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Cultural
Heritage without Borders
KULTURAV UTAN GRÄNSER

**DEVELOPMENT OF
ISNIQ VILLAGE &
PRESERVATION
OF ITS URBAN
AND RURAL
IDENTITY**

**PERSPECTIVE
GUIDELINES**

CHwB Kosovo office
Report series No. 6/2006

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ACRONYMS

CH	— Cultural Heritage
CHwB	— Cultural Heritage without Borders
DB	— Data Base
GIS	— Geographic Information System
HR	— Highly Restricted Parcels
ICCROM	— International Centre for the Study of the Preservation and the Restoration of Cultural Property
IMP	— Institute for the Protection of Monuments
mt	— Metre
NBR	— Neighbouring Restricted parcels
nR	— non Restricted parcels
R	— Restricted parcels
sqm	— Square metres
UNESCO	— United Nations Educational, Scientific and Cultural Organization
UNMIK	— United Nation Interim Mission in Kosovo

INTRODUCTION

The present guidelines define the prescriptions for Isniq urban development and preservation. The main subject of preservation is dealt within the first two chapters, whilst urban development is tackled in the last one.

The inspiring principle for these guidelines is the following: There is no preservation without development. In Isniq it has been also assumed that there is no development without preservation.

The relationship between the urban development and the preservation of historic centres is always very controversial. However, sustainable urban development (the added values of modern life) has to be taken into account, and may also preserve the building traditions and the values of Isniq's urban and rural environment.

This would be possible if the main tools of Good Governance are in place, namely:

1. an urban development and preservation plan (drafted using a participatory and partnership approach),
2. an urban management plan for the correct implementation of the urban development and preservation plan
3. an awareness campaign for enhancing the cooperation of the local residents to make the plan respected
4. clearly stated and prioritised urban policies.

General and Specific Guidelines, together with the Urban Development Guidelines and the reference maps and tables, make up the Physical Plan for the Preservation of Isniq's Development and Built-up Environment.

1. GENERAL PRESCRIPTIVE GUIDELINES

1. The General Prescriptive Guidelines define the likely scenarios for the preservation of
 - the urban and rural environment and, indirectly
 - the cultural and historic identity of the Isniq human settlement.
2. The likely scenarios are defined in the light of
 - contemporary needs and related technologies,
 - the values of the traditional and specific living environment and
 - the building culture.
3. The identified recurrent values of Isniq's built-up environment are the following:
 - a. Historic values, which express the characteristics related to local history often associated with valuable construction qualities;
 - b. Artistic values, which express the unique qualities of the local architecture assumed in its aesthetics, structure, lay-out and type;
 - c. Landscape values, which express the specific value of the built-up environmental characteristics defined in the Venice charter (1964) vis-à-vis the historic value of the setting of an historic building or an historic city.
4. The present Guidelines have been drafted in compliance with
 - The general principles of building and urban fabric preservation provided by the best practices of international organizations and municipalities aiming at the preservation of minor historic centers and their urban development;
 - The Management Guidelines for World Cultural

Heritage Sites issued by ICCROM⁽¹⁾.

1.1 RURAL ENVIRONMENTAL VALUES

5. The Rural Environmental Values in Isniq are mainly landscape values. Man's intervention with nature is simple and humble. The result is a quiet environment where man is still able to be discrete, using a delicate touch on a generous nature. The likely Rural Environment Scenario features dirt

roads, drove roads, flourishing vegetation and agricultural fenced fields. Scattered in the rural environment are a few stone buildings surrounded by stonewalls.

The following elements have been identified as unique to the Isniq Rural Environment Scenario and are to be included within the General Prescriptive Guidelines.

They are :

- fences,
- drove roads and drainage channels,
- buildings, and
- walls.

As regards stone buildings and walls, they are dealt with in § 2.2.1 , § 2.2.2.

6. A list of typically local vegetation has been drafted and attached in annex 1. The Prescription of the Rural Landscape Green Scenario is decided with the above list.

1.2 URBAN ENVIRONMENTAL VALUES

7. The Urban Environmental Values are historical, artistic, technological, and landscape values. The Isniq urban settlement is made up of roads flanked by stonewalls that are interrupted by yard entrances or cul-de-sac roads. Occasionally kulla house fronts border the road. The anthropic environment dominates the landscape. Stone, wood and earth (bricks, tiles and rammed earth) are the only elements that create a unique architecture and urban landscape. The precious and refined details building details (stone and wood carvings and engravings) form the artistic values. The historical values consist of the uniqueness of this landscape, which has been gradually built-up through the ages. The landscape value is in the architectural scenery as a whole: an articulated vocabulary of organic architectural solutions all along Isniq's meandering roads. The technological values are identified as the appropriate and diversified use of the materials for building up components like walls, floors, roofs, doors and windows.

The modern age and the recent phase of reconstruction have spoiled the original integrity of the old, traditional human settlement. Several architectural components

⁽¹⁾Feilden, B. M., Jokilehto, J., ICCROM, Rome, 1998. Chapter 9 Urban Planning and World Heritage Towns.

have been corrupted by concrete and iron. Though this is unavoidable, the urban environment still retains its historic traces.

8. The following elements have been identified as unique to the Isniq Urban Environment Scenario and are to be included in the General Prescriptive Guidelines.

They are :

- stone buildings,
- walls,
- house fronts,
- yard entrances,
- drainage channels.

1.3 UPDATES AND REVISIONS

9. Updates and revisions to the present Guidelines are allowed only where they are inspired by the present prescriptions and where they pursue the same objectives.

10. Deviation from the present prescriptions is permitted in the case of special projects that aim to enhance the above-mentioned values.

1.4 PROCEDURE FOR THE APPLICATION OF THE PRESENT NORMS

11. Any action involving

- the refurbishment of stone buildings
- new building constructions
- replacement, adjustment or integration of valuable urban elements (fences, walls, house fronts, yard entrances)

has to be communicated to the municipal technical officer for approval, following the procedures outlined by the law.

12. The above-mentioned actions have to be fully described (in written and with drawing at the appropriate scale) and supported by

- a comprehensive historical documentation and
- description and proofs of the present state of the urban element or component in question.

13. However, any of the above actions proposed have to be in accordance with the present Guidelines and the Recommendations issued at the level of

- Municipality of Decan

- Ministry of Culture

- Institute for the Protection of Monuments (IMP)

14. As far as the management of the present Guidelines is concerned it is envisaged as being in the charge of the following institutions:

- Isniq technical adviser of the village council

- Municipality of Decan

- Ministry of Culture

- Institute for the Protection of Monuments (IMP)

1.4.1 Inclusion in the Local Master Plan

1.4.2 Inclusion in the IMP Regional Preservation Plans

1.4.3 Inclusion in the Ministry of Culture Preservation Programme

2. SPECIFIC PRESCRIPTIVE GUIDELINES

15. The Specific Prescriptive Guidelines are divided into two parts:

- Description of the compulsory restrictions for the preservation of the urban and rural authentic habitat, and
- Description of the likely alternative solutions (in terms of integration, replacement and adjustment) for appropriate urban and rural habitat development.

16. Restrictions are given in the form of prohibitions (absolute restrictions) or suggestions (relative restrictions). The former prevent the use of certain modern materials and technologies without alternatives, the latter suggest that the land owner/user adopts traditional materials and technologies, as well as modern ones, possibly integrated with natural and traditional elements and components.

2.1 RURAL ENVIRONMENT PRESERVATION RESTRICTIONS AND LIKELY SCENARIOS

17. Rural Environment Restrictions refer mainly to fences and drainage channels. As far as walls, yard entrances and house fronts are concerned the restrictions follow those given in the Urban Environment Preservation: Restrictions and Likely Scenarios.

2.1.1 Fences

18. Old and traditional fences were made by weaving shrubs, nailing sticks and palings (annex 2). However, barbed wire is now overrunning the rural environment, replacing the wooden fences and modifying the rural landscape. Barbed wire is useless and more expensive than wood. The use of barbed wire is to be stopped.

19. Fences are to be built using wooden materials as shown in the pictures (annex 2). Where there are barbed wire and steel meshes, one suggestion is to blend them with plants that hide the modern steel elements, or wooden boards.

2.1.2 Drove roads and drainage channels

20. Drove roads and drainage channels meander through the Isniq countryside, alongside a spontaneous vegetation of robinias and willows. Drainage channel banks are not

to be reinforced. Concrete is banned (annex 3).

2.2 URBAN ENVIRONMENT PRESERVATION: RESTRICTIONS AND LIKELY SCENARIOS

21. Urban Environment Preservation: Restrictions and Likely Scenarios refers to those urban and architectural elements and components that are of relevant importance for the Isniq urban environment's preservation and development.

As mentioned in § 1.2, categories of urban elements have been identified. These are:

- stone buildings
- house fronts
- yard entrances
- walls
- fences

Such elements are defined as valuable urban elements when built with traditional materials (stone, wood, earth) and according to traditional craftsmanship.

Restrictions and Likely scenarios are also drafted for Drainage Channels and Commercial Premises.

2.2.1 Buildings (kulla, and Stone buildings)

22. The historic building constructions that the present Guidelines refer to are divided into three different groups:

- Kulla,
- Residential Stone Buildings, and
- Service Stone Building,

23. The following paragraphs mainly refer to kulla.

However, specific references to Residential Stone Buildings and Service Stone Buildings will be made explicitly, as well as to those Residential Stone Buildings and Service Stone Buildings, which have been already suffered from a previous vertical or side extension.

2.2.1.1 Definitions

24. Kulla, Residential Stone Buildings and Service Stone Buildings are characterised by masonry walls and wooden floors. Their historic, cultural, artistic and technological values bear testament to the identity of the local construction traditions, typical urban patterns and unique social life.

<i>Kulla</i>	traditional stone fortified mansion as defined in the two texts: “Kulla Shqiptare” by Fejaz Drançolli (2001) and “Gjurmë dhe Gjurmime” by Mark Krasniqi (1979) ⁽¹⁾
Residential Stone Building	any other stone building with original residential purpose
Service Stone Building	stone buildings (presently not for residential purposes) but used for storage or for animal shed, usually consisting in a long single volume one floor high.

The present Guidelines adopt the following definitions:

2.2.1.2 General prescriptions

25. The buildings described and defined in the previous paragraph are not to be demolished, whether it be partially or in toto.

26. The buildings described and defined in the previous paragraph are to be preserved and duly restored.

2.2.1.3 Extensions

27. Extensions to the existing buildings are not permitted in any case. However, temporary wooden pergolas are permitted.

2.2.1.4 Use

28. Any change in the use of buildings whose values are historic, cultural and artistic must be consistent with the features of the house type, which must be easily recognizable following physical intervention.

29. Changes in use which imply major alteration work to masonry walls and flooring structures, harming the building's value, are not permitted.

2.2.1.5 Bearing walls

30. Bearing walls must be reinforced. Missing areas must be replaced with the same kind of materials and using the appropriate technologies. Mortar between the stones should be four centimetres below the surface of the wall. If walls need reinforcement this must be built using the above-mentioned technology.

2.2.1.6 Floors and beams

31. Reinforcement and renovation of existing flooring is encouraged if it respects the previous structural system,

materials and technology used.

32. Replacement of floors and wooden beams is permitted where wooden materials are used.

33. In the case of reinforcement, tie-rods are permitted for fixing the external masonry walls and/or anchoring the walls together.

2.2.1.7 Roofing (general)

34. Existing roofing may be replaced, paying respect to dimensional and structural features.

35. The original wooden structure may be replaced only in extreme cases where the wooden structure is rotten. Replacement is to be carried out using the same kind of materials and workmanship.

36. The alteration of
- the eave level, and
- the pitch degree and design is forbidden.

In stone buildings, where vertical extension is allowed, the eave level is to follow the newly allowed design.

37. Volumes exceeding the roof profile are not allowed.

2.2.1.8 Roofing (detailed)

38. Where present, the original stone building roof tiles (gipsy roof tiles) are to be kept and, where necessary, stored.

39. If the roof tiles need replacing, the use of the original and non-deteriorated roof tiles is prescribed. The necessary blending with new tiles has to be done using new roof tiles of the same colour, type and size. This blending is to be carried out by alternating the old with the new materials.

40. Where the whole roof is to be replaced with no original roof tiles remaining, the use of curved roof tiles (gipsy roof tiles) is prescribed.

⁽²⁾The present definition is expected to be changed in accordance with the one proposed in the incoming Kosovar Cultural Heritage inventory.

41. The existing chimney pots are to be preserved and renovated using original and traditional materials.

42. New chimney pots are permitted only where they are built using the original and/or traditional method of construction.

2.2.1.9 Stairs

43. Reinforcement, renovation and replacement of existing staircases, both internal and external, must be done with respect for the original staircase type, structure, material and workmanship.

44. The materials used are to correspond with the original ones (namely wood and stone) or with those used in the local, traditional construction system. No steel elements or components are permitted.

45. Particularly valuable structural elements and details, such as banisters, handrails, etc. are to be preserved in situ.

46. When an external staircase has to be built, it is to be in compliance with the traditional ones. This rule is valid for stone buildings only; it is not valid for kulla.

2.2.1.10 Plumbing and electrical systems

47. New plumbing and electrical systems are permitted taking into account the pre-existing structures.

48. External pipes and cables are preferable to in chase solutions. However, new plumbing or electrical systems may be hidden in skirting boards or in new partition walls where they are allowed.

2.2.1.11 Height

49. The original height between the floors is to be kept. Where such a height is in conflict with the Building Regulations and/or the Urban Master Plan Implementation Norms a deviation from these rules is permitted.

2.2.1.12 Basements

50. In order to achieve the height between floors allowed by the Building Regulations and/or the Urban Master Plan Implementation Norms, the ground floor level may be lowered on the condition that it does not alter the old original foundations.

2.2.1.13 Details

51. Details such as stone and woodcarvings are to be carefully preserved, as are cornices, windowsills and belt courses. The latter architectural elements, where replaced due to a bad state of conservation, are to be replaced using the same kinds of material, technology and workmanship, and keeping the original dimensions.

52. Guttering and drain pipes are not to be fitted, out of respect for traditional house types.

2.2.1.14 Openings

53. All the openings (windows, doors and portals) are to be preserved. New openings are allowed where there is evidence of a pre-existing door or window. However, in residential stone buildings and service stone buildings new openings are allowed where the new house layout and function makes it necessary.

54. The dimensions and proportions of new openings should follow the prescriptive rule stated in annex 4.

55. Openings such as roof lights and garret windows are not permitted.

56. Moulding materials for openings are: chestnut wood, stone, or (where already built) lime mortar. Opening mouldings must not exceed 20 cm breadth and 2 cm thickness. Decorations are prohibited.

2.2.1.15 Plastering and painting

57. External plastering is forbidden on any masonry stonewalls. Internal plastering is allowed using lime plaster.

58. Paneling or coating are not permitted, both on external and internal surfaces.

59. External painting on stone buildings is not allowed in any case.

2.2.1.16 Window frames

60. External window frames on kulla may be replaced with new ones, using only wood, properly treated and antiqued, and respecting the original design, size, and workmanship. Double-glazing is allowed.

2.2.1.17 Stone elements

61. The existing portals, arches, architraves and archi-

trave jambs, window frames and window decoration, pilasters, corbels, and any traditional architectural external and internal elements and components made of stone, must be preserved and restored.

62. When the restoration of the above-mentioned architectural elements and components is irrefutably impossible (because of their very bad state of preservation), replacement is admissible using the same materials as the original and the same traditional way of working stones.

2.2.1.18 Pavements

63. Pavements of great value, both indoors and outdoors, must be preserved and restored. Renovation and blending of degraded parts must be done using the same materials as the original, or identical ones, and traditional construction technologies.

64. Replacement of the original pavement is allowed where wooden planks, paving-stones or burnt brick are used.

65. Ceramic tiles are forbidden.

2.2.1.19 Decorative elements

66. Original decorations, which are historically documented, being part of the kulla or stone house (made from iron, wood or stone), are to be restored and preserved in situ.

67. No decorative elements should be applied to house fronts, walls and yard entrances, nor to any new building construction.

