



PROJECT TASK

FOR THE DESIGN OF THE CONCEPTUAL ARCHITECTURAL-URBANISTIC SOLUTIONS FOR THE TOURIST FACILITY, ON THE PARCEL UP6, BLOCK 2, WITHIN THE SCOPE OF LOCAL LOCATION STUDY "GLAVATI – PRČANJ " IN THE MUNICIPALITY OF KOTOR

MACRO LOCATION

The settlement of Prčanj's latitude and longitude are 42°27'17" North and 18°44'48" East, and the whole settlement area is on the slope whose incline is 10-35° between the altitude points of +2.00 to +120.00m above sea level.

NATURAL CONDITIONS

The climate of Boka Bay coast, with its dry summers and large amount of rainfall during the year differs from the central European continental and Mediterranean climates, being most similar to the subtropical monsoon climate.

The mild climate, with a high percentage of iodine and other medications in the air, differentiates Prčanj from other Boka bay settlements. The temperature difference between the coldest and hottest months is rather small, the coldest month being January, with an average temperature of 7.4°C, and the warmest being July with an average temperature of 25°C.

For more than 140 days, the temperature is higher than 18°C. The average annual temperature in Prčanj is 15.4°C. Summers are hot and dry, while autumn and winter are mild and rainy, with a high average cloudiness. In terms of absolute rainfall, the municipality of Kotor receives 2000 mm of rain per year, making it one of the areas with the highest level of rainfall on the Adriatic. The dominant wind is southern one, which is warm and moist because it blows from the sea.

Kotor area is characterized by a fluvial-accumulation type of relief, characteristic for the slopes whose gradient of inclination is 30° or higher, and which has been formed on impermeable rocks and of cretaceous-paleogenic and paleogenic flysch belonging to the tectonic unit of Zone Budva.

The relief features steep slopes, escarpments, "V" shaped river valleys, narrow sharp or rounded reefs, numerous ravines and gullies, separated with its special zones from Igalo, across the Bay of Kotor, Budva and Bar, all the way to Ulcinj.

Strong denudation and erosive processes in this genetic type of relief, emphasized by seismic-tectonic events have resulted in numerous forms of mass movements (landslides, rockslides, gravity slides), and the phenomena such as piracy and watercourse diversion.

The soil in the coastal area of Prčanj is terraced and anthropogenic whose capacity is 120-200kN/m². Substratum of the soil in this area, whose average width amounts 300 meters, is carbonate-silicate in its nature. Higher zones are subject to erosion and their capacity is 100-150kN/m². The soil is brown and rests on limestone base.

Due to the relatively rapid downpour, water balance is not favorable, and there are water shortages during critical periods (vegetation period and tourist season),

The largest amount of water flows into the sea through underground karst ground routes, which are very complex and not yet fully explored, while a significant part of it flows into the sea below the surface of the sea (subsurface springs).



The result of such a runoff is a relative shortage of running and still surface waters. Torrential streams are characterized by their periodic occurrence and short streams.

Brackish springs are common in the vicinity of the sea.

Lithological complex of the Cukali zone, Triassic, Jurassic and Cretaceous carbonates, flysch, volcanic and volcanic-sedimentary rocks from the Mesozoic form the ground of the area in question.

Seismic zoning map of the territory of Montenegro, which contains the parameter of the basic level of seismic intensity, reveals the basic natural seismic potential of the area.

Coastal region of Shkoder depression, Budva and Boka Bay zones are characterized by a very high level of seismic activity, with possible maximum intensity of nine degrees on the MCS scale (in the average ground terms).

Almost entire area of the municipality of Kotor is located in the 9 degrees Mercalli scale zone, with a return period of 100 years.

HISTORY

Prčanj is one of the first settlements in the territory of Kotor and Risan Bay that have developed in the ancient period. There are written records of the archaeological sites in the area of Prčanj, but they are not yet explored.

The name Prčanj (Perzano, Parzana, Perzagno, Parzagno) appears in documents starting from the XIV century. Around 1420, Kotor and Prčanj fell under the rule of the Venetian Republic, which resulted in the arrival of the Venetian families (Florio, Markaze, Verona, etc.) who erected the palaces and fraternity buildings in this area.

Prčanj (Perzagno) is part of a network of settlements constituting a whole with Kotor, featured on the UNESCO list of world natural and cultural heritage, due to its specificity.

