

I · N · T · B · A · U

International Network for Traditional Building, Architecture & Urbanism

PATRON: HIS ROYAL HIGHNESS THE PRINCE OF WALES

workshop report

by Arch. Carmen Tanase



Bran protected area workshop

Conservation planning by the famous romanian castle

Held in Bran, Transylvania, Romania, 31 July - 7 August 2005

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SUMMARY



Bran Castle, Transylvania 2005.

photo Claus Zapffe



Simon, Transylvania 2005.

photo Matthew Hardy

After three previous workshops in Laslea, Transylvania between 2003 and 2005, INTBAU Romania organized its fourth workshop in Bran commune from 31 July-7 August 2005.

The event was attended by Romanian, British and Norwegian architects as well as academics and students from those countries, and supported by Dan Dimancescu, the Honorary Consul of Romania in Boston, USA. In parallel, the workshop was attended by a group of students from the University of Architecture in Timisoara at the initiative of the Dean of University in Timisoara, Radu Bancila in collaboration with the Mayor of Bran, Mr. Gheorghe Hermeneanu. The local authorities played an active role and expressed great interest in the work undertaken by the international team of practitioners.

The purpose of the workshop was: first to establish a **Landscape Protection Plan for the Simon Area** and second to make **Preliminary Studies for the Future Master Plan of Bran Commune**. The protection plan was restricted to one particular area later to be used by the local authorities in producing and enforcing a wider protection program for the whole commune of Bran, which attracts thousands of tourists every year. The team analyzed how Bran centre might be able to grow in the future in order to turn itself and its surrounding area into a pleasant holiday attraction in which people come to stay and relax and not only pass by just to see the castle. In the last years, Bran commune has experienced extensive uncontrolled development that seems to be chaotic because of the lack of urban development rules and of any regard to the specific qualities of the regional architecture of Bran. The main challenge is to create a sustainable development plan for the Bran commune, allowing the full and healthy development while preserving the Architectural and Natural Heritage.

PURPOSE

who and where, with what purpose?



Bran -presentation to Bran commune photo Claus Zapffe



Bran-the team at work photo Claus Zapffe

The workshop was lead by **INTBAU team**: Architect Arne Sødal, Dr. Matthew Hardy and Susan Parham with the consultancy of the architect and co-founder of INTBAU Romania – Dorin Boila, of architect and teacher at “Ion Mincu” University in Bucharest – Dr. Hanna Derer, and of architect at village museum in Bucharest Iuliana Ciotoiu.

Local authorities and local associations, like the ProBran Association and National Association of Rural Ecological and Cultural Tourism in Romania showed great interest in the work we have done and helped the team to understand the problems of the area.

To tackle these tasks the team has chosen a work method called the **charrette method**, which is an intensive effort to solve architectural problems within a limited time. Instead of taking ideas and plans and going away to develop them, the architects operate in a highly collaborative atmosphere, allowing the participation of everyone involved with the project. (The term ‘charrette’ is of French origin and it was first time mentioned in the late 1800’s, when architecture students in Paris who needed to rush their drawings to the Ecole Des Beaux-Arts placed them on a cart which was called a ‘charette’. Somewhere along the line the word picked up an extra ‘r’ and is now widely recognized as an efficient equitable technique.)

The **purpose** of the team was to understand the situation in Bran area, particularly the conflict of rapid growth with its natural and build landscape and the need to control this transformation. The team tried to formulate proposals in accordance with “genius loci”, with respect to local traditions and natural landscape. A **protected area** was selected for special studies to identify the cultural and natural values as a basis for a protection plan. The team also made preliminary studies for the **future Master Plan of Bran** commune which could be the theme for the next INTBAU workshop in Bran.

STUDY AREA

The study area covers the Commune of Bran (6785 ha. and population 5343 people) with its five villages: Bran-Poarta, Sohodol, Simon, Predelut, with focus on Simon rural area and Bran center with surrounding landscape.

Bran commune (Turzburg in German) has a history linked mostly to the existence of the castle, built in 1377 by craftsmen from Brasov ordered by the King Sigismund of Hungary. Positioned atop of a steep cliff, the castle guarded a strategic route between Transylvania and Walachia, while the settlement Bran began to develop nearby. In 1498 Bran fell under jurisdiction of Brasov.

During the reign of the Hohenzollern dynasty as Kings of Romania, the Castle was improved and transformed into a Summer Residence from 1920 till 1948. Queen Mary of Romania loved the place so much that her last wish was for her heart to be buried in the hill facing the Castle. She had a great influence on the development of Bran during this time. Some beautiful bourgeois villas appeared in the center of Bran which, in XXth century became known as an exclusive tourist resort. Today the tourism is very different based on short term mass tourism and Bran has to cope with a great pressure for development.



map of Bran commune

The Problematic of Bran Area



Bran Castle- at the beginning of XIX-th century



Bran Castle- today



center of Bran today



Dracula myth



shopping in Bran



Bran town hall



traditional wooden houses

In order to develop a strategy for the development of Bran area, we had to study the specific types of houses built here, the natural and cultural values, the mentality of the people from this community and their vision on the future of Bran.

COMMUNITY and BUILDING TRADITIONS ISSUES

The new communities created after '89 have a great loss: the post communist population lack a consciousness of their place, and there is little communal cohesion. The habitants of Bran show little regard for the building traditions of the place and introduce new buildings and facilities spoiling rural life and the natural and built harmony of the place.

Bran centre stands out from the other villages in the area because it has developed around Bran castle. The presence of the castle is the dominating feature, but it has generated a commercial explosion which has the tendency of suffocating the commune. A lot of contrasting buildings appeared in the last fifteen years bringing an architectural vocabulary which has nothing to do with the spirit of the place and which does not contribute to the qualities and harmony of the old areas. Many beautiful houses from XIXth and XX-th century built in the style of the castle, are hidden by the kiosks or are repaired in an inappropriate way. The old buildings are often spoilt by using cement and concrete in renovation and new buildings are inappropriate in dimension and materials. The problem in Bran, as in many other villages in Transylvania is primarily one of mentality, secondly lack of methods and legislation.

In Bran, in contrast to the Saxon villages, it is hard to say what fits and what doesn't, because there is not such a coherent traditional style of

The Problematic of Bran Area



the beautiful new traditional house of Mrs Ameke in Magura



the landscape in Simon



old traditional house in Simon



the harmony of the place



old house in bad condition



how tradition is undersood today



architecture.

On the other hand, rural areas have a very coherent tradition of farm building varying from hill farms to village farms and various barns and utility buildings. We found some new examples of how one can build a house in Bran, in order to keep the harmony of the place and in the same time offer modern comforts so much wished by the habitants and tourists. The business community wants to transform Bran in a modern tourist resort, which can be possible without spoiling the remaining traditions and the beautiful landscape.

TOURISM ISSUES

Tourism is the most important resource for the inhabitants of Bran today, but the main attraction is over-exploited. Many tourists see Bran Castle as the only attraction here, so they come only to see the castle and leave bringing not too many benefits to the community. Agro-tourism exploiting the landscape and rural heritage has great potential for expansion. Today only few tourists come to stay more than one day in Bran and most of them are accommodated in farm houses. The farmers receive tourists in their own house and serve them home-made food. Others have built special buildings to accommodate tourists, which are mostly built with little regard to the traditional architecture and often badly adapted to the landscape. The owners do not have the opportunity to get advice from specialists in buildings (architects, construction engineers), and those who transform their house in order to accommodate more tourists tend to follow established bad practice.

The Problematic of Bran Area

Bran from above



the center of Bran



Bran urban area



the Town Hall from above



the central park of Bran



old urban houses



Bran from above



surroundings



In order to transform Bran into a resort town it has to offer more than two hours of visiting the castle. It has to offer the pleasure of pedestrian trails into the beautiful landscape, of visiting farms and villages, of experiencing flora and wildlife, and last but not least of experiencing the magnificent view of the mountains.

That's why it is important to curb uncontrolled sprawl of buildings and to preserve the architectural and natural values.

