

City of Lublin Integrated Action Plan

 2ND
CHANCE

WAKING UP THE
SLEEPING GIANTS

General strategy of Lublin for the revitalisation and reuse of the old malt house, Misjonarska 22

English summary of the Integrated Action Plan in the framework of the 2nd Chance network "Waking up the sleeping giants"



February 2018

URBACT III – 2nd chance: City of Lublin revitalization strategy

Strategy of Lublin for the
revitalisation and reuse of the old malt house, Misjonarska 22

English summary of the Integrated Action Plan

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1 Initial situation

Challenge

The old malt house of the Vetter family is a significant part of the cultural and architectural heritage of Lublin. At the same time, like each heritage building that has lost its primary function, it is difficult to maintain and provide with a new function that would also contribute to the preservation of the historical values. The still unclear legal ownership status of the building causes major problems to its revitalisation. Inheritors of pre-war owners filed a suit in order to regain ownership of the land and the building. Currently the malt house, from a formal point of view, is still owned by the municipality, but the legal court decision is pending. Due to that reason no investments have taken place in the last decades and prevented the city of Lublin from possible preservation and modernization works. The building is in very severe conditions, which does not allow any kind of usage at the moment. Irrespective of the legal procedure conclusion, the owner of the building will have to face issues concerning the modernization, adaptation and operation of the building.

Therefore the 2nd Chance project (Waking up Sleeping Giants) was used to evaluate possible new function scenarios (chapter 3), to verify the technical condition of the building incl. a ground laser scanning and drone flight, and – as at the moment no concrete actions for the reactivation can be taken because of the pending legal ownership procedure – to develop educational and general awareness raising activities to make decisions makers interested in the building, its potential and importance for the historical landscape of the city.

Reviving spaces and buildings together with giving them new functions is one the major objectives of revitalisation. Actions need to be planned and

implemented together with different stakeholders and participants and they have to be undertaken in different spheres such as infrastructure, social relations and environment. Abandoned and void buildings may become an important part of such activities as they contribute to a sustainable development of the cities and they counteract such phenomena as gentrification and urban sprawl. “Sleeping giants” are a great potential but they can also become a great risk if badly maintained and managed.

Historical background

The building of the malt house at Misjonarska 22 in Lublin belonged to the family of the noblest evangelical industrialists. Until now it is a very important example of industrial heritage of the city and constitutes a cultural landscape of Lublin. The malt house at Misjonarska 22 was a significant element of the whole brewery complex at Bernardynska 15 that belonged to Charles Rudolph Vetter. The erection of the building at Misjonarska commenced around 1846 and a significant extension was conducted in 1899 – a storey was added above a malt warehouse, a drying room was constructed in a form of tower with a high, cylinder chimney. The malt house stopped playing its primary role in the 20s of the 20th century and after the Second World War it was adapted for a warehouse of Lublin Cooperatives “Spolem”. Currently part of ground floor rooms is rented by a private entrepreneur and used as a shop with lawnmowers, remaining rooms are unused and their condition deteriorates year after year.

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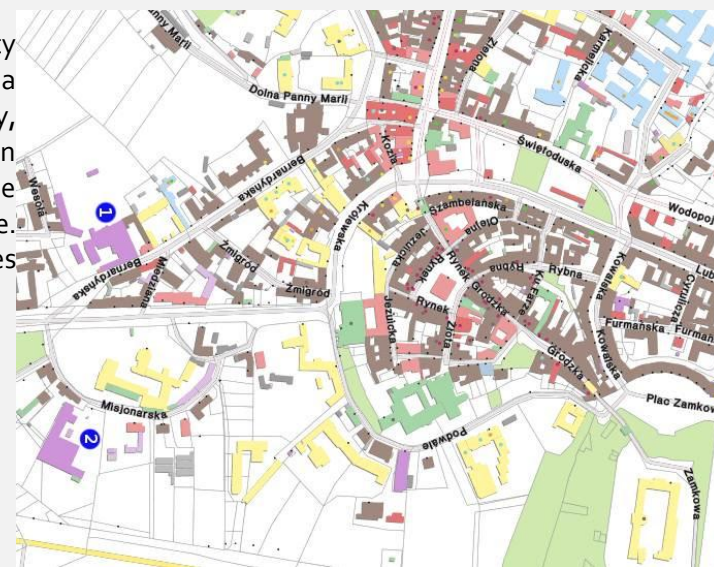
The buildings were changed into a cigarette factory, they still functioned quite well because at the end of the 20th century majority of structural ceilings were modernized and a roof became steel and concrete. In the following years due to a lack of repairs and only partial usage of the buildings, a gradual degradation was taking place. No investments were

