



Grössling Bath - Bratislava

Medená ulica no. 6, no. 8
Kúpeľná ul. no. 9
Vajanského nábrežie no. 11

*Refined aim of the renovation
of the Kúpele Grössling from the perspective
of preserving the object's heritage features.*

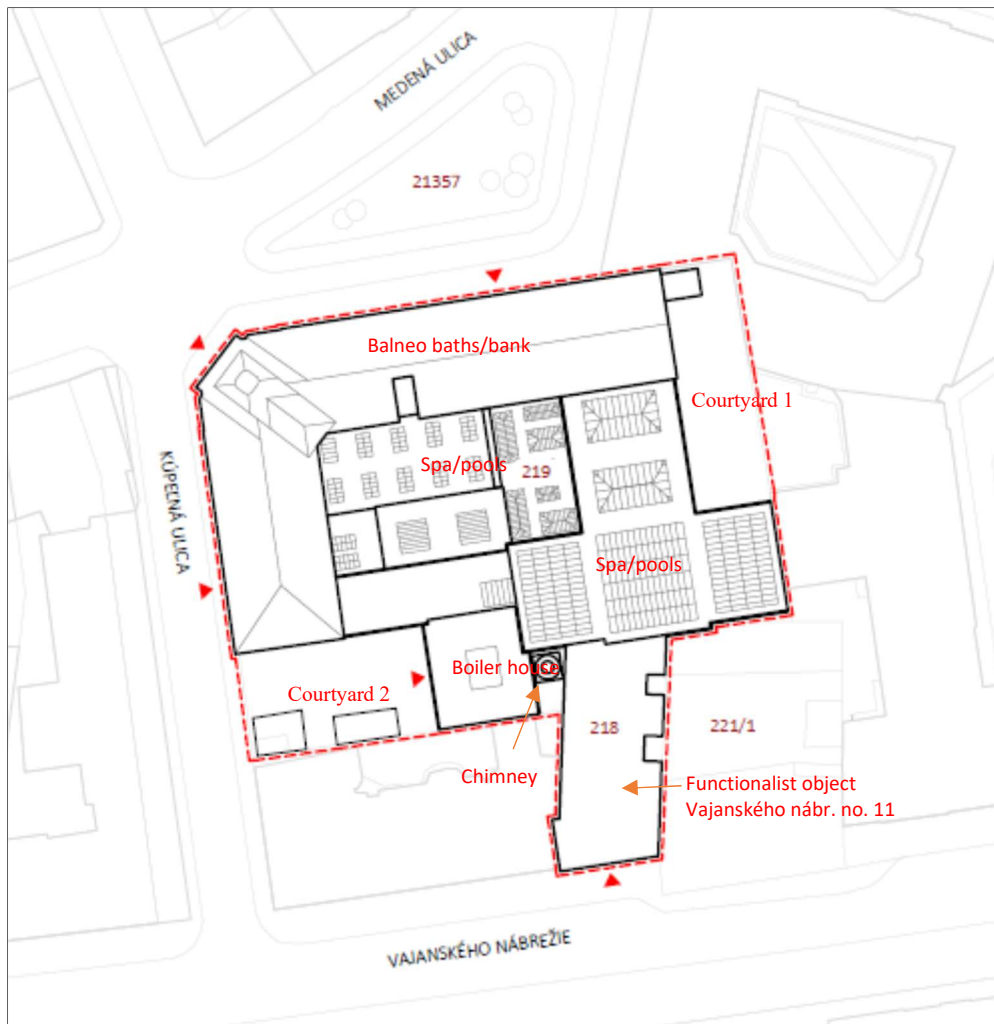


1. Brief of the construction development

Location

The national cultural monument, Grössling bath, is located in a block of houses which is by Tobrucká ulica (street) in the north-east, Múzejná ulica (street) in the east, Vajanského nábrežie (riverbank) in the south, Kúpeľná ulica (street) in the west and by Medená ulica (street) in the north. It is situated in the north part of the specified block, on plot no. 219. It is a corner building the crossing of the streets Medená and Kúpeľná, while the two-storey north and west street wings create the southern facade of Medená ulica (street) and the eastern facade of Kúpeľná ulica (street). It has several entrances. The current entrance to the bath is situated in the street wing at Kúpeľná no. 9. In terms of urbanistic characteristics it is important to state that the main historical entrance is situated at the corner of the streets Medená and Kúpeľná with the current address being Medená ulica (street) no. 6. However, this entrance has not been used for the bath since 1942. Another historical entrance, which was put into service in 1930, is situated in the house at Vajanského nábrežie (riverbank). 11.

The national cultural monument (NCM) is situated on the plot no. 219, with the shape of the letter "L". The NCM takes around $\frac{3}{4}$ of the plot's area, i.e. the building lies not only along both streets but also in the courtyard. Three right-angled small areas of the courtyards spread along the southern and western perimeter of the plot. One separate courtyard in front of the boiler house from 1914 is accessible from Kúpeľná ulica (street). In the southern edge of the plot behind the boiler house and in the western edge of the plot there are two interconnected courtyards accessible through the courtyard entrances. In the courtyard behind the boiler house from 1914 there is a chimney of the bath's boiler house and it is visible from the surrounding streets. The two courtyards are bounded by the bath's objects and the buildings at adjacent plots, thus they are not visible from the streets.



1st stage – construction of the bath in 1895

"Bratislavský parný kúpeľ a liečebný ústav" (Bratislava Steam Bath and Medical Institution) was put into operation in 1895; it was built by the company Kittler-Gratzl based on the project by Albert Svoboda. It was built as a corner structure of block character, with a rectangular plan view, two-storey, with a cellar and with Neo-Renaissance façades. The three and two sectioned street wings were used as rooms for individual balneo baths with individual baths. The central area (south-east) included the room with the swimming pool with a length of 14 m, two smaller pools, a sauna and other additional rooms. Cubicles with individual baths were located on the 2nd floor. The room of the original pool with stucco decoration of wall arcades on the ground floor is preserved to this day.

