BATHHOUSE

Iron well - Bratislava

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Libretto

Location and goal

We are located in the forest of Iron Well in the Bratislava district Nové Mesto. The surrounding area is primarily a deciduous forest. There are currently 2 buffets on this plot which will be moved to south and a lake to the north of this plot. The terrain is unpretentious which is good in terms of accessibility.
The goal is to create a new typology of city spa in the heart of nature while preserving the biotope in the best possible quality and quantity. We want to provide guests with relaxing experience and reconnect city people with nature.

Architectural solution and design concept

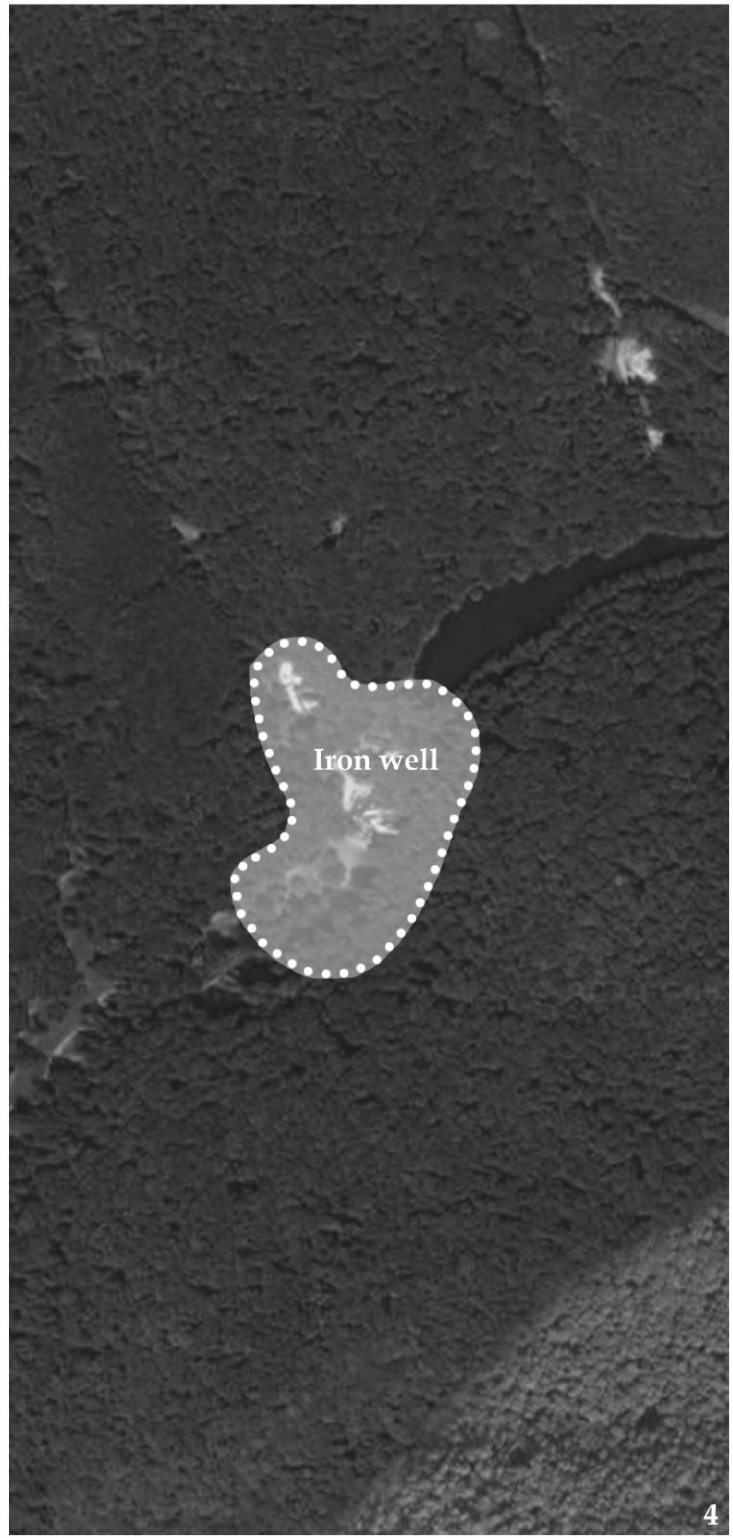
The areal consist of 2 objects: hotel and bathhouse. These two buildings are separated for easier division of long-stay and short-stay guests but are also connected via glass bridge on second floor for comfort of visitors that are staying in the hotel. In the middle of these two building park with pond is situated.
Through this park you enter the hotel lobby, right in front of you is reception and vertical communication, to the left there is dining room, dayroom, kitchen with storage with its own entrance for supply and to right are rooms which are also on second floor. There are 51 smaller rooms which are meant only for sleeping, all the free time is to be spent in the bathhouse or nature.
Bathhouse is creating an entry point to the areal. You enter it through the reception or the bike storage which can hold up to 80 bikes at a time and has and outside cleaning area. It also works as a bike rental. You continue through the locker rooms and then you decide if you want to use the pools on the first floor, massages or other procedures and saunas on second floor, or read with coffee or do yoga on the third floor.

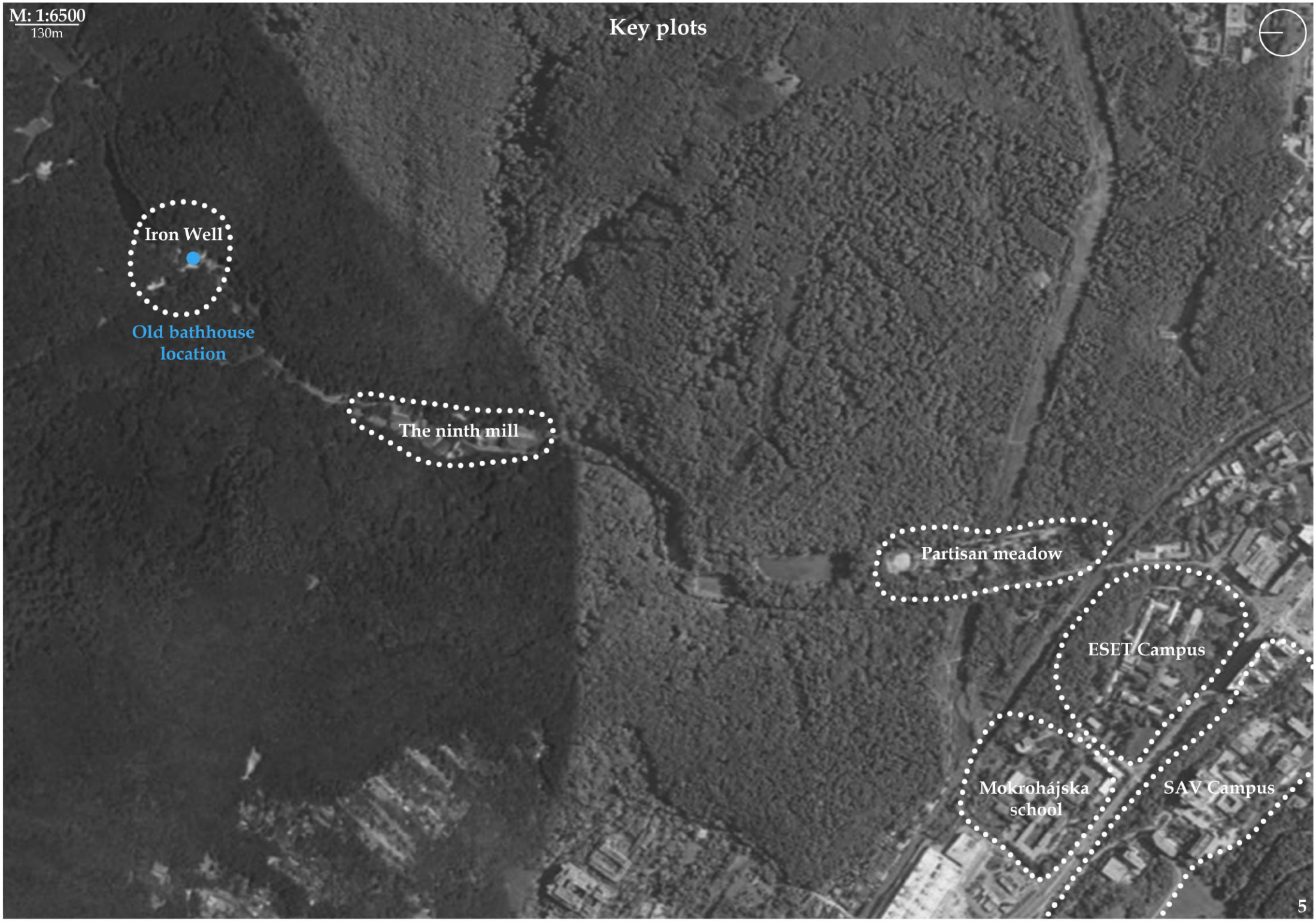
Material solution

The architectural expression of the building is designed with the idea of sustainability and minimal disruption to the natural environment in mind. The exterior is paneled with pale wood, which fits into the forest environment. This wooden paneling is complemented by contrasting black window frames. The bathhouse has a walkable green roof good for yoga or meditation. In the interior we are using white plaster, wood paneling and exposed concrete as well as lot of indoor plants.


