

## **ROLE OF HOUSING RECONSTRUCTION BETWEEN YEARS 2000-2014 IN MERGING OF URBAN STRUCTURE OF THE NORTH EAST WROCLAW**

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### Abstract

The article presents the urban structure of the North-East of Wrocław, where in the vicinity of the historic buildings and residential buildings from the 70s of the last century, and between, in the last 20 years there were built new buildings, as binding material of the urban structure. The new multifamily housing development of years 2000-2014 of Psie Pole as a housing development in Wrocław, closes the gap between the historic district residential buildings in the old Psie Pole and the buildings of large slabs of the 70s of the twentieth century. The contemporary residential development uses the existing social infrastructure centre of the old Psie Pole district, and also the social infrastructure of the housing development of 70s of the twentieth century. The authors analyze, in the first part, the spatial development of these areas on the basis of historical materials. In the following, based on an analysis of urban structure created in the last 15 years of development, analyze existing conditions, context and value (in terms of urban planning - the wealth of social infrastructure), the contemporary housing development of Psie Pole.

Keywords: city planning, housing development, services and social infrastructure in housing settlements, urban space transformation

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## 1. INTRODUCTION

The point of consideration is the housing of Psie Pole, as part of the former district Psie Pole, now belonging to the organizational local helping unit of Wrocław [9,11], the settlement Psie Pole-Zawidawie [10]. Housing estate is located in the north-eastern part of the city. From the north it borders with Zakrzów settlement, on the west with Kłokoczyce and Sołtysowice settlements, and in the south it borders with the Widawa river. In the near distance is Kowale settlement and on the south east Zgorzelisko settlement. The analyzed area contains 3 different, from a historical point of view, building groups. The first one (Figure 1. Area A) is shaping up over the centuries the area of the old town of Psie Pole, with a small trapezoidal in plan view, a separate market space. The oldest traces of living area of Psie Pole come from the fifth century BC. The area was inhabited by the proto-slavic people, only in the first century BC by the Vandals. According to the chronicle of Vincent Kadłubek in 1009 took place the great Polish-German battle in the times of B. Krzywousty and the German king Henry V [1, p.175-183]. According to historical sources [1, p.178] in 1252 prince Henry the III allowed for urban location of Psie Pole. From that period comes, still exists today, the church of St. James and Christopher (destroyed during World War II by the Nazis and rebuilt in the years 1952-1959, with fragments of thirteenth-century gothic walls), present in the historical record as early as 1305 and 1335. Psie Pole with adjoining estates [4, p.148], by decision of Henryk Brodaty, was transferred to the monastery of St. Vincent in Wrocław, in exchange for the land occupied by the monastery on Ołbin.

This status continued until 1810 [4, p.178,181]. Significant dates for the town was May 28, 1868, when it opened the railway lines Wrocław - Nadodrze - Oleśnica, and November 1, 1886 opening lines Wrocław - Psie Pole - Brochocim Trzebnicki. The introduction of the railway communication gave prospects to the location of industrial plants, which in a modified form together with various business activities function today in the northern part of Psie Pole. The place was incorporated To Wrocław in 1928. In the postwar period there was an investment movement and one created new workplaces, employing at the end of the 60s of the twentieth century about 4,500 employees. These were among others: Transportation Equipment Factory, Plant of Woodwork, State Farm Plant. At that time also functioned Aviation Departments being technical and vocational schools, in modified form operating today, as well as WSK club and the FAMA cinema. Buildings of historic times, mostly made up of objects from the nineteenth and I-half of the twentieth century, not exceeding 4 storeys, with a sloping roof. Less common are buildings with more than 4 floors and

a flat roof. In this space, there are also built after the war buildings with more stories, but they are merely a supplement after the war damages.

From historical times remained about 75 buildings (houses, townhouses, villas, public buildings), and historical sites, among which one can mention:

- WSK the Company House of Culture (Cultural Centre PZL HYDRAL) currently housing a variety of commercial service points
- church and the parochial group dedicated to St. Jacob and Christopher, and the churchyard
- building of Police Department (about 1930) next to Kiełczowska 15 street
- building of Wrocław Train Station Psie Pole (from 1905).
- mass chapel (rebuilt from the auditorium at the end of the nineteenth century).
- parish cemetery founded in the nineteenth century, with the avenue of chestnut trees, and the brick chapel.

