

REPORT OF THE ICOMOS ADVISORY MISSION TO VILNIUS HISTORIC CENTRE (LITHUANIA, 541bis)

From 2 to 5 April 2013



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1. ACKNOWLEDGEMENTS

The ICOMOS mission expert would like to sincerely thank the authorities of the Republic of Lithuania and the municipality of Vilnius as well as all stakeholders (experts, consultants and local community) involved in or who commented on the project “Park of Architecture” (hereafter called the Project) in Vilnius Old Town for their support, availability, assistance and hospitality provided during the mission.

Special thanks also go to Ms. Rūta Matonienė and Mr. Gediminas Rutkauskas, who accompanied the mission and provided it with valuable information on the present situation of the project on site as well as during meetings and presentations.

2. EXECUTIVE SUMMARY AND LIST OF RECOMMENDATIONS

The Skaiteks project concerns a former industrial site at the Vilna River at the boundaries of the World Heritage property. The area is a mainly abandoned industrial site with heavy polluted soil. It is however an area with environmental values, river and hillside and its situated close to the central part of the city. The decline of the area has led to the situation that no present use of the buildings is possible. The state of conservation of the area is poor.

For the benefit of the whole area, it is important that it is cleaned and new constructions be erected. The approved detail plan takes into consideration the main elements of the area and is in accordance with the goals for development of the area. The development of the project has entailed a long internal process among different stakeholders. The approval in November 2012 of the detail plan is a result of the discussions.

The ICOMOS mission finds that the approved detail plan has met the requirements of the different national and local stakeholders. This also involves the Lithuanian ICOMOS national committee, which opinion and advice has been included in the conception of the plan. The mission also finds that the heritage values of the area have been largely lost due to the poor state of conservation resulting from years of abandonment and lack of use. The OUV of the site has not been identified, as the suburbs of Vilnius Old town are not considered to be part of the Outstanding Universal Value of the inscribed property.

The proposed detail plan constitutes a good standpoint for the development of the area. Urban structures are kept and the demolished buildings at the main street will be reconstructed. The height of buildings will be the same as the existing buildings and will lower toward the riverside. There will be greeneries and lanes along the riverside for pedestrians. The plan gives a good framework for development of the area.

The mission recommends that the discussions with all stakeholders, which have taken place in the development of the project, continue throughout the implementation of the detail plan. The main issues to be agreed upon are the architectural design of the individual blocks and the buildings as well as of the greeneries.

Skaiteks project is only the first stage in the implementation of a much larger “Park of Architecture” – project. Most of the industrial plants within the area are still in use and thus the situation is different from that of Skaiteks area. Different alternatives for the development of the area must be studied and Heritage Impact Assessments are thus required for these projects.

This recommendation is applicable to all minor and major development projects foreseen for implementation within the World Heritage property, its buffer zone and its setting.

As has been noted in the Retrospective Statement of Outstanding Universal Value, precise regulations concerning the construction of high-rise buildings, beyond the proposed buffer zone, will need to be developed and strongly enforced to ensure the conservation of the visual characteristics of the property and its setting. These will need to complement the provisions made in the Vilnius Official Plan to ensure the retention of visual relationship among protected areas, valuable views, panoramas and silhouettes.

In addition, this should be complemented with a strategy for heritage impact assessments to make certain that large constructions, regardless of their location, do not impact the Outstanding Universal Value, authenticity or integrity of the property.

In addition, the mission considers that the 18th and 19th century structures and layers of the city, located in the outskirts of the Historic Centre, which maintain important elements that contribute to the significance of the property, should also be considered for protection. In particular, the Užupis area, which still maintains perfectly authentic traditional housing areas, should be preserved and maintained for its heritage values.

3. BACKGROUND TO THE MISSION

3.1 Inscription history

Vilnius Historic Centre was inscribed on the World Heritage List in 1994. The buffer zone for the property was approved as a minor boundary modification during the 36th session of the World Heritage Committee (Decision 36 COM 8B.61)

3.2 Inscription criteria and/or Statement of Outstanding Universal Value

At its 14th Meeting in June 1990, the Bureau of the World Heritage Committee referred this nomination back to the Soviet authorities to provide additional information on the town planning schemes, which exist in the immediate vicinity of the historic centre and called upon ICOMOS to provide an additional evaluation of the property. This information was subsequently provided and evaluated by ICOMOS in 1994. The property was inscribed on the World Heritage List in 1994 under criteria (ii) and (iv).

The World Heritage Committee made no precise definition of the criterion, although the ICOMOS evaluation of the nomination recommended inscription considering that:

Criterion (ii): Vilnius is an outstanding example of a medieval foundation, which exercised a profound influence on architectural and cultural developments in a wide area of Eastern Europe over several centuries.

Criterion (iv): In the townscape and the rich diversity of buildings that it preserves, Vilnius is an exceptional illustration of a central European town, which evolved organically over a period of five centuries.

A retrospective Statement of Outstanding Universal Value for the property has been prepared by the State Party and will be examined by the World Heritage Committee at its 37th session (Phnom Penh, 2013).

3.3 Authenticity and Integrity issues at time of inscription

Integrity was not evaluated at the time of inscription. In regard to authenticity, the ICOMOS evaluation notes: “The overall authenticity of the historic urban fabric and surviving historic buildings is high, in terms of design, materials, techniques, and setting. It represents the often-turbulent history of the Lithuanian capital and its evolution in political and cultural terms over several centuries”.

3.4 Justification of the mission

The mission was carried out at the request of World Heritage Centre and ICOMOS and with the agreement of the authorities in Lithuania. It was also a result of the desk review of the Park of Architecture Project carried out in October 2012, as it was evident that a site mission was needed given its scope and considering its location within the inscribed property.

The mission could enable to visit the place and discuss the Project with different authorities and stakeholders involved.

4. “PARK OF ARCHITECTURE” PROJECT

The “Park of Architecture” project” is a Private Public Partnership project between the municipality of Vilnius and an investment company. The project concerns a large area, called Paupys (formerly Paplauja) that stretches along the border of river Vilnia. The western part areas (Skaiteks area) are within the boundaries of the World Heritage property, while the eastern parts are within the boundaries of the buffer zone. The Project is planned for implementation in different stages. The first stage includes only the Skaiteks area. The focus of the Advisory mission was the potential impact on the Skaiteks area.

4.1 THE AIM OF THE PROJECT (SKAITEKS AREA)

The aim of the project is to convert a large Soviet-period industrial site, partly abandoned and partly functioning, to an area of commercial and residential use, as well as seeking to reintegrate the territories of the historic suburb Paplauja into the urban structure of Vilnius Historic Centre. The conversion of the territories is foreseen to envisage a positive change for urban areas and the living environment, economic and social revitalization of abandoned industrial zones. The project is planned for implementation in different stages starting with the Skaiteks area. This is the area where most of the industrial plants are already abandoned and are, due to lack of use, in a poor condition.

4.2 ANALYSES OF THE SKAITEKS AREA

The Skaiteks area is part of the historic suburbs of Vilnius. The traditional land use in the area has been farming, with small mills made functional by the rapids of the river. Traditionally, the one-storey houses were built out of wood and they were scattered together to form villages. In the 19th century a canal was built through the area to improve the support of waterpower to the mills. The land use was still a mixture of industry and farming. In the early 20th century, and especially after World War II, the area was converted to merely an industrial site. The former canal was filled and a lane, Aukštaičių Street, was built instead. Industrial plants were constructed along the street prior to the mid and the second half of the 20th Century. These buildings form closed blocks especially along Aukštaičių Street, while separate buildings were built closer to the riverside.