Lithuania
Gdańsk
Poland
Berlin
Warsaw
Prague
Kraków
Lviv
Львів
Czechia
Slovakia
Vienna
Bratislava
Budapest
Austria
Hungary
Slovenia
Zagreb
Croatia
Belgrade
Београд
Bosnia and
Herzegovina
Serbia
Sarajevo
Montenegro
Kosovo
Podgorica
Подгорица
Sofia
София
Rome
North
Macedonia
Tirana
Albania
Greece

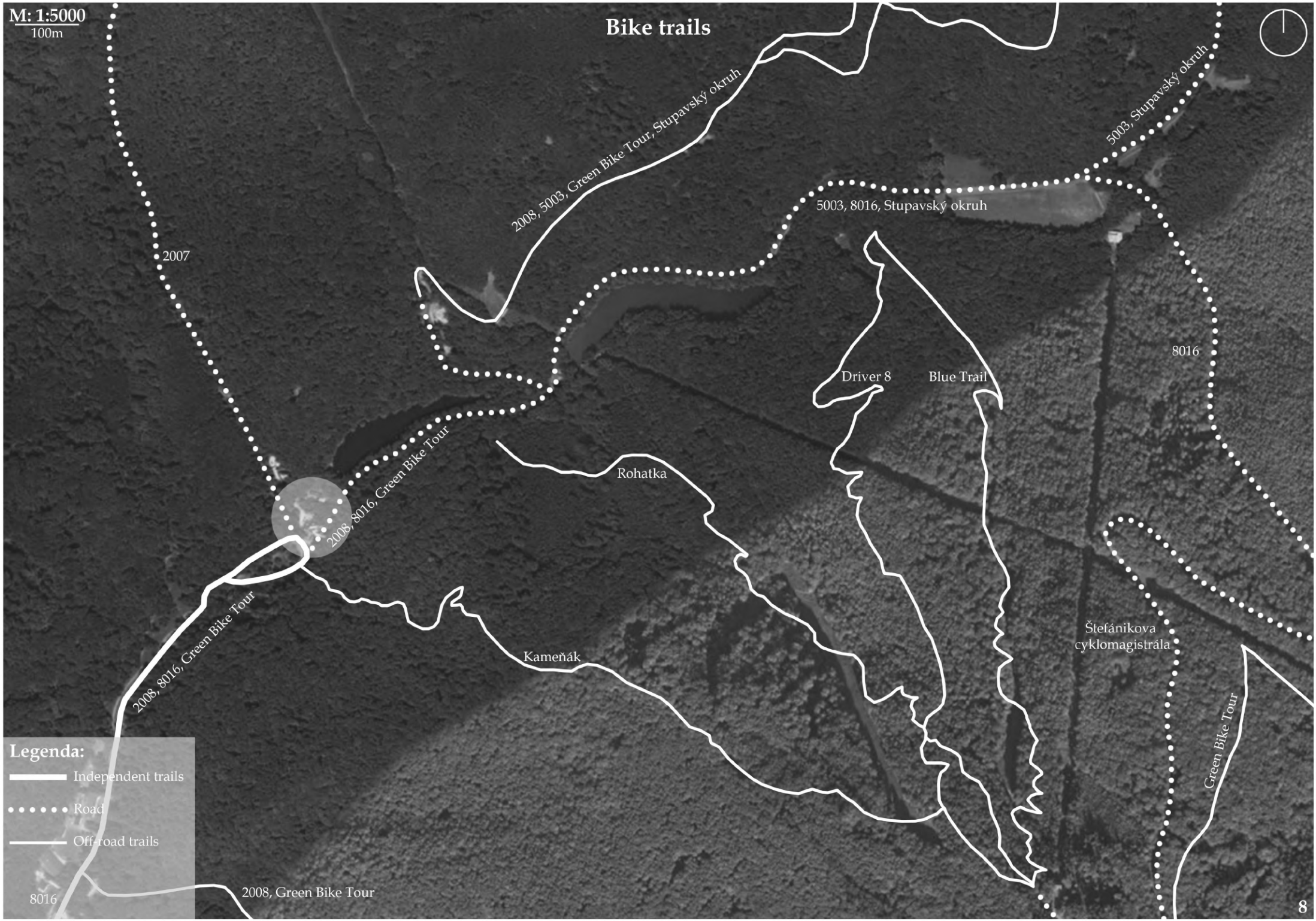

Location
Brno
Trenčí
Vienna
Bratislava
Wiener
Neustadt
Sopron
Győr
Szombathely
Veszprém
Zalaegerszeg

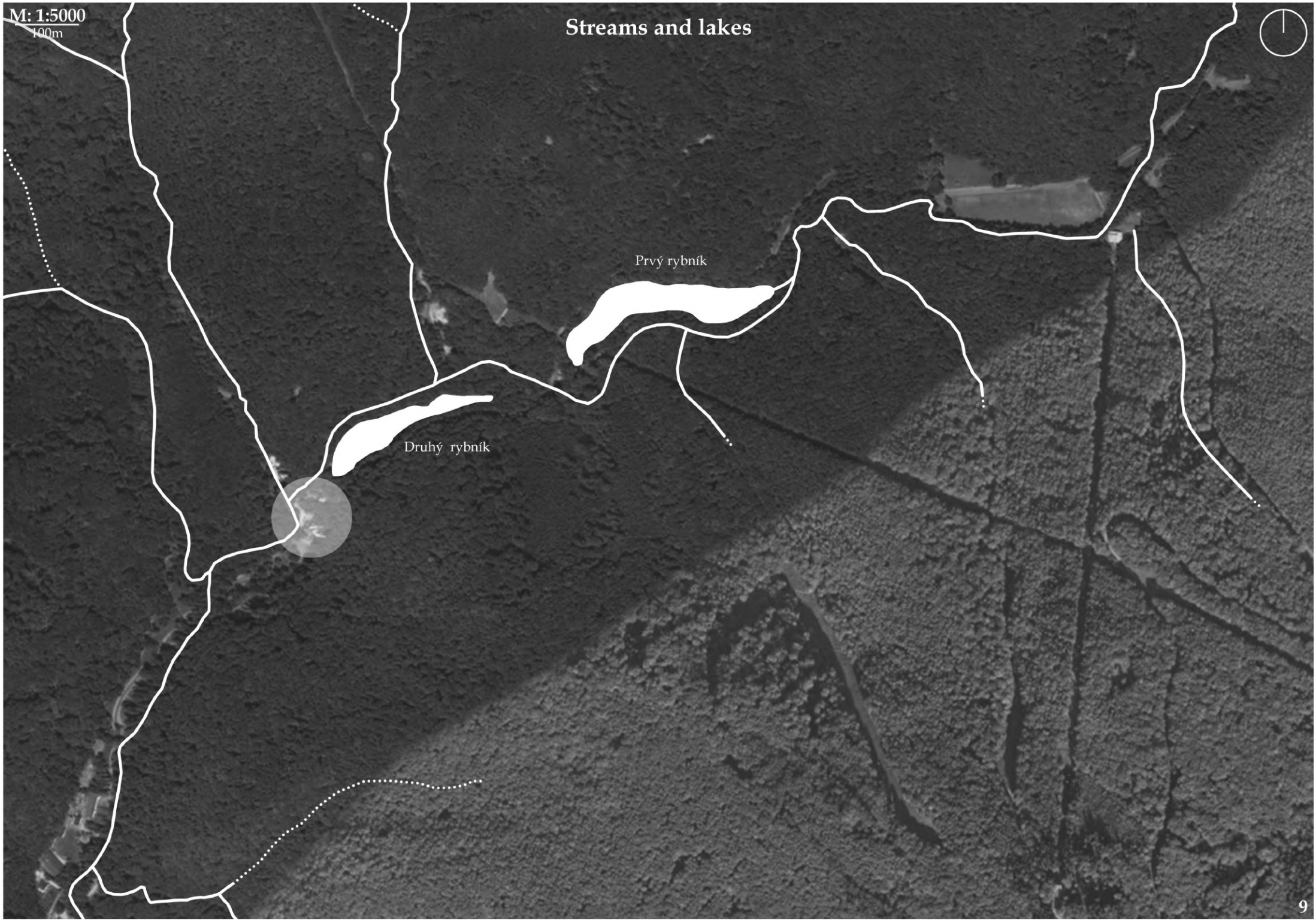

Iron well


M: 1:6500
130m
Key plots
Iron Well
Old bathhouse location
The ninth mill
Partisan meadow
ESET Campus
Mokrohájska school
SAV Campus
5


M: 1:6500
130m
Roads
Kačínska dolina
Cesta mládeže
Cesta na
Červený most
Lamačská cesta
Dúbravská cesta
Legenda:
Main roads
General roads
Dirt roads

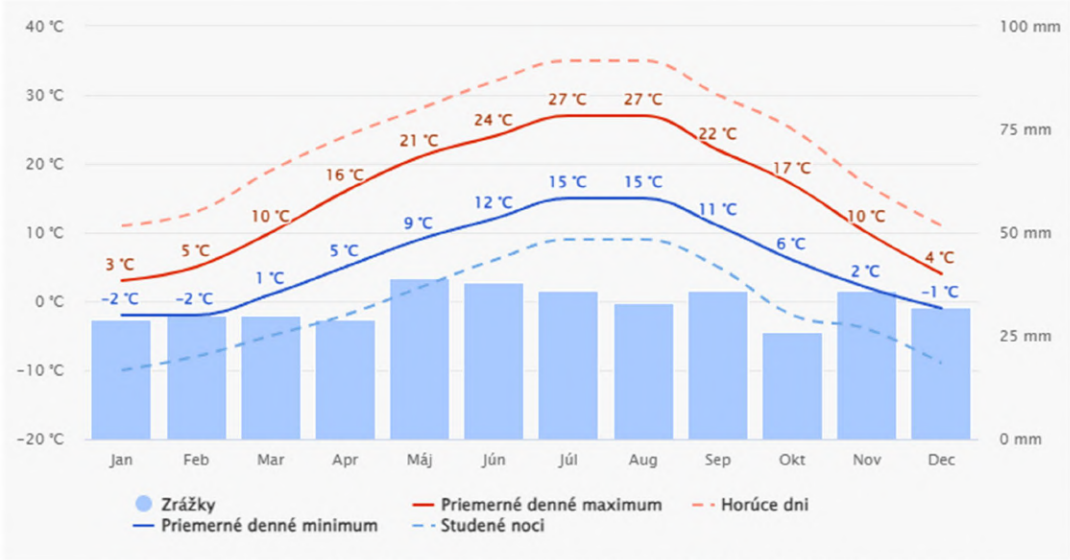

M: 1:6500
130m
Public transport
Bukva
Železná studnička
Deviaty mlyn
Klepáč
Partizánska lúka
Červený most
Bratislava Železná studienka
Mokrohájska
Dúbravská cesta
Legenda:
Bus line
Bus stop
Railway
Train stop


M: 1:5000
100m
Bike trails
2008, 5003, Green Bike Tour, Stupavský okruh
5003, Stupavský okruh
5003, 8016, Stupavský okruh
2007
8016
Driver 8
Blue Trail
2008, 8016, Green Bike Tour
Rohatka
2008, 8016, Green Bike Tour
Kameňák
Štefánikova
cyklomagistrála
Green Bike Tour
Legenda:
Independent trails
Road
Off-road trails
8016
2008, Green Bike Tour


