

BRUGGE

DIENT
MONUMENTENZORG



Bruges, World Heritage City, a risk analysis

Outstanding Universal Value

Brief synthesis

The Historic Centre of Brugge is an outstanding example of an *architectural ensemble*, illustrating significant stages in the commercial and cultural fields in medieval Europe. Brugge in medieval times was known as a commercial metropolis in the heart of Europe.

The city reflects a considerable exchange of influences on the development of art and *architecture*, *urbanism* and *social customs*, which is characteristic of northern Europe and the Baltic. This architecture strongly determines the character of the historic centre of the city.

The 13th century *city walls* marked the boundaries of the medieval city. Although the walls themselves are lost today, they remain clearly visible, emphasized by the four surviving gates, the *ramparts* and one of the *defence* water towers. The *medieval street pattern*, with main roads leading towards the important *public squares*, has mostly been preserved, as well as the *network of canals* which, once used for mercantile traffic, played an important role in the development of the city.

In the 15th century, Brugge was the *cradle of the Flemish Primitives* and a centre of patronage and painting development for artists such as Jan van Eyck and Hans Memling. Many of their works were exported and influenced painting styles all over Europe. Exceptionally *important* collections have remained in the city until today.

Even after its economic and artistic peak at the end of the Middle Ages, building and urban development continued, although Brugge mostly missed the 19th-century industrial revolution. In the 18th and 19th centuries, many medieval parcels were joined to larger entities and new quarters were also developed. The most striking examples of large scale post-medieval interventions in the historic centre are the *urbanization around Coupure* (1751-1755), the *Land and the first railway station* (1838), the *Theatre quarter* (1867), the *Koningin Elisabethlaan* and *Gulden Vlieslaan* (1897) and the creation of the *Guido Gezelle-neighbourhood* (1920-1930).

In the second half of the 20th century, some major changes occurred with *Zilverpand* (1976), the new *Public Library* (1975-1978), the new *Palace of Justice* and *Kartuizerwijk* (1980), *Clarendam* (1990) and *Colettijsenhof* (1997).

Brugge is characterized by a *continuity reflected in the relative harmony of changes*. As part of this continuity, the late 18th century renovation of facades introduced a *Neoclassic style* that is particular for Brugge; the Brugge 'neo' style of reconstruction and restoration philosophy became a subject of *interest, study and inspiration*.

Still an active, living city today, Brugge has *preserved the architectural and urban structures* which document the different phases of its development including the central Market Place with its *square, urban structure*, as well as the *Rozenhoed*, the religious and commercial complexes and the *historic urban fabric*.

Criterion (ii): The Historic Centre of Brugge bears testimony to a considerable exchange of influences on the development of architecture, and *urbanism* and *social customs* over a long period of time. As the birthplace of the school of the *Flemish Primitives*, it has favoured innovative artistic influences in the development of medieval painting.

Criterion (iv): The Historic Centre of Brugge is an outstanding example of an *architectural ensemble*. The city's public, social and religious institutions illustrate significant stages in the history of commerce and culture in medieval Europe

Criterion (vi): The Historic Centre of Brugge was birthplace of the *Flemish Primitives* and a centre of patronage and development of painting in the Middle Ages with artists such as Jan van Eyck and Hans Memling.

Authenticity

The Historic Centre of Brugge illustrates continuity on an urban site that has been occupied since the early Middle Ages. Historical records of the town administration and regulations are condensed in the city records from the 13th century onwards.

An area of *continuous settlement*, the Historic Centre of Brugge has retained the *original pattern of streets and places, canals, and open spaces*. A very specific skyline of towers and taller civic buildings (such as the cathedral, the belfry and the churches) dominates the city. For the most part, buildings have retained the *original parcels of land*. The transformations that have taken place over time respect the functional changes in the town, and have become part of its historic authenticity, in a parallel way to other historic cities such as Siena in Italy.

The history of the town is well represented in the *urban and architectural structures* that *harmoniously unify all periods of history* since the origin of the city.