2nd stage – major completion in 1914

Implemented based on the project "Projekt für Bad Pozsony" from 1914 by Lajos Gratzl. The area of the bath was significantly broadened by an extension to the eastern and southern part and a new part was interconnected with the existing part. The original layout and staircases and the original pool in the area with the length of 14 m in the original part from 1895 remained basically unchanged, and the following functions were installed: on the ground floor of the street wing overlooking Medená ulica (street) were built changing rooms, beds and an "operating room" for ladies; in the street wing overlooking Kúpeľná ulica (street) was built a cash desk and rooms with balneo baths. Two sections of balneo baths were also on the first floor. Steam baths, the original pool from 1895 with the length of 14 m for ladies and three small pools before the long pool were located in the courtyard part /ground floor.

The extension was formed by 3 layout parts along the eastern side of the original building, i.e. prolongation of the two-storey northern street wing overlooking Medená street by 5 window axes. The ground floor of this part of the wing included changing rooms for men and a staircase to the first floor with changing rooms on the first floor. The central part of the extension included three sitting pools, a steam bath, sauna, showers, mutually connected, as well as the corridor leading from the street wing overlooking Medená street to the swimming pool. The southern part of the extension included a swimming pool with a length of 25.

To the south, a boiler room was built on a separate rectangular floor plan and a chimney with a height of 40 m was built behind it. Three double-flue boilers for solid fuel manufactured in 1912 by the company Brunner were installed in the boiler house.

Minor modifications between the years 1920 – 1925.

Closing of the oldest, small swimming pool in the area with the length of 14 m and its adaptation to hydrotherapy. The small square sitting pools were probably also closed.

3rd stage - completion of the functionalist object 1929 – 1930

Construction of the new object of pool facilities within the newly constructed six-storey building at Vajanského nábrežie no. 11 according to the project of B. Weinwurm and I. Vécsei. The following functions were created for the needs of the bath on the ground floor: a steam bath, a new entrance to the pools, a cash office, waiting room and changing rooms, and showers for ladies and men. A barber and changing rooms were located on the mezzanine floor. The changing rooms were on the first floor and apartments were located on higher floors.