made. The abandoned buildings were subjected to inconvenient weather conditions and suffered from physical devastation which turned into progressive technical degradation. The bad condition of water insulation and a lack of proper roof led to systematic corrosion of walls and all steel elements. As consequence of all that the building is in ruinous conditions.

The Malt House	Misjonarska 22 Street
Owner: Municipality of Lublin; the ownership is under legal proceedings and former owners' claims	Size (m ²): 2900 m ² Vacant since: 1978

Location

The building complex of the former Vettters' Malt Factory and Brewery are located in the city centre, district "Śródmieście", 300 metres south of the Old Town. The Malt House occupies a fenced, trapezoidal plot, located opposite the buildings of the Metropolitan Seminary, located on the east side of the Misjonarska Street, and from the east by the Union of Lublin avenue. The buildings are adjacent to the southern boundary of the plot. They are accessible from both Misjonarska street and the Union of Lublin avenue. The Brewery complex is located on the west side of the Bernardyńska Street, 300 metres west from the Malt House.



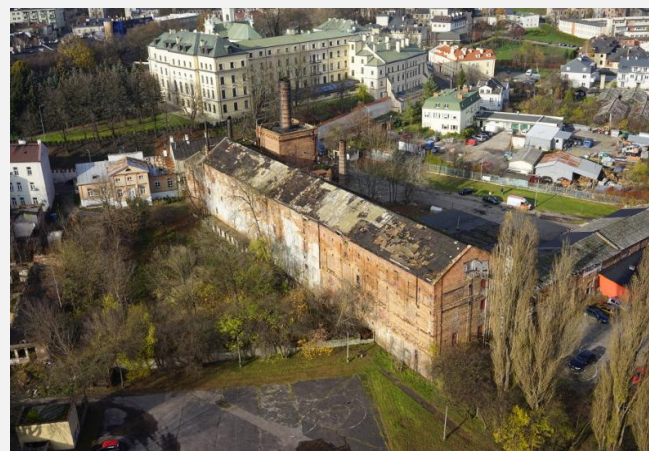
Physical conditions

Inventory works were executed using a ground laser scanning method which was used at a later stage by structural engineers at preparing expertise concerning the condition of the whole malt house. More than 600 photos were taken which document the current condition of the malt house. The exteriors were documented using a drone. Expertise specifies the technical condition of the building together with conclusions concerning all parts of the old malt house complex.

The following are conclusions for the main building of the malt house:

- 1) It is in a very bad technical condition mainly due to cracks and total decomposition of structure of upper floor walls, corroded structure slabs with many elements which are due to collapse. Practically the building is a ruin with walls unable for modernization and repair.
- 2) Actions aimed at adaptation or modernization of the building with introducing a new function would have to involve a structure of pale foundations, restructuring of majority of walls at their whole length, restructuring of old segmental ceiling slabs and of a whole roof and installation of new systems.
- 3) It has architectural values showing the 19th century industrial architectural style with internal structural elements. However it has been destroyed for many decades due to the lack of interests of its previous managers and institutions responsible for controls of the building with respect to its technical and historical preservation conditions.
- 4) Currently reasonably well preserved old elements of cast irons pillars supporting the 19th century ceilings or cast iron balustrades have no technical value and they may only enrich a collection of old building art.
- 5) It creates a danger for people at each elevation and particularly along a football pitch which is adjacent to a south wall of a nearby school.
- 6) Two steel chimneys should be urgently dismantled and entry of people should be forbidden.
- 7) It should be dismantled as a whole within maximum 2 years.

