ANALYSIS OF THE INDUSTRIAL AREA OF SHKODER (ALBANIA) CREATED IN THE COMUNISM PERIOD

REVITALIZING TO BRING IT BACK TO THE COMMUNITY

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REVITALIZING CULTURAL CENTERS TO BRING IT BACK TO THE COMMUNITY

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ABSTRACT

ANALYSIS OF THE INDUSTRIAL AREA OF SHKODER (ALBANIA) CREATED IN THE COMUNISM PERIOD

REVITALYZING AND CREATING CULTURAL CENTERS TO BRING IT BACK TO THE COMMUNITY

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Industrial area in Shkoder is located 2 km from the centre of the city, in its north-west part. It is filled by industrial buildings (over 20), constructed in the communism period. This road segment serves as a connecting point between Shkoder and its suburbs, being a crucial entrance to the city.

Before the '90s, all these buildings were owned by the state. With the fall of the regime, they were abandoned and depreciated. After the '90s, some were renovated and adopted for residential or production goals, since the interest for business started to grow up. Others remained unused and got destroyed, decayed or till rusted scrap. Also the condition of the site was degraded. It was turned into a very dangerous zone by being

ignored for so many years. Recently, some investments were done. It did not just improved the panorama, but it was given so much life and security to this whole area.

Almost a whole city used to work there, turning it in one of the most lively parts of Shkoder. That's why, besides of its urban potentials, it is very significant for the citizens. The aim of this study is revitalizing some of the mills, which the economy of the city needs, and to bring back the rest to the community. They can serve as 'heritage corridors' by bringing back the memories organizing different exhibitions, so turning them into cultural centers. Some others can completely have different functionality to answer the needs of the inhabitants, since, around this site, is an informal zone where everyday more, residential buildings are being built.

Keywords: Industrial area, abandoned, revitalization, cultural centre, heritage corridors

ABSTRAKT

ANALIZE E ZONES INDUSTRIALE SHKODER (SHQIPERI) E KRIJUAR NE PERIUDHEN KOMUNISTE
RIGJALLERIMI DHE KRIJIMI I QENDRAVE KULTURORE PER T'IA RISJELLUR ATE KOMUNITETIT

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Zona industriale ne Shkoder eshte e lokalizuar 2km nga qendra e qytetit, ne pjesen veri-perendimore te saj. Ajo eshte e mbushur me ndertesa industriale (mbi 200), te ndertuara ne periudhen komuniste. Ky segment rrugor sherben si nje pike lidhese mes Shkodres dhe zonave periferike te saj, duke u shnderruar ne nje hyrje kryesore per ne qytet.

Para viteve '90, te gjitha ndertesat ishin ne pronesi te shtetit. Me renien e rregjimit, ato u braktisen dhe u zhvleresuan. Pas viteve '90, disa u rinovuan dhe u pershtaten per qellime residenciale ose prodhimi, meqe interesi per biznes filloi te rritej. Te tjera mbeten te paperdorura dhe filluan te shkaterroheshin, te kalbeshin apo dhe te shiteshin per skrab. Edhe situata e terrenit, gjithashtu, ishte e degraduar. U shnderrua ne nje zone shume te rrezikshme duke u injoruar per kaq vite. Se fundmi, disa investime jane bere. Nuk u permiresua vetem panorama, por iu dha shume jete dhe sigurim the gjithe zones.

Pothuajse krejt nje qytet punonte dikur ketu, duke e bere ate nje nga pjeset me me jete te Shkodres. Kjo eshte arsyeja, qe pervec potencialit te saj urban, ajo eshte dhe shume domethenese per qytetaret. Qellimi i ketij studimi eshte rigjallerimi i disa nga fabrikave, per te cilat ekonomia e qytetit ka nevoje, dhe ofrimin, ne nevoje te komunitetit, e disa te tjerave. Ato mund te sherbejne si 'korridore trashegimie' duke risjellur kujtime nepermjet organizimeve te ekzibicioneve te ndryshme, duke i shnderruar keshtu ne qendra kulturore. Disa te tjera, mund te marrin nje funksion krejt tjeter nga ai qe kishin, duke plotesuar keshtu nevojat e banoreve, meqe, perreth kesaj zone, kemi ndertesa informale, e cila zgjerohet cdo dite e me teper.

Fjalët kyçe: Zone industriale, e braktisur, rigjallerim, qendra kulturore, korridore trashegimie

Dedicated to the years of my studies

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CHAPTER 1

INTRODUCTION

1.1. Industrial Heritage

Industrial activity changes the environment. For many years, industrial processes have been shaping the landscapes and far-reaching consequences for ecology of all the environmental media. Every industrial plant is a testimony of the economic reality of its time, effecting directly and indirectly its environment and leaving an ecological footprint. Its consequences lead to not just local changes but reaching also global dimensions.

What tells us about the economic structures and working conditions of the time is the industrial heritage, called 'relations of productions' by Marxist. Abandonment of the industrial plants has lead to the remediation of environment contamination which takes priority over heritage preservation. That's the point where is room for a reflection upon the use or the abuse of our sources, the pollution or destruction of our environment, social and economic changes, our changing perception of technology and the debates concerning priorities in our society.

The industrial revolution was based on the massive exploitation of the immense resources that the geology of our earth has created. Nowadays we are moving to the use of 'green' energy: water, wind, sun and the exploitation of plants as biomass energy. Since the access to these sources is decisive for their success, economy and ecology have played an important role in site selection. In addition, the global consequences of

environmentally unfriendly greenhouse gases are becoming everyday higher. That's why scientists had begun to investigate and analyze the flora and fauna of urban and industrial 'brownfields' . It was discovered that mining waste tips and slag heaps from iron and steel production, can offer a special habitat and rare species.

But, who gets affected the most from all this, is the society which begun trying to defend themselves by legal means but were seldom successful. Sanctions, obligation to re-cultivate or re-naturate are said to mitigate the conflicts with landscape and nature conservation. England was the cradle where measures to preserve areas of natural beauty and wildlife began, and then it has been successfully anchored in many of legal systems. But what now appears to be more on the defensive than before is the monument conservation.

Anyway, zero emissions from industrial production is still an aim for the future. In 1972 were raised concerns about environmental issues and started a wave of governmental regulation, reducing some of the most obvious crimes against the environment. In addition, in 1980, green, ecologically oriented political parties were founded. In this period of time, historians brought out the 'uneconomical' large scale industrial plants such as collieries, gasworks, blast furnaces, coke oven plants, textile, glass and porcelain factories, brickworks and even transport facilities. Then, in 1990, international standards were firstly set by the international Building Exhibition IBA Emscher Park in the Ruhr.

We know how important is the relationship of human communities with one another with respect to Earth and in the sense of time. It's exactly here the heaviest mark of industrialization. Canals, roads, bridges and railway tracks, being the cradle of industrialization, were the main factors for encompassing the earth in a single network. Industry has experienced all the changes of the social life, turning so in a theatre of its.

It, mainly, begins at the end of the 18th century, when industry expanded and became more complex, requiring an huge number of specific human capacities. In this period of time, a wide range of schools at different levels of training and an increasing specialization were opened. So, engineers became permanent members of staff, having an useful role in production, and architects used to be invited mainly to enhance industrial initiatives. What is noticed in this period is that the most noticed characteristic of their plans and elevations, was the excellence of their industrial policy and power than the connection with the product or the process. This happened till 18th century, but then things changed. The crucial point in construction turned to be all the requirements of the industrial economy, such as size, height, dimensions, machinery, distribution of power, the organization of production, the circulation of goods or the workface and in terms of cost. Gradually, also, brick and metal were substituted with stone and wood. In this way, 19th century was marked by the success of 'architecture for industry'.

This overview, was to point out the great heritage of technical, architectural and social value accumulated in years but which is recognized, nowadays, all over the world. Even why the de-industrialization phenomena came after that, and their function was changed, these buildings remained great testimonies of style and economy in years. But, the line between the living industrial landscape and industrial wasteland was quickly crossed, arriving till abandonment, gradual degradation even till rusting scrap and decaying. There are two ways of this heritage rescue. The re-integration into daily life is just one of them. Another one is putting an effort to help the survival of the collective memory.

Abandoned industrial sites represent their city's building potentials, that is why they deserve an evaluation or even renewal. Since, recycling and reutilization have become the acts of nowadays, the reuse is a contribute to sustainable development with many advantages. Reutilization of derelict industrial areas, not only preserves the memory of the past, but also results cheaper and more environmentally friendly than building new buildings. Moreover, renovation doesn't require large amounts of new construction materials having a positive impact on the transportation, conservation of energy and raw

materials. The important thing is understating the potentials of the degraded industrial spaces firstly, so then to contribute in creating a unique atmosphere to live and work. Anyhow, dealing with abandoned built-up areas denotes a architectural challenge as well.

1.2. Aim of the study

When service-based economy replaced industrial manufacturing, office buildings did the same to the factories and warehouses. This way, these structures served as monuments to their economic history and culture. Architecture has always been the main mean to change their status from simply 'exist' to 'significant' by reinterpreting, reusing and, refitting them into the changed surrounding/community. Functionality, cost and practicality have been putting in debate the adaptive reuse over the new construction. Anyhow, the 'reuse' focused on 'filling the shell', is considered a good economic response to these unused buildings. These kind of projects, without much architectural intervention, are a good opportunity for the designers to revitalize these areas through their creativity.

The industrial area of Shkoder is located in its north-west part, occupying a considerable part of it. It has served as economic foundation's place, being a very articulated settlement since during the communist regime. Lately, profit, individualism and commodity have been the new lines directing the change of this area. Unfortunately, industrial area turned into a victim of these consumption patterns and almost got perceived as slum area.

Knowing the importance of this industrial zone, and the changing and spreading phenomena of its, the aim of this research is the analysis of the current situation/conditions and, the exploration of how the 'old' and the 'new' can be integrated or juxtaposed to create a 'hybrid' area, offering more to the needs of the community.

This method, doesn't only emphasize the significance of some of the buildings but as well re-gives them the architectural beauty through new and relevant programs.

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1.3. Methodology

As the approach of my research is the conservation and revitalization of the industrial area of Shkoder, the methodology consists in qualitative and quantitative research methods. Most of the work is based on literature review, terrain visits/observations/questionnaires and, archive documents.

Firstly, I start my thesis by explaining the industrialization and the industrial heritage concept. Then I give brief overviews and case studies of industrialization, starting to introduce it in a big scale as worldwide and then just in Europe to continue more just for Albania, so to end up precisely in Shkoder. These conceptual frameworks and comparative analysis, help to achieve more creative industries concept for further recommendations.

After I chose the site of my thesis research, the first thing was site trips, so I would have a clear idea of the actual situation, surroundings and environment. Focusing just in a small terrain doesn't help that much. So, I visited the library of my school, Luigj Gurakuqi and Adrion library to get more literature in order to elaborate my thesis. Internet was of good help as well. When I focus on Shkoder, I start with the city's industrialization history and begin with a more detailed study of the area. This study bases into its industrial-spatial features but also in its industrial-historical values. In this way, we get to know its history and evolution, but we can also achieve a more detailed definition of the faced problems. This, in order to get a more comprehensive panorama of the case I study, to understand the factors that led it to this situation and the possibilities we have for its rehabilitation.

After the analysis, the failings but also the potentials of this area, are much clear. There are delicate points and gaps which could be improved. Based on worldwide architectural research and a face to face interaction with its inhabitants as well, some proposals for solution are given as conclusion.

So, what has been crucial in my research, is the direct communication with residents. A questionnaire (*Fig. 1*) was prepared. The questionnaire starts by asking basic information, as age and status of the interviewed ones, and then moving on to more detailed questions focusing on more specific matters like physical situation of the area, jobs, pollution ect. The focus consisted on the past and the present situation of the area. Some of them completed the questionnaires and some others were willing to be interviewed by me. By this method of study, I was able to reach many conclusions. The answers were not only information in as an architectural aspect, but memories and needs were expressed also. Thereof, it was understood that this area has so much value and so much perspective to be articulated.

In addition to that, I met sir Mysaret Myrtja, an engineer who used to work at the office of the immovable property registration. He was a lot of help by providing me some old maps of the industrial zone of the city. After this, at the city hall of Shkoder, engineer miss Flora Hilaj, missis Aida Shllaku, and sir Klaudio Luka provided me plans of as many buildings of the area as possible. It was very hard to find their plans since almost all of them have been privatized. The only building, whose plans I found was the building of the singles. It is still in use but now from different people for domestic purpose. I was at the local state archive also. This building used to be a fermentation plant but now it is one of the few renovated buildings of the zone.

