Selected works


## Stipe Seselja

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*This portfolio reflects an ongoing engagement with the human condition through design.*
*It spans scales and contexts, from domestic space to the public realm, shaped by curiosity, responsibility, and a continuous exploration of how the built environment supports and frames life.*

Landscapes
Urban Design

Landscapes
Art
Urban Design

2023

Opatija, Croatia

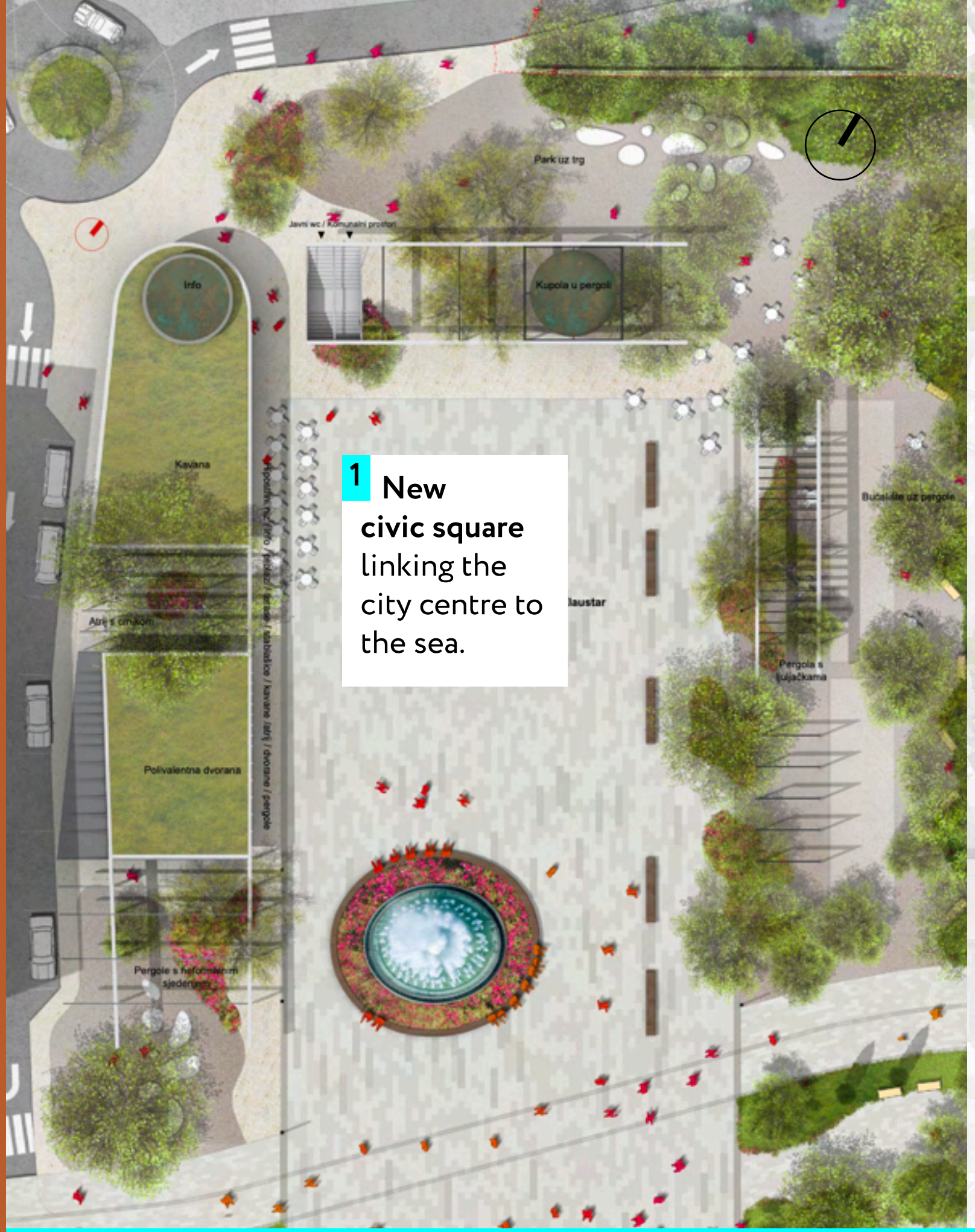
## Waterfront & Central Square

**Competition - 4th Prize**

Co-author / Lead Concept Designer

Vladimir Gortan Square and the Slatina waterfront form the **central public space** of Opatija, a town historically structured as a **landscape settlement** embedded within **dense coastal vegetation**. The proposal extends this identity by drawing the park landscape toward the sea, transforming the waterfront into a **continuous civic landscape** where square, promenade and beach become one **integrated public realm**.

The project introduces a **new central town square**, reorganises the **Lungomare promenade** and **integrates the Slatina beach** into a coherent public realm.
**Landscape structure** becomes the primary urban framework, extending the green infrastructure of Opatija's **historic parks** toward the sea. Subtle **architectural interventions**, pavilions and terraces support year-round public life while preserving the character of the existing coastline.



1 **New civic square** linking the city centre to the sea.



**Proposed Masterplan** reconnecting square, promenade and beach.



**Existing condition** current context



2 **Pančera beach terraces and amenities structures**



**Reconfigured coastline** and public bathing areas.

Landscapes
Art
Urban Design

2023

**Opatija,** Croatia

# Waterfront & Central Square

**Competition - 4th Prize**

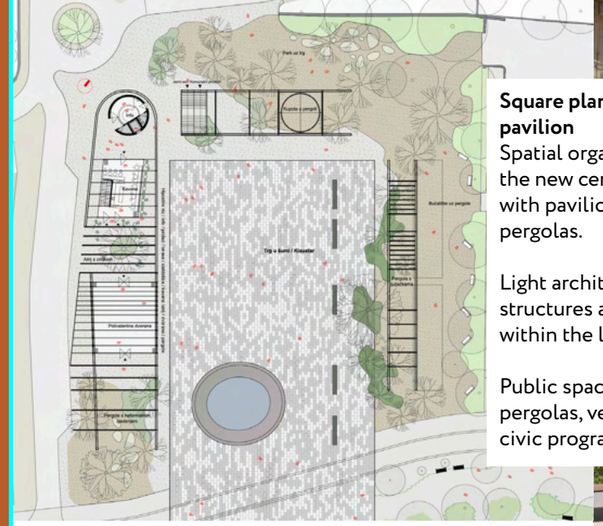
Co-author / Lead Concept Designer

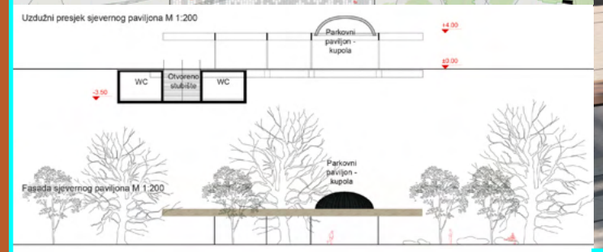
The design organises the waterfront into three interconnected spatial systems:
**the civic square, the park promenade** and **the beach landscape**.

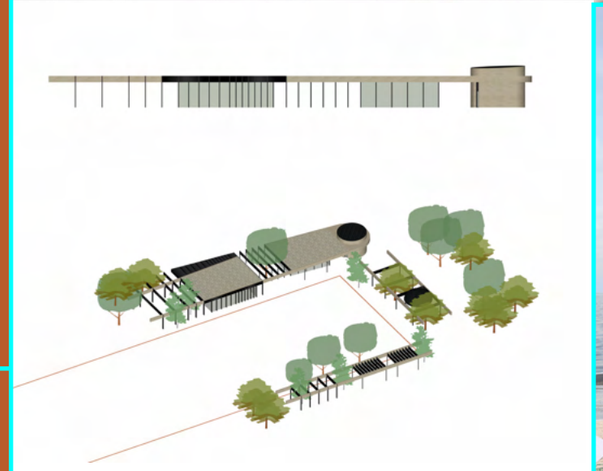
The square forms the new **urban centre** of Opatija, **framed by park vegetation** and open views towards the Kvarner Gulf.

A gently **meandering promenade** extends the Lungomare, creating shaded walking routes and **connecting** existing parks with the waterfront.

Along the coast, terraces, bathing platforms and small piers provide multiple ways of **inhabiting the edge** between land and sea while maintaining the natural morphology of the shoreline.





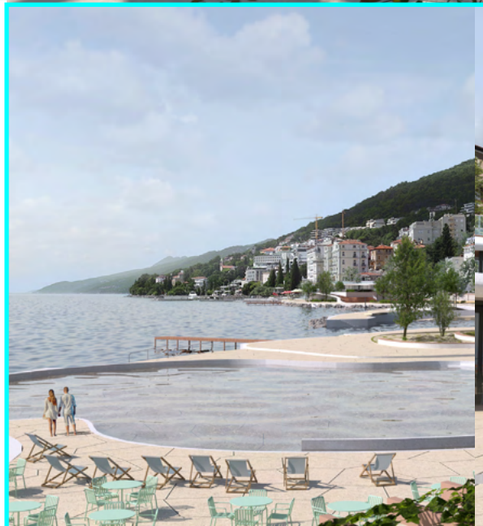



**Square plan & Park pavilion**
Spatial organisation of the new central square with pavilions and pergolas.

Light architectural structures are integrated within the landscape.

Public space framed by pergolas, vegetation and civic programs.







**Pančera terrace & Beach landscape**
Commercial and recreational spaces integrated into the coastal structure. Bathing platforms and infinity pool integrated into the shoreline.

