



**Links**  
Future-proof historic centres

# LOCAL ACTION PLANS



Connecting cities  
Building successes



# THE PARTNERSHIP :

## Lead Partner :

BAYONNE (France)

## Partners :

ALMERIA (Spain)

ANDERLECHT (Belgium)

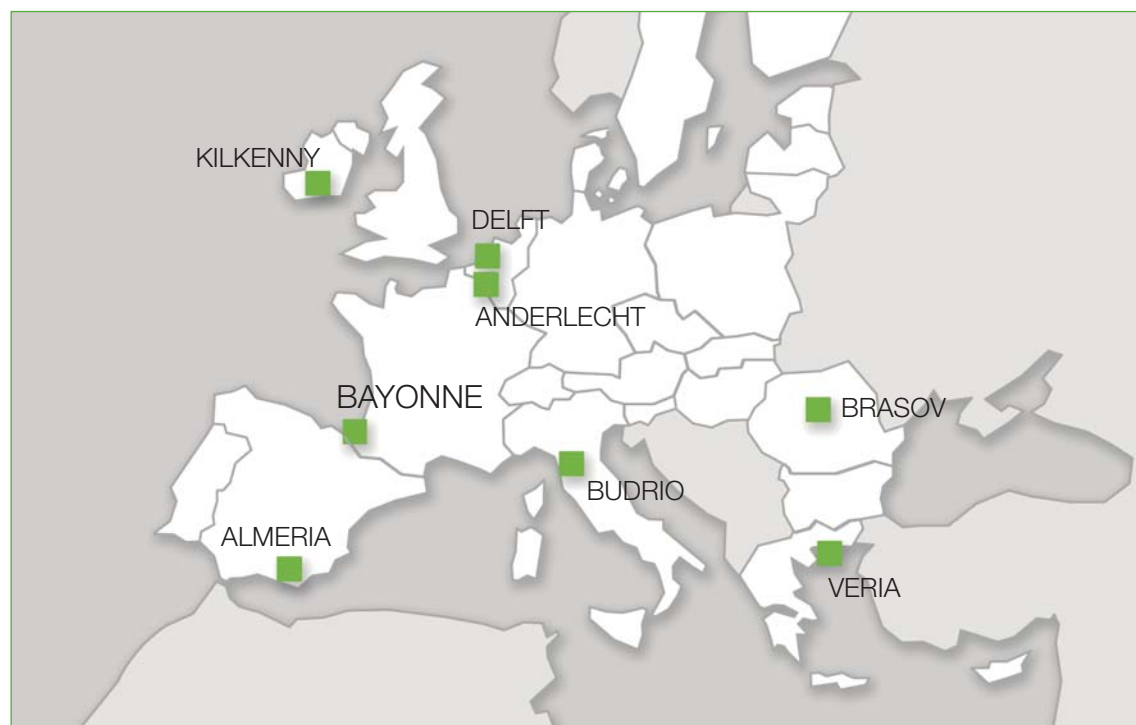
BRASOV (Romania)

BUDRIO (Italy)

DELFT (Netherland)

KILKENNY (Ireland)

VERIA (Greece)



# LINKS Local action plans

## FOREWORD

Heritage preservation and energy saving have long been considered to be controversial, “heritage defenders” being in favour of a specific statute for built heritage, keeping it out of the risk of standardisation inherent to the application of the European rules.

Moreover, local authorities acknowledge that historic centres need to evolve to better meet the various expectations of today's citizens, among which thermal comfort and energy saving are of growing significance.

### "Historic centres must evolve to exist"

LINKS partners claim that it is possible to combine heritage and environmental issues and propose to Europe to rely on its network of historic cities to promote sustainable urban development, energy-efficient and environmentally sensitive, revealing opportunities for local economies and better quality of life."

## WHAT ARE THE CHALLENGES AND AIMS OF LINKS ?

How can the challenges concerning the environment and heritage building protection be reconciled to offer a majority of people sustainable and attractive housing at the very heart of the city? This is the main question that the network of European historic cities of the LINKS project answers within the URBACT programme.

Historic centres used to be models of sustainable cities thanks to their numerous advantages in terms of urban density, space saving, little processed and energy-saving building materials, thanks to social diversity and thanks to the variety and proximity of economic as well as cultural or educative functions...

However, this model has been suffering from very pronounced societal trends for several decades: invasion of cities by cars, increase in the number of chain stores at the outskirts, housing development in peri-urban areas, pauperization and gentrification of older areas. **Everywhere in Europe, older cities have become less attractive compared to peripheral housing estates which have imposed other ways of inhabiting.**

## Urban, social and cultural issues :

Promoting heritage and avoiding the difficulties of museumization has been the creed of numerous historic cities, but 30 years of sustained efforts were necessary to preserve threatened historic heritage and win back some inhabitants.

To be really attractive for housing, these cities need to offer a credible alternative to peripheral housing estates. For inhabitants to come back to city centres, safe, comfortable and energy saving housing should be created.

The difficult reconquest of historic centres shows, if that was needed, that the wish to live in a city centre is not only a matter of housing quality. Living in a historic centre means a certain way of life: consumption, transport, leisure habits, etc.

How can we understand and meet such expectations? How can we promote older and damaged areas without moving the most fragile populations out? How can we maintain or regain a balance between the residential functions, often the most fragile ones, of a city centre and its urban centrality and attractiveness?

Here are some of the questions the cities working on the LINKS project intend to answer to make not only sustainable, but also attractive areas out of their historic hearts.

In that sense, old housing restoration needs to really improve usage quality, thermal and acoustic comfort. The policies conducted in that sense over the past decades need to be revised.

## Environmental challenges :

For energy saving reasons, heritage buildings have been mishandled for years, being applied techniques that were developed for post-war buildings and were not only of poor efficiency, but also damaged old buildings. It has recently been shown that techniques inspired from eco-constructions only are appropriate and efficient to restore an old building.

Consequently, a real technical revolution has to be carried out and supported so as to durably restore built heritage: improve thermal comfort and energy efficiency, limit the impact of works on the environment. These are the technical objectives structuring the environmental part of the LINKS project.

## Economic challenges :

This technical revolution will not occur if economic actors are not strongly supported to carry out this change by looking for new market and job opportunities. In many cases, local building markets hardly meet these new technical requirements and an entire part of the building sector needs to get structured. There is obviously a need for developing know-how and local business sectors. Mobilizing a network of actors, identifying opportunities for the local economy, taking part in structuring the eco-restoration market and stimulating demand are the priority objectives of the LINKS project.

The work conducted by the European partners contributes to sharing a great variety of answers and points of view. It makes it possible to calmly debate, practices that were tried and tested elsewhere are a source of inspiration to explorer new ideas for local solutions for the social, urban, cultural, environmental and economic challenges related to the future of historic centres.



# INTRODUCTION TO THE 9 LOCAL ACTION PLANS OF LINKS

The acronym LINKS stands for 'low tech inherited from European historic cities as a key to sustainable development.' Eight European historic cities participated in this project and worked on local action plans to make their historic centre future proof by strengthening the quality of the historic city centre and by improving it.

The work of the cities is categorized in five different themes: Urban development, Social aspects, Technical aspects, Governance and Economic aspects of eco-restoration. These themes are reflected in the different local action plans produced by each city and its local support group of stakeholders. The local action plans emphasize the need for the integral approach to create a future proof city centre. To adjust cities to modern comfort standards the quality and restrictions of historic centres have to be taken in account. Both on an urban level, socially and on the scale of the building. Each plan attempts to connect these different aspects in the development of projects.

## Urban Development

In the local action plans each city has its locally determined approach to urban aspects of development of the historic centre. In the Greek city of Veria there is a plan to connect the remaining separated historic areas of the centre in order to restructure the scattered valuable remaining historic parts by redesign the public streets that connect these areas. Many cities propose to strengthen the quality of the area by eco-restoration of public historic buildings as generators of public life. This strategy can be found in the plans of Almeria, in the low-energy renovation of the Ecole Veterinaire (Administrative Building) in Anderlecht, in the renovation of St. Mary's Church of Kilkenny and the eco-restoration of the cultural cluster in Budrio. In the cultural strategy of Budrio we see how the concentration of public cultural buildings can be combined with a redesign of the connecting public space.

In each policy there is a need to find a balance between the economic development of the centre, the use of the city centre as a public meeting place and the needs of inhabitants of the city centre. The regeneration plan of Delft of the last 15 years is a good example of this strategy. In an integral approach of renovation and governance the re-use of historic buildings in the city centre is stimulated.

## Social Developments

The regeneration of the city is deeply linked with its social structure. Any improvement in the city can only be successful if it will meet the needs of its inhabitants. Therefore all local action plans refer to the participation of citizens. Some good examples are the Eco-restoration of Meson Gitano and the School to learn craftwork in Almeria. Here the social inclusion of the Roma population is related to the future development of the area. In Brasov the public is involved by socio-cultural and artistic public events, the Fatzada project. In Veria the view of the citizens has been incorporated by a door to door questionnaire. And also in Anderlecht there is a strong relation between social issues and the need for eco-restoration of historic areas.

## Technical aspects

A good eco-renovation of the historic fabric also implies an understanding of traditional building techniques and the cultural value of its heritage. The LINKS project has stimulated almost every city to work on technical guidelines and technical assistance to owners of historic buildings. A good example of this approach is 'La boutique du patrimoine' and thematic workshops from Bayonne where private owners can learn about materials and building techniques. In Veria a short research was carried out for the assessment of the materials of typical historic buildings. Many cities show in exemplary pilot projects how traditional low tech renovation techniques can be combined with high tech low-energy retrofitting. In this project learning by doing is part of the process. Examples of this approach are pilot projects like Ecole Veterinaire (Administrative building) in Anderlecht, 'Foundation 'de Witte Roos' in Delft and 22 Rue Bourgneuf in Bayonne.

## Economic aspects

The quality of the historic city centre has an important contribution to the attractiveness of the city for the location of enterprises. Furthermore its touristic interest can be an economic factor. Despite these advantage the market for the renovation industry is small. Nevertheless it can create an important local economic impulse that depends on craftwork and tailor made solutions. High tech innovations for low energy interventions can be stimulated and promoted by exemplary retrofitting of public buildings. Especially in Bayonne pilot project are used to create an demand and offer for eco-renovation.

## Governance

City renewal, the maintenance of its heritage and low energy retrofitting largely depend on non-commercial funding opportunities. In order to improve the area private owners have to be involved as well. In the LINKS project different possibilities for funding are investigated. Brasov is working on micro financing as a way to stimulate private owners to improve their buildings. Many cities have involved their Managing Authority and use European funding to realize their project. For example Anderlecht, Budrio, Kilkenny and Veria. Furthermore pilot projects are promoted in order to lobby for an integral approach to eco-restoration on a national level.

## Conclusion

The work with the local support group in order to create the local action plan has resulted in a kaleidoscopic range of plans, based on the local needs of each city. The work with different local stakeholders has been very helpful to overcome legal barriers in an integral approach. Nevertheless the plans share some common needs: To relate eco-renovation to the urban context, to develop knowledge on eco-renovation, to include inhabitants in the process and to look for funding opportunities for both private owners as public projects. But above all there is the common view that the historic cities are key drivers for economic development and social cohesion for its combination of unique urban qualities, a mixture of functions and a strong sense of cultural identity.



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# BAYONNE (France)

## MAIN OBJECTIVE :

To develop eco-restoration both as a key driver for energy performance and comfort and as an opportunity for the local economy

## WHO'S WHO ?

	Historic centre	City
<b>Population (inhabitants)</b>	5 600	45 000
<b>Area (hectares)</b>	82 ha	2100 ha
<b>Key characteristics</b>	A former military base (until 1907) a commercial location, cultural centre and touristic town	
<b>Main challenges</b>	Recovering the historic centre after 30 years of decline Increasing affordable housing Improving the comfort & energy performances of the buildings	
<b>Project coordination team</b>		
Elected representative	Martine Bisauta - Sustainable Development and citizen's participation	
Project coordinator	Frédérique Calvanus	



# NATURE OF THE PROBLEMS

## Physical

Until the early 20th century, the development of Bayonne was hindered by its fortifications. Bayonne was essential in the defence of the country and part of the Pyrenean “iron belt” which culminated in the city.

It was only in 1907 that Bayonne lost its military role and that the ramparts were partially destroyed to allow the city to expand. Its defensive role through history gave the city its very specific urban form. The peripheral urbanisation of Bayonne took time to come about and the city did not grow according to the classic concentric system of successive suburbs, as observed in old European cities.

If, until the beginning of the 19th century, dwellings were mainly created along the street fronts, thus leaving the heart of the blocks unbuilt, the population explosion in the middle of the 19th century with the creation of the railroad during the Second Empire, resulted in building forms of extreme density.

Nowadays, over 90% of the plots are 100% built-up, with 4 or 5 floors. The buildings on these long plots vary between 30 and 60 m in length with narrow, street fronts of 5 to 6 m.

The building pattern is perfectly recurrent: accommodation on the street front, a central staircase and another dwelling at the back of the building. As a result, 40% of the rooms have no fresh air or natural light (poorly lit or windowless rooms).

This type of building has created a significant number of dwellings that are unfit for human habitation and contrary to the Public Health Code.

## Social

The historic centre is faced with a very particular phenomenon: a low income population (89% of the population is entitled to council homes, but the historic centre only accounts for 7% of public social housing). The Historic centre also concentrates isolated people (the elderly and single parent women and their children).

## Economic

Traditional skills and the use of traditional building materials and techniques have been maintained and encouraged by specific subsidies (paid out to owners by the local government for many years) for the quality restoration of heritage. If these skills are still alive, skills in eco-restoration have still to be entirely developed.

## Environmental

The environmental stake in the historic centre is to improve energy efficiency and comfort in the old buildings, without introducing construction materials, or techniques, incompatible with the intrinsic qualities.

## Organizational

The protection of the historic centre has benefitted from a real political willingness for decades. Many financial and human means have been implemented to improve the quality of restorations.

# BAYONNE' SWOT

## Strengths

- Proximity of services and equipments,
- Possibility to be mobile without a car,...
- housing quality: heritage value and ambiance
- The preservation of local identity in harmony with diversity of cultural life and modernity

## Weaknesses

- Lack of commodities such as room for bicycles,
- Lack of private external spaces
- Deficit of technical qualities such as thermal or acoustic comfort,

## Opportunities

- Availability of public spaces (now only cars)
- Creation of social networks (by the means of public space improvement)

## Threats

- Conflicts of uses (between night activities and residents, between car and public space, ...)
- Feeling of insecurity due to neatness difficulties and anti-social behaviours,

## Strengths



Proximity of daily services ...



... and facilities... (education, culture)

## Weaknesses



Lack of quality in dwellings in terms of use .... such as room for bicycles ...



Lack of external space which seems to be a real need...

## Opportunities



Requalification of public areas - recovering spaces used by cars



Creation of a social network with the improvement of public areas



## Threats



Conflicts of usage : Night/day - Cars/pedestrians...



Feeling of insecurity

## CREDO OF THE LOCAL ACTION PLAN

Promoting heritage but avoiding “**museumisation**” has been the creed of the city of Bayonne for over 25 years, but only sustained efforts have made it possible to preserve a threatened historic heritage and win back 600 inhabitants over the past 20 years.

To **regain its attractiveness**, the old Bayonne should offer a credible alternative to peripheral housing estates. **Safe, comfortable and energy saving housing** should be created to encourage the inhabitants to return to the city centre.

The problems to tackle are numerous: housing quality (usage and technical features – thermal, acoustic, etc.); urban comfort: quality public areas, cleanliness, noise pollution, usage conflicts, etc.

- How can we understand and meet the citizen’s expectations ?
- How can we redevelop older, deteriorated areas without moving out low-income populations who have always lived there and wish to stay ?
- How can the risks of standardisation and normalisation due to technical solutions be avoided ?

These are some of the issues the city of Bayonne wishes to address for its historic centre to become an attractive **and sustainable area**.

For this purpose, the LINKS action plan needs to propose solutions to all the “city” users: inhabitants, shop keepers, local operators (equipment managers, etc.) represented in the participatory organizations of the Agenda 21.

To address this wide range of issues, the LINKS action plan is composed of :

1. a social and urban section : for better housing and urban amenities,
2. an environmental section: from renovation to eco-renovation,
3. an economic section: how to transform eco-restoration into opportunities for the local economy, mobilise local operators and increase their awareness in new practices ?

## 1 - Social and urban section : for better housing and urban amenities

Despite having undoubtedly improved housing quality and very positively transformed the city’s environment, the city centre has difficulties in attracting new inhabitants. Considering the structural disadvantages it is faced with, the city of Bayonne spends most of its efforts in urgent quality upgrading (fighting against unfit housing, habitability standardization, etc.). This standardization is no longer sufficient. The city centre should now improve its attractiveness and become more pleasant on a daily life basis.

Concerning urban comfort (quality and use of public areas, of inner courtyards, cleanliness, noise pollution, accessibility, etc.) the work to be undertaken is of great amplitude and the financial resources... more and more limited.

Moreover, the municipality has to reconcile functions and usage that are conflicting by nature, in particular :

- the residential function, often the most fragile, requiring to preservation and reinforcement as far as possible of all local services, equipment and spaces,
- the function of attractiveness and centrality, implying the design of a more extrovert city, a city open to other rhythms, other people, other necessities (security, management, versatility, modularity, etc.).

### Public areas as a major attractive factor :

Public areas are the main image promoter of a city. They immediately and inarguably define the city: modernity, conviviality, cleanliness and even dynamism.

This is also where all the conflicts occur as space is limited in a city centre and considered of extreme importance by citizens, whether its inhabitants or not.

The city of Bayonne has launched a programme to improve the promotion of the potential and the “use value” of its public areas from an urban and social point of view.

The aim of this programme is to make it easier to understand expectations, opportunities and failure so as to initiate discussions between elected representatives, inhabitants, users and managers of these public areas.



## 2 - Environmental section: from renovation to eco-renovation

### Heritage eco-renovation and preservation hand in hand

Historic city centres need to evolve to meet today's citizens' expectations amongst which thermal comfort and energy saving are growing demands.

Detailed technical studies have proved that preservation is not incompatible with comfort and performance. On the contrary, preserving existing elements, initially justified by concern for heritage, is now becoming a key element in environmental performance.

Moreover, the characteristics specific to these old buildings (particularly breathable walls and inertia quality) **justify the exclusive use of ecological materials and techniques** (organic-based materials, capillary action, thermal correction).

From a technical point of view, eco-renovation respects the behaviour of old damp walls perfectly.

## 3 - Economic section : how can eco-renovation turn out to be an opportunity for the local economy ?

### Better structure offers – Stimulate demands

Many studies have shown that implementing the aims of the Environment Conference (Grenelle de l'environnement, 2007) would benefit employment by maintaining and creating new jobs despite the fact that some people doubt these jobs will remain after 2020. Converting from conventional renovation to techniques that are more environmental-friendly is obviously an opportunity for the local economies.

The LINKS programme focuses on :

- identifying local resources for materials and skills,
- mobilizing local economic operators to develop production and distribution,
- developing skills contributing to the evolution of jobs and fighting against reluctance.

Economically, numerous arguments are in favour of eco-renovation, the first of them being :

- a technical argument: the “organic” behaviour of an old building requires techniques and materials used in eco-renovation.
- an economic argument which, in the context of a crisis, should also be easily understood. Sustainable construction represents a real market for the future but nowadays, it is only considered a tax incentive at the very best.

Nevertheless, the eco-renovation market still has difficulties developing, is still experimenting and knowledge and skills remain virtually unshared. What is preventing its development ?

- the term “eco” can be found everywhere. It has become an attractive term for the market.
- ecological building is no longer experimental.

The “democratisation” of the eco-construction market, and even more so, that of eco-renovation, is facing numerous obstacles due to a combination of objective difficulties and persistent prejudices.

**Cost difficulties :**

How is a price defined in a market that is still uncertain, in a context where offer and demand remain underdeveloped and where local references are limited and presented as experimental rather than exemplary?

**Regulation difficulties :**

Certification, standardization and a context where insurance is mandatory are also responsible for the difficulties preventing the use of techniques or materials which have proved to be efficient and sustainable for several decades. Security, quality standards, the lack of regulation or efficiently certified values hinder the development of the eco-renovation market. Nowadays, certification is compulsory and is a major obstacle for small and very small companies wishing to develop local materials or processes.

**Resistance to change :**

Jobs in the building industry are being questioned, not as individual components (trade by trade) but as the necessary cooperation from conception to achievement between all the operators of the trade. All the operators in professional training industries acknowledge the need to implement new training units, offering a cross-curricular approach to improve their knowledge of the technical interactions between trades and professions.

**The difficulty of using local materials :**

Lastly, in addition to the act of building or restoring, the whole material production chain needs to be questioned to highlight local perspectives. Eco-materials should logically rime with local materials.

**On the basis of this assessment, local LINKS partners are suggesting an action plan to :**

- develop skills and contribute to the evolution of crafts and overcome reluctance,
- increase demand thanks to an adapted aid policy and a programme aiming to develop awareness,
- support small and very small companies in the eco-construction industry over time, so as to implement administrative simplification procedures and favour the creation of local networks.

# THE ACTION PLAN

## What is the status of the Local action Plan ?

Bayonne's local action plan is a road map for 2013-2014 intended to respond to 3 major challenges :

## Social and urban challenges :

- Improve the quality of day to day life in the historic centre,
- Offer attractive and affordable housing,
- Struggle against fuel poverty,
- Facilitate access to the labour market for disadvantaged people.

## Environmental challenges :

- Implement the most efficient and environmental friendly solutions, adapted to traditional buildings in terms of thermal and acoustic comfort.

## Economic challenges :

- Encourage professionals to improve their knowledge and know-how, and support them,
- Support the local market.

## The Local Action Plan proceeds with 3 main operational objectives :

- Make the historic centre sustainable and desirable by improving the quality of housing and the urban amenities,
- Strengthen the influence of the city and its role as a centre of the urban area,
- Create opportunities for the local economy by organizing the offer and stimulating the demand on eco-rehabilitation.

As the local action plan is a co-production project, most of the actions belongs to a "low cost/no cost category) or have already a provisional co-financing.

The most ambitious ones still need to find a co-financing, mainly through the ERDF.

## Targets/beneficiaries :



Citizens



Economic actors



Municipality



Tradesmen



Other cities

## OBJECTIVE 1: Make the historic centre sustainable and desirable by improving the quality of housing and urban amenities

### Action 1.1 : « Urban Workshops » : quality of life/quality of the city : consultant workshop to meet citizens' expectations

Stakeholders : Inhabitants' associations, elected representatives, tradesmen.

5 000 € (estimation)- financing City of Bayonne

#### Aims to :

- Identify people's aspirations to live in the inner city. Examine the questions in order to initiate a participative housing experience in the historic centre: housing, public spaces, courtyards ...



### Action 1.2 : Advisory mission as regards to energy efficiency and environmental quality

ADEME, EIE, CDC, Crédit Foncier, Anah

80 000 € (estimation. Co-financing ADEME)

#### Aims to :

- Improve thermal comfort and reduce energy costs for the inhabitants,
- Improve energy efficiency and environmental performance during the design and execution phases This advisory mission will complete the current operational device to improve housing (OPAH-RU) which focuses entirely on fuel poverty,
- Improve the quality of implementation by means of direct instruction on sites -> increase the level of knowledge and know-how of local craftsmen.



### Action 1.3 : Advisory mission as regards to acoustic comfort

ADEME, Direction de l'Urbanisme, ABF

40 000 € (estimation. Co-financing in process)

#### Aims to :

- Base an experiment on a representative panel of buildings to improve acoustic comfort during the design and execution phases,
- Improve the performance and reduce the environmental impact on acoustic insulation solutions,
- Improve the quality of implementation by the means of direct instruction on sites -> increase the level of knowledge and know-how of local craftsmen.



### Action 1.4 : Adjustment of the financial aid system.

ADEME, EIE, CDC, Crédit Foncier, Anah

350 00 €/year City of Bayonne

#### Aims to :

- Improve thermal comfort and reduce energy costs for the inhabitants,
- Implement eco-conditioned subsidies to get the best results from public aid by transforming it into a zero-interest loan,
- Stimulate local demand by means of better targeted subsidies.



### Action 1.5 : Adjustment of the regulations (P.S.M.V.)

Architecte des Bâtiments de France, DRAC, Direction de l'Urbanisme

No cost

#### Aims to :

- Work in the protected area is regulated by the master plan (P.S.M.V.). Specific prescriptions related to energy saving will be analysed.



**Action 1.6 : Master Plan for Public Spaces based on citizen's expectations**

Citoyens, commerçants, services de la Ville en charge de l'espace public

52 000 € - City of Bayonne

**Aims to :**

- Increase the consultation of citizen's as regards to their needs and expectations in terms of public space,
- Introduce an external expertise for the analysis of the usage and opportunities of the different spaces.

 2012- 2013 

## OBJECTIVE 2 : Strengthen the influence of the city and its role as the centre of the urban area

**Action 2.1 : Re-create a media library in the heart of the city**

Direction des Affaires culturelles, D.R.A.C. ...

9 millions € City of Bayonne, D.R.A.C.

**Aims to :**

- Create a new media library on the site of the old courthouse. A real intercultural and intergenerational "agora" to strengthen the influence of the city centre. This very symbolic place must again become a place of exchange, cultural agora at the forefront of digital access where written expression meets image and modernity meets history.

The building, located opposite the cathedral, must be exemplary in terms of :

- Design,
- Comfort for the users,
- Energy efficiency,
- Easy maintenance.

It should be exemplary and offer an opportunity for local businesses.

 2014 

**Action 2.2 : Les « Pavillons des Berges »** Small modular, transportable buildings will respond to several needs that the municipality is unable to satisfy: exhibition venues, bicycle repair, AMAP distribution (local food) ...

Direction des affaires culturelles, Direction de l'Urbanisme,

Direction du Patrimoine, Direction des espaces publics

250 00 € Co-financing in process

**Aims to :**

- Promote riverside animations by installing associations,
- Reach high environmental performances. These innovative lodges will be practically self-sufficient in energy, and thrifty in terms of materials,
- Be exemplary in the local construction sector. The technical solutions used will allow the development of skills and promote local materials. The lodges will be shown as references. The choice of the systems (heating and DHW) will be made in consultation with the industry in order to experiment models developed in R & D.

 2013-2014 



### Action 2.3 : Modification of the delivery system in the city centre

Direction de l'Espaces public, habitants, commerçants

#### Aims to :

- Reduce odours and noise pollution,
- Create jobs,
- Limit lorries in the city centre
- Create a local distribution platform.



study 2013 Plateform created in 2014-2015



### Action 2.4 : Social mediation to reduce conflicts between housing and night-time activities

Habitants,

#### Aims to :

- Reduce noise pollution and minor damages



2012-2013



## OBJECTIVE 3 : Organize the offer and stimulate the demand

### Action 3.1 : Adaptation of the « Boutique du Patrimoine et de l'Habitat »

Direction de l'Urbanisme, Espace Info Energie, CAUE 64, CAPEB,  
Chambre des Métiers  
5 000 € City of Bayonne

#### Aims to :

- Promote the « Boutique » as an interface where the general public can be informed on the interest of eco-rehabilitation and where professionals can be provided with all the necessary technical information,
- Complement exhibitions and pedagogical tools related to energy and acoustic efficiency issues.



end 2013



### Action 3.2 : « Cafés à thèmes » organized each quarter at the «Boutique du Patrimoine et de l'Habitat » in a friendly atmosphere to inform craftsmen on the development of new techniques in the building industry

CAPEB, GERE, ADEME, EIE, Direction de l'Urbanisme  
1 000 € City of Bayonne

#### Aims to :

- Improve the environmental impact of building rehabilitation.



