

A CONTEMPORARY METHOD OF ACTIVATING MANOR COMPLEXES ON THE EXAMPLE OF PISARY VILLAGE

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Summary

In Poland, manor complexes are a reminder of the country's history, identity and culture. Their activation is necessary to save them from being forgotten. The aim of the conceptual design presented in this paper is to determine the adaptability of the area at the former manor granary in the village of Pisary, located in the municipality of Zabierzów in the Małopolskie Voivodeship. The planned activities are meant to transform the area for agritourism purposes and make it available to both visitors and residents of the municipality. The changes in the selected area over the centuries were traced with analytical methods involving field research. Based on the opportunities offered by the surrounding landscape parks, potential uses of the area were also identified. In addition, efforts were made to symbolically merge the manor estate, the structure of which had been upset by the land parcelling. As a result of the analyses, three main zones were delineated, namely the recreation, educational and service zones. The project includes an adaptation of historic buildings for agritourism purposes together with accompanying services. In the conceptual design, the picturesque courtyard was developed into a multifunctional centre at a historic site with accompanying infrastructure. The terrain and natural conditions were utilised to create tourist attractions, providing active recreation. The centuries-old park, for example, has been made more suitable for walking and admiring the local fauna and flora. These interventions have enhanced the high landscape values of the site, ensuring that it meets the needs of contemporary visitors. This project shows how an attractive and welcoming facility can be created with little interference and in respect of the history of the site. This project is an example of how to use natural, geological, landscape and historical values to design an interesting point on the tourist map of the municipality.

Keywords

Pisary • adaptation • manor complex activation • tourism

1. Introduction

Manor complexes have had an invaluable impact on the development and appearance of many towns, villages and city districts. Currently, numerous manor buildings, including parts of farms and other buildings that once served essential functions in the operation

of an estate, are being irretrievably forgotten. Progressive land parcelling, land takeover by developers and irresponsible management of sites are eroding the valuable structures of manor complexes. In order to preserve invaluable historical and cultural sites, devastated manor areas need to be reactivated and brought back to 'life' in an appropriate way, and given new functions in line with contemporary visitors' needs.

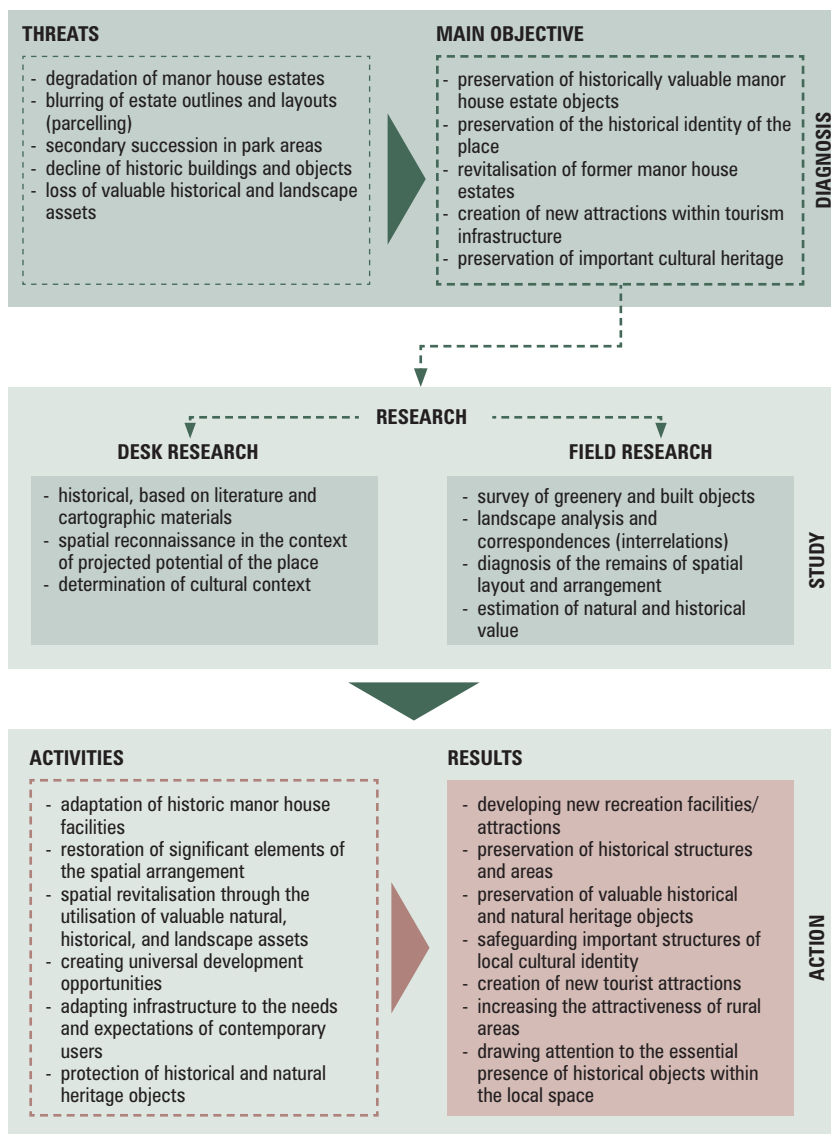
A manor house used to be the centre of a local community, and it would have a direct influence on local customs and at the same time act as a cradle of rural identity [Gancarz-Żebracka 2013]. It is in these buildings that the history of a local community is recorded. Therefore, it is necessary to create new initiatives, which are the beginning of transformations aimed at securing and then preserving and nurturing the local history by returning the former manor complexes to the inhabitants and tourists. At the same time, these projects establish new centres for communities, enhancing the values of the town, while preserving local folklore and history. Exceptional landscape values, the remains of former park and garden complexes, roads, ponds or hills are only a few elements that, apart from the buildings, are a record of past visions and changes that took place in the manor areas [Rzeszotarska-Pańska 2017]. Nowadays, these elements can serve with their unique compositional values, which provide the main reference for drawing up plans for the adaptation of these areas.

