

Short Projects 2nd Trimester

Projects for Banská Štiavnica

IMLA 2009 | Nürtingen-Geislingen University | Weihenstephan-Triesdorf University | Rapperswil University

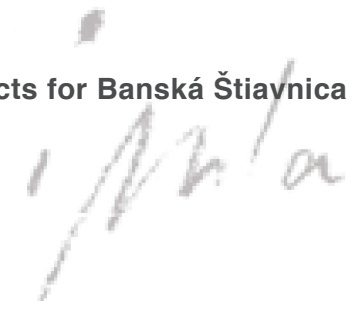
Golden And Silver Corridors | Lars Wolfer | Chinyi Gu | Agnieszka Gorniak | Juliana Aschwanden

Hand In Hand Project | Sofia Lopez | Denise Ascione | Christoph Dankers

Landscape As A Goldmine | Roman Häne | Nils Pudewills | Louis Wenger

Strategic Toolbox For Banská Štiavnica | Franziska Schüller | Martina Tuda | Yvonne Keller

Turning The Outside In | Turning The Inside Out | Markus Peter



Annotation

All works presented in this documentation were part of the second Trimester organised by one of the three Schools of the International Master of Landscape Architecture (IMLA), the Weihenstephan University of Applied Sciences, South - Germany.

The aim is to give an overview over all five projects worked out for the Slovakian City of Banská Štiavnica.

So, all works were shortened and missing parts or sentences were marked by brackets "[...]".

Each work contains an annex where more information about authors and sources can be found.

Location

Banská Štiavnica (German: Schemnitz; Hungarian: Selmecebánya).

It is a small and charming city consisting of five districts which are situated in the West Carpathian Mountains. The city is located in the south part of Slovakia; in the so called Pohronie Region. In 1993, it was designated as cultural UNESCO World Heritage.

Inhabitants (2006): 11.000

Area: 46,74 m²

Population density: 228 in/km²

Altitude: 600 m above sea level

Geographical information: 48° 28' N, 18° 54' O

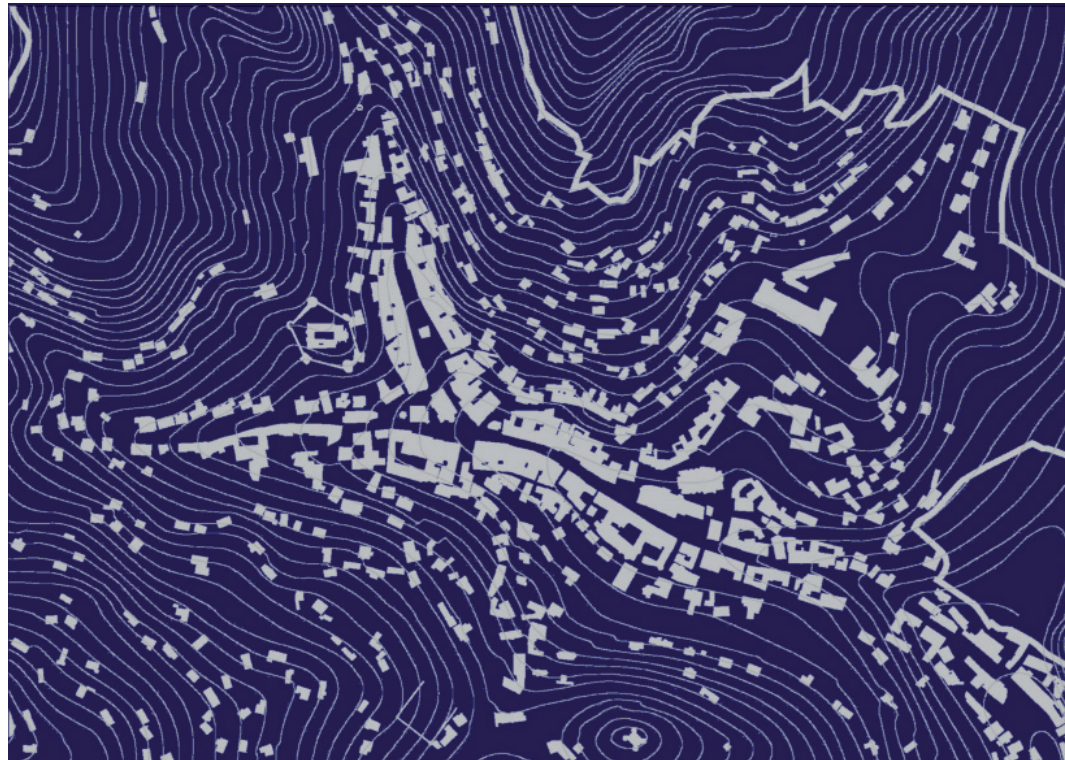
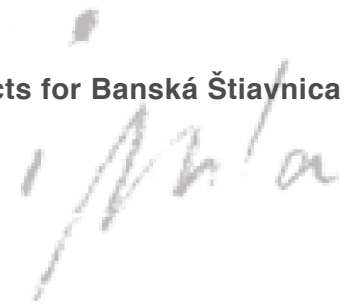
Website: www.banskastiavnica.sk

History

Gothic times, Renaissance, Mining Academy, Austrians and Hungarians, Turks and the gallery-system of Glanzenberg are some terms which formed the history of the city.