TASKS OF THE TEAM

The INTBAU team and the students from Timisoara have tried to find other attractions which will disseminate the interest of the tourists in the area, to find out the specific qualities of the architecture both in rural and urban areas, and to identify the cultural and natural values which can be the base for a Protected Area Project. The team has tried to uncover the rich resources Bran has, many of which the locals are not entirely aware of, or do not have the knowledge to exploit.

This involved:

- to define the paths in the urban area, especially those that lead from the centre into the surrounding landscape and other attractions.
- to define the architectural character of various areas both rural and urban and to represent identify this in the form of maps and drawings.

Work Groups

Arne Sodal and Hanna Derer



...In search of ideas



researching



...with joy



working hard



...with talent



drawing



...with passion



The participants organized themselves, according to the tasks, in six main groups:

1. Building types in rural area - The group had the task of identifying the main buildings types in the rural area and to draw a plan where they indicate areas with different types of plots and different types of buildings.

People involved in this group were: Alexandru Marinel (architect), Cetina Samoila (architecture student), Iuliana Ciotoiu (architect at Village Museum in Bucharest), students from Timisoara.

2. Typology of houses in urban area - The group had the task to identify the most interesting urban buildings and different types of urban tissue and to draw a transect.

People involved in this group were: Raluca Genoiu (architect), Irina Neacsu (architect student), Ioana Saboslai (architect), Carmen Tanase (architect).

3. Urban footpaths - The group had the task to identify the footpaths inside Bran commune and to draw a map of the existing footpaths and the links with rural area.

People involved in this group were: Matthew Hardy (architect), Susan Parham (urbanist).

4. Rural footpaths - The group had the task to identify the footpath in the rural area, the potential new path and hiking routes in the area around.

People involved in this group were the students from Timisoara.

5. Attractions in the area and tourism issues - the group had the task to find other attractions which can spread the interest of the tourists.

People involved in this group were: Catalin Rata (travel agent) and students from Timisoara.

6. Survey Group - the group had the task to investigate how both, locals and tourists see Bran, their complaints and their wishes.

People involved in this group were the students from Timisoara.

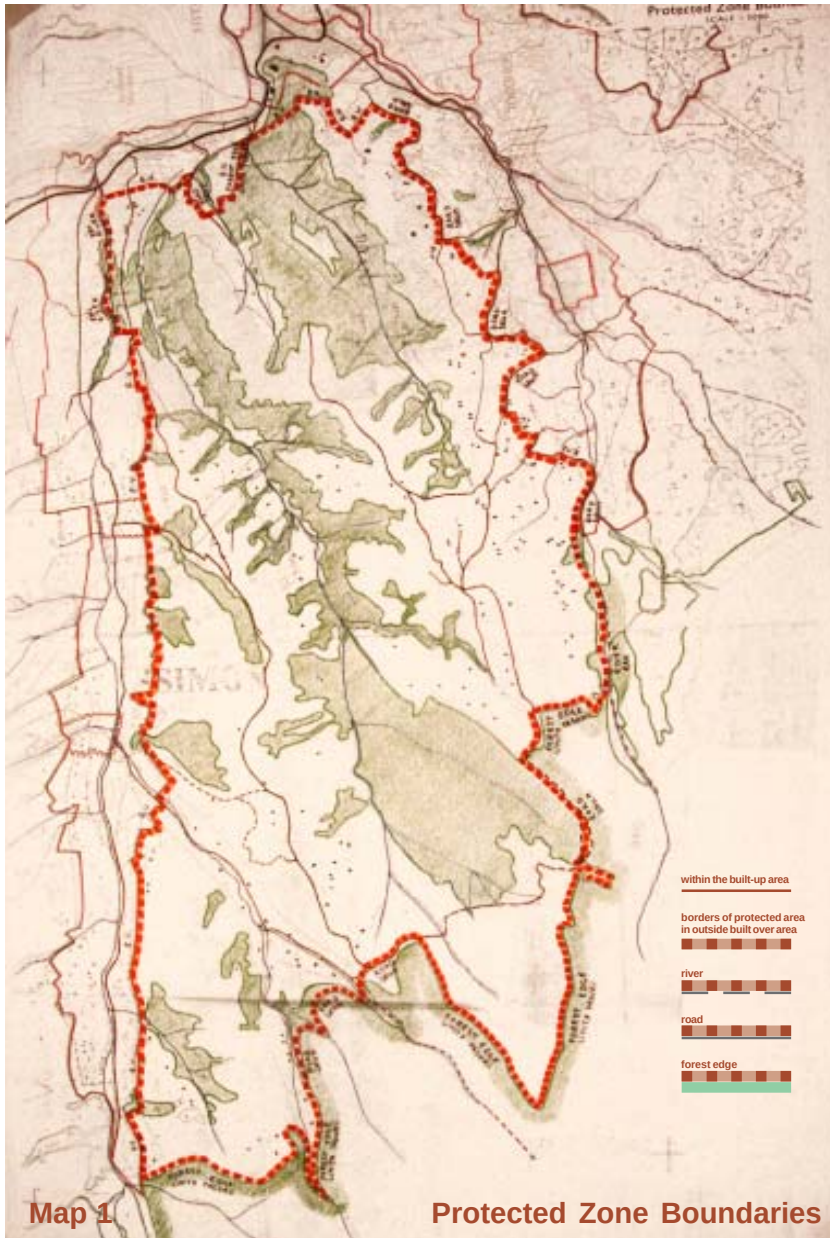
The result of our work took mostly the form of maps, drawings and photos.

Simon Protected Area

Groups involved:

- Building Types in Rural Area
- Rural Footpath
- Attractions in the area and tourism issues

protected area boundaries



The INTBAU team defined the **Protected Area boundaries** based on criteria of natural and cultural values in the area.

For defining these boundaries we took into account the existing land use and vegetation, as well as roads, rivers and forest edges which could limit the protected area (see the map). For defining the building rules of protected area, the team studied the existing building typologies, the materials from which the traditional buildings were built, specific architectural details, orientation of the buildings, the types of plots and the type of occupation, the way buildings are settled into the landscape. These studies became a base of information used for defining the rules for the future development of the area (pattern book). The shape of the land and type of borders determine the usage of the land. So, in the area bordered by the river and the commune's edge, there is a zone of forests and pastures.

In the area bordered by the main road and the river, we found a complex landscape of orchards, gardens and housing, the altitude difference being important.

The map proposes that the limit of defining the built-up area (the red line) to become the limit of future urban development, and the area defined by the two limits of villages and the pine forest (the thick red dot line) to become protected area with specific building restrictions.

This area should mainly cater for recreation and agricultural use. New buildings should be concentrated in areas which have already higher density of buildings.

In the future, other parts of the commune should be identified for protected zone status by the Mayor and Council thus creating a balanced pattern of concentrated villages and protected natural zones.

Simon Protected Area

Groups involved:

- Building Types in Rural Area
- Rural Footpath
- Attractions in the area and tourism issues

protected area proposals



The specific character of Bran commune is of mountain settlement with courtyard farms surrounded by agricultural land, having the plots much bigger than in most other communes.

The map shows the areas used for arable land, hay fields, pastures, orchards and shrub, and the built-up areas marked with red thin line.

The shown map identifies the way the land is used today and it will be the basis for future use.

To maintain this cultural landscape it is important that the local farmers keep the right and the incentive to use the land exclusively as pastures, even if some of the farm buildings in the future will be turned into holiday homes, tourist facilities, or similar.

LEGEND

Map 2

The use of land:

- arable land
- hay fields
- pasture
- orchards
- shrub

- the limit of built-up area of the commune
- the limit of unbuilt area of the commune



Simon landscape

Simon Protected Area

Groups involved:

- Building Types in Rural Area
- Rural Footpath
- Attractions in the area and tourism issues

protected area proposals



This map identifies the village centres, the areas around within walking distance, and the road and footpath connections. It shows that **new buildings should be concentrated within a defined zone in order to reach their center on foot**. On the map we draw an area where one can walk 5-10 minutes without using the car. Here higher concentrations of village type buildings can be built. The area outside should be rural with low density farm type buildings and small scale facilities for hikers.

