ARCHITECTURE AND HERITAGE



# ANALYSIS EXPLANATORY NOTE

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# Table of contents

**1. Urban analysis**

a) Location of the territory

b) Main periods and peculiarity of the urban structure development

c) Establishment of the dominant morphotype

d) Spatial structure

e) Physical condition of the existing buildings

f) Architectural value of the existing buildings

g) Analysis of the existing plots system

h) Estimation of the present urban system quality

I) Analysis of visual connections and compositions

j) Analysis of greenery system and landscape elements

k) Transport scheme

l) Social order scheme

**2. Summary scheme and conclusions**

**3. Architectural analysis**

a) Historical Iconographic material relating to the object under consideration

b) Physical condition and structural scheme of the existing building

c) functionnal features of the existing building

d) Stylistic condition and stylistic value of the existing building

e) Architectural urban compositional features of the existing building

f) Valuable and protected architectural details

# 1. Urban Analysis

## a) Location of the territory

Just 27km from Vilnius, Trakai is one of Lithuania's main tourist hubs. Surrounded by countryside and two other towns named Zaizdriai and Sienieji Trakai, the cities' urban form is not very dense.

The railway passes through Sienieji Trakai before reaching the south of the town. The station is on the opposite side of the town from where the main Trakai street passes.

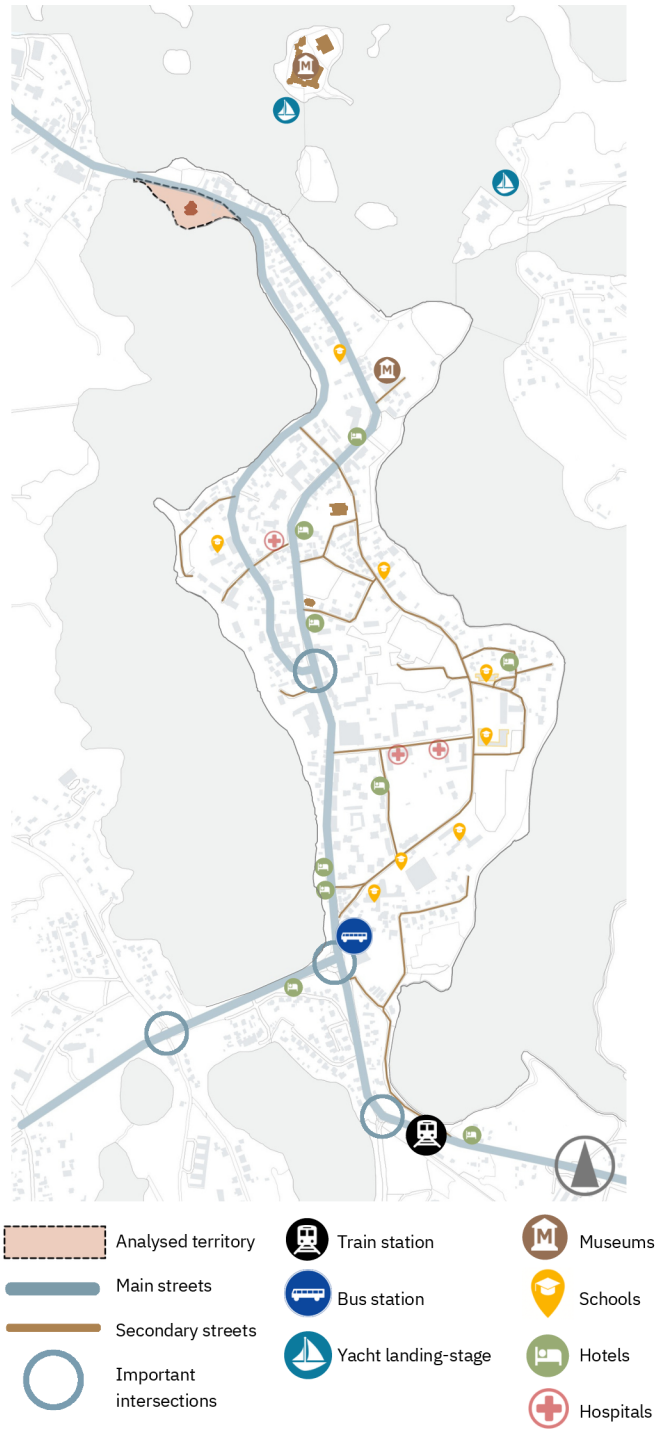
The chosen area, not far from the castle, is located to the north between the lakes, offering pleasant views. It is located at the intersection of two important streets leading to Kaunas in one direction and to Vilnius in the other.

**Strenghts:**

Touristic Appeal, Scenic Environment between two lakes, Open space and tranquility, Strategic street connections.

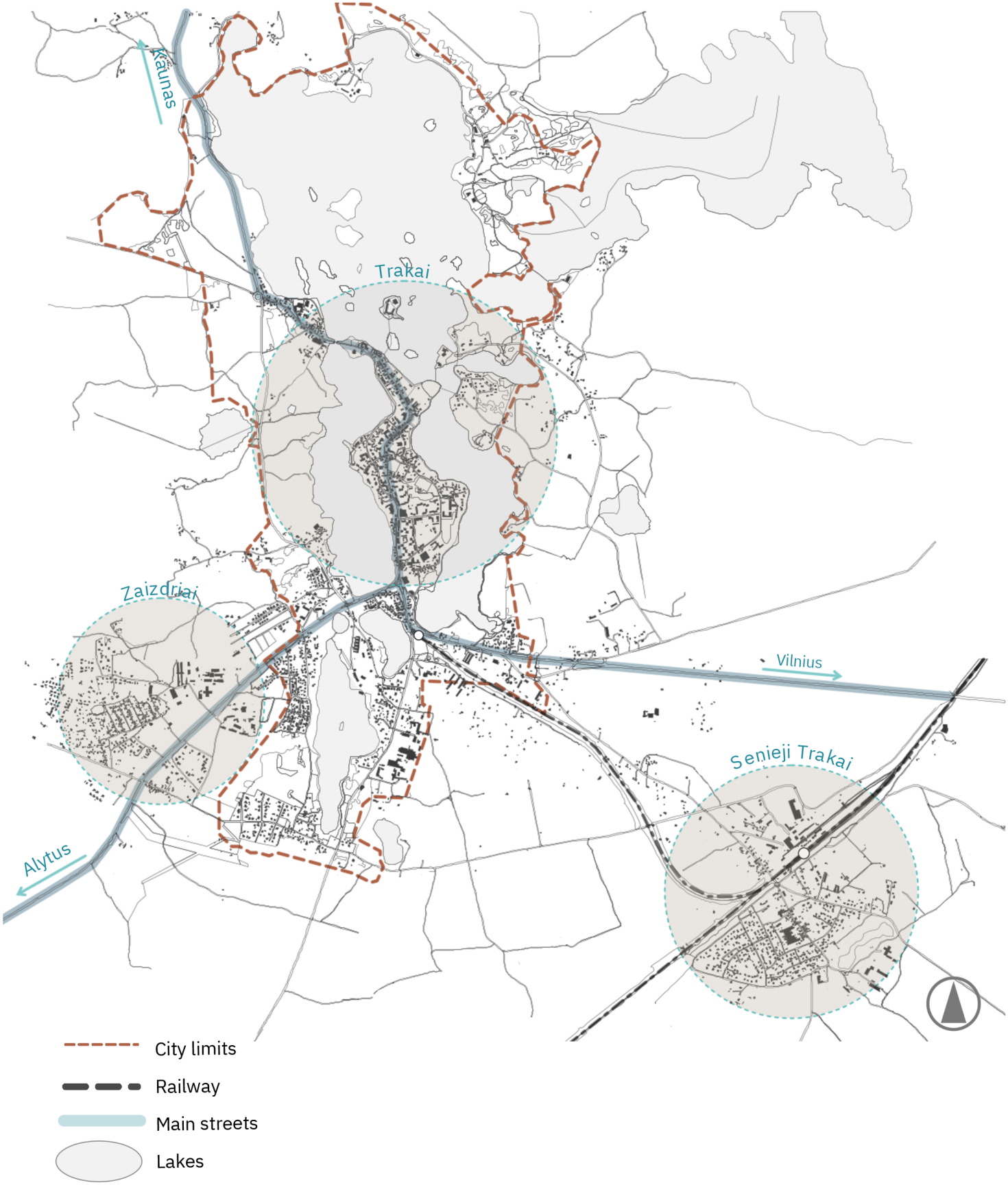
**Weaknesses:**

Distance from Railway Station, Seasonal Tourism Dependence, distance from the city centre.




**Territory in the city core**

# Location map



# b) Main periods and peculiarity of the urban structure development



**Legend:**

- Historical outline
- Before 20th Century
- After 20th Century

We can clearly see the historical outline of Trakai, from where it started to develop.

## c) Establishment of the dominant morphotype

The morphotypes are from various forms. It's not repetitive and mostly formed by single houses. Most of the buildings are aligned to the street which makes them perimetrical. The city isn't very dense and gives possibilities to make outdoor spaces and have a nice open space network.

