

Monographic Publication of ICOMOS Slovenia

# Protection and Reuse of Industrial Heritage: Dilemmas, Problems, Examples

ICOMOS Slovenia





Monographic Publications of ICOMOS Slovenia | **02**

**Protection and Reuse of Industrial Heritage:  
Dilemmas, Problems, Examples**

edited by Sonja Ifko and Marko Stokin

**Publisher:** ICOMOS Slovenija - Slovensko nacionalno združenje za spomenike in spomeniška območja  
Slovenian National Committee of ICOMOS /International Council on Monuments and Sites/



**ICOMOS Slovenija**

**Editors:** Sonja Ifko, Marko Stokin

**Design concept:** Sonja Ifko

**Design and preprint:** Januš Jerončič

**Print:** electronic edition

Ljubljana 2017

The publication presents selected papers of the 2nd International Symposium on Cultural Heritage and Legal Issues with the topic Protection and Reuse of Industrial Heritage: Dilemmas, Problems, Examples. Symposium was organized in October 2015 by ICOMOS Slovenia with the support of the Directorate General of Democracy/DG2/ Directorate of Democratic Governance, Culture and Diversity of the Council of Europe, Institute for the Protection of Cultural Heritage of Slovenia, Ministry of Culture of Republic Slovenia and TICCIH Slovenia.



REPUBLIKA SLOVENIJA  
MINISTRSTVO ZA KULTURO

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CIP – Kataložni zapis o publikaciji

Kataložni zapis o publikaciji (CIP) pripravili v Narodni in univerzitetni knjižnici v Ljubljani

COBISS.SI-ID=293115904

ISBN 978-961-288-173-3 (pdf)

<https://plus.si.cobiss.net/opac7/bib/293115904>

# Content

|  |            |
|--|------------|
| <b>Content.....</b>  | <b>3</b>   |
| <b>Editorial.....</b>  | <b>5</b>   |
| <b>Reviews.....</b>  | <b>6</b>   |
| <br>   |            |
| <b>A Legal, Administrative and Professional Challenges</b>   |            |
| Robert Pickard   |            |
| <b>The Council of Europe and the Industrial Heritage: A UK exemplar of the rehabilitated industrial heritage as a resource for society.....</b>      | <b>9</b>   |
| Mirjana Roter Blagojević, Marko Nikolić  |            |
| <b>Dilemmas and Problems in Active Reuse of Belgrade Industrial Architecture - The Case Study of the Sava River Area.....</b>                        | <b>25</b>  |
| Mary McMoghan  |            |
| <b>Protective Measures For The Conservation Of Ireland’s Industrial Heritage.....</b>  | <b>37</b>  |
| <br>   |            |
| <b>B Authenticity and Integrity in Reuse Processes</b>   |            |
| Sonja Ifko   |            |
| <b>Protection of Authenticity and Integrity of Industrial Heritage Sites in Reuse Projects.....</b>  | <b>45</b>  |
| Aleksandra Đukić, Ana Špirić, Tijana Vujić   |            |
| <b>Urban Design Competition and Megaprojects in a Context of Identity of Cultural Heritage: Case Study Belgrade`s Riverfronts.....</b>               | <b>59</b>  |
| Aida Idrizbegović Zgonić, Jasenka Čakarić  |            |
| <b>Industrial Legacy of Electric Powerplants in Bosnia and Herzegovina.....</b>  | <b>73</b>  |
| <br>   |            |
| <b>C Managemet of Industrial heritage: Experiences and Examples</b>  |            |
| Stephen Hughes   |            |
| <b>TICCIH, ICOMOS &amp; The World Heritage.....</b>  | <b>83</b>  |
| Goran Arčabić  |            |
| <b>Museum Project Zagreb Industrial Heritage: History, State of Affairs, Outlook: an Impetus for Raising the Awareness of Industrial Legacy.....</b> | <b>101</b> |

|  |            |
|--|------------|
| Tatjana Dizdarevič, Martina Peljhan  |            |
| <b>Preservation, Restoration and Revitalization of the Idrija Mercury Mine Smelting Plant Area – Part of the ‘Heritage of Mercury. Almadén and Idrija’ UNESCO Site.....</b>  | <b>113</b> |
| Slavica Stamatović Vučković  |            |
| <b>Post-industrial Montenegro: Potentials of Industrial Heritage .....</b>   | <b>123</b> |
| Blerta Spahija, Ramadan Aliu, Safete Veliu   |            |
| <b>Industrial Heritage as Potential for Sustainable Economic Development.....</b>  | <b>135</b> |
| Sonja Ifko, Jelka Pirkovič   |            |
| <b>Conclusions of the 2nd International Symposium on Cultural Heritage and Legal Issues - Protection and Reuse of Industrial Heritage: Dilemmas, Problems, Examples.....</b> | <b>142</b> |

## Editorial

It gives us a great pleasure to present the second edition of our publication of ICOMOS Slovenia with selected articles they were presented at the 2th International Symposium on Cultural Heritage and Legal Issues, Protection and reuse of industrial heritage: Dilemmas, Problems, Examples, in Bled between the 1st and 3th October 2015.

