

Report on the work of the Jury
of an open, survey-based, single-stage international anonymous
urban planning and architectural competition for the section of the block between the following streets:
Kralja Milana, Svetozara Markovica, Nemanjina and Kralja Milutina streets in Belgrade

Competition scheduled by / Client
„MAISON ROYAL“ doo Belgrade

Competition conducted by
The Association of Belgrade Architect

The reason for scheduling the competition is the Decision on the Elaboration of a Detailed Regulation Plan for the Block Between the Following Streets: Nemanjina, Svetozara Markovića, Kralja Milana and Kralja Milutina streets (*“Official Journal of the City of Belgrade” no. 130/20*) and the fact that this precious area in the heart of the city is today (in a considerable part of its) under an inadequate usage regime, in a state of neglect and not in harmony with the affirmed potentials of its immediate surroundings, in terms of urban design, the built structures and the setting and also in the sense of insufficient use of its functional, spatial and investment resources. The competition has been scheduled for the purpose of verification of the location’s spatial and functional capacities, the reexamination of the rules of construction and the urban planning parameters defined by the current *Detailed Regulation Plan for the Block Between the Following Streets: Nemanjina, Svetozara Markovića, Kralja Milana (Srpskih vladara) and Kralja Milutina streets (“Official Journal of the City of Belgrade” no. 53/15)* and in accordance with the *General Regulation Plan for the Construction Area of the Local Self Management Unit’s Seat - the City of Belgrade* and the collection of proposals for the highest quality urban planning and architectural design to define the purposes, capacities and morphology of the new construction within the competition span and its compatibility with the surroundings, especially as regards the high-rise built structures, with a view to completion of the aforesaid block’s urban transformation.

The goal of the competition was to, in accordance with the competition task, the programme requirements and the location’s significance and potentials, select the highest quality urban planning and architectural design, which corresponds with its surroundings and has been adapted to the values of the setting. The goal is to, through competition activities, envisage the current potentials of the area in accordance with today’s cultural and historical context, importance and development of the area, at the same time anticipating its future development.

The selected designs shall constitute a basis for the formulation of the planning design and for the elaboration of the urban planning documentation for the aforesaid area.

The Association of Belgrade Architects, which conducted the competition, announced, on 5 July 2021, the competition documentation for an open, survey-based, single-stage international anonymous urban planning and architectural competition for the section of the block between the following streets: Kralja Milana, Svetozara Markovica, Nemanjina and Kralja Milutina streets in Belgrade, on the webpages <https://konkurs-slavija-manjez.rs/sr/> and www.dab.rs, in Serbian and English. The competition was conducted in the Serbian and English language.

The following persons have been appointed as jury members or rapporteurs:

President of the Jury:

Prof. Ivan Raskovic, architect, Belgrade, Serbia

Jury members:

Prof. Krešimir Rogina, architect, Zagreb, Croatia

Simon Frommenwiler, architect, Basel, Switzerland

Co-founder of HHF Architects and a lecturer at the Harvard School of Design

Marko Stojčić, architect, Chief Urban Planning Officer of the City of Belgrade

Vuk Đurović, architect, Belgrade, Serbia

Milka Gnjato, architect, Belgrade, Serbia

Tatjana Petrov, architect, Belgrade, Serbia

Rapporteurs:

Sanja Vranić, architect, Belgrade, Serbia

Tamara Petrović, architect, Belgrade, Serbia

Competition Secretariat:

The Association of Belgrade Architects

The competition documentation was downloadable free of charge from the <https://konkurs-slavija-manjez.rs/sr/> webpage and also from the Association of Belgrade Architects' webpage: www.dab.rs

The participants posed a total 57 questions about the professional and technical aspects of the scheduled competition, to which the competition's jury replied within the set deadlines. The questions and answers were timely published on the competition's website, both in Serbian and in English.

The participants submitted their competition projects in the electronic form, via the following link: <https://konkurs-slavija-manjez.rs/sr/>

The ultimate deadline for the submission of the competition projects was 4 October 2021, 23:59h.

The ultimate deadline for the submission of the envelope was 4 October 2021, 23:59h.

