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LANDSCAPE HERITAGE PROTECTION AND PERCEPTION IN URBAN FRINGE AREA: THE CASE OF THE SOUTHERN PART OF WARSAW

Abstract. The inhabitants and local governments may treat landscape heritage resources as a cumbersome legacy, which disrupts development, or may see its potential, which may serve as the cornerstone for building a sense of local identity. These issues shall be of special importance in the case of areas located on the outskirts of cities, which are subject to strong urbanization pressure. New inhabitants of such areas often know nothing about the past and history of the landscape in which they have decided to live.

This article presents two approaches to landscape heritage that can be observed in the southern outskirts of Warsaw. It presents the landscape heritage protection and management policy in those areas, as well as the perception of the elements of this heritage by the local community.

Key words: landscape heritage protection, cultural landscape

1. INTRODUCTION

The current approach to heritage ascribes to it the status of a contemporary element that should serve contemporary purposes. Heritage is therefore something that is constantly being altered, adjusted and interpreted by the contemporaries (Smith, 2006; Graham, Howard, 2008). Heritage manifests itself through the way in which we use and transform landscape and how we create relationships with the residential areas in order to add sense and meaning to it, as well as to understand who we are and who we would like to be. Contemporary understanding of the protection of landscape heritage includes not only preservation activities, but also sustainable management of those resources. A number of tools have been developed in many countries, accompanying the area development plans and enabling the local self-governments to protect landscape heritage.

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Landscape understood as heritage will relate not only to the physical reality, but also to the space that is experienced by individuals and social groups. Such an approach is consistent with the interpretation of landscape presented in the European Landscape Convention (European Convention...). Landscape is understood as an area perceived and experienced by people, whose character is the result of the action and interaction of natural and/or human factors. When defined this way, landscape constitutes a unique spatial structure, wherein historical processes, symbols and cultural meanings are encoded (Kupidura, 2013). The heritage inscribed into the landscape is sometimes clear and easy to read. On other occasions heritage is expressed through subtle means that require constant protection (Czepczyński, 2004; Cieślak, 2008).

Interpreting and defining landscape heritage should be an important element of area management processes (Kupidura, 2013). A community discussion should constitute the starting point for identifying landscape heritage and lead to interpreting the heritage. A key issue related to the interpretation and definition of landscape heritage shall be to determine the historical, cultural, aesthetic, symbolic and natural values (Kupidura, 2013).

This article presents two approaches to landscape heritage in the suburbs in the south of Warsaw – in the area of Wilanowski Park Kulturowy [Wilanowski Cultural Park] and the suburban health resort commune of Konstancin-Jeziorna. These areas feature high value cultural landscape elements and are subject to strong urbanization pressure. It presents the landscape heritage protection and management policy in those areas, as well as the local community's perception of the elements of cultural and landscape heritage.

2. SUBURBAN LANDSCAPE

In recent years the suburban areas have become the object of interest of representatives of many scientific disciplines. Suburban landscapes are areas that are exposed to high urbanization pressure and the related inflow of a lot of new inhabitants.

The problem with the peri-urban landscapes seems to be a negligence of the past and a prevalence of short-term thinking (Palang *et al.*, 2011). Suburban landscapes are usually landscape with an agricultural tradition. The expansion of urban development into previously agricultural areas located in suburban communes is on the rise. Changes in the spatial structure of areas meant for new residential development are usually introduced spontaneously and without a plan. New development is introduced into spatial structures that have not been adjusted and do not meet the requirements resulting from the new functions.

New inhabitants of these areas often know nothing or want to know nothing about the past and history of the landscape in which they have decided to live. This ignorance might lead to numerous problems of a social, cultural or environmental nature. It is of course not necessary for old land use to impact its current use, and sometimes this is not even desirable (Palang *et al.*, 2011). However, the knowledge about the history of a particular landscape seems inevitable in the context of facilitating activities related to spatial management that get the local community involved in a discussion related to the interpretation and definition of heritage.

