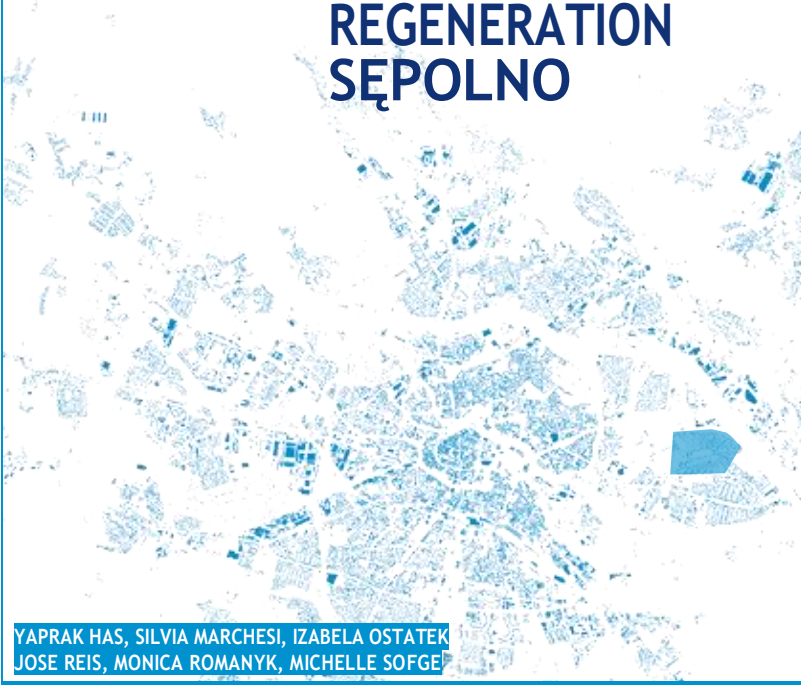


PART I

GROUP 1

**GARDEN CITY
REGENERATION
SĘPOLNO**



YAPRAK HAS, SILVIA MARCHESI, IZABELA OSTATEK
JOSE REIS, MONICA ROMANYK, MICHELLE SOFGE

DEVELOPMENT PROPOSALS

Sępolno is a popular and desirable place. < Increasing its capacity at a reasonable scale with additional new residential dwellings and mixed use development with new services and amenities can contribute to its success. Abundant land currently occupied by allotments is proposed for new development, while a community garden initiative would preserve traditional urban gardening in an innovative way. Allotments in the south are proposed to accommodate traditional yet architecturally modern row houses along the road with local businesses and amenities occupying the ground floor, together with a public space. Development to the west accommodates additional residential dwellings in a new residential street, fitting in architecturally with the rest of the community by keeping similar size and scale. Larger dwellings are proposed to fulfil demand while allotments form part of the public realm connecting the school, neighbourhood centre and surrounding areas. The displacement of allotments needs careful handling, including compensation and encouragement of communal

CONTEXT

> The garden city Sępolno was built between 1919 and 1935 with small housing for workers east of the Wrocław city centre around a central open space with public facilities and surrounded by allotments. It got gradually gentrified, sometimes with unauthorised modifications. Its labyrinthine street pattern in the shape of a Silesian Eagle is now cluttered with parked cars and lacks legibility. Despite its turbulent history, Wrocław managed to preserve its urban structure, together with many unique buildings, besides neglected and mismanaged areas. Sępolno's historic urban texture and social pattern give this neighbourhood its identity, but participative management could improve its sustainability and prepare it towards becoming European Capital of Culture in 2016.



Existing urban fabric



Proposed development



Development potential
based on Google Maps

gardening. The aim of Sępolno’s development is to enhance its social, cultural and economic neighbourhood value, and to reinforce its identity and sense of place.

REORGANISING PARKING AND MOBILITY

- > Parking is one of the most challenging aspects of adapting heritage to current living styles in Sępolno. Parked cars are occupying sidewalks and residents are using their front lawns and allotments to store their vehicles. In some cases garages and shelters are erected without permission. Two approaches are proposed: creating a car free zone by suppressing parking on residential streets and in front yards, or guidelines for residential parking to respect the heritage and improve the environment. New bicycle lanes will improve the environment for pedestrians and cyclists, as will an improved bus service within the neighbourhood, integrated with the metropolitan transport network.

REDESIGNING THE STREET LAYOUT

- > New layouts are proposed for main and secondary streets and existing walkways to counter the current decay of street conditions, re-organise traffic and increase legibility. Creating new arteries ensures the preservation of the heritage structure. Figures show the location of three types of streets and new streets. One of the figures proposes a layout for main and secondary streets, with and without parking. Main streets will include bicycle paths and wide sidewalks, secondary streets will favour pedestrians and bicycles over cars, and uniform paving will enable shared use for all three transport modes.

PUBLIC-PRIVATE SPACE

- > Both public spaces and private cultivation of allotments require investment. The general quality of public space in the neighbourhood centre is acceptable and the area can be reinvigorated with minor changes. Such improvements may involve caring for the central green field and park, replacing and incorporating more outdoor furniture, maintaining the childrens’ playground, and creating a community garden to offset some loss of allotment areas due to the proposed development. Allotments need more

attention. Neglected ones contribute to visually undesirable land and need to be better used. Urban allotments form part of Wrocław’s heritage. The community can preserve them by tending them as collective urban gardens as efficient management of public space. This would also stimulate community integration and foster the inclusion of all stakeholders of Sępolno.

CONCLUSION

Sępolno is a neighbourhood of high heritage value to its residents and to the city of Wrocław, and its unique character and quality should be maintained and preserved. In the course of our work, we have identified the following five main problems: legibility; parking; housing; allotments; and the quality and design of streets and public spaces. We are proposing the following lines of action: designing a new street configuration; creating new developments; and building social partnerships among residents and local public authorities.

Reconfiguring some of the streets will not only improve their technical condition, but will also improve legibility by highlighting the different characteristics of the main and secondary streets. Such reconfiguration will also alleviate the parking problem which Sępolno currently faces. New development will provide new housing solution and better parking conditions, due to a new street configuration. Finally, the creation of a social partnership involving residents and the local authorities will be a key component of allotment management, design and use of parking, and non-intrusive renewal interventions in the housing stock. If a balance between development and heritage, intention and use is maintained, we are fully confident that Sępolno will continue to be an enjoyable, pleasant, sustainable place for all its residents.



Street types and parking potential. Red - main streets, blue - secondary streets, green - pedestrian paths, yellow - parking places

source: Wrocław Development Office