**Main morphotypes:**



**Perimetrical**



**Single houses**



**Free planning**



**Urban villa**



**Legend:**

- Single family housing
- Urban villa
- Unstructured layout
- Perimetrical
- Free standing buildings
- Free planning

# d) Spatial structure



**Legend:**

- Artificial borders
- Natural Border
- Building border
- Lake border
- Embankment
- Greenery
- Private spaces
- Connexions and streets
- Square
- Parcs
- Garden

The most important space is the embankment all along the island and the street in the middle. Those spaces are connected with some squares and parcs. The lakes and the buildings are the strongest border defining spaces



Parc



Square



Natural embankment



Commercial embankment

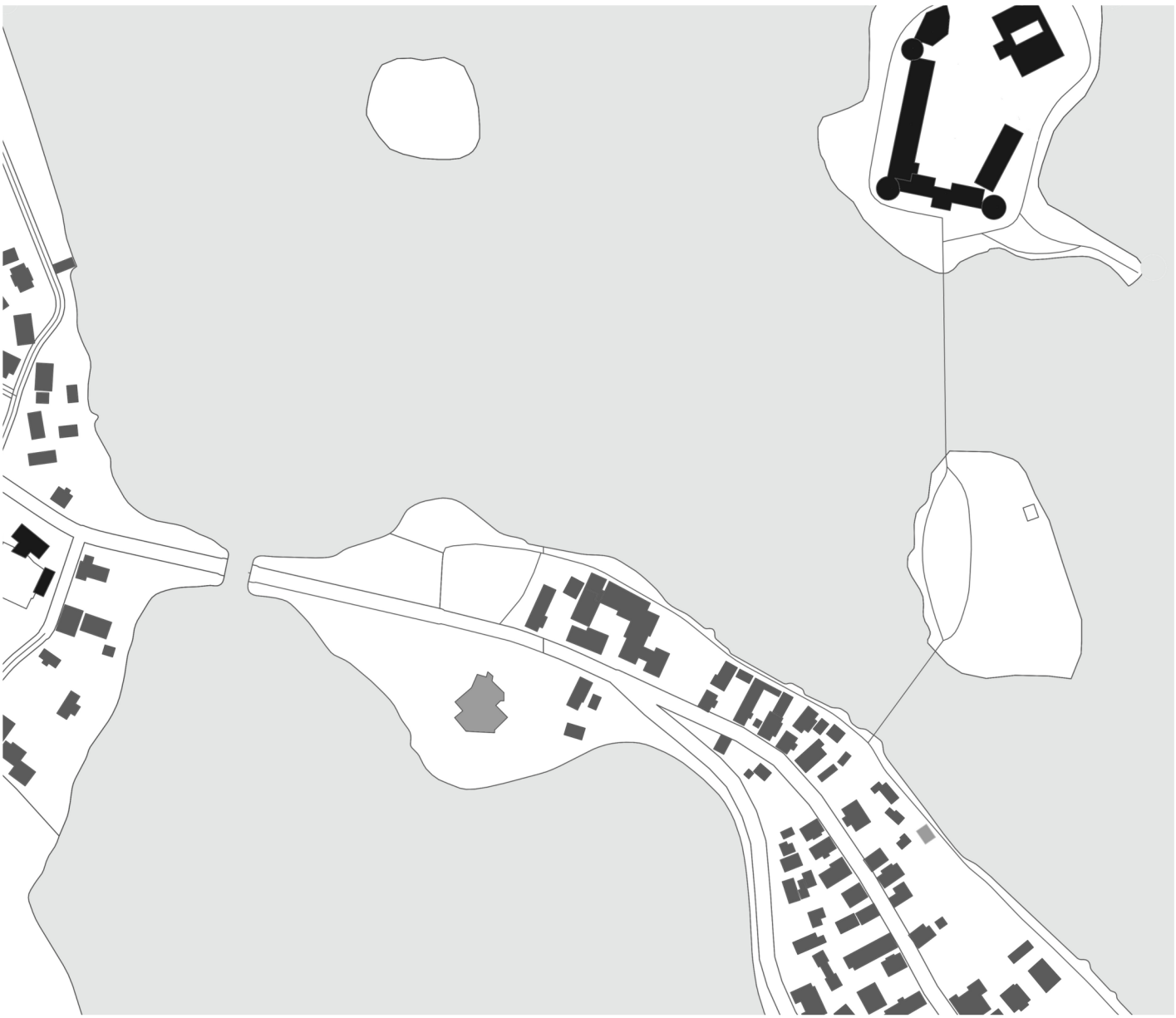


Natural border



Garden

# e) Physical condition of the existing buildings

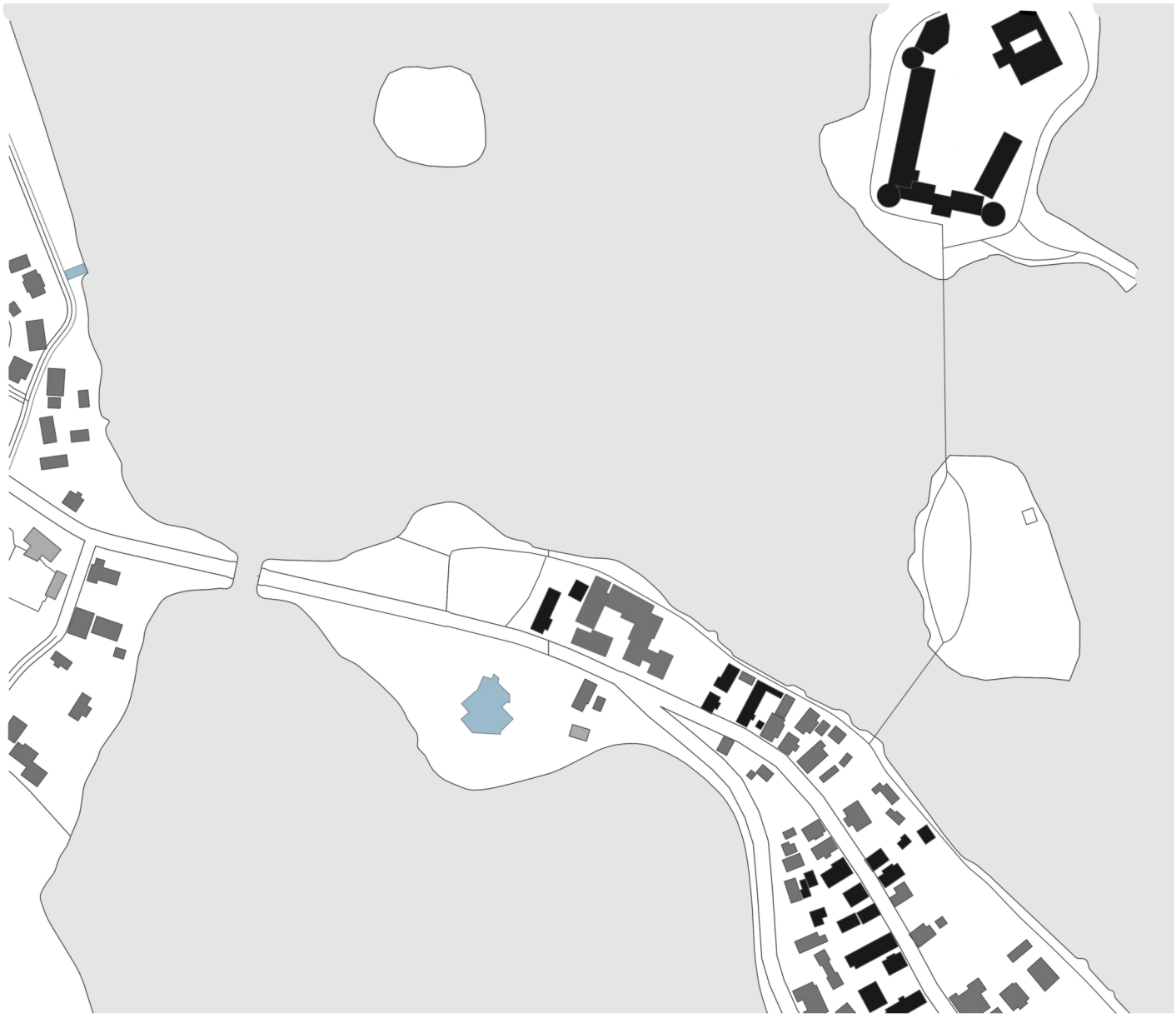


Globally the buildings in the area are in good state with few exeptions. For example the castle was renovated recently and is in very good state. On the other hand the old restaurant Nendre was abandoned and some architectural details are broken and need a good renovation.

**Legend:**

- Renovated buildings
- Good state building
- Abandoned

# f) Architectural value of the existing buildings



Most of the buildings in this area of Trakai are of a good architectural value. Without a lot of diversity in the style of architecture but still a lot of human-scale architectural qualities.

**Legend:**

- Very good architectural value
- Good architectural value
- Medium architectural value
- Bad architectural value

# Examples

Some houses in Trakai have the same morphotype but less architectural qualities because not made in traditional technique and not grasping the qualities of the examples they are taking from.



Good architectural value

Most of the traditionnal houses of trakai have good architectural value as they are human-scale and wooden. Both qualities. You can also find wooden architectural details.



Medium architectural value

These 2 “bad architectural values” buildings are considered as bad because totally out of context. Some might argue that they are quite interesting architectural-wise but unfortunatly they do not fit in Trakai context making them bad architectural value.



