

Urban revitalisation and reconstruction of Nënkalaja¹ neighbourhood and Syndicate building in Prizren, Kosovo

Management and Conservation Plan

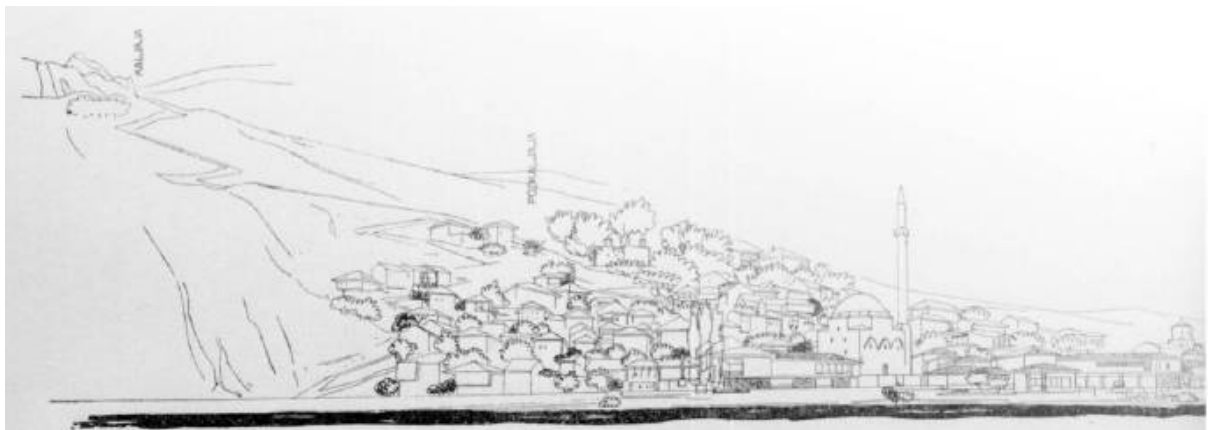
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Abstract

City with its inherited cultural layers is a living organism. It changes every day. Urban dynamics are constantly evolving. Only compromise between modern and traditional can be an answer to our growing needs. There is no preservation without development and vice versa. This space for creativity (modern-traditional) in coming years will be crucial. Restrictions or stimulations? Conservation or Development? Or a compromise? We cannot decide today how city will be in coming hundred years. We have to let enough space for the new generations to act and develop its own urban culture and architecture, because we want to have their expression in these layers of culture inherited centuries ago. Not only in the new selected areas of the city, but in the historic centre of Prizren as well. We should be aware of this changing and demanding situation if we want to have proper development, since our aim is not only on conservation of specific building objects, but also on conservation of its spirit and moreover improving human environment.



¹ Nënkalaja is Albanian name of the neighbourhood whereas Podkalaja is in Serbian. Nënkalaja means “under the Fortress” which indicates the neighbourhood under the Fortress of the city of Prizren.

Introduction

Kosovo lies in central part of South-East Europe (also referred as Balkans). Historically Kosovo was a part of the lands of Thraco-Illyrian tribes, then of the Roman, Byzantine, Bulgarian, Serbian, and Ottoman empires. In the 20th century, it was part of the Kingdom of Serbia and its successor state Yugoslavia. Following the 1999 NATO bombing of Yugoslavia during the Kosovo War, the territory came under the interim administration of the United Nations (UNMIK). In 17 February 2008, the Assembly of Kosovo declared Kosovo's independence as the Republic of Kosovo.



Figure 1: Kosovo's position in the South East Europe (light red fill). Underlined states indicate the ex Yugoslavia states.

The Municipality of Prizren is located in southern Kosovo. It consists of an area of 640 km² (63,871.68 ha); this makes up 5.94 % of the total country in Kosovo. Prizren shares borders with Albania in the west, the Municipality of Dragash in the south, Former Yugoslav Republic of Macedonia in the southeast, the Municipality of Shterpce in the east, the Municipality of Suhareke in the north-east, the Municipality of Rahovec in the north and the Municipality of Gjakove in the north-west. The centre of the Municipality of Prizren is Prizren town

Often referred as “Cultural capital city of Kosovo”, cultural heritage of Prizren reflects remarkable history of the city and the multiethnic culture of the inhabitants. Prizren has always been a cross- road of cultures, with different ethnic groups. Known since ancient history as Theranda, the city developed on a trade route through the Balkans, where different influences, such as: classical, byzantine, ottoman, art nouveau, neo-classical, modern and vernacular architecture were developed.



Figure 2: Kosovo's main regions and cities



Figure 3: Panoramic view on Prizren Historic Zone

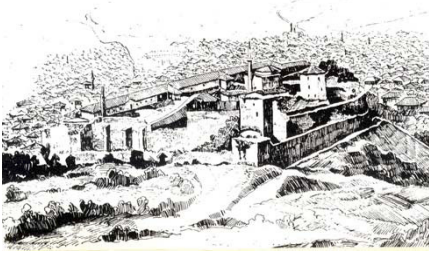


Figure 4: Fortress of Prizren
before and after

The city of Prizren spreads harmoniously on both sides of the river Lumbardhi, at the Northwest end of a gorge. To the south-east of the city rise the slopes of the Sharr Mountains with the dominating ruins of Kalaja Fortress. The sinuous and complex labyrinth of streets is due partly to this site. The city is relatively homogeneous, with its one or two storey buildings. The many minarets, “turbe” (mausoleums), fountains, low houses surrounded by high walls, and the narrow and winding streets give it an Oriental appearance. Calling to mind the patterns of Oriental cities, commercial areas such as Shadërvan, are clearly separated from residential areas.

The various residential areas, though there have been strong mutual influences over the course of time, show evidence of being determined by the religious belief of their inhabitants. Inside the old city, there are two types of housing:

1. On the hill, the houses in the Nënkalaja and Pantelija area are positioned as in an amphitheater looking out over the landscape. Parcels are small and the terrace buildings possess enclosed courtyards;
2. Citizen type houses are more concentrated in the valley on large parcels of land surrounded with high walls.

Rapid growth in population (today, the population numbers approximately 200000), pressure of building and commercial activity, the dramatic increase in the number of cars, the recent conflict, the weakness of both regulation and institutions, and lack of funds pose a severe and urgent threat to this fabric of history as well as the quality of life of the people of Prizren. Public land and urban layout, architecture, urban landscape and vegetation are equally under threat.

In 1972 Prizren was nominated to UNESCO’s World Heritage List. The nomination process was never fulfilled however; instead the city was left to rapid dilapidation. Prizren suffers from decades of deterioration, where not only planning principles, contradictory to the existing pattern of the town, or neglect, are the threats to the core of Prizren. Even if the events of 1998/99 were comparably merciful to Prizren, severe attacks on the existing building stock in the protected area were carried out afterwards. And again in March 2004 houses were burned with the loss of irreplaceable cultural and social values.



Figure 5: Panoramic view on Prizren Historic Zone and its most important monuments

The Preservation of the historic centre of Prizren represents a crucial issue from an urban planning and cultural heritage preservation point of view. Moreover those issues are predominantly affected by several other issues such as: the minority issue, illegal construction, limited resources and transitional economy.

Last years CHwB Kosovo office has taken the responsibility on facilitating Prizren Municipality to have a Conservation and Development Plan for its historic zone. In December 2008, this Plan has been approved by the Municipality of Prizren. Since this is first kind of Conservation Plans in general in Kosovo, CHwB also aims at facilitating Prizren Municipality for its implementation through different local and international professional expertise.



PLANNING STAGES

M36

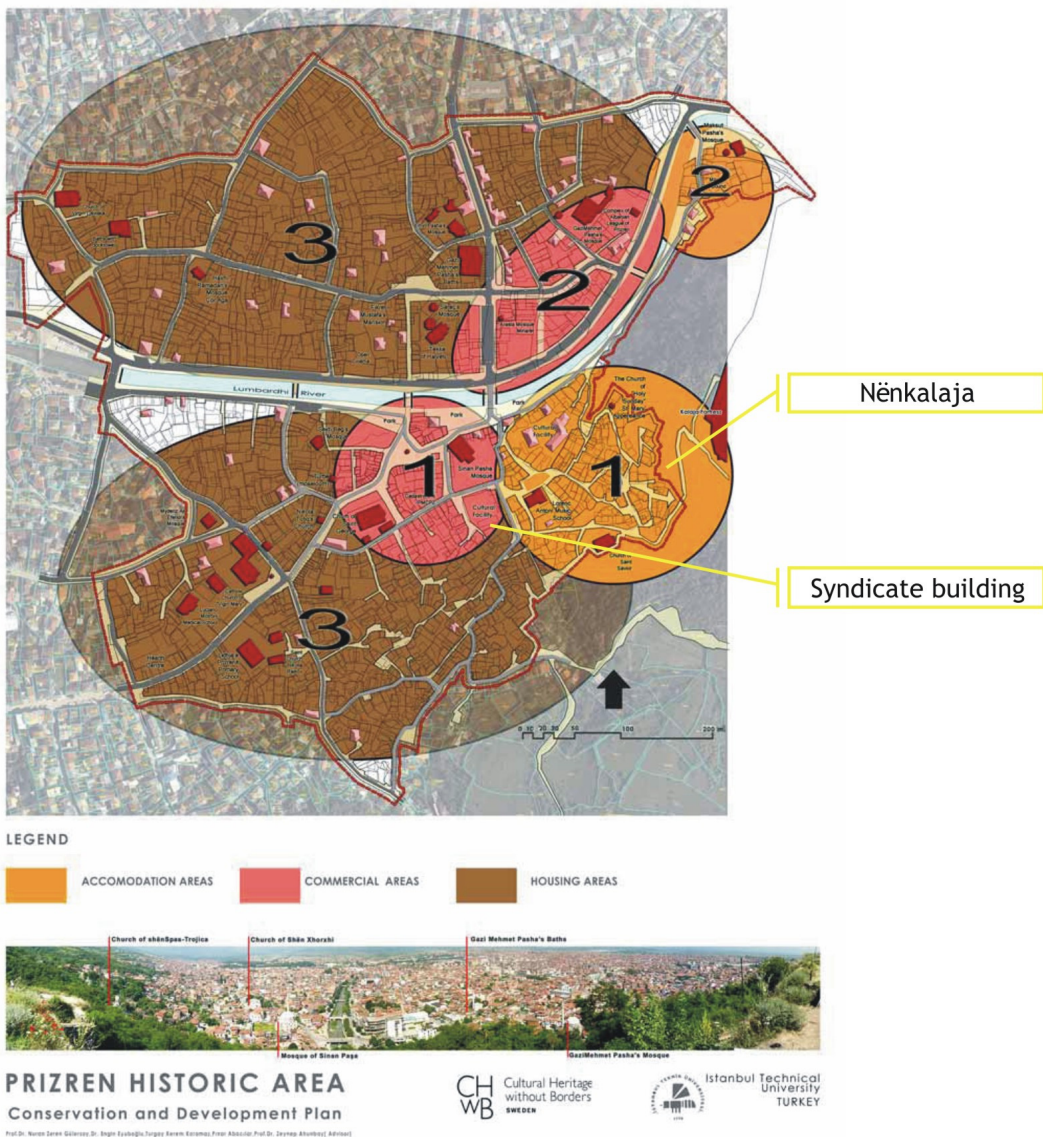


Figure 6. Prizren Conservation and Development Plan cover (up corner) and Nekalaja and Syndicate Building position in the zone including Planning Stages (up)

Background

Nënkalaja: its history, location and surroundings

The neighborhood of Nënkalaja is located on a hilly area, between the core of the historical area, by the river, and the fortress on the top of the hill. It has in total 110 houses 78 of which are destroyed or in bad condition. Nënkalaja area as a compound was protected by law with the decision of Institute for Protection of Monuments in Prizren nr.460 dated 14.04.1970.

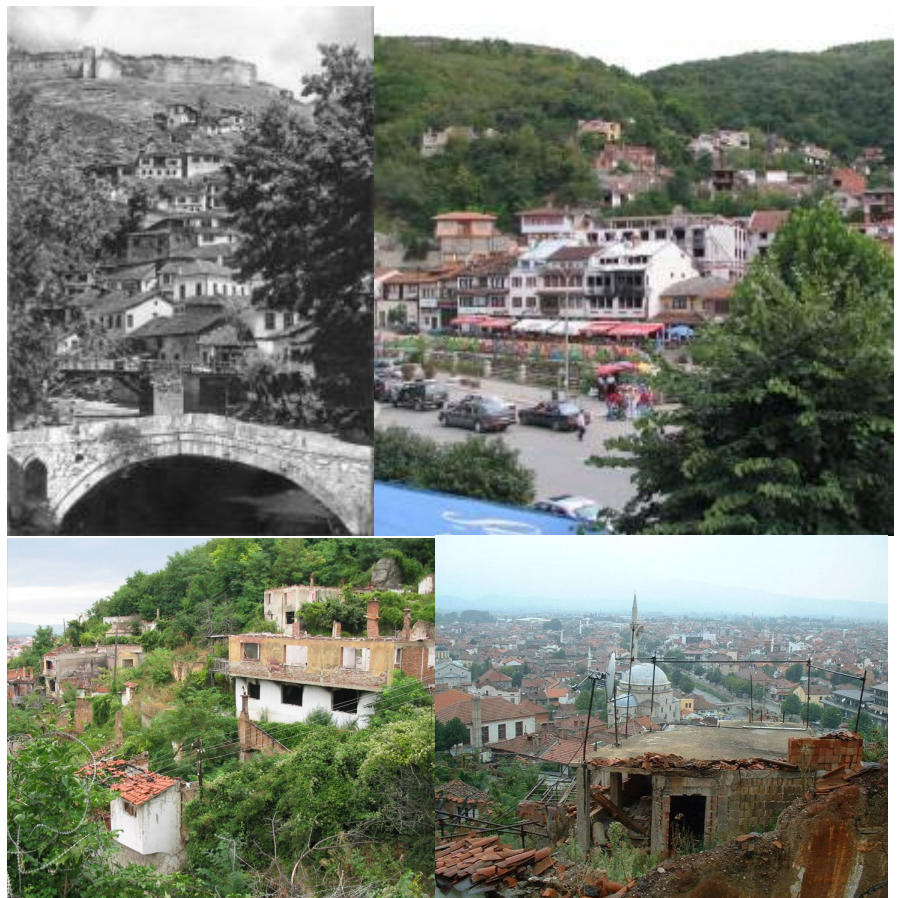


Figure 7: Nënkalaja before and after

At the moment, this neighborhood represents two different and opposite things for the town of Prizren: *one of strongest pains* and *one of the richest potentials*.

Traditionally this neighborhood was inhabited mainly of Serbian community and after 1999 war and 2004 riots Serbian owners were displaced and today they are living as displaced persons in Serbia; Most houses are destroyed or in bad condition and they have been damaged during the war or during March 2004 riots, or at occasions, mainly because of the age of the house. Having this in mind, when citizens of Prizren look at this hill, they see a rundown, mostly abandoned area, sad in itself and connected to some of the worst

memories in the recent history of the town. This is why Nënkalaja is a pain.

Nënkalaja has a unique urban structure, narrow winding lanes climbing up the hill and small old houses with a beautiful view on the town. At the moment all of this is damaged, but it represents a huge potential for Prizren in terms of development: it is not so hard to imagine the neighborhood as an area for culture, art and tourism.



Figure 8: Nënkalaja aerial view after the March riot and destructions

Nënkalaja; function, size, materials, status

- Case study for Nënkalaja will deal with all 78 buildings that are destroyed. This treatment will be given in wider context of the landscape values of the area.
- All of the houses have residence function. In neighbourhood there are 2 orthodox churches as well.
- Building materials and construction techniques of the houses are mainly traditional (stone, *çerpiç* – clay / mud, brick, wood). Number of them are built in a concrete as well since most of them are reconstructed during the times.
- Today most of the houses are abandoned (most of the owners live in Serbia) where all the area is close with barbed wires from KFOR²

² KFOR – Kosovo Forces lead by NATO

- In the area predominant are landscape values. Comparing to citizen type houses in the flat area of the city, Nënkalaja vernacular architecture buildings as a units do not have the highest level of artistic value (excluding here two churches that are in the area). Reason for the predominant landscape values of these vernacular buildings could be find in the economical status of the owners comparing to the wealthier owners in the flat area of the city.
- From the surveys done after year 2000 in Nënkalaja there is a need for a reconstruction, repair, conservation and maintenance of the housing buildings including here two churches in the area. There could be changes of the funcional aspect such as: bed and breakfast service in some of the buildings, small shops in the groundfloors serving as touristic fascility, etc.



Figure 9: Prizren Nënkalaja vernacular architecture typology



Figure 10: Prizren citizen architecture typology

Syndicate building: its history, location and surroundings

Syndicate building is located in Prizren Historic Zone, (in Pantelija neighbourhood) close to Nënkalaja. During ottoman period Prizren was known as a highly developed trade center. Especially a huge number of the craftsmanship was developed that were known in the region as well. All the craftsmanship products were traded by locals in the market compounds of the city. Famous Prizren silk produced by local women was traded in the special market called *Qylhan*. *Qylhan* was located in front of the Syndicate building (in the back of Sinan Pasha Mosque). Biggest part of the market was in open area and it was organized once in a week (during Wednesdays). Until the beginning of WWI the yard of the Syndicate was a graveyard of the Jabllanica

villagers since they were the farmers and workers of Sinan Pasha who built the main mosque of the city. During 1941 Italians destroyed the graveyards and instead build a *Dopolavoro* restaurant fully in wooden construction. This restaurant was active few years after WWII. In 1951 after Regional Syndicates request Syndicate building was built and as an attached building a big hall was constructed as well. This big hall was a place for different social and cultural events such as theater, concerts and cinema screenings. We need to mention that this cinema served as a second cinema of the city in that time. This part of the building (cinema) was destroyed from the fire in the beginning of the 90's. In April 14, 1970 Institute for Protection of Monuments in Prizren with the decision nr. 460/70 has put this building in the protection of the law as a part of the Nënkalaja and Potokmahalla compounds

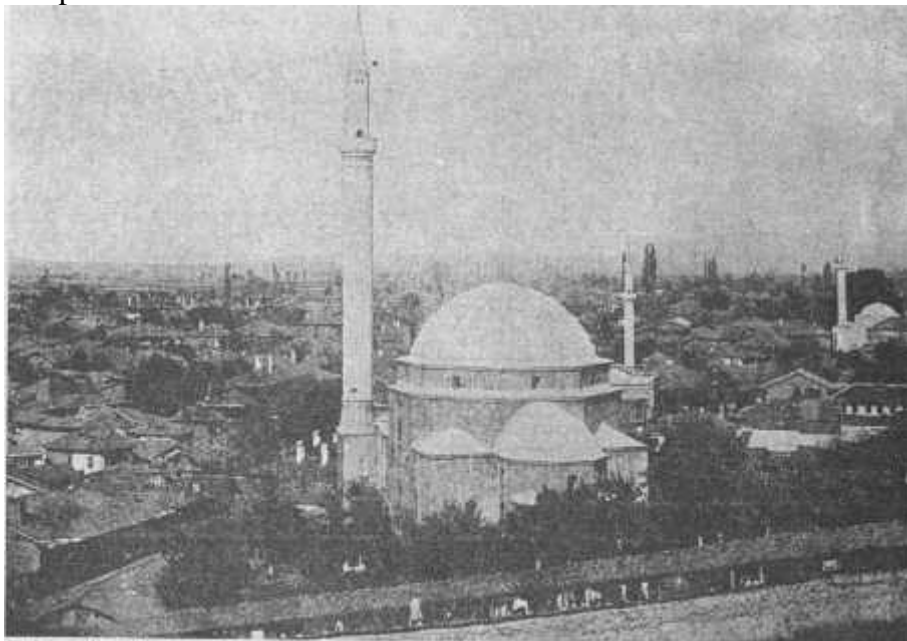


Figure 11: Prizren's main Sinan Pasha Mosque with the Qylhan market compound in



Figure 12: Prizren's Qylhan market nearby Syndicate

Previously functioned as a second cinema of the city, Syndicate building today is placed in a big yard which gives the chance to combine a working place with entertainment activities related to the community. Adaptation of this building as an engine force of the area could be developed as a focal point for all efforts regarding implementation of Prizren Conservation Plan as well as multiethnic community centre, including here cultural and educational components.



Figure 13: Syndicate building from the minaret of Sinan Pasha Mosque

Syndicate building; function, size, materials, status

- Owner of the building is Regional Syndicate (Union of Independent Syndicates in Prizren) whereas the yard is Municipality ownership.