The oldest settlement developed on the slopes of Vrmac, above the present-day Prčanj, around an old parish church. Along the coast, there were just small chapels and buildings related to commercial activity.

A more intensive colonization of Prčanj began under the rule of the Venetian Republic

Due to the Turkish occupation of a part of the Bay of Kotor, from Risan to Herceg-Novi, at the end of the fifteenth century, the settlement remained in the higher mountain areas. The development of longitudinal settlement on the coast, in the southeast-northwest direction, began in the 16th century.

The settlement continued to grow, with mountain paths and walkways, forming longitudinal rows, so that each house faced the sea, that is the northeast.

The cross section of the settlement consists of the following units:

- Residential area along the coast, comprised of buildings in a row, as well as freestanding structures with several floors, and fenced gardens behind one next to them. The area along the coast features docks and piers with manipulative plateaus, while a prominent place is occupied by the "Tre Sorelle" palace.



- Construction index (CI) 1.0;
- Number of floors of the main building of the hotel is maximum 4 floors;
- Number of floors of the annexes and Villas is maximum 3 floors;

In the design process, it is required to comply with the provisions of the Rulebook on more detailed content and form of a planning document, land use criteria, urban regulation elements and uniform graphic symbols ("Official Gazette of Montenegro", No. 24/2010)

The following provisions must be applied for the tourist settlement (T2):

- the share of classified accommodation capacities in the main hotel facility shall be at least 30% while annexes and (or) the shall occupy no more than 70%;
- Average GBA per bed in a 5-star tourist facility shall be 80 m²;

The main facility designed in accordance with the provisions of the Regulations on classification, the minimum conditions and categorization of catering facilities ("Official Gazette of Montenegro" No. 63/11 and 47/12).

Design and materialization of the facility must be performed in accordance with urbanistic technical conservation requirements.



- The upper part of the village consists of forest and green belt area of orchards and olive groves with large undeveloped parcels and several stone houses. St. Anna's Church occupies a dominant position, along with the ruins of the Glavati-Sbutega family palace located on a hill, surrounded by forest vegetation.
- Rock massif Vrmac above the village.

The longitudinal profile of the settlement, starting from the Mondov stream all the way to Muo has the following characteristics:

- Residential terraced plots on the free undeveloped plateaus between objects.
- Undeveloped cove with the St. Anna's Church and Sbutega manor on a hill – as a green corridor within the settlement.
- Densely built residential area along the border with CM Muo I.

Old road network consisted of the road on the hill, from which the paths descended to the shore. In the nineteenth century, the coastal road separated piers and closed harbors from their owner's houses.

NATURAL VALUES

The Glavati area of Prčanj, despite excessive and uncontrolled urbanization of the coast of the Boka bay in the last few years, thanks to the efforts of institutions protecting natural and cultural resources, has managed to preserve the basic morphology of the Boka bay settlement.

Glavati Cove is the only surviving part of the authentic landscape of the Boka bay coast, whose one of the basic characteristics is the preservation of green space between the parts of the settlement.

The manor with Glavati-Sbutega ruined palace with the church of St. Anna's Church, in an isolated position overlooking the bay, surrounded by forest vegetation and olive groves, are an integral part of this unspoiled landscape and provide insight into the development of the settlements of Boka and the way of life of its inhabitants. Isolated villas and manors of Kotor nobility largely lost their original context, and it is crucial to preserve the remaining holdings in their original context and to revitalize them.

