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Specialization/profile: -

MASTER'S THESIS

Preserving historical values as a strategy for shaping architecture and landscape of the Kolibki manor and park complex

Title of the thesis: Preserving Manorial Landscapes - a comprehensive strategy illustrated by the Kolibki complex in Gdynia

Title of the thesis (in Polish): Ochrona krajobrazu zespołów dworsko-parkowych - całościowa strategia na przykładzie zespołu Kolibki w Gdyni

Abstract

This master's thesis explores the potential of preserving historical values as a strategic approach to shaping both architecture and landscape, using the Kolibki Manor and Park complex in Gdynia as a case study. The work aims to define a comprehensive protection and revitalization strategy that respects the site's historical character while integrating modern functions and public accessibility. The study begins with a contextual analysis of the complex, tracing its evolution through patrician, royal, aristocratic, and recreational phases. A detailed valorization of key architectural and landscape elements—such as the manor house, stable, mill, greenhouse, and park layout—serves as a foundation for proposing a Cultural Park as a legal and spatial tool for preservation.

The thesis also presents a site-sensitive architectural and landscape design concept, incorporating elements such as a restored Baroque park, revitalized riverside spaces, and commemorative monuments. Emphasis is placed on integrating new cultural functions, promoting digital tourism, and developing an interactive mobile application (KolibkAPP) to enhance public engagement with the site's heritage. Ultimately, the project proposes a model for harmonizing heritage conservation with contemporary urban development in coastal and historically layered contexts.

Streszczenie

Niniejsza praca magisterska podejmuje temat zachowania wartości historycznych jako strategii kształtowania architektury i krajobrazu na przykładzie zespołu dworsko-parkowego Kolibki w Gdyni. Celem pracy jest opracowanie kompleksowej strategii ochrony i rewitalizacji, która uwzględnia historyczny charakter miejsca, a jednocześnie umożliwia jego współczesne wykorzystanie i udostępnienie dla mieszkańców oraz turystów. Praca rozpoczyna się od analizy kontekstu historycznego zespołu, obejmującej jego ewolucję od majątku patrycjuszowskiego, przez królewski i arystokratyczny, aż po funkcję rekreacyjną jako część kurortu orłowskiego. Szczegółowa waloryzacja kluczowych elementów architektonicznych i krajobrazowych – takich jak dwór, stajnia, młyn, czy układ parkowy – stanowi podstawę do zaproponowania utworzenia Parku Kulturowego jako narzędzi prawnego i przestrzennego ochrony.

W dalszej części przedstawiono koncepcję projektową wrażliwą na kontekst miejsca, obejmującą m.in. odtworzenie głównych elementów kompozycji parku barokowego, rewitalizację nadrzecznych terenów przy rzece Swelinie oraz elementy upamiętniające, jak pomnik Obrońców Polski czy dawny Kościół św. Józefa. Szczególny nacisk położono na integrację nowych funkcji kulturowych, rozwój turystyki cyfrowej oraz stworzenie aplikacji mobilnej KolibkAPP, która umożliwia interaktywny kontakt z dziedzictwem miejsca. Projekt stanowi propozycję modelowego połączenia ochrony dziedzictwa z nowoczesnym rozwojem przestrzennym prowadzącym do uzyskania statusu parku kulturowego.

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1. Introduction and main goals of the thesis

1.1 Subject and goal of the project.

The goal of the project is proper shaping of historical architecture and landscape of the Kolibki Manor and Park complex in Gdynia.

1.2 Methodology

The most correct way of achieving the goal of the thesis is to create a right strategy.

Taking into account that the complex has outstanding historical and landscape values, the right strategy must include preserving those values as a method of shaping architecture and landscape within its boundaries, and as a result it could achieve the status of a Cultural Park.

Method of work:

- a) selection and description of the strategy adopted for achieving a specific goal – cultural park
- b) design of the main spatial elements of the cultural park on an spatial and architectural scale

1.3 Localisation and overlook of the Kolibki manor and park complex

Today Kolibki area is a part of Orłowo district in Gdynia - the young city and harbour built from scratch in 1926. Kolibki together with Orłowo were included within the borders of Gdynia in 1935. In that time Kolibki was a manor complex of a rich historic tradition, belonging to Witold Kukowski. From the very beginnings the manor and park complex was located at the banks of the Zatoka Gdańsk, between the Potok Kolibkowski and Swelina river on the border of Sopot.

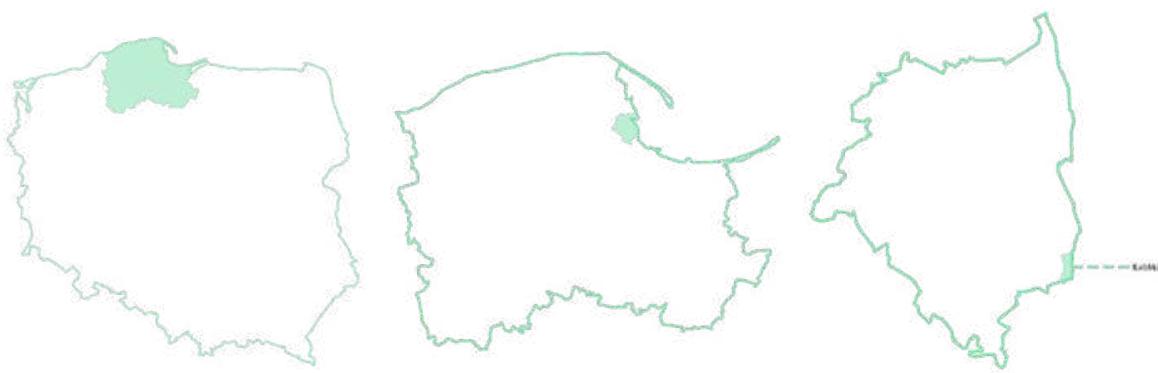


Illustration 1.1 - The localisation of the Kolibki complex in the context of the current Polish administrative borders.

Nowadays the complex contains both historic architecture and a vast park spanning all the way into the city of Sopot. Being one of the most scenic and lush public spaces in the city of Gdynia the complex draws families and sport enthusiasts into its bounds to enjoy all its values including the green fields and forest paths.



Illustration 1.2 - The first view on Kolibki created by Samuel Niedenthal in 1666 AD. Source: Maria Jolanta Sołtysik: Orłowo - the pearl of interwar Gdynia. History and architecture. Gdynia: Alter Ego, 2013

2. Analysis of the historic values of the complex

2.1.1 Patrician and noble estate

XIV century AD - patrician estate

The earliest historical records about Kolibki date back to the beginning of the 14th century, when the land was part of the estate of the noble knight family - Kacki. [Maria Jolanta Sołtysik: Orłowo - the pearl of interwar Gdynia. History and architecture. Gdynia: Alter Ego, 2013]

XV century AD - patrician estate

In the 15th century, the Kolibków estate consisted of a farm and adjacent land of an area approx. 400 ha stretching between the Kacza and Swelina rivers along the shoreline of the Zatoka Gdańsk. [Maria Jolanta Sołtysik: Orłowo - the pearl of interwar Gdynia. History and architecture. Gdynia: Alter Ego, 2013]

XVI century AD - patrician estate

In the 16th century, Kolibki developed economically. The complex included three mills (1 paper mill on the Kacza River and two grain mills - one on the Kacza River and one on the Kolibkowski stream). The complex was directly adjacent to an important trade route from Gdańsk to Puck. [Maria Jolanta Sołtysik: Orłowo - the pearl of interwar Gdynia. History and architecture. Gdynia: Alter Ego, 2013]



Illustration 2.1 - Zannoni Carte De La Pologne - map fragment from 1772 containing trace of the trade route

2.1.2 Royal estate

XVII century AD - royal estate

In the 17th century, Kolibki passed between many owners, undergoing major changes. The patrician families of Heins and Cymembergs, the aristocratic family of Wejters carried out investments, the appearance of which was followed by the construction of the first, baroque residence surrounded by a baroque park layout. In the 80s of the 17th century, through inheritance connections, the complex was obtained by the Sobieski family, including King Jan III Sobieski, who scaled the estate in its entirety. Baroque manor-park settings were introduced to the north of the hornbeam-linden alley introduced eastward, leading from the trail to the sea. [Maria Jolanta Sołtysik: Orłowo - the pearl of interwar Gdynia. History and architecture. Gdynia: Alter Ego, 2013]

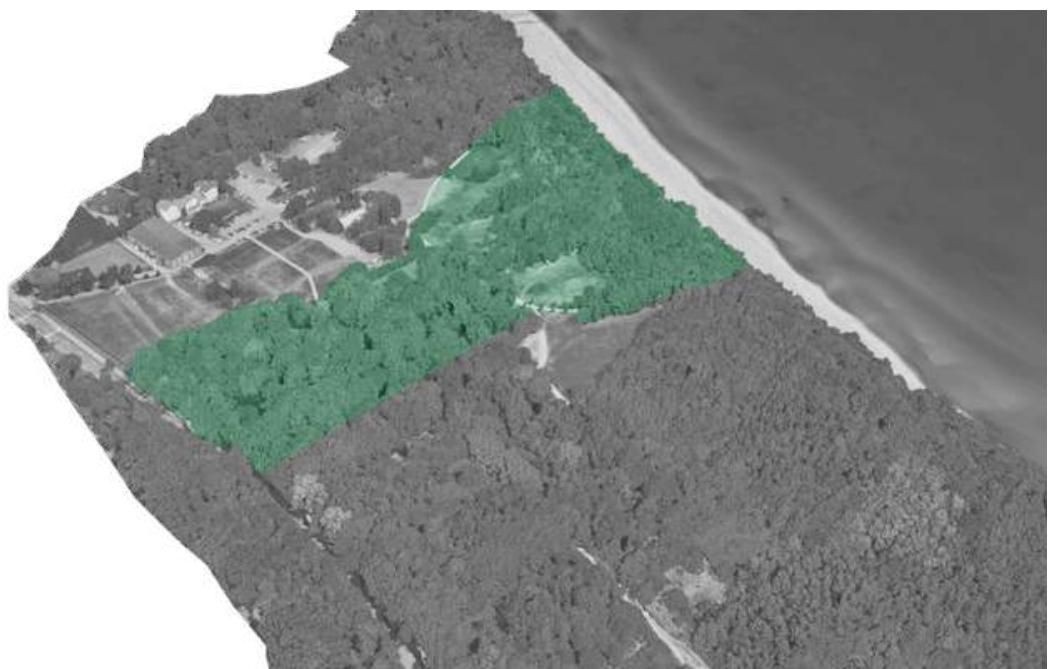


Illustration 2.2 - The localisation of the first Kolibki complex in the context of today's view.