The authors submitted their envelopes and contact details to the following address : The Association of Belgrade Architects, Kneza Miloša 7a/III, 11000 Belgrade, Republic of Serbia, by post or in person at the Association's premises, in which case they were issued receipts that they had submitted their envelope within the stipulated deadline.

A total of 14 competition projects were received through the web portal.

On 5 October 2021, a list with the authors' codes [was published on the](https://konkurs-slavija-manjez.rs/sr/) competition's web portal: <https://konkurs-slavija-manjez.rs/sr/>, in order that the participants be certain of the fact that their respective projects have been accepted.

The codes - competition projects that were submitted within the stipulated deadline:

SD54321; HD01101; LK33333; SM92021; LK52397; MP55937; PR23921; IM17095; SM00004; VK80437; DK58885; NN69507; BB31357 and AM12012.

A total of 14 envelopes were delivered to the Association's premises, in person or by post.

The Association assigned the following respective working codes to the authors' codes, in order that the submitted designs should be more efficiently and easily discussed:

RŠ 01- SD54321; RŠ 02- HD01101; RŠ 03- LK33333; RŠ 04- SM92021; RŠ 05- LK52397; RŠ 06- MP55937;

RŠ 07- PR23921; RŠ 08- IM17095; RŠ 09- SM00004; RŠ 10- VK80437; RŠ 11- DK58885; RŠ 12- NN69507;

RŠ 13- BB31357 and RŠ 14- AM12012

All the designs were e-mailed to the jury members and rapporteurs, in order to be analyzed in detail.

The rapporteurs composed a report for each competition project and also drew up a comparative review of all the parameters per purpose and functional unit, as well as the overall statements of the capacities realized through the competition designs - all the aforesaid documents were bilingual and were used by the jury members for further analysis.

A rapporteur's report contained a detailed review of the fulfillment of the programme requirements of each competition design:

1. Each submitted project contained the following: 2D graphic enclosures, 3D graphic enclosures, 3D animation, a notebook with textual and graphic enclosures, an exhibition poster.
2. Concept of the proposed design
3. Statements and urban planning parameters

The comparative review of all the parameters contains the calculation of the parameters of each submitted project, which refers to the following: the zone or plot surface area (m²), the proportion of the commercial and business facilities to the housing ones, the gross area covered by the commercial and business facilities (m²), the gross residential area (m²), the total gross building area above ground (m²), the total number of housing units, the total population, the floor area ratio, the lot coverage, the unbuilt developed and green surfaces, green surfaces in direct contact with the ground, underground coverage, the maximum number of floors in a building, the maximum cornice level, the number of parking spaces...

The rapporteurs concluded that all the projects fulfilled the formal requirements stipulated by the Propositions and the competition's Programme. They decided that all the projects under working codes from 01 to 14 would be taken into consideration.

Within the stipulated deadline, which was 18 October 2021, the jury members sent to / exchanged with each other the first comments and opinions on each project.

The jury members communicated with each other in the English language.

The first online meeting of the jury members was scheduled for Thursday, 21 October 2021, in the jury room, with the support of a Zoom platform, via which the members who were unable to attend the meeting in person were able to join the discussion. The following members attended the first jury meeting: the jury president Ivan Rašković and the following members: Krešimir Rogina, Simon Frommenwiler, Vuk Đurović; Milka Gnjato, Tatjana Petrov and Marko Stojčić, who joined the meeting online when necessary; the meeting was also attended by the following rapporteurs: Sanja Vranić and Tamara Petrović.

The projects were shown on a video projector and were simultaneously reproduced on the monitors of the members attending online.

The jury members present expressed their opinions about each work, having previously established a precise evaluation method and the general criteria in accordance with the competition's announcement, namely: the character and quality of the improvement of the area's urban identity in the context of immediate and wider surroundings; the justification of the proposed design in terms of programme and economy; the clear spatial concept, recognizability in the basic idea; the distribution of the purpose and

contents in space, the functionality of the proposed design; the urban and architectural design and the features of the unit and its characteristic parts in terms of the setting; the relation to the context and architectural and cultural heritage; the economy of execution and exploitation of the design; an approach in accordance with sustainability principles (sustainable designs in terms of ecology and energy, the preservation and improvement of the quality of the environment); feasibility of the design in accordance with the competition requirements; convincing arguments - the clarity of elaboration through graphic enclosures.