This work addresses the issues related to the adaptation and activation of former manor complexes on the example of Pisary village, located in the southern part of the Kraków-Częstochowa Jurassic Upland. The presented solutions for the development of the historical area with the use of historical, natural, geological and landscape conditions demonstrate how the potential of the former manor complexes can be used, by turning them into new agritourism centres.

2. Methodology and research area

Before starting the development of the project, it is important to conduct detailed research on the selected area. It is necessary to learn the historical and the cultural context of the site in relation to its the closest area. Local inspections are equally important as analyses of the existing greenery, along with learning the prevailing environmental and spatial conditions. Identifying existing artefacts and learning about their history becomes helpful in the next stages of the project. Especially for areas, where the erasure of old manor complexes has reached advanced stages. The conducted research should result in guidelines providing a basis for the best understanding of a given area. In effect, the research should present a project for the adaptation of the site that maintains its high historical, cultural, natural and landscape values (Fig. 1).

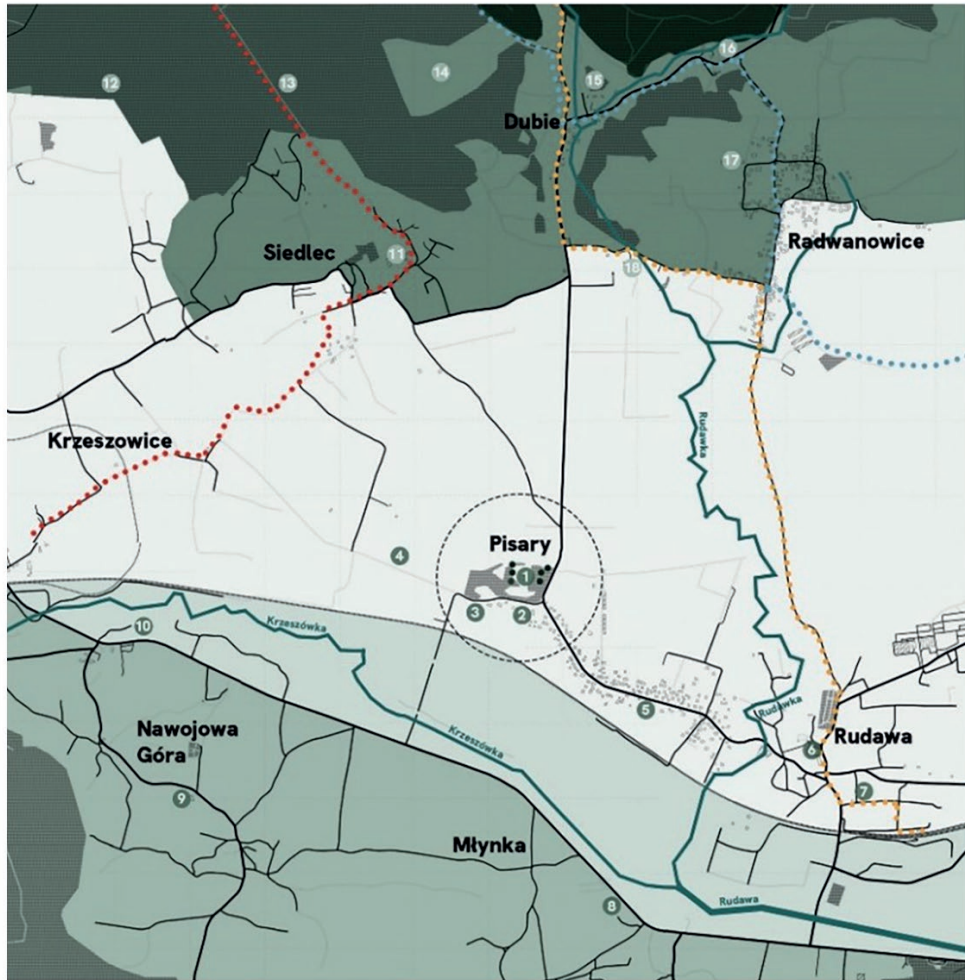
One of the most important stages is the spatial recognition of the area's potential, based on the local tourism and service provision conditions, which is followed by the development of an activation plan. The manor complex and its surrounding areas located in Pisary village had an analysis carried out regarding its tourist potential (Fig. 2). As a result, it was observed that the village of Pisary enjoys little interest due to the lack of recreational places and hiking trails. The village's historical monuments