M: 1:5000
100m
Streams and lakes
Prvý rybník
Druhý rybník

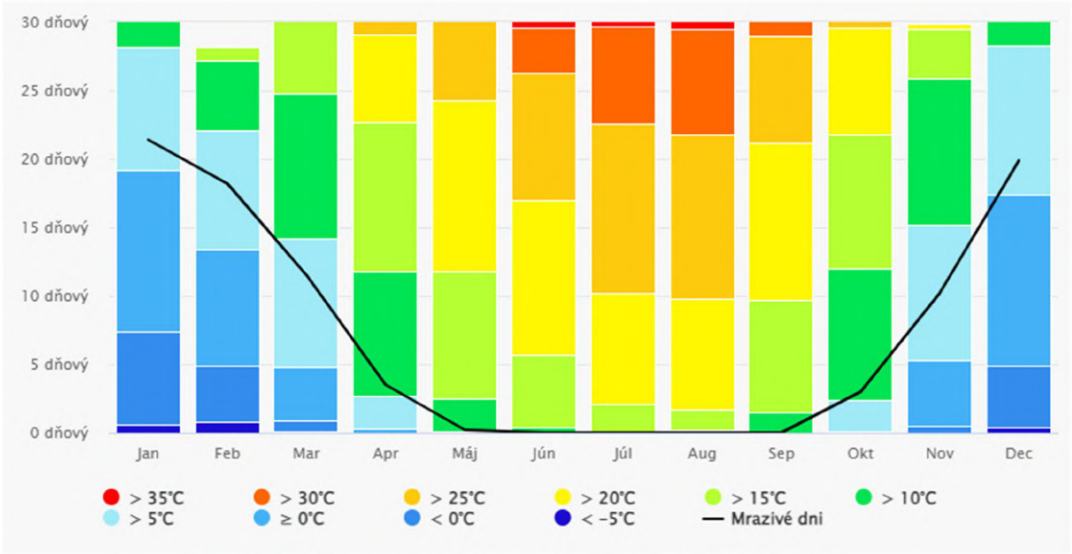
Weather conditions

Average temperatures and total precipitation



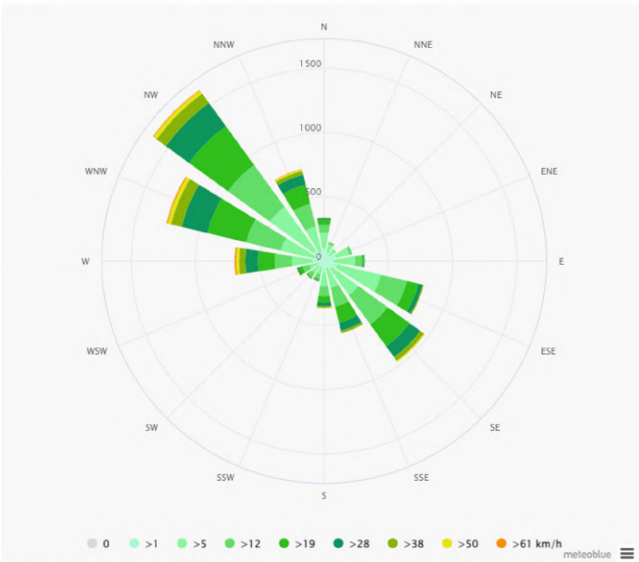
Average maximum and minimum temperatures and precipitation for individual months.

Highest temperatures



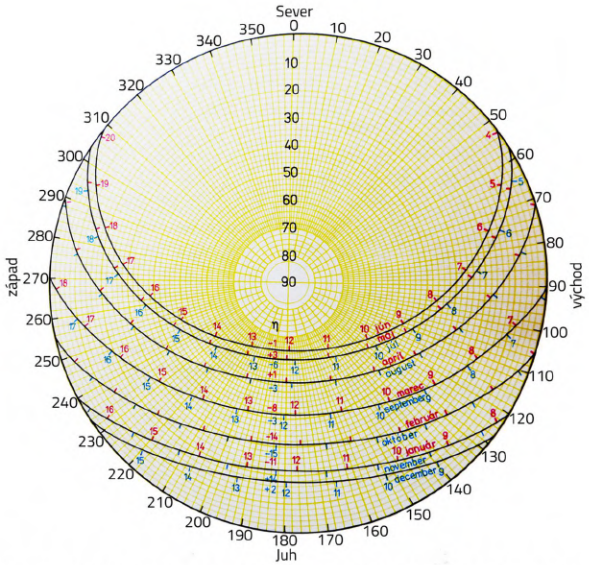
Number of days in certain temperatures, in individual months.

Wind rose



Northwester winds prevail at an average speed of 15 km/h and southeaster winds at an average speed of 10 km/h.

Movement of the sun



Sun trajectory, length of days and ideal cardinal direction.

Typical visitors

Long stay guests



Stay in hotel
Hotel dining room
Swimming pools
Sauna / joga / bike rental
All the program in free time
Healing
Can work from here
Room only for sleeping
Living here

Short stay guests



Access only to bathhouse
Cafe in the building
Swimming pools
Sauna
Just the most desired things
Relax
A break from the digital world
No need for room / only for a night or two
Just a stop

SWOT analysis

Strengths



Far from city center
Beautiful nature
History in bathhouses
Well known location
Quiet place
Good weather condition

Weaknesses



Weak public transport
No car transport
Bad road leading there

Opportunities



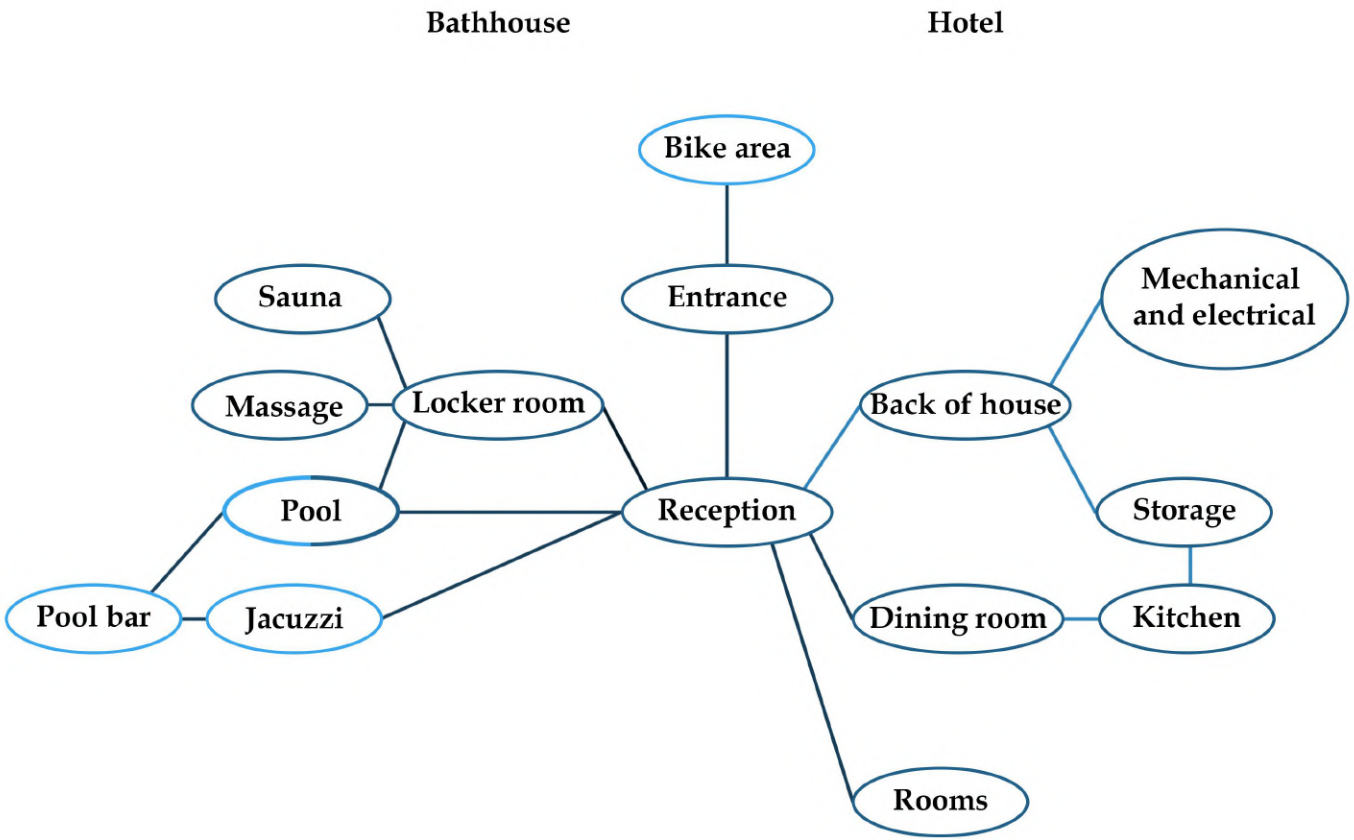
Lake
Long stay guests
Short stay guests (passing cyclists)
Create “turnus buses”

