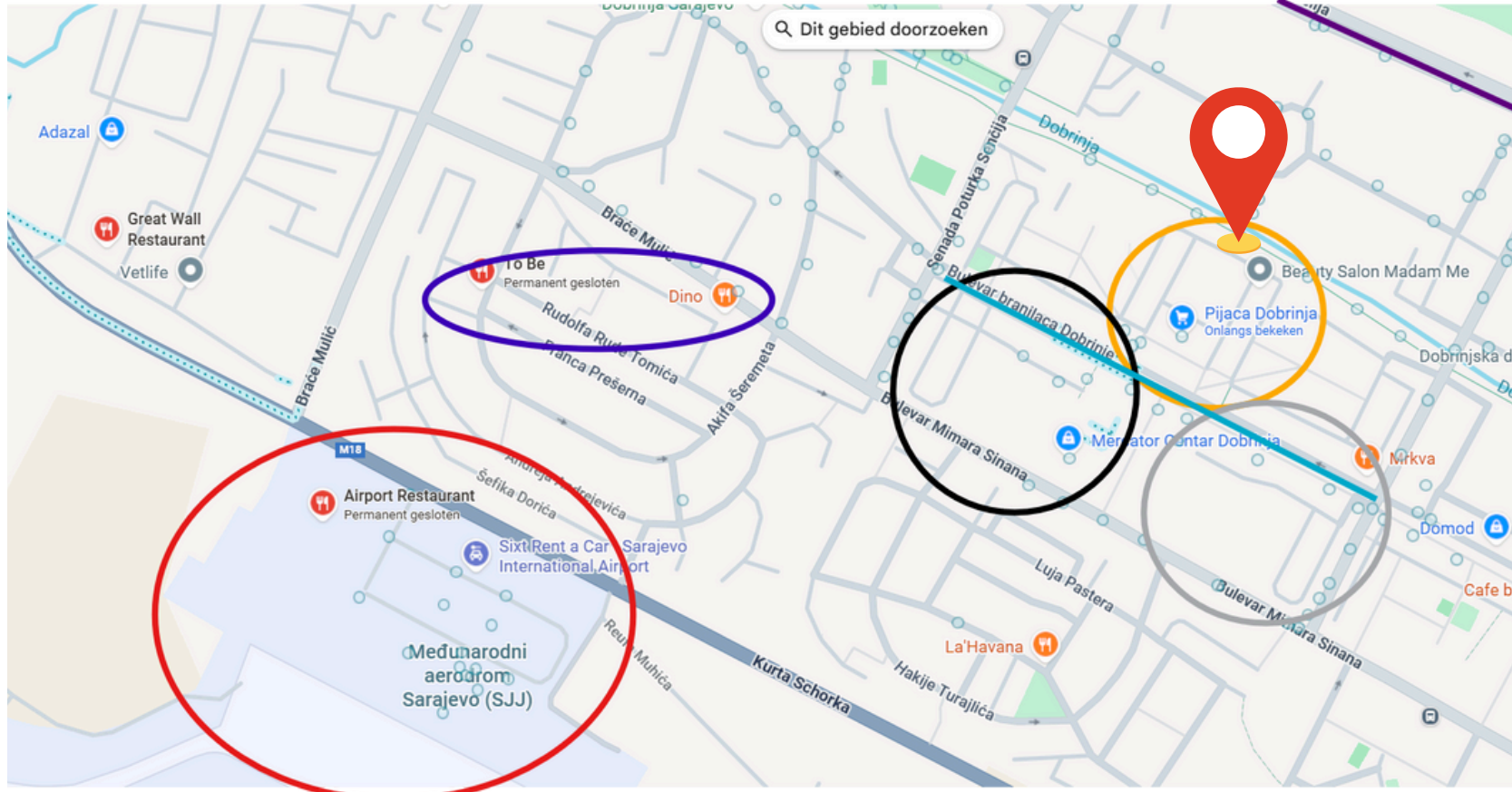


Analysis poster

Location

Location & accessibilty
Market located at Trg Djece Dobrinje bb, easily accessible via Bulevar Meše Selimovića and Aleja Bosne Srebrene.

Features of the location
Located in a renovated bomb shelter.
Connected to existing utilities (water and electricity)
Limited space for storage or construction logistics around the building.



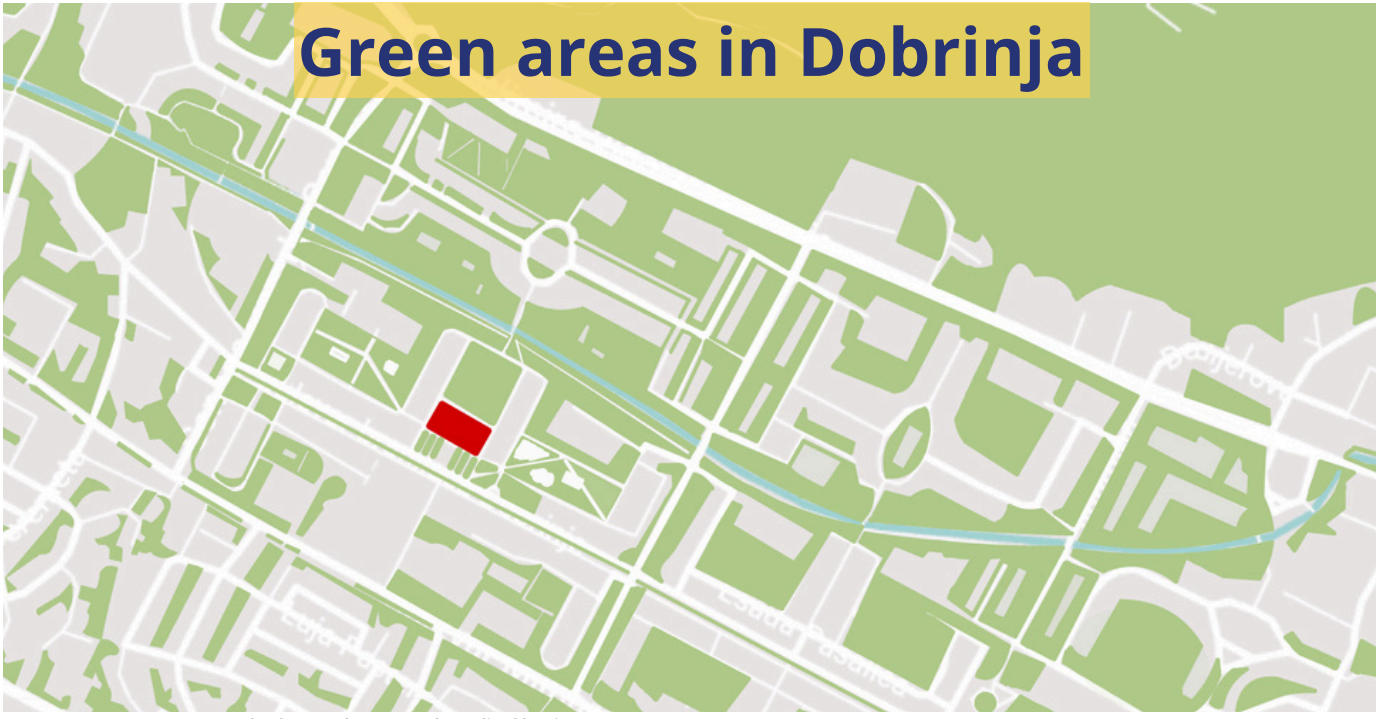
Users & Surrounding area
Close to schools and elderly care facilities → vulnerable groups.
Surrounded by local producers such as Vocar-promet, Agrofood, Klas, and others.
Source: (Google Maps, z.d.)

Legend:

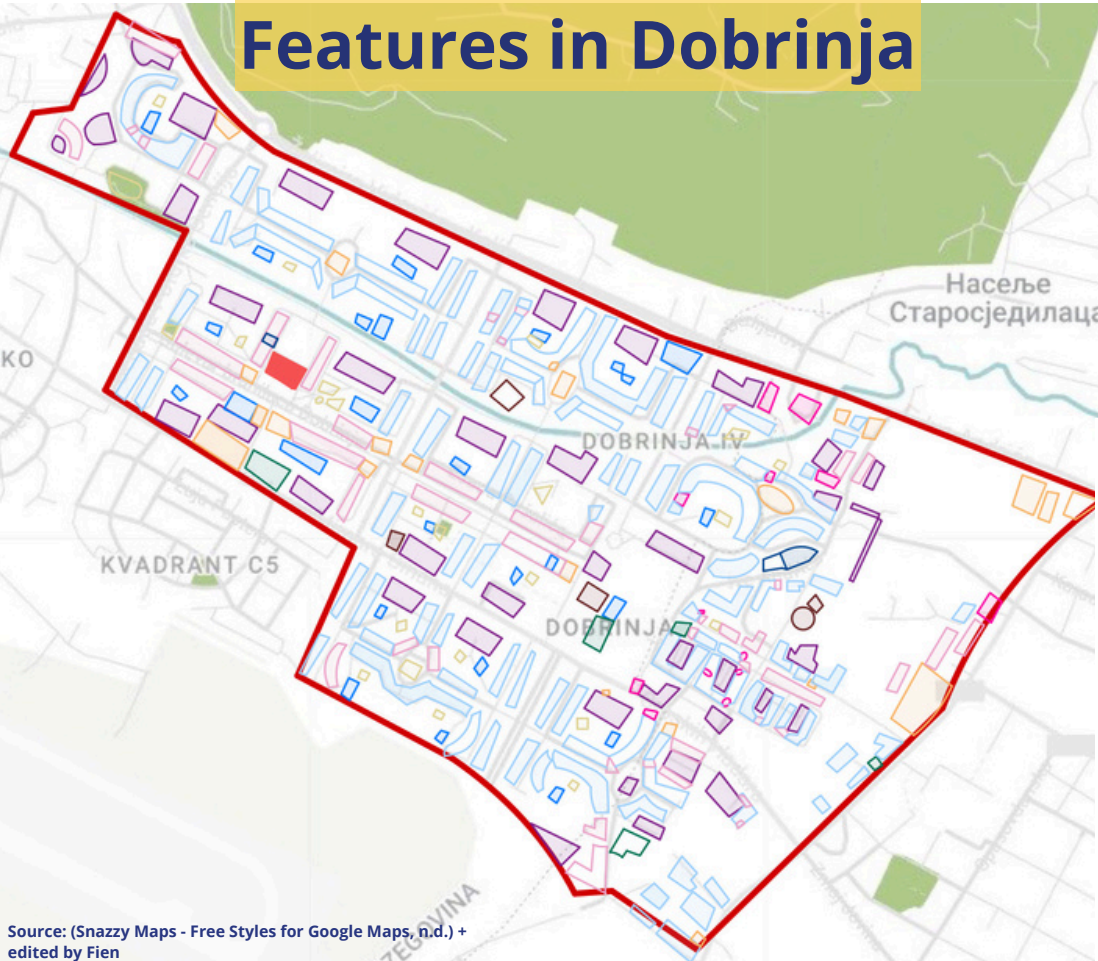
- Construction site
- Airport
- Restaurant & Café
- School
- Mercator

