

Preservation Planning for Urban Cultural Heritage in Sweden



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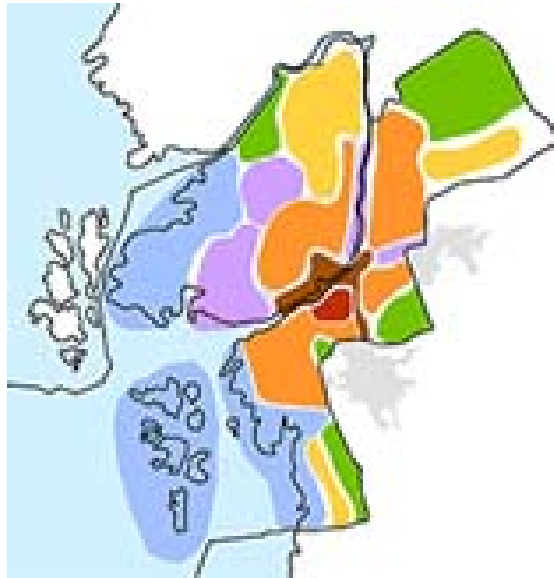


The Planning System in Sweden



The Framework

The municipal board has the physical planning **monopoly**



The Planning and Building Act was revised in **2011**, it has enhanced **decentralization** and property **owners responsibility**.

The **Planning Process** is **transparent** and logical, giving the possibility for every stakeholder to contribute and to object.





The Planning Process

Ownership

A central feature of the planning process is the organized **Consultation** with stakeholders, in the preparation and implementation of the plan

Different kinds of consultations;
- workshops, charettes, hearings, enquiries, schools



A stakeholder can **Appeal** against plan regulations and building permits

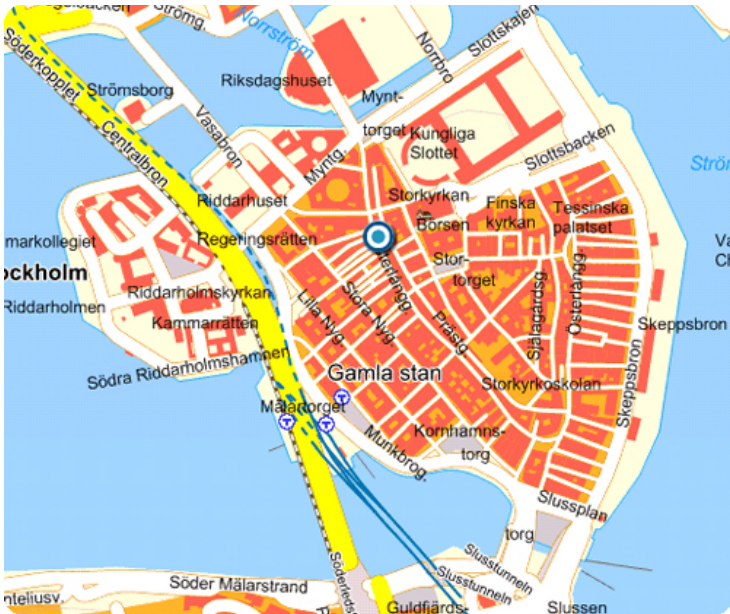


Planning process

Months total	Duration	Actor	Activity,result
4 - 8	3 weeks	10. Automatic 9. Concerned parties.	Valid , legally Appeal to County council
		8. Municipal Council 7. Author	Approval Revision of plan
2,5	3 weeks	6B. Planner 6. Stakeholders	Statement Exhibition
exhibit 2		5B. Building committee. 5. Author	Decision to Revision of plan
1,5	2 weeks	4B. Planner 4. Stakeholders	Statement Consultation
		3. Author	Plan
0,5		2B. Building committee 2. Planner	Approval of program Plan Program
0		1B. Municipal architect 1. Owner.	Consultation Application



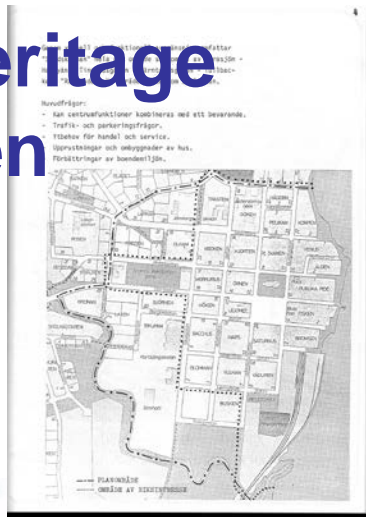
Urban Heritage in Sweden



Medieval organic pattern
Buildings in
Brick and Wood



Urban Heritage in Sweden



Renaissance Grid Pattern
Buildings in Wood



Urban Heritage in Sweden



Modernist functional pattern
Buildings in Concrete and Glass



Urban Development Survey

Urban Analysis – the community agrees on a common picture

The Physical and Social **baseline** information is processed

Professional

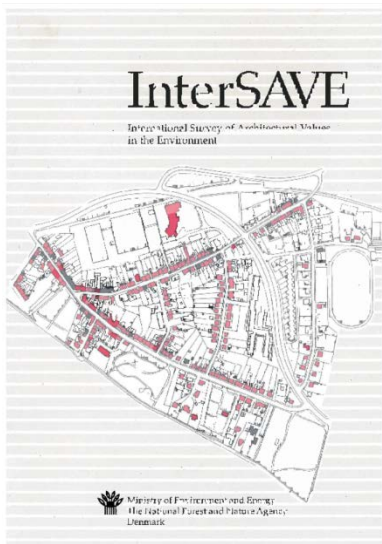
Historic development
Architectural character
Technical status