2012-2013 (organized by Bayonne's U.L.S.G.)



### Action 3.3 : Implementation of a site-school or a training-acting programme

CAPEB, Chambre des Métiers, FFB, opérateurs immobiliers, Architectes,  
Direction de l'Urbanisme

#### Aims to:

- Improve the environmental impact of building rehabilitation,
- Realize the environmental and thermal rehabilitation of a classroom at a school in Ravignan (1895) as well as the town hall,
- Elaborate a custom-made training programme with the members of the ULSG (CAPEB, CDPEA, ADEME) to reveal the interest of eco-rehabilitation.

 2013   

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### Action 3.4 : The thermography night

ADEME, EIE, MDE

5 000 € co-financing City of Bayonne - ADEME

#### Aims to:

- Transfer knowledge to the general public in order to improve the quality of thermal rehabilitation,
- Organise an awareness campaign for owners and people in charge of heritage buildings in order to obtain better management of constructions.

 feb.2013  

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### Action 3.5 : General public days - The general public days are special dates that have been included in the national calendar to highlight the importance of environment friendly actions: journées de l'énergie positive, semaine du développement durable

EIE, ADEME, CAUE, GERE, MDE

3 000 € City of Bayonne

#### Aims to:

- Transfer knowledge to the general public in order to improve the quality of thermal self-rehabilitation (~30% of thermal renovations),
- Develop a demand still too weak.

 2012-2013  

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### Action 3.6 : «Professional Days» Trade show in partnership with the economic stakeholders of LINKS and meetings with the professionals in housing



ADEME, EIE,

MDE, CAPEB, Chambre des Métiers, Ecole d'Avignon

5 000 € City of Bayonne

#### Aims to:

- Progressively modify professional practices in terms of thermal renovation techniques.

 end 2013 

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### Action 3.7 : Form'Actions Organization of exchanges and sensitization for professionals in the building sector: architects, craftsmen, developers ...

ADEME, EIE, MDE, CAPEB, Chambre des Métiers

1 500 €\* 3 City of Bayonne

#### Aims to:


- Progressively modify professional practices in terms of thermal renovation techniques.

 2012-2013 

**Action 3.8 : Training FeeBat Module 3 old buildings** FeeBat is a national programme dedicated to energy saving in buildings  
ADEME, EIE, MDE, CAPEB, Chambre des Métiers  
Estimate and co-financing in process

**Aims to:**

- Progressively modify professional practices in terms of thermal renovation techniques,
- Organize a new module locally for “Feebat” training and complete it with a practical session.



 2013 

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**Action 3.9 : CNFPT training for old buildings**  
ADEME, EIE, MDE, CAPEB, Chambre des Métiers  
No cost for the city

**Aims to:**

- Progressively modify professional practices in terms of thermal renovation,
- Organize a regional module for training sessions dedicated to the specifications of old buildings for the practitioners in local councils (technicians and engineers).

 2013 

## PARTNERSHIP

### Who are the members of the local LINKS group (ULSG : URBACT Local Support Group) ?

“Fill your house up with energy savings” is the aim of the Espaces Info Energie, created in 2001 by ADEME (the French Environment and Energy Management Agency) in partnership with the local authorities.

A public service implemented and delegated by ADEME with the financial support of ADEME, the General Council of the Pyrénées-Atlantiques, and the Aquitaine Region.



ADEME ( French Environment and Energy Management Agency) takes part in implementing public policies related to the environment, energy and sustainable development. ADEME, supports studies on energy performance in buildings in the old centre conducted by the City of Bayonne both financially, and technically.

PACT-HD Pays Basque is a non-profit association, created in 1966. It is specialised in improving private housing and in creating and monitoring action programmes for housing. PACT HD Pays Basque is a major operator in the revitalization of the old centre of Bayonne.



Nobatek is a technological resource centre specialised in sustainable building and planning. It develops innovating solutions, from the material level to that of the territory, to control the environmental quality and the energy performance of operations. It then transfers them onto the market through accompanying actions: contacting authorities, project managers, and companies.



CAUE 64 \* advises, conducts awareness campaigns, informs and gives training sessions on urban and architectural quality and on landscape enhancement.

CAUE 64 works with private owners and local authorities, offering a variety of services such as advice or expertise on territories.

*\*The Architecture, Urbanism and Environment Council of the Pyrénées-Atlantiques is an association, created with the help of the General Council of the Pyrénées-Atlantiques, which offers public services in accordance with the French Law on Architecture approved on 3rd January 1977.*



CAPEB Pays Basque is a professional organisation representing craft businesses in the building industry and offering numerous services to assist craftsmen: how to win new markets, understand the latest evolutions and regulations, get acquainted to new products and promote their brand image.



The Chamber of Trade and Crafts of the Pyrénées-Atlantiques (CMA64) represents the interests of craftsmen in the department.

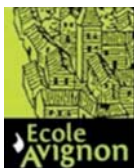
CMA offers numerous targeted services, from training (either initial or further education) to the registration of businesses at the Chamber of Trades, advising on and accompanying creation, taking over or passing on a business, as well as development.



Gere is an association aiming to promote the grouping of organisations (public or private), businesses and people favouring environmental interests and sustainable development within a common platform.

Gere is also :

- a place for inter-professional meetings and sharing of ideas to develop and use environmental-friendly techniques
- a forceful network for advice and proposals to carry out projects
- a dynamic way to create common actions.



The Ecole d'Avignon (School of Avignon) has been working at the very heart of the renovation industry for over 25 years. It has turned from a training centre into a resource centre. It now organises a series of services aimed at accompanying three types of operators: contracting authorities, either private or public, project managers and those carrying out the work.



Established 20km away from Bayonne, Ouatéco is a totally industrial unit dedicated to the manufacture of cellulose wadding, an insulating material made out of recycled elements. This production is part of an approach favouring short channel manufacture and distribution.

Ouateco works in partnership with many associations, such as Emmaüs. It is a partner of the LINKS project and shares its experiences as an ecological material manufacturer. This company was rewarded Aquitains de l'année in the Landes (Company of the year in Aquitaine) in the "Societal Responsibility" category.

# Lessons learned from the U.L.S.G. process :

## *A co-production exercise*

Bayonne's approach to set up the ULSG is based on a longstanding experience and day to day practice within the municipality and its administrative processes. The introduction of a new cooperation model has been taken as an opportunity to modify the traditional vertical and sectoral structure of the administrative process, introducing interaction methods acquired at the URBACT Summer University at Krakow. The budget that URBACT allocated to the ULSG Management has enabled an external professional moderator to be hired, providing the ULSG with more independence and permitted the Lead Partner to play a more active role.

The first part of the ULSG activity has been devoted to identifying and retrieving the so-called "hidden voices" amongst the stakeholders. Both the methodology learned in the URBACT Summer University at Krakow and the URBACT LINKS Thematic Workshop on Citizens' Participation held in Almeria in February 2011, have been very helpful towards this success.

Logistically Bayonne's ULSG has been split into subgroups, reflecting the structure of the main target groups identified: end users, professionals, craftsmen.

**The first draft of the economical dimension of the LAP has identified two priority axes of intervention to promote eco-restoration :**

- develop offer
- stimulate demand

Actions towards the target groups have been agreed and tested with the help of the URBACT ULSG budget in a low-cost /no-cost perspective.

**Three pilot actions have been envisaged so far :**

- The first action is the Café thématique: craftsmen have been invited to the Boutique du Patrimoine to learn about building materials and techniques that are compatible with heritage in the historical centre and can help improve energy efficiency. This initiative was very successful and did not need any funding.
- The second action implemented has been called Form'action and was targeted at professionals who have participated in a first training session to understand why eco-restoration is the only solution compatible with old buildings. The training session attracted high level experts with a minimal budget. It will be followed by other training sessions focused on specific items. The participant's reactions were very positive and encouraging.
- Stimulating the eco-restoration demand will be the subject of a third pilot action organized in October 2012. This initiative was based on the idea of proposing an advertising campaign suggesting the replacement of traditional materials and techniques with eco materials and techniques by the means of a game.



*"Café thématique", when craftsmen can teach to craftsmen. Boutique du Patrimoine et de l'Habitat.*



*Form'action : between sensitization and training for the whole chain value of the renovation sector : architects, craftsmen, public practitioners*



*A playful sensitization to energy, organise by members of Bayonne's U.L.S.G. on the market place*



In reaction to the presentation it was noted how in Bayonne, in this phase of the ULSG set up and LAP drafting, has been concentrating on raising awareness amongst the different stakeholders. To reach the target groups with appropriate messages is a task requiring a great deal of time and communication skills, far more than a great budget. URBACT is a good instrument to support this process with innovative methods and tools and by eventually contributing to small costs.

The main obstacle to a full implementation of the ULSG and LAP strategy has been identified as the difficult involvement of the Managing authority.

## Nature of the problems

Spread on approximately 55 Hectares, the historic centre of the city overlaps almost completely the area delimited by the medieval fortifications (some parts of which still exist today). Also there are other parts of the city with historic buildings (that adjoins this area), the core of the city remained always only the “intra muros” and because of its functional, architectural and cultural complexities

During the 20th century, the image of this area did not suffer major changes, although it is worth mentioning, that interior spaces of the buildings did changed radically because of the forced urbanization of the communist era (most of the buildings were split in multiple small apartments to house as many families as possible). Today, except for a few buildings, the built environment is the same as one hundred years ago. The condition of these buildings is sometimes not so good, the interventions of the last decades (the new interior partitions, the inadequate refurbishments and lately, the (mostly illegal) thermal rehabilitation of the buildings) had a rather destroying effect on them.



## KEY WORDS

economic opportunities  
changes of practices  
Knowledge and skills

# THE PROJECT :

## animation of a local economic network focused on eco-restoration market

## THE PROJECT :

Structuring the market of eco-restoration and stimulate the demand.

### Challenges

Under the pretext of energy saving, the traditional buildings of the historic centre has been roughed for years by using as thermal insulation, materials designed for post-war constructions that have so far proven to be under-performing but also harmful for traditional buildings.

It has recently been shown that only the techniques inspired by eco-construction are relevant and efficient when it comes to restoring an old building. Therefore, this is a technical revolution that should be initiated and supported to restore sustainably built heritage. But this technological change will not happen without a strong support of economic actors by seeking new market and jobs opportunities.

Locally, the construction market is still unable to meet these new technical requirements and this is the whole sector of construction that has to be structured. There are obviously matter to develop skills and local supply chains.

Mobilize a network of actors, identify opportunities for the local economy, participate in structuring the market of eco-restoration and stimulate demand, are the main objectives of the LINKS project.

### The Context

For years, the activities of historic restoration have been sound and dynamic in Bayonne, due to a strict regulation (Plan de Sauvegarde et de Mise en Valeur – which is a national protection for urban heritage) and efficient controls of sites in the historic centre. The skills of craftsmen are of a good level on traditional techniques but the techniques of eco-restoration remain widely unknown.

The techniques applied to improve energy performances of the buildings are still borrowed from methods applied to modern constructions.

The rehabilitation of pre-war construction constitutes a real economic opportunity since the old building stock currently represents 30% of homes in France (about 6 000 dwellings in Bayonne). Therefore, techniques from eco-construction, which are the only ones relevant and effective for restoring old buildings, are promised with a brilliant future.

However, the local construction market is not yet sufficiently structured to meet these new technical requirements: variations of costs of work performed in the old center between companies, additional costs caused by the use of more expensive materials...

The local professionals of restoration now need to be informed on stakes of eco-restoration and trained to those techniques.

According to the local policy and operational programme (Programme National de Renovation des Quartiers Anciens Dégradés – P.N.R.Q.A.D.) the objectives of the municipality is to restore at least 60 dwellings (deep restoration)/ years X 7 years (2011-2018) – 90% private – 10% public.

## Main objectives :

New thermal requirements, acoustic comfort, indoor air quality ... environmental issues modify market conditions in the construction and rehabilitation sector. How craftsmen can position themselves in the new environmental performance market?

Thermal Diagnostics poorly adapted, specific requirements of old buildings, diversity of insulation materials, abundant advertising, technical information poorly disseminated ... access to information is sometimes complicated for the general public. What happens next when it comes to renovate correctly their housing?

LINKS Working Group aimed to continue the steps taken to disseminate to professionals and the general public the knowledge acquired during the project.

The process, has been progressive, so as to identify real stakes and to involve the relevant actors :

- Shared diagnosis of the stakes: type of local materials or local skill which could be an asset for eco-restoration, and identification of blocks such as certification needs or financial means,
- Identification of local resources and lacks, in terms of material supply, knowledge and skills,
- Elaboration of a relevant training scheme,
- Sensitization for a wide range of public to structure the offer and stimulate the demand

A key effort needs focus on simplified messages among many events organized to promote energy savings.

New meetings have been created and organized for craftsmen and all stakeholders, respectively, by economic actors of the LINKS project.

### "Thematic coffees"

Each quarter, in a friendly atmosphere, over coffee, a working theme is approached in a very practical way by several experienced craftsmen to educate their fellows to market trends, to introduce new techniques and materials, to demonstrate their experience and to provide practical advice. Two themes were treated in 2012: airtightness, thermal corrections by hemp-lime coatings.

### "Form'actions"

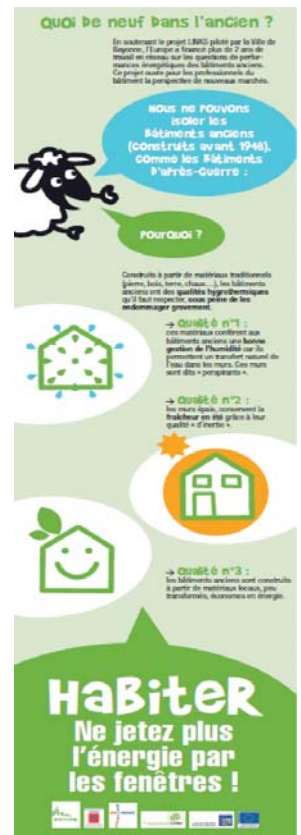
The second one, more theoretical, aim to sensitize project managers, craftsmen, city employees on a current issue: energy efficiency, hygrothermal behavior of existing buildings, airtightness, air quality...

Thematic coffees and form'actions are not a training sessions. They participate in the preparation of an awareness campaign intended to give participants appetite for training.

"La boutique du patrimoine et de l'habitat" (the heritage and housing department)

### AGENDA

Mobilization of the networks within the U.L.S.G. 2011-2012  
Continuation of the action 2013

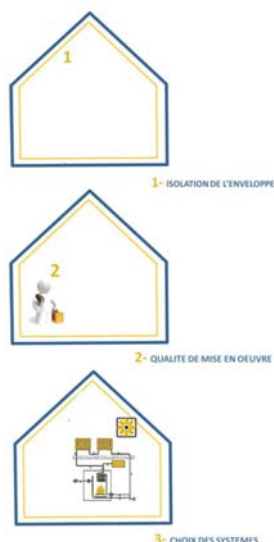




Meeting a growing demand, private individuals and professionals are looking for practical information on energy savings work and the fight against noise pollution.

La Boutique du Patrimoine has been for years a technical resource centre regarding the heritage building restoration. Although small, la Boutique presents to a diverse audience several elements of understanding the history of the city as well as concrete testimonies of old architecture (eg windows, shutters, roof details ...).

In the future, the Boutique will host a number of posts related to energy efficiency, thermal and acoustics comfort of old buildings. Its re-screenwriting will be built on the knowledge gained through LINKS namely: hygrothermal behavior of old buildings, best insulation solutions, adapted materials and care implementation.



### To go further : Technical assistance

Obtaining a good energy performance and comfort can only be achieved by a technical guidance over time of all stakeholders throughout the restoration process. In the historic center, this issue is particularly important. Acoustic and thermal comfort is a condition of well-being of residents in the city center and it must become one of the main targets of the City's urban policy.

Technical assistance, inspired by architect consulting missions, is necessary to improve the knowledge of all actors in the construction chain: the City during the instruction authorization phase, operators for their investment choices, architects in the design phase and implementation period and craftsmen as part of their quality approach.

In practice, the mission consists in analyzing buildings situation (or housing) candidates for restoration and submitting to owners several work packages and identifying with the project manager numerous quality points that will be checked on-site during the construction phase. The expert's role is also to suggest improvements and to create pedagogical resource (implementation prototypes, pictures, and factsheets) useful for capitalizing the experience and its valuation at the Boutique du Patrimoine et de l'Habitat.



## Innovation (social, technical, governance ...)

In regards with the institutional sharing of responsibilities between local authorities, the economic development do not depends on municipalities but relies on regions and urban communities.

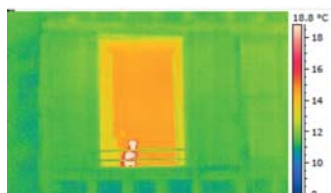
This topic is specific to historic centre, so mainly to the historic city of the urban area. This explains why the city of Bayonne took the initiative to animate the network.

Today, specificities of old buildings, hardly considered by professionals, are barely audible to the general public simply because they imply highly technical notions.

A key effort needs focus on simplified messages among many events organized to promote energy savings.

Therefore, it is important to convey this message during major events dedicated to energy savings - especially during the most visible moments orchestrated by the Ministry of Sustainable Development: the Sustainable Development Week, the positive energy Days (renamed "energy feast" from 2013)...

The thermography night, will be a playful event to sensitize the general public and professionals in charge of buildings to the quality of thermal rehabilitation.



## Expected results :

- Creation of a permanent local group referent for green development based on eco-restoration opportunities.
- Training scheme for both professional and general public
- Realization of an exemplary building, restored according to eco-restoration techniques.

## Stakeholders :

City of Bayonne, GERE, School of Avignon, CAPEB, Chambre des métiers, Maison de l'emploi, ADEME, Conseil de Développement du Pays Basque



## Financing

Action "Café Thématique": 1000 €/year

Action Form'action : 1 500 € X 3/year, Co-financing ADEME

Events : 5 000 €, Co-financing ADEME, Maison de l'Emploi

Technical Assistance : 70 000 €/2 years, Co-financing ADEME

## Immediate and lasting results :

### Overall impact :

For two years, a significant evolution of practices and way of thinking has been noticed. Thanks to several awareness campaigns from all stakeholders of the building sector and inhabitant the quality of work has noticeably been upgraded. The use of eco-material becomes a more casual practice to the delight of inhabitants who experience a better comfort and reduce the ecological footprint.

### Beneficiaries :

Architects, craftsmen and owners are the beneficiaries of this action plan.

### Concrete results :

In 2012, 3 Form'actions and 3 "Cafés Thématiques" have been organized with a constant number of participants (35-36-25 but specific topic for the last session). The evaluation by the participants has shown a real need of the topics addressed and a satisfaction in regards with the modalities.

Moreover, the event organized by the municipality during the positive energy days revealed a real interest in learning technical solutions of energy efficiency from the general public.



## Impacts of governance :

As the project evolved, the city of Bayonne has developed a powerful network of actors involved in the creation of new market opportunities. Through this collaboration, an efficient method has been capitalized for the implementation of several co-organized events.

Moreover, the municipality grants a particular attention in citizen participation because their involvement is inevitably a key of success in a transitional process such as the one undertaken by all economic actors of the URBACT LINKS local support group.

## Lessons to be learnt

### Obstacles, bottlenecks :

The lack of knowledge of all the value chain of renovation,  
The natural resistance to change,  
The lack of availability for local materials,  
The difficulties for eco-material, usually produced by SMEs, to obtain a certification because of the cost and the long-term assessment process

### Success factors :

The creation of a network deeply involved  
The combination of peer learning and the appropriate dissemination of information  
The application of integrated approach

## Information sources

### Contacts for more information :

Name of the initiative : Municipality of Bayonne

Contact details : Frédérique CALVANUS – 00 33 5 59 46 63 33  
f.calvanus@bayonne.fr









# ALMERIA (Spain)

## MAIN OBJECTIVE

To find a balance between heritage conservation, environmental protection and contemporary needs

## WHO'S WHO ?

	Historic centre	City
<b>Population (inhabitants)</b>	20 000	188.800
<b>Area (hectares)</b>	8 000 ha	29.600 ha
<b>Key characteristics</b>	<p>Spanish coastal and port city, the capital of the province that bears its name, located in the Autonomous Community of Andalusia. It is considered to be likewise the capital of the metropolitan region of Almeria and of the tourist region named Coast of Almeria</p> <p>Historic Centre : Historic settlement in the foothills of the Alcazaba toward the sea side and the west of the capital.</p> <p>The historic centre is divided in two areas : the area of actual Centre and The Chanca District</p> <ul style="list-style-type: none"> <li>• An historic port city</li> <li>• A tourism and agriculture based economy</li> <li>• The historic centre is degraded, isolated and not physically accessible</li> <li>• It hosts mainly poor and migrant families (La Chanca)</li> <li>• Crisis impact on already high unemployment</li> </ul>	
<b>Main challenges</b>	<p>Transform the city centre into a sustainable, attractive and cohesive place</p>	
<b>Project coordination team</b>		
Elected representative	Luis Rogelio Rodriguez Comendador, Mayor	
Project coordinator	María del Mar García Segura, Mayor's office	

# NATURE OF THE PROBLEMS

The Historic Centre has most of the buildings with important cultural and historic value (mainly La Alcazaba), it concentrates the cultural heritage of the city, therefore presenting an important touristic potential that could benefit population from many perspectives: commercial, cultural and environmental.

The city centre buildings present considerable levels of degradation, mainly in the area of La Alcazaba and La Chanca. Property of some of these buildings of the neighborhood has made it very hard to restore them, despite the continuous urban degradation they are suffering. Nevertheless, the architectonic typology in the centre area is based on lodgings with airshafts (patio), which simplifies the usage of constructive technique of energy efficiency.

There exists a municipal stock of real estate and public protected spaces (Municipal Catalogue), with a special regulation

The historic city centre concentrates more than 10% of the population of the city. The average age of population is elevated, meanwhile in the district of La Chanca, has a population rate more young launches its exclusion problems, basically roms.

There is a high level of families at risk of poverty, specially Roma families.

One of the main problems of the city centre is the physical isolation due to lack of mobility and accessibility facilities. This fact enhances social exclusion of citizens living there.

The urban planification of the centre area doesn't cover spaces city needs.

The lack of cultural, sport, social, and public service facilities affects on quality life in the centre.

Owing to its location, Almeria still being a capital of its metropolitan area, is influenced by adjacent costal municipalities, which offer the services that are absent in the centre.

Housing is suffering as well a process of degradation. Many of the buildings within the city centre are in a really bad state. There are a number of abandoned historical housing recently acquired by the municipality in order to restore them. In The Chanca there are infrahomes characterized by reduced dimensions, constructions of deficient quality, including cave-houses.

In the centre there are public and private lodging protected due to its historic value (registered in the Municipal Catalogue)

The area presents a very weak economic activity rate. Most of the local economy lies on the third sector and the construction sector. However, due to the financial crisis, lots of people have lost their jobs increasing unemployment rates in the neighborhood. There is a clear need of investing on the creation of employment and promoting self-employment as well, through improving employability and qualifications of people.

## Physical

Due to the architectural structure of the historic centre, it is very difficult for the buses to circulate in the area, so there is only one bus which does not provide with enough connections to other central areas of Almeria. The historic Centre presents problems in terms of poor transport and communication facilities in the area, which causes the physical isolation of inhabitants of this area, specially to dependent people.

## Social

The province of Almeria has the highest unemployment rate in Spain, 24,98%, according to National Statistics Institute, though with activity rate 65,9%, the highest in Andalusia (NSI). The population of foreigners in the capital ascends to 19.265 persons.

Social and physical exclusion: the historic area presents a physical isolation due to lack of accessibility and mobility within the city centre. This element creates social exclusion among citizens.

In The Chanca District there are a huge number of roma population with a real integration problems.

## Economic

Almeria is susceptible to a crisis, especially the construction sector, not so much as agriculture.

The touristic development has been late due to peripheral location and deficiencies in communication and touristic infrastructure, as well is affected.

The improvement of surface communications, the climate and natural resources have allowed the development of new touristic opportunities.

Weak economic activity rates: There are important differences between groups that are integrated in society and on the other side disadvantaged groups with serious difficulties of integration in the social and economical life of the city centre. The financial crisis that has also caused an important downturn in the construction sector. Population in the historic centre has, therefore, a serious problem of very high unemployment rate, mainly in the district of La Chanca.

## Environmental

The Historic Centre has few public available spaces, green spaces and facilities of public interest.

Such a lack is strongly emphasized in The Chanca. Plan of integral solid wastes collection is needed.

The traffic within historic centre is a pollution agent.

This area is one of the most charged acoustically.

## Organizational

The area of Citizen Participation deals with neighbors organizations trying to involve them as much as possible within the decision-making process.

The areas of Urbanism and Public Works are the competent ones for improve and create the public infrastructures.

The area of Presidency is the responsible of the European programs due to regeneration the historic centre..

# ALMERIA'SWOT

## Strengths

- Roots and cultural Heritage in La Chanca
- Unique historical environment: La Alcazaba
- Strong will in administration and society
- Youth potential
- Free areas (private) to adapt as public areas
- Cultural diversity as value for coexistence.
- Nice Atmosphere: the bars, Cultural life

## Weaknesses

- Poverty in La Chanca
- Lack of attractive green spaces
- Lack of equipment for teenagers
- High pollution level due to traffic congestion
- Deficient public transport
- Need for new public parking and traffic management (Accessibility Plan)
- Sense of insecurity

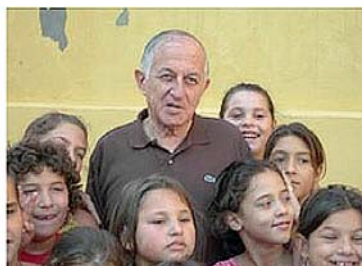
## Opportunities

- Urban renewal programs
- Citizens participation to create social networks
- Associatives movement may become world Intangible Heritage.
- High associative degree between citizens and organizations
- Co-ordination between URBAN Plan together with Urbanistic Plans of the area

## Threats

- Economical crisis
- Poor results in the urban regeneration policies
- Increasing motorization of society.
- Negative connotations of La Chanca : barrier
- Lack of activities that attract the public
- Poor training of entrepreneurs in the area.
- Education: High truancy level in La Chanca.

