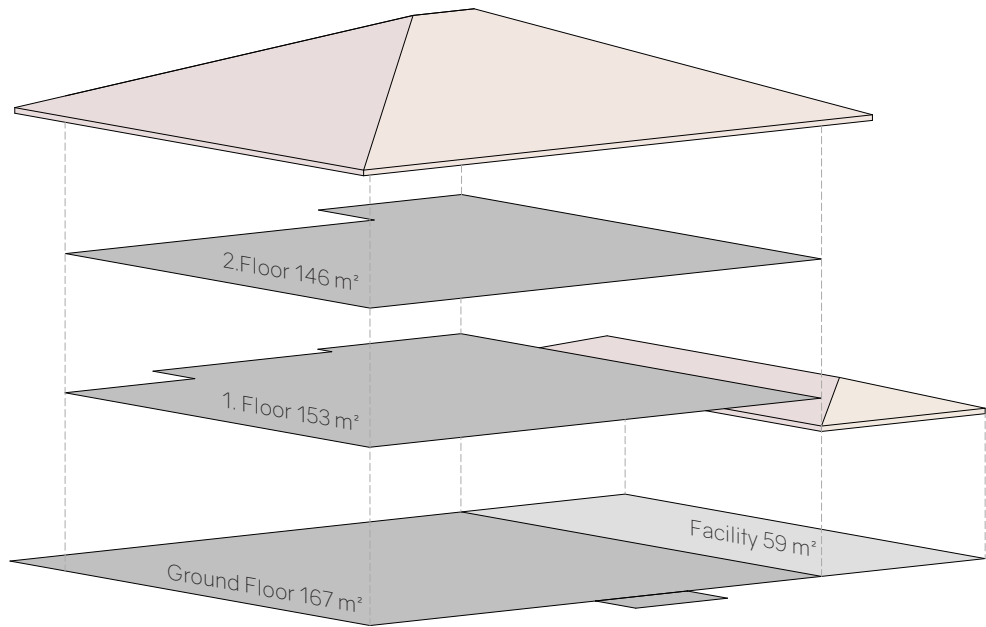
The main façade, facing the street and park



View South-East



Elevation West M 1:200



Area distribution



Elevation South M 1:200

2



Survey

Facts / Mountain Hut

type: public/mountain hut
year of built: 1928
owner: touristic union *Bunai*
site area: 461 m²
area : 128 m²
floors: 2



Location and Surrounding:

The site is located just next to the backyard of the former Kindergarten. There is a diverse vegetation on its southern side. The area around the plot is relatively dense in comparison to other parts of the village. The surrounding is primarily of four story residential buildings and private villas.

Historical Background:

The building was initially founded in 1928 to provide temporary accommodation for the staff working in the holiday village during the summer. After 1948 it was nationalized and stayed empty for several years. In 1960 the building was given to the national touristic unity and started for first time to work as a mountain hut and offer accommodation for tourists taking hiking routes in the mountain. Between 1963-1965 it was used as a temporary kindergarten, since the nearby kindergarten was still under construction. From 1965 until 1989 the hut was a belonging of the state. In 2016 the hut was returned to the touristic union *Bunai* in a very bad condition.

Construction:

The building consists of load bearing brick walls. The slabs, as well the roof are from wooden construction. The staircase is located in the higher part of the building forming a small tower.

Spaces:

The hut has two floors with shared bedrooms. A small kitchen and dining room are located in the ground floor. The staircase, which resembles a tower and is higher than the main rooms lead to a tiny bedroom on the 3. Floor beyond the wooden roof. The capacity of the hut is for approximately 15 people.

Current State:

The wooden slabs are rotten and have to be completely changed. The other load bearing elements are in a good condition, but have to be completely renovated as well.¹

¹ Interview with Spass Kurparov, 20.10.2018

2004

The property was abandoned, but the outside spaces were well maintained. At that time the neighboring kindergarten, which shared the same backyard with the abandoned mountain hut was still working and the outside facilities were kept clean and free from dense vegetation.



East-North elevation, 2004

2017

After the kindergarten was closed, the nature started occupying the shared backyard, making the access to the site difficult.

Fig.51

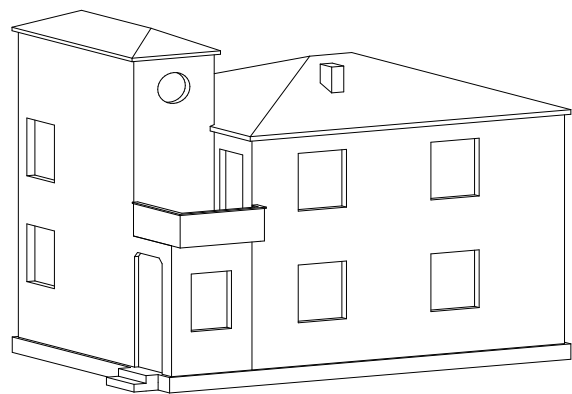


South-East elevation, 2017

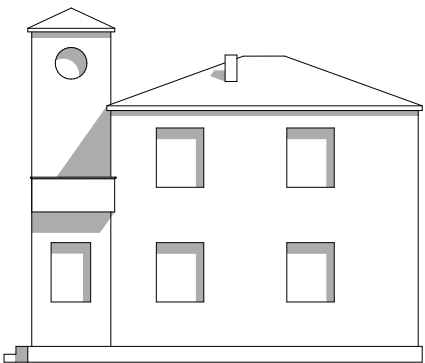


East-North elevation, 2017

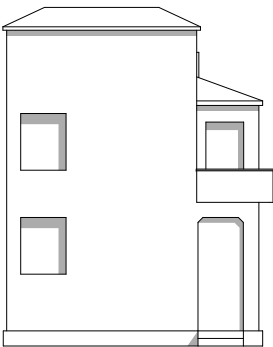
Survey
Plans/Mountain Hut



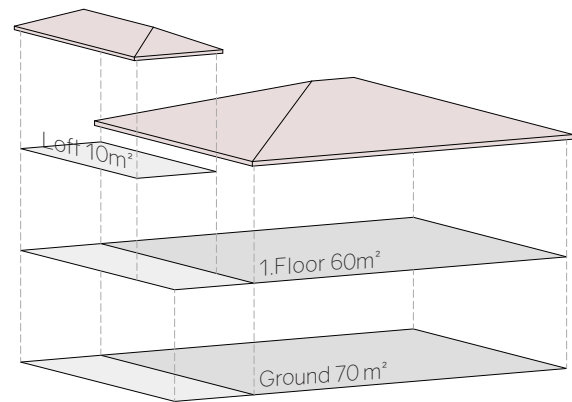
View North-East



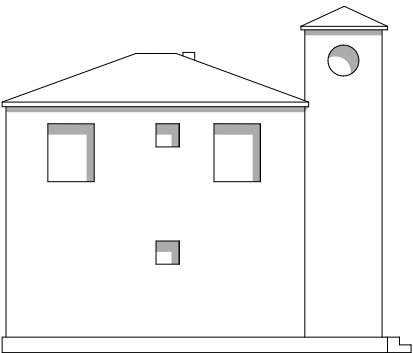
Elevation North M 1:200



Elevation East M 1:200



Area distribution



Elevation South M 1:200

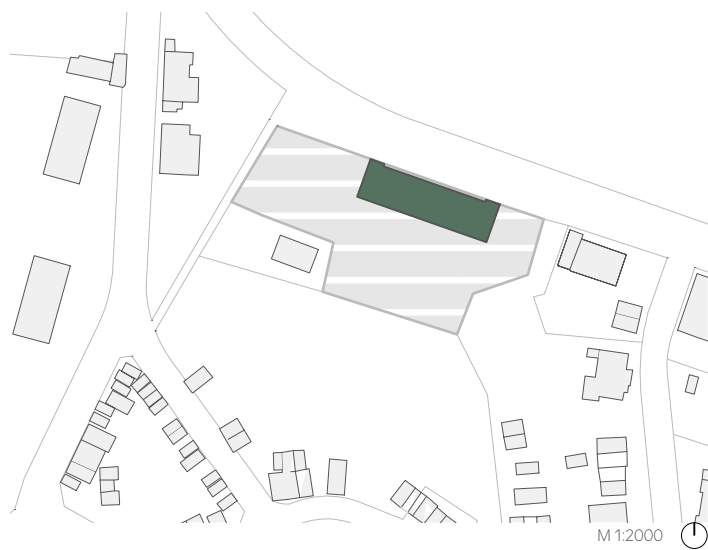
3



Survey

Facts / Kindergarten

type: public/kindergarten
year of built: 1970
owner: Assarel Medet
site area: 2300 m²
area : 1098 m²
floors: 3



Location:
The site is facing the park and the lake on its northern side and the hut from south. On its left and right are located villas, as well as apartment building. The plot is easily accessible from its northern side, since it is along the main street connecting the village.

Historical Background:
The building was completed in 1970, but started to work partly from 1965, due to the high number of children, that needed daily care, while their parents were working in the mining complex.¹ The kindergarten was offering daily, as well as weekly accommodation and was supervised by the municipality of Panagyurishte. Since 2000 it worked only partly, due to the low number of children. In 2016 the municipality decided to completely close it, although there were still 8 kids, attending it. The property, however is private and belongs to the mining company *Asarel Medet*.²

Construction:
Load bearing façade, massive brick construction.

Spaces:
The playrooms and bedrooms, where the children were accommodated are located on the south facade on the Ground and 1. Floor, facing a spacious backyard. There are two staircases at the east and west side of the building. The both entrances are on the northern façade, located in the staircase cores. There are two long corridors on each floor, orientated to the north that provide the access to the different spaces and connect the both staircases. The rooms in the Ground floor provide an additional access to the backyard, which served as a huge playground. There an additional basement floor, which is underground from south and lifted above the ground on the northern façade, due to the lower terrain at that part.

Current State:
The building is in a good condition, according to the owner. It is part of a program for future development and reconstruction of the real estate of the company.

1 vgl. Angelov, Tsotsorkov, Tsutsekov (Hg.), 6.
2 vgl. The Kindergarten in Panagyurski Kolonni will be closed, in Oborishte (28.06.2016)
3 <https://www.asarel-investment.com/>

2005

The few children attending the Kindergarten in front of the main entrance (North façade) of the partly working facility.

Fig.54



North elevation, 2005

2017

Closed since 2016 and the vegetation starts slowly to cover the building, beginning from the lowest floor.



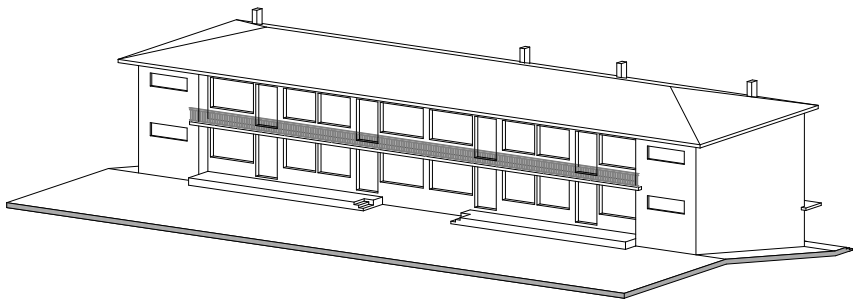
North elevation, 2017

The playground in the backyard resembles more a scenery from some ghost place.

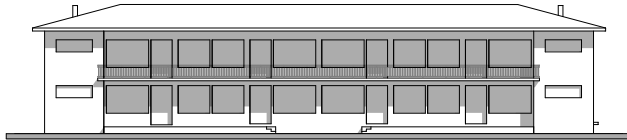


South elevation, 2017

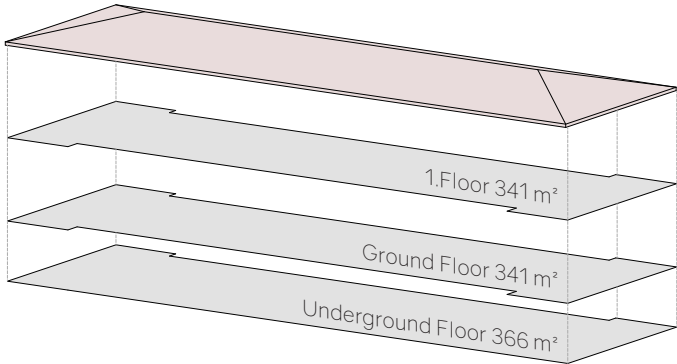
Fig.55,56



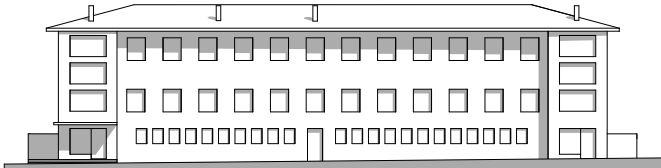
View South-East



Elevation South M 1:500



Area distribution



Elevation North M 1:500

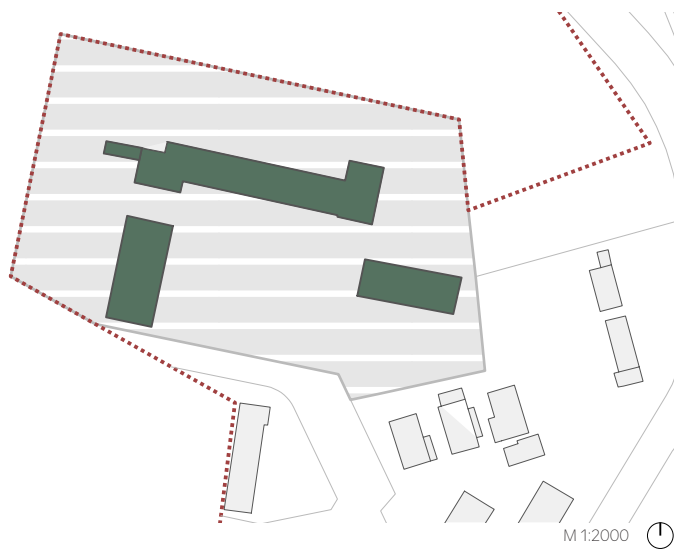
4



Survey

Facts / School

type: public, school
year of built: 1971
owner: Assarel Medet
site area: 8546 m²
area : 1943 m²
floors: 2



Location:
The school is located at the north-western border of the village. It is surrounded by a dense forest at its northern side and by the former ski slope at west. Southern from the plot are situated single story and 4 story residential buildings.

Historical Background:
The building was completed in 1971, shortly after the kindergarten to provide primary and secondary education to the children of the workers in the mining complex *Medet*. The school was also supervised by the municipality of Panagyurishte, while the property was a belonging to the mining company.¹ In 2002 the municipality decided to close the school, due to lack of children in the village.²

Construction:
Massive construction with load bearing facade.

Spaces:
The school complex consist of three buildings, that share a common yard, but lack an inner connection. The main and biggest building consists of 10 classroom and cabinets, located on two floors and connected through 2 staircases. Left from the main building is a single story facility, consisting of a canteen and few workshop spaces. On the right side is the sport hall of the school, whose changing rooms are located on a separate 2.floors. There is also an abandoned ski slope, just near the school complex.

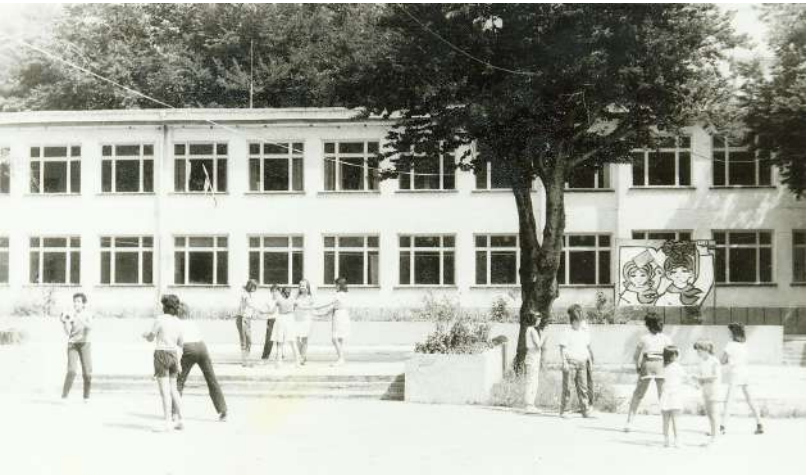
Current State:
The building is in a good condition, according to the owner and could be reused. It is listed in their program for future development and reconstruction of the real estate.³

1 vgl. Angelov, Tsotsorkov, Tsutsekov (Hg.), 7.
2 vgl. Municipality of Panagyurishte (Hg.), 114.
3 <https://www.asarel-investment.com/portfolio/real-estate/>

1970s

Children playing in the front yard of the school. The building had been recently constructed.

Fig.57



The yard of the school in the 1970s

2017

The same yard 40 years later. No children, no games. The space is slowly turning into a forest.



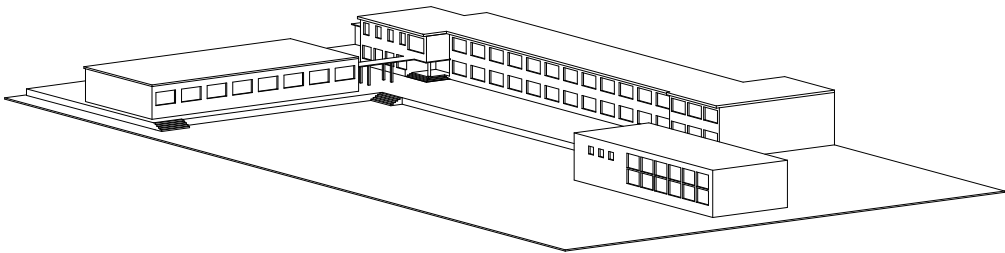
The same yard in 2017, 15 years after the school was closed

In 2017, the surrounding forest is expanding and invades the site of the school.

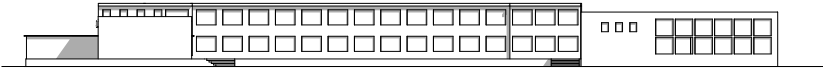


View from west toward the small arcade of the school connecting two of its facilities

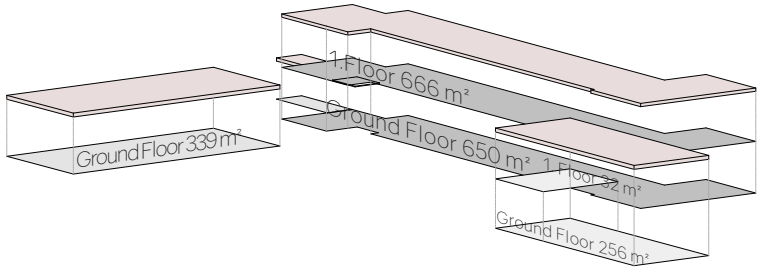
Fig.58,59



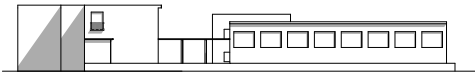
View South-East



Elevation South M 1:1000



Area distribution



Elevation West M 1:1000

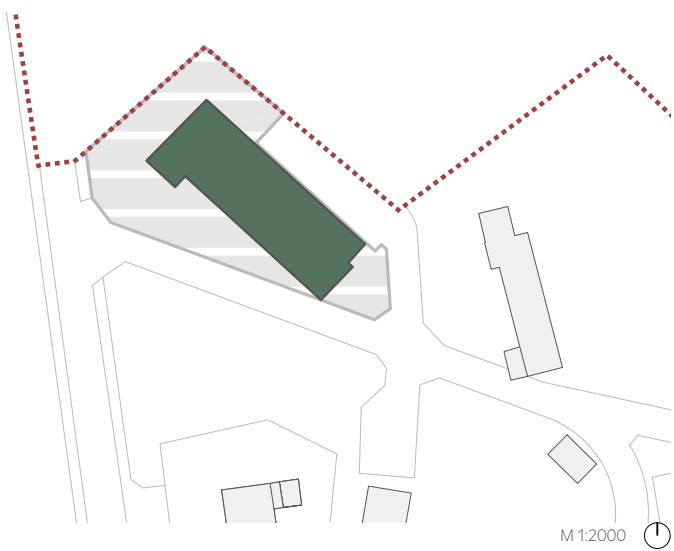
5



Survey

Facts/Old Culture Hall

type: public, culture hall
year of built: 1967
owner: Assarel Medet
site area: 1884 m²
area : 1540 m²
floors: 2



Location:
The site is located at the northern border of the village. It is directly connected to the land road II-37 from east. From North is surrounded by a dense forest.

Historical Background:
The building was completed in 1967 and was a property of the mining company. It was planned to enrich the social life and activities among the inhabitants of the mining settlement. It was working nearly 20 years until 1987, when the New Culture Hall in the central part of the village was built. The new location provided more spaces and easier access. The Old Culture Hall was abandoned, and its basement were used by an auto repair shop.

Construction:
Massive brick construction with concrete roof.

Spaces:
The building consist of one primary level, which is lifted above the ground and accessed through the representative stairs at the main facade. The ground level of the building has a secondary function and its access is under the terrace on the main level. A cinema hall with inclined floor is the main room that follows after entering the structure at its primary level. A concrete pergola provides shadow for the long and narrow terrace.

Current State:
The building is in a good condition, according to the owner. Parts of the ground level are still used by an auto repair shop. However, it is also in the list for future development and reconstruction of the company's real estate. ¹

¹ vgl. <https://www.asarel-investment.com/portfolio/real-estate/>

2017

The complete elevation of the building is revealed only in the winter, when the vegetation is not fully covering it.

Fig.60



View from the main façade, which is toward the land road II-37

In the warmer periods of the year, the Old Culture Hall remains almost completely covered with different kinds of plants on its façade, as well as in the inner spaces.



The first floor of the building still can be seen, while the Ground Level remains hidden behind the bushes

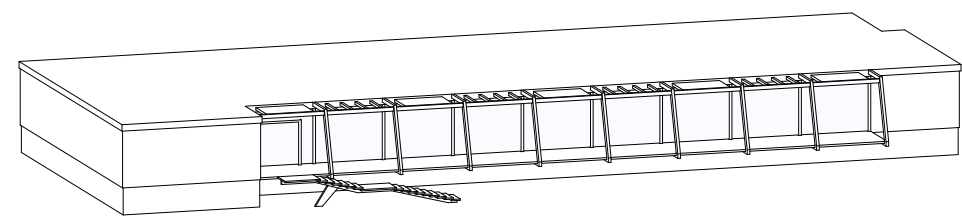
View from the terrace toward the road and the beginning/end of the village.