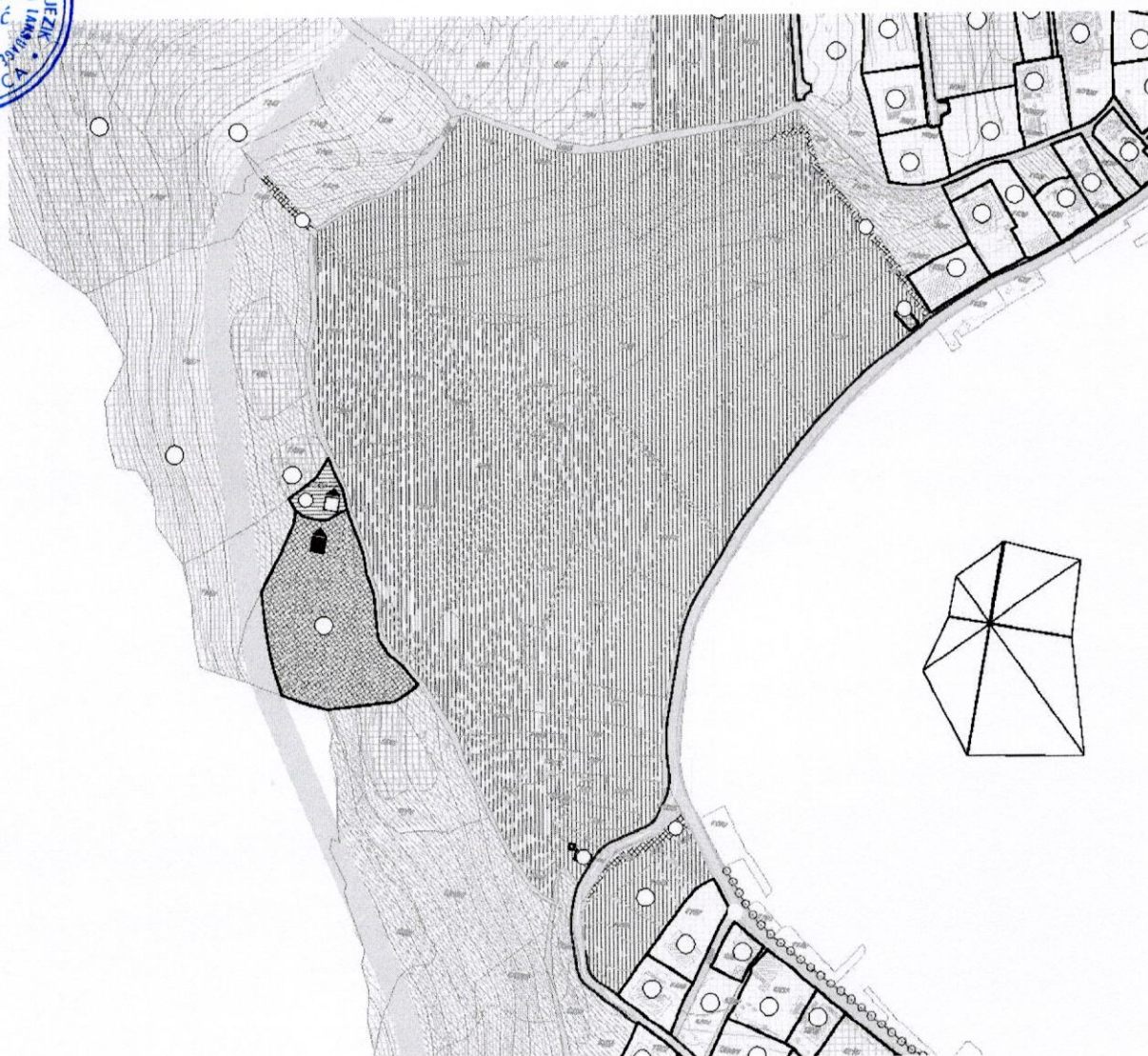
Numerous olive groves represent one of the biggest natural resources of the area. Olive groves and households in the hinterland are formed on the characteristic terraced ground. Private gardens feature citrus and Mediterranean fruit trees (pomegranate, fig).

ARCHITECTURAL HERITAGE

The UNESCO Convention on the natural, culturo-historical region of Kotor from 1979, mentions Prčanj as an old maritime municipality, with significant ecclesiastical buildings such as the Church of Our Lady, the Franciscan monastery with the church of St. Nicholas, the remains of the church of St. Thomas and an ensemble of Baroque palaces.

In addition to the sacral buildings, Prčanj boasts with a considerable number of valuable civil construction buildings.

From the earliest period of the development of the settlement, near the very parish church and the remains of the church of St. Thomas there has been preserved an earlier phase of the church of St. John the Baptist and the "Tre Sorelle" Palace, which is also the oldest palace in the Prčanj area, once owned by the noblemen of the family Buća from Kotor.



PROJECT TASK

At the location (UP6, Block 2, in the scope of the LSL "Glavati - Prčanj") there shall be designed a tourist facility: a 5-star tourist settlement (T2), with a maximum capacity of 400 beds.

In addition to the tourist facilities planned at the location, it is necessary to provide sports and recreational activities area, in accordance with the specific environmental factors.

Before designing, it is necessary to thoroughly analyze and evaluate the basic characteristics of the concept of the space and transpose it into an urban planning entity. Special attention must be paid to planning the streambed, which intersects the location.

The gross building area (GBA) does not entail service areas necessary for the operation of the garage and technical systems of the building.