In 1930 – implementation of a short southern extension to the western street wing overlooking today's Kúpeľná ulica (street).

The movable roof over the pool was also implemented in the same year. According to the project documentation stored in the Bratislava city Archive, this roof may have been placed over the large pool from 1914 over the central span of the ceiling. The construction was implemented according to the project documentation "Fahrbare Oberliche Auflagen – situation Eisenkonstruktionswerkstätten, Bratislavský parný a liečebný kúpeľ, ú.s.", 18 March 1930, designer Michael Glaser, Brno.

4th stage – adaptation works in 1942

Adaptation of the street wings overlooking Medená and Kúpeľná streets on the ground floor and first floor and their adaptation for the needs of Sedliacka banka. Reworking of partitions – creation of offices. The adaptation of the courtyard sections of the street wings overlooking Medená and Kúpeľná streets on the ground floor and first floor for the needs of the bath was structurally solved as a layout modification in the extent of reworking of partitions, modification of openings, placement of functions of the lounge, barber shop and balneo baths.

Reconstruction of the original courtyard part from 1895, modified in 1914 for ladies to the extent of removal of three small pools and a steam bath; it includes a mud bath, lounges and cubicles.

Modifications in the 2nd half of the 20th century

These were partial reconstructions with the aim to improve the technical parameters of the bath facilities.

In 1970 – 1975 – general reconstruction of all the premises. Repair of load-bearing reinforced-concrete structures of the pools, building of a new water treatment plant, new plumbing, sewerage system, wiring, new chlorinating station in the vicinity of the large pool. Works – repairs in the basement, in the yard, boiler house and chimney. On the ground floor there were concreting works, new insulation, removal of old tiles, replacement with new ones, repaired and cleaned tiles of artificial stone. The original arcade fillings were replaced with glass concrete filling. Replacement of all skylights with

their copies including their original glazing. Box air-conditioning system distributed around the entire object. Complete reconstruction of the boilers and their accessories.

The reconstruction brought about an improvement in the level of provided services, although its consequence was the loss of the original valuable details /paving, baths, ladders, handles, cubicles.

The original exterior plastering was totally removed and replaced with unsuitable cement plastering.

The functionalist object at Vajanského nábrežie no. 11 also went through general repair /new floors, cubicles, windows.

