

REPORT OF THE JURY

FOR THE INTERNATIONAL, GENERAL, PROJECT, SINGLE-EFFECT, ANONYMOUS COMPETITION FOR CONCEPTUAL, ARCHITECTURAL AND URBAN SOLUTION OF 4-STAR TOURIST SETTLEMENT, ON URBAN LOTS UP26 AND UP138', WITHIN THE SCOPE OF DETAIL URBAN PLAN „PRCANJ“, THE MUNICIPALITY OF KOTOR.

COMPETITION INITIATOR

Competition initiator is the municipality of Kotor, Secretariat for urban planning, construction and spatial planning, upon the request of „AG Projekt“ Ltd, Nikšić, address: Milovana Pekovića P+5/60, Nikšić.

THE SUBJECT OF PUBLIC COMPETITION

The subject of public competition is the development of the Conceptual architectural and urban solution of 4-star-category tourist settlement on the urban lots UP26 and UP 138', within the scope of Detail Urban Plan „Prcanj“, the Municipality of Kotor.

COMPETITION JURY

The competition jury appointed for evaluation of competition works consists of 9(nine) members:

Žana Filipović, Master in Art History, the President of the jury
mr Lidiya Ljesar, M.Arch., conservator
prof. Francesco Defilippis, M.Arch. (Italy), member
prof. Milan Vujovic, M.Arch. (Serbia), member
doc. mr Budimir Sudimac, M. Arch (Serbia), member
Dušanka Petrovic, Master of Civil Engineering, member
Milica Abramovic, Master of Civil Engineering, member
Bojana Petkovic, M.Arch. , member
Nevena Dakovic, M.Arch. , member

Professional rapporteur of the competition is Jelena Samardžić Perović, LL.B.

DATA ON THE DECISION OF THE JURY

After September 26th 2016, the date given for submission of the competition works, the jury worked plenary on October 8th and 9th 2016 when they made the Minutes which were the integral part of the jury's report.

15 competition works officially arrived (out of 73 registered participants).

The following guidelines were applied in the procedure of judging the competition works:

- Law on Spatial Development and Construction of Structures of Montenegro (Official Gazette of Montenegro 51/08, 40/10, 34/11, 47/11, 35/13, 39/13, 33/14);
- Rulebook on manner of calculation of size and volume of objects (Official Gazette of Montenegro 47/13);
- Rulebook on manner and procedure for conduction of the public announcement, adopted by the Ministry of Sustainable Development and Tourism.
- Competition materials (Competition announcement, Program task, Plan and conservatory guidelines)

There are six experts in architecture in the jury, one of whom is a conservator and restorer, two are civil engineers and one is an art historian who was the President of jury.

The objective of the competition was the selection of the best and most expedient Conceptual architectural and urban solution which will, with its applied solutions:

- evaluate the total potential of the plot and its contact zones in the most efficient manner,
- achieve a harmonious architectural form with a well-defined function,
- recognize and upgrade the existing architectural, landscape and geomorphological context in a quality manner,
- recognize the need for at maximum for: energy efficiency of planned objects and use of alternative energy sources

THE COURSE OF THE JURY'S WORK

In accordance with the competition announcement, especially with item 8. *Equipment of competition work* and item 9. *The contents of the competition work*, Jelena Samardžić, a competition rapporteur, together with Nevena Daković, a member of the jury, opened and examined the competition works in terms of formal compliance with competition requirements. At the beginning of jury's plenary work, the rapporteur notified the members of the jury about the contents of the received competition works and shortcomings which are individually listed in the Minutes from the opening of the competition works.

After a short discussion among the members of the jury, it was concluded that the competition work code 23547-CG-2006 needed to be disqualified because it did not meet the minimum requirements in terms of contents and equipment of competition work. For the other competition works it was concluded that they met the nominal competition requirements and that each competition work should be further taken into consideration in accordance with the criteria of the competition.

The examination of the competition work proceeded after this as well as the selection of those works that met the competition requirements at first sight.

