

# TERRITORY OF THIRD BELGRADE TERITORIJA TREĆEG BEOGRADA

DESIGN MODEL FOR THE NEW HOUSING ESTATES ON THE FUTURE THIRD BELGRADE TERRITORY  
MODEL PROJEKTOVANJA NOVIH NASELJA NA TERITORIJI BUDUĆEG TREĆEG BEOGRADA



Preliminary urban and architectural design for residential-office building complex of the social housing in the Ovča settlement

Idejno urbanističko-arhitektonsko rešenje stambeno-poslovnog kompleksa socijalnog stanovanja u naselju Ovča

**A**s a new development territory, the Third Belgrade is not only a new spatial determinant but also a social context which is becoming more defined by the liberal market economic model, where the role of the State is reduced and is of secondary importance. The instability of the socio-economic system of this new development territory is expressed through its continuous optimization and correction and its exposure and sensitivity to global changes. It brings with it great challenges that are clearly visible, particularly in the spatial development of cities in Serbia, but also in other parts of the world.

The public competition for the urban-architectural design of the social housing in the Ovčar settlement was organized by the City governments investment and housing agency. It was held from July 20th to November 10th 2011 and attracted many architectural teams .Second and third place prizes were awarded and six projects were chosen as finalists. Following the announcement of the competition results the jury president and architect Dejan Vasović announced the transformation of the program model into a new post competition model for the buildings in the settlement. These will be designed and worked out by the eight winning teams according to their previously submitted projects.This has transformed the previously monostructural picture of the settlement into polystructural picture.

After viewing and analyzing the new structure for the realization of the project the thirty three members of the eight awarded teams merged into one team named TEAM 8. The concept for the preliminary design was created by means of a specific methodological procedure. The new conceptual urban solution was formed by a unifying synthesis rather than a direct transfer of fragments and urban forms.

The team's goal was to create an efficient, inexpensive and compact urban architectural solution which would result in the provision of affordable housing. Of equal importance was the desire to create a new place with its own identity in the city, a destination with unique and attractive features which would emerge out of its isolated position in relation to the other city zones.

The intention was to create a city space which could, to an extent, be responsible for the development and improvement of the greater urban area within which it is set. The discourse is not simply an idealized construct but rather something that is inherently valuable onto itself as well as the city both in the short and long term.



Ovča - oeo kompleks - Urbanizam / Ovča - entire complex - Urbani



tim 19 blok2 3D model / team 19 block2 3D mode

Treći Beograd je nova razvojna teritorija! Ne samo kao prostorna odrednica, već kao opšti društveni kontekst u kome sve više i više dominira liberalni tržišni ekonomski model, dok se uloga države smanjuje i stavlja u drugi plan. Nestalnost socio-ekonomskog sistema koji stoji u pozadini te nove razvojne teritorije, izražena kroz njegovu kontinuiranu optimizaciju i korekcije, kao i njegova izloženost i osetljivost na promene na globalnom nivou nose sa sobom velike izazove koji se posebno jasno vide u prostornom razvoju gradova u Srbiji, ali i u mnogim drugim delovima sveta.

Javni konkurs za izradu

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idejnog urbanističko-arhitektonskog rešenja socijalnog stanovanja u Ovči u organizaciji Gradske uprave - Agencije za investicije i stanovanje realizovan je od 20. jula do 10. novembra 2011. godine. Na konkursu je učestvovalo 35 timova arhitekata. Prva nagrada nije dodeljena, dodeljene su druga i treća nagrada i šest otkupa. Po objavlјivanju rezultata Predsednik žirija, gradski arhitekt Dejan Vasović izdao je saopštenje o transformaciji i izmeni programskog modela u novi postkonkursni model - nova idejna rešenja za objekte u naselju će raditi osam nagrađenih timova prema svojim konkursnim rešenjima.

stanovanja. Ne manje važna bila je težnja da predloženi plan rezultuje kreiranjem novog prepoznatljivog mesta, destinacije u gradu, unikatnog i atraktivnog karaktera, kao odgovor na njen izolovani položaj u odnosu na ostatak grada.