Stakeholders / NGO

Functional status
Social status
Site values

Architectural qualities according to **SAVE**
method, Denmark

Urban and architectural visual qualities

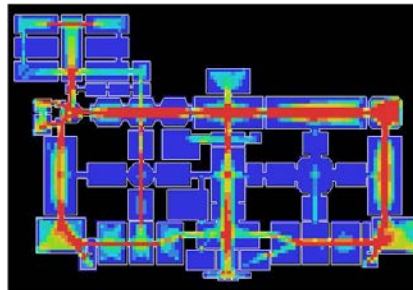


Urban Heritage Analysis according to “**DIVE**”
method, Norway

Cultural Heritage resources and their values



space

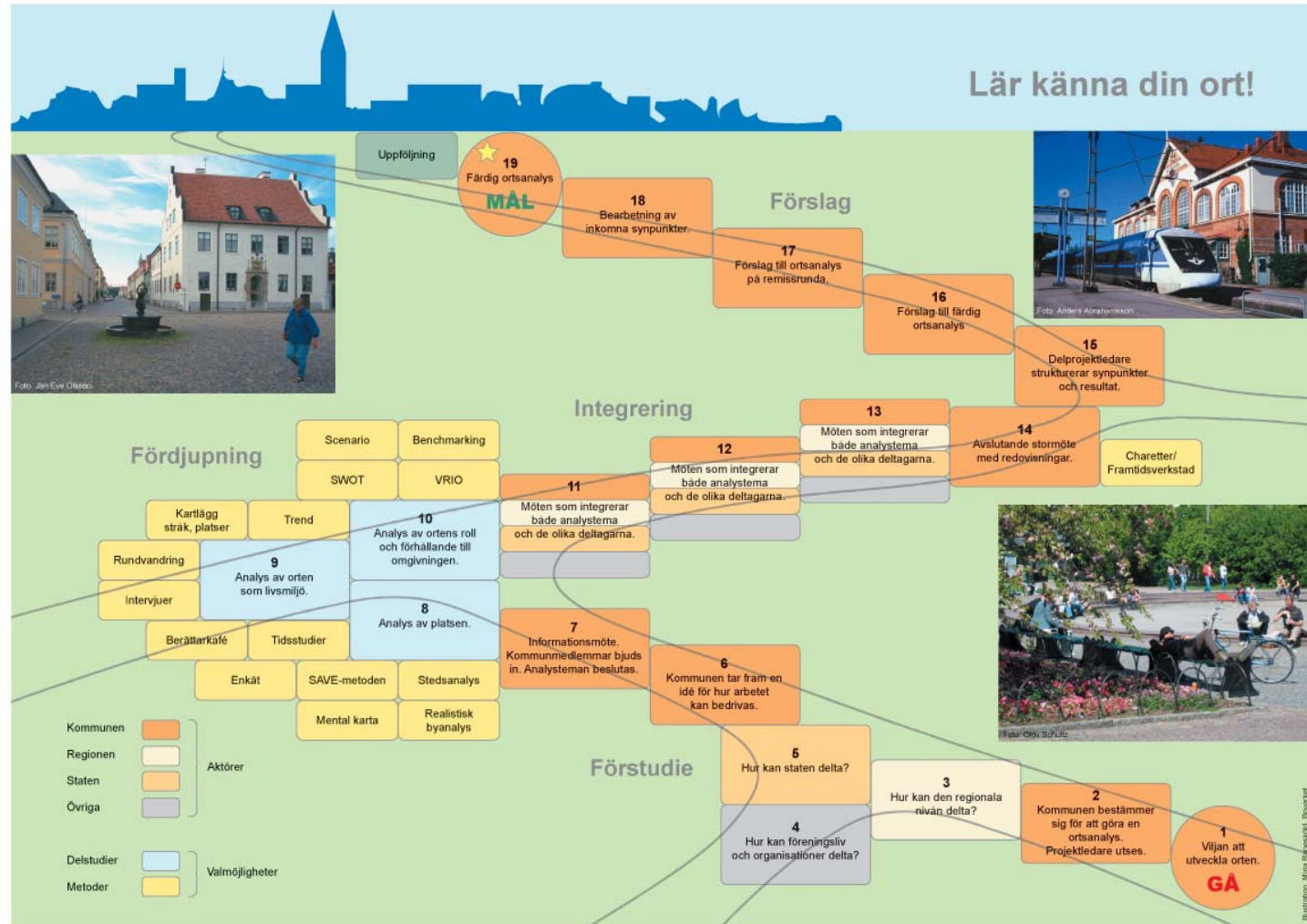


syntax

Strengths and weaknesses - - opportunities and objectives

Urban analysis - development

the **agreed picture** of the city in its historic, geographic and social context



methodology, surveys, consultations, integration, analyses, proposal, implementation.

Choice of Preservation Method

- if not urban planning;



1. Cultural Historical Building **Survey**.

Presentation of the **character and value** of buildings

2. Preservation **Program** with Guidelines.

What should be preserved and **how**

3. Preservation using **Statutes** and Building Permits

Only when a **Comprehensive Plan** specifies a valuable Heritage

4. **Listing** according to the Cultural Heritage Act: A very strong protection but we have got only **one grade** – Monuments!



Plan Types

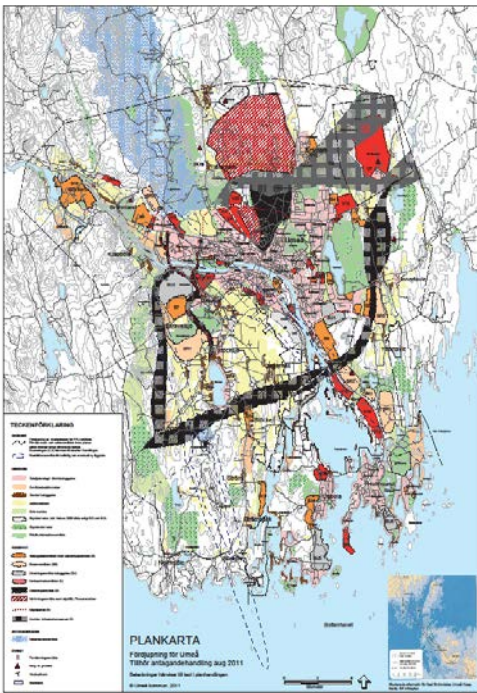
Comprehensive Plans

Political Statement

on development and preservation

1 Municipal Comprehensive Plan
(compulsory every 4 year)

2 Comprehensive Action Plan



Regulation Plans

Legal agreement

on land use and design

1 Detailed Development Plan

2 Special Area Regulations



1. Areas of cultural historical value (amplified building permits)

Detailed Comprehensive Plan for Ystad Town, South Sweden

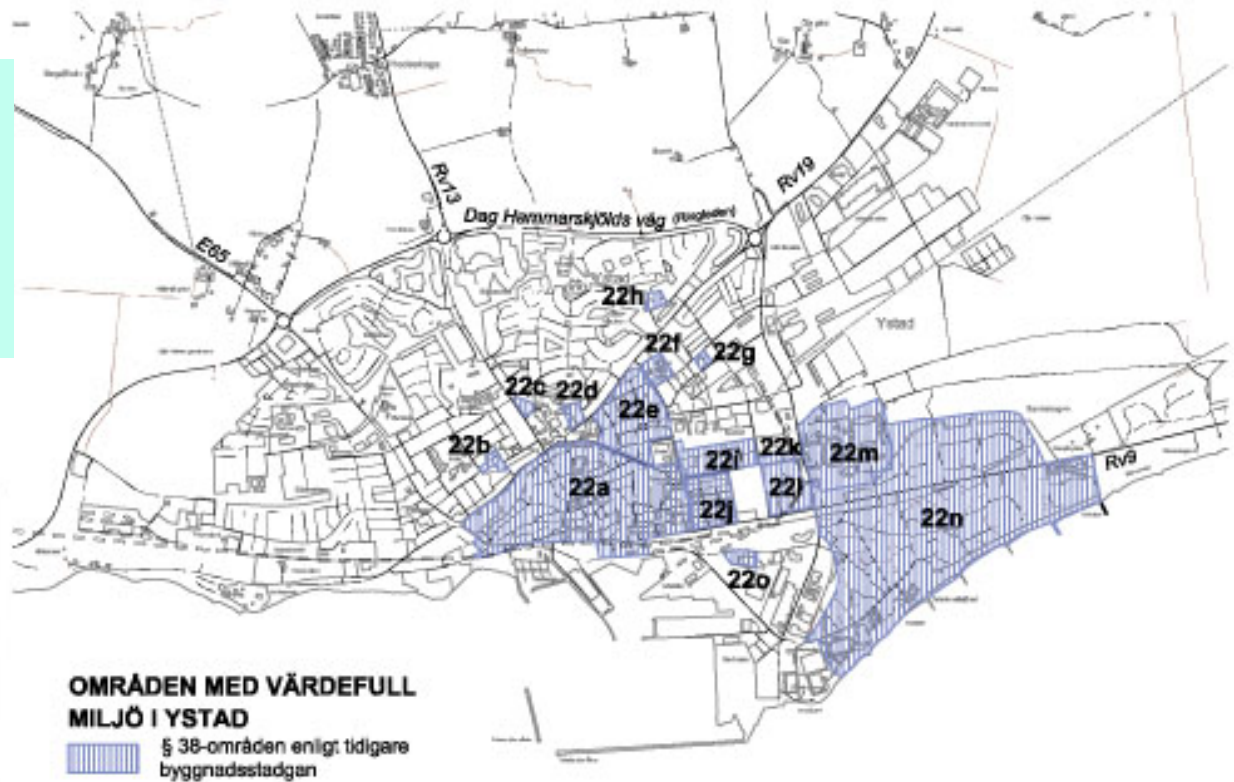
ÖVERSIKTSPLAN 2005

Ystads medeltida stadskärna (22a)

