

JOCHMANNOV MLIN

spregledan potencial mesta - overlooked potential of the city

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spregledan potencial mesta

PROSTORSKA PREVERBA UMESTITVE HOTELSKEGA KOMPLEKSA S SPREMLJEVALNIM PROGRAMOM V OBJEKT JOCHMANNOVEGA MLINA

faza projekta: idejna zasnova - IDZ
naročnik: Meridian Management d.o.o.

izdelovalec: PROJEKT d.d. Nova Gorica
datum: OKTOBER 2024

KRATEK OPIS PROJEKTA

Predmet tega projekta je gradnja novega mestnega hotela na območju starega Jochmannovega mlina, ki zajema prenovo obstoječe lupine mlinskega objekta, rušitev testeninke, rušitev stanovanjskega objekta ter izgradnjo nove hotelske stavbe s 70. sobami, restavracijo, wellnessom in podzemno garažo. Novogradnja z garažo je predvidena severno od obstoječega objekta (mlina) med obstoječim robom naselja in reko Hubelj, na pretežno ravnem terenu, ki ga trenutno zaseda parkirišče in stanovanjski objekt.

V sklopu projekta se izvedejo novi priključki objekta na GJI ter predstavitve nekaterih obstoječih vodov.

JOCHMANN MILL

overlooked potential of the city

SPATIAL VERIFICATION OF THE PLACEMENT OF A HOTEL COMPLEX WITH A FOLLOW-UP PROGRAM WITHIN THE JOCHMANN MILL

project phase: conceptual design (IDZ)
client: Meridian Management d.o.o.

author: PROJEKT d.d. Nova Gorica
date: OCTOBER 2024

BRIEF DESCRIPTION OF THE PROJECT

The subject of this project is the construction of a new city hotel in the area of the old Jochmann mill, which includes the renovation of the existing shell of the mill building, the demolition of the pasta building, the demolition of the residential building and the construction of a new hotel building with 70 rooms, a restaurant, a wellness center and an underground garage. A new building with a garage is planned to the north of the existing building (mill) between the existing edge of the settlement and the river Hubelj, on mostly flat terrain that is currently occupied by a parking lot and a residential building.

As part of the project, new connections of the building to city infrastructure and relocation of some existing lines will be carried out.

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RIMSKO OBZIDJE - Roman walls

REKA HUBELJ - Hubelj river

LAVRIČEV TRG - main square

PILONOVA GALERIJA - Pilon gallery
DVORANA PRVE SLOVENSKE VLADE
hall of the first slovenian government

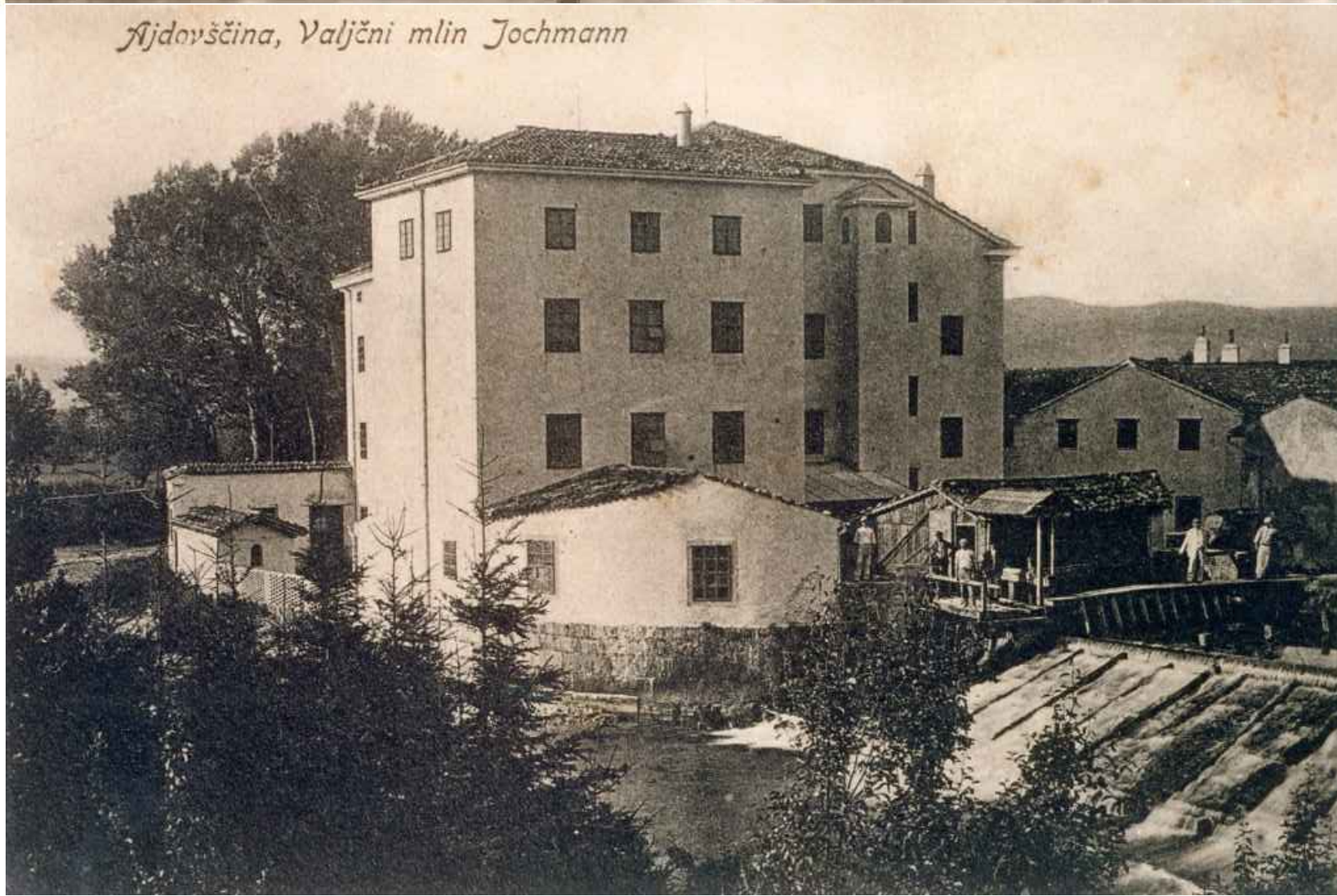
KNJIŽNICA - library

TRŽNICA - market place

PRIKAZ ŠIRŠEGA KONTEKSTA wider context



Ajdovščina, Valjčni mlin Jochmann



HISTORIČNE FOTOGRAFIJE
historical photographs

OBJEKT TESTENINKE NA SEVERNI STRANI
north side of pasta factory



GLAVNA FASADA MLINA NA JUŽNI STRANI
the main facade of the mill on the south side