68. Decorative details, however, have been found to be unique to the old traditional built-up environment in Kosovo (annex 5)⁽¹⁾.

69. An appropriate and discreet use of them is strongly recommended, when suggested in the present Guidelines.

2.2.1.20 Antennas

70. As general principle, the placing of antennas and dish aerials on the roofs or facades of kulla, or any building construction made of stone masonries and wood elements identified as cultural heritage buildings to be entirely preserved, as reported in TAB_05/A attached to

these Guidelines, is forbidden.

2.2.2 Walls

71. Stone walls are neither to be demolished nor replaced, whether partially or in toto.

Stone walls are to be preserved and duly restored.

2.2.2.1 Stone wall adjustment

72. The Wall restoration should be inspired to the traditional craftsmanship.

73. The infill between stones has to be made using lime mortar 4 cm below the actual wall surface.

74. The stonewall covering has to be made of stone slab, whenever possible, or curved roof tiles (gipsy roof tile).

2.2.2.2 Stone wall and concrete wall integration

75. In case of integration between stonewall and concrete wall that should be conceived in terms of discreet relationship or distance between the two walls. Discreteness might be rendered as a space, a difference in level, or infilling another completely different material such as steel or wood. (annex 6)

2.2.2.3 Concrete wall adjustment and integration

76. New Walls made of concrete blocks must be adjusted or integrated to new elements or components (annex 6).

Concrete wall adjustment:

- plastering with lime mortar
- plastering with lime mortar and building a half stone socle

Concrete wall integration:

- planting trees in front of the new wall
- creeping plants at the base of the new wall
- building a flower box on the top of the new wall
- a flower stone box at the base of the new wall
- building a sitting socle

2.2.3 Fences

77. Fences in urban environment are to be made of wood as in the rural environment (annex 2).

78. Existing Fences made of iron bars or steel elements

⁽¹⁾ Drawings are taken from Flamur Doli, Arkitektura Tadicionale Popullore e Kosoves, (Traditional Popular architecture of Kosova), Kosova 2001.

have to be hidden behind a flower box with shrubs or integrated to wooden planks with the steel fence (annex 7).

2.2.4 House fronts

79. The House Fronts are part of a kulla or a stone building. They are an integrated part of the whole traditional stone-fencing wall, which features the urban and rural Isniq environment. The House Fronts are to be preserved in toto: shape, pattern, design and decorations. No superfetations are admitted. New openings for any purpose are banned.

2.2.5 Commercial Premises

80. New Commercial Premises at the ground floor of stone and new buildings are admitted only in case the external integral feature of the house front is not altered.

81. Moreover each commercial activity in modern or stone building should be adverted with:

- a. the external publicizing board, and
- b. the shutters

made of wood and design as in annex 8.

82. Commercial activities at the ground floor of stone buildings are not allowed to open new windows on the facade unless on place there is documented evidence of window or door preexistence.

83. In Commercial Premises at the ground floor of new buildings openings are to follow the size and shape as in annex 4.

2.2.6 Yard Entrances

84. The Yard Entrance consists of a unique architectural complex made of three different components:

1. wooden door
2. roof
3. part of the stone fencing wall.

85. Replacement of old traditional Yard Entrances is forbidden.

86. In case the original wooden materials are deteriorated and need to be replaced the same kind of wood have to be used. The original wooden pattern and decoration have to be replicated in the new wooden door.

87. The wooden structure of the coverings must replicate

the original design and workmanship.

88. As far as the Yard Entrance roof tiles are concerned, the existing ones are to be reused. New ones are to be integrated with the old ones.

89. The new Yard Entrances must keep the same material, size and shape of the previous one. In case the original wooden pattern and decoration is lost as well as any historical documentation and evidence of the past, the new size, pattern and design follow the most common one in the area or the suggested size, pattern and design in annex 9.

90. Metal Yard Entrances are forbidden. However the existing one might improve their appearance reducing as much as possible the decorations and replacing them with the suggested ones (annex 10).

2.2.7 Drain Channels & Bridges

91. The likely solutions for Drain Channels & Bridges range from natural to solutions making use of reinforced concrete. The solutions using wood and stones, however are preferable.

92. The drain channels banks made of concrete are acceptable where they are somehow integrated to natural elements (shrubs, flower bed or trees) or fences and bridges made of wood.

93. However the preferred solutions are those ones using:

- a. banks of stone
- b. banks of wood
- c. banks reinforced by shrubs

94. The drain channels banks made of concrete should be refined on the edges with a layer of concrete not exceeding the 20 cm. See annex 3.

3. URBAN DEVELOPMENT GUIDELINES

95. Urban Development Guidelines consist of prescriptions and restrictions envisaged to the urban land development. Urban Development Guidelines are made of the following paragraph:

- Land Development Prescriptions
- Heritage Preservation Prescriptions and
- Anti-seismic Prescriptions

96. Land Development Prescriptions and Heritage Preservation Prescriptions apply to all the area of reference (TAB_01/A).

97. Land Development Prescriptions and Heritage Preservation Prescriptions refer respectively to TAB_01/P and TAB_04/P. These tables respectively render the potential land development of each single parcel and the related development restrictions addressed to the preservation of the cultural heritage built environment as shown in the table.

98. Parcels under a stricter norm by the Heritage Preservation Prescriptions have to follow the latter.

3.1 LAND DEVELOPMENT PRESCRIPTIONS

99. The main objective of the Land Development Prescriptions is to keep the local traditional plot scheme (namely the courtyard house type), deriving from the

complex with kulla and generally respected until nowadays. In this scheme, the built structure on the parcel is based on a central courtyard surrounded by buildings. All buildings, for both residential and service purpose, are generally closed toward the external space (roads or other parcels) and open toward the courtyard. Such a house type is peculiar in Isnig rural and urban environment. It creates the typical urban fabric and defines the local identity; therefore it should be preserved as much as possible, also in newly built parcels.

The Land Development Prescriptions refer to new constructions.

3.1.1 General Norms

100. All new constructions (buildings, walls, yard entrances, fences), have to be built according to the present Guidelines.

101. It is assumed that the minimum size of a courtyard is 12 x 12 mt.

102. The minimum size of a buildable parcel is 216 sqm where the courtyard results of 12 x 12 mt (Fig.1).

103. The minimum size of a buildable parcel with a double courtyard is 360 sqm where the second, smaller, courtyard may be a minimum of 6 x 12 m (fig.2).

	<i>categories</i>	<i>description</i>
Land Development Prescriptions TAB_01/P	group 1	Buildable up to 35% of the parcel area
	group 2	Buildable up to 25% of the parcel area
	group 3	Buildable up to 15% of the parcel area
	group 4	Non buildable
Heritage Preservation Prescriptions TAB_04/P	group HR	Highly restricted parcel
	group R	Restricted parcel
	group NBR	Neighbouring restricted parcel
	group nR	Not restricted parcel

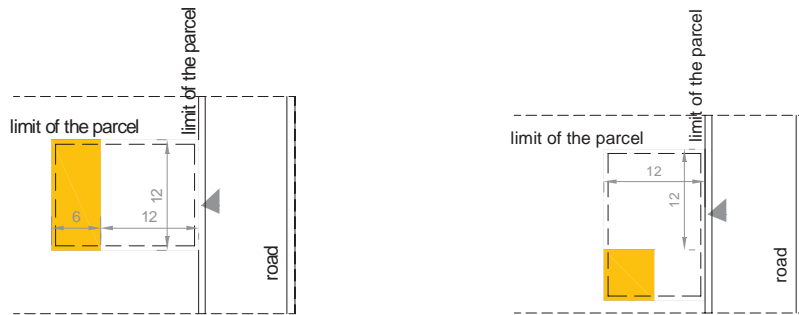


Fig. 1: Buildable parcel of minimum size (216 sqm, with 12x12 m courtyard)

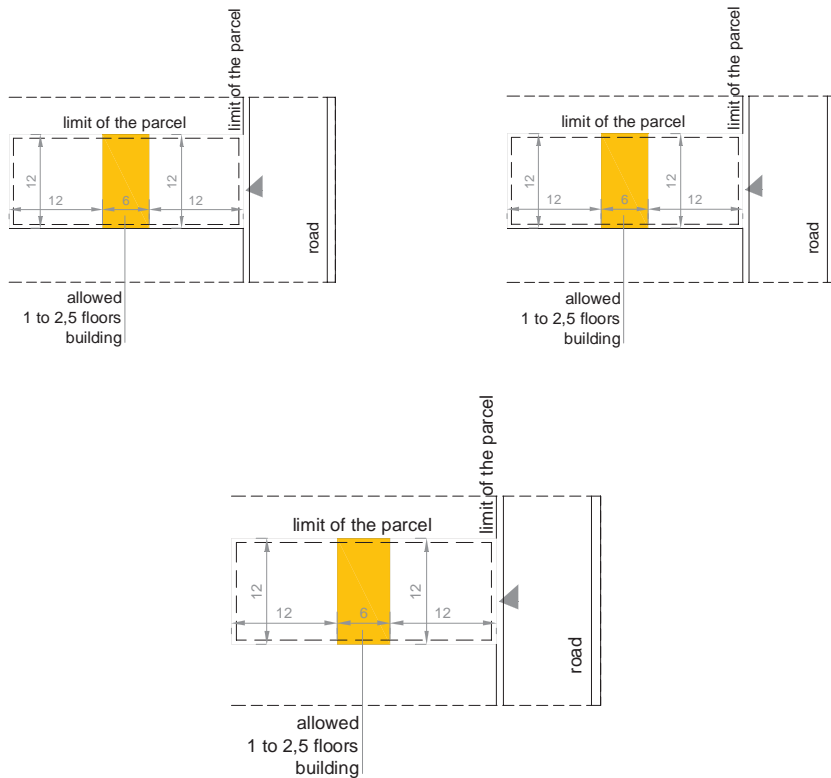


Fig. 2: Parcel of minimum size with one or two courtyards (360 sqm, with 12x12 m min. for the courtyards, or one courtyard 12x12 and one min 6 x 6 m - min 72 sqm)

3.1.2 Allowed Volume to built

104. The Allowed Volume to be built on each single Isniq parcel is reported in TAB_01/P and in the GIS Data Base attached. This is defined by a percentage on the total land owned and the allowed building height. The total allowed cube meters to build results from multiplying, the percentage (%/sqm) by the height (mt).

105. It is assumed that the difference in level between two floors is 3 mt.

106. In case of a built parcel the existing volume is to be subtracted to the above mentioned Allowed Volume to built. The resulted volume, if positive, is the real Allowed Volume to Built on an already built parcel.

107. The Allowed Volume to Built is subjected to conditions stated in the Seismic Norms.

3.1.2.1 Buildable surface

Four different groups of parcels have been identified in Isniq (TAB_01/P).

group 1	up to 35%
group 2	up to 25%
group 3	up to 15%
group 4	Non buildable parcels

3.1.2.2 Superfetation

108. Superfetations or extensions to stone buildings are not allowed in any of the following cases:

- where the superfetation of the stone building has already been done;
- where the stability of the stone building is compromised by the superfetation or where the anti-seismic rules are not respected;
- where the stone building will lose one of its values (artistic, landscape, technological or cultural).

Superfetations of the stone buildings classified as kulla are not allowed in any case, unless it is temporary (removable), made of wood, and does not affect the overall historic values.

109. where superfetation or extensions are allowed, they must follow the Specific Prescriptive Guidelines

110. a different floor lay-out is permitted under the conditions listed within the Specific Guidelines

111. This maintenance is allowed on the condition it does not alter the existing physical features, namely the values (artistic, cultural and technological) of the stone building in question.

3.1.3 House Type & Buildings

112. The recommended house type is that of long rural buildings aligned on the parcel limits, so creating a wide courtyard (Fig.3,4).

113. Three kinds of new building constructions, of different sizes, are allowed. The first one is similar to the service building mentioned in § 2.2.1.1. Its size varies from 6 to 9 m in width; it is one floor high and it has openings on one side only. The second kind of building construction is from 6 to 9 m width, it can be up to 2.5 floors high and it has openings only on one side. The third kind is 6 to 12 m wide, it can be up to 2.5 floors high and it has

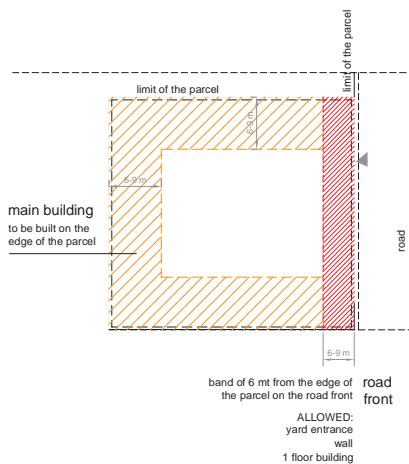


Fig. 3: Parcel scheme for the new constructions

openings on both parallel sides. The second and the third kinds of building constructions are hereafter named "residential buildings", as they are similar to the so called residential buildings mentioned in § 2.2.1.1.

114. The above-mentioned buildings have from one to four roof pitches (maximum two pitches for each building's cross section), with a slope of 28° to 30°.

The building's width is calculated based on the roof projection.

115. On the band of six (6-9) meters along the road

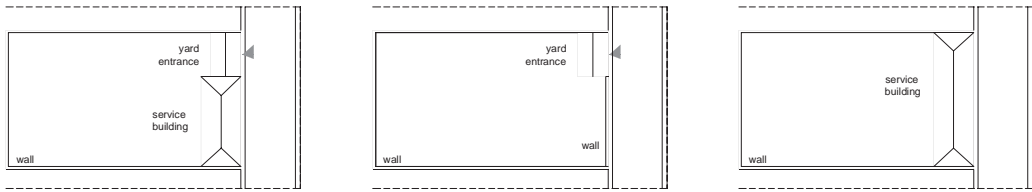


Fig. 4: Buildings and elements which can be on the road front

front only yard entrances, walls and service buildings are allowed (Fig.3).

Buildings which do not fulfil the service buildings house type are not allowed in this band.

116. On the edge of the parcel, and aligned with this edge, only buildings of 6-9 m width and with openings facing the courtyard are allowed (first and second kinds of

building constructions). Openings on to neighbouring parcels are not allowed.

117. Building constructions on the edge of the parcel, but not aligned with it, are accepted only when determining a double courtyard (fig.5,6): the first of at least 144 sqm, where one courtyard side is not less than 12m, the second of at least 72 sqm, where one side is...

