



Past - Present - Future



FEASIBILITY STUDY ON INDUSTRIAL CAMPING - BPT TRŽIČ

Concept of industry-related Experimental accommodation facilities

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0. Abstract

The cotton spinning and weaving mill BPT in Tržič, Slovenia, closed down in 2004. Since then, most of the industrial facilities, dating from 1885 onwards, have been empty. This project aims to show a possible way of revitalising the selected facility in a way that preserves and showcases the industrial heritage.

The textile finishing facility from 1922 has been chosen for revitalisation. The pilot project is short-term and only one room on the building's top floor has been prepared for short-term lodging. Textile is the predominant material used in the project as a reminder of the textile produced in this complex. Furthermore, educational camps for children and adults are intended to take place in the building. The project takes advantage of the large empty spaces for on-site lectures and workshops, and serves as an exploration base for nearby industrial heritage experiences.

Permanent revitalisation foresees a hostel-like programme on the top floor. More luxurious duplex rooms will be located on the first floor, taking advantage of the high ceilings. The ground floor serves as a common room, breakfast area and reception lounge. The main building material for the new programme of the industrial building is wood, clearly distinguishing it from the original industrial building construction. Textile in different forms represents an underlying theme throughout the building - keeping in touch with the textile heritage of the whole complex.

The project clearly shows that revitalisation with an accommodation programme is possible. Industrial building specifics such as high ceilings can be regarded as an advantage and an opportunity to build on industrial heritage and not as a drawback. Quality architectural solutions for revitalisation show that the industrial spirit and heritage can successfully live on and enrich our present lives.

1. Project Context

InduCult2.0 project is part of the Interreg initiative and wants to revive the cultural spirit of long-standing industrial regions of Central Europe (www.inducult.eu). Together with local stakeholders and project partners from 8 European countries (Austria, Germany, Belgium, Italy, Poland, the Czech Republic, Croatia and Slovenia), it aims to rediscover and create the positive elements of industrial communities and, therefore, intends to:

- Establish the idea of Industrial Culture in Central Europe and promote it as a unique feature of regional identity
- Prepare initiatives in schools to raise interest in industrial culture and show them job opportunities in that field; connecting the work force and companies through industrial culture
- Fostering creativity and innovation through distinct interaction of creative communities and productive industry

The definition of industrial culture goes beyond heritage and includes contemporary and upcoming cultural and creative resources. One of the main and general objectives of the InduCult2.0 project is to introduce new culture and heritage-based economic opportunities in the field of conventional industry, tourism as well as creative industries.

The project aims to at least partially revitalise the cotton spinning and weaving industrial complex in Tržič, a small town nestled under the hills about half an hour from Ljubljana.

The revitalisation project establishes a test example of “industrial camping”, i.e. spending the night in the embrace of industrial heritage, and explores the possibility of the long-term revitalisation of the selected facility with an accommodation programme.

This project intends to showcase the possibilities for the revitalisation of industrial heritage and to change people's perception of industrial or cultural heritage and the ways of protecting it through upgrades and active use.

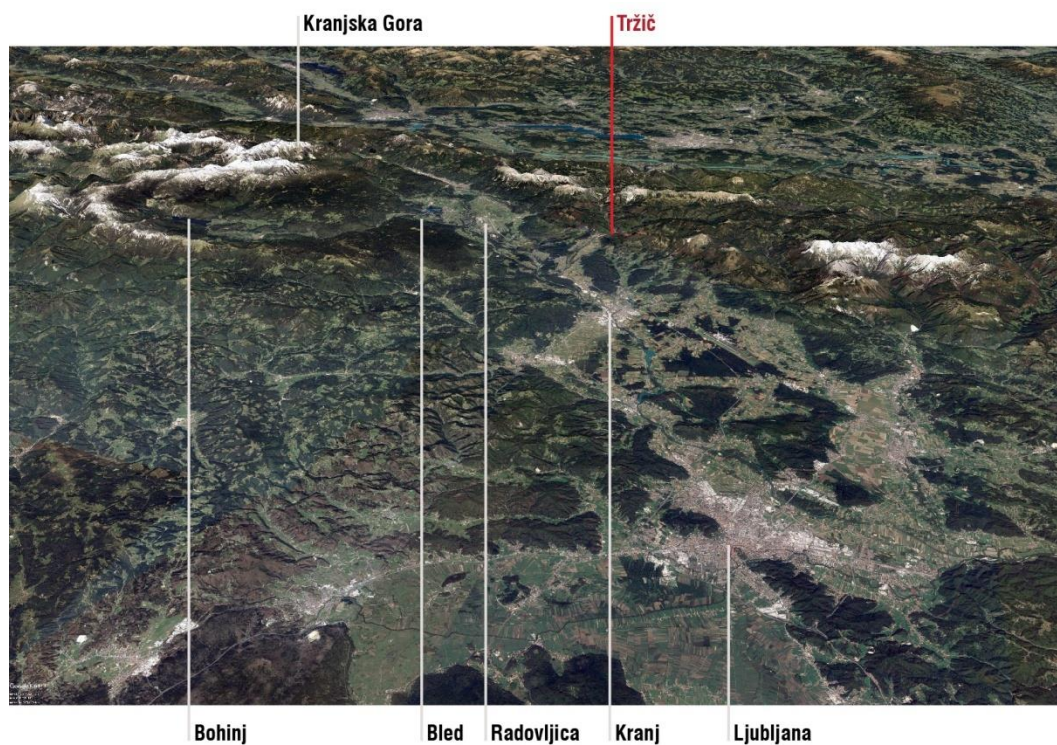
2. Introduction

Tržič

Tržič is a town and municipality in northern Slovenia, close to the Austrian border. As of 2007 the town had a population of 15,851. The town is located within the historic Upper Carniola region on the Tržiška Bistrica River. In the north, the road leads up to the Ljubelj Pass in the Karavanke mountain range, the border with the Austrian state of Carinthia.