Since the second half of the 19th century, *research indicates that there have been no major changes in the urban and architectural structures* of the town, and that the town has retained its *original pattern of streets and places, canals, and open spaces* and its *original skyline*. The town has retained its *original pattern of streets and places, canals, and open spaces* and its *original skyline*. The town has retained its *original pattern of streets and places, canals, and open spaces* and its *original skyline*.

Some modern transformations have occurred in the property, but their impact on the whole property is considered minor.

Integrity

The overall urban structure still represents the *medieval "egg-shaped" model* that can be seen on the map of Marcus Gerards (1562). Apart from the religious wars in the 16th century and the French Revolution, Brugge more or less escaped the devastation associated with other conflicts that marked this part of Europe, including the First and Second World Wars. Similarly, the 19th century industrial revolution had almost no impact on the *basic structure of the historic town*, with the exception of the railway station in the southwest of the city.

The property includes all urban structures, associated ensembles and individual buildings that reflect its commercial and artistic development and the *legacy of 19th century restoration philosophy*.

The *remarkable visual coherence* that characterises its urban form is vulnerable to rebuilding. Large-scale development in proximity to the property could adversely impact the relationship between the property and its setting.

Protection and management requirements

Since 1972, the municipal Department for Conservation and Heritage Management guides evaluates and closely monitors all changes in the urban environment, in collaboration with the regional heritage services. The specific municipal building regulations are very strict and include a non-modificandi agreement when city funding is provided to carry out restoration works.

Around half of all buildings within the historic centre are either listed or registered in the Flemish inventory of Built Heritage and in the city's Heritage Evaluation Map (a dynamic instrument), which serves as a policy and management tool. In the case of listed buildings and sites, there is a mandatory and binding advice from the regional heritage authorities.

The coordination, communication and promotion of the World Heritage property is taken up as before by the municipal Department for Conservation and Heritage Management, in close collaboration with all partners on municipal and regional level.

Conservation and restoration of monuments and sites is based on a restoration philosophy and tradition in which the original materials and construction technique are the starting point. *New constructions in the inner city never occur without a thorough art-historical evaluation and always respect the historical authenticity*. As a rule, new constructions respect *parcelling, pattern, heights, materials etc. of the surroundings*. Large-scale developments in proximity of the property remain a possible threat and therefore require particular attention.

As a result, a World Heritage Management Plan was made in 2012, coordinated by the city of Brugge and its Department for Conservation and Heritage Management, which is a team of specialists qualified in the history of art, the history of Bruges in general and restoration philosophy and practice. This Management Plan aims to foster appropriate development within agreed constraints in relation to the acknowledged characteristics of defined areas. A UNESCO Expert Commission was set up by the city council in 2011, supported the development of a Management Plan in 2012 and continues to provide advice.

In continuation of the Management Plan, Conservation Plans are being prepared, as well as Preservation Plans, Detailed Survey Plans and a Thematic Spatial Implementation Plan for the historic urban landscape, covering the whole World Heritage property.

Historically and typologically, the city is home to a mixture of functions. This diversity is an essential urban feature that needs to be preserved and protected. This element, along with the *historical urban structure and the specific and diverse architectural characteristics* that reflect the evolution of Brugge, are at the essence of the future management of the property. However, Brugge is a living city, in which developments and changes should be possible but only in appropriate locations and with respect for the *urban morphology of closed urban plots limited by streets and laneways in the historic centre*.

Expansion is possible in the greater Brugge region, which historically and politically was linked with the city ("Brugs Ommeland", or the surroundings of Brugge) and Zeebrugge (the seaport of Brugge). In order to protect the setting of the property, effective links between the interests of this wider city of Brugge and the property, in terms of planning and protection, are needed and in progress. Important views from and to the property need to be protected and will be incorporated in the urban planning tools.

From a touristic point of view, Brugge has made considerable efforts to manage the impact of visitors. The development of durable cultural tourism of high quality will continue to remain the basis of the municipal policy in this regard, with a specific attention to events and activities related to the *Flemish Primitives*.