Landscapes
Art
Urban Design

2023

**Opatija,** Croatia

# Waterfront & Central Square

**Competition - 4th Prize**

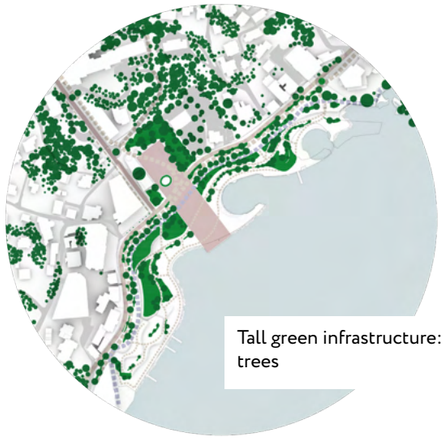
Co-author / Lead Concept Designer

The proposal integrates a **transport strategy** with the **landscape framework**, reorganising traffic flows and introducing a new roundabout system at the entrance to the central square. Phased implementation allows gradual transformation while maintaining continuity of movement and access.

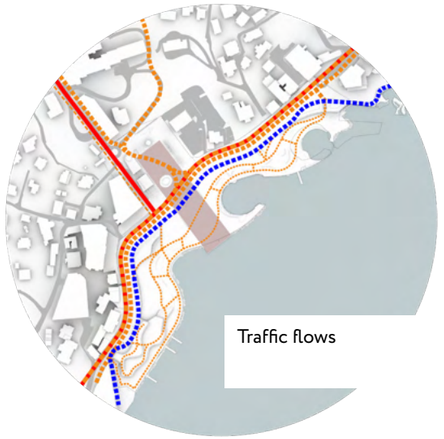
Movement is structured across layers, separating vehicular traffic, pedestrian routes and the coastal promenade, while reinforcing connections between the town centre, park and waterfront.

The landscape strategy **extends the coastal forest** toward the square and beach. Taller tree planting establishes continuous green infrastructure, while lower Mediterranean vegetation introduces seasonal variation in colour, texture and scent.

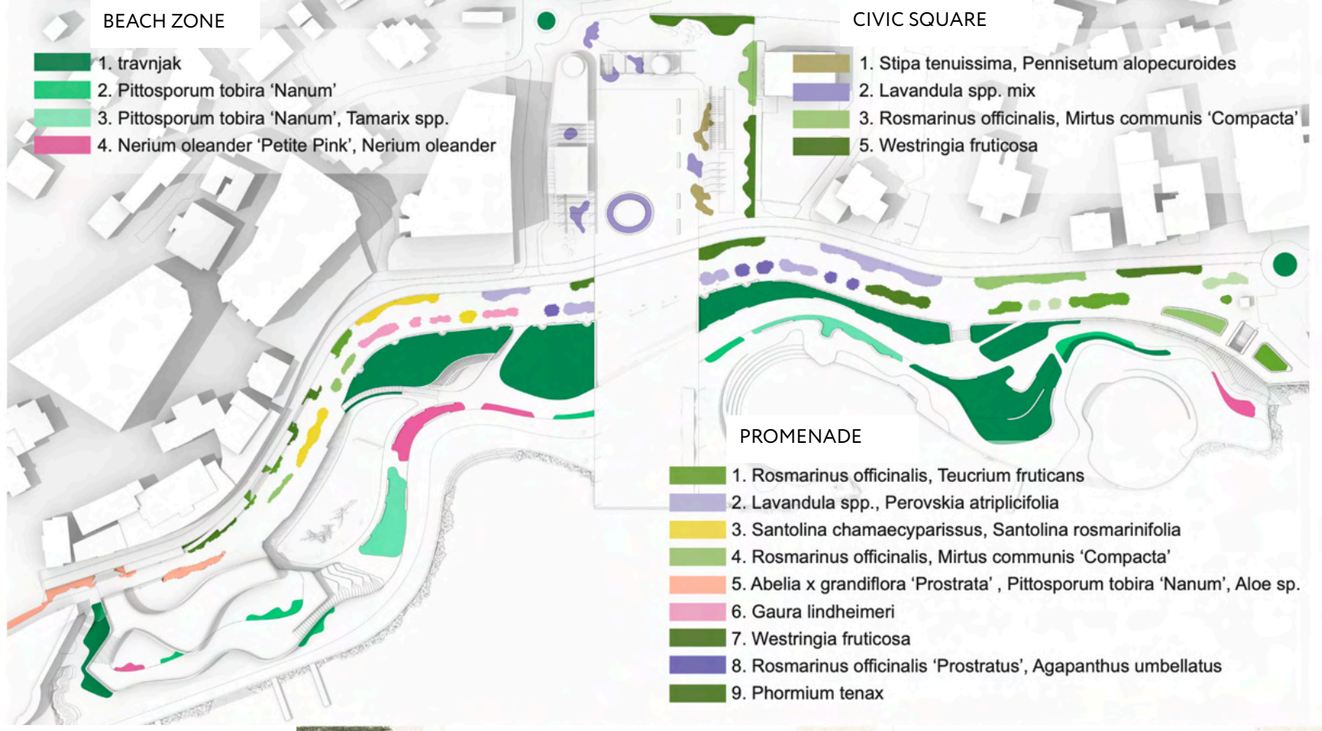
Planting draws from **local species** and Opatija's **arboretum tradition**, creating a layered landscape that evolves through seasonal change and supports a rich public realm.



Tall green infrastructure: trees



Traffic flows




Planting section - beach segment

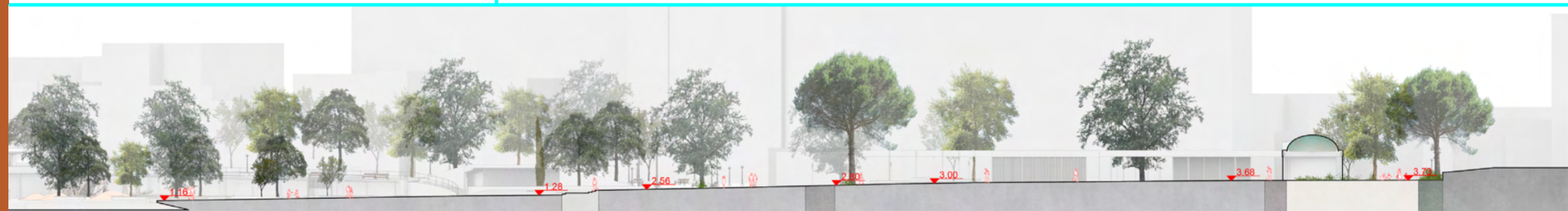


Planting section - promenade segment



Planting section - square edge segment





Landscapes
Urban Design

2026

**London,** United Kingdom

# A Landscape-Led Urban Framework for Victoria & West Silvertown

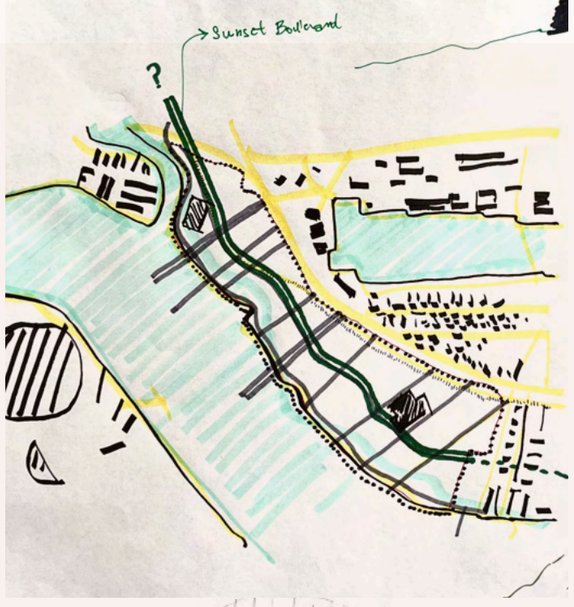
**University of Westminster • Individual Coursework**

The project proposes a **landscape-led urban framework** for Silvertown, where spatial structure emerges from the **existing conditions** of the site: its river edge, ground, and industrial traces, rather than being imposed as a fixed form. The **Thames foreshore** is understood as an active system of mud, tide, and sediment, forming the basis for a **sequence of ecological and public spaces**.

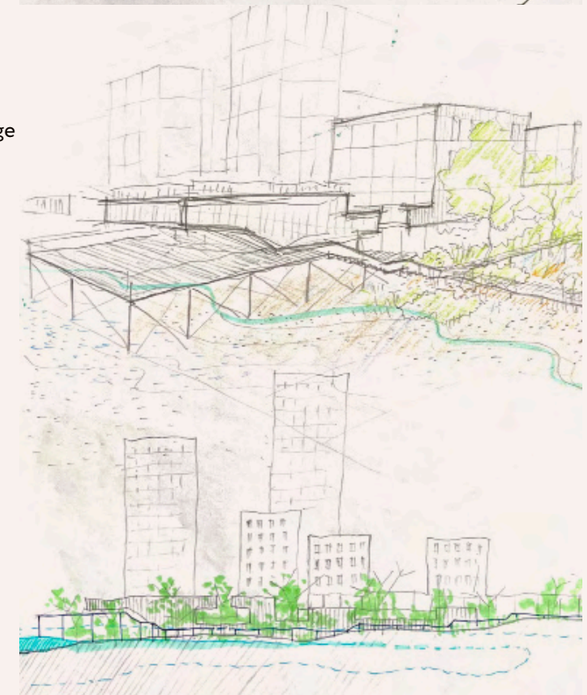
This approach establishes a **gradient** between water, landscape, and inhabitation, reorganising access and movement across the site while retaining and **reinterpreting industrial structures**. The project aims to **balance** ecological performance, public life, and development capacity, testing how large-scale regeneration can operate through **continuity rather than erasure**.