It is very important to maintain the right of people to reach this natural landscape even if the land is owned by somebody.

This proposal was made in order to preserve the natural and unbuilt landscape that still exists today and to prevent the landscape to be invaded by new buildings.

LEGEND

Map 3

- within the built-up area
- centers of towns/villages
- zone of max 5 minutes of walking to the center
- zone of max 10 minutes of walking to the center
- main road
- small road
- path



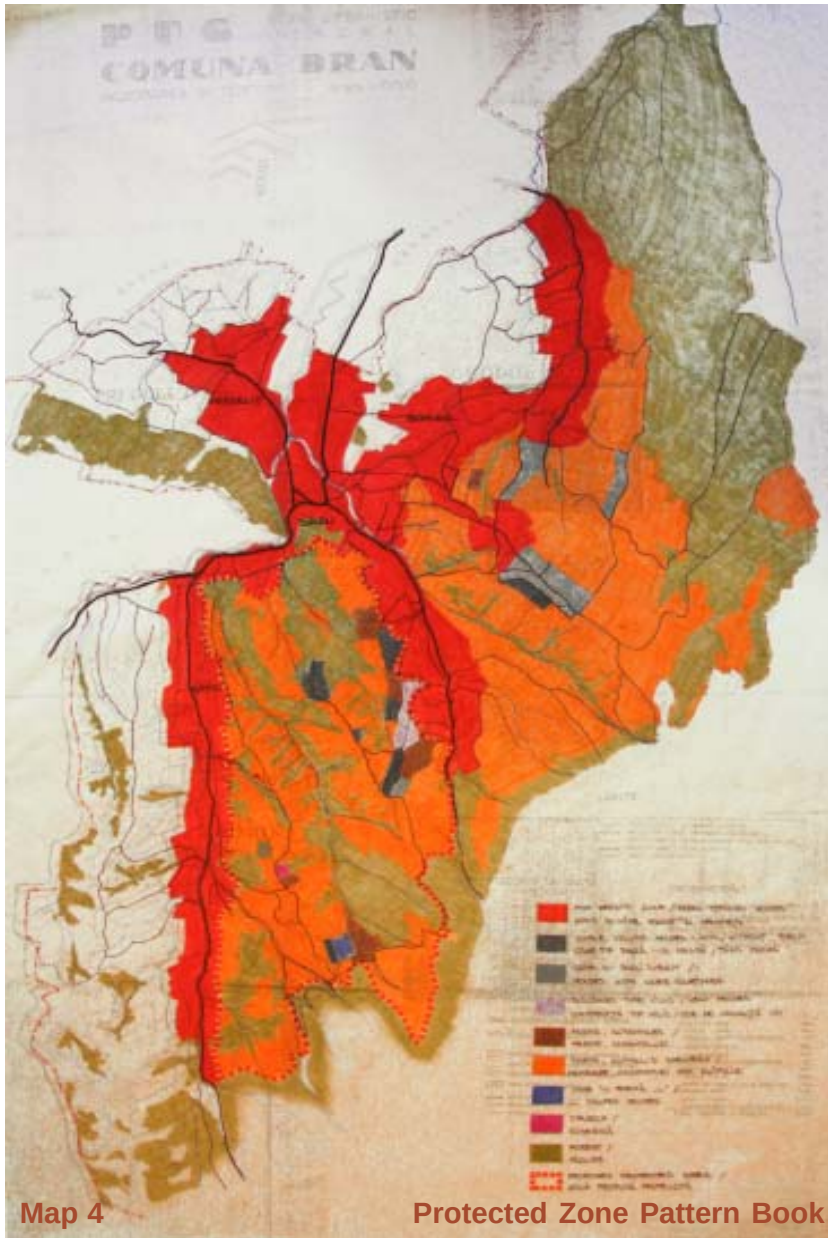
Simon landscape

Simon Protected Area

Groups involved:

- Building Types in Rural Area
- Rural Footpath
- Attractions in the area and tourism issues

protected zone pattern book



The study on the protected area also includes a research of the **typology of houses** in the area. Typical for Bran commune is the “**scattered village**”, with houses on big plots scattered on the hills, with the tendency of gathering along the main road. This map shows the rich diversity of housing typologies. There is a marked difference between the high part called “Muchia lui Balaban”, where we found small constructions scattered in the open landscape, having the function of shelter for live-stocks and storage for hay, and the area close to the village where the buildings have a higher density towards the streets and the river, and the plots are smaller and well defined. In this part, we found not only isolated houses but also courtyard types.

LEGEND Map 4

- high density zone/mixed typology houses
- single volume houses- with/without porch
- houses with inner courtyard
- buildings type: villa/new houses
- farms ansambles
- barns, animal's shelters
- “L” shaped houses
- church
- forest
- proposed protected area

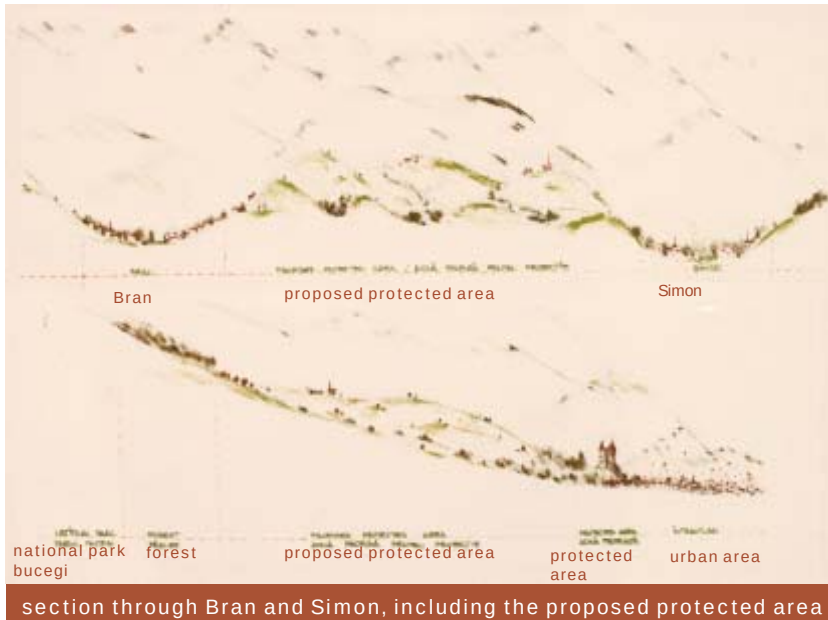


isolated houses on
big plots scattered
on hills

Simon Protected Area

Groups involved:
-Building Types in Rural Area
-Rural Footpath
-Attractions in the area and tourism issues
-"Monuments of Architecture
and traditional techniques in Bran area"
by Ioan Praoveanu

housing typology



The farmstead and the traditional house from Bran area are the dominating type of buildings in the rural area.

The typical materials of construction used here for centuries were wood (especially the fir wood) and stone and only much later the burned bricks. Sometimes the wood was covered with rendering – especially for the main dwelling. The most representative **type of house** typical for Bran area is the **house with closed courtyard**.

Most of the farmsteads were settled on higher and sunny plateau being the most archaic type of scattered settlements.

A typical closed courtyard house was composed of a entrance room, a room called “camera” and another room called “casa mare” (large room) having a function of representation. Parallel with this were the stables and other rooms used as storages, all unified by a closed courtyard.