VZHODNA FASADA PROTI REKI
eastern facade towards the river



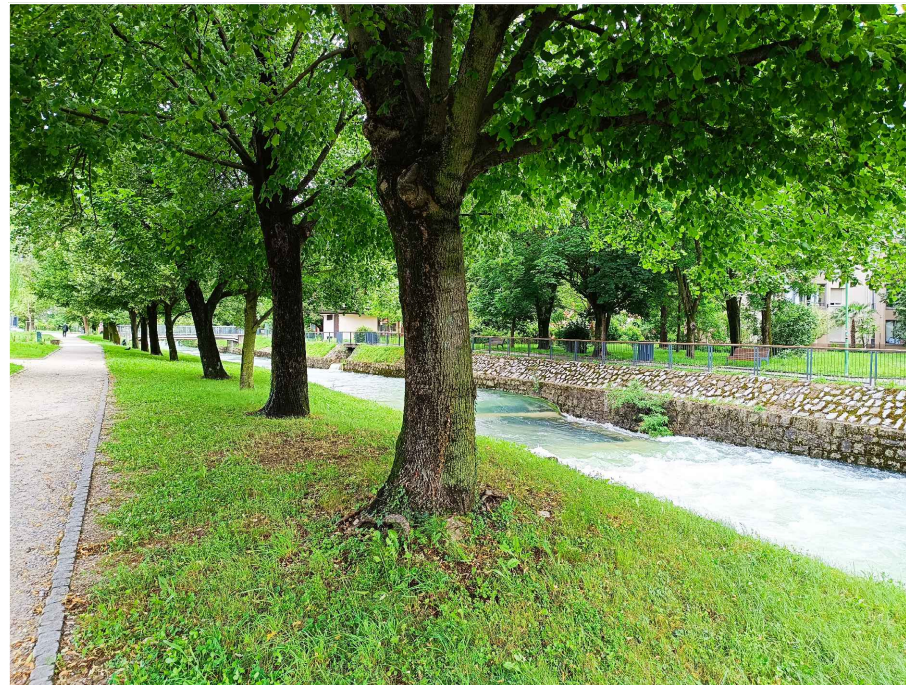
GRAJENE KVALITETE 'SPREGLEDANI POTENCIAL' NA SAMEM ROBU MESTNEGA JEDRA

Johmannov mlin je hiša s historičnim pomenom, ki predstavlja pomembno dominantno v mestnem prostoru. Predstavlja prostor kolektivnega spomina lokalnega prebivalstva. Lociran je na strateški poziciji za nadaljni razvoj mesta med robom starega jedra in reko Hubelj.

BUILT QUALITY 'OVERLOOKED POTENTIAL' ON THE VERY EDGE OF THE CITY CENTER

Johmann's mill is a building with historical significance, which represents an important dominant in the city area. It represents a space of collective memory of the local population. It is located in a strategic position for the further development of the city between the edge of the old town and the river Hubelj.

ZELENI PROSTOR OB REKI
green space by the river



ŽE VZPOSTAVLJENA POVEZAVA Z MESTNIM JEDROM
connection to the city center



PRAZNINA MED MESTOM IN REKO
gap between the city and the river



KRAJINSKE KVALITETE PROSTORA

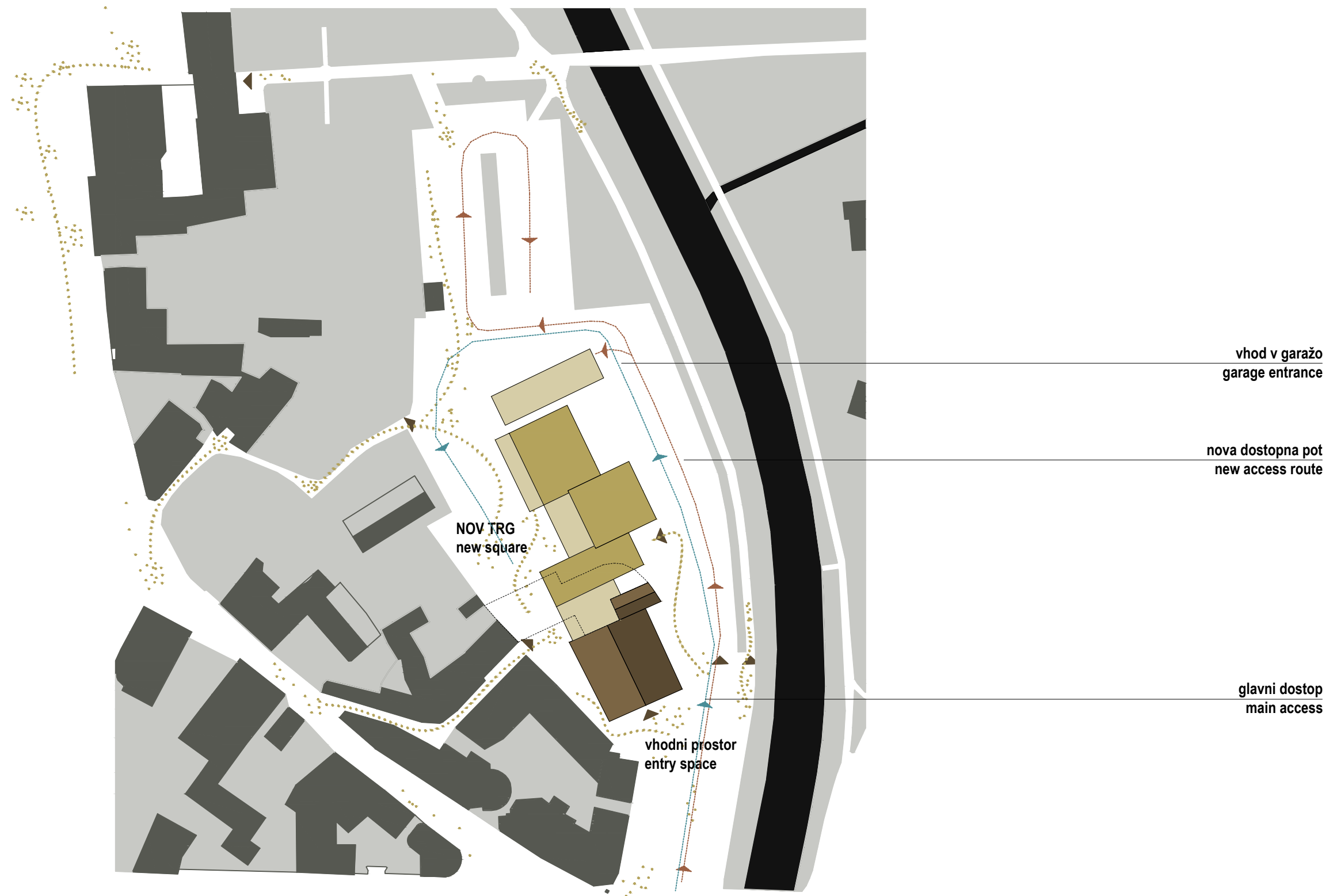
Ob reki Hubelj je že izvedena kvalitetna zelena poteza, ki predstavlja kvaliteten rekreacijski prostor mesta. Odprt - prazen - prostor med mestom in reko je dobro povezan z javnimi površinami mesta.

