

# **VISUAL and FUNCTIONAL REVITALISATION OF LANDSCAPE cityscape's identity and changes techniques & methodology**

**arch. Wojciech Oleński**

Urban designer of MPPPiSR

PhD at the Technical University of Cracow

member of Council on Tall Buildings and Urban Habitat

# Municipal Office of Urban Planning and Development Strategy in Warsaw



www.pracownia-warszawy.pl

> established 1996

> employs over 40 professionals

> fields of activity:

- Study of Preconditions and Guidelines of Spatial Development
- local plans
- analytic studies for the city
- prognosis (economical, social, environment)

PRACOWNIA WARSZAWY

Miejska Pracownia Planowania Przestrzennego i Strategii Rozwoju

wpisz słowo    szukaj

PLANY MIEJSCOWE    STUDIUM    INNE OPRACOWANIA

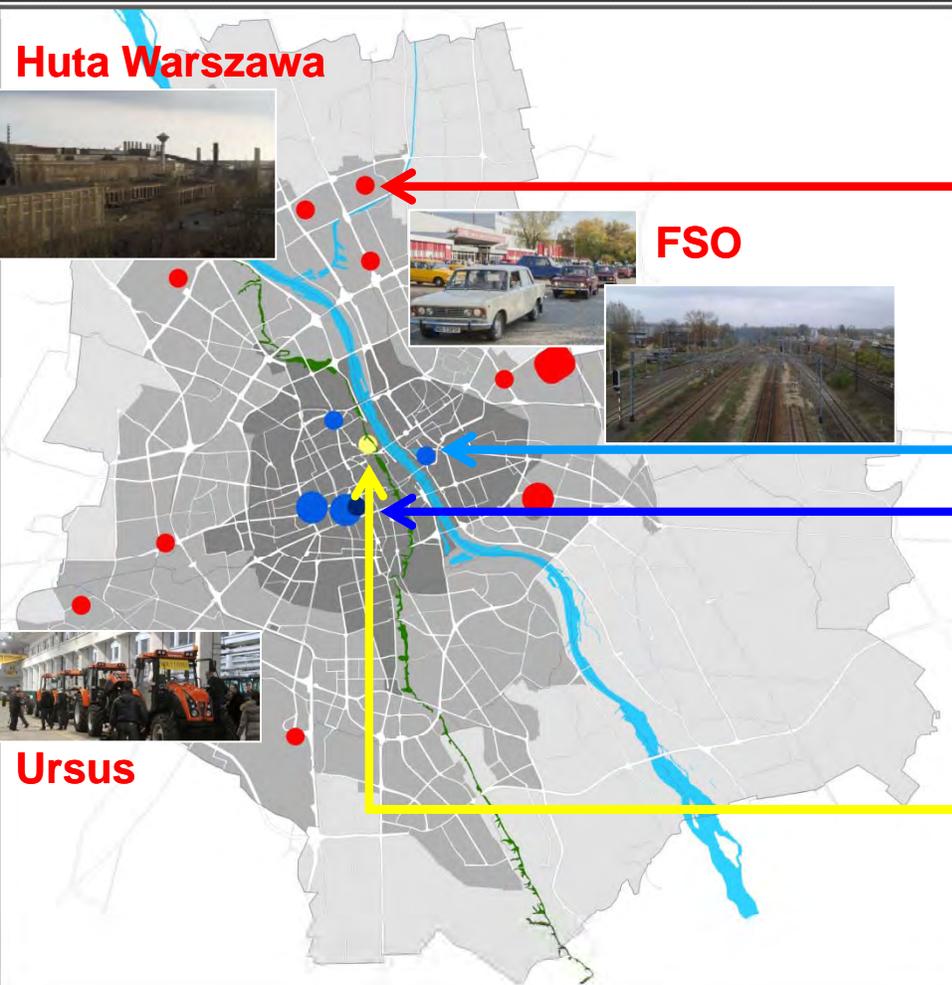
O PRACOWNI  
AKTUALNOŚCI  
DZIAŁALNOŚĆ  
MULTIMEDIA  
KONTAKT  
OGŁOSZENIA

MAPA PLANÓW MIEJSCOWYCH  
PLANY UCHWAŁONE  
PLANY W TRAKCIE OPRACOWANIA

zakochaj się w Warszawie

# Warsaw Functional Zones

Areas: Post-industrial, High-rise, UNESCO



**Huta Warszawa**



**FSO**



**Ursus**



**Post-Industrial Area**  
Marywilska & Plochocinska  
Land Use Plan



**Port Praski Harbour**  
Land Use Plan



**Western City Centre**  
Palace of Culture & Science



**Old Town**  
UNESCO List

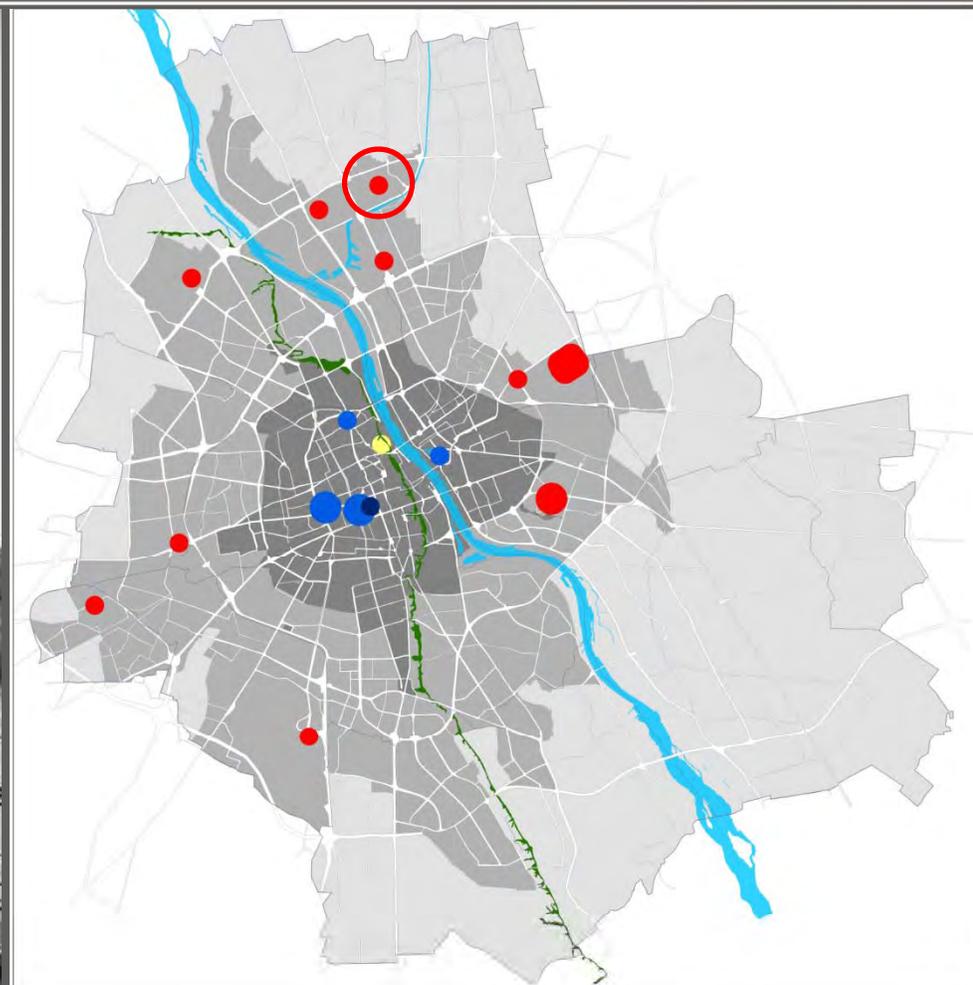


- POSTINDUSTRIAL AREAS
- HIGH-RISE ZONES
- PALACE OF CULTURE AND SCIENCE
- UNESCO ZONE

- FUNCTIONAL ZONES**
- DOWNTOWN ZONE
  - URBAN ZONE
  - SUBURBAN ZONE

# Post-industrial areas in Warsaw

## Marywilaska St. & Plochocinska St. Local Plan

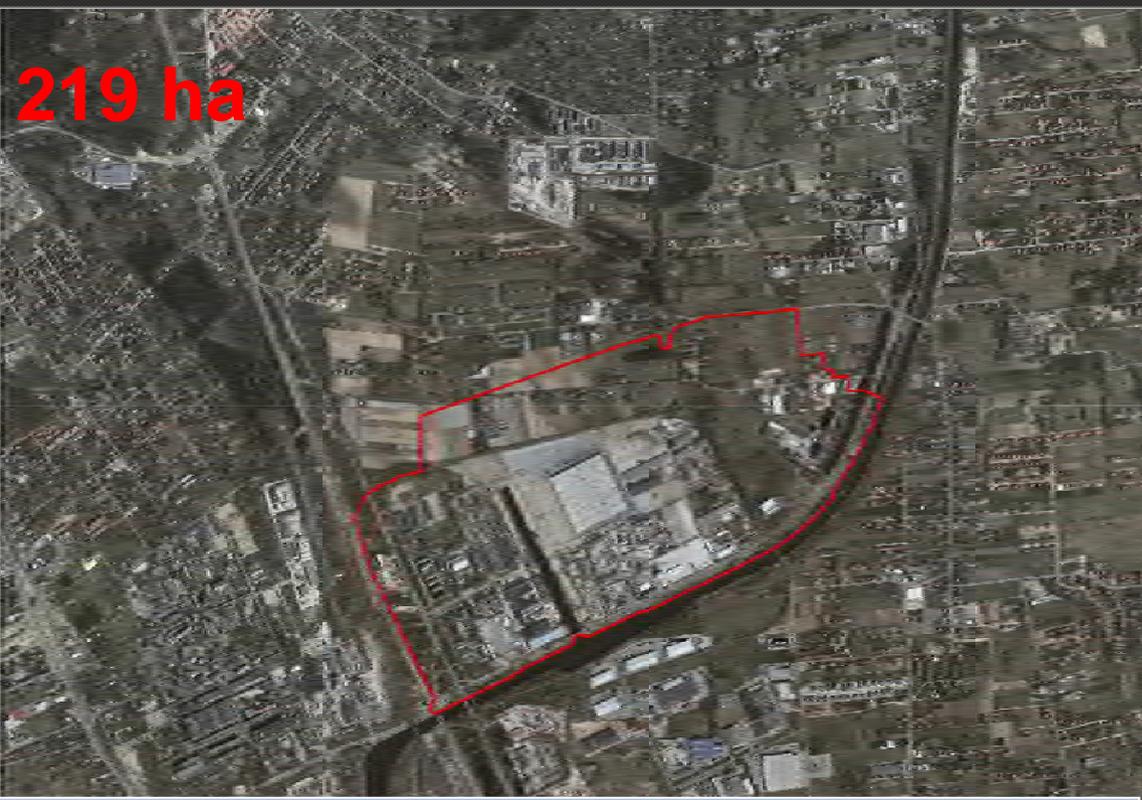


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# Post-industrial areas in Warsaw

## Marywilaska St. & Plochocinska St. Local Plan



219 ha



# Post-industrial areas in Warsaw

## Marywilska St. & Plochocinska St. Local Plan



MIĘJSKOWY PLAN ZAGOSPODAROWANIA PRZESTRZENNEGO REJONU ULIC MARYWILSKIEJ I PŁOCHOCIŃSKIEJ  
KONCEPCJA - wariant I

1 : 2000



MIĘJSKA PRACOWNIA PLANOWANIA PRZESTRZENNEGO I STRATEGII ROZWOJU

MIĘJSKOWY PLAN ZAGOSPODAROWANIA PRZESTRZENNEGO REJONU ULIC MARYWILSKIEJ I PŁOCHOCIŃSKIEJ  
KONCEPCJA - wariant II

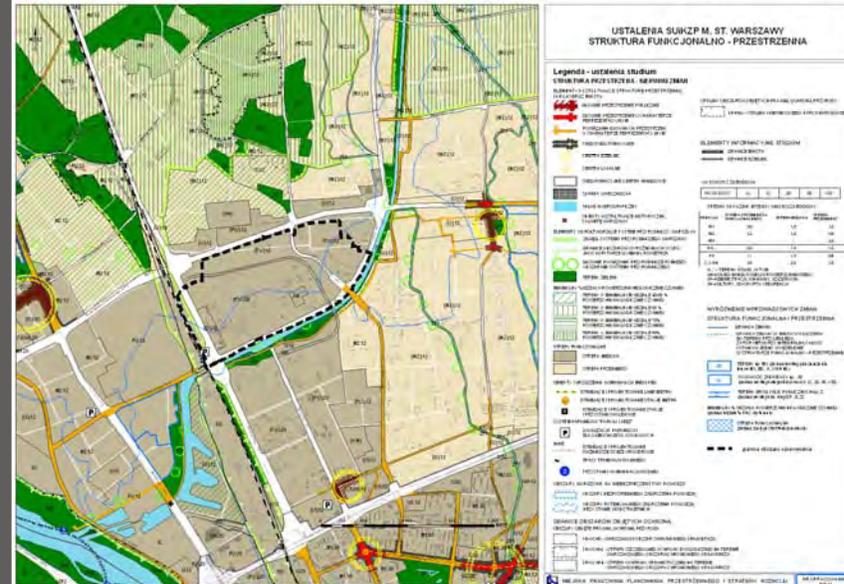
1 : 2000



MIĘJSKA PRACOWNIA PLANOWANIA PRZESTRZENNEGO I STRATEGII ROZWOJU

BIURO ARCHITEKTURY I PLANOWANIA PRZESTRZENNEGO MIASTA STOŁECZNEGO WARSZAWY  
MIĘJSKOWY PLAN ZAGOSPODAROWANIA PRZESTRZENNEGO REJONU ULIC MARYWILSKIEJ I PŁOCHOCIŃSKIEJ

ANALIZA IZOLACJONOWA I STRUKTURA FUNKCJONALNO-PRZESTRZENNIA



### Objectives:

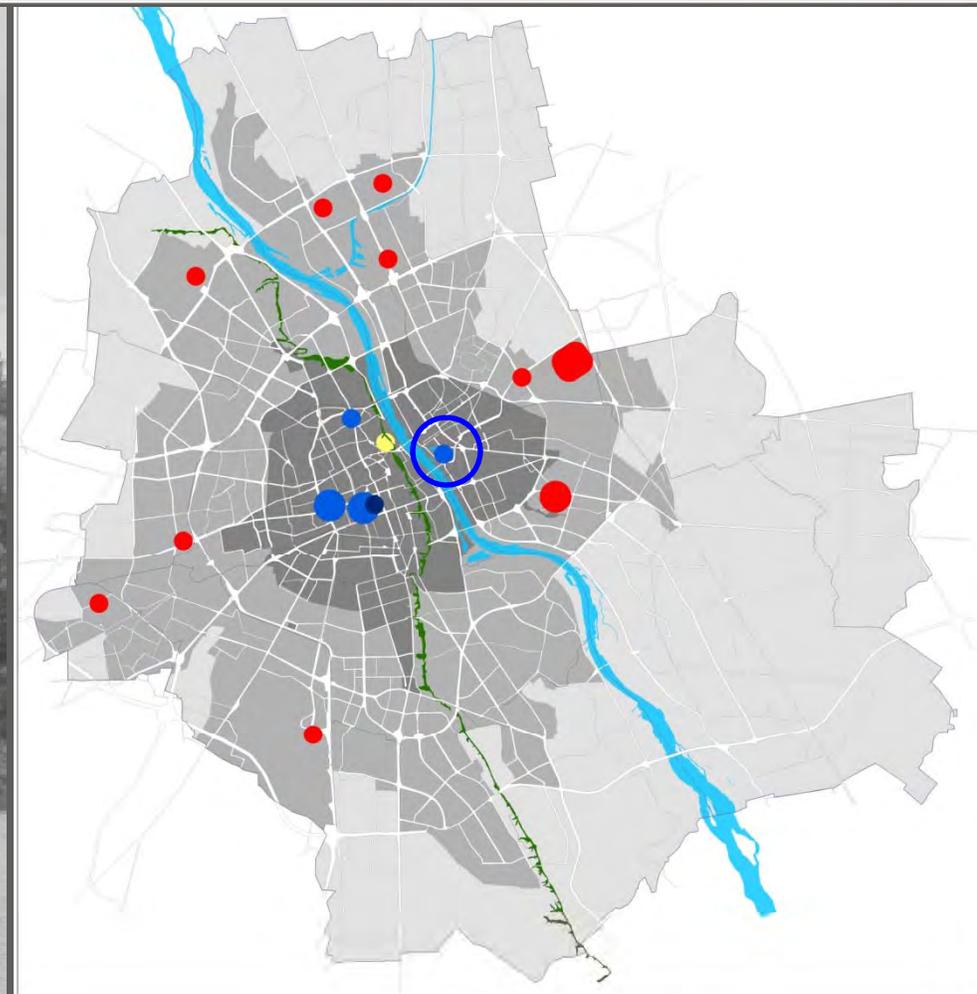
- Revitalisation of degraded areas after the building industry
- Spatial integration of areas with Zeranski Canal

### Main conceptions:

- preservation of the Mercantile Hall
- new bridge across Zeranski Canal
- specialized services areas