Illustration 2.3 - The layout of the urban axis of the first baroque park..

2.1.3 Aristocratic estate

XVIII century AD - Przebendowski's aristocratic estate

The Przebendowski family contributed in particular to the development of the town by financing the construction of the church, cemetery and hospital, which were an important point in the social and infrastructural development of Kolibki. [Maria Jolanta Sołtysik: Orłowo - the pearl of interwar Gdynia. History and architecture. Gdynia: Alter Ego, 2013]

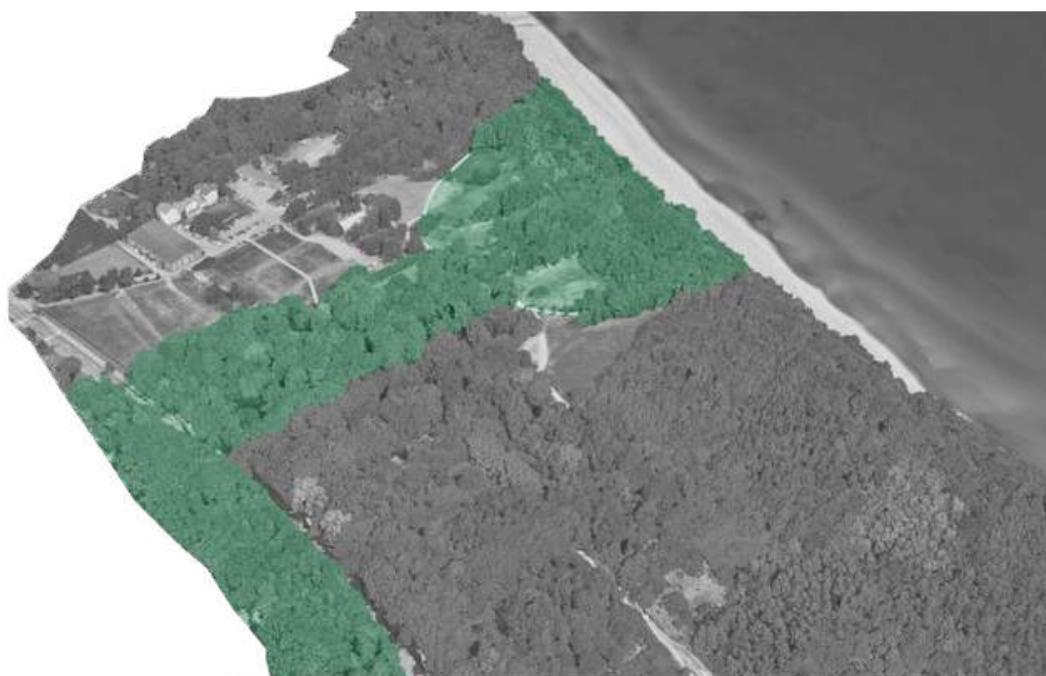


Illustration 2.4 - The approximate bounds of the complex in XIX th century.

XIX century AD - Manns-Neumann and Von Zeits's aristocratic estate

In the 19th century, the estate belonged to the Manns-Neumann family, who significantly expanded it, including by building an impressive stable. The next owners of Kolibki were Count von Zitzewitz and later Witold Kukowski, who undertook the renovation of the manor, restoring it to its former glory. [Maria Jolanta Sołtysik: Orłowo - the pearl of interwar Gdynia. History and architecture. Gdynia: Alter Ego, 2013]

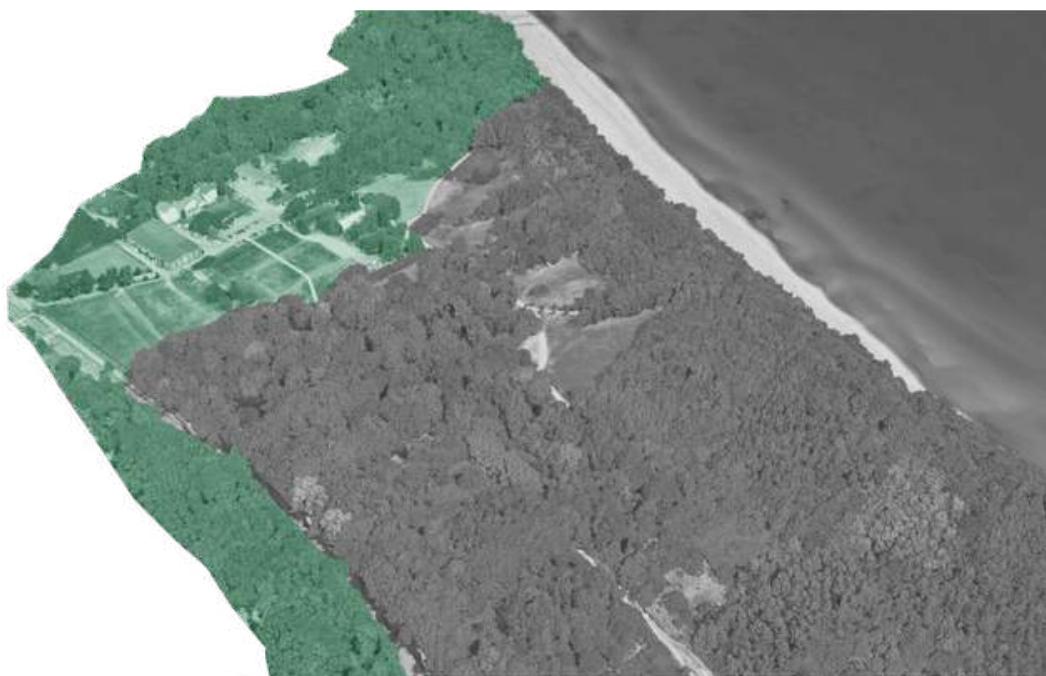


Illustration 2.5 - The approximate bounds of the complex in XX th century.

2.1.4 Aristocratic estate and part of the Orłowo seaside resort

XX century AD - Kukowski's aristocratic estate; during 1940s nationalized

After World War II, the fate of Kolibki was linked to its nationalization by the Polish state, which ended the centuries-old tradition associated with aristocratic families. [Maria Jolanta Sołtysik: Orłowo - the pearl of interwar Gdynia. History and architecture. Gdynia: Alter Ego, 2013]

2.2 Main elements of the historic composition



The historic composition of the Kolibki Manor and Park Complex in Gdynia reveals a layered interplay of Baroque and 19th-century landscape design principles. Central to its Baroque character is the use of axial planning, where historic alleys and routes are arranged along clear sightlines that emphasize symmetry, perspective, and a formal relationship between architecture and nature. These linear axes not only connect key elements of the estate but also guide the visitor's movement and visual experience, reflecting the Baroque ideal of controlled spatial order.

In contrast, the 19th-century modifications introduced more romanticized, naturalistic features curved paths, varied vegetation, and a freer approach to space reflecting a shift toward individual emotional engagement and a more organic interaction with the landscape. This combination of formal axial structure and later picturesque interventions results in a complex historical layering, where the rigor of Baroque design coexists with the expressive, evolving aesthetics of the 19th century.

Illustration 2.6 - Historical composition analysis

2.3 Valorization of the main objects of Kolibki Manor and Park complex

The Kolibki Manor and Park Complex in Gdynia stands as a site of significant cultural and historical value, offering a unique synthesis of architectural and landscape elements that span several centuries. This chapter focuses on the valorization of the main objects within the complex, highlighting their historical relevance, stylistic features, and current state of preservation. Through detailed analysis of the manor house, auxiliary buildings, park layout, and historic communication routes, this section aims to identify and assess the tangible and intangible values that define the site's heritage character.

Special attention is given to the interplay between Baroque axial planning and 19th-century Romantic influences, which together shape the identity and spatial experience of the complex. By examining these elements, the chapter contributes to a broader understanding of the site's evolution and provides a foundation for informed conservation and revitalization strategies.