After the first block of the meeting, the jury agreed that the first preliminary elimination of the works should be formed and unanimously decided that the works under the working codes: 06- MP55937, 08- IM17095, 11- DK58885 and 12- NN69507 should not enter the second round of the competition, but can certainly be taken into consideration at the request of any member accompanied by an explanation.

During the second block of the meeting, the jury analyzed in detail the works that had entered the second round of the competition (RŠ 01- SD54321; RŠ 02- HD01101; RŠ 03- LK33333; RŠ 04- SM92021; RŠ 05- LK52397; RŠ 07- PR23921; RŠ 09- SM00004; RŠ 10- VK80437; RŠ 13- BB31357 and RŠ 14- AM12012), laying emphasis on the following parameters as guidelines: contribution to morphology; a prominent "tower" towards the Slavija square; the treatment of the link between the Slavija square and the Manjež park - in terms of both space and contents, as well as the treatment of housing as the main programme task.

Having analyzed and comparatively reviewed all the works, the jury short-listed the following: RŠ 03- LK33333; RŠ 04- SM92021; RŠ 05- LK52397; RŠ 09- SM00004; RŠ 10- VK80437 and RŠ 13- BB31357, noting that the other works could be analyzed again at the initiative of any jury member.

The following meeting of the jury, scheduled for 22 October 2021, was attended by: jury president Ivan Rašković; jury members: Simon Frommenwiler; Vuk Đurović; Milka Gnjato; Tatjana Petrov; rapporteurs: Sanja Vranić and Tamara Petrović, whereas other jury members, namely, prof. Krešimir Rogina, architect, and Marko Stojčić, architect, sent their comments by e-mail after the analysis of the jury's report from the first meeting.

In accordance with the decisions from the first meeting, an expert discussion continued, with a detailed elaboration of each jury member on each of the remaining/short-listed six competition projects (RŠ 03- LK33333; RŠ 04- SM92021; RŠ 05- LK52397; RŠ 09- SM00004; RŠ 10- VK80437 and RŠ 13- BB31357) .

The competition projects that were eliminated, by a majority of the jury's votes, on the second day of the jury's decision-making, were the following: RŠ 03- LK33333 and RŠ 04- SM92021.

After discussion and elaboration, the Jury, with all the members present, agreed by a majority vote upon the following:

To award the First Prize to the project under working code 10- VK80437

To award the Second Prize to the project under working code 09- SM00004

Two ex-aequo purchases of the projects under working codes 05- LK52397 and 13- BB31357 respectively

The jury unanimously decided that the prize fund totalling 30,000.00 euros (according to the Announcement and the Competition Documentation - 6.7. Type and Amount of the Awards - should be distributed in the amounts stipulated by the Competition Documentation (allowing for a different distribution of the stipulated prize fund), as follows:

- First Prize 15,000.00 euros
- Second Prize 10,000.00 euros
- Two ex-aequo purchases totalling 5,000.00 euros

After that, the authors' envelopes were opened for the purpose of the authors' identification.

The First Prize, in the amount of 15,000.00 euros net, was awarded to the project under author's code VK80437, working code 10.

Authors: AKVS arhitektura

Anđela Karabašević Sudžum, Vladislav Sudžum, Ana Petrović, Marija Matijević, Aleksa Bekić, Zoja Milić

The Second Prize, in the amount of 10,000.00 euros net, was awarded to the project under author's code SM00004, working code 09.

Team of Authors:

Authors: Alen Gvozdrenović, B.Arch. - Studio Marguery, Dušan Milovanović, B.Arch.,

Đorđe Avramović, M.Arch.