The industrial plants served Soviet military purposes and were closed to the public. There was also a “Club” for workers within the area. After the fall of the Soviet Union, and the independence of Lithuania, the use and importance of the area changed. Little by little the industrial plants were abandoned. Today most of the industrial buildings are empty and in a poor condition. Only one major building is still in use for light industry and offices. Because of neglect of use and maintenance the buildings are in a very poor condition. This concerns also the green areas. The area is today used by nearby citizens walking their dogs.

Due to the long lasting industrial use the soil has been heavily polluted. Tests have showed that the polluted soil is both outside and under the buildings. As the polluted area also extends under the constructions of the buildings these have to be dismantled for cleaning the ground. All industrial buildings except for one are abandoned and in a poor state of conservation. The State Party and the municipality of Vilnius have applied and received European Union structural funding for cleaning the soil.

4.3 HERITAGE VALUES OF SKAITEKS AREA

The historical values of the site lie in the development from a rural industrial site to an urban industrial site. There are different layers of industrial buildings, with different architectural qualities. The industrial, urban values can be identified in the parametric structures of the site along the Aukštaičių street, which stretches through the area and is the main element and structure of the area. The buildings prior to mid 20th century have been designed with architectural elements and details. However, due to the lack of use and maintenance the architectural elements are either destroyed or in a poor state of conservation.

From environmental point of view the values of the area are the greenery waterfront of the Vilnia River and the hillside. The Užupis suburb is situated on the other side of the river. As the Skaiteks area has been an industrial site very little attention has been paid to the environmental issues and the greeneries have been neglected. This has also been the concern of local public and authorities. The RSOUV of Vilnius Old Town does not refer specifically to this area as it is considered to be the outskirts of Old Town. The same goes for other areas within the World Heritage property, which were planned and built in the 19th and 20th centuries. However, these were included within the boundaries of the property to ensure better protection of the Old Town. Situated on the eastern and western side of the city core, these areas form a natural part of the extension of the Medieval City.

4.4 THE PROCESS OF THE PARK OF ARCHITECTURE PROJECT

The “Park of Architecture-project” was initiated between 7 and 9 years ago. In the Vilnius City Master Plan 2015 the area is foreseen to be an area for future development a so-called brownfield area. In this respect, the term brownfield is used in town planning for urban, declined areas, which need further development.

There have been different stages in the proceedings and the development of the project. Internationally renowned architects have designed alternatives for the structures and the architectural design of the area and the buildings. Different stakeholders, the municipality and the state authorities, e.g. State Commission to Heritage protection, Department of Heritage protection at the Ministry of Culture, NGOs such as ICOMOS Lithuania as well as the local community of the nearby Užupis area have been involved in the process together with the planning architects and investors. According to the discussions during the mission, this had been a good learning process to all the different stakeholders involved. Within the course of the process the values of the area had been identified and future development for the area was discussed. Starting from a project with high density of new construction the discussions between the different stakeholders has ended up in a situation, where all partners involved can agree upon the present proposal. This has been for the benefit of the project, the environment, authorities and the local community.

The main goals agreed for preparing the detailed plan and the concept design have been:

To develop the area in accordance with the concept of sustainable development, highlighting historically formed values, which are adapted to a new life stage. This is carried by protecting the historic street structure, to protect valuable urban structures and elements, to reduce building volumes, conflicting with surrounding areas, to attract new functions – residential, commercial, public services, from functionally separate part of the city, to protect and highlight the natural elements using them for the new urban structure formation, to create system of traditional public spaces and to protect and cherish core values – industrial heritage (protecting of the valuable building structures and elements, and the surrounding nature, creating additional green spaces, integrating buildings into the environment.

The most obvious environmental values of the site are the natural elements, the riverside with its greenery and hillside as well as the urban structure, with the element of Aukštaičių Street and the industrial buildings. There is also a consensus that the existing buildings cannot be preserved due to the poor state of conservation and the polluted soil.

The polluted soil extends inside the buildings and under the constructions, partly several meters deep. The cleaning of the area cannot be carried out without dismantling of the structures. For future use of the site there are no alternatives but to clean the soil by tearing down the buildings. According to the project and detail plan the oldest industrial buildings will be reconstructed to former shape and with architectural elements.

There was no heritage Impact Assessment carried out in relation to the OUV of Vilnius, as this area has not been recognized to contain any of the attributes that sustain the OUV of the property.

4.5 THE DETAIL PLAN OF SKAITEKS AREA

According to the principles agreed a detailed plan has been drawn up taking into account the goals as mentioned above. The municipality of Vilnius has approved the detailed architectural plan in November 2012.

According to the plan the main structure of the area will be kept, with the street crossing the area. The industrial buildings along the street, which have to be demolished due to the polluted soil, will be rebuilt according to their former height and form. The residential area closer to the river will give new urban structures to the area forming blocks and courtyards. The height and material of the new residential houses are restricted in the detailed plan. The height of the buildings is expected to be lower the closer they are to the river. The plan will leave the riverside for pedestrians and a green belt is planned along the waterfront.

The detailed plan gives the framework and the structure for the development of the area. The link between project and detailed planning has been important. The architectural design will finally visualise the site and give the area its characteristics. The discussions shall continue in implementing the plan.

The desk mission of ICOMOS considered that this area might have been an area, which could contribute to the OUV of the property. However, the Advisory mission notes that the main elements of the area, which are the urban structural elements of the site, the greenery by the riverside and the surrounding landscape, will be taken into account in the approved detail plan so there are no foreseen impacts on the OUV of the property from the renewal of the area.

5. CONCLUSIONS AND RECOMMENDATIONS

The Skaiteks project concerns a former industrial site at the Vilna River at the boundaries of the World Heritage property. The area is a mainly abandoned industrial site with heavy polluted soil. It is however an area with environmental values, river and hillside and its situated close to the central part of the city. The decline of the area has led to the situation that no present use of the buildings is possible. The state of conservation of the area is poor.

For the benefit of the whole area, it is important that it is cleaned and new constructions be erected. The approved detail plan takes into consideration the main elements of the area and is in accordance with the goals for development of the area. The development of the project has entailed a long internal process among different stakeholders. The approval in November 2012 of the detail plan is a result of the discussions.

The ICOMOS mission finds that the approved detail plan has met the requirements of the different national and local stakeholders. This also involves the Lithuanian ICOMOS national committee, which opinion and advice has been included in the conception of the plan. The mission also finds that the heritage values of the area have been largely lost due to the poor state of conservation resulting from years of abandonment and lack of use. The OUV of the site has not been identified, as the suburbs of Vilnius Old town are not considered to be part of the Outstanding Universal Value of the inscribed property.

The proposed detail plan constitutes a good standpoint for the development of the area. Urban structures are kept and the demolished buildings at the main street will be reconstructed. The height of buildings will be the same as the existing buildings and will lower toward the riverside. There will be greeneries and lanes along the riverside for pedestrians. The plan gives a good framework for development of the area.