## Strenghts



Important young human potential





Intangible cultural Heritage in La Chanca, and Unique historical environment : La Alcazaba



Diversity as value for coexistence and ambiance

## Opportunities



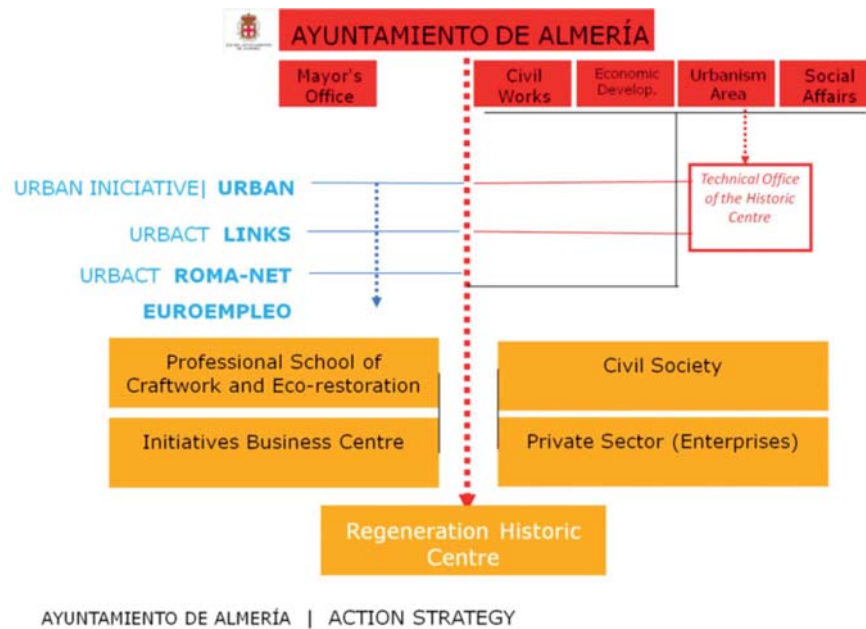
Citizens participation to create social networks + high associative degree

## Threats



Negative connotations of La Chanca: psychological barrier





## CREDO of the Local Action Plan

The Local Action Plan will develop the strategic intervention aimed at achieving the objectives, strengthening of thematic local policies and measures planned to contribute to the socio-economic growth of the action area.

A promotion of energy efficiency measures in rehabilitation of buildings, main axis of the URBACT II LINKS project, constitutes a part of the Action Plan that is suggested to be integral.

Together with the definition of the actions, the plan defines the operational framework (managing actors of implementation, funding models- both public and private-etc.) and provides the modification or adaptation of the legal framework (urban instruments, specific ordinances, rehabilitation manuals, etc.).

### Pre-conditions before the design of the Local Action Plan :

- The long-term focus, continuity, involvement and collaboration of the stakeholders from different administrative levels, the engagement and active participation of civil society and the coordination between them.
- The balancing and settlement between the general and specific conditions, from a holistic point of view.
- Established connection with the objectives of the 2020 strategy that Spain materialized in the National Reform Programme.
- Increased use of the Structural Funds, in particular the European Social Fund and European Regional Development Fund (ERDF), based on actual experience and in accordance with the guidelines contained in the draft of regulations for the period 2014-2020.

The strategy adopted by the Local Action Plan is directly linked to the regional legislation, at national and European scope in order to take into account the priorities set.

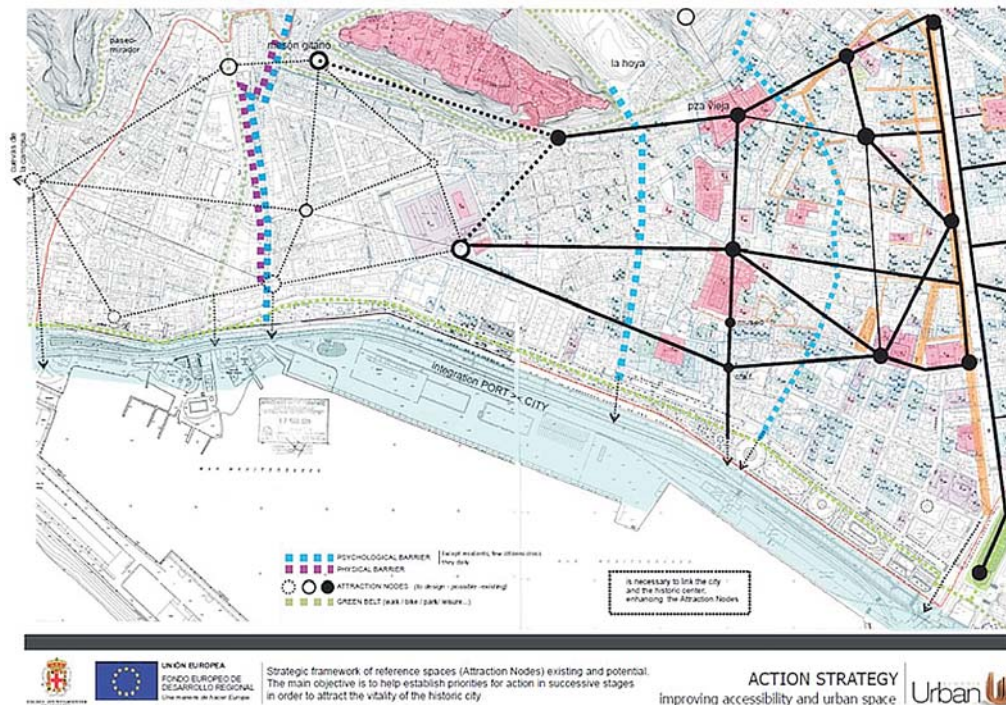
### In particular this Action Plan integrates three priorities of the Europe 2020 strategy :

1. Development of an economy based on knowledge and innovation
2. Promotion of an economy that makes more efficient use of resources, that is greener and more competitive
3. Fostering the construction of economy with high employment and direct contribution to the social and territorial cohesion.

# THE ACTION PLAN

## Overall objective of LAP :

To strengthen measures for the regeneration and revitalization of Almeria historic centre by integrated actions, simultaneous and coordinated in the social, economic and environmental dimensions.



## Specific objective of THE LAP

- 1.To safeguard the built heritage, preserving, restoring and integrating it into the historic part of the city
- 2.To tackle connection challenges between the historic centre and the rest of the city, fostering its centric location to enhance accessibility
- 3.To reduce unemployment rates in the historic centres,
- 4.To stimulate the construction industry by training unemployed workers in order to promote a sector transition to the field of eco-restoration of traditional buildings and architectures Almeria.
- 5.To promote training on eco-restoration of municipal technicians and agents involved in the rehabilitation process.
- 6.To promote eco-restoration of traditional architecture of Almeria as a part of the process of revitalization and regeneration of Historic Centre
7. To Encourage the use of renewable energies and systems, eco-restoration techniques and materials as a means to rehabilitate both buildings and territory
- 8.To create a permanent dialogue between all stakeholders involved in the process of rehabilitation of the Almeria historic centre
- 9.To encourage global coordination of territorial administrations involved competent in relevant issues for through the municipal Office of the Historic Centre

## Main expected results :

- 1) Joint Communication Strategy on eco-restoration and rehabilitation of historic,
  - 2) Thematic training for stakeholders - government officials, architects, building companies and developers on eco-restoration,
  - 3) Dissemination campaigns on the implementation of eco-restoration techniques and materials in the rehabilitation of traditional architecture in Almeria,
  - 4) Set up of Crafts and Eco-restoration school,
  - 5) Design of technical guide on eco-restoration and traditional architecture in Almeria,
  - 6) Development of Regulatory Municipal Ordinances for Rehabilitation of traditional buildings with eco-restoration techniques,
  - 7) Development of Regulatory Municipal Ordinances for the Grants addressed to private rehabilitation initiatives (eco-restoration),
  - 8) Development of Regulatory Municipal Ordinances for the benefits and grants addressed to the private initiatives of innovative character,
- Stimulation of the private initiative regarded to eco-restoration,
- 9) Public-private management model of buildings in the context of eco-restoration,
  - 10) Awareness campaigns about available funding sources for the implementation of eco-restoration techniques for the rehabilitation of traditional buildings,
  - 11) Stimulation of self-employment and entrepreneurship for unemployed construction sector,
  - 12) Minimum three pilot projects for the employment submitted by NGOs and supported by the local authority under the ESF funding that tackle topic of rehabilitation and restoration of the Historic Centre,
  - 13) Growth of supply thanks to the implementation of projects under the initiative URBAN, URBAN project Almeria,
  - 14) Strengthened local and regional connection: Participation of members of the local support group in the design of all planned activities within this Local Action Plan,
  - 15) Establishment of urban environment observatory,

## Eco-restoration as a part of the urban regeneration and revitalization processes

The conservation and rehabilitation work with traditional techniques are complementary with the perspective of sustainable development due to the following:

1. The traditional building heritage is made with local materials, techniques and applied knowledge thus rehabilitation activities revive traditional crafts related to building and local industries
2. The building heritage rehabilitation is economically feasible thanks to conservation that has proven to be less expensive than new construction.
3. The building heritage has high potential for adaptation. Traditional houses of the historic centre have been transformed into houses, shops and small businesses and tourism facilities.
4. Finally, rehabilitation involves jobs creation in the short and long term perspective. Experience shows that the restoration costs are addressed primarily to local labor market and local supply market, rather than to the import of foreign workers and materials. Hence this could lead to an economic recovery across industries and local suppliers.

In 2006, the economic growth model in Spain, held over the past decade showed signs of exhaustion. Starting from late 2007, another situation takes place, and the construction sector is the first becoming an evidence proof of changed circumstances.

The Spanish economy begins to suffer the consequences of its growth support based on in a particular sector – construction.

The new reality of the Spanish economy in general and the construction sector in particular has led Almeria, which in 2006 had the third highest rate of national economic activity, to have an unemployment rate above 30%, losing 60% of its workers in the construction sector between 2007 and 2009.

Most of the unemployed in the construction sector face real difficulties for the reintegration into the labor market. That is why, in the regenerative process of the historical centre designed by the city of Almeria, the eco-restoration is not only an efficient tool for rehabilitation, but it is an element that generates employment.

The participation of the city of Almeria URBACT LINKS Network has led to a change in the initial strategy of planned activities in the Urban Plan of Almería.

This multidisciplinary Plan raised the creation of a School of Arts and Restoration, which has been translated into the implementation of the future School of Eco-Restoration of Almería, allowing the training of unemployed people from construction sector in this field, which together with measures of the economic revitalization (through microcredit to entrepreneurs and SMEs; Municipal Rehabilitation Programs, etc.), would reduce the dramatic unemployment rates in the city.

## Thematic working lines of Local Action Plan

The local support group (LSG) has established 7 thematic areas :

1. Resources: Techniques, Systems and Materials
2. Training on a subject of “eco-restoration”
3. Economic Development: Innovation and Self-employment
4. Social Programs
5. Municipal regulation rule
6. Benefits
7. Governance, Citizenship and Social Awareness

The work aimed at each area has developed five actions that suppose particular activities. It is important to admit, as illustrated at the scheme below, each action is derived from more than one thematic area.

### 1. Resources : Techniques, Systems and Materials

- Preparation of eco-restoration thematic guidelines.
- New building samples
- Definition of a framework that could support and promotes environmental rehabilitation of private buildings,

### 2. Training on a subject of “eco-restoration”

- Set up of Eco-restoration School
- New building samples

### 3. Economic Development: Innovation and Self-employment

- Definition of a framework that could support and promotes environmental rehabilitation of private buildings
- Integral Rehabilitation of a district: @ Imedina

#### 4. Social Programs

- Integral Rehabilitation of a district: @ lmedina
- New building samples

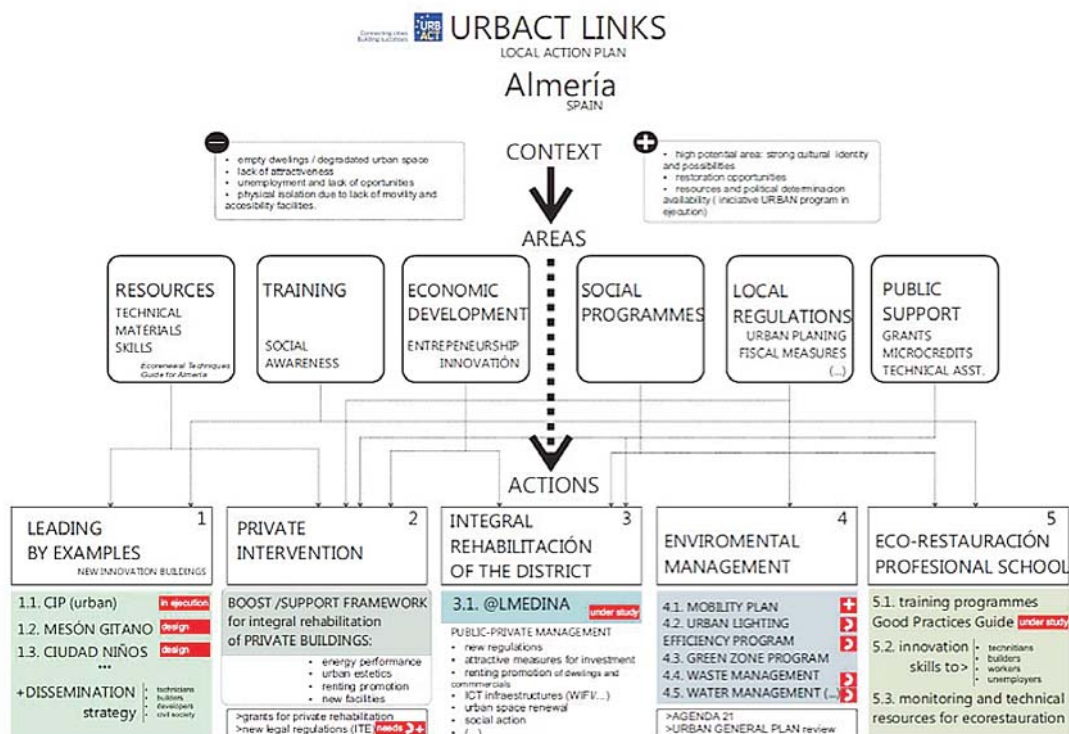
#### 5. Municipal regulation rule

- Planning and Environmental Programs
- Integral Rehabilitation of a district: @ lmedina
- Definition of a framework that could support and promotes environmental rehabilitation of private buildings

#### 6. Benefits

- Integral Rehabilitation of a district: @ lmedina
- Definition of a framework that could support and promotes environmental rehabilitation of private buildings

#### 7. Governance, Citizenship and Social Awareness



## Activities

### Eco-restoration MANUAL-GUIDE

In order to assist and facilitate the promotion, planning and management of eco-restoration interventions in the traditional architecture of Almería, both local authorities and all stakeholders in the rehabilitation process, we propose to set up tools in order to assist the implementation of the various stages of operation.

It is necessary to develop a manual of eco-restoration of buildings and to include into the content all the technical features, systems, and sustainable solutions and eco-materials which characterize traditional architecture and offer solutions for different types of intervention, etc.

Development of this manual-guide will be done through sessions of workshops, seminars and think-tanks formed by experts.



## The traditional Almeria housing

In the search for a constructive way for more sustainable bioclimatic model, which can help to decrease energy demand of buildings, we discover the case of traditional Almeria housing, which by itself represents a bioclimatic building model.

Preparation of Guide-Manual, in addition to studying the set of tools and intervention criteria listed above, will study a traditional Almeria architecture, as passive solar house model – typical for Mediterranean regions.

The study about the energy behavior of the traditional Almeria construction model will be carried out, in order to define it as a BIO-construction typical for geographic regions of the Mediterranean basin.

This analysis facilitates the recognition of mentioned Almeria housing as traditional heritage, which could foster and promote the rehabilitation and new construction under bioclimatic criteria.

## New Buildings samples

Aiming at promotion of eco-restoration for housing and in general - interventions that include both renewable energy and measures to contribute to energy efficiency for buildings and for actions on the territory, the municipality of Almeria will consider these criteria within own activities.

Therefore, the rehabilitation of the buildings included in the Urban Initiative and the municipality's own actions will be carried out basing on sustainable techniques, in order to raise awareness and encourage the private sector to use eco-restoration tools, and also increase demand for workers in a field of eco-restoration at the same time boosting the demand for eco-materials at the local level tackling the supply chain.

## Pilot projects

### Caves of “Mesón Gitano” and caves of “Campsa”

Represent a visible model of underground architecture common in countries with Mediterranean coast.

The caves “Mesón Gitano” that count with funding for eco-restoration through ERDF funds of the Urban Initiative show an example of eco-restoration for this type of architecture.

With this project municipality is seeking to explore the field of geothermal energy that will be a pioneer experience in the province.

Currently this project is on phase of public procurement being a part of global intervention: eco-restoration of the Caves, construction of new facilities (School of Crafts and eco-restoration), and restoration of the setting.

### The house of “González Montoya” and “Casa del Poeta”

These are two buildings in the historic centre of the city and in particular “Casa del Poeta” represents a traditional architecture model of Almeria.

The selection of these two building has considered the necessity to test the isolation models sustained by vertical gardens.

In order to undertake foreseen activities the research team specialized on hydroponics directed to agriculture will be involved, so that experience of this team will be a base to the implementation of the mentioned technique.

## Good practise case

The “House of Cinema” and “Casa de Los Puche”

This is a clear example of eco-restoration of traditional houses in Almeria and in both cases, the recovery of these buildings have received new utility functions: “House of Cinema” - cinema, and “Casa de Los Puche” – headquarter of a religious association.



## New municipal ordinances

Adaptation, establishment and modification of municipal ordinances :

- 1) Development of Regulatory Municipal Ordinances for Rehabilitation of traditional buildings with eco-restoration techniques
- 2) Development of Regulatory Municipal Ordinances for the Grants addressed to private rehabilitation initiatives (eco-restoration)
- 3) Development of Regulatory Municipal Ordinances for the benefits and grants addressed to the private initiatives of innovative character
- 4) Adaptation of the Regulatory Ordinance towards Technical Inspection of Buildings in order to include the certifications of the interventions and Reports on Building Preservation – Certification of the Interventions on Environmental Rehabilitation.

## Training

The project of Almeria municipality “Restauraempleo” under the program EUROEMPLEO (ESF funding and Andalusian Employment services) has helped to design the strategy for management of future School of Crafts and eco-restoration. This project analyzed the different models Restoration Schools.

Knowing the existing training needs in the area of eco-restoration and, on the other hand, the necessary requalification of unemployed workers from the construction sector, municipality suggests to the program that covers subjects related to the topic of eco-restoration so that it will allow to train workers in appropriate way in accordance with the market needs.

Restauraempleo (Euroempleo initiative, funded by the European Social Fund (80%) and the Andalusian Employment Service (20%)), has achieved to set up transnational network based on good practices exchange with the Almeria municipality in a field of rehabilitation and training technicians on eco-restoration subject.

## Eco-restoration benefits

In order to stimulate eco-restoration spread the following measures are foreseen:

1. Microcredit line addressed to SMEs and entrepreneurs
2. Grants for individuals addressed to private sector for rehabilitation techniques
3. Reduction of municipal taxes and fees for private actors who apply these sustainability measures.

## Establishment of a monitoring evaluation observatory for the lab implementation

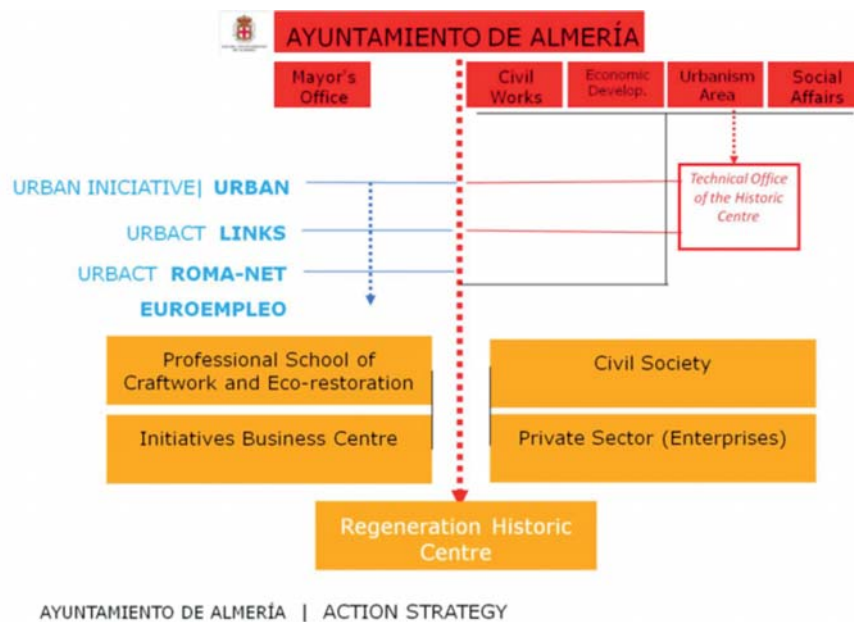
It is crucial to establish a team who will undertake activities of LAP evaluation and monitoring as well as system of indicators that will allow to control if the objectives foreseen are fully covered by activities and if they are fulfilled within the planned timeline, ensuring the sustainability of the project in a long-term perspective.

That's why local support Group will assume the responsibilities of evaluation and monitoring since this team is involved since the very beginning of the URBACT II LINKS project.

# PROJECT ORGANIZATION

The city of Almeria is carrying out 4 different European projects around the topic of sustainable regeneration of the historical city centre (2 URBACT Network, a major URBAN project and an initiative focused on employment called Euroempleo). The aim is to regenerate some strategic areas of the city centre, generate growth and jobs and become a point of reference for good practices in this field for cities in similar climate conditions.

The methodologies suggested to implement the URBACT work-programme have been pragmatically adapted at the local circumstances and objectives.



The LINKS ULSG has been involved in many initiatives and has drafted a number of actions for the LAP with an area based approach and the focus on specific target groups. In this case the LINKS Networks activity is a contribution to a very ambitious multiannual plan: refurbishment of Meson Gitano, establishment of a School for restoration professionals etc





## PILOT PROJECT : CREATION OF THE PROFESSIONAL SCHOOL OF CRAFTWORK AND ECO-RESTORATION IN THE MESON GITANO



### THE PROJECT :

This project consists on the creation of the Professional School of Craftwork and Eco-Restoration in the eco-restored Caves “Mesón Gitano”, sited in the foothills of LA ALCAZABA.

This is one of the local strategies for stimulate the construction sector, so susceptible to a global crisis.

*Integrated activity within the European Programme URBAN INITIATIVE-Project of Regeneration of Historic Centre-ERDF (2007-2013)*

### MAIN OBJECTIVES :

1. To Create the Professional School of Craftwork ad Eco-restoration.
2. To Develop the economic sector by stimulate the economic activity creating professional courses for unemployed people and not social integrated people of the Historical Center (mainly Roma population from La Chanca).
3. To train workers in the field of the eco-restoration
4. To assess professionals from the construction sector on the eco-restoration theme.
5. To identify the traditional, ecological and economical techniques on the eco-restoration of the historical and urbanistic heritage of Almeria.

### EXPECTED OUTPUTS :

1. creation of the Professional School of Craftwork and Eco-restoration

### IMPACTS :

1. To reduce the number of unemployed people and to train professionals on the eco-restoration theme.
2. To activate and stimulate the construction sector

### PARTNERS : City of Almeria. UE.

Integrated activity within the European Programme URBAN INITIATIVE-Project of Regeneration of Historic Centre-ERDF (2007-2013)

### Contacts for more information :

Mar GARCIA, City of Almeria [mgarcias@aytoalmeria.es](mailto:mgarcias@aytoalmeria.es)

#### AGENDA

**Jul 2007:** European Programme URBAN-Project of Regeneration of Historic Centre (ERDF)

**Jan 2010 :** Budget for the eco-restoration of the Caves Meson Gitano

**2010-2011 :** Design the strategy of the intervention

**2012 :** preparation of Terms of References (ToRs) for the public procurement

**2013 -2015 :** Eco-restoration of Cuevas del Mesón Gitano and Creation of the Professional School of the Craftwork and Eco-restoration







# ANDERLECHT (Belgium)

## MAIN OBJECTIVE :

To find a balance between heritage conservation, environmental protection and contemporary needs

## WHO'S WHO ?

	Historic centre	City
<b>Population (inhabitants)</b>	NA	99.000
<b>Area (hectares)</b>	NA ha	1 784 ha
<b>Key characteristics</b>	<ul style="list-style-type: none"><li>• south-west of Région de Bruxelles-Capitale</li><li>• de-industrialisation of this urban area with a migrant population of about 65%.</li></ul>	
<b>Main challenges</b>	<ul style="list-style-type: none"><li>• Historic centre recovering from 30 years decline</li><li>• Lack of affordable housing</li><li>• Need to improve the buildings' comfort &amp; energy performance</li></ul>	
<b>Project coordination team</b>		
Elected representative	M Eric Tomas, Mayor of Anderlecht M Fabrice Cumps, Vice-mayor of Finance, subsidy contract	
Project coordinator	M Davy Fiankan, Urban Renovation Office M Karim Boulmaiz, Head of Urban Renovation Office	



# NATURE OF THE PROBLEMS

Due to its urban evolution, the territory of Anderlecht seems very contrasted. Indeed, one can notice there a rural zone, a zone exclusively devoted to the sports activities and leisures, industrial parks, cities peripheral gardens workers, modern cities, wealthier residential zones, numerous parks, a historic centre and a dense urban area with a high level of poverty.

The municipality is structured by the historic centre, the district of Cureghem, the ring, the rural zone of Neerpede and by the canal. It is truly cut into two by the ring with the rural zone in the west and the urban zone in the east.

The type of protection rules depends on the heritage. It's managed by the regional state and can be subsidised until 80 %.

The characteristics of the population are closely related to the industrial development of the agglomeration and the municipality: a mainly worker and employee population ; a significant part of the population resulting from the large waves of immigration - socio-professional composition : mainly low qualified "workmen and employed" a level of studies level not very high, low tax income level.

The city has been struck by the disindustrialization and suffers from urban ruptures - railway line, strap of entry of highway, Canal. The old housing stock isn't in adequation with existing large families demand.

From an economic point of view, the past of Anderlecht is rather rich but, the economy being evolutionary, it since was blown down. Moreover, the zones of economic tertiary activities and distribution recently installed generate employment but primarily for skilled workers residing outside of the city. Nevertheless, the very good accessibility of the territory with a significant number of communication accesses shows the potential for great hopes of development. But we have difficulty to set up project and find private investments due to the insecurity.

## Physical

A real historic heritage housing (end of 19 and beginning of the 20 centuries )  
Art deco, Art nouveau.

An industrial heritage buildings or infrastructure as the "Abattoirs d'Anderlecht", "Ecole des veterinaries", "Prévoyance sociale"

Different kinds of urban ruptures : train, canal, region border, main road

## Social

Lack of affordable housing

Need to improve the buildings' confort & energy  
performance.

## Economic

Historic centre recovering from 30 years decline.

## Environmental

Pollution of the ground due to the industrial past. A lot of traffic due to two main roads crossing the municipality.

Historic center well connected by the public transport (Tram, subway, bus and train )..

## Organizational

Integrated urban development is to promote competitiveness and social inclusion, whilst improving both the built and the natural environment.

We use also the integrated approach for projects needing cooperation among departments. The municipality is fully responsible to decide the urban renovation of Anderlecht territory. There is no masterplan of the Brussels Region The region decides the area of the neighbourhood contract and the municipality will choose the sites to realize the renovation. The contract will be set up and developed by the municipality after the approval of the Region.