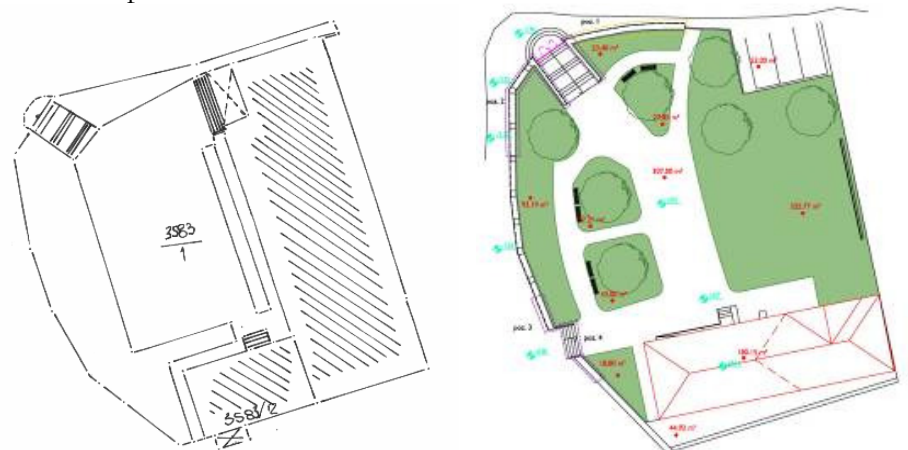


Figure 14: Syndicate building in original shape (left) and today (right)

- Building consists of 2 floors, 22x8 m, 176 sqm floor surface, 352 sqm total surface. Open space 1000 sqm.
- After the restoration of the building from CHwB in 2006 there was an agreement, which defined that ground floor will be used from CHwB for the development purposes of Prizren Historic Zone and second floor from Syndicate.
- Building materials and construction techniques of the Syndicate are mainly traditional (stone, brick, wood). Additional part of the cinema that was burnt it was built in wooden construction.

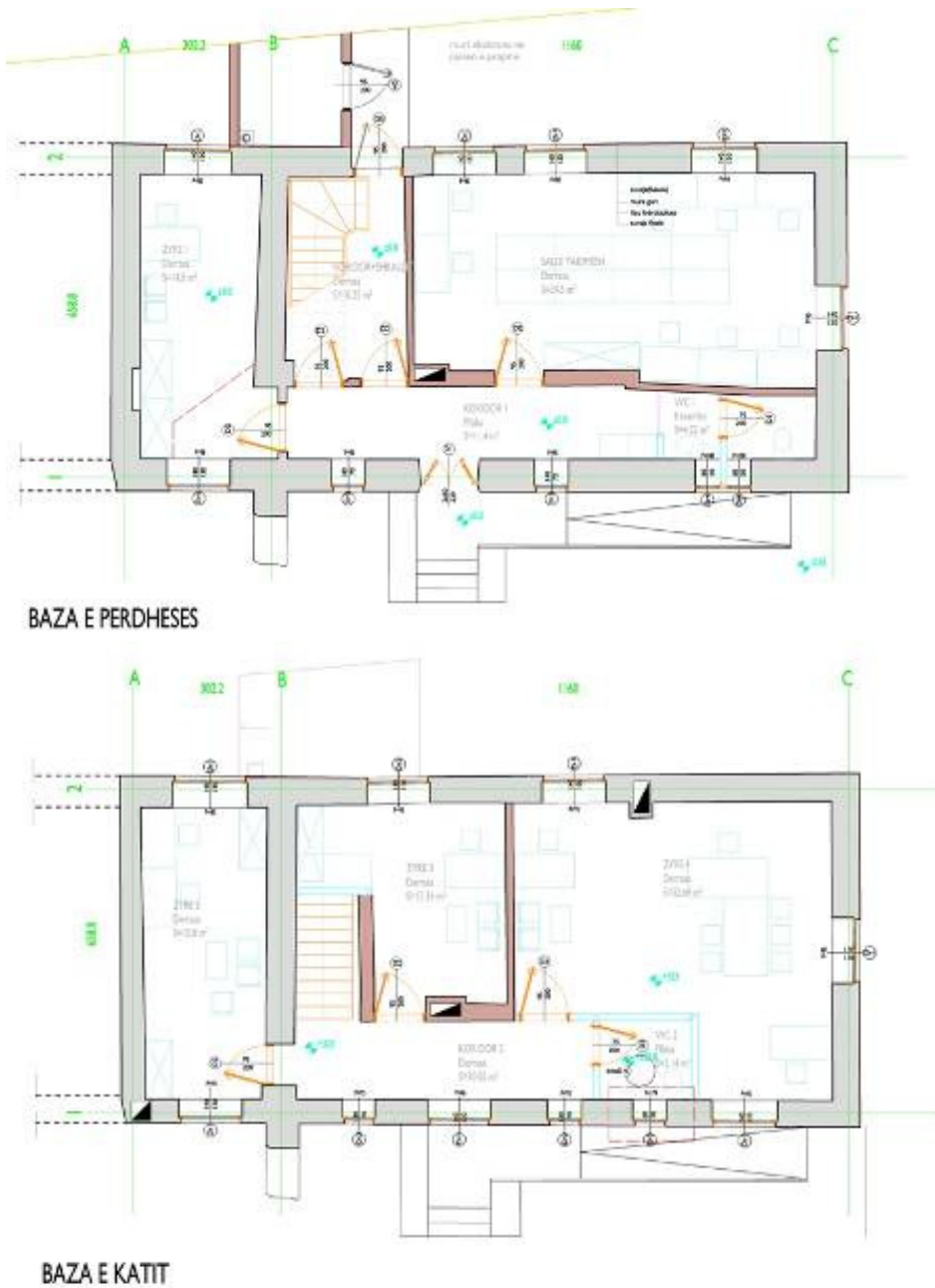


Figure 15: Syndicate building ground floor (up) and first floor (down)

- In the area predominant are landscape values. Comparing to citizen type houses in the flat area of the city, Syndicate building represents a later (50's) architecture comparing to those one in the

surroundings. Reason behind the selection of this building lays in the non-appreciative approach of the local institutions related to this period of architecture. This architecture is not treated same as the other values represented in the zone.

- After 2006 restoration of Syndicate, conservation and maintenance works were carried out by CHwB. There is a strong need for possible “reconstruction” of the additional part of the cinema since Dokufest³ is using the yard as a open cinema last three years and need additional facilities.



Figure 16: Syndicate building during restoration project in 2006



Figure 17: Syndicate building yard as an open cinema during the summer

³ Dokufest is international documentary festival organized in Prizren every summer.

Analysis

The cultural historical values of the Nėnkalaja and Syndicate Building have been analyzed in the context of Historic Values & Suggested treatment from “Management Guidelines” of Feilden, B. M., Jokilehto, J. In the below tables you have detailed analysis of the presented values and definition of the treatments.

Nėnkalaja/Podkalaja value and suggestion treatment analysis (marked with red)

<i>Cultural values</i>	<i>T. Code</i>	<i>Comments</i>	<i>Suggestions on Treatments</i>
Identity ■	■	The identity value is expressed by the symbolic attributes to the overall architecture	Preserve the overall building image
Artistic	■	The artistic value is expressed by its decorations, details and the irreproducible workmanship	Preserve and restore every single decoration and valuable existing details
Technical ■	■	The technical value consists of the appropriate technological solutions	Preserve and restore the existing
Rarity	■	The rarity value consists of the uniqueness of the historic building	Restoration > <u>Anastylosis</u>

<i>Social values</i>	<i>Code</i>	<i>Comments</i>	<i>Suggestions on Treatments</i>
Community ■	■	The community value is rendered by the social activities performed within the historic building	Restoration and Reconstruction
Educational ■	■	The educational value consists of the potential educative information the historic building might bring out	Restoration
Political ■	■	The political value resides in the attributed political significance. It is variable and very subjective	Preservation (Restoration might induce a risk of interpretation)






<i>Economic values</i>	<i>Code</i>	<i>Comments</i>	<i>Suggestions on Treatments</i>
Functional	■	The functional value consists of peculiar original function to be preserved	Restoration
Economic ■	■	The economic value is to be found within the potential economic effectiveness of the historic building	Reconstruction

Syndicate building value and suggestion treatment analysis (marked with red)

<i>Cultural values</i>	<i>T. Code</i>	<i>Comments</i>	<i>Suggestions on Treatments</i>
Identity ■	■	The identity value is expressed by the symbolic attributes to the overall architecture	Preserve the overall building image
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Functional ■	■	The functional value consists of peculiar original function to be preserved	Restoration
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	<i>Definitions of treatment approaches¹</i>	<i>T. Code</i>
Protection	Physical protection includes the addition of roofs, shelters, coverings, etc., or even removing an endangered object to safety.	
Preservation	Preservation measures include regular inspections and cyclical and routine maintenance.	
Conservation	The general concept of conservation implies various types of treatments aimed at safeguarding buildings, sites or historic towns; these include maintenance, repair, consolidation, and reinforcement.	
Consolidation	Consolidation is the physical addition or application of adhesive or supportive materials to the actual fabric of the cultural property in order to ensure its continued durability or structural integrity.	
Restoration	Restoration is a highly specialised operation based on a critical-historical process of evaluation, and must not be based on conjecture.	
Reconstruction	Reconstruction means building anew. (...) Although reconstruction may prove to be an appropriate strategy following disasters such as fire, earthquake or war, its validity is more questionable when it is used as a measure to improve the presentation of heritage sites.	
Anastylosis	Anastylosis is a type of 'restoration'; it aims to make the spatial character of a ruined structure visually more comprehensive by reinstating its lost original form, using the original material that is both in suitable conditions and is located at the site.	

Since architecture of the buildings are considered as living organisms, architecture of post WWII is a part of their live, too. This architecture represents specific period with specific cultural, political and social context that had a big influence in the life of the inhabitants. Syndicate building is a typical representative of this spirit and just for that reason we should protect and conserve this level of culture since this is a time's need and will reflect our responsibility towards old and coming generations. Public function and strategic position between valuable compound of the city such as Nënkalaja, Pantelija nad Shadërvan arises its value as well.

Landscape values of the Nënkalaja are important because its situated in very specific context of the historic zone.

Problems, solutions

The Preservation of the historic centre of Prizren (including here Nënkalaja and Syndicate building) represents a crucial issue from an cultural heritage and urban planning preservation point of view. Moreover those issues are predominantly affected by several other issues such as:

- Serbian minority issue, being that Cultural Heritage is still a very sensitive political issue and is still used to put things in a nationalistic context.

- Illegal constructions and building that doesn't respect the historical environment.
- Limited resources. Institutional Management related to heritage is not efficient (professional and technical)
- Transitional economy conditions
- Cultural Heritage is not seen as common responsibility. There is the old fashion mentality that the heritage management belongs to central authorities.

Beside problems and threats, there are solutions and opportunities such as:

- Richness and diversity of Prizren Cultural Heritage can be used as economical, cultural and social recourse. Kosovo is an “open museum” and Prizren is its “Cultural Capital City”.
- With proper planning, cultural heritage could be a very resourceful way of overcoming the gap between communities.
- Common heritage values would give sense of belongig to citizens and help them integrate.
- Strong support from the international community should be oriented not just in single buildings but also in the wider context of the historic zone, including here economical potential of it.

Finally, Syndicate building could play an important role during possible reconstruction of Nënkalaja neighborhood. In the social aspect could serve as a reconciliation and peace building centre as well. This will also show that restoration is only the first step towards safeguarding and revitalizing items of cultural heritage, and that appropriate long-term management is necessary for successful future function of those values.

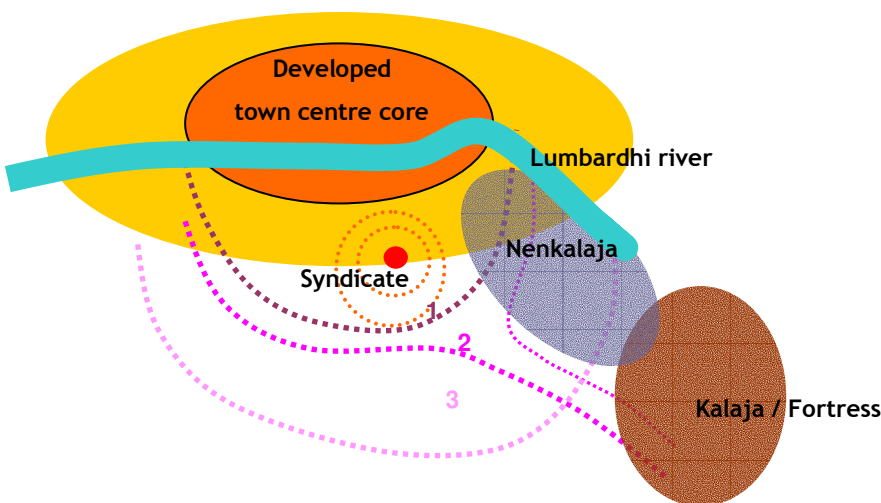


Figure 18: Spatial concept for the development of Nenkajaja and Syndicate Building as a focus point

Proposal of Management and Design Plan

Nënkalaja proposal

Most of the buildings damaged or ruined of Prizren Historic Zone are located Nenkajala zone and south part of Prizren Historic Area. There are monumental buildings that are needed urgent restoration, such as Church of St. Savior, Theology School and City Fortress.

Nënkalaja urban design proposals have been inspired by written and photo documentation, consisting of a minimal interventions, reconstruction of the valuable buildings that are listed and revitalization of the existing ones and design of new buildings built with modern techniques.



Figure 19 Nenkajala silhouettes before and after

Guidelines and decisions for the area have been developed and treated in terms of:

- **Volume characteristics**
- Detached buildings of vernacular architecture,
- Building coverage up to 50%,
- One or two story height elevation,
- Front gardens separated with yard walls.
- **Facade characteristics**
- Traditional window size openings,
- From 8 to 12 meter length front (road) façade,
- Two or four pitch roof of a wooden structure and red tiles covering,
- Where needed shop fronts serving as tourist facility for the road towards the Saint Savior Church and City Fortress.
- **Details and ornamentation characteristics**
- Traditional materials for the reconstructed houses and new materials in compliance with the environment and traditional proportions of the surrounding buildings,
- White, pale and pastel colors,
- Touristic signage system,
- **Landscape and streetscape characteristics**
- Local stone pavement,
- Landscape elements such as urban parks and urban furniture alongside the road to the Fortress.



Figure 20. Draft sketches for the
Nenkalaja



LEGEND

	Listed Buildings		Pedestrian Roads		Private Garden
	Existing Buildings		Service Roads		Public Facilities
	Proposed Buildings				

Figure 21: Plan design for Nënkalaja including listed, existing and proposed buildings

Evaluation and planning decisions of the Nënkalaja conservation plan stage begins with formulating criteria for design. With revision of previous planning decisions, general planning and design decisions, these functional, physical, cultural and transportation decisions are taken.

As the city fortress is so integrated with Nënkalaja neighborhood, main proposal can be archeological restoration and archeological landscape restoration that needs a comprehensive and detailed study.

Tourism and accommodation zones in Nenkalaja will be served for tourist accommodation and in the meantime should be connected with City Fortress and the surrounding environment. Tourism services are comprehended with the integration of local inhabitants and their public life. These touristic facilities have been proposed with mixed use of housing and residential purposes. Owners of the area should be trained for accommodation services, such as guest house and hostels with other daily tourism services to reach sustainability for the return of the inhabitants for their daily life.

	<p>FUNCTIONAL</p>	<p>Accommodation and housing Cultural and educational facilities as museum, cultural center in the School of Theology complex</p>
	<p>PHYSICAL</p>	<p>Traditional vernacular type of buildings up to two story height Contemporary Urban design and reconstruction project within ruined and unoccupied buildings Reconstruction of ruined buildings within traditional silhouette</p>
	<p>CULTURAL</p>	<p>Preservation of traditional urban pattern Restoration of St. Savior Church, School of Theology, City Fortress</p>
	<p>TRANSPORTATION</p>	<p>Arrangement of service roads for urgent vehicular circulation Traditional road pavement in harmony with townscape</p>

Figure 22: Planning guidelines for Nenkalaja

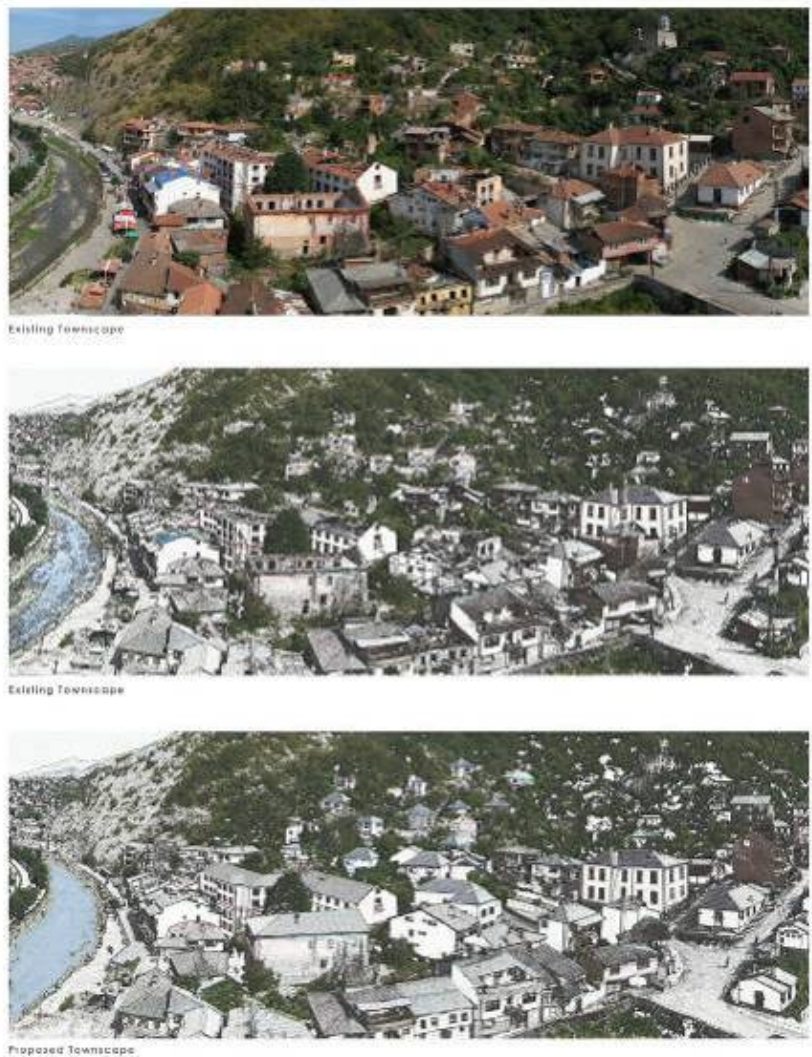


Figure 22: Landscape proposals for Nënkalaja

Syndicate proposal

In this case study, Syndicate project was planned to be treated in a minimal interventions and possible modern attached cinema building involving here all main stakeholders (*Figure 23 and 24*). This process was not fulfilled due to new developments occurred in the meantime between first (October 08) and second part (March 09) of the CMHB course. This part of the case study reflects typical developments occurred in the transition countries where different interests (local and private), institution neglect, architectural criteria, political influence and other factors are dominant.



Figure 24: New developments occurred during the case study

In the period of December 2008 and January 2009, Prizren Municipality has opened a public tender for the project design of the Youth Culture Center that will be located in the Syndicate building and the yard. The process of design, participation and selection criteria were not public and there was not developed any kind of platform of discussion for this vital part of the city.

