

Interreg
CENTRAL EUROPE



RESTAURA

European Union
European Regional
Development Fund

Revitalising
Historic Buildings through
Public-Private
Partnership Schemes



PILOT LEAFLET

BIGATTO PALACE - PILOT ACTION IN BUZET'S OLD TOWN

CITY OF BUZET for the Bigatto Palace

The Bigatto Palace is a home of the local county museum collection, located in the western part of Buzet Old Town, next to the ramparts, and its imposing facade dominates the surrounding city area. Its construction at the beginning of the 17th century was one of the most significant modifications to the Buzet fortress, which until that time had a typical medieval character. The Bigatto Palace is often referred to as the Captain's Palace due to its size and martial history. The Palace represents a remarkable monumental value in the region of Buzet's Old town, and as such requires regular restoration activity, with the last major effort completed in 1972 and 1973, when it was converted to serve as the local county museum. The museum in Buzet collects and exhibits a variety of materials typical of and unique to this area.



What are the key features of the pilot action to be undertaken?

The Pilot Action at Bigatto Palace will produce the vast majority of the important documents needed by a private partner and for the establishment of the PPP. Documents that will identify the profitability of the PPP model, market needs, conceptual design of the Palace and action plan will be developed. In addition, there will be stratigraphic analysis - probes of the wall surfaces to give us detailed information of the plaster layers, materials used, and their colours, which can give important information to identify distinct construction phases of the building. As Bigatto Palace is a cultural heritage site, under conservation protection which doesn't allow interventions to affect the exterior appearance of the building, the documents and action plan developed by the pilot will primarily be of value to the private partner where there is a need for building permits and other similar documents prior to the start of the construction works. It is expected that a future private partner will perform interventions on the inner part of the building and adapt it to meet its identified needs, and the requirements of the City of Buzet.



What are the benefits?

It is anticipated that Bigatto Palace, currently serving as the Local Museum of Buzet, will be provided with new interior features after finding a private partner, such as coffee shops and/or souvenir shops on the ground floor of the building. If the PPP model is established for Bigatto Palace, the majority of the palace will continue to be occupied by exhibitions presenting the collection of the Local County Museum of Buzet, while the remaining area of the building will be adapted to the needs of the private partner, offering the possibility to remodel the space to introduce a coffee shop, souvenir shop, jewellery making facilities etc. The benefits from establishing a PPP for Bigatto Palace would include the City of Buzet gaining new attractions in the Old Town centre, a renewed Local County Museum, and the inhabitants of Buzet and all visitors to the Old Town would also have access to new activities.

Documents created via the pilot action will be of significant relevance to the future use of the building, and will serve primarily the needs of the private partner and the City of Buzet, who will have access to almost all the necessary documentation that is required before starting any construction work on such an important building.

The Bigatto Palace is a perfect example of a traditional Early Baroque manor house, built in 1639. It is characterised by its preserved original floor plan, with a central hall on the ground floor that served as a reception hall for a lively social life. Such halls hosted balls and other ceremonies for families and guests from the noble and civic arenas, as evidenced by historical sources. The palace was originally owned by the noble family of Bocchina, and it was later inherited by the wealthy Bigatto merchant family, who were the last major private owners.



DISCOVER MORE ABOUT PILOT ACTION FOR THE BIGATTO PALACE

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LET'S MAKE KONVENTNA RESIDENCE GREAT AGAIN

UNIVERSITY OF ECONOMICS IN BRATISLAVA for the Konventna Residence

The subject of the pilot action in Bratislava city is the historic building, Konventna residence. This building is located in the very centre of Bratislava's Old Town. The house, designed in the fashionable Italian Renaissance style, was originally built for the well-known Bratislavan publisher and businessman, Gustav Heckenast, and was completed in 1873. After the Second World War, it ceased to be used for residential purposes. The palace was proclaimed as a cultural heritage centre on December 22, 1980. It is now part of the University of Economics in Bratislava and provides accommodation, catering facilities, and conference spaces for students, PhD candidates, university staff and the public (Hosted events include organization of various social and cultural events, parties, corporate celebrations, and teambuilding events).

What are the key features of the pilot action to be undertaken?