Threats

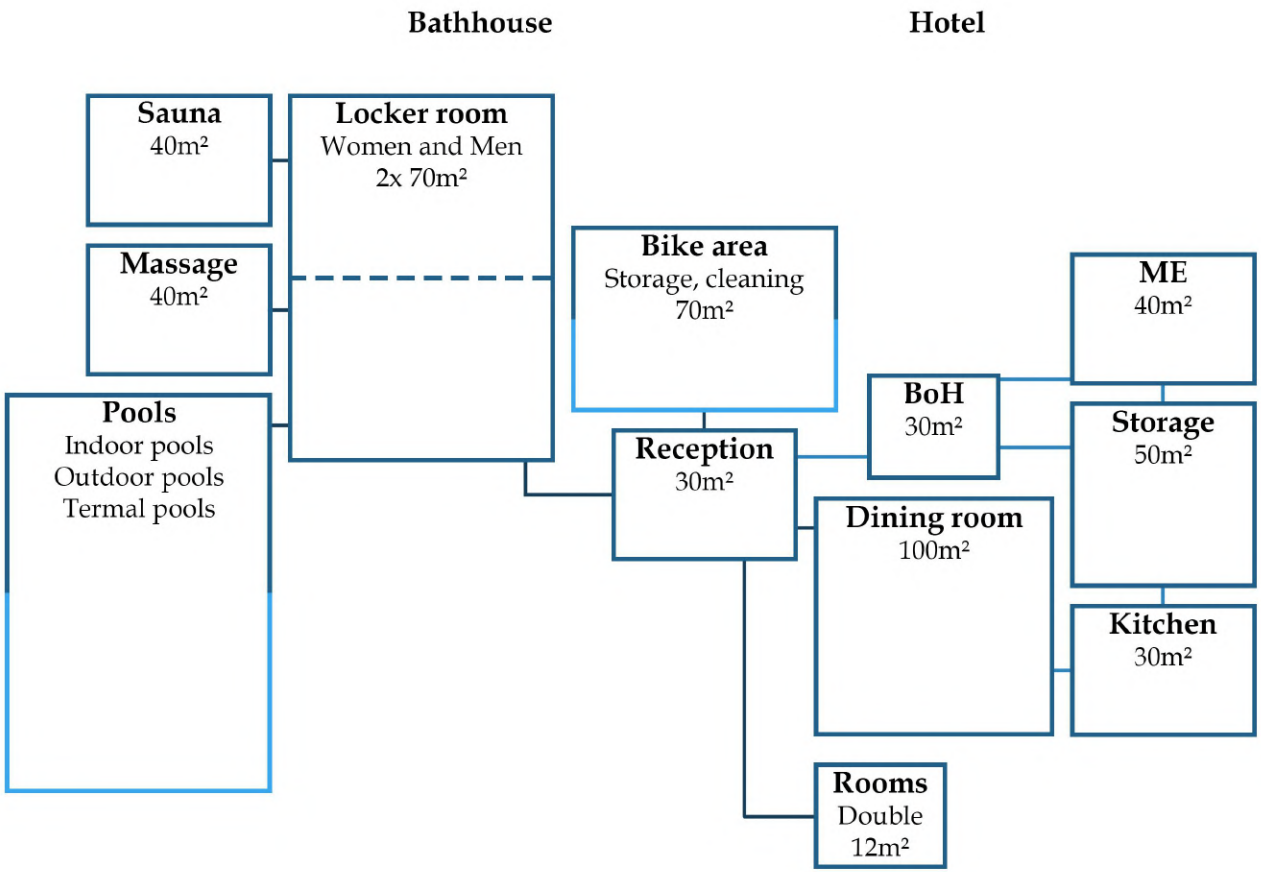


Protected location (forest)

Functions and operation



Function size



City spa

City people do not have time for long retreats in mountains and far from city. Therefore I would like to create a new concept of city spa. It is a spa not far from the city center yet in the middle of beautiful nature.

There are 2 options how and for how long to visit this resort:

1. Short stay guests
Are you tired after your hike or long bike ride? Then come in for massage, saunas or swimming pools and rest for a while. There is not need to book a room just enter the bathhouse and take your pick. You can park your bike in provided bike storage and rest.

2. Long stay guests
Simply book a room for week or so and enjoy your stay with all the program and services at your disposal. You can even go to work and after work you can com here, relax and use all the services. Then sleep and in the morning go to work again. Of course if you need to work some more there is a cafe where you can do so.

There is no need for big rooms because of the rich program and many services so guests will not spend any time in the rooms besides when they sleep.

M: 1:1000
20m

Why this plot?



The location of the former bathhouse

Many passers-by - free promo

Right next to the lake

Entry point

Unpretentious terrain - accessibility

No need to cut trees

Accessible for PT, bike and supply

Parcels owned by the city

Existing engineering networks

Forest and lake views

Possibility to move buffets below

Big plot


M: 1:500
10m
Composition V1
P
B
H + BH
Legenda:
Plot
Road
Buildings
Pools
Entrance
H Hotel
BH Bathhouse
B Bar
P Park
Hotel and bathhouse together in one building.
Creating a entry point to the whole location.
In the center of the areal are swimming pools and bar.
Park in the northeast of the plot near the lake.

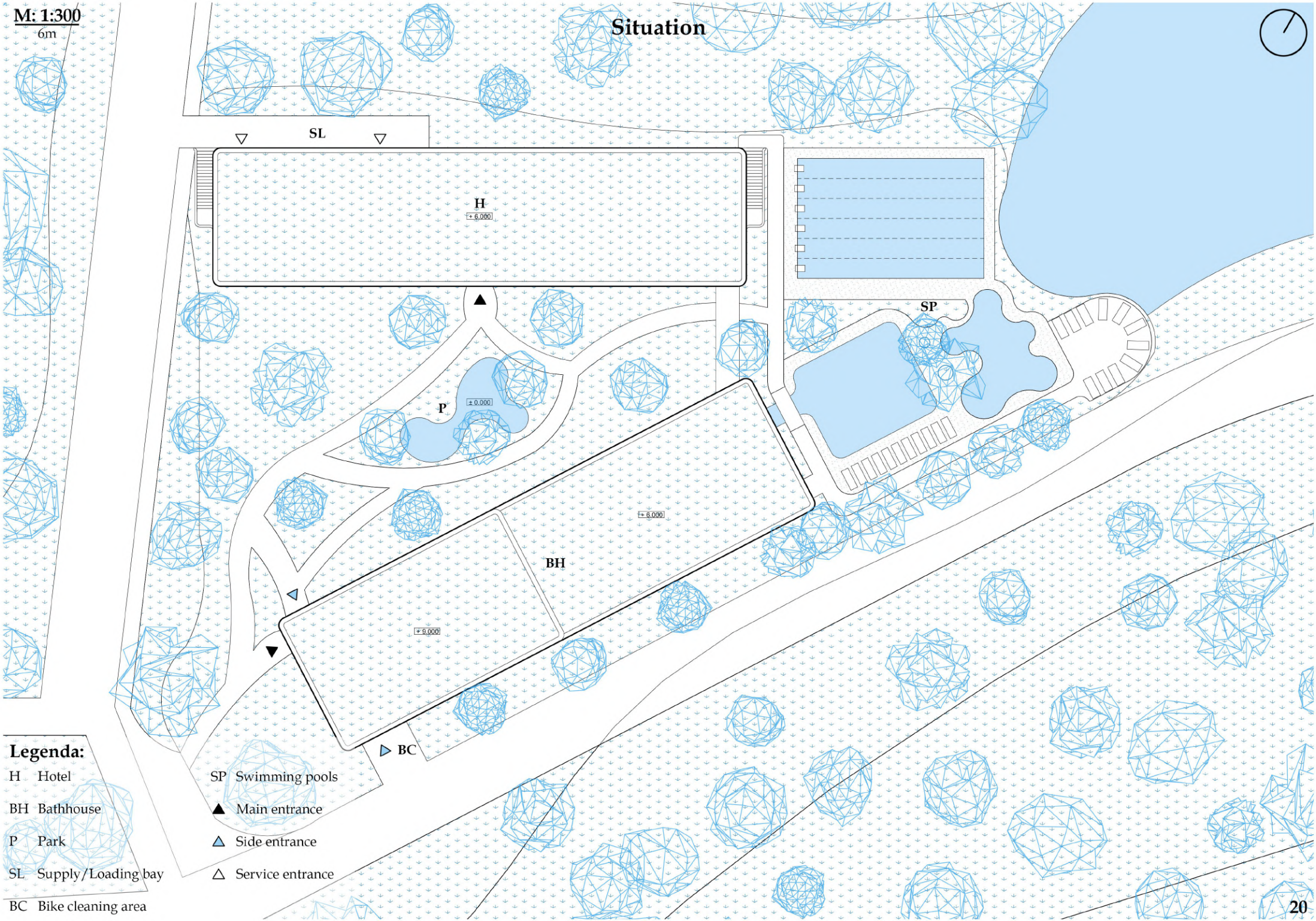

M: 1:500
10m
Composition V2
H
B
P
BH
Legenda:
Plot
Road
Buildings
Pools
Entrance
H Hotel
BH Bathhouse
B Bar
P Park
Hotel and bathhouse are separated for easier dividation between long staying and short staying guests.
Bathhouse is creating a entry point to the location.
On the northeast are swimming pools and bar.
In the center of the areal is park.



Legenda:

Plot	H	Hotel	Hotel and bathhouse are separated for easier dividation
Road	BH	Bathhouse	between long staying and short staying guests.
Buildings	B	Bar	Hotel is creating a entry point to the location.
Pools	P	Park	Park is on the north side of the plot.
Entrance			In the center of the areal are swimming pools and bar.

Situation



Legenda:

H Hotel

BH Bathhouse

P Park

SL Supply/Loading bay

BC Bike cleaning area

SP Swimming pools

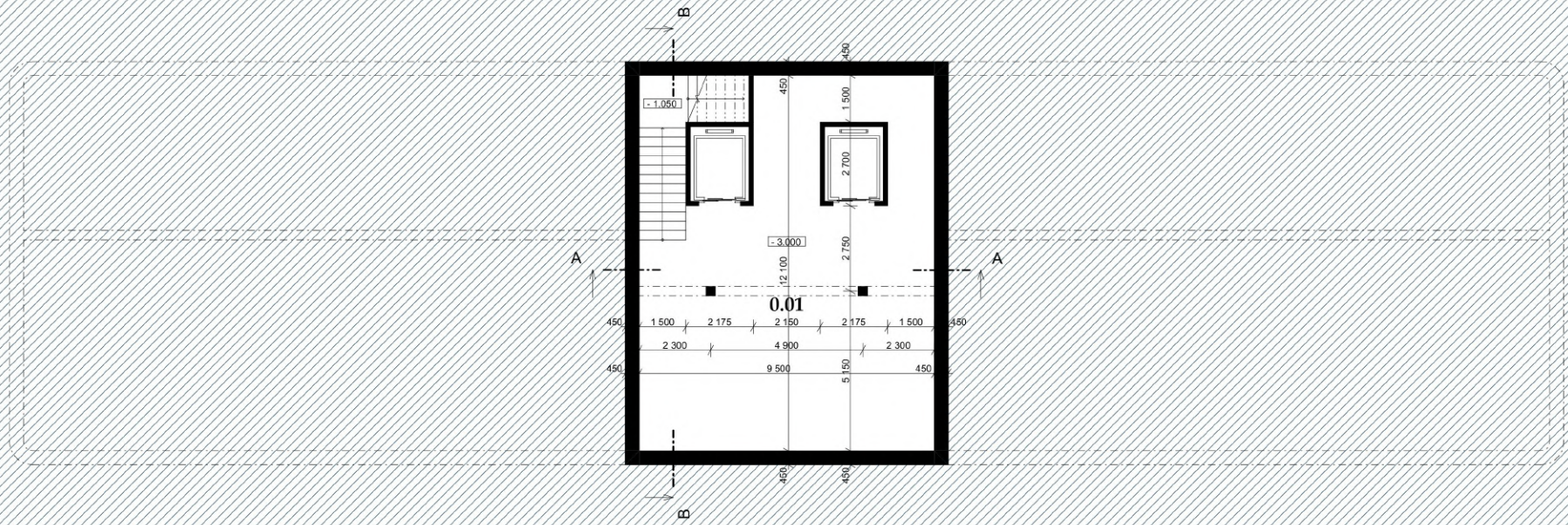
▲ Main entrance

△ Side entrance

△ Service entrance

M: 1:150
3m

Hotel 1.PP

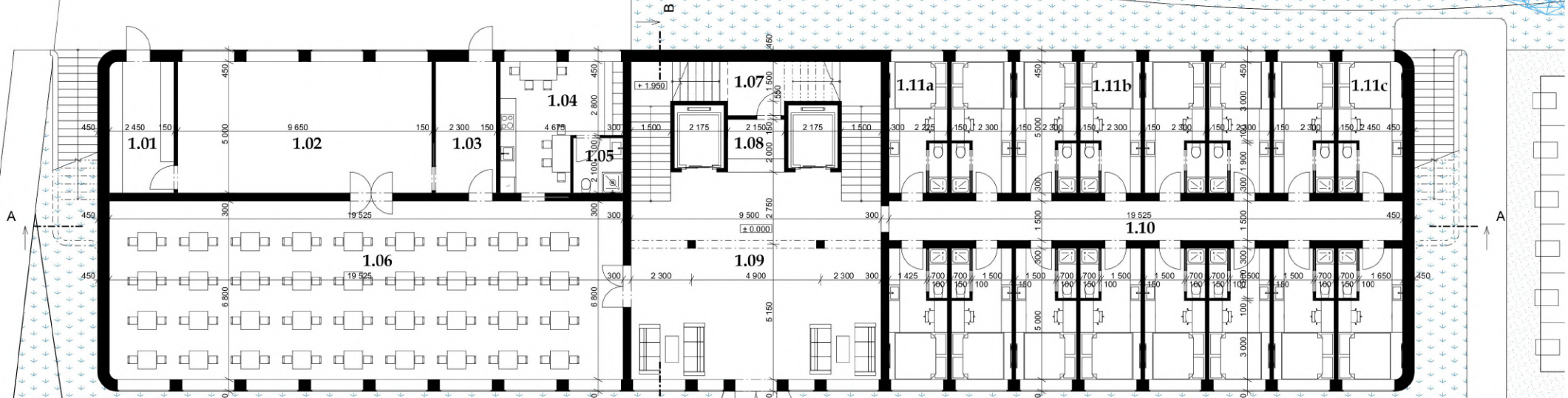


Legenda:

0.01 Mechanical and electrical 97,7 m²

M: 1:150
3m

Hotel 1.NP

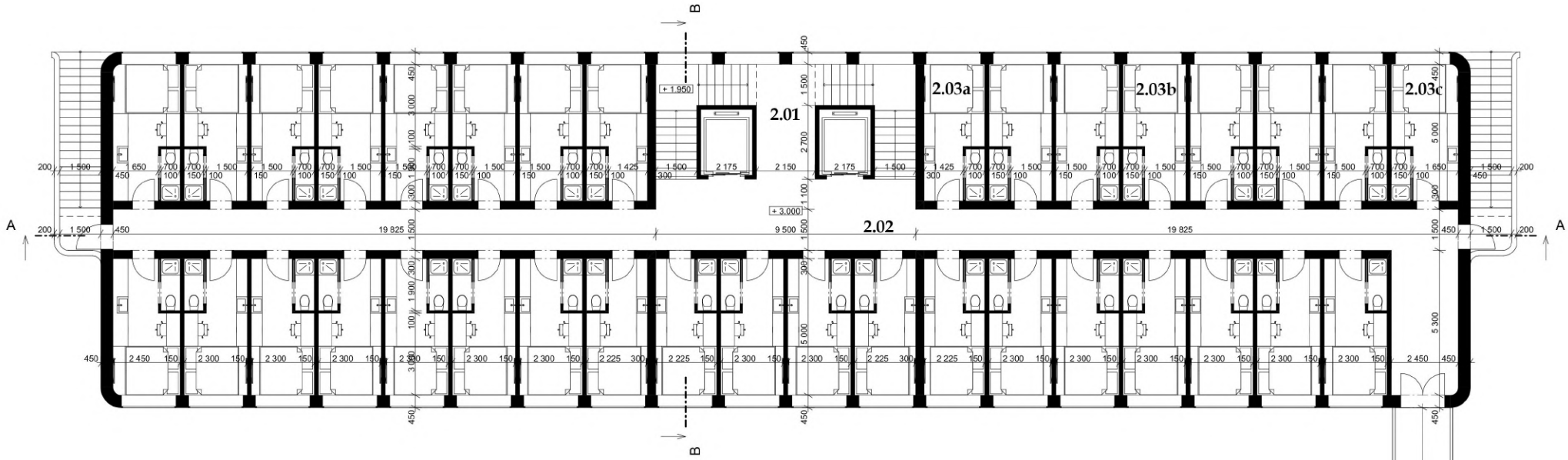


Legenda:

1.01	Storage	12,2 m²	1.06	Dinig room	132,8 m²	1.11a	Room (2x) 10,9 m²
1.02	Kitchen	48,3 m²	1.07	Storage and stairs	7,7 m²	1.11b	Room (12x) 11,2 m²
1.03	Waste management	11,5 m²	1.08	Reception	4,3 m²	1.11c	Room (2x) 12 m²
1.04	Day room	19 m²	1.09	Lobby	71,6 m²		
1.05	Bathroom	4 m²	1.10	Hallway	29,3 m²		

M: 1:150
3m

Hotel 2.NP



Legenda:

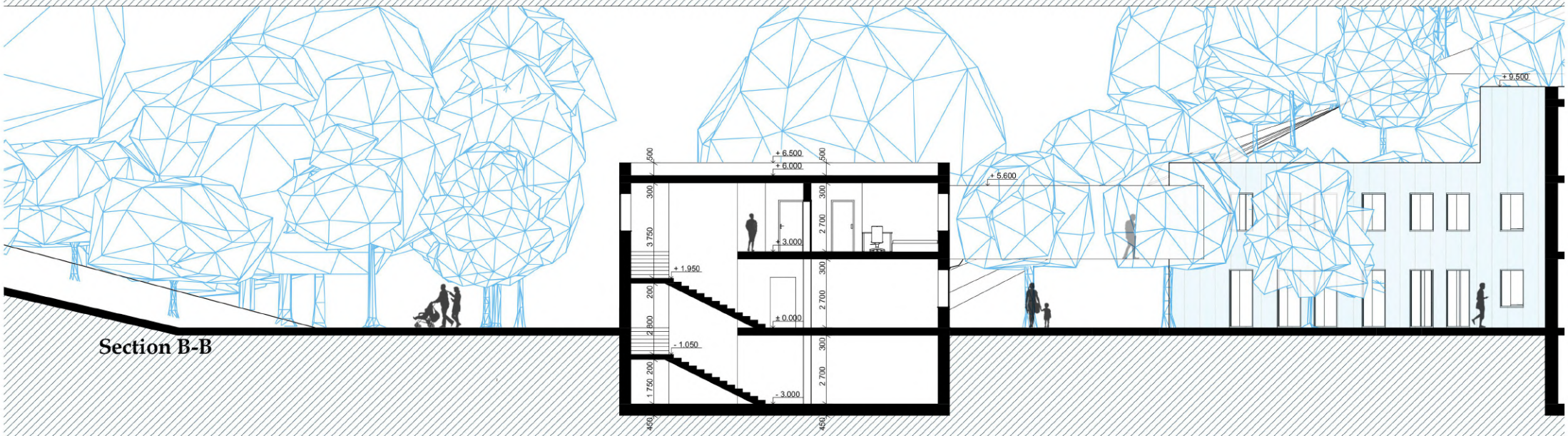
2.01	Vertical communication	19,5 m²
2.02	Hallway	86,7 m²
2.03a	Room (6x)	10,9 m²
2.03b	Room (24x)	11,2 m²
2.03c	Room (3x)	12 m²