Municipal Comprehensive Plan

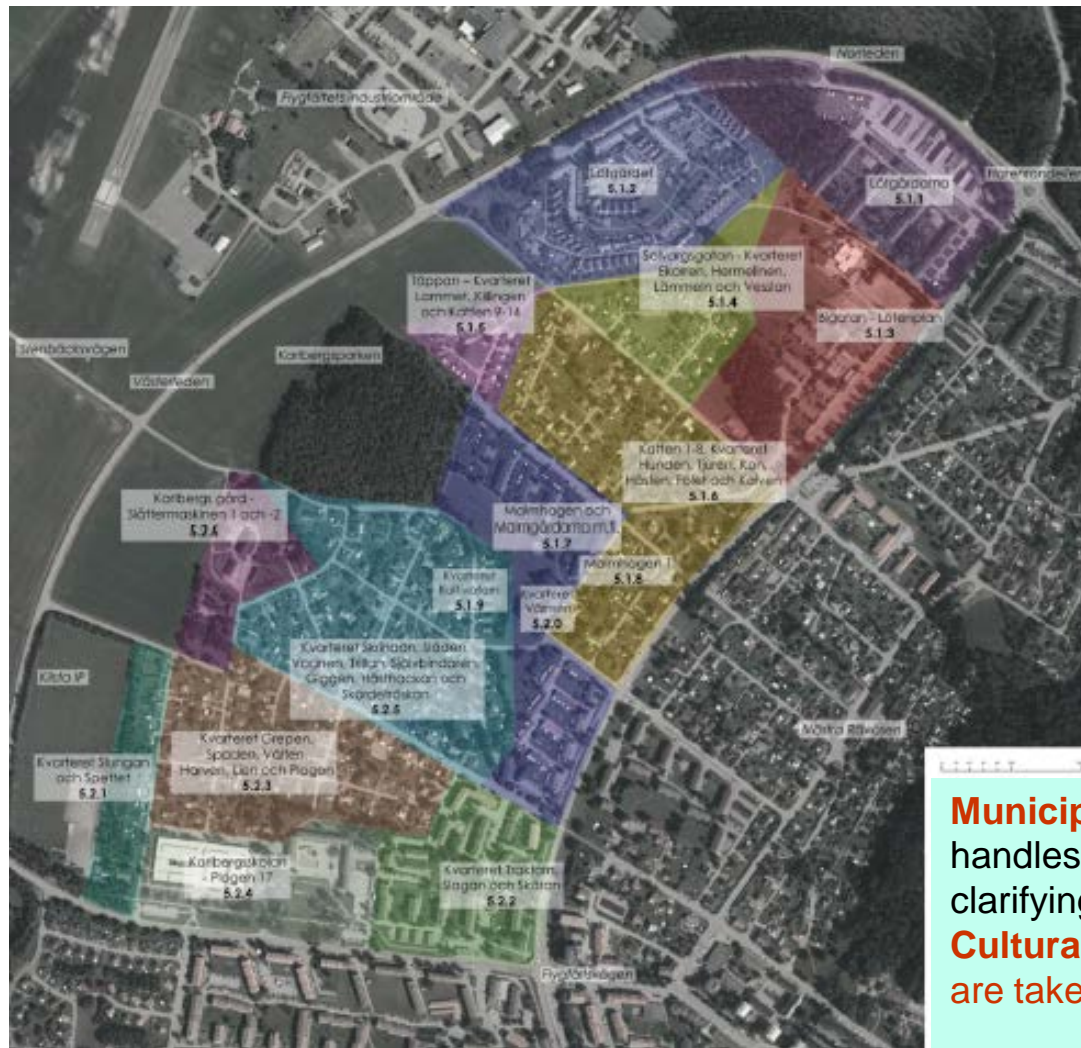
handles all issues in society,
clarifying the political will.

Cultural Historical aspects
are taken care of by means of....



Preservation area is defined

2. Areas for regulation plans or preservation programs.



Municipal Comprehensive Plan handles all issues in society, clarifying the political will.

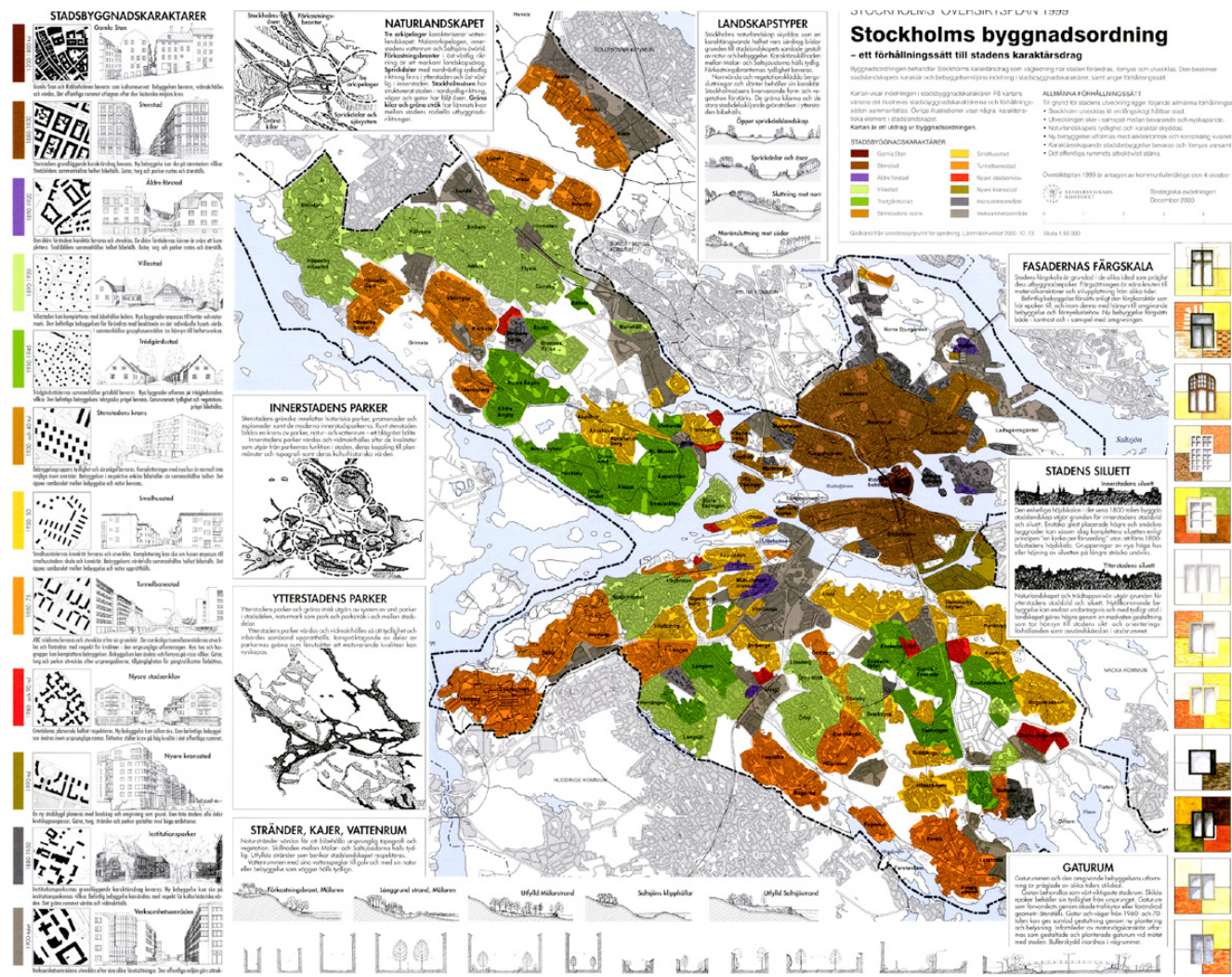
Cultural Historical aspects are taken care of by means of.....

3. Definition of annual rings with distinct building styles

Stockholm Annual Rings

Historic styles are defined

Municipal Comprehensive Plan handles all issues in society, clarifying the political will. Cultural Historical aspects are taken care of by means of.....



