

WOJCIECH SKÓRZEWSKI¹

INTENTION AND IMPLEMENTATION – OUTDATING OF ARCHITECTURAL AND URBAN CONCEPTS

INTENCJA A REALIZACJA – DEZAKTUALIZOWANIE SIĘ KONCEPCJI ARCHITEKTONICZNYCH I URBANISTYCZNYCH

Abstract

A given architectural object can be recognized as modern in relation to the moment of its creation. However, the implementation of many large-scale architectural projects, and even more so urban planning, is often spread over many years. There is a risk that such a project, which was considered to be modern at the stage of the concept, will become outdated after many years of completion. Therefore, the design of such developments requires appropriate flexibility to take account of changing needs, opportunities and economic, legal, technical, social or aesthetic circumstances. They make it necessary to constantly update the project and adapt it to the new requirements. Design changes, however, cause that the final implementation often differ from the original intention, although its reminiscences are frequently still visible in the city space.

Keywords: modernity, architecture, urban planning, outdated, design changes

Streszczenie

O danym obiekcie architektonicznym można mówić jako o nowoczesnym w odniesieniu do momentu jego powstania. Jednakże realizacja wielu projektów architektonicznych o dużej skali, a jeszcze bardziej planów urbanistycznych, często jest rozłożona w czasie na wiele lat. Powstaje ryzyko, że taki projekt, który w momencie opracowania koncepcji uchodził za nowoczesny, w momencie ukończenia po wielu latach będzie już przestarzały. Dlatego też projektowanie takich założeń wymaga odpowiedniej elastyczności, aby uwzględnić zmieniające się potrzeby, możliwości i uwarunkowania ekonomiczne, prawne, techniczne, społeczne, czy estetyczne. Wymuszają one konieczność ciągłej aktualizacji projektu, dostosowania go do nowych wymagań. Zmiany w projekcie sprawiają jednak, że realizacja często odbiega od pierwotnego zamierzenia, choć nierzadko jego ślady pozostają widoczne w przestrzeni.

Słowa kluczowe: nowoczesność, architektura, urbanistyka, dezaktualizacja, zmiany w projekcie

¹ Ph.D. Arch. Wojciech Skórzewski, Institute of Architecture and Spatial Planning, Faculty of Architecture, Poznan University of Technology, wojciech.skorzewski@put.poznan.pl; ORCID 0000-0002-2070-9821

1. INTRODUCTION

A given architectural object can be recognized as modern at the moment of its creation. In this sense, it is a testimony of its time, reflecting current legal conditions, technical possibilities and aesthetic trends. The process of creating a building from the concept until its implementation may be more or less extended in time, that sometimes make design changes necessary, but they are carried out with the participation of the designer-architect on each stage of building process. He has an influence and is responsible for the final shape of completed building.

The situation is slightly different in urban planning, where the way from the concept to its completion is much longer than in architectural design, it is also more susceptible to modification during the design and investment process. While in architectural scale the designer is able to control the final shape of the building (for example through the author's supervision), in urban planning the final result is largely out of the designer's control. This is, among other things, due to the fact that urban design is a more collective process, dependent on a greater number of participants at different stages, with a high level of public participation. Creating a city is a game of interest – the shape of an urban space is the result of actions of various stakeholders, not only the designer – urban planner, but also local authorities, inhabitants and property owners, designers of individual buildings and public spaces – architects. It is influenced by a number of different factors: aesthetic, legal, economic, social and other. This is an important reason of the fact that the final realisations often differ from the initial intentions, but sometimes their reminiscences are visible in the city space. One of the main factors, that modifies the vision between the concept and its completion, are legal conditions – in particular the law on spatial planning and development and the resulting local law in the form of local spatial development plans (zoning plans). Translation of the vision of a designer – urban planner into implementation is usually done through the local zoning plans. The form of the completed development is a result of more or less free interpretation of the local regulations by the architect. The extent to which the initial assumptions will be reflected in the final shape of the built space depends on the way the provisions of the plans are formulated.

This article discusses the problems of architectural and urban designing of large-scale developments, which implementation is extended in time. The issues of design variability depending on the changing conditions are presented. There are two types of factors identified: on the one hand those, which result in departure from the original concept or its change, and on the other hand those, which are conducive to durability and continuation of the project. The influence of both types of factors on the final shape of created space is discussed on the example of a selected district in Poznań.