Conclusion: Strategic location with access to local producers and proximity to vulnerable groups.

Surroundings



- Legend:
- Federation of Bosnia and Herzegovina
 - Republika Srpska
 - Sarajevo
 - Dobrinja
 - market place



- Legend:
- grass and other greenery
 - market place
 - courtyard of Dobrinja
 - Playground
 - market place
 - Sports center
 - parking place
 - Living and retail function
 - Living function
 - Relax
 - Accommodation function
 - educational function
 - religious function
 - police

Conclusion: The quality of greenery cannot guaranteed. Improve the quality of greenery. :

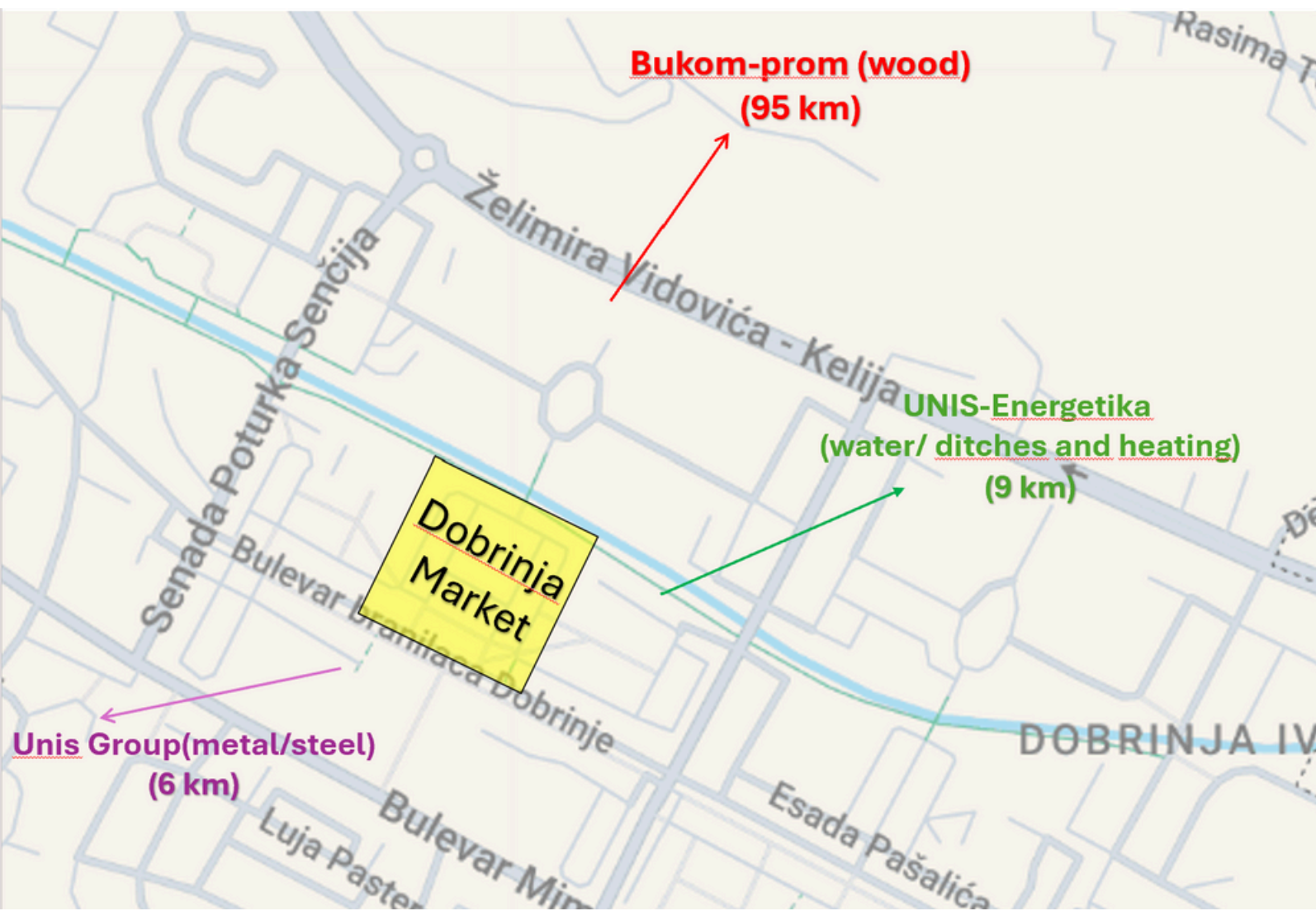
Logistics

Legenda:

- Bukom-prom
- UNIS Energetika
- UNIS Group

possible road diversions:

Main roads: Bulevar Mimara Sinana, Transversale B & C
Bulevar Branilaca Dobrinje is a partial pedestrian zone (traffic allowed from 7am to 5pm)