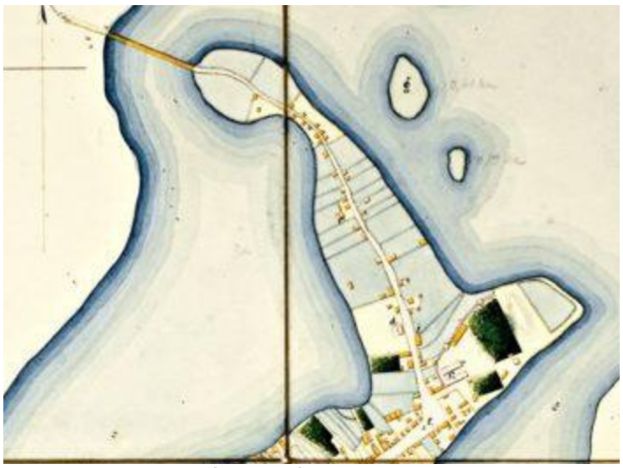
Bad architectural value

**Pictures of examples**

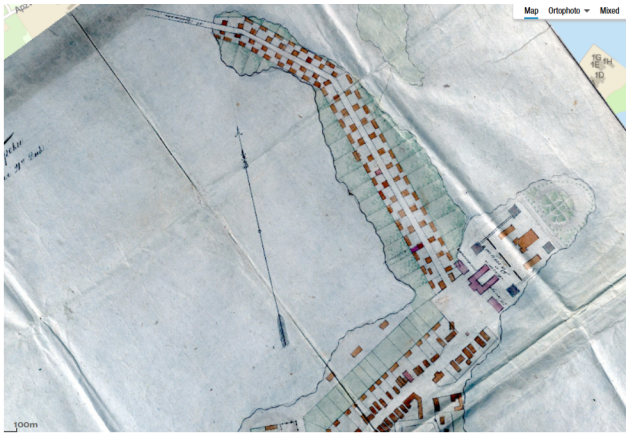
# g) Analysis of the existing plots system

Obviously, plots system of Trakai evolved with new blocks and new buildings throughout the years. 18th century system was way more empty around our plot. But the division of plots is still the same kind, vertical lines perpendicular to the lakes.
On the second plan, we can clearly see the logic that follows the plot system: houses fronting the main street and free space oriented to the lakes.
Although another street has been created, we still have kind of the same directions of plots but much more divided than before.

Looking to our plot, as it's a free building, the boundaries are not clearly defined as the other rectangle ones. It's much more of a free space around our building.



18th-19th century





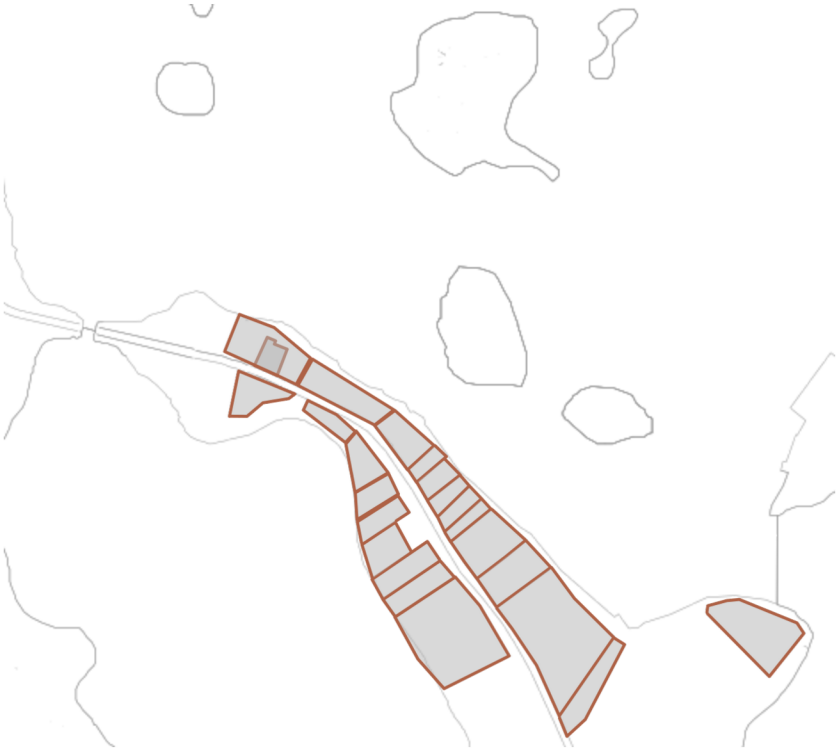

Nowadays

**The different plots system maps**

**Strenghts:**
Plot orientation remains stable, Strong relationship with the landscape, Spatial fluidity for our plot.

**Weaknesses:**
Inevitable Increased Density with fragmentation, Lack of clear boundaries on our site.

# Comparison of plots system

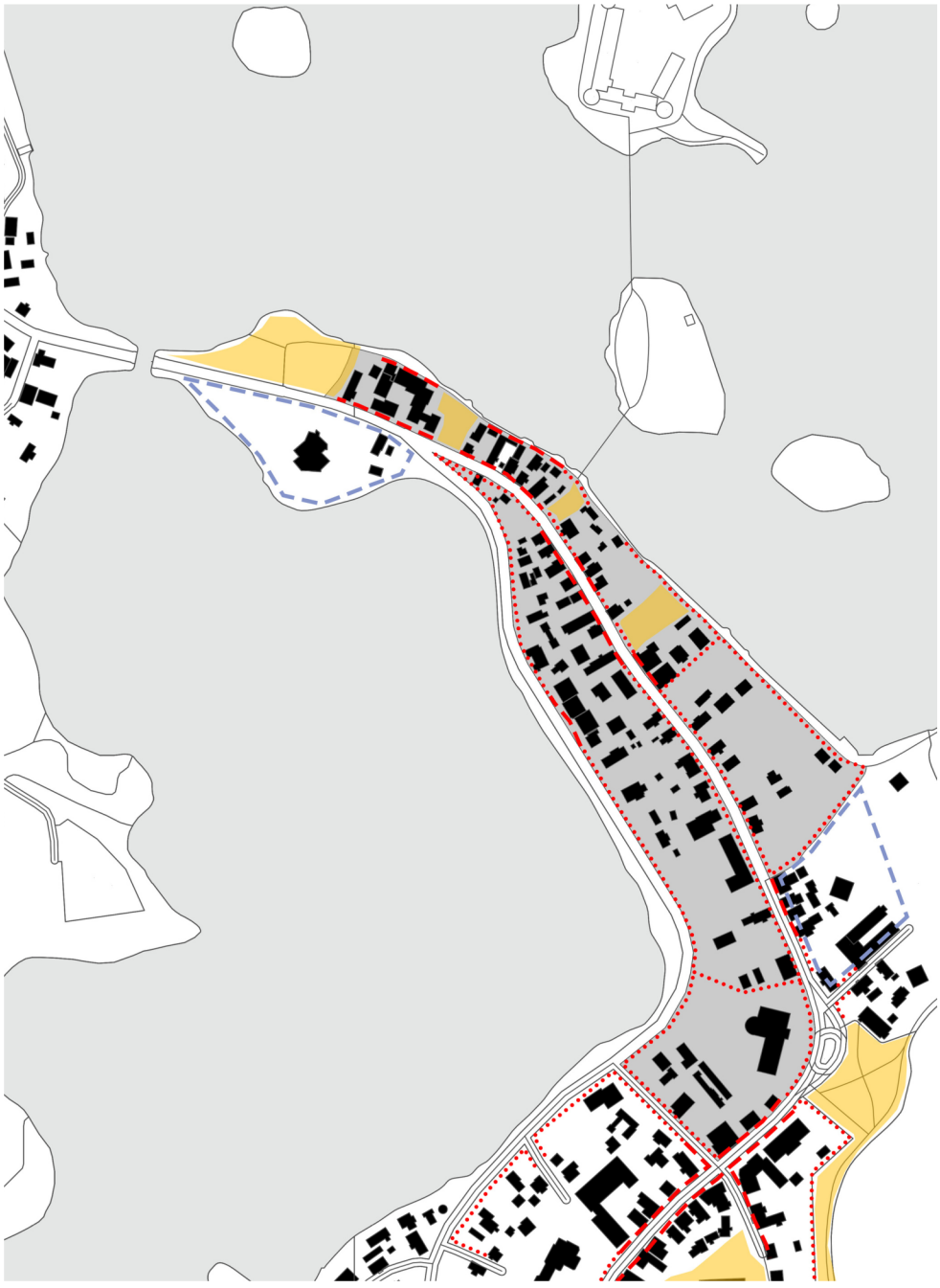


18th-19th century



Nowadays

# h) Estimation of the present urban system quality



Blocks of the wrong size

Main public Spaces

Unformed block boundaries

Valuable block boundaries

Block boundaries are not defined

south part of Trakai has defined block boundries, but around our site, we can clearly see unformed block boundaries and huge open spaces.

