**Location and general information**

**Rybnik is an agglomeration of a strong economic, cultural and scientific center, connected to the Upper Silesian Industrial District, the largest industrial district in Poland (and one of the largest in Europe) and the Ostrava agglomeration and the Opolskie Voivodeship. The capital of the Rybnik region has 140,000 inhabitants, which places it amongst the 25 largest cities in Poland. The A1 motorway runs through the administrative boundaries of the city, and the distance to the motorway junction with the A4 “Sośnica” is about 30 km from the center. In 2019, the first section of the Regional Road from Pszczyna to Racibórz is planned to be complete, which will provide the city with a very fast connection to the A1 motorway. Against the background of other Upper Silesian cities, Rybnik stands out due to its natural and scenic values. Among them, is the landscape park of the Cistercian Landscape Compositions of the Rudy Wielkie, (or 'Great Rudy') which, combined with the Rybnik Lake and the meanders of the Ruda river, make the northern outskirts of the city one of the most attractive places to live in Upper Silesia**

**The planned investment scheme includes three areas (sports/ recreation, meeting place and residential) located in the center of Stodoły – the smallest of Rybnik’s districts. The site is just north of the Rybnik water reservoir dam, on the edge of a vast forest complex stretching from Rudy Raciborskie up to Kędzierzyn Koźle. The sports and recreation center is to be built in the place of a former horse farm. On the plot, there is a historic post Cistercian manor house from the 18th century, along with farm buildings, and the abandoned hall of a riding school and stables, built later. The stables also owned an approximately 200 square meter open riding hall, where the location of the housing estate is planned. There are two sailing centers on both sides of the reservoir within a few hundred meters of the planned investment. Both plots are bordered by the Ruda river. A kayak center lying on the opposite bank of the river at the north-eastern corner of the sports and recreation area is the starting point for rafting on one of the most mesmerizing canoe routes in Poland. The bicycle route running through Stodoły starts in front of the Minor Basilica in the city center. It runs along the Ruda river and the banks of the Rybnik Lake up to the network of paths stretching across the Landscape Park. In the near future, an extension is planned to the line of the historic narrow-gauge railway from Rudy Raciborskie to the station in the area of the planned sports center.**

**LAKE VILLAGE a better way of life**

**THE PHILOSOPHY OF LIVING OUTSIDE THE CITY CENTER**

**About 40% of Poles live in blocks in large areas often located on the outskirts of cities. Impersonal, cramped apartments with only small balconies. A relatively small number of residential units are referred to as old buildings. At the other extreme is dispersed single-family housing. The constantly increasing pace of life and new types of professional activities make us reflect on the model of our residence. Getting to the workplace, often located on the opposite side of a large city can last longer than a distance of a few dozen kilometers, in a well-connected smaller town. New means of communication, and above all the Internet, in many cases allows for remote & mobile working opportunities from our place of residence. On the other hand, more and more people are becoming aware of the importance of physical activity in order to lead a healthy lifestyle. Gyms are developing dynamically, and existing sports centers are bursting at the seams. Nothing can replace outdoor health activities: running, cycling, tennis, water sports, skiing, etc. Getting to the places where you can do these sports from an apartment in the city center is often even more time consuming than getting to your place of work, which is why families choose flats outside the city center. Single-family housing is not, however, the answer to the needs of today’s active person. Economical reasons come to the fore. Your own home is more expensive to build and maintain than an apartment in a multi-family building. Working in the garden and around the house takes a lot of time. You cannot forget about other types of costs. Extensive development absorbs large areas, requires a network of roads and extensive infrastructure, and the insufficient number of inhabitants in a given area results in a lack of necessary services. You must commute to the shop, hairdresser, and gym by car.**

**CONCEPT**

**The proposed concept meets the needs of the modern active person, combining the advantages of living outside the city, attractive green areas, in the immediate vicinity of a lake, river, vast forest areas and rich outdoor & indoor sports opportunities with an apartment in a multi-family building, where the administrator is obliged to care for the environment and technical condition of the building. A larger population center also guarantees the cost-effectiveness of basic services. The housing estate consists of three rectangular quarters kept to the scale of nearby single-family housing. Every one of the 200 flats has an independent, intimate mini-garden, the maintenance of which does not require significant work. The green courtyards of the quarters are used by neighborhood groups and operated by the housing estate administration. This zone is completely safe for children because it is impossible to stay unauthorized. The gardens are connected with each other by bridges over generally accessible pedestrian routes. The private gardens of the apartments have been elevated on platforms that prevent physical & visual intrusion into the interior of the apartments. The liveable areas on the ground floor are one-storey, and on the first floor, two-storey, each house on the first floor accomodates two single families. Between the asymmetrical, slanted roofs, large terrace-gardens have been designed, accessible directly from the apartments on the upper floors. A square is planned at the intersection of pedestrian routes, where the following basic services are located: a shop, a restaurant, a daycare center, a club, a hairdresser, etc. and the administration of the estate.**