LANDSCAPE QUALITIES OF THE SPACE

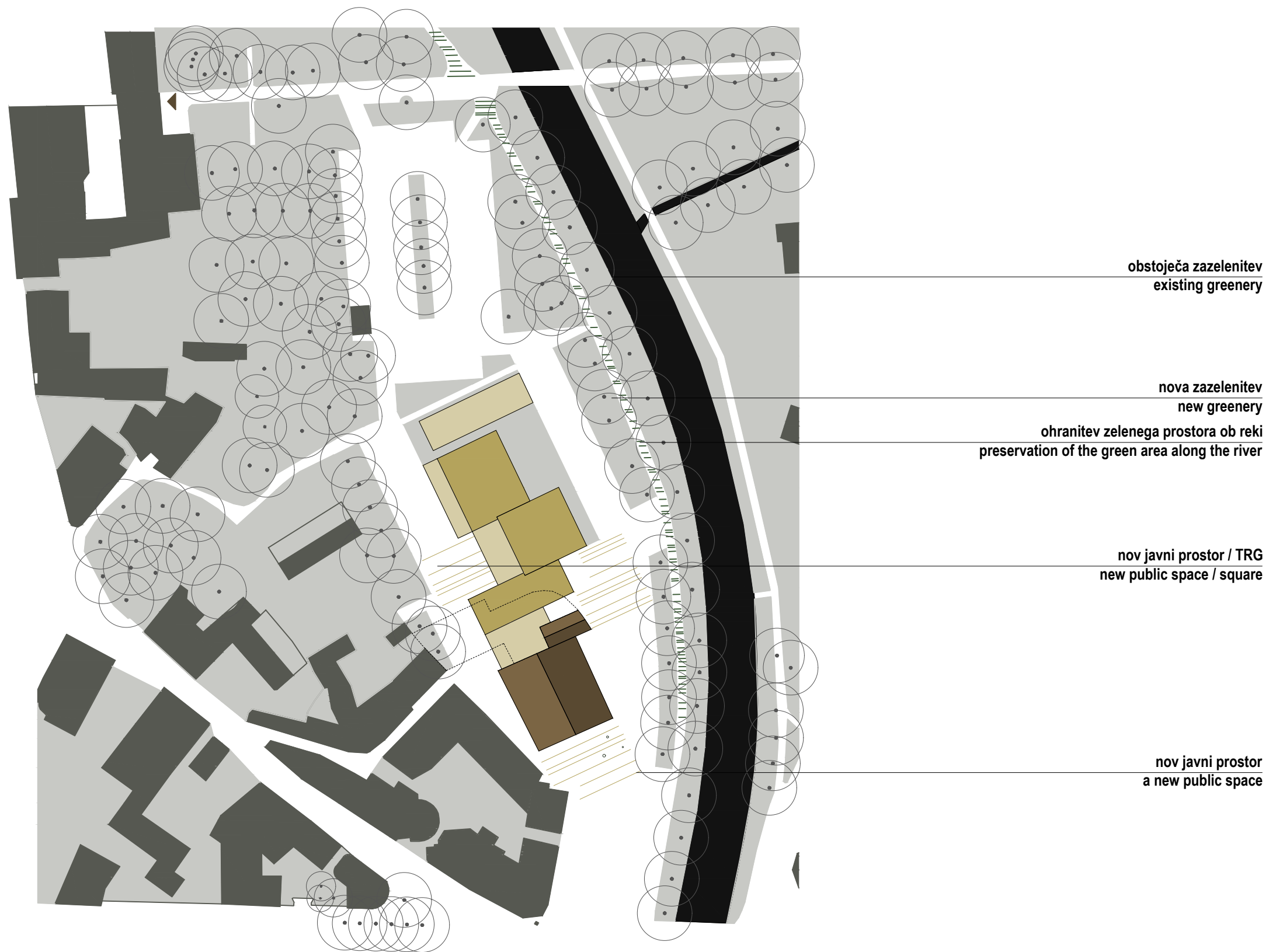
A high-quality green scheme has already been implemented along the Hubelj river, which represents a high-quality recreational area of the city. The open - empty - space between the city and the river is well connected to the public areas of the city.



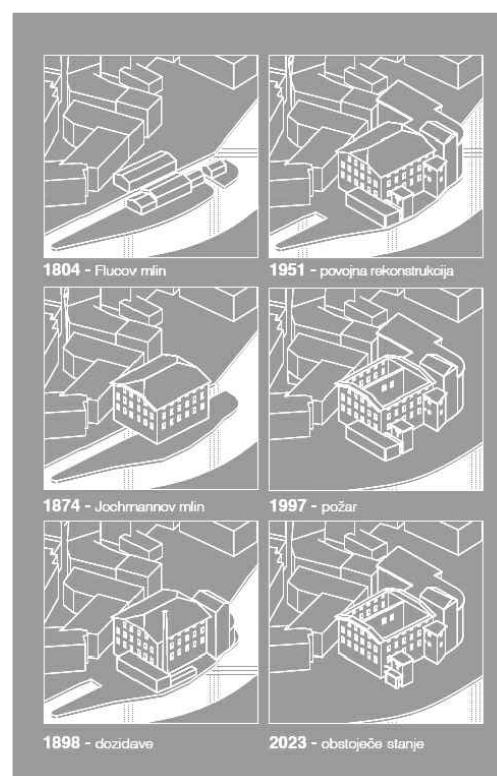
KONCEPT ODPRTEGA PROSTORA concept of open space



