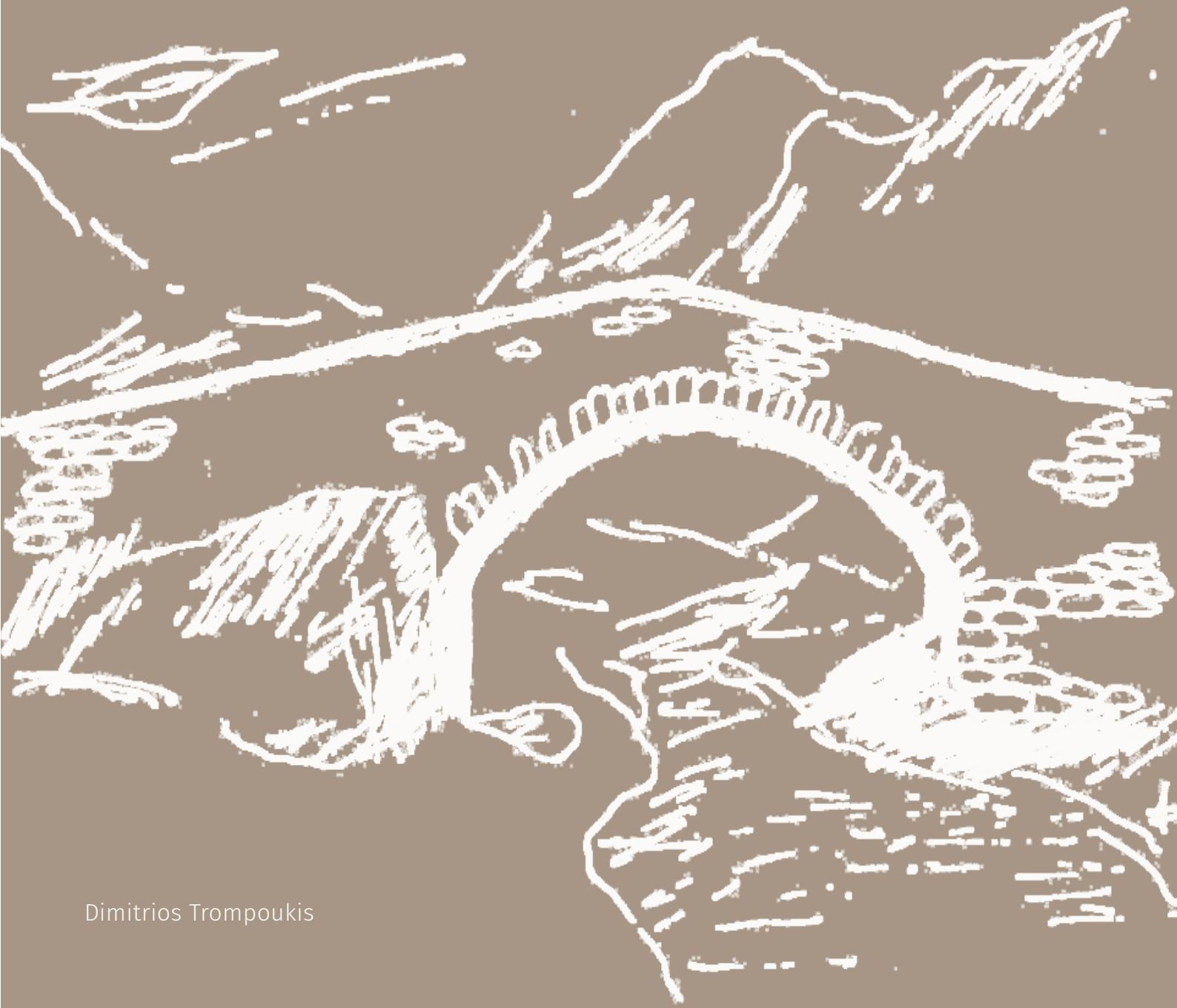


# REINVENTING RURALITY

EXPLORING WAYS TO REVITALIZE THE GREEK  
MAINLAND: THE CASE STUDY OF MASTOROCHORIA



Dimitrios Trompoukis

## MSc Graduation Thesis

**Title:** Reinventing rurality

**Subtitle:** Exploring ways to revitalize the greek mainland: The case study of Mastorochochia

**Graduation Lab:** Planning Complex Cities

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## Abstract

The thesis deals with the possibilities of spatial planning in a non-urbanized context. The case study, examined, is the municipal unit of Mastorochochia of Konitsa, Greece. The first chapter focuses on the spatial and socio-economic agglomeration taking place in Greece, as Athens and -less- Thessaloniki concentrate the largest part of the socio-economic and human capital throughout the previous 60 years. Then, the existing situation of the Greek mainland is mentioned, stressing the fact that Epirus region in which Mastorochochia belong to, is one of the poorest and most underprivileged Greek regions. On the theory chapter, the crucial role of the immeasurable values characterizing several non urbanized environments worldwide is stressed. These values can be a key factor on a potential revitalization of such areas. Regarding the case of Mastorochochia, the immeasurable value of the cultural heritage is stressed. More specifically, it is about the craftsmanship knowledge and the rich natural environment. Then, alternative planning approaches and tools are analyzed stressing the need to take action -as planners- for these areas in a more radical and innovative way. The concept of community economies is highlighted, while the tool of the documentary as an integral part of the planning practice is promoted as well.

The thesis continues with the diagnosis chapter where the problematic situation in Mastorochochia is illustrated, making clear that it is about a totally neglected and depopulated area. Emphasis is also given in the village scale, besides the regional one. On the next chapter, a holistic strategic framework is proposed for the revitalization of Mastorochochia and of the surrounding area during the next 20 years. Moreover, a test design is attempted, trying to apply all the strategic goals and actions, as proposed on the strategy chapter, into the physical space. The test design consists of the design in the scale of Mastorochochia, as well as the design of a single Mastorochochia settlement, named Drosopigi. Finally, the strategic framework's impact is strengthened through the creation of a short length documentary showing the various dynamics of Mastorochochia today and proposing sustainable solutions for the area's future.

**keywords:** economic agglomeration, lagging-behind areas, Mastorochochia, Greek mainland, endogenous development, cultural heritage

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## 1. INTRODUCTION

The following chapter introduces the viewer to the topic of this project. It provides the context of the problem focus and shows the general image of the Greek mainland, the region of Epirus as well as the complex of the mountainous villages, titled, Mastorchoria.

1.1  
MOTIVATION

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1.2  
DEFINITION OF MOUNTAINOUS AREAS

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1.3  
GENERAL CONTEXT - CRUCIAL HISTORICAL EVENTS

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1.4  
GOVERNANCE REGULATIONS: THE GAP BETWEEN THEORY AND PRAXIS

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1.5  
AREA'S PHYSIOGNOMY: A MULTISCALAR APPROACH

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1.6  
CONSIDERATIONS

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## 1.1 MOTIVATION

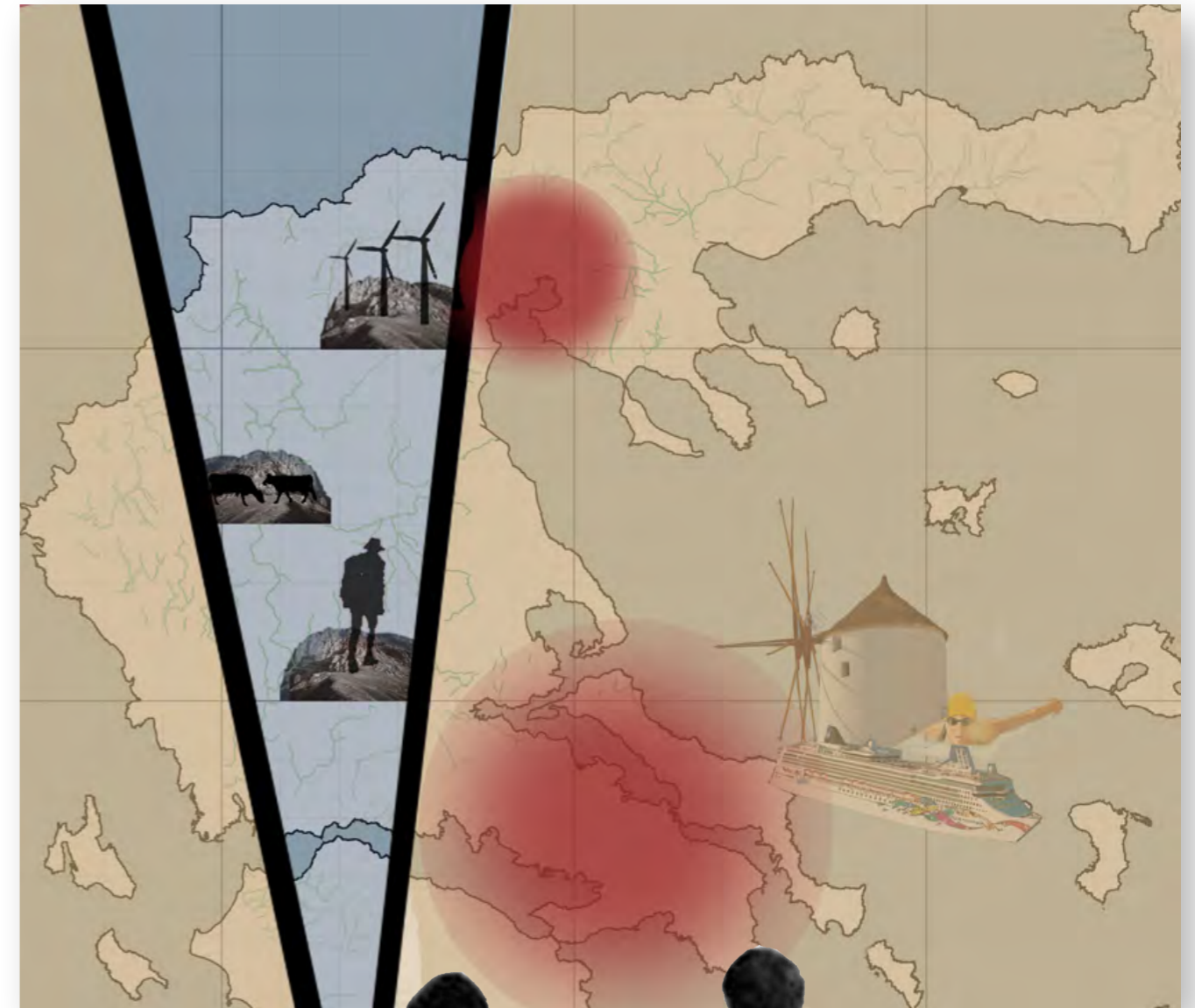
During the '70s & '80s, Greece's demographic status changed dramatically. A large part of the total population immigrated abroad in the search of better living conditions, while a considerable number of people immigrated inland. This had as a result the depopulation of the islands and the mainland of the country, as well as the hyper concentration of the population into the urban fabrics of the cities and, mainly, of Athens and Thessaloniki.

The rapid urbanization, the lack of polycentricism in the country and, mainly, the non-exploitation of the rich arable rural land had negative consequences for the Greek rural mainland. This problematic situation was enforced by the difficult access to these areas because of the insufficient transport network, the limited economic opportunities for people who were already living or wanted to move there, the limited and in bad condition building storage of the settlements as well as the lack of a sustainable and innovative development plan, mostly oriented to the welfare of these areas' users.

Last but not least, Theo Angelopoulos' films reminded me of the existence of another side of Greece, in which I, accidentally, grew up and have the majority of my memories. This side is so underrated in spatial, social, environmental, economic and marketing terms.

*"Erasing a piece from the past is like erasing a corresponding piece from the future."*

Giorgos Seferis, 1900-1971



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## 1.2 DEFINITION OF MOUNTAINOUS AREAS

In European Union, the mountainous communities cover 40.6% of its total area, Almost 94.3 million people live to mountainous communities, consisting 19.1% of the total population (Michailidou, 2008). Specifically in Greece, the total mountainous area covers 77.9% of the country, which makes Greece the most mountainous country in the EU, together with Austria, while the percentage of mountainous and semi-mountainous Municipalities and Communities in 2001 was 61.6% with an area equal to 71.3% of the country (HSA, 2001). These differences in percentages are due to the different definitions used to delimit mountainous areas.

According to the Hellenic Statistical Authority (2001), a distinction on the communities is made, based on their altitude:

A. Plains: those communities whose territorial area is located in its entirety or for the most part, on horizontal or slightly sloping ground and at an altitude of less than 800 meters above sea level.

B. Semi-mountainous: those communities whose territorial area is located at the foot of the mountains or whose area is divided about half in the plain and the other half in the mountain, but always at an altitude of up to 800 meters, for the largest part of the area of the community.

C. Mountainous: those communities whose territorial area is very sloping and predominantly steep, and is separated by gorges or covered by mountainous masses that create multiple and deep soil folds with altitude differences greater than 400 meters. Also, all those communities whose territorial area or a large part of it is located at an altitude of more than 800 meters above sea level.

In general, regarding the definition of mountainous areas, it can be said that there are differentiations between EU and each country. This probably has as a result the creation of doubts about the extent that EU policies and directions oriented to the mountainous areas are actually targeted to them and can face holistically and effectively the special and multidimensional economic, social and environmental problems of them (Michailidou, 2008).



Fig 12: Introductory Collage showing the alienated relation of man with the flora & fauna nowadays. Source: Federico Ruiz Carvajal, 2020;

## 1.3 GENERAL CONTEXT - CRUCIAL HISTORICAL EVENTS

In Greece, rural territories cover 80-95% of the total Greek area and about 40% of the total population lives in it. They are characterized by great productive, economic, social and cultural diversity, as well as by unique geographical and natural spaces. The Greek rural areas have changed significantly in the last 30 years. The primary sector is still the main productive activity in rural areas but it tends to decline as the importance of services and tourism increases (EKDDA, n.d.).

Furthermore, agriculture plays an crucial role in the economy of Greece and is mainly considered as a family-based productive activity. *"The agricultural sector is the most heavily subsidized sector of the economy. This subsidization is characterized by broad regional differences, making some regions almost exclusively dependent upon EU funds while others function almost independently of such financing"* (Kasimis et al, 2003).

It is also important to mention the rural plain and mountainous areas' population decrease importantly during the period of a massive migration wave towards big cities and abroad in the 1950s, 1960s and 1970s. The movement of the mountainous population is mainly due to the conflicts of the civil war and the persecutions that followed the years of national resistance to the German occupation (Rokos, 1994). Specific data about the mountain areas mainly are for after 1971. What is more, Greece's mountainous population declined dramatically in the 1970s and less so in the 1980s (Michailidou, 2008).

During the 1990s and 2000s, the rates of urbanization decreased slightly, while in several cases, the first signs of decentralization appeared (Labrianidis & Bella, 2004). However, the imbalance between the two main urban centers, Athens and Thessaloniki, and the countryside is more than intense from the middle of the 20th century until today.

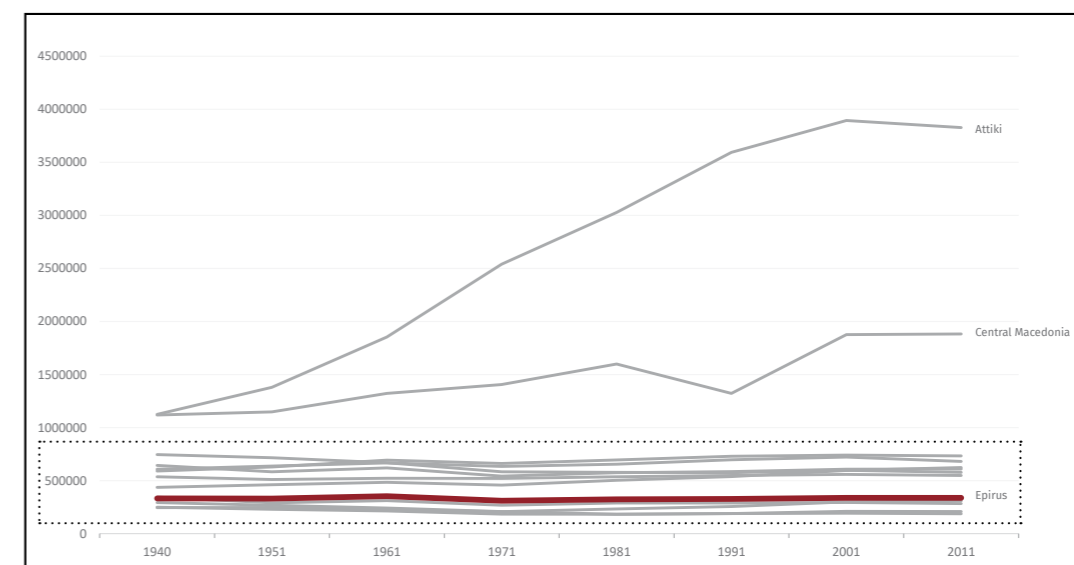


Fig 1.3.1: Greek population's evolution per region in years. Source: ELSTAT, 2011; own edit

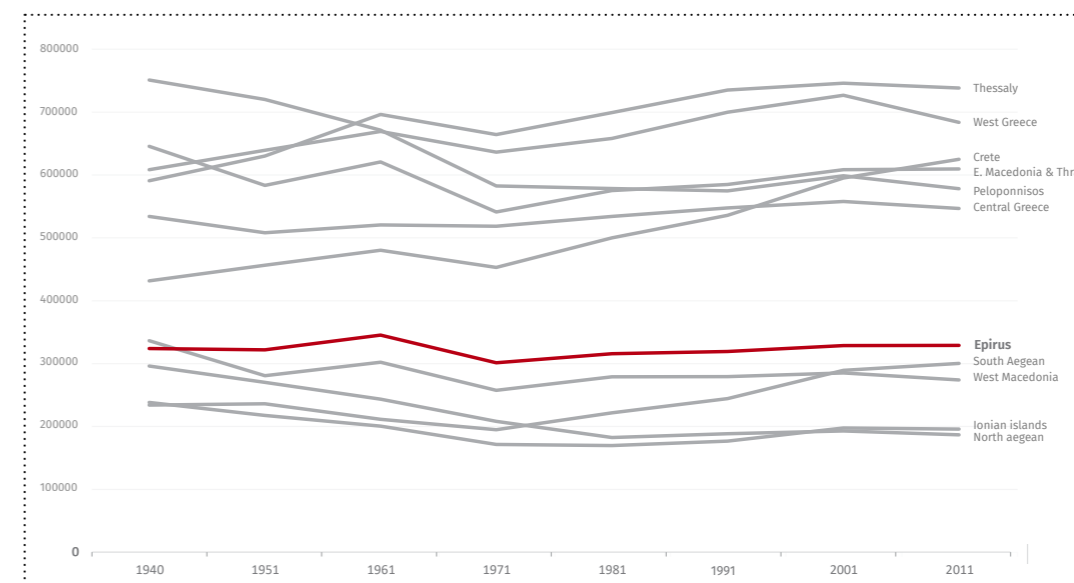


Fig 1.3.1a: Zoom on the peripheral regions. Source: ELSTAT, 2011; own edit

## Urbanization - causes and consequences

As already mentioned, urbanization is a multi-factorial phenomenon which has affected the Greek landscape in various ways. During the last 80 years, socio-political and economic reasons resulted the over-concentration of the majority of the population in cities, mostly Athens and Thessaloniki. This, in turn, had as a consequence the fragmentation of the Greek plain and mountainous rural mainland (Kasimis et al., 2003, p. 181).

Even today, spatial changes on the Greek landscape are still ongoing. The interdependence of rural areas with urban areas is increasing - both in general with large urban centers, and in particular with urban centers located next to or within rural areas. Furthermore, interaction within rural areas is increasing. The rural areas tend to be more important in terms of sustainable development, regarding environmental and social functions. Also, they can benefit significantly - especially the marginalized - from digital technologies as they reduce the importance of physical distance (EKDDA, n.d.).

Based on these changes, several problems can be identified for Greek rural areas:

- Delay in the restructuring / modernization of the primary sector.
- Insufficient exploitation of the possibilities of interconnection of the primary sector with other sectors and delay of the development of the latter.
- Significant pressures on employment.
- Problems of reduction / aging of the population.
- Strong pressures on the environment both from the agricultural-livestock activities and from the tourism / vacation.
- Problems of setting up effective service networks (Loulakis, 2011).

Moreover, the problems are often related to the insufficient utilization of the potentials, concerning the rational interconnection of the rural communities with each other and with the urban centers. It is noted that this issue is one of the central axes of European Commission for the current programming period. These weaknesses are, in turn, linked to the weaknesses of "governance" of the Greek rural area and the implementation of development and spatial plans (Papadopoulou & Stratigea, 2013).

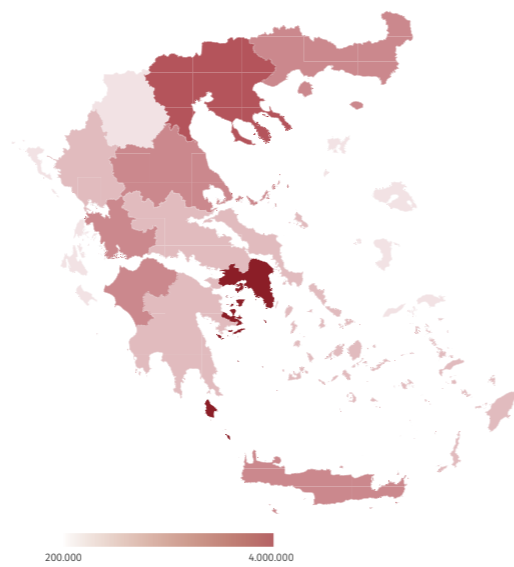


Fig. 1.3.2. Population map of Greece. Source: ELSTAT, 2011; own edit



Fig. 1.3.3. Density map of Greece (residents/km<sup>2</sup>). Source: ELSTAT, 2011; own edit



Fig 1.3.4: Smolikas mountain, Epirus region, Greece. Source: Giorgos Oikonomou, 2020

## The decline of Greek mountainous areas and the crucial need for a sustainable development of them

Mountainous areas have been a very important field of research in recent years for a number of reasons, which are mainly related to proper management and exploitation of their resources in order to achieve social and economic cohesion and environmental protection (Michailidou, 2008; Papadopoulou & Stratigea, 2013).

In Greece, the main problems facing mountain areas today are: unequal access to infrastructure, knowledge and innovation networks, population shrinkage, the degradation of the natural environment, mainly caused by human activities and, therefore, the limited interest in identifying activities that could stimulate the local economy. Also, mountainous areas are expected to face important problems due to the phenomenon of climate change, the indications of which seem to be faster and more intense in areas with high altitudes and steep terrain (Becker & Bugmann, 1999; Scott, 2003).

The development of mountainous areas presupposes the adoption of an interdisciplinary approach, so that it is possible to understand the dynamic environment in which the planning process takes place and the strategies for the future development of these areas are defined, taking into account the changes affecting the three pillars of development; environment, society and economy. The mountainous areas have a remarkable natural and cultural wealth, the exploitation of which could be the means for their future development. Their development is a crucial factor as, according to Becker & Bugmann (1999) these areas produce a set of goods and services that are particularly important for social and economic cohesion and environmental protection not only of themselves but also of the wider spatial units that surround them (Papadopoulou & Stratigea, 2013)..

The following diagram illustrates the percentage distribution of the population per age for each Greek region, according to the type of area they live. It is clear that Epirus region has the most aging population living in the mountains.

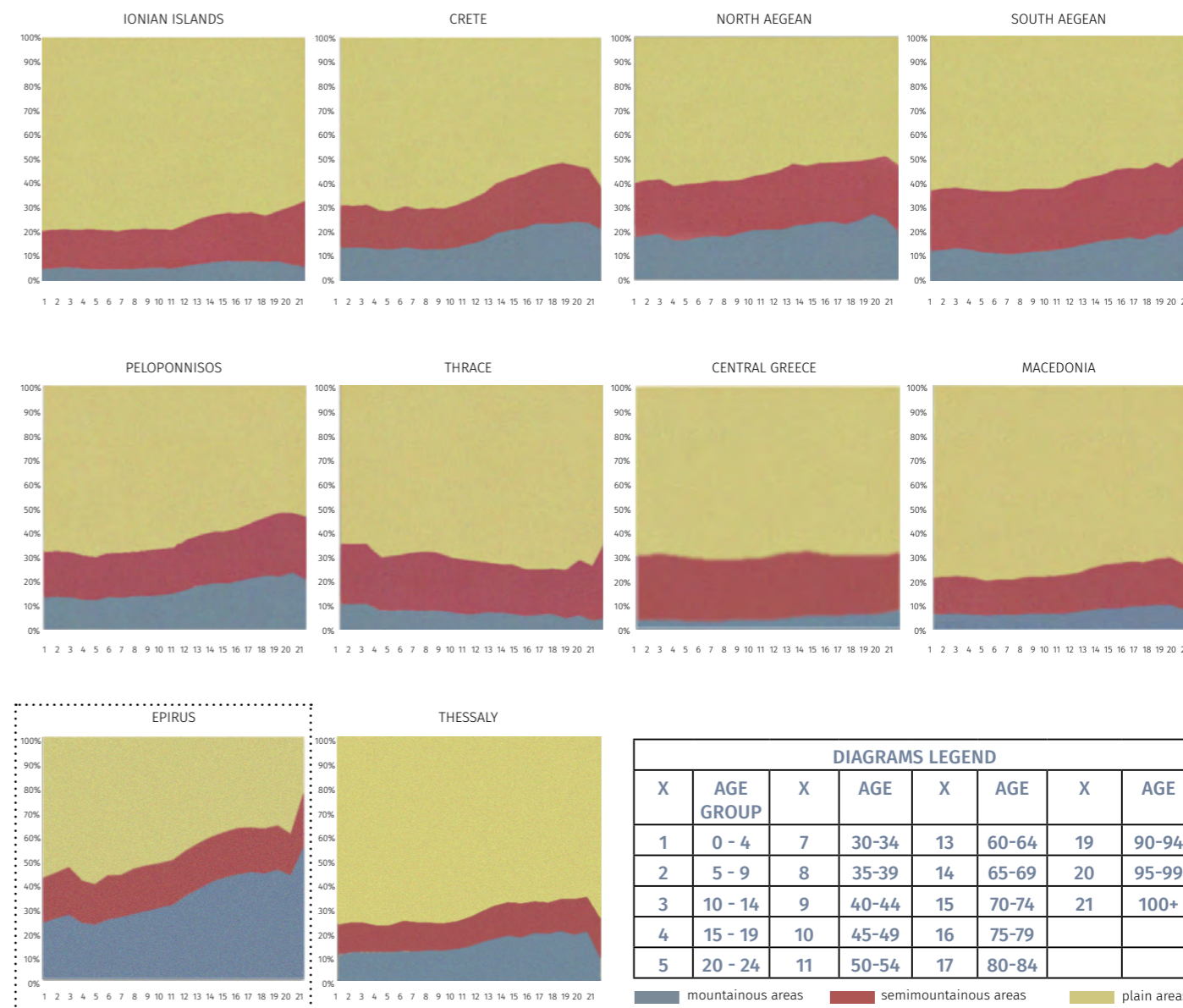


fig 1.3.5: Percentage distribution of the population per age on the mountainous, semimountainous and plain areas of each Greek region. Source: Afroditi Mpasiouka, 2011; own edit

## 1.4 GOVERNANCE REGULATIONS: THE GAP BETWEEN THEORY AND PRAXIS

Nowadays, the Greek mountainous space faces a series of serious structural problems. The continuing desertification of mountainous Greece leads to the conclusion that the measures that were taken from time to time for the mountainous areas, were not comprehensive, sufficient and effective.

Until the beginning of this century, mountainous areas were still a relatively neglected field of interest, as there were no development strategies, specific policies as well as equal funds among regions. National development policies for the mountainous areas focused on models of intensity and seasonal accumulation of winter tourism such as the creation of ski resorts (Michailidou, 2008), overlooking the essence of the problem.

Recently, initiatives from EU and National government, have come to the fore aiming at an holistic approach to revitalize mountainous areas. Specifically, through ESF and ERDF, European Union encourages National governments and regions to invest -not only in economic terms- to the countryside and neglected mountainous areas, as they consist of an integral part of each country's total space.

### European Framework

During the programming period 2014-2020, European Commission strengthens financially the less developed countries and regions.

On this programming period, Epirus region is funded by the European Regional Development Fund, the European Social Fund (ESF) and the Greek government. These fundings concern specific needs the area has, on sectors such as the Environment Protection, Social Inclusion the improvement of Network Infrastructures in Transport and Energy, the need for a Low-Carbon Economy, the Competitiveness of SMEs, the Educational & Vocational Training and more (European Commission, 2014).

The implementation of these axes is made by programs-facilitators, such as URBACT, ESPON and INTERACT which contribute, among others, to the territorial cooperation between regions and the strengthening of the effectiveness of cohesion policies (Municipality of Konitsa, 2015).

### National and regional framework for the mountainous areas

The structure of national and regional policies in the Greek land starts from the National Strategic Reference Framework. This mechanism handles the total inflows ending up to the state and coming from EU funds and Public Expenses. Then, it promotes them to the Greek regions, depending on their needs, and to 7 crucial development sectors. These sectors mainly concern the competitiveness of the areas, the promotion of innovations, technical assistance, public sector's reform, the improvement of the transport network as well as the focus on the agrarian development.

In recent years, development efforts have also been intensified, especially for the mountainous areas. In tandem with the major projects carried out within the framework of both the Operational Development Program of the Agriculture Sector and the Regional Operational Programs, actions are being implemented regarding the renewal of the rural population (incentives for young farmers), Income compensation, the creation of alternatives income-employment (agrotourism programs) in the local development and the strengthening of the endogenous potential (LEADER, INTERREG, LIFE), in the improvement and promotion of natural space (d environmental, etc.), acquisition of housing, etc.

### Assessment

Due to the population abandonment of the mountainous areas and its natural disadvantages these show, public policies somehow neglected them. Alongside, the private sector did not find suitable ground for growth due to labor and infrastructure shortages. This resulted in a vicious cycle of developmental delay in these areas.

In Greece, the agricultural policies are mainly oriented towards bonus payments, while no attention has been paid to actions for the reorientation and reorganization of the agricultural sector and for the development of sectors with prospects such as the one of organic farming (Michailidou, 2008).

Furthermore, policies on the field of tourism have not taken advantage yet of the competitive advantages of the mountainous space aiming at the development of mild and alternative forms of tourism - while, at the same time, ecological resources have been treated as areas of exclusion rather than mild activity (Municipality of Konitsa, 2015).

What is more, the weakening of the mountainous population and its economic activity were not assessed as factors of environmental threat. In fact, the desertification of areas creates risks of environmental degradation, which can be reduced by rational human activity. The preservation and promotion of the man-made environment is to some extent satisfactory - but not balanced in the whole mountainous area (Michailidou, 2008).

The absence of urban or semi-urban centers and the lack of supporting structures for SMEs is an obstacle for the development of the latter in the mountainous areas. The unfavorable population composition of the mountainous areas and their abandonment and, on the other hand, the lack of social infrastructure, form a vicious circle (Michailidou, 2008).

Last but not least, the extent regions and individuals have absorbed the maximum of the funds offered by EU and the Greek Government, can be considered as one of the most crucial factors that delay or even prevent the development of them and, consequently their mountainous parts.

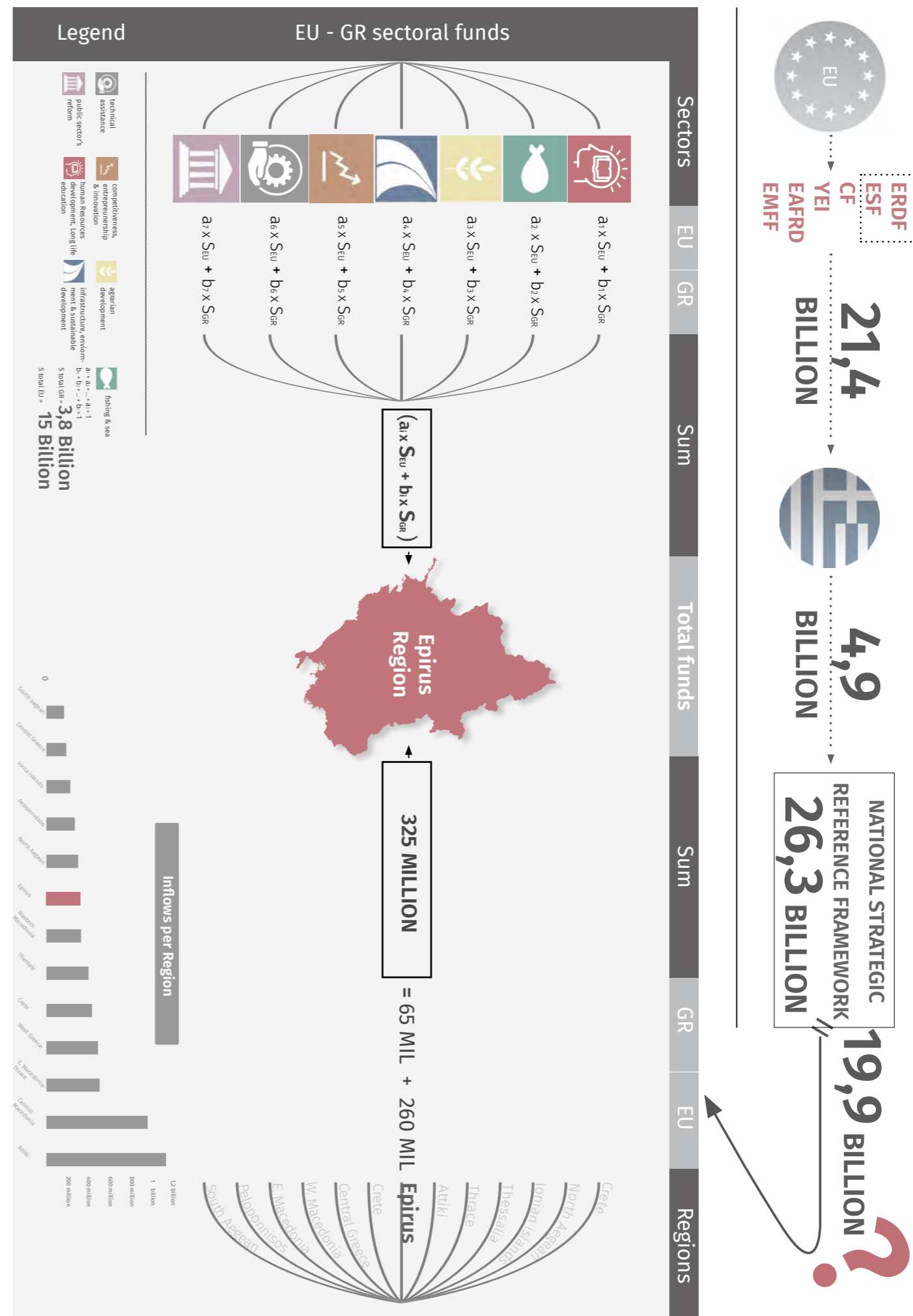


fig 14.1: Diagrammatic illustration of the inflows that end up in Epirus region. Source: European Commission, 2010 & Municipality of Konitsa, 2015; own edit

## 1.5 AREA'S PHYSIOGNOMY: A MULTISCALAR APPROACH

The current project examines the region of Epirus, Greece and more specifically the mountainous communities that it mainly contains.

An initial research is implemented on the physiognomy of the region itself as well as compared to other regions in order to better understand its place into the national and European context. Then, emphasis is placed on the mountainous, almost desolated villages, titled Mastorochochia, aiming at exploring ways to revitalize them with the more sustainable possible way.

### 1.5.1 THE REGION OF EPIRUS - PHYSIOGNOMY

The Region of Epirus covers an area of 9,203 square km, which corresponds to about 7% of the total area of the Greece (Municipality of Konitsa, 2015). It stretches from the Amvrakikos Gulf in the south, to the border with Albania in the north, and from the Ionian Sea in the west, to the Pindos mountain range in the east.

Administratively it belongs to the decentralized administration of Epirus - Western Macedonia and is divided into four regional units: Ioannina, Arta, Preveza and Thesprotia.

What is more, Epirus region is characterized as the most mountainous region of Greece (EKDDA, n.d.), while, in tandem, the percentage of elderly people who live in its mountainous communities is the highest (figure 1.3.5).

As far as the main characteristics of Epirus' labor market, there is relatively high concentration on the primary sector (in relation to the whole country) and high concentration on the tertiary sector of the economy with a significantly lower percentage compared to that of the country. However, compared to the 2001 census, employment in the primary and secondary sectors has decreased while it has increased in the tertiary sector (Epirus Region, 2015).

Epirus region, even though it is considered as a relatively isolated Greek region, it has a significant advantage compared to other regions, as it is the entry and exit point towards Balkan countries and Western Europe.

Epirus' population shrinkage consists the major demographic trend of the region. The permanent population is 336.650 people, which is the 3,1 % of country's population (Municipality of Konitsa, 2015). Moreover, Epirus region is one of the less dense Greek regions, while it also faces the serious problem of the population aging (Epirus Region, 2015).

These are some of the causes that Epirus region and, especially, its mountainous areas, is ranked as the second poorest region of Greece.

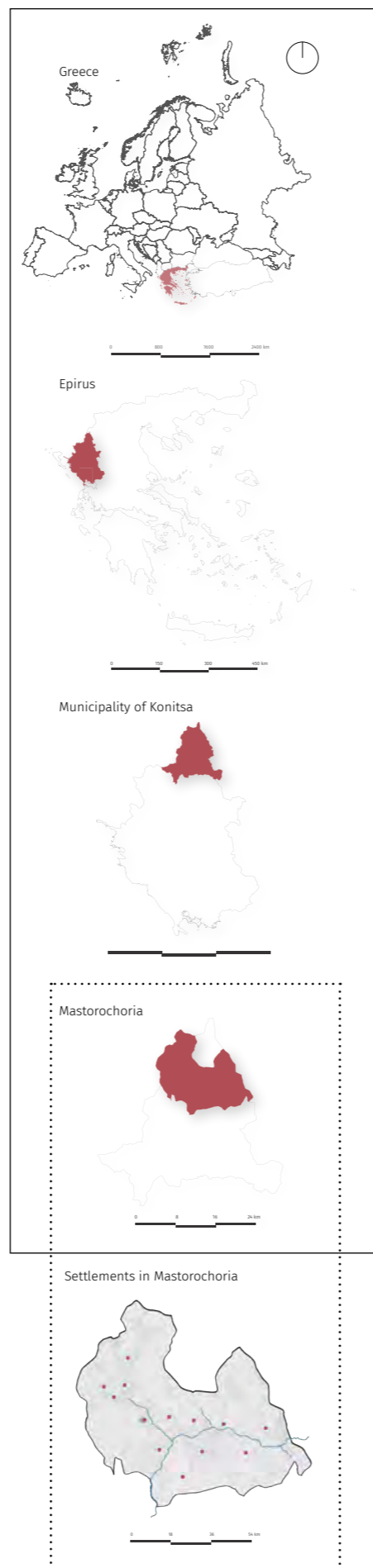


Fig. 1.5.1: Identification of the case study. Source: Geodata.gov.gr; own edit

### Fairness of portions' distribution

As it mentioned before, Epirus region is one of the two poorest regions of Greece. This arises from many reasons that are not going to be explained in detail to the current chapter.

Nonetheless, it is important to identify if and to what extent this situation tends to be stable or it is going to change in the near future.

The following diagrams illustrate the GDP per Capital for each Greek region as well as the inflows that each region receives both from EU and the Greek government. Despite Epirus is the second poorest Greek region according to figure 1.5.2, it is also clear, through the figure 1.5.3, that the total inflows of the region are close to the average of those that each region receives.

In other words, it is crucial to identify the amounts of distributions' fairness deriving from portions/inflows per region so as to be critical or not on the Government mechanisms which determine about which regions need more to be assisted.

To verify this problematization, the figure 1.5.4 illustrates the levels of fairness. This has been made by doing the simple division of Total inflows per capital per region with the GDP per Capital per region. The outcome of this equations indicates and confirms that Epirus region, except being one of the poorest regions in Greece, is also the second most underprivileged one.

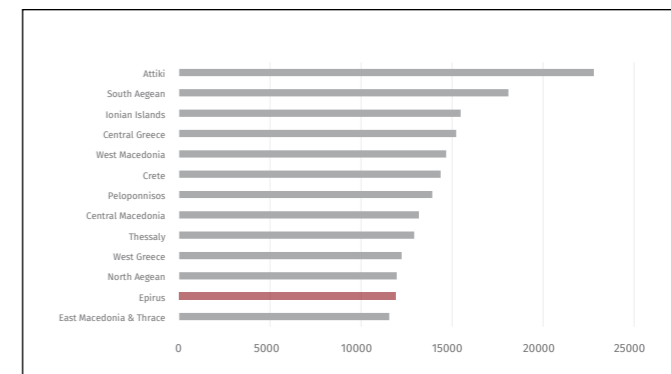


Fig. 1.5.2: GDP per Capital per Region. Source: ELSTAT, 2011; own edit

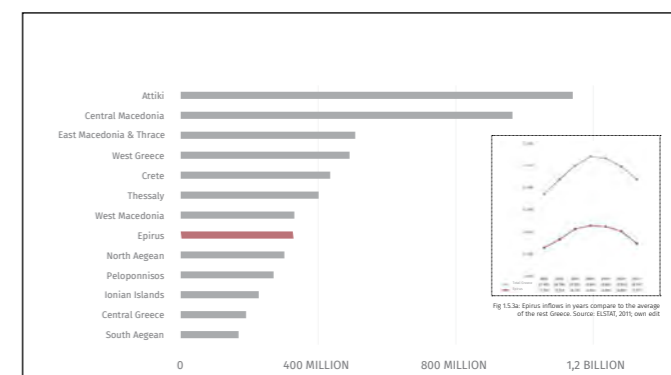


Fig. 1.5.3: Regions' inflows by EU & Greek State. Source: ELSTAT, 2011; own edit

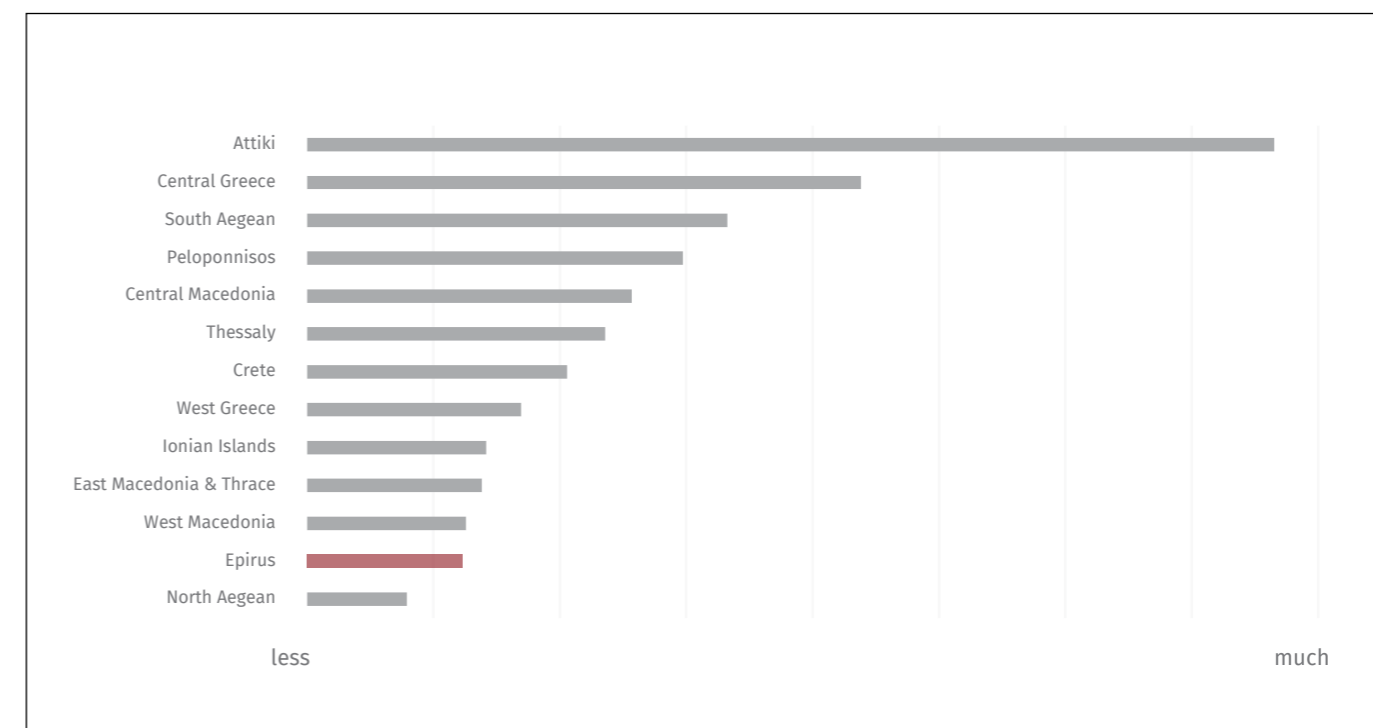


Fig. 1.5.4: Fairness of the portions of the funds given by EU & Greek State to the Greek regions. Source: ELSTAT, 2011; own edit

## 1.5.2 THE CASE OF MASTOROCHORIA

The area of Mastorochochia is located in the northwestern part of the regional unit of Ioannina and borders with Albania to the west. It is also a municipal unit of the municipality of Konitsa. The settlement of “Pysogianni” is the administrative center of Mastorochochia.

Mastorochochia are crossed by the road axis Thessaloniki - Kozani - Ioannina - Igoumenitsa. The internal road network does not adequately meet the accessibility criteria. The settlements of the area reach the outskirts of Grammos mountain. Due to the insufficient road network of the municipality, the time travel in Mastorochochia is way longer than the one of the rest of the region.

Mastorochochia include an area, belonging on the network “Nature 2000”, of Grammos Mountain. The area has rare species of flora and fauna. They also include a number of notable places -with Byzantine monuments in 8 settlements, monumental buildings such as the Aetomilitsa Community building and the Pysogianni Primary School- as well as a significant number of traditional stone bridges.

craftsmen + villages

(“mastores” “choria”)

MASTOROCHORIA

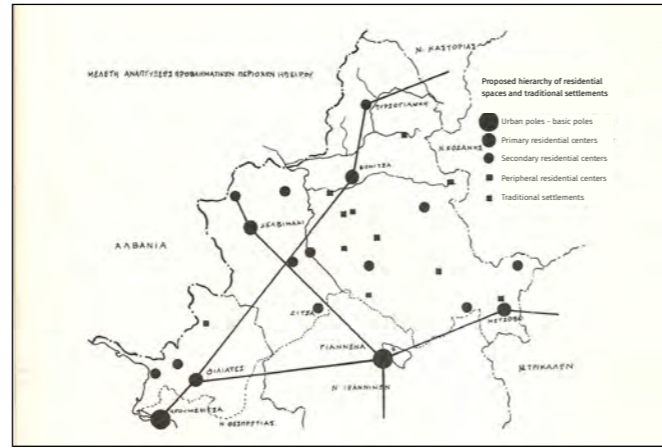


Fig. 1.5.5: Study of the development of Epirus problematic areas. Source: Armoloi magazine, 1977

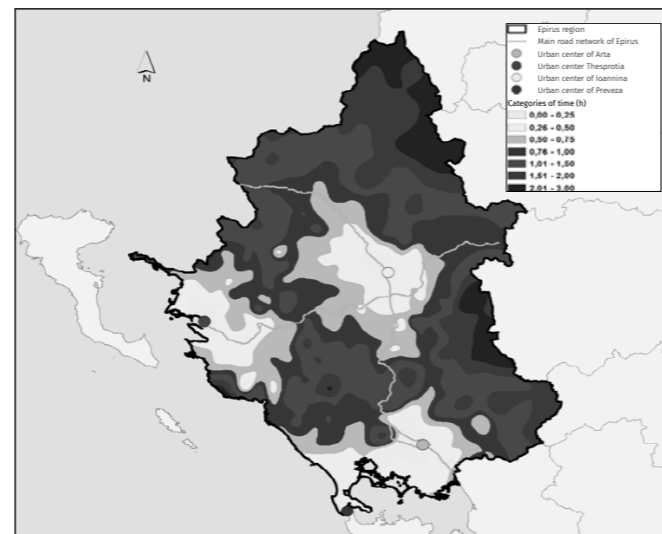


Fig. 1.5.6: Categories of travel time in Epirus region. Source: Mavriki & Kaliampakos, 2015;



Fig. 1.5.7: View of Pysogianni, Mastorochochia Source: Mavriki & Kaliampakos, 2015;

### Historical context as the driving force

“Spatiality and time are inseparable sides of the same coin. The tangible and intangible heritage is interwoven with its historical context. The passage of time is evident through the transformations in the landscape, the built environment and the collective memory of the people.” (Giannoulidi et al., 2015). The historical context, as the means of knowledge transmission can strengthen the most significant values, identified in a diachronic basis. The significance of history is multidimensional because, except its main perception as an objective reality, it also describes “the relations between the present and the past” that leads to a thorough and meaningful understanding of the existing values (Giannoulidi et al., 2015).

Mastorochochia’s name derives from the fact that for more than three centuries -from the 17th century to the first half of the 20th century- men were engaged in the building processes. Organized in groups of 10-20 people, named “bouloukia” (singular “boulouki”). Bouloukia built houses, monasteries and churches, mosques, mansions, sheds, barracks, bridges, lighthouses, inns, fountains, mills and olive presses throughout Greece and abroad. They built with ethos, philanthropy and knowledge and established an indigenous architectural aesthetic. They claimed to be a legend and a folk song. Bouloukia also had a strict hierarchy as well as they were speaking their own dialect, named “Koudaritika”.

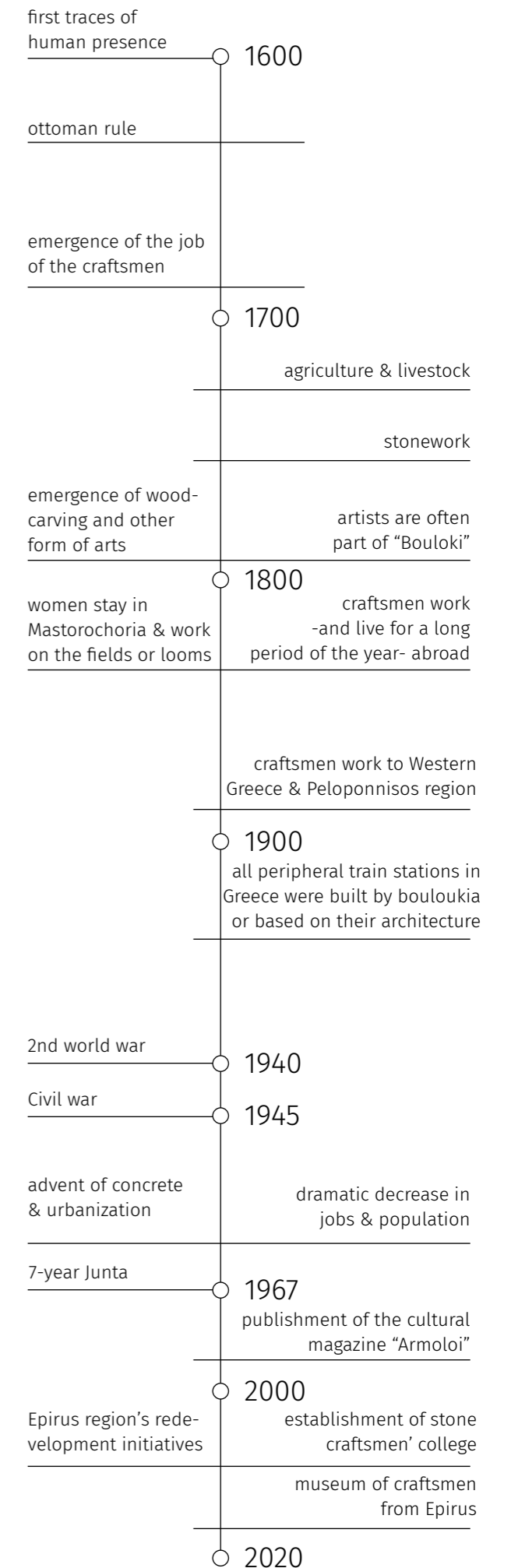


Fig. 1.5.8: Boulouki with craftsmen from Pesia in 1928. Source: Armoloi mag, 1976

After the 2nd World War, the advent of concrete and the intense trend for urbanization, combined with the geographical difficulties the land of Mastorochochia creates, led to the gradual desolation of these villages. Since then, the population of Mastorochochia is in a constant decline, while most villages are almost desolated. In the meanwhile, there are several attempts trying to keep alive the tradition, the customs and the identity of these places. However, the extent of effectiveness of these attempts can be considered as moderated.



Fig. 1.5.9: Front cover of Armoloi magazine. Source: konitsa.gr



## Mastorochochia today: threats and potentials

The area of Mastorochochia shows the lowest density and the highest rate of population aging (26.6%) compared to the other mountainous areas of Konitsa municipality. It also shows the lowest unemployment rate (6%). Most of the employees are in the tertiary sector (38.1%), while the smallest part is in the primary sector (27.5%). About half of the area is covered by pastures, while 42.3% is covered by forest areas. The area lags significantly, compared to the rest municipal units, in the total agricultural land as well as the average holding size and the percentage of irrigated holdings (only 27%). More than half of the farms are purely agricultural. There is also a significant lack in livestock, which accounts for only 4% of the total livestock of the areas examined (Municipality of Konitsa, 2015).

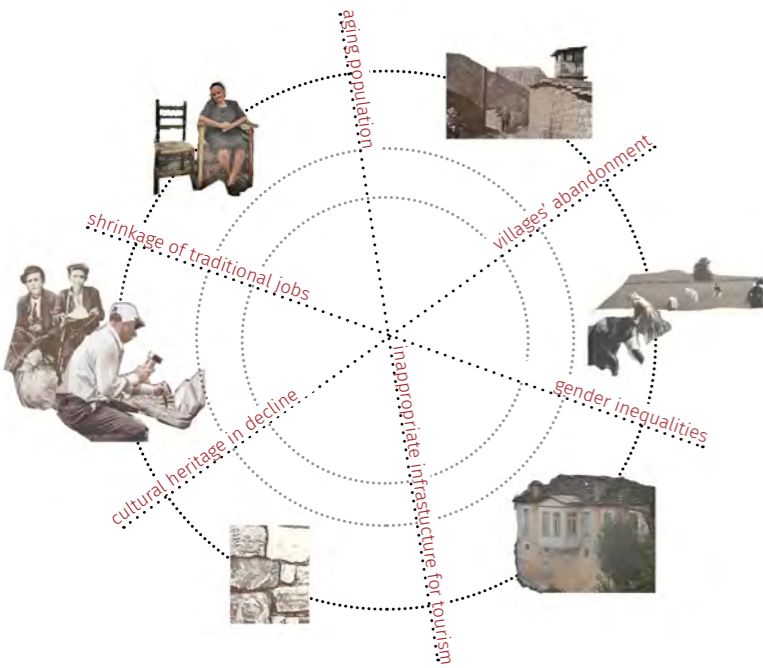


Fig 1.5.10: Current trends in Mastorochochia

In terms of touristic infrastructure, Mastorochochia are considered insufficient as there are only 26 beds in three settlements. The area is estimated to "withstand" the creation of an additional 450 beds. Furthermore, the existence of 25 beds in the mountainous shelter of Grammos is positive.

Mild touristic activities are developed in the area to a limited extent (hiking on mountain trails). It is considered that Mastorochochia are more suitable for tourism oriented to nature, mountaineering - trekking (an important parameter is the existence of the mountainous shelter). The low development of agriculture in the region does not create great opportunities for the development of agrotourism (Municipality of Konitsa, 2015).

The Operational Program Tourism - Culture 1994-99 included projects for the improvement and creation of shelters and the maintenance of paths. Also, with the funding of the community initiatives by INTERREG I and LEADER I, hostels are being built, while INTERREG II is subsidizing the creation of a Museum about Epirus Craftsmen. Finally, the establishment of a School of Craftsmen of Stone in Pyrsogianni village is funded.

At the moment, a few collective and individual initiatives, under the guise of Non Government Organizations or Social Cooperative Enterprises, aim at the sustainable revitalization

## Commons, initiatives and commonalities

of neglected mountainous areas through different actions. These initiatives differ from their means, the type of actions they follow and the way they want to intervene on this area.

Indicatively, "boulouki" NGO implemented several workshops aiming at educating people about how to handle and carve the local stone and wood and, then they took over the complete restoration of the historic path that leads to the bridge of Plaka (Zagorochochia area). On this project, several organizations about commons and collaborative planning, contributed, too. The partners contributed variously, either financially, or by giving lectures etc.

Another project, geared, this time, towards Mastorochochia is the "MAstorochochia NETWORK" (or "MaNet"). "MaNet is a large-scale project based on the values and potentialities of Mastorochochia villages and is to operate in the interconnected environments" (Giannoulidi et al., 2015). The MaNet Project is non-profit but it consists, at the same time, of a diverse base that can offer multiple benefits to sponsors. Sponsors, both private and public, will have the opportunity to promote their values to a wide international audience from a variety of business and academic backgrounds.



Figure 1.5.11: Collage of different relevant bottom-up projects with the case study

## 1.6 CONSIDERATIONS

After the preliminary research made about the region of Epirus as well as the complex of Mastorochochia, it can be concluded that it is about a unique area which has strong potentials but also existing threats.

In a regional scale, the fact Epirus borders with Albania distinguishes. This parameter enables region both as an entry and exit point as well as it probably makes it vulnerable from the population flows. However, according to Kotsios (2016), the immigration flows coming from Albania to Greece -also to Mastorochochia- during the last 30 years have had a positive impact on the economy as well as the social cohesion of rural Greece. Mastorochochia and other dessertified mountainous areas of Epirus region are not an exception of this trend.

In a local scale, it is important not to overlook the relations and possible interactions between Mastorochochia and Zagorochochia. Two areas that have similar spatial characteristics, are located in the same municipality but they strongly differ on their development rhythms. On the one hand, Zagorochochia have taken the maximum advantage of their competitive potential, but only in touristic terms, while on the other hand, Mastorochochia are in danger of a total abandonment of their communities. Then a deeper analysis of the case study and the stationary way of its -non- development is crucial to perform.



Fig. 1.6.1: Craftsman carves the stone in Pyrsogianni, Mastorochochia. Source: konitsa.gr

Furthermore, through the preliminary research, implemented on the current chapter, the need to integrate a strategy oriented to criticize the current development methods is more than important. This can be done by proposing a design toolbox geared towards community based approaches and facilitated by the fair economy's main principles.

There are already several projects, based on concepts such as commons, collaboration, and Do It Yourself methods, trying to improve the existing situation of neglected areas, such as Mastorochochia. However, most times these projects tend to fail due to bureaucratic issues, lack of an adequate number of participants or insufficient funds. That is why, it is important to explore ways so as to give space to more projects with this orientation to be developed as well as strengthen existing projects. These goals can be achieved either by reforming the political context that affects such initiatives or by establishing a better and more efficient information network for the locals to be attracted to participate in such actions.

Another need, arising from the implementation of the introduction chapter, is the special competitive advantages of Mastorochochia. Area's history, expertizing in building structures made of stone -and sometimes of wood- needs to be preserved. The design proposal should take into account stone, not only as a construction material but also as an element that characterizes the identity of these lands. Stone defines the recent history of Mastorochochia as well as the Greek traditional architecture and needs to be included in future interventions. Nonetheless, designers and other stakeholders must be very careful, as the risks of imitation and bad aesthetics are always possible.