**The neighborly unit is created in such a way that on one hand, it has the features of a self-sufficient independent structure and on the other, by adapting the scale and openness of public spaces it blends into the character of the district and is an interesting offer for all its residents. The gradation of space from fully public, semi-private (shared by residents of the housing estate) to fully private favors building social relations inside the estate and throughout the district. The apartments have been designed to a relatively high standards. In addition to a small garden on the ground or on the terrace, each includes a storage room, an average of 1.5 parking spaces in the parking lot under the inner courtyard and one parking space on the other side of Cisowa street. The area of most premises varies between 65 and 80 m2 (3 to 4 rooms plus kitchen and bathroom). There are also flats bigger around 100m2 and smaller ones around 50 m2 . The use of various wall openings means that almost every flat differs slightly from the other. All premises are accessible to differently abled people via elevators going down to the ground level and underground car park**

**HERITAGE RESORT meeting space**

**A high standard restaurant is designed in the historic Cistercian manor house. The building is adjoined by a flower garden. The geometric patterns of the garden represents that bygone era, an era which endowed the city with an extraordinary eighteenth-century manor house. Situated in the heart of the resort, it is one of the most awe-inspiring structures in the city. Together with a farm cottage and a small fire station, it creates a picturesque complex of antique buildings. A multi-purpose hall is designed in the former farm building as well as small shops selling regional products and other services. The attics house hotel rooms. In addition to regular group activities, organized meetings, family celebrations, and business training will take place here**

**RIVER CLUB sports and recreation center**

**The master functions of the resort are sports, recreation and fitness activities. The multifunctional sports hall designed in the former equestrian school houses paddle and futsal courts with an additional four tennis courts and a gym. A skating and bicycle track meanders throughout the resort site, which in the winter will be transformed into a track for cross-country skiing. Beach volleyball, badminton courts, an outdoor gym, playgrounds, and a miniature golf course will provide attractive activities for users of all age. Another major attraction of the resort is the provision of a narrow-gauge railway line, with the assistance of authorities in Rybnik. This railway will run from the “River club” to Rudy Raciborskie where a magnificent Cistercian monastery situated in vast landscape park awaits you. Another restaurant is designed in the former horse stable building with a more informal ambiance. The “River club” is situated on the Ruda river where one of the most stunning canoeing routes in Poland begins. The success of the sports and recreation center is guaranteed by its excellent location and a varied programs, complemented by the neighboring sailing ,canoeing centers and the entire Landscape Park, attracting residents of not only the Rybnik Agglomeration but the entire Upper Silesia conurbation.**

**Users**

**Four types of user group for the resort throughout the year:**

**1.The residents of the estate and the district of Stodoły**

**The sports complex in the near-immediate neighborhood is to be one of the most important reasons for living on the proposed housing estate. All-year tennis courts, sports hall, gym, spa, paddle, volleyball and badminton courts, a track for skaters (in winter for cross-country skiers), outdoor fitness , extensive areas for running and cycling, water sports are strong elements for buying a flat here. Regardless of the weather and season, you will be able to wear sports clothes, and the frequency of using its services can be assessed several times a week.**

**2.Inhabitants of Rybnik city**

**The proposed resort is a few minutes by car and less than half an hour by bicycle. Because the sports centers in the city are overcrowded and do not have such a wide program on offer, it should be assumed that a significant part of residents will decide to permanently use the new center’s services.**

**3.Seasonal mass recipients in the summers**

**Especially on weekends, the Rybnik lake and Rudy Raciborskie are visited by families with children, groups of young people, cyclists, and walkers. The connection of the narrow-gauge railway line of the resort area with stations in Rudy and Stanica will induce some of these people to visit all these places on the same day. For these users, the northern part of the center is designed mainly near the railway station and a western-style gastronomic establishment in the former stables. Additional attractions are designed – a miniature golf course, a playground and a kindergarten.**

**4.Organized groups**

**In cooperation with neighboring kayaking and sailing centers activities such as rafting, regattas and tournaments can be organized as independent events or as part of a multi-day training combined with other outdoors sports. As for accommodation facilities for larger groups, dozens of hotel & guest rooms of various standards are designed – in the attic of the Cistercian manor house (high-end rooms) and the attics of farm buildings (standard room). Similarly above the narrow-gauge railway station.**

**Project location: Rybnik, Poland**

**Year: 2019**

**Gross Built Area (square meters or square foot): 24858.03 m2**

**Lead Architects: Marek Wawrzyniak, Karol Wawrzyniak**

**Team: Katarzyna Mazurek, Alina Kudla, Joanna Wawrzyniak, Pushkraj Tambdey, Agata Skiba,**

**Monika Wojaczek, Adriana Łukowska**