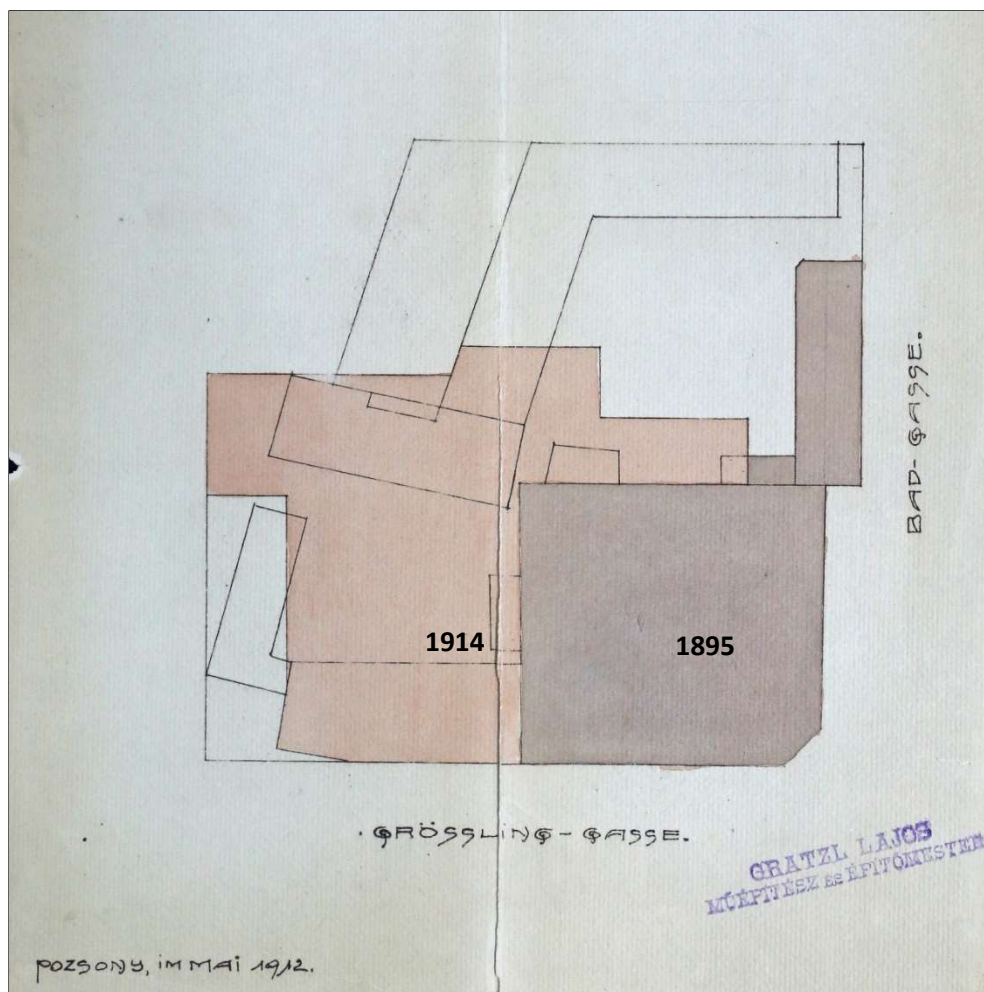
In 1980 the object in Medená and Kúpeľná streets was entered into the Central list of the Monuments and Historic Sites (Ústredný zoznamu pamiatkového fondu) under the number 552/1. The functionalist object at Vajanského nábrežie from 1992 is a piece of real estate property in the heritage area Pamiatková zóna Bratislava – CMO. Renovation of a cultural monument and modification of real estate in the heritage area is subject to the provisions of Act no. 49/2002 Coll. on the protection of monuments and historic sites, as amended (Monument protection act).

