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, charrettes, hearings, enquiries, schools

A stakeholder can Appeal against plan regulations and building permits
<table>
<thead>
<tr>
<th>Months total</th>
<th>Duration</th>
<th>Actor</th>
<th>Activity,result</th>
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<td>3 weeks</td>
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<td>Valid, legally</td>
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<td>9. Concerned parties.</td>
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<td>8. Municipal Council</td>
<td>Approval</td>
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<td>7. Author</td>
<td>Revision of plan</td>
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<td>3 weeks</td>
<td>6B. Planner</td>
<td>Statement</td>
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<td>6. Stakeholders</td>
<td>Exhibition</td>
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<td>5B. Building committee.</td>
<td>Decision to</td>
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<td>3. Author</td>
<td>Plan</td>
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<td></td>
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<td>2B. Building committee</td>
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<td>2. Planner</td>
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<td>1. Owner.</td>
<td>Application</td>
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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

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 years)
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**

**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
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:

\[ Q = \text{“Area to be preserved according to Preservation Guidelines“} \]

- 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.
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

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.
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
1910
No adaption to size or style!
Additions

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

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

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

An supermodern minimalist statement
2012 – Neomodern adapted

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

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