

## CONCEPTION FOR COMPOSITIONAL AND SPATIAL RESTRUCTURING OF THE “ALBENA” RESORT

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### Abstract

The proposed concept is a result of a two-year study of the components that have a direct impact on the optimal functioning of the resort. Object of the study were the following main components: spaces activity, isochron accessibility, functional zoning, scheme of mobile and pedestrian communications, structure of plant volumes. The aim of the study is to overcome some disparities connected with the existing commercial activities, administrative and municipal services, particularly as regards the methodology of selecting the site and offering of attractions. Certain basic and secondary plant volumes, which form the spatial skeleton of the complex and contribute to its harmonious integration into the surrounding landscape, are defined. Parameters are referred to for further improvement of the green system in the territory. The maintenance and development of this trend will set the resort of “Albena” as an area with high ecological factor. The concept includes ideas for reconstruction of: continuation of the axis from the main entrance of the complex as an organized attraction area; promenade with a proposal for a centrally situated park space in the middle of it; “Air lane” over the proposed park space for a link between the beach and the upper part of the complex; walking trails with viewing sites located on the same part. The established regularities and the proposed solutions contribute to the achievement of a modern and appropriate spatial structure of the complex with an improved combination of the social environmental factors with the existing natural landscape elements.

**Key words:** compositional restructuring, functional zoning, main components, spatial structure, walking trails.

### Introduction

Tourism Resources structure is the basis for regional tourism development strategy and is the driving force behind the development of tourism according to Feng, Shaoqin and Tiefei (2005). The purpose of this study is to propose a better structure and better use of space in the resort in order to understand better the spatial behavior of tourists visiting spatially confined resort destinations which was developed by

Debbage (1991). The evolutionary patterns in tourism well-founded by Papatheodorou (2004) demonstrate the need for such compositional and spatial restructuring of the „Albena“ resort.

### Materials and Methods

The proposed concept is a result of a two-year study of the components that have a direct impact on the optimal functioning of

the resort. The object of the study were the following components:

### **Isochron accessibility**

The study points to a more definite separation of the residential areas and passive recreation from those spaces with greater potential for daily attendance. A more clear differentiation of these zones is outlined in connection with the distances from the central nucleus of the complex and the possibilities for direct access (Fig. 1).

### **Functional zoning**

The aim of the developed functional zoning is to make the differentiation of the various areas and their rational consistency logical when situating them in the complex area. What is achieved is the overcoming some of the disparities associated with the existing commercial activities, administrative and municipal services, particularly as regards the methodology of offering of attractions.

### **Scheme of mobile and pedestrian communications**

The schemes clarify the existing areas and communication lines in the complex. The new proposals clearly demarcate the pedestrian and the traffic flows and together with the outdoor and indoor parking facilities form an adequate communication network, which serves the entire complex.

## **Results and Discussion**

The carried out studies and the reached conclusions led to the development of

a wide range of ideas for reconstruction in all aspects of the landscape planning, the most important of which may be expressed in the following three main directions:

I. Extension of the main entry axis of the complex as an organized attractions area (Fig. 2).

The general compositional idea, though being in geometric shapes, has a dynamic character and it is associated with a rich presence of water as a symbol of activity and vitality. What is sought in the dynamic axial composition is the balance between water and green spaces and the merging side spaces, in which a number of various buildings and entertainment facilities can be located.

The significant presence of water that will be supplied in all its still or dynamic states (water mirrors, fountains, cascades, water mist) gives the area a waterpark (hydropark) character, which, in combination with the other attractions, will undoubtedly become the main attractive place for the holidaymakers in the resort.

The composition is based on one main compositional axis and a secondary one. The first one gives room for more direct traffic. It is visually highlighted by a row of 5 fountains and comes to an end in a large glass dome. Atrium space with tropical and subtropical vegetation should be provided under the dome. The main gathering -distributional bodies are situated on this axis, as the entrances of the new spaces and the existing architectural spaces around are taken into account. The minor axis has a balancing character. It performs mostly a complementary function and at the same time accentuates the main compositional axis.

Overall, the space is planned as a broad attraction area which can be ac-

cessed gradually through the park area, where a new and modern multifunctional center is located at the place of the old cultural house. Arts and culture areas, information center, interactive rooms for children and adults, and entertainment places (restaurants, coffee bar, disco, etc.) will be located in this center.