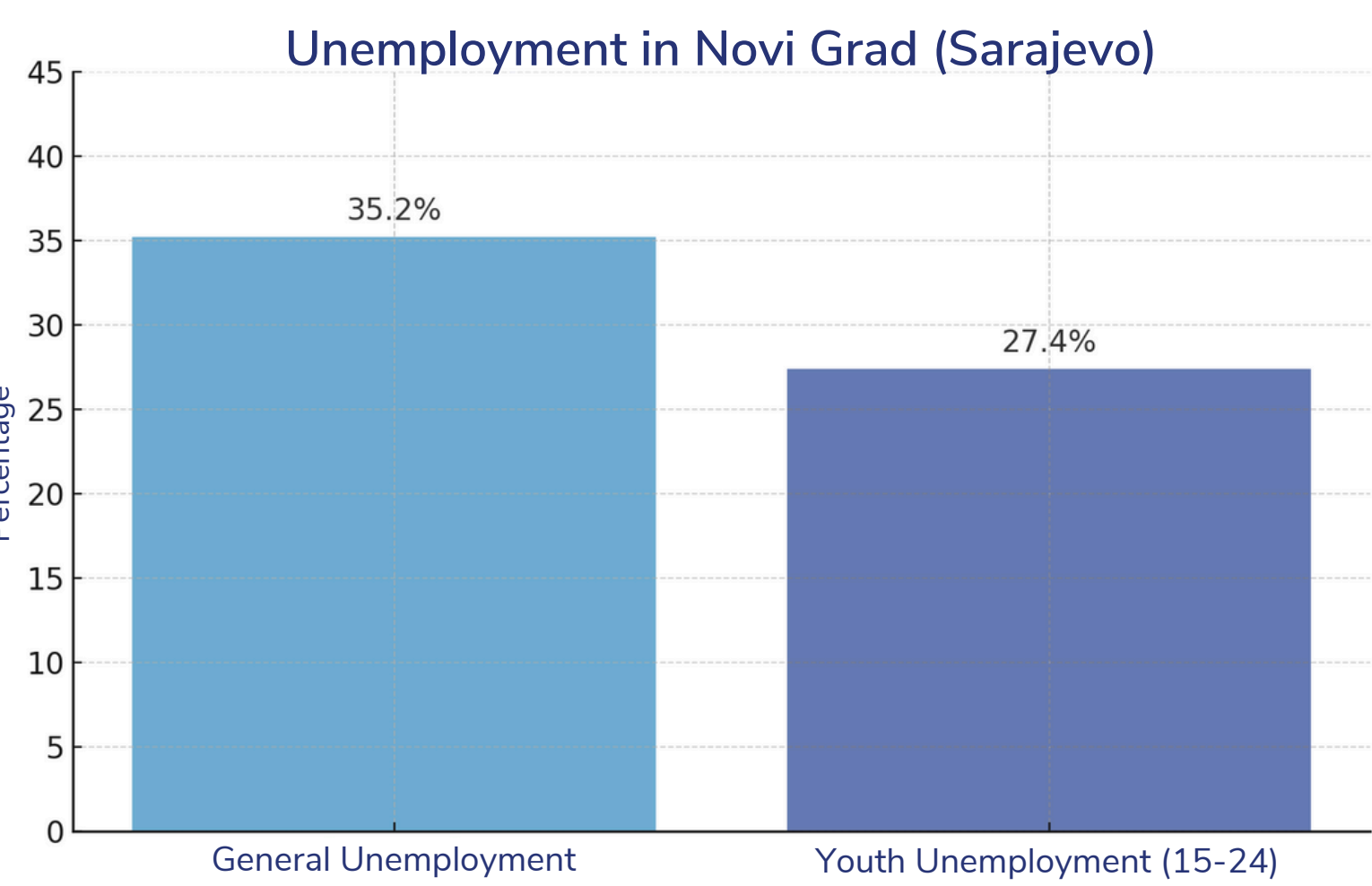
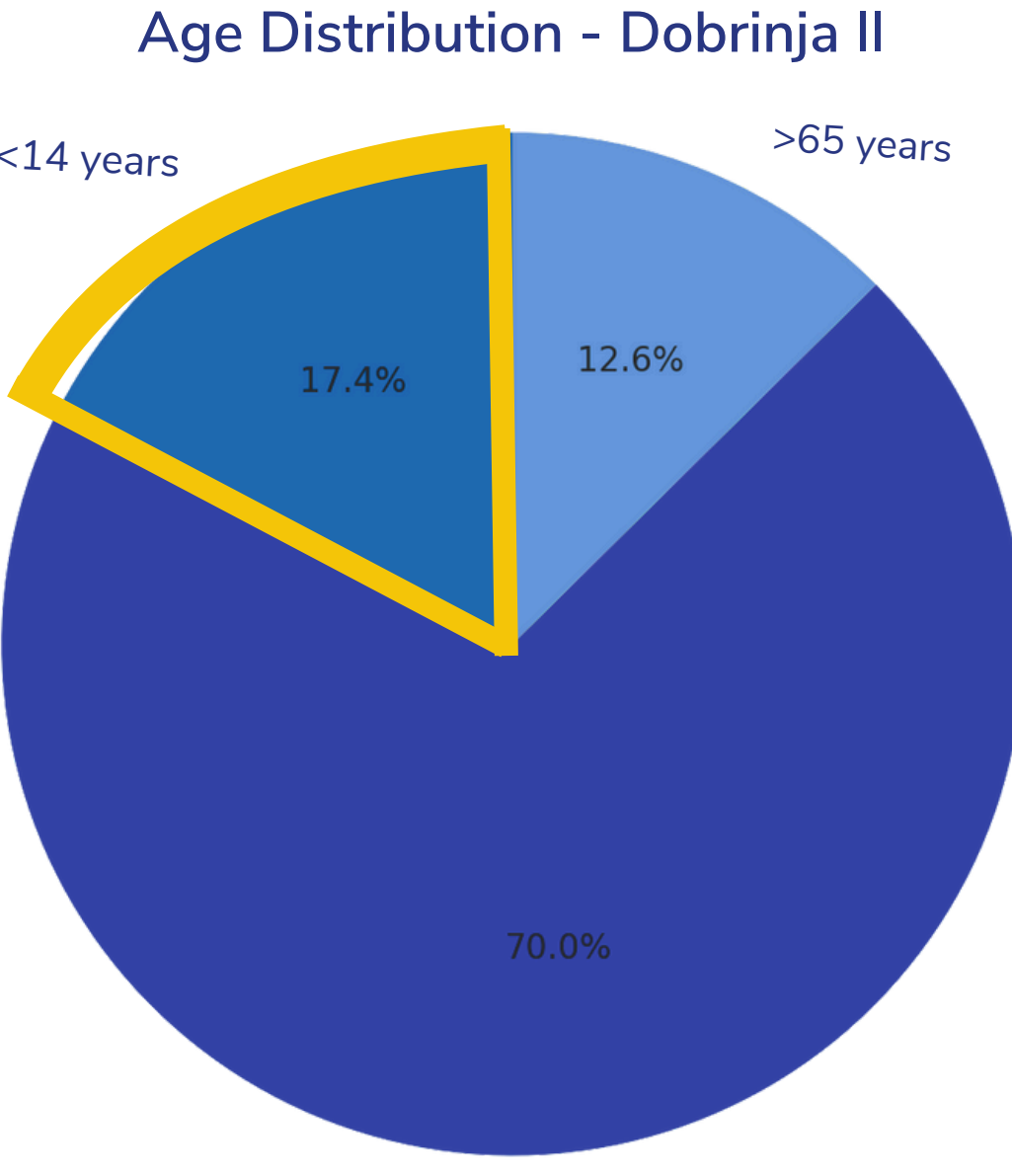


Possible diversions can be via Mimara Sinana or Kurta Shorka in case of closures in the center

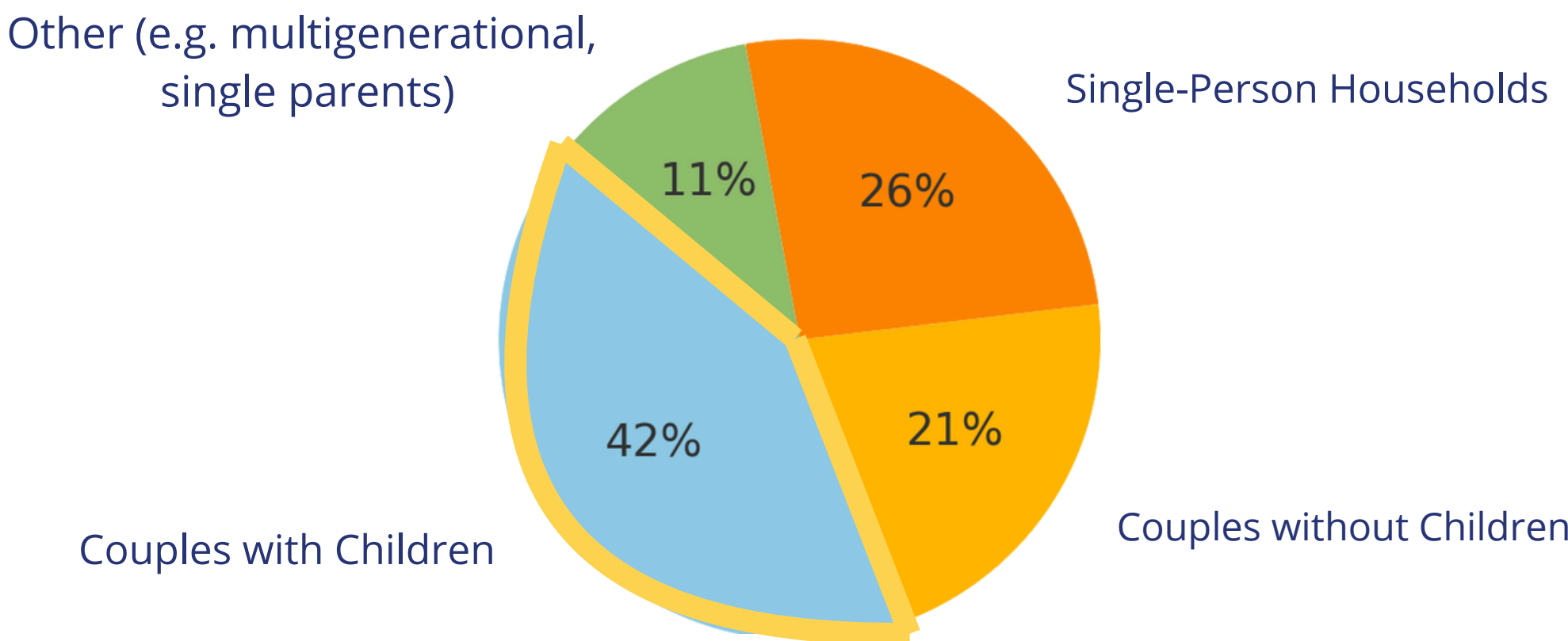
Conclusion: The location is accessible via main roads, with alternative routes available. Note limited access to Branilaca Dobrinje between 7:00–17:00.