Fig. 1.6.2: View of Pyrsogianni, Mastorochochia. Source: konitsa.gr



Fig. 1.6.3: View of Pysogianni, Mastorochoria. Source: konitsa.gr



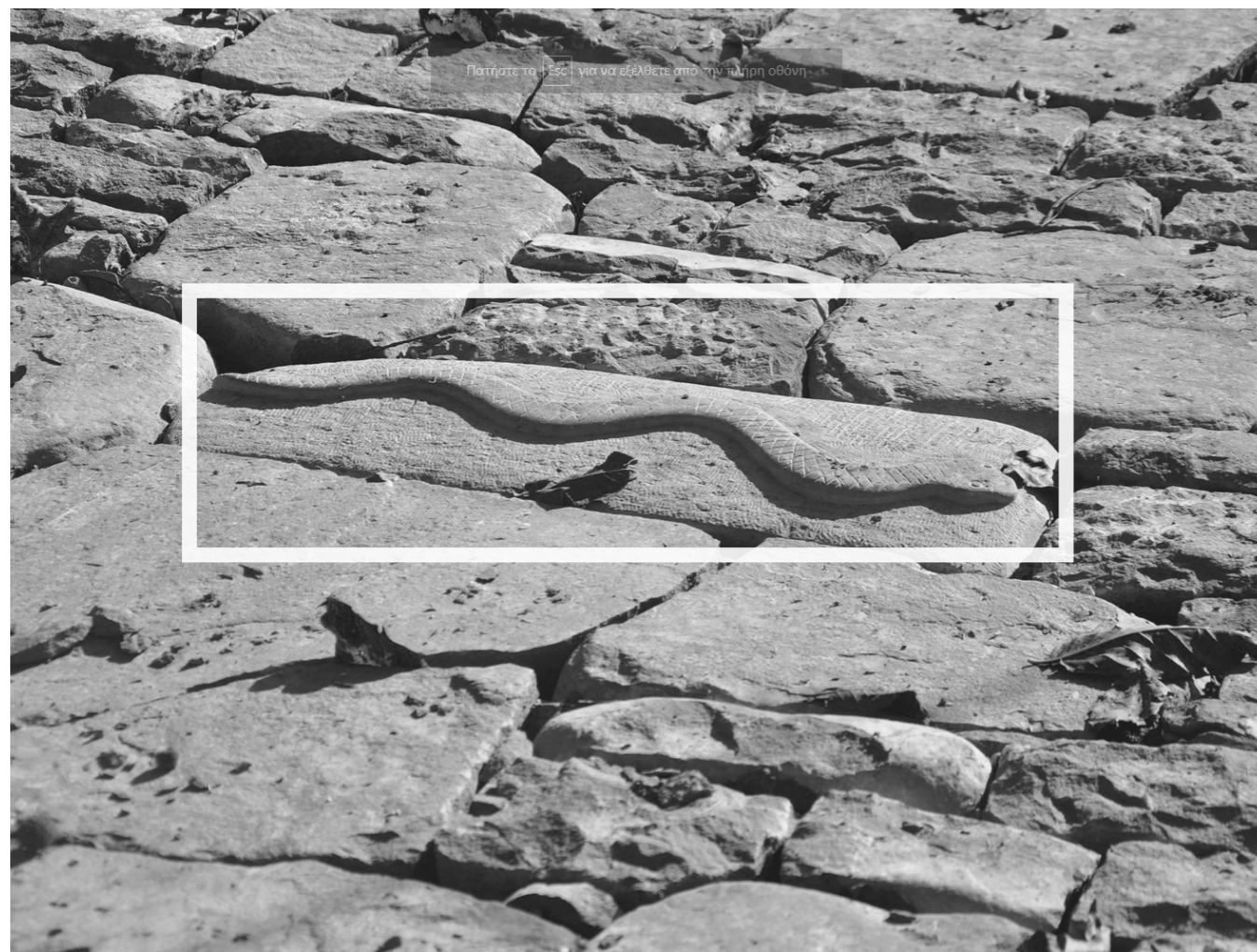
Fig. 1.6.5: View of Kastanianni, Mastorochoria. Source: konitsa.gr



Fig. 1.6.4: View of Kastanianni, Mastorochoria. Source: konitsa.gr



Fig. 1.6.6: View of Kastanianni, Mastorochoria. Source: konitsa.gr



## 2. THEORETICAL FRAMEWORK

The following chapter deals with the theoretical part of the current thesis. Initially, a generic review of the academic paper is made, in which the importance of the immeasurable values for the development of a non-urbanized place like Mastorochochia is stressed. Then, the second part of the chapter identifies ways in order to convert the theoretical character of the first section to more practical proposals that can potentially have a strong spatial impact on the case study. The concepts of degrowth and community economies are analyzed showing the possibility to apply such theories to the physical space. Additionally, two case studies with similar characteristics with the one of the thesis are mentioned. These examples have followed alternative ways of spatial development, being in line with the theories, mentioned before. The role of these case studies is for benchmarking with this thesis' topic. Finally, on the last section of the theory, reference is made on the special role and the significance of alternative media, like the one of documentary, into the planning practice.

2.1

THE IMMEASURABLE VALUES AS SPACE TRANSFORMERS FOR THE  
"LAGGING-BEHIND" AREAS

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2.2

ALTERNATIVE APPROACHES OF SPATIAL DEVELOPMENT: MAKERS'  
COMMUNITIES INTO THE GREEK CONTEXT

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2.3

THE ROLE OF CONVENTIONAL PLANNING PRACTICE  
AND ITS LIMITATIONS

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## 2.1 THE IMMEASURABLE VALUES AS SPACE TRANSFORMERS FOR THE “LAGGING-BEHIND” AREAS

### Introduction

Nowadays, 55% of people live in the urban centers, while this percentage is expected to increase significantly in the coming years (UN, 2018). In tandem, regions that have not any close and essential relation with the big urban centers tend to lag behind compared to the regions which include big cities or are closely connected with them. This kind of distribution creates, an intense spatial imbalance on the inhabited space having, in a lot of cases, negative impact on the development of a considerable number of areas. In order to blunt this gap, many attempts have been made, mostly oriented to top down practices (Rodriguez-Pose, 2018).

Basic motivation for the current chapter is the personal need to understand why peripheries offering high quality living conditions, often way better than these of the urban centers, are in general in constant decline and population shrinkage. On this section, the generic reasons leading to the decline of rural areas are examined as well as the rapid increase of the population in urban centers. Furthermore, the demographic framework of Greece is analyzed, trying to identify in a more tangible and explicit way the population flows towards urban centers as well as the remnants these flows leave to the countryside. Then, based on the work of Rodriguez-Pose (2018) about lagging-behind areas and their actual strengths and importance both for themselves and for the developed neighbor urban centers, emphasis is placed on them and the crucial role they play on the sustainable national and regional development.

### Do some places actually matter, while others don't?

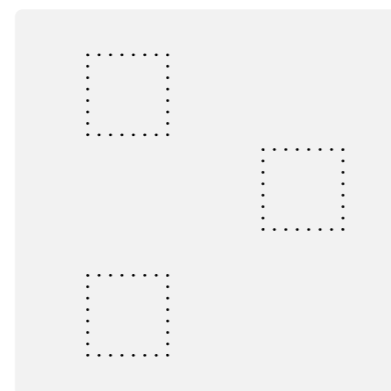
Places located close to large and dense cities tend to be more prosperous than these that are not so dense or do not have a similar size (Combes et al., 2012; Rodriguez-Pose, 2018). Considering World Economic Forum's statement that “the 21st century will be the century of the city” being at the same time a century “marked by prosperity, inclusion, partnership, and sustainability” (World Economic Forum, 2012, 3; Rodriguez-Pose, 2018, 191), it can be said that cities are going to be –or have already been– the protagonists and the leaders of spatial development, in contrast with the non-urbanized peripheries being runners up on that strange kind of race. But does this mean the peripheries are in a real danger because of this situation, ending up to be lagging-behind in socio-economic terms? Despite the fact that in several countries “the economic dynamism has been heavily concentrated in capital cities which combine size with economic and political power”, the assumption that “big cities are the main drivers of growth is far from consistent” (Rodriguez-Pose, 2018, 192).

Furthermore, it is evident that the structure of the cities allows them to outperform the non-urbanized environments as they have bigger size, offer different goods and services in a proximal distance, and include way more and accessible

networks (Rodriguez-Pose, 2018). Certainly, these elements do not guarantee that cities are the main drivers of growth for a national economy. In this respect, the assumption that the size matters could be considered as a valid one; but we should not overlook the bigger image which also includes the non-urbanized -but also important- places. Even though such places are often dependent on the neighbor urban centers and neglected enough by the state, making them look like they have no future, they often manage to have a strong impact on the general image of a country.

“Overall, the fear of being left behind and of having no future is leading to a reaction which is starting to have serious political, social and economic consequences” (Rodriguez-Pose, 2018, 196).

At this point, it is important to understand why such places do not indicate similar growth rates to these of urban regions'. One of the main suspensory factors affecting the development of peripheries, is linked with the internal characteristics they have. Characteristics, mostly related to the size and the age of the population, or the level of education the majority of it has (Labrianidis & Bella, 2004). Attributes like this, combined with the fact that densely populated areas tend to be, in general, the most developed ones, mainly due to their size, lead to the conclusion that rural and less dense areas have difficulties to perform intrinsically similar development rhythms. Last but not least, despite all places are interdependent with others, at least in economic terms, their relations are usually asymmetrical.



The vulnerability of the lagging-behind areas: Lagging-behind areas are an integral part of the larger socio-economic national entity and are influenced by the rules this system poses.

### Does urbanization also produce an ascent of revenge among urban regions and lagging behind areas into a neoliberal context?

Taking into consideration the different and miscellaneous examples Rodriguez-Pose (2018) gives about areas' dependence as well the example of Greece, it can be assumed that the disparities between the two main urban regions and the majority of the rest Greek peripheries tend to produce negative externalities towards the urban centers as well as in the country itself. This assumption is made in order to stretch the fact that the growth of a system -as for example, of a whole country- is not only dependent on the cities, but also lagging behind areas often have a role on this process.

Furthermore, it is evident that the existence of dependencies and asymmetries produces and is produced at the same time due to various socio-spatial inequalities. Such inequalities, combined with the fact that almost any kind of alternative approaches into the planning process cannot easily flourish due to the so-called path-dependency, tend to create growth asymmetries and dependencies which produce, in turn, a kind of revenge that strongly affects urban centers or even a whole system, such as a country. According to Rodriguez Pose (2018), this revenge is often expressed through the process of elections by voting populist parties and ideologies, in which, people coming from the left behind areas vote with a dominating ascent of revenge. This behavior has as a result developed areas as well as whole countries being targeted by the underprivileged and not so urbanized peripheries.

In the context of Greece, the revenge cannot be considered as the same direct, as the one Rodriguez-Pose talks about. It is probably more about an indirect kind of revenge which is expressed through different ways, such as the constant absorption of a great amount of national funds by the lagging behind areas, in order to subsidize crucial and weak sectors, such as the primary one (Michailidou, 2008; EKDDA, n.d.). Nonetheless, since most subsidy policies seem to be an inefficient tool for the sustainable development of the lagging behind areas for reasons that have been already mentioned, they are automatically converted to a form of indirect revenge against country's and developed urban regions' growth trajectory.

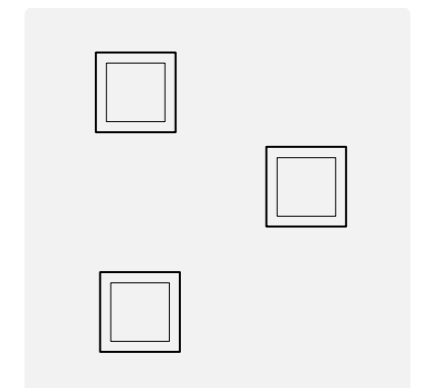
### The transition theory as a facilitator and a game changer

It is not secret anymore that economic agglomeration in cities cannot be considered as sustainable from any aspect, at least for the less developed areas, in such a politico-economic environment where most western countries, including Greece, are a part of it. What is more, as it was concluded before, population agglomeration in cities creates problems, that can also derive from the neglected areas. The crucial question arising now is what is should be done about this so as to have a balanced and sustainable regional development for all regions. In order to be able to explore and promote new possible and alternative planning practices, able to change the current situation, it is necessary to firstly find out ways to get out from this rigid path-dependency that

prevents technology and radical alternative planning and development approaches to claim more space.

On the contrary, what mainly happens today is that different stakeholders are forced to only take part in existing technological or planning approaches, oriented to a kind of incremental innovations instead of radical alternatives (Department of Forestry, 2010).

For instance, it tends to be more and more difficult for small and medium enterprises to survive into the current economic model, when large enterprises obtain constantly the greatest amounts of power inside the market. In other words, if large super market brands are able to own the largest part of the market, the extent of flexibility in terms of innovation or even the existence for a mini market gets dramatically reduced. In this way, a kind of 'stagnation' for a large part of mostly small and medium enterprises as well as other productive institutions is created, becoming extremely difficult to change.



Transition theory as the buffer zone for the lagging-behind areas: Such a theory can provide a safe net for areas that are lagging-behind, by creating development clusters as well as an institutional framework that protects them to be developed properly

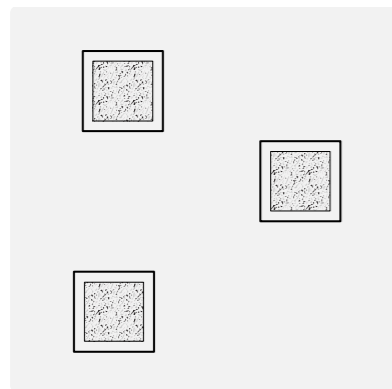
The transition theory could be such an innovative proposal, able to transform the socio-economic dynamics in space. It involves the production of radical and sustainable innovations through development and spreading processes into a path-dependent environment. Overcoming this kind of 'inertia' through the transition theory can be achieved by processes aimed at regulating the dynamics of socio-technical change, which, according to it, consider the establishment of “protected areas” or “incubators” so that more sustainable technologies may emerge later. These areas, named (technological) niches, can function as areas where rooted technologies will have the opportunity to be developed, under protection. Then, when these new technologies are sufficiently developed and their use is achieved through learning and adaptation processes, the initial protection may be gradually withdrawn (Department of Forestry, 2010). Such interventions could come from governmental policies, supporting local economies as well as alternative and more sustainable plans.

## The immeasurable values and their importance

Inspired by the transition theory on how to deal with path dependency, it can be said that lagging behind areas' revitalization could be achieved through a similar way. Most times, the sustainable development of such areas is not dependent on the emergence of radical technologies and innovations, as described into the transition theory; instead, lagging behind areas include values and elements, which make them unique and should be protected and promoted. Through the proper usage and promotion of the unique elements lagging behind areas have, which also enable them competitive compared to the urban regions, their future seems to have more potential than threats and stagnation.

So, what are these opportunities Rodriguez Pose (2018) mentions about lagging behind areas, which are necessary in order to replace assistance and permanent support as it was described before? On the following quote, Rodriguez-Pose (2018, 205) sums up the generic goals and directions national and local governments should follow to have a sustainable and balanced development.

*"The answer has to come not from less or more intervention, but from a different type of intervention... The solution needs to be place-sensitive, that is policies that are informed by theory and empirical evidence but that, at the same time, respond to the structural opportunities, potential and constraints of each place (Iammarino et al., 2017)... This requires policies aimed not a providing transfers or welfare, but at enhancing the opportunities of most territories, regardless of their level of development or economic trajectory and taking into account local context. In this scenario tackling institutional inefficiencies and bottlenecks head on and emphasizing portable skills through measures aimed at boosting training, promoting entrepreneurship and facilitating the assimilation of knowledge and innovation, becomes a must. One of the main challenges for the implementation of this type of place-sensitive policies in lagging-behind and/or declining areas is institutional."*



Initial stages of revitalization/development: The existence of a buffer zone, facilitated by the transition theory, allows the initial development of the lagging-behind areas.

Following this quote, it is also important to answer on what these so important opportunities are, being unique for each lagging-behind area. It is needless to mention that it is impossible to completely identify and list them in detail due to the fact they are actually unique. However, they could be categorized into some generic concepts that most areas could include and take advantage of. For instance, areas' special cultural identity, natural environment, local products, even the temperament of the local people who live in these areas could be some of these values.

### The immeasurable value of craftsmanship: craftsmen' art as a form of knowledge

Based on the research made for the current thesis' case study, it was crucial to examine the existing values this has, which could potentially be used in favor of the area's development. As explained in detail in the first chapter, both the Epirus region and Mastorochochia can be considered, for different reasons, as lagging-behind areas compared to other areas, located close to them. Mastorochochia are located in the northwestern part of the prefecture of Ioannina and border with Albania to the west.

At this point, it is important to stress the fact that Mastorochochia have a really strong cultural identity, which is expressed both in the architecture of their communities and the way craftsmen used to work, live and communicate. Furthermore, it should not be neglected the constant depopulation and abandonment the area faces during the last 40 years. Overall, taking into consideration these two parameters combined with what mentioned above regarding the importance of the immeasurable values, it is important to identify such a value and analyze it from a theoretical scope in order to make proper conclusions about the potential this could have for the development of Mastorochochia.

Based on these assumptions, it is interesting to identify what kind of knowledge craftsmen used to have, making them so great, and how we can, as external observers, identify the special characteristics of this knowledge. The knowledge of craftsmanship has mainly an inductive logic according to which the role of indicating how to do something is dominant. It starts by examining things and ending up to things again. This kind of knowledge or value cannot be placed into patterns and be generalized and this is actually what makes it so interesting (Sennett, 2009). It is about a value based on the experience, it tempers the curiosity and the obsession of the craftsmen, as well as it "provides insight into the techniques of experience that can shape our dealings with others" (Sennett, 2009, 289).

But how can this value be powerfully transmitted to other people and the next generations as well? This transmission can be achieved through three main axes. Firstly, through the mitigating memory which actually says "do what I am doing". Secondly, through the communicative memory. That kind of memory includes all the dialects, moves and signs these men used to have making them communicate secretly and in a total encoded way. Thirdly, it is the memory of the objects. Such objects are all these buildings and constructions made

by craftsmen of Mastorochochia which have the power to frame cultural practices. That kind of memory is probably the most powerful one and can contribute to transmit this kind of knowledge in the best possible way (Ganiatsas, 2020).

Generally, it can be observed that the craftsmanship art in Mastorochochia used to have a unique character, totally different than the one of the intensive building and construction process, happened in other places, such as the urbanized environments of the cities. In the case of the cities, the rhythms are extremely faster and the process of construction does not demand any kind of further interaction between the building materials and the craftsman. To sum up, based on this short analysis about the craftsmanship knowledge in Mastorochochia, it is more than crucial to be able to answer to the question about how the craftsmanship art can be related to the growth of Mastorochochia.

First of all, through this knowledge, the traditional architecture of the area continues to exist and this, in turn, enables it to maintain its identity with authenticity. In tandem, it contributes to the improvement and preservation of the built environment in a way that is genuine, not mimetic, but mainly functional and attractive. Potentially, through the maintenance and continuity of this knowledge, new jobs can emerge as alternative tourism can be developed, promoting the exceptional traditional architecture these places have. Moreover, the continuation of the craftsmanship art can contribute to the extroversion of such jobs –as it was in the past- by enabling craftsmen to provide their expertise on this traditional construction style, towards other areas. Last but not least, through the potential development of Mastorochochia, the development of the wider area can be probably influenced similarly, as the growth (or the decline respectively) of a place often entails its neighbors, too.



The gradual removal of the buffer zone/ protection net: Since a lagging-behind area gradually gets to a growth trajectory, the initial buffer zone is slowly removed

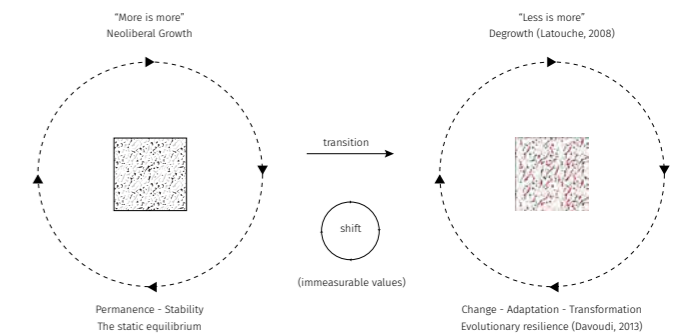
## Conclusion

In general, it can be said that the importance of the immeasurable values, which are now neglected, at least in the context of Greece, should be further promoted. The neoliberalisation of space, combined with the rapid rise of urbanization throughout the previous century, have created really strong dependencies and asymmetries between urban regions and lagging behind areas, making extremely difficult to balance the growth in a whole spatial system.

So, a turn to the search of the immeasurable values that every society has, should be mandatory; not only for reasons helping to achieve a sustainable development into a neoliberal context -like the current one-, but also for reasons related to people's habits and daily practices. Nowadays, the majority of humans' daily habits, living in cities as well as in rural areas, are oriented to materialism and consumerism making them be alienated from their real needs.

That is why, it is more than crucial today finding ways to get out from this rigid situation, as it was analyzed before, in order to move to the search of the elements that actually worth. It is important to look for values that cannot be measured but can be extremely powerful per case; protect them and promote them as much as possible. To do this, top down planning policies should also be active and helpful but in a different way than the ordinary one. In other words, they should play the role of the facilitator and the coordinator on the various types of planning needed.

Overall, by enforcing attributes and values such as the craftsmanship knowledge, lagging behind areas are able to have their maximum potential, in terms of economic and social growth. It is crucial to give space to the invisible and immeasurable -most of the times- elements that characterize an area because these are the most important (Deming, 2000).



## 2.2 ALTERNATIVE APPROACHES OF SPATIAL DEVELOPMENT: MAKERS' COMMUNITIES INTO THE GREEK CONTEXT

The transition of a place from the stagnation to the sustainable development was described and conceptually illustrated on the last chapter. Nonetheless, the end situation, as explained into the previous schemes, remains quite vague and generic, regarding how this transition can be implemented to the real space.

In other words, it has been concluded that it is crucial for the lagging-behind areas to turn into other forms of spatial development, emphasizing on the importance of the unique values each place may have. The remaining question is how these values can be promoted. In tandem, it has been concluded the need to search for endogenous ways of growth, opposed with the existing and mostly harmful, neoliberal ones.

Inspired by the work of Gibson-Graham and other researchers about alternative ways and spaces of development, this chapter tries to identify and examine such ways and their possible correlation with the promotion of the immeasurable values on the spatial development.

It aims at creating the generic framework where alternative enterprises can flourish in an additional, substitute or even oppositional way compared to the current dominant economic model, as this was analyzed on the last chapter. Indicatively, the concept of diverse and community economies could be the means to achieve the sustainable development of the examined places.

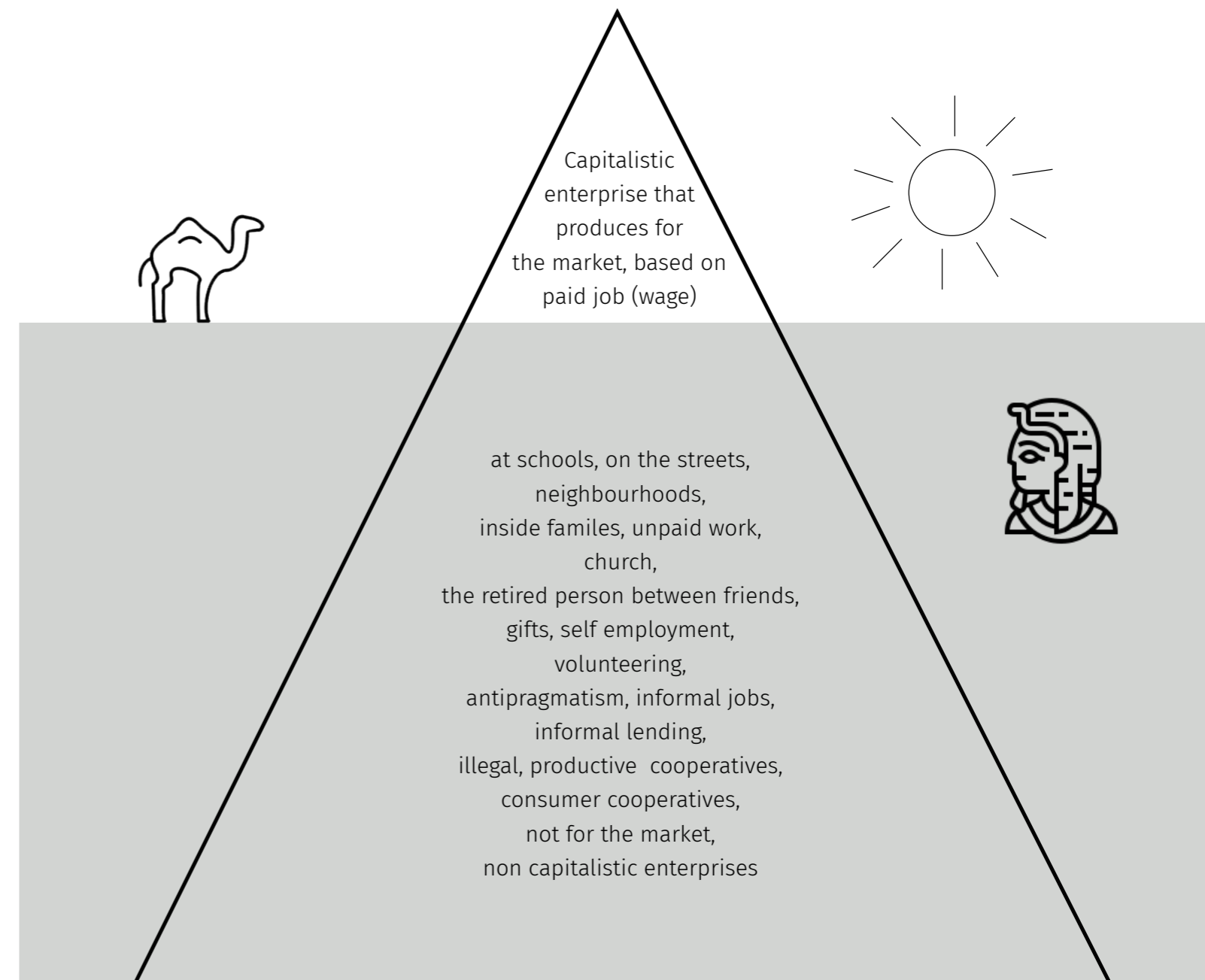


Fig. 2.21: The pyramid of the "visible" and "invisible" economy. Source: Gritzas and Kavoulakos, 2015: 79; own edit

## 2.2.1 SEARCHING FOR THE UTOPIA THROUGH THE THEORETICAL SCOPE OF DEGROWTH

The need to explore alternative ways for spatial development raises the question about which type of development is more appropriate to apply for the examined areas. The concept of community economies, as mentioned before, derives from a strong critic to the dominant model of spatial development. More specifically, it mainly arises from the concepts of post-development and de-growth which criticized the dominant model and created new horizons on how people and institutions should consider the meaning of development.

The concept of post-development comes directly from the poststructuralist critique of development, which is not intended to propose an additional version of development, but to wonder how entire continents have been characterized as underdeveloped and therefore to wonder about the need for development itself. Escobar (2007) argues that the critique of the development led post structuralists to envision a post-development era, according to which the development:

- will not be the central organizing principle of social life,
- will not happen under the guise of the West,
- re-value local / indigenous cultures,
- will be based less on the knowledge of experts and more on the efforts of everyday people to create societies that will be more culturally and ecologically sustainable,
- will take social movements as the basis for the transition to the new era.

Furthermore, another concept is also in line with post-development and elaborates with it even more. This is the concept of degrowth. Degrowth is a wider concept of post-development. It is a political, economic and social movement based on ideas derived from Ecological Economy, Political Ecology, Anti-Consumerism and Anti-Capitalism. Proponents of redevelopment (theorists and activists) argue that shrinking production and consumption can increase human well-being, while contributing to establish sustainable living conditions and environmental balance on the planet. Degrowth is a global movement as well as a relatively new academic field of research (Gritzas & Kavoulakos, 2015).

Degrowth is a phenomenon of the 21st century, but it is rooted in the 20th. It is the activism of the past that has been transferred from the streets, to scientific research and to political-economic theory and refers to a voluntary simplicity and contrasts with the prevailing concept of growth as been considered in the West, which is synonymous with economic growth. Proponents of degrowth support that **science and technology should be tools for collective knowledge, for the benefit of society, and should not be used by the authorities of any scientific field, because this contributes to the problems of the modern world rather than is their solution.** According to Serge Latouche (2008), in order to achieve redevelopment, the 8R cycle must apply. On the following diagram, the circular connection of 8 crucial meanings is presented. Latouche (2008) argues that these are a prerequisite to achieve sustainable development.

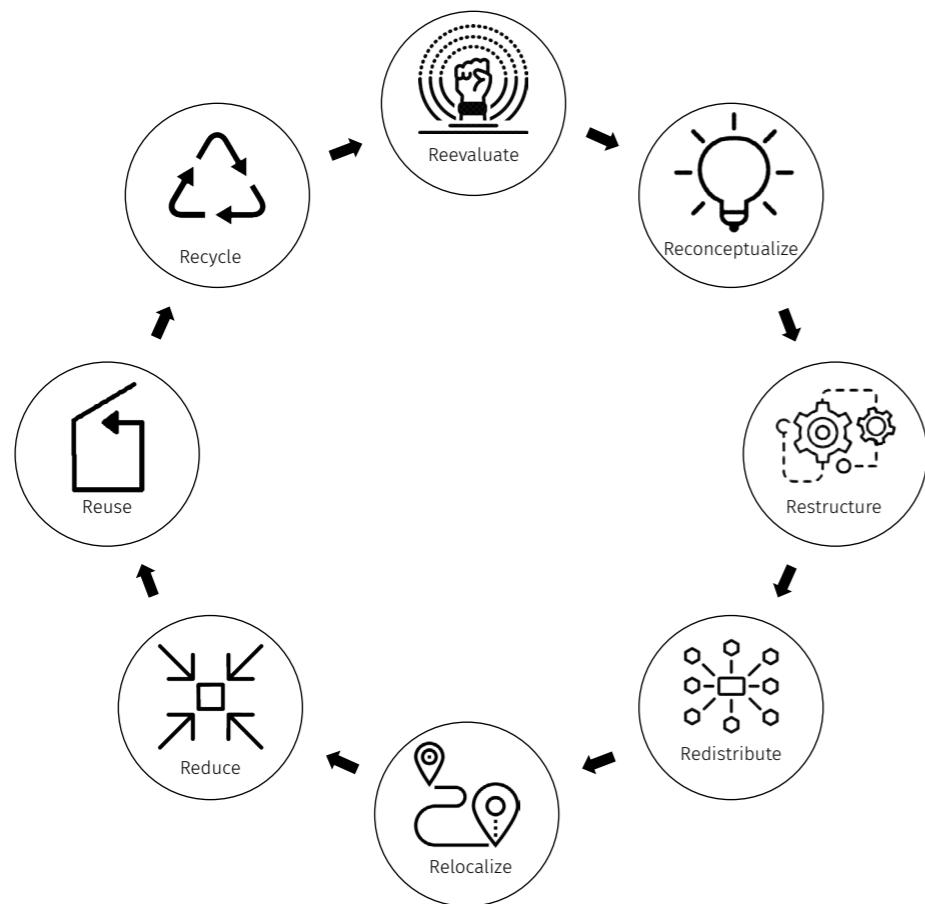


Fig. 2.2.2: The 8R circle. Source: Gibson-Graham et al, 2015: 79; own edit

## 2.2.2. THE APPROACH OF COMMUNITY ECONOMIES

In order to explain in detail the concept of diverse and community economies -which are in line of course with the concept of degrowth- and their potential fit to the Greek territory, it is important to firstly respond on where and to what extent such economies can find fertile ground to grow.

### Conditions for the promotion of such economies

Fuller and Jonas (2003) distinguish alternative enterprises for the regional development into three different categories of heterogeneity: **additional, substitute, and oppositional**. The additional are defined as "institutions or projects that provide an additional choice over other existing institutions, while not necessarily adopting or supporting values that seek to reject the (state or market) prevailing trend". Substitute alternative enterprises are institutions that act as a substitute for institutions that were once state-owned (in a particular place), but then disappeared or moved elsewhere. In some cases, these substitute enterprises may be the last case that allows people to survive under extreme economic and social conditions. Finally, the opposing alternative enterprises are institutions in which the participants are actively and consciously alternative, incorporating the "different" in terms of function and values, while at the same time rejecting the prevailing trends (Fuller & Jonas, 2003; Jonas 2010). According to Jonas (2013), the spatial identity of the forms of alternative spaces may vary in terms of scale, depending on the kind of each form. An additional form of alternative enterprises can fluctuate between local and global. On the other hand, a substitute form of alternative enterprises ranges between between local and regional scale, while oppositional forms have an anti-global orientation.

Then, it is also important to mention that alternative approaches are not binary processes such as the one of "thesis-antithesis-synthesis" but way more complex, which do not necessarily replace capitalism in order to dominate. Such processes give space to the unpredictable, to the different to grow and be established. In other words and in a more theoretical narration of that saying, post-structuralism could be potentially a synonym of alternatives regarding spatial development. That means that alternatives regarding communities' development can emerge and be established despite the presence of capitalism which can vary between different sectors. On the following table, a categorization of the diverse economies is made, based on the type of labor, enterprise, transactions, property and finance.

Labor	Enterprise	Transactions	Property	Finance
WAGE	CAPITALIST	MARKET	PRIVATE	MAINSTREAM MARKET
		Parts purchased from local supply store Sale of filtered VO, and biodiesel		
ALTERNATIVE PAID	ALTERNATIVE CAPITALIST	ALTERNATIVE MARKET	ALTERNATIVE PRIVATE	ALTERNATIVE MARKET
Empower worker-owners are paid for their time/mileage for WVO pickups Students work for college credit		Contracted sale of WVO to biofuels producer in Maine in collaboration with the BWA	Donated private warehouse space	Individual donors Worker-owners dues Issuance of Class B stock
UNPAID	NON CAPITALIST	NON MARKET	OPEN ACCESS	NONMARKET
Outreach, organizational meetings	Empower Worker Cooperative	Gifted WVO Gifted barrels Legal and financial advice from Small Business Administration Gifted space	Google Docs, for collaborative and transparent bookkeeping	Sweat equity investment

Fig. 2.2.3: Empower's Diverse Economy. Source: Gibson-Graham et al, 2015: 79 & Gritzas et al, 2015; own edit

### Main characteristics of community economies

A key element that characterizes community economies is the return of the economy to the position of the result of social and political processes. This means that the social element is always present and is the one that produces interdependencies as issues for reflection, discussion, negotiation, and action (Gibson-Graham, 2006a). However, according to Gibson-Graham (2006a) several questions raise: What are the strategies that will take into account diversity, interdependence and connection of subjects? What could be a community economy vision that would not be utopian, but neither would it be considered to have only one version?

What is sought as an answer to these questions should not be a model or a plan, nor a doctrine to be followed. On the contrary, what is sought is the 'moral coordinates' for the implementation of the political practice (Gibson-Graham, 2006a). The answer on the previous questions can be achieved by pursuing specific policies that are negotiated, in which the role of researchers as "coordinators" in the various phases of design is particularly important. These policies also include specific questions about economics, which are raised by co-existing subjects so that they are able to plan.

## 2.3 THE ROLE OF CONVENTIONAL PLANNING PRACTICE AND ITS LIMITATIONS

### 2.3.1 TRAPPED INTO REALITY

As mentioned on the first chapter, Mastorochoia are a complex of settlements having an extremely strong spatial cultural identity, that should be promoted despite it is currently in decline due their depopulation.

In order to preserve this land and revitalize it, the need for a holistic plan seems crucial. But, how can someone be sure that a plan, including design proposals and policy making, combined with a dynamic strategic framework, can be considered as a successful one? especially when it is about a site which is located in the northern borders of Greece with Albania, it is 240 kilometers far from the metropolitan center of Thessaloniki and 600 kilometers from Athens and it is characterized by a really hard and diverse natural terrain which makes transportation quite difficult.

In other words, the certainty about the extent of success for such a proposal becomes really doubtful when several factors and parameters that directly affect the upcoming plan can not be predicted in advance and then, it is not sure that they can be tackled.

Consequently, it is important to look for and identify additional tools of planning, able to mitigate the issues that cannot be totally solved by the conventional methods of planning. Such a planning tool can be the film making.

Through the lens of a camera, various and unexplored aspects of a site can be revealed, able to motivate, move and affect different stakeholders to examine Mastorochoia from a different scope than the one which is presented through a strategic framework. Except for that, a film can be watched not only by the experts, but also it can be shown to a large and diverse audience which would not probably have the chance to learn about this site and its values in any other case. Coming back to the problematic, but interesting, situation of Mastorochoia, it is needless to mention that the filming process can only work in a positive way for their potential revitalization. By showing the unique landscape combined with the promotion of the methods and tools that the strategic framework is in line with, the film can automatically work as a powerful tool for the ultimate goal, which is to bring people to the area, introduce it to those who did not know it before or they knew it, but they had a different impression about it.

### 2.3.2 THE ROLE OF FILMS INTO THE PLANNING PRACTICE

The relationship between cinema and modern urban design dates back to the 1920s when what Ciacci (1997, 2002, 2010) called "Town Planners' Cinema" emerged. Ciacci (2010) gives examples from Germany, France, Italy, and the United States, where the tools of cinema were created to serve a carefully modernized, specialized approach to realize and manage urban change. The essence of the discourse of these films was to convince the public about the social tasks and possibilities of urban planning.

While potentially (or theoretically) cinematic tools could extend involvement in urban change to as many people as possible, their deconstruction of their actual use by Ciacci shows the failure of this endeavor. In general, urban films were made mainly for propaganda purposes, to explain and convince the public for choices already made by experts (architects, urban planners and landowners).

Since then, and more specifically from the 1970s until today, more participatory audiovisual productions have been realized - mainly in response to the kind of films previously mentioned. The films and documentaries of that period, as well as later, did not simply show social issues that sought a solution, but tried to be a tool for social change. The intention was to use film production and distribution as a means of empowering politically and socially disenfranchised individuals (Sandercock and Attili, 2010).

The current chapter aims at exploring the "role of multimedia in fostering of community-building dialogue" (Gurstein, 2010: 211). According to Gurstein (2010: 221), multimedia can be a direct means for the "communication of facts and figures". Moreover, Ciacci (2010) argues that a film is able to illustrate places, processes etc. that already happen there but no one could perceive them as a system and as a practice out of the lens of the film. In other words, he believes that a film has the power to condemn practices with strong spatial effects as well as to promote these by having a positive impact on the place examined.

To sum up, Leonardo Ciacci (2010: 177) supports that *"the language of a film, which can be generalized, simplified, evocative and emotive, rather than didactic, is perhaps the most effective way to obtain the necessary result of awareness"*. Then, he refers the example of the journey of the film "Campagna che si Metropoli" which was initially shown to a limited number of spectators, but later, due to the fact that the regional government commissioned a newer version of the film in order to distribute it to the local politicians and public, the film showed its real communicative power by making way more copies than on its premiere.

In general, it can be said that all kinds of multimedia, including films and photography, can be potentially forms of design. Finally, Mark Slierings (2018: 222) stresses about films and urban planning:

*"They form a powerful tool to make known particular local dynamics to wider audiences. The way in which research relates to it is that it grounds its objectives... The development of new modes of research on the territory should actively be encouraged on regional urbanism projects. The documentary forms a counter narrative to the conventional forms of mapping precisely aimed at showing life in its full context."*

### 2.3.3 FILMING THE STONE

#### Steps before the construction of the storyboard

1. Showing the case (local's perspective: ideally from a craftsman)

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2. Identify the problematic situation (through sequences to the field, archive material and interviews from locals, local authorities, researchers or initiatives)

---

2.a Contrast between different eras (between years and/or eras)

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3. Performance of the existing values of the area e.g. stone masonry, "sarantoporos" river use, livestock (in decline, blossom?)

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4. The role of the bottom-up initiatives and the village communities to the revitalization of the area (show interviews/workshops). Are there any? what can they do?

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5. Reflection; back to the locals



### 3. METHODOLOGY

The chapter presents the methodological process of the thesis project, which explains the steps from the theory and analysis parts towards the design.

3.1

PROBLEM DEFINITION AND PROBLEM STATEMENT

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3.2

RESEARCH QUESTIONS

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3.3

RESEARCH AIM

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3.4

RESEARCH FRAMEWORK

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3.5

CONSIDERATIONS

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## 3.1 PROBLEM DEFINITION & PROBLEM STATEMENT

### 3.1.1 PROBLEM DEFINITION

The structure of the Greek mountainous terrain as well as of Epirus region can be characterized by spatial fragmentation and intense geographical differences. Most mountainous communities are not well accessible and usually inhabited by the elderly, who find it difficult to leave their way of life and their place (Department of Forestry, 2010). It also worth mentioning that several mountainous areas have a strong cultural identity without, most of the times, taking advantage of it.

In tandem, the governance structure is not favorable for areas not including any urban centers, creating in this way an intense imbalance between cities and peripheries. This imbalance is also strengthened by the complex and rigid national and regional framework which does not facilitate, in turn, any independent growth trajectories for the less urbanized areas.

#### Regional scale

A gradual desolation of the of Epirus region is mainly observed from the early of 60's and 70's. The peculiarities of the region's natural environment, as well as the social, political, cultural and economic conditions and conjunctures which largely determined specific periods of the Greek history, have pushed the locals -not only from Epirus region, but almost from any non-urbanized place of the country- to move in small or bigger cities of the Greek peninsula and mainly to Athens and Thessaloniki.

During the last 30 years, several regional development programs about the revitalization of the less favorable communities have been introduced, funded by the state and the European Union. However, none of them has drastically changed the dynamics of Epirus' region as well as Greece's landscape yet (Iliopoulou & Stratakis, 2011).

#### Local scale

Today, most mountainous villages are almost deserted, while the two main urban centers, Athens and Thessaloniki, are densely populated, concentrating the half of the total population of Greece. Through this process, the cultural heritage and the traditional identity of these places get gradually disappeared, as well as the villages that are not totally abandoned yet, tend to be completely dependent on their neighbor urban centers, such as the one of the city of Ioannina in the case of villages belonging in Epirus region.

Mastorochochia consist such a complex of mountainous, almost deserted, villages. One of the basic goals of this project is to explore ways on how regional regulations and local interventions can interact in order the discourse about decentralization, and then the revitalization of the mountainous deserted areas, such as the Mastorochochia villages of the municipality of Ioannina, to be reinforced.

### 3.1.2 PROBLEM STATEMENT

It is evident that the greatest part of the Greek rural areas and islands is in a constant decline. This is mainly because Athens and Thessaloniki are overpopulated and concentrate most of the socio-economic capital of the country. So, most Greek peripheries end up being completely dependent on the two main cities as well as their neighbor urban centers. This situation, of course, involves the Greek mountainous mainland for which, these problems often have a survival character. Mastorochochia are such an area. They are located in the north-western part of Greece, belong in the region of Epirus and more specifically in the municipality of Konitsa and border on west with Albania. The area of Mastorochochia shows the lowest density and the highest rate of population aging (26.6%) compared to the rest of the mountainous areas of Konitsa municipality.

Today, Mastorochochia face the significant problem of the shrinkage of their population. The significant lack of infrastructure, the insufficient accessibility with the urban center of Ioannina and Thessaloniki as well as the lack of solid opportunities for people to return and live there, makes almost impossible this place to be revitalized. Last but not least, despite some individual efforts been made for this area to be developed, this mainly happens in terms that are not favorable and fair for the local population. In other words, there is a crucial need to be revitalized and developed, emphasizing in the improvement of the quality of life of the local population and the safeguarding of the cultural heritage, including the preservation and promotion of the rich natural heritage. This can only be achieved through a holistic strategic framework, oriented towards the development of community economies promoting innovation, endogenous growth and networking.

## 3.2 RESEARCH QUESTIONS

The main research question is in line with the ultimate goal of the thesis and aims at the analysis of the examined topic through a spherical and complete consideration. It is also deconstructed into 8 sub-research questions that are related to 4 intended outcomes: Theory, Governance, Socio-Spatial analysis, and Design for the Community.

#### MAIN RESEARCH QUESTION

**"What kind of strategic framework could make use of the cultural heritage of Mastorochochia, in order to achieve the improvement of the local population's quality of life as well as an endogenous and sustainable development?"**

The sub-research questions are structured to guide the theoretical and the design process of the thesis. Through the questions categorized in the theory analysis, governance analysis, socio-spatial analysis and design for the community, the aim is to achieve a critical assessment of the current planning framework for the wider area of Mastorochochia as well as the creation of a strategic framework able to fairly include the mountainous areas of the country on the planning process.

The questions related to Governance and Socio-spatial Analysis concern the context regarding the extent of development of the lagging behind areas as well as ways that could potentially contribute such areas to be sustainably developed. These questions will also help with the understanding of the context, and thus influence the Design of the mountainous and not so developed communities.

Moreover, all these questions emphasize on the exploration of alternative approaches of spatial development which can not only be opposed to the existing approaches but also can potentially be the guide for the less developed and non urbanized areas, such as the area of Mastorochochia to be developed.

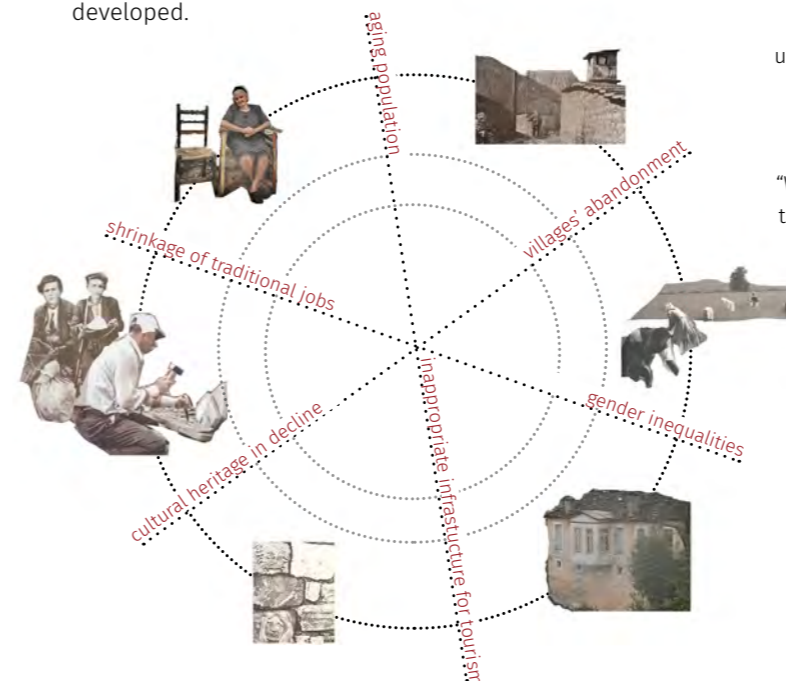


Fig 3.2: Current trends in Mastorochochia

#### SUB RESEARCH QUESTIONS

##### THEORY ANALYSIS

SRQ 1

"What are the intangible values and attributes that can make the area of Mastorochochia "count"?"

##### GOVERNANCE ANALYSIS

SRQ 2

"What is the current governance practice regarding the development of Greek mountainous areas?"

SRQ 3

"To what extent do the various national regulations hinder the maximum possible absorption of funding for Epirus region and its local entrepreneurs?"

##### SOCIO-SPATIAL ANALYSIS

SQR 4

"What are the consequences of the concentration of the elderly population in Mastorochochia and the productive ages in urban centers?"

SQR 5

"What are the spatial patterns that retain the value of mountainous life in Mastorochochia and use the advantages of village life?"

##### DESIGN FOR THE COMMUNITY

SQR 6

"To what extent can a mountainous, almost desolated, settlement be developed sustainable with self-sufficiency?"

SQR 7

"What kind of actions should be promoted to reinforce the proper use of such settlements' public space and vacant building storage by the locals?"

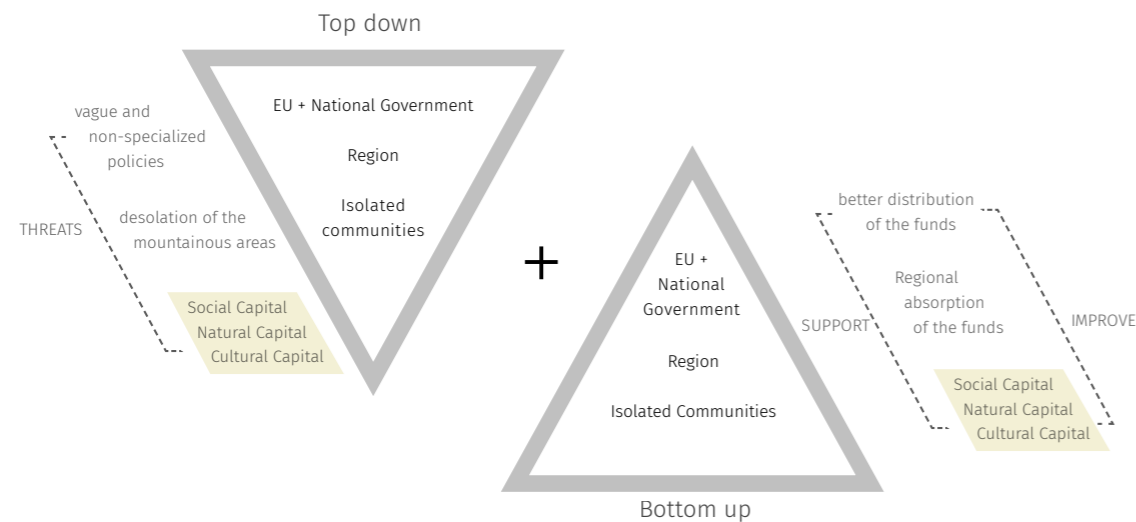
SQR 8

"What alternative tools can contribute to motivate people for decentralization with a view to an as much as possible permanent habitation in Mastorochochia?"

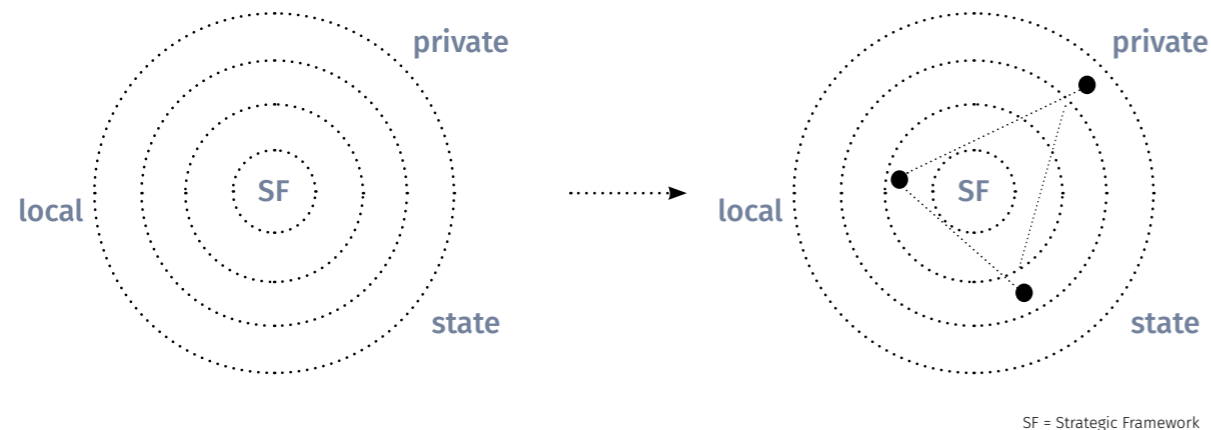
SRQ = Sub Research Question

### 3.3 RESEARCH AIM

The project aims at exploring how a local knowledge community-based approach, supported by friendly governance policies, can provide a base for a locally embedded strategic framework, geared towards a fair development of Mastorochochia, Konitsa. Main goal is to create a framework based on community economies, containing alternative approaches for spatial endogenous development, which can not only apply to Mastorochochia, but also other isolated and non-urbanized areas.



**This framework will provide a set of priorities, goals and actions aiming at motivating people and enterprises to decentralize as well as encouraging the growth of Mastorochochia, through proposals that take advantage of their regional intelligence. To achieve the creation of such a framework, a community-based design is necessary, focusing on the creation of networks of fairness, and spaces able to facilitate the existence and the development of community economies. Such economies, of course, are totally opposite to the capitalistic modus operandi in which the whole Greek economy is based on today. Thus, it is aimed Mastorochochia to be a niche and a prototype of sustainable development into the whole non-urbanized Greek mainland. The strategic framework also aims at modifying the existing hierarchy on places' development by prioritizing the local initiatives and less the initiatives coming exclusively from the state or big-scale private interests. What is more, it is important to mention that the creation of a coherent and sustainable strategic framework presupposes the creation of a long-term vision for the area.**



SF = Strategic Framework

Then, a test-design is implemented. It is about the application of the strategic framework to the physical space and, more specifically, to the settlement of Drosopigi, Mastorochochia that shows, in turn, a sufficient potential to be developed. The test design is also related to the wider area of Mastorochochia as well as the networking of the selected settlement with other strategic locations.

In tandem, alternative means of planning are proposed, as additional -but equally important- tools of the strategic framework. Due to the fact that conventional planning has usually important limitations, the need to explore alternative and more powerful ways for visualization and transmission of the knowledge and information proposed, seems crucial to be taken into account. The role of film-making can potentially play such a role. According to Ciacci (2010:177), "the language of a film, which can be generalized, simplified, evocative and emotive, rather than didactic, is perhaps the most effective way to obtain the necessary result of awareness".

### 3.4 RESEARCH FRAMEWORK

The methodology of the current project is based on the triptych: expose – propose – politicize, from "The Right to the City" (Lefebvre, 1968). It combines both qualitative and quantitative analysis, being a multi-scalar topic. In a regional level, quantitative methods are necessary to identify and validate the existence of the problem, while in a community level, qualitative methods seem to be more crucial to explore, because people's relationships, behaviors and interactions are more important to be analyzed.

"propose" a strategy that will contribute to the revitalization of Mastorochochia, it is important to examine the socio-economic structures of this area, identifying the current stakeholders and the networks these create. Moreover, it is crucial to examine Mastorochochia's topography, their spatial characteristics through tools such as mapping and swot analysis as well as by doing an on-site analysis that will contribute to the better understanding about the potential and the possible threats this area faces.

#### Identifying the problem through history – expose

In order to make such a strategic framework is crucial to "expose" the historical context, combined with a detailed analysis of the causes being responsible for the current socio-spatial disparities both in a regional and a local scale. Graphs and maps about demographics, showing the gradual movement of the population towards cities throughout the years, reveal the socio-spatial imbalance and the problematic situation of the Greek mainland.

Then, emphasis should be given on the development potential of Mastorochochia. This can be implemented through alternative approaches oriented towards new types of employment. For instance, these types can be related to tourism activities, since the identity and the strong traditional character of the area could potentially allow the flourishing of tourism.

#### Intended output – politicize

As mentioned before, the first output of this project is the implementation of a strategic framework. This framework is local knowledge-based and community-based. In a regional scale, it proposes a strategy that combines policies' assessment, goals and actions geared towards concepts like the one of community economies, while in a local scale a conceptual design is proposed related to how a community economy could influence space and spatial transformations. More specifically, the thesis' strategy aims at examining how such a strategic framework, as mentioned before, could apply to the case of Mastorochochia. In other words, it is about a framework, able to respond on the main socio-spatial challenges that this area faces throughout the years. In this project, design will be used as a vehicle to make social problems visual and spatial ('framing'), explore possibilities and to generate solutions (Calabrese, 2020).

Then, in order to be able to respond on the existing challenge about the asymmetries and dependencies shaped into the Greek territory, the contribution of a compact theory, able to guide the thesis to a concrete and completed strategy, seems crucial.

#### Finding solutions by being open and flexible in terms of scale - propose

As far as the larger scale is concerned, research is done on the extent of poverty in the region of Epirus in recent decades, compared to other regions of Greece and its metropolitan centers. Indicatively, the GDP per Capital and the level of funds -given by EU and National government- are presented per region as well as the level these funds are absorbed by the region examined.

Regarding the local scale, the municipality of Konitsa -in which Mastorochochia belong- and its spatial, social and economic contradictions are analyzed. More specifically, emphasis is given on its more isolated and deserted areas, such as Mastorochochia compared to the more developed parts of the municipality, such as Zagorochochia. In order to

What is more, as a second output, the role of multimedia into the planning process, and more specifically of the documentary, can contribute not only to the creation of a concrete strategic framework, but also as a tool to motivate people and various formal or informal institutions towards the revitalization of areas, like Mastorochochia.

### 3.4.1 CONCEPTUAL FRAMEWORK

The conceptual framework consists an integral part of the current research framework. The role of conceptual framework is to illustrate the researcher's understanding of how the particular variables of this study connect with each other.

The current conceptual framework is also based on the triptych expose-propose-politicize. The main concept which is exposed into the current thesis, is the decline of the Greek mountainous mainland which is mainly an outcome of the Greek recent history. This resulted huge spatial changes on the Greek landscape throughout the years which, rebounded in turn the decline of the greatest part of the mountainous mainland and the hyper-concentration of people and capital in cities.

So, it seems crucial for the current thesis to include concepts such as the decentralization and the revitalization of the mountainous mainland. To do so, the interest on the governance mechanisms and bottom-up tools is very important. Furthermore, the need to invest on the specific cultural values the examined area may have and which

could provide them, in turn, a potential comparative growth advantage, is important, too. Last but not least, it should not be neglected the fact that the main problematization of this thesis (see chapter 3.3) actually concerns a political problematization, so the need to respond conceptually with political solutions influencing space, is inevitable.

The concept of community economies as a part of a strategic framework is, of course, such a political praxis which is strongly related to space and people who live in it.

Overall, the conceptual framework aims at identifying the boundaries of the current project. Boundaries that include methods, tools and theories related to the special needs of the project and are able to respond to the challenges this may have. For instance, end products about setting goals and giving directions, or a community based design, or even alternative means of representing spatial planning, could actively play such a role.

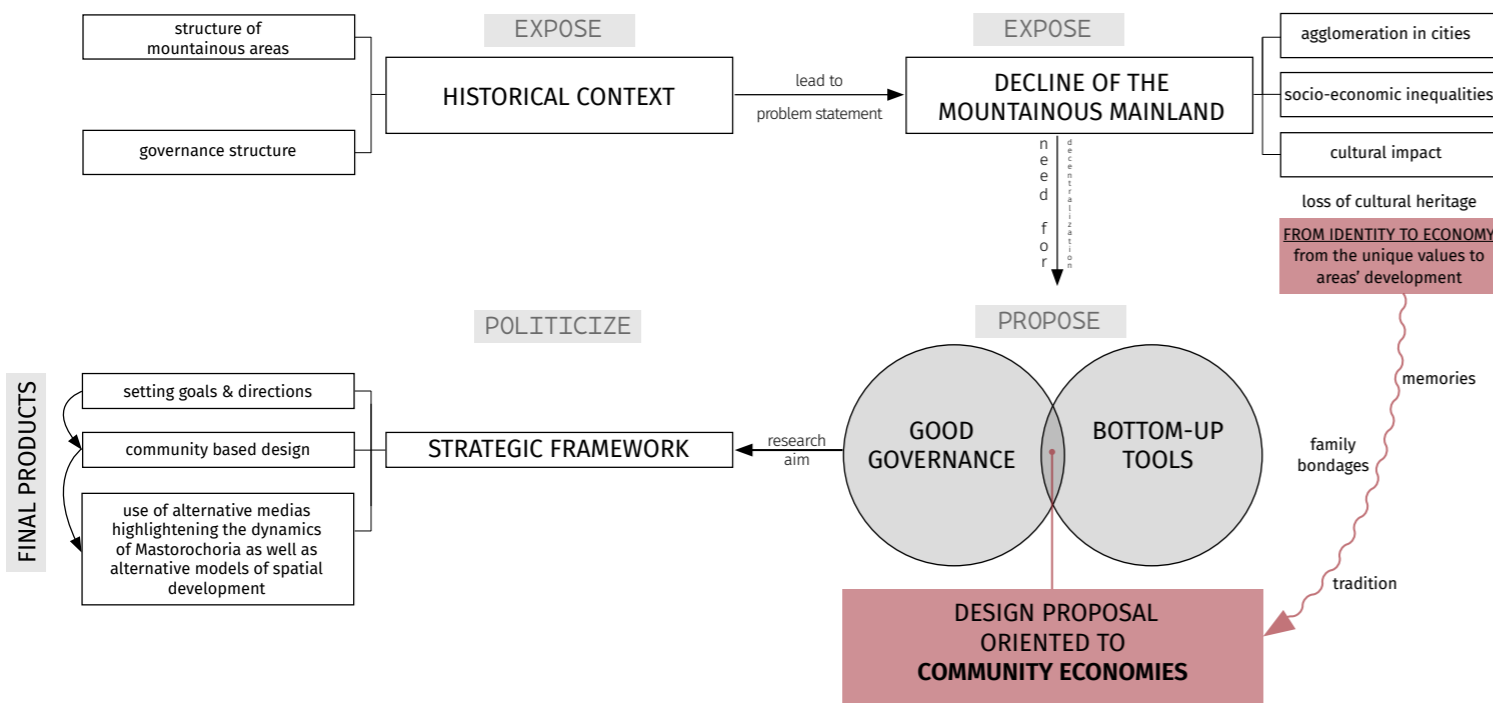


fig 3.4.1: Conceptual framework

### 3.4.2 RESEARCH APPROACH

On the current chapter, the research approach of the thesis is illustrated through the diagram 3.4.2. It can be said that the contents of the thesis are presented here, but in a non-linear way.