# Post-industrial areas in Warsaw

## Port Praski (Praga Harbour)



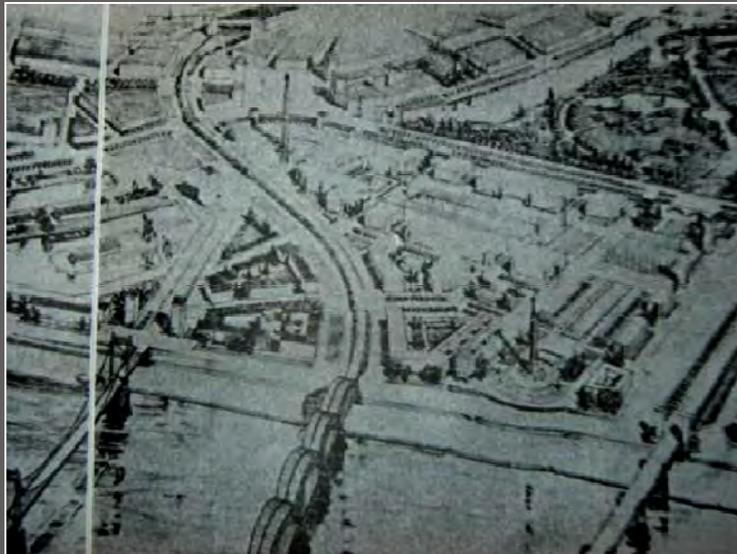
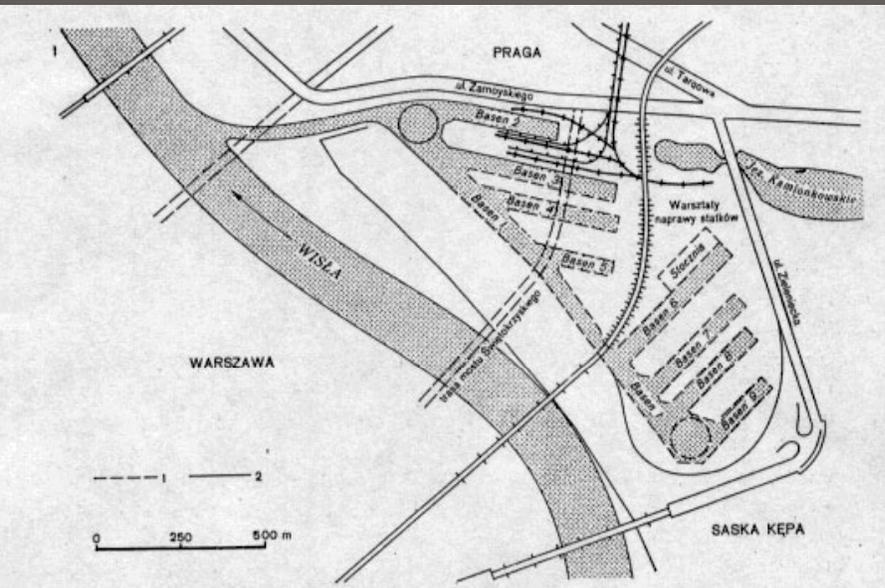
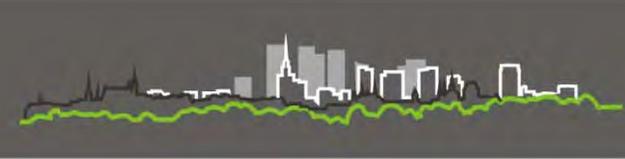
- POSTINDUSTRIAL AREAS
- HIGH-RISE ZONES
- PALACE OF CULTURE AND SCIENCE
- UNESCO ZONE

### FUNCTIONAL ZONES

- DOWNTOWN ZONE
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# Post-industrial areas in Warsaw

## Port Praski (Praga Harbour)



**Pre-War Conceptions**

**Current Situation**

# Post-industrial areas in Warsaw

## Port Praski (Praga Harbour)



Architectural competition 1992

### Objectives:

- Spatial integration of left-bank and right-bank Warsaw
- Revitalisation of degraded areas
- Preservation of Natural Value

### Conceptions after 1989:

- Center „Bis” & Representative Area
- New Bridge
- Skyscrapers



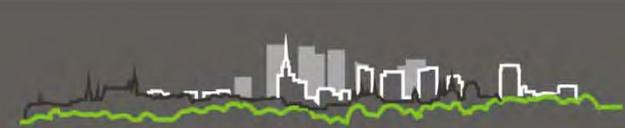
Elektrim Project 1997



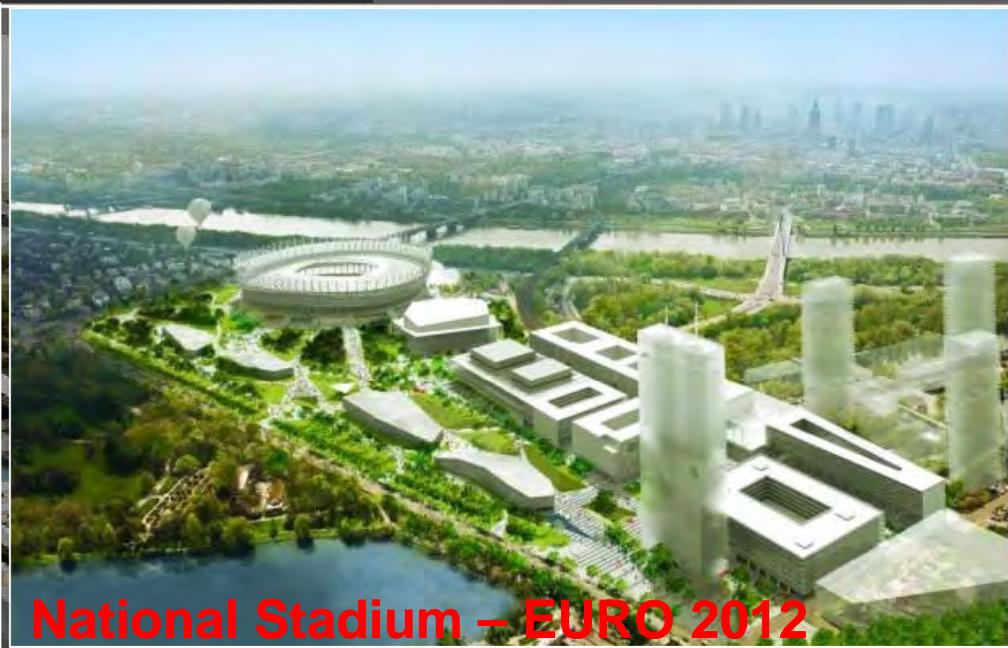
BPRW Project 2002

# Post-industrial areas in Warsaw

## Port Praski (Praga Harbour)



Development Conception 2010

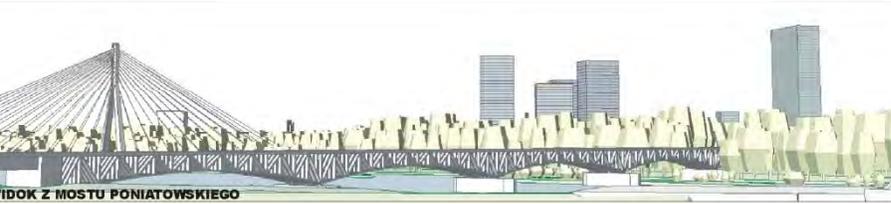
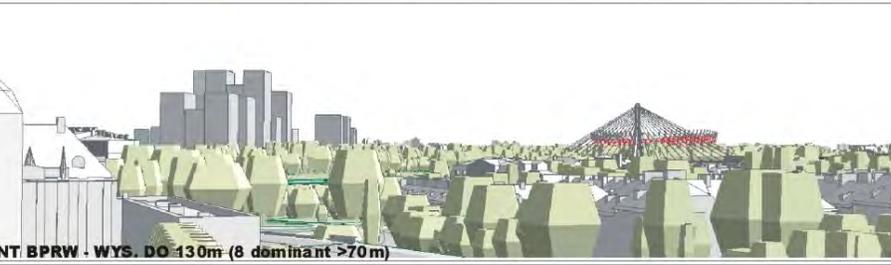
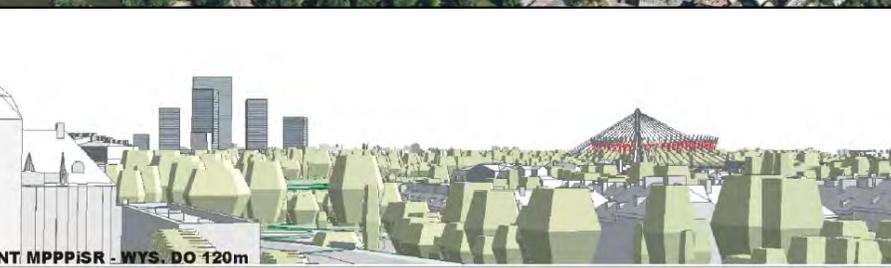


National Stadium – EURO 2012

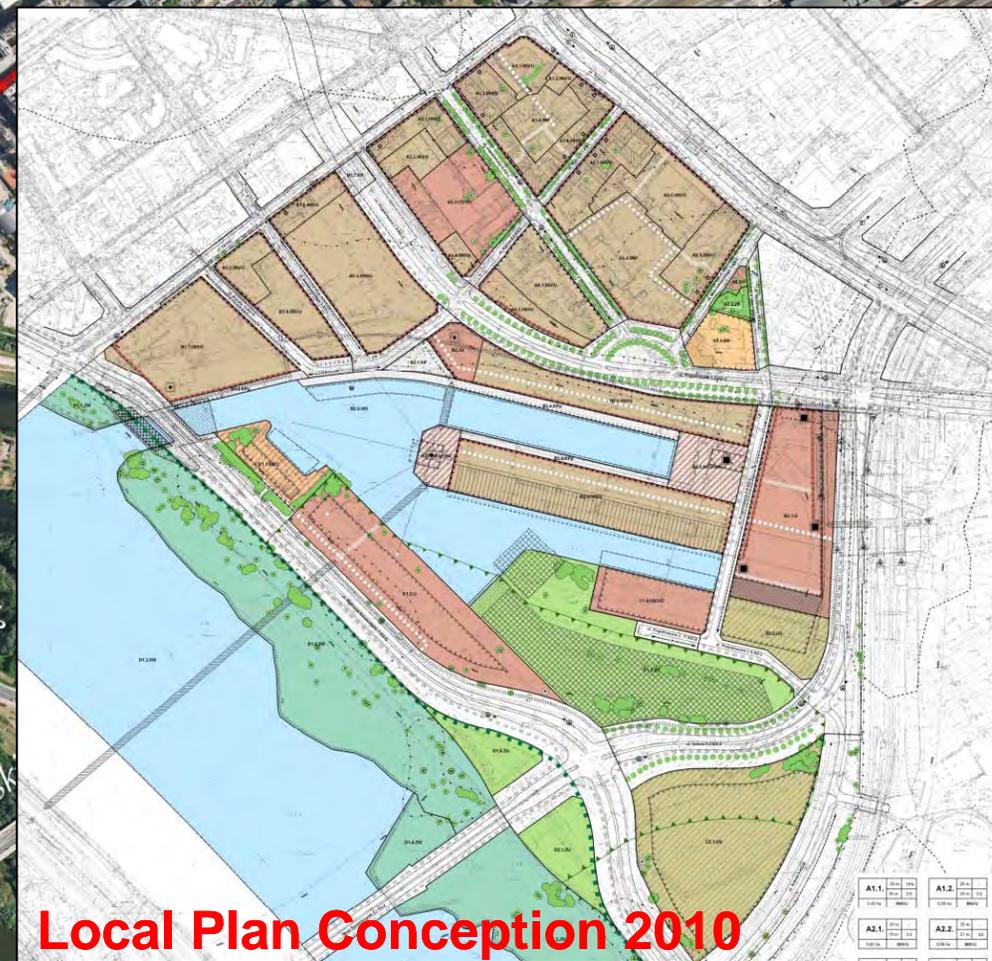


# Post-industrial areas in Warsaw

## Port Praski (Praga Harbour)

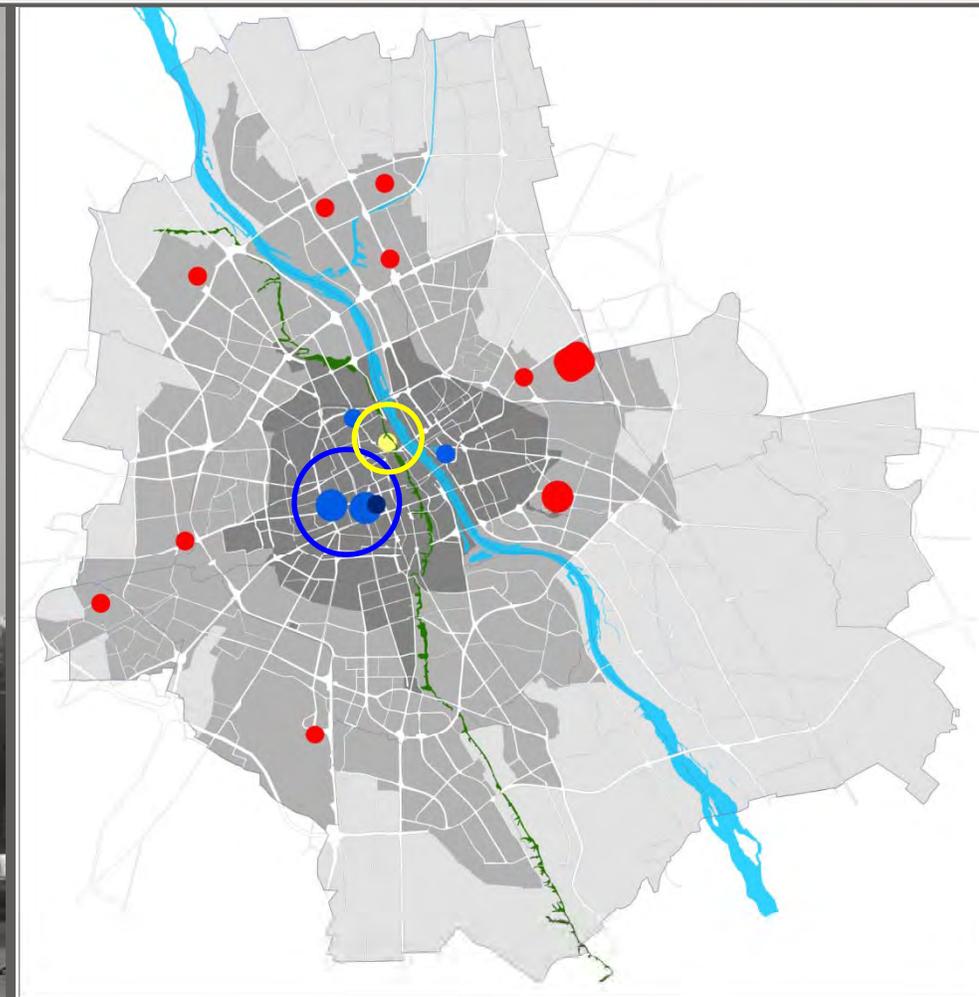


ANALIZA WYSOKOŚCIOWA REJONU PORTU PRASKIEGO W WARSZAWIE - WARIANT WYS. 80m, 95m, 110m, 120m (z zachowanym górnym pułapem pow. całkowitej wieżowców)



# Post-industrial areas in Warsaw

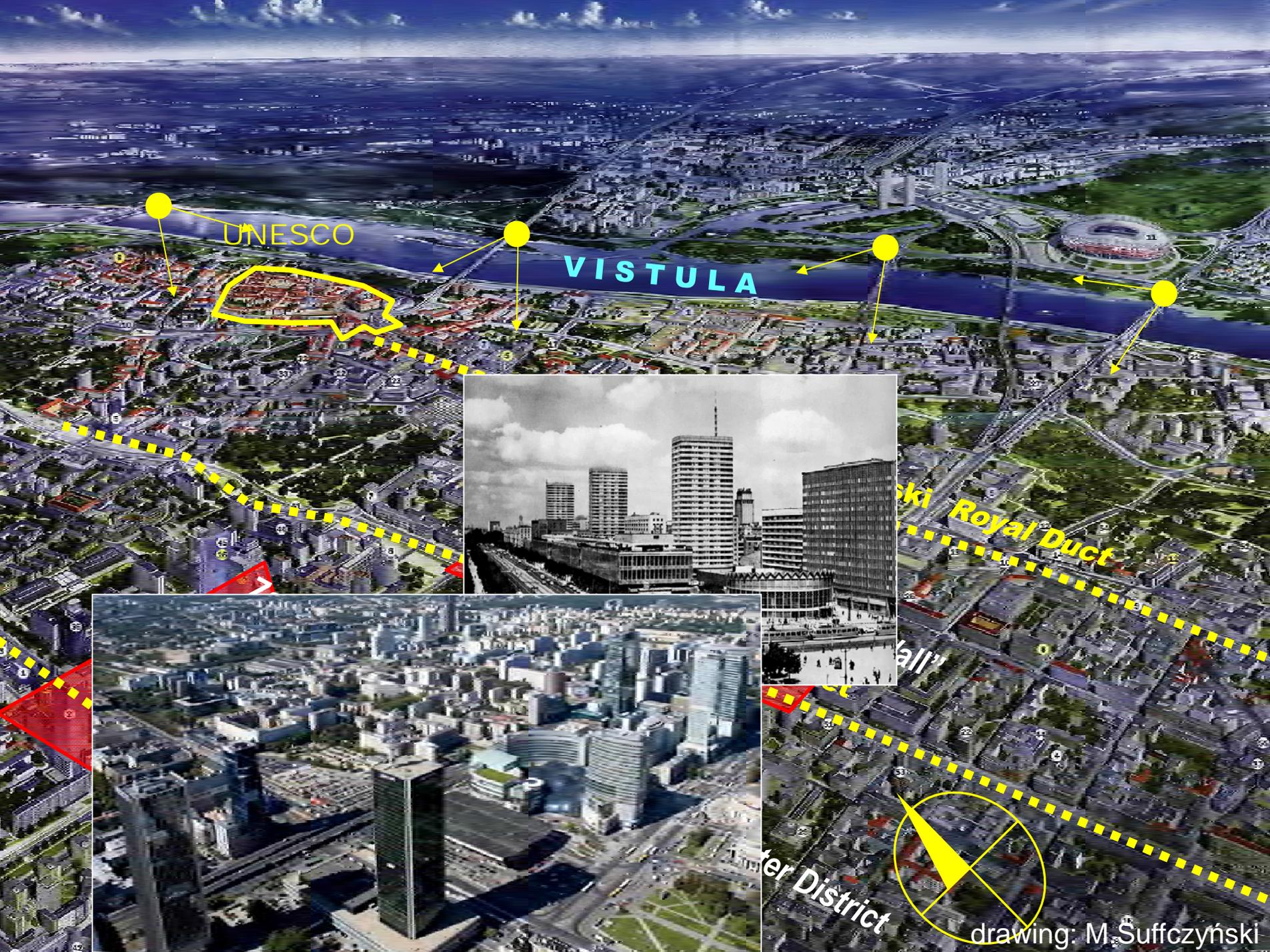
## Western City Centre & UNESCO Zone



- POSTINDUSTRIAL AREAS
- HIGH-RISE ZONES
- PALACE OF CULTURE AND SCIENCE
- UNESCO ZONE

### FUNCTIONAL ZONES

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UNESCO

VISTULA

Royal Duct

Water District

drawing: M. Suffczyński



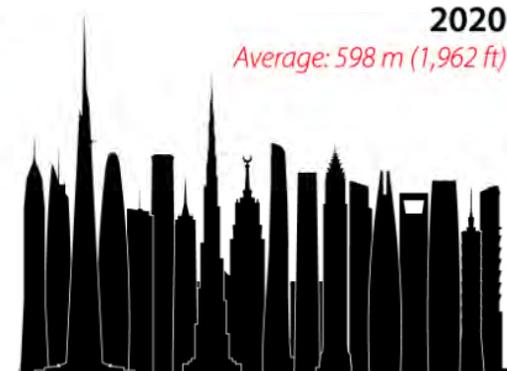
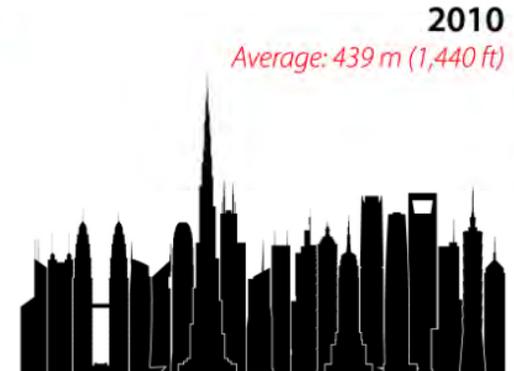
# Tall Buildings and UNESCO Area in Warsaw zoning



