

UNIVERSITY OF PÉCS - Pollack Mihaly Faculty of Engineering and Information Technology

Breuer Marcell Doctoral School

Dissertation Booklet

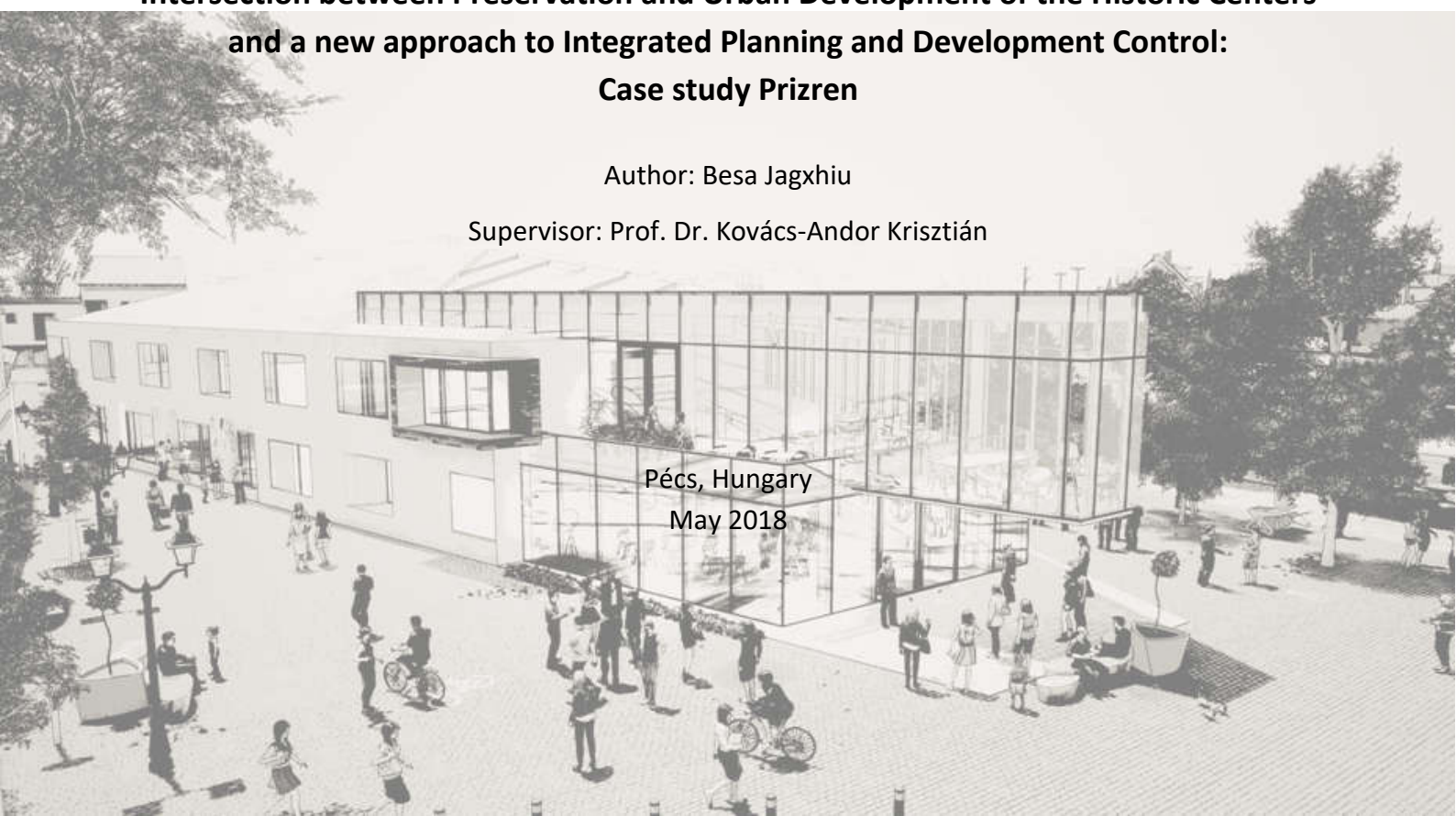
**Intersection between Preservation and Urban Development of the Historic Centers
and a new approach to Integrated Planning and Development Control:
Case study Prizren**

Author: Besa Jagxhiu

Supervisor: Prof. Dr. Kovács-Andor Krisztián

Pécs, Hungary

May 2018

An architectural rendering of a modern building with a prominent glass facade. The building is situated in an urban environment with trees and a paved courtyard. People are shown walking and sitting in the courtyard, and a person is riding a bicycle. The scene is depicted in a light, sketch-like style.