The Council of Europe's early positions towards industrial heritage were a reaction to the consequences of the industrial decline in western Europe, and the principles were further developed in Recommendations of the Committee of Ministers of the Council of Europe in 1987 and 1990 [R(87)24 and R(90)20]. In 2013, the Parliamentary Assembly of the Council of Europe adopted the Resolution 1924 (2013) on Industrial Heritage in Europe, which draws attention to the most recent issues relevant for the integrated conservation, intelligent rehabilitation and sustainable revitalisation of industrial heritage sites and landscapes of Europe. One should also mention the constant alerts coming from the side of the Congress of Local and Regional Authorities of Europe to strengthen the local authorities' role in the preservation of industrial heritage "in situ". Lately, the initiative about European Industrial and Technical Heritage to be used as one of the central themes of European Heritage Days 2015 was put forward and actually implemented in many European countries. On the other side, ICOMOS Slovenia as an active member of ICOMOS International and ICOMOS Europe has dedicated an important part of its efforts towards international cooperation and pooling forces in the field of industrial heritage protection. Joining forces with the Council of Europe build synergies in following-up the Council of Europe conventions with revisiting these references and taking stock of the new challenges and issues at stake. Our common goal is to integrate innovative ideas, define new positions and open new perspectives with the aim to give this important dimension of our common heritage of Europe the role it deserves in the future multilateral and trans-frontier co-operation.

The present publication brings eleven new articles from different countries, especially focused on south-east Europe industrial heritage, were after the fall of Yugoslavia the new economic order led the collapse of many industrial factories and towns from socialist period and they are now in the process of decline. The nature of economic and political circumstances in south-east Europe are constantly and increasingly challenging the survival of industrial heritage - even "listed" monuments. Public interest is not always sufficiently expressed in decision-making process. The same is true about expectations of heritage communities associated with industrial heritage which still have little means of being expressed and taken on board. There has been an increasing trend of exploitation industrial heritage from which the traditional professional institutions are excluded because they are self-limited to their classical "protection" role instead of developing management approach. The fact is that changes affecting industrial heritage and its role in society require new responses and innovative solutions.

Sonja Ifko, Marko Stokin

## Review

The book 'Protection and reuse of industrial heritage: Dilemmas, problems, examples' raises one of the most significant questions of heritage protection that came into the international public eye at the turn of the 20th and 21st centuries. In this period, many international organisations and bodies involved in heritage management have been engaged in various aspects of industrial heritage. Since UNESCO and Council of Europe are the most prominent international governmental organisations, the publication attempts to put stock in standards developed in the framework of UNESCO World Heritage Programme and Council of Europe's activities and confronts them with efforts of major universal non-governmental organisations, such as ICOMOS and TICCIH. The aim of giving an overview of international standards is itself worthy. The book combines them with a selection of analytical articles about the state of statutory protection, public perception, conservation and reuse by analysing cases from Western and South-Eastern Europe. The state-of-the-art comparison between the situation in both groups of countries shows that the South-Eastern countries lag behind the Western ones in every aspect of industrial heritage protection but the academic historical knowledge, the efforts of museum and conservation service experts and civil society activities, mainly organised at local levels.

The articles collected in the publication offer over 140 pages of intensive reading of well-documented overview of the industrial heritage history in selected countries, discuss problems and to some extent also exemplify good practice. The authors are renowned authorities in the field of industrial heritage research and the topics of their presentations cover well the purpose of the book. There are some discrepancies in technical format of individual articles, one could also come across some translation insufficiencies but such minor imperfections cannot override the prevailing positive impression.

The overall evaluation of the publication could be summed up as follows: it is of great value for readers interested in the issues of industrial heritage and also for heritage experts in general. One could only hope that the message of the book reaches decision makers, as well. The tone of some articles is somehow pessimistic but on the other hand authors share the conviction that education, awareness-raising and international cooperation can make headway in improving the situation.

Dr. Jelka Pirkovič





Factory TALUM Kidričevo. Photo: Sonja Ifko.