Gregory Pasquier, administrative associate - Studio Marguery

Associates - Studio Marguery:

Ljiljana Bogičević, B.Arch.; Pavle Nikolić, M.Arch.; Neda Markovski, M.Arch.; Isidora Čalija, M.Arch.;

Kornelija Mamužić

Petar Šarčev, audio video engineer. – associate - 3D animation

Tijana Mačkić, M.Arch. – associate - 3D visualisation

Two ex aequo purchases amounting to 2,500.00 euros each were awarded to the following respective projects:

Author's code LK52397- working code 05

The design was produced by the company ARHINOVA d.o.o., Belgrade.

Team of Authors: Sanja Ćirić, Danica Gačević, Mihailo Mandić, Draško Nikolić, Đorđe Petković

3D visualisation: XZZI Studio

Author's code BB31357- working code 13

The design was produced by the company NORMOTIC, Belgrade.

Author of the project: Dmitrović Zoran

Team of Authors: Abramović Nikola, Blagojević Nenad, Radojlović Marija, Bjelić Marija

Designers: Nešić Tamara, Milenković Jelena

Both the prize-winning designs and the others will be put in an electronic format, as soon as possible, on the following link: <https://konkurs-slavija-manjez.rs/sr/>, along with an elaboration of the jury on the prize-winning designs.

The Jury's Conclusion

On the basis of the aforesaid report on the work of the jury and individual, more detailed elaborations concerning the prize-winning and purchased designs, the jury concluded that a sufficient number of quality works had arrived and that, therefore, the competition had been successful. The prize-winning works fully fulfilled the propositions of the competition and, together with the purchased works, they contain potentials for the development of the subject area, to be manifested during the planned elaboration of the development of that part of the city. All the submitted designs can be classified into several groups, on the basis of their relation to the horizontal and vertical regulation of the competition span and to the characteristics of the architectural language that has been applied.

In terms of the horizontal regulation of space:

- the designs eliminating the present buildings, which are retained and which treat the block as newly-built in full.
- the designs respecting the inherited obligations and forming a block which partly conforms to the retained buildings.

In terms of the vertical regulation of space:

- the designs proposing a tall or a relatively tall building towards the Slavija square.
- the designs harmonizing the height of the new assembly with the heights of the adjacent buildings, namely the National Bank building and the Hilton Hotel building.

In terms of the characteristics of the applied architectural language:

- the designs using the architectural language of a wider contemporary trend which visually connects the assembly into a single unit.
- the designs using the architectural language of a wider contemporary trend which forms visual subunits within the assembly.

The submitted projects represent a type of a study of the Manjež block and its immediate surroundings, which includes the adjacent block units, the Slavija square and the Manjež park. The participants' approaches ranged from reaching an optimal solution while consistently honouring the inherited obligations to the suggestions that viewed the subject area from the angle of an almost ideal development of its potentials. Both the approaches described above contribute to the contemplation of a central zone's urban area encumbered by the capacity and functioning of the present facilities; on the other hand, the designs had to meet an important requirement of the set programme - the one about the maximum usage of the available space within the future investor's needs. The harmony between the spatial potentials of a "location" and the market-based usage of such potentials represents an optimal solution to such a typical development situation.

The survey-based character of this competition is an instrument of corporate activity aimed towards the local and the wider community, where a question awaits a professional, expert answer and where the competition's investor establishes their business interest. The proposed ideas are regarded as a resource for further development of the investment, on the basis of the embraced professional rules. The prize-winning projects contain ideas that *reconcile*, in an optimal manner, the business ethics with

the market requirements, whereby, on this location, conditions have been created for the essential implementation of those ideas, through further elaboration and development.

The Jury's elaboration on the prize-winning and purchased works

The First Prize was awarded to the project under author's code VK80437, working code 10.

Authors: AKVS arhitektura

Anđela Karabašević Sudžum, Vladislav Sudžum, Ana Petrović, Marija Matijević, Aleksa Bekić, Zoja Milić

concept;

The proposition is founded on the idea that the new assembly's volume should be configured in a way that neutralizes the unfavourable properties of a large spatial capacity, at the same time enabling the formation of new, recognizable points at the location itself and in its immediate and wider surroundings. The new complex is also "read" as part of a line leading from the Temple of St Sava to the *Albanija* building on Terazije square, thus forming yet another link connecting Belgrade's landmarks. This underlines the characteristic of the aforesaid line as a city route which builds its identity on the continuity of visually conspicuous sights, which sights, on the other hand, represent the heritage of a decades-long tradition established along this very line.