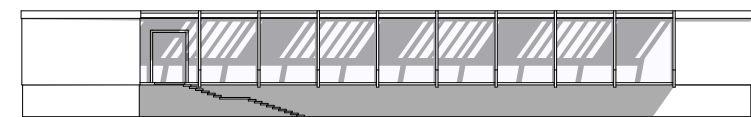
View from the terrace on the first floor

Fig.61,62

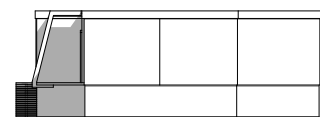
Survey
Plans/Old Culture Hall



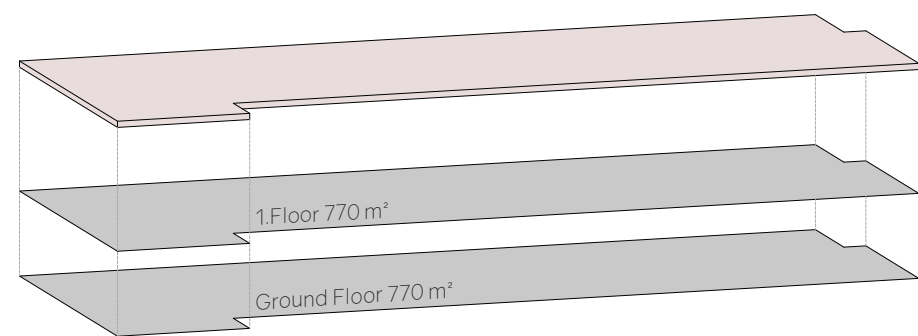
View South-East



Elevation South M 1:500



Elevation West M 1:500



Area distribution

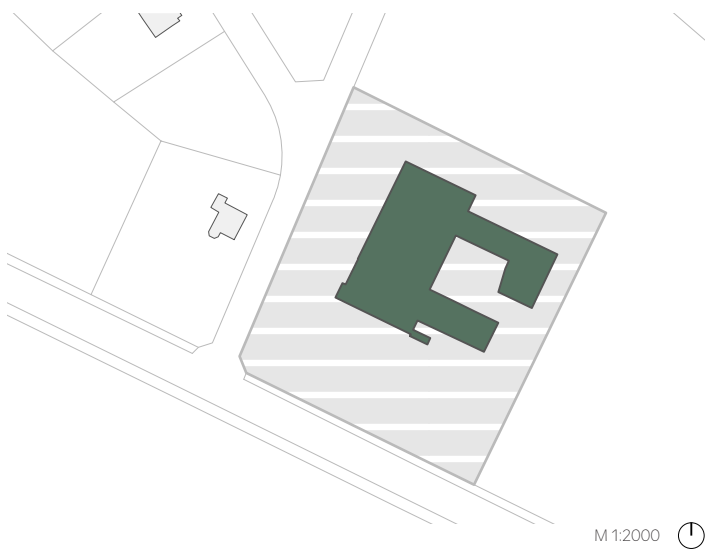
6



Survey

Facts/New Culture Hall

type: public, culture hall
year of built: 1978
owner: Assarel Medet
site area: 5834 m²
area : 3009 m²
floors: 2-3



Location:
The site is located in the central part of the village. It is situated in front of the road II-37 and the park. The terrain gets sloppy at the northern side of the plot. There are various villas in the surrounding. Right from the site is a big green space with a socialist memorial in the middle.

Historical Background:
The building was completed in 1978. A library and reading room, a theater/cinema hall, conference room, a restaurant, and cafe made the building become a major social hotspot and meeting point. The new culture hall, also hosted an exhibition showing the work and progress of the mining company. Soon after the mining complex was closed, the culture hall lost its meaning and visitors. The library was completely closed in 2001. After several unsuccessful attempts to be reborn, the culture hall remained closed and empty, except part of its ground floors.¹

Construction:
Solid brick construction with wooden elements.

Spaces:
There are multiple spaces, with various heights attached to each other. They form an inner courtyard, which can be accessed through an arch from the main facade, or from the east side of the buildings. The inner rooms contain a library, theater hall, restaurant, cafe and offices. There is a big square in front of the main, south facade. Two wide, monumental stairs are leading from the square to the 1. Level and the foyer of the building.

Current State:
Part of the ground floor hosts a cafe, that works seasonally. It keeps, however the public function of the place and remains a key social venue, even just for few months in the year. The rest of the building remains closed. The owner is looking for appropriate solutions for its reuse, since its location is attractive and the building is in a very good condition.²

1 vgl. Chamov, 46.
2 vgl. <https://www.asarel-investment.com/portfolio/real-estate/>

1970s

In the 1970s the freshly built culture hall was providing spaces for different cultural and social events for the local population.

Fig.63



The sqaure in front of the building is full of people

2011

The building remains closed, except the small cafe in the Ground Floor. The whole property is however well maintained.

Fig.64



Same square, 40 years later. No people, the building remains closed

2017

In 2017, the building is still well maintained and in good condition.

An inappropriate intervention alert: rain gutters are built on the main facade and form some strange construction frame.

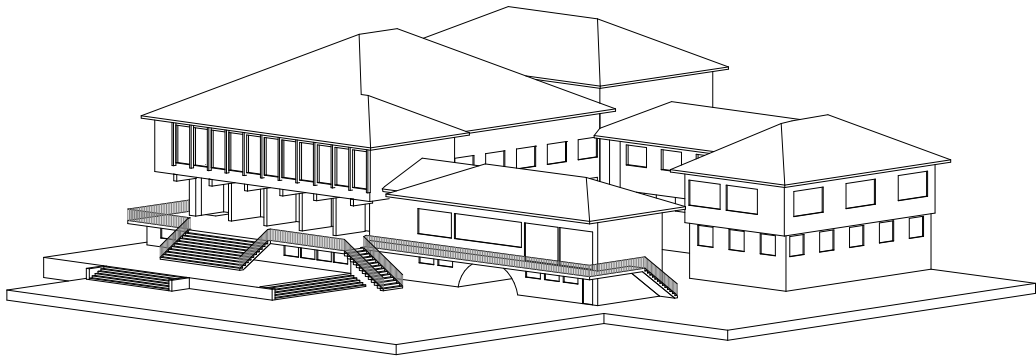
The café on the Ground Floor is still working in the warm months and supports the social interactions in Pan Colonies.

Fig.65

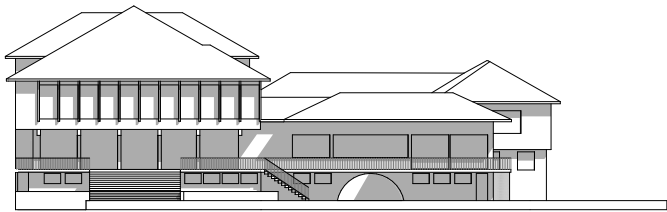


In 2017 the situation is similar, apart of the right side of the building where the café still remains and welcomes guests

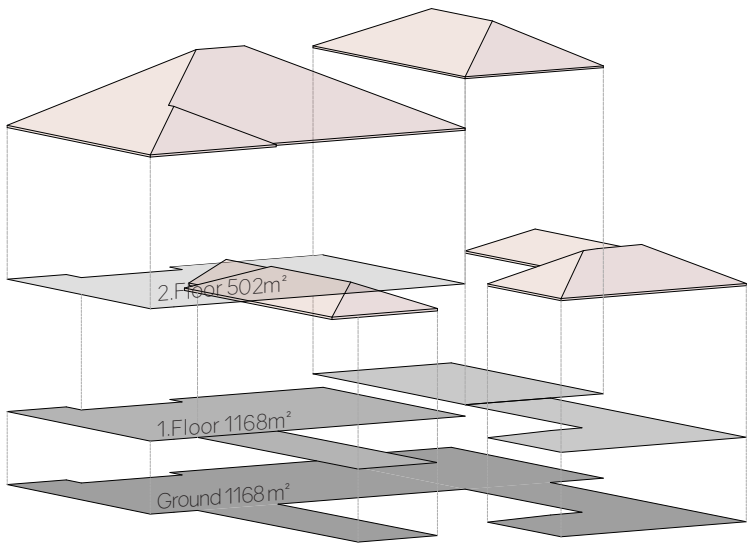
Survey
Plans/New Culture Hall



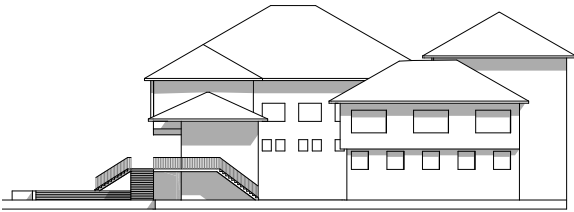
View South-East



Elevation South M 1:625



Area distribution



Elevation East M 1:625

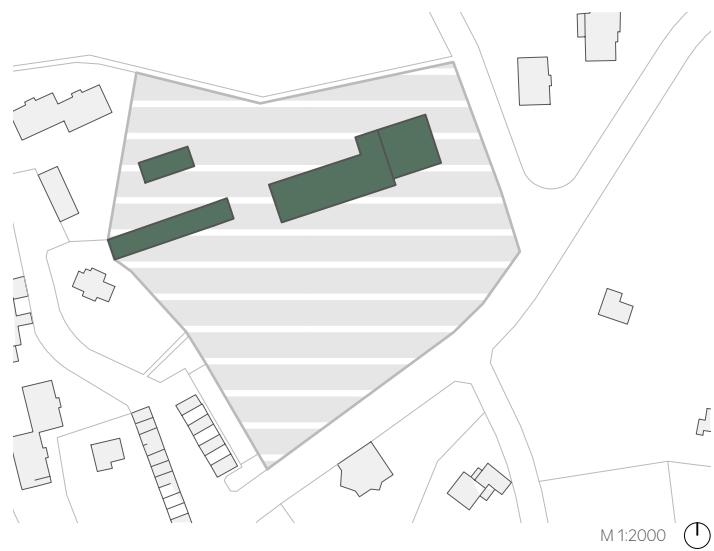
7



Survey

Facts/Summer Camp Plovdiv

type: public, summer camp
year of built: 1939
owner: Municipality of Plovdiv
site area: 7543 m²
area : 1500 m²
floors: 2-3



Location:
The site is located on a sloppy terrain in the north-eastern part of the village. It is surrounded by new and old villas, as well as 2 story apartment buildings. The northern part of the plot is facing a small forest.

Historical Background:
The construction of the buildings was initiated and sponsored by the Plovdiv Female High School. The school was funding summer camps in Pan Colonies for girls living in poverty and facing starvation. Since the school did not posses its own property, the children were accommodated in the Teachers Holiday Residence. This is why the Plovdiv Female High School launched the construction of its own facilities, which were completed in 1939.¹

Construction:
Massive brick construction with wooden roof.

Spaces:
The main building consist of 2 floors and one under roof floor to provide the temporary accommodation of the students. There is a smaller building at its east side hosting the dining room and kitchen. West from the main building are situated other single story facilities. In front of the main south facade is a huge courtyard, providing a lot of space for outdoor activities.

Current State:
The building has been abandoned for years, without being recently maintained. The vegetation from the courtyard covers parts of the south façade. The property still belongs of the municipality of Plovdiv.

1 vgl. Gemidjiev, 495.

1950s

Around 1950s, the summer camp was renamed to pioneer (*youth communist organization*)camp. It was still good maintained and used for summer activities.

Fig.66



A group of girls sitting on the grass in front the summer camp building an chatting

2004

A photo from 2004 showing the destruction and lack of any maintenance.

Fig.67



In 2014 the building remained empty, not maintained and could have been barely recognized

2017

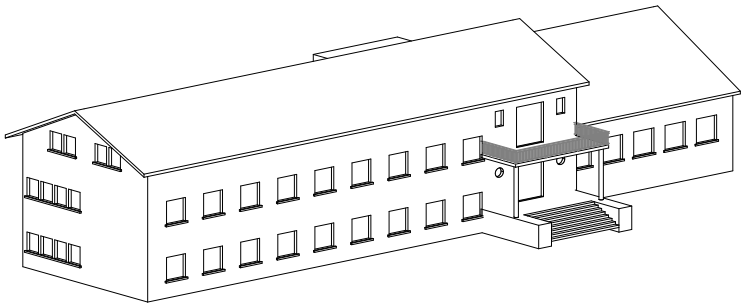
In 2017, the nature is prevailing and could endanger the construction of the building.

Fig.68

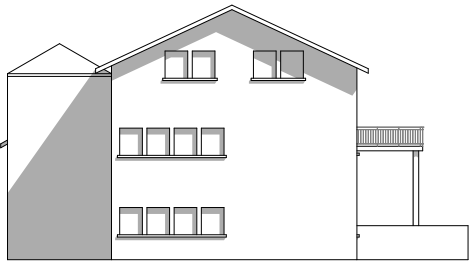


In 2017 the nature is sending last call before completely conquers the spaces

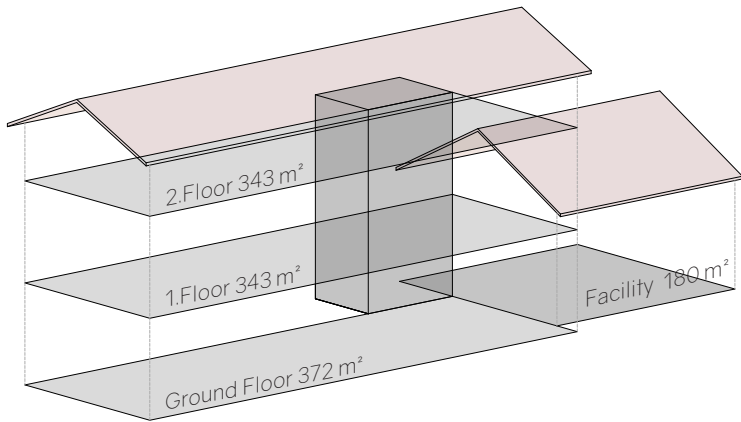
Survey
Plans/Summer Camp Plovdiv



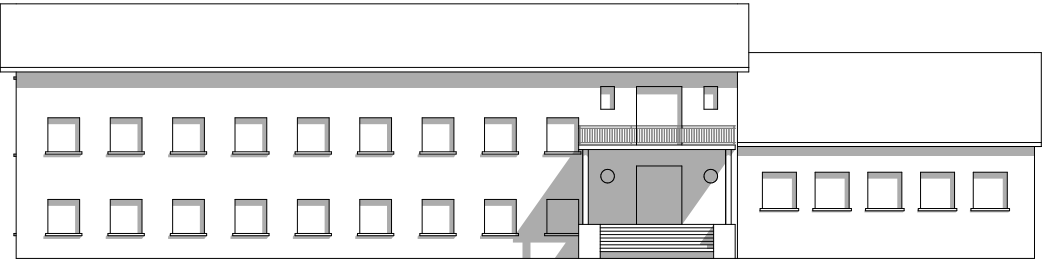
View West-South



Elevation West M 1:500



Area distribution



Elevation South M 1:500

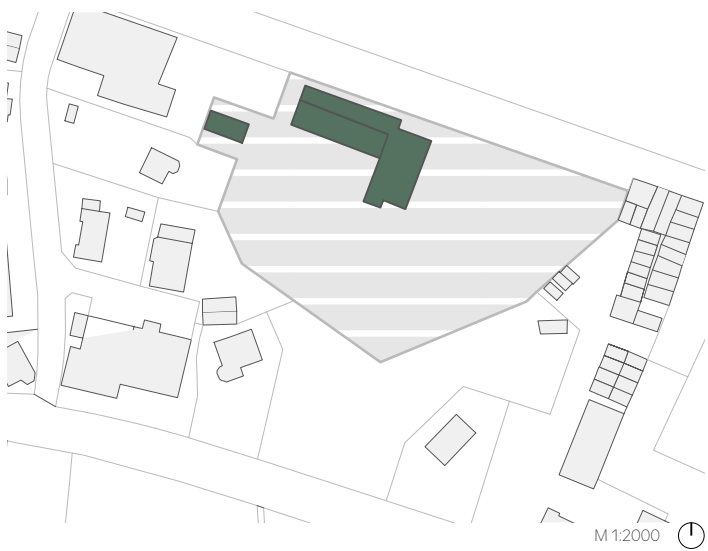
8



Survey

Facts/Summer Camp St.Zagora

type: public, summer camp
year of built: 1939
owner: Municipality of St,Zagora
site area: 4990 m²
area : 1182 m²
floors: 3-4



Location:
The site is located in a dense area, surrounded mainly by apartment buildings and facilities. The plot is very easily accessible by car, since the main street connecting the village is passing along its northern side. The park is just across the street.

Historical Background:
The building was used between 1965 and 1971 to host the school, which was under construction at that time. ¹

Construction:
Massive brick construction, wooden roof.

Spaces:

Current State:
The property stays abandoned since years. However, the lack of proper maintenance in the period after 2004 caused enormous damages to the building.

¹ vgl. Municipality of Panagyurishte (Hg.), 113.

2004

In 2004 the building and outside spaces of the former summer camp of municipality of St.Zagora were still well maintained and the building could had been successfully reused.

Fig.69



South elevation and the backyard of the facility

2017

In 2017 the main façade of the building, facing the street and park remained undercover thanks to the rich vegetation. The view from the backyard was revealing more from the hardly damaged and completely abandoned facility.

Fig.70,71



North elevation, toward the park



South elevation, from the backyard

2018

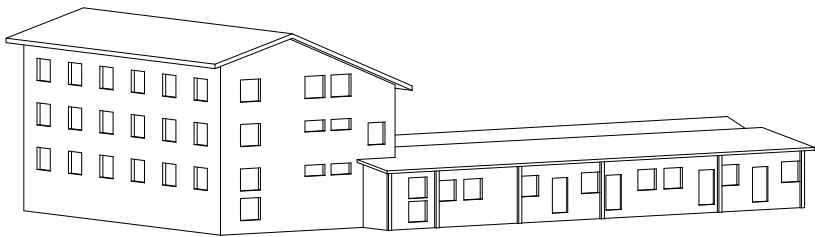
The absence of nature in the winter let the building stay visible and show its ghost charm. This is the view, that the visitors of the park have, while enjoining the gentle syn rays in the winter days.

Fig.72

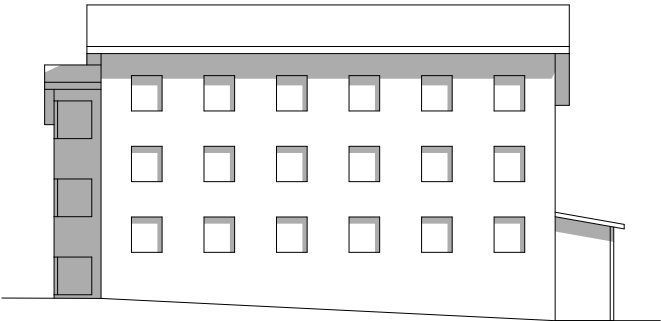


View from the park and street, north elevation

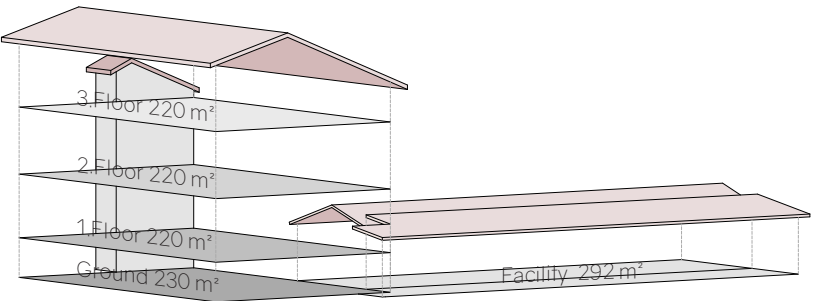
Survey
Plans/Summer Camp St.Zagora



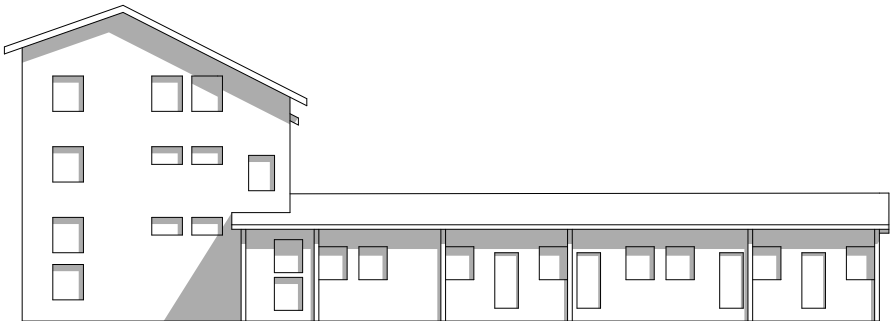
View East-South



Elevation East M 1:500



Area distribution



Elevation North M 1:500

9



Survey

Facts/Summer Camp Sofia

type: public, summer camp
year of built: unknown
owner: Municipality of Sofia
site area: 15703 m²
area : unknown
floors: 1



Location:
The site is located at the eastern border of Pan Colonies very close to the southern end of the village. The terrain is partly sloppy and resembles a spacious park with rich vegetation.

Historical Background:
unknown

Construction:
unknown

Spaces:
Single story bungalows and facilities.

Current State:
The facilities of the former summer camp are destroyed or in a very bad condition. The owner municipality of Sofia offered it on sale at auction for 450 000 BGN (nearly 230 000€). ¹

¹ New Auction for the former Summer Camp in Panagyurski Kolonii (22.05.2015)

2018

The rich vegetation in the summer of 2017 when I conducted the first survey made the access to some site literally impossible. The former summer camp with its single story facilities was hidden behind very dense vegetation. This is why these photos were taken later and during the winter.



The building, with its modernist architecture was one of the prides of the holiday resort in the 1930s

The buildings are in very bad condition, some of them are partly or completely destroyed.



A bungalow that has collapsed

The only remaining element is the fence around the huge plot, which could not stop, however the nature to enter inside.



A facility near the road, passing through the site that is still visible, but only in winter

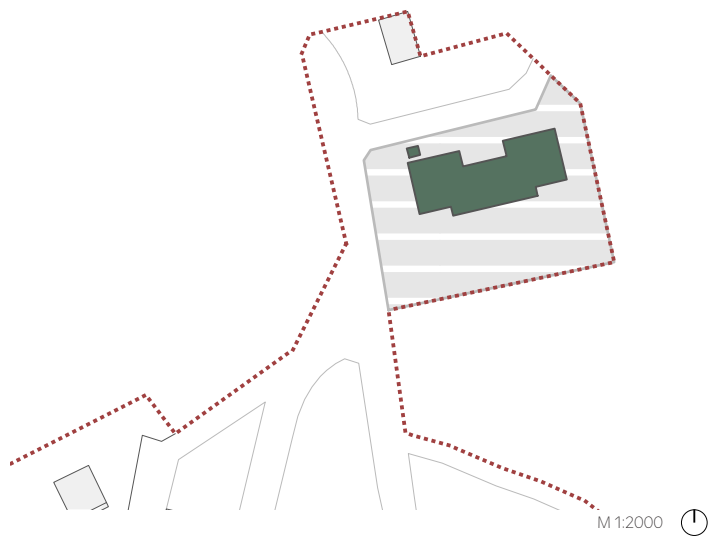
10



Survey

Facts/Holiday Residence

type: public, holiday residence
year of built: 1930
owner: unknown
site area: 2638 m²
area : 1574 m²
floors: 3



Location:
The site is located at the north-eastern border of the village. There are not many buildings around it except the facilities of the Panagyurishte summer camp, which is the only one still in use. The surrounding areas has been urbanized in the last years and several new villas were constructed. However, the plot is relatively away from them and stays surrounded mainly by the landscape.

Historical Background:
The building was completed in 1930, and was originally surrounded by ten smaller villas. It was funded by the Ministry of Education and Enlightenment and aimed to provide relaxing holidays for teachers in the summer months before the start of the school year . However, the building hosted also other guest like students from the Plovdiv Female High School, before their building was completed. The Holiday Residence was visited by nearly 450 teachers and their families per year.¹

Construction:
Massive brick construction, wooden roof.

Spaces:
The entrance level of the building is lifted above the ground and accessed through a spacious terrace on the south façade. Six entrance doors are leading inside to a spacious saloon/dining hall provided with abundance of natural light coming from the big windows on the south façade. At the back side (north) is a big kitchen. There are also secondary entrances at each side of the building. On the 2. and 3. Floor are situated 20 rooms. Each one was equipped with a sink, while the bathrooms were shared. Some of the rooms on the 3. Floor have access to a south terrace above the saloon. There are also rooms on the north façade that share two loggias.²

Current State:
The building is under construction. However, the photos show inappropriate interventions like construction of elevator shaft on the main facade, as well as additional floor that changes the proportions of the building. The importance of reuse is the main point of my master thesis. However, I believe that should be done with respect to the authentic style and characteristics of the building, so that it is successfully readapted without losing the quality of its genuine design.

1 vgl. Gemidjiev, 494
2 vgl. Ebda, 494.

