

# MASTERPLAN

SZCZECIN 2010



REVITALIZATION CONCEPT OF  
SZCZECIN'S CITY CENTRE AFTER  
CONNECTING WIELKOPOLSKA STREET AND  
GONTYNY STREET.

*And on the architecture of  
space will human happiness  
largely dependend*

K. Wejher t

## CHARACTERISTIC OF ELABORATION

The aim of this elaboration is to present an urban concept of Szczecin's downtown region after connecting Wielkopolska Street and Gontyny Street.

Current state of this particular part of the city's management is characterized by a high degree of spatial degradation and a chaotic form of the land management. Its spatial structure is loose and low in density of housing. According to the assumptions of the Study on Conditions and Directions of Spatial Development of Szczecin, this region should encourage formation and development of urban recreational and service functions of downtown's compact construction which would be dominated by housing-service and service function. It should also be characterized by high-density housing development.

renewed, redesigned and supplemented by new buildings. Moreover, completion of residential and service functions are



The project aims at transformation of this part of the city into an area with high spatial and cultural values, which will be attractive for both residents and tourists.

Revitalization of those degraded areas, which are located in the central city regions, determines a significant potential for its balanced development. Therefore, a dense housing concentration of complex function is assumed on the developed area. Existing buildings (upon valorization) should be

presupposed along with filling the space with cultural buildings and ones of prestigious significance. Such a program is consistent with the esthetic values of the space, therefore should create appropriate conditions for the emergence of an elite culture zone, which is adequate for downtown areas.

## GREEN SPACES



history and structure, as they indicate on a long-term intercourse of two nationalities and cultures - Polish and German.

### City Location

Szczecin - agglomeration center of Szczecin - is the capital of the Western Province in terms of administration, economy and cultural life. Geographical position causes that the city is mainly associated with Maritime Affairs, shipyard and a large seaport. Visitors to Szczecin are offered a possibility of activity holidays, doing water sports or seeing monuments worth exploring in terms of

## History

During the last two decades of XIXth century Szczecin's downtown is to come into being on an



*3D reconstruction of design area, 1919 year*

undeveloped post-fortification zone, and thus creating a single organism together with its suburbs.

Szczecin in the first half of XXth century - building scheme was based on a geometrical arrangement of streets and squares. Predominant feature of the scheme is a system of star-shaped squares and an adaptation of the mileage of old fort roads and the dirt-tracks encircling the forts. The newly-built part of the town was formed by two main communication axes:

contemporary John Paul Avenue and Piastów.

The first originated in the place of the former Wilhelm's stronghold and was connected with present-day Kasprzowicza Park. The main communication arteries (avenues) were accomplished in a two separate street lanes' configuration, partitioned by a spacious promenade, with wide sidewalks and gardens in front of houses - all had a width of about 50 meters. According to the assumption many trees were planted.



*axonometry of design area, contemporary situation*

The first major air raid hit Szczecin in April 20, 1943. It was when Pomorzany district was bombarded.

Still, the heaviest bombing took place in April 11, 13, May 20 and also in August 17 and 30, 1944. Entire sections of the city were destroyed. Some of the residential districts, including the southern part of the downtown, lost most of its buildings. The northern part of the city, closed with Wyzwolenia, Malczewskiego and Matejki streets, was completely wrecked. Szczecin was utterly ruined and devastated by the war. Precious monuments of the old town lay in ruins. 1945 - 1949 was the time of an initial reconstruction of the dilapidation. However, major renewal projects started no sooner than after 1955.

Postwar reconstruction covered mainly areas which were strongly destroyed. Unfortunately, it varies from the standards of the buildings and historical quarters.

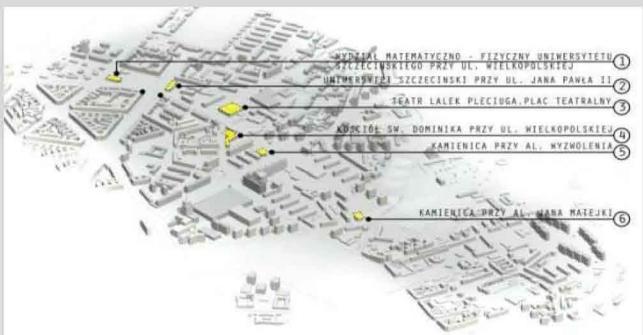
Nowadays, those areas need absolute revitalization. Very often the only rescue is a complete rearrangement of the urban space. Building development, which occurred thanks to reconstruction of the postwar destructions, leads to a fragmentation of the space and building structure. A lack of a coherent public space system and urban green areas is very visible. What is more, Szczecin is an example of a city dominated by cars, pedestrian traffic is subject to car traffic.

