



# SUSTAINABLE REVITALIZATION OF DEGRADATED BUILDINGS AND AREAS



Erasmus+

**SUSTAINABLE REVITALIZATION OF  
DEGRADATED BUILDINGS AND AREAS**

**REVITALIZATION:  
HERITAGE  
PROTECTION**

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**People are becoming more and more conscious of the unity of human values and regard ancient monuments as a common heritage. The common responsibility to safeguard them for future generations is recognized. It is our duty to hand them on in the full richness of their authenticity\***

*\*Venice Charter 1964*

The function of monuments changes, adapting to current needs. It is assumed that in a city changes can not be stopped, which does not mean they can not be controlled, and even limited when justified

# **HISTORICAL TOWNS IN POLAND**

- **Great majority of towns in Poland is historical** (new towns are exceptions)
- **Great majority of centers of Polish towns is historical** (under protection)

Historical districts of Polish towns cannot entirely perform modern urban functions and their protection requires very high funds.

**Revitalization, both in legal and financial terms, gives the opportunity to transform historical cities**

# REVITALIZATION AIMS OF HISTORICAL TOWNS IN POLAND

- Protection of material and immaterial heritage,
- Technical rebuilding of degraded buildings and infrastructure,
- Acquisition of funds for revitalization process,
- Solution of social, ownership, legal, transport, management problems,
- Introduction of contemporary functional program - modern use for historical site

# **FACTORS CONDITIONING THE REVITALIZATION OF POLISH TOWNS**

- Technical state of buildings,
- Ownership problems,
- Financial limitations,
- Limited ability of buildings` modernization
- Limitations of revitalization programs

# **TECHNICAL STATE OF BUILDINGS**

- Lack of proper maintenance and rehabilitation since II WW,
- Physical deterioration of fabrics,
- Destruction of construction elements,
- Excessive dampness,
- Biological destruction of timber elements,
- Poor condition of installations

# PROBLEMS RESULTING FROM THE FORM OF OWNERSHIP

- Owners unknown (nobody undertakes the renovation of buildings),
- Municipal ownership (very limited funds for revitalization),
- Private ownership of tenement houses (rent is limited by municipal law – insufficient funds for revitalization)
- Private ownership of flats (difficulties in cooperation of owners)

# FINANCIAL LIMITATIONS

- Lack of systems supporting modernization of buildings and revitalizations programs,
- Rent is limited by municipalities (as a result insufficient funds of owners for revitalization),
- Poor municipalities (insufficient funds for revitalization programs),
- Poor private owners of buildings and flats

# LIMITED ABILITY FOR MODERNIZATION OF HISTORICAL BUILDINGS

- Poor quality of building materials,
- Insufficient functional standards,
- Lack or poor condition of installation (in buildings and on historical areas),
- Limitations resulting from heritage protection

# **LIMITATIONS OF REVITALIZATIONS PROGRAMS**

- Lack of patterns and experiences in revitalization programs,
- Lack of trained specialists for revitalization,
- Lack of understanding for revitalization (local authorities and communities),
- Changes of municipalities' authorities (terms),
- Lack of local regulations, organizations, funds supporting revitalization

# **PRESERVATION VS. DEVELOPMENT**

**Each presently existing town  
has to change**

# **PRESERVATION VS. DEVELOPMENT**

**Historical town should change**

**– it is a natural process**

**(if a historical town does not change**

**– it is an unnatural process)**

# **PRESERVATION VS. DEVELOPMENT**

**The preservation of historical town is a process of **reducing the modifications****

# **PRESERVATION VS. DEVELOPMENT**

**The preservation of historical district (its exclusion from the modernization) is an interference in the natural process**

# **PRESERVATION VS. DEVELOPMENT**

**Contemporary functioning of a  
historical city and protection  
of its historical values are  
conflicted**

# **PRESERVATION VS. DEVELOPMENT**

**In historical town neither  
conservation program nor  
modern standards can be fully  
implemented**

# **PRESERVATION VS. DEVELOPMENT**

**If a town district obtains the status of protected area than it is essential to substitute and compensate the limited process of development**





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