

## As you set out for Nin

*"Hope your road is a long one  
May there be many summer mornings when,  
with what pleasure, what joy"*

C.P. Kavafis. Ithaka

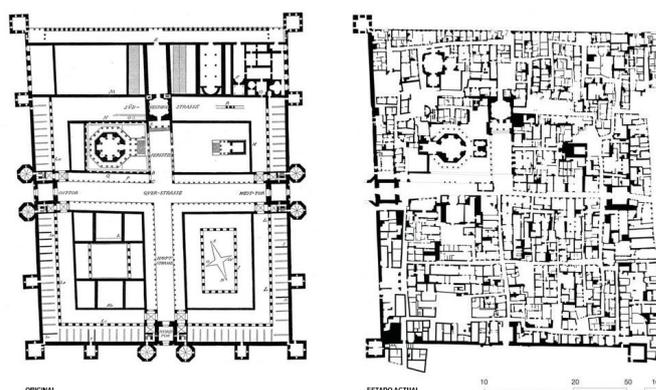
Nin is one of those mediterranean settlements whose history is present both in its nature and its urban layout. Its identity ingrains its roots in the natural richness of the dalmatian coast. A coast full of resources, that have allowed all the settlements to grow in sustainable balance among nature, culture and productive industries. However, times have changed lately, and these richness has become a sort of curse that exploits all the natural resources from a touristic perspective, leaving **YB956** due to the sustainable growth based on identity, productivity and cultural heritage.

This proposal is based on the progressive transformation of territorial growth towards sustainable productivity and cultural identity. By studying the territorial morphology, urban structure, architectural language and natural resources, it is possible to design a stage development plan in order to create a sustainable settlement.

As in Diocletian Palace, built in 3th century, the urban structure aims for an organic transformation, the one that happens due to the creation a new form of habitat. The first palace, built in Split, some kilometers south of Nin, was a rigid one, designed with an undeformable ierarchy. However, after it was abandoned, people started to inhabit it in the 7th century. This "new" habitat was a makeshift that transformed itself in quick changes, being the urban and formal answer to a main need. Against what seemed more likely to happen, the palace did not lost its very own identity, but integrated it. A new architectonic language was created throught this improvised strategy that leded to a new habitat.

Diocletian palace is just the depiction of the main concept this project seeks, with different goals, different language and needs. The idea of a slow transformation where all the parameters introduced adapt to find its very own place in a "sustainable" or organic manner. This a very Mediterranean way of understanding the settlement and the habitat, so it is a basic in terms of territorial development, and the main tool to develop the proposal.

May there be many summer mornings, means the growth must be a slow one, based on a long way down the road, that warantees architectural quality at the end of it.



## The place. A croatian village by the sea

The village of Nin depicts a clear structure: old village settled in an island, a productive area defined by the salines, the estuary, and the adjacent neighbourhood. This structure is based in its own history, the original settlement features architectural pieces of heritage value, as well as the outline of the roads that would mesh the territory. Upon this structure, the settlements has transformed the territory by developing a productive habitat.

This proposal analyzes four main facts of Nin, in order to stablish a series of principles that allow the progressive transformation towards a sustainable growth.

### *Identity*

The identity of Nin is a clear and important sign of heritage and value, a fact that is present in the main basis of the project. In the old village of Nin there are several landmarks and monuments that must not only to be preserve but also need to acquire a new value in terms of urban design. But the identity of Nin is a much extensive concept, as the natural morphologyof the town is a natural identitarian fact. The salines, and the old town island-like structure inside a protected estuary define a unique place where nature meets the habitat creating a special relationship. Both aspects, natural and historical heritage are signs of identity that must preserve and improve its value throughtout the new proposal.

