



Settlement
Barkocin Village

PROGRAMME
AND SPATIAL DESIGN



Aim of design

The aim of this design is to present suggestions on what solutions can be applied for designing a Tourist Settlement located in Kołczygłowy borough.

The design presents in particular:

- the settlement's entertainment programme
- the planned number of residential buildings
- the function of service buildings

The idea is to design a settlement, which will be suitable for Clients wanting to rest in a quiet place surrounded by nature, away from the hustle and bustle of the city. It is a large group of clients, which will significantly increase in size in the nearest future. More and more people begin to understand that real relaxation is when you combine contact with nature and outdoor recreation.

1. The presented buildings are symbolic - they are not part of the actual project.
2. The design does not include internal communication
3. The number and layout of the buildings can change during the design process

The Plan of the Settlement

One-story **semi-detached house**

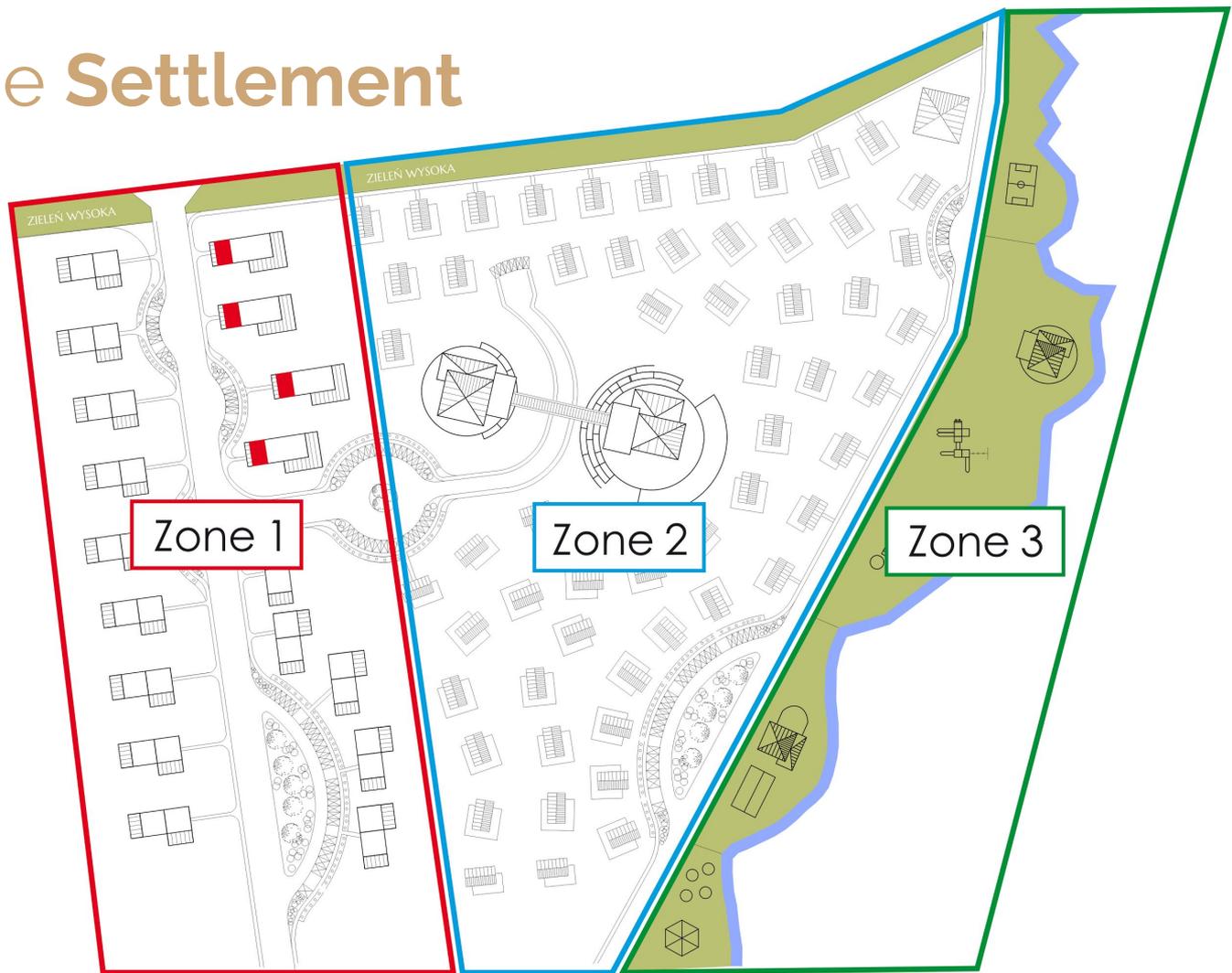
14 buildings, 28 bungalows

4 one-story **residential and service buildings**

Two-story **semi-detached house**

57 buildings, 114 bungalows

2 **Service buildings** with restaurants including a guest house **15-20 rooms** and swimming pool **8x20m**



Zone 1 bungalows, shops, cafes



ONE-STORY SEMI-DETACHED HOUSE
14 buildings, 28 bungalows

In this part of the village,
due to its landform,
one-story semi-detached buildings
will be build, which can be rented
by elders or the handicapped.