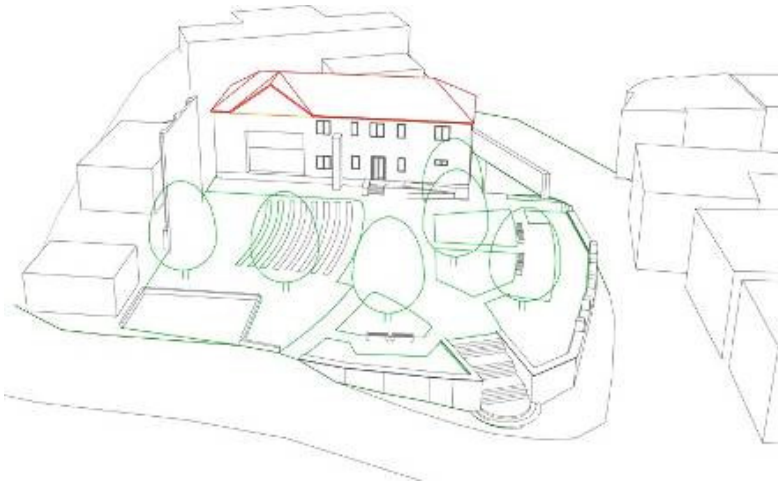


Figure 25: Possible minimal intervention for the existing state of the Syndicate



Figure 26: Possible new functions and interventions for the Syndicate planned before new project

Even though in the functional aspect the project has fulfilled some of the conditions defined by Prizren Conservation and Development Plan, project proposal drafted by Municipality has following functional and architectural failures:

- Syndicate building is located in protected area and such big interventions should be treated in wider multidisciplinary approach;

- Big volume comparing the surrounding buildings;
- Building doesn't reflect modern architecture inspired by traditional one (as described in Prizren Conservation and Development Plan), but made a copy of the same architecture. Moreover, this kind of architecture didn't exist in the area since it's more citizen architecture type which is characteristic for the flat part of the city and not the hill area which had more modest (vernacular) buildings;
- Because authenticity is about objectivity, project proposal rises serious questions on this issue;
- Most important, Sydicate building didn't receive any attention and appreciation in the final design and was treated as an island and not in any contextual approach;
- Moreover, with the final proposal the entrance of the Syndicate was proposed to be turned in the back of the building which doesn't show any sensitivity for the existing surrounding area. (see Appendix 1)

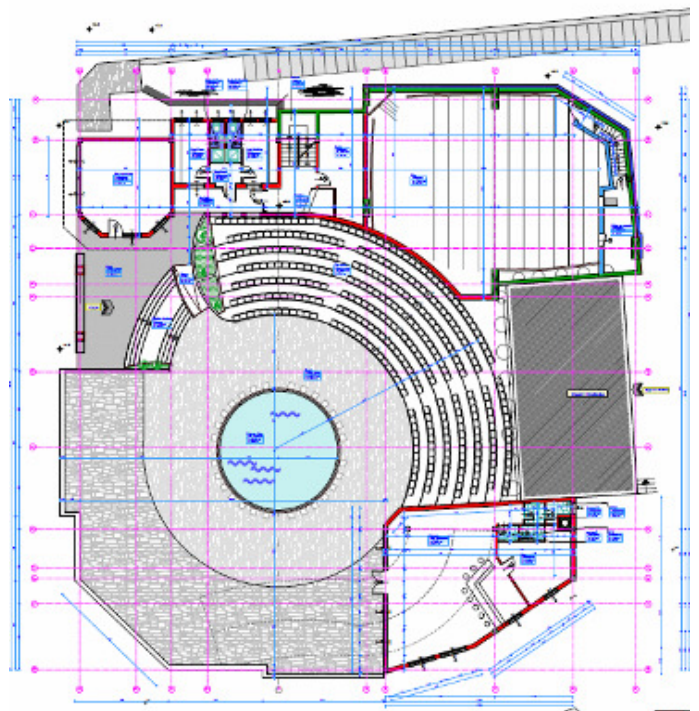


Figure 27: Recently approved design project for Syndicate

Methodology

The methodology proposed for Nënkalaja consists of a comprehensive approach creating a tight link between the concept of preservation and the one of development, starting from the axiom that there is not any preservation without development and vice versa. The key linkage between the two concepts is played by another concept: the concept of appropriateness.

The urban development issues are based on the identification of

- Resources and interests,
- Potential urban development of the historic centre,
- The preservation of the urban identity instead is based on the identification of the most typical architectural features (house type and urban fabric detouring the urban identity).

The Urban Development Analysis for Nënkalaja was elaborated using an appropriate participatory approach as recommended in the principle of the Law on Spatial Planning n.2003/14 where the article 3 states that spatial planning and regulation shall be based on the following internationally acceptable recommendation:

“Promote an inclusive and participatory process formulating development strategies and physical plans which includes all stakeholders and communities (...)”

Research and survey

Questionnaires and Nominal Group meetings

Resources and interests have been identified from the questionnaire made in 2005 (for Prizren Conservation Plan and Nënkalaja as a part of it) with the sample group of the citizens in historic zone. Since nobody lives in Nënkalaja area, numbers of questionnaires were done with the owners living in Serbia. These questionnaires were delivered through different international organisations such as OSCE, UNMIK, etc. (*see Appendix 2*)

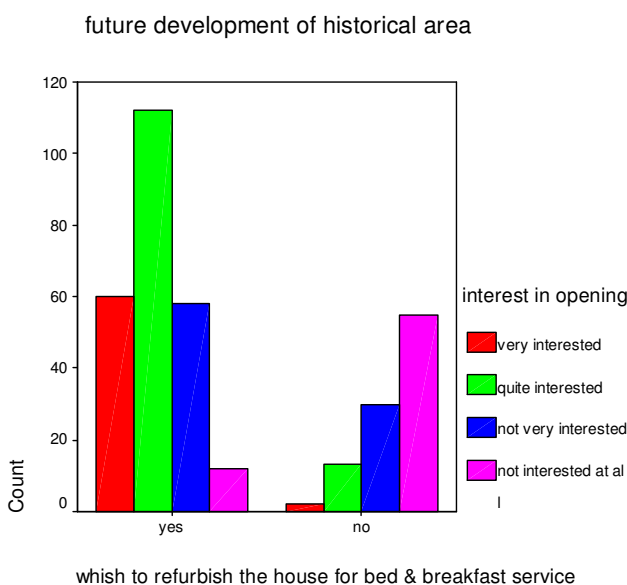
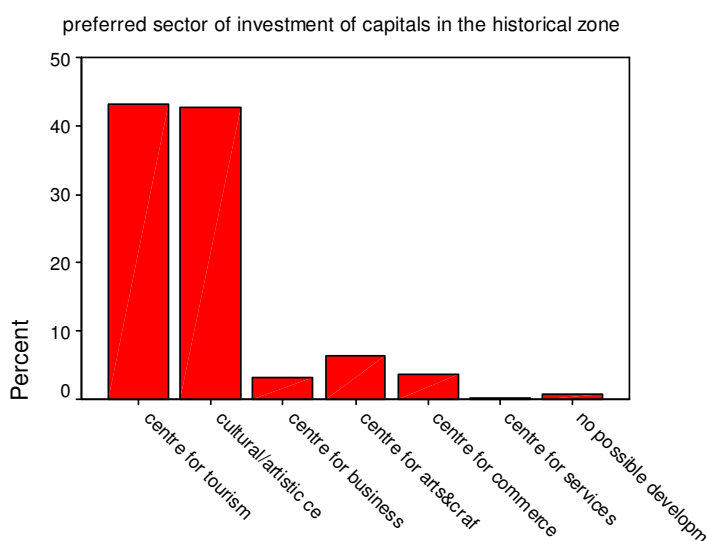
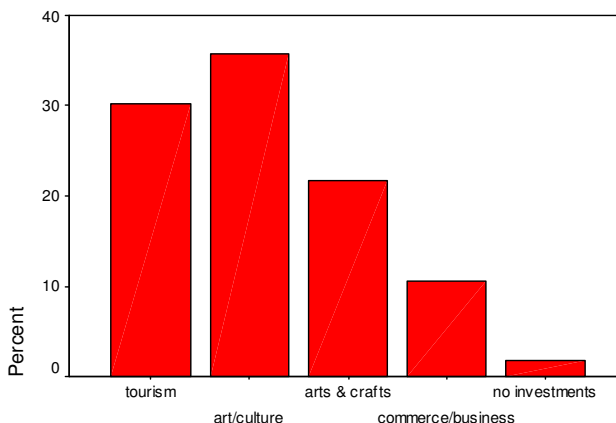
The technique used for collecting data and information through questionnaire is Simple Random. According to this technique the significant population sample to be interviewed consists of 384 cases, assuming that

- a. Prizren is inhabited by around 100.000 people,
- b. the confidence interval ⁴ is 5% and
- c. the confidence level ⁵ is 95%

⁴ The **confidence interval** is the plus-or-minus figure usually reported in newspaper or television opinion poll results. For example, if a confidence interval of 4 is used and 47% percent of the sample picks an answer it can be "sure" that if the question was asked to the entire relevant population between 43% (47-4) and 51% (47+4) would have picked that answer.

In addition in 2005 meetings with cultural, economic, and tourism groups were organised to achieve qualitative results. (see Appendix 3)

Some of the main results achieved during this process are shown in the tables below: (see Appendix 4)



⁵ The **confidence level** tells how sure the survey can be. It is expressed as a percentage and represents how often the true percentage of the population who would pick an answer lies within the confidence interval. The 95% confidence level means you can be 95% certain. Most researchers use the 95% confidence level.

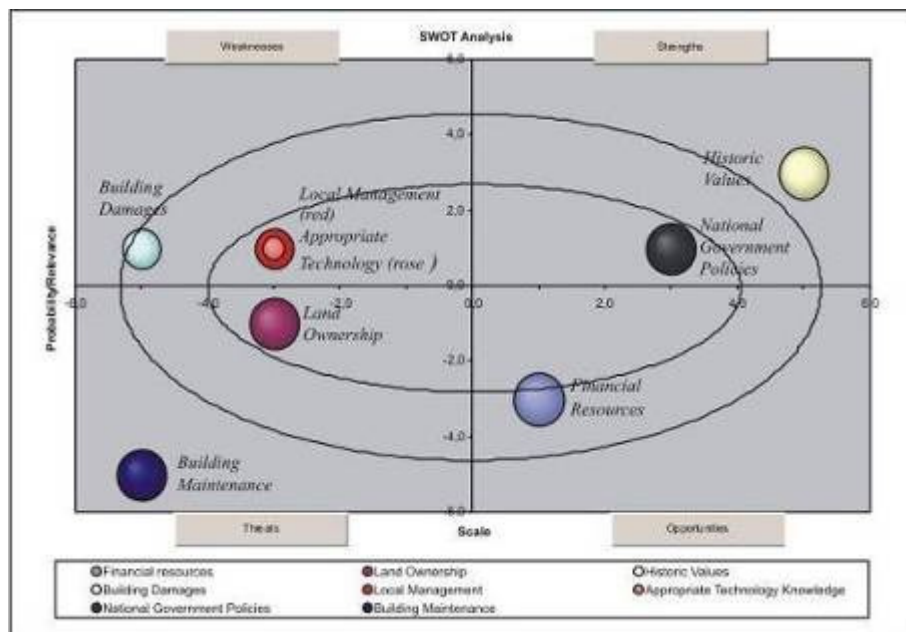
SWOT Analysis

The SWOT Analysis is an effective way of identifying Strengths and Weaknesses, and of examining the Opportunities and Threats of certain environment or an institution. It does not give solutions but helps to understand the peculiar conditions of the project.

It is an important part of the strategic planning process. It provides information that is helpful in matching the environmental resources and capabilities to the competitive environment in which it operates. As such, it is instrumental in strategy formulation and selection.

In order to identify Strengths and Weaknesses and to examine the Opportunities and Threats of the Prizren historic centre eight SWOT factors have been analysed:

1. Financial Resources for the land Development and historic building preservation
2. Land and building Ownership
3. Historic and cultural values
4. Damage and vulnerability of the building assets
5. Local management of appropriate development strategies
6. Knowledge of the appropriate technologies for building rehabilitation
7. National Government Policies
8. Building Maintenance



The SWOT factor evaluation was made at three different levels to identify:

1. Factor Classification (classifying and giving importance/magnitude to the SWOT factors)
2. Relevance / Probability (weighting the relevance of Strengths and Weaknesses or the probability of Opportunities and Threats)

3. Strategic Impact (assessing the degree of the SWOT factor impact on the historic centre development)

The eight SWOT factors have been discussed, evaluated and then drafted by, as follows:

<i>SWOT factors</i>	<i>Factor Classification and Rating</i>	<i>Relevance/probability</i>	<i>Strategic impact</i>
Financial resources	Opportunity minor	O/T medium probability	High impact
Land Ownership	Threat	O/T low probability	High impact
Historic Values	Strenght significant	S/W relevant	High impact
Building Damages	Weakness significant	S/W little relevance	Medium impact
Local Management	Weakness	S/W little relevance	Medium impact
Appropriate Technology	Weakness	S/W little relevance	Low impact
National Government Policies	Strenght	S/W little relevant	High impact
Building Maintenance	Threat significant	O/T high probability	High impact

Budget

In the detailed budget plan drafted by CHwB for Nënkalaja it has been analyzed that approximately 2,5 to 3,0 milion Euros will be the cost of the reconstruction and revitalization of the most urgent 48 houses.*(extracted from Reference No.7)*

Process

The process of reconstruction of the houses will have several specifics comparing to a standard revitalization project, because in this case we will deal with the returnees and there is need of strong multisectorial approach including all necessary institutions, NGOs, different local stakeholders and most important owners. *(extracted from Reference No.7)*

Results/Current Status of the Work

At the moment (march 2009), Conservation and Development Plan has been approved from Municipality of Prizren. There is a strong commitment for the implementation of the Plan. Prizren Municipality has requested from CHwB and UN-Habitat (local office in Prizren) for the professional support for implementation of the Plan. There are some restorations projects going on in the field, but just as a monument treatment and not a comprehensive approach of including surrounding areas for the human and public space environment.

Even though Conservation and Development plan was in a process of approval, Syndicate case proves that there should be an open dialogue with the inhabitants and civil society regarding new developments for the historic area.

In addition, beside Conservation and Development Plan, Kosovo Central Government is obliged to implement Comprehensive Proposal for the Kosovo Status Settlement drafted by Marti Ahtisaari. This plan

has a specific chapter regarding protection of cultural heritage, focusing more on Serbian Orthodox Church buildings. This will need additional expertise in the fieldwork.

According to Comprehensive Proposal for the Kosovo Status Settlement - Annex V, Art. 4. of the Comprehensive Settlement Proposal entails the establishment of Special Protective Zones with the following objective: *“To provide for the peaceful existence and functioning of the sites to be protected, preserve their historical, cultural and natural environment, including the monastic way of life the clergy and prevent adverse development around them, while ensuring the best possible conditions for harmonious and sustainable development of the communities inhabiting the areas surrounding such sites”*.

As functional, cultural and religious diversity forms an integral part of the urban life of Prizren, peaceful coexistence of diverse activities over a common urban space is aimed to encourage. Planning objectives of the Prizren Historic Area Conservation and Development Plan are defined with the priorities in intervention where Nënkalaja has a higher position.

After physical reconstruction and revitalization of Nënkalaja and appropriate economic solution for small businesses this complex process should be fulfilled with a sensitive return process of the owners to the area. Sustainability of the owners (or future users) will be achieved through tourism development and small businesses planned for the houses.

As regarding Syndicate building, CHwB is still negotiating with the Municipality for the proper treatment of the building in the new project. Still nothing concrete done in that direction (march 2009).

Discussion & Conclusions

Importance dealing with this case study is that it would provide an example of implementation of any part of the Conservation Plan for Prizren and in the meantime we could imagine that this building could play an important role during possible reconstruction of Nënkalaja neighborhood. In the social aspect could serve as a reconciliation and peace building centre as well. Also, this case would show that heritage can improve identity and pride of different ethnic groups, especially in the sensitive areas where armed conflicts were held.

Chosen area and building will show that cultural heritage shouldn't be limited within representative monuments but also to civil and ordinary buildings as well. Because these buildings bear huge heritage human values, treatment should be multidisciplinary and not limited only to conservation experts.

This will also show that restoration is only the first step towards safeguarding and revitalizing items of cultural heritage, and that

appropriate long-term management is necessary for successful future function of those values.

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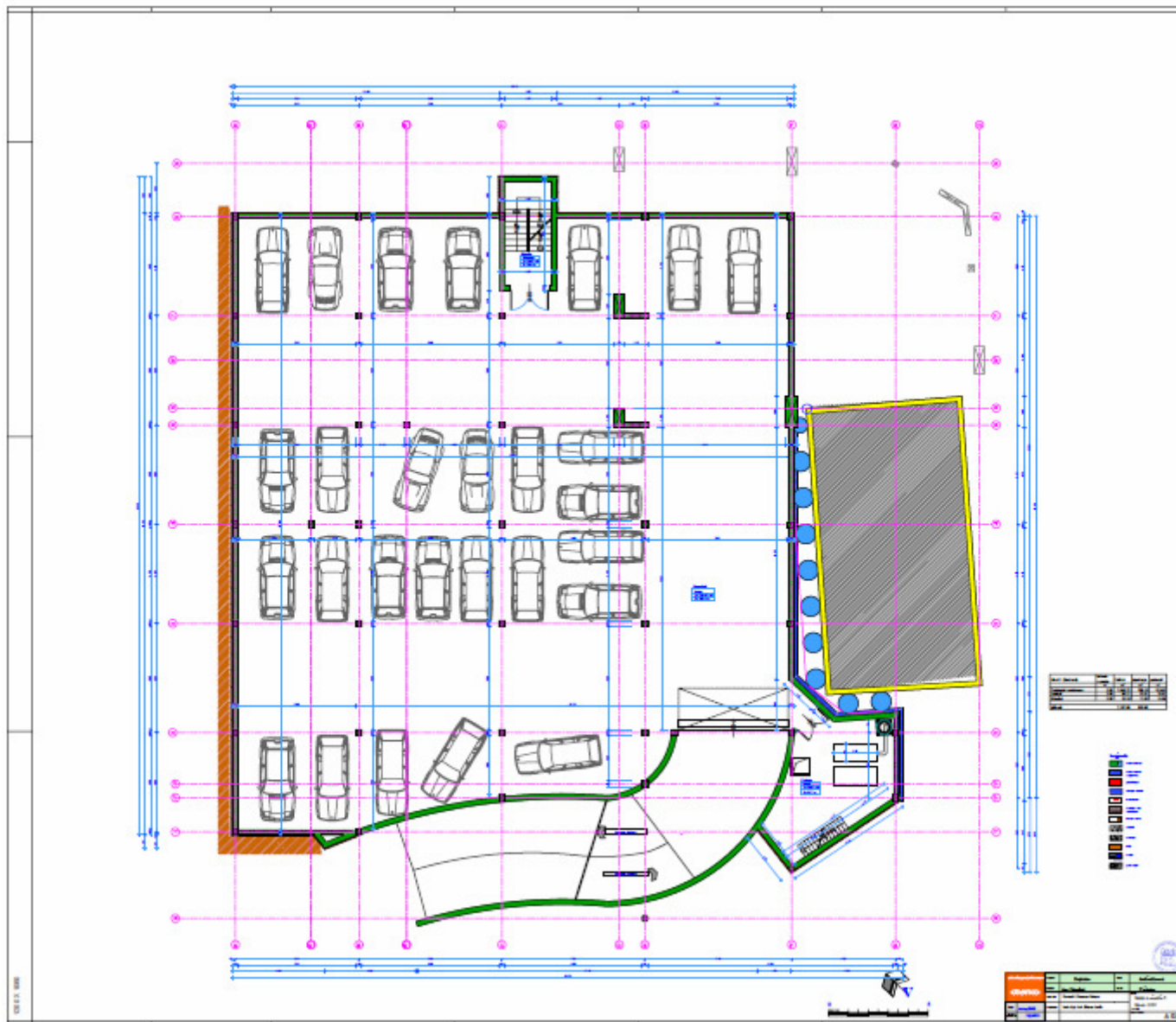
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Appendixes