The architectural culmination of the new spatial content is situated at the point where two characteristic settings of the competition span, namely the Slavija square and the Manjež park, meet. The tall buildings at these positions change and enrich the image of the setting by introducing some visually powerful motifs, which also concentrate the spatial capacities at the location's points which are the most attractive market-wise. This creates conditions for the formation of "premium" parts of the assembly - the most attractive spatial capacities intended for the market.

articulation of space;

The assembly has been organized as a single tract along Kralja Milana street, with towers and their annexes at its very ends. The interior of the new block can be accessed from the direction of the Slavija square and Manjež park, as well as in the middle of the line in Kralja Milana street. The interior of the block has been executed as a park connecting the aforesaid settings.

The assembly's contents have been combined according to the competition requirements and include housing and commercial facilities. The flats have been well situated and boast a high spatial comfort. The main plane - ground level has been executed to the maximum in terms of the set requirements; the available area has been executed with measure and suggests possible stay and movement along the Slavija-Manjež line.

The spatial core of the majority of the housing units consists of open spaces - loggias around which other contents come one after another.

architectural language;

The applied architectural language belongs to the wider contemporary trend of design. The unique visual key has been consistently executed within the assembly. The elements of the open parts of the assembly - the terraces and their metrics, in the role of an exoskeleton, represent the main visual architectural motif.

The Second Prize was awarded to the project under author's code SM00004, working code 09.

Team of Authors:

Authors: Alen Gvozdrenović, B.Arch.- Studio Marguery, Dušan Milovanović, B.Arch., Đorđe Avramović, M.Arch., Gregory Pasquier, administrative associate - Studio Marguery

Associates - Studio Marguery: Ljiljana Bogičević, B.Arch.; Pavle Nikolić, M.Arch.; Neda Markovski, M.Arch.; Isidora Čalija, M.Arch.; Kornelija Mamužić, Petar Šarčev, audio video engineer. – associate - 3D animation, Tijana Mačkić, M.Arch. – associate - 3D visualisation

concept;

The assembly's morphology has been directed towards emphasis on the spatial potentials of the competition span, both in terms of spatial comfort and in terms of the setting's codes. The volume of the complex has been equalized in height with the adjacent structures at the edge of the Slavija square and it cascades towards the Manjež park. The values of the setting are thus underlined - a series of tall buildings situated towards the square and the opening of the assembly towards the park. The two aforesaid highlights of the setting are thus being completed. The link between the Square and the park has been emphasized in several ways - both through the new building's morphology and through the underlined link - prospect between the bank and the new complex.

The *new* assembly represents a *new* link between the macro-settings within the competition span. Orientation towards the park emphasizes the values of man's most intimate area - the residential space and the need for its proper positioning in relation to the characteristics of its location. The treatment of the present buildings on the plot results from the attitude of the authors, so all the buildings except one have been removed in order that the consistency of the set idea be realized. The established codes are also consistently realized and developed; the emphasis on the visual aspect of the design is characterized by an attractiveness that places them in the contemporary culture of spectacle, which are compatible with today's market concepts of the city's development.

articulation of space;

The new assembly has been developed in two single tracts - one along Kralja Milana street and the other along the pedestrian line towards the bank's building. The middle area has been organized as a park - a green surface. The block's interior is passable parallel to Kralja Milana street and the accesses to the passage are situated on the Slavija square and in the Manjež park respectively. The assembly's purposes have been distributed in line with the competition assignment - the commercial facilities occupy the ground level, whereas the housing units occupy the upper levels.

The housing single tracts contain flats with double/transversal lighting and ventilation, which is an optimal solution.