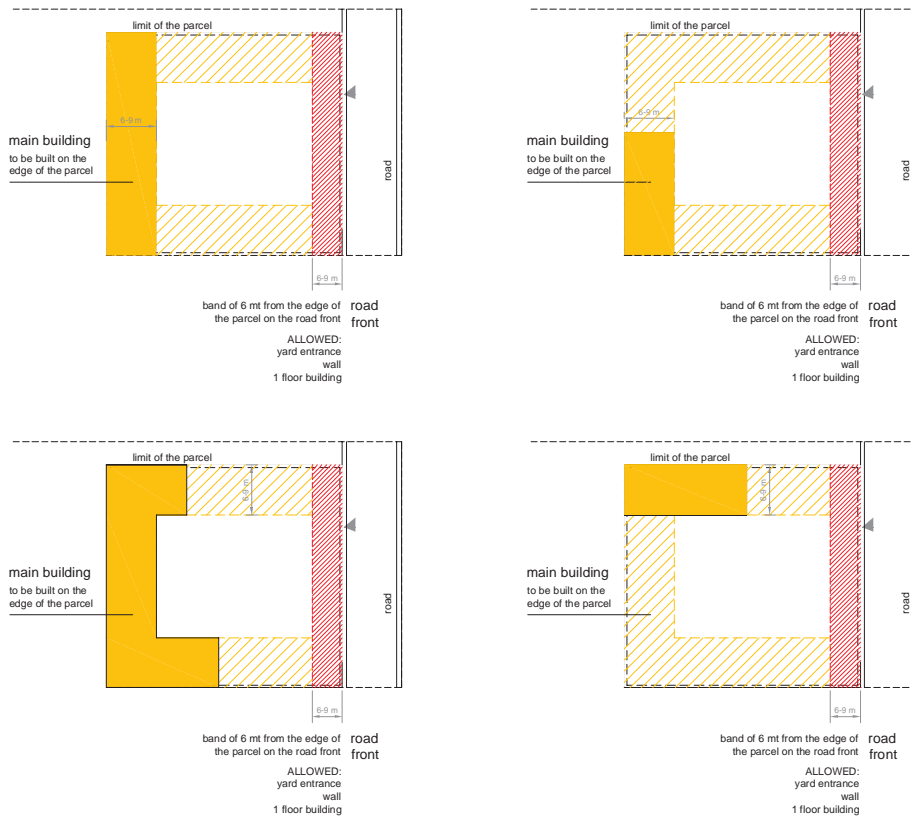


Fig. 5: Recommended location on the parcel for new constructions

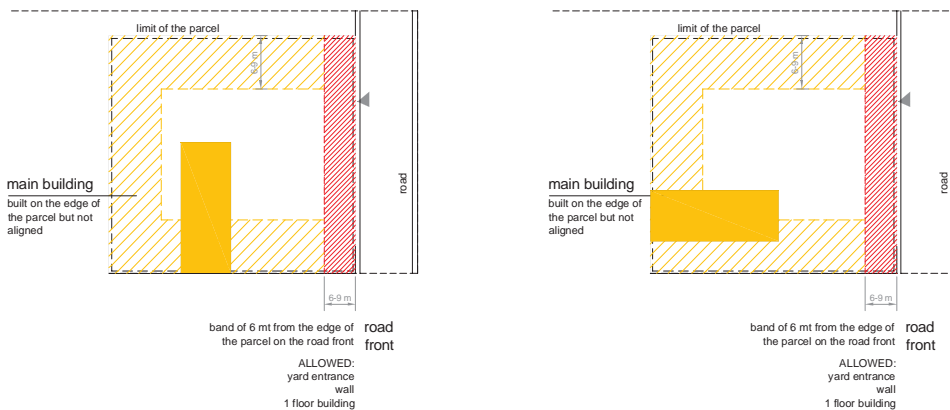


Fig. 6: Non recommended location for new constructions in parcels allowing only one courtyard

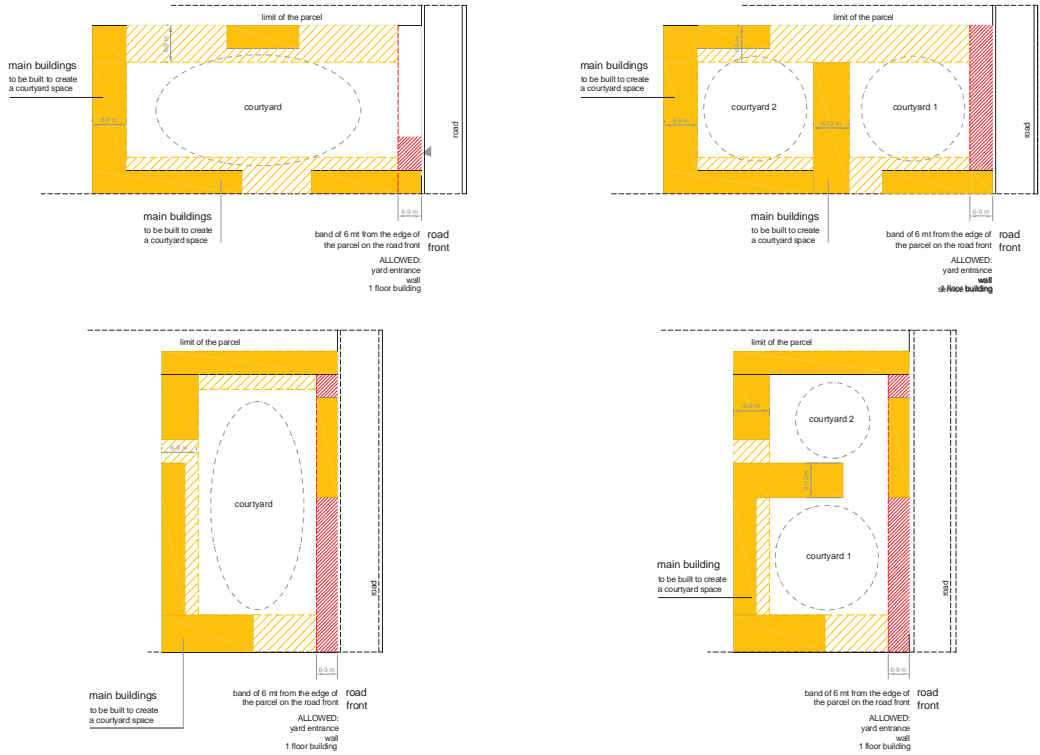


Fig. 7: Likely solutions for parcels of wider dimensions, allowing more than one courtyard

118. Residential buildings 6 to 12 m wide, up to 2.5 floors high and with openings on both parallel sides are allowed to be built with one side only aligned to the edge of the parcel, and with respect to the previous point.

119. Residential or service buildings may protrude into a courtyard when keeping the minimum distance from the edge of the parcel equal to 12m, whilst the protruding size is not to exceed 6m where a service building faces a residential one (Fig.7).

120. In case of parcels of wide dimension, which consent the creation of more than one courtyard, it is allowed to locate the buildings aligned and transversal in order to build such multiple courtyards (fig.4).

Residential buildings completely detached from the edge of the parcel are not allowed (Fig.8).

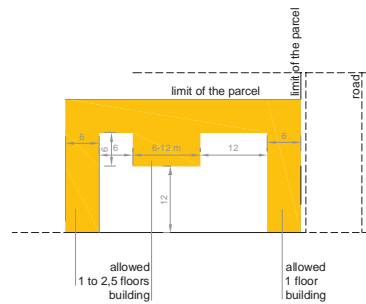


Fig. 8: Building with a protruding part

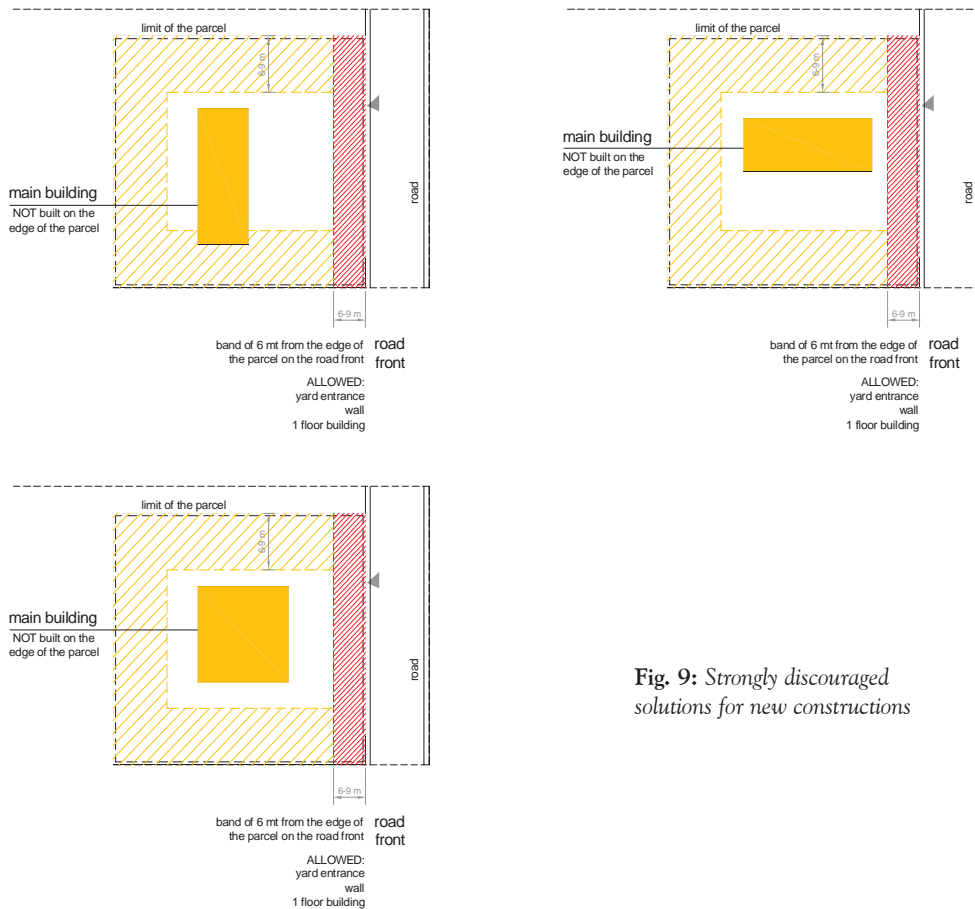


Fig. 9: Strongly discouraged solutions for new constructions

121. It is recommended that existing residential buildings which are completely detached from the edge of the parcel are integrated into the courtyard type using connecting elements such as buildings (up to the allowed percentage), or walls or fences.

122. Villa house types and all other house types that are not compatible with the rural environment of Isniq, as shown in the Guidelines, are strongly advised against.

3.1.4 New building construction features

123. In order to preserve the unique features of the

architecture and building construction tradition in Isniq, namely its urban identity, prescriptions and technical guidelines have been set up. These materials are reference technical guidelines for new construction, any extraordinary repairs and extensions.

124. New building construction in Isniq is to be regulated in terms of:

1. Permitted Construction Volume,
2. Place to built upon in the parcel, and
3. External features (materials, facade design)

125. The technical guidelines give recommendations for the features of the Isniq built-up environ-

ment appearance. They have been drafted on the basis of the analysis of recurrent architectural elements and components in the Isniq urban environment (annex 11).

3.1.4.1 External features

126. External features of new buildings are to be regulated with respect for the guidelines in annex 11 whenever a new building construction is permitted. The guidelines show the criteria for draft facades of building constructions, taking into consideration the most common features of traditional and modern architecture in Kosovo and particularly in Isniq.
- Balconies (overhanging wooden structures, position and shape)
 - Verandas (re-entrant volumes and related railings)
 - Openings (dimensions and modules of windows and doors vis-à-vis the openings of the traditional built environment - annex 4)
 - Decorations (added decorative elements such as doors and window frames, facing bricks and score on external plaster)
 - Added volumes (overhanging and protruding volumes)
 - Staircases (features and position)
127. External walls are to be finished in lime mortar.

3.2 HERITAGE PRESERVATION PRESCRIPTIONS

128. The Heritage Preservation Prescriptions define further constrains on the above-mentioned Land Development Prescriptions in order to preserve the built-up environment's cultural heritage and eventually increase the added land value. The Heritage Preservation Prescriptions define four groups of parcels according to the level of restriction

they are subject to (TAB_04/P) as follows.

3.2.1 Group HR

129. The existing stone buildings are not to be demolished, neither totally nor partially. It is strongly recommended that no stone and wood architectural components (walls, yard entrances) are demolished, neither totally nor partially.

130. In the parcels where the built percentage indicated in the Land Development Prescriptions (§ 3.1) has already been reached, only renovation and upgrading of the existing buildings is allowed.

131. Demolition of modern buildings is encouraged, and reconstruction is allowed in the light of the present guidelines and up to the previously existing built-up surface percentage.

132. New constructions, up to the allowed construction area when not already reached, are allowed according to the following criteria:

- at least 12 m distance from the kulla or stone residential building, for one floored buildings
- at least 18 m distance from the kulla or stone residential building, for 2 or more floored buildings
- the new building must respect the criteria stated in the Land Development Prescriptions.

3.2.2 Group R

133. The existing stone buildings are not to be demolished, neither totally nor partially. It is strongly recommended that no stone and wood architectural components (walls, yard entrances) are demolished, neither totally nor partially.

134. The parcel may have a maximum built-up area, as indicated in the Land Development Prescriptions (15%, 25%, 35%). The maximum height for new constructions is 2.5 floors (ground floor, first floor

GROUP HR	highly restricted parcels. Parcels with a <i>kulla</i> or a stone residential building and at least one valuable urban element. A small group of parcels with only a <i>kulla</i> have been included in group HR.
group R	restricted parcels . Parcels with a stone residential building and at least one original urban value element
group NBR	neighbouring restricted parcels . Parcels neighbouring a parcel in the HR or R group (all parcels intersecting a radius of 18 m from a <i>kulla</i> or a stone house)
group nR	non restricted parcels. Parcels without any kind of restrictions according to the UPP.

and attic).

135. In the parcels where the built-up percentage indicated by the Land Development Prescriptions (§ 3.1) has already been reached, only renovation and upgrading of the existing buildings is allowed.

136. Demolition of modern buildings is allowed, reconstruction is allowed up to the previously existing built-up surface percentage.

- at least 12m distance from stone residential buildings (calculated using the radius) for a one storey building and 18m for a 2.5 storey building

- maximum height the same as the highest existing stone building in the parcel

- the new building must respect the criteria stated in the Land Development Prescriptions (§ 3.1).

3.2.3 Group NBR

137. New construction in these parcels is allowed up to the maximum percentage of built-up surface allowed in the Land Development Prescriptions (§ 3.1) (15, 25 or 35%). However, new constructions cannot be within a radius of 12 m from the kulla or stone residential building in the neighbouring parcels if it is one floor and 18 m up to 2.5 floors.

3.2.4 Group nR

138. These parcels do not have any restrictions according to the UPP. They only follow the prescriptions of the Land Development Prescriptions (§ 3.1).

3.3 ANTI-SEISMIC PRESCRIPTIONS

139. As far as the buildings' seismic norms are concerned (building features and dimensions, structural, and static and dynamic tests) reference is made to the Eurocode 8 "Design of structures for earthquake resistance".

140. The distance between the buildings is not to be less than the existing one without the recent alterations.

141. In new building constructions the relationship norm between the Building Height and Street Section is to be as follows:

Street Section < 11m	Building Height = Street Section
Street Section > 11m	Building Height = 11 + 3*(Street Section - 11)

142. The street section is calculated between the building edge and the opposite roadside, including the carriageway.

143. The following definitions have to be taken into account:

a. The Building Height is the highest difference between the highest roof level and the ground, namely street level.

b. The street is the public use area open for the movement of vehicles and pedestrians;

c. Roadside is the space the limits the carriageway and street;

d. The carriageway is the public area consisting of street and roadside.

144. For a building on a corner between two streets of different width, the height of the front can be the one allowed by the wider street, for a length equal to the width of the street on which the front is located, starting from the corner.

145. Inside the courtyard the following prescriptions have to be respected:

- new buildings have to maintain a distance of 6 metres from other buildings, existing or planned.

- It is recommended that main exits from the building are to the road or to the wider courtyard space (from 6 metres up)

3.4 SEWERAGE

146. There is no sewerage system in Isniq. Wastewater flows into the village drainage channels. It is recommended that the following proposal is adopted as a sustainable solution at the level of each single parcel in which people live.

147. The proposed system (annex 12) comprises a first (solid waste removal) and second treatment (abatement of faecal coliform). A third treatment is envisaged in the case of need of a larger family whose members total more than six.

148. The first and second treatment is done in a double chamber septic tank. The septic tank dimensions are calculated on the basis of the family members and according to the following formula:

Volume = water per person per day (from 40 to 100 liters) X (by) number of users X (by) the permanence of waste water in the chamber (from 3 to 5 days).

149. Sludge removal is compulsory and to be borne

by the users (namely the owners or tenants of the house). Sludge removal needs to be done within the time given in the following formula:

Years = 1/3 of the septic tank volume / (divided) (0,03 X (by) number of users)

150. The third treatment consists of a bio-filtering bed with phyto-treatment.

Phyto-treatment of the wastewater is a process which reduces the pollutants using aquatic plants.

Among them the fragmites (the common bamboo cane) induces the development of microorganisms that depurate the wastewater.

151. A wastewater treatment plant uses a combined system of plants and bacteria, preliminary treatment is provided by a septic tank. From the septic tank the wastewater comes out without the solid elements (deposited in sludge at the bottom of the chambers) and is poured into a sandy filter where it is depurated by aerobic microorganisms.

