

# Cultivating a Village Impulse in the Midst of Warsaw

## the Jazdów Settlement of Finnish Houses

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Organisers:



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# Jazdów Settlement

## – a contemporary kind of a village within the city

A village-like settlement of Finnish houses, situated in the central area of Warsaw

The first housing for those working on Warsaw's **reconstruction** after World War II

Proved to be sustainable in many ways, transforming into a hub of activities, having an impact on the city

New ideas, participation and multilateral collaboration aimed at **regeneration**

A model for **citizen-powered urban commons**?



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# JAZDÓW SETTLEMENT'S UNIQUENESS



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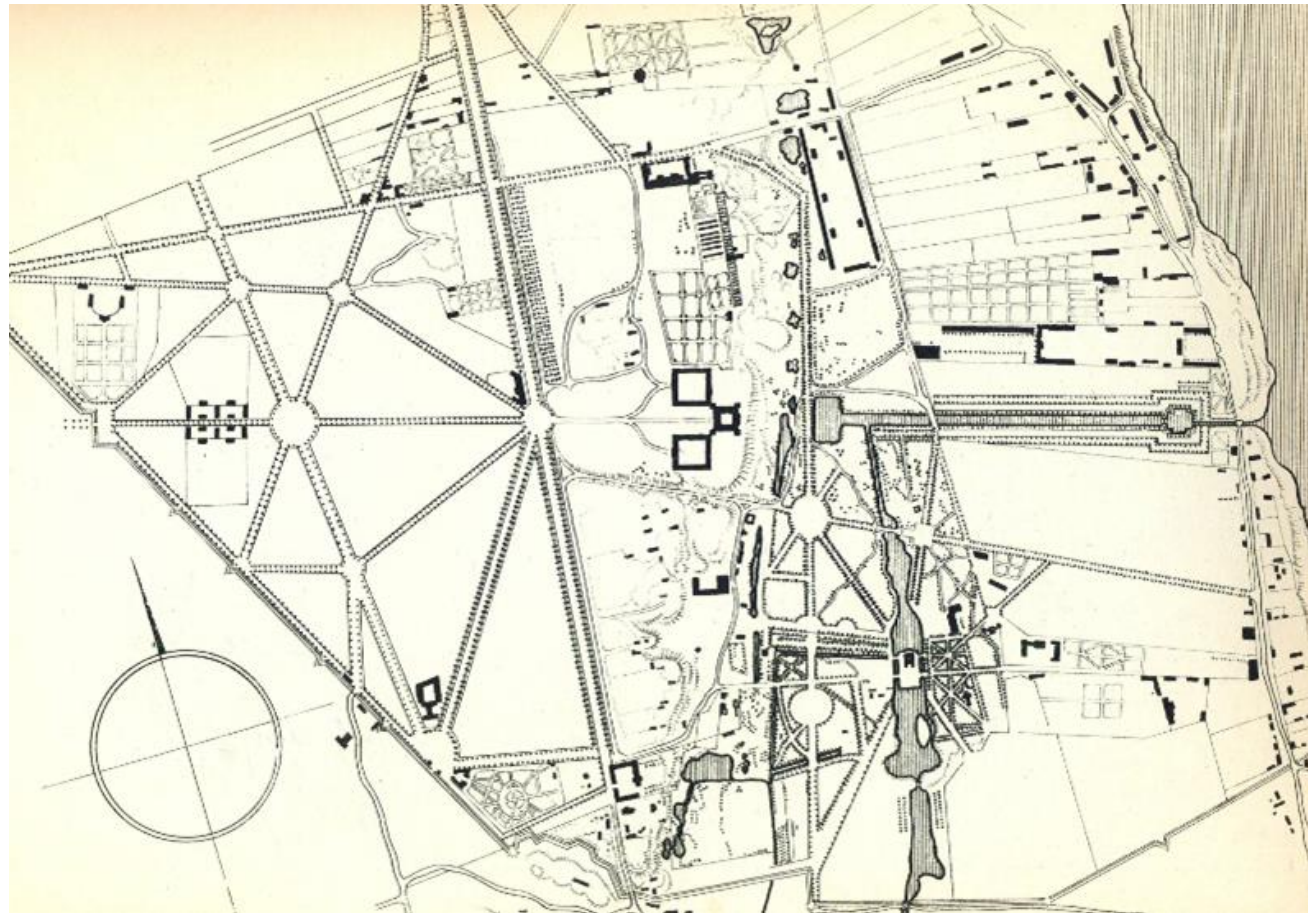


# History, character, atmosphere



- Enclave situated within the complex of parks; something between **urban village** and **inhabited park**
- Close to the Parliament, government buildings and embassies. The risk of becoming an attractive plot for investment of stereotypically „prestigious” character.
- Should it be saved almost “just as it is”, without major changes in its structure and specific atmosphere?

