STUDY AND ANALYSIS OF THE FORMER TEXTILE COMBINE ‘STALIN’ STRATEGIES FOR URBAN REGENERATION

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ABSTRACT

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The physical testimony of Industrial Revolution left an everlasting mark on the interpretation of cities. Dereliction of the industrial places was followed by the deindustrialisation that contributed to an antagonism, turning the abandon industrial spaces and the declined factories into a ballast to bring them into existence again. Nowadays, industrial heritage administration applies flexibility and inventiveness, somehow letting behind the crucial traditional prototype of heritage preservation.

Nationally, being part of the European cultural merchandise, industrial heritage is an existing and unique milieu taken from variety of perspectives. Reused industrial buildings and factories are offering a field of activities that interface between the industrial history and contemporary socio-cultural milieu.

In Albania, the historical evolution of the industrial heritage is an unambiguous demonstration of political and social condition in the entire country. Industrialization of the region dates in between WW II, impacted by Russians on the agricultural investments and followed by Albanian-Chinese partnership on the heavy industry. The auto-isolation of the state dated in 1978 and the end of Communism in 1990, which brought the phenomenon of the industrial site abandonment, where the public propriety including the agricultural cooperatives were taken over by the economical private sector.

This thesis examines the characteristics of Former Textile Combine 'Stalin' in Tirana, Albania and strategies to regenerate this place. The certain site played a major role during the communism period. It was able to provide enough textile goods for the country but even for exportation. The whole buildings of the site had their own function which

worked all together as one, many functions combined having the same purpose. But in contrast with the communism period, this significant place would lose its importance in regarding to functionality, economical, aesthetical and historical point of view.

Considering that we live in a generation of global space where the economic models change rapidly, giving its identity can be redundant. Therefore the loss of the places and function of this combine has given to the neighbourhood a total destruction by making it live on the shadow of the past without considering the future.

The evidential values, the interviews with the co-workers, reflect activities that had and continue to have profound historical consequences. The values, memories and need, motivate for considering this industrial heritage site, by providing a regenerate plan for all that place. Knowing the potential of it, can lead to a better decision in terms of bringing it to life.

The thesis concludes by proposing a new approach to dealing with industrial heritage. It suggests that the site should be considered as a whole. The existing buildings should be put to good use for the purpose of sustainable development in terms of functionality and it could be re-establish in the cause of social transformation.

Keywords: Industrial Heritage; Regeneration; Evidence; Place; Re-use; Society;

ABSTRAKT

STUDIMI DHE ANALIZA E ZONËS SË ISH-KOMBINATIT TË TEKSTILEVE 'STALIN'
STRATEGJITË PËR RIGJENERIM URBAN

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Evidenca materiale e Revolucionit Industrial la gjurmë të përhershme në interpretimin e qyteteve. Braktisje e vëndeve industriale u pasua nga deindustrializimi i cili kontriboj në antagonizëm, duke e kthyer hapësirat e braktisura industriale dhe fabrikat që nuk punonin në balast për ti sjellë ato në ekzistencë përsëri. Në ditët e sotme, administrimi i trashëgimisë industriale aplikon fleksibilitet dhe kreativitet, duke lënë pas disi prototipin e rëndësishëm tradicional të preservimit të trashëgimisë.

Në shkallë kombëtare, duke qenë pjesë e llojit kulturor Evropian, trashëgimia industriale është një fushë ekzistuese dhe unike e marrë në perspektiva të ndryshme. Ripërdorimi i ndërtesave industriale dhe fabrikave, po ofron një game të gjërë aktivitetesh, që ndërveprojnë me historisë industriale dhe mjedisin bashkëkohore socio-kulturor.

Në Shqipëri, evolucioni historik i trashëgimisë industriale është një demonstrim i qartë i gjendjes politike dhe sociale në të gjithë vendin. Industrializimi në rajon daton në mes Luftës së Dytë Botërore, i ndikuar nga rusët në investimet bujqësore dhe të ndjekur nga partneriteti shqiptaro-kinez në industrinë e rëndë. Auto-izolimi i shtetit daton në vitin 1978 dhe fundi i komunizmit në vitin 1990, i cila solli fenomenin e braktisjes së

hapësirave industriale, ku pronësia shtetërore, duke përfshirë dhe kooperativat bujqësore u morën përsipër nga sektori ekonomik privat.

Kjo tezë shqyrton karakteristikat e ish Kombinatit të Tekstileve 'Stalin' në Tiranë, Shqipëri dhe strategjitë për rigjenerimin e këtij vëndi. Vëndi në fjalë luajti një rol të madh gjatë periudhës së komunizmit. Ajo ishte në gjendje për të siguruar mallra të mjaftueshme të tekstilit për vendin, por edhe për eksport. Të gjithë ndërtesat e kombinatit kanë pasur funksionet e tyre duke punuar të gjitha së bashku si një, shumë funksione të kombinuara duke pasur qëllimin e njëjtë. Por në kontrast me periudhën e komunizmit, ky vend i rëndësishëm do të humbiste rëndësinë e tij në lidhje me funksionalitetin, anën ekonomike, estetike dhe historike të mëparshme.

Duke pasur parasysh se ne jetojmë në gjeneratën e hapësirës globale, ku modelet ekonomike ndryshojnë me shpejtësi, mund të jetë i tepërt rikthimi i identitetin të saj të mëparshëm. Prandaj humbja e hapësirave dhe funksionit të këtij kombinatit i ka dhënë lagjes një shkatërrim të përgjithshëm duke e bërë atë të jetojë në hijen e së kaluarës, pa marrë parasysh të ardhmen.

Vlerat evidentuese, intervistat me bashkë-punëtorëve pasqyrojnë aktivitetet që kishin dhe vazhdojnë të kenë pasoja të thella historike. Vlerat, kujtimet dhe kërkesat, motivojnë për të konsideruar këtë hapësirë të trashëgimisë industriale, duke siguruar një plan rigjenerimi për të gjithë hapësirën. Konsiderimi i potencialin të ish-kombinatit, mund të çojë në marrjen e një vëndimi të mire për vënien në jetë të tij në aspektin fuksional.

Teza përfundon duke propozuar një qasje të re për trajtimin e trashëgimisë industriale. Kjo sugjeron se vendi duhet të konsiderohet si një i tërë. Ndërtesat ekzistuese duhet të vihet në përdorim të mirë me qëllim zhvillimin e qëndrueshëm në aspektin fuksional dhe mund të rehabilitiohet në rrugën e transformimit social.

Fjalët kyçe; Trashëgimia industriale; Rigjenerim; Evidencë; Vënd; Ripërdorim; Shoqëri

Dedicated to my family!

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Some special words of gratitude go to my close friends who have always been a major source of support when things would get a bit discouraging.

TABLE OF CONTENTS

LIST OF TABLES

LIST OF FIGURES

LIST OF ABBREVIATIONS

TICCIH	The International Committee for the Conservvation of the Industrial Heritage
ICOMOS	The International Council on Monuments and Sites
UNESCO	The United Nations Educational, Social and Cultural Organization
PPSH	Albanian Labor Party
TEC	Thermoelectric Powerplant of the country
VKM	Vendimi i Komitetit te Ministrave
ERIH	European Federation of Associations of Industrial and Technical Heritage
ICCROM	International Centre for the Study of the Preservation and Restoration of Cultural Property
IH	Industrial Heritage

CHAPTER 1

INTRODUCTION

The past is not defined by history-particular taught knowledge or the state; the past exists within individuals' interpretation of the qualities of age in the environment surrounding them and in the use of those qualities to improve their understanding and enjoyment of the present [Hobson, *et.al*, 2003].

1.1. Introduction to the thesis

Each urban environment is a product of socio-cultural, economic and political processes, meaning that it does not develop independently. Architecture, urban form and the changing rapport with the built environments interprets the values and the ideas that a society possesses. Simultaneously, society changes in its social order through history, which includes changes in the cultural forms and systems of values of the society. This process can lead into the organization of a city. The material and immaterial evidence in which the cities are filled are created as the result of various historical periods. Cities look like huge storehouses that consists of stories which are graved in the built environment, transmitting the development, failures and successes that a society has gone through. Correspondingly, one can understand a lot about a society by analysing its spatial environment and the direction that the development of the spatial environment goes through becomes evident once one examines the society that manages this spatial environment.

Today, cities aim to achieve uniqueness and use all the available resources to reach it. In traditional industrial regions and cities, multidimensional features of industrial heritage are effectively used as authentic and exotic value, facilitating its recognition on a bigger scale. However, without recognition of the cultural and material values of the industrial heritage, integration of any former industrial region into the contemporary urban environment will not be possible.

Industrial Revolution assign considerable marks on the appearance of cities and regions. As time goes by, several conventional images and a negative image of industrial urban landscape came out, strengthen by other paintings of the lumpy aesthetic of the heavy industrial architecture in cities and of the pollution that it brought within, present in the numerous works during 18th century by the English industrial artist L.S. Lowry (*Fig. 1)*

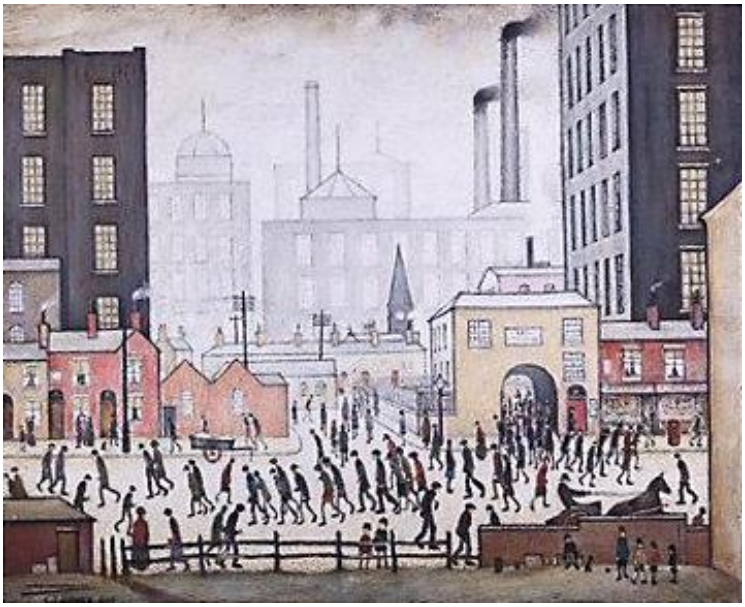


Figure 1. Painting of the Mill [L.S. Lowry *et. al.1930*].

The crisis of deindustrialization and the intense structural change deepen more the negative image by leaving behind many disused industrial spaces, drawn up factories and industrial complexes. By the reason of malfunction and neglection, these industrial heritage manifestations were threatened to fall down, negatively influencing the environment around them.

Integration of the disused industrial buildings, factories is a major step of the present-day heritage management and of the urban development plan, typically in Western countries. In the speeches spinning the industrial heritage management and the conservation the focal point has always been on experts and institutions professionally tied up with heritage, mentioning The International Committee for the Conservation of the Industrial Heritage (TICCIH), The International Council on Monuments and Sites (ICOMOS), The United

Nations Educational, Social and Cultural Organization (UNESCO), and their characteristic of establishing criteria that strengthen industrial heritage conservation policies and practice. Therefore, a summary of principles for the conservation of industrial heritage (developed by ICOMOS and TICCIH and adopted by the 17th ICOMOS General Assembly on 28 November 2011), application of international representations and instruments such as the World Heritage Convention adopted by UNESCO in 1972 (linked together the concepts of natural conservation and the preservation of cultural properties), aiming a better appreciation of the industrial heritage over the past decades.

Acknowledge, by ICOMOS and TICCIH, of the industrial heritage nature and the issues, threats toward it, lead to the stating that "industrial heritage is highly vulnerable and often at risk, often lost for lack of awareness, documentation, recognition or protection but also because of the changing economic trends, negative perceptions, environmental issues or its sheer size and complexity [The Doblin Principles et.al.2011]. Thus, both these organizations point out the importance of a wide knowledge of the industrial and socio-economic history of a region, which can be achieved through research and documentation of industrial sites, structures and the related tools, as well as the intangible perspectives of human skills and knowledge related with industrial processes. Simultaneously, physical revitalization and functional restructuring, adaptation of industrial heritage to the necessity of post-industrial society. The economic revitalization through new ways to make use of industrial building stocks is a fresh topic that is continuously talked about regarding to industrial heritage.

Currently, it is a culturally established outlook that old buildings should be protected, therefore "while conservation is a framework of policies and controls, more fundamentally it is also a reflection of deeper cultural attitudes to the past" [Hobson et.al.2003]. Also, the significance of the sustainable conservation of industrial heritage is recognized "By extending the life-cycle of existing structures and their embodied energy, conservation of the built industrial heritage, can contribute to achieving the goal of sustainable development at the local, national and international levels. It touches the social as well as physical and environmental aspects of development and should be acknowledged as such

[The Dublin Principles *et.al.*, 2011]. Industrial heritage is mixed and matched by the reason of adaptive re-use and functional restructuring, as an inspirational for contemporary development.

1.2. Methodology

Industrial heritage is an entity, dynamic and hybrid one, which can be seen from different point of views. The perceptions of industrial heritage are formed by the reason of several sources of communication. In order to get to the national perception of this topic, it was important to study and create a clear image of the industrial heritage in a wider scale. Therefore, reading internal and external bibliography was important in order to understand the new meanings and values of industrial heritage. Thus, the methodology implied for this dissertation consist both in quantitative and qualitative research method. Even though this thesis focused on analysis, it was important to review a vast literature.

There were a various ways which were followed to create a well-researched picture of Former Textile Combine 'Stalin'. Having already established the basis of the theoretical outlook of this dissertation, it was necessary to reflect upon how evidence will be collected to support the arguments espoused in this dissertation.

The use of historical background of Tirana, was relevant to this dissertation. A good source of primary information of these books has been found in books which had on focus mostly the industrial heritage in Albania and all over the world. National library and other local libraries were a great source on providing plenty information.

Apart from books, relevant sources were taken from documentaries and from different interviews that were done with former workers of this textile combine. This kind of research started by the interviews held with people that were part of the construction and that worked on the former textile combine but even with citizens that were living in the same neighbour where the combine is constructed.

In order to perceive the current situation of the industrial heritage space, the site visit and inspection was very essential. Cause it gave me a clear visual impact of the existing condition and the spatial distribution of the buildings. This was a way to analyse in detail each building of the combine, knowing their condition and their current function. Being still present as a touchable heritage, visiting the site was important, in terms of analysing the surrounding environment, the relation it has with the neighbourhood and the impact of it on the society. By taking pictures and having the sense of, how it was like living in a place like former combine.

Also, the published books by the foreigners, gave a great description of all the different activities that were held on the area of this textile combine. Apart from these, the design application techniques which were given in different case studies, books, documentaries were a step forward on considering the implementation techniques for a sustainability development.

A great help has been also the GIS Portal from where I was able to establish the informations needed to precede with the design of the plans showing respectively, the function, the condition, the used and non-used buildings and to deal with the design on the area on the phase of proposals.

Having all the necessary theoretical informations, the next step was analysing the former textile combine. Starting from the urban analyses and then to architectonic analysis. These analysis have been given on a wider scale, considering the site as one, by being based on the actual condition of the site in total.

For the further precede was needed to scrutinize other foreign case studies where the main objective of them was the regeneration of the industrial heritage sites. This step was important because based on them was given the proposed regeneration plan of the all area, by being based on these case studies' methods and strategies. But always considering the contextual difference that the former textile combine has with each of them.

Therefore, initially, the framework of this study is blueprinted to understand the evolution of industrial heritage internationally and then going into a smaller scale, nationally. To achieve this, one has to be recognize not only the timeframe in which former production spaces evolved but also to look upon the heritage management policies, terminology and meanings that are related with the transformation paradigms. These will be discussed in the preceding chapter two.

After that, the focal point will be narrowed down at examining the position of industrial heritage in the contemporary urban development and planning practices, point of view. In order to be clearer regarding this topic, it was necessary to give examples of models of the industrial heritage sites were regenerating by focusing the strategies that were considered in order to implement. These will be discussed in the chapter 3.

The following chapter deals with the case study analyses of Former Textile Combine 'Stalin'. It is well established the history, the importance, urban analysis, demographical distribution, infrastructure and the actual condition of the buildings. On each topic, it is given a well-defined explanation for all the buildings.

Chapter five is related with the Proposals for regenerating the whole region. It basically deals with the plan of the region, illustrating secondary roads, open spaces, close spaces, greenery and each building in details. Also, this chapter includes different collages that give visually, in a more detailed way how would the place get regenerated.

1.3. Objectives

Even though, in different countries, the importance of industrial heritage has been well established in books, in papers, in magazines but even in many regeneration plans, in Albania is a fresh, yet to be well determined, field/topic. Leaving behind the historical consequences and the speed in which we are being developed as a state, knowing the importance of the industrial heritage sites is very essential. Social change and its impacts on the built environment are more than obvious not only by the changing appearance and functions of the man-made surroundings, but even by the way some of its built structures are managed, represented and perceived.

As the result of deindustrialization process, many industries, due to the collapse of specific branches, were closed. Throughout many other negative consequences, there can be seen large urban areas petrified in decline, job losses, general impoverishment etc. The process of the new land use and also adaption projects of historical structures by giving new functions, have been carried on resulting in many transformation projects of industrial premises. [Misztal, *et.al.*, 1998; Niezabitowska, *et.al.*, 2005]. As previously mentioned, many projects were implemented on the terms of the urban regeneration, by imposing new values to the post-industrial compounds, dominating industrial function in the past. There projects, mostly, aimed to meet the growing needs of local community such as culture, education, leisure and rarely became an arena of purely commercial investments activities [Nappi-Choulet, *et.al.*, 2006].

Therefore, now there is a need to propose and create for the post-industrial areas, new forms and functions of urban space to be implemented, which can meet the contemporary society's expectations and aspirations. The industrial heritage new use have to satisfy local community demand for access. Based on the other examples that have been established and implemented in different countries, the regeneration of the former Textile Combine 'Stalin' is an important action that would have benefits in many fields. The consideration

of this site would not only be as a way to set a record testimony of the industrial heritage but it would emphasize even its significance.