3. RESEARCH AREA

Research was carried out in two areas (Fig. 1). The first one covers the southern outskirts of the left-bank part of Warsaw. These are the areas located between the river Vistula and Skarpa Warszawska. The edge of the elevation, the river valley and the Vistula create a natural landscape unit that constitutes a spatial unity. This is an area where numerous sacral and residential facilities were founded. In 2012 the Wilanowski Cultural Park was established in this area. The park is an example of a large-scale landscape composition, the center of which is the residence of King Jan III Sobieski and the surrounding park. Apart from this residence, the complex also includes branch residences: Morysin, Natolin, Ursynów, Gucin-Gaj and the sacral-funeral historical complexes – kościół św. Katarzyny [St. Catherine Church] and kościół św. Anny [St. Anna Church] with adjoining cemeteries. The Wilanów estate (Klucz Wilanowski) is the third most important large-area urbanistic composition in Warsaw. The Wilanów complex along with the neighboring residential complexes located on Skarpa Warszawska and the protected areas of the Wilanówka river valley, as well as the related open areas all possess exceptional cultural, natural and visual values.

The second research area is related to the environmental aspect of the Wilanowski Cultural Park – the urban-rural commune of Konstancin-Jeziorna, located near Warsaw, 20 kilometers to the south from its center, in Piaseczyński powiat. There are more than 24.8 thousand people living in the commune (figures from the Central Statistical Office for 2013). Konstancin-Jeziorna was created in 1969 through a merger of several settlement units, none of which had city rights before the Second World War.

Konstancin-Jeziorna is a place of exceptional features. Some water springs with therapeutic properties are located here and the area has a micro-climate resulting from the surrounding pine forest complexes. At the beginning of the 20th century an exceptional summer resort was created here, followed by a health resort in the years after the war and until today it remains the only such resort in the Mazowieckie Voivodship.

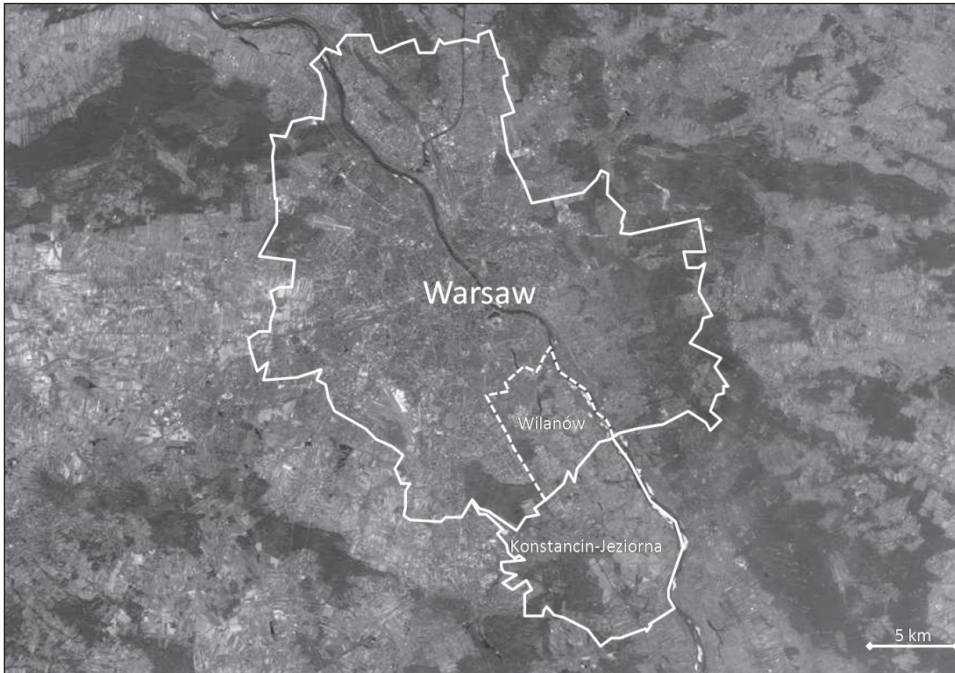


Fig. 1. Research area

Source: www.geoportal.gov.pl

The location of Konstancin-Jeziorna within the borders of the Warsaw agglomeration, in the direct vicinity of the capital city of Warsaw, make the area of the commune especially attractive for settlement, which is often termed ‘the capital’s bedroom’. Its exquisite landscape features and the rich history of a fashionable pre-war summer resort near Warsaw mean that Konstancin is one of the most prestigious and expensive towns near Warsaw. Konstancin is inhabited by the elites of the world of politics, artists, intellectuals and business people.