18th Century, Jazdów was central for one of two largest urban east-west axial compositions of Warsaw (Stanislas Axis), with sophisticated vistas, parks, gardens

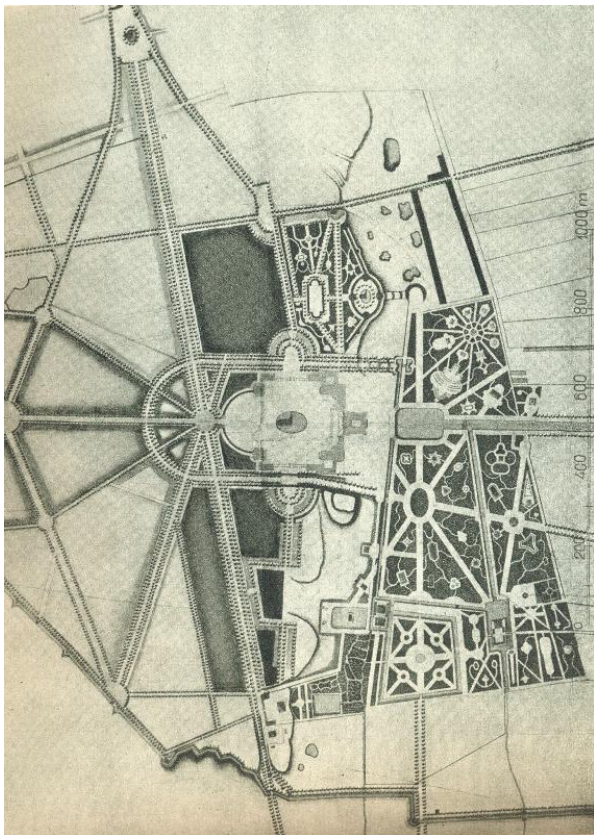


**1780**

Archiwum  
w Jabłonie;  
Gerard Ciołek,  
Ogrody Polskie,  
1954



# Character of the landscape shaped by morphology of the Vistula Escarpment, land-cultivation and curative functions



opr. ZAP; Gerard Ciolek, Ogrody Polskie, 1954

**1787**



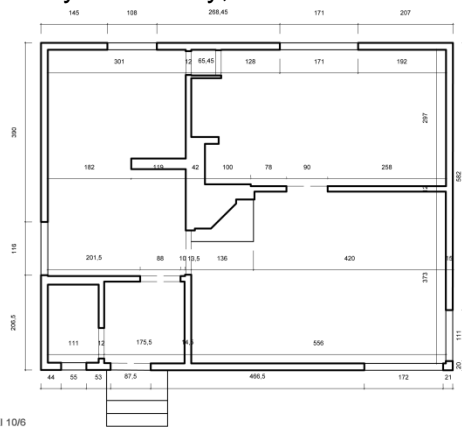
**1900**

A council estate, planned as temporary (for 5 years),  
 part of it has survived to this day.  
 The Finnish houses have their own history, in Finland, Poland, ...