Derelict buildings must receive extensive renovations and should be put to new use, serving in teaching, social transformation, sustainable development roles as the proposed former combine even the site as a whole respectively. Extensively, the buildings should be repaired by preserving and restoring the historic characteristic of each building element such as windows, doors, walls and traditional rendering etc. It is proposed to put in use even the looming factory, as a tradition and it is still being kept, and simultaneously with it, are proposed even other opportunities for featuring the Loom Factory such as: open houses, special events, newspaper and television photo-ops. It is proposed also the opening of a school that would provide courses in regarding to the production of the carpentry. There are proposed opening of the offices that would coordinate everything related with the proposed functions. New, society demands, on the area of the former TEC, functions have been proposed as: exhibition areas, lecture halls, museums, recreation areas and fashion stages. Apart from the proposed functions, there are also proposed new road layout, which should include wider pavements and road signs, by providing a friendlier, safer, accessible pedestrian area.

The proposals for the former textile combine, are being based on other proposed and implemented examples. To be mentioned are; the Girangaon-The Mill Precinct which were transformed from a derelict area to a redeveloped mill land, where the urban revitalization of the site where the fundamental drivers to be considered were ecological, social and cultural aspects; the Queen Street Mill, Harle Syke which by considering its value, this mill is still being in use as a working museum and it is used also as a fashion stage; the textile mill complex of Lowell, Massachusetts into a National Historical park which expresses the idea of revitalization and putting in use all the places that were no longer in use; the 21st Century Industrial Housing in the United Kingdom, where the unused industrial area where developed by being used for the housing purpose; Industrial Building in Changqing where the old industrial part is considered to be preserved by

taking into consideration the cultural heritage to create a connection in between the memories and the implementation of the new use design; the Industrial Regeneration Park in Toronto, in which the old brick works factory has been restored and re-naturalized to provide with a high-quality and revered park and community environmental centre. By being based on the examples that had succeeded on their implementation, the proposals for the regeneration of the whole site where given. The common achievement of all these examples is that despite the fact that they perceive and protect the significance they hold, on the other hand these implementation plans make possible the have big benefits for the community which can make use of these sites. Therefore, even the proposals given for the former Textile Combine 'Stalin' have been established by considering the local community, the neighbourhood and even the city as a whole. This regeneration plan is a significant approach that would help by improving the living condition of local community and members, but also it would have a great impact even on the economic sector. Growing awareness of the industrial history together with the observed tourist's willingness to visit old water-plants, mill, ironwork plants, old public services buildings – are all a visible manifesto that industrial heritage in regarded by contemporary tourists is very attractive as the other historical places.

CHAPTER 2

LITERATURE REVIEW

In the late 18th Century, it could be seen the change from agrarian society to industrial society. Industrialization took place from the mid-18th to early 19th century. This process had big impact since it happened in different regions even though not always at the same period. It brought change not only in society, not only on techniques or in economy but it had great impact even in architecture as well: the material used, the techniques of construction, types of buildings were emerged by fresh, new ones. Nonetheless, the fall of industrialization affected the whole world in time leaving behind consequences that can be felt even today. Industrial heritage is one of structures it came as the result of the deindustrialization. However, nowadays there are many ways in which the industrial heritage can be considered as a worth challenge, by integrating it to present.

2.1. History of Industrialization

The period of social and economic change where the human groups were transformed from an agrarian society into an industrial one was called Industrialization. [O'Sullivan A., Steven M. *et.al.,* 2003] The transformation included going from hand production methods to machines, iron production processes and new chemical manufacturing. Industrialization known also as The Industrial Revolution took place from the mid-18th to early 19th century, in certain areas in Europe and North America; starting in Great Britain, followed by Belgium, Germany and France. [Griffin E. *et.al.,* 2010] Later this phase was called also, by commentators, The First Industrial Revolution and it took seats also in Sweden and United States. [Atack J., 1994] In each of this countries, it was felt the change in different fields, such as; factory system which brought productivity as the result of

technology; positive impact on women by created the conditions for women's emancipation, where they were largely employed in retail and clerical jobs to support rising standards of consumption; sustained growth on the standards of living; increasing food supply; transportation improvements; falling prices for clothing and increasing on consumer goods; increase in both population and per capita income.

The Second Industrial Revolution marked the later changes that came in the mid-19th century such as the refinement of the steam engine, the invention of the internal combustion engine, the harnessing of electricity and the construction of canals, railways and electric-power lines. Coal mines, textile factories and steelworks superseded homes as the place of work. [Jones E., Pasell P. *et.al.*, 2003], [Henning F., 1995]

2.1.1. Industrialization in Europe

In Europe, the First Industrial Revolution spread over the continents gradually. One of the main causes was growth in the population which set in around the middle of the 18th century and generated a huge tank of workers. To supply the needs of this high number of population, the new, more efficient methods of production became needful. Being in this situation Great Britain made use of two essential vantages; an exceedingly, productive and wealthy agricultural system and an astounding number of inventor. The Industrial Revolution in Great Britain took place between 1750 and 1850. It could be felt the major process by the consequent change in agriculture, industrial technology and organization of labor, business and transport. During this period, Britain was transformed from a rural and agricultural country into a modern, urban and industrial one (*Fig. 2*)

The first spinning frames were constructed on the British Isles. After these, the mechanical weaving looms and the textile factories were shooting out of the ground. Simultaneously, a boom in the iron industry showed up.

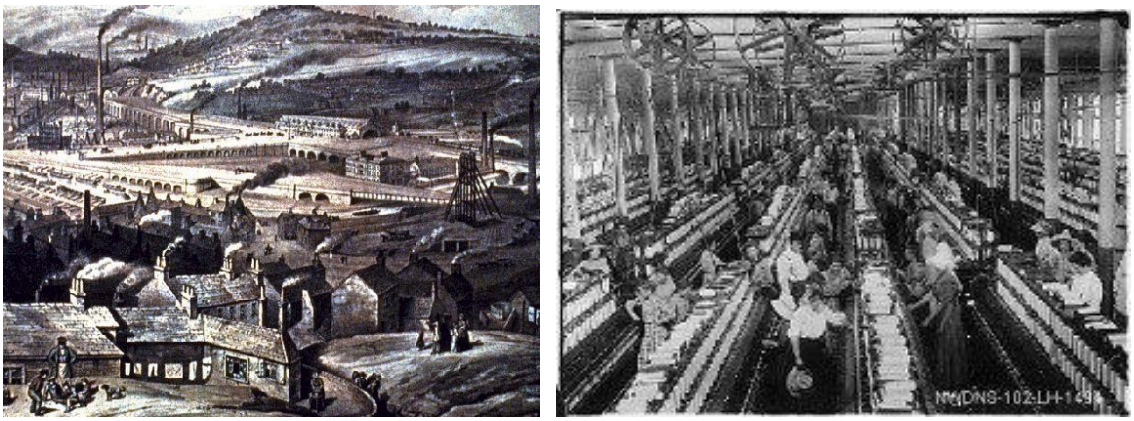


Figure 2. Painting showing an English Mill town transformed during the Industrial Revolution [http://jonesworldhistory.weebly.com, 1830] (Left)
Textile leads during the Revolution [https://usercontent1.hubstatic.com, 1850] (Right)

Apart from Great Britain, France was a major industrial competitor that had the same level as the Great Britain. France was more concentrated on finished products. These included even the luxury products like woven, silk, china and leather goods. One of the biggest reason for the first major strikes to happen in the silk-processing industries, is that these traditional trades were the first ones to be mechanized. The collieries and ironworks began to appear in the middle of the 19th century to cater for the growing railway industry. This happened because France had not much resources of coal and iron. Therefore, the focus of employment began to switch from the agrarian sector to industrial production even though slowly but surely. Nonetheless, it can be mentioned that the France's economic growth was slowly and took place through the 18th and 19th centuries.

One of the first industrialized countries was even Belgium, which was rich on resources of iron ore and coal and a well-developed tradition on textile manufacturing. Therefore, the industrial development ran along similar lines to that in Great Britain. The Southern Belgium was the first region that followed the British model successfully. Many coke blast furnaces as well as pudding and rolling mills were built in the coal mining areas. Many

factories built there, integrated all stages of production, from engineering to the furnishing with raw material, early in 1825s. Thanks to coal resources, the region was able to become the 2nd industrial power after Britain. [Chris E., Goran R., *et.al.*, 2005]

In Switzerland, compensated for the lack of raw materials by specializing in niche products from silk, weaving, cotton processing and engineering but at the same time even for clock-making.

On the other hand, Spain, Greece and the Balkan countries, increased their exports of agrarian products and raw materials but they were behind for many years, in industrial production.

New methods of production developed in Germany at a very late stage because country got divided up into many small states. After the customs union of 1824 productive heavy industries developed in the mining regions. The building of the railways gave the opportunity to expand the steel production and the mechanical engineering. There were two reasons such as, high reserves of capital and high standards of training which made the German businesses to take over the leading role on the new chemical and electro-technical industries, in the second phase of industrialization dated at the end of the 19th century. [Broadberry, O'Rourke *et.al.*, 2010]

In Netherlands, the industrial age began around 1860. Since it possessed very little natural resources, it was very difficult to build up heavy industry and construct railway connections. That's the reason that made businesses to concentrate on developing pre-industrial trades. It started with the processing of agricultural products like milk and meat which claimed the need on the basis for future mechanization. And, around the end of the 19th century, were created new industrial areas of electro-technology and chemistry.

The Second Industrial Revolution was characterized by the rapid industrial development, at first in Britain, Germany and the United States, but also in France, the Low Countries, Italy and Japan. This rapid industrialization phase took place in the final third of the 19th century and the beginning of the 20th. During this period there were build out railroads,

large-scale iron and steel production, widespread use of machinery in manufacturing, greatly increase use of stream power, use of telegraph, use of petroleum and the start of electrification. It is the period in which the modern organizational methods came into use. [Muntone S., *et.al.*, 2013]

The Industrial Revolutions had a major impact on change in the nineteenth century by leading Western civilization into the industrial era that has characterized the modern world. It improved the underlying assumption of the Scientific Revolution of the 17th century- where the human being were able to dominate the nature. By making use of environmental material, people could create new levels of material prosperity and machines that would have a great impact on the development. The Industrial Revolution transformed the social world of Europe. The new force for change was achieved by the creation of industrial proletariat.

2.1.2. Industrialization of Albania

Industrialization is a process that has great impact and provides changes in social-economic aspects. In Albania it started by the second half the XIX century, in the so called Second Industrial Revolution. Till that time the techniques of industrialization were mostly artisanal. In this case we can mention the textile production, the brick production, of oil production and it was mostly done on the ground floor of the houses (*Fig. 3*). The mechanical processes were mostly done by the power of water as it was done also in different parts of the World. The evidence of it were the grinding mills (Kellezit in Lunxheri and later the one of Babajt in Gjirokaster and so on). The water power was used also for the cutting process of wood and that's why many of these processes were done near the water sources.

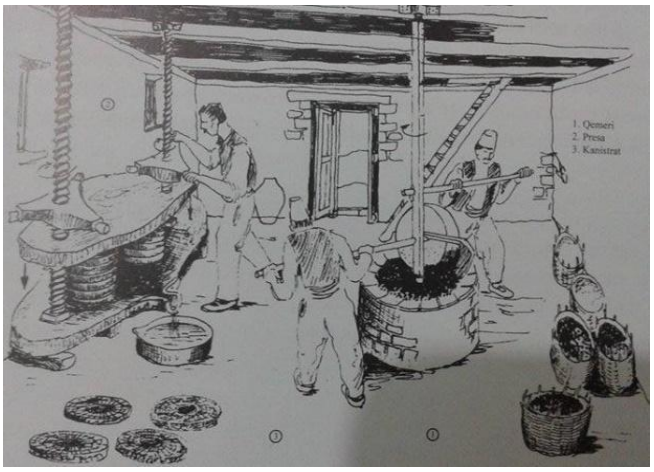


Figure 3. Oil Mill mechanism in house conditions [Ilir Parangoni *et.al.*, 2012]

Aside the traditional techniques, during 1870s it started the production of first motors. The first small fabrics consisted of 3-10 people and they used motors as the source of their productions. In these cases we can mention the weaving of silk, mechanical steam filature, Shkodër; flour mills, Korçë, Shkodër, Prishtinë, Berat, Durrës; fabric of soap; Fabric of noodles and of cigarettes, Shkodër, Vlorë, Elbasan; Oil Fabric in Fier, Vlorë, Shkodër (*Fig. 4*); grinding mills; mechanical saws, Vlorë, Lushnje; the leather factory, Gjirokastër. The construction of fabrics which had motor as the source of their production, continued even during the XX century. Even though, till 1912 the majority of production was done by the artisanal means. The most significant ones were the agricultural and livestock production. Such as oil fabric, soap fabric, cigarettes fabric, noodles fabric and so on. Aside the fabrics with motors, the mining and forestry started to be in use by the foreigner companies. In 1875 can be mentioned the British showery "Mayers" that took the Mines of Selenica and gave it later on to French Company, formed just to make use of these mines. Then in 1904 the Italian Company took the Thumane's Forest near Durrës. And in 1910 another Italian Company had the chance to make use of Mirdita's Forest.

From 1912 till the end of the Second World, in Albania we could see an increase of the number of industries. And in 1922 it was confirmed the first low for Albanian mines,

which gave to the state the chance to make use of minerals. During this period of time it was developed also the industry used for mining [Ilir Parangoni, *et.al.,* 2012].

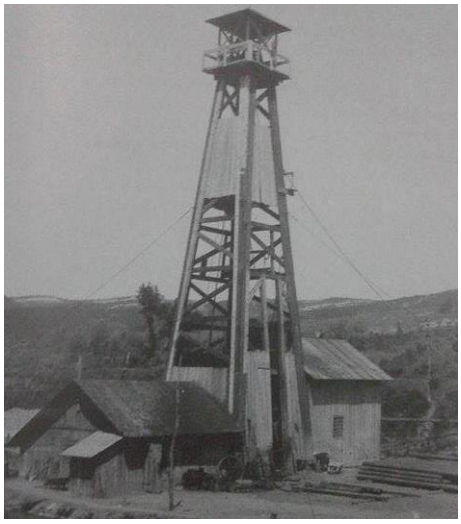


Figure 4. Manufactory for production of Cigarettes's Pipes [Ilir Parangoni *et. al., 2012*] (Left)

The first "Anglo-Persian Oil Co" wells in Fier [Ilir Parangoni *et.al.,* 2012] (Right)

Differently from the above mentioned countries, the Industrialization in Albania passed through different stages. Collectivization, it was a considerable way to achieve the industrialization. Taking in consideration this, cooperatives were created by the decision of the government. Right after collectivization, the focus of industrialization was on industry, at first heavy industry was considered. Government decided to use the implementation of the Five-Year plans, as a way to advance in the industrial field. Each Five-Year plan was composed of specific stage of industrialization.

The first phase of Albanian industrialization took place during 1949-1950. It started with the Two-Year plan, with the assistance of Soviet Union, leaded by Stalin. To be mention is the construction of the textile plant 'Stalin' which in addition had a power plant and to be considered the living centre next to it as well. In Fier and Rrogozhina were constructed

also the plants for cotton-spining and later on were constructed other industries, such as the sugar factory in Maliq, in a region of Korça, where the power plan was added in order to fill the factory with electricity.

The second phase started in 1951-1955 and the Five-Year plans were used during this phase. The goal of this phase, in terms of economic field, consisted on the construction of the economic basis of socialism. The main power plants, that would provide electricity in the entire Albania, started to be used. Development of the light and heavy industry started to generate, including food and clothes industry and all these development were done by groups of to be engineers whom learned how to work with a technology which entered in Albania for the first time during that period. Based on the documents which were achieved on PPSH (Albanian Labour Party) of the Five-Year plans, the production in 1955 was tripled in comparison with that in 1950, and 11.5 times more in comparison with that in 1938. During this phase, there were precisely 150 essential buildings constructed.

On the third phase began in 1956-1960 with the implementation of the second Five-Year plan. The focus of it was more on the continuity of the projects that were considered during the first Five-Year plan and it came as the result and continuity of the first Five-Year plan. Based on the Minister's Council, the number of significant dwellings by this phase was 250 ones. As the result of industrial work during the first and second Five-Year plan, the industrial production was 26 times more than in 1938. The second Five-Year plan was more effective in regarding the fulfilment of the plans in a short period of time.

The third Five-Year plan in 1961-1965, is indicated to the fourth stage and it was concentrated on heavy industry almost completely. The Albanian government was taking into consideration the case of Soviet Union, therefore they considered to give special credits to heavy industry. On the fourth stage there were built the majority of the heavy industry plants. During this period, the construction of these industrial plans grew by 16 %, in comparison with the first Five-Year plan. Due to unforeseen circumstances of breaking down with the Soviet Union, the number of the construction industries was being decreased, but still a substantial number of these industries was built. For instance, it can

be mentioned the plan wire plant in Shkodra and other power mills in different cities in Albania. To be mentioned are; shoe factory in Shkodër, Gjirokastër dhe Korçë; brick bakery in Tirana; wood plant in Laç; cement factories in Fushë-Krujë and Elbasan; the nitrogen-ammonium plant in Fier; the plastic factory in Durrës. All these were the factories built during this period.

Then, it is the start of fifth stage of industrialization which is known as the beginning of the fourth industrial plan in 1966-1970. This stage was considered as the peak of industrialization by the technical-scientific revolution. A large number of mines were opened since the Ministry of Mines became much more active. Despite the fact that the Chinese aid amounted to only 10% of investments, during this stage, there were inaugurated many important works that were in collaboration with the Chinese alliance. Nonetheless, during this period an important number of factory were inaugurated, such as: the Fier fertilizer industry, the mining and refinery; Vau i Dejës hydroelectric plant; Laç factory of chemical preparations; the rubber factory in Durrës; Korça factory of high precision instruments and the textile factory in Berat. Also, during this stage, started the great project of the Metallurgical Complex of Elbasan.

Then, on the fifth industrial plan, during 1970-1975 the focus was exclusively on the metallurgical complex in Elbasan. In 1978, was marked the break with the Chinese alleance and the state began the period of isolation and autarky economical model.