A first settlement named Forum in Lubelino was founded on the Roman road that ran from the ancient city of Emona (present-day Ljubljana) via Ljubelj (Loibl) Pass to Virunum and the Zollfeld plain in the Noricum province (present-day Carinthia). The settlement in the Duchy of Carniola was granted market rights to hold weekly fairs by the Habsburg emperor Frederick III in 1492. The great fire of 1811, which destroyed the buildings on the left bank of the Tržiška Bistrica River, changed the town. Much of the architecture was reconstructed in a Classicist style.

The leather, wood, and textile industries were important to the economy of Tržič in the past but industrial activity declined after the breakup of Yugoslavia. (adopted from Wikipedia).



Cotton spinning and weaving mill

Location

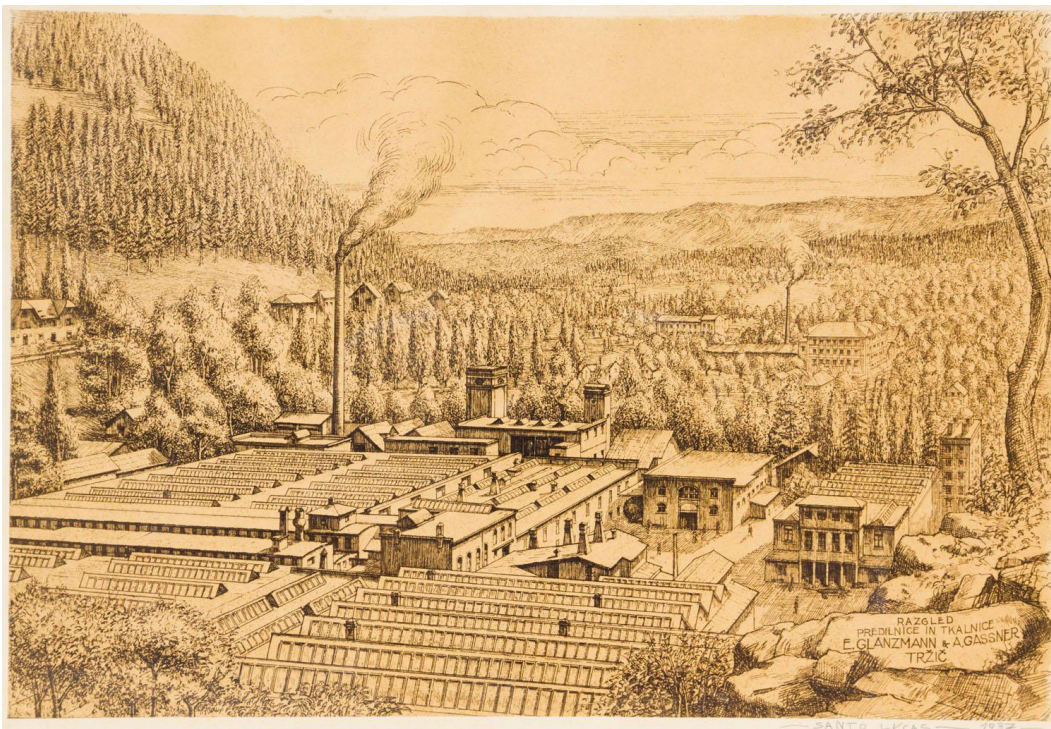
The industrial complex is located south of the historical town centre of Tržič, at the bend of the Tržiška Bistrica River and its tributary - Mošenik, which was regulated and used for the needs of the factory.

The first factory hall was located on the eastern part of this plateau. The first expansions (1903) already took up most of this plateau's central part. The following expansion crept towards Tržiška

Bistrica and required bank regulation. In 1926, this area was almost entirely occupied by factory facilities and the last remaining spaces were filled during the factory's peak years - the area remains practically the same today.

History

The Tržič spinning mill started forming in 1885 just south of the historical town centre of Tržič, at the confluence of Tržiška Bistrica and Mošenik. These two little rivers provided the power, which was one of the main requirements for the development of the industry. The founder of the factory was a Swiss man, Edmund Glanzmann. The oldest part of the factory, the administrative premises and the owner's private villa started operating in 1886 with 500 spindles and 160 weaving machines. After a fire in 1891, the factory was already renovated and expanded for the first time. The second larger expansion came in 1903. In 1908, a railway was built, which enabled additional expansions in 1922, 1923, 1976...



1937 - A view of the industrial complex. Source: Voje d.o.o.

In the 1980s, after a hundred years of operation, the production started to decline and the factory was finally shut down in 2004.

The significance of BPT Tržič greatly exceeds merely the industrial development of the factory area as the complex also sparked the development of power plants, contributed to the building of homes for the workers and brought investments into educational infrastructure. Due to its size, the factory greatly impacted and shaped the town.

Present situation

The general consensus is that the industrial complex reached its peak around its centenary (1985). The changes in the economic and socio-political conditions after that time reduced the factory's competitiveness and led to the decline in production. In 2004, textile production at this location was shut down. Some of the machinery was relocated and some was sold.

During the period of exploitation, the facilities within the complex were maintained and partially adapted to fit the current needs, but without causing any serious damage to the construction.

With the end of textile production, some facilities were repurposed and in some cases a new production or other programme took over. Most of the facilities are still in search of a new, suitable programme.

Some facilities, especially the power plant, were renovated in recent years; others are being maintained in order to save them from gradual decay.

Due to the various temporary uses and a large number of unoccupied areas, the entire complex looks degraded, but not abandoned or run down.



Present day view.

Potential

The entire BPT industrial complex shows great potential for revitalisation. It is located just a few minutes downstream from the historic town centre of Tržič. It represents a complete and unified area, which managed to avoid destruction and from the point of view of construction, it remains a pristine industrial area after more than a century of development.

The industrial facilities have large (industrial) dimensions and since they are mostly well-preserved, they could easily be reconstructed and renovated. Such large complete areas and large empty spaces or buildings are hard to find.

The area's additional asset is also its proximity to Tržič, which lies along the once important route between Gorenjska (Upper Carniola) or the Balkans and Austria. The good road connections make the half hour drive to the capital Ljubljana, the tourist centre Bled and Klagenfurt, the centre of Austrian Carinthia, very attractive for visitors.