By checking the competition works, the jury discussed the architectural and functional tasks of the program task of the competition as well as the characteristics of the concerned area which is under the protection of UNESCO from 1979 and where the four-star tourist settlement should be built. Their mutual assessment was that it was necessary to have an expertise and skills to respond to such a complex task set by the text of the competition, and to combine the «technical» issues related to the

function and planning regulations, with "aesthetic" issues related to historical and natural values of the location (which is under the protection of UNESCO). The existence of two objects of the former hotel Riviera and the chapel of St. Anthony of Padua, that has certain historical values, as well as the natural shape of UP 138 intended for the construction of villas (a green slope with magnificent sea view) made the task of the competition more demanding for the participants of the competition. The participants had the option to keep the existing object and to adapt it into the new environment or to demolish it and build a new one respecting the conservation guidelines. In this respect, this competition task demanded a multidisciplinary approach in the field of urban planning with significant design sensibility in protected areas.

In accordance with the requirements of the competition, the following competition works singled out after a careful examination of 14 papers: «RIVIERA_66», «AS777», «1961», «8888855», »Sveti Lukijan«, «T83N0» and «Kotor Garden». Each of these proposals individually met the most objectives of the project task of the competition.

The discussion about the selected competition works followed after this:

1. "RIVIERA_66"

For this competition work the jury had the opinion that it shows the relationship between the main hotel building (which was rebuilt on the site of the existing pension Riviera) and other objects in the surroundings in an interesting way. In addition, the characteristics of the villa (the proportions and materials) look quite adequate in relation to the characteristics of the location. The solution for the design of the object of the hotel represents the quality response to the requirement of respecting the clearance and character of the existing object of the Hotel Riviera. However, the disposition of the villas gives the impression of "being cluttered" and the surrounding area is criss-crossed with lines of flights of staircase, which resulted in losing the quality of existing cascades and therefore the undeveloped area is being degraded. The comfort and privacy of users is lost by the proposed method of vertical communication within the villas.

2. "8888855"

For this competition work the jury noted that there are too many of vernacular architecture. Formally speaking, the competition work code "8888855" can be considered as an interesting one in terms of the solution of reconstruction of the main hotel building which was designed as a "replica" of the existing building of the Hotel Riviera. Although, at first glance, it gave the impression that for this proposal it was used a method of "collage of facade elements of the existing traditional objects", the further analysis of this proposal draw a conclusion that its best quality in relation to the built space is the free space around the villas with its amenities. As one of the quality of this work is the use of stone in the traditional style. In terms of the materialization of the entire tourist complex, the use of atypical modern elements on vernacular facades is observed, which didn't achieve a visual effect. Functionally, the shortcomings of this work are: delevelled kitchen, vertical communication inside the object of the hotel and parking that is planned on the upper part of the location.

3. "1961"

The competition work code 1961 singled out at the beginning as a solution that interprets all main objectives of the competition in the most rational manner, trying to satisfy the architectural, functional and economic requirements of the tourist settlement. This solution foresees the demolition of the existing object of the hotel and construction of the new one while the villas are designed to follow the contour lines of the terrain and to exploit the potential of the space in accordance with the program task of the competition. The interior and exterior of this solutions correspond to the function which is also very important, and they meet the standards of the four-star tourist settlement.

4. "AS777"

The competition work code "AS777" tries to combine the exploitation of area potential in relation to the program task of the competition with the need to respect the architectural and landscape character of the location. The new building of the Hotel Riviera has been designed so that it has the characteristics of the historical palaces of the Bay of Kotor. The relationship between the Riviera hotel and the villas in the background is solved well by the contrast of materials. The main remark of the jury was that the appearance of the villas that didn't fit, unlike the appearance of the hotel (eg. the contrast between the local stone at the hotel Riviera and white painted wood on the villas).

Looking at the villa, arrive the impression that the authors decided for forms that are already proven and acceptable as an effective solution for most of locations. In this way and not given over at the modern era at the site for the construction of villas, neither has been made an impression of quality and comfort accommodation of high category.

5. „T83N0"

This solution foresees the object on the site of the existing garden of the restaurant which is not in accordance with program task. Dissolution of the object of the hotel into several separate volumes does not correspond to the required categorization. Due to poor presentation, it was not clear whether the warm ties were designed between all the objects which are in the function of the main hotel building. In terms of design, the repetition of the same facade on the the main as well as on the side facades of the hotel and the villas doesn't correspond to the visual identification of the main object and dependance. The villas themselves and their disposition give the impression that it is a residential settlement that arose spontaneously in terms of urbanism.