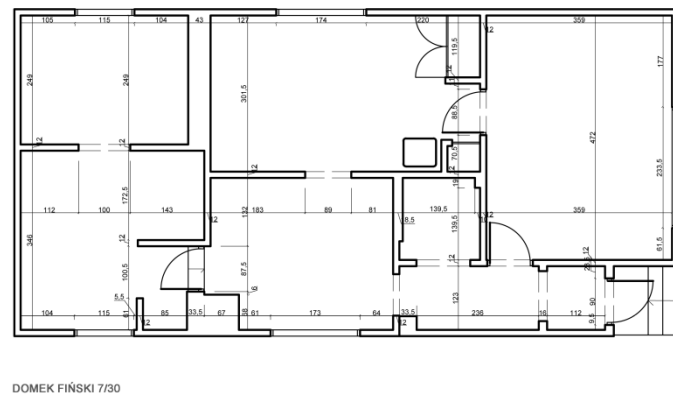


6-letni plan odbudowy Warszawy, 1950

1945



2015

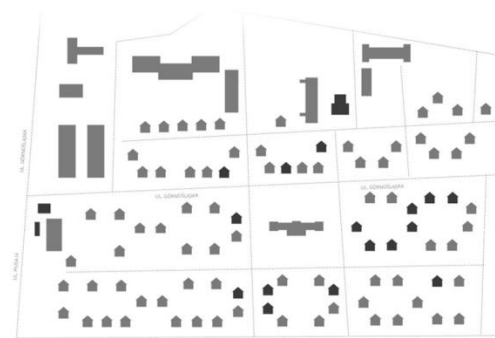






"Sześciolatekni Plan Odbudowy Warszawy"  
fotopolonia.eu

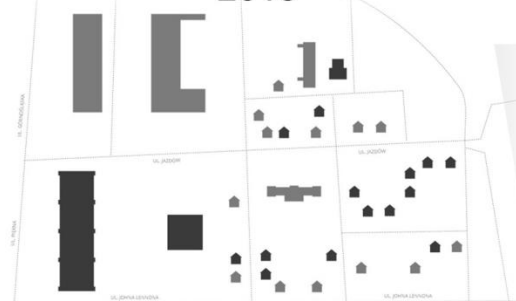
1945



1974



2013



źródło(<http://domkifinskie.etnograficzna.pl/>)



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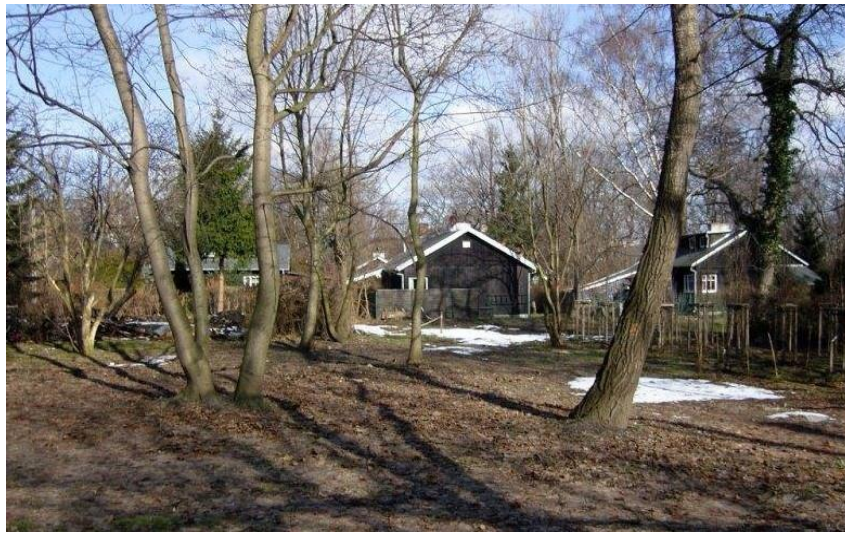




# Jazdów Settlement and similar Finnish landscapes?

Example: Puu Käpylä wooden prefabricated houses (1926), based on a garden-city model

**Puu Käpylä in Helsinki**



**Jazdów Settlement in Warsaw**





“ALL the well-ordered complex systems we know in the world, all those anyway that we view as highly successful, are GENERATED structures, not fabricated structures”.

(Christopher Alexander, „The process of creating life”)

The houses were, literary speaking, “fabricated structures” in respect to their primary design. After decades and transformations, they play a subtle role in a generated landscape.





# Current planning tendencies versus the identity of Jazdów Settlement



**1995** proposal by Andrzej Kiciński – architect and urban planner: National Park of Art and Culture in the area of Jazdów, as an expression of the idea of “Agora of Polish Democracy”. Residential function excluded in the concept (the Finnish houses removed).



The local zoning plan has been in design phase for years.

The simplistic concept followed the Study of conditions and directions of spatial management for Warsaw, in which the area’s destiny has been administrative functions, eventually joined by services.