4 ONE-STORY BUILDINGS
WITH A SEPARATE SERVICE
SECTION

The service section will cater to the needs
of the village's residents and
due to the location of the buildings,
also people from outside the site.



Zone 1

bungalows, shops, cafes

In this part of the settlement, due to its landform, one-story semi-detached buildings will be built, which can be rented by elders or the handicapped.

One part of the one-story buildings will be residential with a separated service section, in which shops, cafes or bars will be located. Thanks to that, the residents and guests will have everything they need without leaving the settlement. The location of the bungalows will allow service to clients outside the settlement.



Zone 2

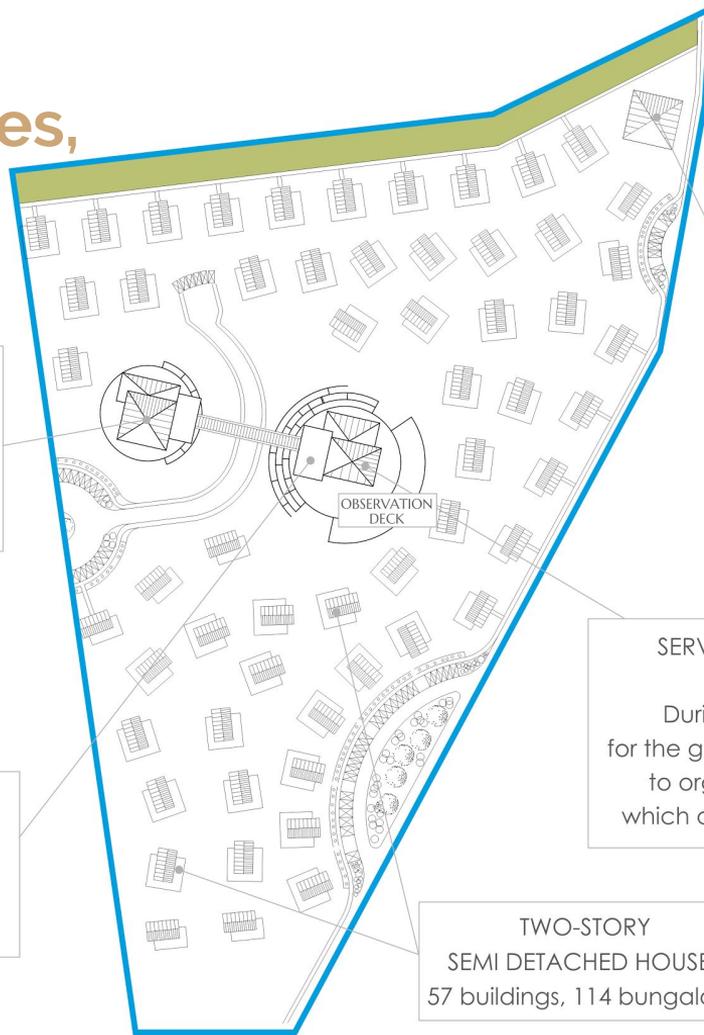
restaurants, conferences, guest house



SERVICE BUILDING
with a smaller conference room
and a guest house 15-20 rooms,
as a form of accommodation
for events organized
inside the settlement.



INDOOR SWIMMING POOL
8x20m, GYM
will extend the season and
allow to rent bungalows
at any time of year.



RECEPTION
is a necessary part of providing service
for the guests and controlling
the functioning of the village.
Combined with outdoor equipment
rental stores, the reception will provide
additional business advantages.



SERVICE BUILDING WITH RESTAURANT
with a multi-purpose room.
During summer seasons it is a place
for the guests to eat, outside season,
a place to organize a wedding or conference
which allows to extend the renting season.

**TWO-STORY
SEMI DETACHED HOUSES**
57 buildings, 114 bungalows



Zone 2

restaurants, conferences, guest house

In this part of the settlement 57 two-story semi-detached buildings and a reception is planned.

A reception is necessary part of providing service to the guests and to controlling the functioning of the whole settlement. It will be combined with an outdoor equipment rental store which will allow the guests to spend time in an active way.

TWO-STORY BUILDINGS AND RECEPTION



Zone 2

restaurants, conferences, guest house

The heart of this part of the settlement is the two service buildings, in which you can find, for example, multi-purpose rooms.

The building will be combined by "catwalk," which will make communication between rooms easier, as well as providing service for two events at the same time and using one kitchen for both rooms.

The rooms, located in a service building, can be used as restaurants for the guests during summer season, outside season, they are perfect for organizing weddings or business meetings, which will extend the rental season.

GASTRONOMY, RESTAURANT



Zone 2

restaurants, conferences, guest house

Since the service building provide two rooms of different sizes, they are perfect for organizing big traditional weddings, as well as small events.

Both the rooms and accommodation for the guests allow for organizing a wedding or other family event.