2. THE SPECIFIC NATURE OF URBAN DESIGN

2.1. LEGAL SYSTEM OF SPATIAL PLANNING

The spatial planning system currently in force in Poland has been introduced by the Act of 27 March 2003 on spatial planning and development.² According to this act, the spatial

² Act of 27 March 2003 on spatial planning and development – Ustawa z dnia 27 marca 2003 o planowaniu i zagospodarowaniu przestrzennym (Dz. U. Nr 80, poz. 717, z późniejszymi zmianami, t.j. Dz. U. z 2017 r. poz. 1073, 1566, z 2018 r. poz. 1496, 1544)

policy in the commune belongs to the municipality's own tasks and is based on the study of conditions and directions of spatial development in the commune. In principle, the basic act of the local law, that determines the land use, location of the public purpose investments, patterns of land development and building conditions, is the local spatial development plan (pol. *miejscowy plan zagospodarowania przestrzennego*, zoning plan). The scope of the regulations in local spatial development plans is defined by the legal acts, especially in the article 15 paragraph 2 of the act on spatial planning and development, that lists the obligatory issues that must be specified in the plan, and paragraph 3, which specify the facultative provisions, depending on the needs.

Theoretically, therefore, the urban concept should be reflected in the local spatial development plan, which provisions should ensure its appropriate implementation, coherent with the designer's intention.

However, it should be noticed, that a significant part of the area of Poland is not covered with zoning plans. At the end of 2017, only 30,5% of Poland's area was covered with local spatial development plans (including 18,8% plans created according to the current act), and 47,5% of the area of cities (cities with district rights only, including 36,4% plans created according to the current act).³ The degree of planning coverage in Poznań is currently 47%, and plans for the next 26% of city area are in progress. That means, that the conditions taken from the basic spatial planning tool in Poland concern the minority of the area of the country. Planning of the urban developments is therefore not uniform, there are as many as three modes possible: by the local spatial development plan, by the decision on development conditions (or decision on the location of the public purpose investment – for public buildings) and since 2018 also in accordance with the procedure provided for in the special housing act.⁴ In addition, realization of some roads is based on the integrated decision on road investment approval (pol. *ZRID – zezwolenie na realizację inwestycji drogowej*)⁵, that also influence the shape of the urban development.

Each of those modes affects the issues of continuity of urban ideas in a different way. What is more, each of the mentioned procedural modes may co-exist on the same part of land – consecutively or alternatively.

This gives rise to a complex picture of the relationships that make up the process of implementing the urban concept.

Moreover, it should be taken into consideration, that urban designs are the developments, which implementation is usually spread over time. Then, even covering the whole area with zoning plans (in a hypothetical ideal situation) does not guarantee the integrity of the design from the concept until its implementation. There are possible numerous factors that can lead to the departure from the initial concept. Outdating of the architectural-urban concept can be caused by various reasons, such as changes of the economic situation, changes of law, changes of the spatial policy of local authorities, social needs, global trends in architecture and urban planning etc.

³ Data according to: Śleszyński P., Deręgowska A., Kubiak Ł., Sudra P., Zielińska B., *Analiza stanu i uwarunkowań prac planistycznych w gminach w 2017 roku*, Instytut Geografii i Przestrzennego Zagospodarowania PAN na zlecenie Ministerstwa Inwestycji i Rozwoju, Warszawa 2018

⁴ Ustawa z dnia 5 lipca 2018 r. o ułatwieniach w przygotowaniu i realizacji inwestycji mieszkaniowych oraz inwestycji towarzyszących (Dz.U. 2018 poz. 1496)

⁵ Ustawa z dnia 10 kwietnia 2003 r. o szczególnych zasadach przygotowania i realizacji inwestycji w zakresie dróg publicznych (Dz.U. 2003 nr 80 poz. 721, t.j. Dz.U. 2018 poz. 1474)

Departure from the initial idea of the urban development can be conducted in a planned way – such a change of the concept is implemented by the change of a local spatial development plan.

We may also have to do with changes which are not the result of any deliberate modification of the land development concept, but occur spontaneously as a result of uncoordinated developers' activity, at the level of architectural designs of individual buildings. The possibility of such changes depends on the existing planning situation, especially whether or not a zoning plan is in force in the area, and how its provisions are defined. A lot depends primarily on the degree of detail of the provisions of the plans – their rigour or flexibility. The choice of more or less flexible approach determines the chance for the consistent implementation of the accepted urban planning concept. A tight definition of the provisions in plans allows to induce designers – architects to save the coherence of the realized objects with the initial concept. From the opposite point of view, there is a risk, that too tight provisions make the development of the given land not possible in case of changing circumstances.