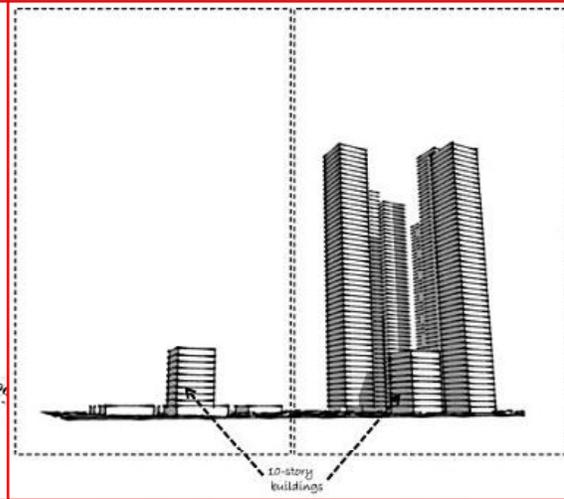
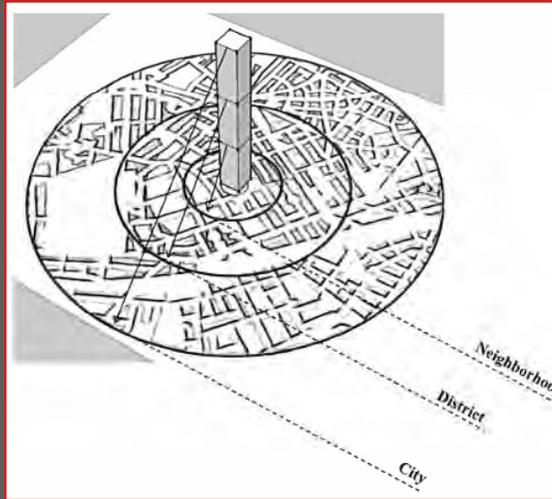
- > main high-rise and monuments are in **different clusters**
- > **Conservatory protection** is related with monuments and some skyscrapers
- > **East Wall** and **Western City Centre** have different spatial context

# Tallest Buildings Trends – statistics

## by Council on Tall Buildings and Urban Habitat



## World's Tallest 20



<u>Europe (&gt;100m):</u>	total	max
Moskwa:	93+23+8	338m
London:	38+12+54	310m
Frankfurt:	28+2+19	259m
Warsaw:	17+4+20	237m
Paris:	27+1	231m

## World's Tallest 100

# Tallest Buildings Trends – analogies

## Warsaw and Paris



symbolic

double towers

view collision

Warszawa – 231m....280m...?



# Tallest Buildings Trends

Warsaw and Paris – symbolic analogies



**Tour Eiffel**



**Montparnasse Tower**



**La Defense**



**Palace of Culture and Science**



**Old Town reconstruction**



**Western City Centre**

**Symbol – height vs. history**

**High-rise Cluster**

# Tallest Buildings Trends

Warsaw and Paris – big scale anomalies



**Plan Voisin**



**Montparnasse Tower**



**Osiedle za Żelazną Bramą**

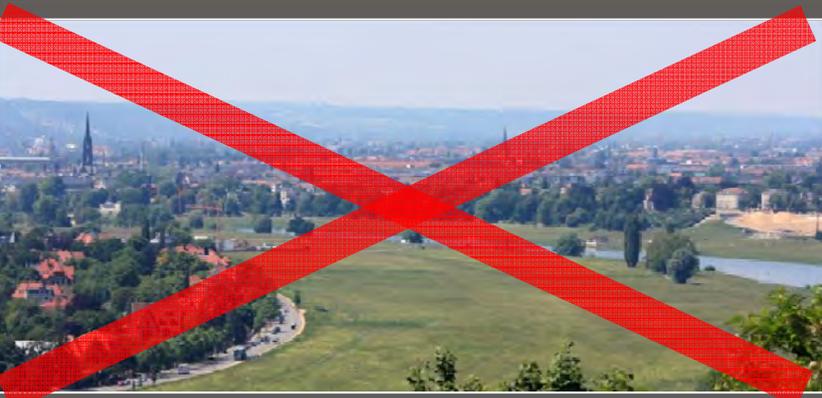
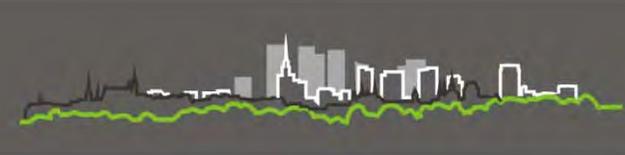


**Daewoo Tower**

Urban anomalies

View anomalies

# Tallest Buildings in Europe skyscrapers vs. heritage – UNESCO List



## Debating Tall: Is UNESCO Going Too Far?

Controversy has erupted over development proposals in London and Liverpool in the UK, which UNESCO says will damage views of World Heritage sites. Critics counter that UNESCO is over-stepping its mandate by inserting itself into the planning process and threatening to revoke world heritage status. The question for this edition of Debating Tall: Is UNESCO going too far?

### YES

**Paul Finch**  
*Editorial director of Architectural Review and Architects' Journal; deputy chair of the UK Design Council*

Impressment claims to authority by UNESCO, the unelected Paris-based bureaucracy, are resulting in Gauleiter instructions to cities as to what they should do with their built history. The latest example is London, where UNESCO is throwing its weight about in relation to the 'world heritage site' of Parliament Square, location for the Houses of Parliament and Big Ben.

UNESCO is 'warning' Westminster Council and the UK government that proposals in the Waterloo area, on the other side of the River Thames, will put the status of the world heritage site at risk. This is because views of planned buildings by David Chipperfield, among others, would allegedly ruin the experience of the heritage site.

Why is UNESCO concerning itself with developments in a highly regulated western city? The answer: developing countries with real world monuments, like Egypt and its pyramids, became fed up with demands UNESCO kept making on them. How come UNESCO never made similar demands of developed countries?

UNESCO began looking for cities in

development, also nearing completion. He said that just because you could see a building from a conservation area did not mean that the area had been ruined.

We need to give a robust response to UNESCO. That might be along the lines of: we have looked after our heritage for centuries without you telling us what to do or how to do it.

To use an old-fashioned London phrase: why don't you stick it up your jumper? And remember Waterloo!

*Editor's note: This article is adapted by the author from an earlier version which appeared in the Architects' Journal.*

regeneration delivers measurable economic, social, cultural and environmental benefits. Examples from cities such as Paris, Rome and Edinburgh demonstrate why heritage should not be seen as a marginal issue, but as inherently linked to economic development, social cohesion and identity.

World Heritage is not just about preserving national monuments or natural wonders. It is about reclaiming values. Compare today's trendy Marais Quarter of Paris to the desolate slum of the '50s. Today the area thrives, the skyline is preserved and companies compete to invest in listed monuments with heavy heritage preservation constraints.

The heritage quality is now an important part of the real estate proposition in Paris. It has developed new areas mixing houses and office space, attracting architects and developers from around the world. Pritzker Prize winners have created daring designs which are compatible with the historic environment. The issue is adapting projects to context, not constraints.

Unfortunately, the pride and visibility gained by the listing of a specific site does not always become a lever for development. In some cases it is perceived as a handicap. However, why should respecting height limits, visual integrity, and contextual adaptation based on the assessment of a site's value be less feasible



## UNESCO List of World Heritage in Danger

**DRESDEN (Elbe Valley) – deleted from the W.H.List in 2009 due to construction of a new bridge inside the UNESCO zone**

**KOLN (Cathedral) – 2004-2006, OK after scale down plans for the construction of new high rises close to cathedral**

**LONDON - ? – controversy related to new high-rise development in the city centre, close to World Heritage sites**



# WARSAW CITYSCAPE

## HISTORY OF WARSAW PANORAMA

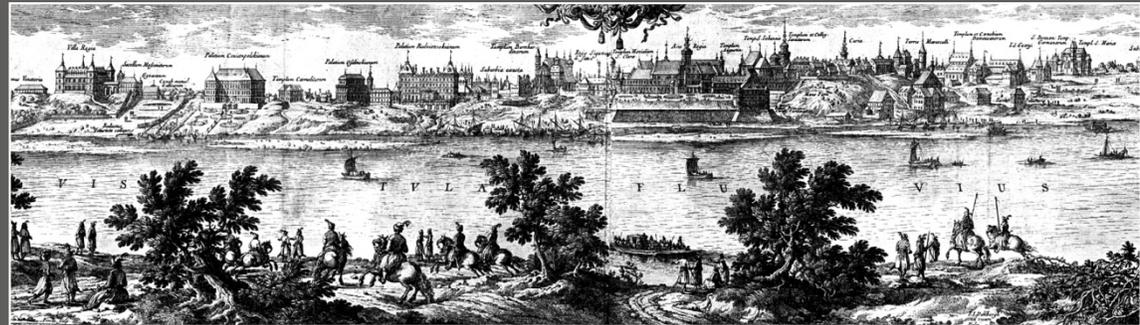


# History of Warsaw Panorama



1589

**1596** Warsaw becomes the capital of Poland



1656

**1655-1660** Swedish Invasion = „Swedish Deluge”



1772

**1772, 1775, 1795**  
Partitions of Poland

# History of Warsaw Panorama



1804



1832-1836 construction of the Warsaw Citadel



1831



1894-1912 construction of the Orthodox Cathedral



1900

# History of Warsaw Panorama



**1945-1984 reconstruction of the Old Town and Royal Castle**



**1945**

**1953-1956 construction of the Palace of Culture and Science (231m)**



**1953-70**

**1989 end of Communism era**  
**2005 joining the EU**



**2009**

# History of Warsaw Panorama



1581



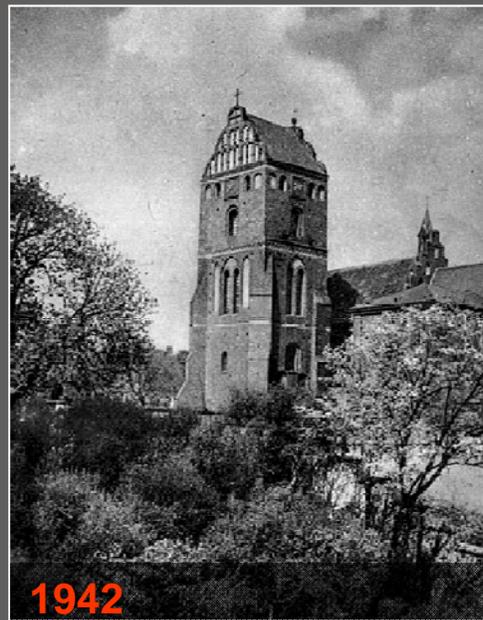
1770 B.B. Canaletto



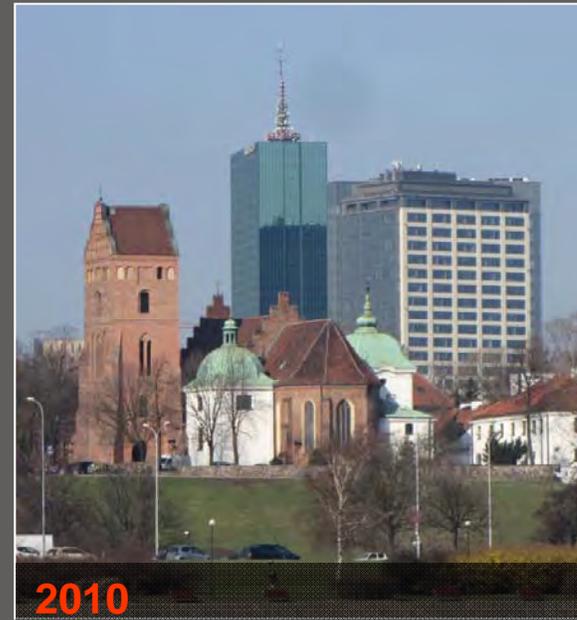
1781 Panorama Bryczkowska



19th cent.



1942



2010

# History of Warsaw Panorama

Bernardo Bellotto „Canaletto” (1721-1780)

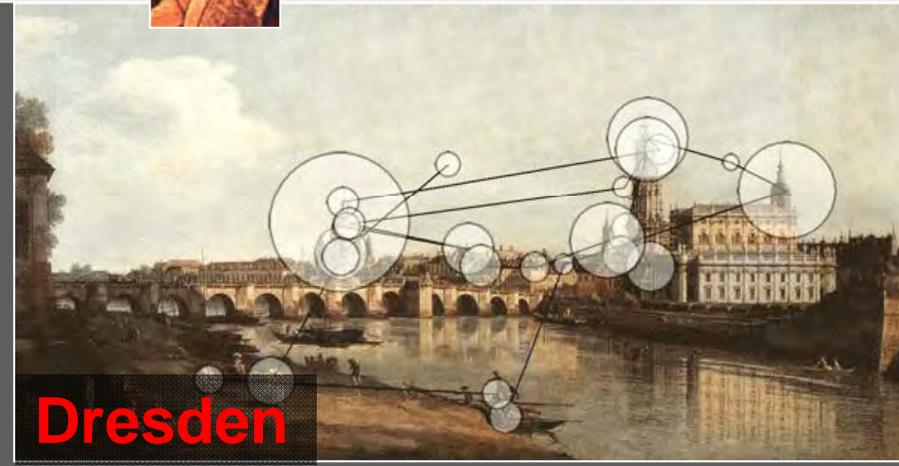


# History of Warsaw Panorama

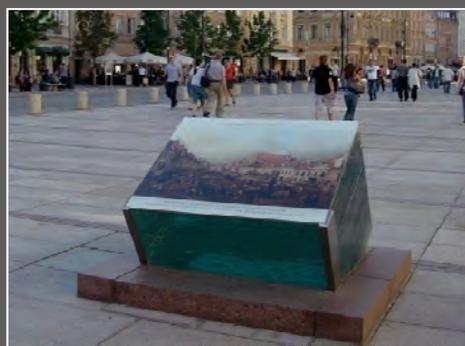
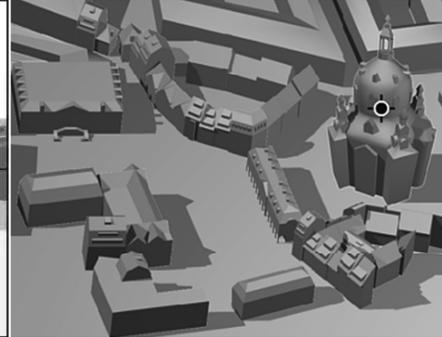
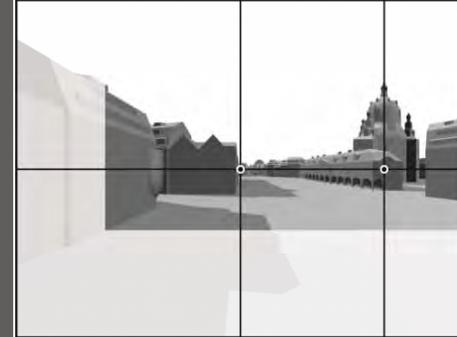
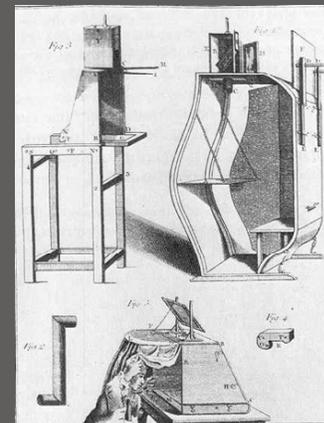
Bernardo Bellotto „Canaletto” (1721-1780)



**Warszawa**

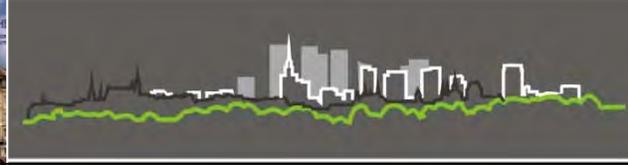


**Dresden**



# History of Warsaw Panorama

Jan Zachwatowicz (1900-1983)



**RESTITUTION** = reconstruction with use of preserved elements of the building

## **RECONSTRUCTION**

1) of the **BUILDING** , 2) of the **SYMBOL**

authenticity of material  $\neq$  reliability of form

*„the Royal Castle and the Cathedral,  
2 symbols of polish statehood,  
must come back to Warsaw landscape”*