Težilo se gradskom prostoru koji, u odgovarajućoj meri, može da preuzme na sebe deo odgovornosti za razvoj i unapređenje gradskog prostora kao takvog, verujući pritom da ovakav diskurs nije samo idealizovana konstrukcija, već je u najboljem dugoročnom i kratkoročnom interesu, kako svakog pojedinačnog projekata, tako i grada u celini.



tim 19 blok2 osnova tipskog sprata / team 19 - block 2 - typical floor plan



tim 35 blok3 3D model / team 35 block3 3D model

In the process of designing the residential complex the selected location (empty territory) was thought of as a nucleus out of which further urban spatial structures could grow and so create other useful places in the city.

This new ensemble then becomes a regulator for the development of future urban structures within the surround-

ing environment and will, at least in the beginning, refer to urban and architectural values. The combination of open and closed-block structures ensures the integration of the surrounding environment with the inner space of the complex and also results in the creation of a spatial flow that connects built and unbuilt surrounding areas into a unified whole. The character

of the structures in the complex is the result of an ordered system which is augmented by the accommodation of diversity and so, in a way, is a reflection of the relationship between the individual and the community. This formal and structural variance results in a personalization which contributes an interesting aesthetic to the project. The future complex that is to be



tim 35 blok3 osnova tipskog sprata / team 35 block3 typical floor plan



tim 6 bloki 3D model / team 6 block1 3D model



tim 6 bloki osnova tipskog sprata / team 6 block1 typical floor plan

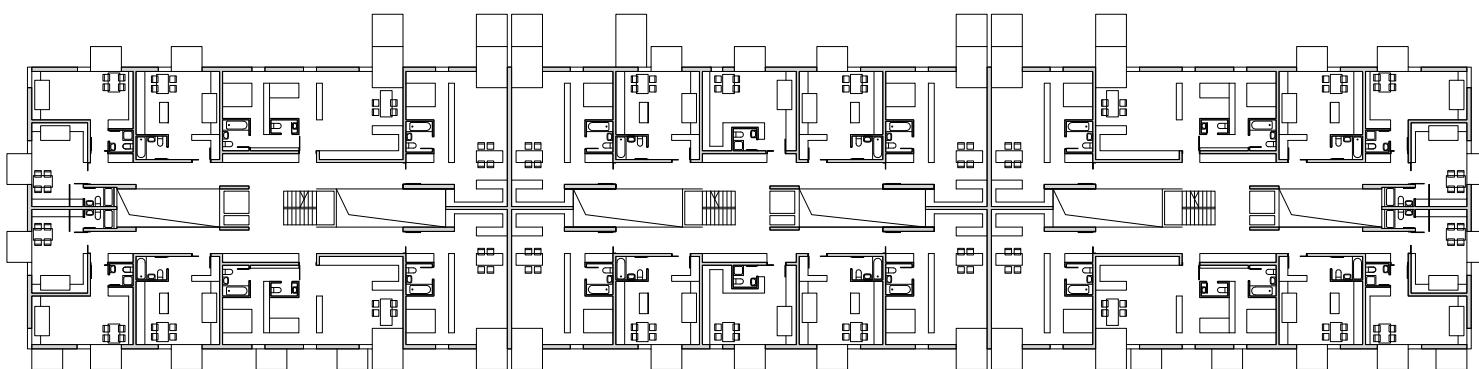


tim 2 bloki 3D model / team 2 block1 3D model

Predviđena lokacija (prazna teritorija), osmišljavanjem stambenog kompleksa, postaje nukleus prostorne strukture koja uspostavlja gradsko mesto gde ono, trenutno, ne postoji. Novi ansambl time postaje regulator razvoja budućeg urbanog tkiva u svom neposrednom okruženju koje će se, bar u početku, referisati na njegove urbanističke i arhitektonске vrednosti. Sistemom kombinovane izgradnje (otvorene i blokovske) postiže se integracija

neposrednog okruženja i unutrašnjosti kompleksa, i obrazuje se prostorni tok koji spreže u jedinstvenu celinu izgrađeni i neizgrađeni deo neposrednog okruženja. Karakter sklopova u kompleksu objedinjuje diktat sistema i fenomen raznolikosti, ocrtavajući, na taj način, odnos između zajednice (kolektiva) i pojedinca (individue). Variranje oblika sklopova doprinosi personalizaciji njihove vizuelne pojavnosti. Budući, trenutno, van oboda

izgrađenog urbanog tkiva, novi kompleks postaje svet za sebe koji generiše procese urbanizacije u svom okruženju a svojim prostornim i oblikovnim karakteristikama nagoveštava dalji kontinuitet u razvoju grada uz unapređivanje koncepta koji su dokazali svoje vrednosti. Stanovanje, kao sadržaj, ovde je integrirano unutar strukture različitih tipova; kategorije socijalnog i solidarnog bivaju povezane na višem nivou.



