CULTURE FOR LIFE

Strategies for using cultural heritage sites as drivers of sustainable urban [re]development in Piraeus, Greece

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COLOPHON

TITLE
Culture for life: Strategies for using cultural heritage sites as drivers of sustainable urban [re]development in Piraeus, Greece

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INTRODUCTION

PROBLEM ANALYSIS

Cultural heritage and especially its development and utilization are usually related solely with restoration works and its use for touristic purposes. Certainly the environment and cultural heritage seem to be driving forces in picking a touristic destination (EUROBAROMETER 2011) but it is neither the only way nor the limit. It is just the norm we have created for our cities. A norm that affects our relation with culture and heritage in everyday life. Indicatively, according to EUROBAROMETER 2013, “lack of interest, lack of time and expense are the main barriers to participation in cultural activities”. Only a minority of 13% EU citizens has participated in cultural activities such as dance, singing, performance, visual arts, theater etc while roughly 56% use internet for cultural purposes.

Yet heritage is a valuable resource that can have a strong impact in our environment, the local and global economy and the society (GIRAUD-LABALTE et al. 2015). In the past years, the European Union has embraced an alternative approach where cultural heritage becomes major driving force in future development of European countries and their sustainability (fig. 1-3). The definition of cultural heritage has been enriched to include tangible, intangible and digital creations and official institutions stress the need for interdisciplinary scientific research and analysis with the aim of decoding the potentials and understanding the possible risks and impacts of cultural heritage as urban regeneration driver (GIRAUD-LABALTE et al. 2015).

In Greece, the protection, use and promotion of culture and heritage lie under the jurisdiction of the Ministry of Culture and Sports. A vast network of public bureau and organizations manage and monitor a quite

1. Ludwig Geyer White Factory today houses the museum of Textiles in Łódz, Poland
2. Izrael Poznański’s complex is today a famous shopping mall in Łódz, Poland.
3. Kazimierz historical district, Krakow, Poland

Sources
https://www.inyourpocket.com/krakow/Kazimierz_70207f
extensive number of excavations, restorations but also events and awareness or participation campaigns (fig. 4, 5). In parallel, an equally big number of civic associations and private foundations foster in their own way the arts and traditions of different regions. Still though, the association of cultural heritage with tourism is deeply rooted in people’s and state’s perception and actions. So although Greece presents a high cultural capital in terms of World Heritage Monuments, the equivalent cultural capital based on diverse cultural industries is not so satisfactory (Αυγερινού-Κολώνια & Τουφεγγοπούλου 2012).

Over the past 20 years, several urban projects have been discussed and often implemented in Athens. The clear conflict between good ideas, unclear and incoherent legal framework and scarcity of economic resources has led in three categories of regeneration projects worth mentioning in the metropolitan area of Athens: successful, unsuccessful and never realized despite their dynamics and potentials.

Examples of the first category are the New Acropolis Museum and the interest it has triggered in the surrounding area, the restoration and reuse of the old gas industry in Gazi and Keramikos area (fig. 7a, b, 8a-d), the Environmental Awareness park “Antonis Tritsis”, a series of reused neoclassical buildings, the Technological Cultural park of Lavrio (fig. 6a, b) and the new facilities of the National Opera and National Library in Faliro. The second case is very well illustrated through the vast amount of abandoned historical and industrial buildings, in the backfired efforts of Omonoia and Koumoundourou square and generally in the gentrification and degradation of neighborhoods due to the shallow beautification approach. Last but not least, a series of proposals that would offer a completely altered image and experience of the city but so controversial that were finally dismissed. Re-think Athens and the redevelopment of Elliniko and Faliron waterfronts are the most representative and massively featured by the media (Μπότα 2016).
7a,b & 8a-c. The redevelopment project of the old gas factory. Images before and after. The preservation of certain elements has transformed them into landmarks such as the structure of the gas tanks and the chimneys which get lighted during night time. The reuse of the former industrial area has a significant spillover in infrastructure and public space (with the construction of a metro station and a park).

The importance of this project comes with its wide recognition and use but also the critique for the segregation and gentrification issues as consequences. After 15 years, it now comes up as example and case study in contemporary discourses of redevelopment in other areas of Athens. However, it is absolutely necessary to conduct a holistic impact assessment.

Sources
The metropolitan area of Athens is a densely built and populated basin of about 4 million permanent inhabitants and spans 3,808 km² within Attica region (ATTICA Region, 2017). Its dominant urban character is delineated by a dense urban tissue which favors the use of car, lacks an organized network of public green spaces, accessible sports facilities or regular cultural activities and it is cut from the waterfront and the surrounding mountains.