## **Dilemmas and Problems in Active Reuse of Belgrade Industrial Architecture - The Case Study of the Sava River Area**

### **Summary**

*Exploration of possibilities of protection, rehabilitation and envision of sustainable strategies for development of industrial areas and buildings are important topics which have dominated in the sphere of theoretical and practical work in the field of protection of industrial heritage in the last decades. The focus is not only on their physical protection but also on the broader issues related to the contemporary reuse as places with cultural and tourism potentials. That is important for urban and economic development of the industrial areas, but that need to be in accordance with preservation of integrity and authenticity of the place.*

*In the last decades, development of Belgrade has had a negative effect with regard to the industrial heritage built in the late 19th and early 20th century. The lack of understanding of preservation of elements which possess technological value as evidence of a certain level of development of technological culture as well as intangible heritage connected to the life and labour of workers is observed as the foremost problem. In order to stop this tendency and demonstrate a will to achieve further sustainable development, it is necessary to redefine the approach to the protection of Belgrade industrial zones, creating a new one for urban and spatial planning, taking into account all the values, tradition, authenticity and identity. With provided reconstructions and inadequate changes in the city industrial zones, particularly along the Sava River bank, the historical cityscape, with its characteristic morphology and typology, is gradually fading away.*

*A more active cooperation between Serbia and The International Committee for the Conservation of the Industrial Heritage (TICCIH) as well as the ratification of The Nizhny Tagil Charter for The Industrial Heritage (2003) would definitely contribute to a better approach to the preservation of authenticity and integrity of industrial complexes within their repurpose and changes demanded by new, contemporary features, so that national and local institutions could take upon themselves the obligation to follow certain procedures and approaches in the protection of industrial heritage.*

### **1 Introduction**

We can say that industrial buildings and areas in Serbia are today extremely endangered, due to the lack of maintenance, as well as poor economic conditions of local communities. It is obvious that there is a need for a sustainable plan of its preservation and for a definition of a new function through rehabilitation and management plans. Today the central register of cultural properties lists as cultural monument different kinds of industrial, technical and scientific complexes and edifices which are important evidence of development of technical culture and science in Serbia<sup>1</sup>. They prevail in Vojvodina where industrialization started in 18th century developing fast under the Austro-Hungarian monarchy until WWI. In Central Serbia industrialization started from mid-19th century and old capitals Kragujevac and

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<sup>1</sup> Centralni registar kulturnih dobara, nepokretna kulturna dobra (The central register of cultural properties). Retrieved from official web site of National Institute for the Protection of Cultural Monuments - Belgrade (Republički zavod za zaštitu spomenika kulture – Beograd). <http://www.spomenici.heritage.gov.rs/lat/nkd/lista> and Republički zavod za zaštitu spomenika kulture. (1998). Spomeničko nasleđe Srbije, nepokretna kulturna dobra od izuzetnog i velikog značaja, Beograd: RZZSK.

Belgrade were dominant<sup>2</sup>. One of the oldest industrial heritages is Aleksander coal pit in Senje Coal Mine near Despotovac from mid-19th century, protected from 1975 as cultural property of great value and an important testimony to the beginning of industrialization in Serbia<sup>3</sup>.



**Fig. 1:** The Plan of Belgrade from 1893, made by Bešlić (Source: Belgrade on Maps and Gravures from XVIII to XXI Century, Urbanistički zavod Beograda, Beograd 2010.)

Exploration of possibilities of protection, rehabilitation and envision of sustainable strategies for development of industrial areas and buildings are topics which in recent times are increasingly present in the sphere of theoretical and practical work in the field of protection of industrial heritage in Serbia. Although not yet fully recognised, today is more present an opinion that the industrial heritage could play an important role in future national rehabilitation projects. Within the Regional Programme for Cultural and Natural Heritage in South East Europe (RPSEE) managed by the Council of Europe the Prioritised Intervention List (PIL) in Serbia is defined in 2004, with 12 sites - 3 are a technical heritage (the Senje Coal Mine, the Old Industrial Area in Pančevo (Vojvodina) and the Astronomical Observatory in Zvezdara, Belgrade) - included in the "Ljubljana Process"<sup>4</sup>. The idea is that successful rehabilitation of those sites should crucially strengthen the visibility of the value of cultural and technical heritage for society and its importance for both local and regional development. In realization is the project of reconstruction and restoration of Aleksander coal pit and transformation of the Senje Coal Mine in the echo-museum and regional centre of industrial heritage under support of Europe<sup>5</sup>.