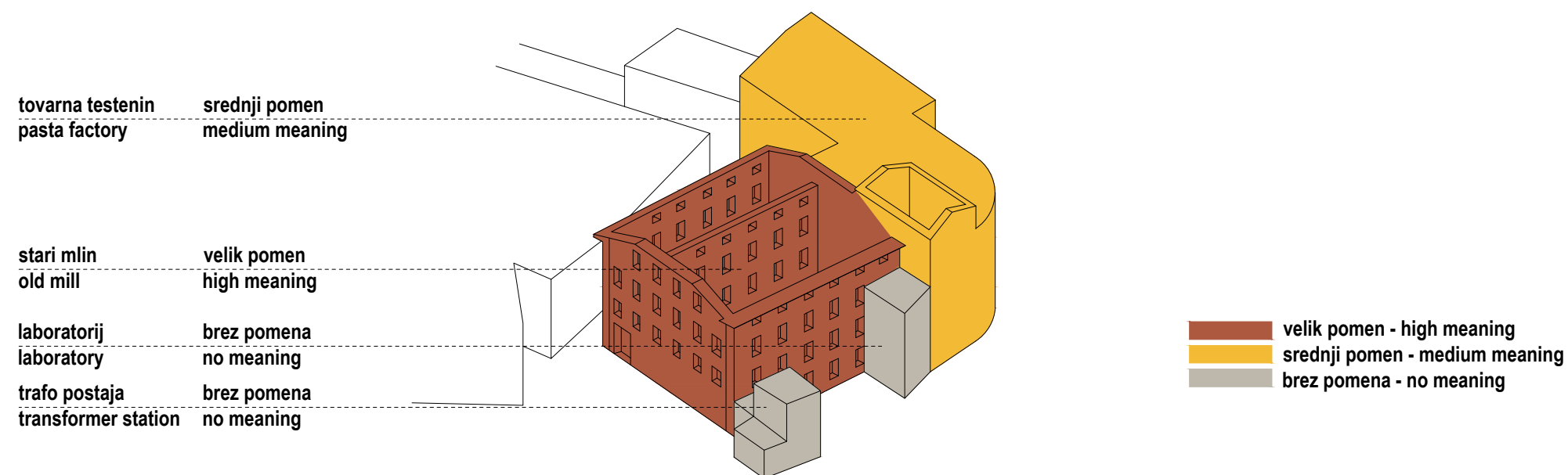
SHEMA POTI
path scheme



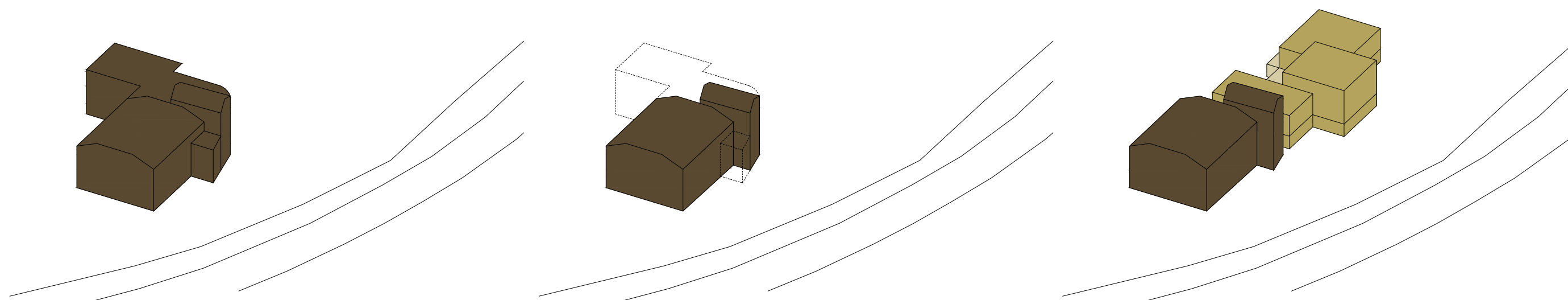
SHEMA JAVNEGA PROSTORA scheme of public space



SLIKA 1: zgodovinski razvoj mlina
IMAGE 1: historical development of the mill



SLIKA 2: prikaz stopenj kulturnega pomena mlinskega kompleksa
IMAGE 2: levels of cultural significance of the mill complex



OBSTOJEČE STANJE
existing state

RUŠITEV TOVARNE TESTENIN
demolition of the pasta factory

PRIZIDAVA
addition



PARKIRIŠČE, KI SE OHRANJA - parking lot that remains

OHRANJEN PROSTOR OB REKI
preserved area by the river

NOV HOTEL S SPREMLJEVALNIM PROGRAMOM
new hotel with accompanying program

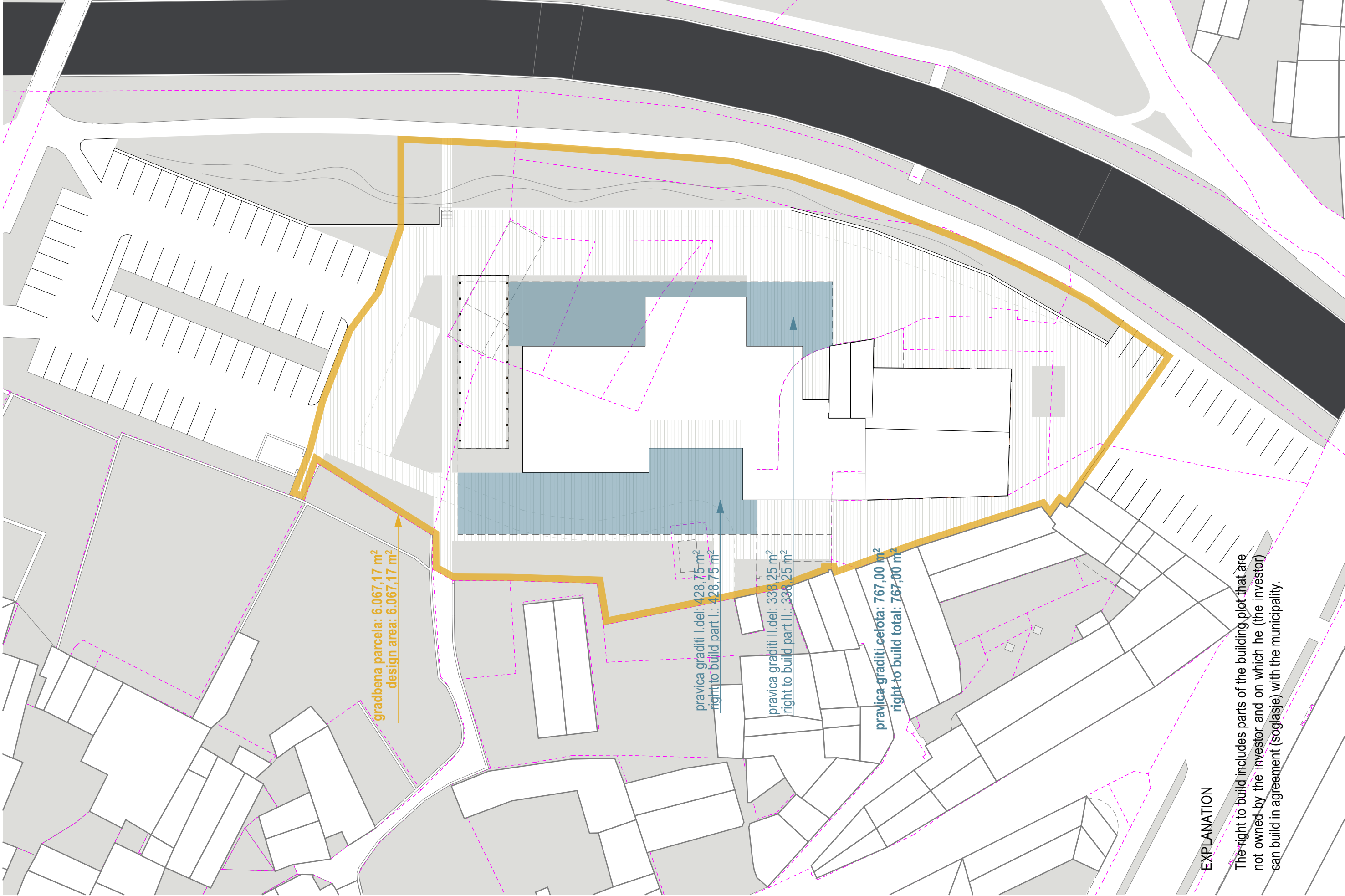
NOVI TRG Z VODNO FIGUTO IN ZELENJEM
new square with water feature and vegetation
SHARED SPACE

