



PREBUJANJE SPEČEGA VELIKANA: TRAJNOSTNA REGENERACIJA OBJEKTA KPD *AWAKENING THE SLEEPING GIANT: SUSTAINABLE REGENERATION OF THE KPD BUILDING*

Uredili *Edited by*
Metka Sitar, Nataša Šprah



Univerza v Mariboru

Fakulteta za gradbeništvo,
prometno inženirstvo in arhitekturo

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POVZETEK

Stavba kazensko-popravnega doma oziroma KPD s svojo pomembno strateško lego predstavlja primer neizkoriščenega poslopja velikih površin v Mariboru, obravnavanega v okviru programa URBACT III – 2nd Chance. Prispevek v uvodu osvetli problem regeneracije opuščene stavbe in degradiranega območja nekdanjih zaporov, ki je bil kot študentski projekt izveden v okviru magistrskega študija arhitekture v študijskem letu 2016/2017. Cilj večplastnega postopka priprave različnih scenarijev za oživljanje stavbe KPD, simbolično imenovane 'speči velikan', je bil pridobiti ideje z vključitvijo raznolikih in zanimivih programov za variantne rešitve oblikovanja nove podobe celotnega kompleksa, ki naj motivira različne deležnike. V nadaljevanju sledi opis postopka oblikovanja različnih študentskih idej s poudarkom na vključevanju različnih funkcij, ki jih mestu primanjkuje.

Rezultati študentskega dela so strnjeni v opisu treh variantnih zasnov. Značilnost zasnove »Kulturni center Maribor« je poudarek na funkcionalni preureditvi notranjosti stavbe z minimalnimi posegi z namenom umeščanja različnih kulturnih vsebin. Zasnova »Tržna pot« izhaja iz obstoječega programa nakupovalnega središča, ki prevladuje na lokaciji, nadgrajenega s posegi za privlačnejšo podobo novega mestnega portala. Zasnova »Prebujenje otoka« se osredotoča na problem izoliranosti in nevidnosti območja v odnosu do mestnega središča. Vizijo oblikovanja novega zelenega mestnega središča predstavlja umestitev ploščadi prek mestne vpadnice.

Ključne besede:

opuščen stavba KPD, degradirano območje, študentski projekt, mesto Maribor, Oddelek za arhitekturo Fakultete za gradbeništvo, prometno inženirstvo in arhitekturo Univerze v Mariboru.

SUMMARY

The 'KPD' building with its important strategic position presents a case of a large underused building in Maribor to be analysed within the scope of the URBACT III - 2nd Chance programme. As an introduction, the paper addresses the problem of the abandoned building and site of the former prison complex that has been carried out as a student project of the architecture master's study programme 2016-2017. The objective of the multi-layered design process was to create different scenarios for the revitalisation of the 'KPD' premises, symbolically called the 'Sleeping giant', and to obtain ideas containing diverse and attractive programmes presented in variant solutions for a new image of the degraded area that should motivate various stakeholders. Further, the paper presents a description of the design process of different student ideas, targeted at integrating various functions which the city is lacking.

The results of students' work are summarized in three alternative concepts. The concept "Cultural Centre Maribor" focuses on the functional reorganization of the interior with a minimum of interventions to house various cultural programs. The concept "Market Way" builds on the prevailing program of the existing shopping centre, upgrading it with new developments that create a new attractive portal to the city. The concept "Island Awakening" focuses on the problem of isolation and invisibility of the complex in relation to the city centre. The vision of designing a new green city centre is based on the creation of the new platform across the city road.

Keywords:

abandoned building, degraded site, student project, the city of Maribor, Department of Architecture Faculty of Civil Engineering, Transportation Engineering and Architecture, University of Maribor.

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KAZALO

CONTENTS

I	PREBUJANJE SPEČEGA VELIKANA: TRAJNOSTNA REGENERACIJA STAVBE 'KPD' <i>AWAKENING THE SLEEPING GIANT: SUSTAINABLE REGENERATION OF THE 'KPD' BUILDING</i> Metka Sitar, Werner Nussmüller, Nataša Šprah	7
II	SCENARIJI <i>SCENARIOS</i>	
	KCM KULTURNI CENTER MARIBOR <i>CCM CULTURAL CENTER MARIBOR</i> Mihaela Kočila, Nuša Korošak, Lea Korošec, Katja Nežmah, Nives Žigart	12
	TRŽNA POT <i>MARKET WAY</i> Mina Gutovič, Nastja Klinc, Blaž Flisar, Peter Klement, Jure Sakelšek, Ivan Pićurić	24
	PREBUJENJE OTOKA <i>ISLAND AWAKENING</i> Žan Silovšek, Sandi Premrl, Gregor Vida, Jaka Potočnik, Dorian Šipoš, Gregor Kurbos	38

PREBUJANJE 'SPEČEGA VELIKANA': TRAJNOSTNA REGENERACIJA STAVBE 'KPD'

AWAKENING THE SLEEPING GIANT: SUSTAINABLE REGENERATION OF THE 'KPD' BUILDING

Metka Sitar
Werner Nussmüller
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Opuščena stavba KPD, v kateri je bila nekdanja moška kaznilnica, ima v merilu mesta odlično strateško lego blizu starega mestnega središča. Tako je bila v okviru projekta URBACT III – 2nd Chance, v katerem kot eno izmed partnerskih mest sodeluje tudi Maribor, ciljno izbrana kot primer neizkoriščenega degradiranega poslopja velikih površin. Študentski projekt, imenovan »Prebujanje 'spečega velikana': trajnostna regeneracija stavbe 'KPD'«, je bil na osnovi sporazuma med Mestno občino Maribor in Fakulteto za gradbeništvo, prometno inženirstvo in arhitekturo Univerze v Mariboru izveden v okviru seminarja modula Trajnostna stavba, študijski program Arhitektura 2. stopnje, pod projektnim vodstvom izr. prof. dr. Metke Sitar. Od oktobra 2016 do februarja 2017 je sedemnajst študentov arhitekture spoznavalo problematiko reševanja tovrstnih projektov, razvijalo različne ideje in jih povežalo v projektne zasnove pod mentorstvom vabljenega strokovnjaka iz prakse, arhitekta Wernerja Nussmüllerja iz arhitekturne pisarne Nussmüller Architekten Graz v Avstriji, in asistentke Nataše Šprah.

OPIS STANJA V PROSTORU

Stavba KPD leži na desnem bregu Drave, na območju med Pobreško cesto, Titovo cesto in železniško progo. Zgrajena je bila med letoma 1884 in 1889 z značilno funkcionalistično zasnovo moške kaznilnice, ki jo predstavlja pet večjih zvezdasto razporejenih traktov in trije manjši stranski trakti. Na petstransko oblikovan zaključek osrednjega dela stavbe so bili navezani trakti z zaporniškiimi celicami, nanizani ob ozkih hodnikih v štirih etažah. Stavba je veljala za eno izmed najsodobnejših kaznilnic na območju avstro-ogrske monarhije. Zaradi posledic bombnih napadov so jo leta 1945 zaprli, leta 1949 pa so jo obnovili in tako ponovno omogočili uporabo stavbe do leta 1963, ko so kaznilnico dokončno zaprli. Izpraznjene dele stavbe so kasneje uporabljali za skladišča in poslovne prostore. Po letu 1991 so oba zahodna trakta predelali za poslovne in kulturne namene. Na severni strani območja, kjer je nekoč stalo vhodno poslopje, je zraslo nakupovalno središče Europark. Leta 2000, ko je Europark odprl svoja vrata, je predstavljal največje nakupovalno središče v severovzhodni Sloveniji, v letu 2007 pa je svoje prodajne površine razširil na sedanjih 40.000 m². Danes kompleks Europarka s svojo velikostjo in oblikovno podobo prostorsko obvladuje celotno območje.

Stavba KPD je z izjemo dveh prenovljenih delov s svojo površino skoraj 16.000 m² prazna in v propadajočem stanju. Problem predstavlja tudi razdrobljeno lastništvo posameznih delov stavbe. V lasti Mestne občine Maribor sta največji, osrednji del stavbe in del vzhodnega trakta. Oba južna trakta sta v zasebni lasti, medtem ko sta celotni obnovljeni zahodni trakt in del vzhodnega trakta v lasti Mariborske razvojne agencije. Okoliški teren je pretežno neurejen in se uporablja kot divje parkirišče.

Študentske rešitve se tako odzivajo na problematiko v razvoju širšega območja, ki je izrazito odmaknjeno in nepovezano z mestnim središčem na drugi strani reke, kot da v zavesti mestnega prebivalstva ne obstaja. Zamisli preurejanja so bile v procesu izdelave različnih zasnov ciljno osredotočene na regeneracijo degradiranega prostora z vključevanjem novih vsebin tako v posamezne dele stavbe kot v odprt prostor. V ta namen je bila uvedena vrsta komplementarnih rab za potencial, ki ga nudijo zelene površine in tudi na novo zasnovani objekti na obstoječi lokaciji. Osnovno načelo oblikovanja novih površin temelji na povezovanju, združljivosti in zamenljivosti opredeljenih funkcij in njihovih lokacij. S tem se približuje enemu izmed glavnih ciljev projekta z raznolikimi rabami prostora za različne funkcije in privlačnimi novimi vsebinami, ki mestu danes primanjkujejo, to je z inovativnimi pristopi motivirati sedanje lastnike in pritegniti zanimanje širšega kroga investitorjev.

PROCES IZVEDBE ŠTUDENTSKEGA SEMINARJA

Študentski seminar je bil izveden v okviru pedagoškega procesa s poudarkom na skupinskem delu, nadgrajenim z individualnim delom posameznih študentov v skupini, naravnanim h končnemu rezultatu, to je lastni projektni rešitvi v okviru zasnove celotnega območja. Na osnovi težnje pridobiti vsestranske izkušnje za praktično projektno delo so se študenti srečali s specifičnimi problemi mesta na različnih ravneh z različnimi strokovnjaki, vključenimi v program URBACT III. V seminar za izvedbo študentskega projekta smo vključili vabljenega mentorja iz tujine, ki je študente z ogledom zanimivih izvedenih primerov reševanja oživljanja opuščenih stavb v avstrijskem Gradcu seznanil z izkušnjami v praksi. Organizacija dela znotraj seminarja je potekala v skrbno načrtovanem delovnem procesu, na začetku v obliki skupinskega dela in v nadaljevanju individualno, ves čas pa s preverjanjem vmesnih rešitev v obliki študentskih delavnic, izvedenih v sodelovanju z lokalno projektno skupino URBACT III in koordinatorko Andrejo Budar.

Pred začetkom študijskega procesa v septembru 2016 si je vodstvo študentskega projekta skupaj z gostujočim mentorjem in Andrejo Budar predhodno ogledalo celoten stavbni kompleks. Na lokaciji se je sestalo s predstavnikom Mariborske razvojne agencije, ki že vrsto let uspešno deluje v devetdesetih letih prejšnjega stoletja prenovljenem traktu stavbe KPD. Vzporedno je s pomočjo različnih virov začela nastajati zbirka različne dokumentacije iz različnih obdobji, izdelane za različne namene. Z začetkom študijskega semestra v oktobru 2016 so bile informacije iz zbranih gradiv posredovane študentom po uvodnem predavanju, v katerem je mentor predstavil izkušnje iz svoje dolgoletne prakse. Hkrati je pozval študente, naj zberejo primerljive primere dobre prakse preoblikovanja in prenove opuščenih stavb s poudarkom na celostni regeneraciji arhitekture in odprtega prostora v različnih okoljih.

Konec oktobra 2016, ko so študenti že pridobili določena znanja o problematiki opuščenih stavb, je bila organizirana prva študentska delavnica na lokaciji stavbe KPD. Vključevala je ogled stavbe in območja ter tematske predstavitve z različnih vidikov predstavnikov Sektorja za urejanje prostora Mestne občine Maribor, Zavoda za varstvo kulturne dediščine, Mariborske razvojne agencije in nevladnih organizacij. V nadaljevanju so v diskusiji s študenti osvetlili nekatere dodatne značilnosti. Tako je pojem 'speči velikan' postal spodbuda za inovativne ideje oživljanja stavbnega kompleksa, ki je v povezavi z usmeritvami programa URBACT III – 2nd Chance in geslom »Waking up the 'sleeping giant'« uokviril vsebinska in programska izhodišča študentskega projekta. Celostni pristop, ki je imel namen pridobiti tudi vzorec razmišljanja in realne ocene želja s strani prebivalcev Maribora, je zahteval dodatno individualno oceno, ki so jo študenti pripravili s pomočjo rezultatov anketiranja naključnih oseb različnih profilov. Na ta način naj bi načrtovani scenariji arhitekturnih in urbanističnih rešitev za regeneracijo spomeniško zaščitene stavbe okrepili vključevanje lokalne skupnosti.

NAČRTOVANJE IN OBLIKOVANJE PROJEKTHNIH REŠITEV

V fazi nabora različnih scenarijev so se v procesu iskanja optimalnih projektnih zasnov oblikovale tri usmeritve, za katere je 5–6 študentov strnilo ideje pod naslovi »Kulturni center Maribor«, »Tržna pot« in »Prebujenje otoka«, ki nagovarjajo prebujanje 'spečega velikana' z različnimi pristopi za trajnostno regeneracijo območja in stavbe KPD. Tako so v posameznih razvojnih korakih, podprtih z intenzivno razpravo o potrebah mesta na eni strani in prizadevanji za preoblikovanje prostorske podobe širšega območja v odnosu do mesta na drugi strani, med semestrom nastale tri končne rešitve.

Za namen preveritve vmesnih rezultatov projektnega dela je bila v decembru 2016 v prostorih Oddelka za arhitekturo izvedena druga študentska delavnica, namenjena predstavitvi delovnega procesa s strani mentorja in študentskim predstavitvam posameznih zasnov predstavnikom lokalne projektne skupine URBACT III. V razpravi so se oblikovali številne spodbude in konkretni predlogi, sprejeti kot usmeritveni sklepi za nadaljevanje. Na tak način so študenti konec januarja 2017 uspešno izdelali tri scenarije kot različno oblikovane projektne rešitve, ki so jih razstavili v obliki plakatov v razstavišču vhodne avle Oddelka za arhitekturo na Krekovi ulici 2 v Mariboru, skupaj s povabilom k ogledu kolegom študentom, učiteljem in drugim obiskovalcem. Na začetku februarju 2017 je bil ob postavljeni razstavi izveden

vsebinski usklajevalni sestanek z lokalno projektno skupino URBACT III z namenom izpostaviti vsebinske poudarke za študentske predstavitve na javni trilateralni delavnici programa URBACT III – 2nd Chance, načrtovani na začetku marca 2017 v Mariboru. S tem je bila zaokrožena faza izdelave študentskih konceptualnih rešitev, ki predstavljajo izziv in priložnost za implementacijo vizij za regeneracijo stavbe in območja KPD v prihodnosti.