1930s

The building was not only providing accommodation to the teachers spending their summer holiday in Pan Colonies, but was hosting various social events in the spacious saloon inside, or on the sunny terrace surrounded by a spectacular landscape.

Fig.73



The building, with its modernist architecture was one of the prides of the holiday resort in the 1930s

2004

In 2004 the Holiday Residence remained abandoned, but still kept its authentic design.

Fig.74



The glory from the previous photo had been vanished by the time, nature and abandonment

2017

In 2017, the building was under reconstruction. However, its authentic modernist style had been endangered by the planning of an elevator shaft on its main façade, and an additional roof floor changing completely the specific and unique characteristics of the building.

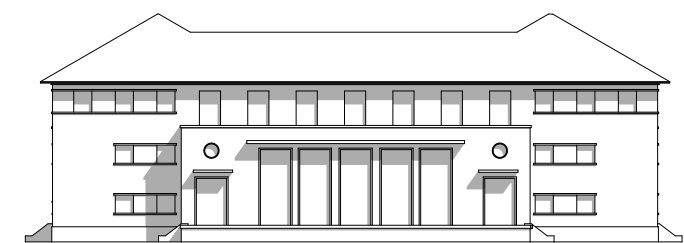
Fig.75



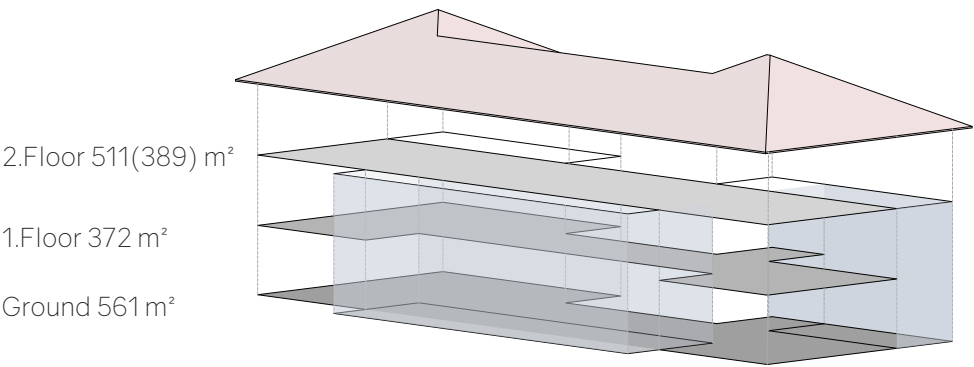
In 2017 the building is a victim of an inappropriate reconstruction



View East-South

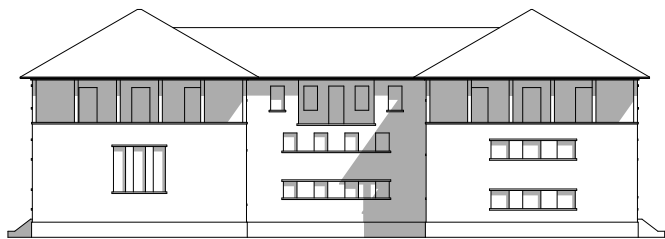


Elevation South M 1:500



2.Floor 511(389) m²
1.Floor 372 m²
Ground 561 m²

Area distribution

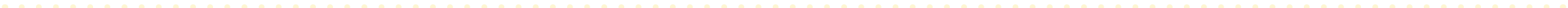


Elevation North M 1:500



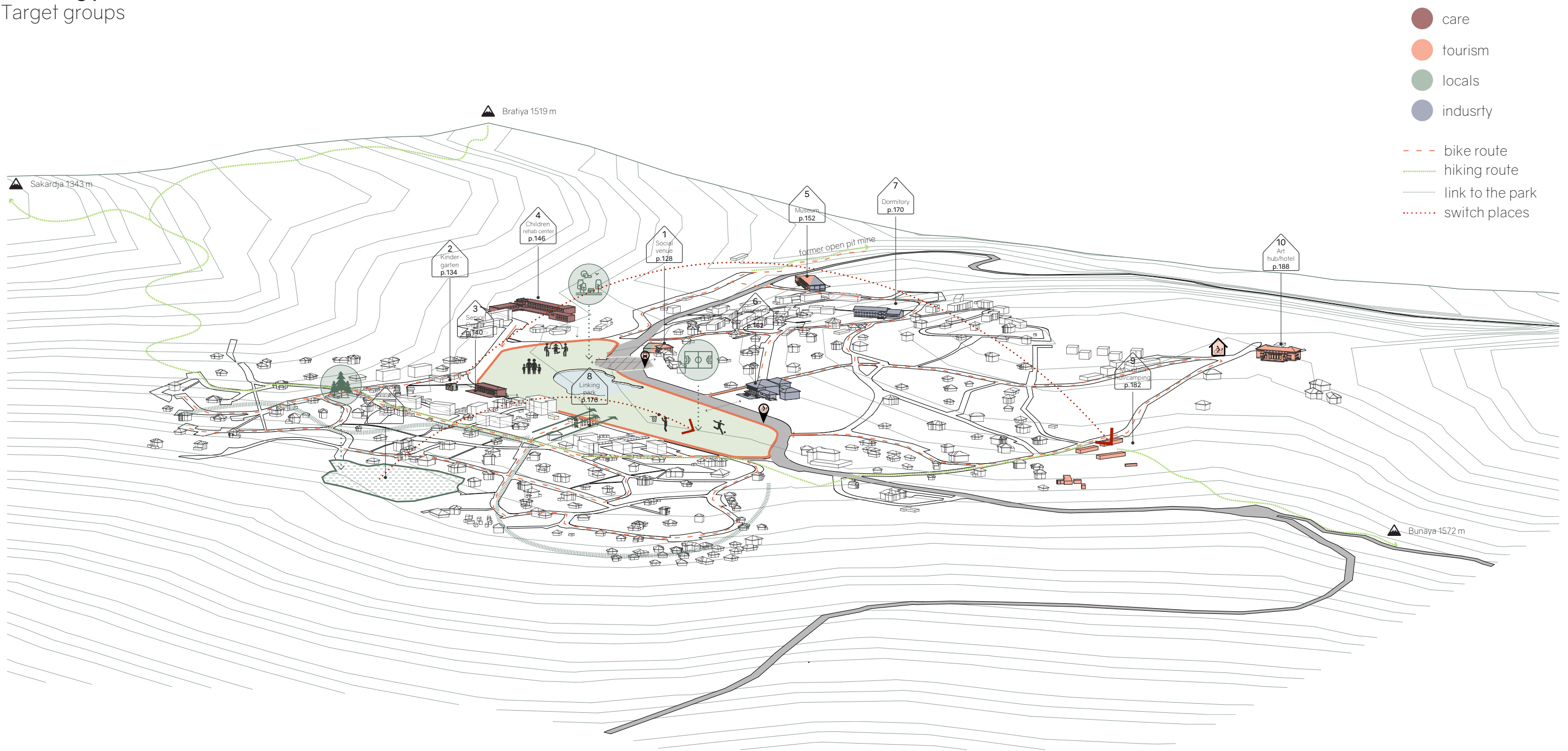
4

Strategy



Strategy

Target groups



Strategy

The new urban-landscape plan is based on making links between four main target groups:

- Locals
- Tourism
- Industry
- Care facilities

These groups were defined after a detailed survey and analysis regarding the current situation of Pan Colonies and the surrounding region, as well their future potentials. Some of them are based on former concepts that extinguished due to social or political circumstances.

After defining the targets and the required spaces, the next aim of the plan is to set a new arrangement that boost the interaction between the different target groups, and meanwhile encourage them to keep the link to the surrounding landscape. The main tool to fulfill that task is the introducing of urban hotspots that attract all visitors, guests and locals. One of them is the park with the lake in the center of the village, which is easily accessible from every direction. Due to its big proportions it could also host the football field, which is located at the southern border of the village and stays away from the public buildings. The spaces around the lake could define a zone for leisure and playgrounds.

Another plot which could generate interactions is the site around the bus station, which is just across the northern part of the park. As an important logistic point, it could become also the major retail spot and attract meanwhile also people, who are traveling through Pan Colonies.

Making the way to these hotspots easy and pleasant is another key aspect of the plan. The use of bicycle and e-bike for reaching the various locations is highly encouraged, due to ecological and safety reasons. A new network of bike roads, shared spaces and rent a bike stations aim to reduce the use of cars in the village.

The land road II-37, that is crossing Pan Colonies and splits it into southern and northern part has the task not only to lead the passengers through the village, but also to attract their attention. This is another reason why the retail and public facilities are located along it. To decrease the speed of 50 km/h is essential for encouraging the use of outside spaces along the road. This is why there is a proposal for a big shared space between the bus station and the park. Its task is also to make the connection between the two facilities smoother and meanwhile to extend the public zone on the both parts of the road.

The care facilities are another crucial point in the new plan for Pan Colonies. This concept is based on the initial idea for the establishment of the resort and the importance of care facilities for the contemporary community. However, this topic is still relevant and reveals up-to date problems in the social policy in regards to the poor maintenance of the care institutions. This is the reason the plan highlights that issue and integrate two care facilities in the new plan for readaptation of Pan Colonies. The spaces could be located around the central parts of the village, in an immediate proximity to the major hotspots, so that they are reached easily and by walk.

Tourism is another major aspect in the plan, which has to be reborn and relinked to the landscape, since that is the big advantage of Pan Colonies. This is why the spaces for that target group are situated along the borders of Pan Colonies, which are surrounded by beech forests. They are close to the hiking roads and the forests to provide immediate access for various outside activities. The central parts, and hotspots could be easily reached by bike.

The presence of the mining industry in the region is inevitable fact that could be of benefit for the development of Pan Colonies in terms of educational purposes. There are three facilities dedicated to the mining industry and education and are situated close to each other, so that the transition for visitors is smooth and easy in case of mutual events. The sites are located near the main road II-37, which provides a quick access to and from the four mining complexes in the region.

5

Reference Projects

References

Allmannajuvet Zinc Mine Museum



- architect ● Peter Zumthor
- location ● Suda, Norway
- area ● 150 sqm
- year ● 2016



Fig.76

References

Allmannajuvet Zinc Mine Museum

Project Brief

Allmannajuvet Zinc Museum is located on the site of a former zinc mine in Sauda Norway. It is part of the National Tourist Route, which is a network of 18 paths along characteristic Norwegian landscape. The Norwegian officials invited the star architect Peter Zumthor to redesign the abandoned facility and make it attractive for visitors and integrate it to the existing network. A key point of the task was to reveal the historical background and specific details about the mining industry in the region. The project consists of museum building, café, toilet and parking, as well as the paths and stairs to specific installations. It aims to reveal the workers daily routine by taking the visitors on a journey along the fascinating landscape and show it through the perspective of the mining industry.¹

Learning from Allmannajuvet Zinc Museum

The main reason for choosing this project is to highlight the importance of showing “how things work” and make it public especially in that branch. The story and site of *Allmannajuvet Zinc Museum* is very identical to the former open pit mine in Pan Colonies. The site of the former industrial facility, as well as the surrounding scenery are suitable for a similar project. There are three other mining companies and sites in the region, which could also participate and create a mutual project on the site of the former open pit mine *Medet*. An initiative like that would bring to light the whole process in an open pit mine while it is operating and the ecological measurements that are undertaken after it ceases to exist. Making this information public and accessible would be from benefit for future students, visitors and the mining companies, as well.



1 vgl. Allmannajuvet Zinc Mine Museum / Peter Zumthor, in Archdaily 29.09.2016
Online: <https://www.archdaily.com/796345/allmannajuvet-zinc-mine-museum-peter-zumthor>, 15.06.2018

Fig.77



Fig.78

References

Mining and Metallurgy Heritage Centre & Café



- architect ● V2S architectes
- location ● Banca, France
- area ● 256 sqm
- year ● 2014



Fig.79

References

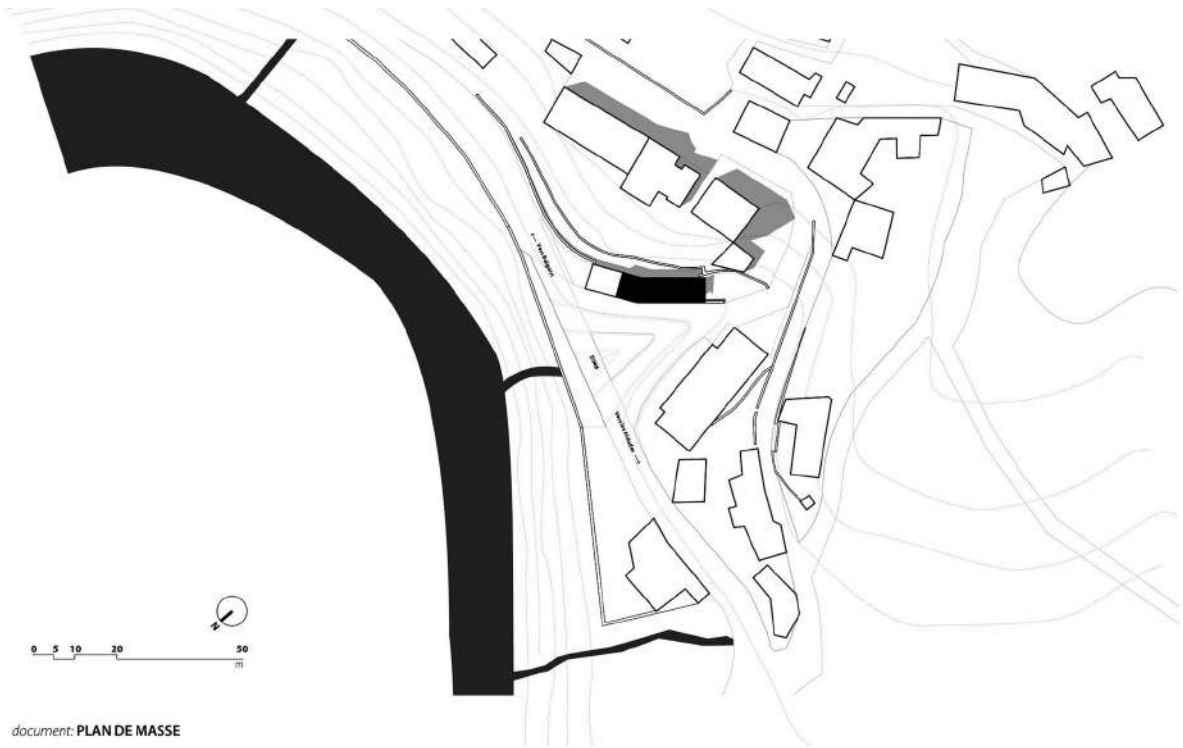
Mining and Metallurgy Heritage Centre & Café

Project Brief

The planning of the Mining and Metallurgy Heritage Centre & Café in the small village of Banca (France), with 333 inhabitants aims to make the place attractive for the travelers, who are crossing it into their way to the Spanish border. The village is located in the Aldudes valley in the Basque Country and has a characteristic landscape that is defined by carved terraces on the sloppy hills of the valley. There are several mines in the region that are major part of the local industry and aim to attract visitors by showing specific details about their work. The centre and café intent also to reborn the social life in the village, after the only working bar was closed several years ago.¹

Learning from Mining and Metallurgy Heritage Centre & Café

There are plenty of similarities between the small Basque village and Pan Colonies like the specific landscape, local industry, crossing main road and lack of places for social interactions. The specific approach to the current situation in Banca is based on mixing various target groups and characteristics of the place to improve the social life and attract new visitors. A similar concept could be implemented in Pan Colonies in order to rebound the broken links between the various actors. Another key point is the way the project focuses on the travelers that are just passing by. In terms of Pan Colonies, that could be also integrated by bringing public function in the sites along the land road II-37 and raise the attention of the passengers.



1 vgl. Mining and Metallurgy Heritage Centre & Café In Banca / V2S architects, in Archdaily 14.12.2014
Online: https://www.archdaily.com/572887/mining-and-metallurgy-heritage-centre-and-cafe-in-banca-v2s-architectes?ad_medium=gallery, 15.06.2018

Fig.80



Fig.81

References

European Centre for Geological Education



- architect ● WXCA
- location ● Chęciny, Poland
- area ● 8450 sqm
- year ● 2015



Fig.82

References

European Centre for Geological Education

Project Brief

The location of the new European Centre for Geological Education is the highlight of the project. The region of Świętokrzyskie Mountains in Poland, where the facilities are situated is a major European site for geological field studies, since the rocks in the area reveal 560 million years of Earth's layers. The project aim to provide the necessary facilities for geological research, studies, events as well as accommodation in close proximity to the site. The buildings are planned in a former quarry and well integrated in the surrounding landscape.¹



1 vgl. European Centre For Geological Education / WXCA, in Archdaily 18.07.2016 <https://www.archdaily.com/791359/european-centre-for-geological-education-wxca>, 15.06.2018

Fig.83

Learning from European Centre for Geological Education

The project reveals the necessity of bringing educational facilities close to the actual site and in that way ease the research and decrease logistic time and expenses. Comparing to Pan Colonies that could be a working strategy and make the mountain village a center for geological science, since the region is famous for its former and present mining site. Bringing independent research facilities dedicated to educational purposes would be of benefit for scientist, students and autonomous researchers.

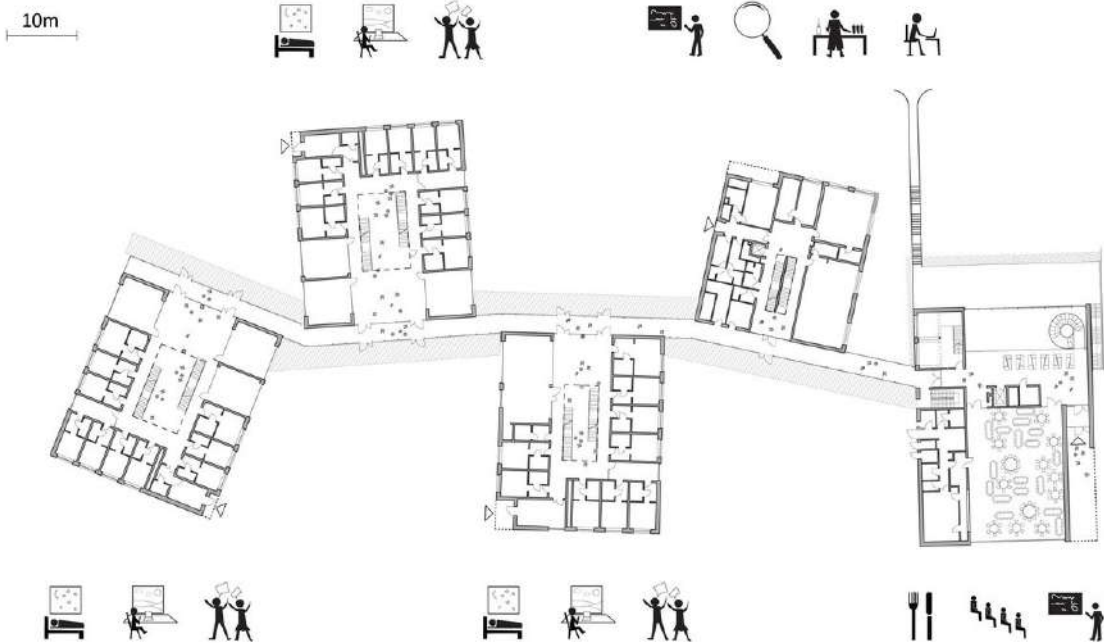
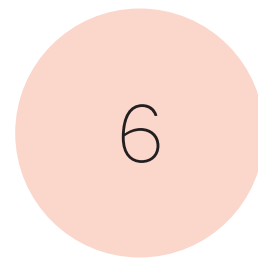
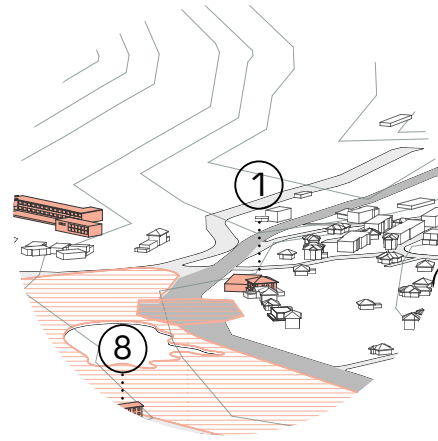


Fig.84



Concept





Hotel

Social Venue



Fig.85

Concept

Social Venue

Social Venue

Due to its central location, the bus station in front of it and the close proximity to the park, the former hotel and its site possess a big potential to act as gathering point for tourists, locals or just travelers passing through the natioanal road II-37. A place which provides interaction between inhabitants or guests of the village is a measuremnet necessary to strnghten the social activities in Pan Colonies.

Approach to the site

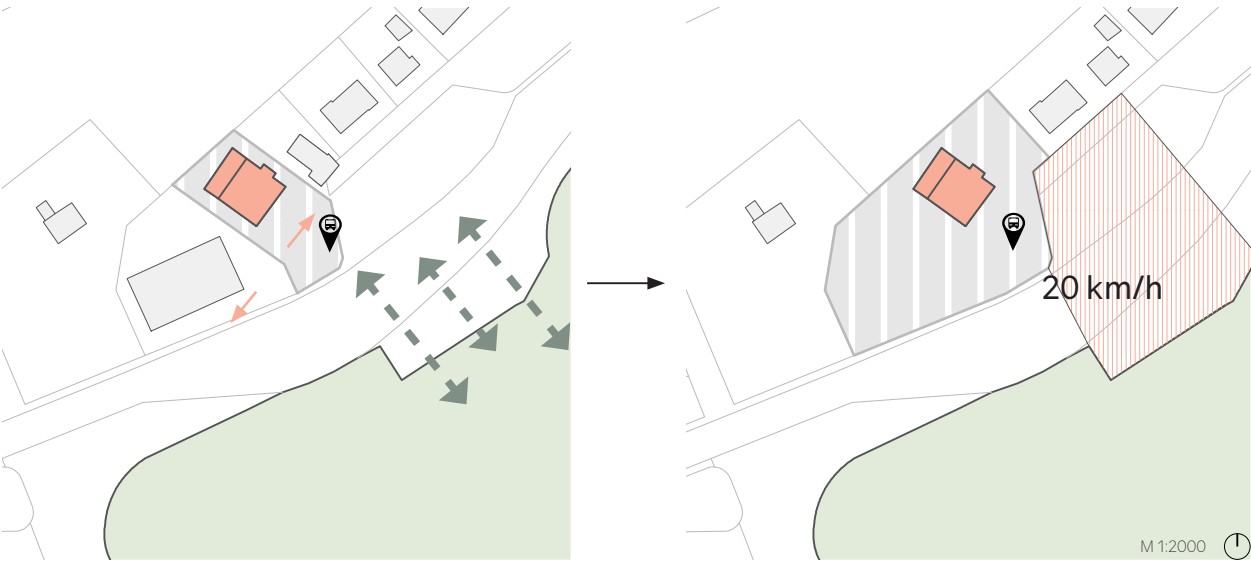
The abondened hotel is surrounded by another unoccupied facility and a small fast food restaurant. To improve the quality of the future social space, it should be provided with attractive outdoor facilities that increase the attention of the people passing by. The former hotel could host the small fast food restaurant in its ground floor and provide tables outside, on the former site of the restaurant.

The unoccupied building near the hotel's northern borderd could be demolished,as well and the space used for a small market, where local farmers could sell their production.

The new outdoor facilities would also extend and improve the waiting area of the bus station. The incoming people, on the other hand would also be able to make an immediate contact with the locals and get information about the village.

