

# **Heritage for a new urbanity: think differently; live differently**



Avec le soutien du  
Ministère de la Culture  
et de la Communication

With the support of the  
Ministry of Culture  
and Communication



## **Le patrimoine pour une nouvelle urbanité : penser autrement, vivre différemment**

**Kyiv Initiative Regional Programme  
Pilot Project on the Rehabilitation of Cultural Heritage in Historic Towns**

### **Preliminary Technical File**

**Lutsk, UKRAINE**

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Funded  
by the European Union  
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Implemented  
by the Council of Europe



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## FOREWORD

The Lutsk Preliminary Technical File was prepared by the Local Technical Team members Mr Yuriy Moklytsia, Head of 'Volyn Association of Tourism Development'; Ms Lyubov Kovpak, Head of Lutsk City Council Economics Department; Mr. Yuriy Kazimiruk, Head of Lutsk City Council Department of City Planning and Architecture; Mr. Sergiy Godlevskiy, Head of Lutsk City Council Historical Heritage Preservation Sector; Mr. Taras Raban, Director of Historical and Cultural Reserve 'Old Lutsk'; Ms Lina Ostapchuk, Chief Specialist of Lutsk City Council Department of International Co-operation and Tourism; Mr. Taras YAKOVLEV, Head of municipal ownership of city property at the town council.

The global process was co-ordinated by the National Working Team Mr. Mykola Skyba, PP2 Project Co-ordinator

and overseen by the International Experts Mr. Bernard Bouzou (France); Mr. David Johnson (United Kingdom) and Mr. Robert Pickard (United Kingdom).



## INTRODUCTION

The Pilot Project for the Rehabilitation of Cultural Heritage in Historic Towns is taking place within the Council of Europe's Kyiv Initiative Regional Programme. The Preliminary Phase, launched jointly with the European Commission (Directorate General for Education and Culture) in September 2009, was completed in December 2011.

The pilot project has been proposed in small and medium-sized historic towns maintaining a close connection with their surrounding environment to define geographically coherent territories where local stakeholders face difficulties in improving living conditions, creating social cohesion or engaging in economic activities. So far, forty five "pilot towns" are mobilised in the five participating countries (Armenia, Azerbaijan, Georgia, Moldova and Ukraine) to implement the common working methodology.

Each pilot town is being guided in the identification of the main challenges involved in initiating a project for future development. The process is based on the underlining of heritage resources, including their importance in creating a sense of place and in safeguarding local identity for the local community, whilst also considering their present connections with the specific urban problems to be solved in each town.

The pilot project responds to various shared objectives:

- to develop and strengthen architectural and urban awareness in order to organise its careful adaptation to modern lifestyles;
- to decide on the priority interventions to be carried out in order to launch a sustainable process for urban development;
- to facilitate transversal reflections involving all public and private stakeholders towards a town project;
- to create local dynamics inspired by the best European practices;
- to set up a new urban governance through the direct participation of the inhabitants in the debate about the future of the town.

### **Urban rehabilitation as another way of organising and managing towns**

As part of the pilot project, the basis for the elaboration of the urban project is the enhancement of the main heritage assets in order to consolidate the attractiveness of each town. By offering each citizen the possibility to highlight its link to the town or a specific area of the town, the process gives citizens responsibilities in the complex processes acting on the transformation of the built environment. An intense local life, animated by an active civil society and supported by the different levels of authorities is a clear alternative to the urban development logic that has severely marked previous generations by focusing on demolition rather than rehabilitation, and on the extension of space instead of the reuse of existing urban areas.

The model of the town envisaged is a compact urban space, with a high quality of life and social cohesion. Such a town offers direct access to a social and cultural infrastructure with a sense of social justice. It does not exclude the adaptation of the historic parts to modern necessities, but targets sustainable development requirements giving priority to the economy of the ground by regenerating existing buildings and giving priority to housing in order to preserve the populations in all their diversity.

### **The Preliminary Technical File (PTF): the first crucial step in the process**

The PTF was set up during the Preliminary Phase by twenty-three Pilot Towns. It is set up through a common methodology and is organised on the basis of identical sections and maps for all the pilot towns. The number of issues considered in this document is voluntarily limited, and therefore necessitates a selection of information available or collected by the local technical teams set up in each pilot town.

Presentation of the information, focusing on a limited number of maps, proposes a snapshot of the situation, which offers a simple and clear understanding of the main assets of the towns, organised around four main themes:

- **urban history:** a description of the urban structure on the basis of its historical development underlines the permanencies of the past in today's town, which are important for inhabitants' perceptions of their own towns, as well as the emotions the visitors may experience. These permanencies represent the material resources of that urban heritage, which is the potential which can support the future development of the town.
- **the functionalities of the town:** the level of services offered in the historic centre and the quality of its accessibility allow an assessment of the users' daily situation, as well as the resilience or the fragility of the central functions, on a town-wide scale.
- **the economic position and role of the town in the surrounding territory:** the economic attractiveness of the town can be appreciated by considering its geographical location, the features of its associated territory, the quality of the accessibility to major infrastructures, the dynamism of its industrial and services network and the capacity of the municipality, especially in terms of investment.
- **heritage resources:** resources can be assessed by identifying the buildings according to their time period, their situation as far as ownership and occupation are concerned and their state of conservation, including the level of protection and the effectiveness of the protection regulations as well as any architectural interventions and urban intrusions perturbing the image of the town.

### **A step-by-step process based on project building**

The publication of the PTFs targets the local stakeholders' awareness of the richness and diversity of the urban heritage defining the identity of their town and the level of resources at their disposal. This document also allows the local and national technicians and urban specialists of all sectors to engage in the next phase. The aims will be to define a strategic and pragmatic approach connecting heritage and urban projects in local synergies, and to set up good governance principles and mechanisms, ensuring the involvement of all stakeholders in the community in decisions about proposed rehabilitation actions.

The Operational Phase will involve the pilot towns in a practical way, through:

- the elaboration of an integrated local development strategy: the Diagnostic will identify the strengths and weaknesses specific to each town, indicating what could be a realistic ambition for a urban development project.
- the adoption of operational guidelines: the Strategy will identify a series of key and priority rehabilitation actions implementable in the short-term and capable, if correctly connected, of generating a global revitalisation process.
- the design, promotion and funding of the priority interventions on buildings: technical assessment, feasibility study and business plan (budget estimates, funding, investment partnerships), project management, conditions of implementation, site management.



**Armenia**  
 AR\_01 Alaverdi  
 AR\_02 Ashtarak  
 AR\_03 Dilijan  
 AR\_05 Goris  
 AR\_06 Gyumri  
 AR\_07 Meghri  
 AR\_09 Oshakan  
 AR\_10 Vagharshapat

**Azerbaijan**  
 AZ\_01 Barda  
 AZ\_02 Gazakh  
 AZ\_03 Göygöl  
 AZ\_05 Gakh  
 AZ\_07 Ordubad  
 AZ\_08 Sheki  
 AZ\_09 Shemkir  
 AZ\_10 Zagatala

**Georgia**  
 GE\_02 Akhaltsikhe  
 GE\_04 Chiatura  
 GE\_05 Dusheti  
 GE\_06 Gori  
 GE\_07 Mestia  
 GE\_08 Poti  
 GE\_09 Telavi  
 GE\_10 Tskaltubo

**Moldova**  
 MO\_01 Balti  
 MO\_02 Cahul  
 MO\_03 Leova  
 MO\_04 Orheiul Vechi  
 MO\_05 Soroca

**Ukraine**  
 UK\_01 Bilovodsk  
 UK\_02 Ivano-Frankivsk  
 UK\_03 Khamilnyk  
 UK\_04 Lutsk  
 UK\_05 Medzhybizh  
 UK\_06 Melitopol  
 UK\_07 Pryluky  
 UK\_08 Starokostiantyniv  
 UK\_09 Vinnitsa  
 UK\_10 Zhovkva

## I. REFERENCE FILE

<b>1.1 General information about the town</b>					
Name	Lutsk				
Status	Volyn Regional Centre				
Contact person	Position	Name	Address	Telephone	E-mail
	Head of 'Volyn Association of Tourism Development'	Yuriy MOKLYTSIA	14, Shevchenka st. Lutsk	091 3140800	<a href="mailto:ti.lutsk@gmail.com">ti.lutsk@gmail.com</a>

<b>1.2 Brief summary</b>					
Lutsk is the regional centre, which has a favorable economic and geographical location at the intersection of powerful transport and communication routes, due to a border area location and geopolitical significance, which promotes relations with the international community. Lutsk is one of the most important multifunctional economic, scientific, cultural and educational cities in Ukraine.					
The strategic direction of Lutsk is the formation of economic activity, aimed to achieve sustainable economic and social development with a long-term perspective, based on economic, social and environmental interests, taking into account national priorities and the most efficient use of resource potential for improving the quality of life.					

<b>1.3 Main stakeholders / potential partners</b>		
	<b>Name</b>	<b>Contact</b>
<b>Local</b>	Department of Culture and Preserving Historical Heritage, Town council  Department of Urban Development, town council	43025, Volyn oblast, Lutsk, 1 Khmelnytskogo St. Tel/Fax: 0(332)722-756  43025, Volyn oblast, Lutsk, 21 Khmelnytskogo St. E-mail: <a href="mailto:dm@lutskrada.gov.ua">dm@lutskrada.gov.ua</a>
<b>Regional</b>	Lesya Ukrainka Volyn State University  Historical and Cultural Reserve of National Importance in Lutsk  Department of Culture and Tourism of the Volyn Regional State Administration  Volyn Association of Tourism Development	43000, Volyn oblast, Lutsk, 13 Voli St.  Lutsk, 23 Dragomanova St. Tel. 0332 72 34 32  Lutsk, 9 Kyiv Square Tel. 0332 72 92 60  Lutsk, 15 Shevchenka St. Tel. 091 3140800 E-mail: <a href="mailto:info@tourism.volyn.ua">info@tourism.volyn.ua</a>
<b>National</b>	Ministry of Culture and Tourism of Ukraine  Ukrainian Society for the Protection of Historical and Cultural Monuments	Kyiv, 19 Franka St.  Kyiv, 21 Sichnevogo povstannya St., building 19 Tel. +380442806463, E-mail: <a href="mailto:ukrtopik@yandex.ru">ukrtopik@yandex.ru</a>

<b>1.4 Geographic, climatic and/or other physical factors that have influenced the morphology and structure of the town</b>		
Lutsk is located in the geographical centre of Europe. On a political map of Europe, Lutsk is located in the east, and on a map of post-Soviet countries, in the west. It is about 100km away from the border with Poland and 150km away from the border with Belarus.		
To the north and east of Lutsk there are two major international highways: Kyiv - Warsaw (50 km north of Lutsk) and Kyiv - Chop (113km east of Lutsk).		
The city is located within the northern outskirts of the Volyn-Podolsk plateau – the Volyn hill is a significant spread of		

natural terraced areas with wide floodplains and the spread of meadow and marsh areas, etc. The district is characterised by a limited distribution of forests. The climate is temperate continental with a high level of humidity, characterised by short, moderately mild winters and long, humid and warm summers; seasonality is clearly defined.

The town, due to its engineering and geological conditions, is favorable for urban development.

<b>1.5 Historical events that have shaped the town and its identity</b>	
<b>Periods</b>	<b>Description</b>
<b>The first historical references (until 1085)</b>	There is no accurate and reliable information on the date when the town was founded. In around 1000, Vladimir the Great annexed Volyn to the Kyiv Rus and built fortifications in Lutsk.
<b>Kyiv Rus (until 1199)</b>	1085 - The first written mention of Lutsk appeared in the Ipatiivskiy Chronicle. During this period, Lutsk established itself as a powerful defense, trade and craft centre.
<b>Galicia-Volyn principality (1199 - 1340)</b>	Lutsk becomes part of the Galicia-Volyn principality. The town's geopolitical position began to develop. Fortifications were reconstructed, workmanship was developing.  1252: The town is under siege by the Mongol-Tatars.
<b>Lithuanian period (1340 - 1569)</b>	Lutsk becomes part of Lithuania. The period of greatest development in the town. Lutsk becomes the second (southern) state capital of Lithuania. During this period, the wooden fortifications were rebuilt in stone.  1429: Congress of European monarchs. 1432: The Magdeburg Law was granted.
<b>Polish period (1569 - 1795)</b>	Volyn becomes part of Poland. Growing influence of Catholicism. Monasteries, churches, schools were constructed. During the national liberation struggle, the town gradually lost its defensive function.
<b>Russian period (1795 - 1919)</b>	The period of gradual decline for Lutsk. The defensive function of the castle was completely lost. The city turns into a provincial centre. Lutsk begins to depend on small handicraft production and trade.  1916: Brusyliv breakthrough.
<b>Between the two wars (1920 - 1939)</b>	Lutsk becomes part of Poland as the capital of the Volyn province. Lutsk was actively developing.
<b>Soviet Union (1939 - 1991)</b>	Lutsk becomes part of the USSR as the administrative centre of the Volyn region. Since the mid twentieth century, the city had begun to become a manufacturing centre. The town was built up quickly, and its population increased.  1941 – 1944: period of occupation by German troops.
<b>Independent Ukraine (from 1991)</b>	Lutsk becomes part of independent Ukraine. The town retains its position in industry and commerce. It actively develops small businesses, the service industry and tourism.