VIZIJE ZA REGENERACIJO OBMOČJA IN STAVBE KPD

Poglavitni izziv študentskega seminarja na temo regeneracije območja in opuščene stavbe KPD je bil informirati, motivirati in aktivirati študente arhitekture v okviru študijskega procesa za prepoznavanje raznolikih problemov in akterjev v praksi urbanističnega načrtovanja in arhitekturnega oblikovanja. Narekoval je celostni pristop, v katerega so bili vključeni izkušeni strokovnjaki in predstavniki različnih strok v mestu na čelu z vabljenim mentorjem z ekspertnimi znanji. Cilj večplastnega procesa izdelave študentskih rešitev kot scenarijev za prebujanje 'spečega velikana' je bil pridobiti možne rešitve za obnovo degradiranega stavbnega kompleksa z vključitvijo raznolikih zanimivih programov ter jih v prikazati v arhitekturnih risbah, namenjenih strokovnim in drugim deležnikom. V pedagoškem smislu je bil vključen tudi vidik usposabljanja študentov za veščine, kako predstaviti lastne ideje, o njih diskutirati in zagovarjati rešitve s kolegi, učitelji in različnimi deležniki, kot so predstavniki stroke, oblasti, politike, sedanji lastniki, potencialnimi investitorji in tudi širšo javnostjo. Pri tem je bilo bistvenega pomena aktivno sodelovanje z lokalno projektno skupino URBACT III, kar je ob zaključku študentskega seminarja pripeljalo do razprave v razširjenem krogu javne delavnice. Ob tej priložnosti so zasnove študentskih rešitev z opredelitvijo prednosti, pomanjkljivosti in priložnosti predstavljenih scenarijev izzevele v pričakovanju oblikovanja usklajenih vizij trajnostne regeneracije območja in stavbe KPD v bližnji prihodnosti.



The building of the former men's prison 'KPD' in Maribor is an example of a large underused vacant building located on an abandoned site with excellent strategic position close to the old city centre. Therefore, it was defined as a target building in the framework of the project URBACT III - 2nd Chance, in which the city of Maribor is participating as a partner town. According to the goals of the program, the students' project called 'Awakening the 'sleeping giant': sustainable regeneration of the 'KPD' Building" was performed on the base of the agreement between the Municipality of Maribor and the Faculty of Engineering, Traffic Engineering and Architecture, University of Maribor. In frame of Master's Study Program Module Sustainable Building with responsible project leader Assoc. Prof. Dr Metka Sitar, from October 2016 to February 2017, a group of 17 students of architecture have developed a variety of ideas directed to different scenarios under the supervision of invited expert, the Architect Werner Nussmüller, Nussmüller Architekten Graz, Austria and the Assistant Nataša Šprah.

STATE OF THE ART

The 'KPD' building is situated on the right bank of the Drava River on the site between the district Pobrežje, Titova cesta road and the railway line. It was built in the period from 1884 to 1889 according to the highly functionalist concept of the men's prison consisting of five major wings arranged in the form of a star, and three smaller side wings on the pentagonal southern end of the main part of the building. The prison cells on four floors were attached by narrow corridors. The building has been considered as one of the most modern prison buildings in the territory of the Austro-Hungarian Monarchy of the time. Due to bombing damages during the WW II, the building was closed in 1945. In 1949, the renovation enabled the reuse as a prison until 1963. Later, several of the empty spaces were used for warehouses and offices. After 1991, both western wings were renovated for commercial and cultural purposes. In the northern part of the area of the Europark shopping mall complex was constructed. In 2000, when opening its door, the Europark was announced as the largest shopping centre in the North-East Slovenia, expanding the sales area to 40.000 square metres in 2007. Recently, the Europark complex totally dominates the urban scape of the area.

The 'KPD' building, with the exception of the two renovated wings, represents large underused and abandoned premises of almost 16,000 square meters. In addition, the bad conditions are combined with problems of fragmented ownership of individual segments of the building. The ownership of the Municipality of Maribor comprises the biggest area of the central part and a part of the east wing of the building. Two private parties own both southern wings, while the renovated west wing with a part of the east wing is owned by the Maribor Development Agency. The surrounding area is abandoned, and is used as an improvised parking lot.

The students' concepts respond to the wider problematics of the area that is physically extremely isolated and disconnected with the Maribor city centre as almost non-existent in the consciousness of the city population. The suggested ideas within various concepts propose a series of new uses of the vacant building and the site. Therefore, a range of complementary functions designed for green areas and newly introduced building structures on the plot were added. The principle approach to design and planning is based on the flexibility and compatibility of functions and its locations. This is in correspondence with the idea of the project's endeavours to motivate both owners and new investors with the variety of functions and attractive new programs missing in the city, currently.

THE PROCESS OF THE STUDENTS SEMINAR

The students seminar was organised within the scope of the study process with emphasise on teamwork, built up with individual student's product in frame of the final concept. In order to gain the knowledge and skills based on specific cases of city development the students met different professionals, involved in the URBACT III program. The decision to invite an expert from Austria for mentoring the project added the experience of completed best-practice cases in the neighbouring city of Graz. The organisation of the seminar work was carefully prepared, from the beginning as a group work and individually, in parallel, based on the cooperation with the urban local group and its coordinator Andreja Budar.

Already before starting of the study process, the team of university teachers, accompanied by the URBACT

III-Maribor coordinator with Andreja Budar conducted a preliminary survey of the site already in September 2017. Further, they met with the representatives of the Maribor Regional Development Agency, which headquarters have been successfully operating wing of the 'KPD' building, renovated in the 1990s. In parallel, the process of gathering the necessary documentation, as basic input of sources in the relevant problematics was carried out together with different stakeholders. At the beginning of the semester, the basic documentation was presented to the students in frame of the introductory lecture on the experience from practice held by invited mentor. At this opportunity, he asked the students to collect similar examples of best-practice cases, focusing primarily on the integrated approach to concepts of the regeneration of the buildings and open space.

At the end of October 2016, when the students were informed on the principles of sustainable regeneration processes, the first students' workshop was organized. It included the visit of the 'KPD' complex and thematic presentations by the representatives of the Sector for spatial planning of the Municipality of Maribor, the Institute for the Protection of Cultural Heritage, the Maribor Regional Development Agency, and non-government organisations. The presentations were followed with a discussion, in which the students shade light on certain additional aspects and the term 'Sleeping Giant' that became the challenge for regeneration of vacant building following the guidelines of the URBACT III – 2nd Chance program. The integration principles demanded additional students' task to write an essay based on the results of public testing of random persons of various profiles, in order to achieve the most realistic assessment of the actual needs in light of public expectations.

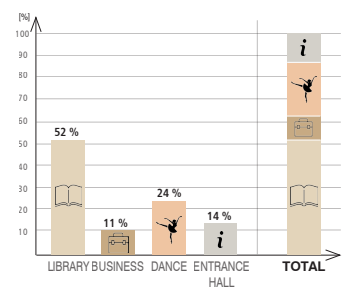
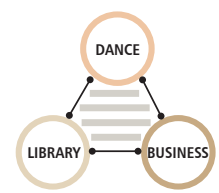
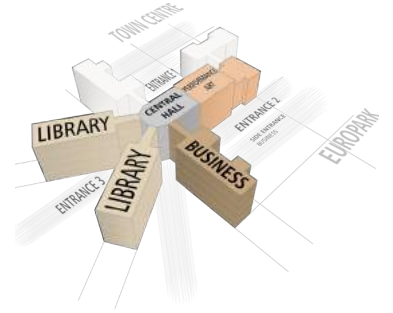
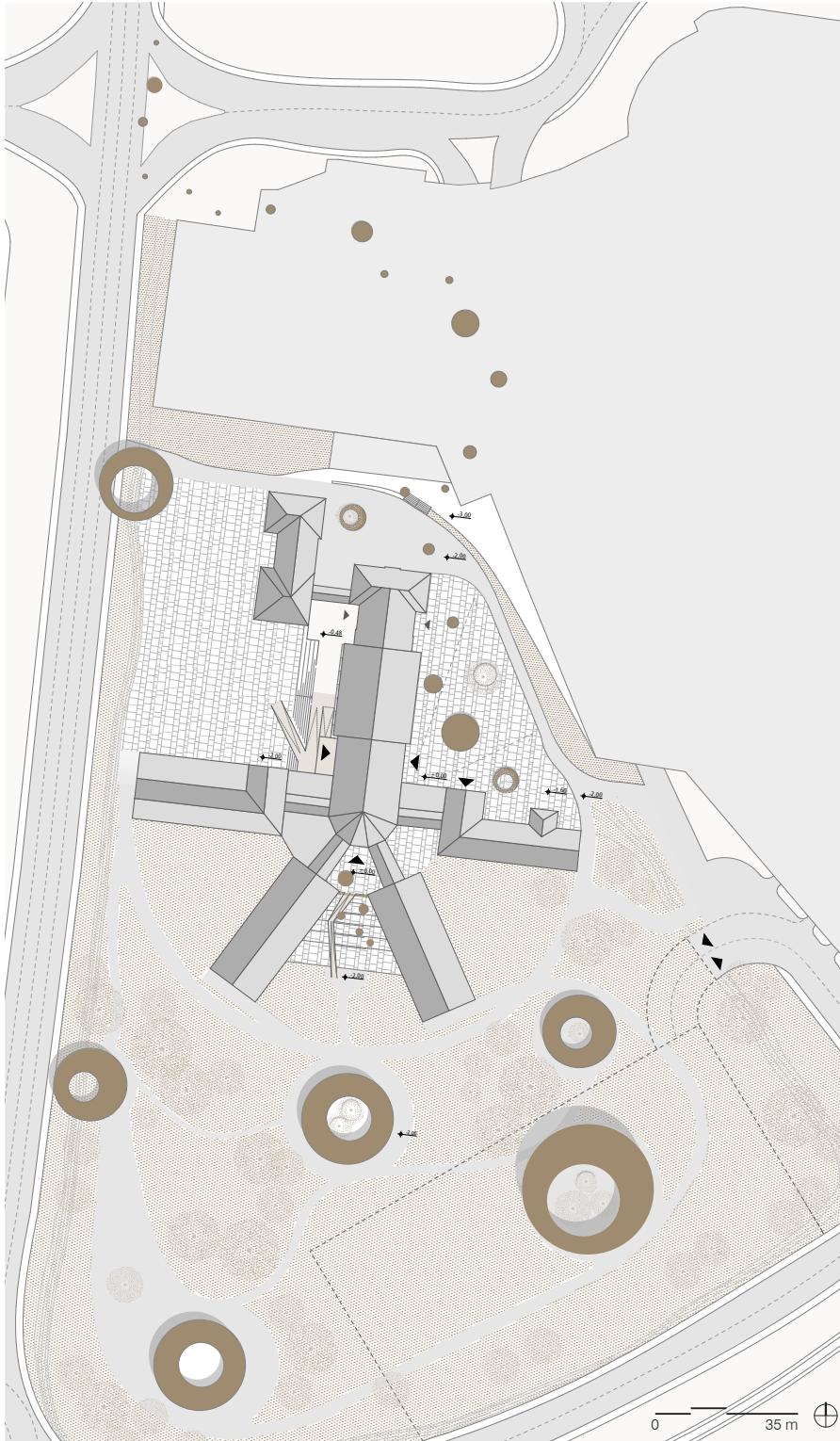
PLANNING AND DESIGN PHASE

The design phase started with the development of different scenarios, based on a variety of ideas, which converted this multitude in distinct concepts developed by three groups of 5 – 6 students sharing a common holistic approach, formulated as "Cultural Center Maribor", "Market Way" and "Island Awakening" that encourages the awakening of the 'sleeping giant', both the building and the site. In several design phases, the ideas were intensively discussed with focus on the needs of the city on one hand, and the efforts to integrate the revitalized complex with the surrounding urban fabric, on the other.

In December 2016, as an intermediate phase to revise the solutions, the second students' workshop took place at the Department for Architecture, presenting an overview of the work process and the certain stage of the main concepts to the members of the urban local group. The discussion considered numerous ideas and concrete proposals with the intention to adopt the guidelines for future work. In January 2017, the students successfully completed the three scenarios and exhibited the results in form of posters in the entrance-hall of the Department for Architecture, inviting both students, teachers and visitors. Along with the exhibition, in February 2017 an additional meeting was organized to internally communicate the main results in view of the planned students project presentation as a part of the second public workshop URBACT III – 2nd Chance in Maribor.

THE STUDENTS PROJECT RESULTS

The main challenge of the students' seminar was to inform, motivate and activate the students during the study process, and to introduce them to the reality of the problems and actors in professional practice of architects and city planners with help of experienced local professionals and invited experts. As a goals of these endeavours, the results should provide different scenarios as visions for awakening of the 'sleeping giant' with design solutions for the regeneration of the degraded built environment with various attractive programs and visualised concepts for professionals and developers. The students' skills shall also incorporate the ability to present, discuss and defend the own ideas, as first in front of the colleagues and teachers, then of stakeholder groups as professionals, politicians and planning authorities, owners, investors, and the finally in front of the public. In order to control the process, active coordination with the UGL team from the very beginning to the end was essential. An opened discussion on advantages, disadvantages and opportunities held at the occasion of the second public workshop ended the process in light of the optimistic expectations to elaborate the sounded concepts for sustainable regeneration of 'KPD' building and site.



KCM KULTURNI CENTER MARIBOR

CCM CULTURAL CENTER MARIBOR

Mihaela Kočila
Nuša Korošak
Lea Korošec
Katja Nežmah
Nives Žigart

Osrednja ideja zasnove, imenovane »Kulturni center Maribor«, je oživitev stavbe degradirane stavbe KPD in neposredne okolice s preureditvijo notranjosti obstoječega objekta s poudarkom na različnih kulturnih vsebinah, ki naj povežejo meščane in privabijo tudi druge obiskovalce. Pot iz mestnega središča nakazujejo grafični znaki – krogi, položeni v tlake, ki vodijo prek Titovega mostu skozi nakupovalni center do območja stavbe KPD in naprej v zelene površine na južnem delu območja. Paviljoni so postopno oblikovani v sedežne površine, ki na novem trgu tvorijo tematske ploščadi, v parku pa zrastejo v paviljone, ki nudijo možnosti za razširitev programov v notranjosti prenovljene stavbe. Poleg otroških igralnic in igrišč, zunanjih čitalnic, razstavnih prostorov, večnamenskih prostorov in kavarne so paviljoni namenjeni tudi nadkriti povezavi s podzemno garažo.

Regeneracija obstoječe stavbe vključuje dve različici umestitve kulturnega programa z novo mestno knjižnico v južnih dveh traktih in centrom sodobne plesne produkcije z večnamensko dvorano za 192 ljudi v severnem predelu osrednjega dela stavbe. V vzhodnem traktu so umeščeni prostori za sodelo ('co-working'), ateljeji za umetnike, delavnice in prodajalna izdelkov lokalnih umetnikov.

Primerne višine prostorov, volumen glavne dvorane, manjši prostori v posameznih krakih, bližina centra mesta in možnost parkiranja na lokaciji predstavljajo idealne pogoje za uspešno postavitve novega kulturnega centra.

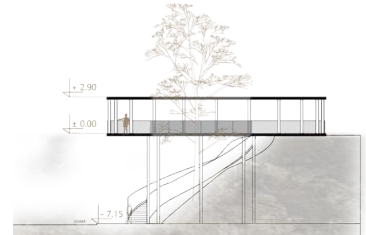
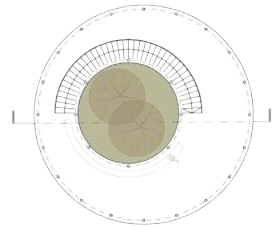
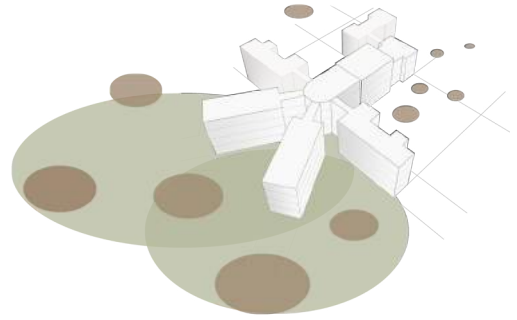
Vodilna ideja prenove je osnovana na minimalnih posegih v konstrukcijo stavbe in fasade, kar je v skladu z zahtevami Zavoda za varstvo kulturne dediščine. Z namenom simbolično prikazati kulturni značaj stavbe so dodani novi elementi, kot so portal s klančino za invalide, osvetljeni napisi in stekleni kubusi na fasadah knjižnice, s katerimi bo nova podoba nekdanje kaznilnice privlačna tudi širši javnosti.