The roof surface has been executed as a complex combination of greenery, common and public areas. The orientation of the assembly's morphology towards the Manjež park is given its full expression here - it is this roof surface and its contents that benefit most from the aforesaid orientation.

architectural language;

The assembly has been formed as a cascading volume with a flat roof. Two highlights - a sports facility situated towards the park and a cube in the area opening towards the Slavija square are the newly-established visual marks intended for additional construction of the setting's values. A certain overemphasis of the aforesaid highlights initiates the issue of their purposefulness.

Two ex-aequo purchases:

Author's code LK52397- working code 05

The design was produced by the company ARHINOVA d.o.o., Belgrade.

Team of Authors: Sanja Ćirić, Danica Gačević, Mihailo Mandić, Draško Nikolić, Đorđe Petković

3D visualisation: XZZI Studio

concept; the proposed idea is based on the morphological adaptation into the immediate surroundings, with marked development potentials. The assembly develops continually along Kralja Milana street, with two higher sections towards the Slavija square and the Manjež park respectively. The vertical additional construction on the present buildings confirms that this idea is well-founded. The available area is used within an optimal capacity, up to the border of spatial comfort. The present buildings are treated as integral parts of the proposed solution, so the added dimensions are regarded as a reference system for the contact zones. The heterogeneous appearance of the complex oriented towards the Slavija square aspires to express the complexity of the urban pattern in all the aspects and also the need to respond to the phenomena with a new type of aesthetics.

architectural articulation of space; towards Kralja Milana street, the assembly is developed as a gallery system, whereas in the contact zone towards the Slavija square and the Manjež park it expands into a single tract corridor. The interior area of the block has been organized as a park - a green surface accessible from the passage between the new complex and the bank. The flat roofs in Kralja Milana street have been covered by green surfaces and they represent open parts of the flats on the uppermost floors.

architectural language; the architectural language that has been applied results from a contemporary aesthetic quest; it is consistently manifested on the entire assembly of the new building, whereas in the zones of additional construction on the present buildings it has been changed with a view to laying emphasis on the heterogeneous appearance of the urban setting.

Author's code BB31357- working code 13

The design was produced by the company NORMOTIC, Belgrade.

Author of the project: Dmitrović Zoran

Team of Authors: Abramović Nikola, Blagojević Nenad, Radojlović Marija, Bjelić Marija

Designers: Nešić Tamara, Milenković Jelena

concept; the new assembly has two emphasized faces - the street one and the yard one. The former has been treated as a plane adapted to the street front in terms of morphology and semantics, reducing the content designation (resident) to some extent. The yard façade is adapted to the assumed structure of the housing units, which results in a dynamic façade plane and a conspicuous visual expression. The double appearance reflects the assembly's spatial structure, thereby adding to the comfort of its housing units.

The fact that, in terms of height, the new complex is compatible with the opposite hotel building in Kralja Milana street, represents a consistent and clear stand towards the setting. The presented attitude is further underlined by the fact that a number of the current buildings to be retained have been left out.

architectural articulation of space; within the block's available area, an assembly has been set up, cascading towards Kralja Milana street in the form of a horizontal building, whereas in the Slavija square

and the Manjež park zones it is integrated into a unit with the current buildings undergoing additional construction.

The interior area of the block has been organized as a park - a green surface opening widely towards the pedestrian prospect leading to the bank. The execution of the housing units relies on the tradition of the large inter-war urban flat (*salonac*), which has been consistently executed in this case.

architectural language; the architectural language applied is associated with broader contemporary trends; the *Janus residence* concept - the concept of a two-faced house - has featured here as a solution to the relation between the different levels of public urban areas - the street and the block's interior. Thus the settings within the competition span have been additionally profiled.

Belgrade, 25 October 2021

The Jury:
President of the Jury:



Prof. Ivan Raskovic, architect, Belgrade, Serbia

Jury members:

Prof. Krešimir Rogina, architect, Zagreb, Croatia

Simon Frommenwiler, architect, Basel, Switzerland

Marko Stojčić, architect, Chief Urban Planning Officer
of the City of Belgrade

Vuk Đurović, architect, Belgrade, Serbia

Milka Gnjato, architect, Belgrade, Serbia

Tatjana Petrov, architect, Belgrade, Serbia