



**UNESCO World Heritage Quedlinburg
Collegiate Church, Castle and Old Town**

World Heritage Management Plan

Imprint

Edited by



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Footnotes are arranged at the end of each chapter.

Terms which are explained in the Annex are marked with an arrow symbol (→).

**UNESCO World Heritage Quedlinburg
Collegiate Church, Castle and Old Town**

World Heritage Management Plan





Contents

1	Introduction	9
2	UNESCO World Heritage – Collegiate Church, Castle and Old Town of Quedlinburg	19
2.1	World Heritage area and buffer zone	19
2.2	The World Heritage area – A review of 1100 years of history	22
2.3	Uniqueness, authenticity and integrity of the World Heritage	33
3	Planning programmes, instruments and stakeholders	39
3.1	Legal bases and planning programmes	39
3.2	Incentives and financing	55
3.3	Responsibilities	62
4	World Heritage in the polarising field between preservation and development	65
4.1	Strengths, weaknesses, opportunities and threats	65
4.2	Major conflicts of objectives	74
5	Action concept	79
5.1	Guiding principle	79
5.2	Actions, objectives and next steps	83
6	Procedures and dissemination	95
6.1	Efficient management of projects and planning programmes	95
6.2	Introduction of continual monitoring	100
6.3	Fire protection	102
6.4	Safeguarding of sustainability	104
6.5	Dissemination and education	105
	Annex	109
	Legal bases	109
	Literature and planning programmes	111
	Key institutions and stakeholders	117
	Definitions	120

△ Dr. Eberhard Brecht

Mayor, City of Quedlinburg

Responding to a demand by UNESCO, the City of Quedlinburg commenced preparation of a World Heritage Management Plan (WMP) in August 2009 – initially under the umbrella of the International Building Exhibition IBA Saxony-Anhalt 2010. After three years of intensive work and coordination with various public authorities and agencies, scientists and researchers, specialist consulting engineers, contractors, associations and federations, stakeholders and committed citizens of the City of Quedlinburg, all conceptual work was completed and the necessary resolutions obtained by the city council. All guide plans of the City of Quedlinburg were thoroughly reviewed while the WMP was drawn up, conceptually adjusted or newly developed where required. Several thousand pages of relevant single components were authorised under the ‘umbrella’ of the World Heritage Management Plan. Those elements include a comprehensive description of Quedlinburg’s urban history, an integrated urban development concept under special consideration of economic issues in Quedlinburg, a monument protection plan with a property vacancy analysis, a sightline analysis, a tourism concept and cultural guidelines.

The City of Quedlinburg is conceptually well equipped for the years to come with this comprehensive collection of documents. The WMP is a self-commitment on which all actions of the city will be based. Above all, it is the guiding principle for the application of planning, building and heritage protection laws and the basis for the evaluation of structural changes in the World Heritage area. The WMP will be continually adapted to current modifications.



I would like to thank all parties involved, including our municipal authority, the city council which critically and benevolently supported the preparatory work, as well as the property owners in the World Heritage area of the City of Quedlinburg who proactively engaged themselves in drafting the Heritage Management Plan. I am also much obliged to the funding bodies of the European Union, the German national and federal state governments which massively increased our urban funding rate in order to enable preparation of the WMP.

Eberhard Brecht



△ Thomas Webel

**Minister for Regional Development
and Transport of Saxony-Anhalt**

Quedlinburg's medieval city centre has enjoyed UNESCO protection since 1994. This means that the city in the Harz Mountains, like every site inscribed on the World Heritage List, has to have a management plan for appropriate implementation of the World Heritage Convention. This plan outlines how the outstanding universal value of the heritage will be preserved. At the same time, the old city shall and will have to be further developed by modern-day people.

A management plan is the central instrument for protection, use, care and further development of World Heritage sites. Such comprehensive conceptual urban design planning programmes are not a novelty in Saxony-Anhalt. Currently, strategic concepts with integrated approach are mandatory for funding eligibility in various urban development support programmes. The World Heritage Management Plan Quedlinburg identifies conflicts and defines specific next steps and projects for urban design and economic development of the World Heritage City. Quedlinburg has adopted an exemplary public and transparent decision-making process during preparation of the plan in order to achieve sustainable agreement between all parties involved. Interests are diverse and by no means identical: heritage protection, urban development, business development, tourism, community needs and politics have to be reconciled. The shared objective is to make

the World Cultural Heritage into a future-oriented asset of the city.

The City of Quedlinburg participated in the International Building Exhibition (IBA) Urban Redevelopment Saxony-Anhalt 2010 with a project called 'Perspective: World Cultural Heritage'. This topic remains up-to-date for the city also after the IBA. The World Heritage is both a commitment and an opportunity. The management plan provides information about the value and method for preserving the universal heritage. It outlines forthcoming projects and their integration into sustainable urban development policies. Quedlinburg acquired a wide range of refurbishment expertise in preservation of its unique timber-framed buildings in the past two decades. Those achievements have to be continued, further developed and used as a marketing instrument for the city. The search for new and modern solutions for constructing continuity in the city that are reasonable in terms of urban design and energy efficiency has to be continued. This marvellous city in the Harz Mountains attracts more than one million visitors every year. Its structural assets have become an economic factor because the majority of tourists intend to see the venerable, unique timber-framed city. Quedlinburg, however, must not solely conceive of itself as a museum backdrop quality, the city and its buildings have to be filled with life. This is a joint task that has also been taken up by the traditionally proactive Quedlinburg citizens. The Ministry of Regional Development and Transport gladly supported the city in this task through the Urban Development Support Programme. Big thanks go to all involved stakeholders for the excellent results achieved. I would like to wish the city and its inhabitants all the very best for the future necessary development.

△ Stephan Dorgerloh

Minister for Education and Cultural Affairs of Saxony-Anhalt

Saxony-Anhalt, located at the heart of Germany, is well endowed with monuments and world heritage sites – measured against its population the federal state has one of the highest monument density in all of Germany. Several strokes of good fortune have helped preserve the Stiftsberg Hill in Quedlinburg as well as the mediievally structured city centre – in spite of various mishaps and avoidable losses. For more than two decades, intensive efforts have been made by natives and newcomers as well as people engaged in a trade or business, the city government and the city council to overcome the refurbishment backlog. Rehabilitation of 60 % of the old building stock in the World Heritage area was only achieved due to an enormous commitment of citizens and municipal authority, the redevelopment agency and regional authorities, investors and funding bodies from the EU, the German national and federal state governments, foundations and private donors. All parties concerned were convinced of the outstanding universal value of the World Heritage and the threats to which is exposed. No easing can yet be seen in this situation. Further investments and public funding are necessary to preserve the heritage values. The fiercer competition for public financial assistance requires sound prioritisation and rationale for which systematic data acquisition as well as well-founded and transparent definition of objectives is indispensable. The State of Saxony-Anhalt began several years ago to develop its official heritage management into an instrument of co-operation, preventive measures and consultancy. A first step was drawing up of standards for architectural and cultural heritage management. This present compendium of guide plans for Quedlinburg is the completion of the next step. Not only the World Heritage Management Plan but also the Monument Protection Plan for the World Heritage area which was drafted in parallel are the first plans of their kind in Saxony-Anhalt. Upon passing of the Heritage Management Act in 1991, all municipalities were called upon to prepare and adopt Heritage Management Plans. The underlying objective of the legislator was and is that those integrated planning programmes are jointly prepared and implemented by urban planning and heritage management bodies. Official heritage management-related requirements



are calculable, threats can be better assessed or predicted and next steps can be planned more purposefully. The brisk development of information technologies enables to make heritage knowledge easier available not only to stakeholders but also to citizens through the Internet. Thus, experiences gathered in this pilot project can also be used by other municipalities.

I would like to thank all those who have made a creative, constructive and communicative contribution to planning. My thanks go to the Ministry of Regional Development and Transport for its support of the World Heritage Management Plan and associated sub-plans: Heritage Management Plan, Integrated Urban Development Concept, Tourism Concept and Cultural Guidelines. The planning results and underlying processes were a project and successful outcome of the International Building Exhibition IBA 2010. Congratulations to the City of Quedlinburg on this respectable achievement combined with my best wishes for the furtherance of safeguarding and revitalisation of the city and its world heritage assets.

A handwritten signature in black ink, appearing to read 'Stephan Dorgerloh', written in a cursive style.

View from
Sternkiekerturm tower
towards Stiftsberg Hill,
Pulverturm and
Kruschitzkyturm towers
in foreground



1 Introduction

World Heritage Quedlinburg

On 17 December 1994, → UNESCO declared Stiftsberg Hill¹ with Collegiate Church, Westendorf, Old Town and New Town, Münzenberg and Wiperti in Quedlinburg part of the shared heritage of mankind. Quedlinburg has since been inscribed on the World Cultural Heritage List.

Quedlinburg is a → Middle-level centre in Harz Rural District in the Federal State of Saxony-Anhalt and presently has a population of 21,000. The city is situated some 10 km to the north of the Harz Mountains on river Bode, a tributary to river Saale. Mühlgraben, a river Bode branch, flows through the medieval urban core.

The outstanding universal value of Quedlinburg is based on its equal importance as an influential site of German history and an outstanding monument of the history of urban development. Its temporary role as 'capital' of the East Franconian German Empire, later the Holy Roman Empire, at the time of the Ottonian ruling dynasty is verified by numerous sources and reflected in its urban structure and buildings. A widely visible testimony to the historic significance of the prebendary rule is the mighty Collegiate Church St. Servatius with castle, standing in solitary size and splendour above the Old Town.

The medieval town layout and an unusually high percentage of medieval structures (mainly cellars, foundation walls and roofing) have been authentically preserved to date. UNESCO simultaneously acknowledged the

unique stock of timber-framed buildings from several centuries.

The largely unspoilt view of the historic skyline of Quedlinburg and embedding of the city into a diversified landscape that documents the medieval dominion in direct proximity to the Harz Mountains underline the universal value of the World Heritage site. Quedlinburg's historic urban core – in contrast to many other towns in Germany – was largely spared from destruction, large-scale demolition and irredeemable changes of structures and structural assets in the 19th and 20th centuries. A decade-long neglect of maintenance and modernisation deteriorated the condition of many buildings and open spaces but at the same time preserved their authenticity.

Plans from the 1960s for large-scale demolition and new building of two thirds of historic structural assets were not carried out – apart from one sub-area in the northern Old Town. Isolated timber-framed buildings were refurbished by Polish specialists in the 1970s/1980s. Many structural values in the World Heritage area, however, could only be safeguarded in line with accepted conservation practice and put to new uses through comprehensive refurbishment measures after 1990.

What is worldwide unique is not only the extensively preserved historic structural assets but also a large variety of preserved → Archival records which almost without a gap illustrate the history of the city, the collegial establishment, the rulers and the citizens since the Early Middle Ages. This



helps reconstruct the former eminence of Quedlinburg as a metropolis in the Middle Ages.

The World Heritage Management Plan

UNESCO requires all World Heritage Sites to have a management plan in place which defines how the respective outstanding universal value (OUV) can be protected and enhanced. This present World Heritage Management Plan for the City of Quedlinburg – abbreviated to WMP – has been drawn up in a preparatory and coordination process spanning several years. The World Heritage Management Plan compiles results and outcomes of scientific studies, planning programmes and expert opinions that were specifically carried out or drawn up for the WMP.

The management plan defines which structural and intangible values form part of the World Heritage and identifies threats as well as development opportunities. In addition, the WMP defines objectives and key measures for conservation and sustainable development of the World Heritage for contemporary and future generations.

Challenges to the World Heritage

Quedlinburg has committed itself to the outstanding universal value of its historic centre for more than 20 years – already in the late 1980s the city aspired to be inscribed on the World Heritage List. A World Heritage site, however, is not preserved on its own. A World Heritage City has a large variety of tasks. Threats have to be identified early and remedied where possible. Planned refurbishment,

new building and conversion projects have to be reviewed for World Heritage compatibility and, if need be, adapted to meet requirements.

The City of Quedlinburg has been honouring this ambitious commitment in view of still adverse constructional, → Demographic and economic framework conditions.

When the World Heritage title was bestowed on Quedlinburg in 1994, the World Heritage area was severely threatened almost in its entirety. Numerous buildings, including such with high significance for urban history and cityscape, public and private open spaces and the whole utility network were in urgent need of refurbishment and upgrading. A large number of related measures have been completed to date in an enormous feat by municipal authority and citizens, supported by various public funding programmes, budgetary resources and private donations. Buildings and open spaces are again used for residential and working purposes.

Two years before the 20th anniversary of its inscription on the World Heritage List, Quedlinburg has markedly gained in attractiveness. The outstanding universal value of Quedlinburg, however, remains threatened – some 40 % of buildings have not yet been rehabilitated; there is still a backlog of almost 80 years of lacking or insufficient structural maintenance. Many buildings urgently require swift safeguarding measures to prevent them from total deterioration. In addition, Quedlinburg is particularly severely affected by three central, interrelated challenges



faced by nearly all German municipalities: → Demographic change, economic structural changes and budgetary underfinancing.

Since 1990 Quedlinburg (related to the urban territory, without later incorporations) has continually lost inhabitants (-28 % from 29,000 to 21,000 inhabitants). Trend forecasts predict that the population will drop to approximately 17,000 by 2025 – this would be a loss of about 40 % in 35 years. Further momentous changes are an above-average out-migration in the age group of 20- to 40-year-olds and an increasing average age (lower percentage of children, higher percentage of senior citizens).

This entails dramatic consequences for the diversity and conservation of housing stock, development of local and regional economy, safeguarding daily supply of goods as well as maintenance of schools and day-care centres. Properties that are not inhabited or worked in are often left unrefurbished. This means that the forecast population decline would pose a direct threat to the World Heritage.

The abrupt and far-reaching loss of commercial and industrial businesses following German reunification – where Quedlinburg is by no means an exception – severely reduced the source of income for the citizens and thus the City of Quedlinburg. Quedlinburg has only an employment level of 8 % in the manufacturing industry; by way of comparison: the level in the Harz Rural District is between 20 % and 23 % in all of Germany.

To date, compensation of those losses or economic re-orientation has only been achieved to some extent.

It is due to a slow stabilisation of the economy and high population losses that the City of Quedlinburg generates too little revenue, notably trade tax income. Many municipal obligations cannot be fulfilled at present – this also makes a direct impact on financeability of public and private refurbishment schemes.

In the years following German reunification, the lacking municipal and private investment capacity could be partially compensated through EU, federal and state grants, funding by → Foundations and donations. Now the most important source of public funding is about to run dry. Less and less financial assistance has been made available to Eastern Germany and thus also to Quedlinburg for some ten years (cf. also Fig. 11 in Chap. 3.2). The poor condition of many buildings and open spaces that still require refurbishment, however, means that the public funding demand will stay at quite a high level for several years. The situation is further aggravated by the fact that the city is not capable in each case of raising its compulsory municipal contribution towards publicly funded measures and thus challenges the whole public funding of refurbishment measures. Also owners of properties in the World Heritage area often have too little incomes to appropriately repair and commercialise their historic buildings.

Sternkiekerturm tower, also called Lindenbeinturm tower

A viewing deck was added by industrialist Georg Lindenbein around 1900

Additional costs, which are difficult to estimate in advance, can be anticipated especially with monuments. Many private investments will not be made when the incentive of public financial assistance is lacking.

Opportunities for the World Heritage

Tourism, culture, retail trade and services but also the residential location can benefit better from the World Heritage status than in the past. Albeit that the World Heritage area covers only a fraction of the entire urban area – it is the pulsating heart and visible crown of the City of Quedlinburg.

Today, some 20 % of Quedlinburg inhabitants are living in the World Heritage area (compared to 10 % in 1993) which has become the main administrative, shopping and cultural district of the city. Hence, Quedlinburg is placing special emphasis in its urban development on the special value of the World Heritage and its embedding into a top-tier → Cultural landscape.

Upgrading of buildings – particularly isolated monuments – in a most comprehensive manner as well as outdoor facilities in the



historic city centre is an indispensable precondition for the World Heritage to become effective for city-wide development. It is a fact that an intact and authentic appearance and substance of an → Ensemble are of central significance for effective and repeat tourism. Subsequently, also shops, hotels and food service establishments will benefit. A refurbished city centre will enable Quedlinburg to better use tourism as a future-oriented economic sector. An attractive city centre ambience with high residential quality and a comprehensive range of services and amenities is also an important precondition for attracting businesses and skilled personnel. Best possible utilisation of reduced funds for preservation of the World Heritage requires clear substantive and spatial priorities for envisaged measures. Relevant efforts could be focussed, for instance, on severely threatened buildings, blocks with a particularly high demand for redevelopment or gap sites with an especially adverse appearance. Public funding bodies have to be convinced by a clear representation of the threat to the World Heritage site but also through well-founded robust forecasts that the City of Quedlinburg is not capable of achieving preservation of the World Heritage on its own and that financial support does not only benefit enhancement of the World Heritage but the whole city.

The preservation and enhancement of the World Heritage whilst simultaneously attracting new commercial businesses for the city cannot and must not be a contradiction. World Heritage-compatible business locating policy and removing obstacles to locating new businesses are given objectives of World Heritage



Group of tourists

Tourism does not only contribute to reviving the city centre but also to strengthening economy and directly to conserving the World Heritage

Photo: Rosi Radecke

management. Quedlinburg requires more financially strong investors who are prepared to either directly spend money on refurbishment and construction measures or improve the municipal budget situation through their trade taxes.

Overcoming the economic structural weakness in the manufacturing sector is of eminent strategic importance for the city. The task at hand is to distinguish the city against competition from neighbouring business locations and tie young employees to Quedlinburg in the interest of the business community and the city. The latter would also help bring about stable demographic development.

The paramount task is to reduce imminent threats to the World Heritage and use the unique selling proposition of the World Heritage as a feasible basis for the future development of Quedlinburg.

Bundling of findings and planning programmes

The City of Quedlinburg has undertaken to permanently preserve the outstanding universal value of the World Heritage. This commitment has to be taken into consideration for all urban development-related issues. All planning decisions have to be reviewed as to their World Heritage compatibility.

The succinct maxim 'World Heritage – capital and potential for urban development' from the integrated urban development concept of the City of Quedlinburg² stands for the objective of using the World Heritage status as productively as possible for the city and its citizens.

The World Heritage Management Plan combines all major findings and planning programmes relating to heritage management, urban renewal, economy, tourism, residential living, culture, education and World Heritage dissemination into an integrated planning and action concept. Integrated means,

- embracing and imparting the World Heritage and its specific protection requirement in all its facets,
- considering the World Heritage area and its buffer zone in a city-wide and regional context,
- planning urban development measures compatible with the World Heritage,
- utilising → Synergies in the selection and implementation of measures,
- avoiding conflicts of objectives between conservation and development,
- promoting joint actions of all private and public stakeholders for the benefit of the World Heritage.

13

The WMP outlines interactions of various planning programmes, instruments and stakeholders in the World Heritage area (see Chap. 3).

Pölle 38 with GutsMuths monument

Architecturally ambitious corner building in Art Nouveau style ca. 1900



Wordgasse

Word 3 before and after refurbishment

The former merchant's building is part of a courtyard ensemble of urban design significance and is adorned with rich carvings on three sides.

Photo left:

BauBeCon

Photo right:

Rosi Radecke



Schloßberg 1a



The WMP also provides Internet download instructions and information about accessing comprehensive text and planning documents for more profound familiarisation with World Heritage. In addition, the WMP lists all → Institutions which bear responsibility for World Heritage in Quedlinburg.

Action strategy for the World Heritage

Sustainable and long-term safeguarding of World Heritage requires a large variety of constructional and procedure-related activities. Based on an in-depth analysis the WMP describes and illustrates key strengths, weaknesses, opportunities and threats (see Chap. 4.1) as well as major objectives and next steps (see Chap. 5.2).

Objectives and next steps that are compiled in the WMP are based on eight prepared planning programmes and carried out studies which can be assigned to the following thematic fields: heritage management / history (World Heritage in its historic dimension) and urban development planning / strategy (World Heritage in the context of urban development) which form the pillars of the World Heritage Management Plan (s. Graph on p. 16). Preparation of concepts involved the citizens as well as various institutions and associations. In addition, relevant planning concepts were evaluated for the WMP. This approach did not only help acquire valuable information but also further enhanced joint responsibility for World Heritage.

The World Heritage Management Plan summarises essential conclusions of planning programmes and studies and identifies necessary instruments and procedures for the implementation of measures. The respective original documents are available on the attached CD.

World Heritage management

A management function will be established to guide all World Heritage issues in Quedlinburg. The World Heritage Management Plan names

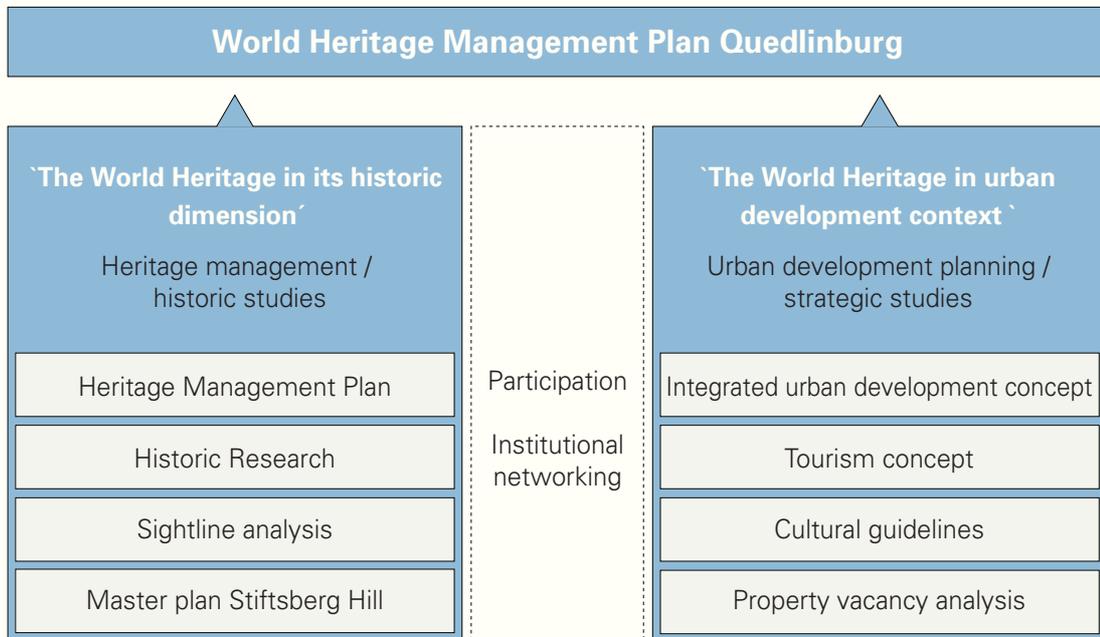
the responsible stakeholders at municipal, regional and federal state level, their respective tasks and their major communication and decision-making processes (cf. Chap. 6.1). A position of a World Heritage Co-ordinator established by the City of Quedlinburg is a key component of this management function.

The WMP is a manual for future World Heritage management. Following its adoption by the city council, the WMP is a commitment for all stakeholders to make its statements the basis of their own actions. The WMP is providing direction for political decisions regarding urban development, preparation and implementation of planning programmes as well as administrative work at municipal, regional and federal state level. The WMP encourages improvement and adjustment of local building codes and regulations, → Statutes and other planning instruments. The WMP and its underlying guide plans are the guiding principle for application of planning, building and heritage protection laws, notably when assessing structural changes in the World Heritage area and its surroundings.

World Heritage dissemination

Dissemination of the outstanding universal value of the World Heritage Quedlinburg in the city itself, the state of Saxony-Anhalt, Germany as well as worldwide requires its active and permanent rooting in education, research, culture, tourism and → City marketing.

Imparting its ideals and material values is a major task of the responsible stakeholders in the city, federal state and Germany. The WMP contributes to the World Heritage status being perceived and appreciated as a unique selling proposition by citizens and new residents, customers, people engaged in a trade or business, tourists, business travellers and investors: in short by everybody who is staying for a shorter or longer period in the city and thus increases opportunities for a future-oriented development of Quedlinburg.



The WMP vividly impart the asset to be protected and enhance knowledge of its conservation worthiness. Distinctive awareness of the uniqueness and outstanding quality of the World Heritage is of vital significance for its conservation. Everybody has to be constantly aware of the fact that the historic city centre of Quedlinburg is something unique in the world and is of equal importance for mankind as other World Heritage sites, e.g. the Chinese Wall, Versailles or the Statue of Liberty.

The overall task is to strengthen the responsibility of everybody for the World Heritage Site Quedlinburg and enhance their preparedness to involve themselves into its conservation and development. Appointment of a World Heritage Coordinator as a central contact person is indispensable in this respect. What is of equal importance is a well-accessible place of information where citizens and visitors can learn more about the World Heritage.

Chap. 6.5 outlines how the future impartation of the World Heritage Quedlinburg will be designed.

World Heritage protection as a continuous process

The WMP is the result of comprehensive communication, survey, research and documentation processes which involved a large number of persons and institutions. The past three years have been devoted to acquiring and identifying a large variety of data and sources but also to prepare research expert opinions, planning concepts and a → Database. All the results and outcomes have been carefully documented in narratives, graphs and drawings (see also attached CD).

This present WMP, however, does not mean that this process has been completed. Preservation and development of the World Heritage is a permanent task.

The WMP has been designed in such a manner that it can be easily updated. The political, economic and societal framework conditions will change and the overall aims of heritage management and urban development will have to respond appropriately. The WMP is open to new ideas, findings and techniques for preserving and further developing the World Heritage.

In the future, the City of Quedlinburg will continually monitor and evaluate indicators impacting the World Heritage, e.g. demographic development, economy, tourism, climate and energy (cf. Chap. 6.2.). The effectiveness of projects, next steps and procedures proposed in the WMP and its sub-planning programmes will be evaluated; where required, planning objectives and methods will have to be adjusted. Thus, evaluations of such continual monitoring of the World Heritage become the basis of future urban development policy decisions. Successful developments – used effectively in terms of advertising – can contribute to attracting further investors, new residents, visitors and customers.

Fundamental functions of the World Heritage Management Plan

In summary, there are three functions of the WMP and its sub-planning programmes which are related to each other and address different stakeholders:

- The WMP forms the basis of differentiated and transparent decisions by heritage management authorities for planned interventions into legally protected World Heritage assets – *Protective function*,
- The WMP coordinates activities of all relevant stakeholders oriented on conservation and development of the World Heritage site – *Planning and coordination function*,
- The WMP formalises dissemination of the World Heritage and its constituting values in the fields of public relations, tourism, culture and education – *Dissemination function*

17



Mummental 1a

1 On account of the significance of the ladies' convent for the development of Quedlinburg, the term 'Stiftsberg Hill' (rather than 'Schloßberg Hill') is used in this brochure.
 2 cf. Integrated Urban Development Concept Quedlinburg (ISEK), prepared by ARGE Westermann & Wallraf, 2012; p. 3

Northward view
from Stiftsberg Hill



2 UNESCO World Heritage – Collegiate Church, Castle and Old Town of Quedlinburg

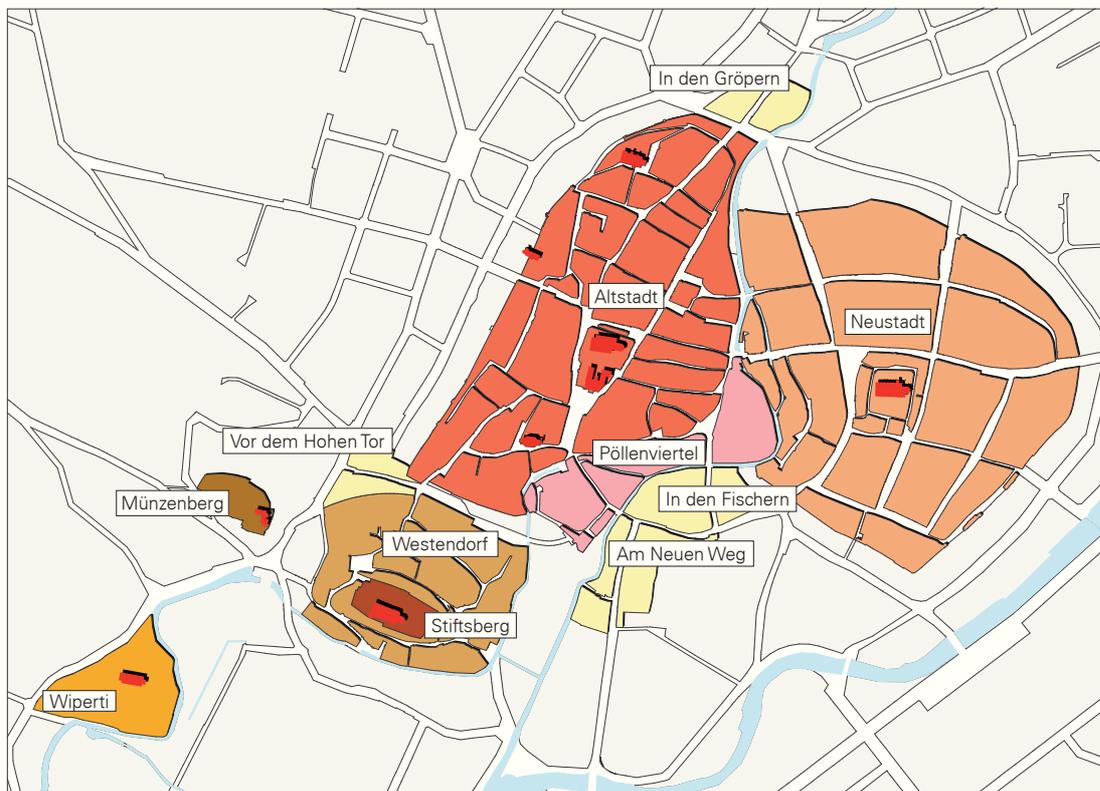
2.1 World Heritage area and buffer zone

The World Heritage area covers the urban core urban development extension in the mid-15th century with a total surface area of about 84.3 hectares. The World Heritage area comprises five historic urban districts

- Old Town
- New Town
- Westendorf with Stiftsberg Hill and Collegiate Church
- Münzenberg Hill and
- Wiperti

as well as the medieval suburbs Pöllenviertel, In den Gröpern, Am Neuen Weg, In den Fischern and Vor dem Hohen Tor.