<b>1.6 Socio-economic situation</b>											
<b>Population</b>	<p>The population of the city (grouped into major age categories as per figures on 1<sup>st</sup> January 2010) - 207,692 persons, including age:</p> <ul style="list-style-type: none"> <li>- below working age: 35,081 people (16.9%);</li> <li>- working age: 135,457 (65.2%);</li> <li>- over working age: 37,154 (17.9%).</li> </ul> <p>Detailed distribution of population by age groups:</p> <table> <tbody> <tr> <td>- 0-14 years</td> <td>- 32,548 inhabitants (15,7%)</td> </tr> <tr> <td>- 15-24 years</td> <td>- 33,226 inhabitants (16,0%)</td> </tr> <tr> <td>- 25-44 years</td> <td>- 66,716 inhabitants (32,1%)</td> </tr> <tr> <td>- 45-59 years</td> <td>- 45,543 inhabitants (21,9%)</td> </tr> <tr> <td>- 60 and over</td> <td>- 29,659 inhabitants (14,3%)</td> </tr> </tbody> </table>	- 0-14 years	- 32,548 inhabitants (15,7%)	- 15-24 years	- 33,226 inhabitants (16,0%)	- 25-44 years	- 66,716 inhabitants (32,1%)	- 45-59 years	- 45,543 inhabitants (21,9%)	- 60 and over	- 29,659 inhabitants (14,3%)
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<b>Migration</b>	<p>There is a positive migration growth in Lutsk.</p> <p>Last year, the number of residents increased by 1,008 people because of a natural increase in population (628 people) and migration (380 people).</p>										
<b>Economic structure</b>	<p><b>Industry:</b> mechanical engineering (cars, lorries, special buses, trolleybuses and the manufacturing of bearings), food industry (flour, bakery and confectionery products, sugar,</p>										

	<p>vodka and alcoholic beverages, meat and dairy products), non-metallic mineral products (brick ceramic, construction of cement and concrete, steel, concrete mix, roofing material), light industry (textile and non-wovens, leather goods, top and work clothes), production of wood and wood products (furniture and wooden building structures, sawing and processing wood), chemical and petrochemical industry (production of rubber and plastic products, building products and plastic packaging, polyethylene film).</p> <p>In recent years, there has been a positive growth in small businesses and their share in the overall economic potential of the town.</p> <p>Almost half of small businesses are engaged in trade, followed by real estate, rent and entrepreneurial service (industry and construction are nearly equal). Next in importance: transport and communications, hotels and restaurant activities, providing individual and public social services and other activities.</p> <p><b>Industry 2010:</b> The structure of industrial production is 84.5% of the processing industry:</p> <ul style="list-style-type: none"> <li>Mechanical Engineering - 35.5%</li> <li>Pulp and paper industry - 14.8%</li> <li>Manufacture of food products and beverages - 6.5%</li> <li>Light industry - 3.4%</li> <li>Chemicals - 10.6%</li> <li>Manufacture of wood products, furniture, toys - 3.5%</li> <li>Manufacture of other non-metallic mineral products - 2.4%</li> </ul> <p><b>(January – April ) in 2011:</b> The structure of industrial production is 77.2% of the processing industry:</p> <ul style="list-style-type: none"> <li>Mechanical Engineering - 35.8%</li> <li>Pulp and paper industry - 15.9%</li> <li>Manufacture of food products and beverages - 7.3%</li> <li>Light industry - 2.7%</li> <li>Chemicals - 11.8%</li> <li>Manufacture of other non-metallic mineral products - 1.2%</li> </ul>
<b>Level of education</b>	<p>The scientific and educational potential of the city is represented by twenty-eight secondary schools, five vocational schools and nine universities. In addition to these, there are day secondary schools, twenty-six units, where there is a total number of 21,248 pupils. There is also a boarding school, where there are 467 students and Lutsk evening (shift) schools, where there are 314 students. There are thirty-nine day care institutions, and 9,077 children attend preschool establishments.</p> <p>There are also out-of-school institutions - the Palace of Students, the Centre of Scientific-Technical Creativity of Youth, the Centre of Tourism, Sports and Regional Studies and the Centre for Environmental Naturalistic Art.</p> <p>The structure of population distribution across education (in 2001):</p> <ul style="list-style-type: none"> <li>- basic secondary: 14.99%;</li> <li>- complete secondary: 52.27%;</li> <li>- basic higher education: 1.72%;</li> <li>- higher education: 31.02%;</li> </ul>
<b>List of education infrastructures</b>	<p>Major Universities:</p> <p>Lesya Ukrainka Volyn State University Lutsk State Technical University. Volyn Institute for Economics and Management (VIEM) Lutsk Institute of Human Development 'Ukraine' (LIRoL) Private higher educational institution 'Lutsk Humanitarian University' (LHU)</p>
<b>Local and regional development policy</b>	<p><b>Main priorities and directions of development:</b></p> <ul style="list-style-type: none"> <li>➤ Strengthening the investment attractiveness of the city through the implementation of investment projects aimed to improve its competitiveness and opportunities through presentations of Lutsk potential at international forums, exhibitions in Ukraine and abroad;</li> </ul>

	<ul style="list-style-type: none"> <li>➤ Creating favorable conditions for business development by removing unnecessary administrative and regulatory barriers;</li> <li>➤ Taking measures to improve the economic climate in the city, the growth in economic activity of industrial enterprises, construction and small businesses in order to ensure revenue growth of the town so as to withdraw its budget from a consumption budget to a development one;</li> <li>➤ Supporting and implementing energy efficiency measures to reduce energy consumption;</li> <li>➤ Implementation of measures for environmental rehabilitation and sustainability;</li> <li>➤ Revitalisation of tax and other regulatory agencies to attract funds to the city, including the withdrawal of the shadow income of individuals and entities.</li> </ul> <p><b>According to the general plan of the city:</b></p> <ul style="list-style-type: none"> <li>➤ Efficient management of communal property, transport and land resources;</li> <li>➤ To ensure stable and efficient operation of communal ownership and on this basis, improving the quality of public services;</li> <li>➤ Ensure the functioning of the social and humanitarian sphere on the level of state standards;</li> <li>➤ Ensuring appropriate conditions for the effective functioning of health care, education, culture and other social and cultural institutions.</li> </ul>
<b>Employment</b>	<p>Total number of employees in the commercial sector of Lutsk is 126,000 thousand people (almost 62% of the resident population), including those engaged in:</p> <p>Economic activities in enterprises, organisations and civic associations – 78,300 (62.1% employed in the commercial sector)</p> <p>Business (small businesses and individuals and their employees) – 42,700 (33.9%)</p> <p>Other (engaged in private households, military, ministers and other religious cults) – 5,000 (4%)</p> <p>The level of registered unemployment at the beginning of 2011 was 2% of the population of working age.</p> <p>Average monthly wages in January-December 2010 were 1,850 USD (in the Lutsk region – 1,692 USD, in Ukraine – 2,239 UAH).</p> <p>As of 1<sup>st</sup> January 2010, there were 2,894 people registered as unemployed. At the beginning of 2011 there were 2,767 people.</p>

### 1.7 Capacity of action of the municipality

Lutsk Town Council has certain financial opportunities to invest in projects mainly due to restructuring costs.

<b>Financial resources</b>	<b>Total Revenue, th.UAH</b>	<b>597568,8</b>	<b>100%</b>
	<b>Including</b>		
➤ subvention from the state budget	177 811,2	29.8%	
➤ subsidies from the state budget	105 868,4	17.7%	
➤ personal income tax	219 109,8	36.7%	
➤ land-tax	43 684,8	7.3%	
➤ other incomes	51 094,6	8.6%	

<b>Cost structure</b>	<b>Total Cost, th.UAH</b>	<b>594 234,8</b>	<b>100%</b>
	<b>Including</b>		
➤ wages and benefits	296 851,9	50.0%	
➤ current expenditure	249 948,7	42.1%	
➤ town planning and organisation of public services, public welfare	14 330,0	2.4%	
➤ work in connection with construction, reconstruction, repair and maintenance of roads	4 411,2	0.7%	
➤ purchase of equipment	510,5	0.1%	
➤ capital construction	639,2	0.1%	
➤ capital repair	5 815,3	1.0%	
➤ reconstruction of objects	8 221,8	1.4%	

	➤ capital transfers	1 498,1	0.3%
	➤ subsidy of housing and communal services	12 000,1	2.0%
	➤ new home purchase-construction loan	8,0	0.0%

### 1.8 Supply and demand for space

**Statistical information is currently not available. Information represented in this paragraph is collected from the opinions of specialists in the public and private sectors.**

<b>Offices</b>	<p>Downtown Lutsk is very popular for living and business. Overall this is a residential area: mostly two-three storeyed buildings and private estate homes are located there. Apartments in the city centre are more expensive compared to other districts.</p> <p>All sorts of commerce are popular. In recent years, many non-residential and residential spaces on the ground floors of buildings were rebuilt into shops or offices. This trend towards the commercialisation of main central streets appeared a long time ago. This is due to the fact that in the town centre there are the main highways and many office buildings. In addition, the town centre is the cultural centre of the town, where it's comfortable and interesting to have a good rest.</p> <p>The vast majority of buildings are on private property. Trade establishments, stores and salons dominate the ground floors of buildings and main streets. The buildings that are under municipal ownership are mostly office buildings, educational institutions and cultural and sports buildings.</p> <p>Demand for real estate is greater than supply. This applies to residential, office and retail space. The presence of empty houses, offices, commercial and new buildings in downtown is evidence of the low purchasing power of consumers as well as certain specified real estate market opportunities with established parameters of price and quality.</p>
<b>Shops</b>	<p>According to the Development Plan of Lutsk, the city centre has been developing as a multifunctional system that includes public, business, cultural, educational, spectacular work, trade, catering and housing. Historically the city centre consists of two parts. In the western part of the centre there is valuable architectural, historical and cultural heritage – the territory of the State Historical and Cultural Reserve 'Old Lutsk'.</p>
<b>Hotels</b>	<p>In the centre of the city there are three major hotels of different levels of service quality and pricing. Several small hotels are being constructed. On the territory of the historical and cultural reserve the situation is quite different from the rest of the centre because of restrictions on privatisation and the sale of housing.</p> <p>In the old town we can observe the construction of new facilities, reconstruction of destroyed buildings into large office centers, banks, hotels, etc. An example is the reconstruction of two buildings dating back to the pre-war period, and the construction and reconstruction of several buildings into banks.</p>
<b>Housing</b>	<p>Housing areas dominate the Old Town. The historic district of the city, despite its cultural significance, is located a considerable distance from the centre (1 km), has no direct and easy access to Central Park, and is bordered on three sides by the river Stir and undeveloped floodplains, which are not related to the administrative city of Lutsk. This creates a certain imbalance in the development of the central areas of the city.</p>

### 1.9 State of public services

- Lutsk has the necessary utilities system to support the functioning of the city. This comprises: water supply, drainage, sanitary cleaning, electricity, heat, gas, hydraulic measures and rainwater drainage;
- Communication services are provided by 'UKRPOSHTA' and 'Ukrtelecom'. All well-known Ukrainian mobile operators, and internet providers are represented in Lutsk, and 3G Internet is becoming popular;
- Accommodation and public catering services are offered by hotels and dining places at various levels of service and prices;
- In Lutsk there are more than three hundred places to dine. Hotels can accommodate up to 1000 visitors at any one time;
- The city has an extensive public transport system. Passengers are served by electric transport (trolleys) and vehicles (city buses and route taxis);
- Thirty-seven cultural institutions in the city and some activists have formed a significant cultural and artistic movement. Its quantitative and qualitative indicators contribute to the establishment of Lutsk as an important cultural and artistic centre of the region;
- The most significant cultural events in the city are: 'Summer folk', 'Night in Lutsk Castle', 'Beregynya', 'Christmas in the Volyn family', 'Sword of Lutsk Castle', 'Straw Bird', 'Liubard Fest' and 'Stravinsky and Ukraine'.

### **1.10 Legal and institutional situation**

The main regulations on the protection of cultural heritage in Ukraine and the city of Lutsk:

1. Law of Ukraine on regulation of town planning (2011) – establishes legal and organisational basis of town planning and is aimed to ensure the sustainable development of territories, taking into account public and private interests.
2. Law on the Protection of Cultural Heritage – regulates the legal, organisational, social and economic relations in the sphere of cultural heritage for its conservation, the use of objects of cultural heritage in public life and the protection of the traditional character of the environment for present and future generations.
3. Law on Protection of Archaeological Heritage - regulates relations connected with the protection of archaeological heritage in Ukraine – an integral part of the cultural heritage of mankind and a vulnerable and irreplaceable source of knowledge on the historical past – and also defines the rights and responsibilities of archaeological heritage researchers.
4. Master Plan for the town of Lutsk (2009-2030) – determines the prospects and directions of the town of Lutsk.

These are local regulations made in accordance with national legislation, hence they do not contradict each other, but complement each other according to authorities.

### **1.11 Cultural heritage**

<b>Main features</b>	<ul style="list-style-type: none"> <li>➤ Material cultural heritage represented by the numerous historical sites and objects that are presented in museums of the town;</li> <li>➤ In total, there are 129 historical and architectural monuments of national and local level in Lutsk. Most of them (60) are located in the State Historical and Cultural Reserve 'Old Lutsk';</li> <li>➤ The most significant historical monument is Lutsk Castle (fourteenth – seventeenth century). More than 80% of its defense facilities have been preserved in their historical form. At the castle there is an art museum, a museum of bells, the museum of books and an underground tourist route;</li> <li>➤ Spiritual heritage represented by authentic crafts, traditional cookery, preserved trade traditions, festivities and public events.</li> </ul>
<b>Value</b>	<ul style="list-style-type: none"> <li>➤ Unique monuments of history, archeology and architecture were incorporated in the Old Town in the State Historical and Cultural Museum, which was established in 1985;</li> <li>➤ About twenty monuments of historical and architectural interest are considered to be heritage of national importance. The oldest monument is the foundations of the church of Ivan Bogoslov (eighteenth century).</li> </ul>

### **1.12 The contribution that heritage can make to the quality of life and to the social and economic prosperity of the town**

1. Development of tourism as an economic development component of the city, which creates more jobs and revenue in the budget;
2. Improvement of investment climate for potential investors, attracting their interest in the parts of the town where it is pleasant and interesting to live;
3. Preservation of the town's identity, forming the image of the town as a historic and cultural centre, with a respectful attitude towards the inhabitants of Lutsk;
4. Public education, patriotism. Effect on migration, especially youth, possibility of attracting students to come back to Lutsk, or stay in Lutsk, thereby strengthening the intellectual and human resources of the city;
5. Opportunity for small businesses – traders, craftsmen, art professionals – to realise their potential from an economic perspective and find their customers in the city and beyond.