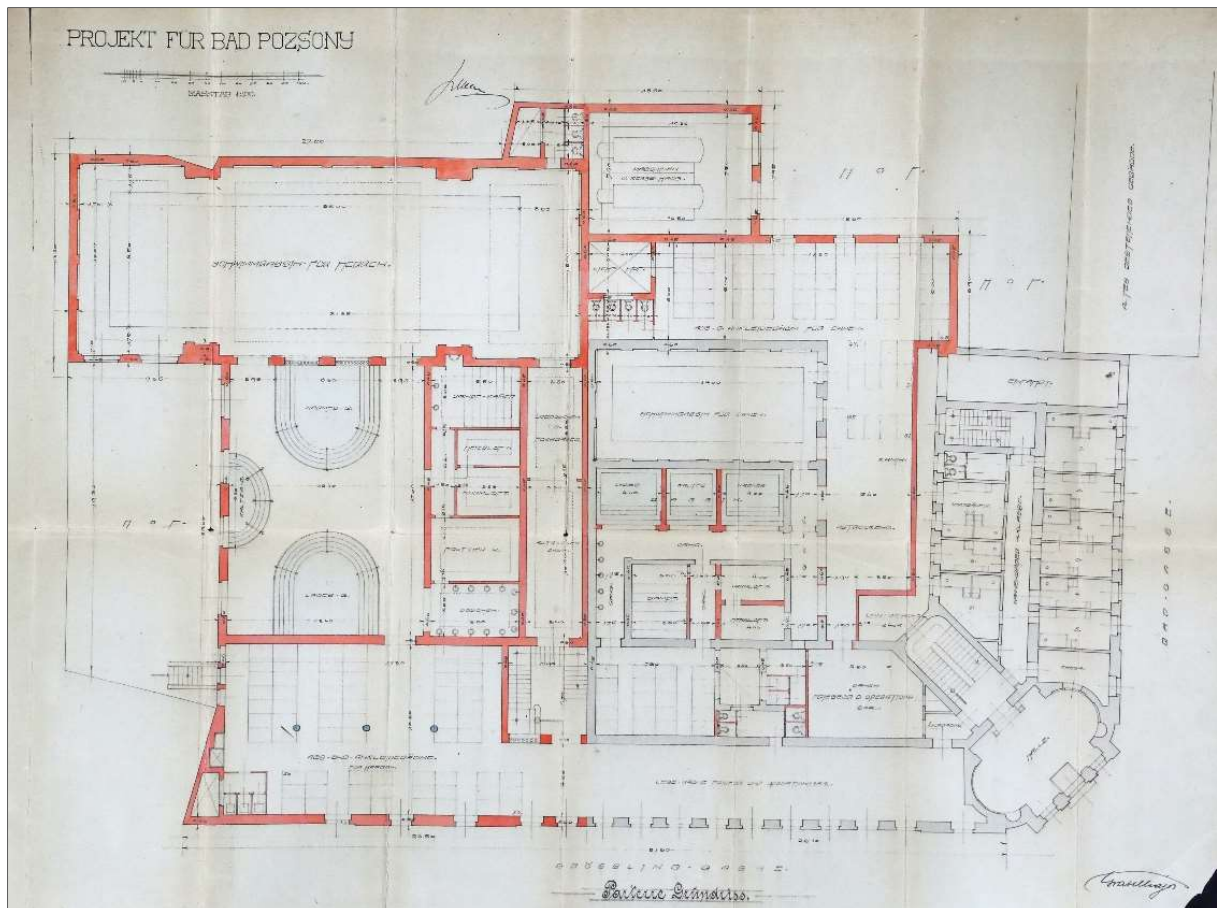
Year 1986 – evaluation of the spa's condition. The condition of reinforced concrete ceilings under the swimming pool and pools of the steam bath (sitting baths) was evaluated as structurally unsound. The structure was subsequently concreted and fully reinforced by steel-plating.

The bath was closed in 1994 for safety reasons.

5th stage - 1993 – 1995.

Thorough reconstruction of the object in Medená and Kúpeľná streets from 1895 including all floors of the street wings for the needs of the bank (object of balneo baths/bank).





The ground floor plan view, project from 1914— the most valuable period of the spa, the completion from 1914, is marked in red, the building from 1895 is marked in white.

2. Instructions for the preservation of the object's heritage features

The object of a city bath from 1895, extended and modernised in 1914 is the only representative of this type of facility in the Monuments and Historic Sites Fund of Bratislava. The bath is preserved in the completeness of the original building-spatial and architectonic design, with a high percentage of original layout, artistic-craftsman and art designs, which create the conditions for a quality heritage restoration of the architecture and the original bath and social function.

The aim of the reconstruction of Grössling bath should be mainly the maximum protection and restoration of the original and valuable parts from 2 dominants periods from 1895 and 1914 while preserving and respecting material-spatial, architectural and art design of the object using such method of restoration of the disrupted parts and modernisation of the objects that will not be in contradiction to its heritage features.

Material – spatial composition and layout

The current material of the bath is the result of a gradual material increase from 1895 to 1930, with earlier modifications of the layout from 1942 and in the 2nd half of the 20th century, with preserved earlier roof scenery.

From the monument preservation perspective, the material-spatial development of the NCM must be considered as basically completed and final. With regard to this fact, the NCM object cannot be extended by any other floors, and the height of the roof structures cannot be fundamentally changed. Only such use and extension of the useful area of the NCM can be considered, which does not fundamentally influence its volume parameters (e.g. courtyard no. 2). As a result, the current material

and plan view of the NCM shall be preserved, i.e. the perimeter wall of the object including the boiler house and chimney, preserved also shall be the horizontal historical structures (Prussian vaults, beam type vaults and historical ceilings). Provision on the interventions into the roof is not so strict for the functionalist object at Vajanského nábrežie – it is necessary to maintain and not to exceed the height of the inclined roof ridge.