**Permeable pedestrian network**
→ fine-grain routes permeating blocks and connecting spine to river edge




**Human-scale interface**
→ Layered foreshore edge mediating between landscape, public realm and urban life.



**Conceptual Synthesis**

Canning Town

Canning Town developments

Canary Wharf

Western Gateway

Bow Creek

Silvertown Way

N. Woodwich Rd

Tate&Lyle

Lyle Park

Contemporary developments

SILVERTOWN TIDAL COMMONS
REWILDED FORESHORE (land between
SILVERTOWN LITTORAL (intidal)
MUDFLATS & SUPERSTRATA
THAMES THRESHOLDS

foreshore, tidal marsh, mudflat, wet woodland, boardwalk, pontoon, pier, littoral zone, hard engineering, soft engineering, superstratum

**perpendicular strips diagram**

- nature inlets
- foreshore
- public space
- built fabric
- promenade / piers
- continuous pedestrian network

**graphic scale**

0 50 100 150 200 250 300 350 400 450 500 m

**KEY**

- Silvertown Way
- new roads
- DLR viaduct
- Silvertown Tunnel
- pedestrian routes
- green inlets
- trees
- riverside promenades
- foreshore
- commercial /
- mixed-use residential
- newly established Thames shore

Thames shore + wharfs infra structure

RIVER INFRASTRUCTURE GLOSSARY

- DOCK : Enclosed basin of water where ships load / unload passengers → artificial, separated from river
- QUAY / key / (construction) Solid, built edge along water where ships berth (cargo handling zone)
- WHARF (structure) platform or structure where ships load / unload goods (cranes, warehouses)
- PIER : / or PONTOON / A structure projecting into water, often for passenger boarding, leisure, small craft
- BASIN, LOCK, JETTY..
- EMBANKMENT

**Illustrative Masterplan**
Landscape, movement and ecological infrastructure are integrated into a single framework that organises development from the Thames foreshore to Silvertown Way. Green inlets, public spaces and neighbourhood centres establish a connected, walkable urban structure while retaining key industrial heritage.

**Illustrative Axonometric**
The spatial framework translated into built form, illustrating the relationship between ecological corridors, public realm, mixed-use development and the layered Thames edge.





Urban Design
Town Planning

2025

**Rabat,** Morocco

# Yacoub El Mansour: Managed Intensification Without Erasure

**University of Westminster +**
**Université Internationale de Rabat**
Concept co-lead and strategic framework development within a four-person team

Yacoub El Mansour is a socially cohesive neighbourhood facing **growing pressure** from both public regeneration programmes and private market investment.

As land values rise and parts of the housing stock deteriorate, redevelopment increasingly **risks replacing established communities with speculative development**. Rather than beginning with demolition, the project starts by **understanding the neighbourhood** through detailed spatial analysis, site observation and public engagement, creating a framework for **renewal without displacement**.










Urban Design
Town Planning

2025

**Rabat,** Morocco

## Yacoub El Mansour: Managed Intensification Without Erasure

**University of Westminster +**
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The framework **translates detailed neighbourhood analysis into an adaptive masterplan**.

Every parcel is understood through its physical condition, ownership, heritage value and, critically, residents' willingness for change gathered through public engagement.

Rather than imposing a single design, the **masterplan becomes a spatial expression of local conditions**, where different forms of intervention emerge according to **community sentiment** while supporting **wider regeneration objectives**.

# Transition Goals / Urban Redevelopment Logic Model

**Value Uplift**

**Tension:** ***economic viability*** vs. ***social stability***

**Density Optimisation**

**Tension:** ***physical efficiency*** vs. ***neighbourhood networks***

**Sales & Cross-Subsidy**

**Tension:** ***market delivery*** vs. ***long-term affordability***

**Place Rebranding**

**Tension:**
The area must ***attract investment and a new image***, but ***without losing its local character or pushing people out***.

**Managed Intensification**

**Response:** ***add density where viable*** but reinvest profits to keep existing residents; ***densify without displacement.***

**Right to Remain**

**Selective Redevelopment**

**Response:** replace only blocks in ***poor condition*** or by **consent**; ***protect social ties*** and daily life structure.

**Local Social Capital**

**Mixed-Tenure Integration**

**Response:** ***combine private, intermediate***, and **social homes** within the same fabric; use ***market returns to fund inclusion***.

**Affordability & Inclusion**

**New Urban Framework**

**Response:** Use the area's ***heritage and everyday street life*** to give it a ***stronger, positive identity***. Keep the ***layout flexible*** so residents and small businesses can adapt spaces - protecting authenticity while allowing renewal.

**Ethical Stewardship**

Urban Design
Town Planning

2025

**Rabat,** Morocco

## Yacoub El Mansour: Managed Intensification Without Erasure

**University of Westminster +**
**Université Internationale de Rabat**

The framework identifies distinct **opportunity areas**, each requiring a different form of intervention according to existing conditions and community aspirations.
Vacant sites, transport corridors, heritage assets, complex ownership patterns and established neighbourhood fabric **each generate their own redevelopment response**.

Rather than treating the district uniformly, regeneration is prioritised where it can deliver the greatest public benefit while protecting valued places and **allowing change to occur incrementally** across the neighbourhood.

# Area Action Masterplan /Opportunity Areas

**Catalytic Voids**
Vacant or underused plots and buildings ripe for change. Ideal for pilot interventions.

**Infrastructural Edges**
Zones shaped by transport routes and utilities. Can be reconfigured to improve connectivity and urban interfaces.

**Negotiated Transition Zones**
Mixed-use areas with complex ownership or moderate conditions. Change via negotiation.

**Dense Inner Fabric**
Compact, inhabited blocks with strong social cohesion. Suited for incremental improvement and service upgrades.

**Established Heritage Fabric**
Architecturally or culturally significant spaces. Conservation-led regeneration and adaptive reuse.

**Emergent Frontiers**
Areas poised for organic growth and rising land value. Gradual, community-led reinvestment and redevelopment.



**Underutilised** plots offers potential for **non-disruptive** new construction and typlologies



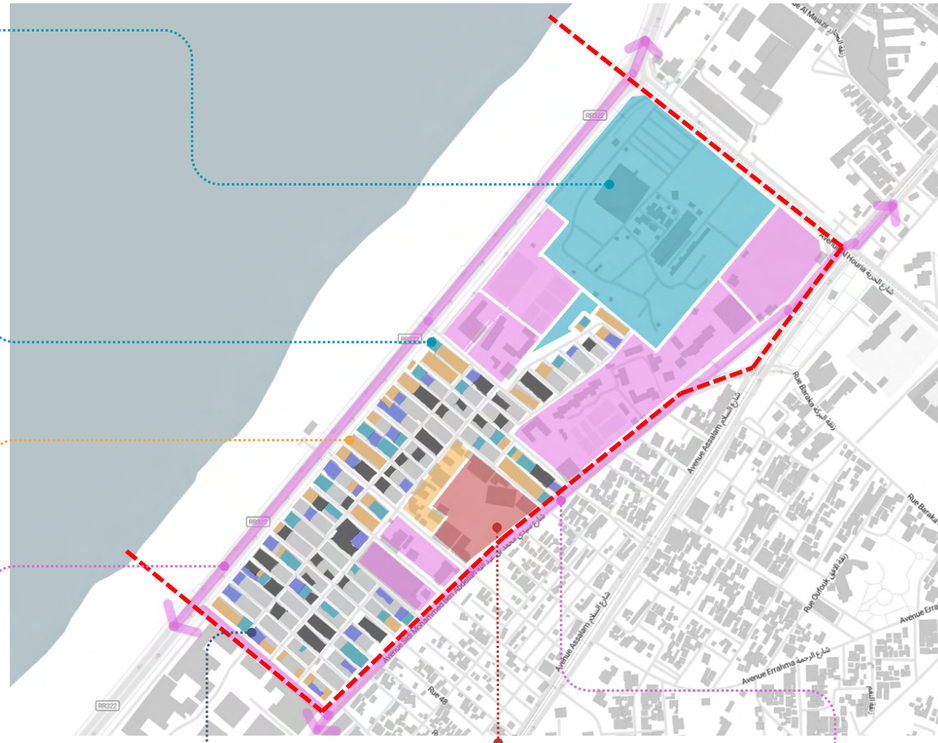
**Demolished** plots or **willing** sellers serve as early catalysis to for redevelopment




**Complex** building and land **ownership** requires further negotiation to free-up more space for redevelopment.



Adjacent **public infrastructure** offers opportunity to reconfigure neighbourhood connections





**Organic regeneration** once the initial redevelopment is established. Informed by Architectural and Urban Design guidelines.



**Heritage spaces**, such as significant mosques to be fully protected with potential of reconfiguration of immediate environment.



Redevelopment of **major arterial** roads offers poten of pedestrian prioritisation reconnection to surroundir neighbourhoods.

Landscapes
Art
Urban Design



2016

**Okučani,** Croatia

# Memorial Park - Operation Flash

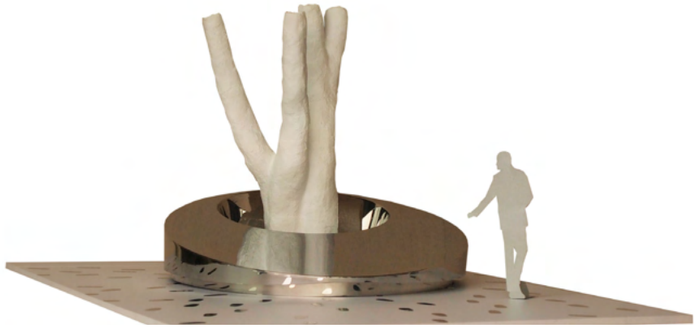
**Competition - Honourable mention**

Co-author / Lead Concept Designer

The proposal transforms the existing park into a **memorial landscape**, preserving its **arboretum** and spatial character while embedding new layers of meaning. Rather than introducing a singular monument, the project is conceived as a **field of remembrance**.