This town has exceptional landscape features. In the area of the commune there are numerous complexes and facilities of great historical value. The most important of these were registered in the historical monuments registry. Areas subject to legal protection also include the protection zones of the health resort and the urbanistic and architectural zone.

In the monument protection zone in the area of old Konstancin there are numerous villas and gardens, as well as forest villa complexes, the Assumption of the Holy Virgin Mary church with the surrounding green area, the pressure tower and green areas in several plots. In the old town of Jeziorna, monument protection extends to the villas ‘Anielin’, Stara Papiernia [Old Paper Mill], the neo-gothic St. Joseph Church, Fabryczna settlement and a manor surrounded by a park in Sko-

limów (Czechowicz *et al.*, 2005). Numerous landscape protection solutions are also applied in the area of the commune due to its high natural value. Six nature reserves were created here, as well as a landscape park, a protected landscape area and the Middle Vistula Valley Nature 2000 site.

4. CULTURAL LANDSCAPE RESOURCES OF WILANÓW

The most important element of the Wilanowski Cultural Park area is the baroque manor and garden complex, erected at the end of the 17th century for King Jan III Sobieski (Fig. 2). In the times of King Jan III all the most important elements were shaped that have later become the cornerstones of the cultural landscape of Wilanów – the palace, garden, park, farm and the surrounding fields, meadows and forest patches. A visible element of the landscape in the palace's surroundings was a 400 meters long water channel located in the axis of the complex and directed to the West, towards Skarpa Warszawska (Szpanowski, 2006). The contemporary appearance of the complex is the result



Fig. 2. Baroque manor and garden complex of Jan III Sobieski – the most important element of the Wilanowski Cultural Park area

Source: phot. A. Kupidura

of more than three hundred years of development and composition alterations. Subsequent owners of Wilanów expanded the Wilanów manor and enriched the manor and garden complex with new composition elements. At the time of Stanisław Kostka Potocki (beginning of the 19th century) the Wilanów estate included 9 farms and 19 villages, as well as branch residences in Natolin, Ursynów, Gucin-Gaj and Morysin. Potocki, an exceptional representative of the Polish Enlightenment era, politician and charity worker, the creator of the first Polish generally accessible museum of art, made the Wilanów manor an exemplary center of large landed estates. Stanisław Kostka Potocki not only altered his residence (mainly the park and garden) in the landscape style, but also undertook work in Natolin, Gucin and Morysin, creating a system of smaller palace and park complexes or park complexes around Wilanów, jointly shaping the landscape of the Wilanów estate, which intersected several landscape axes and the communication routes running along them (Szpanowski, 2006; Kaczyńska, 2011).

By the end of the 19th century the land located to the south of Warsaw was held by a single owner and had a rural-suburban character. Its dominant architectural and land elements were the palace and the park in Wilanów and the surrounding complexes. The shape taken by the landscape of Wilanów was strictly dependent on the impact of the Wilanów set of palace and garden complexes connected with each other in the compositional, landscape and functional aspect. The surrounding areas, the farms and rural development, meadows and agricultural fields, orchards and forest areas, creating one 'organism' functioning as a whole with the center in Wilanów, were 'subject' to these complexes in the compositional and functional aspect. At the turn of the 19th century there were 10 farms in the area of Klucz Wilanowski.