4. Cultural Historic Value Classification

Blue (Monument), Green (very valuable), Yellow (valuable)

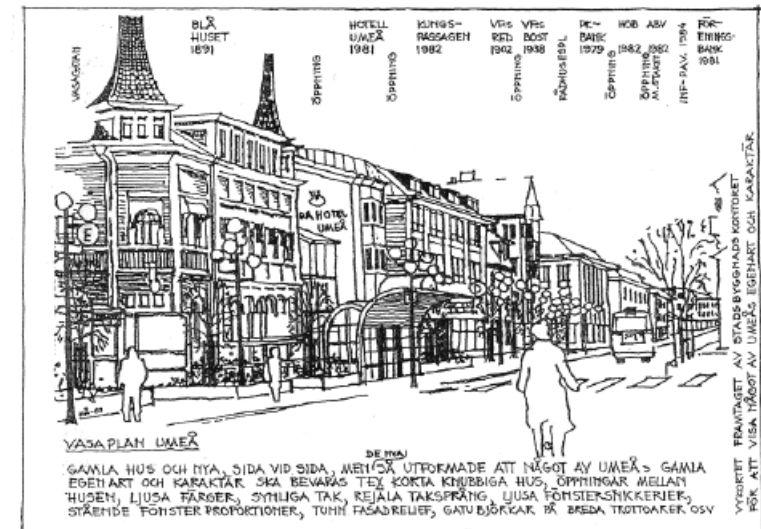
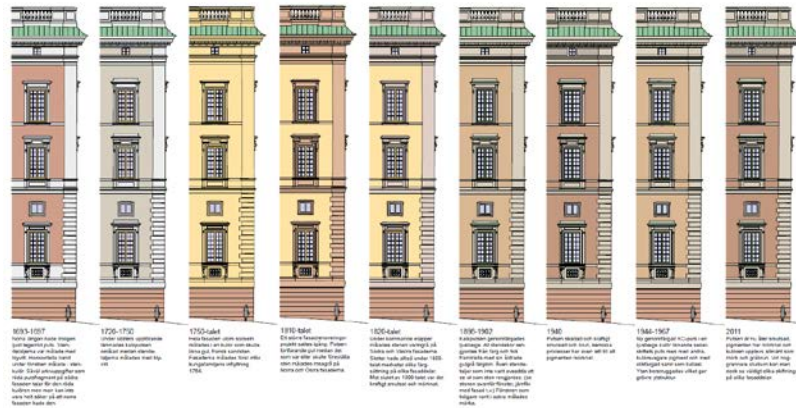
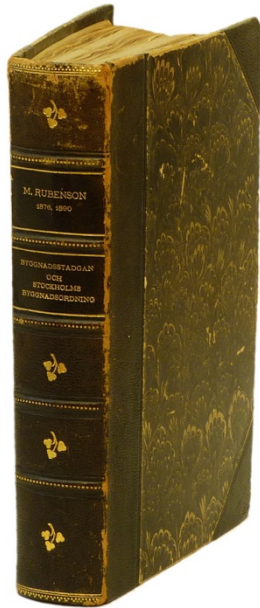


Municipal Comprehensive Plan

handles all issues in society,
clarifying the political will.

Cultural Historical aspects
are taken care of by means of.....

5. Guidelines in a “Building order”



Municipal Comprehensive Plan

handles all issues in society, clarifying the political will.

Cultural Historical aspects

are taken care of by means of.....

Comprehensive action plan

Nora City Comprehensive Action Plan (Europa Nostra Price)

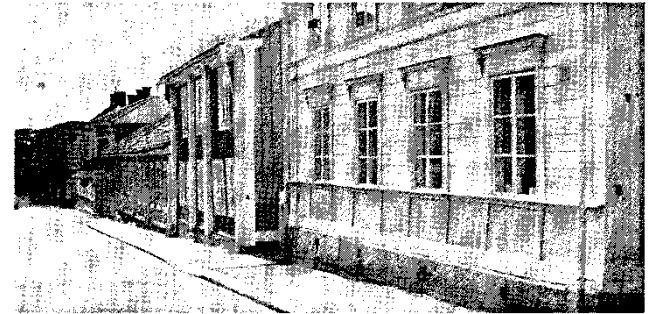
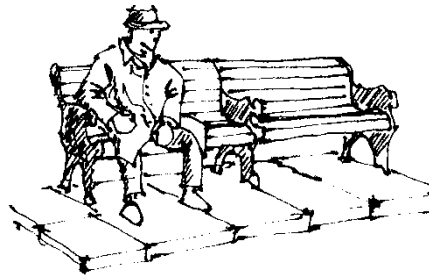
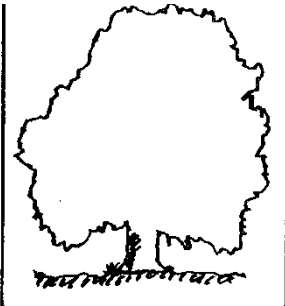
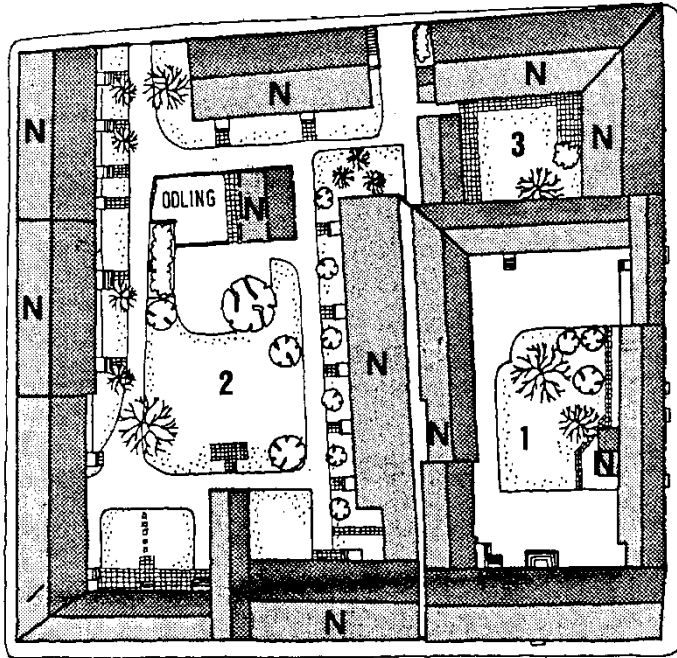
A preservation instrument on its own – by means of argument



Comprehensive action plan

Nora City Comprehensive Action Plan (Europa Nostra Price)

Survey of all aspect of urban life.



Comprehensive action plan

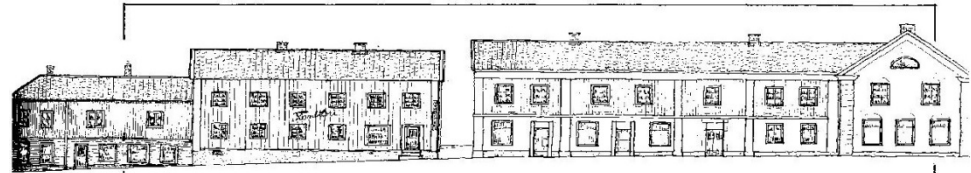
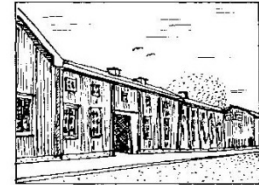
Nora City Comprehensive Action Plan (Europa Nostra Price)

Guidelines for building design, traffic, service, housing, green areas and cultural heritage preservation



Läge

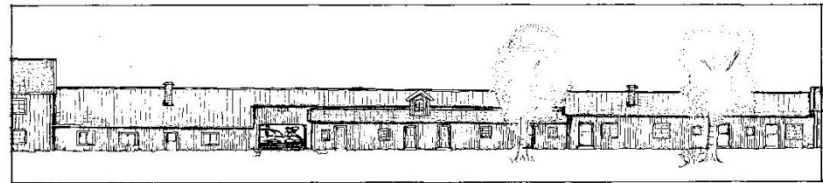
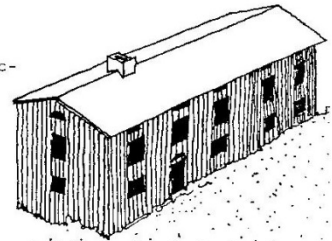
Byggnader bör i allmänhet ligga vid gårdens gränser, i första hand utmed gatan (i gatulivet). För bostäder bör huvudentrén vara placerad mot gården. Fasaderna utmed en kvarterassida bör vara avbruten av körportar och glapp mellan husen för att ge variation samt möjlighet till kontakt mellan gata och gård.