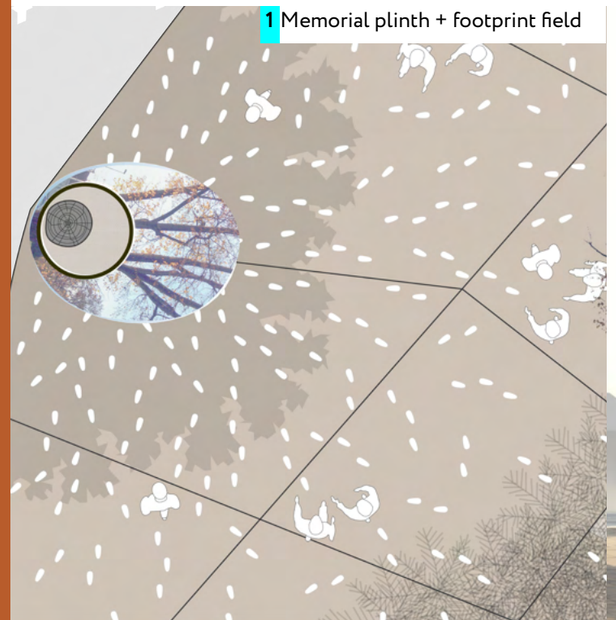
At the centre stands the existing **linden tree**, positioned at the intersection of the town's main streets. As a symbol of life and continuity in Slavic tradition, it becomes both the spatial and cultural anchor of the memorial.
Encircling the tree, a **reflective steel plinth** forms a threshold; a place of gathering, passage and reflection.
From this point, a series of subtle interventions extend outward. **Imprinted paths** trace individual trajectories across the square, forming a quiet register of presence and absence. These elements are both **grounded and ephemeral**; at once part of the surface and reflective of the life around them.
Beyond the square, a **historic boat** is set within a recreated field of tall grass,
introducing a second, more distant register of memory.

**1** Linden tree > symbolic centre






**1** Memorial plinth + footprint field



**1**



**2** Grassland field > boat memorial



Landscapes
Art
Urban Design

2016

**Okučani,** Croatia

# Memorial Park - Operation Flash

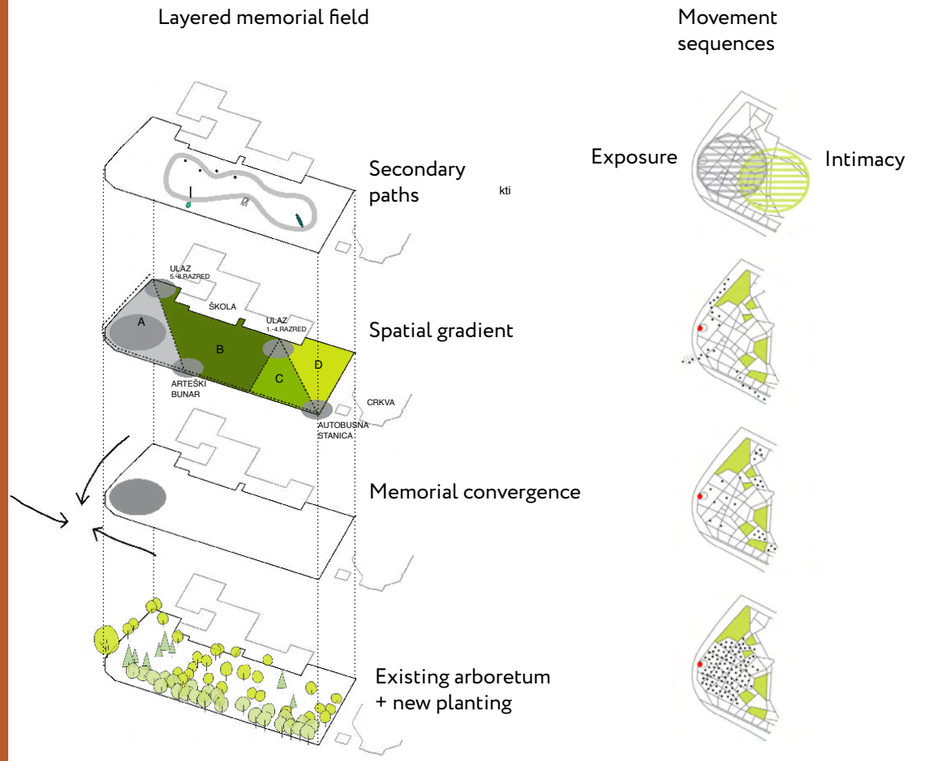
**Competition - Honourable mention**

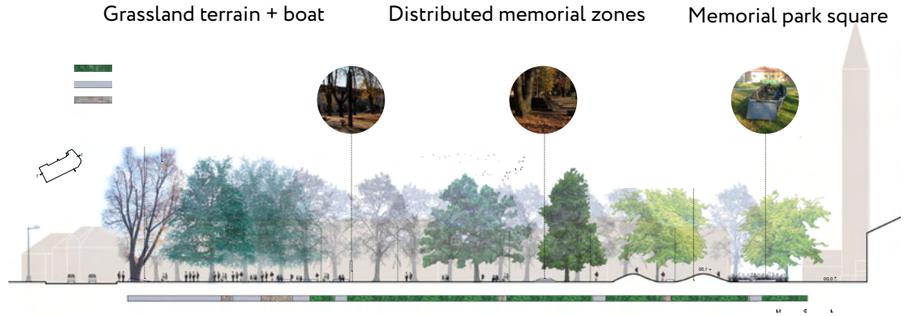
Co-author / Lead Concept Designer

The proposal is structured through a clear spatial gradient, organising movement from the open **civic square** toward more enclosed and **contemplative zones**. Existing pedestrian flows are retained as primary routes, while secondary paths introduce slower, more reflective sequences across the site.

The memorial is **distributed** rather than centralised, with interventions embedded within the existing arboretum and extended through new planting. Together, these elements form a continuous **landscape system** supporting varied modes of occupation; gathering, passing through and dwelling.

On the plinth, **a poem by Grigor Vitez is inscribed**; a writer of both **Croatian** and **Serbian** heritage. This establishes a deliberate gesture of **connection**, situating the memorial within a shared cultural space that transcends division.








Landscapes

2025 -

# STAN MADRA

**Dugi Otok,** Dalmatia, Croatia

Ongoing
RIBA Stages 0–2
Landscape Strategy · Architecture

**Lead Designer**

Stan Madra is conceived as a small **agricultural estate** embedded within the dry-stone landscape of Dugi Otok.

The project combines **land restoration**, small-scale **architecture**, and **agro-tourism** centred on the cultivation of native aromatic plants and the production of essential oils and scents.

The proposal responds to terrain affected by wildfire, exploring strategies for **ecological regeneration** while reinforcing traditional spatial patterns formed by terraces and dry-stone walls. Rather than introducing a singular object, the project develops as a series of interventions emerging from the logic of the landscape itself.



Landscapes

2025 -

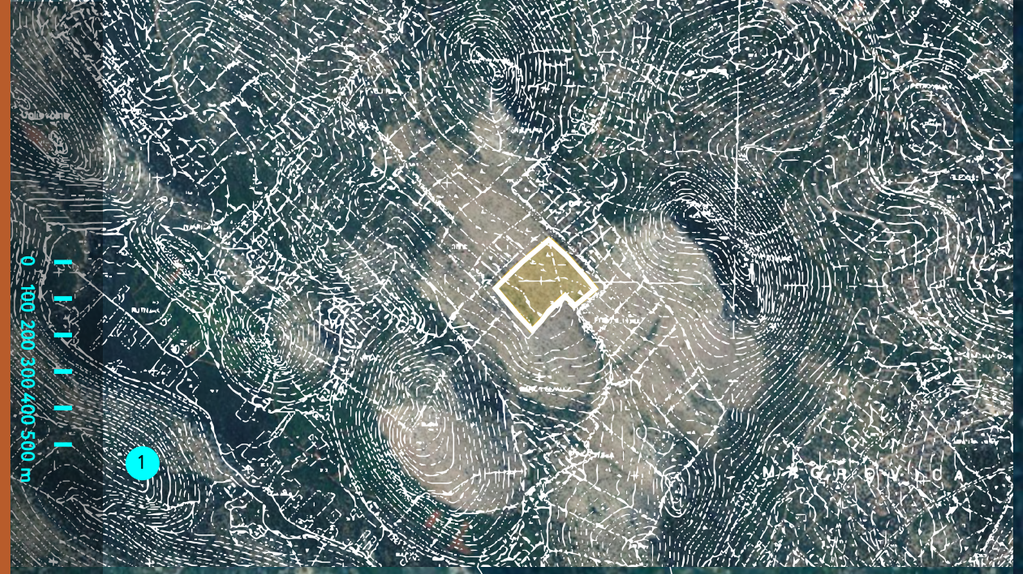
# STAN MADRA

Tracing Territory

**1 Territory** identifies a 40,000 m² plot within the **wider island topography**, highlighting historic agricultural terraces, field structures, and dry-stone walls.