After the First World War agriculture as the main form of economic activity in Wilanów stopped bringing profits sufficient to support the residence, which forced the owners to divide and sell part of their estates. The closest surroundings of the manor in Wilanów, i.e. the farms and fields of the estate in Wilanów were not divided, therefore they maintained their agricultural character until the start of the Second World War. In the 1920s the Wilanów railway station was built at the foreground of the residence in Wilanów, connecting Warsaw with the nearby summer resort in Konstancin. After the Wilanów estate was taken over by the state after the Second World War, it was divided into functionally and compositionally separate, independent complexes (Kaczyńska, 2011). Wilanów was included in the administrative borders of Warsaw. A benefit for the preservation of the most important elements of the historical cultural landscape of Wilanów (mainly the Wilanów fields and the open view from the Wilanów palace towards Skarpa Warszawska) were the many years of stagnation in its urbanization and a lack of any stronger investment pressure in this area of Warsaw.

5. LANDSCAPE HERITAGE RESOURCES OF KONSTANCIN-JEZIORNA

During the Middle Ages, settlement in the area of the contemporary commune of Konstancin-Jeziorna developed initially in the Vistula valley. One of the oldest parts of today's town is Jeziorna, which existed as a village as far back as the Middle Ages. From the second half of the 18th century the development of this settlement was linked to paper-making industry.

The characteristic cultural landscape of the rural part of the commune, located at the banks of the Vistula river, was under the impact of the river itself and the relative geographical isolation of its ice-marginal valley (meander cutoffs, high scarp) and the Dutch-German settlements, which appeared here as early as the beginning of the 17th century. Those were areas where fertile soils, cambisols, were to be found. The characteristic elements of the landscape in this area include: levees and protective embankments, irrigation facilities, willows and poplars that were to protect the homesteads and orchards against the water pressuring during the thaw and flood seasons. Lanes of willows and poplars were usually placed perpendicular to the flow of a river or on balks, so they were also used as elements delimiting the estates of small farmers (Stanaszek, 2012).

The landscape of the urban part of the commune is of a completely different origin and nature. The history of Konstancin-Jeziorna reaches back to the end of the 19th century, where at the initiative of the co-owner of the Obory estate, Witold count Skórzewski (Witold hr. Skórzewski), the elegant summer resort of Konstancin was created (initially called Konstancja) for the wealthy inhabitants of Warsaw. The development of the summer resort was supported by the Wilanowska railway, which was built in 1897 and was the first narrow gauge railway built near Warsaw. In 1900 a passenger station was opened in Konstancin (Kasprzycki, Majewski, 2004).

The summer resort was an example of a perfectly well planned and executed development. Approximately 110 ha were separated and two types of plots were designated there – areas that were not meant for sale were to be used by all the inhabitants of the summer resort, whereas the other plots were intended for building villas. A total of 261 plots were delimited with an area of 3.3 thousand sq.m. each (Barbasiewicz *et al.*, 1997; Kasprzycki, Majewski, 2004). Among the areas that were not meant for sale were: a forest strip running along the Sienkiewiczza alley and the siding tracks (for which an area of 1185 sq. fathoms was reserved), all the roads, rivers and water bodies, two parks, a restaurant, a hotel, a railway station, a power plant and a water supply system. It was prohibited to build any facilities with purposes other than residential or guest-house, which allowed the settlement to retain its predominantly residential character until today. The Sienkiewiczza alley became the main composition axis of the complex, with a railway station erected at the alley from the side of Jeziorki, and a water supply system pressure tower erected at its closure from the south, providing water from an artesian well.

Konstancin was created with the participation of Towarzystwo Akcyjnego Urządzania Ulepszonych Miejscowości Letniczych ‘Konstancja’ [‘Konstancja’ Improved Summer Resort Management Company], especially founded for that purpose, as well as a group of experts: land surveyors, architects, engineers, constructors. Numerous impressive manors were built here at the turn of the 19th century, designed by leading Polish architects (Majewska, 2010). It was assumed that in the vicinity of each villa there will be ample space to house a garden, tennis courts or a cricket field. The new summer resort was to meet the hygiene, comfort and aesthetic standards promoted at that time. Regulations were drafted, with each plot purchaser undertaking to respect these (Barbasiewicz *et al.*, 1997). Plots could not be divided, nor could parts of a plot be sold. The urban complex, created according to the above-mentioned recommendations, remained in a practically unaltered form until today. Having the entire complex subjected to particular rules, that were generally respected, is an important feature of the cultural landscape of this town.