<http://warszawa.wyborcza.pl>

/warszawa/51,34889,12387466.html?i=0



## 2012

Decision to remove the inhabitants and Finnish houses. Four houses were dismantled for a start (later found in parts in other places in Poland, advertised for sale).

This action caused protests of inhabitants, active citizens and the Finnish ambassador.



## 2014-2015

Newly elected district authorities decided, that no more Finnish houses would be demolished.

**Workshops - public consultations on the future of the Jazdów Settlement.**



# The potential gathered over last years

The danger of neglect and destruction as well as grass-root efforts to protect the Jazdów Settlement brought many like-minded individuals and organizations together.

Promising recommendations of public consultations, both for the development of citizen-democracy in Poland and the future of the Jazdów Settlement - to play a more ambitious role for Warsaw.



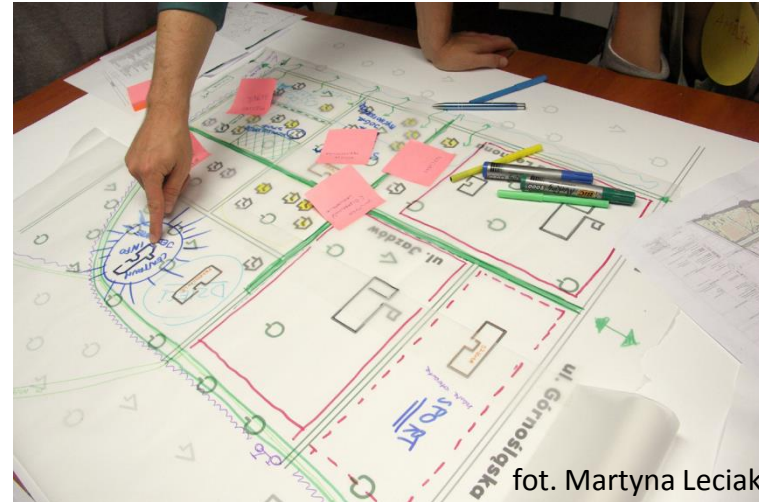
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# Public consultations on Jazdów Settlement's future and functions



fot. Martyna Leciak

[http://konsultacje.um.warszawa.pl/sites/konsultacje.um.warszawa.pl/files/raport\\_konsultacje\\_osiedle\\_jazdow.pdf](http://konsultacje.um.warszawa.pl/sites/konsultacje.um.warszawa.pl/files/raport_konsultacje_osiedle_jazdow.pdf)



International Co-owners:







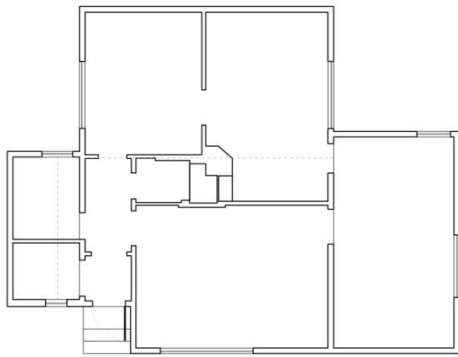
## Workshops with young people



# Thesis works at the Academy of Fine Arts in Warsaw, Interior Design Department; creative adaptations of Finnish Houses



Magdalena Janowska





# PERFORMANCE OF THE JAZDÓW SETTLEMENT



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# Striving for sustainability versus a temporary status



Efforts to overcome the Jazdów Settlement's crisis of becoming dysfunctional.

Goals:

- to fill the existing structures and gardens with activities
- leave the inhabitants

Agreements between the district administration and NGO's



fot. Andrzej Górz



There are projects realized, but until there is a more clear plan, it is not possible for old and new tenants to renovate the Finnish houses and for the social potential to develop.



Some inhabitants feel more connected with new initiatives.

Some protect the privacy of their homes.

Both of these strategies are set for survival.