### *Productivity*

The main productive activity is the saline, a traditional practise. It is placed among the old town and the extension, being active nowadays. It is an activity that can be reconverted to a more productive + cultural use, so as to be a part of the city and not only an industry. As well as the saline, tourism is a productive sector, however it is being recentely become a problem. The huge difference of population amog summer and winter, that leaves Nin in some kind of hibernation-like status during winter, creates a not balanced use of the habitat, that leads into an inequality of the whole town. Productivity is the "function" that must be transformed troughout the project, by designing a new scenario where a new productivity, a sustainable and respectful one can be what make Nin function.

*Territorial structure*

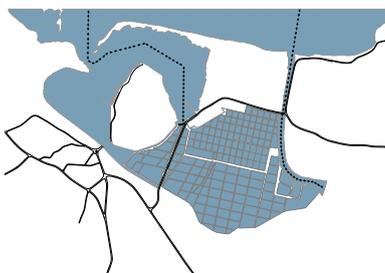
The territorial display of Nin and its surroundings is the result of the use of the land. It is a strictly functional design, that needs to be modernized as well as improved in order to meet the new requirements of a new habitat. This "skin" or territorial thread is composed by a series of layers: plot lines, roads, seashore line and riverside. The amalgamation of the different lines across the aforementioned layers create a complex territorial thread that lacks organic coordination,

*Slowgrowth. Slowlife*

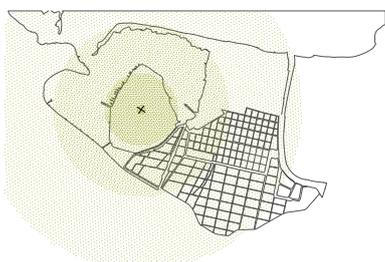
Unforeseen and uncontrolled tourism creates a timign disorder, by altering all the natural and organic growth of the habitat. The uncontrolled growing structure of the habitat needs a new timing and go back to a slowli-  
**YB956** for growth, the natural one of the mediterranean habitat. The "slowgrowth" is possible through an organic and coordinated strategy that takes its essence from sustainability.



plot analysis



communications analysis



growth analysis

**A couple of tools towards a productive territory**

Nin needs a plan to develop its sustainable future. In order to do so, this proposal is not just a design, but a plan following natural stages so as to achieve a sustainable standard as well as a pattern of urban development. The strategy followed to achieve the transformation uses two tools commonly repeated along history in all mediterranean cities: sventramento and structural organicism. As the aforementioned Diocletian Palace, the creation of a new habitat emerges from this Mediterranean understanding of the territorial transformations. Both tools combined define the first step to achieve the sustainable and productive future of Nin.

*Sventramento*

Sventramento mean cut, but not a clear and splitting-cut, but a surgical one. This tool allows to cut parts or the urban thread and reconnect, tie or saw them back again in a more effective manner. As in surgery, the sventramento repairs broken and harmed parts of the territory. It is not an isolated intervention, the cuts happen in many nodes and parts of the territory, forming a constellation of "repaired areas". In the proposal, our sventramento interventions take place in public space, by creating a new structure that work as a nervous system. But sventramento is just the first step, and it must be completed with the main use of the land, otherwise it would be just a group of small improvements. It has to be completed with the open perspective of the territorial structure and its very own dynamics, this is, structural organicism.

*Structural Organicism*

In a way, the structural organicism is the natural way life settles. But from time to time it can become an anarchic one, that leads to a territorial distress. In order to keep this natural way of growth, some decisions need to be taken towards the integration in a territorial structure. If some puntual interventions have repaired the main structure with the sventramento tool, the creation of a bigger structure is the next step. But this structure is alive, which means an organic and flexible plan is the most accurate masterplan design towards sustainability and adaptation.

The organic qualification of the design also looks for its own autonomy and "autorepair" strategy. In order to achieve this goal, this structure is the host of productive functions. A productive and sustainable territory permits to autoregenerate, and control its own growth, it also find the solution to distress points in its thread.