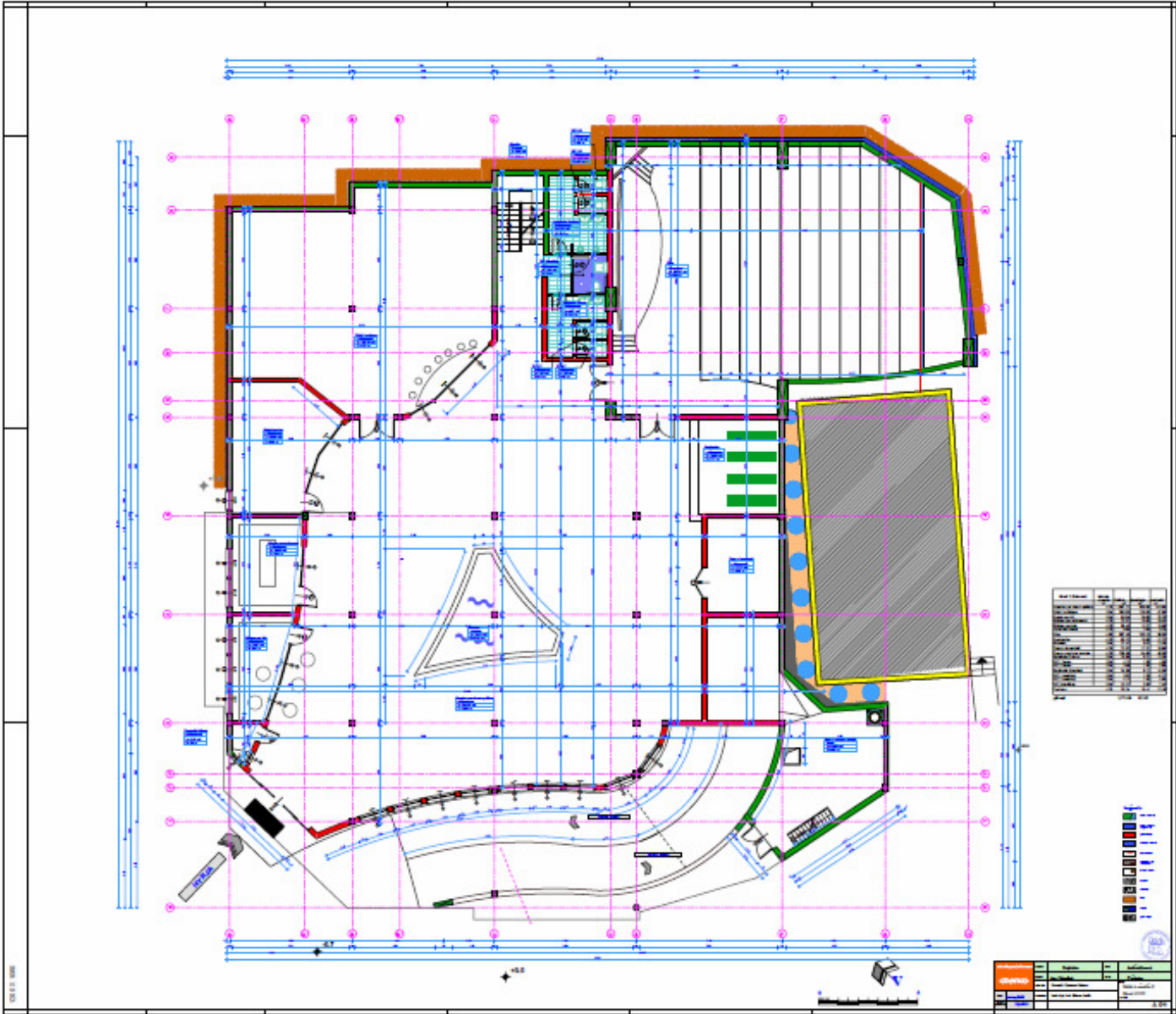
1. Project document for Youth Culture Centre
2. Questionnaire Sample
3. Nominal group technique and results
4. Results of the Questionnaire

Appendix 1

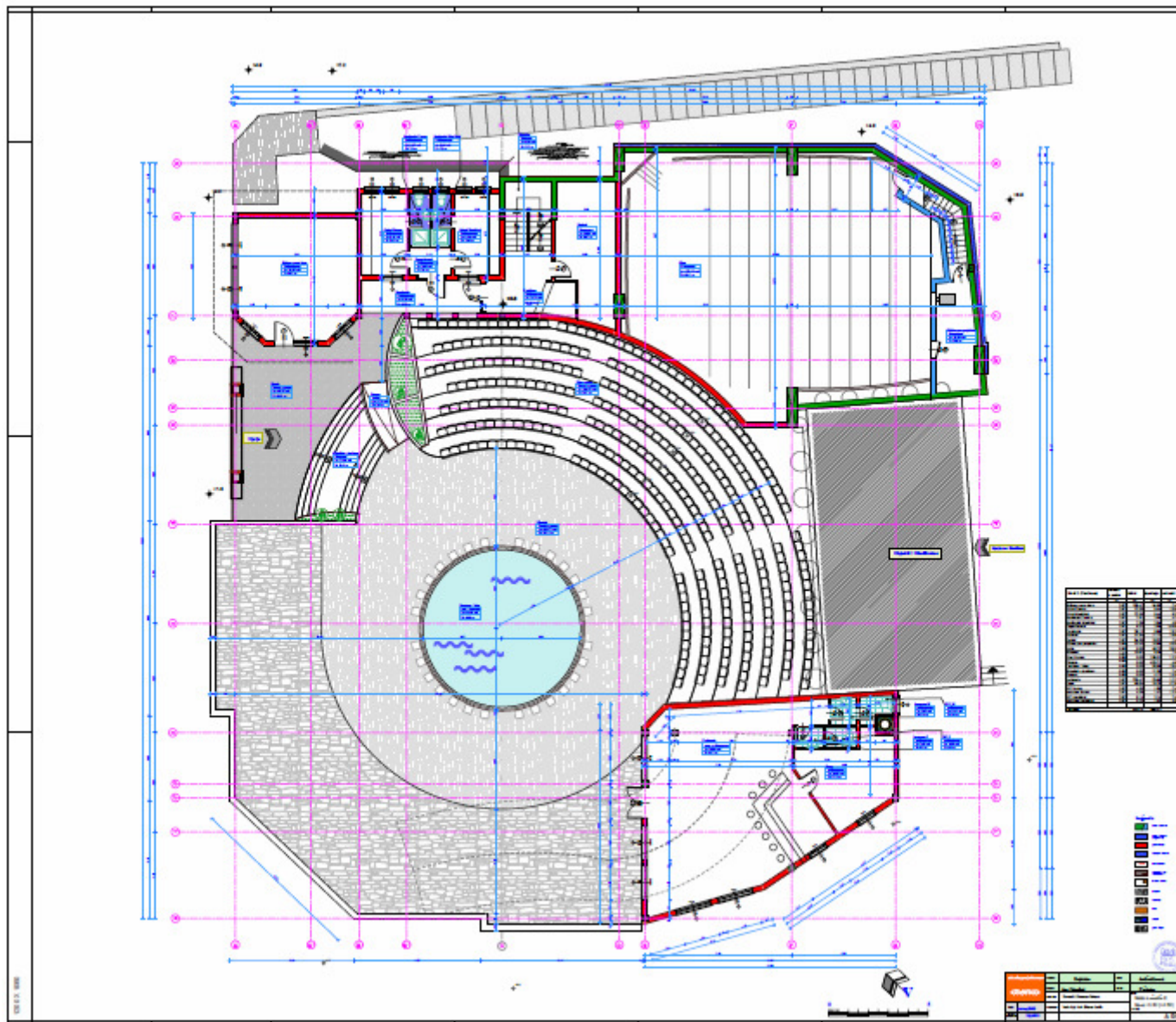
Project document for Youth Culture Centre



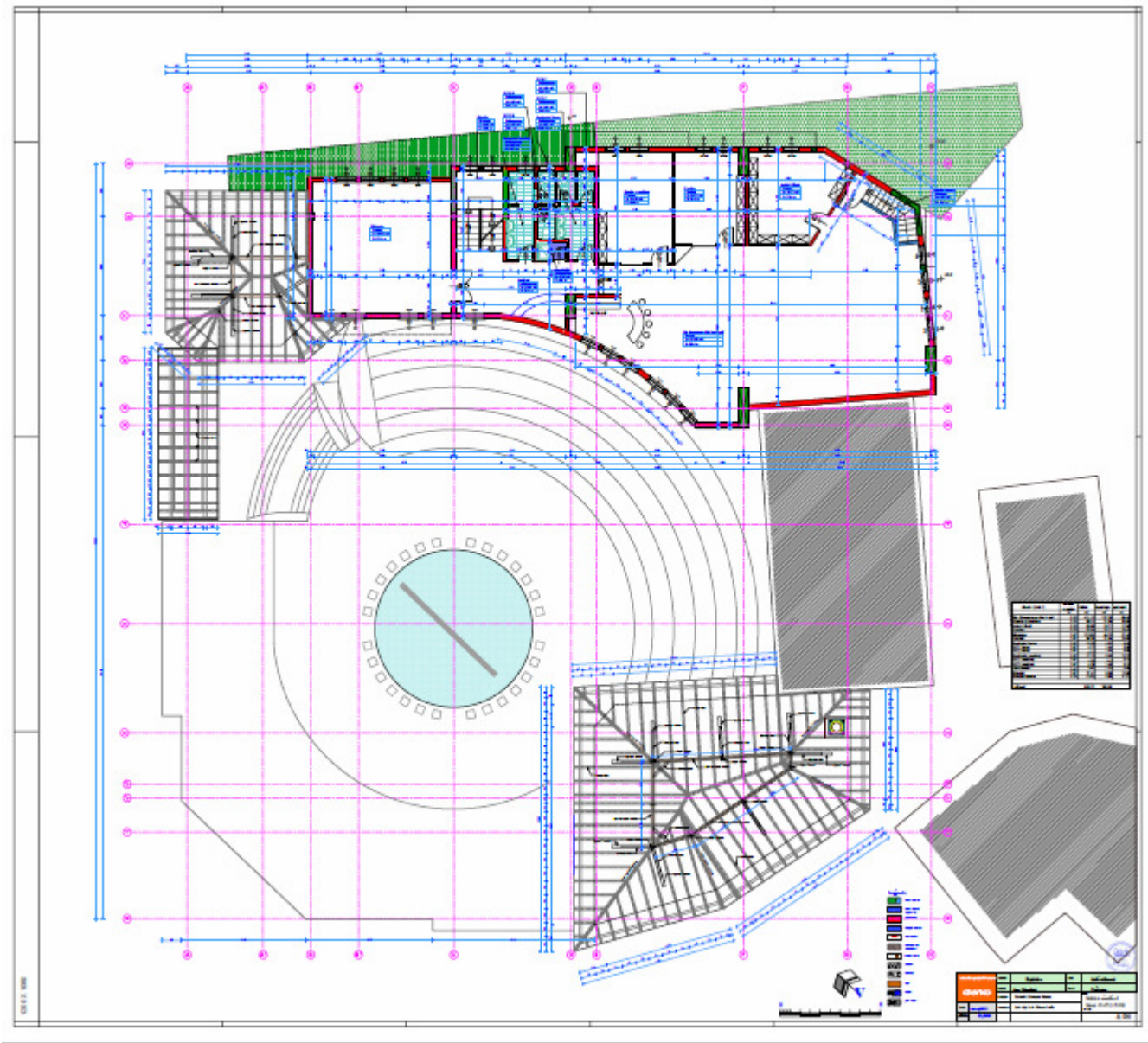
Basement 1



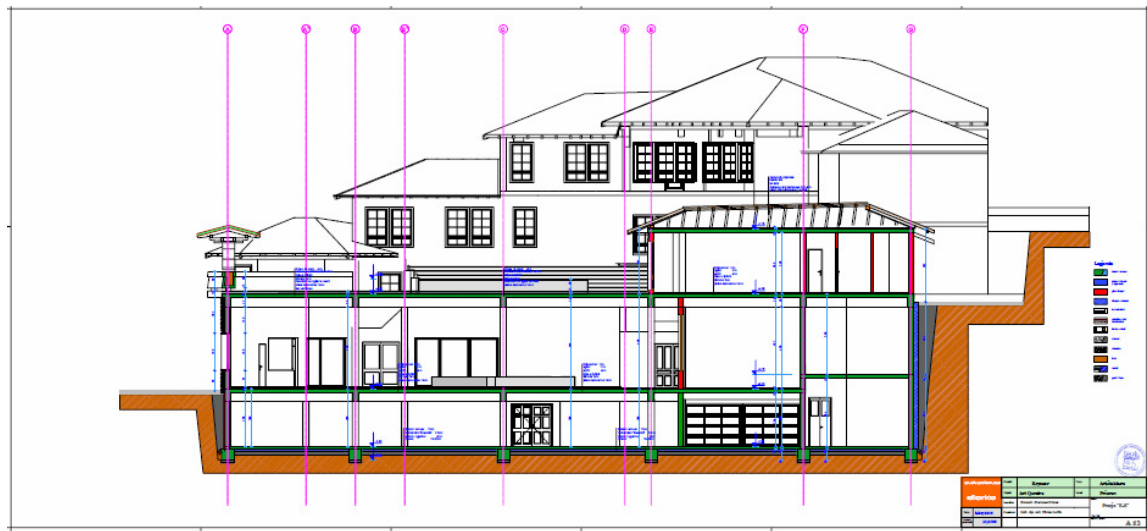
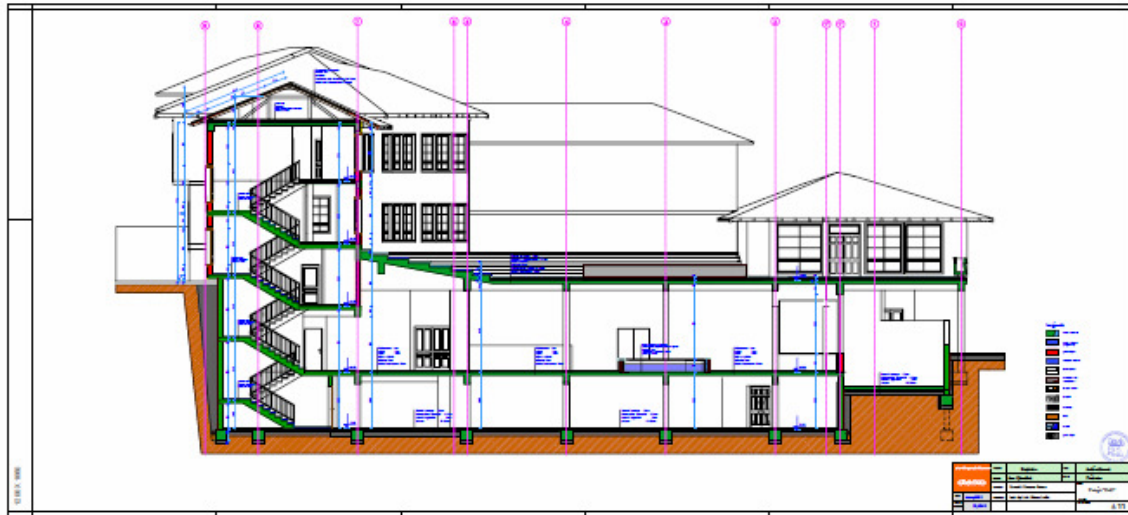
Basement 2



Ground Floor



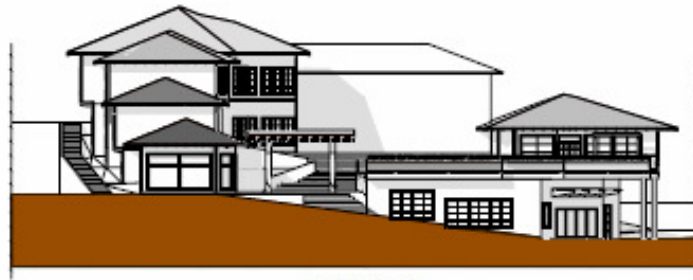
Second Floor



Sections of the building



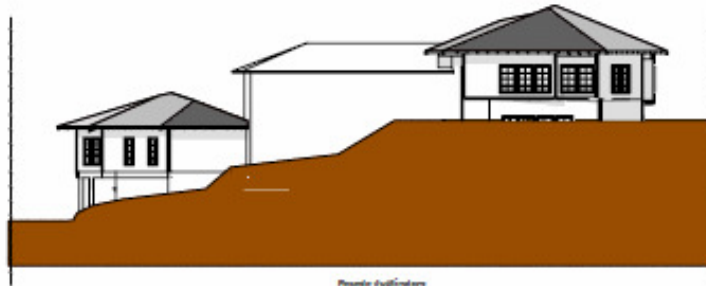
Facade West Elevation



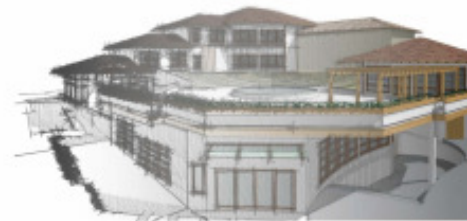
Facade West Elevation



Facade East Elevation



Facade East Elevation



Facades and perspectives

Appendix 2

Questionnaire Sample

QUESTIONNAIRE DRAFT

THIS DOCUMENT IS THE A PROPOSED DRAFT FOR THE QUESTIONNAIRE TO INTERVIEW A SAMPLE OF THE COMMUNITY OF PRIZREN, WHICH INCLUDES PEOPLE LIVING IN THE HISTORICAL AREA, OUTSIDE THE HISTORICAL AREA AND PEOPLE WHO USED TO LIVE IN PRIZREN BUT DO NOT AT PRESENT.

THE AIMS OF THIS WORK ARE:

- TO ENQUIRE ABOUT THE COMMUNITY'S OPINION ABOUT CULTURAL HERITAGE AND DEVELOPMENT
- TO TEST THE AVAILABILITY FOR NEW PROJECTS ORGANISED WITH A PARTICIPATORY APPROACH

THE TEXT HAS BEEN SET UP TO BE TRASFERRED TO THE SOFTWARE SPSS (STATISTICAL PACKAGE FOR SOCIAL SCIENCE), THAT WILL BE USED TO ANALYSE THE DATA COLLECTED.

PERSONAL DATA

1.	sex of the respondent	m	f
2.	<i>age</i>		
	till to 19.....	1	
	from 20 to 31.....	2	
	from 30 to 44.....	3	
	from 45 to 64.....	4	
	65 and more	5	
3.	<i>marital status</i>		
	unmarried woman/unmarried man	1	
	married/common-law spouse.....	2	
	separated/divorced	3	
	widowed/widow.....	4	
4.	<i>respondent occupation</i>		
	worker/farm worker	1	
	clerk/teacher	2	
	artisan/trader.....	3	
	professional	4	
	manager/entrepreneur.....	5	
	unemployed	6	
	housewife	7	
	student	8	
	soldier.....	9	
	retired.....	10	
5.	<i>educational qualification of the respondent</i>		
	university qualification	1	
	higher school qualification	2	
	secondary school qualification.....	3	
	primary school qualification	4	
	no qualification.....	5	
	Illiterate.....	6	
6.	<i>educational qualification of the mother</i>		
	university qualification	1	
	higher school qualification	2	
	secondary school qualification.....	3	
	primary school qualification	4	
	no qualification.....	5	
	illiterate.....	6	

7.	<i>educational qualification of the father</i>	
	university qualification	1
	higher school qualification	2
	secondary school qualification.....	3
	primary school qualification	4
	no qualification.....	5
	illiterate.....	6
8.	<i>Where do you live?</i>	
	in the historical zone.....	1
	not in the historical zone.....	2

PRESERVATION AND DEVELOPMENT - INTERESTS

9.	<i>HOW DO YOU SEE THE FUTURE DEVELOPMENT OF PRIZREN HISTORICAL AREA? (choose 1 answer only)</i>	
	as a centre for tourism	1
	as a cultural/artistic centre.....	2
	as a centre for business.....	3
	as a centre for arts and crafts.....	4
	as a centre for commerce.....	5
	as a centre for services (school, hospitals.....)	6
	I don't see any development in the future.....	7

TALKING ABOUT TOURISTS, WHAT DO YOU THINK THEY COME TO PRIZREN FOR?

10.	to have fun (to eat in restaurants, to go out).....	yes	no
11.	to rest.....	yes	no
12.	to know local traditions and culture	yes	no

DO YOU THINK THAT TOURISM COULD HAVE A POSITIVE EFFECT ON PRIZREN?