The rich industrial heritage of important factories (BPT, Peko...) is an important building block of Tržič's identity or the entire industrial era in Slovenia. Presenting and updating this heritage represents great cultural (and touristic) potential.

3. Objective

Strategic objective

Cultural heritage can be or has to be one of the foundations on which we build cultural tourism (this is a more demanding form of tourism with highly educated guests who are willing to invest more money into high quality services and, therefore, have very high expectations). It should also be the foundation for exploring, identifying and respecting our own heritage and, as a result, preserving it should be (or at least could be) a key interest of today's society.

To take advantage of what our predecessors left us, just as they had taken advantage of what was left behind by their predecessors. To create sustainable development from which we shall all prosper. To preserve the memory and the material reminders of our history.

InduCult2.0 in Tržič wants to establish the awareness that industrial heritage is part of cultural heritage and that it is important to know, preserve and develop it. This is especially important since this heritage is nowadays still relatively well-preserved and can be maintained and updated with smart and deliberate revitalisation. At the same time, people tend to neglect industrial heritage as it is today mostly limited to degraded areas, which not so long ago provided jobs for many of us.

Industrial culture in Tržič started with the BPT factory more than a century ago. Taking into account the relative size of the BPT (and other) industrial complexes, the social and cultural impact of industry in Tržič in the previous century was enormous. Nowadays, it has almost diminished, but not completely - new industries prosper, in many cases on the foundations laid down by BPT and Peko. Today, it is important to recognise this industrial culture, introduced by BPT a century ago, which has been so omnipresent throughout most of the 20th century in Tržič and represents the basis of our post-industrial culture.

Concrete objective

Long term - sustainable vision

The concrete goal of this project is to select the most suitable building from within the BPT Tržič industrial complex and present the possibility of its revitalisation with accommodation. As part of the project, possibilities of other supporting programmes will be looked into.

The basis for more precisely defining the programme and especially the capacity is what the complex or the selected building can handle - from the point of view of preserving industrial identity and technical or spatial resources. To ensure the appropriate preservation of industrial heritage or its development, it is important to define the programme according to the building's capacity and not vice versa. We do not want the building (heritage) to be in a subordinate position.

The goal of the project is to encourage the owner, the public and potential investors to direct their investment plans into the revitalisation of the selected facility and thus actively contribute to the preservation (development, and use) of cultural or industrial heritage.

This publicly funded project has to demonstrate how we can develop and coexist with our industrial heritage.

Short term pilot action

Since the long-term vision of the revitalisation of the entire facility depends mostly on the finances or a concrete investment initiative, a short-term pilot project was developed, which only revitalises a small part of the facility with a temporary programme for lodging and discovering industrial heritage. It entails transforming only one area into an "industrial camp", which enables a small number of people to spend the night in the facility and at the same time discover and experience the industrial heritage or the cotton spinning and weaving mill in Tržič.

4. Applied Approach

Master plan upgrade

The basis for the preparation of the project was the analysis of historical sources and the gained knowledge of the development of the BPT complex.

In recent years, a lot has been done in the way of analysing and preparing the potential development of the area, including a conservation plan, a zoning or spatial/programme scheme of the area's development or revitalisation, and an outline of the master plan (OPPN). The revitalisation concept envisions creating a public walking path along the perimeter of the area near the water, removing buildings in the central area, and building a park with a parking area underneath. The main or oldest industrial facilities are to be used for various production activities, while the industrial complex near Tržiška Bistrica will be used for the cultural, sports and accommodation programme.



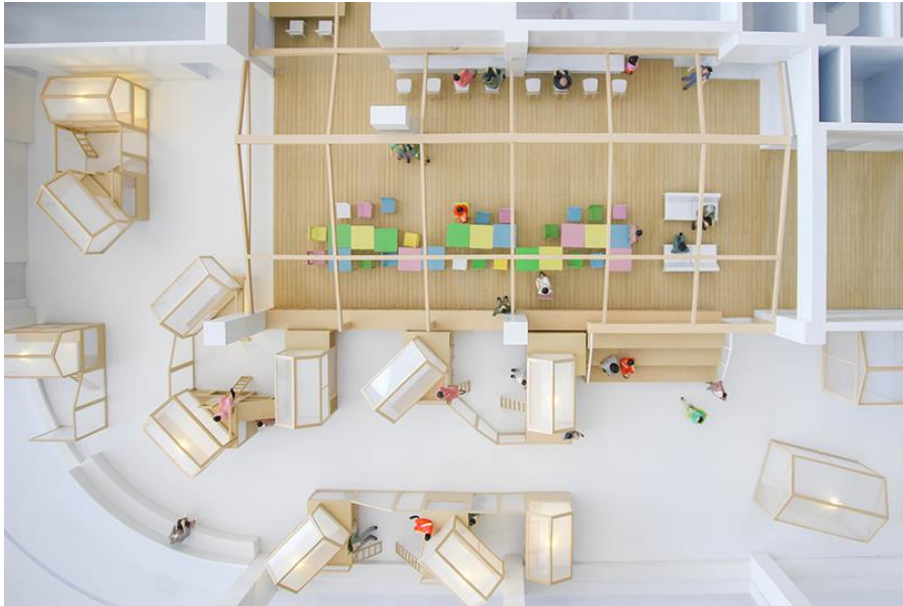
Masterplan proposal.

Based on the understanding of the development, and especially the analysis of the existing material and the already accepted substantive decisions about the development of the entire area, the InduCult2.0 project will chiefly implement an upgrade in thinking and an upgrade of the strategic master plans with a concrete overhaul and suggestions for implementation.

An assessment of the facilities was made and the most suitable building was suggested for the implementation of this project's goals in accordance with the direction of the master plan, the protection of cultural heritage and the technical state of the building. The proposed building is the textile finishing facility from 1922.

Good practice analysis - architectural solutions

To arrive at concrete solutions, several examples of revitalisation of cultural heritage buildings with similar programmes were studied. These solutions served as an overhaul of concepts and partially as an inspiration in designing solutions for this project.