Shared Space

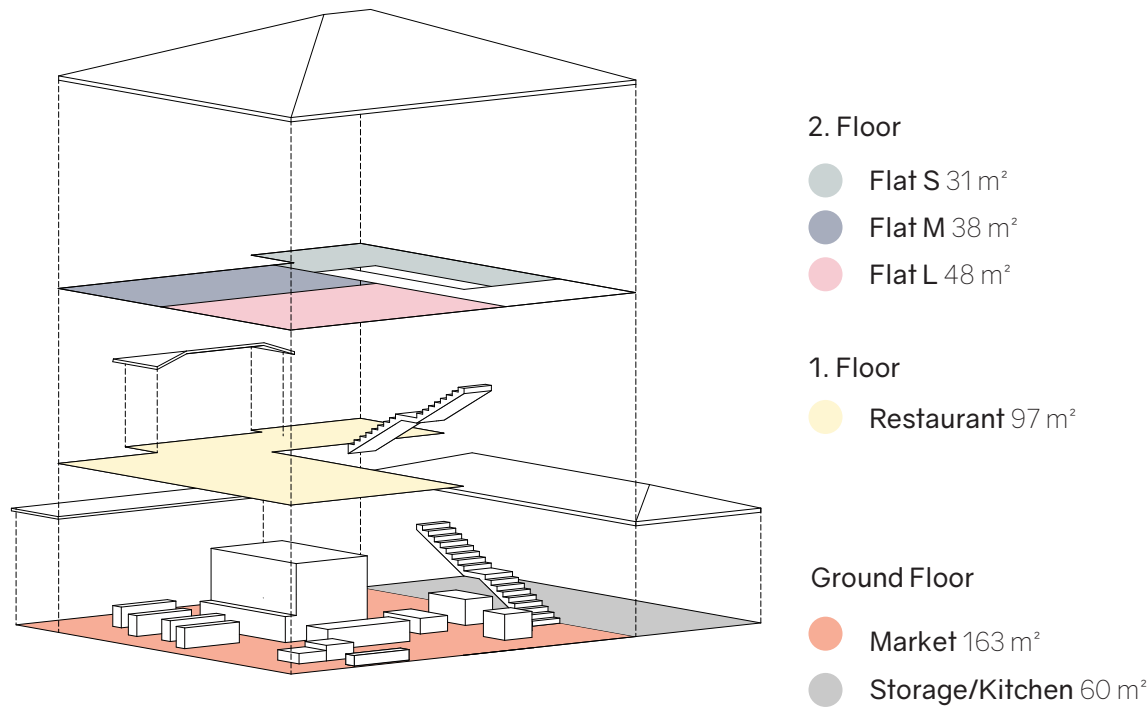
Apart from all advantages of the nearby passing road, it on the other hand breaks the smooth connection between the hotel and the park and could result in a conflict between pedestrians and vehicles. The noise caused by the flow of cars is decreasing the quality of the outside spaces in surrounding of the hotel. The speed limit of 50km/h on the territory of the village could be decreased on the section of the road, separating the park and the social venue. A shared space, where all participants are equal and the speed is limited to 20 km/h would not only prevent any conflicts but minimize the noise

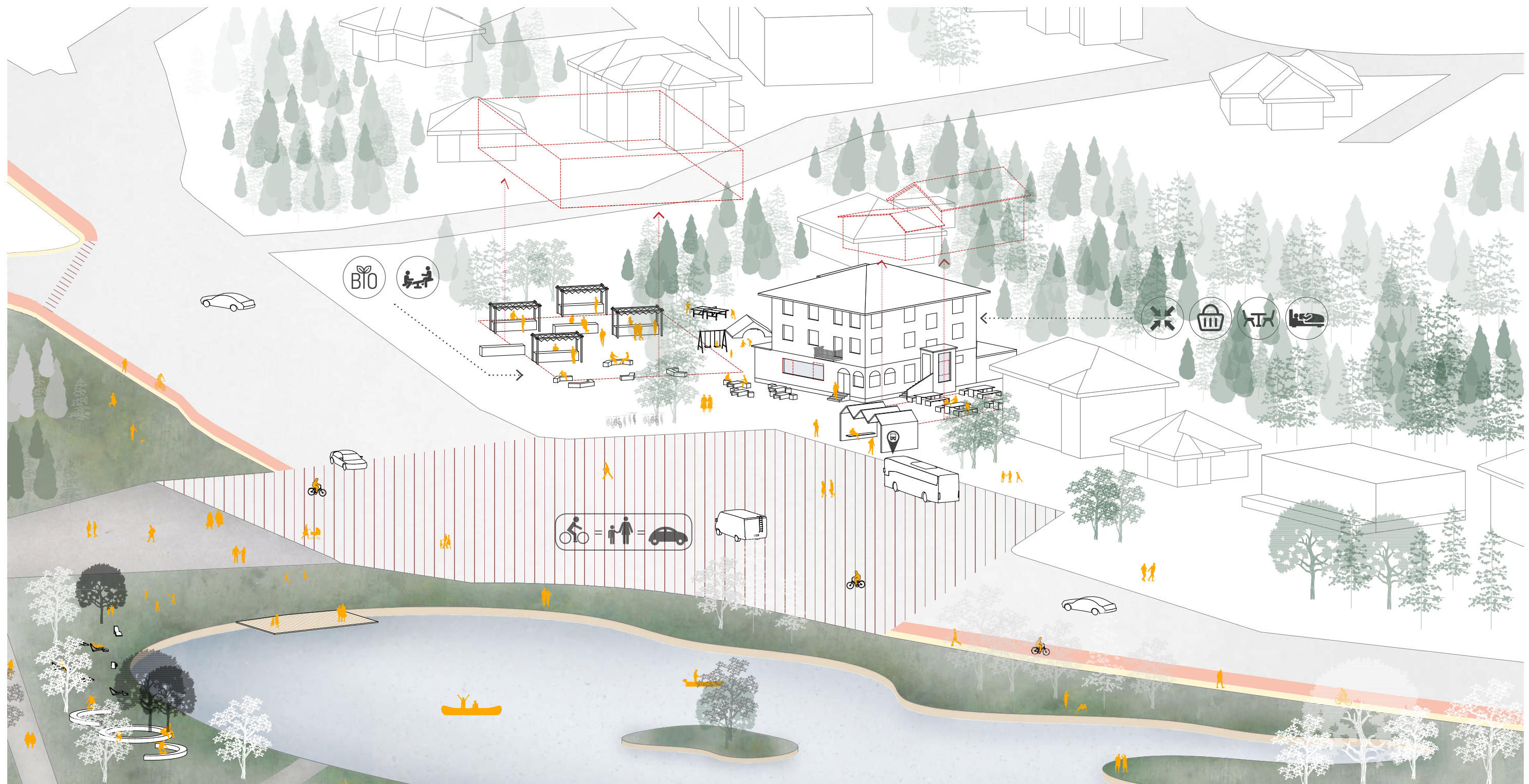


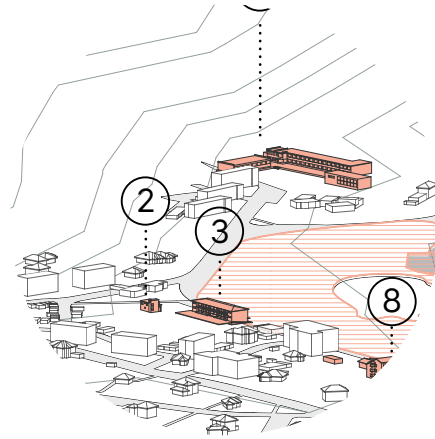
Functions

The ground and first floor serve for commercial spaces, hosting a shop, cafe, restaurant and fast food corner. The interactions between customers and staff is encouraged via the open character of these floors.

The last floor could be used for temporary accommodation such as air bnb, providing the under roof space with three apartments of different in size.



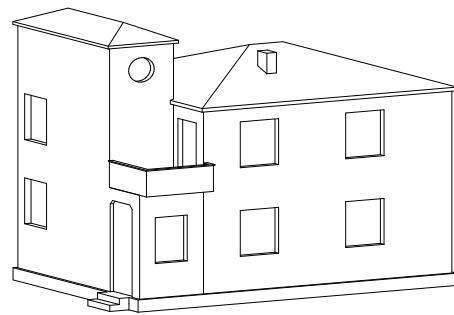




Mountain Hut



Kindergarten



Fia.86

Concept

Kindergarten

Kindergarten

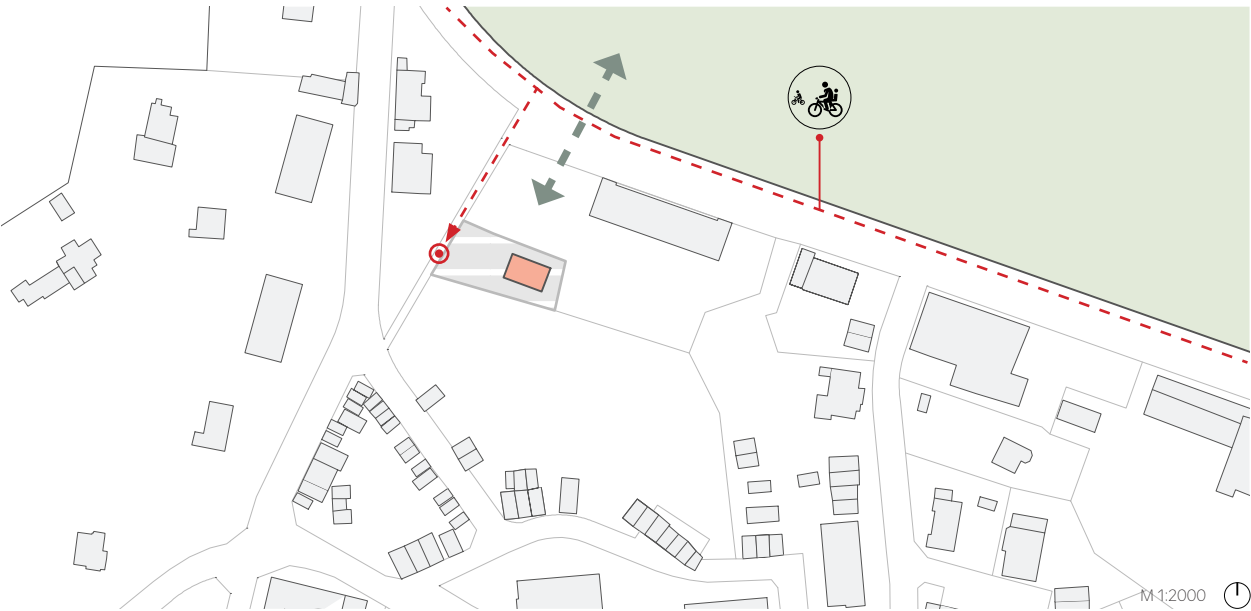
The official Kindergarten (site N3) was completely closed in 2016, due to the bad condition of the facilities, the lack of budget for its maintenance and the low number of children attending it. As a substitute for the daily care of kids still living in Pan Colonies, the municipality offered free transport to another kindergarten in the town of Panagyurishte, located 15 km away.

However, there could be another option that won't cause any inconvenience for both parents and children in regard to strict time schedules, logistic and displacement of small kids. Relocating the kindergarten in a more compact building in Pan Colonies, would not only improve the living quality of the village, but also prevent the stress for children caused by daily traveling.

Approach to the site

The site of the former Mountain hut is surrounded mainly by residential buildings, where the majority of local population live. That would ease the parents to drop off and take their children and stimulate them doing that by walk or bike, which is healthier, sustainable and more enjoyable than the bus/car transport to another town. The close proximity of the site to the park is another advantage, since it offers even more space for outdoor activities and fun.

The area of the facility is suitable for small group of children and could offer open space rooms for better interaction between the kids.



Functions

tower playspace

- The height of the room 6m provides more space for variety of games



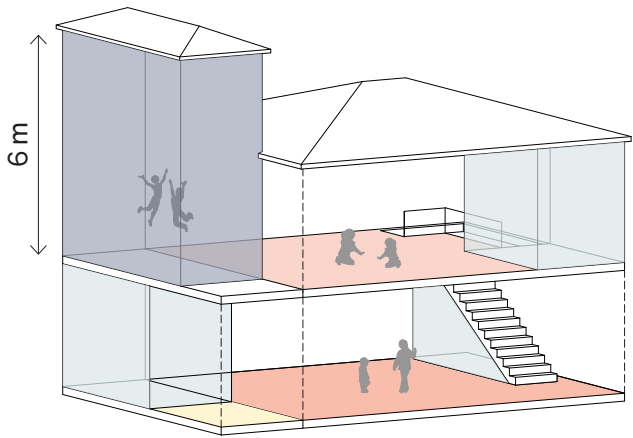
playroom 2

- activities for kids up to 4 years old



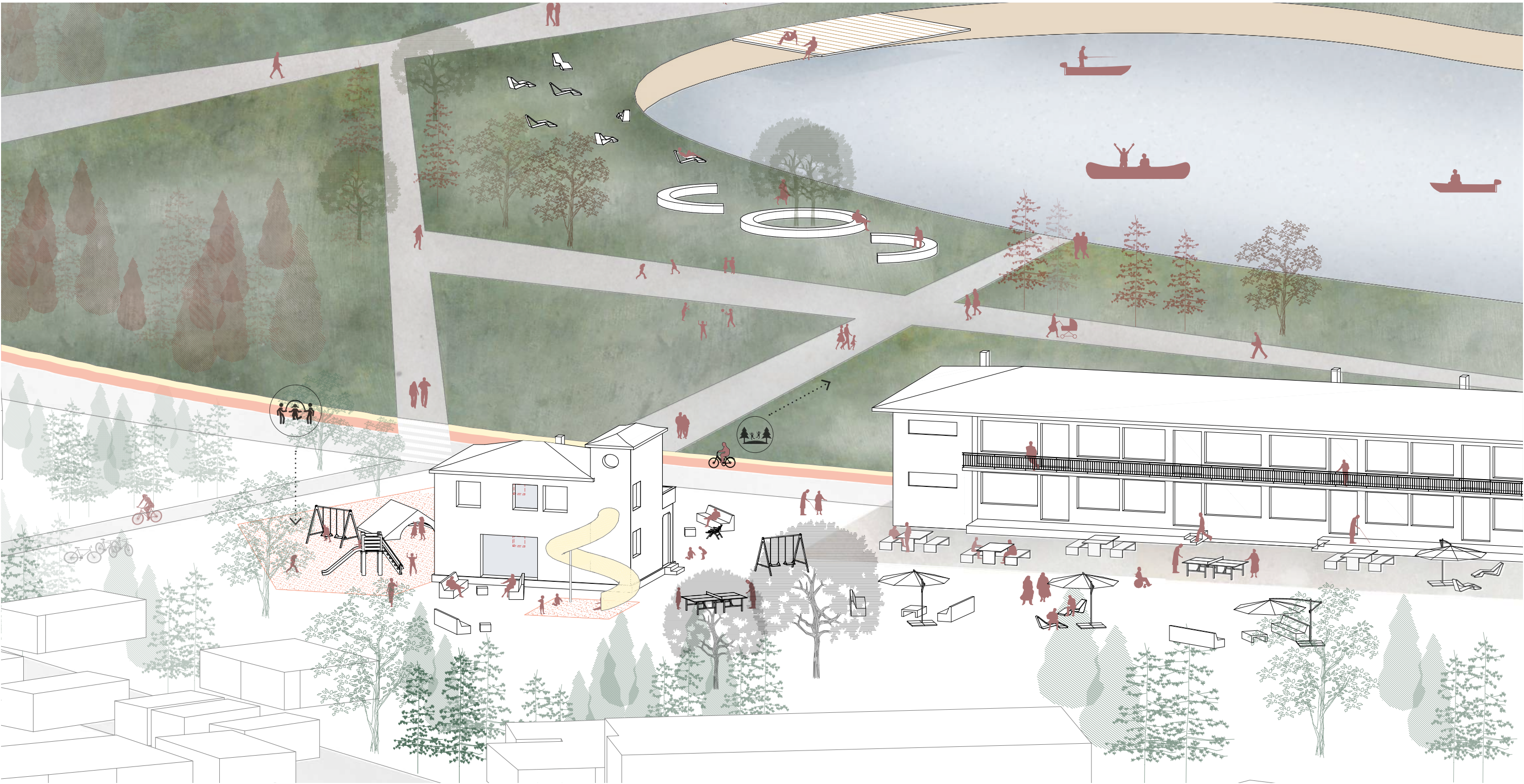
playroom 1

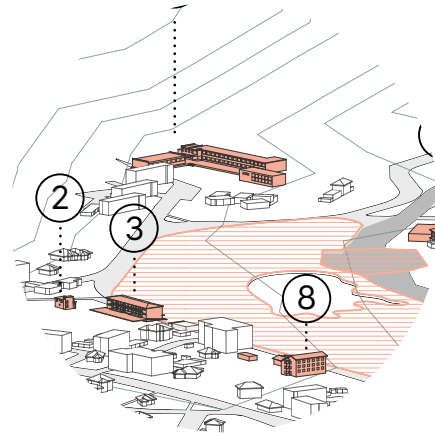
- for pre-school activities



1. Floor
- tower playspace 10 m²
 - WC 6.5 m²
 - Playroom 2 38 m²
- Ground Floor
- Foyer 6 m²
 - WC/kitchen 10.6 m²
 - Playroom 1 45 m²

Concept
Kindergarten





Kindergarten

Senior Center

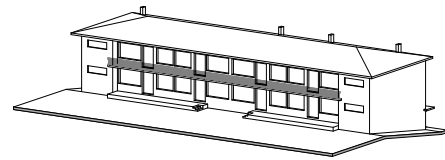


Fig.87

Concept

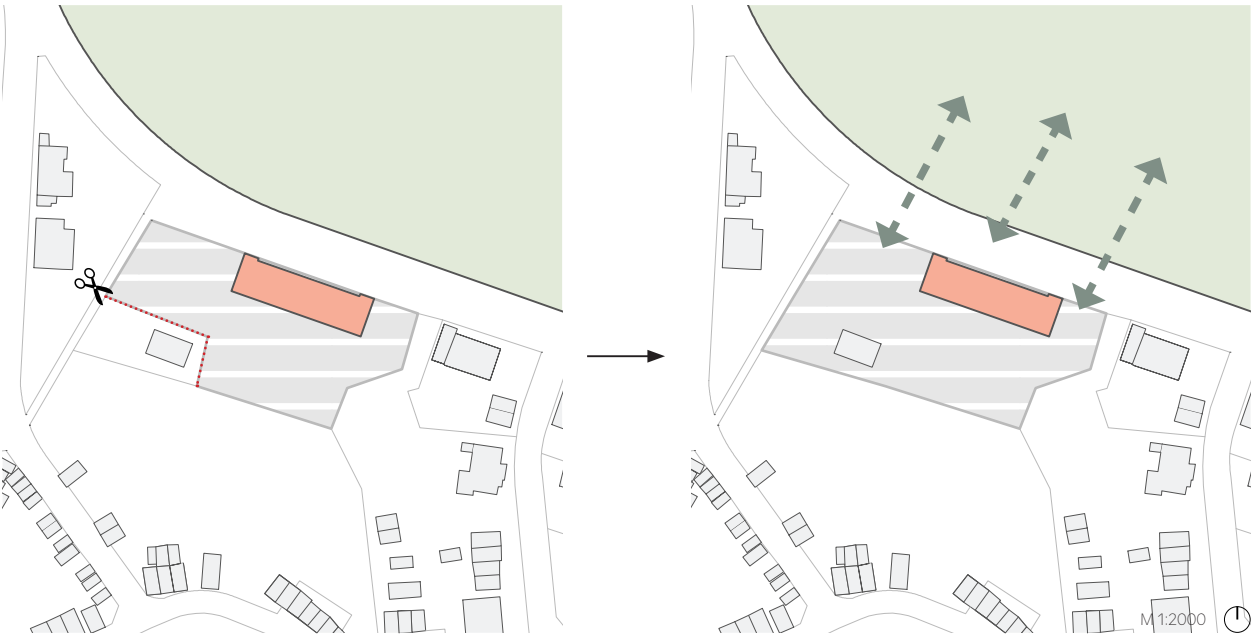
Senior Center

Senior Center

The geographical location of Pan Colonies offers good conditions for care and health facilities like a senior center for example. The fresh air, charming landscape and holiday character of the village would be from benefit for elderly that live in the big cities and do not possess any property in the countryside. A temporary or long lasting accommodation under appropriate supervision, surrounded by nature could be a nice reward for the seniors that want to escape from the busy cities.

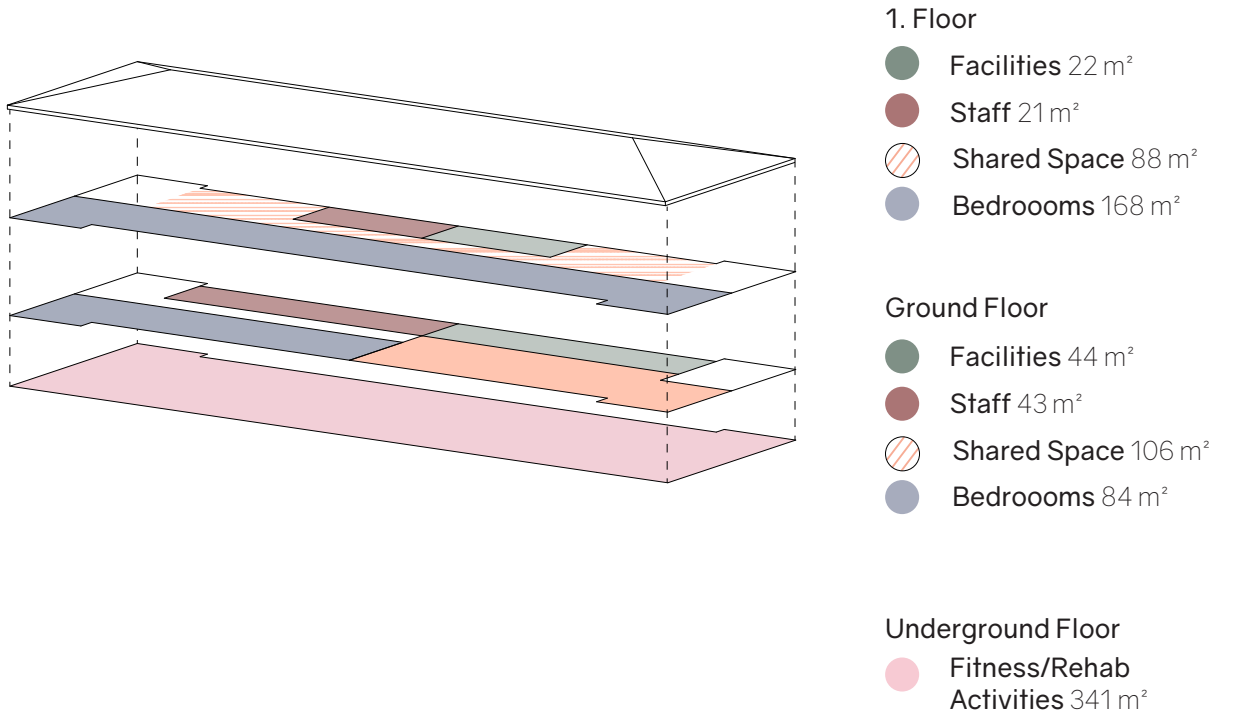
Approach to the site

The former building of the Kindergarten(site 3), which shares the same backyard with the former Mountain Hut(site 2) and future Kindergarten is located just across the park, and very close to shops, the bus station and the post. The back yard of the former daily care facility provides a calm, sunny and big outdoor space and interactions with children, which could have a positive effect for seniors, who are left alone or their own children and grandchildren live away or even abroad the country.