ANNEX 1: FLORA OF ISNIQ AND SURROUNDING AREAS (1)

Broadleaf

<i>English</i>	<i>Albanian</i>	<i>Italian & Latin</i>
alder		ontano
ash		frassino
beech		faggio
blight		
chestnut tree	gështenja	castagno (castanas sativa)
elm tree		olmo
hazelnut tree	lajthia	nocciolo (carylus avellans)
hornbeam		carpino bianco
lime tree	bliri push lor	tiglio (tilia tomentosa)
oak		quercia
poplar		pioppo
willow tree		salice

Bonifers

<i>English</i>	<i>Albanian</i>	<i>Italian & Latin</i>
balkan pine		pino balcanico
black pine		pino nero
white pine		pino bianco

Flowers & green plants

<i>English</i>	<i>Albanian</i>	<i>Italian & Latin</i>
buttercup	zhabina e zakonshme	ranuncolo (ranunculus acris)
woodland strawberry	luleshtrydhja, dredhëza e malit	fragola di bosco (fragaria vesca)
wood spurge	qumshëtoria e malit	euforbia (euphorbia amaygdaloides)
nettle	hithi	ortica (urtica dioica)
poppy	lulekuqja	papavero (papova rboeas)
primula	aguliqja e rendomt	primula (primula vulgaris)
owl-head clover	tërfile i malit	trifoglio (trifolium alpestre)
violet	vjollca erëmirë, manushaqja	viola (viola odorata)

(1)Source: Isniq through centuries, by Rexhep Maksutaj; direct information from Isniq

Not identified species

<i>English</i>	<i>Albanian</i>	<i>Italian & Latin</i>
	veni i zi	(almus glutinoze)
creeping birthwort	petriku kulper,kulumaja	(aristolochia clematitidis)
Italian lords and ladies	kelkaza	(arum italicum)
	pankurja	(boetus edulis)
	gjethbriri	(ceratophyllum demcisum)
bilberry	trashaga mersine,boronica	(vaccinium myrtillus)
	latrepeci i madh	(cbelicloniumajus)
old-man's beard	kulpra e egër	(clematis vitalba)
	lulari	(ficaria verna)
henbane	shtara	giusquiamo(hyoscyamus niger)
	sumbullarja	(humulus lupulus)
	likopodi me hale	(licopodium calvatum)
island lichen	likeni i islandës	(cetraris islandica)
snake herb	bargjarpri mjeksor	(ceteroch officinarum)
	plisorja	(polytrichum commune)
	pelimi	
	lincuri	
	myshku rezhdor etj.	

Crops

<i>English</i>	<i>Albanian</i>	<i>Italian & Latin</i>
maize	misri	mais, granoturco
wheat	gruri	grano
sugar beet		barbabetola da zucchero
sunflowers		girasoli
tobacco		tabacco
lucerne		erba medica
apple tree		melo
apricot tree		albicocco
cherry tree		ciliegio
nuts tree		nocciolo
pear tree		pero
plum tree		pruno

ANNEX 2: RURAL ENVIRONMENTAL RESTRICTIONS

FENCES



These solutions may also be adopted for the urban environment though stone walls are more peculiar in such a kind of environment.

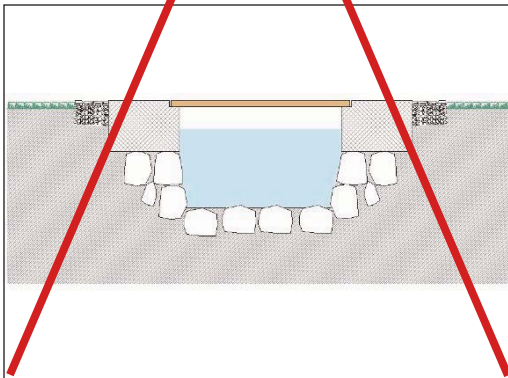
Barbed wires are taking over the rural environment, replacing the wooden fences and modifying the rural landscape. Barbed wire is useless and more expensive than wood.



ANNEX 3: URBAN ENVIRONMENTAL RESTRICTIONS

DRAINAGE CHANNELS & BRIDGES

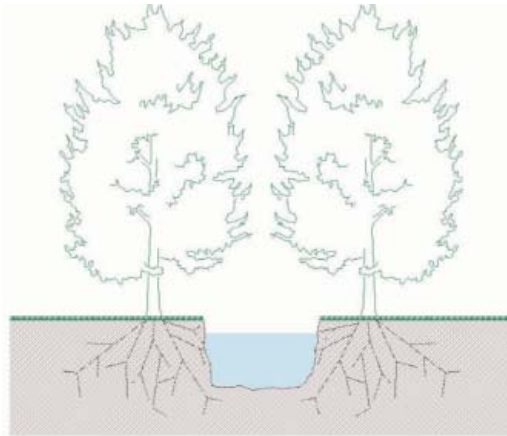
In these cases the drainage channel is deep and dangerous. Only concrete has been used. The side towards the road is not refined.



Acceptable solutions



In the following cases the stream bank may be reinforced using only shrubs, stone or wood



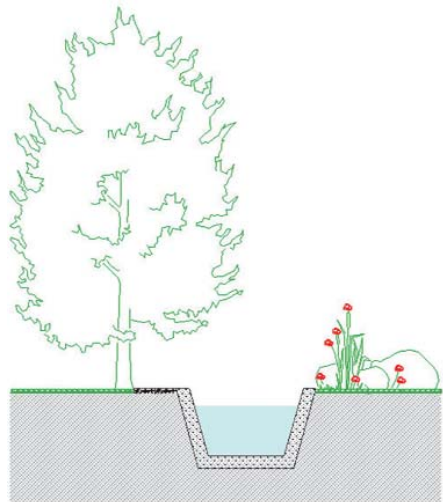
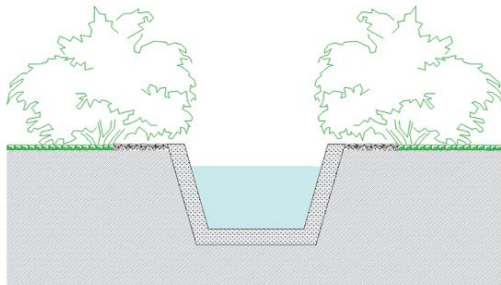
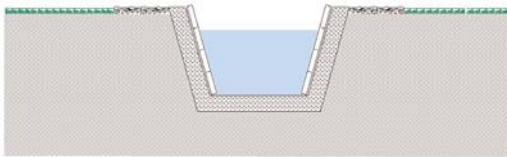
ACCEPTABLE CASES THOUGH NOT PREFERABLE



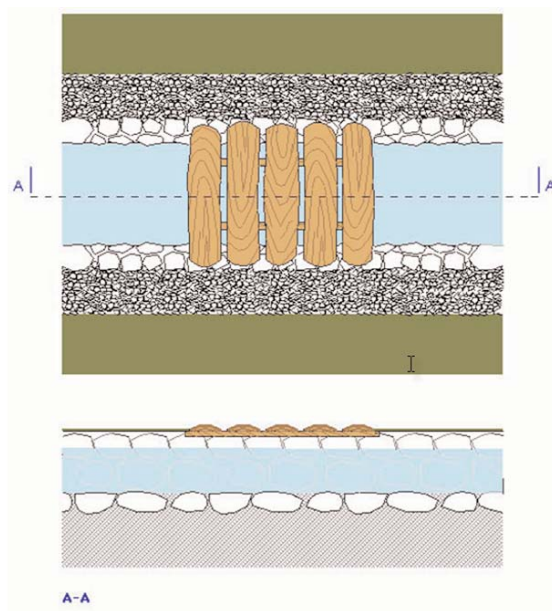
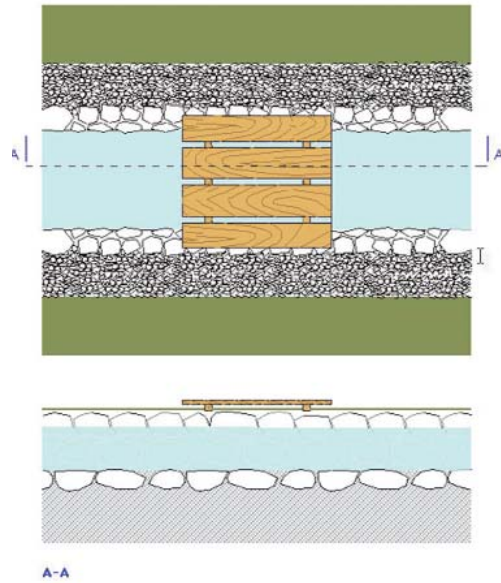
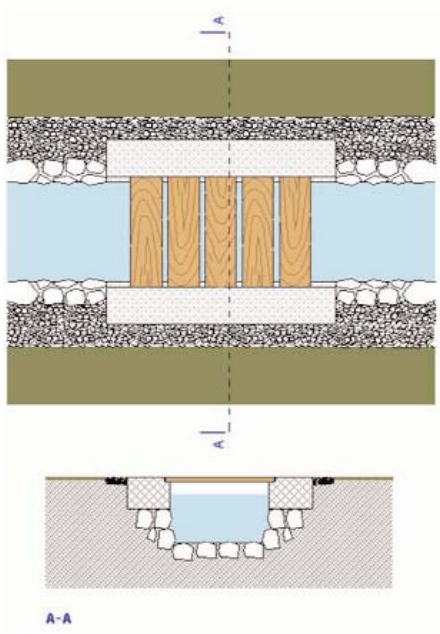
These stream bank solutions are acceptable because the concrete banks have been somehow integrated to natural elements (shrubs or trees) or fences and bridges made of wood.

However the preferred solutions are those ones using:

- a. banks of stone
- b. banks of wood
- c. banks reinforced by shrubs



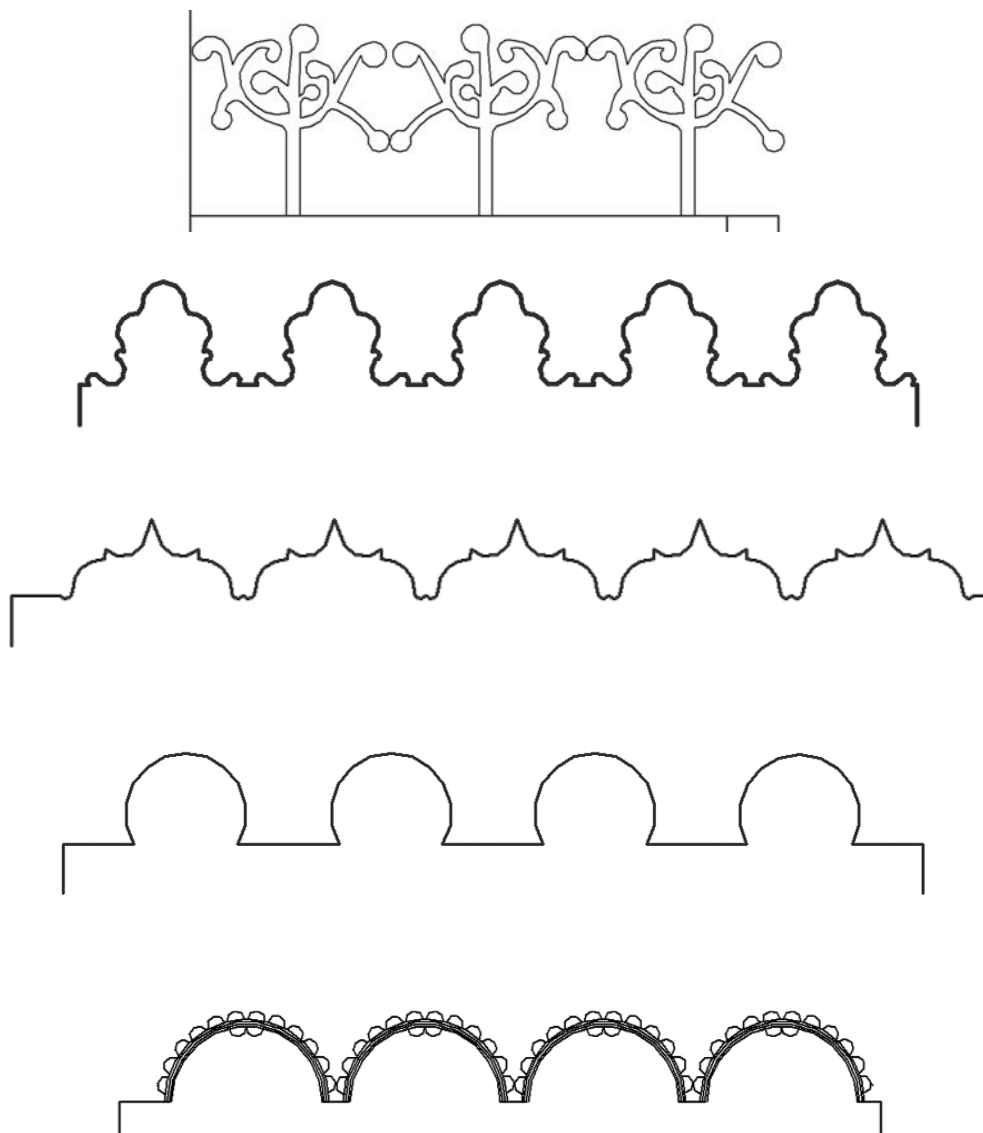
DEVELOPMENT OF ISNIQ VILLAGE & PRESERVATION OF ITS URBAN AND RURAL IDENTITY



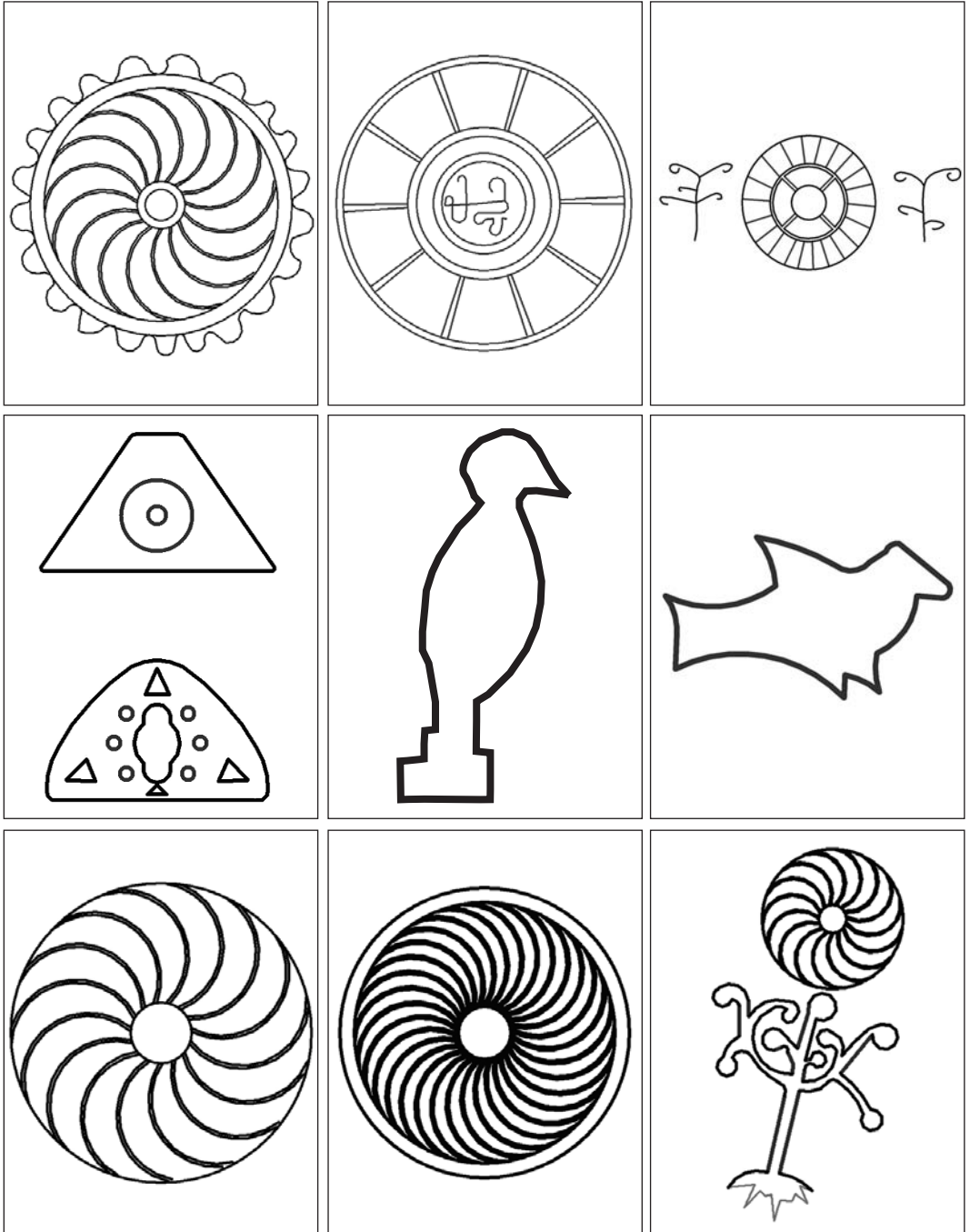
ANNEX 5: DECORATION DETAILS (1)

The following precious decorative details have been found being peculiar of the old traditional built environment in Dugajini area. They are reported in

It is highly recommended an adequate and discreet use of them when suggested by the Guidelines.