The Together Hostel, Beijing, China, design Cao Pu.

InduCult2.0 peering

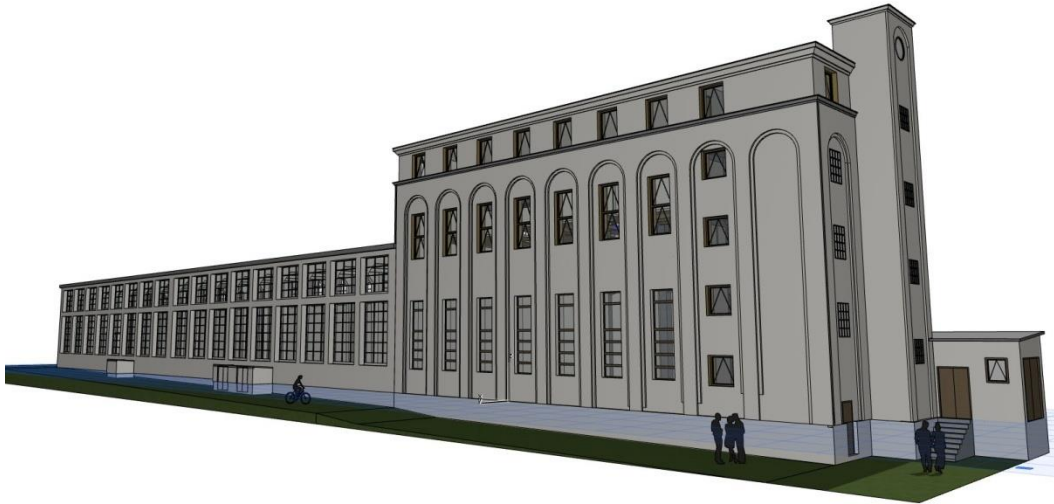
The most interesting peering project within InduCult2.0 is in Leoben, Austria, where similar industrial camping is being developed through desktop and field research. The abandoned miners' housing quarter of Eisenerz will be equipped with up-cycled furniture with two different design options and will have no electricity or a water and sewer system.

5. Results

Choice of facility

In accordance with the development concept of the BPT area, laid down in the conservation plan and other zoning plans, part of the area next to Tržiška Bistrica is intended for revitalisation with cultural, sports and other similar programmes, including the accommodation programme.

The textile finishing facility from 1922 and the annex or the production hall from 1967 are empty and in relatively good shape from a technical point of view. Due to the great size of the facilities and the technical execution on the upper floors (lab, offices, locker rooms), this facility is the most suitable for the planned revitalisation with cultural content or accommodation.



Complex 3D model of textile finishing facility from 1922 and it's annex from 1967 has been created.

Pilot project

The textile finishing facility from 1922 or the space on its second floor was chosen for the implementation of the short-term lodging project. Apart from the water tower, this is the highest building in the area and offers a great view of the entire industrial complex from its second floor. Since the upper floor most recently housed the office quarters, the current furnishing is suitable for future use. Next to the staircase core is the sanitation complex of former lockers and employee washrooms, which can be reused.

Lodging can be set up in the last, biggest area, which measures around 75 m². An eventual expansion is possible.

The spatial or physical design of the short-term implementation is based on the industrial heritage or the BPT textile production programmes. Hammocks will be used as beds and will be made from the type of textile, which was probably manufactured in the facility. Since the available areas are relatively large, the hammocks taking up a lot of space does not present a problem. The hammocks and their mounts are easy to install and even easier to disassemble.

Since it is only short-term lodging, i.e. a day or two, the “attraction” of sleeping in hammocks / tents outweighs the possible different quality of sleep compared to conventional mattresses.

The multi-coloured hammocks can be complemented with textile hanging “wardrobes” or shelves for storing personal belongings (nightstands), which adds to the focused concept of an industrial facility and the soft, temporary content of lodging or sleeping in an otherwise rather cold industrial complex. Sleeping in hammocks is combined with temporary tents (igloo), which provide more intimacy and are especially suitable for the heads of programmes (e.g. teachers), who can supervise the programme's participants (children).



Plans for pilot project.

Proposed programme - industrial camp for children

In terms of substance, we suggest the design and implementation of educational industrial camps for children and possibly for adults too.

In this case, the context of industrial heritage is promoted, presented and experienced. Groups of children gather for a few days (one, two nights) and are based in the textile finishing facility. On the upper floor they spend the night in hammocks, which is an attraction in itself. From there, you have the best views of the BPT industrial complex. The textile furniture directly points at the past production activities.

The premises of the textile finishing facility on the first floor (ceiling height 5 m) and especially the production hall (ceiling height 7 m) offer great possibilities for the implementation of various workshops on the topic of textile and industrial heritage. It is also possible to organise short lectures. The abundance of room enables the implementation of workshops, games (e.g. games with threads, weaving during playtime). The production facilities on the ground floor provide a great atmosphere, which gives the presented content an additional authenticity.



Example of textile theme.

Multi-day programmes include visits to other industrial heritage sites in Tržič and its surroundings, such as the power plants, mine shafts, museum, the Dovžan Gorge, the Born Trail, Zelenica... maybe a visit to one of the modern factories. The idea is to present the wider cultural or technical surroundings of Tržič. The highlight of the experience for children is spending the night in textile hammocks in the former factory.

A concrete programme still needs to be developed, but it is not technically demanding and it integrates nicely with the idea of promotion, discovery and to some extent the use (marketing) of cultural or industrial heritage.

Revitalisation project

Basic premises

The programme's premise for the revitalisation of the textile finishing facility from 1922, determined by the conservation plan and the premise of the owner or the project, is an accommodation programme.