Based on these conclusions, the mission recommends that the discussions with all stakeholders, which have taken place during the process, continue when it comes to the implementation of the plan, such as the architectural design of the individual blocks and buildings as well as the greeneries. Future cooperation among all involved will be crucial to ensure the creation of a good urban environment with roots and elements in history and nature. In addition, throughout the implementation of the “Park of Architecture” – project thorough studies and Heritage Impact Assessments will need to be carried out.

This recommendation is applicable to all minor and major development projects foreseen for implementation within the World Heritage property, its buffer zone and its setting. As has been noted in the Retrospective Statement of Outstanding Universal Value, precise regulations concerning the construction of high-rise buildings, beyond the proposed buffer zone, will need to be developed and strongly enforced to ensure the conservation of the visual characteristics of the property and its setting. These will need to complement the provisions made in the Vilnius Official Plan to ensure the retention of visual relationship among protected areas, valuable views, panoramas and silhouettes. In addition, this should be complemented with a strategy for heritage impact assessments to make certain that large constructions, regardless of their location, do not impact the Outstanding Universal Value, authenticity or integrity of the property.

In addition, the mission considers that the 18th and 19th century structures and layers of the city, located in the outskirts of the Historic Centre, which maintain important elements that contribute to the significance of the property, should also be considered for protection. In particular, the Užupis area, which still maintains perfectly authentic traditional housing areas, should be preserved through adequate protection measures and maintenance for its heritage values.

Annex 1. Composition of mission team and programme of and participants at the ICOMOS Advisory Mission

ICOMOS: Margaretha Ehrström, MA

APRIL 2, Tuesday

Time	Activity	Place/Remarks
11:00	Arrival to Vilnius International Airport. Leaving for the hotel	Representative from the Municipality meets in the airport. Hotel <i>Europa Royale</i> . Ausros Vartų str.6
12:30 - 13:30	Lunch	Old town
14:00	Short introduction of the territory on the way to the Municipality	By car to Vilnius Municipality, Konstitucijos ave.3
14:30	Introduction presentations: <ul style="list-style-type: none"> - Vilnius historical background - Vilnius urban planning and development - Discussions 	<ul style="list-style-type: none"> - Mr. Artūras Blotnys, Chief architect of Vilnius city Municipality - Mr. Gediminas Rutkauskas, Director of the old town renewal agency - Mr. Mindaugas Pakalnis, Chief architect of the municipal company “Vilniaus planas “ - Ms. Rūta Matonienė, Deputy director of the Urban Development Department - Mr. Darius Daunoras, Head of the Cultural Heritage division of the Urban Development Department; - Ms. Marija Drėmaitė, General Secretary of the UNESCO National Commission in Lithuania - Ms. Rugilė Balkaitė, Heritage programs leader at the UNESCO National Commission in Lithuania - Mr. Audrius Globys, director of the development company „ Naujasis Užupis“ JSC, partner of the project „ Park of Architecture“
16:00	Welcome by Vilnius city Mayor	
19:00	Dinner	Restaurant tbc.

April 3 (Wednesday)

9:00	Meeting in the lobby	Hotel lobby
9:30-12:30	“Park of Architecture”. Site tour and territory analysis, presentation on site.	Site tour by car and on foot. Presentation in former factory building, Aukštaičių str.

Annex 2. World Heritage Committee decisions

30COM 7B.86

The World Heritage Committee,

1. Having examined Document *WHC-06/30.COM/7B*,
2. Recalling Decision **29 COM 7B.79**, adopted at its 29th session (Durban, 2005),
3. Notes the positive efforts made by the Ministry of Culture and the Municipality of Vilnius during the last two years to strengthen the legal and regulatory framework for heritage conservation, specifically the steps undertaken to address the concerns expressed by the Committee with regard to the high-rise buildings constructed and planned in the vicinity of the historic centre of Vilnius and their visual impact on the World Heritage property;
4. Recalling the provisions of the Vienna Memorandum on "World Heritage and Contemporary Architecture, Managing the Historic Urban Landscape" (2005) to protect historic urban landscapes,
5. Acknowledges the work undertaken to set up a plan of action for the revision of the buffer zone of the property;
6. Notes with appreciation the information provided on the follow-up to the "Strategy for Wooden Architecture Heritage Preservation" adopted in 2004;
7. Notes with great concern the continued lack of integration and co-ordination of initiatives in the heritage and other sectors at both State and local levels which hinder protection efforts for the World Heritage property;
8. Urges the State Party to initiate development of a fully integrated management plan, to govern and co-ordinate all decisions affecting the Old Town development and conservation, through participatory consultation processes over the next two years, and requests the State Party to explore how the Vilnius Old Town Renewal Agency (OTRA) may be given the authority and independence to develop and manage the implementation of such a plan under the shared supervision of the Ministry of Culture and the Office of the Mayor of Vilnius;
9. Further requests the State Party to provide to the World Heritage Centre by **1 February 2008** a detailed report on the development of an integrated management plan for Vilnius Old Town as described in the recommendations above, including the redefinition of the buffer zone surrounding the historic core, for examination by the World Heritage Committee at its 32nd session in 2008.

32COM 7B.99

Vilnius Historic Centre (Lithuania) (C 541)

The World Heritage Committee,

1. Having examined Document *WHC-08/32.COM/7B*,
2. Recalling Decision **30 COM 7B.86**, adopted at its 30th session (Vilnius, 2006),
3. Notes the continued efforts made by the Ministry of Culture and the Municipality of Vilnius related to the legal and planning framework for the conservation of the property, and in particular the development of a Master/General Plan for the City of Vilnius;
4. Notes with concern that an integrated management plan for the property has not been produced as a means of ensuring adequate management and protection;
5. Strongly urges the State Party to initiate, as requested during its 30th session (Vilnius, 2006) development of the fully integrated management plan, to govern and co-ordinate all decisions affecting the Old Town development and conservation, through participatory consultation processes.

6. Requests the State Party to ensure an adequate coordination mechanism for the implementation of the integrated management plan at both the local and national levels;
7. Also requests the State Party to submit to the World Heritage Centre the new Regulation on the Protection of the Vilnius Old Town, as well as the Master/General Plan and updated documentation on the development of high-rise buildings in the buffer zone for review by the World Heritage Centre and the Advisory Bodies;
8. Further requests the State Party to submit to the World Heritage Centre, by **1 February 2009**, a detailed report on the development of an integrated management plan for Vilnius Old Town as described in the recommendations above, for examination by the World Heritage Committee at its 33rd session in 2009.