Contents

| | |
|------------------------------------------------------------------------------------------------------------------------|----|
| Contents | 1 |
| Preface..... | 1 |
| Introduction..... | 2 |
| Background..... | 2 |
| Overall Aim of the Research..... | 3 |
| Research Objectives | 3 |
| Research Questions..... | 3 |
| Conceptual Framework | 3 |
| Methodology | 4 |
| Organization of the Research..... | 5 |
| Summary of Findings..... | 6 |
| Integrated Planning and Community-based Methodology for the Preservation of the Historic Center of Prizren | 8 |
| Integrated Approach | 9 |
| Participative and Communicative Approach..... | 13 |
| Management Approach..... | 13 |
| Implementation-oriented Approach | 14 |
| Conclusion Sentences..... | 14 |
| Further Research | 15 |
| Contribution of the Research | 15 |

Preface

This research has been done during my studies in Breuer Marcell Doctoral School of Architecture. For the completion of this study, it was necessary to research and gather wide range of historical, cultural, socio-economic, urban planning data, from various institutions, civil society organizations, researchers and professionals. Over these years, I have had the pleasure to work with a significant number of people, whose contribution for this work was valuable and for which I am very grateful.

I would like to thank the citizens of Prizren for their participation in the survey which supported my work and helped me achieve better quality results. I am also grateful to all the interviewees: professionals, representatives of local and central government institutions, civil society organizations, who contributed with their opinions to this research.

I would like to express my gratitude to the staff and all the professors of Pécs University - Pollack Mihaly Faculty of Engineering and Information Technology who taught me their passion for learning and developing knowledge. Besides, I gratefully acknowledge the rector of UBT – Higher Education Institution Mr. Edmond Hajrizi, who made possible the studies in this university.

A special thank goes to my supervisor Prof. Dr. Kovács-Andor Krisztián, for all of his guidance, hard work and dedication. I appreciate the discussions and consultations that we had, his guidance and valuable comments, and especially his encouragement throughout the writing process. Without his kind words of inspiration and motivation, this work would not have been able to reach its full potential.

I would like to thank my friends and colleagues for accepting nothing less than excellence from me. Last but not the least; I would like to thank my family for supporting me spiritually throughout writing this dissertation and my PhD studies.

Introduction

Background

The Historic Centre of Prizren is one of the most outstanding zones of urban heritage in Kosovo, with valuable traces of diverse historical and cultural heritage. Although it represents a significant asset for the social and economic development of the city, for a long time its immense potential, including cultural, historical, tourist and environmental, has not been treated properly and in a manner that would preserve, promote and capitalize on those cultural riches.



Figure 1. Historic Center of Prizren: view towards the Stone Bridge, Sinan Pasha Mosque and in the background the Fortress of the city

Since the antiquity, Prizren is recognized as a unique place in Balkans for its historical and cultural

heritage values, and the traces of various civilizations and religions.

Nowadays, unfortunately, there are no proper efforts to preserve and promote these precious values, and more importantly, integrate them into the modern daily life of the city. Developing a balanced approach between heritage preservation and urban development, dealing properly with the historic environment has always been a challenge in many countries. There has always been a tension between the old and the new and struggle over continuity and change. The Historic Center of Prizren is also the subject of such controversy.

The current laws and plans for the Historic Centre of Prizren mainly foresee measures that freeze the development, not allowing for possibilities to develop the city and integrate the heritage into modern life. International experiences shows that it should be the opposite - the preservation of urban heritage is an integrated process, an integral part of the comprehensive planning policy for the whole city, and cultural heritage cannot be separated from the overall environment. On the contrary, it should be considered as a significant part of the city. Its cultural value and significance should be adequately respected and embraced. This mixture of history and everyday life will produce a unique feeling in the area, making Prizren a living museum. And that is a valuable historical and cultural asset that the citizens of Prizren shall treasure and maintain.