The sixth (1976-1980), the seventh (1981-1985) and the eighth (1986-1990) industrial plans, invested on the chemical and food industries, and as well on the construction sector, mostly in defensive infrastructure such as tunnels and bunkers. [Pashako F., Menghini A. B. et.al., 2014].

2.2. Fall of Industrialization

Fall of Industrialization named as deindustrialization is a process in which the industrial activity in a country or region is removed or reduced because of a major economic and social change. It usually occurs because a particular industrial activity is no longer economically viable, or because the focus of society changes, perhaps fewer people want to work in a particular industry anymore, or the pollution created by industries is no long desirable and they are no longer funded by government etc. One common thing that happens to many societies, it is that they go through an industrial period and, as the wealth of the country or region increased, the emphasis shifts to services and more luxury goods. The biggest example of deindustrialization in the United States it's the west known as the Rust Belt, which is the region in the upper North-eastern United states and Midwest that was once home to booming industry. But, it is now full of abandoned or rusted industrial factories. This areas threads in the late '19s and early to 20th century, probably cause of the great lakes, paved roads, canals and row roads that allow them to get the goods to the market. Some of the cities that saw the biggest boom were Chicago, Ditroit, Cincinalti, Pittsburgh and Cleveland. However the boom began to dim in the late 20th century. [http://study.com/academy/lesson/]

As the steel and iron industry declined many factories were moved to South-Eastern States that had cheaper labour and because they were free state policies that made it possible for companies to pay even less for labours and other things. The rise of automation also made it hard for these industries to adopt because such automations requires a large initial investment. In many countries, to declaims of some after for political reasons, the unions and government involvement had very little to do with deindustrialization. By far the main cause was increasing competition from cheap sources abroad and the little could have prevented that in the era of free trades. When industries shut down there are obvious pre precautions. People move out of the area and those who stay but are unable to find works fall into poverty. Buildings and infrastructure fall into disappear.

2.2.1. Deindustrialization in Europe

Also, deindustrialization process happened in many “Western” countries and UK is the first one to experience it. Briefly defined as the absolute decline in the manufacturing employment, deindustrialization had great impact in different fields and it can be included, even the socio-spacial effect. Local community faced the problem of unemployment, in the lead. Many jobless citizens started to migrate, by the will of finding opportunities and job suitable for their capacity, ability, knowledge and living costs.

The reduction in the quantity of the consumer/customers of the other sectors caused a decrease in the profits and sales, by making shop owners in the trade and service sectors to reduce the workforce, to work with minimal loss, in order to survive in the emerging conditions. The decrease in quantity of industrial workforce which contributed to survive of the settlement, caused over estimated population mobility.

Establishments on the heavy industry using a production process was not able to realize the structural transformation against the technological developments. A small number of qualified labour was in need for the production processes, so that they could make technological transformation. But this caused unemployment in a level.

Transformation from big scaled employment resources into small, medium sized enterprises (SME) which were in the local scale, made possible the change in labour market. For instance, a worker that was fired from iron and steel manufactures after the privatization, had the opportunity to be employed in an SME, working on the same field/sector at the same city or region where the worker lives. This was a way that helped in the decreasing of the unemployment ratio and social problems.

The closed and privatized plants caused fluctuations in real estate and in the related activities. The relative decline in the incomes of the community changed the rental prices in the market of real estate, in comparison with the property ownership ration. The reflection of this emerged condition, can be observed with the movement of the social

classes in the urban spaces. This activity influenced directly to the urban land use and indirectly to the city and regional plans, by having a big impact on the investments on land and real estate.

As the result of chain transformation in the production processes and relations deindustrialization caused differentiations on big scale in the social space by affection the social structure of the settlements where manufacturing activities of qualified labour were present. In a short period of time, differentiations and movements occur in space, by the economic and social deprivation of the communities from the advantage of being manufacturing workforce. Deindustrialization's impacts are essential in determining the usage of human resources and making use, also of living strategies of local communities. That was a very important impact not only for that time for even nowadays, in regarding the urban and regional development

Deindustrialization is in essence defined as, the absolute decline in a long-term in the manufacturing sector [Warn *et.al.,* 1988]. The evaluation of this decline can be seen in terms of the shared employment in manufacturing to the total employment of the town, country or region with a focus on social scare or in terms of outputs in the manufacturing sector in an economical view.

In Albania, the decline in industrial production was initiated by the collapse of the central planning. The industrial production dropped by half between 1989 and 1991. In the upcoming years 1992-1995, industrial production continued to fall by a further third in Albania due to the ongoing process of transition. If in other Balkan countries industrial production did recover, in Albania it never recovered from the shock of transition and remained at just over one-quarter of its previous level. Even though latter, it was subjected to damaging sanctions and military attack, the maker of Albanian policy did not manage to introduce effective structural policies that would be capable of rebuilding the industrial capacity that had been lost in the 1990s by the decline of the old state-owned industries, and the disruption following the collapse of the pyramid savings banks. A very particular and strong impact on the industrial censor in Albania, had the legacy of the past and the

role of initial institutional conditions, since the development of industries had been far more irrational. For instance, it can be mentioned the large steel mill that had been built in Elbasan in 1980s with the Chinese assistance, but it was not able to continue production after the fall of communism due to the poorly location far from any major port. The policies, created for the purpose of reform, were not able to overturn this historical inheritance. [William Bartlett, 2007]

Even though, in Albania there was a considerable drop in employment after the collapse of the communism period, there was no previous experience on unemployment under communism, where workers had less employment protection than in other Balkan countries. However, productivity did not turn around in Albania, until after the introduction of stabilization programme of the 1997, and it was the slowest to recover. As the initial institutional conditions were different and clearly, the productivity growth in Albania had a long-lasting impact.

2.2.2. Post-Industrialism: Understanding the Origin of Post-Industrial Society

To become aware of the impact that both the Industrial Revolution and deindustrialization have had on the development of the urban landscape and societies, and at the same time to understand the origin of post-industrial society, it is important to be aware of the basic structural components and how a society is organized firstly. Based on the theorization of Daniel Bell:

"Analytically, society can be divided into three parts: the social structure, the polity and the culture. The social structure comprises the economy, technology, and the occupational system. The polity regulates the distribution of power and adjudicates the conflicting claims and demands of individuals and groups. The culture is the realm of expressive symbolism and meaning." [Daniel Bell *et.al.,* 1999]

One after the other, the Western industrial society was noticeable by three typical characteristics: the growth of the large corporation by considering it as the prototype of all business enterprises; the impress of machine on the character of the work; and the labour conflict. Deindustrialization, changed this structure by making that led to the need of a new society with new forms of work and thinking.

There are different theories of the contemporary society, in regarding the post-industrial term. The theory of post-industrial society was elaborated during 1960s and early 1970s [Kuman *et.al.,* 2005]. This term is broadly used even today. There is not much further elaboration that would refer to the implications of "the post-industrial", apart from the common speculation that is focused on the decline of manufacturing industries and the shift to the service industries. Nonetheless, a combination of theories and definitions on the new society emerged. The most well-known and influential ones are the theories of; information/knowledge/society; theory of post-Fordism; theory of post-modernism. In majority of the cases, these theories overlap each other because the repetition of certain, same characteristics that they share in all of these theoretical accounts.

The information or knowledge society theory is mostly used to describe the post-industrial Western society, where emphasized the importance of knowledge as the most essential source of value and the feature of the new society. If before, the labour and capital has been the central variable of the industrial society, now it is replaced by information and knowledge as the crucial variables of the post-industrial society. The goods-producing factories of the industrial time shifted to the cultural and educational institutions as the information-producing factories of the post-industrial time. New mode of production and information society, would be stated as a new way of life. [Kumar *et.al.,* 2005].

Post-fordism has been developed as the Marxists' vision. This theory emphasis the relations of production [Kumar *et.al.*, 2005] where the economic changes occurred as the result of the transformation from Fordism to post-Fordism society. And it is defined by the shine of the global market and of global corporations, by resulting in the decentralization of production.

The definition of the contemporary society, has particularly the concepts of "the post-modern" and "the post-industrial". According to the critical analysis, the use of the terms post-modern and post-industrial, has a variety of different ideas for both the present and the future [Margaret A. Rose *et.al.,* 1996].

The cultural movement Modernism-Western that occurred by the end of the 19th century, is an aesthetic and cultural reaction to late modernity and modernization [Kumar *et.al.,* 2005]. Meanwhile, postmodernism "is not merely an academic term, for it has gained impetus from artistic 'movements'" [Featherstone, 2007]. According to him, this term can be used in different fields, ranging from artistic, intellectual and academic fields, including art, fiction, film, drama, photography, architecture, literary theory and criticism, anthropology, sociology and geography.

Meanwhile, from a modernism perspective, a city is an economic and functional being "whose spatial form is dominated by the grid-iron layout and high-rise modernist architecture-both give way to the postmodern city which marks return to culture, style and decoration, but within a confines of 'no-place space' in which traditional senses of culture are de-contextualized, simulated, reduplicated and continually renewed and restyled" [Featherstone *et.al.,* 2007].

Based on architectural perspective, a post-modern city is characterized by eclecticism and pluralism that is determined by fusion of traditions and styles, as ti was noted that "postmodernist architecture mirrors information society in being the 'architecture of communication'" [Kumar *et.al.,* 2005].

It can be concluded that with modernity it can be understood a non-stop era of creation of new things and an opposition to tradition, by rejecting the past as a source of inspiration and example. Also, modernity can be noted as a permanent revolution of ideas and institutions that represents an ideology and a cultural style. This term was 'materialized' by the British Industrial Revolution of the late 18th century [Kumar *et.al.,* 2005] where the architecture reflected functionalism and pursue the motto 'form follows function'.

Thus, the majority of theories on post-industrial society can be defined as a prolongation of the industrial society where an essential importance for the process of industrialization has played even the development of science and technology.

Draw to a close, the post-industrial age can be considered as the age of knowledge, information and communication where the dramatic impact of the structural changes of the society can be observed.

2.2.3. Definition and Value of Heritage

Considering that heritage itself, is composed of complex and interrelated tangible and intangible attributes that range from material manifestations, build environment and natural landscapes, to the intangible cultural characteristics of a society-its traditions, knowledge and cultural expressions, it is difficult to define the concept of heritage.

There are three types of cultural heritage [Throsby *et.al.*, 2010];

- Built or immovable heritage, including sites or locations, buildings, monuments, groups of buildings and sites found in historic city centres;
- Movable heritage, including artefacts, archives, artworks, or other objects of cultural importance; and
- Intangible heritage, such as works of music or literature handled to us from the past, or such as inherited practice, language, rituals, skills or traditional knowledge that groups and different communities recognize as culturally important.

Value of heritage makes use of the idea that heritage can be seen as a predominant economic resource of the present. There are many policies that pay attention to the heritage and they are applied by protecting them. The value of heritage it is classified into

categories that implies the ways in which is individuals experience heritage [Throsby *et.al.,* 2010].

- Use value which takes place when one visits heritage sites.
- Non-use (passive use) values which are categorized as:
- Existence value: people value cultural heritage because it exists;
- Option value: individuals that will to preserve heritage so that can have the option to consume their services in the future;

Bequest value: people that will to pass on heritage to future generations; Beneficial externality includes both, the use and non-use characteristics.

2.2.4. Industrial Heritage

In spite of structural change, European cultural landscape is defined by the industrial heritage to a great extent both in the cities and in the periphery. Since they have a specific function, these structures are designed to have an exact activity. After deindustrialization all these industrial buildings, production spaces, factories stopped serving to their pristine original function, by becoming somewhat needless remains of the industrial past.

The lack of awareness of the value of the former industrial structures on the part of the prospective producers and users, exampling the abandonment that surrounded them. The conservation planning responsible for the establishment of public definitions of heritage its being responsible for this phenomenon and it should led to an assumption that the buildings and landscape resources must fit in to certain general standards of environmental design. These standards were in disfavour of industrial buildings and landscapes for being too altered, too recent and for having no conventional architectural aesthetic. Nonetheless,

a huge number of big projects, gradually precipitated interest in industrial heritage and its evaluation as a valuable resource and a marketable product.

The most sustainable way of ensuring the conservation of industrial heritage sites or structures is by appropriating the original or by alternating and adapting the use of it. Simultaneously, the new uses should respect the significant previous material, components of it and the patterns of circulation and activity. [ICOMOS-TICCIH *et.al.*, 2011]. A categorization of the objectives for industrial heritage management, included:

- Putting together into pieces the remnants of , long-lost or not, industry to understand the way how it functioned;
- Protecting and caring for the buildings, sites and machinery intrigued by their technical, aesthetic or historical interest;
- Discovering new uses for the redundant but irreplaceable elements of the industrial landscape;
- Restoring the non-used machinery and working practices to use;
- Recording the skills, knowledge and experiences of industrial populations;
- Making use of the results of the above to show how past generations lived and worked. [Judith Alfrey and Tim Putnam *et.al.*, 1992]

Even thought, conservation tends to deal with just a part of the industrial heritage, it can help to protect the appearance and the structure of the things, but may not be able to sustain the patterns of use, nonetheless adaptive reuse, allows fitting heritage-resources according to the existing demands. The paradigm of transformation-sustainable conservation and adaptive reuse, are instruments that assist on the transition of the tangible symbols of industrial age and their integration in the post-industrial society.

In order to adjust former factories, production spaces and buildings to the actual needs and to be able to achieve correct management strategies, one should evaluate the potential

of the heritage resources. “Properly understood and used, the resources of the recent industrial past can play a leading role in a process of regeneration” [Alfrey and Putnam *et.al.,* 1992]. Therefore, the key-factors that advocate on the sustainable conservation and reuse of forsaken industrial built structures are:

- Economic consideration: industrial heritage and the material quality are great resources for the implementation of a strategic further development. Generally speaking, industrial factories consist of solid built resources and reliable materials which can make possible different options of reuse. This characteristic which is also a resource-based economic basis, might assure the hostess of a new function.

- Historic consideration: former industrial factories are structures that maintain memories. They are monuments of the Industrial Revolution that designed the present-day urban environment by giving shape to them as a place of work and entrepreneurial enthusiasm. This point of view is precisely important when considering the place-making objectives of revitalization and the potential feature of industrial heritage to be an attraction for tourists. Besides, industrial heritage is often considered as a known landmark.

Nonetheless, it is very vital to highlight the importance of the strategic thinking, which suggests sustainable conversation together with adaptive reuse as a smart solution for the revitalization of the industrial heritage.

An important factor that triggers the transformation and development processes is the motivation. Industrial heritage adapted to new uses becomes an entity that is complex to be understood in regarding the conflicting meanings that are heaped up it, which is a product of the contemporary production/reproduction, consumption and manipulation of industrial heritage. To have a clear vision of these processes, it is necessary to analyse the interests and the motives pursued by the producers.

2.2.5. The Contemporary Concepts of Industrial Heritage

Industrial heritage can be considered as the symbol of different affiliations, by being composed of many layers that are derived either from the past or the present-stances and that have accumulated different perceptions, views and representations.

The concept of representation, "Representation is an essential part of the process by which meaning is produced and exchanged between members of culture. It does involve the use of language, of signs and images which stand for or represent things" [Hall *et.al.,* 1997]. As regards architecture, it presents a significant challenge to semiotics in regarding the assertion that most architectural objects are not designed to communicate, but to function. Nonetheless, even while recognizing its functionality, architecture is commonly experienced as communication. [Eco *et.al.,* 1973]

Based on the observations of the built industrial heritage on the post-industrial context, it is rational to affirm the ability of architecture to communicate ideas and values of a certain society. Moreover, based on general observations it can be said that industrial heritage remains a production space with a multifaceted, changed profile. [Jenkins *et.al.,* 2004]

2.3. Conservation Plan of Industrial Heritage

Management or Conservation plans are a tool providing that good decisions are taken about industrial heritage sites, structures, areas and landscapes, as well as their associated intangible values. This plan is a written document that sets in order what is significant about a place and provides guidelines to enable the importance to be retained during the future use and development. Conservation plans should be written down with appropriate expertise and should be unique and composed specifically for each individual site. In order

to achieve good conservation plans it is important: defining the significance or heritage values of industrial heritage; developing policies to protect this signifies; and providing management strategies for the future. [Douet *et.al.*, 2012]

The initial step to achieve a good conservation plan is to understand the significance of the place and the way which that significance is incorporated in the place itself, settings, fabric, use, meaning, associations, meaning, records, related places and related objects. Understanding significance includes the investigating the place or landscape to identify what about its history and fabric is significant and then assessing that significance. In order to collect and to analyse the information it is essential the involvement of documentary research and physical investigation.

Understanding the integrity of a place or landscape it is a need. Changing that may occur to a place such as adding new fabrics or removing the old fabric may have negative impact on its integrity. Therefore, it is essential to understand the sequence of change to a place so as to identify the degree of integrity.

The conservation plan should set up the relative significance of the component of the place, where these components might include buildings, landscape elements, structures, settings, archaeological remains, collections, artefacts, documents, technology or equipment and related objects. It should be emphasized that not all the components of a site are at the same level of significance [Douet *et.al.*, 2012].

The next step of the conservation plan for an industrial heritage place is the development of policies to protect its significance. The policies need to predict the future management issues but at the same time to be flexible or adaptable in order to meet changing circumstances. As a way to achieve its aim, the policy can be supported by various tasks, such as: maintenance; conservation works; use; code and standards compliance; statutory requirements; risk preparedness; managing change; subdivisions or land consolidation; interpretation; protocols.

The thirds stage of a conservation plan is that it should be practical and able to be implemented. It is important to consider that: how the recommended actions can be implemented; by whom and in what time frame. The conservation plan, in order to be effectively, must identify the stakeholders to be involved in the site, workers, government authorities, neighbouring properties, owners and people that have a certain relation with the heritage place. The financial and other required resources should be detailed and meet the recommendations of the conservation plan. At last, the conservation plan must schedule how the recommended policies and actions proposed will be documented and monitored for the future. However, it is essential that the conservation plan itself should be reviewed and updated regularly [Douet *et.al.*, 2012].

2.3.1. Adaptive Reuse of Industrial Sites

Projects for adaptive re-use are a fresh topic in architecture and urban studies today, which overshadow issues of heritage conservation. The conservation of a structure requires interventions and changes in order to adapt it to the new function. A different, huge number of methods is implied in certain projects, from preserving the integrity of industrial heritage throughout conservation, to searching from the right degree of creative, new interventions.