## ANDERLECHT'SWOT

### Strengths

- Multicultural area
- Equipments for children: education, leisure,
- The participation House
- Characteristic historical houses
- Ambiance: Urban and green areas:
- Part of brussels Region « capital of Europe »

### Weaknesses

- Poverty
- Housing quality
- Traffic
- Criminality

### Opportunities

- Urban renewal programs
- City marketing for a identification with the city
- Citizens participation to create social networks

### Threats

- Further abandonment è empty houses
- Speculation
- All the middle class people leaving the city
- Less funding for new public projet

## Strenghts



Multicultural area



Equipments for the citizens: education, leisure

## Weaknesses



Housing quality



Traffic

## Opportunities



Citizens participation to create social networks



Urban renewal programs

## Threats



Further abandonment



Speculation

## CREDO OF THE LOCAL ACTION PLAN

The eco-restoration of the Veterinary school (administrative building) is the base of the LAP of Anderlecht. However, in order to avoid duplication and to create synergies, the Anderlecht LINKS LAP is strongly connected to the Local Agenda 21, Sustainable Neighborhood Contracts "Canal-Midi" and Scheut and activities of ULSG's members. Indeed, these three programmes are highly supported by the Municipal council, are operational programmes and share the same views with the Links project (revitalize the city in a sustainable way, create employments, increase public awareness, working with the participation of inhabitants,...). As for the activities of ULSG's linked to the Links project, there is no need to duplicate what is already existing but highlight them, support them and create synergies between them. All these will strengthen the LAP.

## THE ACTION PLAN

As most of the projects, the Links project, in Anderlecht, has evolved with time passing and with the opportunities and obstacles. These evolutions can be summarized by two phases during the project :

- The first phase of the project took place from June 2010 to December 2011. In this phase the Links project was based only on the eco-restoration of the Veterinary school (administrative building) and has a "restricted ULSG". This ULSG was constituted by experts (architects of the project, managers of the project from the municipality, representatives of the Directorate of Monuments and Sites, environmental advisor...) all working together on the rehabilitation project. During this period of time the participation process was indirect, through, the participation process of the local Agenda 21 and the Sustainable Neighborhood Contract "Canal-Midi".

Indeed, the starting point of the Anderlecht's approach is to avoid the frustrating experience of make people dream and then lose projects because of lack of funding or for administrative reasons. Establishing an action plan within a participated working platform is nice, but may generate great frustration if it is not followed by implementation. In the present case, uncertainties were highly present for the implementation. Actually, the "restricted ULSG" couldn't come to an agreement on the rehabilitation project. The project had been put on hold



almost for one year, because the project wasn't approved by the Royal Commission on Monument and Sites (member of the ULSG). The commission expressed her worries about the impact of the planned internal insulation on the historical façades. In order to find a solution, several studies had been conducted on the existing façades and on hygro-thermal simulation of the planned internal insulation.

- The second phase of the project took place since January 2011 and is still running. In this phase, several outcomes happened and made the project evolve, especially the LAP and the composition of the ULSG. First of all, the studies conducted on the existing façades allowed to find a reassuring answer for the commission making a low energy building possible, without increasing the risks for the existing building. The "restricted ULSG" agreed on this solution and the sky above the rehabilitation project became clearer.



*Illustration 4: Illustrations of the ULSG members' activities - On the left: Samenlevingsopbouw in the Housing Shop with inhabitant - in the middle: Casablanca having a stand in the 2d "Parcours logement, isolation et renovation de Cureghem" - On the right: Samenlevingsopbouw working on roof insulation with an inhabitant.*

At the same time several projects started (Housing shop by Samenlevingsopbouw, Sustainable Neighborhood Contract Scheut, Greenov, Serpente...), others projects moved forward (Sustainable Neighborhood Contract "Canal-Midi", Agenda 21,...), people were contacted and met (Cluster Eco-build, Centre Urbain, Casablanca,...) and an event about housing, insulation and renovation took place twice in Cureghem. All these outcomes offered great opportunities to enlarge the ULSG and to strengthen the LAP through synergies.



*Illustration 5 : Illustrations of the ULSG members' activities during the first "Parcours du logement, de l'isolation et de la rénovation de Cureghem" - On the left: Centre de rénovation urbaine d'Anderlecht having a stand in the event - in the middle Periferia (charged to the participation process in the Sustainable Neighborhood contract "Canal-Midi") sharing lunch with inhabitants - On the right: "Service de la prévention d'Anderlecht" having fun with children with a game on energy saving.*



**The LAP is constituted of 3 groups of actions :**

- The first group is linked to the realization of the eco-restoration of the Veterinary school (administrative building). The city considers these actions as the base of the others. Indeed, if the city wants to use this project as a case study and as a lighthouse for eco-restoration, the realization is the first step. The actions concerned are 1 and 2. These actions will be supported by the Anderlecht administration.
- The second group is linked to the increasing of awareness and the training of inhabitants, professionals and public institutions about eco-renovation in general and about eco-restoration in particular. The city wants to use the rehabilitation project as a hook to involve residents, associations and craftsmen in this process by sensitizing them to the principles of eco-renovation and ecological isolation through briefings and site visits. The actions of this group are 3, 4, 5, 6, 7 et 8. These actions will need the support of the ULSG members in order to materialize it. However it's obvious that the Anderlecht administration should play the engine of these actions in order to meet the expectations.
- The third group is linked to the increasing of the technical knowledge and the consideration about eco-restoration in Brussels. The city wants to use the rehabilitation experience as a case study to improve the technical knowledge about eco-restoration. The actions of this group are 9, 10, 11, 12 and 13. The municipality can play its role in these actions but will need the help of the ULSG members but also from others partners. These are ambitious actions but also the most uncertain.

**Following the list of our actions :**

- Action 1 : Restoration of facades and roofs of the Veterinary school (administrative building)
- Action 2 : Eco-restoration of the Veterinary school (administrative building) to the standard low-energy , including a host place for developing companies, and a conference-exhibition center
- Action 3 : Awareness of residents to the principles of eco-renovation and ecological isolation through informative panels, meetings, project presentation and site visits
- Action 4 : Assist private owners in their approaches to eco-restoration
- Action 5 : Public awareness of rational use of energy
- Action 6 : Implementation of a pilot project for sorting and recycling of construction wastes
- Action 7 : Event organization on renovation, housing and eco-restoration
- Action 8 : Support the creation of green building training (Isolation roofs with eco-materials)
- Action 9 : Support the discussion about green heritage building in higher administration
- Action 10 : Create a local network about "Green Heritage Building"
- Action 11 : Organize sites visits between the network members
- Action 12 : Monitor Heritage building eco-restored
- Action 13 : Create a book about recommendations and good practices in eco-restoration project

# PARTNERSHIP

## Who are the members of the local LINKS group (ULSG : URBACT Local Support Group) ?

### **The ULSG is now constituted of actors from :**

- Public sector (Municipality of Anderlecht (several services), CRMS, IBGE, ABE, Centre Urbain...)
- Private sector (Cluster Eco-Build, Reconfort+,Arter, Hasa, Blancquaert -Dekezer,...)
- NGO's (Casablanca, Samenlevingsopbouw, Centre de rénovation Urbaine d'Anderlecht)
- Inhabitants through the participation process of the Agenda 21 and the Sustainable Neighborhood contracts "Canal-midi" and Scheut.
- Guy Van Beeck , Anderlecht Municipality-Architect, neighbourhoods contracts
- Jean Verhulst, Anderlecht Municipality-Head of the Administration
- Kurt De Durpel, Anderlecht Municipality Public technical services
- Patrice Demol, Anderlecht Municipality Urban development
- Renilda Van Ioo, Anderlecht Municipality Association life department
- Idalie Devriendt, Anderlecht Municipality Infrastructure department
- Serge Vandenberghe, Anderlecht Municipality- Environment services
- Christophe Bourgois, Anderlecht Municipality-Coordinator Agenda 21
- Marc Decree, Anderlecht Municipality Head of culture
- Frederic Leroy, Anderlecht Municipality - Monuments & site
- Karim Boulmaiz, Anderlecht Municipality - Urban Renovation
- Erica HOUTREILLE, Centre de rénovation urbaine d'Anderlecht ,Architect
- Florence Colard, Anderlecht Municipality- Communication and participation
- Lionel Pierre-Louis, Cluster Eco-build - Coordinator
- Pierre Soumesteyns, Casablanca Instructor
- Correntin Lefevre, ABE Greenov project
- Bart Blancquaert, Hasa Architect
- Johan Vandessel, Arter Architect
- Viktoria Diyakova, Reconfort+ Finance manager
- Pierre Sabot, Anderlecht Municipality- Urban Renovation
- Manu Aerden Samenlevingsopbouw Brussels Coordinator
- Ozcan Valtanzar, Samenlevingsopbouw Brussels Animator
- Nathalie Buken, Anderlecht Municipality - Finances
- Yanitza. Grantcharska, Urban Center SERPENTE project
- Davy Fiankan, Anderlecht Municipality - Urban Renovation

## Lessons learned from the U.L.S.G. process : Fundings first

Starting point of Anderlecht municipality's approach is to avoid the frustrating experience of making people dream and then losing projects because of lack of funding. Establishing an action plan within a participated working platform is nice, but may generate great frustration if it is not followed by implementation. To avoid this risk the municipality is trying to monitor various sources of available funding schemes and to establish participated regeneration processes on this basis. In order to do so a new and positive relationship has been established with Region Brussels (MA).

With specific regard to the LINKS Network, the concrete focus of the ULSG and LAP activities is the refurbishment of Ecole Veterinaire. A very challenging objective that has encountered new obstacles during the LINKS lifecycle. Infact a good solution that has been agreed within the ULSG has been rejected by an institutional body, although it was represented in the ULSG itself. In this case the decision was taken by the Royal Commission of Heritage and reflects the difficulty of achieving a common view when it comes to concrete decisions about the eco-restoration of historical buildings.

The ULSG of Anderlecht is positively connected to other consultation and policy making groups recognised by the municipality (a.o. Agenda 21) with which it shares the same views, in order to avoid duplication. It counts 15.20 people from all 7 departments of the municipality, the MA, representatives of other EU funded projects, Associations of Citizens and other relevant stakeholders. At the present stage it has launched the pilot action of the Promenades, a way to communicate the value of the heritage in the city to the population in a very informal way, reaching out to people that would not accept invitation in an institutional frame.

Considering that residential use is the greatest part of the urban fabric and that most of refurbishment and energy upgrade works are carried out by the owners/occupiers of flats, the aim is to make eco-restoration a realistic thing for all. Bringing eco-restoration materials and techniques to the simple citizens, the target group which is mostly in need of motivation, information and specific support. Complementary to this activity is the preparation of an efficient waste management scheme (for building waste) and financial engineering to achieve mix financing of regeneration initiatives.



# PILOT PROJECT : ECO-RESTORATION FROM 'THE ADMINISTRATIVE BUILDING OF THE VETERINARY SCHOOL'

## THE PROJECT :

The former administrative building of the Veterinary School, property of the city of Anderlecht since 2003, is a listed building dating from the beginning of the 20th century. This building is of great architectural and urban interest. The city of Anderlecht wants to redevelop it as a “business hotel”, to support the development of local economic initiatives, as well as a conference center with exhibition space.

## Challenges

In order to preserve the listed building, to revitalize it and to redevelop local economy in this neighborhood, new functions and users have to be found. Furthermore the building has to be retrofitted to meet modern comfort needs. The project wants to show that it's possible to combine high level energy performance of the building, preservation of the historic value, economical development and an increase of public awareness for eco-restoration (construction waste management, construction site visits,...).

## The Context

When the University of Liège, owner of the Veterinary School, left the site and moved to the Sart-Tilman (Liège) in 1991 several projects were considered for the re-use of the site as a whole. Finally, the Anderlecht administration bought the administrative building, at the front of the street and the rest of the school was sold to private investors who developed loft projects. In order to find subsidies to rehabilitate the building and redevelop local economy the project of business hotel and conference center was born and presented to the ERDF (European Regional Development Fund).

## MAIN OBJECTIVES

- 1) Renovating the building to a low energy level, preparing it for its new functions
- 2) Restoration of the roof and the façades
- 3) Construction waste management
- 4) Increasing public awareness about eco-restoration
- 5) Fostering new economic activities



## Innovation

The project shows that economic projects can emerge from the re-use of an listed building. Modernization of the building with a respect of the historic patterns, energy consumption reduction, construction waste management and progression are not limited to an expressive futuristic design but can be developed within the existing structure.

## Expected Results :

- Having an exemplary project showing eco-renovation possibilities of eco-renovation of a national listed building.
- Improving the local economy.
- Increase awareness and knowledge about eco-restoration.
- Stimulate eco-restoration in Anderlecht and more widely in Brussels-Capital Region.

## STAKEHOLDERS

- The city of Anderlecht, ERDF, Regional Directorate of Monuments and Sites

## Team for the project :

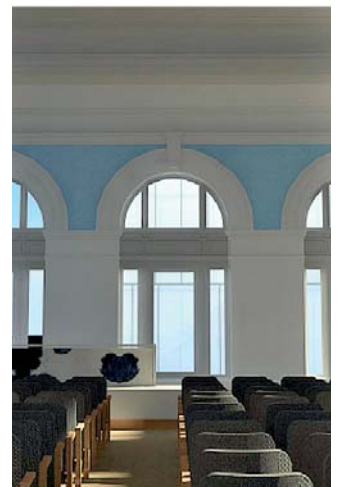
- Redevelopment: SDRB, ABV Factory, Euclides Center and Anderlecht administration.
- Internal Refurbishment: TV HASA-Blancquaert|Dekeyser architecten (Intern renovation), Daidalos-Peutz (Building Physics), BSTK (Struct. Eng.), AA&O (Tech. Eng.)
- External restauration architect: Arter
- Hygrothermic analysis historic façades: KIK-IRPA
- Waste management: ROTOR
- Advise and permits: City of Anderlecht, Regional Directorate of Monuments and Sites,

## Financing

- The project is developed with the financial support of EU funds "ERDF" and the Regional Directorate of Monuments and Sites (Ministry of the Brussels-Capital). The ERDF finances the renovation on the inside in order to reach a low energy level and create a Business Hotel. The Regional Directorate of Monuments and Sites finances the restoration of the outside (façades and roofs).

### AGENDA

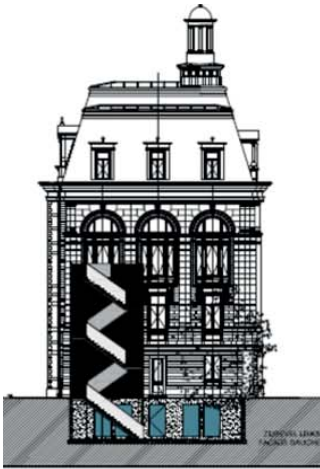
- Obj 1 : June 2013- December 2014
- Obj 2 : June 2013- December 2014
- Obj 3 : November 2012 December 2014.
- Obj 4 : June 2013 and further on
- Obj.5 : December 2015 and further on



# IMMEDIATE AND LASTING RESULTS

## Overall impact

So far the eco-restoration hasn't started yet, but the project drew the attention of specialist in Brussels. In addition to that the Links project added new objectives to the project. For example, the site visits planned during the field work and the exemplary waste management project. This waste management project started in November 2012 with the visit of ROTOR (NGO specialized in reuse and recycling materials from construction works) on the site. ROTOR made an analysis of the possibilities to reuse and recycle materials coming from the demolition and refurbishment works on the building and the chain of reusing materials. RetriMeuse SCRL, will empty the building in December 2012 - January 2013 and separate the reusable materials from the recyclable and the hazardous waste. This society works in socio- professional way and will be the second step to the waste management project. The eco-restoration works should start in June 2013 and finish in December 2014. We hope that these works will help to increase awareness about eco-restoration through the site visits.



## Beneficiaries

The beneficiaries are not yet known because the economic program of the project is not yet completely defined. However, the beneficiaries will be the local economy and the inhabitants of the neighborhood. Indeed, the conference center and the restaurant will be open to the inhabitants.

## Concrete results

First of all, it is nice to see that the ERDF and the Regional Directorate of Monuments and Sites decided to award subsidies for the project.

Secondly, it is quite positive that the project is moving forward again since September 2012, considering the fact that the rehabilitation project had been put on hold almost for one year, because the project wasn't approved by the Royal Commission on Monument and Sites. The commission expressed her worries about the impact of the planned internal insulation on the historical façades. Further analysis of the existing façades and hygro-thermic simulations of the planned internal insulation provided a durable solution, making a low energy building possible, without increasing the risks for the existing building.

## Impacts of governance

The eco-restoration of the Veterinary School will allow to create a link between the neighborhood and the private part of the Veterinary School. The Conference center will be open to inhabitants. Inhabitants will be involved in the definition of the program for the conference center.

The rehabilitation of the building will allow inhabitants to discover an emblematic monument of their city. In addition to that, the site visits will also allow to give advice and increase public awareness about eco-renovation in general.



# LESSONS TO BE LEARNT

## Obstacles, bottlenecks

Being subsidized by the ERDF and Regional Directorate of Monuments and Sites made the project feasible. However, being subsidized means also having a tight schedule to succeed. Unfortunately, when it comes to listed buildings and the fact that a bad choice can destroy it for ever make things more complicated and more time-consuming. Furthermore, present knowledge and case studies on "Green heritage buildings" are very rare and it hasn't been easy to provide to the CRMS a reassuring answer.

Because the conference centre is situated on the second floor, additional emergency stairs were needed. To avoid damage on the inside of the building, two emergency staircases will be erected next to the building. Since the municipality doesn't own the adjacent plots of land, these plots had to be acquired from the private owners of the rest of the old Veterinary site. Needless to say, this formed a second obstacle for the project.

## Success factors

Three success factors can be highlighted :

- 1) the patience and the discussion process between all the stakeholders until a consensus was reached.
- 2) the research for innovative solutions.
- 3) The Links network wich has generated higher goals (construction waste management, site visits,...) in the eco-restoration of the Administrative building, provided useful technical information and gave the opportunity to meet experts and exchange experiences.

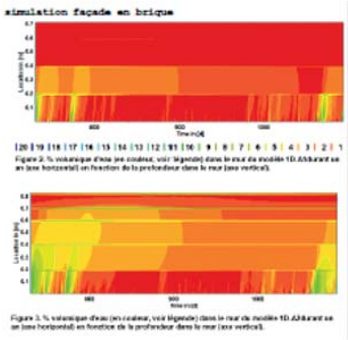
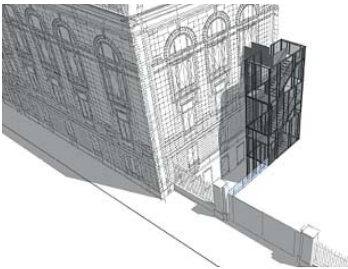


Figure 3. % volumétrique d'air (en couleur, voir légende) dans le mur de maçonnerie d'habitat en an (axe horizontal) en fonction de la profondeur dans le mur (axe vertical).

Tableau 1. Paramètres techniques et thermiques des matériaux.

	matériau (N, ref.)	densité (kg/m³)	conductivité thermique (W/m.K)	coefficient d'absorption (kg/m³.K)	coefficient d'émission (kg/m³.K)	coefficient d'absorption (kg/m³.K)	coefficient d'émission (kg/m³.K)
plâtre d'enduit	11	1200	0,10	0,10	0,10	0,10	0,10
brique	21	1800	0,10	0,10	0,10	0,10	0,10
isolant de polystyrène	26	1050	0,035	0,035	0,035	0,035	0,035
isolant de laine minérale	27	1200	0,040	0,040	0,040	0,040	0,040
isolant de laine minérale	28	1200	0,040	0,040	0,040	0,040	0,040
isolant de laine minérale	29	1200	0,040	0,040	0,040	0,040	0,040
isolant de laine minérale	30	1200	0,040	0,040	0,040	0,040	0,040
isolant de laine minérale	31	1200	0,040	0,040	0,040	0,040	0,040
isolant de laine minérale	32	1200	0,040	0,040	0,040	0,040	0,040
isolant de laine minérale	33	1200	0,040	0,040	0,040	0,040	0,040
isolant de laine minérale	34	1200	0,040	0,040	0,040	0,040	0,040
isolant de laine minérale	35	1200	0,040	0,040	0,040	0,040	0,040
isolant de laine minérale	36	1200	0,040	0,040	0,040	0,040	0,040
isolant de laine minérale	37	1200	0,040	0,040	0,040	0,040	0,040
isolant de laine minérale	38	1200	0,040	0,040	0,040	0,040	0,040
isolant de laine minérale	39	1200	0,040	0,040	0,040	0,040	0,040
isolant de laine minérale	40	1200	0,040	0,040	0,040	0,040	0,040

Légende:  
isolant  
isolant de laine minérale  
isolant de laine minérale  
isolant de laine minérale  
isolant de laine minérale

# INFORMATION SOURCES

## Contacts for more information

- Karim Boulaz - project manager  
Anderlecht Administration  
0032 558 09 26  
kboulmaiz@anderlecht.irisnet.be
- Bart Blancquaert - Architect for the Internal renovation  
TV HASA - blancquaert|de keyser architecten
- Johan Van Dessel and Johan Bellaert  
Architects for the Exterior restoration- Arter









# BRASOV (Romania)

## MAIN OBJECTIVE

To find a balance between heritage conservation, environmental protection and contemporary needs

## WHO'S WHO ?

	Historic centre	City
<b>Population (inhabitants)</b>	30 000	278.000
<b>Area (hectares)</b>	355 ha	11.056 ha
<b>Key characteristics</b>	A flourishing economy and growing city ("on the move") Highly appreciated Cultural Tourism Destination	
<b>Main challenges</b>	Historic centre population often ageing and low income, unable to restore their dwellings Need to rehabilitate/improve the old buildings and some public spaces and streets Municipality is not allowed to finance the restoration of privately owned buildings Need to convince inhabitants to use public transports (to reduce noise and pollution)	
<b>Project coordination team</b>		
Elected representative	Kraila Vasile President of the planning committee Municipal Council	
Project coordinator	Carmen Nechifor Programmes Manager – AMB Brasov Metropolitan Agency for sustainable development	

# NATURE OF THE PROBLEMS



Spread on approximately 55 Hectares, the historic centre of the city overlaps almost completely the area delimited by the medieval fortifications (some parts of which still exist today). Also there are other parts of the city with historic buildings (that adjoins this area), the core of the city remained always only the “intra muros” and because of its functional, architectural and cultural complexities

During the 20th century, the image of this area did not suffer major changes, although it is worth mentioning, that interior spaces of the buildings did changed radically because of the forced urbanization of the communist era (most of the buildings were split in multiple small apartments to house as many families as possible). Today, except for a few buildings, the built environment is the same as one hundred years ago. The condition of these buildings is sometimes not so good, the interventions of the last decades (the new interior partitions, the inadequate refurbishments and lately, the (mostly illegal) thermal rehabilitation of the buildings) had a rather destroying effect on them.



## Physical

The most important challenge concerning the historic centre would be the rehabilitation of the old buildings and of some public spaces. The rehabilitation of the streets is partially made.

## Social

During the communist period, many people moved in the old houses of the historic centre. Now they are old, they have low level of incomes, therefore they are not able to rehabilitate the respective buildings. The majority of houses given back to their owners are in good state as well as the majority of the buildings having stores at the ground floor.

## Economic

The historic centre has its own dynamics, there are mostly hotels, restaurants, cafes, pizzerias but also different stores: clothing, souvenirs, etc. This is a really vivid area. The area is well equipped for leisure activities but there are not enough stores for the inhabitants.

## Environmental

The environmental stake in the historic centre is to improve energy efficiency and comfort in the old buildings, without introducing construction materials, or techniques, incompatible with the intrinsic qualities.

## Organizational

For the rehabilitation of the historic centre the political willingness does exist but there are important barriers to overcome (i.e. the municipality is not allowed to support costs for private buildings, not even for the facades). On the other side, historic buildings in the city belong (to be managed), some of them to the municipality, others to the Braşov County Council.

In 2010 the Municipality intends to rehabilitate some squares and other public spaces.

This is valid also for the historic centre.

The only regulatory document that establishes what's and how's of the possible interventions in this area is the local Urban Zoning Plan. This document describes the means of proper interventions, the legal steps to be made in the course of a rehabilitation project and the permitted use of construction materials. Though it is a regulatory act, the information provided are mostly informative. Precise regulations regarding construction techniques, built heritage preservations aspects are not included. These issues remain at the discretion of the local Cultural Heritage Committee, one of the few control bodies that supervises all the interventions from the historic centre. But, due to lack of human resources and of a proper sanctioning system, the power of this Committee is quite weak.

# BRASOV'SWOT

## Strengths

- Attractiveness of the historic centre
- Schools and university à young people
- Well kept character of the historic houses
- Preferred location for cultural events

## Weaknesses

- Lack of cultural establishments
- Housing quality: small and badly equipped
- Problems with implementation of the local historic heritage protection regulations and laws.
- Because of the great number of cars in the centre there are very few pedestrian areas
- Many buildings have more than one owners

## Opportunities

- Funding for urban development
- Brasov – Growth Pole (investments in urban infrastructure, safety measures ,etc.)
- The cities general image
- Local events that try to promote built heritage

## Threats

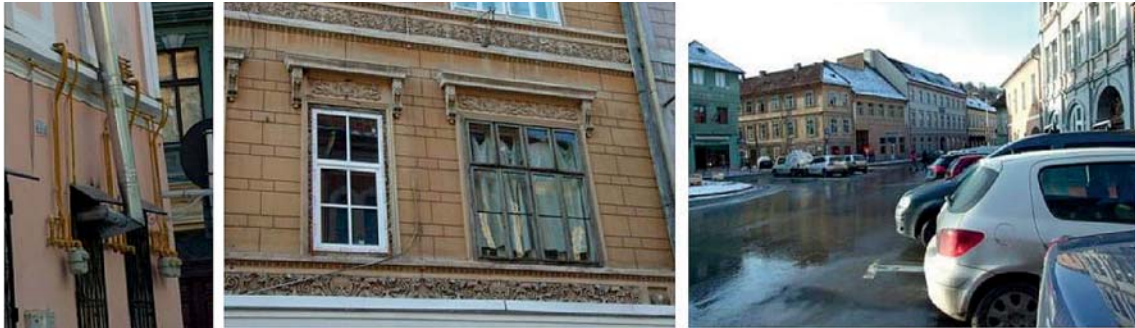
- Lack of policy for integrated urban planning
- Degradation and destruction of the buildings because of the lack of involvement
- Funding problems
- The faulty management of the interventions in the city centre
- Issues with understanding and respect for the value of the historic centre / the built heritage

## Strenghts



Schools and university à young people.  
 Preferred location for cultural events.

## Weaknesses



The houses/apartments are not properly equipped (utilities) and some are too small. Because of the great number of cars in the centre there are very few pedestrian areas.

## Opportunities



Investments in urban infrastructure, safety measures, etc.

## Threats



Degradation and destruction of the buildings because of the lack of involvement – including the qualities of housing.



# CREDO of the Local Action Plan

The Overall objective is to achieving a balance between the requirements of regulation for heritage conservation, environmental protection and contemporary housing needs.

Based on the analysis of the local situation and on the exchange of information between different parties involved, it has been pointed out the most important issues that need to be tackled in a public strategy regarding the sustainable restoration of Brasov historic centre: creating technical and legislative support to implement a strategy for eco-restoration and improvement of the living quality in the historical centre.

The overall aim of the LAP is to improve the legal and technical framework for eco-restoration in the historical city centre, providing the right framework to define compatible materials, technical standards and administrative procedures. Further objectives are to establish a dedicated office for technical assistance for citizens and include eco-restoration procedures in the local urban development plan.

Another important goal of the Local Action Plan is to developed programs and actions to improve the quality of urban planning and fights against urban dislocation of public spaces or built heritage.

Today's challenge in urban renovation is, in Rumania more than in other European countries, to do more with less local funding. There is a need for innovative and cost efficient urban development strategies. Mix funding is an opportunity to set up innovative project such as eco renovation or eco - restoration that has been widely discussed in previous workshops of the LINKS Network and that Brasov is very interested to learn more and more about.