The Heart of Dobrinja

Demographic



Household Composition - Municipality Novi Grad

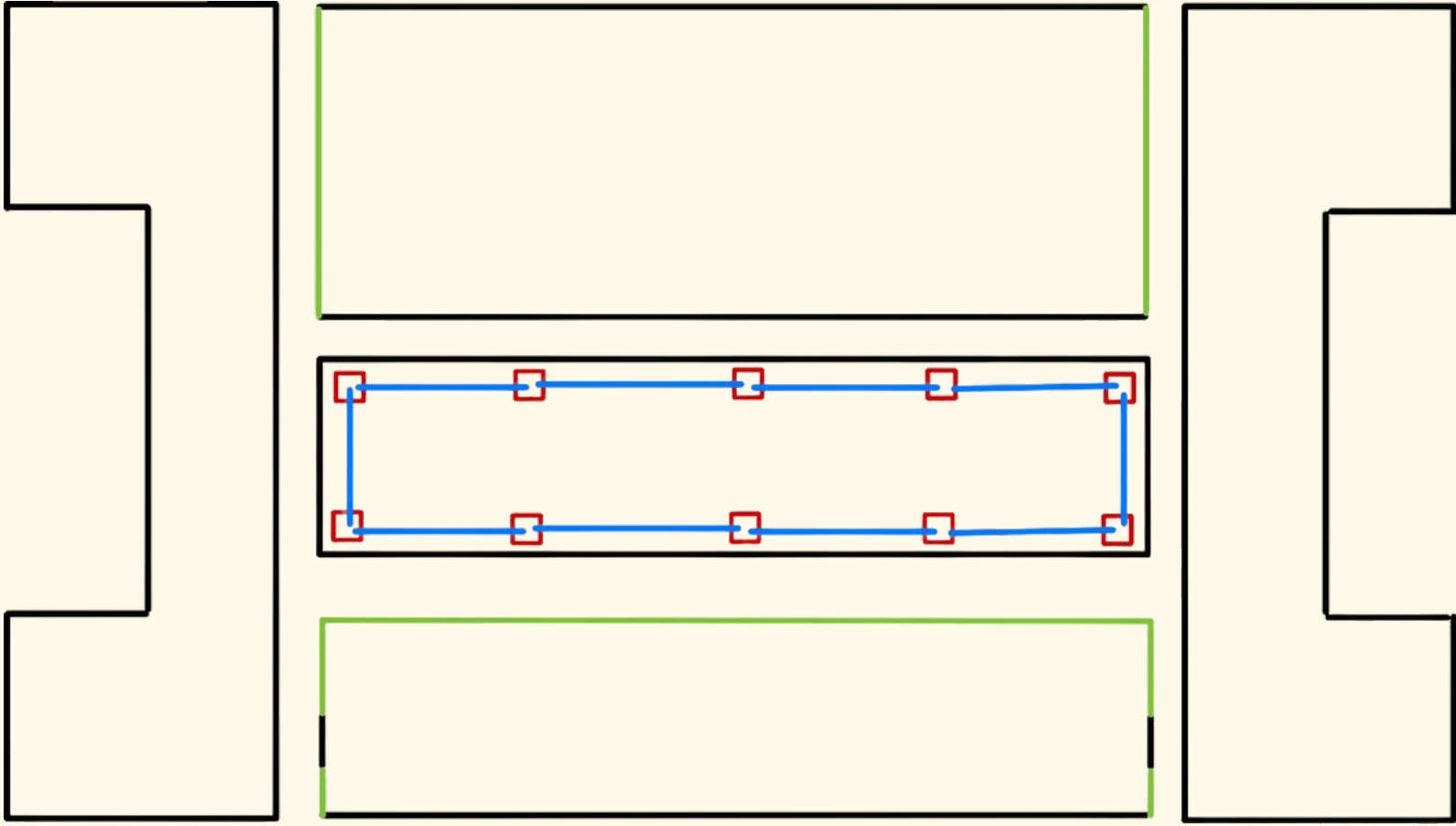


Sources: (Federation of Bosnia and Herzegovina Social Inclusion Strategy, 2020), (TRADING ECONOMICS, z.d.), (UNFPA, 2019), Open AI (ChatGPT), 24-6-2025.

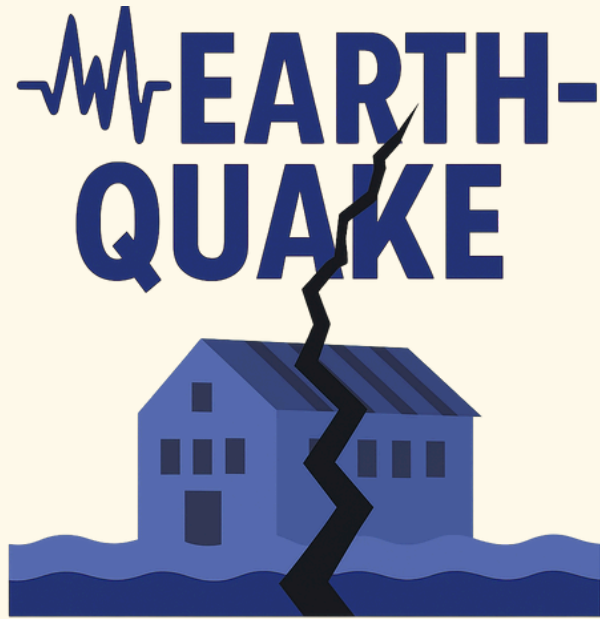
Conclusion: Neighborhood with many children, high unemployment, mostly families with kids.

Construction

Current construction design



- Pillae
- Beam
- Load beaving wall



LIGHT TO MODERATE
Source: Open AI (ChatGPT), 24-6-2025.

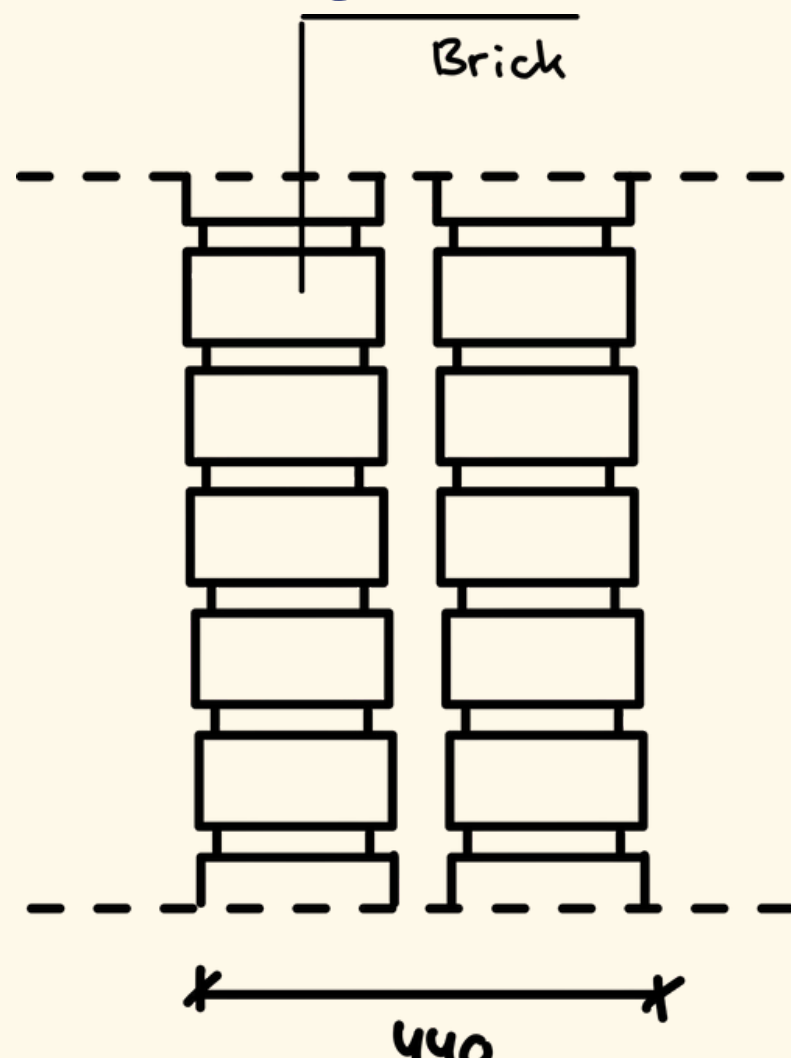
Concrete structure
Solid floors (concrete)
Some load-bearing walls

Source: Jip Wes, 24-6-2025.