The vast amount of built area and pavement coverage have environmental, social and cultural and economic consequences. The repetition of multi-storey apartment building of low aesthetic quality and environmental value has resulted in an obvious loss of identity and sense of belonging while the scarce public spaces function as unexpected oasis rather than structural part of the city structure. Severe traffic and congestion problems deteriorate the air and sound pollution and it becomes evident that we have built more than we need and we can sustain (Τριποδάκης, Α. 2011).

The prevailing building system proves to be economically and environmentally unsustainable due to various reasons including its building technology and the unplanned, frequently unlicensed urban expansion. At the same time, the economic crisis and the gradual deconstruction of the social welfare system destabilize the real estate market and the building industry through the decline of the citizens' economic power. The transformations of these background forces have significant impact on the course of urban development.

In general, the urban space of Athens metropolitan area is continuous and structured in a polycentric way which allow us to recognize fundamental qualitative similarities between different sectors as reflected on the recent administrative reformation of Attica region. Still though, the municipalities of Athens and Piraeus prevail as the most influential ones for several reasons and therefore play a defining role in decision making for the whole Attica. Based on the qualitative similarities, I choose to work with the municipality of Piraeus and its influence area in the context of the thesis project.

Piraeus has been the port of Athens since the ancient times and has developed in an interesting way in relation to the city of Athens. Always in parallel, but also one step behind in spite of its obvious and paramount significance for Athens’ prosperity. Being for centuries the main gate to the city, Piraeus evolved as an autonomous city under and next to the fame of classical Athens as the symbol of western civilization. In the modern Greek state, it has been characterized by the migrant communities created by refugees of Asia Minor or economic migrants from the Greek countryside (mainland and islands) during the period industrialization. Nowadays it combines a vast cultural heritage representing the same long historical line with Athens’ cultural heritage with a promising tourist and logistics industry.

Piraeus is officially considered as a second center of metropolitan range (after Athens) but most importantly, it represents the reference point in the daily life and collective memory of the western part of Attica urban complex. The latter feature is of paramount significance due to the consistent economic and spatial inequalities between east and west in the basin of Athens, which have become an integral part of its physiognomy (Πανταζής & Ψυχάρης 2016) (fig.12-14).
9. Strategic (Regulatory) Plan of Athens, 1985

The “new urban development” comes not as a planning process but as a legitimization of the already shaped situation.

10. Athens 2021, the new Strategic (Regulatory) Plan of Athens

There is an obvious reinterpretation and understanding of the Athenian basin with a series of metropolitan poles interconnected and with the aim of synergism/interaction.

In terms of culture, the Athens 2021 program identifies diverse cultural landscapes of priority and the intention to link, protect and promote cultural routes in a metropolitan scale.

Source: http://www.organismosathinas.gr/
11. Historical urbanization of Attica region and metropolitan region of Athens in the modern Greek state. It is interesting how the basin has always been polycentric in its form and evolution.

Source: Αβδελίδη (2010)
12. Vulnerability of areas against natural phenomena (esp. flooding and earthquake). The map is based on factors of poverty, illiteracy, ageing population and population concentration.

Source: added english legend on map from http://www.athenssocialatlas.gr/...

13. Map of income in the region of Attica. From low to high income, the representative color darkens.

Source: http://www.athenssocialatlas.gr/...

14. Categories of main household income.

Source: added english legend on map from http://www.athenssocialatlas.gr/...
Pensioners

Employees

Entrepreneurs

Rentiers

Farmers

Commerce - Industry

Radius of spatial concentration

- Over-representation
- 0.5μχ
- 2.5μχ
- 5μχ
- 10μχ
PROBLEM STATEMENT

Phenomena such as globalization of markets, demographic changes, advancing technology and climate change require alternative governance structures and multifaceted strategies to overcome the complex issues of urban development. Today more than ever we need to consider cultural heritage as a key resource of the urban ecosystem because it bears all the different aspects, elements and features of the place’s evolution through time. The diversity of the cultural heritage along with the diversity of urban tissues and their manifold needs is an opportunity to redirect urban regeneration tactics.

Greece is famous for the archeological sites and the idyllic summer landscape framing our national branding. This applies for Athens and other Greek cities. But there is so much more; prehistoric sites, byzantine churches and settlements, vernacular architecture, buildings of neoclassical, art-deco, modern, postmodern and contemporary architecture, industrial complexes, folk art and places related to the intense political and social transformations of 20th century as well as a great variation of landscapes and natural ecosystems. The city has evolved as a spatial patchwork where each patch has its reference point(s).

