

glotzt

nicht so

roman-

tisch!

(russian pavilions)  
dubravka sekulić

A:

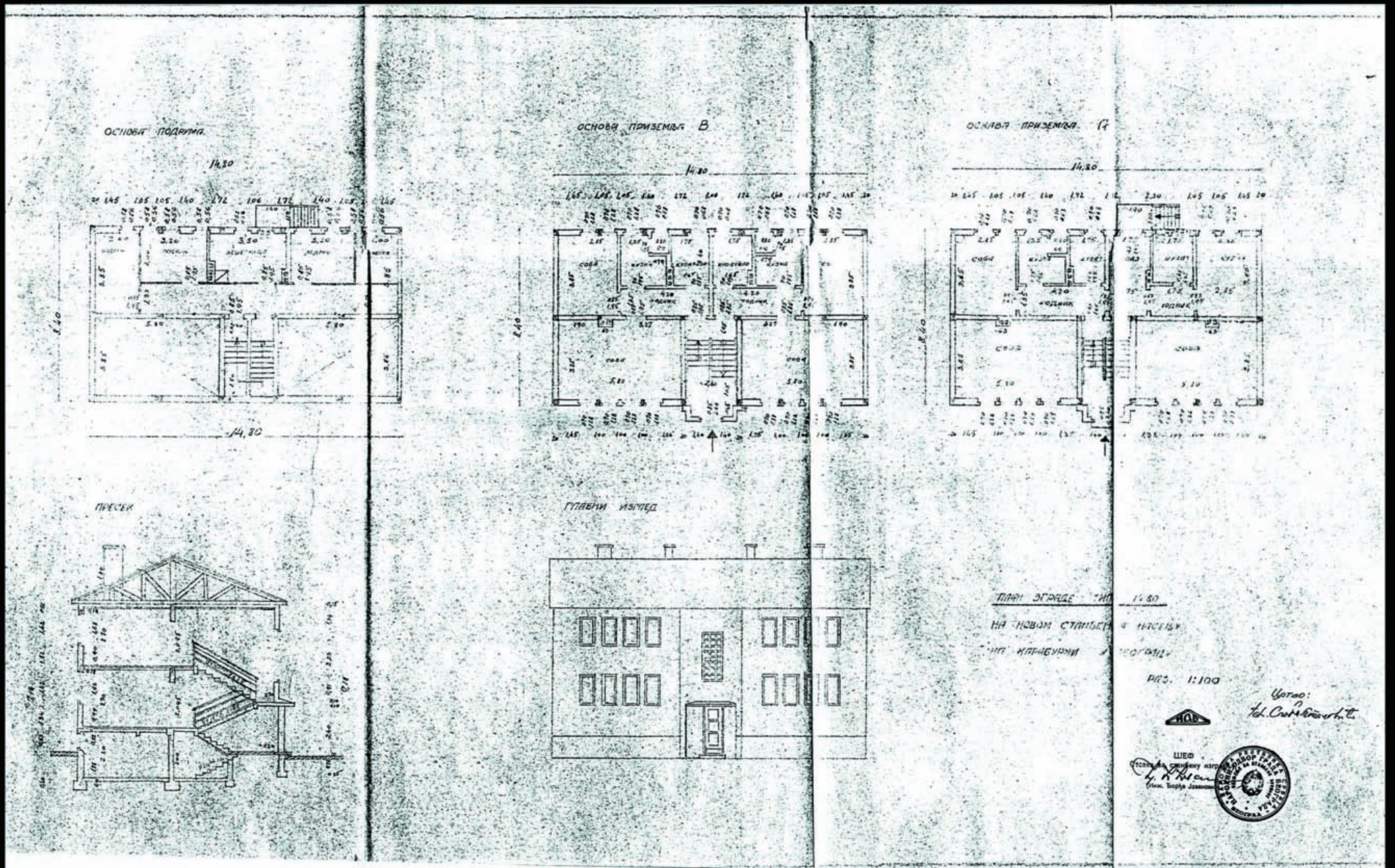
RUSSIAN

PAVIL-

IONS

Constructed between 1947-1953, this low income neighborhood in Karaburma, Belgrade was one of the first in a series of new housing projects built in Yugoslavia after WW2. Occupants were predominantly workers.