Conclusion: Build with light and sustainable materials

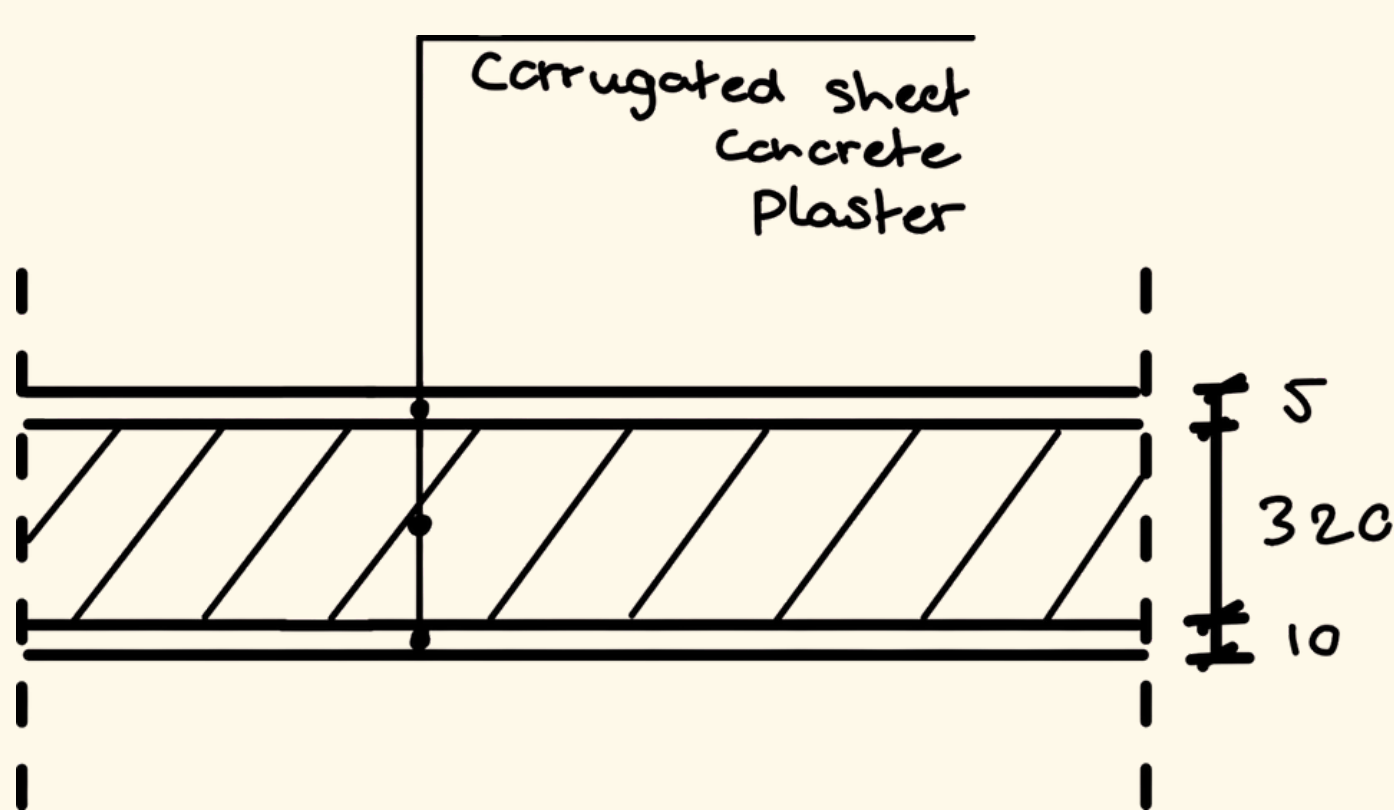
Building physics

Load-bearing wall construction



Source: Jip Wes, 19-6-2025.

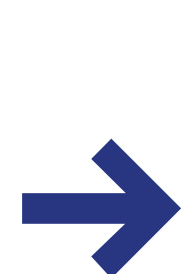
Roof construction



Source: Jip Wes, 24-6-2025.
Thermally not insulated
Poor ventilation (system A)
Use better glass
Use solar panels

Conclusion: In need of insulation, ventilation and solar power

Culture



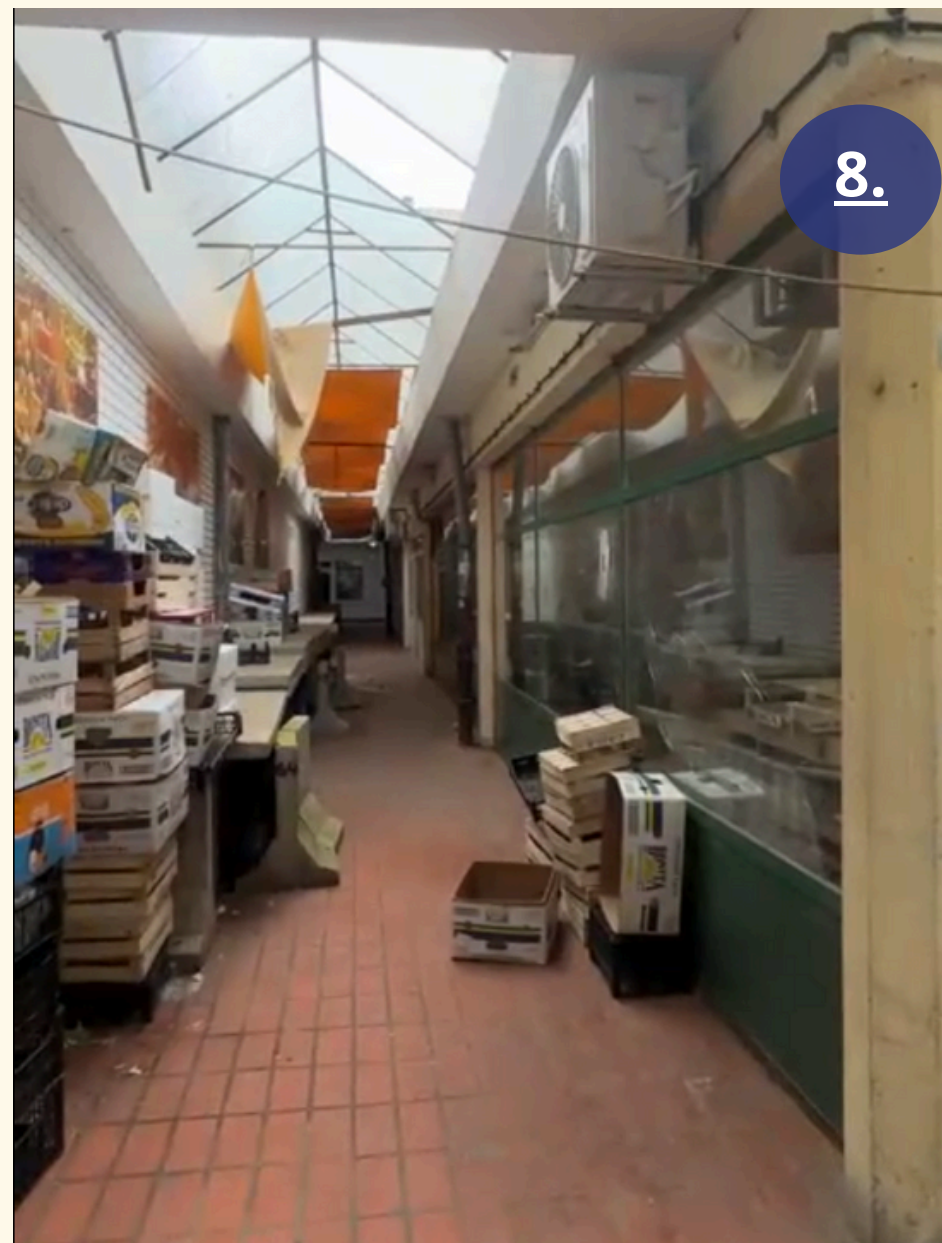
Background

Since the war, many Bosnians have been experiencing a strong sense of **loneliness**.
+/- **17%** of the population consists of children **under the age of 14**.
Many people are **unemployed**.

Cultural Habits	Social Challenges
Hospitality and shared meals	Adult loneliness
Gardening for self-sufficiency	Low employment opportunities
Lunch as a key family moment	Underfunded public spaces and infrastructure
Children as central in community interaction	Social withdrawal due to economic hardship

Conclusion: Bosnian culture values connection, yet war left lasting loneliness.

Building and quality



- Entrance is not clear
- Exterior white brick facade
- Broken floor tiles
- Interior White brick walls
- Metal roofing profiles with transparent skylights
- Concrete construction beam
- Stores
- column structure with curtain wall

Source: Aida Lizde

Conclusion: Poorly maintained building with shops, narrow entrance, and corridors

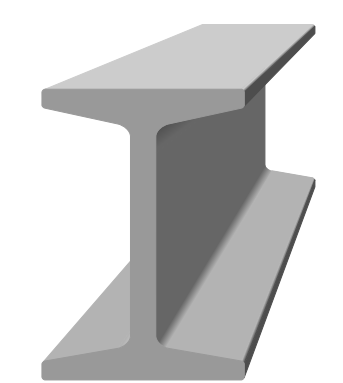
Concept poster

The Heart of Dobrinja

Flavours of Unity – A Community Reconnected



Dobrinja's Embrace: A Generational Hub for Growth and Connection



Metal stud walls



Future-proof qualities

Lifespan > 50 years
Flexible for future modifications
Maintenance-free



Sustainability:

Recyclable
circular
low carbon footprint.



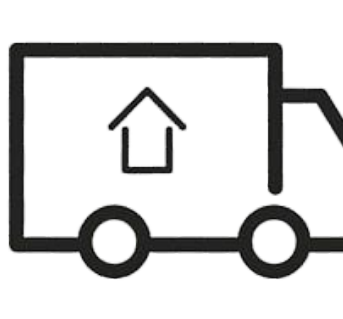
Construction costs:

Material: €5–€10 per m²
labour: €10–€15 per m²



Construction time:

Fast installation
20–40 m² per day
immediately ready for finishing.



Logistics:

Imported via wholesalers
lightweight
compact transport



Timber frame construction



Future/proof qualities

Lifespan between 30 - 100 Years
Wood comes from managed forests
That can regrow
Helps with energy savings



Sustainability

Wood is a renewable and CO₂-neutral
Material that contributes to the
Sustainability goals of the project.



Construction costs:

Material: € 15 - € 25 per m²
Labour: € 15 - € 30



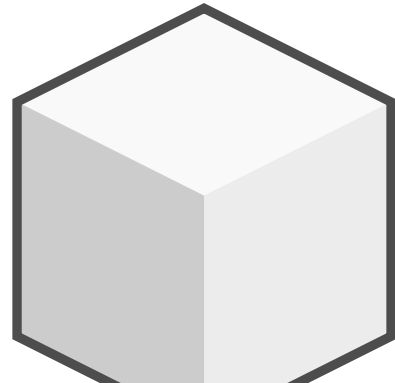
Construction time:

Lightweight
Easy to work with
Hardly dependent on weather conditions.

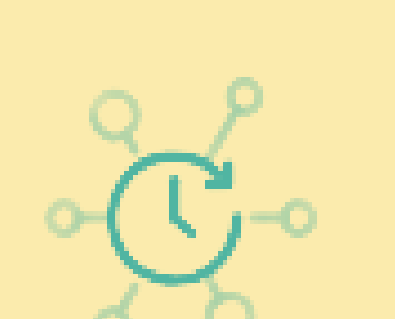


Several wood

Companies are active in the vicinity of Dobrinja.
Within a radius of approximately 30 to 50
kilometers.