A dolphin house, with a large outdoor swimming pool with an amphitheater stands nearby, is located near the promenade and in close proximity to the main compositional and pedestrian axis. Shell-shaped seats with closed canopy are provided for. This dolphin house will have an underwater link to the large glass dome (atrium) through which dolphins can be observed underwater through window displays.

So the atrium with its exotic vegetation will act as a huge aquarium with amusement places on its periphery.

The multifunctional nature of the environment and the even provision of activities at any time of the day were sought in the design of the composition.

In this way the „stillness“ of certain areas at certain times of the day will be avoided.

II. Sea promenade with a park area and an “air promenade” as a link between the beach and the upper part of the complex.

The developed idea of an “air lane” in the central part of the complex is not traditional for our country, especially in terms of the landscape architecture. The so-called “hanging promenades” – coastal, riverside and lakeside leisure lanes, built on a relatively high level above the water surface – have already analogues in the world. However, the building of such promenades has always been a great challenge both for the authors of such

projects and also for the institutions that would approve and fund such an endeavour.

Based on an extensive preliminary research and analysis within the Albena resort, we found the presence of adequate natural (climate, water, vegetation, topography) and socio-economic potential of the complex, which presumes the possibility of creating such a recreational and attractive oasis.

The design concept is based on an innovative approach: generation of the original idea, binding it with the aesthetic and functional requirements for the creation of both the specific area and its harmonious integration as an autonomous unit park into the general compositional plan (Fig. 3).

Broadly speaking, the concept is built on the idea of creating a modern aesthetic pedestrian link from the top level (panoramic promenade) to the lowest level (sea promenade).

During the development of these two structure formation paths for the whole complex an issue arose regarding the expedience of their connections in an original, but rational and natural way in subjection to the existing urban and landscape structures.

The idea is to make this connection in 3 or 4 levels, so that one of the levels, the one having the smallest area, to go over the new transport artery.

The lowest level of the structure, which is planned to be above the sea level has a height of about 6–7 m and it is the so-called “air alley”, or rather, “air terrace”. This level has the largest area and it has the largest recreational capacity and high degree of popularity. The concept of the park decision, which is developed at the level of the sea promenade below, should be achieved like a “bird’s eye” view.

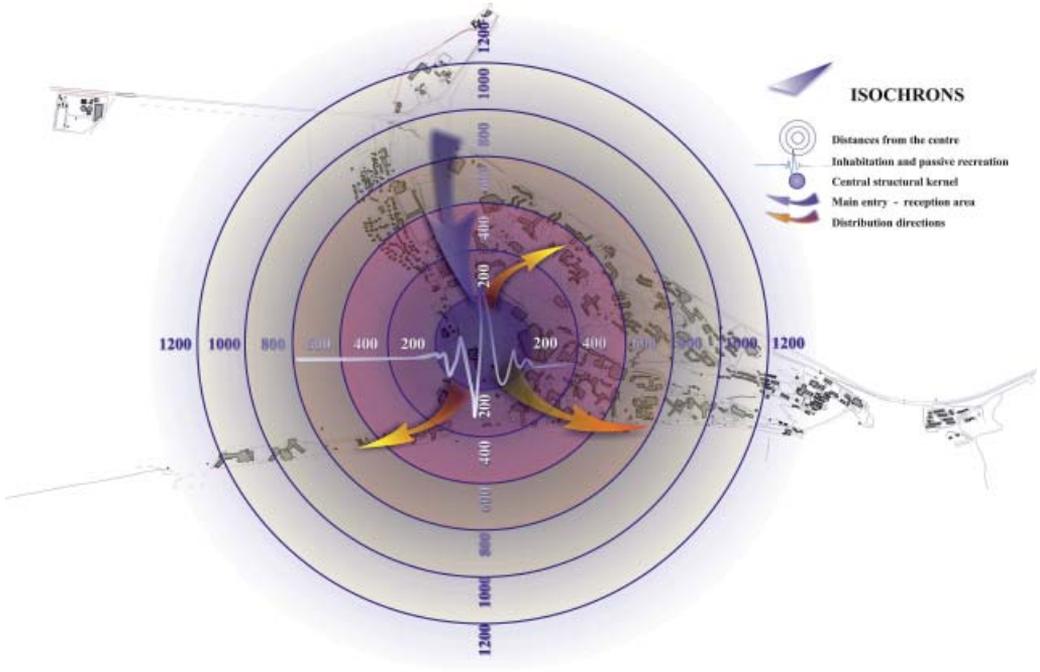


Fig. 1. Isochrons.