The key objectives of the pilot action for Konventna residence are:

- Maximise the historical, cultural, social and tourist potential of the Konventna residence;
- Create and strengthen the identity of Konventna residence as a synonym for creativity, entrepreneurship and innovation at local, regional and cross-border levels;
- Strengthen strategic partnerships and cooperation with surrounding institutions (universities, business incubators / co-working spaces) and others at home and abroad.

The main advantages of the pilot action for Konventna residence are:

- The location of the building is in the historical centre of the capital of Slovakia - exceptional transport accessibility, concentration of services and trade;
- Potential for cooperation with other universities and their students, not only from Bratislava but also from surrounding areas (excellent possibilities for cross-border ties - Vienna - AT, Brno - CZ, Budapest - HU);

- The revitalisation of the Konventna residence contributes to social development through revitalised spaces for education, work, business and leisure activities.



The whole process of revitalisation is based on the concept of formation of creative space that encourages entrepreneurship and innovation, under the official title Konventna residence - Unit of Innovation. The focus should be on:

- Creating a co-working space;
- Providing a “virtual” residence;
- Organisation of conferences, seminars, workshops, panel discussions, corporate educational activities;
- Creation of a library;
- Opening a coffee shop;
- Organization of various events;
- Bike sharing, charging station for electric cars;
- Creation of a tourist information centre;
- Rental accommodation.

What are the benefits?

The detailed plan of activities, to be implemented gradually for the effective and sustainable development of the Konventna residence:

- Renovation of the building according to the conditions set out in the revitalisation plan approved by the owner of the property and the PPP partner;
- Preparation of a suitable infrastructure for co-working and the development of quality co-working spaces, considering the different constraints, expert opinions and the experience of similar institutions both home and abroad;
- Creating a rich portfolio of services for clients interested in virtual residence;
- Efficient management and marketing of the complete project (marketing plan, creation and promotion of the brand, concept of sustainable development of the historic building);
- Creation and consolidation of strategic partnerships (cooperation with universities, commercial institutions, public administration bodies and non-profit organizations).



Within the framework of the PPP project scenario, a private investor will provide resources for revitalisation and subsequently will be able to offer their services within Konventna residence to meet the public interest. The private investor thus obtains favourable conditions (for example access to the spaces of Konventna residence without the need for any reimbursement), or perhaps more favourably, privileged recruitment - investors can directly target their activities towards a group of engaged students who may be recruited after graduation.

The university will benefit from new ways to increase use of a historic building for modern educational purposes, and also from functional partnerships with the investors. The local public will benefit from a revitalised beautiful building in the Old Town, and the wider society will benefit from more educated members with access to the cultural history of the area.



DISCOVER MORE ABOUT PILOT ACTION FOR THE KONVENTNA RESIDENCE

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OPEN DOORS OF RIHEMBERK CASTLE

CITY OF NOVA GORICA for the Rihemberk Castle

The Municipality of Nova Gorica's pilot action is concentrated on Rihemberk castle, a cultural monument located in the south-western part of Slovenia. The castle links two important natural and cultural heritage areas: the fertile Vipava Valley and the rocky Karst Plateau.

The castle has medieval roots, dating back to the 13th century. It was almost completely destroyed in the 2nd World War, and was partly reconstructed in the decades that followed, but never completely restored. Despite the incomplete state of repair, it represents one of the mightiest, oldest and most fascinating castles in Slovenia. It has been given formal recognition as a cultural monument of state importance by the Republic of Slovenia, and is part of the Natura 2000 protected area, which brings relatively strict limitations that have to be considered in connection with renovation and revitalization. The Municipality of Nova Gorica has owned the castle since 2013.

During the 2017 RESTAURA project, the castle was restored to the point that it was able to accept visitors again. The castle opened its doors to public after more than 10 years of neglect, what improved its previous (mostly negative) public image and significantly raised

awareness of the castle among the general public.

The RESTAURA pilot action aims to push things forward: after defining possible new uses for the castle, identifying public interests to be included in further stages, and gaining wide approval for the project, a conservation plan, technical documentation, financial and legal analysis require development to determine the best approaches for future financing and management of the castle.

What are the key features of the pilot action to be undertaken?

The pilot action at Rihemberk castle consists of planning and preparing everything necessary to have the chosen heritage building ready to be included in a PPP project for renovation and revitalization. In the initial stages, the pilot action was oriented toward identifying and defining a realistic scenario for future use of the castle complex.