Entrances - maintain the current 3 entrances from the street, do not open any new entrances. It is possible to renew the original interconnections between the balneo baths/bank and the younger bath/pools and the functionalist object.

Courtyards shall be preserved; it is possible to consider reasonable building-up of the western courtyard (courtyard no. 2, entrance from Kúpeľná street). We recommend using the courtyard in the north-east part of the plot (courtyard 1) for recreational purposes without any significant building intervention. The material and architectonic design of any new structures in the area of courtyard no. 2 must not compete with the material and architecture of the cultural monument. The current **openings** shall be used as much as possible; creation of new openings shall be minimised.

Layout – the basic approach to the design of object's layout shall be the respect of all the historical layout and communication links.

The basic and determinative layout situations which must be by all means preserved in the premises of the former bank are:

- area of the entrance hall;
- central staircase in the corner;
- older additional staircases in the northern and western wing.

Restore the hall area in the eastern part of the northern wing on both floors. To the maximum possible extent restore the original three-section layout of the object, taking into consideration the functional adaptation of the space.

Bath/pools – the area of the swimming pool and sitting baths shall be preserved; the older hydrotherapy space shall be renewed to the original extent and the partition wall will be removed.

Functionalist object – originally it included the cash desk, waiting room, changing rooms, showers for ladies and men and apartments. The most valuable part of the object is the street façade which should be restored to its original state from the period of its origin.

Roofs – the original shapes of the roofs, heights of ridges, inclinations, lines of eaves, mutual connections of the roofs are preserved on the entire object. These will be preserved in the specified parameters, except for the central part of the swimming pool, where it is required to restore the movable roof according to the images documenting the condition from 1914. Within the NCM objects it is necessary to respect the original parameters of the roofs with the possibility of their visual and technical innovation corresponding to the revitalised functional content.

Premises of the former balneo baths/bank – the arched part above the corner shall be preserved and restored according to historical photos. It is possible to maintain the housing function of the loft with brightening of the space through roof lights; dormers are not acceptable.

Bath/pools – fully renew the lighting by metal skylights; renew the movable roof over the central part of the swimming pool.

Functionalist object at Vajanského nábrežie no. 11 – we recommend renewing the skylights according to the original documentation.

Interiors – the aim of the renovation of the most valuable interiors within the NCM (balneo baths and pools) will be the restoration of their historical appearance by the restoration of the preserved original and younger historically valuable details and, at the same time, restoring the historical character of the interiors based on the period historical analogies.

Premises of the former balneo baths – fully preserve and respect the morphology of the entrance hall, premises of the staircases including the landings, restore the original hall area in the eastern part of the northern wing on both floors.

Bath/pools – fully preserve and respect the morphology of the swimming pool, sitting baths and balneo baths (hydrotherapy): the fillings of wall arcades shall be renewed with selection of the places of their visual and operational opening, restore their original fillings, respect lining of the doors, ornamental framing of ceilings.

Functionalist object – during the restoration of the interior the traces of the original colour design or any artistic elements will be looked for.

Technical facilities – respect and maintain the area of the former boiler house with the possibility of certain changes to the layout; the two original boilers with brickwork and chimney shall be preserved as valuable and important industrial elements of the building

Façades of the object shall be preserved without any decrease in morphology with an emphasis on the professional restoration of the street façade.

Functional utilisation of the premises – the following shall be preserved:

- balneo baths: function of the entrance hall, hall space in the eastern part of the northern wing on the 1st and 2nd floors.
- bath/pools: the function of the swimming pool and sitting pool.
- The premises of the former boiler house with boilers and chimney – possible functional change

Reference literature:

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Prepared by:

PhDr. Ivo Štassel, 02/2020.