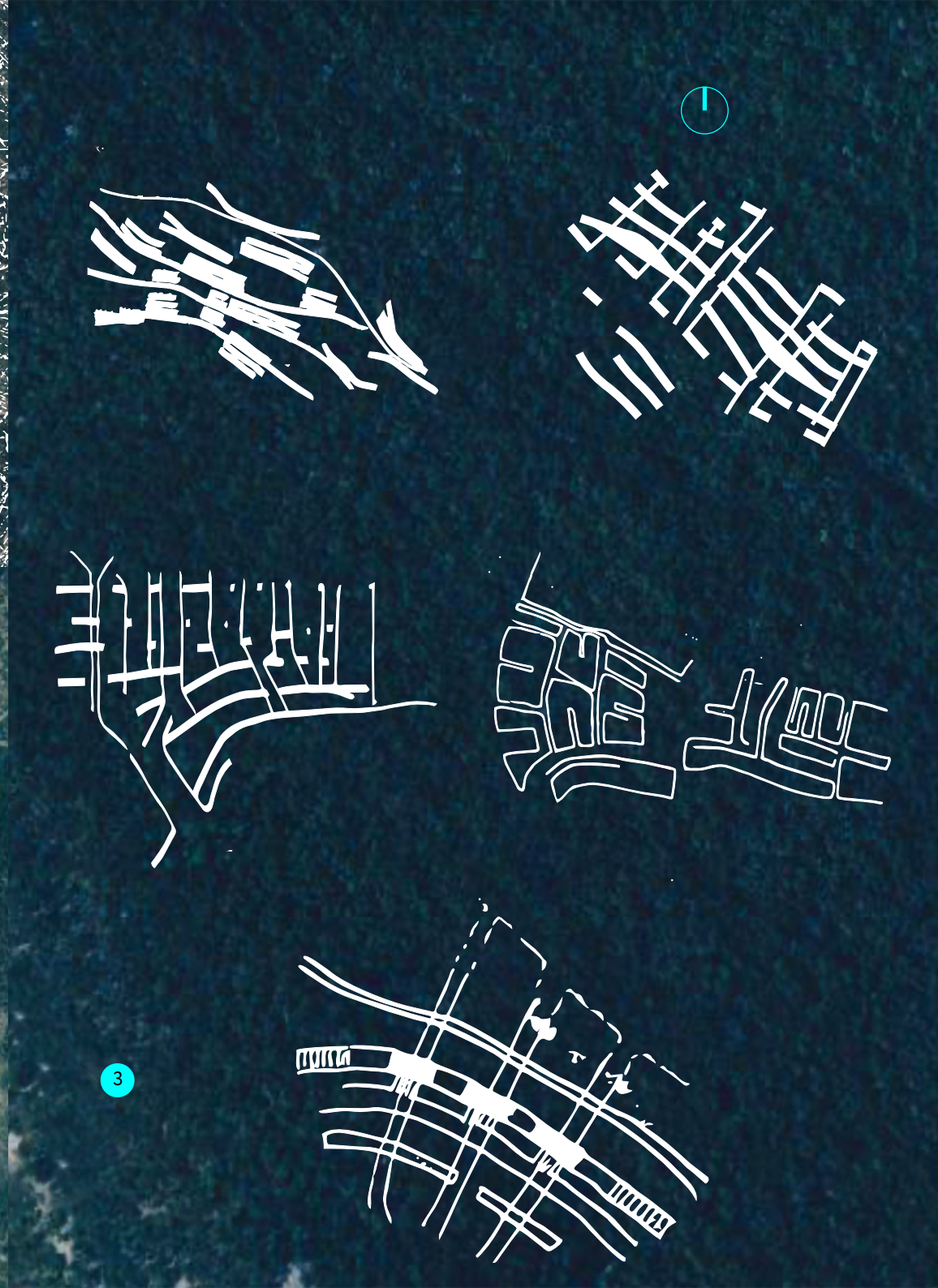
**2 Landscape** reading situates the plot within a terrain shaped by natural processes and recent wildfire. **Terrain** formations, drainage patterns, and **anthropogenic** traces are analysed across the wider territory.

**3 Spatial** interpretation presents sketch studies used to interpret spatial relationships and **latent organisational structures** within the site.









Landscapes

2025 -

# STAN MADRA

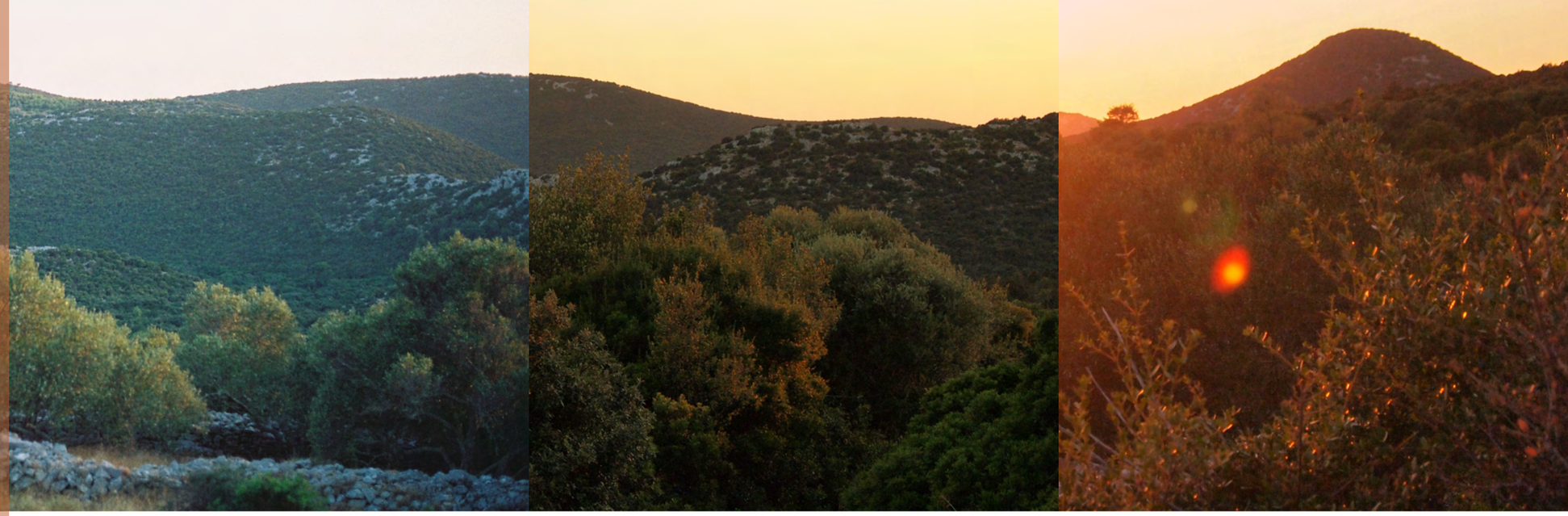
## Evolving Landscape Systems

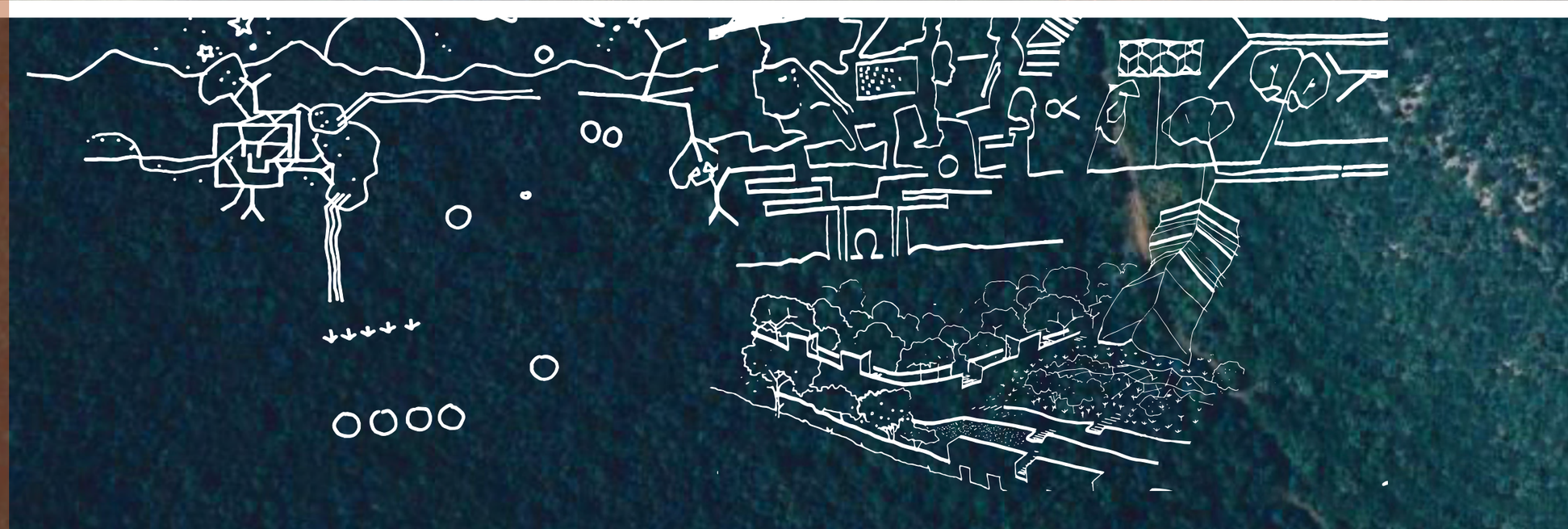
The landscape reflects layered transformations over time, shaped by long-term agricultural use and more recent monocultures introduced over the past decades.

With the decline of cultivation, these systems are now undergoing natural rewilding. Holm oak stands and mixed Mediterranean vegetation are re-establishing themselves across former terraces and fields.

These transitions are traced by reading anthropogenic structures alongside emerging ecological systems.

The project interprets this shift as an opportunity: to adapt, reuse, and extend existing patterns, replacing monoculture with a more diverse, dynamic, and **resilient landscape**.