19



Historic World Heritage sub-areas

Another nominated property of the World Heritage is the succinct skyline of the medieval city that is integrated into the landscape of the northern Harz Mountains foothills.

The World Heritage area comprises approx. 1,500 properties with some 3,420 buildings, including also ancillary buildings at the rear of the properties. Significantly more than half of the buildings (60 %) are timber-framed structures. More than 70 % of the buildings date from periods before 1918. Almost half of the buildings (48 %) are architectural monuments (isolated monuments), the other buildings form part of the heritage area.¹

Over 90 % of properties in the World Heritage area are in private ownership. Approx. 5,600 people are living in the World Heritage area, i.e. some 20 % of the total population.

The World Heritage area is surrounded by a buffer zone which acts as protective space around the World Heritage site proper. Pursuant to the UNESCO Guidelines for the Implementation of the World Heritage Convention, a buffer zone shall enclose the immediate setting of the nominated property, important views and other areas or attributes that are functionally important as a support to the property and its protection the immediate environs of the World Heritage site, sightlines and other areas or features that are distinctive for protection of the site.

In response to UNESCO recommendations to determine the buffer zone through legal instruments, the City of Quedlinburg resolved conservation statutes which covers both the World Heritage area and the buffer zone.² The size of the buffer zone is about 157.8 hectares and it is essentially formed by quarters adjacent to the World Heritage area which were constructed during the urban design extension from the middle of the 19th century and

the green belt outside of the city walls. All modification measures are subject to special approval with the scope of the conservation statutes.

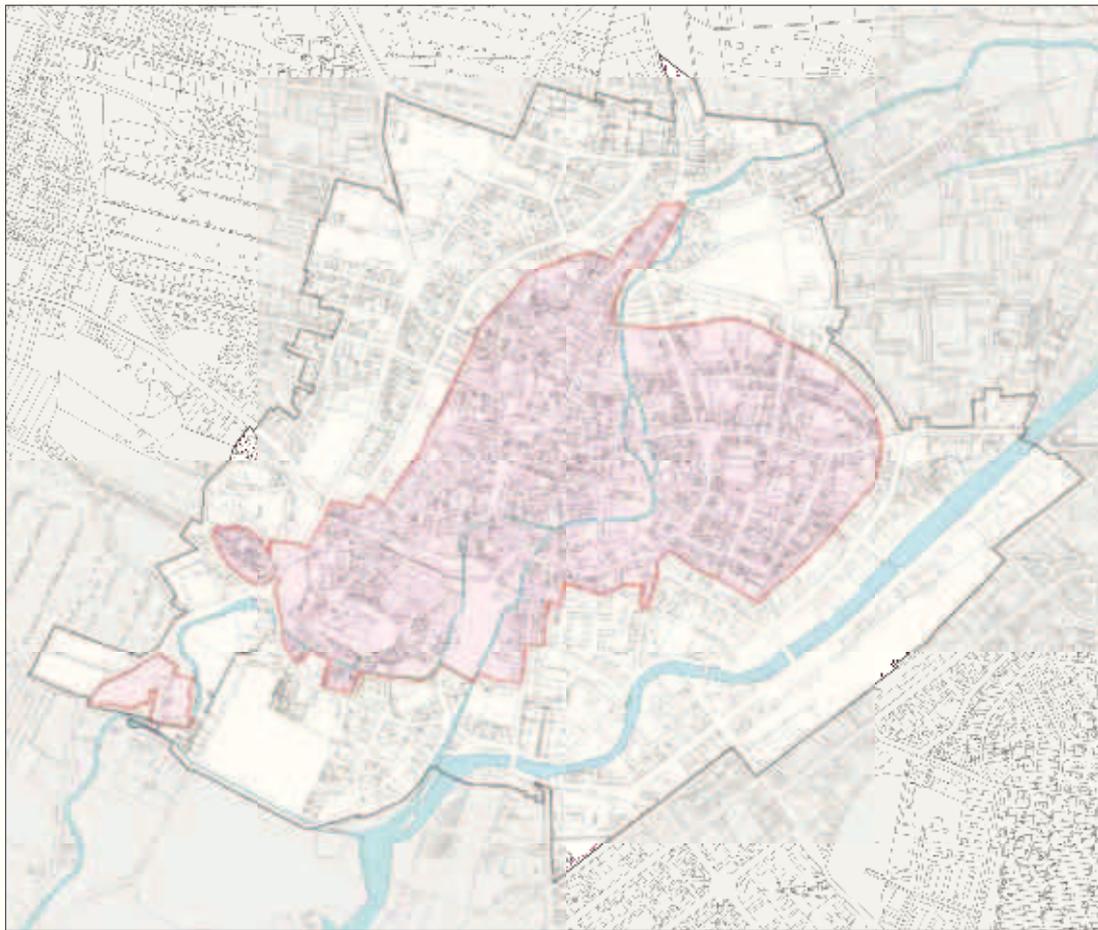
The World Heritage area and the buffer zone cover a total surface area of 242.1 hectares. The share of these areas in the total city surface (14,200 hectares), including incorporations in 2011, is about 1.7 %.

The historic Quedlinburg is surrounded by remnants of the medieval defensive system of watchtowers (field watchtowers) and land defences. Four out of originally eleven field watchtowers are viewing towers today. Remnants of two further watchtowers have survived as landmarks. Albeit that the field watchtowers are not located within the buffer zone but form part of the cultural landscape into which the World Heritage is embedded. The watchtowers provide views of the skyline of Quedlinburg and vice versa. The St. Cyriakus' Church in Gernrode (neighbouring municipality of Quedlinburg) is located in the wider surroundings of the World Heritage and is one of the most eminent Romanesque churches in Germany; it used to accommodate a → Ladies' convent.

The City of Quedlinburg will review the boundaries of the buffer zone based on the results of the Heritage Management Plan and deliver its view to UNESCO during the 6-year periodic reporting. This could also be an opportunity to apply, for instance, for a minor modification of the boundary if such does not have a major impact on the extension of the World Heritage site and its outstanding universal value.

¹ Data source: Heritage Management Plan, prepared by Rittmannsperger + Partner, 2012.

² Statutes for the Preservation Area Quedlinburg Inner City, 2011.



World Heritage area and buffer zone

World Heritage area
 buffer zone

Brief description of the World Heritage site

State	Federal Republic of Germany
Federal state / rural district	Federal state of Saxony-Anhalt, Harz Rural District
Title of the World Heritage site	Collegiate Church, Castle and Old Town of Quedlinburg
Geographic location	51° 47' Latitude North / 11° 9' 0' Longitude East ca. 10 km north of the Harz Mountains on river Bode
Height	ca. 122 m ASL
Surface area	World Heritage area 84.3 ha, buffer zone 157.8 ha Total surface of World Heritage area and buffer zone 242.1 ha Percentage of total surface area of the city (7,800 ha) ca. 3.1 %
Inhabitants	ca. 5,600, percentage of total population (ca. 21,000) 26.7 %
Properties	1,500, of that: in private ownership: more than 90 %
Buildings	3,420 of that: built before 1918: 71 %, of that: timber-framed: 2,069 (60 %), of that isolated monuments: 1,664 (48 %)
Preserved city wall	approx. 2,350 m, 69 % of original length (ca. 3,400 m)



22

**Drawing
of historic
Quedlinburg
market square**
Source: unknown



2.2

The World Heritage area – A review of 1100 years of history

Quedlinburg is a characteristic example of a medieval urban development, starting from a fortified settlement on a hill (today's Stiftsberg Hill) and several villages in the immediate vicinity. The steep mountain ridges to the west of river Bode valley provided favourable, easily defensible settlement locations and are visible in today's cityscape as Stiftsberg and Münzenberg Hills.

Early Middle Ages and High Middle Ages – 10th to 12th century

In 922 the King's palatinate 'villa Quitilingaburg' was in an official document of Henry I who was elected king of East Franconia in 919. The castle was already fortified and was extended for representative purposes beside the → Palatinate proper and a service yard situated in the plain.

Quedlinburg rose to empire-wide significance because the Ottonian rulers (Henry I, → Otto I, Otto II and Otto III) paid numerous visits to the town, celebrated the Easter and hosted numerous events. Quedlinburg acquired the character of a capital city of the Holy Roman Empire. A castle was built on the hill and a collegial establishment, Wipertistift¹, was established within the palatinate and the royal service yard.

King Henry I deceased in 936 and was buried in the palatinate chapel on the hill. In 927/29 he had assigned to his wife → Mathilde inter alia Quedlinburg as → Jointure. After his death, Mathilde has as his successor Otto I, her and Henry's son, and creates the foundation of a ladies' convent. The ladies' convent under the patronage of St. Servatius was established under Mathilde in 936. It was awarded the legal status of an → Imperial abbey and became one of the most respected and influential collegial establishments in the Holy Roman Empire. In 947 it received for the first time papal protective privileges (exemption / church immunity) which were later repeatedly renewed. The fact that the abbesses held the rank of princes of the empire was due to their direct subordination to royal rule, their political and economic immunity² as well as their right to vote.

Mathilde's grand-daughter of the same name was appointed as the first abbess in 966. The collegial establishment experienced its greatest flowering under her leadership: In 986 she had the Benedictine convent of St. Mary's built on the neighbouring Münzenberg Hill which was subjected to the collegial establishment as a proprietary convent. Construction of the Collegiate Church³ to replace its predecessor buildings commenced in 997; its consecration was in 1021.

The settlement that had developed at the feet of the two hills was bestowed market, coinage and customs rights in 994. Today it is widely accepted that a market settlement was established beside Westendorf as → Suburbium of the Burgberg and Stiftsberg hills and a medieval → Barbican to the north of Münzenberg Hill, situated parallel to the still existing market square and south the market church St. Benedikti. This market settlement formed the core of the Old Town around 1000.

Mathilde was the first of four successive imperial princesses⁴ who ruled as abbesses until 1096. The collegial establishment and palatinate, however, lost political importance

after the deaths of Mathilde in 999 and Otto III in 1002.

The city, however, grew over the next two centuries: Intensive road construction diverted long-distance trade to Quedlinburg and brought about an economic boom. Merchants and craftsmen were attracted and soon densified the land plots in the Old Town and Westendorf.

A New Town was founded around 1200, laid out on a regular plan and with a branched road network on the eastern bank of river Bode (today's Mühlgraben). Its centre was built up with a large market square (Neustädter Markt) and Nikolaikirche.



Wordgasse 3
Timber-frame Museum

23

Late Middle Ages – 14th to 15th century

The Old and New Towns, which had been separate entities in terms of administration and fortifications, were merged in 1330 and surrounded by a common city wall for joint protection. Recent excavations have shown that also collegial establishment-owned Westendorf was surrounded by its own fortification. People who were engaged in the fire-hazardous pottery craft were living and working outside of the Old Town's fortification ring, see e.g. Altetopfstraße or In den Gröpern.

The Old Town wall in the 12th century basically followed the still preserved city wall ring whose numerous defensive towers and bastions reflects the construction level around the mid-14th century. Unfortunately, all city gates fell victim to urban expansion in the mid-19th century. Outside of the urban core, land defences and a, still almost completely preserved, system of watchtowers served to safeguard the urban fields and meadows.

Quedlinburg joined the Saxon League of Towns in 1384 and became a member of the Hanseatic League in 1426.

Schloßberg 17



Eastern view

ca. 1630

Source: Castle
Museum
Quedlinburg

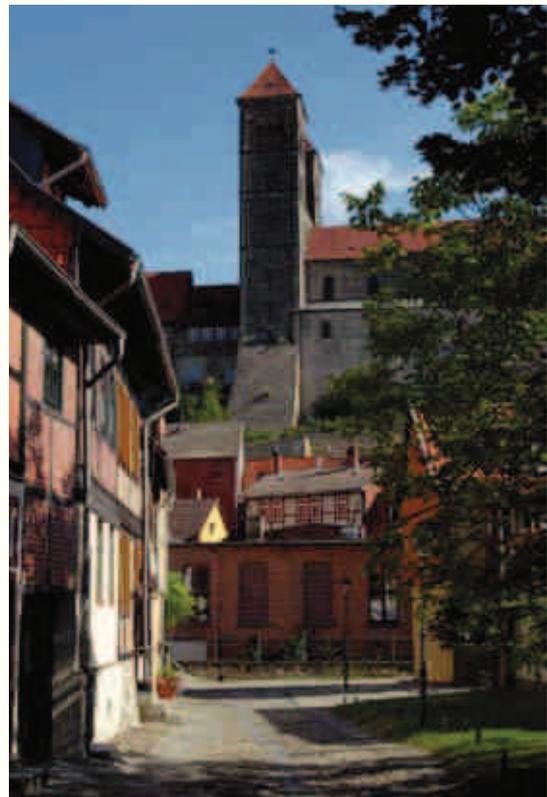
Post-medieval period – 16th to 18th century

In the 15th century, Quedlinburg played only a subordinate role on account of economic and political conflicts, notably with the collegial establishment; as a consequence it lost its immunity from taxes and various other privileges in 1477. The large number of preserved timber-framed buildings from the 16th and 17th centuries, however, testifies that citizenry regained considerable prosperity despite the city's insignificance. This is also attested by representative Renaissance buildings of the collegial establishment castle from the second half of the 16th century.

In 1525, i.e. during the church renewal movement and the Peasants' War, the monasteries St. Wiperti and St. Marien and the urban monasteries of the mendicant orders were ravaged and looted. St. Servatius has been continued since as a Protestant collegial establishment, St. Wiperti as a Protestant parish church while the monastery complex on Münzenberg Hill became dilapidated.

In 1698, Brandenburg troops occupied the city, Quedlinburg became a → Garrison and Prussia became the protecting power in Quedlinburg. The St. Servatius protecting power was finally dissolved in 1802.

An der Kunst



19th and early 20th century

Due to radical political changes following the → Peace of Westphalia⁵ and temporary incorporation into the Kingdom of Westphalia (1807–13), Quedlinburg was again annexed to Prussia in 1812.

The city reacquired prosperity in the course of the 18th century through numerous fairs and livestock market. A special role in its economic development was played by wool production and trade as well as seed cultivation.

It was only in the 19th century that the city expanded beyond the medieval settlement area by constructing Süderstadt, development of the Wallgürtel and further suburban areas. Those developments were basically triggered by the connection of Quedlinburg to the railway line Magdeburg-Thale (1862) and the entailed extension of export production.

The relevant changes were reflected in building terms through demolition of the city gates. Additional space was also created through wall breakthroughs and new road axes and used to construct the Catholic Mathildenkirche, theatre (1886), Mummental and Villa Lindenbein (ca. 1900). In addition, several public buildings were erected outside of the city wall around the turn of the century, such as the New Hospital (1898), and also the garrison that had been established in 1699 was intensively expanded with infantry barracks in 1907 and a new garrison hospital⁶. The main production yard of the worldwide active plant breeding firm Dippe grew to a cityscape-defining size between 1850 and 1910. The aforementioned areas are located in the buffer zone of the World Heritage.

25

**South-eastern
view after 1862**
Source: Castle Museum
Quedlinburg



Massive demolition of the historic building stock was carried out for the construction of Dippeplatz square and redevelopment in the area of the medieval hospital Heilig-Geist-Spital. The medieval town hall in the New Town was demolished without replacement. Also the old police station (Neustädter Polizeiwache) was dismantled and relocated to the ascent to the Stiftsberg Hill. Further desirous destruction was prevented by the emerging homeland movement.

During National Socialism the medieval imperial history of Quedlinburg was claimed for SS propaganda purposes. The Collegiate Church was, *inter alia*, rebuilt into an 'SS consecration site' and ceremonies were staged to celebrate the anniversary of the death of Henry I.

The historic structural assets survived World War II largely without destruction.

German Democratic Republic

The neglect of historic structural assets, which had persisted since the beginning of

World War I, was continued in the German Democratic Republic.

In addition, plans for demolition and redevelopment of historic urban quarters⁸ were prepared since 1950 – as part of the '16 basic principles of urban development'⁷. Fortunately, those plans were only partially implemented until 1990.

An investigation in 1959 uncovered a serious rate of damage, particularly in wooden timber-framed buildings. Albeit that Quedlinburg was included as an ensemble into the central list of monuments in the GDR in 1970 – which reflected the beginning of a re-thinking process in terms of dealing with historic structural assets – the East German authorities did only little to preserve the cultural heritage. In 1976 the market square was redesigned into a pedestrian zone and historic facades facing the square were renovated. Extensive housing stock was demolished northeast of the market square⁹ and partially replaced by new residential dwellings that were specifically designed for Quedlinburg. The new-builds had been modelled on historic



Old postcard showing
Quedlinburg's
market square
Source: unknown

methods of construction in order to smoothly integrate them into the existing building stock. Construction of new residential housing areas (e.g. in southeast Süderstadt and Kleiers) extended the urban area further towards northwest, southeast and northeast. The problem of the GDR's building policy that was based on demolition and new construction was increasingly aggravated by a lack of building materials and skilled labour. The latter could only be selectively replaced by Polish state-owned enterprises which refurbished a few buildings of importance for the city's heritage under instructions and the guidance of the Institute for Monument Preservation¹⁰. Also the dissolution of crafts enterprise, through expropriation and nationalisation of private businesses, severely curbed opportunities to preserve housing stock. The quickly



Marschlinger Hof
Pre-fab housing blocks, in monolithic Halle style, Type Quedlinburg (HMBQ), foreground: current road works

beginning disrepair, notably of timber-framing that is susceptible to rot, vermin infestation and dry rot, could hardly be halted despite the outspoken will of the population to salvage its historic living environment. The original building stock was largely preserved – although in a desolate condition – due to the fact that conversion and demolition measures could only be carried out at a low scale.



Breite Straße 4
The building was refurbished already during the GDR era. Plaster was removed and the constructional timber-frame elements exposed. Photos: State Office for Heritage Management



**Hölle 1-2
before and after
refurbishment**
Baroque timber-
framed building of
1791 with passage
to Schuhhof which
is significant in
terms of urban
design; refurbished
to the original
design in 1981
Photos: State Office
for Heritage
Management

A grassroots movement has successfully come out against neglect and destruction of historic building stock since 1989.

In September 1989, the then GDR government proposed to the UNESCO Committee to inscribe the castle, collegiate church and the Old Town of Quedlinburg on the World Heritage List. The International Council on Monuments and Sites → ICOMOS, a counselling body to UNESCO, recommended in its letter of assessment to postpone the dossier – among other things, because the protective zone was not defined precisely enough and the impact of demolition in the Old Town on the historic building stock could not be clearly assessed.

Unified Germany since 1990

Following re-unification of Germany, national attention swiftly focused on Quedlinburg and other historic cities in Eastern Germany, whose state of conservation was dramatically neglected but simultaneously also astonishingly authentic. First systematic safeguarding measures commenced. Quedlinburg became a priority of the Urban Development Support Programme, the German Foundation for Monument Protection and many other programmes. Substantial public and private investments slowed down deterioration and enabled modernisation of single, later also of larger groups of buildings and → Infrastructures.

Structural economic and demographic changes after re-unification of Germany

brought about adverse framework conditions for Quedlinburg which still have an effect today. Decay of historic structural assets remains the biggest challenge which is countered, often in private initiatives, with comprehensive refurbishment measures.

1993 was the year of withdrawal of the Red Army from its garrisons in Germany which ended almost 300 years of garrison history in Quedlinburg.

The Standing Conference of the Ministers of Education and Cultural Affairs (KMK)¹¹ in December 1992 resolved to include Quedlinburg into the so-called → Tentative list of the Federal Republic of Germany and apply within ten years for its inscription as a UNESCO World Heritage site. The application was filed in 1993 and successfully accepted as early as in 1994.

Quedlinburg a focus of research interest

There is a certain amount of older but only a little stock of more recent research literature regarding urban and urban development history. Best access to all urban development history research fields is provided by the volume ‚Quedlinburg‘ of *Deutscher Historischer Städteatlas*. The stock of monuments is compiled in List of Monuments in Saxony-Anhalt. Historians with different research priorities were involved into preparation of the WMP for three periods. Bernd Schütte listed for the 10th to 13th century significant deeds and records (e.g. sovereign documents) as well as a chronology of abbesses with their importance for and positions in the collegial establishment and for the empire. He evaluated available documents as to their authenticity and also documented information about their find places and provided explanations for a better understanding of their sources. His evaluation of such documents enabled him to give verifiable statements, for instance regarding fortification of Burgberg (castle hill) during the rule of Henry I.

Palais Salfeldt

Baroque mansion built in 1737 at Kornmarkt 5; acquired in 1997 by German Foundation for Monument Protection and restored
Photo: Rosi Radecke



29



For the 14th to the 16th century, Thomas Wozniak prepared alphabetically and chronologically arranged lists of sources and literature as well as general descriptions of urban history, History of architecture and construction and old depictions. In addition, he prepared a historic social topography which helped project data for individual townspeople to the city map. He made mainly use of consecutive sources, e.g. the Quedlinburg → Tax assessment register. The relevant data was used, inter alia, to project the number of households liable to pay taxes.

For the 17th to the mid-20th century Erik Richter prepared a comprehensive bibliography of the status of research, an

exhaustive documentation for relevant stocks of records, documents and maps as well as several smaller transcripts of historic → Inventories. A valuable find was a previously unevaluated chronicle of Quedlinburg's urban history for the years 1800 to 1833, drawn up by Johann August Donndorf, a former mayor of the city.

Further research findings were made during preparation of the Heritage Management Plan. An analysis of the historic public road and footpath network showed that several historic access routes are still of importance for supra-regional transport or as hiking trails, including Westerhäuser Straße, Wegelebener Weg, Magdeburger Straße (L66) and Gernröder Chaussee (L242).

A comparison of historic and present scenes of the city clearly illustrates changing significances of former settlement places and later baronial and religious power centres (Collegiate Church St. Servatius, Castle on Stiftsberg Hill, Benedictine Convent on Münzenberg Hill) by means of their dominance in urban design.

-
- 1 Wipertistift was converted into a Premonstratensian monastery around 1140. Following the Reformation and dissolution of the monastery, the facility was used as a Protestant parish church, from 1812 as Wipertihof, and since the 20th century as a Catholic parish church.
 - 2 Economic immunity through being awarded market, coinage and customs right in 994 as well as a prohibition by Otto III of establishing other markets in the region.
 - 3 The crypt of the Collegiate Church accommodates the confessio (shrine) of St. Servatius. Later it also housed the burial sites of Henry I and his wife Mathilde.
 - 4 966 -999 Mathilde (daughter of Emperor Otto I), until 1044 Adelheid I (daughter of Emperor Otto II and Theophanu), until 1062 Beatrix I (daughter of Emperor Henry III), until 1096 Adelheid II (another daughter of Emperor Henry III).
 - 5 Peace of Westphalia: Peace treaties concluded in 1648 which finally ended the Thirty Years' War. As a consequence of associated territorial changes Brandenburg-Prussia obtained possession of the city and the collegial establishment through purchase of the hereditary bailiwick in 1698.
 - 6 Urgently required flats were built here and in other peripheral districts after World War I.
 - 7 GDR Urban Reconstruction programme oriented on Soviet models and the Athens Charter (CIAM), adopted on 27 July 1950. Included e.g. the principle of expediency to which urban development was subjected.
 - 8 Reconstruction envisaged demolition of up to two thirds of the historic building stock.
 - 9 Between Schmale Straße, Neuendorf and Marschlinger Hof.
 - 10 Predecessor of today's State Office for Heritage Management and Archaeology.
 - 11 Standing Conference of the Ministers of Education and Cultural Affairs of the states in the Federal Republic.



HISTORIC SETTLEMENT DEVELOPMENT

Settlement development phases

- Early Middle Ages (pre-919)
- Ottomans and High Middle Ages (919 to 1250)
- Late Middle Ages (1250 to 1490)
- Modern Age 16th to 18th century (1490 to 1830)
- 19th century and World War I (1830 to 1919)
- GDR (1945 to 1990)
- United Germany since 1990

Eminent buildings

- Single building
- Collegiate Church St. Servatius
- Benedictine Convent
- St. Wiperti
- St. Blasii
- St. Benedikt
- St. Mathilden
- St. Aegidii
- St. Nicola
- Town Hall
- Battlement wall
- Battlement wall, suspected

Other symbols

- Watercourse
- Open spaces
- Commercial
- World Heritage boundary

Status: World Heritage Management Plan 2012

Author: Herwerth + Holz, Planung und Architektur, Berlin

0 25 50 100 200 m

Bamberg: Historischer Stadtkern 2006, Integrated Urban Development Concept 2012.



2.3 Uniqueness, authenticity and integrity of the World Heritage

Inscription of the 'Collegiate Church, Castle and Old Town of Quedlinburg'¹ into the UNESCO World Heritage List acknowledged an outstanding universal value of this ensemble. This requires fulfilment of at least one out of ten specific criteria of the World Heritage Guidelines, uniqueness given as well as integrity and authenticity of the ensemble verified.

The Quedlinburg ensemble was confirmed to have a cultural and historic importance which is so outstanding that it transcends national borders and is of significance both for present and future generations of all of mankind.²

Outstanding universal value

The rationale of the outstanding universal value of Quedlinburg was based on the fourth out of a total of ten criteria established by the World Heritage Commission. Hence, the nominated property is 'an outstanding example of a type of building, architectural or technological ensemble or landscape which illustrates (a) significant stage(s) in human history.'³

The constituting features indicated in the rationale for inscription on the World Heritage List were:

- the town layout (urban structure and property lots),
- the cityscape of the Old Town within the city wall,
- the Collegiate Church, the collegial establishment, St. Wiperti and Münzenberg Hill,
- the ground plans and zones of many buildings,
- the skyline of the city and its location within the surrounding landscape,
- the historic houses, in particular the timber-framed buildings,
- the town fortification (city wall) and
- the green belt along the city wall (buffer zone).⁴

Breite Straße,
Patrician houses of
1554 and ca. 1560
in Lower Saxon
timber-frame style



Wassertorstraße

34



Wassertorstraße,
View of Unter dem
Birnbäum

Quedlinburg is an outstanding example of a German town that was founded in the Early Middle Ages and was of utmost significance for imperial politics and boasted continuous urban development in the Middle Ages and Early Modern Times. Its constituting features are a triangle formed by Ottonian-founded churches – Collegiate Church St. Servatius, Monastery St. Wiperti at the royal court as well as Convent St. Marien on Münzenberg Hill – with their clearly visible settlement cores as well as the Old Town market square with town hall, which date from the Middle Ages in terms of structure, fabric and partially also appearance.

Quedlinburg manifests the foundation phase of the Holy Roman Empire in the 10th century.

The outstanding cultural value of Quedlinburg is thus not only based on its ensemble of historic buildings that are worth preserving but also in its status as a 'memorial site of German history'.⁵

Quedlinburg was assigned a supreme rank and special significance through hosting of court days at Easter, numerous stays by various rulers, as burial site of King Henry I and his wife Mathilde. The great significance of the city for imperial politics in the 11th and 12th century is evidenced by further stays of kings and emperors.

The imperial convent for ladies of the aristocracy represented and consolidated royal and later imperial power in the city and the surrounding region for several centuries. It was one of the most influential institutions of its kind in the empire. Many church services were celebrated with kings and emperors in the Collegiate Church St. Servatii on Stiftsberg Hill; this church is the burial place of Saxon King Henry I, his wife Mathilde and many distinguished abbesses. Thus, Quedlinburg is not only an eminent commemorative place of German history but also a supra-regionally significant testimony to Romanesque sacred architecture and art. Its collegial establishment treasury is a collection of high-profile medieval works of art.

The eight-century long dualism of the noble collegial establishment (Collegiate Church St. Servatius) and bourgeois city led to waves of development but also stagnations which characterise the urban fabric still today.

Particular testimonies are the very comprehensive medieval urban structures; the differentiation of property lots and buildings reflects former relationships of power, social statuses, religious and secular functions. In addition, the vast stock of timber-framed structures from eight centuries is a unique compendium of technical skills, building materials, handling of scarce material and energy

resources as well as aesthetic predilections of previous generations.

A considerable percentage of the some 3,400 → Secular buildings on property lots in the World Heritage area date from the Middle Ages and Early Modern Times. The large stock of timber-framed buildings in Quedlinburg evidences eight centuries of history of architecture and construction with an unusually high share of medieval building structures. Craftsmanship, differences between social statuses, different occupations of townspeople can be seen from the buildings which also illustrate how residential standards and domestic work changed in the course of centuries.

The most common construction types for different uses, such as dwelling, agriculture, crafts and commerce, but also specific methods of construction of urban fortifications, roads and hydraulic structures in the Middle Ages and Early Modern Times are very evident in the buildings themselves and in the large stock of archival records.

A medieval defence system with city wall, towers, moats, watchtowers and abandoning of surrounding villages testifies to armed conflicts as well as the will to hold power and to defend both collegial establishment and city. Historic sightlines that were maintained to date point the way to important squares and buildings in the city and are tantamount to old transport and trade routes into the surrounding region.

The World Heritage Quedlinburg manifests in an outstanding manner the polarising field between religious-territorial power and bourgeois-urban self-confidence over a period of more than 800 years. The World Heritage thus documents a significant phase in the history of mankind.

The abundant archaeological legacy of the Middle Ages has been intensively researched, an unusually density of archival records



Wassertorstraße

from the Middle Ages to the Modern Times evidences the high cultural value of the ensemble.

