

Adaption forms for Hotels in Albania, its Importance and Effectiveness

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ABSTRACT

Hotel type buildings in Albania have not been treated decently especially after the year 1990. These buildings include holiday homes, which have existed before 1990. Their maintenance has not been very good as a result of the economic transition that Albania has been through. Nowadays, a special attention is being paid to these types of buildings. This comes as a result of an economic development that they can bring. Their adaption is related to one major problem: either conservation of former architectural originality (Adaptation) or construction from the beginning. In this article, following issues will be treated: historical background and an evolution through time of the hotels, adaption grade, constructive problems, economic difficulties and efficiency rate. Another main topic is the geographical position of the hotels and their economic contribution to the country’s budget, when being brought to a working status. After a study made, it can be said that these buildings have a great economic potential and contain national and historical values. Therefore, an investment with modern technologies can increase their lifespan and raise their economic importance.

KEYWORDS: Hotels, adaptation, efficiency, economic potential, modernization

1 INTRODUCTION

Adaptation in architecture is an important current issue for urban centres, as for those who have a significant presence of historic buildings as well as in those buildings which have been existed in earlier time. As a result of rapid developments today the interventions for adaptation do not have to do only with ancient historical memory that demands respect, but also with relatively new construction areas.

The problem of adaptation in Albania starts and becomes especially important after years 1990. In this period as a result of the system change began to occur major changes in the urban structure of cities and also in the centres .In one side we have the historic cities and on the other side we have the degradation of new urban centres associated with urban environmental damage.

Changes in human needs have required that these old buildings have to bring in new uses standards while maintaining their identity, while in some others to change it. These transformations have made possible the creation of continuity between objects and functions in space and in time.

In the majority part of these buildings who does not have any functions is intended to find new uses. Giving them a new function will create a better connection between adaption as a process, and the economic impact that they provide in the country. Bringing them in efficiency it may have costs but the revenues that they bring are much bigger and they contribute on the economic growth.

In this article I will treat an example of adapted hotels in Albania, “Kampi i Punetoreve” in Saranda, how has it been and the evaluation through time .I will analyze different problems regarding this example starting from the historical background, description of adaptive interventions, architectural

adaptation project, and the importance after adaptation interventions .This example will serve as an indication how adaptation in Albania has been, which has been the history of the building and how important was the investment in it. This object had remained for a long time degrading. Which has been the importance of bringing it in efficiency? Does the adaptation of this object maintained architectural values ? These aspects will be analyzed through this example below.

2 THEORICAL BACKGROUND

First Example: The adaption of “Kampi i punetoreve” Saranda

2.1 Description of building before adaptation

“Kampi i Punetoreve” in Saranda is built over the years from 60 to 70 in the period of socialist realism. This object has been a hotel and it was build during 5 years. The project was conducted by the “Instituti i Projekttimeve” in Tirana and in that time has served as holiday homes for workers. This object is located in Saranda city 3 km from the town center and is characterized by a strategic position .It is located near the sea and it has a construction with different levels. At this time this has been operating as a hotel and it had hotel rooms, restaurant, bar, environment surrounding and recreational area .The rooms had a wonderful view to the sea and all have lodges balconies.

The architectural style of the building belongs to the years of socialist realism where objects were distinguished for linear stretch of facade and repeated architectural elements. Facade is continued and the same for all floors. What characterizes this object is the existence of 3 central volumes. The central volume that has the main rooms and two volumes breakaway at the bottom which also had these rooms, restaurant and bar of the hotel . All these three volumes are inserted into relief .The entire surface of the campus is 5 hectares also included here the exterior which at that time was part of the green and recreational area.

The constructive system of this hotel is with reinforced concrete columns .The columns are 40 * 60 cm. Distinguished beams hanging in the main hall of the hotel foundations are realized with skirting.

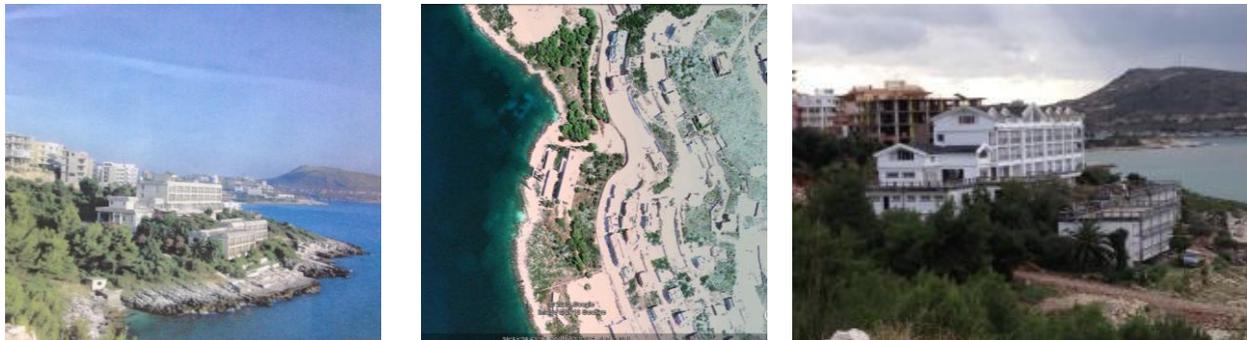


Figure 1: View of “Kampi i Punetoreve Saranda” before and after adaptation

2.2 Description of adaptive interventions

Description of adaptive interventions includes several types as restoration, rinovation, augmentation etc. This intervention has made that a new volume was added to the existed volume which is trying to stay close.From the functional standpoint we have had a demolition part and a renovation part of excisted rooms .I might say that the object has a storage part in the main entrance and a new

