



URBAN RENEWAL – SUSTAINABLE ARCHITECTURE AND URBAN PLANNING STUDY TOUR AND DESIGN STUDIO



Erasmus+

URBAN RENEWAL - SUSTAINABLE ARCHITECTURE AND URBAN PLANNING STUDY TOUR AND DESIGN STUDIO

FACTORS CONDITIONING THE REVITALIZATION PROCESS OF URBAN AREAS IN POLAND

REVITALIZATION PART II

BOGUSŁAW SZMYGIN

LUBLIN UNIVERSITY OF TECHNOLOGY

- Factors conditioning and limiting the revitalization of the Polish urban areas**
- Contradiction between the preservation and development of a historical town (district, centre)**

Main issues:

1. Technical state of buildings
2. Problems of ownership
3. Financial limitations
4. Limited ability of modernization of buildings
5. Limitations of revitalizations programs

1. Technical state of buildings

/lack of proper maintenance and rehabilitation since II WW/

- physical deterioration of fabrics
- destruction of construction elements
/foundations, slings, roofs etc./
- excessive dampness
- biological destruction of timber elements
- poor condition of installations

2. 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)

3. 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

4. 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

5. Limitations of revitalizations programs

- lack of governmental support for revitalization programs (lack of Revitalization Act and governmental fund)
- 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

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

Revitalization programs are only realized in towns of the greatest historical value and in the biggest cities which can afford to sustain their historical centers.

There is contradiction between the preservation and development of a historic town.

Each presently existing town has to change

Historical town should change – it is a natural process.

If a historical town does not change – it is an unnatural process.

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

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

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

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

What are the consequences of leaving a part of a historical town out from the modernization process by granting it the status of preserved area?

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

**Revitalization of a historical town
requires an external financial
support and special solutions
(management, law, etc.).**

Revitalization factors:

- **monumental value of historical town**

Revitalization factors:

- **monumental value of historical town**
- **technical state of buildings and infrastructure**

Revitalization factors:

- monumental value of historical town**
- technical state of buildings and infrastructure**
- scope of necessary modernization process**

Conclusions:

Revitalization of historical district requires support from outside (particularly financial support); no system, that satisfactorily supports revitalization programs, has been created in Poland

Conclusions:

Revitalization programs conducted in Poland are not complex; they fulfill only partial goals e.g. old town market, main street revitalization

Conclusions:

Lack of sufficient external support for revitalization programs disables them from realizing their aims; degradation proceeds or modernization takes place at the cost of historical values

Main issues to be answered:

- How to organize revitalization programs?
- How to finance revitalization programs?
- How to involve local community in revitalization programs?
- How to involve municipality in revitalization programs?
- How to evaluate the heritage for revitalization programs?
- How to introduce heritage protection in revitalization programs?



**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/).