Illustration 2.7 - Valorization information points as seen on the map

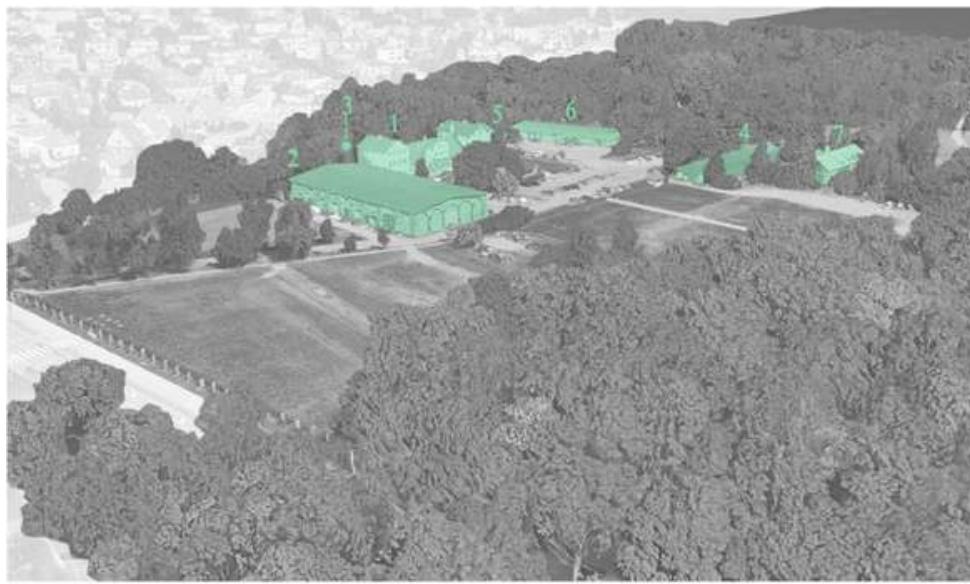


Illustration 2.8 - Valorization information points as seen in the 3D view

2.3.1 Manor house

Manor house (19th century)



Illustration 2.9 - Current manor photography

Bibliography:

-Revalorization project of the manor and farm part of the Kolibki spatial complex in Gdynia, 2008 [prof. Ph.D. engineer arch. Maria Sołtysik, dr hab. engineer arch. Bogna Lipińska, dr inż. arch. Anna Orchowska-Smolinska] -Maria Jolanta Sołtysik: Orłowo – the pearl of interwar Gdynia. History and architecture. Gdynia: Alter Ego, 2013

1. Short history of the manor house:

The current manor house in Kolibki dates back to the first half of the 19th century. However, this is not the first residence on this estate, which dates back to 1383. The first manor house in Kolibki was most likely built in the 16th century, when the estate belonged to a noble family. In the 17th and 18th centuries, the manor served as a summer residence, first for patricians, and then for distinguished aristocratic families, such as the Wejters, Radziwiłłs and Sobieskis. At that time, the manor building was probably located on the eastern side, "on the axis" of the Baroque lodging garden. In the 1720s to 1780s, the estate was owned by the famous Przebendowski family. During the first Prussian partition, the estate often changed owners. It was only in the 1820s to the 1860s In the 19th century, when Aleksander Manns and his heirs became the owners, the ownership situation in Kolibek stabilized. During this period, the construction of the manor house that exists today began to acquire its representative character only after 1918, when Witold Kukowski - an outstanding Pole, patriot, and talented banker - became the owner of the estate. and organizer, and honorary Estonian consul in Gdańsk.

2. Construction phases and style:

The oldest, central part of the current manor house, one-story, was probably built in the first half of the 19th century and initially did not have a representative character. It was a light plastered building on a foundation, partly with a basement, with a high, gable roof with a dormer on the axis. The layout of the building was unusual because it had two equal entrances, as if it were intended for two families. Each part had its own entrance with a hall, and on both sides of the front there was one room. The eastern hall had a more "official" character, which is confirmed by the fact that its floor was paved with two-color Öland limestone in a checkerboard pattern.

In the second half of the 19th century, the wealthy owner of the estate, Wilhelm von Zitzewitz, began expanding the manor. First, in the late 1880s, a two-story eastern wing was added, and later, at the turn of the 19th and 20th centuries, a symmetrically arranged western wing was added. These wings were distinguished by protruding avant-corps - the eastern wing on both sides, front and rear, and the western wing only from the front. In the new parts of the building, mainly on the upper floors, there were rooms rented to summer residents, while the ground floor was used by the owners of the estate.

Both side wings, similar in terms of dimensions and volume, differed, however, in terms of architectural decoration. The eastern wing, four-axial, with strongly projecting roof eaves supported by decorative corbels, had decorative wooden triangular fields in the gable parts under the ridge. The polygonal staircase was separated in the building. The windows had simple architraves supported by a parapet cornice, and on the ground floor they were topped with a classic entablature. The windows on the first floor were decorated with architraves supported on a narrow parapet cornice that ran around the entire building. The attic floor was separated by a cordon cornice, and the three attic windows, much smaller than the others, were closed in a semicircle. The architectural style of this part of the building was characterized by picturesque historicism from the end of the 19th century.

The western wing, also four-axial, had a clearly classicizing form, which was in line with the multi-threaded stylistic convention of 19th-century historicism. The simple shape is topped with a triangular pediment with a large, semi-oval blind in the tympanum field. The windows, similarly to the eastern wing, had simple architraves supported on parapet cornices, topped with a classic entablature on the ground floor and a narrow cornice on the first floor. The attic windows (mezzanine), maintaining the main four-axis rhythm of the facade, were square and supported on a narrow cordon cornice.

The oldest, central part of the manor acquired its present, representative character only in 1924, when Witold Kukowski rebuilt its central layout. Both former middle rooms were connected and enlarged at the front with a three-sided, "bay" shaped wall. A representative main living room was then built with large wooden coffers in the ceiling, which is the stylish pride of the manor. The living room was preceded by a four-pillar, oval veranda, with new, grand entrance stairs to the hall on both sides. There is a balcony above the veranda, accessible from the dormer, enlarged by a three-sided front wall, just like the living room. The porch was topped with a triangular attic wall with a semi-oval, classicist window. The interiors of the rooms on the ground floor, especially the main living room, the eastern living room and other rooms in the eastern wing, were decorated very carefully.

3. Current state:

The manor survived World War II mostly undamaged, although deprived of furniture and any valuable interior items. The Kukowski family was murdered in Piąnica by Wejherowo by the occupier, which left no living heirs in Poland. The estate was nationalized and handed over to a greenery company, and the manor was inhabited by tenants from the lodging house. The external form of the building has been preserved in its general spatial arrangement, but has lost many valuable architectural elements. The interior of the manor house also lost its representative character to a large extent. The building was divided into apartments, which is still visible in its layout. The drawing showing the ground floor plan according to the 1967 inventory largely reflects its current condition. As already mentioned, the movables constituting the interior furnishings of the manor have not survived.

The most valuable preserved interior design elements are:

- coffered ceiling of the main living room
- stone floor in the eastern hall
- Panel doors preserved in several places, the so-called "tall", originally painted in a light color, set in profiled door frames and topped with an entablature with a relief circle in the frieze area (see archival photo of the interior of the "eastern living room" and two other rooms in this part of the manor)
- So-called panel doors "low" (see archival illustration of the interior of the "main living room"), originally in the color of natural wood
- Panel entrance door with fanlight to the hall
- Panel door frame between the extreme room of the central part and the eastern wing in the front part of the manor house
- Windows with a six-field division under the blind, preserved in the eastern wing (from the 19th century)
- Windows with a four-field division under the blind, from the interwar period
- Internal window shutters, preserved in some windows of the eastern wing
- The layout of the stairs, the decoration of the staircase and the entrance to the eastern wing
- Wooden stairs leading to the attic in the middle wing, with a door and a glass-wooden wall

The manor building is entered in the register of monuments under number 849, by the decision of the Provincial Conservator of Monuments of May 11, 1982. It is also protected by the provisions of the local development plan for

part of the Orłowo district in Gdynia, in the area of Zwycięstwa Avenue and Świętopelka Street, adopted by Resolution No. IV/ 48/07 of the Gdynia City Council of January 24, 2007. It is in group A - objects of high cultural value, for which protection of the historic form and substance of the building is required, consisting in preserving the shape and roof of the building unchanged, as well as protecting historic monuments. architectural details, including joinery.

4. Graphic illustrations:

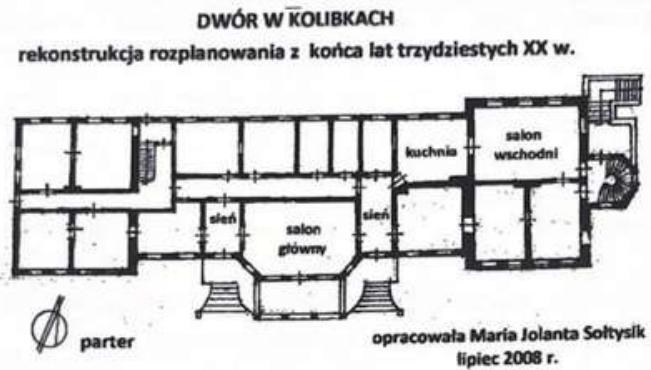


Illustration 2.10 - plan of the mansion from 1930s, Source: Maria Jolanta Sołtysik: Orłowo - the pearl of interwar Gdynia. History and architecture. Gdynia: Alter Ego, 2013



Ryc. 3 Rozplanowanie dworu w Kolibkach: (1) rekonstrukcja układu z lat 20-30. XX w.; (2) stan według inwentaryzacji z 1967 r.