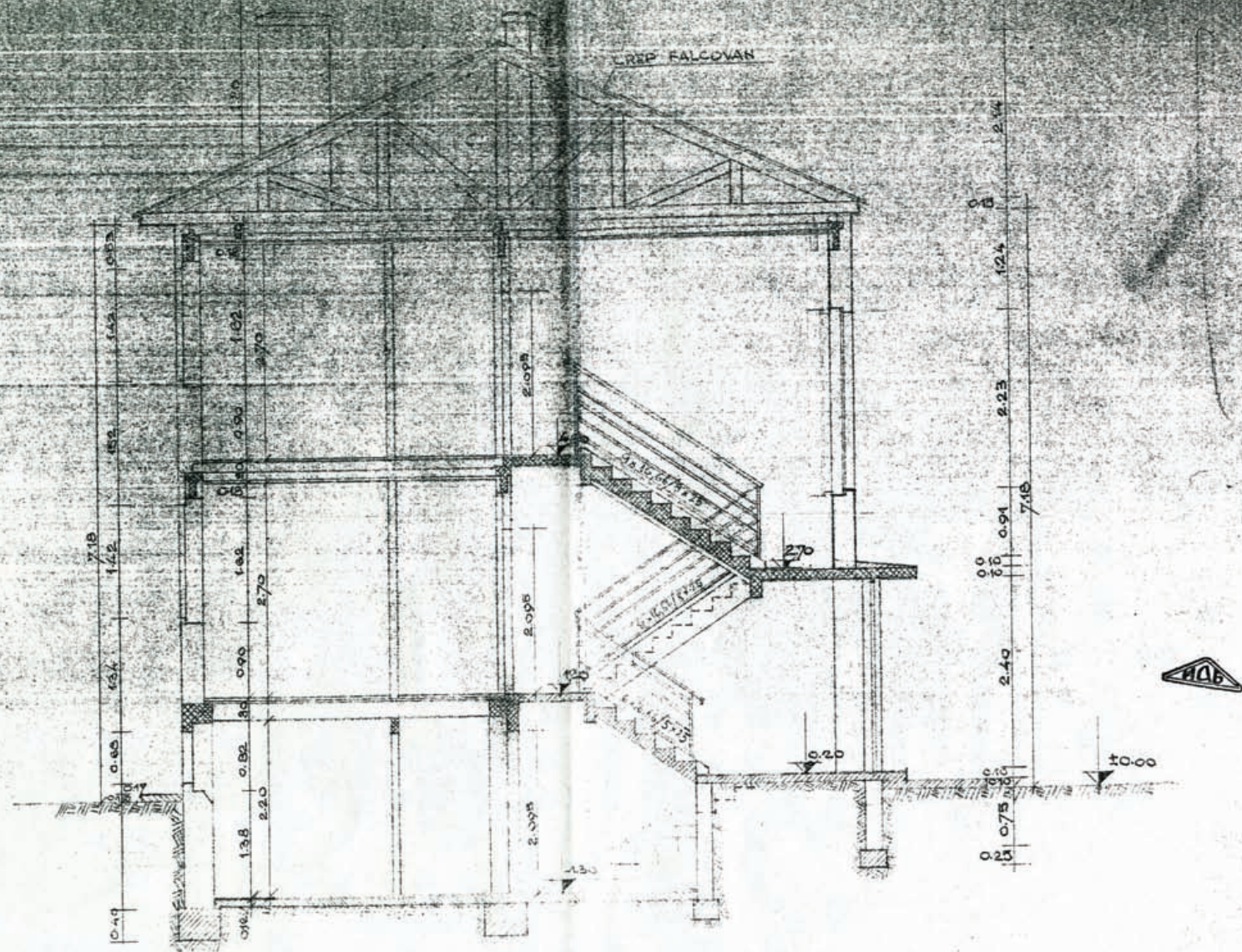
A

Design for pavilions came from Russia in 1946.