## a. Technical

Creation/ existence in the future of a theoretical framework to be followed in the rehabilitation process of the historical buildings that must reflect the concept of eco-restoration.

- Compiling a set of principles for the development of the historical centre (agreed functions, building techniques and materials mobility, public space, promoting design competitions, etc.)
- Implement and respect of proper local regulations (proper use of existing regulations, further development of new, more complex ones and to manage and implement them in field)
- Preparation of a guidance manual and best practices

Brasov Metropolitan Agency in collaboration with the Local Support Group has produce guidance and has showed them in the public consultation event with the people living in the historical buildings form the historical centre of Brasov. This initiative should be an example for the public authorities and that they will continue this initiative for the peoples benefit.

## b. Assistance

Transmission of the information and of the know-how from the eco-restoration field to the stakeholders.

- To establish a technical and legislative assistance office for the historical building owners that want to rehabilitate their buildings
- To create training opportunities for designers and constructors
- To set up a good practice ( examples financed by the municipality)
- To set up a virtual platform for presenting, promoting and to support eco-restoration

## c. Improving the quality standard of living in the historic centre

- The strategies regarding the city development and the strategies for the Metropolitan Area to be completed with aspects regarding the quality standard of living
- The support of the joint working group (local support group) activities in the future, their involvement in developing and improving strategies for urban development

## THE ACTION PLAN

**Technical :** Creation/existence in the future of a theoretical framework to be follow in the rehabilitation process of the historical buildings, that must to reflect the concept of eco-restoration

Action a.1	Term	Responsible	Resources	Outcome
Compiling a set of principles for the development of the historical center (agreed functions, building techniques and materials mobility, public space, promoting, design competitions, etc.)	2013-2015	Public administration	Human	A coherent set of principles
Impact : A clear set of principles to be followed for the public administration and inhabitants.				

Action a.2	Term	Responsible	Resources	Outcome
Preparation of a guidance manual and best practices	2015	PManaging authority and public administration Regulatory institutes Technical advisor institutes	The guidance and examples from local good examples and from others countries	Guidance manual
Impact : A clear guidance manual with unit regulations				

Action a.3	Term	Responsible	Resources	Outcome
Implement and respect of proper local regulations	2013-2015	Public administration Local regulatory institutes	Human	An administrative structure that oversees the correct implementation of the existing regulations
Impact: Less illegal or inadequate interventions in the built environment.				

**Assistance :** Transmission of the information and of the know-how from the eco-restoration field to stakeholders

Action b.1	Term	Responsible	Resources	Outcome
To establish a technical and legislative assistance office for the historical building owners that want to rehabilitate their buildings	2015	Public administration	Financial, material and human	A technical and legislative assistance office

Impact : Help for the inhabitants from the historical centre

Action b.2	Term	Responsible	Resources	Outcome
To create training opportunities for designers and constructors	2013-2015	Specialized institutions together with the public administration	Financial and human	Specialized training courses

Impact : Strengthening the professional capacity

Action b.3	Term	Responsible	Resources	Outcome
To set up a good practice ( examples financed by the municipality)	2015	Municipality	Financial	More buildings restored

Impact : Increasing the awareness of the inhabitants by providing concrete solutions

Action b.4	Term	Responsible	Resources	Outcome
To set up of a virtual platform for presenting, promoting and to support eco-restoration	2013-2015	Specialized personnel from the city hall and different collaborations with others specialized institutions	Financial and human	A virtual platform

Impact : Easy access to informations

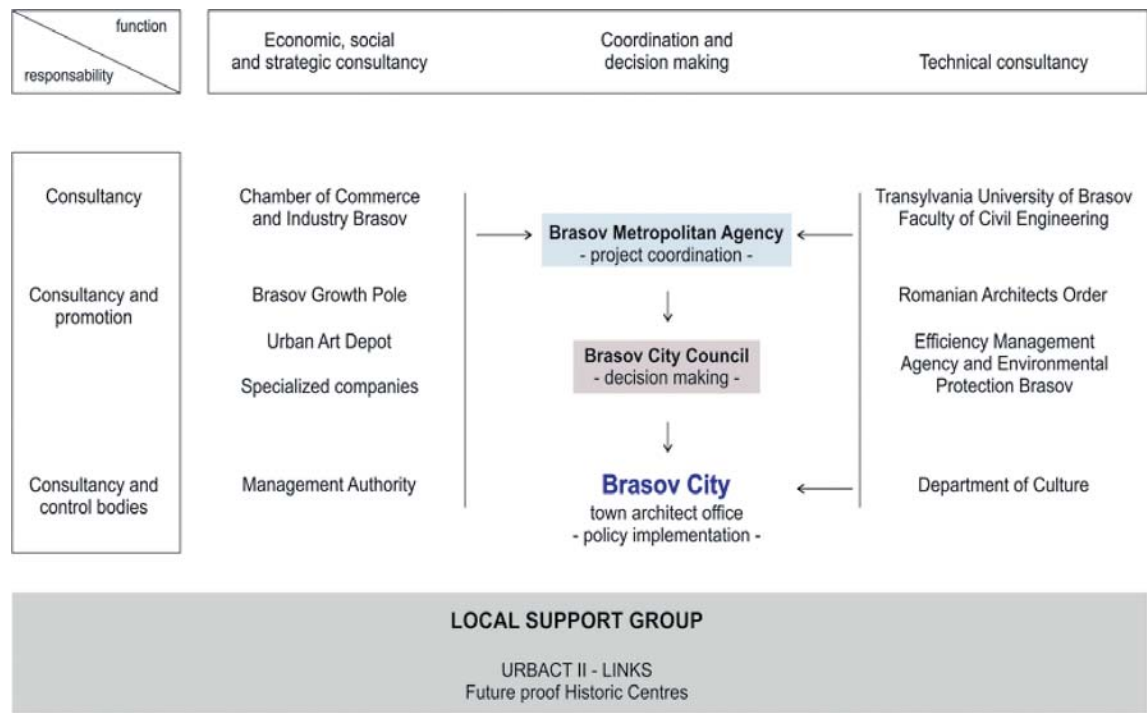
Improving the quality standard of living in the historic centre

Action c.1	Term	Responsible	Resources	Outcome
The strategies regarding the city development and the strategies for the Metropolitan Area to be completed with aspects regarding the quality standard of living	2015	Public administration, managing authority	Financial and human	Improved strategies for urban development
Impact : Encourage the participatory process, collaboration between different institutes				

PARTNERSHIP

Who are the members of the local LINKS group (ULSG : URBACT Local Support Group) ?

Presentation and the functional diagram of the Local Support Group :



## Composition :

- I. **Brasov Metropolitan Agency**  
Role : coordinating, promoting
- II. **Brasov City**  
Role : beneficiary, promotion through its services  
Service authorization - Check the laws, regulations implementing  
Chief Architect - strategy implementation  
Department of Foreign Relations - promotion
- III. **Brasov City Council**  
Role : mediation with local council
- IV. **Romanian Architects Order**  
Role : technical consultant
- V. **Department of Culture Brasov**  
Role : technical consultant
- VI. **Efficiency Management Agency and Environmental Protection Brasov**  
Role : technical consultant
- VII. **Urban art depot**  
Role : promotion
- VIII. **Growth Pole Brasov**  
Role : consultation
- IX. **Transylvania University of Brasov - Faculty of Civil Engineering**  
Role : technical consultant
- X. **Chamber of Commerce and Industry Brasov**  
Role : consultant
- XI. **Management Authority**  
Role : consultation
- XII. **Specialized companies**  
Role : consultation



# Lessons learned from the U.L.S.G. process : Looking for a strong framework

As a basis for all activities in the framework of LINKS a statistic survey has been launched to monitor the conditions of historical city center of Brasov, its population and economic activities. At the same time information has been carried out to a wider audience about the LINKS Network and its activities.

The composition of ULSG includes public authorities, Energy and Environment Agency, Heritage Architects' Chamber, the Transylvania University of Brasov - Faculty of Civil Engineering, a private construction company and also an art collective that has organised the Fatzada Street Project.

The Brasov Metropolitan Agency has organised a public consultation to advise the residents of the city centre on how to rehabilitate their homes and improve energy efficiency.



## Public consultation :

Brasov Metropolitan Agency has made a public consultation with the residents of the historic centre of Brasov. There were 30 persons present. Brasov Metropolitan Agency team has given them a guide with rules of the houses and a questionnaire to complete



## Fatzada Street Fest

In every year Brasov Metropolitan Agency is partner on Fatzada Street Fest project, a socio-cultural project of awareness and involvement on the restoration of the historic event of 3 days.



## European Heritage Days

In every year Metropolitan Agency was partner on European Heritage Days, where the team of Brasov Metropolitan Agency makes projections of best practices in the historical area of Brasov.





# PILOT PROJECT : REHABILITATION OF THE ADMINISTRATION OFFICES OF THE BRASOV EVANGELICAL CHURCH

## THE PROJECT :

Design : Exhibit  
(arch. Johannes Bertlef / arch. Dragos Oprea)  
Client : The Lutheran Church, Brasov  
Date : 2006 - 2011

In the proximity of the famous Black Church, the building is positioned on a corner site with one façade opening towards the churches court, the other one towards the town hall square. First documented in 1512 (as the first pharmacy on the town), the building passed through subsequent owners and also changes.

## Challenges

The buildings last major transformation (giving the structure as it is seen today) dates back to the end of the 19th century. After being used for multiple purposes, the owner, the Lutheran Church decided to move their offices in the building and for this reason a major restoration process started.

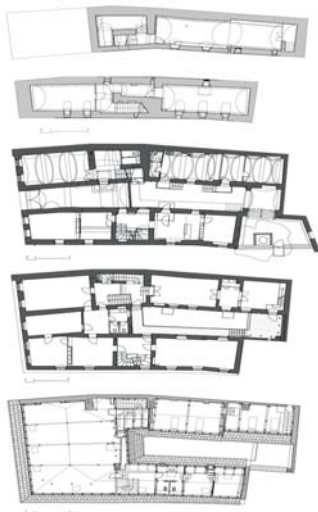
## The Context

During the construction works the historic structure of the building was restored using traditional materials and techniques. But for proper comfort and for energy efficiency reasons new, contemporary materials (high quality thermal insulation for the roof, thermal resistant windows integrated in the old carpentry elements etc.) were included also without destroying the original look and character of the building.

Today, the building stands a great example of the combination proper historic monument rehabilitation techniques and the eco awareness of the users and designers.

## MAIN OBJECTIVES :

1. Have been removed all parasitical extensions and divisions.
2. Valuable architectural elements have been restored and enhanced.
3. The implementation of contemporary energy saving improvements.
4. The design was largely in agreement with the findings shipyard site and the existing house cues. Although the building was put into operation proves to be the kind of work life that never ends, every corner giving the opportunity to be filled with detail.



## Innovation

The project advocates that innovative buildings can emerge from the re-use of an historic building.

Supplements and inserts were designed to be recognizable as contemporary elements added to the old building.

Regarding the carpentry, it respects the rules of composition profiles of existing elements, but are painted in neutral colors, gray, white. The stairs made of metal or masonry are plastered, painted white. In spaces where new partitions were needed (functional reasons) they were made of specially designed furniture fixtures leaving the ceiling line open. Most of the furniture and fixtures were designed specifically for this work.



## Expected Results :

- Give the necessary functionality of the administration offices for the Lutheran church for the saxon community.
- Make an example of proper restoration for the community, public authorities etc.

## STAKEHOLDERS :

- Saxon community, local craftsmen

## Team for the project :

- Exhibit (arch. Johannes Bertlef/arch. Dragos Oprea)



## FINANCING

The project has been financed by the Saxon community – private founds.

## IMMEDIATE AND LASTING RESULTS :

### Overall impact

It is one of the few correctly rehabilitated buildings in the center of the town. It stands as an example of good practice.

### Beneficiaries

Besides the local German Saxon community, the direct beneficiary of the building, the building is used for restoration education (it was published in several professional publications, there were made several site visits etc.) helping this way the local and national profession of designers, builders etc.

### Concrete results

After years of degradation, today the building is a functional, comfortably used workspace. Also it gives a proper value to its surroundings (as for in time of degradation it had a bad impact on the public spaces in its vicinity).



## LESSONS TO BE LEARNT

### Obstacles, bottlenecks

The importance in finding the right craftsmen is one of the main criteria's for a successful outcome.

As being a project that can last for a long period, a constant cash flow is sometimes hard to guarantee.

### Success factors

Being a private client that understands the value of the built heritage as well as with openness for innovation, the designers were able to build a project that combines traditional ways of building with contemporary techniques.

### Documentation sources

Exhibit (arch. Johannes Bertlef/arch. Dragos Oprea)







# BUDRIO (Italy)

MAIN OBJECTIVE : Along the path of culture

## WHO'S WHO ?

	Historic centre	City
<b>Population (inhabitants)</b>	9 940	17 770
<b>Area (hectares)</b>	10.5 ha	12 100 ha
<b>Key characteristics</b>	<p>Budrio is one of the main “Regulator Centres” of Bologna Province, due to its important role as infrastructural plot, the presence of primary level services and research structures (Hospital and European Prosthesis Institute) Historic buildings heritage is diffused in Budrio Historic centre and fractions. It is constituted by precious examples of medieval architecture and liberty buildings mainly used for public functions (Town hall, schools, museums).</p>	
<b>Main challenges</b>	<ul style="list-style-type: none"><li>• Though Budrio’s Historic centre is still characterized by a good retail offer, the Municipality supports the presence of commercial functions, to help them resist the competition from a new nearby commercial zone.</li><li>• Commercial activities are always located inside Historic buildings where retrofitting interventions are needed. Shop owners need support to implement solutions and to decrease management costs.</li><li>• Historic centre sustainability means finding solutions for energy efficiency interventions in Historic buildings, lower energy costs &amp; better climatic conditions inside public buildings (Theatre, schools above all).</li><li>• Most high Historic value buildings are private. Some are also interesting to be used for public functions (events, concerts...). The need of retrofitting intervention is high as in public buildings.</li><li>• Budrio Municipality can support private owners to obtain funds for energy efficiency interventions by regionally or nationally managed EU funds (e.g. Kyoto Fund), in line with the new national PPP strategy aimed to public interest projects.</li></ul>	

### Project coordination team

Elected representative  
Project coordinator

Giulio Pierini, Mayor  
Tiziana Draghetti, Civil works Department Responsible

# NATURE OF THE PROBLEMS

Spread on approximately 55 Hectares, the historic centre of the city overlaps almost completely the area delimited by the medieval fortifications (some parts of which still exist today). Also there are other parts of the city with historic buildings (that adjoins this area), the core of the city remained always only the “intra muros” and because of its functional, architectural and cultural complexities

During the 20th century, the image of this area did not suffer major changes, although it is worth mentioning, that interior spaces of the buildings did changed radically because of the forced urbanization of the communist era (most of the buildings were split in multiple small apartments to house as many families as possible). Today, except for a few buildings, the built environment is the same as one hundred years ago. The condition of these buildings is sometimes not so good, the interventions of the last decades (the new interior partitions, the inadequate refurbishments and lately, the (mostly illegal) thermal rehabilitation of the buildings) had a rather destroying effect on them.

## Physical

Several Historic buildings characterize Budrio Municipality real estate. It is a precious heritage of the past, since 1300. Examples are :

- The town hall (1300),
- Liberty primary school (first years 1900)
- Neoclassic primary school (1800)
- Water towers aqueduct (1912)
- Private villas (old noble families property) (1700)
- Museums (1700)

As every Historic building in Italy the Cultural heritage safeguard Bodies (Regional or Provincial), have to approve every kind of rehabilitation intervention, in order to verify the respect of artistic/architectonical values.

The same is for private Historic buildings. It doesn't exist specific guideline to follow for energy efficiency interventions, so every project is object of evaluation in many cases too “discretionary”.

Budrio Municipality is crossed by the Regional rail system that “cuts” the territory in proximity of historic centre. The presence of cars inside Historic centre is still high and the creation of new pedestrian areas is a priority for a better living in the city centre, finding an agreement with tradesman associations and residents..

## Social

Main Budrio characteristics from the social /demographical point of view are:

- Strong population increase (20% in the last decade)
- Age structure addressed to young generations
- Immigration level (31-12-2009 data) is 7,94%, less than Provincial average.

The positive phenomenon of population increase and age structure addressed to young generations imposes new careful policies to provide citizens with an adequate level of services. Several interventions and improvements have been done, but the need for a new sustainable project from the technical and financing point of view is still very high.

The realization (still in progress) of residential expansion foresaw in the actual Regulation Plan a doubling of the historic centre urbanized area. This large expansion created the need for a general adjustment of services to citizens needs. Security in the boundaries areas of Budrio Historic centre is strongly asked for by citizens.

## Economic

In recent years the completion of new residential settlement and urban infrastructure created also a large reorganization of commercial functions in Budrio. New equilibrium between large commercial distribution and little commercial activities has been created, but other interventions in commercial sector are requested in the oldest residential areas in the border of Historic centre.

APEA project (Industrial Areas Ecologically Equipped) will be realized in Cento, a little fraction near Budrio city centre and a large commercial area is also foreseen. Budrio Municipality has to find tools and strategies to favor the economical sustainability of the little commercial activities in the Historic centre, considering the near future opening of a Commercial centre structure in the mentioned suburb area. As every Municipality in Italy Budrio is affected by lack of funds. The situation imposes a new approach to Project Financing, finding resources by the involvement of private subjects and EU funds. Budrio already experimented EU financing in the past for Historic buildings rehabilitation. The Administration wants to reinforce this kind of approach to Historic building rehabilitation, also by European cooperation with foreign Municipalities.

## Environmental

Recently a new highway of Provincial level has been inaugurated.

This road is located near the boundary of Budrio's historic Centre and is creating acoustic problems

## Organizational

Energy efficiency interventions in private ancient dwellings in historic centre impose a specific attention to the authorizations by Cultural Heritage safeguard Body. The dialogue between Cultural Heritage safeguard Body and private owners is sometime more difficult than with Municipality.

A Municipal advisory service to be created (as a dedicated "Reserved Desk") could help private owners in the obtainment of authorizations.

# BUDRIO'SWOT

## Strengths

- Belonging feeling, consoling effect
- Safeness sensation due to narrow spaces
- friendly relationship with neighbours
- Presence of focal places for cultural life
- Services availability and accessibility (by feet in the majority of the cases)
- Weekly big market
- Low criminality

## Weaknesses

- Noise and confusion linked to social activities (bar, disco...) in the night
- Houses are smaller and don't have a garden
- Neighbourhoods are too expensive compared to its quality
- Lack of parking
- Lack of equipment for teenagers and young people

## Opportunities

- Social network increasing
- Better possibility to be involved in voluntary activities for city maintenance
- To forget the car for displacements
- More infrastructure for children and teenagers (little squares, pedestrian streets...)
- Citizens interaction with local events linked to rural economy (fairs and festivals)

## Threats

- No tuning between flats demand and offer (high rent and selling prices)
- Difficulty to find low-cost provisions without car
- To see the transformation of the shopping historical centre in the banks historical centre

## Strenghts

Services availability and accessibility (by feet in the majority of the cases)



Presence of focal places for cultural Life (Theatre, Picture gallery...)



## Weaknesses

Lack of equipment for teenagers and young people (mostly addressed to old people and children)



Lack of parking

## Opportunities



Social network keeping favoured and increased

Forget the car for the majority of the displacements

Citizens' interaction with local events linked to rural economy (fairs and festivals)

## Threats



No tuning between flats demand and offer (due to high rent and selling prices) and consequent lack of residents

Difficulty to find low-cost provisions without car use, due to supermarket realisation in the suburbs

The transformation of the shopping historical centre in the bank historical centre

# CREDO OF THE LOCAL ACTION PLAN

ULSG agreed that “culture” is the key word that identify Budrio vision with reference to eco-restoration of historical centre of chief town and its hamlets.

“Culture system” in Budrio has the potentiality to grow and to pursue Historical centers revitalization and the objectives of energetic/environmental sustainability, which are the main aims of Municipalities involved in LINKS project.

The vision of the L.A.P. is based on the following components :

- Using Culture and Heritage as an engine for urban regeneration and identity maker to connect the main centre to the 8 hamlets in the radius of 5/15Km, belonging to the municipality;
- Linking the cultural aspect to the preparation of a Sustainable Energy Plan in order to sign the Covenant of Majors;
- Using the theatre as place maker, refurbishing it to be used for multiple purposes: not only theatre but also conventions, music, cinema and ideally establishing a sustainable system of free access to the cultural system.
- Most of the actions identified concentrate on the built heritage and regard 8 buildings identified as the driver for change. The first action implemented has been the inventory of spaces along the cultural path and a coherent energy audit of the main cultural buildings.



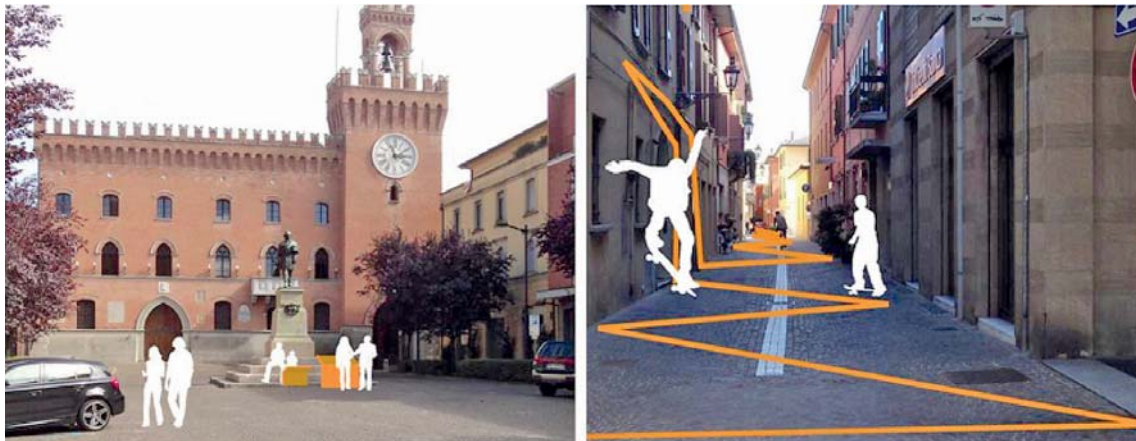
## THE ACTION PLAN

The main objective is the valorization of several places (historic building and public open spaces) of Budrio and hamlets by :

- urban decoration interventions;
- urban communication plan;
- energy efficiency interventions in historical buildings;
- artistic restorations and improvements of their accessibility;
- elaboration of a coordinated events programming.

## SHORT TERM ACTIONS

- Inventory and energy audit in historical building involved in Budrio cultural path
- Inventory of new building and open public spaces (historical yards and gardens) including Budrio hamlets, to be involved in Budrio cultural path
- New communication tools realization, involving media, urban decoration (showcase and panels in specific urban corners) and public lighting, aimed to spread information on events and identifying best the museum and events places
- New events programming and increasing of the offer – e.g. movies, theatre school, music school, art and crafts school...
- Support to volunteer organisation already involved in Museum network management, favouring their motivation - e.g. involvement of retired people in educational activities
- Bookshop/merchandising shop increasing in Museums system - e.g. promotion of art and crafts exhibitions
- Definition of PPPs agreements for energy efficiency interventions and public cultural building management



## MEDIUM TERM ACTIONS

- Retrofitting intervention in buildings aimed to management costs decreasing and internal comfort improvement - MUNICIPAL THEATRE
- Retrofitting intervention in buildings aimed to management costs decreasing and internal comfort improvement - AUDITORIUM & OCARINA MUSEUM
- Retrofitting intervention in buildings aimed to management costs decreasing and internal comfort improvement - ARCHEOLOGICAL MUSEUM & ART GALLERY
- Retrofitting intervention in buildings aimed to management costs decreasing and internal comfort improvement - WATER TOWERS
- Involvement of new stakeholders/sponsor – e.g. promotion of new agreements with Bologna fair system aimed to increase Theatre use of for conferences, workshops and promotional events requested by enterprises world





Since April 2010, three meetings have been held with Emilia Romagna Managing Authority, to verify the coherence among LAP aims and pilot projects and the financial support by ERDF and ESF funds managed by the region, also in framework of Regional Energy Plan recently approved.

Managing Authority confirmed its participation in ULSG and the synergy between LAP and Municipal energy Plans promoted by Regional energy Plan. Citizens participation is the important condition requested in both plans. Regional energy plan can also provide financial contribution to LAP actions realisation.

In the framework of LAP implementation Budrio administrators focused their attention on the relationship with the Regional Body for historical heritage safeguard, in order to find the right mediation between historical values safeguard and the objectives of building rehabilitation and their energy sustainability.

## PARTNERSHIP

Who are the members of the local LINKS group  
(ULSG : URBACT Local Support Group) ?

Mr. Giordano Cola - Municipal Theatre director

Mr. Manuel Giannini - Municipal Theatre, technical plants responsible

Ms. Lorella Grossi – Museum system Director

Mr. Giulio Pierini – Culture and Balance Counsellor

Ms. Angela Petrucciani – Budrio Municipality General manager

Ms. Tiziana Draghetti - Budrio Municipality Territory development General manager

Ms. Chiara Girotti - Budrio Municipality Urban planning responsible

Mrs. Valentina Ballotta - Budrio Municipality Urban planning responsible

Mr. Andrea Claser – LINKS project consultant

COMET GROUP SpA – ILLUMINOTECNICA

DOPPIOSPAZIO Ltd

BAUSTUDIO Ltd



## Lessons learned from the U.L.S.G. process:

In the composition of the ULSG a strong component is represented by representatives of the culture life of the city (Theatre), of the university, the energy supplier and ESCO companies, the Heritage and the commercial sector joined the group.

### **4 main issues have been addressed to speed up the process :**

- 1) Relationship with the managing authority;
- 2) Sustainable Energy Action Plan (SEAP) elaboration;
- 3) Fund raising;
- 4) Communication to a wider public.

- 1) Relation with Managing authority has been regularly kept and on 27 March 2012 a meeting has been held, focussed on the possibility to receive financial support for Municipal Theatre rehabilitation, as a first step of the whole energy and functional interventions needed in the buildings identified as drivers of the improvement of Budrio cultural offer.

Within spring 2012 a new call (6,6 ml. € ERDF available) will be published in order to support intervention in historical public buildings. Budrio will candidate the Municipal Theatre and the Museums with plants renovation need.

- 2) In January 2012 Budrio started SEAP elaboration aimed to Covenant of Mayor signature within this year. Baseline Energy Inventory has been concluded and SEAP is in progress, with the aim to identify suitable actions for 20% CO2 emission decrease within 2020. Energy recovery in public buildings and public lighting are two on the most effective actions to pursue EU objectives; these actions have a close synergy with some LAP actions already ongoing.
- 3) Fund raising issue in Budrio is mainly focussed on the involvement of the energy service companies (ESCO) and energy suppliers already involved in long term contracts for public buildings plants and public lighting maintenance and energy supply. The challenge is to stimulate these subjects to finance the remaining part of Managing authority co-finance, in order to implement energy efficiency interventions that, in public lighting, can be also conjugated with the valorisation of historical buildings and a better identification of cultural places.
- 4) Communication to citizens of the already wide Budrio cultural offer is a priority issue. Specific actions concerning web communication, advertising in public spaces, urban decoration are included in Budrio's LAP.