In the design process, is required to comply with the planning requirements, given the urbanistic-technical conditions of the Ministry of Sustainable Development and Tourism Number 1055-556 / 10 from 25 March 2016:

- Occupancy Index (OI) 0.35;



Majority of the buildings along the coast were built in the period from XVI-XVIII century as Baroque style palaces, with simple rectangular shapes, having basement and two floors. The houses were often accompanied with family chapels and churches.

One of them is the church of St. Anna located in the forest, and which used belong to the famous Prčanj family the Sbutegas. St. Anna's church and the manor around it sitting on the intact landscape are especially valuable for studying the lifestyle of Kotor nobility. Along with the Glavati cove it is the only surviving part of the authentic Prčanj landscapes.

Facades of traditional buildings were made of cut stone from Korčula stone, jointed with narrow strips of mortar protruding from the surface of the facade, with stone slab finishing and little or no outside decorative elements.

The openings are profiled. Above the entrance to the house there is a fenced balcony balustrade. Behind the house, and to its sides there were walled gardens.

Roof slope ranges from 15-22°. Staircase is internal, although in some buildings we find external staircases leading to the first floor, usually made of stone slabs.

A series of fraternity houses can be found along the inner streets and yards. The largest number of these houses was erected in the traditional form of coastal stone architecture similar to the palaces, but without clear markings of stylistic affiliation and time of construction. The facades of these buildings are made of hewn blocks, with side walls in red mortar.

In the Glavati area, there are several old stone houses, located on a hill, which were renovated in the traditional architecture style with stone facade of gabled roof.

Buildings from the period of Austro-Hungarian rule are modest in their profilation, with plastered facades. Cordon cornices and window opening are the only parts that are made of stone. Balcony railings from this period are made of cast iron.

Together with the built structures, undeveloped green areas between the parts of the settlement represent one of the main characteristics of the cultural landscape of the Boka bay coast.

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According to data from the Regional Institute for Protection of Cultural Monuments there are two cultural monuments in the Glavati area:

1. St. Anna's Church - Category III

The church has a single nave with a semicircular apse covered with stone slabs.

Due to the characteristics of the Romanesque style, it is assumed that it was built in the Middle Ages. The building has a high stone bell cote, Romanesque window on the facade and narrow oblong window above the front door. In terms of decorative elements, the church is modest, but its architecture and masonry techniques reveal the high quality mastery of a national stonemason. Like other family churches and chapels, this church has a local significance because it follows the life of the famous Prčanj family, the Sbutegas, during many centuries. It is located in an isolated place in the forest on the Sbutegas manor. Sbutega palace, now all in ruins, lies next to the church. The church and manor are approached through a narrow rugged trail winding through the woods.



The "Tre Sorelle" Palace

LOCATION

The location occupies the central part of Glavati cove and consists of cadastral parcels No. 1137, 1138, 1139, 1140, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174/1, 1174 / 2, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183 and 1184, and parts of cadastral parcels No. 1136, 1141, 1185, 1186 and 1187, all belonging to CM Prčanj 1. Municipality of Kotor, whose total surface area is $P = 41,191.00\text{m}^2$, designated as urbanistic parcel No. 6, Block 2, in the Local Location Study.

There are no constructed objects on this location



St. Anna's Church

2. Tre Sorelle Villa - Category II

Located in the southeastern part of the Prčanj coast, in Glavati. The former castle of the Buća family is a Gothic structure consisting of three parts, high and narrow, with three roofs. The remains of the balcony still exist on the facade of the middle house. The side houses feature walled up Gothic windows. The coat of arms of the Buća family on the windows consist of two lilies in the upper part and stars in the lower part of the coat. On the north side, there is St. Jerome church -private chapel. The church is accessed through the arched opening of the fence.

The palace was built in the 15th century. Originally it was in a rather isolated position, but the history saw the development of a settlement. Undeveloped area behind the palace must be preserved, since in all its features, it remains an integral part of the historical context of an important monument of Gothic residential architecture of Kotor.

STALNI SUDSKI TUMAČ

Danilo Leković

ime i prezime

za engleski jezik,

postavljen rješenjem ministra pravde Crne Gore
broj: 03-9404/14 od 29.07.2015, potvrđujem da
je ovaj prevod vjeran originalu.

Troškovi prevoda iznose 180 €.

U Podgorici, dana 7/2/2017.



Danilo Leković

Potpis

