



EMPTY SCHOOL

Dragojna is a project for the restructuring and change of use of an old school building in the village of Dragojnovo. The village is situated in southeastern Bulgaria, at the foot of the Rodopi Mountains. The plot is at the centre of the village, along the main road and next to the local church. The building has been abandoned for more than 15 years due to the lack of children in the village. Its new function is going to be a spa hotel and the transformation is going to affect the whole schoolyard. The currently present buildings in the schoolyard are the main two-storey school building and a secondary one-storey building to the east of it. Between the two there a couple of old trees.

FIRST FASE

The first phase of the restructuring is the renovation of the old school building and its transformation into a reception, a common room, hotel rooms, storage and service area and spaces for the administration. The two main floors will be used for 17 hotel rooms, while the underground level and the attic will house the supportive functions. The old building is made of a combination of different construction techniques: stone and brick walls; concrete, steel and wooden beams; wooden floors, windows and roof. All the external stone and brick walls, as well as the internal ones on the ground floor will be maintained. A new reinforced concrete skeleton of columns and floor plates gets inserted in the shell that is left over. It will remain invisible by incorporating it in the division walls between the hotel rooms. On top of the main building a new wooden roof will be constructed. The aim is that the old building keeps its appearance, both volumetrically as well as material wise.

SECOND FASE

In the near future a new one-storey building will be added to the east of the main building to house the hotel restaurant. It will also be used a connection to the spa building, which will be constructed in place of the secondary one-storey building, currently standing in the plot. The project will provide for both inside and outside swimming pools and various spa treatments. The design of both the renovation, as well as the future extensions is aimed at highly sustainable exploitation of the building: use of geothermal sources for heating, collection of rain water for the grey-water cycles, recycling of the used water, good insulation and energy-efficient appliances. Solar panels will also be incorporated in the future phases of development. The hotel will also be socially responsible for the local context by working actively with food and wine, as well as tourist services, producers from the area.

FACTS

location: Dragojnovo, Parvomaj region, Bulgaria
status: preliminary design
site: plot 4.990m², total built-up area 1.355m²
programme: renovation and transformation into a spa hotel
client: Metsa M Ltd., Parvomaj, Bulgaria
budget: -
in cooperation with: HVAC: Pris 09 Ltd., Sofia
ELECTRICAL INSTALLATIONS: eng. Daniela Ivanova, Sofia
STRUCTURE: K-S-project engineering Ltd., Sofia
PLUMBING: eng. Maria Valcheva, Sofia
when: March-June 2010