There have always been buildings that have survived beyond their original function and then have been renovated for a new one, or it has been used even in multiple different uses over time and have been adapted by builders all over again for a certain, different purpose and what we now call adaptive re-use is historically something that is operated by the good sense and economy.

Since the 1980s, de-industrialisation left a large number of abandoned buildings and sites that are facing a not certain fate and await new use or demolition. They all, vary in complexity, spaciousness, size, structural diversity and the environmental burden they represent. Adaptive re-use arguments for the conservation of industrial monuments, has

become a part of the architectural conservation and an important characteristic of the more natural development of human settlements.

As the physical appearance of the city changed over time, it could be seen a sudden appreciation of the distinct and raw qualities of the industrial setting, with factory halls and workshops transformation into studios and lofts and then into clubs and art centres. This began among the abandoned dwellings.

Every re-use project is unique itself, however there can at least have some of the typical strategies employed to be mentioned. If the identification of what makes a particular structure special, is possible then it is easier to evaluate the potential risks and benefits. (e.i. in the late 1980s the decaying textile factory, at risk of demolition was transformed into in an art gallery). The principles of economically sustainable investment and management of industrial heritage monuments are applied to a number of projects by the support of the public funds and private sector. The discovery of a new 'programme', or new function for the site, it is very crucial. The development of a certain project, may be prompted by an appreciation and recognition of the remarkable characteristic of industrial architecture and a fascination with its aesthetics. The architectural quality, the ostentations design, the representative of many industrial buildings, can have a successfully put to use to bring out the ambitions nowadays.

Alongside historical architecture, another prominent theme is the current level of reflection of contemporary art trends. The new projects of conversion allow structural details and fragments to come to the fore, by retaining authentic surfaces and materials. They enhance the perception of the structure with the story of its genesis and evolution.

Above all, adaptive re-use means a different experienced to a world of disposable things. The principles of sustainability lie in the arguments, structural interventions and architectural designs that leave enough room for future decisions.

CHAPTER 3

MODELS/STRATEGIES

Till the Industrial revolution, fabrics and clothings were made in home by individuals that use them for personal needs. The textile industry was invented in 1733, the spinning jenny in 1764 and the power loom in 1784. The production of fabrics and clothings began to transform from the small scale production into the mass production. Improvement of steam engine in 1775 by James Watt, of cotton gin in 1772 and improvement of sewing machine in 1846 by Elia Howe, had a big contribution to make possible the succeeded of the textile industry. The inventions and the success of the textile industry were different in certain places, the same thing happened even in Albania. But on a later stage, when these industries shut down, the dereliction of these manufacturing had profound negative consequences. However, there are many models and strategies that have been implemented in different regions/cities for the adaption-use of the industries of this field.

3.1. Development of Textile Industry

The primary concern of the textile industry is dealing with the design and production of cloth, clothing, yarn and their distribution. Textile manufacturing, iron funding, steam power and cheap labour where the four key drivers of the Industrial Revolution. Before the 18th century, the manufacture of cloth was done by individual workers, in the place where they lived and goods were transported by packhourses or by river navigations and contour-following canals which were constructed in the early 18th century. During the mid-18th century, to become more productive, artisans were inventing new ways. Fustian fabrics, wool, silk were being replaced by the cotton, which became the most essential textile for that time. The advances in cast iron technology, made possible the creation of

larger spinning mules and water frames. Previously, machines were placed in water-powered mills on streams. But since it was needed more power, it was stimulated the production of steam-powered beam engine, and rotative mills engines by transmitting the power on each floor of the mill. Nonetheless, textile history has had different impacts and it influenced differently from country to country (*Table 1*)

Table 1. The timeline of the Textile History, in different regions/countries, showing the major impact that it had in these certain places [http://www.uen.org/cte/family/clothing-2/downloads/textiles/timeline.pdf, 2005]

Textile History During Modern Times	
1533 A.D.	Pizarro reported that Peruvian spinning and weaving was superior to Europe
1589 A.D.	Willima Lee invented a machine to knit hosiery
Early 1600 A.D.	Textile workers in the Netherlands improved methods of dying and finishing cloth
1631 A.D.	The Dutch East India Company imported fine calico from India.
1654 A.D.	English textile craftsmen were forbidden to emigrate to America
1661 A.D.	A resident of Danzing, Polant built a power loom. The government had him drowned and destroyed the loom.
1667 A.D.	English law required all persons to be buried in woollen cloth. More cloth was being produced than could be sold.

1669 A.D.	The English colonies in America were forbidden from trading wool materials.
1696 A.D.	Irish weavers produced cloth less expensive than the English. Attemps were made to suppress the weavers. Irish linen was superior to all others.
1733 A.D.	Jahn Kay, an Englishman, invented the flying shuttler loom.
1764 A.D.	James Hargreaves invented the spinning jenny, the first machine to spin more than one piece of yarn at a time.
1768 A.D.	Spinning and weaving contests held in America to oppose the Stamp Act. (Britain wanted to collect taxes on everything that was sold in the colonies. Americans opposed the tax because it violated the newly enunciated principles of "no taxation without representations")
1769 A.D.	Richard Arkwright patented the water frame, a spinning machine that ran on water power.
1779 A.D.	Samuel Crompton invented the spinning mule, a machine that combined the spinning jenny and the water frame.
1785 A.D.	Edmund Cartwright patented the first power loom.
1790 A.D.	Samuel Slater built the first water-powered machines in the United States for spinning cotton.
1793 A.D.	Eli Whitney invented the cotton gin.
1800 A.D.	Ireland exported 25 million yards of woven line.

1804 A.D.	The Jacquard loom used punched cards to enable a single weaver to produce complex patterned fabric. This is an early example of precomputer technology.
1816 A.D.	Large numbers of power looms were beginning to be installed in the factories in America.
1861 A.D.	Union Soldiers wore uniforms that were machine-made. Confederate uniforms were still made primarily from handspun and handwoven fabric.
1884 A.D.	Hilaire Chardonnet developed the first manufactured fiber, a form of rayon.
Textile History During the Twentieth Century	
1900 A.D.	The Industrial Revolution completed sweeping spinning and weaving from the home workshops to the factories and mills.
1910 A.D.	Chardonnet's fiber first produced in the United States under the name of artificial silk, now known as rayon.
1935 A.D.	Wallace C. Carrothers developed nylon.
1940 to 1950 A.D.	Polyester, acrylic, and other artificial fibers were introduced.
1960 A.D.	Double-knit polyester fiber was introduced. Also, the Textile Fiber Product Identification Act became law.
1970 A.D.	Knitting machines controlled by computers produced fabrics with highly complex patterns at tremendous speeds.
Early 1980 A.D.	Robots were introduced into the textile Industry.

Late 1980 A.D.	Textile mills used high-speed looms that had many tiny shuttles called darts instead of a single shuttle. Other looms wove with no shuttles at all; a jet of water or air carried the filling through the warp up to 1000 times a minute-four times faster than a shuttle on a standard high speed loom.

Before the 1970s the production of textiles was a cottage industry where were used mostly flax and wool. Later on when raw cotton was exported to Europe, it was used to make fustian. Cloth production had a change by moving from the cottage into manufactories. The first moves were made toward the spinning sector and they were called mills. The second move toward the weaving sector was made later on. By the 1820s cotton, wool and worsted was spun in mills (*Fig. 5*). The mill that was specialized on the field of weaving fabric was called a weaving shed.

Figure 5. This advertisement, shows the range of fabrics that were available for clothing from 1880 [http://www.bl.uk/learning/timeline/item106786.html, 1998]

3.1.1. Sectors of Textile Industries

There are different sectors through the textile manufacture goes through, such as:

Spinning, the conversion of fiber (man-made or natural) into yarn is called spinning. This sector goes through many steps like: blowroom, carding, drawing, combing, simplex and ring frame. On the frist step of spinning, called blowroom, the cotton bale is turned into uniform lap of a certain length by opening, cleaning and mixing. Carding, is the next step of this sector, and it is called as the heart of spinning. The next step is drawing, where the slivers are blended, doubled, leveled and drafted. Then it comes combing, where it is performed the process of straightening and parallelizing of fibers then it is done the removal of short fibres and of impurities. The next step it is named as simplex, where the slivers are attenuated, also given a small amount of twist. After the slivers are turned into roving. The ring frame, is the last step of the spinning (*Fig. 6*) The roving on bobbins, are placed in this step, where it passes through many sets of rollers running with high speed and is finally drawn out to yarn.

Figure 6. Roving of bobbins, the last step of the spinning
[https://i.ytimg.com/vi/C8cP6cF5-Ak/maxresdefault.jpg]

Fabric Manufacturing, even tho it has different ways of fabric manufacturing, the common way among them is weaving and the knitting. The technique was known even before spinning. Having observed the grasses and twigs in the nests of birds, made primitive people understand how they could make clothings for themselves. Spinning development occurred when people discovered that the raw materials could be improved. By time, rude looms were made, which were simple and hand-operated. Weaving sector had different sectors too, such as winding, warping, sizing, looming (*Fig. 7*). Knitting is the second most known way of fabric manufacturing. Because of the increase in the verseability technique, the knitting has been adapted to many new man-made fibers.

Figure 7. Loom manufacturing [http://textilechapter.blogspot.com.tr/2016/11/loom-motion-types-classification-weaving.html]

Wet processing, it is the sector in which desizing, scoring, bleaching, washing, mercerizing, dying etc. are done. In order to remove the sizing materials is done desizing (*Fig. 8*) and then to remove the fats, oil, and wax by using alkali, scouring is done. In order to remove the natural color from the fibres, bleaching is done. The textile materials should be washed in order to clean them. Mercerizing is done to make the fabric brighter, after should be dyed in order to make the fabric mono uniform colored.

Figure 8. Desizing Processing of the fabric [http://textilebe-dyeing.blogspot.com.tr/]

Garments Manufacturing, the processes steps and techniques used for the large scale production on industrial basis for business purpose is called garments manufacturing technology (*Fig. 9*). These factories are classified into three categories such as; woven garments factory the one that produces woven fabrics; knit garments factory is called the one that producesr garments from knit fabrics; and sweater garments factory. For the production of garments, it is needed the sewing machines. Since there should be different sewing machines for different specific types of stiches, we catagorize the sewing machines as;

- Lock stitch sewing machine

- Chain stitch sewing machie
- Flat lock sewing machine
- Blid stitck sewing machine
- Bar tac sewing machine
- Button hole sewing machine
- Button attaching machine
- Label sewing machine etc.

Figure 9. Garment Clothing Manufactoring
[http://rastaworkshop.blogspot.com.tr/2013/07/bali-clothing-designer-by-pacific.html]

Exporting and importing fabrics, garments are also a part of the textile industry. Also, many clothing designers and manufacturers often have buyers all around the world. Since the material is locally produced, and since it might be different from one country to the

next, these types of materials are widely recognized in terms of appreciation. At last it can be said that the textile industry, as it had positive effects during different decades, it provides us with the goods even nowadays and it is a valuable source that provides incomes for many people all over the world, for different countries that despite the method. [https://textileapex.blogspot.nl/2015/11/what-is-textile-industry-definition.html, 2015]

3.1.2. Textile Manufacturing Process

The production of textile manufacturing is not a very easy process. The steps of textile manufacturing are:

Spinning → Weaving → Dying + Printing + Finishing → Garments Manufacturing

Flow steps of Spinning:

Blowroom→ Carding → Drawing → Combing → Drawing → Roving Manufacturing → Ring Spinning

Flow steps of Weaving:

Yarn from spinning section → Doubling and Twisting → Winding → Creeling → Warping → Sizing → Winding on weavers beam → Weaving

Flow steps of Dying:

Inspection of grey cloth → Stitching → Cropping → Brushing → Singeing → Desizing → Scouring → Bleaching → Souring → Washing → Drying → Mercerizing → Dying → Aftertreatment → Finishing → Inspection → Packing → Baling

Flow steps of Printing:

Inspection of grey cloth → Stitching → Cropping → Brushing → Singeing → Desizing → Scouring → Bleaching → Souring → Washing → Printing → Mercerizing → Dying → Aftertreatment → Finishing → Inspection → Packing → Baling

Flow steps of Garment Manufacturing

Design / Sketch → Pattern Design → Sample Making → Production Pattern → Grading → Marker Making → Spreading → Cutting → Sorting / Bundling → Sewing / Assembling → Inspection → Pressing / Finishing → Final Inspection → Packing → Despatch [http://textilelearner.blogspot.nl/2012/02/textile-manufacturing-process-process.html, 2012]

Meanwhile, as characteristic of the Albanian Textile production can be mentioned the production process of blankets and wool carpets, which is divided into two major phases: spinning and weaving. The first process starts with the opening of cotton balls, this is done usually with hands by older women, after this first step begins the combination of flakes. This is done with the right tools.

In weaving there are two sets of wires: the warp and weft that are twisted between them. For some types of machining the wires are sealed in the tubes. The plot is ready for weaving, while the warp is first woven. This is used to determine the length and width, to give a direction parallel to the wire and a form determined intermingling. The width of the sheet depends on the number of threads of which it is made the warp. They are three poles placed on the ground or on wall. One on one side and two from the opposite side, the wire then passes from pole to pole. The weaving is made on a frame whose tradition is ancient. Frames have been found for various ages and sizes.

On the development technology of Rugs and Carpets, Albanian frame offers in the textile production a large number of machining for weaving. However on the machining of the rugs and carpets, there are not used all these ways of machining, which are known very well by Albanian women, for various reasons. Usually they use five different processing techniques, such as; straight weaving which is common used way in textile production;

weaving and applications which is done with a mesh straight and after it is put out of the frame, it is embroidered with strands of wool through the technique of filling; alternating knitting when the thread of the plot leaves two, three or four threads of the warp and passes over these in such a way to jump forward and then goes under up to reach the end of the sheet; knitting when the weft thread does not pass straight the entire width of the fabric but back through a series; warp wire where in this type of weaving each warp wire is composed of three of four different parts; the rough cloth weaving when the surface of the carpet is full of wool which has a thickness of 1-2 cm. [Menghini A.B., *et.al*., 2014].

3.2. Textile Industry in Albania

Statistically speaking, in the 1989 it was shown that the sector of the light industry met around 85 percent of internal needs for cusumer goods and provided 22 percent of the state's incomes. From 1960 to 1990, the light industry in Albania increased the sector's output and it included textile plants, shoe factories, bicycle assembly plants and a host of other factories. The communism government diffused textile plans throughout the country, where the largest textile factory was the Textile Combine 'Stalin'.

3.2.1. Distribution of Textile Industries in different cities of Albania

The main objectives of the five-year plans were both economic and political. The Soviet plan models were based on the development of the heavy industry, as the main sector which would bring development on the Albanian economy. The development of the textile industries is done by these five-years plan that and had different percentage of production all over Albania (*Table 2*). During the 1947s, the Industry of knitwear was very distributed in different cities (*Table 3*). In Korça there were constructed two small ones, two others in Shkodër and one in Tirana, one in Elbasan too. As mentioned on the chapters above, the first phase of Albanian industrialization started with the Five-Year

plan of 1949-1950 (*Table 4*). During this period, the textile plant named 'Stalin' together with the power plant which would add a living centre next to it as well. The plants for cotton-spinning in Rrogozhina and Fier were constructed as well. The Five-Year Plans continued even after 60' (*Table 5*).

Table 2. Distribution in percentage of light industry production, in different districs in Albania, during the 1960s. [Ziso Kote *et.al*, 2007]

Nr.	Districs	Central Region	Northen Region	South-Western Region	South-Eastern Region	Southern Region
1.	Tirana	74.3				
2.	Durrësi	21.9				
3.	Elbasani	3.7				
4.	Shkodra		72,1			
5.	Lezhë		3.2			
6.	Krujë		5.6			
7.	Dibër		7.1			
8.	Kukës		5.9			
9.	Mat		2.0			
10.	Mirditë		0.5			
11.	Tropojë		2,8			
12.	Vlorë			30.9		

13.	Fieri			54.2		
14.	Berati			10.8		
15.	Lushnja			4.1		
16.	Korça				88	
17.	Kolonja				4,2	
18.	Pogradeci				5.6	
19.	Gjirokastër					66.1
20.	Sarandë					24.4
21.	Përmeti					7.8
22.	Tepelena					1.6

Table 3. Distribution in percentage of the Light Industry in different cities, during the 1960s [Ziso Kote *et.al*, 2007]

District	**Production (%)**	**District**	**Production (%)**	**District**	**Production (%)**
01.Berat	**1.8**	10.Kruja	**0.5**	19.Pukë	**0.07**
02.Dibër	**0.65**	11.Kukësi	**0.54**	20.Sarandë	**1.5**
03.Durrës	**12.5**	12.Lezhë	**0.3**	21.Skrapar	**0.06**
04.Elbasan	**2.1**	13.Librazhd	**0.006**	22.Shkodër	**6.5**

05.Fier	**9.1**	14.Lushnjë	**0.67**	23.Tepelenë	**0.04**
06.Gramsh	**0.003**	15.Mat	**0.2**	24.Tiranë	**42.3**
07.Gjirokastër	**4.1**	16.Mirditë	**0.04**	25.Tropojë	**0.26**
08.Kolonja	**0.5**	17.Përmet	**0.67**	26.Vlorë	**5.15**
09.Korça	**10.1**	18.Pogradec	**0.67**		

Table 4. Distribution in percentage of the Light Industry in different cities, during the 1985s [Ziso Kote *et.al*, 2007]

District	**Production (%)**	**District**	**Production (%)**	**District**	**Production (%)**
01.Berat	**10.9**	10.Kruja	**1.0**	19.Pukë	**0.1**
02.Dibër	**0.6**	11.Kukësi	**0.6**	20.Sarandë	**2.8**
03.Durrës	**14.4**	12.Lezhë	**0.2**	21.Skrapar	**0.2**
04.Elbasan	**3.1**	13.Librazhd	**0.1**	22.Shkodër	**5.6**
05.Fier	**5.3**	14.Lushnjë	**4.9**	23.Tepelenë	**0.3**
06.Gramsh	**0.2**	15.Mat	**0.3**	24.Tiranë	**25.8**
07.Gjirokastër	**3.6**	16.Mirditë	**0.1**	25.Tropojë	**0.2**
08.Kolonja	**0.2**	17.Përmet	**0.6**	26.Vlorë	**4.5**
09.Korça	**13.5**	18.Pogradec	**0.8**		

Table 5. Distribution in percentage of the Light Industry in different cities, during the 1987s [Ziso Kote *et.al*, 2007]

District	**Production (%)**	**District**	**Production (%)**	**District**	**Production (%)**
01.Berat	**11.5**	10.Kruja	**0.78**	19.Pukë	**0.1**
02.Dibër	**0.6**	11.Kukësi	**0.6**	20.Sarandë	**3.0**
03.Durrës	**14.7**	12.Lezhë	**0.1**	21.Skrapar	**0.2**
04.Elbasan	**3.2**	13.Librazhd	**0.1**	22.Shkodër	**5.9**
05.Fier	**5.3**	14.Lushnjë	**4.2**	23.Tepelenë	**0.3**
06.Gramsh	**0.1**	15.Mat	**0.3**	24.Tiranë	**26.3**
07.Gjirokastër	**2.6**	16.Mirditë	**0.1**	25.Tropojë	**0.1**
08.Kolonja	**0.1**	17.Përmet	**0.5**	26.Vlorë	**3.7**
09.Korça	**14.8**	18.Pogradec	**0.8**		

Also, to be mentioned is the factory of Tanning-Extracts in Vlora. During the third phase, named as the forth stage, it was built also the textile plant in Berat. And in the early 1990s, began to settle up clothing and yarn factories in Gjirokastër dhe Sarandë. [Ziso Kote *et.al*, 2007].