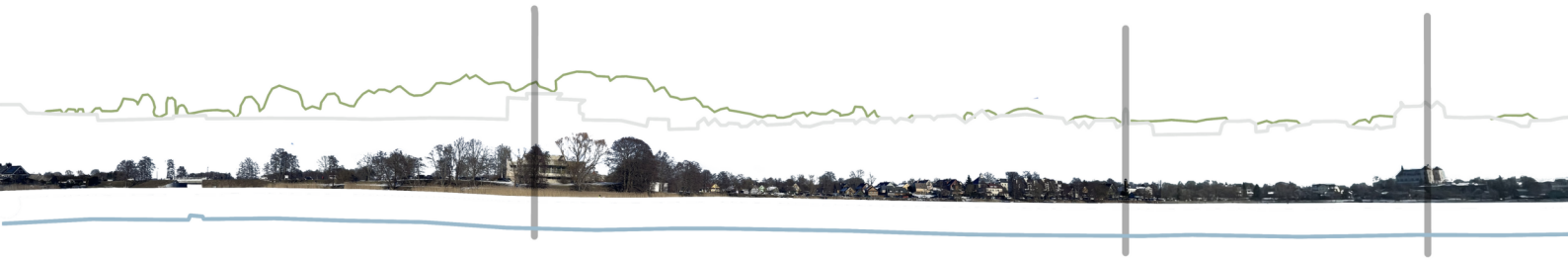
# i) Analysis of visual connections



**Legend:**

- View from the existing building
- Possible new views
- Places where you can see the building

# Skyline



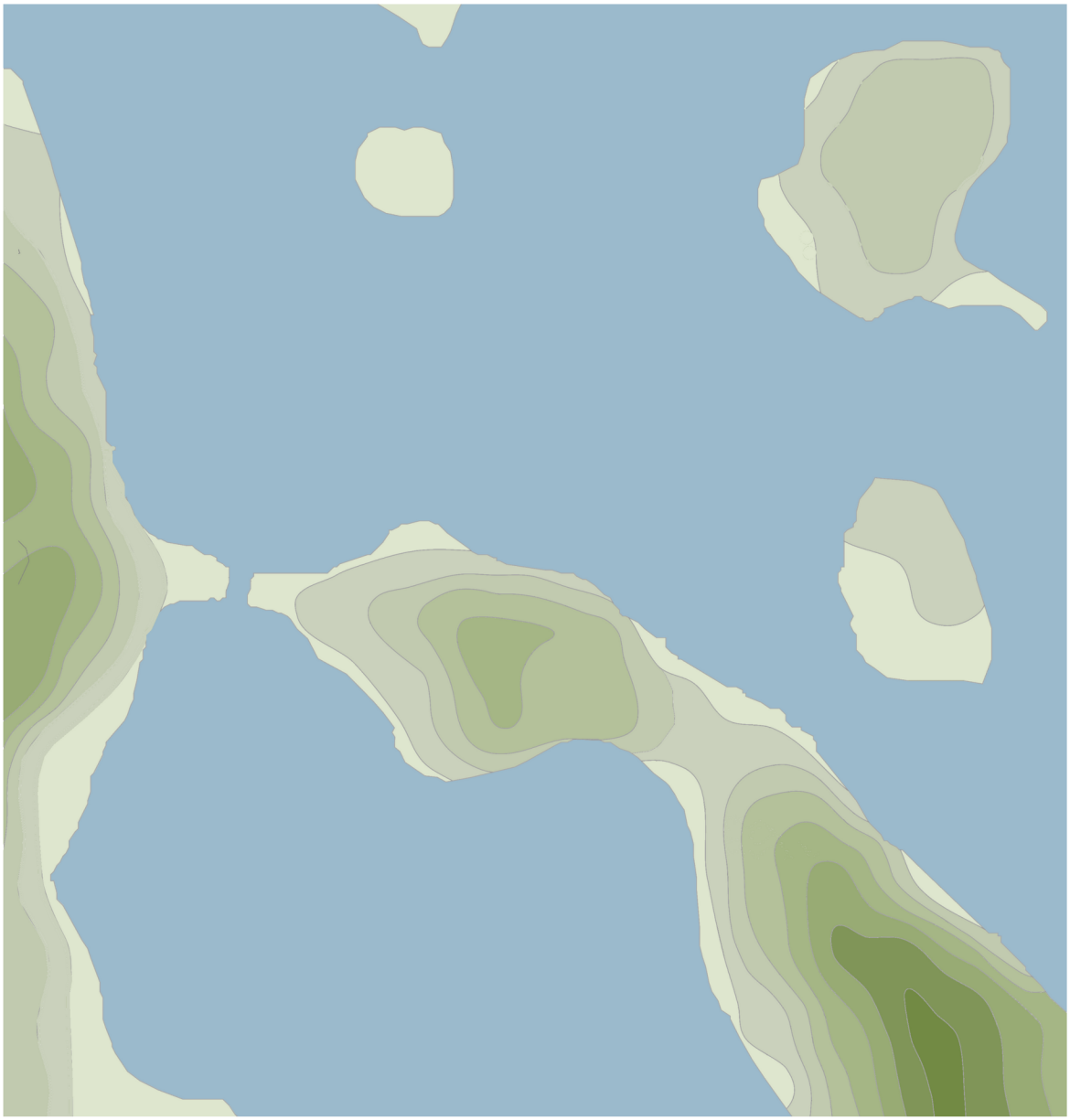
**Nendre** **Tower** **Church**

As Trakai is surrounded by lakes, the field of view is quite big. stopping only when meeting trees or buildings on the other sides of the lake. From the building in itself you can really open to the lake in more than 180° thanks to his locations. The existing building as a blind wall hiding a part of it so the view is smaller for now.

The hight of the building make it visible from afar because you can see it above the houses around. A tower and the church are other elements that can be easily seen. (Nendre is high but a little bit hidden by the trees on the lake side)

# j) Analysis of greenery system and landscape elements

## Landscape



As we can see there is some hills but none very high because of the lakes. We can also clearly see two different highest points in this part of trakai. One on the end of the Island and one more to the north.

**Legend:**

1m

# Greenery system

In the city of trakai there is a lot of greenery, when you look on the other sides of the lake there is event more greenery. Indeed, forest are very important in the landscape.



**Legend:**

- Lake
- Forest
- Parc/nature in city

# k) Transports

Our site is located at a major intersection of two of Trakai's main streets leading north to Kaunas.

Public transport network isn't developed enough in Trakai. The buses aren't passing through the city often and the train station is far from the city centre and the castle.

The traffic isn't very important but can be a negative point in summer.

As it's surrounded by lakes, there is an opportunity to link both train station and city centre with a boat network. Another solution is to develop the bus network further and find alternatives for the direction of the streets.



**Car traffic in Trakai**

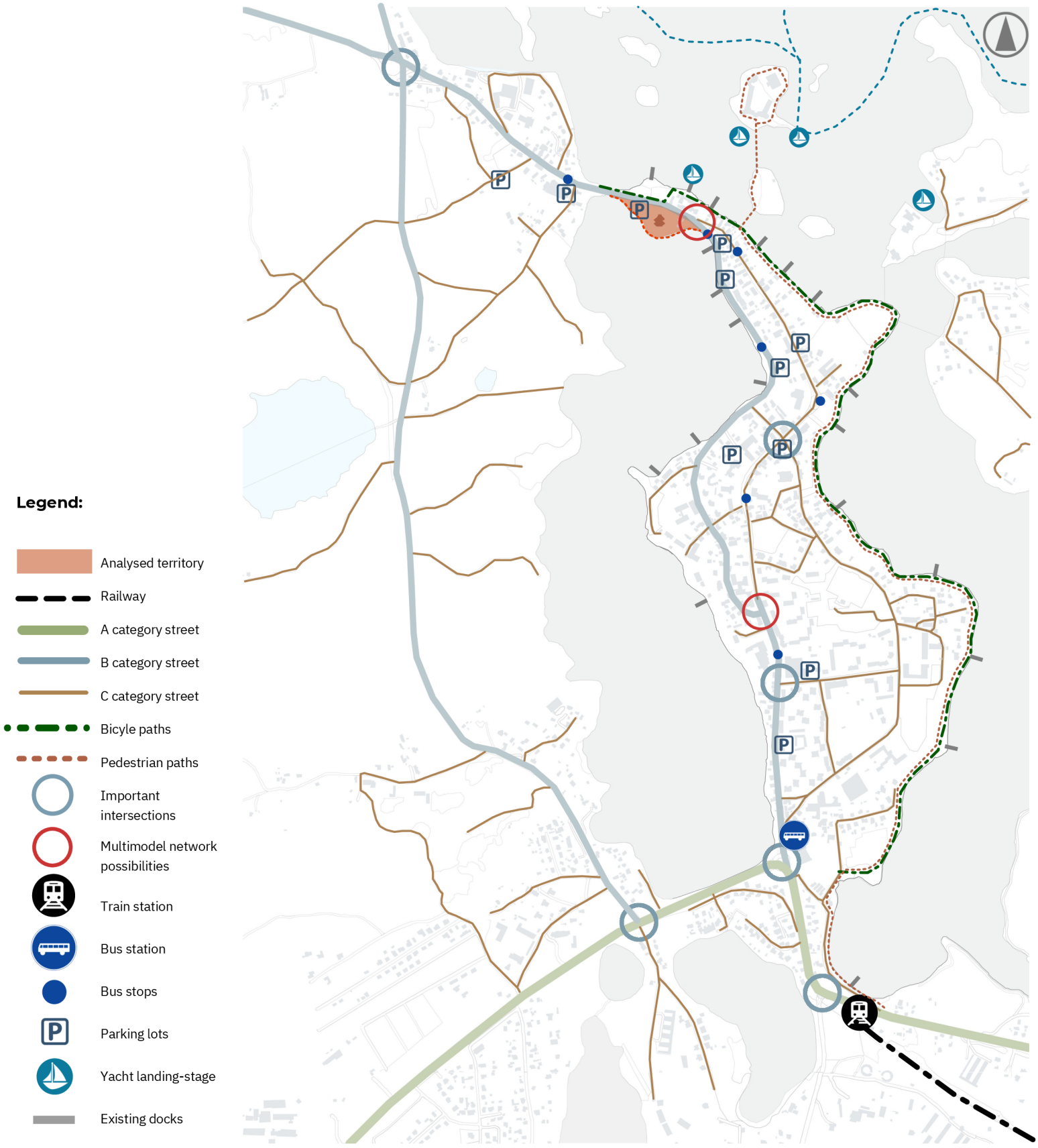
**Strenghts:**

Strategic Location, Potential for Alternative Transport, Low Traffic compared to bigger cities

**Weaknesses:**

Underdeveloped Public Transport, Distance from the Train Station, seasonal traffic during tourist period.