Overall Aim of the Research

This study aims to identify a new approach and methodology in planning and development control activities which are between historic preservation and sustainable urban development of the Historic Center of Prizren. How could historic center with its rich heritage be integrated into a modern city and the city life, and find a balance between historic preservation and urban development? To identify who will carry out the implementation of the defined approach and methodology?

Research Objectives

The research objectives of the study are:

- To present why historic preservation should be taken as a resource from the point of urban planning;
- To identify a new approach and methodology in integrated planning activities in terms of achieving a balance between historical preservation and modernization;
- To present the benefits of the integration of the valuable resources of the Historic Center of Prizren to everyday life;
- To discover the weaknesses of local and central authorities, planning and management structures in theory and practice;
- To improve public participation methods in the city planning process.

Research Questions

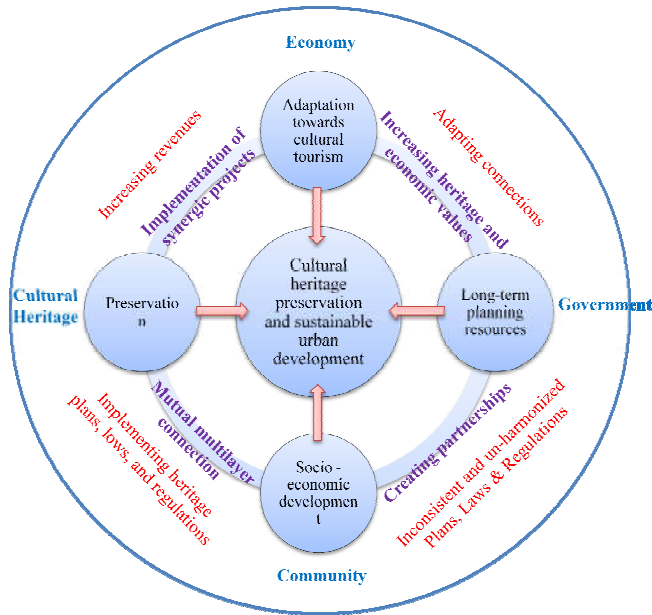
To identify a new approach and methodology in planning and development control activities which are between historic preservation and sustainable urban development of the historic center of Prizren, this study tried to answer the following questions:

1. What would be the most suitable development approach for integration of the Historic Center of Prizren into the modern city life?
2. What processes will help the integration of the Historic Center into the planned development of the modern city life and how can today's needs be met without obstructing the traditional way of life?
3. How to ensure citizen participation for revitalization of their districts?
4. How to achieve a sustainable balance between historic preservation and urban development?
5. Who will carry out the implementation of the identified approach?

Conceptual Framework

With the aim to answer the research questions, the conceptual framework is prepared based on experiential knowledge and literature review. First, the key variables of the research were identified, which are the government, community, cultural heritage and economy. After determining the key variables, the relations between them are defined. These have resulted in the definition of activities

that contribute toward heritage preservation and sustainable urban development and finally the relations between them were identified, including tendencies and synergies, figure 2.



- Key variables
- Identified context and relationships
- Activities that contribute toward heritage preservation and sustainable urban development
- Tendencies, synergies, and relations between variables

Figure 2. Conceptual framework

Methodology

The methodology used in this research consists of both qualitative and quantitative methodology. To answer the research questions, the following methods are used:

Analysis – comprised of data collected from books, magazines, internet, urban and conservation plans, other documents. These have served to separate patterns and formulate principles based on literature, which offers guidance for future action.

Interviews – direct interviews were organized with different stakeholders, representatives of local and central government, as well as professionals, landowners, citizens, NGOs and various organizations and institutions. Altogether 12 formal semi-structured interviews were conducted, and another 20 informal ones.

Questionnaires – the questionnaire was addressed to the community in Prizren to collect information about community knowledge on cultural heritage preservation and urban development, community participation in city development, and how the community perceives the development of their city.

Comparative Method – consist of the comparative analysis of urban and conservation plans with existing situations; comparison of urban plans in different historical periods, as well as comparison with international case studies.

Evaluation Method – determined whether urban and conservation plans have followed the prescribed procedures and achieved the stated outcomes. This method is used to analyze achievement of the stated outcomes of these plans and developments.

Organization of the Research

The research consists of three main parts, organized in five chapters, each chapter discussing specific issues, to satisfy the aims and objectives of the study.