Other types of housing were the **farmsteads closed on three sides** which derive from the closed courtyard type with a high fence towards the road. This type appeared at the end of the XIXth century and became general during XXth century.



house with closed courtyard, Simon, 1858

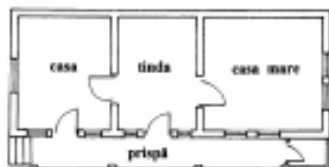


house closed on three sides, Sohodol, 1905

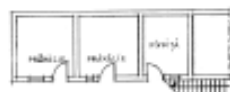
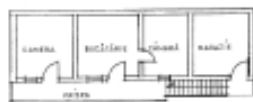
Simon Protected Area

Groups involved:
-Building Types in Rural Area
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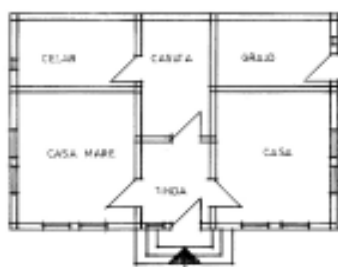
housing typology



house with open courtyard,
Simon, 2/2 XIX century



house on two stories,
Simon, 2/2 XIX century



house on two stories,
Simon, 1866



temporary shelter,
Simon, 1/2 XX century

Farmstead closed on two sides- is a type less encountered than the other types. In this case, the house and the stable (disposed parallel with the house) are settled perpendicular on the road line, in the middle of the plot.

Farmstead with open courtyard- is the most common type of farmstead, generalized during the XXth century, present nowadays in all Bran villages.

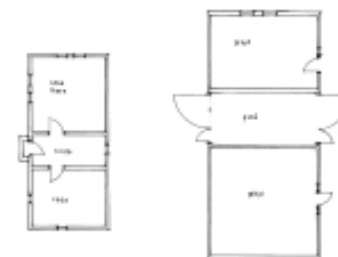
This type of houses are the result of a process which begin in the first half of XXth century, when the young members of a family were receiving new plots for housing after they got married. Their parents remained living in the old house on the top of the hill, or in some cases, they also moved down the valley and used the old house only in the summer.

Farmstead with house on two stories

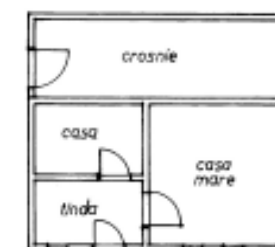
This type of farmstead with open courtyard has two stories. This type is commonly built on slopes, where the ground level was originally used as a cellar.

Temporary shelters are an important part of vernacular architecture, and they consist of a room for temporary living and a shelter.

They are usually placed in more open landscape.



house closed on two sides, Sohodol,
1905



house with open courtyard,
Simon, 1866

Simon Protected Area

Groups involved:

- Building Types in Rural Area
- Rural Footpath
- Attractions in the area and tourism issues

pattern book



Through a study in the territory, the team has investigated the types of houses in Simon village and has classified the housing facilities depending on the period when they were built. The oldest type of house found here is the wooden house having a hipped wooden roof in four slopes and is dated back in XIXth century. Later, the roof has developed through a two slopes hipped roof with gable, mainly due to the urban influence and as well the Saxon influence in the area.

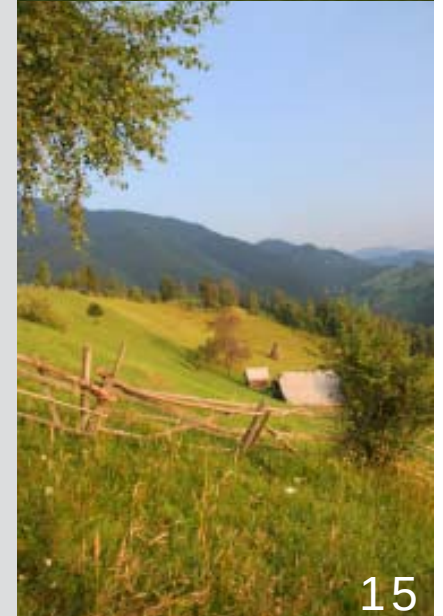
The team has classified the houses in Simon area in four main periods. Several houses have undergone transformations since they were built.

LEGEND

Map 5

- village border area
- water
- village road
- - - forestry road
- forest
- within built-up area
- houses built before 1920
- houses built between 1950-1970
- houses built after 1989
- ✚ church

wooden houses in
Simon rural area



Simon Protected Area

Groups involved:

- Building Types in Rural Area
- Rural Footpath
- Attractions in the area and tourism issues

pattern book



XIX-th century:

The most common features for the houses built in XIX century are:

- one storey houses
- stone base
- wooden walls
- wooden hipped roof with 2 or 4 slopes
- small windows
- house with inner courtyard or closed only on 2-3 sides

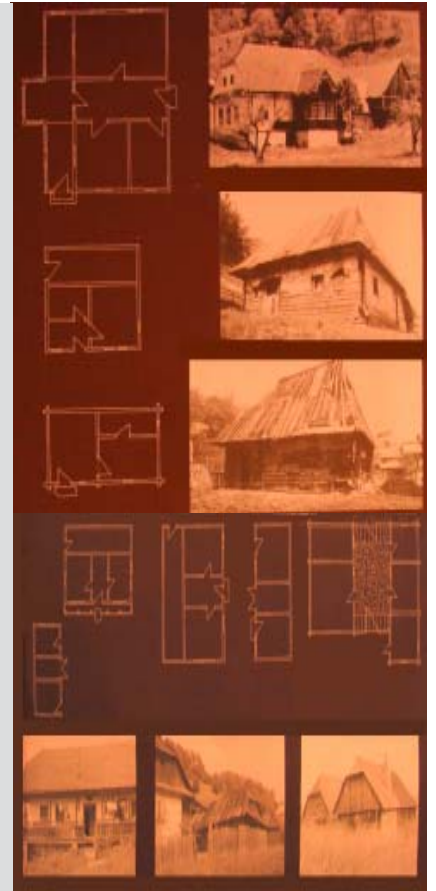
The period 1900-1920

- wooden structure
- stone base
- small windows
- large cornice
- the entrance in the attic is made directly from outside through an exterior stair

The period 1950-1970- main features:

- introduction of a room in the attic accessible through a hatch
- this room was originally used for living, but it is used only as storage space
- the roofs are made of wood covered with wooden tiles handmade
- the windows have 2-3 glass panels, rectangular or arched
- the houses have a cross on the rooftop

houses from 1900-1920



XIX century houses



Simon Protected Area

Groups involved:

- Building Types in Rural Area
- Rural Footpath
- Attractions in the area and tourism issues

pattern book



- in a part of the village, the room in the attic is situated on corner of the roof, and in the other part of the village, this room is centred
- the houses displaying the above mentioned feature are often found in groups of 2-3 houses
- the base is made from stone or concrete
- the access is through the back of the house
- they are isolated or have a totally or partially closed courtyard.

- they are drawn back from the street with a distance of 3-10 meters

The period 1989-2005

- 2/3 of the houses in Simon were built in this period and they are visually aggressive
- they do not fit a particular typology
- many of them are built by investors that are not locals, a fact that might explain the infusion of elements which are not specific to the area
- striking colours on facades
- extremely varied volumetric solutions
- irrational design decisions (ex. lack of symmetry, triangular windows)
- improper association of various ornamental elements
- main functions: hotels, shops (at the ground floor)
- the lack of a functional sewage system