PAVILION

1947





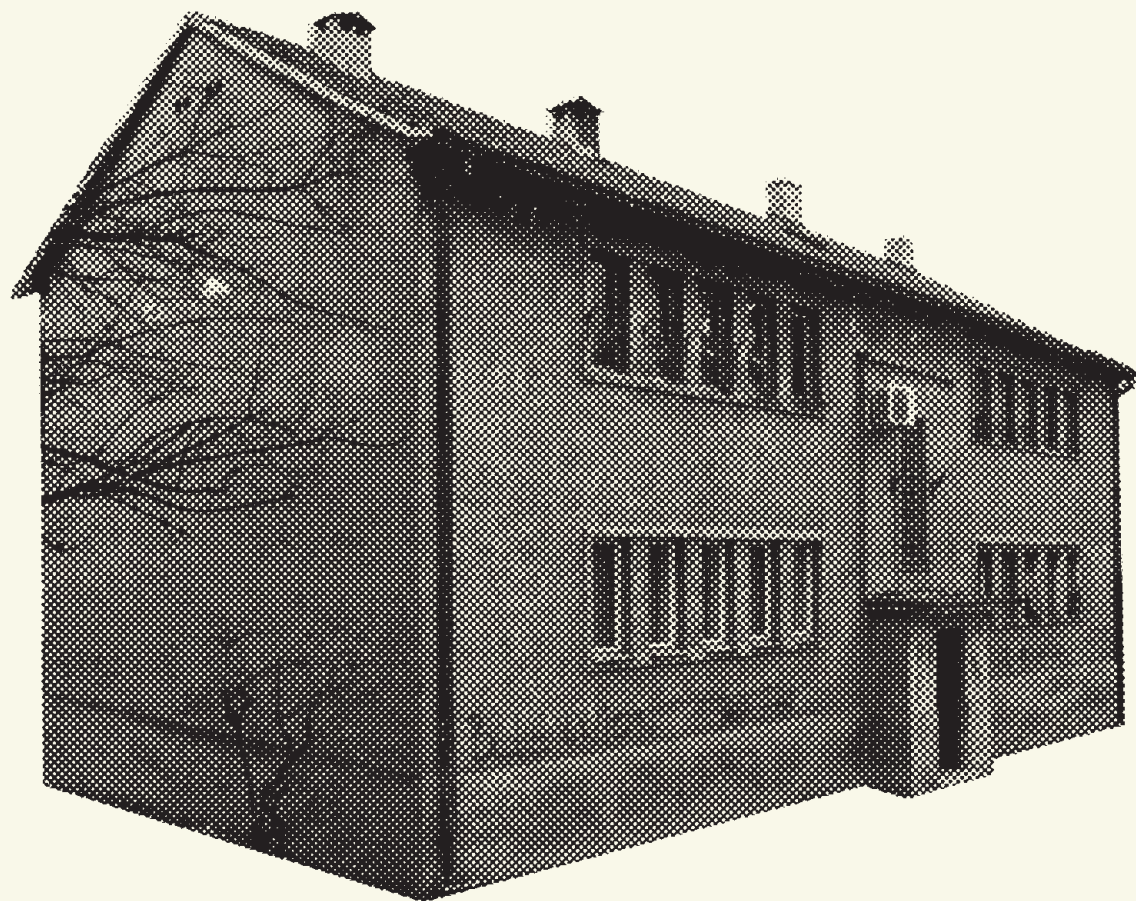
A

The neighborhood was named after the design's origin.

PAVILION

1949





A

In average, pavilions are now 60 years old.

PAVILION

2009

constructed:  
94 (buildings)

A	total	
	PAVILION	1953

constructed:  
376 (flats)

A	total	
	PAVILION	1953

constructed:

31,020 (m<sup>2</sup>)

A	total	
	PAVILION	1953



# B: bureau- cracy

In 1993, Momir Nikolić decided to extend his apartment. Unlike most, he decided to do it legally and applied for a permit. After 6 years, in 1999, the permit, which allowed Momir to build 18m<sup>2</sup> large extension, was issued. In 2000, the extension was finished.



A

Srentička 3

BUREAUCRACY

2000

extended with  
permit:  
94/1 (buildings)

B

total

BUREAUCRACY

2009



extended with  
permit:  
94/1 (flats)

B

total

BUREAUCRACY

2009

extended with  
permit:  
18 (m<sup>2</sup>)

B

total

BUREAUCRACY

2009

# C: incentive

By law, to start an extension procedure an investor needs signatures of the owners of at least 51% of apartments. To get the signatures, investors offer a 28m<sup>2</sup> flat in the extension and renovation work in old flats including adding terraces.





C

Reinforcement awaits a terrace.

INCENTIVE

2004





C

The void between old and new has to be filled.

INCENTIVE

2004





C

With additions even old parts look new.

INCENTIVE

2009



D:  
con-  
struc-  
tion

Structurally, an extension has nothing to do with the pavilion being extended. Construction procedures are simple and the same for all extensions in the neighborhood, regardless of who the developer is.



D

Columns are placed around pavilion.

CONSTRUCTION

2004





D

Load-bearing slab is put on columns.

CONSTRUCTION

2004





D

Mansard roof is just a mask.

CONSTRUCTION

2004





D

In the end, the new overshadows the old.

CONSTRUCTION





D

Life continues underneath construction.

CONSTRUCTION

2004





D

Walls are layered on the slab.

CONSTRUCTION

2004





D

Floor by floor extension grows.

CONSTRUCTION

2004

E:

exam-

ples





E

Srnetička 21/Pane Đukića 2-4

EXAMPLE

2004





E

Patrisa Lumumbe 31

EXAMPLE

2009





E

Stevana Dukića 5-7

EXAMPLE

2009





E

Patrisa Lumumbe 72

EXAMPLE

2009





E

Pane Đukića 3

EXAMPLE

2009





E

Juhorska 3

EXAMPLE

2009





E

Stevana Dakića 19

EXAMPLE

2009





E

Patrisa Lumumbe 76-78

EXAMPLE

2009





E

Diljska 8-10

EXAMPLE

2009



E

Vlašička 7-9

EXAMPLE

2009





E

Stevana Dakića 3

EXAMPLE

2004





E

Srentička 23

EXAMPLE

2009





E

Patrisa Lumumbe 50-54

EXAMPLE

2009





E

Vlašička 1

EXAMPLE

2009





E

Vlašička 3-5

EXAMPLE

2009





E

Vlašička 4-8

EXAMPLE

2009





E

Pane Đukića 5-7

EXAMPLE

2009



extended  
without permit:  
94/47(buildings)

E	total	
	EXAMPLE	2009



extended  
without permit:  
1021(flats)

E

total

EXAMPLE

2009



extended  
without permit:  
64,793 (m<sup>2</sup>)

E

total

EXAMPLE

2009

# F: selling air

The selling of flats starts before any permit f has been issued. The number of flats sold influences the size of the extension and the dynamics of construction. If things don't go as planned the investor can decide to quit overnight. In this grey zone there is no law that protects the buyers.





