

Our project aims to provide the Nin-Ždrijac district with a new settlement structure to solve a complex urban condition that is common to many European tourist area and that determines, in most cases, monofunctional housing ghettos without any urban resonance.

The proposal wants to give a strong identity to the urban space, of which the neighborhood is lacking, enhancing the places with a new typology of houses for resident and tourist and with infrastructures and public-collective equipment, now totally absent in the area. That's because we believe that in the places recognizability lies the meaning of collective living, the sense of belonging to a place and therefore the permanence and the construction of a community.

Nin lives experiences a condition of great paradox: "Today the housing capacity of this part of the city is insufficient in summer, while there are almost no permanent residents in the winter". So what are the urban programs and interventions that can be introduced to improve the current condition? How can Nin be inhabited even in winter? Below we illustrate in more detail the proposed interventions with respect to the 5 thematic sections for the sites.

.West Wing

This side of the coast, "starting point for tourists and visitors who come to visit the historic center and the museums of the salt or go swimming" has been rethought from the point of view of the routes and infrastructure as a pedestrian zone, outside the inhabited quarter, from which it is possible to appreciate the panorama moving away from the historical center and progressively approaching the sea. This path has been enriched by small equipment (newsstands, cloisters and info-points) and in the redefinition of the coastline it has provided new piers for the mooring of small boats and a lookout area that, in its position, is connected to the more internal project intervention.

It has been hypothesised to naturalize the large PARKING AREA facing north, empty in winter, preparing it for small sports and play equipment as the area, due to its nodal and decentralized position from the neighborhood, is potentially suitable for implementing sports and leisure activities close to the sea and the new promenade but still close to the houses.

.Beach Life

We thought it's necessary to intervene at the minimum, slightly, almost weakly, towards the BEACH, as spontaneous and original naturalistic element, which with the historic center and the salt marshes characterizes Nin.

We believe that the relationship with the beach is fundamental for the city of Nin. In fact being a seaside city it would be unthinkable not have a constantly looking to the horizon from multiple point of view. For

this reason, for the redefinition of the waterfront we wanted to hypothesize new pedestrian routes, which redefine the coastline, integrated with maritime gardens for climate mitigation consisting of low hedges and plant species typical of the Mediterranean maquis.

The connection of the inhabited area to the sea is promoted by the grafting of some transversal paths to the coast line, which culminate in small kiosks at the service of the beach and which resume the directions of the predominant street tracks in the area. The vision we have proposed for this so vulnerable area of Nin has reinforced the redefinition of the waterfront with few but targeted interventions without giving up the naturalistic character, which is then Nin's main and identity vocation.

To stimulate beach life with spaces for recreation and gathering for all ages we have suggested a SOCIAL CENTER that encourages daily meetings of residents where you can drink coffee, read newspapers and play cards, chess and/or bowls. Otherwise of what it was suggested, this social center has been positioned in front of construction lot number 1214. This alternative area we have prompted has been considered, by position, more suitable for the insertion of a building as a visual goal due to its nodal location both for who coming from Put Ždrijaca and for who coming from Ul. Hrvatskih Gradova.

Proceeding to the north westward, some support architectures have been integrated supporting the Extreme Sports Centre, as points of direction and service also for the beach facilities.

.River (be / in) Side

The east side of the canal today “represents a different image than the usual postcard photos of Dalmatia”. In order to give a more defined character to the embankments of the canal, we proposed a pedestrian path that from the sea side to the north goes down to the southwards, accompanying the course of the canal. Through small interventions of naturalistic engineering we propose works of consolidation of the banks that redefine the margins by setting up different quiet places in which you can sit and read and shelter places for boats.

.Fish, Salt And Greenery

On the south side the salt fields have suggested a network of paths that branch off into the project area, also conditioning the orientation of some project buildings to mend a new relationship with the salt pans. We believe this is the first real step to be taken to integrate the new image of Nin as a city to the existing one.

Having Nin a significant agricultural potential to promote the sale of Km 0 products we imagined the localization of an occasional MARKET for local agricultural products with small punctual architectures prepared for this specific use to the south-east of the project area.

.Nin Dwellings

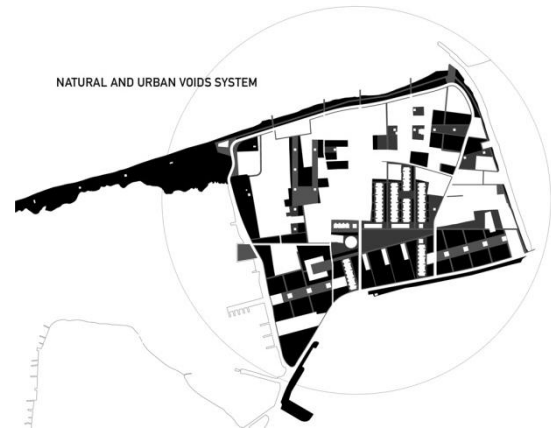
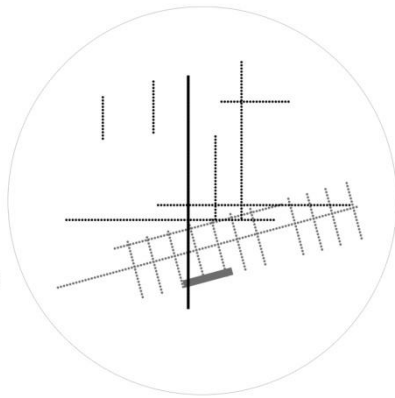
We believe this is the most significant area of the intervention. The first foundational operation we have done to affect to the urban structure of the new neighborhood was been to identify the cornerstones of the intervention. Starting from the existing path (Dalmatiska Ul.) we have obtained the perpendicular, according

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to a cardo-decumanus system, then we also introduced a parallel path to the salt pans: thus we have generated the starting paths for the design of settlement.