UMESTITEV NOVEGA OBJEKTA V PROSTOR placement of new building

**TEHNIČNI PRIKAZI IN
VIZUALIZACIJA**
building plans, site plans and
rendering







gradbena parcela: 6.067,17 m²
design area: 6.067,17 m²

pravica graditi I.del: 428,75 m²
right to build part I.: 428,75 m²

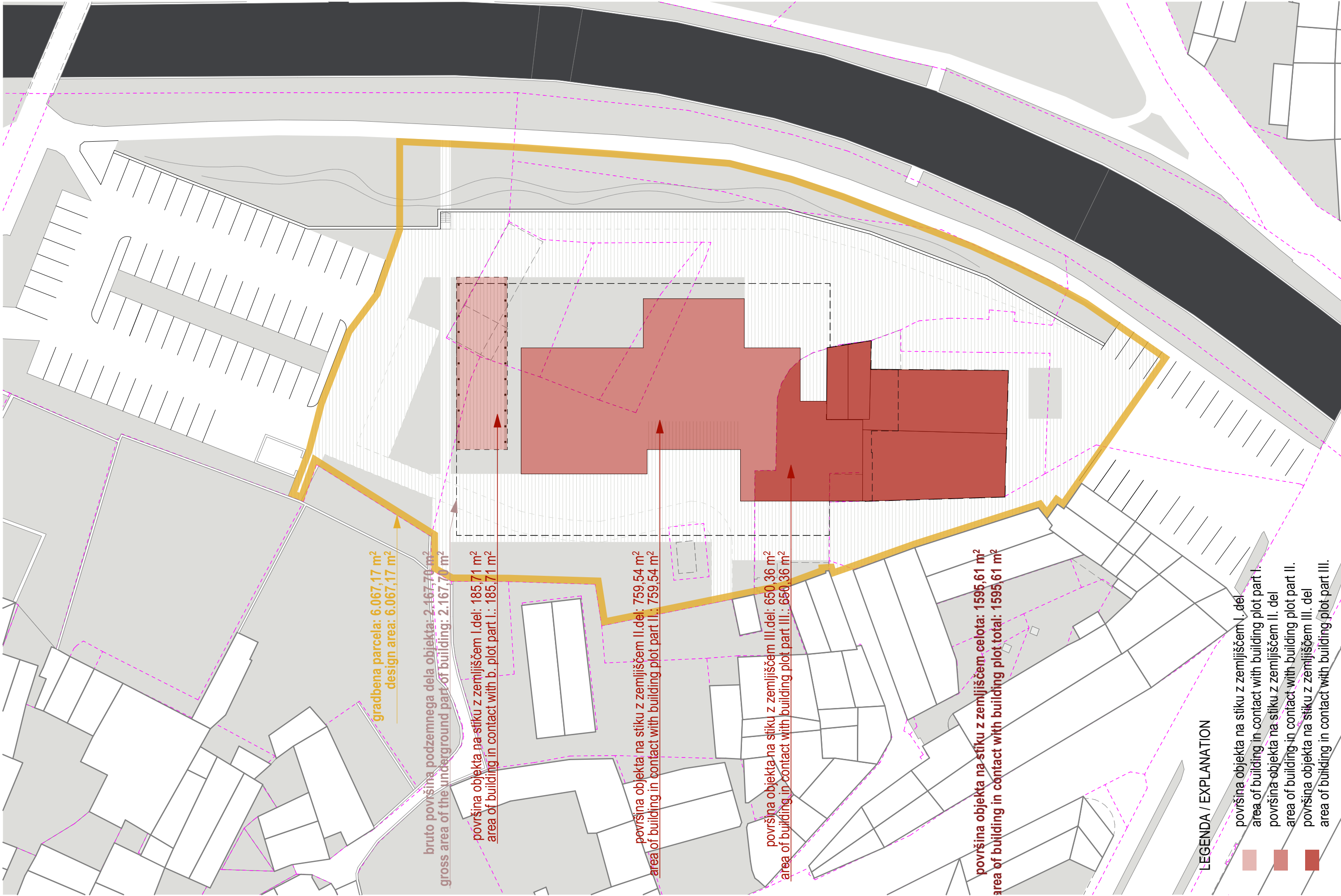
pravica graditi II.del: 338,25 m²
right to build part II.: 338,25 m²