Always in line with the triptych “expose-propose-politicize”, the research approach starts with a preliminary analysis of the problem definition which also includes the motivation that led to the choice of this project. On the first phase of the thesis, the theoretical framework is identified, as well. It consists of three chapters; the first chapter is related to the importance of the immeasurable values of the examined area that can potentially work as space transformers for it; the second one explores alternative approaches of spatial development, such as the one of community economies in non urbanized and isolated environments, while the third one stresses the limitations that conventional planning often has and proposes film making as a planning praxis.

Then, the research focuses on the examined space. It includes the current situation of Mastorochochia and the opportunities and the threats these may have. In order to be able to create a strategic framework geared towards community economies, it is important to do research

from different perspectives and scales. So, an analysis based on policies review as well as an area analysis both from a personal perspective and from desk based spatial research, seems crucial to be implemented. More specifically, the area analysis on topics related to the spatial attributes and the socio-economic structures that characterize the case study can contribute, not only to the implementation of a generic strategic framework geared towards the underprivileged mountainous areas of Epirus region, but also a framework able to respond to the specific needs of Mastorochochia.

Last but not least, in order the proposed framework to have the maximum possible impact regarding the revitalization of the mountainous and underprivileged area of Mastorochochia, alternative planning tools can contribute to this, as well. Such a tool can be a photo journal and/or a short documentary, working as a way of motivating people to learn more about the values of being a part of this area and finally revitalize it.

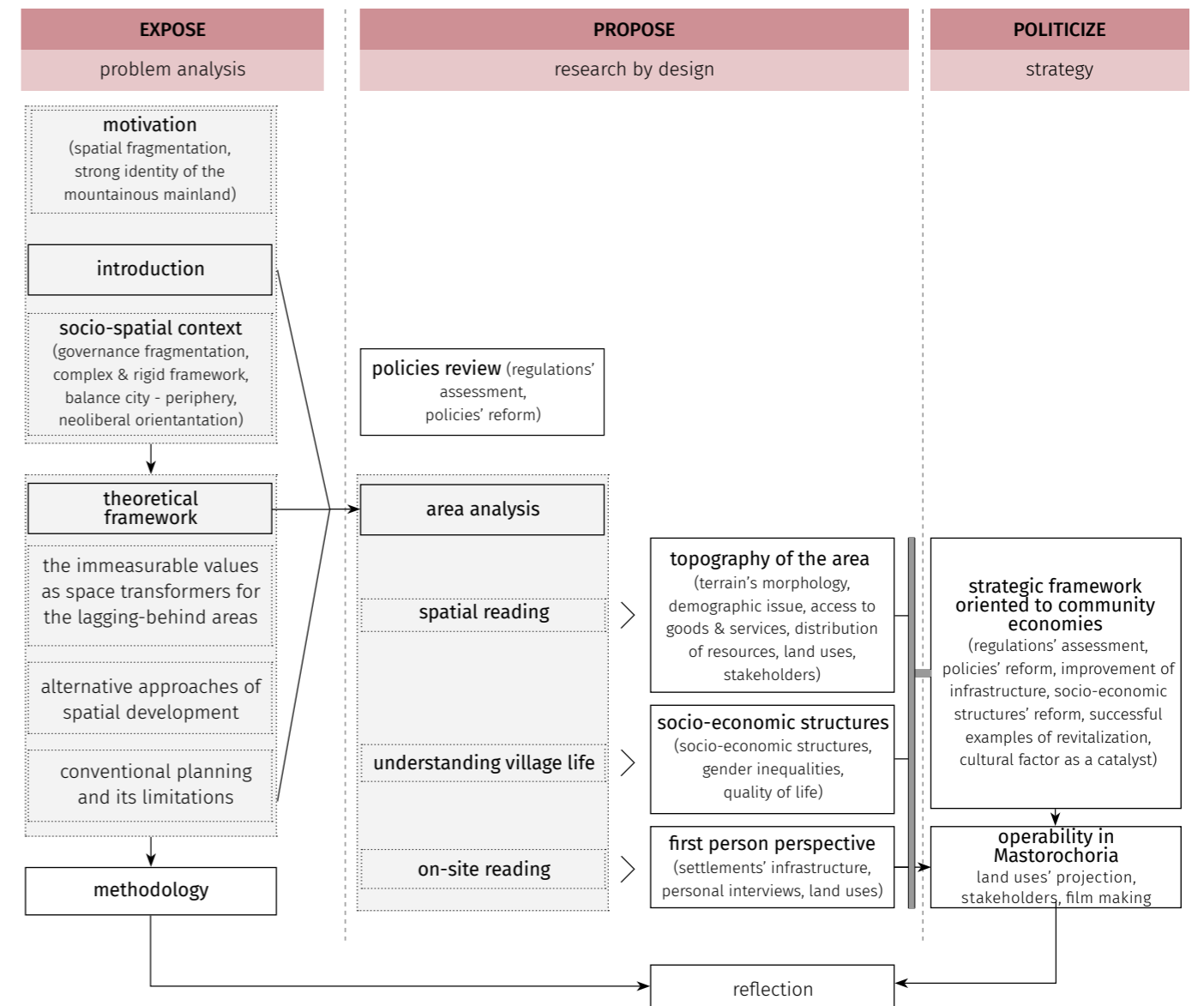
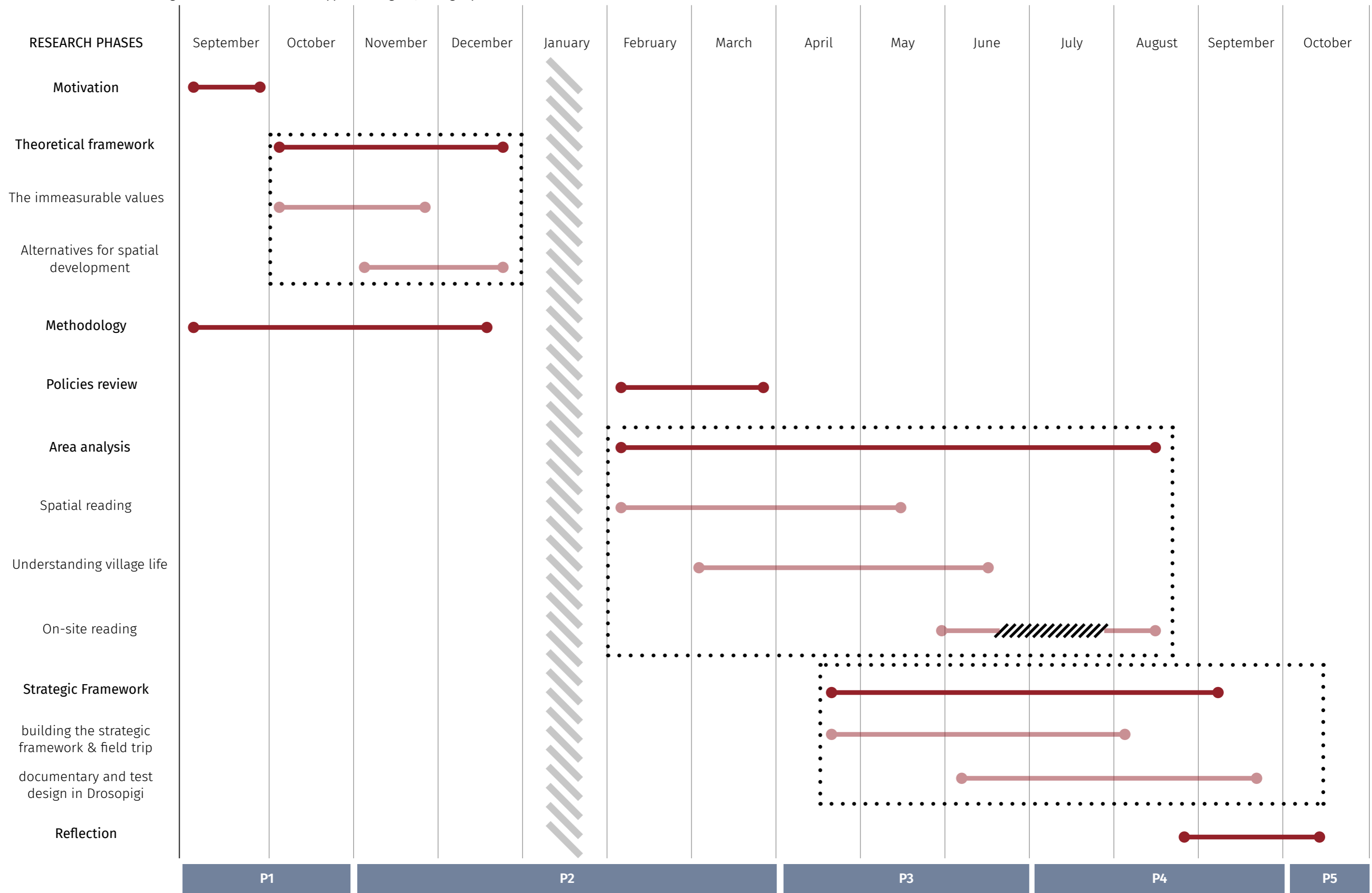


fig 3.4.2: Research approach

## Timeline

The timeline shows the main research content and corresponding working time during the graduation year as well as it indicates how to achieve the abstract goals based on the research approach diagram, through specific activities.



### 3.4.3 RESEARCH METHODS AND TOOLS

The specific methods and tools used in this thesis are mainly literature review, document research, phenomena analysis, simulation and practical applications. What is more, through relevant tools such as mapping and cartography, several data are collected on population density, accessibility, land uses, environmental threats and opportunities and more. Such data, combined with detailed SWOT and Stakeholders analysis might have a considerable impact for the creation of the strategic framework.

The strategic framework including, among others, a clear vision for Mastorochochia's redevelopment, also needs to include the local scale into it. To do so, tools regarding personal interviews with the local people and/or experts on spatial issues, participatory workshops or discussions as well as the extensive use of multimedia in order to show and highlight the current situation, seem to be crucial.

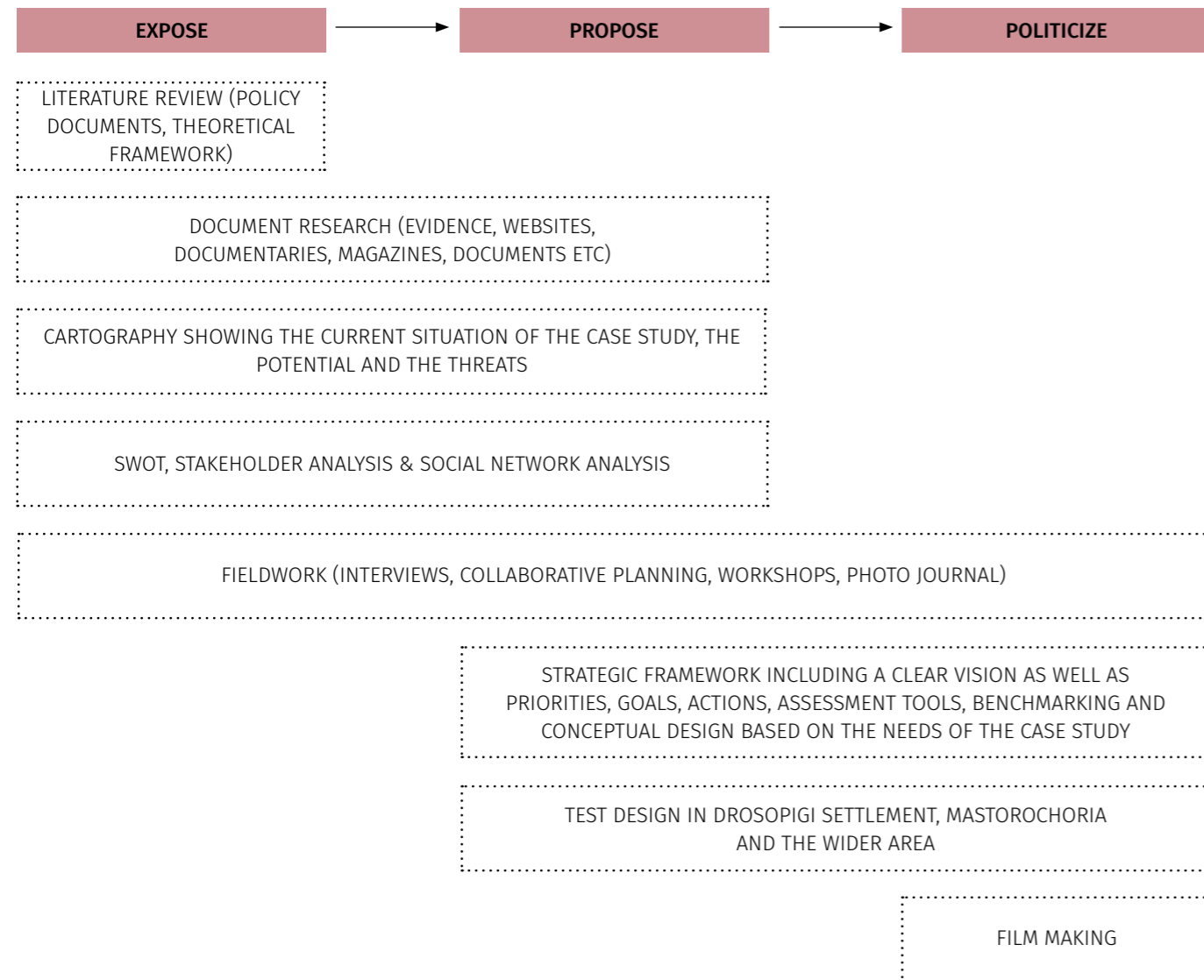


fig 3.4.3: Research methods and tools



## 4. DIAGNOSIS

The chapter identifies the main characteristics of Mastorochochia in order to define and deepen the main problems these villages face. Parallel, the analysis is oriented towards finding solutions regarding the generic goal of the thesis which is how to revitalize Mastorochochia. An overview is made regarding the location of Mastorochochia into the Greek context. Then, the dynamics of the area are shown, not only in the scale of Mastorochochia, but also in a regional scale. The chapter ends with a focus on a typical village of Mastorochochia so as to better understand the needs of the communities examined.

4.1

INTRODUCTION

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4.2

EXPLORING THE DYNAMICS OF THE AREA

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4.3

SOCIO-SPATIAL CHALLENGES

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4.4

UNDERSTANDING VILLAGE LIFE

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4.5

A VILLAGE PROTOTYPE: DROSOPIGI

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## 4.1 INTRODUCTION

### Mastorochochia into a wider context

The municipal unit of Mastorochochia consists of 13 settlements with different characteristics and needs each of them. It is important to stress that the number of Mastorochochia, that is to say the number of the settlements which used to be the villages where craftsmen were living and have a simiral architectural character, is 27. However, the current thesis mainly examines the 13 settlements shaping the administrative municipal unit of Mastorochochia.

This happens because these villages used to be the core of what we describe today as “the villages of the craftsmen”, as they are really close each other and they show many common elements regarding their spatial, social and economic character. Furthermore, it is easier to analyze them and group them due to this administrative relation.

Examining Mastorochochia through a larger scale, it is observed that they are 240 kilometers from the metropolitan center of Thessaloniki and 90 kilometers from the capital of their prefecture, Ioannina. The accesibility to Mastorochochia can be considered as limited due to the insufficient road network, the lack of railway infrastructure across the whole region of Epirus and the general uneven natural terrain.

Furthermore, despite the fact that Mastorochochia border with Albania, they do not seem to have strong relations with the proximal urban centers of the foreign country.

Good condition	Bad condition	Totally deserted	Newly constructed
Aghia Paraskevi	Aghia Varvara	Likrorachi	<b>Kefalochori</b>
Amarandos	<b>Asimochori</b>	Fytoko	<b>Theotokos</b>
<b>Drosopigi</b>	Elefthero	Zerma	<b>Plagia</b>
Ganadio	Exohi		
<b>Kastaniani</b>	Fourka		
Molista	<b>Gorgopotamos</b>		
Monastiri	<b>Hionades</b>		
<b>Plikati</b>	<b>Langada</b>		
<b>Pysogianni</b>	Nikanoras		
<b>Vourbiani</b>	<b>Oxia</b>		
	Pigi		
	Pirgos		
	Pixaria		
	Pournia		
	Trapeza		

fig. 4.11 classification of Mastorochochia settlements based on their existing condition. Source: MaNet Network & pysogianni.gr; own edit

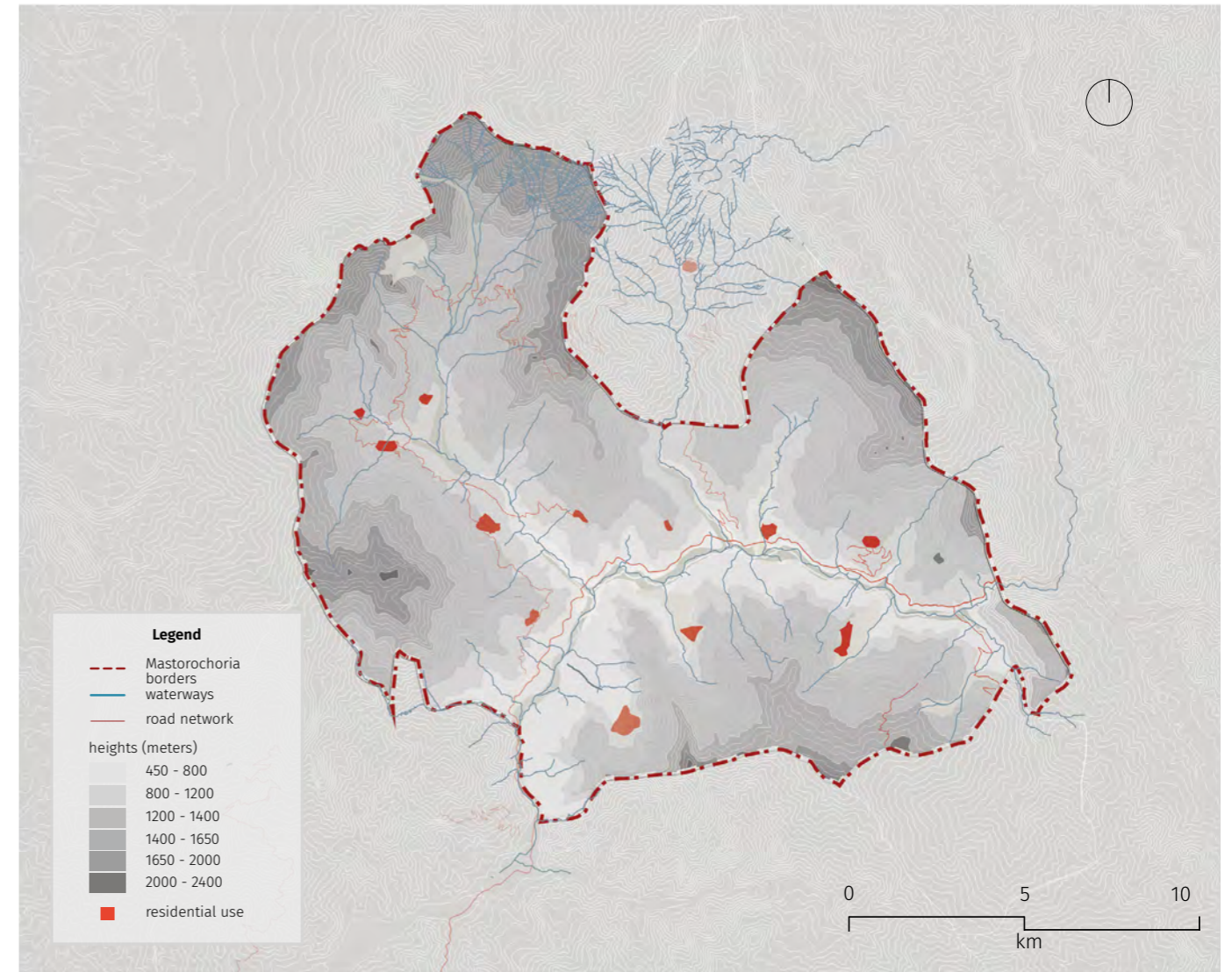


fig. 4.13 Topography of Mastorochochia. Source: geodata.gov.gr; own edit

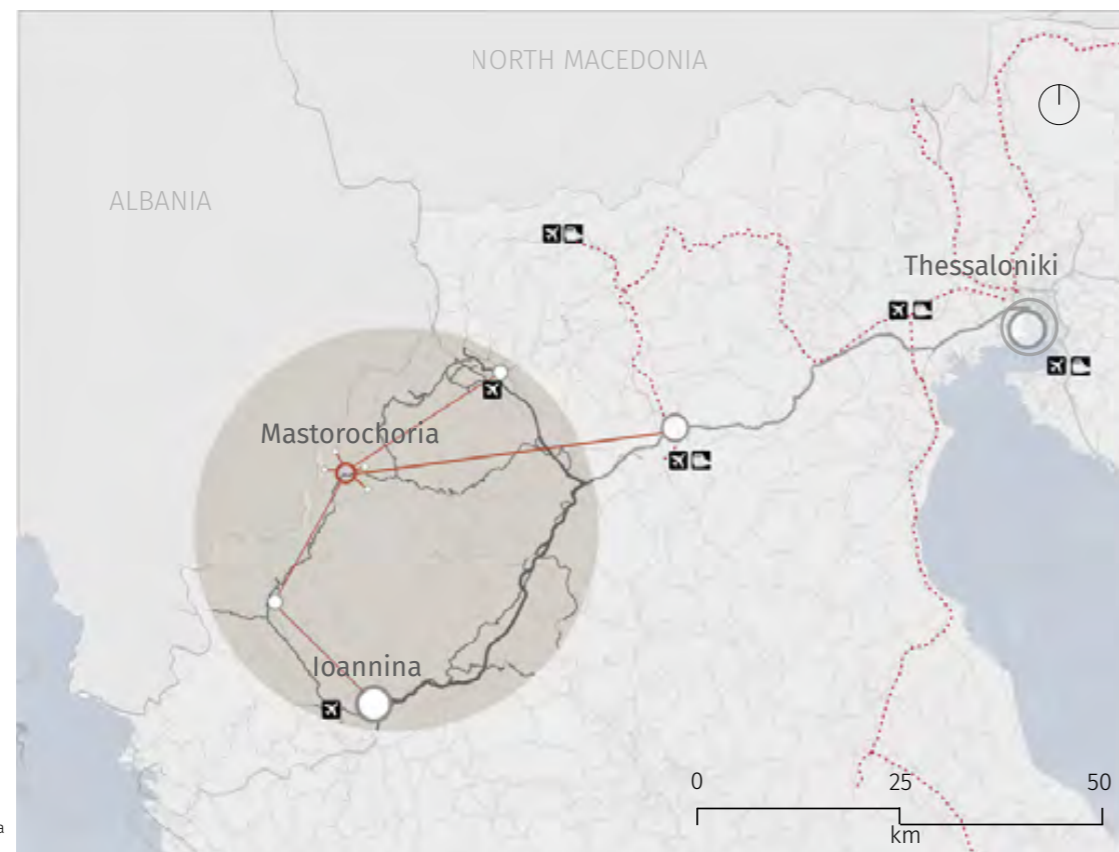


fig. 4.12 connectivity and hierarchy of transport network

### Towards a “bring-keep-happy” approach

The diagnosis, as presented on the current chapter, has an ultimate goal; to provide the basic context and information that will allow the creation of a strategic framework aiming at the revitalization of Mastorochochia.

The remaining question is what actually means the term revitalization. The answer needs to include a strategy that will have a longterm character. In other words, it is about a framework, focused on how to bring life to these communities, by introducing these communities to people and various stakeholders in order to make them go and stay there as much as possible. Apart from this goal, another important prerequisite is to manage make people/stakeholders who decide to move to Mastorochochia, happy.

Such an ambitious vision demands a holistic analysis. The fact that the area is located in a remote and uneven place makes this vision even more difficult to be implemented. So, this chapter tries to identify the main problems, characteristics, strengths, weaknesses, opportunities and threats of the area in different scales. In this way, the values that characterize the area and need to be promoted, are shown.

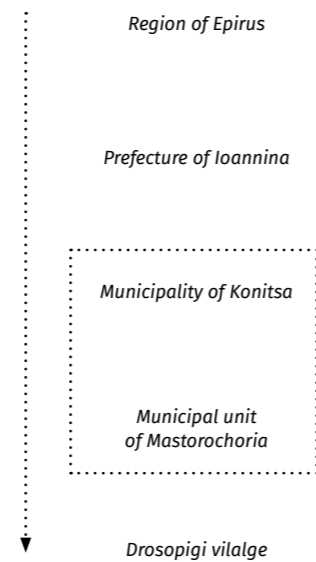
Last but not least, it is important to mention that interviews have played a crucial role for the collection of data; these data in turn, were the main source for the making of the majority of maps and designs as well as the preliminary conclusions.

## 4.2 EXPLORING THE DYNAMICS OF THE AREA

### SWOT analysis

The identification of the dynamics and the opportunities of Mastorochochia area is the initial goal of the analysis and is necessary for the implementation of a cohesive strategic framework (Giannoulidi et al, 2015). The following SWOT analysis examines not only the area of Mastorochochia, but also the municipality of Konitsa, in which they belong to. Nonetheless, traits that do not apply to Mastorochochia are not included to the following table. Most data have been collected both from interviews with local people and from desk research.

In general, the SWOT analysis shows that despite Mastorochochia are in a very difficult situation today in crucial sectors, like the economy and the society, they still have strengths and opportunities that can potentially change them radically. For instance, the promotion of the river Sarantoporos can stress the economy of the area. Furthermore, it is important a future redevelopment to give equal emphasis on crucial issues about the improvement of infrastructure as well as fields, like tourism and cultural heritage.



Sectors	Strengths	Weaknesses	Opportunities	Threats
Natural and Residential Environment	<ul style="list-style-type: none"> <li>- natural resources, excellent natural environment</li> <li>- great hydrographic system</li> <li>- protected areas Natura</li> </ul>	<ul style="list-style-type: none"> <li>- long distance from Egnatia highway*</li> <li>- insufficient provincial network and bad maintenance of it</li> <li>- sewerage network</li> <li>- large agricultural road network with huge needs of maintenance</li> <li>- need for regeneration of the public spaces</li> </ul>	<ul style="list-style-type: none"> <li>- completeness of Ionian highway and Adriatic axis</li> <li>- controlled exploitation of nature through sustainable processes</li> <li>- use of European programs regarding fund on the agricultural sector</li> </ul>	<ul style="list-style-type: none"> <li>- degradation of the natural environment by human activities</li> </ul>
Social Policy, Education and Culture	<ul style="list-style-type: none"> <li>- Konitsa's health center</li> <li>- great tradition on the stone craftsmanship and possibility of creating stone museum</li> <li>- rich architectural and cultural heritage</li> </ul>	<ul style="list-style-type: none"> <li>- operating problems on Konitsa's health center</li> <li>- small number of children &amp; insufficient funding for the proper operation of educational foundations</li> <li>- need to support refugees</li> </ul>	<ul style="list-style-type: none"> <li>- further promotion of the cultural and historical heritage</li> <li>- reform of the operation of the educational foundations</li> <li>- use of the EU &amp; national funds</li> </ul>	<ul style="list-style-type: none"> <li>- limited economic resources</li> </ul>
Local Economy and Employment	<ul style="list-style-type: none"> <li>- possibilities for the promotion of the alternative tourism</li> <li>- high quality local products</li> <li>- strong livestock</li> <li>- existence of favorable conditions for the further development of the primary sector</li> </ul>	<ul style="list-style-type: none"> <li>- low efficiency on the primary sector</li> <li>- lack of promotion of rural tourism</li> <li>- limited manufacturing activity</li> <li>- lack of an holistic strategic plan for the promotion of tourism in local and regional level</li> <li>- insufficient signs and access infrastructures to the touristic spots</li> <li>- aging population</li> <li>- reduction of the population</li> <li>- large amount of people work on the construction sector and public administration which are two sectors strongly affected by the economic crisis</li> <li>- limited exploitation of the forest and pastures</li> <li>- vague property status</li> </ul>	<ul style="list-style-type: none"> <li>- exploitation of the primary sector</li> <li>- promotion and certification of local products</li> <li>- existence of favorable conditions for the further development of the primary sector (bio products etc)</li> <li>- potential geothermal resources and promotion of RES</li> <li>- exploitation of the biomass from the forests and humans waste</li> <li>- exploitation of the national and eu funds for individual and small enterprises (oaed, topsa)</li> </ul>	<ul style="list-style-type: none"> <li>- continuous economic crisis</li> <li>- gradual abandonment of the primary sector and turn to the tertiary one</li> </ul>

### Stakeholders analysis

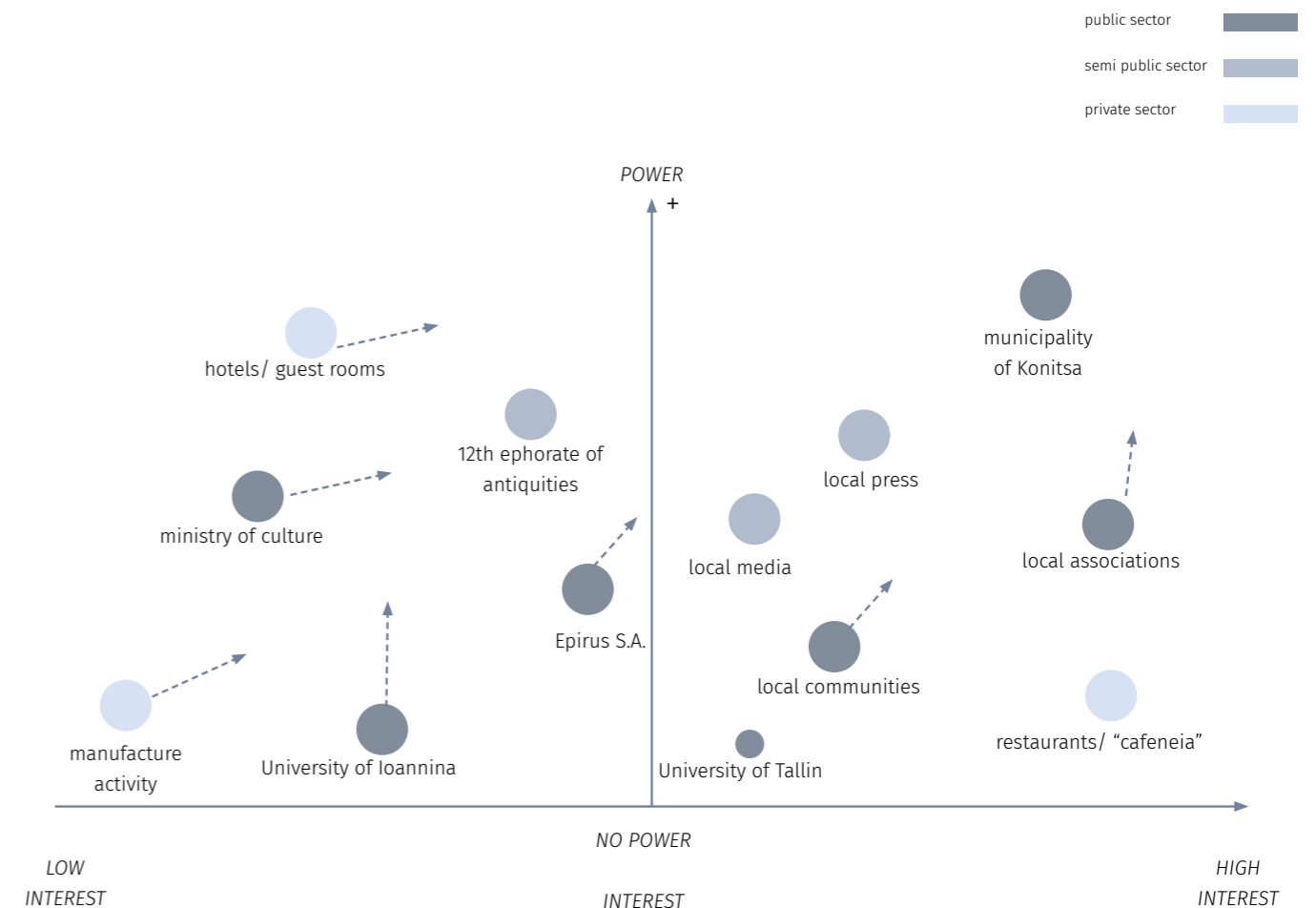
The current thesis project is first of all a social benefit plan. This means that a Stakeholders analysis is of great importance. Initially, it needs to be generic and takes into consideration a significant set of values of regional and local importance. The current Stakeholder Analysis identifies stakeholders as a critical part of goal setting and project scoping. Furthermore, it is used as a toolbox for the strategic analysis and more specifically for the acknowledgment of the external environment. "The analysis is based on a community of interest' of various stakeholders as a common ground for developing the project in a sustainable way" (Giannoulidi et al, 2015). Furthermore, a next chapter needs to include the crucial conflicts of interests among the different stakeholders.

In an attempt to summarize the main interests that concern Mastorochochia, it can be said that the role of Municipality is probably the most crucial one and it needs to have even more power. What is more, the presence of locals is visible in different ways, but it should be enhanced, as well. Then, it is observed the essential absence of the university on topics

about the area of Mastorochochia.

At this point, it needs to mention that researchers and collectivities working on various programs regarding the revitalization of Mastorochochia and other surrounding areas with similar characteristics and needs, are exclusively assisted and funded by foreign universities and institutions (Niaros & Priavolou, 2021). On the contrary, the degree of response from the university of Ioannina or other Greek universities and research institutions seems to be very low. Furthermore, inspite of the fact that throughout the last 40 years several actions have been made for the redevelopment of Mastorochochia by the side of the region of Epirus and European Union, these attempts do not seem to have strong impact. This may result from the non absorption of the funds, given to these areas in order to get improve, that is, in turn mainly due to the lack of essential communication between the different stakeholders. Moreover, this top down assistance has usually a generic character which is not addressed to the specific needs of each place (Kotoloulis, 2021).

As far as the stakeholders related to tourism are concerned, the number of facilities can not be considered as sufficient, while some of the existing infrastructure are not well maintained or they are not consistently in use.



## 4.3 SOCIO-SPATIAL CHALLENGES

### 4.3.1 FACING A REALITY OF GHOST VILLAGES

Based on the preliminary research made before about Mastorochochia, an impression about ghost villages has been created. In tandem, the special values and traits of Mastorochochia were extensively highlighted, making the need for a deeper analysis of the area look necessary to be implemented. This section, attempts to identify the main spatial and social challenges that Mastorochochia face. Basic goal is to illustrate the reasons leading to the conclusion that Mastorochochia are spatially and socially underprivileged compared to the neighbor areas of the region which seem to be in a better situation.

In this way, several conclusions can be assumed about the reasons of the decline of Mastorochochia. Is this decline exclusively due to the rapid advent of concrete and the urbanization trends or have more factors affected the end situation?

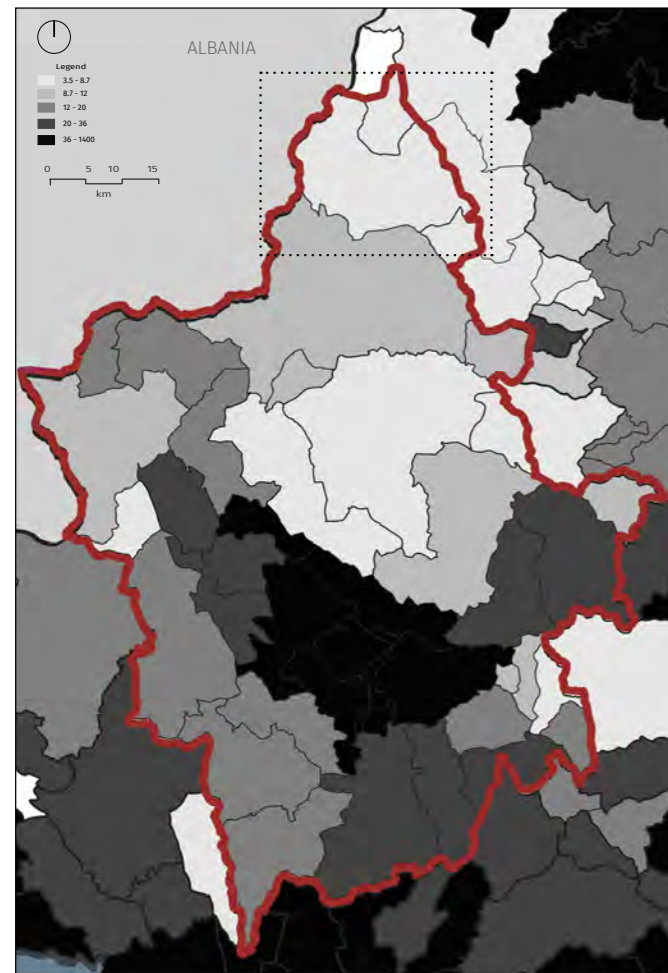


fig. 4.3.1 Density map. Source: geodata.gov.gr; own edit

#### Density

The following map illustrates the current density of each municipal unit belonging in the Prefecture of Ioannina. It is quite obvious that Mastorochochia show one of the less dense municipal units of the prefecture. Of course, this is because of the location, which borders with Albania, as well as the harsh terrain that does not favor the development of communities. Analytically, the density in Mastorochochia fluctuates between 3,5-8,7 people per kilometer, while most municipal units that belong to the prefecture have density that exceed 15 people per km.

#### Pressures

The following map presents the main pressure that Mastorochochia face on a prefecture scale. More specifically, it is clearly shown that the area of Zagorochochia has been developed in sectors such as tourism, attracting most flows coming from the urban centers of the prefecture. Despite the fact that these two areas are really close each other and share similar spatial and cultural traits, they follow diametrically different growth trajectories. Nonetheless, this does not mean that Zagorochochia follow a totally viable growth trajectory. In other words, despite the fact that they are way more developed than Mastorochochia, the type of this development has not always a positive impact on the site. In most cases, Zagorochochia's branding -with anything this means- negatively affects the daily experience of locals inside the settlements. Thus, Zagorochochia end up being gentrified to a large extent, having as a result prioritizing tourists' needs, without paying the same attention for people who live there permanently or the longest period of the year.

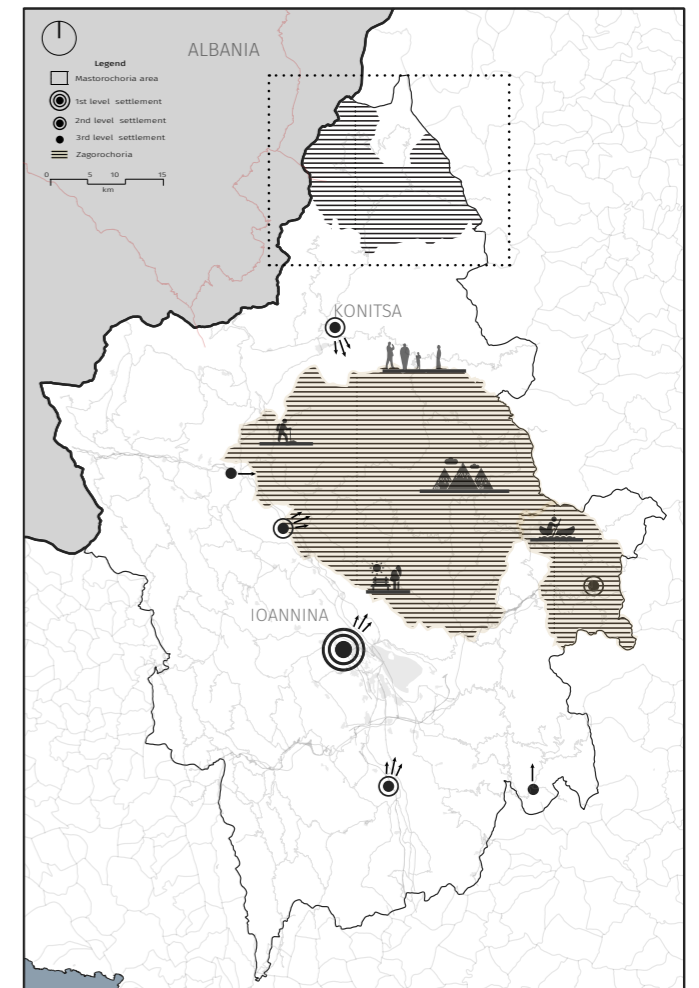


fig. 4.3.2 Pressures map. Source: geodata.gov.gr; own edit

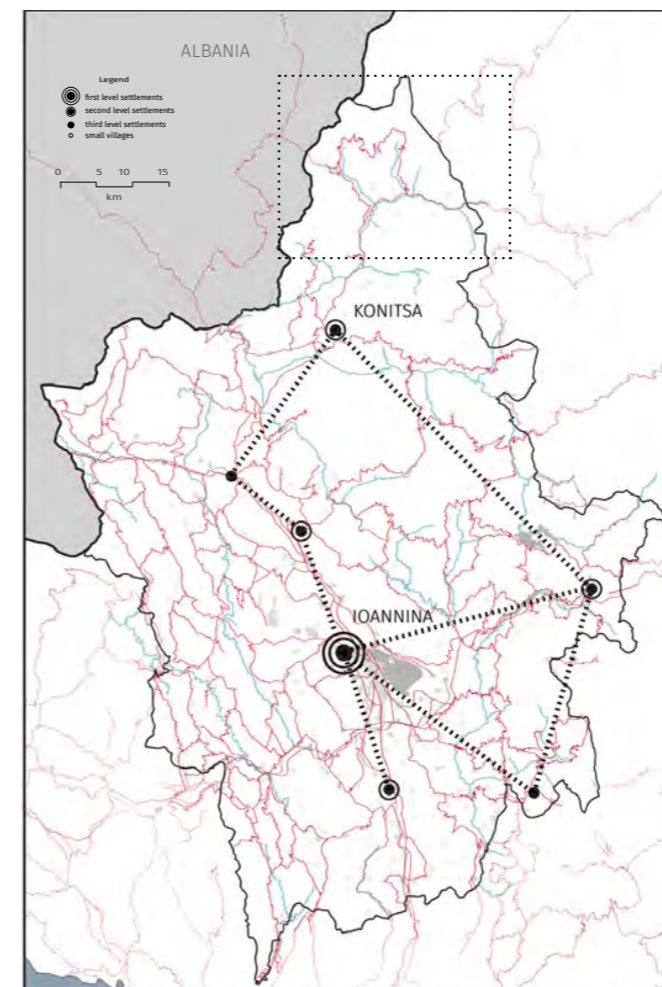


fig. 4.3.3 Accessibility map. Source: geodata.gov.gr; own edit

#### Accessability

As mentioned before, the terrain across the area of Mastorochochia is uneven. This is reflected on the red lines showing the current road network of the prefecture. These are way more frequent on the central and southern part of the prefecture, than on the northern one in which Mastorochochia are located in.

The closest urban center, from Mastorochochia, is Konitsa which is far approximately 30 kilometers from the closest settlement. Konitsa is a small town with approximately 3000 people. Despite its small population, Konitsa hosts a health center and most public services.

The city of Ioannina, that has a population of approximately 65.000 people, is 90 kilometers far from Mastorochochia.

### Factors affecting the authentic preservation of values of the intangible and tangible traits of the Mastorochochia cultural heritage

Nowadays, Mastorochochia experience a significant shrinkage of their population and abandonment of the built and natural environment. This contributes implicitly to the deterioration or even disappearance of elements of great worth. Furthermore, this leads to the extinction or the genetic debilitation of agro-biodiversity decreasing the economic value of the territory and to the dissipation of traditional local knowledge. On the other side, it contributed to the maintenance of the Mastorochochia cultural landscape and heritage (Giannoulidi et al, 2015).

As mentioned before, almost the half of Mastorochochia surface is covered by forest. In tandem, the gradual abandonment of the area resulted the creation of “young” forests, as the pace of nature’s growth was accelerated. This phenomenon affects the cultural landscape of Mastorochochia either by favoring the age value of the tangible cultural elements or affecting negatively the aesthetic and historical value of the tangible cultural elements (Giannoulidi et al, 2015).

As far as the agricultural development and modernization of this sector into the Greek context is concerned, it did not favor the particular case of Mastorochochia uplands. The monoculture imposed by the Greek state and the European market from the early of 1980’s deteriorated the genetic debilitation.

What is more, the role of local community strongly affects the authentic preservation of values that characterize the cultural heritage of Mastorochochia. For instance, local associations and other cooperatives have restored and preserved old structures with incompatible materials undermining their aesthetic and social value (Giannoulidi et al, 2015).

Finally, the evolution of technology introduced new construction methods and materials leading to the gradual abandonment of traditional craftsmanship. Moreover, due to the intensive processes of destruction, new uses were introduced in the preserved constructions of Mastorochochia craftsmanship. In this way, the architectural value of some constructions was favored, while their historical and social one was adversely affected.

### Land cover: pros and cons

The following map illustrates the land cover of the Municipality of Konitsa, in which Mastorochochia belong to. It worths saying that a large part of the municipality as well as of Mastorochochia belongs to natura2000 network. This means that these areas show unique natural characteristics that need to be preserved and promoted in a mild way. Furthermore, it is observed that the existence of large urban centers is not so intense, leading to the conclusion that it is an agrarian municipality. In scattered locations, there is irrigated land, especially in the southern part of Mastorochochia and the southern part of the whole municipality, as well.

The river Sarantaporos plays an important role on the existence of agriculture but also on the development of various water related activities, like canoe kayak. A lot of water streams are also indicated on the northern part, which are not so much visible and related to human activities, but they contribute to the continuation of the natural character of the wider area. Last but not least, sparse expansions of raw stone materials are located in different spots of the municipality. However, most places, related to stone masonry, are mainly located close to Mastorochochia or into the territory of Albania.

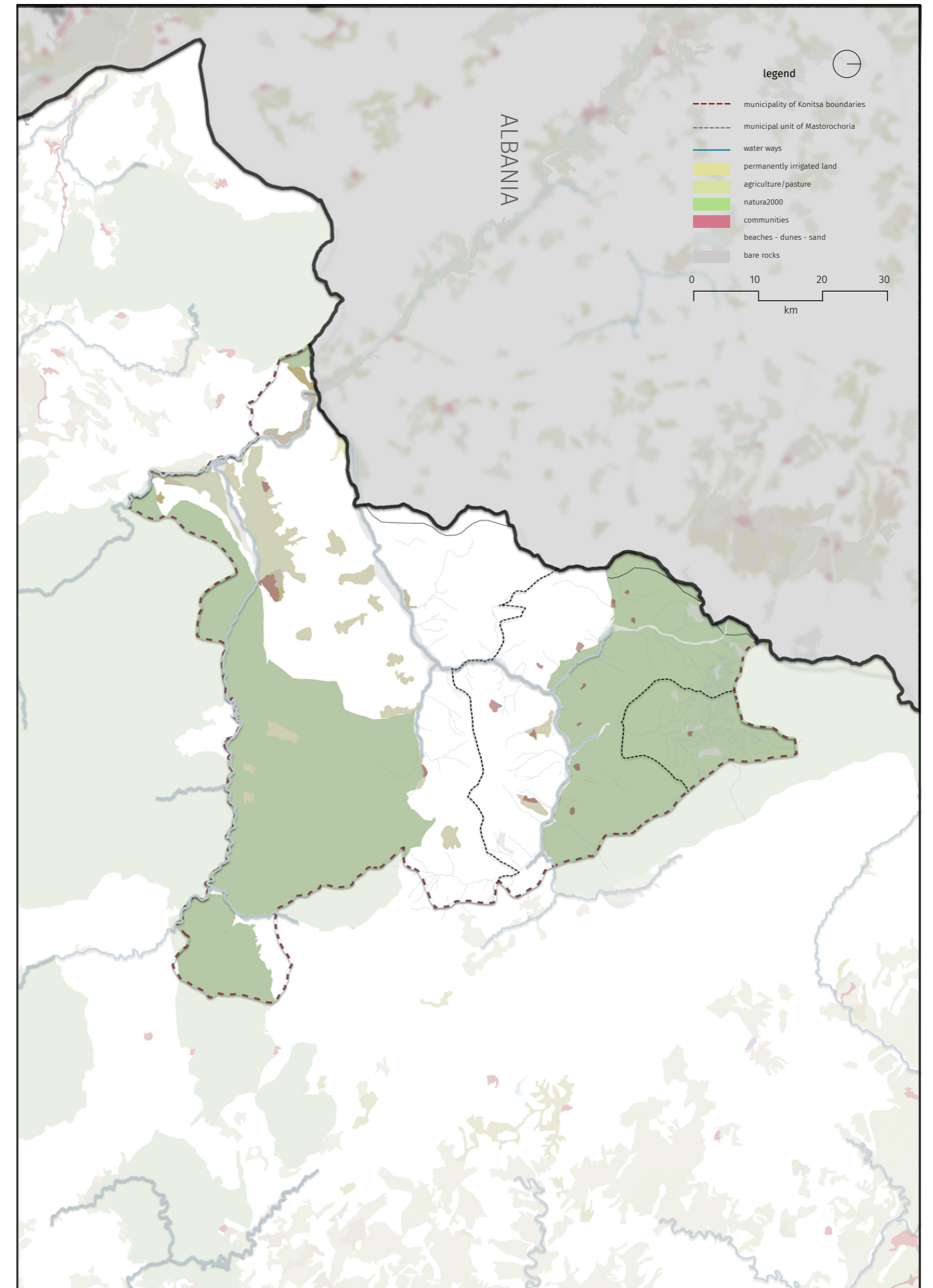


fig. 4.3.4 Land cover map. Source: geodata.gov.gr; own edit

## 4.4 UNDERSTANDING VILLAGE LIFE

### Main characteristics & current situation

Nowadays, Mastorochochia consist of 13 settlements; only few exceed 60 permanent inhabitants throughout the year. During the summer months, most settlements concentrate many more people that either come from this area and own houses in Mastorochochia or they are tourists. According to the census of 2011, the administrative center of Mastorochochia, Pysrogianni, concentrates 129 people (Elstat, 2011). Nevertheless, according to the president of Pysrogianni (Vatskalis, 2021), the population throughout the year does not exceed 100 people. Similar situation is identified to the settlements of Kastaniani, Kefalochori and Drosopigi (Rapakousios, 2021); the settlements Asimochori, Hionades and Gorgopotamos have not more than 10 permanent inhabitants per year.

Despite the multi-dimensional decline of Mastorochochia during the last 40 years, they remain a place full of landmarks, architectural and construction masterpieces and unique natural landscapes. The area is famous for the arched stone bridges; the largest ones are located in Drosopigi and

Plagia. Except for the bridges, Mastorochochia are suitable for hiking and cultural activities. A museum of stone is located in Pysrogianni and a painters' museum in Hionades settlement about the art of the locals who used to be painters to a great extent.

As far as the art of craftsmanship is concerned, only few craftsmen are still alive in Mastorochochia and keep doing this job in the traditional way. Stone, as a raw material, used to be detached by the craftsmen from specific places where water streams are located in the area. Besides the art of craftsmanship, people in Mastorochochia used to cultivate the land as a substitute job in order to survive. Today, the only places where agriculture still exists -but in a really small scale- are Drosopigi and Plikati. Main products are some aromatic plants, such as tea, in Drosopigi and potatoes in Plikati (Rapakousios, 2021). What is more, a few people work on the field of logging which also tends to be eliminated, while some people's main occupation is the small scale livestock.

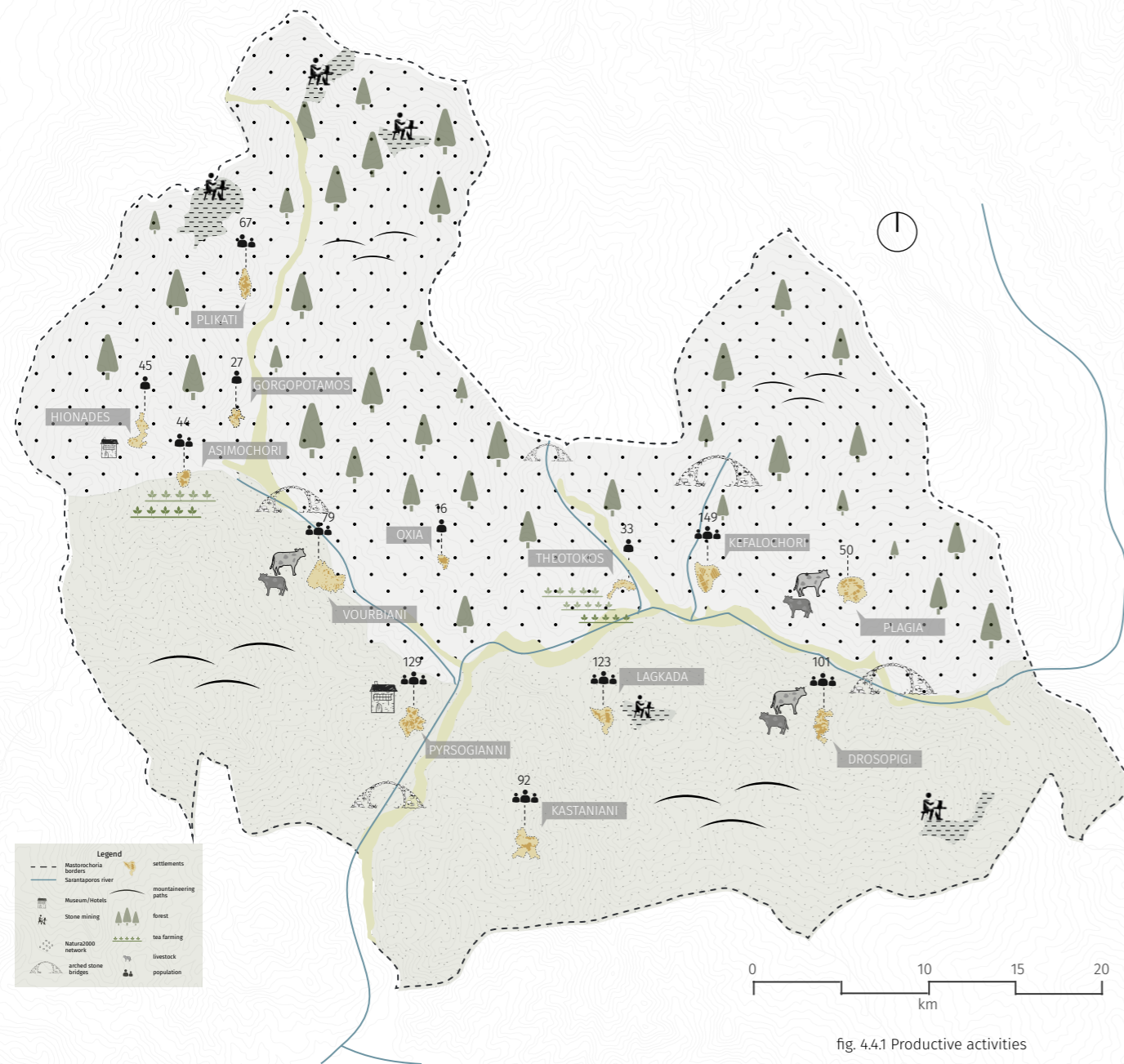


fig. 4.4.1 Productive activities

### Settlements' structure

Criteria for selecting a location for the development of a settlement are the topography of the area, with a particular preference for slopes for defensive reasons, so that they are not visible from enemies, are not easily accessible, and for reasons of surveillance of the wider area. The distance of the settlement from the workplaces of the inhabitants (farms - pastures) is usually short. Criteria for selecting places for habitation is the orientation, resulting in the organization on sunny slopes, being protected from the winds. Another important selection criterion is the possibility of water supply and irrigation.



fig. 4.4.2 Borders



fig. 4.4.3 Street patterns

A settlement can also be located in a relatively short distance from roads in the area so that it is possible to communicate with neighboring settlements, such as large settlements, the so-called "Kefalochoria". Generally due to the mountainous terrain, the settlements are organized on the slopes of the mountains amphitheatrically. Most settlements have a monocentric character -except the new built ones, like Kefalochori. The richest and best preserved houses of the settlements are located near the center of the villages, while the poorest are located in the periphery of the settlement.

**Main activities**

As mentioned before, main activities in Mastorochochia settlements are the livestock, logging, as well as there are few farmers. Furthermore, there are activities related to tourism and entertainment. Inside the fabric of the settlements, the major facilities are organized around the central square, Specifically, traditional café “cafeneio” and hotels as well as the church, the school and any other public buildings are usually located there.

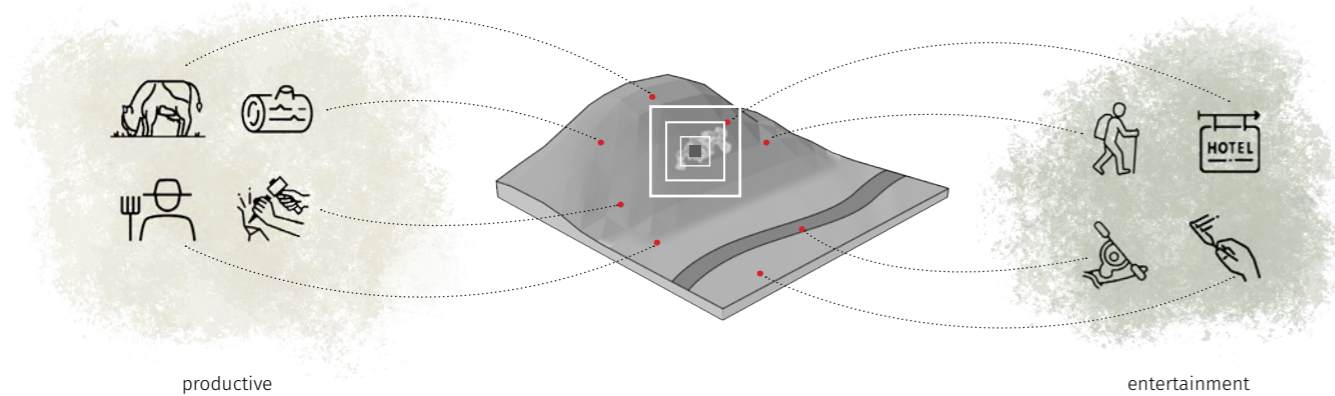
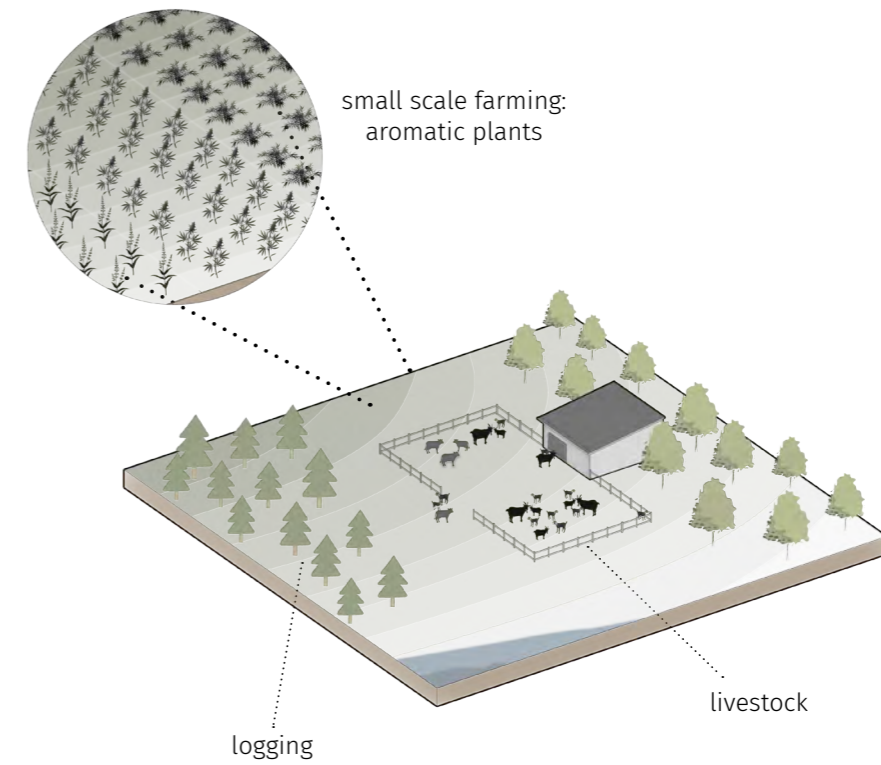
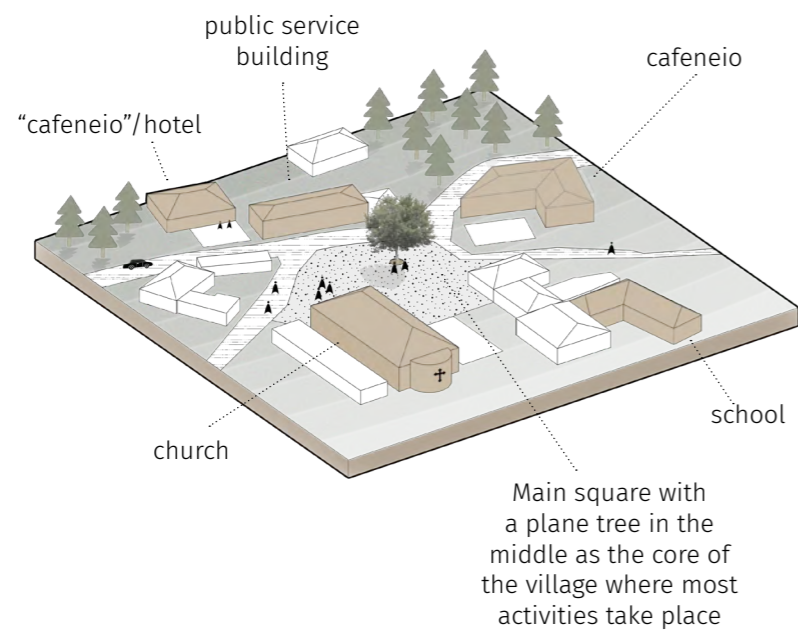


fig. 4.4.4 Main activities



The fabric of the settlements starts from the main square. Each settlement’s central square has an old plane tree in the middle being the landmark of the village. People are used to meeting interacting, celebrating and communicating there.