2 Kulenović, R. (2010). *Industrijsko nasleđe Beograda*. Beograd: Muzej nauke I tehnike.

3 Senjski rudnik. Retrieved from official web site of Ministry of Culture and Information, Republic of Serbia. [http://www.kultura.gov.rs/cyr/senjski\\_rudnik](http://www.kultura.gov.rs/cyr/senjski_rudnik)

4 The Ministry of Culture and Information, Republic of Serbia. (2008). *Prioritised Intervention List, Serbia, European Commission- Council of Europe Joint Programme: Integrated Rehabilitation Project Plan, Survey of the Architectural and Archaeological Heritage (IRPP/SAAH)*. Belgrade: The Ministry of Culture and Information, Republic of Serbia. *Senjski rudnik*. Retrieved from official web site of Ministry of Culture and Information, Republic of Serbia. [http://www.kultura.gov.rs/cyr/senjski\\_rudnik](http://www.kultura.gov.rs/cyr/senjski_rudnik)

5 *Senjski rudnik*. Retrieved from official web site of Ministry of Culture and Information, Republic of Serbia. [http://www.kultura.gov.rs/cyr/senjski\\_rudnik](http://www.kultura.gov.rs/cyr/senjski_rudnik)

## 2 Urban and architectural development of Sava area

Belgrade is a city on the confluence of two important European and Balkan rivers, the Danube and the Sava, which have the crucial impact on the town historical, cultural and urban development through history. The close relationship between the rivers and the town is the one of main elements of Belgrade specific historical and cultural identity, authentic urban morphology and special cityscape characteristics.



Fig. 2: The Kosančićev venac, Sava Port and Concrete Hall (Photo: M.Roter-Blagojević).

The modern urban development of Belgrade in the early 19th century, after establishment of Serbian Principality and partial political autonomy within the Ottoman Empire<sup>6</sup>, is connected with fast development of trade and river traffic and establishment of the first manufacturing workshops. And the political and economic centre of the Serbian population was around the church on the Sava Slope – in the area of *Kosančićev venac*, Sava Port and in the new part of town - *New Belgrade* in the *Savamala*. The Sava Port area was outside the fortified city surrounded by the ramparts and a moat. That was the main connection of Belgrade and Serbia with Zemun and the European neighbours. There develop new trade and transit district and trading houses, hotels and warehouses are built. **The Customs Office Building** (*Djumurkana*) was one of the first buildings with European classical architecture.

In the late 19th century area along the river banks developed fast as the trade and traffic area with new trade houses, warehouses and hotels. It showed the new European spirit, liberation and modernization. Many foreign travellers left the testimonials that area was very colourful and vivid. The Sava Port area was the only connection of the town with the Sava River. The south-west area was undeveloped with swamp, called The Venice Pond (*Bara Venecija*).

After proclamation of the Kingdom of Serbia in 1882 stronger ties with Europe are established, especially with the Austro-Hungarian Monarchy. The foreign capital arrives in Serbia and the first industrial manufactures are built, so that the state has a constant

<sup>6</sup> Roter-Blagojević, M. (2015). The modernization and urban transformation of the Belgrade in the 19th and early 20th century. In G. Doytchinov, A. Đukić, I. Catalina, I. (Eds.) *Planing Capital Cities: Belgrade, Bucurest, Sofia* (pp.20-42). Graz: Verlag der Technischen Universität Graz.

economic growth. This was especially supported by the construction of the railway road (1881-84) and the first railway bridge over the Sava River. The railway has a crucial impact on Serbia's future development and Belgrade becomes a link between Europe and Sofia and Istanbul. The greatest changes are done around the Venice Pond which was dried out and a railway station was built in 1884. On the Danube River the first modern industrial slaughter house was built in 1897-98. The railway road, parallel with the rivers bank, linked new industrial area on the Danube with Railway Bridge on the Sava, cutting the connection between the town and the rivers. **The Railway Station** today stands as proof of the technical and architectural development of Serbia (protected from 1981 and listed as great value from 1983)<sup>7</sup>.



Fig. 3: Savamala area, Braće Krsmanovića St., with old buildings. (Photo: M.Roter-Blagojević).

The partial development of some parts of the town continues during the 1880s. The expansion of the city towards the river bank is planned, so that a new structure with the square blocks covers the area between the Railway Station and river banks. But it has not been realized. Today in this area is the Bus Station. New industrial complexes were built outside of the city territory, at the periphery. One of industrial area was on the south-west entrance in the city, at the Mostar, near to the Sava River and a railway bridge. The Mostar area had many warehouses and production facilities in the late 19th century. Ignjat Weiffert, industrialist from Pančevo, Austro-Hungarian Monarchy, at Mostar began construction of **The First Steam Brewery** in Serbia in 1872. In the period between two world wars, in the Kingdom of SHS, the brewery was famous and had extensive production. After WWII, in socialist Yugoslavia, was called the Belgrade Beer Industry, and in transition period after 1998 transformed in joint-stock company, but lost position and today is bankrupt. The old industrial buildings are not preserved. Only the Weiffert house survived and today is in the process of valuation as cultural property<sup>8</sup>.