pravica graditi celota: 767,00 m²
right to build total: 767,00 m²

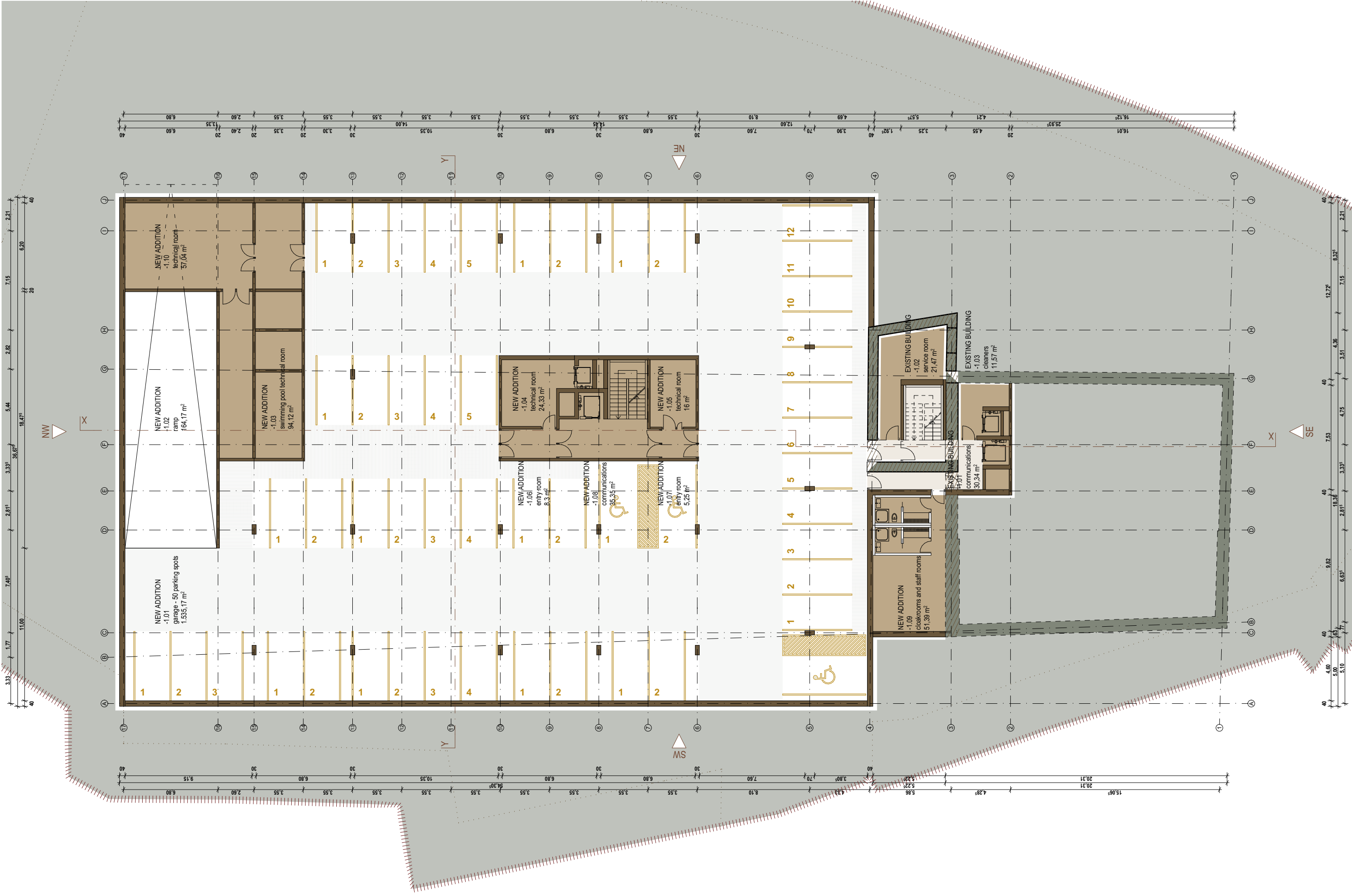
EXPLANATION

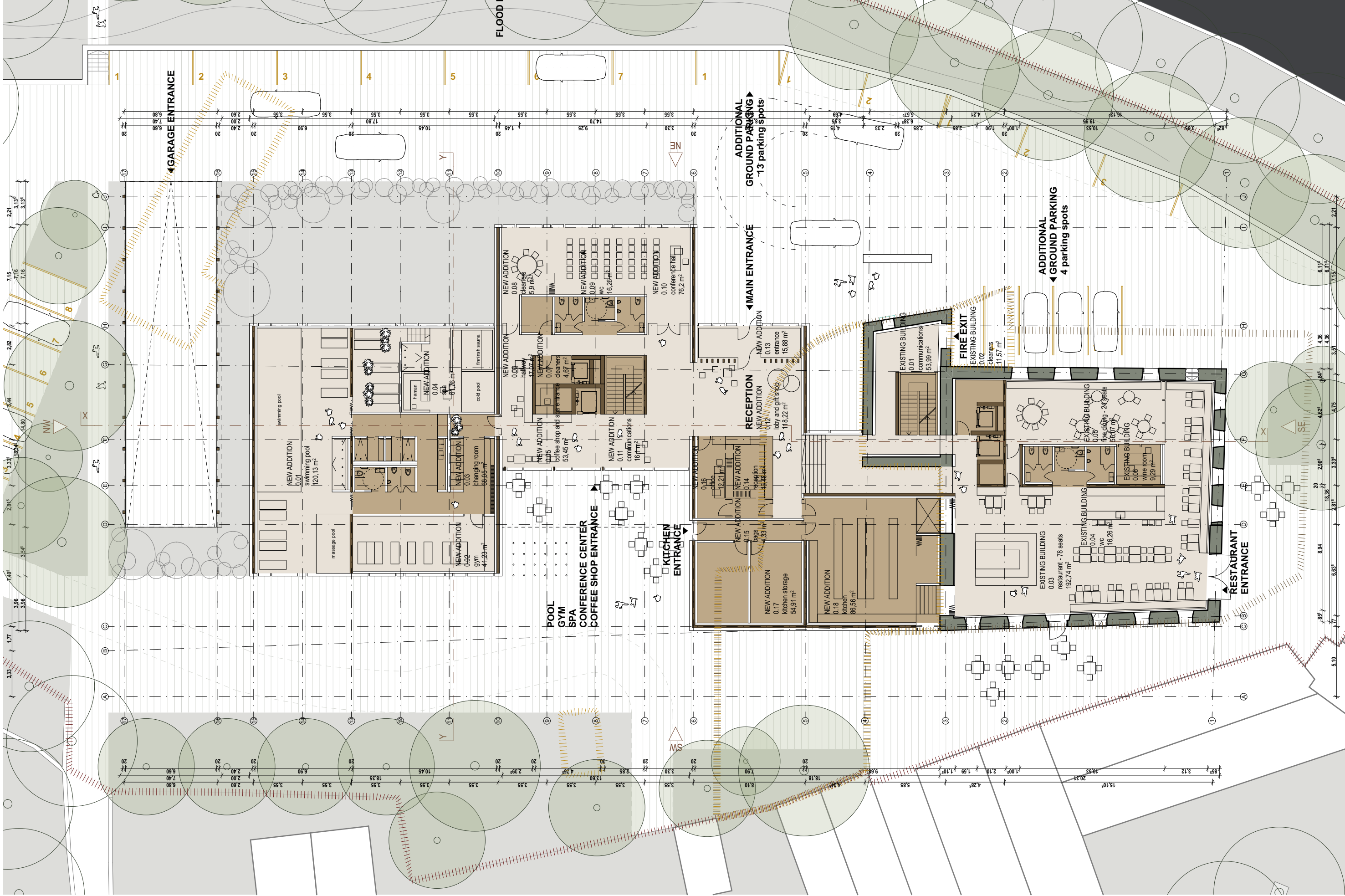
The right to build includes parts of the building plot that are not owned by the investor and on which he (the investor) can build in agreement (soglasje) with the municipality.