Landscapes

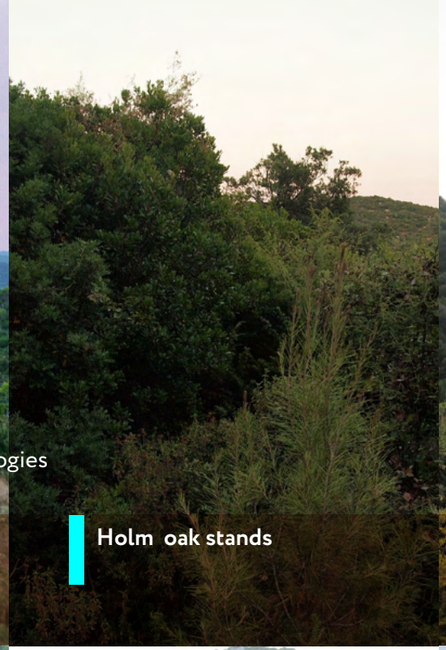
2025 -

# STAN MADRA

## Landscape Typologies



Cliff-edge habitat



Holm oak stands





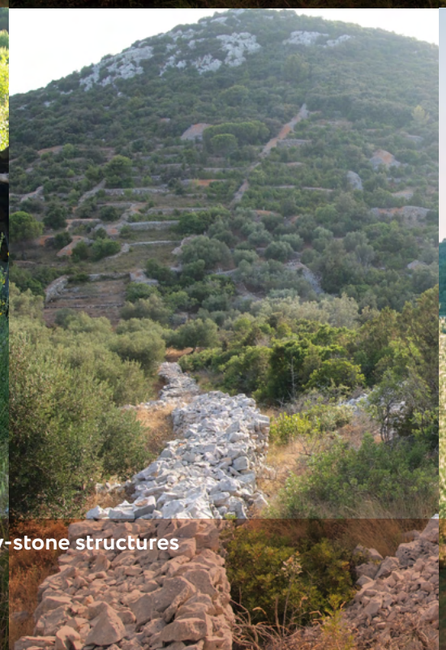


Diverse agro-ecological mosaic





Architecture emerging from dry-stone structures









Agricultural vernacular structures



Landscapes

2025 -

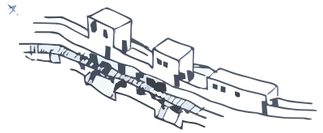
# STAN MADRA



Stan Typology • Masterplan

The project draws from the traditional “stan” typology, where spatial structures **emerge from topography** following dry-stone support walls, forming enclosures and spaces across the terrain. Architecture is not imposed, but emerges from and continues the ecological and **spatial logic of the land**.

This logic is extended through a **water system** that collects and directs rainfall into channels, pools, and karst wetland habitats. These support biodiversity, sustain planting, and operate as distributed wildfire mitigation infrastructure.
The landscape is structured through **holm oak stands** and native Mediterranean species, including aromatic plants typical of **karst meadow environments**.












Residential Architecture



Residential Architecture

2022

# House Sali

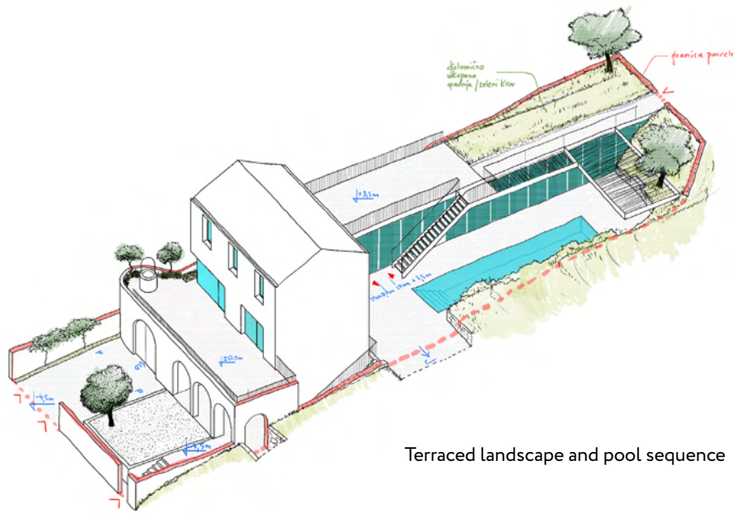
**Dugi Otok,** Dalmatia, Croatia

Ongoing
RIBA Stages 0–3
Architecture • Landscape Design

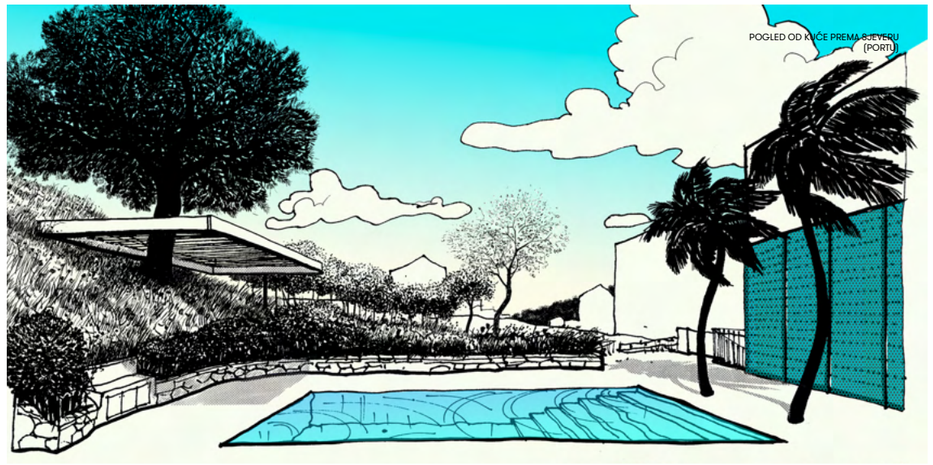
**Lead Designer**

The plot lies within a conservation area where certain elements, such as pitched roofs, are mandatory. The design draws inspiration from the **Renaissance country villas surrounding Dubrovnik**, traditionally positioned within the landscape to harness rainwater, sun and prevailing winds.

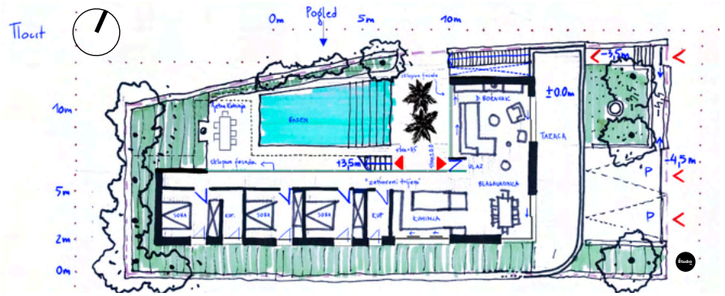
While the house remains typologically **harmonious with the surrounding context**, the landscape-integrated extension is **unapologetically contemporary**, expressing a clear dialogue between local vernacular and present-day architecture.



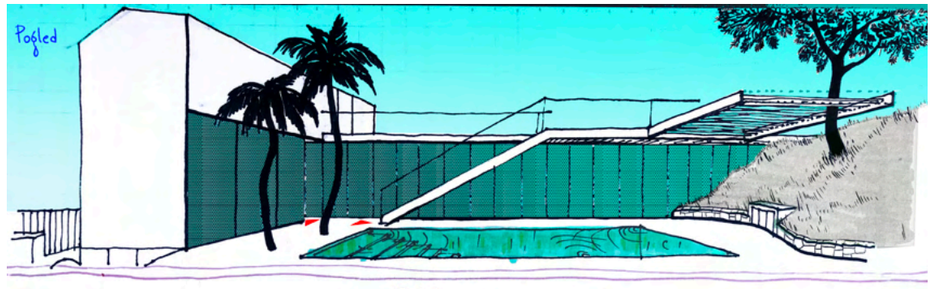
Terraced landscape and pool sequence




Courtyard and pool within planted enclosure




Ground floor plan with landscape integration




Elevation: pool, terrace and retaining wall

Residential Architecture

2022 -

# House Zaglav

**Dugi Otok,** Dalmatia, Croatia

Ongoing
RIBA Stages 0–5
Architecture • Landscape Design • Interior

**Lead Designer**

The house is conceived as a careful intervention within the **steep coastal terrain** of Dugi Otok.

The project conceives the entire site as a **single spatial composition**.
House, terraces, courtyards and retaining
structures are designed together, blurring the distinction between architecture, landscape and the micro-urbanism of the plot.

Developed through close dialogue with the client and research into Mediterranean **bioclimatic principles**, the project brings together traditional spatial strategies and contemporary construction.



Residential Architecture

2022 -

# House Zaglav

## Environmental Strategy

The **south-west courtyard** reinterprets the traditional Dalmatian domestic courtyard, organised around **citrus trees** and a central **water element**.

A well and rainwater cistern collect rainwater from the roofscape, creating both a practical reservoir and a climatic device within the house.

In summer the courtyard warms and **draws cooler air** from the shaded north-east garden through the interior, supporting natural ventilation.

The sloping garden is structured with native vegetation including **holm oak**, **carob tree**, **pine**, **mastic tree**, **strawberry tree**, **viburnum**, **bay laurel**, **rosemary**, **lavender**, **thyme** and **sage**.



Plan +
Cooling Diagram



South-west façade,
shading screen closed



South-west façade,
shading screen open



North-east elevation

Residential Architecture

2022 -

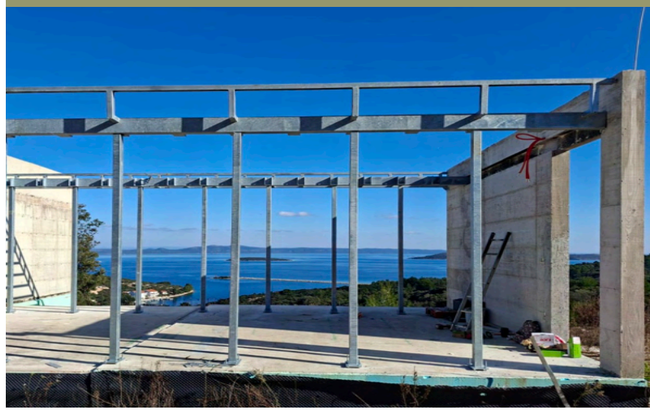
# House Zaglav

## Material and Climate Response

The south-west façade incorporates a perforated screen inspired by the **mashrabiya** tradition found across the Mediterranean and Middle East. In summer the screen remains closed, filtering sunlight while allowing **air circulation** and shading the interior.

In winter the screen opens to admit low sun that warms the polished concrete floor, which acts as **thermal mass.** The structure follows a traditional Dalmatian logic: heavy outer walls of concrete and stone provide thermal stability, while a lighter steel and timber roof structure spans the interior spaces.