The substantive premises are as follows:

- Preserving the facility as industrial heritage and minimising the changes to the building
- Presenting and popularising the industrial heritage complex and the building itself
- Creating a high-quality programme or design, which can function independently and will fit in or function sensibly and synergistically with the revival of the surrounding buildings or the entire BPT complex
- Creating a design which is both technically and economically rational or feasible

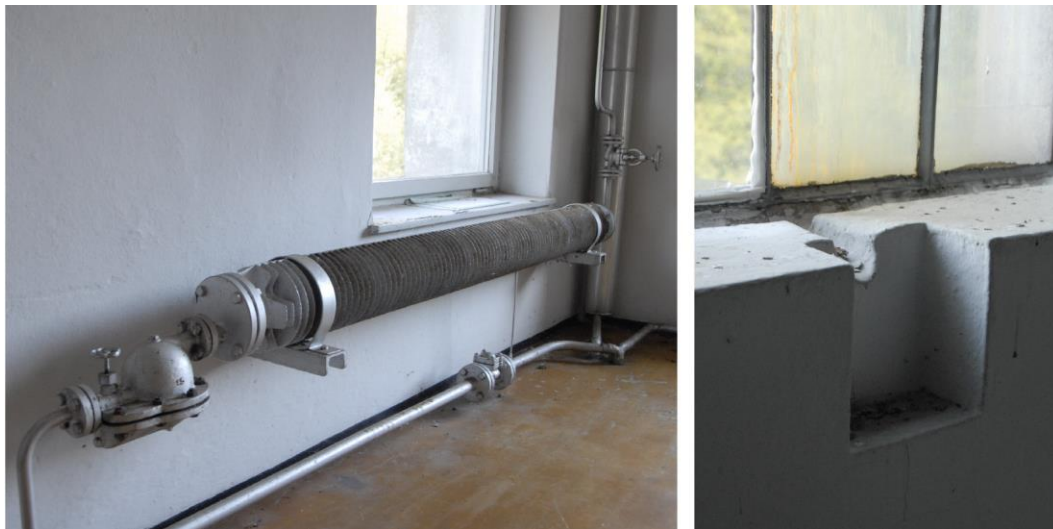
Adaptation concept

The new adaptations aim to intervene as little as possible into the original building. The plan is to remove only the partition walls and the less valuable adaptations (sanitary blocks). These elements are not part of the original design from 1922.

After being stripped of all later interventions, the building will require no major adaptations (if we decide against the energetic and earthquake/fire safety reconstruction), only the worn out elements (windows, installations) will need replacing. The outer appearance of the building will not be changed, the only exception being the entrance, which is not part of the building's original design from 1922.

The facility's basic elements are the perimeter wall with the characteristic windows, the pillars on the ground floor and the first floor, the ceiling with the technical vaults, and the staircase core with the industrial elevator and fire escape.

All modern renovations are intentionally executed with a different material (wood) in order to establish a clear distinction between the original building and the new programme. Every effort will be made to clearly accentuate the building's main constructional elements (pillars, vaults) and preserve the few interesting details (condensation cup under the windows, industrial elevator with the control mechanism, radiators, staircase railings...). Textile will be used as a connecting element, representing the former production. The feel of a big open space created by the high ceilings is segmented. Especially on the top floor, a unified space is preserved by using the same concept builders used a century ago - an open space filled with various technological equipment.



Radiators, condensation cup under the windows.



Structural pillars, Industrial elevator with the control mechanism.

The accommodation programme is designed across the entire facility, but it differs in its typology according to the individual floors, which are different in character and allow for a different optimal design of the accommodation programme. We follow the principle that the building defines the

programme. The ground floor houses the communal and service programmes, the first floor houses the accommodation units (rooms) designed on two inter-connected levels, and the upper floor is home to the industrial camp - a flexible overnight accommodation design.



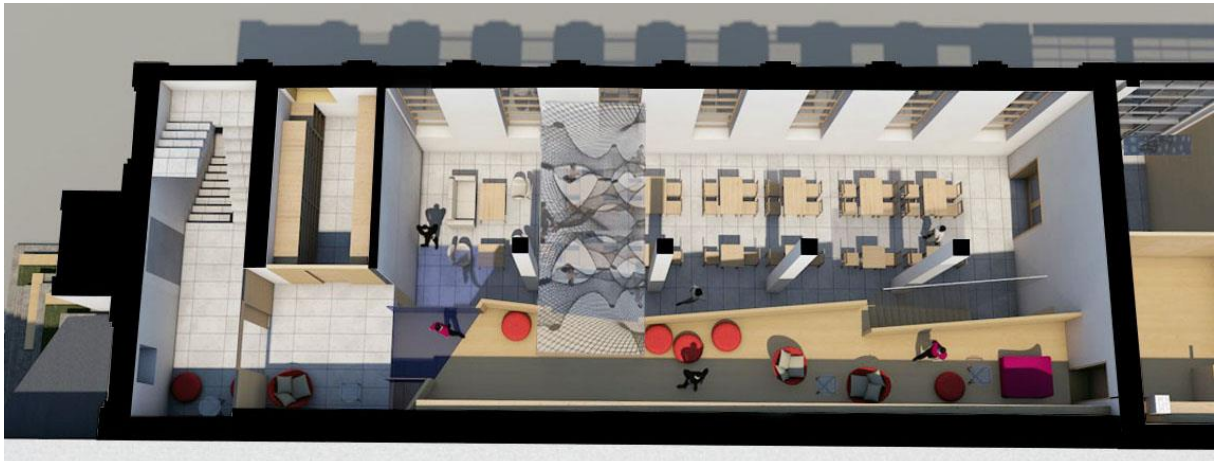
Plans - section, showing different storey heights.

Ground floor

The ground floor is the most representative space inside the building and represents its industrial heart. The ceiling height is 6.6 m and it features 4 central pillars. A reception area and a multi-purpose breakfast room are set inside the main space for the needs of the accommodation project. A new wooden “block” is set against the windowless south wall so that the reception area is facing the main entrance and the staircase core, and the bar and dairy/breakfast kitchen are facing the annex. This block is 3 m high and features a gallery at the top, which is the hotel’s social area,

accessible directly from the mezzanine floor and through the staircase in the main room. The larger part of the main room, between the two-storey windows and the wooden “block” (which includes the presentation of the central pillars), is the representative area of the breakfast room, which is a multi-purpose area and can host concerts, lectures and other events in the afternoon. It is possible to view the events from the gallery on the block.