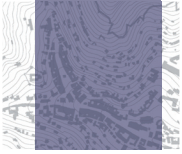
Banská Štiavnica was the most important mining city in Slovakia since the 13th century. The excavation of gold and silver forms the economical, social and political development for centuries and also influences the appearance and the self-understanding of the city.

Besides, this goes along with outstanding engineer and scientific work which can be seen in the city itself and its near surrounding. So, the city is designated as UNESCO World Heritage under the title "Historic Town of Banská Štiavnica and the Technical Monuments in its vicinity".



BANSKÁ ŠTIAVNICA
Turning the outside in
Turning the inside out

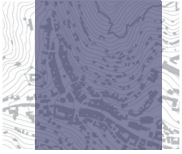
Possibilities of sanitation measures in the city of Banská Štiavnica



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Markus Peter



IMLA since 2006

University

University of Applied Sciences Weihenstephan

Graduation

Dipl.-Ing. (FH)

Branch of Study

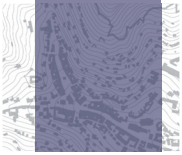
Landscape Architecture
Specialisation Landscape Contracting

Nationality

German

Languages

German (mother tongue)
English



1. Introduction: Aims

The desire for living in the city of Banská Stianica is not very distinct. This causes particularly in the restrictions of the monumental preservation, the high prices of complete large houses, the lack in servicing in the vicinity, and the higher prices for living in lodgings of old buildings in relation to new flats or modernized dwellings [2]. [...]

If the monuments shall remain, the first task will be to bring people back to the city this is meant with “Turning the outside in”.

Bringing people, which live in the urban fringe, for example in Drienowa, to stay in the city.

On the facades it can be realized, that some houses are in a bad condition. Others are partly or even totally torn-off which is indicated through gaps in the building rows.

The main idea is that monuments which are inhabited will be protected, maintained and kept in a long lasting range.

In order to ensure a lively city, a mixture of living and servicing should be promoted.

The mixture should particularly result in a vertical way, while living in the upper storeys and servicing in the ground-floors. Furthermore a mixture in the social structure older and

younger people, families mixed with single households will be desired.

[...] The most important aims in the urban ecology of Banská Stianica are the protection of the important geographical boundary of flora, which appears particularly nearby the settlement.

Furthermore the creation of open space will be seen on an ecological point of view. That results in the usage of appropriate native species and existing green space will be protected and created according to typical and ecological aspects.

The unmistakable phenotype of the city of Banská Stianica with its monuments shall be kept and emphasized.

Definite Aims

A lot of necessary areas which are needed for redesigning the open spaces and most of the buildings are in private property, so that this land has either to be bought or a permission agreement between the municipality and the property owner has to be made. The ownership of the municipality is particularly important in order to realize the aims of urban planning in a better way [...]

After the modernization measures are finished

the houses will be passed back into private hands.

The preservation of imprinting houses for the townscape should be preferred before tearing down monuments. At the same time the buildings should be modernized [...]

[...] The historical borders of the town are conquered and have been obscured. The definition within or out of the town is no longer existing. The definition of the old town entrances and gates will [gap in original text]

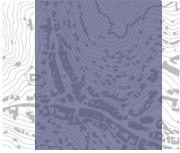
Stairways, Ramps and footpaths are very important elements in a town.

They determine the permeability of a settlement and can represent important connecting functions between districts and quarters. [...]

Due to the outrageous appearance of monuments, the newly design of open space should be reduced and at the same time be recognizable as newly adapted.

[...] [...] it is important to create places where people can meet and come together.

If these measures won't be taken into hand, the city runs the risk of losing inhabitants within the town and if public funds will sink in some time, the preservation of the monuments will be very hard to be financed.