**ruins of the Cathedral - 1945**



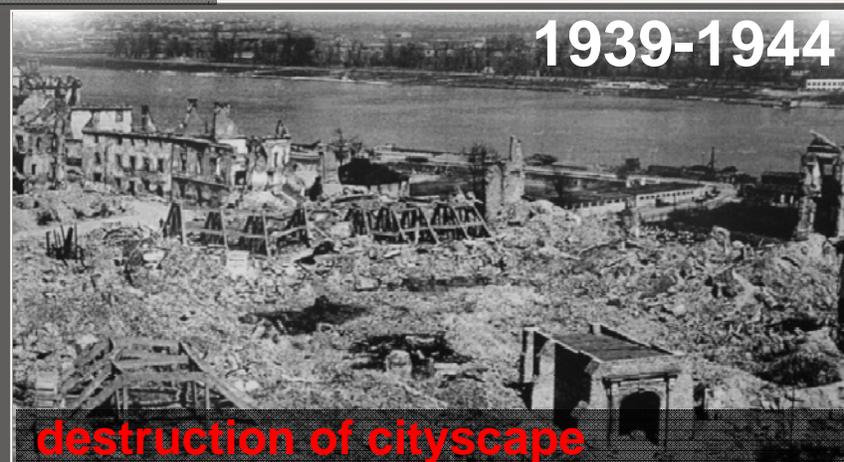
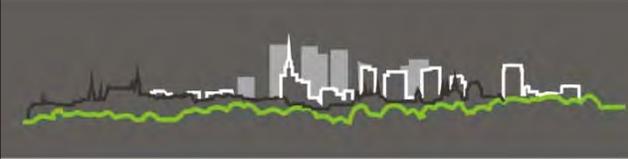
**reconstruction of Royal Castle - 1945...1970**



**reconstruction of the Old Town & Cath.**

# History of Warsaw Panorama

UNESCO protected area



**Complex of the World Heritage UNESCO (1980)**  
unique example of urban reconstruction

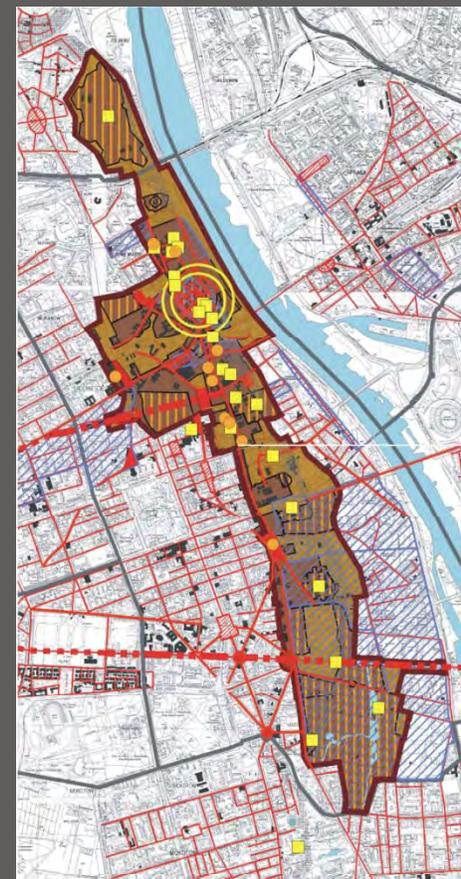
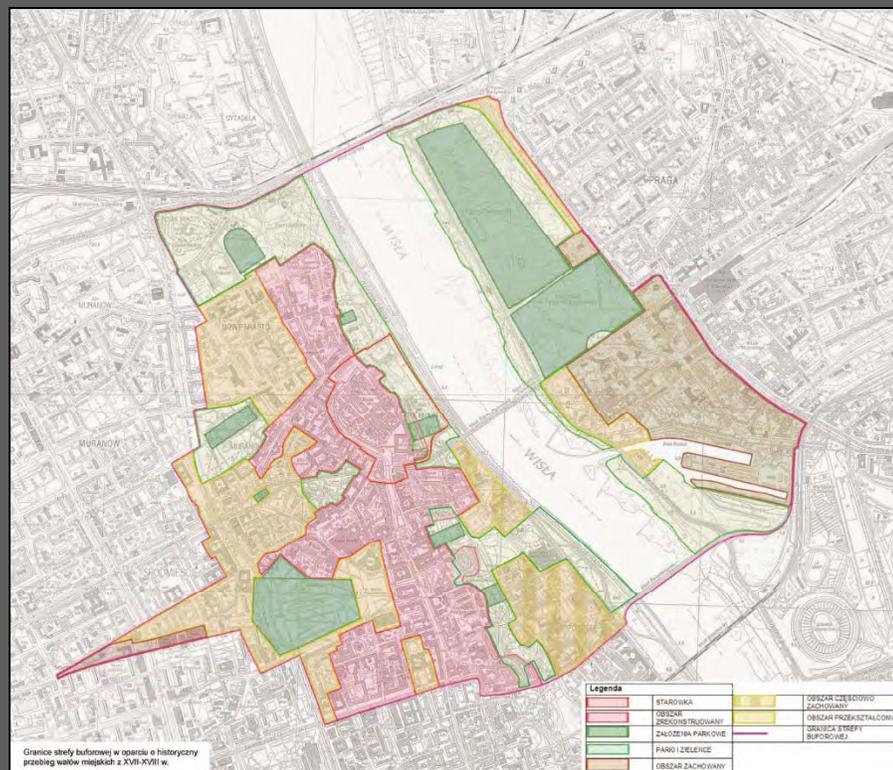


# History of Warsaw Panorama

## UNESCO Complex, History Monument Area



**History Monument Area (Historical City Complex) =**  
the Old and New Town with Scarp & Vistula  
the Royal Castle & Royal Duct  
Historical Parks, Wilanów



**UNESCO COMPLEX**

**UNESCO BUFFER ZONE**

**HISTORY MONUMENT AREA**

# History of Warsaw Panorama

## B.O.S. Archives



ul. Nowy Świat Nr. 69. 16  
a widok capiny. 17



1. Budynek częściowo skruszony.  
2. Pozostała część budyńka, a fragmentach mocno zniszczonego i zniszczonej architektury, grejskiemu architektem sig. 3. Dla zabezpieczenia ruchu na ulicy należało fragmenty te usunąć.



6. widok części obwasy frontowej.



United Nations Educational, Scientific and Cultural Organization



Archive of Warsaw Reconstruction Office  
Inscribed on the International Register in 2011  
Memory of the World

Organizacja Narodów Zjednoczonych do spraw Oświaty, Nauki i Kultury

Archiwum Biura Odbudowy Stolicy  
Wpisano na listę w 2011  
Pamięć świata

**Archives of the B.O.S.**  
**On the UNESCO List**  
**„World Memory” (2011)**



■ Świątynia, skruszona (do odbudowy 1947, budowlany 1948-1951 m<sup>2</sup>)  
■ pozostała skruszona (do odbud. 1952-1961) 644 400 m<sup>2</sup>  
■ pozostała, mocno skruszona (do odbud. 1952-1961) 67 220 m<sup>2</sup>  
■ do skruszenia - uszkodzonej części (do odb. w 1974) 22 100 m<sup>2</sup>  
■ do skruszenia - uszkodzonej części (do odb. w 1974) 22 100 m<sup>2</sup>  
■ pozostała, skruszona, do usunąć

# History of Warsaw Panorama reconstruction <> transformation



NEW YORK - 2009 - INTENTIONS



WARSAW - 1945

VENICE - 1904



NEW YORK - 09' 2001



WARSAW - 1955 - INTENTIONS

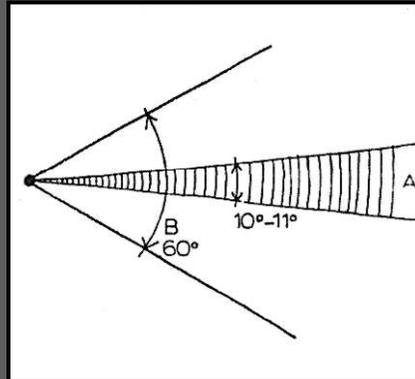


NEW YORK - BEFORE 2001



# CITYSCAPE PLANNING & PERCEPTION

## THEORY and PRACTICE



# Landscape & Skyline Analysis

perception and transformation of cityscape

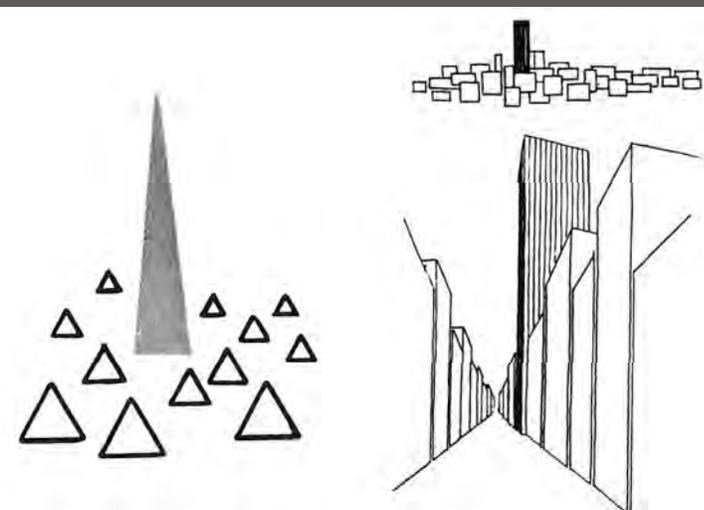
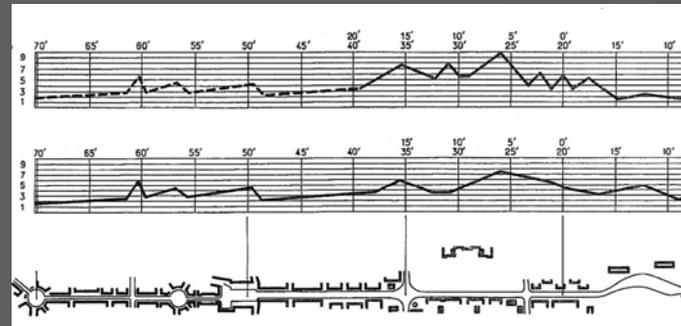
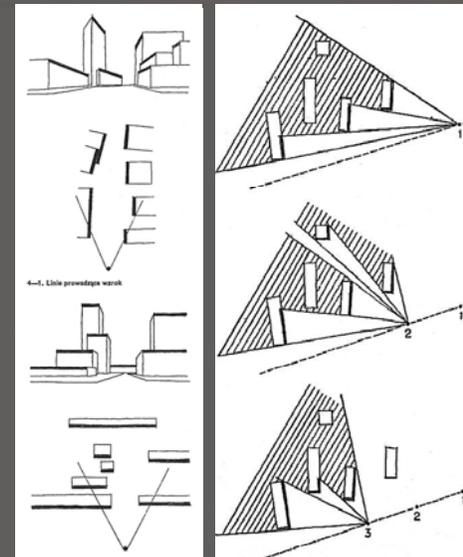


Image of the City elements  
(K. Lynch)

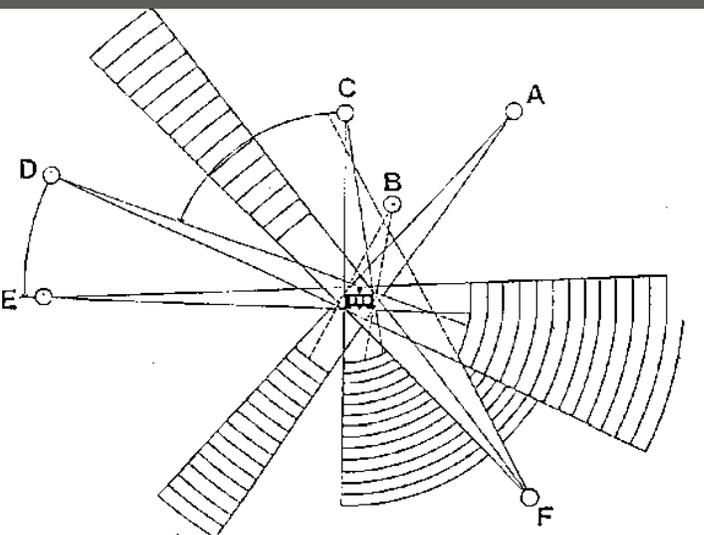


impression curve (Wejchert)

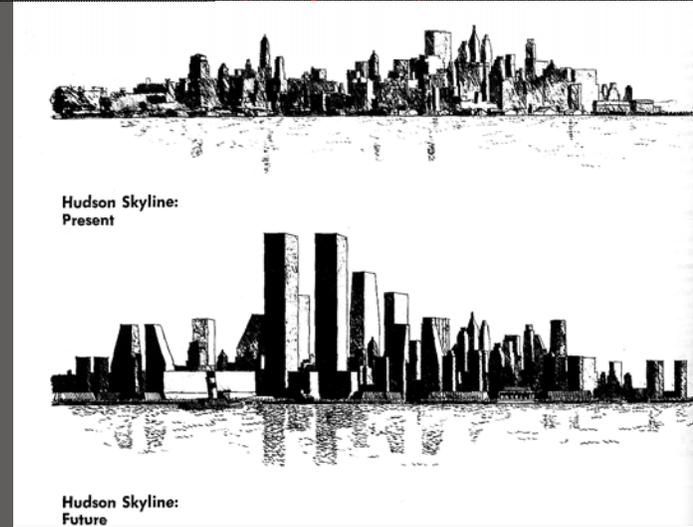


form & arrangement  
(Wejchert)

theory  
practice



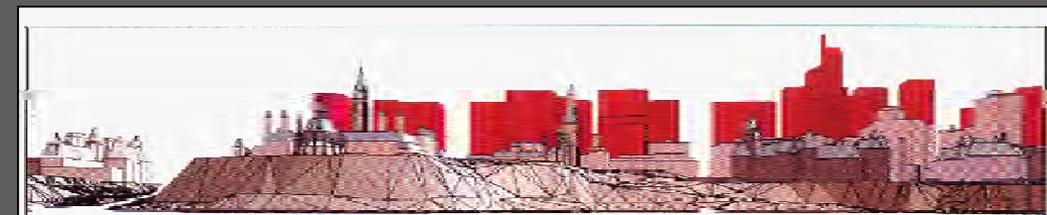
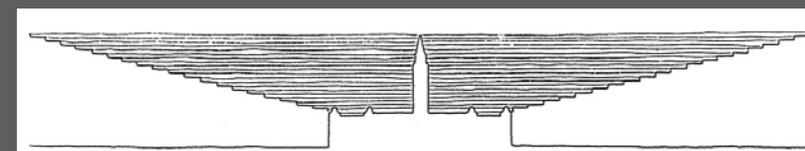
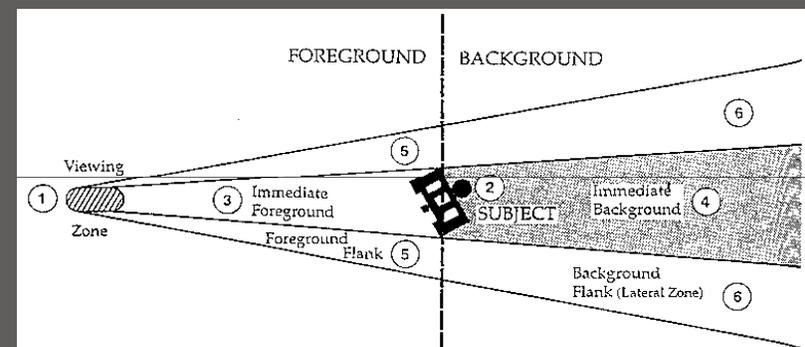
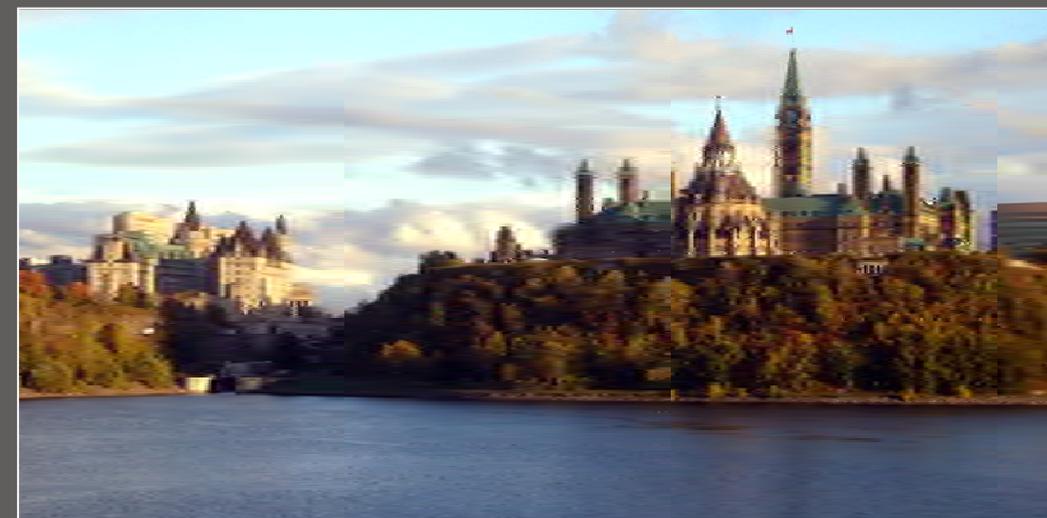
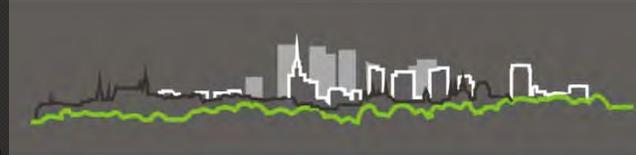
Ottawa - NCC analysis