Summer resorts of a similar character were created in the direct vicinity of Konstancin: Skolimów, Chylice and later on Królewska Góra (currently within city limits). The area in those resorts was divided into large, regular-shaped plots, with some of them designated for common use, and a network of streets was plotted. Konstancin, as well as the other towns are located in the plains, with small differences in heights (Barbasiewicz *et al.*, 1997). The dry and sandy areas of these towns are covered by a pine forest with a small number of oaks, which, apart from the old urban complexes with villa development, remains one of the more important features of the landscape of this area. Dominant tree stands are aged 90–100 years.

6. URBAN DYNAMICS IN THE RESEARCH AREAS

In 1992 the fields of Wilanów were included in a zone designated for residential and commercial development in the local zoning plans. Intensive urban development is taking place in the areas that visually connect the Wilanów palace manor and the branch complexes (Fig. 3). We observe the process of creating the manor district of Warsaw, which uses the benefits of a prestigious location in the vicinity of the historical palace and garden complexes. A new urban landscape is created on the basis of the historical landscape. A new residential neighborhood, ‘Miasteczko Wilanów’, was created in the flat, extensive areas between the palace and garden complex in Wilanów and Skarpa Warszawska, with multi-family residential development, where there are currently 10 thousand inhabitants (the final number of inhabitants is planned to be 60 thousand). A large shopping center is planned



Fig. 3. Intensive urban development in the Wilanowski Cultural Park area

Source: phot. A. Kupidura

in close vicinity of the Wilanów manor near the road that connects Wilanów with suburban Konstancin. New architectural dominants are appearing (Świątynia Opatrzności Bożej [Temple of Divine Providence] currently under construction in Miasteczko Wilanów) along with a new spatial arrangement, which forces new compositional connections. Intensive development in this area leads to losing valuable cultural, natural and visual features of the historic landscape. The second research area – Konstancin-Jeziorna – the town, created by merging several centers, is not uniform in its urban aspect and is distributed over a vast area. The historic complexes and single facilities in the Konstancin-Jeziorna commune, along with a valuable natural landscape, create the specific atmosphere of this area. In recent years a lot of new investments were carried out in the area of the commune, including both single-family and multi-family development.

Areas with a different history and character exist within the spatial structure of the town. Single-family residential development is pre-dominant, partially of the manor type, the core of which is made up of historical villas (in Konstancin, Skolimów, Chylice and Królewska Góra) (Fig. 4), as well as urban development (Jeziorna), industrial development (areas to the east from Mirkowska street, areas around Tysiąclecia street) and commercial and service development (the areas along Warszawska street, the area of Al. Wojska Polskiego street, including the



Fig. 4. Old villa in Konstancin
Source: phot. A. Kupidura



Fig. 5. Paper mill in Mirków
Source: phot. A. Kupidura

renovated 'Stara Papiernia', which is currently a commercial, service and cultural center located in the buildings of an old paper mill from the first half of the 19th century). Housing developments composed of multi-family residential blocks were also created here after the war in Mirków and Grapa (the second one was created in the area of one of the two parks in Konstancin: Grapa park). An important area from the landscape point of view is the paper mill in Mirków (Fig. 5) (which dates back to 1730) along with the neighboring urban complex, the workers housing development from the turn of the 19th, which is composed of residential buildings, a church and a number of facilities meant for the workers of the mill.

7. HERITAGE PROTECTION POLICIES

7.1. Cultural Park as a Form of Protecting Landscape Heritage of the Wilanów Estate ('Klucz Wilanowski')

The creation of the Wilanowski Cultural Park in 2012 (which was designated in the area of the Wilanów district and a small part of the Ursynów district; Resolution 2012) was supposed to be the answer to the intensive urbanization processes that threaten the features of historical cultural landscape. The local area development plans do not provide precise rules for shaping the cultural landscape, spatial dominants, view relationships and the impact of the existing historic monument complex on the landscape of this part of the city. Most of the plans were adopted before the park was created.