## 4.5 A VILLAGE PROTOTYPE: DROSOPIGI<sup>1</sup>

Drosopigi, Ioannina is located in the western part of Epirus and is surrounded by the mountain hills of Pindos. It is built at an average altitude of 1050 m on the western slope of the Mountain Tamburi. The slope on which the settlement is located, is wooded and green, with plenty of water streams. The river Sarantaporos carves the landscape, while the landmark of the settlement is its three-arched stone bridge, which dates back to the 18th century.

The settlement of Drosopigi is also located at a distance of 115 km from the urban center of Ioannina, 43 km from Konitsa, while it is 5 km from the National Road Konitsa-Kozani. Access is possible through the paved road. The mountaineering paths are important for the settlement. One of them connects Drosopigi with the neighboring settlement of Agia Paraskevi.

The subsoil of Epirus region is vulnerable to erosion by running water in rivers and streams formed by the melting of snow in the spring. In tandem, it is rich in rocks such as green stone, limestone, marble as well as sandstones and slate rocks which are found in traditional architecture. The flora of the area includes robola, black pines, white pines and beeches. The fauna is richer, with brown bears, wolves, foxes, wild boars, wild goats, otters, golden eagles and black woodpeckers.

Drosopigi, as a typical rural mountainous settlement of Epirus region, has a monocentric character. The square -Mesochori<sup>2</sup>- concentrates most activities of the village, as all the communal buildings are located there, such as the school and the church, as well as the big fountain.

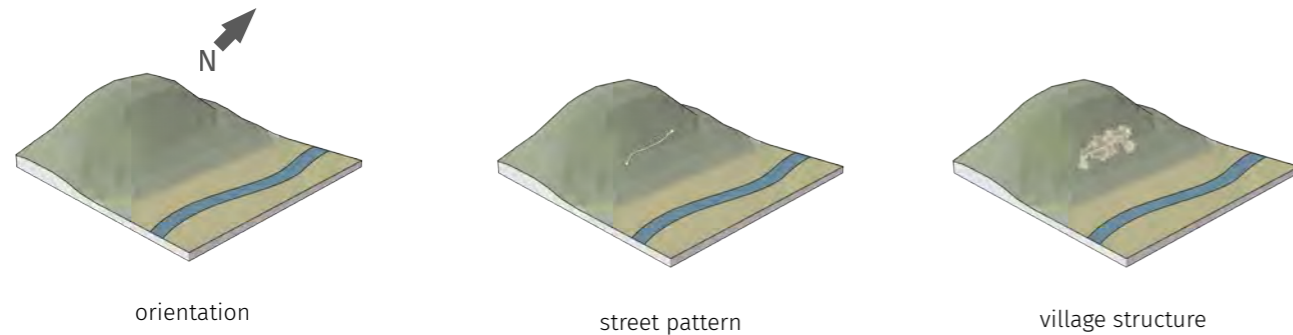
The fabric of the settlement can be considered as dense due to the placement of the buildings which are close each other. This character arises from the "heavy" construction of the stone perimeter masonry. In general, there is not any systemic plan for the generic fortification of the traditional settlements of the Greek mainland, beyond the one offered by nature.



fig. 4.5.1. Drosopigi in the prefecture scale. Source: google map; own edit



fig. 4.5.2. sections legend in Drosopigi



<sup>1</sup> Most data of the current section are based on the field work made by students of NTUA; at <http://5a.arch.ntua.gr/project/17004/17545>

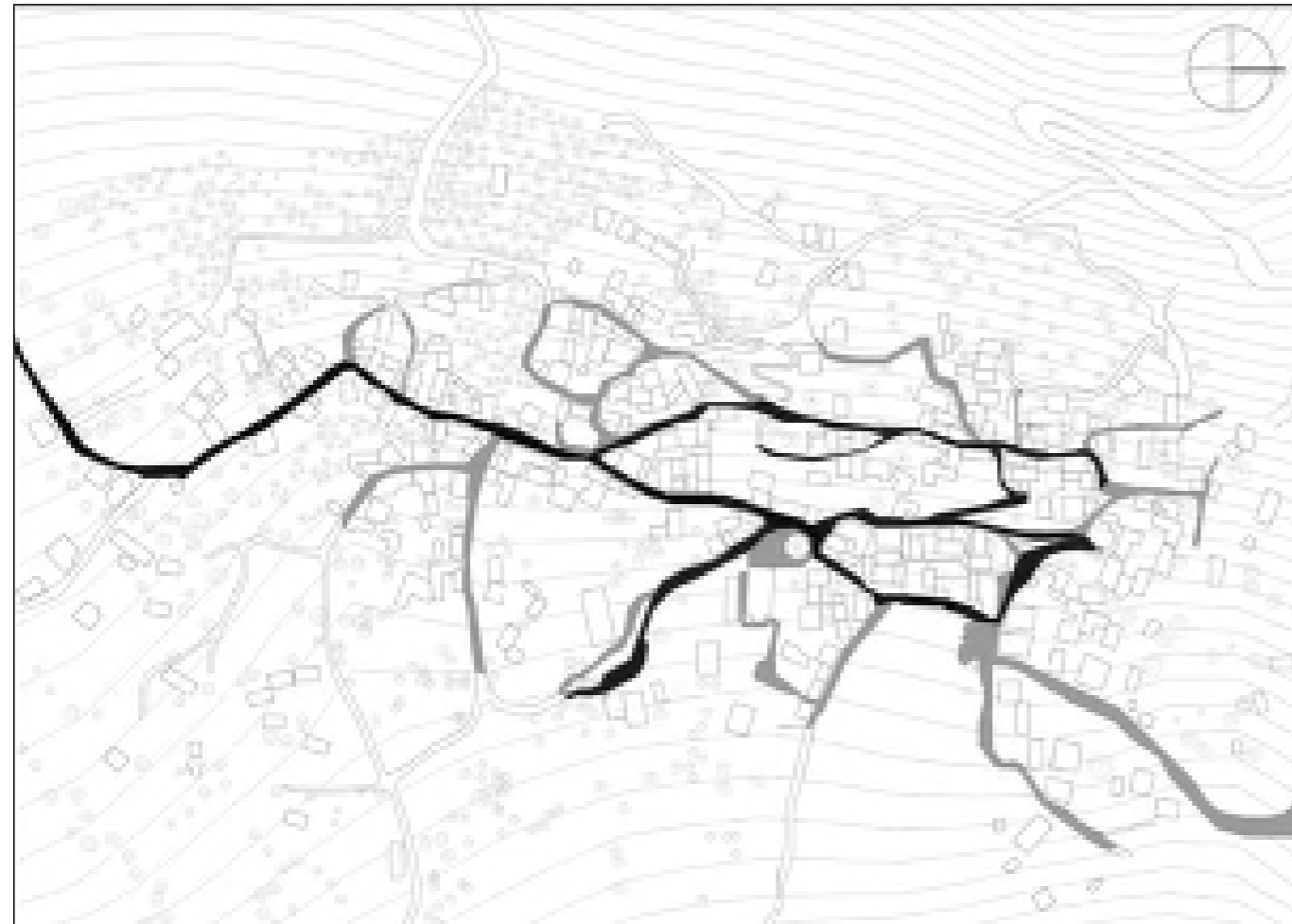
<sup>2</sup> Mesochori literal meaning is "in the middle of the village"

## Road network

The road network is developed organically and without planning, in order to serve the inhabitants' needs such as their places of employment. It follows the altitude curves of the land, while it is extended to the natural environment. The road network is mainly articulated around the center of the settlement and starts to be expanded from there as well.

The main roads crossing the settlement are made of stone, enhancing the feeling of being to a traditional village, while the perimetrical streets are mainly made of concrete, often distorting negatively the image of the settlements. It is also important to mention that several roads are poorly maintained.

hierarchy



primary secondary

fig. 4.5.3. hierarchy

types of roads

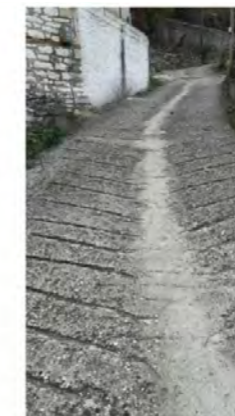


stone pavement concrete asphalt

fig. 4.5.4. types of roads



asphalt



concrete



clay



pavement



stone

**Green**

The whole area is covered by green, but this is more intense on the western part where the forest starts and the altitude is higher.

**Private open spaces - yards**

Various types of yards are identified in the alleys of Drosopigi. Traditionally, there were usually high stone walls that surrounded the buildings, defining a perimetrical courtyard and separating the public from the private. It should be noted that traditional settlements like Drosopigi were generally considered as “closed societies”. This kind of design for the villagers’ residences defined the degree of how much close these societies used to be. However, there are several buildings with a closed front view to the street, a balcony on the first floor and a front door next to the building, which led to the house through a small courtyard, which sometimes was extended to the back side of the house. What is more, in a few houses traditional stone walls and their wooden yards have been replaced by metal constructions and light doors distorting the traditional character of the settlement.

green



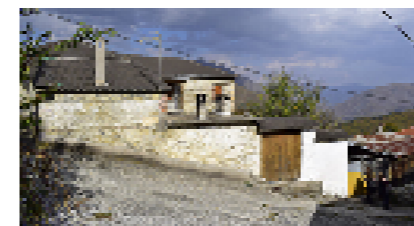
fig. 4.5.5. green

private open spaces - yards



fig. 4.5.6. private open spaces - yards

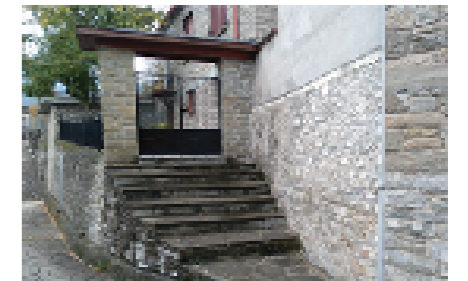
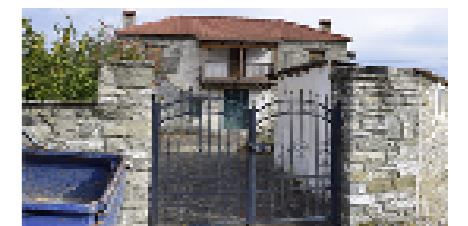
Yards, located in the perimeter of the buildings. They are defined from high stone walls. Clear separation of public/private life



Houses linked with the street, where side entrance leads to the house through a small yards



Replacement of the traditional stone walls and wooden doors with metal construction and light doors



### Public space

The public space of Drosopigi mainly consists of narrow streets (alleys), developing organically depending on the slope of the ground and the layout of the houses. The different materials of the road surface: paved, stone, concrete, clay, or even green, contribute to the creation of a unique landscape. Streets differ one each other dependent on their width; they also create different feelings to the user that are related to the height of the buildings that surround them. When the height of the buildings is low, it allows the view to the mountain slopes; on the contrary, the tall and heavy stone walls create a feeling of claustrophobia, but always in harmony with the character of the settlement and the landscape.

The main public space of the settlement is its paved square with the age-old plane tree in the middle. It is noted that the squares of the Greek traditional settlements function like the ancient Greek agora where most public events take place.

public space



fig. 4.5.7. public space

### Buildings' height

Buildings in Drosopigi do not exceed the two floors, while most of them either consist of the ground floor and one extra floor or just the ground floor. This height -and stone made buildings- makes building being harmonized with the natural environment where humans peacefully co-exist with that.

buildings' height

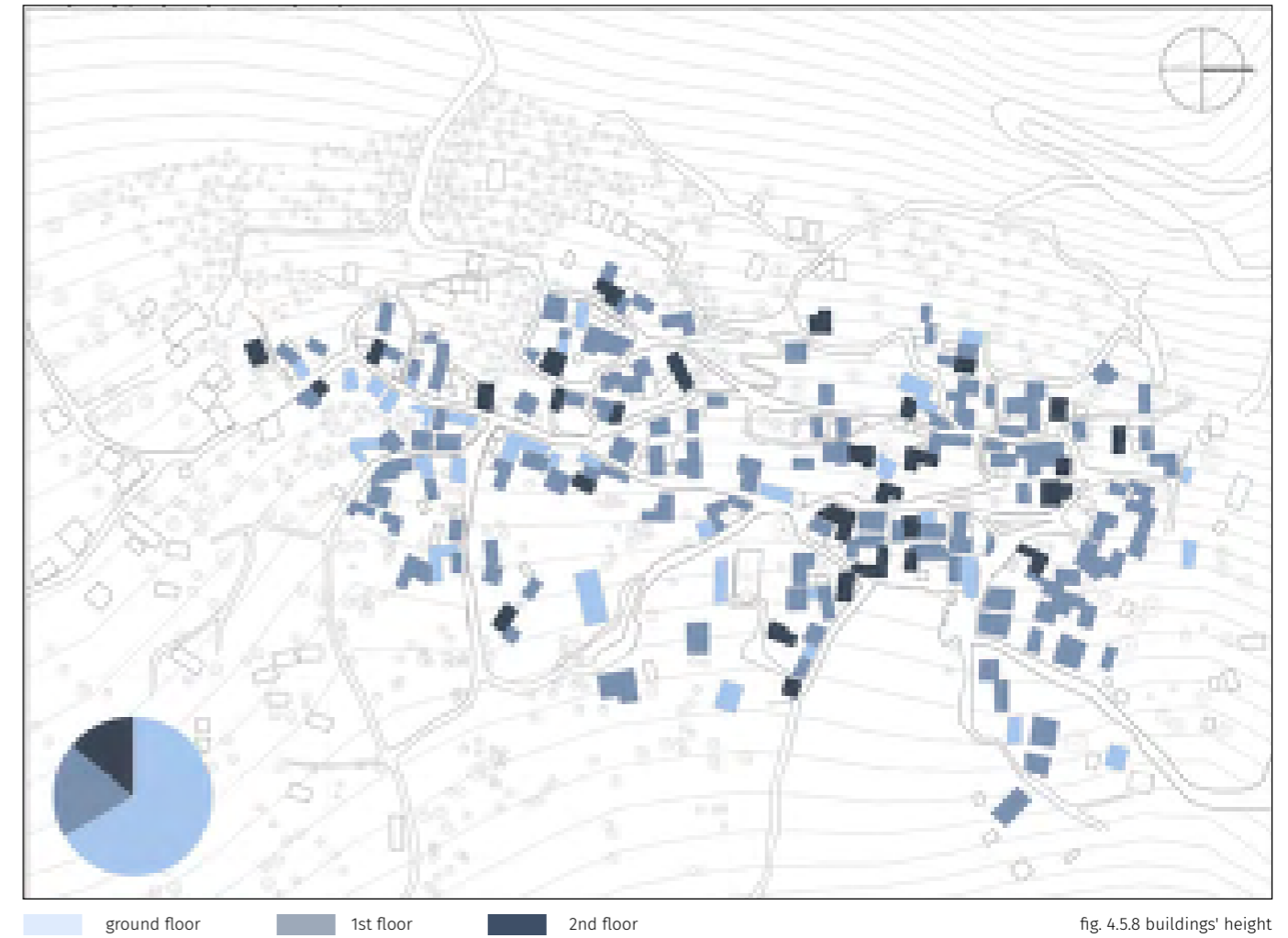
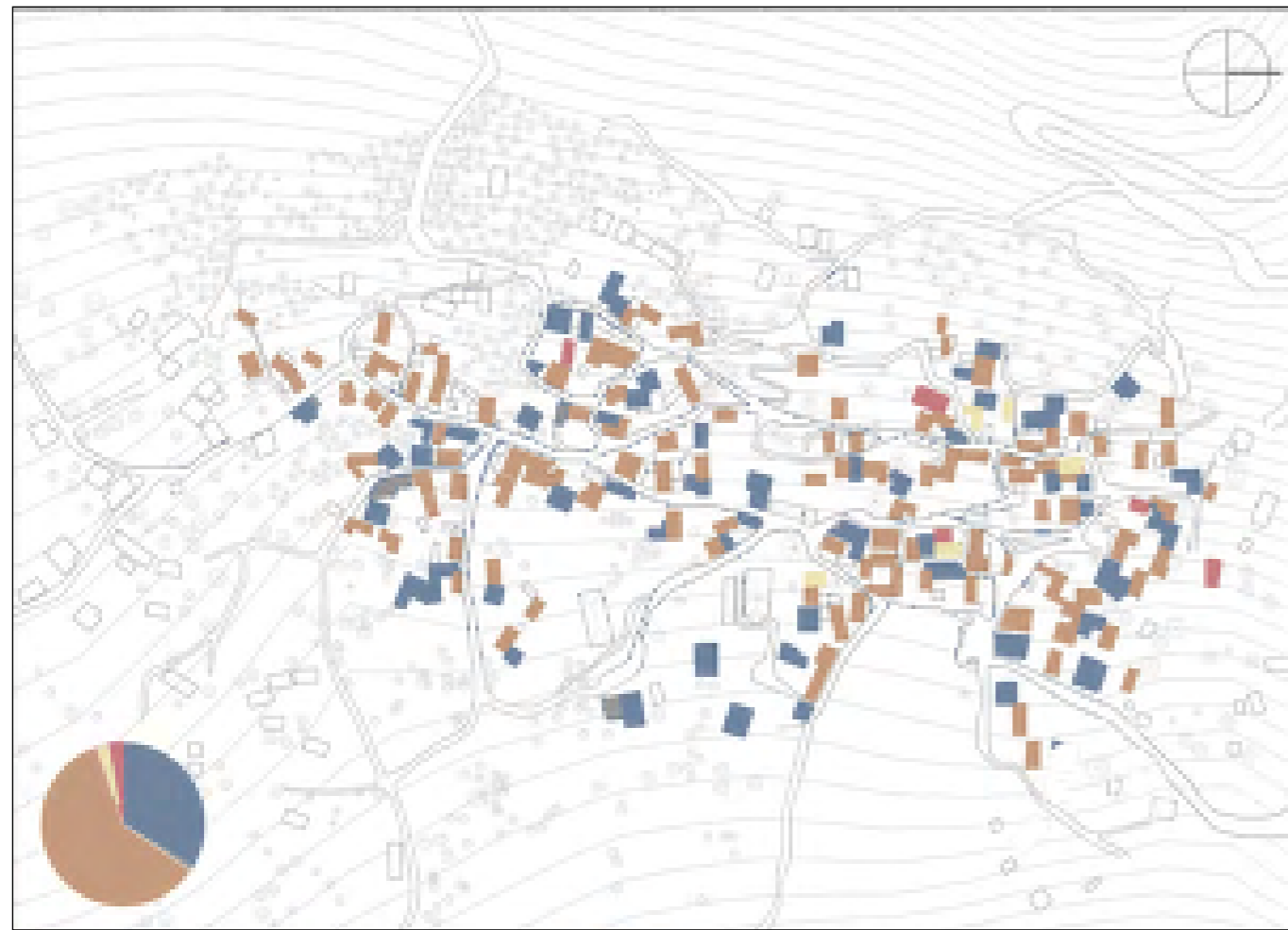


fig. 4.5.8 buildings' height

### Buildings' condition

In general, the condition of the buildings on the central and eastern part of Drosopigi is satisfactory, as well as along the main axis of the settlement. On the contrary, in the western part of the settlement which nests in the highest part of the hillside, the largest percentage of abandoned and ruined houses is observed. This is mainly due to the inability to divide the property to more than one heir, having as a result no one totally caring about the condition of the buildings which end up, in turn into a state of abandonment.

buildings' condition



traditional on satisfying condition 
  traditional on medium condition 
  traditional on bad condition 
  new, finished 
  new, under construction 
 fig4.5.9. buildings' condition

### Functions

The main use of the buildings in Drosopigi is the residential one; this is a frequent phenomenon in traditional settlements. The density of houses is higher in the center of the settlement, while in its periphery it gradually becomes more sparse. Most abandoned buildings are located in the periphery of the settlement, while the majority of the communal buildings (cafeterias, church, health center, fountain) are located in the center perimetrically with the central square.

functions



residential use 
  church 
  "cafeneio"/restaurant-cafe 
  school 
  health center 
  under construction 
 fig4.5.10. functions

### Traditional/new & integration

Walking around the settlement, one encounters alterations of the traditional character coming from recent interventions in the existing buildings. In some cases it is about mild interventions that are necessary for the maintenance of the buildings, while other times it is about considerable interventions that end up distorting the existing traditional construction or even about totally contemporary constructions that have replaced all the traditional elements. Mild alterations include replacements of the wooden balconies with newer ones that have a reinforced concrete slab, or replacements of roofs with slate slabs of newer tiled roofs.

The most considerable changes include the expansion of the residences with additions to the existing building, the coating of the masonry for maintenance purposes or the replacement of the traditional frames with newer ones. In cases of completely contemporary constructions, it is observed that the construction is done with reinforced concrete, which is totally different to the traditional stone construction, having as a result the building not being in line with the existing context.

traditional/new - integration



traditional with interventions that distort
  traditional with interventions that don't distort
  traditional without interventions
  new, not integrated
  new, integrated
 fig.4.5.11. traditional/new & integration

### Conclusions

Based on the analysis made on this section of the chapter, several conclusions can be drawn about the existing situation of Drosopigi, as well as of most of the Mastorochochia settlements.

First of all, it is vital the quality of life for the local population to be improved, taking for granted that the quality of life presupposes the quality of the infrastructure and the level of accessibility that a specific place may have. This is observed, for instance, by the condition of the building storage, as well as by the existing services inside the settlement that can be considered as insufficient.

Furthermore, taking into account the demographic data for the whole area of Mastorochochia as well as the insightful information through the phone interviews with local people, the productive activities in Mastorochochia are few and tend to totally disappear.

This leads, of course, to the gradual abandonment of Mastorochochia having, in turn, as a result the abandonment and decline of the man-made constructions, located there. Such constructions can be either traditional residences, or bridges and paths with a monumental and unique cultural value. In tandem, Due the lack of human presence in the settlements, the natural environment tends to grow more and more accelerating in this way the decay of the already abandoned settlements.

Overall, it can be concluded that the need for a systematic and holistic approach for the revitalization is more than urgent and crucial. Parallel strategies about the safeguarding of the area's cultural heritage, the sustainable economic development and the improvement of locals' quality of life are important to be implemented as soon as as possible.



*“When it comes to tradition, one should be patricidal.  
Tradition should not be perceived as a restraint but rather as a compass.”*

Thanasis Papakonstantinou

## 5. STRATEGY

The chapter deals with the exploration of sustainable planning and design proposals regarding the revitalization of Mastorochochia, Konitsa, throughout the next 20 years. As a starting point, a short-term and a long-term vision of Mastorochochia is presented, based on the needs and challenges of the area, as mentioned on the previous chapters. Then, the methodology of the proposed strategic framework is presented, combined with two successful examples that are benchmarked so as to provide sustainable solutions for the case of Mastorochochia. The current chapter also includes the main priorities, goals and actions shaping the core of the strategic framework. Then, the stakeholders' engagement is taken into account and assessed, while a phasing diagram attempts to indicate the whole proposal regarding time.

5.1

VISION & CONCEPT FOR A COMMUNITY-BASED STRATEGY

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5.2

METHODOLOGY

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5.3

BENCHMARKING

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5.4

PRIORITIES, OBJECTIVES AND ACTIONS' CLASSIFICATION

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5.5

PROPOSED ACTIONS

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5.6

TEMPORAL FRAMEWORK

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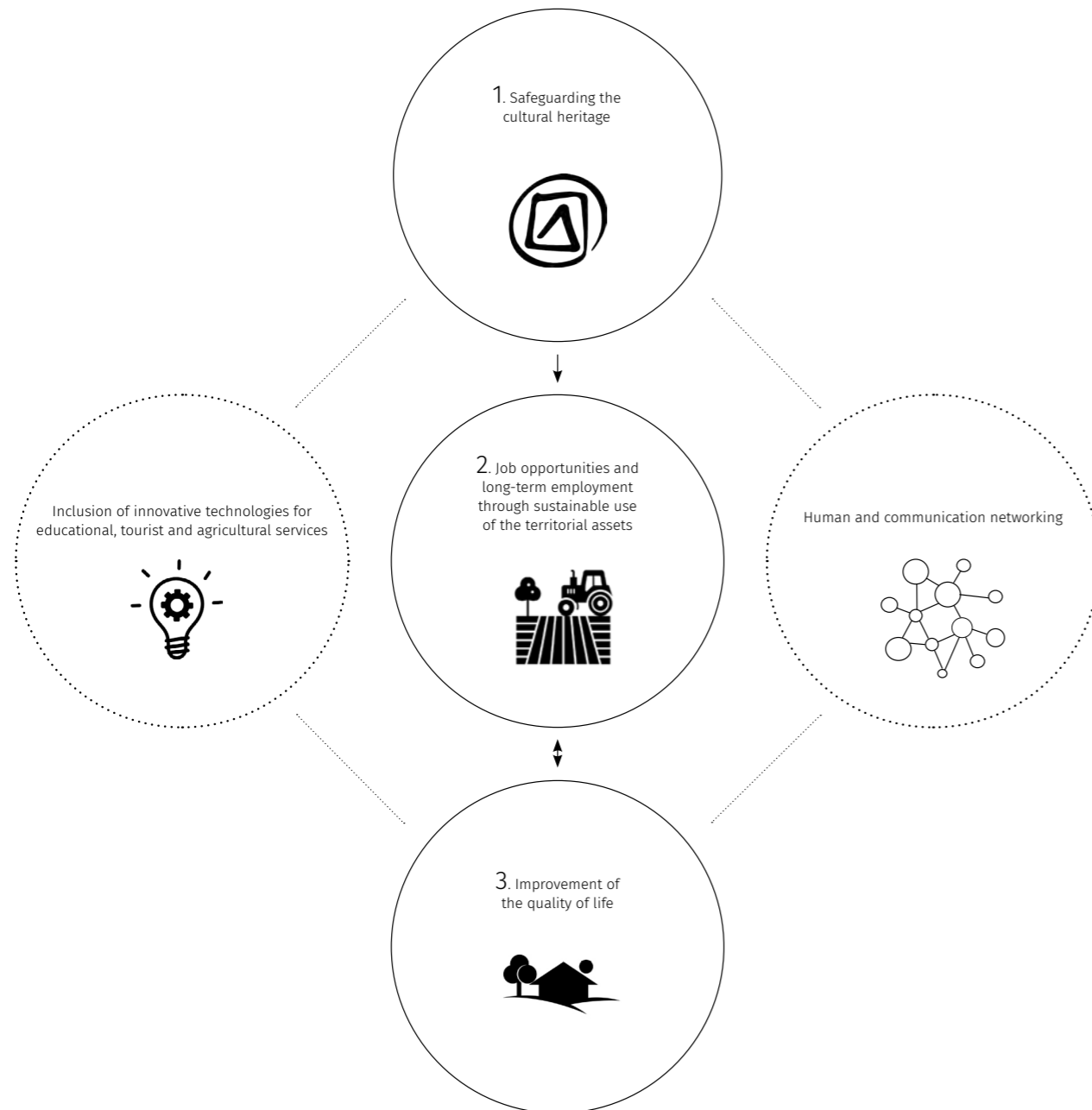
## 5.1 VISION & CONCEPT FOR A COMMUNITY-BASED STRATEGY

This vision mainly derives from the analysis made in the previous section, arising in turn from the desk research and the interviews with locals and relevant researchers who are part of some bottom up initiatives with relative interests.

The current vision is based on the 3 main priorities, shown below, combined with the two additional horizontal ones. These priorities are based on the socio-spatial characteristics of the area as well as the fields where Mastorochochia indicate a kind of regional intelligence.

The **safeguarding of the cultural heritage, the strengthening of the local economy, the improvement of the quality of life**, combined with the need to encourage **innovation** and promote the **networking** between Mastorochochia and other areas, are going to lead the strategy of this thesis.

At this point, it is important to mention that all these priorities interact one each other and cannot be clearly distinguished in terms of time. Nonetheless, the current and very problematic situation in Mastorochochia, mainly because of the shrinkage of the population, leads to the creation of two types of vision for these villages. A short-term one, mostly oriented towards issues that are related to the survival of Mastorochochia as a living environment as well as a long-term vision, geared towards the achievement of sustainability about the upcoming development of Mastorochochia, as proposed on the current thesis.



### CONCEPTUAL AMBITIONS

emphasizes in the protection of the cultural heritage in an innovative way

transforms the living space & lays the ground for longterm habitation

encourages the creation of an endogenous development of the economy

facilitates the existence of a community atmosphere

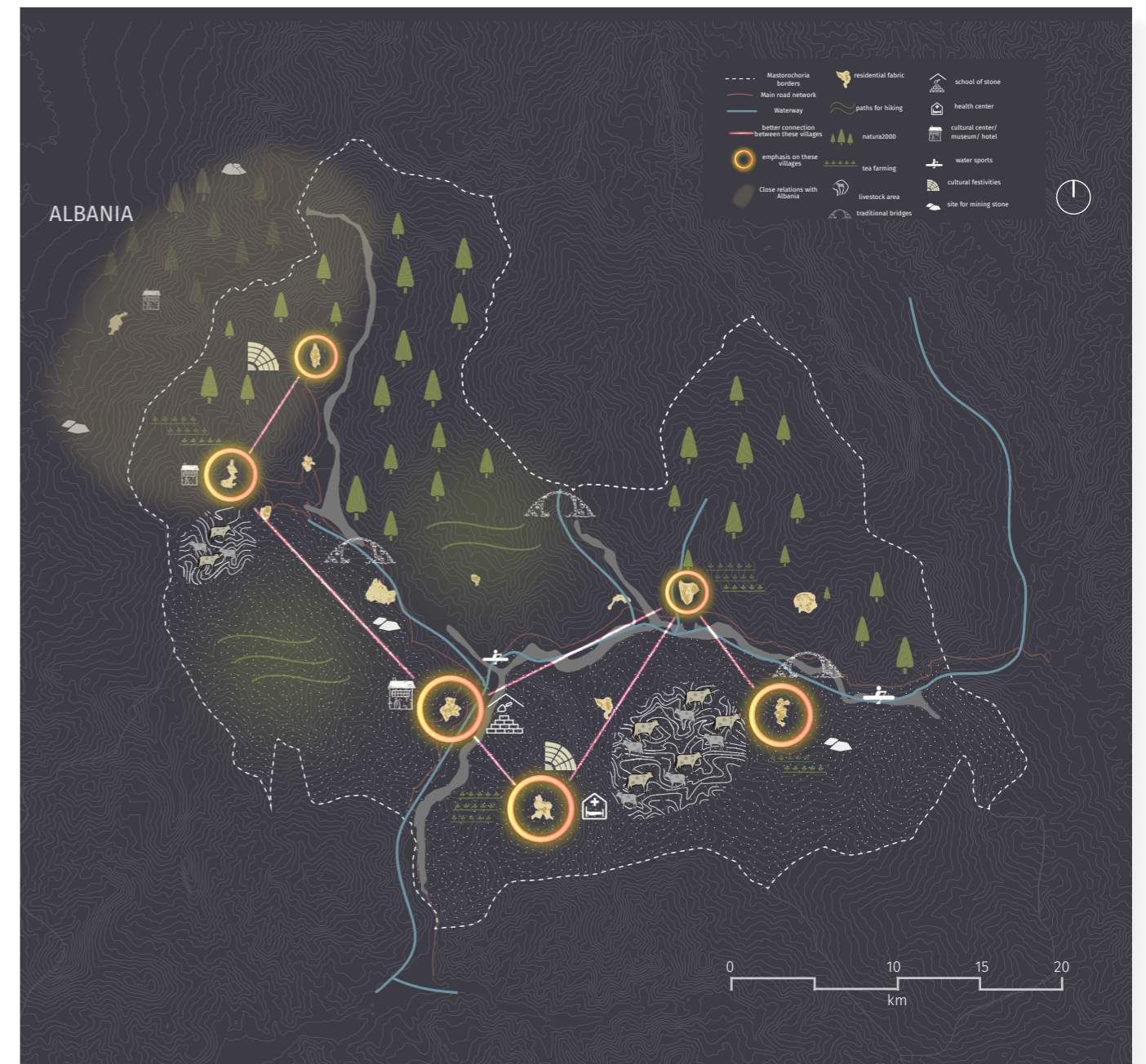
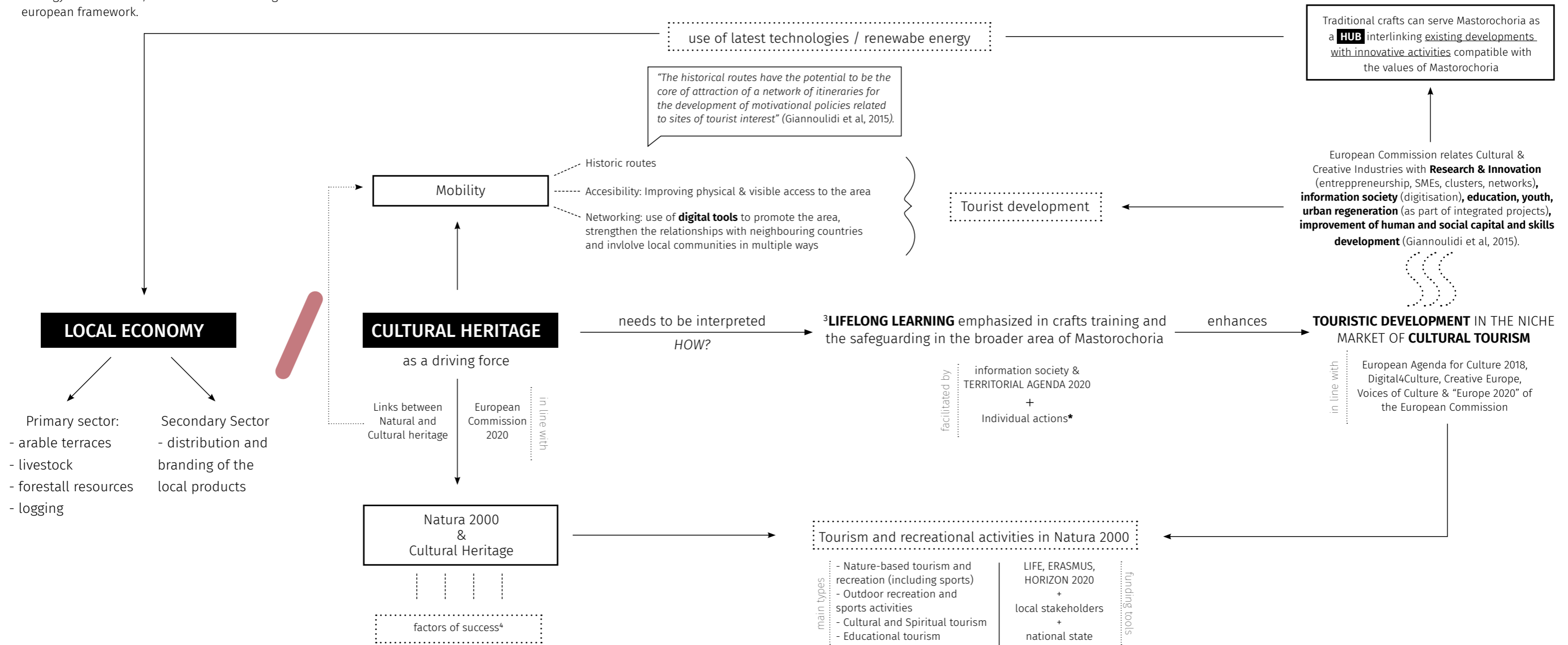


fig. 5.1 Vision map

**Strategic guide & correlation with the existing framework**

The following diagram explores the main directions that the strategy should follow, in line with the existing national and European framework.



<sup>3</sup> "Lifelong learning is rooted in the culture of the Mastorochochia. The traditional crafts of masonry, woodcarving and painting represented ways in which the skilled masters established their reputation and their economic development in an era of great difficulties. A plethora of traces from these crafts, which transcended the limits of art, survive today. Locals are so familiar with this legacy that they are making individual efforts to revitalize it in various ways" (Giannoulidi et al, 2015).

<sup>4</sup> factors of success

- a single management body in charge of both natural and cultural aspects or at least an interdisciplinary approach, a shared, long-term vision and harmonised legal frameworks for protection;
- sound knowledge of all assets that represent the cultural and natural heritage of a site;
- effective engagement of local residents and stakeholders;
- a precise assessment of ecological and cultural sustainability versus sustainable use (visitors, economic activities, etc.);
- integrated management plans and planning tools to combine different management prescriptions and objectives and overcome potential conflicts, e.g. use of zoning;
- awareness-raising information and dissemination both locally and further afield of the area's diverse heritage assets and of their potential to attract tourists and inward investments through branding, local products sale and a diversified tourism offer;
- an interdisciplinary approach and the design of innovative solutions adapted to local circumstances;
- monitoring of impacts, e.g. of tourism on the overall sustainability and socio-economic viability of the initiatives.

**National & regional stakeholders**

PARTNERSHIP AGREEMENT



KONITSA MUNICIPALITY



EPIRUS SA



REGIONAL OPERATIONAL PROGRAMME



**European stakeholders**

TERRITORIAL AGENDA 2023



INTERREG



URBACT



INTERACT



LEADER



VOICES OF CULTURE



### Current situation

As mentioned before, Mastorochochia face structural physical problems that strongly affect the existing population and, consequently, their survival throughout the years. Besides that, the rich cultural identity of this place tends to be dissapeared due to various reasons. On the following figure, some of the existing problems of the physical space are illustrated and listed, stressing the need to take action as soon as possible.

- ① empty abandoned open space
- ② lack of bus stops
- ③ insufficient road network/ a-continuity on the traditional construction materials
- ④ insufficient electricity network
- ⑤ insufficient use of vacant building storage leading to a gradual physical decline
- ⑥ sloppy and non defined terrain, making the access to several buildings dangerous
- ⑦ lack of coherence on the traditional character of the buildings



### Short - term vision

The short - term vision aims at facing the most urgent problems Mastorochochia are challenged with. Specifically, actions related to the **quality of life** and the safeguarding of the **cultural heritage** of the area need to be highly prioritized. In any other case, there is no point to envision any kind of development in this area if the existing population has moved elsewhere to live and if the identity of these areas has been completely lost.

- ① improvement of the road network being coherent with the rest of the settlement
- ② improvement of the means of transport
- ③ addition of bus stops and other vital infrastructure
- ④ maintenance and expansion of the electricity network
- ⑤ better use of public traditional buildings that have been neglected
- ⑥ further care and planning of the natural environment



## Long - term vision

The long - term vision aims at taking into account all the 3 main pillars of the coming strategy; **safeguarding the cultural heritage, strengthening the local economy and improvement of the quality of life.** In tandem, it aims at providing the framework that is going to keep this upcoming development sustainable as much as possible. For instance, the creation of mild building interventions safeguard the traditional continuity of the settlement, while various interventions in public space can make use of the public realm and strengthen the feeling of community between the members of the settlement.



- ① construction of touristic infrastructure in line with the traditional character of the settlements
- ② space for playground for the newcomers' & tourists' children
- ③ enhancement of the biodiversity inside the fabric of the settlement
- ④ installation of smart technologies: e.g. smart public lighting
- ⑤ public vegetable gardens
- ⑥ use of the empty building storage for cultural or educational use; e.g. museum of photography, school of craftsmen etc
- ⑦ public space as a spot for communal activities; e.g. public meetings, makers space, leisure etc

## 5.2 METHODOLOGY

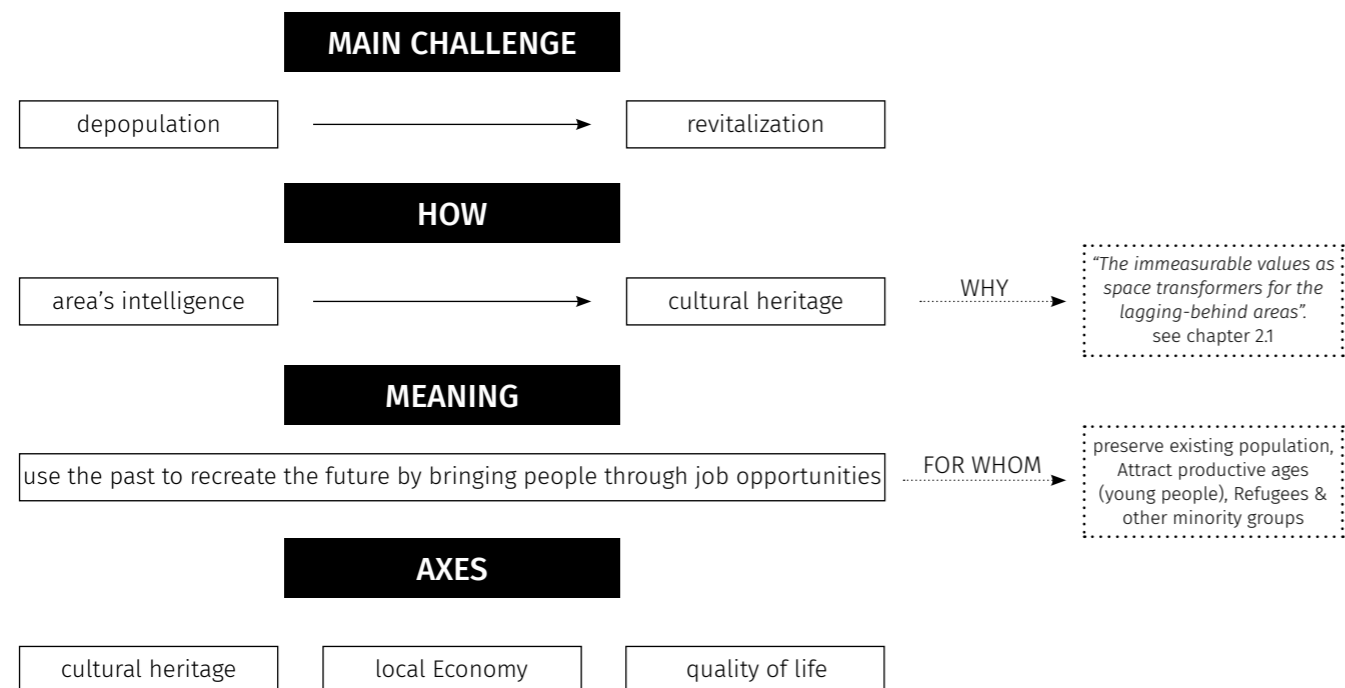
The role of the cultural heritage as a driving force in Mastorochochia can contribute in solving the problem of depopulation as well as in improving of the existing built and natural environment from decline. Cultural heritage can be tangible, intangible, natural and digital. In an attempt to respond to the main research question, it is important to create a compact and holistic strategic framework. Such a framework needs to respond to pragmatic and complex issues. Consequently, it is very important to integrate a methodology setting the tone regarding the way that several proposals should be implemented.

### MAIN RESEARCH QUESTION

*“What kind of strategic framework could make use of the cultural heritage of Mastorochochia, in order to achieve the improvement of the local population’s quality of life as well as an endogenous and sustainable development?”*

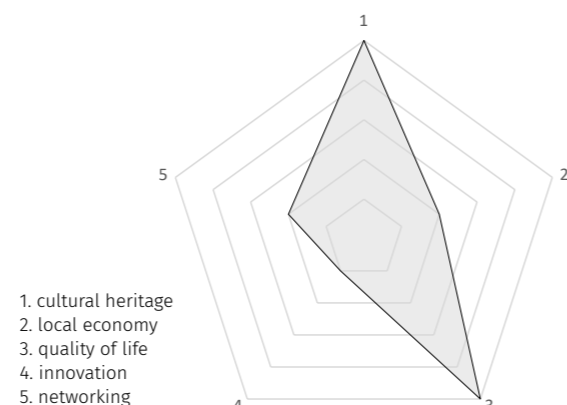
### Challenges and interpretation of the problem statement

The following scheme illustrates the crucial process needed in order to move on from the identification of the problem statement to the realization of essential solutions in the context of a solid strategic framework.



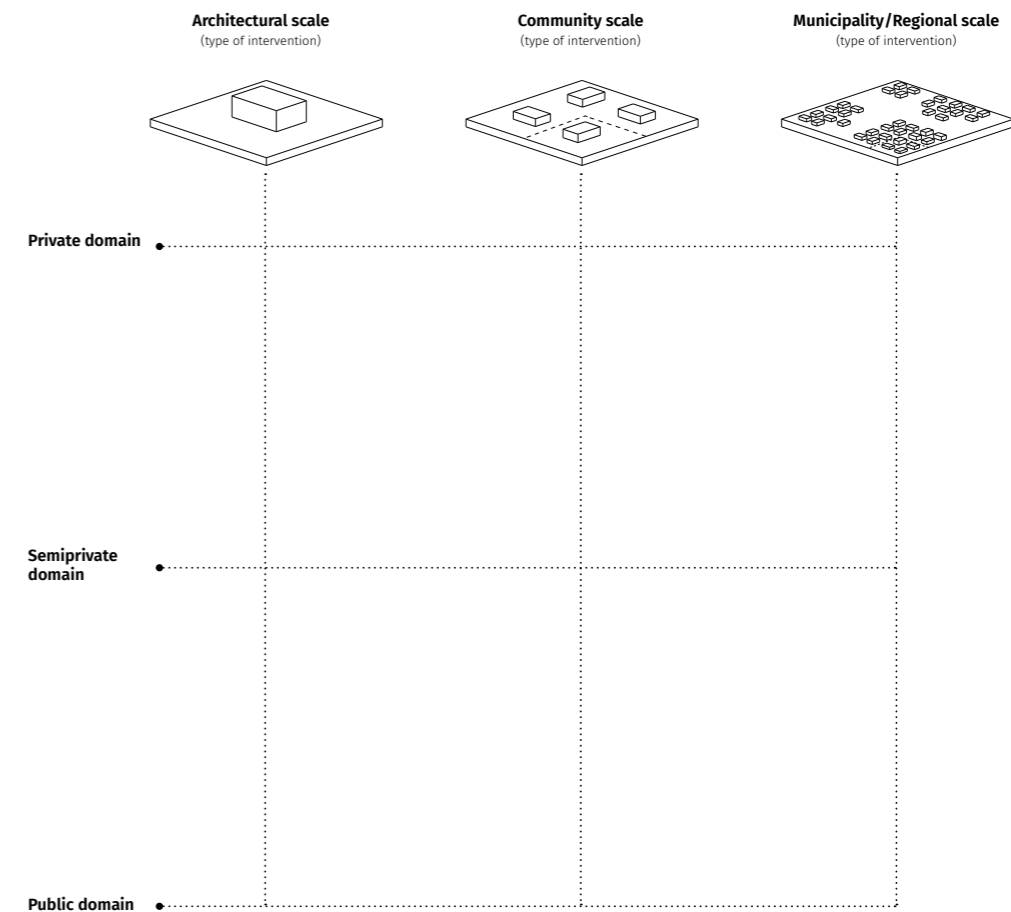
### Actions' correlation with the proposed priorities

The radar chart on the right is used to depict the correlation of each proposed action with the general priorities of the strategic framework. Such a diagram contributes to the optimal and most relevant selection of actions needed to shape the strategic framework.

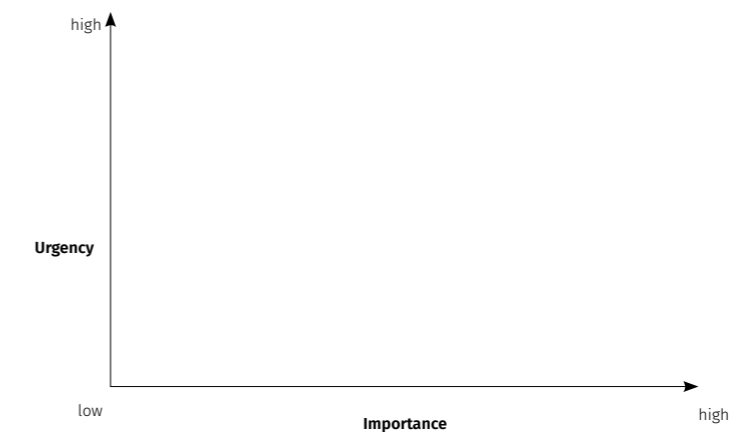


### Setting variables for the proposed actions

The following diagram aims at categorizing the proposed actions, depending on their scale and the relation they have with the public/private domain. Thus, the implementation of the proposed actions becomes easier, more clear and less vague.



The diagram below illustrates the levels of urgency and importance of the proposed actions. Such a diagram contributes to the final phasing scheme as this is presented in the end of the current chapter.



### Acronyms related to the implementation of the proposed actions

<b>ROP</b> Regional Operational Programme	<b>LIFE</b> L'Instrument Financier pour l'Environnement (french)
<b>DEP</b> Digitised European Periodicals	<b>JEREMIE</b> Joint European Resources for Micro to Medium Enterprises
<b>ESIF</b> European Structural and Investment Funds	<b>LEADER</b> Links between actions for the development of the rural economy
<b>INTERREG or ETC</b> European Territorial Cooperation	

## 5.3 BENCHMARKING

### 5.3.1 MAKERS SPACES AS A FUNDAMENTAL PART OF COMMUNITY ECONOMIES: THE CASE STUDY OF “TZOUMAKERS” IN KALENTZI OF EPIRUS REGION, GREECE

As mentioned before, the orientation towards community economies cannot be exclusively achieved by the implementation of a plan or a doctrine. On the contrary, it can be achieved by pursuing specific policies where researchers’ role is essential. In an attempt to approach as much as possible the “moral coordinates” of the researchers’ role on the planning process, it is good to examine policies, concepts and ideas that keep up with that.

Makerspaces could be such a concept. Makerspaces are collectivities or collaborative work spaces inside a facility which aim at making, learning, exploring and sharing knowledge -tangible or intangible- between the members of the facility. The principles of such a space can have several variations. Nonetheless, most makerspaces are based on values such as equity, solidarity and cooperative spirit.

#### The case of “Tzoumakers” in Kalentzi, Greece

Tzoumakers is an open lab for communities to cooperatively design and manufacture tools for small-scale agricultural production. Their vision is to create such sites in both villages and cities where citizens may seize technology into their own hands. These sites may be supported by municipalities and / or by multi-stakeholder cooperatives (Tzoumakers, 2019).

The initiative of Tzoumakers was founded in 2019 by a group of researchers from different academic backgrounds as well as people from the local communities of Tzoumerka region and more specifically, from Kalentzi village and the surrounding villages. Most researchers are also members of the P2P Lab which is an interdisciplinary research collectivity. P2P Lab is focused on the commons and consists the theoretical base for the initiatives of Tzoumakers.

Today, P2P Lab is funded by a EU program for the implementation of the Tzoumakers project. It is about a pilot program with a four year duration, so the need for the local community that is part of Tzoumakers to be successful and become independent from the research team in the near future, is more than crucial in order to keep existing. According to C. Priavolou and V. Niaros (2021)<sup>5</sup>, their main ambition is to use and transmit the principles and the philosophy of their individual research to practical issues that can essentially benefit the society.



### ACTIVISM - RESEARCH - LOCAL ECONOMY



Fig. 2.2.4: Makerspace in Kalentzi, Tzoumerka. Source: www.tzoumaker.gr;own edit

The experiment of Tzoumakers can potentially play the role of such a mediator as it is in line with the P2P Lab’s main research interests. “Tzoumakers’ ” work is geared towards the concept of **Designing Global/Manufacturing Local**. According to Niarros & Priavolou (2021) this means, for instance, that a person or a collectivity of a makers community can create a tool or a method contributing to the efficiency of some professional activities. Then, another person/collectivity from a totally different place of the world can also make use of the same tool/method since the information and the knowledge about how to make it, is open and shared for free through the internet.

Certainly, it should be also mentioned that the initiative of Tzoumakers does not exclusively try to create and share knowledge with people and collectivities from other parts of the world. It also aims at strengthening the existing relations between its members, trying to establish communities where terms like individualism will be reduced as much as possible by the ones of commons and solidarity in any aspect of life inside the community.

Last but not least, it is important to stress that projects like the one of Tzoumakers can only be sustainable, at least in an initial phase, when the scale of reference remains small. In this case, learning is faster and problems arising are based on the specific needs of the community and they can be solved, in turn, better.



fig. 2.2.6: Design global, manufacture local. Source: cosmologicalism, 2019; own edit

#### Recommendations for Mastorochochia

<p><b>Funding</b></p>		<p>The strategic framework should emphasize in the participation of the fund-raiser and make it a prerequisite for the most proposed actions to secure the sustainability and the success of it.</p>
<p><b>Strengthening relationships through the implementation of cultural activities</b></p>		<p>It is considered essential for the current project to incorporate in its proposals the organization of seminars, meeting and cultural events so as to enrich the intrinsic cultural consciousness of the Mastorochochia local communities as well as to strengthen the relationships between inhabitants coming from different settlements, but who may share similar interests/jobs</p>
<p><b>Hybrid makers spaces</b></p>		<p>The strategic framework should propose not only the creation of makerspaces in (or in between) Mastorochochia's settlements, but also the multiple functions that such spaces could have. Multiple actions could take place in these spaces, enhancing the interaction among the villagers and promoting the cultural heritage of the area by introducing relevant actions</p>
<p><b>Being innovative by becoming inventive</b></p>		<p>The current project should draft proposals that are in line with the major stakeholders' aspirations taking also into account the internal and external prioritization criteria for the effective implementation of the strategic framework.</p>

<sup>5</sup> Vasilis Niaros and Christina Priavolou are researchers and core members of P2P Lab and Tzoumakers. The information about Tzoumakers was taken from a phone interview between the author and them on 7th March 2021

### 5.3.2 SEARCHING FOR SUSTAINABILITY THROUGH THE ONSITE EXPLORATION: THE CASE STUDY OF “SUSTAINABLE SAMOTHRAKI ASSOCIATION” IN SAMOTHRAKI ISLAND, GREECE

Local development may be implemented with multiple ways. It can fluctuate from exclusively DIY methods where the contribution of institutions like municipalities, governments or European Community is not very important so as to achieve viability, as well as approaches combining the DIY contribution with the support of external instruments, such as the one of European Union.

#### The case study of “Sustainable Samothraki Association” in Samothraki island, greece

The “Sustainable Samothraki Association” tries to mix different instruments so as to hide the necessity of a bunch of local residents to enhance their quality of life in Samothraki island and address the current socio-economic and environmental problems (Samothraki, 2021). The association “Sustainable Samothraki” is actually a platform where those who love Samothraki island can find the way to express their concerns and opinions, but also to take action so as to search out solutions to the issues affecting the local community.



Fig. 2.2.7: Locals’ meeting. Source: sustainable-samothraki.net; last viewed 2019

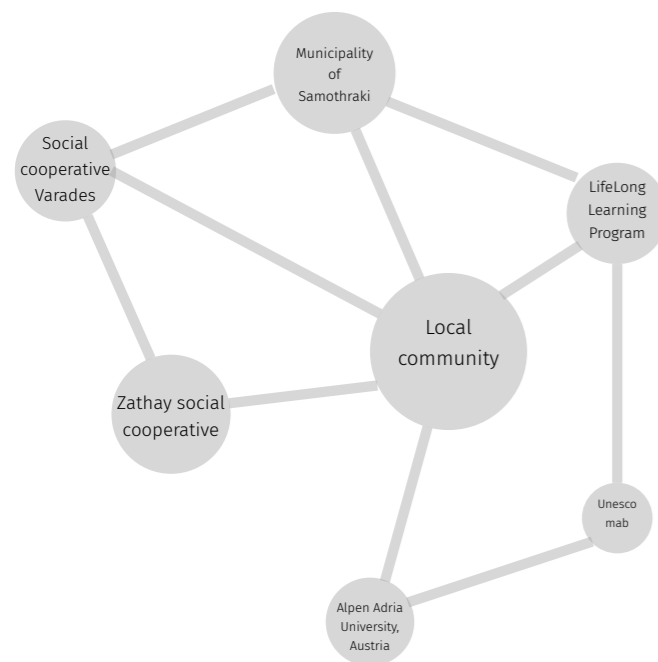


Fig. 2.2.8: Basic stakeholders of the association “Sustainable Samothraki”

The aims of the association, as described on the official website are:

- a) Supporting Samothraki’s candidacy for becoming a UNESCO biosphere reserve.
- b.) Supporting the operation of Samothraki as a UNESCO biosphere reserve when it is included in the mentioned network of UNESCO biosphere reserves.
- c) The protection of nature in accordance with the current protection framework (particularly strengthening existing NATURA 2000 areas).
- d) Supporting sustainable innovation and revenue-raising measures for sustainable local businesses, such as improving the local supply chain.
- e) The support of scientific research and monitoring programs.
- f) The promotion of sustainability of Samothraki by any means.
- i) The long-term monitoring of the sustainable use of economically important natural resources.
- j) The promotion of international cooperation between bodies, such as other biosphere reserves, Higher Education Institutions, Non-Governmental Organizations, Legal Entities under Public and Private Law, and also natural persons.
- k) The strengthening of the mental and physical development of the inhabitants of the island.
- l) The strengthening of the cooperation of the inhabitants of Samothraki both with each other and with the local, regional, central and international bodies” (Samothraki, 2021)








Association “Sustainable Samothraki” logo

The main goals of the association of “Sustainable Samothraki” are implemented by various and miscellaneous stakeholders. Analytically, they mainly consist of cooperatives, research teams and public instruments. What is more, It worths mentioning that recently the association received the approval of a funding proposal for the “ESPA”<sup>6</sup> of fishing. The ability of the association to absorb the maximum of the funds available plays decisive role for the implementation more and more projects regarding the sustainability of the island of Samothraki.