<http://whc.unesco.org/en/list/996>

values and attributes

1. IDENTITY AND CONTINUITY OF AN ACTIVE, LIVING CITY

2. MEDIEVAL HERITAGE

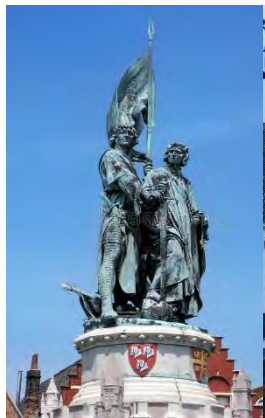
3. REVIVAL

4. ARCHITECTURAL ENSEMBLE

5. MORPHOLOGY

6. FLEMISH PRIMITIVES


7. SKYLINE - RELATIONSHIP BETWEEN THE PROPERTY AND ITS SETTING



attributes and challenges

		value	attributes	challenges/opportunities
1	IDENTITY AND CONTINUITY OF AN ACTIVE, LIVING CITY	1.1 history and identity of the city	<ul style="list-style-type: none">• centre of power of count and city• one of the most important trading and financial centres of medieval Europe• prominent religious centre (monasteries, cathedral, bishop,...)• harbour city over the centuries• tourist destination for more than two centuries	<ul style="list-style-type: none">• vacancy monasteries and churches• <u>mass tourism</u> ('<i>hotelstop</i>', <i>stop on holiday accomodations, ...</i>)
		1.2 continuous habitation	<ul style="list-style-type: none">• inhabitants are essential, stakeholders and ambassadors	<ul style="list-style-type: none">• <u>under pressure</u>
		1.3 rich variety of urban activities		<ul style="list-style-type: none">• <u>commercial and business activities are leaving the city centre</u>• <u>monoculture</u>
		1.4 architecture and urban morphology reflect the historic urban development and activities	<ul style="list-style-type: none">• squares with belfry, city hall, marketplaces ...• beguinage, almshouses• churches and monasteries	<ul style="list-style-type: none">• privatisation/commercialisation of important public buildings and public spaces• vacancy, re-use
		1.5 other aspects of urban life and activities	<ul style="list-style-type: none">• vb. bells organ playing, , traditional clothing, ...	

attributes and challenges


		value	attributes	challenges/opportunities
2	MEDIEVAL HERITAGE	2.1 'immovable' medieval heritage 	<ul style="list-style-type: none"> • buildings • specific parts of a building • archeology • focus on style: brick gothic • materials (brick, mortar, wood, ...) • structural elements: roof structures, brickwork, wooden floor structures, ... • finishes : paint, plaster,... • wall paintings 	<ul style="list-style-type: none"> • demolition of buildings or dismantling of specific parts of the exterior or interior • unprofessional restorations • Building violations • destruction 'soil archive', no registration • destruction of finishing layers • <i>Inventory/accessibility/research/creating awareness</i>
		2.2 'movable' medieval heritage	<ul style="list-style-type: none"> • archives and written sources • private and museum collections (Gruuthuse, ...) • archeological heritage (ex-situ) • painting (Flemish Primitives) 	
		2.3 intangible heritage	<ul style="list-style-type: none"> • processions (Holy Blood, ...) • legends,... 	

attributes and challenges


		value	attributes	challenges/opportunities
3	REVIVAL	3.1 tradition of neo-architecture (mid 19th-mid 20th century)	<ul style="list-style-type: none"> important presence neo-gothic and neo-Bruges architecture restoration philosophy and financial support (Kunstige Herstelling) remarkable visual coherence (Committee of Urban Beauty) picturesque city: Markt, Jan Van Eyck square, ramparts, Gruuthuse, Guido Gezelle quarter,... 	<ul style="list-style-type: none"> inappropriate renovations <u>demolition, underappreciation 'minor architecture'</u> unsuitable new architecture <i>very attractive city</i>
		3.2 Bruges in romantic litterature, painting,...		