Integrity

The assessment of integrity relates to the intact and complete nature of a World Heritage site. The nominated property shall have a structural fabric that is in a good state of repair which is continually monitored to ensure its permanent preservation. In addition, an important role is played by visible integrity – i.e. aesthetic overall impression and unimpeded perceptibility; conservation of sightlines and skylines are key aspects in this context.⁶ The World Heritage ensemble Quedlinburg has an outstandingly high level of integrity in comparison to many other medieval urban cores in Europe that were destroyed or damaged by industrialisation, wars and neglect. Quedlinburg's city centre hardly underwent any extensive changes in former centuries, such fire-conditioned restructuring, breakthroughs for roads and dismantling of fortifications. Most historic buildings were repaired over the centuries or rebuilt after serious damage – typically with a high level of continuity in terms of

use of historic materials and construction technologies.

The neglect of historic buildings and infrastructures in the second half of the 20th century which decimated and threatened the building stock was compensated through historically accurate repair of many monuments in the past twenty years.

Its scenically characteristic surroundings and settlement extensions that were restricted to separate areas and appropriate eave heights of new buildings ensure that the historic urban skyline of Quedlinburg is still largely visible. Major sightlines on the cityscape and individual buildings have been retained unobstructed.

Steinweg 23
(Stock Exchange)



Authenticity

The authenticity of a World Heritage site shall be ensured convincingly and unspoilt through a large number of features. Factors, such as shape and design, materials, construction technologies, uses and cultural traditions, play a role in this context. The authenticity of a World Heritage site is thus based on a multi-dimensional significance and symbolism that is to be documented through verifiable research results and reliable sources.⁷

The authenticity of the Quedlinburg ensemble is given in the majority of its assets in an outstanding manner. Recent researches have shown that the structures of property lots have hardly been modified in terms of frontage lines, roads and squares, open spaces, water courses and fortifications since the Middle Ages.

The authenticity of the buildings of the collegial establishment St. Servatius, monastery church St. Wiperti, as well as relics of Marienkirche on Münzenberg Hill, was evidenced and strengthened recently through building research, excavations, restorations and publications. Building research and → dendrochronology have shown there are more medieval structural components in externally altered buildings in the entire World Heritage area than was assumed a few years ago. This applies inter alia to the town hall and many roofing structures of residential buildings.

Refurbishment activities since 1990 have observed the determined authenticity of buildings wherever possible.



Steps towards preservation

Following stocktaking and the awarding of protected status to many buildings and outdoor facilities in the city in the 1990s, all changes within the World Heritage are subject to approval under the Heritage Management Act of the Federal State of Saxony-Anhalt. All ongoing measures are continually monitored and supported by heritage management authorities and free-lance experts. Continual research on heritage values as well as collegial establishment and urban history is carried out in parallel.

The Monument Preservation Plan, including a profound property lot inventory and an analysis of historic sites has been prepared since 2009. The results and findings obtained have been documented in a database and are available for active utilisation. The database

enables retrieval of information from heritage assets to urban development.

The Monument Preservation Plan is an essential instrument for documentation and conservation of the World Heritage. It is closely connected to further guide plans relating to the World Heritage area.

Application of extensive public grants and budgetary resources from the EU, the German national and federal state governments, the City of Quedlinburg as well as funding by foundations and high investments by private property owners have made a great contribution to improving the structural condition of the World Heritage.

Hölle 3

Half-timbered house, ca. 1560; elaborate fan rosette carvings

- 1 The term 'Old Town' in this context refers to the historic medieval city with the districts of Old Town, New Town, Westendorf with Stiftsberg Hill, Wiperti and Münzenberg Hill.
- 2 Definition in: Welterbe-Manual, Deutsche UNESCO-Kommission, 2009, p. 193 f.
- 3 See Welterbe-Manual, p. 68 for a complete list of the criteria.
- 4 Quoted from: ISEK, 2012, p. 7.
- 5 Title of a documentation about Quedlinburg by Dr. Bernd Schütte.
- 6 See also Richtlinien 87 - 89 in Welterbe-Manual, 2009, p. 224 as well as Leitfaden Managementpläne, 2009, p. 18.
- 7 See also Richtlinien 79 - 86 in Welterbe-Manual, 2009, p. 222 f. and Leitfaden Managementpläne, 2009, p. 18.

Town Hall, Markt 1



3 Planning programmes, instruments and stakeholders

3.1 Legal bases and planning programmes

Protection and conservation of the World Heritage are ensured through laws, guidelines and conventions at international, national and municipal level. The following zones provide an overview of legal bases and planning programmes with relevance for the World Heritage Quedlinburg with their key objectives and statements. Potential conflicts which may result from diverging overall aims of various planning programmes are identified.

Most comprehensive, city-wide and separate area-related, planning programmes are drafted with overall aims and measures that are conducive to or neutral for the World Heritage area and the surrounding buffer zone, e.g. by taking into consideration perspective lines to the city or priority of development of the city centre over representation of new peripheral residential areas. The city paid special attention to World Heritage-related issues when preparing planning programmes and soliciting expert opinions on the WMP.

Roland statue in front of the town hall

A symbol of civic independence with market rights and municipal jurisdiction



3.1.1 International conventions

The basis of protection and conservation of World Heritage is created on the international level by conventions and charters. The relevant treaties under international law and self-obligatory guidelines are aimed at protecting the natural and cultural heritage.

The *Hague Convention* can be deemed a predecessor of international treaties on

protection and conservation of eminent cultural properties. This convention was adopted in 1954 by a conference of states convened by UNESCO. It was based on the realisation that despite various treaties under international law relating to the on the protection of cultural properties, valuable cultural properties were irretrievably lost or suffered severe damage valuable during World Wars I and II. The Hague Convention was created in

International conventions	National acts	Federal state acts and regulations	Municipal statutes and planning concepts	
			Formal planning programmes / statutes	Informal planning programmes
Convention for the Protection of Cultural Property in the Event of Armed Conflict (Hague Convention)	Federal Building Code (BauGB)	State Planning Act Saxony-Anhalt (LPIG)	Refurbishment statutes	Framework urban development plan
International Charter on the Conservation and Restoration of Monuments and Sites (Venice Charter)	Regional Planning Act (ROG)	State Development Plan Saxony-Anhalt (LEP)	Conservation statutes	Integrated urban development concept (ISEK)
Charter on Historic Gardens (Florence Charter)	Act on Nature Protection and Landscape Conservation, Federal Nature Conservation Act (BNatSchG)	Regional Development Plan for Planning Region Harz (REP Harz)	Design statutes	Heritage Management Plan
UNESCO Convention Concerning the Protection of the World Cultural and Natural Heritage (World Heritage Convention)	Environmental Impact Assessment Act (UVPG)	Building Regulations Saxony-Anhalt (BauO LSA)	Special use statutes	Tourism concept
Convention for the Protection of the Architectural Heritage of Europe (Granada Convention)		Heritage Management Act Saxony-Anhalt (DSchG)	Land Use Plan (FNP)	Cultural guidelines
Charter on the Conservation of Historic Towns and Urban Areas (Washington Charter)		Nature Protection Act Saxony-Anhalt (NatSchG LSA)	Landscaping Plan	
Operational Guidelines for Implementation of the World Heritage Convention			Site Development Plans	

Summary of legal bases and planning programmes



the conviction that any damage of a cultural property means damage to the cultural heritage of all of mankind. The Hague Convention identifies measures and objectives that shall be observed in order to safeguard and respect one's own and others' cultural properties during armed conflicts and also during periods of peace. Monitoring and compliance with this treaty is the responsibility of UNESCO.

The *Venice Charter*, adopted by ICOMOS in 1964, takes another central position in dealing with historic structural assets. The Venice Charter defines basic principles for conservation and restoration of monuments.

The *Florence Charter*, also called 'Charter on historic gardens', complements the provisions in the Venice Charter by specific requirements to protection of garden monuments.

Further important international conventions for World Heritage include the *Granada Convention* on protection of architectural heritage and the *Washington Charter* which defines basic principles, objectives and measures for heritage management in historic cities and urban areas.

The central instrument for protecting

World Heritage is the *UNESCO Convention Concerning the Protection of the World Cultural and Natural Heritage*, adopted in 1972, where the term 'world heritage' was defined for the first time. This convention obligates the states parties to protect World Heritage sites. A committee reviews inclusion of World Heritage sites in the World Heritage List at regular intervals. Simultaneously, a second list is kept (List of World Heritage in Danger), a list of seriously threatened World Heritage sites.

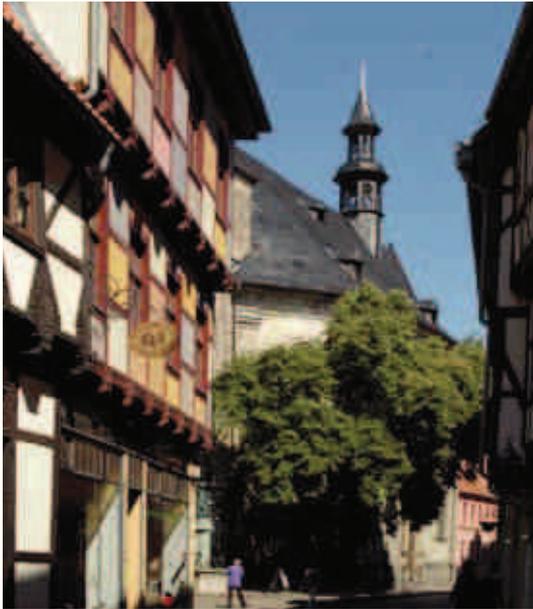
The UNESCO Commission developed guidelines to steer all World Heritage-related issues. The '*Guidelines for the implementation of the Convention on the Protection of the Cultural and Natural Heritage of Mankind*' are available in a German language version dated January 2008 as part of the 'Welterbe-Manual'.

The guidelines include, *inter alia*, definitions of terms relating to World Heritage, criteria for inscription on the World Heritage List, obligations of World Heritage cities and States parties as well as regulations for filing applications and → Monitoring.

Monitoring of the state of conservation of World Heritage is performed by ICOMOS.

Markt Kirchhof
15 - 18

The most important monitoring instrument is periodic reporting about compliance with the provisions of the World Heritage Convention and the condition of the World Heritage site; relevant reports shall be submitted to the World Heritage Committee at six-year intervals. Monitoring shall serve, *inter alia*, to ensure best possible management and protection of the World Heritage site. Critical danger to a World Heritage site requires so-called reactive monitoring with the determination of next steps designed to prevent deletion of a property from the World Heritage List.



Blasiistraße

3.1.2 National laws

The Federal Building Code (BauGB) and the Federal Spatial Planning Act (ROG) jointly form the Federal spatial planning law. The BauGB contains all essential provisions relating to urban development and construction projects. It defines the framework, *inter alia*, of urban land use planning programmes (general urban planning legislation) as well as conservation and design statutes and urban design refurbishment measures (special urban planning legislation). The ROG contains federal and framework legislation bases for steering spatial developments in federal states and regions.

At the national level, also *nature conservation laws* are relevant to World Heritage protection. Such legislation forms the basis of the *Nature Conservation Act Saxony-Anhalt* as well as local nature conservation ordinances.

The *Environmental Impact Assessment Act* formalises the safeguarding of effective anticipatory environmental precautions in certain public and private projects according to uniform principles. This act is mandatory for a larger number of projects, planning schemes and programmes.

3.1.3 Federal state laws and regulations

The State Planning Act of the Federal State of Saxony-Anhalt (LPIG) defines the legal basis of organisation, tasks, procedures and instruments of spatial policy and regional planning in Saxony-Anhalt.

The *Heritage Management Act Saxony-Anhalt* (DSchG) addresses protection, conservation, preservation and scientific research of cultural monuments as a task of heritage protection and heritage management. This act is the most important instrument for heritage management activities within the World Heritage area. It is also applied to monuments and ensembles in the buffer zone. The Heritage Management Act also formalises requirements for the preparation of Heritage Management Plans as well as their relevant contents.

The Heritage Management Plan Quedlinburg is a central component of the World Heritage Management Plan. All measures in the listed building sector Old Town, which covers the same area as the World Heritage area, require approval by the subordinate heritage management agency. This agency makes its decisions in coordination with the State Office for Heritage Management and Archaeology. The Saxony-Anhalt State Building Regulations (BauO SA) formalises construction, modification and demolition of physical structures as well as building-code procedures (*inter alia* building permission procedures). Hence, the State Building Regulations are an important

management tool for all construction projects in the World Heritage area.

State Development Plan

The *State Development Plan* (LEP), based on the Act on the State Development Plan, represents an overall concept for spatial order and development in the Federal State of Saxony-Anhalt. The LEP is the planning basis of state-wide management for the use of space demands as set out in regional and municipal plans.

The LEP of the Federal State of Saxony-Anhalt represents Quedlinburg in the planning region Harz as a central location with the function of a middle-level centre¹. Thus, Quedlinburg is a nodal point in the → Network of regional supply and labour market centres which ensure area-covering safeguarding of public services of general interest public in the federal state with high-quality and specialised services, industrial, trade and service employments as well as public administration, education, healthcare, social, cultural and sports facilities and institutions as well as high-quality shopping facilities. In addition, Quedlinburg is represented on a supra-regional development axis of national and federal state importance ('Northern Harz Mountains axis'). The city is situated in the Northern Harz Mountains context in a growth region outside of agglomerations around high-order centres.

As a significant centre of power in the Middle Ages, Quedlinburg is an essential component of Saxony-Anhalt's identity and its national and international perception. The historic testimonies to its rich cultural heritage shall be protected and enhanced as key potentials of the federal state.

The LEP defines Quedlinburg as a → Priority location for federal state-significant industrial and commercial areas which shall be developed to meet demands.

A → Reservation area for tourism and recreation has been defined in the planning region

Harz. Quedlinburg forms part of the touristic brands 'Romanesque Road' and 'Garden Dreams' which shall be enhanced as tourism priorities and contribute to strengthening Saxony-Anhalt's economy.



Pölkensstraße,
View towards
St. Nikolai

Development of tourism shall be environmentally- and socially-compatible and under observation of requirements relating to → Accessibility. Selketalbahn, a zone of the narrow-gauge railway line Harzer Schmalspurbahn, is identified as a cultural property and shall be appropriately maintained. It provides an attractive, environmentally-compatible mobility option. The UNESCO World Heritage site Quedlinburg is a key priority of cultural tourism which shall be enhanced through adequate measures, observing also historico-cultural aspects.

Preservation and protection of cultural heritage are identified as further objectives of the LEP. Culture shall serve to form local identity and improve perception beyond federal state borders. Culture, as a locational factor, is a significant economic factor. Conservation of the typical characteristics of historic town and village cores as well as urban areas is identified as an objective of heritage management and urban development.

However, Quedlinburg – in contrast to the Garden Kingdom Dessau-Wörlitz (another World Heritage site in Saxony-Anhalt) – is not represented as a designated area for culture and heritage management.

Regional Development Plan

The *Regional Development Plan for the Planning Region Harz* (REP Harz) combines supra-regional and meta-disciplinary planning programmes. It acts as a link between state planning and municipal planning interests.

The Regional Development Plan of 2009 is based on the State Development Programme of 1999. The effectiveness of the State Development Plan of 2010 entailed updating of REP Harz.

View from
Abteigarten
towards
Stiftsberg Hill

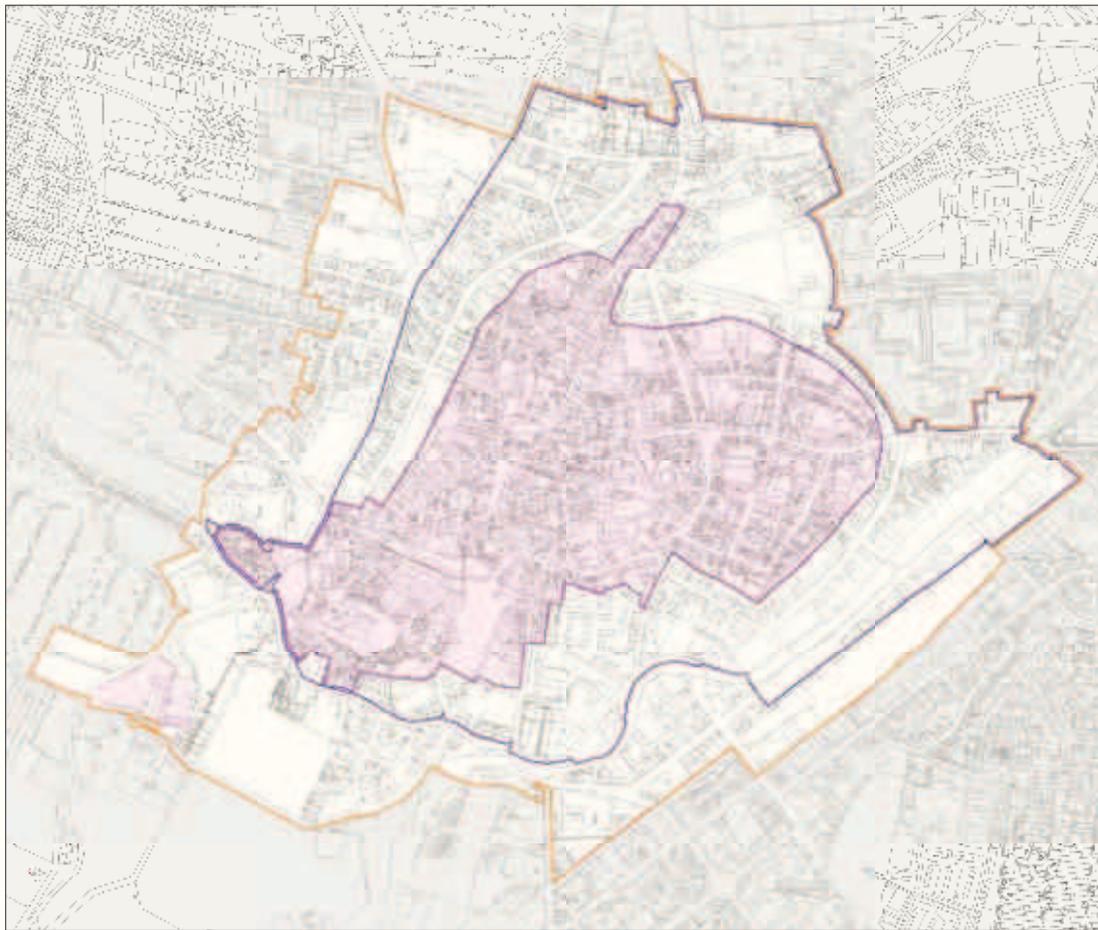


The REP Harz represents Quedlinburg as a central location which has the function of a middle-level centre with relatively favourable economic, agricultural and touristic development potential's. The following guiding principle was defined for REP Harz: 'Planning Region Harz – an innovation-oriented economic and tourism region in an attractive natural and cultural landscape on the road to become a pilot region for a long-term productive relationship between man, nature and technology. Tourism shall be in harmony with nature during conservation of landscape potentials.'

The REP Harz provides specific spatial information about stipulations in the LEP regarding priority areas and priority locations in Quedlinburg and its surroundings. Quedlinburg is represented as a priority area for water production, agriculture, nature and landscape as well as raw materials production and as a priority location of regional significance for industry and trade, water production and wastewater treatment, research and education as well as culture and heritage management.

In addition, Quedlinburg is represented as a zone of public transport and as a stage of important bicycle, hiking and bridle trails (southeast of the historic city centre).

The priority location 'Culture and heritage management' is listed in the REP under the title 'Quedlinburg UNESCO World Cultural Heritage City with collegiate castle and church, Wiperti monastery and park grounds'. The rationale for safeguarding priority locations for culture and heritage management is given from a regional planning view as conservation of a region-typical overall appearance of the city and landscape. Structural assets of historic-cultural value are deemed part of the cityscape. What is highlighted for Quedlinburg is the dominant complex of the Stiftsberg Hill with collegiate church and collegiate castle, the Münzenberg Hill, timber-framed buildings from seven centuries, the



Statute areas
The map shows the most important statutes protection of the World Heritage, depicted as overlapping area boundaries.

- Refurbishment statutes
- Conservation statutes (World Heritage area and buffer zone)
- Design statutes
- World Heritage area

monumental buildings of city churches, town hall, the city fortifications with towers and bastions, Wiperti monastery, Brühlpark and the medieval watchtower system surrounding the city.

3.1.4 Municipal statutes and planning concepts

Formal planning programmes and statutes

Refurbishment statutes

Statutes adopted in 1993 formalised the refurbishment area 'city centre'. The refurbishment statutes were revised in 2012. The area comprises the historic core and adjacent Wilhelminian-style quarters in Quedlinburg. First refurbishment measures commenced with the inception of the Urban Development Support Programme in 1992. The refurbishment area covers the largest part of the World Heritage area. The zone Wiperti is not situated within the refurbishment area. The statutes are aimed at redressing deplorable urban design and achieving structural improvement through urban-design refurbishment measures (applying the specific refurbishment law regulations in Art. 152 to 156 BauGB) within the refurbishment area.

Statutes for the conservation area 'Quedlinburg city centre'

The City of Quedlinburg adopted in 1993 – based on Art. 172 Para. 1 Federal Building Code (BauGB) - *Statutes for the conservation area Quedlinburg city centre with historic Old Town, New Town and adjacent historically valuable areas* (revision in 2011). The statutes combine in sub-zones A to D and zones with similar architecture respectively similar functions. The World Heritage area is mainly located in sub-zones A and B. The buffer zone is formed by sub-zones C and D.

Pursuant to the statutes, demolition, alteration or change of use as well as construction of physical structures, require a permit within their scope of application 'in order to conserve and maintain the special urban design character of the area due to its urban design shape, historic overall appearance and for conservation of the UNESCO World Heritage site'. Mandatory approvals under construction code regulations are granted by the Building Regulatory and District Development Agency for Harz Rural District.



Design statutes

The City of Quedlinburg adopted in 1990 *Statutes relating to design of physical structures as well as advertising displays and vending machines* for the historic Old Town and New Town, Stiftsberg Hill and the zone around Münzenberg Hill (revision in 2003). The provisions of the statutes are aimed at preserving and positively enhancing the distinctiveness of the special urban design character and the. This is the reason why the statutes stipulate design rules for structural shells, roofs, facades and enclosures and also for advertising displays and vending machines.

Conservation or conversion measures within the area subject to the statutes shall take into account the historic appearance of a property and its integration into the historic urban structure. New-builds shall have a contemporary and distinct architecture which respects the historic environs. Specific provisions for advertising displays and vending machines are intended to prevent disturbance of the typical appearance of buildings and road space.

Special use statutes

The City of Quedlinburg adopted, on 2 March 1995, *Statutes relating to special uses in thoroughfares and municipal roads*. These special use statutes are aimed at protecting law and order in the city's road spaces. The statutes are a supporting instrument which can be used in controlling the design of the city centre. Defined special uses are, *inter alia*, erection and installation of goods display stands, vending machines, snack and information stalls and advertising displays, as well as erection of physical structures which impair

the function of public road spaces (e.g. building plinth or canopies). Special uses require approval by the city.

Zoning plan

A *zoning plan* (FNP) lays out the general outline of land-use by type, as resulting from intended urban development and according to the foreseeable requirements of the municipality as defined in Art. 5 BauGB). A zoning plan is a preparatory urban land-use plan and is focused on the objectives of state spatial planning.

The FNP for Quedlinburg (1998) predominantly represents housing areas in the Old Town and in the New Town in order to maintain the high level of dwellings in the historic city centre. Mixed building areas are represented along main shopping roads and in the market square. The FNP is aimed at achieving a mixture of uses and locating further small- and large-scale retail and service businesses. The area around Wipertistift is represented as a special building area for education, culture and events. Numerous public institutions in the city centre of Quedlinburg reflect a high level of centrality.

In addition, the FNP represents the network of green spaces. Green spaces are shown along the historic city wall (excepting one missing zone at the southern edge of the city centre), as a north-south axis along Mühlgraben stream as well as along the River Bode ('Recreation Axis South' with access to Stiftsberg Hill and the historic city centre).

Predominantly pedestrian zones and traffic-calmed zones are represented in the Old Town and in the New Town, notably in main shopping roads, in order to calm inner-city traffic. Through traffic shall be redirected away from the historic city centre by ring main roads outside of the city wall. Numerous parking areas are represented within short distances of the city centre.

Since its preparation the FNP underwent various changes which resulted in legally effective amendments. Presently, a complete update of the plan is being prepared. The permanent decline in population requires reduction of the future residential area, possibly also for trade and crafts. Additional updating shall place higher emphasis on issues relating to World Heritage protection (protection of the city's skyline, sightlines, cultural landscape).

Landscape plan 1994

The *Landscape plan* of the City of Quedlinburg, 1994, defines spatial and content-related requirements and pertaining measures for key issues in landscape preservation and nature conservation at a city-wide level. Its results are integrated into the zoning plan.

The landscape plan shows a structuring of Quedlinburg's urban area into three physiographical areas. The River Bode floodplain (south-west to north-east) covers most of the settlement area. The lowland Badeborner Platte with embedded Seweckenberge Hills is located to the south-east and the hilly countryside Halberstädter-Quedlinburger Hügelland extends in north-west direction.

Soils in the urban area are mainly made up of loess, loam and silt clay which are very well suited for agricultural uses but which are also highly susceptible to pollutant depositing. Forty five (45) contaminated or suspected contaminated sites are identified.

Münchenhofer Becken and Westerhäuser Becken, two small valleys situated to the west, are very important for fresh air supply and thermal relief of the urban core.

The countryside is mainly characterised by grain, flower and vegetable fields and forest cover on the mountain ridges. Fruit tree-lined roads structure the landscape in many places. The rich cultural history yielded numerous archaeological finds across the entire urban area, such as defence works, watchtowers, cult and judgment sites as well as deserted sites.

On the whole, the landscape plan confirms sufficient supply of green and open spaces to the inhabitants, the only deficit identified relates to playgrounds.

Development objectives defined in the landscape plan include conservation of the historic cityscape and its open spaces as well as the city's skyline:

- provision of pedestrian access to River Bode and Mühlgraben,
- establishment of a circular and radial network of footpaths and bicycle tracks,

Ballstraße



- development of a recreation axis comprising 'Südliche Bodeaue' (Stiftsberg Hill, Münzenberg Hill, Brühl, → Wordgarten, countryside) and 'Talaue Nod' (adventure and playing themes).

Like the zoning plan, the landscape plan also requires updating. Protection requirements to the cultural landscape around Quedlinburg should be especially formulated in the World Heritage context.

Land-use plans

Land-use plans, as defined in Art. 8 BauGB, are legally binding stipulations for urban development (binding urban land-use plans) which shall be developed from zoning plans. Such plans can contain regulations, e.g. regarding type and amount of land-use, building coverage as well as size, width and depth of properties.

There are no formal land-use plans for the World Heritage area in place or in preparation. Project and site development plans No. 10 'Schlachthof', No. 13 'Amelungpark' and No. 14 'Steinweg 44' relate to the buffer zone. All properties are fully built up. No. 13 'Amelungpark' represents a residential area,

Am Mathilden-
brunnen,
Pölkenstraße



this project and site development plan is not yet legally effective. The two other plans represent special areas with large-scale retail trade and are legally effective. There are no conflicts with the World Heritage.

Outside of the buffer zone, there are eleven land-use plans formalised and four in preparation, of which land-use plans No. 23 'Industrial area Auf dem Stobenberg', No. 30 'Industrial and trade area Magdeburger Straße - extension' and No. 31 'Industrial and trade area Quarmbeck' have a special relevance for the World Heritage. Development of those areas must not result in severe impairment of the World Heritage (sightlines and skyline) respectively the cultural landscape (historic collegial establishment area).

Informal planning concepts

Urban development framework plan

The *Urban development framework plan* (updated in 2008) stipulates acc. to Art. 140 (4) BauGB objectives and purposes of refurbishment area 'City centre' as defined in 1991 which covers the World Heritage zones Old Town, New Town, Westendorf / Stiftsberg Hill and Münzenberg Hill as well as the Wilhelminian-style settlement belt. The Wiperti monastery is not part of the refurbishment area. The framework plan is an important assessment basis for public and private measures.

The framework plan defines central refurbishment objectives regarding:

- Building refurbishment
- Gardens, courtyards and private car parks
- Retail trade, services
- Square and road refurbishment
- Traffic reduction.

The sub-plan 'Buildings' represents the medieval quarters as a zone with high refurbishment priority. Concentration of funding on those zones shall support conservation of the

World Heritage. In addition, closures of gap sites and replacement buildings for disposed structural assets are represented.

The sub-plan 'Utilisation structure' represents zones where retail trade, services and gastronomy shall be particularly enhanced – notably along a circular walk in the city centre colloquially called 'Quedlinburger Null'. Regulatory measures shall support development of additional retail space (up to 400 sqm). The road space between Market Square, Blasiistraße, Hohe Straße, Lange Gasse and Stiftsberg Hill is represented as a development axis for tourism. The land-use plan also provides for incentives for dwellings in the city centre; closure of gap sites shall take precedence over courtyard development and roof finishing and completion. Individual commercial spaces are planned, e.g., in the area of former company Dippe (Neuer Weg). Public and private green spaces shall be retained and maintained.

The sub-plan 'Streets and squares' represent the refurbishment demand of road spaces differentiated according to various stages and priorities. Road spaces with high significance for tourism and economy (e.g. Market Square, Stiftsberg Hill) shall be refurbished with priority. Also many trunk roads need profound upgrading.

The framework plan outlines a number of measures which are problematic from a heritage management point of view as – all in all – they fail to sufficiently consider World Heritage protection.

Large-sized businesses which are proposed to strengthen the retail trade structure may threaten the protected urban structure. The suggestion to do without apartments in outbuildings may even threaten conservation of such buildings.



Integrated Urban Development Concept Quedlinburg

Wordgasse 4, 49
Carl-Ritter-Straße

The *Integrated Urban Development Concept Quedlinburg*² (ISEK), which was drawn up with public involvement (household surveys / → Citizen's workshop) accommodates the importance of the World Heritage for city-wide urban development. The World Heritage site status is an opportunity in comparison to other cities with similar demographic and economic problems. The World Heritage label is a unique marketing factor which will be more intensively used by Quedlinburg in the 'Locational competition for people and investments'³. The task at hand is to make the World Heritage fruitful for opening up new prospects, and also for the local economy.