Fig. 2.2.9: Locals’ and researchers’ meeting. Source: sustainable-samothraki.net; last viewed 2019

#### Recommendations for mastorochoxia

<b>Funding</b>		The strategic framework should emphasize in the participation of the fund-raiser and make it a prerequisite for the most proposed actions to secure the sustainability and the success of it.
<b>Consistency and reliability</b>		Current project's consistency should not only address the dimension of time, which though a fundamental factor for success, should not overshadow the significance of reliability.
<b>Involvement/ Collaboration/ Participation</b>		The participation of local communities, experts, professionals, universities, institutions and governmental agencies could enable the strategic framework to perform both qualitatively and quantitatively.
<b>Alignment with official framework</b>	<b>A</b>  <b>B</b>  <b>C</b> 	Integrate Greek and European guidelines and policies in the strategic framework in order to succeed in establishing authorized support, maintaining both a balanced rate and progress in its processes and securing the future subsistence and development of its proposals.
<b>Lifelong learning</b>		Lifelong learning as a guide to preserve the important values and build on them

<sup>6</sup> ESPA is the National program that treats the European Structural and Investment Funds coming from the European Union,

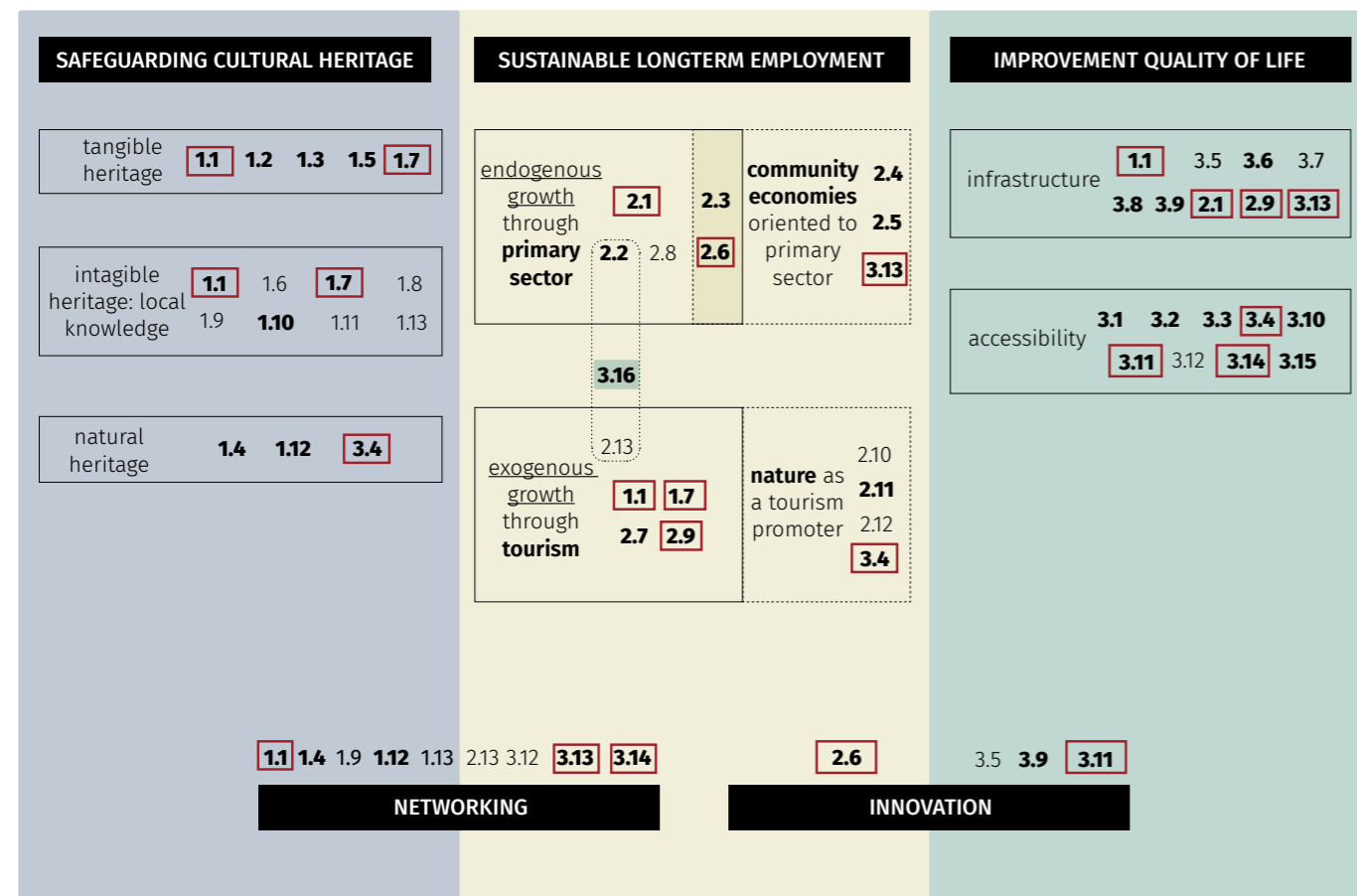
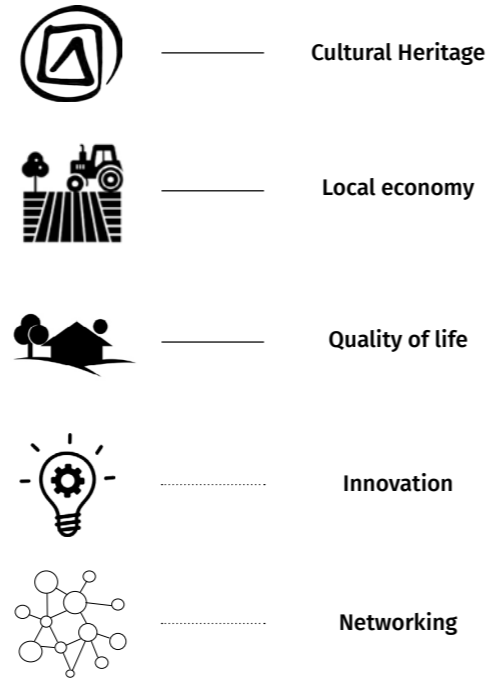
## 5.4 PRIORITIES, OBJECTIVES & ACTIONS' CLASSIFICATION

### Priorities and classification of the actions <sup>7</sup>

On the current section, the main strategy is analyzed. The strategy is based on the 3 vertical and 2 horizontal priorities that Mastorochochia should follow. Due to the special current situation of Mastorochochia, it is crucial to apply a complex strategic plan that cannot be linear and straight. Most proposed actions are correlated among each other, while this also happens between the different generic goals derived from the 5 basic priorities of the strategic framework.

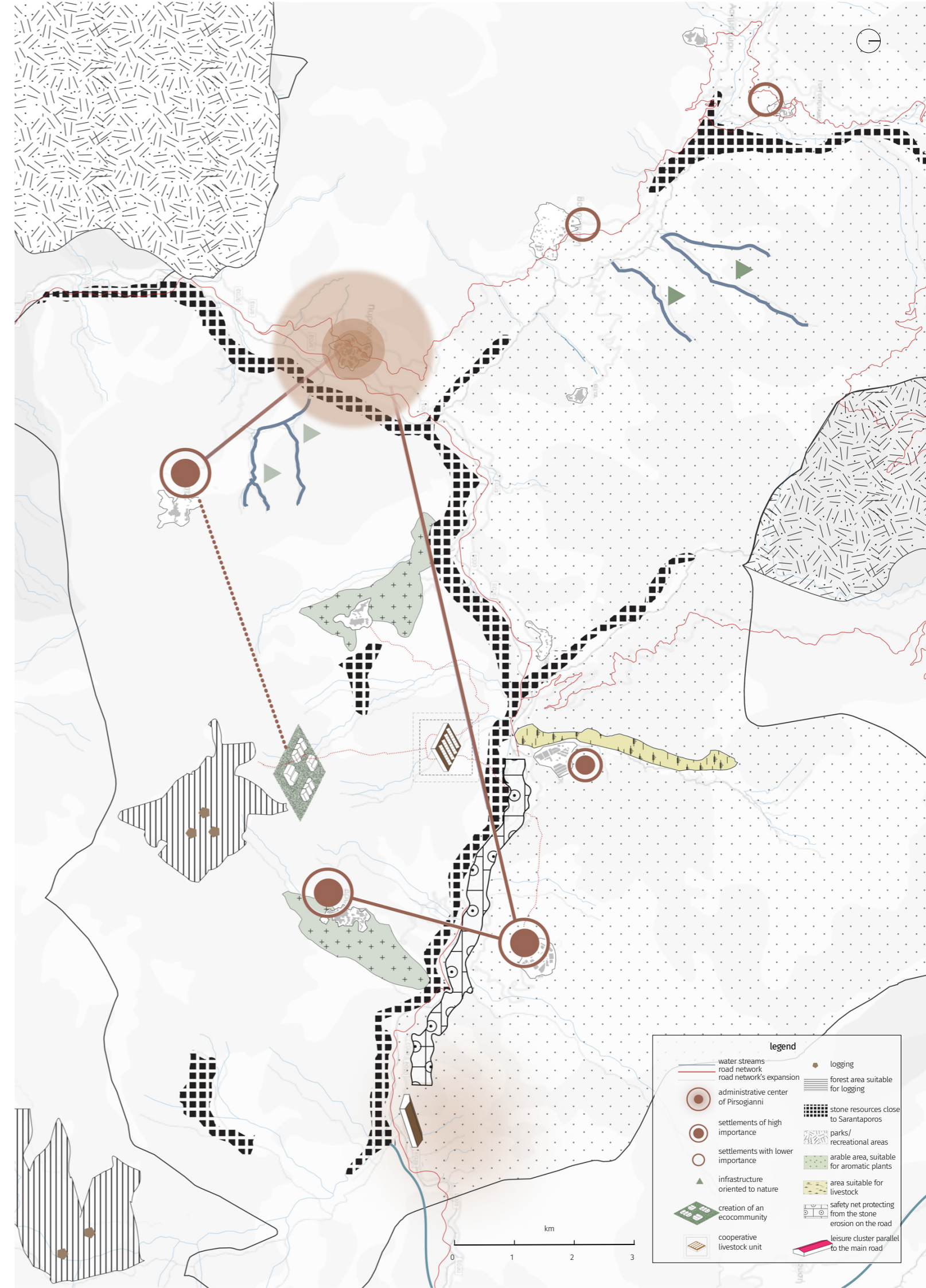
On the following scheme, the main priorities are illustrated, combined with generic goals and the numbers that fit to specific actions for the area of Mastorochochia. These actions are further analysed later on this chapter, providing a detailed overview of the proposed strategy.

The map on the right page illustrates the spatial strategy followed for Mastorochochia, based on the findings of the current chapter.



**X.XX** Spatial interventions    **.XX** A-spatial interventions    **X.XX** Action fitting to multiple strategic goals

\* actions, placed under a generic goal with a different colour (e.g. 3.16), it means that they belong to the specific category where they are located but also to the general goal from which they take their colour. For instance, the action 3.16 is an action which strongly affects the improvement of quality of life in general, without being directly related to any sub-category of this generic goal, like infrastructure or accessibility. In tandem, it is about an action that is related to the area's networking.



<sup>7</sup> The completed list of actions is on the appendix, page xxx.

## PRIORITIES

### PRIORITY 1: Safeguarding cultural heritage

In Priority 1, the promotion, maintenance and use of the existing historical/archaeological spaces, monuments and traditional buildings is attempted, as well as actions related to the awareness of the inhabitants of Epirus region about the cultural and historical heritage are planned (e.g. lifelong learning). In tandem, actions related to the protection and the mild promotion of the natural environment take place as well as a documentation about the financial feasibility of these and future actions is implemented.



### PRIORITY 2: Main development; strengthening local economy through new job opportunities

In Priority 2, a holistic and balanced approach to all the productive sectors could ensure long-term sustainability. Actions that strengthen the competitiveness of agricultural, livestock and forest products are highly promoted combined with actions related to the upgrade of the existing infrastructure and creation of new, inside the area. Parallel, maintenance & upgrade of information and digital system of the municipality for citizens' optimal services is needed. Innovation should also include the productive sectors and touristic activities.



### PRIORITY 3: Quality of life

In Priority 3, actions regarding the accessibility to Mastrochoria and the promotion of an open dialogue with the public sector are promoted. The creation of public services in the remote area of Mastrochoria is encouraged, while multi-dimensional communication with other similar territories and urban centers is promoted. The improvement of the existing infrastructure is vital to be taken into consideration, as well.



## GOALS

- A. Safeguarding tangible heritage.**  
This strategic goal aims at safeguarding and promoting the tangible heritage of Mastrochoria. Improving actions about the restoration of monuments and traditional constructions are highly prioritized. The implementation of such actions not only preserves the existing tangible heritage of Mastrochoria, but also transforms Mastrochoria to an appealing pole that makes locals to re-appreciate the values of their tops and tourists learn and have a unique experience, full of moments that connect the past with the present.
- B. Safeguarding intangible heritage.**  
As mentioned before, the safeguarding of the cultural heritage in general, has an ambiguous role. As an integral part of their cultural heritage, the intangible heritage of Mastrochoria needs to be preserved but also highly promoted. It should be the driving force from which spatial development should start from, being an integral part on the regional intelligence of the area. The role of Epirus region and the Municipality of Konitsa goal should be dominant on this strategic goal. They are the intermediate instruments that link policies deriving from a European level as well as the national government with the instruments that implement such actions through a list of actions.
- C. Safeguarding natural heritage.**  
The current goal presupposes the active role of the region of Epirus combined with different stakeholders. These stakeholders aim at identifying the natural qualities of the area, creating adequate infrastructure close to special natural elements, like water streams, forests etc. Such actions combined with sufficient funding from external actors, can initially preserve the existing natural qualities of the area and then strengthen them.
- A. Endogenous growth through the primary sector.**  
This generic goal contributes to the revitalization and development of rural areas facing depopulation. It is proposed a model of rural development harmonized with the needs and the challenges of the area, such as the high altitude, the sloppy ground and the lack of sufficient connections with large urban centers.
- B. Community economies oriented to primary sector.**  
Community economies can enhance the sustainability of the future development in Mastrochoria, as explained through the rest actions of this table. Specifically, the potential to develop primary sector through alternative paths, like the one of community economies is great, due to the small scale of production as well as because there is not any current dominant model of rural development in Mastrochoria, able to create negative externalities.
- C. Exogenous growth through tourism.**  
Tourism in Mastrochoria could be one of the major axes of development in Mastrochoria. The biggest challenge is to balance the touristic development with the preservation of the area's cultural heritage. Furthermore, the pressures that Mastrochoria undergo from Zagorochoria should be transformed to potentialities through proper actions that emphasize in networking between them as well as different neighbor areas
- D. Nature as a tourism promoter.**  
As mentioned before, the cultural heritage and consequently the role of the natural environment needs to lead and affect the touristic development. Due to this precondition, actions related to the creation of a framework about the levels and the terms of development are highly prioritized. What is more, the role of nature is not only restrictive to the touristic development, but also supports it through the implementation of a series actions taking advantage of the natural values and create touristic spots oriented to them.
- A. Infrastructure.**  
The need for improvement of the quality of life presupposes to take into consideration the improvement of the existing infrastructure and to create new structures, contributing to the achievement of the generic goals that this framework poses. To do so, stakeholders' engagement is crucial aiming at the maintenance of the existing infrastructure that are going to keep the area friendly and functional for the locals and then for tourists. Furthermore, the role of institutions, such as the one of the municipality of Konitsa needs to coordinate the various stakeholders aiming at implementing actions in a collaborative basis when this is possible.
- B. Accessibility.**  
Actions related to the accessibility from and to Mastrochoria are crucial and need to be prioritized in order to allow the optimal networking of the area with other important communities as well as urban centers. This is expressed both literally and metaphorically. For instance, it is about the strengthening of access not only to the transport network, but also to services and goods. As far as the later one is concerned, it can include, actions related to the digital era. By strengthening the infrastructure regarding internet access, more people can visit Mastrochoria either for a short-term or even for a long-term period.

## ACTIONS

- 1.1 Opening of a school of craftsmen
- 1.2 Maintenance of bridges with a monumental character
- 1.3 Actions for the restoration of traditional building storage
- 1.5 Identification and documentation of the vacant building storage for a potential communal use/low income people use/artists/minorities
- 1.6 Collection of material and data (e.g. narratives) about rural life and safeguarding it to physical or digital archive
- 1.7 Reopening of the Permanent Photo Exhibition/museum of craftsmen
- 1.8 Setting a digital platform that will provide a complete touristic guide for foreigners
- 1.9 Create platforms at the EU level to support existing local networks
- 1.10 Organization of a seasonal art festival, taking place in close-distance locations
- 1.11 Support artist-in-residence programs under the guise of an NGO
- 1.13 Creation of a mechanism, monitoring available funds as well as monitoring the feasibility of all the actions
- 1.4 Connection of cultural elements through a network of paths
- 1.12 Identification and delimitation of the water bodies which are friendly to sports and cultural activities
- 2.1 Maintenance and expansion of the rural road network
- 2.2 Promotion of the cultivation of aromatic plants through incentives to young producers
- 2.3 Creation of a cooperative livestock unit in a strategic location
- 2.8 Reinforcement of the local entrepreneurship through lifelong learning programs
- 2.4 Identification and concession of land for the creation of eco-communities,
- 2.5 Planning of ecocommunities, oriented towards vulnerable social groups
- 2.6 Creation of a makers space related to the optimization of agricultural activities
- 2.7 Upgrade and maintenance of sports facilities & creation of sports events. b. Delimitation of space for the implementation of activities related to motor sports
- 2.9 "Colorful bus stops"
- 2.13 Implementation of promoting actions related to the highlighting of the local products
- 2.10 Natura & tourism: creation of the framework affecting the collection of NTFP's
- 2.11 Natura & tourism: new infrastructure for environmental education
- 2.12 Natura & tourism: facilitating management actions; e.g. guiding visitors by thematic tours
- 3.1 Creation of the physical infrastructure needed for the planning of high tech internet network (-> job opportunities on the digital world)
- 3.2 Creation of new infrastructure related to public services such as health centers
- 3.3 Creation of a cluster related to leisure and recreation parallel or in a proximal distance to the road network that crosses Mastrochoria and connects Eastern & Western Greece
- 3.5 Utilization of telemedicine for the upgrading of primary health services
- 3.6 Replacement, expansion, maintenance of water supply networks
- 3.7 Rational management of the water potential
- 3.8 Maintenance and expansion of the use of electric public space lighting
- 3.9 Smart electric lighting on public spaces to save energy
- 3.13 Concentration of the local products of the primary sector to a cooperative space and proper distribution and promotion to the market in a fair and direct way
- 3.4 Actions for the protection of Natura2000 combining the recreational character
- 3.10 Improvement of the current means of public transport network
- 3.11 Use of telematics for the public transport
- 3.12 Participation of the municipality to networks with other municipalities of the Balkan area, sharing similar challenges and ambitions
- 3.14 Promotion of the local products to a cooperative network in a regional-national-international level (International Cooperative Alliance)
- 3.15 Improvement of the local and regional road network
- 3.16 Creation and spatial planning of an annual event highlighting area's local products

## HORIZONTAL PRIORITIES

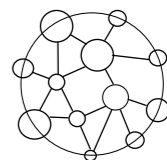
### PRIORITY 4: Innovation

In Priority 4, the use of innovative technologies on the physical and digital space inside or in between the settlements of Mastrochoria is highly promoted. Innovation in Mastrochoria should be a tool for the improvement of the quality of life of the local population, the strengthening of the area's cultural heritage and the modernization of the local economy.

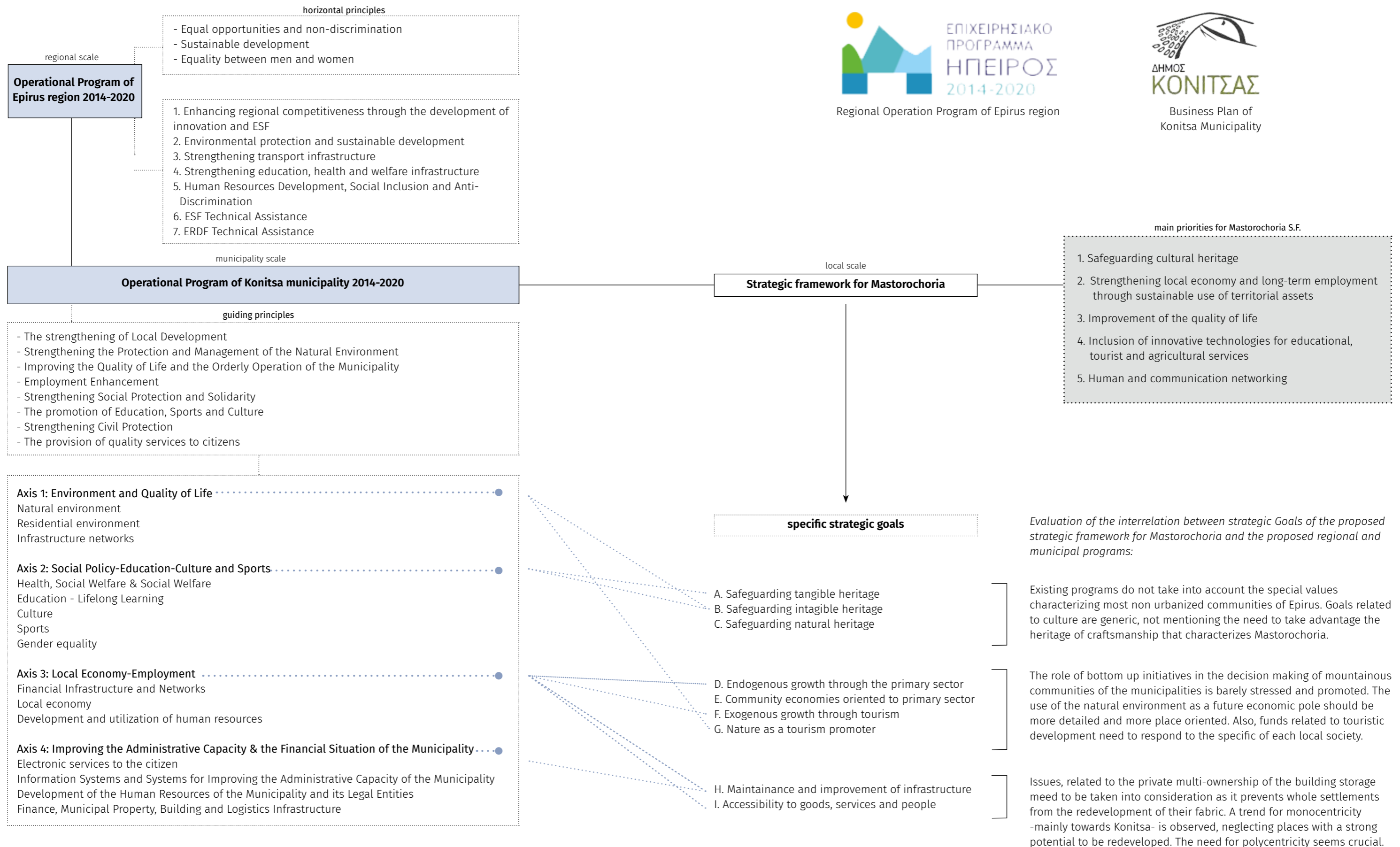


### PRIORITY 5: Networking

In the 5th priority, the significance of networking is stressed. It is about the networking of Mastrochoria on services, materials, knowledge and public goods. The ability of Mastrochoria to develop a stable and growing network with other territories could prevent these villages from the isolation, the abandonment and decline.



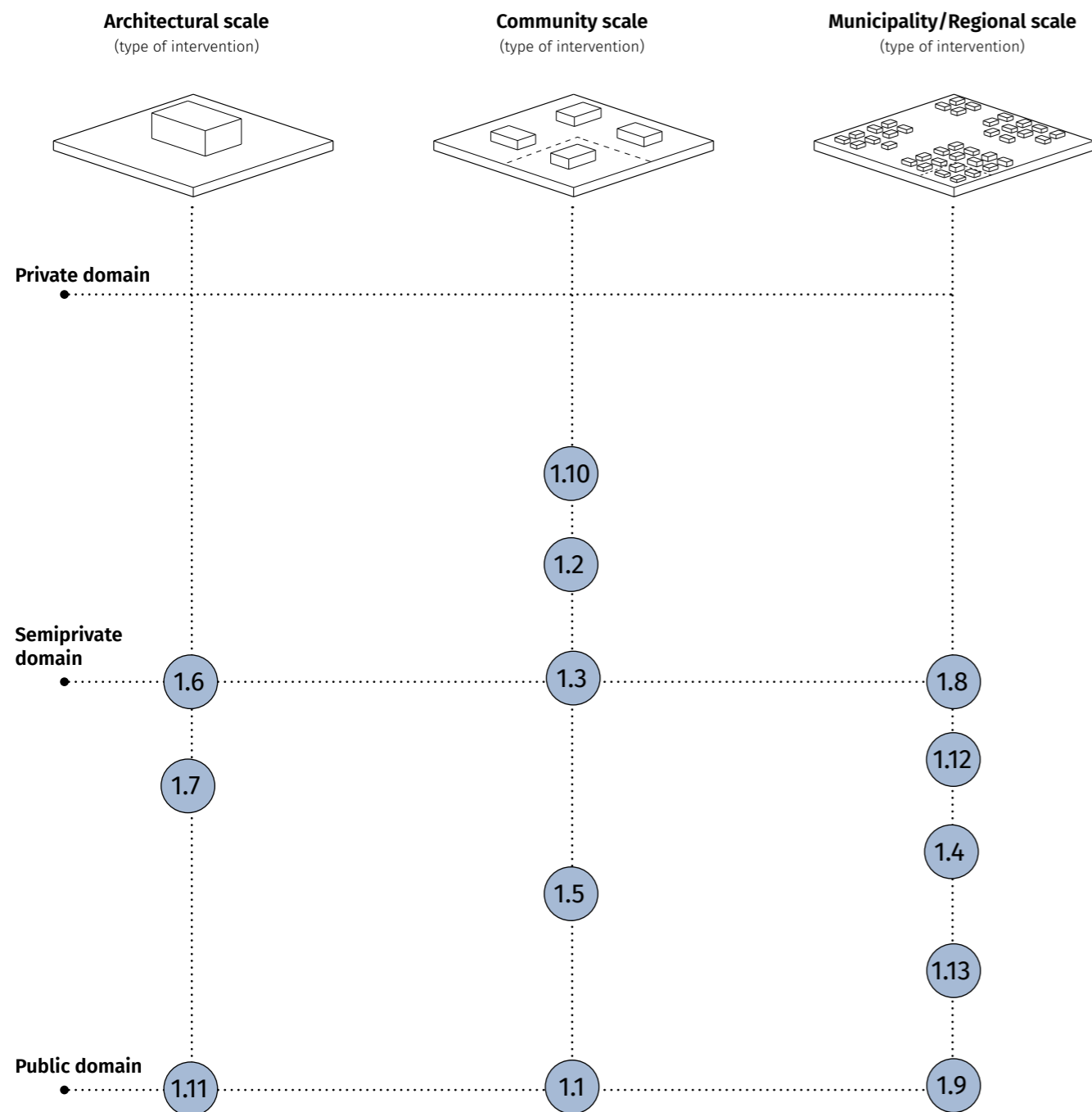
**Evaluation of the current planning platforms and goals in Epirus region and the municipality of Konitsa, in relation to the proposed Strategic Framework for Mastorochochia**



## 5.5 PROPOSED ACTIONS

### SAFEGUARDING CULTURAL HERITAGE

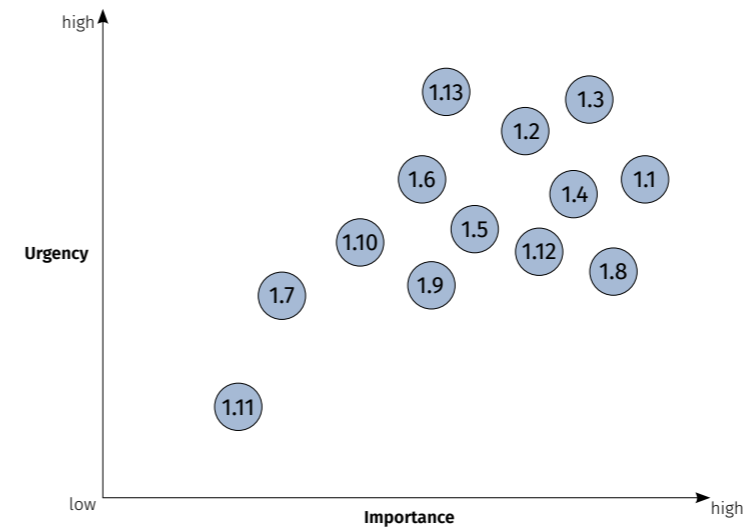
Regarding the first priority, the promotion, maintenance and use of the existing historical/archaeological spaces, monuments and traditional buildings is attempted, as well as actions related to the awareness of the inhabitants of Epirus region about the cultural and historical heritage are planned (e.g. lifelong learning). In tandem, actions related to the protection and the mild promotion of the natural environment take place as well as a documentation about the financial feasibility of the existing and future actions is implemented.



Directly spatial impact:



Indirectly spatial or non spatial impact:

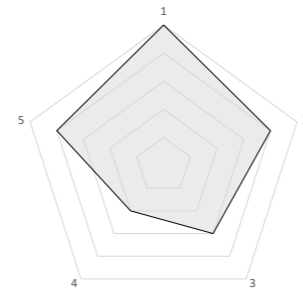
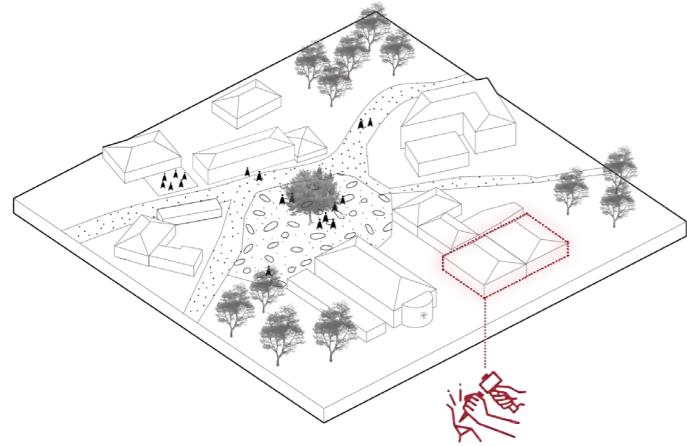


### INDICATIVE ACTIONS

- 1.1 Opening of a school of craftsmen
- 1.2 Maintenance of bridges with a monumental character
- 1.3 Actions for the restoration of the traditional building storage
- 1.4 Connection of cultural elements through a network of paths
- 1.5 Identification and documentation of the vacant building storage for a potential communal use/low income people use/artists/minorities
- 1.6 Collection of material and data (e.g. narratives) about rural life and safeguarding it to pysical or digital archive
- 1.7 Reopening of the Permanent Photo Exhibition/museum of craftsmen
- 1.8 Setting a digital platform that will provide a complete touristic guide for foreigners
- 1.9 Create platforms at the EU level to support existing local networks
- 1.10 Organization of a seasonal art festival, taking place in close distance locations
- 1.11 Support artist-in-residence programmes under the guise of an NGO
- 1.12 Identification and delimitation of the water bodies which are friendly to sports and cultural activities
- 1.13 Creation of a mechanism, monitoring available funds as well as monitoring the feasibility of all the actions

## SAFEGUARDING TANGIBLE HERITAGE

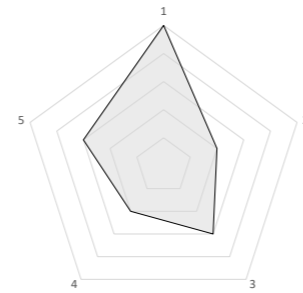
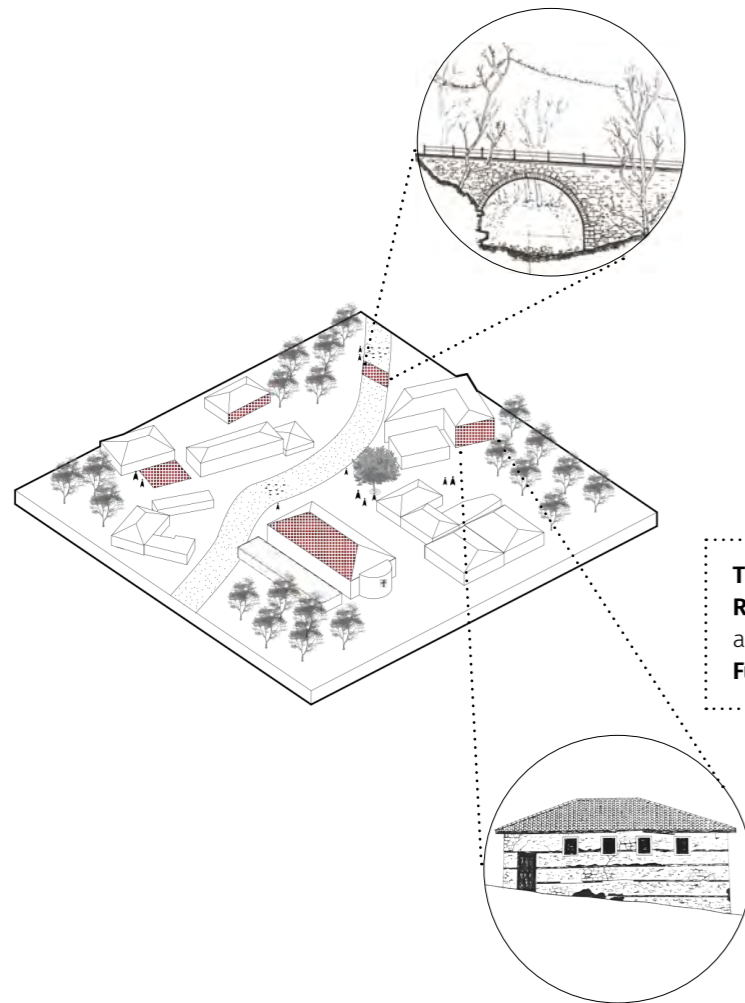
### 1.1 Opening of a school of craftsmen



**Time period:** 2 years  
**Related Stakeholders:** Epirus region, Prefecture of Ioannina  
**Funding tools:** EU (ESIF), Epirus SA (ROP)

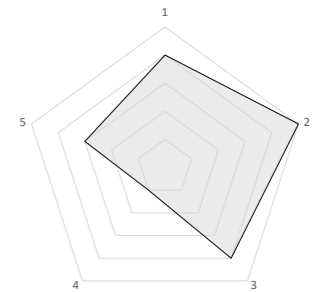
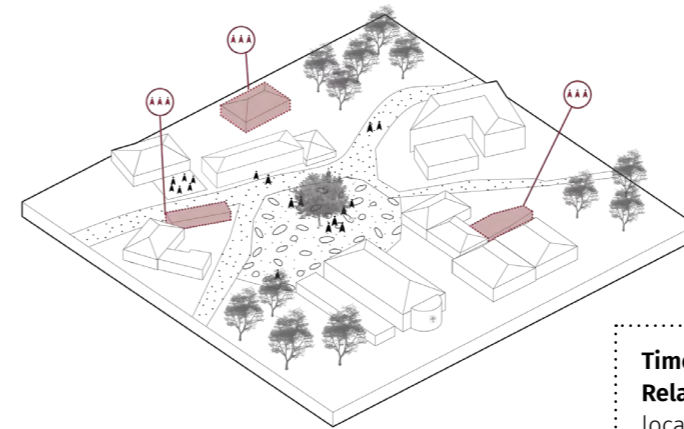
### 1.2 Maintenance of bridges with a monumental character

### 1.3 Actions for the restoration of the traditional building storage



**Time period:** 2 years  
**Related Stakeholders:** Municipality of Konitsa, local associations, University of Ioannina  
**Funding tools:** EU (INTERREG), Epirus SA (ROP)

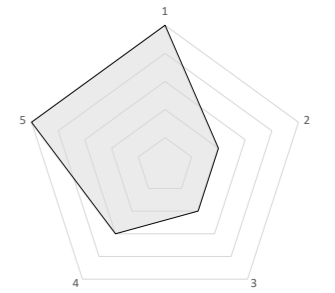
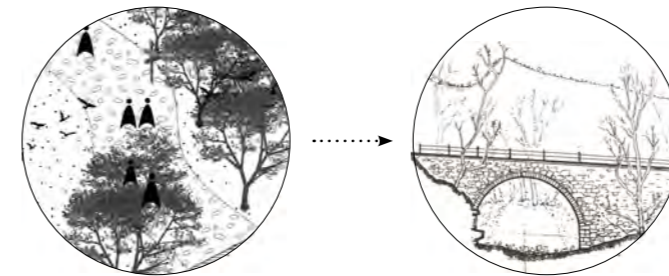
### 1.5 Identification and documentation of the vacant building storage for a potential communal use/low income people use/artists/minorities



**Time period:** 1 year  
**Related Stakeholders:** Municipality of Konitsa, EU (Erasmus+), local associations  
**Funding tools:** EU (Creative Europe, INTERREG, ESIF), Epirus SA (ROP)

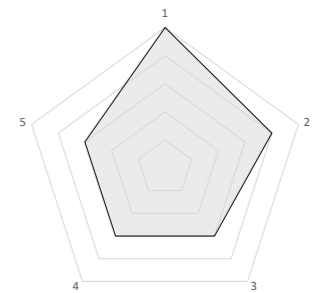
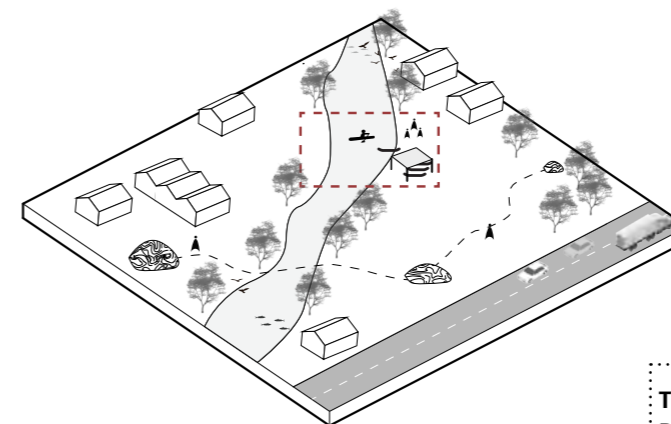
## SAFEGUARDING NATURAL HERITAGE

### 1.4 Connection of cultural elements through a network of paths



**Time period:** 2 years  
**Related Stakeholders:** Municipality of Konitsa, local associations  
**Funding tools:** EU (INTERREG, ESIF), Epirus SA (ROP)

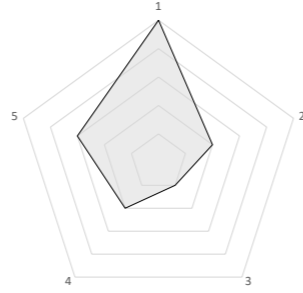
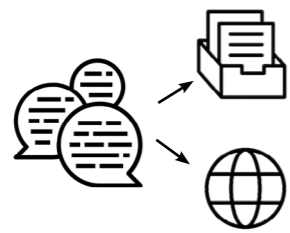
### 1.12 Identification and delimitation of the water bodies that are friendly to sports and cultural activities



**Time period:** 1 years  
**Related Stakeholders:** Municipality of Konitsa, Private Enterprises  
**Funding tools:** EU (LIFE), Epirus SA (ROP)

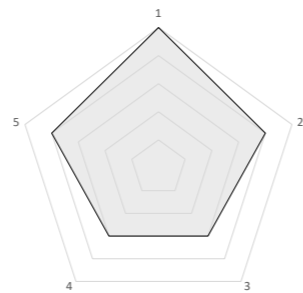
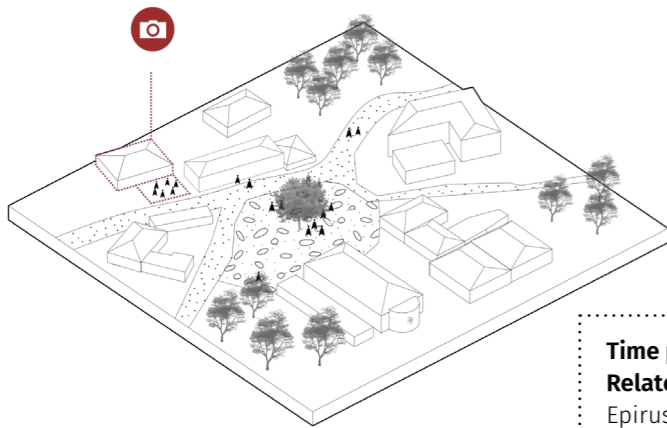
## SAFEGUARDING INTANGIBLE HERITAGE

- 1.6 Collection of material and data (e.g. narratives) about rural life and safeguarding it to physical or digital archive



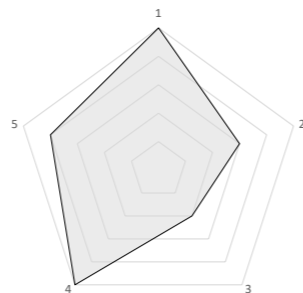
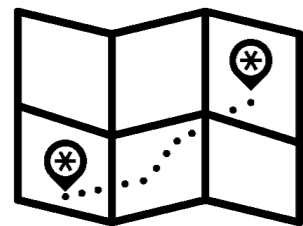
**Time period:** 2 years  
**Related Stakeholders:** local associations, University of Ioannina, Epirus region, EU  
**Funding tools:** EU Commission (Creative Europe, RIS3), Epirus SA (ROP), ESIF

- 1.7 Reopening of the Permanent Photo Exhibition/museum of craftsmen



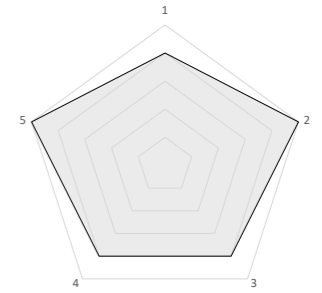
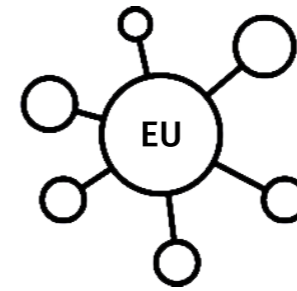
**Time period:** 3 years  
**Related Stakeholders:** Municipality, local associations, Epirus region  
**Funding tools:** Epirus SA (ROP), EU (ESIF)

- 1.8 Setting a digital platform that will provide a complete touristic guide for foreigners



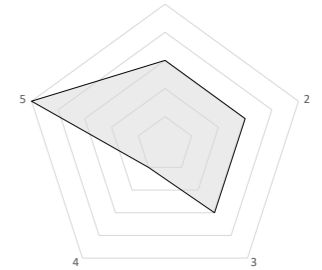
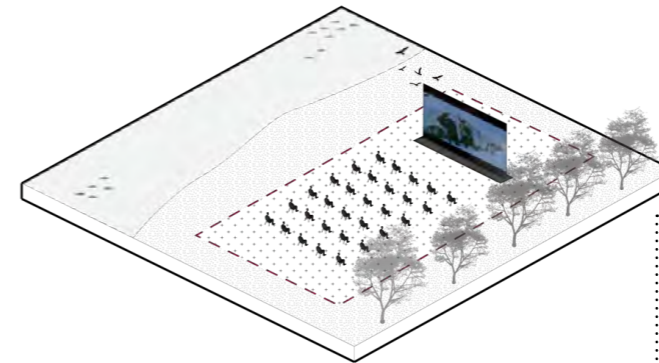
**Time period:** 1 year  
**Related Stakeholders:** Municipality, Prefecture of Ioannina, private developers, local associations  
**Funding tools:** EU (DEP), Epirus SA (ROP), Municipality of Konitsa

- 1.9 Create platforms at the EU level to support existing local networks



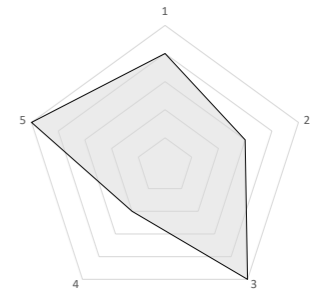
**Time period:** 4 years  
**Related Stakeholders:** EU  
**Funding tools:** EU & National governments

- 1.10 Organization of a seasonal art festival, taking place in close distance locations with Mastorochochia



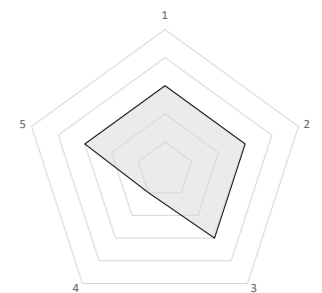
**Time period:** 1 year  
**Related Stakeholders:** Municipality, Epirus region, local associations, private stakeholders  
**Funding tools:** EU (Creative Europe), Epirus SA (ROP), Crowdsourcing

- 1.11 Support artist-in-residence programmes



**Time period:** 4 years  
**Related Stakeholders:** NGOs, EU, Ministry of Culture  
**Funding tools:** EU (Erasmus+, Creative Europe, ESIF)

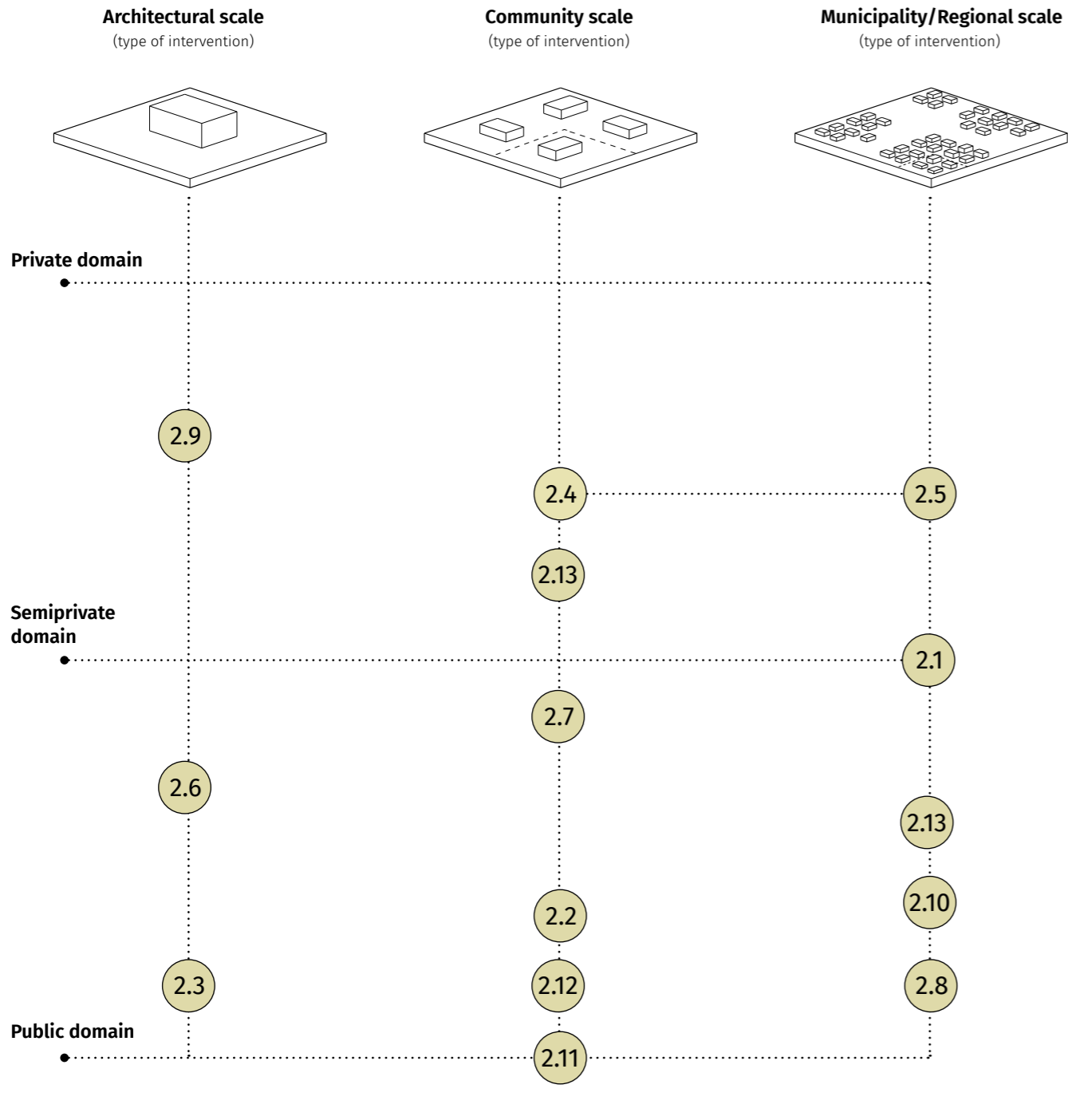
- 1.13 Creation of a mechanism, monitoring available funds as well as monitoring the feasibility of all the actions



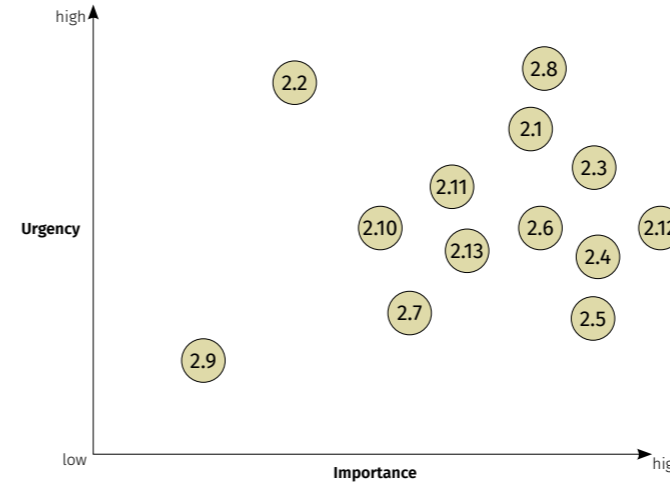
**Time period:** 2 years  
**Related Stakeholders:** EU, European regions  
**Funding tools:** EU & National governments

# SUSTAINABLE LONGTERM EMPLOYMENT

In Phase 2, a holistic and balanced approach to all the productive sectors of Mastorochochia could ensure long-term sustainability. Actions that strengthen the competitiveness of agricultural, livestock and forest products are highly promoted combined with actions related to the upgrade of the existing infrastructure and creation of new inside the area. Parallel, maintenance & upgrade of information and digital system of the municipality for citizens' optimal services is needed. Innovation should also include the productive sectors and touristic activities.



- Directly spatial impact:** 2.1, 2.2, 2.3, 2.4, 2.5, 2.6, 2.7, 2.9, 2.11
- Indirectly spatial or non spatial impact:** 2.8, 2.10, 2.12, 2.13

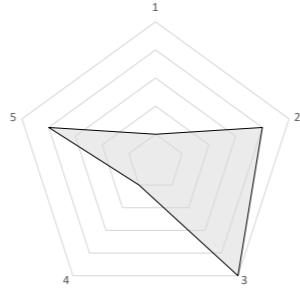
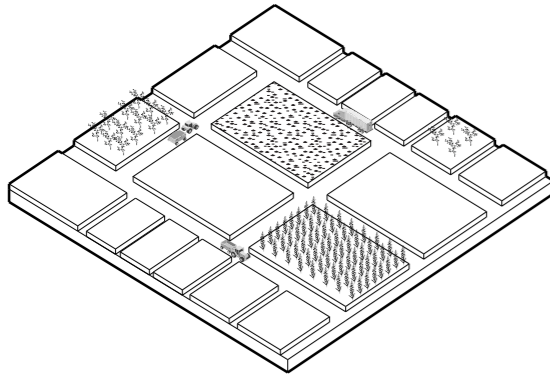


## INDICATIVE ACTIONS

- 2.1 Maintenance and expansion of the rural road network
- 2.2 Promotion of the cultivation of aromatic plants through incentives to young producers
- 2.3 Creation of a cooperative livestock unit in a strategic location
- 2.4 Identification and concession of land for the creation of eco-communities,
- 2.5 Planning of ecocommunities, oriented towards vulnerable social groups
- 2.6 Creation of a makers space related to the optimization of agricultural activities
- 2.7 Upgrade and maintenance of sports facilities & creation of sports events. b. Delimitation of space for the implementation of activities related to motor sports
- 2.8 Reinforcement of the local entrepreneurship through lifelong learning programs
- 2.9 "Colorful bus stops"
- 2.10 Natura & tourism: creation of the framework affecting the collection of NTFP's
- 2.11 Natura & tourism: new infrastructure for environmental education
- 2.12 Natura & tourism: facilitating management actions; e.g. guiding visitors by thematic tours
- 2.13 Implementation of promoting actions related to the highlighting of the local products

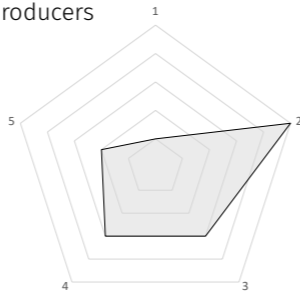
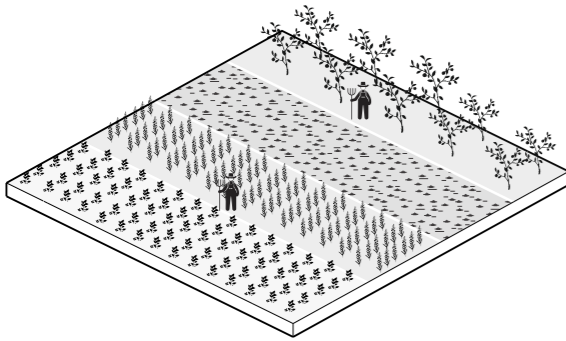
## ENDOGENOUS GROWTH THROUGH PRIMARY SECTOR

2.1 Maintenance and expansion of the rural road network



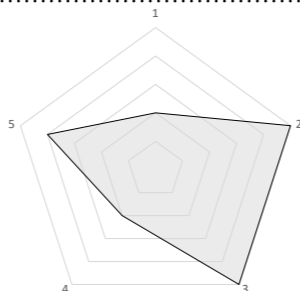
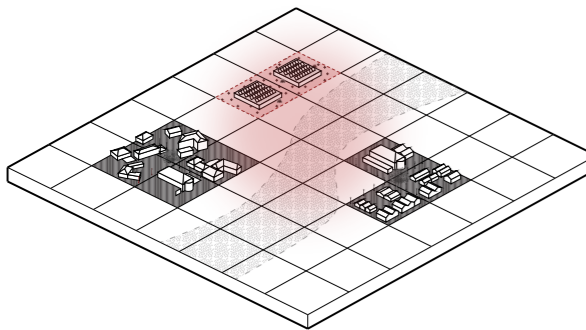
**Time period:** 3 years  
**Related Stakeholders:** Municipality of Konitsa, Private investors  
**Funding tools:** EU (LEADER, ESIF), Epirus SA (ROP)

2.2 Promotion of the cultivation of aromatic plants through incentives to young producers



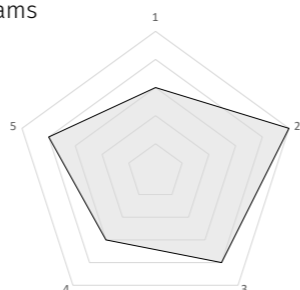
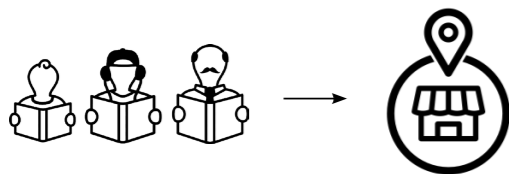
**Time period:** 5 years  
**Related Stakeholders:** Municipality, Ministry of Rural development, Prefecture of Ioannina, EU  
**Funding tools:** EU (LEADER, RIS3, ESIF)

2.3 Creation of a cooperative livestock unit in a strategic location



**Time period:** 2 years  
**Related Stakeholders:** Municipality, local associations  
**Funding tools:** EU (LEADER, JEREMIE, ESIF), Epirus SA (ROP), Crowdsourcing

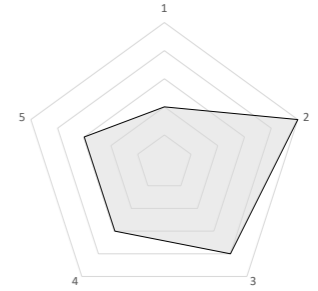
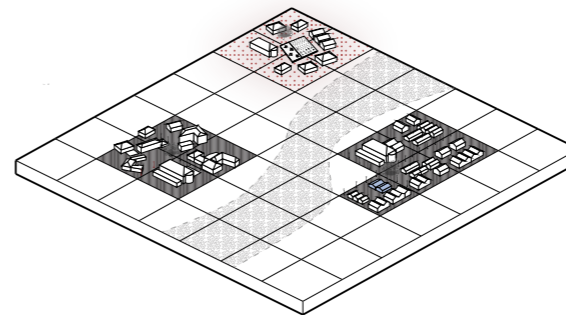
2.8 Reinforcement of the local entrepreneurship through lifelong learning programs



**Time period:** 5 years  
**Related Stakeholders:** Municipality, EU, Epirus region  
**Funding tools:** EU (JEREMIE, JESSICA, ESIF), Epirus SA (ROP)

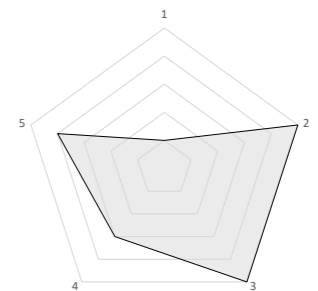
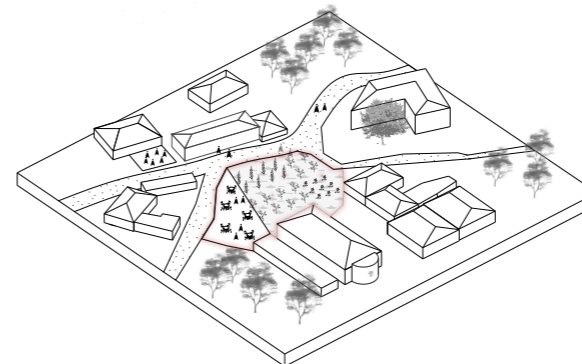
## COMMUNITY ECONOMIES ORIENTED TO PRIMARY SECTOR

2.4 Identification and concession of land for the creation of eco-communities



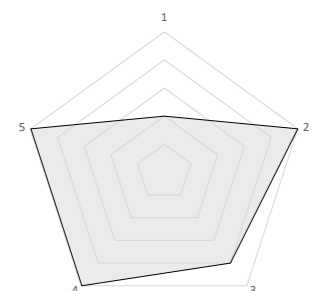
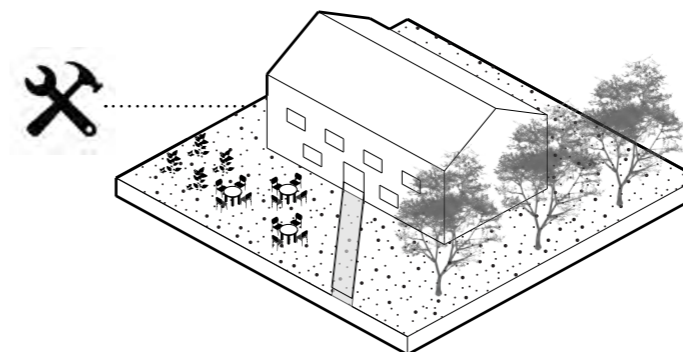
**Time period:** 2 years  
**Related Stakeholders:** Municipality of Konitsa, Private land owners  
**Funding tools:** EU (ESIF), Municipality of Konitsa

2.5 Planning of ecocommunities, oriented towards vulnerable social groups



**Time period:** 5 years  
**Related Stakeholders:** Municipality of Konitsa, local associations, University of Ioannina  
**Funding tools:** Epirus SA (ROP), Municipality of Konitsa, EU (ESIF), crowdfunding

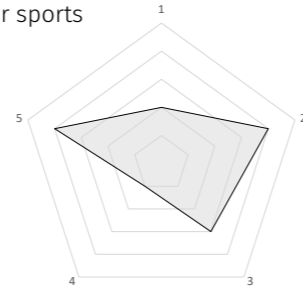
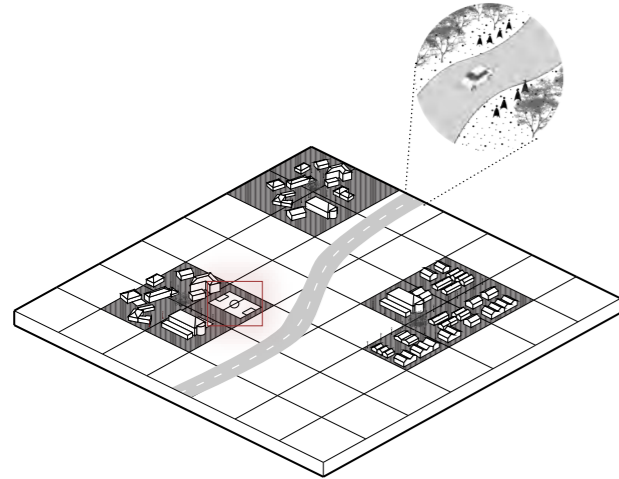
2.6 Creation of a makers space related to the optimization of agricultural activities



**Time period:** 4 years  
**Related Stakeholders:** University of Ioannina, Municipality of Konitsa, local associations  
**Funding tools:** EU (LEADER, RIS3, ESIF)

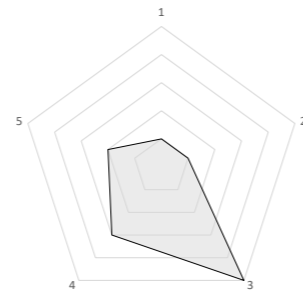
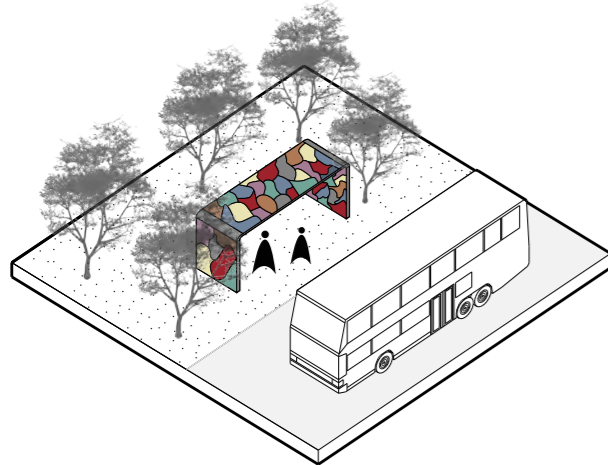
## EXOGENOUS GROWTH THROUGH TOURISM

- 2.7 Upgrade and maintenance of sports facilities & creation of sports events.  
b. Delimitation of space for the implementation of activities related to motor sports