Today, this area plays a strategic role in the scale of Psie Pole district, as a local centre for this area of the city (recently revitalized). The spatial development of the described area was focused around the historical part, the changes were determined by historical events such as wars or natural disasters, which is mentioned in historical materials and shown in historical cartographic materials. [1,4,5,8]

Another area (Fig.1. Area B) is a settlement located about 1 km to the east, from the 70s of the twentieth century, built up by 4-11 storeys buildings of big concrete slabs, including social infrastructure, which was provided for urban contemporary standards. Housing estate was to some extent self-sufficient, but urban planning was a far cry from near historic area. Although it was within walking availability, it lived on their own.

For areas of historical Psie Pole were developed following urban development: in 1964 Local Detailed Plan of Spatial Development (resolution No. 47/65 dated on April 14, 1965)<sup>3</sup>[6], and in 1979 Detailed Plan of Spatial Development<sup>4</sup> [6].

Psie Pole in the 50s and 60s of the last century [6], which building was still a uniform historic group of small-town architecture, perfectly suited for the part of Wrocław housing background, especially due to the existing nearby attractive grouping of industry development. [6, p. 65.]. With plans, one succeeded in only part of the plans, in the form of working-class hotels and multi-storey residential buildings in its eastern historical, as social-realist group of social

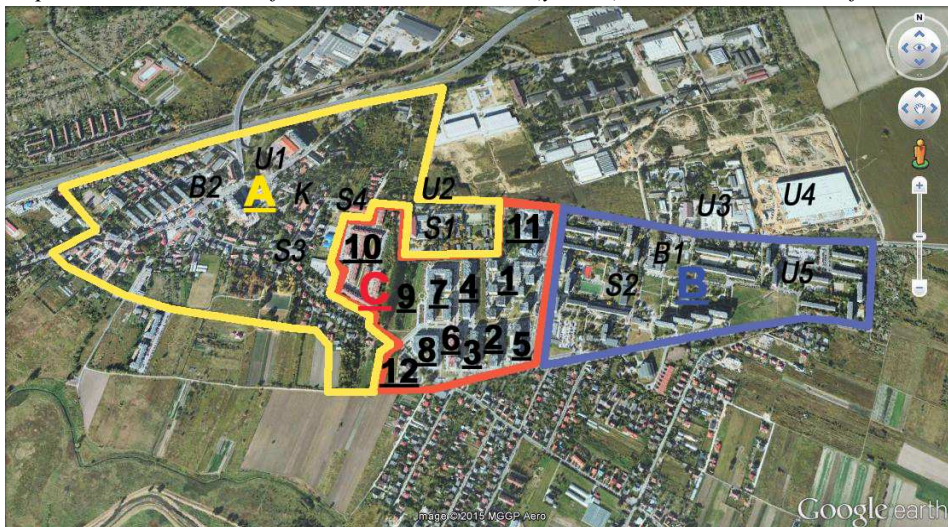
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industry .[5] The reasons for such a limited urban expansion should be seen in limited, in these areas, possibilities to connect to the existing infrastructure. One of them was also building on the west side of the historic centre of Psie Pole, the national road leading to Warsaw.

*Explanation: A - area of the historic Psie Pole (yellow), B- residential area formed in*



*the late '70s of the twentieth century according to assumptions of Local Detailed Plan of Spatial Development from 1978 (blue), C - analyzed built up area in the years 2000-2014 (red). Reference numeral from 1 to 12 - numbers of investments discussed in chapter 2. S1, S2, S3, S4 - the marking of education facilities; B1, B2 - the location of public libraries, U1, U2, U3, U4, U5 - large commercial buildings (discount stores, shopping centres), K - police station*

Fig. 1. Satellite image area of Psie Pole with marked analyzed problem areas (elaborated by authors)

For the development of Psie Pole considerable importance was the resolution of the National Council of the city of Wrocław No. 100 // 683/73, approved on 6th April, 1973 as Local Overall Plan of Spatial Development. The intention of the plan was to reduce the disparities related to the spatial distribution of jobs, housing, services, recreation and leisure, and at the same time the problem of communication. The plan intended, inter alia, the creation within Psie Pole a district of 50 thousand people, associated with developing here a plan of industrial plants. [6 p.39].

Adopted in 1979 Local Detailed Spatial Development Plan had a chance to continue and develop the idea of the above-mentioned General Plan 1973, but as it turned out, the economic and political changes interrupted the process.