Gatufasader, Rådstugugatan

Form

Byggnaden skall ha en permanent karaktär, (ej baracker i stadskärnan) med en enkel rätvinklig form. Längden bör vara högst en gammal tomtbredd (max ett halvt kvarter) men bör ej överstiga 15 meter. Byggnadens djup bör vara högst 10 meter. Hushöjden bör vara 2 - 2½-plan med möjlighet till 1½-plan, med förhöjd fasad, om byggnadsnämnden bedömer det som lämpligt från stadsbildssynpunkt.

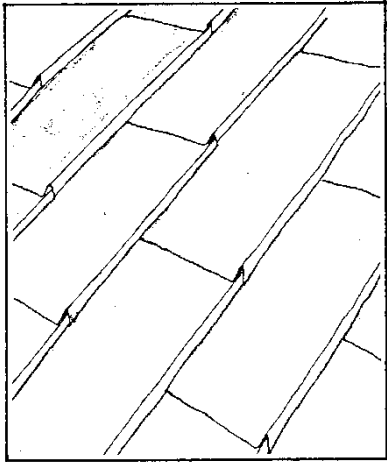


Gårdsfasader, Storgatan

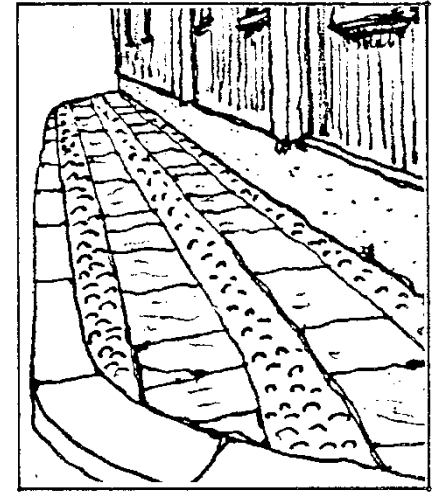
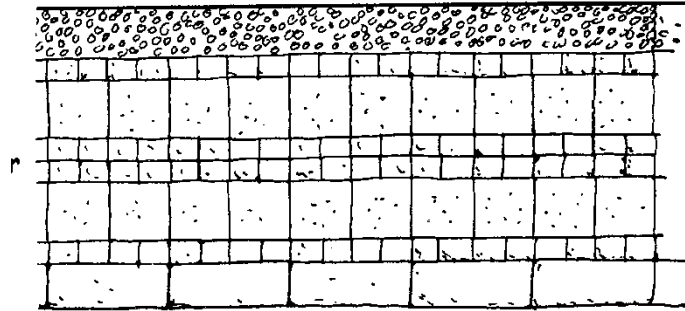


Comprehensive action plan Nora City Comprehensive Action Plan (Europa Nostra Price)

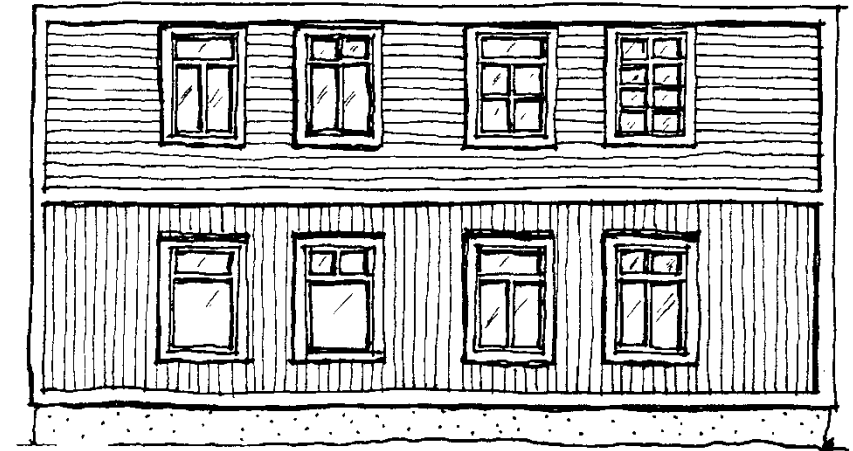
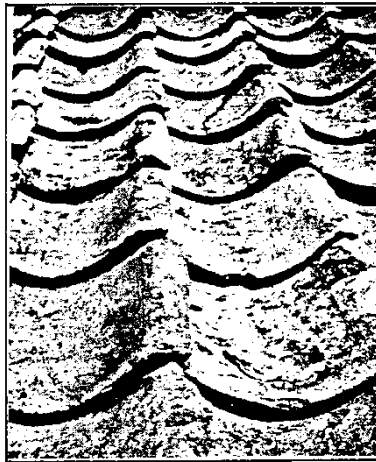
Guidelines



Roofing



Sidewalk

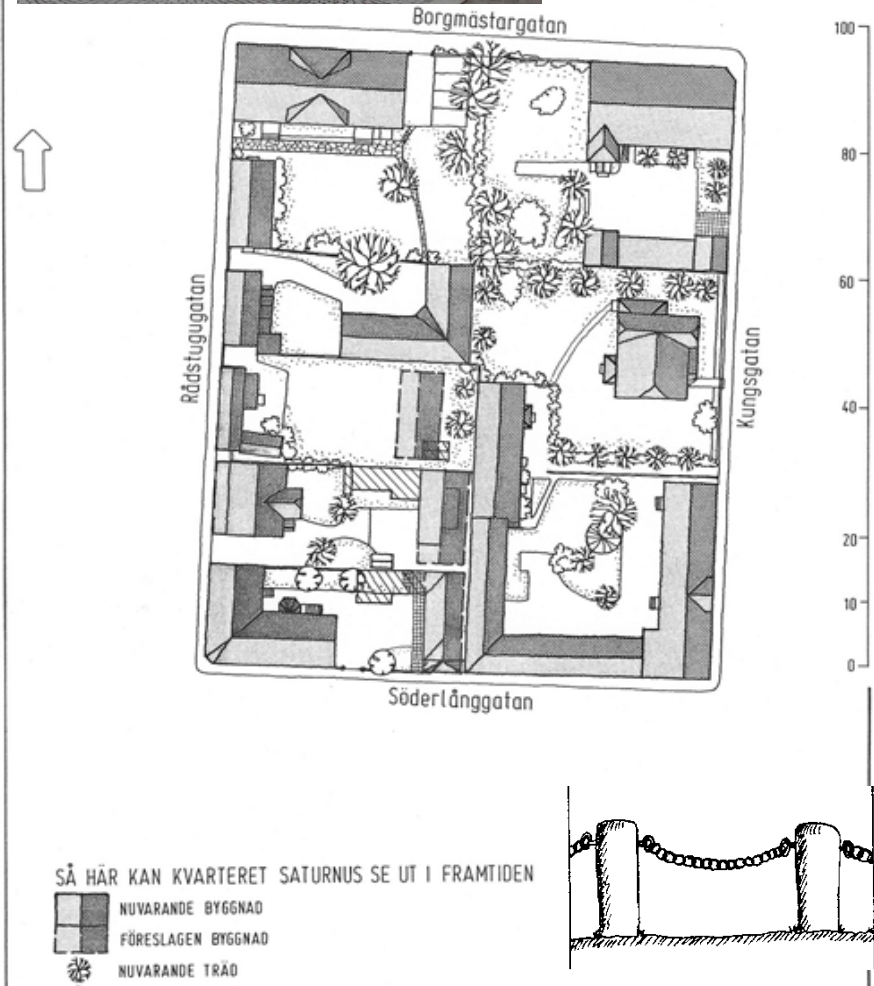


Window types



Comprehensive action plan Nora City Comprehensive Action Plan (Europa Nostra Price)

Development proposals
for each of the city blocks!



Regulation plans

Special Area Regulations

If one or two aspects are regulated or the situation is too complicated, Area Regulations is a functional method

In Hedemora the building mass was complicated by historical development but preservation was obvious.