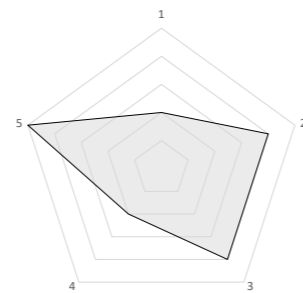
**Time period:** 2 years  
**Related Stakeholders:** Municipality of Konitsa, Epirus region  
**Funding tools:** Epirus SA (ROP), EU (ESIF)

- 2.9 "Colorful bus stops"



**Time period:** 1 year  
**Related Stakeholders:** Municipality of Konitsa, local associations  
**Funding tools:** Municipality of Konitsa

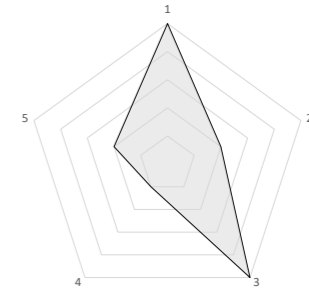
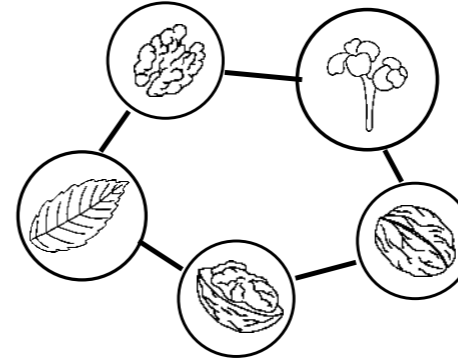
- 2.13 Implementation of promoting actions related to the highlighting of the local products



**Time period:** 2 years  
**Related Stakeholders:** Municipality of Konitsa, Prefecture of Ioannina, local associations  
**Funding tools:** Epirus SA (ROP), EU (JEREMIE, ESIF)

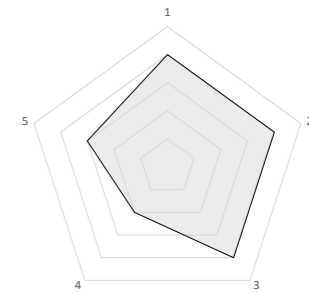
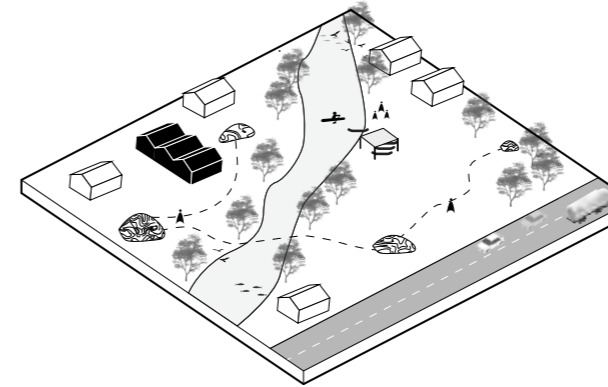
## NATURE AS A TOURISM PROMOTER

- 2.10 Natura & tourism: creation of the framework affecting the collection of NTFP's



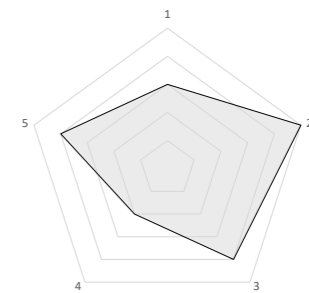
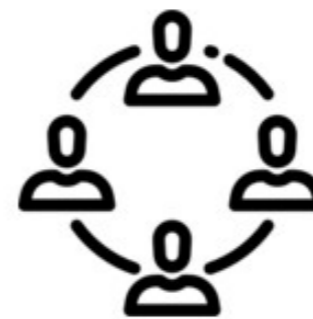
**Time period:** 4 years  
**Related Stakeholders:** Municipality of Konitsa, EU, Epirus region  
**Funding tools:** EU (LIFE, ESIF), Epirus SA (ROP)

- 2.11 Natura & tourism: new infrastructure for environmental education



**Time period:** 5 years  
**Related Stakeholders:** Municipality of Konitsa, Epirus region  
**Funding tools:** EU (LIFE, ESIF), Epirus SA (ROP)

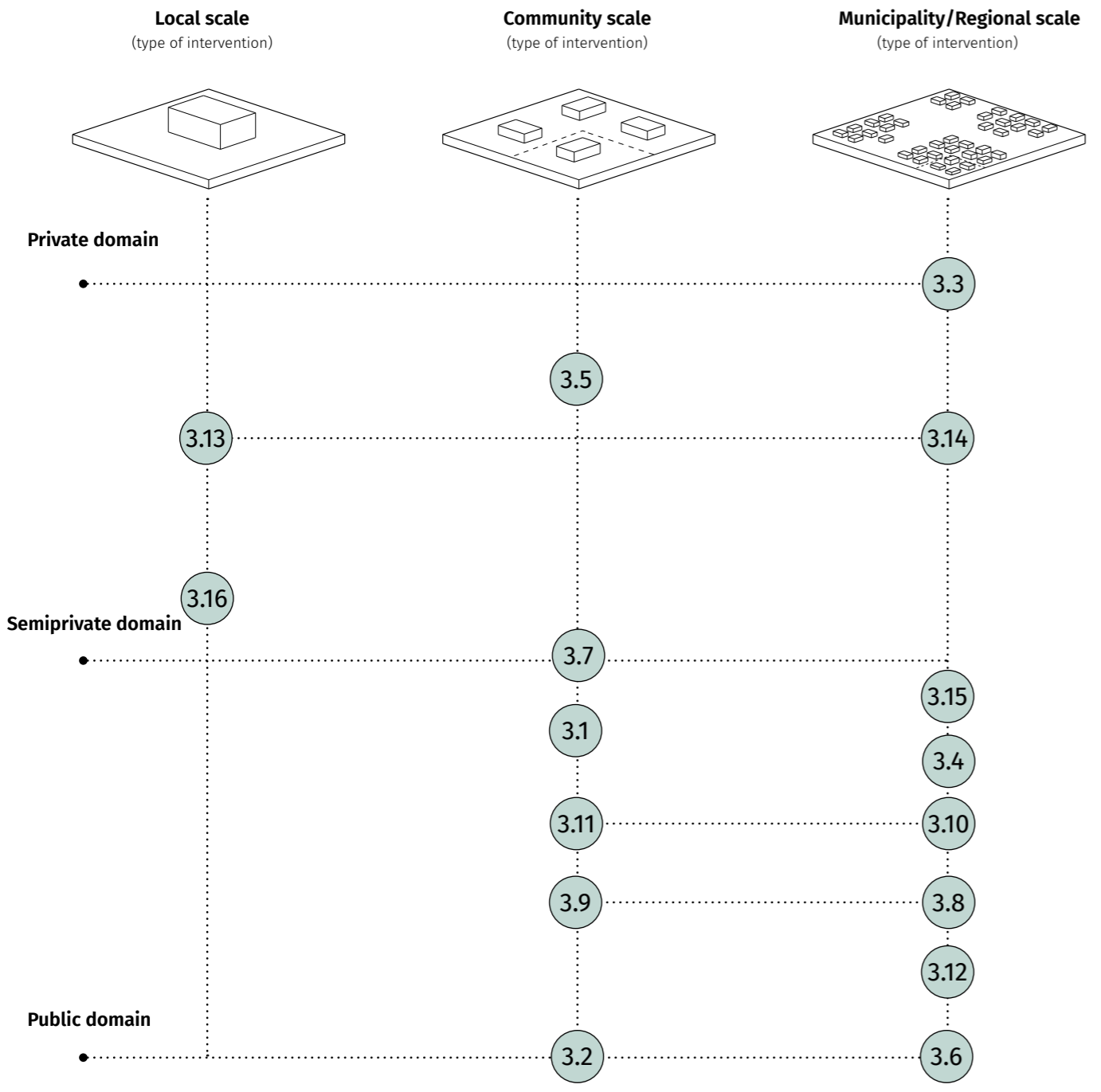
- 2.12 Natura & tourism: facilitating management actions; e.g. guiding visitors by thematic tours



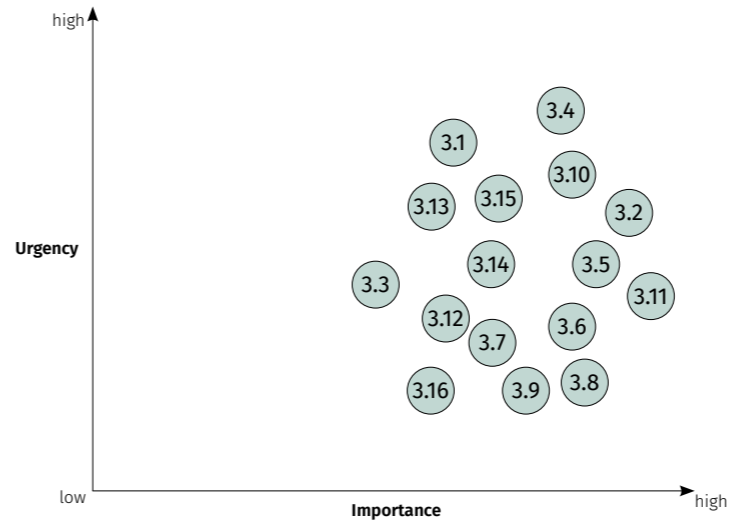
**Time period:** 1 year  
**Related Stakeholders:** Municipality, private local enterprises  
**Funding tools:** EU (LIFE, ESIF), Epirus SA (ROP)

# QUALITY OF LIFE

In Phase 3, actions regarding the accessibility to the case study and the promotion of an open dialogue with the public sector are promoted. The creation of public services in the remote area of Mastorochochia is encouraged, while multi-dimensional communication with other similar territories and urban centers is promoted.



- Directly spatial impact:** 3.1 3.2 3.3 3.6 3.7 3.8 3.9 3.10 3.13 3.14 3.15 3.16
- Indirectly spatial or non spatial impact:** 3.4 3.5 3.11 3.12

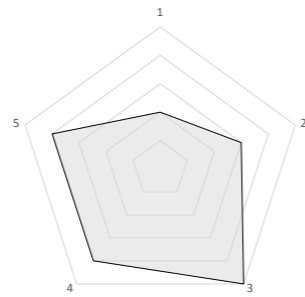
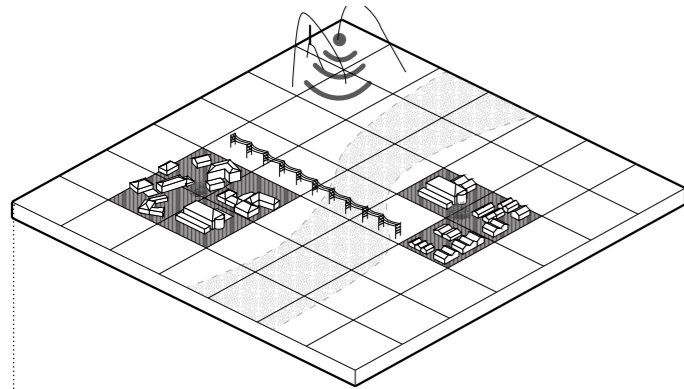


## INDICATIVE ACTIONS

- 3.1 Creation of the physical infrastructure needed for the planning of high tech internet network (-> job opportunities on the digital world)
- 3.2 Creation of new infrastructure related to public services
- 3.3 Creation of a cluster related to leisure and recreation parallel or in a proximal distance to the road network that crosses Mastorochochia and connects Eastern & Western Greece
- 3.4 Actions for the protection of Natura2000 combining the recreational character
- 3.5 Utilization of telemedicine for the upgrading of primary health services
- 3.6 Replacement, expansion, maintenance of water supply networks
- 3.7 Rational management of the water potential
- 3.8 Maintenance and expansion of the use of electric public space lighting
- 3.9 Smart electric lighting on public spaces to save energy
- 3.10 Improvement of the current means of public transport network
- 3.11 Use of telematics for the public transport
- 3.12 Participation of the municipality to networks with other municipalities of the Balkan area, sharing similar challenges and ambitions
- 3.13 Concentration of the local products of the primary sector to a cooperative space and proper distribution and promotion to the market in a fair and direct way
- 3.14 Promotion of the local products to a cooperative network in a regional-national-international level (International Cooperative Alliance)
- 3.15 Improvement of the local and regional road network
- 3.16 Creation and spatial planning of an annual event highlighting area's local products

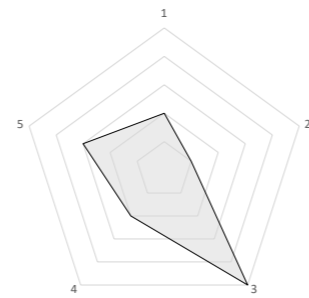
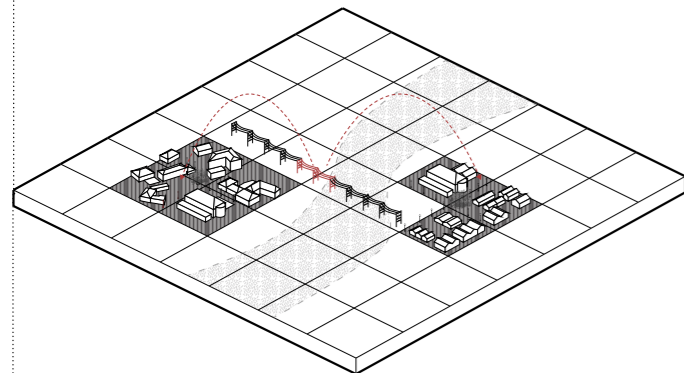
## INFRASTRUCTURE

- 3.1 Creation of the physical infrastructure needed for the planning of high tech internet network (-> job opportunities on the digital world)



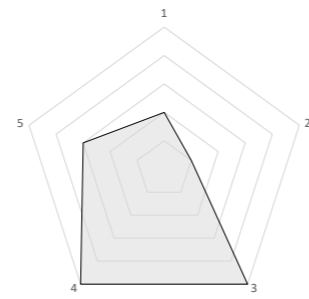
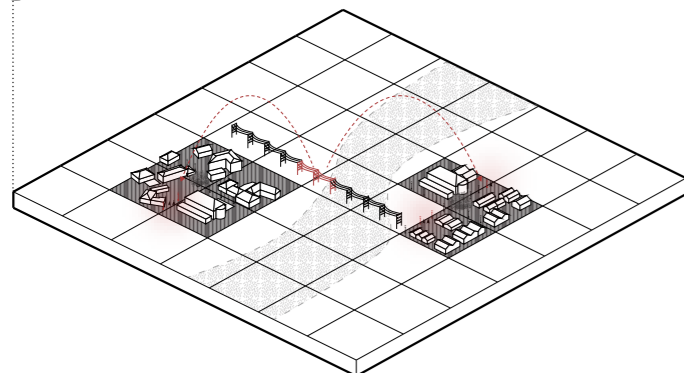
**Time period:** 2 years  
**Related Stakeholders:** Municipality of Konitsa  
**Funding tools:** EU (LIFE, LEADER), Epirus SA (ROP)

- 3.8 Maintenance and expansion of the use of electric public space lighting



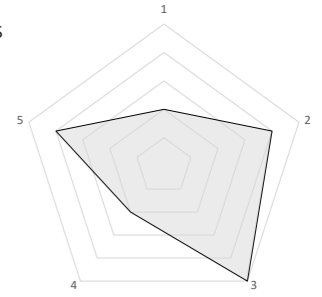
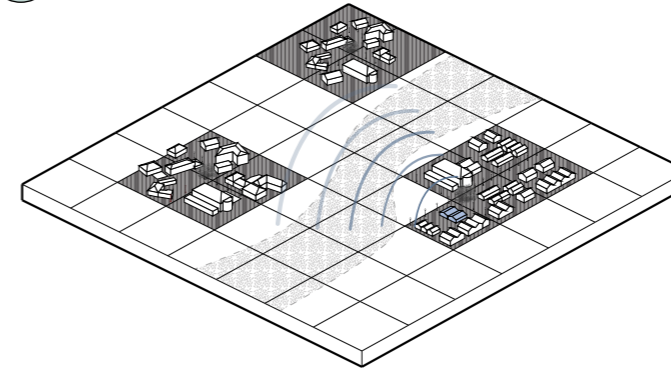
**Time period:** 3 years  
**Related Stakeholders:** Municipality of Konitsa  
**Funding tools:** EU (LIFE, LEADER), Epirus SA (ROP)

- 3.9 Smart electric lighting on public spaces to save energy



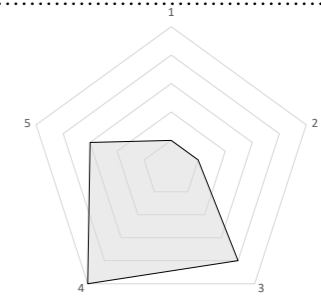
**Time period:** 2 years  
**Related Stakeholders:** Municipality of Konitsa  
**Funding tools:** EU (LIFE, LEADER), Epirus SA (ROP)

- 3.2 Creation of new infrastructure related to public services such as health centers



**Time period:** 4 years  
**Related Stakeholders:** Municipality of Konitsa  
**Funding tools:** EU (LIFE, LEADER), Epirus SA (ROP)

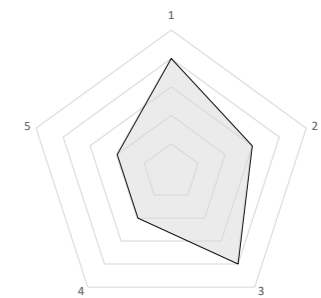
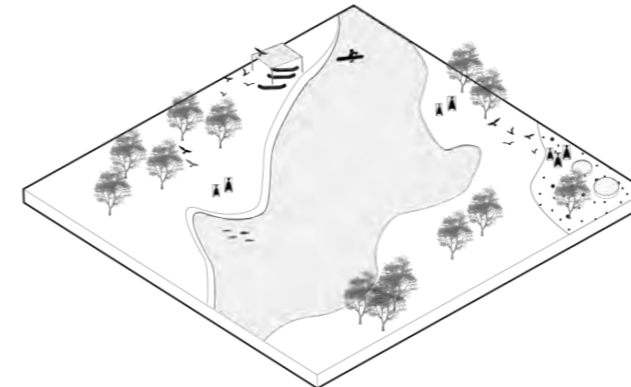
- 3.5 Utilization of telemedicine for the upgrading of primary health services



**Time period:** 2 years  
**Related Stakeholders:** Municipality of Konitsa  
**Funding tools:** EU (LIFE, LEADER), Epirus SA (ROP)

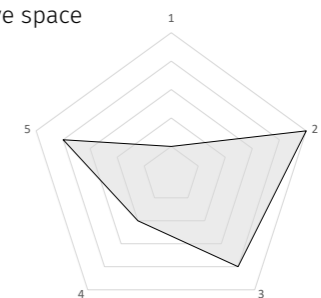
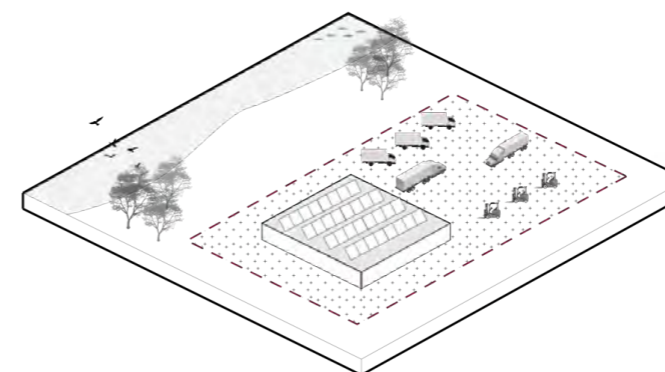
- 3.6 Replacement, expansion, maintenance of water supply networks

- 3.7 Rational management of the water potential



**Time period:** 3 years  
**Related Stakeholders:** Municipality of Konitsa  
**Funding tools:** EU (LIFE, LEADER), Epirus SA (ROP)

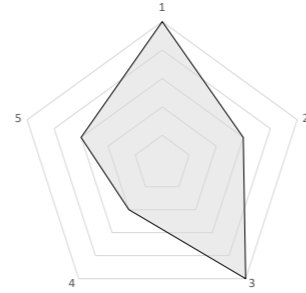
- 3.13 Concentration of the local products of the primary sector to a cooperative space



**Time period:** 5 years  
**Related Stakeholders:** Municipality of Konitsa  
**Funding tools:** EU (LIFE, LEADER), Epirus SA (ROP)

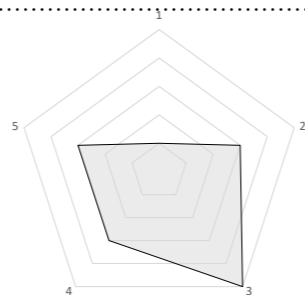
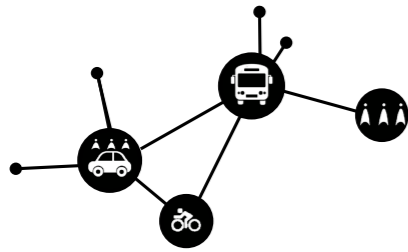
## ACCESSIBILITY

- 3.4 Actions for the protection of Natura2000 combining the recreational character



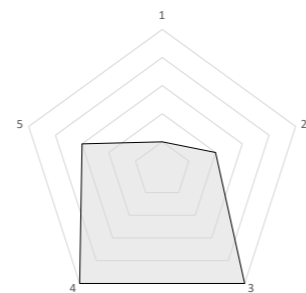
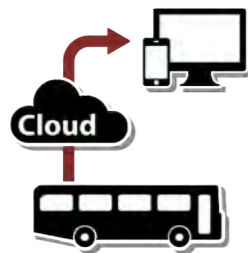
**Time period:** 5 years  
**Related Stakeholders:** Prefecture of Ioannina, Epirus region, local associations  
**Funding tools:** EU (LIFE, ESIF), Epirus SA (ROP)

- 3.10 Improvement of the current means of public transport network



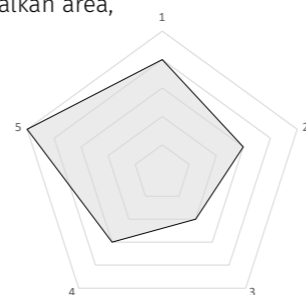
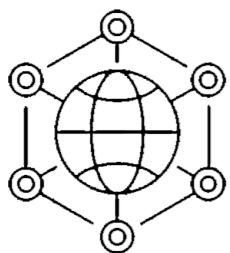
**Time period:** 5 years  
**Related Stakeholders:** Municipality of Konitsa  
**Funding tools:** EU (LIFE, LEADER), Epirus SA (ROP)

- 3.11 Use of telematics for the public transport



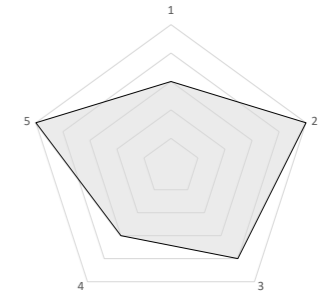
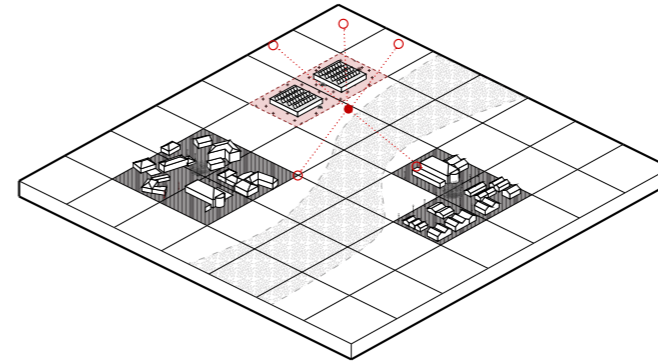
**Time period:** 2 years  
**Related Stakeholders:** Municipality of Konitsa  
**Funding tools:** EU (LIFE, LEADER), Epirus SA (ROP)

- 3.12 Participation of the municipality to networks with other municipalities of the Balkan area, sharing similar challenges and ambitions



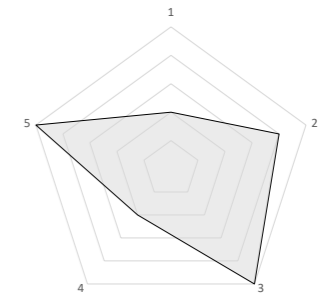
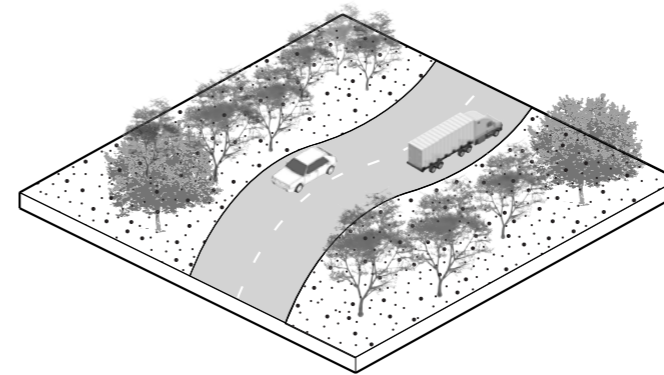
**Time period:** 4 years  
**Related Stakeholders:** Municipality of Konitsa  
**Funding tools:** EU (LIFE, LEADER), Epirus SA (ROP)

- 3.14 Promotion of the local products through a cooperative network in a regional-national-international level (ICA)



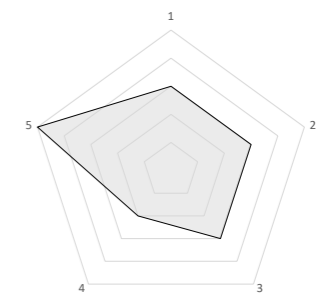
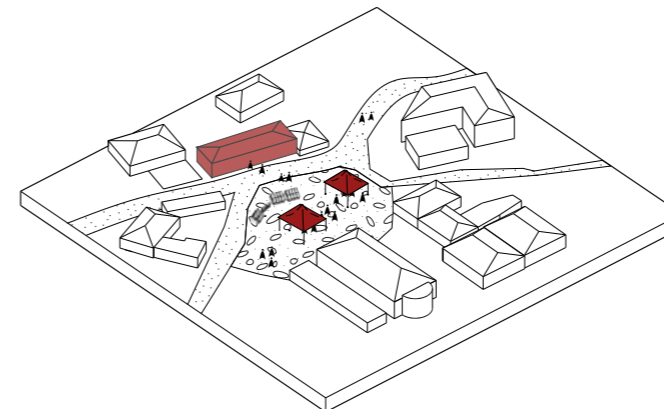
**Time period:** 5 years  
**Related Stakeholders:** Municipality of Konitsa  
**Funding tools:** EU (LIFE, LEADER), Epirus SA (ROP)

- 3.15 Improvement of the local and regional road network



**Time period:** 2 years  
**Related Stakeholders:** Municipality of Konitsa  
**Funding tools:** EU (LIFE, LEADER), Epirus SA (ROP)

- 3.16 Creation and spatial planning of an annual event highlighting area's local products



**Time period:** 1 year  
**Related Stakeholders:** Municipality of Konitsa  
**Funding tools:** EU (LIFE, LEADER), Epirus SA (ROP)

## 5.6 TEMPORAL FRAMEWORK

Due to the special situation that Mastorochochia are dealing with today, a clear phasing scheme was difficult to be done because a lot of different actions need to start immediately.

This happens because it is about a vicious circle that needs to break. In other words, It is reasonable for an individual not wanting to immigrate to Mastorochochia when the conditions are not favorable at all for habitation.

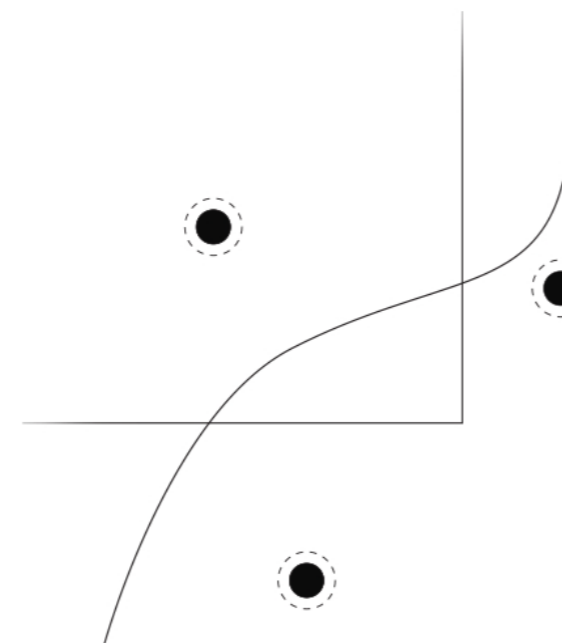
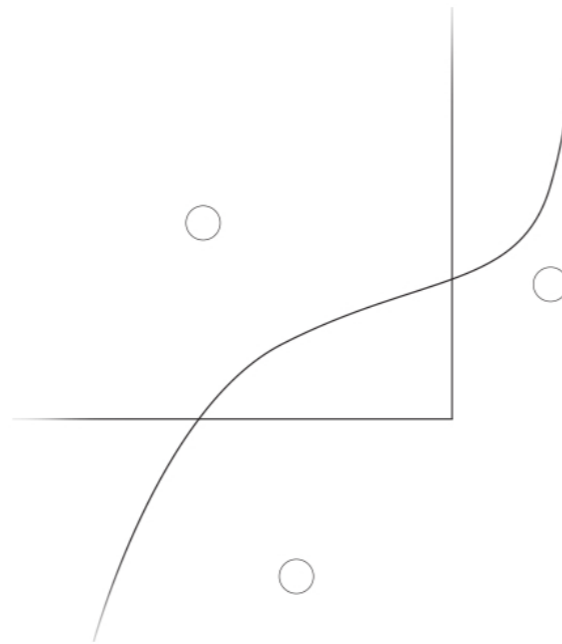
On the other hand, it is really hard for a municipality to find resources, such as financial support or human capital, in order to develop such a neglected area, if there is not any guarantee about the arrival of new comers in Mastorochochia to the near future.

### 1. Lay the ground phase i

As far as the lay the ground phase is concerned, it contains highly urgent actions, that safeguard the heritage of the area and maintain the minimum standards for the quality of life of the existing population. The landscape is also explored, recognizing its spatial strengths and weaknesses.

In any case, in the following diagrams, the creation of a temporal framework is attempted. Even though this framework is not totally linear and each phase overlaps one each other, it works as a guide in order to implement the proposed goals and actions, as analyzed before

The temporal framework consists of 3 main phases; the "lay the ground" phase, the "main development" phase and the "secure sustainability" phase..

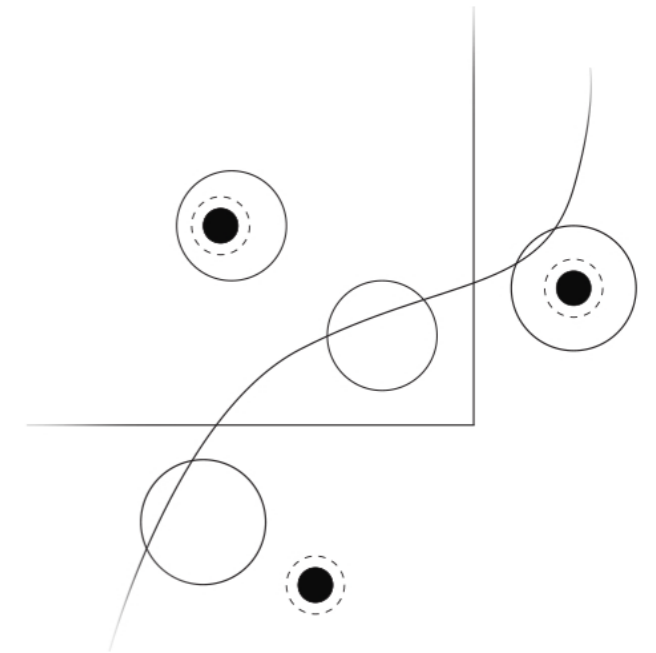


### 2. Lay the ground phase ii

During the same phase, highly urgent actions are proposed affecting now the improvement of the quality of life of the permanent population. This is mainly implemented through low cost local interventions. At this phase, the recognition of the actions with a longterm character also begins.

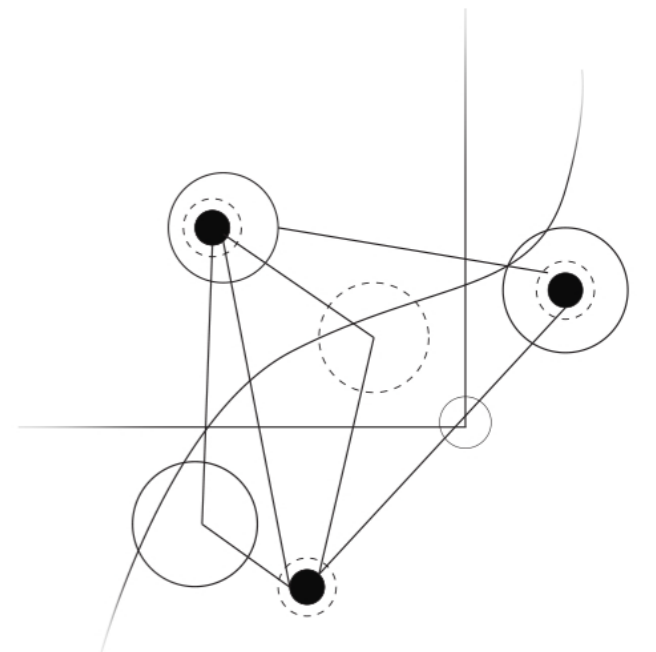
### 3. Main development i

This phase includes actions based on the recognition, consolidation and integration of the structural systems of the area responding to the need for networking and optimal accessibility between the settlements of Mastorochochia.



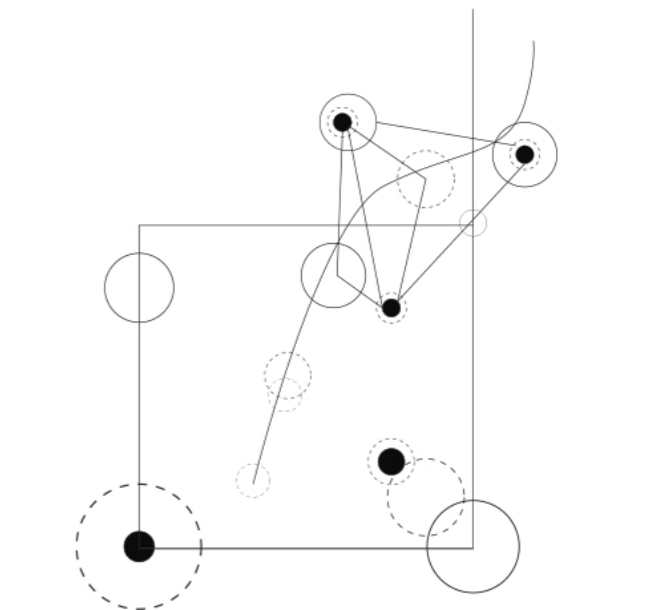
### 4. Main development ii

In line with the previous stage of this phase, it includes actions responding the need for sustainable spatial development and it promotes the establishment of structures in between the settlements that contribute to this.



### 5. Secure sustainability

The last phase of the strategic framework includes actions aiming at the sustainability of Mastorochochia's future development, encouraging the strengthening of the relationships between Mastorochochia and the neighbor areas as well as innovation as much as possible.

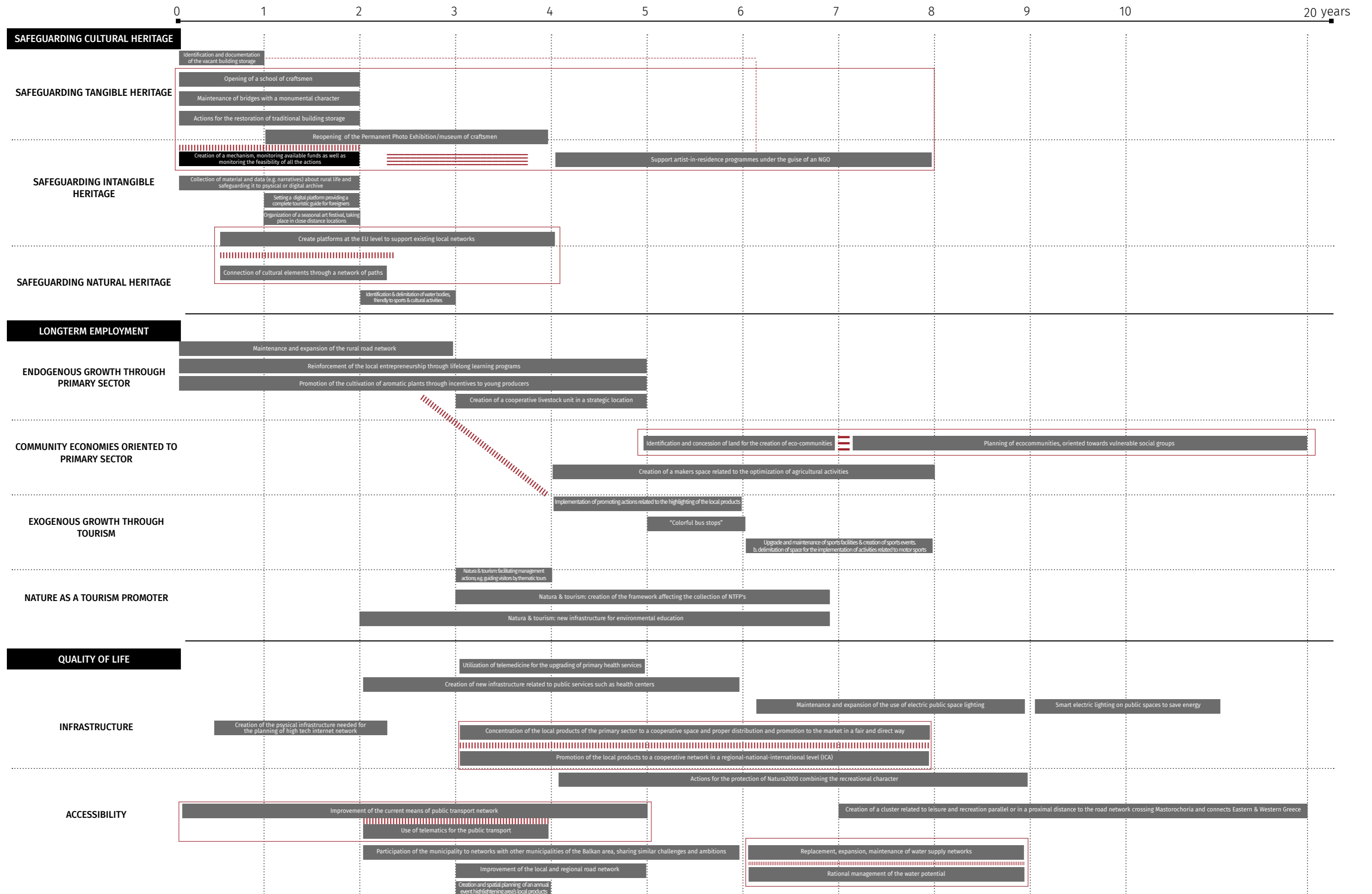


**Phasing scheme**

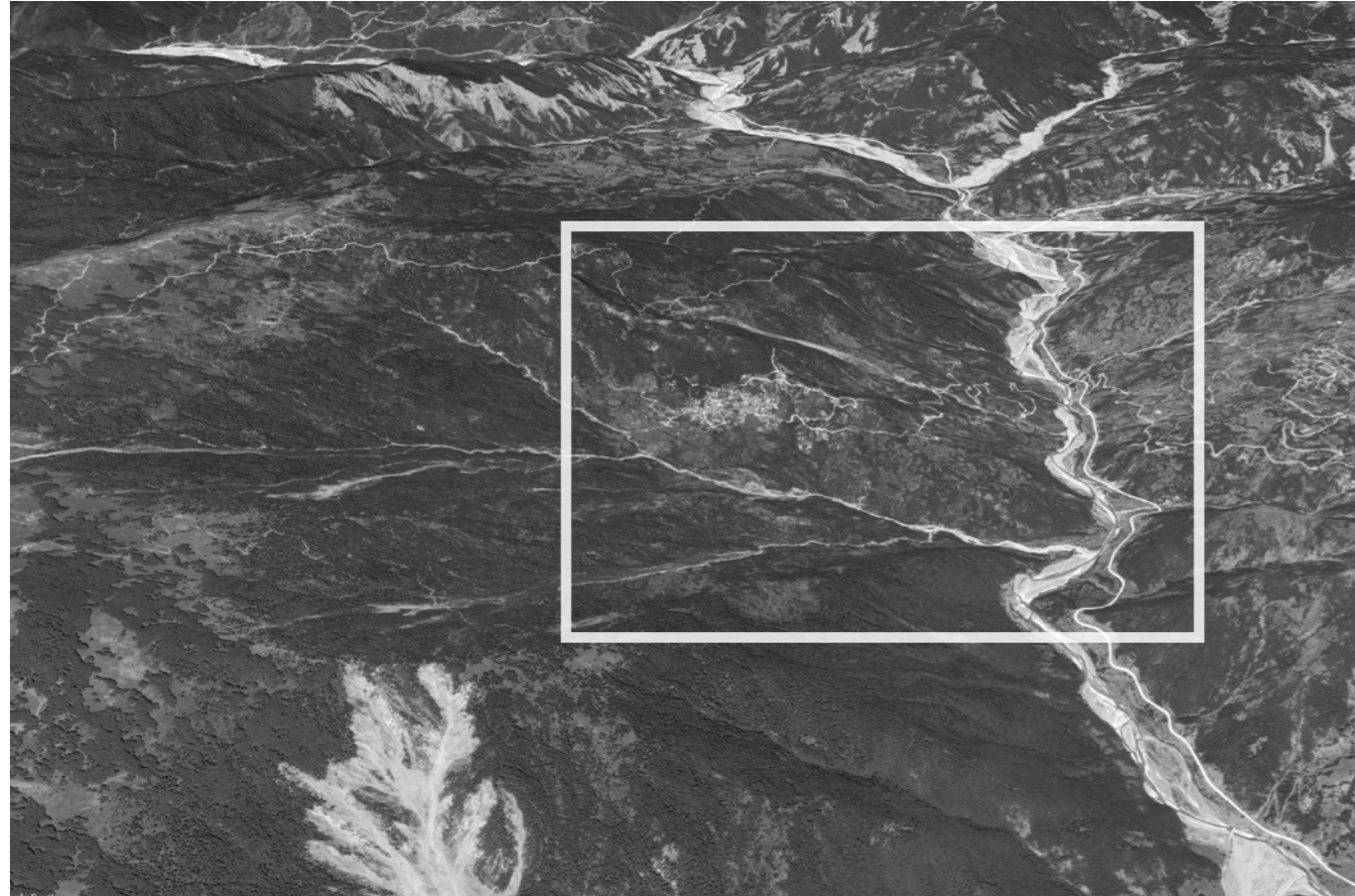
**\* lay the ground phase:** It contains goals & actions, highly urgent, able to safeguard the heritage of the area and set the ground for an upcoming sustainable local development aiming at the longterm future re-habitation of Mastorochochia.

**main development phase:** It includes goals & actions that respond to the research questions about how Mastorochochia's territory can have a future growth trajectory, taking advantage the maximum of their regional intelligence.

**secure sustainability phase:** The last phase of the SF includes goals & actions aiming at the sustainability of Mastorochochia's future development by promoting an alternative growth trajectory, friendly to the users and the natural environment.



\* It is noted that the 3 phases cannot be clearly separated in the scale of time due to the complex case study that requires complex and simultaneous solutions for the most part. Nevertheless, a generic categorization on phases is crucial to be highlighted, being the guide for the implementation of the whole S.F. that is in line with the concept "bring, keep-happy", as explained on the chapter 4.1.



## 6. TEST DESIGN

The chapter aims at implementing the strategic framework -as presented on the previous chapter- to the physical space of Mastorochoia. It is about design proposals, taking into account Mastorochoia as a network of settlements that is not disconnected from the neighbor urban centers or villages of Epirus region and Albania. Furthermore, the design also includes realistic proposals in the scale of a Mastorochoia settlement. The community that is examined is Drosopigi, for which, an analysis made on the fourth chapter. In this way, the creation of the continuity between the existing -problematic- situation and the proposed one, is attempted.

6.1

A CO-EVOLUTIONARY PRACTICE ON A REGIONAL SCALE;  
TEST DESIGN IN MASTOROCHORIA SCALE

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6.2.

A CO-EVOLUTIONARY PRACTICE ON A COMMUNITY SCALE;  
TEST DESIGN IN DROSOPIGI SETTLEMENT

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6.3

CONSIDERATIONS

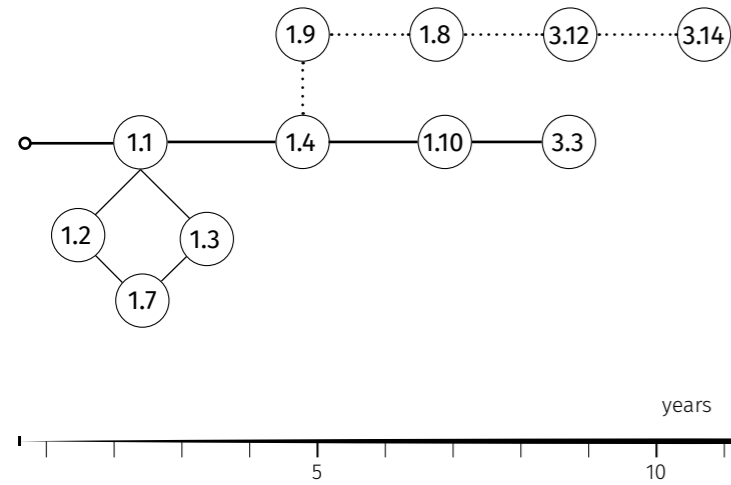
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## 6.1 A CO-EVOLUTIONARY PRACTICE IN REGIONAL SCALE; MASTOROCHORIA UNIT

The chapter aims at making more precise and space-oriented the proposed strategy, as described on the previous chapter. The special case of Mastorochochia needs a flexible strategic framework, that is going to include multiple strategic actions, able to interact and overlap one each other in time.

This section attempts to organize the implementation of the strategic actions, based on time, the main stakeholders and the spatial challenges that are in line with the spatial potential this area may have in the future. Three types of clusters are suggested in this section; a cultural cluster, an ecological cluster and an infrastructure cluster. All these clusters mainly consider the regional scale, including the space in between the main settlements of Mastorochochia.

### 6.1.1 CULTURAL CLUSTER



The idea about the creation of a cultural cluster mainly comes of the needs of Mastorochochia's residents to see their homeland to survive throughout the years. According to the president of Drosopigi, Konstantinos Kotsinas (2021), the creation of such a cluster is vital for this place and it should be highly prioritized. If that happens, Mastorochochia's identity is going to be redefined in a positive and fresh way (Kotsinas, 2021).

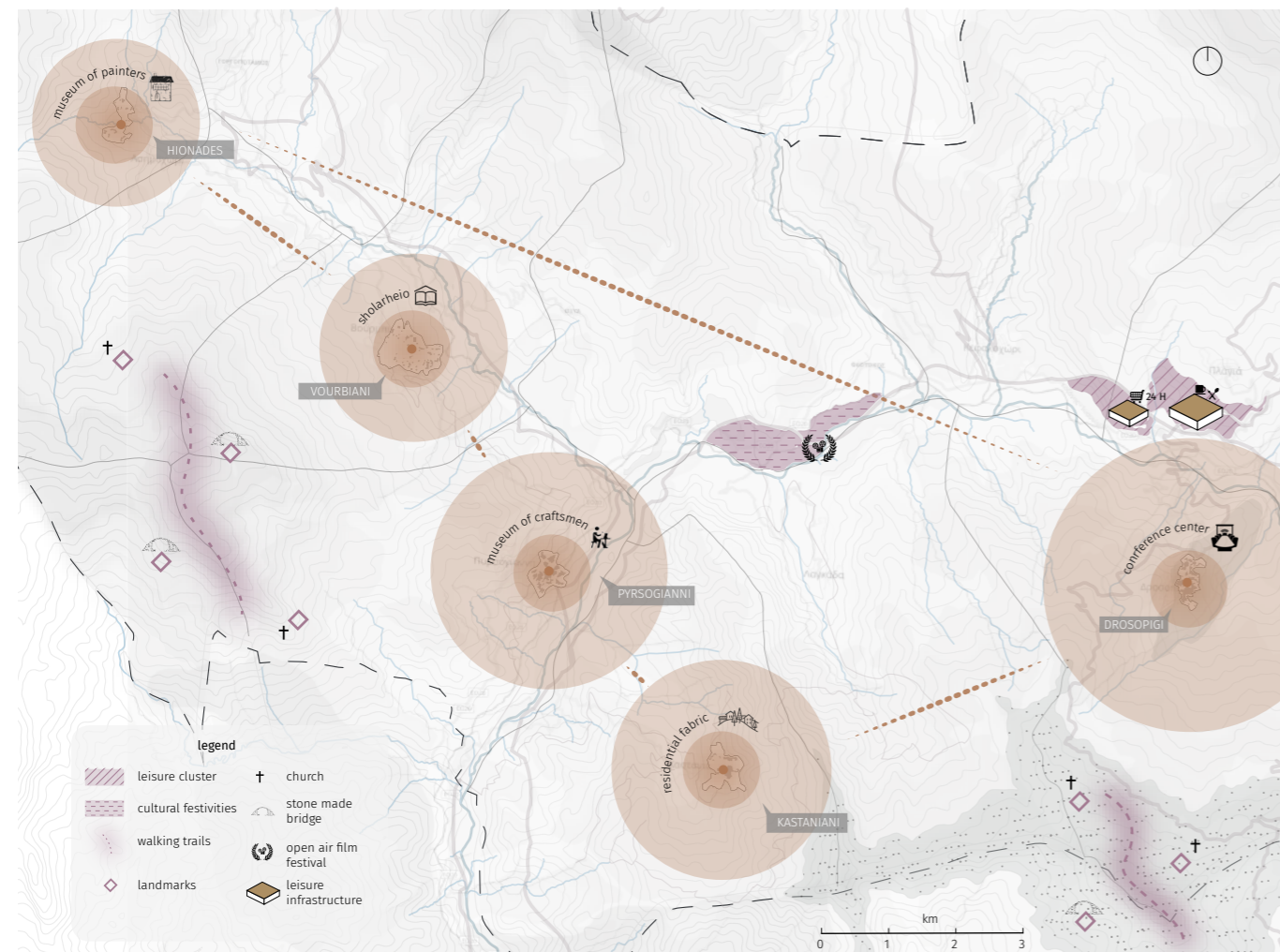
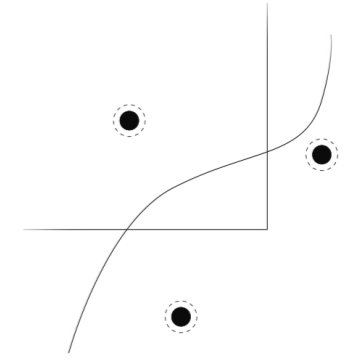


fig. 6.1.1 the Cultural cluster

### Lay the ground phase

On this phase, the first priority of the strategic framework, the safeguarding of the cultural heritage, mainly takes into consideration the scale of Mastorochochia.

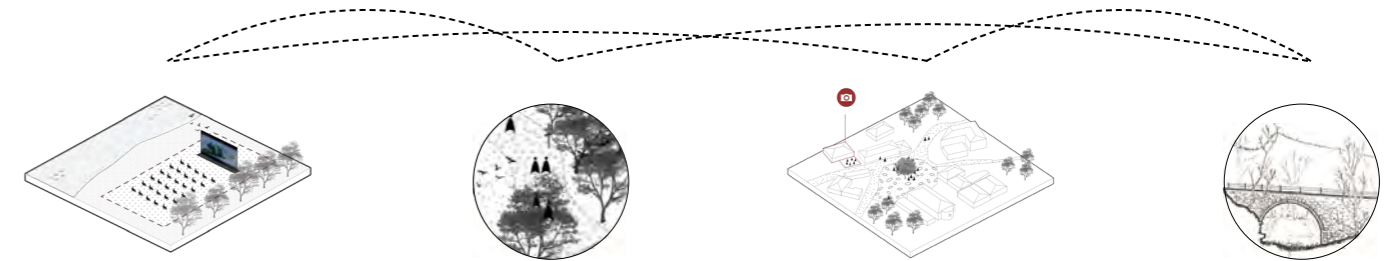
The promotion of the cultural identity of the area is mainly proposed through the **creation of a cultural network among the largest settlements, having the greatest potential to survive from the reduction of the mountainous population.** Analytically, it is about the creation of a school and museum of craftsmen in Pysrogianni, a principal school in Vourbianni, a conference center in Drosopigi, a painters' museum in Hionades as well as the promotion of the residential fabric of Kastaniani settlement.



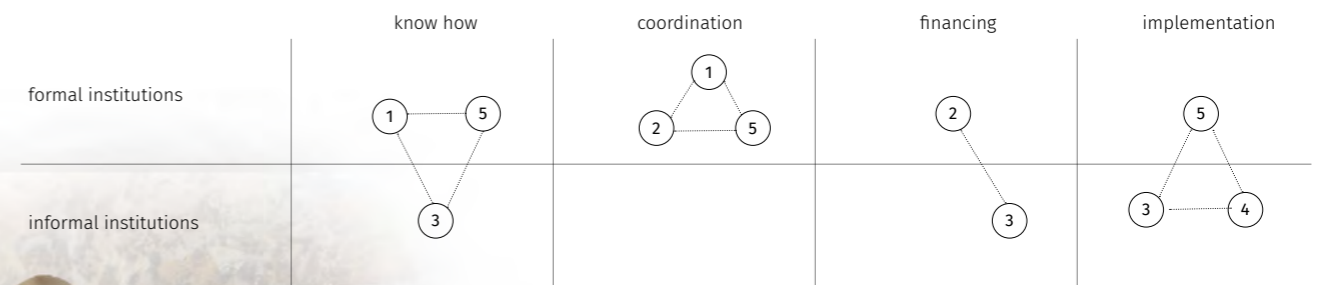
In between the settlements, the use of the natural environment is crucial, too. The organization of an open air film festival on Sarantaporos river, parallel to the provincial road, is proposed. Furthermore, the delimitation of paths in between important landmarks, such as traditional stone bridges and byzantine churches is encouraged, while the installation of a leisure complex next to the provincial road is also promoted.

### Operability

delimitation of space in between the settlements      maintenance & improvement of the natural elements      preparation & maintenance into the settlements      maintenance & improvement of the man-made elements



actors: Municipality of Konitsa (1), Epirus region (2), Local associations (3), Private investors (4), University of Ioannina (5)



*"Today, the settlement has an active fraternity that takes care of the retaining of the cultural heritage as well as it tries to solve structural issues that the village faces... However, the lack of essential support from the municipality prevents the actions of the fraternity."*

*"Multi-ownership in several abandoned buildings often leads to the decline of the existing building storage."*

### Tracing the roots of Mastorochochia in the future

On the current section, the illustration of Mastorochochia's future identity is attempted. Cultural identity of Mastorochochia is in line with their history. That's why the implementation of such a cluster should be highly prioritized.

It is important to create a cluster based on the cultural characteristics of this area being a guide for more and incongruous actions to follow and contribute to the development of the area.

The opening of the museum of Painters in Hionades should be promoted, combined with the construction of a museum of Craftsmen in Pysogianni. Furthermore, the further development, maintenance and use of the residential fabric in Kastaniani can have multiple benefits for the area and the strengthening of its spatial identity.

Last but not least, the existence of a conference center in Drosopigi is, itself, a huge upgrade for this place. Nonetheless, it is really important the organization of festivities and conferences in Drosopigi, instead of Ioannina city or Konitsa.



fig. 6.1.2 the museum of Painters, Hionades settlement



fig. 6.1.3 the residential fabric of Kastaniani settlement

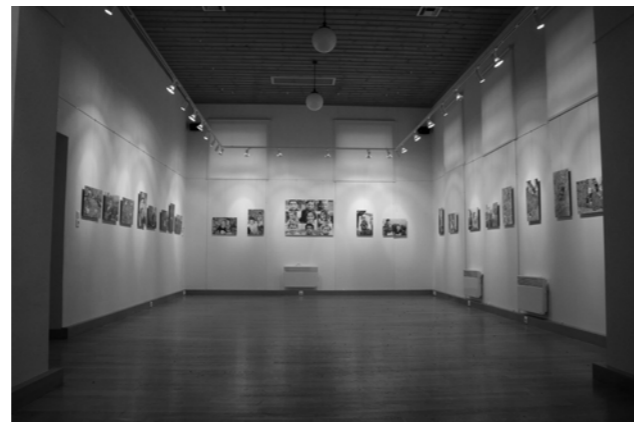


fig. 6.1.4 inside of the conference center of Drosopigi settlement



fig. 6.1.5 the museum of Craftsmen in Pysogianni settlement



fig. 6.1.6 Impression for Mastorochochia as a cultural cluster

## Ecology cluster

As mentioned before, the proposed strategic framework is defined by keeping and developing the existing values of the area in such a way that enables life in Mastorochochia as a realistic goal for the next 10-20 years. The cultural heritage of Mastorochochia does not only consider the history about craftsmanship and the existence of unique stone and wooden constructions into the area. The natural environment is also included to the wider sense of the cultural heritage. Despite the fact that nature has been distorted throughout the last 20 years, it remains a significant pole, able to attract people to move to Mastorochochia. However, the exploitation of the natural environment should not have an anthropocentric character, but it should be in line with the needs of all the species that inhabit in it. In this context, an ecology cluster is proposed on the scale of Mastorochochia, based on the strategic actions, as analyzed on the previous chapter.