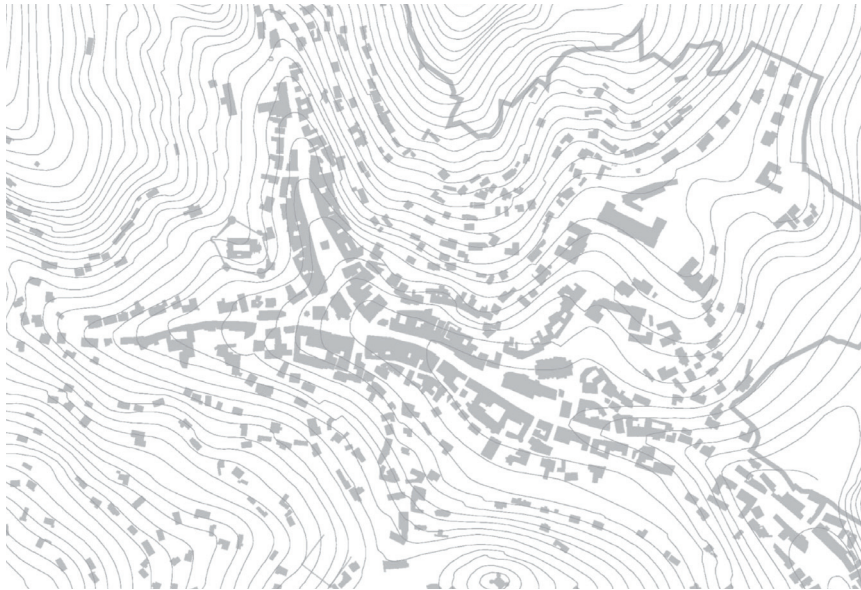


2. Concept: Analysis

Topography

The core town of Banská Stiavnica lies beneath like a basin, which is formed like a Y and has a northern and east-western exposition. From this basin, steep slopes with a north-western, south and north exposition rise and build a valley with a V-like sectional view.

On Banská Stiavnica it can be realized in various ways how the topography influences the further settlement. According to the relief, the only existing larger open square, except the streets is the holy trinity square.



The position of contour lines and buildings within the old city of Banská Stiavnica
[By the use of City of Banská Stiavnica, Planning Department]

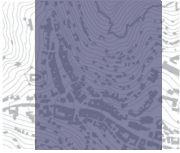


Most of the buildings can be related to three epochs: Historicism, Modern Baroque (Trinity Square and Calvary) and Classicism
[Under the use of City of Banská Stiavnica, Planning Department]

Preservation of monuments*

- The system of narrow lanes, streets and the parcelled structure from the ancient times are preserved. Particularly in the city most of the historical, small structural and compact settlement are kept intact – although in many cases neglected and with gaps. [...]
- Not only the very prominent buildings like St.-Catherine's-Church, or the Mining and forestry academy buildings but also the civil buildings form the appearance of the city.
- The single houses along the slopes, which are former miner houses, are still present.

*Source: "Mapa Centra Banskej Stiavnice, Zdruzenie turizmu Banská Stiavnica" and "Natural and culture – historical values of the towns and Landscape around Banská Stiavnica and Zarnovica, Dr. Josef Steffek, CSc, Banská Stiavnica, 1998



Building structure

According to the relief and the origin of the buildings, the settlement of the built-up area can mainly be parted into two parts:

- The settlement along the bottom of the valleys, which is created mainly in the kind of a street settlement. [...]
 - The settlement along the steep slopes, which mainly consists in single houses, which are aligned mostly parallel to the contour lines.
- The combination of these two factors, the building structure with its monuments and the topography, create beautiful scenic views from the slopes. This can be used by designing places for resting and sitting and especially viewpoints. [...]

Overall concept

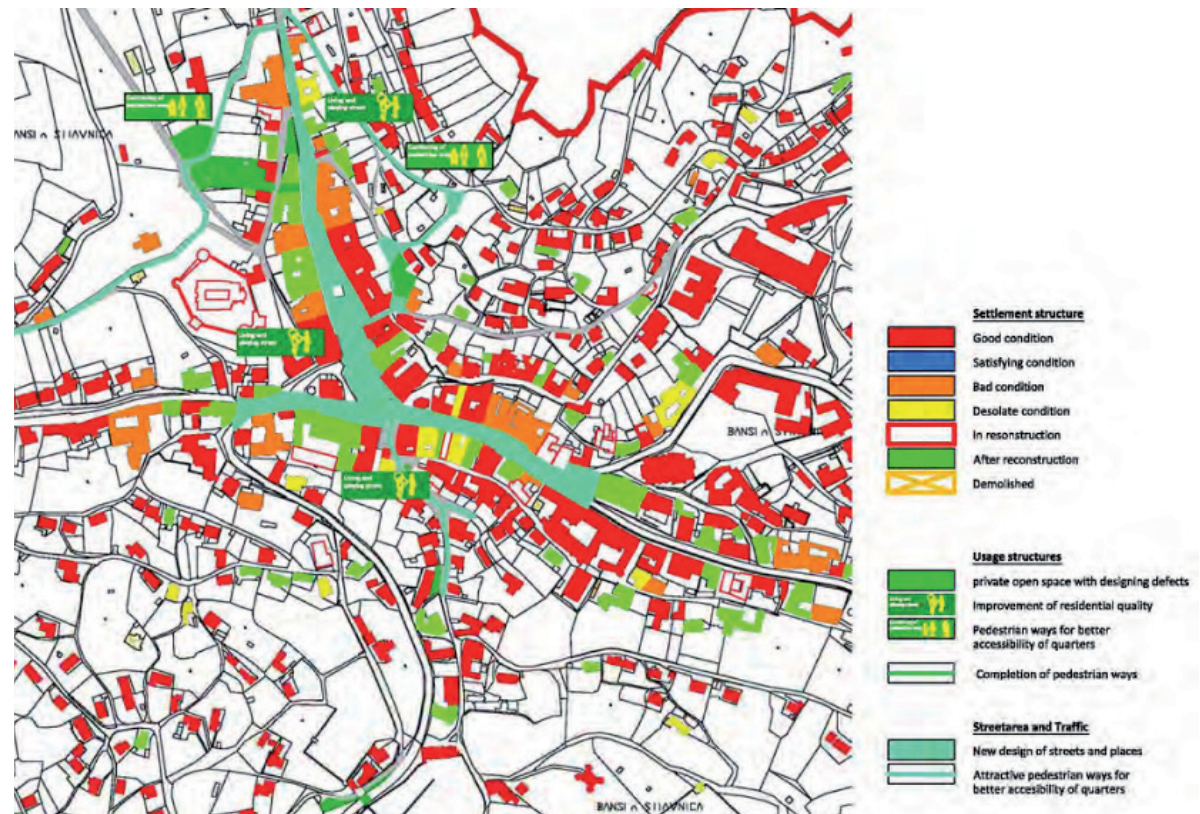
An overall concept for the city has to regard the