The main idea of the concept called "Cultural Centre Maribor" is to revitalize the degraded 'KPD' building and its surroundings. Based primarily on the idea to rearrange the interior of the existing building the concept focuses on various cultural programs to gather the citizens in a unique building and attract the visitors. For this purpose, the path of circles in pavements invites the visitors coming from the old city centre over the 'Tito bridge', passing the shopping centre over the new landscaped square with round thematic platforms to the park in the south. The dominating elements are big round pavilions of different functions, such as children's playgrounds, outdoor reading rooms, exhibitions, the café and relaxing areas, and the entrance to the underground garage. These open-air pavilions, together with different outdoor activities, offer the possibility for the extension of the indoor programs.

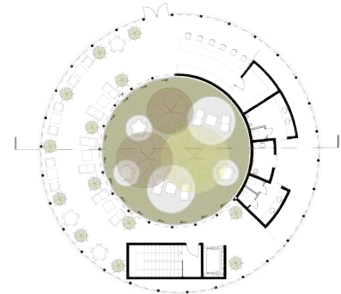
For the last few years, the city of Maribor is looking for appropriate spaces for new library, and, according to the Municipality Local Cultural Plan, for a new centre for contemporary dance production. Located in the geographical centre of the city of Maribor the target area seems to be an ideal location for both. The concept contains the new City Library in the southern two wings and the Centre for Modern Dance as a multipurpose hall for 192 visitors in the northern part of the central building.

In the eastern wing, there is space for different activities such as co-working, ateliers for artists, workshops, as well as for a store, where local artists sell their products. In order to identify the cultural entity of the building, special new elements, such as a portal with a ramp for handicapped, the illuminated signs, and the glass cubes on the façades were added.

The main idea for the 'KPD' regeneration achieved with a minimum intervention in construction and façades is in line with the guidelines of the Institute for Protection of Cultural Heritage. The building's high ceilings, the central hall, small size rooms, close proximity to the city centre, and the on-site parking possibilities present the ideal preconditions for the Cultural Centre. In this way, the new entity created by the redesigning of visual image of former prison would be most welcome.



PAVILJON P3
PAVILION P3

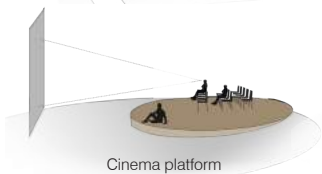


PAVILJON P4
PAVILION P4

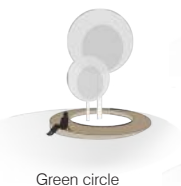
0 12 m



Water features



Cinema platform



Green circle



Book fair



Sitting platform

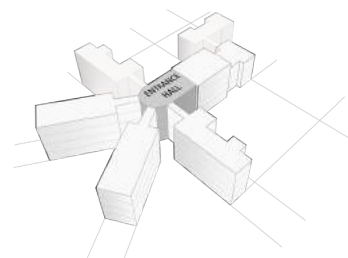
PLOŠČADI
PLATFORMS



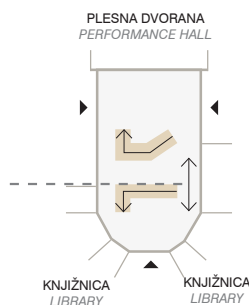
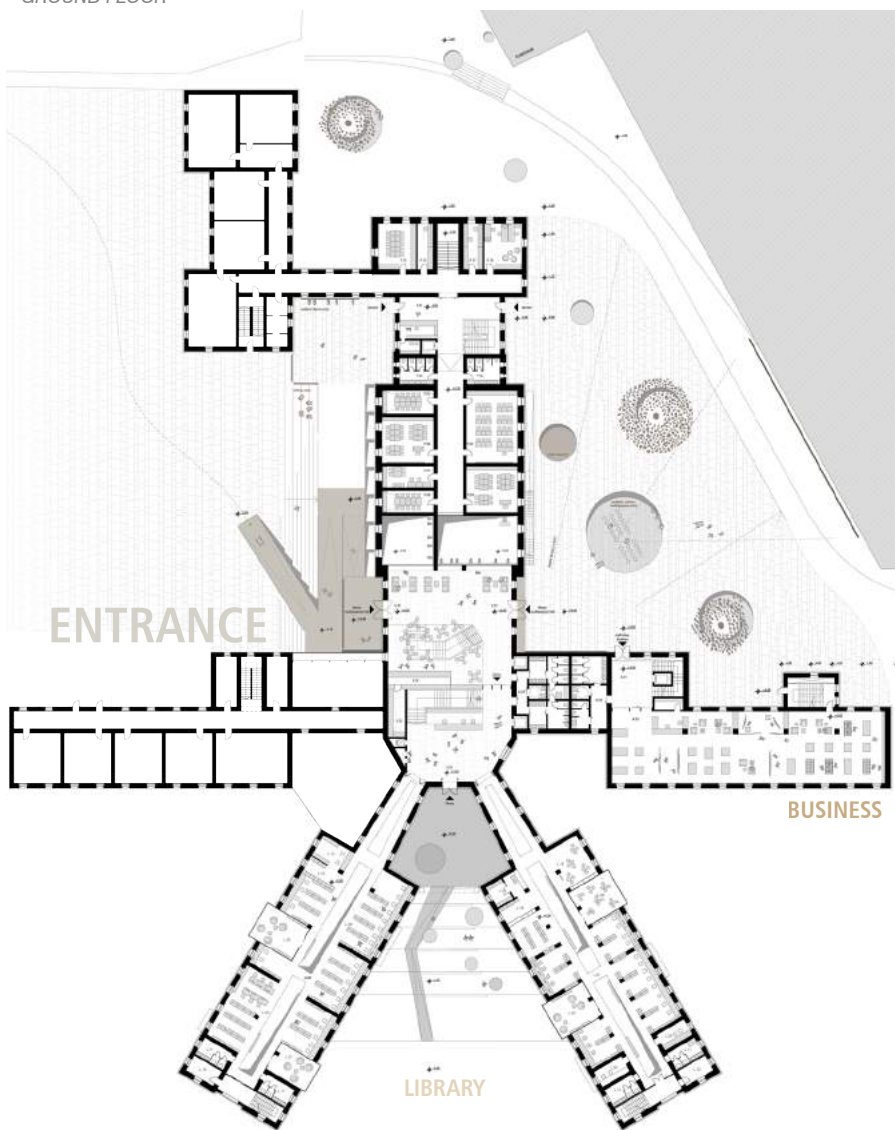
PAVILJON
PAVILION



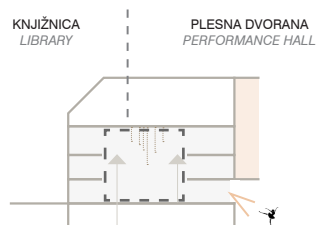
GLAVNI VHOD
MAIN ENTRANCE



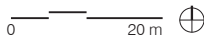
PRITLIČJE
GROUND FLOOR



KOMUNIKACIJE
COMMUNICATIONS

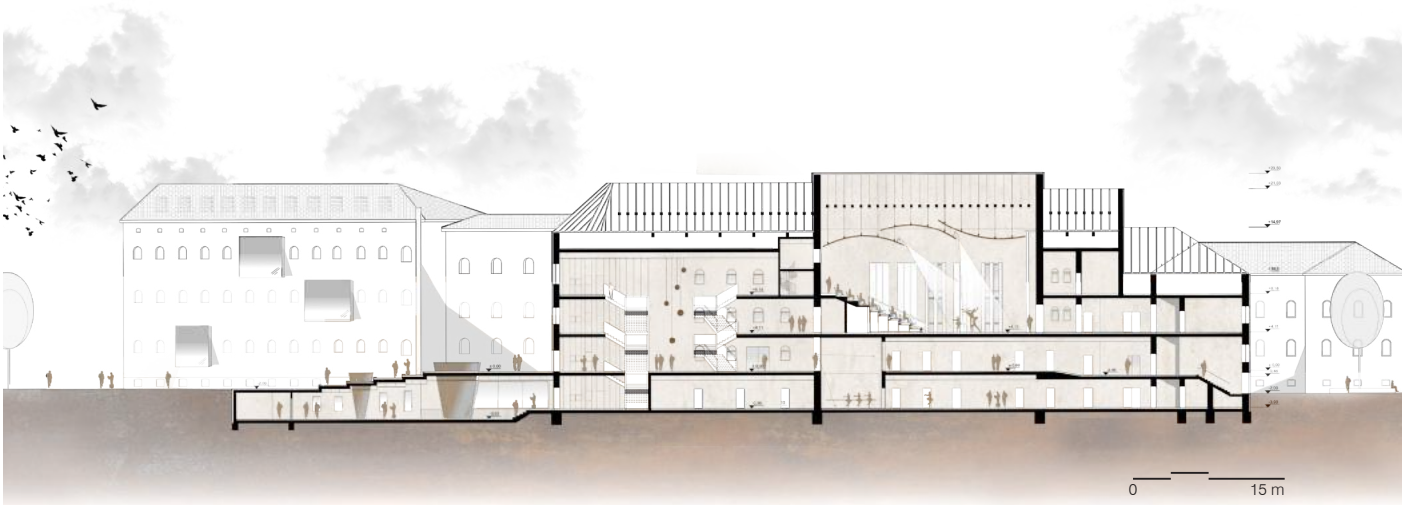


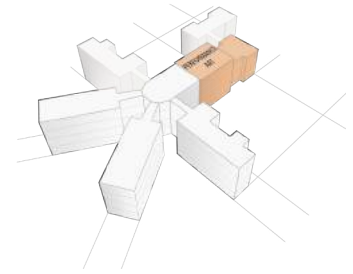
VEČVIŠINSKI PROSTOR AVLE
ENTRANCE HALL OPEN SPACE



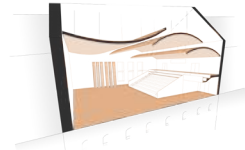
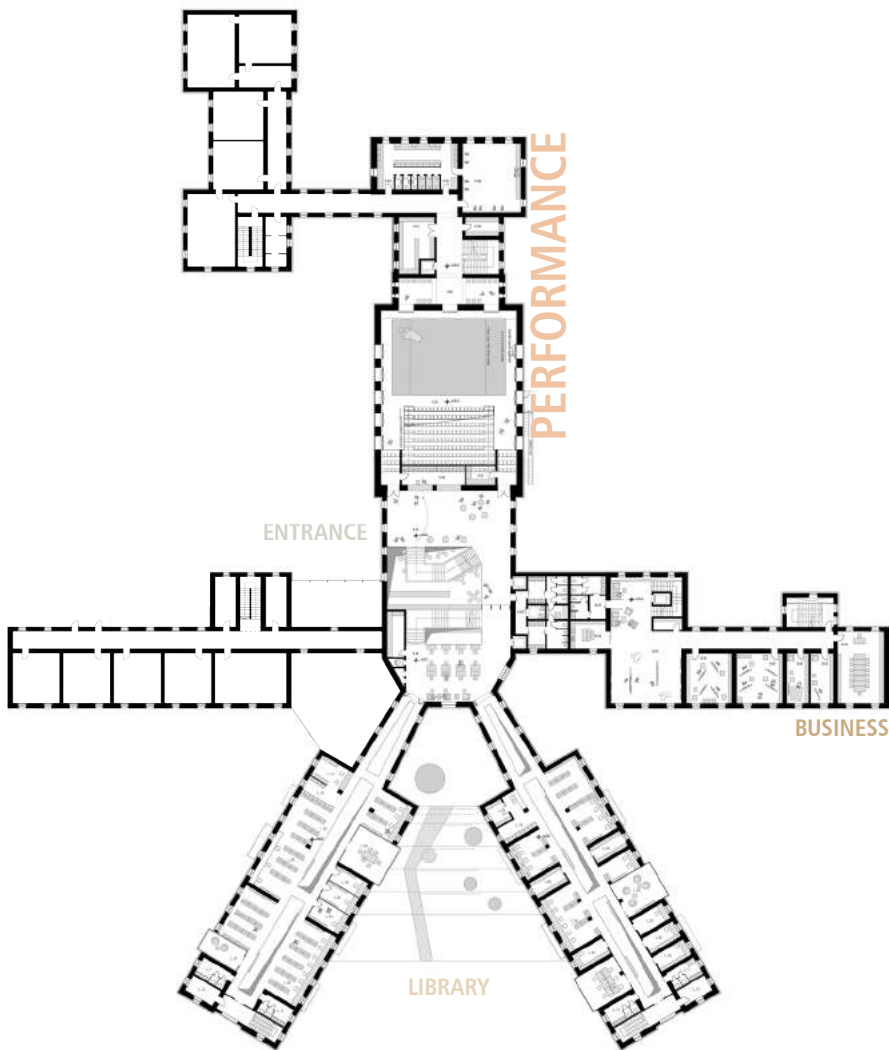