The wooden block is clearly placed into the original industrial ambience. At gallery height or in the upper half of the high main space is the installation with nets, which incorporates the textile or weaving theme into the ground floor. It represents a dominant element in the space and also functions as a playground element and a vantage point for viewing the rest of the ground floor area.



Ground floor view.

In order for the envisioned programme to function, it is imperative to carry out a few minor adaptations on the building, especially the entrance area. Currently, the building does not have a proper main entrance; even though it is connected to the neighbouring halls, it does not feature quality service entrances. The old shipping entrance near the elevator has to be removed and replaced with a new, representative entrance, which has to be made from modern materials to reflect the time of its design.

To provide a service and especially an emergency (fire) entrance, the building needs at least one additional entrance. We suggest that no intervention is made on the building from 1922 and that the first segment of the 1967 annex building, which is already connected to the textile finishing facility, is added to the basic programme of the new complex. The annex’s “first” window needs to be adapted, the parapet removed, the windows extended all the way to the ground, and an entrance door added. This entrance thus becomes the service and emergency exit for the textile finishing facility programme, and also serves as an entrance (antechamber) for accessing this part of the annex’s future programmes and a connecting element to the textile finishing facility.

The multi-purpose hall can seat approximately 40 people at the tables (breakfast room) and has a surface area of 100 m². The gallery above the reception and bar block, the imposing pillars in the middle of the room and the net elements give the main area its identity and industrial tone.



Plans - reception and multi-purpose room.

First floor

The first floor's ceiling height is 5.1 m and features floor-to-ceiling windows. Structural pillars are in the centre of the building, connected with vaults. From the staircase and the sanitation complex there is access to the main space at the perimeter of the building leading across a few steps.

The first floor will provide three or four star accommodation. Six rooms or cells are located on the perimeter, next to the windows. They are connected by a corridor, which begins at the entrance or the steps that level out the higher floor height with the landing. The corridor is designed horizontally so that it is lit on both ends and clearly accentuates the structural pillars and vaults in the centre. The rooms or cells are divided with a wooden partition wall and they are all two-storied (duplex) so that the high ceilings are utilised. Each room has two beds and a bathroom with a shower on the “ground floor” and internal staircase to the “upper floor”. The latter takes up most of the space in the room, except for the open space at the windows, which provides the visual connectedness of the room’s two floors, allows light into the “upper floor”, and provides open views. The “upper floor” has two or three beds, bringing the total to 27 beds in 6 rooms.

The textile theme is reminiscent of the former production, partly as an attraction or identity of the first floor and partly as a functional connection between individual rooms. Nets you can walk on will be installed above the access corridor, in the rooms’ “upper floors”. Access to the nets is gained through oval doors in the rooms’ “upper floors”. The nets offer a place to rest, read, play and watch the activity on the corridor. The design of the nets allows them to connect at least two

rooms across the corridor. In the case of large families or parties, it is possible to connect two or three rooms with these nets.



Plans - first floor duplex accommodation.

Second floor

The second (top floor) is 2.4 m high. It does not feature a structural pillar in the centre. Because it's the top floor, it offers the best views of the surroundings or the entire BPT complex. The window parapet height is 60 cm and the windows can only be tilted open.

The accommodation design utilises the almost monumental open space by keeping it undivided and open. The only furnishing consists of three wooden blocks for personal lockers, which partly function as partitions as well. An industrial camp is designed in the open space, which is equipped with sleeping furniture, especially hammocks and classic tents. The layout is not fixed and can be adapted to the current needs. In order to install the hammocks, fastening rings are fixed into the perimeter walls and the wooden lockers. The ceiling will feature a network of hooks and electrical sockets, which will support hanging nightstands and individual lights where necessary. Instead of or next to the hammocks, tents with inflatable mattresses can also be put up. As the tents do not require pegs, installation is quick and easy. The tents provide the guests more intimacy. There is a system of curtains between the perimeter walls and the wooden lockers, which can create private areas. The sanitation complex next to the staircase can be adapted and equipped with showers. The estimated capacity of the second floor is 25 persons.