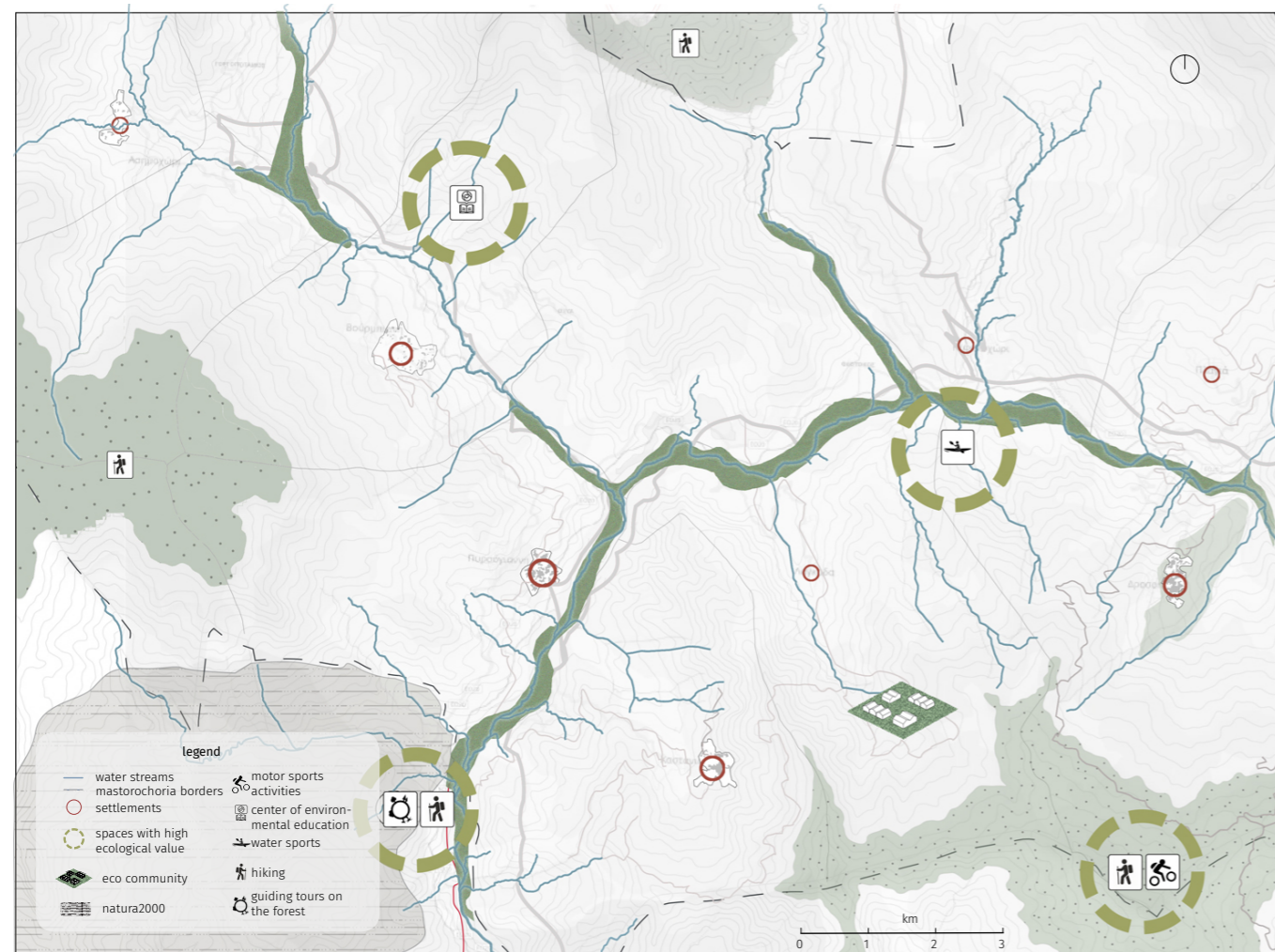
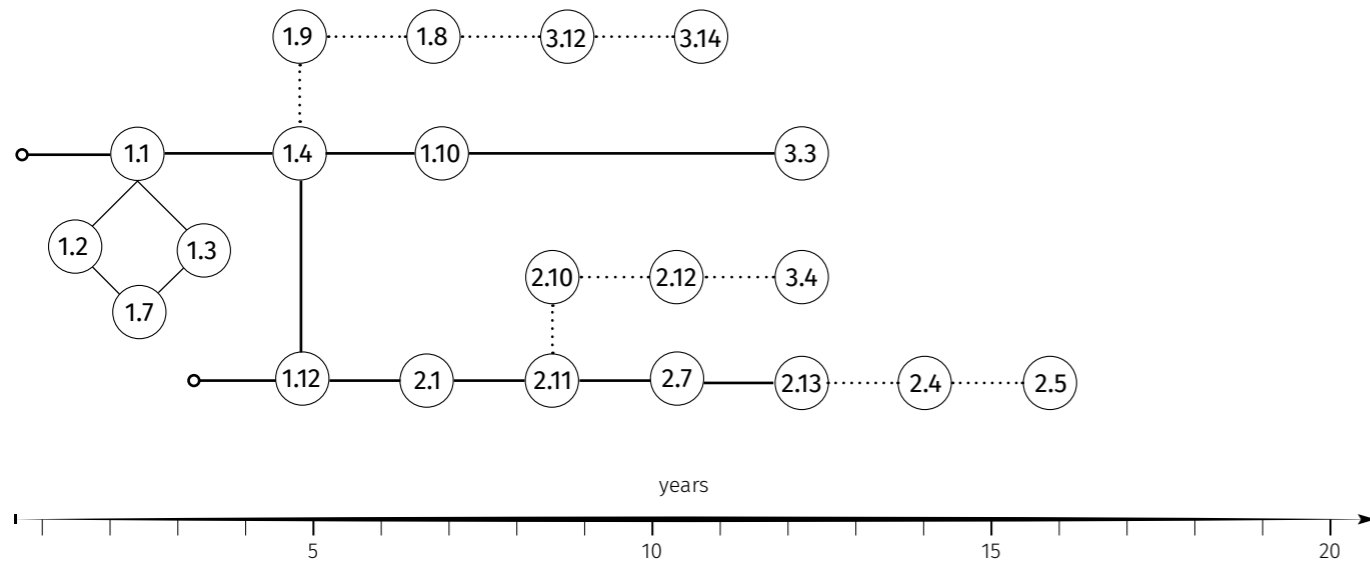
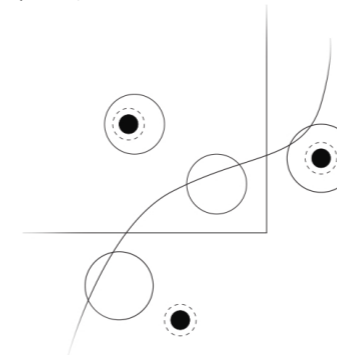


fig. 6.1.7 the Ecology cluster

## Main development phase

On this phase, several actions take place, related to the main development of the area. As the rich natural landscape needs to co-exist harmonically with the built environment, the implementation of actions on this direction is highly prioritized. It is aimed the creation of an **active system of spaces suitable both for humans and other species**.

Specifically, the establishment of an environmental education center is promoted on the north of Mastorochochia, where most active water streams are located as well as it contributes to the revitalization of the settlements, located close to Albania. Furthermore, the creation of an eco-community is proposed between Lagkada and Kastaniani settlements where agriculture can find a fertile ground to thrive (Kotsinas, 2021).



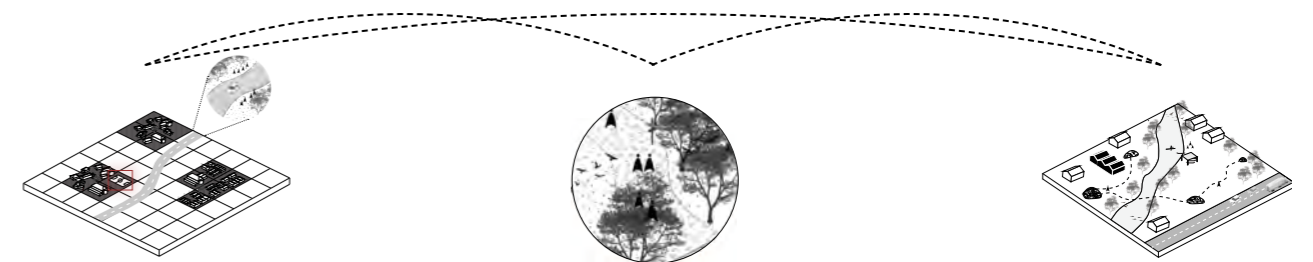
Furthermore, the creation of an ecological network among the settlements of Mastorochochia can contribute to the solid establishment of a vital natural cluster in the area. The main body of the network should be shaped parallel to the coast line of Sarantaporos river defining the whole landscape. Furthermore, it is important to protect, maintain and promote the natura2000 network. This can be implemented through mild sport and touristic activities. Sport activities, like motor sports, can take place on the south of the area, where the terrain seems more suitable for this (Smiris, 2021), while existing or new walking trails fit better on the more biodiverse and sloppy areas of Mastorochochia. Last but not least, the establishment of a location suitable for water sports, like canoe kayak is also promoted on the spots of Sarantaporos, where the water capacity is sufficient for this.

## Operability

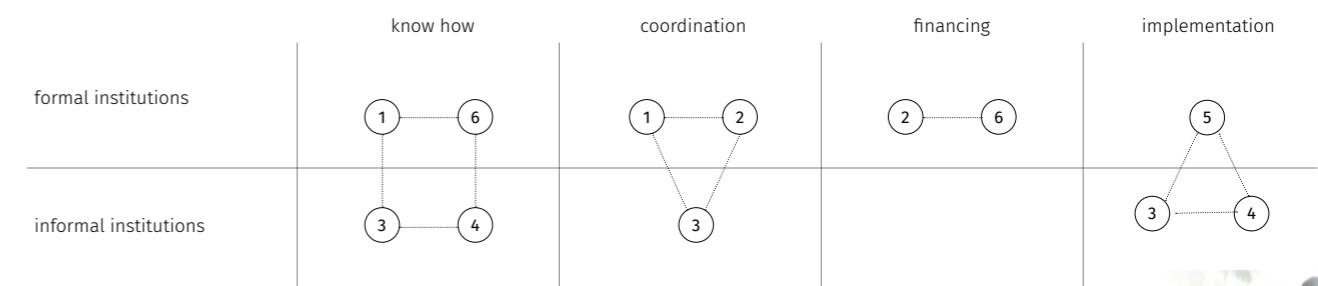
consolidation and integration of the structural systems

green networks based on the existing natural storage

establishment of structures in strategic locations



actors: Municipality of Konitsa (1), Epirus region (2), Local associations (3), Private investors (4), University of Ioannina (5), EU (6)



"The natural environment needs to be preserved and be promoted. Today, most cultivating land has been transformed to a wild forest due to the human absence throughout the last 30 years... It is important to adapt to the current conditions and take advantage of it through sustainable and ecologically friendly solutions."



**Building an ecosystem friendly to all species**

On the current section, the illustration of Mastorochochia as a natural ecosystem is attempted. The natural environment consist an integral part of the cultural heritage of Mastorochochia and it should be highlighted.

As mentioned before, the role of Sarantaporos river plays a crucial role on the delimitation of the ecology cluster. Except for Sarantaporos river use, it is important to take advantage of the area's rich biodiversity by organizing several festivities, sport activities, tours and seminars related to nature and tourism. Various actors, such as a potential center of environmental education in Mastorochochia, could contribute to this, by organizing and coordinating such activities.

Besides the rich forest and the presence of wild animals in there, it is about a hilly area, where agriculture can thrive in limited but very fertile locations. Several touristic activities have the potential to co-exist with nature, such as the creation of small touristic resorts in a proximal distance from settlements being known for their agricultural activities (e.g. Plikati or Kefalochori village).

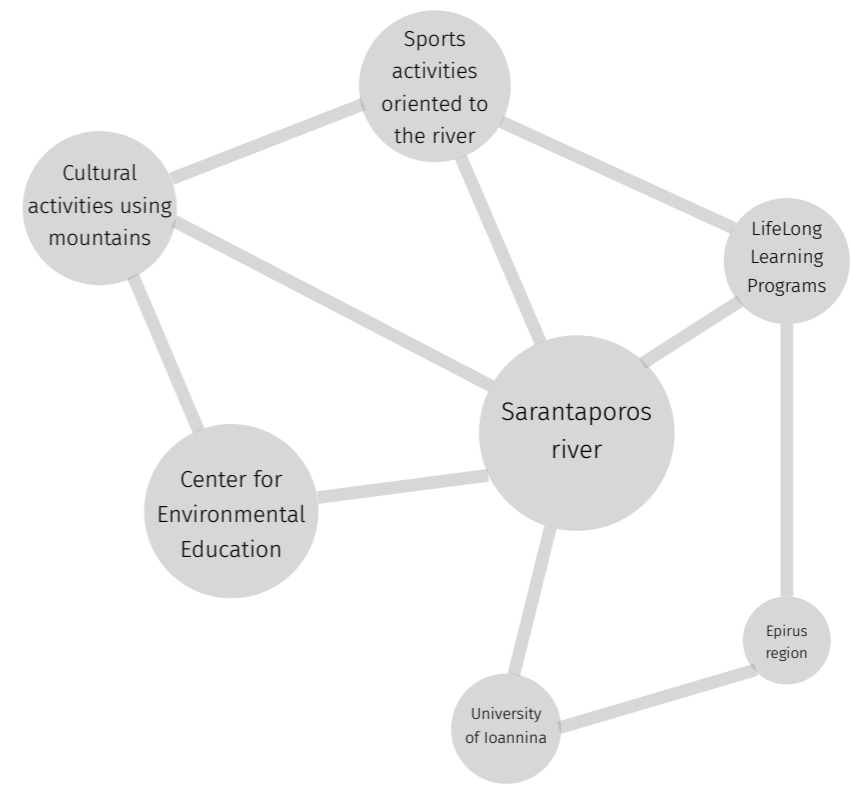


fig. 6.1.8 livestock in Kefalochori village



fig. 6.1.9 small scale agriculture in Plikati village



fig. 6.1.10 water sports in Aooos river



fig. 6.1.11 walking trails in Mastorochochia mountains

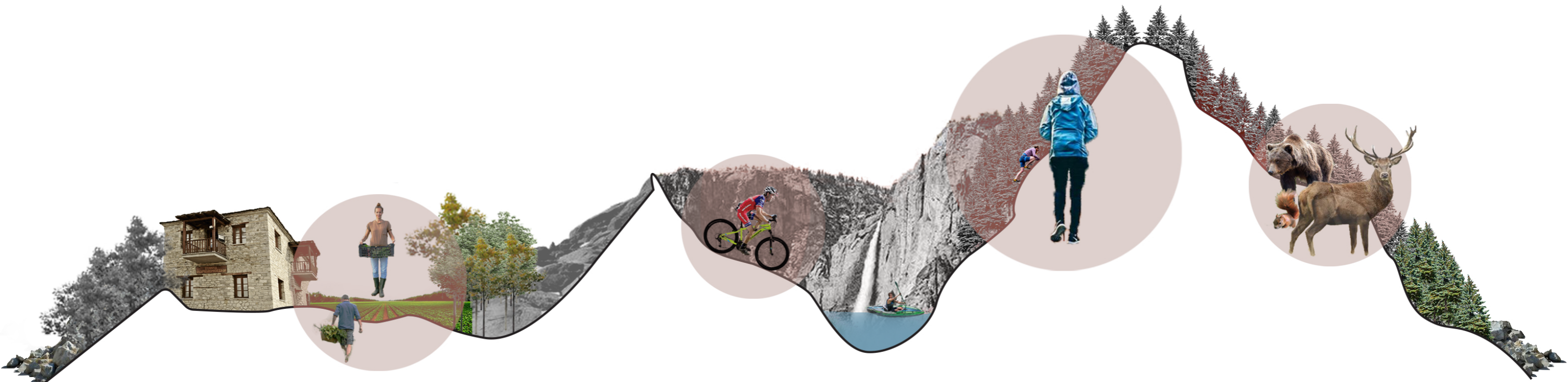


fig. 6.1.12 Impression for Mastorochochia as an ecology cluster

## Infrastructure cluster

The revitalization of Mastorochochia is a multidimensional issue. Main pillar of the proposed strategic framework is the improvement of the existing infrastructure and the creation of new structures inside the area, contributing to the improvement of the mobility, networking and innovation in the area of Mastorochochia. Furthermore, through the implementation of an infrastructure cluster in Mastorochochia, the quality of life of the local population is attempted to get radically improved.

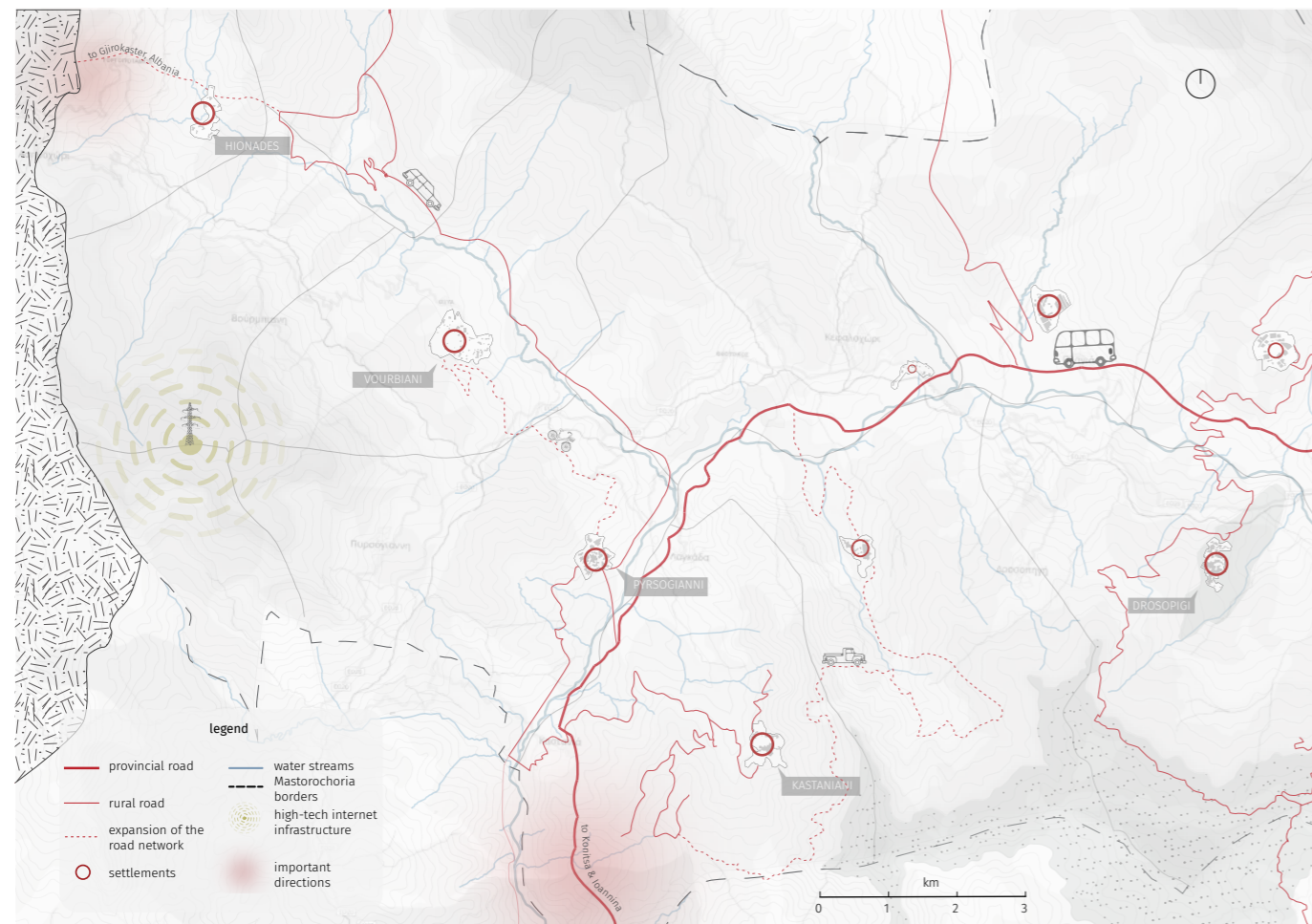
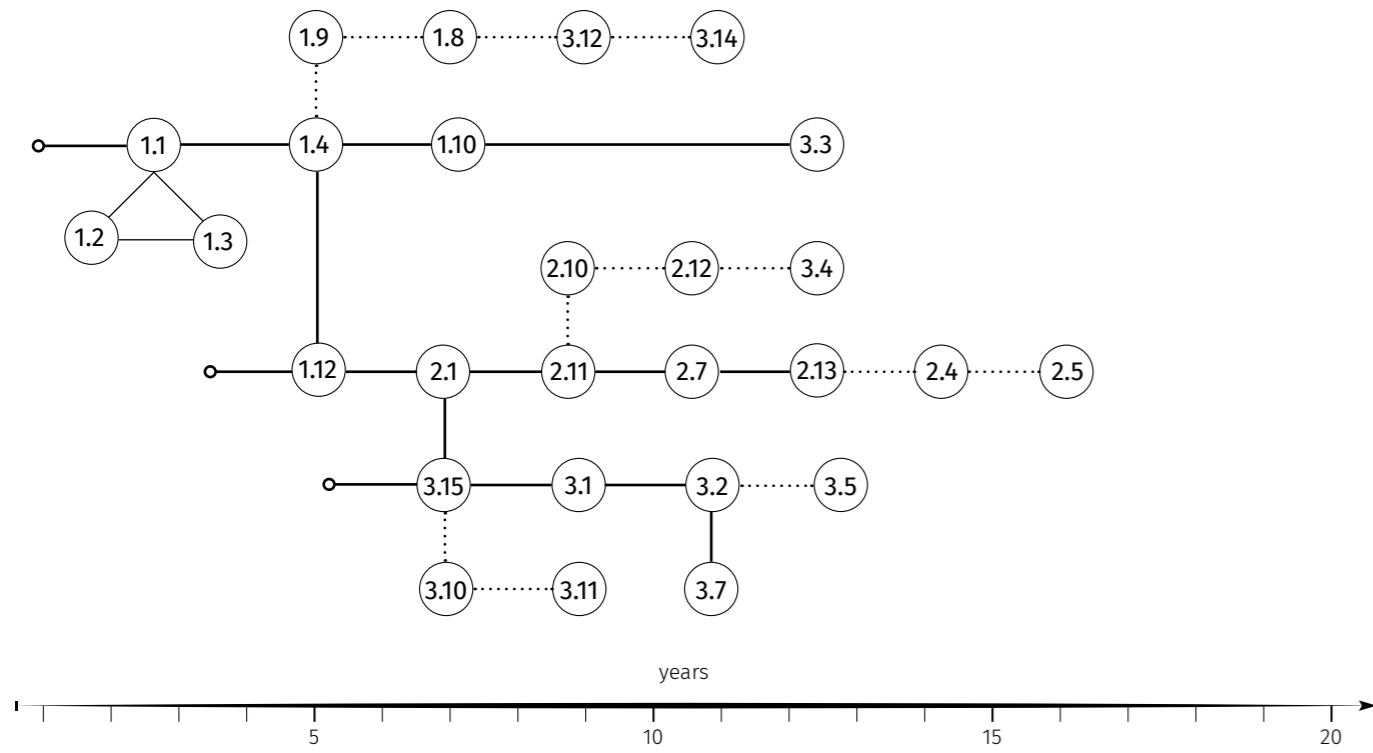


fig. 6.113 the Infrastructure cluster

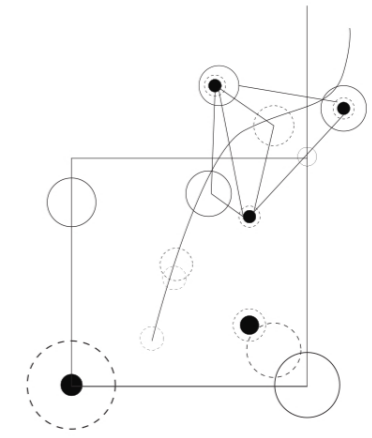
## Secure sustainability phase

On this phase, it is important to preserve the strategic actions made on the previous phases that promote, in turn, the viability in Mastorochochia. In order to achieve this, it is important to create **a productive network between Mastorochochia and neighbor areas, as well as to improve the quality of life of the local population.**

More specifically, it is crucial to improve the existing road network on the south connecting Mastorochochia with Konitsa as well as to extend the road network on the north-west, creating in this way better and more stable relationships with Albania and the city of Gjirokastrer. Furthermore, the expansion of the rural road network seems crucial, contributing to the establishment of new farming and livestock units in between the settlements that are oriented towards these sectors.

Besides that, through the improvement of the road infrastructure, the mobility of locals and tourists can be enhanced, as well. Means of public transport can cross the area on a regular basis, while applications related to telematics can improve the experience of their users.

Last but not least, the implementation of infrastructure, related to the digital era is crucial because it can reduce the isolation on these settlements and it can contribute these settlements to be well connected with other locations. For instance, the installation of an antenna on the highest altitude of Mastorochochia area, on west, is very important as it can provide high quality internet to the local communities, contributing to their self-sufficiency and their autonomy.

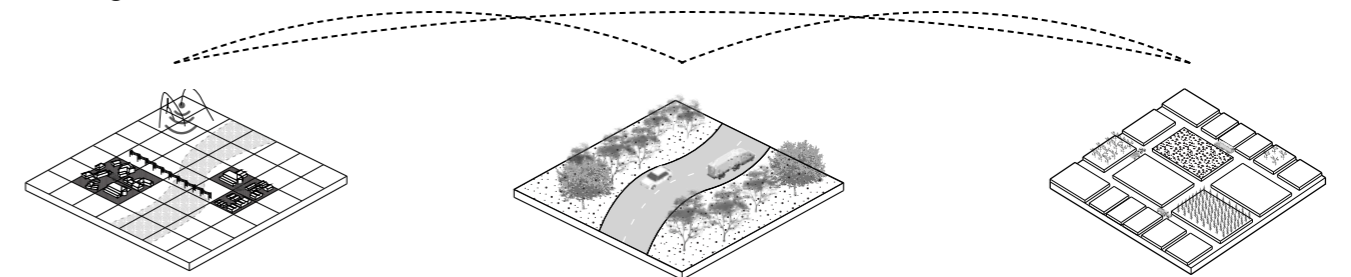


## Operability

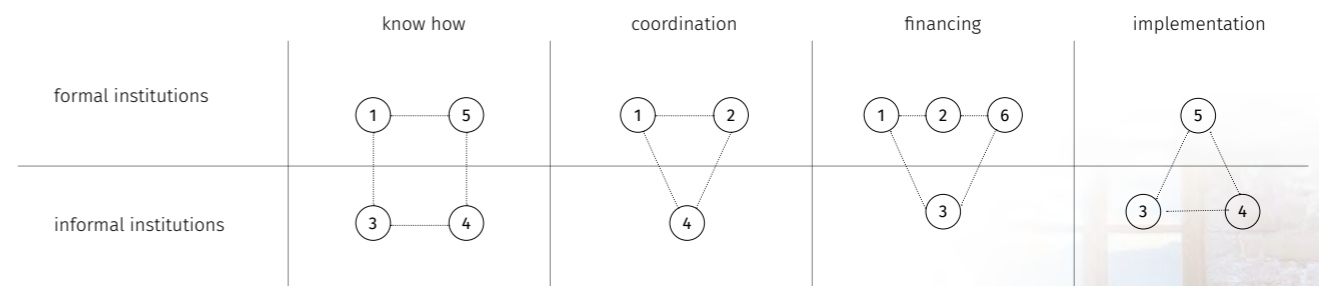
creation of infrastructure for the improvement of the networking of Mastorochochia

improvement of the accesibility and mobility

improvement of the quality of life of the local population



actors: Municipality of Konitsa (1), Epirus region (2), Local associations (3), Private investors (4), University of Ioannina (5), EU (6)



"Since our villages are located in such an isolated and remote place of Greece, why not try to be as self-sufficient as possible?... by setting a collective wifi network based on the top of Tamburi mountain, we can satisfy our needs for internet without paying any bills to private companies and creating a friendly spot for mountaineers to immigrate and work in Mastorochochia"



### Infrastructure and connectivity

The following collage shows the main characteristics that the unit of Mastorochochia will have regarding the fields of infrastructure, the accessibility and the connectivity with other locations. So as Mastochoria to become a cultural and ecological hub in the next few years it is important to improve or modernize the existing infrastructure, create new and shape networks among relevant sites of interest.



fig. 6.1.14 Impression for Mastorochochia as an infrastructure cluster

## 6.2 A CO-EVOLUTIONARY PRACTICE IN COMMUNITY SCALE; TEST DESIGN IN DROSOPIGI SETTLEMENT

The current section proposes realistic design solutions -based on the strategic framework- at a physical space representing to a great extent the challenges and the needs that a typical Mastorochochia settlement may have. Drosopigi settlement is a typical Mastorochochia village and is one of the few communities that probably have some potential to survive, mainly, due to the fact that it already has a sufficient amount of permanent population throughout the year as well as a few productive activities.

In line with the proposed strategic framework, a sustainable way to revitalize Drosopigi settlement needs to take into account the cultural heritage of the territory, to prioritize the local economic growth as well as not neglecting the issues related to the infrastructure and the quality of life of the existing population.



fig. 6.2.1 Diagram illustrating the transition of Mastorochochia settlements to larger communities, without negatively distorting their character



fig. 6.2.2 view of Drosopigi, Konitsa; source: drosopigi.gr; own edit

### Redevelopment plan

The following table presents the main goals and directions that we should follow in order to achieve sustainable development into a settlement, like Drosopigi. Furthermore, it suggests specific actions while it provides the main implementation tools to achieve this. Last but not least, the physical space where these actions are going to take place, is mentioned, too.

	general goals - directions	specific actions	implementation tools	physical space
action steps	<b>1. sustainable use of the existing building storage</b> - identify vacancy - programming for the use of the vacant building storage	motivate owners who don't live permanently in Drosopigi to rent or sell their property to various target groups: 	- EU & national allowances both to the previous owners and the tenants - add the property to short-term rental platforms with a low cost rent or for free e.g. airbnb/couchsurfing - provide the property for a free or a low cost maintenance and/or restoration by the tenant	residential fabric
action steps	<b>2. crucial short-term interventions &amp; preparation for the longterm ones</b> - improvement of the village infrastructure - management of the natural environment	the local fraternity needs to identify the structural problems in Drosopigi and solve them, supported by the municipality of Konitsa  motivate new comers of Drosopigi to de-forest the land that was previously cultivated or delimit walking trails in the forest area by: 	- funds derived from the municipality of Konitsa - DIY workshops about the improvement of public space, organized by the local fraternity, the university of Ioannina, research groups and the Municipality of Konitsa  - Municipality of Konitsa as a key factor to organize the promotion of such action, in accordance with the local union of Drosopigi	alleys  mountain edge forest land
action steps	<b>3. strengthening of the local economy</b> - mild tourism development	a circular process about the operation of a tourist resort in Drosopigi by the locals or renting the public property of the forest to private investors who are going to pay rent directly to the local fraternity can have multiple benefits: 	- the local fraternity should create tourism facilities, in cooperation with the Municipality having benefits from tourism - for the funding of the tourist resort: 70% INNTEREG, EU + 30% local fraternity of Drosopigi - property status: local fraternity of Drosopigi residents	folklore building storage, rural land
	- agriculture and livestock development	motivate new comers to cultivate the land in Drosopigi by: 	- promoting spots about living in Mastorochochia, created by the region of Epirus in cooperation with the municipality - the local council and the fraternity should create cooperative units for the relevant producers, suitable for the optimal production and exportation of the local products, encouraging the young producers to work on these fields	
action steps	<b>4. secure sustainability</b> - lifelong learning	preservation of Drosopigi's cultural heritage 	- the decision making of the local fraternity needs to be enhanced, organizing various festivities in line with the municipality and the region of Epirus about the continuation of the cultural heritage - the ephorate of archeology, combined with the department of constructions of the municipality need to implement a viable plan for the preservation of the traditional building storage & a potential and controlled expansion of it	folklore building storage, residential fabric
	- economic self-sufficiency	maximize self-sufficiency during the production process through the use of open technologies	- creation of a makers space, self-managed by the producers and the local community and facilitated by research teams belonging to the university as well as the Municipality of Konitsa; initially funded by EU and later just by the community	

## Methodology of the design

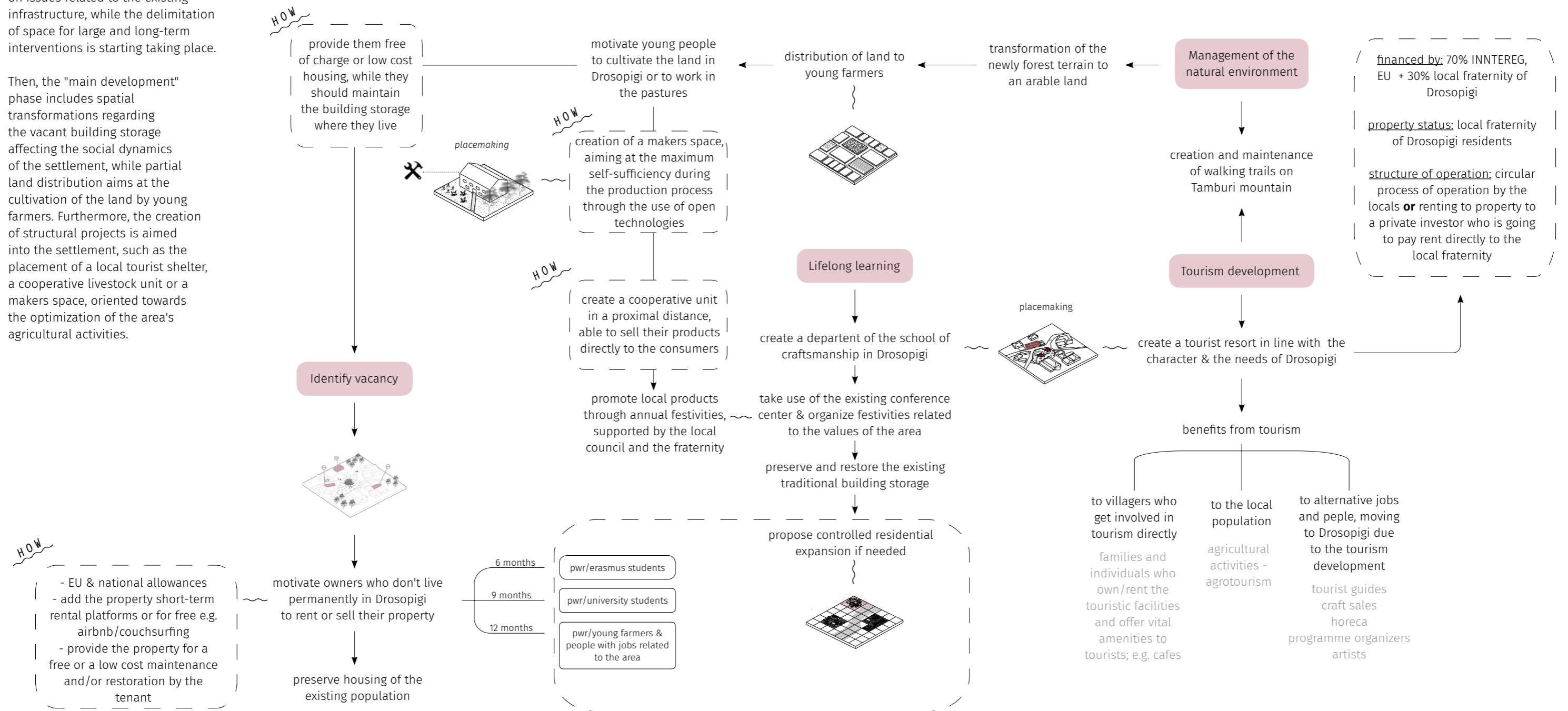
In line with the previous table, the following diagram illustrates almost the same design proposals but in a non linear way. This is because the process to achieve development in such a remote and abandoned place is a complex issue that cannot be solved linearly.

Based on the temporal framework and the phasing scheme of the previous chapter, several community scale actions are mentioned regarding the way they could be implemented in Drosopigi settlement.

Specifically, as far as the "lay the ground" phase is concerned, a few urgent spatial solutions are proposed on issues related to the existing infrastructure, while the delimitation of space for large and long-term interventions is starting taking place.

Then, the "main development" phase includes spatial transformations regarding the vacant building storage affecting the social dynamics of the settlement, while partial land distribution aims at the cultivation of the land by young farmers. Furthermore, the creation of structural projects is aimed into the settlement, such as the placement of a local tourist shelter, a cooperative livestock unit or a makers space, oriented towards the optimization of the area's agricultural activities.

Last but not least, actions related to the final phase of the proposed strategy, securing the sustainability of the village, are proposed, as well. For instance, the local fraternity of Drosopigi is proposed to play an even more important role to the decision making of the communal issues. It is proposed the organization of several festivities and conferences, implemented by the fraternity, being geared towards the networking of Drosopigi with other locations, contributing, in turn, to the promotion of the area as an alternative touristic destination as well as to the promotion and potential exportation of the local products produced in Mastorochochia.



Phase 1

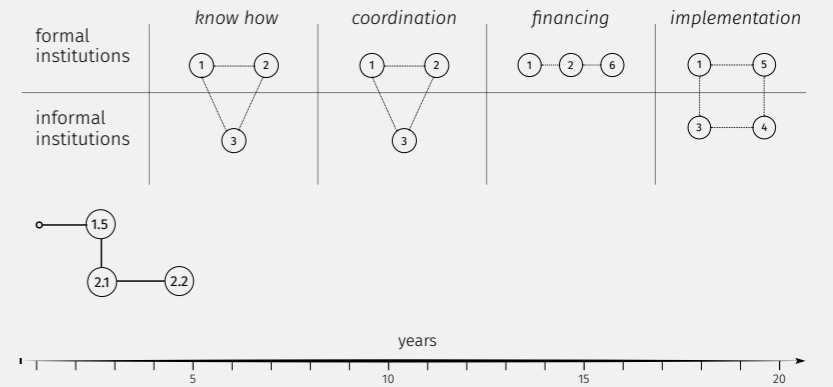


### Spatial transformations and operability in Drosopigi

Below, the operability of the proposed actions about Drosopigi is examined. The role of the formal institutions is proposed to be reduced and gradually -when this is possible- to be replaced by the informal instruments. In general, the interaction and the overlapping among different stakeholders and actions is highly urgent so as to achieve a holistic growth for this place.

identify vacancy

prepare newly forest land to make it arable



Phase 2



forest activities e.g. hiking

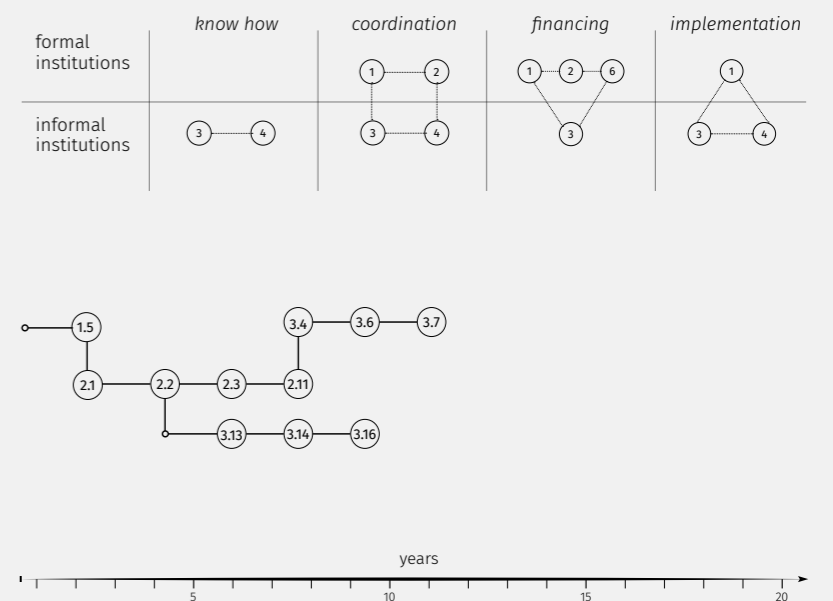
logging

collective farming

tourist resort

agrotourism

agricultural activities



Phase 3



department of the school of craftsmanship

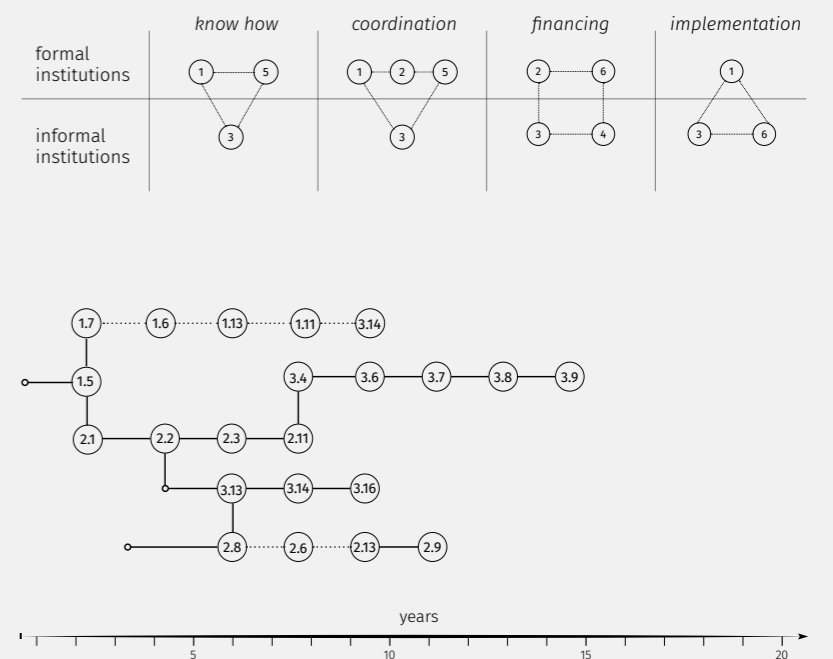
frequent delegations among community members, strengthening their role on the decision making

creation of a makerspace oriented towards agriculture

organization of local festivities promoting local products

controlled residential expansion

public space in line with the character of the village



actors: Municipality of Konitsa (1), Epirus region (2), Local associations (3), Private investors (4), University of Ioannina (5), EU (6)

○ Directly spatial impact:  
 ○ Indirectly spatial or non spatial impact:

HOW to achieve the increase of the population in Drosopigi

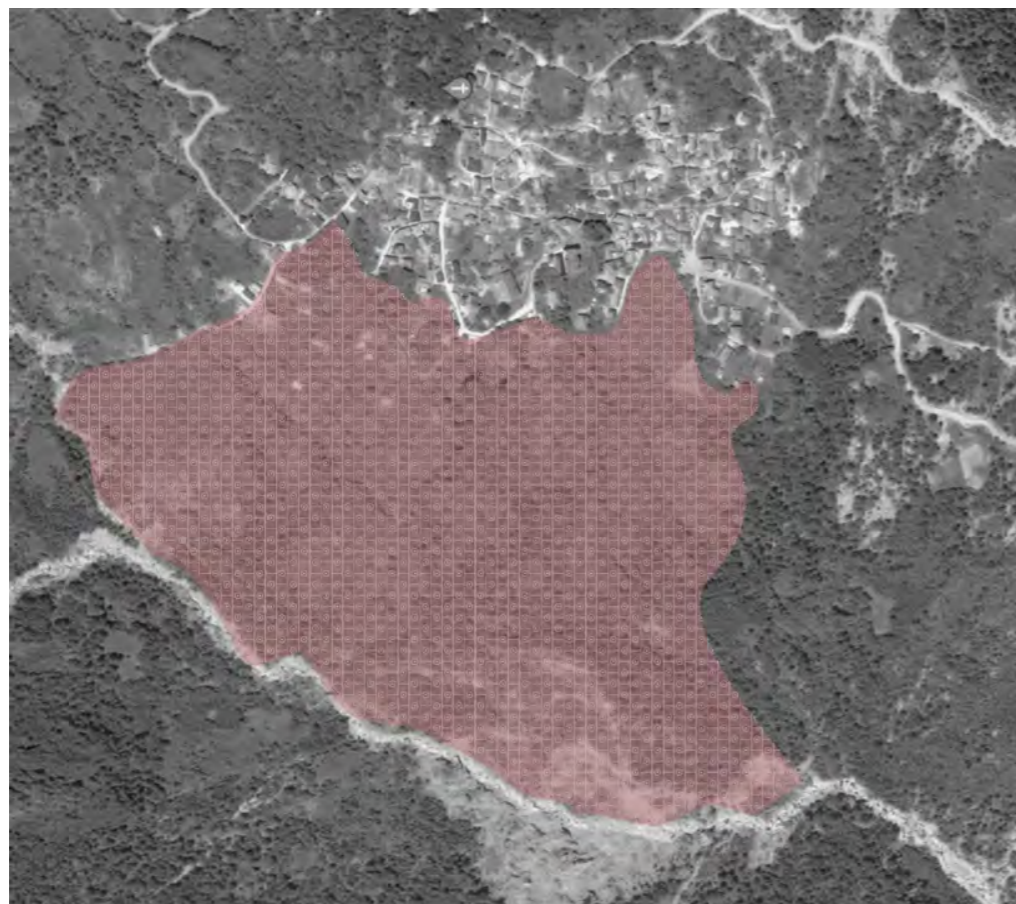
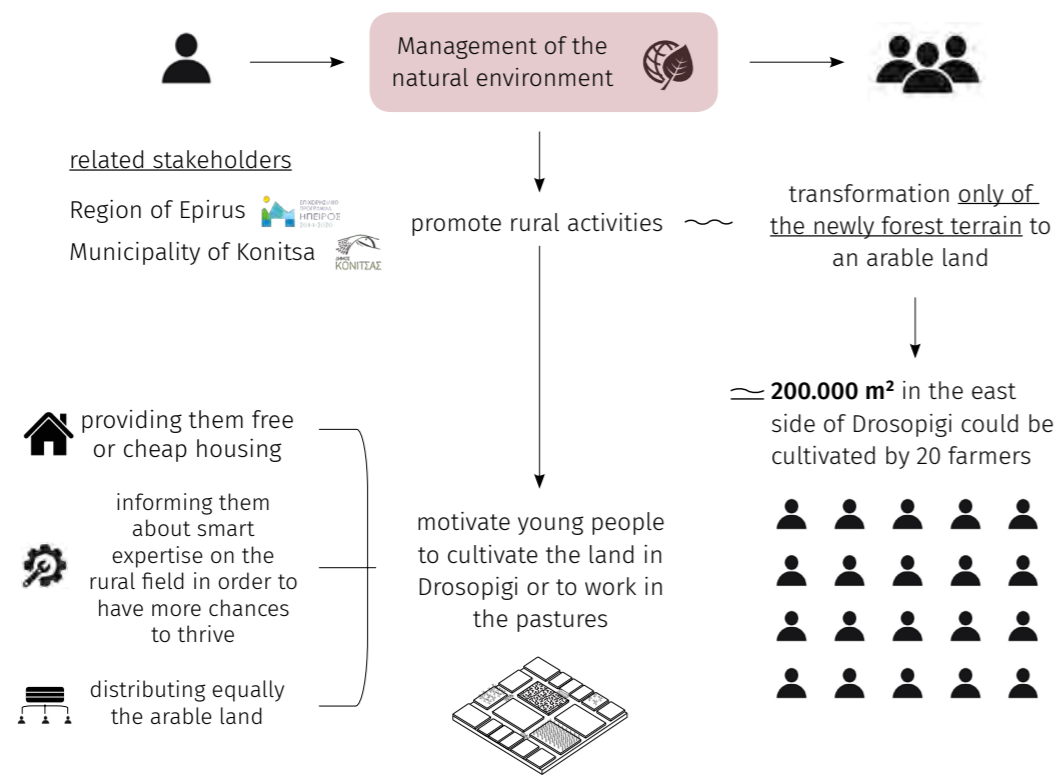
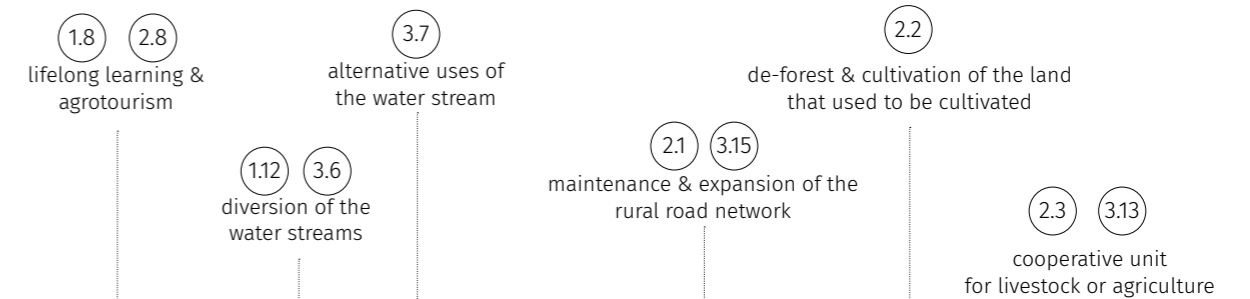


fig. 6.2.3 areal photo of Drosopigi showing the land that has a potential to be cultivated; source: google earth; own edit

Eastern edge - before



fig. 6.2.4 Eastern edge of Drosopigi settlement - forest land



Productive land - after

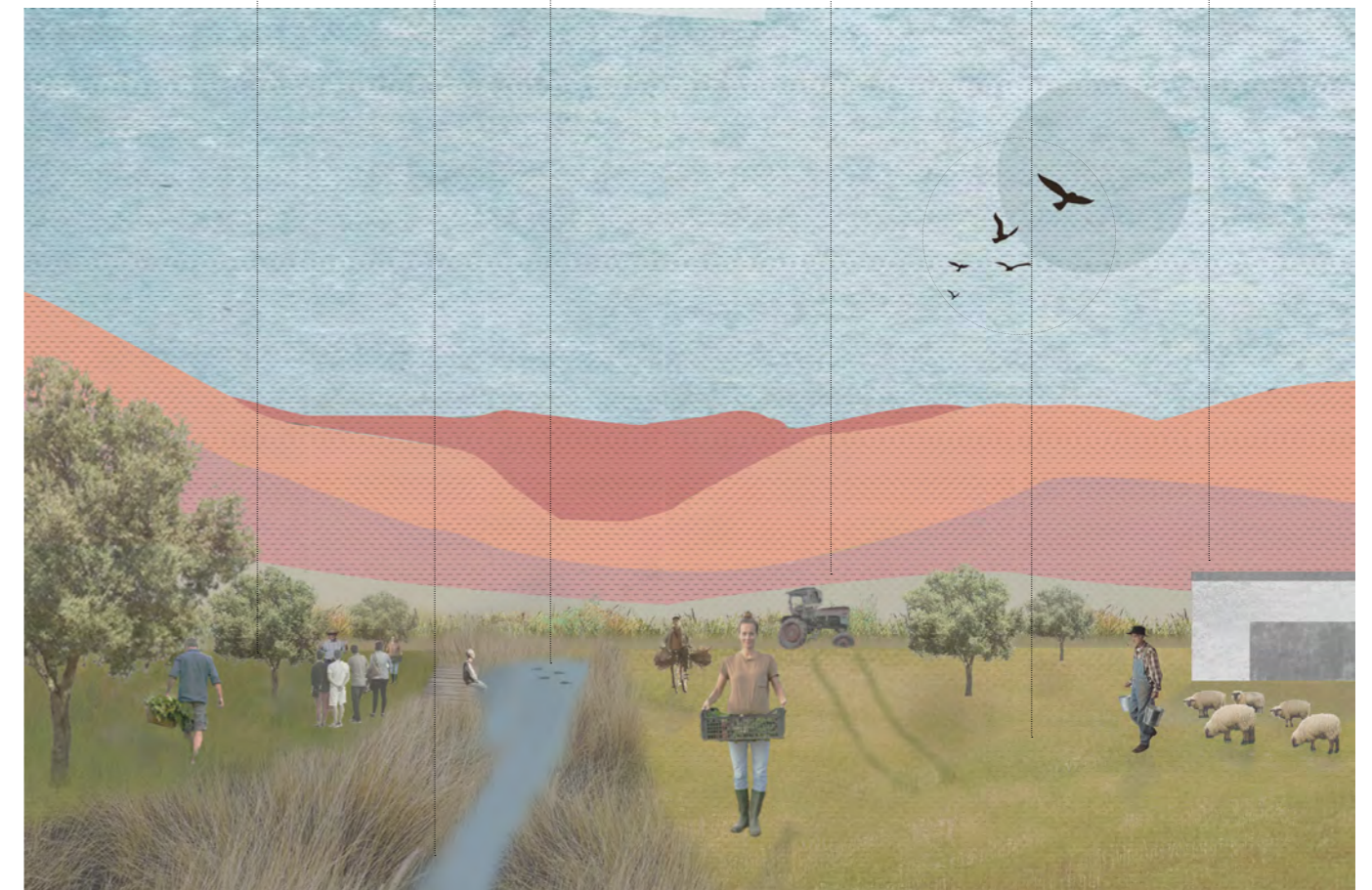
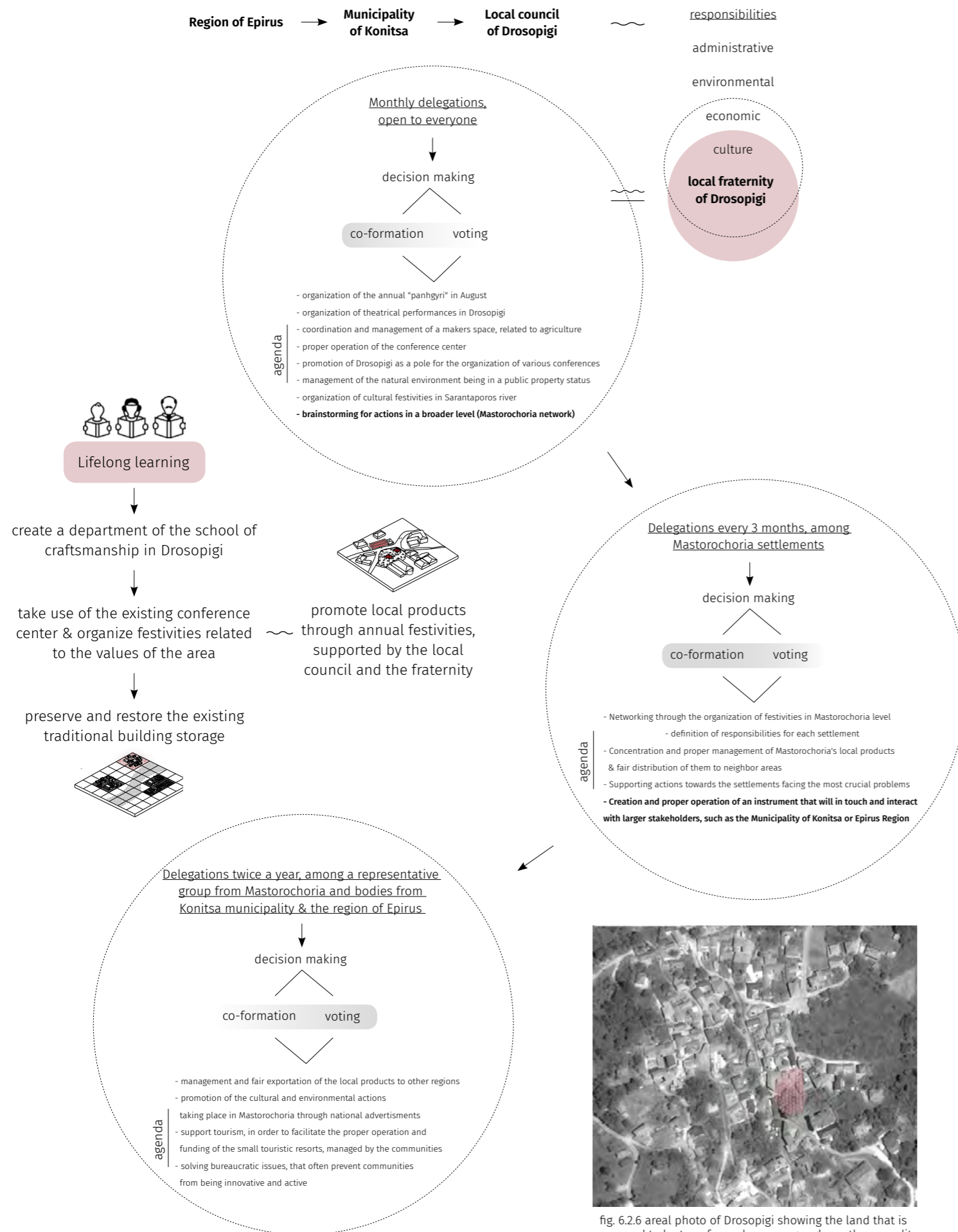


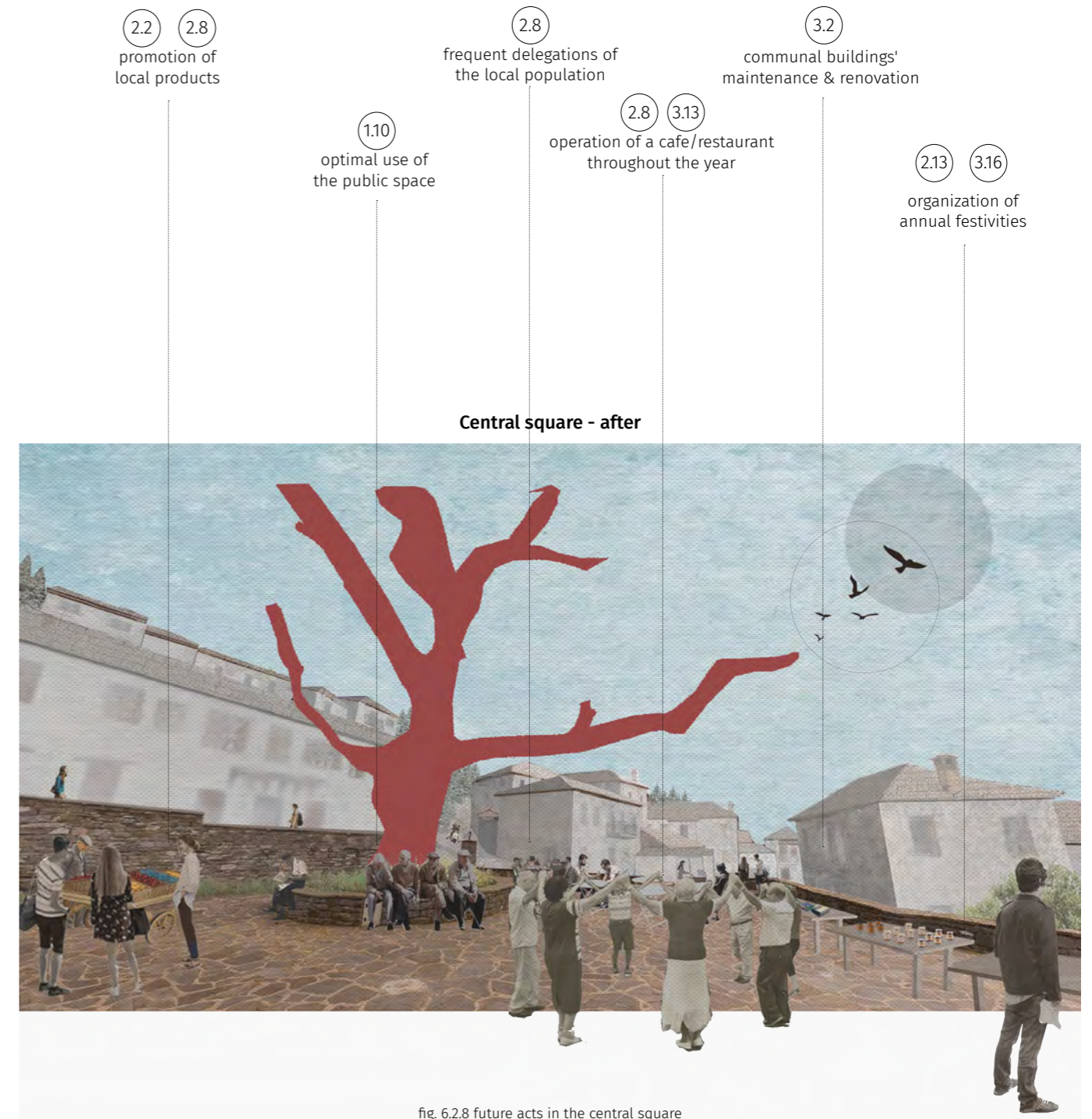
fig. 6.2.5 future arable land



Central Square - before



fig. 6.2.7 Central square of Drosopigi settlement



Touristic activities & urban fabric in Drosopigi

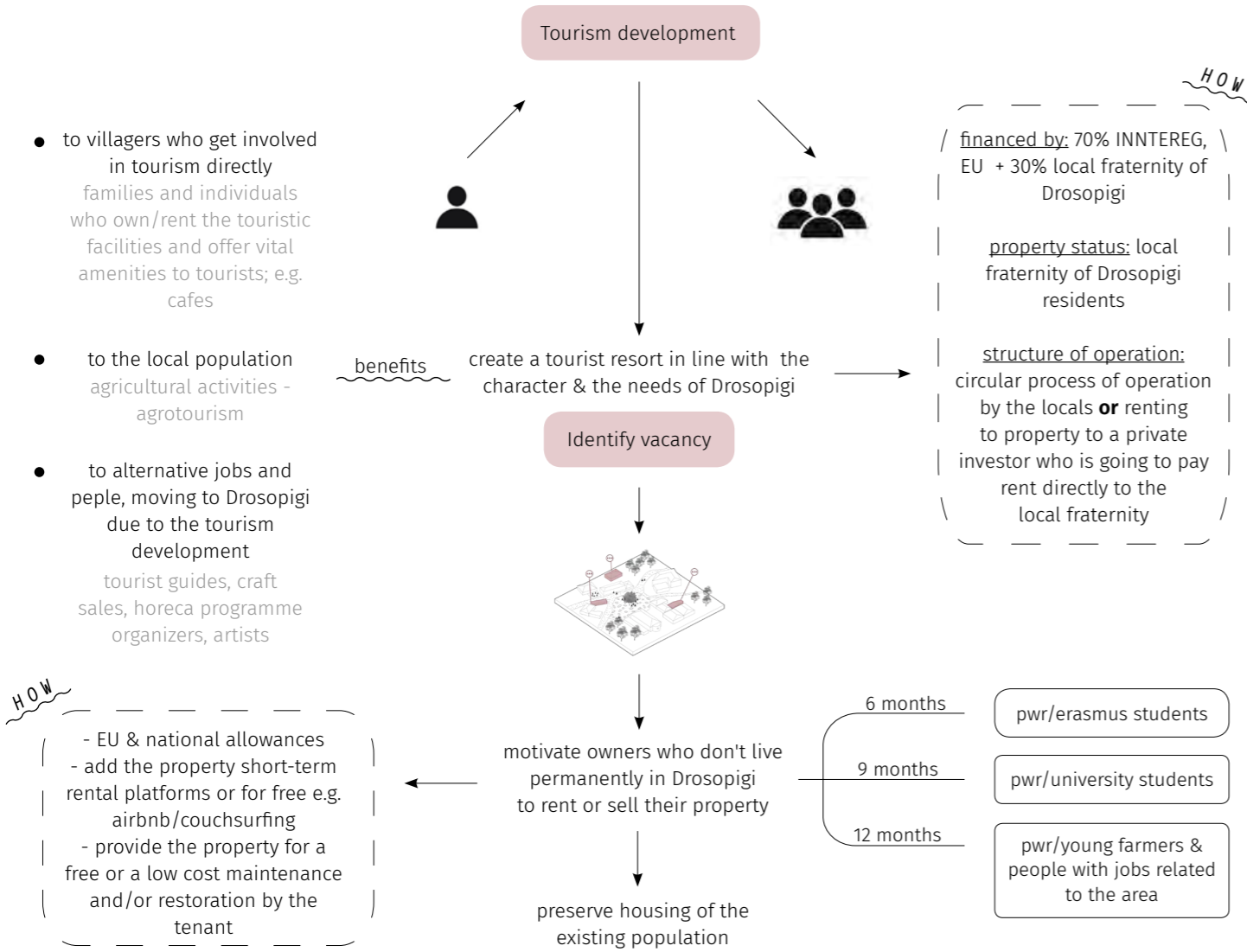


fig. 6.2.9 areal photo of Drosopigi showing the land that is proposed to be transformed; source: google earth; own edit

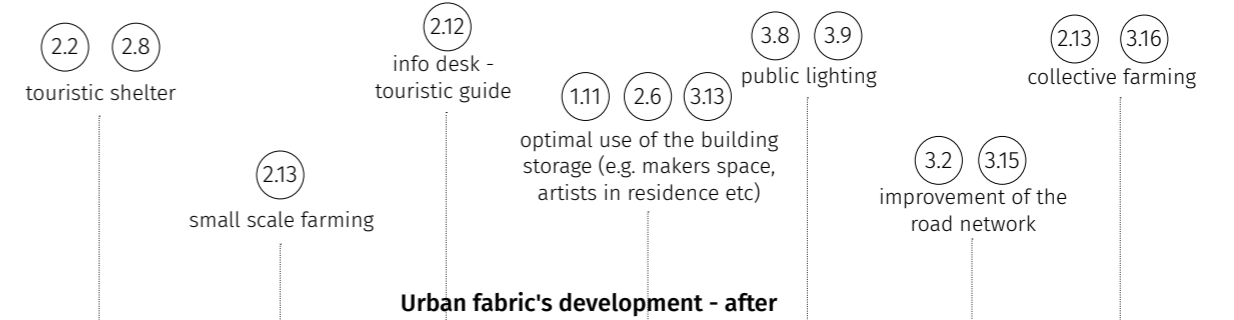
\*pwr: people working remotely

Touristic activities & urban fabric in Drosopigi

Urban fabric' development - before



fig. 6.2.10 Central cobblestone alley of Drosopigi settlement



Urban fabric's development - after



fig. 6.2.11 Future impression of central cobblestone alley of Drosopigi settlement

## 6.3 CONSIDERATIONS

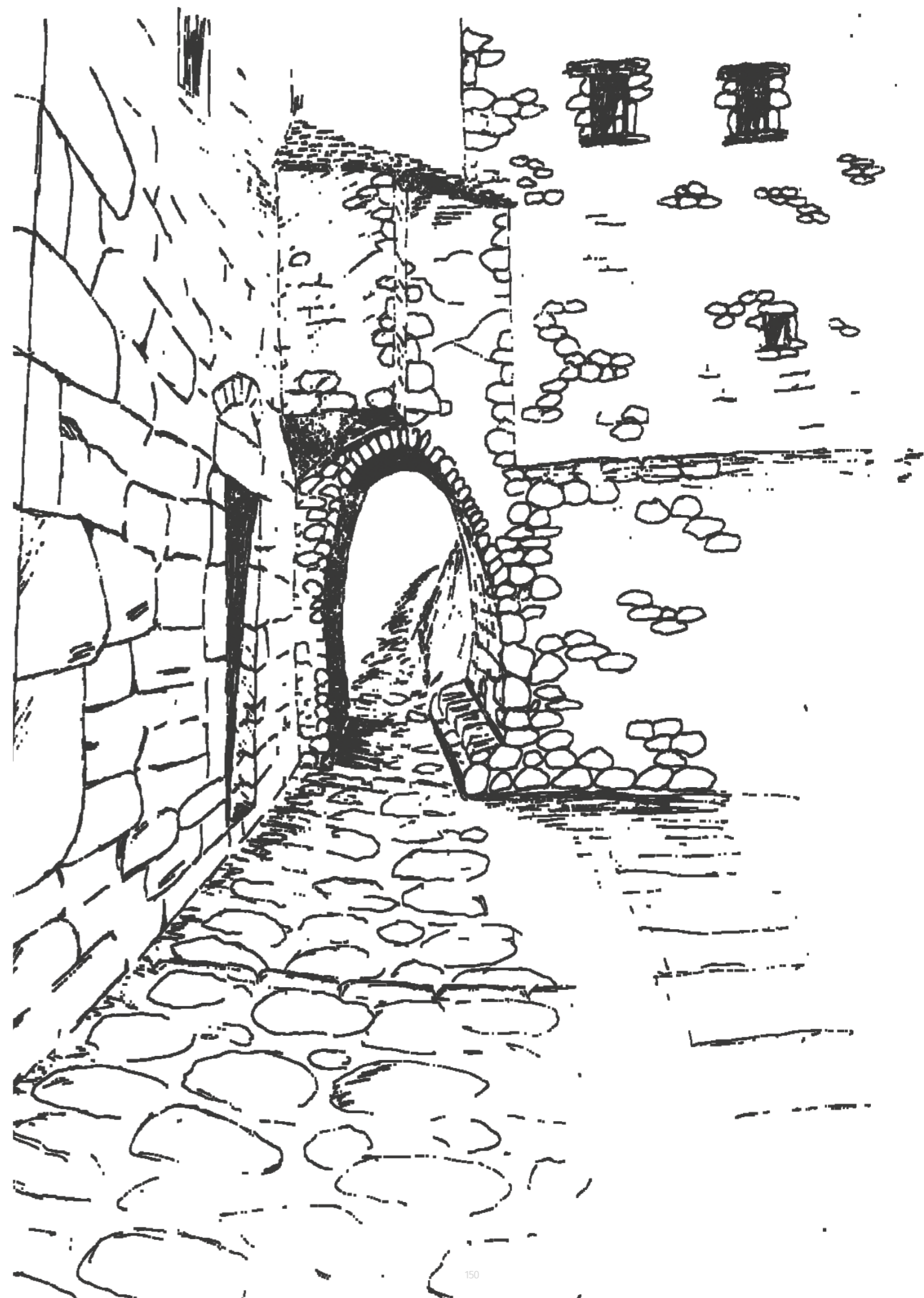
On this section, some thoughts, considerations and conclusions are expressed, being linked with the design proposal of the chapter.