VHODNA AVLA
ENTRANCE HALL

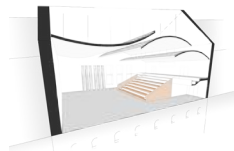




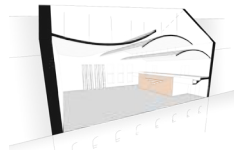
1. NADSTROPJE
FIRST FLOOR



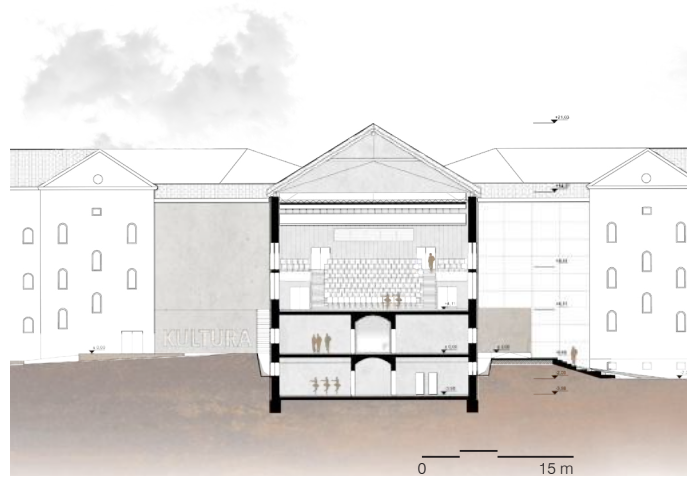
AKUSTIČNI PANELI
ACUSTIC PANELS



AVDITORIJ - ODPRT
AUDITORIUM - OPEN

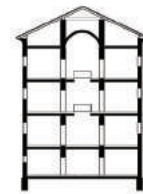
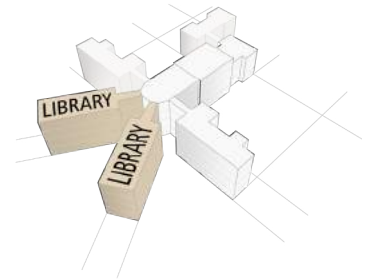
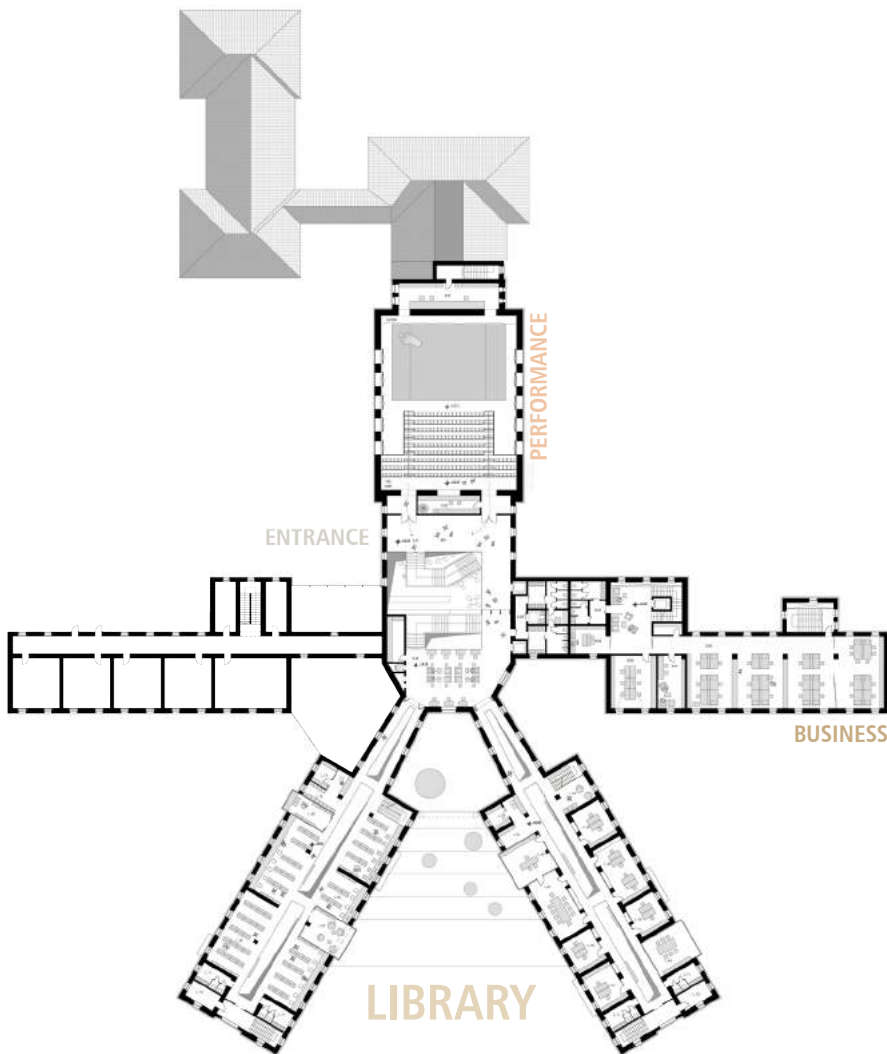


AVDITORIJ - ZAPRT
AUDITORIUM - CLOSED

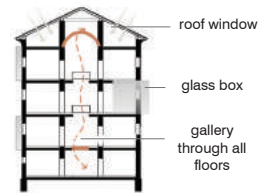


DVORANA
HALL

2. NADSTROPJE
SECOND FLOOR



OBSTOJEČI PROSTORI
EXISTING SPACES



NOVA KNJIŽNICA
NEW LIBRARY



KLETNA ČITALNICA
UNDERGROUND READING ROOM

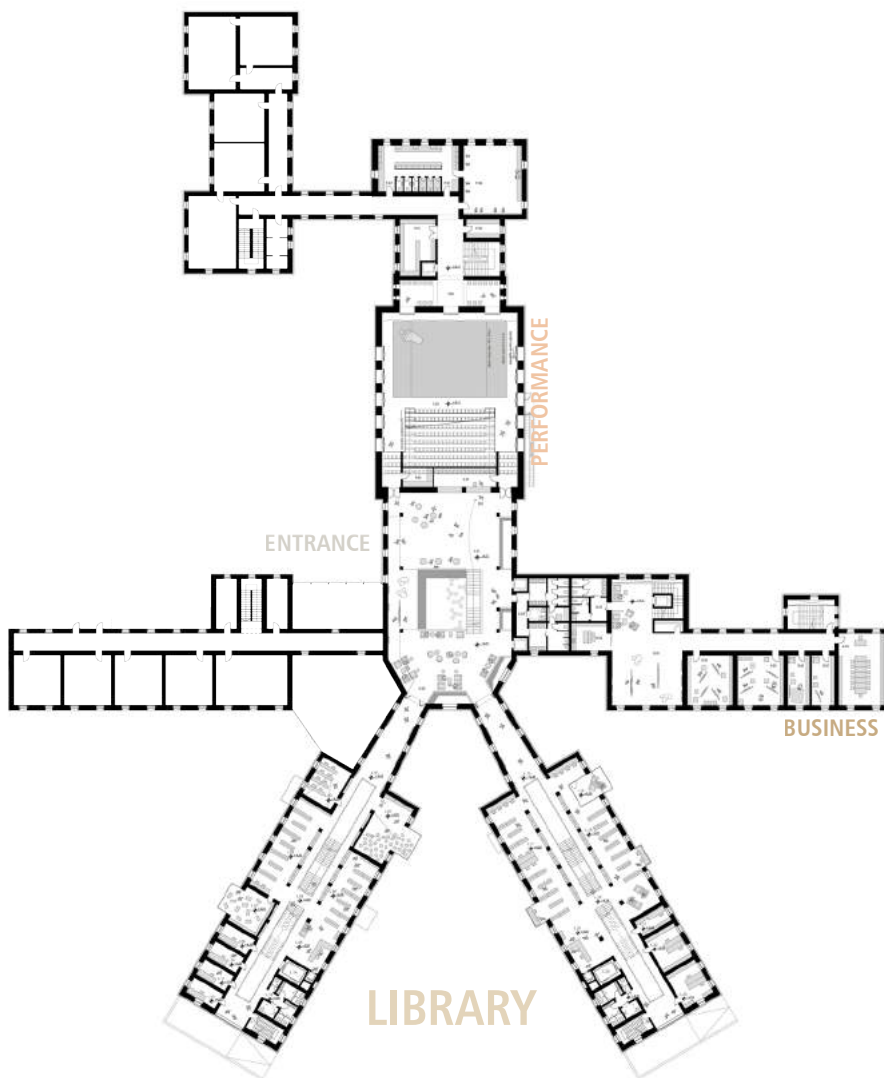


KNJIŽNICA
LIBRARY





1. NADSTROPJE - knjižnica
FIRST FLOOR - library



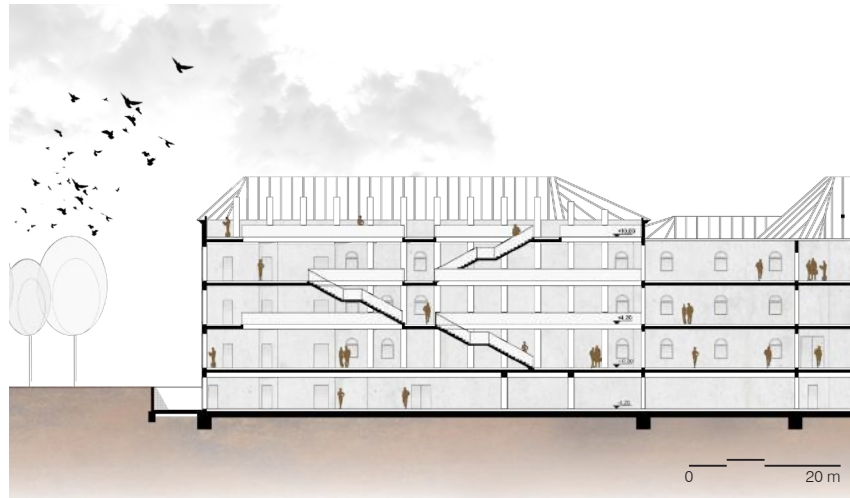
OSREDNJE STOPNIŠČE KNJIŽNICE
CENTRAL STAIRCASE IN LIBRARY



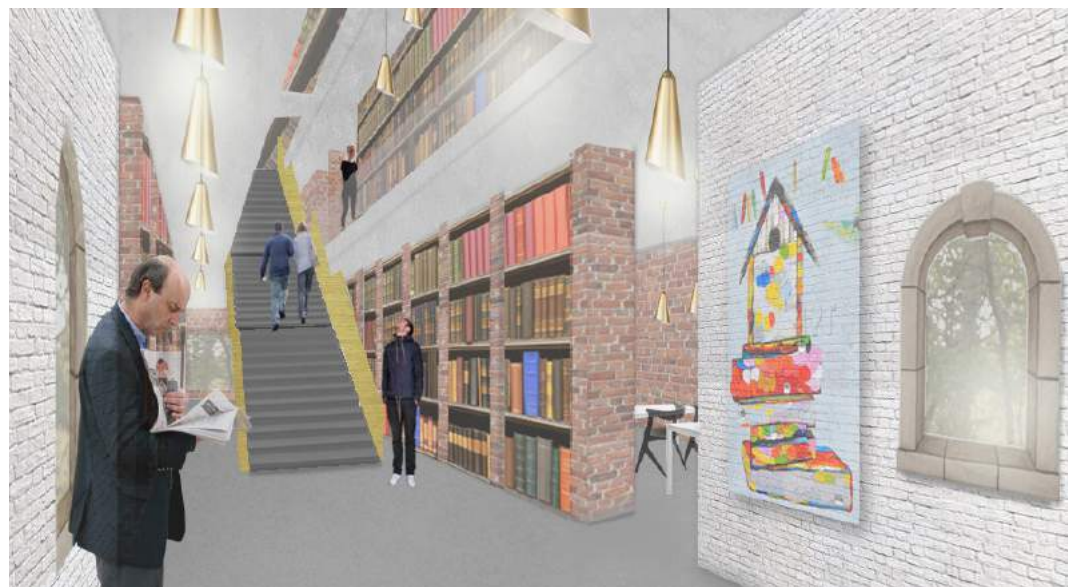
VEČVIŠINSKI PROSTOR KNJIŽNICE
OPEN SPACE IN LIBRARY

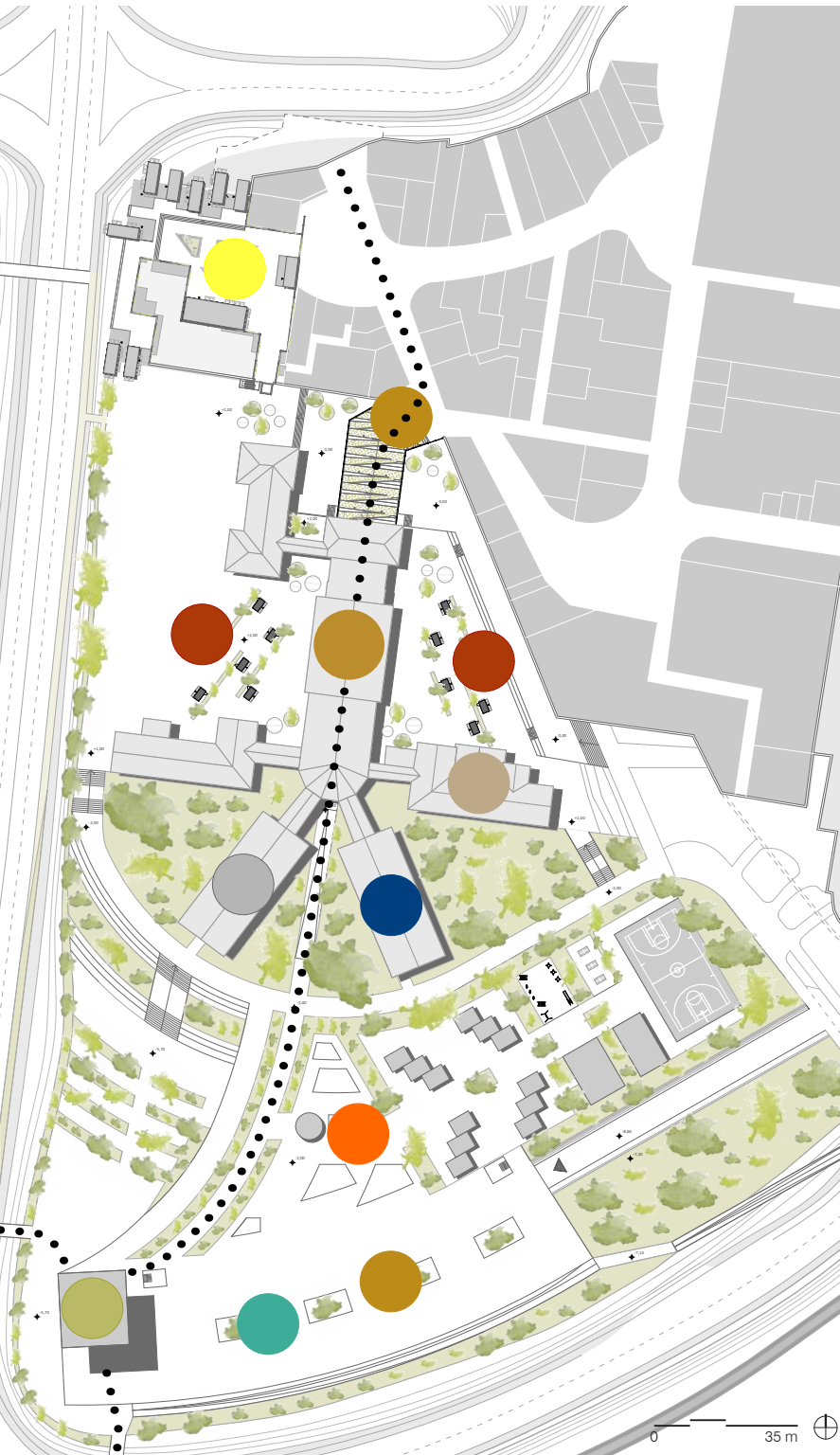


ČITALNICA NA PODSTREŠJU
ATTIC FLOOR READING ROOM



KNJIŽNICA
LIBRARY





- village
- commercial
- market
- work
- free-time
- culture
- park
- tower
- Lidl
- garage

TRŽNA POT

MARKET WAY

Mina Gutović
Nastja Klinc
Blaž Flisar
Peter Klement
Jure Sakelšek
Ivan Pićurić

Zasnova, imenovana »Tržna pot«, predstavlja zasnovo, ki se opira na obstoječi program na lokaciji. Vodilna ideja je osnovana na enakomerno razporejenih elementih po celotnem območju v smeri od severa proti jugu z namenom povezati obstoječe in nove programe. Povezava se začne pri vходу v stavbo Europarka, kjer so na strehi nameščeni modularni boksi v obliki vasi. Poteka prek zastekljene pasaže, prilagojene telesno oviranim, in oblikuje potezo nakupovalne osi, ki povezuje stavbo Europarka s stavbo KPD.

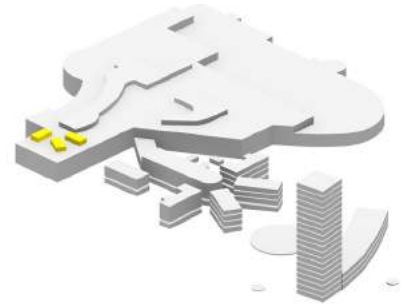
Centralni del obstoječe stavbe je največji po površini in je preoblikovan v odprt trgovski dvoranski prostor brez ločenih etaž, ki deluje kot podaljšek programov Europarka. V vzhodnem trietažnem traktu KPD so zasnovani prostori za individualno in skupinsko delo. Preostala dva trietažna trakta sta namenjena kulturnim in prostočasnim dejavnostim. Povezava z novo nakupovalno osjo se nadaljuje proti jugu v odprt prostor parka, ki se razteza med stavbo KPD in novim večnamenskim centrom na skrajnem robu območja z novo podzemno garažo ter trgovskim centrom Lidl, ki sledi predlogu rešitve v občinskem prostorskem načrtu. Jugovzhodni trakt vsebuje nov Zgodovinski muzej Maribor v prostorih nekdanjih zaporov. Na jugozahodu je del stavbe namenjen zabavi in prostočasnim dejavnostim ('bowling', diskoteka itd.) s štirindvajseturnim delovnikom.