F

Stevana Hristića 2  
SELLING AIR

2009





F

Srnetička 7

SELLING AIR

2009





F

Srnetička 5

SELLING AIR

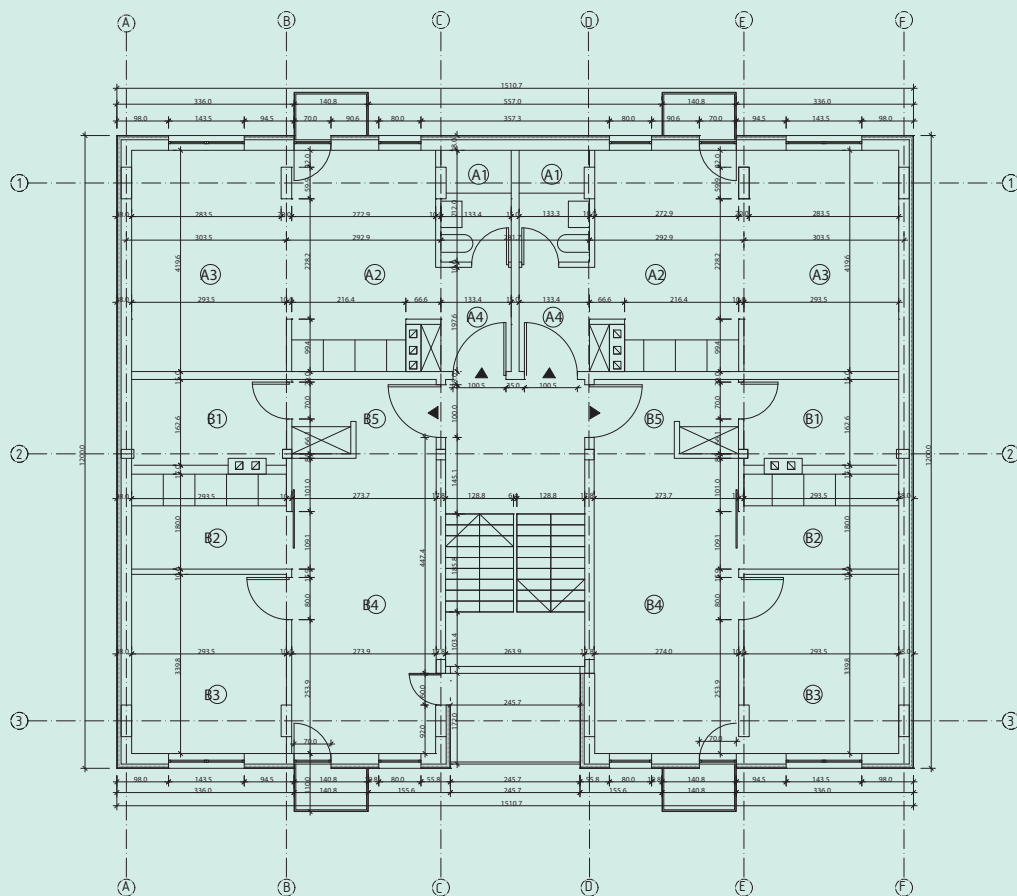
2009

terminated  
extensions:  
94/3



# G: legaliza- tion

The last deadline for legalization was 2009. To legalize any structure built without a permit, a licensed architect has to retroactively draw what has been built. The sequence is reversed. Architects now draw with great precision what was built without them.



Num.	Use	Area
<b>Apartment type A</b>		
A1.	Bathroom	2.76 m2
A2.	Kitchen with living room	11.34 m2
A3.	Room	2.56 m2
A4.	Hallway	8.29 m2
<b>Total</b>		24.95 m2
<b>Apartment type B</b>		
B1.	Bathroom	4.74 m2
B2.	Kitchen	5.27 m2
B3.	Room	9.93 m2
B4.	Living Room	15.26 m2
B5.	Hallway	4.44 m2
<b>Total</b>		39.64 m2
<b>Total Apartment Area</b>		129.20 m2
<b>Total Floor Area</b>		142.53 m2

**Legalisation phase 1:**  
**PROJECT OF THE BUILT STRUCTURE**

filed by:  
Dubravka Sekulić

**PLAN - TYPICAL EXTENSION FLOOR**

drawings by:

**G**

Retroactive construction drawings.