13.	it could have an economical effect.....	yes	no
14.	it could bring interest into local cultural heritage.....	yes	no
15.	it could stimulate matching local and different cultures	yes	no

16. WHAT KIND OF TOURISTS WOULD YOU LIKE TO COME TO PRIZREN? (choose 1 answer only)

	from Kosovo	1
	from abroad	2

17. *how long do you prefer tourists to stay in Prizren? (choose 1 answer only)*

	a day.....	1
	a week-end	2
	one or more weeks	3

18. IF A FRIEND OF YOURS COMES FOR A VISIT, WHAT WOULD YOU SHOW HIM IN PRIZREN? (choose 1 answer only)

	historical monuments and areas.....	1
	the fortress (Kalaja).....	2
	Shadervan area.....	3
	other.....	4

19.	do you think that the built environment of Prizren historical zone should be preserved?.....	yes	no
20.	<i>What kind of structures for tourism would you put in the historical zone? (choose 1 answer only)</i>		
	museums.....	1	
	hotels.....	2	
	bed&breakfast.....	3	
	restaurants.....	4	
21.	<i>What kind of functions for culture would you put in the historical zone? (choose 1 answer only)</i>		
	art schools.....	1	
	art galleries.....	2	
	personal ateliers.....	3	
	spaces for theatre or cinema.....	4	
	museums.....	5	

RESOURCES

22.	<i>on which sector would you invest to rehabilitate the historic centre ? (choose 1 answer only)</i>			
	tourism	1		
	art/culture.....	2		
	arts and crafts	3		
	commerce /business.....	4		
	I would not invest.....	7		
23.	do you have the resources to invest in the rehabilitation of the historic centre?.....	yes	no	
24.	are you interested in offering a bed and breakfast service?	1	2	3 4
code:				
	very interested.....	1	quite interested	2
	not very interested.....	3	not interested at all.....	4
25.	If you live in the historic centre would you refurbish your house for this reason?.....	yes	no	

Appendix 3

Results of the Questionnaire

Frequencies

Statistics

		where do you live?	sex	age	marital status	occupation	educational qualification of the respondent
N	Valid	343	350	350	346	350	349
	Missing	7	0	0	4	0	1

Frequency Table

where do you live?

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	in the historical center	272	77,7	79,3	79,3
	not in the historical center	71	20,3	20,7	100,0
	Total	343	98,0	100,0	
Missing	99	7	2,0		
Total		350	100,0		

sex

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	m	208	59,4	59,4	59,4
	f	142	40,6	40,6	100,0
Total		350	100,0	100,0	

age

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	till to 19	54	15,4	15,4	15,4
	from 20 to 30	102	29,1	29,1	44,6
	from 31 to 44	86	24,6	24,6	69,1
	from 45 to 64	84	24,0	24,0	93,1
	65 and more	24	6,9	6,9	100,0
Total		350	100,0	100,0	

marital status

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	unmarried	140	40,0	40,5	40,5
	married/common-law spouse	195	55,7	56,4	96,8
	separated/divorced	1	,3	,3	97,1
	widowed/widow	10	2,9	2,9	100,0
	Total	346	98,9	100,0	
Missing	99	4	1,1		
Total		350	100,0		

occupation

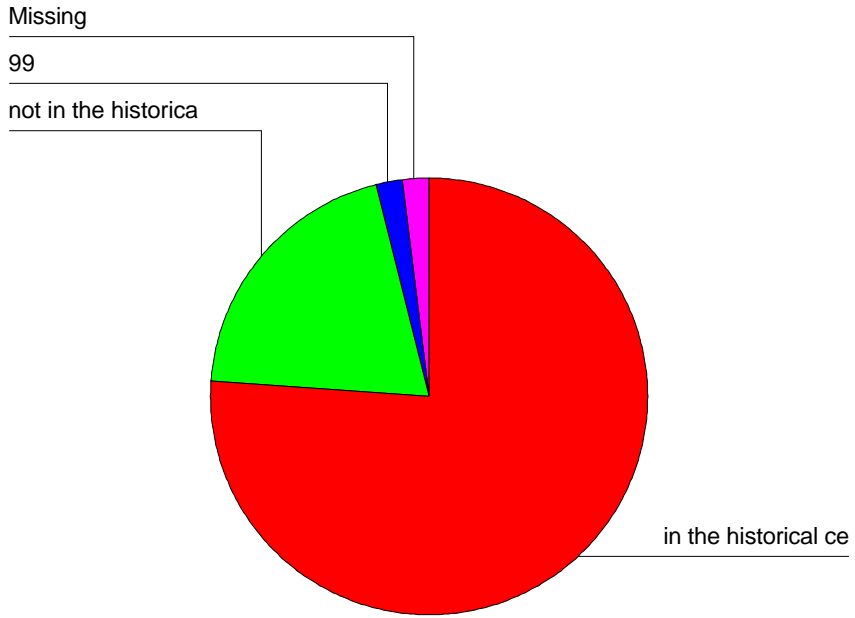
		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	worker/farm worker	62	17,7	17,7	17,7
	retired	19	5,4	5,4	23,1
	clerk/teacher	30	8,6	8,6	31,7
	artisan/trader	56	16,0	16,0	47,7
	professional	39	11,1	11,1	58,9
	manager/entrepreneur	5	1,4	1,4	60,3
	unemployed	6	1,7	1,7	62,0
	housewife	44	12,6	12,6	74,6
	student	87	24,9	24,9	99,4
	soldier	1	,3	,3	99,7
	99	1	,3	,3	100,0
Total		350	100,0	100,0	

educational qualification of the respondent

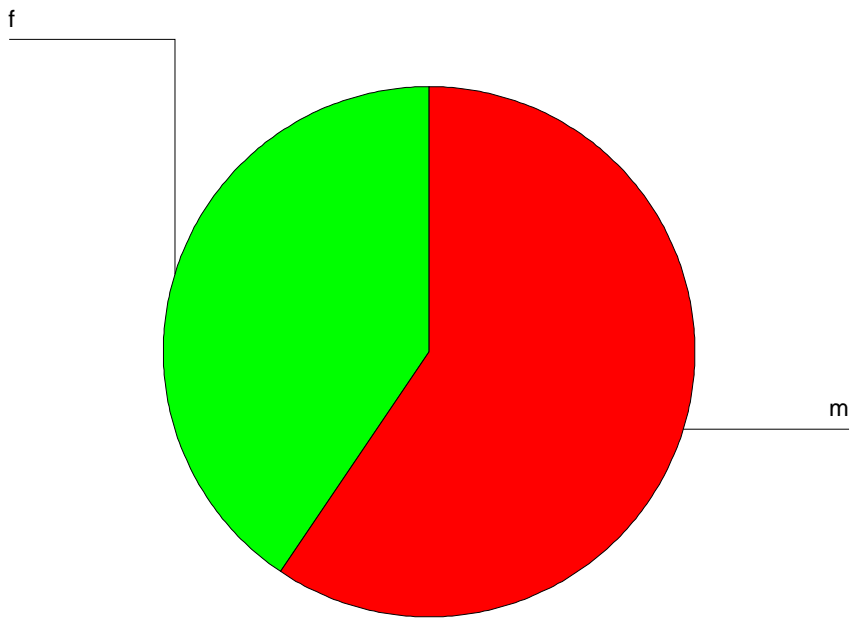
		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	university	71	20,3	20,3	20,3
	higher school	42	12,0	12,0	32,4
	secondary school	153	43,7	43,8	76,2
	primary school	75	21,4	21,5	97,7
	no qualification	6	1,7	1,7	99,4
	illiterate	2	,6	,6	100,0
	Total	349	99,7	100,0	
Missing	99	1	,3		
Total		350	100,0		

Pie Chart

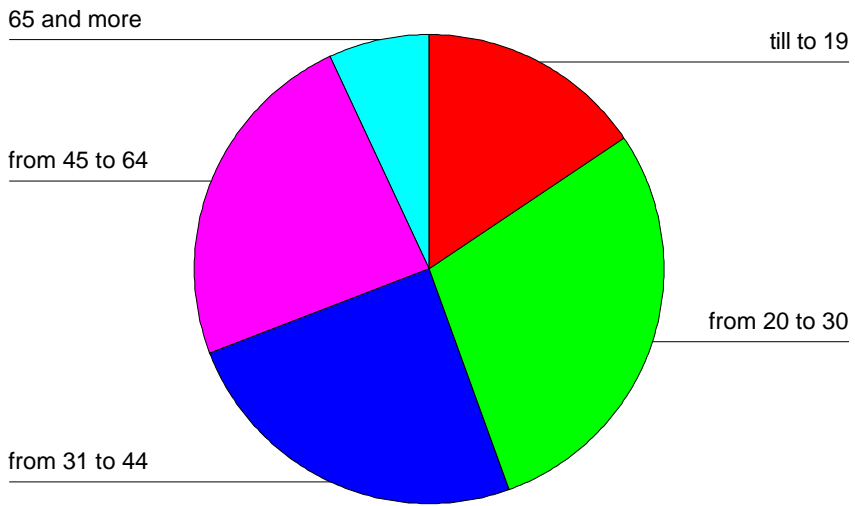
where do you live?



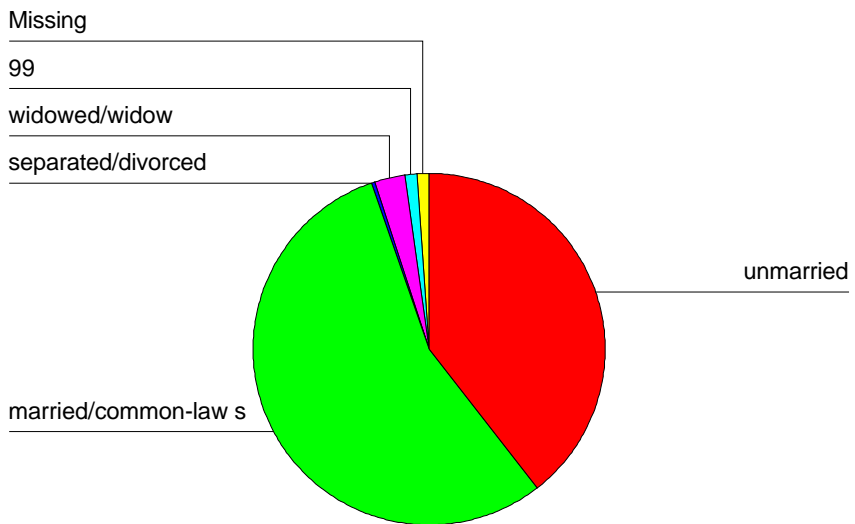
sex



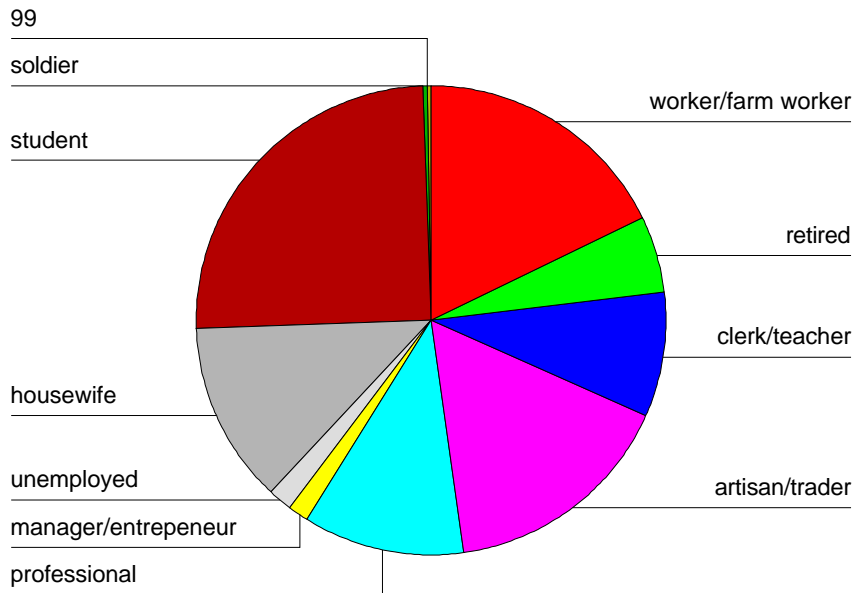
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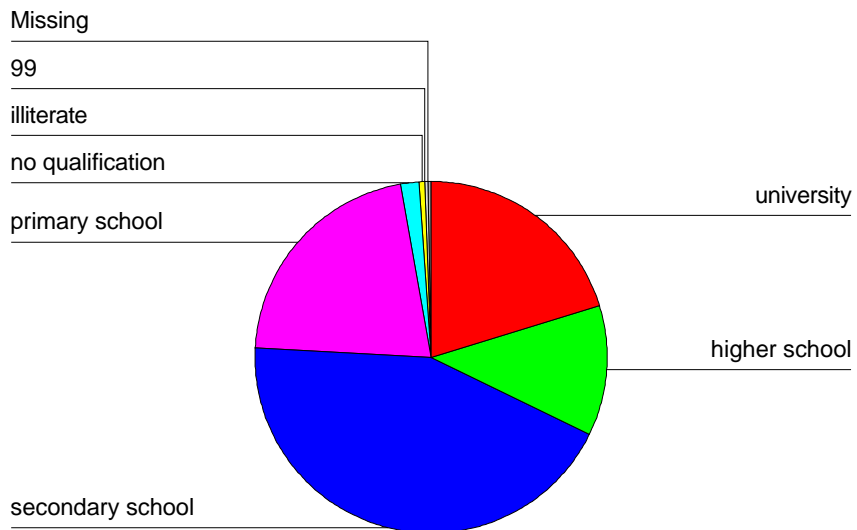
marital status



occupation



educational qualification of the respondent



Frequencies

Statistics

	preferred sector of investment of capitals in the historical zone	do you have the resources to invest in the rehabilitation of the historical centre?	interest in opening a bed & breakfast service	whish to refurbish the house for bed & breakfast service
N	Valid 350 Missing 0	Valid 349 Missing 1	Valid 350 Missing 0	Valid 342 Missing 8

Frequency Table

preferred sector of investment of capitals in the historical zone

	Frequency	Percent	Valid Percent	Cumulative Percent
Valid tourism	106	30,3	30,3	30,3
art/culture	125	35,7	35,7	66,0
arts & crafts	76	21,7	21,7	87,7
commerce/business	37	10,6	10,6	98,3
no investments	6	1,7	1,7	100,0
Total	350	100,0	100,0	

do you have the resources to invest in the rehabilitation of the historical centre?

	Frequency	Percent	Valid Percent	Cumulative Percent
Valid yes	159	45,4	45,6	45,6
no	190	54,3	54,4	100,0
Total	349	99,7	100,0	
Missing 99	1	,3		
Total	350	100,0		

interest in opening a bed & breakfast service

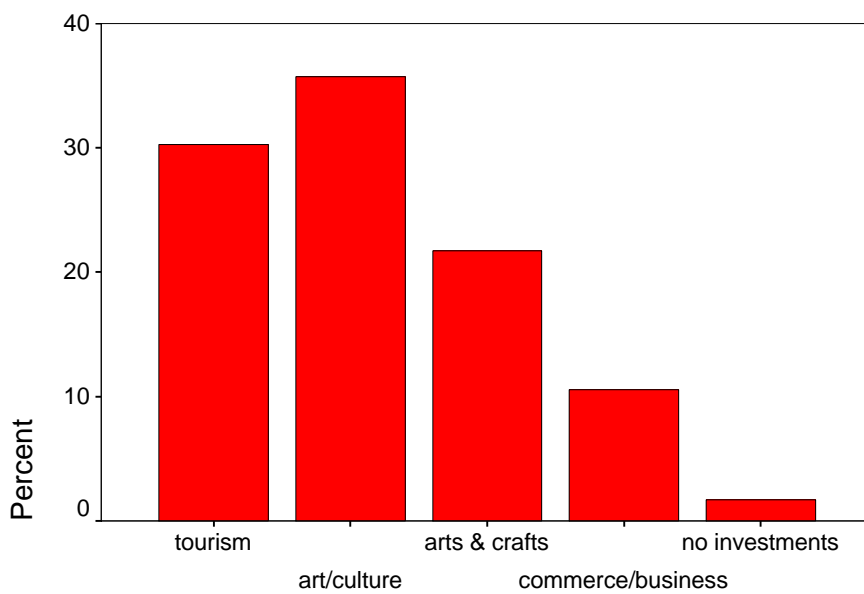
	Frequency	Percent	Valid Percent	Cumulative Percent
Valid very interested	62	17,7	17,7	17,7
quite interested	128	36,6	36,6	54,3
not very interested	91	26,0	26,0	80,3
not interested at all	69	19,7	19,7	100,0
Total	350	100,0	100,0	

whish to refurbish the house for bed & breakfast service

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	yes	242	69,1	70,8	70,8
	no	100	28,6	29,2	100,0
	Total	342	97,7	100,0	
Missing	99	8	2,3		
Total		350	100,0		

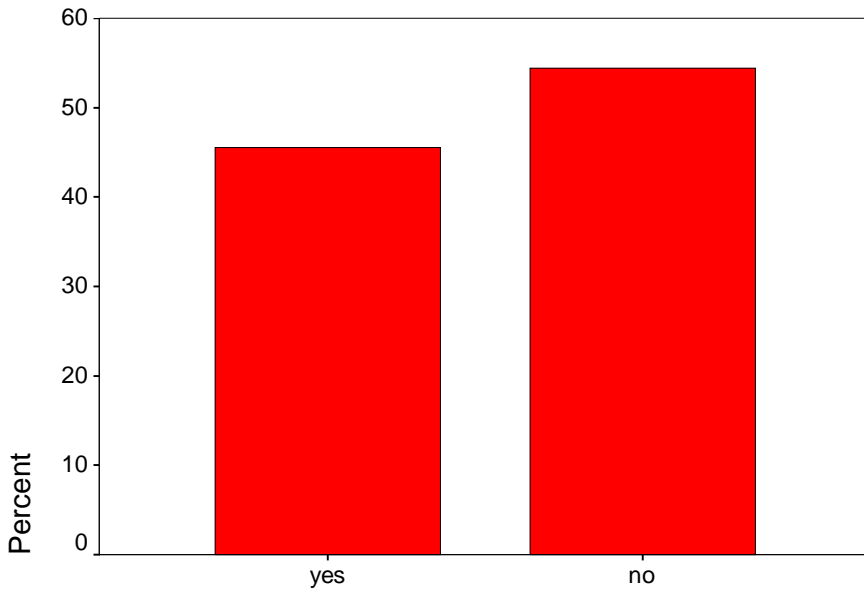
Bar Chart

preferred sector of investment of capitals in t



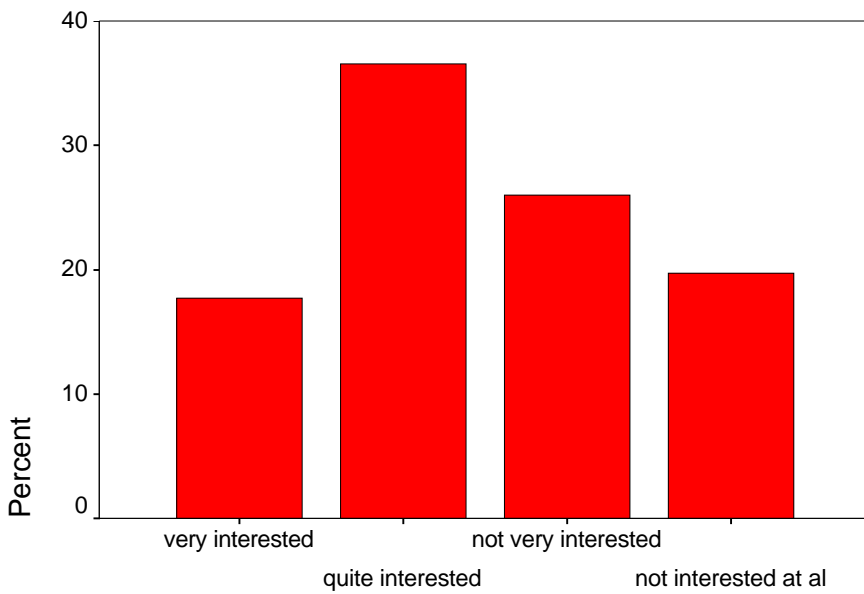
preferred sector of investment of capitals in the historical zone

do you have the resources to invest in the re



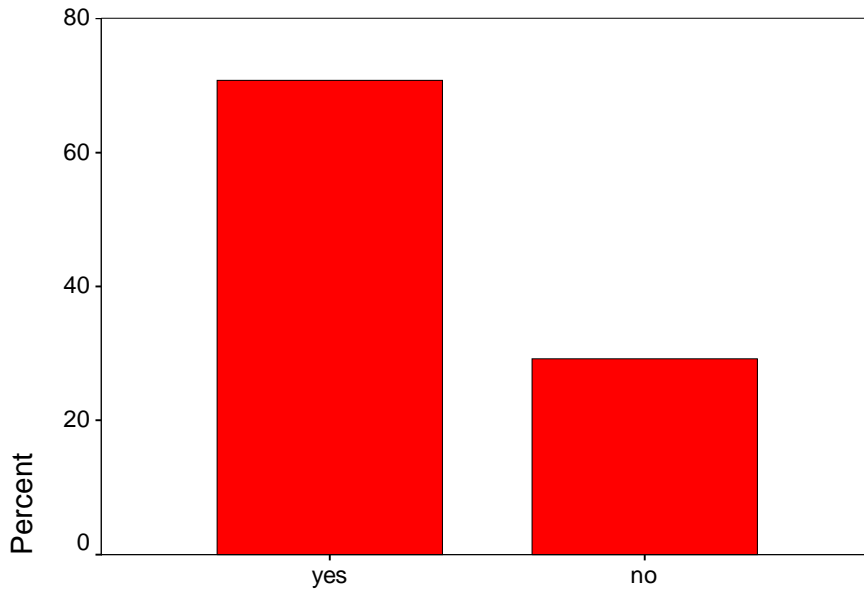
do you have the resources to invest in the rehabilitation of the

interest in opening a bed & breakfast service



interest in opening a bed & breakfast service

whish to refurbish the house for bed & break



whish to refurbish the house for bed & breakfast service

Crosstabs

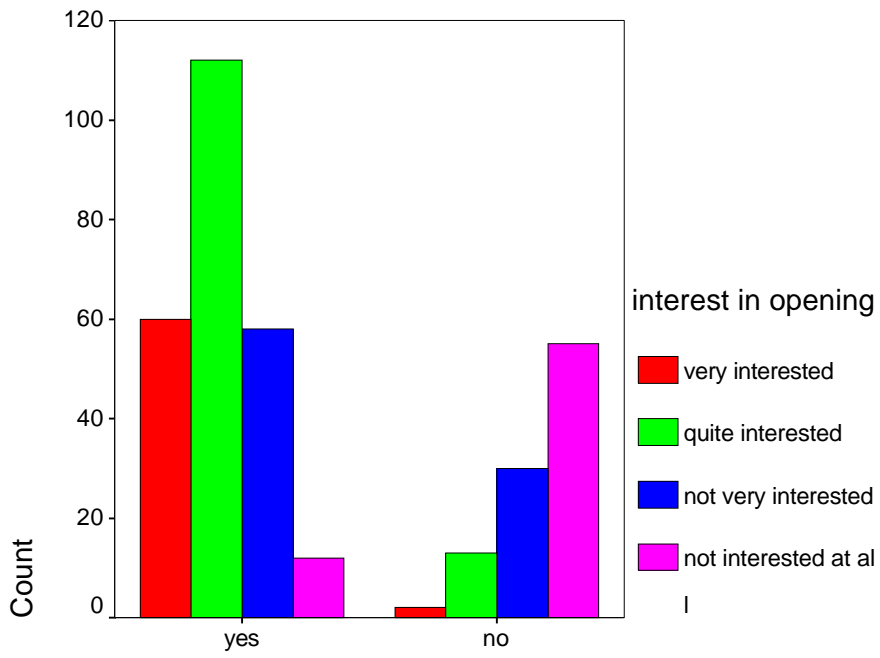
Case Processing Summary

	Cases					
	Valid		Missing		Total	
	N	Percent	N	Percent	N	Percent
wish to refurbish the house for bed & breakfast service * interest in opening a bed & breakfast service	342	97,7%	8	2,3%	350	100,0%

wish to refurbish the house for bed & breakfast service * interest in opening a bed & breakfast service Crosstabulation

