



SUSTAINABLE REVITALIZATION OF DEGRADATED BUILDINGS AND AREAS



Erasmus+

SUSTAINABLE REVITALIZATION OF DEGRADATED BUILDINGS AND AREAS

INTRODUCTION TO REVITALIZATION

BOGUSŁAW SZMYGIN

LUBLIN UNIVERSITY OF TECHNOLOGY

BASIC DEFINITIONS

The **process** of bringing out a **degraded area** from **crisis**, conducted in a **comprehensive manner**, through **integrated activities** for the benefit of the **local community**, space and economy, **territorially focused**, carried out by stakeholders of revitalization based on the communal revitalization program.*

*The Act on Revitalization /Ustawa o Rewitalizacji/
on 9 October 2015 (Polish Journal of Law)

BASIC DEFINITIONS

The process of reversing the economic, social and physical **distribution of cities**, when the distribution has reached the stage where **market forces alone are no longer enough**.*

* European Sustainable Cities Report, Expert Group on the Urban Environment, European Commission

BASIC DEFINITIONS

A **comprehensive** program of renovations, modernization of buildings and public spaces, restoration of monuments in a selected area, usually the former district of the city, in connection with economic and social development.

Revitalization is a combination of technical activities, such as renovations with programs for economic recovery and action to solve **social problems** in these areas: unemployment, crime, demographic imbalance.

Therefore, it is inappropriate to talk about the revitalization of one building or revitalization of the city square, if these activities concern only the modernization of buildings or the renovation of monuments.*

*Krzysztof Skalski

BASIC DEFINITIONS

A **comprehensive** process of **urban renewal**. It occurs when space, functions and substance have undergone a process of **structural degradation**, causing a **crisis state**, significantly hindering the proper economic and social development of this area, as well as the **sustainable development** of entire cities.*

* Andreas Billret

DENOMINATOR OF ALL DEFINITIONS:

- Complexity,
- Multidimensionality,
- Continuity,
- Longevity,
- Crisis situation,
- Community, economics, architecture and urban planning

REVITALIZATION PROGRAM

Initiated, developed and adopted by the the commune
a long-term program of activities in the social,
economic, spatial, functional, technical or
environmental sphere, aimed at bringing out areas of
revitalization from crisis and creating conditions for
their sustainable development

REVITALIZATION PROJECT

The project resulting from the revitalization program aimed at achieving its objectives

CRISIS

A condition caused by the concentration of negative social phenomena (in particular unemployment, poverty, crime, low education or social capital, insufficient participation in public and cultural life), co-occurring with negative phenomena in at least one of the following areas:

- **Economic** (low level of entrepreneurship, poor condition of local enterprises),
- **Environmental** (exceeding the environmental quality standards, waste, health, environment),

CRISIS

- **Spatial and functional** (insufficient technical infrastructure, no access to basic services, low level of communication service, low quality public areas),
- **Technical** (degradation of the technical condition of buildings, low energy efficiency, no environmental protection).

ELEMENTS CAUSING DEGRADATION

- **Ownership structure** /unexplained ownership situations/,
- **Underground infrastructure and building technical condition** /degradation/,
- **Quality of streets, squares and public green spaces,**
- **The aesthetics of public greenery,**
- **Social infrastructure,**
- **Environment** /air pollution, carbon dioxide emissions, alternative sources of energy, increased awareness/,

ELEMENTS CAUSING DEGRADATION

- **Protection of monuments,**
- **Communication** /cars in the central parts of the city, deficit of parking spaces, underground car parks, multi-level car parks, paid parking zone/,
- **Distribution and quality of commercial and service functions,**
- **Housing** /age of buildings, number of inhabitants, size of flats, building condition, number of inhabitants per one flat, building surroundings or urban interiors/

REVITALIZATION ACTIVITIES

- Adapting to the stagnant building line,
- Determining the dimensions of infills,
- Respect for the former parceling,
- Characterizing of the form,
- Determining the roof slopes,
- Determining building materials,
- Determining colors of building materials,
- Reconstructing of damaged elements,

REVITALIZATION ACTIVITIES

- Preserving cultural, architectural and social heritage,
- Preserving historical objects,
- Articulating the horizontal and vertical lines in a traditional way,
- Respecting the *genius loci*,
- Taking care of small architecture elements and greenery.

TYPES OF REVITALIZATION

Revitalization, due to the current state of cities can be divided into three main groups:

- Social,
- Economic,
- Architectural

REVITALIZATION: OPPORTUNITIES

- Cooperation between the community and the authorities,
- Building trust,
- Increasing awareness of residents,
- Increasing the residents` sense of identity,
- Meeting the needs of residents,
- Effective use of external and internal funds,
- The possibility of making joint decisions,
- Enabling the inclusion of entities in accordance with needs competences.

REVITALIZATION: THREATS

Threats (not bringing out a degraded area from a crisis situation or transferring crisis phenomena to a city area other than a revitalized area):

- Relocations – **gentrification**,
- Price increase,
- Ownership



**Project "SURE - Sustainable Urban Rehabilitation in Europe"
implemented in frames of Erasmus+ Programme
Key Action 2: Strategic Partnership Projects
Agreement n° 2016-1-PL01-KA203-026232**

This publication has been funded within support from the European Commission.

Free copy.

This publication reflects the views only of the author, and the Commission cannot be held responsible for any use which may be made of the information contained therein.

**Co-funded by the
Erasmus+ Programme
of the European Union**





Project "SURE - Sustainable Urban Rehabilitation in Europe" implemented in frames of Erasmus+ Programme Key Action 2: Strategic Partnership Projects Agreement n° 2016-1-PL01-KA203-026232



This work is licensed under a [Creative Commons Attribution-NonCommercial-ShareAlike 4.0 International License](https://creativecommons.org/licenses/by-nc-sa/4.0/).