### **1.13 Challenges and opportunities**

<b>Strengths</b>	<ul style="list-style-type: none"> <li>➤ Many cultural events of different directions, many preserved historical and cultural traditions, crafts, celebrations;</li> <li>➤ The city has a sufficient number of potential partners and organisations in the tourism and culture sectors or adjacent areas;</li> <li>➤ Historical multiculturalism, ethnic relations with many countries and nations.</li> </ul>
<b>Weaknesses</b>	<ul style="list-style-type: none"> <li>➤ Lack of targeted advertising, promotional and marketing campaigns;</li> <li>➤ Lack of information exchange, no mechanisms of accumulation and monitoring information;</li> <li>➤ Lack of co-ordination in the field of historic preservation of historical heritage, culture and</li> </ul>

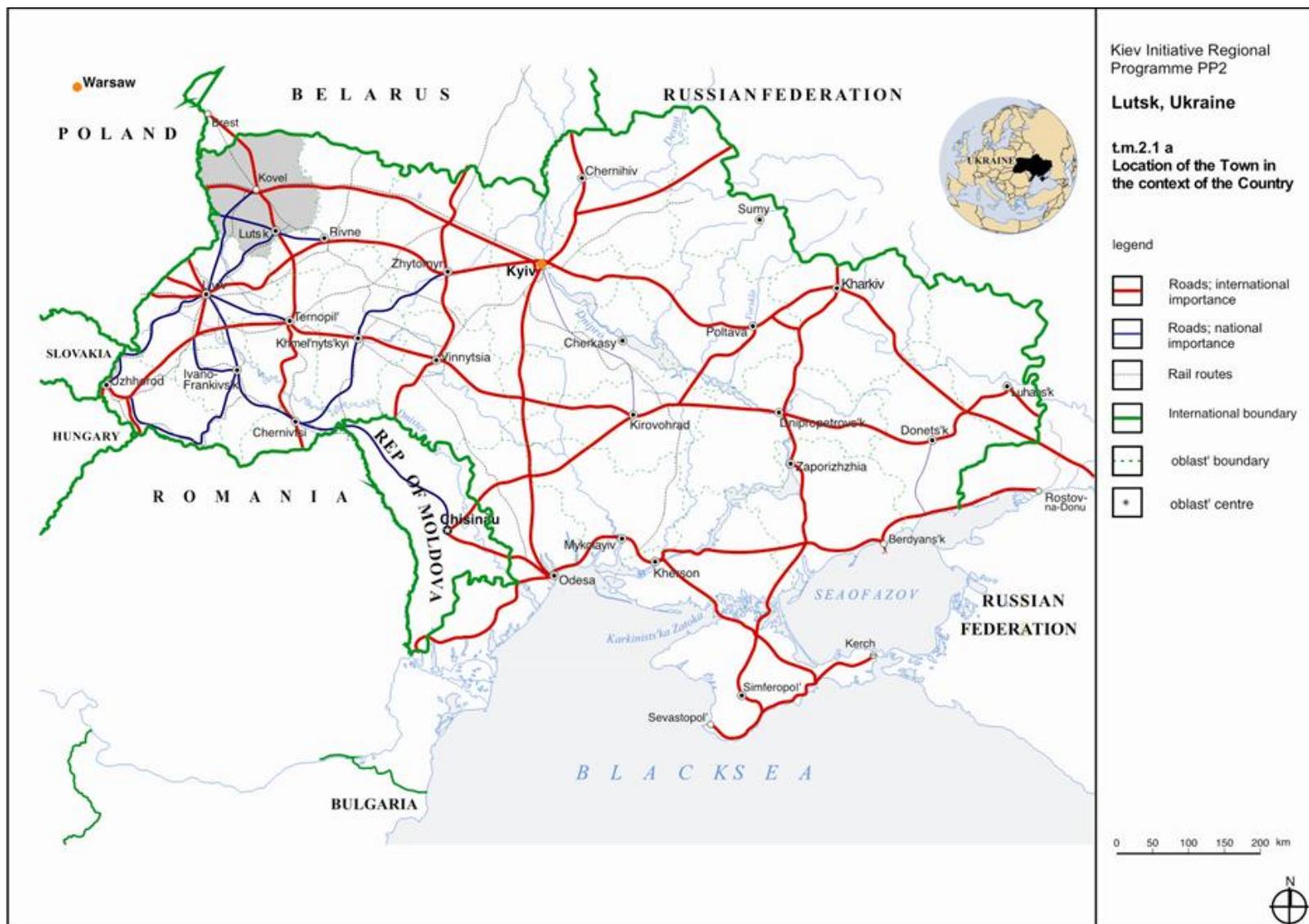
	<ul style="list-style-type: none"> <li>&gt; tourism;</li> <li>&gt; Lack of qualified staff.</li> </ul>
<b>Opportunities</b>	<ul style="list-style-type: none"> <li>&gt; Using numerous architectural and historic monuments for tourism, business and service development;</li> <li>&gt; Expanding the range of tourism products of the city by promoting the historically and naturally attractive suburbs;</li> <li>&gt; Rich intangible heritage of the city - legends, history, traditions;</li> <li>&gt; Proximity to the border of the European Union creates favorable conditions for international co-operation.</li> </ul>
<b>Threats</b>	<ul style="list-style-type: none"> <li>&gt; Unsatisfactory technical state of monuments, destruction of valuable historical and cultural places, lack of attractiveness;</li> <li>&gt; Lack of tourism infrastructure: marking, recreation, information points, parking for tourists, etc.;</li> <li>&gt; Low competitiveness of tourism products of Lutsk, not enough attention to modern methods of travel services, low use of Information Technology in the tourism sector;</li> <li>&gt; Insufficient number of places for cultural events;</li> </ul>

<b>1.14 Participation in international co-operation (including technical support to projects)</b>	
Type of project or area of main activities (urban rehabilitation, art/culture, transfrontier collaboration, etc.)	<p><b>1. Tourism without Borders - promotion of tourist centres in Euro-region Bug</b></p> <p><b>Time period:</b> July 2006 – January 2007  <b>Budget:</b> 134 885,28 PLN (67,000 EUR)</p> <p>To strengthen the tourism sectors in Lublin, Lutsk and Brest by modernising service systems; promoting cross-border tourism and innovation; and optimising previously-implemented activities to develop tourism in the territory of Euro-region Bug:</p> <ul style="list-style-type: none"> <li>- Presentation of Belarus and Ukraine as a strategic market for Polish tourism;</li> <li>- Seminars and practical meetings of representatives from the tourism sector with journalists and local authorities;</li> <li>- Euro-region presentation of tourism products and joint promotions.</li> </ul> <p><b>2. 'The Tourism Development Strategy of the City of Lutsk with Cross-Border Co-operation and European Integration'</b></p> <p><b>Time period:</b> July 2009 – December 2009  <b>Budget :</b> 23 209,586 EUR</p> <p>To improve cross-border co-operation between the cities of Poland and Ukraine in the sphere of tourism development through the involvement of Polish and European experts in the creation and implementation of the local development strategy:</p> <ul style="list-style-type: none"> <li>- Improve the work of the executive bodies of Lutsk Town Council in the development of tourism in Lutsk;</li> <li>- Build up interest in Lutsk in cross-border co-operation and European integration processes. Developing tourism as a high priority for social and economic development.</li> </ul> <p><b>3. 'Visit Your Neighbour: Cross-Border Co-operation for Tourism Development'</b>  <a href="http://www.sasiad.ecit.pl/">http://www.sasiad.ecit.pl/</a></p> <p><b>Time period:</b> July 2009 – December 2009</p> <p>To develop a model of co-operation between NGOs and local authorities in tourism and promotion.</p> <p><b>4. Volunteer information centre</b></p> <p><b>Time period:</b> August 2010  <b>Budget:</b> 10,200 UAH (1,000 EUR)</p> <ul style="list-style-type: none"> <li>- Create a system to enable the flow of information amongst tourist sector businesses;</li> <li>- Provide free advice and information on Independence Day and Lutsk Day celebrations.</li> </ul> <p><b>5. Lutsk City Council is also preparing a project called 'Tourism Information System of border towns'</b> to call for proposals for the Cross Border Co-operation Programme Poland-</p>

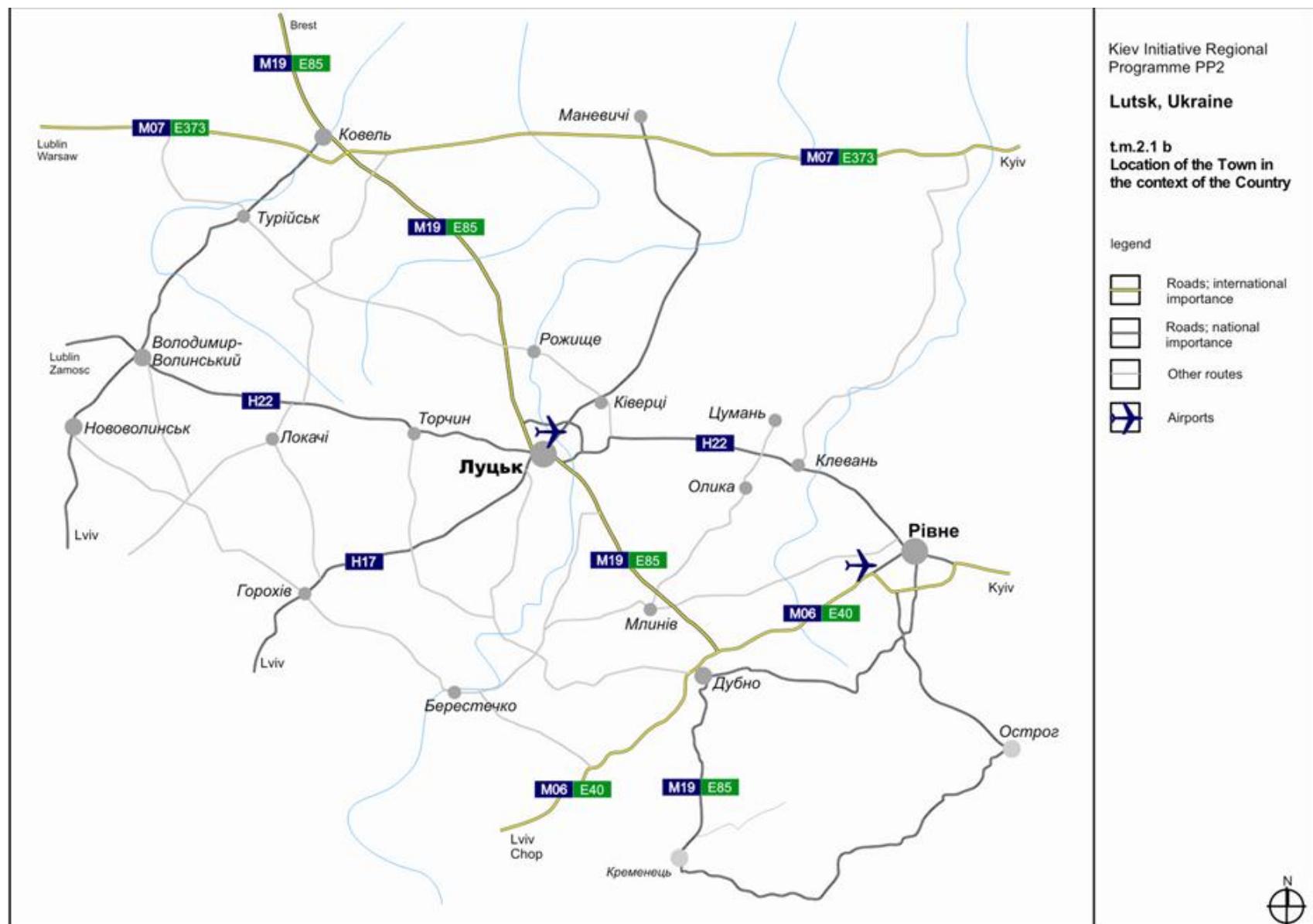
	<p>Belarus-Ukraine 2007 – 2013 (the date of submission for the draft is September 2011). Therefore, the project ‘Rehabilitation of cultural heritage in historic towns’ will add to the planned project’s important data and analytical information on the cultural and historical heritage of the city of Lutsk.</p> <p>Results of the project ‘Rehabilitation of the cultural heritage in historic towns’ will be used by Lutsk Town Council for further work on projects in the field of socio-economic development and tourism in particular.</p>
<b>Donors</b>	<ol style="list-style-type: none"> <li>1. European Regional Development Fund under the Neighbourhood Programme Poland-Belarus-Ukraine INTERREG IIIA/Tacis CBC 2004 – 2006</li> <li>2. Ministry of Foreign Affairs of Poland in the framework of the ‘Polish Aid’</li> <li>3. Norwegian financial mechanism with the Ministry of Foreign Affairs of Poland</li> <li>4. USAID Public Relations Programme, USA</li> </ol>
<b>Partners</b>	<ol style="list-style-type: none"> <li>1. Administration of Lublin, Brest Administration</li> <li>2. Centre for Cross-Border Initiatives (Lublin)</li> <li>3. The Foundation for the European Centre for cross-border initiatives in Lublin</li> <li>4. Department of Culture and preservation of historical heritage, Lutsk City Council</li> <li>5. Travel Club Anamandriya</li> <li>6. The European Fund for Support of Natural, Recreational, Environmental and Humanitarian Activities ‘Futurus XXI’</li> <li>7. NGOs in Estonia</li> <li>8. Volyn Association for Tourism Development</li> <li>9. Youth NGO ‘Perspectyva’</li> </ol>