(1) Drawings are taken from Flamur Doli, *Arkitektura Tadicionale Popullore e Kosoves*, (Traditional Popular architecture of Kosova), Kosova 2001.



ANNEX 6: URBAN & RURAL ENVIRONMENT RESTRICTIONS

Walls to be preserved and to refer to in case of replacement



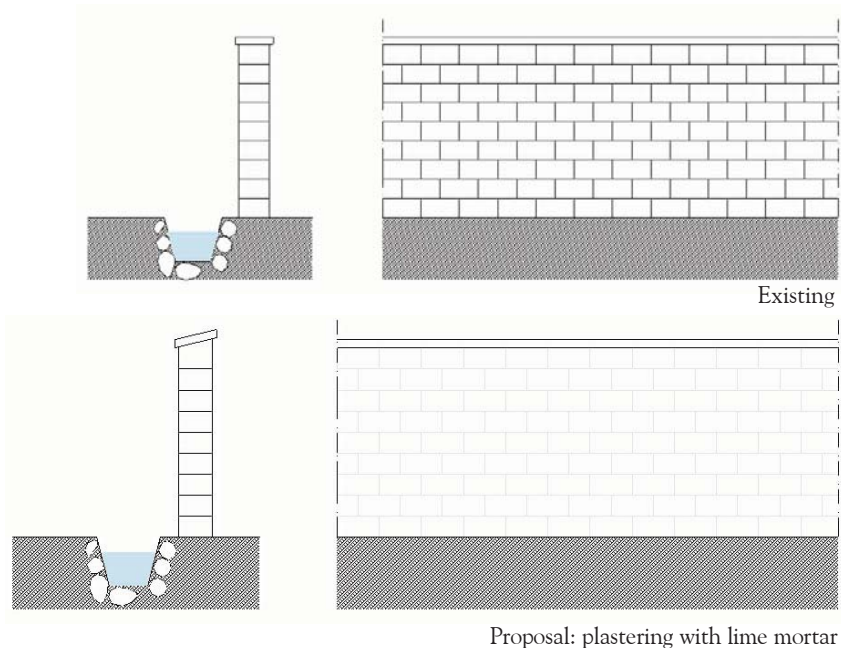
URBAN ENVIRONMENT, WALL, LIKELY SOLUTIONS

Old Wall Alteration



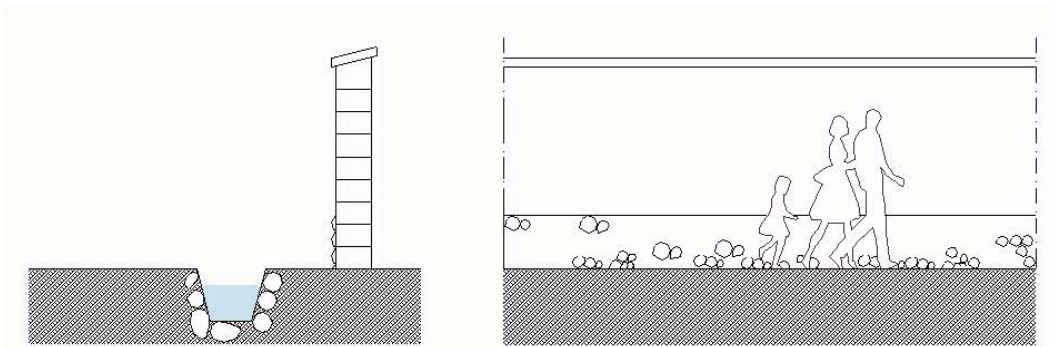
The infill between stones is rough, almost covering the stone wall with a clumsy coat of concrete mortar. The infill between stones has to be done using lime mortar 2 cm below the stone surface.

NEW WALL ALTERATION

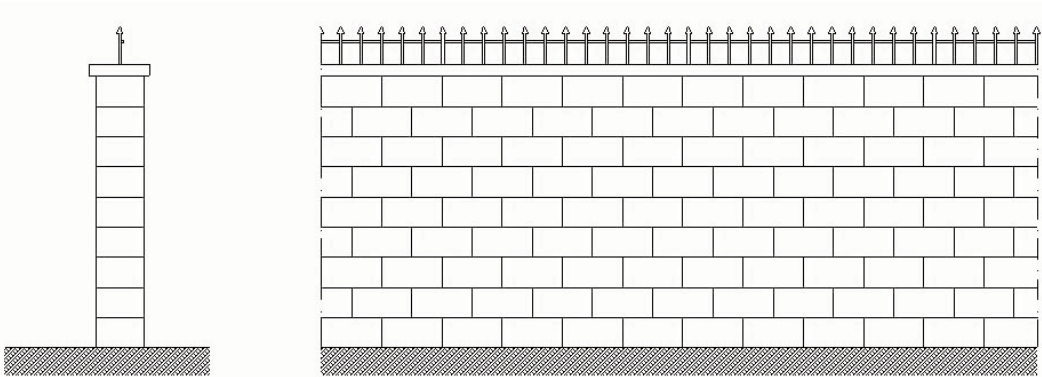


Existing

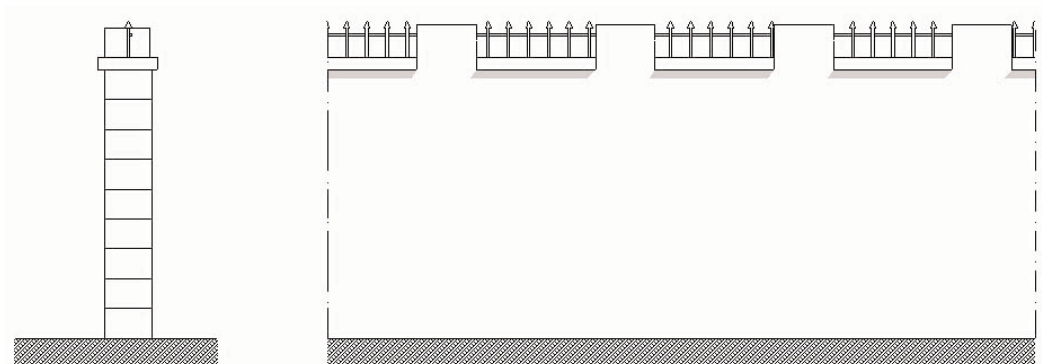
Proposal: plastering with lime mortar



Proposal: Plastering with lime mortar and building a half stone socle



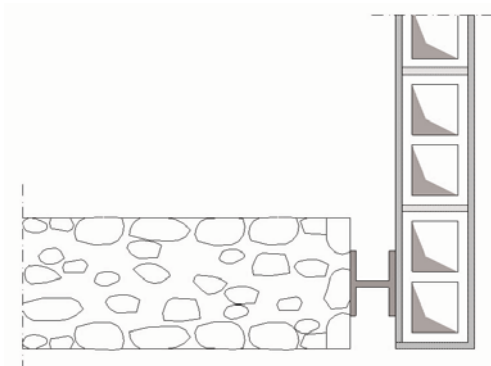
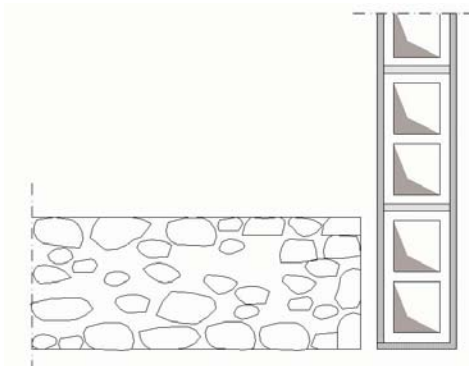
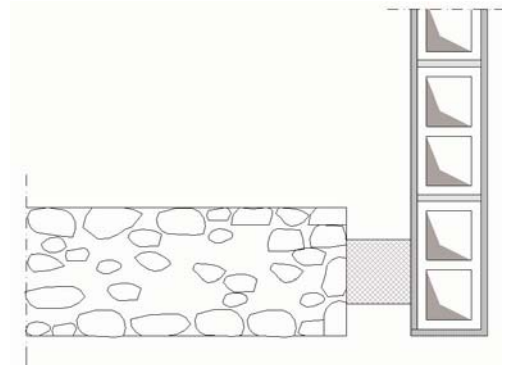
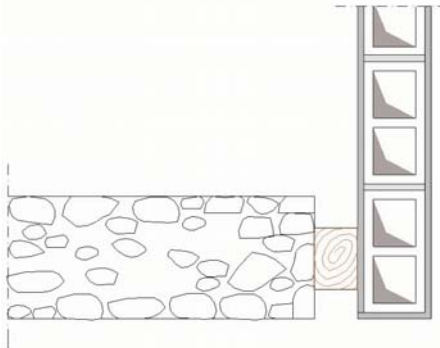
Existing



Proposal: Plastering with lime mortar and reducing the iron fence on the top

WALL INTEGRATION

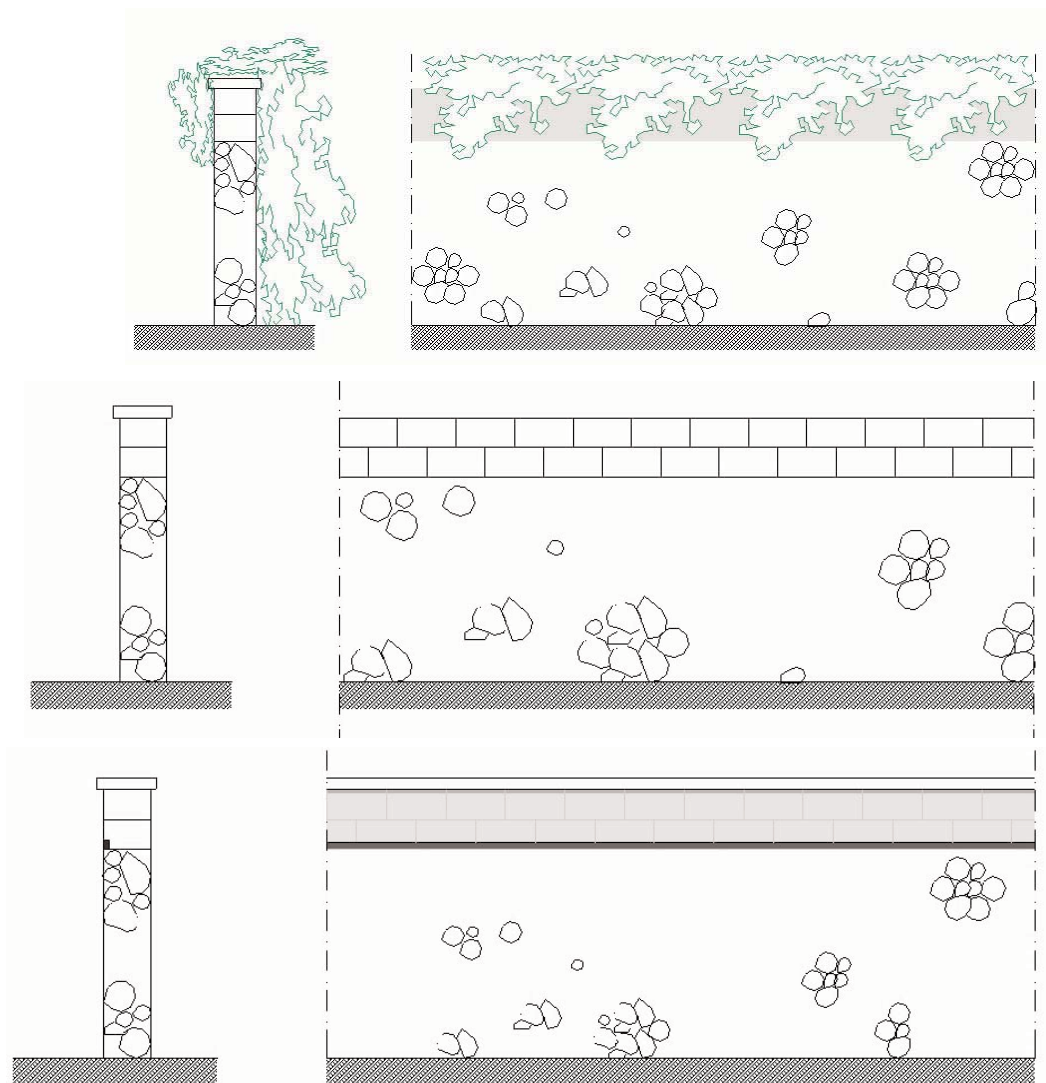
The joint between stone walls and concrete walls it should be conceived in terms of a discreet relationship or the distance between the two walls. Discreteness may be rendered as a space, a difference in level, or infill with another completely different material, such as steel or wood.



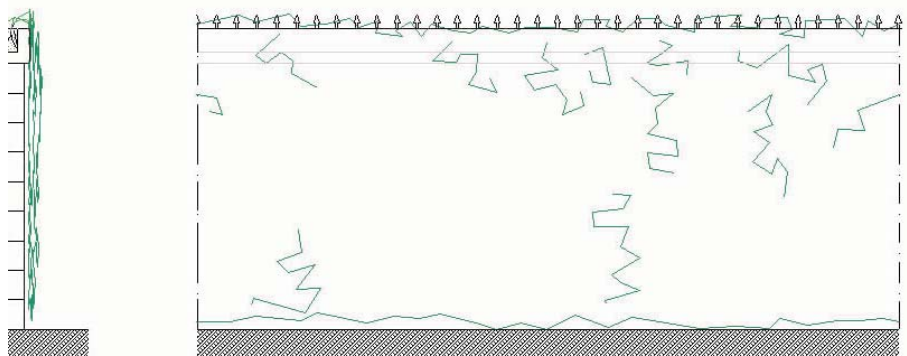
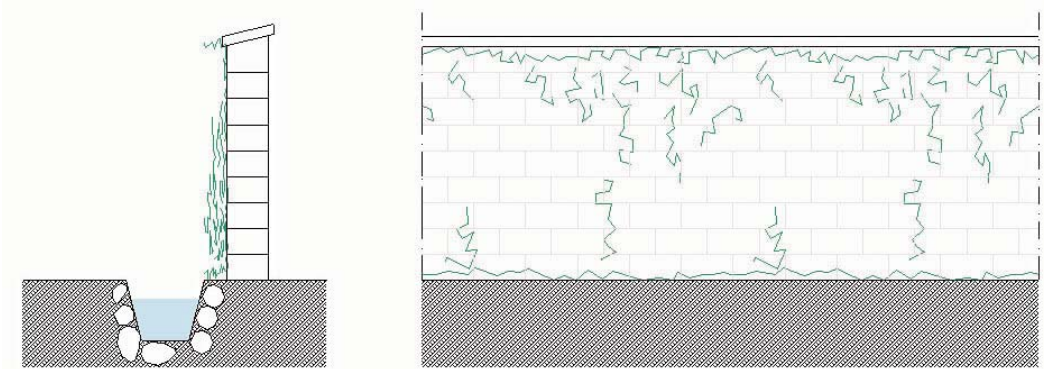
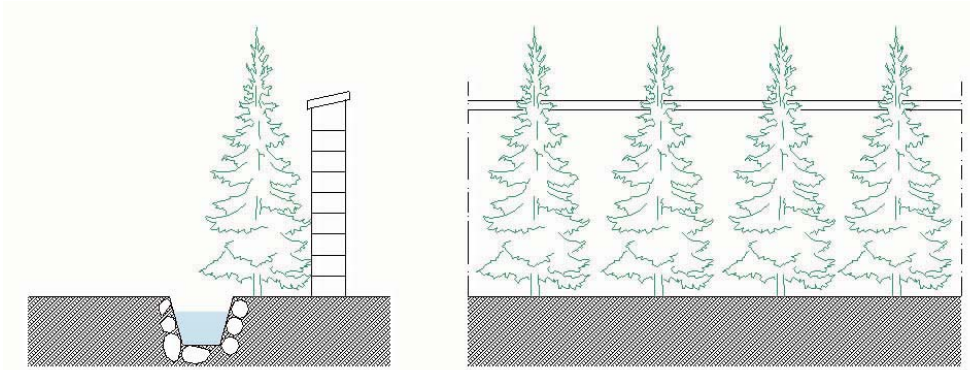
OLD WALL INTEGRATION

Some stone walls have been extended vertically. In order to hide the extension it is suggested that the concrete blocks are plastered and covered with flowering plants.