# Transports map



# I) Social order

Trakai is a small city with 5 266 permanent residents. The median age of population is around 40, major part are active people. There is still 19.4% of retirement age people but also a certain amount of children (16.4%).

Trakai has a lot of schools that bring young people. What can also get people to the city is the different activities, such as sports fields, gymnasiums, art schools, library and so on.

According to human needs, there is already a hospital and medical centres and primary administration buildings that a city needs.

One of the main building's function to mention is the large amount of restaurants all along Trakai. This is good for tourism but also for regular families that come to have dinner in the city.

**Trakai city:**

**5 266** permanent residents

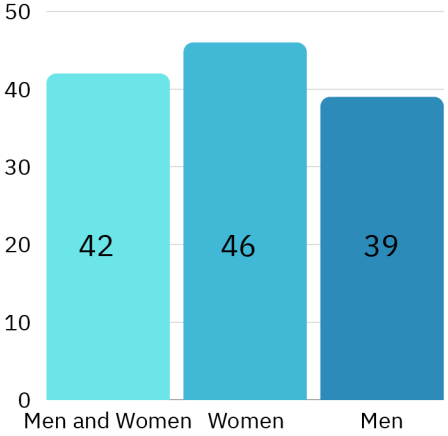
Density: **458**/km²

**Trakai District Municipality:**

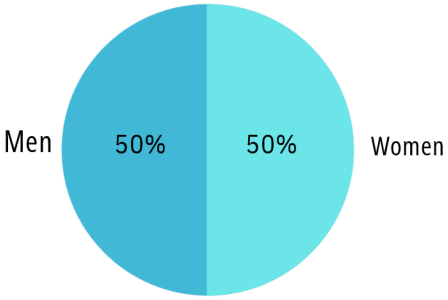
**34 726** permanent residents

Density: **27**/km²

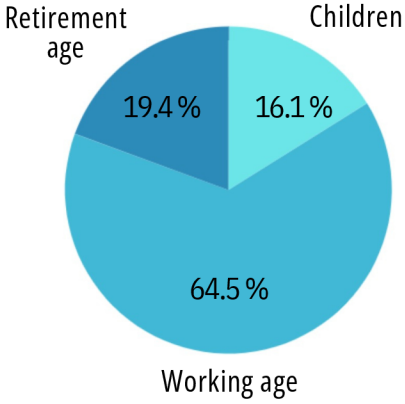
**Median age of the population**



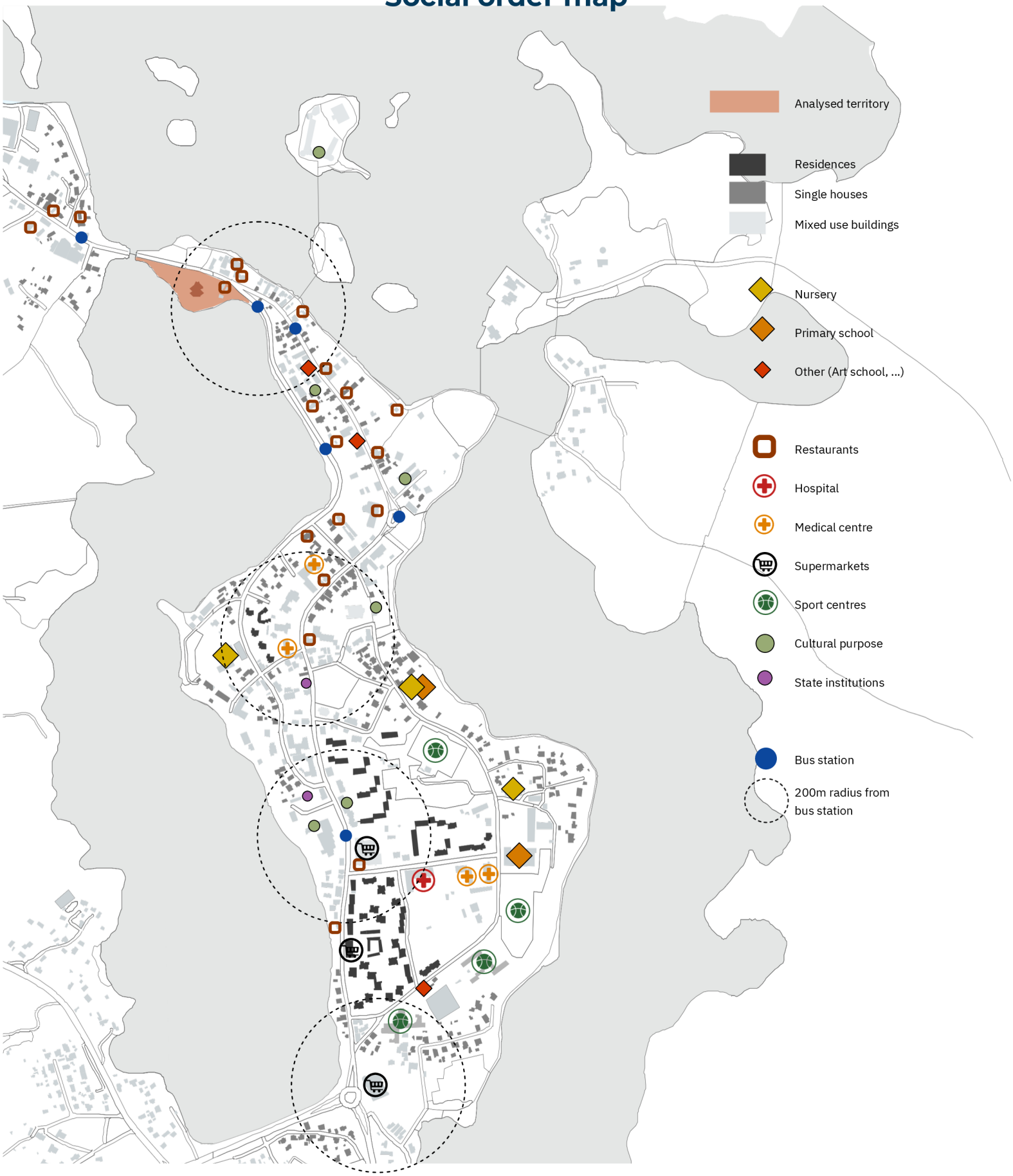

**Genders**




**Working age population**



# Social order map



# 2. Summary scheme and conclusions

Trakai is a picturesque city with a rich historical heritage and a unique spatial structure, shaped by its lakes and medieval castle.
The natural environment, with lakes and greenery, enhances the city's attraction, but balancing development with preservation remains a challenge.
The city benefits from a diverse population, including families and elderly citizens, and offers key public services such as schools, medical centers, and cultural institutions.
However, Trakai's seasonal economy, reliant on tourism, poses challenges, especially in the off-season. The underdeveloped transport system and distance from the train station make accessibility difficult.
Future development in Trakai should focus on improving accessibility, keeping the strong link with the landscape, revitalizing year-round activities, and respecting historical elements.

**Strenghs:**
-Historical and cultural Heritage
-Natural landscapes
-Strong educational and cultural infrastructure
-Diverse Population
-Strategic Location

**Weaknesses:**
-Seasonal tourism dependency
-Small permanent population
-Limited transport infrastructures
-General lack of public outdoor amenities

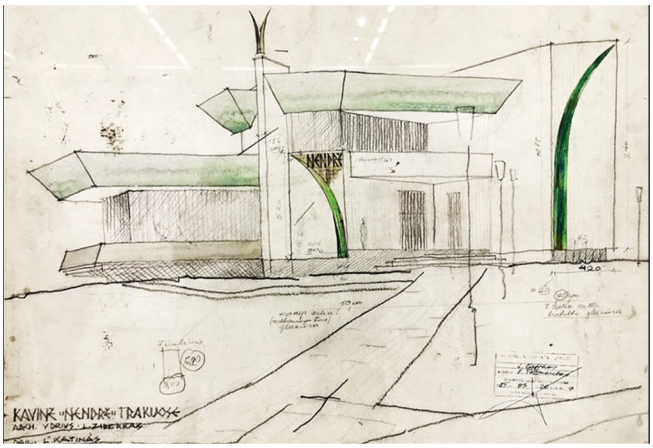
**Opportunities:**
-Improve the block structure
-Improve transport network: water-Based Transport
-Sustainable urban development: new public transport and pedestrian-friendly streets
-Create new connections between blocks (streets or pedestrian paths)
-Create new outdoor spaces: enhance and expand green areas
-Year-round tourism: expand cultural and recreational activities
-Heritage integration
-Community engagement: promote local businesses