Source: Author's own study

Fig. 1. Diagram of research methodology

are not open to the public (except for the so-called ‘Lamus’), and their potential is worth exploiting. On the other hand, the surrounding towns and villages hold numerous tourist attractions and accessible historical monuments, which increase their attractiveness. Due to its location between the Tenczynek Landscape Park and the Kraków Valley Landscape Park, the village’s potential is huge, and exploiting it for agritourism should increase the attractiveness of both the village and municipality.

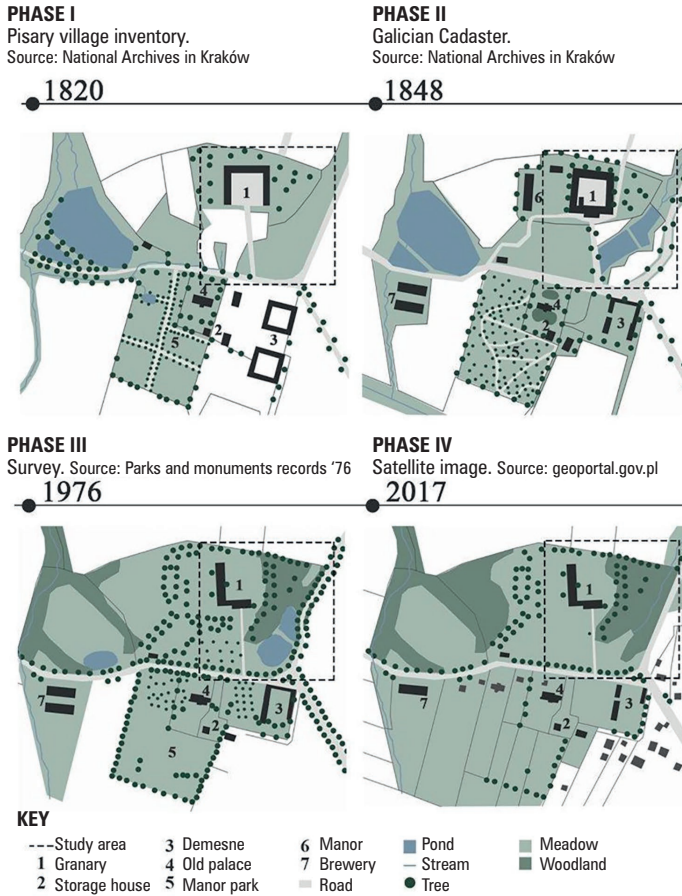


KEY

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| <ul style="list-style-type: none"> Manor house estate in Pisary Dolinki Krakowskie [Kraków Valleys] Landscape Park – buffer zone Tenczyński Landscape Park – buffer zone Tenczyński Landscape Park Kraków Valleys Landscape Park Dolina Raclawki [Raclawka Valley] Nature's Reserve Nature monument Cycling trail Walking trail Horse riding trail | <ul style="list-style-type: none"> 1 Old granary and barn in Pisary (subject of the study) 2 Storage house in Pisary 3 Old brewery in Pisary 4 Ciche pole ['Quiet field'] common in Pisary 5 Chapel with a column and park with a pond in Pisary 6 Historic