



TOPIC

Improvement of the quality of the existing touristic offer and capacities as follows: sport and recreation, touristic capacities, entertainment offer, open (public) spaces, beaches, swimming areas, vehicle parking and garages.

CONURBATION

Constructions of all types can be built on a land with corresponding infrastructure.

Business buildings are allowed to be more than 5 stories high in case they will be executed in the parts of the city that are in a stage of transformation, or in those parts for which the high-rise buildings are allowed in a detailed plan. Such buildings must fulfill the following conditions: appropriate traffic circulation; public use of ground floor areas; parking and/or other vehicles storage solutions.

Green areas, unless they are specially protected, allow only infrastructural interventions.

Reconstruction and building of the streets, squares (public areas) and infrastructure is obligatory within the entire city area.

General urbanistic plan determines the level of the homogenous urban space units. Highly consolidated areas allow minimum of the urban and architectural interventions. Consolidated areas are: parts of the city with ambiantal value, and parts of a city in a stage of transformation.

Population: 43.770 inhabitants (23.167 F ; 20.603 M)

Study area: 5.9 ha

Project aera: 5.9 ha



PROGRAMME

Reconstruction, extrapolation and/or annexes within the existing touristic areas oblige to respect the criterium of keeping the existing distance from the sea shore. Interventions on the sea edge do not allow any new buildings/constructions apart from the adaptations of the swimming zones, passarellas, parks and other green areas. To change touristic purpose areas into some other one is not allowed here.

ISSUES

Social / functional

- Interpolations of new buildings in the vicinity of the passarella of Lapad and building on the public and the transportation areas are forbidden.
- Traditional stone fences should be reconstructed, and gardens should be kept and protected.
- Existing buildings that are higher than allowed are to be kept here, but cannot be additionally extended.
- Reconstruction of the existing hotels is allowed. They should be 3 to 5 stars hotels with supplemental functions (sport, recreation, conference halls etc.)
- In case of a business center, maximum hight and ground floor area cannot be exceeded.

Sensitive

On one hand, the aim is to improve the existing touristic capacities, whilst at the same time, rich cultural and buiding tradition and intact green zones should be respected. Vicinity of the sea should not be abused as an extra to this location. Uvala Lapad is seeking for those programs and ideas which won't fail to offer both-new progressive development ideas and respectation of the old, including local inhabitants.

Sustainability

Urbanism, architecture and cultural heritage of Dubrovnik have centuries long tradition. New within old, and not new versus old, is an issue this location is dealing with.