On the Mostar area, one of main entrances in town from south-west and one of main city communications, going parallel with the Sava River bank, was the railway bridge, and because of that many modern industrial complexes were built there in the early 20th century. **The First Steam Mill** was built in 1902 and was equipped with modern machines. Beside the steam power it had also electric generators and was the first mill in Serbia that introduced electric power in 1912-1913 (listed as cultural property from 1987). Next to the Steam Mill after the WWI, **The State Printing Shop building** was built between 1936 and

<sup>7</sup> Katalog nepokretnih kulturnih dobara na području grada Beograda (The Cultural Properties in Belgrade). Retrieved from official web site of Institute for Protection of Cultural Monuments - Belgrade (Zavod za zaštitu spomenika kulture grada Beograda). <http://beogradskonasledje.rs/kd/zavod/index.html>  
<sup>8</sup> Ibid.



Fig. 4: Old warehouse in Braće Krsmanovića St. (Photo: M.Roter-Blagojević).



Fig. 5: The Mostar area with new industrial buildings in the beginning of 20th century (Source: [https://www.google.rs/search?q=mostar,+beograd&rlz=1C1GGGE\\_\\_\\_RS544RS566&source=Inms&tbm=isch&sa=X&ved=0ahUKewjXq\\_-08q\\_NAhUBrRQKHe7kB7MQ\\_AUICCGB&biw=1366&bih=643#tbm=isch&q=Zbirka+kasine%2C+belgrad%2C+mostar%2C+razglednica&imgsrc=lxUEQZwqQYP7\\_M%3A](https://www.google.rs/search?q=mostar,+beograd&rlz=1C1GGGE___RS544RS566&source=Inms&tbm=isch&sa=X&ved=0ahUKewjXq_-08q_NAhUBrRQKHe7kB7MQ_AUICCGB&biw=1366&bih=643#tbm=isch&q=Zbirka+kasine%2C+belgrad%2C+mostar%2C+razglednica&imgsrc=lxUEQZwqQYP7_M%3A)).

1940, as the biggest at the Balkan and paradigm of state prosperity. Next to the Steam Mill after the WWI, **The State Printing Shop building** was built between 1936 and 1940, as the biggest at the Balkan and paradigm of state prosperity. It is the first building in Belgrade where modern reinforced concrete construction was used for the open space skeletal structure with columns and beams, and one of anthological works of Serbian modern architecture and its architect Dragiša Brašovan (listed as cultural property from 1992). **The Milan Vapa Paper Mill** was built in 1921-24 across the road, near to the river bank and the railway bridge. It was the first paper factory in Serbia, with manufacturing and storage rooms, offices, kitchen, a canteen, an infirmary and rest rooms. The building is today well preserved (listed as cultural property from 2013). At the end of the Sava River industrial area, in Čukarica, is **The Sugar Factory**, the first sugar factory in Belgrade. The building was financed by foreign capital of shareholders' association from Germany. The factory became one of the centres of trade union activities and gathered workers at the time of the most powerful activities of the Social-Democratic party of Serbia and its leader Dimitrije Tucović, whose name it bears after WWII. The reconstructions done after WWII brought

new machines and extended some of the buildings. The original architectural features of the complex were changed, only the central building, the machine-hall, built in brick, has architectural values as important examples of industrial architecture from the late nineteenth century. (Listed as cultural property from 1984)<sup>9</sup>.



Fig. 6: The Mostar area today (Photo: M.Roter-Blagojević).

### 3 Preservation and adaptive reuse of industrial buildings in Sava river area

Preservation of historic towns, traditional residential and industrial architecture in Serbia is often compromised by a lack of appreciation of their values. Because most of this urban residential and industrial heritage dates from the 18th to the 20th century, sometimes, they are not regarded as sufficiently old to focus the attention of either conservation experts or citizens and users. They don't understand that the buildings which represent their everyday environment actually possess the values and characteristics of monuments. For that reason they are exposed to degradation processes, the areas and buildings are neglected and left to decay. Even though same efforts are taken in Serbia to find a more adequate conservationist approach, to modernise the legal and administrative systems, to integrate conservation into the planning process, and to achieve greater co-operation between the protection service and urban planning, it is becoming more and more difficult to protect the endangered urban heritage, while the preservation of its authenticity and integrity is becoming a prime professional task. Although the conservation of cultural heritage has been integrated into the laws, planning process and master plans, such in Belgrade, aiming to involve a large number of stakeholders and citizens, in the practice we can see many problems and inconsistencies in implementation those goals.