Yet, more often than not, we come up against the connotation of cultural heritage with tourism as well as absence of an integrated body for cultural management, the lack of acknowledgement and the de-prioritization of the cultural sector in terms of funding lead to the fast and often irreversible degradation of cultural heritage. Parallel to that, there is an increasing abandonment of the overall urban environment leading to extensive and uncontrolled urban sprawl and resource wasting. Therefore, the danger of cultural losses is now urgent more than ever (fig. 15, 16a,b).

In the context of this research and design project, the two distinct problem lines of the neglected cultural heritage and the sustainability of the urban environment and development come together in an effort to rethink and challenge the usual attitude towards “heritage” in order to reinterpret its potentials. If cultural heritage is an unrecognized brownfield (physically and conceptually), what kind of strategies can reflect and counteract to the transformations of the surrounding urban areas?

Despite the negative characteristics of urban space, there are also plenty of positive qualities that if used correctly and integrated in a holistic strategy can become the drivers of future sustainable urban development. The case of Piraeus offers not only an invaluable yet endangered historical heritage but also a field of intense transformations that seek for measures and planning in order to ensure the sustainable development of the city.
SCIENTIFIC AND SOCIETAL RELEVANCE

My thesis relates to the broader context of shifting approach towards cultural heritage "from a preservationist and object focused to an area-based and development-oriented activity" (JANSSEN 2014:622). The project aligns with the ongoing academic discourse about cultural heritage in Europe and world which brings on the surface the content (and definition) of cultural heritage, its value and impact under a new multifaceted and layered perspective as well as its future in the developed and developing world. When everything becomes heritage, where do we stand?

From the societal perspective, we could say that Greek society has a peculiar relationship with cultural heritage where appreciation of a certain part of the history grows at the expense of a wider cultural capital and therefore collective history and memory which is threatened by extinction. This project is a chance to challenge not only the perception and opinion on what and why is cultural heritage but also on what and why should be preserved and most importantly how. It is also a chance to provide/create conditions for a better, resilient and prosperous living environment and shape a holistic approach to long-term and lifelong education.

AIM

The proposed research and design project seeks to define a method to use the spatial qualities of heritage areas in order to form strategies for sustainable development of the decaying urban areas in proximity. My intention is to investigate what are the possibilities and potentials to use the wide yet neglected cultural heritage of Athens as key driver for the city's sustainable urban [re]development.

Further than that, I aim to contribute in the discourse of not only redefining the role and potential of cultural heritage in the future of urban environment of Greece but even assessing the [given] value of cultural heritage through the notion of sustainability.
**RESEARCH QUESTIONS**

How can cultural heritage (sites) work as a spatial driver for sustainable urban development in Piraeus, Greece? What kind of strategies and principles are needed to define and improve diverse cultural heritage sites and the surrounding urban tissue in order to improve the living conditions and ensure the environmental/ecological, economic, social and cultural viability of the city?

This can be broken down into the following sub questions:

- What is the meaning of cultural heritage and urban sustainability in the context of Greece? What is perceived to be (in the mind of people) and what is established by law?

- How does the structure and practice of governance influence the management (creations, protection, preservation) of cultural heritage?

- How is cultural heritage protected and what tools are used?

- What are the elements and the characteristics that form the “unofficial” yet more complete cultural scape of Piraeus?

- In what way is cultural heritage part of people’s sense of identity? Can we use this relation as the rallying point to redefine the living environment and therefore its purpose and potentials?

- What is the impact of the physical and structural proposals? How do we avoid or/and tackle the risks of gentrification and exploitation in terms of social as well as land capital?

**METHODS**

A series of methods will be used related to the sub research questions and will include literature review, layer mapping, social research and reference project analysis.

- What is the meaning of cultural heritage and urban sustainability in the context of Greece? What is perceived to be (in the mind of people) and what is established by law?

  (1) Literature review on the two concepts from an international perspective down to the specific context of Greek reality.

  (2) Layer mapping based on the categories of urban sustainability

- How does the structure and practice of governance influence the management (creations, protection, preservation) of cultural heritage?

  Literature review including legislative, historical and academic material

- How is cultural heritage protected and what tools are used?

  Reference projects analysis in order to comprehend the line of narrative and reasoning, determine similarities and differences and eventually derive principles that could be followed, applied or adapted in the proposal area(s).