- Inventory of buildings and dwellings
- Quality of the buildings and dwellings
- Traffic conditions

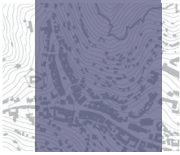
Particularly the traffic conditions in the whole area vary from typical pedestrian areas with narrow lines beyond open space which is mainly used as parking areas to main streets with the precedence of the flowing traffic.

[...] The following conceptual map shows the conditions of the settlement structure with planned usage structures and the aims for the space of the street and the traffic. It shows where a residential quality should

be improved. This will be done through securing of existing green space, the development of open space through improving the pavement, the creating of private approaches [...]



Overall concept for the inner city of Banská Stiavnica [With the use of the Map of the Settlement structure from the Municipality of Banská Stiavnica]



Concept & Sanitation Areas

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Furthermore it shows where green and open space should be connected through pedestrian ways, where surroundings shall be redesigned.

The improvement of pedestrian ways will be done through measures of calming down the traffic, reorganization and redesign of streets while considering the different needs of residents, tradesmen and other users.

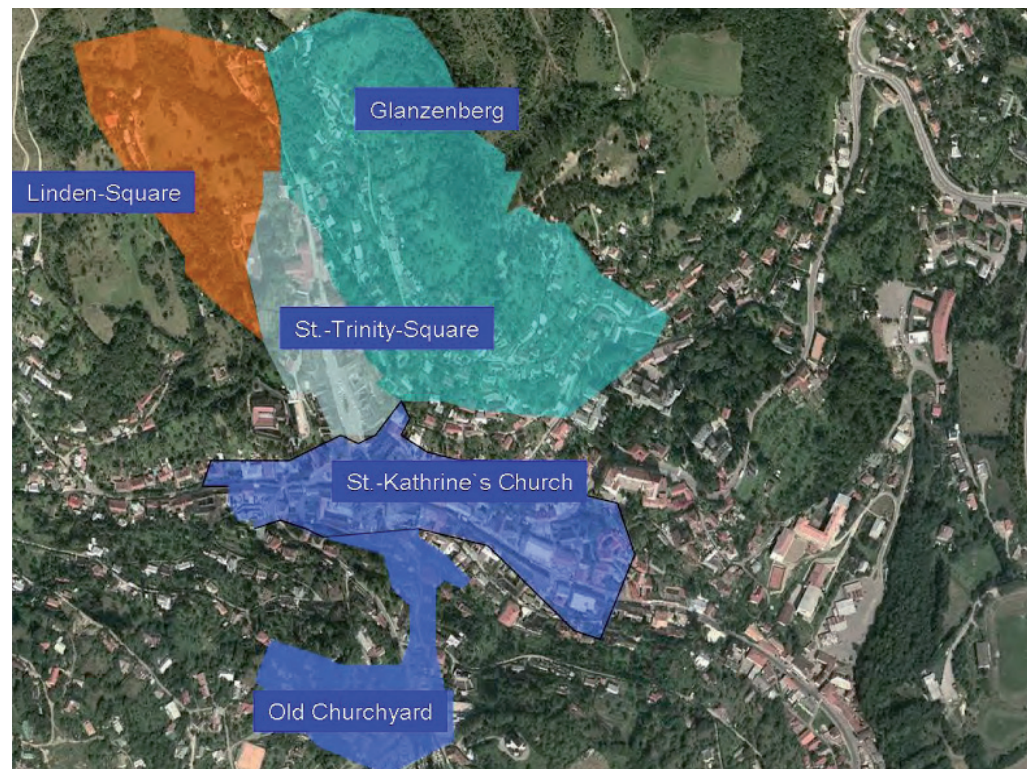
The possibility to develop the existing concept shall be possible in the future.

3. Sanitation Areas

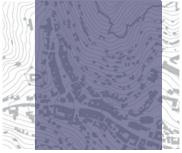
Due to their inner structure and necessary measurements five areas for sanitation were figured out, which are the area around St.-Trinity-Square, the St. -Katherine's Church, the Old Churchyard, the Linden circle and the Glanzenberg. [...]

It is highly recommended to complete one area after another and in the suggested row, in order to reach a systematic sanitation and lower logistical problems.

In the following, the single sanitation areas will be introduced.