**Construction ongoing**





Residential Architecture

2016 - 2021

# House J

**Krupa,** Velebit Nature Park, Croatia

Completed
RIBA Stages 0–5
Architecture · Landscape Design · Interior

**Lead Designer**

House J is located in Krupa village on the southern slopes of Velebit, within a karst landscape near the **source of the Krupa river.** The house **replaces an unfinished structure**, retaining its original footprint and roof form in response to local regulations. Within these constraints, the project develops a **compact three-storey dwelling** organised as a sequence of distinct living environments: an open-plan ground floor connected to the landscape, a generous family lounge on the first floor, and an open gallery with a study and sauna beneath the roof.
The design draws on existing site conditions, establishing continuity between interior and exterior and transforming the ground level into a **sheltered outdoor living** space. Material selection is **restrained**, following local vernacular logic, with tones calibrated to sit within the surrounding terrain.



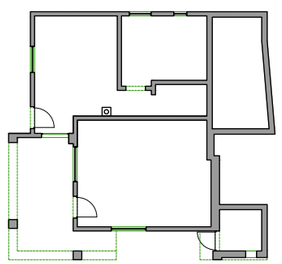
Context

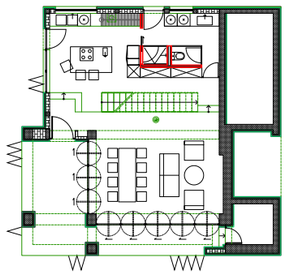


Original structure (demolished)

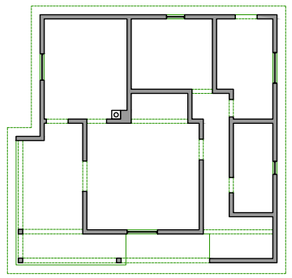


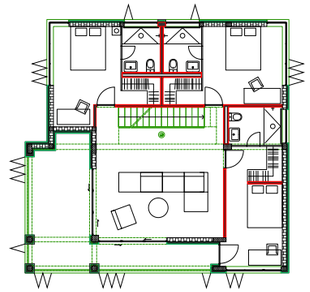
Completed project





Ground floor layout: existing → new





First floor layout: existing → new

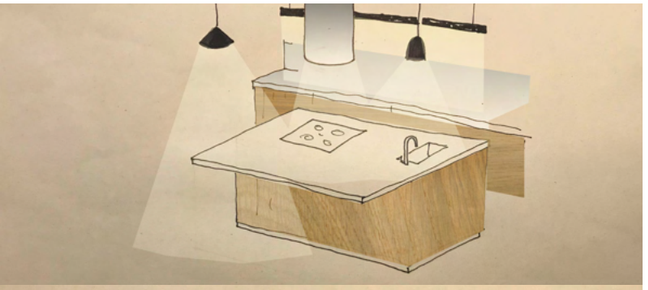




Residential Architecture

2018 - 2021

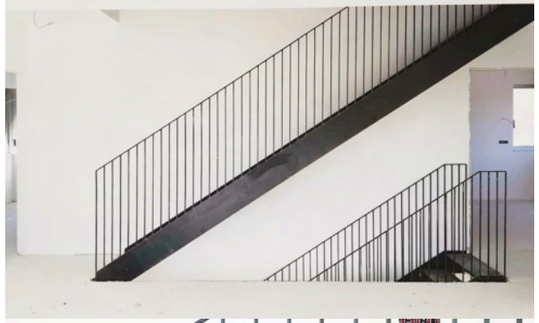
# House J

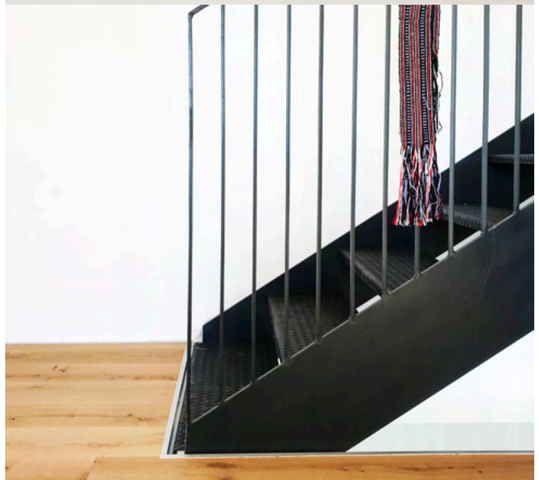


















Residential Architecture

2018 - 2020

# House M

**Lošinj Island**, Croatia

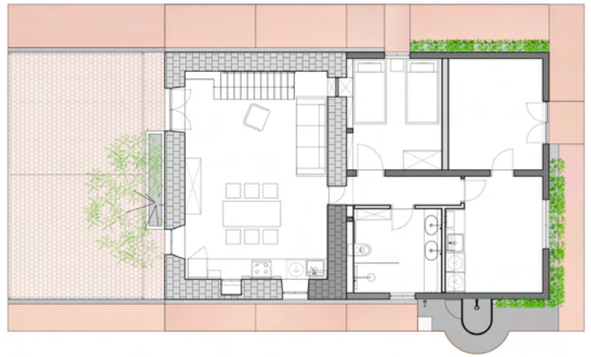
Completed
RIBA Stages 0–5
Architecture • Landscape Design • Interior

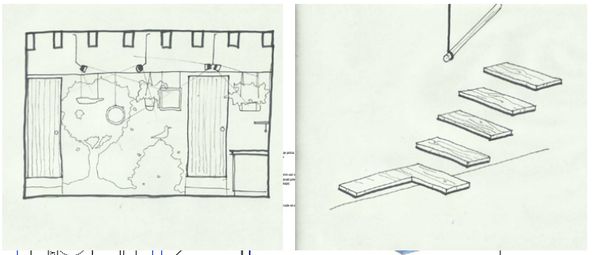
**Lead Designer**

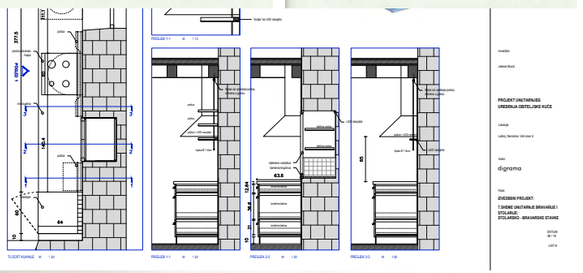
House M is a **restoration and extension** of a century-old stone house on Lošinj Island, situated within a protected historic setting.

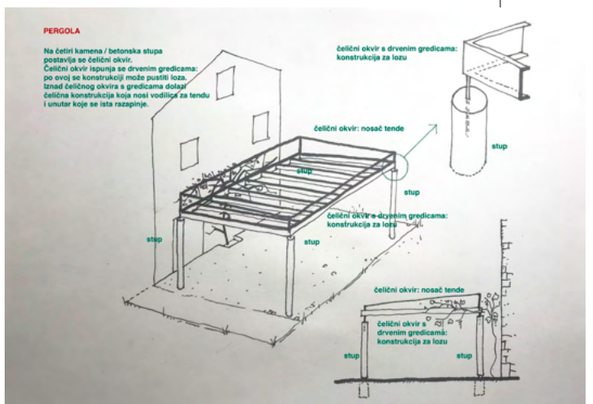
The original masonry shell forms the framework for a contemporary timber insertion. Timber floor beams are topped with a **thin reinforced concrete composite slab**, increasing structural rigidity while preserving the lightness of the intervention.

The extension, interior and surrounding landscape were conceived as a single composition, **balancing conservation with contemporary inhabitation** and reinforcing the dialogue between architecture, garden and Mediterranean landscape.









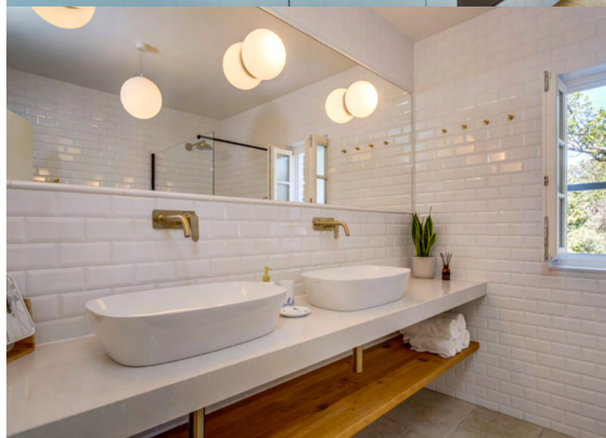










Residential Architecture

2017 - 2019

# House K

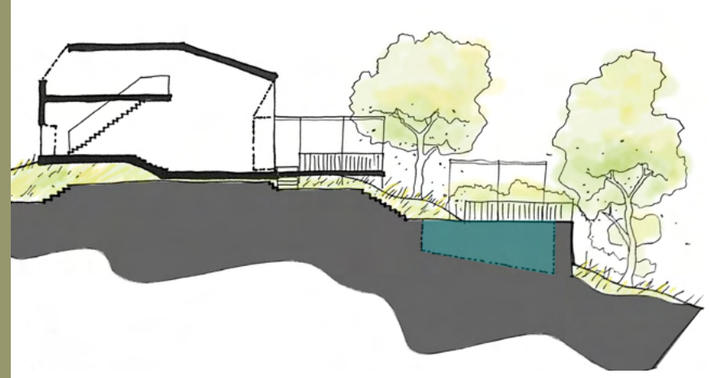
**Zagreb**, Croatia

Completed
RIBA Stages 0–5
Architecture • Landscape Design • Interior

**Lead Designer**

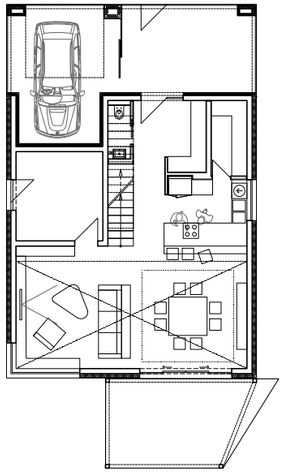
House K is a contemporary family house for a **family of four**, located within a **protected landscape** on the wooded hills above Zagreb. Planning constraints, the site's topography and the clients' brief shaped a compact, **archetypal form** that preserves long views across orchards, meadows and surrounding woodland.