innovation in some other parts. The majority change has occurred to the facade of the building while the plans have remained the same. In the free area are added around 10 new villas which will serve as the smallest holiday homes. The other two volumes in the front of the camp have maintained the same configuration from the functional with some minor changes, while the facade is once again under reconsideration.

This object in Saranda is supposed to have a surface of 12,000 m² hotel rooms, facilities services, etc. as previously shown (Instituti i projektmeve, Tirane). From this surface rooms have 8,800 m² while facilities and services 3,200 m². In the project is thought to have some type villas which will have a surface of 140 m² and will be built in two floors. Their potential number would be 10 by calculating the costs for the construction and design of them and in the same time period when profits may reach investment and the revenues. The other part of the transformation description are also amusement facilities which will occupy a surface of 1,256 m². In the second floor will be a disco and it will be built under water. Its construction will allow to be lateral walls of glass and enable viewing underwater. Other functions like sports and swimming pool will occupy a surface of 2,000 m² which will combine features of the terrain not only in certain parts of the building but also techniques for not to undermine it.

The transformation in this project is evidenced mainly in facade. The adaptation of this object consists of a main storage volumes but the major change it seems in the new facade that has a great approach to the Greek style facades neoklasist.

Constructive problems (construction, materials used, etc..) were related with the introduction of the elevator and also a major enhancement of load foundations. Regarding the materials used are used moderation materials in facade.

Regarding to economic aspects of the project FM Studio 003 has prepared a report which helps to determine the amount of the overall project investment. Overall investment will be EUR 5,000,000 of which: 1. Reconstruction of the existing building with 1,500. 000 2. The construction of small villas 3. Disco and the Bar with its 1,000 people capacity 1,200,000 euros 4. The pool 5. Sports areas 6. Parking for 200 vehicles 7. Transportation buses. The activity will be managed by a touristic agency. The agency will employ about 50 workers permanent and 20 workers seasonal. The intervention is not problematic because this is a temporary intervention and the facility has enough space around it. The renovation of this object has helped positively in preserving the environment area than if he would be able to leave downgraded.

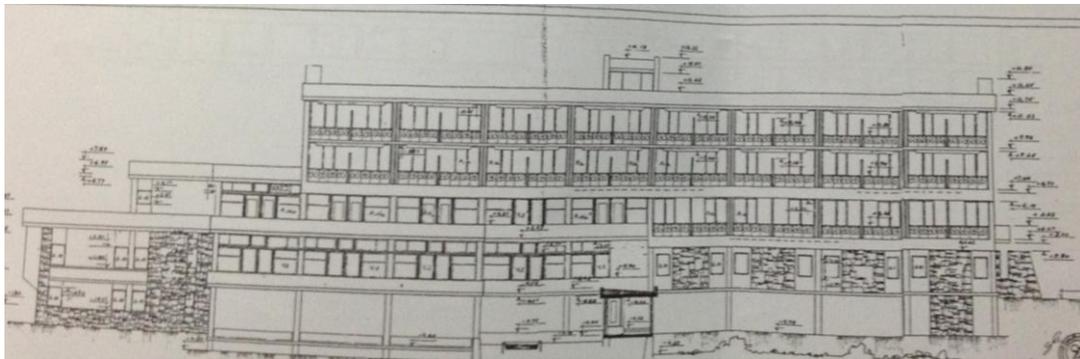


Figure 2: South Facade before adaptation (Instituti i Projektmeve Saranda)



Figure 3: South Facade after adaptation (Instituri i Projektmeve Tirane)

2.3 Adaption project

Compositional elements (form and function, space and volume) for these elements we discussed above. It is important to mention that form in general is permanent while function has changed. Space and volume are the same as those that were. The object distinguishes for a regular rectangular volume that is placed in a space in front of the sea. The volumes remain the same facility, where are the main volume of the hotel and the two other volumes before. Also the villas are added in the other side.

The adaption in this object consists more in the renovation of the facades which are a neoclassical style. Obviously evidenced the lodges and white colour which has become such to reflect sunlight in summer, given that because the hotel is situated near the sea. All the installations (electrical, hydraulic, the heating - ventilation) are made all new because are added a lot of equipment, etc. A special attention is being paid to conditioning, electric grid, hydraulic network.