## CONCEPTION

*Picture 1: building intended for demolition.*



*Picture 2: valorisation of buildings in the design area.*



According to a recent survey, some criteria of attractiveness of the city centre were settled, which have became a guidance for the developed design concept:

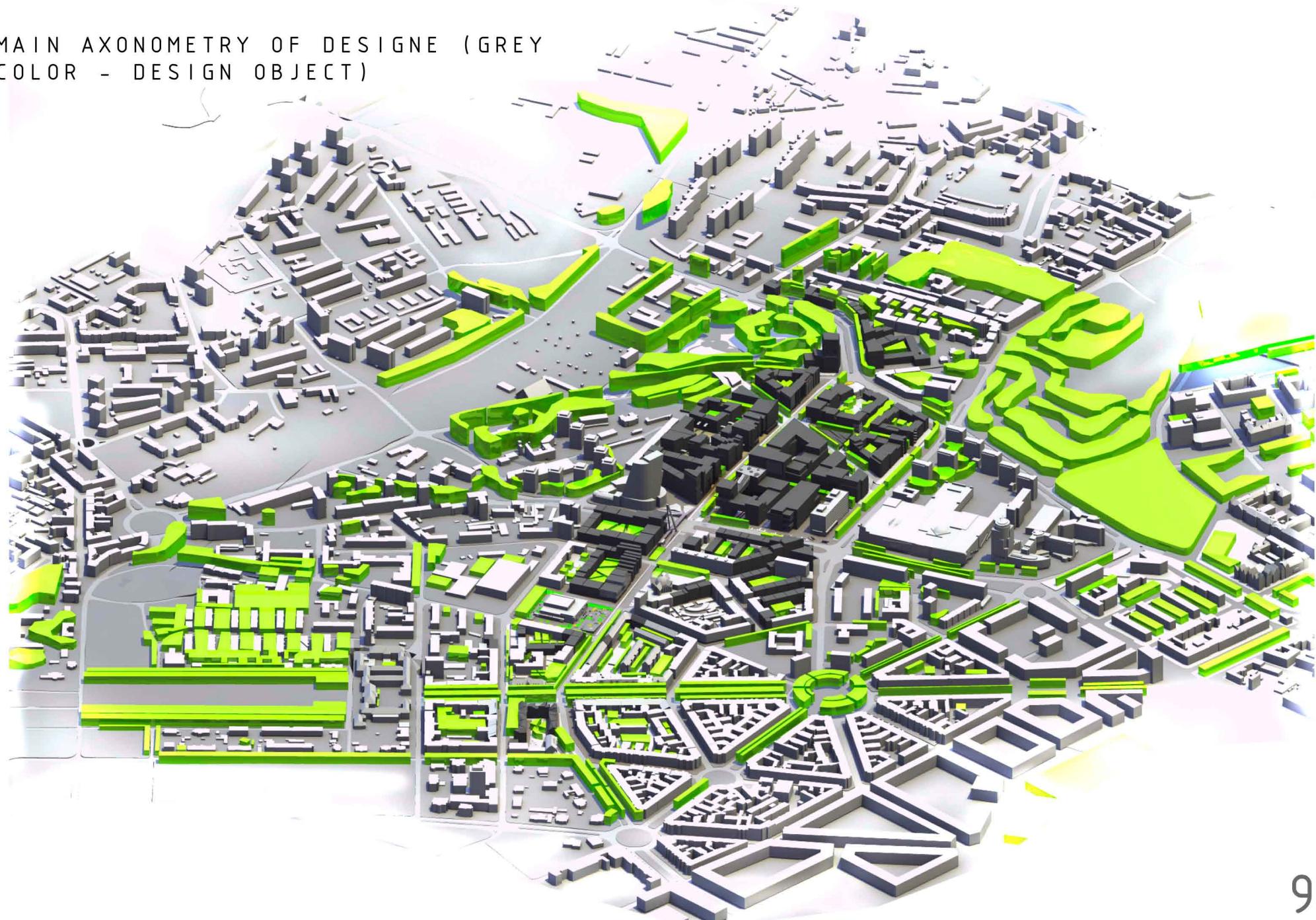
1. Controlled communication accessibility with the dominance of public transport;