_ZONA INDUSTRIALE_SHKODER_

1. Mosha	a)-18	b)18-30	c)+30
2. Seksi	a)Femer	b)Mashkull	
3. Angazhimi	a)Student	b)I punesuar	c)Shtepiak/e
4. Sa e njihni Zonen Industriale te Shkodres?	a)Pak	b)Mesatarisht	c)Shume
5. E dini si ka gene ajo para viteve '90?	a)Po	b)Jo	
6. Keni gene pjese (punetore/banore) I kesaj zone ne ate periudhe?	a)Po	b)Jo	
Nese po – Si ishte gjendja fizike e saj?	a)Me keq	b)Me mire	c)Niesoj
- Sa gjalleri kishte?	a)Pak	b)Shume	c)Niesoj
- Cila ishte gjeja me pozitive e saj?	_____		
- Cila ishte gjeja me negative e saj?	_____		
- Cfare ju mungon me shume nga gjendja e saj e meparshme?	_____		
7. Gjendja aktuale e saj?	a)E keqe	b)Dicka	c)E mire
8. Sa te kenaqur jeni ketu?	a)Pak	b)Shume	c)Aspak
9. Mendoni se duhet te investohet ne kete zone?	a)Po	b)Jo	
10. Cfare do te donit te kishit ne kete zone?	a)Me shume vende pune b)Zona te gjelbra c)Sherbime Publike d)Qender Rekreative e)_____		

FALEMINDERIT! ☺

Figure 1. Questionnaires

CHAPTER 2

EXAMPLES AND ADOPTION

2.1. Industrial heritage and preservation worldwide

Industrialization is a process with global aspects, and changes including political, economical, and social. In the 1840's industrialization started in Great Britain which ignited thee "Industrial Revolution". This caused a chain reaction in other regions of the world including North America, Japan, and Western Europe. A trend of out with the old in with the new always keeps developing, and expanding by replacing the old traditional flow of natural resources in the west by exploring possibilities in other factory's, textiles, and other man made goods that are made available to the ever developing free world.

There was an immense boom of changes in the second half of the XVIII Century in new means for applying hydropower; new forms of architecture for buildings; new methods of labor organization; new technologies; and new industrial communities that would lead to a new more productive industrial culture that would replace pre-industrial economies, and its thousand-year traditions that were once set in place. Through the research, and exploration of the industrial heritage we can gain more of an understanding, and raise awareness of the complex mixture of people, and places that continue to give us meaning to the origin of this history, and amaze us with the facts that subsequently effect the development, and decay throughout centuries. In order to place a value on finding the answers that the industrial heritage is challenged with, political, economic, context-social, and environmental evidences should be considered. Documentary heritage can provide its identity to certain place by giving us its signature in history of the significant

innovations that took place, and help us embrace the value of the past evidences of material heritage.

An example of a world heritage can be found at the Ditherington Flax Mill in Shrewsbury England which also happened to be the first iron-framed building. I took a year to construct from 1796-1797, but due to the lack of knowledge on proper maintenance, it was converted into a malting facility in 1880 which was eventually abandoned, and today serves as nothing. Another example is the Iron Bridge Gorge in England that became part of our worlds heritage in 1987 which was constructed for two different reasons. The first reason it was built was because there was a long period of time that England had spent without investing in the construction of something new, and second it served as a huge asset for reviving the fortune of the east Shropshire Coalfield area.

Historical industrial environments consisted of different industries that were used as a source of economy such as mills, and fabrics that were used years ago. One particular example of such is one of the largest manufactures that consisted of many looms of cotton clothes, gray cloths, and other cotton fabrics which was characterized by its virtue of serendipity. This manufacture was known as the Harle Skye Queen Street Mill which was constructed in 1894. Today only 308 of them are still present. Nowadays considering its immense value it still serves as a working museum, and also serves as a fashion stage for different shows, and it also happens to be the only stead-powered shed in the world. Another example of the different industries in the industrial environment is Pennine Lancashire which is found in the Whitefield area of Nelson. Its main importance consists of industrial housing that can be considered as the most prolific evidence of former industrialization. A new urban plan was designed by the English Heritage agencies that supported the revitalization of this area. This plan made the connection between the past and present situations by giving the housing the same function as it once had, and by beautifying the surrounding landscape. This made what we know as our “Future Heritage”.

In the 1960's the United States was the first to practice sustainability which manifested in the movement that consists on the remodeling, recycling, and renovation of decaying abandoned buildings that were not in use. Some of the buildings were considered great assets because they were ready to be converted, and adapted to completely new uses much different from the ones that they once were previously intended for. Some of the certain cities where recycling of abandoned buildings first started was in Boston Massachusetts, and San Francisco California under the ideas, and concepts architects Emmons, Wurster, and Bernadi. The conversion was from 1964-1968. Ice houses were converted into showrooms, and offices. The chocolate factories were converted into galleries, shops, restaurants, and offices. Recycling historic buildings also cause the start of a trend for waterfront rehabilitation beyond just the United States alone. Some of the sites, and locations of the waterfront rehabilitation trend include the Darling Harbor, Sydney; Victoria & Alfred, Granville Island, and Cape Town in Vancouver; St. Katherine Docks, London; and the Albert Dock in Liverpool.

Regenerating post-industrial regions poses a huge challenge world-wide, but it would be an even bigger challenge if we just sat back, and did nothing. Doing nothing was not an option at all for Germany that regenerated Emscher park using ecological principals. Emscher Park was the main center for the European steel, and coal industries, and was rehabilitated by considering the most significant, and essential parts of the park, and also by removing all the polluted remains by creating green linear spaces. The Germans wanted to continue, but before revitalizing the park they considered 4 main principals, and putting them to practice. First they had to make sure the buildings they used were ecologically sound. Second they had to use more unused spaces like the Brownfield land. Third they had to make sure that they extended the life of already existing buildings, and forth was to make sure that everything they did was environmentally friendly.

As a case study of worldwide industrialization is taken an example in Australia. Australia, like others, also has roots in industrial heritage. One of the first projects began

in the 1980's, and was known as the Wellard Wetlands Park in Baldivis Austalia. It was located in a treeless agricultural zone on the site of a clay-pit which belonged to the Alcoy company. The Wellard Wetlands park held a total of 84 different species of birds (38 of which were waterfowl). During the autumn when the other Australian wetlands would dry up, the Wellard Wetlands park would be visited by more than 1000 aquatic birds. The park is set up as a "passive recreational structure" to the local population. To help feed the local Koalas, eucalyptus trees were planted, which were provided by the Perth Zoo, and the organizers aimed to help re-introduce the birds to a more comfortable natural environment. Around the wetlands a filter zone was created to absorb, and collect excess material produced by the surrounding agricultural area necessary to sustain the growth of plant species in the wetlands park. The Wellard Wetlands Park achieved great success, and in 1991, the project was presented with Gecko Award by the Western Australia Government. Over time the clay-pit was no longer in use, and the Alcoy company moved their activities elsewhere, and began building housing developments around the park area which increased their commercial value by benefiting from the favourable environmental conditions.

Another important recent example in Australia's industrial heritage is the former British Petroleum park located on Waverton Peninsula north of Sydney. The Former Petroleum Park was designed by McGregors & Partners on an area that sits on 2.5 hectares. A Bio-Remediation Park was created after the terrain was reclaim by a company called In Situ Technologies that cleaned soil that had been contaminated by industrial process. Once the huge silos were removed from the Former Petroleum Park, the footprints of the silos were able to be used in the project as important focal points within the park. Now over 95,000 new plants were planted to serve as plant nursery for the park, and to help restore natural coastal conditions, and also drainage systems were brought up to date as well as the frog habitat ponds were retro-fitted with storm water

2.2. European industrialization

After having analyzed the industrialization worldwide, now are given some examples of it in Europe.

2.2.1 Norra Alvstraden, Gothenburg

Gothenburg is the country's second city, and happens to be the industrial center on Sweden's west coast with the population of over 500,000 people. Norra Alvstranden was the shipyard in Gothenburg where more or less than 15,000 people were employed. Due to the effects of the oil crises, and stiff foreign competition, the shipyard was forced to close in the 1970's.

The yards became nationalized, and were now run in a more orderly fashion. Employers banded together to create new jobs, and made sure to avoid redundancies by retraining, redeployment, and making sure to provide an early retirement. Many changes, and the redevelopment of the derelict site took many years to take off. To change its image the public sector really confirmed its faith in this area by holding major events such as pop concerts, and also invested in a wide range of educational research facilities. Over time the city council gained control of the entire site, and brought in a proactive city-owned development agency to create a stylish mixed-use quarter. The public council made sure that systems were put in place to be able to properly cope with plant closures so as to not lead to mass unemployment. The city council realized that by making the city more attractive, user friendly, and by creating good jobs, and creating job related educational programs was a strategic way to promote economic success, and create local prosperity. Although not complete, Norra Alvstranden provides a better environment then it once did before in its industrial days, and better jobs with more housing.

2.2.2 Kop van Zuid, Rotterdam

Known as Europe's largest port with the population of 600,000 people, the great City of Rotterdam once suffered from a poor image, and a bad reputation. Kop van Zuid was once one of the most important docks in the area, and was located across the River Maas of the city's center, but through the 1960's and 1970's the port was relocated to the mouth of the river. Initially plans were set to build an area of social housing for people, but later moved onto the bold vision of opening up the south side of the city in order to help change Rotterdam's image, and reputation.

Attracted to the concept of this bold vision, the central government invested in providing funding for the construction of underground railways used to connect the port from the adjoining residential areas, the construction of the iconic Erasmus Bridge, and for the construction of a new Metro Station. Due to regulations, and city policies, the City Council had now had to be responsible for delivering the development of the regeneration strategy of Kop van Zuid. Attributed to the accessibility that public investment in infrastructure created, allowed the private sector to feel more at ease, and comfortable in knowing they were making a safe investment. Kop van Zuid today holds a first class environment with high-quality housing, visually striking commercial buildings, and a new waterfront with a mixed-use central area that compliments its beautiful city center. With all these changes over time, Kop van Zuid's success was able to change its image, and reputation, attract creative people, and prompt improvements in neighboring areas.

2.2.3 Roubaix, Metropolitan Lille

Roubaix with the population of 100,000 people was once a major textile producer that was also one of the larger towns in the Lille Conurbation which held itself a population of over 1.1 million people. After the war there was boom in the French textile industry that lasted 30 years, but in the 1970's the industry began to collapse, and lead to a steep

decrease of employment in Roubaix in the 19780's, which subsequently lead to a decrease in population. The town took a huge negative hit, and became run-down, and dilapidated, but thankfully over the years ideas, and strategy's were put in place so that the town would be able to rise again, and make a significant recovery.

The Idea of a wider strategy had been conceived for Roubaix's revival to reposition Metropolitan Lille as a top ranking city in Europe's commercial heart. In order to be able to achieve all this for the interest of the whole city, the conurbation agreed to team up to start projects, share revenues, and work together for a greater cause. Some of the various projects, and efforts included the regeneration of all the main centers, and also major investments in transportation. The Lille Metropole Communaute Urbaine (LMCU) was the city-regional authority, which was overseen by the assembly that represented all 85 elected municipal councils in the conurbation. The LMCU committed to various long-term agreements with the regional, and central governments that provided mutual funding for social, economical, and physical regeneration.

The leading role in driving forward, and planning of the regeneration was taken by the local mayors, and the city-regional authority (LMCU). Throughout the city-region, the willingness of the municipalities to agree upon the priorities of the regeneration consisted of long term-term persistence, and collaborative work in different sectors, and city centers. Most of all these factors, and investments for regeneration contributed to a great understanding that Roubaix depended on the success of the transformation of the town into a place of opportunity, and a wider city-region. More value was also now placed on integrated public transport to make a more efficient system, and the re-use of landmark buildings was placed under regeneration with imaginative colors that were used to brighten up the town center.

The main investments in projects in Roubaix lead to multiple improvements such as improving the housing stock, bringing retailing to the town center, developing cultural projects, creating a safe/attractive public environment, and revitalized the town's economy. The municipality of Roubaix, and the LMCU worked hard to create this new

beautiful environment, and were eventually able to successfully link training opportunities, and employment for the local people in the town.