# Summary map


200m
500m
27
Multi-purpose buildings
Single houses
Formed blocks' boundaries
Unformed boundaries
Undersized blocks
Oversized blocks
Bus stops
Visual connections
Lack of connections
Bicycle line
Pedestrian paths
Lack of public transports
Semi-formed green open space
Unformed green open space
Hard service open space
General lack of public outdoor amenities

# 3. Architectural Analysis

## a) Historical Iconographic material relating to the object under consideration



Sketch before construction



At the construction in 1984



2020 - puting the light on the abandonned building



Nowadays

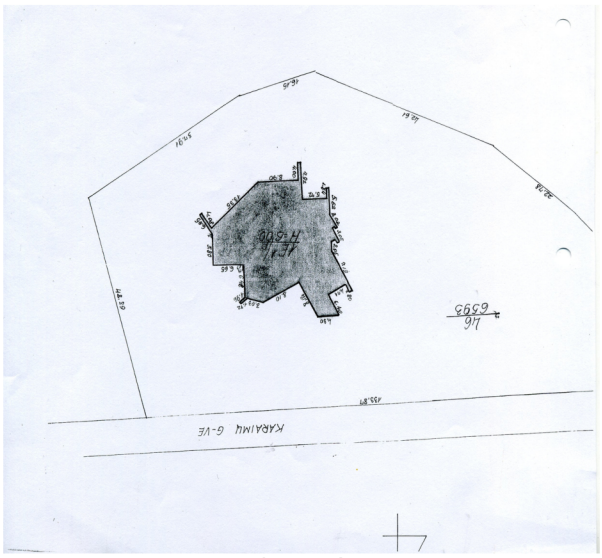


Potential future

# Original plans

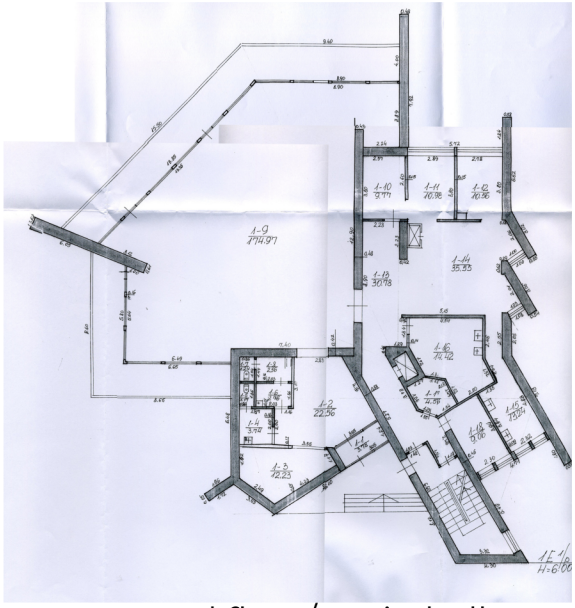


First floor/ underground

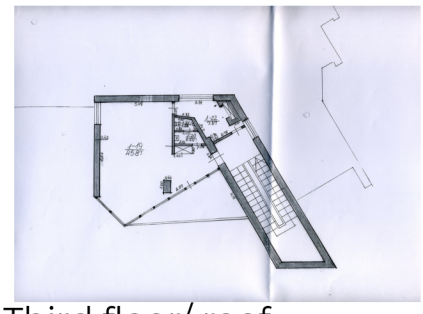


Site plan

?



Second floor/ main hall



Third floor/ roof

# b) Physical condition and structural scheme of the existing building

The overall structure of the building is still in a good state. Shape of the building is still original and hasn't change over the years.
Nowadays, its primary function of restaurant isn't active anymore. The fact that it's a non-fonctionnal building is affecting its condition. We can see a lack of maintenance of the facades through the humidity and vegetation on it.

Little cracks can be found due to the passage of time and some elements such as the significant inclined panels on the ground level are clearly weakened.
Dispact all these tiny vulnerabilities, the whole buidling is still in a good shape.











Fragilities and cracks on facades and vegetation taking over







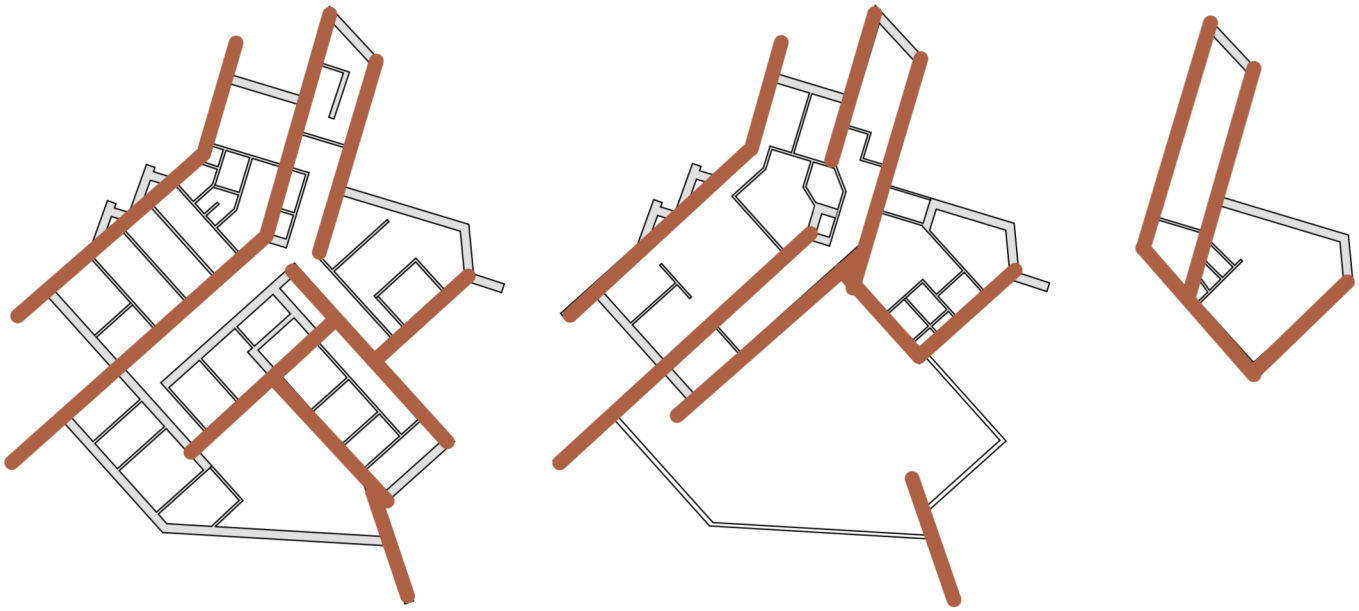



General humidity: infiltration of water on exterior facades.