The city-wide guiding principle *World Heritage: Capital and potential of urban development* illustrates that urban development and World Heritage are inseparably linked in Quedlinburg. In this context the city has formulated its objective:

- to enable the community to identify with the World Heritage experience and evoke civic commitment for its conservation and enhancement,
- to develop the World Heritage as a unique selling proposition and opportunity in the locational competition for human resources, ideas and investments,
- to use the World Heritage as a trigger for sustainable economic development and activate World Heritage tourism as an economic factor,
- to increasingly preserve the World Heritage with its own resources by developing a robust economic structure.



50 **Stieg, with view towards Town Hall**

The guiding principle for the World Heritage is supported by six city-wide relevant guiding principles of urban development:

- Distinguishing Quedlinburg as a robust business location with innovation capacities and future prospects,
- Development of Quedlinburg into a services centre in a rural region with key elements in healthcare and education,
- Adaptation of Quedlinburg to challenges posed by demographic change,
- Improvement of the quality of life in Quedlinburg by placing emphasis on ecological sustainability,
- Distinguishing Quedlinburg as an attractive residential location with historical flair,
- Further development of Quedlinburg into a city which is green and leafy throughout and embedded into a picturesque landscape.

The ISEK explicitly emphasises the reciprocal dependency of economic development and conservation of the World Heritage. A stable economy forms the economic basis of World Heritage conservation while the World Heritage, notably in the field of cultural tourism, contributes to strengthening the economy. Other key factors for conservation and development of the World Heritage include upgrading the city centre as a residential location as well as strengthening retail trade.

Integration of the World Heritage into urban development is illustrated by four statements:

- *Joint thriving of city and World Heritage:* Identification of the needs of the city community with the World Heritage is an ongoing task. This will succeed all the better the more the citizens are convinced that the whole city benefits from the World Heritage, and that the development of the historic urban core will not be at the detriment of other developments and the needs of individuals or groups in the population.
- *Cultural heritage as an opportunity:* Preservation of the World Heritage is not made under the aspect of stress, limitation and prohibition but to develop a unique competitive advantage. The World Heritage creates impulses for → Innovation in dwelling, commerce and community.
- *Sustainable preservation through future-oriented utilisation:* One priority objective is to prepare effective strategies and instruments for realisation of the World Heritage through diverse uses with economic viability.
- *Conservation in a context of knowledge-based urban development:* Mixed-use areas and space quality, accessibility and traffic optimisation, implementation of climate objectives and energy efficiency are current challenges which have to be faced also by a city with historic structures.

Quedlinburg intends to use regional and supra-regional location advantages for its further development, such as its situation in one of the strongest regions economically in Saxony-Anhalt (Harz Rural District) and integration into tourism networks. Major starting points include the state-wide 'Romanesque Road', 'Garden Dreams – Historic Parks in Saxony-Anhalt', the bicycle routes Aller-Harz-Radweg and Europaradweg 1, as well as the national and international alliance of World Heritage sites whose advantages should be more intensively used.

Heritage Management Plan

Pursuant to Art. 8 (2) Heritage Management Act of the Federal State of Saxony-Anhalt, municipalities are responsible for drawing up and updating heritage management plans, in consultation with specialist conservation offices. Such plans shall outline the tasks of heritage management as well as objectives and requirements of heritage protection. Heritage management plans have not been prepared in Saxony-Anhalt to date.

The *Heritage Management Plan (DPP)* of the City of Quedlinburg⁴, prepared from September 2009 to 2012, is a key pillar of the World Heritage Management Plan. It includes a site analysis, a property vacancy analysis and a property lot inventory of 45 quarters within the World Heritage area.

A large variety of heritage-management and urban-design data was acquired and evaluated systematically on a property lot-basis; including data regarding street, house number and building number. The on-site data acquisition contributed to documenting:

- monument-constituting components of each property lot,
- types of utilisation, including vacancies,
- structural conditions, including threats to continued existence, as well as
- general property-related and urban design deficits.

Information from other sources (e.g. register of monuments, documentation, planning programmes and expert opinions) was also taken into consideration, such as statements on urban development, construction age, construction type, structural design as well as monument value and protection status. The resulting synopsis contains recommendations of next steps with priority statements.

The property lot inventory was migrated into a database and, through identification numbers, integrated into a Geographic Information System (GIS). The GIS allows for systematic

scientific evaluation of information and updating of the Heritage Management Plan. This created a valuable basis for future, more detailed analyses and concepts for urban planning, urban refurbishment, heritage studies and practical heritage management.

The heritage management and urban design analysis comprises:

1. description of physiographical conditions, topographic location, waterways structure and integration into the supra-regional transport and road network,
2. recording of urban-design spatial effects and dominant features, as well as sight-lines within the city and the surrounding landscape,
3. evaluation of surveyed data and an action concept for protection and future development of heritage stock.

Archival records appraised by historians (see also Chapter 2.2 'The World Heritage area – A review of 1100 years of history') were taken into consideration during preparation of the DPP.

51

Goldstraße 13 - 15





left
Pölkenstraße 19

right
Kornmarkt 3



Tourism Concept UNESCO World Heritage City Quedlinburg

The *Tourism Concept*⁶ for the City of Quedlinburg was drawn up during the first six months of 2012. Strategies and key projects for future tourism were derived from an asset analysis and identified strengths and weaknesses.

A relatively large number of tourists are visiting Quedlinburg (approx. 200.000 overnight stays) in comparison with other German medieval World Heritage cities and despite its small city size. The city, however, can only draw a limited direct benefit from this. The average length of stay, at 2.1 days, is relatively short. Retail trade is not profiting sufficiently from tourism. Foreign visitor demand in Quedlinburg is the lowest in a comparison of World Heritage cities.

Identified causes include, above all, marketing of individual events which lacks co-operation across those involved in the cultural sector, presentation as a World Heritage city which is not up-to-date in various areas, weaknesses in the hospitality sector.

The core objective of the tourism approach is to increase the value of tourism for the city and the stakeholders.

Building on unique selling propositions – such as the multi-faceted history of Quedlinburg as ‘the cradle of Germany’, wide-ranging historic testimonies, largely preserved urban structure and outstanding individual buildings – gives visitors an overall experience of the UNESCO World Cultural Heritage Quedlinburg. The

associated efforts are focusing on both theme-oriented (‘cognoscenti’) and highlight-oriented visitors (‘collectors’).

In order to enhance the World Heritage experience, overnight and day tourism shall be further developed, offers harmonised, marketing improved and co-operation between various stakeholders intensified.

Implementation of four key projects is recommended in this context:

- establishment of a central contact and information point for the UNESCO World Cultural Heritage which is integrated into an existing tourism or cultural agency and focuses on the history of the city and Network World Heritage,
- development of an information and guided route system, including pedestrian signage, an orientation system, a Website, → Smartphone apps, brochures, flyers, etc.,
- upgrading Stiftsberg Hill into a ‘top attraction’,
- a campaign ‘20 years UNESCO World Cultural Heritage Quedlinburg 2014’ with exhibitions and events, international marketing, etc.

The key projects are complemented by further measures.



left
Pölle 32

right
Steinweg 32

Cultural guidelines

The *Cultural Guidelines of the City of Quedlinburg*⁶ were elaborated in the first half of 2012 in a consultation with those working in the cultural sector of the City of Quedlinburg as a central strategy for cultural development. Major objectives are to achieve a clear presentation of the range of cultural activities on offer to visitors under consideration of World Heritage requirements, define priorities for action, generate cultural offers suitable for tourism, and identify overall adequate project and working structures. Expert interviews, a citizens' meeting and a workshop were held to discuss strengths and weaknesses of culture in Quedlinburg and agree objectives and suggestions for improvement.

As a result, the World Heritage shall be developed into an eminent and distinctive element of Quedlinburg's cultural profile. Key objectives in this context include:

- The World Heritage shall be presented, communicated and interpreted for all generations in a contemporary and lively manner and integrated as part of the city's identity and everyday culture.
- Social coherence among citizens and exchange between citizens and visitors shall be promoted.
- Typical local cultural peculiarities and space for every kind of cultural work and experience shall be preserved.
- Tourism connected with culture shall be supported in order to increase tourism and the creative-industry.

Associated guidelines clarify which offers and projects should be supported by the city. In addition, the City of Quedlinburg determines qualitative selection criteria for culture projects eligible for support which include, inter alia, reference to the World Heritage (places / themes).

Immediate next steps and long-term projects are defined in the four fields of action: infrastructure (cultural venues and institutions), offers / formats, marketing, and organisation/ cooperation, such as:

- assistance in concept development and marketing offensive in the thematic 'UNESCO World Heritage' of German Centrum of Tourism (DZT) in 2014,
- establishment of a cultural network which integrates all stakeholders.

1 A middle-level centre is an urban district developed as a central settlement area of a city, including its extensions within controlled urban design development.

2 Prepared by ARGE Westermann & Wallraf on behalf of the City of Quedlinburg, 2012.

3 ISEK 2012, p. 14.

4 Prepared by Rittmannsperger + Partner on behalf of the City of Quedlinburg and the State Administration Office Saxony-Anhalt, Quedlinburg 2012.

5 Prepared by Projekt M GmbH on behalf of the City of Quedlinburg, Quedlinburg 2012.

6 Prepared by Projekt M GmbH on behalf of the City of Quedlinburg, Quedlinburg 2012.



Town Hall with Roland statue
in the Market Square

3.2 Incentives and financing

Financial investments into buildings and open spaces make an essential contribution to conservation of the World Heritage. Capital expenditure by private owners in the historic core are complemented by various public funding programmes of the European Union, Federal Republic of Germany and Federal State of Saxony-Anhalt, supplemented by co-financing budgetary resources of the City of Quedlinburg and Harz Rural District. By the end of 2011, 136.4 million EUR (MEUR), including municipal funds, under various public funding programmes for public and private measures (upgrading for Buildings and Open spaces as well as regulatory measures) were spent on the city centre. A share of those public grants was mainly approved on account of the recognition as World Heritage.

Most public funding programmes require an urban funding rate of up to one third.

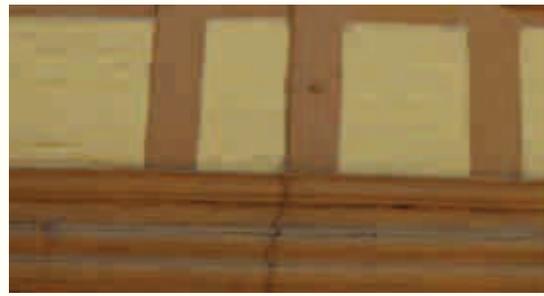
As for many other cities, the contribution from the municipal budget is currently quite problematic for Quedlinburg. There is not always sufficient municipal funding to draw on wider State or Federal grants. The Federal Government and the State of Saxony-Anhalt have responded to this problem and enabled grants without or with a markedly lower municipal share in certain exceptional cases or in sub-programmes. In the programme years 1997 to 2007, the German Foundation for Monument Protection (DSD) provided the relevant urban funding rates for the City of Quedlinburg.

In addition, the City of Quedlinburg was able to invest extensive financial means from various other sources into construction measures.

The most important programmes for the World Heritage area are described in the following chart, with their objectives and public grants spending to date. The graph¹ below shows that the Federal Republic of Germany and the State of Saxony-Anhalt have contributed the majority of public financial assistance.



Distribution of public grants by funding body until and including 2011



Investment Programme National UNESCO World Heritage Sites

The *Investment Programme National UNESCO World Heritage Sites*, launched by the Federal Ministry for Transportation, Building and Urban Development, supports measures towards conservation, refurbishment or further development of national UNESCO Cultural and Natural Heritage sites and are exemplary for urban design development of World Heritage cities. Eligible next steps are selected by a committee of experts.

Measures already receiving or to receive funding in the funding period 2009-2014 have been determined. The Stiftsberg Hill refurbishment project includes construction of a rainwater drainage duct and connection to the high-pressure drinking water system for fire-fighting water supply to Stiftsberg Hill, relocation of stored objects to a disused army barracks and repair of the Collegiate Church roof truss. Further support goes to a concept for museum and tourism use of the Stiftsberg Hill complex, open space redesign of the Market Square and repair work at the remnants of Klosterkirche St. Marien and House No. 2 on Münzenberg Hill. The aggregate funding, including the municipal contribution, is 14.8 MEUR.

It is currently not clear whether this programme will be continued after 2014.

Urban Design Heritage Protection

The objective of the National-Federal State Programme *Urban Design Heritage Protection* is conservation of historic ensembles, in particular historic urban cores which can

be experienced in an enclosed way. The City of Quedlinburg has participated in this programme since 1991 with the assisted Old Town area as a listed monument sector. A total amount of approximately 74.3 MEUR has been disbursed under this programme to date, including approved funds for 2011 and contributions by the German Foundation for Monument Protection.

Public grants beneficiaries were mainly private owners as over 90 % of listed buildings are in private ownership. This programme provided more than half the public grants spent in total.

Urban design refurbishment

In 1991, large areas of the city centre, the historic core and the Wilhelminian period belt were formally defined as *Refurbishment Area City Centre*. The objective is to remove existing urban design deficiencies within the refurbishment area and achieve structural improvement. The awarded status of a refurbishment area was a precondition for eligibility to public grants under the National-Federal State Programme *Urban Design Refurbishment and Development Measures*.

Quedlinburg was initially deemed as a reference project for urban refurbishment in the State of Saxony-Anhalt on account of its large number of preserved historic structural assets and a simultaneous high demand for action. All in all, public grants to an amount of 37.1 MEUR were approved under this programme, again complemented by funding from the German Foundation for Monument Protection. This amount makes up one quarter of the entire public financial assistance.



House details



The public grants from the two programmes *Urban Design Heritage Protection* and *Urban Design Refurbishment* activated more than 250 MEUR in private investments by the end of 2011, i.e. each euro in public grants triggered some 2.20 euros in private funds. The major share of funds was spent on private projects. The German Income Tax Act provides for tax incentives for conservation, renewal and function-conforming use of buildings in refurbishment areas and urban design development zones and of architectural monuments (cf. Art. 7h, 7i und 10f EStG) and thus makes a direct contribution to conservation and protection of monuments.

Active City and Neighbourhood Centres

The programme *Active City and Neighbourhood Centres* serves the preparation and implementation of measures for conservation and development of central supply zones as locations for economy and culture but also as places for dwelling, working and living. Eligible for funding are projects to upgrade public space and refurbish cityscape-defining buildings but also non-investment measures, such as participation procedures or events.

Quedlinburg has participated in this programme since 2008 with the assisted area 'city centre'. Measures in an amount of almost 0.8 MEUR were approved until 2011. Major planned construction measures include refurbishment of the town hall facades and Ägidii churchyard. Also a city management function can be funded under *Active City and Neighbourhood Centres* in order to strengthen retail trade and multi-functionality in the World Heritage area.



House details

Urban Redevelopment East

The programme *Urban Redevelopment East* is intended to achieve for East German municipalities a strengthening of inner cities, reduction of demographic-conditioned oversupply of housing and upgrading of cities affected by shrinkage processes. The City of Quedlinburg participates in this programme with several urban districts, including the refurbishment area 'city centre'.

The programme component 'Deconstruction' was and is focused on demolition of residential buildings in industrial construction dating from the 1970s / 1980s, including zones at the periphery of the refurbishment area which are located in the buffer zone of the World Heritage area. A total of ca. 1.3 Million EUR in public grants were approved.

The programme component 'Upgrading' included approved funding of 3.1 Million EUR. One major measure in the World Heritage area was an architectural competition for redesign of the market square as well as safeguarding measures of buildings in the refurbishment area. The Implementation of safeguarding measures of old buildings is still used as a strategic instrument to complement urban design refurbishment efforts.

The advantage in this context is that there is no burden on the municipal budget. This programme is open for further public grant applications for infrastructure improvement.

URBAN 21

Between 2002 and 2006, Quedlinburg was supported under the Federal State Initiative *URBAN 21*. This scheme was not an independent public funding programme but a combination of various funding options by the German national and federal state governments as well as the EU for issues such as business development, urban development promotion, environmental protection and qualification promotion. The State of Saxony-Anhalt used this funds-overarching approach to embark on a new road to urban revitalisation and enhancing attractiveness.

Quedlinburg spent a total amount of 4.3 MEUR under URBAN 21 on construction measures in its historic urban core, e.g. Jugendbauhütte Pölle 5 [stonemasons' lodge] or the Museum of Stained Glass and Arts-and-crafts.

Investment Pact

The Federal Ministry for Transportation, Building and Urban Development supported with this Investment Pact from 2008 to 2009 → Energy-saving upgrading of social infrastructures in municipalities with severe budget constraints.

The Pact was focused on modernisation of day-care centres with the objective to create family-friendly living conditions. The City of Quedlinburg contributed funding in the amount of 0.7 MEUR.

In addition, the Harz Rural District spent considerable amounts on its own buildings.

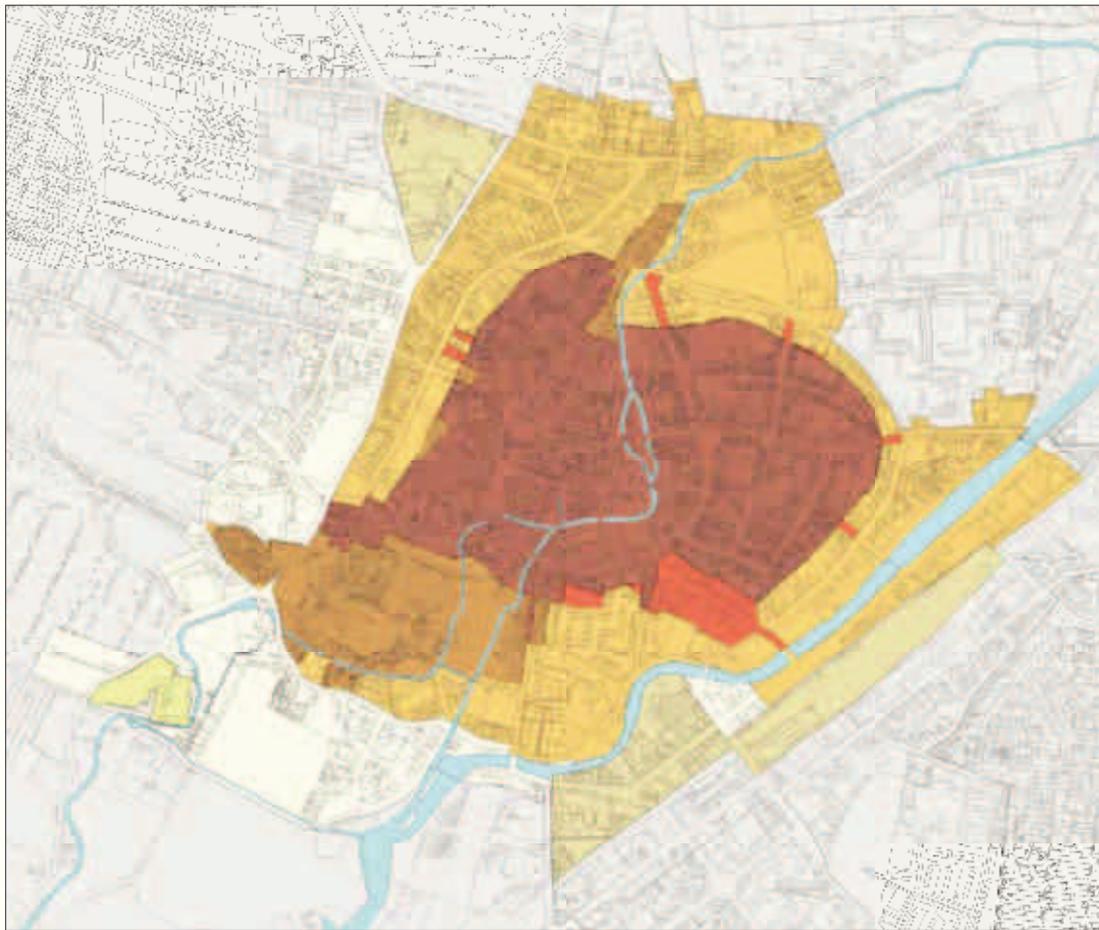
Further public funding options

There are further public funding options available for city-wide and World Heritage-related development in Quedlinburg:

- German Foundation for Monument Protection,
- Heritage Management Promotion of the Federal State of Saxony-Anhalt,
- Wüstenrot Stiftung (foundation),
- Joint National and Federal State Program 'Improvement of the regional economic structure',
- Energy-saving Urban Refurbishment (programme of Kreditanstalt für Wiederaufbau (KfW)),
- Promotion of municipal road construction (federal state),
- Ostdeutsche Sparkassenstiftung (foundation),
- Programme 'Cultural Monuments of



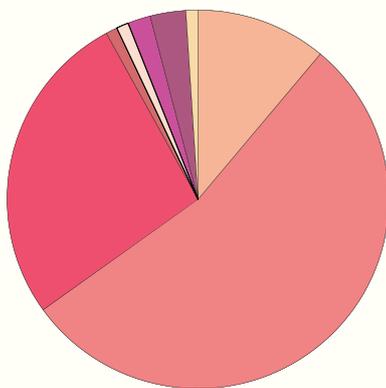
Kaiserstraße
16 - 24



Overlapping of assisted areas in the World Heritage area and in the buffer zone

The map illustrates the overlapping of different, partially congruent areas under urban development funding programmes and the special federal government programme in the World Heritage area and in the buffer zone. Different levels of funding density are apparent – the historic core of the Old Town and New Town is subject to five interacting programmes while the western buffer zone is covered by only one programme. 59

- Investment programme National UNESCO World Heritage sites, Urban Design Heritage Protection, Urban design refurbishment measures, Urban Redevelopment East, Active City and Neighbourhood Centres
- Investment programme National UNESCO World Heritage sites, Urban Design Heritage Protection, Urban design refurbishment measures, Urban Redevelopment East
- Urban Design Heritage Protection, Urban design refurbishment measures, Urban Redevelopment East, Active City and Neighbourhood Centres
- Urban Design Heritage Protection, Urban design refurbishment measures, Urban Redevelopment East
- Urban Design Heritage Protection, Urban Redevelopment East
- Investment programme National UNESCO World Heritage sites Urban Design Heritage Protection
- Urban Design Heritage Protection



- Investment programme National UNESCO World Heritage sites (11 %)
- Urban Design Heritage Protection (54 %)
- Urban design refurbishment (27 %)
- Active City and Neighbourhood Centres (1 %)
- Urban Redevelopment East / Deconstruction (1 %)
- Urban Redevelopment East / Upgrading (2 %)
- Federal State Initiative URBAN 21 (3 %)
- Investment Pact 2009 (1 %)

Distribution of public grants by programme from 1991 to 2011¹

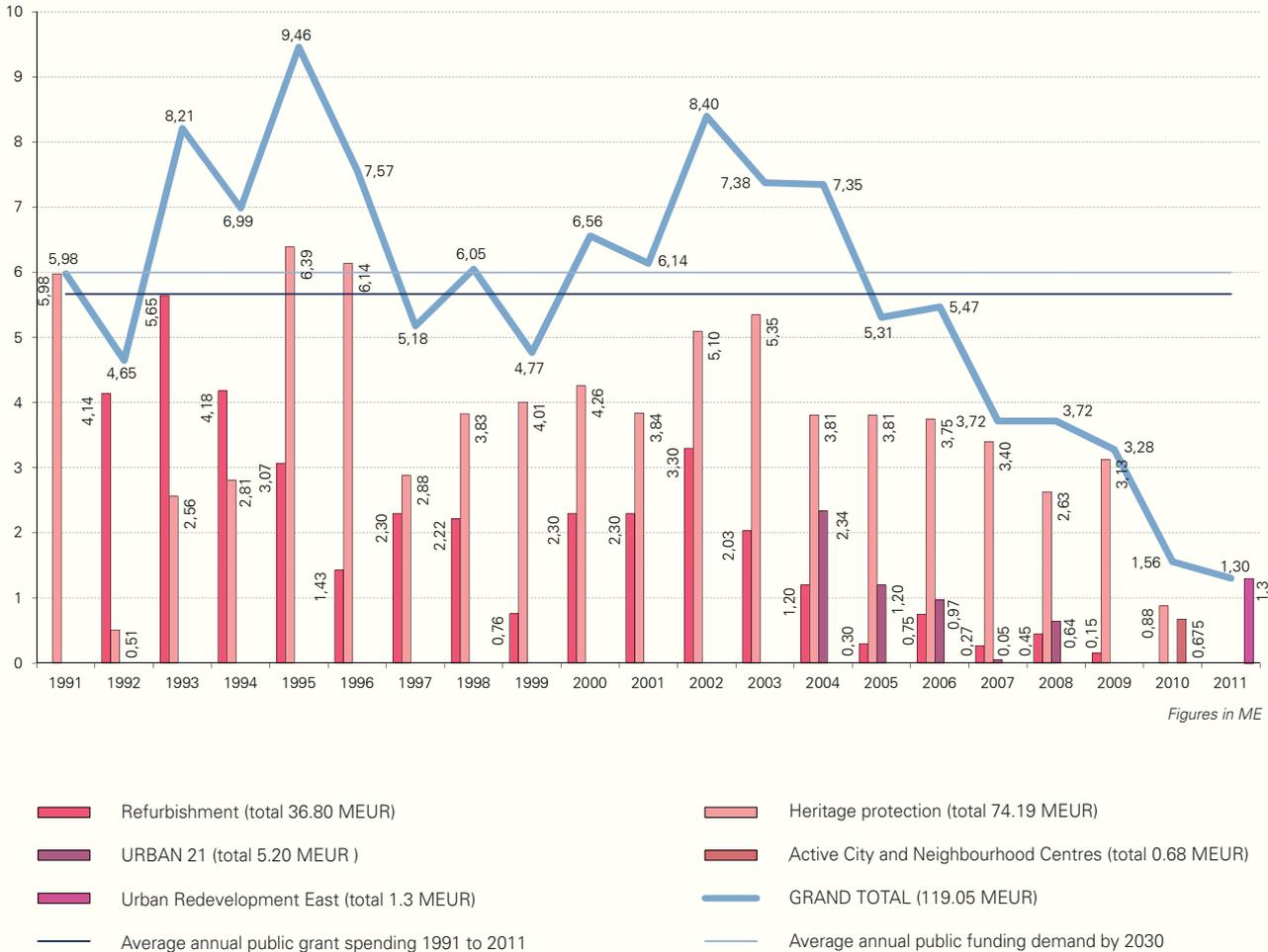
National Significance' of the Federal Government Commissioner for Culture and the Media,

- Lotto-Toto GmbH Sachsen-Anhalt and
- Funds from the financial equalisation scheme between the German national and federal state governments.

of the city was made component by component and numerous buildings that had been given up for lost have been saved. Various gap sites were built up. The urban renewal process also comprised conservation and upgrading of quite a number of isolated monuments. Refurbishment and new building activities did not only have positive consequences for the cityscape – they enhanced diversity of use and urban life, the city centre was upgraded for citizens and visitors and the economy strengthened. The Old Town,

Review and outlook

A look back to the appearance of the city some twenty years ago illustrates what has been achieved in the meantime. Repair work



Development of public grant allocations in key programmes 1

The blue line indicates the total amount of approved public grants, the magenta line represents public grants spent by 2011 as an average for the years 1991-2011. The light blue line shows the arithmetically determined annual demand for public grants (approx. 6 MEUR), required to continue the refurbishment process and admit only minor losses of structural assets in the World Heritage.

Westendorf and Münzenberg Hill quarters gained a clear increase in inhabitants (4% to 8 %).

526 buildings have been refurbished and 40 buildings newly built in the World Heritage area since the beginning of public grant allocations by July 2012. A total of 411 monuments (78 %) benefited from the funded measures.

The City of Quedlinburg is conserving a world heritage which is outstanding in terms of building stock and area extension. This is the reason why some 40 % of the building stock in the historic core is still in need of refurbishment despite considerable municipal spending and allocations from public funding programmes. Hence, the City of Quedlinburg continues to rely in the future on robust financial assistance instruments, notably against the background of existing demographic and economic problems and the resulting difficult budget situation.

The continual decrease of public grant allocations since 2002 is in clear contrast to the pending public funding demand. The diagram in page 60 illustrates the development of public funding for the programmes Urban Design Heritage Protection, Urban Design Refurbishment Measure, URBAN 21, Active City and Neighbourhood Centres and Urban Redevelopment East. A comparison of the year with the highest funding (1995) against 2009 shows a reduction by almost two thirds (light blue line) to approx. 3.3 MEUR per annum.

This development is contrasted against the financing demand of 6.0 MEUR annually as determined by the late Prof. Gottfried Kiesow (German Foundation for Monument Protection) to complete the pending refurbishment tasks. In view of the anticipated time horizon until 2030, the required total amount is about 108 MEUR. The funds that are currently available are insufficient to stop the progressing dilapidation.



The City of Quedlinburg, against the background of considerable urban design deficiencies in various zones, advocates continuation of the programmes Urban Design Refurbishment Measure and Urban Design Heritage Protection as the most important public funding instruments in the World Heritage area and for urban development.

The continued decrease of public grant volumes makes it indispensable to set priorities for financial support of construction measures.

The relevant efforts will focus on safeguarding respectively refurbishment of vacant, ruinous buildings as well as support of refurbishment-willing private owners who do not have the financial means to rehabilitate their properties. Protection of the World Heritage and successful urban refurbishment urgently requires continued commitment by all parties involved and interested, combined with public financial assistance and private donors as well as preparedness to invest by private builder-owners.