## As you set out for...

The territorial complexity is drawn by the overlap of the different layers of work. Layers that work and function in fluent relation when analyzed by a far perspective. This global perspective is the main concept of the proposal based on the progressive transformation of territorial growth towards sustainable productivity and cultural identity. But this abstraction of terms need further description of the different layers of the proposal:

### Life

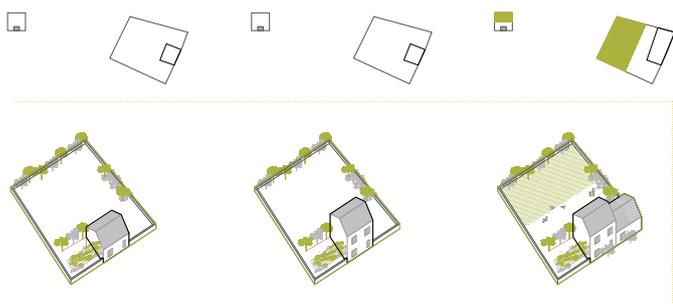
Low density and traditional construction are the facts that define the settlement of Nin. The proposal keeps this volumes and traditional habitat language in order to keep the architectural morphology as it has always been.

YB956  
New houses and buildings design are simple volumetric pieces with ceramic tile roofing and no more than two floors so as to keep low density. These constructions are placed in the plot separating from the limits of it.

The design introduces two types of buildings: housing and "second use", regardless their scale. Housing construction features meet the habitational requirements in terms of local population or tourists, this is, private or public habitational solutions. "second use" buildings are the key of this productive design, by giving each housing solution a secondary construction that will host a productive function decided by the owner of it or the townhall. Both uses are developed via stages, in a slow growth organic plan, transforming back and forward depending of needs in a flexible manner.

### "Second use": slowlife

Production is a strong word that may recall major territorial transformation, in order to create a new paradigma. This is not the case of this proposal for Nin. Production here is defined as a surgical intervention that gives the opportunity to the local population of Nin to transform its town into a more productive and sustainable habitat.



This "little by little" intervention is the design a new masterplan, a plan that defines the maximum of construction that would occupy Nin. This occupation based in a 30 year plan that can be delayed, reverted and restarted as many times as the town may need it, as it is very flexible. The plan defines three elements in each plot:

- 1.- main building with a public or private habitational solution: a private house or a hotel/hostel managed by a community of neighbours or the townhall. This main building may already exist or not.
- 2.- Second building next to the main one, but with a patio separating both of them, a sort of courtyardhouse or farmhouse. This second building hosts a variety of secondary uses decided by the main house inhabitant. The uses it can host are divided in two main groups: housing and commercial.

As tourism has become a huge problem in Nin, this service has to be reconnected with the inhabitants by being a benefit for them and not a harmful activity. This way a big hotel, is not a sustainable response. The "second house" possibility allows the owner of a house in Nin to hire it during summertime, and use it as a private property during winter months. This flexibility and low impact solution transforms tourism into a sustainable activity that integrates itself in the croatian culture and way of life.

The commercial use, is based on the traditional activities of Nin. This second building can host a small grocery, a surf of boat rental house, or a teaching place where the local activity can be mixed with the tourism without losing its identity. In summertime the activity may focus more into tourism as it enriches Nin, but during wintertime it can keep its use serving to the town needs.

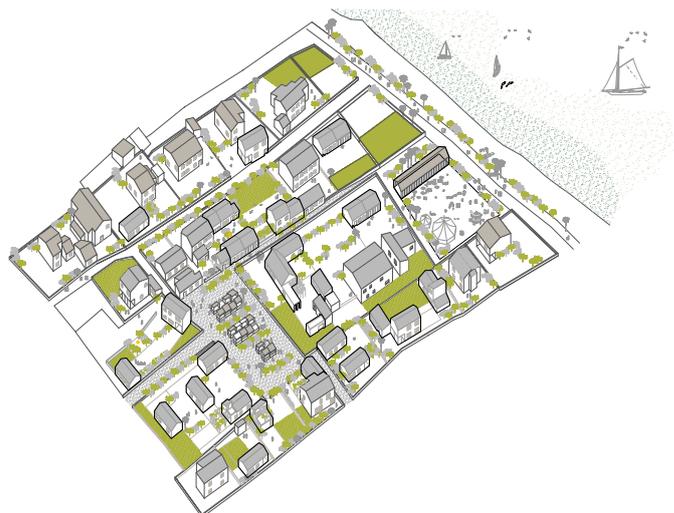
It is a simple scheme where this second buildings become a series of interconnected nodes where the local meets the global, where tourism and tradition meet without losing identity. Nin stays a croatian village where tourism is not imposed but integrated in a symbiotic and sustainable manner.