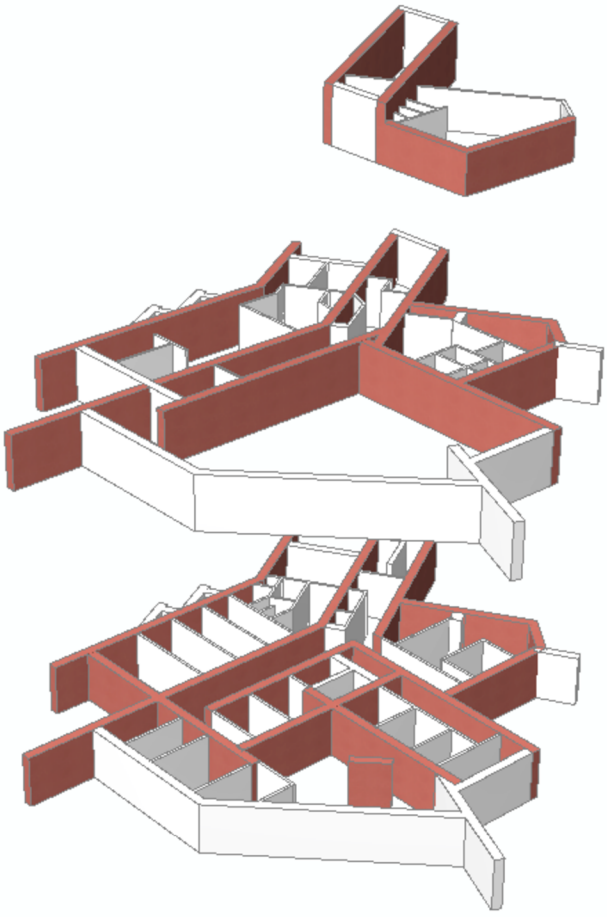




Existing inclined surface fragilized



Structural schemes

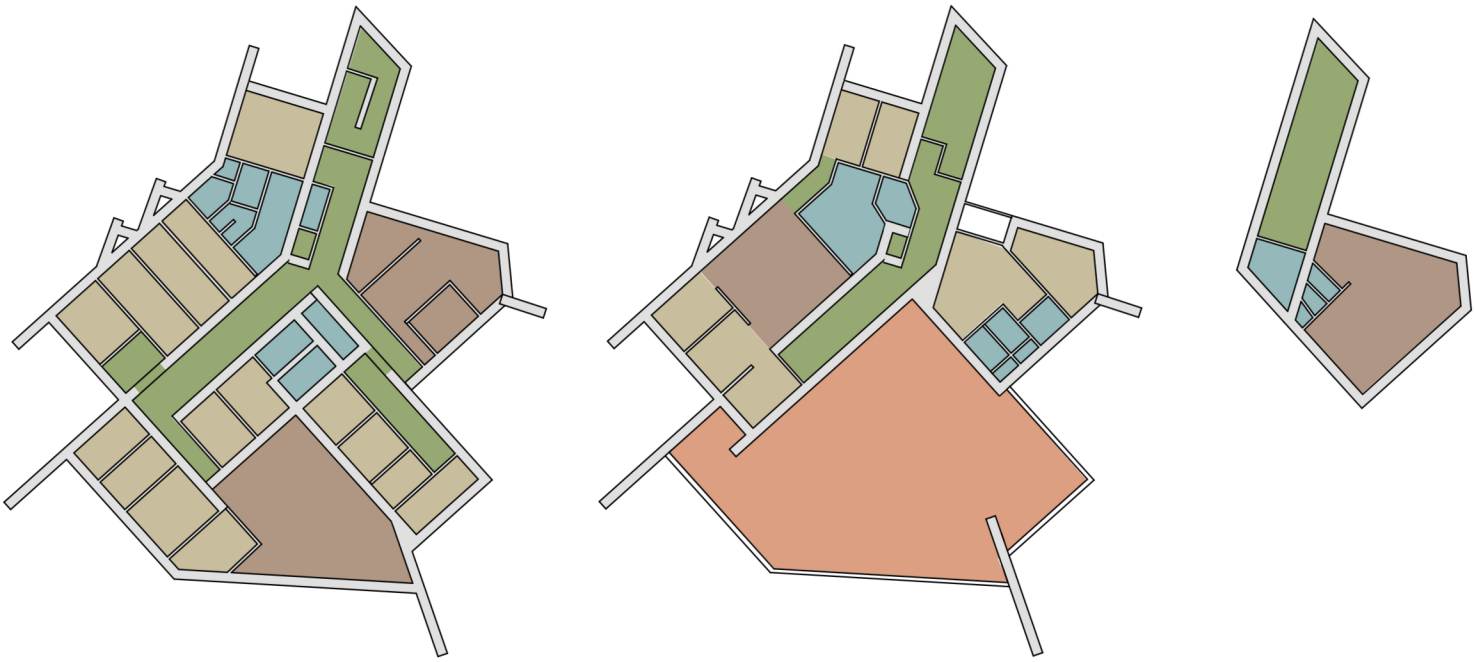


# c) functionnal features of the existing building

Regarding the existing interior plans, the first floor is dedicated to small functionnal rooms such as offices. On the ground floor, we have the main space of the restaurant, the kitchen and other small rooms. Last floor has a small room with a nice view on the castle of Trakai.

Spaces are divided with a lot of partitions except for the main restaurant hall. Vertical circulation is ensured by the higher part of the building to the north.

The light inside the building is coming mainly by the south facade with a large panorama on the lakes. The Est facade hasn't lot of windows.

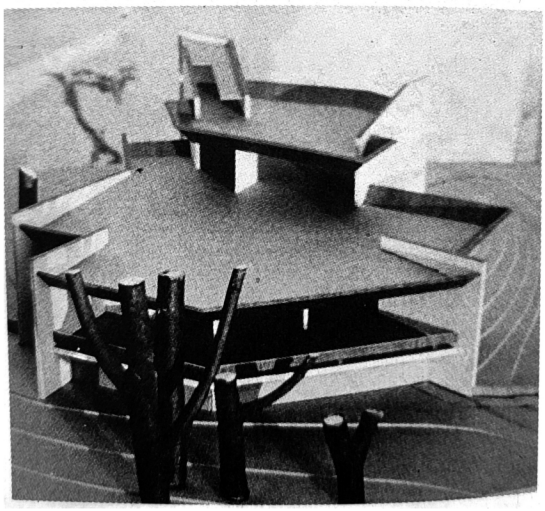


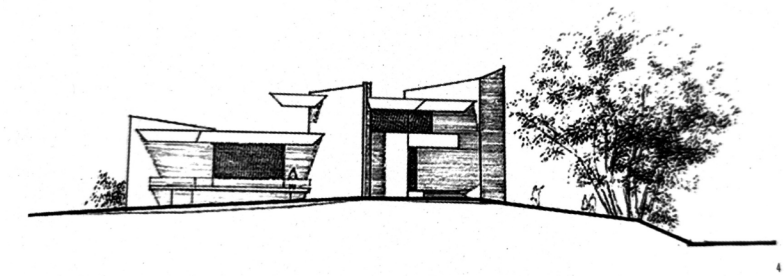
## d) Stylistic condition and stylistic value of the existing building

The case of the Nendre building in the city core of Trakai is quite unique. It is one of the most illustrative examples of complex geometry of late modernism in Lithuanian architecture. Both in the plan structure and in the volume, asymmetric shapes of the eaves widening upwards establish the concept of an original, dynamic building.
During the design of the laving, considerable effort was put in finding connections with the environment. The glass wall provides the visitor with a wide panorama of the surrounding lakes.
This is how the desire arose for the restaurant to be expressive, like a sailing ship.  Although it was composed on the principle of open contrast with the town, the building enriched the architectural face of Trakai with its forms and materials.

From an interior point of view, the main hall has also significant elements such as a wooden cladding roof with some green ornements as well as glass mosaiques on some windows.

The color palette is cold: green elements, blue walls and grey floor. However, furniture, doors and roof cladding gives warmth to the color palette. This specific interior gives a traditional aspect to the restaurant.