At the same time it needs to be noted that the exceptional cultural, landscape and environmental features of the 'Klucz Wilanowski' are already taken account of in various previously introduced forms of legal protection of the wildlife and cultural features of the landscape (in the park area there are: two nature reserves, a landscape reserve, a protected landscape area, a Nature 2000 site, 57 natural monuments, numerous facilities entered into the monument register, and a historical monument). This, however, is not reflected in such management of the surroundings of the Wilanów palace and park complex that would not give rise to questions concerning the harmony, order and aesthetics of space.

Cultural parks were introduced through the provisions of the Monument Protection and Care Act dated 23 July 2003, as a tool that would enable protecting valuable cultural landscape. A cultural park is created pursuant to a resolution of the commune council, after having obtained an opinion of the Voivodship Historic Preservation Officer. The purpose of creating a cultural park is to protect the cultural landscape and preserve the areas with exceptional landscape and mon-

uments that are characteristic of the local construction and settlement traditions (Article 16 of the Monument Protection and Care Act). Prohibitions or limitations concerning, among others, the execution of construction works and industrial, agricultural, commercial or service activities may be imposed in the area of a cultural park or its part; these may also pertain to posting signs, inscriptions and advertisements (Article 17 of the Monument Protection and Care Act). The rules for managing cultural landscape resources are set forth in an obligatory cultural park protection plan, the provisions of which do not have the rank of local law, however they constitute the guidelines for drafting local area development plans. Drafting a local area development plan is obligatory for the areas where a cultural park was created. This is an important provision, as in 2003 the duty to draft local area development plans for the entire area of a commune/town was abolished. Currently it is the local self-government that decides which areas are to be covered by local area development plans. If no such plan has been drafted, construction permits are granted pursuant to administrative decisions. These solutions negatively impact the quality of Polish space.

The cultural park was created at the initiative of Muzeum Pałacu Króla Jana III Sobieskiego [King Jan III Sobieski Palace Museum] in Wilanów and a group of independent experts and charity workers, supported by the Warsaw City Council and representatives of the Wilanów district. What was also important was to draw attention to the need to maintain cultural features that are rapidly eradicated along with the dynamic creation of new development. Unfortunately, until now the assumptions of the protection plan (Plan ochrony, 2012) of the Wilanów Cultural Park, as adopted by the resolution of the Council of the Capital City of Warsaw in 2012, were not implemented by means of adopting a local development plan in the areas where there is no plan and by updating the provisions of existing local development plans. New buildings and residential areas are still being created, marring temporary exhibitions that do not fit the historical nature of the district.

7.2. Managing the Landscape Heritage of Konstancin-Jeziorna

The attractive landscapes in the commune, its location near Warsaw and the prestige related to living in a fashionable health resort are the reasons behind enormous investment pressure in this area. Work has been going on for several years to update the land use conditions and directions study for the commune (a document that expresses the commune's spatial policy), prolonged due to the constant submission of applications to extend the urban zone. The duty to pass local development plans for the entire area of a health resort commune (in force since 2011), which is beneficial for maintaining spatial order, as well as for the protection of the natural and cultural environment, caused Konstancin-Jeziorna to have more than 70% of its area covered by local development plans. Consequently, work is

going on to develop plans for the remaining areas. An important goal behind their creation is to protect those areas of the commune that are most valuable because of their natural and landscape feature against urban pressure.

Konstancin-Jeziorna is trying to make good use of the benefits resulting from landscape heritage in the commune's area. The villa districts of the town (Konstancin, Królewska Góra and Skolimów) constitute some of the most valuable parts of the urbanized town landscape. Due to the historical values present there, part of the town was covered by a monument preservation area. Some of the buildings were also entered into the register of the Voivodship Historic Preservation Officer. The town is monitoring the technical conditions of the development (both the historical development and the development with historical features) at regular time intervals (1996, 2006). These activities make it possible to determine the dynamics of changes (Gajdak, 2008).