First of all, it is observed that the natural environment defines and forms all the activities related to the planning practice in Mastorochoia. The forest has been expanded so much throughout the last 40 years that makes the built environment a tiny part of the whole landscape. The proposed planning approach needs to respect and contribute to the promotion of the natural environment as it is an integral part of the area's cultural heritage.

Regarding the structures being built inside the fabrics of the settlements or in between of them, it is very important to be cohesive one each other and to be in line with the traditional character of the settlements. This conclusion derives from the fact that most big development programs' proposals do not take into serious account the architectural scale, having as a result the lack of continuity and harmony in the built and natural environment.

Furthermore, since the strategic framework aims at an endogenous local development, the use of local elements and human resources is highly recommended into the planning process. As far as the use of local materials is concerned, this can also be a tool to avoid imitation into the constructions and public space. Moreover, by prioritizing the local human resources in various fields, the immigration flows or even the so called brain drain leaving from Epirus, can be prevented.

Last but not least, as shown on the previous sections of this chapter, emphasis is given on the role of lifelong learning related to craftsmanship as well as on the role of the bottom up initiatives and community economies during the design process. By designing policies or designing constructions on the physical space in favor of the locals, the notions of self-sufficiency and autonomy can grow longterm, at least on the scale of small communities. This arises from the fact that when individuals are responsible for various actions related to the community's growth, they usually become more confident and more free to envision their place according to their own desires.





## 7. CONCLUSIONS

The chapter aims at summarizing the process followed for the implementation of the research and design of the current thesis. Furthermore, it mentions the overall outcomes coming from this work, providing the author's final impression and estimation about the future of Mastorochochia as well as the Greek mountainous mainland.

## CONCLUSIONS

The idea of choosing a thesis topic oriented towards a non urbanized context was undoubtedly a great challenge itself. During the second year of the Master, I was confronting with a continuous concern about the potential impact of this thesis project for the area of Mastorochochia. This concern, combined with another doubt related to how much it may worth focusing in such a depopulated and non urbanized area made me deepen the research about the unique values characterizing Mastorochochia, Konitsa.

Today, the greatest part of the Greek Mainland -including Mastorochochia- faces the crucial problem of the shrinkage of its population. The depopulation of these areas has as a result their gradual decline and human abandonment throughout the years. Inspired by several Greek movies -mainly produced in the second half of the 20th century- showing the diversity and the unique beauty of the Greek mainland, I was triggered to go further my initial fantasy of being to such an imaginary and fascinating place -where I had never really been there in the past- by trying to envision it today.

In order to balance between the romantic side of working for an almost phoney and imaginary place being abandoned by people, with the tough reality of living permanently to such a place, it was important to deepen into a data analysis, exploring the main reasons that these areas should be further examined. On the the first chapters of the thesis a preliminary research is made about Epirus region and then Mastorochochia's current situation. The research mentions that Epirus region is one of the poorest and most underprivileged Greek regions.

Then, emphasis is given in Mastorochochia, Konitsa based on the unique values characterizing this area that enable them, in turn, to have a significant potential to be developed compared to similar areas of the Greek Mainland. Moreover, alternative approaches and theories of planning are presented on the theory chapter, introducing in this way a more sustainable future for these communities. The example of the "P2P Lab" -and then Tzoumakers- as well as the project of "Sustainable Samothraki" provide inspiring material about fair economy, socio-spatial justice and the enhancement of the role of the bottom up initiative into planning practice, being able to contribute properly for the case of Mastorochochia. The theory chapter also stresses the significance and the role of multimedia to the promotion of a place. The tool of the documentary works as an additional planning tool, contributing, in turn, to a better diagnosis of the area's various challenges and qualities as well as to the strengthening and highlighting of its spatial identity.

Moving forward to the strategy chapter, it is proposed a holistic strategic framework consisted of some basic pillars leading the whole strategy. Emphasis is placed on the cultural heritage of Mastorochochia, the strengthening of the local economy and the improvement of the quality of life. These pillars are followed by some general strategic goals that are analyzed, in turn, to specific actions responding to the special needs of Mastorochochia. The proposed strategic framework is an approaching tool that is attempted to be used ideally by

the municipality of Konitsa or the region of Epirus in the near future, having a duration of approximately 20 years.

As far as the test design chapter is concerned, it aims at implementing the strategic framework to the physical space of Mastorochochia. It is about design proposals, taking into account Mastorochochia as a network of settlements that is not disconnected from the neighbor urban centers or villages of Epirus region and Albania. Furthermore, the design is also expanded to the village scale, as space is proposed to be transformed in multiple levels.

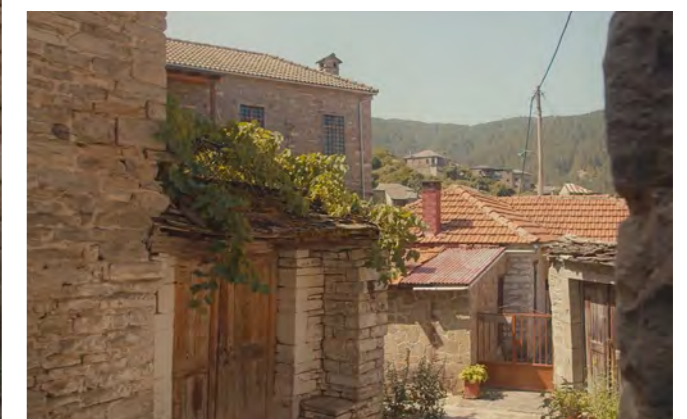
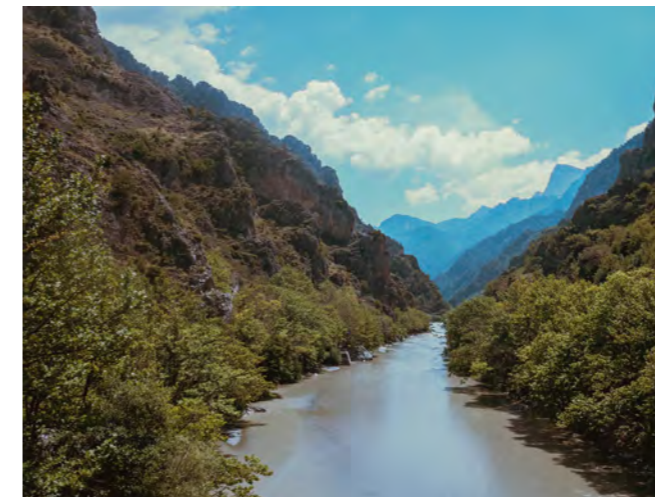
In general, it could be said that the existing situation in Mastorochochia looks like a vicious circle that needs to be broken as soon as possible. For instance, if someone desires to move and live in Mastorochochia for a long-term period of time, it is crucial to have a job there, as well as some basic goods and services in a proximal distance. On the other hand, if there are not any goods and services in Mastorochochia, it is difficult for someone to live, work and have a job in Mastorochochia.

Consequently, several actions should take place simultaneously. Indicatively, it is urgent all Mastorochochia settlements to be declared as preserved by the state, having as a result the creation of a compact network of settlements sharing the same challenges and values.

As mentioned before, the revitalization of Mastorochochia is a multifactorial issue that requires complex and incongruous solutions. For example, these villages should take into account (agro)tourism as an important development tool, but not be totally depended on this. On the other hand, the smart and up to date use of the craftsmanship knowledge, combined with an as much as possible preference on local human resources and emphasis on fields related to agriculture, livestock and tourism should conform and interact one each other.

At this point, the territory of Mastorochochia should be a key factor connecting all these incongruous fields of development. In other words, the natural environment and the spatial identity of these settlements need to create a system connecting different crucial fields, like tourism and cultural heritage. For example, through the creation of a cultural cluster in Mastorochochia, an important network is shaped among some of the Mastorochochia settlements. It is about a system in which space is the protagonist for all the events happening in the area, instead of being the setting of them. That is to say, if a cultural festivity is going to be organized in Mastorochochia, it will have more chances to be successful than being organized in any other location.

Overall, regarding the case of Mastorochochia into the Greek context, it could be said that they reflect most Greek mountainous areas' situation throughout the last 60 years. Last but not least, It is my firm belief that Mastorochochia, Konitsa also reflect several values of a considerable part of the Greek modern society. Mastorochochia's flourishing period, followed by their reputation worldwide, the transition period, their gradual decline and the attempt to be revitalized looks like the history of Greece diachronically.



## APPENDIX - A. REFLECTION

### Desk research

Looking back the whole thesis journey, it is undoubtedly a roller coaster regarding the motivation to work as well as the quality of the progress that has been made. In any case and thanks to the constant contribution of my mentors, I firmly believe that the approach selected finally worked.

From the very beginning of this process, the challenge to propose a sustainable strategic framework for an almost abandoned place by people, was huge. Today, I consider that it has been followed a holistic approach that since it is taken into serious consideration by the relevant stakeholders, it could bring some positive results soon.

The combination of the desk research and the fieldwork was the key element to understand as much as possible the main challenges Mastorochochia face today. As far as the desk research is concerned, it contributed to the identification of the problematic situation of the area of Mastorochochia. The mapping of the area through the use of data, coming from GIS and other statistical services justified the need to focus on and work for this place. Furthermore, the assessment of the official local and regional planning tools helped understand some of the dynamics of Mastorochochia, especially regarding the socio-economic conditions in which these villages are.

Then, even though plenty of information regarding the village scale of Mastorochochia was available online, the diagnosis of the area could not totally provide the total atmosphere of the site. At that point, some phone interviews with locals and related stakeholders tried to fill in the knowledge gap and contribute to a completed site diagnosis. These interviews played an important role on the understanding of the area's challenges and the envisioning of a strategic plan, oriented towards sustainable spatial and non-spatial solutions. However, the best and most valid outcomes about the Mastorochochia area, arose after the two fieldtrips made in June and August, 2021.

### The paradox of the fieldwork

Due to the special covid situation, the trip to Greece before the P2 examination was impossible to happen, so the first one finally took place right after the presentation of P2. That fieldtrip worked to verify or reject some of the analysis outputs already made through the desk research, as well as to enrich the existing knowledge about the area in order to achieve a compact strategy and design. Till then, most outputs were based on the official documents and materials, found on the internet as well as the phone interviews, as mentioned before. During the fieldtrip, I explored the physical space of some of the most typical Mastorochochia, I discussed with locals, contributing to the participatory character of the current thesis proposal and I took several photos, showing the weaknesses and the strengths of the physical space in Mastorochochia. On the next page, some indicative visualizations and images illustrate the importance of the fieldtrip in Mastorochochia, having as a result even more precise and valid conclusions onto the final proposal.

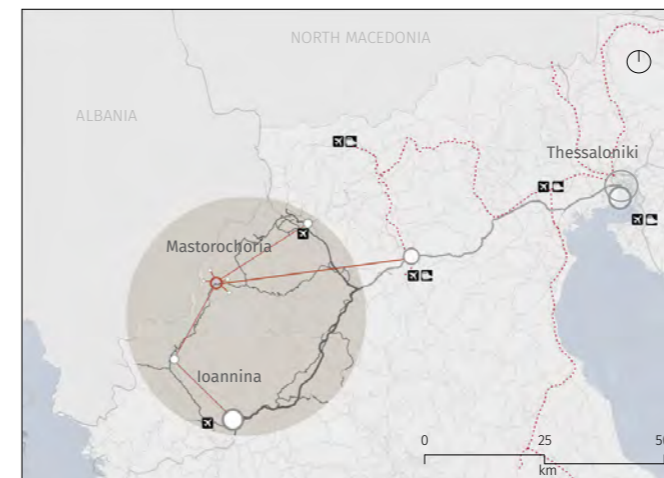
desk research



fieldwork



It is clear that the fields on the borders of Drosopigi cannot be easily cultivated any more due to the wild natural environment. This conclusion is only visible through the fieldtrip, as internet sources (GIS data) talk about cultivation of the land in the recent past.



Despite the road network connecting Mastorochochia with other places seems sufficient, the quality of it is actually poor in several spots. This is justified by the fact that only a day rain during the trip provoked the erosion of the terrain, transforming the local roads to an unsafe place to be.



On the left picture the sloppy terrain of Drosopigi is illustrated, according to the GIS data. On the right, it is observed that the feeling of being in such a slopy place is not so intense, maybe due to the small alleys, and the special structure of the settlement.

## The limitations of conventional planning and the search for alternatives

Even though the research made for this thesis tries to fit to the design process, it remains difficult to transfer this knowledge and the proposals, already made, to reality. Reasons, like the bureaucracy, the disconnection between the public instruments, like the Municipality, with the educational centers and the local associations as well as the institutional gap regarding the mountainous settlements that should be preserved and they are not (Smiris, 2021), does not favor the feasibility of the project. Consequently, the need to explore alternative and more effective additional tools to express this topic was crucial.

The second fieldtrip in Mastorochochia was more geared towards the creation of a film, showing the dynamics of the area. I firmly believe that, under certain conditions, such a tool has the power to strongly affect the dynamics of this place in the future. This is because a film is able to show Mastorochochia as a system, perhaps more easily than a set of texts and drawings. During the second fieldtrip, a series of video interviews with locals and different stakeholders took place aiming at showing a video as effective as possible. This process had multiple benefits.

As far as the part of talking in the same physical space with another person is concerned, I got impressed from the detailed answers I received from some interviewees compared to the phone interviews I had with them, before the P2 presentation. The amount and the quality of the information and knowledge obtained by these live conversations was unexpectedly way more useful and essential for the purpose of the project than the ones made online. Furthermore, while editing the footage for the film, I realized that having these interviews, combined with the various shots taken in Mastorochochia and/or any external footage, a very representative image about the place is given, that can only be compared with the impression made from the fieldtrip itself.

### Mentors' feedback and use of it into the project

The outcome of this report has been highly affected by the constant feedback given by my mentors. During the strategy and design phase, I should insist envisioning the thesis proposal not only taking into account the planning tools, systems and institutions related to Mastorochochia, but also the space itself. Due to the expectedly delayed first fieldtrip, the envisioning of space and the designing of it, was pretty difficult. The mentors' feedback often mentioned to think and feel the atmosphere of Mastorochochia as much as possible throughout all the phases of the thesis. Overall, I think that this reminder kept me more focused on recognizing the specific characteristics and needs of Mastorochochia, preventing me from producing generic drawings and conclusions.

Furthermore, the use of design as a tool in order to have a valid proposal and results was another crucial comment. By drawing throughout most phases of the thesis, I better understood the physical space of Mastorochochia and the special attributes of the territory. The understanding of the physical space had as a result recognizing its limitations and its potential for a future spatial development, as well as to ex-

perience the lived space as locals probably do. For instance, designing and proposing spatial interventions around the main water axe of Mastorochochia, Sarantaporos river, created in turn several follow up questions, regarding similar spatial issues that should be solved and which, were interacting with the initial one.

### Final part of the graduation period

The final part of the graduation period will be used to fill in the gaps needed to have a complete, effective and compact story. More specifically, as far as the design products are concerned, some final drawings and visualizations will be added in line with the ones that have already been made and presented on the P4 stage. For example, the test design chapter includes the community design proposal and the regional design one, including, in turn, three types of clusters for Mastorochochia area. The one of them has been completely made, while the rest two still miss a few drawings showing the atmosphere of the future proposal. In other words, the last part of the graduation project will contain the implementation of products, already tested through other examples. Moreover, the chapter explaining the fieldtrip and the documentary process will be enriched by dialogues and insightful stories by the locals, that contributed in turn so as to have safer and more precise conclusions about the final products.

What is more, the completion of the short length documentary will take place on the last phase of the thesis. Despite that the main storyline is almost completed, some extra footage -fillers- will be added in order to show a more interactive and friendly to the viewer story. Last but not least, English subtitles will be created for the purposes of the documentary, as most interviews are in the Greek language.

### Scientific relevance and methods

Nowadays, a lot of places tend not to be the same important as others -the most urbanized places are considered to be the most important ones-, in terms of socio-economic development and spatial coherence. This is an outcome, of course, of many factors throughout the years. Several planners and geographers explain that the spatial fragmentation which leads to the sentence just mentioned, derives -to a great extent- from the current socio-economic model (Lamprianidis & Bella, 2004; Kassimis et al., 2003).

Regarding the case of Greece, the majority of the researchers confirms that the imbalance and asymmetries arising from the existing spatial fragmentation, not only negatively affect the peripheries themselves, but also the neighbor cities or even the entire country. It is also mentioned that there has been a trend for decentralization during the first decade of the 20th century, but it was not able to radically change the dynamics of the Greek mainland (Iliopoulou & Stratakis, 2011).

Furthermore, it is noticed that even though several EU and national programs are funding the peripheries in a regular basis, the results are not the desirable ones. In other words, there should be a turn to alternative, and more radical

approaches of spatial development for such places. For instance, the emphasis on the elements that characterize and make unique these areas should be prioritized and promoted (Pose, 2018).

In tandem, except for aiming at the development of these areas, it is also crucial to aim at the sustainability of such a development. The creation and the application of a socio-economic model, oriented towards participatory mechanisms and focused on the advantages of the examined areas is important. According to Gibson-Graham et al (2015), the need for communities and people to turn into alternative spatial and economic models of development should be dominant. Consequently, the implementation of a strategic framework about underprivileged communities like Mastorochochia, geared towards community economies is crucial, too (Gibson-Graham et al, 2015).

The transferability of the scientific framework to the project results could be realistic, but it demands various actions and initiatives by multiple stakeholders. For instance, the thesis proposal includes strategic actions securing sustainability on the productive sectors of the area, like the agricultural one; it is important the municipality of Konitsa to take into account these proposals and be willing to cooperate or even coordinate such actions, along with crucial stakeholders like the local associations and the University of Ioannina.

### Professional and societal relevance

On the professional field, the research aims to be added into the growing body of knowledge, that advocates for an equally distributed system of rural growth; this system should be based on the regional intelligence of the area of Mastorochochia as well as the movement of individuals, either coming from urban centers or being permanent residents of this area. In both cases, the motivations for decentralization and habitation in Mastorochochia incorporate strategic goals and actions, that will safeguard as much as possible a long-term and endogenous growth trajectory for them. Such proposals can be identified on the test design chapter, where analytical diagrams explain the feasibility and the operability of several actions, about bringing people to live and work for a long-term period of time in Mastorochochia

The societal relevance of the research initially derives from the personal interest about the gradual abandonment of the Greek mainland, combined with the hyper-concentration of people in cities. It is about an acutely politicized phenomenon, as the current categorization of places based on -mostly- economic indicators, is creating social disparities, expressed in the rural, intermediate and urban space. Through proposed strategies, the research and the design define the role of interactions for re-establishing communities of people in Mastorochochia. It worths mentioning that the design proposal is geared towards a spatial development related to a context of solidarity, fair economy and directly democratic processes. To achieve this, both policies and spatial interventions are included into the strategy chapter.

### Ethical relevance

Although the proposed research and design might bring significant merits, it might also pose ethical dilemmas and issues, which are mentioned here. Promoting a strategic framework which is partially in juxtaposition with the existing socio-economic context both in a local/regional scale and a national one entails plenty of difficulties (see theory and strategy chapter). This is because, since space should not be accounted as fragmented, but as a system, interactions between places, based on different socio-economic models, can be extremely difficult to be implemented.

Furthermore, as far as the ultimate goal of this framework is concerned, which is the revitalization of the mountainous underprivileged area of Mastorochochia, it can be said that it is not a simple process. This is because even if people are adequately convinced to move to Mastorochochia, their wellbeing is not guaranteed. More specifically, even when the conditions for such a relocation are satisfying and concrete in a theoretical level, provided by the strategic framework, this is probably not enough. In other words, the meaning of wellbeing has a dynamic and multi-factorial character which cannot be totally predicted or defined individually for each person. For instance, people's bondages with the previous place they used to live, can be a key factor in case they do not feel completely satisfied and happy with their new one. Overall, it can be stressed that despite that a strategic framework should include all the possible parameters needed to achieve such a goal, it still ends up being an approaching and not a definite tool.

As far as the ethical issues about the design process are concerned, the strategy and design chapters promote a mild development in Mastorochochia for the next 20 years. Today, the natural environment in Mastorochochia dominates, as the lack of human presence in the area throughout the last 40 years facilitated the expansion of the forest land, very close to the existing settlements. For instance, it is crucial to de-forest part of the land and create infrastructure that partially distorts it, since the human presence is of great importance for the survival of this place. At this point, it needs to mention that despite the proposed interventions, it is also recommended the character of these actions to be as mild as possible, and in line with the official legislations about the natural preserved areas.

### Relationship between the studio topic, the master track and the master programme

The department of Urbanism positions itself at the intersection of different core themes of the faculty. The combination of urban design, landscape architecture, and spatial planning builds up on crucial factors for a sustainable growth. The character of this project is based on the same characteristics. First of all, it needs to think and design in different scales, as the core of the project is itself multidimensional. Moreover, the graduation studio PCC focuses on processes of contemporary urban growth. My thesis tries to understand and, then, analyze these processes so as to examine the possibility of revitalizing areas that are not currently developed, are not located in the suburbs of urban fabrics (but they are still dependent) and, mainly, in order to develop them in a diametrically opposite way to the one of urban centers.



## **B. FIELDTRIPS AND DOCUMENTARY**

The chapter explains the on-site analysis made during the summer of 2021. Two fieldtrips took place in Mastorochochia; one in June and one in August. These fieldtrips worked as a means to identify the realm of these communities and explore their dynamics from a more personal perspective. In order to achieve this kind of perspective and in order to have a total view about the area, the tool of documentary was extensively used. Last but not least, it is important to stress that most interviews with locals had a great impact on the final design proposal .

B.1

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MOTIVATION FOR THE FIELDWORK THROUGH A PARADIGM

B.2

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THE RHYTHMS IN MASTOROCHORIA THROUGH  
THE DOCUMENTARY PROCESS

B.3

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FIELDTRIP IN JUNE: SPATIAL ANALYSIS & FILM PREPARATION

B.4

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FIELDTRIP IN AUGUST: CHRONICLE OF THE SHOOTINGS

B.5

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QUESTIONS FOR THE VIDEO INTERVIEWS

## B.1 MOTIVATION FOR THE FIELDWORK THROUGH A PARADIGM

### A platonic dialogue: The divine origin of poetic inspiration

Back in Athens on 535 b.C., Socrates is standing into an open space corner of the Athenian Agora when the poet Ion approaches him full of happiness. Then Socrates asks:

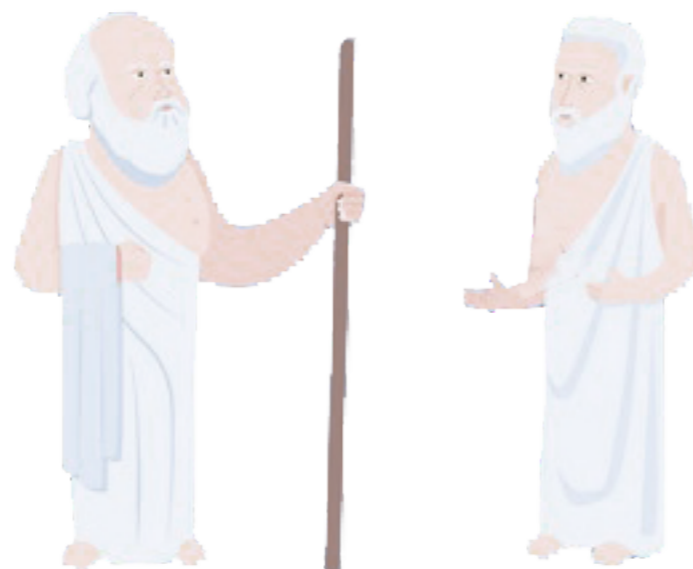
- "Why are you so happy Ion today?"
- "I got the 1st prize on the competition of rhetoric! I was simply unbeatable!", Ion responds with a constant happy mood.
- "Well done Ion! And what was the topic of your rhetoric on the competition that made everyone be speechless?" Socrates is asking Ion a bit suspiciously.
- "Well, I described the scene where Hector, being in Troia, is turning with his chariot etc etc..."
- "Well done one more time then..." Socrates is saying to Ion and continues "...so, tell me Ion, regarding the description you make about the chariot that trembles and the right wheel that covers a shorter distance, while the left one covers a longer one... well, can you describe this sufficiently or an engineer can do it better?"
- Then, Ion responds:
- "Hmm, probably a chariot maker can describe it better than me as he knows how wheels work..."
- "Alright. And when you describe the stone walls, while the chariot is turning and is in front of them, do you think that you can describe them better or a craftsman of stone can do it as well?"
- "Well, probably the craftsman can describe this way better than me, as he has built them and is more experienced with the stones."
- "And what about the sandal of Iniochos that is moving and touches the ground during the turning of the charriot?" Can a shoe-maker describe it better than you?"

Then, Iniochos responds dissapointed that the shoe maker is probably the most appropriate to describe such a scene. This "targeting" from Socrates to Iniochos keeps going and becomes even worse when Socrates says to Iniochos emphatically:

- "You earned this prize and you have no idea! You know nothing about the individual elements that shape your story!"

Of course, all these sayings affected negatively Iniochos and made him believe that he didn't deserve at all that prize and that he probably wasted his time on that competition. At that point, while Iniochos was completely devastated and dissapointed, Socrates is saying to him:

- "You shouldn't be dissapointed Ion. **You have a rich internal charisma, owned by the myses. It is a kind of knowledge to add things that you are not expertised on each of them individually; but you are one of the best on presenting these elements as an entity. This is an ultimate charisma and you should keep it.**"



### The platonic dialogue and the significance of the fieldtrip in Mastorochoia

To begin with, this section attempts to reinforce the need for fieldwork in Mastorochoia, by correlating the theoretical framework of the current thesis with a story from Ancient Greece.

On the previous page, a brief story is presented taking place in ancient Athens around 535 b.C. The story considers a rhetoric poet who wins a competition in rhetoric despite the fact that he is unable to deconstruct the story through which he won the competition. This story ends with Platonas stressing out that the rhetoric poet owns a different kind of knowledge that allows him to combine different individual elements even if he is unable to understand them separately. At this point, taking also into consideration the theoretical chapter of the thesis and more specifically its first section, the correlation between the rhetoric poet and the way the old craftsmen used to work is strongly identified.

As mentioned on the theory chapter, the knowledge of craftsmanship mainly has an inductive logic according to which the role of indicating how to do something is dominant. It starts by examining things and ending up to things again. This kind of knowledge or value cannot be placed into patterns and be generalized and this actually makes it so interesting (Sennett, 2009). It is about a value based on the experience, it tempers the curiosity and the obsession of the craftsmen, as well as it "provides insight into the techniques of experience that can shape our dealings with others" (Sennett, 2009, 289).

But how can this value be powerfully transmitted to other people, the next generations as well as contribute to the development of the area? This transmission in craftsmanship can be achieved through three main axes. Firstly, through the mitigating memory which actually says "do what I am doing". Secondly, through the communicative memory. That kind of memory includes all the dialects, moves and signs these men used to have making them communicate secretly and in a total encoded way. Thirdly, it is the memory of the objects. Such objects are all these buildings and constructions made by craftsmen of Mastorochoia that have the power to frame cultural practices. That kind of memory is probably the most powerful one and can contribute to transmit this kind of knowledge in the best possible way (Ganiatsas, 2020).

On the theory chapter, another crucial question is answered about how can the craftsmanship art be related to the growth of Mastorochoia. Being in line with the three axes mentioned before, more fields could be transformed in Mastorochoia. Through the fieldwork, the existing values of the area are identified on the physical space, while the potential to reveal more values -not necessarily related to the stone- also exists. Moreover, following such an approach for the development of the area, could narrow down the risks about the lack of authenticity in a future spatial development.

#### fieldtrip goals (design orientation)

recognize existing elements of the physical space that need to be examined

(easily recognisable elements)

insightful information through interviews about spatial elements that need transformation

(non easily recognisable elements)

envision the future unbuilt space

(new proposals)

#### Craftsmanship's axes

mitigating memory

communicative memory

memory of the objects

= spatial transformations in Mastorochoia



cultural heritage



local economy



quality of life



innovation



networking

strategic framework's priorities

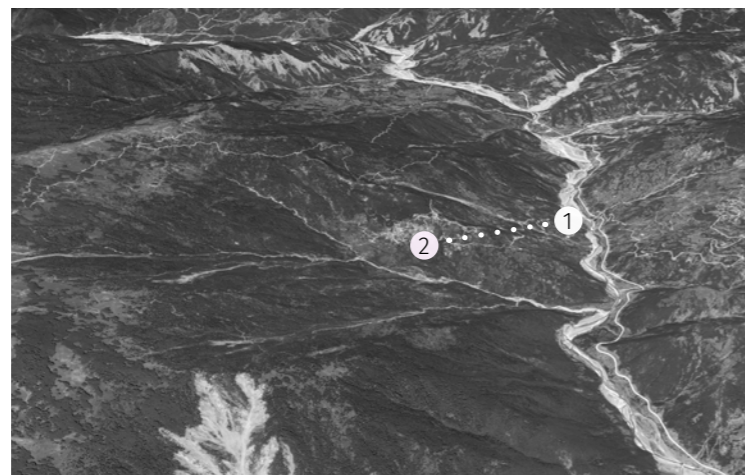
vertical priorities

horizontal priorities

## B.2. THE RHYTHMS IN MASTOROCHORIA THROUGH THE DOCUMENTARY PROCESS

### The use of the communicative memory into the current project

Through the following images, an example about the desirable approach for the future development in Mastorochochia is illustrated. It is about the need each settlement to use local materials for the constructions inside its fabric in order to reflect literally and metaphorically with the natural terrain of the area. Needless to mention that such a proposal is in line with the communicative memory that was explained before.



### Objectives

The preliminary analysis contributes to the recognition of the case study, while the desk research analysis aims at the deeper knowledge about the specific space of Mastorochochia. However, the rhythms of Mastorochochia and a deeper and more insightful knowledge about the area remain difficult to be identified.

The tool of the documentary attempts to be the means expressing locals' opinion and concerns about the area's future and revealing some village aspects that are not visible through the conventional planning methods. The role of the documentary into the planning process is also summarized to the following main objectives:

- OBJECTIVES**
- investigate and communicate the social, environmental, cultural and political dynamics in Mastorochochia
  - suggest an alternative model of development/way of life in Mastorochochia
  - build a narrative in line with the strategic framework's main priorities



## Concept

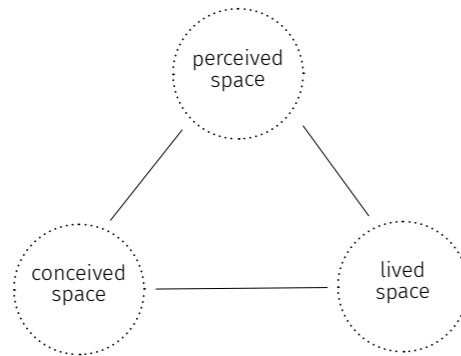
The concept of the documentary is mainly defined by the elements of **time, the types of space and the main axes of the strategic framework**, as proposed on the 5th chapter. Time is the main guide for the structure of the storyline. This is because time is the variable that defines Mastorochochia in the greater part of their history. The past of Mastorochochia has stigmatized their identity<sup>8</sup> and this should be the driving force to proceed to a sustainable growth.

PAST - PRESENT - FUTURE

*"If time develops as a change, then space develops as an interaction. In this sense space is the social dimension. Not in the sense of commitment within a multiplicity. It is the realm of continuous production and remodeling of heterogeneity in all its forms - unlikeness, submission, conflicting interests. Along with the development of arguments we invoke what must be highlighted: a relational policy for a relational space"*

Massey, 2005: 95

In tandem, the 3 dimensions of space, as described by Henri Lefebvre also need to guide the film. In order to be able to talk about spatial issues, it is important to be sure that not only the perceived space is illustrated and described, but also the conceived and the lived one.



Last but not least, the main strategic axes of the current thesis need to get involved and interact equally with the previous elements. Overall, in order to shape an as effective as possible story, it is crucial each part of it to reflect on these 3 elements, that are divided in turn in 3 more specific ingredients each one of them. In the end, an ultimate goal of the project is the harmonic interaction between all the nine elements that are shaped.



cultural heritage



local economy

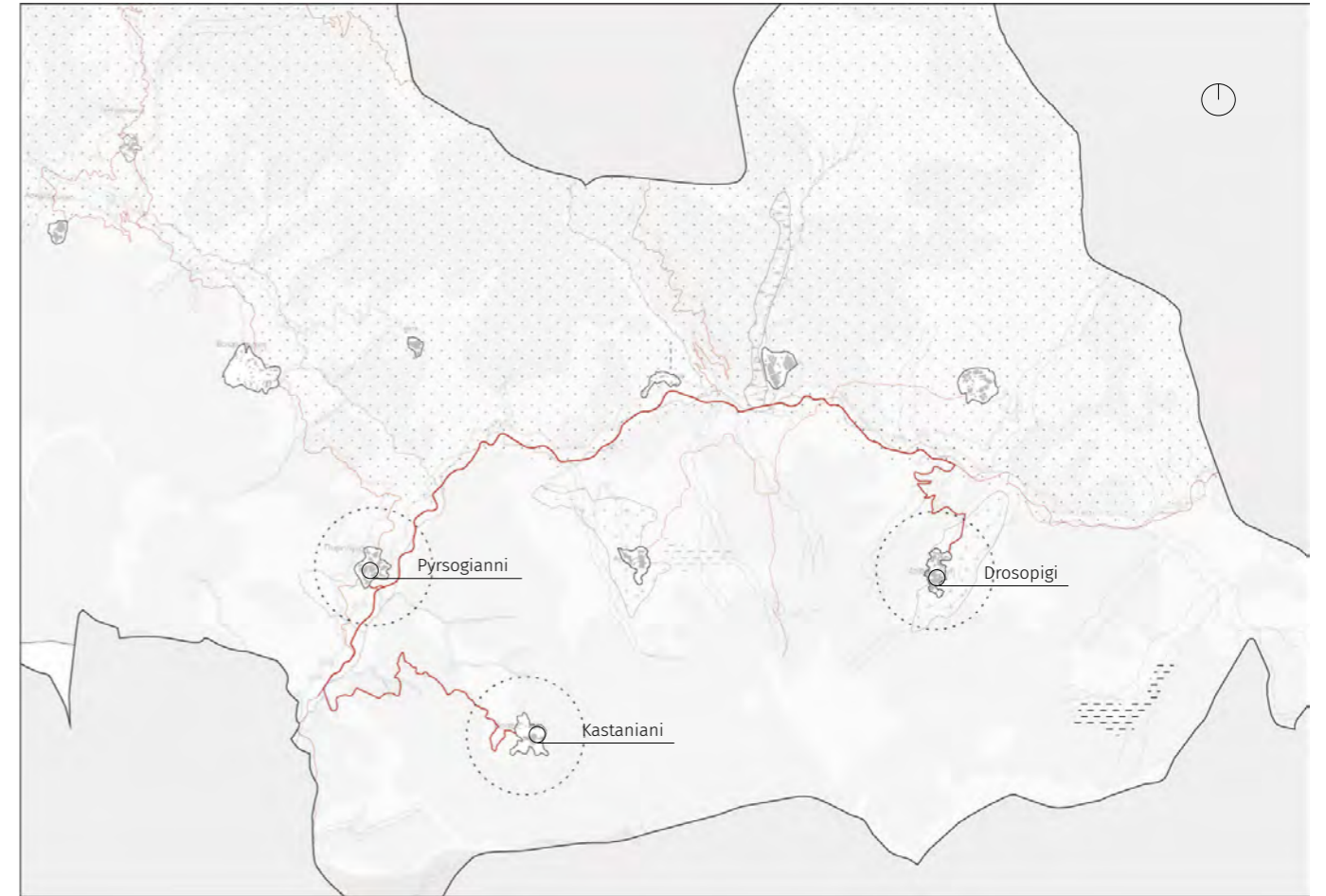


quality of life

## B.3. FIELDTRIP IN JUNE: SPATIAL ANALYSIS AND FILM PREPARATION

### B.3.1 EXPLORING LOCATIONS, MEETING PEOPLE AND LAYING THE GROUND FOR THE FILM

This section explains the reasons of the implementation of the first fieldtrip in Mastorochochia. That trip made not only for the spatial analysis of the area and the understanding of the village life, but also to prepare the second fieldtrip that more oriented towards the implementation of a short length documentary about Mastorochochia and its strengths and weaknesses. The main settlements, visited on the first fieldtrip were three of the most populated, popular and typical villages of Mastorochochia; Pysogianni, Drosopigi and Kastaniani.



Locations and main routes of the fieldtrip

#### Day 1, Pysogianni

The trip starts from Pysogianni settlement. Pysogianni, which is the administrative center of Mastorochochia, is one of the two settlements having a touristic shelter being open throughout the year for visitors to stay. The other settlement having a touristic shelter is the new built village, Kefalochori. Despite the fact that Pysogianni is the administrative center of Mastorochochia, it can be characterized as a very quiet place with few things to do. However, the residential fabric of it can be considered as a typical Mastorochochia village.

Furthermore, even though Pysogianni has a touristic shelter, it is a place that there is no any active population. Most people living there, are elderly who got retired from their jobs in the urban centers and decided to spend the rest of their life to their birthplace.

During our stay in Pysogianni we managed to have the first contacts with locals and more specifically with people willing to help us regarding the implementation of the interviews. Then, the owner of the shelter recommended us to visit Drosopigi and Kastaniani settlements, because those villages were more active and alive than Pysogianni. There, we could probably find more people to talk with than Pysogianni. Furthermore, these villages also have a typical Mastorochochia character regarding their residential fabric and their form.

<sup>8</sup> Mastorochochia literal name is the villages of the craftsmen



## Day 2, Drosopigi

The second day of the fieldtrip we went to Drosopigi, where most people with whom we were going to talk, live there. During the morning we visited the local cafeneio in the central square of the village where the owner -a middle aged lady- talked to us about the living conditions in Drosopigi throughout the year. Specifically, she mentioned the difficulties about running her local business during the winter as well as the difficulties about the lack of vital infrastructure inside the village.

Leaving the cafeneio and moving towards the small alleys of the village, we met a person warning us that a big bear was nearby, and that we should be aware of that. We asked him how much possible is this to happen and he responded:

*"Today, bears walking inside to the village is a frequent phenomenon, as the village's form does not differ so much with the forest any more. In the past, borders between the settlement and the forest were more clear, but now, without any human presence, flora is growing constantly and without any control, making fauna be expanded inside the residential fabric."*

After that, we met the president of Drosopigi out of the conference center of the village. We asked him what is the logic behind the creation of such a big construction into a small village, like Drosopigi. Then, he replied:

*"The local fraternity of Drosopigi is very active. Despite that most of its members live permanently in the urban centers of Greece or abroad, they have strong relations with their fatherland and want to contribute to this in whatever way they can. The creation of this building was an initiative by the fraternity in order to be the beginning for more people to visit Drosopigi and stay here".*

This answer, of course, made us wondering about why there is not any touristic shelter in Drosopigi. Then, he replied that there has been an attempt for this as well as there are available funds by EU; however, bureaucratic reasons and lack of serious management by the local fraternity which took over the management of this project, have indefinitely postponed it.

In general, the topics of our discussion were mostly geared towards the difficulties that Drosopigi faces regarding the accessibility of goods and services to the village, the quality of life of the elderly people, especially during the winter, as well as the less potential he sees about the development of the local economy.



Later, the president introduced us to some elderly people that live permanently in Drosopigi and used to work as craftsmen in the past. We had a brief discussion with them and asked them to talk to us during our next visit in Drosopigi when we are going to shoot a video for Mastorochoia.

Before leaving Drosopigi, we met one of the active craftsmen of Mastorochoia, Mr Giorgos Tsilogiannis. When we met him, he was working on the restoration of a traditional stone made building in the center of Drosopigi. He was willing to talk to us despite his tiredness, coming from the fact he was

working on that building throughout the day. Mr Giorgos explained us why craftsmanship today in Mastorochoia has almost disappeared and the urgent need to have a school of stone in Mastorochoia if we want these villages to survive in time in a sustainable and authentic way.

Of course, he stressed that the revitalization of these villages is a multidimensional issue that needs multiple and simultaneous interventions to implement. Then, he stressed that in spite of craftsmanship is only one sector, it should be highly prioritized because it is the value that defines the character of Mastorochoia.



### Day 3, Kastaniani

The third day of the fieldtrip we visited Kastaniani settlement. There, we met the president of the local fraternity of the village, Mr. Thimios Doukas. We proposed to him to drink a coffee at the cafeineio that we saw in the entrance of the village but he explained us that the cafeineio is not open any more, as the previous owner left the village. Despite the fact that there are two cafeineia inside the village, none of them operates because of the lack of people to take it over.

That's why, we had our brief discussion at the square of the village. During our conversation, several visitors were walking to the small alleys of the village, but after a while they were leaving the village because the small touristic shelter was temporarily closed as well. At that point, Mr Thimios mentioned:

*"Despite the fact that Kastaniani has probably the most representative and beautiful residential fabric among all the settlements of Mastorochoia regarding the art of craftsmanship made by the locals, it has not been characterized as a preserved settlement... If it was characterized as a preserved settlement the distortion of building storage would stop, while a lot of opportunities for a socio-economic and endogenous development could start."*

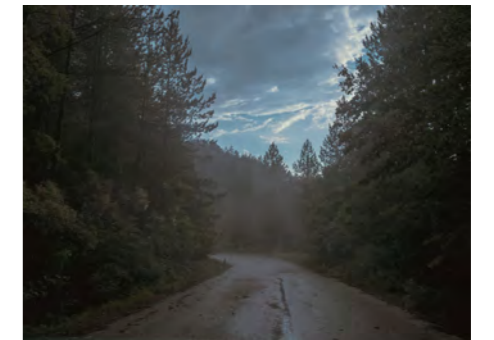
Then, he was stressing the need for young people to come to the village and live there. Furthermore, he was talking about the initiatives of the local fraternity to bring people through various festivities, like the traditional musical festivals that take place every August in the central square of Kastaniani and concentrate hundreds of people every year.

At that point, we were forced to end our discussion because it started raining, so we should move to the car as there was not any open cafe or a public space nearby with a roof to protect us. When the heavy rain stopped, we could finally leave the village. On our way to Pysogianni, the journey was dangerous enough, as many stones were in the middle of the road because of the mountainous terrain's erosion, that the rain brought.

*"Everyone's identity is rooted in their memory"*

Jorge Luis Borges

If the purpose is to create diverse identities with a common love for the place, then it is necessary -as spatial planners and designers- to create the conditions so that everyone's memories, not only exist and are preserved in time, but also to converse with it, even if this (time) sometimes distorts them.





## B.4. FIELDTRIP IN AUGUST: CHRONICLE OF THE SHOOTINGS

### A.4.1 PLOT, LOCATIONS OF INTEREST AND PEOPLE, INTERVIEWS

The role of the fieldtrip in Mastorochochia during June, 2021 was multifaceted. Except for the spatial analysis made about the physical space and socio-spatial dynamics of the area, contributing to the implementation of a strategic framework. it also helped for another significant reason. The creation of initial contacts with relevant stakeholders made in June, had as a result the next fieldtrip in August not being a "tabula rasa" both for me and for the people with whom I wanted to record our interviews. In this way, most interviews had not a journalistic character, but they were close to a more personal discussion.

Furthermore, during the first fieldtrip, the area of Mastorochochia was traced, identifying the most crucial spots and locations that need to be shown on the documentary in order to be as much effective as possible and have the greatest possible impact

#### Showing the case from a locals' perspective

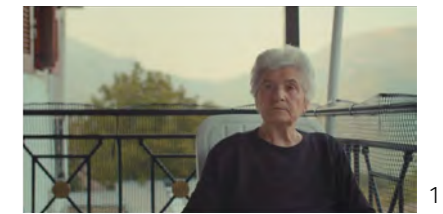
The first part of the documentary attempts to introduce the topic and the place of interest by emphasizing on the main characteristic that have defined these villages, the craftsmanship knowledge. Since this thematic zone touches more the past, it is better for people who lived in Mastorochochia during the previous decades to talk first.

Then, it is important to identify the problematic situation which Mastorochochia experience today. A situation that is due to the human abandonment of the physical space, having as a result the abandonment of craftsmanship as well as the radical transformation of the natural environment to forest land throughout the years.

The third part of the film presents the shrinkage of the population throughout the last forty years and the consequences this has in various fields. The most important outcome of the extreme population reduction is that today Mastorochochia is a place that only elderly people live and almost all the productive activities have been disappeared. This part includes local people who work in Mastorochochia and concern about their personal and professional future.

Then, the existing values of the area are stressed, combined with the significance of continuity in order to achieve a potential spatial development on these villages. Furthermore, some proposals are mentioned, based on wrong political decisions that have been in the past about this area and should be avoided in the future. Moreover, the role of architecture is mentioned about the achievement of an authentic development that is not characterized by mitigation and exaggeration.

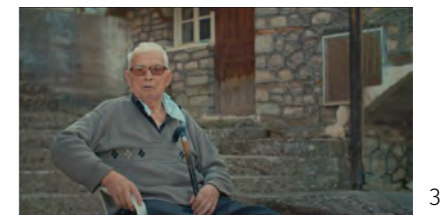
The final part of the documentary returns to the locals, who talk about their topos and the emotional connection they have with that. Furthermore, some of the interviewers try to predict how Mastorochochia will be in fifteen years from now.



1



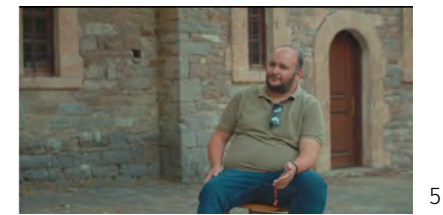
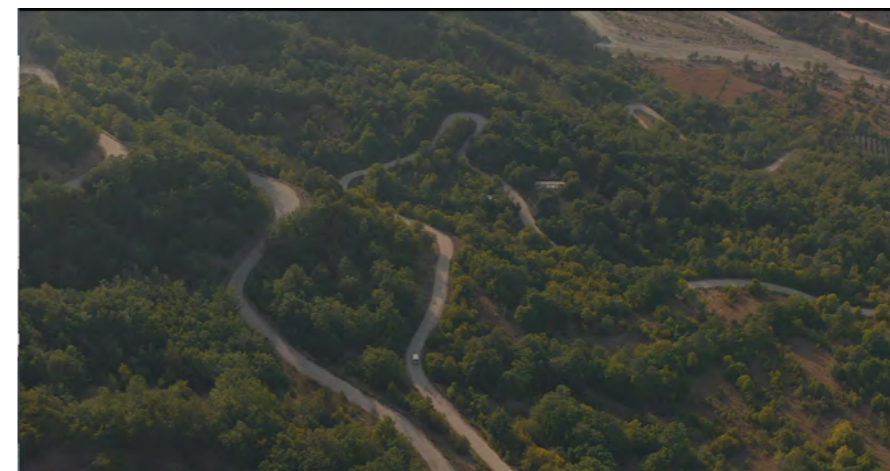
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3



4



5



6



7



the QR code redirects to the [link](#) of the short length documentary

## B.5. QUESTIONS FOR THE VIDEO INTERVIEWS

### **Morfo Kotoulouli, resident of Drosopigi**

1

1. How are you; etc etc
2. Do you live on your own ? where are your children?
3. Do you live in Drosopigi throughout the year?
4. What kind of job did you do in the past?
5. What job did your husband do?
6. When the men left with the "bouloukia", what were the women doing?
7. When the "bouloukia" stopped, what happened in the village? Did people leave for Athens? did you stay?
8. During the day, where were you used to being in the village for coffee etc?
9. How did you celebrate in the past?
10. How was life like in the past?
11. Has the village changed over the years? how?
12. How is it now?
13. What do you feel, what do you think when you hear about Mastorochochia?
14. Do you have any memories from the village life?
15. Do you sing? Will you tell us a song?

### **Giannis Sioutis and Evaripidis Sdoukos, retired craftsmen and residents of Drosopigi**

2,3

1. How are you;
2. Do you live here on your own? Do you have kids? Where are they;
3. Do you live in Drosopigi throughout the year?
4. How long have you been working as a craftsman?
5. Did you travel a lot? Where did you go;
6. What were you mainly engaged in?
7. What kind of constructions have you made?
8. How did someone learn to work with stone?
9. Did you have any rules with "bouloukia" regarding the craftsmanship?
10. How much different is the way that houses are built today?
11. What type of stone did you have to use to get the best result in each village?
12. Here in Drosopigi, where did you get the materials? Does the village have a good stone?
13. Where did you mainly build throughout the previous years?
14. What was life like before?
15. Where did you usually meet with friends after work?
16. How is life now? What problems do you face today?
17. What do you feel, what do you think when you hear about Mastorochochia?

1. Do you live permanently in Kastaniani? What is your job;
2. What is the population of Kastaniani?
3. What are the rhythms of everyday life in Kastaniani and Mastorochoia today?  
What kind of differences are identified in relation to the past?
4. How do time and space interact in Mastorochoia?
5. What are the main problems facing the village today?
6. How does the natural environment affect life in these villages?
7. How is life in Kastaniani?
8. What does the promotion of the cultural heritage mean for you, for the village and Mastorochoia in general?
9. How can Kastaniani highlight its residential fabric?
10. What exactly is a fraternity and how does it differ from the local council?
11. What is the role of the fraternity in the decision-making of the settlement?
12. Is there or could there be a network with the other Mastorochoia through the fraternities?
13. What do you feel when you hear about Kastaniani and Mastorochoia in general? What does your place mean to you?

- 1a. Do you live permanently in Drosopigi? What is your main occupation;
- 1b. What is the population of Drosopigi?
2. How is life like in Drosopigi?
3. Are there villages that are in a better condition and others in worse?
4. What are the main activities that the residents are engaged in?
5. What are the main problems you face today?
6. How would you characterize the access to Drosopigi and Mastorochoia in general? for example, is the road network and the means of transport adequate?
7. What is the condition of the public space of Drosopigi? what are the main problems?
8. How is the internet network in the area?
9. What is the relationship of the village today with the stone both in the past and today?
10. Are there any craftsmen today in Drosopigi?
11. What kind of constructions do they mainly deal with? Where do they usually build?
12. Are the main landmarks of the area highlighted as they should be? Is there regular maintenance?
13. Is there any agriculture and livestock in Drosopigi or in the surrounding villages?
14. Are there any programs or funding for agricultural development being used in any way?
15. Is there any agricultural or livestock cooperatives in the area?
16. Are there local unions involved in the preservation of the cultural heritage or the development of the area?  
in what phase is it? How do you feel about such initiatives now and in the future?
17. Are there any cultural events? are they taking place often?
18. Is there financial support from the municipality of Konitsa and the Epirus region? What kind of support?
19. Do you think there could be any economic opportunities in the future in Drosopigi that have to do with working online? If so, what incentives would attract people to come to work in Drosopigi? what kind of difficulties do you think they would face and how could they be solved?
20. Is the fact that the area has a very rich natural environment (belongs to the natura 2000 areas etc) somewhat exploited by the community? is there tourism oriented to the natural beauties of the area at the moment? the river of Sarandaporo is somewhat utilized at the moment (for rafting and other activities e.g.)? what do you think could change?  
What exactly is a fraternity and how does it differ from the village council?
- 21 What is the role of the fraternity in the decision making about the village issues?
- 22 Are there other fraternities in Mastorochoia the same active as Drosopigi?  
Is there any networking with the other Mastorochoia through the fraternities?
- 23 What do you feel when you hear about Drosopigi and Mastorochoia in general? What does your place mean to you?

1. Do you live permanently in Drosopigi?
2. What is life like in Drosopigi?
5. What are the main problems you face today?
4. Do you have children? Where are they?
7. What was your occupation?
8. Did you travel a lot?
8. Are there any craftsmen today in Drosopigi? How many?
9. What kind of constructions did you mainly work with?
10. Where did you usually build?
11. What stone do you use and where do you get it from?
12. Are the main landmarks of the area highlighted enough?
13. Do you think that the remnants of the craftsmanship art existing in the field, could redefine and re-introduce the traditional character of Mastorochochia through an alternative & modern point of view? in other words, in what ways can the spatial identity of the area continue to influence the present?
13. How can you imagine Drosopigi in 15 years? Are young people coming to stay?
15. What is the relationship of the people living in Mastorochochia with the stone today?
16. What are the rhythms of everyday life in Mastorochochia today? What kind of differences are identified in relation to the past?
21. What makes Mastorochochia unique in relation to other places?
22. What do you feel when you hear about Drosopigi and Mastorochochia in general? What does your place mean to you?

1. How would you judge the current socio-economic situation of craftsmen today in relation to the past?
  2. What are the rhythms of everyday life in Mastorochochia today? What kind of differences are identified in relation to the past?
- Doreen Massey (2005) has said that "If time develops as a change, then space develops as an interaction. In this sense space is the social dimension. Not in the sense of commitment within a multiplicity. It is the realm of continuous production and remodeling of heterogeneity in all its forms - unlikeness, submission, conflicting interests. Along with the development of arguments we invoke what must be highlighted: a relational policy for a relational space"
3. How, in your opinion, does the space interact with the community as a whole and the people who are either locals or visitors to the area?
  4. What are the relations of Mastorochochia with Konitsa and Ioannina?
  5. What is the relationship of the people living in Mastorochochia with the stone today?
  6. Are there any craftsmen today in Mastorochochia?
  7. What types of constructions did you mainly deal with in the past?
  8. Where did they usually build?
  9. What stone is used and where is it procured from? For example in Drosopigi and Kastanianni?
  10. Why is it important - if it is - the stone used for construction in a village to be supplied by the environment of this area?
  11. Do you think that the remnants of the craftsmanship art in the area are capable of redefining and re-introducing the traditional character of Mastorochochia through an alternative & modern point of view? in other words, how can such a space be redefined in a modern and creative way, rather than looking like with a museum?
  12. How does the natural environment affect life in these villages?
  13. In your opinion, how could the natural environment take advantage of the area of Mastorochochia?
  14. What is the potential for Mastorochochia to achieve socio-economic development in the near future?
  15. Which settlements have the biggest potential survive and be developed?
  16. How feasible, do you think, is to limit the decline of the population in these villages and if it is possible to achieve its increase?
  17. What do you think makes Mastorochochia unique today?
  18. Being a resident of the wider area of Mastorochochia (he lives in Ioannina), what do you feel when you hear about Mastorochochia in general? What does your place mean to you?
  19. How do you imagine Mastorochochia in 15 years from now?

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