new houses



new houses



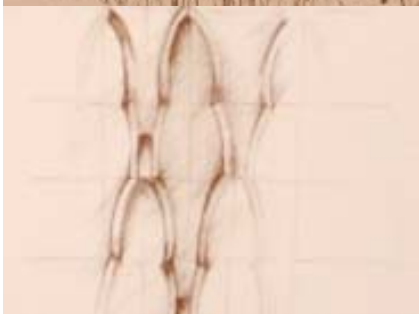
details of a new facade



remodeling of an old house



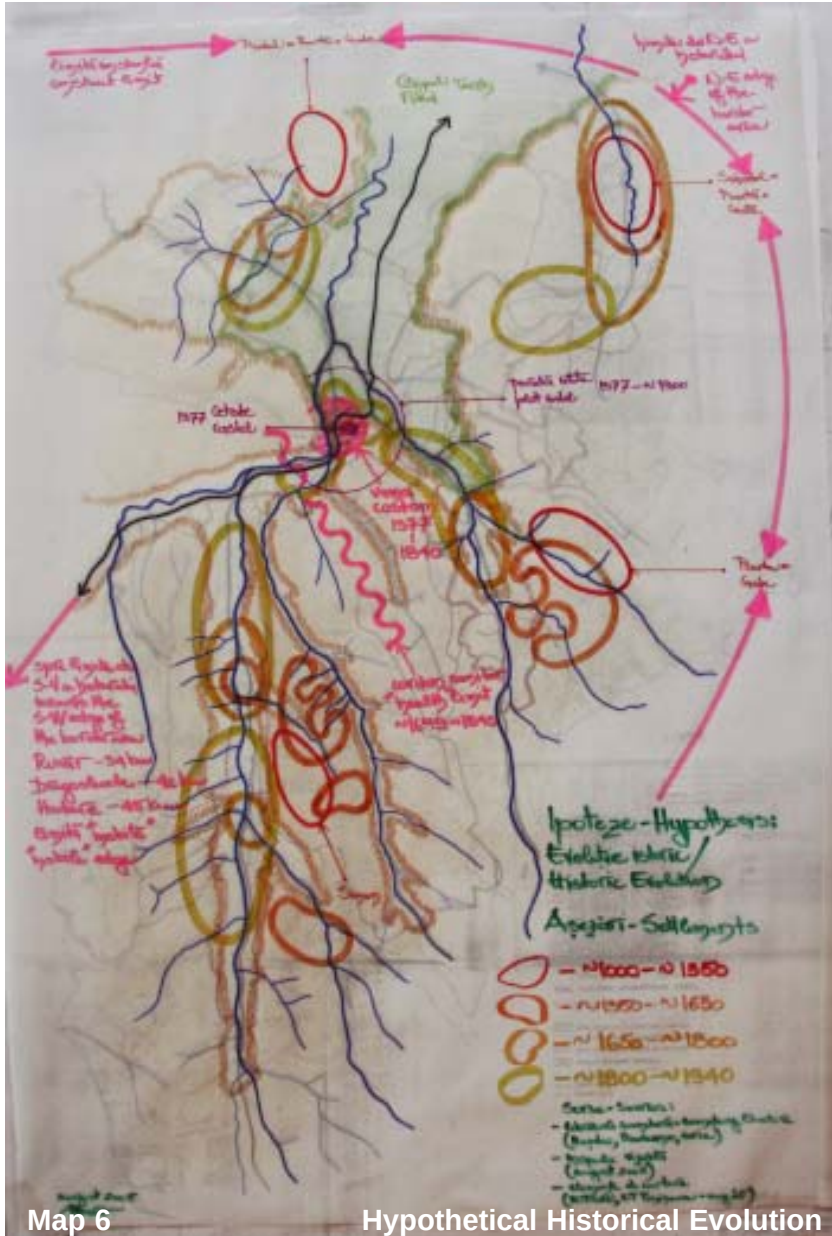
houses from 1950-1970



Simon Protected Area

Study by Hanna Derer,
Architect, Ph.D
UAIM, Bucharest

hypothetical historical evolution



The future of a settlement is determined of its past. Its cultural value as a protected area has to be understood by proving its evolution.

Hypothesis referring to main features of historic evolution:

Starting point:

The nowadays tendencies to homogenize the:

- urban and rural tissue, including the architecture
- relationship between urban/rural tissue and landscape
- economic activities and tourism services

Aim and method:

- the identifying of aspects which used to generate variety –through research at macro scale, in situ (visual inspection, mapping elements) and of the secondary literature (representative authors)

Conclusions:

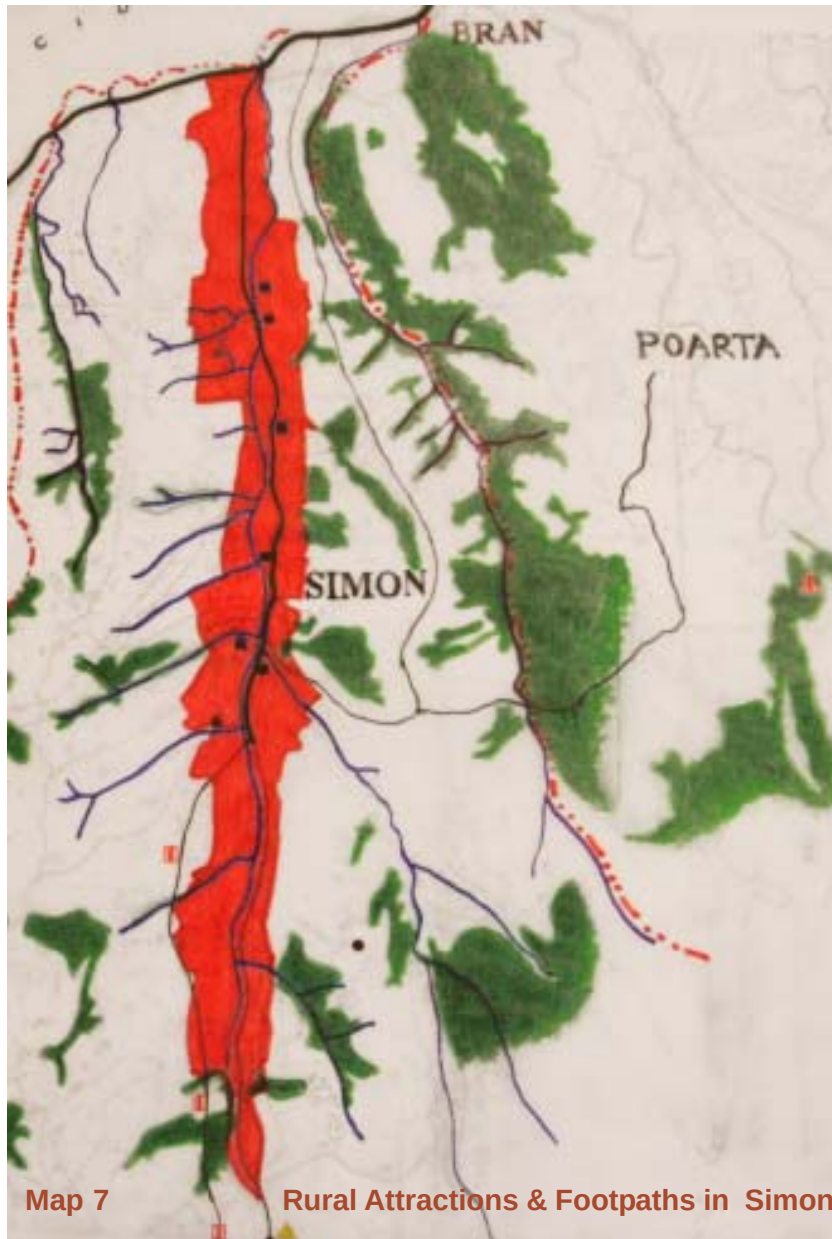
- The variety was generated by the dynamics specific for a border area, situated on a hillside and used for economic activities which mean mobility
- This dynamic was materialized in :
 - different ways the settlements were born
 - different types of settlement tissue
 - high number of ensembles and building types
 - using building types with a high capacity of re-use
 - different types of the relationship between the natural and the artificial landscape
- The constant aspects balancing this variety are to be found both at macro scale - the logical evolution with respect to the given natural, political, economical and cultural data, and at the scale of building materials and techniques or that of decoration details.

Simon Protected Area

Groups involved:

- Building Types in Rural Area
- Rural Footpath
- Attractions in the area and tourism issues

rural attractions and footpaths



A chapter was dedicated to the study of rural attractions and footpaths, especially in Simon.