Among other activities taken up by the commune in recent years in the scope of managing landscape heritage, it is necessary to mention the successful renovation of Park Zdrojowy and the activities of the Konstanciński Dom Kultury [Konstancin Culture Center], the seat of which is located in the renovated, historical 'Hugonówka'. The activities of the culture center are related to promoting heritage and creating local identity. A concept of tourist routes related to the commune's cultural and natural heritage is being prepared right now.

8. PERCEPTION OF LANDSCAPE HERITAGE RESOURCES BY THE LOCAL COMMUNITY

In the social understanding Wilanów is a palace and park complex, the summer residence of King Jan III Sobieski. The royal residence is a magnet that attracts new residential investments in this part of the city. It is a prestigious neighborhood, which is reflected in the property price. This is also evident in the names of new investments and advertising slogans used by the developers, referring to the near vicinity of the royal residence. However the vast majority of the residents of the new settlements in the south of Warsaw are not aware that Wilanów is an example of a large-area landscape complex, which includes the Wilanów manor and its historical branch complexes, along with their composition and view connections with the surroundings – the vast, open spaces of the Vistula valley. This thesis seems to be supported by research on the perception of the parks' landscape features by its inhabitants and users, which was done through direct interviews, showing that the awareness of the existence of the Wilanowski Cultural Park among the inhabitants of the Wilanów and Ursynów districts is very low (Kruz, 2014). Research was carried out in the area of

Miasteczko Wilanów, at the forefront of the Wilanowski Palace, as well as in the area of Ursynów and in the neighborhood of the complex in Natolin. A total of 50 people participated in the study. Out of these 23 were male and 27 were female. 43 persons have never heard about the creation of the Wilanowski Cultural Park. The group that in fact heard about the creation of the cultural park (7 persons) was asked a question concerning the roles to be played by the Wilanowski Cultural Park. The respondents indicated protecting cultural values and natural values, as well as introducing limits for the development of investments. Some of them believe that the purpose of creating the cultural park was to introduce spatial order. Then they were asked about their assessment and the meaning of the landscape resources of the Wilanowski Cultural Park for the inhabitants and users of the Park area. According to the respondents, the landscape in the analyzed area is valuable, and requires legal protection. Open questions relating to the landscape elements of the Wilanowski Cultural Park that would require special protection were usually answered with general statements. According to the respondents such items include: vegetation, space, and monuments creating spatial complexes.

Konstancin-Jeziorna is characterized by a relatively high level of activity of the local community, both the indigenous and new inhabitants. In recent years the inhabitants opposed the construction of a bituminous mass plant and caused the dismantling of a high-rise advertisement of a McDonalds restaurant, which dominated the space over the road leading into the town from the side of Warsaw. At the same time the inhabitants also strongly pressure the self-government to designate undeveloped areas for residential development.

International academic urban workshops have been organized in the area of the commune for two years. As part of the workshops the students carry out social research by means of questionnaires. In 2014 a total of 141 people took part in the research. Special attention should be paid to the respondents' awareness of the historical and health resort nature of Konstancin-Jeziorna. The research carried out concerned the shaping of the town center. A vast majority of the respondents supported a new town center that would fit in with the existing architectural and urban tissue, with vegetation areas and low buildings, relating to the old development. According to the respondents the health resort and dominant wildlife contribute to the town's unique character. 46% of the respondents indicated the saline graduation tower located in Park Zdrojowy as the town's symbol, 44% indicated Park Zdrojowy, whereas 35% believe that the town's symbol is the renovated historical complex of Stara Papiernia from the 19th century, which currently serves as a commercial, service and cultural center. 32% of the respondents believe that Konstancin does not have any facility that would symbolize the town. 1% indicated other facilities (Nowe centrum dla Konstancina-Jeziorny, 2014 – New centre for Konstancin-Jeziorna).