V južnem delu območja je umeščen nov poslovno-stanovanjski večetažni objekt – stolp, ki poseeblja zamisel o otoku z vmesnimi etažami, orientiranimi proti vzhodu ali zahodu. Stavba je programsko zasnovana z odprtim pritličjem, večjim številom etaž s pisarnami in stanovanji s kavarno na najvišji etaži s panoramskim razgledom. Celotni objekt je obdan s terasami v obliki ploščadi z drsnimi zastori v kombinaciji s sončnimi celicami. Odprti prostori hkrati služijo dovodu svetlobe v centralno jedro. S stolpnico bolnišnice na nasprotni strani stolp ustvarja nov mestni portal kot dominantni element območja.

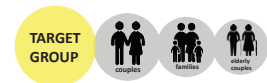
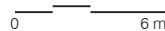
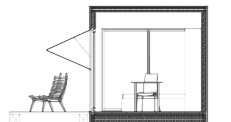
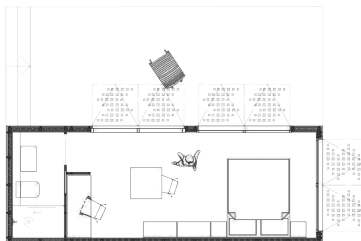
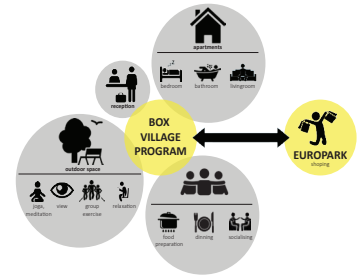
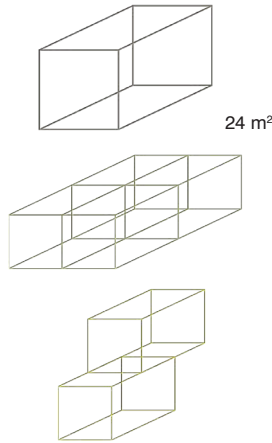
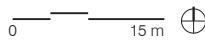
The concept called "Market Way" presents a concept that corresponds to the prevalent program already existing on the location. The main idea is based on particular elements that are spread all-over the area, from north to south, in order to connect existing and new programs. This connection starts at the entrance in the Europark building, where the new modular boxes are installed on the roof as a village. From here, with the disabled-adapted glazed passage between the Europark and the 'KPD' building, the idea of "shopping axis" is created.

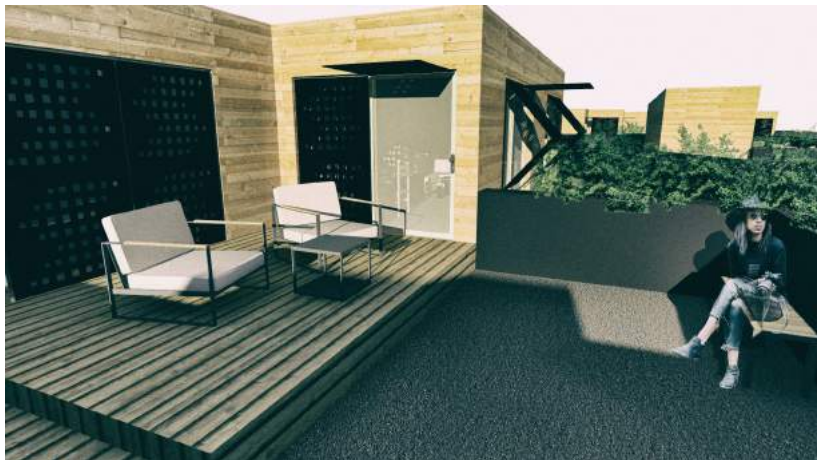
The central part of the existing building is the largest area redesigned as open hall for commerce in terms of the extension of the Europark activities. Working spaces for individuals and groups are located on the third floor of the east wing. The two remaining 3-floor-wings are dedicated to cultural and free-time activities. The new axis crosses the green area, which extends between the 'KPD' building and new multifunctional centre at the edge of the site with the new underground garage and the new retail centre LIDL in accordance with the solution of the current municipal detailed plan. The southeast wing contains the new Historical Museum of Maribor in rooms of prison cells. A part of the southwest wing is reserved for amusement and spare-time activities (bowling, nightclub etc.), opened for 24 hours.

In the south, the new commercial and apartment tower provides privacy to the users with the split-level floors and interiors oriented to the east or to the west. The building is designed with an opened ground floor, a number of upper floors with offices and apartments, and a café with panoramic view on the top floor. The terrace platforms with sliding panels in combination with solar panels guarantee both the light in interiors and energy efficiency. In combination with the hospital tower as a counterpart, the new tower is the dominant element creating the new city.

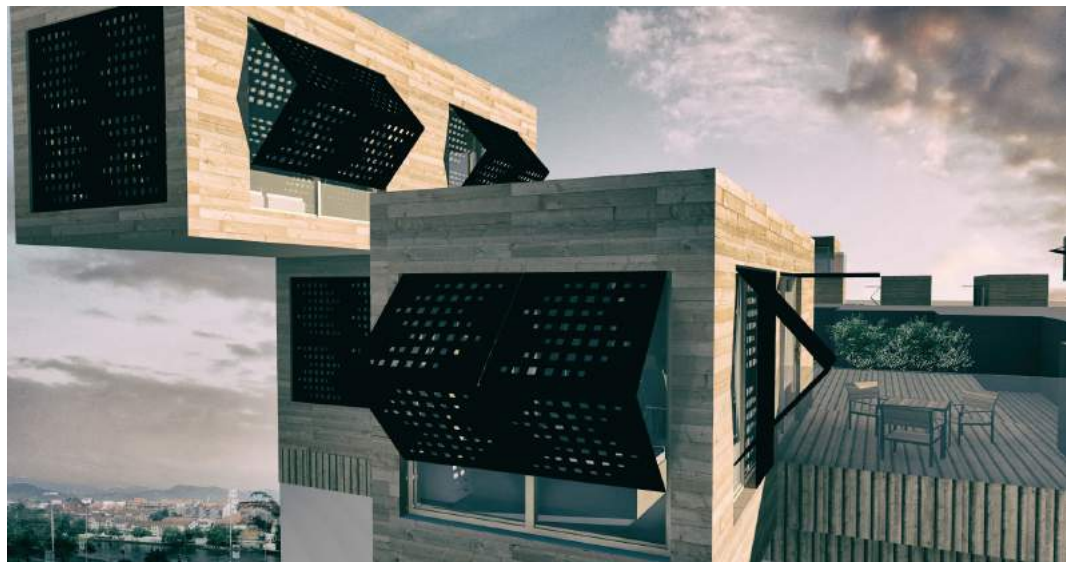


TLORIS
FLOORPLAN

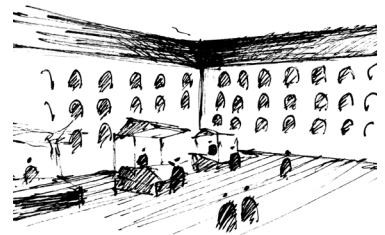
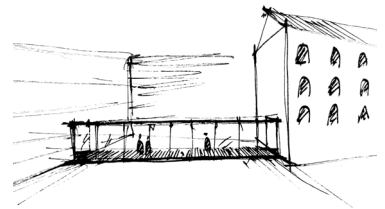


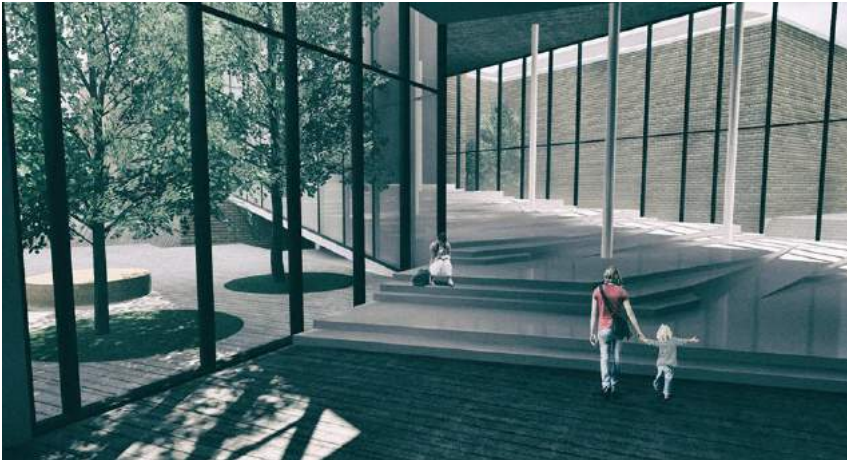


VAS NA STREHI EUROPARKA
VILLAGE ON TOP OF EUROPARK



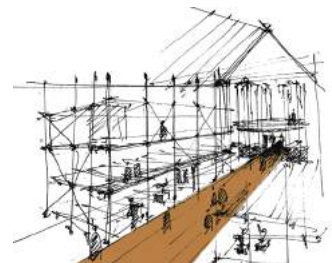
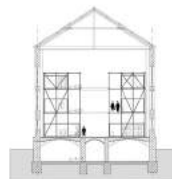
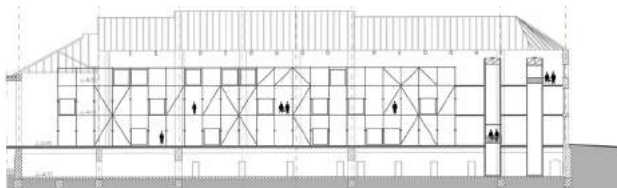
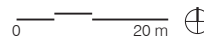
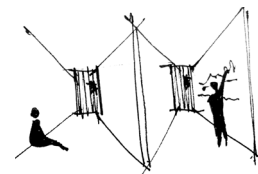
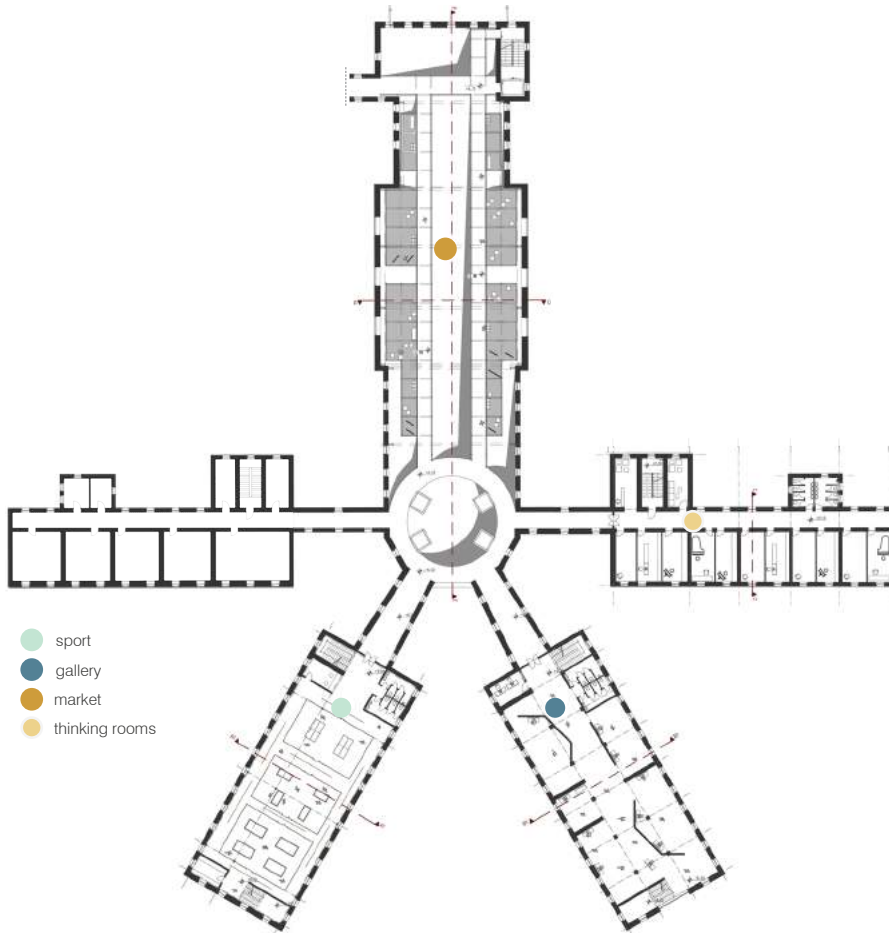
PRITLIČJE
GROUND FLOOR