3.2.2. Impact of these Industries during and after Communism Period

The textile industries had profound impacts on the region during the communism period. Below, are listed some of the specific effects that they had during the development of the country.

- They fulfilled the needs of citizents, and at the same time they were able to influence on the wellbeing of the society, by increasing the economy of the state.
- They had great impact on the improvement of external trade balance.
- By considering the transportation of the goods of these textile industries, it could be seen the contribution they had on the economy of the country by doubling it.
- The distribution of it in different cities had a major impact on the development of the light industry field.
- The production of their goods, made possible to cover the basic needs of the society which make up the 80% of the goods that are consumed by people. Where all these needs were fulfilled by domestic production.
- From 1950s to 1960s the light industry increased by 26% of the average rates.
- During 1955s, the light industry had a specific impact on the industrial production of the country from 68.8% to 76.3%.
- Since the usage of the advanced technology on the field of textile industry started, the goods were improved in quality.
- The process of Industrialization and the development of light industries made possible the creation of the new class workers.
- Since the number of the workers were increased with quick rythms, from 1960s to 1985s it could be seen a huge increasing in production by 4.5 time more.

After the fall of regime, the majority of the textile industries were closed. This had a major impact on the reduction of the goods production, many workers didn't have a work to attend, the economy of the state felt. Since, the majority of the industries are not being in use anymore, they lost their function and they are in very bad conditions.

3.3. Models/Strategies used in other countries in terms of adaption re-use

Today, dealing with existing building, repairing and restoring them so that they could continue to be of use, has became a very creative and fastinating challenge on the architectural discipline [Powell, K. *et.al.,* 1999]. The process of pleasantly altering a building is often called 'adaptive reuse' [Brooker, G & Stone, S. *et.al.,* 2003]. On the authority of Brooker and Stone, this term 'adaptive reuse'- also called 'remodelling', 'retrofitting', 'conversion', 'adaption', 'reworking', 'rehabilitation' or 'refurbishment' [Brooker, G & Stone, S. *et.al.,* 2003; Machado, R. *et.al.,* 1976; Markus, T. *et.al.,* 1979] includes that ' the function is the most obvious change, but other alterations may be made to the building itself sucha as the circulation route, the orientation, the relationships between spaces; additions may be built and other areas may be demolished' [Brooker, G & Stone, S. *et.al.,* 2003]. Furthermore, in contemporary conservation theory and practice, adaptive reuse can be considered as an important strategy towards conservation of cultural heritage [Machado, R. *et.al.,* 1976; Jessen, J. & Schneider, J. *et.al.,* 2009].

Transforming existing building for new functions is not a new phenomenon, since even in the past buildings that had a secure structure have been adapted to fit the changed needs or new functions without questions or problems. For instance during the Renaissance period, classical monuments were altered for new uses or during the French Revolution religious buildings were fransformed for industrial functions or military uses, after they have been confistaced and sold [Listers, A. *et.al.,* 2006; Dubois, M. *et.al.,* 1998; Cunnington, P. *et.al.,* 1988]. However, all these internventions, were done in a pragmatic way without the intention of considering the heritage preservation. [Perez de Arce, R. *et.al.,* 1978].

In the 19th century, a theorical method towards adaptive reuse, was establishted [Plevoets, B. & Van Cleempoel, K. *et.al.*, in process] when Eugene Emmanuel Viollet-le-Duc, renowned the adaptive reuse as a way to preserve historic monuments. He stated that " the best way to preserve a building is to find a use for it, and then to satisfy so well the needs dictated by that use that there will never be any further need to make any further changes in the building" [Viollet-le-Duc, E. *et.al.*, 1990]. But on the other hand, his ideas were strongly objected by John Ruskin and his pupil William Morris, who found it "impossible, as impossible as to raise the dead, to restore anything that has ever been great or beautiful in architecture" and in stead of restoring they preferred regular care and maintenance to ensure the preservation of historic buildings [Ruskin, J. 1849]. The conflict between these two theories has been discussed by Alois Riegl, in the early 20th century [Riegl, A. *et.al.*, 1928]. He recognized reuse of historic buildings as an intrinsic part of modern conservation [Plevoets, B. & Van Cleempoel, K. *et.al.*, 2011].

During the past-war era, architects started to create new building that were totally different from traditional buildings. Nonetheless, a growing interest has been developed in the conservation of old buildings, as a reaction to the increasing of demolishment and new construction. Therefore, during the second half of the 20th century architecs considered as an interesting challenge, the working with historic buildings.

Based on the contemporary literature from 1970s to the present, there have been identified three types of approaches; Typological; Technical; and Architectural strategies.

Typological strategies, involve the classification into building typologies, such as;

- Industrial Buildings; factory, warefare, barn, granary, mills, brewery, malting, mining site, railway station
- Religious Buildings; church & chapel; convent; beguinage; presbytery
- Semi/semi-public buildings; City hall; museum; school; hospital; observatory; court house; office; library; theare; hotel.

- Residential buildings; castle; country house; farm; town house.
- Military buildings; fortress; barrack; gate.
- Commercial buildings; craft shop; department store; exchange; bank; market; boutique; passage.

Architectural strategies, involve the classification of the buildings into architectural programs, such as; dwelling; culture: museum and exhibitions, library, theatre; education; retail; office; leisure; care; industry; religious; military; mixed-use development.

Technical strategy, involves the technical issues on adaptive reuse, such as;

- Loadbearing structure; frames, floors, walls, roofs, underpinning, heavy lifting
- Building envelope; internal surfaces, introduction of new floors, façade, accessibility and circulation
- Comfort, Safety and Energy Efficiency; fire-resistance; thermal performance, acoustic performance; preventing moisture and dampness; indoor air quality.

The strategic approach, focus on the strategies and process applied for the convertion of the significant building (*Table 6*). There have been different concepts for the implementation of this approach by different authors.

Table 6. Analogy between different strategies toward the adaptive reuse
[https://www.witpress.com/Secure/elibrary/papers/STR11/STR11013FU1.pdf, 2011]

Design Strategies				**Architectonic Expressions**
Robert 1989	**Broker & Stone 2004**	**Jäger 2010**	**Cramer & Breitling 2007**	
Building Within	Insertion	Transformation	Modernisation	Correspondence

<table>
<tr><td>Building Over</td><td></td><td rowspan="3">Addition</td><td rowspan="4">Adaption</td><td rowspan="3">Unification</td></tr>
<tr><td>Building around</td><td rowspan="3">Intervention</td></tr>
<tr><td>Building alongside</td></tr>
<tr><td rowspan="2">Adaption to a new function</td><td>Conversion</td></tr>
<tr><td></td><td></td><td>Junction and delineation</td></tr>
<tr><td>Building in the style of</td><td>Installation</td><td></td><td>Replacement</td><td></td></tr>
<tr><td>Recycling materials of vestiges</td><td></td><td></td><td>Corrective maintenance</td><td></td></tr>
</table>

A successful adaptive reuse project can bring development which would have a good impact not only on economy, but even it can offer a new life to the community. Bellow are illustrated some examples where the adaptive reuse plans are implemented.

There are many examples of the adaptive reuse of the textile industries. To be mentioned is the GIRANGAON-The Mill Precinct. It was firstly established in the year of 1856. By early 20th century there were more than 50 textile mills in Mumbai which transformed it from a trading town to a manufacturing center. By 1931 half of the city's population was dependent on textile industry. The area of the mills were located was developed on the heart of the city. Due to the need of the workers for the housing, around them there were built rows of low cost houses to fulfill the needs of the workers. Mills were designed in a way that there had sufficient space around them. They also, included a space of worship, family clinics and canteens. In the mid 19th centuary, textile industry experienced many technological changes all around the world. The mill owners did not update the machinery

to that they could keep up with the changing trends of the time. During the same period the cost of raw material, fuel prices, taxation increased. Nearly 250,000 workers and more than 50 textile mills went on strike. These were the reasons why this mill did close. Redevelopment of mill lands in this city is one of the few opportunities left for sustainable revival of the city. In this process of urban revitalization the fundamental drivers to be considered were ecological, social and cultural aspects. Redevelopment plans proposed by the study group and they were based on the following factors; transport; urban form; open spaces; employment generation; housing; private mill development; pooling of land (*Fig. 10*). The remains are still present, just addition of some functions are done.

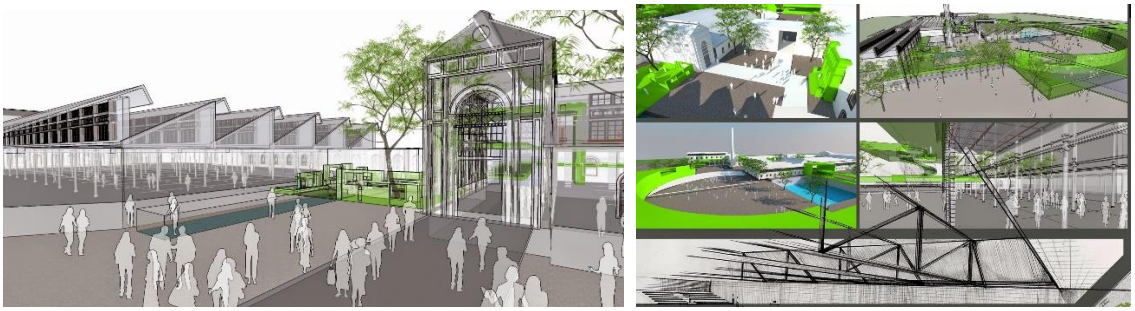


Figure 10. Former region, adaption plan of GIRANGAON mill [http://collegeworkventures.blogspot.com.tr/2014/05/thesis.html, 2014] (Left, Right)

As mentioned above many historical industrial environments consisted of different industries such as many mills which were in use years ago and they were used as a source of economical aspect. In this case it can be mentioned Queen Street Mill, Harle Syke built in 1894. It was one of the largest manufactures of cotton clothes by providing grey cloth, cotton fabrics (Fig. 11). It was characterized by virtue of serendipity (*Fig. 12*) and it consisted of many looms from which just 308 are present nowadays. Considering its value, this mill is still in use as a working museum and it is the only stead-powered shed in the world. It is used also as fashion stage for different shows (*Fig. 13*)

Figure 11. Queen Street Mill, Burnley, England. Consisting of Lancashire steam mill engine, typical waving shed, line shafting and belt-whells [http://www.hollings.mmu.ac.uk/staffprofiles/wp-content/uploads/2013/11/Queen-St-Mill.jpg, 2013]

Figure 12. Queen Street Mill, landscape and site values. [http://assets.change.org/photos/2/bg/qd/UkBgQDzjxGpLdyI-1600x900-noPad.jpg?1447888875, 2015]

Figure 13. Queen Street Mill, used as a fashion stage [James Douet *et.al.*, 2012]

Transformation of great textile mill complex of Lowell, Massachusetts into a National Historical park is a magnificent example which expresses more the idea of revitalization and putting in use all the places, buildings that were no longer needed (*Fig. 14*). Renovation without damage to the fabric of the historical buildings was a priority in this design (*Fig. 15*) Implementation of new mechanical, electrical and plumbing systems were done.

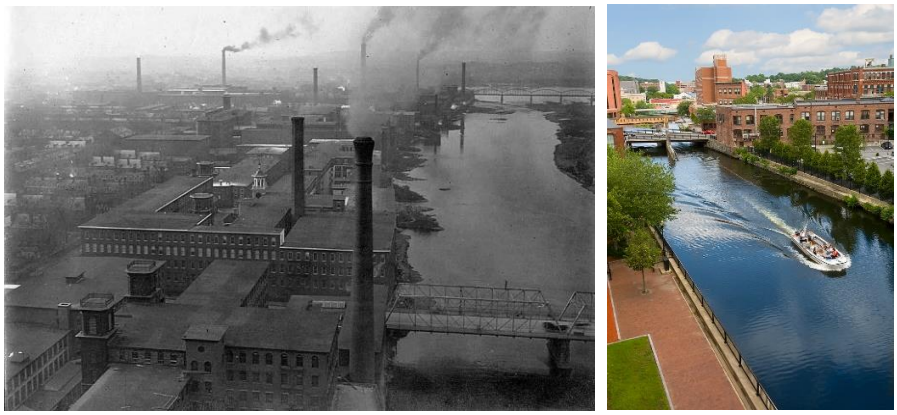


Figure 14. Mill Complex of Lowell, Ma during 1910 [Douet *et.al.*, 2012] (Left)

Lowell National Park, present [Douet *et.al.*, 2012] (Right)

Figure 15. Renovation of the interior part without damaging the historical remains, Boot Cotton Mill Museum, Complex of Lowell.
[http://www.flansburgh.com/media/1479/botmils-int-2_saimg.jpg, 2017]

The first one is the project of 21st Century Industrial Housing in the United Kingdom. Since many cities are no longer able to develop the way they used to especially in the unused industrial areas due to lack of housing and infrastructure, the revitalizing bits of the city that need repair is becoming important (*Fig. 16*). Therefore the project of this housing is based on the minimization of area/volume ratio which means contributing on the minimization of the hear loss. All the houses will be linked together, linked walls and will be adopted to the site. By doing this a design of sustainable neighbourhood is implemented (*Fig. 17*). The common recreation spaces will be used by all local community.

Figure 16. The 21st Century Industrial Housing [http://www.evolo.us/wp-content/uploads/2012/08/industrial-housing-2.jpg, 2012]

Figure 17. The 21st Century Industrial Housing [http://www.evolo.us/wp-content/uploads/2012/08/industrial-housing-2.jpg, 2012]

Another example is the Industrial Museum Building in Chongqing, where the old industrial park is considered to be regenerated by preserving the iron and steelworks' cultural heritage to there is a connection in between the memories this site possesses and

the implementation of the new design so it can be useful as a site even nowadays (*Fig. 18*). The design is based by letting the platforms of milling plants unique character by adding to it the new features of the design (*Fig. 19*). So the visitors experience the meeting of the new and the old and shrined in one single place.

Figure 18. State of the Industrial Museum Building in Chongqing [http://www.e-architect.co.uk/images/jpgs/china/industrial_museum_chongqing_a091112_7.jpg, 2012]

Figure 19. Interior implementation design of Industrial Museum Building [http://www.e-architect.co.uk/images/jpgs/china/industrial_museum_chongqing_a091112_3.jpg, 2012]

To be considered is also the Industrial Regeneration Park in Toronto, Canada (*Fig. 20*) . In which the old brick works factory and quarry has been restored and re-naturalized to provide with a high-quality and revered park and community environmental centre. The building which were left behind have been retained to remind people of the history of the site and retain the character of the place (*Fig. 21*). In addition visitors can enjoy the exhibition and gallery spaces housed within the heritage-listed buildings, learn about the history of the brick work and at the same time enjoy the regular talks around the parkland surrounded by the brick work which includes wetlands, urban forest, wildflowers meadows and natural trails (*Fig. 22*).

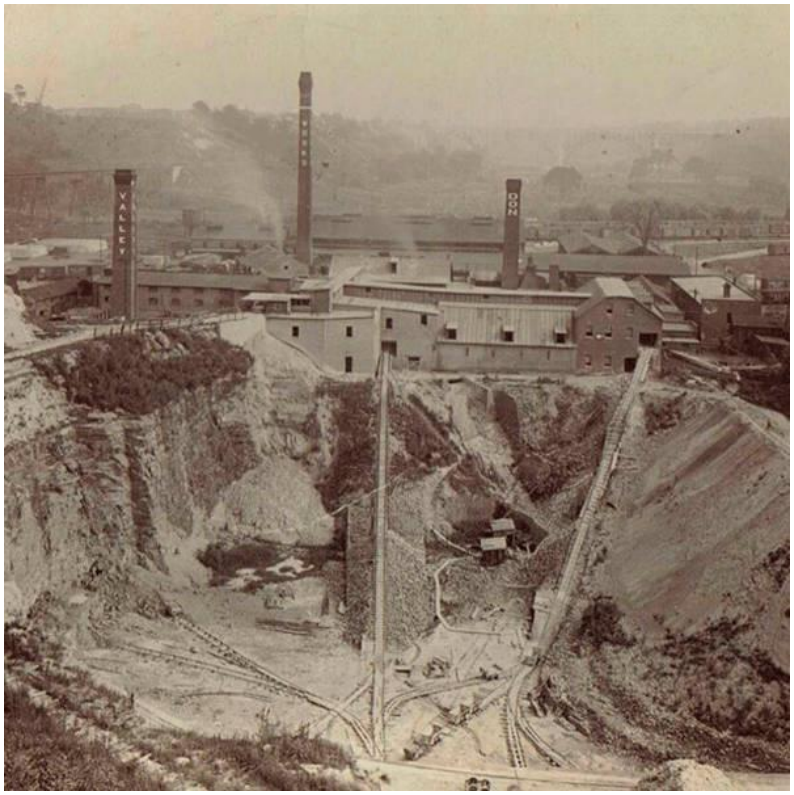


Figure 20. The site during 1990s, which was full of illegal raves and urban exploring [https://landarchs.com/industrial-regeneration-park-proves-vital-urban-sustainability/, 2014]

Figure 21. Buildings that were left behind from the brick workds days, have been retained to make the connection with the history [https://landarchs.com/industrial-regeneration-park-proves-vital-urban-sustainability/, 2014]

Figure 22. Implementation of seasonal ice rink [https://landarchs.com/industrial-regeneration-park-proves-vital-urban-sustainability/, 2014]

CHAPTER 4

CASE STUDY ANALYSIS OF FORMER COMBINE 'STALIN'

Tirana had the richest industrial development in Albania. Most of these industrial heritage values, goes beyond the function they had. Material heritage has intrinsic values as evidence of the past, the remains are the means of our understanding of past and people. The case study of Former Combine 'Stalin' was chosen for its specific approach to resolving the problems of derelict industrial sites, which had represented for many years a barrier to the balance development of the city. It was from the first industrial sites constructed and it can be considered the symbol of the Industrial Revolution. It was the centre of the textile manufacturing production, trade and business during the era of Industrialization. The region handled the substantial portion of the whole city by providing over 80% needed supplies for the population.