6. „Sveti Lukijan"

The main shortcoming of this solution is the same treatment of the object of the hotel in terms of volume, materialization and design of the facade. Thus, the disposition of the objects doesn't allow views towards the sea to a great number of apartments. The function of objects itself and their amenities didn't respond in adequate manner to program task.

7. „Prcanj Garden"

This solution maintains and renovates the existing object of the Hotel Riviera and the porch of the annexed object of the chapel. The villas have been designed as a settlement that is based on ecological and sustainable principles, trying to design the villas according to the cascade form of the terrain. The main objective of the author is to have the lowest possible impact on the existing landscape: the volumes of the villas are designed so that they themselves are part of the area and look like a "cascade garden" of the main hotel building.

The competition works codes: «788675», »140881», «bd2130», «mar222», »13524» and the competition work without a code are not acceptable on the requested location due to the fact that their volumes and materialization do not fit into the existing matrix and character of the surrounding objects. Also, the proposed solutions didn't respond to the program task of the competition when it comes to the maximum number of floors of object, a solution of roof design, etc.

The competition work code »15967HEN7» keeps the existing object of the Pension Riviera but in this way it doesn't provide the necessary capacities and hotel amenities of the required category. The space of the existing garden of the restaurant wasn't redesigned in quality and acceptable manner. The solution for the villas did not respond to program requirements neither in the urban nor in the formal sense.

After the detailed examination of all competition works, the jury was unanimous in their assessment that none of the competition works fully satisfied the requirements stipulated by the competition and it was decided that the first prize shouldn't be awarded. The jury also unanimously decided to give two equal second prizes for the competition works codes «Prčanj Garden» and «1961», Prčanj Garden, in terms of idea and a clearly defined concept of architectural - urban valorization which fully respects the legacy of the cultural landscape of the region as well as visual identity of the existing pension Riviera, the space which is enlisted in the UNESCO World Heritage List because of its exceptional inherited cultural and natural values and the competition work 1961, due to the functionality of the concept, the economic feasibility of the proposed solution as a whole and the achieved level of quality of tourist standard kind which this area lacks in.

The final decision of the jury is as follows:

The first prize - not awarded

The second prize – awarded on an equal basis for the competition work code » Prčanj Garden « - 8000€

The second prize – awarded on an equal basis for the competition work code 1961 - 8000 €

The third prize: not awarded

The members of the jury, Bojana Petkovic and prof. Francesco Defilippis proposed competition work code AS777 for the third prize. The voting started after their proposal. The proposal did not receive the required majority of members of the jury.

JURY'S REPORT ON THE AWARDED COMPETITION WORKS

Prčanj Garden – 2nd prize winner

When it comes to urban and architectural solution, the competition work code «Prčanj Garden» used the potential of the location in the best possible way and the placed concept in the best way shows the relationship to the existing context in the best quality manner, respecting the project task, urban and technical requirements and conservation guidelines. The jury recognized the seriousness in the approach to the previous analyzes, primarily the architectural and natural heritage of Prčanj thus illustrating a serious and comprehensive approach to all program contents, with a strong level of functional development of contents with the achieved high level of environmental standards and use of alternative energy sources. The competition work is well-done in its effort to clearly present its idea and a new modern concept of design that is in compliance with the inherited ambience value of the cultural landscape.

This is reflected both in the complete respect of inherited visual identity of the architecture of the hotel of the inherited object Pension Riviera, as well as on the other objects, which by disposition valorize the micro-location itself, i.e size, the location and topography of this plot and the relationship to the surrounding structures while meeting all criteria of the hotel capacities with 4 or more stars.

By the clearances of the villas and layout of the masses that are established in order and in the rhythm and proportions, the author has shown sensitivity, understanding and appreciation of the context with the exclusivity of contents with the orientation of accommodation units that, among other things, by the articulation of frontal glass facades of villas, allows a direct view towards the sea from each of them.

Thus, the quality space was created, valorized through the hotel villas which are spatially and architecturally layered structures that follow the logic of the inherited terrain, so the jury finds moderation in the application of compositional solutions and use of architectonic in the function of optimum relationship towards the important elements of the concerned space. The integration of the total volume creates a new urban topography of modern cultural landscape, by the functional adaptation fully respecting and improving the present elements of the inherited cultural landscape.