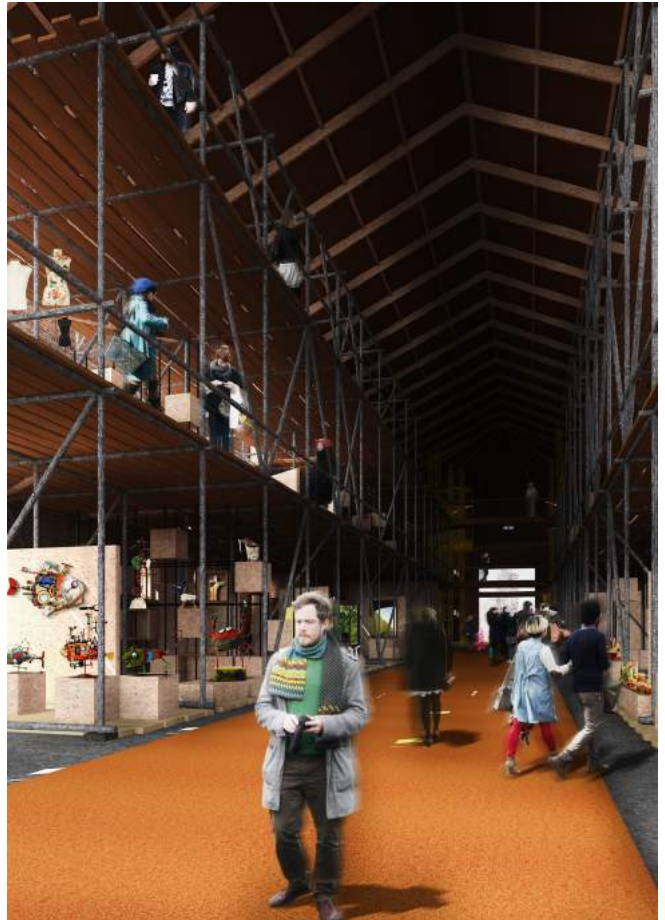


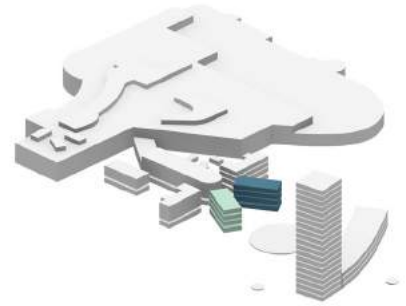




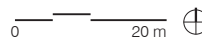
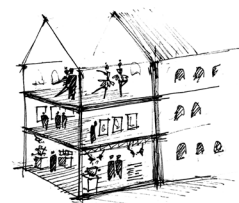
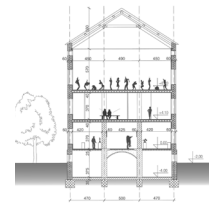
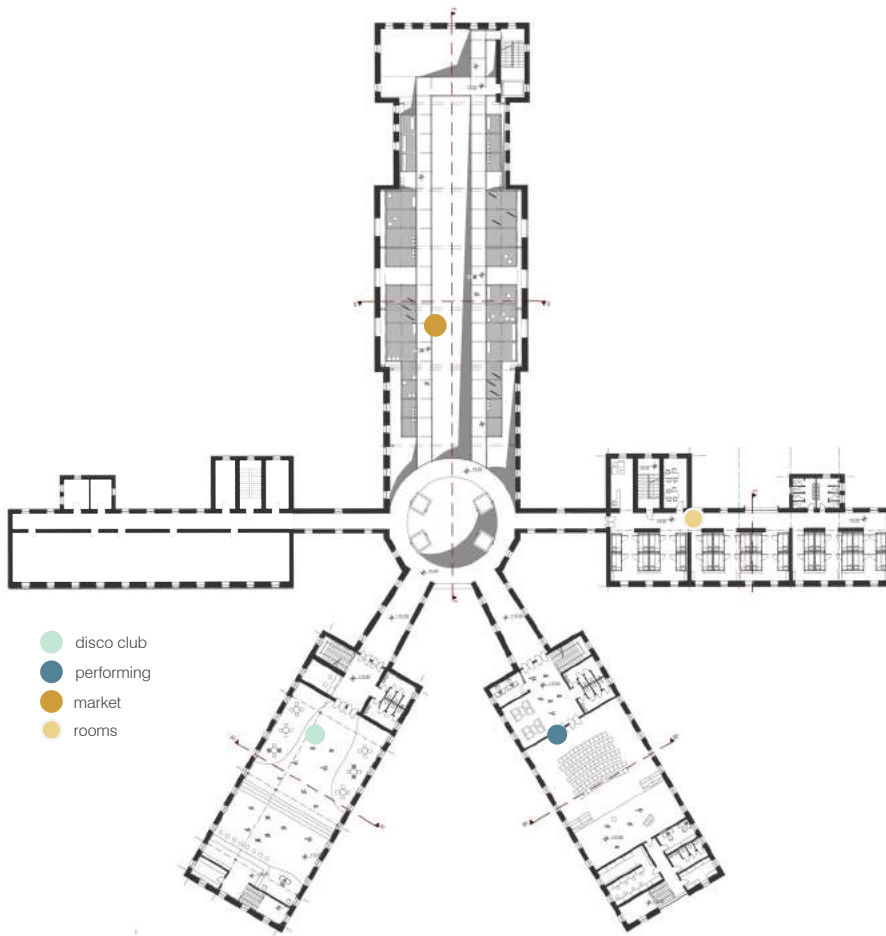
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FIRST FLOOR

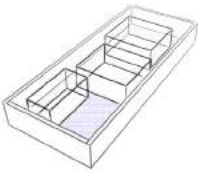
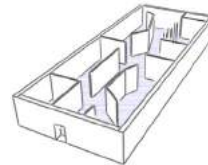


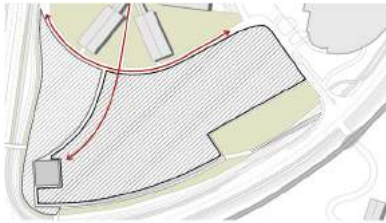




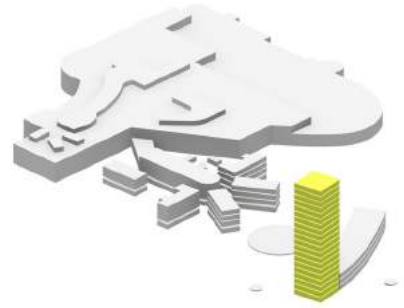
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SECOND FLOOR











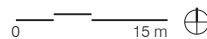
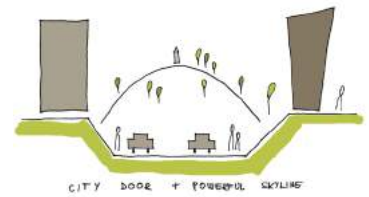
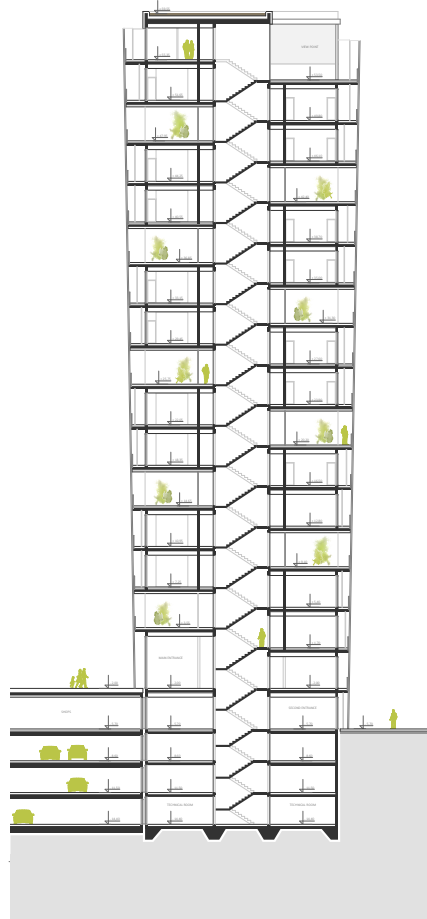
PISARNE - ODPRTI VHOD
OFFICES - OPEN EAST

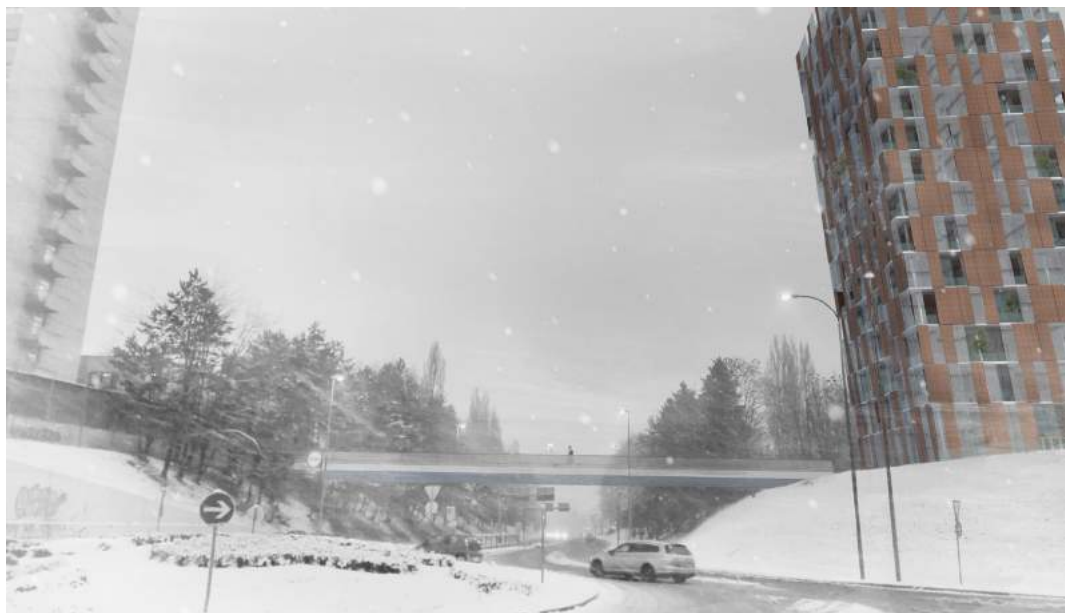


STANOVANJA - DUPEKS
APARTMENTS - DUPLEX

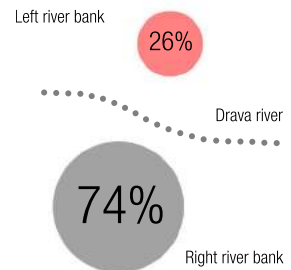
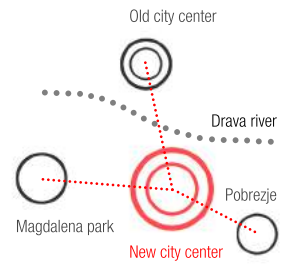


GOSTILNA IN RAZGLEDNA TOČKA
CAFÉ AND VIEW POINT





MESTNA VRATA
CITY DOOR



RAZPOREDITEV PREBIVALSTVA
POPULATION SPREAD

PREBUJENJE OTOKA

ISLAND AWAKENING

Žan Silovšek
Sandi Premrl
Gregor Vida
Jaka Potočnik
Dorian Šipoš
Gregor Kurbos

Zasnova »Prebujenje otoka« izpostavlja problem izoliranosti območja stavbe KPD od mestnega središča, ki je dobesedno odrezano in ljudem nevidno. Območje se dojema kot osamljen otok, ki zahteva dolgoročno strategijo, naravnano v povezavo predelov na obeh straneh reke, ki bi pripomogla k vzpostavitvi novega mestnega središča na desnem bregu reke, kjer prebiva večina prebivalstva. Tako se je izoblikovala osnovna ideja zasnove nove ploščadi, položene prek poglobljene trase mestne vpadnice, ki povzema osnovno zamisel osnutka podrobnega občinskega prostorskega načrta. Ta spreminja obstoječi večnivojski prometni dostop z oblikovanjem ploščadi prek Titove ceste z namenom povezave nivojev bolnišnice in Europarka.

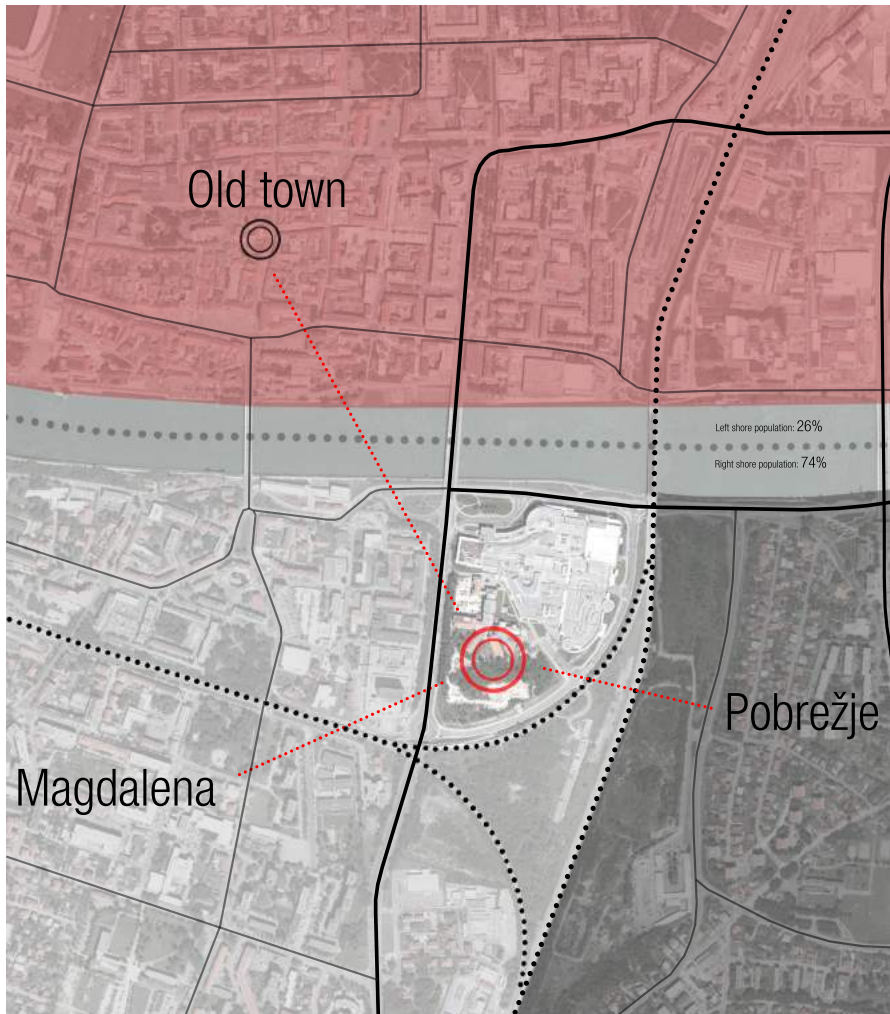
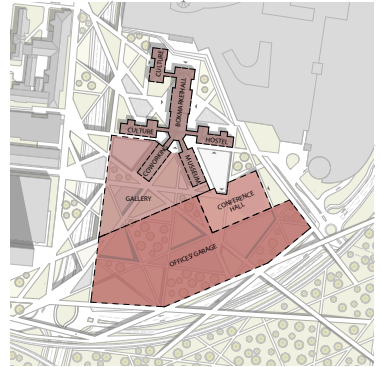
Regeneracija stavbe KPD uvaja nove programe in dejavnosti, dostopne obiskovalcem štiriindvajset ur dnevno. Osrednja ideja uvaja v obstoječi stavbi odprt osrednji prostor, ki omogoča fleksibilno umeščanje mobilnih boksov različnih velikosti, oblik in programov, namenjen za nakup ali najem. Dostopi v tako imenovano 'hišo boksov' so s severne in južne strani. V vzhodnem traktu je umeščen hostel s šestdesetimi ležišči. Jugovzhodni trakt gosti Vojni muzej s tematsko steno, ki nagovarja obiskovalce. V muzeju je tudi prenovljena celica nekdanjega jugoslovanskega predsednika Tita. Nadalje so v prenovljenih prostorih predvidene raznolike možnosti za sodelo kot modularni sistem znotraj jeklene konstrukcije. Umetnostna galerija je umeščena v podzemnih etažah južnega dela stavbe KPD in je zasnovana kot pot, ki obiskovalca vodi skozi ambiente, različne po višini prostora, obliki in vsebini.

Na novo zasnovana urbana ploščad predstavlja zelen javni prostor, ki hkrati nadkrije poslovne prostore v kletni etaži z odprtimi prostori – vrtovi, namenjenimi zaposlenim. Pod ploščadjo je na nivoju Pobreške ceste umeščena podzemna garaža za potrebe kompleksa KPD in zunanje obiskovalce ter nova večnamenska dvorana s 690 sedeži, namenjena za poslovna srečanja, razstave itd. S poševno strešno ploščadjo se konstrukcija dvorane dviga proti kompleksu Europarka in nudi dodatne zunanje površine za različne dogodke in priložne aktivnosti. Tako zasnova kljub velikim novim površinam za javno rabo dosegla visoko izrabo zemljišča in s tem zagotavlja ekonomsko upravičenost investicije.

The concept called 'Island awakening' highlights the problem of vacancy and isolation of the 'KPD' complex in relation to the city centre. Currently, it is literally invisible and perceived as a lonely island that needs a long-term strategy to connect both riversides and to create a new green city centre at the right bank of the river Drava, where the majority of population is living. In this view, the principal idea of a new platform over the in-depth city radial road was born that follows the idea of the draft of the municipal plan. The proposal transforms the existing split-level access in a way that enables the creation of a ramp stretching over the existing Titova cesta Road and connecting the levels of the hospital and the Europark complex.

The revitalisation of the KPD building introduces various new programs and activities affordable 24 hours. A special path directs the visitors through different types of ambiances. The open central space of the main hall in the existing building is redesigned with special construction, which enables the positioning of flexible mobile boxes of different sizes, forms and programs, for sale or for rent. The entrances to this 'House of boxes' are in the north and in the south of the building. In the east wing, there is a hostel with 60 beds. The southeast wing houses the War Museum designed as a thematic wall, which communicates to the visitors. In the museum, the cell of Ex-Yugoslav president Tito is included. Next, the co-working spaces are positioned as a modular system within a special steel construction. There is also the art gallery designed as a path through the ambient that differentiate in the height, the form and the content.