Overview of the Sanitation Areas [Aerial view used by the kind permission of Municipality of Banská Štiavnica]



Sanitation Areas

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Sanitation Area Holy Trinity Square [extract]

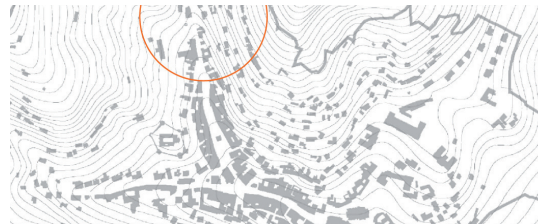
• Concept

The aim for the sanitation of this area lies in the improvement of the residential environment for citizens and tourists while keeping the monumental heritage. [...]

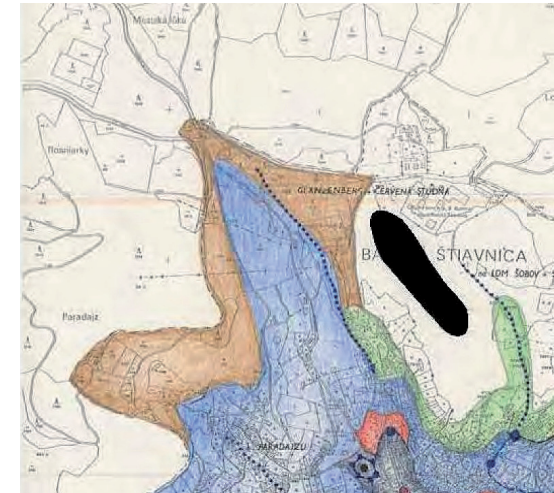
Because the settlement is spreading into the urban fringe here, the definition of a border between the settlement and the open space is necessary, [...]

• Details:

Way and Stream to Holy Trinity Square



The way from Holy Trinity Square to the north nowadays appears as a hollow, more like a pathway. Formerly it was the most important entrance to the town from the north and the connection to the next larger town, Zwolen. [...]

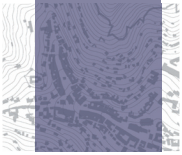


Position of way and stream to Holy Trinity Square. Map of historical way into Banská Stianica [City planning department of Banská Stianica]

Parallel to the way a temporarily stream passes [...] The stream is mainly obstructed and vanishes sometimes into the underground. In order to make this water feature more liveable, the obstruction of the stream-bed will be removed and the condition of the way will be improved.

This will improve the connection from the city to the nearby recreational area at the lakes in the north.





Sanitation Areas

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• Holy Trinity Square



Holy Trinity Square is a trapezium formed place which reduces itself into the north direction. The space is totally closed through the closed bordering built-up area, mainly three-floored, eaves-sided dwelling houses. Some efforts are made to improve the residential quality of the place like benches, plant tubs and platforms, but they more like a conglomerate than a coherent design.



The residential environment of Holy Trinity Square will be improved while keeping the monumental heritage and at the same time renovate the buildings in order to create modern housing space.

On the existing Holy Trinity Square it can be seen, that there are some efforts done already to change the open space while adding Public accessible residential backyards in the inner courts will be created. These will be little resting places in the middle of the town. According to the classic example each will get a yard tree.

Next the former gates will be reproduced through formed plane trees. The reinstallation of the gates with trees shall newly define the historic border between the inner and outer part of the town.

This is not recognizable at the moment because of a flowing passage and spread out settlements in the urban fringe.

The formed plane trees also will be used for defining rooms within Holy Trinity Square.

[...] moveable tub plants with formed beech trees in a kind of a hedge theatre will be placed at the square. This will enable to adopt the design to a variety of uses on the place.

The water stream which flows from the north

can't be experienced at the moment, because it is channelled below Holy Trinity Square. In former times it was running through the place. In order to add a water feature to the place the stream will be shifted to the surface, plane and without any edges.

The existing labelling of single parking [...] shall be undone.



Design proposal for Holy Trinity Square

Sanitation Area St. Katherine's Church



• Concept

- Reorganization of traffic while preventing the entrance to Holy Trinity Square
- Design regarding historic appearance
- Creating new public places
- Closing of building gaps
- End of the water stream in new fountain

The late gothic church of St. Katherine owns rich original interior elements. At the moment the place before the church is foremost used as a Street for connecting Holy Trinity Square with St.-Katharine's Street. [...] People just pass by. [...]

This sanitation area has the most number of building gaps. While closing them through cautious adapting of new constructions, the

former appearance of the streets can be recovered.