WEDDING, EVENTS



Zone 2

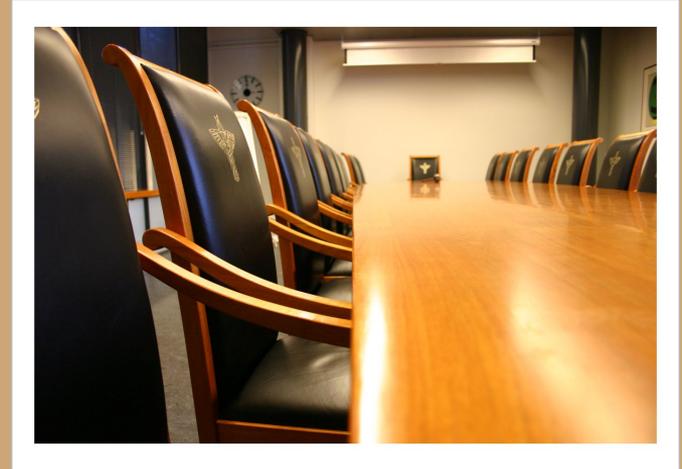
restaurants, conferences, guest house

The rooms, located in the service buildings, are perfect for organizing conferences, trainings or business meetings.

Both the accommodation and the location of the settlement allow for organizing events or company retreats, combined with active leisure.

It will fully extend the renting season.

CONFERENCES, TRAININGS



Zone 2

restaurants, conferences, guest house

In one of the service buildings there will also be a guest house, designed with 15-20 rooms.

It will be perfect for accommodation during events organized in the settlement, weddings or conferences. It will provide an alternative to renting a bungalow, so, during summer season, it will not interfere with summer renting.

GUEST HOUSE



Zone 2

restaurants, conferences, guest house

An indoor swimming pool 8x20m and a gym will extend the season and allow to rent bungalows at any time of year.

It will also provide opportunity to create thematic offers such as active or fitness packages.

SWIMMING POOL, GYM



Zone 3

activity, recreation, relaxation



SAUNAS

The preparation of a complex of saunas
It allows for extending the season
rental and guarantee
Additional business benefits.



THE CHILL-OUT ZONE AND YOGA SHED

Creating a place of tranquility
and relaxation will answer
the needs of an increasing
number of people
looking for peace and quiet

THE ACTIVE ZONE - FIELDS

The active zone will be our answer
to the growing trend of active
leisure combined with being outdoors.



THE OUTDOOR EVENT ZONE

Creating a concert stage will provide
an opportunity to organize concerts
not only for the residents and guests
of the village but also for the locals



KIDS ZONE - PLAYGROUND

Located in a remote area the playground
will provide safe and carefree
fun for the children.



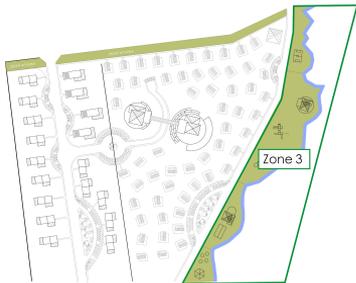
CAMPFIRE AND BBQ

Close to the recreational zone will be
a zone in which a BBQ party or campfire
can be organized in the evening.



WEDDINGS AND OUTDOOR MEETINGS ZONE

The chapel inside the settlement
next to a professional wedding tent
will meet all the newest trends
in the wedding industry.



Zone 3

**activity, recreation,
relaxation**



FIELD, PLAYGROUND

Since the settlement will be located next to a lake or forest, it will allow for an active way to spent time.

In the direct vicinity of the settlement there will be an active-recreational zone with a beach ball field or playground.

Creating an active zone will answer the newest trends of active leisure combined with being outdoors.

Zone 3

activity, recreation,
relaxation



SAUNAS, JOGA, CHILL-OUT

More and more people are looking for a place, where, in direct contact with nature, they can reset themselves.

Creating a tranquility and relaxation zone with a sauna complex, yoga shed and a chill out zone hidden among the trees will meet the needs of an increasing number of people looking for peace and quiet in this era of information and constant rush.

Zone 3

activity, recreation,
relaxation



WEDDINGS

Pergola, gazebo, fresh air. Outdoor wedding, reception party in a wedding tent. It is the newest trend in the wedding industry. Creating such place will meet the newest trends of this business.

By building a picturesque chapel in the village, next to a professional wedding tent, the whole ceremony can take place in one place.

Zone 3

activity, recreation,
relaxation



EVENTS, BBQ, CAMPFIRE

Located in a remote area, the recreational zone will allow for organizing outdoor events, even with loud music. Creating a concert stage will provide an opportunity to organize concerts and shows not only for the residents and guests of the settlement, but for locals as well.

Next to the stage there will be a zone, in which BBQ parties and campfires can be organized at the evening.



THE CAPACITY OF THE VILLAGE

Maximum number of people 644

RICH PROGRAMME

the settlement's rich programme will provide accommodation offers for the whole year, which will fully extend the season.

ADDITIONAL OFFERS

offering services in the settlement not only extend the season, but also provide additional business advantages