The first part of the research includes a brief description on the importance of the research, background, the aim and the objectives of the study, research questions, the contribution of the study, and the work done for its completion. The conceptual framework of the research is presented, which is structured based on experiential knowledge and literature review.

This part also summarizes some definitions, concepts, and principles on cultural heritage and cultural tourism, heritage preservation, sustainable urban development, integrated planning, rehabilitation and analysis of various international literature.

The second part presents the research design, which consists of the historic background of the city, including comparison of urban and development plans at different historical periods. Situation

analyses of the city: urban development policies, institutional arrangements for planning and implementing strategies and outcomes are investigated; urban, conservation and development plans are assessed and whether the prescribed procedures were followed and achieved the stated results; the legislation and its implementation are examined. As a method for research also the interviews and questionnaires were used. The direct interviews were conducted with planning authorities, professionals, landowners, NGOs and different organizations and research institutions. And the questionnaires are addressed to the community members in Prizren.

The third part includes conclusions, a summary of the findings that come out of the research done through research methodology, answers to research questions, recommendations, and future work.

This part also presents the new identified approach and methodology for the Historic Center of Prizren in terms to achieve a balance between historic preservation and the sustainable development, processes to be followed, and people in charge for the implementation of the identified approach.

Summary of Findings

Prizren is facing numerous challenges in preserving its cultural heritage and the urban and socio-economic development. The historic center of the city with valuable cultural heritage is not treated with the dignity and deserved respect, neither by institutions, or the community as well.

The Historic Center of Prizren is an example of a degraded area where the historic urban structure was unable to cope with the demands of the current market, economy and community. Degradation is quite large and diverse, including all aspects of social, spatial and environmental issues.

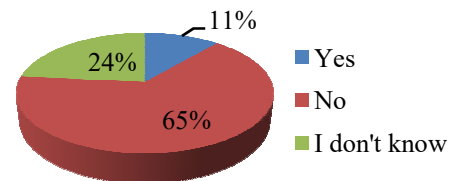
The main types of degradation occur when within the Historic Center new buildings are constructed without permission by demolishing the old buildings. Another type of degradation is when the private owners construct new buildings without respecting the permission and the conditions set by RCCH – Prizren and the Directorate of Urbanism. Also another type of damage is that during the restoration works in monuments, the restoration and conservation criteria are not followed. While the worst degradation with fatal consequences for cultural heritage is when the monuments listed on the MCYS official list are demolished.

Although the borders of the Historic Center of Prizren are defined by the law, this cannot be noticed through any architectural or urban element

that would reflect the definition of the Historic Center, due to the great degradation of the center, and lack of activities in heritage conservation and preservation within this area.

Institutions have not been able to create attractive public areas within the historic center, with various social and cultural activities attracting more visitors and tourists. Even that few public areas are not well-managed, and in various ways are also being marginalized by inadequate activities and obsolete business.

To the question from the survey, if they think that the economic and cultural activities that take place within the historic center are adequate, only 11% of respondents believe that they are adequate, and about 65% think that they are not, graph 1.



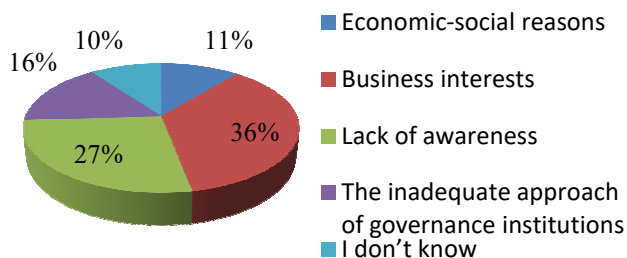
Graph 1. *Do you think that the economic and cultural activities that take place within the historic center are adequate?*

Also, technical infrastructure within the historic center of Prizren is not at all satisfactory, part of it is outdated, and the rest does not fit at all with the requirements of a historic center that aims to attract visitors. A large number of electric energy and

telecommunication cables have occupied the airspace, which also hinders view to monuments.