attributes and challenges

		value	attributes	challenges/opportunities
4	ARCHITECTURAL ENSEMBLE	4.1 uniform cityscape 	<ul style="list-style-type: none"> • architectura minor versus maior • <i>Harmony of changes</i> • quality and adapted new architectuur • a very limited amount of inappropriate, unsuitable, large scale interventions • materials, colours • rhythm • roofscape • pavement, street, square materials • quality of the general streetscape 	<ul style="list-style-type: none"> • maladjusted scale of new architecture • maladjusted new architecture or renovations can affect the harmony • contrasting materials • contrasting architecture • solar panels, oversized dormers,... • modern materials for pavements, streets, squares • 'verrommeling' or cluttering of the general streetscape
		4.2 specific urban typologies and ensembles	<ul style="list-style-type: none"> • typical urban buildings (belfry, theater, ...) • wealthy city dwellings, palaces • labourers housing • monasteries (church, walled garden, cloister,...) / beguinage • almshouses • ... 	<ul style="list-style-type: none"> • loss of unity / demolition, underappreciation 'minor architecture' • vacancy, unwanted development • slow disappearance of religious institutions • fragmentation

attributes and challenges

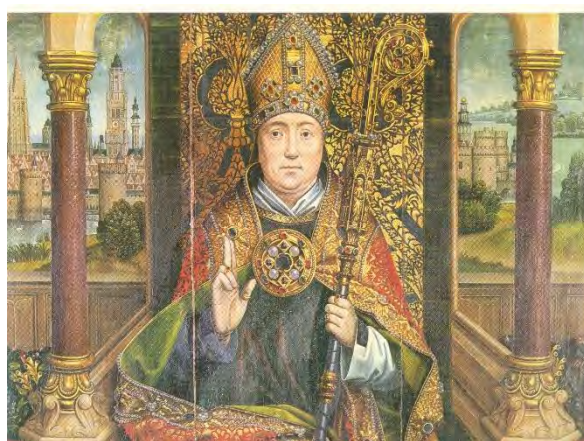
		value	attributes	challenges/opportunities
5	MORPHOLOGY	5.1 medieval urban structure	<ul style="list-style-type: none"> radio-centric street pattern squares with different functions 	
		5.2 historical layering in urban structure	<ul style="list-style-type: none"> Coupure, t Zand, theatre quarter,... 	
		5.3 defensive structures and buildings 	<ul style="list-style-type: none"> remains of the first city ramparts remains of the second city ramparts– medieval egg-shaped city 4 medieval gates remain remains of d’bastions’ defensive canal around the city ... 	<ul style="list-style-type: none"> upscaling transport on water (ships) traffic congestion at the entrances and borders of the historic city, necessary new bridges former bastions are unrecognisable ...
		5.4 water	<ul style="list-style-type: none"> canals and bridges historic connection with the sea former harbour consecutive remains of water-related trade (Coupure, handelskom, warehouses) 	<ul style="list-style-type: none"> erosion quay walls and bridges upscaling transport on water under-exploitation

attributes and challenges


5.5 streets and squares	<ul style="list-style-type: none">• historic trading routes• preserved street pattern• radial main streets from gates to city centre• squares with important buildings and functions• ...	
5.6 open areas	<ul style="list-style-type: none">• parks• monastery gardens• private gardens of wealthy citizens	<ul style="list-style-type: none">• development, allotment, fragmentation, ...
5.7 parcelling	<ul style="list-style-type: none">• preserved small-scale parcelling• upscaling in 18th and 19th century• remains of medieval domain structures	<ul style="list-style-type: none">• upscaling by merging parcels / dismantling partition walls