9. DISCUSSION ON THE EFFECTS OF THE PROTECTION POLICIES

Creating the Wilanowski Cultural Park shows that the city's authorities are aware of the enormous potential of the cultural and landscape heritage of this area, which are not only proof of the city's history, but may also bring economic benefits. Landscape heritage management should be based on making the landscape clearer and creating bonds with the history of the place of residence of the new inhabitants. Unfortunately the activities meant to promote the landscape features of Wilanowski Cultural Park and the idea of a cultural park as a form of protecting cultural landscape have not been taken up by the self-government. The Wilanowski Cultural Park is a form of landscape protection that has been made known to few apart from the officials. There are no visual information elements in the park area, that would inform about the existence of previous cultural landscape.

It seems that the self-government does not know how and therefore cannot tap into the potential that is made available by creating a cultural park. Only fears related with the potential limitation of the investment possibilities in the park area are evident. Wilanowski Cultural Park is only a legal entity that does not meet the requirements set forth for this type of protection. It does not bring any positive or negative changes in the spatial structure of the area and the protection of cultural heritage. The park seems to be only an 'entity created on paper'. The presence of the park is only a hindrance for issuing construction permits for sites where a local area development plan was adopted.

A disadvantage of the cultural park as a form of protection is the lack of the legally binding force of the protection plan provisions, which are only a set of guidelines and recommendations for the local development plans. Legal regulations should determine the time framework for communes to adopt local development plans and update old plans after the resolution on creating a cultural park was passed.

Due to the problems outlined above, the protective assumptions of the Wilanowski Cultural Park are not being implemented. Until now no management body was appointed for the Park. The assumption behind this type of protection is the complex protection of the cultural heritage of the entire area. Currently only separate elements of the park are subject to protection, covered by different, independent forms of nature protection and historic preservation.

A positive phenomenon is the fact that the town plans to draft local area development plans covering the area and neighborhood of the Muzeum Pałacu Króla Jana III [Museum of the Palace of King Jan III].

The heritage inscribed into the landscape of Konstancin-Jeziorna is clear and easy to read. It is supported by the initiatives of cultural institutions operating in the commune area (Konstanciński Dom Kultury) and a proactive local community. Activities taken up by the commune are focused on protective measures.

The biggest challenge in Konstancin-Jeziorna seems to be protecting against the development of the open areas still left in the commune, which have a high natural value. In neighboring communes (Piaseczno, Lesznowola) there is strong investment pressure and almost the entire area of those communes is designated for development. Protecting the fields, meadows and forests is important for maintaining the health resort nature of the town. This is not easy when faced with the high prices of land in this area. As is indicated by Gajdak (2008), the existing forms of nature protection are not enough to protect these areas from a change of designation.

10. CONCLUSIONS

Valuable cultural landscapes are the environment in which contemporary inhabitants of cities and suburbs live. Suburban landscapes are areas that are exposed to high urbanization pressure and the related inflow of a lot of new inhabitants. The expanding Wilanów district attracts new residential investments due to the closeness of the historical king's manor and the picturesque open landscape of the Vistula valley. The palace and park complex was the historical center and dominant element of the area. This relationship should also be visible in modern urbanization processes. The presence of the king's manor should impose the way of thinking about how to manage the surroundings. Unfortunately it is not the case.

As was mentioned in the introduction, interpreting and defining landscape heritage should be an important element of the area management processes. A community discussion should constitute the starting point for identifying landscape heritage and lead to interpreting the heritage. The local self-government should be the natural driving force behind such activities. In the case of Wilanów the most active stakeholder seems to be not the self-government, but rather the management of Muzeum Pałacu Jana III Sobieskiego.

In Konstancin-Jeziorna activities related to heritage management and conservation, taken up by the commune, have a strong support of Konstanciński Dom Kultury – a cultural institution operating in the commune area and an active local community, currently involved in a broad discussion related to the interpretation and definition of cultural and natural heritage.

In the area of the Wilanowski Cultural Park the historical landscape and the spatial and functional bonds that are present therein are expressed in a subtle manner which requires to be made clearer and to be protected, since it is a value that is decisive for the cultural development of the community, as well as an element that allows defining the identity of the new inhabitants of the district.

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