2.3. Albanian industrialization

There are many clear transitions and phases in the history of Albania's industrial heritage. Some of the earliest known phases can be dated back to the period of the second World War after establishing relations with the Soviet Union in 1949. In the beginning of the construction different styles, and ideas that were influenced by Italian design were used, but later on transitioned into Russian concepts necessary for development due to the Russians Geopolitical interest. Albanian and Russian relations were going well and lead to the Russians financially investing in solutions for Albanian agriculture which lead to the creation of industrial cities and the development of heavy industry. Concretely, there were constructed the first railway Durres-Peqin, the sugar factory in Maliq (Korce), there were investments for the electrical industry and textile in Tirana, for the manufacturing industry in Fier, the plant of cotton-spinning in Rrogozhinë, This was achieved through the Two-Year Plan of 1949-1950, while through the Five-Year Plan at 1951 started to generate light industry, heavy industry also clothes and food industry. The third Five-Year Plan marks the beginning of the heavy industry. Anyhow, during this phase, the adoption of the plan resulted difficult due to the lack of technical and scientific preparation of the labor force.

Albanian and Russian relations lasted for over a decade, but ended in 1961 with Albania's new relations and collaboration with the Chinese that lead to construction of the metallurgical complex in Elbasan. Albanian and Chinese relations lasted for almost 2 decades but ended 1978 due to the state of Albania investing in its own chemical industry and also the construction of bunkers, but in turn, the end of the collaboration between Albania and the Chinese which lead to the auto isolation of the state of Albania.

March 22, 1992 marks the collapse of the communist regime, and lead to abandonment of the agricultural cooperatives, and the industrial sites. For some years the economy continued with financial support from other states, but in 1997 Albania's economy collapsed. To this day Albania's economy still struggles, and a scrap phenomenon has risen. The industrial sites that once were, are now almost all abandoned, and progressively degraded Albania's industrial up rise.

The demise of the industrialization of Albania is due to the absence of strategic planning caused by many economic and political factors. Today the downfall of the industrialization left that territory in a scrap phenomenon. 80% of those sites and mills were completely abandoned and left to decay. As a result it lead to grave problems with the land, and polluted its water, and soil. One of the larger industrial areas for establishments is known as Fier. Fier is placed in a location where oil fields and the sea are accessible, and is crossed by the Seman river. There is an industrial establishment in Fier called Gogo Nushi which is composed of an oil Refinery, a thermoelectric power plant, and a fertilizer factory. Gogo Nushi employed over eleven thousand people, and had training schools for production, and services for its employees. Another large industrial area for establishment is known as Berat which is characterized by the textile industry that also includes services for the enterprises, and the employees. Berat holds testimonials the date back to the Bronze age, the Roman era, the Byzantine era, and the Turkish era. We also find in the historical heritage of Berat a Roman archeological site called the city of Apollonia which is only a short distance from Fier. We also find Byllis (the largest city of Illyrian), and the Orthodox Monastery of Ardencia. Berat's is made up of rich water systems such as the Narta lagoon that has a sandy coast that is used for the extraction of salt, the Seman, and the Shkumbin rivers, the National Park of Divjaka that is rich with rare animals, and species, and also Orikum that holds the National Park of Llogara. There is also another industrial establishment called Mao Zedong in Berat, but on the contrary to the textile factory, it had little impact on the environment. Now only 20% have still remain in use, and some have even been turned into residential housing. Today the true history of the industrial lies in the reminiscent memories of

those of the older generations who once inhabited theses places. Now these industrial sites are serving more as places of tourism for cultural purposes where exhibitions are held, and also recreational events.

CHAPTER 3

INDUSTRIALIZATION IN SHKODER

3.1. Industrial area of Shkoder

Figure 2. Geographical Position of Shkoder [https:/en.wikipedia.org/wiki/Shkoder_district].

Shkodra is located in North-East of Albania (*Fig. 2*). It has a strategic position being in the borders with Montenegro and Adriatic Sea. Shkoder is an antique Albanian city, expanded by the Lake of Shkoder, between rivers Drini and Buna, which has always been an important economic and cultural centre in the country. When the first silver manufactures and guns started being produced, and fabric of cotton being opened, for the first time in this city, it became the economic centre of north Albania.

Since under the Turkish domain, the first economic activities started in this city. A certain economic and commercial development was noticed here. Precisely, it is in the second half of the XIX century when it became an important commercial center. In this period, we find Shkoder with its own manufacture and commercial activities. At this time, products such as animals, wood, grain, fish, tobacco, tissues of silk and wool were exported form Shkoder.

The first economic activities in Shkoder date back around the XVII century when it was under the Turkish domain. But, it was by its end, when a certain economic and commercial development was noticed. During 1924-1943 bilateral economic relationships between Albania and Italy were developed. Small factories of food, cloth units, and cement were launched. It begun with 43 units in 1924, and slowly this number turned in 70 in 1938.

Figure 3. Industrial Area of Shkoder

The industrial park of Shkoder (*Fig. 3*) was a very articulated industrial settlement in the communist regime. During this period, this area took place different types of productive activities as:

- The alimentary industry
- The industry for the production on cables
- The mechanical manufacture
- The manufacture of the leather
- The manufacture of the paper
- The clothing and manufacture
- The agro industry

- The industry of manufacture of the tobacco and of the production of cigarettes
- The industry of manufacture of wood until to the production of furniture
- Other minor activities

As seen, this area owned multiple social and cultural values, playing an important role in economic foundations of the city. After communism things changed. Therefore, this area was not the same as it once was, but abandoned, forgotten, and more so, a dangerous part of the city. This situation lasted for some years, till the awareness and the interest of people started to grow. Investments started to take place, and the park started to take life again. Today we find it in pieces. Some buildings have been renovated and some others are decayed. In some parts, the roads are covered in asphalt, but some others are destroyed. We find some greenery in some segments, but just garbage in the rest. Apart from the fact of the city's economy missing those buildings and activities, inhabitants of the area feel nostalgic too. In some questionnaires done by me, they expressed the nostalgia for that liveliness. This is exactly what gained my attention. Revitalizing the whole area, regenerating the infrastructure, and the degraded buildings, as the same function as before or for new purposes, would be a way to bring back what the city lost.

3.2. Communism Period

Albania was an extremely isolated communist country. This made it suffer, for 50 years, and have an economic underdevelopment. In Shkoder, as everywhere in Albania, there were suspended all the kinds of the private initiatives. The city experienced some dark years, till the '60-'80s when new different sectors came alive from the opening of a lot of state mills. Most important activities operating were:

- Building trade
- Cement makers

- Artistic works
- Production of electric cables
- Production of various foods
- Production of cloth for clothes
- Production of shoes
- Production and reparation of Pullman
- Production and reparation of agricultural machines
- Manufacture of leather
- Manufacture of the tobacco and production of cigarettes
- Manufacture of wood and production of diverse furniture
- Factory of wood and paper
- Transport
- Services
- Electro mechanics

In this phase, the industrial park used to hire almost the whole city. It turned into be a very important part of the city, economically, architecturally, and culturally. Full of buildings, activities and life, it stood out till the democratic movements.

3.3. Industrialization output

As said before, during communism, industrial area of Shkoder was a great opportunity for laborers in different activities, and for the first time including women. Before, women were housekeepers and men were the only breadwinners. Men were the only ones with every economic right. This regime gave high priority to the women not only in education but also in profession. Now, the same as men, woman started to work in different sectors and positions in the mills of the zone. A significant progress was achieved from women.

3.4. After the '90s situation

In 1990 and 1991, the city of Shkoder was one of the most important centers of democratic movements. In this years, a big development in many directions was noticed. Mostly in the economic side, when many foreign entrepreneurs internalized their firms by opening new ones in Albania also. Shkodra hosted two very significant Italian investments as shoe and underwear. In this period, the city evolved not only by Italian approaches but by many different foreign ones.

The phenomena of this time was the privatization of the buildings, including in here also the ones of the Industrial Zone. Even though foreign investments had a boom, most of the buildings remained closed. With time, they started to get destroyed, decayed or till rusted scrap. The roads also turned into a miserable condition. No greenery, potholes, unpaved sidewalks, manholes without covers, and piles of garbage one could see everywhere. Another problem was the lack of electricity. All this, to give an ugly panorama and awake the remorse. This turned into a distant, forgotten, and dangerous part of the city.

3.5. Undertaken projects

Recently, in last 5 years, a lot of investments have been made in Shkoder. Some of them included also the Industrial Zone of the city. They consisted of lighting reconstruction, road reconstruction, sign reconstruction, and cleaning and collection of waste ect. Since, the major part of the zone is private, private investments were more crucial. This has been also a disadvantages for the area. Private investments were also done by differentiating parts of it. In some segments we find restored buildings, very curate

gardens or sidewalks, but in some other ones totally the opposite. Nowadays, we don't have that bad panorama as once before, but still it leaves much to be desired.

CHAPTER 4

CONTEXT ANALYSIS

4.1. Definition of the area of the strategy

The industrial area of Shkoder has always been a very articulated settlement. It was the place of a lot of different productive activities, a lot of workers, and inhabitants too. It currently consists of different buildings such as functional and non-functional industrial buildings, commercial, public service buildings, and also residential buildings (*Fig. 4*). Some of these buildings are really old or even decayed, but some others are restored, or totally new. The industrial area is fairly large, and takes up a whole city block, but the disadvantage of that is that there are no side streets or alley ways going through the area connecting one main road to the other. As a result you would have to go all the way around the industrial area using main roads to get to the other side. Aside from that there is also a lot of greenery, but most parts are not beautified by professional landscaping. Instead the trees and greenery are just naturally sprouted in inconvenient un-manicured locations.

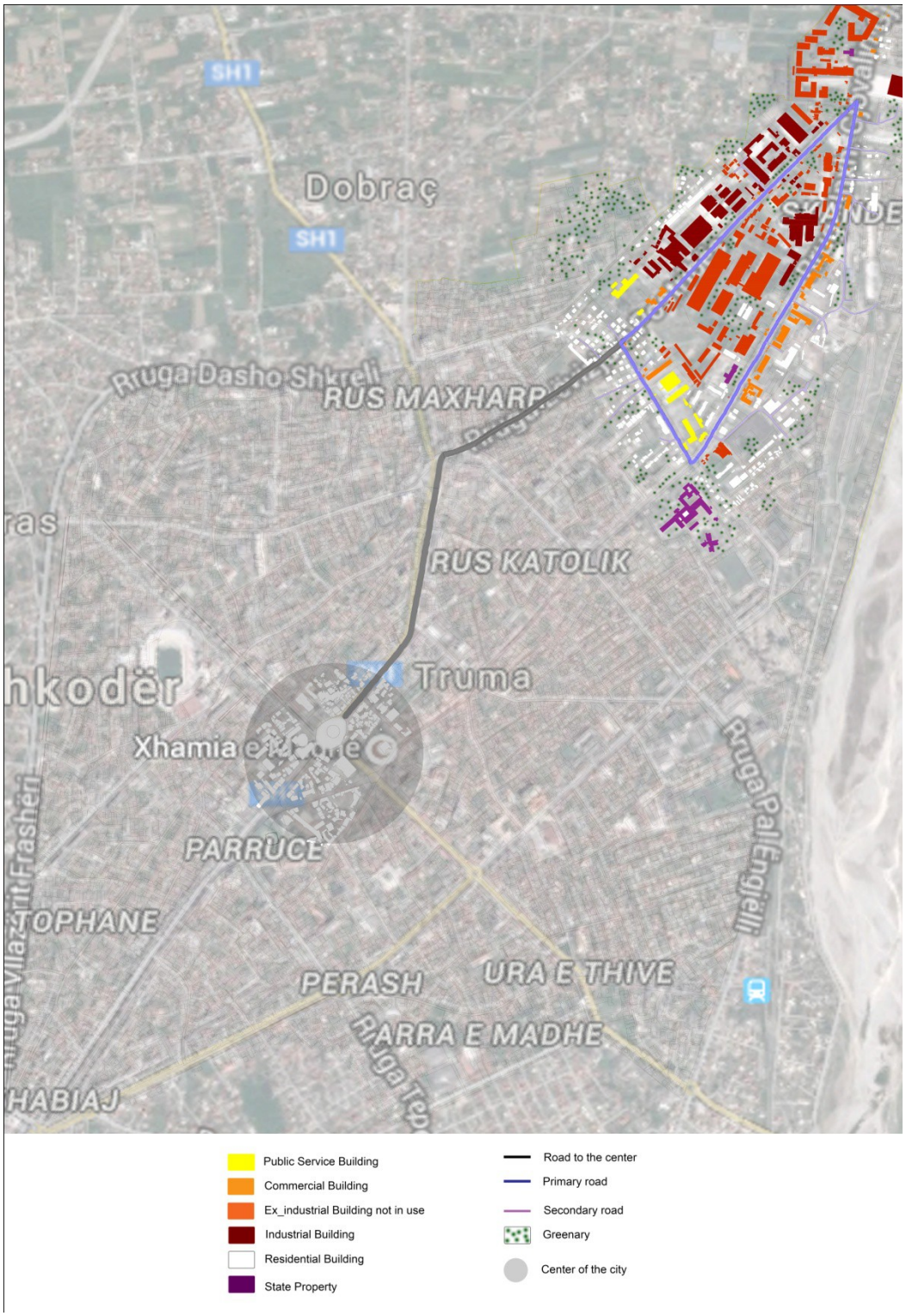

Figure 4. Masterplan of Industrial Area of Shkoder

Apart from the negative and positive aspects of this area, there is still an ongoing phenomenon of residential construction surrounding this industrial area in Shkoder. This construction phenomenon also affects some of the existing buildings inside of the industrial area. And not only that, but it is slowly giving to the whole area another character. Now there is another view of the area, another age of the inhabitants, and needs in architectural, social and economical aspects. In these maps (*Fig. 5, 6, 7*) it is shown better this change of the area.