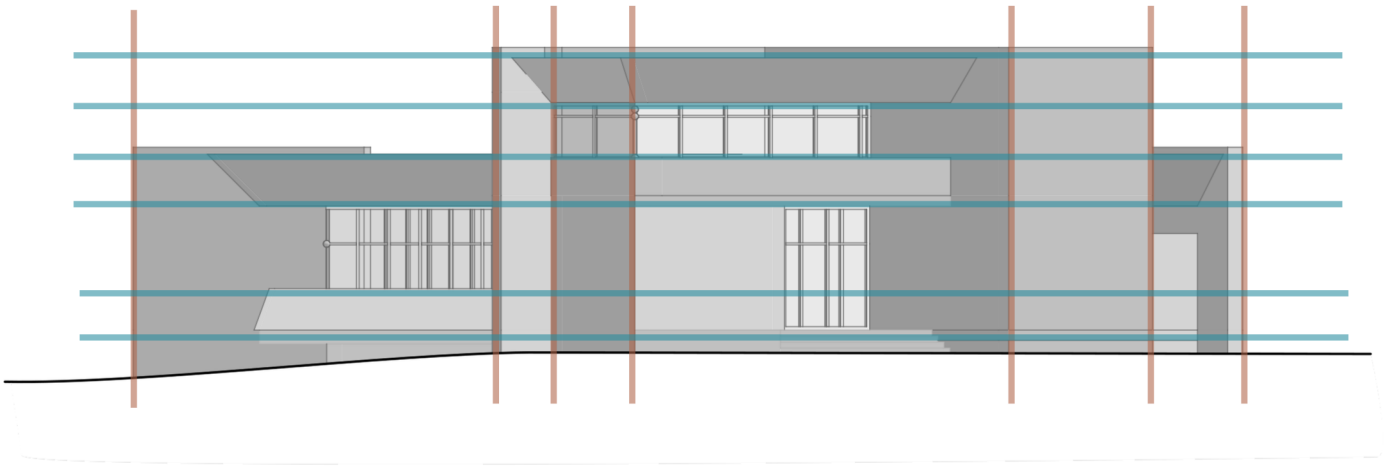




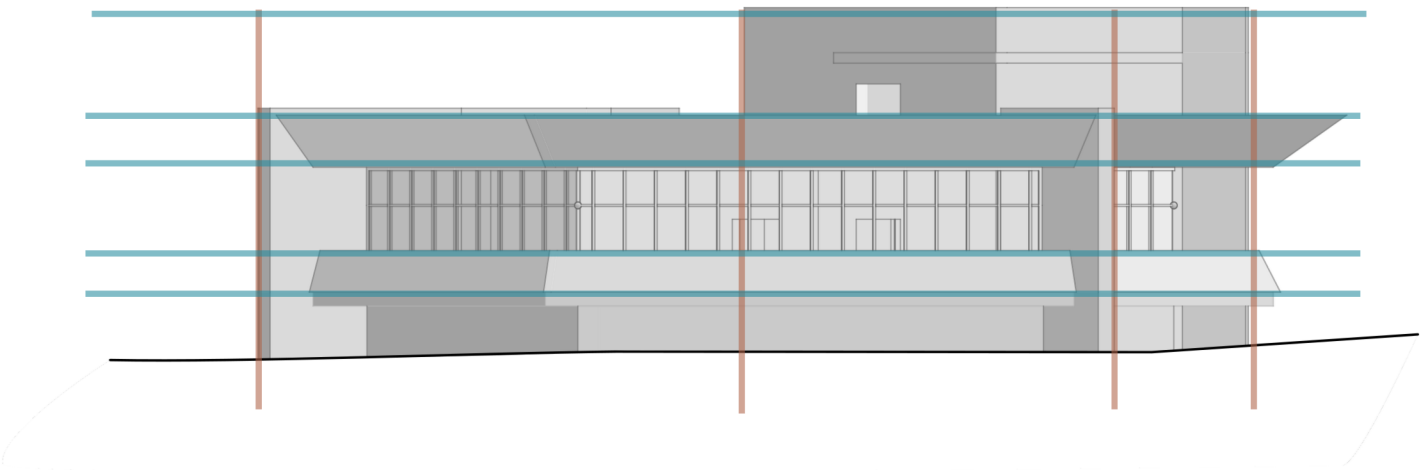




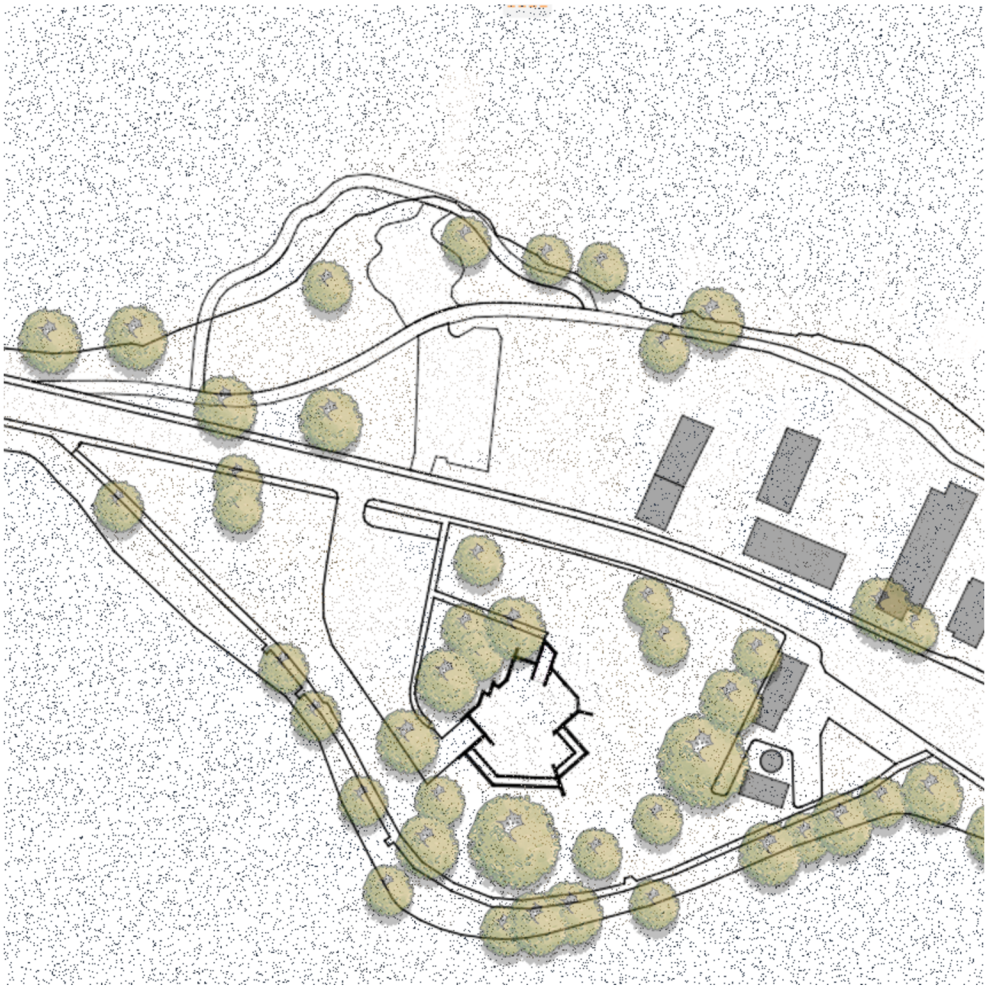
# Composition of the existing elevations



Strong horizontal lines - Ponctual and irregular vertical lines

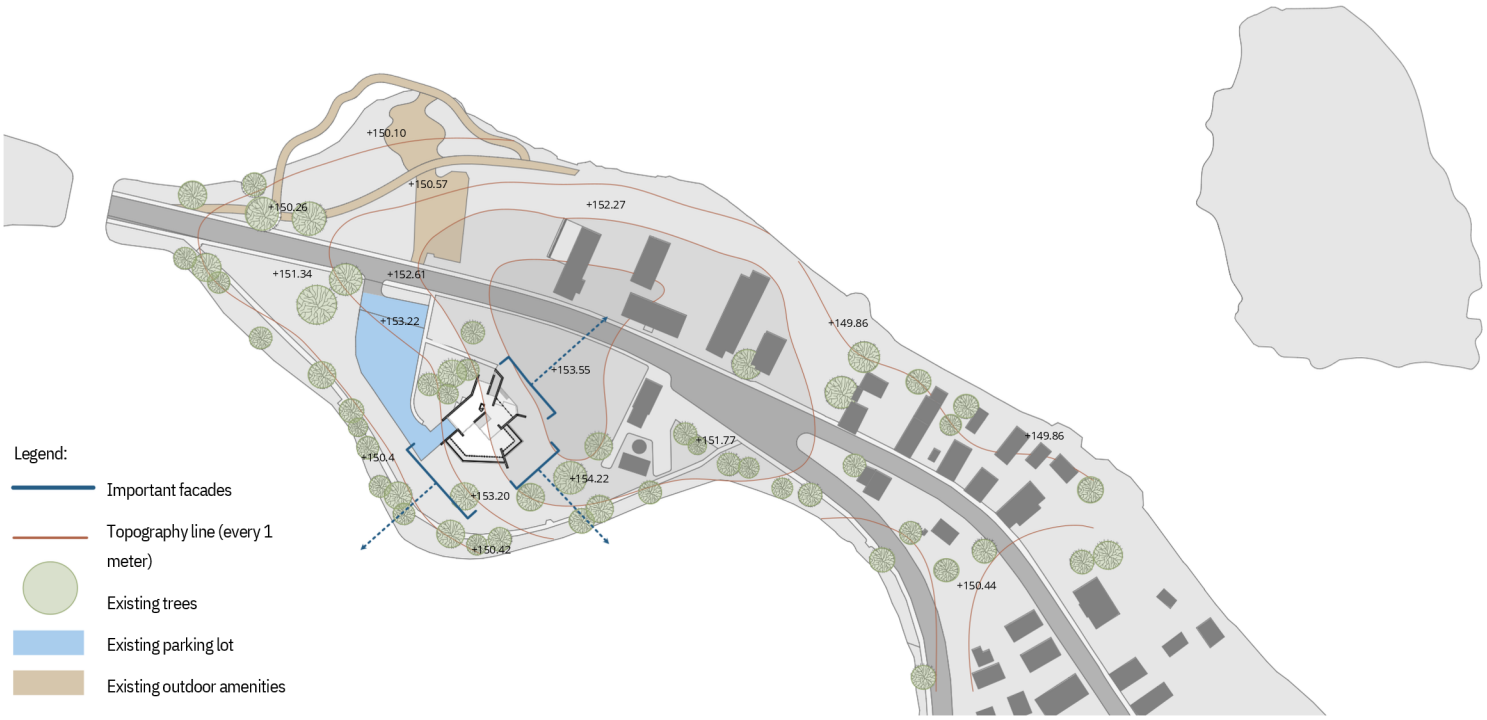


# e) Architectural urban compositional features of the existing building



The existing building has no architectural urban compositional values. It is a free-standing building in an open space and has no feature that follows or speaks with neighboring buildings

# e) Architectural urban compositional features of the existing building



# f) Valuable and protected architectural details



Interior tiles by Leonas Katinas



Interesting technique of exterior tiles located on facade




Restaurant logo on facade of building



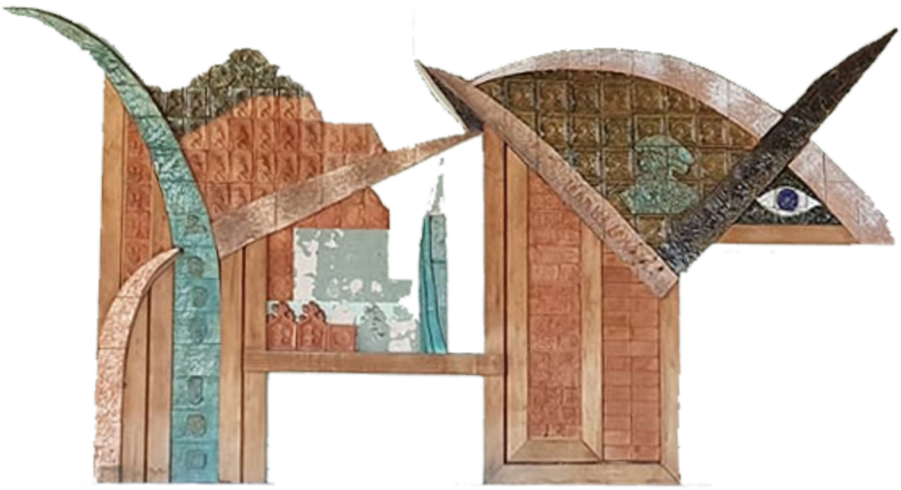
Stained glass window in staircase

# Valuable and protected architectural details

## *Not valuable for us*



Ceiling decoration of interior



Interior decoration of walls and doors