The new urban platform serves as a new public green area and, at the same time, as the flat roof for offices placed in the basement that introduce open green areas – gardens – for employees. Underneath the platform, there is an underground garage at the level of the Pobreška cesta Road for the needs of the 'KPD' area and beyond, as well as the underground multi-functional conference hall with 690 seats for business meetings, exhibitions etc., designed as the slope of the roof raising towards the Europark. The hall provides additional outdoor auditorium area for different events and leisure activities. In spite of large public areas, the concept indicates the high land-use factor that guarantees an economically justified investment.



CAPACITY SCHEME

Built area

- total area	100%
- built area	7%
- open built area	9%
- green area	84%

Public and private open area

- open spaces	93%
- public spaces	77%
- private spaces	23%

Total floor area

- production	4%
- public program	81%
- residential	0%
- office	15%

Floor area ratio (FAR) 7,1%

KPD



PLATFORM



OFFICES

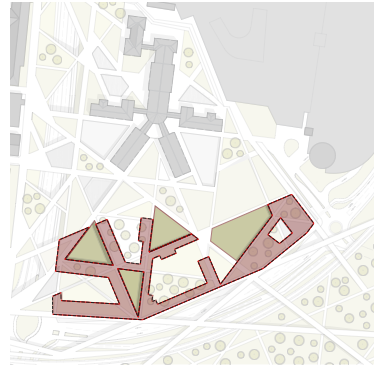


GARAGE

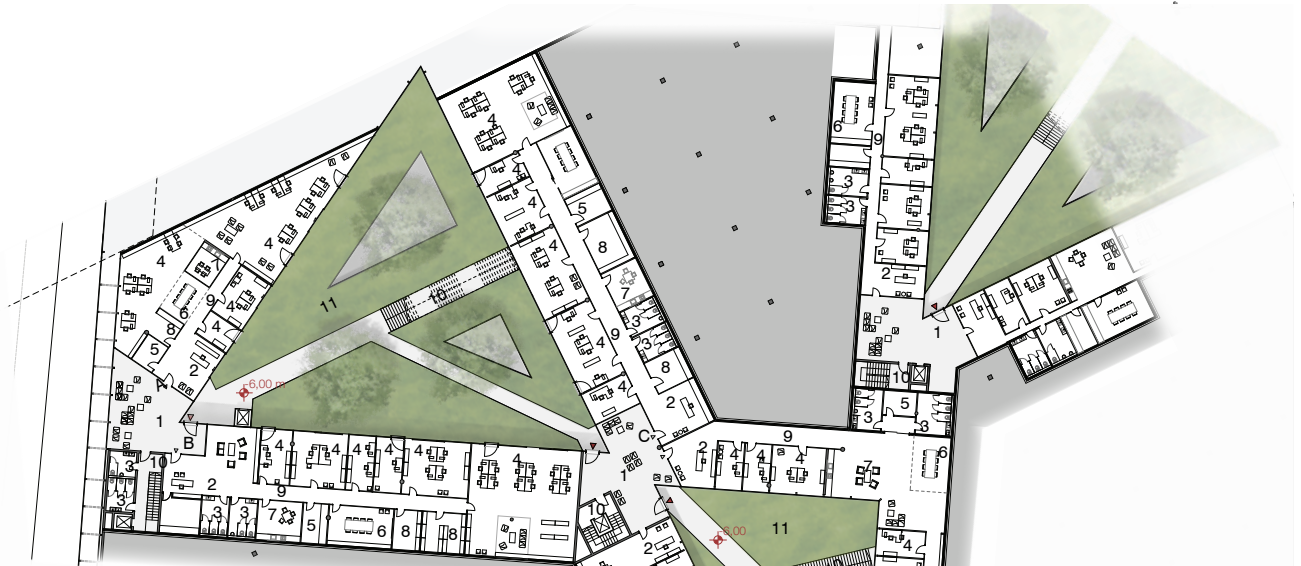


DIAGRAM PROGRAMOV
DIAGRAM OF PROGRAMS

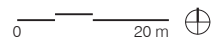




PISARNE
OFFICES

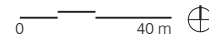


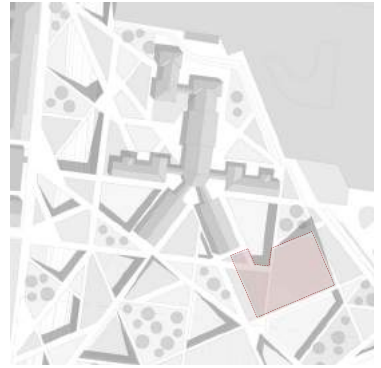
1 Social, gathering area	142 m ²
2 Reception, meeting area	112 m ²
3 Toilets	60 m ²
4 Offices	662 m ²
5 Archive	30 m ²
6 Conference room	64 m ²
7 Kitchen	46 m ²
8 Storage	71 m ²
9 Corridors	98 m ²
10 Vertical communication	
11 Atrium	



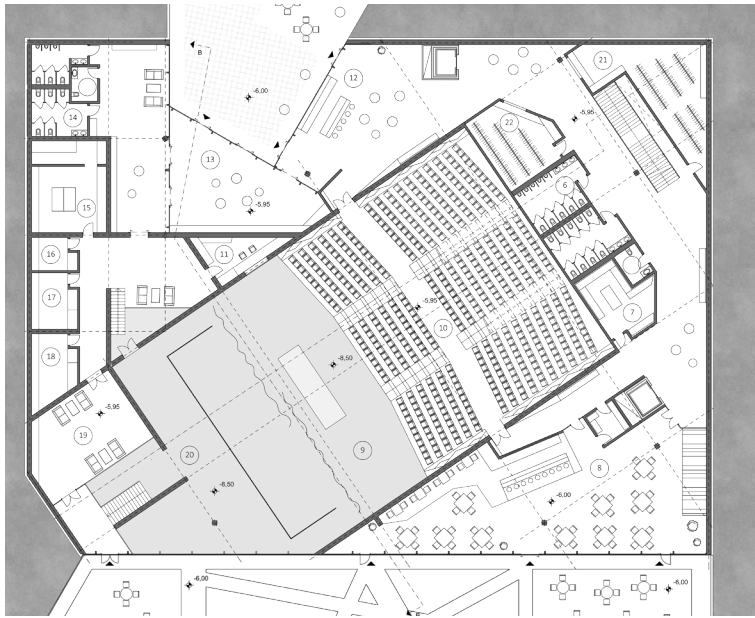


PODZEMNA GARAŻA
UNDERGROUND GARAGE





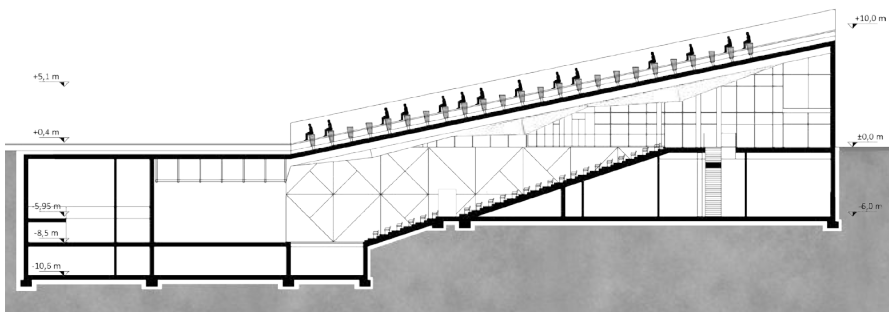
TLORIS DVORANE
HALL FLOOR PLAN



0 14 m ⊕

LEGEND:

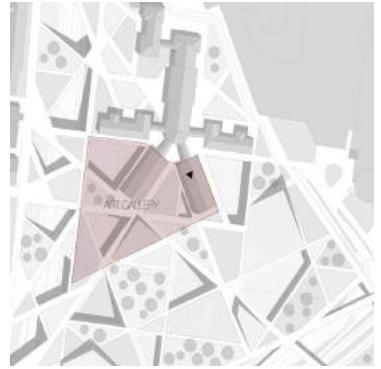
1 Main entrance	21 m ²
2 Ticket exchanges	125 m ²
3 Lobby	570 m ²
4 Side entrance	41 m ²
5 Side entrance	27 m ²
6 Toilets	54 m ²
7 Storage	26 m ²
8 Bar	265 m ²
9 Stage	402 m ²
10 Seatings	540 m ²
11 Technical room	19 m ²
12 Bar	83 m ²
13 Entrance	26 m ²
14 Toilets	45 m ²
15 Wardrobe	50 m ²
16 Wardrobe	10 m ²
17 Wardrobe	17 m ²
18 Wardrobe	21 m ²
19 Backstage	41 m ²
20 Backstage	84 m ²
21 Closet visitors	63 m ²
22 Closet visitors	36 m ²





FASADE
FACADES

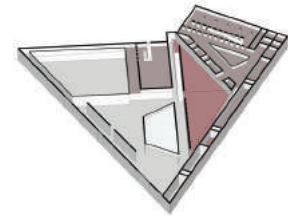




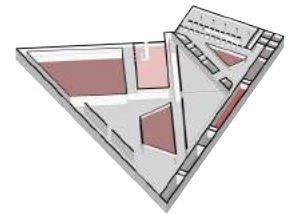
UMETNOSTNA GALERIJA
ART GALLERY



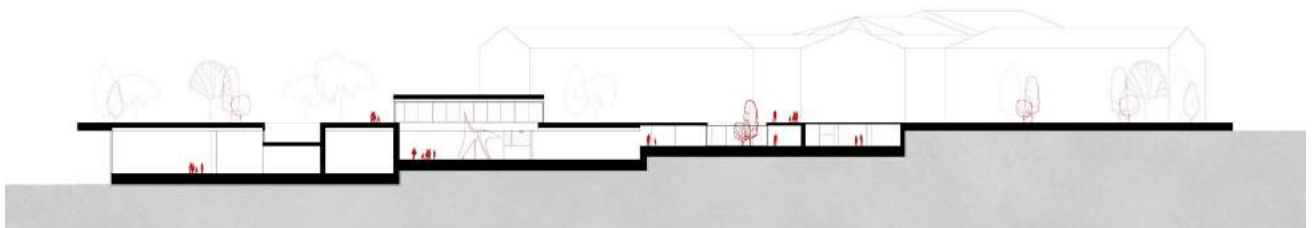
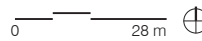
1 Exhibition space	4300 m ²
2 Atrium	1100 m ²
3 Storage/Depots	420 m ²
4 Technical room	150 m ²
5 Administration	170 m ²
6 Toilets	70 m ²



Levels:
 ■ Upper
 ■ Middle
 ■ Bottom

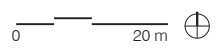
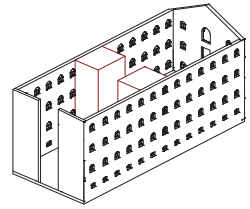
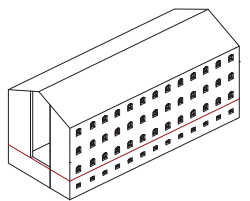
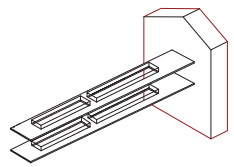
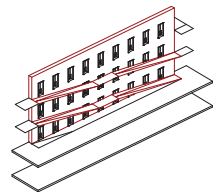
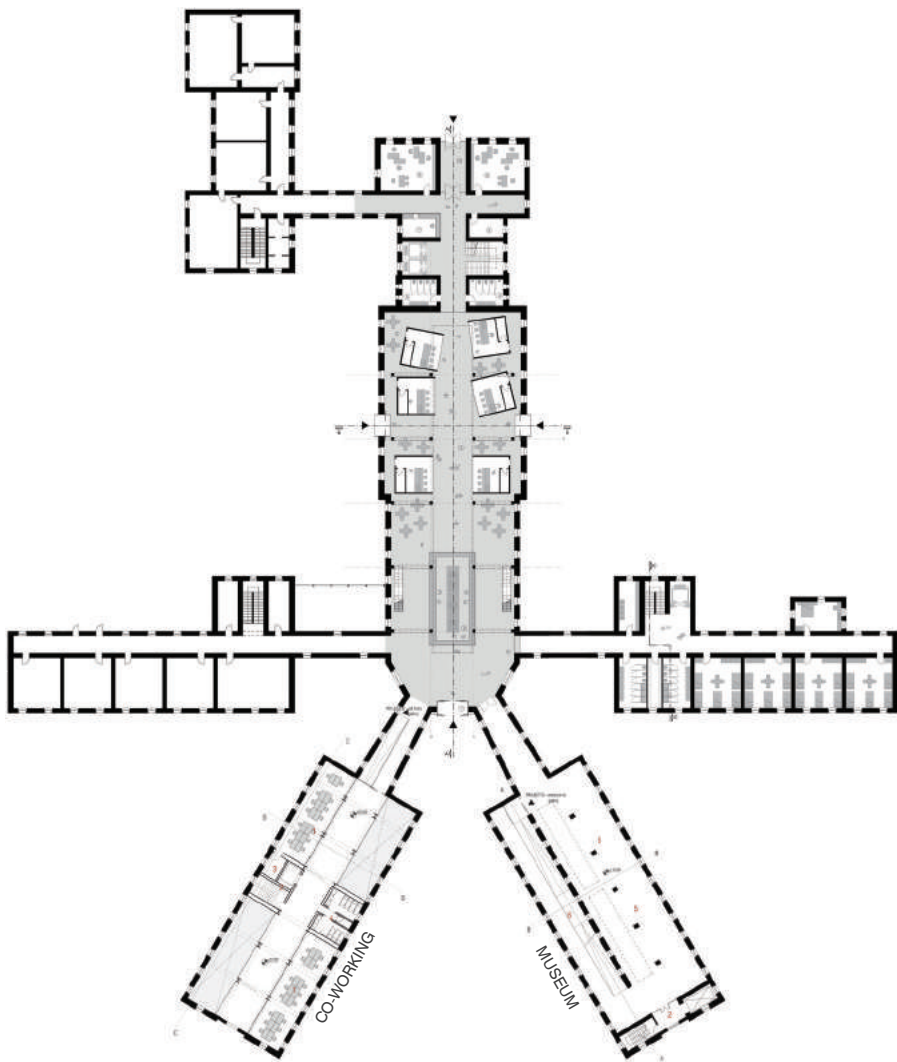