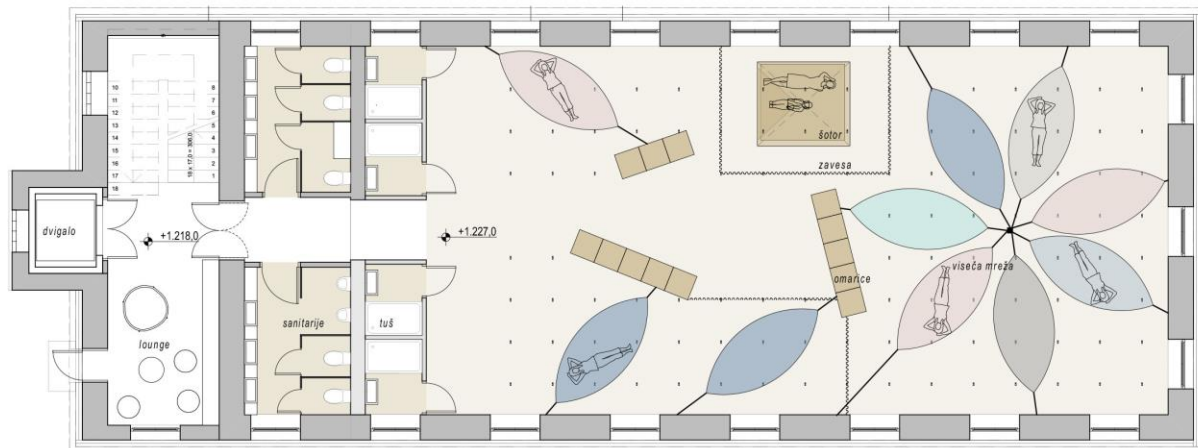
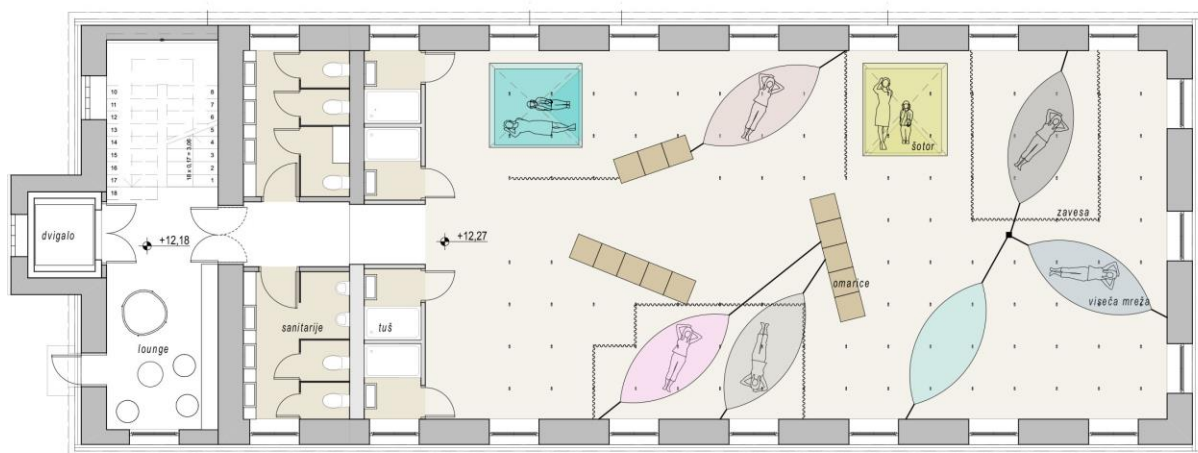
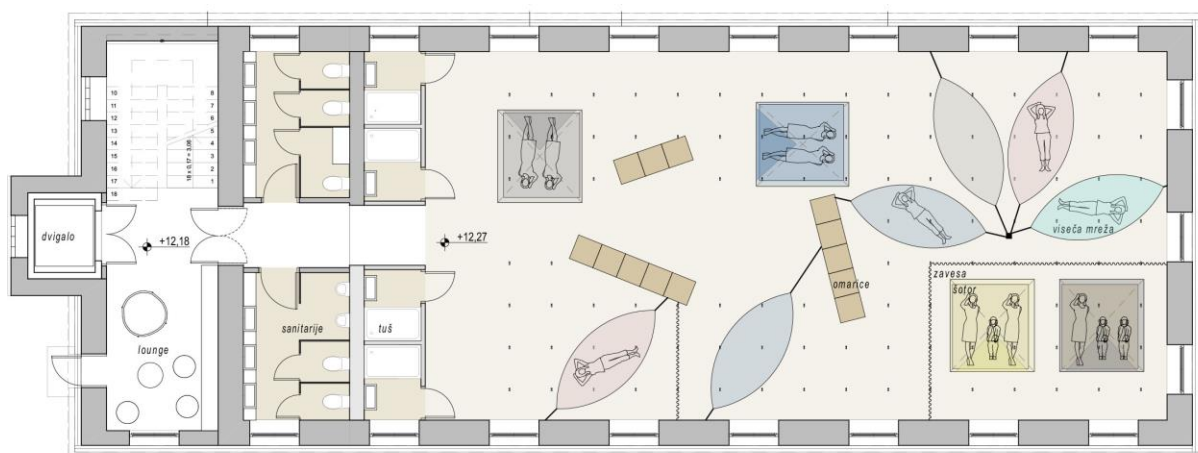
The design is simple, inexpensive (but not low quality) and very flexible. Only the sanitation core has a fixed design, everything else can be adapted to the current needs: the guest receives a hammock at the reception area and can mount it anywhere he or she likes. The guest also receives a hanging nightstand, lights and a clothes hanger. Personal belongings can be put away and locked in the locker. Guests can also choose a tent, which can be set up in two seconds, inflate the mattress and they are set. Depending on the needs, the guests can be given only tents or hammocks. Closed groups can partition their area with a curtain. Groups can adjust their preferred level of privacy with the arrangement of sleeping elements.



Section of the building.

The hammocks and tents are kept in the reception area on the ground floor. An elevator to the second floor will be reconstructed, at least for transporting freight (tents, sheets, luggage...). If necessary, these elements can also be used for temporary lodging in the 1967 annex or the courtyard.

This provides the guest with the experience of an industrial camp, which is an attraction in its own right.



Second floor different scenarios.

Adaptation of the surroundings

An important part of the project is the adaptation of at least the immediate surroundings between the facility and Tržiška Bistrica. A new entrance area has to be set up in order to provide the facility with a suitable access point, which is currently missing but was probably present in the original design.

The wooden warehouse facilities near the banks are to be preserved and renovated with a similar design as today. Old photographs show that these facilities were already here before the textile finishing facility was built. Today, they have an important geophysical function as they represent a part of the reinforced embankment near Tržiška Bistrica. This is where a summer bar will be set up for the guests of the facility as well as outside guests and visitors of the complex. Some of the buildings can be used as a warehouse and especially as a protected storage facility or parking for the guests' bikes.

The green areas between the facility and the reinforced embankment will be landscaped and will become the complex's garden with benches, deck chairs, a picnic terrace...

The existing access from the plateau to the Tržiška Bistrica riverbed will be reshaped, partly moved and adapted into the access path to the Tržiška Bistrica "beach" area. This area is nice and sandy when the water level is low. The atmosphere provided by the water and the slightly lower temperature at the river offers an excellent complimentary element or programme for the entire area. When the water level is high, the beach is under water and is not accessible. Knowing that Tržiška Bistrica has a classic spring/autumn river regime, the peak summer season usually does not feature high water levels.

1967 annex

The textile finishing facility's annex from 1967 is a fascinating industrial building, which is not recognised as an asset worth preserving according to the conservation plan, but we suggest that it should be preserved. It features high-quality, non-pretentious, industrial architecture of the 1960s with a relatively slim concrete structure and the prominently large glass surfaces, which were designed to give the socialist worker quality lighting and working conditions. The abundance of light makes this 9-metre-wide, 9-metre-high and 63-metre-long building really impressive. Organically and design-wise, it is nicely linked with the textile finishing facility from 1922.