This concept, which excludes mimetic integration into a wider context increases the uniqueness and value of the construction heritage of Prčanj in the concerned zone and it is recommended as a model of space valorization with similar delicate inherited context.

REMARKS WITH RECOMMENDATIONS

Apart from the above mentioned qualities, the jury has found the shortcomings which have to be corrected and eliminated during the subsequent stages of development and after the performed amendmends they have to be available to the public and competent authorities to conclude that the advice and recommendations of the jury were conducted.

Primarily because of the chosen model of presentation (which was too much of an art) the jury appreciates that the work articulates the lack of understanding of the author's ideas and that is the reason why at the first triage the competition work wasn't among the award preterdents. In this sense, it is necessary to eliminate all shoirtcomings before its further elaboration in visual and graphical presentation, especially in articulation of the materialization of the side facades of villas and other deficiencies in the development of the annexes. Also, although the emphasized identification of the church is recognized, the manner of its presentation is not clear which is necessary to be corrected before a further elaboration make the author's idea clearly readable.

1961 - 2nd prize winner

The competition work complies with the competition announcement and it is related responsibly and consistently to the requierements which are placed upon participants, in accordance with the project task, urban and techical requirements and conservation guidelines. The special quality and contribution to the competition this project achives in the field of urban settings and volume articulation of villas, functionality concept, the economic feasibility of the proposed solutions in general and achieved level of quality of tourist standard. For the existing object of the Pension Riviera a partial reconstruction and reconfiguration in the existing clearance is foreseen with the functional adaptation due to its conversion into a four-star hotel, according to the given urban parameters. The functionality and spatial and economic rationality of the concept of villas should be emphasized which results in achieving the maximum positive effect in spatial and architectural sense by respecting the urban and technical requirements. By this approach and understanding of complex conditions, the author manages to keep attractiveness of the project for capital investment with the proposed solution and while respecting the suggestions for corrections given via recommendations of this report. This responsible and serious approach to architectural design can only be supported, praised and recommended as a model of thinking in delicate and, for architects, complex and difficult tasks.

24 accommodation units have been designed within the hotel and they are on the first and second floor and attic. The special quality is the orientation of the accommodation units which allows a direct view to the sea from each of them. Vertical and horizontal communication are rationally and clearly positioned with the necessary number of elevators (for guests, staff and room- service) as it is provided in the Rulebook for categorization of four-star hotels. The amenities, a technical block, a kitchen and a garage are designed at ground floor level, in the hinterland of the plot, and thus a good and efficient handling of public and semi-public areas in the hotel is enabled. It should be noted that all economic communications and connections (kitchen-restaurant, garage-entrance hall etc.) are on the mutual elevation of the ground floor, which represents a design challenge for authors at this complex spatial structure, which is routinely solved for this project. Vehicular and economic accesses are well positioned, as well as the main entrance to the hotel. The hotel has all necessary amenities, from beauty salons, fitness and spa centre, the outdoor swimming pool with terrace-belvedere, which completely makes the concept functional and acceptable to the point of use value of the space and categorization.

On the second plot the construction of six residential villas is foreseen, whose volumes are constituted symmetrically around the axial axis that follows the fall of the terrain and follows the traditional logic of construction in the immediate surroundings. In this way, the villas are accessed from "inside", from the center of the plot while the side facades are free and they are intended for opening the internal spaces to the landscape. Cascading of the clearance follows the logic of the inherited terrain and it complements it in visual terms through the new contents without compromising generic picture of the current landscape and especially affirming green roofs that contribute the micro ambience cohesion with the surroundings. Also, it should note the well-elaborated volumeter of the object that fragmented and subordinate to the context is the real extent, but not at the cost of being subordinate to certain vernacular models and negation of the autochtony of contemporary design expression and attitude.

REMARKS WITH RECOMMENDATIONS

Apart from the above mentioned qualities, the jury has found the shortcomings which have to be corrected and eliminated during the subsequent stages of development, and after the performed amendmends they have to be available to the public and competent authorities to conclude that the advice and recommendations of the jury were conducted.

The jury has the opinion that unnecessary accumulation of elements of local traditional architecture in the form of unprincipled use of loggias and terraces has occurred on the observed plain. The jury believes that it is more appropriate to use the reduced number of plastic elements in the spirit of inherited architecture in a way that the terrace is used as an accent on the facade plain. The facade has to be made through the rhythm of the openings on the "solid" stone wall. Special attention should be paid to the proportional relation between full and empty on the front facade, which in the traditional construction of this area always go "in favor of" solid stone wall. Also, the jury suggests to remove the arched openings on the ground floor and to be replaced by flat architrave ceilings which would additionally calm and minimise the architectural and visual message that the object sends. The reduction and simplicity in expression and material are, according to the opinion of the jury, the main features of the traditional architecture and those are the features to be insisted on.

The jury believes that the stone must be used in traditional style in the materialization of all facades, without elements of other types of coating and it is the way that will in the best possible way connect and make parts of the project leaning on traditional concepts like a visual entirety (pension Riviera and a church - a chapel) with modern concept set villas in the hinterland of the locations. The remarks,

apart from the appearance of the main facade of the hotel, are also relating to the use and type of the stone treatment on the facades of the villas, which would be visually integrated with the object of the hotel by the use of local stone in the traditional style.

CONCLUSION

The concerned competition represented the demanding professional challenge for all of its participants, as well as the jury due to the sensitivity of the design in a location that is enlisted on the World Heritage List.

Recommendations of the jury:

Because of the all above mentioned these competition works singled out and the investors is proposed that they represent a good base for further development and improvement in order to correct the above shortcomings but also to preserve the basic spirit and ambition of the authors. The jury particularly insists on compliance with the recommendations and the removal of remarks as a condition for the further stages of design and obtaining the construction permit.

Taking into account the identified shortcomings of awarded competition works with the aim to promote their quality aspects, the jury emphasizes that it is necessary to correct and modify the competition works in accordance with the given recommendations of the jury as a condition for the further stages of design and obtaining the construction permit and other approvals. Parallel to this, in accordance with the guidelines of the DUP, HIA (Impact Assessment heritage) should be done and the study of the visual impact whose the results must be respected. If these basic expert studies point to negative effects of conceptual design, it is necessary to correct the same in accordance with these guidelines.

The annex of this jury's report below gives tables showing the presentaion of urban parameters.

After the correction, the jury proposes that the awarded competition works should be delivered to the competition initiator and eventually to the jury for inspection and confirmation of the required corrections and amendments.

The memmbers of this jury don't bear the responisbility for all changes that contradicts to this report.

After signing of the report, in accordance with Article 41 of the Rulebook on manner and procedure for conduction of the public announcement, the jury proceeds with the opening of the envelopes with codes of authors of competition works, comparing the work code and the codes of the competition works. A report on the opening of the envelopes is the annex of the Final report of the jury.

JURY

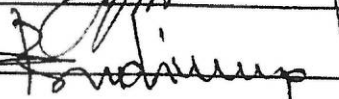
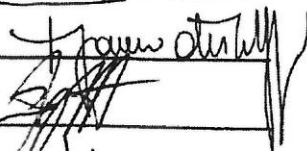
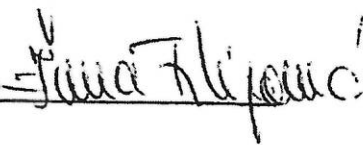
Žana Filipović, the President of the jury

Lidija Ljesar

Francesco Defilippis

Milan Vujović

Budimir Sudimac



Duška Petrović

D. Petrović

Milica Abramović

M. Abramović

Bojana Petković

B. Petković

Nevena Daković

N. Daković

In Kotor, on October 9th 2016

Urban parameters in accordance with DUP Prčanj, Kotor

Urban parcel	Area of UP	GEBFA	No of floors	LAND OCCUPANCY INDEX Iz	LOT COVERAGE INDEX li	No of parking lots
UP26	1535m ²	hotel 2250 m ²	P+2+Pk	0,36 Po u osnovi=560,27m ²	1,46	min.15 PM in garage of main building
UP138	2132 m ²	villas 2132 m ²	P+2	0,35 Po u osnovi=746.2 m ²	1	

Realization of urban parameters in accordance with DUP-u Prcanj, Kotor for the code „Prcanj Garden"

Urban parcel	Area of UP	GEBFA	No of floors	LAND OCCUPANCY INDEX Iz	LOT COVERAGE INDEX li	No of parking lots
UP26	1535m ²	hotela 2140 m ²	P+2+Pk	0,36 *Missing tables with urban parameters. Has to be annexed	<1,46	17 PM in garage of main building
UP138	2132 m ²	1520 m ²	P – P+1	0,35 *Missing tables with urban parameters. Has to be annexed	<1	

Realization of urban parameters in accordance with DUP-u Prcanj, Kotor for the code „1961"

Urban parcel	Area of UP	GEBFA	No of floors	LAND OCCUPANCY INDEX Iz	LOT COVERAGE INDEX li	No of parking lots
UP26	1535m ²	hotela 2136,52 m ²	P+2+Pk	>0,36 Ground surface area 581,37(* needs to be corrected)	<1,46	16 PM in garage of main building
UP138	2132 m ²	1826,32 m ²	P + 2	<0,35 Ground surface area 654 m ²	<1	

A REPORT ON THE OPENING OF THE ENVELOPES WITH THE NAME »AUTHOR«

Date:	October 9th, 2016
Time:	20.00h - 21.00h
Place:	Kotor- the municipality of Kotor
Subject:	INTERNATIONAL, GENERAL, PROJECT, SINGLE-EFFECT, ANONYMOUS COMPETITION FOR CONCEPTUAL, ARCHITECTURAL AND URBAN SOLUTION OF 4-STAR TOURIST SETTLEMENT, ON URBAN LOTS UP26 AND UP138', WITHIN THE SCOPE OF DETAIL URBAN PLAN „PRCANJ“, THE MUNICIPALITY OF KOTOR.

Present members of the jury:

Žana Filipović, Master in Art History, the President of the jury
mr Lidija Ljesar, M.Arch., conservator
prof. Francesco Defilippis , M.Arch. (Italy), member
prof. Milan Vujovic, M.Arch. (Serbia), member
doc. mr Budimir Sudimac, M. Arch (Serbia), member
Dužanka Petrovic, Master of Civil Engineering, member
Milica Abramovic, Master of Civil Engineering, member
Bojana Petković, M.Arch. , member
Nevena Dakovic, M.Arch. , member
Jelena Samardžić Perović, LL.B.

After signing of the report, in accordance with Article 41 of the the Rulebook on manner and procedure for conduction of the public announcement, the jury proceeds with the opening of the envelopes with codes of authors of competition works, comparing the work code and the codes of the competition works. In this respect, the following identities of the authors are determined:

13524 Marko Berkeš and Miloš Stanković, BELGRADE, SERBIA, associate Pitchapa Nuyuth, THAILAND
T83N0 Aleksandra Filipović, Mirjana Bakić, Vera Olujić Abudajaja, BELGRADE, SERBIA
RIVIERA_66 Aleksandra Vujović and Zlatko Lončarević, BELGRADE, SERBIA
AS777 Goran Radović, Suzana Nikić, PODGORICA, associates: Branko Lutovac, Katarina Vujisić, Srđan Lutovac, PODGORICA (*the authors are not registered in the register)
1961 Miljan Popović, Gordana Vanušić, Milan Mladenović i Lazar Todorović, ARANĐELOVAC, SERBIA
Bez šifre Kohki Hiranuma, OSAKA, JAPAN
Sveti Lukijan Oborina Branislav, associate Nina Klikovac
8888855 Beton I cvet, BELGRADE, SERBIA
788675 Schevchenko Alexander Balabanov Polina Igorevna, Russia
bd2130 Jelena Žurić, BELGRADE, Helena Drinić, KRUŠEVAC
140881 The author submitted a written statement that it does not agree to the publication of the names (TAA to 8. The call for proposal)
Prcanj Garden MIAS ARCHITECTS, BARCELONA, SPAIN
23547-CG-2006 Bekir Lubić, BIH
15967HEN7 Henri Suharlim, JAVA, INDONESIA
MAR222 Marsida Musta, ELBASAN, ALBANIA

In Kotor, on October 9th 2016