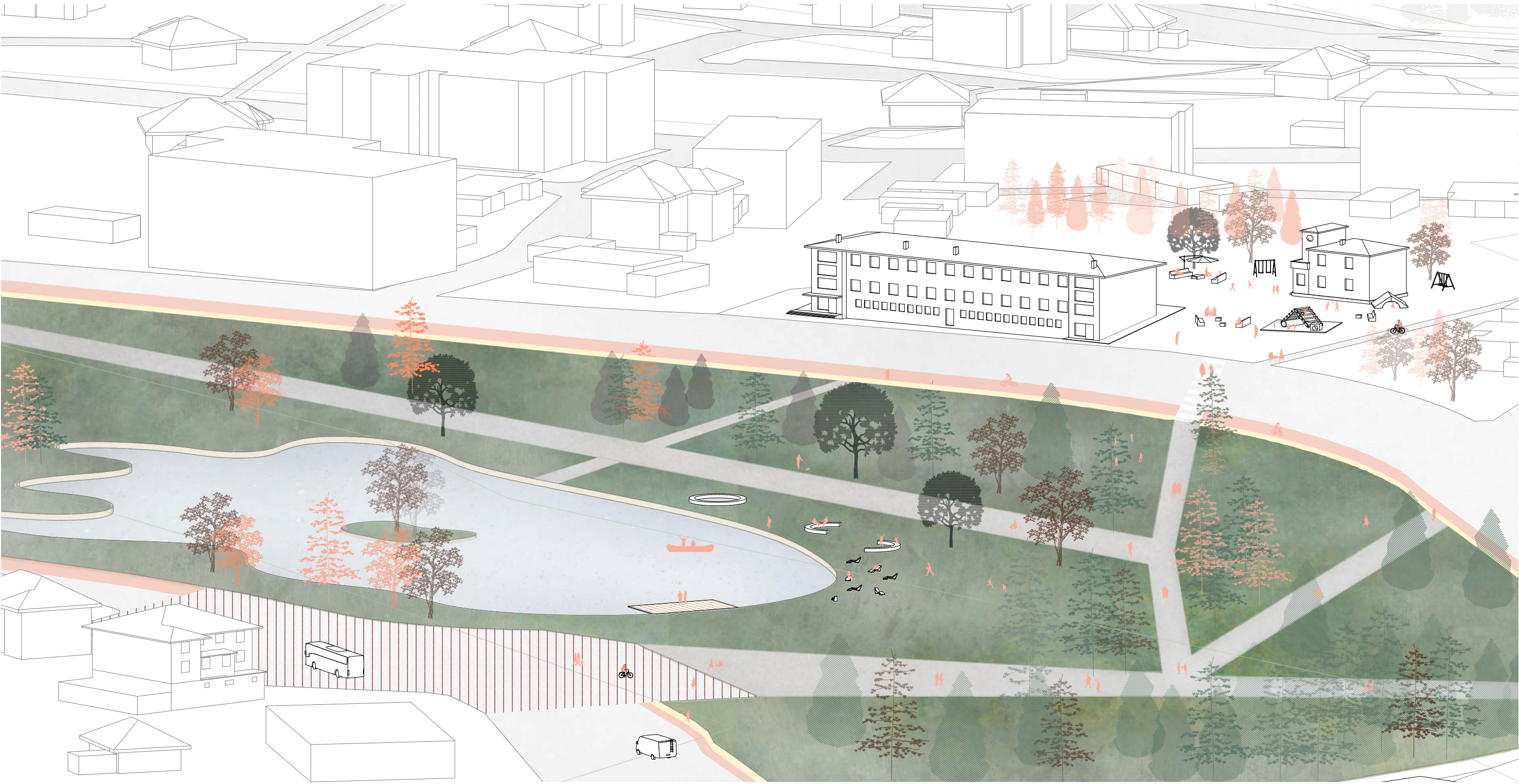


Functions

The program includes the required bedroom and staff facilities, as well as additional spaces for mutual activities. The Underground Floor, which is actually lifted above the Ground Level on the northern side of the building could provide spaces for fitness and wellness center. The main level on the Ground Floor consists of shared room and bedrooms that have direct access to the backyard/garden. There are other bedrooms, shared facilities and staff rooms on the 1. Floor.



Concept
Senior Center



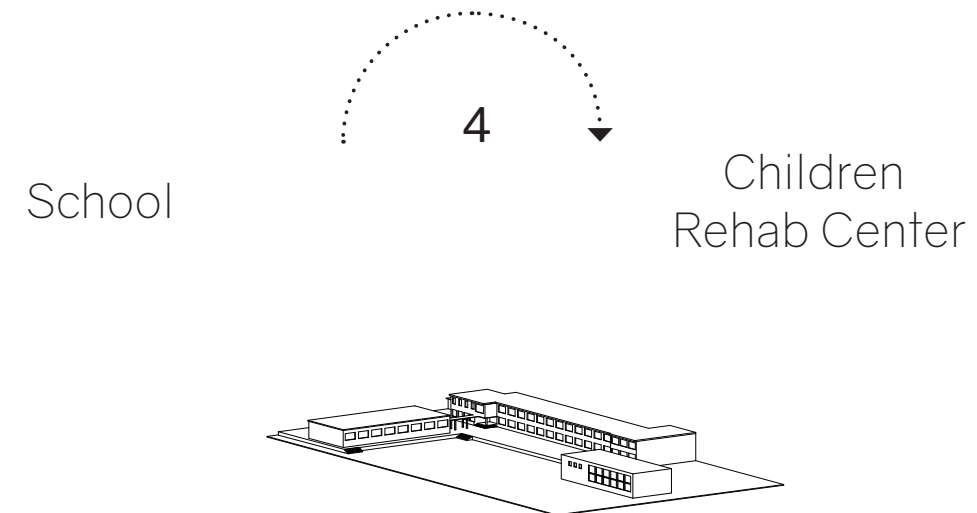
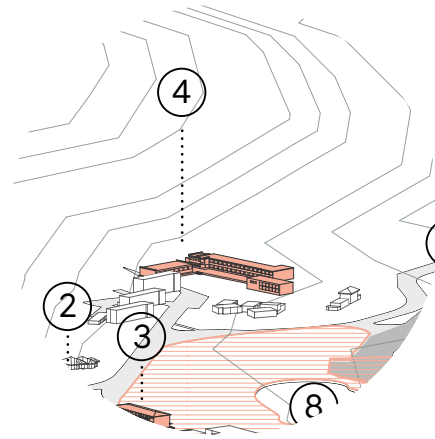


Fig.88

Concept

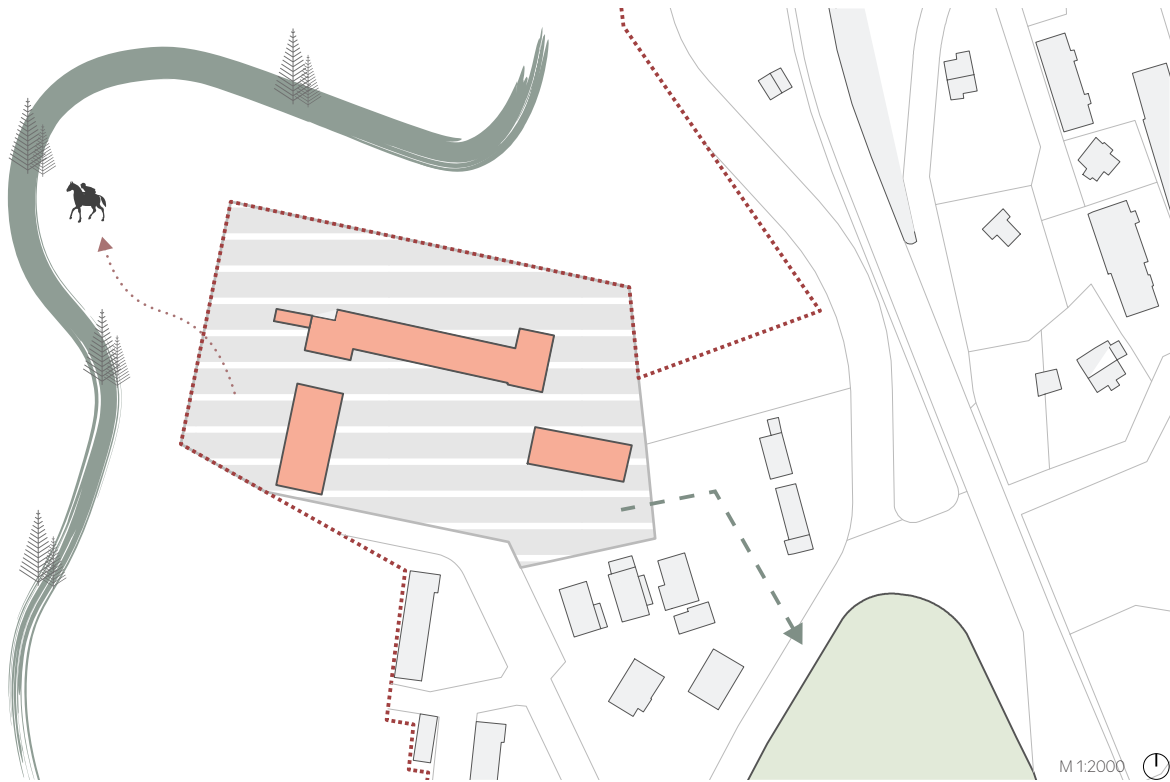
Children Rehab Center

Children Rehab Center

The idea of a health facility dedicated to the rehabilitation of children and youths origins from the historical background of Pan Colonies and the reason for its establishment. Today, much more like before the necessity for special care and assistance for growing ups with physical problems is essential and mandatory for a society that wants to provide a fair and equal future for everyone. Therefore, Pan Colonies could become again a holiday resort for families with special needs. A qualitative medical supervision for the children in a green and natural surrounding and some moment for relaxation of their parents could literally make the village for everybody.

Approach to the site

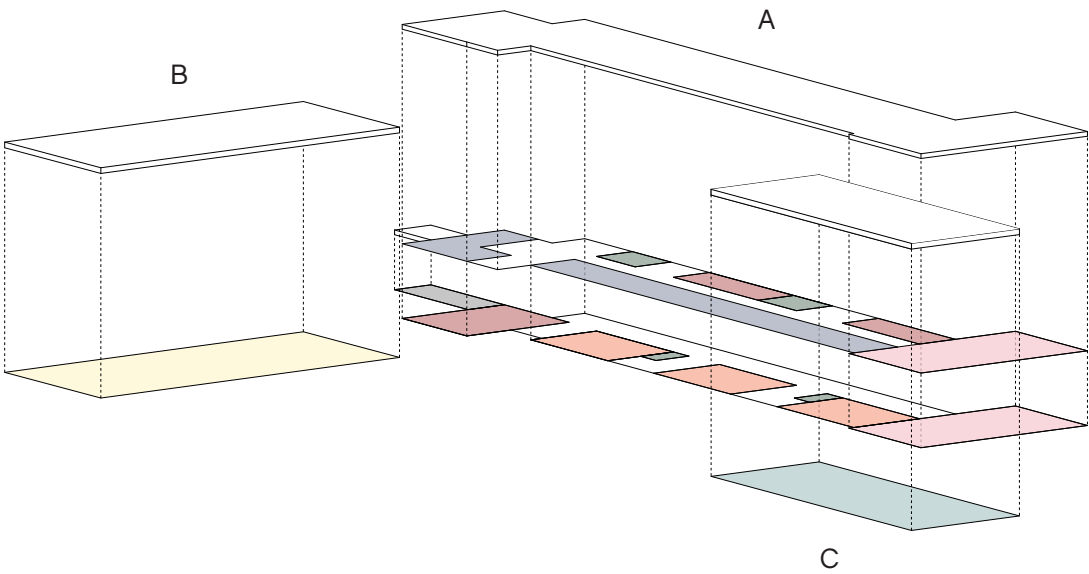
The site of the abandoned school, which was closed in 2002 is situated at the northeastern border of Pan Colonies and is surrounded by a beautiful forest. The plot is however located close to the park and future social venue, which keeps it stay in interaction with the ongoing daily life of the village, An abandoned ski slope, located just near the school site could also offer some fun space for the children.



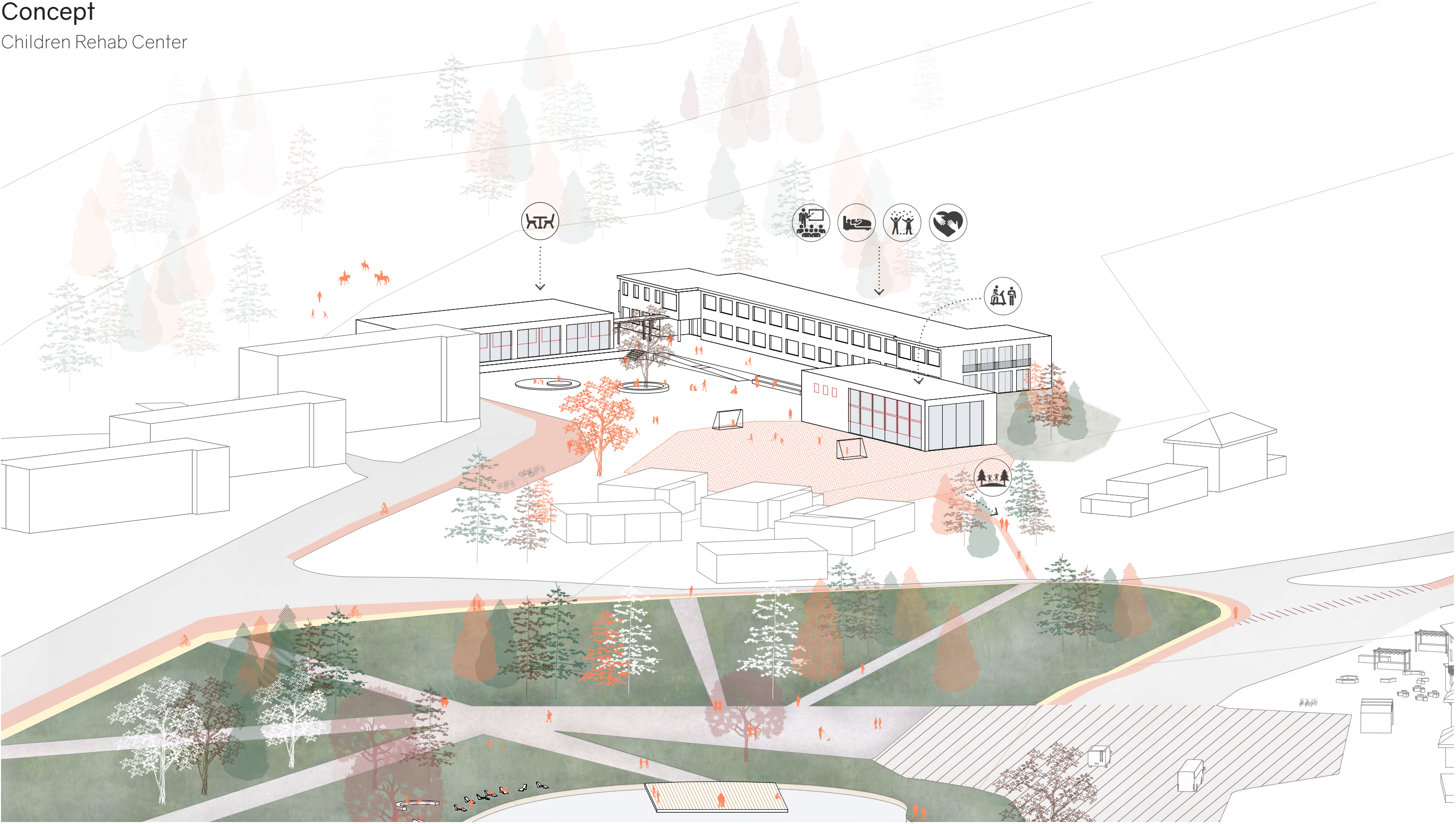
Functions

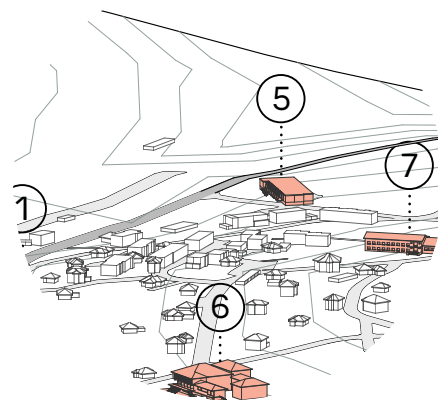
The main and biggest building A provides spaces for classrooms and other educational activities on the Ground Floor. The bedrooms are situated on the 2. Floor with additional shared and staff spaces. The small building on the left(B) could host a kitchen and canteen, while building C is intended to be used for physiotherapy and rehabilitation exercises. The front yard offers sunny space for outdoor activities and events.

- Classrooms 180 m²
- Staff/administration 147 m²
- Service 32 m²
- Facilities 56 m²
- Shared space 284 m²
- Bedrooms 226 m²
- Fitness 256 m²
- Canteen + Kitchen 339 m²



Concept
Children Rehab Center





Old Culture Hall

Museum

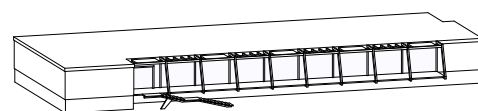


Fig.89

Concept

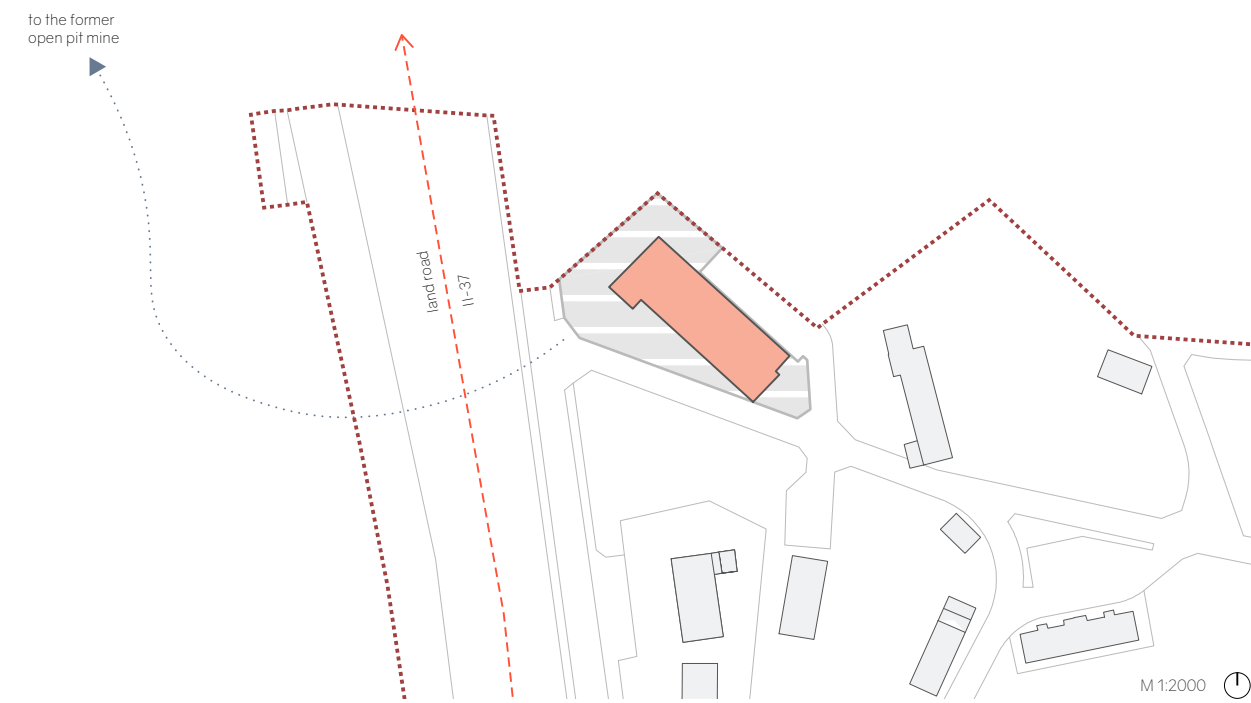
Museum

Museum

The region around Pan Colonies is famous for its geological sites and industry. However, the access and more detailed information about the mining processing are not provided to the public. There is rich exhibition that presents interesting facts and artifacts from the closed mining complex *Medet*, as well as rare machines that were used in the open pit mine. The exhibition hall is however located in the headquarters of the mining complex *Assarel Medet* and remains corporate since the access to it is only by appointment or invitation. The exhibition does not contain any confidential information for the company, so it would be more beneficial for visitors and even the mining company if it is located in a more public place or even in Pan Colonies, where it could be just near the site. Since the former mining complex is not in use it could be also part of the outdoor exhibition, providing access to the open space facilities and in that way enrich the experience and make it more interactive.

Approach to the site

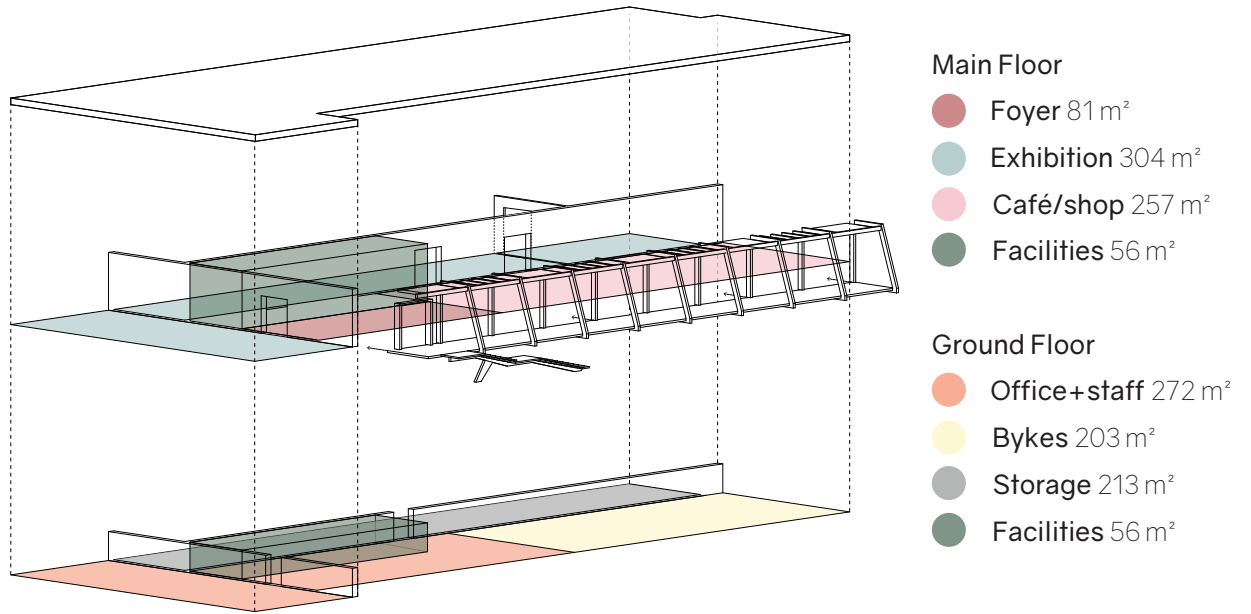
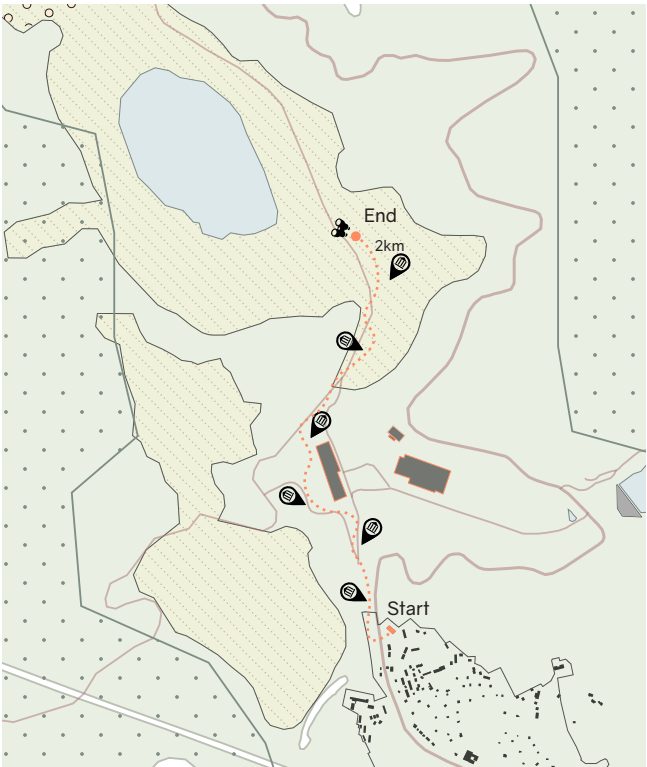
The site, where the abandoned culture hall is located is at the northern end of Pan Colonies and very close to the road leading to the former open pit mine *Medet*. The road and paths in the mining complex are in a good condition, since some of the facilities are still in use. The plot itself is situated near the land road II-37 and is easily accessible and visible for everybody that travels through Pan Colonies. There is a big space in front of the building, which could be used to get the attraction of passengers and as a starting point for the open exhibition that would lead the visitors to the actual site of the open pit mine. At the back of the building is a flat space that could provide parking lots.