33COM 7B.112

Vilnius Historic Centre (Lithuania) (C 541)

The World Heritage Committee,

1. Having examined Document WHC-09/33.COM/7B,
2. Recalling Decision **32 COM 7B.99**, adopted at its 32nd session (Quebec City, 2008),
3. Regrets that the State Party did not provide the documentation on the "Regulation on the Protection of the Vilnius Old Town" and the updated documentation on the development of high-rise buildings in the buffer zone as requested by the Committee at its 32nd session (Quebec City, 2008);
4. Commends the State Party for the innovative quality of the guidelines proposed to improve coordination and integrated management of all World Heritage properties in Lithuania and the World Heritage City of Vilnius in particular, and encourages the State Party to continue to explore and develop this mechanism for full implementation;
5. Requests that the new commission for the property begin its regular work as soon as possible, with a clear set of conservation objectives and procedures, as well as a decision-making process which emphasizes the protection of the Outstanding Universal Value of the property;
6. Encourages the continued work on the development of the Statement of Outstanding Universal Value, based on the values recognized at the time of inscription, and the additional analysis and evaluation of the existing management system, and a proposal for reconciling the various planning instruments to ensure an integrated approach to the management of the property;
7. Reiterates its request for the State Party to submit the information requested by the World Heritage Committee at its 32nd session related to the legislation covering the property (including any new legislation), the planning instruments in force for the protection of the property, and the regulations concerning the construction of high buildings which may have an impact on the visual integrity;
8. Also requests the State Party to submit to the World Heritage Centre, by **1 February 2011**, a detailed report on the further development and implementation of the guidelines proposed to improve coordination and integrated management of World Heritage properties in Lithuania with particular reference to the Vilnius Old Town for examination by the World Heritage Committee at its 35th session in 2011.

35COM 7B.98

Vilnius Historic Centre (Lithuania) (C 541)

The World Heritage Committee,

1. Having examined Document WHC-11/35.COM/7B,

2. Recalling Decisions **30 COM 7B.86**, **32 COM 7B.99** and **33 COM 7B.112** adopted at its 30th (Vilnius, 2006), 32nd (Quebec City, 2008) and 33rd (Seville, 2009) sessions respectively,
3. Notes the information provided by the State Party on the legal framework for protection of the property;
4. Reiterates its request that the new coordination and management Commission begin its regular work as soon as possible, with a clear set of conservation objectives, procedures and a decision-making process which emphasize the protection of the Outstanding Universal Value of the property;
5. Also reiterates its request to the State Party to provide adequate information in regard to regulations concerning the construction of high-rise buildings, beyond the proposed buffer zone which may have an impact on the Outstanding Universal Value including the visual integrity of the property;
6. Requests the State Party to submit a proposal for a minor boundary modification related to the creation of a buffer zone, for review by the Advisory Bodies and approval by the World Heritage Committee;
7. Also requests the State Party to submit to the World Heritage Centre, by **1 February 2013**, an updated report on the state of conservation of the property and on the implementation of the above, for examination by the World Heritage Committee at its 37th session in 2013.

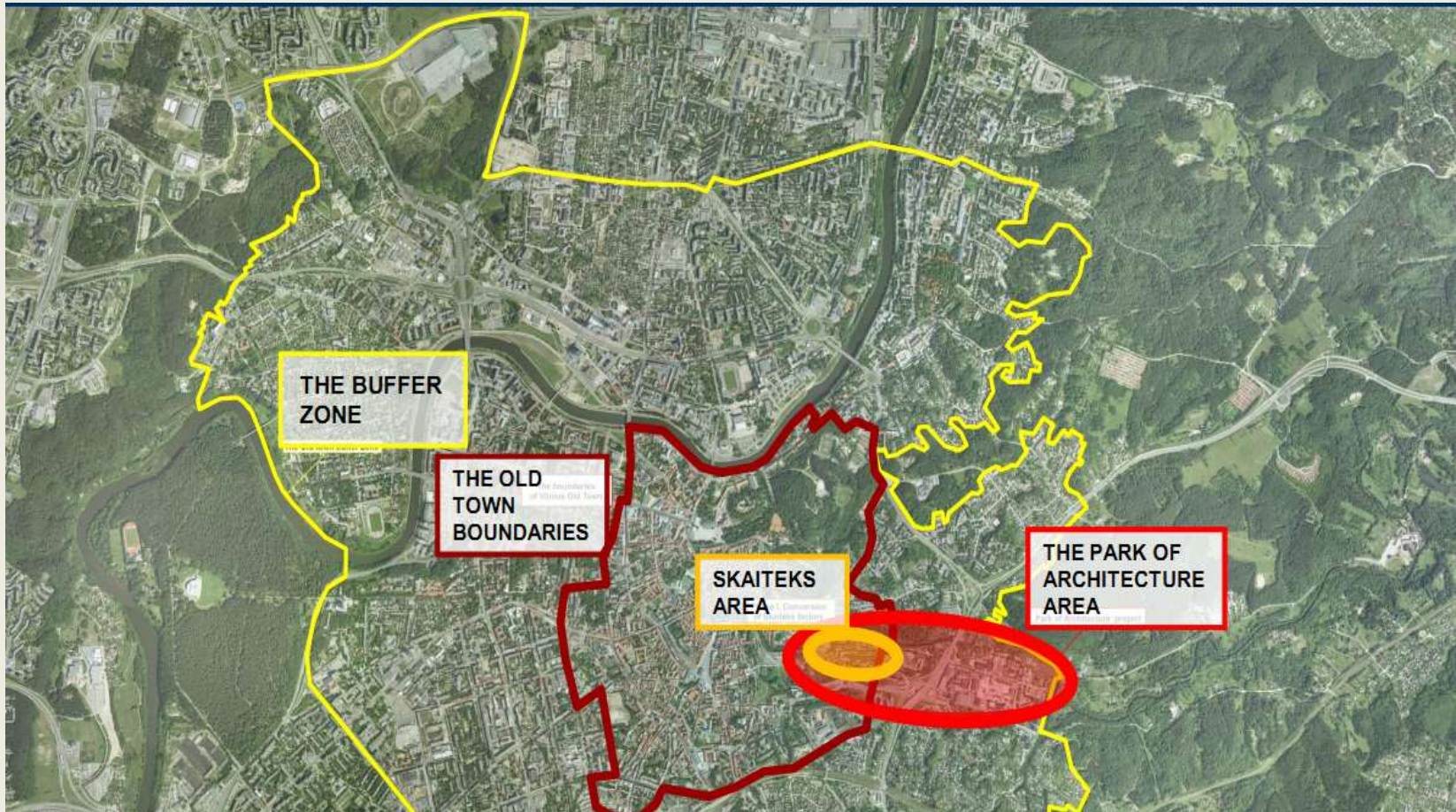
36COM 8B.61

Cultural Properties - Examination of minor boundary modifications - Vilnius Historic Centre (Lithuania)

1. Having examined Documents WHC-12/36.COM/8B.Add and WHC-12/36.COM/INF.8B1.Add,
2. Approves the proposed buffer zone for **Vilnius Historic Centre, Lithuania**;
3. Encourages the State Party to complete the Special Area Protection Plan: “design documentation of heritage management” currently being prepared to set or amend heritage protection requirements and the system of specific management measures in the Vilnius Old Town and its Buffer Zone and submit it to the World Heritage Committee for review.