tim 2 bloki osnova tipskog sprata / team 2 block1 typical floor plan



tim 32 blok4 3D model / team 32 block4 3D model

Koncept je nastao postavljanjem i odgovaranjem na pitanja:

Šta je to u okruženju lokacije što je moguće iskoristiti za konceptualizaciju atraktivnog urbanog ambijenta jedinstvenog karaktera i funkcije?

Kako osigurati dugotrajnost predloženog rešenja?

Kako izbeći toliko puta viđenu getoizaciju sličnih urbanih celina? Kako obezbediti kapacitet za transformaciju i adaptaciju promenama u okruženju, neizbežnim kroz vreme?

The formulation of the concept was aided by posing relevant questions such as:

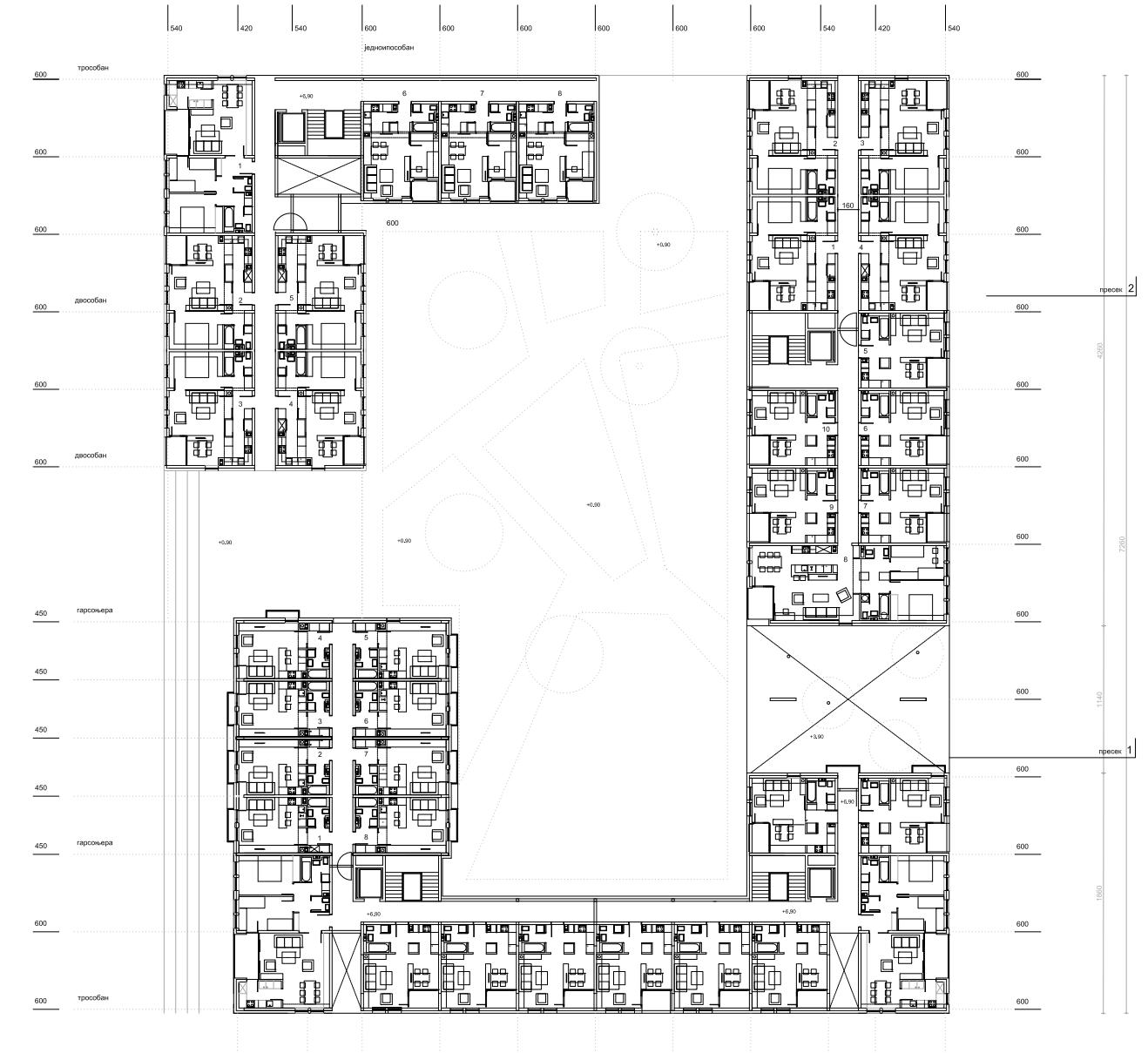
What can we use in the surroundings of the proposed location for the realisation of an attractive urban setting that has an ambient and unique character? How can we ensure the durability of the proposed solution? How can the all too common phenomenon of urban ghettoization that occurs in many cities around the world be avoided. How can the capacity to transform and adapt to the inevitable future changes in the environment be ensured?