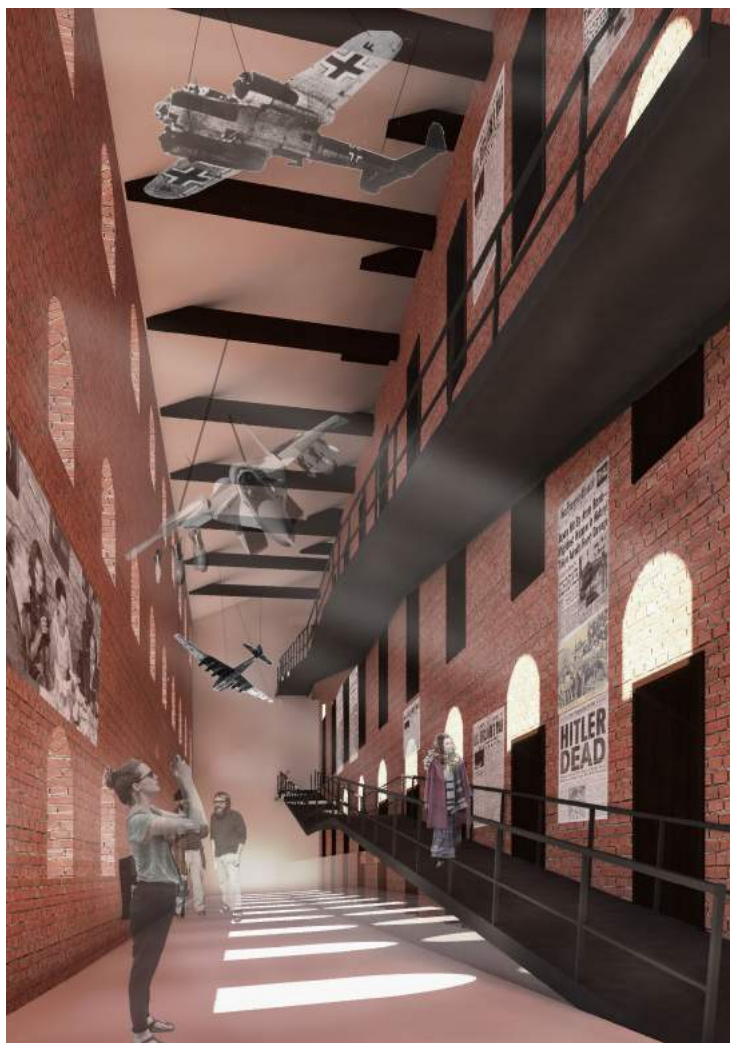
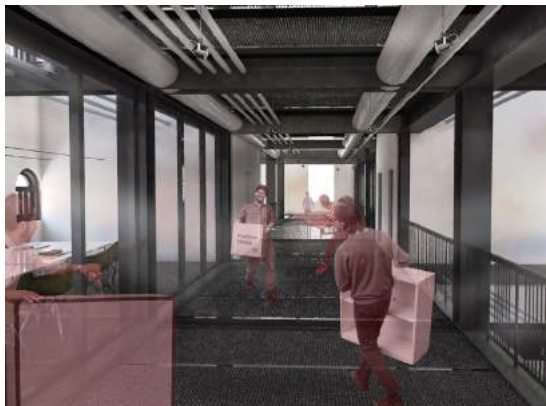
■ Exhibition
■ Atriums
■ Storage
■ Technical room
■ Administration
■ Toilets



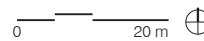
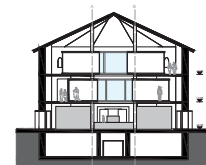
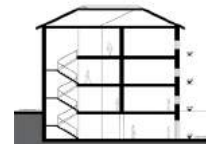
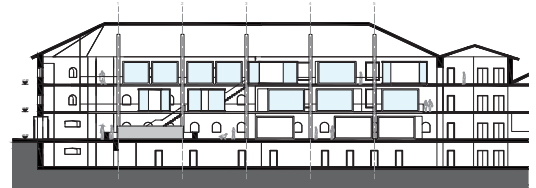
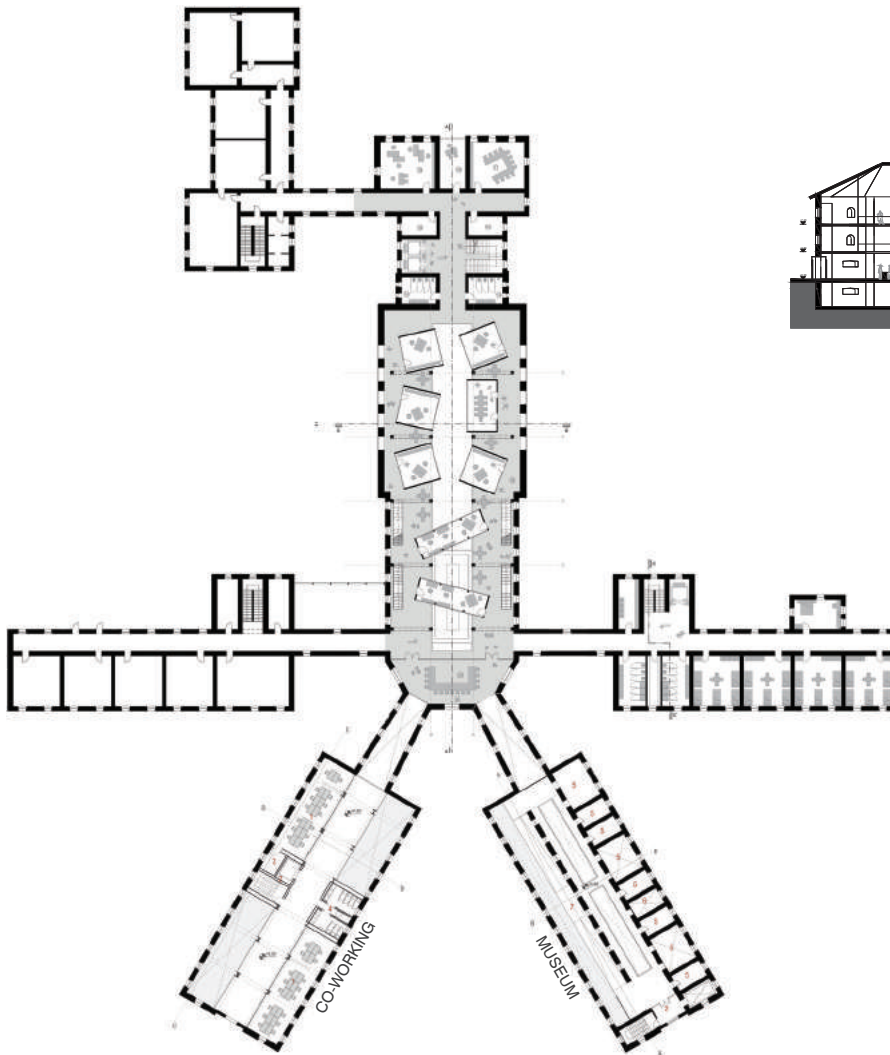
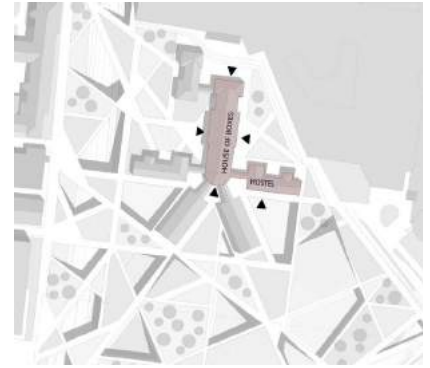


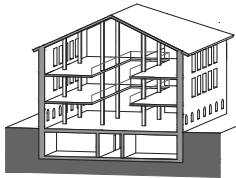
PRITLIČJE
GROUND FLOOR



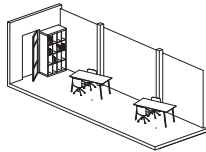


1. NADSTROPJE
FIRST FLOOR

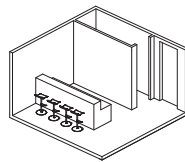




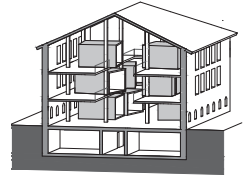
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OSREDNJI PROSTOR
CENTRAL SPACE

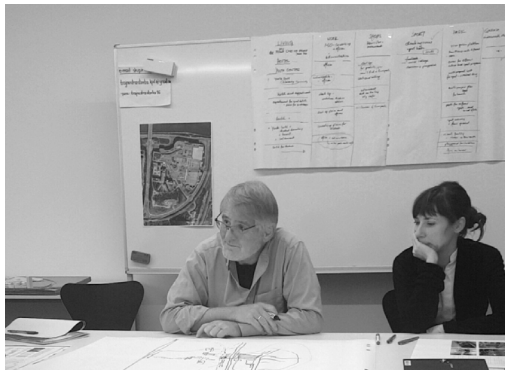
BOKS
BOX

BOKS
BOX

HIŠA BOKSOV
HOUSE OF BOXES



HIŠA BOKSOV
HOUSE OF BOXES

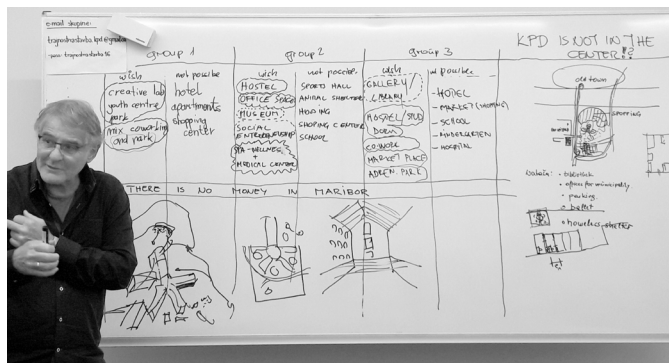


ŠTUDENTSKI SEMINAR PREBUJANJE SPEČEGA VELIKANA: TRAJNOSTNA REGENERACIJA STAVBE 'KPD'

STUDENTS SEMINAR AWAKENING THE SLEEPING GIANT: SUSTAINABLE REGENERATION OF THE 'KPD' BUILDING

Študentski projekt je potekal v okviru seminarja Modula Trajnostna stavba od oktobra 2016 do februarja 2017 v zaključnem letniku magistrskega študijskega programa Arhitektura. Izveden je bil v angleškem jeziku v koordinaciji izr. prof. dr. Metke Sitar. Vsestranske izkušnje so študenti pridobili v stikih s strokovnjaki različnih profilov, vključenimi v skrbno načrtovan študijski in delovni proces pod mentorskim vodstvom arhitekta Wernerja Nussmüllerja, iz Gradca, Avstrija in asistentke Nataše Šprah ter v sodelovanju s predstavniki lokalne projektne skupine programa URBACT III – 2nd Chance.

The student's project was conducted from October 2016 to February 2017 within the seminar of the Module Sustainable Building in the final year of the Master's Study Programme of Architecture. It was performed in English and was coordinated by Assoc. Prof. Dr. Metka Sitar. The students gained versatile experience from the contact with professionals of different profiles, involved in the carefully prepared study and working process conducted by the mentor, Architect Werner Nussmüller from Graz, Austria, and the Assistant Nataša Šprah, in cooperation with the representatives of the Maribor Urban Local Group.



Metka Sitar, izr.prof.dr.univ.dipl.inž.arh. Od 2001 poučuje na Univerzi v Mariboru, od 2007 na programu Arhitektura Fakultete za gradbeništvo, prometno inženirstvo in arhitekturo predstojnica Katedre za arhitekturo, vodja programa Arhitektura prve stopnje. Diplomirala je na Fakulteti za arhitekturo, gradbeništvo in geodezijo Univerze v Ljubljani; podiplomski specialistični študij na Oddelku za urbanistično in krajinsko planiranje Akademije lepih umetnosti, Kopenhagen; doktorski študij na Inštitutu za urbanizem in okolje na Fakulteti za arhitekturo Tehnične univerze v Gradcu. 20-letne izkušnje v arhitekturni praksi na področjih arhitekturnega projektiranja, urbanističnega načrtovanja in prostorskega planiranja v Ljubljani, Mariboru in Gradcu; 2000-2002 svetovalka vlade za državno prostorsko planiranje, Urad RS za regionalno prostorsko planiranje, Ministrstvo RS za okolje in prostor. Od 2001 kot projektni vodja, ekspert, nacionalni koordinatorica, predstavnica Slovenije vključena v številne nacionalne in evropske raziskovalne programe in projekte, avtorica in urednica znanstvenih publikacij.

Metka Sitar, Ass. Prof. D.Sc. D.I. Arch. Since 2001 teaching at the University of Maribor; since 2007 in the Programme of Architecture, Faculty of Civil Engineering, Traffic Engineering and Architecture, as Head of Chair for Architecture, and Head of Architecture Bachelor Programme. Graduated in architecture, Faculty of Architecture, Civil Engineering and Geodesy, University of Ljubljana; postgraduate specialisation Department of Town- and Landscape Planning, Academy of Fine Arts, Copenhagen; doctoral studies Institute of Urban and Environmental Planning, Faculty of Architecture, Technical University of Graz. 20 years' of architectural practice in architectural design, urban and spatial planning in Ljubljana, Maribor and Graz, Austria; 2000-2002 Advisor to the Government in Spatial Planning, Office for Regional Spatial Planning, Ministry of Slovenia for Regional and Environmental Planning. Since 2001 involved as project leader, expert, national coordinator, delegate etc. in a range of national and European research/scientific programmes and projects, author and editor of scientific publications.

Werner Nussmüller, Arh. D.I. Rojen v Brucku na Muri, diplomiral na Fakulteti za arhitekturo na Tehnični univerzi v Gradcu. Podiplomsko se je izobraževal na Nizozemskem. V l. 1981 je soustanovil Architekturbuero Gruppe 3 v Gradcu, od l. 1995 vodi arhitekturni biro Nussmüller Architekten ZT GmbH v Gradcu. Strokovno je vpet kot prostorski planer, od l. 1996 predstojnik Wohnbund Steiermark, 2002 – 2006 predsednik Arhitekturne zbornice za Štajersko in Koroško, od 2007 partner v Seewood GmbH. Njegove izkušnje pokrivajo področja arhitekture, urbanizma in prostorskega planiranja, uveljavljen z natečajnimi in izvedenimi projekti, med njimi javne stavbe, zlasti vrtni in šole, stanovanjska gradnja in socialni objekti, predstavljeni na arhitekturnih razstavah in publikacijah; prejemnik najvišjih nacionalnih nagrad za lesene gradnje, priznanje za najboljšo arhitekturno delo v Avstriji 2010 za poslovno stavbo itd. Predavatelj na Fakulteti za arhitekturo v Gradcu, od 2011 na programu Arhitektura na Fakulteti za gradbeništvo, prometno inženirstvo in arhitekturo Univerze v Mariboru.

Werner Nussmüller, Arch. D. I. Born in Bruck / Mur; graduated from the Faculty of Architecture at the Technical University in Graz; postgraduate practice in the Netherlands. In 1981, co-founder of Architekturbuero Gruppe 3 in Graz, Austria; since 1995 owner of architectural office Nussmüller Architekten ZT GmbH in Graz. Professionally involved as Regional Planner, since 1996 Head of Wohnbund Steiermark, 2002-2006 President of the Architecture Chamber of Styria and Carinthia, since 2007 co-partner of Seewood GmbH. His experience comprises projects in architecture, urbanism and spatial planning; competition- and realized projects of public buildings, as schools and kindergartens, residential buildings and social facilities; winner of highest national awards, as for wooden architecture and the best architecture in Austria 2010 etc. He gained teaching experience as lecturer at the Faculty of Architecture in Graz, since 2011 as guest lecturer in the Architecture programme at the Faculty of Civil Engineering, Traffic Engineering and Architecture, University of Maribor.

Nataša Šprah, asist., univ. dipl. inž. arh. Diplomirala je na Fakulteti za arhitekturo Univerze v Ljubljani. Na Fakulteti za gradbeništvo in geodezijo Univerze v Ljubljani končuje doktorski študij. Kot samostojna arhitektka je delovala v različnih arhitekturnih birojih, med drugim v biroju bevk perović arhitekti in Atelje Dialog. Leta 2011 je bila habilitirana v naziv asistent za področje arhitektura in prostorsko načrtovanje in se je zaposlila na Fakulteti za gradbeništvo (sedaj FGPA) Univerze v Mariboru.

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