Lower Manhattan Plan - NYC

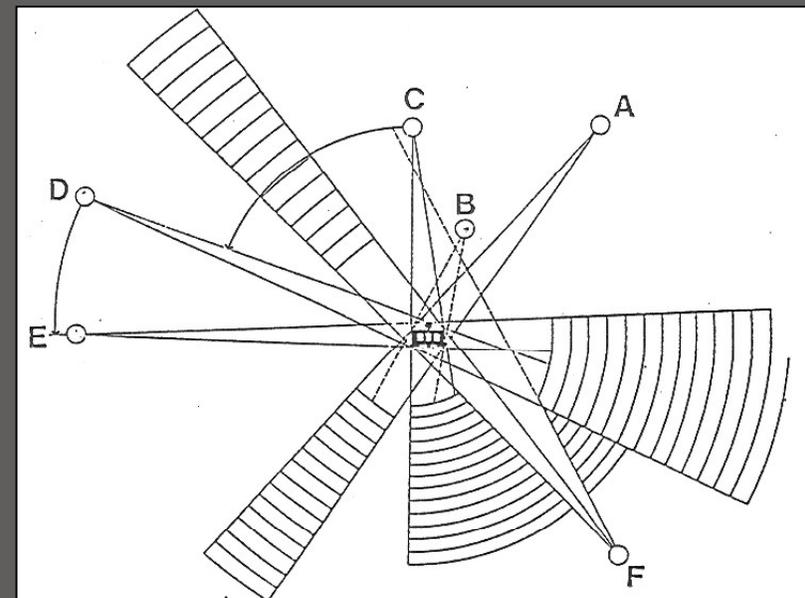
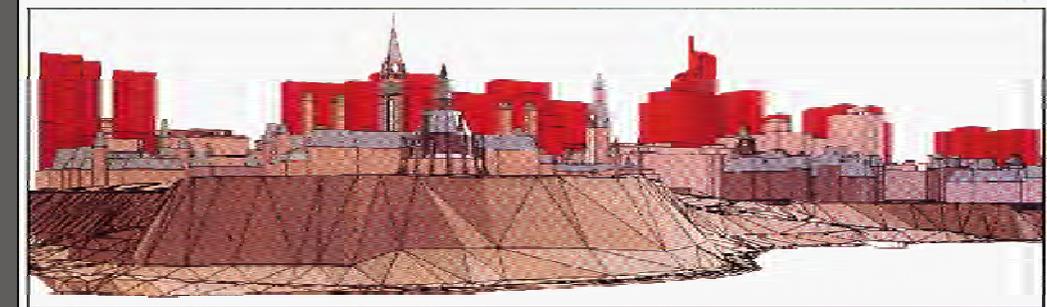
# Landscape & Skyline Analysis

## Ottawa – NCC - 1992



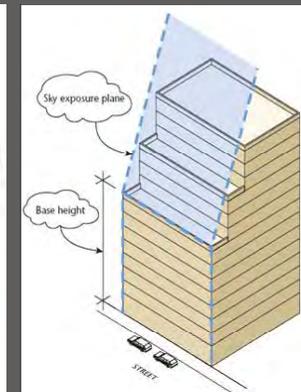
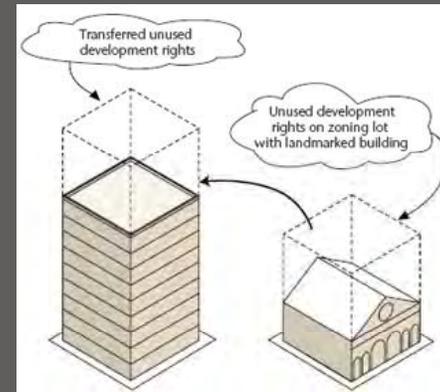
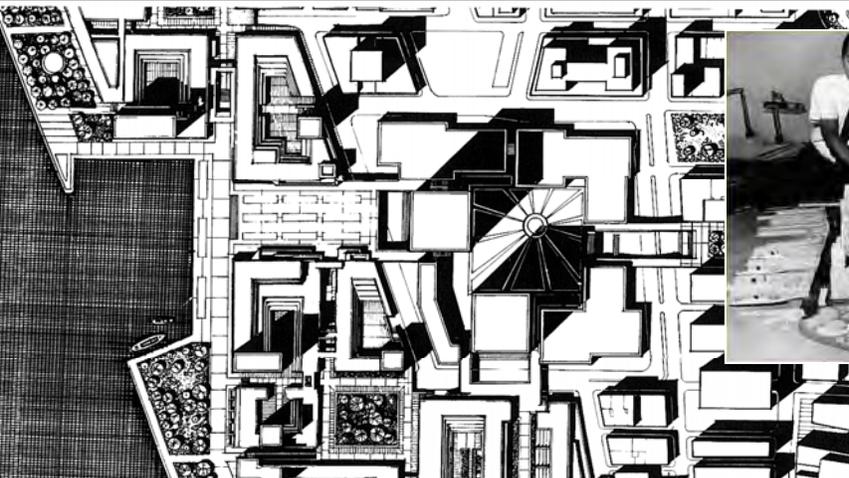
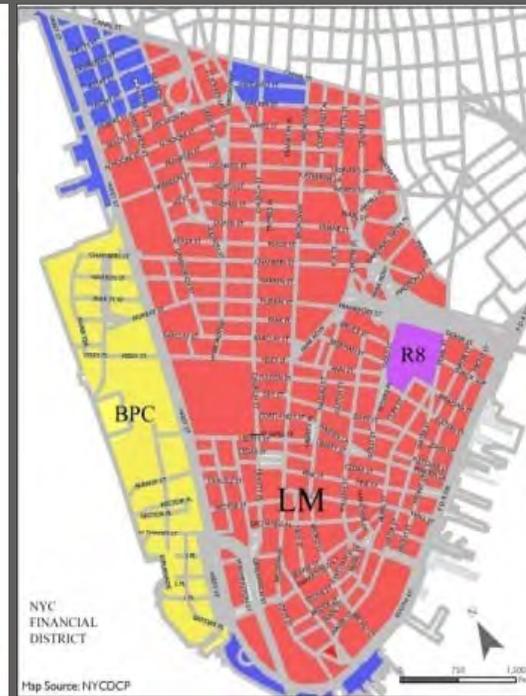
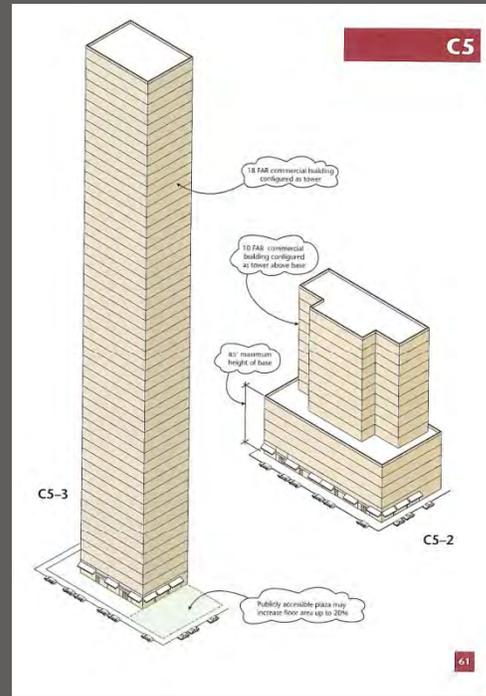
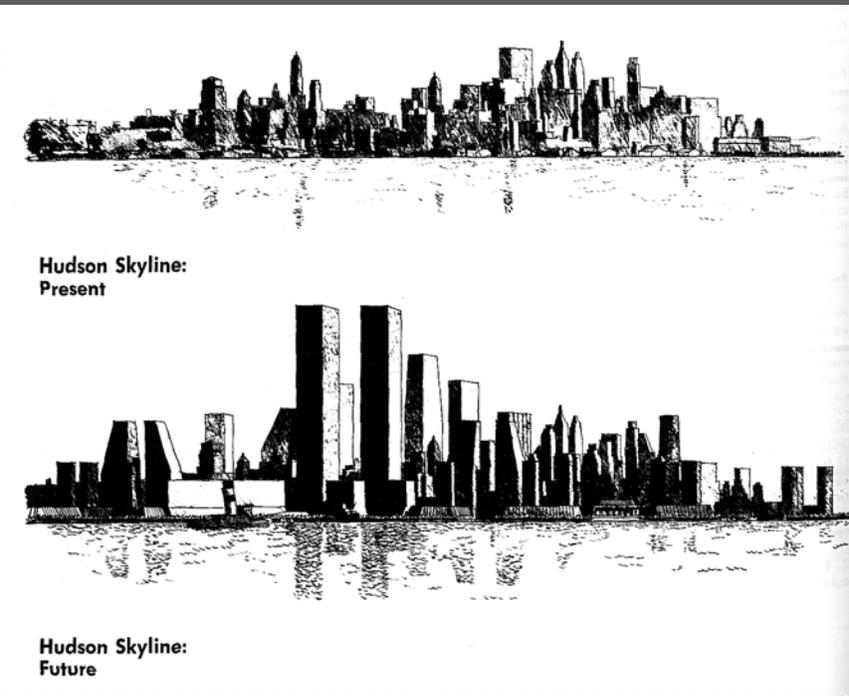
Several Big Buildings?

Plusieurs grands édifices?



# Landscape & Skyline Analysis

New York – Lower Manhattan Plan & Yamasaki – 1966-1977



# Landscape & Skyline Analysis

## Warsaw – Ottawa – New York



# Landscape & Skyline Analysis

## form of the city skyline



New York



„CONE”

Chicago



„DEPRESSION”

Toronto



CITY WITH TOWER

Frankfurt am Main



„AVENUE”

Madrid



„CITY GATE”

Tenerife



„TWIN TOWERS”

Barcelona



„SINGLE”

# Landscape & Skyline Analysis

## anomalies



SAO PAULO - „FOREST” OF DOMINANTS



SHANGHAI - INCOHERENT CITYSCAPE



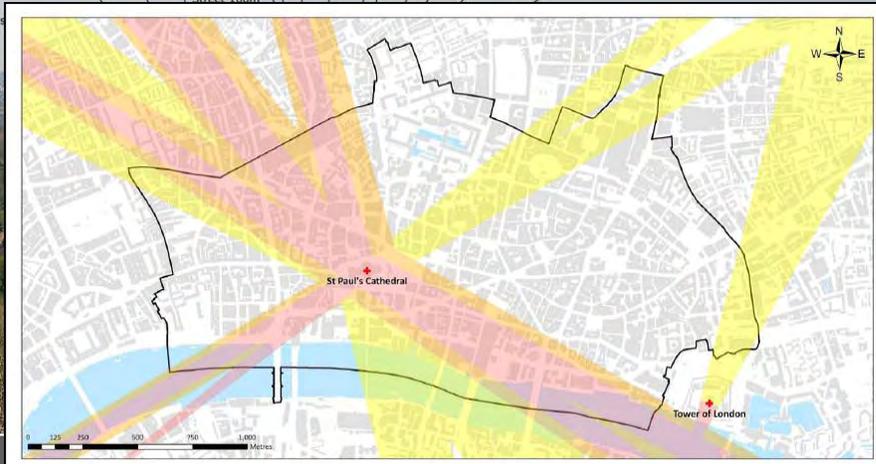
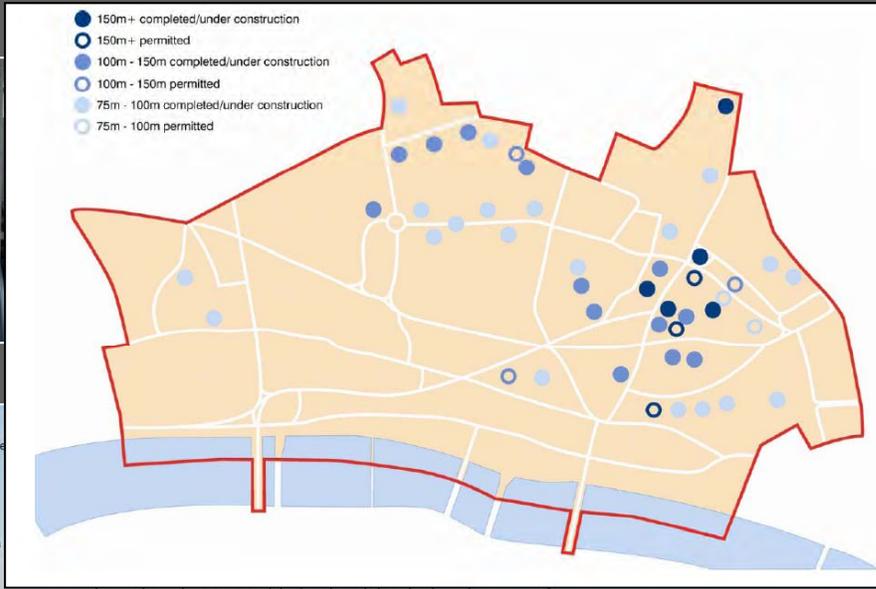
DUBAI - „SEA” WALL



STAMBUL - IRRATIONAL EXPANSION

# Landscape & Skyline Analysis

## London – historical and modern clusters



LONDON VIEW MANAGEMENT FRAMEWORK PROTECTED VISTAS (2010)

DEPARTMENT OF PLANNING AND TRANSPORTATION  
 Peter Wynne Rees  
 BSc, BArch, BTP, RIBA, FRTPJ, FRSA  
 City Planning Officer

CITY OF LONDON

**CTBUH 2013**  
 International Conference  
 11-13 June | The Brewery London, UK

### Height and Heritage

The Unique Challenges of Building Tall in Historic Cities

www.ctbuh2013.com

### UNESCO Going Too Far?

London and Liverpool in the UK, which UNESCO says will damage views of World Heritage sites, are being mandated by inserting itself into the planning process and threatening to revoke their status. Is UNESCO going too far?

also hearing completion. He said you could see a building from an area did not mean that the area was ruined.

We have a robust response to UNESCO: we have to look along the lines of: we have looked at the skyline for centuries without you telling us to do or how to do it.

This is a fashionable London phrase: why not give it up your jumper? And it's a bit of a conundrum.

This article is adapted by the author from a version which appeared in the *Financial Times*.

regeneration delivers measurable economic, social, cultural and environmental benefits. Examples from cities such as Paris, Rome and Edinburgh demonstrate why heritage should not be seen as a marginal issue, but as inherently linked to economic development, social cohesion and identity.

World Heritage is not just about preserving national monuments or natural wonders. It is about reclaiming values. Compare today's trendy Marais Quarter of Paris to the denuded slum of the '50s. Today the area thrives, the skyline is preserved and companies compete to invest in listed monuments with heavy heritage preservation constraints.

The heritage quality is now an important part of the real estate proposition in Paris. It has developed new areas mixing houses and office space, attracting architects and developers from around the world. Pritzker Prize winners have created daring designs which are compatible with the historic environment. The issue is adapting projects to context, not constraints.

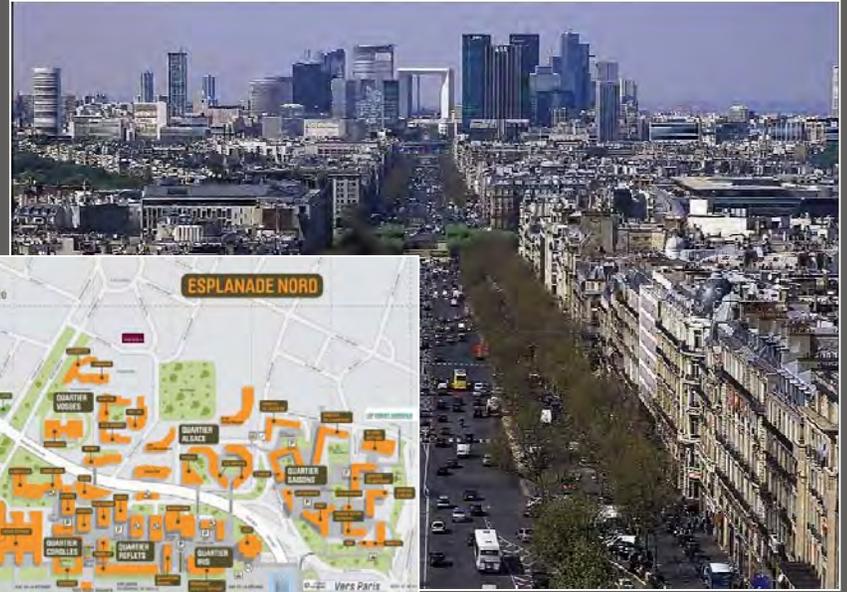
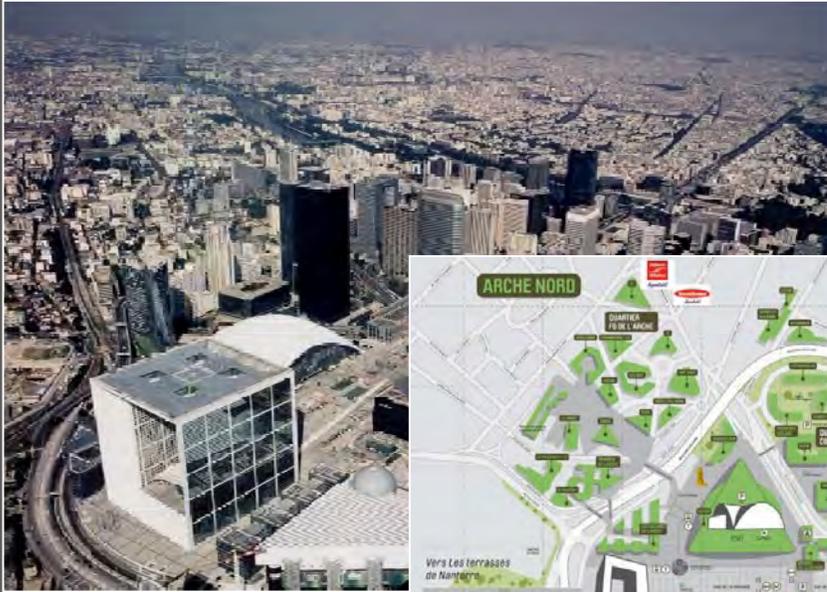
Unfortunately, the pride and visibility gained by the listing of a specific site does not always become a lever for development. In some cases it is perceived as a handicap. However,



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# Landscape & Skyline Analysis