2.2. AUTHORSHIP AND COOPERATION IN URBAN DESIGN

An urban design is not a complete, finished work, that is a result of a creative act of a single author (or a team). Its shape is a result of interacting between the interests of various participants of the city creation and development process: designers – town-planners, designers of the specific buildings – architects, local authorities, property owners, inhabitants and users of buildings and public spaces. It is also a result of legal, economic, technical and other conditions.

Procedure of adoption of local spatial development plans, as well as communal spatial development studies, provides the high level of social participation. The act on spatial planning and development (art. 17)⁶ provides the cooperation in the creating of plans through, inter alia:

- the possibility of submitting applications to the plan, which are then decided by the commune head, town mayor or president of the city,
- issuing opinions and agreeing draft plan by the competent institutions and bodies,
- making the draft plan available for the public viewers with the possibility to submit comments, which are then decided by the head of the commune, mayor or president of the city.

Moreover, some councils have introduced additional (not provided in the act) possibilities for local communities to express their opinions about the proceeded zoning plans. For example, there are two stages of public consultation during the planning procedure in Poznań (first at the very beginning, second before issuing opinions and agreeing the draft plan), that consist of meetings with inhabitants and possibility of submitting opinions.

It should be noted, that although the authority creating the plan is the commune head, mayor or city president, its adoption follows a resolution of the commune (city) council. The adopted local spatial development plan becomes a valid act of local law, which expresses not only the vision of the urban concept, but also other guidelines. Then, the final shape of the spatial planning act is a resultant of the activities of various participants in the process of its creation: designer – town-planner, municipal authorities (commune head, town mayor or president of the city and local council), property owners, inhabitants, various institutions and

⁶ Art. 17 of Act of 27 March 2003 on spatial planning and development (Dz. U. No 80, pos. 717, with later changes, consolidated text Dz. U. 2017 pos. 1073, 1566; 2018 pos. 1496, 1544)

state administration bodies. This, in turn, affects the real shape of buildings. Role of various participants in the process of designing and realization of urban development means that the result is not a simple implementation of the designer's vision (it is worth noting that the spatial development plans usually do not include the designer's name), it also gives greater opportunities to correct design mistakes and adapt the concept to specific realities. This proves a change in the management paradigm in the field of public policy and administration in Europe, consisting in moving from the governance model to the governance model.⁷

While it is possible to discuss the issues of authorship of the urban concept or the coherency of the really built space with the concept in case of local spatial development plans, it is difficult to talk about any urban concepts in general in areas not covered with the plans. Even if there is any concept, there are no legal instruments that could induce investors to implement the building in accordance with its assumptions. Buildings are developed in an uncoordinated way, according to separate visions of individual developers, and the only limitation is the fulfillment of the conditions necessary to issue a decision on building conditions, including building parameters occurring in the neighborhood. Decisions on building conditions may be a tool supporting the implementation of the urban concept only if they serve the purposes of introducing buildings that complements urban complexes which realization is advanced. An exception can be also whole estates built on the basis of the single decision on development conditions by one developer.

3. CONTINUITY AND OUTDATING OF URBAN DESIGNS

3.1. FACTORS SUPPORTING THE CONTINUITY OF URBAN DESIGNS

In the case of architectural designs, the compliance of the completed object with the building permit design is required by law. The scope of changes that can be made without the need to request a change in the building permit is limited.⁸ One of the main tools giving the designer control over the final shape of the object is author's supervision.

In urban planning, the designer's possibilities to influence the shape of built development are much more limited. Provisions of the local spatial development plan are a kind of boundaries, within which the architects – designers of certain buildings – can move. The level of detail of the provisions determines how much the designed buildings can depart from the urban concept.