The teams involved in this research pointed the **Main points of interest in Simon area:**

- The landscape and the vernacular houses and barns
- Footpath that lead to Omu Peak and Padina chalet respectively
- Footpath leading to Poarta village
- The “New Church” consecrated to Saint Nicholas built in the centre of the village in 1846-1849 and painted afterwards by priest Nicolae Vartolomei
- The “Old Church” consecrated to Holy Paraskevi, situated on the communal road of Simon (Iancu Gontea Street)

LEGEND

Map 7

- water
- religious buildings
- monuments of architecture
- ▲ mountain rescue team
- national road
- village road
- foot path
- marked foot path
- ▲ marked foot path to Omu peak
- forest
- urban area



the beautiful landscape and the vernacular houses and barns makes this area unique



Simon Protected Area

Groups involved:

- Building Types in Rural Area
- Rural Footpath
- Attractions in the area and tourism issues

rural attractions and footpaths



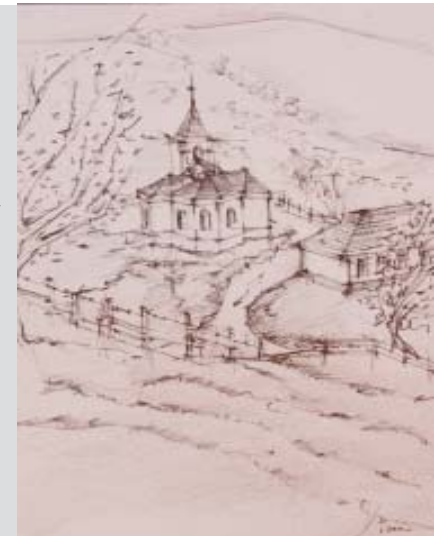
new wooden hall



rural roads

Conclusions and suggestions regarding attractions in Simon area:

- Simon lacks signalling of the possible tourist attractions. This could be improved by very little funding by using local workforce and materials to highlight these attractions.
- Since there is no info centre supplying maps and detailed information about the villages in the centre of Bran, Simon is also affected.
- The possibility of creating other tourist attraction (swimming areas, fishing areas, horse riding and biking trails) should be studied.
- The village should also have a craft shop. It only has two shops for which there is no advertising in the street.
- It has precarious footpath used mostly by the local people in order to get to their parcels. They could be rebuilt and highlighted as such. They could be integrated better into a larger network connecting the villages of Bran and the two Parks nearby.



rural landscape in sketches



Simon Protected Area

Groups involved:

-Building Types in Rural Area
-Rural Footpath
-Attractions in the area and
tourism issues

rural attractions and footpaths



The team also made observations regarding the state of roads and the way the buildings are perceived from street.

Dysfunctions:

- One of the main problems here are the lack of sewage system, which, very often leads to the discharge of residues into the river.
- The road is in a very poor condition and there are not pedestrian walkways.
- The access to and from the surrounding hills can only be accomplished by trespassing the gardens.
- Also, there are no signs to advertise the access points.
- The height regime of many new buildings does not comply with P+1+M regulations (the maxim number of levels admitted are Ground floor+ One storey+ Atic).
- The use of strong, brutal colors in painting the buildings.
- Inappropriate finishing.
- Chaotic development of buildings on plots.
- Inappropriate finishing for the roofs, such as highly reflective metal.
- Alignments : there is no alignment of buildings regarding the street.
- Arbitrary interventions on traditional houses which results in visually distorted facades.

Proposals concerning the way of building

- Buildings close to the road should be aligned to the houses from the right or left side.
- Plot occupation percent should be less than 20%.
- The maximum height of the buildings should be P+1+M.
- Attention should be paid to the shape and dimension of façade elements.
- Colors used for facades should not be striking. A traditional palette of colors should be established.
- Discordant association of stylistic elements should be avoided.

These rules should be related to different building types in a Pattern Book.

Simon Protected Area

Study by
Dorin Boila
Architect in
Hermannstadt

regional area plan



This map shows the position of Bran commune inbetween the two national Parks in the area: **National Park “Piatra Craiului”** on North-West side and **National Park “Muntii Bucegi”** in the south.

In the south, we find as well the **Natural Reservation “Piatra Arsa”** part of National Park “Muntii Bucegi”, gathering 3500 species of animals, from capercaillie to wild goat, raven, stag, mountain eagle, lynx, charpazien bear and others.

The Bran- Rucar Pass breaks the seasonal migration of wild animals from one park to another. A study should be made to identify the possible existing animals corridors.

In order to ensure animals mobility, these corridors should be protected in the general master plan.

This map shows as well the possibility to extend the protected area to Magura and Fundata creating a direct link between the two national parks.



Simon Protected Area

Groups involved:

- Building Types in Rural Area
- Rural Footpath
- Attractions in the area and tourism issues

conclusions on protected area



rural landscape



rural landscape

■ The hilly landscape around Bran is defined by pastures, gravel roads, small farms and wooden fences. It is of outmost importance to keep these characteristics.

■ Central to this is to ensure that the local farmers keep the right and the incentive to use the land exclusively as pastures, even if some of the farm buildings in future will be turned into holiday homes, tourist facilities, or similar. This could be achieved by legislation, that for instance the local farmers keep the right to maintain the pastures, even if the land should be sold to someone else. The use of traditional tools should be encouraged, as they themselves are an integrated part of the region's culture and in their own right a tourist attraction for foreign visitors.

■ Of further importance is to maintain access for the locals and the public to the land. Important here is to give people the right to access the pastures, even if the are owned and used by someone else. These kind of laws are common in several countries, for instance in Norway there is the law of "Allmenferdsel", under which no-one can be denied access to properties over a certain size, everyone is allowed to walk wherever they wish. This is important for encouraging hiking tourism.

■ The visual openness of the land has also to be maintained. To achieve this and with relation to the previous point the design of fences are of importance. Fences should never be higher than a certain height, typically about waist height, and fences should be kept in natural materials (i.e. wood). Fences must feature gates where footpaths cross pasture areas, to allow public access. Walls must be prohibited, as they would be an alien element in the landscape.

■ The existing hedges and wood-edges must be maintained and forest areas protected against extensive exploitation.

■ Plot size: Under a certain size farms must not be subdivided, as to maintain the plot structure characteristic to the landscape today.

Simon Protected Area

Groups involved:

- Building Types in Rural Area
- Rural Footpath
- Attractions in the area and tourism issues

conclusions on protected area



■ The typical farm house typologies of the area must be documented, and new buildings must in their size, proportion, material, positioning, orientation, colour etc. be based on the principles given by the historic buildings. Even architectural detailing should preferably be consistent with the local tradition. This documentation work has been started on our first workshop, but should be taken further to develop a pattern book as a basis for regulations and design rules of future buildings.

■ But most important of all is to limit the construction activity on the hillsides, and keep most development in the bottom of the valleys, as it is today, with a clear distinction between village and rural landscape. All construction (both in the hillsides and in the bottom of the valleys) must be controlled by zoning defining different plot densities, minimum distances between buildings and maximum sizes of buildings. Also guides on how to place the buildings in the landscape should be developed, and rules for placing buildings in relation to roads and neighbouring buildings.

■ We would recommend that a management plan for the grasslands be developed and agreed with local farmers and landowners. For instance the Grassland trust is a UK Charity active in Romania that specializes in this. They are already working with ADEPT in Transylvania, in close cooperation with farmers, local communities, local councils, the regional agricultural consultancy (ANCA) and environmental institutions and universities. A management plan will ensure that the biodiversity and the character of the landscape are preserved.