Only one regulation:

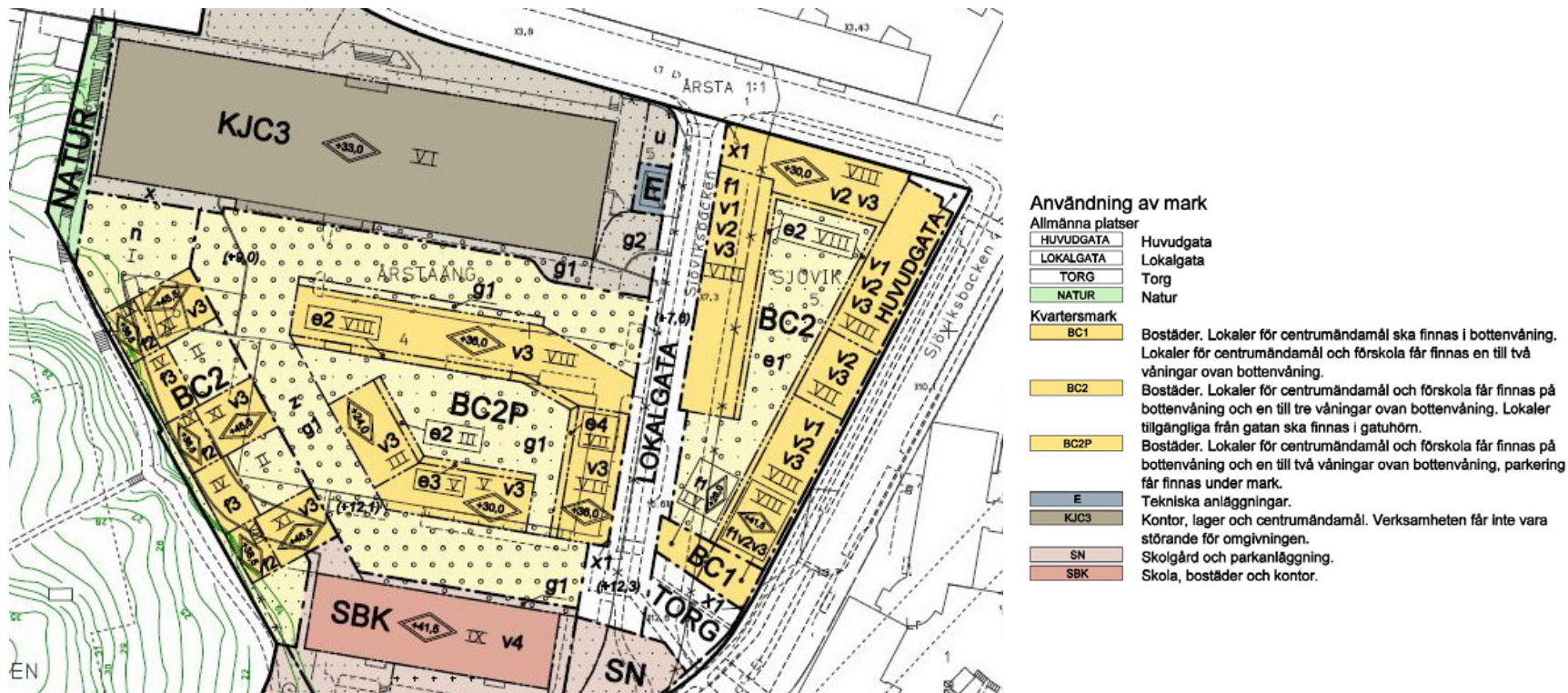
Q = “Area to be preserved according to *Preservation Guidelines*”

- was seen as easiest to handle.



Regulation plans

The Detailed Development Plan can control the exact location, limitation, volume and design of buildings and public spaces - but it calls for compromise with property owners and stakeholders.



For preservation purposes the detailed development plan may be a bit **rigid**, difficult to specify exact limits to size and form in advance.

Regulation plans

The Preservation Plan for Visby Old City



A Detailed Development Plan



Development

- 1240** The first urban act for Visby
- 1818** The first detailed building regulations for Visby
- 1900-90** Detailed planning for small areas according to local need (“stamp” plans)
- 2000** The Walled City Core consists of a large number of small regulation plans with differing ambitions and meaning

<i>Fastställt som stadsplan</i>	<i>Datum</i>	<i>Fastställt som stadsplan</i>	<i>Datum</i>
A1-1879	1879-12-19	A4-1945	1945-09-07
A1-1891	1891-06-05	A1-1948	1948-02-06
A1-1898	1898-05-04	A5-1948	1948-05-28
A1-1906	1906-04-27	A8-1948	1948-07-09
A1-1914	1916-12-30	A9-1948	1948-08-06
A2-1919	1919-12-24	A10-1948	1948-08-06
A1-1928	1928-10-11	A1-1949	1948-11-18
A1-1929	1929-04-05	A2-1949	1949-05-11
A3-1929	1929-08-31	A6-1950	1950-09-08
A1-1930	1930-08-01	A2-1952	1952-04-18
A1-1931	1931-11-03	A8-1952	1952-10-10
A2-1931	1931-12-05	A6-1952	1952-11-28
A1-1935	1935-09-25	A2-1954	1954-12-03
A2-1935	1935-09-25	A1-1955	1955-07-22
A1-1937	1937-01-22	A2-1968	1968-02-08
A4-1939	1939-09-21	A2-1971	1971-01-29

<i>Antagen som detaljplan</i>	<i>Datum</i>
V600-91	1991-05-22

- 1993** The Old City inscribed as a **World Heritage**. Cooperation between the County Office and the Municipal office.





1996-97

Complete and thorough
survey of all buildings

Ambitious undertaking
– **276** buildings were
listed as **Monuments**,
based on the survey.