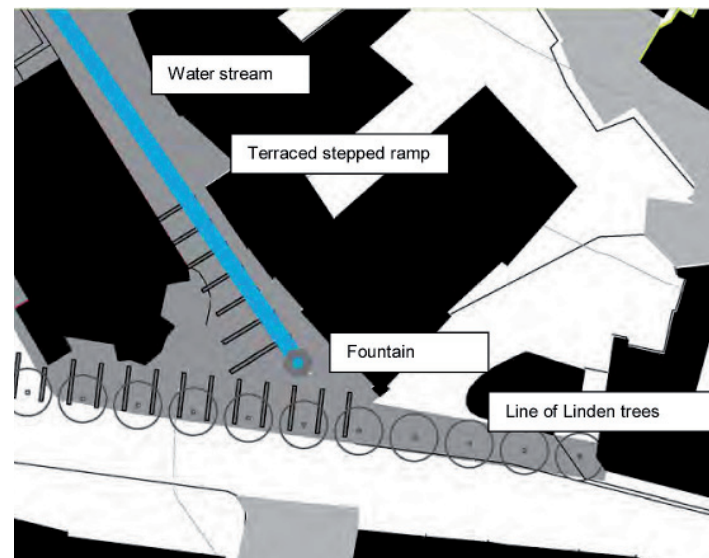
• Details: Place of St. Katharine's Church

The new design of the Place before St. Katherine's Church will rely to its historical appearance.

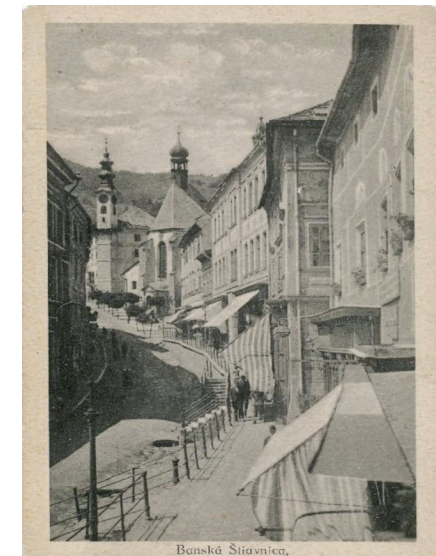
A line of trees along the street, which existed before will be planted again. The former terraced stepped ramp will be reconstructed also like the fountain according to the historical model. The fountain will be the ending point of

the water stream through St.-Trinity-Square. The newly design also ensures to prevent the car traffic from driving into Holy Trinity Square. The traffic instead will be lead on the next entrance [...]

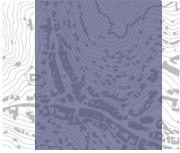
Furthermore the existing zebra crossings will be removed. Instead of this it will be better to transfer the right of way to the pedestrian while lowering the sewer and create a mixed traffic. [...] It would be better to create an atmosphere where every road user pays attention to all others.



Design proposal for the place before St.-Katharine's Church



Historical view to St.-Katharine's Church [With kind permission of Municipality of Banská Štiavnica]



4. Participation

The first main step at the participation process will be the decision of the city council about discussable and fixed conclusions.

The city council should determine first, which

measures are necessary and which ones will be hand over into the influence of the citizens.

The city council should determine for example

if there will be car traffic on St.-Trinity-Square or not. [...]

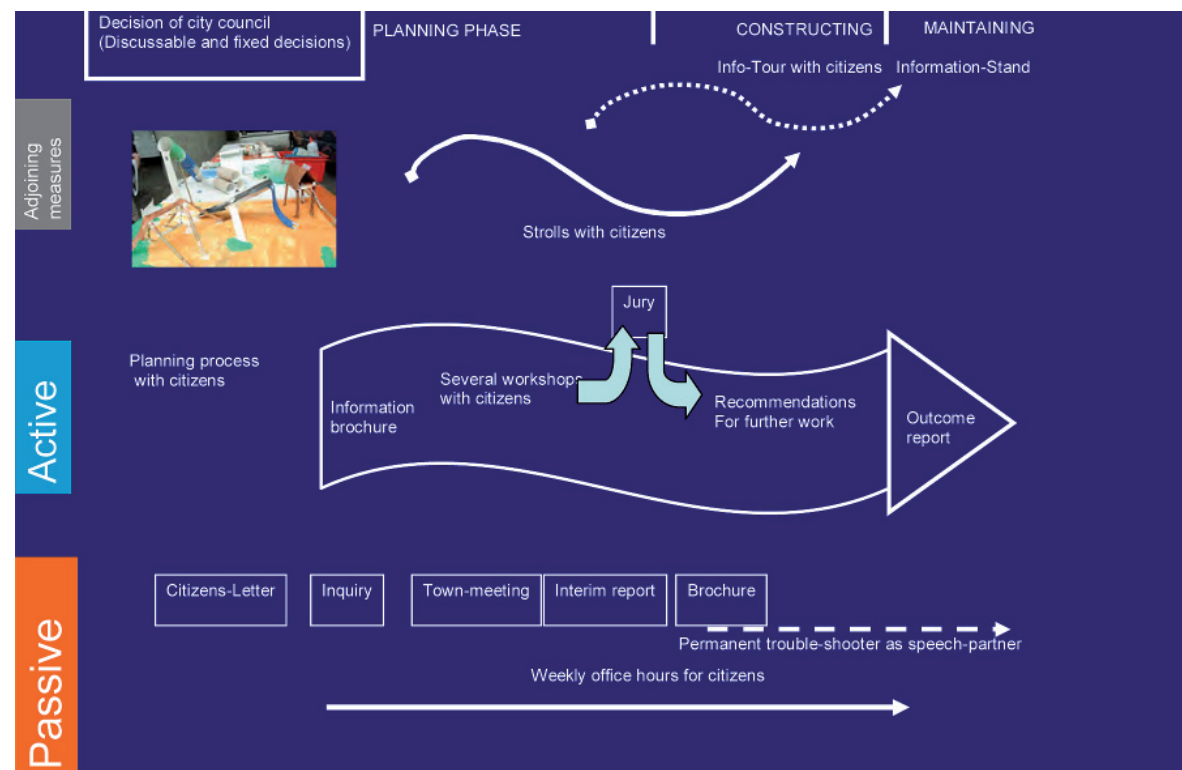
The participation process itself bases on the principle that people want to contribute in a differently intense way.