Otherwise the extension needs to be separated from the stone wall through an architectural element, which emphasizes the difference between the old and the new material.



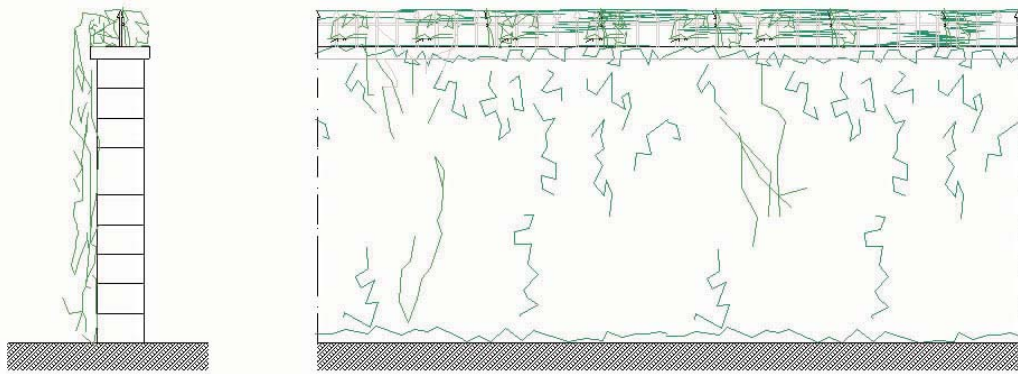
Plastering and making a discreet joint between the modern and old materials



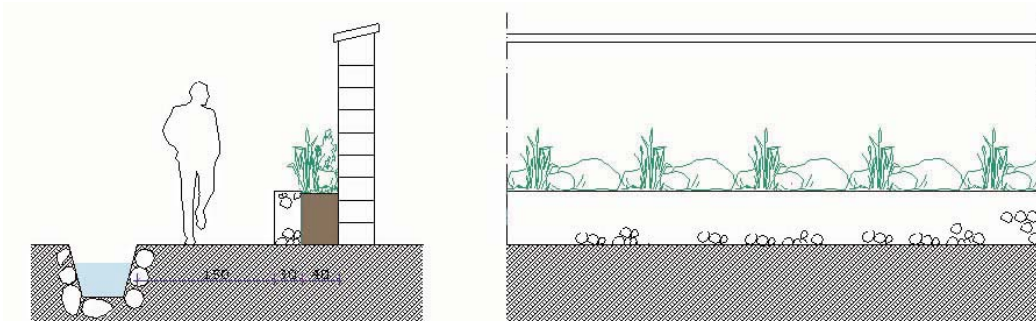
Proposal : Building a flower box on the top of the new wall

WALL REPLACEMENT

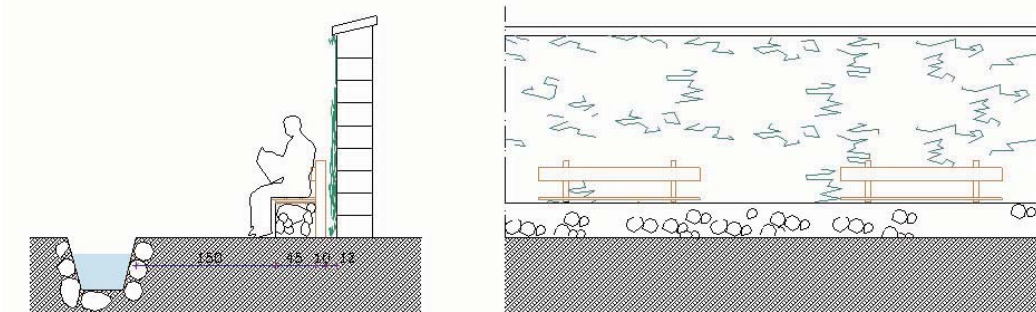
Stone walls are neither to be demolished nor replaced.



Proposal: Creeping plant at the base of the new wall



Proposal : building a flower stone box at the base of the new wall



Proposal : building a sitting bench

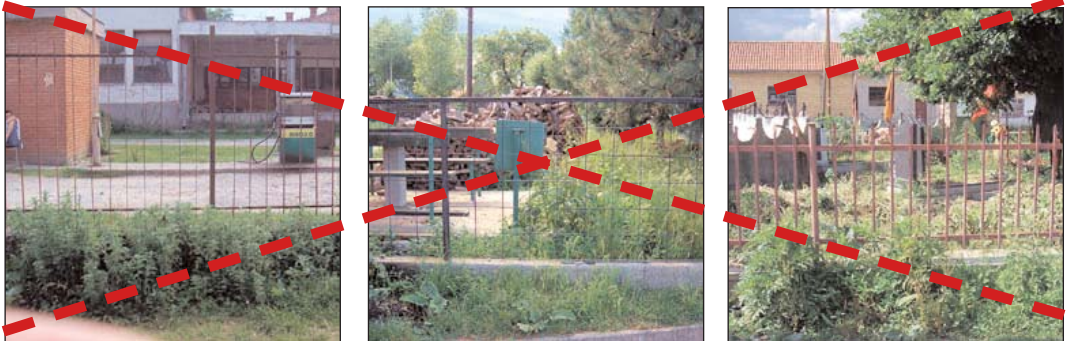
ANNEX 7: URBAN ENVIRONMENT LIKELY SOLUTIONS

FENCES

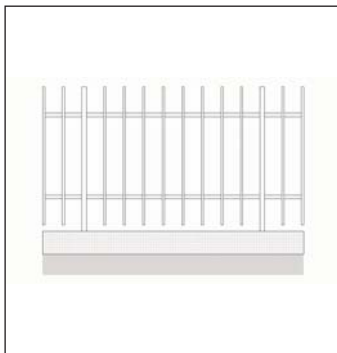
New fences in urban environments mostly use steel and concrete. These are to be stopped.



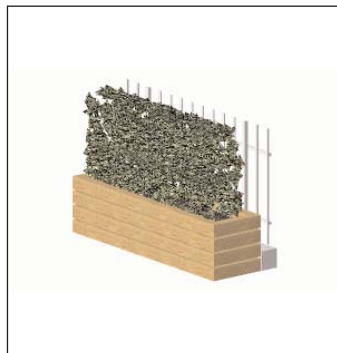
In some cases steel fences are recoverable by integrating them with wooden planks or hiding them in greenery.



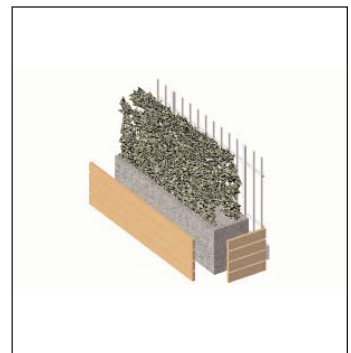
New Fence Integration

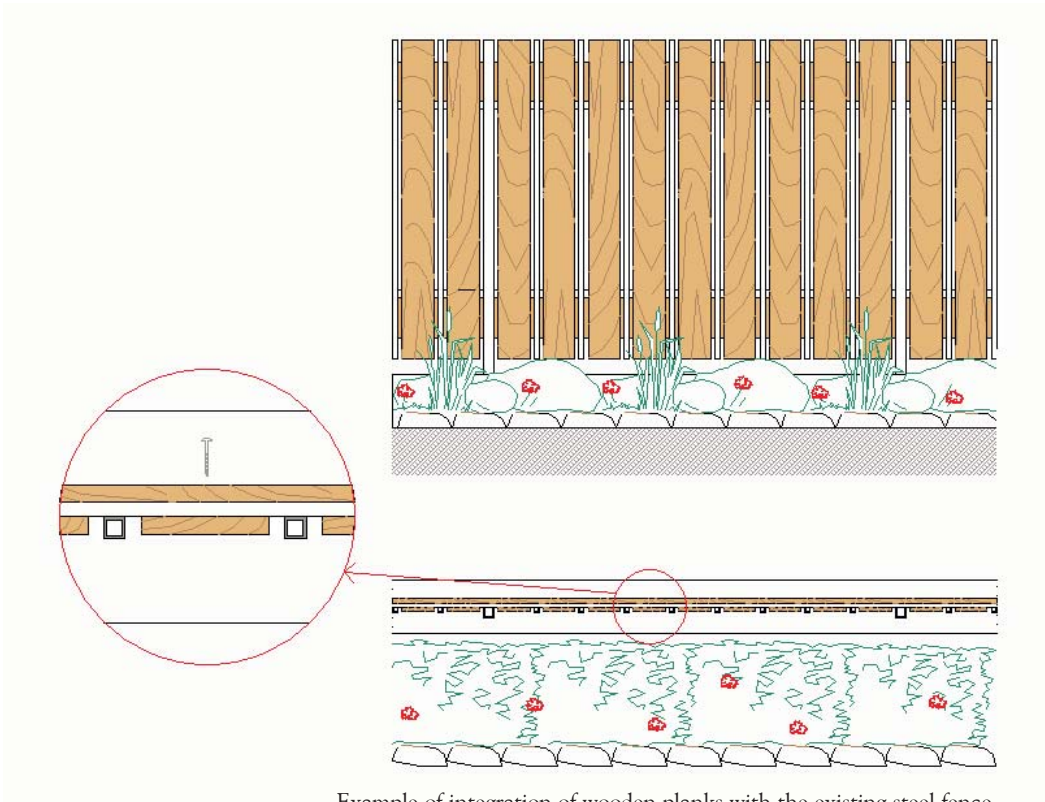


Existing steel fence



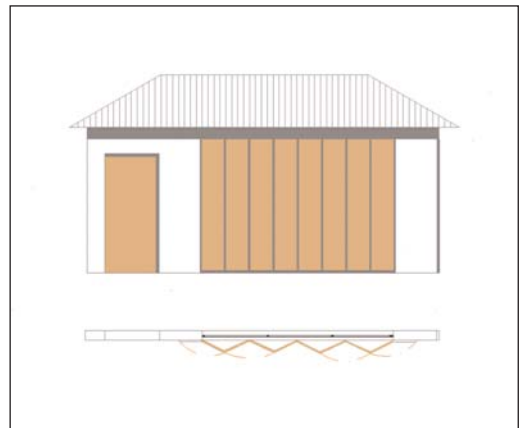
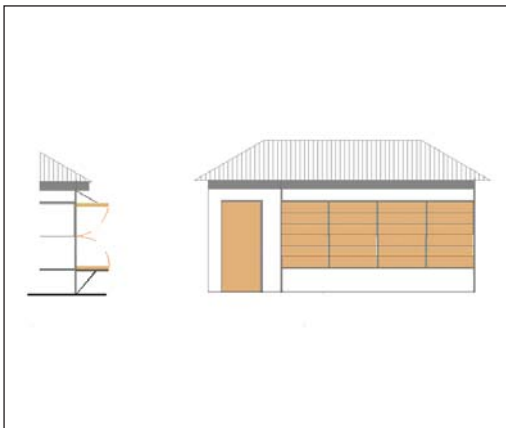
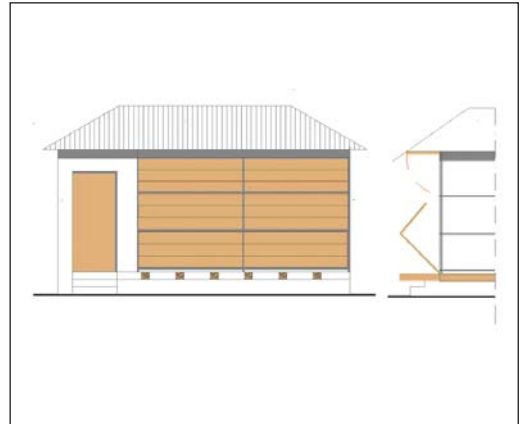
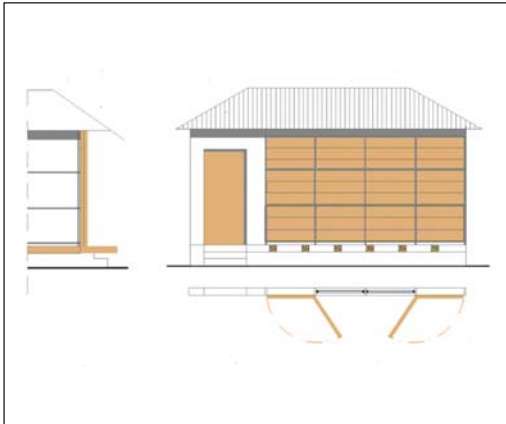
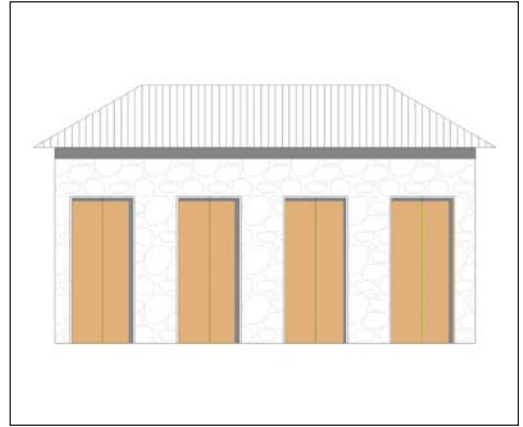
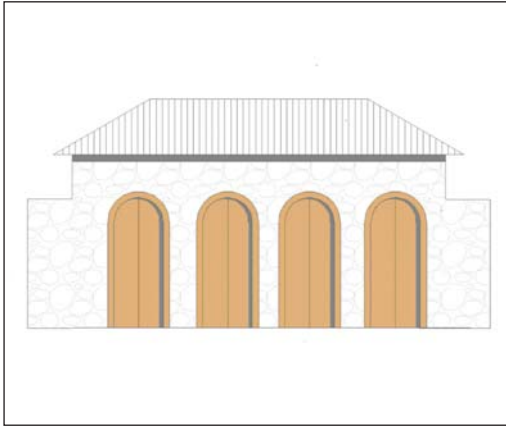
Hiding the fence behind a flower box with shrubs



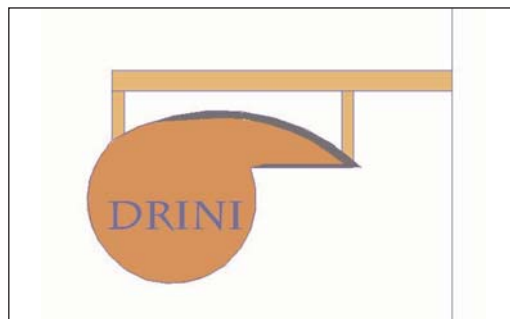
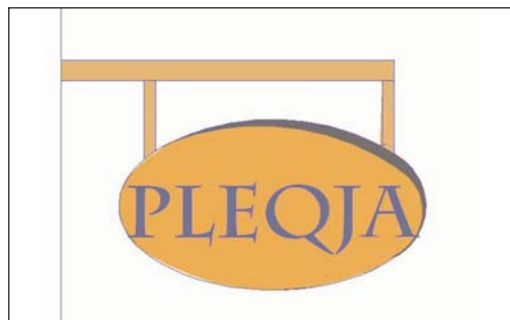
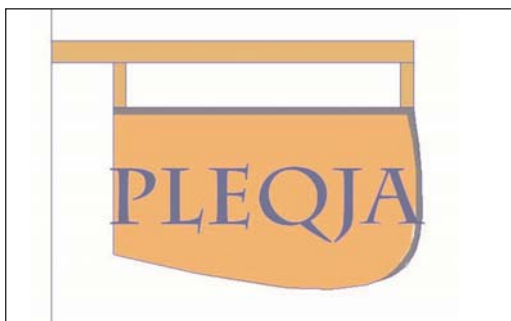
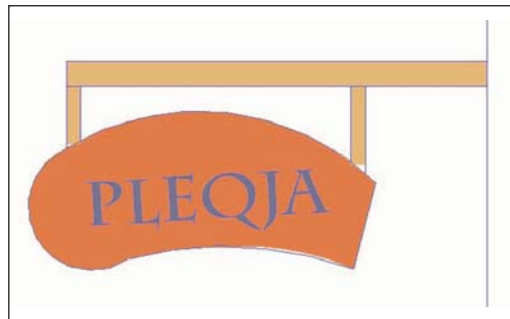


Example of integration of wooden planks with the existing steel fence

ANNEX 8: COMMERCIAL (SHOPS)



COMMERCIAL SIGNS



ANNEX 9: URBAN ENVIRONMENT RESTRICTIONS

YARD ENTRANCES TO BE PRESERVED AND TO REFERRED IN CASE OF REPLACEMENT

Yard Entrances are one of the most unique architectural elements of the Dukajini region. Yard Entrances are part of the traditional courtyard and are to be preserved. Their features are a main wooden door, roofed with tiles on a wooden structure, and by stone walls or complex built-up units.