Count

		interest in opening a bed & breakfast service				Total
		very interested	quite interested	not very interested	not interested at all	
wish to refurbish the house for bed & breakfast service	yes	60	112	58	12	242
	no	2	13	30	55	100
Total		62	125	88	67	342



whish to refurbish the house for bed & breakfast service

Frequencies

Statistics

		future development of historical area	do you think tourists come to Prizren to have fun?	do you think tourists come to Prizren to rest?	do you think tourists come to Prizren to know local tradition and culture??	do you think that tourism could have an economical effect?	do you think that tourism could bring interest into local cultural heritage?
N	Valid	350	164	184	320	350	214
	Missing	0	186	166	30	0	136

Statistics

		do you think that tourism could stimulate matching local & different cultures?	preferred kind of tourists
N	Valid	175	348
	Missing	175	2

Frequency Table

future development of historical area

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	centre for tourism	151	43,1	43,1	43,1
	cultural/artistic centre	149	42,6	42,6	85,7
	centre for business	11	3,1	3,1	88,9
	centre for arts&crafts	22	6,3	6,3	95,1
	centre for commerce	13	3,7	3,7	98,9
	centre for services	1	,3	,3	99,1
	no possible development	3	,9	,9	100,0
	Total	350	100,0	100,0	

do you think tourists come to Prizren to have fun?

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	yes	84	24,0	51,2	51,2
	no	80	22,9	48,8	100,0
	Total	164	46,9	100,0	
Missing	99	186	53,1		
Total		350	100,0		

do you think tourists come to Prizren to rest?

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	yes	106	30,3	57,6	57,6
	no	78	22,3	42,4	100,0
	Total	184	52,6	100,0	
Missing	99	166	47,4		
Total		350	100,0		

do you think tourists come to Prizren to know local tradition and culture??

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	yes	320	91,4	100,0	100,0
Missing	99	30	8,6		
Total		350	100,0		

do you think that tourism could have an economical effect?

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	yes	238	68,0	68,0	68,0
	no	27	7,7	7,7	75,7
Missing	99	85	24,3	24,3	100,0
Total		350	100,0	100,0	

do you think that tourism could bring interest into local cultural heritage?

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	yes	211	60,3	98,6	98,6
	no	3	,9	1,4	100,0
	Total	214	61,1	100,0	
Missing	99	136	38,9		
Total		350	100,0		

do you think that tourism could stimulate matching local & different cultures?

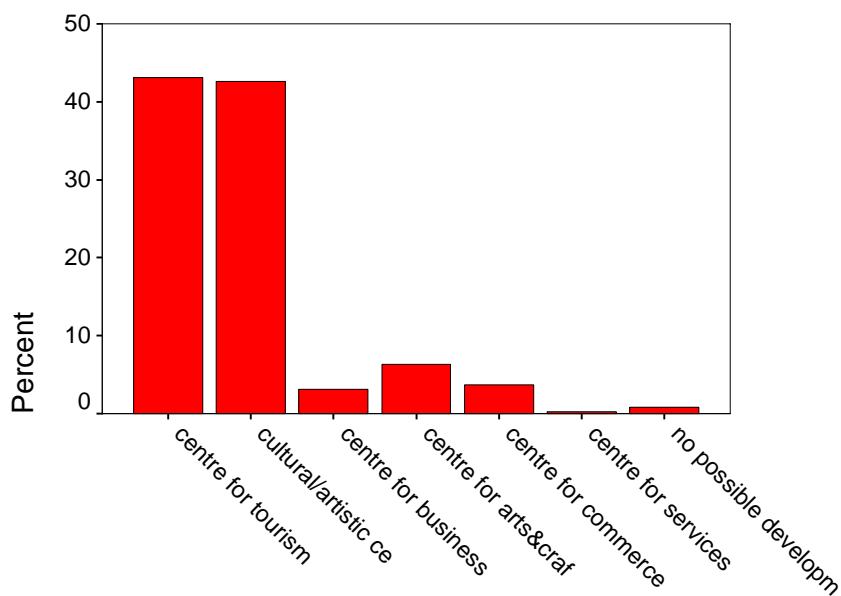
		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	yes	172	49,1	98,3	98,3
	no	3	,9	1,7	100,0
	Total	175	50,0	100,0	
Missing	99	175	50,0		
Total		350	100,0		

preferred kind of tourists

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	from Kosovo	34	9,7	9,8	9,8
	from abroad	314	89,7	90,2	100,0
	Total	348	99,4	100,0	
Missing	99	2	,6		
Total		350	100,0		

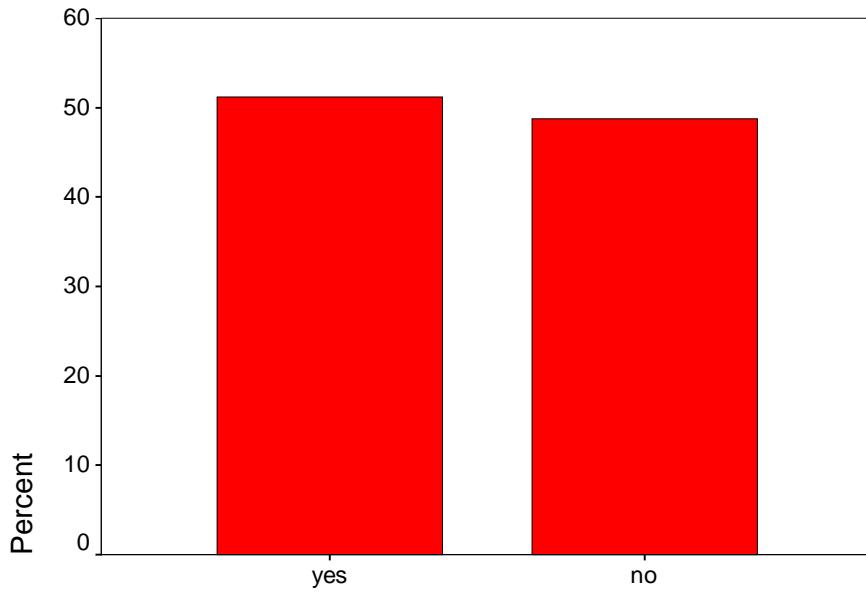
Bar Chart

future development of historical area



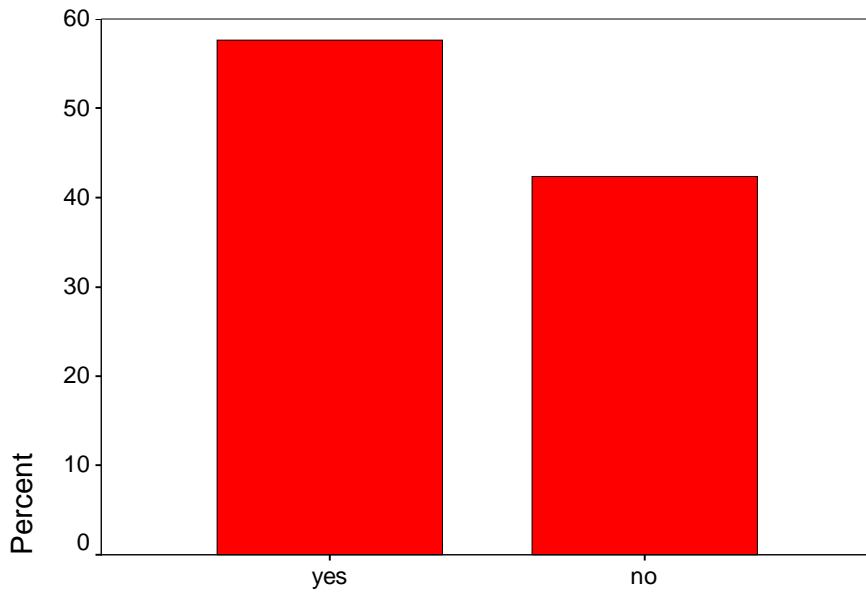
future development of historical area

do you think tourists come to Prizren to have



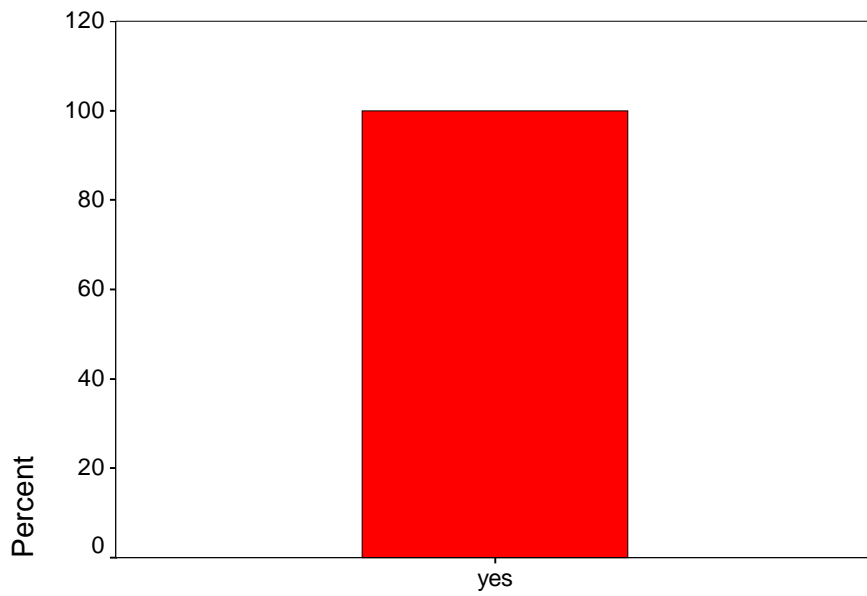
do you think tourists come to Prizren to have fun?

do you think tourists come to Prizren to rest?



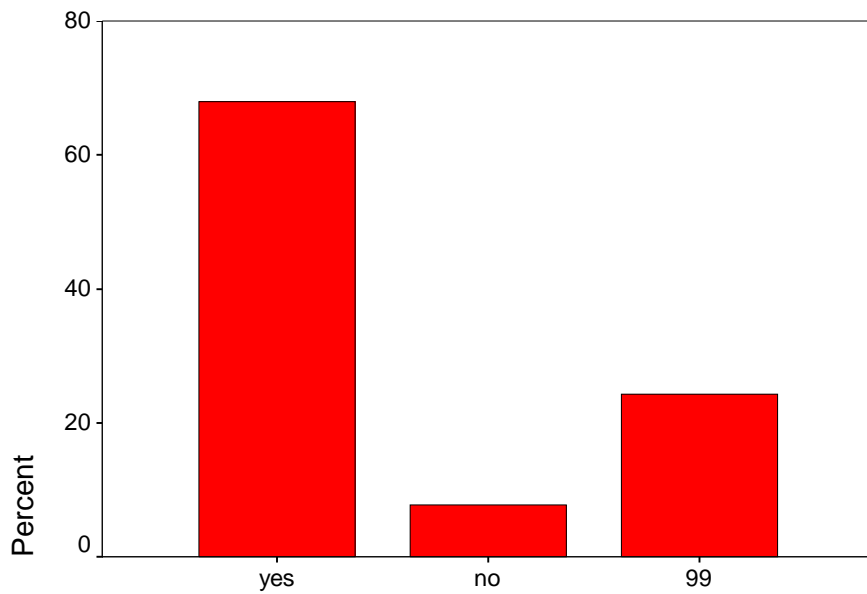
do you think tourists come to Prizren to rest?

do you think tourists come to Prizren to know



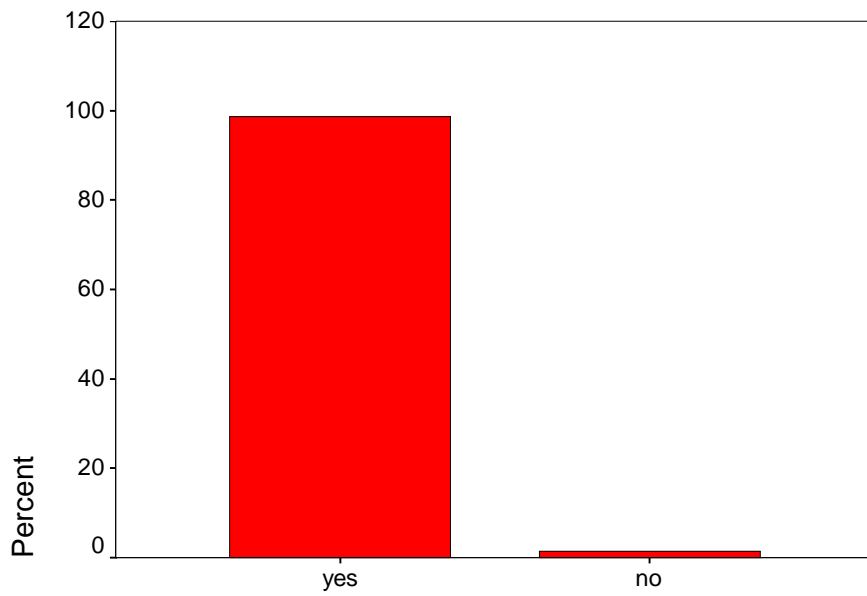
do you think tourists come to Prizren to know local tradition and culture?

do you think that tourism could have an economical effect?



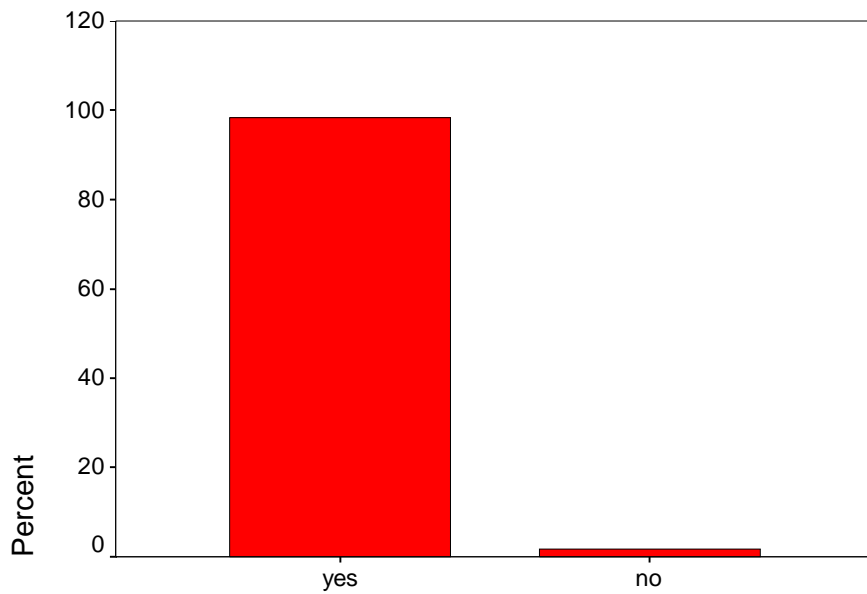
do you think that tourism could have an economical effect?

do you think that tourism could bring interes



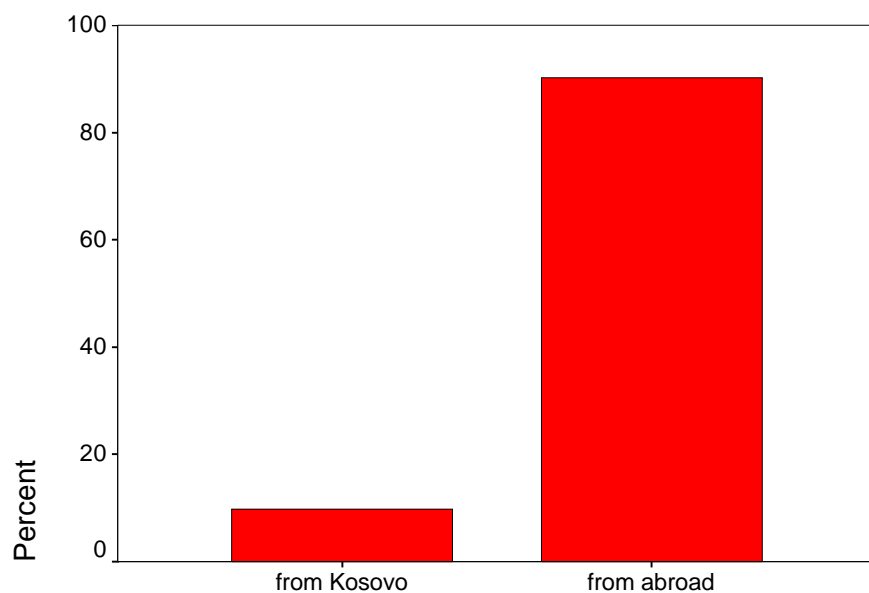
do you think that tourism could bring interest into local cultur:

do you think that tourism could stimulate ma



do you think that tourism could stimulate matching local & dii

preferred kind of tourists



preferred kind of tourists

Crosstabs

Case Processing Summary

	Cases					
	Valid		Missing		Total	
	N	Percent	N	Percent	N	Percent
educational qualification of the respondent * future development of historical area	349	99,7%	1	,3%	350	100,0%

educational qualification of the respondent * future development of historical area Crosstabulation