Carried out on the basis of Local Detailed Spatial Development Plan, the housing estates was named the Krzywousty settlement (Fig.1.), being built from 1978 to 1982. The estate was carried out in the technology of WWP-F 3 with the aim of creating places of residence for at least 8,000 inhabitants.

The building arrangement was orthogonal (north-south and east-west) with common displacement regarding each other, or with respect to the frontal facade, creating a more or less closed interior of the block. Buildings was characterized by a simple form, buildings in the staircase system with a flat roof, with a number from 4 to 11 storeys. Based on a large slab technologies and applicable at the time the urban-building norm from 1974, the investment has been designed with full equipment in social infrastructure. Not all the elements have been applied. The estate had all the necessary technical installations including the installation of telephone and community TV aerial. A significant number of apartments were large and scheduled 4-room apartments (approx. 60m<sup>2</sup>). They were complemented by smaller 3-bedroom and 2-bedroom apartments in a smaller area (up to 43m<sup>2</sup>).

Between the buildings, there are interiors with, depending on the location, low or high greenery, with playgrounds and sports fields. Today, it is imputed, created at that time urban planning, lack of legibility (corner-opened interiors), but on the other hand, it can be concluded that this system allows more light and good ventilation of the settlement. Communication area is simple, and consists of a string of driving, walk-driving and walking. Parking spaces were located near residential buildings in a parallel system, along with the driving strings. The estate is characterized by low development intensity. There are situated: Primary School No. 10, school and kindergarten complex No. 3 (Kindergarten No. 130), medical clinic and service facilities (discount store and small trade).

At the end of the 90s of twentieth century, and the beginning of the twenty-first century began the investment move in the areas between the historical Psie Pole and the settlement of the 70s. These areas have been built over with multi-family buildings. The biggest investment flow occurred in the 1999-2012 period, when there were realized the most multi-family housing facilities, including large space commercial buildings.

## **2. ADDITIONAL DEVELOPMENT FROM THE YEARS 2000-2014 IN THE EXISTING HOUSING STRUCTURE**

At the end of the 90s of the twentieth century and the beginning of the twenty-first century, on the east of the historical part of Psie Pole residential buildings began to appear (Figure 1.. area C), made by one developer (Fig. 1: Area C, No. 1-10 ). For the most part they were objects of 5-11 storey with a predominance

of the highest. Multi-family residential buildings completed the space between the historical area and large slab settlement, however, based on existing infrastructure of social services, to a small extent offering new services. These services, in a very small proportion, are the surface of the basement floors of some residential buildings. The surfaces are occupied by small service-commercial premises. The realization of the settlement were made on the basis of a single, gradually delivered building projects, without binding them a common urban thought. Elaboration was not yet created based on a comprehensive urban project, which would coordinate further executive actions. Compilation setting the urban framework of this part of the city in the form of a system of public roads associated with a balanced system of the necessary technical infrastructure. No one at the beginning of building-over of the area did not analyze the housing absorbency and the needs of social infrastructure. The process of urbanization of land between historical part of the Psie Pole and the housing estate of Boleslaw Krzywousty accidentally ran through "gluing" to an existing structure further residential buildings.

The area was built over very densely, which is clearly visible in Fig. 1. New buildings were erected in the area bounded by the streets: Kielczowska (from the Mulicka inlet) Poleska, Litewska, Gorlicka, and Mulicka to the junction with Kielczowska. Investment activities in the area were dominated by one of the developers of Wrocław. The company operating in the market since 1986, mainly in the field of housing, according to the information on the website of the developer built about 520 thousands square metres of apartments and commercial premises. In the period from August 1999 to July 2001, the developer completed at Poleska street, a group of multi-family residential buildings in the point system, and a staircase-corridor system. A total of 630 homes was built and 173 parking spaces. Buildings in a distributed system are surrounded by foot-drive communication and low greenery. (Fig. 1: area C, No. 1)

From August 2003 to September 2004 were created at Litweska street 6-8 (Fig. 1: area C, No. 2) and 10-12 Litewska street (Fig. 1: area C, No. 3) consecutive two nine-residential buildings with commercial units on the ground and with a multi-capacity garage. Objects committed to use: 384 apartments, 4 commercial units and 116 parking spaces located in the multi-capacity garage.