Based on presented historical background and characteristic of those industrial complexes in the Sava River area we can say that it is in same time the cultural heritage of Serbia and Europe because its development is directly influenced by investment, technology, engineers and architects from Hungary, Austria, Bohemia, Germany, France and other centres. But preservation of industrial architecture in Serbia is often compromised by a lack of appreciation of their values. In the last decades, urban renewal and reconstruction of Belgrade river bank areas have had a negative effect with regard to the industrial heritage built there in the late 19th and early 20th century.

But regardless of the state and neglect, the specific historical and urban identity and use of the Sava Port area is preserved until today. The area is the basic element of historical cityscape of Belgrade and the Sava River waterfront and in the focus of interests of planners

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<sup>9</sup> Ibid.

and investors. It is protected within **The Belgrade fortress** - listed cultural monument of outstanding value from 1946; and **The Kosačićev venac** - cultural-historical unit of great value from 1979)<sup>10</sup>. At the river bank the important old infrastructural building is **The Concrete Hall**, the railway tunnel with a row of white warehouse blocks in the front, facing the river<sup>11</sup>. In the end of 20th century the Concrete Hall became abandoned and ruined, but in last decade the excellent position on the river bank and view on the confluence affected the old warehouses to get a new use as recreation and tourist area. The new river bank waterside promenade is formed. The Concrete Hall now is occupied by exclusive contemporary restaurants and cafes and this area lives a dynamic nightlife. But the problem with late 19th century railway which connected industrial facilities at the Sava and Danube river bank still exists. It has a great impact on the possibilities of urban renewal and development of the Sava port area and safe movement of pedestrians.

The importance of Sava Port area for preservation of historical cityscape and future touristic development of the city is evident. For this area is in 2011 carried out international competition for project which would create a new access point from the Sava river bank to the historic core on the hill. **The project of Beton Hala Waterfront Center** by Sou Fujimoto Architects - 'floating cloud' - won the competition. It was one of the recent attempts to create competitive identity of the town and to brand the city through the famous architect's projects<sup>12</sup>.

The one of specific and internationally well-known area, which today is a kind of independent artistic quarter, is ambience under the Sava Bridge, today known as **The Savamala creative district**. For the area was crucial the construction of the first Chain Bridge across the river Sava (1934), which connected Belgrade and Zemun, spanning the eastern and western parts of new Kingdom, which had been divided for many centuries. The many buildings on the river bank, in the area of bridge pylon, were destroyed. And after that river side area was severely damaged during the WWII in German bombardment in 1941, as well as by allied forces in 1944. After war the area was economically and socially degraded, the buildings were neglected and ruined. The main bank street, Karađorđeva St, is even today one of the main traffic city arteries for transport, noisy and polluted. Today most of the old residential buildings and warehouses from late 19th and early 20th century are abandoned, ruined and in very bad condition. But young creative people occupy streets and some old buildings and today Savamala is converted in the heart of Belgrade's new wave of cultural activity and alternative culture, where they work together to redefine the wider image of the city. The informal cultural events happen spontaneously encouraging various alternative approaches of young artists. Many hostels occupy houses and flats in Savamala and in Karađorđeva St. near bus and railway station. A poor area has become an extremely attractive tourist spot.

**The Cultural Center Town (KC Grad)** is one of epicentre of creative industries - hosting exhibitions and creating a platform for alternative activates in the city - simultaneously drawing attention to the surrounding riverside neighbourhood, still in very bad condition. Also nearby is open a comedy club, as well as many music clubs, taverns and restaurants, and creative places as contribution for the rebirth of whole neighbourhood<sup>13</sup>.

One of Savamala's most prominent venues - the cult place - is **The Mixer House**, a design centre and performance space occupying a vast old warehouse. Inside, you can see works produced by independent designers, or see some performance of young art groups. For several years one of main events in Savamala is the Mixer Festival of Art and Design<sup>14</sup>.

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10 Ibid.

11 Ibid. 2

12 Vaništa Lazarević, E. (2015). Urban regeneration tools (city branding) in Belgrade after the democratic change in 2000 – social frame. In G. Doytchinov, A. Đukić, I. Catalina, I. (Eds.) *Planing Capital Cities: Belgrade, Bucurest, Sofia* (pp. 174-187). Graz: Verlag der Technischen Universität Graz.