Wild life corridor:

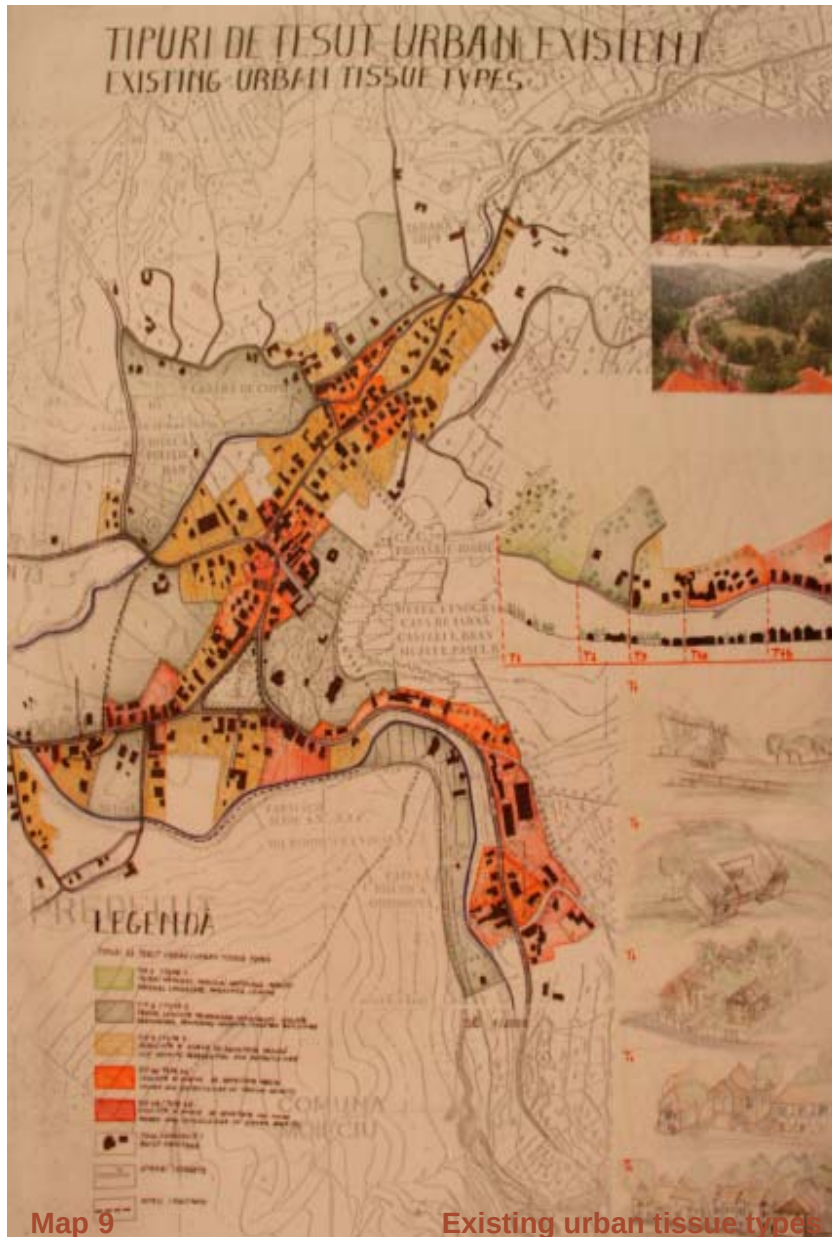
■ The urban structure of Bran lies in the intersection of large natural areas. A study should be commissioned to identify the existing wildlife corridors, i.e. the tracks animals are using to get from one area to the other. These corridors should then be protected in the general master plan, to ensure animal mobility.

Studies for Bran Master Plan

Groups involved:

- Typology of houses in Urban Area
- Urban Footpath
- Survey Group

existing urban tissue types



The INTBAU team also made some preliminary studies for the Bran Master Plan. First, we have studied the different types of urban tissue because for each type there are certain urban rules that should be applied. The map shows the four main types of urban tissues that we have identified, from open landscape on the hills to high density urban zones in Bran centre.

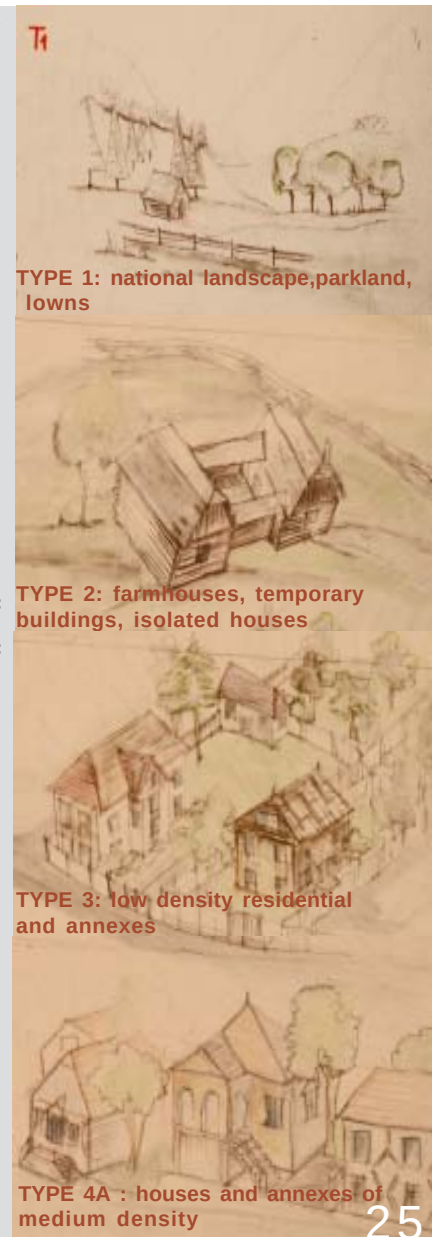
For each of them we have identified typical building typologies, plot sizes and relationship to road and landscape. The zoning map shows where the typical tissues are found, and can serve as a guide for what new development would be appropriate in the different areas of Bran. Thus the homogeneity and character of Bran can be strengthened rather than eroded by hazard buildings and irrelevant architecture. A set of codes based on a transect analysis will provide rules for such a development.

LEGEND

Map 9: urban tissue types

- TYPE 1: national landscape, parkland, lowlands
- TYPE 2: farmhouses, temporary buildings, isolated houses
- TYPE 3: low density residential and annexes
- TYPE 4A : houses and annexes of medium density
- TYPE 4B : houses and annexes of higher density

- built heritage
- streets
- paths

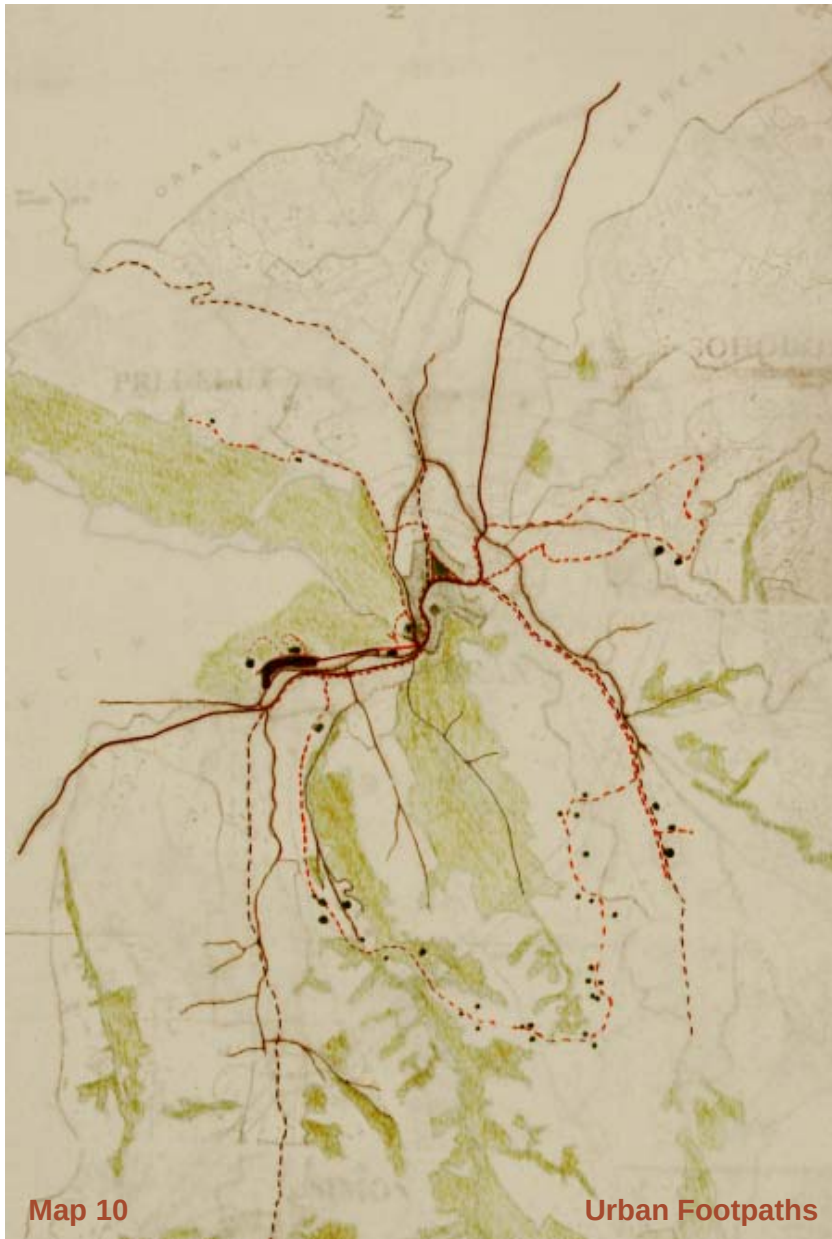


Studies for Bran Master Plan

Groups involved:

- Typology of houses in Urban Area
- Urban Footpath
- Survey Group

urban footpaths



Part of this research was the study of the urban roads network and the links with the roads or footpaths in the rural area.