Therefore, the shape of this “air alley” is like a promenade ring which surrounds the park area below and reveals beautiful views both to it and to the sea skyline.

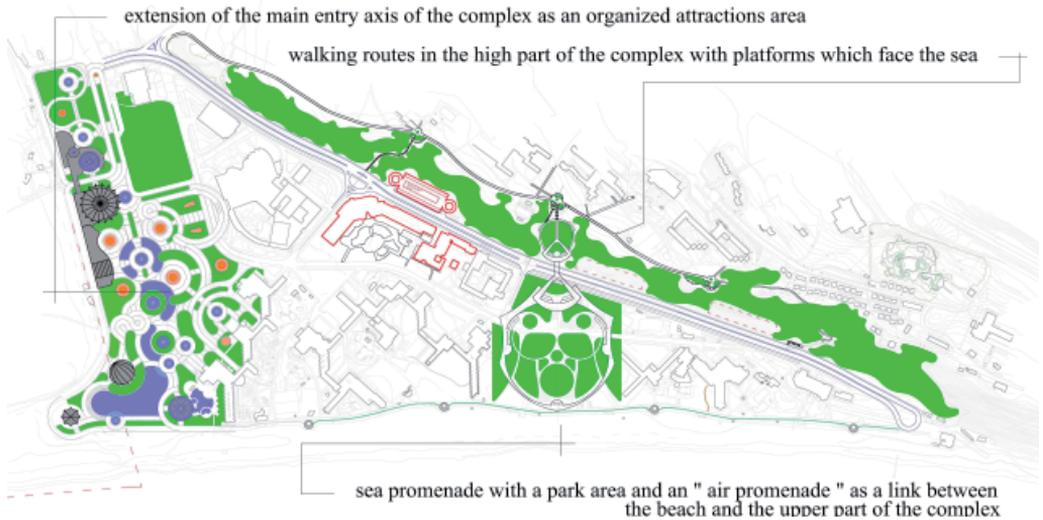


Fig. 2. Scheme of the resort.

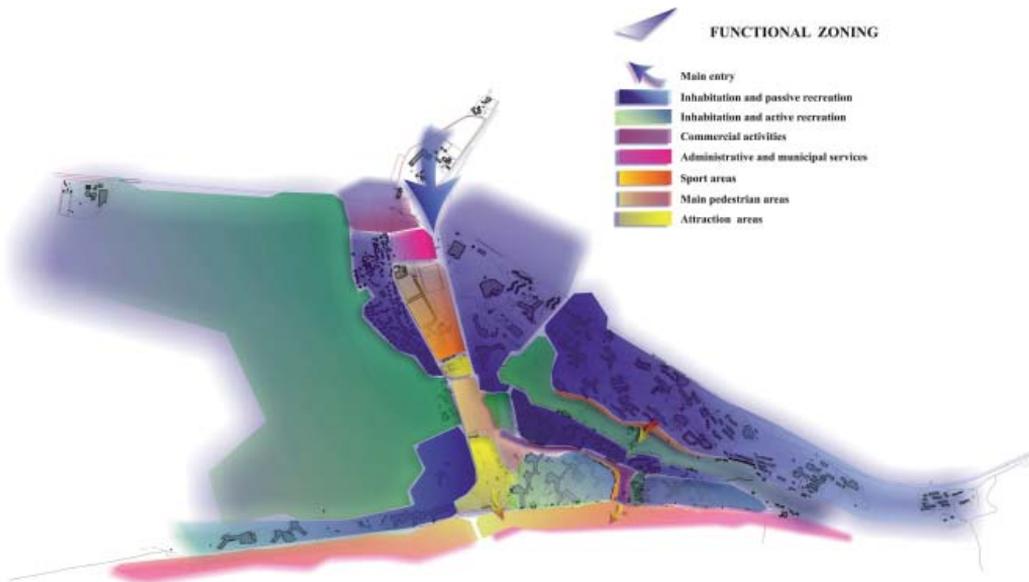


Fig. 3. Functional zoning.