However, there are some factors, that consolidate a once-designed spatial arrangement and naturally favor the continuation of an urban design. They are the following:

- durability of ownership (surveying) divisions – additionally supported by a complexity and difficulty of the procedure of property mergers and divisions in Polish legal conditions,

⁷ Kaczmarek T., *Nieformalne planowanie przestrzenne – przesłanki, cele i instrumenty. Przykład planowania rozwoju obszaru metropolitalnego Poznania*, Biuletyn Komitetu Przestrzennego Zagospodarowania Kraju Polskiej Akademii Nauk, 2017, no. 266, pp. 73–92

⁸ irrelevant changes only, Art. 36a of the Construction Law Act – Ustawa z dnia 7 lipca 1994 r. Prawo budowlane (Dz. U. 2013 pos. 1409, with later changes)

- difficulty of changing once-adopted local spatial development plans, resulting from, inter alia, the length of planning procedure – in Poznań the average time of preparation of local spatial development plan is more than 3,5 years⁹, there are actually 167 plans proceeded, including 44 are changes of existing plans¹⁰,
- costs of building or rebuilding the transportation facilities (roads, public transport facilities) and technical infrastructure (underground networks, overhead lines),
- risk of owners' financial claims against the commune due to the loss or limiting the possibility of using the property in the current manner¹¹ in case of a change of the urban layout.

The financial consequences of adopting the plan are a very significant factor influencing the final shape of its provisions. The above mentioned possible financial claims in connection with the prevention or limitation of the existing use of the area (article 36 of the act on spatial planning and development)¹² are especially important. On the one hand, the risk of claims in case of changes can preserve the existing urban layout, but on the other hand, it may also be a reason for not implementing the concept in its entirety. Article 36 may therefore be a factor acting in two ways: on the one hand, it favors the continuation of the already started concepts in the originally set direction, on the other hand it hinders the implementation of the concept – forcing the withdrawal from implementation of some of its elements (such elements which could generate costs related to the purchase of land or the satisfaction of claims for the limitation of the possibility of their use so far), and thus the modification of the concept.

3.2. FACTORS INTERRUPTING THE CONTINUITY OF URBAN DESIGNS

Changes in urban designs in comparison to the initial assumptions are forced by the changes of circumstances taking place during the years of implementation. They result, among others, from technical progress, development of knowledge, social sciences, development of urban ideas and global trends in designing, changing financial situation, investors' needs and possibilities, social needs, demographic processes, legal conditions or spatial policy of the city (commune). Such a large set of variable factors means the risk of a rapid outdated of urban designs and is one of the reasons for the flexibility of local plans. However, this is not conducive to continuity of design ideas.

It is worth to list the following factors, that not favor the continuity of design ideas included in original concepts during the realization process:

⁹ średni czas trwania procedury od przyjęcia uchwały o przystąpieniu do sporządzenia miejscowego planu zagospodarowania przestrzennego do uchwalenia sporządzenia miejscowego planu zagospodarowania przestrzennego wynosi w Poznaniu 1326 dni wg danych Miejskiej Pracowni Urbanistycznej dla 256 miejscowych planów zagospodarowania przestrzennego uchwalonych w okresie od 16 czerwca 1998 r. do 8 stycznia 2019 r.

¹⁰ wg Rejestru miejscowych planów zagospodarowania przestrzennego Miejskiej Pracowni Urbanistycznej w Poznaniu ze strony mpu.pl – stan na dzień 21 maja 2019r.

¹¹ Art. 36 para. 1 of Act of 27 March 2003 on spatial planning and development (Dz. U. No 80, pos. 717, with later changes, consolidated text Dz. U. 2017 pos. 1073, 1566; 2018 pos. 1496, 1544)

¹² Art. 36 of Act of 27 March 2003 on spatial planning and development (Dz. U. No 80, pos. 717, with later changes, consolidated text Dz. U. 2017 pos. 1073, 1566; 2018 pos. 1496, 1544)

- historically – introducing the act of 2003 that had invalidated all the plans older than from 1995¹³, which interrupted the planning continuity of all urban concepts created before that year,
- introducing and widespread use of the decision on building conditions (as a result of lack of plans after 2003) and, in particular, legal conditions of its use: lack of requirements of coherency with communal development study or coherency with any other land development concepts (for example zoning plans or other decisions in the direct neighbourhood),
- variability of legal acts – for example the Construction Law Act during the 25 years of its existence has been changed as many as 94 times¹⁴ and the act on spatial planning and development since its introduction in 2003 has been changed 51 times¹⁵,
- too high level of costs of implementing the concept on the local authorities side (purchase of land and implementation of transport and technical infrastructure as well as public spaces), which may lead to not implementing the concept in its entirety, but to looking for cheaper substitute or temporary solutions instead.

