FACING CHALLENGES OF PRESERVATION AND DEVELOPMENT IN BULGARIAN CITIES OF TODAY

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CIVVIH Mediterranean Sub Committee
ICOMOS-Cyprus
“...monuments present the physical imprint of the past historic period in space. Keeping them in everyday life provides a chance to present generations for a new interpretation of the past and thus contributes to further development.”

TRACE Project, Sofia

“...cities are alive, changing creatures, not dead artefacts in need for prettification and re-arrangement; we have to respect their rhythms”

S. Kostof, "The City Assembled"
Bulgaria in European process and space

Regional differences in GDP

<table>
<thead>
<tr>
<th>GDP Range</th>
<th>Color</th>
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<tbody>
<tr>
<td>below 30</td>
<td>pink</td>
</tr>
<tr>
<td>30 - 40</td>
<td>purple</td>
</tr>
<tr>
<td>40 - 50</td>
<td>orange</td>
</tr>
<tr>
<td>50 - 75</td>
<td>red</td>
</tr>
<tr>
<td>75 - 100</td>
<td>yellow</td>
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<tr>
<td>100 - 125</td>
<td>green</td>
</tr>
<tr>
<td>above 125</td>
<td>black</td>
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EU 27 index = 100
Bulgarian sites on the UNESCO World Heritage List

- **Boyana Church** (1979) - medieval Bulgarian church, murals from 1259;
- **Rock-Hewn Churches of Ivanovo** (1979) - monastery complex, 1220s;
- **Thracian Tomb of Kazanluk** (1979) - vaulted brickwork tholos tomb, part of a large necropolis, late 4 c. - early 3rd c. BC, unique murals
- **Madara Rider** (1979) - a rock relief carved 23 m above ground level;
- **The town of Nessebar** (1983) - ancient Mesambria (Mesemvria, Nessebur), founded about 3000 years ago, Byzantine churches, 9-14 c. AD
- **Rila Monastery** (1983) - founded in 10th c. AD, a literary and educational centre ever since its establishment
- **Thracian Tomb of Sveshtari** (1985) - Thracian-Hellenistic tomb, 3rd c. BC
- **Pirin National Park** (1983) - part of the world network of biosphere reserves, UNESCO Man and the Biosphere Programme
- **Srebarna Nature Reserve** (1983) - nesting area for 179 bird species; located on the Via Pontica birds migration route between Europe and Africa.
Issues to discuss

- Peculiarities of the urban transformations in post-socialist Bulgaria
- Cultural heritage in current urban development: challenges and chances (often missed) for integration in contemporary urban life
- Value-based approaches and needed steps to a new culture of partnership in integrated planning for urban development and heritage preservation
Urban development tendencies in the post-socialist period

- Urban governance
- Urban way of life
- Spatial planning
- Urban structures
The post-socialist city: urban governance

- Land restitution and land market establishment
- Power decentralization
- Increase in developers’ activity
- Growing role of the NGO/CSO sector

- Retreat of planning as a public activity
- Lack of institutional co-ordination
- Diminishing public services
- Low effectiveness in the application of laws and regulations
Sofia: restitution and privatization effects
The post-socialist city: urban way of life

- Higher individual standard of life (for certain groups);
- Market-led provision of choices
- Greater choice possibilities;
- Increasing urban mobility.

- General decrease in life standard in the housing estates;
- Privatization of the public sector;
- Decreasing quality of public services;
- Traffic jams and noise pollution;
- Social stratification and spatial segregation.
The post-socialist city: urban structures

- Breaking the monocentric model and diversification of monofunctional structures;
- Revitalization of urban territories and quarters;
- Establishment of higher construction standards.

- Chaotic urban development;
- Urban sprawl at the city peripheries;
- Depopulation of the city centres,
- Loss of public open space;
- Appearance of brownfields,
- Considerable increase of illegal construction.
The post-socialist city: spatial planning

- Increasing attention to strategic planning;
- Introducing integrated planning;
- Increasing access to EU programmes and foreign practical experience;

- Insufficient experience in coordinating strategic and operative planning;
- Insufficient experience in coordinating spatial planning policy with EU funding programmes.
The planning system: tasks and challenges

- Re-thinking existing plans
- Developing new planning instruments;
- Building institutional capacity
- Involving new actors in new types of interactions
- Building a relevant information database

- Acting within extremely dynamic urban processes
- Dealing with competing/conflicting demands
- Guaranteeing transparency of the planning process
Three indicative cases in recent urban and rural development:

- Sofia
- Ivaylovgrad
- Nessebar
Sofia: historic city core
Sofia: historic city core
Sofia: historic city core, images of change
Bulgaria 2010: images of change
Sofia: the path to a new master plan

- National urban and architectural competition in 2000: Sofia and European integration
- Scenario approach: basic scenarios for social, economic and spatial development
- Actualization of the regional development plan of Sofia 2000-2006
- Sofia Development Strategy
- Preliminary master plan
- EIA Report
- The new master plan - adopted in January 2007 (updated in 2008-09)
Sofia Master Plan priorities: the cultural heritage system

- Development of general conservation plans for areas with archaeological heritage, introducing integrated conservation;
- Development of plans for cultural heritage management
- Development of regulation documents - synchronizing EU, national and local requirements, guaranteeing public participation in heritage preservation
- Building up a relevant information database
- Building up public-private partnerships.
Sofia historic centre: the crossing point of two projects
Sofia: Lessons learned

- The new Master Plan declared awareness of the heritage importance.
- Public sector alone is not capable of providing the funds for heritage preservation and of resisting the extremely high investment pressure.
- An important first step - ensuring broad social, political and professional awareness about the value and vulnerability of heritage.
- A number of successful civil actions were able to stop building intentions and defend valuable monuments from being demolished but the fight is far from being won.
- Building public-private partnerships - a way to provide funding but also to guarantee that the city as a whole would stay for its heritage and cultural identity.
- Experts’ responsibility - to present in understandable and convincing way architectural/cultural values, possible consequences of investment initiatives and alternative ways of city development.
Ivaylovgrad Municipality
Ivaylovgrad Municipality:
Spatial aspects - landscape and settlement structure
Regional Policy Context:
Municipal Development Plan 2007-2013 - spatial aspects considered
The University in the process: a value-based approach

Content analysis: answers to 4 questions

• What do you like best in your town?
• What do you like least?
• What do you want to be changed?
• What would you do to change it?
Do you like living here?  
What traditions have you kept alive?

How do you spend your free time?  
What would you show to a visitor?
Ivaylovgrad project: building on social capital
BSc in Urbanism Diploma works

The impact of Demographic Change on the Spatial Structure of Byala Town

Social Analysis

Spatial Analysis

- Housing
- Green Spaces and Cultural Heritage
- Work
- Transport Communication

Social Infrastructure

System type | Advantages | Disadvantages
---|---|---
Housing | close housing block structure | low human scale in the prefabricated housing blocks (disadvantage)
| greenery and open spaces | low quality of the living environment, bed building conditions in the dense blocks
| close proximity between public and private spaces | low public mobility due to the project
| proximity to the commercial area | low public mobility due to the project

Work

- Tag industries with a strategical location
- macroeconomic analysis of the industrial area (microanalysis)
- low human scale in the prefabricated housing blocks (disadvantage)
- close proximity between public and private spaces
- low quality of the living environment, bed building conditions in the dense blocks
- low public mobility due to the project

Social Infrastructure

- large public and private institutions (disadvantage)
- low human scale in the prefabricated housing blocks (disadvantage)
- low quality of the living environment, bed building conditions in the dense blocks
- low public mobility due to the project

Green Spaces and Cultural Heritage

- recreational space as a core activity
- low human scale in the prefabricated housing blocks (disadvantage)
- low quality of the living environment, bed building conditions in the dense blocks
- low public mobility due to the project

Transport communications

- pedestrian location in the Bielska-II International road
- low human scale in the prefabricated housing blocks (disadvantage)
- low quality of the living environment, bed building conditions in the dense blocks
- low public mobility due to the project

Technical Infrastructure

- electricity and water supply
- low human scale in the prefabricated housing blocks (disadvantage)
- low quality of the living environment, bed building conditions in the dense blocks
- low public mobility due to the project

Conclusions from the analysis of the semi-structured interviews, which were focused on the opportunities for the social and cultural engagement of the people of Nicosia:

- The people of Nicosia have the best structured network organizations, with the most significant events and schedules organized according to their own needs.
- The participation of the local government and the international organizations has been minimal or nonexistent.
- The quality of the living environment and the spatial structure of the area
- The low human scale in the prefabricated housing blocks
- The lack of green spaces
- The low quality of the living environment, bed building conditions in the dense blocks
- The low public mobility due to the project

The Nicosia River Valley - environmental conditions for tourism

The water body is a core activity, and the quality of the living environment, bed building conditions in the dense blocks