Figure 4: Photos of the Hotel after adaptation

3 METHODOLOGY

3.1 The aim of this study

The aim of this theme is to introduce forms of hotels adaption in Albania their potential and how do they affect in the country development. For these reason I have take an example to illustrate it. If in these types of buildings performed out an investment with a moderate material, how does this affects in their life duration? Does it bring development and efficiency?

Nowadays, a special attention is being paid to these types of buildings. This comes as a result of an economic development that they can bring. Their adaption is related to one major problem: either conservation of former architectural originality (Adaptation) or construction from the beginning?

Adaptations of these types of constructions affect in the economic growth potential of the country and remain as an identity of our country and as part of architectural value buildings

3.2 Method

In the majority part of these buildings who does not have any functions is intended to find new uses. Giving them a new function will create a better connection between adaption as a proces, and the economic impact that they provide in the country budget. Bringing them in efficiency it may have costs but the revenues that they bring are much bigger and they contribute on the economic growth.

The adaption for these types of buildings in Albania is very important, not only for their values but also for the economic potential that they give to the country. The methods used for the rehabilitation of these types of constructions are:

To stop the unlimited urban expansion, to create sensitization of the population, of cities, and government institutions, to develop a new urban policy focused more in the land conservation and in the preservation of the existed buildings. We should develop new intervention strategies by focusing on assessment of the recourses that the city offers for the retraining or insertion of new infrastructure.

To limit the uncontrolled cities expansion we should study with great attention in terms of existing internal nodes of urban organization and to identify intensification opportunities, functional retraining of the urban structure .From big plans in large-scale that cause structural changes we should concentrate on the development plans and qualified rehabilitation .In this way we can have a positive effect not only in the adaptation process of these types of buildings but also on economic and social life of citizens.

4 FINDINGS AND DISCUSSIONS

While the process of adaptation is a decision which often deals from companies that decide a particular brand or their presence has often criteria that decide whether a building should be preserved or reused or simply be destroyed to free the land surface that occupies. Some of these criteria are decisive: as previously shown (C.Brandi et al., 1963),"

- Social values that has the place , which may be important to the community that use it
- Potential to reuse a particular place; physical damage includes support for future use, character to a building site in terms of proposed reuse.
- The historical significance of the construction site, in terms of both physical and regional, as well as the role that the construction site has for the community related with the history of the past.
- Ecological conditions of the site build, whether it is convenient or environmentally by the climate or it can be environmentally suitable for the work to be done in this field.

4.1 Economic factors are taken into consideration

There has been much debate over the economic opportunities that offers architectural adaptation, while various corporations seeking potential opportunities that suit them to perform the work. There are a lot of incomes that affect the return of adaptation as an innovation that could use a construction company for certain. Factors such as the reuse of materials and resources and also as an essential resource which includes energy, labor and energy as the machine can effectively cut the monetary funds to stabilize construction companies. However, there may be hidden costs in the reuse of buildings such as old cities contamination and degradation that affects the use of buildings and the need for modification of old buildings to adapt to current codes or future. The economic cost varies from project to project and some professionals have a target to the new building to be more economical and efficient use of energy

4.2 Advantages of Adaptation

Within the debate that carries adaption as a way suitable for the development of key points of the city, there are many advantages to reuse old city areas, which are usually located in major metropolitan centers. Usually these are historical sites and buildings within them are often part of the list of heritage buildings, therefore sold as entities and not simply as a land occupied by construction and so new tenants can have benefits for the purpose of building special cause. as previously shown (Jill Herbers et al., 1990)," Specific character that carries particular building can influence the feelings that cause them to use the maximum potential of withdrawal.

4.3 Barriers to Adaptation

As mentioned above, architectural adaptation may not always be the most convenient option for all historic areas. There are some areas that are neglected and without restoration, for a long time they have been degraded so much that the cost to intervene in these constructions does not justify adaptive buildings. Besides the cost of construction, they are not safe to be rebuilt because of constructive sustainability. Very important is the factor of materials previously used in older buildings which affect opportunities for reuse to the complete prohibition of their reuse. Such material may be asbestos which is considered harmful for use by state standards.

5 CONCLUSION

Adaption as a process helps to increase the quality of these buildings, convenience, service -minded added, as well as increased quality of life for citizens.

Considering the needs of the time I intended to give support to the theoretical treatment of this field of architecture. After this I give a short context of economic importance to adaptation as a process creates in relation to location and the advantages it provides.

In accordance with the question: either conservation of architectural Former originality (Adaptation) or Construction from the beginning? It was found that: in Albania these interventions have been conducted in two forms by changing the function and maintaining architectural originality.

Based on the above issues I can say that their relevance is related to the fact that bringing in efficiency these type of constructions, vitalize the city, increase the economy, brings employment and efficiency. These constructions affect to the growth of the economic potential of the country and remain as an identity of our country and as construction with architectural values. So the investment with moderate materials lasted their livelihood and brings development and efficiency.

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