1997

Characterization;
“**Annual Rings**” of
historical periods

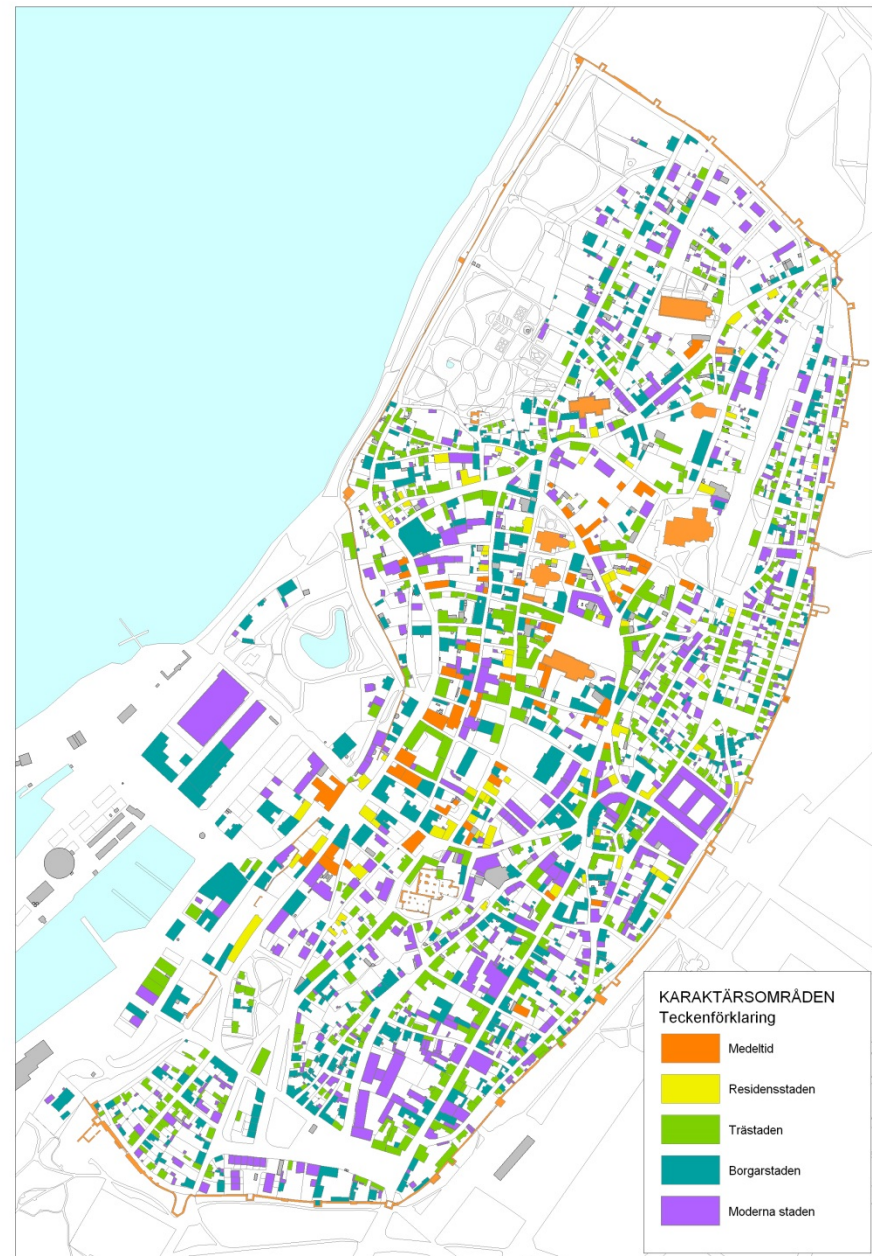
Orange: Middle age

Yellow: Depression

Green: Wooden town

Blue: Bourgeoisie town

Violet: Modern town



1997-2000

Massive restoration and reconstructions to “adapt” buildings to the **proper historic styles** – bringing 20-th century facades to a medieval or 18th century appearance!

The National Heritage Board was hesitant to the World Heritage nomination.



Plan preparations



2004 Program for a spatial plan.

2005 Miniseminars with national and international experts

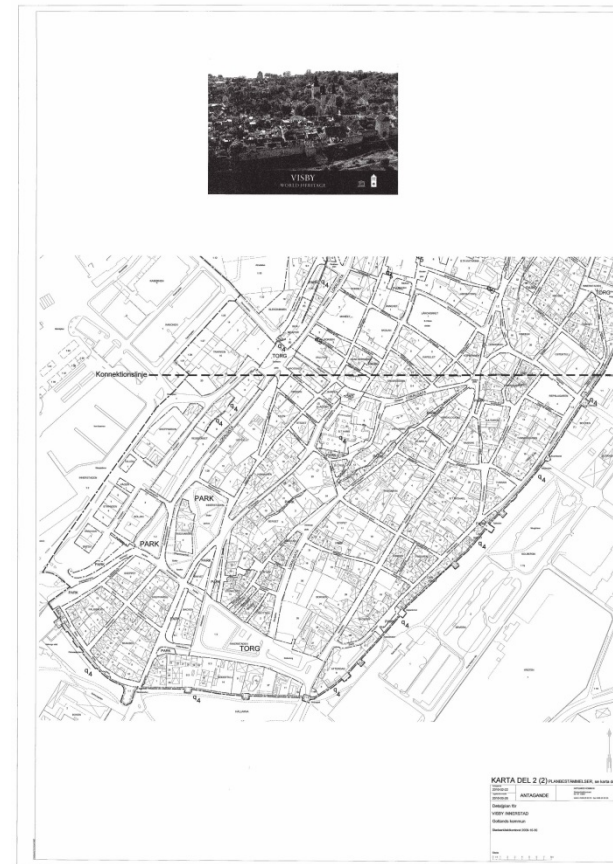
2007 A Draft Detailed Development Plan

2008 – 2009 Consultations with citizens, interest groups and NGO:s, including hearings and workshops



2010

Regulation plan and Building Order completed



Regulation plans

Principles of the Preservation plan for Visby (Detailed Development Plan)



Development vs Preservation

The plan will not freeze the aesthetical and functional development

Change and **modern** aesthetic is ok within certain limits.

New buildings can have a **contemporary** appearance.

Changes may **not** be **disturbing**



Preservation



Every building as well as streetscape, vegetation and urban spaces shall be **preserved and protected** against negative alteration