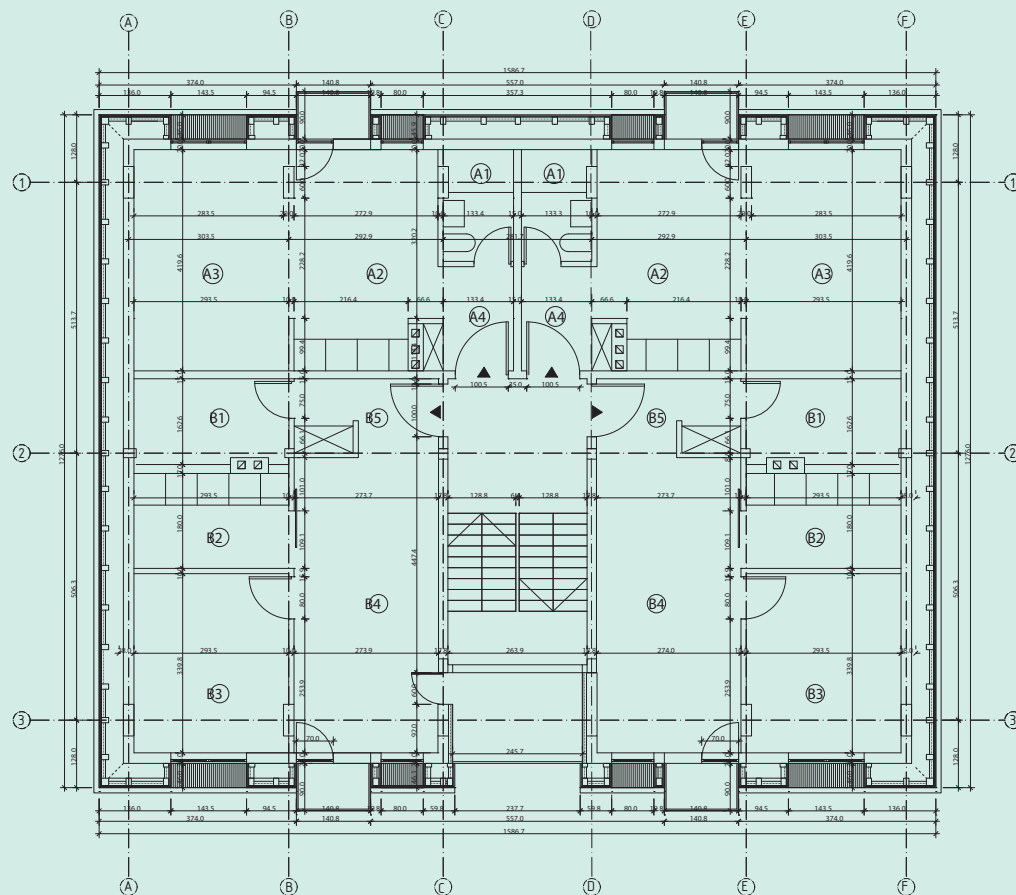
**LEGALIZATION**

**2009**

1:200

septembar 2009 p.01





Num.	Use	Area
<b>Apartment type A</b>		
A1.	Bathroom	2.76 m2
A2.	Kitchen with living room	11.34 m2
A3.	Room	2.56 m2
A4.	Hallway	8.29 m2
Total		24.95 m2
<b>Apartment type B</b>		
B1.	Bathroom	4.74 m2
B2.	Kitchen	5.27 m2
B3.	Room	9.93 m2
B4.	Living Room	15.26 m2
B5.	Hallway	4.44 m2
Total		39.64 m2
<b>Total Apartment Area</b>		129.20 m2
<b>Total Floor Area</b>		142.53 m2

Legalisation phase 1:  
PROJECT OF THE BUILT STRUCTURE

filed by:  
Dubravka Sekulić

PLAN - FLOORS IN THE ROOF AREA

drawings by:

G

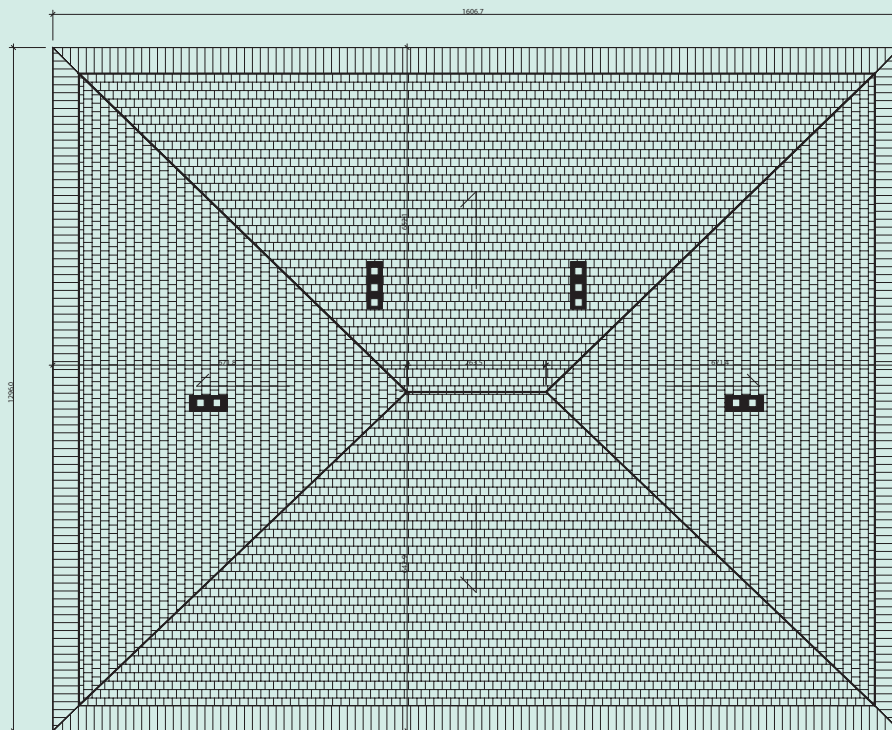
Retroactive construction drawings.