The centre of Bran is passed by a national road which cannot be removed. This road besides bringing a high volume of traffic right in the centre of Bran also provides access for tourists most of whom pass by Bran just to see the Castle and who do not invest much in this community.

The lack of parking, of sidewalks and the conflict between people and cars make the centre of Bran extremely chaotic.

The pedestrian circulation has been given little priority. A network of pedestrian connections must be identified, which can be linked with rural footpaths.

LEGEND

Map 10

- forest area
- pasture, orchard, heymadows
- river
- europaean road
- village road
- footpaths
- touristic attractions



Studies for Bran Master Plan

Groups involved:

- Typology of houses in Urban Area
- Urban Footpath
- Survey Group

conclusions on urban area



urban houses from the end of XIX th century



■ There is a strong need to organise traffic in central Bran. Today it is a combination of thoroughfare, local and pedestrian traffic, combined with quite chaotic parking conditions. Especially the parking condition has to be solved, so that the sidewalks can be opened up and widened for pedestrians. The through traffic must be slowed down through the centre by different street design.

■ But also pedestrian circulation has to be looked upon. An improved network of pedestrian connections must be identified – and connected with the rural pedestrian routes surrounding Bran. Where pedestrian routes cross the road pedestrians must be given priority.

■ From some workshop members the possibility of a bypass road was mentioned, to reduce the through traffic. But the construction of a new road will have a big impact not only on the natural and cultural values of Bran, but also on how the town itself will function – with less traffic in the centre of Bran, less customers there will be for local businesses. So the decision on if and how to build a bypass road must be based on an in-depth analysis of possible consequences, itself a topic for an independent study. This report will thus make no recommendations on whether a bypass road is a good solution or not.

■ As in the landscape protection areas, also construction in the urban areas of Bran should be based on a clear set of rules regarding building size, proportion, material, positioning, orientation, colour etc. These rules should be based on the existing building typologies, to be registered and defined in a set of codes and a pattern book. This documentation work has been started on our first workshop, but should be taken further to and

Studies for Bran Master Plan

Groups involved:

- Typology of houses in Urban Area
- Urban Footpath
- Survey Group

conclusions on urban area

develop a detailed transect and a pattern book as a basis for regulations and design rules of future buildings. Different parts of the town feature different building typologies and densities, and these typologies and densities should also be reflected in new construction. Thus the homogeneity and character can be strengthened while at the same time allowing room for the need for future development.

■ Most construction in Bran should be directed to the urban areas, as to leave the surrounding landscape as unspoilt as possible.

■ When it comes to the urban areas of Bran, there are many more issues of importance than the few listed above. Our last workshop was not of the right scope to identify all issues relevant to the urban areas of Bran (and it was not intended to do so).

■ We would like to propose to organize a full Charette specifically aiming at the economical and social development of the urban areas of Bran. For this we would like to include local authorities, local citizens, representatives from the tourist industry, architects, architecture students and other relevant professionals to develop a strategy for the future of urban Bran.

■ On this basis realistic urban boundaries for the foreseeable future must be established, so that there will be a clear distinction between urban and rural areas and so that the individual villages in the Bran area can be clearly identified.



Activities planned for 2006

Future INTBAU Romania Activities

INTBAU started its work in Romania over three years ago with a workshop in Laslea, a Saxon village in Transylvania. Since then we developed a network of Romanian members formed of architects, students, academics and general supporters. We run a number of projects, particularly in Laslea, as this village is one of the poorest with the majority of its population being unemployed. INTBAU Romania hopes to prepare four events for 2006, the different projects being in various stages of planning:

Training Centre

Our work in Romania aims to help the local community in preserving and restoring the very specific features of the Saxon traditional architecture. We intend to open a Training Centre in one of the biggest Saxon houses of Laslea village. The house number 344 is being restored by [the Mihai Eminescu Trust](#), which has been operating in the area for a number of years. At the moment the two charities are involved in restoring one of the biggest houses of Laslea, located very centrally, and envisaged to host a Training and Information Centre.

The centre is intended to be used, free of charge, by all not for profit organisations set up in Romania or operating in Romania, which promote traditional architecture, eco-tourism and organic agriculture. The centre will be open to all those who would like to learn how to restore by traditional methods the Saxon buildings, welcoming trainees from Romania and abroad. The centre will be addressed in particular to the local people who lost their jobs as a result of the economic collapse of local factories. We hope that this initiative will contribute substantially to the revitalisation of the traditional skills, completely neglected under the communism.

Transylvania Drawing Tour

27 May – 3 June 2006

INTBAU is pleased to announce a one week walking tour in Transylvania with drawing instruction. The trip will focus on the so-called Saxon area around Sighisoara, and is designed both for foreign and Romanian tourists. It is coordinated by one of INTBAU members, Catalin Rata. He works for Cultural Travel & Tours Agency, which specializes in heritage programmes.

Martin Shortis of [The Prince's Drawing School](#) is donating his time to provide on-demand drawing instruction to tour participants. Starting in 1987 following study at the Ruskin School of Drawing and the Royal Academy Schools, Martin Shortis worked for

Activities planned for 2006

several years on large commissioned drawings of complex scenes drawn from life. Since 1992 Martin has taught drawing and painting from observation first at the Prince of Wales's Institute of Architecture and since 2001 with The Prince's Drawing School in Shoreditch.

The aim of the trip is to provide visitors with a cultural insight into Romanian traditions, while presenting them contemporary Romania and the daily life in the Saxon villages. It will include the following villages: Biertan, Richis, Copsa Mare, Noul Sasesc, Rondola, Laslea, Malancrav, Floresti, Cris, Stejareni and Saes.

The tour is self financed, so the cost to participate is €299 for Romanian citizens and €499 for all other participants. This includes transport from Budapest or Bucharest, local transport, entrance fees, accommodation and full board (including picnic lunches).

For more information on the drawing tour, please visit <http://www.intbau.org/Transylvaniadrawing.htm>

Laslea Building Workshop

Summer 2006 INTBAU Romania intends to organize a two week building workshop in Laslea in Transylvania. The workshop will be open for students and professionals from Romania and abroad.

The main activities of the workshop will focus on the ongoing restoration of house 344 in Laslea. We will use that house as a case study to do some practical construction exercises in lime based masonry, rendering and timber construction, during which we will particularly focus on the production and application of traditional lime mortar. This will be supplemented with the production of a pattern book of Laslea and nearby villages, as well as some walking tours in the surrounding landscape.

Bran Town Planning Workshop

As a follow-up to the workshop described in this report, INTBAU Romania intends to organize a town planning workshop summer 2006 in Bran. As the 2005 workshop focused primarily on the rural surroundings of Bran, the 2006 workshop intends to look more closely at the urban situation and development of the central area of the town. Issues to be raised will be conservation, historic background, traffic problems, local economic activity, etc., in order to help Bran to achieve a sustainable development.

Bucharest Workshop

Members of INTBAU Romania have been working on the idea of organizing a short workshop in Bucharest in 2006 or 2007, on conservation and development issues on vulnerable parts of the city.

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