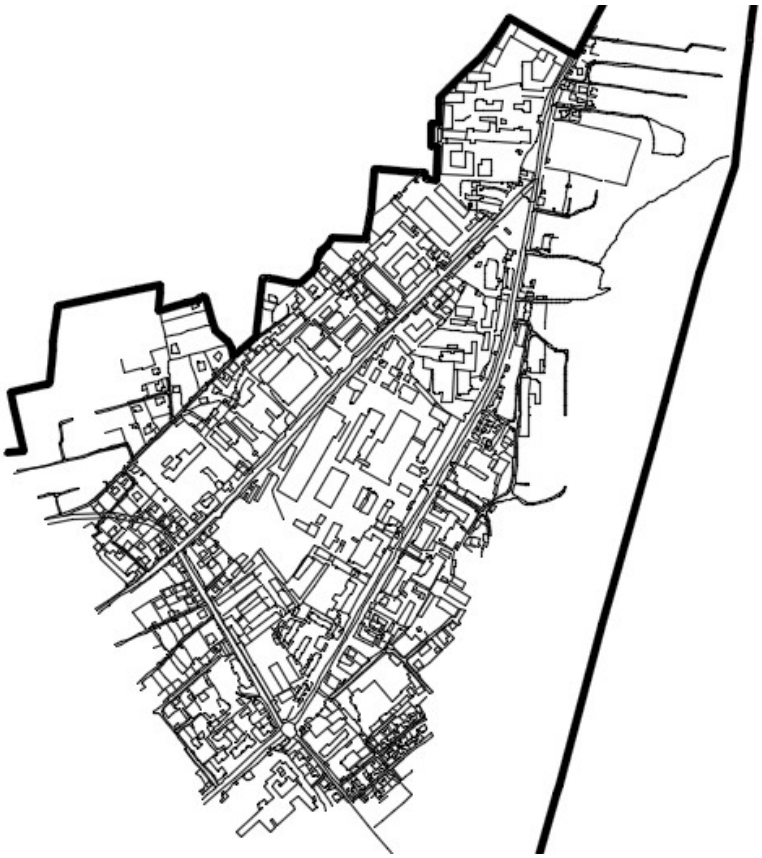

Figure 5. Industrial Area in 2000

Figure 6. Industrial Area in 2007

Figure 7. Industrial Area in 2015

Some buildings are repurposed, and some are just regenerated, and remodeled. An example of a restored building is the Local State Archive. What is now the Local State Archive used to be a fermentation plant. It was brought to a new use, and also the landscape was beautified. I was able to find the plans of the building in nowadays conditions (*Fig. 8, 9, 10*).

Figure 8. The Local State Archive in the Industrial environment

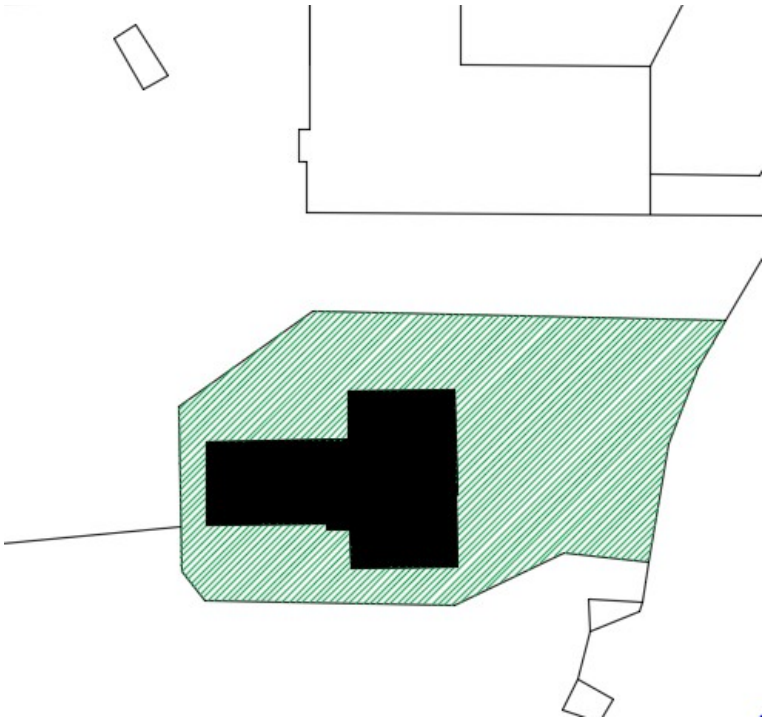

Figure 9. Site plan of the Local State Archive

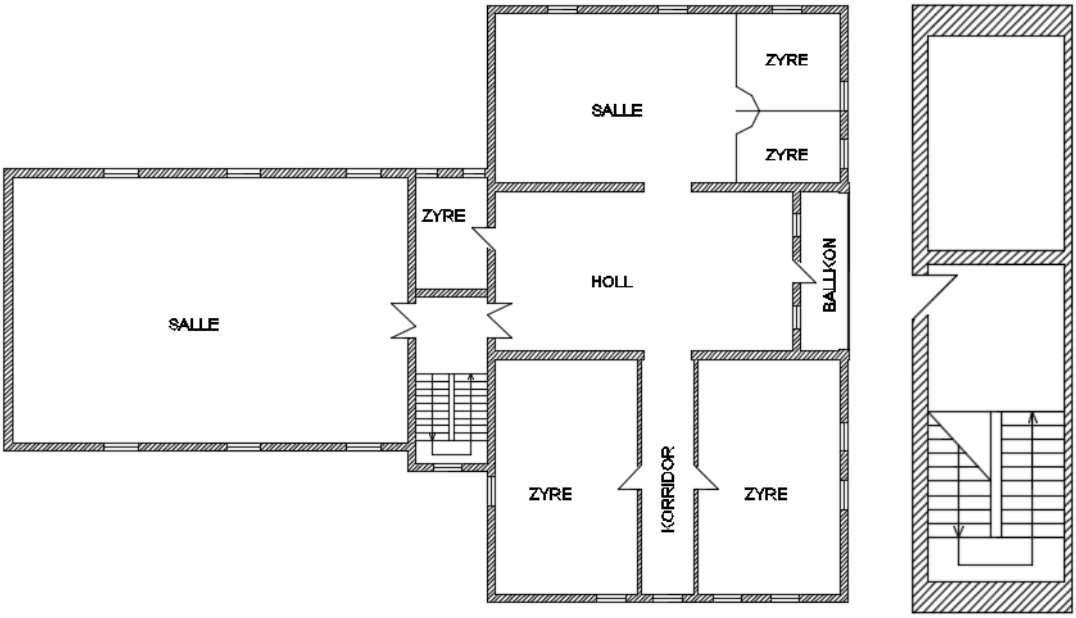

Figure 10. Ground Floor Plan (left) and Roof Top Plan (right)

An example of a regenerated, and remodeled building is the Single's House. The building was restored, and the landscape was also beautified. This building was once before, and still remains residential. This is the other building to which I could find the plans (*Fig. 12, 13, 14, 15, 16*).