Annex 3. Maps and Photos

The Park of Architecture - project



Skaiteks area and the boundaries of Vilnius World Heritage site



The Skaiteks Area

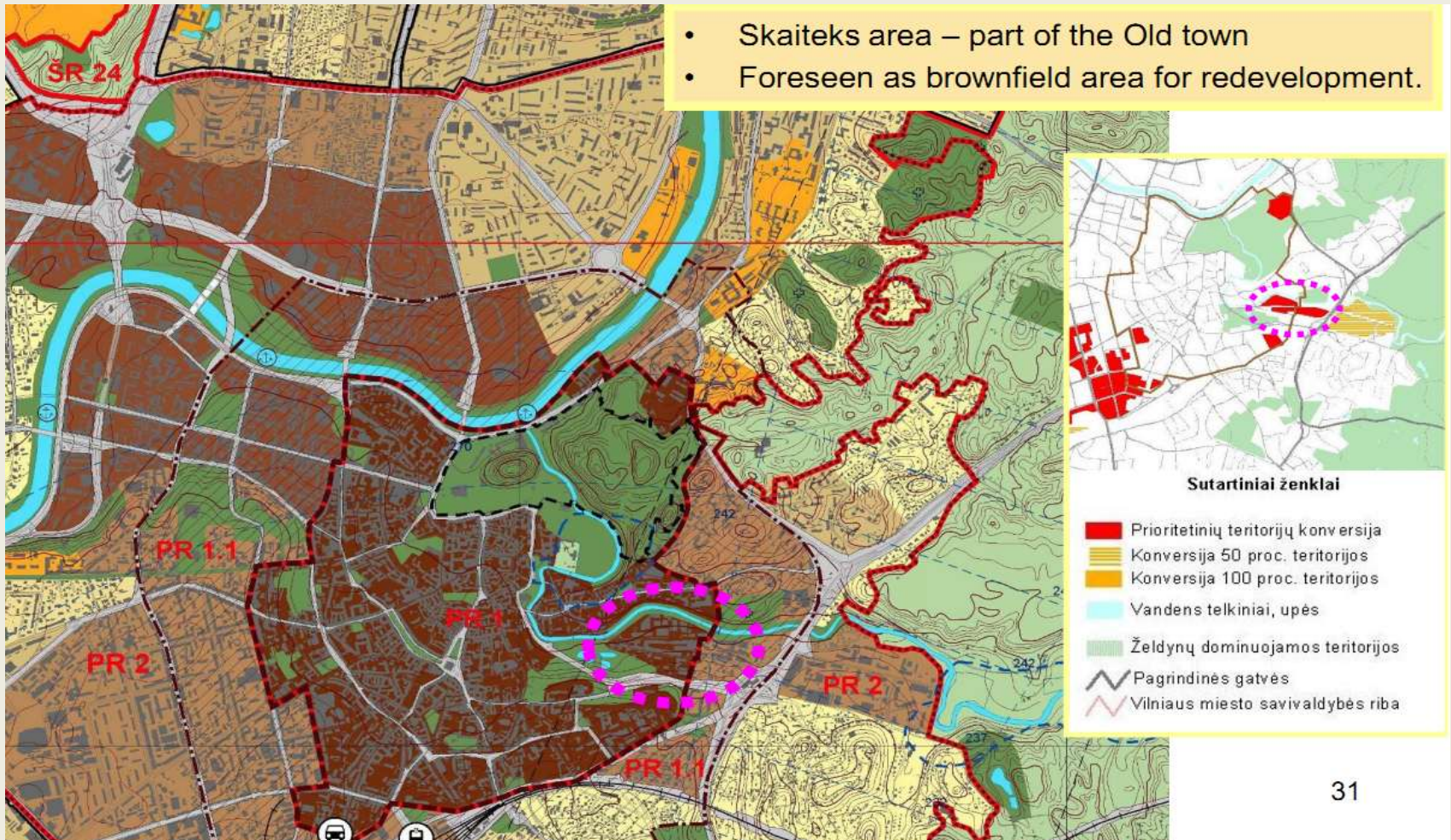


Present situation



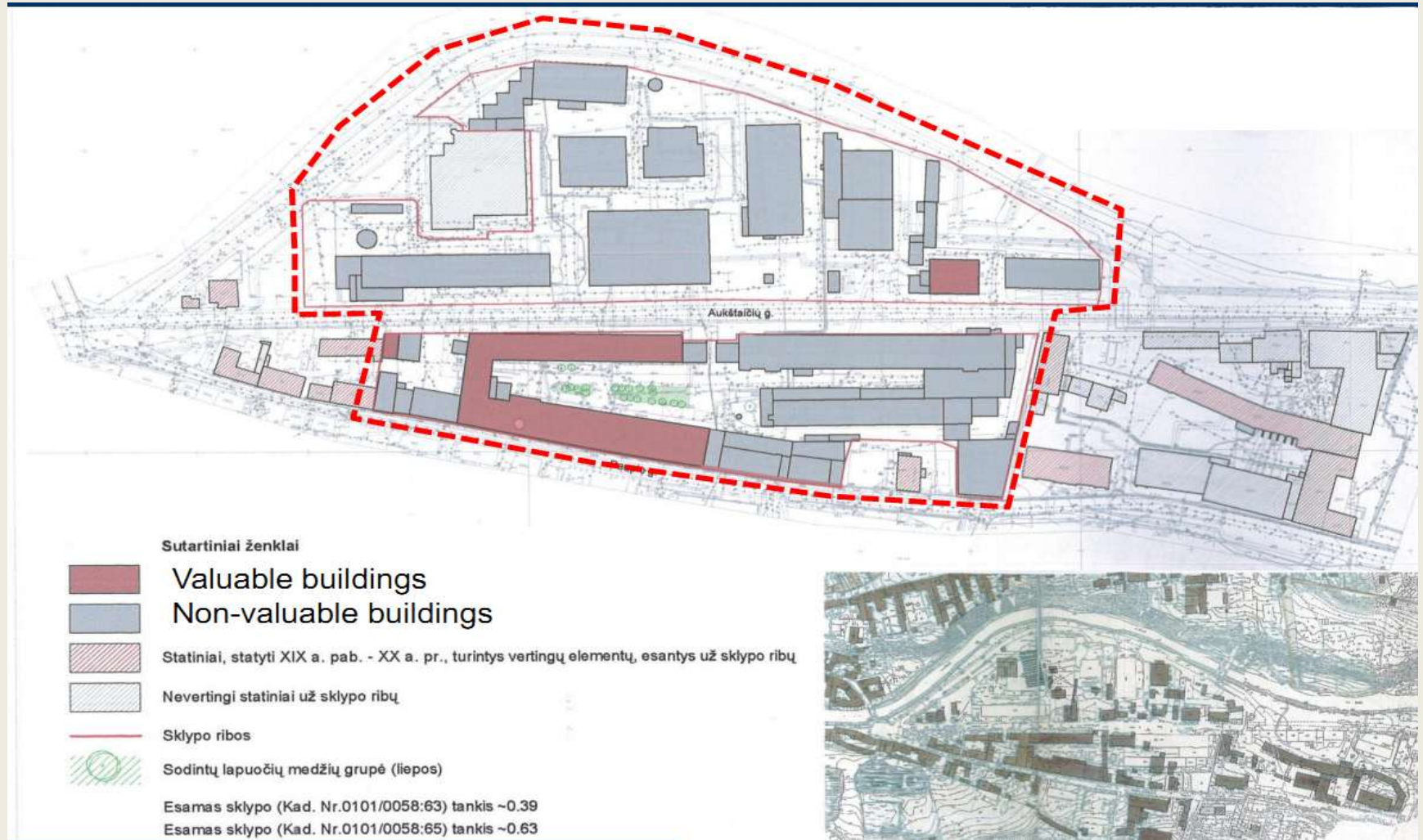
- Present urban structure
- The structure of the perimeter block development (red dotted line) that formed prior to mid 20th century, with valuable structural elements of buildings and spaces; development of valuable architectural elements
- Soviet industrial development (blue dotted line) took place according to functional needs; no valuable elements of buildings or spaces or architectural elements