- What are the elements and the characteristics that form the “unofficial” yet more complete cultural scape of Piraeus?

  Use of layered mapping and historical research to establish the diversity of cultural landscape.

  Redefinition of cultural heritage in the context of the project.

- In what way is cultural heritage part of people’s sense of identity? Can we use this relation as the rallying point to redefine the living environment and therefore its purpose and potentials?

  This step is important because it gives an invaluable insight that could and should guide the planning choices based on the use of narratives through (1) interviews and (2) historical material (officially recorded statements and personal stories)
What is the impact of the physical and structural proposals? How do we avoid or/tackle the risks of gentrification and exploitation in terms of social as well as land capital?

Research by design process where the framework of sustainability will work both as the goal of the proposal and evaluation criteria.

17. Research structure and planning
THEORETICAL FRAMEWORK

SUSTAINABLE URBAN DEVELOPMENT

Unprecedented transformations related to society, economy, culture and environment are taking place into our cities. Urbanism as a discipline that addresses the issues of the built environment has a significant role in securing the sustainable urban development under the globally and fast changing conditions. In the context of the thesis, I argue that sites with significant cultural value can be the drivers for sustainable urban development. The theoretical framework contributes in defining what are the elements and processes of both sustainability and cultural heritage that will form the backbone of the analysis.

Sustainable cities and communities and responsible consumption of resources are two out of the seventeen goals of the United Nations for sustainable development (fig.18). That elaborates into making ‘cities and human settlements inclusive, safe, resilient and sustainable and ensure sustainable consumption and production patterns’ (UN 2015). At the same time, there is a general tendency to establish and underpin the view that sustainable urban development is multifaceted and complex and therefore urban projects should take into consideration and reflect on achieving sustainability in a series of sectors. Based on this approach, various organizations and institutions work on defining not only the main elements of sustainable urban development but also goals, principles and actions to be followed.

The economic crisis of the last decade has made evident fundamental weaknesses of European Union in the economic, social and political levels but also halted and even pushed back our economic and social progress of the last two decades (EUROPEAN COMMISSION 2010). In order to overcome the general recession, the aim is set for sustainable, smart and inclusive growth. These terms set by the European Commission have a great interest and significance because they set a common ground of perception and for that they should be as much progressive and holistic as possible.

Not only four categories of sustainable urban development are simultaneously defined but they are combined into a four layer approach stressing the necessity of overlapping and cross-analyzing in new processes and technologies'. The focus is on the use of clean energy and upcoming technologies as well as safeguarding the small-medium enterprises and creating new jobs through the development of these sectors. Smart growth includes entrepreneurship and financial support in digital products and services in order to strengthen the knowledge and innovation sectors and ensure that ideas can evolve and find application in the global market. Inclusive growth addresses educating and empowering people to confront the changing world by tackling unemployment, poverty and social inequalities. Overall, sustainability takes here a major economic focus although there is an effort to combine it with the concepts of social and environmental adaptability.

A little earlier, a report from INHERIT (2007) states that the programmatic and planning efforts of sustainable development need to move on the axes of reusing of existing built stock in order to reduce carbon footprint and landfill requirements caused by construction activity as well as to enhance the sense of place by protecting the structural elements of the built environment. So we see that sustainable development already includes economic, environmental and social features in a way that these acquire similar importance and therefore contribution in a resilient and efficient future for our cities. However, it is not clear what kind of relationship connects these three aspects while the concept of cultural sustainability is absent.

Coming to a more recent report of international importance and influence, Cultural Heritage Counts for Europe project has moved decisively toward a holistic approach of sustainability in the built environment. According to the full report of CHCFE consortium “sustainable development occurs when all domains are considered together and all possible logical relations between given domains may occur” (GIRAUD-LABALTE et al. 2015:99) where the “domains” stand for environmental, economic, social and cultural (fig.19).
order to address successfully the complexity of urban (re)development. Each layer comprise a series of conceptual elements or development sectors.

The report refers more specifically to the lack of assessment of heritage related projects under the perspective of more than one sustainability sector which often results in responsible authorities as well as investors, developers and designers and planners failing to recognize or/and underpin the potential impacts of cultural heritage.

Based on the Hangzhou declaration, the CHCfE project recognizes that ‘heritage is a resource which can enhance social capital, economic growth and environmental sustainability’ but its radical point is that adopts a four layer approach rather than four pillar suggesting that environmental, economic, social and cultural sustainability converge and most importantly coexist into sustainable development.