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2 General objectives and strategy for the revitalisation

Due to legal restrictions at the moment no infrastructure works in the malt house are likely to happen. Therefore the Municipal Preservation Office targets at educational and awareness raising activities with the objective to bring the building back into the mind of city officials and citizens with the intention to increase the support of decision-makers and citizens to preserve and reactivate the old malt house as soon as the legal court decision about the ownership will have been taken.

The main objective for further activities will be:

Revival of the area with involvement of local societies through bringing past into the future



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3. Functions & uses for the building

The Municipal Historic Preservation Office of Lublin had conducted a sociological survey between June and August 2017. Its objective was connected to the revitalisation of specific areas within the city with a particular attention paid to the old malt house. The inhabitants of the surrounding area were asked to fill in a questionnaire and all city inhabitants could share their opinion via an online form.

Results of the questionnaire

100 people filled in the questionnaire. The majority has been living in the area for more than 5 years. They have expressed their strong links to the area. Nevertheless, the malt house building was evaluated badly with regards to the attractiveness of the place (a level of its degradation as the main reason for that). However they recognize the potential of the place. Functions imagined were particularly about commercial, touristic, housing and historical uses. It could be used as a place for meetings and recreation, a park or a green plot or a historical museum or a gallery. 99 % of the respondents agreed that the area should be better maintained, developed and managed. Nearly all respondents pointed out that the revitalisation is of high importance for them.

Results of the internet survey

403 persons took part in internet survey. For the majority revitalisation is an urgent problem. 2/3 of the respondents are less than 40 years old. Links to the area were mainly the following: work, place of residence or entertainment. The malt house building was not on the mind of these people and they did not see the building– particularly because of its current state –as a tourist attraction. 20% of the respondents could not locate the building on the map of Lublin and 95% stated that it should be maintained and better developed. In their opinion, this post-industrial building should be used as a museum, art gallery or for housing purposes. The locals miss a place where small craftsmen could present their work or they would appreciate a park. Many people when mentioning good practices referred to the Copernicus Science Museum in Warsaw or an old market place in Warsaw “Koszyki” which was recently modernized.

Results of the URBACT Local Group

During several meetings of the URBACT Local Group (ULG) many discussions concerning possible functions for the buildings have taken place. The potential views depended on professional background, links to the area, etc. Discussions were very interesting and they included many innovative and creative ideas. The discussion focused on masters’ works of architecture students that referred to the malt house. The majority reflected a current shape of the building and included vast modernization works which aimed at the regeneration of the building but also its surrounding. The necessity of showing links to the industrial history of the city was stressed several times. The following functions could be introduced to the building based on the students’ masters work and the discussion of the ULG (they are accompanied by already existing architectural concepts):

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- Modernization of the malt house building and creation of a modern brewery with a part dedicated to hotel services. This idea goes back to the old function of the malt house which was connected with a beer production and a malt delivery to the old brewery located at Bernardynska Street.
- Creation of Arts Centre (its motto would be “we need to build on the experience of the past in order to build the future”) designed in compliance with a logic – create, exhibit, sale. Big exhibitions rooms would be located in the centre. The development of the area is an important part of the modernization process. New archaeological elements are added to the current shape but its general historical view will be preserved to protect historic urban landscape.
- Creation of Eco Factory, Green Co-working Centre with particular attention paid to pro-environment solutions allowed for creation of environmentally sustainable building. This idea also includes the creation of a green space for all citizens and tourists.
- New housing functions (lofts) are introduced during the modernization process. This concept is linked to many regeneration projects that have been implemented and completed in Poland, such as Scheibler’s lofts in Lodz, old granary’s lofts in Gliwice and windmill’s lofts in Cracow.

During a meeting with local entrepreneurs the issue of creating an IT hub in the modernized building of the malt house was raised. It seems that companies from the IT sector are interested to locate their businesses in interesting, historical locations. This could become another scenario for the malt house.

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4. Actions & next steps for the revitalisation

As at the moment no concrete actions for the reactivation of the building can be taken because of the pending legal ownership procedure, the upcoming actions concentrate on educational and general awareness raising activities to make decision makers and citizens interested in the building, its potential and importance for the historical landscape of the city.

So far educational activities have been implemented that included meetings with students from schools in Lublin. Special classes were organized during which information about the building was passed on. These activities will continue in the future and their range will be extended. Young people will be a main focus group.