tim 32 blok4 osnova tipskog sprata / team 32 block4 typical floor plan

The complex is composed of five segments that include four hybrid residential / office structures and one with central facilities. The compact rational blocks are a direct response to the projects requirement for inexpensive and affordable housing. Each block constitutes a self defined entity and so allows for the phased construction fo the project.

Kompleks je sazdan od pet segmenata koji obuhvataju četiri stambeno-poslovne grupacije i deo namenjen izgradnji centralnih sadržaja. Kompaktni, racionalni blokovi optimalan su odgovor na temu jeftinog, finansijski dostupnog stambenog prostora. Svaka jedinica (blok) definije mini samoodrživu celinu i time čitav projekat čini jednostavnim za faznu izgradnju.



tim 28 блок3 основа типског спрата / team 28 block3 typical floor plan



tim 28 блок3 3D model / team 28 block3 3D model



tim 34 блок2 основа типског спрата / team 34 block2 typical floor plan



tim 34 блок2 3D model / team 34 block2 3D model

The apartments are designed in such a way as to enable easy and inexpensive transformation of smaller units into larger ones. This ensures the permanent attractiveness of the proposed block in an unstable real estate market and prevents a one dimensionality which could lead to the ghettoization of the project.

Stanovi su osmišljeni tako da je omogućena laka i jeftina transformacija više manjih u veće jedinice. Ovim se dodatno podupire trajna aktuelnost predloženog bloka u uslovima promenljivo gospodara nekretnina i sprečava jednodimenzionalnost, moguće i generalizacija projekta.