13 Ibid.

14 Ibid.



We can say that today the Savamala district shows that civil society, independent creative people and entrepreneurs, with joint actions and small investments, can initiate the development of old ruined areas of historical cities. But in Serbia, nothing is ever straightforward. Through the glass door of the Mixer House, rows of blue flags can be seen, heralding the future arrival of a huge new development - **The Belgrade Waterfront project**, with a vastly different vision on what the future of the city should look like<sup>15</sup>. Today, in the old Belgrade Credit Union building built at the new square Little Market as one of most beautiful modern palace in town, is the main centre for promotion of the project and the model is in the bank hall. The Belgrade Waterfront project – *The Belgrade on the Water* - unveiled last June<sup>16</sup>. The Serbian government launched the project in collaboration with an investment fund from Dubai and construction firm Eagle Hills. The project will stretch right along the Sava riverbank include business offices, vast shopping malls, luxury hotels and apartments. And, in style so typical for Middle Eastern cities its centrepiece will be a 200-metre glass tower. The project is result of City authorities and Government wish to brand the Serbian capital and to undertake development of the city and country.



Fig. 7: The State Printing Shop building, 1936-1940, arch. Dragiša Brašovan (Photo: M.Roter-Blagojević).

The project proposed by foreign investors and architects, without any local impact, has provoked a lot of negative public attention. The process of acceptance of the project was not transparent, it was announced after one year, the local citizens and authorities of Municipality of Savski Venac are excluded from the process, the project did not pass the Serbian legal urban development procedure, the Belgrade Master Plan until 2021 is not respected, the professionals in the field have been totally ignored and residents are largely excluded from the investor-led planning process. The project totally reverses the historical development and identity of the old riverside industrial and traffic Sava River area, stretch from Sava Bridge to the Mostar area, the New Railway Bridge and the Belgrade Fair. The new high buildings will block the view from river to the old town and disturb city scape. The continuity of city scape, from Belgrade fortress and Sava port area to the Mostar area will be cut off and disturbed with new high buildings of Water-front. The old city dominant buildings with their domes, like Church St Sava on the Vračar hill, will be blocked.

15 Ibid.

16 Vukmirović, M. (201) Belgrade: The quest for the desired city image. In G. Doytchinov, A. Đukić, I. Catalina, I. (Eds.) Planing Capital Cities: Belgrade, Bucurest, Sofia (pp. 188-210). Graz: Verlag der Technischen Universität Graz.

Today the land around bus and railway station is being cleared rapidly. The old buildings and barracks are in the process of demolishing and its users are relocated. The old railway tracks, which are not in function, are removed. But one new facility – *the Sava Nova Beograd Bistro*, with legal permits as a temporary building, is built at the river bank, by investors connected with city and government authorities. Young people, local NGOs, citizens and the Architects Society, brave enough to step forward against the city officials and government, organized several protests. Especially the wider citizens' initiative against the waterfront project is named *Do not suffocate (or give) Belgrade*. On September 27, the construction of the first two twenty stories buildings started while the opposition of the project organized protest. Many policemen were on the Savamala streets. On October 3 the city authorities start with sale of apartments in the buildings, only on the basis of one model.

The The area of Railway Station is the part of the project. According to the plan, only the Railway Station building will be preserved on the green round square and transformed into museum. The Mostar area is part of that project too. The old railway facilities – like railway locomotive depot and water tower - which are under preventive protection as technical heritage - will be preserved, but without its historical ambience and surrounded by new high buildings.



**Fig. 8:** The First Steam Mill, 1902, before reconstruction (Photo: M.Roter-Blagojević).

The entire old Mostar industrial area is awaiting transformation and renewal. Today the old industrial buildings are abandoned and ruined. They are privatized and new owners have not financial power for renewal and adaptation. They are rented as free space where young creative people gather and work together (artists, designers and musicians) or as offices, stores and warehouses. Especially, the Printing Shop is in very ruined condition.

Only **The Old Mill** is revitalized as a modern hotel, *The Radisson Blue* (by Soravia Group), designed by Biro GRAFT, Berlin, in 2013-2014 with modern facilities, but with inadequate new additions - the high two towers behind and one in front of old building. The process of reconstruction of the old building was inadequate too. The old building was destroyed and entirely reconstructed with new modern reinforced concrete construction. Only the old bricks were recycled as material and used for the façade walls. A very valuable old cast iron construction with pillars and beams was removed, and the old machinery and all equipment too. On the site is evident a disparity between old and new structures, mostly due to the fact that the space is overbuilt and the new buildings are too high. The additions are dominant, blocked the old protected buildings, Old Mill and Printing Shop, and are not harmonizing with the surroundings. The old pillars are at present outside, as decoration

of *piazzetta* in front of building. Inside is modern interior design with façade walls of old bricks. Only that is preserved from authentic building. This project showed that investors and designers did not respect cultural and technical values of historical industrial site. The desire to realize as many new squares as possible prevailed. And other old buildings in surrounding, mostly with residential function, were probably workers lived, are left to decay.