That highlights the need for a holistic approach when it comes to research about the impact of cultural heritage in the future of our built environment. Starting from this four-layer approach on urban sustainability, I have added the aspect of physical sustainability in an attempt to emphasize the imminent risk of collapse. The latter is a concept that seems to be sometimes implied or self evident. As a result, researchers, governments and citizens often take it for granted so that the very existence of cultural heritage to be compromised. I argue that physical sustainability is equally important and needs to be part of the discussion due to the extensive challenges that urban structures and morphologies (including materials and objects) face in the contemporary cities (fig.20-21).

18. The perspective of United Nations (UN 2015)


20 - 21. (Next page) Personal reflection on the notion of sustainability, in general and further on more specifically regarding the built environment and the spatial component or expression of sustainability.
SUSTAINABILITY OF CULTURAL HERITAGE

ENVIRONMENTAL
Keep it safe!
Clean and livable in terms of surviving

ECONOMIC
Keep it prosperous!
(or at least “not damaging”)

OTHER?

PHYSICAL
Keep it intact!
Preserve and conserve

CULTURAL
Can the embedded culture of place survive through it?
Materials | Concepts
Structures | Narratives

SOCIAL
The challenge of demographics
Social bonds & conflicts

SOCIAL
Culture survival?
Perception of sustainability in a certain culture?

OTHER?

PHYSICAL
Keep it intact!
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Structures | Narratives

SOCIAL
The challenge of demographics
Social bonds & conflicts

SOCIAL
Culture survival?
Perception of sustainability in a certain culture?
A country without a past has the emptiness of a barren continent, and a city without old buildings is like a man without a memory.’

This phrase of the British architect Graeme Shankland delineates in a very characteristic way the role of cultural heritage in the contemporary cities. They exist to remind us of who we are, where we come from and what we used to be or could become. Although cultural heritage englobes a lot more than just ‘old buildings’, the quote is quite representative of the simplified and misleading perception of what is heritage. In this unit, I will refer not only to the definition of heritage I have embraced in my project but also to goals and principles set by international organizations and paradigms regarding the protection and integration of cultural heritage as well as their role in my thesis.

Based on a description of the State Heritage Service, heritage is that, what a specific group of people considers as (historical) valuable at a specific moment in time at a certain moment in time. It is time related, culture related and personal related. The importance of these parameters become more explicit when talking about cultural sustainability; although the term is quite recent and without a commonly accepted definition, it could refer to either the survival of a culture through time or the perception of sustainability in a certain cultural framework. Hence, time, culture (of a place or community) and personal attitudes affect what is considered heritage.

Further on, cultural heritage comes to specify a spectrum where culture and tradition build up a notion of heritage linked to the history of place in relation to the people that lived in it or somehow used it. From the 1990’s on, cultural heritage has expanded as a concept and now covers a significant quantity of elements and processes which are also highly diverse. At the same time, heritage becomes ever more popular to general public leading to its understanding, appreciation and eventually the people’s involvement in relevant decision making (LABUHN & LUITEN 2015).

Due to economic recession, changes in economic, industrial, demographic and governance structures have a strong effect on spatial planning and its role. Local administrative authorities reorient their strategies in order to include heritage in their reformation plans in an effort to confront the issues of funding, the needs of redevelopment instead of maintenance, the increasing vacancies and the struggle to ensure a prosperous future for the city and its property against instability and uncertainty (JANSSEN 2014).

Part of the changing approach toward heritage is not only recognizing the significance of heritage and its potentials in stimulating urban development but also redefining the content of the term itself. A milestone in that direction has been the recommendations and projects of UNESCO (2011) regarding the Historic Urban Landscape as ‘the urban area understood as the result of a historic layering of cultural and natural values and attributes, extending beyond the notion of “historic centre” or “ensemble” to include the broader urban context and its geographical setting’. This approach sets in focus the quality of human environment, its dynamic, diverse and historical character as well as its...
sustainability in terms of socio-economic and physical transformations.

Considering urban heritage as a ‘social, cultural and economic asset for the development of cities’, the historic urban landscape approach intends to tackle the implications of climate change, extensive urbanization, market exploitation and mass tourism on historic cities. Their continuity in time and space has equipped them with an abundance of cultural heritage that can become the catalyst of socio-economic development and initiate a circle of respectful interventions that in their turn will bring revenues to sustain maintenance and improvement of the heritage sites. In this context, Unesco defines seven main principles for activating the approach: full assessment of the city’s natural, cultural and human resources, participatory planning, vulnerability assessment, integration of urban heritage values, prioritization of conservation and development policies and actions, appropriate (public-private) partnerships and mechanisms for the coordination of the various activities between different actors.