Vilnius City master plan 2015

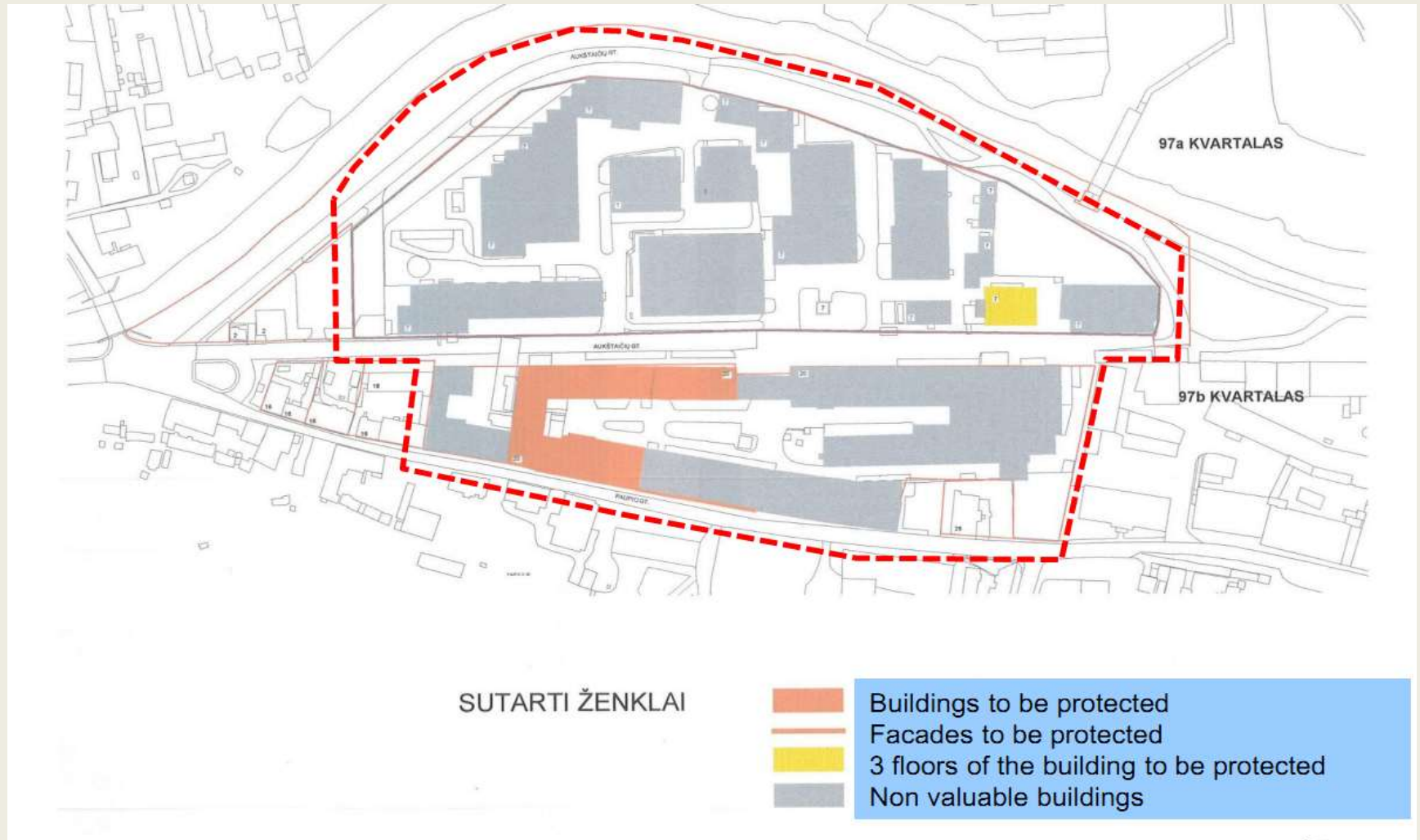


31

Value of present buildings



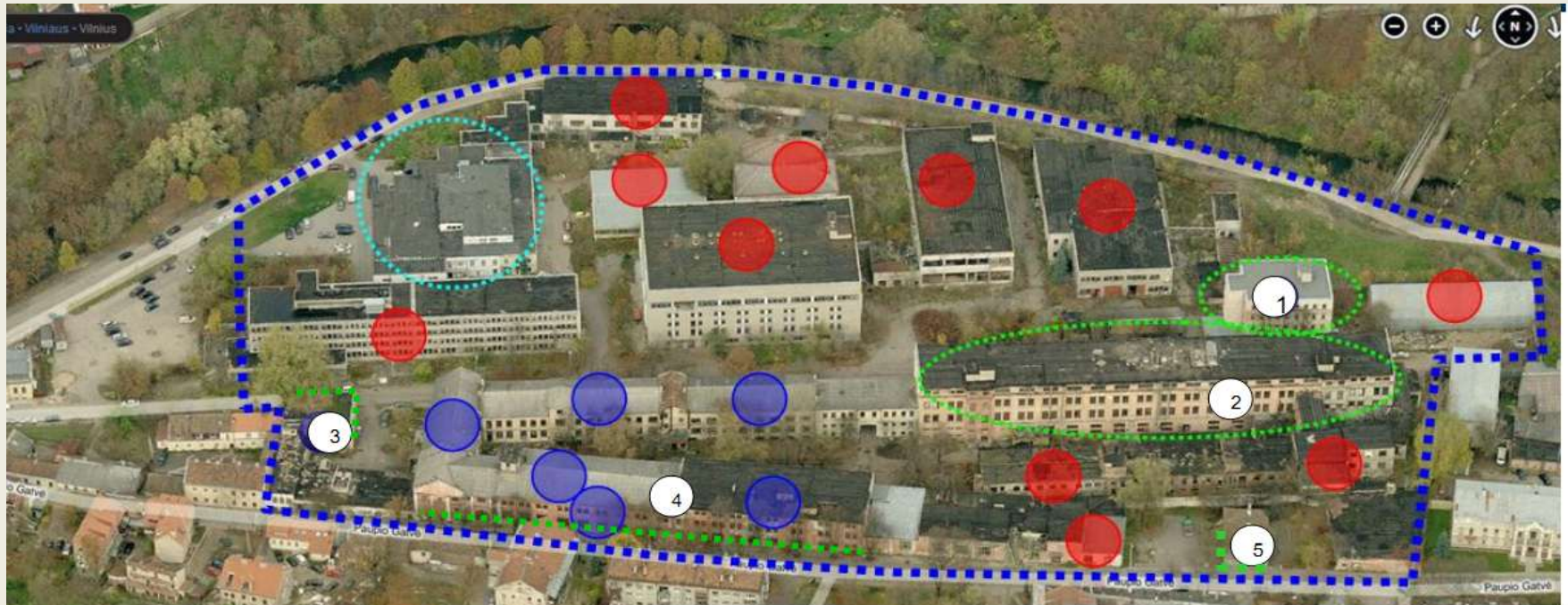
Recommendations for buildings to be protected