2. Dominance of pedestrian traffic over car traffic;
3. Variety of functions and forms of architectural and urban design;
4. Compositional values;
5. Preserved cultural identity;
6. Coherent system of green areas
7. System of linked public spaces - the potential of integration;
8. Links between the special parts of urban structure;
9. Good transport accessibility;
10. High - building intensity boosting urban character of the space.

*design area*



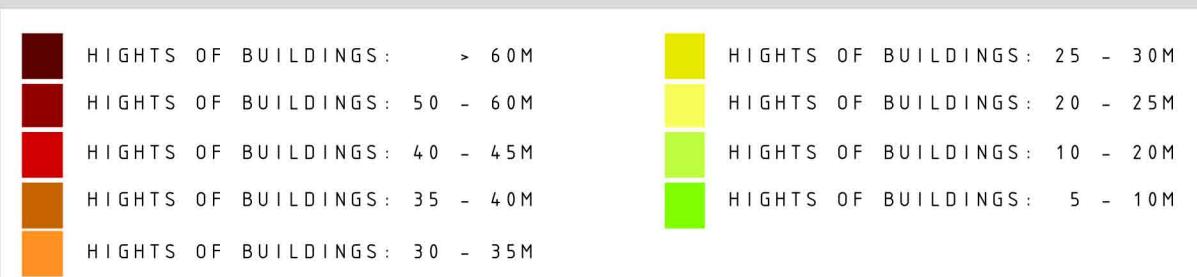
MAIN AXONOMETRY OF DESIGN (GREY  
COLOR - DESIGN OBJECT)



The authors aimed at reaching balance between enriching the areas in both cubature objects and urban green zones, the latter equipped with sport and recreation facilities. Consequently, solutions of the main design are supported by connecting Zeromskiego Park and Kasprzowicza Park with a green pedestrian area which is a substitute for nature in the urban space. Sequences of high greenery accent the assumption of it being axial and reinforce the main axes of composition. The project's asset is also to enliven the forgotten area, that is a fragment adjacent to the elaboration area - Nieckiej Niebuszewskiej, which was given a new function of a Garden of Experience. Green areas apart from aesthetic and recreational functions also deal with ecological, climatic and protective functions. One of the assumptions of the design concept was to obtain a proper intensity of the building development. Thanks to distribution of urban units into closed quarters, which is characteristic for historical building development of Szczecin, an appropriate tightness and density of the arrangement could be achieved, which is used in close city centre building development.