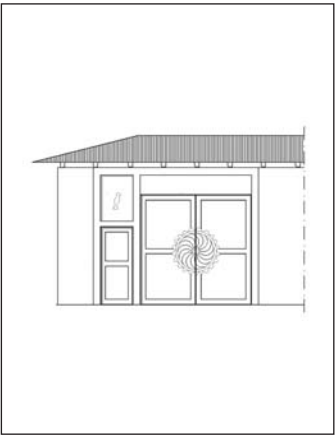
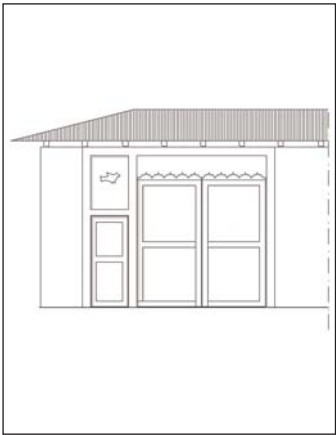
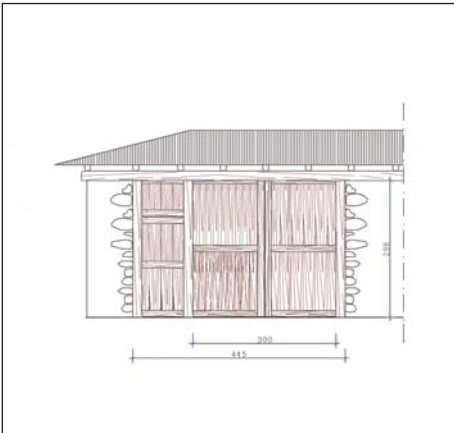


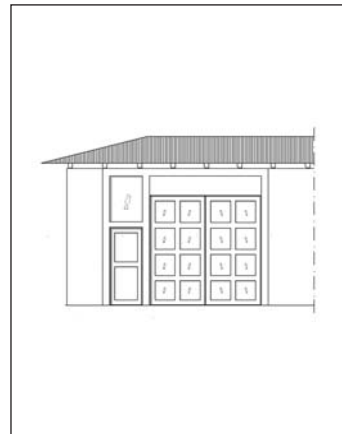
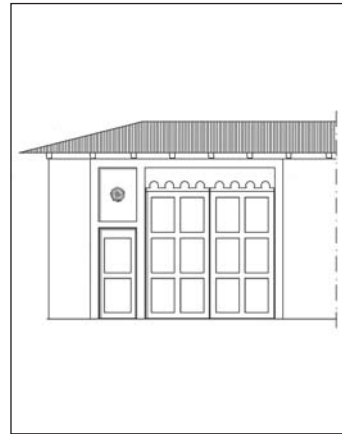
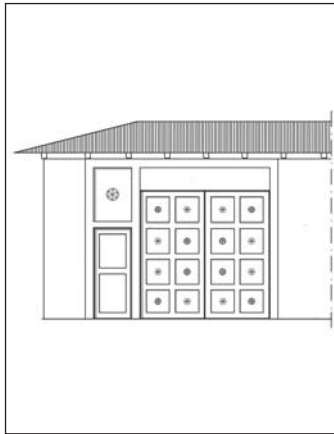
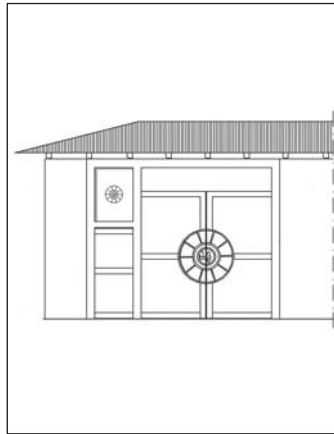
Stop Replacing the old traditional courtyard entrances with the reinforce concrete portal



ANNEX 10: YARD ENTRANCES

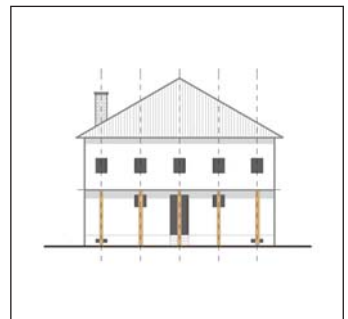
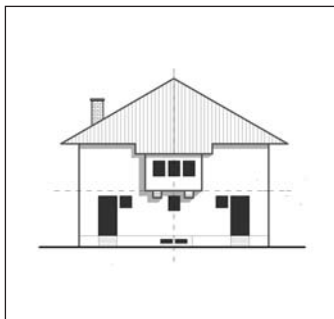
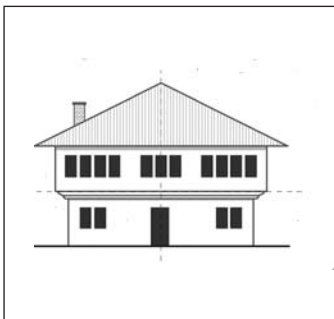
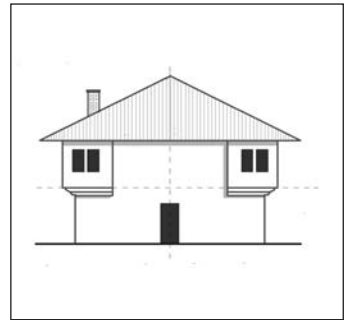
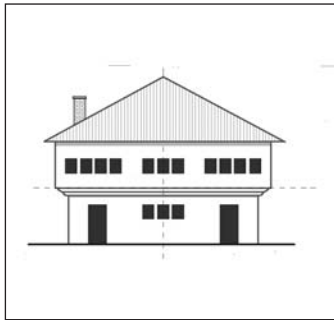
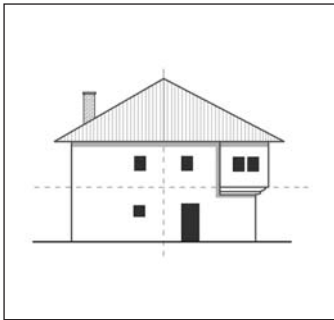
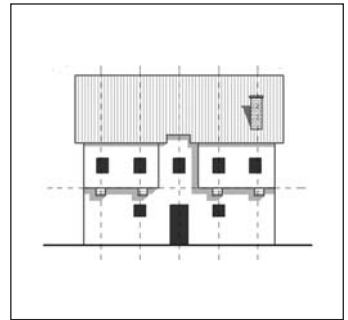
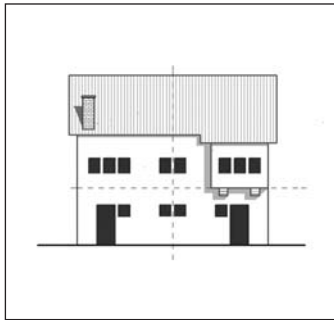
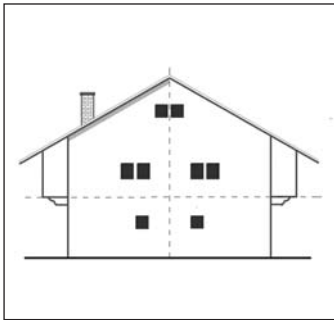
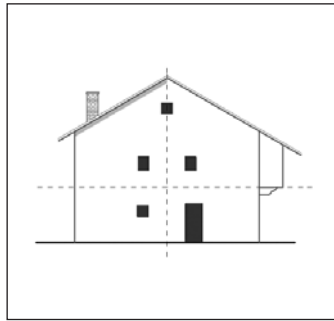




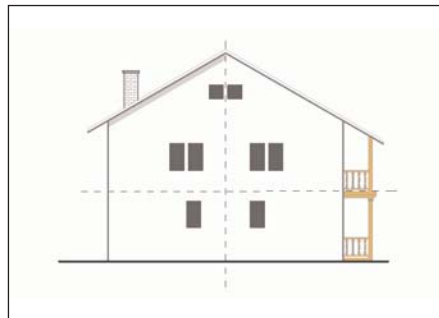
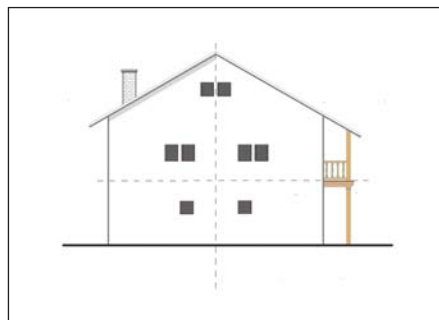
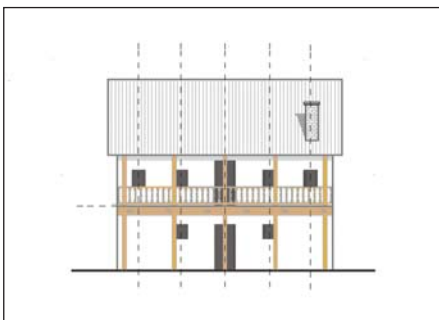
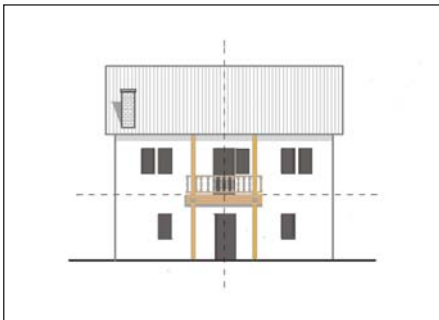
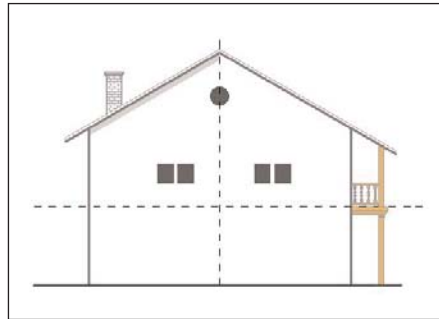
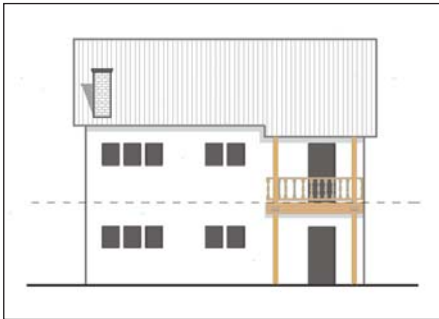


ANNEX 11: TECHNICAL GUIDELINES

ADDED VOLUMES

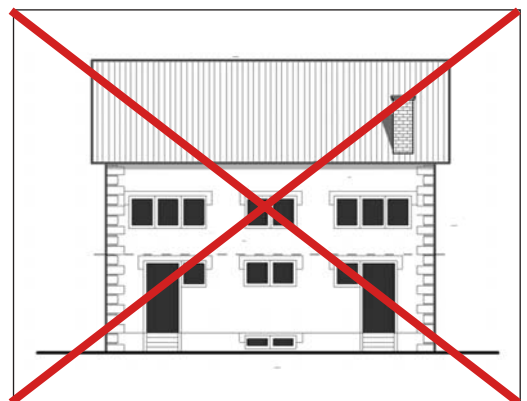
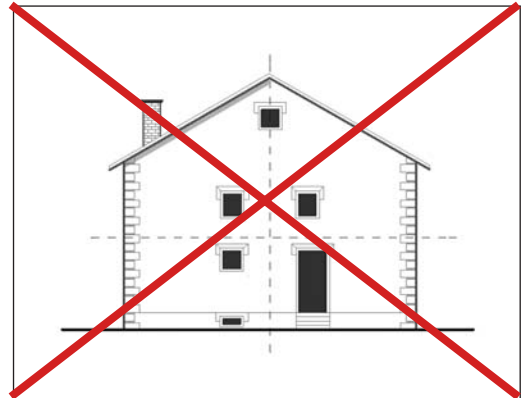
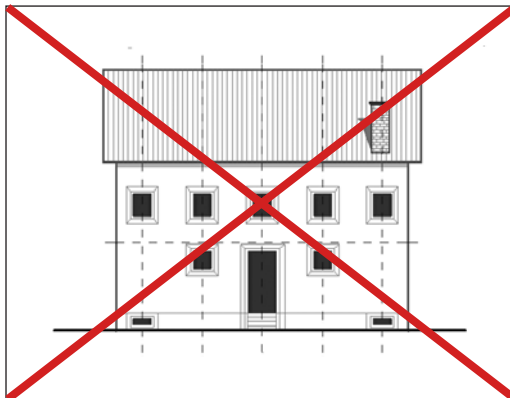
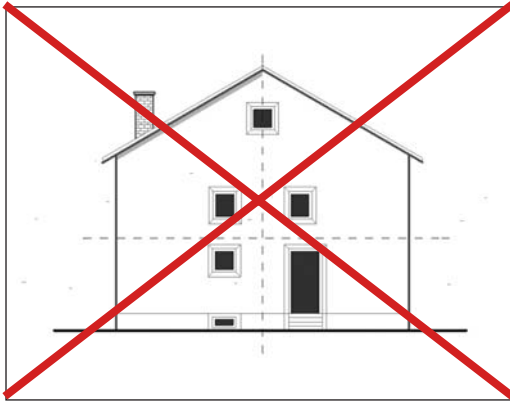