In a similar direction, the Joint Program Initiative of European Commission (2014) has set a strategic research agenda related to cultural heritage in Europe. The report offers a holistic definition of cultural heritage as well as four categories of research priorities. Through these, it reflects all the advancements of the past decades in approaching cultural heritage and its development in the urban environment and takes a step forward in including the rapidly growing digital world in the spectrum of cultural creation and (potentially) heritage. The definition and research priorities are schematically represented in fig.____.

In conclusion, cultural heritage is the driver of development while sustainability becomes goal of the project and evaluation framework. The means and tools to achieve urban sustainability through cultural heritage will ultimately shape a set of principles and guidelines. My intention is to show that a regeneration or urban development project can take place in respect to cultural heritage and achieve sustainability goals by addressing a series of principles regarding the urban, natural and cultural scape and the related stakeholders.

For that reason, I based my methodologies of analysis on the theoretical framework and divided my analysis in two parts. The first is based on the layers of sustainability to map the existing situation and needs of the built space. The second is an analysis of historical evolution of the city of Piraeus in respect to its periphery and Athens. Through the historical analysis, I conclude in redefining what is heritage in the context of site specificity and the way I will address it throughout the thesis project.

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**DEVELOPING A REFLECTIVE SOCIETY**
- Identity and Perception
- Values
- Ethics

**SAFEGUARDING OUR CULTURAL HERITAGE RESOURCE**
- Conservation
- Adaptation and Mitigation

**CREATING KNOWLEDGE**
- Linking Information
- Change
- Methods and Measurements
- Integrating Risks

**CONNECTING PEOPLE WITH HERITAGE**
- Protection Through Use
- Sustainability
- Security
- Heritage Information

22. Research priorities as defined by the JPI Cultural Heritage and Global Change (2014) Strategic Research Agenda
23. Based on JPI Cultural Heritage and Global Change (2014) Strategic Research Agenda
In terms of reference projects, I will address three cases under the perspective of

(1) what is (considered/valued) heritage?
(2) what is kept/protected and what is changed?
(3) what is the new use? And how does it integrate in the surrounding urban area?
(4) what was the importance of informal or “ordinary” places in the process? | what is “ordinary” in each case?

24. Barcelona and its redevelopment for the Olympics
25. The city of Lodz in Poland; the whole city was based on industry and they have been retrofitting them in various ways
   Source: P2 presentation of Ola Gordowy, student of MSc Architecture in TU Delft
26. Keramikos-Gazi area in Athens
ANALYTICAL FRAMEWORK

MAPPING OF SUSTAINABILITY ELEMENTS

The mapping process focused in the periphery of Pireaus (administrative subdivision in the basin of Athens) which includes five major municipalities: Pireaus, Drapetsona-Keratsini, Perama, Nikea-Redi and Koridallos.

The method followed was based in sustainability criteria in order to map elements that have a significant role in achieving, safeguarding or even disrupting sustainable urban development. The following maps do not represent the concept of sustainability under the scope of each category (environmental, economic, social, cultural).

Through the analysis of “sustainability layers”, my intention is to highlight that the different areas are more or less strong in different ways and that has an impact in the citizens’ lives and it is expressed in a spatial way. The ultimate goal of course is to show how their future development can address a holistic approach of sustainability.

The infrastructure map applies in the issues of accessibility of west Attica and influences in different ways all kinds of sustainability. Public transportation comprises mainly buses and the Pireaus hub works as the focal of the surrounding areas. Another centrality that draws attention is the metro station of Egaleo; it is outside the boundaries of Pireaus periphery but residents of Koridallos and Nikea are regular users.
For the layer of economic sustainability, the elements mapped comprise the main industrial and retail uses that generate gross income in relation to the municipality and local commercial centers.

Although it seems that the periphery of Piraeus has an extensive productive character, we should take into consideration information that cannot be visible in that scale. According to Belavilas & Prentou (Μπελαβίλας & Πρέντου 2015), in 2012 the city center of Piraeus had 315 closed shops, approximately 16% of the total commercial activity. The percentage was lower in the more central streets while the types of commerce that present greater losses is clothing and luxury products as well as retail.

It is almost needless to say that the economic recession has a major impact in the economic centres of Piraeus. Industrial buildings and workshops remain empty or underused. The image is very different from the reality.