Global Recession and world crisis led to deindustrialization in many countries causing the decay of many factories and of the whole industrial region. Meanwhile, Albania suffered greatly the change in regime and the underlying structural changed that began to replace the old industries, including even the textile manufacture. Mills started to close too and the majority of the industry was in decline.

4.1. History of Former Combine 'Stalin'

Former Textile Combine 'Stalin' was inaugurated by Enver Hoxha, in 8 November, 1951 (*Fig. 23*). The construction of it started since 1948 and it was taken over by the Soviet

Union. This combine was the gift of Joseph Stalin for Albania and that's the reason it took the name Stalin as a significant thanking to him.

Figura 23. The main entrance of Combine on the present days [Courtesy of the author]

It was a big job opportunity for citizens but before that the training of them was a must. Therefore, with the support of Soviet Union there were done many training so that they could help the workers get specialized in the specific field. When it first was opened it consisted of specialized workers whom were brought from Soviet Union. Every month after, specialists were able to train the new fresh workers, they would go again in their country and their places would be occupied by the Albanians citizens.

Due to the housing demands from the combine workers, there was the need to provide place where they could move in. Therefore, to fulfil all these needs, where workers would work, stay and live at the same place, all the combine was full of silos (kapanone) were the workers would be sleeping there. At the same time, while there were being built

different components of Combine, apart from the silos, a large number of apartments were being built for the workers so that they could be near the place they work.

Apart from the housing demand, during this period was built also the School of Textile Combine and a large number of females would attend it. In this school many specialized workers would train, qualify and specialize different workers, including a large number of females. The number of workers, including the specialized foreigners, was 8 thousand. [Fagu E. *et.al*, 2014].

By that time, it was considered as the pioneer combine textile in Albania. At first the combine has 3 main factories; spinning, loom, painting. Then the number of these factories was increased till 10, including the velvet factory (*Fig. 24*), wool factory (*Fig. 25*), and loom factory nr.2 (*Fig. 26*) where the spinning process was performed (*Fig. 27*). It could produce 100 thousand ml textile/24 hour. Meaning that the production of the goods was being increased till 80 ml/year. Which made possible the exportation of these goods in different foreign countries.

Figure 24. Velvet Factory [Former Combine Archive, 1954]

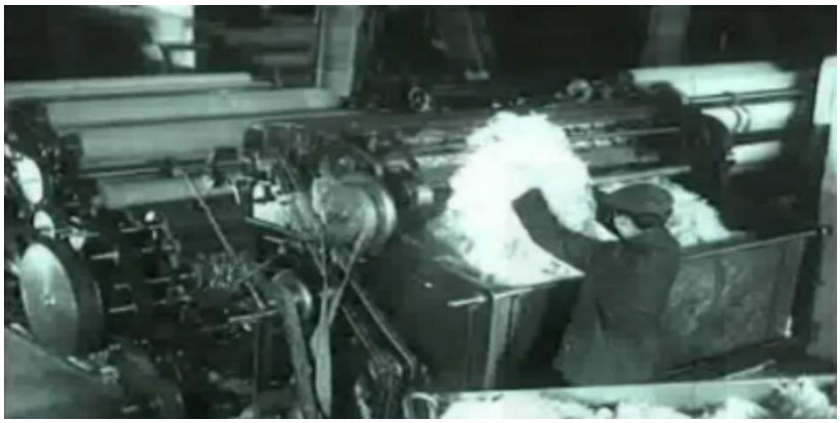


Figure 25. Wool Factory [Textile Combine 'Stalin' Archive, 1954]

Figure 26. Loom Factory Nr. 2 [Textile Combine 'Stalin' Archive, 1954]

Figure 27. Spinning process on the Looming Factory [Textile Combine 'Stalin' Archive, 1954]

Due to this flux of the production and the huge request for these textile productions, it was requested from the workers to work also on Sunday and to overpass the number of hours they had to work. This leaded to a decrease number of workers but still it had a great significance as it was like a city by its own. The main danger that could this combine had was fire. Due to the fact that the majority of the textile consisted of fluff it was easy for the combine to get on fire.

Nowadays, all this significant place would lose its importance in regarding to political and historical view. During the time when the Textile Combine was in use, there were many structures such as library of the neighborhood, sport facilities, scenes of the scenes where different events took place, many artistic organizations were created, there were played theatrical shows, and many important meetings were held there (*Fig. 28*). This played a significant role for that period of it.

Figure 28. Group of Russian Artists performing at the scene of scene [Textile Combine 'Stalin' Archive, 1952] (Left, Right)

But today it can be mentioned that these theater events does not exist anymore. The loss of the places and of the functions of this combine has given to the neighbor a total destruction by making it live on the shadow of the past without considering the future. Almost all the industrial buildings of the Former Textile Combine 'Stalin' are not being in use anymore and the region has taken the character of a dorm neighborhood.

4.1.1. Importance of the whole Industrial Site

Due to the fact of population movement from the rural areas to the urban areas, the number of population in Tirana started to increase dramatically. The need for accommodation and having a place where to work, was felt much more during that period. Considering this, the combine was the best option for that time. At the same time, there was felt the need for textile goods, since the state could not supports the basic needs of the citizens and all the textile good were imported by Japan or Europe. So initially, the importance of the combine assisted on providing enough goods to fulfill the needs of the native citizens. By the increase in the production year after year, most of these textile goods were exported

to the other countries, such as in China, Vietnam, Korea, Cambodia, even with the European countries like Czechoslovakia, Hungary, also with the eastern countries such as Rumania and Bulgaria. Therefore, it had a big contribution on the economic sector.

Apart from the contribution on the economic sector and on the textile production, the Former Combine 'Stalin' had a huge impact even on the society. For the first time, it was constructed a place that brought workers together within one building to work on the machinery that they didn't own. A major step going from an agrarian society, where the production was done at home, to an industrial society. But at the same time, it could be seen the large number of female labor that was a major step on the emancipation of the female (*Fig. 29*).

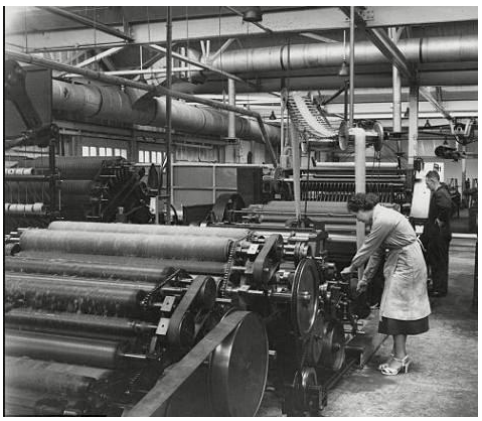


Figure 29. Spine Factory indicating the female labour [Textile Combine 'Stalin' Archive, 1952] (Left)

Group of female workers [Textile Combine 'Stalin' Archive, 1952] (Right)

They increased the vision of the labour. It was the first time that the labours were sent abroad so that they could be specialized about the work they had to do. Apart from that, they constructed the school of the Textile Combine, where many labours could learn about the textile industry's sectors. The majority of the labours of attending this school were

females and the number of it was being increased each day and more. Therefore, it can be said that it was a major step of the time, which contributed on the emancipation of the females on the society.

4.1.2. The Abandonment and Deindustrialization of Textile Combine 'Stalin'

Nonetheless, the deindustrialization era had affect event on this combine, due to the change in the technology, and the lack of the combine to be replaced with the new technology, and even the lack of material inputs made this combine close, but not only.

As it was previously mentioned, the combine had incredible production. But, it started to request for more, due to the requests it was having. Therefore, it was requested to the workers to work even during the Sundays, making it become an appropriate request cause not only for people but even for machines that required their time to rest. So, it could be felt a change even in this aspect. The lack of interest to work took over, by making many labours resign from working there.

After the fall of regime, bad management of the country, made this combine derelict. Hundreds of thousands ton of iron and steel of the factories' machines got dismantled and then they were sold for scrap (the phenomenon of time). The same thing happened even with the Former Combine 'Stalin' and the only machine that was not sold was that of the main factory since it got privatized by the director of it. The other factories that got saved as buildings were factory of colouring that now it's used for housing purpose and the military building that by time got derelict and unused as well.

4.2. Urban Analysis

Location: The combine is situated on the south-west of Tirana, around six kilometres from the Centre and it occupies more than fifty percent of the neighbourhood (*Fig. 30*). The area of former Textile Combine 'Stalin' consists of 40 ha. This textile manufacture it is built where previously existed two villages Yzberisht and Sharra, with a slopy site around it which offers different panoramic views (*Fig. 31*). This was the location along the western radial road, which it was built by Italians in 1939, to connect Tirana with Kavaja. The built of this combine in the area where it lays now was made to increase the independence in relation with the city.

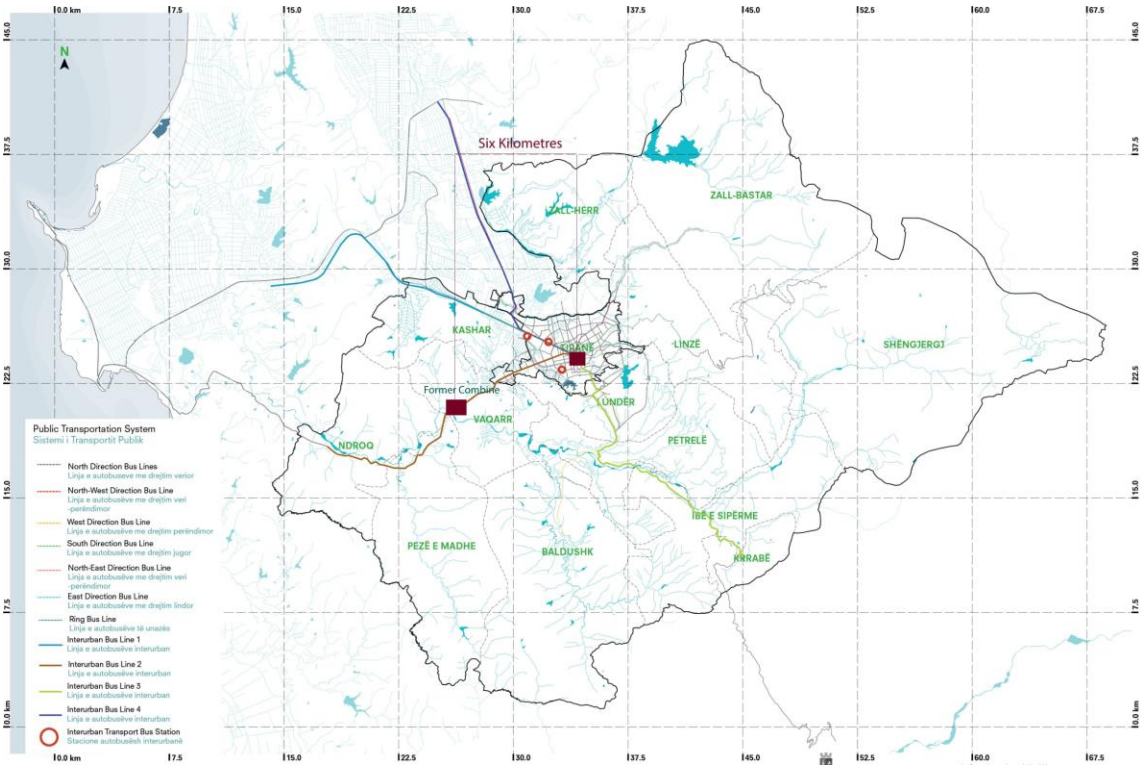


Figure 30. Map Indicating distance from the center of Tirana to the former combine. [http://www.tirana.al/publimepdf/ANEKS%202_HARTA_KARTOGRAFIKE_.pdf]

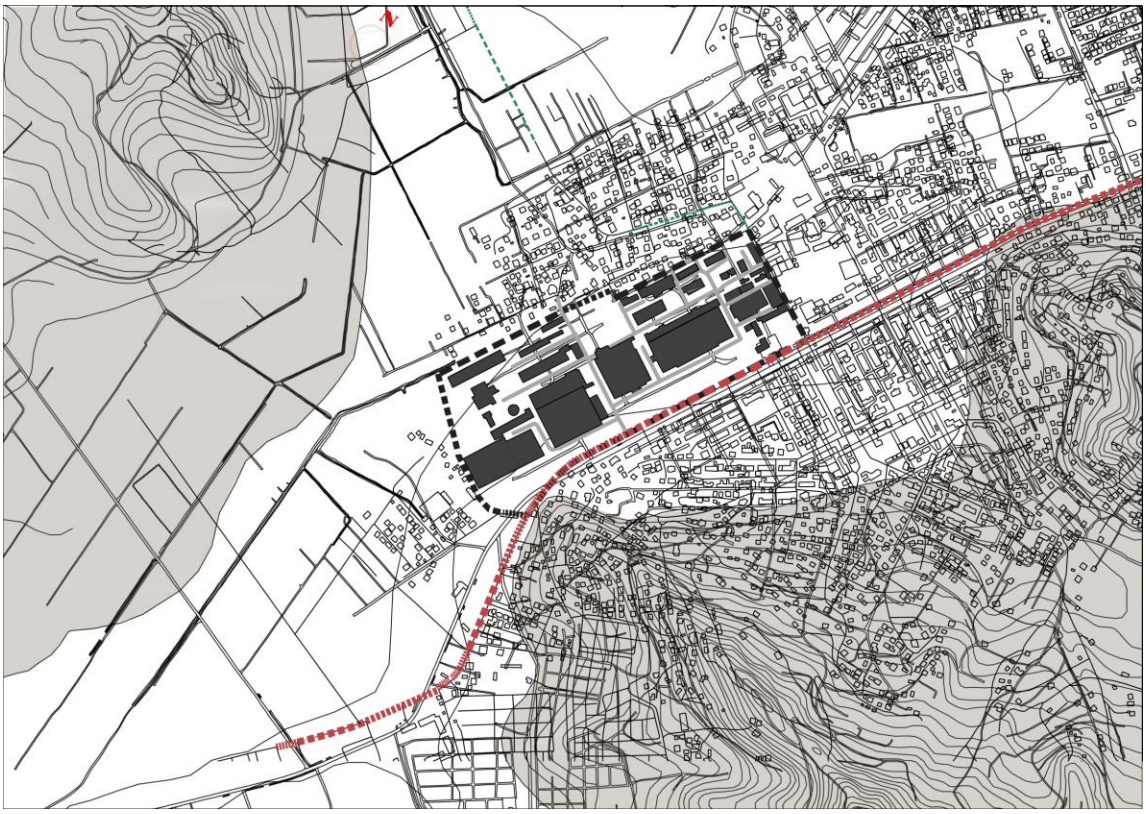


Figure 31. Map Indicating the slopy terrain around the former combine

Civil, cultural and commercial uses: Nowadays, the predominant land use is housing and a large area also given over to open spaces and infrastructure. Historically, it can be emphasized that the urban design, was giving priority to the public space in relation to private space and this was a significant characteristic of that time for the industrial cities. It was the ideology point of view of a society, where public spaces and the promotion of social life was priority. However, a number of derelict and gap sites exist around the area, further eroding sense of the place (*Fig. 32*)

Figure 32. Indicating the housing in different parts of the buildings [Courtesy of the author, 2016]

Housing Typology: If many other places the old buildings have been demolished, or either for health reasons or for general development, in the former site of the combine, these old buildings still exist and even in very bad conditions. There have been not any amount of clearance or development through the site and there cannot be seen any change on it.

There non private dwellings that were privatized after the fall of the regime but there have been no intervention even for them. The urban form is mostly inward to housing and some other functions such as cafeteria, automobile repair shops, flour stores, warehouses, gym etc. The low price of the rent it's the reason of the existence of these facilities among this site.

There are many derelict factories all over the site, there are some social facilities and shops inside the site of the combine and even though there are many open spaces none of them is being used efficiently and it is in a very bad condition.

Architecture and Heritage: The former combine was among the first buildings that reflected the socialist style, which was design by architects that came from the Soviet Union, therefore ultimately it was influenced by the soviet architecture. The soviet architecture lend the form from the past, substantially from the classical architecture that

should incorporate new content along with the old form. The classical architecture style was the only effectual architecture and since the architecture of that had ordered a red Tolstay architecture, the implementation by developing a red Palladio was seen as a priority. Based on the influence of that soviet architecture, all material goods and means of production belonged to its community taken as a whole, “Socialist content and national form”.

The victorious architecture became ever-present all over the country, characterized by the details on the ornaments of the buildings that had the common façade in diverse structures. By that time, architecture was spotted as an art and it was flourished by the style.