## **II. THEMATIC MAPS**

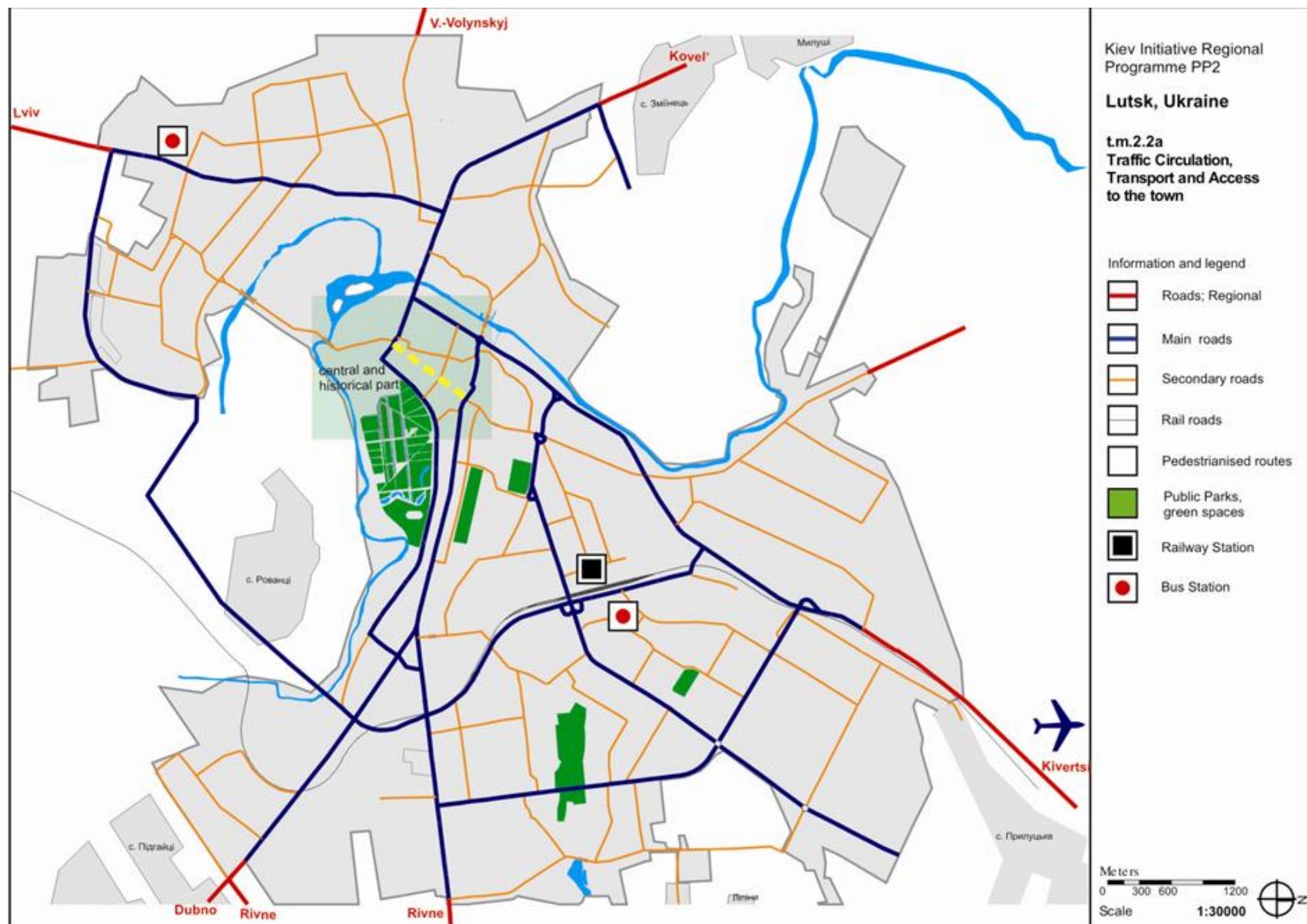
### **2.1a Location of the town in the context of the country**



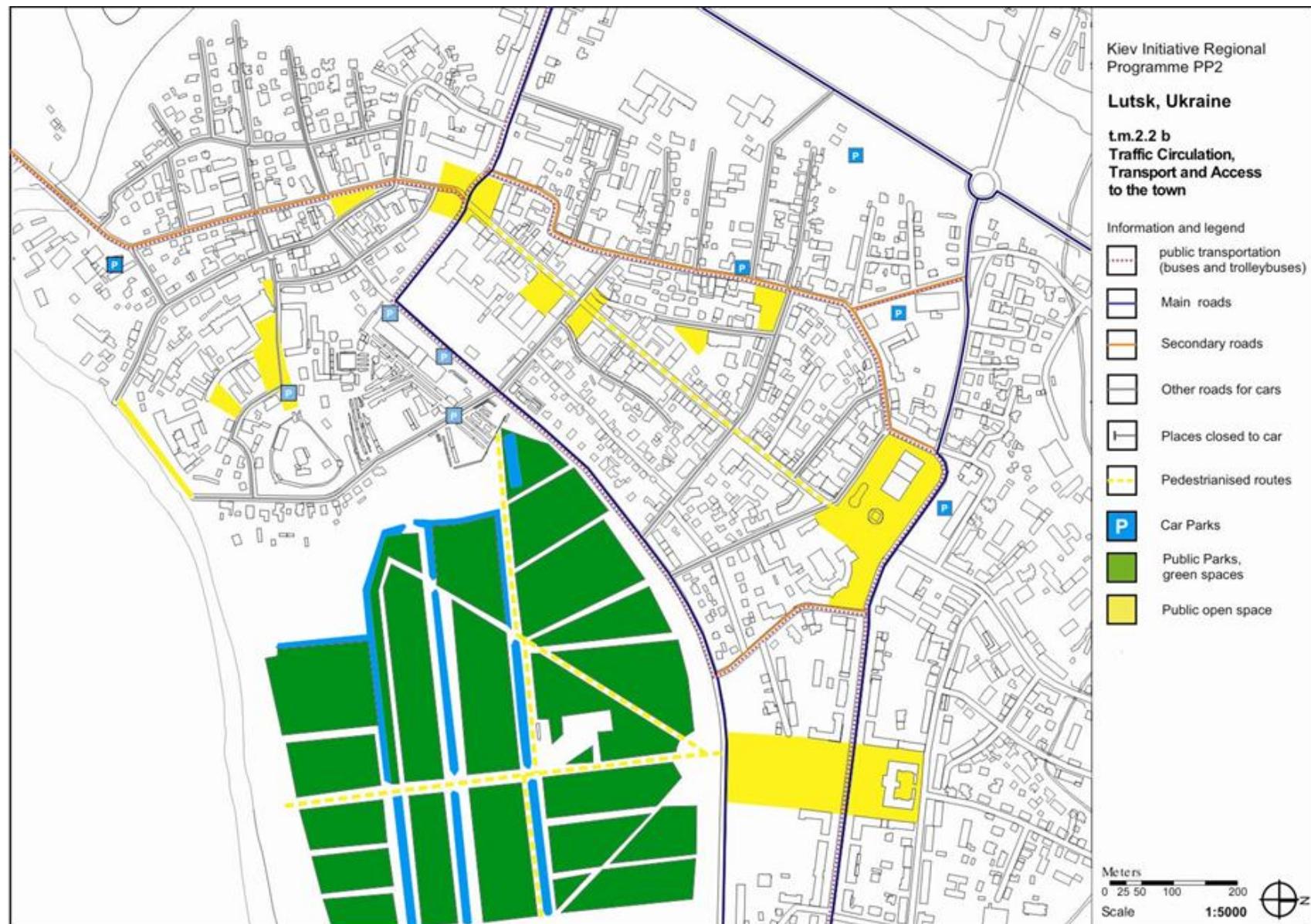
## 2.1b Location of the town in the context of the region



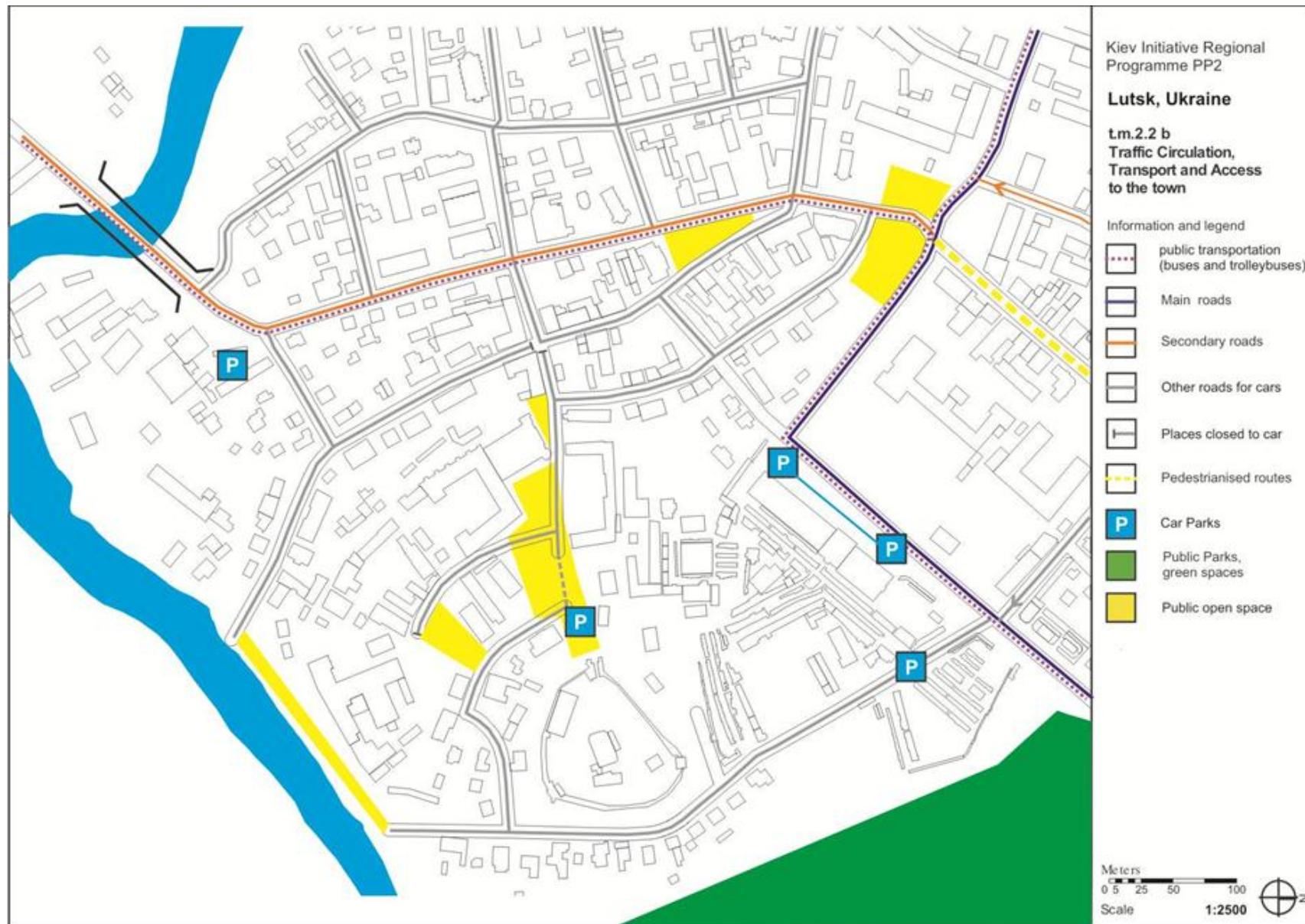
## 2.2a Traffic circulation, transport and access to the town



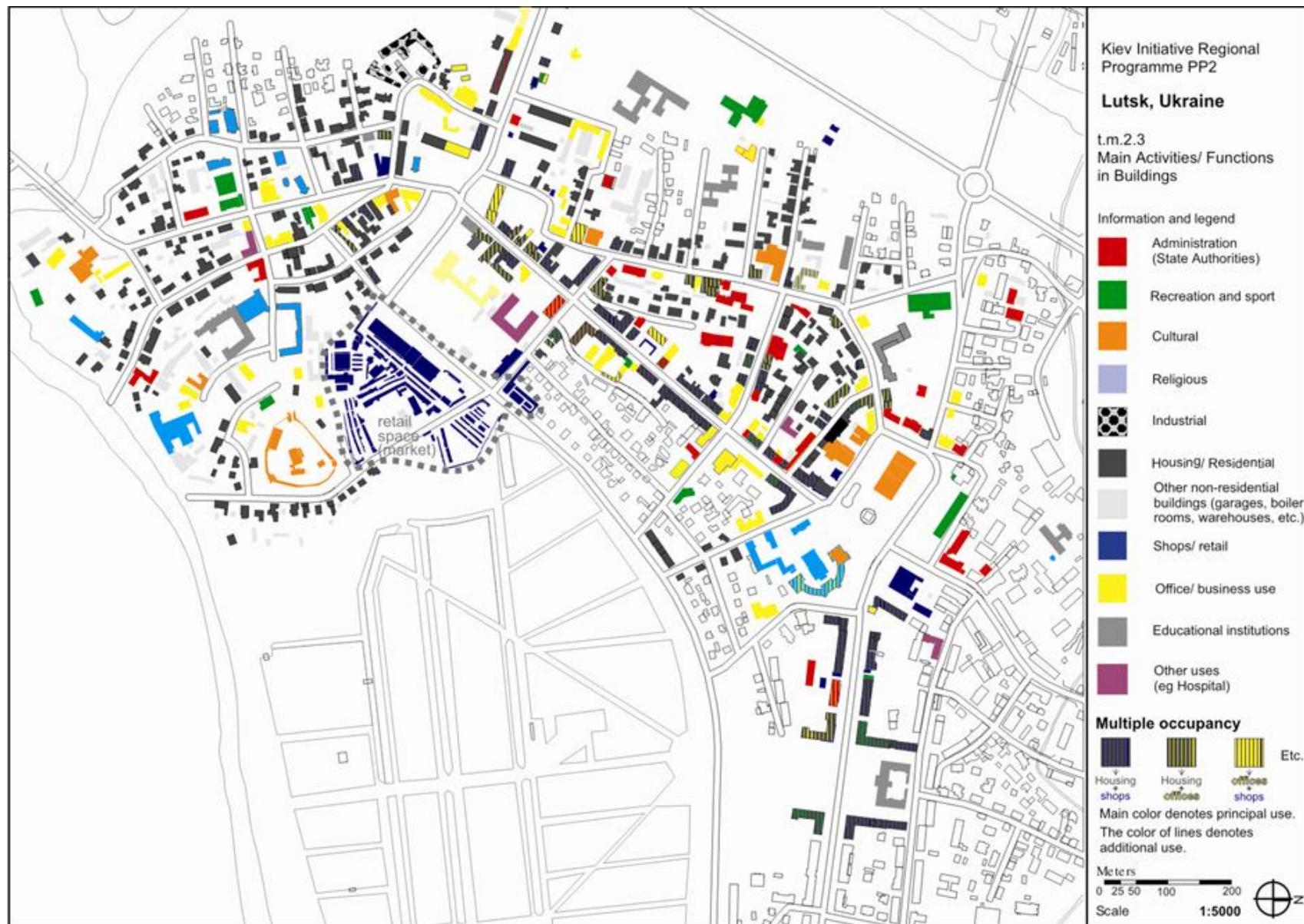
## 2.2b Traffic circulation, transport and access to the town (scale 1:5000)