For the layer of environmental sustainability (next page), the map shows the natural elements that define spatially the area but at the same time have acquired special value through the course of time and their transformation in relation to the evolution of the built environment.

Memories of how the landscape used to be get the shape of aspirations and hope of what it could become in the future.

The urban fabric faces various environmental threats such as pollution due to industry and extensive use of car, flooding in case of heavy rain because of the configuration and the way the city was built unthoughtfully on top of the streams. At the same time, the fragmented green has negative effect on the aesthetics of the city, the quality of urban life and the sense of place and identity.
29. Environmental elements

- Uncovered river
- Covered river
- River under elevated highway
- Covered streams
- Metropolitan green
- Municipality green
- Local (neighborhood) green - indicative

30. Places of social interaction

- Green, public and recreation aras
- Sport facilities
- Education facilities
- Culture facilities (cultural centers, cinema etc)
- Churches
- Hospitals
Social sustainability is related not only to the actual spaces where social interaction is fostered and their quality and density but also to the accessibility to the social amenities. In the maps (fig.____) it seems that the areas of interaction are at least enough in numbers and well served by public transportation. However, if we turn to the information available about the quality of both spaces and accessibility, it is more than evident that social sustainability is at stake because of the effects of economic crisis, understaffed facilities and lack of efficient structural organization.

Despite the density of public bus stops in all the areas of Piraeus periphery, accessibility to social amenities proves to be problematic because the public transportation timetables and itineraries offer limited options and certainly not competitive compared to the use of private car or taxi. According to Vlastos (Βλαστός 2015), there is a strong dependence on private car rooted in the importance of independency when it comes to transportation; citizens of the metropolitan area of Athens (further from Athens center) prefer the private means whenever possible instead of the slow, insufficient and inefficient public transportation in the scale of the which reveals the spatial inequalities and the separation of centre and non-centre.

“...following all these infrastructure works made for the car and public transport, what can be observed today is that Athens is divided into the center, where the use of public transportation is favorable and the rest of the city, of multiple area size, wherein the private car remains advantageous”

Regarding health facilities as part of the social sustainability, it is crucial to highlight the following: applying a buffer of 20km radius in ArcGIS (distance covered in less that half hour by car) around the existing hospitals, the coverage seems to be adequate. In reality, 448,997 permanent residents in the five municipalities of Piraeus periphery are covered by only four hospitals out of which one specializes in cancer diseases and one is private. That reduces the hospitals for general public to two, none of which addresses children.

At the same time, some choices of private hospitals can be found in proximity along the axis of Syggrou avenue while the next available hospitals belong to the peripheral units of central and west Athens. The actual problem though is the tremendous lack of primary and secondary level health amenities. Hospitals are understaffed (which only becomes worse in the course of economic crisis), yet they are asked to cover the diverse needs of thousands of citizens.

Last but not least, elements of cultural sustainability. As mentioned before in the theoretical framework, the content of the term “cultural sustainability” remains quite debatable. For the first phase of mapping, I have used information and references to map buildings, complexes and areas that either have a recognized value -such as the archeological sites- or have a special value related to their history and bear certain connotations about the people and place. In that way, we could say that these are areas of societal interest, significance and influence.

Although the mapping process included a more intuitive way, the criteria were shaped by taking into account stories that have defined the “ordinary life” but come back through narratives, memories and even movies or documentation in a way that they become part of the built environment. The following map is indicative and there are still of course elements and processes to be represented.
Heritage related to natural environment
Industrial heritage
Archeological sites and underground or underwater findings
Areas and buildings of architectural value
Remaining parts from the middle-war refugee social housing.
ANALYTICAL FRAMEWORK

HISTORICAL EVOLUTION

The importance of historical analysis rises along the fact that through the course of time, the transformation of the built and natural environment has acquired a certain value for the people that inhabited it.

In the case of Pireaus -as happens with several Greek cities- a series of historical periods have marked the history of the place, its development and its relationship with the people.

In fig. ___ we see a diagrammatic representation of the historical layers identified in Athens and Piraeus. Some are defined by international movements in architecture and urbanism while others relate to the history of the modern Greek state and its evolution since the 1830’s. Anyhow, it is a sad yet expected observation that not all layers are given similar attention. Unfortunately, cultural heritage interests frequently focus on certain periods of history instead of adopting a more holistic and integrated approach.
The following maps represent in a diagrammatic way the evolution of the city of Piraeus since prehistoric times to today. The analysis shows the relation between urbanization, industrial development, transport axes and distinctive natural elements that have undergone major transformations through time but are still recognizable in the cityscape of the metropolitan area. Seven phases have been identified based on significant historical or political events that defined the development of the city physically, conceptually and culturally.