In the meantime, in the period from February 2003 to March 2005 was carried out another investment at 43-47 Poleska street, where were built 256 flats, 2 commercial units and 95 parking spaces in the multi-capacity garage located on the ground floor. (Fig. 1: area C, No. 4)

Nearby, at 14-16 Litweska street (from the Poleska street) from May 2005 to October 2006 was created two-staircase multi-family building with services on

the ground floor (18 commercial units) numbering 208 flats and 33 parking spaces in the built-in garage and nine individual garages (Fig. 1 : area C, No. 5). At 2-4 Litewska street from August 2006 to January 2008 the company completed 208 apartments (1-, 2- and 3-bedroom) in a 9-storey residential and service building with commercial units on the ground, and the multi-capacity garage on the ground floor. (Fig. 1: area C, No. 6)

To the northwest of the above mentioned implementation, at 60-78 Gorlicka street, from December 2007 to June 2009, erected a group of two seven-storey residential buildings, in the shape of "U", with an inner courtyard on the ceiling of the ground floor, which houses a multi-capacity garage. On the flat roof of the ground floor was decorated courtyard with a landscaped greenery. There were committed into use 378 apartments (1,3,3 and 4-room), and on the ground floor were located commercial premises. (Fig. 1: area C, No. 7)

At 80-92 Gorlicka street was erected, from December 2008 to April 2010, a five-apartment building, with an inner courtyard, open in one corner to the south. The building has 143 apartments (1,2,3-room) ranging in size from 32 to 97 square metres. The ground floor of the object is a multi-capacity garage and individual garages, where on the flat roof is decorated a courtyard. (Fig. 1: area C, No. 8)

Nearby, on the west, at 54-58 Gorlicka street, developer built in the period from May 2012 to October 2012, two four-storey buildings containing 256 apartments, 1,2,3-room of an area of 27 to 70 square metres, with a built-in multi-capacity garage, and a multi-individual garages. (Fig. 1: area C, No. 9)

Northwest of the above-mentioned investment, at 1-40 Miłostowska street was built, from January 2006 to August 2007, the complex of low intensity residential development (3 storey with gable roof), where were a total of 336 flats, 4 commercial units and 142 individual garages. The buildings form a system of barracks, closed to the north and south with a perpendicular residential building. (Fig. 1: area C, No. 10)

At 31 Kiełczowski street, in 2001, one of the largest companies in Wrocław completed an 11-storey multi-family building, which located 229 flats with a total area of 12074m<sup>2</sup>, along with an underground parking. In the basement of the building are commercial premises. From the Poleska street, in the parallel line, is an off-road parking with some parking spaces. (Fig. 1: area C, No. 11).

At 65 Gorlicka street in Wrocław, in the south of the Psie Pole settlement was, was built in 2008 a group of two apartment buildings with 68 apartments and garages. Outside the establishment, from the north, east and south, there are parking spaces, and the wedge "inside" formed by the two buildings creates a small playground and gardens at the apartments on the ground floor. Investments were implemented by one of the leading developers of Wrocław.

The Capital Group, is a holding company of several dozen special purpose companies, activities focus on the construction of residential and commercial buildings, sales and management of built estate. (Fig. 1: area C, No. 12).

Altogether in this area (Fig. 1: area C), between the years 1999 to 2012, were established 3096 apartments of various sizes. One can estimate that it gave the place of residence to about ten thousand inhabitants. Within 13 years, on an area of approximately 22 hectares, one has erected residential development providing the accommodation for residents of a small town such as Syców, Lwówek Śląski and Kudowa Zdrój. The population density in the area is about 22,000 people per 1 square kilometer. Realized there a few premises for service, were occupied by small gastronomic entities, commercial and service companies. There was in this area no investment complementing existing social infrastructure of the Psie Pole district.

The existing social infrastructure of analyzed complex of the Psie Pole estate (areas "A", "B" and "C") consists mainly of objects already existing in the late twentieth century. In the centre of the estate of big slab from the years 1978-1982 there has functioned "Biedronka" discount. Buildings of administration and public are existing facilities that were built in the context of administrative decisions before 1989, or as part of the detailed local plans in the late 80s and 90s of the twentieth century.

Education and learning facilities located in the "A" and "B" include: 4 kindergartens, 6 schools of different types: primary, junior high and secondary schools. (Fig. 1: ident. : S1, S2, S3, S4, S5). In the area operates the police station (Fig. 1: ident. : K), the primary care clinic, the specialist care clinic and several non-public health care places. This structure is supplemented by two libraries (Fig. 1: ident. : B1, B2), two places of worship, and 3 post offices.