church and parsonage in Rudawa 7 Historic house of the Domański family 8 Infantry passive shelter 9 Horse stables for off-road and trekking 10 The Domański villa 11 Manor-house estate in Siedlec | <ul style="list-style-type: none"> 12 'Za Żbikiem' Valley 13 Piaskowa Góra [Sand hill] quarry 14 'Dubie' dolomite opencast mine 15 'Trawers' rope park 16 Fish farm 17 Fundacja im. Brata Alberta 18 Trout farming 19 Church of the Elevation of the Holy Cross in Nawojowa Góra |
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Source: Author's own study

Fig. 2. Agritourism map of the surroundings of Pisary village

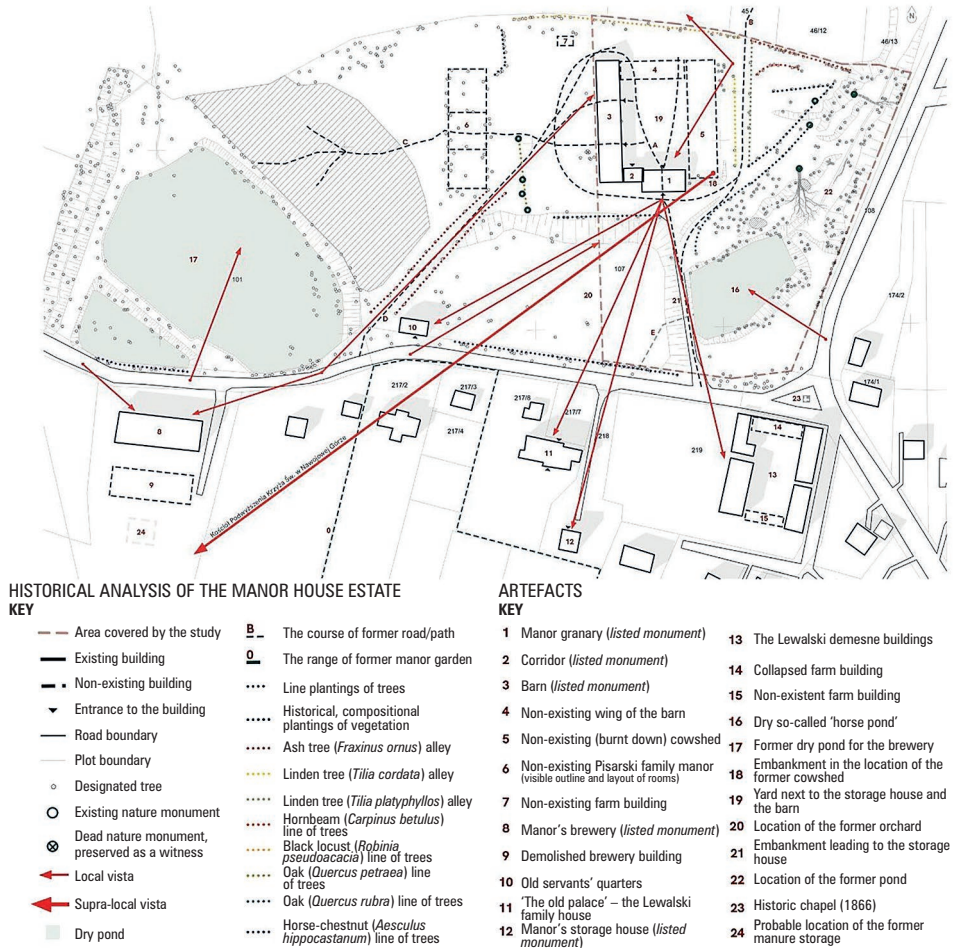


Source: Author's own study

Fig. 3. Phases of transformation of the manor complex in Pisary developed on the basis of archival maps

The design process was also preceded by an in-depth study of the project area. A detailed dendrological inventory along with age and species stratigraphy was carried out. To get a better idea of the local history, changes in the area over the years have been analysed. Archival cartographic data and historical records were used as a basis for outlining 4 phases of historical and compositional transformations of the manor complex (Fig. 3) [Hodor 2011, Szychowski 2019].

