

## 23<sup>RD</sup> INTERNATIONAL STUDENT COMPETITION XELLA 2017/2018

Annotation on the theme

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### DOWNTOWN KERLING - BANSKÁ ŠTIAVNICA

#### Theme

**Multifunction town block KERLING as a place for living, work, relax and meetings in Banská Štiavnica**  
**Downtown Kerling as a cross-road between contemporary and historical or an entrance gate to Banská Štiavnica**

#### Motto

*“Visitors, who come to Banská Štiavnica, do not be afraid of dreaming with open eyes. You are entering a valley of a great stage of history. Centuries are passing next to you and greet you in silence.”*

(Anton Hykisch, novelist, playwright, diplomat)

#### Why this location?

**Banská Štiavnica** is a picturesque and fabulous town with rich history and mining tradition, inscribed together with its surroundings on the UNESCO World Heritage List. It is an urban conservation area rich in monuments on both sides of a narrow valley. From the height, New and Old Castle and Calvary are overlooking once rich burghers' houses and restaurants with small shops; its slopes are interwoven with stair-step lanes with crouched small miners' houses. The lower and the closer to central squares we will find churches, palaces of wealthy mine owners and burgers' houses. A characteristic feature of the town is a labyrinth of romantic lanes interconnected with steep wooden stairs, and absolutely unique Štiavnica's promenade – “Trotuár”. Banská Štiavnica cannot deny its mining history: there is also the underground with a complex system of underground galleries reaching under almost every house. The town is situated inside a volcano caldera which originated about 13.5 million years ago by a slump of Štiavnice stratovolcano core. The town and its scenic environment offer the visitors enough opportunities for their activities. The town becomes to attract permanent residents, namely young people, just for its history and magnetism. However, the problem of finding a way to make people stay as long as possible, to revive the town, offer work as well as living opportunities and motivate its residents persists.



Photo: Ľ. Selcová

### Kerling

is a name of a hotel, which is the only building of the development plot. It is a witness and the period when it was built. Other testimonies to the history of the plot can be rendered only in form of period photographs or memories of people... It is the second highest hill of "Hodrušská hornatina" upland; it was the first permanent settlement of miners. Kerling is also a symbolic name ... On Kerling hill, there is a cross-road of numerous tourist paths and a renovated little chapel serving miners already in the Middle Ages.



Aerial photograph from mapy.cz Photo: www.svetokolonas.sk Photo: www.virtualna-banska-stiavnica.sk

### Crossroads

An emblematic meaning of the crossroads in the town block's terms of reference is clear. It will be a place where paths of people with different aims and of different age will intersect... where old and new as well as different ways of use will meet...

### The Town Gate

The designed town block will become a symbolic gate into the historical core of the town. Not far from this location, on Dolná Street at today's chapel of St. Elizabeth, used to be one of four town entrance gates of the external ring of town walls – St. Anton's (Svätoantonská), also called Krupinská or Budínska gate, which originated in 1574 by reconstruction of Gothic hospital church of St. Elizabeth.

Dolná gate lost its defensive role at the beginning of 18<sup>th</sup> century after the end of the Estates uprisings and wars with Turks. It was demolished in 1874 in connection with broadening of the road. Its choir served as a store, but in 1894 - 1895 it was rebuilt in the Neo-gothic style to a church with a little spire above the choir gable.

### ToR Objective

is to design spaces and buildings wiping out borders, where the young as well as seniors, families and singles, with or without children, Štiavnica residents and visitors, tourists, travellers, business people, professionals, artists, people of creative mind can develop and live, spaces for co-habitation and co-operation designed with a sense of barrier-free principle, smart design, sustainable materials and technologies.

### ToR Task

is to design development and functional use of the town block – the locality situated as if at the entrance to the historical part of Banská Štiavnica. The plot is delimited by Dolná, Robotnícka and Tabaková Street, part of which is Kerling Hotel, and opposite, there is a building of former tobacco factory. A new town centre under development between the historical part of the town and mainly residential quarter of the new suburban district in the area behind the roundabout. The area to be developed partly borders upon former industrial town quarter, which is now, through conversion of functions, getting a new image and use.

Banská Štiavnica "Downtown" will be the town's entrance sight attractive for residents as well as visitors. It will aspire to become the centre of the southern part of the town just by virtue of appropriately chosen multifunction content. It is essential to prevent depopulation of Banská Štiavnica in order not to become solely a showplace in future, but also the right town for life with sustainable development, attractive for its visitors as well as residents.

### Regulations

The plot to be developed is situated in the built-up area of the town. Its northern part (north of Kerling Hotel) is characterised by the Town Land-use Plan as a mixed area with prevailing urban layout, and in its southern part as a mixed area with prevailing plots for residential houses. Maximum required rate of built-up areas is 60% (coefficient 0.6) and regulated height of constructions is max 4-5 floors. Taking into account the original urban development in street line of Dolná Street, maximum expected number of floors in the street line is 3. It is necessary to consider passage through the ground floor from the Tobacco factory as well as public green areas in the courtyard, on terraces and/or roofs.

### The Task

The new urban layout will contain housing of different standards for all age categories, protected housing, temporary forms of accommodation at a hotel and an apartment house, shops, coffee-bars, restaurants, services, areas for alternative culture, for active relax in spaces for wellness or spa serving to the town visitors, hotel guests as well as town residents. The former Kerling Hotel will become part of the new town block in its current look, reconstructed or designed as a completely new one.

The town block may also host community spaces – spaces for leisure time activities of adults and the young, small children, seniors, literary meetings, musical evenings, music and art workshops, and eco-workshops. The new town block will also offer rentable spaces for businesses, start-ups, small office- home office, and the like.

Public spaces: courtyards, gardens, green roofs and prospective revitalisation of Štiavnička River flowing underground in that area will be a matter-of-course.

One of future priorities in scope of Banská Štiavnica town development strategy is construction of P&R car parks or parking houses. The plot to be developed, too, as the town entrance “gate”, will have ambitions to provide parking places to residents and visitors coming to the town of St. Anton.



Map : MsÚ Banská Štiavnica

### Potential of the Competition Plot

situated in a contact part of the historical centre of the town and a more recent industrial and residential area from the 20<sup>th</sup> century is enormous. Both from a point of view of fast developing tourism in the town, and due to aspiration for general revival of the town in recent years, which becomes a town attractive for life also for young generation, namely “alternative” people and young families who would like to find there an ideal place for life (work, housing, relax, community life, co-working and co-housing).

### An idea to close with

***Let us shift the limits of architecture by our design, let us improve the quality of residential environment and the quality of people’s life. The people who decided to choose the phenomenon of Banská Štiavnice for their residence and wish to live their life full speed, take care of children, seniors, work, have fun and relax, as well as those who come for cognition and recreation for a shorter period of time. Let us help the town of Banská Štiavnica to design a town block which will be the “entrance gate” to the town.***

The competition is held under the auspices of Mgr. Nadežda Babiaková, Mayor of Banská Štiavnica  
Competition organizer: Xella CZ s r.o. and Xella Slovensko spol. s r.o.  
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