

Town of Pitiousa Spetses, Greece (1993 - 1996)

- Client: 3D, Development S.A.
- Construction Cost: \$ 18 million USD
- New Construction
- Project Size: 72 private villas and related urban/servicing infrastructure. Approx. 125,000 ft².



Porphyrios Associates was responsible for an extension to the existing island town of Spetses along traditional urban and architectural principles.

This is a new town extension comprising 72 villas and the necessary infrastructure of gardens, street and square. The project involved sensitive negotiations with local and regional government authorities as well as The Fine Arts Commission and Archaeological authorities due to the historically protected nature of the town.

The site for this project comprises a number of urban blocks on the eastern side of the town of Spetses. The proposal was to extend the town along the lines of the old masterplan of 1927, which sensitively mended the existing urban fabric by projecting a network of streets, alleys, and public spaces. We added a few new streets so that the building plots are comparable in size to those of the existing town. The houses derive their forms from local traditional typologies. Differences in topography, treatment of architectural elements and colour introduce variety while maintaining an overall urban cohesion.

All houses have gardens, courts and out-buildings and are closed off from the adjoining streets by masonry walls, thus establishing the traditional hierarchies between the public and private realms. Houses are normally situated at the periphery of each urban block, thus ensuring the urban character of the streets.

The buildings draw knowingly from the local building traditions. The stucco detailing, the masonry of the garden walls, the timber work internally and externally are all treated in a classic-vernacular manner that make the buildings and the public spaces appear inevitable and natural.

The choice of materials, forms and attention to execution impart the buildings an inherent capacity to endure.