attributes and challenges

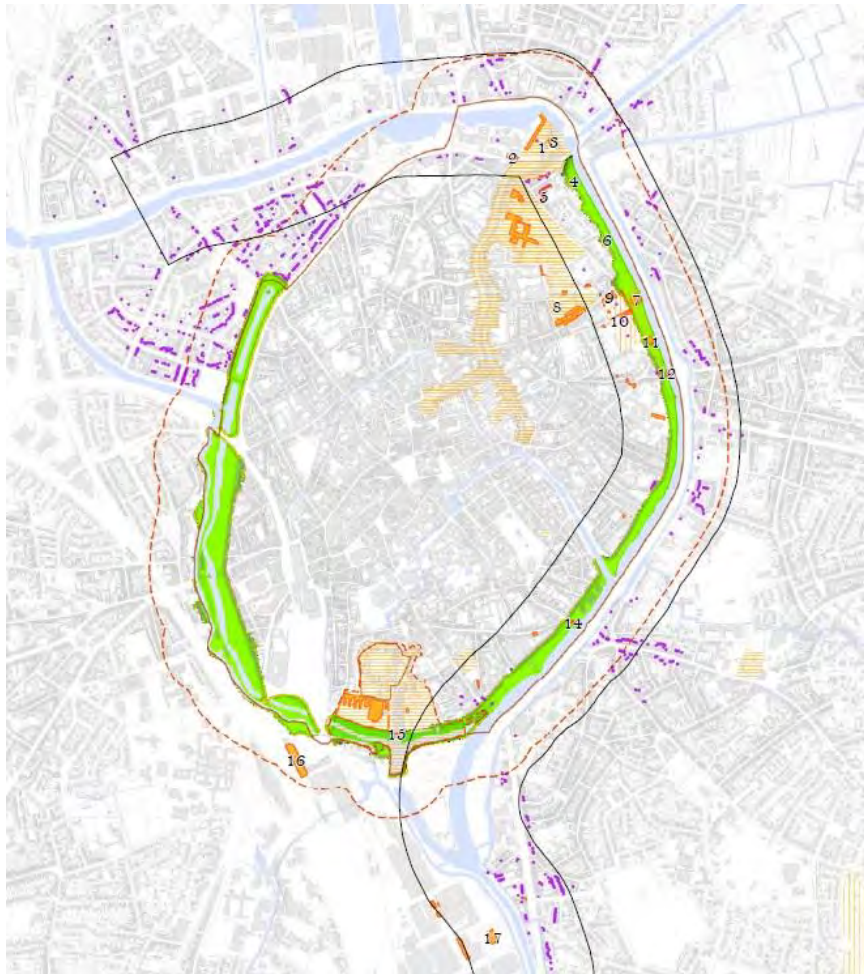
		value	attributes	challenges/opportunities
6	FLEMISH PRIMITIVES	6.1 birthplace of the Flemish Primitives		
		6.2 important collection in Bruges	<ul style="list-style-type: none"> public collections of paintings 	<ul style="list-style-type: none"> improving accessibility , building a new museum(site) research / education
		6.3 the cityscape of Bruges is depicted numerous times	<ul style="list-style-type: none"> iconic views 	<ul style="list-style-type: none"> accessibility
		6.4 the life of the Flemish Primitives: records in archives, where did they live, where did they work, who were their clients? ...	<ul style="list-style-type: none"> historic buildings archives 	<ul style="list-style-type: none"> accessibility



attributes and challenges

		values	attributes	challenges/opportunities
7	SKYLINE - RELATIONSHIP BETWEEN THE PROPERTY AND ITS SETTING	<p>7.1 A very specific skyline of towers and taller civic buildings dominates the city</p> 	<ul style="list-style-type: none"> dominant religious buildings dominant civil buildings architectura maior versus architectura minor 	<ul style="list-style-type: none"> height of new construction within the world heritage area large-scale development in proximity to the property could adversely impact the relationship between the property and its setting modern wind turbines <i>identify all significant line of sights</i>
		7.2 approaching the city / ramparts	<ul style="list-style-type: none"> clear boundaries with iconic landscapes and buildings (ramparts – medieval gates – windmills...) 	<ul style="list-style-type: none"> disruptions city borders: very dynamic environment
		7.3 historic relationship with the surroundings	<ul style="list-style-type: none"> contrast between historic city and (partially preserved) open landscape iconic views towards the city historic centre of 'Brugse Vrije' 	<ul style="list-style-type: none"> <i>identify all significant line of sights</i> large-scale development in proximity to the property

Heritage Impact Assessment



klasse IV	9,50 x 85m	1.000-1.500 ton
klasse Va	11,40 x 110m	1.500-3.000 ton

Conclusion:

- analysis OUV
- defining values, attributes, challenges and opportunities
 - *communication & input government stakeholders
- ambition: basis for all communication and Heritage Impact Assessments (HIA's)
 - *essential
 - *guideline for architects, developers,...
 - *Stadsvaart, R30, Kruispoort,...