It was also crucial to gain approval for the project from the wider public at the outset, which was achieved by establishing and working with the RESTAURA Local Stakeholders Group (RLSG) and intensive communication activities. The conclusions from the RLSG work were included in the Integrated Built Heritage Revitalization Plan, a document created by the RESTAURA project, representing a foundation for further activities. An important objective in the initial stages was to determine clearly what is a public interest regarding Rihemberk castle, and which elements of its future use can be left to private initiative. It was determined that most parts of the castle complex have to stay widely publically accessible, with cultural, touristic and similar programs. Some parts of the castle, such as the Southern wing, can also host business, conference, education or similar programs, which makes it more appealing for private investments. All programs, public or private, have to be well aligned and in tune with cultural heritage and nature preservation, which makes them interesting as sustainable development opportunities. To make planning of relatively complicated and loosely defined potential investments easier, a Conservation Plan for the castle complex needs to be developed, as well as basic technical documentation (architecture, building construction works, installation

etc.), financial and legal analysis, which will clarify the whole situation and make planning for future investments more consistent. A management plan including possible scenarios for PPP projects is also necessary.

What are the benefits?

Following all pilot action activities, the pilot location at Rihemberk castle should be ready to appear on the international PPP market for financing. At the same time it should be ready and prepared to apply for grants and smartly use EU public funds or other available funding sources. The pilot action will help the Municipality of Nova Gorica determine the best future uses of the castle, considering all relevant activities. Encouraging communication with different local stakeholders and the general public, it will also help to determine public interest regarding Rihemberk castle - which can then be considered and protected in future discussions with potential private investors or other stakeholders. The pilot action will help the Municipality of Nova Gorica prepare and finance necessary technical documentation, carry out legal-financial analysis, and to make the pilot location ready for restoration and revitalization - through private and/or public money, from different sources. It will also help the Municipality of Nova Gorica prepare and finance marketing and similar initiatives to be more attractive on the PPP market. All the stages completed for Rihemberk castle will encourage other local stakeholders and companies to consider the benefits of involvement in the development of Rihemberk castle. The knowledge and experience gathered from the pilot action will be available to other owners of built heritage locations, with the potential to improve the (bad) situation of many

other historic buildings in Slovenia or in other countries. The main beneficiary is the Municipality of Nova Gorica, the owner of the castle complex, who will gain information, plans, and the documentation needed for the castle restoration and revitalization. Other beneficiaries are the local stakeholders, who can plan/adapt their activities and businesses according to the new roles of Rihemberk castle. The third group of beneficiaries are other public owners of historic buildings in Slovenia and further afield, who will be able to follow the example of Rihemberk castle and use its experience in projects for restoration and revitalization of other historic buildings.



One of the first steps in the process of revitalization was opening the castle to the public, even though it was not yet completely restored - just cleaned and protected, to ensure the safety of people and the castle complex itself. All together approximately 100.000,00 EUR was invested from the Municipality of Nova Gorica's budget. The opening of the castle, after more a decade of closed doors, was greeted with great enthusiasm by local inhabitants and the general public.

After the preparation phases completed in 2016 and 2017, pilot activities in 2018 and 2019 for Rihemberk castle will include:

- Definition of the space/functional sections of the castle - to define future uses of specific parts of the castle
- Preparation of a Conservation Plan for Rihemberk castle
- Conceptual design documentation for the complete castle complex
- PPP legal and financial analyses, with management plan, to determine the most suitable form for future renovation and use of the castle complex
- Organization of Information days for potential private investors in PPP activities
- Preparation of an ICT presentation tool to promote the pilot location at Rihemberk castle on the PPP market

All the activities planned are useful also for preparing additional projects and applying for finance from different EU and national tenders.

In the first opening season the castle was open to visitors on weekends and holidays. The castle was opened to the public on weekends and holidays from June to October 2017. In 42 days it had more than 4000 visitors. The re-opened castle received also a lot of attention from the media, which also helped to raise awareness of RESTAURA and the use of PPP in historic building revitalization. Information and experience gathered in 2016 and 2017 helped to plan further projects, with the aim of applying for additional financial sources from different EU programs.