Functions

The Ground Floor provides space for office and staff facilities, as well as storage and workshop rooms. The bike rental shop is also on this level. The lifted main floor/1.Floor is dedicated to the exhibition spaces and foyer of the museum. There is a museum shop and café with indoor and outdoor tables on the sunny terrace.

The exhibition continues outside along the paths that lead to the former open pit mine. There are sitting areas and pavilions along the route that show further information about the mining industry.

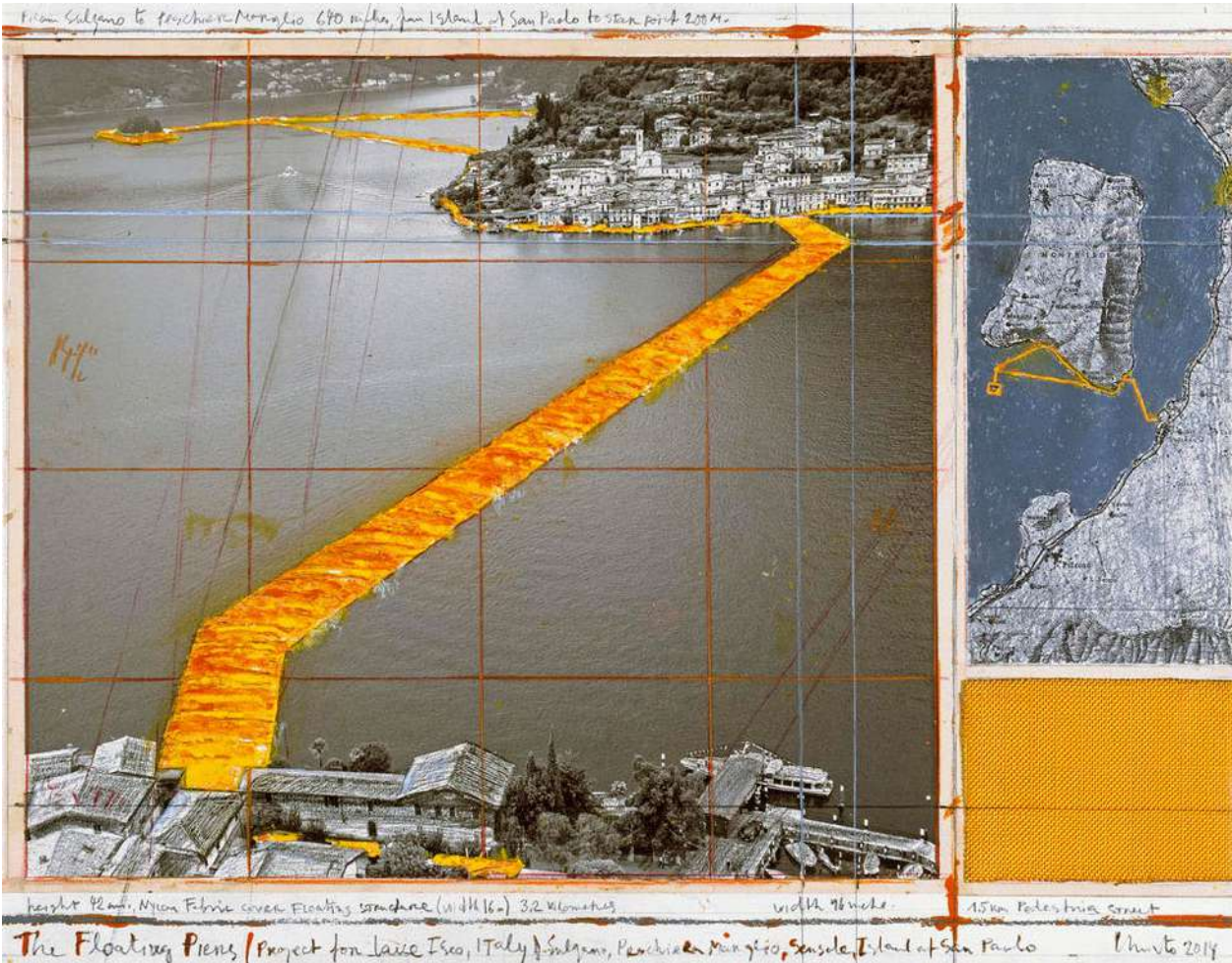


Concept

Exkurs / Landart

Land art is a movement which was established in the end of 1960s in the USA by the artist Robert Smithson. It represents artistic interventions in natural or postindustrial landscape like deserts, lakes, extinguished volcanoes but also open pit mines, and industrial zones. It is usually created with natural materials like rocks, stones, soil, or water. The main goal is to point out the harmony that exists between the nature and art without giving prevailing importance to none of the interactors. Land Art arises as a reaction of the rapid commercialization of art in the 1960s in the US and is a protest against the exhibition of art only in galleries or museums, since they set limits. Land Art was also influenced by the environmentalism, which started to become popular in the beginning of 1970s.

Some of the most popular land artists are Roberts Smithson, Nancy Holt, Robert Morris, Christo and Jeanne Claude, Michael Heizer, Walter de Maria, Richard Serra and many others.¹



Christo and Jan Claude , The Floating Piers / Lake Iseo, Italy / 2016



Fig.91
Robert Morris, Jonson Pit / old gravel pit in SeaTac, WA USA / 1979



Robert Smithson, Asphalt Rundown, Rome, Italy / 1969

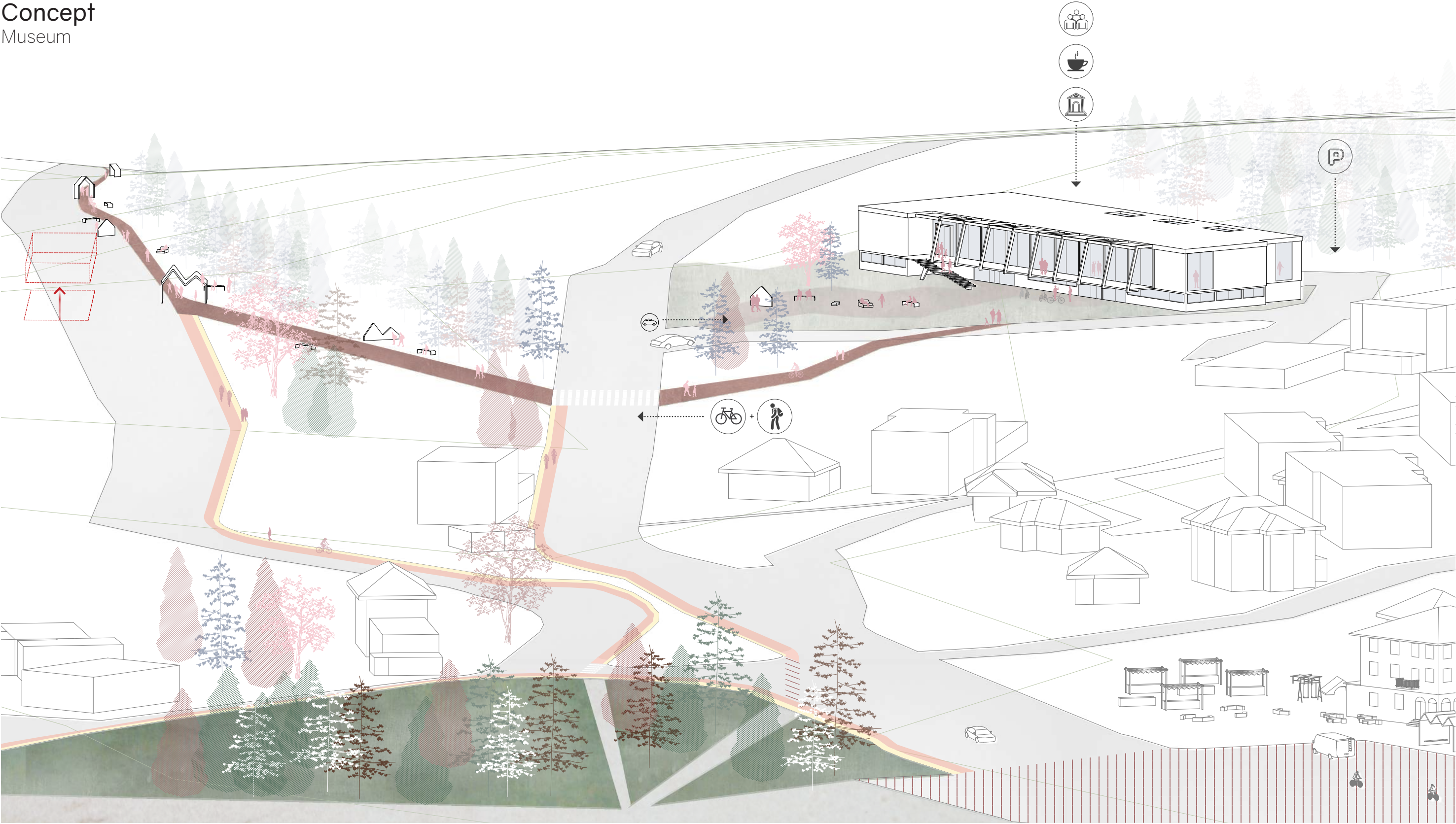


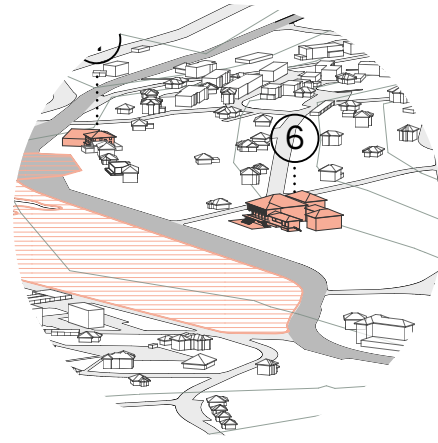
Robert Smithson, Bingham Copper Mining Pit – Utah Reclamation / 1973



The former open pit mine *Medet*, filled with rain water resembles more a lake with turquoise water than a postindustrial leftover

Concept
Museum





New Culture Hall

Research Center

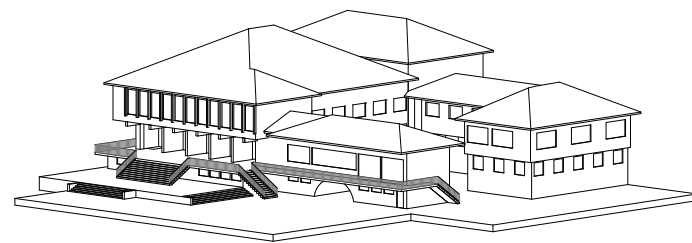


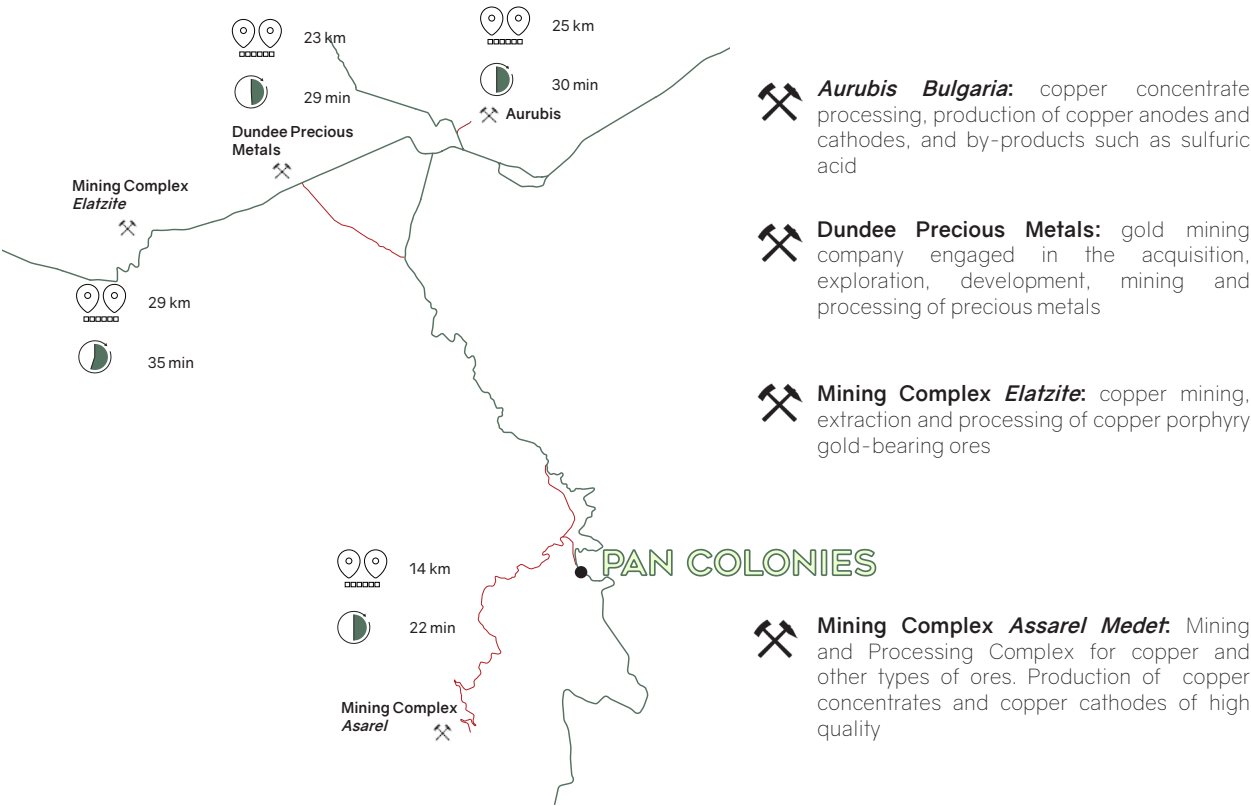
Fig.95

Concept

Research Center

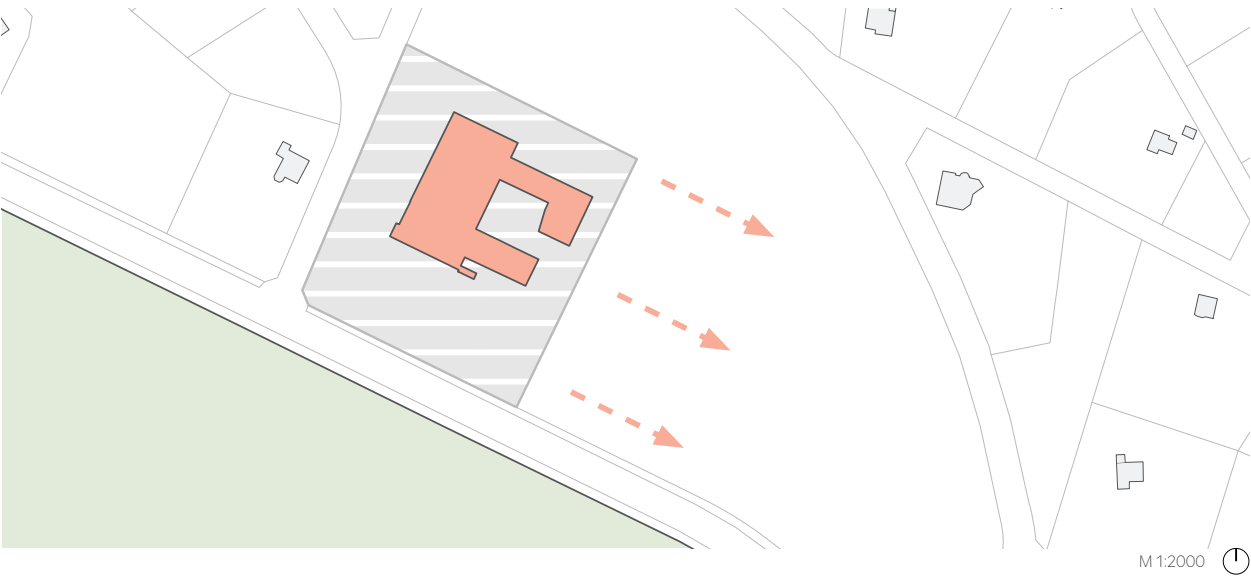
Reserach Center

Pan Colonies is located in a close proximity to four mining companies producing and processing copper, gold and other types of ores. All of them offer internship programs for students and researcher in the field of geology. The access to all laboratories and departments of the companies is however not always possible due to corporate regulations and security. This is why Pan Colonies and the former cultural hall could offer a space for independent research center where students or scientist could have their own rooms and laboratories to fulfill completely their projects and meanwhile stay close to the site of the mines. The research center could also be used for various conferences, events and workshops regarding the mining industry and geological science.



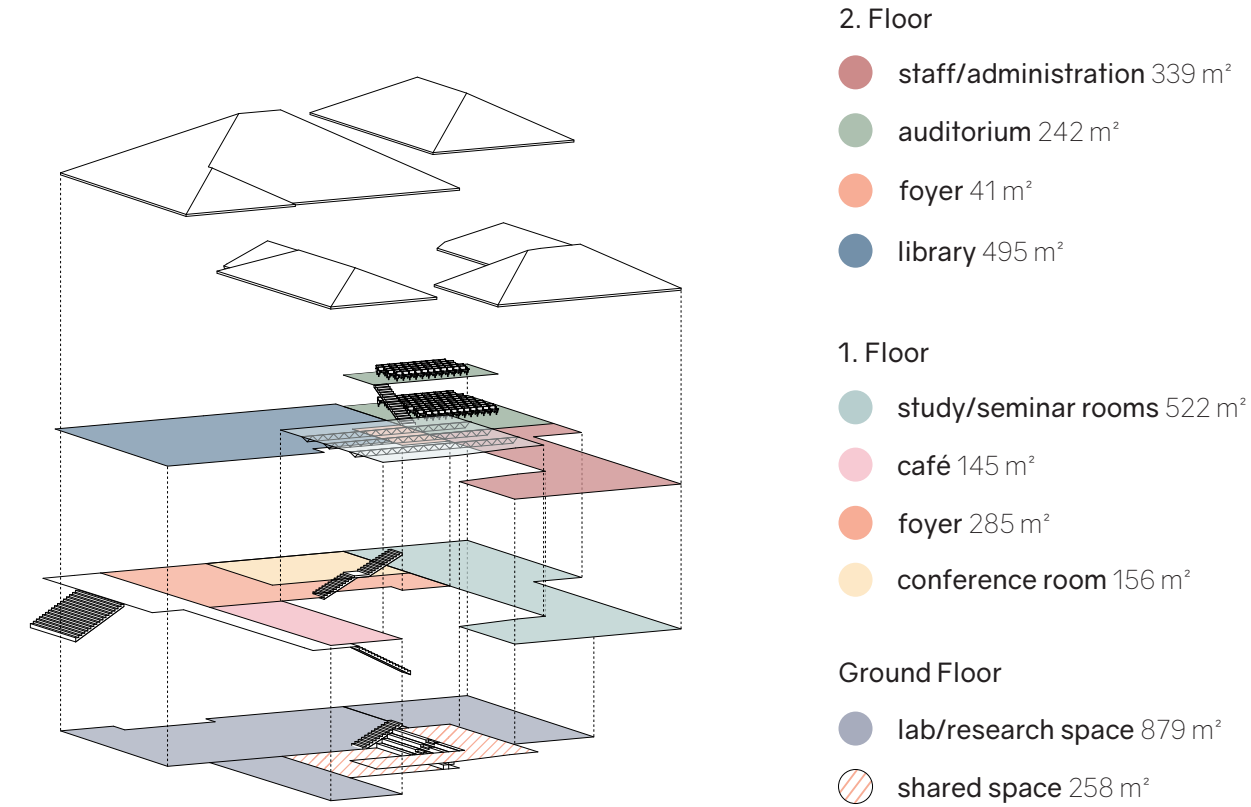
Approach to the site

The former cultural hall built in 1978 as a cultural and educational center is the biggest from the ten abandoned properties with a total area of nearly 3000 m² and is surrounded by a huge empty area at its east site. The building belongs to the mining company *Asarel Medet*, and is in a good condition according to their report. The neighboring empty field offers the easy expansion of the research center in case more facilities are needed for the future. The site is located also just across the park and could offer an easy access to outdoor activities such as various sport fields and green areas. The land road II-37 passes along the site and makes it easy and fast linked to the nearby located mining facilities.



Functions

The Ground Floor provides research and lab spaces, while the 1.Floor represents the main level and hosts a café, conference room and seminar rooms. It leads to an auditorium and library on the 2. Floor.



Concept

Exkurs / Interview



Zornitsa, during her internship at Dundee Precious Metals(Bulgaria). At the background is the Mining Complex *Elatzite*.

Zornitsa Kunchova

- 24 years old
- student at NAWI Graz/Geoscience
- internships at

Dundee Precious Metals

Chelopech, Bulgaria

2016,2017

Fig.96

Q: Hi! Tell me more about your study at NAWI Graz and which fields of science are involved in it?

A: The course is called Geoscience, which actually includes various subjects of geology such as paleontology, structural geology, mineralogy, hydro and geochemistry, environmental geology, physics, mathematics, zoology. So it's a very complex course involving a big diversity of scientific fields.

Q: Since the course is so complex and meanwhile strongly bond to natural processes and habitats, does it also require a lot of field studies and research on site?

A: Yes, that is the major part of it, since most of the processes cannot be understood just by reading about them in the textbooks. It's a well-known fact among geologists that one can become good in that field only when he works hard on site and gains a lot of experience there.

Q: Can you get the necessary experience and access to relevant sites while you study here in Graz?

A: Not in Graz, but we have had field trips to different regions in the Alps, Leoben and other popular geo regions where we had various workshops and seminars. They included mapping of a specific terrain, collecting geo data like rocks and many others, whose structure we analyzed later in the laboratories. However, during these short trips on site a student can learn much more than in a whole year at the lecture hall.

Q: Does that mean that you have to transport all the collected data to the laboratory at the university, no matter how big it is?

Yes. For example for my bachelor thesis I took various geological structures from the site of Dundee

Precious Metals (Bulgaria), where I had internship and transported them to Graz, so that I can analyze them and fulfill my research.

Q: So you had to transport these rocks from 1000 km?

A: Yes, since the facilities at the company are only for corporate use and the research I had to do was independent.

Q: What about using the facilities of some local university?

A: The access is still restricted, since you are not a student of that institution.

Q: Tell me more about the internship. Were there a lot of interns like you? What are the living and social conditions? Did you have the chance to meet and exchange experience between each other or maybe even do research together?