Illustration 2.11 - plan of the mansion from 1970s, Source: Maria Jolanta Sołtysik: Orłowo - the pearl of interwar Gdynia. History and architecture. Gdynia: Alter Ego, 2013

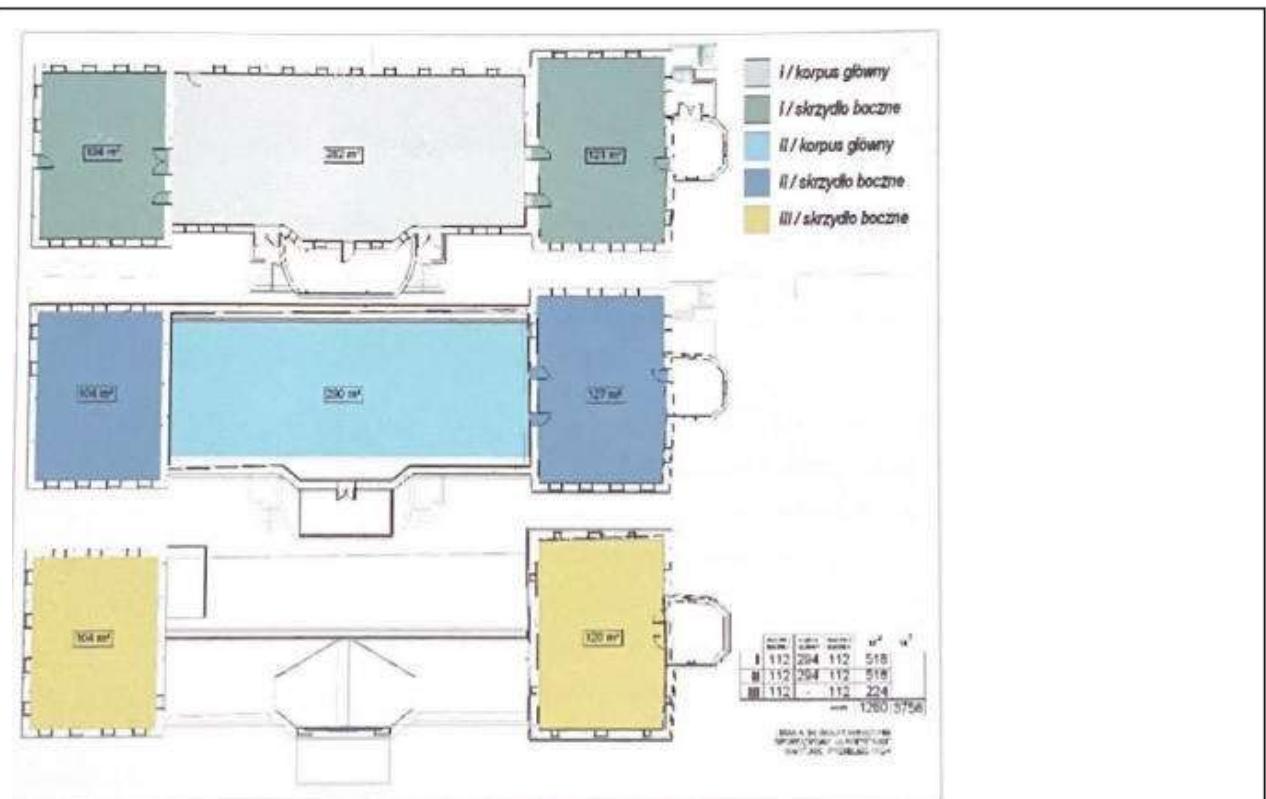


Illustration 2.12 - plan of the mansion functional structure, Source: Revalorization project of the manor and farm part of the Kolibki spatial complex in Gdynia, 2008 [prof. Ph.D. engineer arch. Maria Sołtysik, dr hab. engineer arch. Bogna Lipińska, dr inż. arch. Anna Orchowska-Smolinska]

5. Conservation indications

Comprehensive restoration and protection of the manor house.

2.3.2. Stable and coach building

Stable and coach building

Bibliography:

-Revalorization project of the manor and farm part of the Kolibki spatial complex in Gdynia, 2008 [prof. Ph.D. engineer arch. Maria Sołtysik, dr hab. engineer arch. Bogna Lipińska, dr inż. arch. Anna Orchowska-Smolinska] -Maria Jolanta Sołtysik: Orłowo – the pearl of interwar Gdynia. History and architecture. Gdynia: Alter Ego, 2013



Illustration 2.13 - current stable photography

1. History and style:

The stable and coach building, built in the second half of the 19th century probably by Mans...who was theIt has a rectangular plan measuring 52 by 26 meters and a short gable roof with the strongly extended edges supported on decorative moldings. The main corp was constructed in brick produced in the local brick factory. The interior was divided into 9 bays: three for the coach house and six for the stable, of which the stable has two floors. This division is also visible on the façade. On the northern façade there is a trace of a former adjacent building of unknown function.

2. Construction, material and:

The building was designed in the Gothic Revival style, with stone buttresses running the entire height and contrasting with the brick wall. Stone arches divide the building into storeys, with different thicknesses of walls below and above the arches. In some of the coach houses, the arches reach the entire height, and in the stables only up to the first floor. On the upper floor of the stable, used for storing hay, the walls are thinner and have narrow, unglazed windows. The lower part of the stable walls has wide windows divided into small square fields. The longitudinal facades originally contained three high entrance gates.

3. Current state:

The stable and coach house building has retained its historic external shape, despite numerous re-buildings and the loss of some architectural details. The roof structure and interior equipment date back to the 1990s, recreated according to original designs. The building is entered in the register of monuments and protected by the local development plan of the Orłowo district in Gdynia. It is located in "group A of objects of high cultural value", which means the obligation to preserve its shape, roof and architectural details.

4. Graphic illustrations:



Illustration 2.14 - photography of the stables from 1930s, Source: Maria Jolanta Sołtysik: Orłowo - the pearl of interwar Gdynia. History and architecture. Gdynia: Alter Ego, 2013

5. Conservatorship convictions

Comprehensive restoration and protection of the facility

2.3.3. Water mill on Potok Kolibkowski stream

Water mill on Potok Kolibkowski stream



Illustration 2.15 - current mill photograph

Bibliography:

-Revalorization project of the manor and farm part of the Kolibki spatial complex in Gdynia, 2008 [prof. Ph.D. engineer arch. Maria Sołtysik, dr hab. engineer arch. Bogna Lipińska, dr inż. arch. Anna Orchowska-Smolińska] -Maria Jolanta Sołtysik: Orłowo – the pearl of interwar Gdynia. History and architecture. Gdynia: Alter Ego, 2013

History, construction and style:

On the territory of historical Kolibki estate there were three mill complexes: 2 on the Kacza river and one on the Potok Kolibkowski stream. The first mention of mills in Kolibki comes from the 16th century, although they may have an older origin. The one being included into the boundaries of the current complex is the one on the Potok Kolibkowski stream. The original 16th century building did not survive. Obecnie istniejący w tym miejscu obiekt powstał i zbudowano go w konstrukcji muru pruskiego z wysokim dachem dwuspadowym na planie prostokąta,

w konwencji wiejskich budowli o konstrukcji szkieletowej z uwidocznionym drewnianym szkieletem. Nevertheless, the current location of the building suggests that this place has a long and rich milling tradition, dating back at least several hundred years. Architektura budynku nawiązuje do wiejskich budynków mieszkalnych=

Current state :

The mill was rebuilt in 1995 into the "Kwadrat" architectural studio by Eng. arch. Jacek Droszcz, losing its historic design, but retaining many old elements, such as the foundations and fragments of the roof truss. The building is located in a historic location next to the riverbed and a large depression in the terrain. It is protected by the local development plan for the Orłowo district in Gdynia, which requires the preservation of its shape, roof and historic architectural details.

Graphic attachments:



Illustration 2.16 - elements of the mill Source: Project of revalorization of the manor and farm part of the Kolibki spatial complex in Gdynia, 2008 [prof. Ph.D. engineer arch. Maria Sołtysik, dr hab. engineer arch. Bogna Lipińska, dr inż. arch. Anna Orchowska-Smolińska]

Conservatorship convictions

Protection of the form and historic elements of the facility

2.3.4. Greenhouse valorization card

Greenhouse in Kolibki - valorization



Illustration 2.17 - current greenhouse photography

Bibliography:

-Revalorization project of the manor and farm part of the Kolibki spatial complex in Gdynia, 2008 [prof. Ph.D. engineer arch. Maria Sołtysik, dr hab. engineer arch. Bogna Lipińska, dr inż. arch. Anna Orchowska-Smolińska] -Maria Jolanta Sołtysik: Orłowo – the pearl of interwar Gdynia. History and architecture. Gdynia: Alter Ego, 2013

1. Historical details of the facility:

The outbuilding of the Kolibki estate, probably built in the second half of the 19th century, was located between the ceremonial courtyard and the ornamental garden. It measured approximately 47 x 12 meters and is visible on several archival maps. The above-ground part of the building was probably destroyed during World War II and later replaced by a greenhouse built on its foundations.

2. Construction phases and style:

Although the exact construction phases are unknown, the greenhouse stands on the foundations of a former farm building. Stylish, sometimes decorated elements of the stable's technical infrastructure have aesthetic values. The steel structure of the stable was built in a modest, technical style.

3. Existing status:

The greenhouse, measuring approximately 40 x 12 meters, partially duplicates the plan of the original building. Currently, the building is in poor technical condition and does not fit aesthetically into the historic layout.

4. Graphic attachments:



Illustration 2.18 - current greenhouse photography

5. Conservation indications

Demolition of the facility due to the complete destruction of the facility's structure
Inventory and protection of the watering infrastructure.

2.3.5. Gardener's house valorization card

Gardener's house - valorization

Bibliography:

-Revalorization project of the manor and farm part of the Kolibki spatial complex in Gdynia, 2008 [prof. Ph.D. engineer



Illustration 2.19 - current gardener's house photography

arch. Maria Sołtysik, dr hab. engineer
arch. Bogna Lipińska, dr inż. arch. Anna
Orchowska-Smolińska] -Maria Jolanta
Sołtysik: Orłowo – the pearl of interwar
Gdynia. History and architecture. Gdynia:
Alter Ego, 2013

1. Historical details of the facility:

The residential and administrative building in the south-eastern part of the Kolibki estate was probably built at the beginning of the 20th century. In the interwar period and during the occupation, it served as a residential and economic facility in the hinterland of the park, known as the "Gardener's House". This name was found on a registration card from 1940 (Gärtnerwohnung), which also included a historical photo of the building from that period

2. Construction phases and style:

The building has the form of a farm and residential building with a gable roof. The plastered building had visible wooden skeletal construction elements. Although it does not have historical decorations or stylish details, it is an unobtrusive addition to the structure of the complex.