Due to irresponsible management after the end of the Second World War and progressive parcelling of the land, the spatial composition of the manor complex has been lost over the 70 years of its maladministration [Sibila 2017]. Therefore, to examine the site as accurately as possible, spatial analyses were run and hypometric materials were used to create a map of artefacts depicting the remains of the manor's past operations (Fig. 4). Many of these artefacts served in subsequent stages as inspiration for the



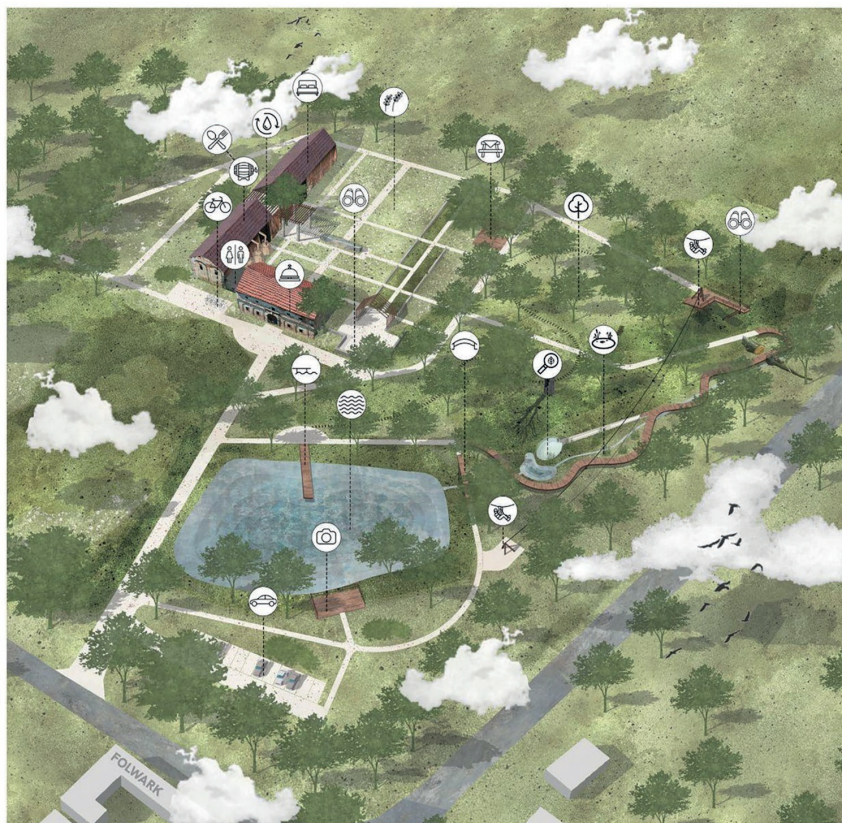
Source: Author's own study

Fig. 4. Historical analysis of the manor complex – artefacts, developed based on analyses and a hypometric map

design concept, which resulted in an attempt to integrate the estate through symbols, architectural details, and materials, restoring view links and reconstructing certain elements of the complex.

3. Manor complex activation project

The first phase of activation of the manor complex was to give new functions to the historic farm buildings (19th-century granary and barn) meeting the demand for tourist attractions in the region (Fig. 5). For this purpose, it was proposed to build an agritourism facility with accommodation, a craft brewery with a restaurant and rooms for



KEY BUILDING FUNCTIONS	RECREATION		NATURE
Reception and services	Viewpoint	Pier	Park
Guest rooms	Photopoint	Bicycle rack	Flower meadow and yard
Toilets	Picnic spot	Carpark	Pond
Brewery	Educational pavillion	Zipline	Swamp garden
Restaurant	Footbridge		Rainwater reservoir

Source: Author's own study

Fig. 5. Land development project near the manor granary in Pisary – axonometry

meetings, exhibitions, conferences or celebrations. Based on the elements of the farm building, a courtyard was designed as the centre of the complex (Fig. 6). It was furnished with architectural elements referring to the history of the estate, such as a stone manger with water (stables), rainwater tanks in the form of brewery vats (manor brewery) or pergolas referring to the shape of former buildings (burnt cowshed). Using the discovered artefacts, a stone wall running along the line of the former foundations of the defunct barn was delineated, symbolically surrounding the area with forage plants.



Source: Author's own study

Fig. 6. Visualization of courtyard development at the manor estate in Pisary



Source: Author's own study

Fig. 7. Visualization of the bog garden



Source: Author's own study

Fig. 8. Visualisation of the bog garden and educational pavilion in the park

In the courtyard, the existing greenery was used, such as the common sea buckthorn (*Aegopodium podagraria*) and numerous herbaceous vegetation, while maintaining the meadow community, which is a unique asset of this site. Leaving the existing vegetation, atmosphere and idyllic setting in place, the area is authentic and the intervention into its structure symbolic. Thanks to the sightseeing analysis, it was possible to develop a viewing terrace, from which the landscape extends onto other outdoor buildings and even the church in Nawojowa Góra.