## BUILDINGS HEIGHT



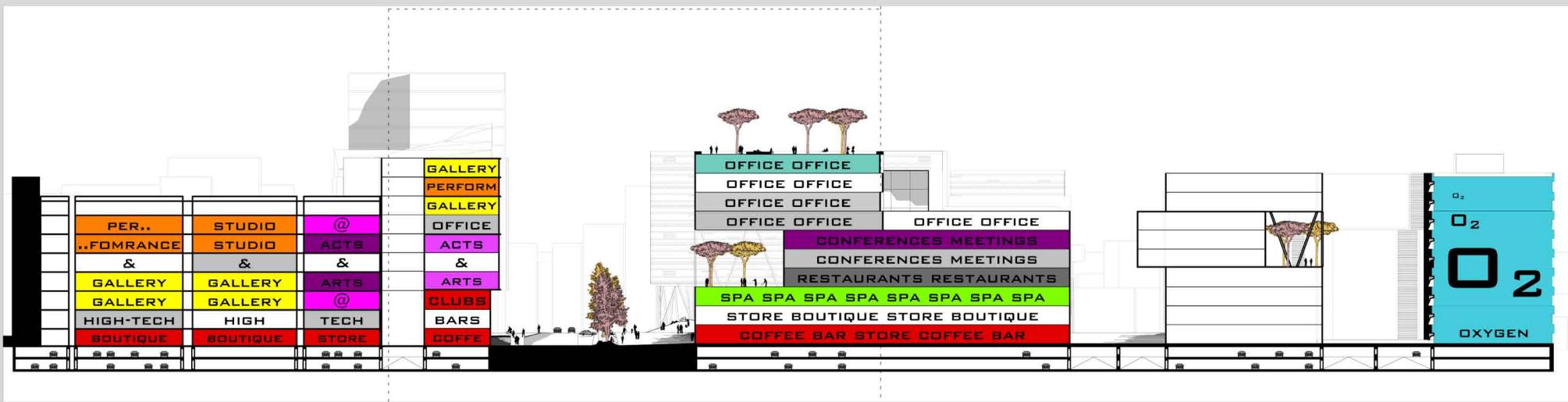
A high intensity factor of the building development in the part of elaboration reflects the character of urban construction. It is a closed compositional system of clear and homogenous structure. Further compacting of the building development was fixed by creating new and supplementing existing quarters/frontages of streets and implementing public space and squares. Several high-rise buildings were designed, which correspond with the scale of the planned altitude object, where the clothes industry Dana is. Those buildings are supposed to crystallize the spatial composition of the elaboration area and be points that identify the space. They were situated at the end of an axis of Wielkopolska street and at the crossing with Wyzwolenia Avenue.

## FUNCTIONAL SCHEME



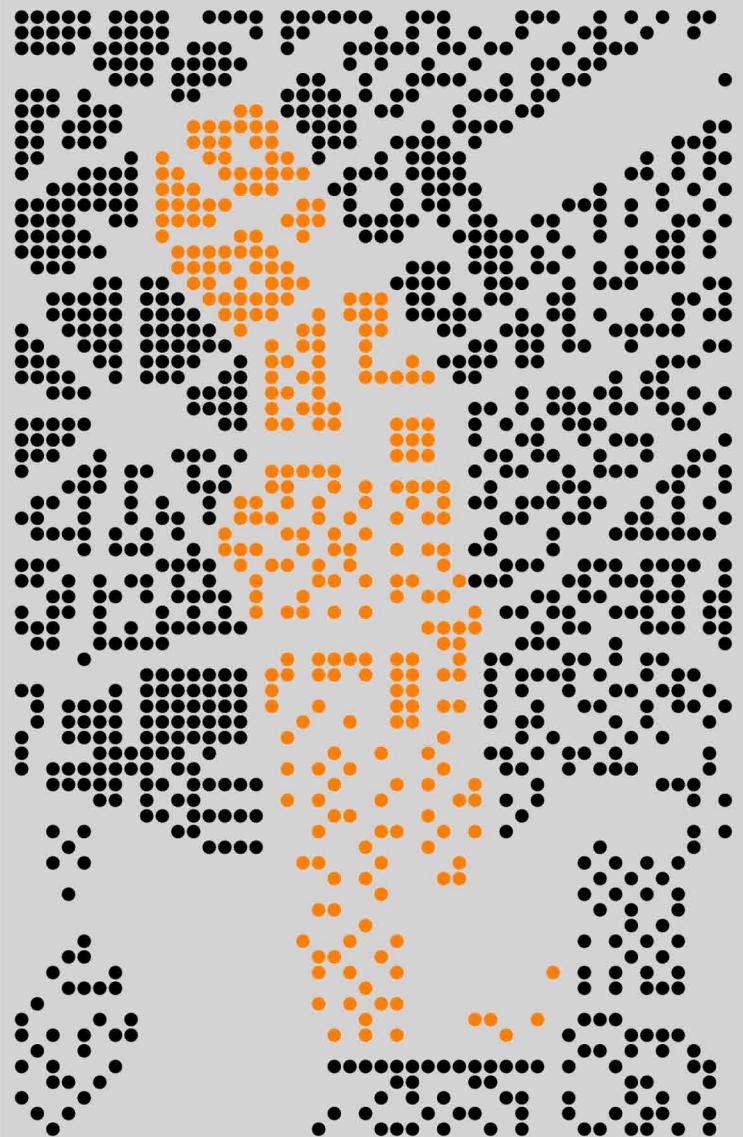
The composition of the designed axis can be divided into two parts: 1) the part that is west of Wyzwolenia avenue and 2) the eastern part. Because of the predomination of the building development of the part 1, the concept in this area is competitive to the existing system. A classic combination for building development of Szczecin's city centre was proposed, which suggested to join residential functions of higher storeys with service trade, catering (restaurants, bars, cafes) and other, all placed on the ground floors. Likewise, in the existing residential buildings, ground floors were adapted as unobtrusive service shops.