3. Existing status:

The "Gardener's House" building in Kolibki is a two-story brick building with a basement and an attic, built on the plan of an elongated rectangle measuring approximately 28 x 10 meters. Its roof, originally covered with ceramic tiles, is currently made of galvanized trapezoidal sheet metal. It has three independent entrances on the south side, with small porches. On the eastern façade there is a farm extension with preserved original wooden doors. The facades are plastered and painted, with a simple design, with half-timbered decorations in the lower parts of the side facades. The gable elevations are distinguished by a characteristic arrangement of windows. The building is protected in accordance with the local development plan for the Orłowo district in Gdynia, which requires maintaining the traditional architectural form, including the shape of the roof, the composition of the facade and the proportions of the joinery.

4. Graphic attachments:



Illustration 2.20 - gardener's house photography from 1950s Source: Revalorization project of the manor and farm part of the Kolibki spatial complex in Gdynia, 2008 [prof. Ph.D. engineer arch. Maria Soltysik, dr hab. engineer arch. Bogna Lipińska, dr inż. arch. Anna Orchowska-Smolinska]

3. Complex protection strategy

Valorisation of the complex elements shows both a true value of it's history and architecture, unfortunately, the lack of action their future is threatened due to ongoing degradation especially concerning the manor house and stables which hold the most important architectural value. The call for action and justified intervention is upon all caretakers of the manor and park complex territory.

The complex holding it's exceptional historical value has a unique potential to be a target of modern legal solutions being at hand of the municipality and heritage officers. The values extending the physical bounds of the objects within and extending into the history of the complex and the greenery being a paramount part of what's left from the ever changing Kolibki.

With the threats facing the structures and greenery there are more then natural degradation issues. Frequent events and parties organised within the complex hold a different threat towards it's degradation.

3.1. Modern use - a path to degradation.

Events held in the manor and park complex			
Year	Event ID	Invasiveness of the event [1-5]	Is it a part of the degradation process?

2009	Dary ziemi	4	
	Globaltica More	4	Yes
	without ID Dary	Yes	
2010	ziemi Globaltica	4	
	More without ID	4	Yes
	Dary ziemi	Yes	
2011	Globaltica More	4	
	without ID Dary	4	Yes
	ziemi Globaltica	Yes	
2012	More without ID	4	
	Dary ziemi	4	Yes
	Globaltica More	Yes	
2013	without ID Dary	4	
	ziemi Globaltica	4	Yes
	More without ID	Yes	
2014	Dary ziemi	4	
	Globaltica More	4	Yes
	without ID Dary	Yes	
2015	ziemi Globaltica	4	
	More without ID	4	Yes
	More without ID	Yes	
2016	Dary ziemi	4	
	Globaltica	4	Yes
	Globaltica Dary	Yes	
2017	ziemi		
		4	
		4	Yes
2018		4	Yes
		4	Yes

Yes

	More without ID Dary		
2019	ziemi Globaltica More	4	Yes
	without ID Open'er Park	4	Yes
	Open'er Park Dary ziemi		
2020	More without ID Dary	5	
2021	ziemi Garden lights	5	Yes
	Globaltica Dary ziemi	4	Yes
	Runmageddon Garden		
2022	lights Ogród i wielka	4	Yes
	majówka Festiwal My w	5	Yes
	mocy Dary ziemi	4	Yes
2023	Runmageddon Garden	4	Yes
	lights	5	Yes
		5	Yes
		4	No
		3	Yes
2024		4	Yes
		5	Yes
		5	Yes

3.2. Actions to be taken : a strategy towards achieving the status of Cultural Park

3.2.1 Legal base for the Cultural Park establishment

The establishment of a cultural park represents a crucial legal instrument within Poland's heritage preservation framework, designed to safeguard areas of significant cultural and landscape value. Under Article 7 of Poland's Act on the Protection and Care of Historical Monuments (2003), local governments are empowered to create cultural parks to preserve historically significant urban layouts, green spaces, and unique architectural and cultural features. The process of creating a cultural park is complex and requires coordination among local authorities, heritage protection agencies, and community stakeholders.

3.2.2 The necessary steps for establishment of the Cultural Park

a) Initiation

The process to establish a cultural park can be initiated by various parties, including local authorities, heritage protection organizations, non-governmental organizations, or local residents. The initiator is responsible for presenting a proposal that outlines the necessity for the cultural park, specifies the intended area, identifies objects of historical significance, and assesses existing or potential threats to these resources.

b) Documentation and Preliminary Studies

Comprehensive documentation is essential to justify the creation of a cultural park. This documentation typically includes:

- Historical research: Detailed exploration of the area's history, including significant events, structures, and distinctive characteristics.
- Architectural and landscape analysis: A descriptive inventory of architectural, landscape, and spatial elements, emphasizing their cultural and artistic value.
- Threat assessment: Identification and analysis of risks—such as urban development, commercialization, or environmental neglect—that may endanger the cultural and landscape integrity of the area.

This collected information is foundational for determining the specific protections and guidelines that will govern the area.

c) Public Consultation

Public consultation is an essential step in the process, inviting local residents, business owners, and other stakeholders to share their perspectives, needs, and concerns. Public feedback not only ensures that cultural park regulations align with local needs but also fosters public support and mitigates potential conflicts.

d) Drafting of the Resolution

Following the consultation phase, a draft resolution is prepared to formally establish the cultural park.

This resolution typically includes:

- Defined boundaries: Clear delineation of the cultural park's area, often following historical or geographical markers.
- Protection regulations: Specific guidelines for the preservation and usage of buildings, green spaces, signage, and permissible commercial activities.
- Management guidelines: Policies for supervising and maintaining the park, which may include standards for renovations, signage, and restrictions on new construction.

Local government representatives, in collaboration with legal and heritage conservation specialists, draft this document to ensure regulatory clarity and effectiveness.

e) Review by Cultural Heritage Authorities

The draft resolution must undergo review by official heritage preservation bodies, such as the National Heritage Board of Poland. These bodies evaluate the proposed guidelines to ensure alignment with national and regional heritage conservation policies, ensuring that the planned protections adequately reflect the area's cultural and historical value.

. Adoption of the Resolution

After integrating any feedback from heritage authorities, the local council votes on the resolution to formally establish the cultural park. If approved, the resolution becomes a legally binding document that authorizes the establishment and protection of the park under the specified terms. From this point, the regulations are enforceable by local authorities.

g) . Implementation and Oversight

With the resolution in effect, local authorities are responsible for implementing and enforcing the cultural park's regulations. This often includes restrictions on building modifications, advertising, noise levels, and types of commercial activities permitted within the park. Appropriate signage is installed at strategic locations to mark the park's boundaries and inform the public of its regulations.

h) Monitoring and Evaluation

Regular monitoring and evaluation of the cultural park's effectiveness are critical to ensuring that its regulations successfully preserve the area's unique character. Local authorities, residents, and heritage experts periodically review the park's conditions, levels of compliance, and any emerging issues. Adjustments to the regulations may be made in response to changing needs, new challenges, or evolving conservation priorities.

i) Conclusion

The creation of a cultural park represents a vital approach to preserving Poland's cultural and landscape heritage. Though the establishment process is complex and requires the coordination of multiple stakeholders, it enables the development of tailored regulations to meet the specific needs of a designated area. Ultimately, cultural parks are integral to the broader heritage protection system, supporting sustainable local development while fostering the preservation of cultural identity.

3.2.3 Examples of Cultural Parks in Poland and abroad

a) Krakow Cultural Park (Old Town in Krakow)

Established in 2010, the Krakow Cultural Park was one of the first of its kind in Poland, encompassing the Old Town area listed as a UNESCO World Heritage Site. Its aim is to protect the unique urban layout, architectural monuments, and historical cultural landscape. Scope of protection and regulations:

-Restrictions on advertising: The Krakow Cultural Park implemented a ban on large-format advertisements and neon signs, significantly reducing visual disruptions in the historical urban space. -Renovation and reconstruction guidelines: Building activities are strictly controlled to preserve the aesthetics and historical character of buildings. Guidelines specify the colors of facades, window types, and finishing materials. -Protection of cultural and commercial activities: The park supports cultural activities while restricting businesses that might disrupt the area's ambiance, such as those causing excessive noise or tourist congestion. These measures have minimized the negative effects of commercialization while maintaining the area's tourist appeal.

b) Warsaw Old Town Cultural Park

The Warsaw Old Town Cultural Park, created in 2014, covers the historic Old Town area, which, like Krakow's Old Town, is listed as a UNESCO World Heritage Site. This area is unique for its post-World War II reconstruction, a remarkable undertaking in preservation. Key regulations: -Ban on aggressive forms of advertising: The cultural park enforces strict rules for signboards and advertisements, which must align with the historic character of the architecture. -Regulation of architecture and style: Regulations prevent changes to building facades that could disrupt the stylistic unity characteristic of Warsaw's post-war reconstruction. -Noise and tourism control: The park limits entertainment and service activities to avoid noise pollution and overcrowding. Warsaw's cultural park demonstrates a commitment to preserving a unified public space that retains its historic character while welcoming tourists.

c) Kazimierz Cultural Park (Kazimierz Dolny)

Established in 2011, the Kazimierz Cultural Park encompasses Kazimierz Dolny, one of Poland's oldest towns, known for its Renaissance architecture and picturesque location along the Vistula River. The town attracts visitors worldwide, and the park allows for the preservation of its distinctive character. Specific regulations: -Ban on modern structures in the center: Rules are in place to protect the architectural landscape, preventing the construction of modern structures in the town center. -Tourist number control: Authorities monitor and regulate the number of tourists, adjusting infrastructure to meet the needs of landscape preservation. -Protection of green areas: Specific regulations protect riverside meadows, slopes, and historic gardens, integral parts of Kazimierz Dolny's landscape. These measures allow Kazimierz Dolny to retain its unique character and attract visitors seeking a historical, peaceful setting.

d) . Żywiec Princely Town Cultural Park

The Cultural Park in Źywiec was established in 2013, encompassing the historic Princely Town area, including the Źywiec Castle, palace park, and historic urban layout.