This leads to participation measures, which are designed for an active participation process, where citizens are involved directly into the process and different workshops.

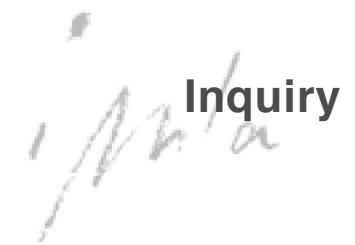
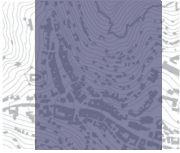
In between the workshops with citizens a jury with experts will evaluate the proposals of the people and give recommendations for the further work.

The aim of this process will be an outcome report, which will be the basis for the further realization planning.

The parallel participation steps include people which are affected from the plans in a more passive way. They will be invited into town-meetings, asked about their opinion through inquiries and they can inform themselves through brochures or interim reports.



Graphic of the participation process Adapted from "Carmen Dams, Monika Kunz; Stadt und Grün" 4/2009, page 25



Supporting measures will be a permanent trouble-shooter as speech partner, which will become more important at the stage of realizing the design. [...]

Both, the active and passive measures will be flanked by adjoining measures like strolls and info-tours with citizens [...]

The single steps themselves will be adapted to the phases of the implementation process – planning, constructing and maintaining, which need different approaches in participating people.

5. Inquiry

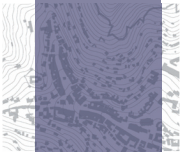
One of the first measures of involving the public will be an inquiry, which should find out particularly about the

- Engagement of citizens to planning intentions
- Contentment with actual open space
- Number of unoccupied houses
- Willingness for joining a participatory team
- Distribution of social structure of residents
- How distinct is the desire to live in the city (why, why not?)

This will be done by a questionnaire which will be sent to every household at the beginning of every sanitation process within the five areas.

The inquiry is important in order to find out the motivation of citizens and possible members of a participatory process.

It is also necessary in order to find out whether citizens need help within the process, for example if they need alternative dwellings.



6. Financing - Summary of possibilities [shortened]

In order to finance necessary measures, the municipality can rely on a variety of possibilities.

The following chart shows the financing possibilities in a kind of a summary.

Financiation Concept	Preconditions of utilization	Range of application
Private Financing	Strengthening of private engagements, readiness to compromise, Representative Areas	Installation and maintenance, both temporary and permanent space
Public-Private Partnership	appropriate offers by the municipality, acquisition of the partners, compromise, Representative Offices	mainly construction, temporary and permanent space
Sponsorship	appropriate offers by the community, temporally and spatially limited, Promotional activities (sections, equipment items), Sponsors Acquisition and readiness to compromise, representative locations	Construction, temporary and permanent open space
Patronizing	appropriate sponsorship offers by the municipality (parts, equipment items), acquisition and support of mentors	Construction and maintenance, both temporary and permanent space
BIDS / GIDs (Business Improvement District)	Changes in legislation, strengthening of civic engagement, support by the green office	Construction, temporary and permanent space
Permission agreements	Contract between the municipality and property owners	Construction and maintenance, temporary space
Funding	Surfaces must be located in a promotion area, share of the municipality	Construction, permanent open space
Compensation measures funds	Equalization investment in urban areas, only to public ownership, upgrading needy areas, steering by the municipality (compensatory conception)	Construction, permanent open-space
Entrance fees	only attractive for touristical, well-maintained open spaces, which justify an entrance fee	Maintenance, temporary and permanent open space
Events	Event management for the prevention of damage; Low municipal expenses to generate a profit	Maintenance, temporary and permanent space
Green area tax	Changes in regulation, general improvement in the value of urban green	Construction and maintenance, both temporary and permanent space
Lease / Rental	only for ownership of public land, socially acceptable prices	Maintenance, temporary and permanent space
Green Management	Plans by the municipality; Monitoring	Construction and maintenance, temporary and permanent space
Extensive management forms and resulting types of open space	increase the acceptance of extensive maintaining systems for less intensive care representative areas (eg. passages to landscape)	Construction and maintenance, both temporary and permanent space
Civic and Voluntary engagement	Strengthen of the civic engagement, care through the garden offices	Construction and maintenance, both temporary and permanent space

Adapted from Jacqueline Hoyer, Stadt und Grün 4/2008

Most of the shown possibilities are not new. But they demand new skills and certainly will cause other problems in order to get to funds.

