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**Typology:** Multi-storey inland dwelling

**Country:** Greece

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**SYNTHESIS**

This typology is one of the variations of the “inland traditional” group. It is the most dominant type of primary residence in the Greek inland communities throughout the countryside, such as the mountainous areas of the Peloponnes, western mainland (Sterea), southern Hepeiros and Thessaly. Yet the most representative examples as regards the local use of materials and the particularities of the site come from the village communities of mountainous Gortynia in the highest altitudes of the Peloponnes, namely the villages of Zatouna, Dimitsana and Stemnitsa, and from the area of Metsovo, in Hepeiros, close to the town of Yannena.

This inland dwelling with a rather strict geometry consists of a single, elongated orthogonal volume which, unlike insular dwellings, extends in height, ranging from two storeys (the simplest version) to a maximum of four.

**ANALYTICAL GROUP OF THETYPOLOGY**

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**FORMS OF THE TYPOLOGY**

- **Multi-storey inland dwelling**
  - Single-storey inland dwelling
  - Single- and double-storey “maritime” inland dwelling

- **Pyrgospito tower dwelling**
  - Byzantine- and Latin-style dwelling
  - Knights of St. John-style: the Lindian captains’ house

- **Western-style or archontiko dwelling**
  - Inland Ottoman-style dwelling
  - Insular version of the Ottoman-style dwelling

- **Balkan-style tower dwelling**
  - Urban or continental style
  - Suburban or coastal style

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FOR MS OF THE TYPOLOGY

Implantation
In mountainous inland communities, it has a relatively free urban arrangement compared to the tight, wall-to-wall defensive insular compositions, and the solidity and strictness of their primary volumes and façade.

Use/associated activity
This sub-group comprises a semi-bourgeois type of dwelling which also serves agricultural purposes.

Dating

Altitude

Orientation

Ground surface covered

Surface area of housing

Number of floors
From GF+1 to GF+3.

Number of homes

Number of families

Average number of members per family

Functional outline
Its origins are often traced back to the architecture of the historical upper-class dwellings (archontika) of the late Byzantine empire, especially the defensive dwellings of the Byzantine city-state of Mystras, the capital town of the Despotate of Morea in the Peloponnese. The house consisted of two main levels with a strict, defensive façade, each floor comprising an elongated, one-room orthogonal volume supported on arches. Owing to the slope, a third level was created, a basement containing the cistern, like in all Byzantine monumental structures. The ground level (the katogi) was used to stable animals or as a storeroom. The primary place of residence is always the upper floor(s), the anogi. The latter, in its simplest form, consists of three rooms: the gonia (corner) with the hearth or replace, a small bedroom and the main guestroom or sala, equipped with large, all-around windows. Finally, depending on the social status of the owners, the size and configuration of the house becomes more elaborate with additional rooms added to the upper levels. The same is true with the frontal heliakos which can be quite elaborate, with posts reaching to the ground.

Most inland dwellings have their long side built up the steeply sloping ground, and therefore have entrances in this side at many levels, either directly from a side yard at ground level or through an exterior stone or timber-built stairway that leads to an upper-level timber-built balcony. This projection, supported on timber beams, is called heliakos (Byzantine Greek) or, in more recent times, hayati (from the Turkish), and is always covered by a sloping roof supported on timber posts. In the case of multi-storey dwellings with more than one balcony, the posts extend vertically to connect the various balconies.

Zatourna (peloponnisos)
Walls
Stone.

Framework

Roof
It is covered by a sloping rather than a flat roof.

Rendering

Openings and projections in the facade
Although the entrance is on the long side, the main facade of the dwelling is still the narrow side equipped with a larger heliakos or hayati balcony for the triklinos (official room) symmetrically situated on the facade. It is supported on stone projections while serving as a substitute for the ground floor courtyard. Defensive considerations restricted the overall exterior of the dwelling which extended upwards with limited openings at ground-floor level.

The ground level (the katogi) has very few openings, presenting a closed, defensive front to the exterior.

Traditional systems of air-conditioning

Drinking water supply systems

Waste water drainage systems
CURRENT STATE OF VITALITY AND PRESERVATION

TRANSFORMATION PROCESS

Typological transformations

— Volume
— Facades and closings
  - Yes.
— Structure
  - Yes.
— Organisation of space
  - The spaces which are most frequently demolished or modified are the open-air spaces, hayats, galleries, kitchens, and bathroom and toilet spaces outside the main volume of the building. Changes in lifestyles and present-day comfort requirements.

Change in use

Change in use of construction materials and techniques

In use, living

— Little used, in decline

— No longer used
  - Timber-frame structure with double facing of plastered laths.
  - Timber-frame structure with brick infilling.
  - Lime rendering on timber laths.
  - Pointed bonding.
— Recent incorporations
  - Cement and mixed construction using reinforced concrete and bricks. For economic reasons and ease of application.
CAPACITY FOR REHABILITATION

Aspects of the typology
Score from 0 (very poor) to 10 (excellent)

- Capacity for sale or rental on the property market 7
- Capacity for adaptation to present-day family and social requirements 7
- Capacity for adaptation to present-day comfort requirements 7

Score from 0 (insignificant) to 10 (major)

- Technical difficulty of rehabilitation 10
- Administrative difficulty of rehabilitation 9
- Financial difficulty (very high cost) of rehabilitation 10

Obstacles preventing rehabilitation/causing the user to decide not to rehabilitate
Score from 0 (does not represent an obstacle) to 10 (represents a major obstacle)

- Administrative difficulties 5
- Major technical difficulties 8
- Irreversible deterioration of the structure 7
- Listed/protected building 2
- High cost of rehabilitation 10
- Absence of aid/subsidies 10
- Cost of the project and permits 7
- Status of building/lease 5
- Inflation of property prices 0
- Social decline (delinquency, …) 7
- Poor environmental conditions (absence of minimum infrastructures, …) 8
- Desire to change the building for a modern one 10
- Lack of sensitisation/appreciation on the part of the users 10
- Not considered necessary (by the user) 5

Comments

LEXICON