Main objectives and regulations:

-Protection of the historic urban layout: The cultural park prohibits the construction of new structures that could disrupt the town's historical character. The guidelines also govern the renovation of existing buildings.

-Rules for protecting the palace park: The historical palace park, one of the most valuable natural and historical elements in Źywiec, is given special care.

-Restrictions on commercial and service activities: The park seeks to control commercial activities to prevent interference with the historical center's character.

The Źywiec Cultural Park supports tourism development in the region, drawing visitors interested in the history and architecture of the Źywiec area.

e) Lublin Castle Hill Cultural Park

The Cultural Park in Lublin covers Castle Hill, one of the region's most important historical sites. The area includes the Lublin Castle and a collection of culturally significant monuments.

Detailed regulations:

-Architectural and historical protection of Castle Hill: The resolution establishes guidelines for protecting the castle and surrounding monuments that contribute to the unique character of the site.

-Ban on new constructions: Castle Hill is strictly protected from new construction, ensuring that the cultural landscape remains intact.

-Rules for tourism and educational activities: The park encourages tourism and organizes educational events that introduce residents and tourists to the region's history and culture.

Through this cultural park, Lublin protects its most valuable historical space, while integrating educational and tourism functions.

Each of these cultural parks exemplifies a diverse approach to preserving cultural heritage in Poland. Krakow and Warsaw focus on protecting historic city centers and preventing commercialization, while Kazimierz Dolny prioritizes preserving its Renaissance charm and managing tourism. Źywiec and Lublin focus on protecting historic castle complexes and urban layouts. Through these cultural parks, Poland can preserve local identity while supporting sustainable tourism development.

Examples of "Cultural Parks" outside of Poland

f) Herrenhausen Gardens-Germany

The Herrenhausen Gardens in Hanover comprise a Baroque-style Great Garden, an English-style landscape garden, and Georgengarten park. They surround the former residence of the Hanoverian princes.

Significance as a Cultural Park:

-Preserving and showcasing European horticultural artistry.

-Restoring the original 18th-century design as part of conservation efforts.

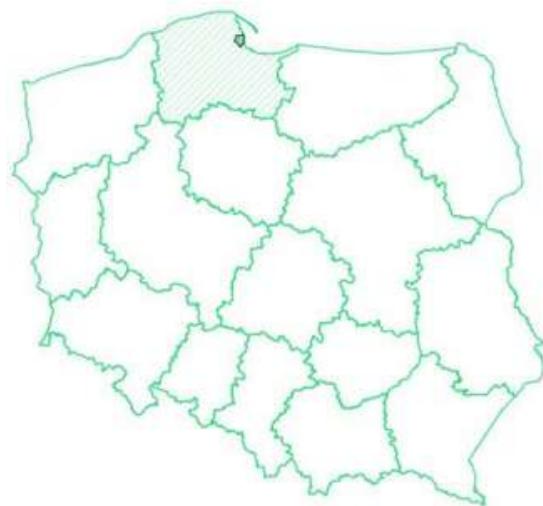
The gardens provide recreational space for locals and tourists while maintaining historical integrity.

g) Hoi An-Vietnam

Hoi An is the city raised by the French in colonial style, consisting of picturesque colorful houses. Lately rebranded as the city of light and lanterns. The city center was enlisted by UNESCO creating the vast protected zone with restrictions and instruction on how to preserve the vulnerable and frail architecture. Significance as a Cultural Park: -Preserving historic colonial architecture -Coming up with a new unique way to highlight the beauty of the architecture without risking further degradation The city is overrun by the tourists trying to experience the exceptional atmosphere contradicting the preservation mission. .

4. Current conditions analysis

4.1 Local Area Plan analysis - Legal and administrative conditions



Kolibki complex is located in Poland, the Pomeranian voivodship within the bounds of the municipality and city of Gdynia. Spreading on an area of 56,47 ha of land, along the shore of Zatoka Gdańsk (Bay of Gdańsk), restricted by two watercourses, Potok Kolibkowski from the north and Swelina river from the south. The current administrative structure of the municipality sets the plot into the district of Orłowo. The current administrator of the complex is the city of Gdynia, meaning that the ownership and the access to the parks remains to the public.

Illustration 4.1 - administrative localisation of Kolibki

a) Demographic analysis (2011-2021)

Demographic build of Gdynia in 2011

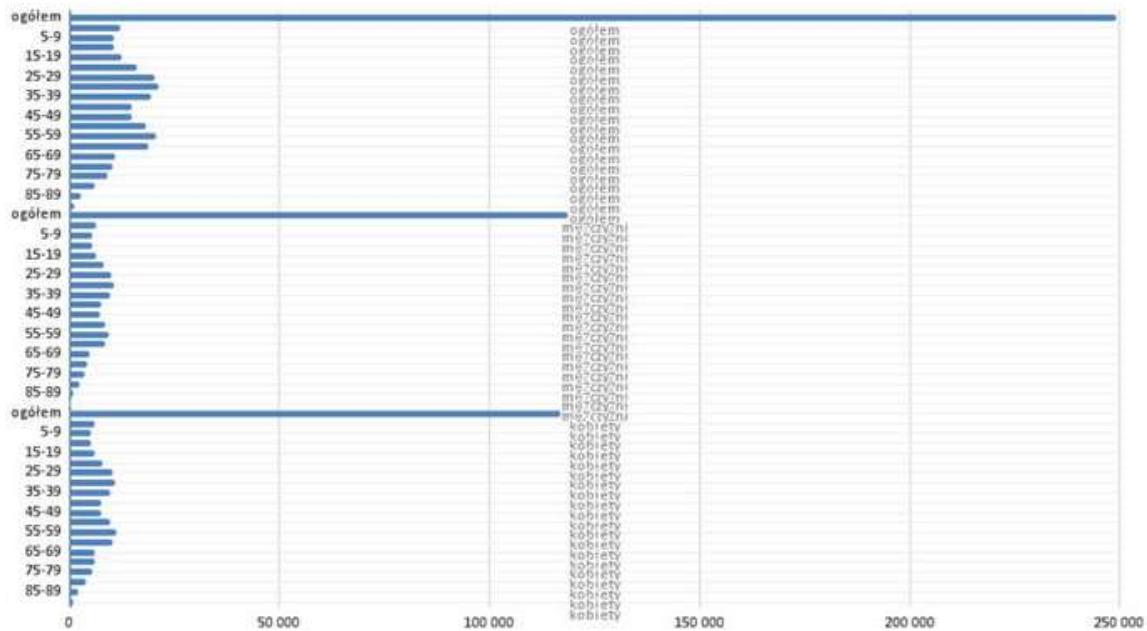


Illustration 4.2 - Paramount values for the demographic data in 2011

Inhabitants:

All - 249 138

Male - 118 549

Female - 130 589

Overlook of the GUS data

In the year 2011, the number of Gdynians placed the city as 12th in terms of number of inhabitants, stating that Gdynia is one of the biggest cities in Poland. Of course due to its close proximity to the cities of Sopot and Gdańsk, Gdynia is part of the tricity - a common name for the urban areas of these cities. In contrast to other polish cities, Gdynia was not dominated in numbers by the group of senior citizens. The developing investments and growing services market in the city could drive in people looking for work in those sectors as well as construction workers, due to major changes in the architectural section and ongoing construction.

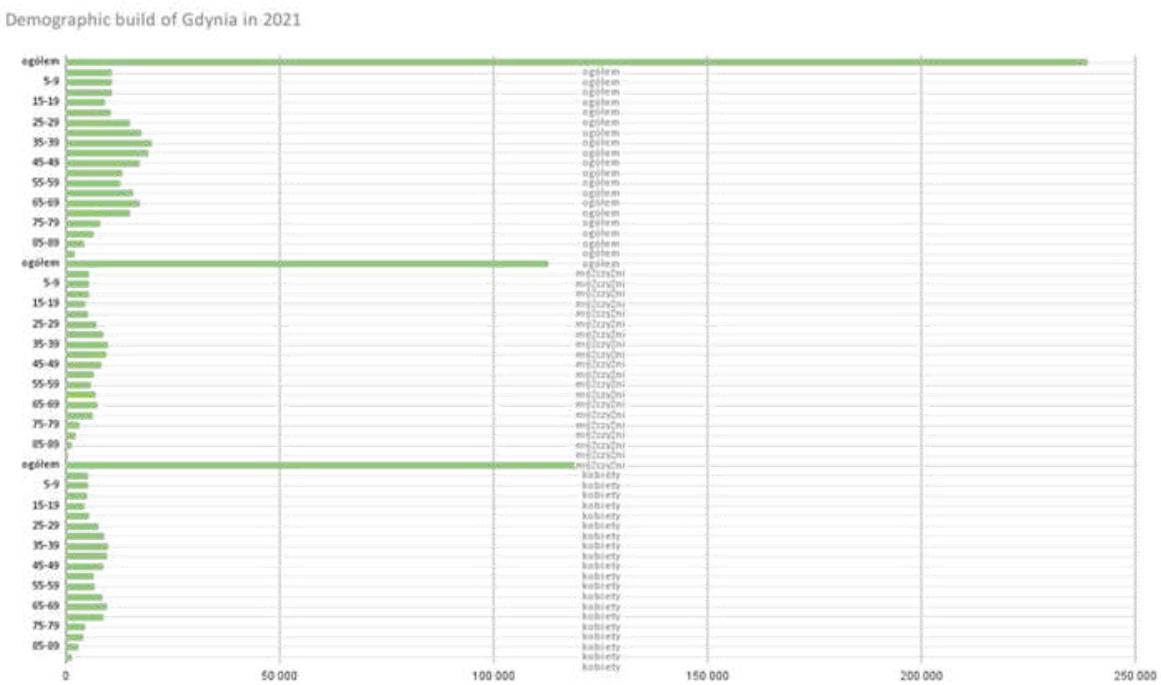


Illustration 4.3 - Paramount values for the demographic data in 2021

Inhabitants:

All - 238 821

Male - 112 783

Female - 126 038

Overlook of the GUS data

In the year 2021, the number of Gdynians placed the city as 12th in terms of number of inhabitants and third in terms of land area due to changes in legislation of administrative boundaries. The drop in the number of inhabitants, although not dire, shows the slight trend of emptying cities. The development of the housing sector remained high although the biggest construction investments were completed or put on hold. Consistent with the major trend in Poland, the number of births dropped significantly, showing the bigger percentage number of senior citizens of the City. The municipality is trying to obtain new citizens and rebuilding the numbers of inhabitants.

b) Greenery parameters for the municipality of Gdynia (2013-2023)

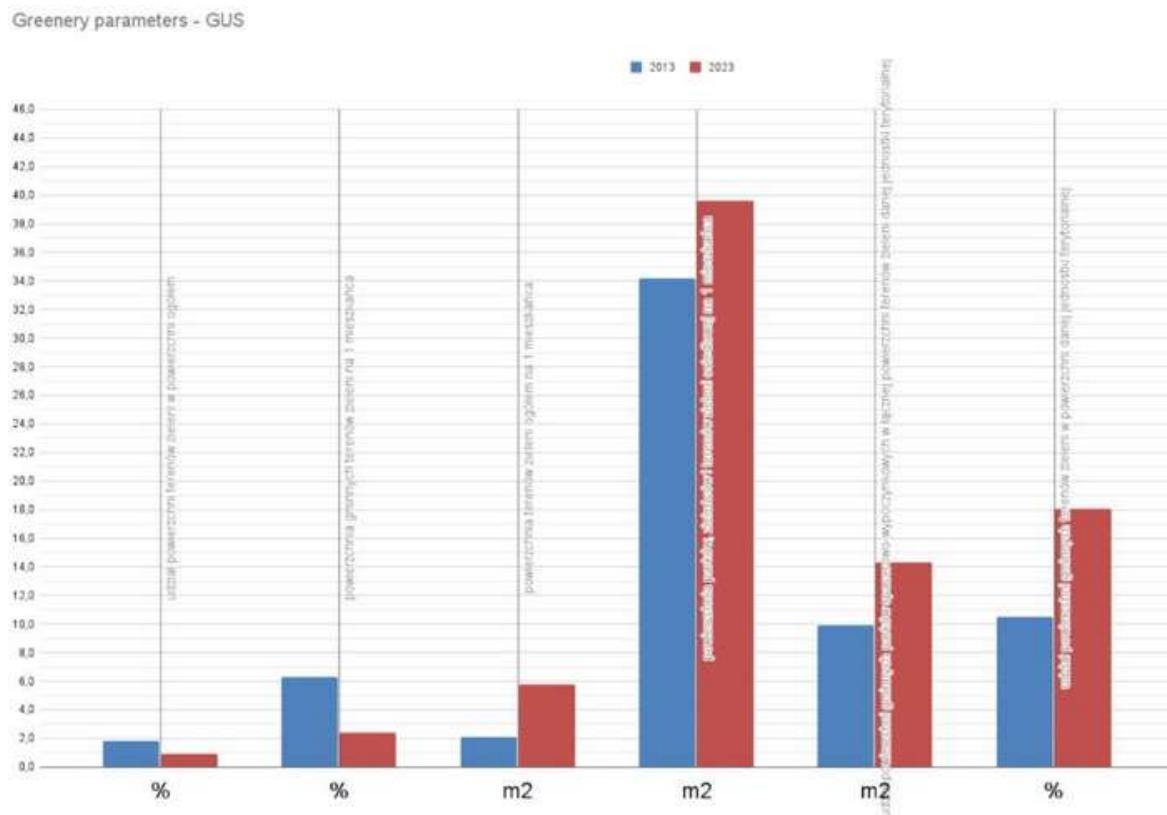


Illustration 4.4 Paramount values for the greenery data in 2013 as opposed to 2023

General percentage of greenery in the city: **1,8% - 0,9%**

Percentage of greenery within the city per inhabitant: **6,28% - 2,44%**

Total area of green areas per capita: **34,2 m² - 39,6 m²**

Total area of parks, green areas and housing estate green areas per 1 resident: **9,9 m² - 14,3 m²**

The presented data shows the decrease of managed greenery in the boundaries of the city of Gdynia. Unfortunately, despite the increase of greenery per capita, this factor increased in 2023 because of the decrease in the number of inhabitants instead of developing new parks and estate green areas. This statistic highlights the importance of caring and developing any greenery within the municipality boundaries, especially the ones caring both historical and landscape values.

4.2 Photographic documentation of the complex

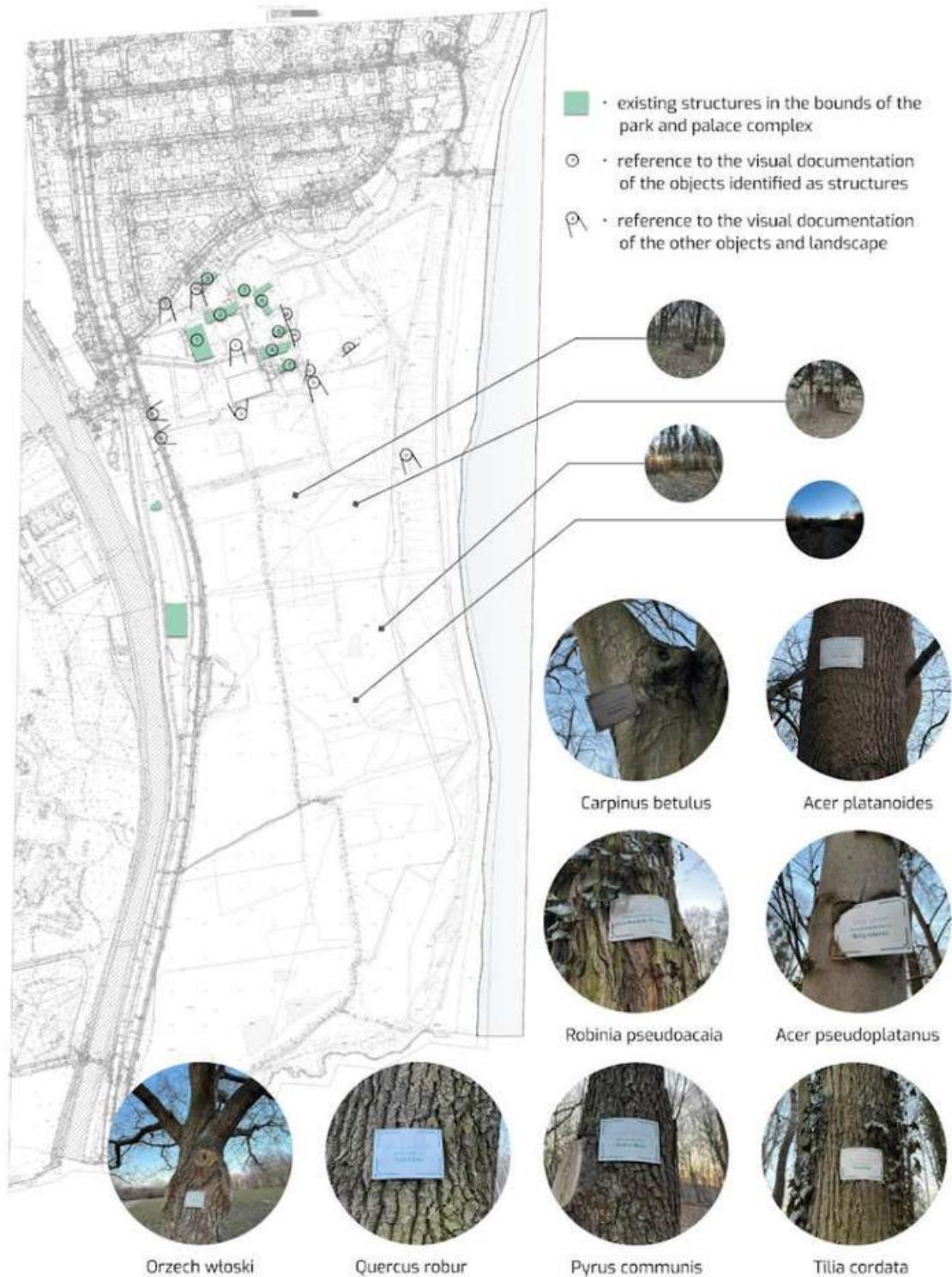




Illustration 4.5 - Kolibki photographic collage

4.3 Greenery overlook of the complex



Most of the complex area is covered with high greenery, unorganised and unplanned with the partial ~~within the~~ baroque plan boundaries.

Considering the spatial data and the analysis, the Kolibki park is the biggest public park within the city and municipality of Gdynia covering the area of more than 56 ha of space. Although some parts of the forest are defined as such and belong to the jurisdiction of Lasy Państwowe (National Forestry Agency), The full protection and inventorisation of the natural assets is essential to understand and preserve the natural values of the complex.

The visible existence of pre-existing urban structures such as tree alleys is incomplete and moving into complete degradation. The efforts to restore and retain those assets is paramount to keeping the historical accuracy and values of the Kolibki park complex. Landmarks highlighting the landscape values of the surroundings such as Grotta Marysieński set in the seashore zone of the complex contain a great potential for future development.