For example a sponsor has to be informed regularly about the development of its investment, volunteers must be motivated and supported through their work. For leasing and renting of green space, special contracts have to be arranged and the observance of the agreements has to be controlled. The implementation of a green tax has to be defended on a political level.

The most wide spread financing in projects of municipalities are public funding. One fitting European program will be JESSICA (Joint European Support for Sustainable Investment in City Areas), which promotes urban renewal and development projects in the regions of the EU[3].

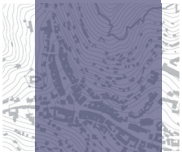
The innovation of JESSICA is that its financial support can be combined with publicprivate partnership projects. For Banska Stiavnica this could mean, that if there will be a private investor for instance of a parking garage, his investment can be supported by JESSICA funds.

Because in Banska Stiavnica a lot of privately owned land has to be purchased by the municipality, the alternative of permission agreements could be another possibility. Here the land owner and the municipality make an agreement in which the city is allowed to design the area of a private owner, while it stays in the ownership of the citizen.

If the land becomes interesting in the kind of a building area, it can be returned to the land owner.

Suitability of funding possibilities

According to the five sanitation areas, the suitability of the different funding possibilities was evaluated. It could be found out, that probably the more prominent a sanitation area or place is, the better the chance will be to get passive private financing, [...]



7. Evaluation

To find out if the taken measures in improving the living quality of the areas work out, an evaluation should be conducted.

The success in the aim of revitalization of the areas can be measured through a comparison of the number of empty houses before and after the sanitation measures were lead through. This can also be done while analyzing the electricity meter of each house. Due to this proceeding, the change in the occupation of dwellings can be measured.

Additionally the sanitized areas with their new usage can be measured in m² and the number of establishments which newly settled down after sanitation measures.

The aiming in the revaluation of quarters can be measured in the number of beneficiary residents and the contentment of users with the project. Here the inquiry before and after the project will be helpful.

How successful the preservation and keeping of the heritage will also be measured through the number of residents which benefit from the sanitation.

8. Conclusion

The particular situation of Banska Stiavnica lies in the unity of its topography with steep slopes and the monumental heritage of historical buildings within the city at the same time. Out of this, several town planning difficulties developed in the last years.

Because of the monumental status of the buildings and due to the fact that most of them don't match modern living conditions.

According to five lighthouse projects – Holy Trinity Square, St. Katharine's Church, Old Churchyard, Linden Circle and Glanzenberg sanitation areas will be established.

The main aim is to create areas which are attractive for citizens to live within the existing houses so that the houses will be maintained on a long lasting period and the city will be lively again.

The public will be involved in a passive but also in an active way while on one hand be informed about the projects and on the other hand given the chance to contribute in the process while joining workshops.

Even though alternative financing measures are possible for the different sanitation measures, it has to be taken into account, that other skills and effort is needed in order to get money through this ways. One interesting public funding possibility for the sanitation could be the European funding JESSICA, which promotes urban renewal and urban projects within the countries of the EU.

An evaluation of the whole process will be necessary in order to find out the motivation of affected citizens and to meet their needs.



9. References - Literature

[1] [www.wikipedia.de/Banska Stiavnica](http://www.wikipedia.de/Banska_Stiavnica) Wikipedia Banska Stiavnica called on 21.06.2009

[2] Interview with Dr. Jozef Steffek, CSc in the rooms of the faculty of architecture in Banska Stiavnica on 24.06.2009

[3] www.jessica.europa.eu

Dr. Jozef Steffek, CSc. "Natural and culture – historical values of the towns and landscape around Banska Stiavnica and Zarnovica", ISBN 80-967 462-9-4

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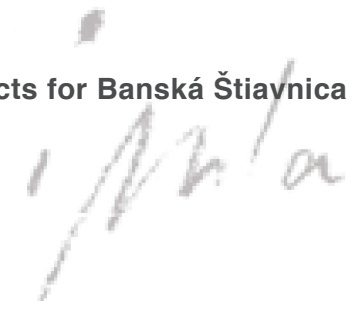
Jacqueline Hoyer, "Wege aus der Mittelknappheit Wie Grünflächen noch finanziert werden können " in Stadt und Grün 4/2008

Carmen Dams, Monika Kunz; "Saarbrückens neue Stadtmitte am Fluss" in Stadt und Grün 4/2009, page 25

Municipality of Banska Stiavnica Department of Urban planning – Map of Traffic System DOPRAVNÉ SYSTÉMY author: Ing. arch. Gabriel Szalay, 06.12.2006

Municipality of Banska Stiavnica Department of Urban planning – Map of buildings condition STAVEBNÁ TECHNIKA STAV. OBJEKTŮ PR, author: Ing. arch. Olga Klakova, December 2004

Municipality of Banska Stiavnica Department of Urban planning – Map of historical situation of 1858 ZANIKNUTÉ OBJEKTY NA ÚZEMÍ PR, author: Jana Gregorova



Imprint

Documentation of five projects concerning the 2nd Trimester of the
International Master of Landscape Architecture (IMLA) | Summer 2009.

For more information about IMLA

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