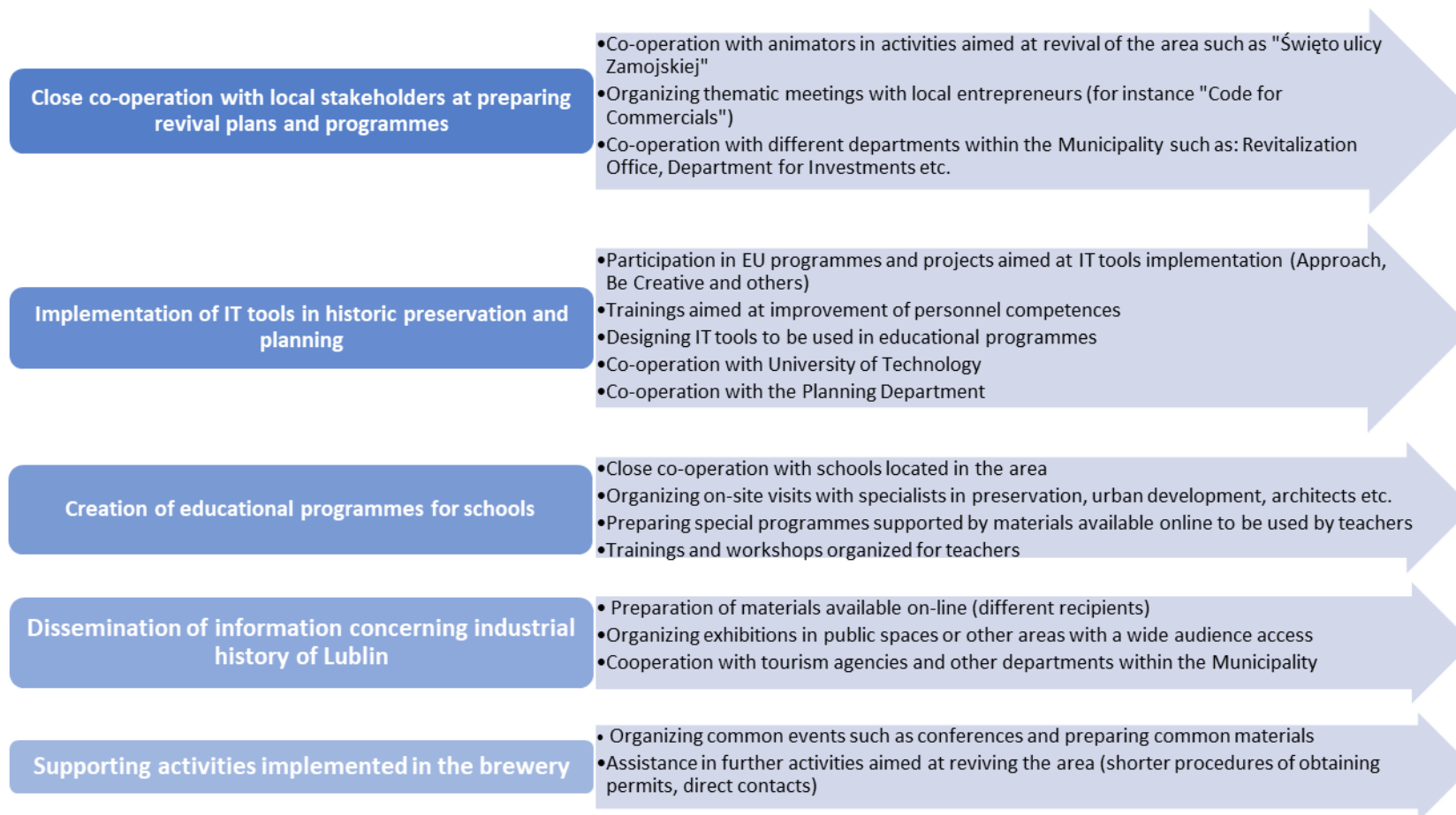
The plan is also to program different educational activities that would involve using innovative technologies. To capitalize on the results of European projects that have already been implemented in the Office (the Second Chance and the 'APPROACH' project - 'Applicable Representation of City Centres with Heritage Importance'), the idea is to use augmented reality technology to recreate the interior, equipment, machines and production lines in the old brewery and in the malt house. The idea of virtual visits gives a new quality to education for citizens, especially young people, tourists and professionals as well.