## Paris – La Défense – away from the centre



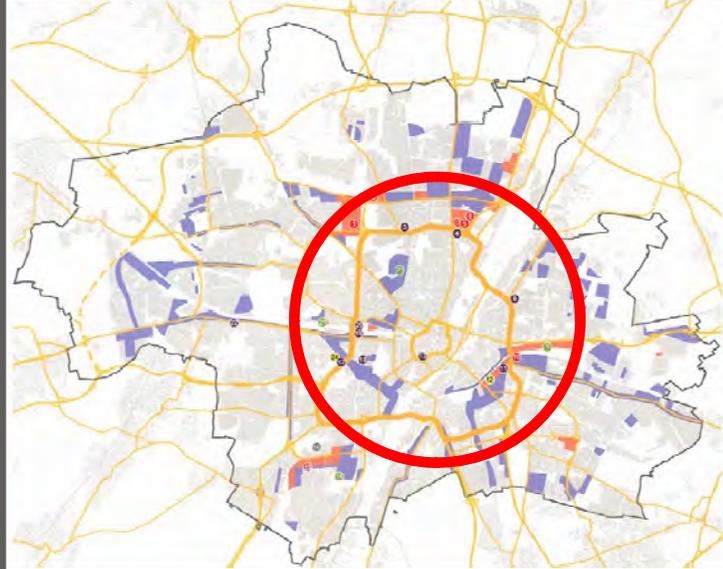
# Landscape & Skyline Analysis

## Frankfurt am Main – High-rise Avenue



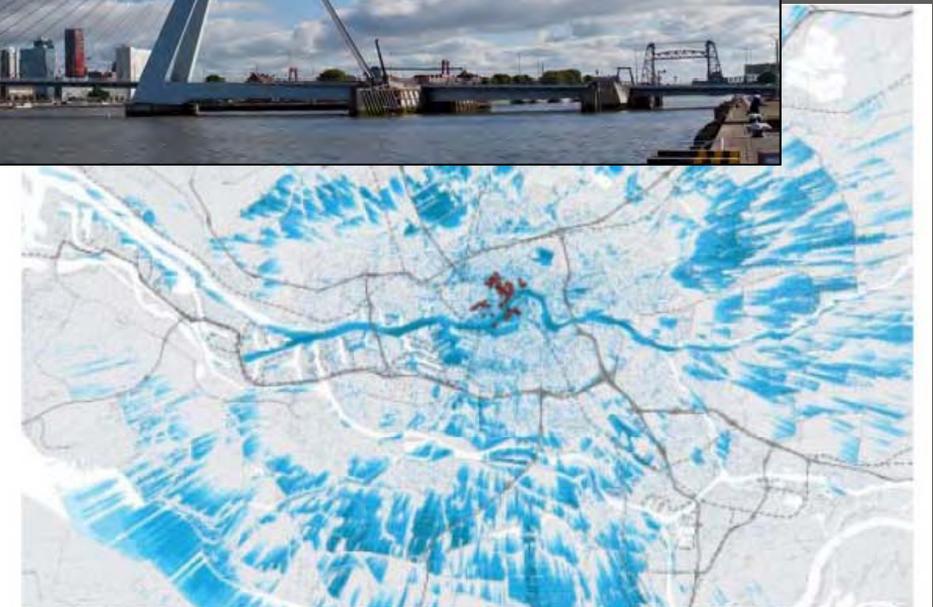
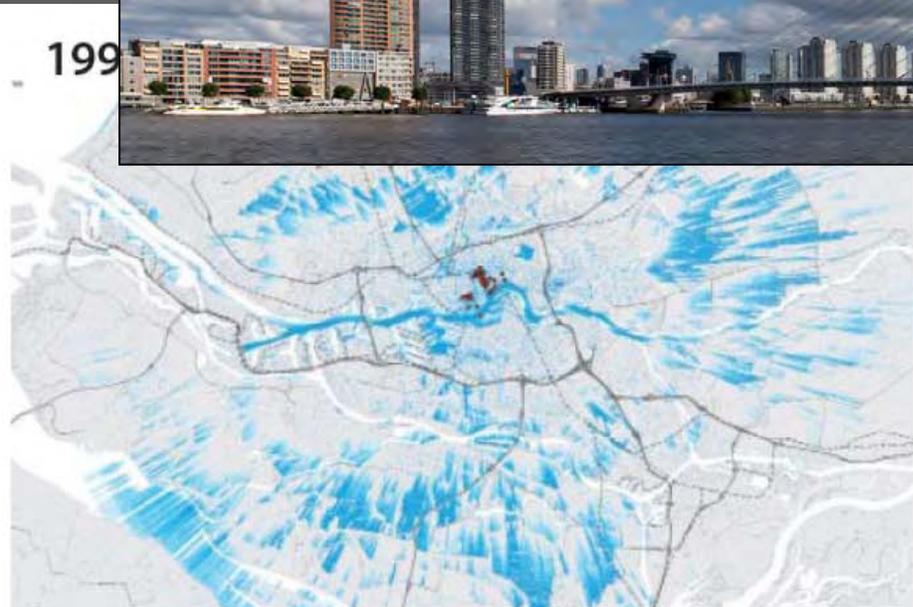
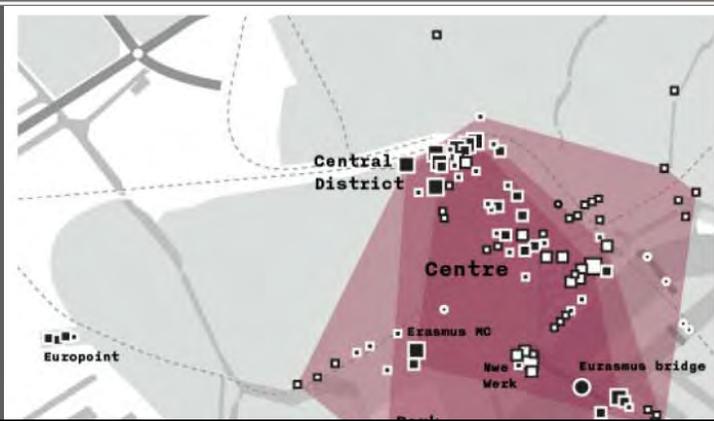
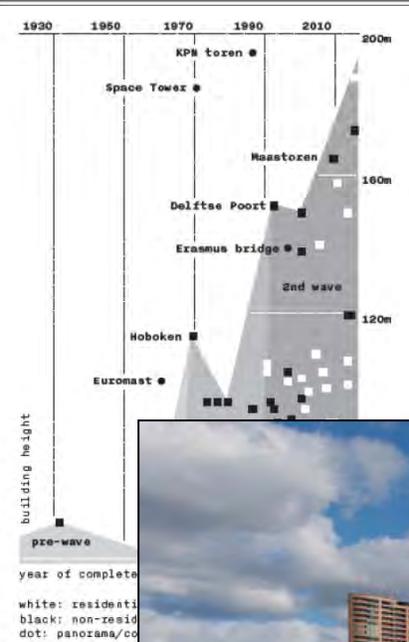
# Landscape & Skyline Analysis

## Munich (!) – High-rise Ring



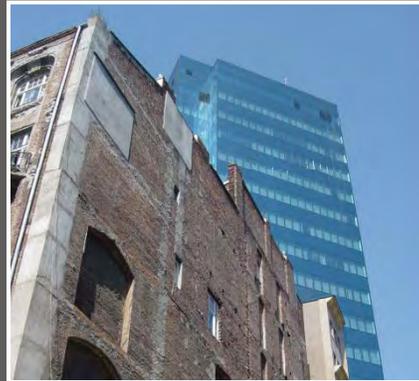
# Landscape & Skyline Analysis

## Rotterdam – visibility of the skyline, visual range





# SKYSCRAPERS IN WARSAW HISTORICAL & SPATIAL CONDITIONS



# Warsaw Landmarks history



Cathedral Tower  
16th cent.



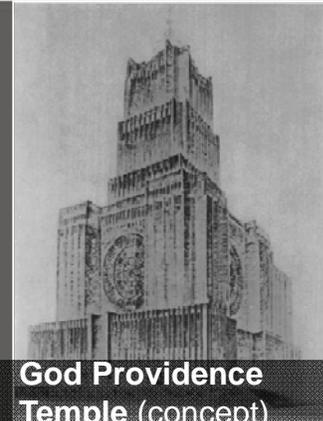
Saski Orth. Church  
(19th-20th cent.)



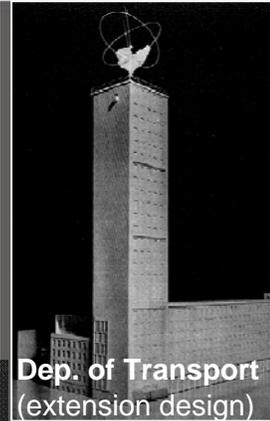
PASTA 1908



Prudential 1936



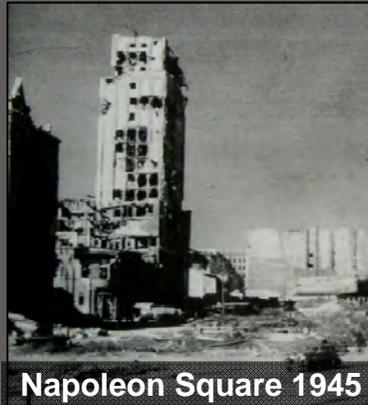
God Providence  
Temple (concept)



Dep. of Transport  
(extension design)



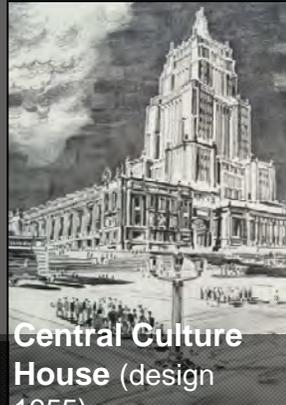
PASTA 1944



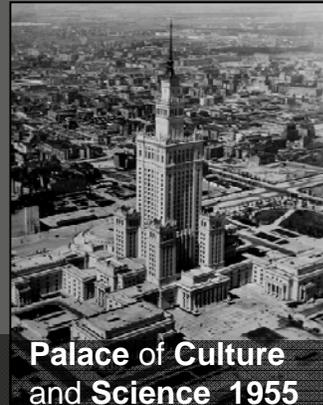
Napoleon Square 1945



Old Town  
reconstruction



Central Culture  
House (design  
1955)



Palace of Culture  
and Science 1955



Royal Castle  
reconstr. 1970



East Wall of Marszałkowska St. 1969



West Center  
District – 1976...



Marriott&Elektrim  
'Twin Towers'



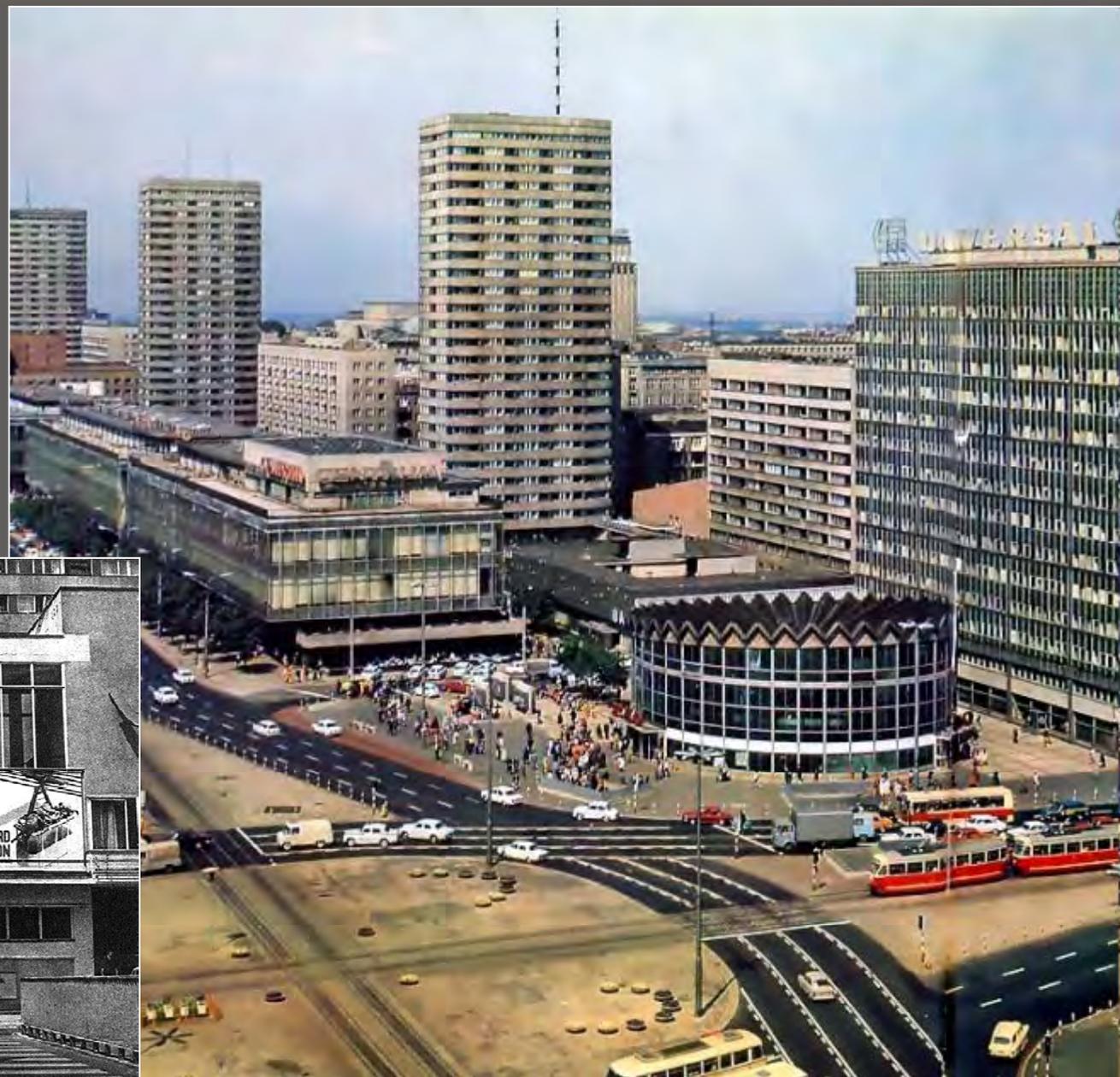
hotel IC, Rondo1, WFC  
2000-2008



Golden Terr.

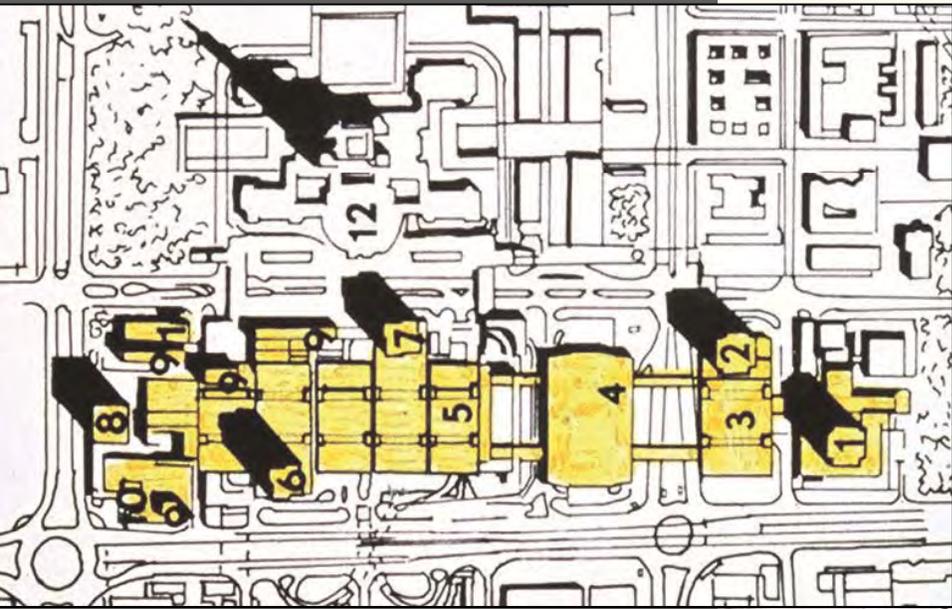
# Warsaw Landmarks

## the East Side of Marszałkowska St. (1962-69)



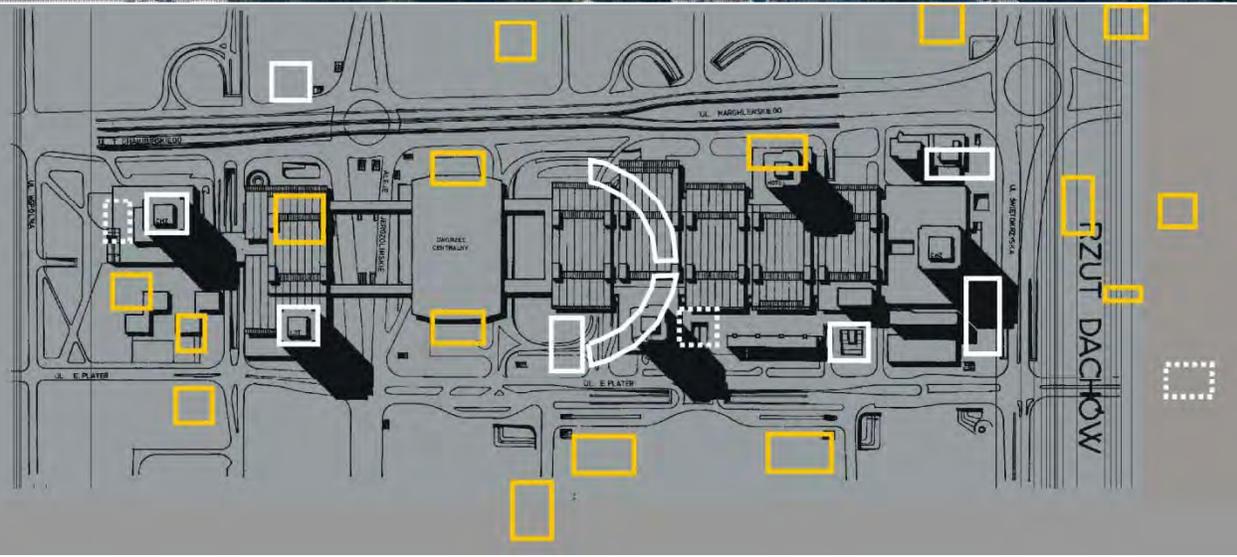
# Warsaw Landmarks

## the Western Centre District (1969-74-...)



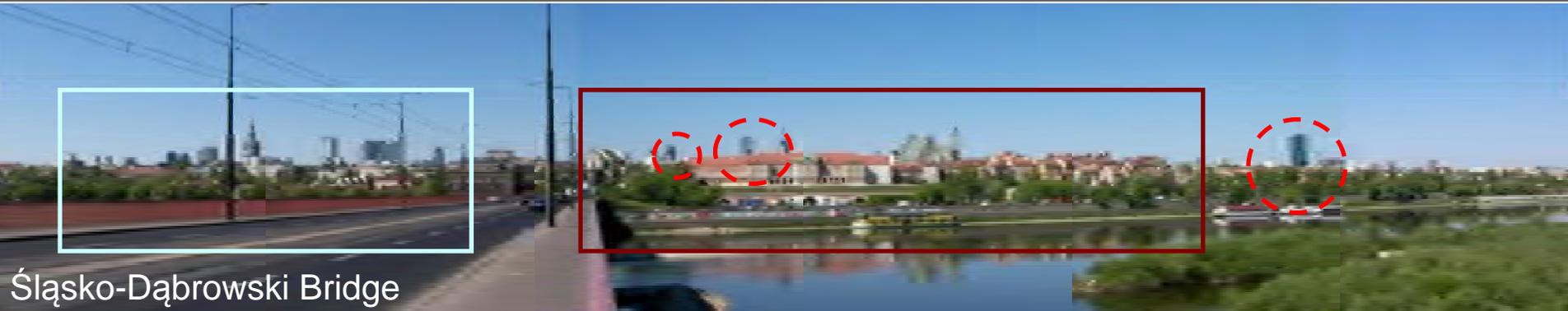
# Warsaw Landmarks

## the Western Centre District (1969-74-...)



# Warsaw Landmarks

## Structure of the city skyline



Śląsko-Dąbrowski Bridge



Gdański Bridge



Świętokrzyski Bridge

# Warsaw Landmarks

## Structure of the city skyline



Museum of Warsaw Uprising Tower



Warsaw Pipes



St. Anna Tower



Millenium Plaza

# Warsaw Landmarks

## Structure of the city skyline



Siekierkowski Bridge (south view)