M: 1:150
3m

Hotel sections



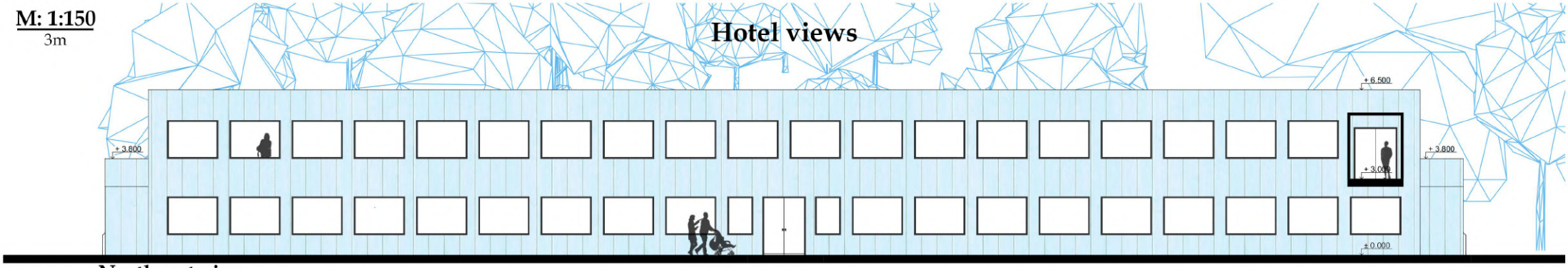
Section A-A



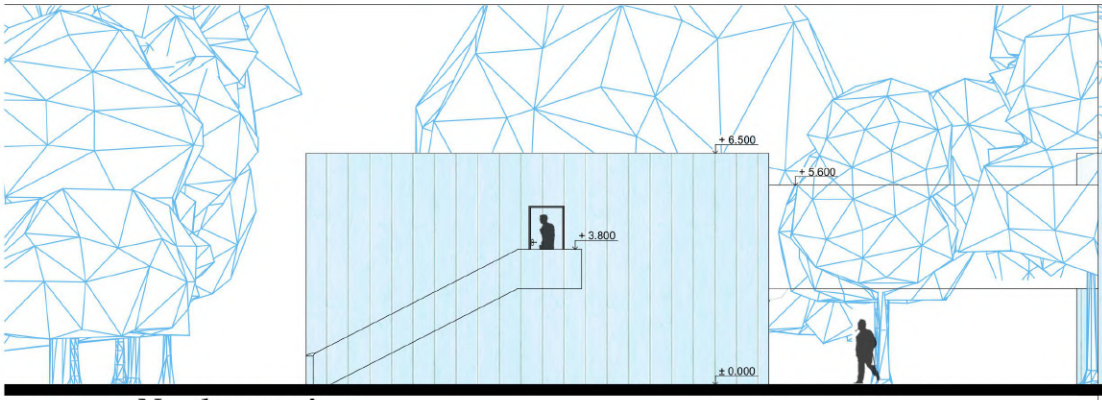
Section B-B

M: 1:150
3m

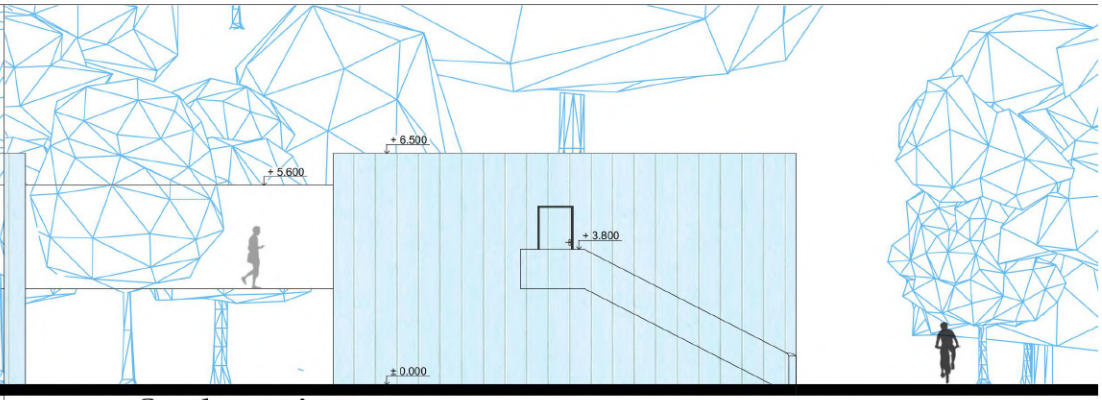
Hotel views



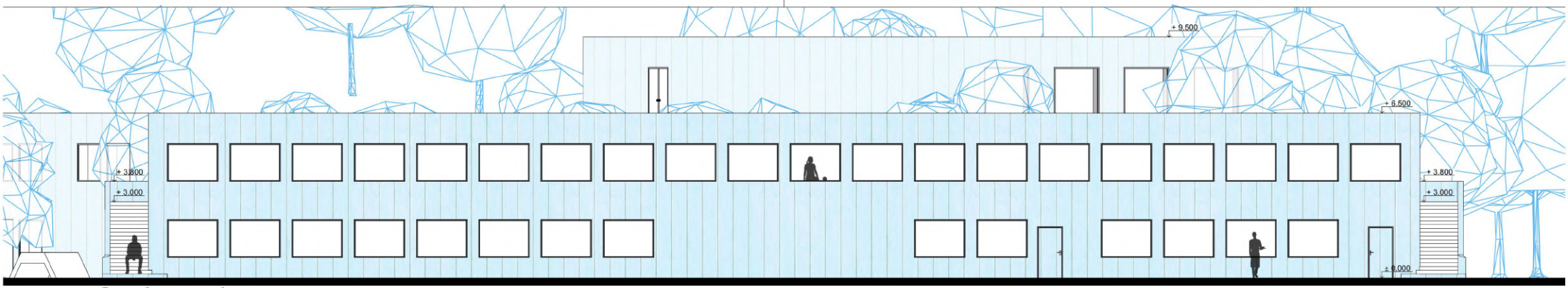
Northeast view



Northwest view



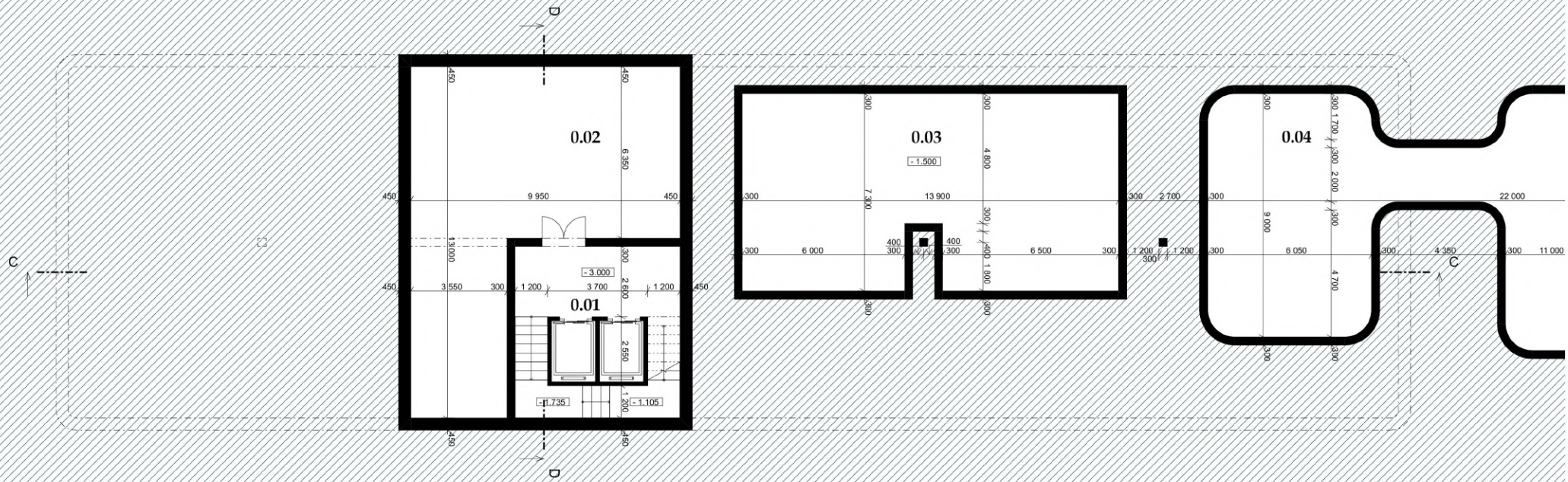
Southeast view



Southwest view

M: 1:150
3m

Bathhouse 1.PP

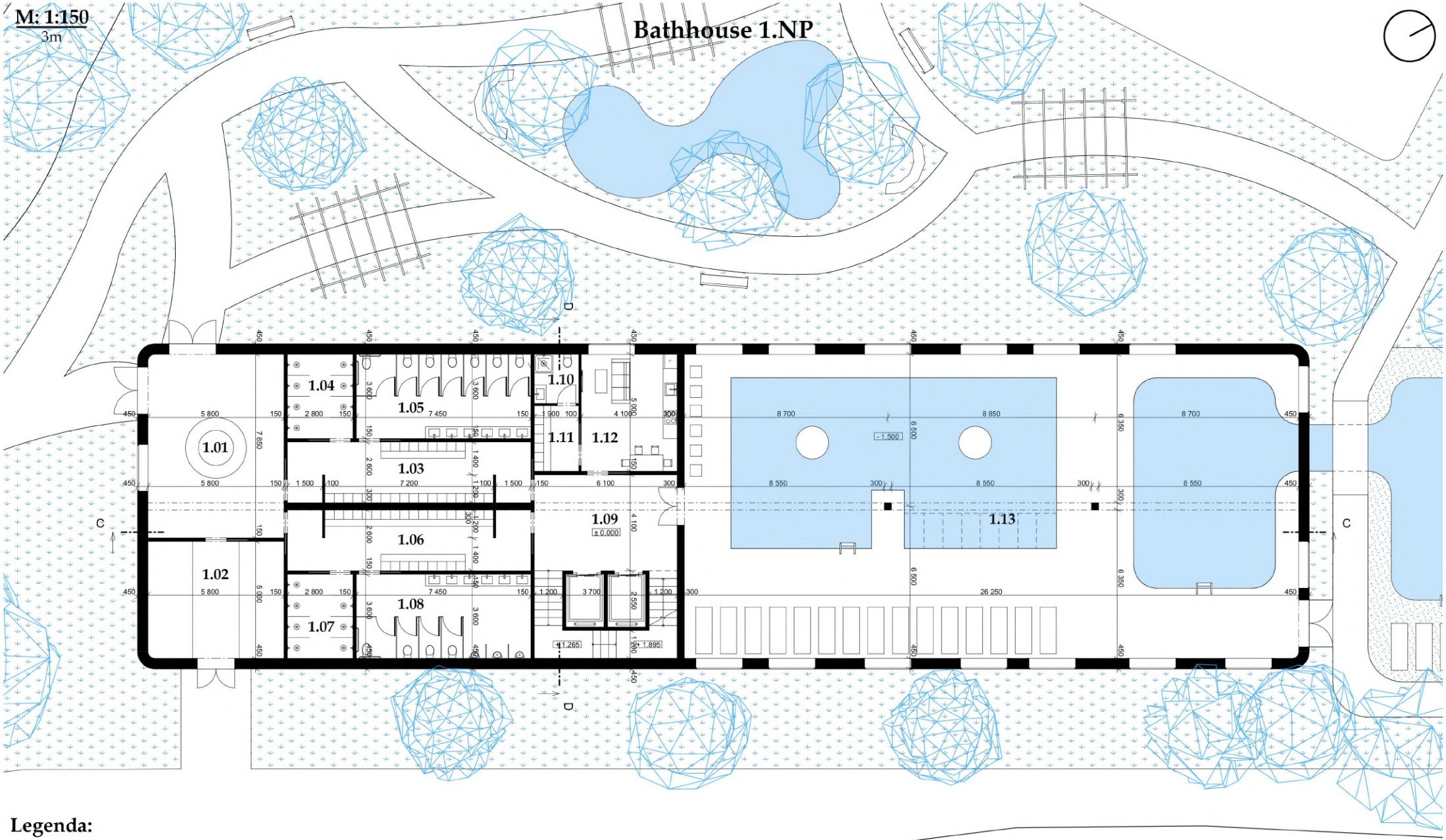


Legenda:

0.01	Vertical communication	15,9 m²
0.02	Mechanical and electrical	86,8 m²
0.03	Thermal pool	98 m²
0.04	In/Out pool	168 m²

M: 1:150
3m

Bathhouse 1.NP



Legenda:

1.01	Reception	45,5 m²	1.06	Locker room - M	26,8 m²	1.11	Locker room 5,3 m²
1.02	Bike storage	29 m²	1.07	Showers - M	10,1 m²	1.12	Day room 20,5 m²
1.03	Locker room - W	26,8 m²	1.08	Toilets - M	26,8 m²	1.13	Pools 341,2 m²
1.04	Showers - W	10,1 m²	1.09	Vertical communication	25 m²		
1.05	Toilets - W	26,8 m²	1.10	Bathroom	4 m²		

M: 1:150
3m

Bathhouse 2.NP

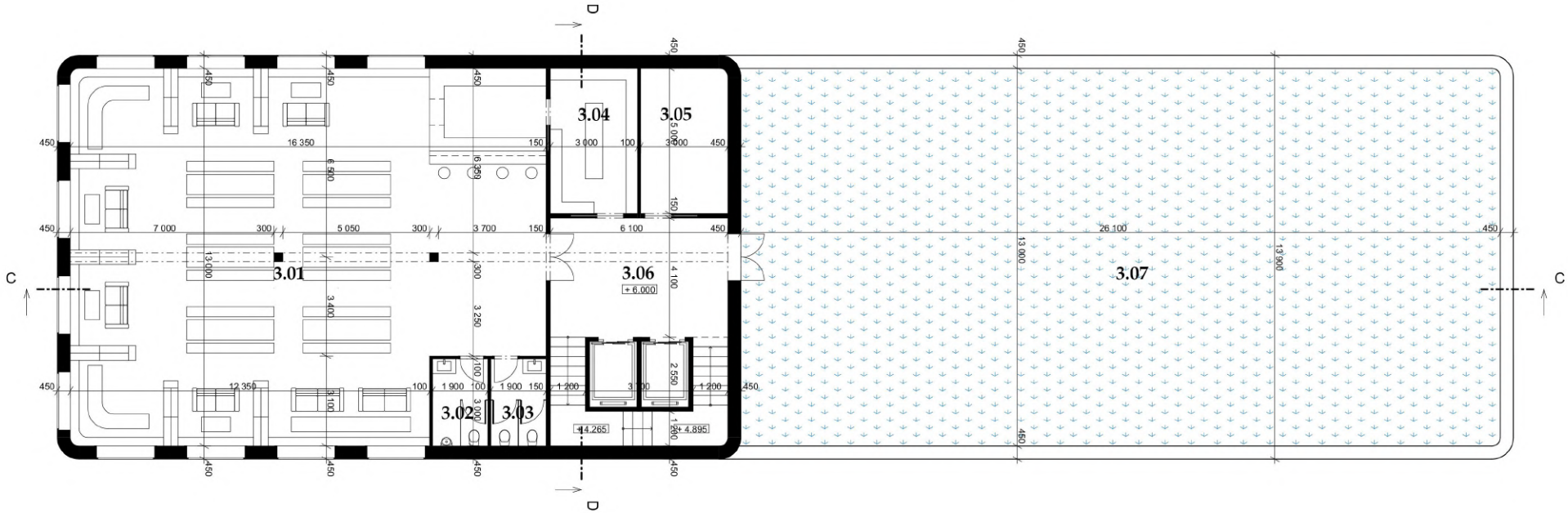


Legenda:

2.01a	Mud bath	20,9 m²	2.05	Toilets - W	26,8 m²	2.10	Bathroom	4 m²	2.15	Lava stones	15 m²	2.20	Matro therapy	15 m²
2.01b	Mud bath	22,8 m²	2.06	Locker room - M	26,8 m²	2.11	Locker room	5,3 m²	2.16	Couple massage	25 m²	2.21	Common room	54,3 m²
2.02	Hallway	8,3 m²	2.07	Showers - M	10,1 m²	2.12	Day room	20,5 m²	2.17	Massage	15 m²	2.22	Hallway	5 m²
2.03	Locker room - W	26,8 m²	2.08	Toilets - M	26,8 m²	2.13	Hallway	47 m²	2.18	Acupuncture	15 m²	2.23	Change room	5 / 6,3 m²
2.04	Showers - W	10,1 m²	2.09	Vertical communication	25 m²	2.14	Relax area	25,8 m²	2.19	Banks	15 m²	2.24	Sauna	14,1 / 21 m²

M: 1:150
3m

Bathhouse 3.NP

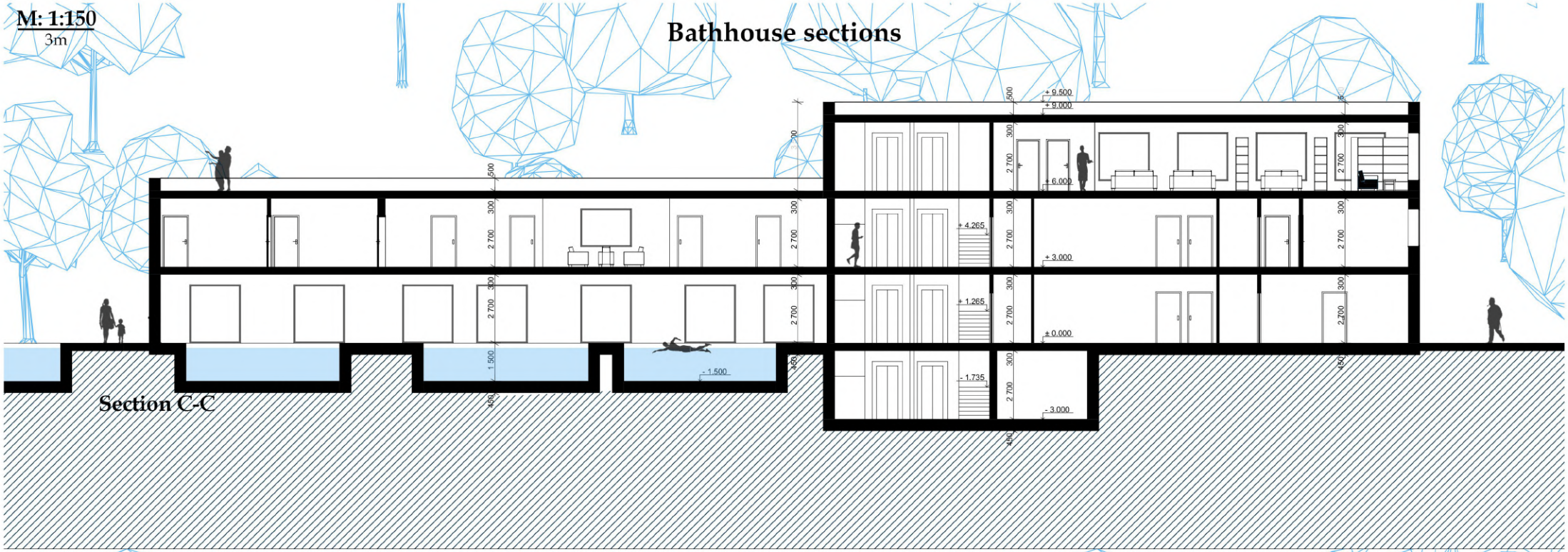


Legenda:

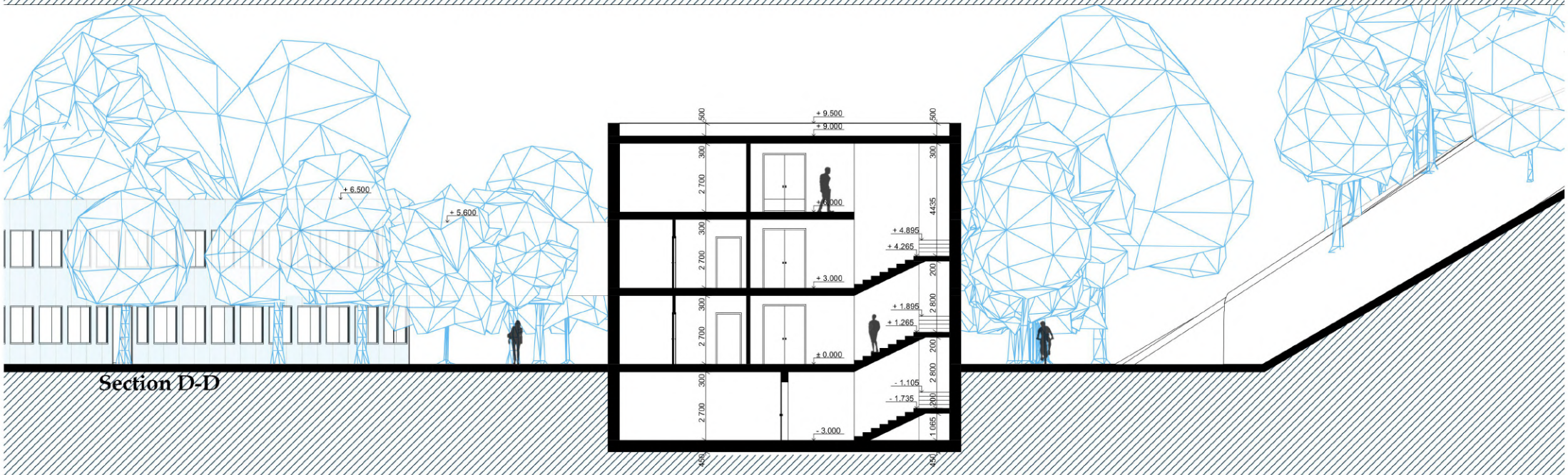
3.01 Cafe and reading room	200,1 m²	3.06 Vertical communication	25 m²
3.02 Toilets - W	5,7 m²	3.07 Green roof	339,3 m²
3.03 Toilets - M	5,7 m²		
3.04 Storage	15 m²		
3.05 Mechanical and electrical	15 m²		