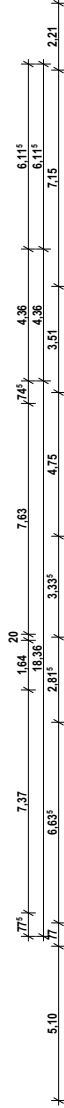
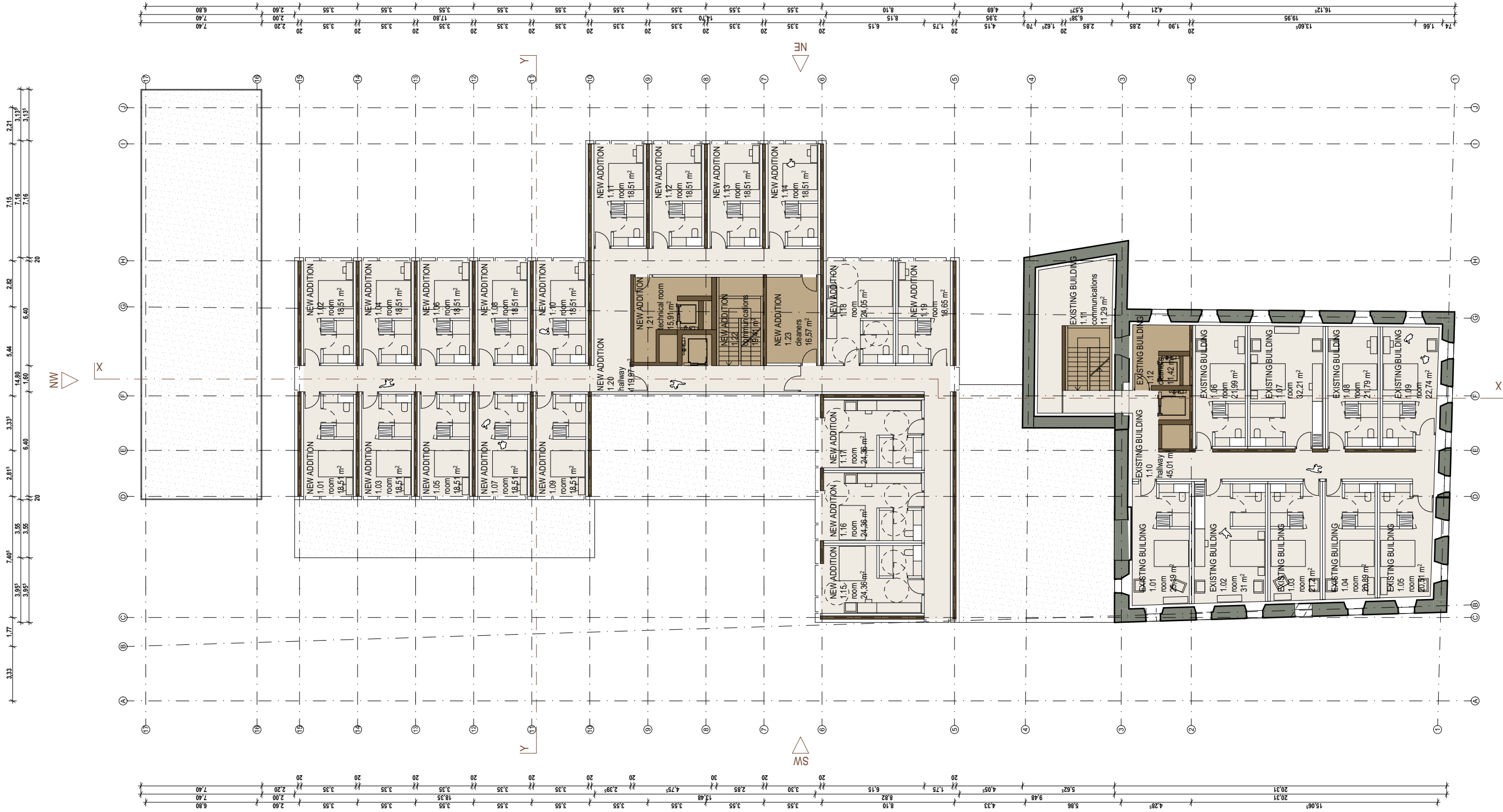


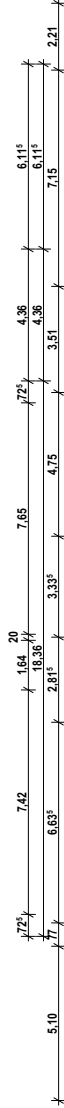
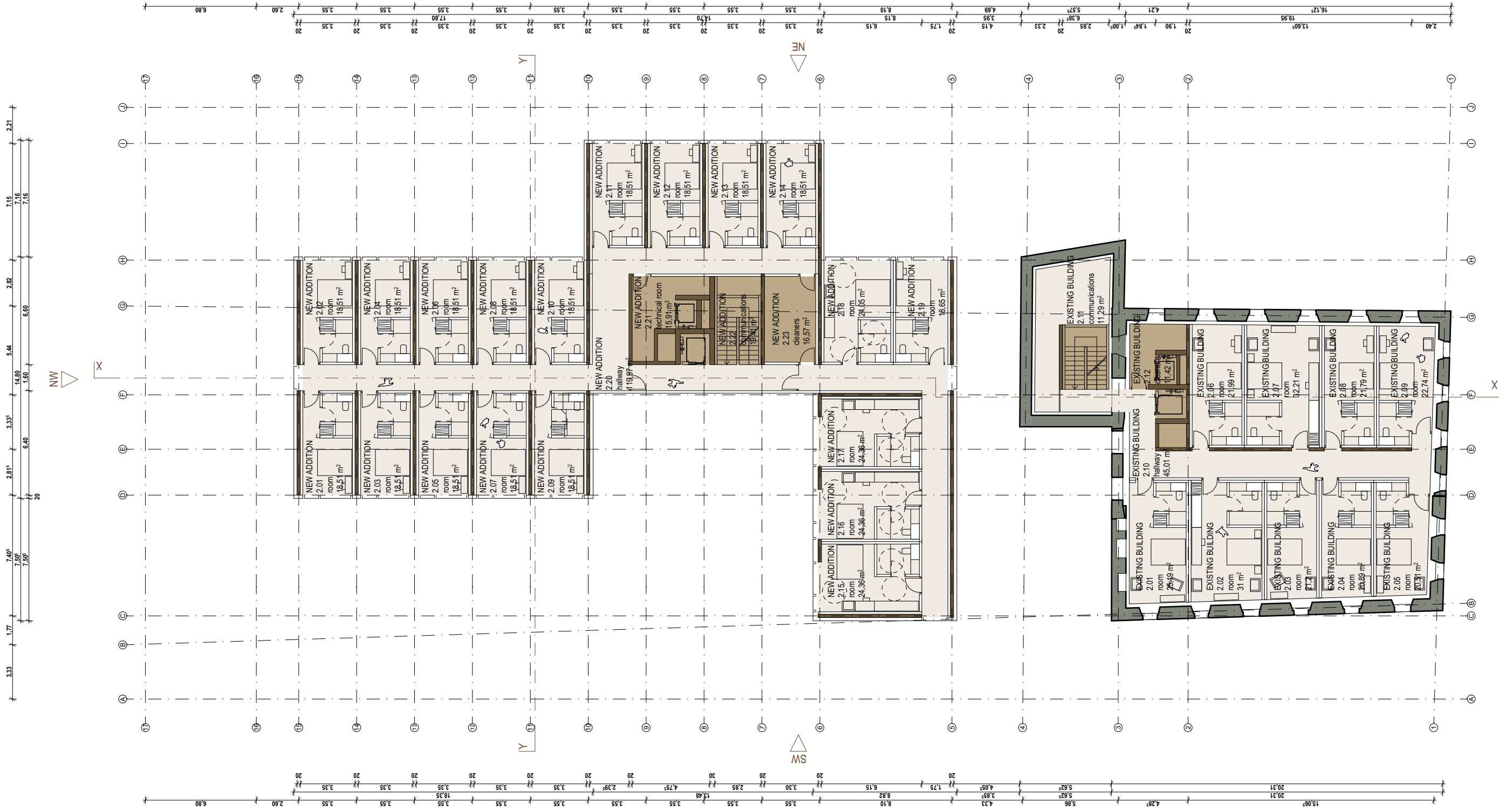