Application of modern techniques could also be useful for preparing materials for potential investors and in city's planning. These techniques can be applied in many different ways including social participation activities to enable activation of different stakeholders. This idea is more developed in application of the project "Be Creative" which will focus also on the malt house.

All the above mentioned activities are in line with the tasks of the Municipal Historic Preservation Office which focuses on promoting and protecting cultural heritage, implementing awareness-raising campaigns, with particular attention paid to historical industrial architecture in Lublin.

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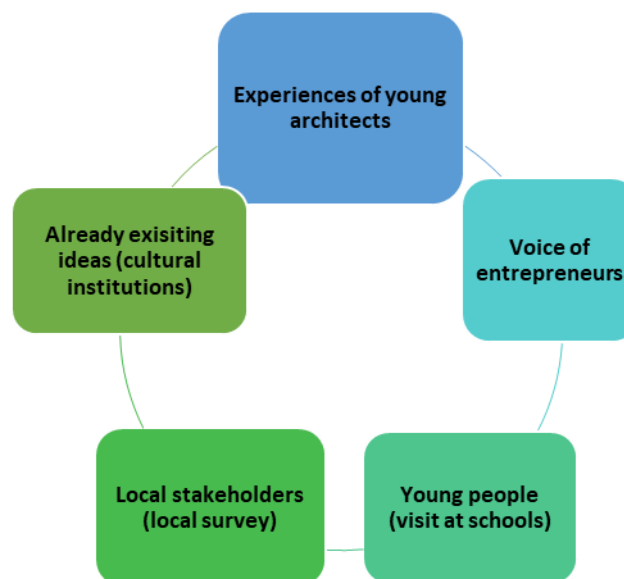
The following table presents how specific objectives will be translated into concrete actions:



5. The elaboration process of the revitalization strategy

The Historical Preservation Office played a coordinating role in the preparation of revitalisation strategy. Representatives of different professional areas were involved together with representatives of different departments within the Municipality. Several meetings were organized during which different revitalisation scenarios were presented. This was done without a technical survey concerning a general condition of the building which was commissioned and executed parallelly. A successful example of the Brewery Complex played an important role in the whole process as a reference point showing directions of efficient revitalisation strategy executed in several stages.

The following major groups played the most important part in elaborating the strategy:



It was crucial to involve in all planning activities local inhabitants and any stakeholders that may directly be connected with the area. Therefore it was necessary to hear their voice – a special survey was organized and local entrepreneurs were invited for ULG meetings. Several meeting in schools from the area was organized as a part of dissemination strategy.

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General overview



Stakeholders involved:

- The Municipal Historic Preservation Office
- Planning Department City of Lublin
- Property Management Department City of Lublin

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- Strategy and Investor Service Department City of Lublin
- Association of Polish Architects
- Provincial Conservator of Monuments
- Lublin University of Technology
- Perla Brewery s.a.
- Youth Culture Center nr 2

Key activities



- Meetings within ULG with special guests (young architects, entrepreneurs etc.)
- A series of educational activities
- Meetings with a political level
- Preparation of a technical documentation
- Sociological survey focused on a local society

Lessons learnt & Recommendations

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1. Dissemination activities should be accompanied by wide educational activities particularly focused on young people (they may include on-site visits, special classes about the targeted building etc.
2. It is important to involve different professional groups with wide competences such as: architects, specialists in social participation, culture specialists etc. The combination of different skills move things forward.
3. Politicians, city councilors etc. (generally a political level) must be informed about objectives of activities and they should be convinced that the targeted building is of a real value for the city and for its inhabitants.
4. Building a compromise between different attitudes towards revitalization issues (solely infrastructural character versus social-orientated activity.
5. Involvement of different levels in decision-making process within the municipality is crucial.
6. Having a technical documentation that describes a current condition of the building may be beginning of any further actions.

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6. Contacts

Project team and stakeholders contacts, links for more information



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