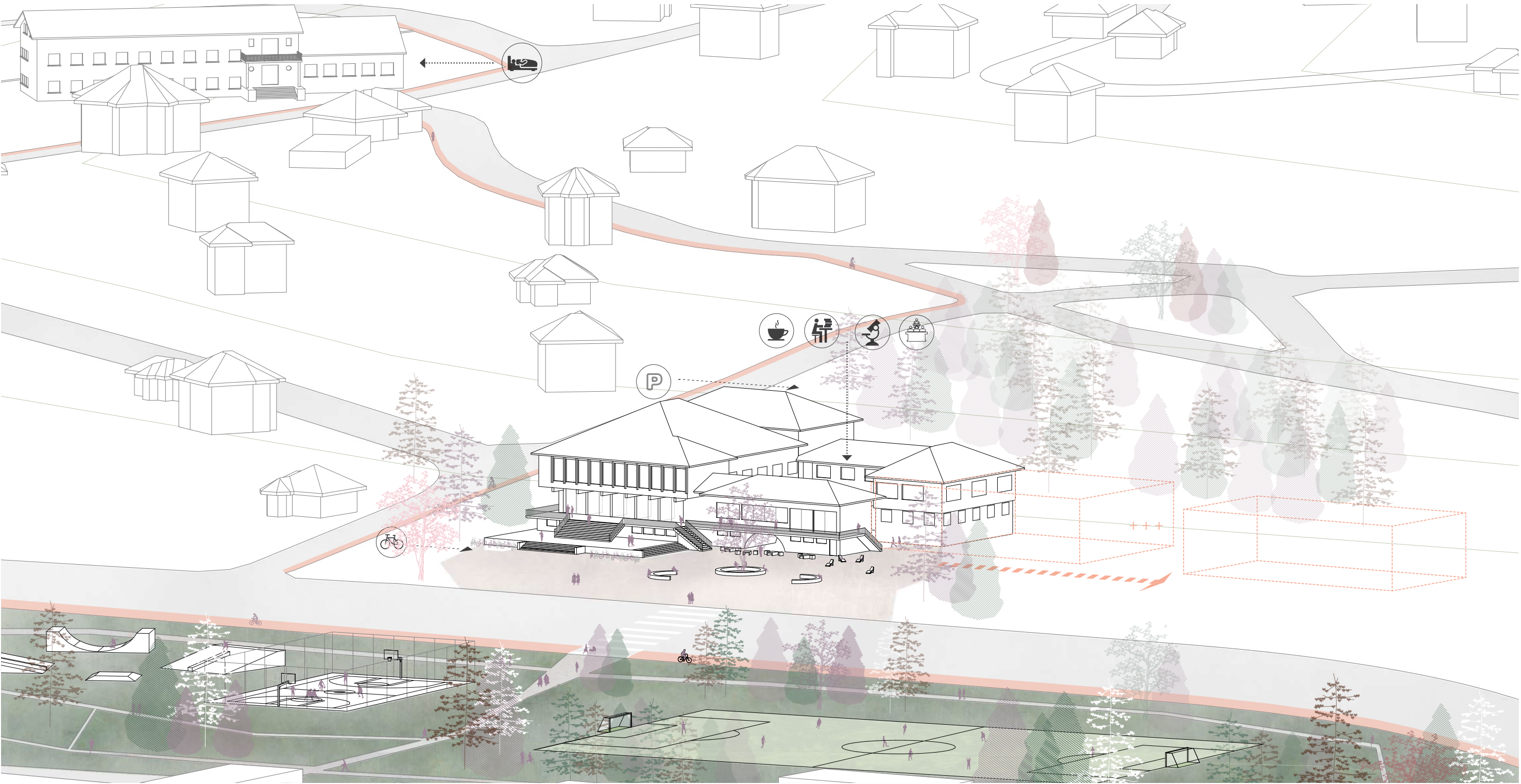
A: There were a lot of interns in various departments. I was working in the field of underground geology with another intern. Basically, there are one or two interns at each department.

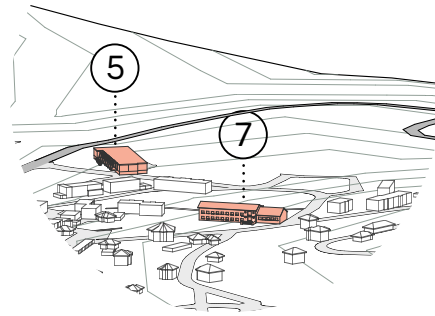
Regarding the accommodation, there was a dormitory where most of the interns were living, since the majority of them are not from the region. There was of course communication between us, however there were not provided any facilities where we could have really practiced together. That would have been a great idea, since we could have exchanged information and experience between the different fields of our internships.

Q: Would it have been useful for your studies if you had a research space, located 30 min away from various geological sites?

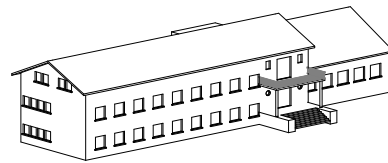
A: That would have been of a big advantage for me. In that case I could have done my bachelor thesis and many more researches on site and be much more flexible. I think something like that is very important for the geological education in Europe, since the universities are not always located in close proximity to the actual geological sites. In Australia, the US, or South Africa for example, the campuses are close to major geological facilities and this definitely contributes to better education.

Concept
Research Center





Plovdiv Summer Camp



Dormitory



Fig.97

Concept

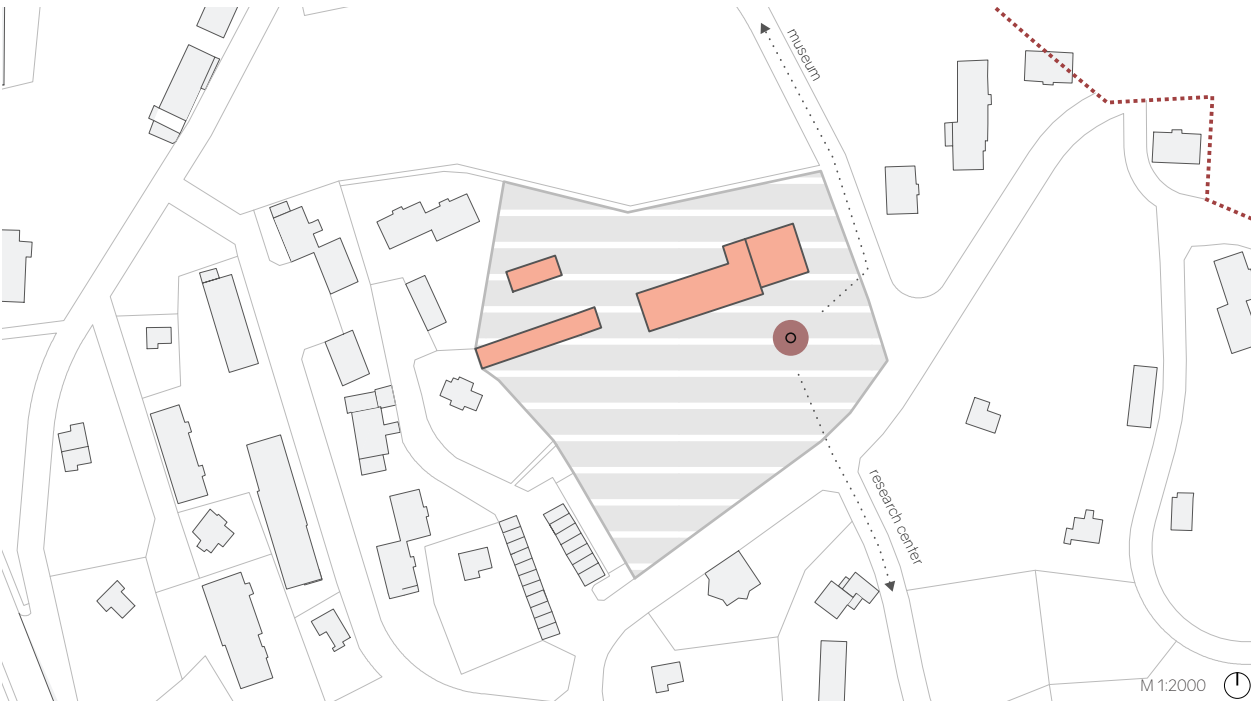
Dormitory

Dormitory Research Center

The dormitory aims to provide temporary accommodation to scientists, students or visitors of the Research Center or staff of the Museum. Except that it offers spaces for interactions between these groups and in that terms ease the exchange of experience and information in the specific field of their knowledge. It's a place where students and advanced researches have the opportunity to meet and have casual talks, while making together dinner or playing volleyball. The various indoor and outdoor shared spaces in the dormitory aim to boost and ease the interaction between the inhabitants of the accommodation facility and meanwhile melt the borders between the different levels of their scientific development.

Approach to the site

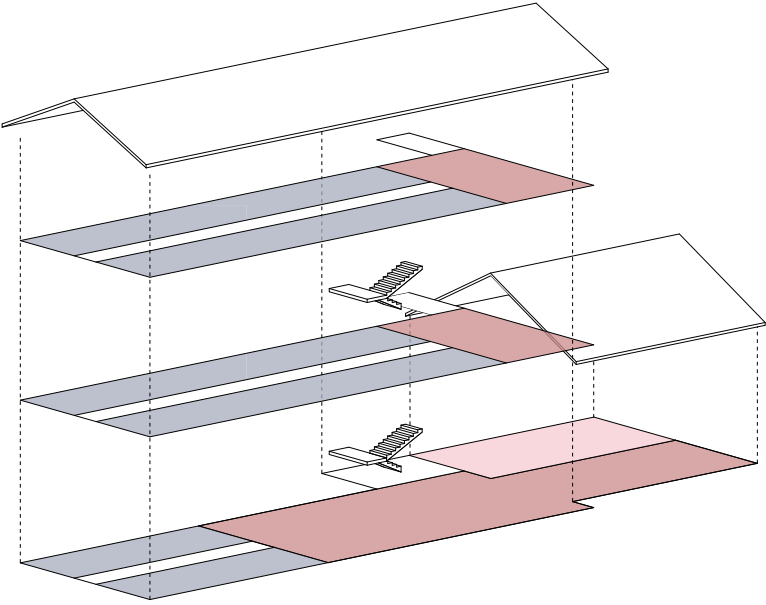
The site of the former Plovdiv Summer Camp is situated very close to the Research Center and Museum. That location ease the access to both facilities, which will be daily used by its inhabitants. The vast outdoor spaces offer enough room for various activities like volleyball field, table tennis, leisure and café. The site is also surrounded by villas and residential building, which makes the interactions with locals and owner of the villas possible. That can contribute to the key point of the plan for mixing all groups and stimulate their mutual communication. Another advantage of the development of this site is the way it will improve the surrounding of all people living around and have to face the huge abandoned facility of the former summer camp.



Functions

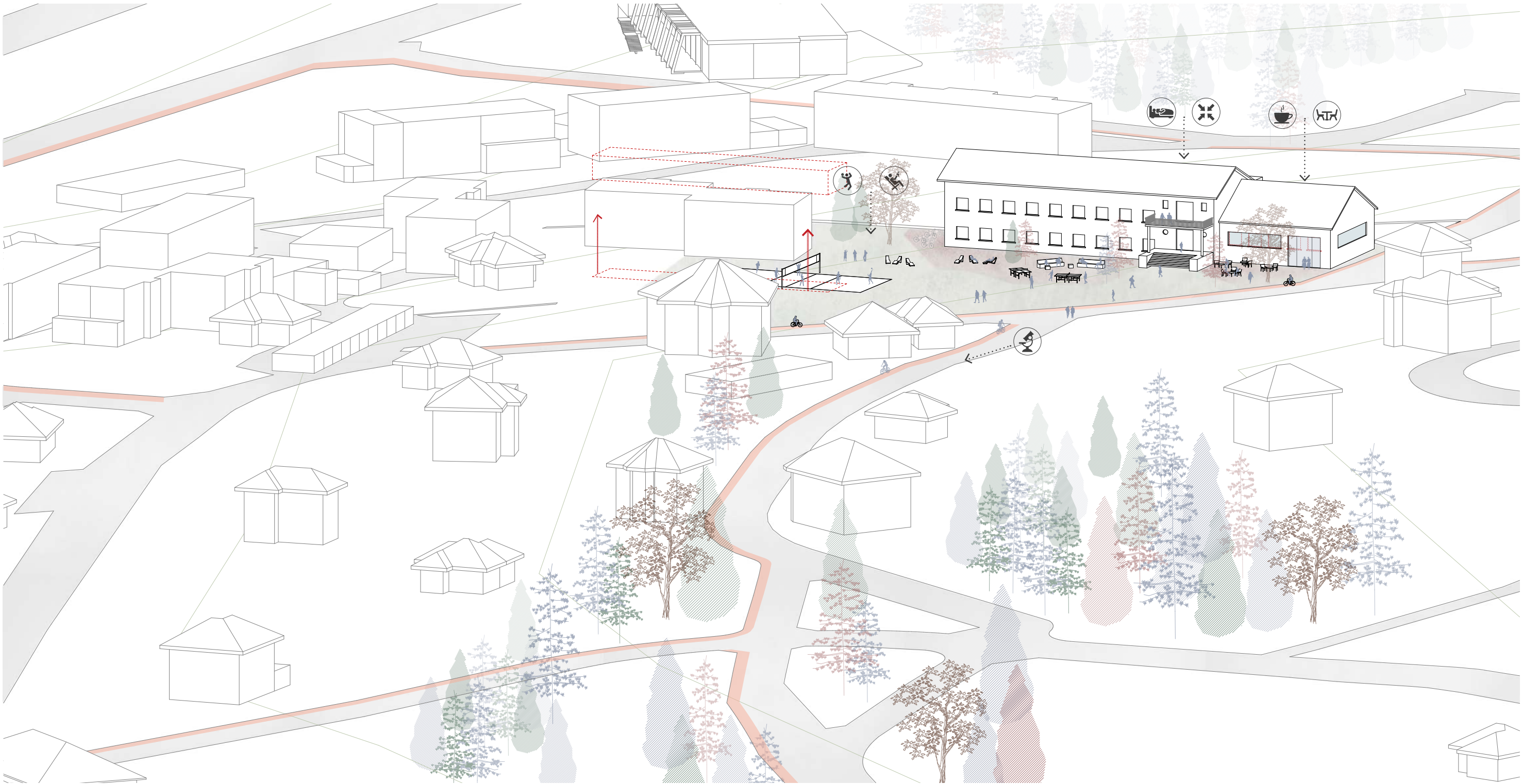
The dormitory offers single bedrooms as well as various shared spaces. The additional building on the left side has only one floor which could be connected to the main building and offer space for foyer, dining area, coffee breaks and internal events. At the back of the small building is the shared kitchen where the inhabitants could cook together.

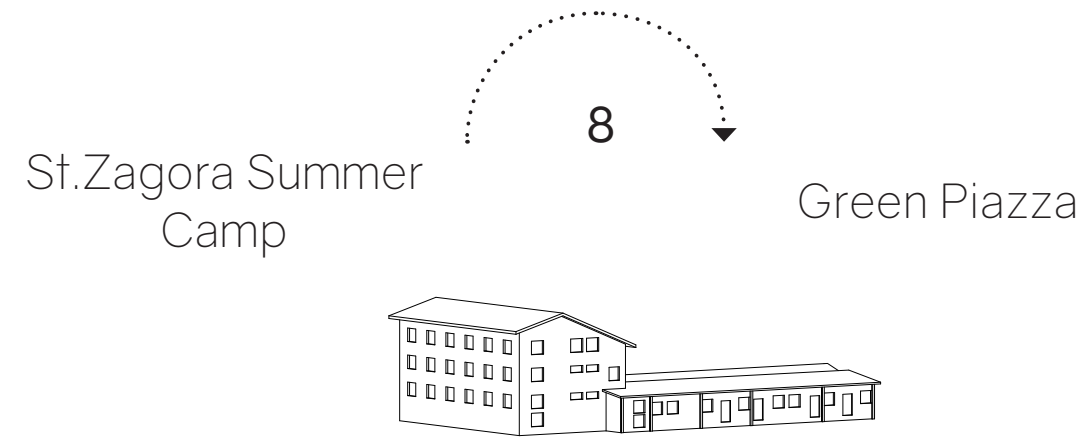
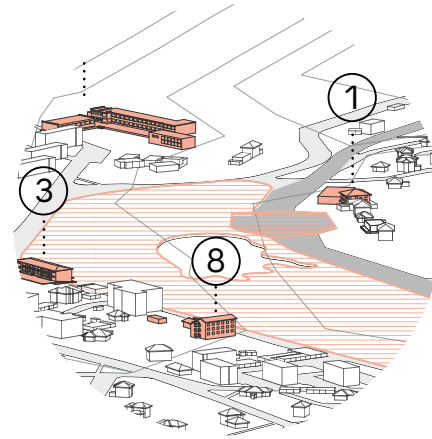
The other two floors are mainly dedicated to the temporary accommodation, but provide also shared spaces for movie nights, reading rooms/library and other mutual activities.



- 2.Floor**
 - Shared 67,5 m²
 - Bedrooms 229 m²
- 1.Floor**
 - Shared 67,5 m²
 - Bedrooms 229 m²
- Ground Floor**
 - Foyer/shared 295 m²
 - Kitchen 90 m²
 - Bedrooms 145 m²

Concept
Dormitory





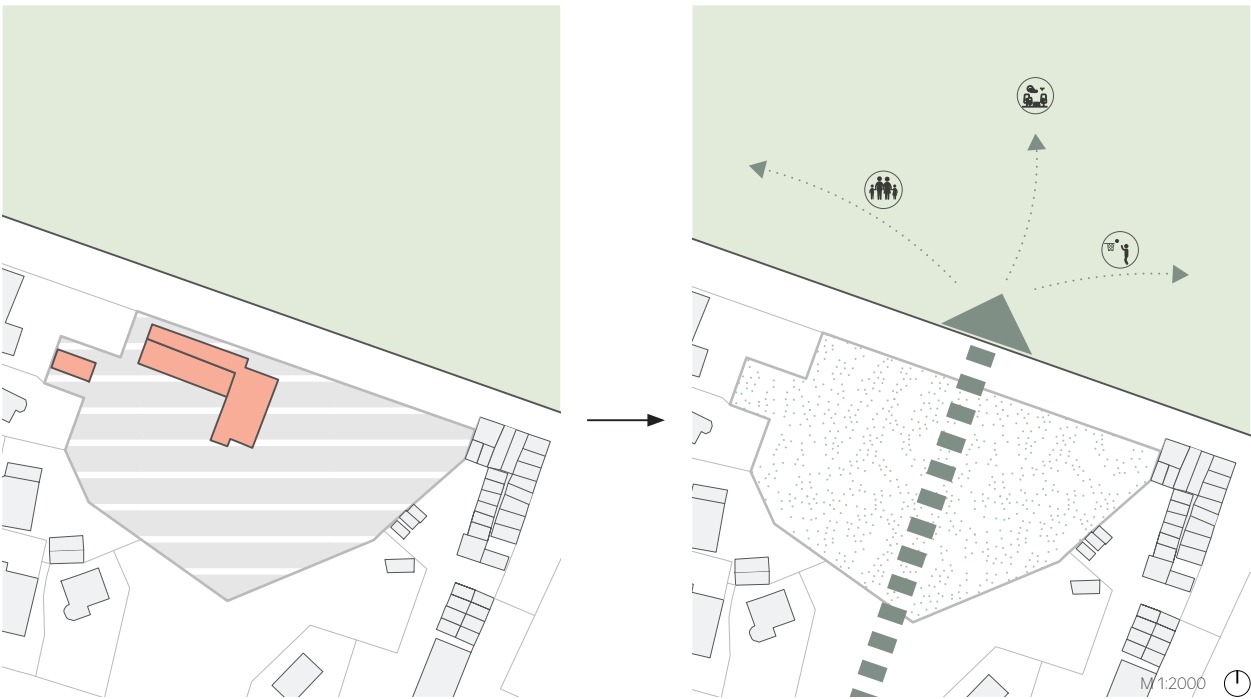
Concept

Green Piazza

Green Piazza

The second social generator and essential hotspot in the new plan for readaptation of Pan Colonies are the outdoor public facilities. The next step is the improvement of the green facilities, so that they are easily accessible and attractive during the whole year. Various sport facilities like football and basketball field, skateboard park, playgrounds, but also spaces for leisure like outdoor cinema, and sitting areas around the lake, as well as fishing or just a relaxing boat trip are just some of the possibilities that the park could offer and get the attention of different targets of age and interests. In the winter the frozen lake could be used for ice skating, while the alleys for ski running.

The major task of the park is to act as the green piazza of Pan Colonies and contribute for various social interactions without breaking the link to the nature.



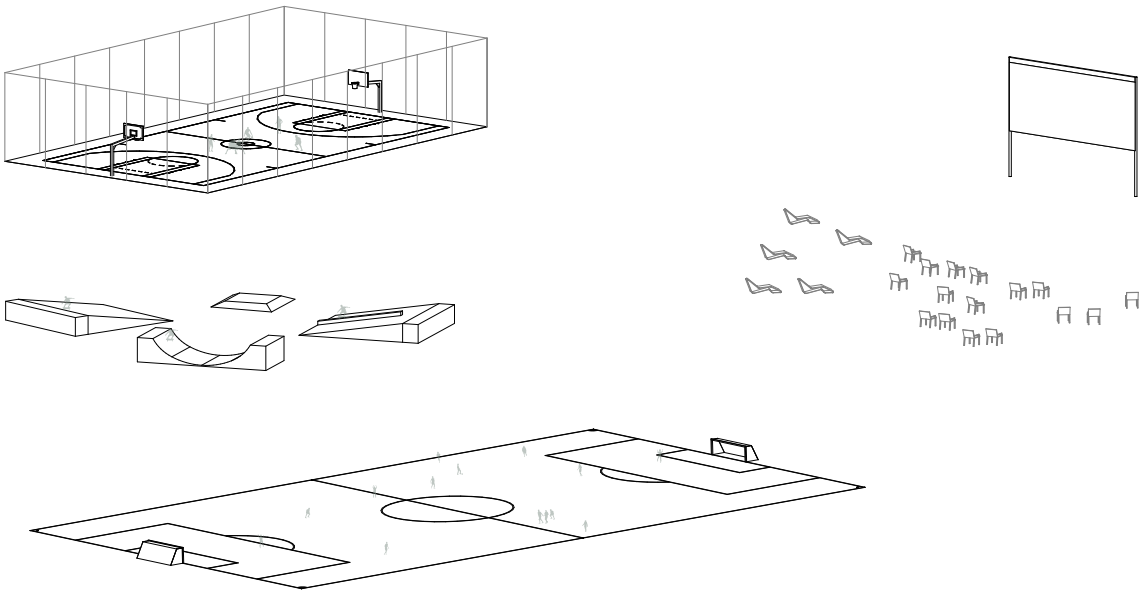
Approach to the site

The site remains on the place of the current park, however there are some measurements for improving its qualities and accessibility via the surrounding plots. A key factor for its reactivation is to make a proper connection to the Southern parts of Pan Colonies. The former site of the Stara Zagora summer camp (site 8) could provide that link and play as a green street to the park. The facilities of the former camp are in bad condition and the spaces do not offer many possibilities for integrating a new concept. These circumstances lead to the demolition of the camp in this version of the plan. Its site will be used for providing a green link to the park and in case of future development in Pan Colonies the plot could be reused and provide space for a new function.