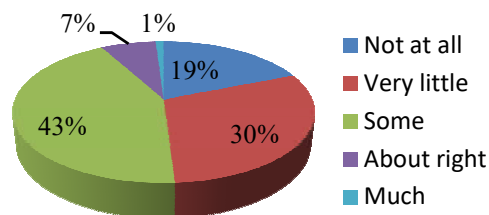
While public monuments within the Historic Center of Prizren are in a slightly better condition, this cannot be said for private facilities, even those listed on the official list of cultural heritage. A large number of historic houses have been deliberately burned and intentionally destruct in order to build new multi-story buildings or have been transformed into parking lots that give a bad image to the historic center. While other parts have been destroyed by themselves, due to the old age and lack of private and institutional care.

Among the main causes of this constant degradation are considered socio-economic reasons, business interests, the inadequate approach of government institutions, lack of citizen awareness on the values of the cultural heritage, and its potential for socio-economic development of the city, graph 2.



Graph 2. What is the main reason for the degradation of cultural heritage in the historic center of Prizren?

Institutions have failed to ensure sustainable development of the Historic Center of Prizren and the preservation of cultural heritage, which has resulted without any social and economic benefits for the city. This is because the institutions did not provide adequate approach and development policies that would integrate heritage into the modern daily life of the city and the development of cultural tourism that would be the greatest benefit for the city and the community. Based on the conducted survey only 8% of respondents think that the institutions have managed to provide an adequate approach to the preservation of cultural heritage and the urban development of the historic center of Prizren, while about 49% think that almost nothing has been done in this direction, graph 3.

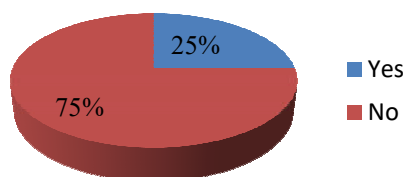


Graph 3. How much do you think the institutions have managed to provide an adequate approach to the preservation of cultural heritage and urban development of the Historic Center of Prizren?

The practice of non-inclusion of community in the process of urban and conservation plans, the lack of coordination among relevant institutions, the exclusion of experts produced plans that do not meet the needs of the citizens and almost always

contradict the implementing capacities of government institutions. Although the historic center of Prizren has had a conservation plan since 2008, the law on this particular area as well as other laws on the protection of cultural heritage has shown that these laws and plans are not able to apply in practice, so as to protect the cultural heritage and develop the Historic Center of Prizren.

Concerning the participation of the community in the development of their city, 75% of respondents of the survey have never been involved in the drafting of the development plans, graph 4.



Graph 4. *Have you ever been involved as a community in drafting development plans of the city?*

Cultural heritage has never been a priority in the development strategies of the state and the municipality, so as such there is a lack of the allocation of state funds for the research and restoration of monuments and historical buildings. Even the scarce funds that have been allocated for the restoration of monuments were not been able to bring any real benefits to the city, as many of the restored monuments are still kept close to the public, without any strategy on how to deal with those restored monuments and how to fit them into the city's development. The municipality of Prizren

still does not have a management plan and did not establish an office for the historic center, which will serve to coordinate actions related to the protection, development, and promotion of the Historic Center of Prizren.

Not enough is being done either to promote the values of cultural heritage by the institutions, or to raise awareness among the population about the values and the need to preserve the cultural heritage. Also initiatives and guides to organize tours in the Historic Center of Prizren are missing.

Integrated Planning and Community-based Methodology for the Preservation of the Historic Center of Prizren

In order to achieve the sustainable development of the Historic Center of Prizren, the preservation has to be linked with the economic, social, environmental and cultural development of the area.

Application of this strategy leads to attractive, competitive and multifunctional Historic Center, in which inhabitants, tourists and business like to live, work and spend time. To successfully develop such a strategy, four main approaches have to be followed:

- The integrated approach;
- The participative and communicative approach;
- The management approach;
- The implementation-oriented approach;

Integrated Approach

Serves to link, balance and coordinates the needs of the preservation of the Historic Center of Prizren with the socio-economic and environmental needs of its users.

Any new development in a city should be viewed as an opportunity to create great places, as a way to improve the historic center and add long-term value. This presents an opportunity for integrating new developments with existing areas, with all the attendant economic, cultural, and social benefits.

The best way to preserve cultural heritage sites and historic urban areas are to give them a function so that the citizens and visitors can use them. This will bring benefits to both the community and the whole city, and will create a balance between the preservation of the built heritage and the sustainable development of the area.