Statue of Herzog Eberhard von Franken on fountain König-Heinrich-Brunnen

In 919 Eberhard von Franken passed the royal insignia to Henry I at the Imperial Diet in Fritzlar
Photo: Rosi Radecke

1 The diagrams in pages 59 and 60 show only urban development funding and EU and Federal Government special programmes.



3.3 Responsibilities

The following administrative bodies, associations and institutions are responsible for the World Heritage site:

62

State of Saxony-Anhalt

Stakeholders	Departments / tasks
Ministry of Regional Development and Transport Territorial planning and spatial policy	Supreme construction inspectorate:
Ministry of Education and Cultural Affairs	Supreme Heritage Management Authority: UNESCO issues of the federal state
Ministry of Science and Economic Affairs	Business and tourism development
State Administration Office	Division urban and housing development, housing, School development: Approval authority, EU / national and federal state urban development programmes
	Superior Heritage Management Agency: Technical supervision of subordinate heritage management agencies; Demolition permissions for cultural monuments; exercise of first-refusal rights; coordination body for UNESCO World Heritage sites
	Superior construction inspectorate: Technical supervision of subordinate construction inspectorates; approval of zoning plans
	Superior territorial planning authority
	Superior nature conservation authority
State Office for Heritage Management and Archaeology	Competent heritage management authority: Heritage management consultancy of districts, municipalities and monument owners; registration, research of architectural monuments and listed building areas; keeping a list of monuments



Business booms

Region Harz

Stakeholders	Departments / tasks
Regional Planning Association Harz	Regional planning, in particular preparation and updating of regional development plans, statements on measures with regional planning impacts
Harz Rural District	Subordinate heritage management agency: Granting or refusal of heritage management-related approvals; punishing violations of the Heritage Management Act; notification to owners of monument registration
	Subordinate construction inspectorate: Approval of construction measures, urban land-use plans, etc.

63

City of Quedlinburg

Municipality	Mayor
	Business development commissioner Press and public relations
	General hazard control (fire protection, civil protection) Road transport / special use permits (safety, law and order)
	Culture / tourism (culture) Municipal museums (museum)
	Urban development and real estate (property affairs, refurbishment approvals, planning programmes) Civil and underground engineering (municipal public works) Builder's yard (green spaces, road repair) Construction (approval procedures, charges for development costs) UNESCO World Heritage (World Heritage coordination)
BauBeCon Sanierungsträger GmbH	Trusteeship redevelopment agency of the city: Preparation and implementation of refurbishment measures Procedures regarding land reallocation, relocation, statements Consultancy of owners regarding public funding, financing, modernisation Public relations, documentations, etc.

Further stakeholders

Associations, initiatives, interest groups (selection)	Civic Foundation for Quedlinburg Förderverein historische Sammlungen Quedlinburg e.V. Förderverein St. Wipertikirche Quedlinburg e.V. Gästeführerverein e.V. Deutsches Fachwerkzentrum e.V. und Jugendbauhütte Kultur- und Heimatverein e.V. Münzenberg und Marienkloster e.V. Wartenverein e.V. Werbegemeinschaft historische Neustadt e.V.
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Heiligegeiststraße



4 The World Heritage in the polarising field between preservation and development

4.1 Strengths, Weaknesses, Opportunities and Threats

The World Heritage Management Plan defines implementation-focused objectives and measures for conservation and further development of the World Heritage. The WMP is based on identifying substantive strengths, weaknesses, opportunities and threats for the World Heritage site.

The identified strengths include existing and effective potentials or qualities while weaknesses are existing defects or deficits.

Assessment of strengths does not only include aspects from which the planning area profited in the past but also the issue whether existing strength can be used as a basis for

the future and which synergies can be useful. Evaluation of weaknesses is focusing on how such can be overcome and minimised.

Strengths and weaknesses are descriptions of the current condition and of area-related aspects while opportunities and threats outline area-crossing/general and anticipated framework conditions for implementation of measures. The target of such a SWOT analysis is to maximise strengths and opportunities and minimise losses due to weaknesses and threats. The most significant strengths and weaknesses as well as opportunities and threats for the World Heritage are vividly compiled into five fields of action:

1. Architectural historic heritage
2. Dissemination and education
3. Dwelling, working, shopping, transport
4. Tourism, culture, hospitality
5. Green spaces, gardens, natural landscape.

The fields of action are reflected in the action concept (see Chap. 5.2).



left
Steinbrücke 1

right
Steinweg 22

Architectural historic heritage

Strengths	Weaknesses
<p>Largely conserved medieval town layout with a high density of historic buildings, particularly from the Middle Ages and Early Modern Times Sensuous and intellectual experiences and events for residents and visitors, testimonies to past times as stimulus to individual and collective remembrance and strengthening of local identity</p> <p>Stiftsberg as a place of national identity Experiencing of thousand years of German history</p> <p>Integration into the surrounding cultural landscape Still relatively undisturbed in many zones</p> <p>Visible refurbishment successes Successful reutilisation of refurbished buildings after 20 years of safeguarding, repair, restoration and conversion of buildings, infrastructure, public spaces and road spaces; (successful letting, population increase)</p> <p>Authentic road appearance Partially historic, historically accurate cobbling</p> <p>Efforts to preserve the cityscape Successful with few exceptions</p> <p>Implementation of the Market Square redevelopment Scheduled for 2012/13</p>	<p>Still urgent refurbishment demand for a large group of eminent/cityscape-defining architectural monuments Notably buildings on Stiftsberg Hill, essential parts of the city wall and towers, large multi-part courtyards, buildings with unfavourable land plot layouts or poor lighting conditions. (Reasons: high capital expenditure demand with lacking profitability prospects, decreasing public grants, non-financable urban funding rates) / List of particularly threatened valuable buildings available</p> <p>Still high percentage of threatened buildings Threat of the outstanding universal value of the World Heritage</p> <p>Vacancies of shops and apartments in the World Heritage area Created by population decrease / migration out and building-specific defects, e.g. lots too small, non-accessible, unfavourable layout, located at traffic-polluted roads</p> <p>In several areas high vacancy rate of commercial properties Notably in the north and northeast (partially higher than one third); particularly old / early-industrial commercial buildings in courtyards (lacking transport access, insufficient safety aspects, unsuitable land plot layouts, utilisation conflicts)</p> <p>In sub-zones: disturbing gap sites and commercial wastelands Restricted development opportunities due to lacking utilisation, low investor interest</p> <p>High percentage of unused properties Almost 19 % of properties in the World Heritage area are wastelands or occupied by completely unused buildings</p> <p>Lacking design and architectural culture in many newbuilds in the World Heritage area Large-scale senior-citizen homes, single-family dwellings</p> <p>Individual buildings disturbing sightlines and skyline Commercial buildings, wind power stations</p>

Opportunities	Threats
<p>Increasing popularity of the medieval urban area as residential location Increasing private preparedness to invest into unique real estate</p> <p>Preferred status for public grant awarding In particular under programmes such as Urban Design Heritage Protection, Investment Programme National UNESCO World Heritage Sites (until 2014), Active City and Neighbourhood Centres, Urban Redevelopment East (Upgrading), Urban design refurbishment, Energy-saving Urban Refurbishment</p>	<p>Restricted fundability of refurbishment measures/insufficient practicability of refurbishment objectives Restriction of public grant volume at federal government and federal state levels as well as bottlenecks in municipal internal sources</p> <p>Large number of problematic properties with high coordination demand Necessity to find solutions for restrictions, conflicts of objectives and planning dissents</p> <p>Impairment of the cityscape by commercial and industrial settlements Conflict of objectives between safeguarding municipal trade income and conservation of historic urban fabric / cultural landscape</p> <p>Difficult commercial legacy in the city centre Properties without long-term development potentials, slacking demand, high coordination demand / necessary commercial and industrial settlements sometimes in conflict with preservation of the World Heritage / archaeological issues</p> <p>Adaptation of demand to climate extremes e.g. adaptation of pipeline networks to heavy rainfall incidents / consideration of flood protection / expansion of seepage areas</p> <p>Threats by natural disasters and fires Flooding, storms, fire (threat to sensitive timber-framed buildings)</p> <p>Impairment of historic buildings by measures for energy-saving optimisation Conflicts of objectives between climate and heritage protection</p>

Schmale Straße 47



Klink 10



2. Dissemination and education

Strengths	Weaknesses
<p>Open Monuments Day (Heritage Day) at regular intervals ‘Touch History’: visits of historic sites and Buildings with expert guided tours; objectives: evoking enthusiasm and commitment for architectural culture, getting to know conservation techniques</p> <p>German Centre of Timber-Framed Structures as a location for education and exchange of knowledge</p>	<p>Lacking central point of contact / lacking management for world heritage issues Absence of overall coordination of measures, events, absence of target group-specific tailoring of offers, absence of professional marketing</p> <p>Insufficient internationalisation of management and marketing Multilingualism of publications, World Heritage stakeholders, etc.</p> <p>Insufficient personnel and financial resources of the Centre of Timber-Framed Structures</p>
Opportunities	Threats
<p>Planned foundation of a master school for old craft guilds Improvement of training in craft trades</p> <p>Planned extension of education and training programmes Establishment of further education courses (Hochschule Harz), extracurricular youth work towards regional identity formation (inter alia formats for dissemination of the World Heritage), language training, etc.</p> <p>Extension of Middle Age research in Quedlinburg Continuation and updating of the World Heritage research, professional advance training of stakeholders dealing with World Heritage</p>	<p>Insufficient financial resources for implementation of projects Restriction of public grant volume at federal government and federal state level / bottlenecks of municipal Internal sources</p>

68

Stonemasons’ lodge Jugendbauhütte – Youth learning traditional craftwork techniques, Photo: Rosi Radecke



3. Dwelling, working, shopping, transport

Strengths	Weaknesses
<p>Above-market demand for housing Demand could be met by intensification of refurbishment activities</p> <p>Robust, mixed trade structure Readily comprehensible (notably Old Town) medium-sized businesses</p> <p>Strong development in crafts and building trade High competence in high-quality special work (restoration and refurbishment)</p> <p>Renewed industrial locations Industries: metal processing, building component fabrication, plastics processing, wood processing and pharmaceuticals</p> <p>Substantial services sector In particular free-lance, scientific and technical services as well as financial and insurance services</p> <p>Good supply rate with convenience goods Differentiated provision in the city centre, complemented by markets</p> <p>Outstanding seed breeding competence High scientific level (Federal Research Centre for Cultivated Plants)</p> <p>Unique system of urban squares, road spaces and alleys in a historic appearance Diversified staying and roaming spaces with succinct building edges</p> <p>Special shopping experience in a historic ambience Integrated facilities in terms of structure and design, e.g. close juxtaposition of retail trade, services, gastronomy, predominantly appealing presentation of goods / shop design</p> <p>Safeguarding of staying quality through traffic calming Speed restrictions, pedestrian zone, user-restricted roads, short distances</p> <p>Functioning traffic development and routing Good supra-regional and regional connection of Quedlinburg, functioning inner-city traffic hierarchy</p> <p>Good accessibility and interchange options for buses and trains Deutsche Bahn long-distance network, Harzer Schmalspurbahn (narrow-gauge railway line), bus depot with urban and regional bus network</p>	<p>Low concentration of trade / industry; lacking trade tax and employments Larger commercial wastelands above all in the buffer zone, notably along the former commercial and industrial axis at the railway line; soil contamination, ramshackle structural assets, location disadvantages, utilisation conflicts</p> <p>Poor development of non-prime shopping locations Supply gaps, bargain offers, vacancies</p> <p>Deficiencies in supply quality, goods presentation and sales culture in several shops Discount stores, shop window display, aggressive light and sound advertising, poor language competence, frequent changes, vandalism, chain stores in market square, visitor-unfriendly / varied opening hours</p> <p>Impairment of goods transport Pedestrian zone and adjacent shopping malls</p> <p>Insufficient pedestrian and bicycle network Demand for extension, e.g. city centre ring, riverbank zones; bicycle parking bays in selected locations</p> <p>Poor accessibility for handicapped Narrow (historic) sidewalks, hardly any dropped kerbs</p> <p>Low share of close-to-home green spaces Restricted recreation quality in densely built-up inner-city zones</p> <p>Lacking car parks for residents in zones Münzenberg, Old Town Reduced residential quality, restricted marketing opportunities</p> <p>Restricted playing and sports offer for children and youths Restriction of attractive housing and quality of life</p>

<p>Integration of supra-regional hiking and cycling routes Extension and tie-in of the urban network into long-distance routes</p> <p>Healthcare facilities Good healthcare supply, largest employer in the city (clinics)</p>	
<p>Opportunities</p>	<p>Threats</p>
<p>The use of World Heritage public relations to attracting investors Integration of the World Heritage into business development and marketing activities</p> <p>Geographic location in one of the economically strongest regions in Saxony-Anhalt (Harz Rural District) Approaches of industrial cores and competence clusters good future prospects (medical equipment, automotive suppliers, powder-coating technologies, special-purpose machine construction)</p> <p>Location in the Nordharz growth region Various opportunities of regional cooperation (e.g. product marketing, economic cycles, collaboration between education and research institutions and regional business community, strengthening of tourism)</p> <p>High-prospect priority in healthcare, nursing and education institutions High-quality capacities are already existing</p>	<p>Negative impacts of demographic changes High city-wide losses, gains in separate areas; out-migration of 20- to 40-year-olds: loss of professional competence and purchasing power; recruitment problem; increasing competitive pressure on local/neighbourhood suppliers</p> <p>Safeguarding mobility requirements for all road users with conflicts in terms of historic urban structure Accessibility, bicycle traffic, requirements to commercial traffic, resident parking</p>

Market square – bustling centre of the World Heritage

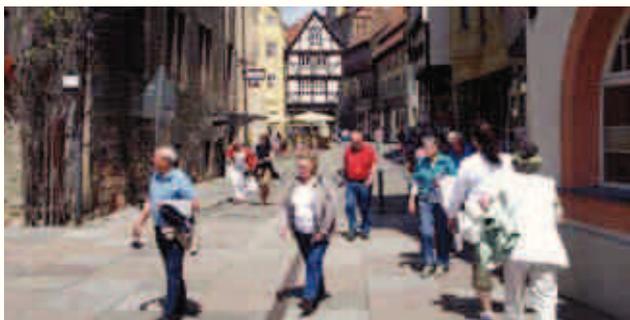


4. Tourism, culture, hospitality

Strengths	Weaknesses
<p>Unique selling proposition UNESCO World Heritage High touristic potential / national and international name recognition; increasing inquiries by interested visitors</p> <p>Integration into tourism marketing campaigns of the federal state <i>inter alia</i>, World Heritage sites, Romanesque Road, Garden Dreams – Historic Parks; Title: officially recognised resort town, collaborative marketing through UNESCO-Welterbestätten e.V., Deutsche Zentrale für Tourismus e.V.</p> <p>Cultural institutions of supra-regional significance in combination with a multi-faceted, vital cultural scene Under the sponsorship of state government / inter-municipal cooperation; committed city citizens (safeguarding attractive offers with high public appeal)</p> <p>Rich museum landscape Partially with direct reference to the World Heritage: museum cluster Stiftsberg Hill and Old Town; plus Castle Museum, Timber-frame Museum, Münzenbergmuseum, Museum für Stained Glass and Arts-and-crafts , etc.</p> <p>Recurring events with high quality and visitor response Presentation of the unique selling propositions of the World Heritage during ‘Heritage Days’ and the ‚Advent in the Courtyard’ festival</p> <p>Existing touristic basic marketing Image brochure, catalogue of hosts, foreign-language flyers, comprehensive websites</p> <p>Guided city tours Diverse contents, experience-oriented, customised, also in foreign languages</p> <p>Wide culinary offer range in places with touristic relevance cultural events in restaurants / pubs</p> <p>Overnight stays in monuments High service quality, broad range of offers</p>	<p>Inadequate visitor guidance system around the World Heritage e.g. route signage and orientation system, too few information boards / maps, reference to UNESCO World Heritage, use of modern media, consideration of design for all purposes, absence of information in English language</p> <p>Lacking central point of contact for the World Heritage Information, counselling, event management, etc. at a highly frequented place</p> <p>Key priority zones with functional and design deficiencies e.g. train station and environs, market square</p> <p>Disrepair of external station facilities and environs Refurbishment demand of platform roofing and underpasses, utilisation and organisation deficits, vacancies in proximity, neglected open spaces</p> <p>Demand for marketing development Tourism-oriented cultural marketing, underuse of social media and Smartphone applications, demand for improvement in presentation, structure, multilingualism, imagery</p> <p>Little cooperation in culture Strategic cooperation schemes and up-to-date / professional marketing, overall management existing only limited</p> <p>Restrictions of attractions and events Deficits of museums (closed on Mondays, up-to-date and target group-oriented, English-language presentation) and events (major names, overall topics); consequence: missing travel inducement</p> <p>Loss of offers and quality in municipal cultural amenities Personnel restrictions due to weak financial situation of the city</p> <p>Limited use of synergetic effects between tourism, culture, education, economy</p>

71

Markt, view towards Breite Straße



Breite Straße



The World Heritage in the polarising field between preservation and development

	<p>Underuse of the unique selling proposition World Heritage e.g.: low integration of historic themes in hospitality sector, little consideration in light concepts, hardly any tourism-oriented retail trade marketing</p> <p>Range of offers and service quality in gastronomy Lacking evening entertainment options in market square and other decentralised places</p> <p>International hospitality sector Bottlenecks in peak-demand periods, hardly any offers suitable for groups, lack of a top or major chain hotel</p> <p>Short staying periods and bed utilisation rate in hotel business Staying period: two days on average, bed utilisation rate 35 %</p>
Opportunities	Threats
<p>Further extension of World Heritage tourism through intensified marketing Attraction of further groups of visitors, 2014 marketing offensive 'UNESCO World Heritage Germany', seal of quality: title 'UNESCO World Heritage'</p> <p>Development of touristic cooperation schemes Collaboration with other World Heritage sites (e.g. World Heritage Routes; exchange of experience) as well as neighbouring municipalities in the field of nature and city tourism</p> <p>Potential gateways into the city (calling card) e.g. city entrances, market square, train station, sightseeing tour train</p>	

Mühlgraben (mill race) and private gardens, Photo: Rosi Radecke



5. Green spaces, gardens, cultural landscape

Strengths	Weaknesses
<p>High-quality park grounds of historic and touristic value as well as favourite places of Quedlinburgers e.g. Brühl (part of Quedlinburg collegial establishment gardens) or Wordgarten; highly popular acc. to a survey; subject of state-wide marketing campaigns</p> <p>Cityscape-defining river courses Bode, Mühlgraben and others: spectacle of nature, bridges as special structures and points of view, diverse green and built-up waterfronts</p> <p>Outstanding importance of river courses for climate and natural diversity Thermal relief / fresh-air corridors, largely green riverbanks</p>	<p>Extensive refurbishment / repair demand for historic gardens, cemeteries and churches, open spaces Impairment of overall appearance</p> <p>Redevelopment demand for important inner-city open spaces inter alia, Steinbrücke (central shopping / gastronomy zones)</p> <p>Low percentage of close-to-home green spaces in densely built-up, inner-city quarters Restricted recreation quality for residents</p>
Opportunities	Threats
<p>River and ditch zones as special greenery potentials Improvement of connection and accessibility, offer as a calm zone</p> <p>Location in Naturpark Harz Diversified natural and cultural landscape in close proximity</p> <p>Landscape spaces in direct proximity to urban fabric Potential for development of radial green connections from city centre to surrounding countryside</p> <p>Tradition of former city of flowers and seed breeding Embedding in cityscape and use as PR factor</p>	<p>Unsecured fundability of public infrastructure measures / insufficient practicability of refurbishment objectives Restriction of public grant volume at federal government and federal state level / bottlenecks in internal municipal sources</p>

73

Green space on Stiftsberg Hill



4.2 Substantial conflicts of objectives

One central objective of the City of Quedlinburg is to preserve the World Heritage historically accurate while developing the city economically, ecologically and social sustainability. In this context, future-oriented Development of the World Heritage – beside conservatory tasks for preservation – the World Heritage has to be seen in the light of present and future requirements and trends. Current developments are facing potential conflicts of objectives respectively fields of polarisation in five basic thematic areas (see also graph):

- Climate protection / energy
- Demographic change / accessibility
- Availability of public grants
- Structural change in retail trade
- Commercial and industrial business locating.

The thematic complex **climate protection/energy** is characterised by an underlying conflict between the objectives of energy optimisation and production of renewable energies and the objective of conserving the appearance of historic buildings and the overall historic appearance. Interventions, such as external insulation, energy-related roof attachments (solar modules, ventilation installations, etc.) or e.g. triple-glazing windows without consideration of original window configurations, are energy-effective but are frequently neither acceptable in design nor admissible in a heritage management context. It is in this field of refurbishment to old craftsmanship while also carefully adapting historic buildings to present-day requirements of energy saving and energy efficiency that Quedlinburg may develop special expertise.

After all, renewable energy production cannot be reconciled in many cases with conservation of the city skyline and the cultural

landscape, or is at least highly prone to conflict. Installations for producing renewable energies – inter alia wind power stations, photovoltaic systems or biogas facilities – are increasingly gaining importance.¹ Notably, wind turbines may cause a considerable impairment of the World Heritage skyline; large-sized photovoltaic systems in the surroundings may disturb the unique cultural landscape around the World Heritage. Spatial and regional planning specifications provide for the absence of such installations to avoid disturbing the surroundings of Quedlinburg. A threat to the unrestricted view of the World Heritage, however, cannot be ruled in light of the anticipated further demand for renewable energy systems, and also for the supply of the City of Quedlinburg.

Accessibility within buildings and in public space is becoming a central issue in the context of **demographic change** but can often not be reconciled with structures and constructions of historic buildings and authenticity historic road and square pavements.



The changed age structure of the population requires increased structural adaptations of the living environs. Mobility-restricted people, senior citizens and families with small children profit from barrier-free or at least low-barrier open spaces and buildings. A living 'city centre' meets the desires of the above-mentioned groups (short distances to shopping, school, doctor's, cultural and education institutions, etc.). Historic buildings, however, are hardly ever or never convertible to freedom from barriers (lacking lifts, lacking accessibility to apartments, narrow entrances, etc.). Thus, apartments in the World Heritage can rarely be provided in historic buildings for the growing demand group of senior citizens; new-builds are increasingly necessary.

Old buildings and natural stone paving are an indivisible whole in the consciousness of residents and visitors when it comes to historic urban cores – even when paving in most public spaces date much later than



the buildings. Compromises are necessary: Important, highly frequented zones should be free from barriers while others should be low-barrier to the possible extent. Next steps to achieve this end include phased lowering of kerbs, cobbled level crossings of historic road or arrangement of a few but effective guidance elements embedded in paving for blind and visually-impaired people. Accessibility is also very important for visitors to the city because Quedlinburg attracts a high percentage of elderly tourists.

Substantial conflict fields in the World Heritage zone



left: Gildschaft, view toward eastern Finkenherd

right: Schloßberg Hill
Conflict of objectives: accessibility in a historic context

The World Heritage in the polarising field between preservation and development

The thematic complex **availability of public grants** is characterised by a fundamental contradiction between the necessity of balancing and solidifying public budgets (federal, state, district, municipality) and the urgency of pressing on with the refurbishment process. The continued high public funding demands for refurbishment of buildings and public open spaces are met by increasingly reduced public grants (see also Chap. 3.2). The tight budget situation in the city led in several cases to the fact that, despite available federal and state government grants, the necessary municipal funding rate could not be raised. Consequences are delays in refurbishment of the World Heritage which in turn accelerate decay. This will increase the costs of required repair work. In order to counter this development, safeguarding measures (e.g. provisional roofing, propping up walls in danger of collapsing) shall be adopted for especially dilapidated properties. Priorities shall be set for spending available resources.

A further conflict field is created by **structural change in retail trade**, which is linked with a general process of concentration (larger but fewer stores) and changed shopping habits (e.g. Internet trade). In addition, the low purchasing power in Quedlinburg has a negative impact on existing small shops. Consequences are, inter alia, closing down of long-established shops, increase in insolvencies and shop vacancies. The small-sized medieval building structure in Quedlinburg's city centre is clearly at a disadvantage in the competition with large-sized shopping centres on the outskirts of the city and in other middle- and high-sized centres, in particular due to very small average floor spaces of below 100 square metres and the lack of opportunity to accommodate magnet operations / chain stores larger than 400 sqm.² Simultaneously, the absence of chain stores may be an opportunity for Quedlinburg to extend small shops with individual, multi-faceted and high-quality offers as a specific quality hallmark of Quedlinburg and thus



Hoken 4

Objective for the city centre: individual, high-quality retail trade offers
Photo: Rosi Radecke



View from St. Wiperti towards Stiftsberg Hill

The city skyline must be retained when establishing commercial areas at the periphery

create a competitive unique selling proposition in contrast to other cities. All required new and conversion buildings for retail trade purposes must be compatible with World Heritage- and monument-requirements.

Controversies are also appearing in the context of desired **commercial and industrial business** location. Quedlinburg relies on an increased locating rate of larger commercial businesses, not only in order to raise its trade tax income but also to attract qualified workers / new residents. Inner-city

areas are limited, and are frequently not suitable for present-day requirements. Hence, Quedlinburg focuses on peripheral commercial areas. Such developments, however, may grossly disturb the urban skyline of the World Heritage and the cultural landscape (as is already the case in a few sub-zones). Planning of all future industrial and commercial areas requires careful consideration in order to sustainably protect the World Heritage.

1 Germany undertook compliance with EU requirements to increase the share of regenerative energies from currently 12,2 % to 20,0 % by 2020.

2 cf. 'Prospects for retail trade development in the City of Quedlinburg', Quedlinburg 2011.

View from
Stiftsberg Hill into
Wassertorstraße



5 Action concept

Conservation of the outstanding universal value of the World Heritage (see also Chap. 2.3 and detailed description and rationale in the Heritage Management Plan) is of highest priority for the city. Unfavourable demographic and economic conditions, however, aggravate the conservation values of the World Heritage. The City of Quedlinburg will only cope with this challenge with a harmonised approach in a joint effort with EU, federal government, state government and the surrounding district.

5.1 Guiding principle

The priority objective is to preserve the World Heritage site in its universal significance for the global community of nations, Germany and the citizens of Quedlinburg. Besides conservatory tasks for preserving the World Heritage, activities relating to the World Heritage shall always be embedded into the present and future realities.¹ The World Heritage is also deemed to be an opportunity and driving force for urban development and a vital place which brings together the history, presence and future of Quedlinburg. The City of Quedlinburg is proud to be a World Heritage City and emphasises this also in its city-wide guiding principle for urban development.² The City of Quedlinburg has formulated the following objectives,

- 1. to comprehensively disseminate the outstanding universal value of the World Heritage to its citizens and visitors from Germany and abroad and thus honour UNESCO's mission to educate,*
- 2. to make the values constituting the World Heritage visible and experienced through structural, organisational and informative measures,*
- 3. to set priorities in urban development to enhance the conservation of the World Heritage,*
- 4. to plan and support in a participatory manner urban development with the necessary transparency for the World Heritage site,*
- 5. to give prominence to the economic potential of the World Heritage and use it for sustainable development of Quedlinburg,*
- 6. to strengthen the economic power of the city so that conservation costs of the World Heritage and key urban development measures can be funded from internal sources,*
- 7. to use the (already achieved) qualitative and aesthetic status of historic buildings as a potential for customised tourism development and attracting new inhabitants,*
- 8. to take up the challenge of optimising property energy-saving in its entirety alongside World Heritage compatibility.*

The guiding principle for the World Heritage is supported by further city-wide relevant urban development objectives³, such as

- raising the profile of Quedlinburg as a robust economic location by promoting innovations,
- developing Quedlinburg into a centre of a rural region with special expertise in the fields of healthcare, education and administration,
- adapting to challenges posed by demographic changes through attractive offers for all age groups, and
- improving networking with Halberstadt and Wernigerode as the two other tourist and economically strong centres in the rural district.

Extensive grants and budgetary resources as well as private investments have helped

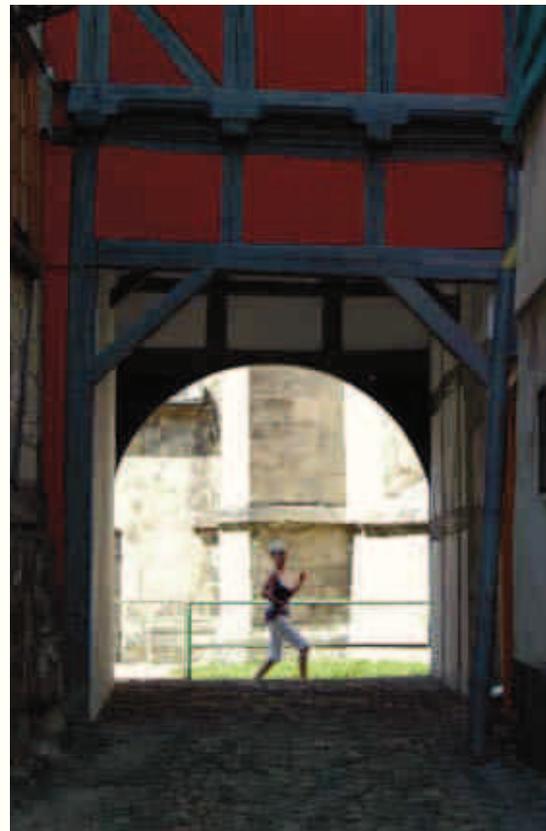
refurbish and bring back into use numerous buildings and open spaces. The remaining work means that Quedlinburg still needs financial support and private commitment. Preservation of the World Heritage will only be successful when the economic power of the city is enhanced. A holistic, creative and quality-assuring approach is required in order to effectively use financial resources and better use synergetic potentials.