BALCONIES

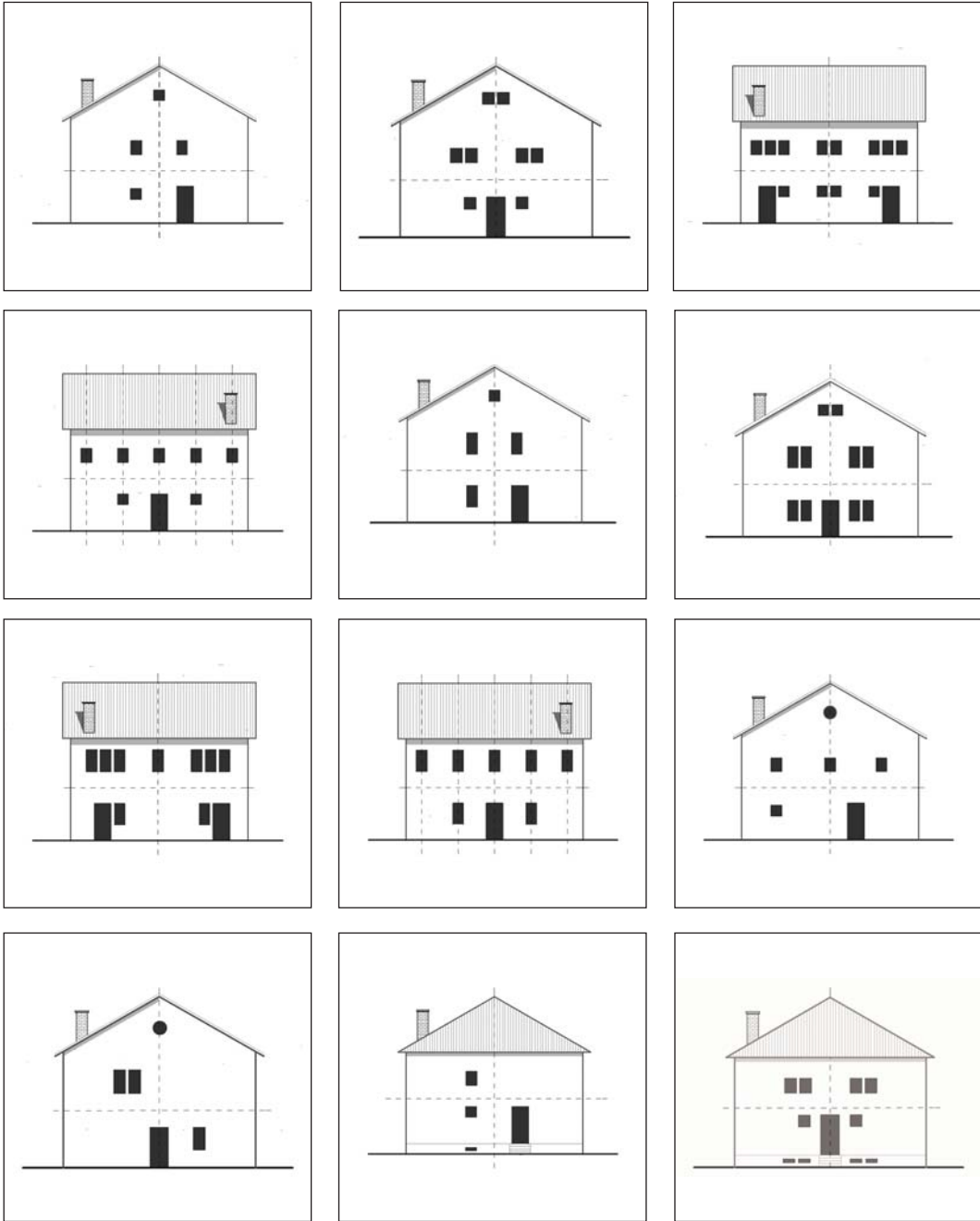


DECORATIONS

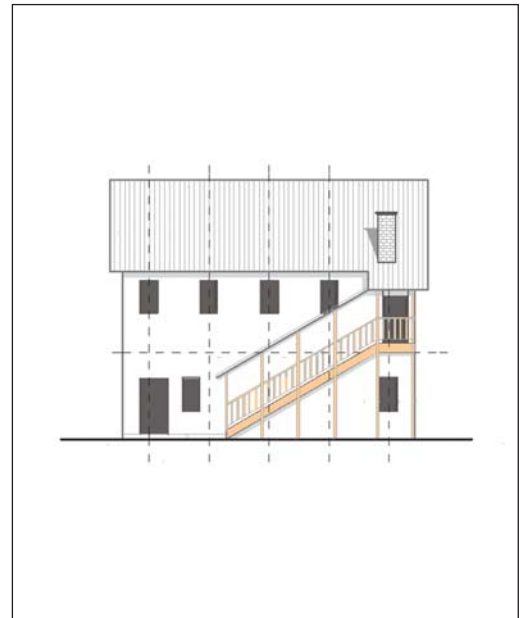
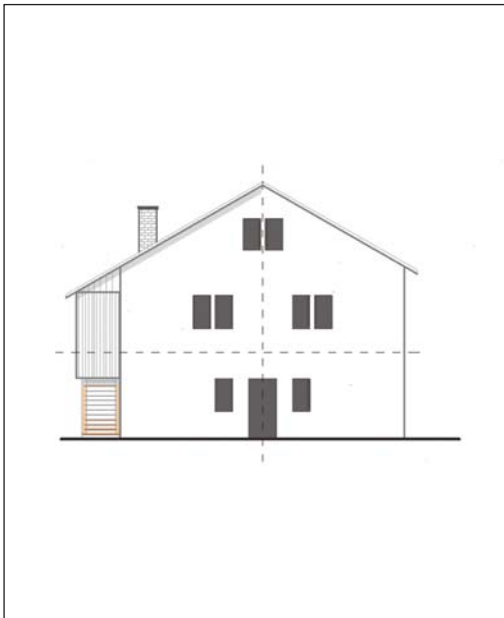
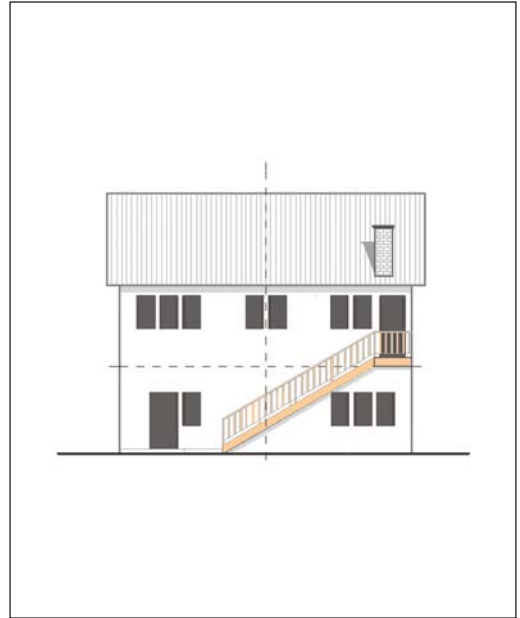
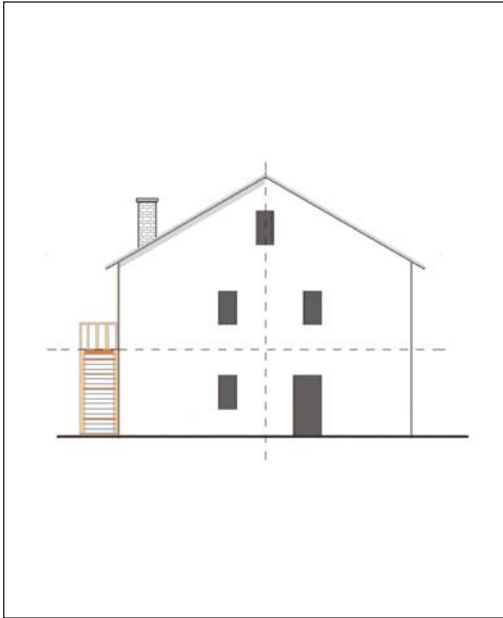
No decorative elements such as door and window frames, and brick facings, may be added to the external wall of the building construction.



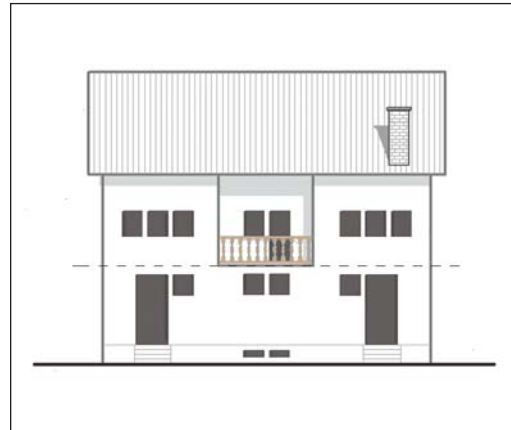
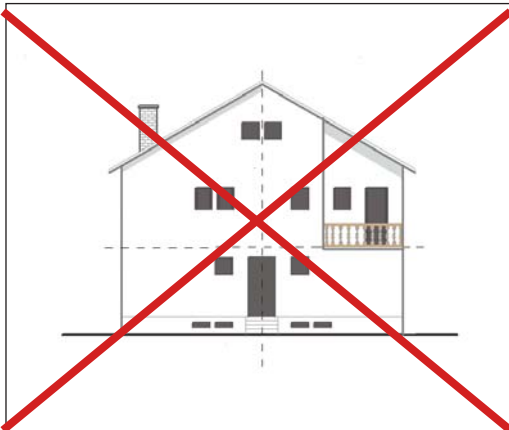
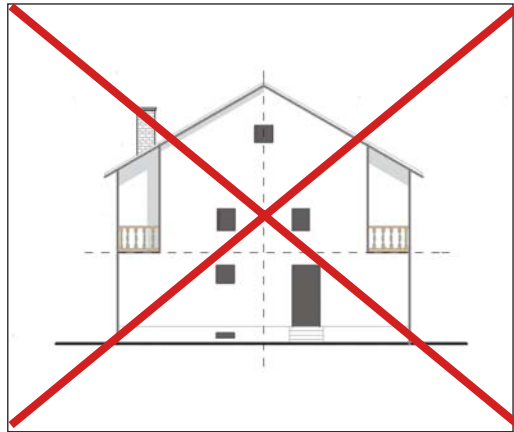
OPENINGS



STAIRCASES



VERANDA



ANNEX 12: URBAN ENVIRONMENT SCENARIOS

SEWERAGE

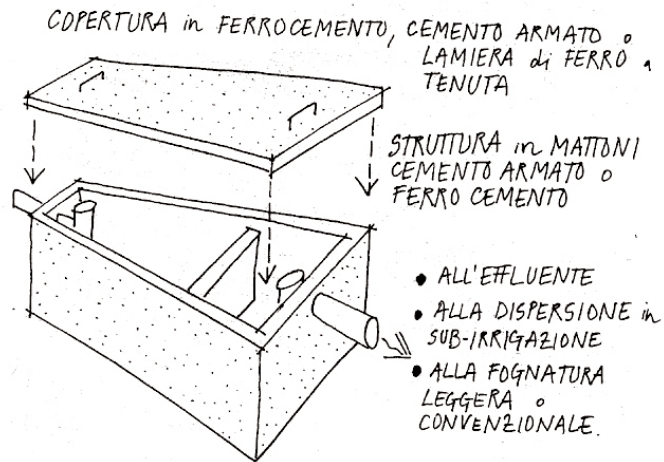


IF IT POLLUTES THE WATER TABLE
THEN THE SOLUTION IS....

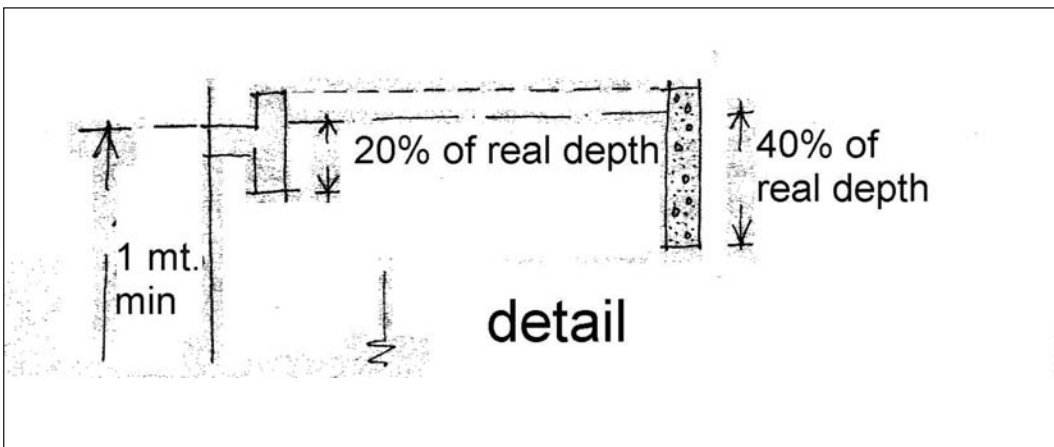
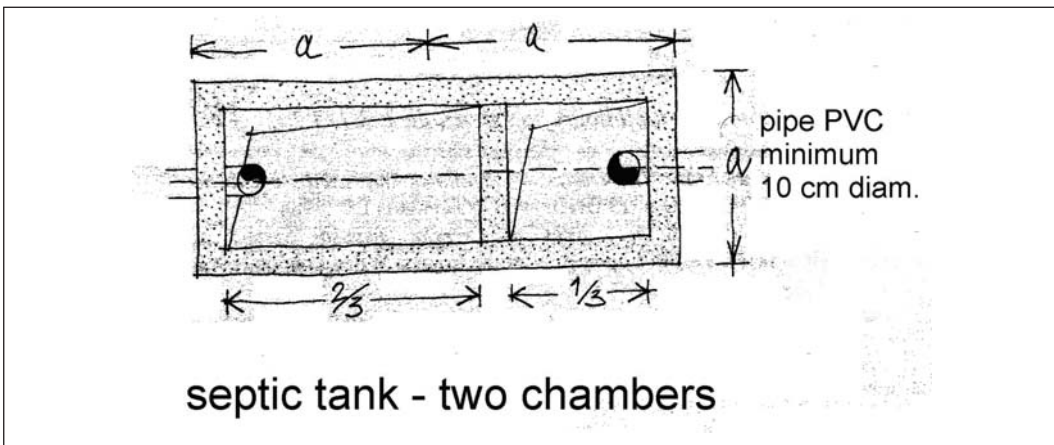
SEPTIC TANK
+
PHYTO-TREATMENT IN BIO-FILTERING BED

Septic Tank

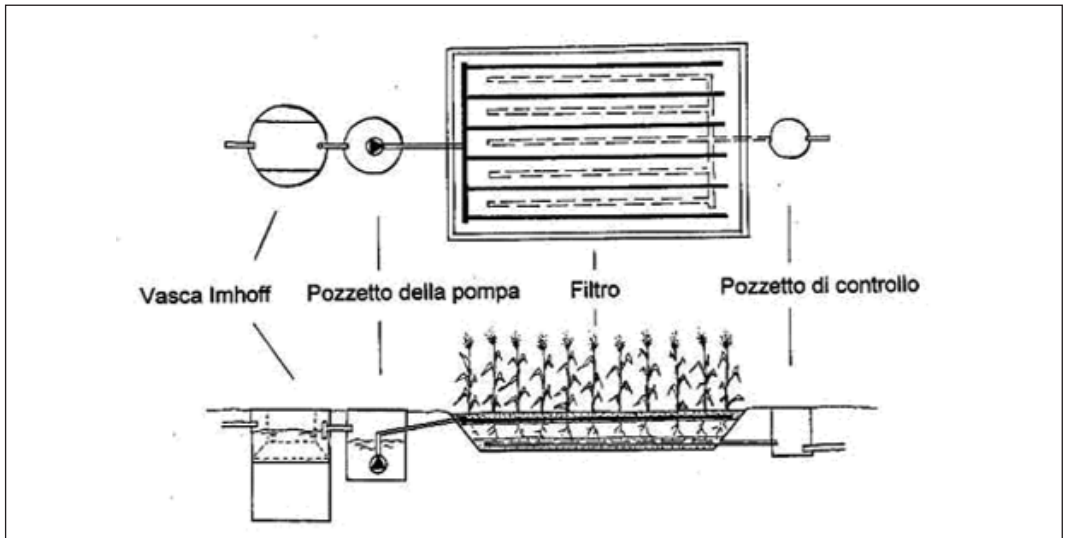
$$V(\text{VOLUME}) = a \times b \times c$$



Volume = water per person per day (from 40 to 100 liters) X number of users X the permanence of waste water into the chamber (from 3 to 5 days).



PHYTO-TREATMENT IN BIO-FILTERING BED



**DEVELOPMENT OF ISNIQ VILLAGE AND PRESERVATION OF ITS
URBAN AND RURAL IDENTITY Perspective Guidelines**
(CHwB Kosovo office, Report Series 6/2006)

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A shot of a young girl from Isniq taken during the fieldwork analysis, author: Marina Pelfini

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