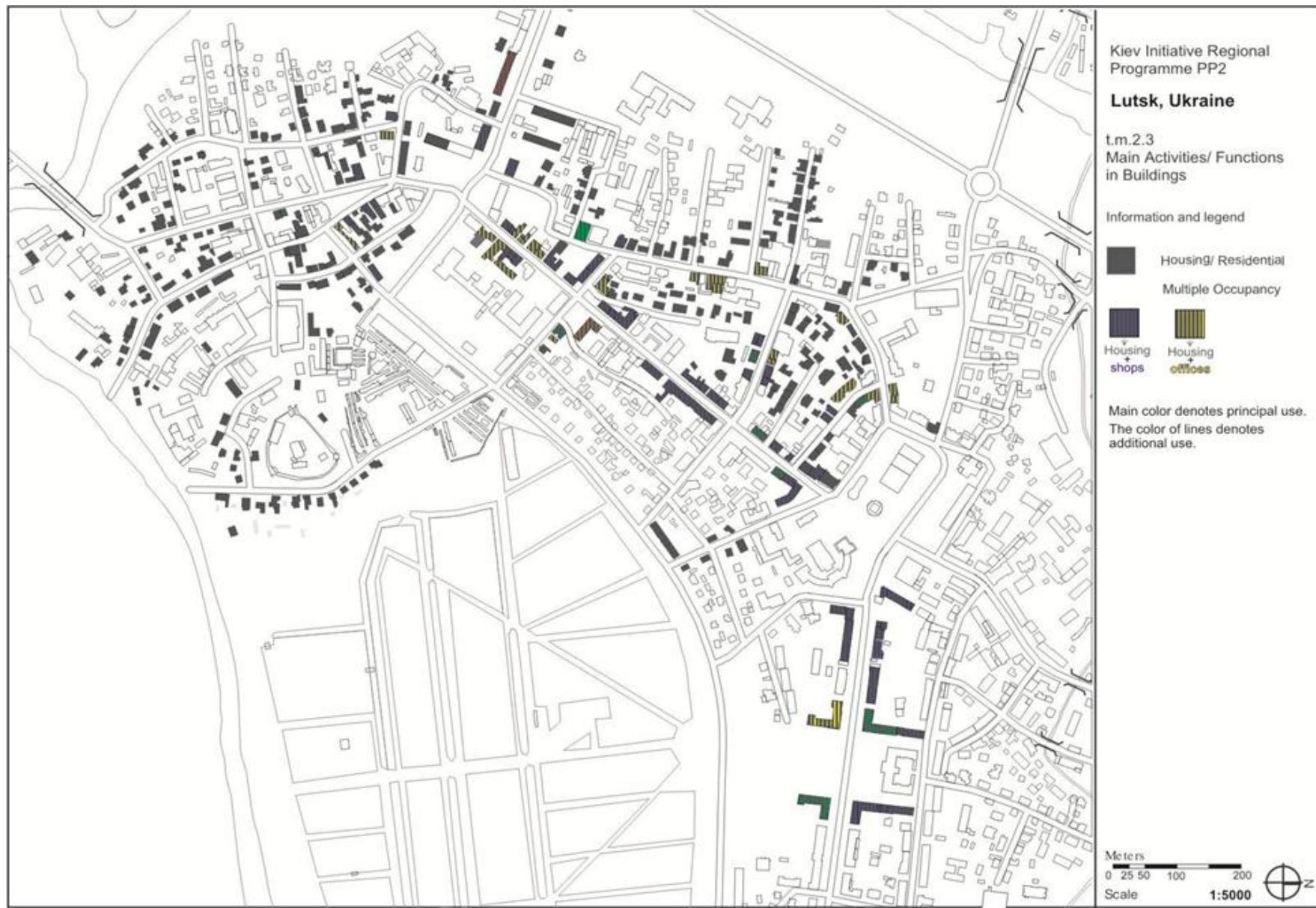
## 2.2b Traffic circulation, transport and access to the town (scale 1:2500)



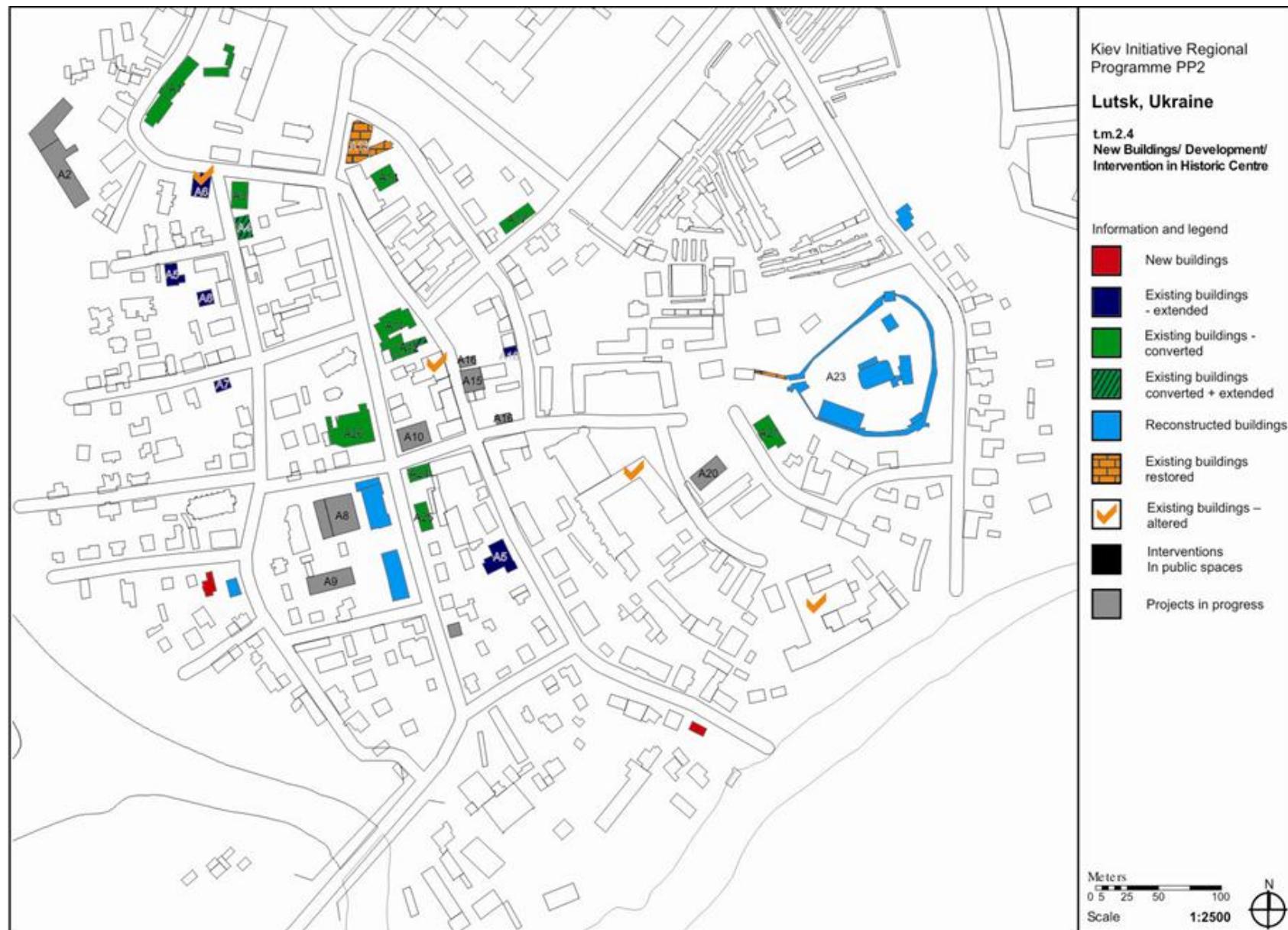
### 2.3a . The main activities/functions in buildings



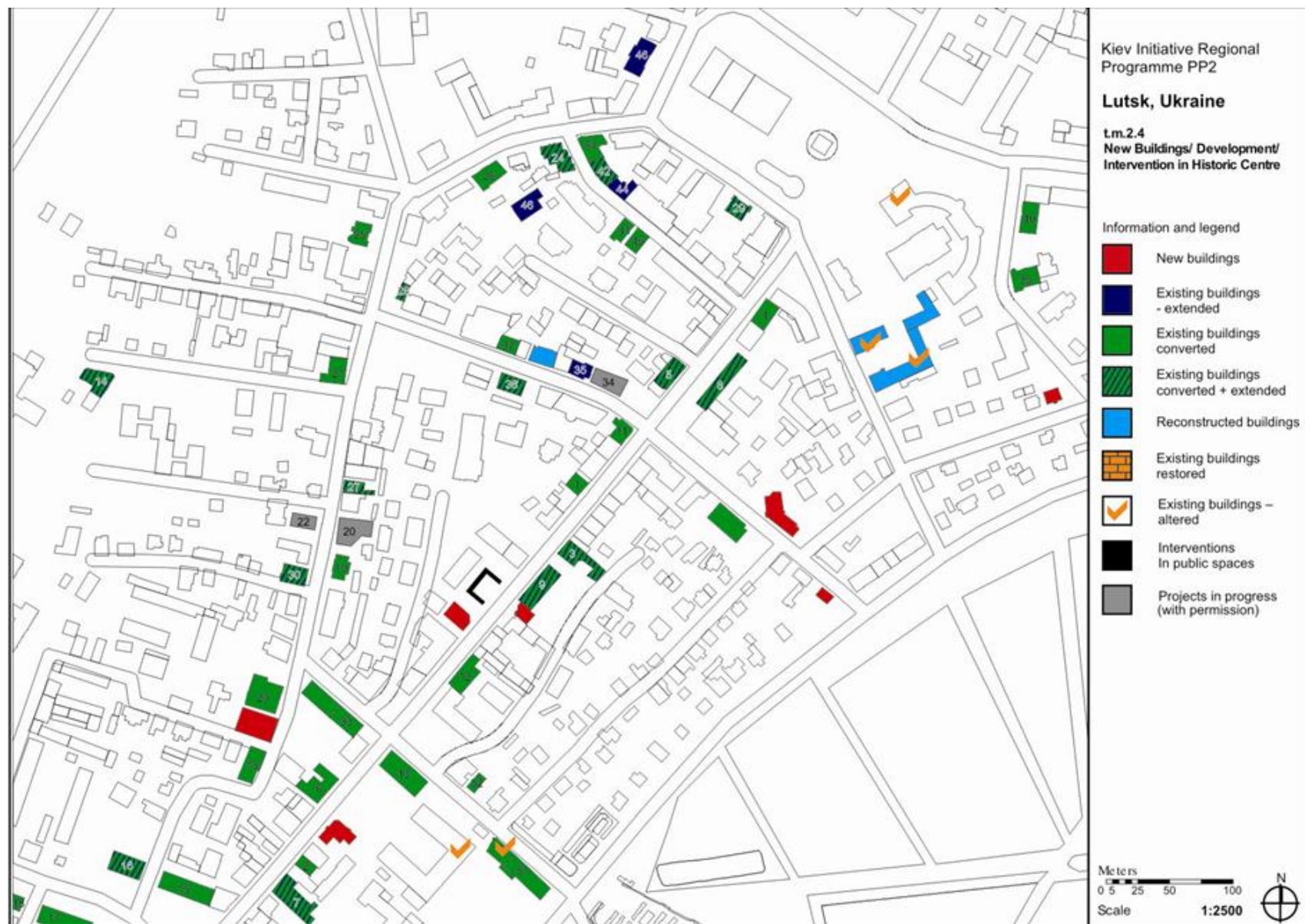
### 2.3b The main activities/functions in buildings (housing only)



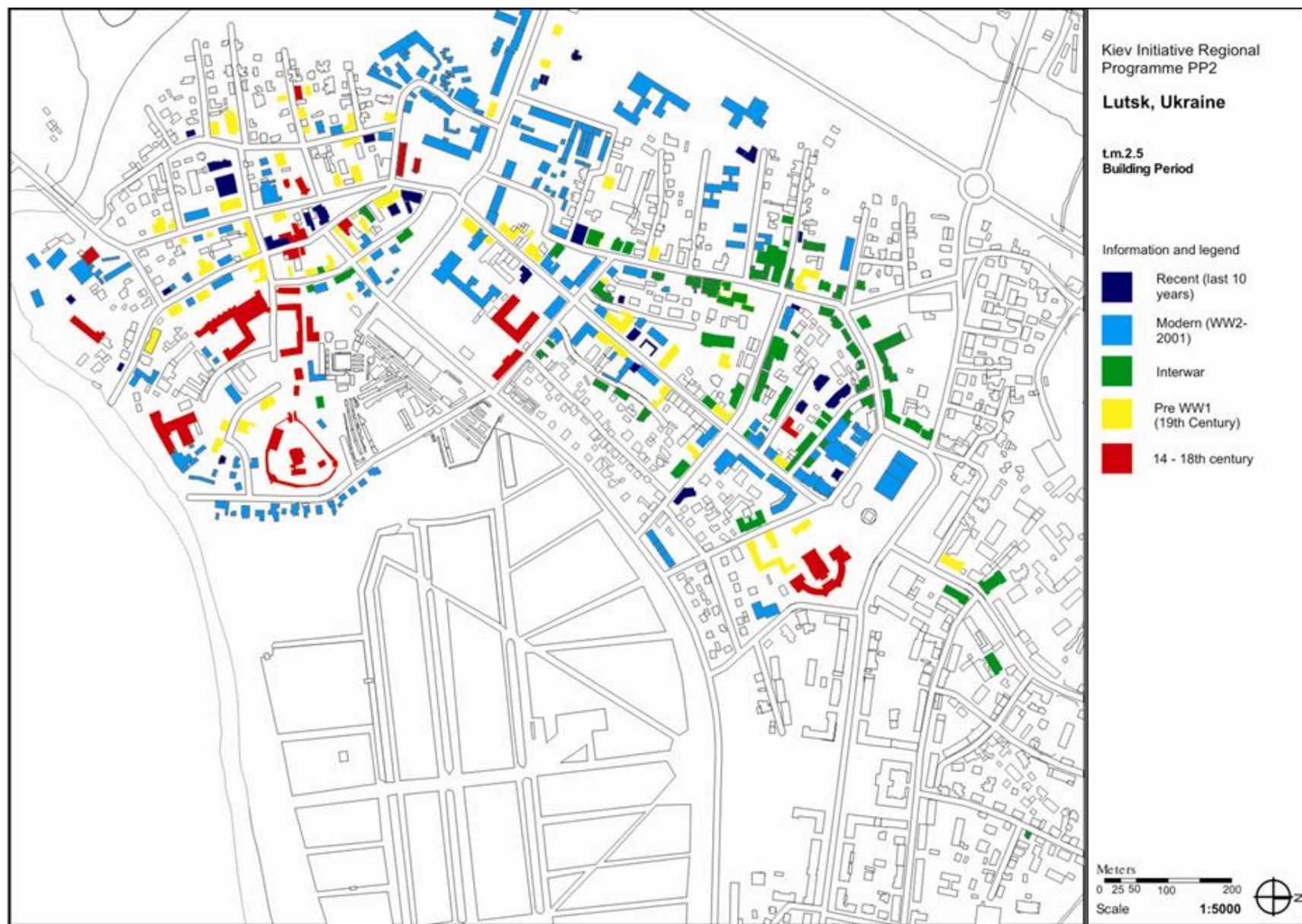
## 2.4a New buildings/development/interventions in the historic centre