## SECTION OF DESIGN AXIS

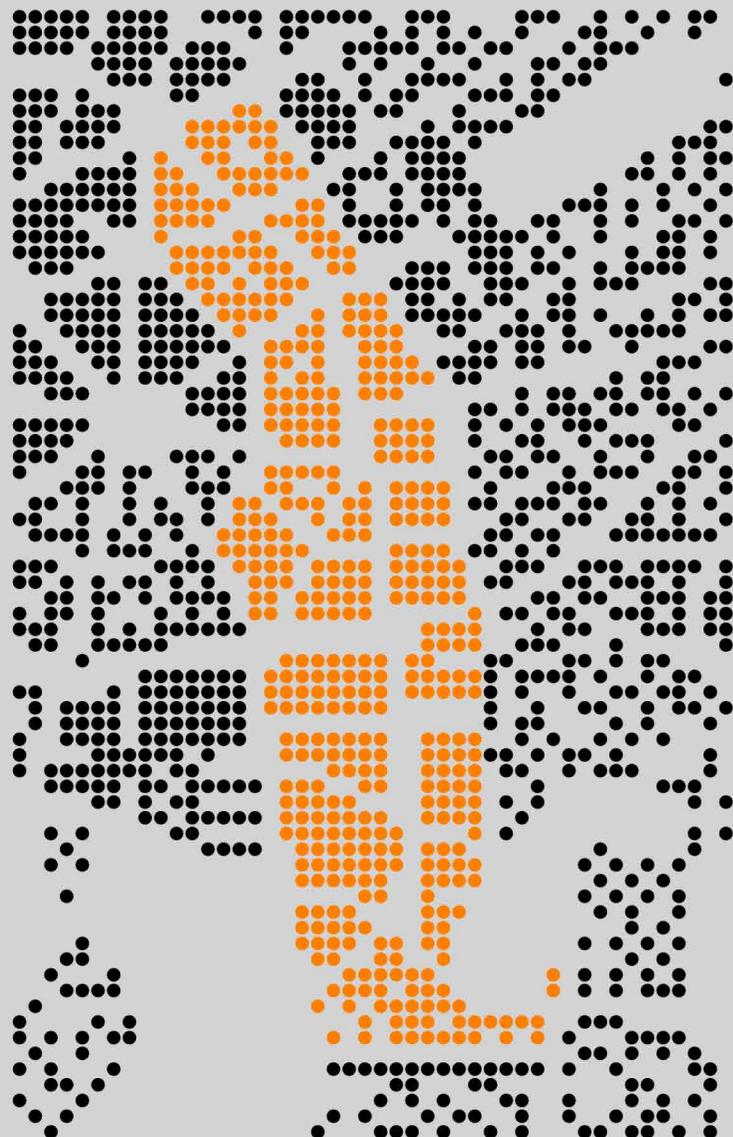


Interiors of existing quarters were designed as well - arranging quarters by removing outbuildings of the lowest standard, sheds, garages and similar temporary objects in favor of green areas which gain the function of front gardens. The chosen quarters (quarter with the building of the Institute of Mathematics and Physics and a square with the building of the Puppet Theatre) have been completed by service buildings, with a temporary residential function (students' campus).