The site is planned to be provided with various and vanguard architectural and sculptural elements, water mirrors, small trade outlets around the bearing columns of the structure etc.

The main effect of this idea plan relies on the harmonious merging of the sea promenade with its deviations below with the ramps, stairs and elevators of the “air alley”.

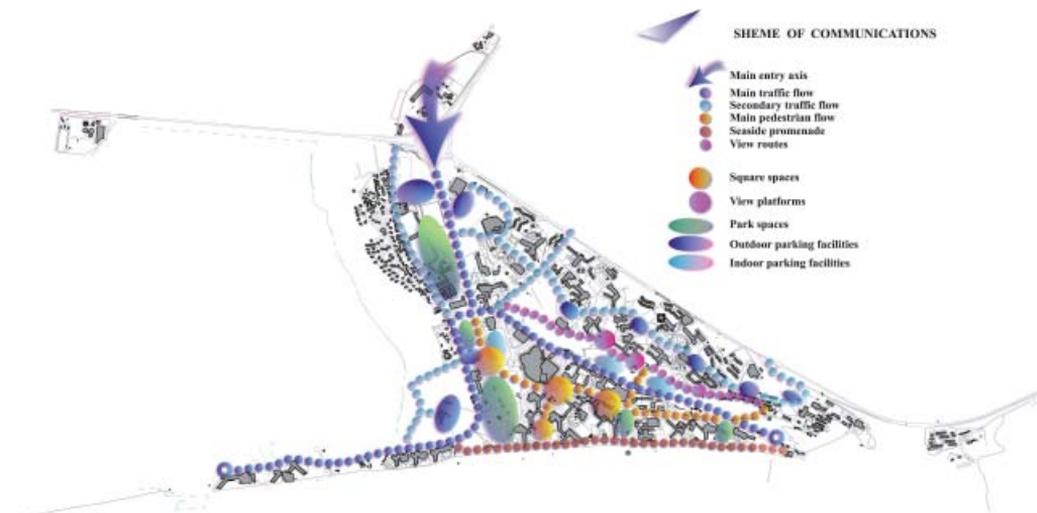


Fig. 4. Scheme of communications.

The lateral situation of the “air alley” towards the tree and bush vegetation below will give the strolling people the allusion that they walk among the tree branches and over the tree crowns.

III. Walking routes in the high part of the complex with platforms which face the sea (Fig. 4).

The relief features of the terrain of the complex have predetermined its natural division into two parts, which until now have not always been linked in a satisfactory way both in terms of communication and functionality. The steep slope, which is the dividing boundary of these two parts, is planted with bush-tree massives. This vegetation is not healthy and its aesthetic impact is quite low.

The proposal of the present frame of reference is to make these massives and all the north-eastern part of the complex part of the total volume-spatial plant composition of the complex with carrying out the following specific activities of forestry intervention:

- sanitary felling, applied to the whole area of the plantation, in order to remove the dead, diseased and heavily damaged specimen;
- cleaning felling in the major part of the plantation area to create a growth space for the trees;
- partial reforestation of the plantation in order to restore the environment where an excessive thinning out of the forest stand has occurred;
- moulding of the retaining walls and earth slopes after the construction of the new transport thoroughfare at the foot of the slope;
- shaping the periphery of the plantation on the upper edge of the slope.

Architectural and artistic intervention:

- creation of one major and three mi-

nor new pedestrian links between the lower and upper part of the complex, which should overcome the displacement of the steep slope through a series of stairs and ramps in a serpentine line;

- creation of a principal panoramic promenade;
- shaping three large and several smaller spots along the alley at the top of the slope to ensure better walking conditions and revealing beautiful landscape views to the sea;
- shaping the panoramic promenade itself with appropriate paving, benches pockets and others park elements.

## Conclusions

The established regularities and the proposed solutions will contribute to the achievement of a modern and appropriate spatial structure of the complex with an improved combination of the social environment factors with the existing natural landscape structure.

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