## PILOT PROJECT : “CONSORZIALE” theatre 33, via Giuseppe Garibaldi

### THE PROJECT :

The building chosen as a pilot project dates back from the 17th century, exactly in 1672. Neo Classical style restoration work was carried out on the interior at the beginning of the nineteenth century. Due to the extensive damage during the first world war, the theatre was completely rebuilt and renovated between 1924 and 1928, enriching the entire building. At present the theatre is in good maintenance conditions. It is insert in the Regional network of the best places for theatrical performances and its success is increasing.

It generated a progressive audience increasing during last years and the theatre is often full up, also during the summer theatrical season. It created the need to improve internal climatic conditions, in summer above all, in order to guarantee the comfort to public. Usually at the end of June the theatre direction must stop the performances due to internal climate too hot, especially in the gallery, even if the public demand is high.

The theatre is protected as high level historical property and every intervention must be evaluated and approved by the Provincial Cultural heritage safeguard Body. It generated a not easy technical problem to solve, but at the same time Budrio Municipality has a strong will to find a solution, with the aim not to limit the potentiality of the theatre, as “cultural engine” of the historic centre revitalisation.

### MAIN OBJECTIVES

This building was chosen :

- To contribute to a European comparison on the topic of the relationship between Municipalities and Cultural heritage safeguard Bodies, in order to define the criteria aimed to find the best compromise between technical/social needs and artistic elements/style protection.
- o provide public administrators and technicians with new technical solutions to be used in historic buildings interventions, able to respect artistic values and functional needs.
- To provide Provincial cultural heritage safeguard Body with the results of the European investigation, in order to favour a change of approach on this topic.



## BUILDING TYPOLOGY

It is a typical building designed on the basis of the theatrical architecture of the 16th century. During the years, the interior decoration and every detail has been preserved and restored respecting the original style. Due to its style characteristics, every interventions aimed to the improvement of climatic conditions (plants, pipes....), must be not visible or integrated/harmonized with interior decoration.



## ENERGY AUDIT

An Energy Audit has been made with the aim not only to evaluate the state of the art of the building from the energy point of view, but also to propose interventions able to enhance cost-benefit ratio with reference to energy saving priorities and renewable energy use.

A specific audit on internal lighting plant has been made, highlighting potential energy saving and pay back assessment by the adoption of low consumption lamps, but respecting aesthetic values of the Theatre hall.



## MATERIAL

The two external façades of stage and gallery sides, located on the streets and exposed respectively to south and to north are made in red bricks over 40 centimetres in thickness and don't need insulation.

The roof is in red tiles over a concrete and tiles structure.

## INSULATION / HEAT-CAPACITY

It is foreseen a thermal insulation from inside of scenic tower roof and a thermal / acoustic insulation of the ventilation pipelines.



## INSTALLATIONS

### Ventilation

Free cooling will be created inside stalls flooring, stage and scenic tower volumes, programmed for summer period.

### Heating

The project foresees the new regulation of emission plant of the stage (radiators) Correction in thermo-hydraulic circuit is needed, in order to favour the efficiency of the already existent condensing heating plant.

### Renewable energies

Actually solar panels are forbidden for heritage conservation reasons.



## HEALTH AND SAFETY

### Stability

The refurbishment of the building is not supposed to change the building fabric.

### Accessibility

European/Italian norms already respected

### Fire security

Fire security plant is already present as by European/Italian norms

### Health

No interventions are foreseen.

## ASSESSMENT TOOLS :

An energy assessment will be made at the end of rehabilitation interventions and the Energy Certificate as by Regional norms will be produced.



## RESULTS OF THE EXPERIMENTATION LESSONS LEARNT

Some years ago a retrofitting project was presented including ventilation/air condition pipelines integrated in the ornaments. The study done on the best integration between technical devices and ornaments, respecting artistic values, wasn't able to satisfy Provincial cultural heritage safeguard Body requests.

Budrio is carrying out a new project holding Provincial Body evaluation in due consideration. A new project approach has been defined, favouring insulation, and free cooling.



## IMPACT OF URBACT METHOD ON THE PROJECT

URBACT method provided Budrio Municipality with know how and motivations able to transform the analysis of the theatre and the consequent retrofitting project in the opportunity of opening the survey to the urban context where the theatre is insert and finding the premises for Local Action Plan definition. The Theatre assumed the role of focal point of Budrio LAP and it is the “driver” of each action aimed to the revitalisation of Budrio historical centre, mainly of Garibaldi street to which the Theatre belongs to.

## GOOD AND BAD PRACTICES ADDRESSED IN LINK NETWORK AND TRANSLATED INTO RECOMMENDATION

The mentioned difficulties in satisfying Regional cultural heritage safeguard Body requests, together with other problems occurred in renewable energies installation (forbidden in the Theatre and accepted in the adjacent building after very long negotiation), induced Budrio Municipality to translated these bad practices into a Recommendation to EU. EU is solicited to put in act actions able to make easier the relationship with the Bodies delegated to historical heritage protection, when interventions focussed on historical buildings energy sustainability are planned.

## STAKEHOLDERS :

Municipality of Budrio, citizens, Theatrical companies at National level and Traders Associations.

### Team for the preliminary study :

- Technical coordinator : Marcello Antinucci – ECUBA Srl
- Thermo-technical expert : Roberto Reggiani
- Lighting analysis: Marco Guidotti – BAUSTUDIO, Simone Milocco – THORN S.p.A.

## RELATION WITH OTHER THEMES OF LINKS

### TOWN PLANNING

The Theatre is located in Budrio historical centre and represents a focal point of the “architectonical promenade” of the city. As already mentioned, the increasing audience generated an important revitalisation in Budrio historical centre, and the income of many persons from all Bologna Province.

From the urban planning point of view, Budrio theatre is an “attractor pole” and its functionality must be a priority in Budrio eco-restoration policies.



### SOCIAL ASPECTS

The theatre is also a point of reference for different population levels and the performances programmed in each theatrical season attract public of every age classes. The theatrical events represent an important opportunity to link together young and old generations on the basis of a common cultural interest.

### ECONOMY

The big public attendance every week during the night creates an induced activity very important for local economy (bar, restaurant....)

### GOVERNANCE

The energy efficiency project is managed by Budrio and financial aspects will involve the Municipality itself, Emilia Romagna Region (in the framework of Regional Energy Plan) and stakeholder Associations.





## CONTACTS FOR MORE INFORMATION

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# DELFT (The Netherlands)

## MAIN OBJECTIVE :

To strengthen the quality of the heritage of the city centre, to facilitate the re-use of buildings, stimulate low-energy retrofitting and reduce CO<sub>2</sub> production. To work on an integral approach, avoiding an accumulation of rules that make execution more difficult.

## WHO'S WHO ?

	Historic centre	City
Population (inhabitants)	12.000	98.000
Area (hectares)	530	2.408
Key characteristics	Residential area and university area in the urban region 'Randstad' Cultural destination, historic centre with monumental buildings. City identity; innovative and creative, summarized as 'creating history'	
Main challenges	Need to improve the buildings' comfort & energy performance Reduction of availability of public funds to maintain and re-use historic monuments. Political awareness and administrative collaboration to realize more integral results.	
Project coordination team		
Elected representative	Milène Junius, Elected representative area development rail road project, inner city, economy, transport and culture.	
Project coordinator	Wim Van Unen	

# NATURE OF THE PROBLEMS

## Physical

In the 90s most of the neglected areas in the city have been redeveloped. At the moment the area to be redeveloped is the 19th century university area in the south of the city centre. Maintenance of the historic houses and fabric is an on-going need. There is a growing demand for low-energy renovation of listed buildings and for re-use of abandoned buildings.

## Social

The city centre is used by a variety of inhabitants of Delft. Therefore all kinds of use have to be balanced. The small retail is shrinking in the centre, the demand for use for bars and restaurants is growing. This change of use has effects on the built heritage and the inhabitants and enterprises of the city centre.

## Economic

The historic centre is promoted in order to attract new innovative and creative industry. There is a high demand for living in the city centre, the historic sphere is appreciated. The challenge is to keep the balance between the historic qualities and economic developments.

## Environmental

The environmental stakes on the historic centre are to improve the energy efficiency and comfort of the ancient buildings. The awareness of energy saving has been leading in some unique creative projects in the city but the solutions are too experimental to be common practice.

## Organizational

The pressure on the budgets need to set new priorities in the management of the city centre. Funds for renovation are shrinking. There is a need to create more political and awareness and create more collaboration in between the different departments of the administration.

# DELFT'S SWOT

## Strengths

- well-preserved small-scale inner city
- cosy, authentic, pedestrian scale ("living room" of urban agglomeration "Randstad")
- diversity : dwellings, offices, cafes/restaurants, shops and cultural life
- attractive and creative atmosphere through the presence of history, culture and university)
- good mix of streets, squares and canals

## Weaknesses

- little space for parking (cars as well as bicycles)
- limited private outer space for dwellings
- congestion of traffic around Delft ("Randstad"): threat to accessibility
- sometimes inconvenience of drunkenness and drugs
- rather expensive houses

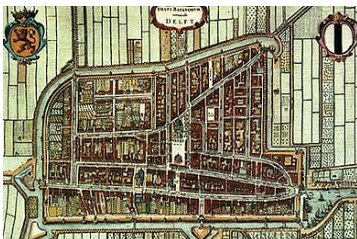
## Opportunities

- designing a nice transition between historic centre and environment: different atmospheres
- emerging spaces just out of the inner city for parking garages
- source of creation of sustainable techniques
- "a city of knowledge"
- position between cities Rotterdam & Den Haag

## Threats

- energy-consumption and comfort of buildings
- too much bars around the market
- graffiti and neglect in some narrow streets
- competition
- aging of population

## Strenghts



Well-preserved small-scale city



Attractive historical and creative atmosphere





Diversity: dwellings, offices, cafes-restaurants, shops and cultural life

## Weaknesses



Little space for parking(cars as well as bicycles) Congestion of traffic around Delft (“Randstad”)

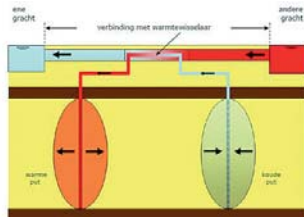


Limited private outer space for dwellings

## Opportunities



Designing a nice transition between historic centre and direct environment: different atmospheres



Source of creation of sustainable techniques (like using the canals for heat-cold storage)



## Threats



Energy-consumption and technical comfort of buildings

Too much bars around the market

## CREDO OF THE LOCAL ACTION PLAN

### Eco-restoration tailor made

For the local action plan of Delft the municipality of Delft worked together with the faculty of Restoration of the Technical University of Delft, the historic amenity Delfia Batavorum, the Heritage centre South-Holland, and the foundation 'De Witte Roos' (centre for sustainable living). During an official meeting in Delft in May 2012 all partners signed the plan. Having dealt with the issue of conservation and maintenance of urban heritage, the city centre since the 60es, Delft is a step ahead than of most of the other LINKS partners. Now the challenge is to maintain the existing quality and to improve the quality of housing to modern energy standards. These questions can only be solved in an integral approach of the city, the economy, the users and the environment. This local action plan gives a view on what this integral approach means for the sustainable development and which actions the municipality will plan to strengthen the sustainable development of built heritage.

### Urban development

The main priority for the city of Delft is to stimulate eco-restoration and re-use and transformation of buildings in Delft. The overproduction of buildings in the Netherlands in the last decade and the growing number of abandoned buildings is an threat to the transformation and re-use of sustainable built heritage. That is why the municipality wants to stimulate the transformation and re-use of built heritage. To monitor the use of buildings the municipality develops an map of abandoned buildings, to get an overview of chances for redevelopment.

## Technical aspects

At the scale of the building there are demands for more comfortable use of historic buildings and is the municipality working on a program for reduction of energy use and CO2 emission. This raises the question how traditional buildings can be adjusted to meet these modern demands. The city works on a tailor made advice and support to energy efficiency improvement of heritage buildings and the built environment at large. High-tech (innovation) as well as low-tech, compatible with the traditional materials of historic buildings. The city provides fast track building permits to install solar panels on the roof and support to owners and end users with easy to use guidelines on a “do it yourself” approach. Furthermore the city is doing a comparison of the value of existing assessment methods on the sustainability of existing buildings, looking for a balance between existing qualities and new improvements.

## Social aspects

An important aspect of energy saving measurements in traditional buildings is to inform inhabitants. A pilot integral policy project has been launched to address directly the inhabitants of traditional houses with a subsidy-program provided by the department of Environment ‘Put energy in your dwelling’. In this programme owners of traditional houses are informed about the specific building physics and a healthy interior climate. Possibilities for technical measurements and proper use of the building are shown to enhance the energy-efficiency and comfort. This program has been executed in two historic neighbourhoods, and is planned for 2013 in the next neighbourhood.

## Governance

Beside URBACT the city of Delft has joined networks at national (Nyenrode Business Universiteit) and regional level (KISSZ network, for a sustainable Zuid-Holland) where the knowledge about eco-restoration can be shared and disseminated and concrete actions can be fine-tuned and implemented. In this network articles are publicised on the website [www.monumenten.nl](http://www.monumenten.nl) (‘kennisbank – duurzaamheid en energie’), and an internet platform is developed, with guidelines for eco-restoration of historical buildings.

## Pilot projects

In the project Delft presented two exemplary eco-restoration projects. The first project is the project BK City Slim. It is the reuse of a protected heritage building, the former faculty of Chemistry, ‘Red Chemistry’ built in 1920, re-used as the faculty of Architecture of the Technical University in Delft. The redevelopment of the building includes a competition to become the most innovative sustainable re-design. The project has been awarded by a Europa Nostra nomination in 2011. Furthermore the city works together with "de Witte Roos" Foundation, a show case renovation that is about integration of renewable energies in a heritage building, seat of the foundation and its centre for sustainable living.

## Dissemination

Together with the Technical University the city of Delft organised an international conference at the TU Delft in May, to discuss the Dutch state of the art in the sustainable re-use of buildings. Active participation of citizens is supported for instance through the event ‘Open heritage day 2011’ that has been focused on the topic ‘Re-use of historical buildings’.



## Conclusions

Despite decades of successful and intensive inner city management there is an on-going need to respond to changing needs. Energy-saving issues, major urban developments including activities of re-use around the inner city, gathering the essential stakeholders and integrating existing local policies are major points in this. Slogans as 'conservation by development' and '(Delft) Creating History' are illustrative for these.

## Lessons learnt from the U.L.S.G. process : A network as a model of the city centre

In the city centre many conflicting stakes have to be balanced in a restricted space. To make a change many stakeholders have to be involved. Over the last year the city of Delft started to work in networks in order to involve all stakeholders. The inner city network, the heritage network, the regional development network of energy saving in historic cities, the national network of energy saving for monuments and the ULSG network for the production of the Local action plan.

By connecting these different networks a lot of practical ideas have been developed in order to stimulate the reduction of energy use in historic buildings and to stimulate re-use of historic buildings.

### **Several projects have been set up :**

- Integrated information for inhabitants of traditional buildings about energy reduction and retrofitting.
- The renovation of the listed building 'De Witte Roos'
- An analyses of CO2 reduction measurement tools.
- The renovation of the listed building 'Red Chemistry' into a faculty of architecture with a competition for innovative retrofitting solutions.
- Stimulating energy reduction and renovation by reduction of administrative legal procedures.
- A tailor made advise for inhabitants that have questions about eco-restoration.

The ULSG members have participated in most international meetings, to strengthen the involvement in LINKS and the commitment to work on a Local action plan. To combine the international exchange with local initiatives has been a real inspiration and contributed to dissemination and exchange of knowledge.

The MA is actively involved and interested in the project by taking part in the LINKS meeting in Brasov. Nevertheless in the project there is a gap between the focus of the Managing authority and the local issues. This has resulted in a local action plan that is focussed on local targets like the improvement of private owned buildings and not in the first place on fund raising from the MA or European projects. During the LINKS project the work with the goals of the Local Action Plan has started and it will be continued for the next years.





## PILOT PROJECT : FROM 'RED CHEMISTRY' TO BK-CITY UNIVERSITY BUILDING, JULIANALAAAN 132

### THE PROJECT :

'Red chemistry', built in 1920, is re-used and is to be developed as show case of re-design and innovation in energy reduction.

### Challenges

In order to preserve the historic university area new users have to be found for the old buildings. Furthermore the buildings have to be retrofitted to meet modern comfort needs. The project wants to show new solutions for re-use combining the historic value of the buildings, climate and physical behavior of the traditional building and energy saving.

### The Context

The reuse of the building as faculty of architecture emerged from the fire that burned down the former faculty building. In a pressurized process the (empty) protected historic building had to be redeveloped as a temporal solution. Out of the positive experience of this process the faculty decided to stay in the building and to use it as a show case of innovative re-use.

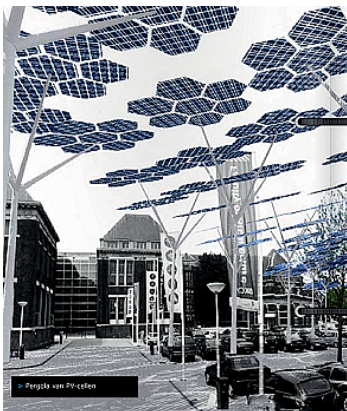
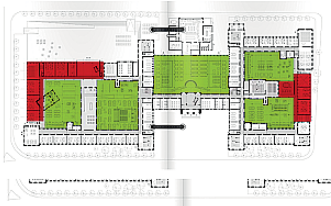
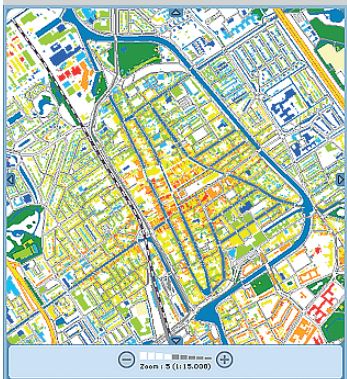
### MAIN OBJECTIVES :

There are several phases :

- 1/Organizing the re-use of 'red chemistry' building to make it suitable for the faculty of architecture as a temporary solution.
- 2/Organize a competition to find innovative ideas for the new building for the faculty of architecture (building for bouwkunde) and organize a second competition to find innovative ideas to develop a more sustainable solution (bk city stay) out of a temporary solution.
- 3/The implementation and execution of innovative energy saving improvements.

### Innovation

The project advocates that innovative buildings can emerge from the re-use of an historic building. Innovative architecture, energy-reduction and progression are not limited to an expressive futuristic design but can be developed within the existing fabric.



#### AGENDA

- Obj 1 : May 2008-2009
- Obj 2 : November 2008  
February 2012
- Obj 3 : October 2012  
and further on.

## Expected Results :

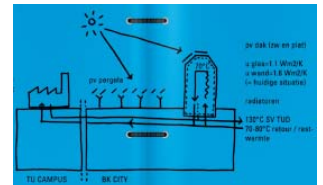
- Having an exemplary project showing possibilities of eco-renovation of a national listed building.
- Improving the position of Delft as an innovative city and city of knowledge.

## STAKEHOLDERS :

- TU Delft, city of Delft

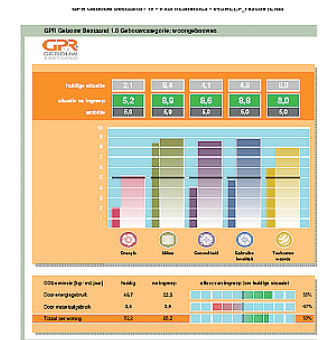
## Team for the project :

- Redevelopment: Real Estate department, TU Delft and Wytze Patijn, dean of architecture faculty.
- Architects working for the project: Braaksma and Roos architects (coordinators), MVRDV architect, Fokkema architects, Kossmann de Jong interior architects, Octatube.
- Education program: RMIT (rénovation, modification, intervention, transformation), TU Delft
- Advise and permissions: City of Delft, department Advise, built heritage and permissions, National service for Cultural Heritage.



## FINANCING

The project has been largely financed by the university, part of the returns from the fire insurance of the former faculty and some extra funding of the national government.



## IMMEDIATE AND LASTING RESULTS :

### Overall impact

The redesign is generally acknowledged as an successful example of reuse of an protected building. Although the last phase of the project, finding solutions for energy reduction is not yet finished. In 2011 it was awarded a nomination prize for the Europa Nostra awards in the category of conservation.

### Beneficiaries

BK-city shows and educates Dutch architects in the need and quality of redevelopment of historic buildings. Furthermore is the successful redevelopment of the building a key-project for the entire area redevelopment around it.



### Concrete results

The re-use meant to be a temporary solution, but the project has been so successful that the faculty of architecture decided to stay in the building and to continue the investment in improvement of the building for an lower energy-use.



# PILOT PROJECT : HUIS "DE WITTE ROOS" Oude Delft 73

## THE PROJECT :

'House The White Rose' is originally built just after the great city-fire in 1536 and situated along the oldest canal of Delft. Over the centuries the building was enlarged and modified according to the fashions of the times. A new façade was given to the building in the 18th century. The mansion is a national listed monument of about 3000 m<sup>3</sup> and will be 'energetically restored' and function as a info-center and offices for sustainability.

## Challenges :

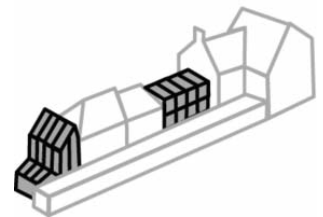
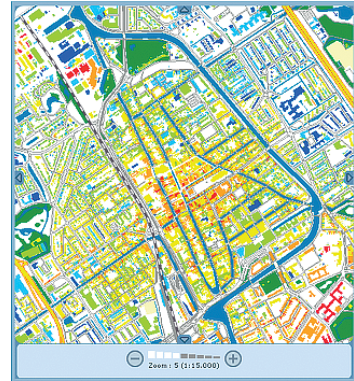
The project is a 'show-case' as example and attempt to combine high achievements in sustainability (energy-reduction 80%), while respecting the monumental values of the building. Doing so it combines being a show-case of eco-restoration with acting as an information-center, thus stimulating inhabitants from the region to a sustainable way of living.

## The Context :

Originally founded as a foundation for sustainable living 'De Witte Roos' found a very effective way of spreading their news by combining setting up an information-center with a concrete eco-restoration-project. In this way the implied measures become very tangible for interested visitors and serve as stimulating examples :

- re-use and renovation of a valuable historic building
- applying heat-cold-storage
- heat-pumps
- transparent solar-cells
- solar water heater
- low-temperature heating
- balanced ventilation with heat-regain
- partial insulation
- re-use of rainwater
- flexible use of rooms
- electronic control-panels

The integrated approach and high investments in innovative methods prove that high results are possible: a reduction of energy-use of 80% and CO<sub>2</sub>-reduction of 90%.







## Main objectives :

Being a combination of (future) info-center and 'live' pilot the project enhances the impact on visitors and professionals about 'sustainable living'. Apart from the energy-reduction in the project itself this forms a stimulating surroundings to provide people with concrete, tangible information on possibilities for energy-reduction.



## Innovation :

The use of several state-of-the-art innovative techniques for energy-reduction proves that innovation and monumental values are a very well possible and stimulating combination. This serves as a 'metaphor' for which Delft stands for: combining innovation and history ('Creating History').

Doing so an attractive information-point for the region can emerge, which support effective governance on sustainability and the protection of built heritage in the city.

The mansion will form a valuable 'brick' in the historic urban fabric of Delft and stimulate the local and regional economy of craftsmanship as well as innovation.



## Expected Results :

- Having an exemplary project of eco-restoration of a national listed historic building with a strong energy-reduction.
- Creating an appealing and strong information-centre on sustainable living.
- Improving the position of historic Delft as an innovative city and city of knowledge.

## Stakeholders :

- Foundation 'The White Rose'
- City of Delft
- National Service for Cultural Heritage

## Team for the project :

- Foundation The White Rose, centre for sustainable living
- Aquarius Ingenieursbureau voor Energie & Milieu
- Advise and permissions: City of Delft, department Advise, built heritage, National Service for Cultural Heritage.

## Financing

The project is funded by Fonds1818, Prins Bernhard Cultuurfonds, Van de Mandele Stichting, BankGiroLoterij and received EU-funding out of ERDF-Interreg IVB, the City of Delft and NRF (National Restoration Fund).



## IMMEDIATE AND LASTING RESULTS :

### Overall impact

The project serves as a national example of eco-restoration and provides a lot of experience in (persistence for) reaching the goal combining technological innovation, legislation, financial feasibility and social impact.

### Beneficiaries

The project serves as a major information source for owners of built heritage as well as professionals about the possibilities of modern use of historic buildings. At the level of a mansion it can be seen as an 'icon' of eco-restoration in Delft and it's region. By large international contacts The White Rose spreads their knowledge in the EU and mutually learns from this exchange.

### Concrete results :

Although it is a slow process and it takes time to develop such a complex intervention the project now more and more becomes a center for exchange of information on local, regional as well as national and international level by means of organizing meetings and platforms on the subject of eco-restoration.

### Impacts of governance

In it's aim to become an information-centre on sustainability De Witte Roos has built up a large network for the cross-exchange from local to (inter)national level, with spreadsens the character of Delft combining history with innovation an creativity.



## LESSONS TO BE LEARNT

### Obstacles, bottlenecks

The White Rose walked a long path to find the proper technical solutions within financial and legislative barriers. Since the plan is built as being a show-case some investments in energy-saving measurements show better economic benefits than others. Unfortunately the financial situation is negatively influences by the slow renovation process, causing a loss of income from rental of the created office-rooms.

### Success factors

Combining a major restoration in such a high-class national listed monument provides much publicity for this show-case. Introduction of effective innovative solutions gives space for imagination.

# INFORMATION SOURCES

## Contacts for more information :

Name of the initiative :

The White Rose mansion, an icon of sustainable renovation

Contact details :

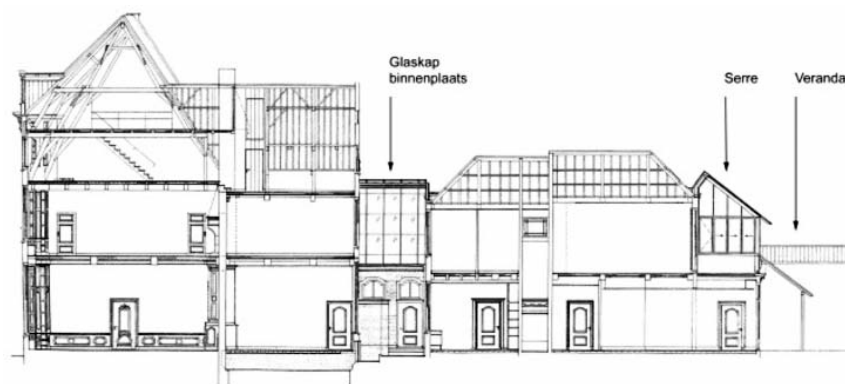
Foundation De Witte Roos, Oude Delft 73 2611 BC Delft, The Netherlands |  
info@witteroos.nl

## Documentation sources

[www.witteroos.nl](http://www.witteroos.nl)

[www.livinggreen.eu](http://www.livinggreen.eu)

publication 'Living Green', a practical guide for sustainable renovation of  
heritagebuildings







# KILKENNY (Ireland)

**MAIN OBJECTIVE :**  
Kilkenny is a city steeped in rich cultural history. Our aim is to provide for the future sustainable development of the City Centre in order to ensure its continued vitality and viability as a place to live and work, through collaborative dialogue with the citizens and the promotion of Kilkenny as a model of best practice in eco restoration and conservation.