The historical monuments that have already been restored will be opened to the public, thus removing the barriers and the fences, and in this way, the landscape around these buildings will be harmoniously interconnected with rest of the public spaces of the historic center. In this way, they will not be isolated, but will be closer to the citizens and will be an integral part of the neighborhood and the area.

This strategy will be implemented at St. George Church, located in Shadervan, in Zone I. It will be open to the public, and the landscape will be

incorporated into the urban center, which will be used by citizens and tourists for various cultural and recreational activities, figure 4. At the same time, visitors will also be able to visit the inside monument. In figure 3 is presented the current state of the landscape around the St. George Church.



Figure 3. The current state of the St. George Church landscape

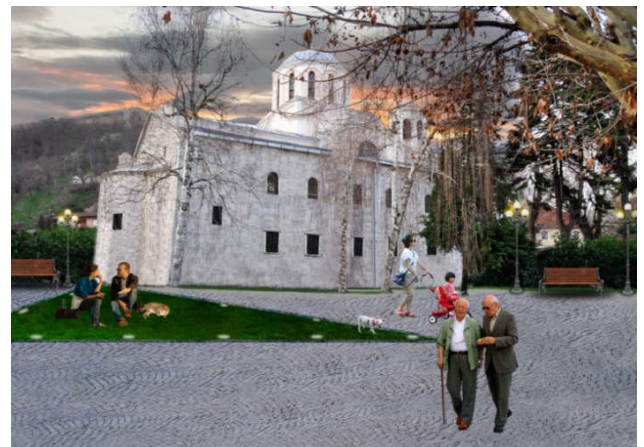


Figure 4. The design proposal for the revitalization of the landscape of the St. George Church in Shadervan Square

The Gazi Mehmed Pasha Hamam's Monument in Arasta, Zone II will be as well open to the public, removing the fences from its yard. The landscape around the building will be revitalized with attractive elements and street furniture, figure 6. The remaining of the old water channel which passes through the Hamam's yard will be revitalized, as a unique urban element to reflect the character of the old historic center, thus creating attractive visitors place, figure 8. The Hamam will be again publicly accessible, as an exhibition space and event venue. In this way, more emphasis will be placed on its cultural values and its importance for the cultural life of the city. In figures 5 and 7 the current state of the Hamam's yard is presented.

The landscape of the building Beledije, next to the river Bistrica, in zone III of the Historic Center of Prizren will be revitalized with attractive elements, lights, and urban furniture, figure 10. Rehabilitation of the water channels passing through the building will be done with appropriate dimensions and local materials, in harmony with their original appearance and the current state of the Historic Centre, in order to achieve a harmonious development of the historic center, figure 12. Figures 9 and 11 present the current state of the landscape and the water channel at the Beledije Monument.

The Historic Center of Prizren to retain its liveliness and vibrancy must be able to grow and change. There is a big challenge of contemporary

architecture to balance the socio- economic needs in one hand, and protection of cultural heritage on the other. In this strategy is planned to build a new structure in the historical context.

In the Shadervan square, in the zone I of the historic center, in the place of Lirija building, which does not have any architectural nor historic values, will be built new contemporary shopping mall with public-private funding, with the traditional city's handcraft and modern crafts as the basis for the city's development strategy, figure 14. The judicious mix of old and new, cooperation between private and public sector, promotion of traditional city handcrafts will be the added value for the historic center of Prizren. In figure 13 is presented the current state of the Lirija building in Shadervan Square.

This strategy aims to provide a balance between the interests of preservation and those of use. While the protection of valuable cultural heritage is given priority, the integration of the Historic Center of Prizren into a vibrant urban organism is equally essential.



Figure 5. The current state of the Gazi Mehmed Pasha Hamam's yard



Figure 6. The design proposal for the revitalization of the Gazi Mehmed Pasha Hamam's yard



Figure 7. The current state of the old water channel at the Gazi Mehmed Pasha Hamam



Figure 8. The design proposal for the revitalization of the old water channel at the Gazi Mehmed Pasha Hamam



Figure 9. The current state of the landscape at the Beledije Monument



Figure 10. The design proposal for the revitalization of the landscape of the Beledije Monument



Figure 11. The design proposal for the revitalization of the water channels at the Beledije Monument



Figure 12. The current state of the water channel at the Beledije Monument

Participative and Communicative Approach

The success of the development and implementation of the integrated planning for the Historic Center of Prizren will depend on understanding and meet the needs of the community. It is therefore essential in this process to mobilize a wide range of actors and stakeholders including, local and central government representatives, professionals, local community, NGOs, corporate business, investors property owners, research institutions, etc., where the contribution of all these stakeholders should be obtained.