LEGALIZATION

2009

1:200

september 2009 p.02



Legalisation phase 1:  
PROJECT OF THE BUILT STRUCTURE

filed by:  
Dubravka Sekulić

ROOF PLAN

drawings by:

G

Retroactive construction drawings.

LEGALIZATION

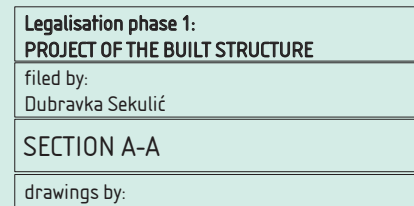
2009

1:200

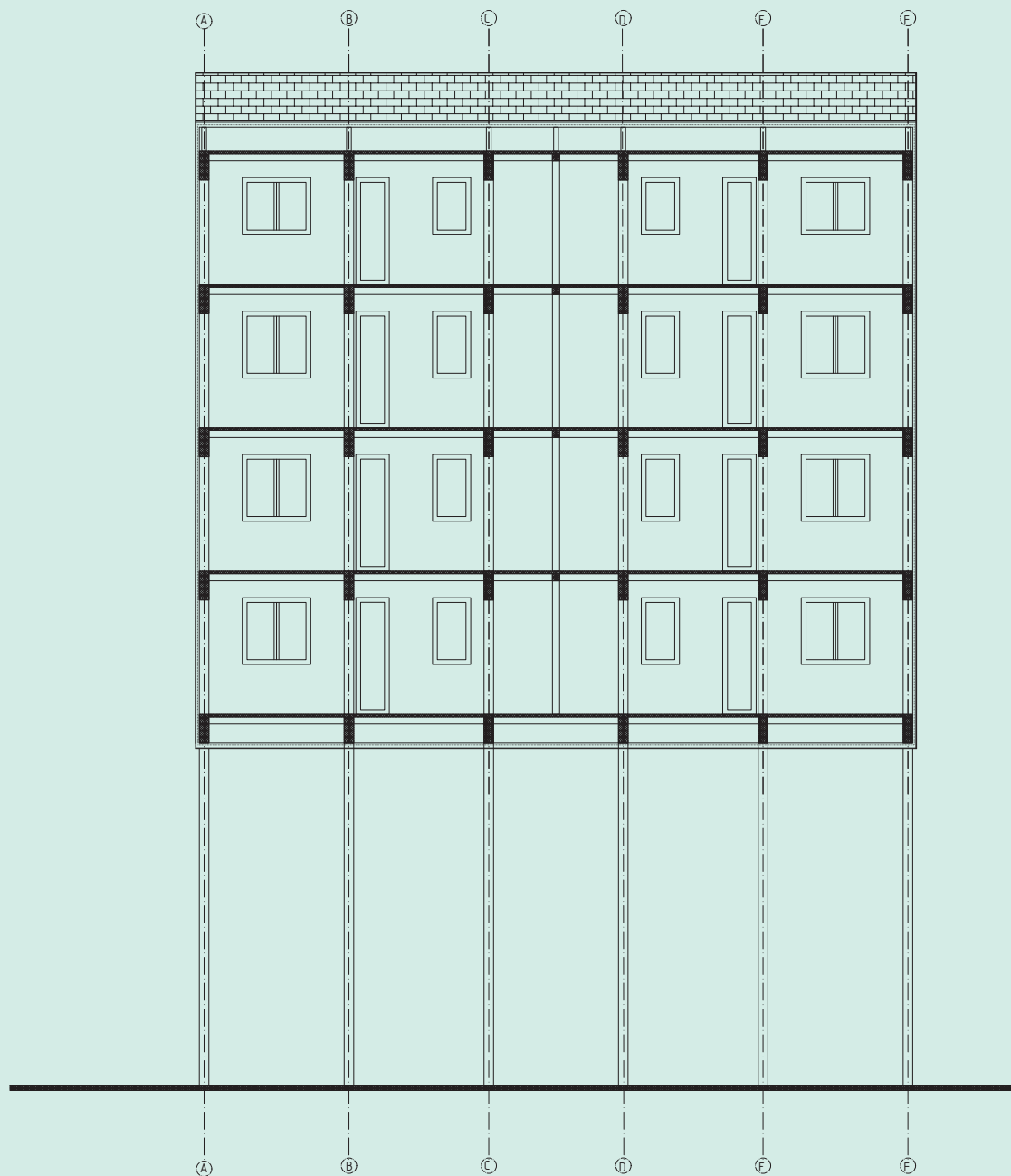
september 2009

p.03





p.u.4



Legalisation phase 1:  
PROJECT OF THE BUILT STRUCTURE

filed by:  
Dubravka Sekulić

SECTION B-B

drawings by:

**G**

Retroactive construction drawings.