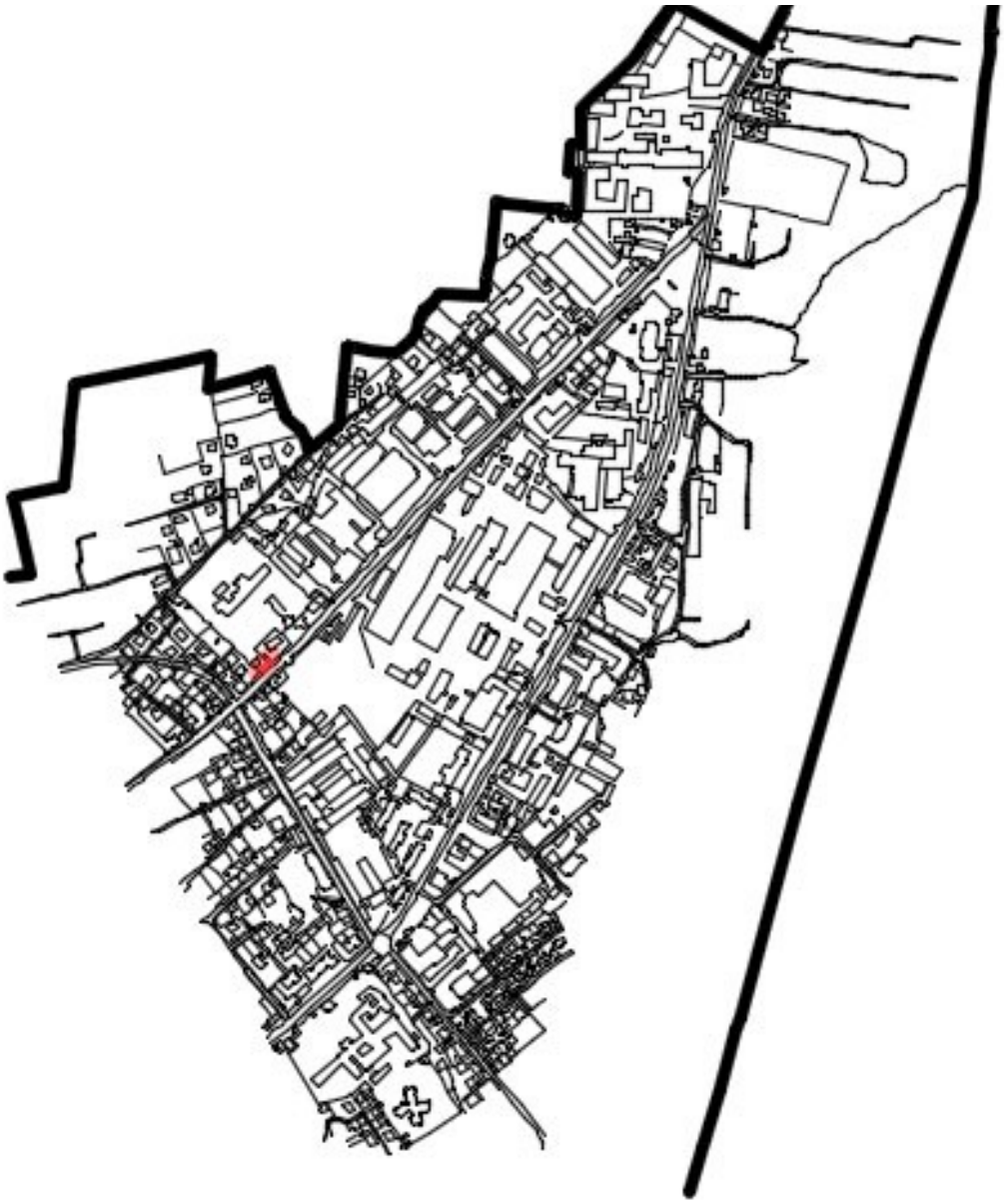

Figure 11. The Single's House in the Industrial environment

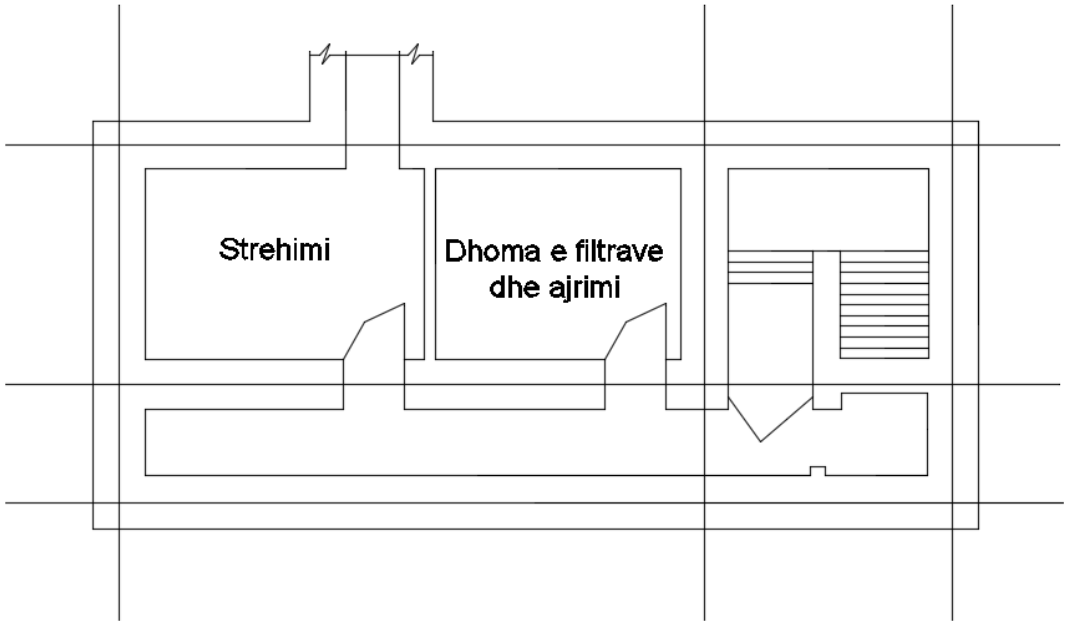

Figure 12. Underground Plan

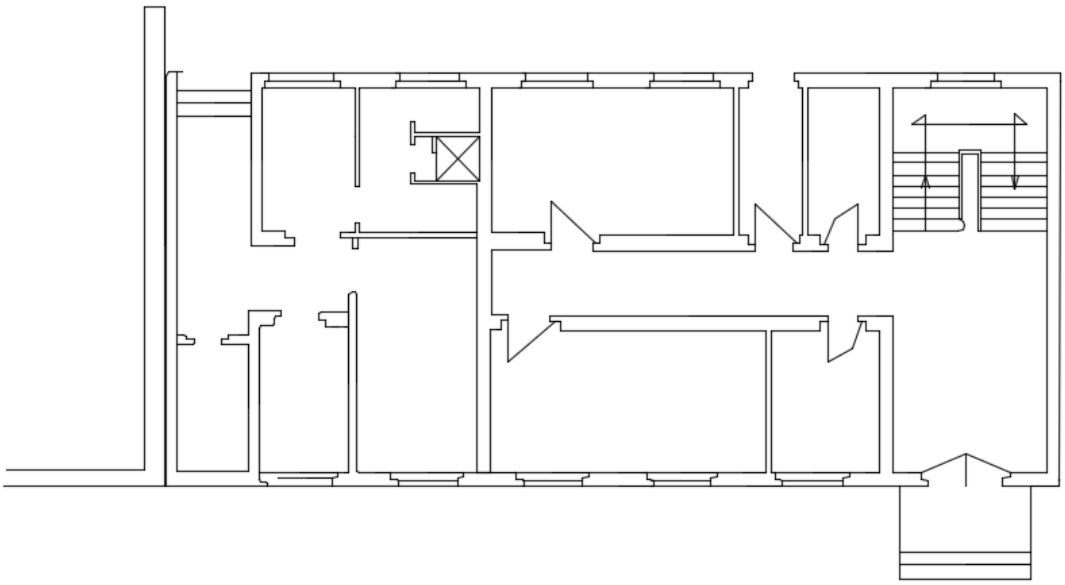

Figure 13. Ground Floor Plan

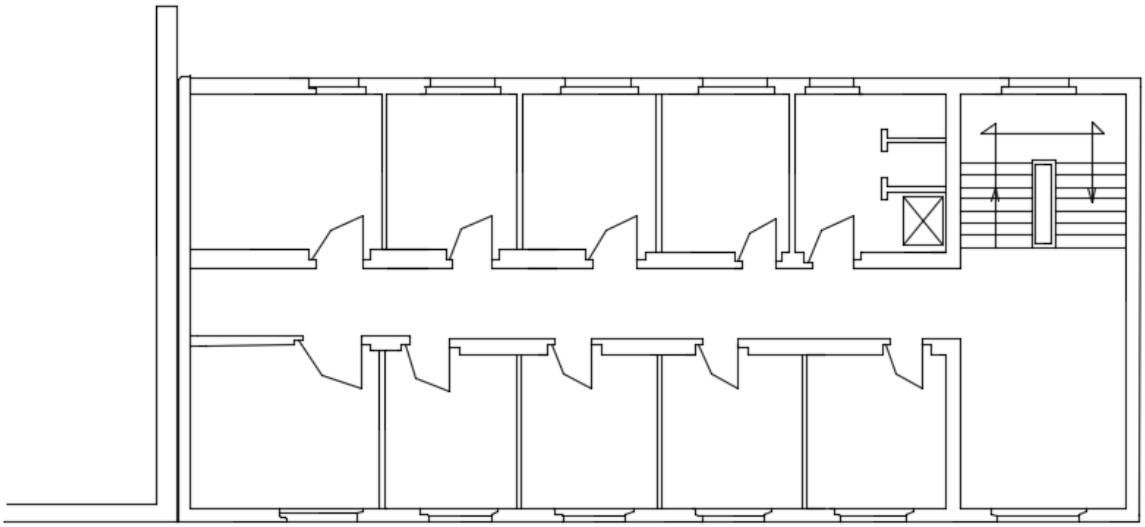

Figure 14. Type Floor Plan

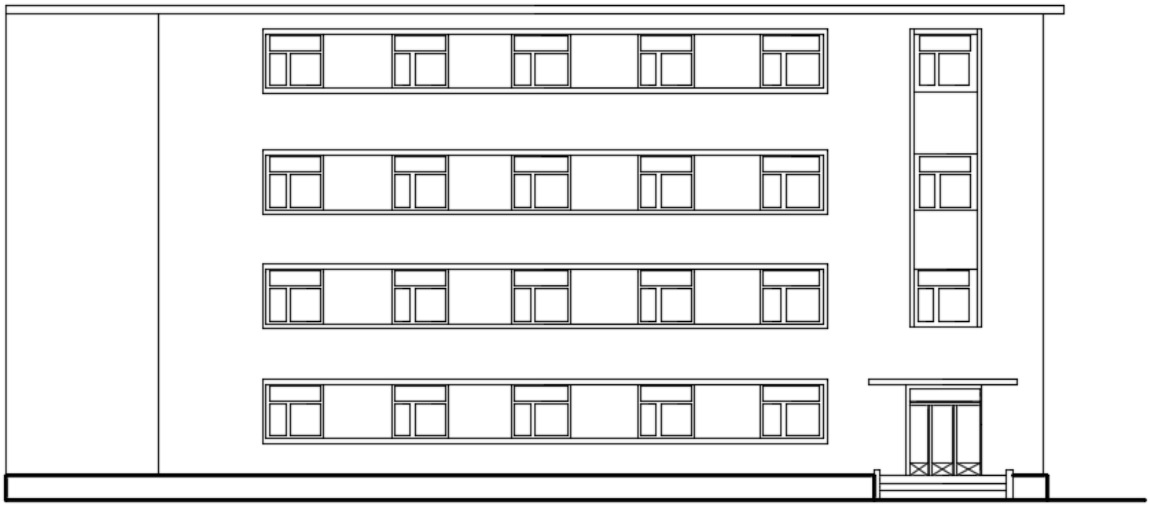

Figure 15. Façade

4.2. Actual situation

Small and medium entrepreneurships and developing different activities, are the ones that make up the actual industrial area. Sectors, which have already been developed, vary including textile, footwear, food and wood manufacture. Some of the buildings were also turned into residential ones, sheltering new residents of the city who arrived from the suburbs. Almost everything is run from private companies. The only ones remained of public propriety are the factories for the production of cigarettes and a large part of the big factory which manufactures electrical cables. The fact that a lot of buildings have been in function, makes us think that the major part of the site has been restored. But, this is not the truth. Huge parts of the site are occupied by private buildings, which are left alone in ruins. Some of these buildings are used as warehouses without being restored, and some others, which are public, continue to decay every day.

Figure 16. Commercial building on the left

Figure 17. Ex warehouse of the wire plant on the right

Figure 18. Wood processing plant on the left

Figure 19. Mechanical plants on the right

Figure 20. Gas Station on the left

Figure 21. Ex warehouse of the wire plant in the middle

Figure 22. Mechanical plants on the right

Figure 23. View of residential buildings of the area

According to the surveys it is seen that the area is inhabited by new age mostly. This generation needs more jobs, more open spaces, more green and recreational areas. On the other hand, most of the people who work in here, used to work in this zone even in the communism period. The old inhabitants of the zone, feel nostalgic of the factories and the past. Their wish is to bring back those sectors and liveliness.

4.3. Building heritage

Industrial Park of Shkoder consists of buildings (*Fig. 24*). There are no green areas. It was meant to be just a small one but which is out of function because of its position and situation. There are just some trees here and there, and very few parts where they were really designed or planned to be. Around 80% of the buildings are private, since the democratic movement (*Fig. 25*). Some of them are in use and have the same function as they did before or a total new one (*Fig. 26*). Some, at least remained of commercial/industrial character, but some others turned into residential buildings. Around the industrial area, we find new residential buildings, a whole zone getting more and more populated everyday.