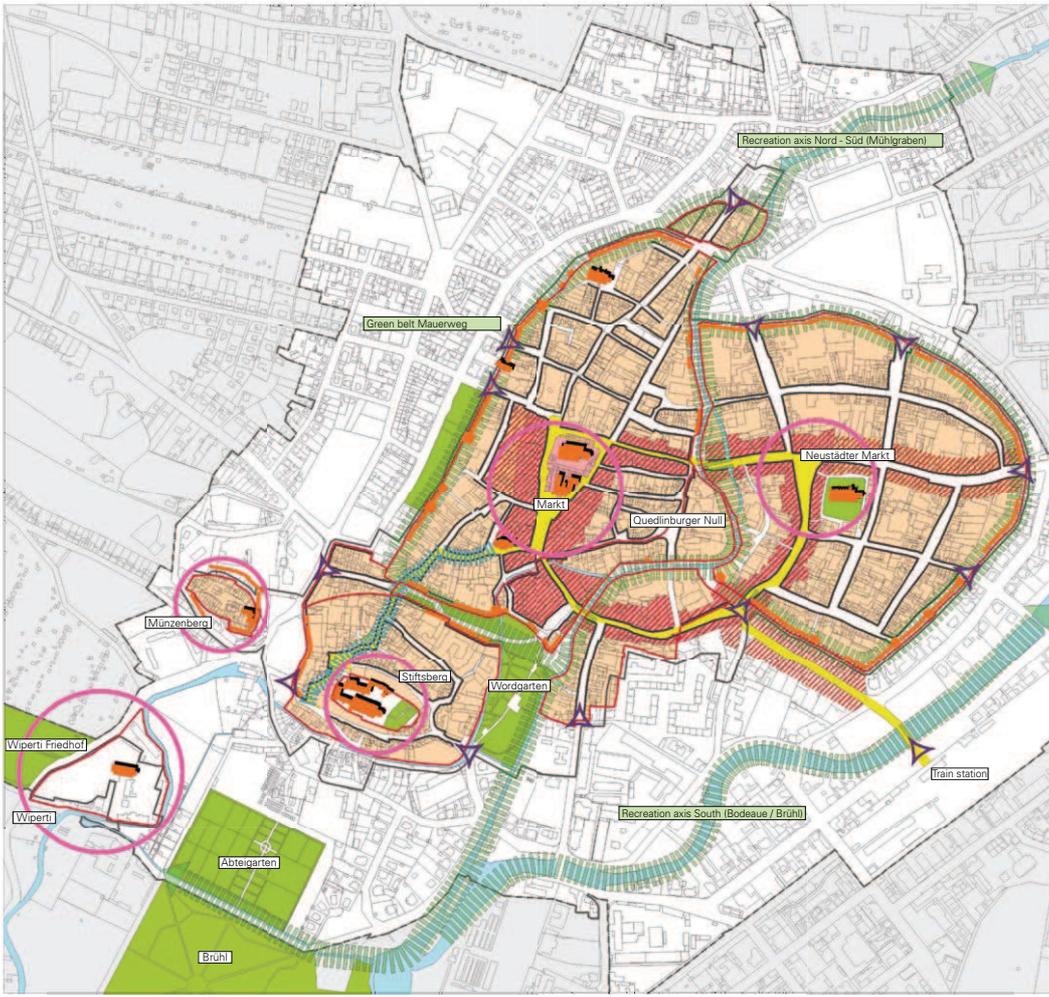
The above-said is the reason why the approach is focused on five newly-defined fields of action and strategies which shall not only serve the direct preservation of the World Heritage but also help strengthen hard and soft locational factors to promote investments. The World Heritage status shall be used as a development driver.



left:
Hohe Straße 22

right:
Konvent, passage
to Neustädter
Kirchhof





GUIDING PRINCIPLE and OBJECTIVES

WORLD HERITAGE - Capital and potential of urban development

Architectural historic heritage – Preserving the World Heritage

- Conservation of characteristic urban structures and perceptibility of historic settlement development.
- Consideration, of protection, preservation and complementing of cityscape-defining space edges and signifiers.
- Protection and preservation of outstanding historical and architectural cultural assets.
- Conservation, preservation and interlinking of overall appearance-defining public squares and road spaces
- Conservation and preservation of eminent public architectural testimonies of the World Heritage as well as historic city fortifications

Dwelling, working, shopping, transport - Living in the World Heritage

- Safeguarding and promotion of residential use / upgrading of residential environments and infrastructure
- Promotion of cityscape-compatible commercial investments
- Upgrading, strengthening and further development of key shopping and experience zones

Tourism, culture, hospitality - Experiencing and enjoying the World Heritage

- Upgrading places of arrival and departure and major entranceways
- Development axis tourism

Green spaces, gardens, Cultural landscape – Recreation in the World Heritage

- Interlinking of major structuring green spaces and waterfront zones
- Protection and preservation of major green spaces
- Strengthening, protection and preservation of structuring scenically characterized and overall appearance-defining watercourses

Other representations

- World Heritage area
- Buffer zone (in parts)

As at: Resolution adopted in 2012

Author: Herwarth + Holt, Planung und Architektur, Berlin





5.2 Fields of action, objectives and next steps

The World Heritage Management Plan defines the following objectives and next steps in five fields of action:

- Architectural historic heritage – Preserving the World Heritage
- Dissemination and education – Knowing, understanding and communicating the World Heritage
- Dwelling, working, shopping and transport – Living in the World Heritage
- Tourism, culture and gastronomy – Experiencing and enjoying the World Heritage
- Green spaces, gardens and cultural landscape – Recreation in the World Heritage.

The following overviews distinguish between specific measures (symbol ●) and overarching / general measures (symbol ○). The sequence of measures shall not denote a weighing or ranking.

The most significant objectives and next steps have been consolidated into a Guiding Principle Plan and an Action Plan. Implemented measures and achieved objectives will be represented in the years to come in an updatable performance assessment plan which is based on the Action Plan.

All objectives and measures are closely interrelated and will together contribute to long-term conservation of the World Heritage. Conservation and the re-instatement of a high structural authenticity of the World Heritage site will, for example, help to attract more tourists than in the past which will strengthen a future-oriented economic sector. Retail trade, gastronomy and the hospitality sector will, inter alia, benefit from tourism.

An economically strengthened Quedlinburg in turn will be capable of financing pending safeguarding and upgrading measures in the World Heritage area from its own budget. Upgrading of public and private green and open spaces, an ambitious range of recreation, leisure and cultural offers and a differentiated apartment portfolio will also raise the attractiveness of the residential location which is aimed at further increasing the number of residents in the city centre.

Implementation of the listed measures is under the proviso of availability of financial resources. Hence, setting priorities is of utmost importance.



Friedrich-Ebert-
Platz

Details at
main portal



St. Wipert Church,
eastern facade



84

Crypts in St.
Wiperti cemetery



Action 1

Architectural historic heritage – Preserving the World Heritage
The UNESCO World Heritage with Collegiate Church, Castle and Old Town of Quedlinburg will be conserved in its authenticity and integrity. Its further development shall be compatible with the special heritage management-related issues.

● = specific measure, ○ = overarching, general measure

The authentic World Heritage	
Objectives ⁴	Next steps ⁵
<p>Conservation of characteristic urban structures and perceptibility of historic settlement development</p> <p>Protection and preservation of outstanding historic and architectural cultural properties</p> <p>Conservation and preservation of especially striking public architectural testimonies to the World Heritage, incl. city fortifications</p> <p>Conservation, preservation and linking of especially overall appearance-defining public squares and road spaces</p> <p>Consideration, protection, preservation and complementing of cityscape-defining space edges, access situations and sightlines</p>	● Refurbishment, upgrading and World Heritage-compatible touristic development of Stiftsberg Hill, Wiperti, Münzenberg Hill
	● Refurbishment of threatened buildings
	● Repair and conservation of large-sized courtyards (open spaces and buildings) as important architectural testimonies to the history of Quedlinburg
	● Redevelopment of wastelands to high quality standards to re-instate the historic urban design appearance under consideration of the historic property lot structure
	● Re-instatement of former space edges
	● Refurbishment and visualisation of city wall sections, city towers and fortifications
	● Refurbishment of public road and square spaces to their historic appearance
	○ Review of all future construction projects as to their compatibility with the World Heritage
	○ Updating at regular intervals of the property lot inventory as a working and information source for the World Heritage for administration, research and interested citizens
	○ Activation of listed structural assets with particular difficult conditions, in terms of structure and ownership, through customised instruments, such as → Block concepts, etc.
	○ Preparation and application of instruments (e.g. statutes) to protect roofscapes, facades and overall appearances
	○ Removal / minimisation of disturbances of the city skyline
	○ Consideration / keeping open of important sightlines within and from outside of the World Heritage area
	○ Creation and upgrading of viewing points within and outside of the World Heritage area, from where the World Heritage as a whole or eminent buildings can be seen particularly well
	○ Preparation of a concept 'World Heritage and climate adaptation – fresh-air corridors, heavy rainfall, flood protection' aimed at protecting the World Heritage from climate extremes
○ Preparation of a guideline 'World Heritage and energy efficiency' quoting good examples as an action guideline / basis for appraisals by administrative bodies / builder-owner during refurbishment projects	
○ Updating of the land-use plan under special consideration of World Heritage issues, inter alia, integration of results of the overall appearance analysis (sightlines, skylines, route guidance, etc.)	
○ Preparation of sub-area climate protection concepts	

The prospective World Heritage

Objectives	Next steps
<p>Definition of priority zones for urban development with special thematic orientation</p> <p>Future-oriented re-utilisation and redesign of private and public areas</p>	<ul style="list-style-type: none"> ● Development of zones where a large variety of measures, stakeholders / departments and procedures require coordination, inter alia, upgrading of the train station and the train station environs as a gateway to the World Heritage, development of newly-built inner-city areas from the 1980s years or zones which require coordination of World Heritage-compatible integration / relocation of existing (disturbing) commercial businesses or development of larger commercial wastelands / retail trade projects
	<ul style="list-style-type: none"> ● Re-utilisation / temporary use of disused commercial locations for which commercial re-utilisation cannot be found due to unfavourable traffic connection and property-related spatial restrictions
	<ul style="list-style-type: none"> ○ Updating of a database to record wastelands and vacancies
	<ul style="list-style-type: none"> ○ Preparation of a concept for handling wastelands and vacancies with identification of potential utilisation / procedures / costs and financing options / regulatory measures / handling of soil contamination, etc.
	<ul style="list-style-type: none"> ○ Preparation of a study on economic re-utilisation of timber-framed buildings; <ul style="list-style-type: none"> a. on potential future-oriented uses, such as World Heritage- / tourism-conforming arts-and-crafts businesses or artist (promotion of coincidence of design and use of old buildings); b. on feasible and historically accurate structural adaptations to modern requirements (keywords: ceiling heights, room sizes, building services and utilities, energy , etc.)

86

View from Sternkiekerturm tower towards St. Mathilden Church



Action 2

Dissemination and education – Knowing, understanding and communicating the World Heritage Quedlinburg

The World Heritage is of outstanding importance for the interior and exterior image of the city and its identity. Dissemination of its unique and universal value and the related opportunities for the future is at the centre of work with citizens and objective-oriented research. Such dissemination is also the subject of management and marketing strategies which advertise the World Heritage at the local, regional and international levels and shall motivate people to get to know it. The specific competence of Quedlinburg in historically accurate conservation and development of historic buildings is continually extended and become part of the profile of the city.

● = specific measure, ○ = overarching, general measure

The well-connected World Heritage	
Objectives	Next steps
Establishment of competent contact persons Generation of civic commitment for the World Heritage Development of a corporate Identity 'World Heritage'	○ Appointment of a permanent World Heritage Coordinator to manage all issues of the World Heritage
	○ Preparation and implementation of a comprehensive participatory strategy 'Citizen and stakeholder dialogue' / promotion of voluntary work for the World Heritage
	○ Preparation of an dissemination concept 'World Heritage city' with creation of a uniform designs for all means of public relations (flyers, brochures, Internet, portable digital information, events, guided tours, press work, visitor centre, signage and orientation systems, internationality, regional cooperation, etc.) / inter alia, creation of a Web presence 'World Heritage Quedlinburg' which does not only appeal to visitors and citizens but is also of interest for experts (link to database)
	○ Internationalisation of management and marketing (multilingualism of relevant publication, promotion of language training, coaching of private and public World Heritage stakeholders (also people engaged in a trade or business), qualification of World Heritage visitor guides, intensification of international exchange with other medieval cities and other World Heritage sites)

87

The competent World Heritage	
Objectives	Next steps
Raising the profile of Quedlinburg as a competence centre for refurbishment and construction in a historic context / conservation of World Heritage sites Intensification of knowledge exchange on World Heritage	○ Strengthening of the German Centre of Timber-Framed Structures as a centre of education and scientific exchange through improvement of personnel and material resources
	○ Support of foundation of a 'Master School of Old Craft Guilds' to improve the training situation in traditional craft trades and strengthen the unique selling proposition 'Traditional crafts'
	○ Hosting of professional events at regular intervals, notably on building in a historic context/ marketing of the excellent competence of the local (building) trade in dealing with historic structural assets
	○ Preparation of a concept to promote exchange among Middle Ages researchers in Quedlinburg/ knowledge exchange at regular intervals with use of the special combination of architectural heritage and comprehensive documentations on the World Heritage area; continuation and continual updating of World Heritage research, advanced professional education of all stakeholders involved in World Heritage issues
	○ Strengthening of cooperation schemes with other (medieval) World Heritage cities and cities with heritage-relevant historic urban cores at national and international levels to optimise knowledge transfer and foster exchange on protection instruments, marketing measures, opportunities for business development, etc.

Action 3

Dwelling, working, shopping, transport – Living in the World Heritage

A vital mixture of dwelling and commerce and compatible mobility is fostered in the World Heritage area Quedlinburg. The World Heritage area with its unique atmosphere and radiation is being developed into a location for different residential demands, attractive and customised retail trade, demand-oriented services and non-interfering, integrated crafts and commercial businesses.

● = specific measure, ○ = overarching, general measure

The inhabited World Heritage

88

Objectives	Next steps
Safeguarding and promotion of residential use through differentiated, demand-oriented forms of housing, resident-appropriate adaptation of living environs and infrastructure	● Preparation of block concepts / rearrangement of blocks (demolition, property consolidation, planting of vegetation, complementing development, new uses, parking spaces, etc.) in close cooperation with owners, residents and heritage management
	● Redesign of private open spaces with high upgrading demand in block interior zones
	● Reactivation of unoccupied residential buildings to prevent further dilapidation
	○ Targeted attraction of new city residents – as new residents or temporary visitors (language students, summer academies for advanced education, e.g. for students ('summer schools'))
	○ Initiation of a campaign to promote residential property respectively living in the Old Town with presentation of public funding options and identification of specific properties which are available for property formation

Neustädter Kirchhof 6-9



The bustling World Heritage

Objectives	Next steps
<p>Upgrading, strengthening and further development of important shopping and experience zones into outstanding places of identification</p> <p>Promotion of World Heritage- and cityscape-compatible commercial investments</p>	<ul style="list-style-type: none"> ● Design concept / implementation of measures to upgrade the main shopping zone ○ 'Quedlinburger Null' in a combination of public and private measures
	<ul style="list-style-type: none"> ○ Preparation of a centre concept to strengthen centralised functions, determine central supply zones, review impacts on the main centre, etc.
	<ul style="list-style-type: none"> ○ Drawing up of a land-use plan for retail trade to guide locating of retail trade businesses with centre-relevant product ranges
	<ul style="list-style-type: none"> ○ Preparation of basic principles and guidelines to safeguard the viability retail trade despite declining number of inhabitants (activation of vacancies, corporate design for city centre advertising, events programme, customised retail culture, preparation of guides for retail trade/ gastronomy / services)
	<ul style="list-style-type: none"> ○ If appropriate, establishment of a city centre, city management 'Department Store Old Town' to strengthen retail trade in the World Heritage area and shop and property vacancy management (marketing concepts / staging of marketing / temporary uses in cooperation with local artists, etc.)
	<ul style="list-style-type: none"> ○ Establishment of a round table 'Retail trade' to coordinate and improve communication among people engaged in a trade or business, create a shared identity under the slogan 'Department Store Old Town'; cooperation with stakeholders in culture and tourism
	<ul style="list-style-type: none"> ○ Support of investments to renovate listed old buildings based on new incentive instruments for innovative commercial uses developed by the state government; mixture of uses dwelling-commercial – 'High-tech in the World Heritage'
	<ul style="list-style-type: none"> ○ Commercial area monitoring (updating of the property vacancy and wasteland inventory/ assessment report on reactivation of inner-city commercial wastelands / deduction of action requirements)
	<ul style="list-style-type: none"> ○ Location marketing towards implementation of the industrial and commercial locating concept developed by planning region Harz, use of the database of the Heritage Management Plan as an instrument to reactivate small-sized area and space potentials, preparation of information about marketable commercial areas for investors

89

The mobile World Heritage

Objectives	Next steps
<p>Improvement of accessibility to central facilities, experience places and residential quarters for all traffic participants</p>	<ul style="list-style-type: none"> ● Careful, targeted extension of pedestrian zones to strengthen the major shopping zone and improve the experience of the World Heritage
	<ul style="list-style-type: none"> ● Complementing and upgrading of pedestrian and bicycle paths in harmony with objectives of overall appearance preservation, creation of a thorough Pedestrian and bicycle path along the urban ring and the radial roads (Westerhäuser Straße, Wipertstraße, Stresemannstraße, Weinbergweg, Ditfurter Weg, Vor dem Gröperntor), completion of riverside paths
	<ul style="list-style-type: none"> ○ Review of additional locations of bicycle parking bays for residents and tourists
	<ul style="list-style-type: none"> ○ Review of provisions of low-interference commercial and delivery traffic (restriction to defined time windows and road zones)
	<ul style="list-style-type: none"> ○ Preparation of a concept and implementation of measures to improve accessibility during conversion and refurbishment measures (priority in main shopping zone, main pedestrian flow zone and tourist centres)

Action 4

Tourism, culture and gastronomy – Experiencing the World Heritage

Tourism as a major economic factor in the World Heritage area and will be enhanced while preserving the area’s authenticity and the interests of residents and users. The World Heritage is the starting point in terms of urban design, building structures and contents for a cultural landscape which appeals to citizens and visitors alike. Tourism and culture are important fields for vitalising the World Heritage and imparting its outstanding universal value.

● = specific measure, ○ = overarching, general measure

The inhabited World Heritage	
Objectives	Next steps
90 Upgrading of places of arrival and departure and significant entrance zones Establishment of a central World Heritage information point Upgrading Stiftsberg Hill into a central place of experience, integration through a tourism development axis Experience of and dissemination of the architectural heritage Extension and networking of key places of experience, buildings and institutions	● Upgrading of major → Entranceways (train station, access roads, bus stops, large car parks) for visitors
	● Networking and raising the profile of museums / shared corporate design, cooperation schemes, etc. ○
	● Implementation of master plan ‘Stiftsberg Hill’ / Development of Stiftsberg Hill into a central experience location with a museum focus and events at regular intervals (attraction of the World Heritage) ○
	○ Recording, preservation and sustainable safeguarding of non-structural testimonies of special importance for the World Heritage (documents, works of art, objects of utility); implementation of the concept ‘Archive Centre’ (inter alia, with historic library, reading rooms, digital database, etc.)
	○ Establishment of a World Heritage Information Point as a central point of contact for all World Heritage issues (information, counselling, World Heritage public relations)
	○ Establishment of an information, guidance and orientation system to World Heritage experience locations / cultural locations (system of harmonised, target group-oriented elements: Logo, Website, brochures, flyers, signage for buses / passenger cars; pedestrian signage and orientation system, Smartphone guidance, visitor guides, national and international marketing, etc.)
	○ Preparation of lighting master plan / lighting concept to enhance the experience of the World Heritage at night
	○ Development of temporary and permanent World Heritage experiences through strengthening existing offers (inter alia, concerts, theatre, cabaret, street musician, themed years, combination offers, culture and visitor service, guided tours of construction sites and World Heritage explorations with accompanying informative and cultural programmes)
	○ Implementation of a campaign ‘20 years UNESCO World Heritage Quedlinburg 2014’ with all-year exhibitions and events with participation of hotels, gastronomy, retail trade
	○ Development and implementation of an overarching cultural platform – ‘Culture imparts World Heritage’ in a culture management network
○ Preparation of a (multi-language) gastronomy guide for the World Heritage area, prepared with input by restaurant/pub owners	



Action 5

Green spaces, gardens, Cultural landscape – Recreation in the World Heritage

Green belts and river courses but also parks and public gardens will be developed as eminent, historically significant landscape elements of the World Heritage, appropriately tended and their usability enhanced. Further networking will improve their experience and potential for recreation and environmental protection. The historically significant cultural landscape around Quedlinburg which is closely linked to the World Heritage will be preserved and protected.

● = specific measure, ○ = overarching, general measure

The green World Heritage	
Objectives	Next steps
Protection, preservation and inter-linking of major, structuring green spaces Strengthening, protection and preservation of structuring, landscape and overall appearance-defining watercourses Improvement of supply with playgrounds	● Improvement of perceptibility and design upgrading of waterfronts and watercourses
	● Creation of new / upgrading of existing public green spaces to close gaps in the green system / upgrading of usability green spaces by creation of rest zones
	● Conservation, extension and safeguarding of public playgrounds / agreements with housing authorities, churches and other agencies
	○ Upgrading / creation of new public playgrounds (priority: Im Brühl and in Wordgarten)
	○ Preparation of a concept for measures and financing of current preservation, mainly for overall appearance-defining public gardens, such as Stiftsgärten, Brühl, Wiperti cemetery and church squares
	○ Design of inner-city public spaces and wastelands in the tradition of the flower and seed breeding city in cooperation with Julius-Kühn-Institut and commercial seed breeding businesses – 'Quedlinburg is blossoming'

91

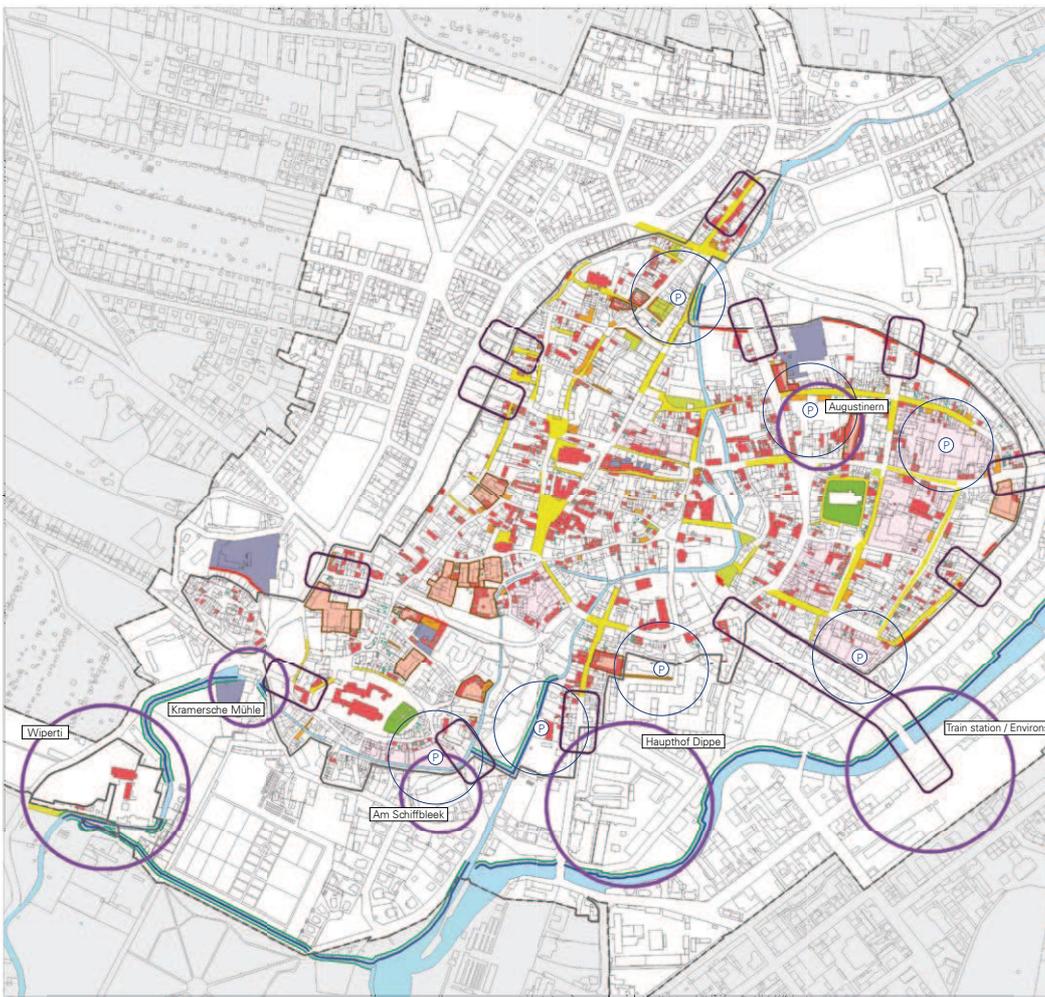
The World Heritage in the cultural landscape	
Objectives	Next steps
Conservation and preservation of constituting elements of the historic cultural landscape	○ Preparation of a concept and implementation of measures for conservation and preservation of special elements of the cultural landscape (field structure, pathways, Quedlinburger Landgraben, field watchtowers, sightlines, forests, watercourses, farmsteads, abandoned villages, quarries, etc.)
Development of large-scale recreation axes	○ Upgrading of field watchtowers (accessibility of watchtowers, Refurbishment, development of environs, protection and re-instatement of sightlines)





**View from
Schulstraße
towards
Mühlgraben
(mill race)**

-
- 1 cf. also Hermann Schefers in: 'Welterbe-Manual', 2009, p. 71.
 - 2 'World Heritage – Capital and potential of urban development', see ISEK, 2012.
 - 3 cf. also ISEK, 2012.
 - 4 Objectives, where spatially presentable: simplified presentation in Guiding Principles Plan.
 - 5 Measures: simplified presentation in Action Plan, excepting general measures.



PROPOSED MEASURES

WORLD HERITAGE – Capital and potential of urban development

Architectural historic heritage – Preserving the World Heritage

- | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ■ Refurbishment of buildings | Refurbishment and visualisation of city wall sections, towers and bastions |
| ■ Conservation and preservation of large courtyards, incl. buildings | ■ Refurbishment / redesign of public road spaces and squares |
| ■ Redevelopment towards re-instatement of historic urban design appearances, inc. reconstruction of partially destroyed assets | World Heritage-conforming development of zones in the World Heritage area and immediate vicinity |
| Formation of space edges as interpretation of former housing edges | Re-utilisation / temporary use of derelict / low-use commercial sites |

Dwelling, working, shopping, transport – Living in the World Heritage

- | | |
|-------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| ● Reactivation of unoccupied apartments | Redesign of open spaces in interior block zones with upgrading demand |
| Block redesign / preparation of block concepts | Creation of quarter-related resident parking spaces (true locations) |

Tourism, Culture, Gastronomy – Experiencing and enjoying the World Heritage

- | |
|------------------------------------------------------------------------------------------------|
| Upgrading of major entranceways |
|------------------------------------------------------------------------------------------------|

Green spaces, gardens, cultural landscape Recreation in the World Heritage

- | | |
|----------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|
| Enhancing perceptibility and design upgrading of waterfronts | Upgrading public green spaces |
|----------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|

Other representations

- | | |
|------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|
| World Heritage area | Buffer zone (in parts) |
|------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|

Status: Approval 2012
 Note: The action plan is continually updated

Author: Herwarth + Holz, Planung und Architektur, Berlin



6 Procedures and dissemination

△ 6.1 Efficient management of projects and planning programmes

The priority objective is to preserve the World Heritage. The World Heritage is everyone's concern. Hence, the City of Quedlinburg focuses on close cooperation of all stakeholders and clear, well-coordinated workflow procedures for sustainable safeguarding and development of the World Heritage.

6.1.1 World Heritage management

World Heritage management (see organisational chart, Fig. 14) is implemented by the City of Quedlinburg in close collaboration with the Harz Rural District, State Administration Office and the State Office for Heritage Management and Archaeology.

Integration of World Heritage management into well-established and proven coordination and management procedures ensures a high level of organisational and personnel efficiency.

The World Heritage Management Plan provides for all parties involved an essential conceptual and strategic basis. All planning programmes and statutes are matched to the objectives defined in the WMP.

A World Heritage Coordinator in order to intensify previous activities. Consultancy by external experts is sought where required. In case of potential conflicts which may jeopardise the World Heritage status, a body is convened to help avert such threats (conflict management). The urban public is involved in important decisions and projects.

All in all, the City of Quedlinburg is aspiring management with effective decision and consultancy processes and clearly outlined tasks for all stakeholders.

This is all the more important as severely restricted budgetary resources necessitate targeted strategies and sustainable decisions. Planned measures can only be implemented when adequate financing is available.

The following paragraphs provide descriptions of major workflow procedures and harmonisation processes in World Heritage management.

Building permissions and heritage management approvals

The Harz Rural District, in its capacity as subordinate construction inspectorate, reviews building applications under special consideration of world heritage issues. The division for urban development and real estate of the City of Quedlinburg is involved into building application procedures. Where a property is located within the refurbishment area 'city centre', an additional approval is required under relevant refurbishment legislation which is granted by the city.



Wordgasse 4

Projects within the listed buildings sector or at isolated monuments require approval under heritage management legislation by the subordinate heritage management agency of Harz Rural District. The City of Quedlinburg and the Harz Rural District counsel owners with the objective of swift procurement of building applications as well as monument- and World Heritage-compatible implementation. The State Administration Office, in its capacity as superior construction inspectorate and superior heritage management agency, reviews decisions made by subordinate authorities and sorts out any objections and conflicts, and makes essential decisions relating to monuments (demolition, expropriation).

Administration-internal harmonisation

Many planning programmes and measures relating to the World Heritage are not restricted to the duties of only one agency in the municipal authority and are harmonised in a supra-departmental or -area manner.

Fundamental issues of superior significance for the World Heritage are discussed and resolved during the mayor's weekly staff meetings which are attended, besides the

mayor, by department heads and, where required, heads of functional units.

Topics of such meetings are, inter alia, urban development strategies, budget decisions, discussions of potential threats to the World Heritage or prioritisation of future measures.