DISCOVER MORE ABOUT PILOT ACTION FOR NOVA GORICA

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NEW LIFE IN THE OLD HEART OF NOWY DWÓR MAZOWIECKI

CITY OF NOWY DWÓR MAZOWIECKI for the historical „Plac Solny” (Salt Square) and waterfront areas

The Nowy Dwór Mazowiecki RESTAURA project (part of the Interreg CENTRAL EUROPE project), will bring new life into the old heart of the city. The Pilot action being conducted in the town is focused on presenting how the historic “Plac Solny” (Salt Square) and waterfront areas will change through the process of revitalisation.

The RESTAURA project in Nowy Dwór Mazowiecki focuses on Public - Private Partnership schemes, and there are three main stages of the project. “Plac Solny” is the first stage, and a new living district on the bank of the Narew River is the second stage of the project. Finally, revitalised waterfront areas will link the renewed historic square with the new settlement. The cost of project implementation is estimated at almost PLN 300 million.

What are the key features of the pilot action to be undertaken?

The key objective of the pilot action is to present how revitalising historic buildings through Public-Private Partnership schemes will change and improve the city, identifying the best possible model of cooperation between public and private sectors. The pilot actions will incorporate a wide range of activities. Nowy Dwór Mazowiecki will create a video clip presenting the city’s history, present state, and the future after the Restaura project is implemented. This part of the pilot action begins with a summary of the last 800 years of the city’s history. The presentation will then show the current state of Salt Square and the waterfront areas. Finally, advanced 3D animations will show how the city will look when the project is completed. At the same time, legal and financial bases for cooperation

ARCHITEKTONICZNA KONCEPCJA PROGRAMOWO-PRZESTRZENNA ROZWOJU I ZAGOSPODAROWANIA OBSZARU PIŁCZAKOWEGO W MIEŚCIE NOWY DWÓR MAZOWIECKI, W RAMACH PROJEKTU REWITALIZACJI ELEMENTÓW DZIEDZICTWA KULTUROWEGO „RESTAURA”


RESTAURA

PLAC SOLNY - WIDOK Z PLACU NA WISZĘ WIDOKOWĄ



PARTNER WŁADZY:



AUTORZY OPRACOWANIA:



between the city and potential partners will be developed. This will take the form of legal and financial analysis, produced by experienced consulting companies. It is vital to create a secure environment and operate with the correct assumptions to enable a successful large PPP project to happen.

What are the benefits?

Once the revitalisation is underway, it will impact several aspects of city life. First of all, the historical heart of the city will be restored. The city's main square was used for trading for centuries, providing prosperity to the local population, but in the 20th century this function was lost and it was relegated to car parking. The new role of Salt Square and waterfront areas will be a leisure and sport hub. This will improve the quality of life of the local population.

A revitalised city centre will attract new residents, who can move from a crowded metropolis into a friendly city surrounded by stunning nature. Restaura will also give a boost to the local economy, providing not only new places to enjoy recreation time, but also new jobs and a higher value to real estate in the city.

For centuries, "Plac Solny" played a major role for the inhabitants of Nowy Dwór Mazowiecki. This was the place where trading salt, grain and other products built wealth and prosperity. Easy access from the square to Narew and Vistula, the two biggest Polish rivers at that time, made the city a natural hub for inland sailing, trading, and industrial production. The Railway boom at the end of 19th century decreased the significance of water transportation for trade, and thus reduced the role of Salt Square. In order to prevent permanent flooding of the city, a system of dykes was built around the city in the second half of the 20th century. The rivers were no longer a threat to the local area, but unfortunately Salt Square was separated from the waterfront.

ARCHITEKTONICZNA KONCEPCJA PROGRAMOWO-PRZESTRZENNA ROZWOJU I ZAGOSPODAROWANIA OBSZARU PIŁOTAZOWEGO W MIEŚCIE NOWY DWÓR MAZOWIECKI, W RAMACH PROJEKTU REWITALIZACJI ELEMENTÓW SZCZEGÓLNA KULTUROWEGO „RESTAURA”



BULWARY - SPACEROWA STREFA RELAKSU I RODZINY



PARTNER WODZĄCY:



AUTORZY OPRACOWANIA:



Nowy Dwór Mazowiecki is a modern and industrial city located just 35km northwest of Warsaw, the Polish capital. Despite being so close to the biggest Polish urban concentration, its 30,000 inhabitants enjoy access to stunning natural areas surrounding the city, and the presence of historic buildings, including Modlin Fortress, one of the biggest structures of its kind in the world.

DISCOVER MORE ABOUT PILOT ACTION FOR THE HISTORICAL SALT SQUARE

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