This situation continued even on other buildings until the break of relations with the Soviet Union. By time, the soviet architecture was criticized as regressive and archaic, the same criticism happened even in Albania for the same phenomenon, and was concentrated on the pointless decoration of the building facades. Therefore, after the death of the Joseph Stalin, the rehabilitation of the contemporary architecture took place. The unnecessary decorations and many other elements that had that characteristic were removed. This action, was considered as a way that reduced the cost of construction and loyalty to the socialist realism method.

Community: The relatively low development density and the low condition of connections means that there is a limited range of retail and facilities, which bring together the limit street life and any sense of activity or community spirit. However, the presence of some commercial uses might generate some vitality.

Topography: The former Textile Combine ‘Stalin’ is developed in a flat terrain meanwhile on the southern, northern and western part of it, we can see different panoramic views from sloppy terrain of the surrounding localities such as village of Yzberish, Sharrë, commune of Vaqarr, hill of Yzberishit, Selitë , Bakall etc. The presence of natural assets such as green areas can be considered as a positive aspect.

Storey heights: Heights of the buildings are low throughout the site. Most buildings are two-three stores high, even though there are some expectations in some cases.

4.2.1. Demographic Distribution

Based on the official number given since 2009, the combine population number has increased from 16 000 inhabitants in 1991, to 61 000 in 2009, even though it is thought that the number of population of this region has raises up to 78 thousand citizen. The main reason why number of citizens is increased in this area, comes as the result of the low rental prices or because of the homeless people that come from every corner of Albania to live there. Based on the VKM (The Decision of the council of Ministers) Nr. 678 date 18.06.2009 "On the return into housing premises of some facilities of former textile combine, in Tirana" issued on the election campaign, but which wasn't reflected in the government official bulleting. This is also the reason why the ownership of the combine is still without being clarified.

4.2.2. Infrastructure

Construction on that site, in a peripheral area is not by chance. If we consider the road system of that time, it is clear that since infrastructure was present, it could be a well-defined and strategically plan of constructing it in an area which would face the main road. Based on the orthographical maps, it can be figured out that from the centre until the combine neighbourhood there were constructed different industries, such as glass, bread, brick factories, combine "Misto Mame", combine "Eli Kelmendi", "Bus Park", "Uzina Enver", "Parku i mallrave" (*Fig. 33*). They all are being used as reference places even today. So, all the site, from the centre to the combine, consist of significant element which are present even today, even though degraded.

There is a huge boom of dwelling development from 1951 till today. There is a huge number of buildings constructed mainly, along the main road, this has given to the whole area the possibility to be part of the urban life and the flux of the inhabitants has given to the place the possibility of being developed.

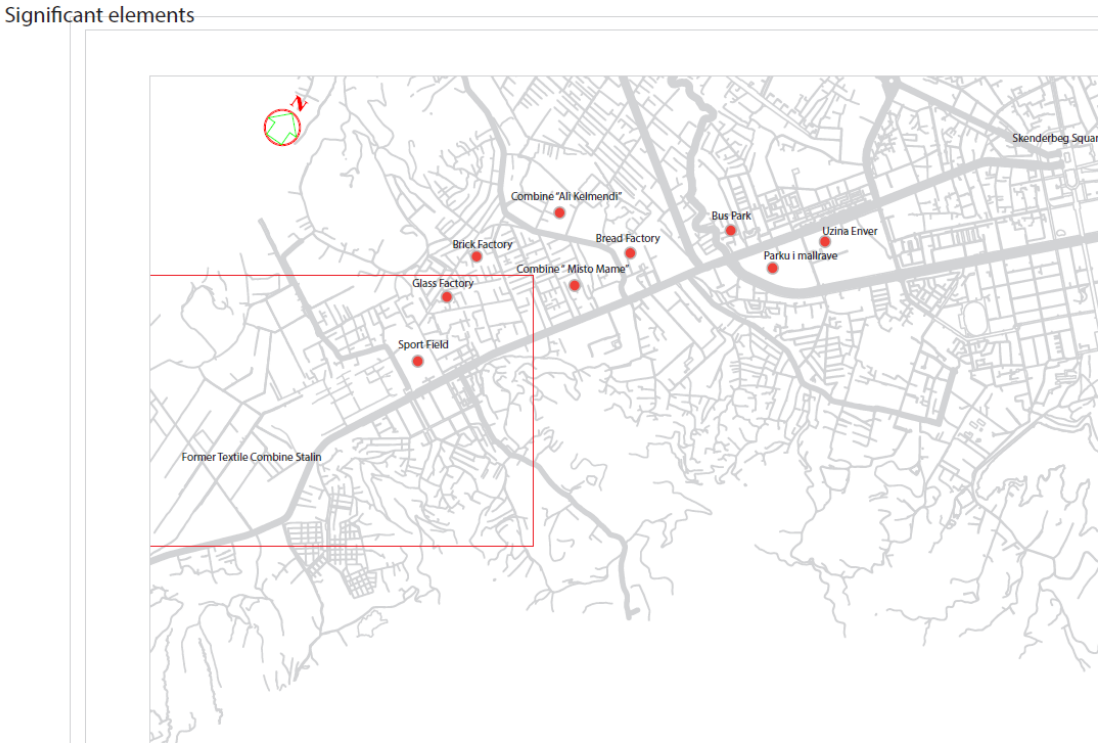


Figure 33. Map showing the distribution of all the other buildings through the main axes, from the centre, to the former combine.

From the urban perspective, there was a present barrier that separated the combine from the rest of the city. But the huge development impact of the new constructions have turned them as part of the urban life and this due to the infrastructure presence (*Fig. 34*).

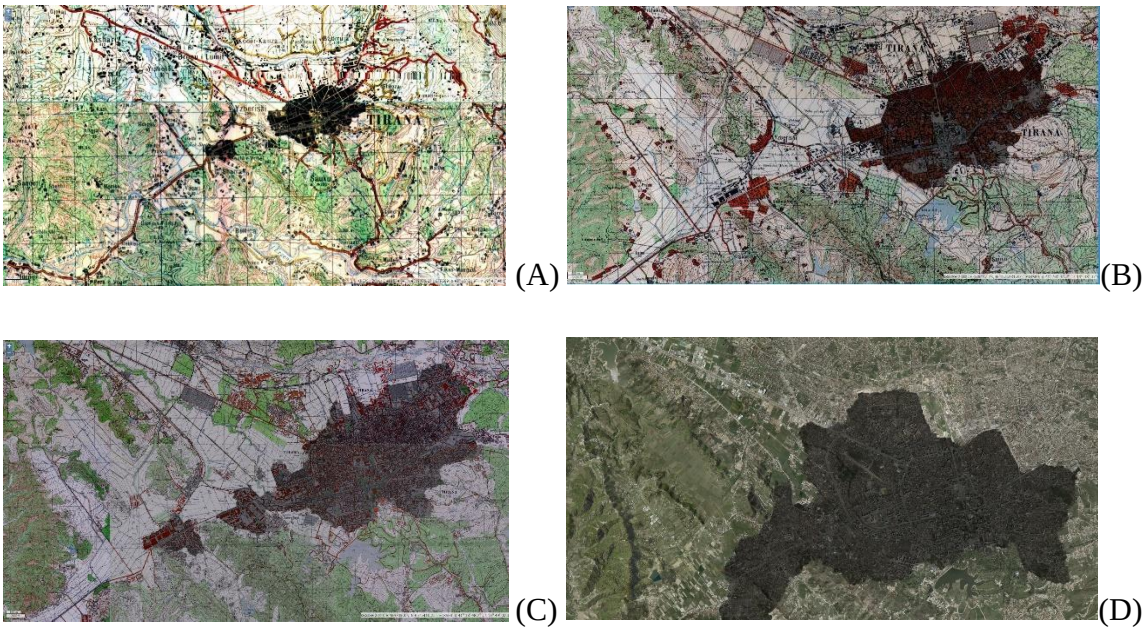


Figure 34. Building distribution during: 1945 (A); 1970 (B); 1988 (C); 2005 (D) [GISPortal]

Even though the road system is not of a high level, still it can be considered as a potential the presence of it in almost every neighbourhood region. If during that period it was not that easy to get there, nowadays the presence of the bus services every 10 minutes, where the last bus station is in front of the combine, it makes easier the movement of the citizens of that region but also of everyone that wants to be part of it. If you take the bus from the centre, you can get on the Combine Region within 20 minutes.

Unattractive and blur pedestrian links between the public and green spaces. Lack of silages for pedestrian direction. Lack of quality facilities for sitting and stopping. The nature of the road network along with poor surface conditions and without lightening system, results in poor environment from whoever passes along that road, especially during the night. Parking limitations and degradation in the pedestrian environment impacts badly on the active enjoyment of streets as a public area.

4.2.3. Actual Condition of the Buildings

Before taking up the rehabilitation plan, it is necessary to carry out the condition of the buildings. In all the buildings of the combine it can be seen the lack of maintenance in them resulting in deterioration or aging of materials and the structural elements leading the building to corrosion and cracking. There are present many external fractures, relative humidity, structural problems, irregular cracks, oriented cracks, fracture/broken elements, gap in depth, vandalism etc. (*Fig. 35*). The concrete is cracked or honeycombed sufficiently to allow a direct path of water through or near to the steel, which have deactivate the steel by promoting corrosion by the action of water and air. And these properties goes to each factory that was constructed and that is still present as a physical demonstration of the past. Some of these dwellings are still being in used but they have adapted with other functions that go out of the context these dwellings had and the buildings that are not being used anymore.

Figure 35. Condition of the Warehouse [Courtesy of the author, 2016] (Left)

New Factory [Courtesy of the author, 2016] (Right)

Even though many buildings are not being in use any more, still none of them was demolished. As it was mentioned into the previous chapters, there have been different factories that had different functions such as: directory, two loom factories, string factory, three warehouses, painting factory, machine shops (offices), dying of yarn, wool factory,

velvet factory, TEC (*Fig. 36*) (Thermoelectric Power plant of the country), hydrophilic, new factory (*Table 7*).

Figure 36. Condition of TEC [Tirona in different times Archive, 2015]

Table 7. Representing the initial function of the buildings and the actual function

Nr.	**Initial Function**	**Actual Function**
1.	Directory	Housing
2.	Loom Factory 1	Housing (reconstructed) Institution (reconstructed)
3.	Loom Factory 2	Housing
4.	Wool Factory	Housing
5.	String Factory	Housing
6.	Warehouse 1	Housing

7.	Warehouse 2	Housing
8.	Warehouse 3	Warehouse (partially)
9.	Painting Factory	Housing
10.	Dying of yarn	Housing
11.	Velvet Factory	Housing
12.	Hydrophilic	Warehouse (partially)
13.	New Factory	Warehouse
14.	TEC	Not in use
15.	Machine Shop	Housing
16.	Canteens	Cafeteria (reconstructed) Gym (reconstructed) Housing (reconstructed) Institution (reconstructed)

Based on the site visits, it can be seen that many citizens live in very bad conditions. In different former industries, there are been constructed parts without considering the restoration of the industries that have been before, nor the function that they had (*Fig. 37*). Nonetheless, some of the buildings of the combine are not being in used anymore, and are considered as non-active (*Fig. 38*). On the eastern part of the combine which faces the main road, there have been placed kiosks by people that live on inside former combine but not only, by giving an unpleasant view from whoever passes through the main axes of the road. On the pavements, in between the main road and combine, different citizens would try to sell second hand goods so they could make a living.

Figure 37. Map indicating functions of the buildings.

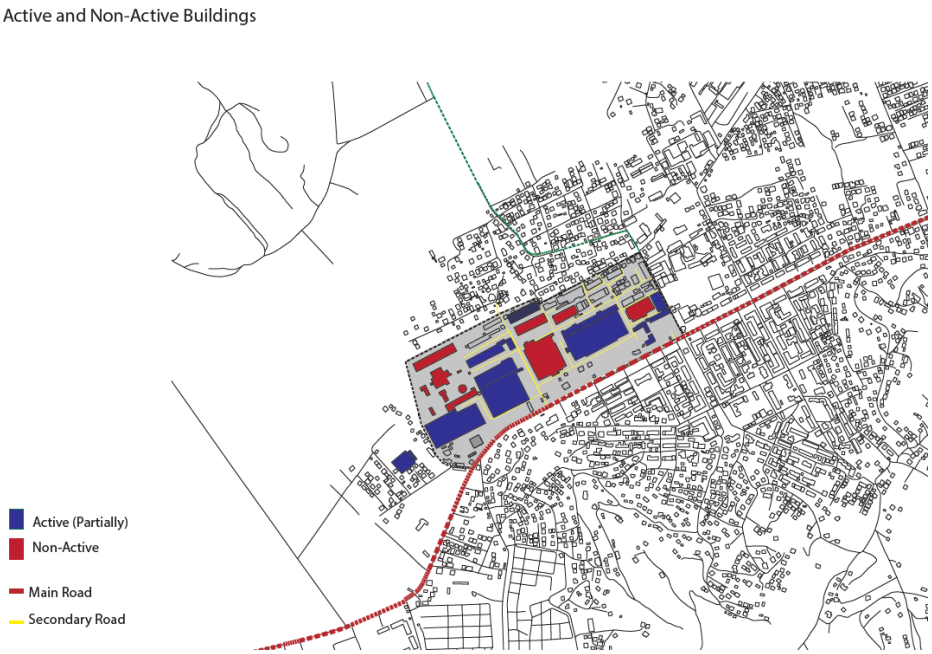


Figure 38. Map indicating the active and non-active factories.

CHAPTER 5

PROPOSALS FOR REGENERATING THE WHOLE REGION

Adaptive reuse offers a sustainable building site with existing infrastructure and materials. Despite all the definitions given to this term, in conclusion adaptive reuse is the act of finding new use for a building, by integrating it with the present. The development of this industrial site is important because it's an essensial and effective way to preserve this significant industrial heritage site, and to protect its buildings from demolitition. The rehabilitation of the former Textile Combine 'Stalin' site is allows the repair or alteration of these existing buildings, to serve contemporary uses while preserving features of the past. The industrial buildings of the former Textile Combine 'Stalin' are well suited for the adaptive reuse owing to their large open spaces.

In many countries, the adaptive reuse of these industrial buildings has converted them into museums, art studios, live-work units, offices, residential units, retail, schools, and in some other cases combining different uses together.

The preservation of this industrial site is not just to maintain the historic industrial character of the community but to be of use for the community. Even though, including new uses within a historic structure can be complex.

There are many design opportunities related with such projects since they posses a higher quality than most current construction. Due to the large machinery in the buildings, the floors where designed to withstand hight loads. Many walls and floors are already left exposed which can save costs if that is part of the design aesthetic.

5.1. Basic Principles to be considered for Rehabilitation of the site

There are ten basic principles for Rehabilitation that are in help to preserve the character of a historic building and its site while allowing for reasonable change to meet new needs. These are noted by The Secretary of the Interior's Standards for Rehabilitation. These Standards are given bellow:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

2. The Historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

3. Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

5. Distinctive features, finished, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of distinctive features, the new feature shall match the old in design, color, texture, and other visual qualities and,

where possible, materials. Replacemet of missing features shall be substantiated by documentary, physical, or pictorial evidence.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

9. New additions, exterior alterations, or related new constructions shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new constructions shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired. [https://www.nps.gov/tps/standards/rehabilitation.htm, 2015]

5.2. Advantages of adapting the former Textile Combine 'Stalin'

There are many reasons why adapting an old building site for a new use is advantageous. At first, the former Textile Combine 'Stalin' would link us to our past. They provide a better understanding about the people of the past. For example, the community of former combine or everyone that worked there, points out how important was the industry during that period of time. Especially, the loom industry. It is still present, since in many houses do use for personal use looming machines for the design and production of the carpets.

They do sell them mostly abroad and the price of them is actually very hight, since it is comsidered as a traditional thing. [Langenbach R., *et.al.,* 1977]

The mixture of the former buildings give to the neighborhood character and texture, the manifesto of socialist architecture mixed with the comtemporary style. The old buildings of the former combine can be considered as the source of civil identity. It is a great way to make the younger generation understand the virtu of the older generation on the basis of age which historically had attributed to it. Therefore, older buildings help by suggesting to the residents or even to the new generations that those things which the building contains are worthy of being kept alive. [Langenbach R., *et.al.,* 1977]

The whole sites offers a diversity of space at lower costs than new construction. Most of the old factories are made with brick, a material that is very popular and known for its aesthetic quality. To be mentioned that many new constructions are preferred to use it as a material for decoration. Also, many of these factories are of a larger scale, referring to the room size, can be a positive things since it can offer a variety of choices. [Langenbach R., *et.al.,* 1977]

It can be seen an advantage on the tax gaining since these buildings are unoccupied and they don't have an owner they, they do not generate any tax revenues for the communities. Therefore demolishing these structures can cost much. In situations like that, towns provide text incentives to builders. [Bunnell G., *et.al.,* 1977]

Renovation of the existing buildings, even though is not a very easy process, can take less time than new construction and can be realized in stages. Since some of the factories of this site are not that much harmed the construction time is reduced. Also, a positive characteristic of an old facture it is that they are in general quite intact and readily available to be used. [Bunnell G., *et.al.,* 1977]

Rehabilitation of the former Textile Combine 'Stalin' inflicts fewer public and social costs than new construction. Considering the fact that it is part of the community, people have been used having it there. The construct of a new building or even the idea of demolishing

the old buildings, the fear of public can be imposed about its impact. It exists the fear of losing the community identity. The fear that a new building will be that it can be out of context with the rest of community, and it may become a point of derision. [Bunnell G., *et.al.*, 1977]

The former Textile Combine 'Stalin' has been considered even on The Local General Plan of Tirana, 2016. Among with all the zones included on this plan it is even the site of the former combine. Based on the illustrated maps, this site is being included on the economic zone and that the further development of it is a criteria that is included on the strategies for the development of it. Based on map of the strategic development of the Territory, the former combine site is considered as a new epicentre of development (*Fig. 39*). Along with other sites, the whole site is considered also to be transformed into natural oasis. To be mentioned is that if we consider the map of public use properties (*Fig. 40*) the buildings on the entrance of the site, having the function of the directories, the loom factory nr. 1 and the textile factory, has been considered as 'Monuments of the Second Category'.