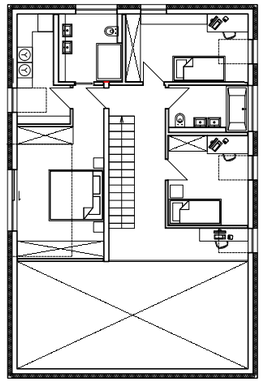
Designed around generous shared living spaces, a family study, practical circulation and integrated storage, the house balances everyday functionality with a strong connection to the landscape. Its **restrained exterior volume frames expansive interior spaces** while allowing the surrounding landscape to remain the defining element of the site.















Mixed-Use Residential

2016 - 2018

# Veslačka Building

**Zagreb,** Croatia

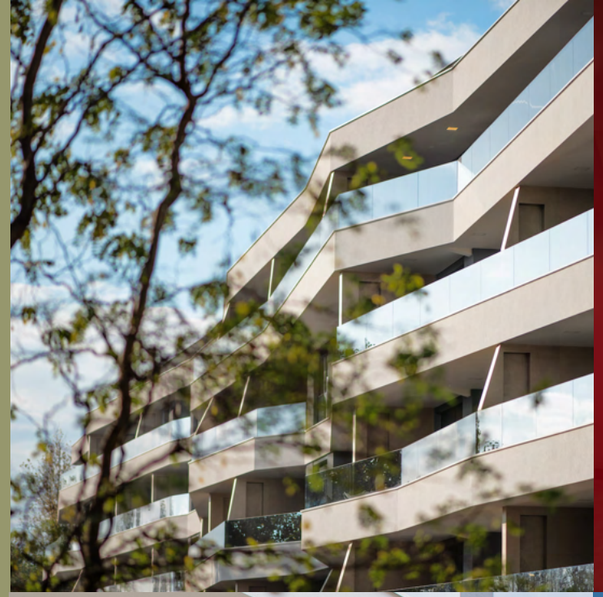
Completed
RIBA Stages 0–5
Architecture • Landscape Design • Interior

**Architectural Designer • Co-Lead**

Developed within a collaborative studio I co-led, the project organises a **complex residential programme** into a continuous built form, balancing density with clarity of layout.

The ground floor is deliberately opened to the **public realm**, establishing permeability and shared use, while parking and servicing are accommodated below ground to prioritise a clear and **active street interface**.

The building is conceived as **environmentally responsive**, integrating passive strategies with ground-source heating and cooling. Architectural, landscape and interior strategies are integrated to form a coherent spatial system rooted in its context.









Interiors

Residential Interior

2019

# Apartment D

**Zagreb,** Croatia

Completed
RIBA Stages 0–5
Architecture · Interior

**Lead Designer**

Located in an **early modernist** apartment building in central Zagreb, the project reworks the interior while preserving the original enfilade of the flat.

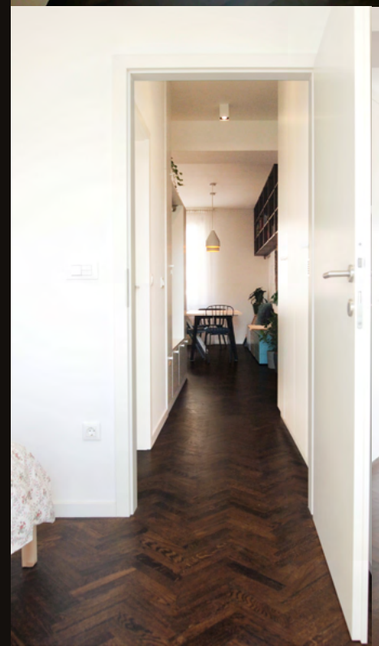
The intervention involved a complete reconfiguration of the plan, with storage, services and utilities are absorbed into **a continuous line of full-height joinery**, freeing the living spaces and reinforcing the longitudinal logic of the plan.

Custom-designed kitchen and furniture elements are integrated throughout, while **reclaimed** oak flooring and hand-finished surfaces lend warmth and material depth to the interior.













Public Interior

2017

# Korica Artisan Bakery

**Zagreb,** Croatia

Completed
RIBA Stages 0–5
Architecture • Interior

**Lead Designer**

Located within a listed building in central Zagreb, the project introduces city's **first artisan bakery**, combining production and public space within a single spatial sequence.

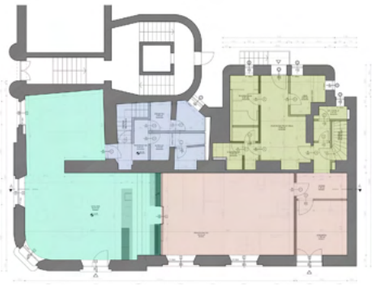
The bakery is deliberately exposed to the street, making the process of bread-making visible and establishing a direct relationship with the public realm.

**Existing elements**, including the distinctive red window frames and terrazzo flooring, are retained and reinterpreted, anchoring the project within its **urban memory**.

The interior is conceived as a cohesive environment, with all furniture, lighting and fittings custom-designed, and wall surfaces treated with hand-painted patterns developed specifically for the space, integrating craft, material and spatial identity into a **unified whole**.















Public Interior

2017

# Figures of Thoughts

**Botaničar Gallery,** Zagreb, Croatia

Site-specific solo art exhibition

An installation assembled from fragments of drawings produced over several years. Suspended, layered and reconnected, the works explored thought as a living structure rather than a finished image.

The exhibition investigated hidden relationships, memory and spatial perception through drawing, anticipating themes that continue to underpin my work in architecture, landscape and urban design.



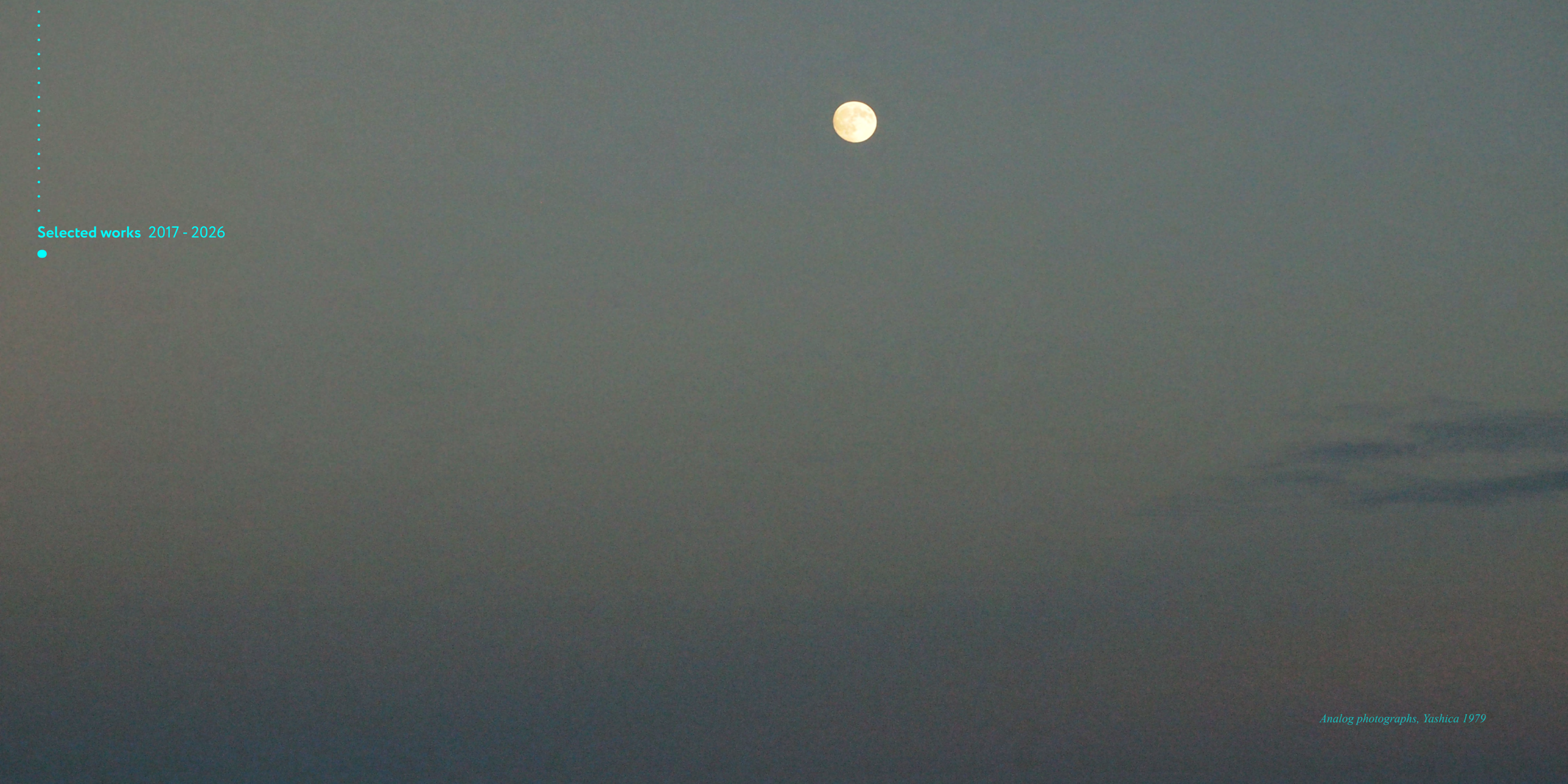








**Selected works** 2017 - 2026



*Analog photographs, Yashica 1979*