Cross-agency coordination

A three-stage process has proven to work well for approval procedures and cross-agency coordination of projects and planning programmes.

1. Municipal coordination group

Depending on specific demands, there are weekly meetings convened to discuss current projects within the assisted area programmes for urban design refurbishment and urban design heritage protection, participants typically include the city's functional unit urban development and real estate as well as BauBeCon as long-standing local redevelopment agency of the city.

2. Rural district coordination group

The above-mentioned group is extended by the subordinate heritage management agency

of Harz Rural District at intervals of two to four weeks. This group is focused on official approvability of projects under heritage protection legislation and discusses, e.g., which injunctions have to be fulfilled for monument- and thus also world heritage-compatible refurbishment of a building.

3. Federal-state level coordination group

This coordination group is composed of representatives of the functional unit urban development and real estate, BauBeCon and the subordinate heritage management agency of Harz Rural District and the State Office for Heritage Management and Archaeology as well as the State Administration Office in its capacity as superior heritage management agency. Meetings of this group are held every eight to twelve weeks to harmonise overarching issues and major projects in the World Heritage area. Monitoring issues (accounting, impact effect review in the World Heritage area) are discussed at annual intervals.

All group meetings are attended by the aforementioned institutions and the World Heritage Coordinator.

The World Heritage Coordinator

The City of Quedlinburg created a position with the task of world heritage coordination. The World Heritage Coordinator shall become a permanent institution in Quedlinburg with a public presence. The World Heritage Coordinator is a central contact person and agent for all issues related to the World Heritage.

The key tasks of the World Heritage Coordinator, which are performed in close coordination with relevant municipal departments and functional units, include:

- assistance in development of strategies and concepts in line with WMP objectives, including setting of priorities,
- early clarification of conflicts of objectives,
- structuring and management of project implementation,

- organisation and minute-keeping of World Heritage-related meetings of coordination groups,
- administration-internal and public reporting and dissemination of information,
- communication with citizens and stakeholders in the World Heritage area,
- assistance in preparation and implementation of dissemination and education activities,
- assistance in reviews of impact effects of World Heritage activities at regular intervals (monitoring),
- assistance in updating the World Heritage Management Plan, and
- contact persons to ICOMOS, UNESCO and other World Heritage sites.

Consultancy and resolutions in committees and by the city council

All World Heritage-related issues which require consultancy or resolutions at the political level are submitted to the competent committees and the city council. Decisions made by the city councillors are implemented by the responsible administrative bodies.



Wordgasse 4



Markt 1
Town Hall Portal

6.1.2 External consultancy

Important, also publicly discussed projects and planning programmes which impact the World Heritage may require and outside view. Opinions of citizens and urban stakeholders as well as expertise and experience of external experts may be helpful in order to avoid or solve conflicts of objectives during preservation of the World Heritage. The City of Quedlinburg will review establishment of a World Heritage Advisory Council to provide support and consultancy for the conservation and development process of the World Heritage and discuss strategies as well as significant construction and planning projects. Potential members of this advisory council include external experts, such as urban planners, architects, construction professionals, real estate economists, cultural scholars and historians.

Establishment of a panel on culture is also intended to deal with topics such as tourism and culture and their interfaces to the World Heritage. Building on already established activities, such as 'Advent in the courtyards' this group will discuss preparation, support, implementation and financial

safeguarding of particularly World Heritage-relevant events and campaigns with a great public-relations impact. Participants in this group, beside the municipal administration, e.g. representatives of museums, churches, associations (e.g. Advent in den Höfen e.V., Freundeskreis Quedlinburg swingt e.V., Kultur- und Heimatverein Quedlinburg e.V., Wartenverein Quedlinburg e.V., Gästeführerverein, etc.), schools and kindergartens, Kreisvolkshochschule Harz (adult education program), municipal library, civic trust and other committed citizens. Comprehensive consideration of all necessary facts and circumstances for important decisions often requires calling of external specialist experts, notably for highly complex projects in the World Heritage area. Decisions for such assignments are made, e.g., during the mayor's staff meetings.

6.1.3 ICOMOS monitoring and conflict management / World Heritage Panel

ICOMOS, in its capacity as consultant to UNESCO and the World Heritage Committee, is tasked pursuant to the Guidelines of the World Heritage Convention, inter alia, with 'monitoring of and reporting on the progress of conservation work on assets inscribed on the World Heritage List'.¹ The German National ICOMOS Committee set up a monitoring group which has an exclusively consulting function and whose members ensure preventive monitoring of German World Heritage sites.

This group has the following central tasks:

- It acts as a consulting partner of potential applicants and responsible bodies for World Heritage sites and heritage management authorities in all issues related to conservation of World Heritage sites in their stock and value. The group shall be heard on urban land-use planning programmes in the World Heritage area and the buffer zone.
- The group monitors the management of the World Heritage site and is a platform of scientific exchange and information transfer between World Heritage sites.

- The group is consulted in case of considerable threats to the outstanding universal value of the World Heritage (e.g. larger new construction projects) through the international ICOMOS secretariat; the group informs the UNESCO World Heritage Committee.

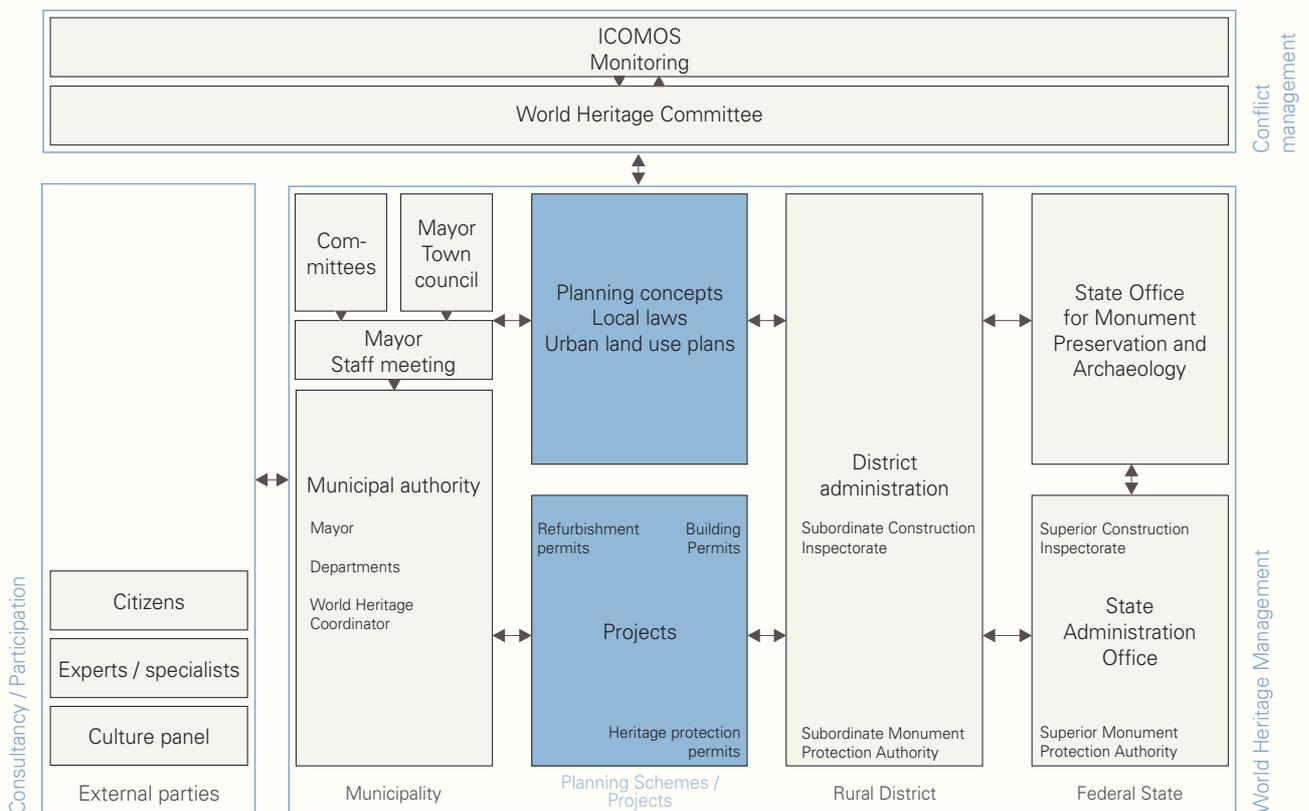
The members of the monitoring group, in coordination with competent heritage management authorities, acquire an overview of the actual condition and any changes of the World Heritage sites they are looking after. ²

In order to improve the communication process, official meetings of a World Heritage Panel are planned for each World Heritage site at regular intervals, at least once a year, which are attended by the mayor and, as appropriate, further representatives as responsible agency for the World Heritage site, the ICOMOS staff

charged with monitoring, representatives of the State Office for Heritage Management and Archaeology and the superior and subordinate heritage management agencies as well as representatives of competent ministries. The meetings are forums for agencies responsible for World Heritage sites to inform each other about all activities in the previous year. In addition, future projects are presented and discussed against the background of the financial situation. The minutes of such meetings are binding action document for all stakeholders. ³

Outside of such annual meetings, ICOMOS and the above-mentioned group of stakeholders shall hold consultations when planning programmes and measures are pending which may have an impact on the outstanding universal value as well as the authenticity and integrity of World Heritage sites.

World Heritage Management Structure





6.2 Introduction of continual monitoring

Pursuant to the Guidelines for the Implementation of the World Heritage Convention all states parties are obliged to report to UNESCO every six years about the condition of World Heritage sites (periodic reporting)⁴ To this end, the individual World Heritage sites shall draw up reports where key indicators are defined which are suitable to measure and evaluate the state of conservation of such site.

For the City of Quedlinburg, continual monitoring is more than merely honouring its reporting duty at six-year intervals. It is deemed an important instrument for performance appraisal at regular intervals of objectives, next steps and workflow procedures defined in the WMP. Monitoring thus is a central yardstick for the quality of urban development policy oriented in the World Heritage. Continual monitoring can also provide statements on financial management, e.g.

regarding the effectiveness of allocated funds or outstanding financing demands. Results of continual monitoring are published at regular intervals and can help enhance a broader awareness for the World Heritage which, in case of positive developments, may also be used to attract investors and new residents.

The form of continual monitoring shall be agreed. Results may be published, e.g., in the annual report of the World Heritage Coordinator, in a separate document or in the course of updating of the WMP at regular intervals. As a rule, the most important data and facts as well as responsibilities shall be presented in a clear, concise and succinct manner, if need be, supplemented by maps, plans, photos and graphs (e.g. statistical evaluations).

The monitoring system of the City of Quedlinburg is based on → Indicators which illustrate developments of World Heritage-related facts over a year. Continual monitoring focuses predominantly on measures outlined in the action concept (cf. Chap. 5). The respective degree of completion of a measure denotes its success or the remaining demand for action.

The defined indicators are used to measure and represent for each of the five fields of action – (1) Architectural and historic heritage, (2) Dissemination and education, (3) Dwelling, working, shopping and transport, (4) Tourism, culture and gastronomy as well as (5) Green spaces, gardens and cultural landscape – whether and to which extent the objectives for conservation and compatible further development of the World Heritage have been achieved.

Indicators can be derived from three sources:

- indicators for specific measures (action programme of the WMP action concept),
- indicators for general, procedure-related measures (WMP action concept),
- indicators from public funding and municipal statistics.

Further procedural steps will decide which of the indicators described below will form the basis of continual monitoring.

Indicators for specific measures

Continual monitoring of specific measures may have the form of action plans which are updated at regular intervals, complemented by performance figures. This would allow vivid graphic presentation of developments (also the numerical decrease of represented, pending measures). Where appropriate, a performance assessment plan may be drawn up as counterpart to an action plan in order to illustrate which of the presented measures were completed and thus have ceased to be tasks.

Continual monitoring can provide information, for example, about:

- how many buildings were refurbished or secured,
- the number of refurbished or secured isolated monuments,
- how many meters of city wall section and which city wall towers or bastions were refurbished,
- the extent of upgrading of road spaces, squares or green spaces,

- in which priority zones which measures were developed or initiated, or
- the percentage of changes in apartment and/or shop vacancies.

Indicators for general, procedure-related measures

The following information can be presented in comparison with next steps defined in the action concept,

- whether guidelines or concepts on topics, such as energy efficiency or climate adaptation, were drawn up,
- which measures and procedures to minimise and develop wastelands were implemented,
- in which form dwelling in the city centre was promoted,
- which measures to improve accessibility were adopted,
- whether special concepts were prepared, such as a lighting concept to illuminate the World Heritage by night,
- the extent to which cultural and education events have contributed to impart the World Heritage,
- which marketing measures were implemented, or

left: Word 28
right: Markt 10 – 13



- whether a World Heritage Information Point was established and how many visitors it has drawn.

Indicators from public funding and municipal statistics

A further suitable source is statistical data that has already been acquired during implementation of public funding programmes or general municipal statistics. Such data include:

- the volume of spent urban development grants and the number of funded measures,
- the volume of allocated but not yet spent public grants,
- the volume of private donations (e.g. through the Civic Foundation),
- the development of the number of inhabitants in the World Heritage area,
- the number of overnight visitors / their average staying time as well as
- the number of visitors of historic sites and museums.

6.3 Fire protection

Ensuring fire safety is a permanent task in a medieval city. The World Heritage area in Quedlinburg has a rich stock of timber-framed buildings and is thus exposed to an increase fire risk. Fires cannot be avoided at all times and have caused considerable damage in the past, even total losses. Hence, prevention of initiation and propagation of fires is of utmost importance in a densely built-up historic urban core with narrow roads. Quedlinburg does not have a distinct fire protection strategy, but various protection instruments and procedures are already successfully applied. In addition, further improvements of fire protection are aspired. The following instruments and procedures are already in use or under consideration in order to protect the World Heritage:

- implementation of the provisions of the Building Code Saxony-Anhalt (BauO) relating to fire protection and fire protection requirements to the fire behaviour of building materials and structural components (Art. 14) during approval procedures and implementation of construction measures,



Altetopfstraße
14-21



Am Finkenherd

- prohibition of open fires pursuant to the Hazard Control Ordinance,
- control of locations of waster-paper containers and bulky waste storage,
- working towards improved preventive fire protection (smoke detectors, information for visitors to the city about fire hazards, e.g. through hotels, replacement of obsolete cabling and electrical appliances, etc.),
- prohibition of use of fireworks and pyrotechnics in the City of Quedlinburg; intensification of checks,
- intensification of checks and removal of potential fire hazards during all construction measures or asset surveys,
- assignment of a voluntary fire brigade whose training and qualification is particularly oriented on local conditions; with active training of youth and junior fire fighters and a stock of vehicles and equipment to match the narrow alleys in the city,⁵
- special duty rosters of the fire brigade for properties and institutions in the city exposed to special hazards, fire-fighting plans specifically matched to valuable buildings of the World Cultural Heritage (timber-framed buildings in the historic urban core of Quedlinburg),
- working towards the use of alternative fire-fighting agents in the place of water to minimise damage by water ingress.

The tasks of fire protection pose considerable financial and organisational problems on property owners

6.4 Safeguarding sustainability

Upon its inscription on the World Heritage List Quedlinburg undertook to develop sustainable operational strategies for the World Heritage. The Guidelines for the Implementation of the World Heritage Convention prescribe sustainable operation of the World Heritage. Operation must not have any disadvantageous impacts on the outstanding universal value, integrity and/or authenticity of the assets. The principle of sustainability which has been adopted by numerous states as guiding principle for their decisions and actions since the Rio de Janeiro UN Conference in 1992 means that future generations shall have the same opportunities for a fulfilled life as current generations ('intergenerational justice'). Simultaneously, opportunities shall be distributed fairer for people living today.

For the implementation of the sustainability principle, → Agenda 21 was developed as a worldwide action programme which reaches through working groups and a large variety of projects to rural district and municipal levels (Local Agenda 21).

The initial strong focus on ecological aspects of the guiding principle for sustainable development was later extended to other areas. The principle is typically implemented in three dimensions (action levels): ecological, economic and social dimensions which may be partially complemented by a political-institutional and cultural dimension. Those areas can be deemed to be an interacting system. Quedlinburg's World Heritage Management Plan ensures comprehensive sustainability through various inter-related fields of action. Ongoing monitoring and taking of counteractions in case of undesirable developments also means acting in a sustainable manner.

All measures towards conservation and development of the World Heritage that are outlined in the action concept are designed for a high level of future-orientation and are thus sustainable – both individually and in the aggregate. Exemplary measures in this respect include small-footprint settlement development, intensification of pedestrian, bicycle and public transport use and World Heritage-compatible energy saving measures at buildings. Other aspects beside conservation of architectural testimonies, such as improvement of the living conditions of people living and working in the World Heritage area and protection of nature and the environment, play a similarly important role.

Continual monitoring includes also ongoing reviews of sustainability of World Heritage management. Potentially non-sustainable projects have a threat potential for the World Heritage and are discussed among the World Heritage coordination and harmonisation groups.



Hohe Straße,
southward view

6.5 Dissemination and education

Its status as a World Heritage City obliges Quedlinburg to work in conjunction with the federal state, national authorities and the wider public, and at the same time disseminate the global protection requirements of UNESCO.

Relevant dissemination and education activities have been initiated where active involvement (→ Participation) play a vital role. The areas of action 'Dissemination and education – Knowing, understanding and communicating the World Heritage Quedlinburg' and 'Tourism and Culture – Experiencing the World Heritage' (see Chap. 5) are closely interacting. Entertaining staging of a cultural event in the World Heritage area may serve dissemination of the nominated property with the same effect as professional symposium on redevelopment of listed historic buildings.

Dissemination and education activities may be composed of six components:

Interaction of World Heritage management and stakeholders

The World Heritage Co-ordinator has provided Quedlinburg with an important instrument at the intersection between the public and administration. The World Heritage Co-ordinator is involved in co-operation with the administration and other institutions in all activities related to dissemination and education. The World Heritage Co-ordinator maintains contacts to significant stakeholders in the city and assists in the preparation and hosting of coordination groups, such as the culture group (see above), which is a vehicle for ensuring participatory actions. The formation of networks shall be particularly supported.

World Heritage information point and information system

The point of contact to be established will be a central information point with a salient design, freely accessible facility with offers relating to the World Heritage which will provide comprehensive information about Quedlinburg, and the guidelines of the UNESCO World Heritage Convention. The World Heritage information point is the starting point of an information, guidance and orientation system in public space. Its guide signs and information boards will be supplemented by digital visitor guidance options (Smartphone). The signage and orientation system will not be restricted to the World Heritage area. Presentation boards pointing to the UNESCO World Heritage will be put at the train station and at main roads in the city's surroundings. Further information shall be provided at the gateways to the World Heritage area (often identical with former city gates).

Publications and Internet presence

All World Heritage publications will appear in a matching design layout (→ Corporate design). The World Heritage Quedlinburg shall have a high recognition effect as a brand in brochures, flyers, on information boards and on the Internet. Also exhibitions will use the



Hohe Straße,
northward view

same design layout. Thematic exhibitions are an efficient crowd-puller and enable a stimulating entrance to the World Heritage theme (potentially also as permanent exhibition in the World Heritage information point).

A unique Internet presentation is of central importance for dissemination of the World Heritage, in particular at the national and international levels. Such presence will bundle all essential information: the World Heritage in texts and pictures, contact persons and interesting events, downloads of World Heritage documents and maps and links to key institutions and stakeholders. Linking the city's Website to relevant Websites of the rural district, the federal state, the federal government and UNESCO to the homepage of the World Heritage Quedlinburg is also planned.

Monument at
GutsMuth-Platz



The Internet presentation and other publications will be bilingual (German/English).

Education and enhancing the professional profile

Education related to the World Heritage shall start at an early age. The City of Quedlinburg will develop programmes for children and adults. Schools will be involved and cooperation with the adult education program Volkshochschule Harz is planned. Themed guided tours are already very popular, e.g. 'Traces of Ottonians', timber-framed city, city wall or Münzenberg Hill.

The unique feature of Quedlinburg in historically accurate preservation and development of historic buildings shall also become a theme of World Heritage dissemination and part of the economic and touristic profile of the city. The German Centre of Timber-Framed Structures as a forum of knowledge exchange has already been established in the World Heritage area. This facility shall be supported in the long term with adequate personnel and material resources. Further planned measures to enhance the city's profile include targeted support of Middle Ages research, hosting of events and lectures for professionals and the broad public at regular intervals, support of a 'Master school for old craftwork techniques' and intensification of professional exchange with other cities with a medieval core (potential themes include historically accurate refurbishment, business development, financing).

The City of Quedlinburg intends to step up internationalisation of the World Heritage not only in terms of publications and its Internet presence but also in communication with international visitors. Planned are, e.g., courses for visitor guides, hotel staff or people engaged in a trade or business as well as intensification of contacts with similarly structured World Heritage cities in Europe.

Participation

The appointment of a World Heritage Co-ordinator as a central contact person, the World Heritage information point, publications and events are major elements of citizens' involvement (participation). In order to achieve continuity of those efforts it is planned to host at regular intervals public information events about the current stage of World Heritage protection, scheduled special projects or planning programmes where suggestions and criticism by citizens can be discussed. The Kreisvolkshochschule Harz will organise and host lectures about the World Heritage, the WMP and assigned sub-projects in Quedlinburg at regular intervals. Frequent press releases shall also contribute to keep up interest in the World Heritage.

Activities with great public appeal

One key task of dissemination of the World Heritage is to achieve the highest possible broad effect. This requires planning and presenting World Heritage knowledge in an accessible way. An annual programme with recurring highlights – matched to organisational and financial resources of the city – will help to sensitise and advertise the World Heritage in an entertaining manner. Potential main attractions include World Heritage Days, Open Monument Days, guided tours of construction sites as show sites ('SchaustelleBaustelle') or 'World Heritage Explorations' which follow alternating routes and inform about planning programmes and forthcoming projects and link such tours to cultural events.

Safeguarding of a high, historically accurate design quality for buildings and open spaces can be supported, e.g. through recording and public presentation of exemplary project implementations ('Good Practice' collection) or awarding a prize to exceptionally well-chosen measures in a competition ('Building of the Year').



**Schachtbrunnen
at Blasiiikirche**

- 1 Art. 171 Guidelines for Implementation of the Convention Concerning the Protection of the World Cultural and Natural Heritage.
- 2 cf. Stralsund Resolution '40 years UNESCO World Heritage. Intensification of Germany's contribution to conservation of the world cultural and natural heritage', full text at: www.unesco.de.
- 3 cf. Agreement between the Association of the State Monument Conservators in the Federal Republic of Germany (VdL) and the German ICOMOS National Committee on cooperation in monitoring of German World Heritage sites, dated 10 April 2012, full text at: www.icomos.de.
- 4 cf. Guidelines for Implementation of the Convention Concerning the Protection of the World Cultural and Natural Heritage, Art. 199 – 207.
- 5 Organisation and tasks of voluntary fire brigades are formalised in their own statutes.

Carving
at Pölle 32



Annex

△ Legal bases

International Conventions

‘Convention for the Protection of Cultural Property in the Event of Armed Conflict’ (The Hague Convention), ratified on 11.08.1967 by the Federal Republic of Germany (Federal Law Gazette II 1967 p. 1233 and 1971 p. 1025).
www.unesco.de/haager-konvention.html

‘International Charter on the Conservation and Restoration of Monuments and Sites’ (Venice Charter), approved in May 1964 by the II International Conference of Architects and Technicians of Historic Monuments, adopted by ICOMOS in 1965.
www.bda.at/documents/455306654.pdf

‘Charter on Historic Gardens’ (Florence Charter), adopted on 21.05.1981 by the International Committee for Historic Gardens ICOMOS-IFLA, registered by ICOMOS on 15.12.1981
www.bda.at/documents/566358092.pdf

‘UNESCO Convention Concerning the Protection of the World Cultural and Natural Heritage’ (World Heritage Convention), adopted on 23.11.1972 in Paris, ratified by the Federal Republic of Germany on 23.11.1976.
www.unesco.de/welterbekonvention.html

‘Guidelines for Implementation of the Convention Concerning the Protection of the World Cultural and Natural Heritage’ in the German version of 2008 (WHC 08/01), see also ‘Welterbe-Manual. Handbuch zur Umsetzung der Welterbekonvention in Deutschland’, published by Deutsche UNESCO Kommission e.V. Bonn 2009
www.unesco.de/fileadmin/medien/Dokumente/Welterbe/WE_Richtlinien.pdf

‘Convention for the Protection of the Architectural Heritage of Europe’ (Granada Convention), adopted on 03.10.1985, entered into force on its publication on 02.10.1987 (Federal Law Gazette II p. 622).
www.dnk.de/International/n2370

‘Charter on the Conservation of Historic Towns and Urban Areas’ (Washington Charter), adopted in 1987 by the IX ICOMOS General Assembly in Washington (cf. ICOMOS Information 2).
www.dnk.de/International/n2370

German national legislation

‘German Construction Code’ (BauGB) of 23.09.2004 (Federal Law Gazette I p. 2414), last amended by Article 1 of the Code of 22.07.2011 (Federal Law Gazette I p. 1509).
www.gesetze-im-internet.de/bbaug/

‘Federal Spatial Planning Act’ (ROG) of 22.12.2008 (Federal Law Gazette I p. 2986), last amended by Article 9 of the Code of 31.07.2009 (Federal Law Gazette I p. 2585).
www.gesetze-im-internet.de/rog_2008



Construction work in Weingarten area, in 2012

'Act on Nature Protection and Landscape Conservation (Federal Nature Conservation Act)' (BNatSchG) of 29.07.2009 (Federal Law Gazette I p. 2542), last amended by Article 3 of the Code on 28.07.2011 (Federal Law Gazette I p. 1690).
www.gesetze-im-internet.de/rog_2008/

'Environmental Impact Assessment Act' of 24.02.2010 (Federal Law Gazette I p. 94), last amended by Article 5 Para. 15 of the Act on 24.02.2012 (Federal Law Gazette I p. 212).
www.gesetze-im-internet.de/bundesrecht/uvpg

'Income Tax Act' (EstG) of 08.10.2009 (Federal Law Gazette I p. 3366, 3862), last amended by Article 7 of the Act on 22.06.2011 (Federal Law Gazette I p. 1126).
www.gesetze-im-internet.de/estg
 Federal state legislation and regulations

'State Planning Act Saxony-Anhalt' (LPIG) of 28.04.1998 (Law and Ordinance Gazette LSA 1998 p. 255), last amended on 19.12.2007 (Law and Ordinance Gazette LSA 2007 p. 466).
www.landesrecht.sachsen-anhalt.de

'Ordinance on the State Development Plan Saxony-Anhalt' (LEP) of 16.02.2011 (Law and Ordinance Gazette LSA 2011 p. 160) pursuant to Art. 5 Para. 3 clause 1 State Planning Act of the Federal State of Saxony-Anhalt of 28.04.1998 (Law and Ordinance Gazette LSA p. 255), last amended by the Act on 19 December 2007 (Law and Ordinance Gazette LSA p. 466).
www.landesrecht.sachsen-anhalt.de

'Regional Development plan for planning region Harz' (REP Harz), adopted on 09.03.2009, approved by the Supreme State Planning Authority on 21.04.2009.
www.regionale-planung.de/harz

'Integrated Rural Development Concept for the Region Harz' (ILEK Harz), prepared by ABRAXAS Büro für kreative Leistungen on behalf of Rural District Quedlinburg. Weimar 2006.
www.kreis-hz.de/de/ilek.html

'Building Code Saxony-Anhalt' (BauO LSA) of 20.12.2005 (Law and Ordinance Gazette LSA 2005 p. 769), last amended by Art. 38 Para. 2 of the Code on 10.12.2010 (Law and Ordinance Gazette LSA pp. 569, 577).
www.landesrecht.sachsen-anhalt.de

'Heritage Management Act of the Federal State of Saxony-Anhalt' (DenkmSchG) of 21.10.1991 (Law and Ordinance Gazette LSA p. 368), last amended by Art. 2 of Third Investment Easement Act on 20.12.2005 (Law and Ordinance Gazette LSA p. 769).
www.lsa.de/denkmalenschutzgesetz

'Nature Conservation Act Saxony-Anhalt' (NatSchG LSA) of 10.12.2010 (Law and Ordinance Gazette LSA 2010 p. 569).
www.landesrecht.sachsen-anhalt.de

△ Literature and planning documentation

World Heritage and World Heritage Management Plan

‘Managementpläne für Welterbestätten. Ein Leitfaden für die Praxis’, published by Birgitta Ringbeck. Bonn 2009

‘Quedlinburg – Stätte deutscher Geschichte; Denkmal der Stadtbaukunst’, UNESCO Welterbeantrag. Quedlinburg 1993

‘Welterbe-Manual. Handbuch zur Umsetzung der Welterbekonvention in Deutschland’, published by Deutsche UNESCO Kommission e.V. Bonn 2009

‘Welterbe Quedlinburg’, monumente edition, edited by German Foundation for Monument Protection. Bonn 2007

‘Weltkulturerbe’, Revitalisierungskonzept der Stadt. Quedlinburg 1995

‘Weltkulturerbestadt. World Heritage City’, edited by City of Quedlinburg. Quedlinburg 1996

Municipal statutes and ordinances

Partially accessible via the Website www.quedlinburg.de (please, use the search function).

‘Hazard Control Ordinance’ (of the City of Quedlinburg relating to averting hazards from traffic obstructions and risks from planted vegetation, disturbing noise, keeping of pets, open fires in open spaces, entering iced-over areas and defective numbering of houses), adopted on 18.12.2002 (published on 17.01.2004), last amended on 25.10.2007 (published on 24.11.2007).

‘Local building regulation on design of physical structures and advertising displays in Old Town Quedlinburg’ (Design Statutes), in the valid version of 18.12.2003 (published on 31.12.2003) pursuant to Art. 6 GO LSA and Art. 90 Para. 1 No. 1 BauO LSA in the version des Articles 1 of the Act on Easement of Building Laws in Saxony-Anhalt of 09.02.2001 (Law and Ordinance Gazette LSA p. 59). Last amended on 19.02.2004 (published on 17.07.2004), pursuant to Article 1 of the Code of 13.08.2002 (Law and Ordinance Gazette LSA p. 358) and Article 5 of the 2nd Act on Easement of Investments in the State of Saxony-Anhalt (Law and Ordinance Gazette LSA p. 162).