It may be noticed that the new residential and service building of last year, essentially uses existing administrative - service infrastructure, without introducing any new significant investments in this area. Measures to ensure the proper handling of residents in the area of social infrastructure are random and left to their fate. This causes erecting only minor commercial and service facilities on areas recently realized residential buildings, mainly in the premises located on the ground floors of residential buildings. Only commercial entities exploit the full potential of settlements and residents, as potential customers (Fig. 1: ident. U1, U2, U3, U4, U5).



### 3. CONCLUSIONS

Modern buildings created on the basis of local plan of spatial development or conditions of buildings, in the absence of urban normative, has its own "market" laws that do not take into account the social aspect of the design, unless this translates into lucrative "business". The analyzed complex of resident-service buildings of Psie Pole consists of three areas, being different in the period of creation and the level of providing support for residents. The historic centre of Psie Pole is the oldest urban area, shaped spatially and functionally in the accordance with the rules of its time and in accordance with these rules, covered with premises and service functions.

On the other hand, residential complex of Bolesław Krzywousty realized in the 2nd half of the twentieth century, was planned in accordance with an urban art applied at that time. The basic document setting the rules shaping the space was detailed local plan made on the basis of the indicators and urban guidelines for residential areas in cities [12]. Built on the basis of these rules the urban program, unfortunately, has not been fully implemented, yet, to a significant extent, it ensured the proper functioning of this unit of residential buildings.

Created between these areas new buildings of the early twenty-first century has become the binder, the previously mentioned two areas, separated by undeveloped terrain, until the late 90s of the twentieth century. In this area, one was erecting, initially by chance, and later already using enacted partial local plans, new housing development. These buildings became the cubature binder for urban structure of the Psie Pole in this area. Its location and lack of need to implement service facilities gave rise to the phenomenon of using existing service infrastructure in the neighbouring areas. This fact became a reason for erecting commercial and service facilities in the vicinity of Kiełczowska street, as a market reaction to the emergence of a new area of supply of goods and services. (Fig. 1: ident. U1, U2, U3, U4, U5).

Described above new housing development provided the place of residence for about 10 thousand inhabitants, without creating additional social infrastructure for them. Small commercial and service premises, do not meet the needs in the field of education, health, administration, culture. It remains only what exists in the vicinity, giving the opportunity to meet the basic needs of the inhabitants. This case presents a situation which should cause a reaction of the municipal authorities, leading to inhibition of urban processes leading to the formation of extensive and shredded building without the services in the peripheral areas of the city.

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ROLA ZABUDOWY MIESZKANIOWEJ Z LAT 2000-2014 W SCALANIU  
STRUKTURY URBANISTYCZNEJ PÓŁNOCNO-WSCHODNIEGO WROCLAWIA

Streszczenie

Artykuł przedstawia sytuację urbanistyczną obszaru północno-wschodniego Wrocławia, gdzie pomiędzy historyczną zabudową osiedla Psie Pole a zabudową mieszkaniową z lat 70-tych XX wieku powstała nowa zrealizowana w XXI wieku zabudowa, stanowiąca sówiste spoiwo urbanistyczne. Nowa zabudowa mieszkaniowa Psiego Pola we Wrocławiu z lat 2000-2014 wypełnia lukę pomiędzy istniejącą zabudową historyczną centrum dzielnicy a zabudową mieszkaniową z wielkiej płyty z lat 70-tych XX-ego wieku. Współczesna zabudowa mieszkaniowa korzysta z istniejących elementów infrastruktury społecznej centrum dzielnicy i częściowo zrealizowanych elementów infrastruktury społecznej osiedla z lat 70-tych XX wieku. Autorzy w pierwszej części analizują przestrzenny rozwój tych obszarów w oparciu o materiały historyczne. W kolejnej części w oparciu o analizę przestrzenną i urbanistyczną powstałej w ostatnim 15 leciu zabudowy, analizują uwarunkowania, kontekst oraz wartość urbanistyczną powstałej zabudowy.

Słowa kluczowe: urbanistyka, osiedle mieszkaniowe, infrastruktura społeczno-usługowa w osiedlach, przeobrażenia przestrzeni zurbanizowanych

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