Orange Baloon

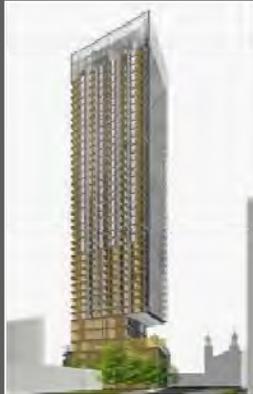


Saska Kępa District

# Warsaw Landmarks Statistics



**ZŁOTA 44**  
D. Libeskind



**HINES TOWER**  
Murphy&Jahn



**SUPERSAM**  
S.Kurylowicz



**PROSTA TOWER**  
S.Kurylowicz



**WARSAW SPIRE**  
Jaspers & Eyers



**KURIA & BCC**  
-



**Poczta Polska**  
em Jednacz arch.

historical:	3
present:	30
proposed:	68
construction:	5
<b>TOTAL:</b>	<b>100?</b>



**HOTEL SYSTEM**  
stan surowy



**PRUDENTIAL**  
rewitalizacja



**LILIUM**  
Zaha Hadid



**KALEIDOSCOPE**  
A. Chołdyński



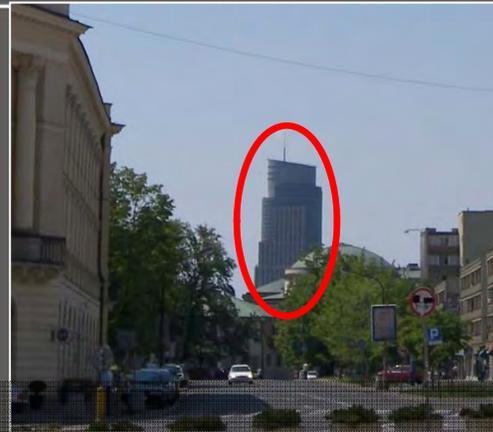
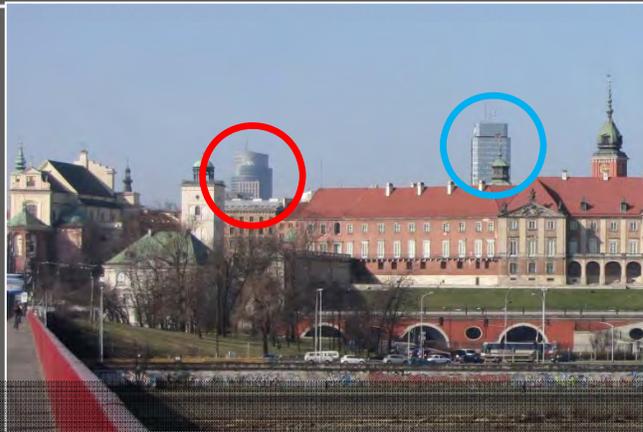
**KULCZYK**  
APA  
Wojciechowski



**ORCO**  
zmiana elewacji?

# Warsaw Landmarks

visual anomalies – city skyline, view axes



WTT (Daewoo)



ZEBRA TOWER



NOWY SUPERSAM



'WITKAC' BRACKA



'TPSA' ul.MONIUSZKI



ARCHITECTURE & CONTEXT





# ANALYSIS OF WARSAW LANDSCAPE TOOLS & METHODOLOGY



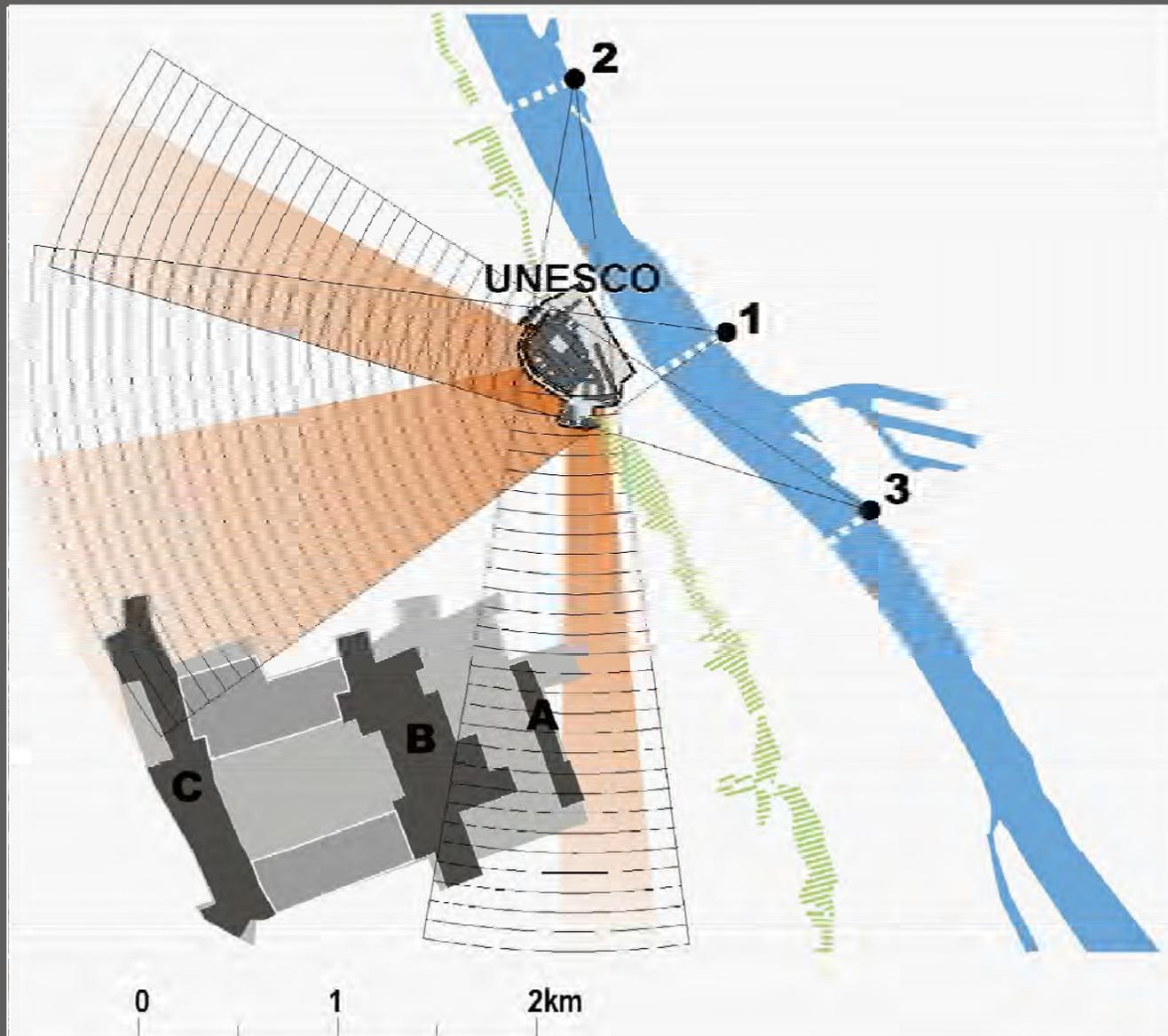
# Tool & Methodology

## Virtual 3D model



# Tool & Methodology

## View corridors & highrise zones

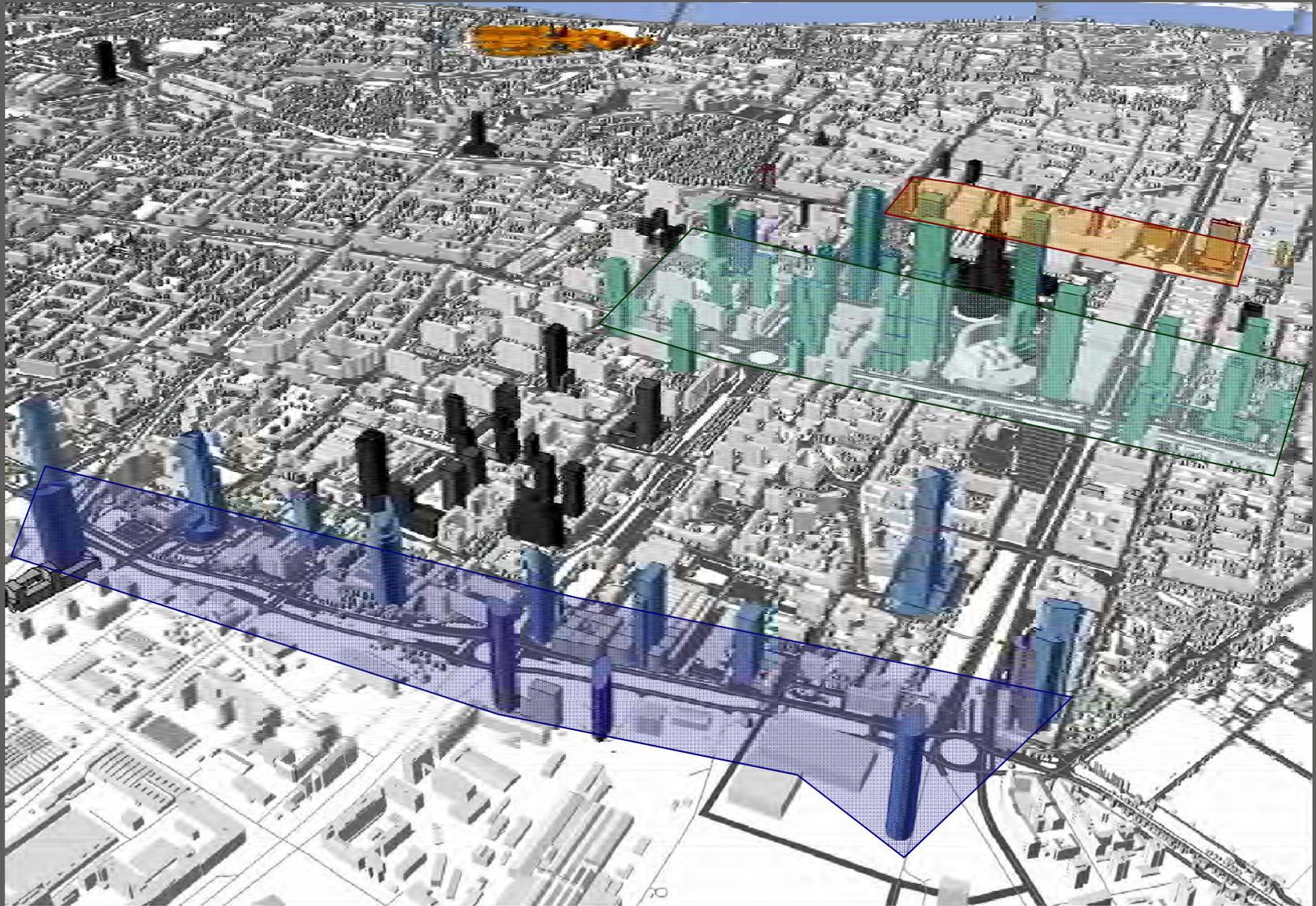


ista wpisany na listę Światowego Dz  
ug zakresu wysokości:  
ci około 55 m  
wysokości 56 - 75 m  
wysokości 76 - 149 m  
wysokości 150 - 219 m  
ci powyżej 220 m  
według zakresu wysokości:  
ci około 55 m  
wysokości 56 - 75 m  
wysokości 76 - 149 m  
wysokości 150 - 219 m  
ci powyżej 220 m



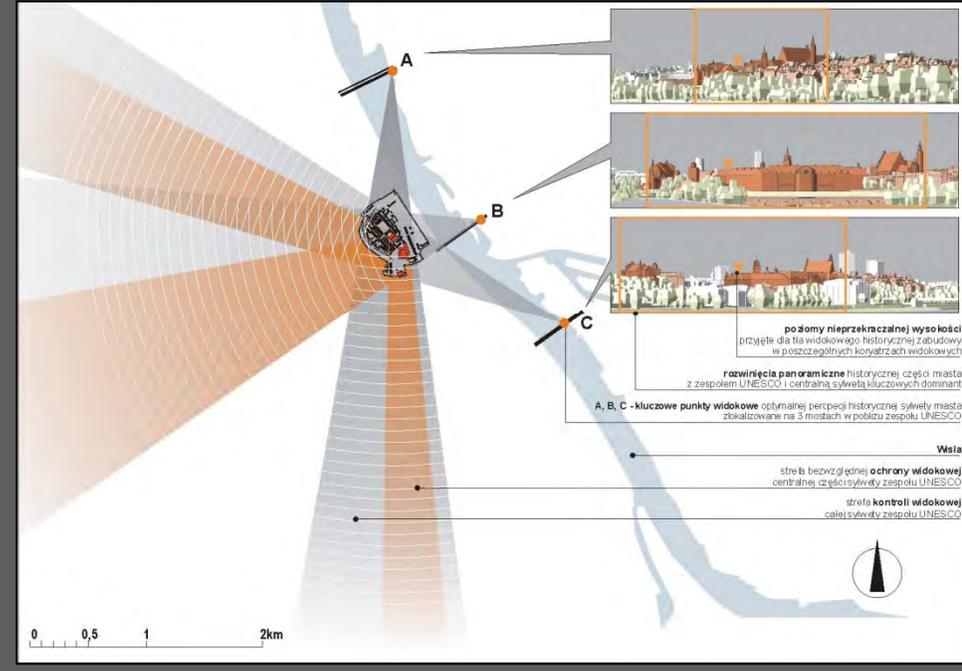
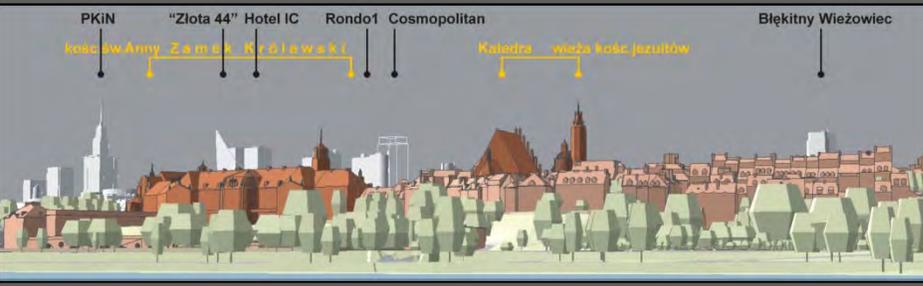
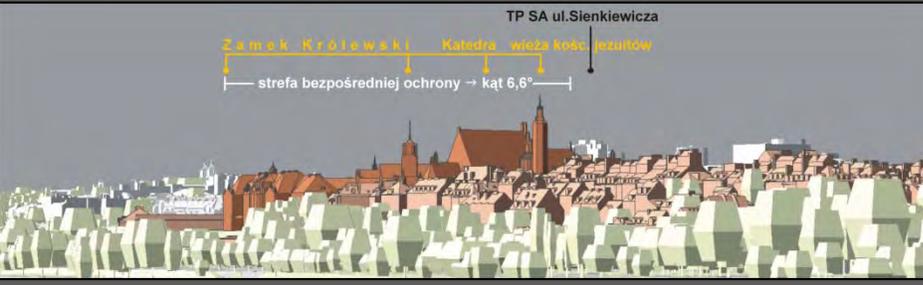
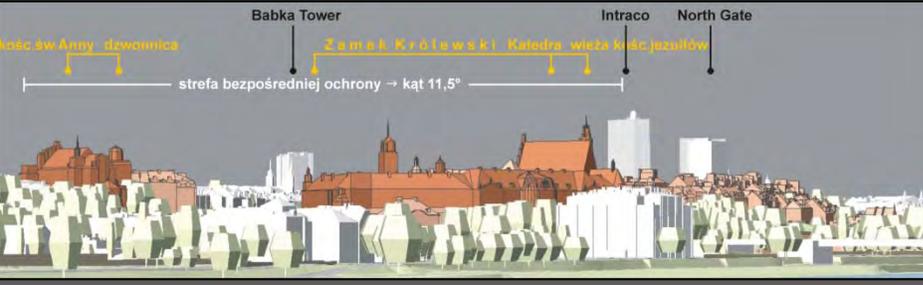
# Tool & Methodology

## Highrise zones – 3 clusters



# Tool & Methodology

## Protection of UNESCO complex integrity



# Tool & Methodology

## Skyscraper form – column analogy



### CAPITOL

top of the tower  
can be seen only from afar  
junction between building and sky

### SHAFT

the most elegant and unadorned  
vertical part of skyscraper  
its quality rely on graceful proportions

### BASE

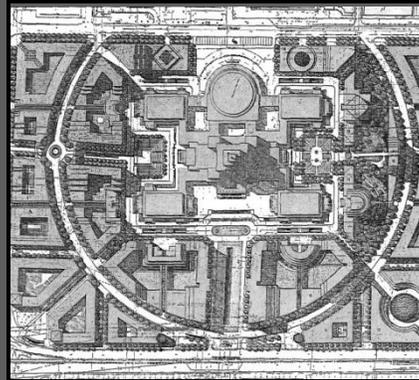
groundfloor of tall building  
seen by observer in the street level  
forms part of streetscape