Walking alleys have been laid out in the park along rows of century-old lime and oak trees. In order not to interfere with the root structure of trees, it was limited only to creating a narrow path of wooden elements, which runs through the most naturally valuable places (e.g. existing natural monuments). Dead natural monuments were used as an educational element (e.g. looking inside the burnt oak and walking through the trunk of a fallen tree). Leaving them as witnesses to history will reinforce the educational context and draw attention to progress of environmental processes. On the border of the park and the courtyard, an atmospheric recess was adopted to create a garden office with a wooden table and benches, from where one can take a view of the entire complex and the crop fields to the north of the plot. The varied altitude of the terrain made it possible to design a mountain zip-line running through the park. Within the wetland ravine, a bog garden was planned using the riparian habitat conditions and a small stream feeding a pond (Fig. 7). Another educational element is the pavilion immersed into the ground, which presents the flora and fauna

of these bogs, with descriptions of inhabiting animals and plants (Fig. 8). The facility has been adapted for all types of users, both families with children and people with limited mobility.

Based on the history of the manor complex, the old farm pond was restored with a new terrace and a pier with accompanying aquatic vegetation. Due to the touristic use of the area, it was necessary to design convenient traffic infrastructure including appropriate mineral surfaces, a car park and a bicycle stand. The application of safety requirements and fire regulations has been kept in mind. Sightseeing connections with the remaining parts of the manor complex were restored, and the entire area was completed with elements of small architecture.

4. Conclusions

The project of adaptation of the manor complex in Pisary refers to the most valuable spatial aspects to create an attractive agritourism facility. The designed development of the area builds on local and supra-local opportunities and exploits deficiencies in the tourism structure to create a place with great social potential. Undoubtedly, the history and great importance in the structure of rural identity are advantages of such manor areas. Historical aspects offer great opportunities in the development of the surviving buildings and the surrounding areas. The use of natural and landscape conditions has influenced adaptation methods including designed park avenues, viewpoints, an educational facility or a collection of bog plants. The development project for the manor park in Barnim adopted similar guidelines, also exploiting the landscape potential, which resulted in a canoe landing, a collection of protected plants and viewing platforms [Kubas and Zwolińska 2009]. Attention should be paid to the potential of terrain, which provides many adaptation opportunities for recreational purposes. Different heights can be used to create, for example, a slide, climbing wall or, as in the case of the project developed and implemented in the manor park in Kurozwęki, a mountain zip-line [Gancarz-Żebrecka 2013]. To engage tourists to delve into the science zone, the educational aspect must be taken into account. Making the most of the opportunity to learn about ecology and nature is an essential part of any project of this kind. Especially nowadays, when increasing environmental awareness is one of the main tasks for a landscape architect. For this reason, the project adapted existing elements of the natural structure to create a bog garden or an educational path in the park, just as in the case of the project at the palace in Borzęcin [Kreft and Wysocka 2006]. Paying attention to important elements of the structure of the environment around us can increase sensitivity to ecology and, in the case of young explorers, influence their awareness of the ongoing changes in the world.

5. Closing summary

The parks and grounds surrounding the manor house are the most important element of the composition, demonstrating the attractiveness of the site, and their

revalorisation and adaptation is necessary to preserve the historical buildings and render them more appealing. The project of activating the historic surroundings of the granary in Pisary can be considered a model example of how to use the site's historical, recreational, tourist, educational and environmental potential. The implementation of the project would undoubtedly draw attention to the problem of the degradation of manor areas and would contribute to supporting the trend towards their adaptation. Increasing the tourist potential and supporting initiatives proposed by residents would mobilise property owners to undertake activities related to the activation and restoration of these sites with significant value for the history of the country. When adapting such a manor complex, the individual character of the place, its landscape and historical values should be preserved as much as possible, while respecting the existing vegetation and the habitats of fauna and flora. The planned actions should improve the structure of the complex, not cause its devastation or loss of its unique ambience. To prevent irreversible changes that may adversely affect the adapted site, it is necessary to carry out the studies mentioned above. Misunderstanding the subject and mindless actions dictated by the desire to profit, without respecting the site's tradition, are unacceptable. Therefore, it is important to outsource individual project stages to responsible institutions with experience in this type of activities.

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