4. CASE STUDY – THE DISTRICT OF ŁACINA IN POZNAŃ

A good example illustrating the evolution of an urban project and its implementation over the years may be the district of Łacina in Poznań. It is a part of the city located between the streets: Jana Pawła II, abpa Antoniego Baraniaka, Inflancka and Bolesława Krzywoustego, with a total area of about 227 ha.¹⁶

In the 1950s the authorities decided to build the new residential district in Rataje. According to the urban concept adopted in the detailed development plan from 1961¹⁷ the area of Łacina was dedicated to the future district center containing service, commercial, administrative and cultural functions. Since 1966, the housing estates had been successively built, but the district center has not been implemented and the area of Łacina remained undeveloped until the turn of the 20th and 21st centuries.

Since 1990s some new development concepts appeared, in which Łacina was intended to be a new multi-functional city district, containing both residential and service buildings. One of the first was the concept of so called “latin district” by Jerzy Gurawski¹⁸, with a tur-

¹³ Art. 87 para. 3 of Act of 27 March 2003 on spatial planning and development (Dz. U. No 80, pos. 717, with later changes, consolidated text Dz. U. 2017 pos. 1073, 1566; 2018 pos. 1496, 1544)

¹⁴ Wg wykazu aktów zmieniających na stronie Internetowego Systemu Aktów Prawnych: <http://prawo.sejm.gov.pl/isap.nsf/DocDetails.xsp?id=WDU19940890414> (access: 29.06.2019)

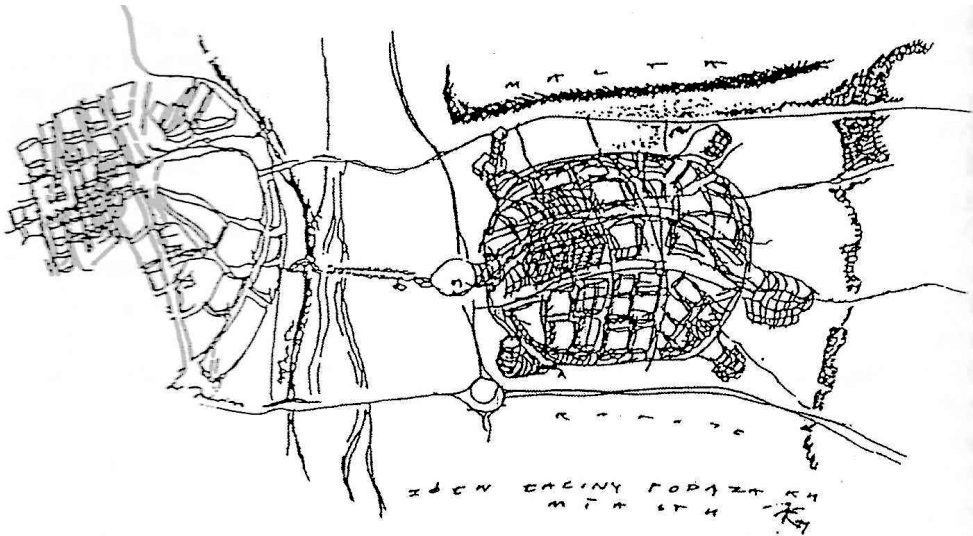
¹⁵ Wg wykazu aktów zmieniających na stronie Internetowego Systemu Aktów Prawnych: <http://prawo.sejm.gov.pl/isap.nsf/DocDetails.xsp?id=WDU20030800717> (access: 29.06.2019)

¹⁶ Wg danych ze strony Miejskiej Pracowni Urbanistycznej dotyczących planów miejscowych dla terenów Łaciny: www.mpu.pl

¹⁷ Authors: Teresa Mycko-Golec, Regina Pawuła-Piwowarczyk, Zdzisław Wiktor Piwowarczyk, and Jerzy Schmidt, sources: <https://czasnapoznan.pl/lacina-posnania-rataje-projekt-dzielnicy/>, dostęp dnia 29.06.2019; Marciniak P. *Doświadczenia modernizmu*, Wydawnictwo Miejskie, Poznań 2010, s. 106

¹⁸ Obrębowska-Piasecka E., Niziołek A. *Jestem projektantem rzeczy nieprawdopodobnych* – interview with architect Jerzy Gurawski, *Budowniczowie i Architekci*, 1998, no. 1, pp. 264–265.