Sand-lime block



Future/proof qualities:

Lifespan > 100 years
Solid and load-bearing
Limited flexibility for future modifications



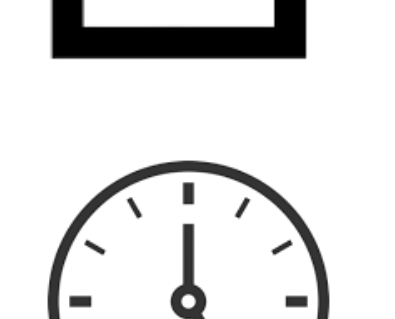
Maintenance & sustainability:

Low maintenance
Natural material (lime, sand, water)
Recyclable as granulate
Moderate carbon footprint
(energy-intensive production)



Construction costs:

Material: €15–€25 per m²
Labour: €20–€30 per m²



Construction time:

5–15 m² per day
Drying time needed before finishing

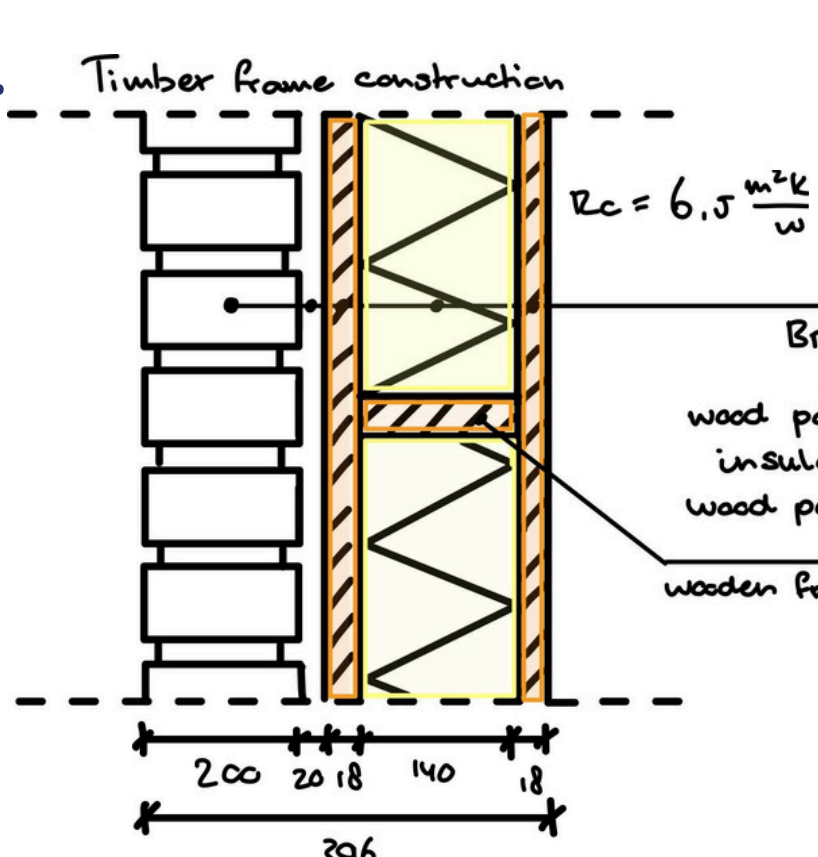


Logistics:

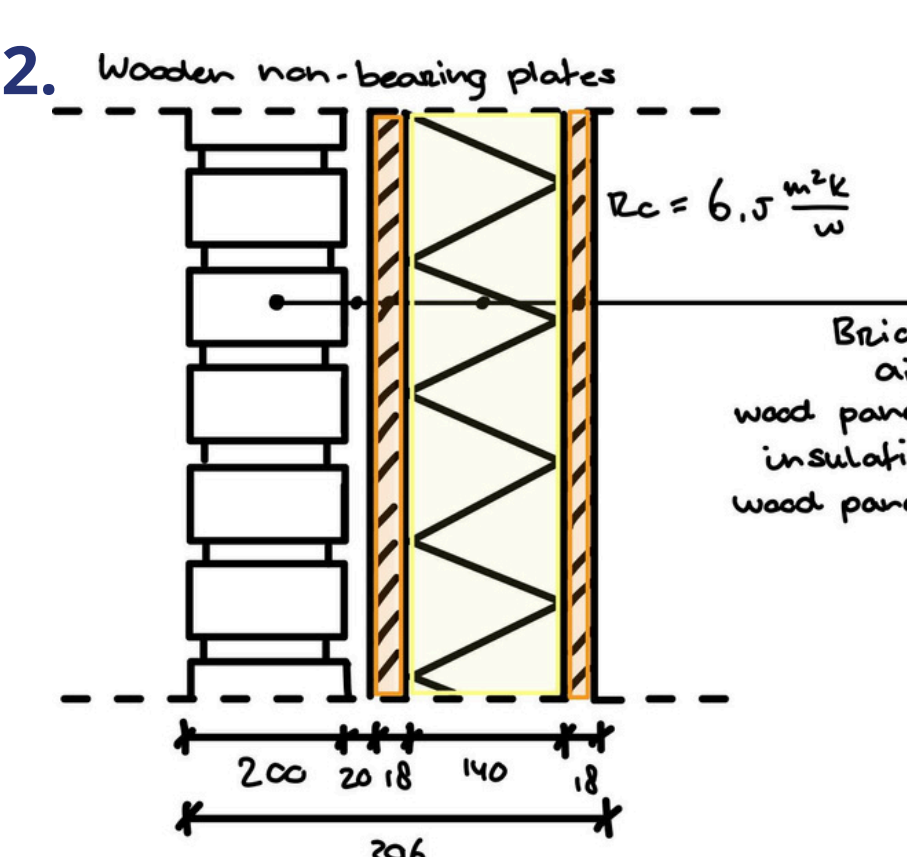
Heavy, bulk transport
Regional production
Requires hoisting equipment on site

Construction concept

Future wall construction

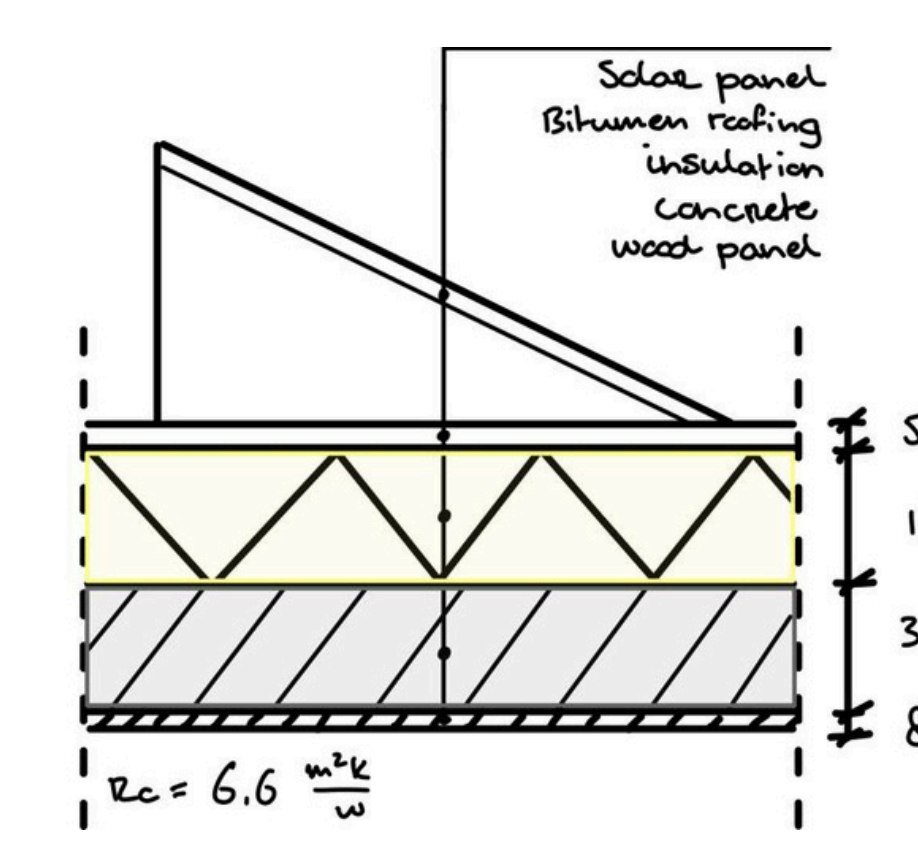


Source: Jip Wes, 21-6-2025.



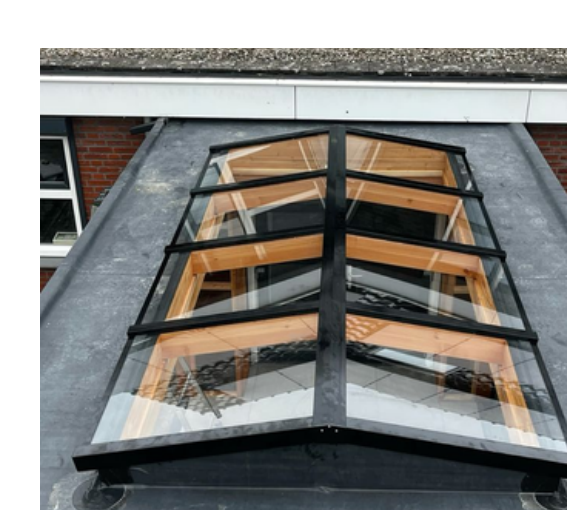
Source: Jip Wes, 21-6-2025.