111

Road works at Stiftsberg Hill, in 2012



‘Statutes for the conservation area Quedlinburg city centre’ (Conservation statutes), in the valid version of 01.12.2011 (published on 28.01.2012) pursuant to Art. 6 Para. 1 GO [Municipalities Code] LSA in the version of the notification on 10.08.2009 (Law and Ordinance Gazette LSA p. 383), last amended by Art. 20 Para. 1 of the Act of 20.01.2011 (Law and Ordinance Gazette LSA p. 14) and Art. 172 Para. 1 BauGB in the version of the notification on 23.09.2004 (Federal Law Gazette I p. 2412), last amended by Article 4 of the Code of 12.04.2011 (Federal Law Gazette I p. 619).

‘Statutes for the voluntary fire brigade of the City of Quedlinburg’ (Fire Brigade Statutes), adopted on 11.10.2001 (published on 09.11.2001) pursuant to Art. 6 and 44 GO LSA of 05.10.1993 (Law and Ordinance Gazette LSA p. 568), last amended by Article 2 of Act on Municipal Business Law of 03.04.2001 (Law and Ordinance Gazette LSA p. 136) in conjunction with Art. 1, 2 and 8 BrSchG of 07.06.2001 (Law and Ordinance Gazette LSA No. 22/ 2001).

‘Statutes on the redemption amount for not executed necessary car parking spaces’ (Redemption Statutes), adopted on 27.02.1992 (published on 05.05.1993) pursuant to Art. 5, 21 and 35 of the Municipal Code of 17.05.1990 (Law and Ordinance Gazette I No. 28 p. 255) and Art. 49 Para. 6 BauO of 20.07.1990 (Law and Ordinance Gazette I No. 50 p. 929). Adjusted to Euro Statutes on 19.04.2001 (published on 19.12.2001), last amended on 26.08.2004 (published on 04.09.2004).

‘Statutes on special uses in cross-town links and in municipal roads’ (Special Use Statutes), adopted on 02.03.1995 (published on 15.03.1995 and on 19.04.2001) pursuant to Art. 6 GO LSA of 05.10.1993 (Law and Ordinance Gazette LSA p. 568) in conjunction with Art. 18 Para. 1 and Art. 50 Para.1 No. 1 StrG LSA of 06.07.1993 (Law and Ordinance Gazette LSA No. 30/1993 p. 334) as well

as Art. 8 FStrG of 01.10.1974 (Federal Law Gazette I p. 2414), in the latest valid versions. Adjusted to Euro Statutes on 19.04.2001 (published on 19.12.2001).

‘Statutes on urban design refurbishment measure in the city centre pursuant to Art. 142 Para. 1 BauGB’ (Refurbishment Statutes), in the valid version of 16.02.2012, pursuant to Art. 6 Para. 1 GO [Municipalities Code] LSA in the version of the notification on 10.08.2009 (Law and Ordinance Gazette LSA p. 383), last amended by Art. 20 Para. 1 of the Code of 20.01.2011 (Law and Ordinance Gazette LSA p.14) and Art.142 BauGB in the version of the notification on 23.09.2004 (Federal Law Gazette LSA p. 2414), last amended by Article 1 of the Code of 22.07.2011 (Federal Law Gazette I p. 1509)

‘Statutes on necessary car parking spaces (Car Parking Space Statutes) of the City of Quedlinburg as local building regulation’, adopted on 26.08.2004 (published on 04.09.2004) pursuant to Art. 90 Para. 1 No. 8 in conjunction with Art. 90 Para. 5 and Art. 53 in the version effective from 01.03.2004 in



BauO LSA of 09.02.2001 (Law and Ordinance Gazette LSA p. 50), last amended by Article 5 of the Code of 16.07.2003 (Law and Ordinance Gazette LSA p. 158) and in conjunction with Art. 6 and 44 GO LSA of 05.10.1993 (Law and Ordinance Gazette LSA p. 568)

Municipal expert opinions and planning programmes

Land-use plans: currently, there are no land-use plans formalised or in preparation in the World Heritage area or the buffer zone.

‘Heritage Management Plan’ (DPP), prepared by Rittmannsperger + Partner on behalf of the City of Quedlinburg and the State Administration Office Saxony-Anhalt. Quedlinburg 2012

‘Development model area utilisation’, prepared by Büro STADT+DORF on behalf of the City of Quedlinburg. Quedlinburg 2003

‘Zoning plan’ (FNP), prepared by Planning Group Professor Laage on behalf of the City of Quedlinburg and adopted on 07.05.1998, pursuant to Art. 3 Para. 2 BauGB, based on Art. 1 Para. 3 Federal Building Code in the version of 08.12.1998 (Federal Law Gazette p. 2253), last amended by EVetrG of 23.09.1990 (Federal Law Gazette II p. 885).

‘Design Manual Quedlinburg’, prepared by ARGE Stadtgestalt Quedlinburg in Cooperation with BauBeCon and the City of Quedlinburg. Quedlinburg 2000

‘Integrated Urban Development Concept 2012’ (ISEK), prepared by ARGE Westermann und Wallraf on behalf of the City of Quedlinburg. Quedlinburg 2012

‘Cultural Guidelines 2012’, prepared by Project M GmbH on behalf of the City of Quedlinburg. Quedlinburg 2012

‘Landscape Plan’, prepared by Architektengruppe Lepère und Partner on behalf of the City of Quedlinburg. Quedlinburg 1994

‘Prospects of retail trade development in Quedlinburg. Development prospects under special consideration of tourism and urban refurbishment’, prepared by Dr. Lademann & Partner Gesellschaft für Unternehmens- und Kommunalberatung mbH on behalf of the City of Quedlinburg. Hamburg 2004

‘Urban Development Framework Plan’, prepared by Anke Deeken + Klaus von Ohlen GbR, Ingenieurgesellschaft Schnüll Haller und Partner on behalf of the City of Quedlinburg and BauBeCon Sanierungsträger GmbH, adopted on 10.04.2008.

‘Strengths-Weaknesses-Potentials of Quedlinburg’, Documentation by dwif-Consulting GmbH, presented at Citizens Workshop on 07.10.2011. Quedlinburg 2011

‘Tourism concept’, prepared by Projekt M GmbH on behalf of the City of Quedlinburg. Quedlinburg 2012

‘Traffic Concept City Centre’, prepared by Ingenieurgesellschaft Schnüll, Haller und Partner in cooperation with the City of Quedlinburg. Quedlinburg 2004

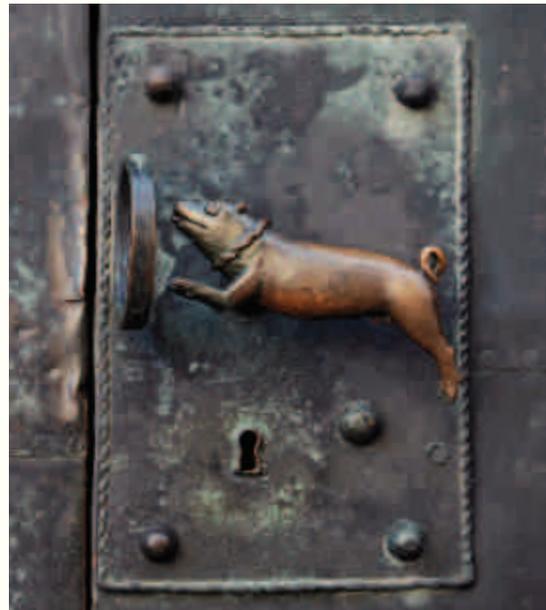


Road signs with explanations

left:
Banister in Heiligen-
geiststraße 13
Photo: Rosi Radecke



right:
Door handle
at main portal of
St. Servatius Church,
depicted as a swine
(ones weaker self)



'Housing market analysis and forecast 2020', prepared by GEWOS Institut für Stadt-, Regional- und Wohnforschung GmbH. Hamburg 2007

'Die Stiftskirche St. Servatii zu Quedlinburg. Geschichte ihrer Restoration und Ausstattung' by Klaus Voigtländer. Berlin 1989

'Festschrift 1000 Jahre Markt-, Münz- und Zollrecht Quedlinburg', Quedlinburg 1994

'Geschichte Quedlinburgs vom 14. bis 16. Jahrhundert', Lecture given on 12.02.2010 by Dr. Thomas Wozniak – unpublished

**The World Heritage area –
A review of 1100 years of history**

'Heinrich der I. in Quedlinburg' by Joachim Ehlers. In Gerd Althoff / Ernst Schubert (Eds.): 'Herrschaftspräsentationen im ottonischen Sachsen (Vorträge, Forschungen).' Sigmaringen 1998

'Archäologie und Bauforschung, Verborgenes Mittelalter', edited by City of Quedlinburg in Cooperation with BauBeCon Sanierungsträger GmbH
Liste der Findbücher im Landeshauptarchiv Sachsen-Anhalt by Erik Richter. s.l., 2011

Liste der Findbücher im Landeshauptarchiv Sachsen-Anhalt by Erik Richter. s.l. 2011

'Chronik der Stadt Quedlinburg vom ehemaligen Quedlinburger Bürgermeister Johann August Donndorf (1777 – 1837) from the years 1800 – 1832', Transcription by Erik Richter. s.l., no date
Liste der Herrscheraufenthalte by Dr. Bernd Schütte. s.l., no date

Liste der Herrscheraufenthalte by Dr. Bernd Schütte. s.l., no date

'Denkmalverzeichnis Sachsen-Anhalt. Band 7.1, Landkreis Quedlinburg / Stadt Quedlinburg', edited by State Office for Heritage Management Saxony-Anhalt. Halle, Fliegenkopfverlag, 1998

Literaturliste Hochmittelalter by Dr. Bernd Schütte. s.l., no date

Objektbezogene Literaturliste by Dr. Thomas Wozniak. s.l., 2010

'Deutscher Historischer Städteatlas' Band 1 Quedlinburg, edited by Institut für vergleichende Städtegeschichte. Münster, Ardey-Verlag, 2006

'Pfalz und Stift Quedlinburg. Zum Problem ihrer Zuordnung unter den Ottonen' by Josef Fleckenstein. Göttingen 1992

Quedlinburg als Erinnerungsort deutscher Geschichte' by Dr. Bernd Schütte – unpublished

'Quedlinburg als Gedächtnisort der Ottonen. Von der Stiftsgründung bis zur Gegenwart' by Dr. Doris Bulach in Zeitschrift für Geschichtswissenschaft 48. 2000

'Quedlinburg im hohen Mittelalter' by Dr. Bernd Schütte. s.l. 2010 – unpublished

'Quedlinburg. Das städtische Denkmal und seine Fachwerkbauten' by Hans-Hartmut Schauer. Berlin 1990

'Quedlinburg. Fachwerkstadt, Weltkulturerbe' by Hans-Hartmut Schauer. Berlin 1999

'Quedlinburg. Königspfalz – Reichsstift – Markt' by Ulrich Reuling. In: 'Deutsche Königspfalzen' by Lutz Fenske. Göttingen 1996

'Quedlinburger Annalen. Heimatkundliches Jahrbuch für Stadt und Region Quedlinburg', Quedlinburg 1998 – 2011

'Saatzucht in Quedlinburg. Ein Dialog mit der Geschichte von den Anfängen bis zur Gegenwart' by Helmut Gäde. Quedlinburg 2003

'Stätten sächsischer Kaiser' by Ernst Schubert. Quedlinburg 1990

Übersicht katalogisierter Diapositive, Archives of the State Office for Heritage Management and Archaeology, Halle 2009

Übersicht katalogisierter Dokumente, Archives of the State Office for Heritage Management and Archaeology, Halle 2009

Übersicht katalogisierter Pläne, Archives of the State Office for Heritage Management and Archaeology, Halle 2009

'Vom Stadtplan zum Besitzer', Lecture given on 11 September 2010 in Quedlinburg by Dr. Thomas Wozniak – unpublished

'Welterbe-Management-Plan Quedlinburg, Geschichte Modul 1. Kommentierte Literaturliste zu Quedlinburg Stadt- und Baugeschichte' by Dr. Thomas Wozniak. 2001– unpublished

Zusammenfassung der Forschungsergebnisse der Historiker by Erik Richter. 2012– unpublished

Further reading: see 'Deutscher Historischer Städteatlas' (Band 1 Quedlinburg) as well as 'Denkmalpflegeplan'



Relievos at Kirche am Hospital (left) and at Steinbrücke (right)

Further literature

'Bevölkerungsstudie für die Stadt Quedlinburg bis zum Jahr 2030', prepared by Dipl. Geograph Bastian Schneider on behalf of the City of Quedlinburg. Quedlinburg 2004

'Bürgerbeteiligungsverfahren in schrumpfenden Städten', Diploma thesis by Anja Menzel. Berlin 2010

'Denkmalpflege in schrumpfenden Städten – Die Auswirkungen von Stadtschrumpfung, Stadtumbau Ost und Gesetzesänderungen im Denkmalrecht des Landes Sachsen-Anhalt von 2001 – 2004 und städtebauliche Denkmalpflege am Beispiel der Stadt Quedlinburg', Master's thesis by Katrin Kanus. Dessau 2006

'Erfassung, Dokumentation und Bewertung bestehender Planungen im Rahmen der Grundlagenermittlung für den Welterbemanagementplan Quedlinburg', Report delivered by Dr. Insa Christiane Hennen and M. Sc. Katrin Kanus-Sieber. Harmonised version dated 30.06.2010 – unpublished

'Internationale Bauausstellung Stadtumbau Sachsen-Anhalt 2010. Quedlinburg – Perspektive Weltkulturerbe', edited by Ministry of Regional Development and Transport of the Federal State of Saxony-Anhalt. 2010

'Realisierungswettbewerb Marktplatz', Documentation, edited by of the City of Quedlinburg. Quedlinburg 2011

'Wirtschaftsfaktor Tourismus – Die Auswirkungen des Tourismus auf die Stadt Quedlinburg', Diploma thesis by Nicole Conrad. Wernigerode 2007

'World Heritage Site – Designation as a Factor of Change and Development: A Case Study of Quedlinburg, Germany, 1990 –2003', Master's thesis by Uta Klimpke. Cottbus 2004



Coat of Arms at the
Town Hall



Detail at entrance portal of dwelling Wordgasse 4 (built 1567) with crest of the von Plotho family

△ Key institutions and stakeholders

The following institutions and stakeholders are actively engaged in the conservation and further development of the World Heritage in general and specifically the World Heritage site in Quedlinburg:

International level

UNESCO World Heritage Committee

World Heritage Centre
7, place de Fontenoy
75352 Paris 07 SP, France
whc.unesco.org
wh-info@unesco.org

ICOMOS International

49-51, rue de la federation
75015 Paris, France
www.icomos.org
secretariat@icomos.org

German federal level

Ständige Konferenz der Kultusminister der Länder in der Bundesrepublik Deutschland (Kultusministerkonferenz) [Standing Conference of the Ministers of Education and Cultural Affairs of the Länder in the Federal Republic of Germany (KMK)]

Taubenstraße 10
10117 Berlin
www.kmk.org
poststelle@kmk.org
Phone: +49-(0)30 / 254 184 99

Deutsches Nationalkomitee f. Denkmalschutz [German Committee for Heritage Protection]

Graurheindorfer Straße 198
53117 Bonn
www.dnk.de
Phone: +49-(0)228 / 996 813 554

Deutsches Nationalkomitee von ICOMOS [German National Committee of ICOMOS]

Maximilianstraße 6
80539 München
www.icomos.de
icomos@icomos.de
Phone: +49-(0)89 / 242 237 84

Deutsche UNESCO Kommission e.V.

Colmantstraße 15
53115 Bonn
www.unesco.de
sekretariat@unesco.de
Phone: +49-(0)228 / 604 970

UNESCO Welterbestätten Deutschland e.V.

Kornmarkt 5
06484 Quedlinburg
www.unesco-welterbe.de
info@unesco-welterbe.de
Phone: +49-(0)3946 / 811 253

State of Saxony-Anhalt

Kultusministerium d. Landes Sachsen-Anhalt

Oberste Denkmalbehörde
[Ministry of Education and Cultural Affairs of the Federal State of Saxony-Anhalt Supreme Heritage Authority]
Turmschanzenstraße 32
39114 Magdeburg
www.mk.sachsen-anhalt.de
poststelle@mk.sachsen-anhalt.de
Phone: +49-(0)391 / 567 01



**Ministerium für Landesentwicklung und
Verkehr des Landes Sachsen-Anhalt**
[Ministry of Regional Development and
Transport of the Federal State of Saxony-
Anhalt]

Turmschanzenstraße 30
39114 Magdeburg.
www.mlv.sachsen-anhalt.de
poststelle@mlv.sachsen-anhalt.de
Phone: +49-(0)391 / 567 01

**Ministerium für Wissenschaft und
Wirtschaft des Landes Sachsen-Anhalt**
[Ministry of Science and Economic Affairs
of the Federal State of Saxony-Anhalt]

Hasselbachstraße 4
39104 Magdeburg
www.mw.sachsen-anhalt.de
poststelle@mw.sachsen-anhalt.de
Phone: +49-(0)391 / 567 01

Landesverwaltungsamt

Referat Städte- und Wohnungsbauförderung,
Wohnungswesen, Schulbauförderung
[State Administration Office
Division Urban and Housing Development,
Housing, School Development]
Olvenstedter Straße 1-2
39108 Magdeburg
Division head: Ms. Neugebauer
www.lvwa.sachsen-anhalt.de
gabriele.neugebauer@lvwa.sachsen-anhalt.de
Phone: +49-(0)391 / 567 260 6

Obere Denkmalschutzbehörde
Referat Denkmalschutz, UNESCO-
Weltkulturerbe
[Superior Heritage Management Agency
Division Heritage protection, UNESCO World

Cultural Heritage]
Hakeborner Straße 1
39112 Magdeburg
Division head: Ms. Stüwe
www.lvwa.sachsen-anhalt.de
maren.stuewe@lvwa.sachsen-anhalt.de
Phone: +49-(0)391 / 567 253 0

**Landesamt für Denkmalpflege und
Archäologie Sachsen-Anhalt**
Fachbereich Bau- und Kunstdenkmalpflege
[State Office for Heritage Management and
Archaeology Saxony-Anhalt

Department Architectural and Art Heritage
Management]
Richard-Wagner-Straße 9
06114 Halle
State Conservator: Dr. Wendland
www.la-da.de
uwendland@lda.mk.sachsen-anhalt.de
Phone: +49-(0)345 / 524 737 8

Region Harz

Regionale Planungsgemeinschaft Harz
[Regional Planning Association Harz]

Am Schiffbleek 3
06484 Quedlinburg
www.regionale-planung.de/harz
zweckverband.rpgharz@t-online.de
Phone: +49-(0)3946 / 766 355

Landkreis Harz

Dezernat IV, Bau- und Umweltverwaltung,
Abteilung Denkmalschutz
Untere Denkmalschutzbehörde
[Harz Rural District
Department IV, Construction and
Environmental Management,
Unit Heritage Protection
Subordinate Heritage Management Agency]
Friedrich-Ebert-Straße 42
38820 Halberstadt
Unit head: Dr. Schlegel
www.kreis-hz.de
dezernat4@kreis-hz.de
Phone: +49-(0)3941 / 577 296

Stadt Quedlinburg [City of Quedlinburg]

Markt 1
06484 Quedlinburg
www.quedlinburg.de

Fachbereich Bauen [Building Department]

Department head: Mr. Malnati
thomas.malnati@quedlinburg.de
Phone: +49-(0)3946 / 905 700
World Heritage Coordinator: Ms. Kaltschmidt
katrin.kaltschmidt@quedlinburg.de
Phone: +49-(0)3946 / 905 731

Depot Historische Baustoffe [Historic Building Materials Depot]

Magdeburger Straße 12a
06484 Quedlinburg
Contact person: Mr. Schöne
horst.schoene@quedlinburg.de
Phone: +49-(0)3946 / 905 552

BauBeCon Sanierungsträger GmbH

Geschäftsstelle Quedlinburg
Word 3
06484 Quedlinburg
www.baubeconstadtsanierung.de
Contact person: Mr. Plate
kplate@baubeconstadtsanierung.de
Phone: +49-(0)3946 / 779 366

Further stakeholders**Associations, initiatives and interest groups**

The below parties are of particular relevance for the World Heritage:

Bürgerstiftung für Quedlinburg

Postfach 1427
06472 Quedlinburg
www.buergerstiftung-quedlinburg.de
webmaster@buergerstiftung-quedlinburg.de
Phone: +49-(0)3946 / 4420

Förderverein historische Sammlungen Quedlinburg e.V.

PF 1223, 06473 Quedlinburg
www.historische-sammlungen.de/
vorstand@historische-sammlungen.de
Phone: +49-(0)3946 / 905 686

Förderverein St. Wipertikirche

Quedlinburg e.V.
Neuendorf 7
06484 Quedlinburg
www.wiperti.de
thomaswozniak@yahoo.de
Phone: +49-(0)3946 / 915082

Gästeführerverein e.V.

Woltersdorffstraße 6
06484 Quedlinburg
www.gaestefuehrerverein-quedlinburg.de
vorstand@gv-qlb.de
Phone: +49-(0)172 / 9 864 618

Deutsches Fachwerkzentrum e.V. und Jugendbauhütte

Blasiistraße 11
06484 Quedlinburg
www.deutsches-fachwerkzentrum.de
kontakt@deutsches-fachwerkzentrum.de

Kultur- und Heimatverein e.V.

Am Bleicheberg 7
06484 Quedlinburg
www.khv-quedlinburg.de/
arno.schade@khv-quedlinburg.de
Phone: +49-(0)3946 / 781 338

Museumsverein Klosterkirche

auf dem Münzenberg e.V.
Münzenberg 4
06484 Quedlinburg

Wartenverein e.V.

Marslebener Weg 8a
06484 Quedlinburg
www.wartenverein.de
postmaster@wartenverein.de

Werbegemeinschaft historische Neustadt e.V.

Pöikenstraße 3
06484 Quedlinburg
info@antiquariat-gebecke.de
Phone: +49-(0)3946 / 2698

△ Definitions

Agenda

Verbatim: 'things to be done' (from Latin); here: specific action programme with differentiated tasks for whose implementation a certain group has obliged itself

App (application)

Application programmed, particularly for Smartphones or Tablet PCs which can be downloaded online upon demand and installed (e.g. guided virtual tours of the World Heritage)

Archival records

Archived materials; information respectively information media stored, documented and appraised in archives for an unlimited period of time

Accessibility

Design of structural and other physical assets, means of transport, objects of utility, communication devices, etc., in such a manner that they are accessible and usable by people of any age without particular complications and without external help (cf. Art. 4 „Act on Equal Opportunities for Disabled Persons)

Block concept

Redevelopment concept for blocks of buildings (built-up space, enclosed by roads) aimed at improving unfavourable land plot sizes and styles or insufficient lighting of buildings with participation of owners and users

Corporate Design

Uniform appearance of a corporate entity, in this context related to the World Heritage – of texts and imagery on all business documents, publications, Internet presences, etc., in order to enhance the recognition effect (see also: Marketing)

Ladies' convent

Community of women who living together in a convent-like setting without taking vows

Database

here: A component of the Heritage Management Plan in which digital information (data) about land plots and buildings is available related to properties (georeferential), i.e. both current and historic utilisation and condition-related data

Demography

The study of the development and structure of human populations (numeric set-up, age groups, geographic assignment, causes); key variables include birth rate, death rate, migration

120

St. Nikolai Church



Demographic change

Change in the age structure in Germany due to a decline in the birth rate since 1972, causing population decline of certain groups, over-ageing; consequences include increasing housing vacancy, underutilisation of kindergartens and schools, adaptation demand for senior citizen-appropriate dwelling structures

Dendrochronology

here: Dating method to determine the age of a building by annual rings in installed timber elements, used in building research and heritage management

Dominae imperiales

Regency of Adelheid (of Burgundy), Theophanu and Abbess Mathilde emanating from a dispute over the throne after Otto II deceased in 983. The 'imperial ladies' exercised political influence in the place of Otto III who was a minor.

Energy-saving upgrading

Modernisation of a building in order to reduce its energy consumption; related measures comprise thermal insulation of the roof, facade, cellar and windows as well as optimisation of the heating system

Ensemble

here: Group of individual buildings whose arrangement or design provides an outstanding appearance and evoke a need for special protection

Entranceway

here: Entrance situation of the city, such as access roads, gateway situations formed by buildings, train station, etc.

Garrison

Location for permanent accommodation of military agencies or troops

**ICOMOS**

International Council on Monuments and Sites: An international non-governmental organisation which is worldwide engaged in the protection and preservation of monuments, listed building areas and the conservation of cultural heritage, represented in Germany by the National Committee of ICOMOS

MarktKirche
St. Benedikti

Indicator

here: Coefficients or characteristic value which allow for assessing a development in a defined topic within periodic intervals (e.g. statistical population data)

Infrastructure

Comprises all long-lived basic facilities for the residents of a city; here : public infrastructure, which is sub-structured into social infrastructure (e.g. hospitals, kindergartens, schools, museums, police, fire brigade, courts, administration) and technical infrastructure (e.g. energy supply, Internet / telecommunication, all transport routes, garbage disposal, wastewater and drinking water services)

Innovation

Future-oriented renewal, here related to the business location, particularly to enhance adaptability and survivability of companies in the market

Institution

Establishment, authority or organisation which performs certain tasks, mostly in a legally formalised form

Inventory / stocktaking

An accurate and detailed asset register and the preparation of such (e.g. list of monuments)

Cultural landscape

A man-made landscape, sometimes with very species-rich biotopes, such as orchard meadows, heaths, wetlands

Convent

see Ladies' convent

Marketing

A strategic, target-oriented orientation of a business entity – here related to the municipality; objective: enhancing the business success, comprises, inter alia, a strong customer orientation and a uniform, distinctive appearance (see also Corporate Design) with external and internal effects

Mathilde

955-999, a daughter of Otto I and Mathilde 'the holy', was the first abbess on Stiftsberg Hill in Quedlinburg

Mathilde 'the holy'

895-968, was the wife of King Henry I

Middle-level centre

Is a spatial policy term which assigns to Quedlinburg the significance of a 'central city at a middle stage' within a three-stage system which relates to the density and number of provided infrastructures (such as schools, hospitals, doctors, goods supply, etc.)

Monitoring

Recording, observing and supervising of certain processes through analyses at regular intervals in order to reconcile results and exercise controlling interference where required

Network

Cooperation or interaction of various institutions (e.g. associations, initiatives) at a higher level in order to more effectively pursue shared objectives

Otto I (Otto the Great)

912-973, from the house of Liudolfinger

Participation

here: Integration and involvement of residents, business proprietors, property owners or citizens into planning processes

Palatinate

A castle-like structure where courts held by kings and emperors in the Middle Ages

Secular buildings

Buildings for secular purpose, opposite: sacred or religious buildings

Imperial abbey

Abby or monastery which were directly subordinated to the emperor and hence enjoyed numerous privileges and freedoms

Statutes

here: Autonomous legal regulations, such as conservation statutes, refurbishment statutes, design statutes and well as land-use plans, passed within the scope of municipal self-administration rights

Tax assessment register

Register of taxpayers by their place of residence (historic term)

Social Media

Digital media and technologies through which users can directly contact each other, such as Facebook

Foundation

An institution which uses its assets to pursue certain objectives as defined in its statutes or support certain bodies or projects, such as German Foundation for Monument Protection

Suburbium

An outlying settlement or outwork of a castle (here related to the Westendorf)

Synergy

here: Effects of measures which have a positive and strengthening effect on each other

Tentative list

List of national proposals of cultural and natural sites for inscription on the UNESCO World Heritage List

UNESCO

United Nations Educational, Scientific and Cultural Organization, a legally independent organisation

Designated areas

Areas where certain space-defining functions or utilisations have to be given special weight when balancing with competitive space-defining utilisations

Priority locations

Areas for which certain space-defining functions or utilisations are determined which exclude other space-defining utilisations in this area, to the extent that such cannot be reconciled with the priority functions or utilisations

Barbican

A fortification, outer defence of a castle



123

Peace of Westphalia

Peace treaties signed in 1648, putting a final end to the Thirty Years' War. Territorial changes brought the city and the collegial establishment into the ownership of Brandenburg-Prussia in 1698, though acquisition of the hereditary bailiwick

Lange Gasse**Jointure**

In the Middle Ages, an estate settled on a wife for the period during which she survives her husband

Workshop

here: moderated exchange of experience between participants at the same level aimed at developed shared strategies



The following brochures are scheduled for publication in the context of the World Heritage Management Plan:

- 01 World Heritage Management Plan
- 02 World Heritage Site Management Plan
- 03 Heritage Management Plan with Property Vacancy Analysis
- 04 Sightline Analysis
- 05 Urban History and Its Sources
- 06 Integrated Urban Development Concept
- 07 Tourism Concept and Cultural Guidelines
- 08 Stiftsberg Hill. Master Plan for Utilisation and Presentation Development

UNESCO requires all World Heritage Sites to have a management plan in place that explains how the respective outstanding universal value shall be sustained. This present Quedlinburg World Heritage Management Plan – abbreviated to WMP – compiles the results and outcomes of various scientific studies, planning programmes and expert opinions. The WMP defines which structural and intangible values form part of the World Heritage and identifies risks and development opportunities. It defines objectives and key measures relating to preservation and sustainable development of the World Heritage for present-day and future generations.

The WMP commits all stakeholders to make its statements into the basis of their actions. The WMP is the main guide for decisions regarding urban development and advanced planning concepts at municipal, regional and federal state level. However, the WMP is not a rigid action instrument – but rather subject to continual development and updating.

01

WMP



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