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# ARHITEKTONSKI MODELI HOTELSKIH ZGRADA PRILAGODLJIVIH PROMJENJIVIM ZAHTEJVIMA U TURIZMU

DOKTORSKA DISERTACIJA [SAŽETAK]

## ARCHITECTURAL MODELS OF HOTEL BUILDINGS ADAPTABLE TO CHANGING REQUIREMENTS IN TOURISM

DOCTORAL DISSERTATION [SUMMARY]

The premise of the research is that hotel buildings are subjected to permanently changing requirements in tourism during their life cycle. Hotel as an architectural type is a spatial presentation of tourism. Tourism is an epiphenomenon of industrial society ruled by economic mechanisms that generate permanent changes. Hotel as an architectural type reflects the changes in tourism. The change of architectural type makes the existing hotel buildings obsolete, resulting in multiple adaptations. This research argues that adaptations of existing hotel buildings to permanently changing requirements in tourism during their life cycle is a latent characteristic of hotel as an architectural type. The pace of changes in society, and consequently in tourism, is accelerating at the beginning of the 21<sup>st</sup> century. The dissertation searches for the architectural models of hotel buildings adaptable to the changing requirements in tourism in order to increase their sustainability.

The changing requirements in tourism form indeterminate conditions. Therefore, the dissertation analyses general scientific and professional knowledge about adaptability in architecture. It extracts guidelines of adaptability applicable to hotel building from researches of Habraken, Brant and Slaughter as well as from determinants of the cyclical approach in building as part of sustainable building concept emerging at the end of the 20<sup>th</sup> century.

The dissertation analyses the quantitative and qualitative scope of adaptations of Croatian hotel buildings in the 20<sup>th</sup> century and at the beginning of the 21<sup>st</sup> century. The research confirmed the increase in number of highly rated hotels and hotel rooms and the shift of hotels categorized 3\* to the 4\* category within analysed period. The qualitative scope of adaptations was analysed through changes in spatial and technical standards in Croatian legislation for the double room as the basic building unit of a hotel. The research confirmed continuous increase of the minimum spatial standard for the same category over time without significant deviations in the equipment of the room in terms of space.

The reflection of previously observed changes was studied on twelve cases of hotel architecture built in the Adriatic area of Croatia at the end of the 19<sup>th</sup> century and during the 20<sup>th</sup> century. The data were analysed in three phases: phase 1 represents the original condition of the hotel, phase 2 represents the adaptations of the hotel done before the reconstruction in the 21<sup>st</sup> century and phase 3 represents the adaptations of the hotel done at the beginning of the 21<sup>st</sup> century. The changes in function, capacity and flow were analysed in all spatial-functional units of the hotel building (public space, accommodation space and service and administration space). The observed changes were classified according to the system of building layers: structure, envelope, services, partition walls and cladding.

The research confirmed that all types of changes take place in all spatial-functional units of the hotel in the hotel life cycle. The pace of change is slower in layers of structure and envelope and faster in layers of services, partitions and cladding. The layers of structure and envelope form the long-lived layers of the hotel building compared to the layers of services, partitions and cladding, which are short-lived.

The research extracted the characteristics of layers of hotel buildings and the relationships between them that allow adaptation to changing requirements in tourism to determine the indicators of adaptability and to derive models of hotel buildings adaptable to changing requirements in tourism.

The conclusion of the research is that adapting a hotel building to changing requirements in tourism is inevitable in its life cycle. Recognizing the repeated adaptation of hotels to changing requirements in tourism as characteristic of hotel as the architectural type is the first step towards more sustainable hotel building. Considering the entire life cycle of a hotel building within design process and anticipating the capacity to accept changes over time are preconditions for sustainable hotel building.

[Translated by NEDA MRINJEK KLISKA]

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■ Istraživanje očitava prilagodbu postojećih hotelskih zgrada trajno promjenjivim zahtjevima u turizmu tijekom životnog ciklusa kao latentno obilježje hotela kao arhitektonskog tipa. Rad istražuje modele kojima je moguće povećati prilagodljivost hotelskih zgrada promjenjivim zahtjevima u turizmu kroz studiju primjera hotela izgrađenih na jadranskom području Hrvatske krajem 19. i tijekom 20. stoljeća. Analizirane su prilagodbe provedene tijekom 20. i početkom 21. stoljeća u odnosu na izvorno stanje. Temeljem izlučenih obilježja koja su omogućila prilagodbu promjenjivim zahtjevima u turizmu određeni su pokazatelji prilagodljivosti te izvedeni modeli hotelskih zgrada prilagodljivih promjenjivim zahtjevima u turizmu.