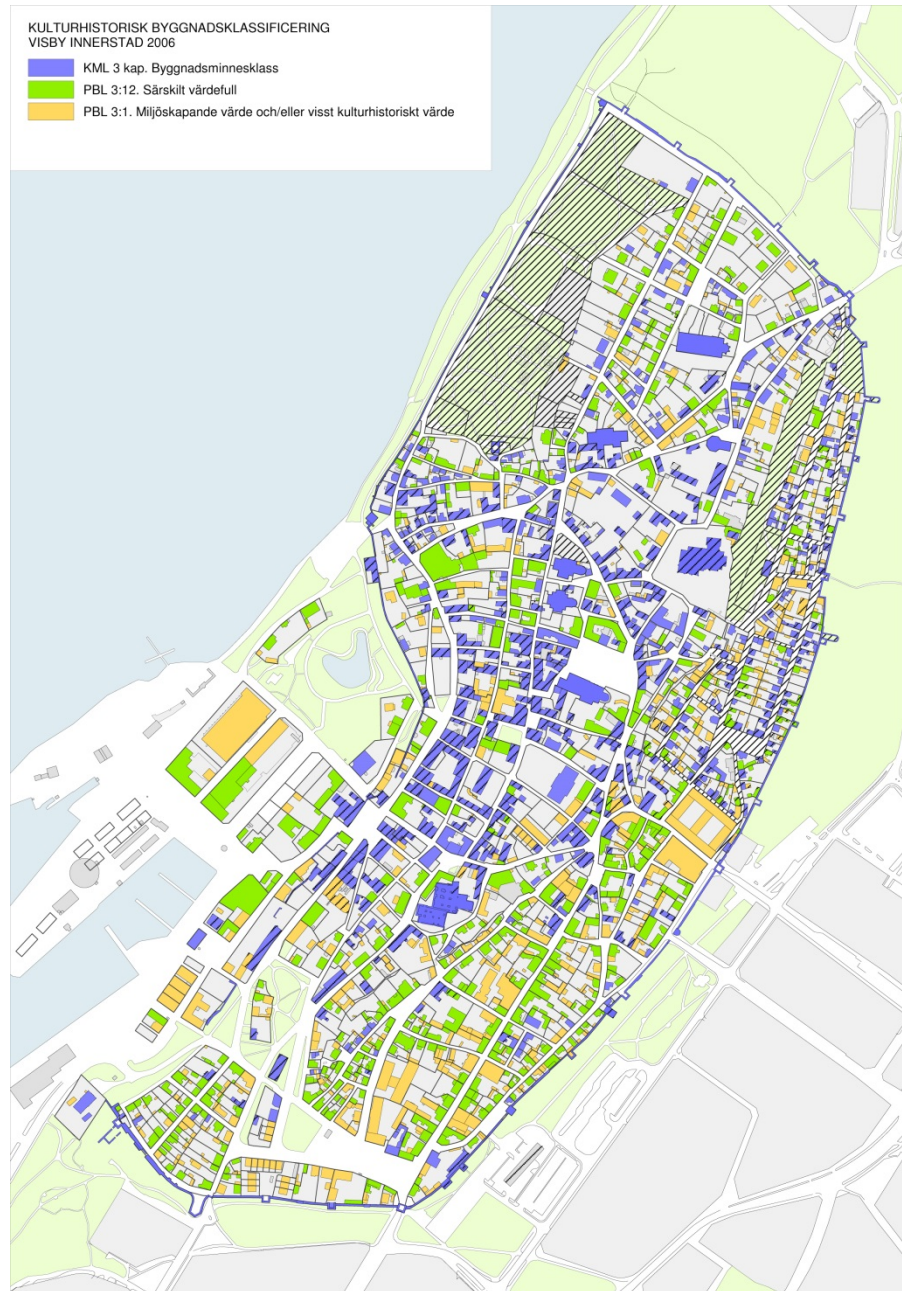
1997

A Value Map classifying all buildings in 3 classes

Blue: Monument or similar,
according to Chapter 3 in the
Cultural Heritage Act

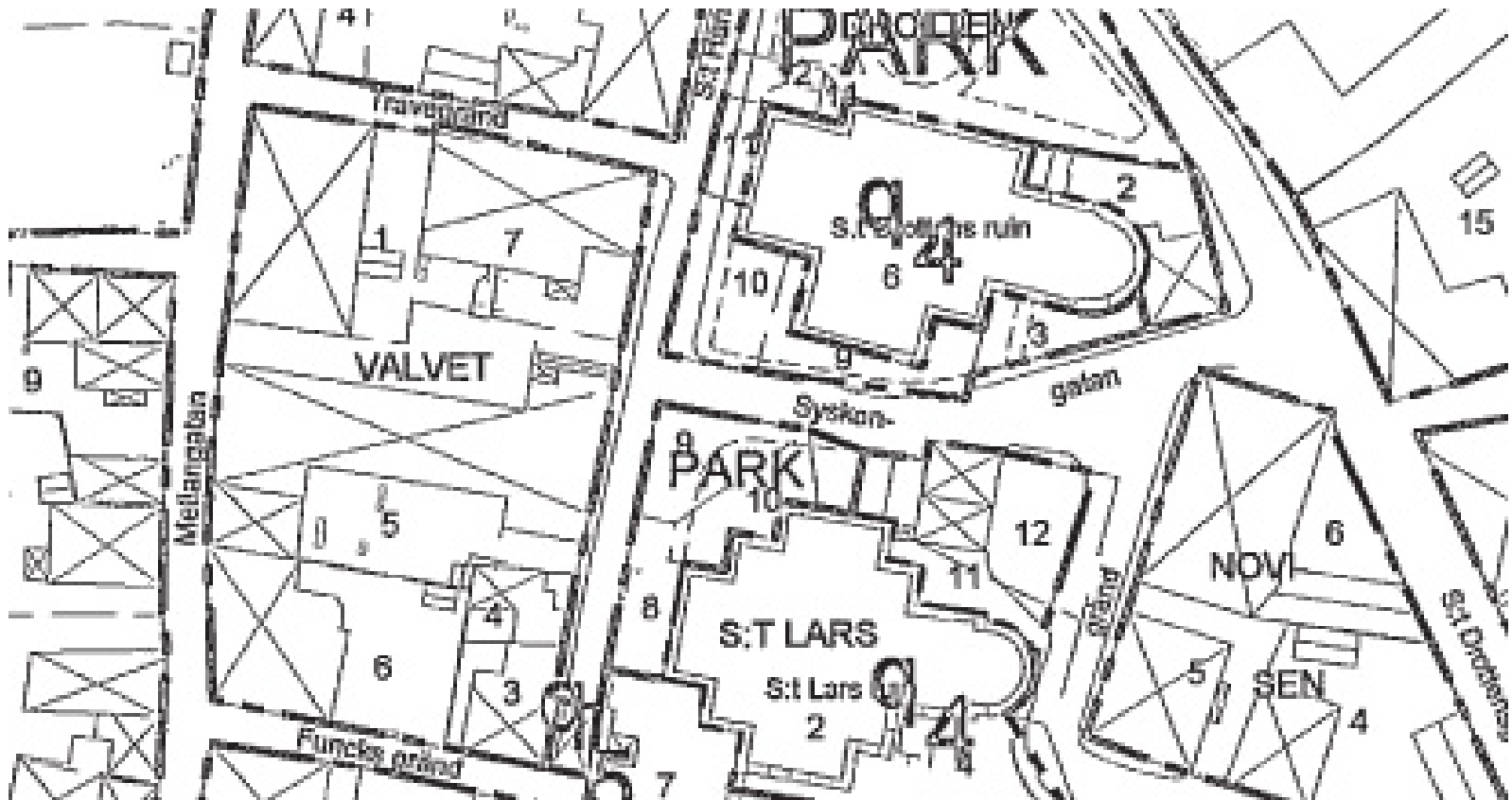
Green: Extra valuable,
according to Chapter 8 in the
Planning and Building Act

Yellow: Valuable in its context
according to Chapter 8 in the
Planning and Building Act



Complexity

The plan is simple and easy to understand, just a **few regulations**.



Maybe too few?

Building size

Volume and footprint of buildings

- not specified
- “adaption to traditional character”

Uncertain for property owners

Need high quality **inspection**

The limits will be determined by a combination of property owner ambitions and the guiding principles of the plan

The final word - in the Appeal Court!



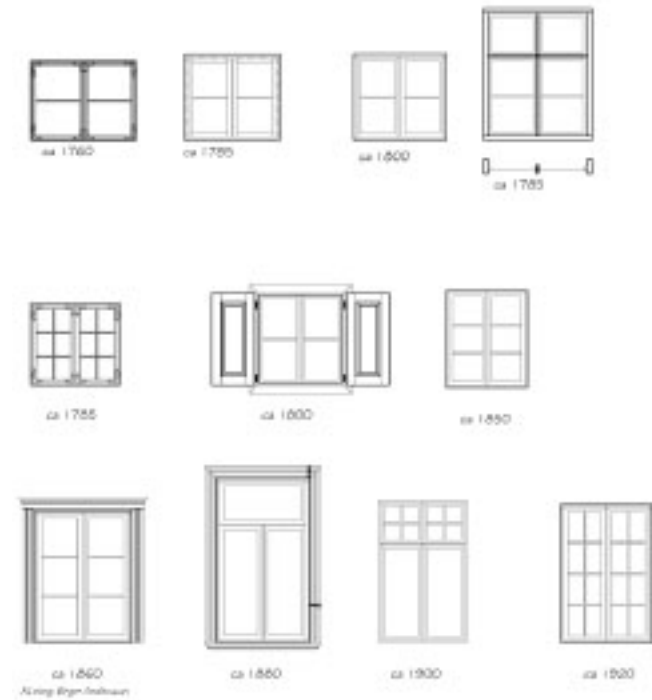
Exteriors



The plan **guides and regulates** the preservation and development of buildings, streets, vegetation and details



Façade design



There is no detailed regulation but an indication of **preferred design** principles. Roofing, windows, façade materials, doors and colours are regulated



New buildings, additions and fences



Adaptation is important as well as high quality
Volume, alignment and materials are regulated



Examples of building cases from Visby Old City inside the Walls



Visby character 1

Medieval &
Mixed
19:th century



Visby character 2



Provincial, small scale 18th + 20th C, sloping





Additions

1910
No adaption
to size or
style!



1939 New buildings; Copy + modern

New block, contemporary style + imitation of the old buildings. Well known modernist architect Hakon Ahlberg at the main square.



1950 – 1960

Modern, adapted to scale



Additions



1960:s tearing down - new building in scale

Additions



Culture house. Restaurant, theatre, cinema. A whole block of old buildings was replaced. Contemporary style but adapted to the Visby ambient.



1973 New building – Adapted

Östertull, flats and shops. A whole block of old buildings replaced. Contemporary style adapted to the Visby ambient.



**1974,
Adapted**



Large scale new volume, adapted to traditional style.



1970:s - 2010 Pastiches

Additions

Imitating, only slightly differing from the old surrounding buildings, the “Gotland house”, used in urban and rural settings.



1989 Pastiche

Triangeln area.

A sophisticated
replica

The project got an
Europa Nostra medal.



2010 Postmodern

The St Olof area.
New building in yard.
Not accepted by the
Municipal Building
Council.



Additions

Too large scale and lack of
traditional detailing



2012

Modern adapted

The building is a connection between a hotel and its annex.

An supermodern minimalist statement



2012 – Neomodern adapted

Additions



Dwellings and offices. Contemporary design adapted to surrounding buildings. The house is testing the limits!



Design competition, swedish/danish winners, neo-modernist style.

Main
square

Additions



2011 Modernist adaptation of ruin

Additions



1890 “Modernist” building.

Addition to a
dwelling, with a view
of the sea

The 100 year old
building is completely
different from what is
seen as **traditional** in
Visby!



Thank you!



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