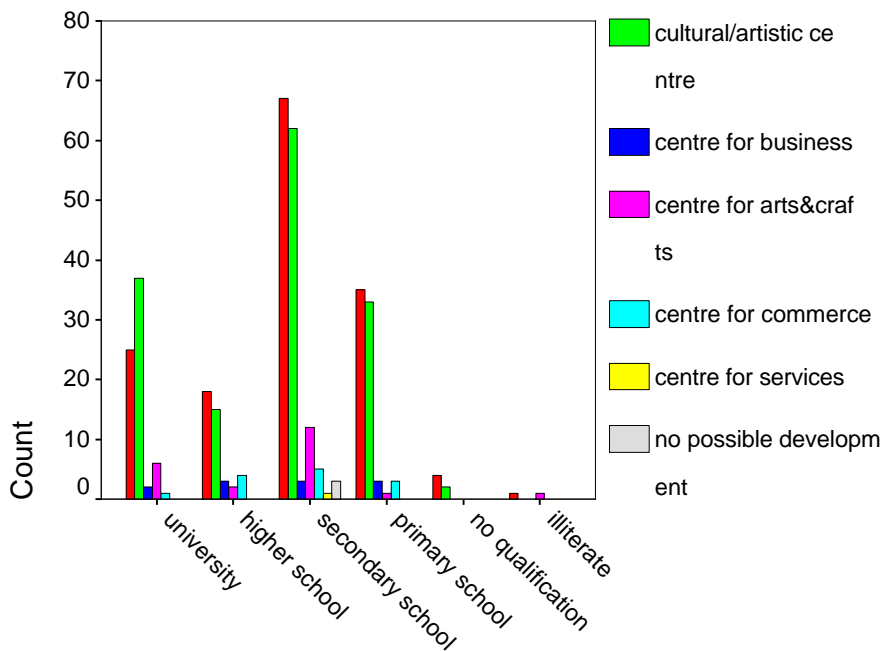
Count

		future development of historical area				
		centre for tourism	cultural/artistic centre	centre for business	centre for arts&crafts	centre for commerce
educational qualification of the respondent	university	25	37	2	6	1
	higher school	18	15	3	2	4
	secondary school	67	62	3	12	5
	primary school	35	33	3	1	3
	no qualification illiterate	4 1	2		1	
Total		150	149	11	22	13

educational qualification of the respondent * future development of historical area Crosstabulation

Count

		future development of		Total
		centre for services	no possible development	
educational qualification of the respondent	university			71
	higher school			42
	secondary school	1	3	153
	primary school			75
	no qualification			6
	illiterate			2
Total		1	3	349



educational qualification of the respondent

Crosstabs

Case Processing Summary

	Cases					
	Valid		Missing		Total	
	N	Percent	N	Percent	N	Percent
age * future development of historical area	350	100,0%	0	,0%	350	100,0%

age * future development of historical area Crosstabulation

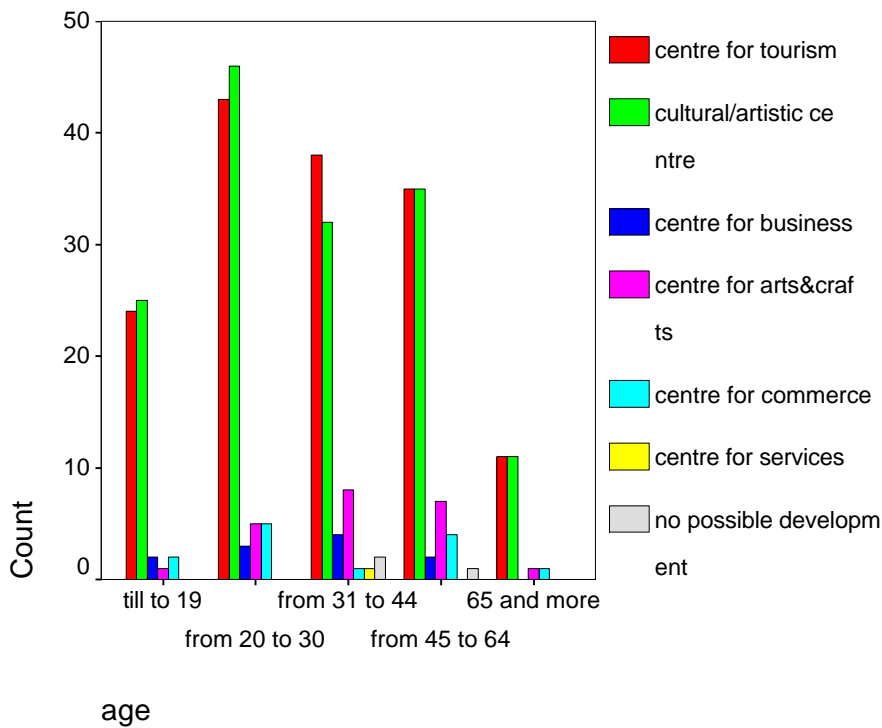
Count

		future development of historical area					
		centre for tourism	cultural/artistic centre	centre for business	centre for arts&crafts	centre for commerce	centre for services
age	till to 19	24	25	2	1	2	
	from 20 to 30	43	46	3	5	5	
	from 31 to 44	38	32	4	8	1	1
	from 45 to 64	35	35	2	7	4	
	65 and more	11	11		1	1	
Total		151	149	11	22	13	1

age * future development of historical area Crosstabulation

Count

		future	Total
		no possible development	
age	till to 19		54
	from 20 to 30		102
	from 31 to 44	2	86
	from 45 to 64	1	84
	65 and more		24
Total		3	350



Appendix 4

Nominal group technique and results

Participatory technique: Nominal Group Technique

A nominal group technique is a structured process which identifies and ranks the major problems or issues that need addressing.

The Nominal Group Technique is used for:

1. identifying the major strengths of a department/unit/institution (example: why are enrolments decreasing in the business courses?; making decisions by consensus when selecting problem solutions in a business)
2. providing each participant with an equal voice (example: defusing a domineering faculty member or influential employee who tends to control the discussion and dominate the process)

Steps for Conducting the Nominal Group Technique:

1. Request that all participants (usually 5-10 persons) write or say the problem or issue they feel is most important.
2. Develop a master list of the problems or issues.
3. Generate and distribute to each participant a form that numbers in no particular order the problems or issues. Request that each participant rank the top five problems or issues by assigning a #5 points to their most important perceived problem and #1 points the least important of their top five.
4. Tally the results by adding the points for each problem or issue. The problem or issue with the highest number is the most important one for the total team.
5. Discuss the results and generate a final ranked list for action planning.

Procedures

1. **Generating Ideas:** Each individual in the group silently generates ideas and writes them down.
2. **Recording Ideas:** Group members engage in a round-robin feedback session to concisely record each idea.
3. **Discussing Ideas:** Each recorded idea is then discussed to obtain clarification and evaluation.
4. **Voting on Ideas:** Individuals vote privately on the priority of ideas, and the group decision is made based on these ratings.

Benefits

1. Balances participation across members.
2. Balances influence of individuals.

3. Produces more creative ideas than interacting groups.
4. Produces a greater number of ideas than do traditional interacting groups.
5. Results in greater satisfaction for participants.
6. Reduces the conforming influence common to most face-to-face group meetings.
7. Encourages participants to confront issues on a problem-solving basis rather than on a personal assault basis.
8. Leads to greater sense of closure and accomplishment.

Limitations

1. Requires extended advance preparation, which means that it cannot be a spontaneous technique.
2. Tends to be limited to a single-purpose, single-topic meeting; it is difficult to change topics in the middle of the meeting.
3. Needs agreement from all participants to use the same structured method, which some people might resist.

CULTURAL SECTOR STAKEHOLDERS NOMINAL GROUP MEETING

11 August 2005

2:15 pm

Participants:

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Veron Aliu (architect – KK Prizren - DKASH)

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Veton Nurkollari (photographer – Dokufest)

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Kreshnik Basha (OSCE – civic participation and democratisation department)

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Islam Bajrami (teacher of history at primary school – Onejtari shkollë)

tel.: 044 119879

ppdp GROUP: *Marina Pelfini* (moderator), *Stefania Fordrini*, *Paul Cabrera*, *Enes Toska*, *Chiara Mossetti*.

[Mr. Nderim Gashi left the meeting before the end.]

note: to report faithfully the opinion of the participants, direct and indirect speech are used according to the need. This can create in some cases syntaxes inappropriateness in the text, but the PPDP group decided to privilege clarity on good prose.

Introduction

Introduction to the project and to the partnership of the project. The aim of the Pilot Preservation and Development Plan for Prizren. Explanation of the guidelines that will be presented during the seminar in September. Introduction to the participatory method. The group of today: cultural stakeholders.

Presentation of participants at the cultural nominal group.

The participants are asked to focus on Prizren historic area: which are the activities, how are people living there, working there or going there during their spare time, etc. Once they got the image, they are asked to identify which are the problems, to chose the most important one and describe it.

a.

Problem identified: *lack of building regulation vis a vis illegal construction issue*

He thinks that there is a need to preserve the area of Nenkallaja, even though there are some political problems. The new buildings, even without authorisation, spread among the old ones. From the distance you have a nice view, but if you enter inside....

Another problem that he identifies is to move the people who are living there during the reconstruction works.

b.

Problem identified: *lack of (private and public) investments in the field of Cultural Heritage Preservation*

He introduces the problem of cultural heritage and refers to it as a huge problem common to all countries. The main problem of cultural preservation is the lack of money, of investments. As we are

talking about buildings reconstructed, a group of experts should decide on this matter, what or how to reconstruct the experts should decide.

c.

He prefers to use the word "issue" and not "problem".

Problem identified: *consistency between the modern technologies and old buildings*

The main issue for him is the fact that ancient buildings don't respond any more to the basic needs of today: something that was quite ok for a certain time may be no more suitable today, it doesn't fit to the require of today, even if it's beautiful. One reason depends on the fact that the families have become bigger, more numerous, then there are problems of infrastructures (water, sewage system...). The area doesn't respond to modern standards.

One aspect of the city that he thinks could be implemented is the tourism, but as ordinary citizens he would think on short time solutions for houses. He underlines also the problem that Prizren lost his attractiveness not only for the Kosovars, but also for foreigners.

d.

Problem identified: *significant decay of historic centre areas (i.e.: Nenkajaja)*

For tourists and people coming for the first time in this town, the first look is at Nenkajaja, and in this project Nenkajaja should be the first step.

For the all historic centre he suggests to bring back the old spirit of the area rebuilding old houses instead of the new one. He makes the example of communist buildings that he thinks have nothing to do with the historic area. The problem/issue is the image of the area and the functionality. The reason is the condition of the buildings, the burned houses.

e.

Problem identified: *No problems.*

He talks about the reconstruction of Nenkajaja: and poses questions regarding the reconstruction: are buildings going to be the same as in the past? Materials, colours..? What about the roads with stones?

f.

Problem identified: *lack of information of the community on the development potential (and related preservation condition) of each single parcel of the historic centre*

He underlines the problem of awareness of the population living in the historic centre. The problem is that, for example, families living in the historic area that need more space but cannot build bigger houses. They need to be aware of what they can or can not build.

g.

Problem identified: *building growth not compatible with the historic environment.*

Nenkajaja is an organic part of Prizren, without which Prizren wouldn't be the same. My question are how to preserve this area, how to keep the originality, which can be the strategy for revitalization, is there a possibility of revitalization and in which level it should be realized. He explains the project, the IPM's works, the assessment of 78 buildings in Nenkajaja and he says that IPM is happy of this partnership because it will allow to achieve results.

h.

Problem identified: *lack of visioning the historic centre development*

After the war he has seen many problems. The biggest one that he identifies is that the municipality has not idea of were to go. [the municipality doesn't have an organic development vision]

Prizren has always been a modern town, while the municipality today is building or pushing architects to design old looking buildings. The hammam, for instance, was a great modern building when it has been built. We have more knowledge on technologies and on construction techniques, why do we have to build now in a traditional way? He makes the example of the Louvre museum in Paris with the glass piramid. He refers to the master plan presented last year that presents no solutions for concrete problems of the city of today. There is the necessity to push this town forward.

PROBLEMS IDENTIFIED:	a.	b.	c.	d.	e.	f.	g.	h.
consistency between the modern technologies and old buildings	5	6	5	2	3	3	2	2
significant decay of historic centre areas (i.e.: Nenkajaja)	3	3	2	4	1	5	5	5
building growth not compatible with the historic environment	4	5	1	1	4	4	6	1
lack of building regulation vis a vis illegal construction issue	6	2	3	7	2	6	4	6
lack of information of the community on the development potential (and related preservation condition) of each single parcel of the historic centre	2	4	4	5	6	7	3	4
lack of visioning the historic centre development	1	1	7	6	7	1	1	7
lack of (private and public) investments in the field of Cultural Heritage Preservation	7	7	6	3	5	2	7	3

ORDER OF RESULTS - PROBLEMS

lack of (private and public) investments in the field of Cultural Heritage Preservation	40
lack of building regulation vis a vis illegal construction issue	36
lack of information of the community on the development potential (and related preservation condition) of each single parcel of the historic centre	35
lack of visioning the historic centre development	31
consistency between the modern technologies and old buildings	28
significant decay of historic centre areas (i.e.: Nenkajaja)	28
building growth not compatible with the historic environment	26

Solutions/Strategies/Suggestions:

a.

He suggests to be original in new constructions, involving people and experts.

b.

He says that there is a long term process: after we have money, after we have regulations and rules, after the awareness campaigns and after that we will have a good strategy from municipality and there will be no more destruction, then we will come to the point of constructing new buildings and deciding how to construct them (it is not clear what he means).

c.

What can be good for someone can not be good for everybody. He suggests to involve as much as possible people and to collect the maximum possible number of opinions is the right way to proceed. Suggestion: to increase participation, to involve as much as possible actors to take part in the development.

d.

He thinks that the population is not aware of the historic area. They believe that it's not important and that the houses of Nenkajaja belong only to the Serbs. He thinks that the fortress of Prizren is one of the most attractive things in this area: Nenkajaja is important and should be publicized. The most important thing to do is the awareness campaign. In the dokufest video clip that he has prepared, for

example, they have put all scenes of the historic centre, of what we had and what we don't have any more. We should do something more.

e.

He suggests to have more discussion with citizens, with municipality. To be aware of what do we have, it's important for example to have a good and well planned signage system.

f.

He says that when we are talking about the historic zone, we talk about destroyed buildings; usually they reconstruct the same buildings. He suggests to incorporate also new architectures within the old. Awareness campaign is the most important point to start from.

g.

He suggests to start from the revitalization of Nenkalaya. He thinks that the priority is to put this part of the city in function since it's a kind of cancer of the city.

h.

He thinks that municipality has the power and the money enough. What he thinks should be changed is the attitude. He suggests to increase the number of competitions, awards, tenders.

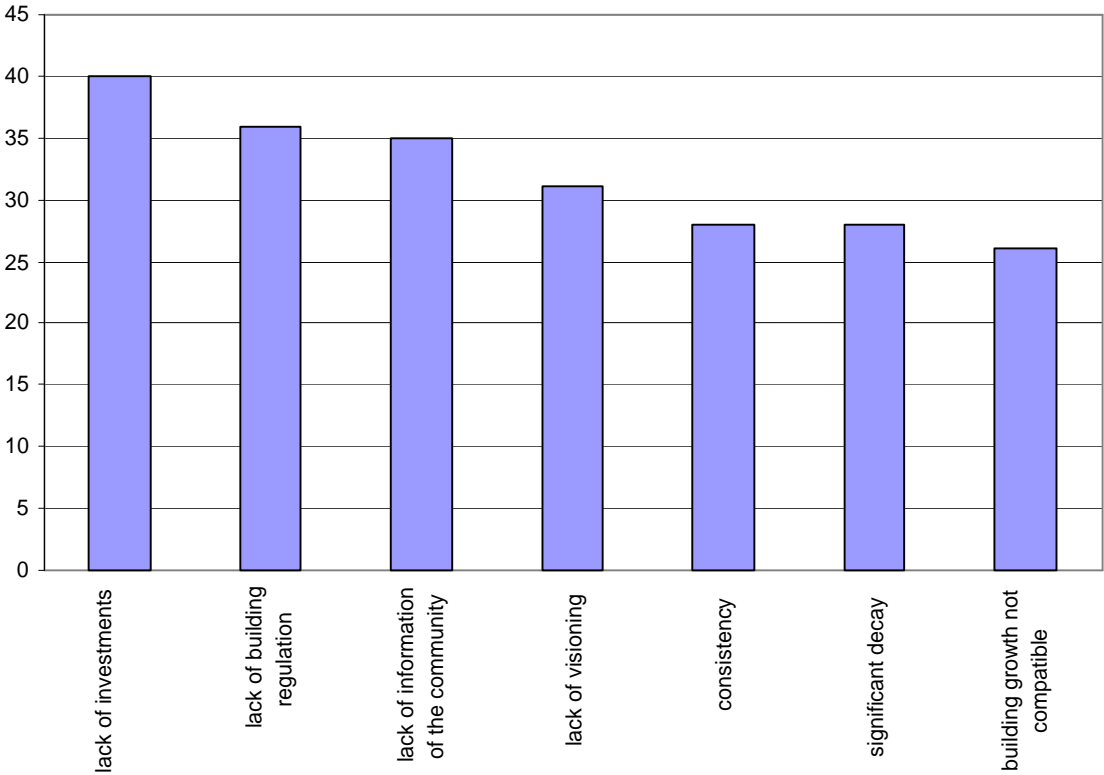
SOLUTIONS SUGGESTED	a.	b.	c.	d.	e.	f.	g.	h.
increase the involvement of the external stakeholders	6	8	8	7	2	1	8	7
provide external technical assistance from experts in the field of rehabilitation and reconstruction in the historic environment	8	7	5	3	8	4	7	4
set up recommendations for designing appropriate solutions in building rehabilitation and/or building reconstruction	7	1	1	6	4	5	6	1
launch awareness campaign on the values of CH	1	5	6	8	5	8	5	6
place adequate tourist sign to cultural sites	5	4	2	2	3	2	4	5
increase the number of tenders and competitions for designing appropriate solutions in building rehabilitation and urban design including street lighting and street furniture	3	3	3	5	7	6	3	8
revitalization / reconstruction of certain areas of the historic centre	4	2	4	1	6	7	2	3
coordinate the central level legislative framework with implementation rules and practices	2	6	7	4	1	3	1	2

ORDER OF RESULTS - SOLUTIONS

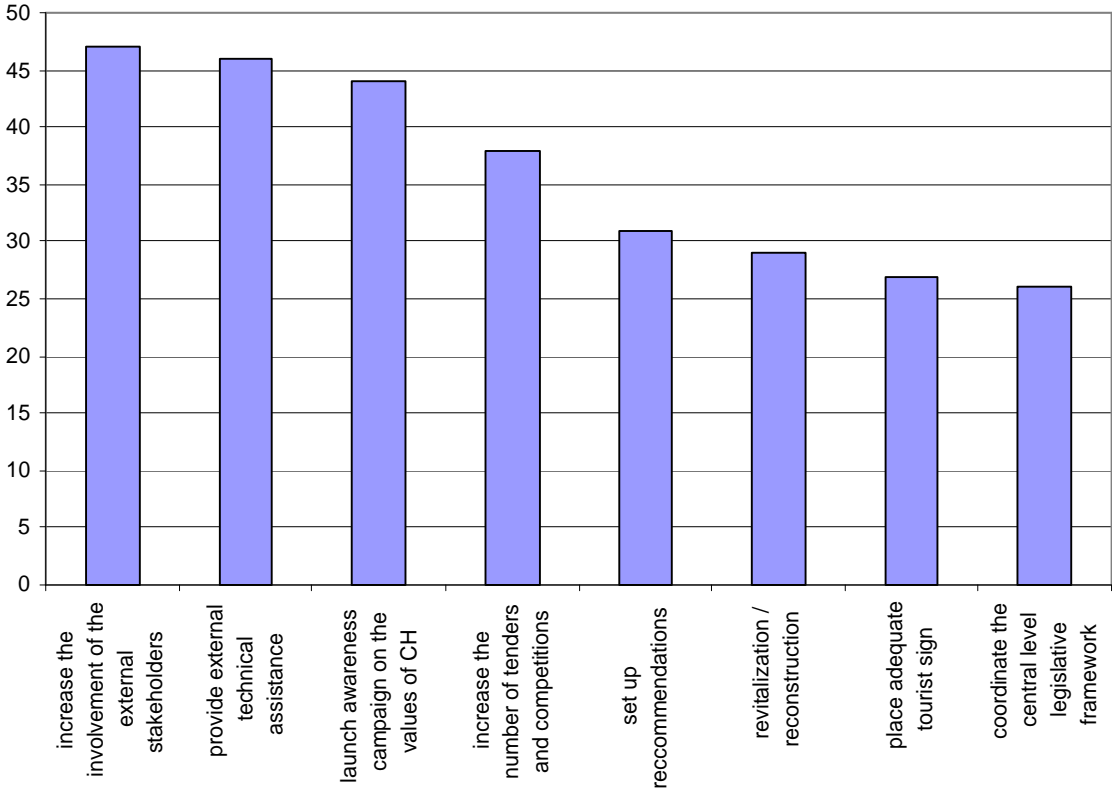
increase the involvement of the external stakeholders	47
provide external technical assistance from experts in the field of rehabilitation and reconstruction in the historic environment	46
launch awareness campaign on the values of CH	44
increase the number of tenders and competitions for designing appropriate solutions in building rehabilitation and urban design including street lighting and street furniture	38
set up recommendations for designing appropriate solutions in building rehabilitation and/or building reconstruction	31
revitalization / reconstruction of certain areas of the historic centre	29
place adequate tourist sign to cultural sites	27
coordinate the central level legislative framework with implementation rules and practices	26

Data elaboration

Problems:



Suggestions:



ECONOMIC SECTOR STAKEHOLDERS NOMINAL GROUP MEETING

16 August 2005

2:20 pm

Participants

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Bujar Myftiu (NTPSH Profimetal)
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Bujar Gjurgjeali (NPHN EGI BAU)
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Samir Spahiu (SHPK PEGAS)
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ppdp GROUP: *Marina Pelfini* (moderator), *Enes Toska*, *Chiara Mossetti*.

note: to report faithfully the opinion of the participants, direct and indirect speech are used according to the need. This can create in some cases syntaxes inappropriateness in the text, but the PPDP group decided to privilege clarity on good prose.