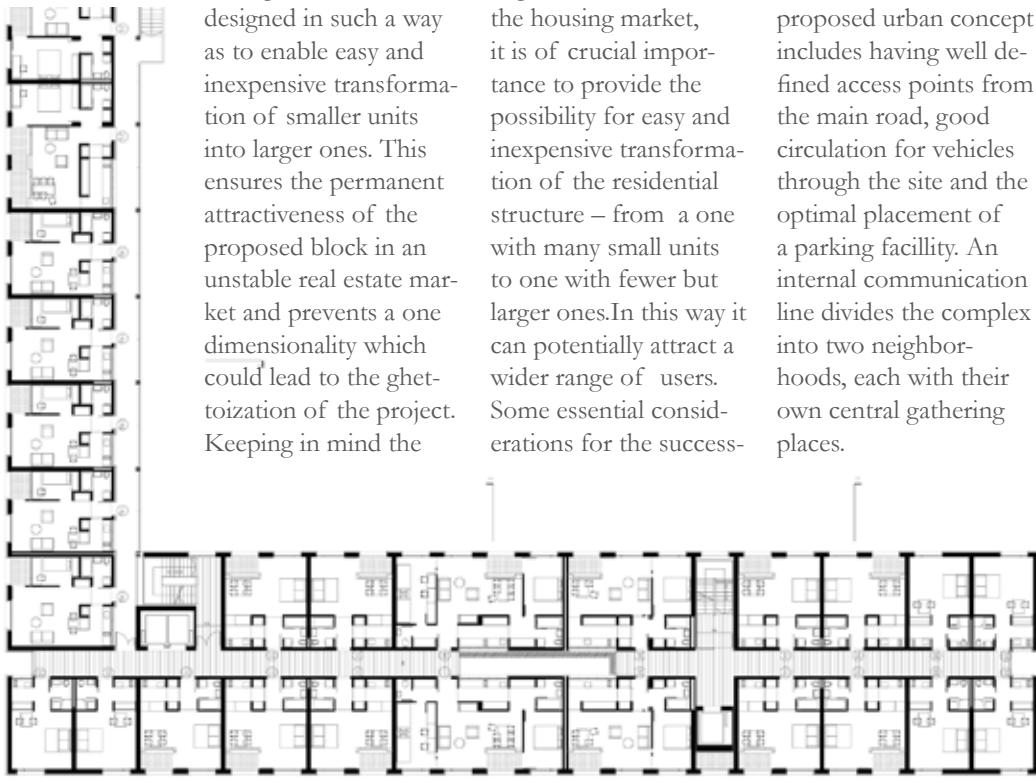


tim 26 blok4 3D model / team 26 block4 3D model

The apartments are designed in such a way as to enable easy and inexpensive transformation of smaller units into larger ones. This ensures the permanent attractiveness of the proposed block in an unstable real estate market and prevents a one dimensionality which could lead to the ghettoization of the project. Keeping in mind the

unpredictable state of the housing market, it is of crucial importance to provide the possibility for easy and inexpensive transformation of the residential structure – from a one with many small units to one with fewer but larger ones. In this way it can potentially attract a wider range of users. Some essential considerations for the success-

ful realization of the proposed urban concept includes having well defined access points from the main road, good circulation for vehicles through the site and the optimal placement of a parking facility. An internal communication line divides the complex into two neighborhoods, each with their own central gathering places.



tim 26 blok4 osnova tipskog sprata / team 26 block4 typical floor plan

The physical structures of the residential / office segments are stretched out on a north-south axis, along which their spatial character changes in accordance with the ambient shifts of the complex. The appearance of the new urban and architectural complex is dominated by groups of linear tracts which are dispersed vertically and whose silhouette creates a multitude of visual corridors which cut transversely through the core of the

complex. Thus, the exterior and interior of the new ensemble become transparent. The method employed in the formation of the complex ensures that the structure will not appear too massive while at the same time retaining its large spatial capacity.

These preliminary urban and architectural designs for the residential/office building complex that incorporates social housing represents an innovative approach to the treatment of an expanding urban territory such as the Ovča settlement. It has the potential to become a train-

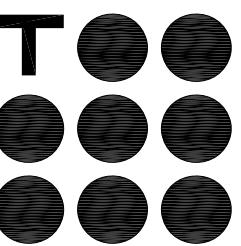
ing ground for the establishment of a consistent communication and coordination between all relevant stakeholders in the development of the city - the city authorities and their development branches, private capital, local communities, architects and urban planners, as well as all interested non-governmental organizations. The ultimate goal is to establish a permanent alliance for the development of quality and functional urban space.

Fizičke strukture stambeno-poslovnih segmenta se pružaju pravcem sever-jug, menjući svoj prostorni karakter, čime se ostvaruje smena ambijentata unutar kompleksa. Vedutom nove urbanističko-architektoniske celine, dominira grupacija linearnih traktova, razuđenih po vertikali, čija silueta stvara mnoštvo vizurnih koridora koji linije sagledavanja propuštaju kroz jezgro kompleksa u poprečnom pravcu. Na taj način, spolašnjost i unutrašnjost novog ansambla, postaje "transpar-

entna". Opisanim načinom oblikovanja, izbegnut je utisak glomaznosti objekata pri čemu je savladan veliki prostorni kapacitet. Mesta u kompleksu se razlikuju po vizuelnom izrazu koji ih definiše ističući jednovremeno svoje parametarske karakteristike kao što je položaj u ansamblu i one metafizičke, kao što je asocijacija na apstraktne pojme prostora.

Idejno urbanističko-architektonsko rešenje stambeno-poslovnog kompleksa socijalnog

stanovanja u naselju Ovča predstavlja inovativni pristup tretmanu teritorije i ima potencijal da postane poligon za uspostavljanje kontinuirane komunikacije i koordinacije rada svih relevantnih učesnika u razvoju grada, od gradskih vlasti i njihovih razvojnih okvira, privatnog kapitala, lokalnih zajednica, arhitekata i urbanih planera, kao i svih zainteresovanih nevladinih interesnih grupa. Krajnji cilj je uspostavljanje trajne alianse za razvoj kvalitetnog i funkcionalnog gradskog prostora.



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