Figure 24. Footprints

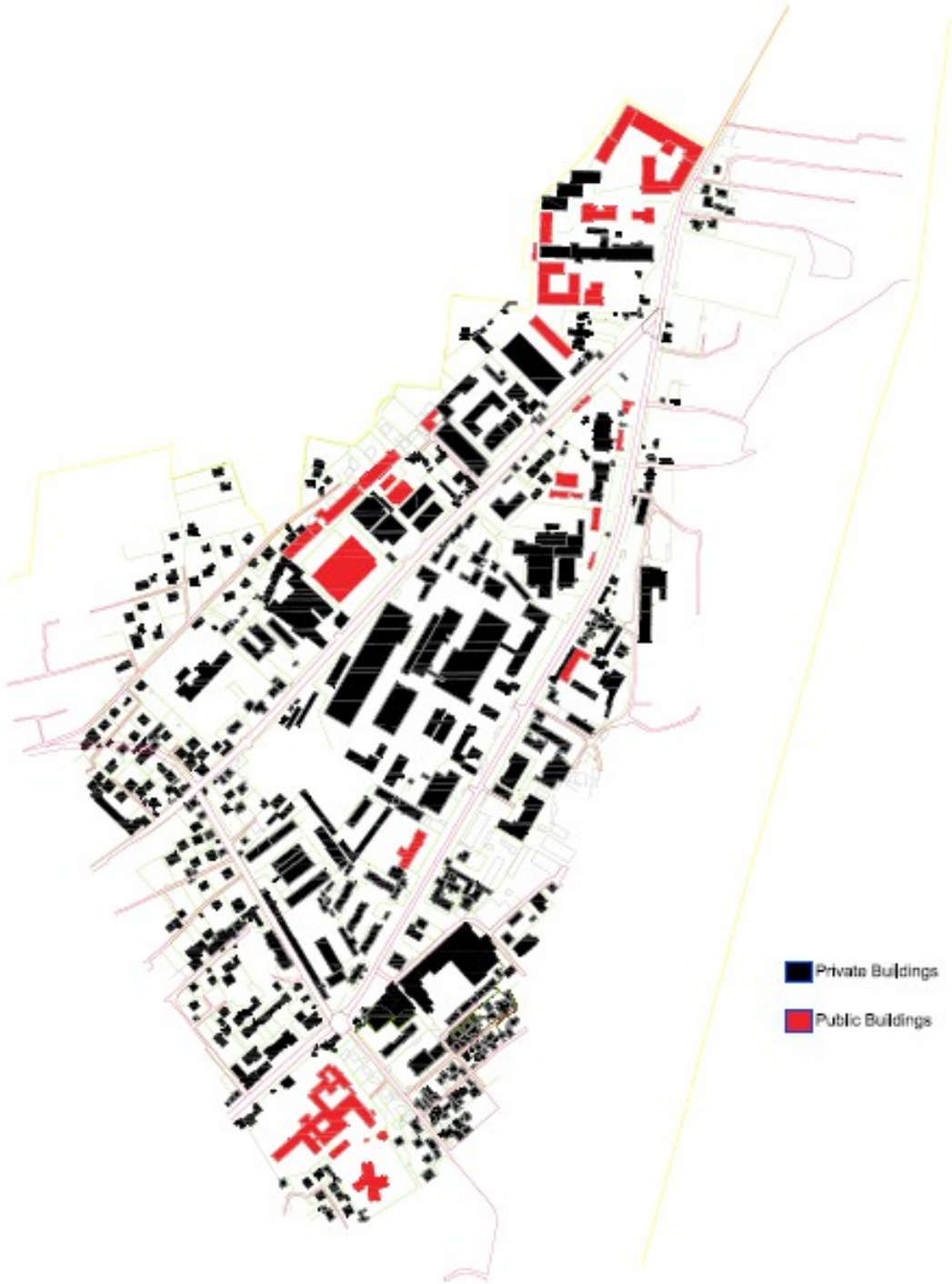

Figure 25. Privatization

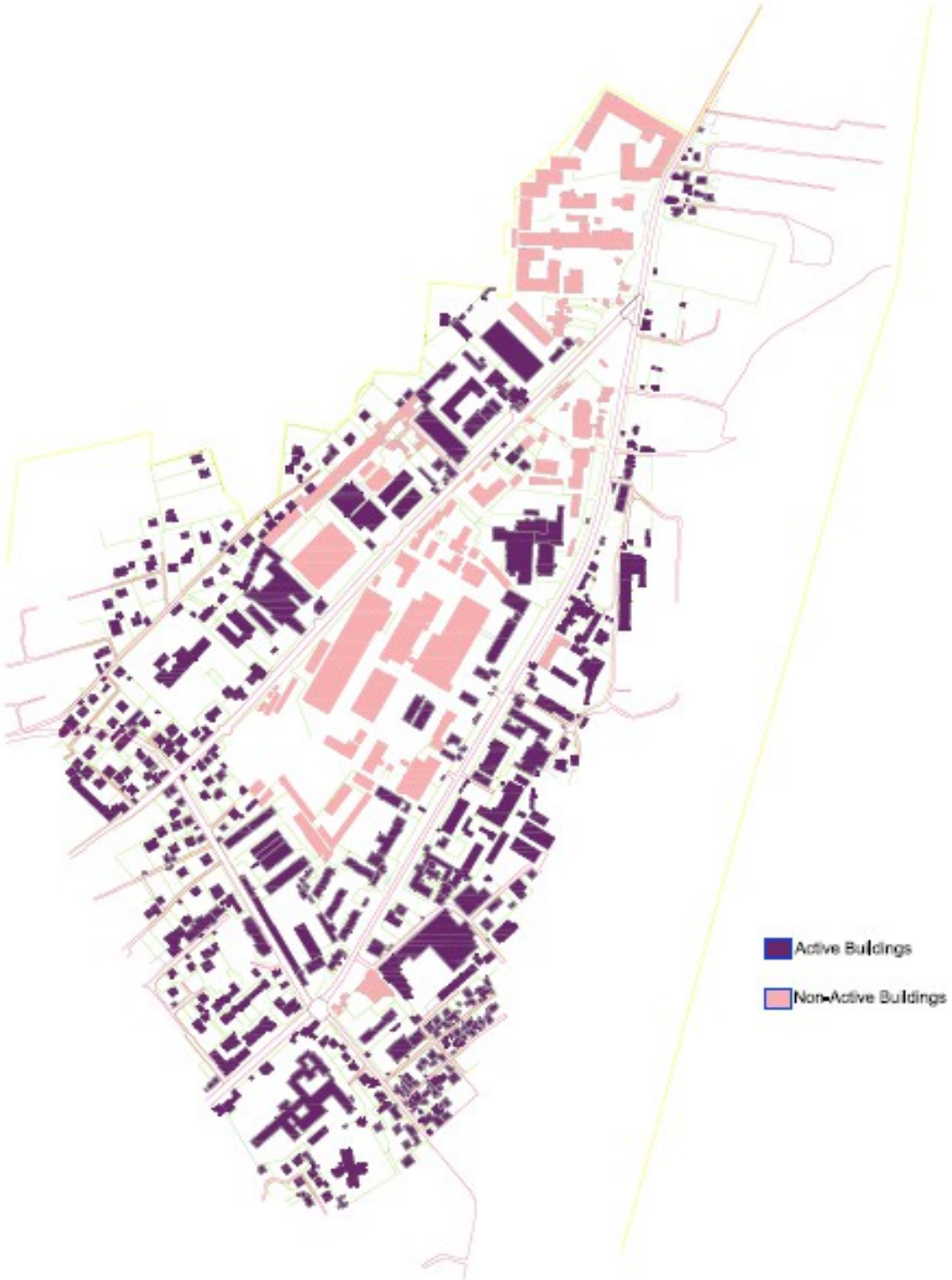

Figure 26. Activity

4.4. Infrastructure

This road segment has a great importance because of its location, serving as a connecting point between Shkoder and its suburbs, Postribe, Dukagjin and Shllak. It is a crucial entrance to the metropolis of the north part of Albania. Industrial area of Shkoder, by its own, is well served under the profile of road network. It is not far away from the centre of the city, and it is traversed by bus lines. The new regulation plan of the city predicts to strengthen even more this network. The existed back area of the railway could be a good basis for the trans border railways transport to Montenegro too. These initiatives would not only help in the reconstruction of the charts but also in the economy of the city.

Anyway the roads that belong to the Industrial Area are just a few ones (*Fig. 27*). There is a main street that goes all the way around, but no side streets/alley ways cutting across connecting to the main road. This makes the traffic difficult since it is a large area.

Figure 27. Infrastructure

4.5. Degradation

During the years, many changes have been done in this area. For a long time it was all degraded. Then privatization amended big parts of it and a lot of investments have been done. However, it is not done enough for the panorama and the economy (*Fig. 28*). Some buildings, like the ones turned into residential or new fabrics, are totally renewed. Some, as the ones used as warehouses, for example, are just improved to a small extend. Some others, as public ones, are still destroyed and decayed till rusted scrap (*Fig. 29*).

Figure 28. Levizja e Postribes Street view

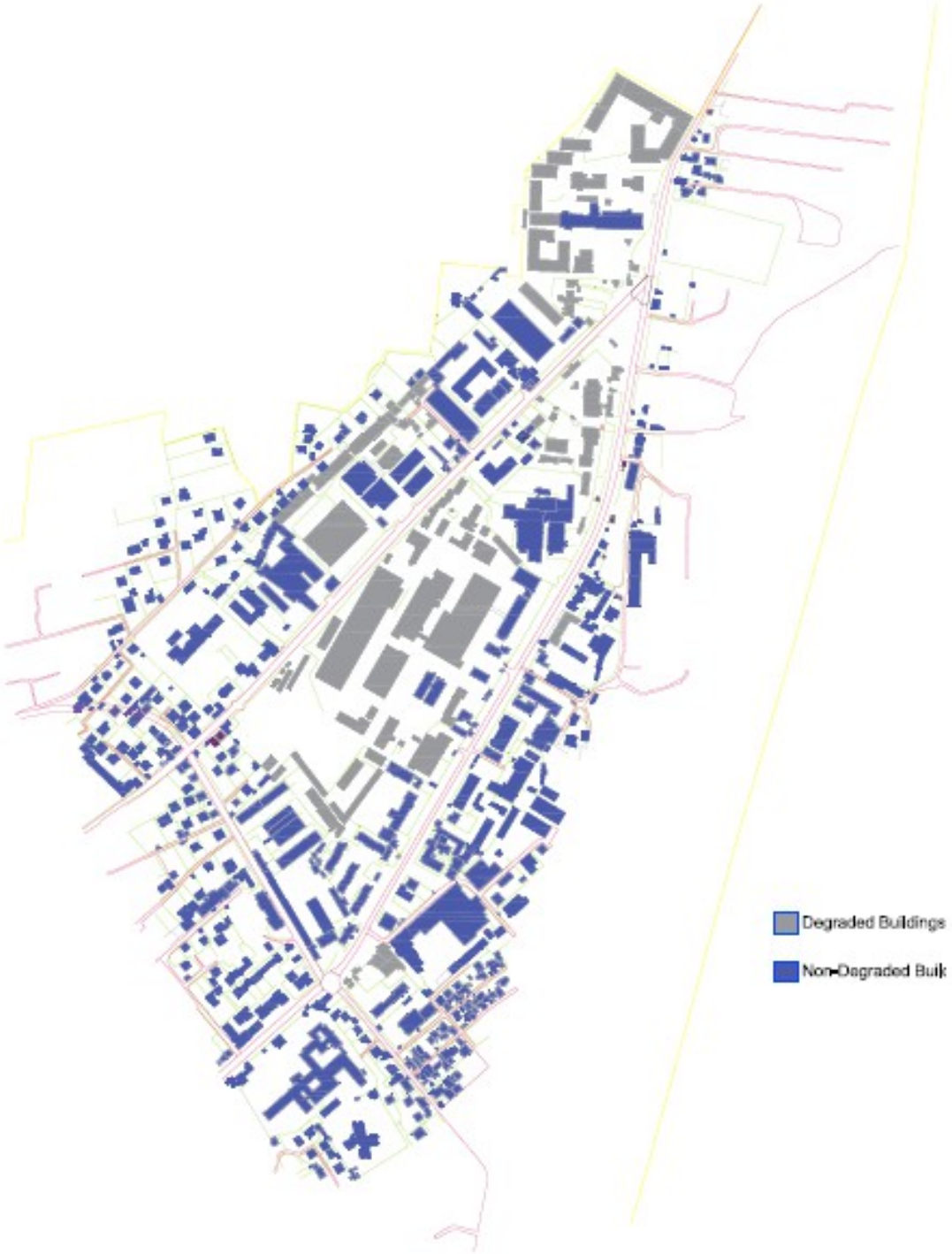

***Figure* 29.** Degradation

4.6. Greenary

Passing through the area, we find some short green segments (*Fig. 30*), created by the owners of some private buildings. Some others, even though they privatized some of these buildings, they didn't invest in this aspect. Public spaces/buildings are in ruins, so, even here, we don't find greenery at all. It was once created a green and resting area at the northest point, but, nowadays its conditions are miserable and consequently it is not used. All the surveys reveal that the habitants and the workers of this zone would like to have green spaces.