## SCHEME OF BULIDING DENSITY



SCHEME OF THE INTENSITY OF THE STATE OF EXISTING HOUSING

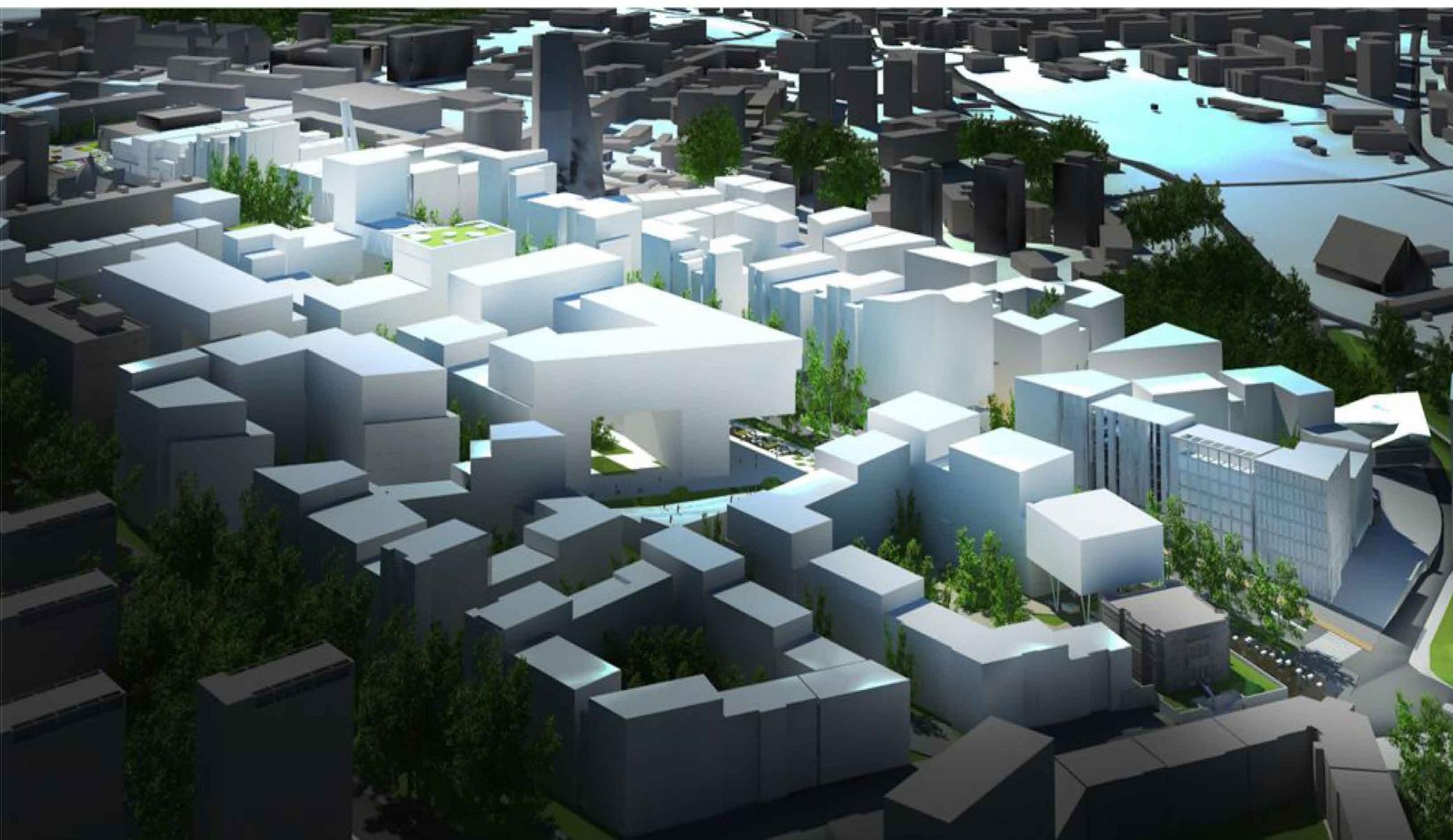


SCHEME OF THE INTENSITY OF THE STATE - DESIGN CONCEPTION

## AXONOMETRY IF DESIGN AXIS



## AXONOMETRY IF DESIGN AXIS













21



*www.drarchitekci.pl*

*katarzyna drobny*  
*katarzyna.drobny@gmail.com*  
*+48 50 367 6455*

*lukasz rozek*  
*lukaszrozek@gmail.com*  
*+48 50 49 46 377*  
*+47 40 34 3563*