LEGENDA NÁVRHU OBNOVY:

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- odstrániť
- zamurovať
- variabilné
- variabilné
- upraviť

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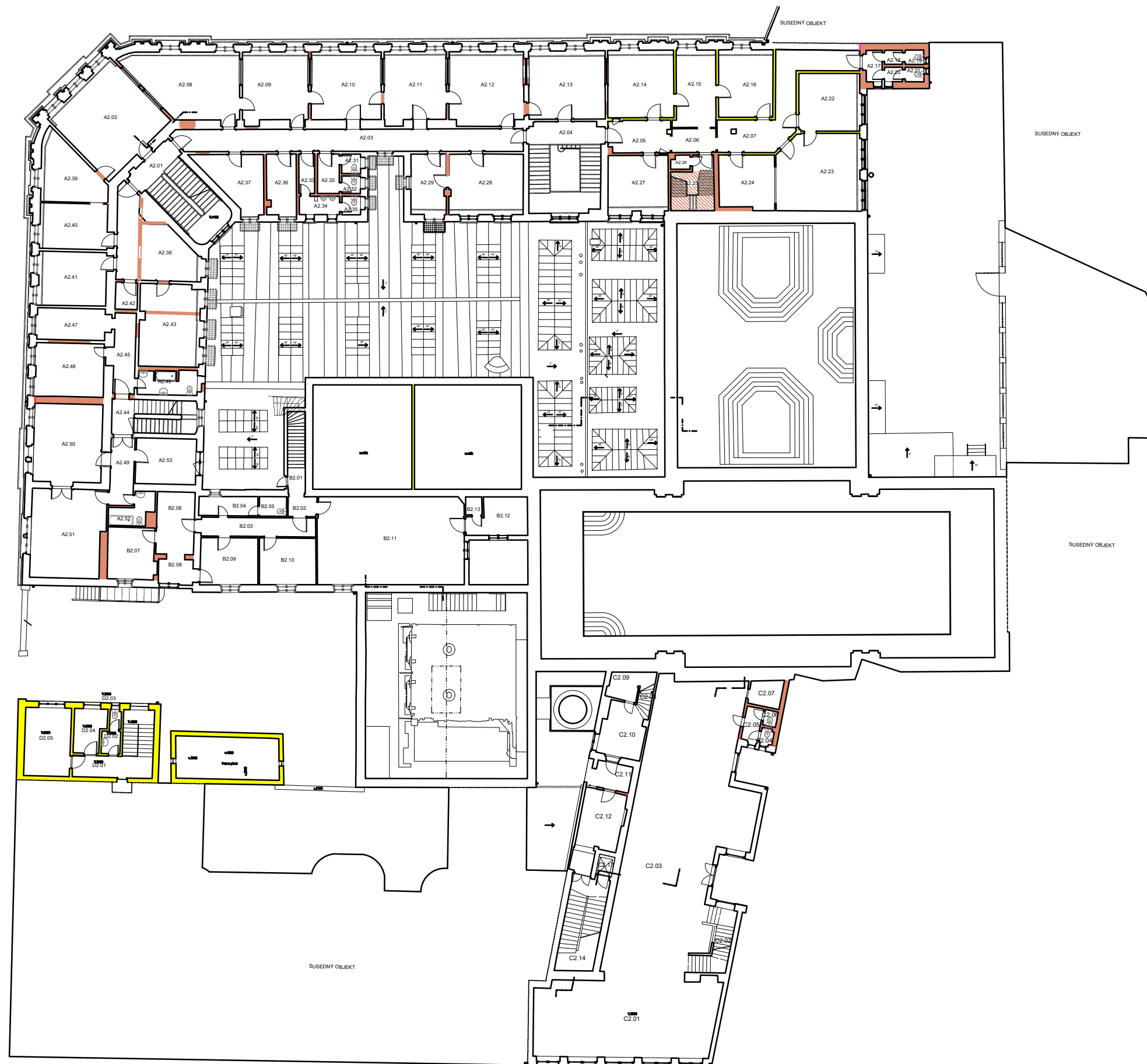