Future roof construction

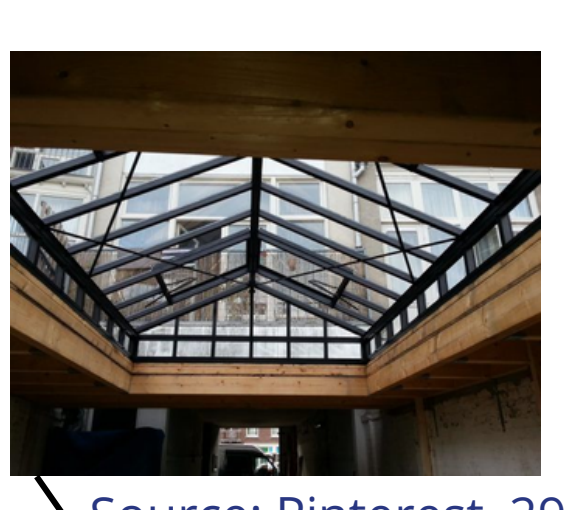


Source: Jip Wes, 21-6-2025.

Future front view



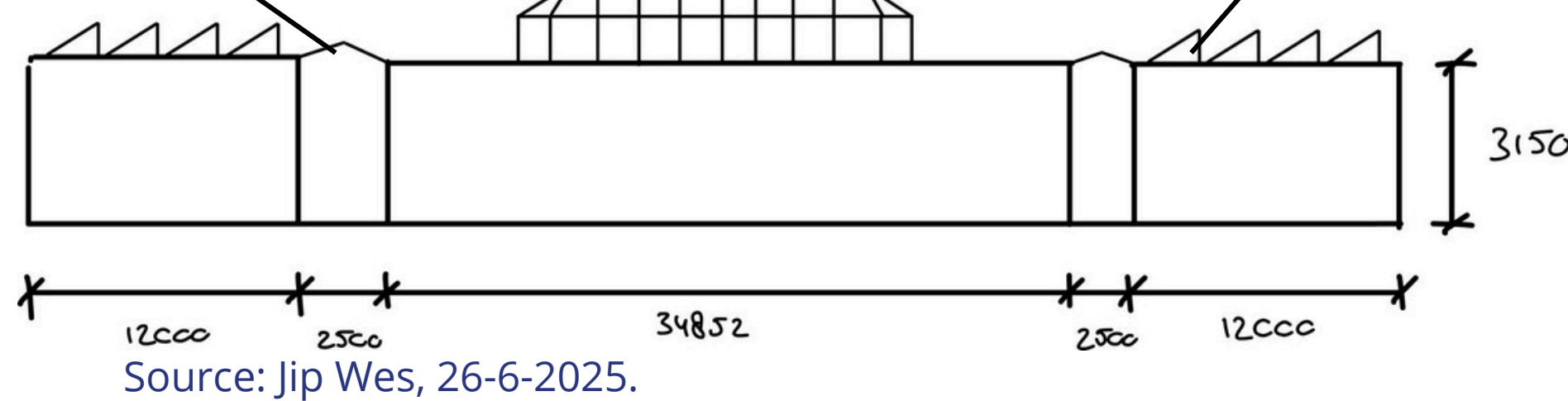
Source: Pinterest, 29-6-2025.



Source: Pinterest, 29-6-2025.



Source: Pinterest, 30-6-2025.



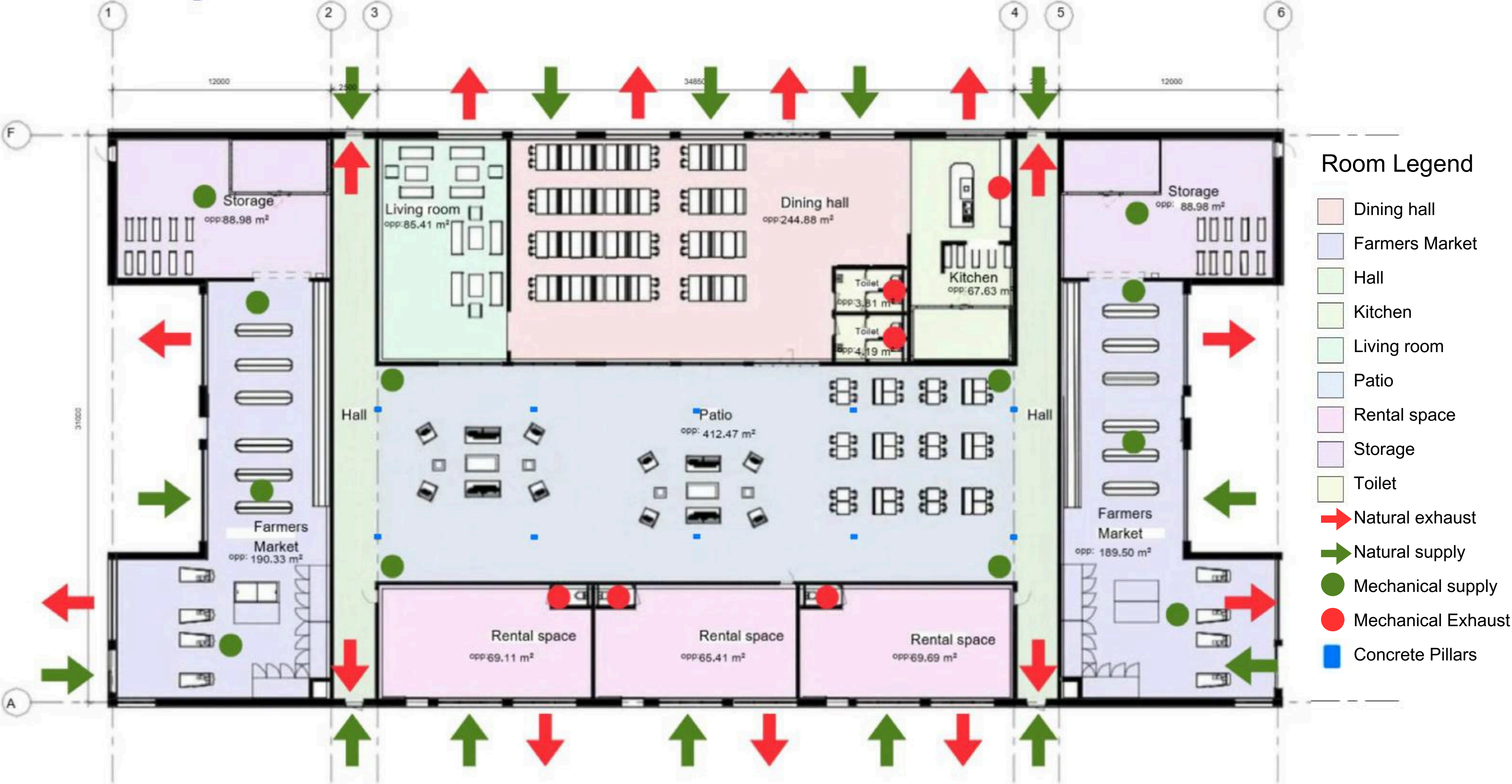
Source: Jip Wes, 26-6-2025.

Conclusion: Both concepts have their strengths, which means that some aspects of both designs are incorporated into the final design. Furthermore, in terms of choice of materials, timber frame construction comes out best, because of it is lightweight, earthquake-resistant, highly sustainable, future-proof, and offers fast installation with easy logistics. Finally, two construction designs were made, which also showed that timber frame construction was the best choice due to its load-bearing properties.