Fig. 9: The Old Mill Hotel Belgrade – The Radisson Blu, design Biro GRAFT, Berlin, 2013-2014 (Photo: M.Roter-Blagojević).

#### 4 Conclusions

A process of disintegration of the national and local institutions in former Yugoslavia, political tensions and armed conflicts, along with a poor economic situation, evident from the 1980s, had a negative impact on the heritage protection in Serbia at the end of 20th century. Although new democratic system after 2000 brought significant improvements, we must say that the conservation system and practice was stagnated and did not provide a real reform according the world and European recommendations (UNESCO; ICOMOS; Council of Europe). After 2007 were intensified efforts for ratifying missing international conventions in the field of heritage protection and management. At this moment are ratified some Council of Europe conventions: *Cultural Convention*, Paris, 1954; *Convention for the Protection of the Architectural Heritage*, Granada, 1985; *Convention on the Protection of the Archaeological Heritage (Revised)*, Valletta, 1992; and *The Framework Convention on the value of Cultural Heritage for Society*, Faro, 2005; as well as UNESCO Conventions: *The Convention Concerning the Protection of the World Cultural and Natural Heritage*, 1972; *Convention on safeguarding of intangible heritage*, 2003; and *Convention on the Protection and Promotion of the Diversity of Cultural Expressions*, 2005. But the main Serbian legal act regarding cultural heritage still is *The Law on Cultural Properties* from 1994 and has been undergoing revision since 2003. In spite of some attempts, the new law has not been adopted. Is obvious an urgent need for revision of this act. Nevertheless, for the political elite steel is more convenient bureaucratized and centralized institutional and political system, rather than developed a lively dialogue among experts in civil service, universities, NGO's and other stake-holders.

For the better approach to the preservation of authenticity and integrity of industrial complexes within their reuse and changes demanded by construction of contemporary



**Fig. 10:** The ambient surrounding the First Steam Mill with old houses (Photo: M.Roter-Blagojević).

features a more active cooperation between Serbia and The International Committee for the Conservation of the Industrial Heritage (TICCIH) as well as the ratification of *The Nizhny Tagil Charter for The Industrial Heritage* (2003) is urgent<sup>17</sup>. The national and local institutions in the field of protection of cultural heritage could take upon themselves the obligation to follow certain international procedures and approaches in the protection of industrial heritage<sup>18</sup>.

The preservation of the authenticity and the integrity of a place, or the condition that some place has acquired up to the present moment, and principle of minimum intervention are disregarded in analysed examples of regeneration the old industrial areas and facilities in Belgrade. One of the main problems is inadequate application of the international recommendations that conservation needs to be based on significance and respect for the existing fabric, use, associations and meanings of the historic places and buildings. Evident is lack of understanding the importance of preservation of elements which possess technological value as evidence of a certain level of development of technological culture as well as intangible heritage connected to the life and labour of workers is observed as the foremost problem. In order to stop this tendency and demonstrate a will to achieve further sustainable development, it is necessary to redefine the approach to the protection of Belgrade industrial zones, creating a new one for urban and spatial planning, taking into account all the values, tradition, authenticity and identity<sup>19</sup>

17 The Nizhny Tagil Charter for the Industrial Heritage. Retrieved from <http://ticcih.org/wp-content/uploads/2013/04/NTagilCharter.pdf>

18 Tufegdžić, A. (2010). Industrijsko urbano nasleđe – spona konzervatorske i planske prakse. In Zbornik Četvrte konferencije o integrativnoj zaštiti (pp. 72-76). Banjaluka: Republički zavod za zaštitu kulturno-istorijskog i prirodnog nasljeđa Republike Srpske.

19 Approches were presented in: Roter-Blagojević, M., Nikolić, M. (2012). Predlog revitalizacije umetničke livnice "Skulptura". Nasleđe (Heritage), XIII, 221-234 and in Roter-Blagojević, M., Nikolić, M. (2012). Ispitivanje mogućnosti prezentacije i savremenog korišćenja umetničke livnice „Skulptura“ u Beogradu. In Živković, N., Dimitrijević-Marković, S. (Eds.), Zbornik radova konferencije Industrijsko nasleđe – problemi i mogućnosti integrativne zaštite, prezentacije i revitalizacije, (pp. 65-76). Beograd: Zavod za zaštitu spomenika kulture grada Beograda.