## WHO’S WHO ?

	Historic centre	City
<b>Population (inhabitants)</b>	8 711	24,423
<b>Area (hectares)</b>	372 ha	2 003 ha
<b>Key characteristics</b>	Former national capital, with important heritage <ul style="list-style-type: none"><li>• Seat of the Irish Heritage Council</li><li>• Cultural Centre and Tourism Destination</li><li>• Economy strongly hit by economic recession</li></ul>	

**Main challenges**

Reduction of the car traffic in centre

- Prevent negative impacts from of tourism development (noise, pollution, antisocial behaviour)
- Lack of access to affordable housing
- Improvements to the pedestrian/cycling environment.
- Encouraging sustainable transport modes.
- Need to improve the buildings' comfort & energy performance

**Project coordination team**

Elected representative

Malcolm Noonan, Kilkenny Borough Council, elected representative with interests in urban sustainability, planning, climate and biodiversity

Project coordinator

Kieran Fitzgerald Senior Engineer, Denis Malone Senior Planner, John Mulholland City Manager, Malcolm Noonan elected representative.



# NATURE OF THE PROBLEMS

Medieval street pattern in Kilkenny is largely unchanged. While much of the building stock is Victorian/ Georgian, the footprint and basic fabric of the buildings in the Historic centre are of medieval origin. Some significant 16th century houses remain intact and the Tholsel (City Hall) was originally constructed in 1540. The city has a main arterial core running north/ south and a network of narrow lanes, linking other thoroughfares. Although Kilkenny is described as a medieval city, its present appearance is Victorian.

Much work has been done in recent decades to enhance and consolidate the quality of Heritage buildings and the remaining city walls. Although much destruction took place, particularly in the 1970's and 1980's, a recognition of the value of the built heritage to the cultural development of Kilkenny has replaced the development imperative.

The Historic centre is protected by National legislation under the Heritage act. All local authorities must compile a list of protected structures and afford them protection via the Statutory development plan for the city. The development plan for the city also designates the city centre as an Architectural Conservation Area (ACA). ACAs are protected from inappropriate development in theory; however 'protection status' can be interpreted differently.

Kilkenny has not suffered the same fate as other regional towns, where out of town/edge of town development has led to dereliction and degradation of the town core. It will however face such challenges when the economy recovers. The integrity of the city core is still valued and was recognised by the Academy of Urbanism in 2007 when it awarded Kilkenny its 'great town' award for that year.

Transport links serving the city are poor. A train runs 4 times daily from Waterford to Dublin, serving Kilkenny.

Bus links are also poor and there is a single bus serves the city centre. Car dependency is high and cycle lanes are under utilised and not connected. A recently introduced on-street parking scheme has had limited success in reducing the car numbers in the city but has helped local business.

The proliferation of tax-concession apartments in the Historic centre has led to problems with anti-social behaviour and dilapidation. Much of this housing stock is of poor quality and occupied by people on low incomes.

Over supply of housing stock in private rental market and in purchase market. Significant deficit in housing supply for local authority/rent supplement housing. Long term leasing now being adopted as policy to meet this need. Much housing stock is of poor quality and rated very low in energy performance, despite being recently built. Rental prices going down due to oversupply, apartment sizes standard and of reasonable quality.

## Physical

Poor design of the contemporary urban landscape is threatening the integrity of the Historic centre.

Lack of strategic approach to preservation of shop fronts and vernacular features on buildings.

## Social

A lack of affordable housing and a high level of unemployment present many challenges for the city. Young people experience marginalization through lack of services.

Tax concessions led to overdevelopment of the historic laneways, which in turn led to anti-social behaviour and illegal dumping. Fast-food outlets contribute to the litter problem and late-night clubs and bars cause noise pollution.

## Economic

Retail in the city centre is challenged by out-of-town / edge-of-town retail developments. Traffic congestion in the Historic centre affects the viability of local business. Rates and rents are challenging local businesses. Farmers' Market needs to be expanded and supported.

## Environmental

Over-development has undermined and encroached upon the historic centre. The Historic centre has to deal with increased pollution due to the increase in cars, trucks and delivery lorries. The energy-efficiency of the ancient buildings needs to be addressed

## Organizational

Local Authority has to deal with an increased population demanding services, transport and infrastructure without losing the heart and fabric of the city.

The Local Authority needs to find a way to protect, restore and conserve the Historic centre while trying to enhance the economic life of the city.

Heritage education needs to be improved to facilitate an appreciation of the Historic centre. Traditional skills such as lime rendering, sign writing and stone masonry need to be developed.

# KILKENNY'SWOT

## Strengths

- Historic monuments of national/international importance
- Compact City concept of 10 min city
- Primary schools located in the city
- Play grounds & Park
- High quality public realm
- Good mixture of uses in the city centre with bars, cafes, shops
- A vibrant city by day and night

## Weaknesses

- Centre area has older building stock of houses
- Older houses are smaller
- Social segregation
- Conflict between night uses and residential use
- Lack of activities for youth e.g. skate park
- Accessibility of the centre by car is perceived as difficult.
- No public transport

## Opportunities

- Information technology in participation
- Local Authorities are testing the use of wikipedia in public consultation
- Urban renewal programs for a quality urban environment
- Branding of the City/Area Kilkenny has its own trade mark:
- Older housing stock can be cheaper for people starting homes

## Threats

- Economic decline recession
- New unsympathetic developments detracting from character
- Better houses at lower density in outer areas. People perception of a more comfortable life in the suburbs

## Strenghts



Medieval City historic monuments

The Compact City : all amenities with 10 to 15 minutes walk or cycle

Schools located in areas close to the residential population

## Weaknesses

The houses in the centre have smaller proportions and small or no gardens. Older houses do not meet modern building standards.

Poor social mix and tenure within the City.

Lack of equipment for teenagers no skate park Skating banned on the main plaza.

Dominance of car within the Centre, perception of traffic congestion. Danger to pedestrians and cyclists.

## Opportunities



Citizens participation to create social networks

Urban renewal programs for a quality urban environment : public space

The Parade, Canal square, linear park, pedestrianisation

## Threats

Economic decline / recession

Out of town retail and office developments

New unsympathetic developments



Cheaper and better houses at lower density built in suburban areas

# CREDO OF THE LOCAL ACTION PLAN

The City of Kilkenny has a rich and varied history. Founded over one thousand years ago, it's influences are Norman, Medieval, Renaissance, Victorian and modern. It is unique among Irish regional towns; managing to maintain a vibrancy and balance between the needs of development and the protection of the basic fabric of its historic layout which has remained unchanged for centuries.

But a city is nothing without it's people. The cultural, social and creative diversity that exists in the city gives it the feel of a place that has reached beyond a limited ambition. The presence of creative commercial enterprise; animation studios, craft makers, silver and goldsmiths and artisan food producers all serve to enhance the reputation of Kilkenny as one of the leading inland towns in Ireland both for tourism and as a quality of life destination for other commercial enterprise. This vibrancy has contributed to the settling of international financial services and other soft industries in the city. The prospect of a Technical University for the South East Region will further develop Kilkenny's critical mass as a sustainable local economy.

Notwithstanding this positive backdrop, Kilkenny like its regional counterparts faces many significant challenges. The deep and entrenched economic crisis of recent years is showing its signs on the physical fabric of the city and causing many young well educated people to leave to seek a career abroad. Over reliance on tourism during the economic boom led to a proliferation of hotels, bars, bed and breakfasts and restaurants and many struggle to stay in business out of peak season.

On a regional level, retail strategies have led in many cases to an unsustainable growth of out of town/edge of town shopping centres and retail parks with every regional town replicating the same retail offer as its counterpart in an effort to prevent 'leakage' to other centres. The impact has been damaging, leading to dereliction within town centres, and some inappropriate development in the town centres which has damaged the integrity of the built heritage.

Kilkenny managed to curtail the worst effect of this out of town development until recent years. Strong planning policies in successive development plans coupled with a strong political will to protect the city centre has ensured that many family owned business still trade on the main streets and a certain level of diversity still exists within the city's core.

While the City's foundations and layout are inherently medieval in origin, the streetscapes are predominantly made up of 18th and 19th century buildings, many of which were built on their medieval foundations or within the 'Burgage' Plots which contained them and subsequently restricted retail expansion in the city centre.

## THE ACTION PLAN

### What is the status of the Local action Plan ?

This Local Action Plan has no statutory function in planning but it does offer a way forward in enhancing the heritage building stock while maintaining a vibrant, ever evolving city.



## Participatory Planning

For Kilkenny Local Authorities one of the focuses of the Local Action Plan has been in relation to Governance and how the Local Authorities could improve and enhance its consultation around plans and projects and engagement with its citizens.

A critical action of this **Local Action Plan** is a commitment by the Kilkenny Local Authorities to formally engage with members of the local community and relevant stakeholders prior to the formulation of plans for projects within its area.

This approach to consultation will be tested for the work being carried on the pilot project for the LINKS programme which is the eco-restoration of St. Mary's Church.

**A3.1** Design, develop and deliver a participative and engaging consultation process for plan making and project delivery aligned to the principles of Local Agenda 21 within the constraints of time and resources.

## Employment and Training

Other LINKS Partners focused on technical aspects of insulation, thermal performance of buildings, materials and benefits to local economies. Kilkenny's pilot project and the City's built heritage stock provides an opportunity for re-skilling programmes, for employment and technical research and development in eco restoration techniques.

The United Nations Educational Scientific and Cultural Organisation (UNESCO) defines buildings of pre 1919 vintage as traditional building stock (including listed buildings). It is estimated that there are around 175,000 pre 1919 buildings in the Republic of Ireland.

In 2010 the traditional building crafts skills market was estimated to be worth almost €33m to the Irish construction sector. This is predominantly centered around conservation, repair and maintenance. It is relatively small output but has been increasing despite the economic crisis.

- A4.1 Kilkenny Local Authorities will seek to develop an accredited training programme in Construction Conservation Skills. Kilkenny Local Authorities will actively work with relevant stakeholders to achieve this. Potential stakeholders may include; FÁS (Solás), Irish Georgian Society, The Heritage Council, LEADER (CKLP). Two projects: St Mary's Church and Graveyard and Evan's Home (proposed Butler Gallery) have been identified as potential training grounds during their restoration.
- A4.2 Recognising Local Authorities role in supporting local economies and as a significant buyer of local goods and services; Kilkenny Local Authorities will require that potential contractors will source local and ecological products for use in Local Authority projects particularly in heritage conservation/restoration projects.
- A4.3 Kilkenny Local Authorities will endeavour to promote Kilkenny as a Centre of Excellence for eco restoration of historic and traditional buildings in Ireland. This can be achieved by demonstration projects, seminars, the development of training programmes and encouraging good conservation management and restoration in private buildings including Kilkenny's many traditional shopfronts and vernacular architecture. Kilkenny Local Authorities should partner with a third level institute in Ireland in related disciplines of architecture, conservation and construction.

## Incentivisation

The objective of increasing numbers living in the city centre can be helped by the adoption of a 'Living Above the Shops Scheme'. Many property owners in the historic core of the city are finding it difficult to maintain old properties and are restricted from expansion of properties due to the historic fabric of the buildings in particular the Renaissance Building Stock, or town houses.

A Living Above the Shops Scheme could be incentivised by rates rebates and/or an annual grants scheme to help with capital costs. All funding or aid would be subject to the conditions of the LINKS replacement or repair of windows with timber sash windows using a low U value glass. Any vernacular features on buildings such as relief lettering, traditional shopfront features, plasterwork, or other features of interest should be retained and restored where required.

Buildings with south facing roofs and where the alignment is not facing the main thoroughfares of High St, Kieran St or John St could be considered for solar or photo voltaic panels.

Grant applications would be assessed based on a score card system where applicants meet the requirements as set down in the application form. The better the quality and sustainability of the project, the higher allocation of funding will be allocated (up to a specified threshold).

The scheme would run for the five year term of the plan, with an evaluation of its effectiveness to take place at the end of the term. Its effectiveness would be measured on energy performance of the building, occupancy, comfort of the accommodation for the tenant/resident and cost benefit analysis of the investment.

**A5.1** To develop a “Living Above the Shops Scheme for Kilkenny City”

## PARTNERSHIP

### Who are the members of the local LINKS group (ULSG : URBACT Local Support Group) ?

The Kilkenny Urbact Local Support Group (ULSG) is the existing Municipal Policy Committee of the Local Authority (The Borough Council).

The Municipal Policy Committee is a committee appointed by Kilkenny Borough Council, to consider and make recommendations to the Council in policy areas, particularly in relation to future planning and traffic management issues.

It is a broadly based committee, comprised of elected members of the Council and representatives of the community and voluntary sector, commercial interests, as well as representation from sports, tourism and heritage, along with the Kilkenny Access Group and Age Action Alliance group.

The Committee is chaired by a member of Kilkenny Borough Council, and is underpinned by statutory regulations as provided for in the Local Government Act 2001.

Meetings are held on a quarterly basis and the work of the committee is supported by the City Manager and the local authority staff.

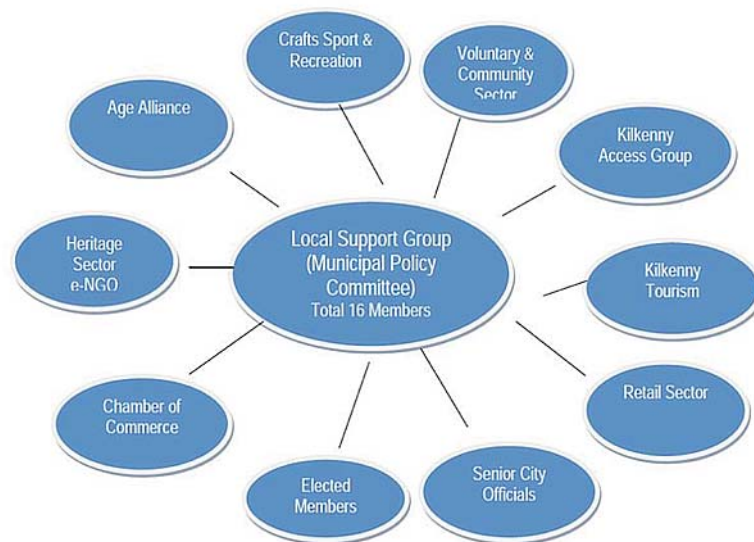
The following graphics show the relationship between the Municipal Policy Committee (ULSG) and the various actions and policy areas of the local authority.

A number of sub groups of the Local Support Group have been established to prepare achievable strategies, realistic work programmes and cost analyses for each project over the duration of the plan 2013-2017.

Some of these sub groups were in existence prior to the establishment of the Urbact Local Support but have been connected to local action plan by the nature of the work and the potential for sustainable restoration of individual historic properties and the city centre generally.

These groups are :

1. Kilkenny City Walls Restoration Committee
2. Kilkenny Smarter Travel
3. The Heritage Forum
4. St. Mary's Church and Graveyard Conservation and Restoration Committee
5. Age Action Alliance
6. Kilkenny Access Group
7. Butler Gallery
8. Kilkenny City Library
9. Medieval Mile Pavement Re-generation and Urban Landscaping



## Lessons learned from the project :

Over the course of the thematic exchange, participating cities have developed a set of actions and recommendations both within their own municipalities and for the EU.

Kilkenny used its past experience in developing plans for the city, towards contributing to the public interaction and participation element of LINKS. All participating cities had experienced challenges in how the municipality engages in a meaningful way with citizens.

In Kilkenny's case, it was recognised statutory 'consultation' processes as defined in the Planning and Development Acts placed no mandatory requirements on Local Authorities to go beyond the placing of plans on public display or inviting submissions from the public. However Ireland did sign up to the principles of Local Agenda 21 at the Rio Earth Summit in 1992, which acknowledges that decision making should be a 'bottom up' and inclusive process.

Sometimes these statutory processes have led to poor outcomes for both the Local Authority and the wider community.

The LINKS Network has raised many complex, interrelated issues. To the fore among the partner cities the one universal factor in the exchange has been the desire to come up with innovative solutions to the many challenges faced by Europe's historic cities. All partners were dedicated to

working in a collaborative way with citizens to help create more sustainable, socially cohesive and better functioning cities. The network was instrumental in connecting, forging relationships and in recognizing the diversity of approach to the challenges.

For Kilkenny, the LINKS Network endorsed the work the city is already doing but also pointed towards ways in which we could improve on existing and emerging plans, in particular the Kilkenny City and Environs Development Plan 2014-19.

The URBACT Annual Conference in Copenhagen brought to light the poor uptake of URBACT Programmes among Irish Municipalities. When Irish partners met in Copenhagen it was agreed that having come through URBACT Programmes, that existing Irish partners could champion the benefits of the thematic exchange approach and particularly URBACT. Ireland's upcoming presidency of the European Council was identified as a unique opportunity to showcase the work of Irish URBACT Partners.

**The actions and recommendations from the Kilkenny Local Action Plan are as follows :**

- A3.1 Design, develop and deliver a participative and engaging consultation process for plan making and project delivery aligned to the principles of Local Agenda 21 within the constraints of time and resources.
- A4.1 Kilkenny Local Authorities will seek to develop an accredited training programme in Construction Conservation Skills. Kilkenny Local Authorities will actively work with relevant stakeholders to achieve this. Potential stakeholders may include; FÁS (Solas), Irish Georgian Society, The Heritage Council, LEADER (CKLP). Two projects: St Mary's Church and Graveyard and Evan's Home (proposed Butler Gallery) have been identified as potential training grounds during their restoration.
- A4.2 Recognising Local Authorities role in supporting local economies and as a significant buyer of local goods and services; Kilkenny Local Authorities will require that potential contractors will source local and ecological products for use in Local Authority projects particularly in heritage conservation/restoration projects.
- A4.3 Kilkenny Local Authorities will endeavour to promote Kilkenny as a Centre of Excellence for eco restoration of historic and traditional buildings in Ireland. This can be achieved by demonstration projects, seminars, the development of training programmes and encouraging good conservation management and restoration in private buildings including Kilkenny's many traditional shopfronts and vernacular architecture. Kilkenny Local Authorities should partner with a third level institute in Ireland in related disciplines of architecture, conservation and construction.
- A5.1 To develop a "Living Above the Shops Scheme for Kilkenny City"







# VERIA (Greece)

## MAIN OBJECTIVE :

To develop eco-restoration as an opportunity to revive the historic centre, improve it aesthetically and reconstitute its unity and identity

## WHO'S WHO ?

	Historic centre	City
<b>Population (inhabitants)</b>	1500	45 000
<b>Area (hectares)</b>	130	3626
<b>Key characteristics</b>	<p>Capital city in a fertile area with a long history dating from 240BC and important remnants from different historic periods</p> <p>Strong economy in the past due to rural development, processing and export of agricultural products</p> <p>Economic decline</p> <p>Strong potential for the development of cultural and natural tourism</p>	
<b>Main challenges</b>	<p>Most parts from the historic centre have been destroyed</p> <p>Fragmentation, desertification and segregation</p> <p>Lost of identity</p> <p>Need to bring people back and enliven it</p>	
<b>Project coordination team</b>		
Elected representative	Charikleia Ousoultzoglou Georgiadi, Mayor	
Project coordinator	Kleopatra Theologidou	

# NATURE OF THE PROBLEMS

## Physical

The city of Veria has an amphitheatric organisation. Its historic centre was developed in the lower parts, initially in an area protected by the city walls. Very early, in the 15th century, in the period of Ottoman rule, it expanded outside the city walls. Inside the walls remained the Christians, while Muslims preferred to live mostly in the upper parts of the city. Most of the Jewish community inhabited also an area outside the city walls, an area very well protected however by the walls from one side and the steep beds of Tripotamos river from the other.

The urban layout was characterised by a Labyrinth style roads network, with very narrow streets and blind alleys, two or three storey buildings with strong projection at the upper floors and courtyards protected by tall walls. Characteristic of the Christian neighbourhoods were the closed building blocks, formulated by the houses in their perimeter and a church in the middle, usually invisible from the street.

The oldest houses preserved date from the 18th century. However, their majority dates from the 19th or early 20th cent. Their type differs depending on the time of their erection. The oldest have a fortified character, with no windows at the lower floors and plenty of windows and projections at the upper, typical in the Balkan and East Mediterranean area. This form was at the street façade; while the part of the house facing the courtyard, at the backside, was quite different, open, with many balconies, open air or half open air places. Later on, when safety conditions were improved, the prototypes of social and everyday life changed and under the influence of architectural styles in Europe, the houses gradually changed; they got windows at the ground floors, symmetric facades, less open spaces and balconies.

Until the 1930s the old city was almost preserved intact. In 1930s, and in order to improve the quality and health of the environment, an urban plan was adopted with an almost rectangular grid of streets, which, however, cut a great many Byzantine and post Byzantine churches (72 at the time-48 nowadays). Fortunately, this plan was not applied widely.

From 1960s extensive rebuilding started encouraged by building regulations which permitted the construction of even eight storey buildings in the city centre. Ministry of Culture listed a limited number of historic buildings for their safeguard, though there were not taken further measures for their restoration. A large part of the historic centre was demolished, at that time, until the middle of 1980s, when an urban plan for the protection of the 5 areas preserved came, and still is, in power. The 4 areas are housing areas, with 300 housing buildings in all and 23 Byzantine and post-Byzantine churches. Among these houses, only 157 are protected. It is worth mentioning the protected (listed) buildings in Veria are totally 240, the rest of them been scattered inside the perimeter of the old historic centre, while in this area, there is also a considerable number of old traditional buildings. The 5th area is the old market area, typically distinguished from the housing areas, its oldest buildings dated from 1860s.

Most of the old buildings were gradually abandoned due to their extended needs for maintenance and adaptation to new standards of life. Another category of buildings, which are still in use, have suffered many bad quality alterations which need to be removed.

Finally, there is a series of low rise new buildings, mainly dated from 1960s and 1970s with low architectural quality.

It is worth mentioning, however, that the size of the buildings and the low building density in the protected areas has a strong potential for a high quality of houses, when properly restored and re-adapted, and better standards of living in the heart of the city.

In this context, nowadays, there is a tendency from some residents to return to the historic centre.

## Social

Almost all houses of the historic centre are private. Owners, at a percentage of more than 48% are older than 55 years. 70% of the buildings belong to one or two owners, while 13, 3% to more than 3 owners.

In the historic centre live different groups of population, mostly tenants of a low income, elderly and emigrants, while, many buildings remain abandoned, mainly due to their bad condition.

However, in the last years, there is a tendency of owners to return to it or families of a medium income to buy old buildings, restore and live in them. There is also the tendency to converting them to bars and restaurants, while very recently there is a growing interest in converting them to guest houses. A serious conflict between residents of houses and professionals of bars and restaurants has been developed in the last years, where the residents demand the complete going away of the second.

## Economic

The area of commerce (old market) and the area of housing are located in distinctive areas. The area of old market, with SMEs, shows a serious decline and there is a strong demand many commercial shops to be converted to places of gastronomy, coffee shops and bars. In order to keep the character of the old market and the protected areas, a Municipal Act in power controls the uses.

The city of Veria suffers from a serious economic decline in the last years. Especially the building sector was one of the most stricken by the economic crisis.

## Environmental

Traffic and lack of parking areas is the major problem of the city.

Energy saving in aged buildings, as well as municipal and public buildings and public lighting is a matter of serious concern and actions are planned to be taken.

Many areas in the historic centre are pedestrianized, however, the presence of cars, even in these areas still exists and causes different types of problems. Energy saving at listed or old buildings is one of the key issues that need to be answered in order to ensure their preservation in time.

## Organizational

The local governance is trying to find solutions for problems relevant to transportation and parking places, to the improvement of the quality of public space, face natural disasters (mainly river floods)

At a national level there is the political will to safeguard the architectural heritage, as expressed through the adopted legislation. However, this will is not supported by financial tools.

At a local level, the authorities have to implement and work within the frame of the existing rules and legislation. However, their role is critical because they are responsible for the adoption of operational projects and implementation of action plans. And here, the attitude differs, depending on the political team in force



# VERIA'SWOT

## Strengths

- Unique historical environment
- Low building density
- Most houses have a courtyard (hidden)
- Variety in architectural styles
- Variety of urban planning in different neighbourhoods
- Multi-cultural historic character
- A vibrant city in Kiriotsisa area

## Weaknesses

- Ruined condition of listed buildings
- Improper interventions
- Low quality of public space
- No mix of uses (a kind of zoning)
- Conflict between different users
- No social mix
- Lack of equipment for teenagers

## Opportunities

- Citizens participation to create social networks
- Guidelines for eco-restoring historic buildings
- Specifications for eco-restoration materials
- Economic motivation and quickening approvals procedures
- A Municipal act for a balance of uses
- Urban renewal programs for a quality urban environment : Green, Public space ...

## Threats

- Further abandonment à empty houses à empty neighbourhood à feeling of insecurity
- The city losing its specific (historical) identity by new developments
- Citizens indifference
- High cost of eco-restoring
- Lack of economic motivation

## Strengths



Unique historical environment



Variety in architectural styles



Most houses have a hidden courtyard



# Weaknesses

Discontinuity (listed small areas in the city centre)



Low quality of surrounding areas



Low quality of public space



Ruined condition of a large number of listed buildings

# Opportunities



Citizens participation to create social networks



High quality houses in the heart of the city

# Threats



Further abandonment ► empty houses ► empty neighbourhood ► feeling of insecurity



The city loosing its specific (historical) identity by new developments



# CREDO of the Local Action Plan

## Veria eco-transformations : enhancing the integrated approach

The revival of the historic centre in a multi-functional way, and its transformation to an attractive place where everybody would like to live or visit is the credo of the Municipality of Veria. To achieve this, actions towards two directions should be promoted. Its aesthetic and functional improvement and the reconstitution of its unity and character on one hand and on the other, the creation of motivations and further support to the owners and potential residents to restore their buildings and transform them to comfortable houses.

### **Problems are many and varied :**

Housing quality and respond to current needs (extended decay and degradation, lack of knowledge, high cost of restoration)

Urban quality : fragmentary character of the historic centre, low quality of public space and of its surrounding area, uses conflict, segregation and desertification.

City of Veria is developing a wider regeneration plan of the historic centre, in its initial size, in order to improve its image and function and some projects are already ongoing. These projects are :

- A major urban regeneration plan under the title “Improvement of the Urban Landscape in Veria”; an ongoing project which enhances a network of roads and squares in the heart of the city and within the borders of the old city, in an ecological approach
- A study for fluid prevention of the Tripotamos river and the regeneration of its banks; a call for tenders is in progress.
- A traffic study for the whole city is in progress to meet mostly the traffic problems in the city centre which in a great degree coincides to the historic centre
- Plans for a cultural route in the historic centre are in progress, which involve new technologies

Moreover, other Actors, like the different Agencies of Ministry of Culture and Church have different projects in progress for the restoration of monuments from all periods.

The Local Action Plan, in the context of LINKs network, is integrated into this plan and aims both, at establishing connections between the main historic and natural sites of the city, at creating a network of public spaces, thus bridging the present state of fragmentation and at providing tools, technical and financial, to motivate the eco-restoration of buildings.

Citizens’ participation was considered a major theme in the LAP. Unwillingness and mistrust were the reactions at the beginning. URBACT method and the networks inputs, especially the meeting in Almeria, were of a great help to meet these problems and a serious progress was made.