LEGALIZATION

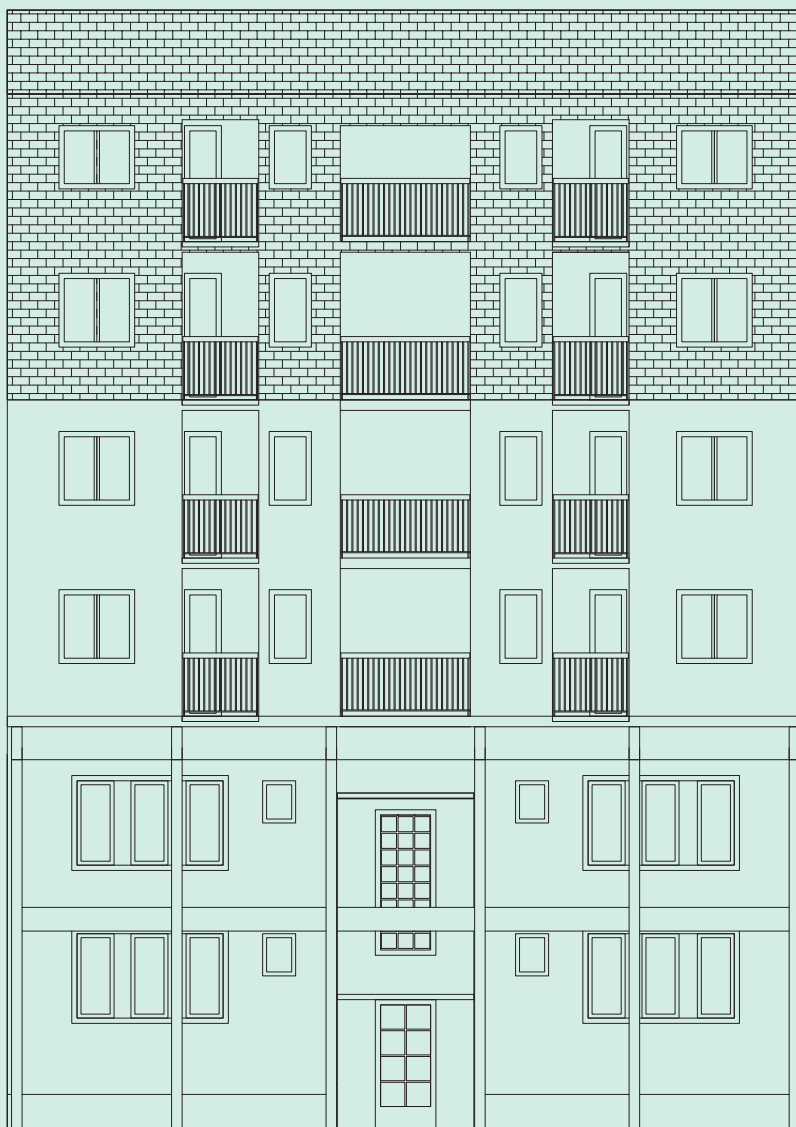
2009

1:200

september 2009

p.05





Legalisation phase 1:  
PROJECT OF THE BUILT STRUCTURE

filed by:  
Dubravka Sekulić

MAIN ENTRANCE ELEVATION

drawings by:

G

Retroactive construction drawings.