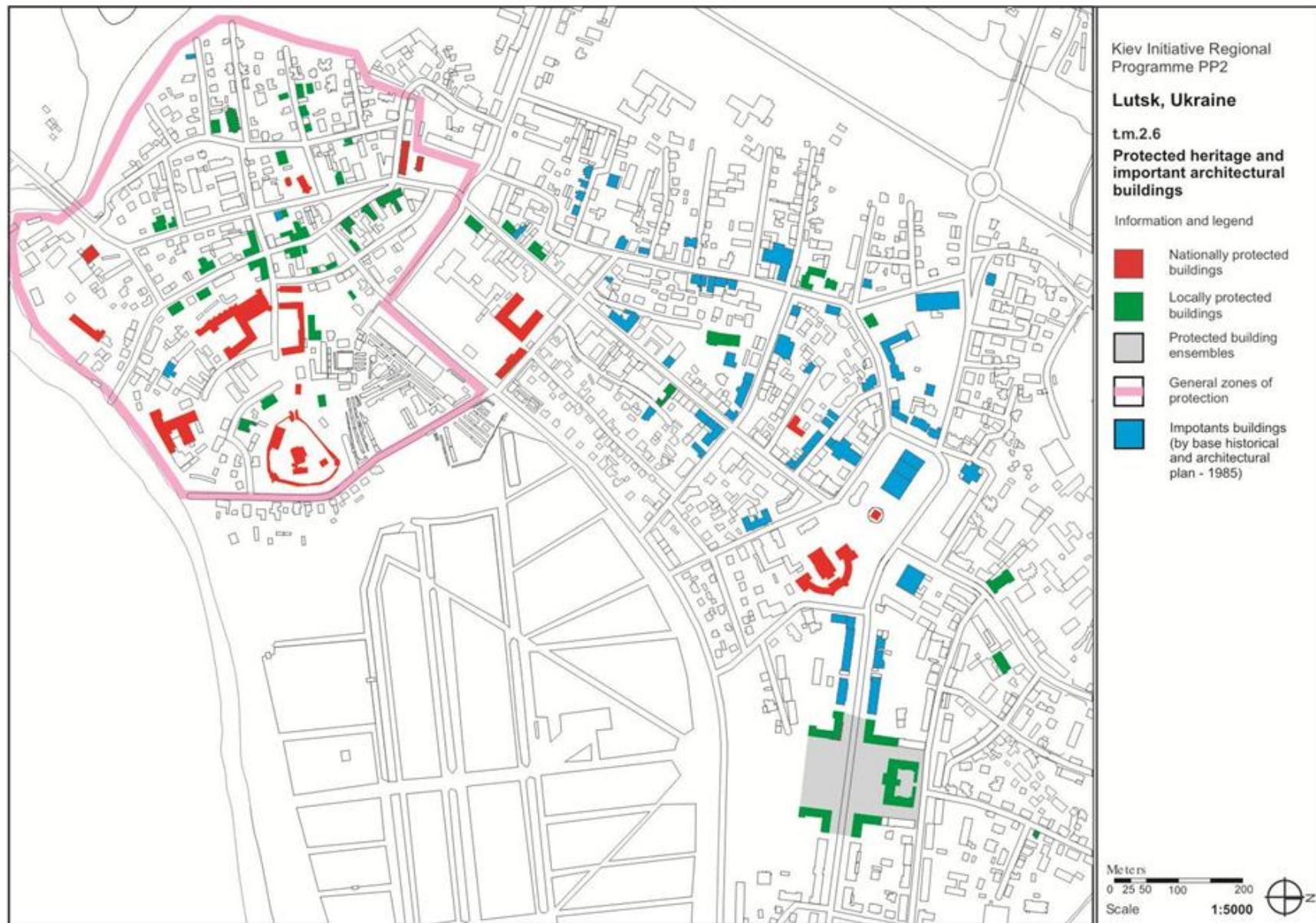
## 2.4b New buildings/development/interventions in the historic centre



## 2.5 Time periods/epochs of buildings



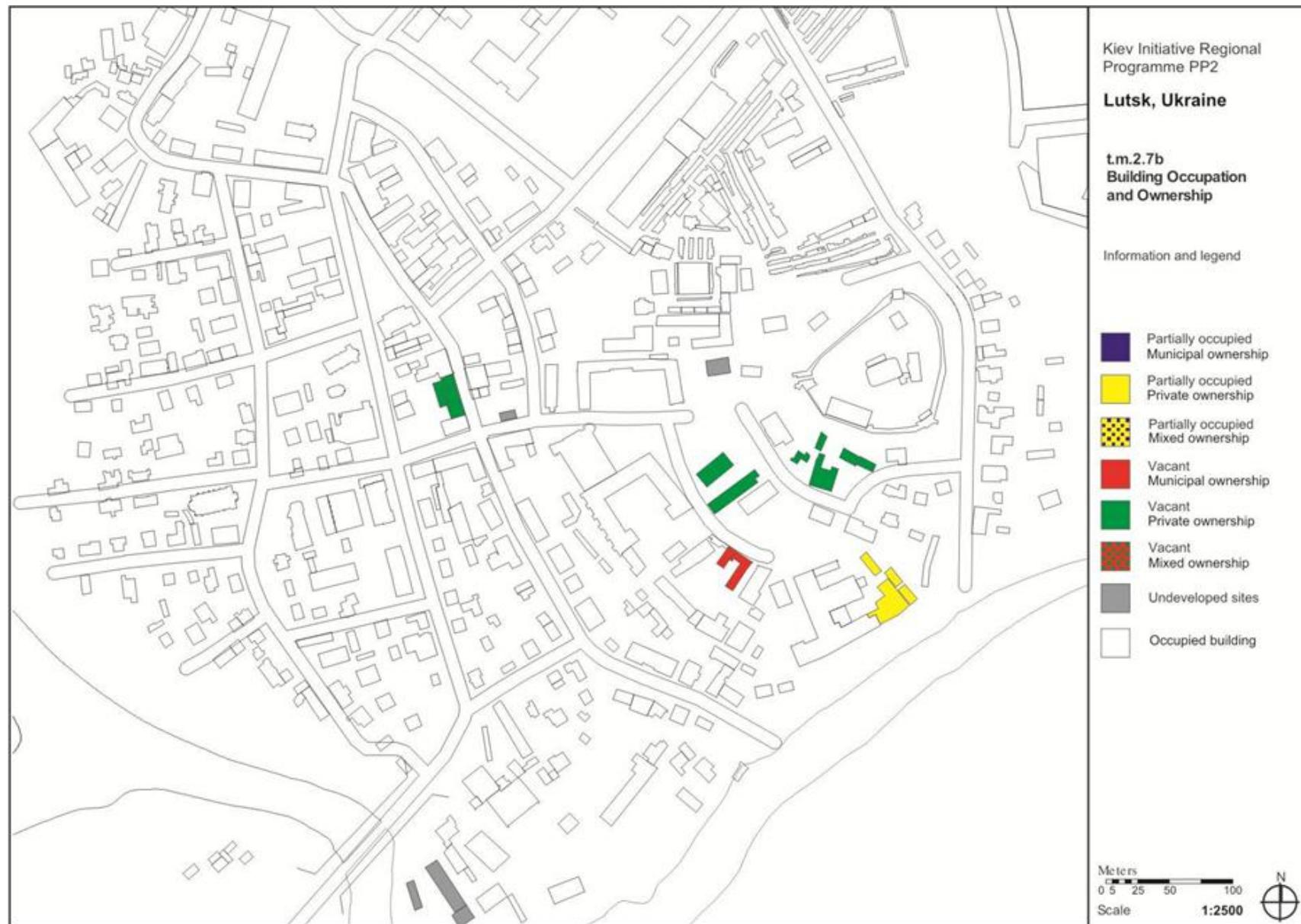
## 2.6 Protected heritage and important architectural buildings

