

GERMAN URBAN PLANNING REGULATIONS FOR THE PRESERVATION OF THE CITYSCAPE: PECULIARITIES OF DEVELOPMENT AND PRACTICE OF APPLICATION

Malko A., Dr.-Ing.

(Karlsruhe Institute of Technology (KIT), Germany)

Each historic city has a characteristic (unique) identity. The characteristic cityscape should be regarded as "the subject of protection". "The image of the city consists of its layout, taken in its historical aspect, the ordinary development of the city, created over the centuries, the terrain, the relationship with the surrounding nature, communication routes, neighborhoods" resulting in a "visual image" in which one of the main aspects are the traditional view points, as well as water spaces.

The historical image is largely determined by the architectural and historical environment (ordinary buildings), which in most cases is destroyed during the intensification of urban development activities without being protected in the legislative instruments.

To change the situation it is necessary not only to improve the legal framework, but to improve the culture of urban planning. It is necessary to constantly monitor the condition of areas for the preservation of urban planning and architectural qualities in the application of certain tools, namely the development of special regulations, with which it is possible to preserve the historic appearance of the city. In Germany has developed a number of urban planning regulations, the analysis of which proves the positive effect of the preservation of the integrity of the historic environment. To ensure the effectiveness of these tools requires a systematic approach, taking into account: urban planning goals, legal, institutional and social requirements.

Urban planning goals

- Reinforcement of existing functional axes through infrastructure and organization of street space improvements;
- Classification of streets in neighborhoods in accordance with the balance of their functional use: residential streets, streets with a concentration of infrastructure facilities of general purpose, art space, etc.;
- Improvement and landscaping of public places and squares;
- Creation of green connections between public places;
- Creating a barrier-free environment for people with disabilities;
- A harmonious mix of old and new buildings to preserve the historic urban landscape;
- Preserving the authenticity of the historic architectural and urban environment;

- Identifying historic districts with concentrations of valuable historic buildings and evaluating their functional characteristics;
- Identifying "pulse spaces" that can develop the historic built environment, such as by restoring traditional crafts, selling specialty foods, etc.

Legal requirements

- Development of the necessary local regulatory framework for the level of specific districts to preserve the historic urban landscape, in the framework of the "Urban Regeneration Concept", the "Urban Preservation Regulations" and the "Urban Regeneration Regulations".

Institutional requirements

- Provide the necessary funding for urban regeneration.

The system of regulations introduced in Germany ensures the preservation of the historic environment of the city and the objects of cultural heritage through a deep hierarchy of legislative documents of territorial development, including local urban planning regulations with a clear division of functional tasks from the level of urban development to the formative elements of the building. These regulations are developed for each district separately. The content of the regulations describe in detail all measures applicable to the development and urban planning. In this case before the approval of the regulations thorough historical and architectural survey is carried out.

The decisions to approve the regulations are taken at the level of the city administration, thus creating a differentiated and detailed guide to action, which they then implement. In order to apply these regulations, there must be a high culture of both design and urban planning itself.

The distinctive feature of the preservation of the historical and architectural heritage in Germany, can be called the presence of rooted identity of the citizens. They are active and not indifferent, conduct independent spontaneous monitoring of the condition of the historical image and actively, in various forms, declare the negative changes of the historical image and their aversion. In addition, it can be traced at all levels, from the level of the citizens to the administration, there is an immediate response to the problem if there are deviations from the norm. Thus, the original point of departure for the preservation of the historical and architectural heritage, the presence of a nucleus of enlightened public, which keeps the image of the city in their memory, and the identity of the citizens is an intangible value. In addition, in Germany there is a well-established system of making urban planning decisions taking into account public opinion. The active involvement of citizens in different forms is carried out.