In this framework Veria’s LAP is concentrating on the following areas and actions:

### Citizen participation

Emphasis was given to citizens’ participation from the very beginning of the project. The different tools provided by URBACT, the experience of Summer University in Krakow and the good practices of the network were very helpful to the effort. Door to door questionnaires, on line questionnaire, “everyday” non-organised discussions with beneficiaries and stakeholders, meetings with stakeholders and public consultations were organised in order to understand the different problems residents face, visions and expectations of all citizens and different potentials. As this procedure is a never ending one, more actions are planned to empower it.

### Urban scale :

An updating of the current situation was carried out by members of ULSG, in reference to legal protection framework, mobility issues, and current state of preservation of the buildings, uses and ownership. The integration of GIS System in the planning process is programmed and seen as an opportunity to integrate different layers of information, including the state of conservation of buildings, on a new digital platform and act as a tool for the beneficiaries.

The information above was enriched by the results of the different actions undertaken for the citizens' participation. They are summarized as follows:

- Conflict of uses in different areas
- The need to introduce and encourage mild multi –functions
- Coffee shops, bar restaurants were the expectations of many citizens because they make the areas more vivid, with a strict control however to avoid noise disturbances
- Unsafe in certain areas due to desertification
- Extended decay of a large number of traditional buildings
- Low quality of new buildings in the protected areas
- Low quality of high rise buildings in the periphery of protected areas
- Low quality public space and need for frequent maintenance
- Inadequate lighting

To reach the main objectives as set in the LAP, a series of projects at an urban scale are planned and included in the following chapters.

### Buildings :

Most of the protected and traditional buildings are extended decayed, as mentioned. Moreover, their energy performance has not been examined, while knowledge about their seismic behaviour, taking into account that Veria is in a seismic zone and the characteristics of the building materials is limited. All above resulted to their abandonment and misuse or improper interventions which are based on extended rebuilding and use of concrete.

In order to create tools for the different beneficiaries and stakeholders for the proper eco-restoration of the buildings and using expertise funds from LINKs project, the properties and characteristics of the local traditional materials were examined, the energy performance of two typical historic buildings in the area and the static behaviour of one typical building and guidelines were produced focused on the eco-restoration of buildings in the area.

Moreover, a pilot project is completed for the historic house Chatzikou, in a holistic approach for its eco-restoration to act as an exemplary study; the realization of this project is included in the action plan actions and aims, among others, to be a good practice to increase stimulation.

### Economic aspects :

The economic crisis has affected dramatically the building sector in the city. The existing economic motivations, according to a study implemented by ULSG members, is very weak. In this context strong economic motivations are needed at least at the beginning, mainly focused on the energy improvement of the buildings in the historic centre, in order to increase demand. It is expected that the eco-restoration works to a number of historic buildings will act exemplary to increase demand. It is worth mentioning that the number of traditional buildings in Veria is not big. However, the retrofitting of these buildings in relation to the urgent need for the retrofitting of a large and aged existing building stock could help to the economic recovery.

### Awareness – dissemination of knowledge :

The need for the dissemination of knowledge and increase of awareness are considered crucial and different activities are planned in the action plan addressed accordingly to owners, architects, engineers and technicians on one hand and all citizens on the other.

### Governance :

The overcoming of different administrative obstacles to facilitate approval procedures and reduce bureaucracy is considered of a major importance. The collaboration of heritage agencies, the planning office and different chambers has been developed during LINKs and is planned in the LAP to be further developed. The need for the ULSG to continue its activities and monitoring the implementation of the LAP is also considered of a major importance.



## THE ACTION PLAN

### What is the status of the Local action Plan ?

The local action plan of Veria has been planned for the period 2013-2020, taking into account the New Programme Period of EU (2014-20). As the period is long, LAP is considered as a very useful tool, a roadmap, with possibilities however for reformation and further improvements, following the challenges and perspectives of the time. It intends to respond to 5 major challenges:

### Urban and social challenges :

- Bring residents back to the historic centre
- Improve the image and the function of the historic centre
- Constitute its unity and identity
- Improve the quality of the everyday life of the citizens
- Struggle against fuel poverty

## Environmental challenges

- Promote energy efficient solutions and the use of eco materials for the restoration of traditional buildings
- Reduce CO2 emissions by further reducing private cars in the city centre and promoting public means of transportation

## Economic challenges-knowledge :

- Encourage professionals to improve their knowledge and know-how, and support them
- Support the local market
- Help in increasing stimulation
- Create financial motivations

## Governance

- Simplify approval procedures by bringing together responsible authorities to work together and decide upon a common base of recommendations and acceptable technical solutions
- Monitor the implementation of the Action Plan and make proper reformations when necessary

## Citizens' participation – awareness

- Organize different activities to raise awareness
- Promote citizens' participation to the implementation of the LAP

### **The Local Action Plan is focused on 3 main operational objectives :**

- Make historic centre attractive for residents and visitors by improving its image and function and restoring its unity and identity
- Stimulate the demand for eco-restoration of protected buildings and traditional buildings, located in the historic centre
- Raise awareness - empower citizens' participation

### **Financing :**

ERDF funds

Green Fund Office

Own funds

Donations

EIB

## OBJECTIVE 1 : Make historic centre attractive for residents and visitors by improving its image and function and restoring its unity and identity

### Action 1 : Retrieve the identity and restore the unity of the Historic Centre

Architectural competition, detailed architectural study based on the results of the architectural competition, application

#### Stakeholders/Beneficiaries :

UNIFICATION OF ARCHAEOLOGICAL SITES AND RENEWALS SA, Municipality of Veria - Technical Department, Ministry of Culture- 11th Ephorate of Byzantine Antiquities, Ministry of Culture- 4th Ephorate of Historic Buildings, MA

#### Short description :

Urban regeneration of the protected areas  
Creation of a cultural route to connect these areas, based on infrastructures  
Energy saving public lighting  
Subterranean placing of the public electric wires

#### Aim to :

- Improve the image of the open public spaces (small squares and roads) with interventions which will increase the green, minimize cars and use eco-materials and techniques, which will improve the sense of comfort especially during the summer period
- Restore the unity of the historic centre by creating a cultural route to connect these areas (see plan). This route will be also extended in areas of the historic centre, demolished nowadays, which are located in between the protected areas
- Energy saving
- The architectural competition, planned to be announced by the middle of 2013, aims at involving as many experts as possible and at the same time get the best possible and most innovative studies

### Action 2 : Traffic study for the whole city

#### Stakeholders/Beneficiaries :

Region of Central Macedonia, Municipality of Veria - Technical Department

#### Short description :

Though there have been traffic studies in the past for Veria, they were never applied, maybe because they were referred only to the city centre and not the whole city. A call for tenders has been announced by the Region of Central Macedonia, in August 2012 which is referred to a study for the whole city. In this study, the reduction of cars in the city centre is one of the major themes set by the Municipality, as well as the increase of the parking areas in the periphery of the historic centre.

#### Aim to:

Reduce the cars in the city centre around the protected areas, increase the pedestrian areas and at the same time find solutions for parking, which is of an extreme demand.



### Action 3 : Regeneration of Mitropoleos street and enhancement of the ancient Roman road

**Stakeholders/Beneficiaries :**

Municipality of Veria - Technical Department, Ministry of Culture- IZ' Ephorate of Prehistoric and Classic Antiquities, MA

**Short description :**

Enhance the ancient roman road

Create a mild cars circulation

Increase the green areas

**Aim to :**

Mitropoleos street is in the heart of the city centre. This street existed at least from the Roman period till today, in the same location. The extended rebuilding across it and its widening had as a result to transform it to a road which splits the historic centre to two parts. The ancient road was brought to light during excavation works. A preliminary study has already been implemented for the recreation of the street, the enhancement of the antiquities and the unification of the protected areas on either sides of the road.

### Action 4 : Refurbishment of blind facades of high rise buildings, affecting the environment of the protected areas

**Stakeholders/Beneficiaries :**

Municipality of Veria, NGOs, Cultural Associations, Citizens

**Short description :**

Covering of the blind facades of high rise buildings with graffiti, green, or other compositions with eco-materials

Insulation of the façade will be applied and will be used as a basis for the different compositions

**Aim to :**

The protected areas in Veria are surrounded by high rise buildings. Some of these buildings are almost in touch with old ones, affecting negatively to their image and aesthetics. This action aims to softening this result and create a more friendly environment around these areas.

### Action 5 : Retrofitting the low quality facades of new buildings, located in the protected areas

**Stakeholders/Beneficiaries :**

Municipality of Veria, MA, Citizens

**Short description :**

Interventions to improve the energy performance of low rise new buildings located in the protected areas

New design of the facades for their aesthetic improvement

**Aim to :**

In the protected areas, new low rise buildings were built in the past; the architecture and quality

of the facades of these building is very low, affecting negatively to the whole. These buildings are very often in the heart of the protected areas. This actions aims to restore the image and unity of the protected areas

#### **Action 6 : Uses in the historic centre**

**Stakeholders/Beneficiaries :**

Municipality of Veria, Ministry of Culture- 11th Ephorate of Byzantine Antiquities, Ministry of Culture- 4th Ephorate of Historic Buildings, Citizens

**Short description :**

A study is necessary in collaboration with different stakeholders to revise the legal framework for the uses in the historic centre in order to ensure its multi-functional character. This study will also examine and propose motivations for citizens to return to it.

**Aim to :**

Revive and ensure the multi-cultural character of the historic centre

## **OBJECTIVE 2 : Stimulate the demand for eco -restoration of protected buildings and traditional buildings, located in the historic centre**

#### **Action 1: Restoration and energy performance improvement of protected Buildings**

**Stakeholders/Beneficiaries :**

Municipality of Veria, MA, citizens

**Short description :**

Grants to promote eco-restoration works to listed buildings

**Aim to :**

The number of protected buildings in Veria is not big. Most of them are in bad condition and they are abandoned or misused. The cost of their eco-restoration is high in comparison to conventional constructions and discourages any interventions. Grants to bridge this gap are considered at this stage crucial to create motivations, thus promoting their revival and reuse.

## **Action 2 : Restoration and energy performance improvement of traditional Buildings located in the historic centre**

### **Stakeholders/Beneficiaries :**

Municipality of Veria, MA, citizens

### **Short description :**

Grants to promote eco-restoration works to traditional buildings located in the historic centre

### **Aim to :**

The character of the protected areas is not defined only by protected buildings but also by traditional non-listed buildings. They also are in an urgent need for retrofitting. The tendency so far was to demolish them and rebuilt them in style, thus affecting the character of the protected areas which are very small in size. In this context, it is considered important to encourage owners to retrofit their buildings instead of rebuilding by giving them economic motivations.

## **Action 3 : Restoration and energy performance improvement of Chatzikou House**

### **Stakeholders/Beneficiaries :**

Municipality of Veria, Lyceum of Greek Women (An Association with the aim to preserve and promote tradition), Association of Greeks from Asia Minor (with similar aims)

### **Short description :**

Eco-restoration works and re-adaptation to be used for cultural purposes

### **Aim to :**

Chatzikou House belongs to the Municipality of Veria. This building was used as a case study for the LAP. In this context additional expertise work was carried out to examine its energy performance, the constitution of its building materials and its static behavior and recommendations were made for its eco-restoration. The implementation of the works, which are planed to start in 2013, aims, among others, to act as an exemplary example.

## **Action 4 : Technical support: Training-Organization of thematic workshops**

### **Stakeholders/Beneficiaries :**

Municipality of Veria, Ministry of Culture- 4th Ephorate of Historic Buildings, Ministry of Macedonia and Thrace, Association of Architects, Chamber of Imathia, Technical Chamber, Union of Builders, Contractors, Entrepreneurs, citizens

### **Short description :**

Thematic interactive workshops addressed to small groups of a special interest

### **Aim to :**

Dissemination of knowledge, training

### **Action 5 : Technical support: Creation of a digital platform**

**Stakeholders/Beneficiaries :**

Municipality of Veria, Association of Architects, Chamber of Imathia, Technical Chamber, Union of Builders, Contractors, Entrepreneurs, citizens

**Short description :**

A digital platform with guidelines, recommendations, motivations and best practices

**Aim to :**

Dissemination of knowledge

### **Action 6 : Technical support: Production of information material**

**Stakeholders/Beneficiaries :**

Municipality of Veria, Ministry of Culture- 4th Ephorate of Historic Buildings, Ministry of Macedonia and Thrace, Association of Architects, Chamber of Imathia, Technical Chamber, Union of Builders, Contractors, Entrepreneurs, citizens

**Short description :**

Information material in printed and digital form with technical, administrative and financial information

**Aim to :**

Dissemination of knowledge, support to all beneficiaries

### **Action 7 : Administrative support – Simplification of bureaucratic procedures**

**Stakeholders/Beneficiaries :**

Municipality of Veria, Ministry of Culture- 11th Ephorate of Byzantine Antiquities, Ministry of Culture- 4th Ephorate of Historic Buildings, Ministry of Macedonia and Thrace, Association of Architects, Technical Chamber, owners, tenants

**Short description :**

Regular meetings to come to a common base of acceptable interventions and approval procedures

**Aim to :**

Minimize bureaucracy, facilitate the approvals procedures

## OBJECTIVE 3 : Raise awareness - empower citizens' participation

### Action 1 : Treasure hunt in historic centre

**Stakeholders/Beneficiaries :**

Municipality of Veria, NGO, citizens

**Short description :**

Raise awareness activities addressed to citizens from all ages

### Action 2 : Regular meetings with citizens

**Stakeholders/Beneficiaries :**

Municipality of Veria, NGO, citizens

**Short description :**

Meetings with different stakeholders and citizens in different places in the city

**Aim to :**

Raise awareness and involvement



# PARTNERSHIP

Who are the members of the local LINKS group  
(ULSG : URBACT Local Support Group) ?

## Project coordinator

Kleopatra Theologidou

## Elected representatives

Charikleia, Ousoultzoglou Georgiadi, Mayor

Konstantinos Vorgiazidis, Vice Mayor of Urbanism

Aristomenis Lazaridis, Vice Mayor of Technical Works

Nicolaos Mavrokefalidis, President of the Municipal Council

Ilias Tsamitros, President of Veria Municipal Community

Anastasios Vassiadis, Representative of the major opposite party

## Municipal Officials

Vithleem Mavromatidou, Department of Urbanism, Architect specialized in Architectural Heritage

Stella Sidiropoulou, Technical Department, Architect specialized in Landscape Architecture

Dimitrios Tegousis, Directory of Finance, Economist

Georgios Mavridis, Public Relations Office,

## Key stakeholders

Intermediary Managing Authority, representative: Aimilia Alexandropoulou

Intermediary Managing Authority, representative: Chrisostomos Kalogirou

Architect's Association of the Prefecture of Imathia, representative : Dimitrios Trochopoulos

Chamber of Imathia, Dept of Commerce and Industry, Nikiphoros Christoforidis

Aristotle University of Thessaloniki, Faculty of Engineering, School of Civil Engineering, Prof. Ioanna Papayianni

University of Thessaly, School of Engineering, Dept of Architecture Engineering, Assist. Prof. Aristeidis Tsangrassoulis

## Who are the members of the local LINKS workgroup ?

Kleopatra Theologidou, Architect Engineer, Restorer, Project coordinator

Vithleem Mavromatidou, Architect Engineer, specialized in Architectural Heritage, Department of Urbanism, and Historic Centr Office

Andrew Kiratzis, urban planner / regional development studies, Department of Urbanism and Historic Centr Office

Irini Kampouroglou, conservationist of works of art, department of Municipal Property and Historic Centr Office

Anna Chatzinikolaou, lawyer, Directory of Administration

Dimitrios Tegousis, Directory of Finance, Economist

Stella Sidiropoulou, Technical Department, Architect specialized in Landscape Architecture

Katerina Drakou, Architect, candidate PHD, University of Thessaly, School of Engineering, Dept of Architecture Engineering

Dimitrios Trochopoulos, Architect, Architect's Association of the Prefecture of Imathia

Aimilia Alexandropoulou, urban planner / regional development studies, Intermediary Managing Authority

Katerina Massadi, secretary, Mayors' Office

## Lessons learnt from the U.L.S.G. process : a co-production exercise

The ULSG of Veria is composed by a broad spectrum of actors: political forces from the government (Mayor and Deputy Mayors), representative from the opposition, the Managing Authority, professional bodies (Architects' Chamber, Chamber of Enterprises and the University, as well as civil servants. Especially in the case of civil servants, their participation and involvement was considered crucial, as it is them that will mostly implement the Local Action Plan. Each representative in the ULSG had to play an important role to the implementation of the Action Plan.

Politicians : To promote and adopt relevant policies. Their everyday communication with citizens, municipal plans and policies widened the perspective of the LAP

Municipal Officials: Close to the everyday problems and municipal practices and legislation, were mostly helpful for the implementation of the LAP

The representatives of MA helped to the visions and trends of the New Programme Period of EU, so that different actions could get ERDF funds.

The representatives of the Universities, with their expertise, were the ones who undertook the specialization of knowledge of eco-restoration to local conditions.

The representatives of the two most relevant local associations, the Architect's Association of the Prefecture of Imathia and the Chamber of Imathia, they are the most close and familiar to the everyday problems and realistic solutions.

The need for strategic planning and an integrated approach was the most important experience from URBACT method and the network. The different tools provided by URBACT and the conferences and meetings it organised together with the good practices on all themes above, as discussed during the meetings of the network, was an important leverage for the approach and accomplishment of the LAP. It was also a great help to the most effective collaboration among the ULSG members.

In the ULSG, a workgroup was created, strengthened by officials from the different departments of the Municipality, which met, in average, every three weeks. The members of this workgroup also undertook most of the work for the implementation of the Action Plan.

The first steps taken were the updating of the information about the historic centre, the concentration of additional information, necessary for the implementation of the LAP and the assessment of the current situation in the context of LINKs. Taking advantage of the knowledge gained during the network meetings, the URBACT tools provided and the experience of Krakow Summer University, the following actions were also undertaken, mostly by the members of ULSG and the workgroup.

## Citizen participation

- One of the most important experiences of the URBACT method was the involvement of citizens to the implementation of the LAP. Different actions were taken in this direction, the following:
- A door to door questionnaire, addressed to the tenants of historic and traditional buildings with two directions: The investigation of the sense of comfort they have by living in a traditional building. This part of the questionnaire was provided by the University of Thessaly which undertook the assessment of the energy performance of traditional buildings. The second direction dealt mostly with problems and propositions about the improvement of the everyday life in the historic centre and was produced by members of work group.
- An on line questionnaire was addressed to all citizens. In this questionnaire more general questions were posed about the problems in the historic centre and responses were expected on their vision about its regeneration. The number of citizens who responded to that was around 200.
- Meetings were organised with different stakeholders to inform them about URBACT and discuss with them different ideas and opinions.

The experience was very interesting, it was not very easy and not successful all the times; however it is considered as a very interesting base to organise actions for further communication and involvement.

## Knowledge

Knowledge about the energy performance of traditional buildings in Veria, taking into account their specific character from the architectural and the constructional point of view and their static behaviour was not adequate, as well as knowledge about the specific properties of building materials. Four small studies were undertaken by members of ULSG, representatives of the 2 universities and external experts which included assessment and guidelines for the improvement of energy performance, guidelines for building materials and techniques for strengthening the building structure. In addition, a fourth study with methods to conserve mural paintings with eco materials was also implemented within the scope of LAP.

## Administrative and financial status

Bureaucratic procedures and lack of financial motivations to support the increased budget is very often a strong obstacle to the proper restoration of historic buildings.

These themes were also examined by members of ULSG and two reports were made where the current situation is presented, so that Actions are promoted.

In addition, the ownership was investigated, so that the Municipality has the possibility to approach the owners and collaborate in several matters.

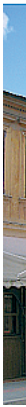
Finally, updated plans with all this information, together with information about current uses and the state of the buildings were completed.

Based on the information gathered, the collaboration with heritage agencies, the planning office and different chambers has been developed and is planned in the LAP to be further continued, for the overcoming of different administrative obstacles, facilitating approval procedures and reducing bureaucracy.

The need for the ULSG to continue its activities and monitoring the implementation of the LAP is also considered of a major importance.



The need for strategic planning and an integrated approach was the most important experience from URBACT method and the network. The different tools provided by URBACT and the conferences and meetings it organised, together with the best practices on all themes above, as discussed during the meetings of the network, was an important leverage for the approach and accomplishment of the LAP.





## PILOT PROJECT : ECO-RESTORATION OF CHATZIKOU HOUSE : 229 KENTRIKIS STREET

### THE PROJECT :

The building, known as the house of Voula Chatzikou dates from the beginning of the 20th century and belongs to the Municipality (Chatzikou donation). It is located at a corner of the central commercial street of the old market area of Veria and preserves a lot of eclecticism elements. A three-storey building, it has shops at the ground floor and a house at the uppers. Its outside walls are built of stone at the ground floor and brick at the uppers, strengthened with timber beams. Its floors and roof are timber constructions.

### Challenges

The building remained empty for approximately 5 years. It is preserved however in pretty good condition. Its conversion to a cultural centre to promote and enhance the tradition (everyday life, folk dances, manners and customs, etc), following the donators' will and its transformation to meet the current needs in respect to its historic values was the main challenge of the project. In addition, the building, typical of its period of construction, offered an opportunity to be studied and restored following the rules and techniques of eco-restoration and act as an example for all interested in eco-restoration.

### The Context

An integrated conservation project to meet different challenges and demands

### MAIN OBJECTIVES :

1. Investigate the current energy performance of the building and recommend methods for its improvement
2. Apply several tests on its materials to investigate their different characteristics and make recommendations for materials to be used during restoration works
3. Examine its seismic behaviour and propose measures for the strengthening of the building elements
4. Examine, in relation to the values of the building, the possibilities for alterations for its adaptation to the contemporary needs of its new use
5. Implementation of the project



## Expected outputs :

- An exemplary eco-restored building
- Guidelines and recommendations for the eco-restoration of similar buildings addressed to different beneficiaries

## Expected impact :

- Stimulation of other such initiatives at city level

### AGENDA

- Obj 1 : sep 2010-oct 2012
- Obj 2 : sep 2010-nov 2012
- Obj 3 : july2012-dec 2012
- Obj.4 : sep 2010-dec 2012
- Obj.5: feb 2013 and further on

## CURRENT RESULTS

### Materials

The main building materials, their composition and their chemical and mechanical characteristics were investigated. Based on these results, recommendations were made for techniques and new materials to be used compatible to the existing ones. The new materials to be used should be based on lime-pozzolan compositions, traditional materials been used for centuries.



### Energy performance

Extended investigation was carried out for the assessment of the energy performance of the building in its current condition. Based on this investigation, 3 scenarios were developed for its improvement and simulation models were created. In all cases, it was considered that insulation from the internal part of the walls is not desirable, as it keeps out all their mass. The different approaches showed that very good insulation of roof and floors and the addition of second high thermal quality glasses at the inside part of the windows can give satisfactory results. In case there is, in addition, the possibility for the replacement of external plasters and use of insulation material to the new ones, the improvement of energy saving could reach a percentage close to 66%.



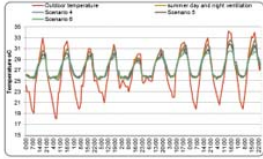
### Strengthening against seismic risks

This part of the project is in progress and is expected to be completed by the end of the year. However, simulation models have shown the need for strengthening the carrying building elements. The whole approach is directed towards mild and compatible interventions with eco-materials.



### Renovation versus values

The historic and architectural documentation of the buildings gives the possibilities we have for alterations. It is seen as a very interesting challenge the harmonious coexistence of the old structure and the new interventions/additions in a current and high tech way.

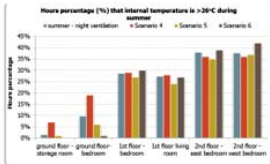


## STAKEHOLDERS

Municipality of Veria, Lyceum of Greek Women (An Association with the aim to preserve and promote tradition), Association of Greeks from Asia Minor (with similar aims)

### Team for the project :

- Municipality of Veria, Kleopatra Theologidou, architect, restorer
- Aristotle University of Thessaloniki, Faculty of Engineering, School of Civil Engineering, Prof. Ioanna Papayianni
- University of Thessaly, School of Engineering, Dept of Architecture Engineering
- Association of Architects of Imathia, Assist. Prof. Aris Tsangrasoulis, Katerina Drakou, architect, PHD candidate
- Thodoros Pavlidis, Civil engineer
- Charoula Zigouliauou, student of architecture, for the digital processing of architectural plans



### Financing :

The project will be financed by the Municipality, the 2 stakeholders-users of the building and donations. The possibility of ERDF funds is examined.

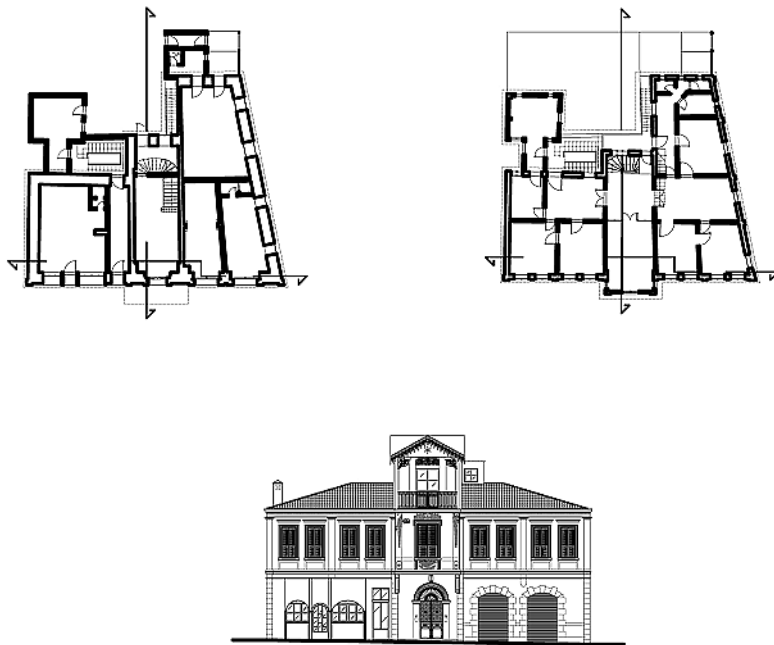
# LESSONS LEARNT FROM URBACT AND LINKS NETWORK

The meetings, communication and exchange of knowledge of Links partners, as well as the different tools from URBACT and especially URBACT Conference 2012 in Copenhagen, were mostly helpful for the implementation of this project.

As a conclusion of all above, it seems that there are certain interventions for the improvement of the energy performance of the buildings which are acceptable due to their reversibility and their mild character, which do not affect the image and the qualities of the building. However, the need for further investigation of the different methods to improve energy performance of historic buildings, focused on their traditional building characteristics and architecture are necessary, since the evaluation of their current performance is based mainly on information and assumptions derived from new constructions.

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## URBACT II

URBACT is a European exchange and learning programme promoting sustainable urban development. It enables cities to work together to develop solutions to major urban challenges, reaffirming their key role facing increasingly complex societal challenges.

It helps them to develop pragmatic solutions that are new and sustainable, and that integrate economic, social and environmental dimensions. It enables cities to share good practices and lessons learned with all professional involved in urban policy throughout Europe. URBACT is 56 projects, 500 cities, 29 countries and more than 7000 active participants.

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