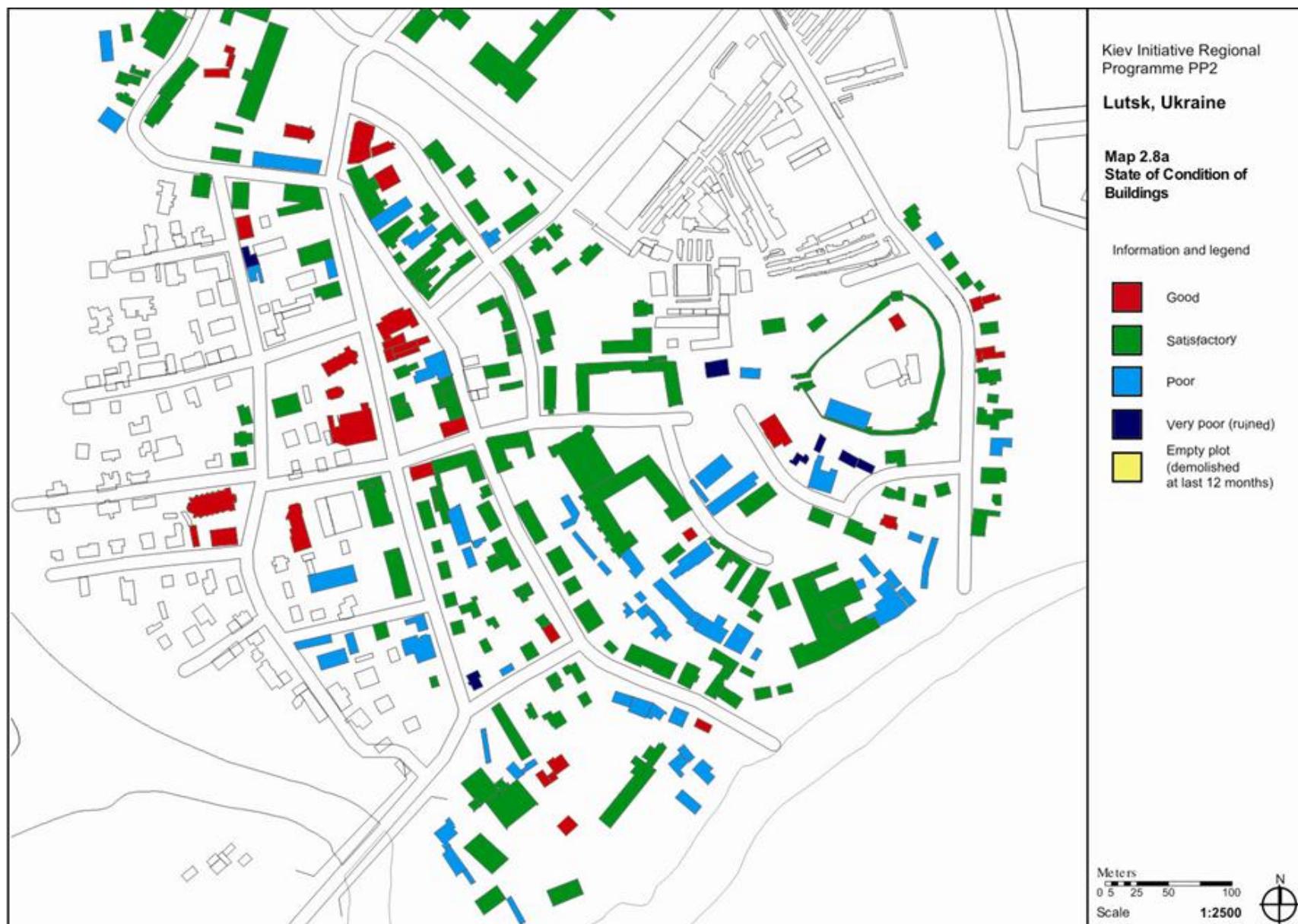


## 2.7a Occupation (and ownership) of buildings



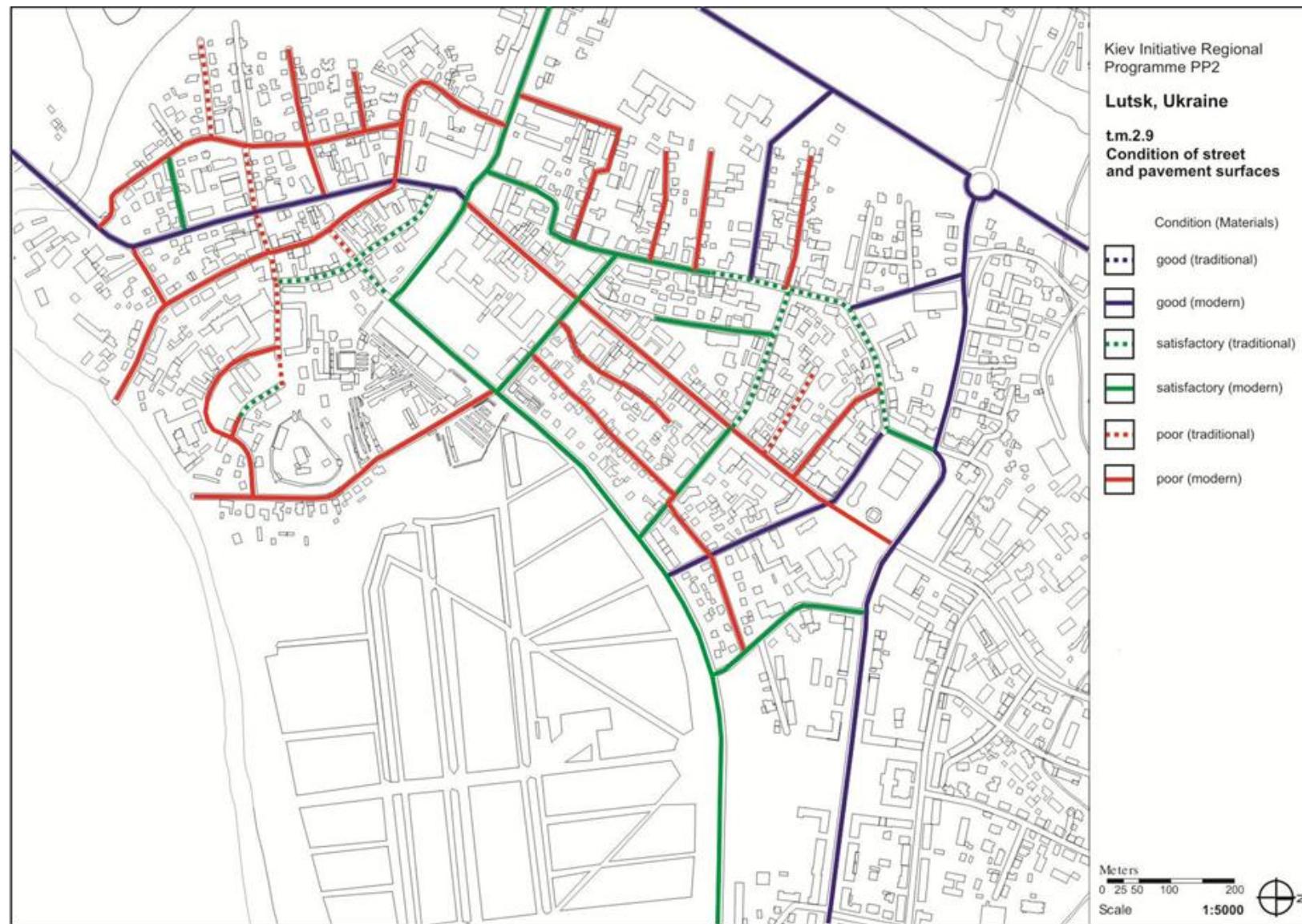
## 2.7b Occupation (and ownership) of buildings



**2.8a State of condition of buildings**

**2.8b State of condition of buildings**

## 2.9 Condition of street and pavement surfaces



## 2.10 Appendix 1 (comments on the maps)

### Thematic maps:

#### 2.3 The main activities/functions in buildings

An important feature of the part of the city that was investigated is that there are numerous small private houses and outbuildings. These buildings generally have no cultural value and do not have social functions, therefore on some of the maps in this Preliminary Technical File they are not analysed and are marked in white. Some blocks of buildings that go beyond the line of base maps b & c are also marked with white.

An important aspect of downtown is the presence of a large trading market (bazaar), the bigger part of which is on the territory of the reserve. The market is not a traditional part of the city, therefore, its territory and facilities do not have any historical value.

#### 2.4 (a & b) New buildings/development/interventions in the historic centre

To assess the scale of construction changes that took place in Lutsk over the last 10 years, we have offered a brief description of individual objects:

Nº	Change “-“	Note
		 Existing buildings – converted
A1	Workshops and warehouses - offices	
A3	Apartment - office	
A11	Shop - bank	
A12	Utility room - bar and hotel	
A17	Apartment - store	The first floor of a residential building
A21	Non-residential building - restaurant	
A24	Apartments - offices	The whole building
A25	Apartments - offices	A part of a residential building
A26	Non-residential building - bank	
1	Warehouses - dentist office and non-residential buildings - visitors centre	
2	Coffee house - shop	The first floor of a residential building
4	Shop - cafe	The first floor of a residential building
6	Apartment - store	The first floor of a residential building
10	Apartment - dentist office	A part of a residential building
11	Non-residential building - bank	A part of a residential building
12	Warehouses - sports complex	A part of a residential building
13	Non-residential buildingg - administrative building	A part of the building
15	Non-residential buildings - offices	
17	Cafeteria - company store	The first floor of a residential building
18	Apartments - medical diagnostic centre	A part of a residential building
19	Reconstruction of the basement - bar	
21	Accommodations - medical centre	
23	Cinema - youth centre	
25	Building - offices	
26	Apartments - store	
31	Production space - shops, pharmacies, salons, etc.	
32	Non-residential building - dentist office	
33	Non-residential premises - office	
37	Apartment and shop - shop	
38	Administrative building - business centre	
39	Non-residential buildings - offices	
40	Flat and public reception - administrative room and café	

41	Apartment - hairdresser	
43	Apartment - office	



### Existing buildings – extended

A5	Increasing the area of a private house	
A6	Completion of the garage to a private house	
A7	Increasing the area of a private house	
A15	An increase in area for an apartment	Completion of the attic floor
30	Apartment rremodeling	With completion
35	Reconstruction with the superstructure of an attic floor	
44	Reconstruction of apartment	Completion of the attic floor
46	Expansion of a court building	



### Existing buildings – converted + extended

A4	Reconstruction of dwelling house into a training centre	With the expansion
A12	Reconstruction of non-residential buildings into a hotel	Expanding and increasing the number of floors
3	Non-residential premises changed to a store	A part of residential building
5	Shop changed to a cafe and beauty salon	Completion to residential building
7	Apartments into a store	With the expansion
8	Non-residential premises into a bank	With the expansion
9	Apartment into a shop	With the expansion
14	The reconstruction of project workshops	
16	Non-residential premises into store	With the expansion
24	Reconstruction of building into offices	With completion
27	Reconstruction of two apartments into an office and shop	With the expansion
28	Non-residential building into an administrative building	Completion of the attic floor
29	Non-residential premises into a pharmacy	With completion to commercial office
36	Apartments into a café	With the expansion
42	Non-residential premises into a health centre	With the expansion



### Projects in progress

	<b>Construction phase</b>	<b>Note</b>
A2	Foundation laid	Residential complex on-site plant
A8	Interior work	Hotel, offices
A9	Permit, work not started	
A10	Building construction (wall)	
A15	Building construction (wall)	
A16	Permission	Empty area
A20	Permit, work not started	
20	Permission	Business centre on the free site
22	Premission	Administrative premises on the site of ruin
34	Building walls	Shop

### Other projects

A13	Reconstruction of two houses according to pre-war drawings	
-----	--	--

## 2.5. Time periods/epochs of buildings

Periods of development, which are represented on these maps, correspond to important historical periods of the development of the town. The modern period after World War II – a time of active development, the development of Lutsk in the Soviet Union and the first years of independence for Ukraine. During the interwar period, Lutsk was part of Poland. This period is characterised by the creation of new streets and buildings with a strong architectural style.

The period from the nineteenth century to the beginning of the twentieth century (from 1795 to 1914) is the Czarist Russian period. At that time, many buildings were built that convey the contemporary atmosphere of an ancient city.

During the period spanning the fourteenth to the eighteenth century (when Lutsk was part of the Galicia-Volyn principality, Lithuania and Poland), monuments that now have the greatest historical and cultural value were built. Due to frequent rearrangements and changes in the architecture of buildings, in many cases it is difficult to determine the exact period when the monuments were built. Unknown structures are marked on the map in white.

Since there are many buildings in the city centre, the detailed information requires additional research and work by historians. Instead, listed historical buildings fully convey the peculiarities of streets. Due to differences in opinion of historians and their inability to establish the exact date of construction of buildings as a result of alterations, there might be minor inaccuracies on the map.

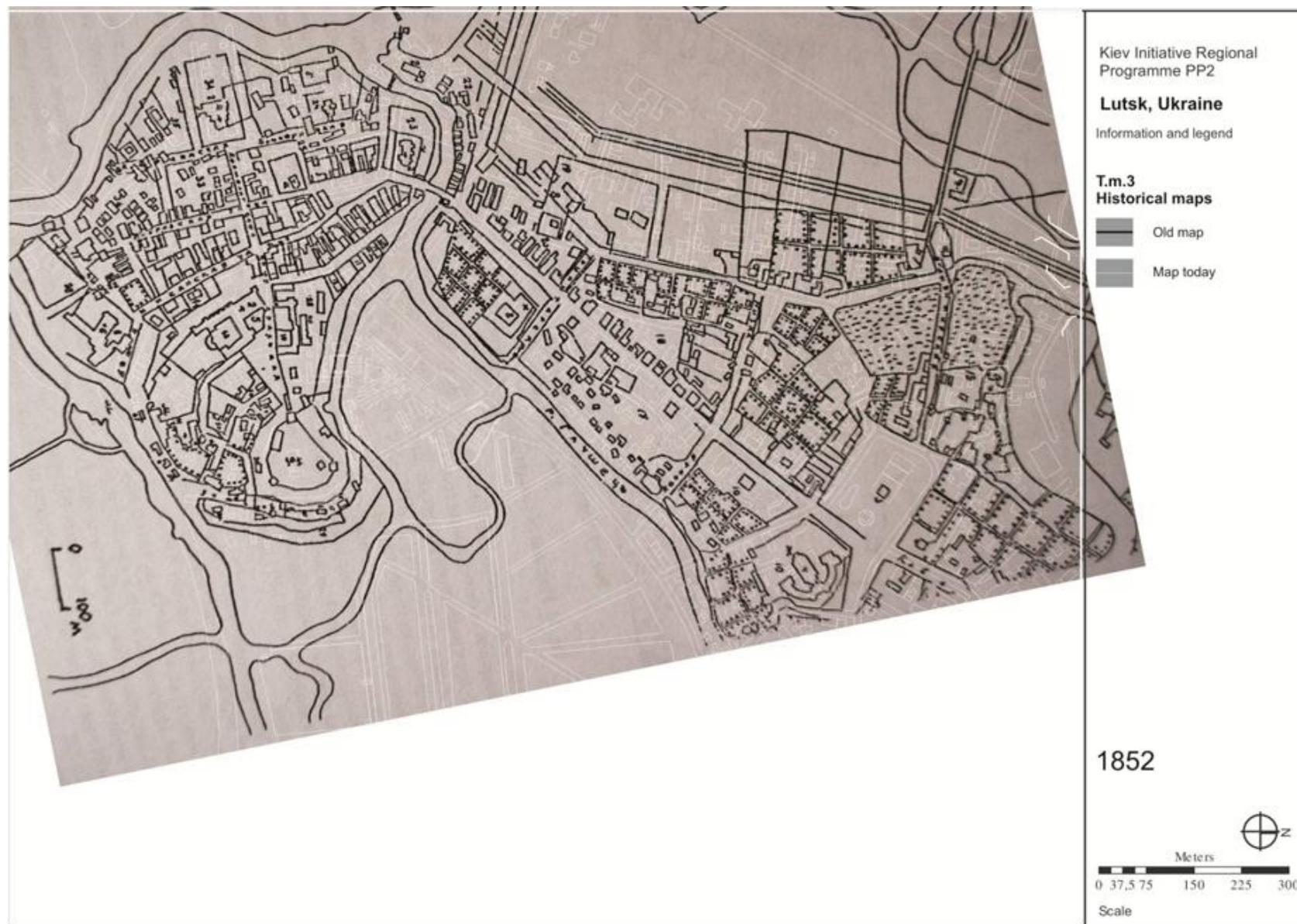
## 2.6. Protected heritage

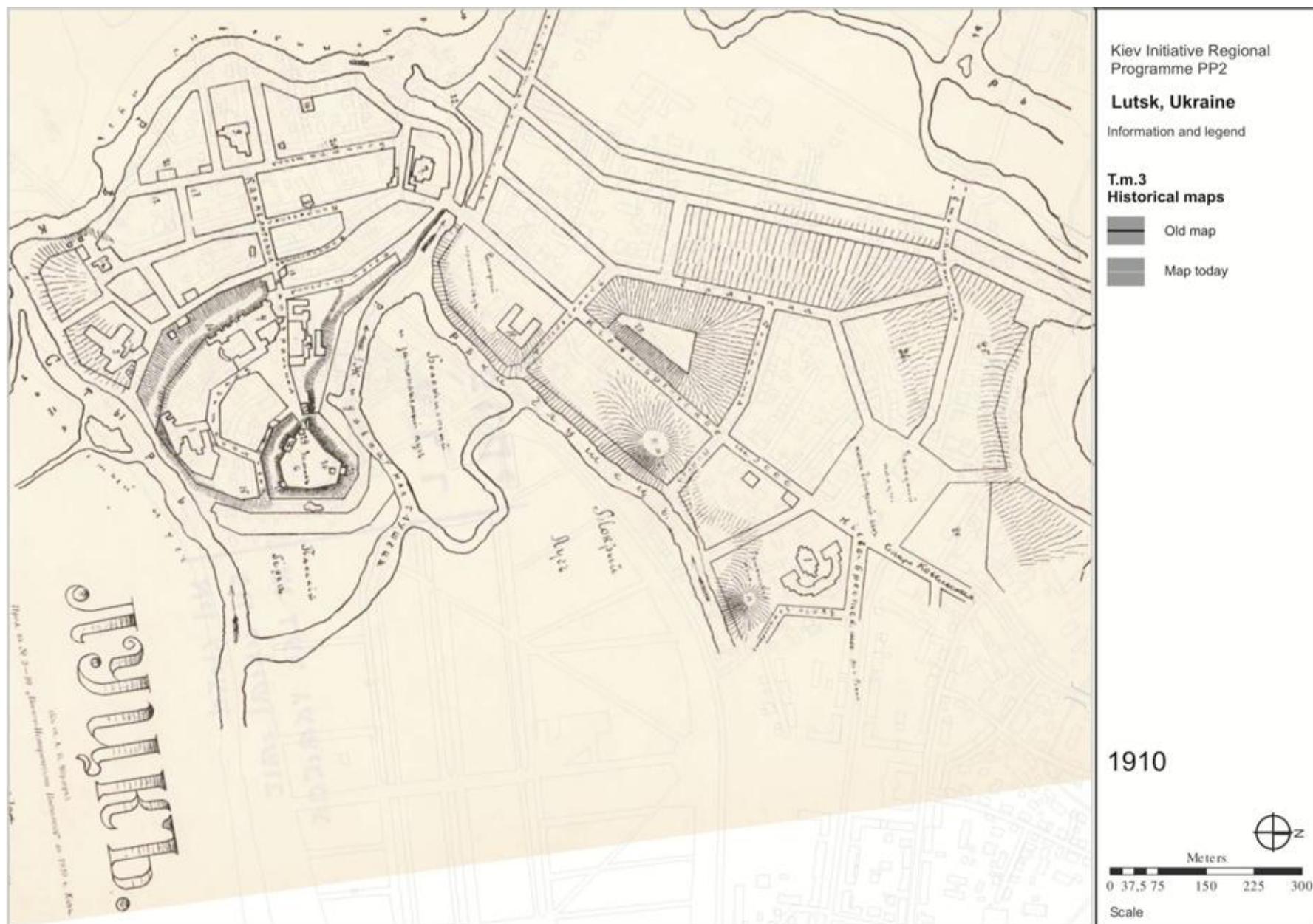
Each historic monument, protected by the law, has its own individual protection zone. Each zone is defined individually for each object according to the given environment. On the map, these zones are not indicated, as clear boundaries for these zones are not currently installed for all monuments.