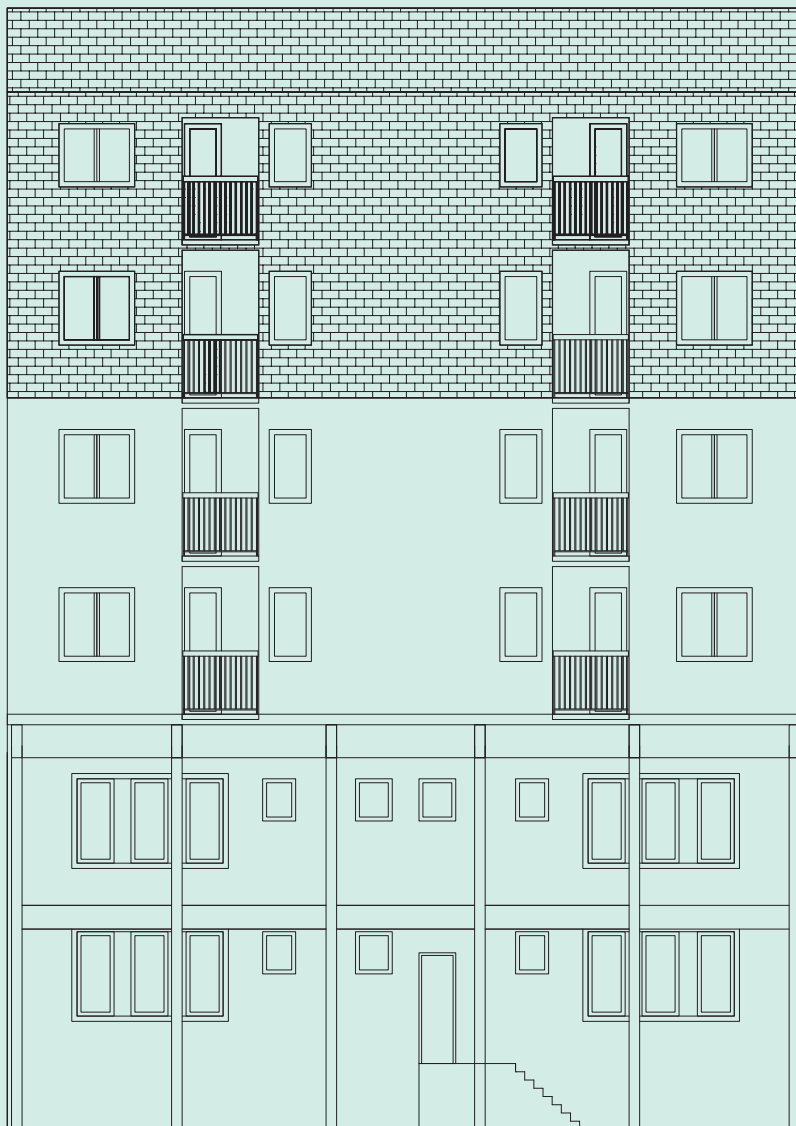
LEGALIZATION

2009

1:200

september 2009

p.06



Legalisation phase 1:  
PROJECT OF THE BUILT STRUCTURE

filed by:  
Dubravka Sekulić

BACK ENTRANCE ELEVATION

drawings by:

**G**

Retroactive construction drawings.

LEGALIZATION

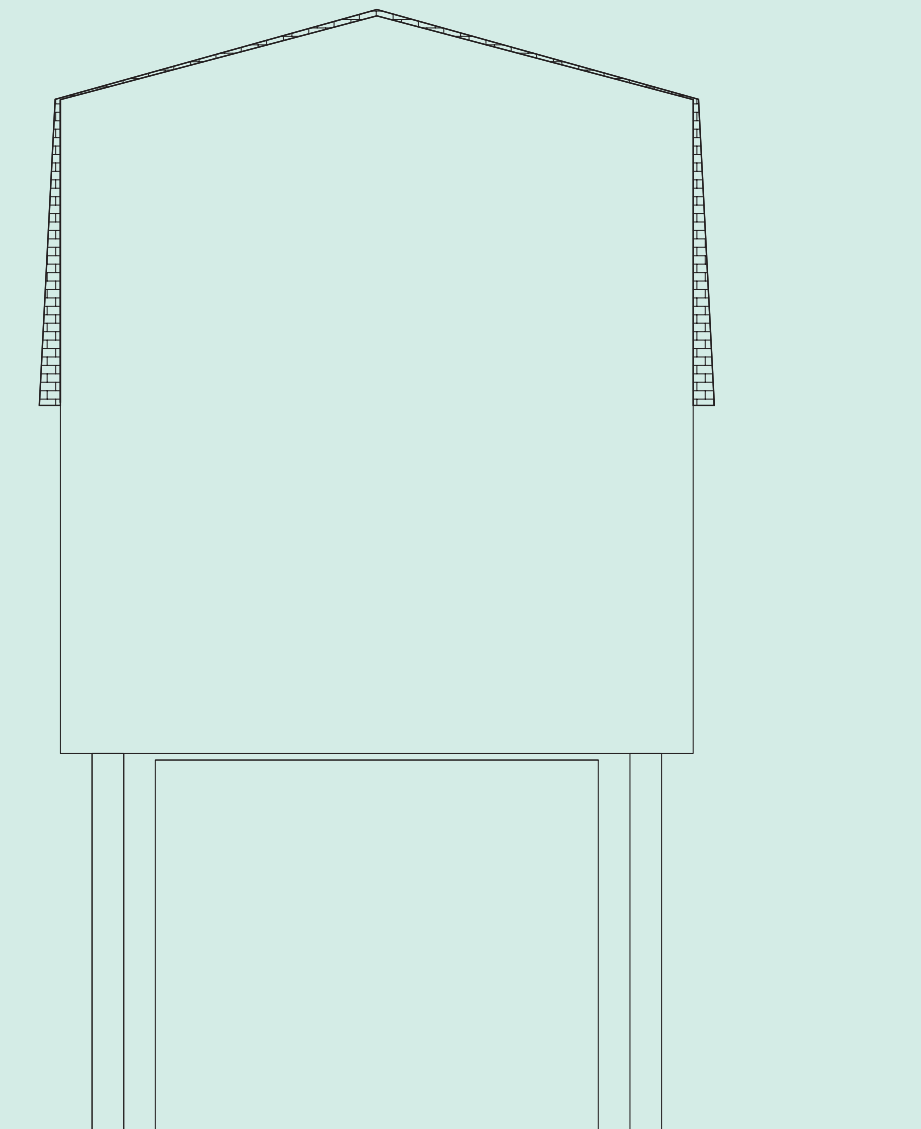
2009

1:200

september 2009

p.07





Legalisation phase 1: PROJECT OF THE BUILT STRUCTURE
filed by: Dubravka Sekulić
SIDE ELEVATION
drawings by:

G	Retroactive construction drawings.	
	LEGALIZATION	2009

legalized  
extensions:

n/a

G	total	2009
	LEGALIZATION	



glotzt  
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roman-  
tisch!

made for the "Design of the (In-)Human - A Project by Akademie Schloss Solitude"  
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