M: 1:150
3m

Bathhouse sections



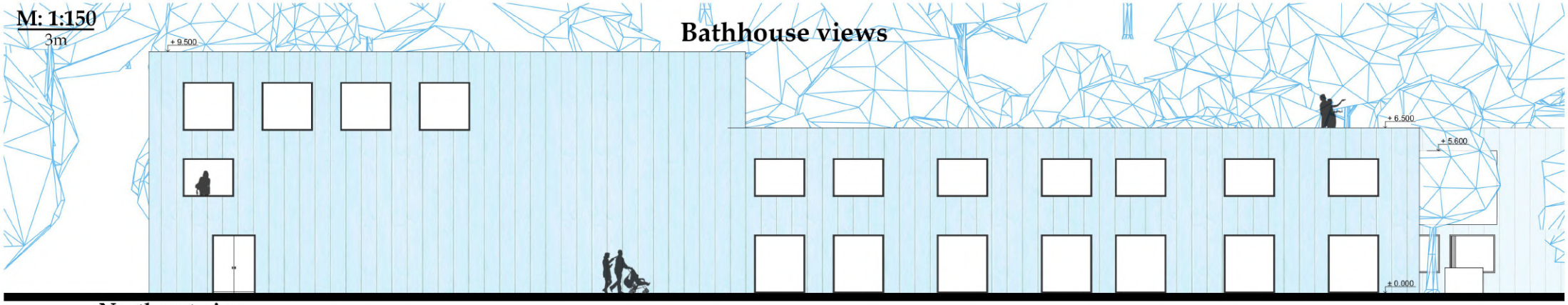
Section C-C



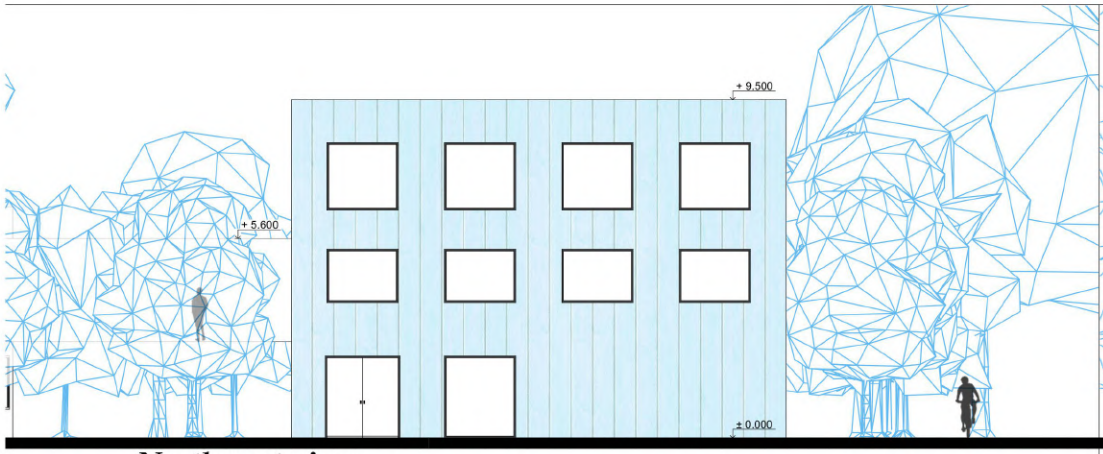
Section D-D

M: 1:150
3m

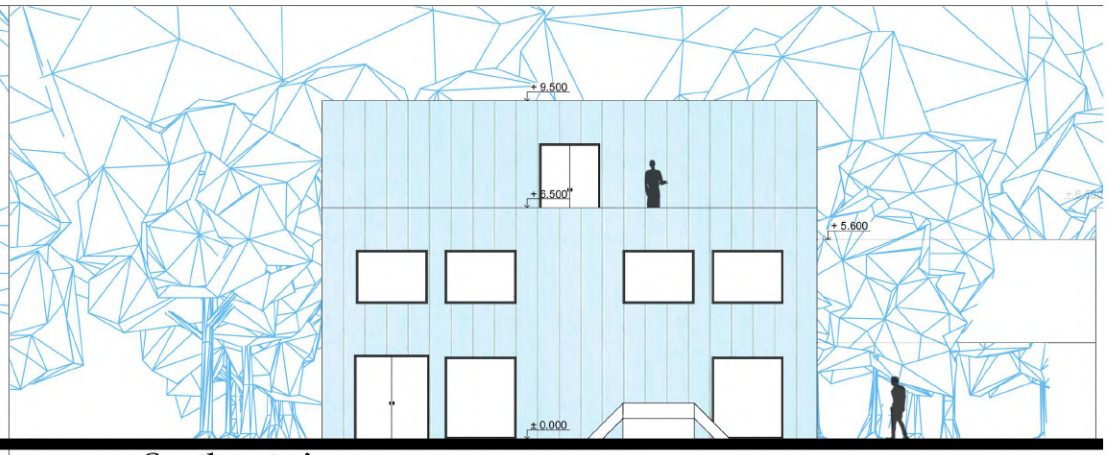
Bathhouse views



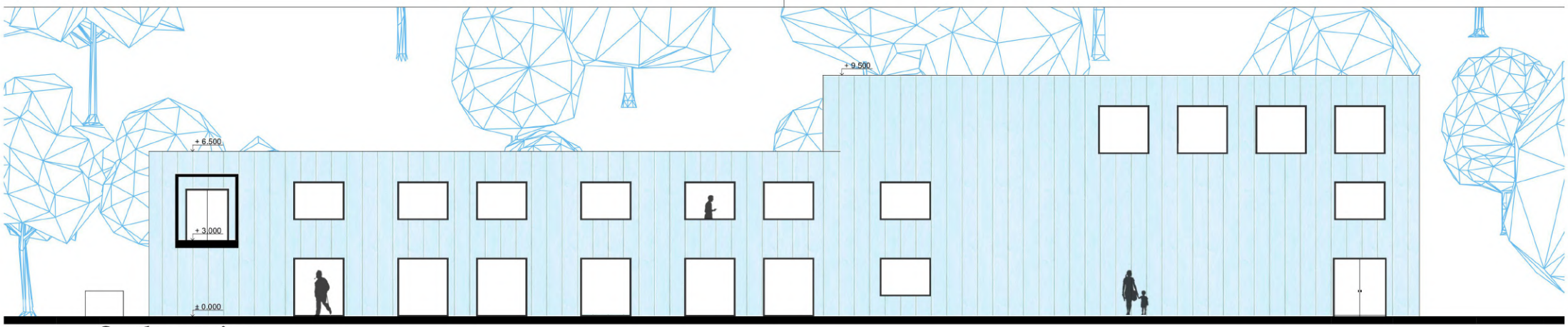
Northeast view



Northwest view



Southeast view



Southwest view

Visualization

Hotel entrance



Visualization

Park



Visualization

Dining room



Visualization

Hotel room



Visualization

Hotel room



Visualization

Bathhouse entrance



Visualization

Outdoor pool



Visualization

Indoor pool



Visualization

Massage room



Visualization

Cafe and reading room

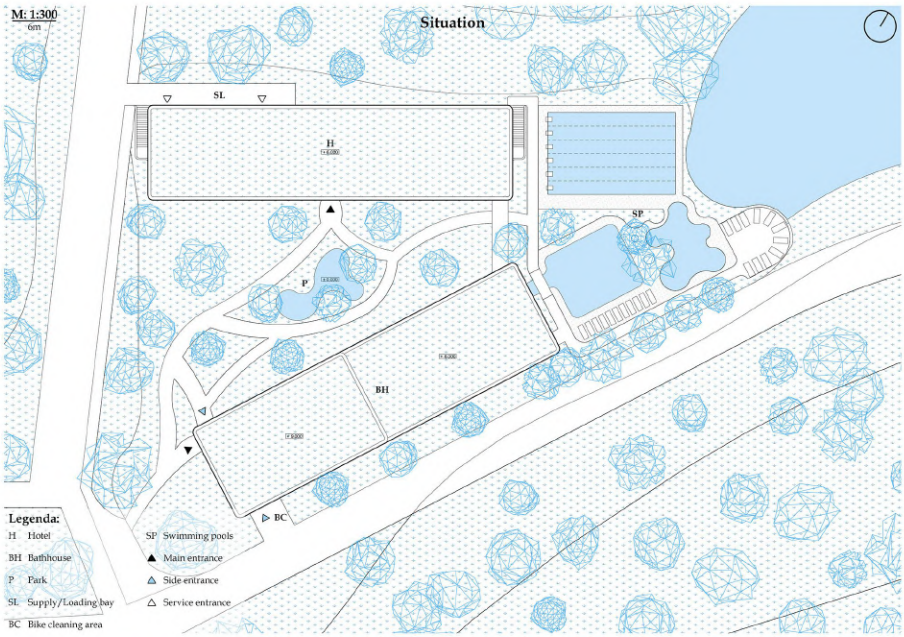


Visualization

Bird's eye view







Libretto

Location and goal

We are located in the forest of Iron Well in the Bratislava district Nové Mesto. The surrounding area is primarily a deciduous forest. There are currently 2 buffets on this plot which will be moved to south and a lake to the north of this plot. The terrain is unpretentious which is good in terms of accessibility.
The goal is to create a new typology of city spa in the heart of nature while preserving the biotope in the best possible quality and quantity. We want to provide guests with relaxing experience and reconnect city people with nature.

Architectural solution and design concept

The areal consist of 2 objects: hotel and bathhouse. These two buildings are separated for easier division of long-stay and short-stay guests but are also connected via glass bridge on second floor for comfort of visitors that are staying in the hotel. In the middle of these two building park with pond is situated.
Through this park you enter the hotel lobby, right in front of you is reception and vertical communication, to the left there is dining room, dayroom, kitchen with storage with its own entrance for supply and to right are rooms which are also on second floor. There are 51 smaller rooms which are meant only for sleeping, all the free time is to be spent in the bathhouse or nature.
Bathhouse is creating an entry point to the areal. You enter it through the reception or the bike storage which can hold up to 80 bikes at a time and has and outside cleaning area. It also works as a bike rental. You continue through the locker rooms and then you decide if you want to use the pools on the first floor, massages or other procedures and saunas on second floor, or read with coffee or do yoga on the third floor.

Material solution

The architectural expression of the building is designed with the idea of sustainability and minimal disruption to the natural environment in mind. The exterior is paneled with pale wood, which fits into the forest environment. This wooden paneling is complemented by contrasting black window frames. The bathhouse has a walkable green roof good for yoga or meditation. In the interior we are using white plaster, wood paneling and exposed concrete as well as lot of indoor plants.


Hotel entrance


Park


Hotel room


Bathhouse entrance


Outdoor pool


Café and reading room

Predmet: Ateliér II.
Garant predmetu:doc. Ing. arch. Alexander Schleicher, PhD.
Vedúci práce: Ing. Jan Baska, Ing. Michal Rachela, Ing. Andrej Boros
Akad. rok, semester: 2023/2024, Letný semester

BIG

BATHHOUSE
IRON WELL - BRATISLAVA

STU FAD
SLOVENSKÁ TECHNICKÁ UNIVERZITA V BRATISLAVE
FAKULTA ARCHITEKTÚRY A DIZAJNU

By: Vanessa Sutovská

THANK YOU
for your attention