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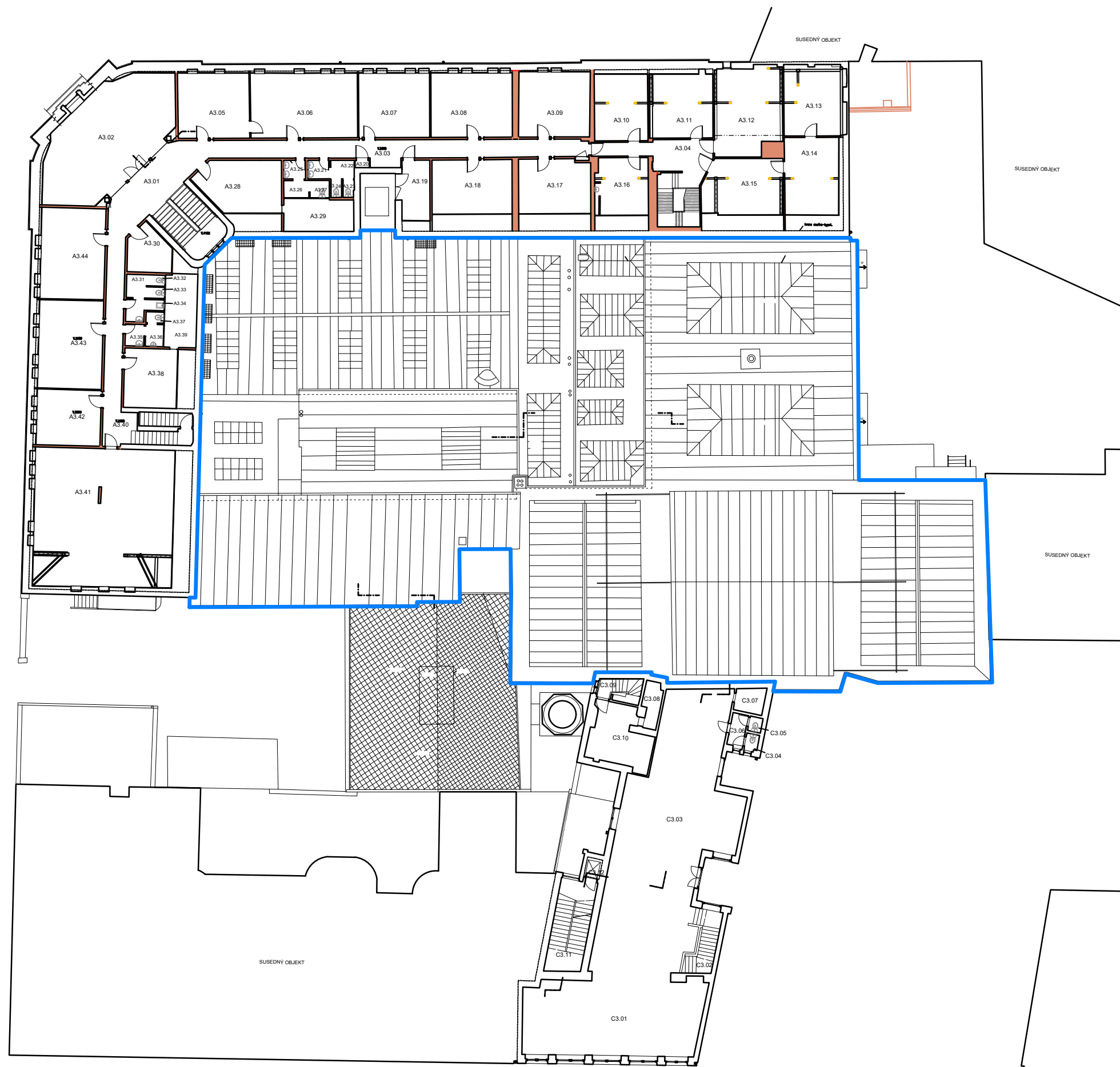
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Pôdorys 2. NP
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