



## EUROPEAN COMMISSION

Directorate-General Enlargement  
Directorate D Negotiation Pre-accession Co-ordination & Financial Instruments  
Institution Building Unit D-02  
Technical Assistance Information Exchange Instrument (TAIEX)

### Expert Mission - Evaluation Report

Event Nr INT MARKT IND/EXP 42200

- Please complete this report in detail and return it electronically to: [marc.patuzzo@ec.europa.eu](mailto:marc.patuzzo@ec.europa.eu) within 2 weeks of the completion of your mission (**19 July 2010**).

#### **Information on the Expert Mission**

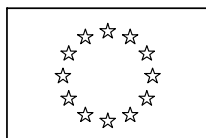
Country visited	Albania
Institution(s) visited	IMK-Institute of Cultural Monuments
Name(s) of person(s) involved in the visit	Ludivine BASCOU Luciano BOJAXHIU Irida HASA Kozeta HOXHA

#### **Details of the Experts<sup>1</sup>**

Name	CRUCHON
First name	Jacky
Position	Director
Institution	Urban Planning Department, City of Bayonne
Country	France
Telephone	+33 5 59 46 60 65
E-mail	j.cruchon@bayonne.fr

<sup>1</sup> **Data Protection**

Personal data contained in this document will be processed in accordance with the privacy statement of the TAIEX instrument (see <http://taiex.cec.eu.int/PrivacyStatement>) and in compliance with the Regulation (EC) N° 45/2001.



## EUROPEAN COMMISSION

Directorate-General Enlargement

Directorate D Negotiation Pre-accession Co-ordination & Financial Instruments

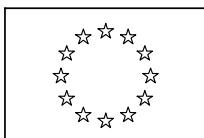
Institution Building Unit D-02

Technical Assistance Information Exchange Instrument (TAIEX)

Name	AUCLAIR
First name	Frédéric
Position	Assistant chief
Institution	Service of Architecture and Heritage of Paris
Country	France
Telephone	0033 (0)619012117
E-mail	frederic.auclair@culture.gouv.fr

### EXPERT REPORT

1. <u>Objective of the mission</u>	The mission aims at bringing legislative support in view of a reform of the urban planning legislation and of the protection plans for cultural monuments at national and local level, especially in the City of Berat.
2. <u>Observations: state of play; outcome of discussions; etc.</u>	<p>There is currently no legislation about urban planning documents in Albania: a law will be implemented at the end of the year.</p> <p>In Berat, the old city centre classified “World Heritage” by the Unesco is well conserved. In this zone, the buildings are classified type 1 or 2 by the township. They have to be conserved in their initial aspect indoors and outdoors (type 1) or only outdoors (type 2). The reconstructions have to be similar as a vernacular construction.</p> <p>The Institute of Cultural Monuments is currently wondering about the management of the buffer zone. The buildings in the buffer zone are under a homogeneous legislation: the constructions are possible at the R+3 level. Nevertheless, the buffer zone has not a specific legislation for protection whereas there are some buildings of high patrimonial value. Moreover, the border between the protected area and the buffer zone has to be redefined as it cuts a street in the middle, giving a different level of protection to the two parts of the same street.</p> <p>Besides, a lot of recent buildings destroy the landscape of the city and prevent visitors from having a good view on the old city. The fast urbanization, especially on the hills surrounding Berat, can jeopardize the landscape of the whole site. The</p>



## EUROPEAN COMMISSION

Directorate-General Enlargement

Directorate D Negotiation Pre-accession Co-ordination & Financial Instruments

Institution Building Unit D-02

Technical Assistance Information Exchange Instrument (TAIEX)

	<p>citadel, surrounded by trees, cannot be seen from the valley. The site of Berat, with the river and the surrounding hills, needs a reflexion on wide-open spaces and on the close and far lecture of the landscape.</p>
<p>3. <u>Conclusions</u></p>	<p>In the current Albanian legislation, there is a lack of a category of protection that could be applied to buildings in the buffer zone.</p> <p>A reflexion has to be launched at the whole town territory scale. This reflexion will be based on the qualities of the natural and historic spaces and will try to point out the city's sectors that can be made denser and the sectors that can be the subject of a controlled urban development.</p>
<p>4. <u>Recommendations</u> <u>(including possible areas and nature of future assistance)</u></p>	<p>Given the current state of the legislation, the following actions can be foreseen :</p> <ul style="list-style-type: none"> <li>-Analyse of wide-open and natural spaces and assurance of their protection</li> <li>-Reflection about the boundaries of the zone 1 (protected zone)</li> <li>-A study in the buffer zone has to be conducted in order to establish a more sectored urban plan which will take into account the buildings' morphology, the topography and which will favour the cones of view on the historic parts of the city that have to be protected.</li> <li>-It seems to be important that the legislation evolves, allowing at the same time urban planning rules at the parcel but also the protection of the buildings for historic and cultural reasons without necessarily classified them "ancient monument".</li> <li>-Some recent buildings burden the urban and natural landscape. A reflection about their future is necessary: we need to find a solution to hide them or we have to demolish them?</li> <li>-We have reminded our interlocutors that we suggested that the urban reflection was included in the framework of the European law : offenses against private property can be justified only by the public interest and, if it is necessary, have to lead to fair and prior compensation (in the case of imposed demolition for example) ; the urban planning document has to justify the chosen urban parts, its objectives have to be translated into an understandable plan and regulation ; each parcel regarded by public easement have to be acquainted about the reasons and the consequences of this easement ; finally, all these provisions necessarily have to be the subject of public inquiry.</li> <li>-Moreover, the new constructions are frequently forms of eclecticism that prevent them from assuring their integration</li> </ul>



**EUROPEAN COMMISSION**

Directorate-General Enlargement

Directorate D Negotiation Pre-accession Co-ordination & Financial Instruments

Institution Building Unit D-02

**Technical Assistance Information Exchange Instrument (TAIEX)**

	<p>neither in the urban nor in the natural landscape. A reflection on the means of insertion of a building in a urban fabric should be suggested in order to be attached to the future urban planning document.</p>
--	---

Signature: \_\_\_\_\_

Date: \_\_\_\_\_