tle-shaped plan and a ring street around the district (Ill. 1). The basic assumptions of the concept (including the mentioned ring) was adopted to the general development plan of the city of Poznań from 1994¹⁹ and repeated in the city development study in 1999.²⁰



Ill. 1. Design of „latin district” by Jerzy Gurawski, source: Obrębowska-Piasecka E., Niziołek A., *op. cit.*

In 2003, the investor (Apsys company) became interested in the areas near Rataje Roundabout, proposing the building of a new district for 500 apartments with the market, town hall, passage, cinema and shopping center.²¹ At the same time, from 2000 to 2003 the design studio ASW Architektki in cooperation with Krzysztof Urbaniak (director of the architecture department at the time) drawn up an urban concept that foresaw the creation of a residential, commercial and service district with traditional development, with frontages, promenades and public squares.²² This concept differed from the previous in some features, like lack of ring street around the district, and its layout was based on two main perpendicular avenues, intersecting at the central market square (Ill. 2). The concept has not been implemented.

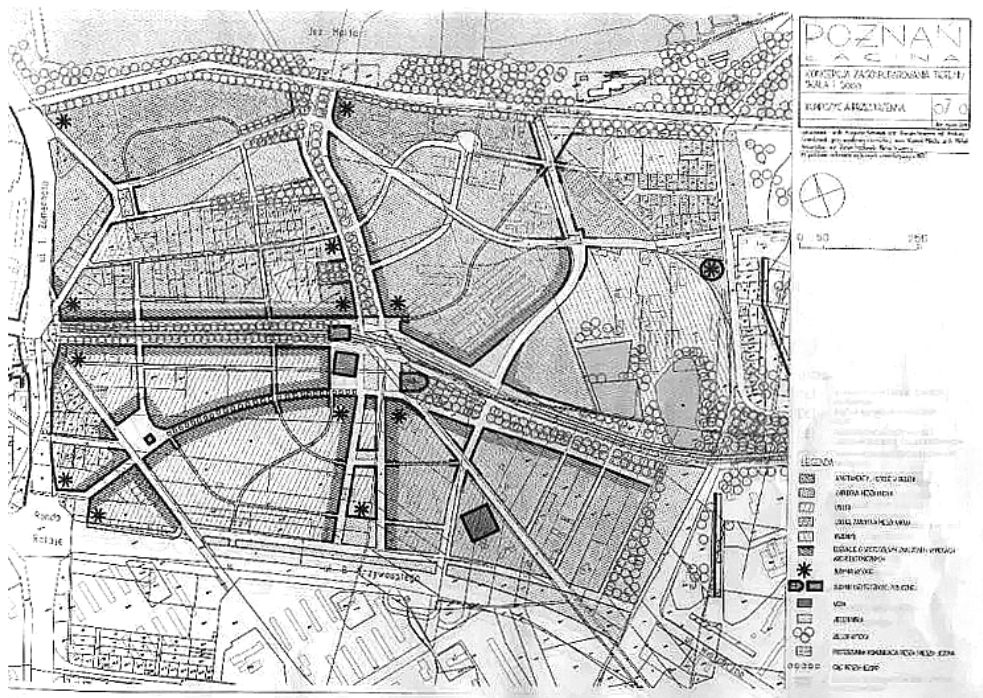
In the meantime, there was a few new housing developments built in Łacina, the largest of them is the Polanka housing estate located in the north-east part of the district, designed comprehensively and adjusted to the assumptions of the plan concept described above.

¹⁹ Uchwała nr X/58/II/94 Rady Miejskiej Poznania z dnia 6 grudnia 1994 r. w sprawie uchwalenia miejscowego planu ogólnego zagospodarowania przestrzennego miasta Poznania

²⁰ Uchwała Nr XXII/276/III/99 Rady Miasta Poznania z dnia 23 listopada 1999 roku w sprawie uchwalenia „Studium uwarunkowań i kierunków zagospodarowania przestrzennego miasta Poznania”

²¹ Poznański P. *Plany budowy nowej dzielnicy Poznania – Łaciny*, Gazeta Wyborcza, 12.02.2003, <http://poznan.wyborcza.pl/poznan/1,36001,1322041.html> (access: 29.06.2019)

²² *Łacina: miasto utracone? – Plan na Poznań #6*, <https://czasnapoznan.pl/lacina-posnania-rataje-projekt-dzielnicy/> (access: 29.06.2019)