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PROJECT AXES

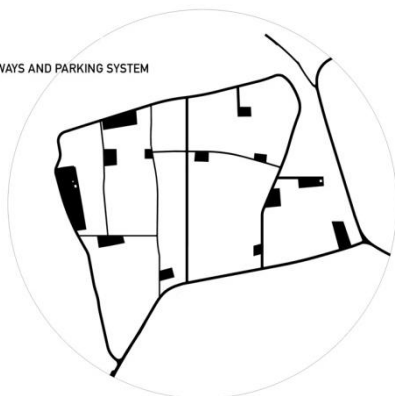


The OPEN SPACES are of different sizes and take on different roles within the project. They constitute in the area a strategically planned network of natural and semi-natural areas, based on the principles of green infrastructure, to offer a wide range of neighborhood services and ecosystemic spaces.

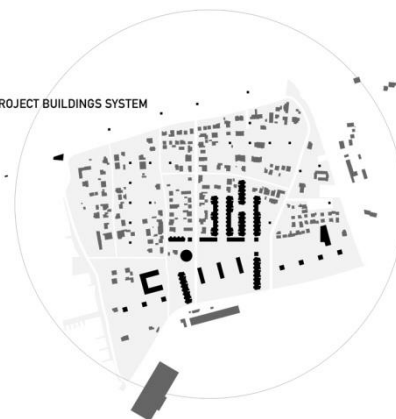
Through the implementation of PEDESTRIAN PATHS, interweaving interventions have taken place in the fabric with the occupation of empty spaces through URBAN GARDENS, GARDENS and SQUARES, some more intimate and hidden others more evident and structured

We have tried to reduce CARRIAGE INFRASTRUCTURE to the 'necessary' and for this reason we have decided to include several PARKING areas around the neighborhood, to make it easier and to encourage the use of the CYCLOPEDAL WAY.

VEHICULAR PATHWAYS AND PARKING SYSTEM



EXISTENT AND PROJECT BUILDINGS SYSTEM



A particularly important space is given by the central SQUARE in which to organize neighborhood cultural events, as the traditional place for the community life of a community and for an equipped urban PARK, a space of modernity, where nature and city come together in the service of the inhabitant.

The central role in the square has been entrusted to a circular CIVIC AULA.

Still in the green, towards the west, we have thought of integrating the education system of Nin with a SECONDARY SCHOOL with an open courtyard, surrounded by greenery with outdoor playgrounds and

educational gardens, near and communicating with the new square. On the opposite side, to the east, we have thought a MULTIPURPOSE BUILDING, a space where it will be possible to activate a business incubator, start up providing coworking spaces near the equipped park, also to encourage young people to move or live in Nin for work.

If the goals are to seasonally adjust tourism in Nin and above all to create the conditions for the development of a permanent settlement, we obviously thought of a mixed functional program, with residences and SERVICES. Thus, towards the square, there are a series of flexible spaces that could be adapted to the needs that arise from time to time. Spaces for catering, shops for artisans, exhibition areas, production and leisure.

Towards the park three buildings according to the direction of the salt pans can host spaces for places research activities which can also be understood as possible appendices, given the direct relationship, to the spaces of the salt museum.

Finally, a series of punctual marketplaces elements provide to give further services to the park arranged, as already mentioned before, along the inclined axis traced in relation to the museum and the existing salt pans. About BUILT, we could say that the “strongest” system has been designed towards the inside of the neighborhood to justify the urban intervention in correspondence of the square and the park. The idea is to offers accommodations that do not resemble both modern apartments but a variation of them, respecting the dimensions of the places of Nin through innovative planning methods “that also reinterpret the hybrid character of the resort”.

If therefore, as is known, to the south of the neighborhood "the people of Nin used to have farms in the past" so "people lived and worked in nature" we said how it is possible to live in private and in contact with nature by seeking, at the same time, a sense of community among the inhabitants?

The rethinking of the new HOUSES for Nin was therefore born on the basis of this question.

We have preferred to introduce a different residential typology compared to the existing one of single-family homes as we considered it important to promote social cohesion also through a common dwelling however not denying the existing structure. The basic idea was therefore to propose units that are suitable for life, work and commercial activities throughout the year by searching for a new typology. Thus, from the analysis of the existing residences we have deduced that the best typology could be hybridizing the typology in line. The height constraints allowed us to reason about an articulated system of two duplexes with a common floor, so we have proposed different cuts of residences [type A with patio (ground floor and half first floor), type B with loggia (half floor ground and half first floor) and type C with drying rack / terrace (half first floor and second floor)]. The three floors above ground were not exceeded as required.

The buildings can be traversed crosswise, not only to facilitate the flow of residents but also to allow people who do not live there to easily reach any shops and activities that type A accommodations can propose. In this way, the relationship with the street and with the shops is encouraged for both tourists and residents.

Definitely with this project we aim to revitalize the urban spaces of Nin by encouraging sustainable tourism throughout the year with the new functions that we offered in order to make possible that the the new Nin image can be redeemed “as an example of what a" city "should not be”.

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