- 3.- Green space. In a more tangible way, production refers to the earth, and leads to autonomy and independence. So as to do so, each plot may include a green productive area. These areas are placed in the design close to each other, so that they can be private to each owner or can be shared among different neighbours of the community. These areas would host orchards of local vegetables, plants and groceries. The production of this green spaces can be sold to the locals or to the tourists, that can also participate in the cycle of agricultural production, integrating more in the cultural values of Nin. Agriculture is a main productive activity, linked to tradition, as the land is very fertile. It is also a sign of identity.

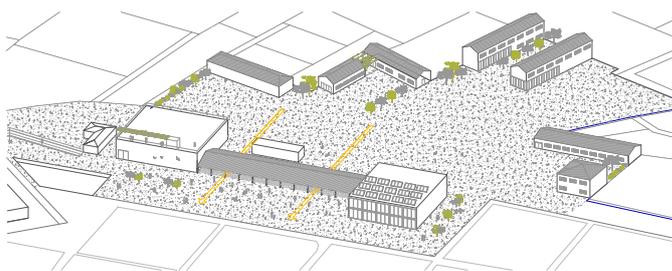
### Public space

Public space is reconstructed and reconnected in order to create a more fluid and functional structure. The new design creates public and semi-public areas, and opens up the strong plot depiction by introducing public squares. As well restructures each street section by introducing public sustainable transport.

- Squares. The squares are introduced in the organic structure by a subtle sventramento, that chooses difficult-to-connect plots and transforms them into public squares where life would take place. Each square can host different uses: park, market, boat repair activity, music events, cultural events etc. Its use can change from year to year or keep the same, depending on the needs.



housing development



main square and public building

**YB956** Roads. A new circulation system is designed in order to keep as many cars as possible out of the residential areas. Each street is surrounded by local trees so as to create a comfortable shade in summer. The main streets incorporate a tram line that connects the city with an outskirt parking facility. This way the main traffic is kept out of the residential areas, that only allow locals and commercial activities to go into it. The outskirt parking facility is not just an industrial and isolated area. It is an old building that hosts services for the parking area: cars, vans and camping. It is placed inside an old industrial building, that the design preserves because of its valuable heritage.

-Green. The trees and green areas feature local species as mediterranean pine, palm trees, lemon trees, oaks, olive trees and grapevines. This simple gesture leads to a more sustainable and identity-driven design.

- The salines and a new building. The salines are the main traditional productive activity, a main value of Nin. But now this traditional structure is isolated. In order to connect it to the new public space of the town, a new building is created. This building is the main one of Nin, designed as a new center for life to take place. On one side it is linked to the saline, on the other side it opens to the major public space where all the communications meet. The building is also a huge container for different flexible activities and it is adaptable to summer and winter.

-Riverside. The riverside becomes a new stroll, the riverside pontoons are designed to connect with the recreational boats as well as enrich the meeting point with the coastline. A new bridge is designed in order to connect the new extension and the existing neighborhood.



## Mediterranean

Just set out in the middle of land, Nin is a privileged natural habitat. A cultural and natural settlement where productivity, nature and identity can meet and live in a sustainable symbiosis. As time passes by, the mediterranean slow life paints blue seas, green lands and orange skies. Through this proposal Nin becomes richer in cultural and sustainable terms, becoming "wiser" and starting a new journey that may never end.

*"Wise as you will have become, so full of experience, you'll have understood by then what these Nin mean."*

C.P. Kavafis. Ithaca