Until or if a more appropriate permanent programme is found, we suggest that the remains of the technological equipment are removed and the windows renovated. The space remains uniform and can host various programmes and events, but can also be divided into segments. It should most certainly retain its connection with the textile finishing facility and should house a programme, which takes advantage of the accommodation options of the textile finishing facility and, at the same time, provides the guests. Because of present-day fire and evacuations regulations and also practical matters new entrances had to be made to the hall. Doors are placed into windows space and won't mean substantial difference in hall's outlook.

In terms of possible programmes, we envision a concert with a large number of guests held in the entire hall or a smaller concert in only a part of the hall. A larger hospitality event can be organised and the hall can be filled with tables and a kitchen. A climbing wall and climbing centre can be set up and it could also host movie screenings. If there is high demand for accommodation, parts of the hall or the entire hall can be adapted for lodging in the same way as the industrial camp on the second floor of the textile finishing facility. It could also contain a haunted house, a children's playroom, a bicycle track, or a film studio.

The empty building or hall offers a lot of possibilities for various uses that should be rotated, thus the users would also be rotated, which would promote itself and industrial heritage. Programmes or content must not require major reconstruction or intervention into the building's structure. Users can build prefabricated (wooden) structures to meet the needs of the programme, but they have to be removable or replaceable - just like the machinery once used in the facility.

6. Evaluation/transnational added value

Evaluation of results

The prepared architectural proposal for the revitalisation of the former textile finishing facility shows that the building is suitable for the proposed programme. The ceiling height and the structural design of the building with load-bearing perimeter walls and central pillars offer the possibility for a high-quality design of an accommodation programme. The industrial ceiling height and dimensions of the building are a challenge rather than an obstacle. The specifics of this building can definitely be used as an advantage for the new programme.

The integration of textile as the underlying theme in the renovation of the building is a practical test to give an industrial feel or to incorporate the former industrial programme into the accommodation programme and thus connect the technical heritage with present-day applicability - maybe even create an attraction.

The implemented pilot project will reveal if it is possible to execute a successful promotional campaign for industrial cultural heritage with minimal time, energy and finances. It will also test the compatibility of the programme with the building's specifics and expose potential technical aspects, which will need to be addressed in the future.

In any case, this project shows that the planned programme in the textile finishing facility is feasible and sensible. It can be implemented well and can contribute to the entire complex or the entire project of revitalising this industrial area.

Room for improvement

Improvements to the programme and the project are always possible. With time and further discussion, more possibilities for the optimisation and further development of the project will probably arise.

In the future, it would make sense to focus on examining and determining the optimal programme or variety of programmes for the annex built in 1967 (8 m wide, 8 m high, 79 m long). It is a very spacious and well-lit space, which offers many possibilities for use. It is imperative that this programme is meaningfully connected to the proposed basic programme of the textile finishing facility from 1922.

Positive results for partners

The proposed project currently only exists on paper, which is why it is still too early to discuss its applicability for the direct transfer of knowledge or good practices.

However, it is already evident from the project that it is possible to adapt similar facilities for accommodation programmes in a sensible and quality manner, and that the industrial building typology is suitable for renovation and can even represent the base for a new quality or added value.

7. Outlook and sustainability

The pilot project is to be carried out in 2018. If it proves successful, there will be no obstacles for the industrial camps to continue past the completion of this project. This is what the planners want, but it depends on many factors.

Regardless, the pilot project alone should already spark interest in industrial heritage and discussions on its revitalisation. The result will be easier, high-quality preservation of cultural and industrial heritage in Slovenia. Such campaigns build awareness (even if only subconsciously) and make people feel proud of their cultural heritage, which will make its preservation easier in the future and the search for new, heritage-friendly content in similar projects more self-evident.

In case the long-term renovation project manages to convince an investor to revive some other facility within the BPT complex, the goals of this project will have been exceeded in all respects.

Further steps

For the revitalisation of the textile finishing facility, a master plan has to be approved first, which will present the legal basis for further planning. The main substantive document, the conservation plan, was already prepared in 2017, and the preparation of the master plan has already begun. Barring any complications, this document should be approved in 2018.

After the master plan (OPPN) is approved, it is necessary to prepare a concrete programme/content design for the facility and set it as the base for the preliminary design. Next, we have to prepare the project for obtaining the building permit, we have to get all the necessary approvals from all the spatial planning authorities, and we have to obtain the building permit itself. This is followed by the preparation of the executive design, the preparation of the furnishing project, the selection of the contractor, and the actual construction work. In the constructional and technical sense, the renovation is complete with the issuing of an operating permit and the building's entry into official records.

It is necessary to choose a contractor and establish all the substantive functions of the hotel in order to make the programme operational.

Future roles

The BPT complex has preserved its mostly homogeneous ownership to this day. Coupled with the present-day private owner's awareness of industrial cultural heritage and his willingness to build on it, it represents a good start for revitalisation. The first steps towards revitalisation had already been made by the owner (conservation plan, master plan draft, renovation of the electrical plant) and his proactive approach in further revitalisation will be of crucial importance. It is also in the owner's domain to "bring" the right programmes to the buildings within the complex and to finance the revitalisation himself or to find suitable partners.

The pilot project is designed to be low-cost and, therefore, easily executable by the InduCult project, the local community and/or the owner himself.

The public sector has the obligation to support and help the owner in revitalising the complex in a way that preserves industrial heritage, which serves public interest. It can also provide professional expertise and ensure quality in the process. If possible, it is the public sector's role to subsidise the revitalisation through different instruments as the revitalisation of heritage is not the principal interest of industrial owners and is, as a rule, more costly.

8. Sources

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9. Annex

Extended Feasibility study, featuring renovation project with plans in 1:100 scale is available in Slovene language, entitled *Študija o izvedljivosti razvoja namestitev v starem industrijskem objektu Bombažne predilnice in tkalnice v Tržiču, št. 026/2017, Zavod NaNovo, november 2017.*