Aukštaičių street



Planned measures



1. The façade of the first three floors should be protected.
2. When constructing new buildings or renovating existing buildings in historicism style building location, building volume, façade elements or their composition principles should be protected or restored.
3. When constructing new buildings in modernistic building location at Paupio street 18 and Aukstaiciu street, style of façade elements or their composition principles should be restored.
4. When constructing new buildings in former Trade school location at Paupio street, style of façade elements or their composition principles should be restored.
5. Characteristic of building type and façade substance should be protected at

-  Protected buildings, minor reconstruction
-  Reconstructed buildings with the size of the buildings and valuable elements preserved
-  Buildings managed by other owners
-  Demolition and new construction

General comments

The State Cultural Heritage Commission:

- The new buildings could be build aiming to restore the destroyed historical and spatial structure or to extend and develop the traditional principles of plot forming, spatial structure and construction principles.
- It is necessary to continue the historic urban tradition, while maintaining location-specific building density, silhouette, spatial parameters and mixed morphological type of urban structure.
- It is necessary to reuse the remaining parts of the cultural heritage and its elements

Lithuanian union of architects:

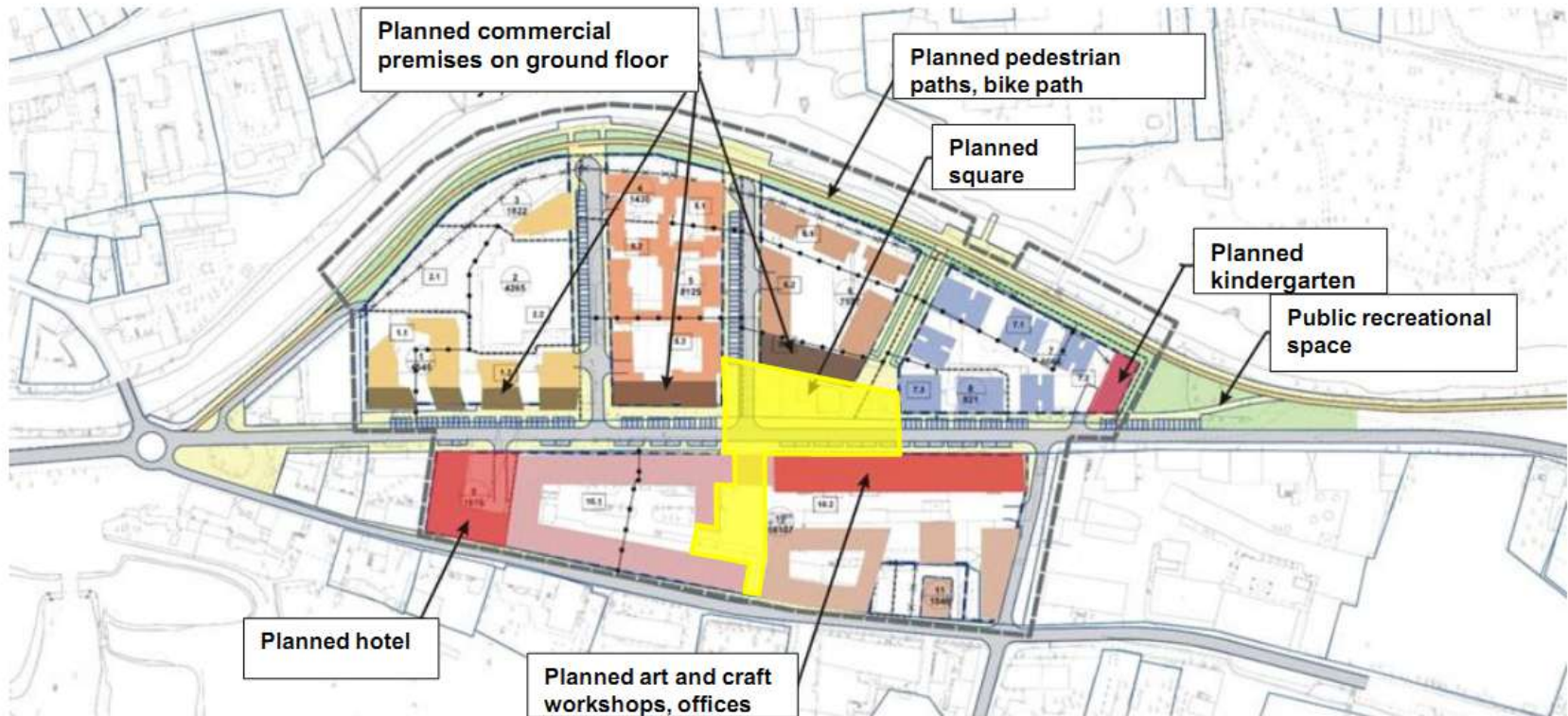
- More public spaces should be created
- Car park quantities should be reduced

The main goals agreed for preparing the detailed plan and concept design

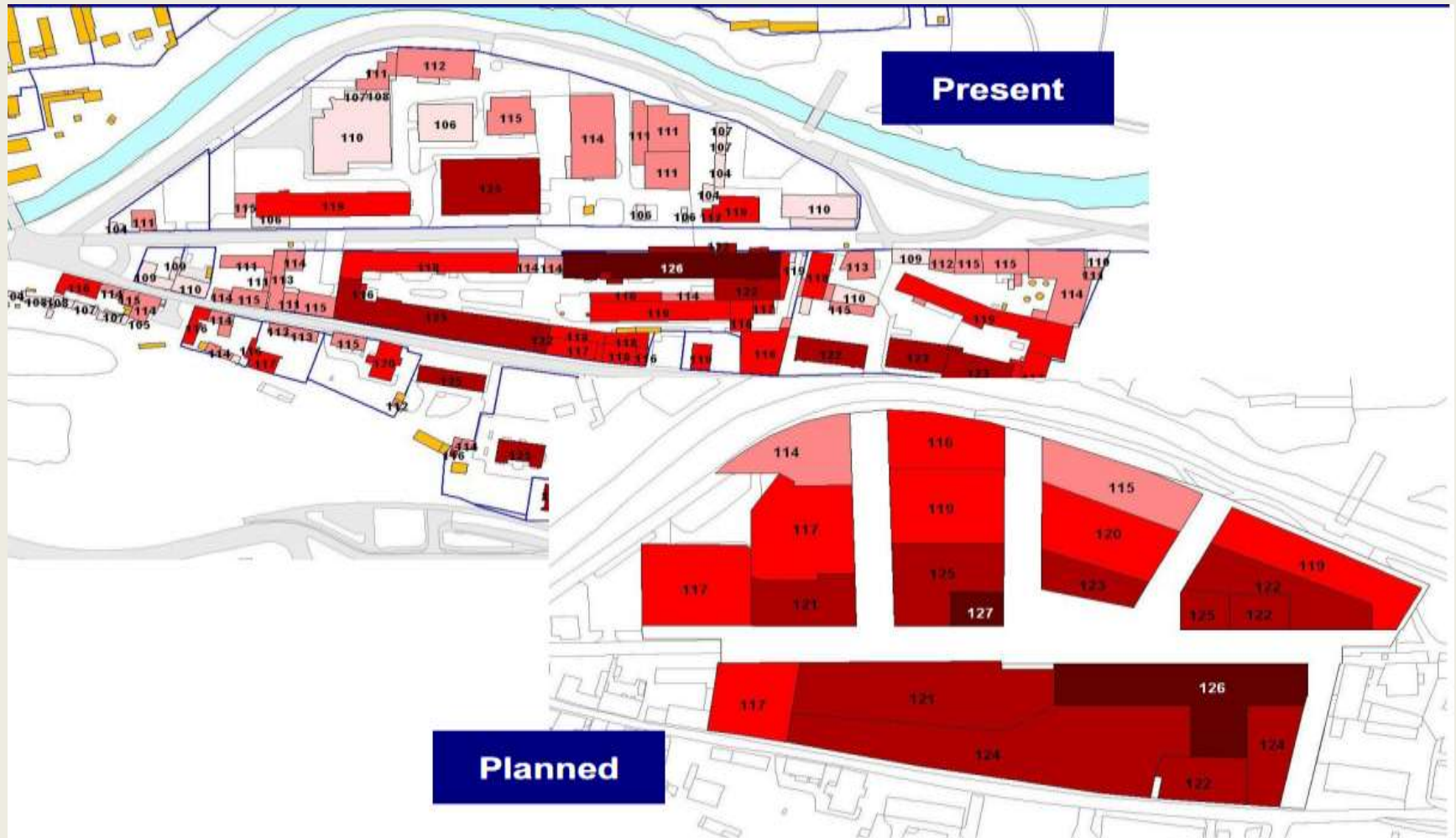
To develop the area in accordance with the concept of sustainable development, highlighting historically formed values, which are adapted to a new life stage:

- To protect historic street structure
- To protect valuable urban structures and elements
- To reduce building volumes, conflicting with surrounding areas
- To attract new functions - residential, commercial, public services, form functionally separate part of the city, minimize traffic flows to / from the site
- To protect and highlight the natural elements using them for the new urban structure formation;
- To create system of traditional public spaces - site development axis;
- To protect and cherish core values - industrial heritage (protecting of the valuable building structures and elements), and the surrounding nature, creating additional green spaces, integrating buildings into the environment.

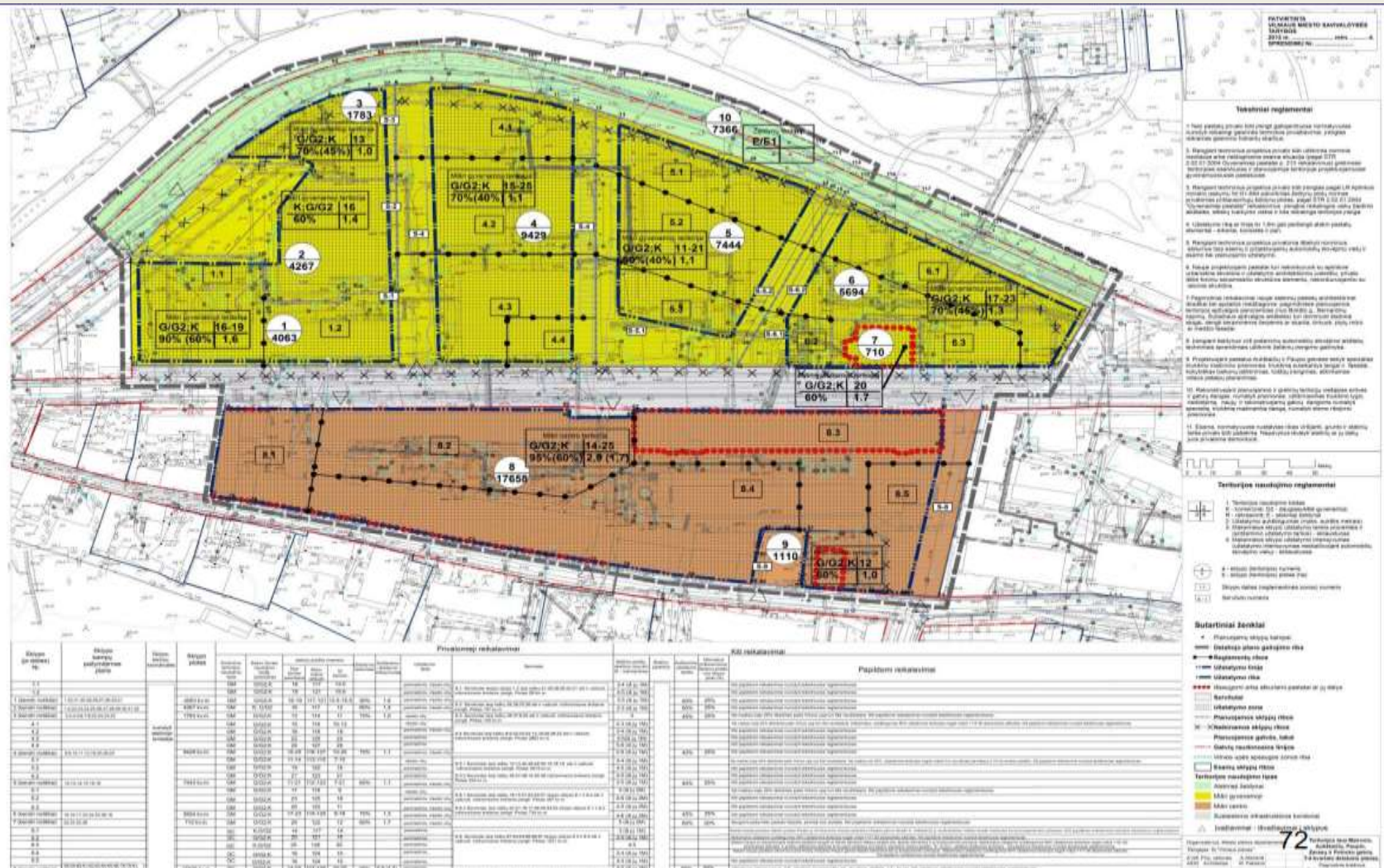
Main planned uses of buildings and spaces



Analyses of heights of buildings, present and planned



Deatiled plan, approved by city council in 2012



Recommendations of local ICOMOS Committee

1. In the plots opposite Vilnia river to foresee city villas type of a buildings and mark such a building line, which would not lead to the formation of perimetric waterfront
2. To illustrate the fragments of historical structures of these suburban developments – historic XIXth century industrial buildings and other signs - (watercourse, ponds, dams, roads system)
3. To add to the requirements of detailed plan special descriptions for architecture of newly designed buildings, and decorative materials
4. In the concept design provide soft urban solution, avoiding Vilnius Old Town atypical architectural forms
5. Newly designed buildings should not conflict with this historic suburb of Vilnius image forming, the dominant structures. Architectural solutions must be such that it is clearly understood that this is a background element of the old town, without interfering with the historical structure, but only revealing its character and identity.

Aukštaičių street



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Backyard of the buildings along Aukštaičių street



Backyard of the buildings along Aukštaičių street



Backyard of the buildings along Aukštaičių street



Detail of building



Former "Club"-house



Abandoned buildings



Detail of building



Skaiteks area from the riverside



Skaiteks area from the riverside



View to Uzupis on the other side of the river



View to Uzupis on the other side of the river



View to Uzupis on the other side of the river



View to Uzupis on the other side of the river