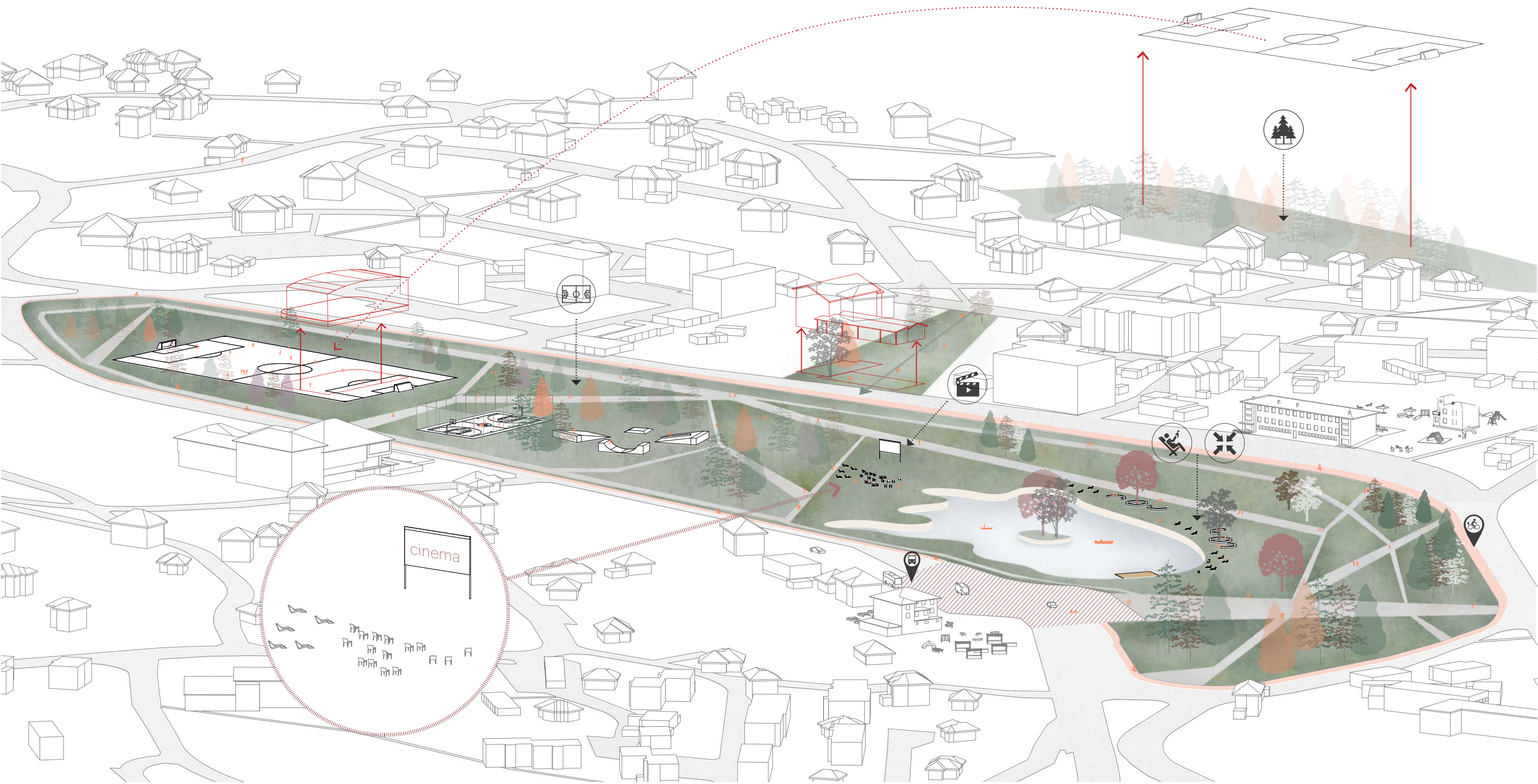
The second measurement is to relocate the existing football field, which is currently situated on the southern borders of Pan Colonies and stays in isolation. The south-eastern part of the park where the stage is located could host it, as well as the other sport facilities and in that way form an action zone of the park. The stage itself could be removed and substituted with a temporary one, since it is used just two times per year. It could be also relocated in the northern part of the park which is dedicated to the leisure zone. The close proximity of the bus station and social venue would be of benefit in case of events.

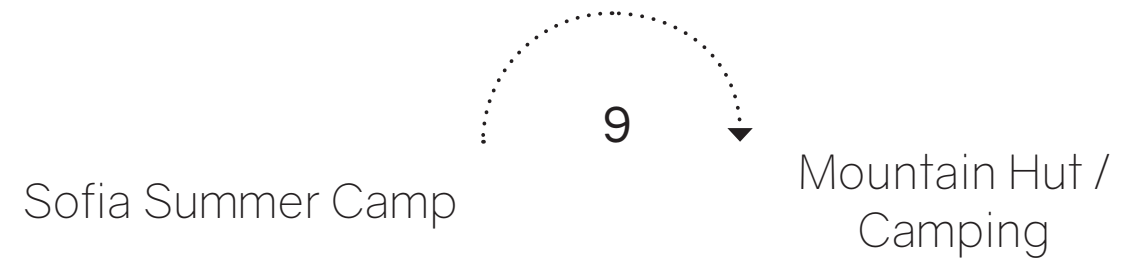
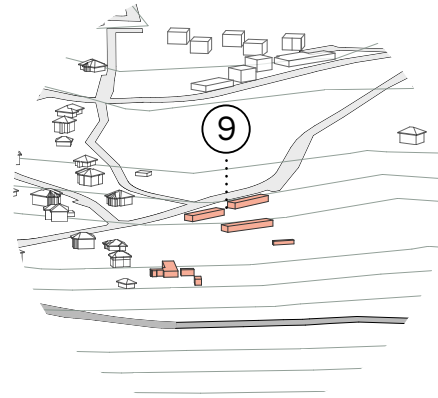
Functions

A football and basketball field, skateboard park and enough space for many other sport facilities are focused on the south-eastern part of the park. Various alleys connect this zone with the northern part of the park around the lake. This area is dedicated to leisure, relax and social activities. It can host an outdoor cinema as well as be the new location for the festivals in Pan Colonies. Playground and sitting area around the lake aim to boost the interactions between visitors and locals.



Concept
Green Piazza





Concept

Mountain hut/Camping

Mountain hut and camping

Sredna Gora Mountains offers various hiking roads, as well as mountain bikes traces. There are four famous hiking roads that start or cross Pan Colonies. This is the reason there is a mountain hut, built in the 1930s. However, another option for accommodation for all people taking the hiking or biking tours is the camping/pitching. The popularity of this kind of tourism is increasing in Bulgaria, but there is a lack of good maintained campings. This is the reason why a camping with proper facilities, located in Pan Colonies could be a good example and make this kind of accommodation even more attractive.

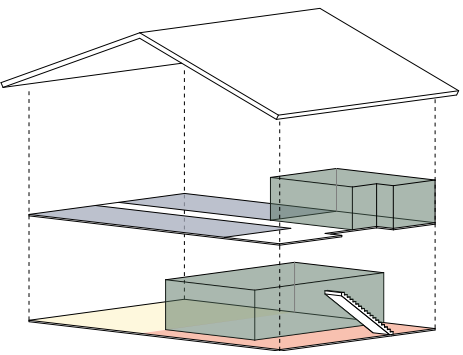


Approach to the site

The site of the former Summer Camp of the municipality of Sofia, with its nearly 17 000m² area and natural vegetation inside and outside the plot offers a good place for relocating the former mountain hut and planning enough facilities and bungalows for the future camping. The site is easily accessible by all hiking roads and could be relinked via a bike road to the central parts of Pan Colonies. The relatively high elevation and the orientation of the plot provides views toward the hills of *Sredna Gora* Mountain, where some of the hiking paths are located.

Functions

There are three types of facilities that provide different kind of accommodation. The main building consists of two floors and substitutes the former Mountain Hut(site 2). It offers spaces for restaurant on the Ground Floor and shared bedrooms on the 1. Floor. For the tourist, who prefer the comfort, but keep their feet on the ground, the camp offers single bedroom and two bedrooms bungalows with a small kitchen and veranda. The third type of accommodation is for the tourist with pitches or campers and offers a spacious green space and shade via the rich vegetation of the site.



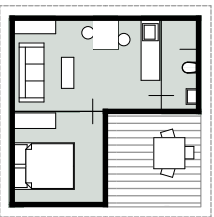
1.Floor

- Facilities 36 m²
- Bedrooms 126 m²

Main Floor

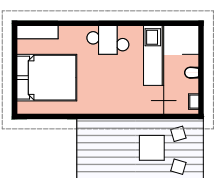
- Foyer 55 m²
- Kitchen/Facilities 66 m²
- Restaurant 93 m²

Bungalow 27 m²



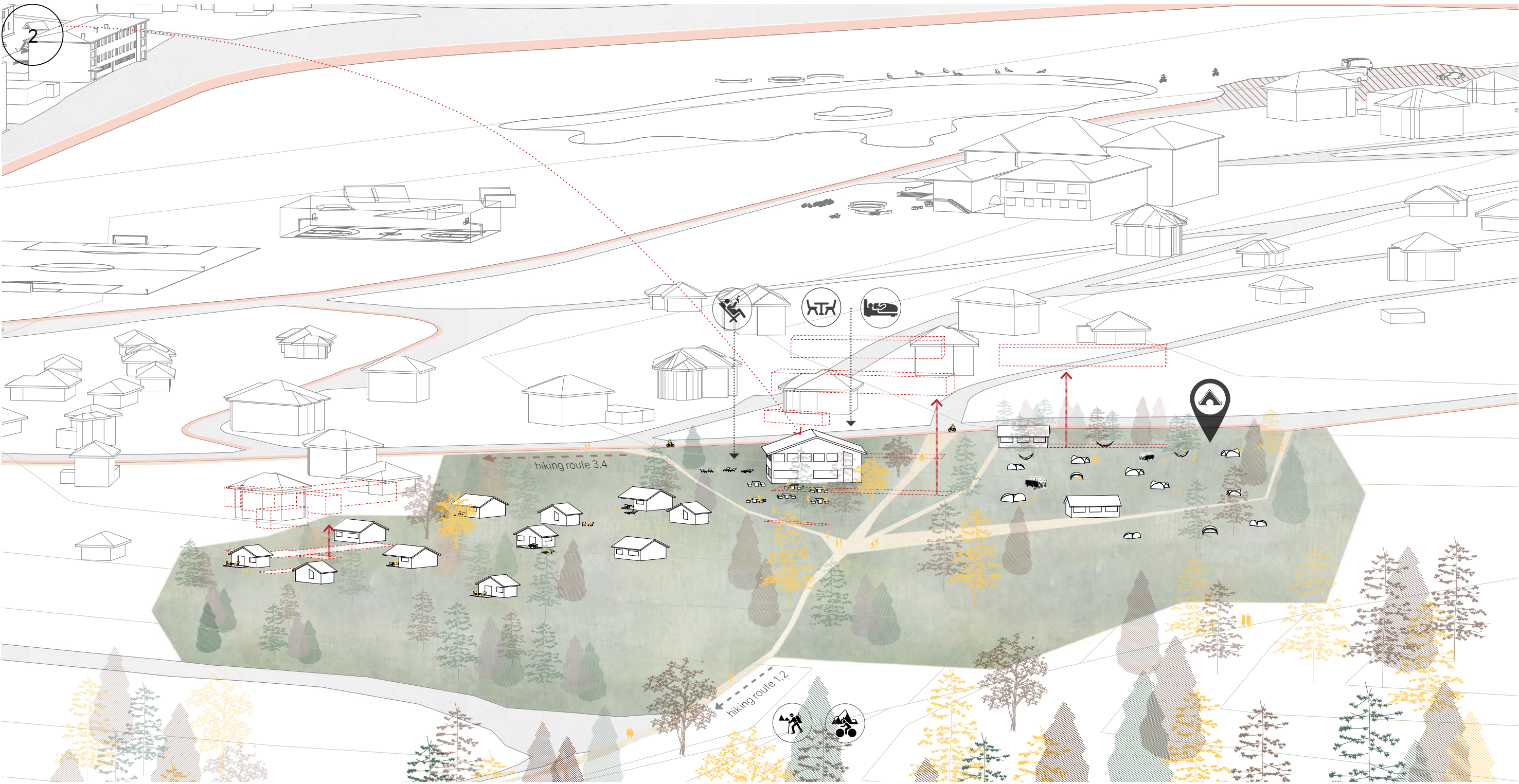
x 4

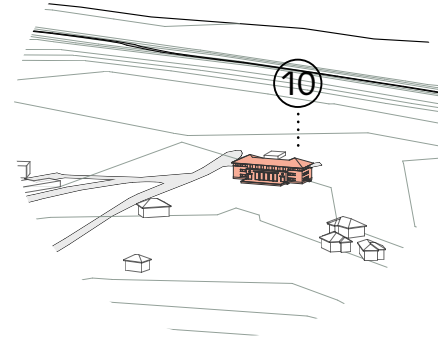
Bungalow 18 m²



x 6

Concept
Mountain hut/Camping





Holiday Residence

Art Hub / Hotel



Fig.98

Concept

Art Hub / Hotel

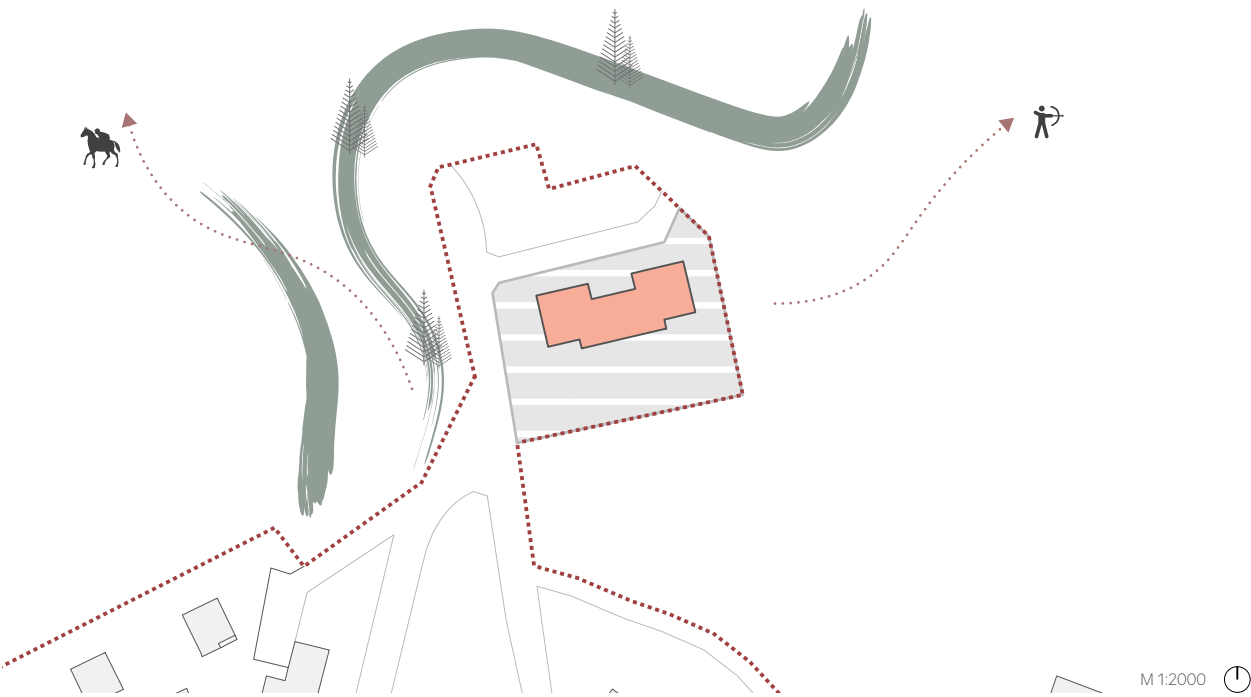
Art Hub/Hotel

The landscape and location of Pan Colonies offer the desired for some people escape from the stressful daily life. In terms of art and creativity the mountain village could be inspiring and provide the proper atmosphere for artistic souls. There are various writers and painters that have chosen to create their masterpieces away from the dense cities and instead be surrounded by nature. George Orwell, for example wrote his famous novel 1984 in an isolated Scottish island. Vincent Van Gough was inspired by the beautiful landscape in the Provence and felt much more confident in creating his pieces of art. The strong power of nature could be of advantage in Pan Colonies and it could host artist, as well as people who just want to be surrounded by artistic atmosphere. That is another key aspect of bringing social life to the place, however in that case focused on culture and art.

Approach to the site

The former site and building of the Holiday Residence, located at the north-eastern borders of Pan Colonies could be the proper place for hosting the future art hub/hotel. The reason for choosing exactly that plot is not only the landscape that surrounds it, but the building as well. With its big, sunny terrace on the ground floor leading to a spacious saloon inside and its modernist style, the building possesses the desired atmosphere that would inspire its guests and visitors.

The forest behind the site offers space for outdoor activities like horse riding or archery. The connection to the park and social venue is preferable by e-bike, since the site is located on a small hill. This is why there is a rent a bike box with e-bikes planned in front of the Art hub to serve its guest, as well as anybody who wants to take e bike.

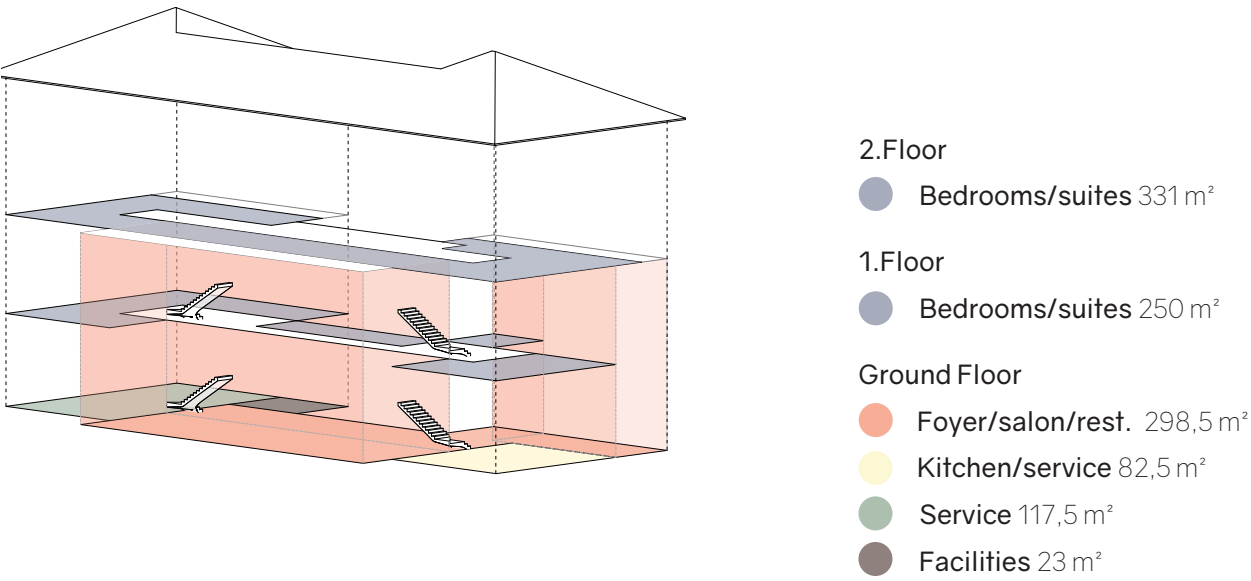


Functions

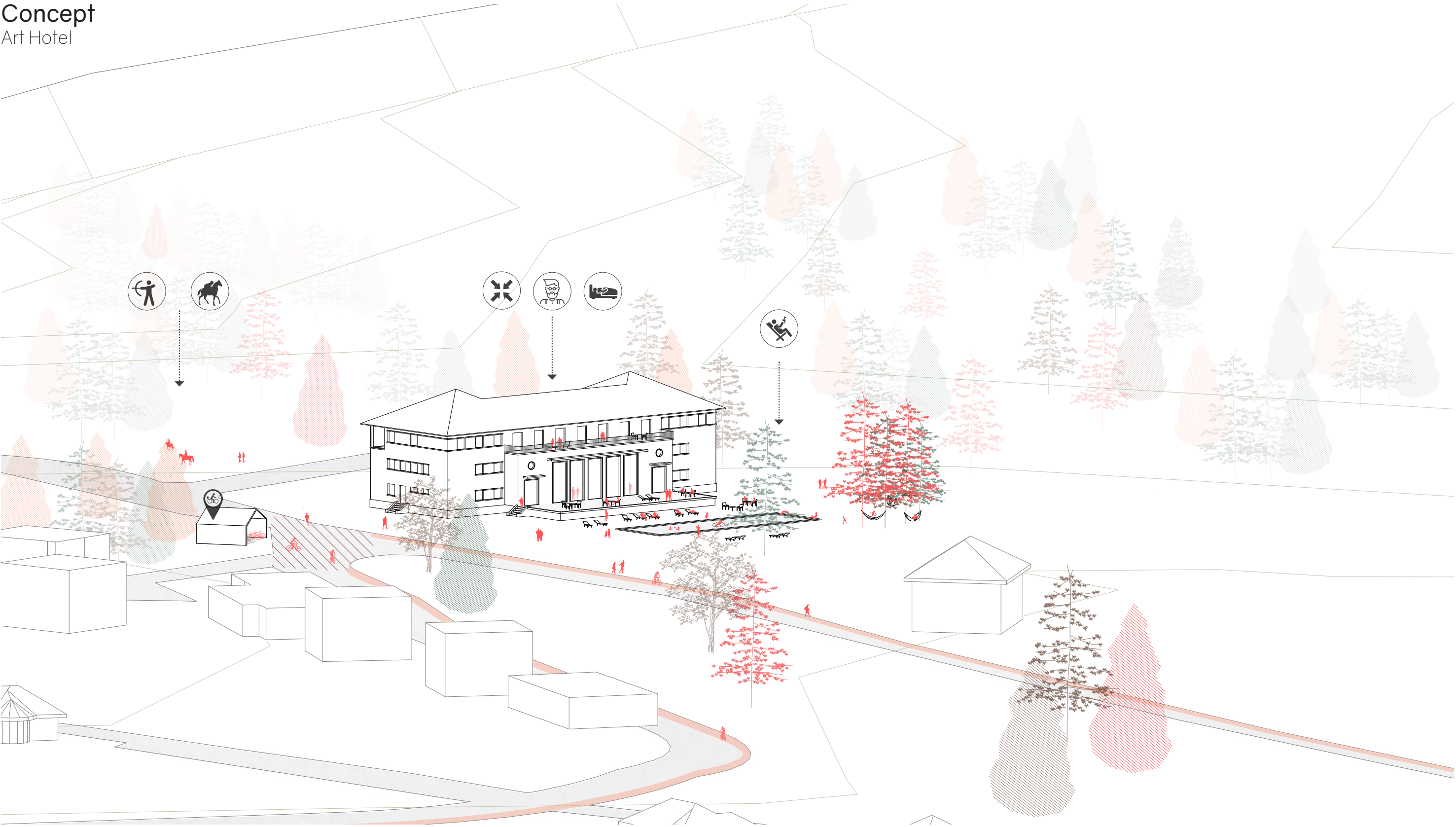
The spacious saloon in the Ground Floor, which has an area of nearly 300 m² and height of more than 6m, since it is extended to the end of the 1.Floor, offers an open space for restaurant, café, foyer but could also host exhibitions and various cultural and art events.

The east and west parts of the Ground Floor are dedicated to facility and service spaces.

The other two floors consists of several double bedrooms, as well as family suites. An additional elevator shaft could be planned at the northern façade of the building without destroying the genuine characteristics of the building.



Concept
Art Hotel



My Deep Gratitude to...

I would like to thank to all people and institutions, who provided the relevant data that was necessary for the research and analysis of this master thesis. A big thank you also to all the other people who supported this long and though journey until the very end.

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Yordan and Nelly Yordanovi, my beloved Grandparents, who helped me contact all these people listed above, helped me achieve my field study and research and supported me with data from the source.

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THANK YOU !

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