Design poster

The Heart of Dobrinja

Floorplan + Installations + Construction



Maintenance Plan

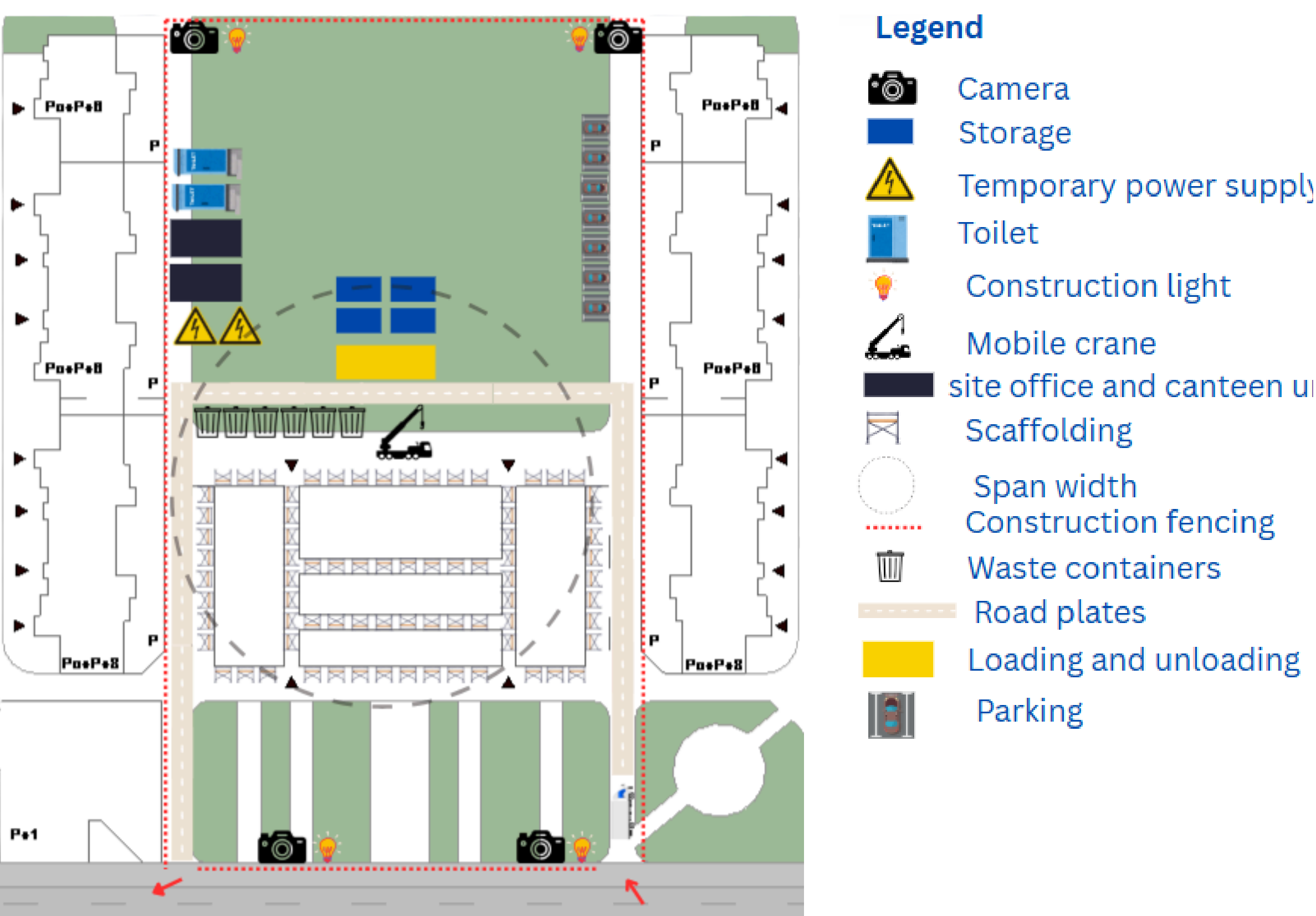
Component	Maintenance interval	Type of maintenance
Brickwork	5-10 years	impregnation
Construction	5-15 years	Inspect
Timber frame walls	5-10 years	Paint
Roof windows	1 year	Clean and inspect

Component	Maintenance interval	Type of maintenance
Ventilation system	2-5 years	Replace filters, Clean air ducts
Solar panels	2-5 years	Inspect
Open-air theater	5-10 years	Check paint
Playground	1 year	Safety inspection

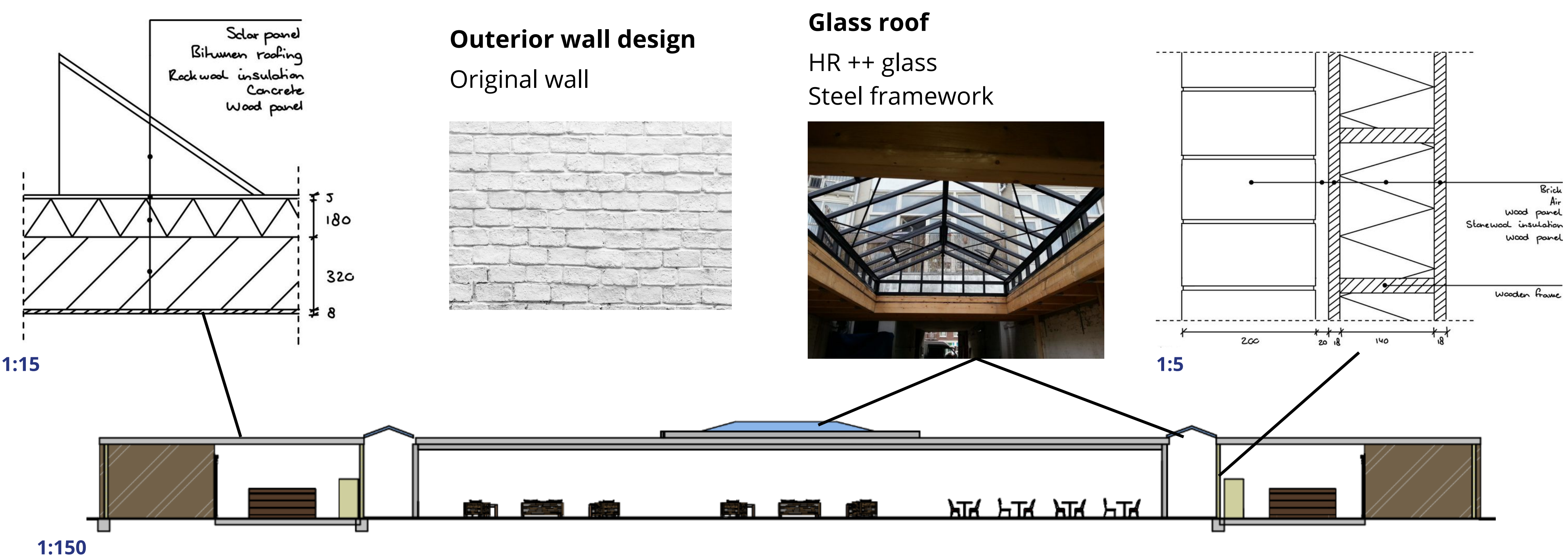
Architectual Design



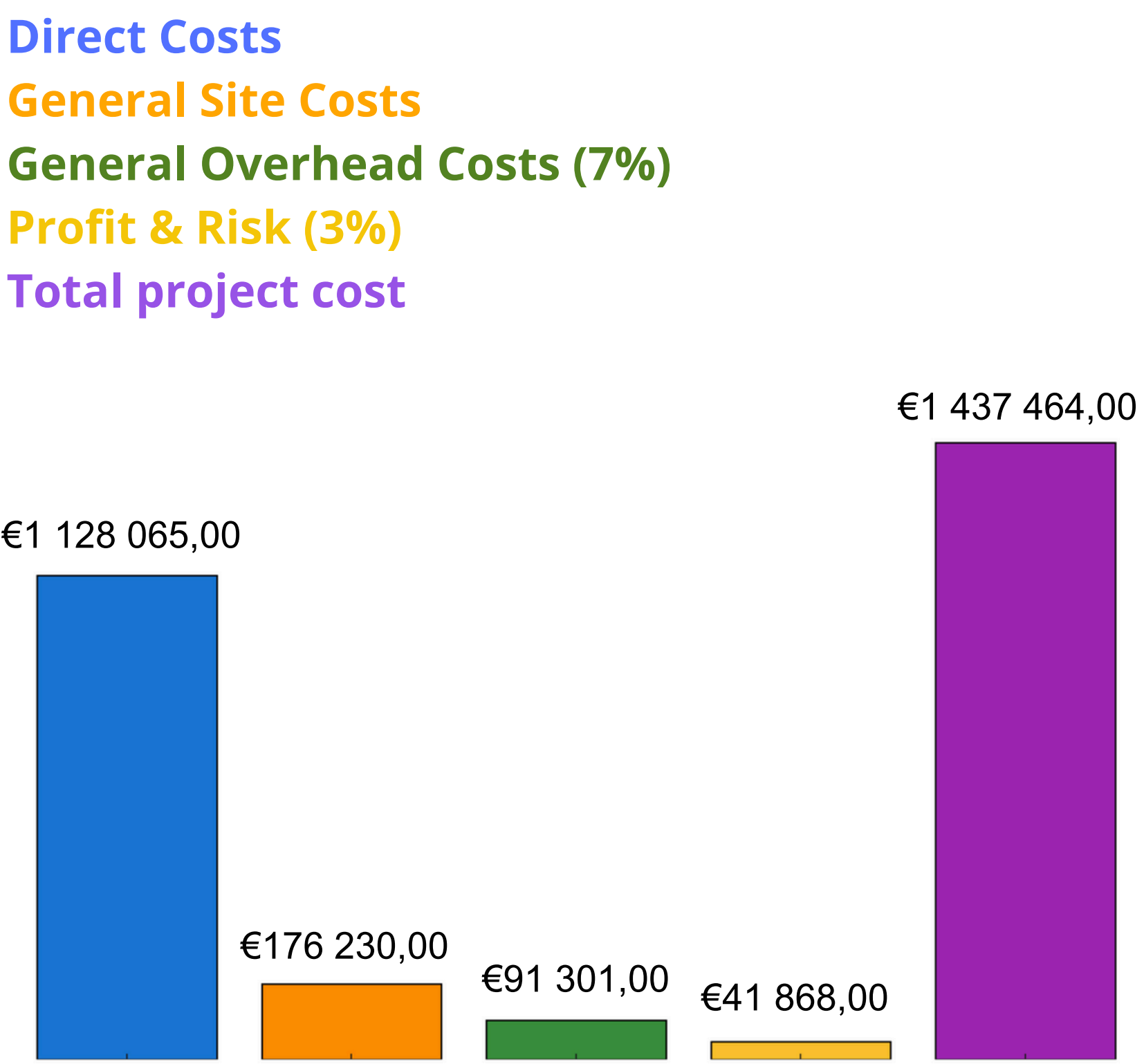
Construction site layout



Construction Design + Materialisation



Total Project Cost



Conclusion: In "The Heart of Dobrinja," our concept turns a market structure into a vibrant, multigenerational center in the Olympic town of Sarajevo. It aims to facilitate community healing and connection by providing spaces for play, gardening, cultural events, group meals and local businesses. This sustainable design satisfies both the physical needs of the building and the social demands of a community healing from conflict.