

### **Summary of the doctoral dissertation**

#### **"Spatial evolution of the Ursynów Północny housing estate in Warsaw in 1971-2018"**

The aim of the work was to answer the questions about the way in which the present spatial form of Ursynów Północny was created, whether it was a planned process and what role the designer - architect played in it, and also: whether, basing on the research into the history of planning and realisation of the estate, its values worth protecting can be distinguished. The main purpose of the work is to provide guidelines for the protection of the value of the Ursynów Północnego area in Warsaw and the inspiration for shaping a new housing architecture based on the determination of the positive features of the area. The research was carried out using the following methods: analysis and criticism of literature and planning documents, observation of the existing state, analysis of statistical data and interviews with designers. The research concerned the spatial transformation of the Ursynów Północny area in the context of: designing activity, mass housing reality, functional and spatial structure of the city, spatially conditioned social and economic processes. The temporal scope of analyzes and research is included between the date of the competition for the project of the Ursynów Północny complex, namely 1971, and 2018. In studies of events and ideas that are a background or inspiration for the design of Ursynów Północny estate, the work refers to earlier times with particular reference to the 1960s.

On the basis of the conducted research it can be concluded that the Ursynów Północny housing estate in Warsaw has been subject to processes typical for large housing estates. Positive features of the estate, such as good communication service and the proximity of green areas are the result of the planned development of the city, recorded in the general plans of Warsaw since the early 1960s. In estate is distinguished by a distinct urban structure and the individual character of architecture. These features were created as a result of the evolution of design solutions, initiated by the competition project of the Ursynów Północny housing estate by architects Ludwik Borawski, Jerzy Szczepanik-Dzikowski and Andrzej Szkop from 1971. At the post-competition design stage there was a fundamental change in spatial solutions related to the assumption of general designer function by arch. Marek Budzyński in 1971, following the death of arch. Ludwik Borawski. The project of the Ursynów Północny estate in its final form was an attempt to combine the idea of a neighbourhood unit with features of the city within the city given the context at the time. The planned functional and spatial structure was characterized by urban network, mixed functions, frontage development and the premise of the functional flexibility within the framework of the shaped urban structure. The realisation of the estate in the years 1974-1980 run counter to the project due to the delay or failure to implement the accompanying program and the communication system. The functioning of the housing estate and its assessment by residents were conditioned by incomplete development. Locating the church of the Ascension of the Lord (designed by M.Budzyński, Z.Badowski, 1980) in the center of the area inspired Marek Budzyński and other designers of the housing estate to carry out projects for the further development of Ursynów Północny. Continuing the original principle of the functional and spatial structure, the solutions produced a traditional public space and internal neighborhood spaces of urban blocks, as well

as the possibility of including residents as investors through individual, scattered investments. In the period of political transformation after 1989, the projects carried out in the previous decade were partially implemented, which fulfilled the role of opening the opportunities for investors under favourable conditions (marketization, implementation of the metro line). Thanks to the planning activity of designers in the 1980s, functional and economic changes common to all large housing estates in the 1980s and 1990s, such as sacralisation and commercialization, translated into the emergence of new spatial values of the area. At the same time, ownership transformations took place involving privatization of apartments and undeveloped areas.

After 2000, spatial transformations of the area began to take place based on the ownership right and the right to development, in an uncontrolled way from the point of view of spatial development of the housing estate. The real possibility of building green areas caused protests of the residents of the estate and became a stimulus to see the value of the functional and spatial structure of Ursynów Północny. Local spatial development plans are created under the influence of conflicting forces of developers and residents. The existing spatial values of Ursynów Północny are protected in plans mainly in aspects of protection and development of green areas. Local spatial development plans are created under the influence of conflicting private forces of developers and residents. The existing spatial values of Ursynów Północnego are protected in plans mainly in the aspects of protection and development of green areas and preservation of the aesthetics of housing.

Thanks to the distinct spatial divisions in the urban structure of Ursynów Północny, it is possible to resolve the conflict of interests by diversifying the strength of the impact of individual groups in different spatial zones. The example of Ursynów Północny indicates that the existing spatial structure of a housing estate can be interpreted as a spatial framework for contemporary urban processes, directing these processes towards sustainable urban development.

The analysis of the spatial evolution of the Ursynów Północny complex confirms the thesis that the process of transformation of the Ursynów Północny area was the planned process of shaping the functional and spatial structure of the area due to the participation of the designer who fulfilled the preferences and creatively interpreted them in the form of specific spatial solutions. They have become the asset of the place, independent of changes in preferences over time and an asset worth protecting.

keywords: *Ursynów Północny, spatial evolution, large housing estates, social housing, city in the city, Warsaw*

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