University of Architecture, Civil Engineering and Geodesy, Sofia
Faculty of Architecture

Supervisor: Prof. Dr. E. Stavroulas, Associate Professor

Author: Emily Papa
The Impact of Demographic Change on the Spatial Structure of Byala Town

Pedestrian Flows of the Most Age-sensitive Groups in the Sense of Demographic Change

Models of Spatial Connection

The spatial analysis is further developed by the applying of some geometrical models (geometrical model and network model). There are two most important town-cells - the public-administrative centre and the educational and sport centre. The town square is the most developed and attended place in Byala. However, the recreational and sport centre is not fully developed. The main advantage of the town-centre area is the presence of important objects in the town centre and the spaces between them also are imaginary.

European Experience

The research in the European experience is focused on the work of the "European Institute of Urbanism" in the city of Bologna. The institute's mission is to develop and disseminate research on urbanism, urban planning, and the management of urban spaces. The institute focuses on the following areas:

1. Urban planning and design
2. Heritage conservation and restoration
3. Urban management and policy
4. Sustainable development
5. Public space design

These areas are interrelated and form the core of the institute's activities. The institute conducts research, organizes conferences, and provides training programs to promote the exchange of knowledge and expertise in the field of urbanism. The findings and knowledge gathered from this research are applied to the cases studied in this project, which includes the analysis of the socio-spatial structure of Byala Town.
MSc in Urbanism Diploma work
### Стратегия за развитие

#### Иннициатива за студенти от 52 блок за облагородяване на средата

#### Схема на териториалната проекция на стратегическите приоритети

<table>
<thead>
<tr>
<th>Стратегически приоритети</th>
<th>Мерки</th>
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<tbody>
<tr>
<td><strong>1. Нова законовата рамка</strong></td>
<td>Защита на територията от определени за опасностни дейности, критични рискови фактори.</td>
</tr>
<tr>
<td><strong>2. Подобряване на връзките с града</strong></td>
<td>Подобряване на конкуренческите условия на града върху транспорт и обслужване на проблемите с транспорта и сигурността.</td>
</tr>
<tr>
<td><strong>3. Защита на публичния интерес</strong></td>
<td>Обезпечаване на републикански терени в града, включително дейности като пресекуваща дайна за сериозност, използване на механизми за усвояване на терени за пленнички нужни при пъта регулиране.</td>
</tr>
<tr>
<td><strong>4. Подобряване на елементите на техническата инфраструктура</strong></td>
<td>Модернизация и развитие на системата от пътища и въздух в територията.</td>
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<tr>
<td><strong>5. Модернизация на сградния фонд</strong></td>
<td>Обновяване и реконструкция на сгради в социално критично и ефективно.</td>
</tr>
<tr>
<td><strong>6. Реорганизация на функционалните зони</strong></td>
<td>Предвиждане и превръщане на социални комплекси във версий на постоянна жизненост.</td>
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<tr>
<td><strong>7. План за осигуряване на сигурността на обитателите на територията</strong></td>
<td>Политика за сигурност, съобразена с организираните на НПС за възможността в участъци с рискови фактори.</td>
</tr>
<tr>
<td><strong>8. Политики за контрол на достъпа</strong></td>
<td>Защита на територията от ненужни дейности, включително възможността за контрол на достъпа до територията.</td>
</tr>
<tr>
<td><strong>9. Политики за управление на територията и сградния фонд на студентските общините</strong></td>
<td>Насякане на обитателите за самоуправление в процеса на управление и ръководство на обществените дейности по поддържане.</td>
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Nessebar 2010: facing challenges
Nessebar 2010: quality of life
Nessebar 2010: heritage and quality of life
Nessebar 2010: addressing heritage issues
New planning approaches to develop

- **Integrated** - social/ economic/ spatial aspects;
- **Proactive** - linking urgent priorities to long-term visions;
- **Collaborative** - elected authorities, economic actors, civil society, technical experts, international organizations and networks
- **EU programmes** in support of integrated planning development - JASPAR, JESSICA
- The **key role of education** in architecture and urbanism
Management plans: urgent steps needed

- Identifying actors and responsibilities
- Guaranteeing continuity of urban policies
- Linking operational to strategic considerations and actions
- Providing relevant and reliable database
- Developing effective communication strategies
- Building partnerships
- Promoting interdisciplinary research
- Supporting value-sensitive approaches
Thank you for your attention!

Further questions are welcome at: eldim_far@uacg.bg