Introduction

Introduction to the project and to the partnership of the project. The aim of the Pilot Preservation and Development Plan for Prizren. Explanation of the guidelines that will be presented during the seminar in September. Introduction to the participatory method. The group of today: economy sector stakeholders.

Presentation of participants at the economy nominal group.

The participants are asked to focus on Prizren historic area: which are the activities, how are people living there, working there or going there during their free time, etc. Once they got the image, they are asked to identify which are the problems, to chose the most important one and say it.

b.

Problems identified: *lack of consistency between the modern materials and technologies and old buildin features and car/trucks traffic crossing the historic centre*

In the historic core of Prizren we have different historic and new materials; there is a problem of contradiction. Also the definition of styles is a problem, there is not a control on style, orientation, etc. There are different type of people and of functions but it is an important historic area and should be preserved.

Problem of demolition of old buildings: for example in the centre of Prizren there was an ancient market place similar to the Sarajevo one, but now we have a new building with a bank. He identifies also a problem of traffic and car circulation.

c.

Problems identified: *urban and social complexity of the area*

He thinks that since in this area we have different kind of buildings, old and new, monuments, we should choose the period on which to base our guidelines. He asks, for examples, in which kind of style you will propose for houses? For each street you should define a style.

He says that it doesn't matter if they use stone materials or traditional roof covering, but to build a 5 stories building close to the hammam shouldn't be allowed.

d.

Problems identified: *land ownership (private or uncertain) that sometimes prevents the building rehabilitation*

He underlines the problem of properties especially in Nenkalaja. The municipality doesn't have the power to do something in that area since the houses are private. Every tourist that comes here goes to Nenkalaja, so the first thing to work on is Nenkalaja. The problem of property is more evident in Nenkalaja, but there is the same problem in other parts of the city. He also agrees on the fact that the construction of new houses should be not in contrast with the historic buildings.

e.

Problems identified: *low quality of urban services (water supply, sewerage, waste collection).*

The main problem is the infrastructure problem: sewage and water supply problem including also the garbage collection problem. There is a lack of municipality participation on these matters.

f.

Problems identified: *lack of appropriate development and preservation rules and severe incorruptible monitoring of the construction activities*

From the point of view of citizens, he is afraid that citizens don't respect the regulations, the Serbs were always the privileged parts and he is afraid that they will build bigger houses and they will built whatever they want. He adds that professional institution should monitor the application of regulations and avoid any part to prevaricate over the others in the formulation of rules and regulations.

PROBLEMS IDENTIFIED:	a.	b.	c.	d.	e.	f.
lack of consistency between the modern materials and technologies and old buildin features	5	5	5	4	3	1
car/trucks traffic crossing the historic centre	4	1	1	3	2	3
land ownership (private or uncertain) that sometimes prevents the building rehabilitation	1	3	4	1	5	4
low quality of urban services (water supply, sewerage, waste collection)	6	2	3	2	6	2
lack of appropriate development and preservation rules and severe incorruptible monitoring of the construction activities	3	6	3	6	4	6
urban and social complexity of the area	2	4	6	5	1	5

ORDER OF RESULTS - PROBLEMS

lack of appropriate development and preservation rules and severe incorruptible monitoring of the construction activities	28
lack of consistency between the modern materials and technologies and old buildin features	23
urban and social complexity of the area	23
low quality of urban services (water supply, sewerage, waste collection)	21
land ownership (private or uncertain) that sometimes prevents the building rehabilitation	18
car/trucks traffic crossing the historic centre	14

Solutions/Strategies/Suggestions:

a.

He suggests to enhance tourism.

b.

Answering to Mr. Esad Hafiz, he say that is better not to wait from the central level, but to work at a local level, the suggestion is decentralisation.

c.

As regard the reconstruction of Nenkajaja, he would suggest to keep the volume of buildings and to create appropriate regulation. There should be a long term economic and development plan, not only a short term.

d.

He suggests to put Prizren in the UNESCO World Heritage List. It can be also an economic incentive. Tourism can also be improved, the existing tourist resources should be promoted and Prizren should become a self sustainable area.

e.

He suggests the enforcement of regulation, of power of municipality and participation of central authorities to the development or improvement of monuments. Participation of the community and awareness. As regard infrastructure, he would suggest a campaign for awareness.

f.

He thinks that we should have first a general development plan at a national level, after that there will be funds and implemented plans for the local level.

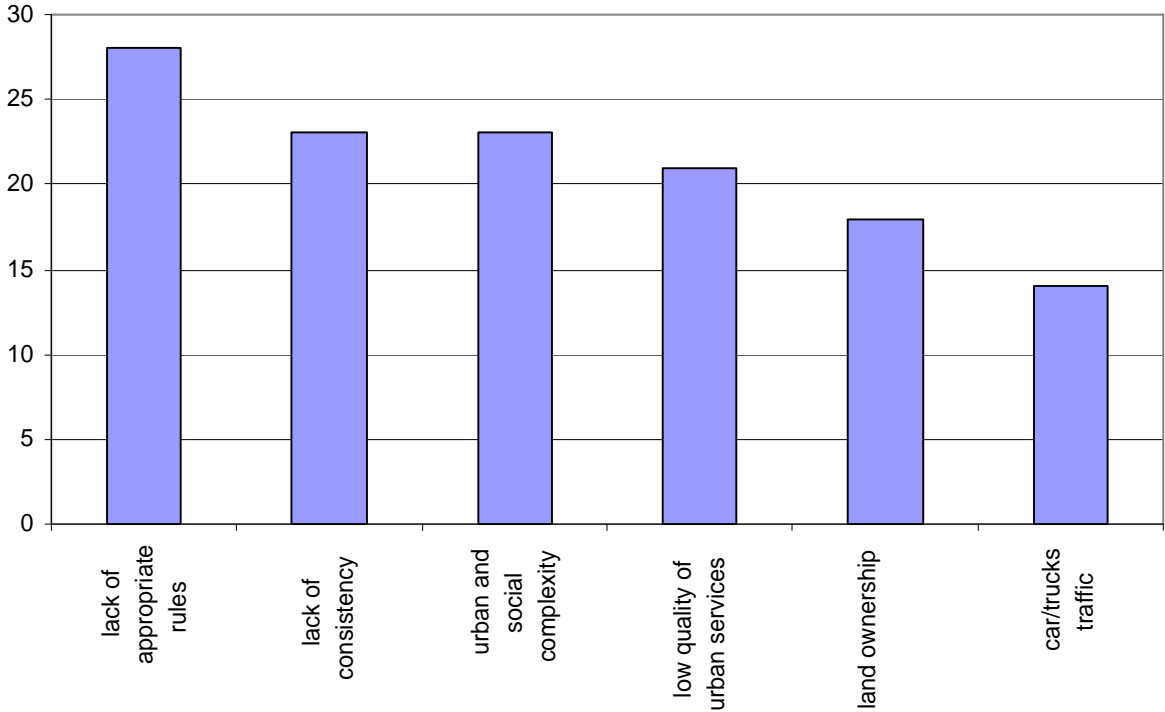
SUGGESTIONS IDENTIFIED:	a.	b.	c.	d.	e.	f.
enforcement of existing local and urban building regulations	6	8	6	7	7	8
enhance community participation and awareness campaign	2	2	4	6	3	4
invest public money on preservation and development issues	5	4	5	4	2	6
make Prizren historic values appreciated at the international level	4	7	8	8	8	7
create 'ad hoc' regulation	3	6	7	2	6	2
adopt long term economic and development programmes	7	3	3	5	5	3
promoting tourism making local historic attractions appealing	8	5	2	3	4	5
take advantage of the decentralization programme in progress	1	1	1	1	1	1

ORDER OF RESULTS - SUGGESTIONS

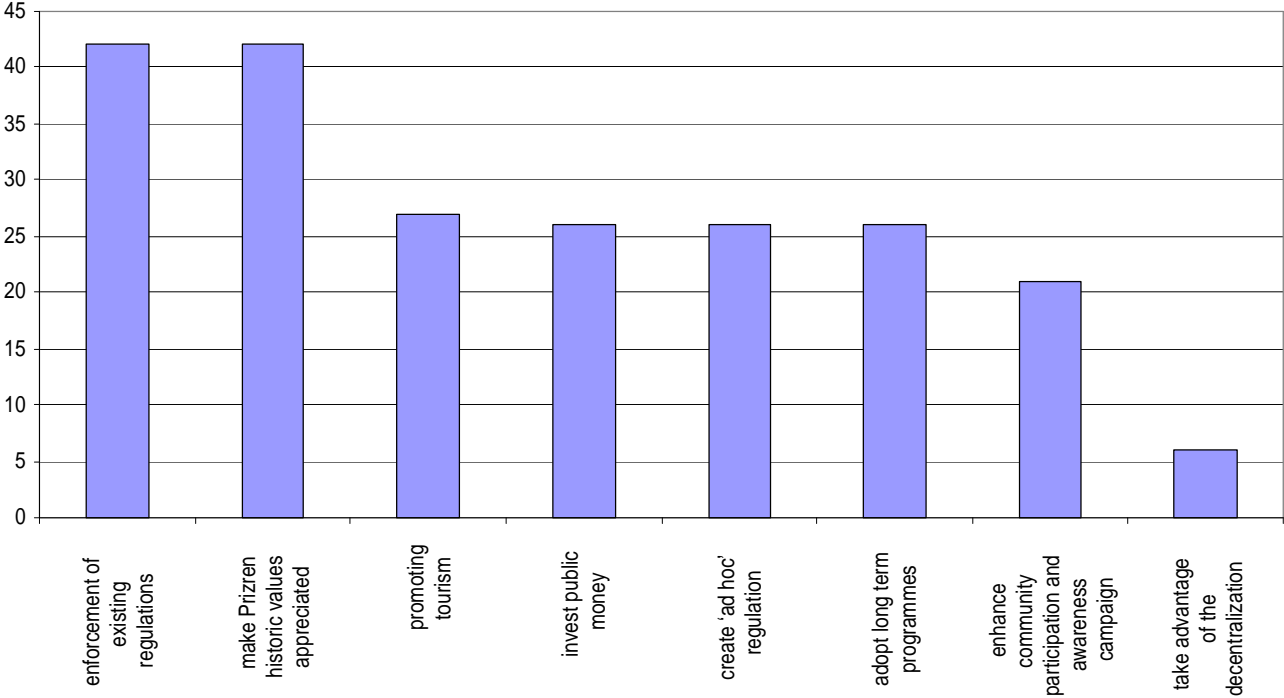
enforcement of existing local and urban building regulations	42
make Prizren historic values appreciated at the international level	42
promoting tourism making local historic attractions appealing	27
invest public money on preservation and development issues	26
create 'ad hoc' regulation	26
adopt long term economic and development programmes	26
enhance community participation and awareness campaign	21
take advantage of the decentralization programme in progress	6

Data Elaboration

Problems:



Suggestions:



TOURISM SECTOR STAKEHOLDERS NOMINAL GROUP MEETING

23 August 2005

2:10 pm

Participants

Vahit Karandai (C. T. "VECTOR")

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Memet Reura (Sheherzada)

tel.: 044 614416

Jahir Hasani (N.H.T. "Sharri")

tel.: 044 501997

ppdp GROUP: Marina Pelfini (moderator), Enes Toska, Chiara Mossetti.

note: to report faithfully the opinion of the participants, direct and indirect speech are used according to the need. This can create in some cases syntaxes inappropriateness in the text, but the PPDP group decided to privilege clarity on good prose.

Introduction

Introduction to the project and to the partnership of the project. The aim of the Pilot Preservation and Development Plan for Prizren. Explanation of the guidelines that will be presented during the seminar in September. Introduction to the participatory method. The group of today: tourism stakeholders.

Presentation of participants at the tourism nominal group.

The participants are asked to focus on Prizren historic area: which are the activities, how are people living there, working there or going there during their free time, etc. Once they got the image, they are asked to identify which are the problems, to chose the most important one and say it.

a.

There is heavy traffic in the centre, trucks (up then 3.5 tons) pass through the centre.

b.

A problem is the use of generators that pollutes the air and makes noise; it is also a problem for the attraction of tourists.

c.

Lack of public services. It's low quality of services, not completely lack of services.

d.

He thinks that Nenkajaja is a problematic part, it's a kind of bad mirror of Prizren. The today condition of that part of the city is a stress for the city, it remains a symbol of the war; moreover it is a frozen part, nobody can buy, nobody can sell, but it could be a potential tourist area. Another problem is that this destroyed houses are used for garbage, it is a kind of wild area in the core of the city.

He identifies also a lack of legal infrastructure and of a special department for tourism. It's important to have a special department only for tourism, it should be proposed to the municipality. Another big problem is the non cooperation between hotels and tourism offices, travel agencies.

e.

For him the priority is the refurbishing or reconstruction of the kalaja. The kalaja is a symbol for Prizren and now is in very bad condition and not in use. There could be cafes and places for tourists in the kalaja and on the way to kalaja. The quality of public services is also a problem.

f.

He noticed that there are a lot of people coming in the centre of Prizren but there is a serious lack of parking places.

g.

As for the tourist sector, he thinks that there are many tourists coming from Kosovo but also from out of Kosovo. They usually visit the Kalaja, Nenkalaja, the Albanian league, etc., but there are not enough services for them and there is also a lack of promotion. Another issue is the lack of the maintenance of monuments.

PROBLEMS IDENTIFIED:	a.	b.	c.	d.	e.	f.	g.
lack of tourism facilities	2	3	3	4	5	1	5
heavy traffic and lack of parking spaces in the historic centre	4	1	1	3	3	4	4
bad impact from the highly damaged areas	5	2	2	2	2	3	1
poor higienic condicions in some neglected areas (i.e.: Nenkalaja)	1	4	4	5	4	2	2
lack of quality of urban services	3	5	5	1	1	5	3

ORDER OF RESULTS - PROBLEMS

lack of tourism facilities	23
lack of quality of urban services	20
poor higienic condicions in some neglected areas (i.e.: Nenkalaja)	17
heavy traffic in the centre and lack of parking spaces	22
bad impact from the highly damaged areas	23

Solutions/Strategies/Suggestions:

b.

He suggest as solution the application and enforcement of existing laws.

g.

Since in July and August there are much more tourists and people that during the winter work out of Kosovo and come back in summertime, more electricity should be available in this period. The suggestion is to propose to have different treatment for electricity in the historic area. A special status of services for the historic area. If the municipality has not enough money for this purpose, maybe it's possible to ask for contribution to private owners and businessmen of the historic area.

c.

As regard the low quality of services the suggestion is to find more incomes, maybe involving businessmen and convince them to pay more for services and taxes.

a.

Reflecting on methods to convince businessmen and private people to pay for services he suggests to apply punishments and sanctions. For example businessmen who want to apply for tenders have to show a certificate that they paid taxes and public services. The same for private people: if they want documents they have to show the certificate that they paid taxes and services.

d.

He thinks that this are sort of drastic solutions; maybe the starting point is to rise the economic condition of families. Since all the services cost around 60-70 euros a month, many families cannot afford it.

e.

One solution is, for example, to reduce the quantity of garbage in order to pay less tax on garbage collection. To reduce the quantity of garbage the solution is to make the selection of garbage, to collect garbage separately.

f.

For them, as businessmen, the need is to have services all the day. Everyone should pay for services; everyone should have the possibility to pay services. From international community we had financial helps, but now we need more help for strategies and management methods.

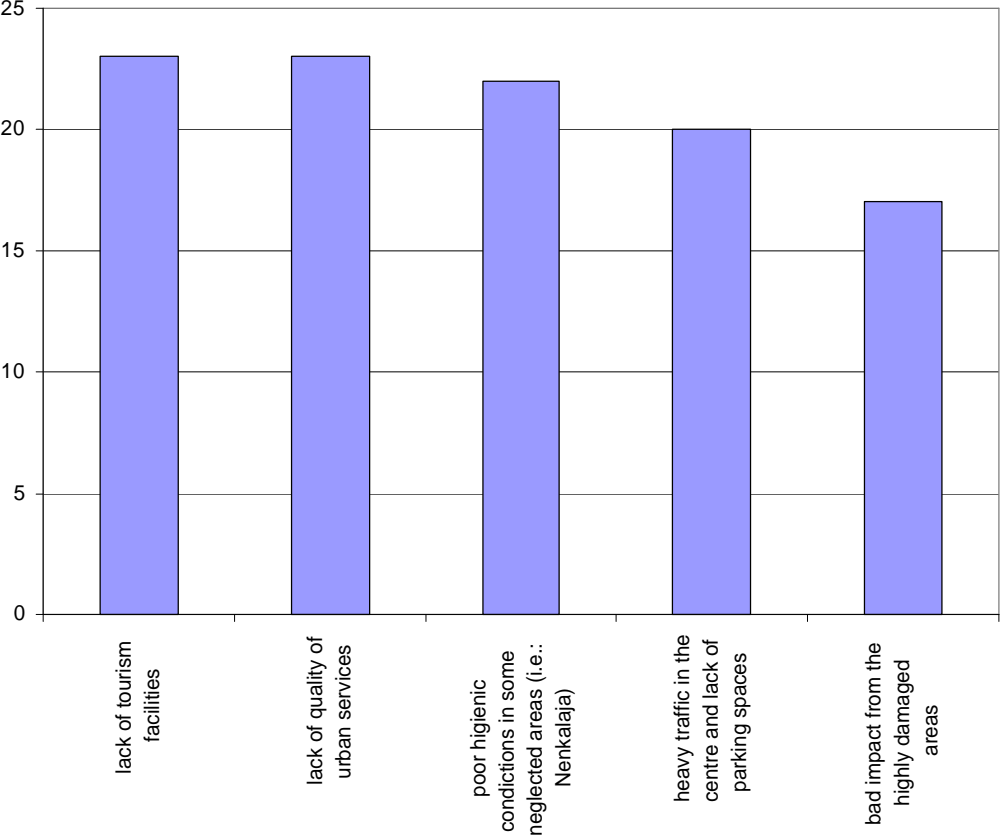
SOLUTIONS SUGGESTED	a.	b.	c.	d.	e.	f.	g.
provide special status for the historic centre for tourism purposes (e.g.: uninterrupted electric supply in the summer season)	3	3	4	2	4	4	3
find adequate strategies to make the citizens pay taxes, increase the municipal revenue and invest in urban services	4	4	3	4	1	3	4
involve the owners of historic centre commercial activities in partnership with Public Utilities Company to improve the quality of urban services	2	2	2	3	3	2	2
differentiated refuse collection to reduce its cost	1	1	1	1	2	1	1

ORDER OF RESULTS - SOLUTIONS

provide special status for the historic centre for tourism purposes (e.g.: uninterrupted electric supply in the summer season)	23
find adequate strategies to make the citizens pay taxes, increase the municipal revenue and invest in urban services	23
involve the owners of historic centre commercial activities in partnership with Public Utilities Company to improve the quality of urban services	16
differentiated refuse collection to reduce its cost	8

Data Elaboration

Problems:



Suggestions:

