

Competition for the architectural conceptual design for adaptation and reconstruction of the Revolution Home
in Nikšić

DESIGN BRIEF

COMPETITION FOR THE ARCHITECTURAL CONCEPTUAL DESIGN FOR ADAPTATION AND RECONSTRUCTION OF THE REVOLUTION HOME IN NIKŠIĆ

Ministry of Sustainable Development and Tourism

Ulica IV proleterske brigade 19

Podgorica

Montenegro

www.mrt.gov.me

1. Site

1.1. Macro location

Nikšić is located at 42°46'18 "north latitude and 18°57'18" east longitude, at an elevation of 647 m AMSL. According to the 2011 census, urban settlement has 56,970 inhabitants, while the entire municipality Nikšić has 72,443 inhabitants. Nikšić municipality covers an area of 2.065km², which makes it the largest municipality in Montenegro in territorial terms.

Nikšić has a climate which transitions from the Mediterranean to the mountain and continental climate. Average temperature for January is 1.3 °C, while average temperature in July is 21.1 °C. Average humidity amounts to 68.6%. Nikšić receives 2.245 hours of sunshine per year, with warm and moderately wet summers, and rainy winters. On average, there are 19 days per year with snowfall which stays 29 days a year in Nikšić field, but in the surrounding mountains and surfaces it stays for up to six months. The dominant winds are the northern (24.4%) and southern one (21.7%).

1.2. History

Built on the ruins of the ancient city Anderba, later Anagastum, medieval Onogošt and today's Nikšić played a very important role through its centuries-long turbulent history as an economic, cultural and administrative centre of a part of Montenegro and Herzegovina. It was a place of important crossroads that led from the coastal region towards the interior of the Balkan Peninsula.

Nikšić received the contours of a modern authentic entity in 1884, owing to a plan designed by the Croatian architect Josip Slade and commissioned by King Nicholas, which was also important for the planned development of cities in Montenegro. Nikšić thus became the first Montenegrin town having an urban plan. Three significant cultural and historical monuments - the Emperor's Bridge (Carev most), the Congregational Church (Saborna crkva) and the Old Castle (Stari dvorac) were also designed by the Croatian architect. For the most part, his plan has been respected in the area of the city centre.

The prosperity of Nikšić and its broad surroundings lasted until the Balkan wars, which economically exhausted and impoverished both the city and the entire Montenegro. Nikšić and its surroundings experienced real prosperity in all areas of life and work after World War II. In the first decades after the war, a wave of rapid industrialization has led to the necessary reconstruction of the existing industrial facilities and to constructing new ones, which remained the basis of economic development of the city until today.

Steel and iron works *Željezara* was opened, bauxite mines and brewery *Trebjesa* were reconstructed and modernized, company *Gornja Zeta* (today's *Elektroprivreda*) was founded, as well as a modern wood processing company *Javorak*. As a result, 70% of the total generated domestic product in the economy in 1970 was accounted for by the industry.

In addition to the economic function, all of these companies had an important function in changing the social structure of the population, i.e. transforming agricultural population into industrial workers as they migrated from the countryside to the cities. Therefore, in the two post-war decades the rural population in this region was reduced from 75% to 38 %.

The life of the city is concentrated in the old town. Sport and recreation zone is still connected to the part of the city near the river Bistrica, where it had been for decades. The cult places of the city include among others: Promenade, Hotel *Trebjesa*, Lake Krupac and the beach ... Cultural life takes place in the Cultural Information Centre *September 18th*, on *Stage 213*, the Small Sports Stadium and in other places.

Although it fulfils all the preconditions to become one of the most developed cities in the region Nikšić gives the impression of a city that has not developed its potentials sufficiently. Unfinished projects, investments that have not borne fruit, as well as changes in the importance of certain regions in the country had their impact.

1.3. Micro location / subject site

The subject site is located in the city centre, on cadastral parcel 1055 of cadastral municipality Nikšić, defined on its north side by Dr Nika Miljanića street, on the east side by Njegoševa street, which are among the busiest in every day city traffic. Radoja Dakića street is on the south side and Skadarska street on the western side. It is located at the transition from the radial into orthogonal urban city matrix. The immediate surroundings include: apartment blocks on the north and south sides; on the east side Hotel *Onogošt*, Department Store *Nikšićanka* and the building of Nikšić Municipality, on the west side the building of the First Bank and a mosque. It is connected to the main pedestrian zone and Liberty Square (Trg Slobode) via Njegoševa Street.

Competition for the architectural conceptual design for adaptation and reconstruction of the Revolution Home
in Nikšić

Ortophoto image of the site with indicated borders of the plot



Ortophoto image of the site with indicated borders of the plot



1.4. Background

At the ceremonial meeting held on 18 September 1974 on the occasion of the 30th anniversary of the liberation of Nikšić, and the first founding conference of the People's Liberation Front of Montenegro and the Boka Bay and the election of the First District Committee of the People's Liberation Front of the County of Nikšić, Nikšić Municipal Assembly, Municipal Conference of the Socialist Alliance of Working People and the executive bodies of other socio-political organizations decided to build a memorial to the fallen fighters for freedom and socialist revolution from Nikšić and its surroundings.

Members of the Memorial Construction Committee were appointed at the same meeting. The list of members of the Committee included 90 names. Afterwards, a consultative meeting of managing bodies of all municipal socio-political organizations was held in Nikšić on May 8th, 1975, which adopted a decision to construct a memorial home in Nikšić, as the most appropriate memorial. The Executive Board for the construction of the Memorial was established at the session of the Committee of 15 May, chaired by Veljko Zeković, national hero and member of the Council of the Federation. Three commissions were also set up: commission for development of the basic concept for the memorial in Nikšić, chaired by Veljko Milatović, national hero and President of the Presidency of the Socialist Republic of Montenegro, commission for information and advertising and the funds collection commission. It can be concluded from the above-mentioned that the decision-making process on the future memorial involved the whole social and political structure of Nikšić, as well as many deserving Nikšić citizens, and deserving citizens from other parts of Montenegro and Yugoslavia.

The Revolution Home was built following the competition design of Marko Mušič (1941 -), Slovenian architect, in the period from 18 September 1978, when the foundation stone was laid, until 1989, when works were suspended. Works on the Revolution Home included the demolition of the elementary school *Olga Golović*, built shortly after the end of World War II, as the new facility was supposed to be built in its place. The 1976 competition design planned a gross buildable area of the building of 9.237m², but it was increased in the conceptual design to 10,900 m². According to the 1989 as-built drawings gross buildable area of the building amounts to 21,738 m².

According to the conceptual design of Marko Mušič, Revolution Home included the following facilities: education centre; cultural centre; youth club; information centre; catering facility; summer amphitheatre; studios for ballet, music, drama, visual arts, design; a gallery; TV studio; promenade; library; memorial areas...

For three and a half decades the Revolution Home in Nikšić has been nothing but an abandoned construction site, a surreal, dystopian scene. The Revolution Home in Nikšić does actually not exist, at least not as a functionally completed memorial and cultural entity, or institution.

2. The subject and purpose of the competition

The subject of the competition is the reconstruction and adaptation of the Revolution Home, with the total area of 21.738m², together with the surrounding free areas which are all part of the plot 1055 in cadastral municipality Nikšić. The total surface area of the plot is 21,766 m².

This area is an undivided space that constitutes the existing building of the Revolution Home with the surrounding free surfaces. Such a defined space should be seen and treated as integrated and functionally indivisible with reference to the existing roads, entities and facilities that surround it.

All interventions need to be defined and planned within the existing horizontal and vertical dimensions of the building. A review is necessary of the need for all the existing elements on the building and to intervene in respect of the proposed concept and type of facilities.

The aim of the project is to create a new urban multifunctional space whose potentials would be put to use through an innovative approach, creative and thoughtful treatment of the existing space that primarily emphasizes spatial and architectural values of the building, as a unique entity.

After 16 years of discontinuance of works on this project, it is time to think in a new light about its spatial potentials and potential tourism use and to consider its presence and importance in relation to the architectural context of Montenegro and the region and the general architecture of the post-war period in former Yugoslavia, as one of the most important and most prosperous periods of that country.

3. Technical design, parameters and recommendations

3.1. Technical design

The technical design should provide facilities that support the idea of an interactive city centre and allow public activities and economic development. Guidelines in terms of the designed use, which are not obligatory, but only recommended, refer to the following types

of facilities: cultural and educational facilities, commercial facilities, businesses, recreation activities and the like.

3.2. Recommendations regarding materials

Materialization as a topic should be treated inseparably from the topic of shaping of designed structures. Make sure that the choice of materials leaves no aggressive trace in the built structure. It is necessary to preserve the identity of the building and its typical materialization, but integrate it into a functional space with a contemporary expression. A general guidance regarding the materialization is to preserve the typical existing materialization to the extent possible.

This guideline does not preclude analyses of use and other materials in the interior and in the shaping process.

3.3. Safety

The said building is often presented to the public as a place of tragic accidents and the worst urban space in terms of safety. The new design must treat the history of such events and the public opinion with great seriousness and convert this building into a new, maximally safe urban space.

3.4. Circulation

Horizontal and vertical circulation should be defined in accordance with the best possible use and possibilities to use the existing space. It is necessary to position the elevators in the already existing elevator shafts or, if considered necessary, provide additional or other vertical circulation. The building should be accessible to persons with disabilities as well.

3.5. Parking

It is necessary to provide for the vehicle parking in the basement (-1 P). Plan a certain number of parking spaces on the plot itself, which will be intended for the visitors of the building and of the surrounding zone.

3.6. Access

One can access the site via an unsurfaced road from the north side, from Dr Nika Miljanića street. Pedestrian access should be carefully analysed in accordance with the future use of the building. Examine the possibility and if possible plan entrance or pedestrian access to the building from several directions.

3.7. Landscaping

Adapt landscaping around the building to the technical and architectural design and the already designated parking capacities on the site.

4. Contents of the competition design

Provide for the scope and level of processing of the competition design so that the architectural design can be applied in accordance with the Law on Spatial Planning and Construction, i.e. it should contain all the elements of the conceptual design for the building's use conversion and adaptation.

Textual part of the competition design should include:

- an explanation of the design;
- work in stages and approximate economic value of interventions.

The graphic part of the competition design should include:

- general site plan (R 1: 1000)
- immediate site plan (R 1: 500)
- conceptual design of all treated floors with specified interventions and descriptions (R 1:200)
- typical cross sections (R 1:200)
- 3D view of planned interventions.

5. Submitted material

- digital geodetic layout with indicated borders of the plot;
- layout drawings and typical cross sections drawings of the current state of the building in .dwg format;
- catalogue of photos of the building and contact zones;
- orotophoto image of the site with indicated borders of the plot.