III. 2. Urban concept of Łacina district form 2000–2003 by ASW Architekci design studio with Krzysztof Urbaniak, source: *Łacina: miasto utracone? – Plan na Poznań #6*, in: <https://czasnapoznan.pl/lacina-posnania-rataje-projekt-dzielnicy/> (access: 29.06.2019)

In 2004 the City Council of Poznań passed a resolution to proceed with the local spatial development plan for the whole area of Łacina district. In 2006 the plan for the south-west part of the district (in the neighbourhood of Rataje Roundabout) has been adopted (III. 3). The plan returned to the concept of the ring street and allowed to build the shopping center with sales area of over 2,000 sqm. The zoning plan for the rest of the district (III. 3) has been adopted 3 years later²³ and incorporated a few already built investments, including a large-scale shopping center Galeria Malta (designed by The Architectural Design Studio by Ewa and Stanisław Sipiński) opened a short time before. In 2016 in the south-west part of the district, based on the above mentioned zoning plan, the next shopping center – Posnania (proj. RTKL studio)²⁴ was built. With the area of about 100,000 sqm became the biggest shopping mall in the whole city.

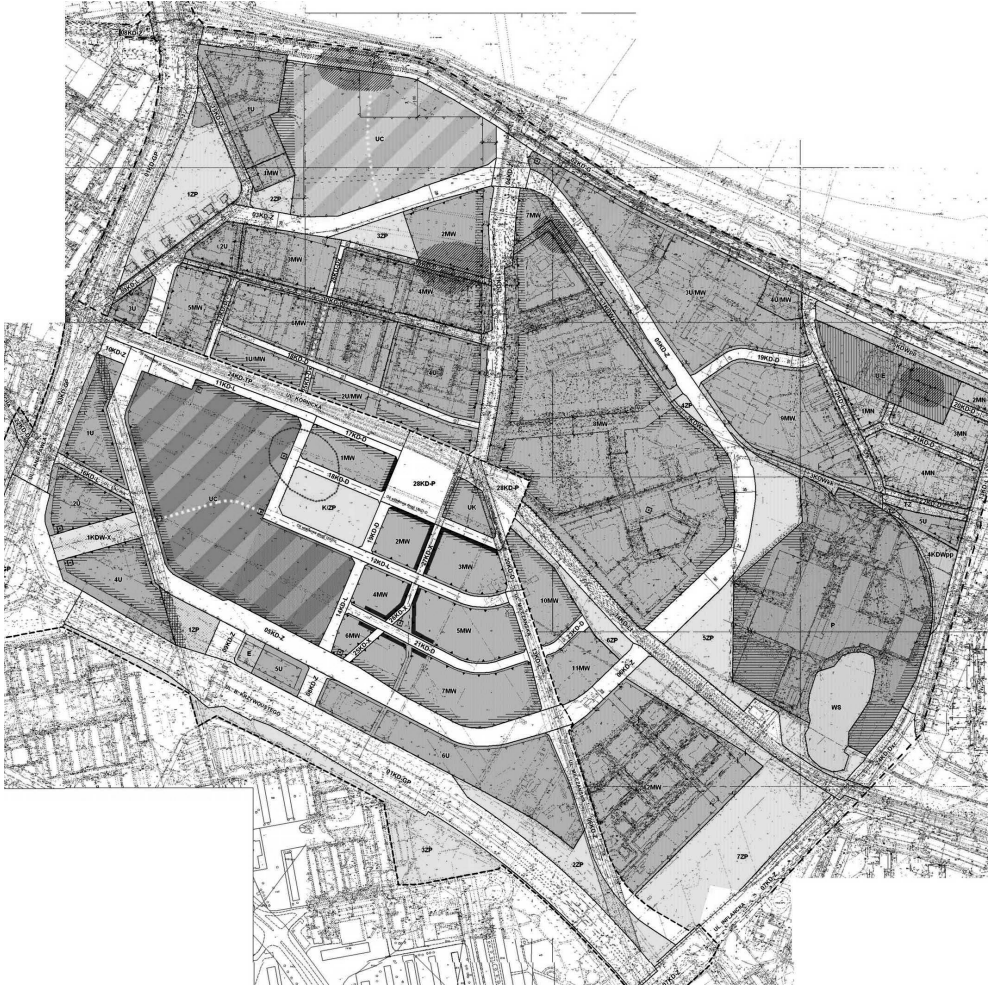
As a result, contemporary development of Łacina district (III. 4) is quite different form the both urban concepts mentioned above. It can be noticed, that:

- the landscape of the district has become dominated by the two large-scale shopping centers, instead of originally proposed quarter buildings,

²³ Uchwała nr LVIII/757/V/2009 Rady Miasta Poznania z dnia 07 lipca 2009 r. w sprawie uchwalenia miejscowego planu zagospodarowania przestrzennego „Rataje – Łacina” część B w Poznaniu (symbol Rab)

²⁴ <http://www.bryla.pl/bryla/7,85301,21343874,posnania.html> (access: 30.06.2019).

- residential and service (shopping and office) functions has been grouped separately in a few complexes, instead of multifunctional district with mixed functions,
- individual building developments built in different Times by various investors do not make a coherent assembly in terms of the character of the buildings.



III. 3. Actual local spatial development plans on the area of Łacina – based on drawings of local spatial development plan „Rataje – Łacina” part A in Poznań (symbol Raa) and local spatial development plan „Rataje – Łacina” part B in Poznań (symbol Rab), source: Miejska Pracownia Urbanistyczna, www.mpu.pl

There are some elements of the concept that have been successfully preserved, like the road ring, the course of which has been slightly modified in order to adapt it to the existing ownership divisions and already completed buildings. It is not yet complete and requires the addition of missing sections. It should also be noted that a significant part of the development of the district has not yet been completed, also the planned public spaces has not been yet

created, especially in the central part, where the main market square of the district will be located. The way this key fragment will be implemented largely determines the integration of the fragmented development of the district into one coherent organism.



III. 4. Actual land development of Łacina district on the orthophoto, source: <http://sip.geopoz.pl/sip/nmap/mapa/1/default> (access: 29.06.2019)

Today, there are a few changes of zoning plans for the Łacina district are in progress.²⁵ The aims of that changes are, among others:

- adaptation of the lines separating the streets in the plan to the route of roads implemented in the ZRID decision mode,
- increasing the height of the buildings locally in order to create dominants,
- regulation of minimum areas of building plots in certain areas,
- making the urban composition clearer by introducing binding building lines instead of the impassable ones along certain streets.

²⁵ Uchwała nr XXXIII/518/VII/2016 Rady Miasta Poznania z dnia 12 lipca 2016r. w sprawie przystąpienia do sporządzenia miejscowego planu zagospodarowania przestrzennego „Łacina – Północ” w Poznaniu (symbol Ri), Uchwała nr XXXIII/517/VII/2016 Rady Miasta Poznania z dnia 12 lipca 2016r. w sprawie przystąpienia do sporządzenia miejscowego planu zagospodarowania przestrzennego „Łacina – Południe” w Poznaniu (symbol Rj) – plan podzielony następnie na Mpsz „Łacina – Południe – część A” w Poznaniu (Rja) i Mpsz „Łacina – Południe – część B” w Poznaniu (Rjb), Uchwała nr XL/596/VI/2012 Rady Miasta Poznania z dnia 6 listopada 2012r. w sprawie przystąpienia do sporządzenia miejscowego planu zagospodarowania przestrzennego „w rejonie ulic: Wołkowskiej i abpa A. Baraniaka” w Poznaniu (symbol Rd)

5. CONCLUSIONS

It can be noticed that urban projects, compared to architectural ones, are more susceptible to changes due to, among others:

- implementation time spread over many years,
- a larger number of participants influencing the decision-making process, including the important role of social participation in spatial planning,
- implementation of buildings by various investors according to the designs of various architects,
- limited scope of detail of regulations in local spatial development plans,
- limitations resulting from the financial consequences of adopting the plan and possible financial claims of property owners,
- widespread use of decisions on building and plot development conditions.

It is necessary to emphasize the considerable influence of legal and financial conditions related to the spatial planning system in Poland on the possibility of continuing urban projects and preserving consistency of implementation with the concept.

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Author's note:

Architect, assistant at the Faculty of Architecture, Poznań University of Technology. Graduate in 2011, in 2015 obtained his doctorate at the same faculty. During career took part in designing public, office, industrial and residential buildings in several architectural studios in Poznań (2011–2015 Studio M, 2015–2017 ELD Poland). 2017–2018 employed in the municipal urban design studio (MPU) in Poznań.