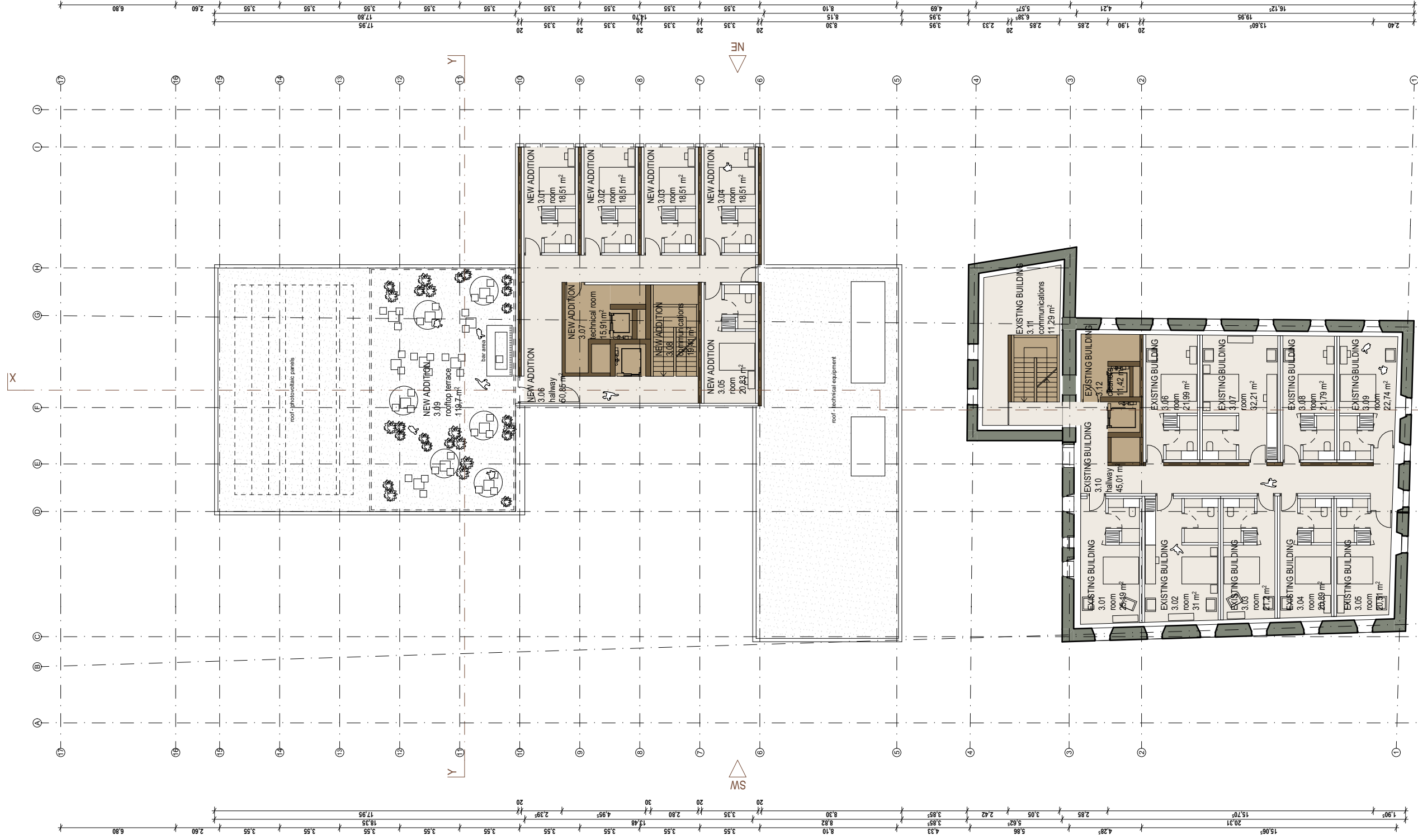




1









Nett area by floors

floor	room name	nett area (m2)	
T			
	existing	cleaners	11,57
	existing	communications	30,34
	existing	service room	21,47
	new addition	cloakrooms and staff rooms	51,39
	new addition	communications	35,35
	new addition	entry room	8,30
	new addition	entry room	5,25
	new addition	garage - 50 parking spots	1.535,17
	new addition	ramp	164,17
	new addition	swimming pool technical room	94,12
	new addition	technical room	57,04
	new addition	technical room	24,33
	new addition	technical room	16,00
			2.054,50 m²
P			
	existing	cleaners	11,57
	existing	communications	53,99
	existing	fine dining - 24 seats	56,07
	existing	restaurant - 78 seats	192,74
	existing	wc	16,26
	existing	wine room	9,29
	new addition	bags	4,33
	new addition	changing room	68,05
	new addition	cleaners	4,67
	new addition	cleaners	5,90
	new addition	coffee shop and spa entrance	53,45
	new addition	communications	16,10
	new addition	conference hall	76,20
	new addition	entrance	15,88
	new addition	gym	41,23
	new addition	hallway	17,07
	new addition	kitchen	86,56
	new addition	kitchen storage	54,91
	new addition	loby and gift shop	118,22
	new addition	office	12,21
	new addition	reception	15,48
	new addition	spa	61,76
	new addition	swimming pool	120,13
	new addition	wc	16,26
			1.128,33 m²

floor	room name	nett area (m2)	
N1			
	existing	cleaners	11,42
	existing	communications	11,29
	existing	hallway	45,01
	existing	room	25,19
	existing	room	31,00
	existing	room	21,20
	existing	room	20,89
	existing	room	32,21
	existing	room	21,79
	existing	room	21,99
	existing	room	20,51
	existing	room	22,74
	new addition	cleaners	16,57
	new addition	communications	19,41
	new addition	hallway	119,97
	new addition	room	18,51
	new addition	room	18,51
	new addition	room	18,51
	new addition	room	18,51
	new addition	room	24,36
	new addition	room	24,36
	new addition	room	24,05
	new addition	room	18,65
	new addition	room	18,51
	new addition	room	18,51
	new addition	room	18,51
	new addition	room	18,51
	new addition	room	18,51
	new addition	room	18,51
	new addition	room	18,51
	new addition	room	18,51
	new addition	room	18,51
	new addition	room	18,51
	new addition	room	18,51
	new addition	technical room	15,91
			832,02 m²

floor	room name	nett area (m2)
N2		
existing	cleaners	11,42
existing	communications	11,29
existing	hallway	45,01
existing	room	20,51
existing	room	21,99
existing	room	22,74
existing	room	21,79
existing	room	32,21
existing	room	25,19
existing	room	20,89
existing	room	21,20
existing	room	31,00
new addition	cleaners	16,57
new addition	communications	19,41
new addition	hallway	119,97
new addition	room	18,51
new addition	room	18,51
new addition	room	24,36
new addition	room	24,36
new addition	room	18,51
new addition	room	18,51
new addition	room	24,36
new addition	room	18,51
new addition	room	18,51
new addition	room	24,05
new addition	room	18,51
new addition	room	18,51
new addition	room	18,51
new addition	room	18,51
new addition	room	18,51
new addition	room	18,51
new addition	room	18,65
new addition	technical room	15,91
		832,02 m²
N3		
existing	cleaners	11,42
existing	communications	11,29
existing	hallway	45,01
existing	room	22,74
existing	room	32,21
existing	room	21,79
existing	room	21,20
existing	room	20,89
existing	room	21,99
existing	room	20,51
existing	room	25,19
existing	room	31,00
new addition	communications	19,41
new addition	hallway	50,85
new addition	rooftop terrace	119,70
new addition	room	18,51
new addition	room	18,51
new addition	room	18,51
new addition	room	18,51
new addition	room	20,83
new addition	technical room	15,91
		585,98 m²
		5.432,85 m²



northeast facade



southwest facade