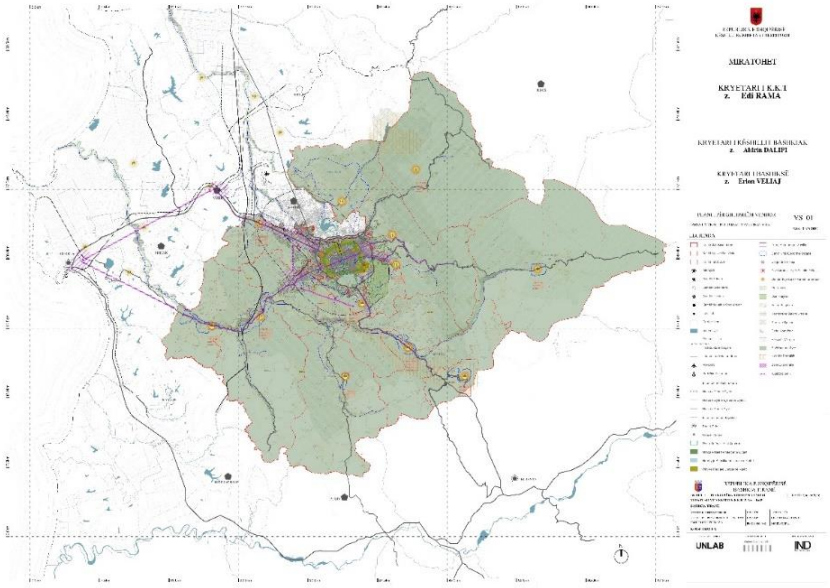


Figure 39. Map of Strategic Development of the Territory, taken from the maps of The Local General Plan. [http://www.tirana.al/programi-transparences/tr030_plani-pergjithshem-vendor/]

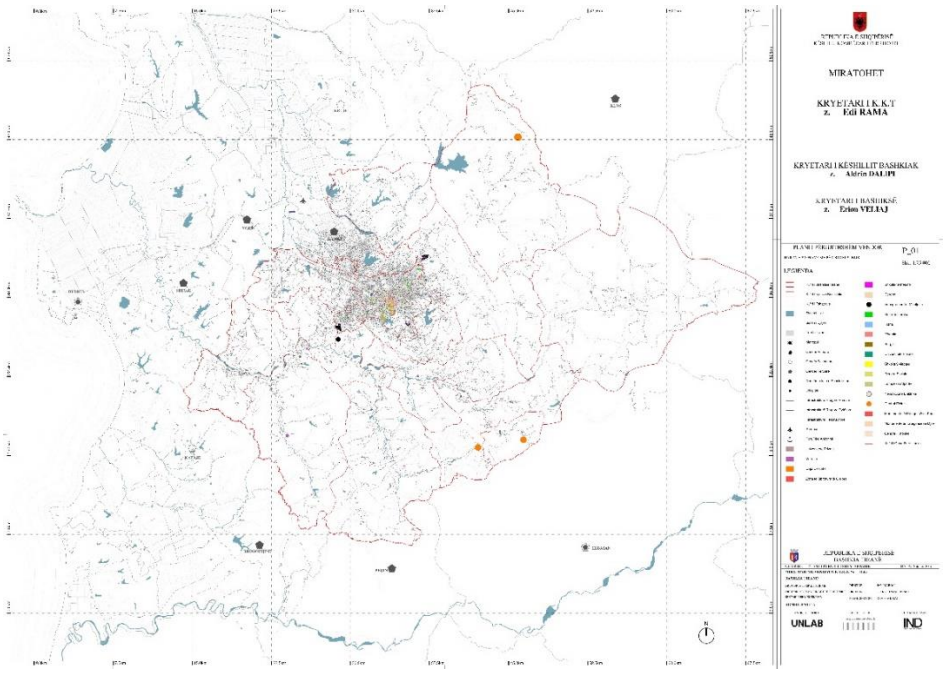


Figure 40. Map of public use properties, taken from the maps of The Local General Plan. [http://www.tirana.al/programi-transparences/tr030_plani-pergjithshem-vendor/]

5.3. General Adaptive Reuse proposals of the site and the Specific Adaptive Reuse proposal of the TEC.

Considering the conditions in which the citizents live there, it is needed the conversion of the most suitable old buildings, into the housing areas. There should be the restoration of them and they should meet the standards needed for living. The dwellings should be giving other functions, by considering the proposals for each of the former factories and the dwellings within the site of the former combine (*Fig. 41*). The velvet factory and the spinning factory number one, are proposed to be adapted for the housing purpose, for the citizens that are part of the combine and that live in miserable conditions. Therefore, some of the dwellings are proposed to get demolished so that they could serve for the landscape design (*Fig. 42*).

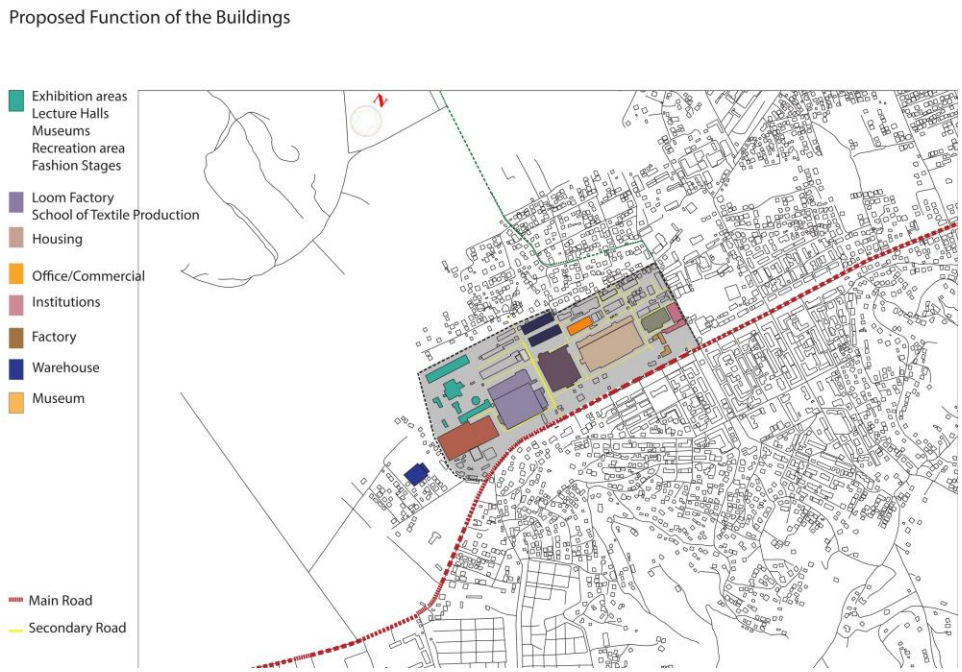


Figure 41. Map indicating the function of the proposed plan for each of the dwellings.

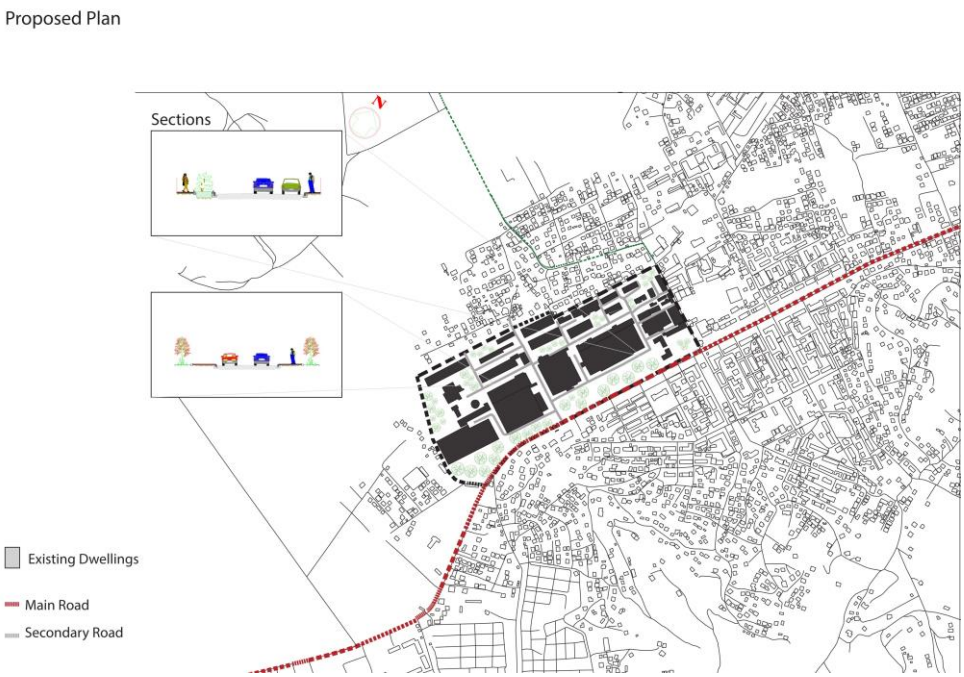


Figure 42. Map indicating the proposed plan of the existing dwellings that should remain and the main sections of the road proposed.

The Loom Factory: It represent the main function of the combine during the time it was in use, but not only, because that is a tradition that is still kept by people and it is being well appreciated and recognized, not only by natives but even from people of other countries. It is a tradition that still exists based on the evidences, where the looming machines are still being used for the production of artisanal works, mostly for carpentry (*Fig. 43*).


(A)


(B)

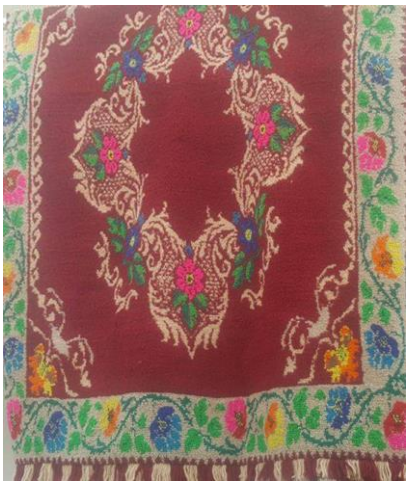

(C)

Figure 43. Loom machine, presenting the tradition of that time when the Textile Combine 'Stalin' was in use. It is still used the technique of it, by a former worker of the combine that works at her house (A), (B). Carpentry produced from the looming machine, and it was sold with the price of £ 2000. (C) [Courtesy of the author]

Other opportunities for featuring the Loom Factory, such as: open houses, special events, newspaper and television photo-ops, should be considered.

Office/Commercial: While proposing of bringing back one of the main traditions as it was the looming, it is necessary to be proposed even the buildings with the purpose of the office. All the goods that are being produced, need to be advertised and there should be the offices that coordinate everything that is would make it function properly.

School of Textile Production: It is proposed the opening of a school that would provide courses in regarding to the production of the carpentry (*Fig. 44*). Everyone who would be interested in it can be part of these courses. There can be placed in the same building with the loom factory.

Figure 44. Carpentry designed by looming machine, traditional production. [Bido A., 1991] (Left), (Right)

Apart from carpentry production, the traditional costumes are important elements of the material culture of Albanians, the same significance as component parts of the spiritual culture, hence as artistic creativity, as popular art. The applied popular arts in Albania began to be studied after the liberation of the country. The studies held during the epoch

of socialism have successfully treated a series of historical and ethnographic problems in regard to applied arts, skills, regional and national characteristics etc. Therefore, another strategy to be implemented on the former combine is to open classes so that this tradition would be inherited to the new generation and it can have a great positive impact on them but not only. The study of the artistic structures and aesthetic expression of popular costues and textiles (*Fig. 45*), (*Fig. 46*), (*Fig. 47*), (*Fig. 48*) of the Northern Albanians will assist us to realize the ideo-artistic content of decorations as a reflection of life, history and creative spirit of the highlanders.

Figure 45. Traditional female costumes used in Has [Bido A., 1991] (Left)

Traditional male costume from Northern Albania [Bido A., 1991] (Right)

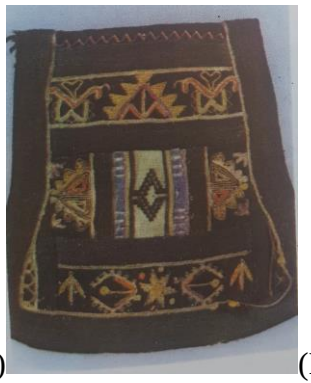

(A)

(B)


(C)

Figure 46. Asymmetrical decoration designed on females' traditional shirt's ruff from Northern Albania [Bido A., 1991] (A), (B)

Sock designed by traditional technique [Bido A., 1991] (C)


(A)

(B)

(C)

Figure 47. Archaic Ornaments designed on the skirt's apron of the traditional costumes [Bido A., 1991] (A), (B)

Sock designed by traditional technique [Bido A., 1991] (C)

Figure 48. Apron decorations used on the traditional costumes for females [Bido A., 1991] (Left), (Right)

Museum and Historical Components: There should be museums that consists of the machines, pictures and every other historical evidence that it is related to the former Textile Combine 'Stalin'. This function can be adapted on the former buildings of TEC.

Warehouses: In order to keep the goods needed it is necessary to propose structures that function as warehouses so that all the necessary materials can be kept there. Specifically, the warehouses can still be placed at the same places where they were before.

Infrastructure Improvement: The development strategies includes recommendations for improvements of the streets, pavements, and the necessary elements so that the site could be easily accessible (*Fig. 49*). The signs should be placed on each secondary road inside the site. On each building should be replaced tables that express the name of the former building, and gives the history of it, regarding function it had, construction and the current function.

Figure 49. The proposed atmosphere on the back of the textile factory (Left)

The proposed atmosphere in front of the former looming factory (Right)

Structured Parking: Regarding this issue, it is necessary that on site should be implemented areas that are typically for the parking, since even this can be considered as a current problematic issue.

Landscape/hardscape: It is necessary to propose a well defined landscape, as well as in gateway treatments, landscabe etc. (*Fig. 50*) would be a way to create a beautiful destination.

Figure 50. The proposed atmosphere on the interior site of warehouse (Left)

The proposed atmosphere in front of the former factory (Right)

TEC: The selected buildings were the main buildings of the TEC during the period where the combine was in use. The adaptive reuse of the current buildings will be mostly for the cultural purpose, exhibition areas, lecture halls, museums, and recreation areas on the site

where the TEC is situated. Since the main function of the former combine was the textile production, it has the potentials that in the exterior/interior part of the buildings can be created specific areas for fashion stages in front of the former factories (*Fig. 51*).

Figure 51. Images showing the proposed atmosphere in front of former factory of TEC. (Top)

Images showing the proposed atmosphere in front of former factory of TEC (Bottom)

CHAPTER 6

CONCLUSION

Appreciating the industrial heritage, it is a major step that would make us do something about all these places that need a change. Even the smallest thing as making conscious and educating the new generation with the idea of evaluating and understanding the significance of it, can motivate for protecting the industrial heritage as an asset that would be considered not anymore of the “Past heritage” but becomes a “Future heritage” worth it all challenges.

Understanding and valuing the industrial heritage was the first step of the whole process. We had the chance to view the past and the values of the places by acknowledging the democracy of the meaning and the metaphors that attach to it. Knowing the potential of the former Textile Combine ‘Stalin’ by considering the historical resources, the cultural identity, the function, leaded to a better decision in terms of giving proposals for the adaptive reuse of the site and bringing it back as it was or as a total new thing, which would be used by society. Challenge of reviving the fortunes of many communities can be difficult to deal with. But considering the significance of it every challenge is worth it. All the places that are recognized by people instinctively and that they value is no longer just a landscape, park or townscape, but it is indeed part of their identity.

There are many great examples of how much goods did provide, the change and the revitalization of all these industrial places. It is not the same as to build in an area and to make that new area significant and as to intervene in an area that it is already significant. There was considered every value of it and then it was provided the plan that would make the area regaining its value by making it an asset that can provide positive impacts for the community in all senses.

In order to achieve the main goals the focus was on the site evidences, on the history of it and what kind of connection people have with it, so that it provided enough information.

The strategies given are taken from different regeneration implementation that are done in different countries. Therefore, each step given as a strategical point of view has been based on the success that the regeneration plan has had for other industrial heritage sites.

Former Combine Textile Stalin, like other historic structures and landscapes, should be regenerated since there are many benefits which it can give to people that become part of it but also it can influence into the economical aspect of the country. The potential of the site in which the former combine is situated gives too much opportunity to get developed and to serve to the local citizens.

Taking in consideration that buildings connect us to our past, give character to our neighborhood, provides source of civil identity and has benefits on the economy of the state, such as reducing construction costs, then adaptive reuse becomes a really powerful and worthwhile enterprise. The industrial heritage site adaptive reuse will restore its huge collection of the historic buildings by finding new use for them.

The proposed plan is a step ahead to tickle this topic for further considerations on the issue of readapting the formal industrial sites. Having the necessary information on a wider scale then on the specific scale, is a good opportunity which would be of help for further studies which might end up into implementation of these plans. The studies of this thesis go until the proposals of the whole site of the former combine.

The next step that can be considered is the detailed proposal of the whole site. There should be considered each building individually, by giving the proposed detailed plan for them. This step requires much effort on the site analysis by emphasizing the proplems of each dwelling and of the land within it and giving solutions for them separately. Nonetheless the plan of each of them should speak the same language for the whole site. After the accomplishiment of the detailed plan, finding funds for the implementation of it can be considered as the next step. Considering that on different countries implementation of these plans is done and has faced positive results not only for citizents of the specific site but for the whole society for their country, implementation of these plans is a worth

challenge for Albania as well. Taking into account that, the former combine is considered even on the general plan of Tirana 2016, the implementation of the readaption plan is not a far away step.

The design of each proposed plan should be done by specialist on the specific fields. Apart from the design, implementation must be followed and accomplished by the specialists as well. As long as a design plan, without the specific implementations leads to a failed project achievement, these are the basic requirements.

To conclude, the future is in our hands to, preserve for posterity, to recycle for tomorrow. To provide enough information for the future generation and to give the opportunity to them to value and judge over what the past provides them, so that they can consider these challenging projects as a worth it step on the betterment of country, on different sectors. It is needed to explore the aesthetic value, historical value, community value and to add them in order to arrange how they might be added as a part of public value framework for heritage. Regenerating the old and integrating it with the present is a major step which should be taken. It is the hope that even this initiative work will play its own role on the whole issue.

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