Figure 30. Greenery

CHAPTER 5

PROPOSAL FOR REGENERATION

5.1. Observations

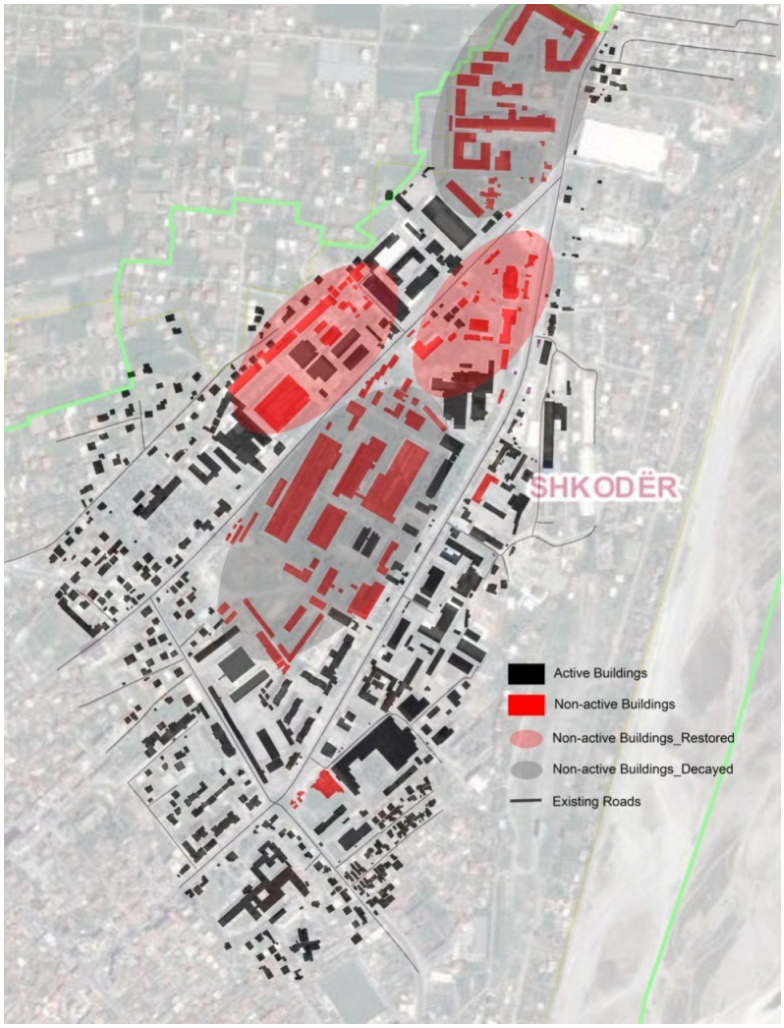

Figure 31. Industrial Area

A strategic territory, infrastructural axes, opening of the local administrations, qualitative level of the population and the industrial history, give to the city of Shkoder potentials for the economic and productive activities. The biggest role in this, belongs to the Industrial Zone. Knowing the importance of it, not only in the economy, but in social and cultural aspects too, changes made in it would have a big impact. Not only for the zone and its inhabitants, but for the whole city. Abandoned and destroyed parts of it present security problems which need an obligatory recuperation. Their exact position is shown in the map above (*Fig. 31*).

Being near the centre and its services, having recoverable industrial types, and with the presence of local entrepreneurs ready to engage themselves as soon as possible, make this area rich of development opportunities. More details are shown in the map below (*Fig. 32*). This area is still active, on industrial, commercial or residential one. And it looks like it is improving day after day. This is a good news for the zone.

Figure 32. Functions of the buildings in the Industrial Area

1. Ex Military Department turned into residential buildings

2. Shiku

3. Gas Station

4. Bar

5. Ex Sanatorium turned into Police Department

6. Transformer Fabric

7. Mechanical Plant turned into aluminum processing fabric

8. Mechanical Plant turned into aluminum processing fabric

9. Forest exploitation department turned into private mechanical plants

10. Cable Car plant turned into private mechanical plants

11. Ex Milk Factory turned into wood processing fabric

12. Milling Plant turned into mechanical plants

13. Cigar's Factory turned into warehouses

14. The Factory of Candies

15. Ex Factory of Sauce

16. Sage Plant

17. Aluminum canning preservatives mill turned into tailoring and road transport department

18. Ex warehouse of the wire plant and The rapid intervention unit

19. Hair Saloon

20. Ex bus park turned into restaurants

21. Ex bus park turned into car servicing

22. Bus park

23. Fire station

24. Ex tailoring

25. Industrial High School

26. Ex Infectious Hospital

27. Gas station

28. Ex Wine Factory

29. Minimarket

30. Ex mechanical enterprise

31. NSHN

5.2 Questionnaire's Results

The questionnaire consists in 10 questions. It has been designed to provide basic information of the inhabitants and the workers of this zone and their feedback since they are the ones experiencing this place and its atmosphere in their everyday life. The overall aim was to get to know the advantages and the disadvantages of the site. Understanding the situation, a fair representation of existing attitudes towards and expectations of the site is crucial for success.

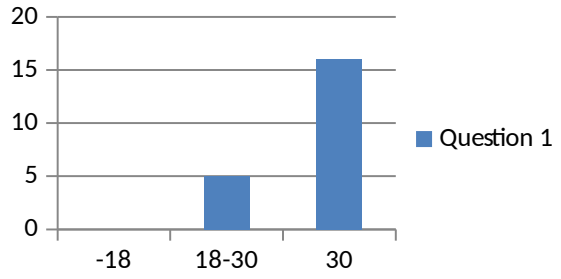

Figure 33. Age curve of the interviewed people

The first question (*Fig. 33*) was made to get to know the age of respondents. 23% of the people interviewed have been between 18-30 years old and the 77% over 30 years old.

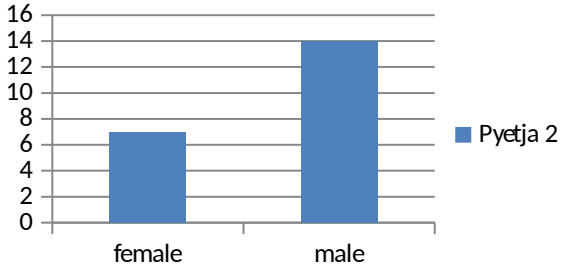

Figure 34. Sex curve of the interviewed people

The second question (*Fig. 34*), instead, was about the sex of the respondents. 33% of the people interviewed have been females and the 67% of them males.

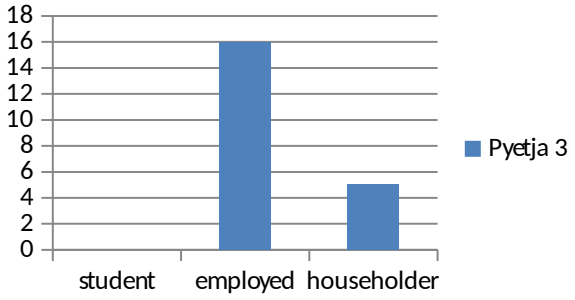

Figure 35. Status curve of the interviewed people

The third question (*Fig. 35*) consisted in providing information about the status of the respondents. 23% of the people that answered the questions have been households and the 77% employed.

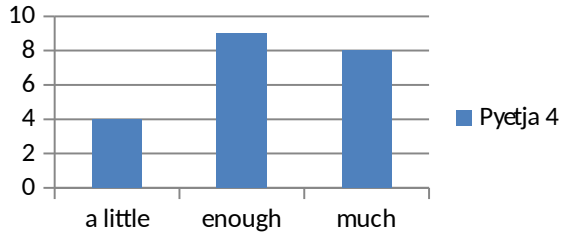

Figure 36. The curve showing how familiar the interviewed people are with the terrain

In this diagram (*Fig. 36*), which corresponds with the fourth question, is shown that 20% of the people interviewed do not know the industrial area very well, 42% of them said they know enough of it and 38% of them accepted of knowing it very well.

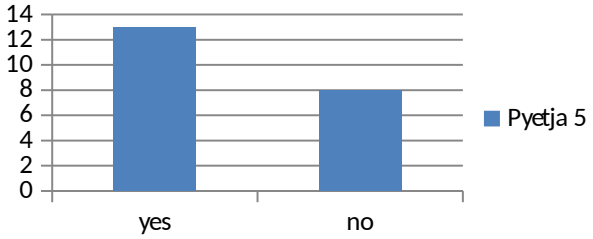

Figure 37. The curve showing how much the industrial area changed from before '90s to now

Fifth question (*Fig. 37*) showed that 61% of the people interviewed remember how the industrial area was before the '90s, and 39% of them don't.

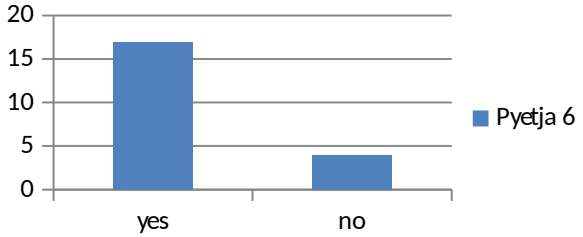

Figure 38. The curve showing the range of the inhabitants/workers of the industrial area

While in the diagram above (*Fig. 38*) is shown that 80% of the people interviewed were part of this area as habitants or workers before the '90s, and 20% of them were not.

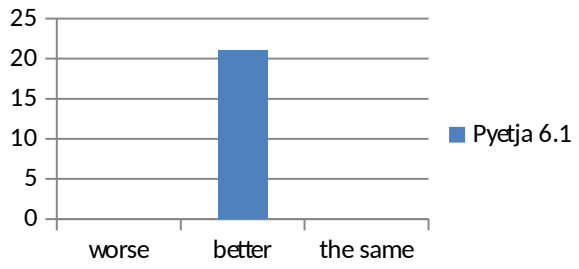

Figure 39. The curve showing the physical situation of the industrial area before '90s

This question (*Fig. 39*) showed that all the interviewed people accepted that the past situation of the area was better than the actual situation. They say that this area is gloomy (because of too many destroyed buildings and of the pollution). It is not the same place they used to live and work, and the most important it doesn't respond to their needs anymore.

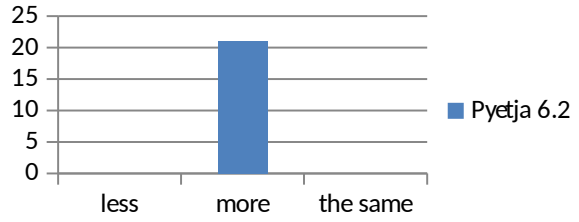

Figure 40. The curve showing how lively was the industrial area before '90s

Also in the next question (*Fig. 40*) is shown that all the interviewed people accepted that this area was more lively in the '90s than it is now.

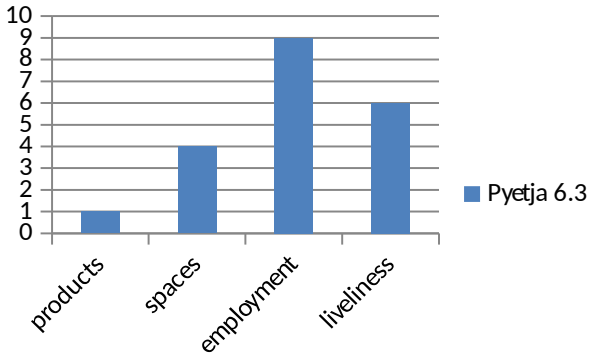

Figure 41. The curve showing the positive aspects of the before '90s industrial area

In this diagram (*Fig. 41*) is shown that 4% of the people interviewed think that the variety of the products was the most positive aspect of the past situation of the area, 19% go for the variety of the spaces, 42% of them for the variety of the employment and the 28% for the liveliness of it.

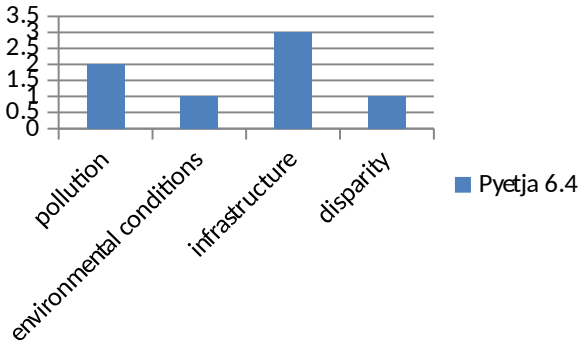

Figure 42. The curve showing the negative aspects of the before '90s industrial area

Whereas, in terms of the negative aspects (*Fig. 42*), 28% of the people interviewed think that the pollution of the area was the most negative aspect of it before the '90s, 14% of them said it was the environmental conditions, 42% of them said it was the infrastructure the worst aspect and 14% said there was too much disparity between inhabitants/workers.

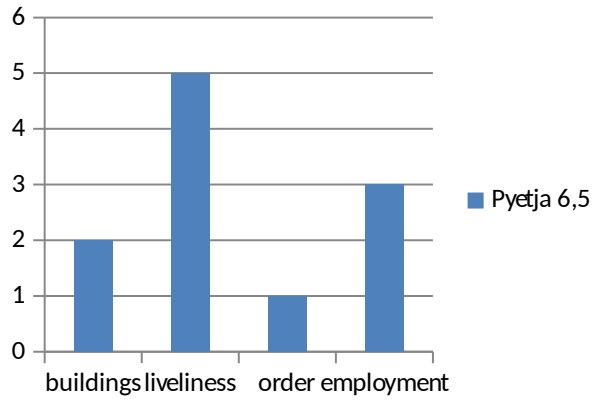

Figure 43. The curve showing what inhabitants/workers of the zone miss more of the old industrial area

Nostalgia and memory of the inhabitants is an essential aspect in the reclamation of a specific situation (*Fig. 43*). 18% of the people interviewed expressed they miss the different past buildings of the before '90s area, 45% of them said that the liveliness of the area is what they miss more, 9% of them the order of its and the 27% of them miss more the variety of the employment.