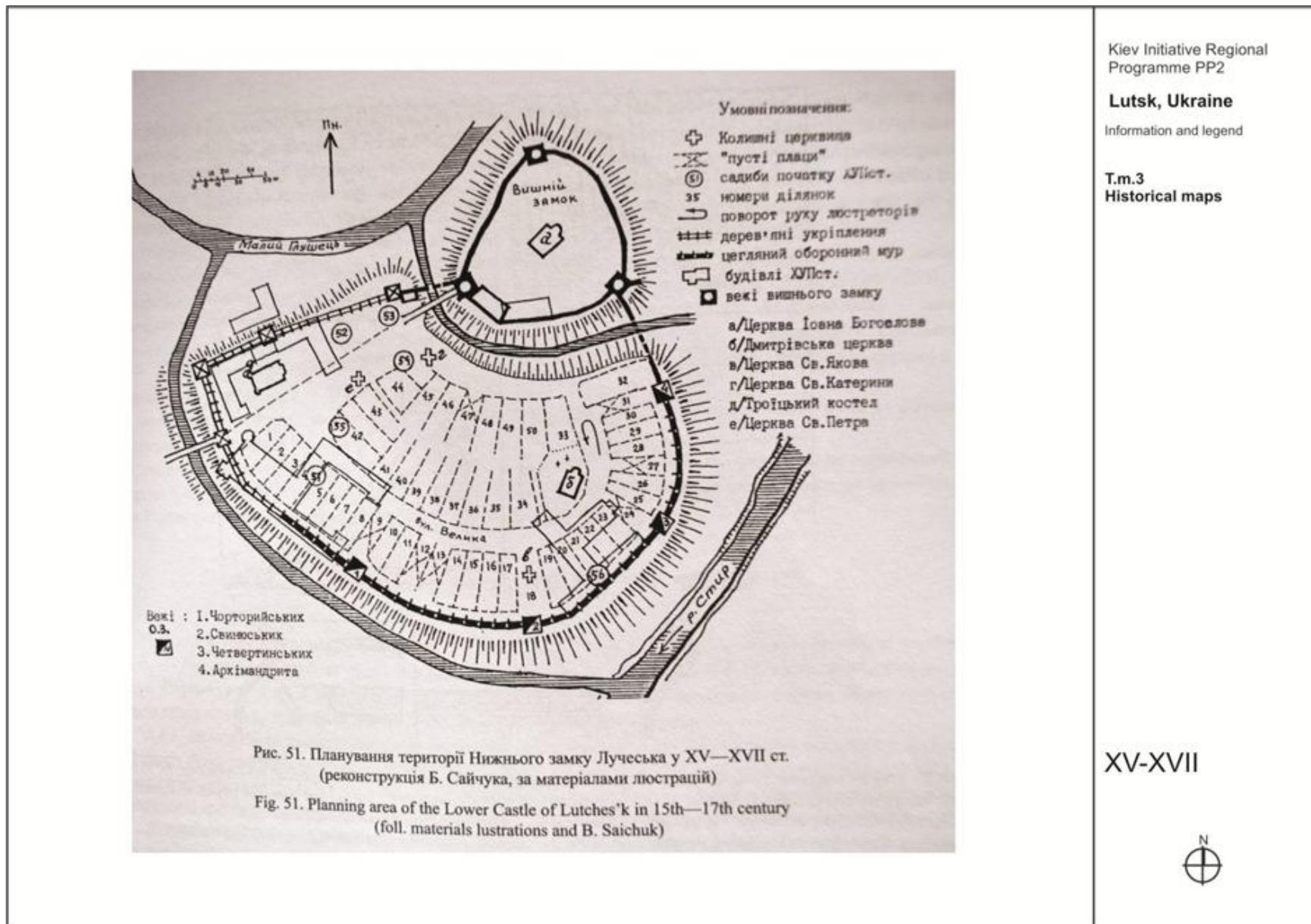
Archaeological sites are defined as a separate category, because they coincide with the reserve.

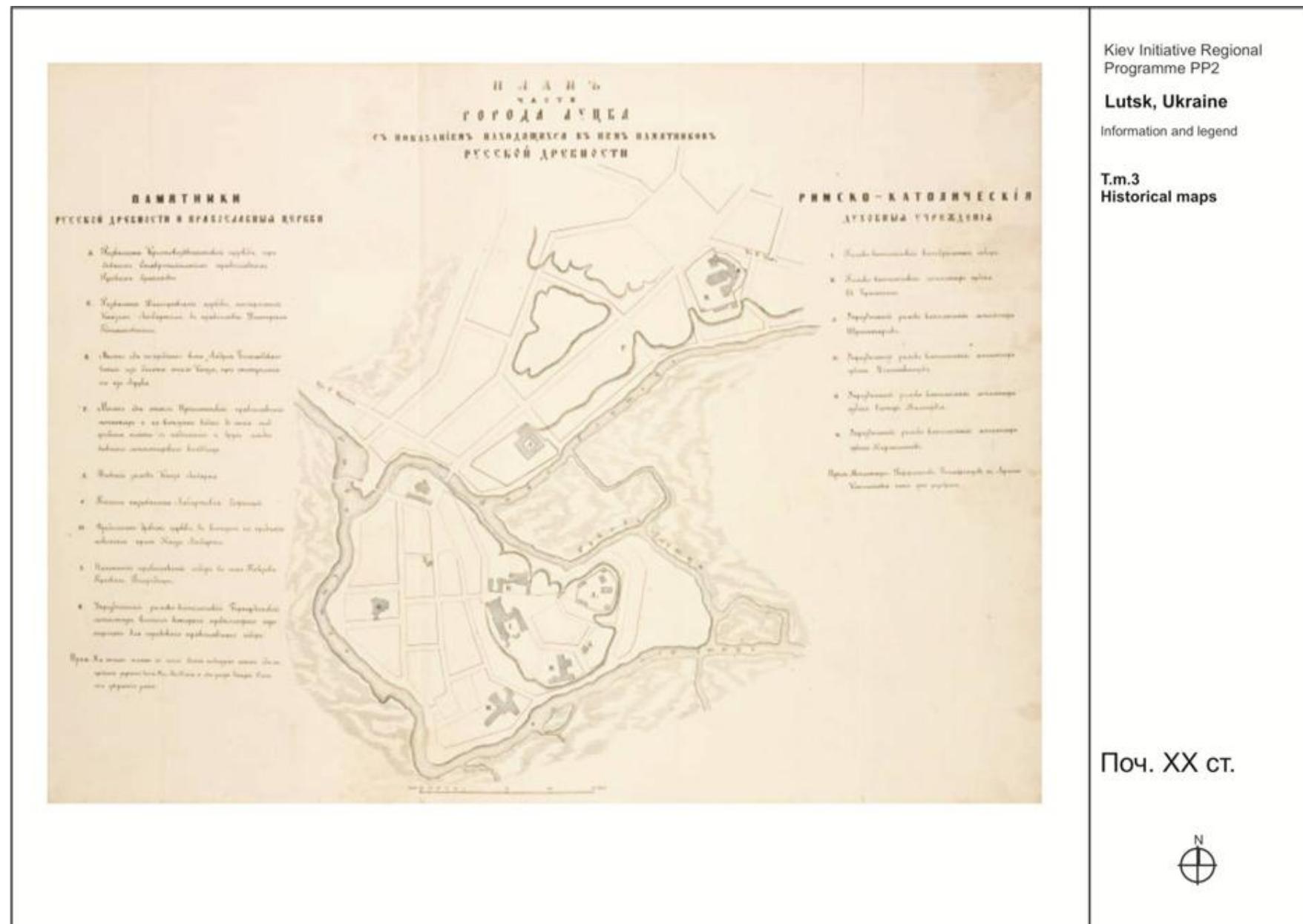
Almost all of the investigated area, taking into consideration the proximity to the reserve and the presence of historic buildings, belongs to the category of regulated buildings.

### III. HISTORICAL MAPS









Kiev Initiative Regional  
Programme PP2

Lutsk, Ukraine

Information and legend

T.m.3  
Historical maps



Рис. 2. План міста Луцька 1795 р. із позначенням найважливіших будівель

Fig. 2. 1795 City Plan of Lutck with the notation of key buildings

Kiev Initiative Regional  
Programme PP2

**Lutsk, Ukraine**

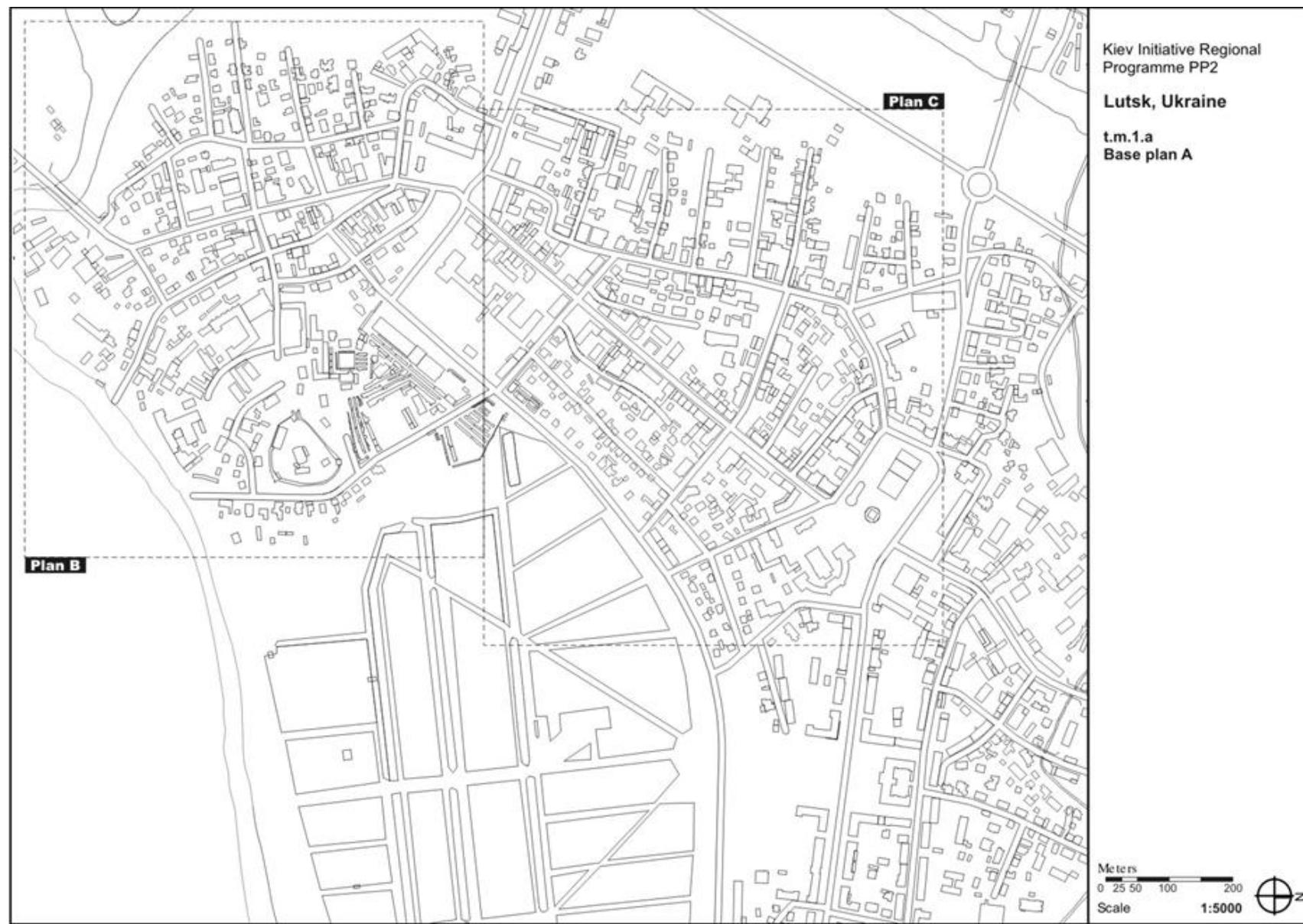
Information and legend

T.m.3  
Historical maps

1795



#### IV. BASE MAPS



PTF UK\_04 Lutsk