The participation of the private sector in this process is crucial, especially in the use change and historic core recuperation operations. The integrated planning for the Historic Center of Prizren has to obtain the consensus of the community on the strategy and the execution of the projects.

Management Approach

To manage the integrated planning there is a need to secure a continuous caring and improvement of the preservation and development of the Historic Center of Prizren based on the demands of the cultural heritage and its users.

There is a need to finalize the management plan for the Historic Center of Prizren, and Municipality of Prizren to establish the Office for the Historic

Center, which will serve to coordinate actions related to the protection, development, and promotion of the Historic Center.

The new conservation and development plan should be drafted for the Historic Center of Prizren based on current state and based on demands of cultural heritage and its users. At the same time, the detailed regulatory plans for each neighborhood of the protected zone should be prepared.

Capacity building in this process is crucial, increasing the human and professional capacities of local and central government institutions, and training the professionals by exposure to the best practices.

The municipality of Prizren should support and create conditions for the functioning of cultural events in the Historic Centre of Prizren which have the potential to turn small investments into big profits for the local economy.

Better tax policies should be provided. Property tax exemption for property owners in the Historic Center of Prizren, interest-free loans for restoration and maintenance of the historic buildings, release from customs and VAT for materials to be used in the restoration of the monuments. This will provide incentives to property owners and developers to encourage adaptive reuse and renovation of existing historic buildings.

Implementation-oriented Approach

For the implementation of the integrated planning for the Historic Center of Prizren, there is a need for interactive cooperation between local and central government institutions, as well as all other stakeholders.

The partnership is essential in this process, especially the public-private partnership. The private and public sector, professional associations can promote integrated planning and quality architecture in the urban heritage approach, contributing efficiently towards social cohesion and job creation, the promotion of cultural tourism and economic development of the Historic Center of Prizren.

Conclusion Sentences

The main sentences that came out of the research are as follows:

- The Historic Center of Prizren is an example of a degraded area where the historic urban structure was unable to cope with the demands of the current market, economy and community.
- Institutions have failed in providing adequate approaches and development policies to integrate heritage into the modern daily life of the city and the development of cultural tourism that would be the greatest benefit for the city and the community.
- The practice of non-inclusion of community in the process of urban and conservation plans, the lack of coordination among relevant institutions, and the exclusion of experts have produced plans which are more viewed as inhibitors of development, and as such have remained unimplemented in practice.
- In order to address these issues, integrated planning and community-based methodology on preserving and planning for the Historic Center of Prizren need to be carried out to enable sustainable development of the city, in social, economic, environmental and cultural aspect.
- This strategy leads to creating great places through integrating new development within existing historic context, and preservation of heritage buildings and historic urban areas through giving them a function and opening to the public, so the citizens and visitors can use and benefit from them.
- In this process, it is essential to mobilize a wide range of actors and stakeholders including, local and central government representatives, professionals, local community, NGOs, investors, property owners, research institutions, etc., whereby the contribution of all these stakeholders should be obtained.
- In order to manage the integrated planning, there is a need to secure a continuous care and improvement of the preservation and development of the Historic Center of Prizren

based on the demands of the cultural heritage and its users.

- For the implementation of the integrated planning of the Historic Center of Prizren, there is a need for interactive cooperation between local and central government institutions, and participation of all other stakeholders. Community participation and partnership, especially public-private partnership are key elements in this process.

Further Research

Further research has to be done oriented towards principles, guidelines and detailed regulatory plans for each particular neighborhood of the Historic Center of Prizren based on identified approach and methodology on preserving and sustainable urban development of the Historic Center and based on given examples.

Contribution of the Research

The identified approach and methodology for heritage preservation and sustainable development of the Historic Center of Prizren, and given examples will serve as a basis for the development of principles and guidelines for the drafting of the detailed regulatory plans for each specific neighborhood and areas of the Historic Center.



Figure 13. The current state of the Lirija building in Shadervan Square



Figure 14. The design proposal for the new contemporary shopping mall building in Shadervan