In prehistoric times, Piraeus was an island detached from the coast of Phaleron, as its name signifies. A swampy ground -the Alipedon- was to be found between the hilly Piraeus and Athens while the first inhabitants had settled in different communities with reference the city of Athens.

Archeological findings at the hill of Munichia suggest the origin of the first inhabitants was central Greece.

At 483 BC Themistocles convinced the Athenians to establish the port of Athens in Piraeus instead of Phaleron bay. Later on, Ippodamus designed the city in an orthogonal grid incorporating all the required activities: military, commercial and civic. Part of this period are also the Long walls connecting the city in the hinterland with its port. The trace of the ancient road follows today the main axis of Pireos street (street of Piraeus).
After the destruction of the city by Roman emperor Silas, Piraeus remained inhabited but with the character of a village at the outskirts of Athens. But in 1827, Piraeus became a memorable battlefield in the Greek war of Revolution.

It is important to mention that more phases can be indentified during these long periods from ancient Greece to modern Greek state but the don’t represent any major difference.

With the transfer of the capital of the Greek state in Athens in 1834, Piraeus starts to be reconsidered as the missing part of the city and its identity is reoriented to the port and industrial area that will facilitate the development of the urban population.

Industrialization starts along the axis of Pireos street as well as the main port and towards the west coast. During the late 19th century and early 20th, most of the factories and industries are established and functioning.

In 1922, the destruction of Asia Minor brought a tremendous wave of Greeks from the coasts of Turkey as refugees. They settled in various places; Piraeus and its periphery was one of the main receptors. In areas unwanted due to proximity to industrial uses or around them, the new inhabitants represented a boom not only in urbanization rhythm but in industrial production as well.

Whether in self-built structures or later social housing, the new population gives a twist to the city’s future.
Industrialization and urbanization flourish during this period and are often uncontrolled, unplanned and fragmented. Elaionas disappears behind and under buildings while industry has a recognized place in the middle of Attica and along the coast of Piraeus, Drapetsona and Perama.

The degraded neighborhoods of Piraeus and the surroundings whose residents had joined the resistance against the Germans face now further abandonment and social, political and economic separation.

In 1964, the seven years dictatorship comes to an end while soon after Greece enters the European Economic Union. Major infrastructure was built such as the waterfront expansion of Phaleron and the highway that covered Kifissos river. The deindustrialization left a high number of unused spaces while urban sprawl grew towards the northeast of Attica.
CONCLUSIONS

SO WHAT IS HERITAGE?

We have the ordinary urban tissue and the question is: What is heritage in the ordinary living environment?
It is not only big buildings and historical sites, but also the structural elements of the build environment of our everyday life.

Apart from the official definition, the link between the three categories is missing. We can argue based on documentation and historical reasoning about which part of the tangible or intangible is important enough to preserve and protect. Similarly, we can argue on how and why, bringing to light a series of conflicts, needs and responsibilities. But do we consider the relationship between the tangible and the intangible?

Heritage comprises the tangible places where the intangible can take place or it is expressed. It is also the underlying reasons for the city to have evolved in that certain way and have given its patches their special characteristics upon which we now argue of the city’s or neighborhoods or building’s etc importance.

That means that heritage is seen in certain typologies of “ordinary” buildings that give a district its character, such as the Papastrateio district with its remaining warehouses and the small 2-3 storey buildings which have never been used as residential. And most importantly the fact that for some reason(s) they still exist at the same place,

It is also seen in the orthogonal grid of refugee settlements designed by the state but truly defined by the natural elements and the obvious “awkwardness” of the urban tissue when two orthogonal of different orientation meet,

In the way that these settlements climbed up the mountain or spread along the coast,

In the remaining patterns and structures even the use changes,

In the diversity of uses and tenants in just one building of “general residence”, characteristic of greek cities and part of our everyday life culture,

Heritage is the toponymy; the place names that provide a major hint of the places’ history even if the initial cause is missing.

The periptero as a structure that is regularly repeated in the urban tissue with a certain density and a similar way.

The structural elements of an average block: the akalyptos, the typology defined by the tax and building legislation (narrow forefront, half-submerged basement etc) as well as the norm of horizontal property rights.

And last but not least the underlying relationships and inter-dependencies of the above mentioned in one coherent urban scape.
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