# The hub for socio-cultural and eco-development activities

(„rural sprawl” onto the city, in oposition to urban sprawl)

- promotion of sustainability and ecological lifestyle
- heritage protection
- city-activism, city-gardening
- therapies, sports
- cultural, educational initiatives (possibility to cooperate with local schools and kindergartens, the hospital, neighboring public institutions, universities)

There are possible exchanges and coalitions with similar territories (areas or enclaves protected and developed by local communities)



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CONSTRUCTION  
INDUSTRY COUNCIL  
建造業議會



HKGBC  
香港綠色建築議會



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[https://www.facebook.com/otwartapracowniajazdow/?hc\\_ref=SEARCH](https://www.facebook.com/otwartapracowniajazdow/?hc_ref=SEARCH)



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# THE PARTNERSHIP FOR THE JAZDÓW SETTLEMENT



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2015

## Partnership for the Jazdów Settlement

Informal group, to work with issues concerning everyday management in a grass-root way and cooperation with municipality.

- Individuals
- Institutions
- Organizations

Issues tackled:

- Environment and infrastructure
- Social Economy
- **Civic-management**
- Culture and Education

The Partnership has a chance to work out a model of management and advocacy for the Settlement that would fit most its character and enhance the community spirit.



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# Research into urban autonomies, to work out the governance model

Study supported by  
the European Cultural Foundation

Goal:

to research the similar cases in Europe in order to  
develop a practical formula for:

- community-based
- collaborative
- cross-sectoral

management for the Jazdów Settlement



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The criteria were set to compare the Jazdów Settlement with other places of similar character:

- inhabited (at least to some extent)
- physical space larger than one building
- growing out of civil society initiatives
- property status regulated
- managing organization diversified, multi-sectoral
- diversity and accessibility; activity agenda accessible to all, with a character of public mission
- transparent (everybody may participate or follow the processes)
- sharing-economy elements
- ecological agenda (self-sustenance, renewable energy, ecological education, ...)



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# Recent developments

- working out the best tools of mutual collaboration (funded by the Citizen Initiatives' Fund of the Ministry of Labour and Social Policy)
- conservation (listing of the existing urban layout)
- cooperation with the Warsaw's planning authority on the best way to work out the local zoning plan in a participatory way
- adjusting the Jazdów Settlement as a space for All
- changing the status of the area into a park (with or without inhabitants)?



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# Jazdów as a possible expression of citizen democracy

- A few inhabitants of the Jazdów Settlement were not representative enough to be recognized as a citizen group to have a strong, valid voice
- Tens of organizations and informal groups as well as many individual active citizens joined in
- In result, a shared feeling of common ownership, as well as strength of togetherness have developed



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# Conclusion.

## Would the model of Jazdów be transferrable?

- Active communities characterized by openness and diversity have a chance to perform as hubs of urban knowledge and experience.  
If only they are allowed to survive and – still more – supported to develop, their feedback, or rather their mission, may be to influence the basic city policies and help with their implementation, as well as transfer the achieved results.
- Multilevel urban governance, and especially the community governance methods may be enhanced if civic-managed areas are allowed to flourish.



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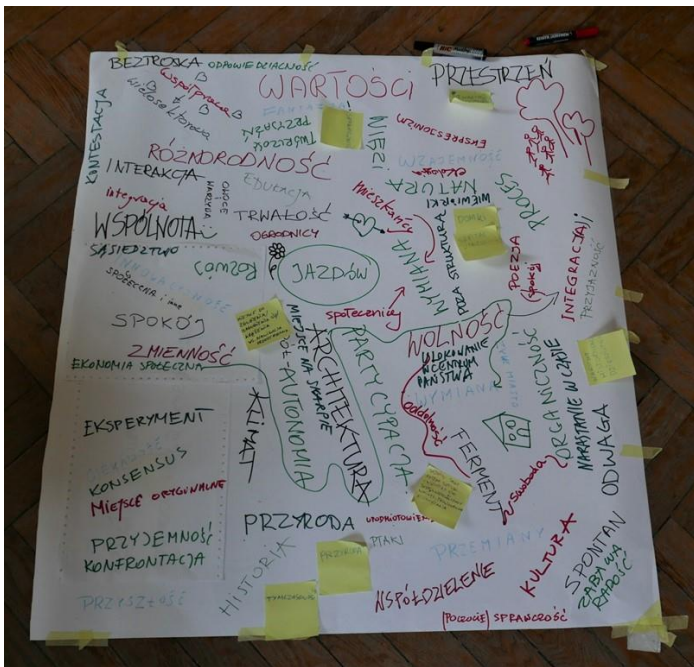


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# Thank you



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