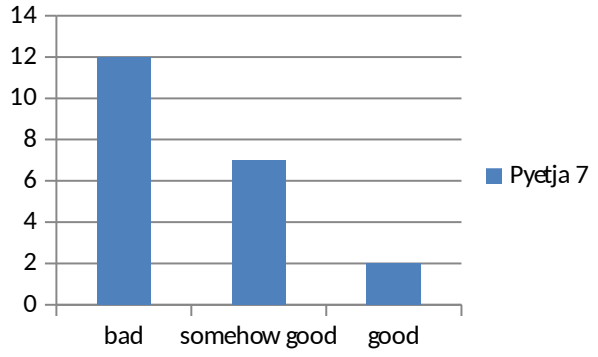

Figure 44. The curve showing the actual situation of the industrial area

The seventh question (*Fig. 44*) was made for a better understanding of the actual situation of the zone. 57% of the people interviewed think the actual situation of the site is bad, 33% of them said it is somehow good and 10% of them accepted it is really good.

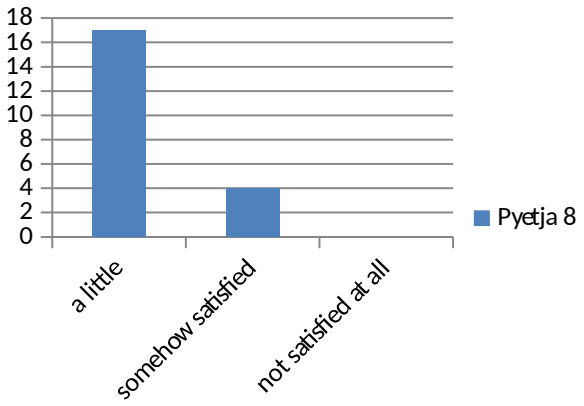

Figure 45. The curve showing how satisfied the inhabitants/workers of the area are now

Through this question (*Fig. 45*) was concluded that 80% of the people interviewed are little happy with the actual situation of the area, 20% of them are somehow satisfied from it and 0% of them are not satisfied at all.

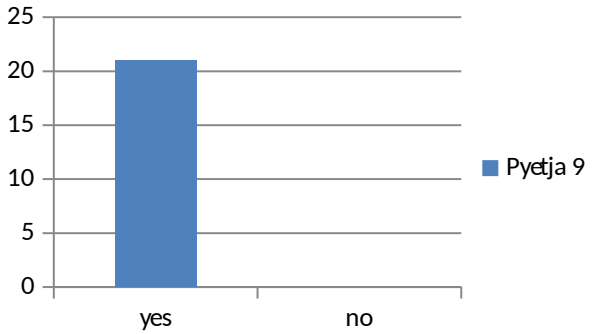

Figure 46. The curve showing how much the inhabitants/workers want investments on the area

The penultimate question (*Fig. 46*) showed that 100% of the interviewed people agree with the fact that the current situation of the site needs investments.

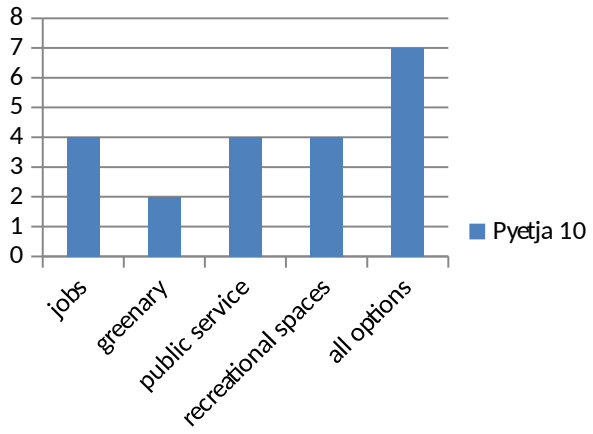

Figure 47. The curve showing what investments the inhabitants/workers of the area would like

And finally the last question (*Fig. 47*) showed that 19% of the people interviewed would like this area to offer more jobs, 9% of them said they would like more green spaces, another 19% of them want more public services, still 19% want more recreational spaces, and 34% of the interviewed accepted that the area is missing all of these options.

5.3 Proposals and adaptive reuse

Regime change, several industrial sectors crises were factors of derelict and transformed industrial area. The reclaim for a sustainable area is understood by the people's need and desire for interaction with their own habitat. To achieve a better quality of life and land use, is required a transformation based on knowledge, culture, new technology, programs and most importantly in a sincere collaboration with residents. The strategies to be used for this transformation are provided by the terrain physical, historical, cultural, economical analysis and the direct/indirect interaction (interviews, questionnaires ect) with the community. A successful improvement consists in

restoration, revitalization and new construction. There are three principles for a sustainable development: urban design, building design and landscape design.

Thus, main interventions consist in :

1. infrastructure (walking and cycling)
2. good landscape design
3. pollution remediation
4. increasing the diversity and the functionality of land (as public areas, recreational spaces, ects)
5. strengthening the personal and civic bonds
6. a good collaboration between inhabitants, entrepreneurs and government

The industrial area of Shkoder is a matrix of complex buildings and landscapes introducing various problematic and possibilities for improvements as well. Starting with the infrastructure, there is a main road, and barely some other secondary ones. The industrial area is big and there are no ways to get from one side to the other. The only way is by using the main street but in this case you have to go all away round and waste a lot of time and energy. There are some existing roads which are partly destroyed, with potholes, unpaved sidewalks, manholes without covers and piles of garbage. Road construction and providing garbage bins, would be of a great importance.

Greenery is not present in this zone needs attention too. We don't find any large green space in there, and not even any sidewalk trees, put uniformly in all the site. Road construction includes the presence of trees into the sidewalks too. Finding some spots for greenery and for recreational activities, would change not only the panorama but also the lifestyle of the inhabitants and consequently, influence in their performance and culture.

The restoration of the abandoned or destroyed buildings which have a negative impact upon the area is another step. These buildings could have the same function as they used to or completely another one. Inhabitants expressed their desires and needs according to this point of view. The survey revealed that, more jobs are needed, and of course green spaces (since there is none), a good supermarket/mall (since there are just some small shops in the area), and recreational centers too. They could also serve as cultural centers, serving as heritage corridors to bring back the memory of the inhabitants or be used by the artists of the city for various exhibitions.

In the map below (*Fig. 33*), the highlighted areas point out the largest unfuctional parts of the site which can be in interest for restoration, and regeneration. Some ideas for the strategies which can be implemented are given.

Figure 48. Strategies

According to the information that was collected, and by analyzing the site I was able to come up with some collages consisting on the ideas for strategies which are better shown below (*Fig. 49, 50, 51, 52, 53, 54*). In the collages is seen how the buildings can be restored, or regenerated by leaving part of them as they are in order to understand better the contrast between the two, and the image that the effect of restoration/regeneration can bring. The interest highlighted in this study is filling the industrial wasteland with a new spirit by keeping visible the old one also. The different cultural, architectural and economical layers can be seen in an harmonious way leading to new opportunities and impressions.

Figure 49. Existing situation of the warehouse of the wire plant in the picture above

Figure 50. Proposal in the picture below

Figure 51. Existing situation of the warehouse of the wire plant in the picture above

Figure 52. Proposal in the picture below

Figure 53. Existing situation of the Transformer Fabric in the picture above

Figure 54. Proposal in the picture below

5.4 Further development

The reuse of the derelict industrial buildings is encouraged by their protection. The integration of the pre-industrial existence with the existed one and the new landscape, reclaims a reinforcement of the character of the area, improving the quality of the habitat and its habitant's life through sustainability. All this process is not only a responsibility of the habitants. Such an initiative would be better undertaken by the government. This is the reason why there should be an interlocking relationship between the government, the owners and the entrepreneurs. Some of the buildings or spaces would be given on concession by the state. If so, the government would require to the new owners/entrepreneurs to preserve/adjust the architectural, urban, and landscaping aspects. If the requirements are not met within a certain timeframe, then the government takes ownership of the property with no compensation to the previous owners/entrepreneurs.

By using this strategy, the owners of these buildings are not just obligated to maintain their property, but also to realize the value of its location, and also feel the responsibility and importance of coexisting in the community.

CHAPTER 6

CONCLUSION

Material heritage is a past and substantive evidence of history, signature and identity of a specific place. Unlike the early years, nowadays the industrial sites are seen as new opportunities for development and adaptive reuse. Knowing better an industrial heritage means having a good understanding of the complexity mixture of its spaces and people during different developments and decays through time. Regeneration of post-industrial regions represents a big challenge. The modern tentative for regeneration tends to achieve revitalization of depressed buildings and urban areas, new jobs and economic boost.

Shkoder has always been one of the most important economic, and cultural cities of Albania. It has been through different regimes, different ups and downs, and today it recalls intention. The Industrial Zone of Shkoder is the one that shows better the achievements, and the failures throughout the years. The city's transformation in many different aspects, was a sudden metamorphosis for the industrial setting as well. The existence of its buildings shows the success of one time (economically, culturally, and politically also). Their actual bad situation, shows regressive years in many aspects.

This study's aim is the analysis of this Industrial Area of Shkoder to achieve an exploration of the alternatives that offer a harmonious integration of the existing situation with a new and more answerable terrain to the habitants. Thus, the approach of

this research consists in the conservation, revitalization and the re-use of the industrial area.

The method used is based on qualitative and quantitative research. Relying on literature review, terrain visits/observations/questionnaires and archive documents, is reached a presentation of the site and a comparative analysis, which lead to more creative concepts for recommendations. The case studies research was made for a specific reason. It was made to understand the factors which lead to the development, transformation and revitalization of the abandoned industrial buildings. Through their analysis, different methods of regeneration were highlighted. This was of a good help for the topic I have chosen. Urban regeneration includes improvement of physical structures, the social and economic aspect of the area as well. The focus consists in dealing with housing, unemployment, poor health, crime and education.

The site is located 2 km from the centre of the city, in its north-west part. It is filled by industrial buildings (over 20), constructed in the communism period. This road segment serves as a connecting point between Shkoder and its suburbs, being a crucial entrance to the city.

Before '90s, all these buildings were owned by the state. With the fall of the regime, they were abandoned and depreciated. After the '90s, some were renovated and adopted for residential or production goals, since the interest for business started to grow up. Others remained unused and got destroyed, decayed or till rusted scrap. Also the condition of the site was degraded. It was turned into a very dangerous zone by being ignored for so many years. Recently, some investments were done. It wasn't just improved the panorama, but it was given so much life and security to this whole area.

Almost a whole city used to work there, turning it into one of the most lively parts of Shkoder. That's why, beside of its urban potentials, it is very sensing for the citizens. Building restoration, road construction, greenery, open spaces, recreational spaces, cultural centers ect are what inhabitants and workers of the zone ask for. In fact it is just

what this area needs. Apart of the disadvantages, this zone offers many development opportunities as having recoverable industrial types, the presence of local entrepreneurs ready to collaborate as being near the center as well. The analysis made, and more, the questionnaire's results led into several transformation ideas consisting in restoration, revitalization and new construction. Such changes are supported by three main principals as urban design, building design and landscape design. More specifically, the strategies that could be used focus on:

1. infrastructure (walking and cycling)
2. good landscape design
3. pollution remediation
4. increasing the diversity and the functionality of land (as public areas, recreational spaces, ects)
5. strengthening the personal and civic bonds
6. a good collaboration between inhabitants, entrepreneurs and government

This initiative would include not only the owners of the buildings. There should be a harmonious collaboration between and entrepreneurs and government, also, to make everything work. A push, a requirement, a sponsorship but also a good control of the situation would be a responsibility of the state too. Given in concession of the buildings/areas of the site, is one of the methods that would be an assistance, an awareness-raising, training and education for improvement. Thus, a combination/good relation between private and public actors for the development of the industrial heritage token in consideration, is challenge in itself, but which would help to overcome the obstacles that made the site get into the actual situation.

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