Adolf Loos' project



# PALACE OF CULTURE AREA NEW CITY OF WARSAW



# Palace of Culture Area after the war



# Palace of Culture Area

## urban conceptions after 1989



**DiM (Dom i Miasto)**



**ARE**



**Bielszew & Skopinski**



**AEDAS**

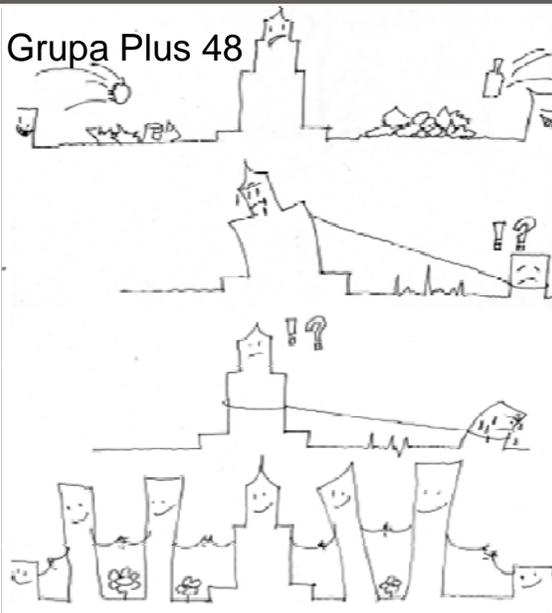
# Palace of Culture Area

## How to change the symbol and space ?



**pack up...**

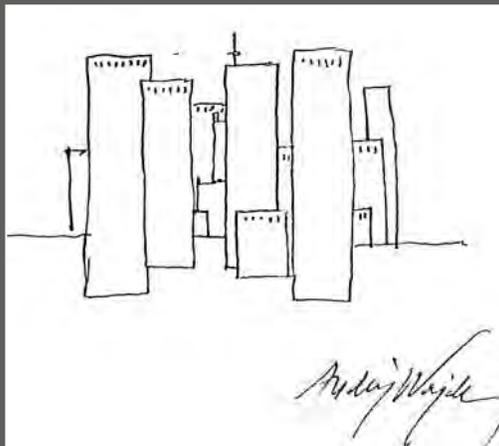
Grupa Plus 48



**add new highrises...**



**glass...**



**screen...**



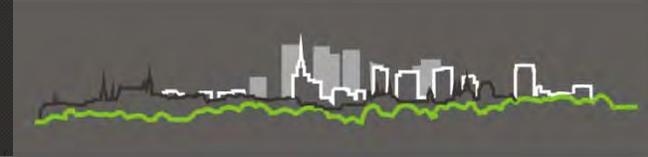
**pull down...**



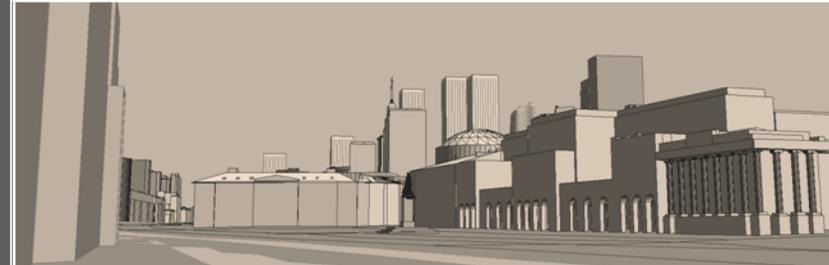
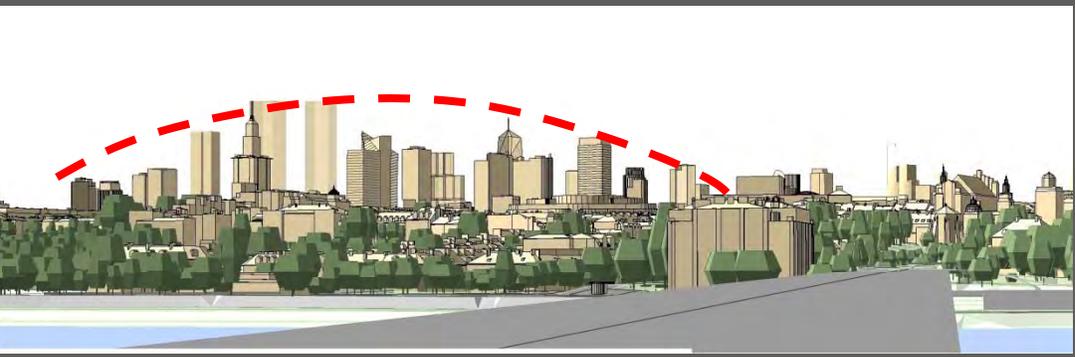
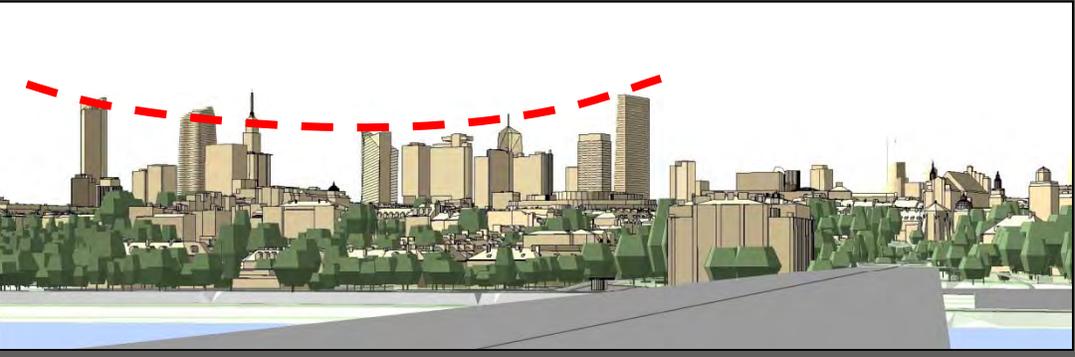
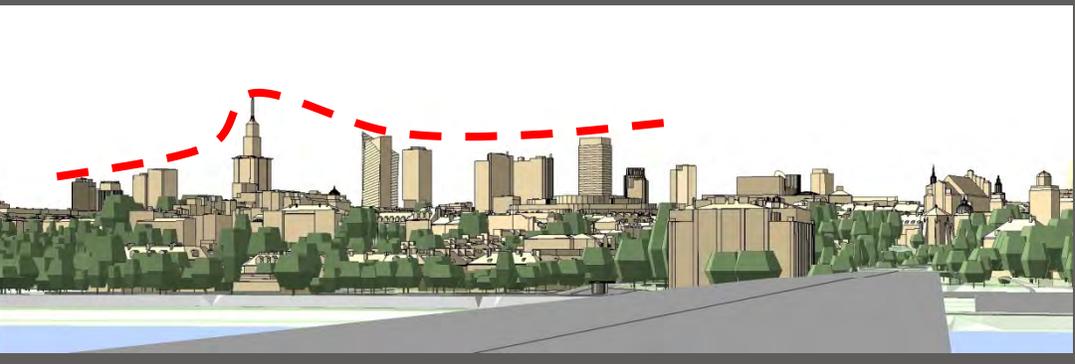
**cover...**

# Palace of Culture Area

## City skyline shape



CITY

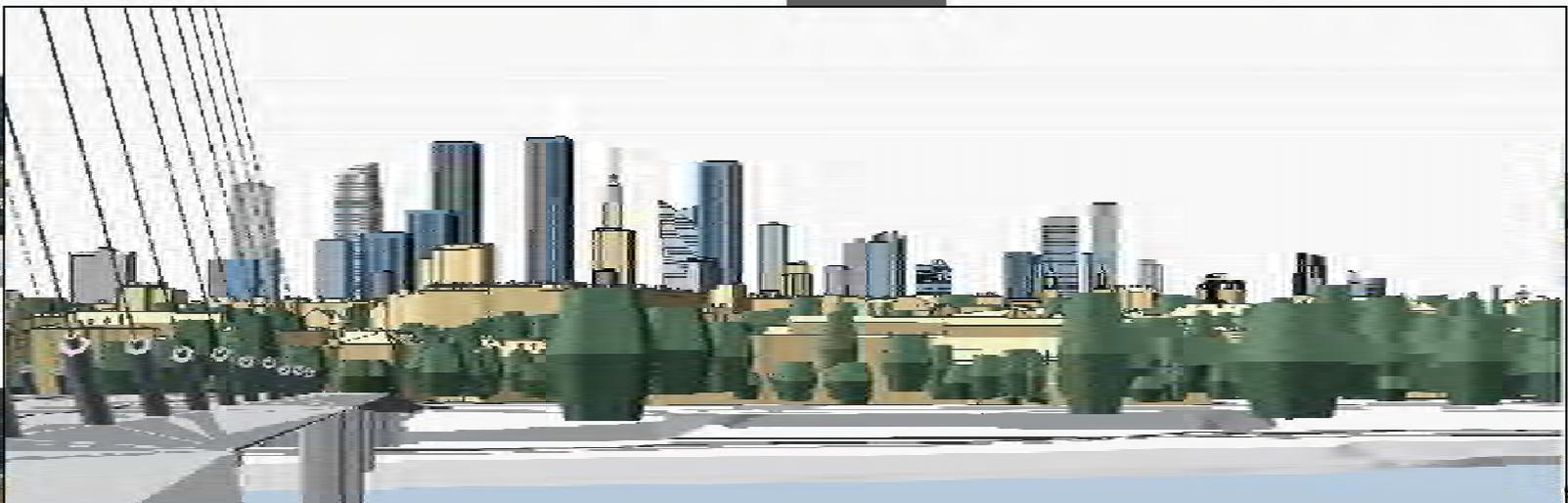


# Palace of Culture Area

## City skyline shape



160 230



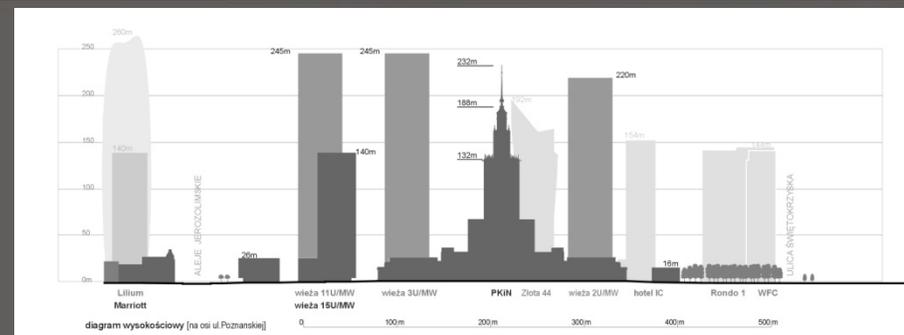
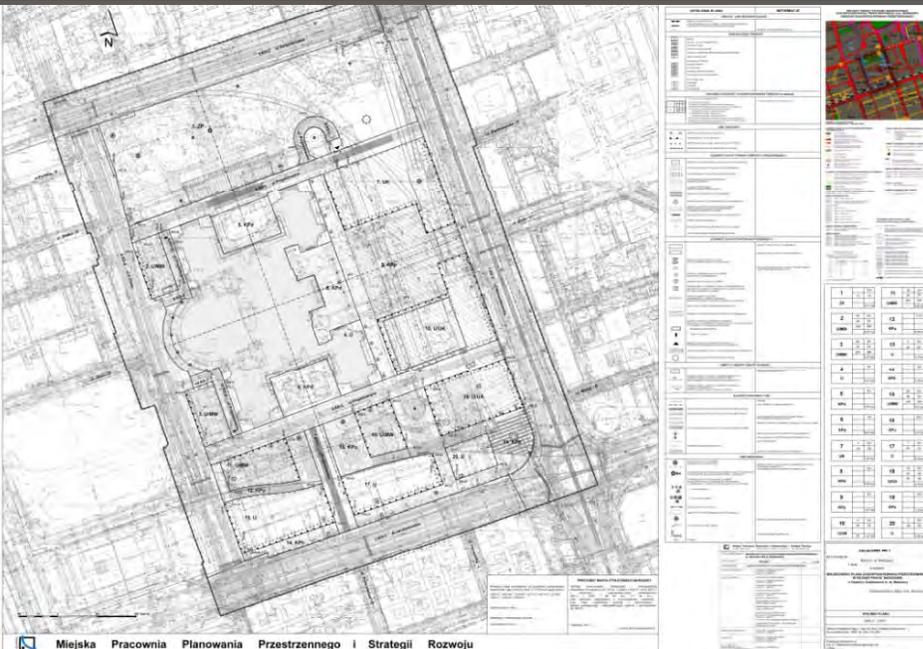
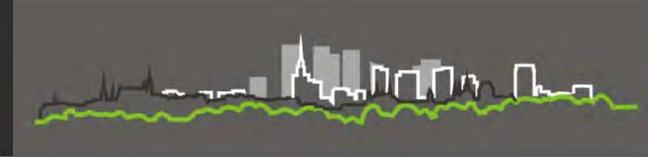
150 240

160 240 250 220

variant 2B

240 250 220 200  
120 150

# Palace of Culture Area Local plan (2010)



**sections** → AutoCAD (model 3D) & Corel



**view analysis** → ArcScene (model 3D)

**plan's drawing** → ArcMap (models/maps 2D)

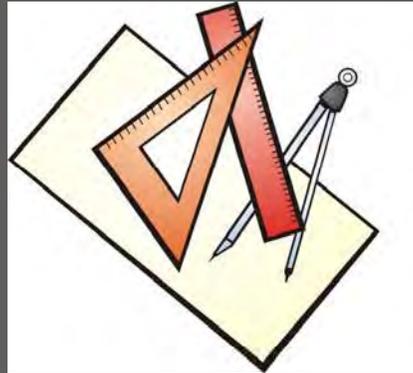


**modeling** → visualisations / model 3D

**shading** → Sketchup (model 3D)

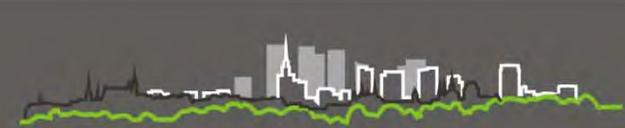


# CONCLUSIONS



# Conclusions

coexistence of many spaces



## WARSAW MIXED SPACE :

**HISTORICAL SPACE (REMAINED)**

**FANTOM SPACE (DESTROYED)**

**IDEOLOGICAL SPACE (IMPOSED)**

**"FREE MARKET" SPACE (PRESENT)**



# Conclusions

## coexistence of many spaces



[www.1944.pl](http://www.1944.pl)

„City of Ruins”

**the CITY of PHOENIX**  
*MAKING EVERYTHING*

**POWSTANCÓW WARSZAWY SQUARE**

Destroyed Proletariat building at Napoleóna Square near Światlicka Street. View from Mazowiecka Street. Taken in January 1945. Proletariat, dominating over Napoleóna Square (now Powstanców Warszawy Square), was one of the highest buildings in Europe (66 meters) and to this day it poses the great achievements of the pioneer Polish engineering. Since 1936, a Proletariat there has been a TV station, also the first TV transmitter in Europe was activated there. It was many times bombarded, both in September 1939 and during the Rising. Its entry as on the map of Proletariat was captured by the soldiers of "Batalion" "Kamerton". The insurgents burned the Polish Regency, which, visible today from nearby part of Światlicka, boomed the morale of civilians and insurgents. In 1954 the building was reconstructed and now it is one of the city symbols.

Zniszczony budynek Proletariał u skrzyż. ulicy Światlickiej i plac. Napoleóna. Widok z ulicy Mazowieckiej. Data wykonania: styczeń 1945 roku. Górnicy nad placem Powstanców Warszawy Proletariat był jednym z najwyższych budynków Europei (66 metrów) do dziś stanowi dowód wspaniałych osiągnięć przedwojennego polskiego inżynierstwa. Wciąż od 1936 roku znajduje się tam telewizja, to uruchomiony został pierwszy w Europie nadajnik telewizyjny. Wiele razy był bombardowany, zarówno w wrześniu 1939 roku jak i podczas Powstania warszawskiego. Jego wejście na mapę Proletariat, zdobyte przez żołnierzy batalionu „Kamerton”, żołnierze zawiesili na nim postać Boga Miła - wznosiła nimna z całego Światlicka - podziwianym warszawiaków na duchu. Budynek został odbudowany w 1954 roku i jest dziś jednym z symboli powstania warszawskiego.

[www.powstanie44.um.warszawa.pl](http://www.powstanie44.um.warszawa.pl)

„City of Phoenix”



[www.warszawa1935.pl](http://www.warszawa1935.pl)

„Warszawa 1935”

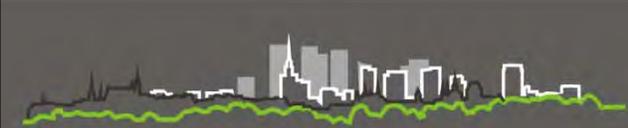


[www.saski2018.pl](http://www.saski2018.pl)

reconstruction of Saski Palace

# Conclusions

quality and direction of landscape transformation



> Highrise **zoning**

> Skyline & cityscape **transformation**

> Historical landscape **protection**

> **Quality** of architecture & public areas



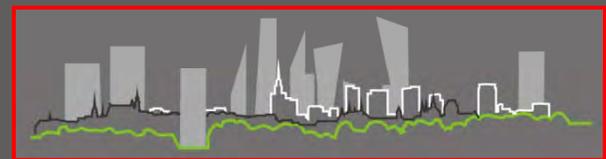
>> **methodology** & **tools** of landscape analysis

>> **formal-legal** & **landscape** conditions + guidelines

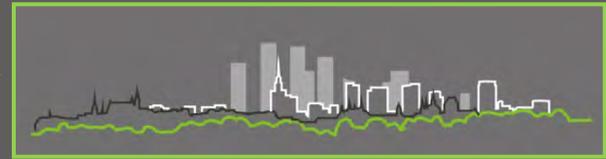
😊 „à présent”



😐? „plans”



„démaîn”







**MERCI POUR VOUTRE ATTENTION** 😊  
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