Illustration 4.6 - greenery map of Kolibki

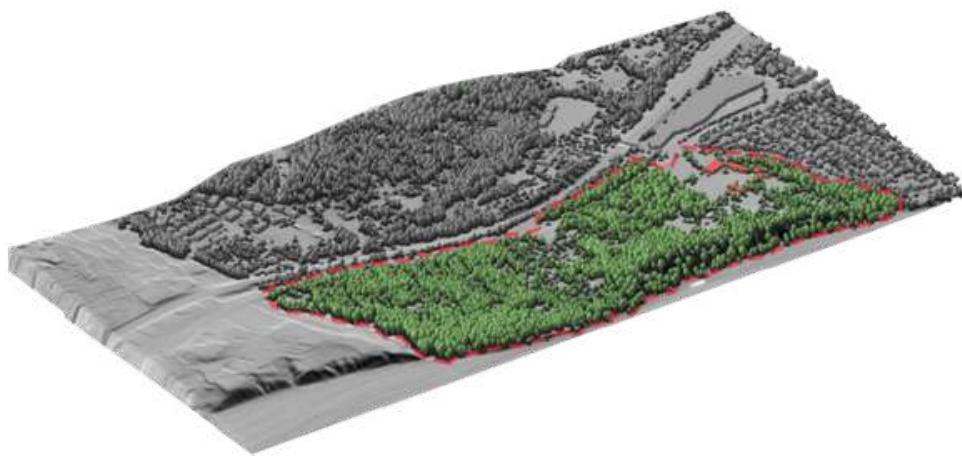


Illustration 4.7 - information 3D model of the trees inside the boundaries of the complex

c) Spatial analysis - urban interiors identification



Illustration 4.8 - urban interiors map

With the park being mostly covered by tall greenery and forest the amount of urban interiors restricted by urban floor and roofs is vast and can be interpreted in many different ways basing on a viewer's perspective. In the historic part of the complex the situation is quite different. Due to more rarely open and vast spaces, the interiors are restricted by the urban roof dividing the space into zones with different influence and character. These main zones as seen on the map are restricted by both architectural and natural barriers of various dimensions and angles creating in most cases, a specific urban interior. The best example of a differentiation of those spaces are Zwycięstwa street corridor and a manor courtyard . The first one being restricted by treelines along the pavements and vast tree crowns above and the second being closed by a planned geometric design, restriction the courtyard by the manor, stable and non-existing office building.

d) Existing paths - walkways



Illustration 4.9 - paths and walkways map of Kolibki

The pedestrian network of the Kolibki Manor and Park complex presents a thoughtfully layered system of paths that reflects both the site's historical character and its natural landscape. This network can be divided into three main categories: main walkways, connection paths, and forest crossings —each serving distinct spatial and functional roles within the park's structure. The main walkways establish the primary circulation framework, often following historical sightlines and formal landscape compositions. These routes connect the manor house with major open spaces, terraces, and panoramic viewpoints, acting as both functional paths and elements of visual composition. They are typically wide, well-defined, and framed by tree lines or architectural elements, emphasizing their representational importance.

The connection paths form a secondary network, branching off from the main walkways to link various programmatic zones such as gardens, recreational fields, and service areas. These paths promote enabling

flexible movement while maintaining the accessibility across the site, spatial hierarchy. Their layout supports intuitive wayfinding and reinforces the park's division into different zones of use and experience.

In contrast, the forest crossings offer a more organic and informal experience, winding through the densely wooded parts of the complex. These trails are narrower and less structured, allowing visitors to engage more directly with the natural environment. They not only provide access to secluded areas but also contribute to the biodiversity and ecological integrity of the site by minimizing disruption to the forest floor.

Together, these three layers of pedestrian infrastructure create a dynamic and balanced system that accommodates a variety of user needs—from everyday transit and scenic walks to quiet nature immersion—while respecting the historical and environmental values of the Kolibki estate.

e) Urban review



The Kolibki Manor and Park complex is a ~~historically~~ and spatially rich area, positioned within the Tricity waterfront. Its urban structure is defined by the union between cultural heritage, natural features, and evolving patterns of public use. At the entrance to the site lies the former Baroque park, originally laid out in a formal, symmetrical manner. While natural processes and lack of care have softened its geometry, the parts of the park's axial layout, and tree-lined paths remain visible, maintaining a sense of historical order and elegance.

Among the most significant historical elements are the manor house, which continues to be the main architectural and symbolic focal point, and the church area, located near the western boundary of the estate. This small, pre-existing church adds a layer of spiritual and cultural depth to the site. Nowadays, only the manor serves as an anchor to the complex and establish key point of orientation.

Illustration 4.10 - basic urban scheme of the complex

The surrounding landscape dominants, such as natural elevations, prominent tree groupings, and framed vistas, help to structure movement and guide visual perception across the terrain, enhancing the experiential quality of the park.

The site's pedestrian flow is organized around a network of primary, secondary and forestry routes. Main walkways echo historic axes, connecting the manor, and the scenic edges of the park, while secondary paths and forest trails provide more intimate and varied routes through wooded areas. These circulation patterns support both formal processions and casual exploration, reflecting the dual character of the site as a heritage landmark and a recreational space. Overall, the Kolibki complex offers a layered and coherent spatial framework where historical structure, landscape features, and contemporary public use harmoniously coexist.

4.4 Tricity waterfront identification and location

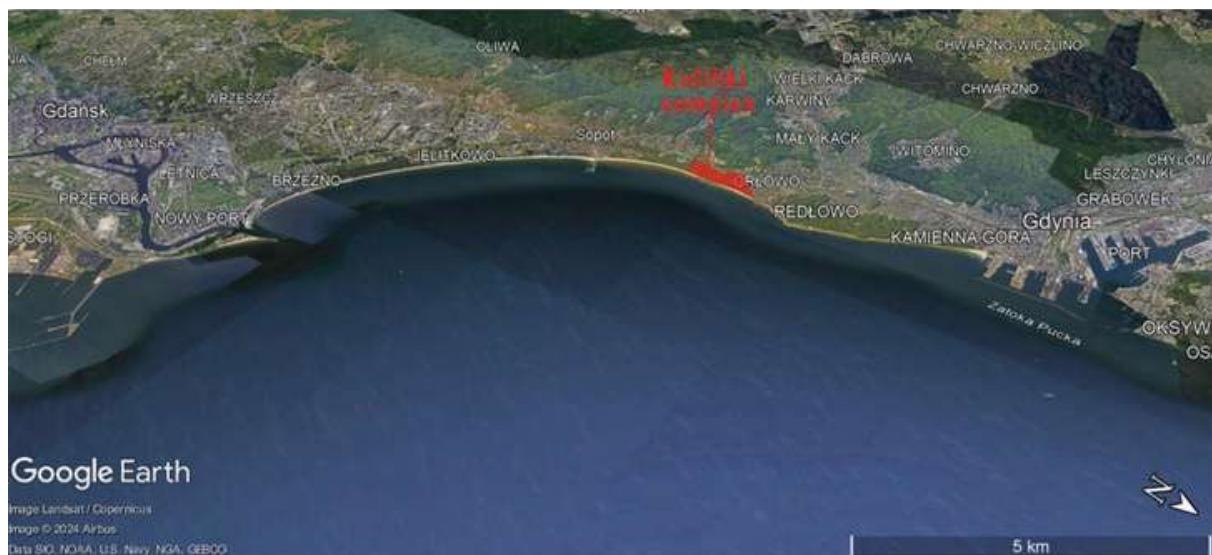


Illustration 4.11 -waterfront localisation of Kolibki in the tricity area The Kolibki complex boasts a highly attractive location within the Tricity waterfront, positioned between Gdynia and Sopot, two of the most vibrant urban centers along the Baltic coast. Nestled near the shoreline, the area offers direct access to scenic seaside promenades, beaches, and green spaces, making it an appealing destination for both residents and tourists. Its proximity to key transportation routes and public transit ensures excellent connectivity while preserving a sense of natural seclusion. The unique combination of coastal landscape, historical context, and urban accessibility positions Kolibki as a prime location for cultural, recreational, within the broader Tricity metropolitan area.

5. Design concept proposal

Design proposals for the Kolibki Manor and Park complex must be grounded in a thoughtful, site-specific approach that honors the area's exceptional historical and landscape significance. Rather than imposing dominant new forms, interventions should engage with the site's existing character in a way that is sensitive, interpretive, and respectful. Key heritage zones such as the formal Baroque garden, the manor house surroundings, and the historic church area require especially careful consideration. These are not just spaces with functional value, but carriers of memory and identity. Design solutions within them should prioritize discreet, meaningful gestures that bring attention to the site's layered past while enhancing its present role as a cultural and recreational space.

In this context, artistic interventions play a vital role. They can serve as subtle tools for storytelling, marking former structures, framing historic views, or drawing visitors' attention to overlooked narratives. These additions might take the form of sculptural objects, interpretive installations, or minimalist architectural elements that do not compete with the existing fabric but rather complement and reinterpret it. By embedding symbolic and aesthetic meaning into these designs, the proposals help users reconnect with the site's heritage through a contemporary lens. The use of natural textures, restrained material palettes, and locally inspired forms ensures the interventions feel like an extension of the landscape rather than a disruption.

Ultimately, the goal is to establish a dialogue between past and present, where artistic and spatial decisions deepen the cultural resonance of the Kolibki complex. The design should act as a bridge linking memory, place, and public experience so that heritage becomes not only preserved, but reimagined and reactivated for future generations.



Illustration 5.1 - Main courtyard collage view

5.1 Design concept of the masterplan for the Kolibki complex



+ Illustration 5.2 - design concept of the masterplan of Kolibki



5.2 Revalorisation of the Main courtyard

Redesigning the courtyard of the Kolibki Manor to reflect its early 20th-century layout offers a meaningful way to honor and restore the site's historical values. This approach not only revives the spatial character and atmosphere of the period but also reconnects the present-day experience with the estate's cultural memory. The early 20th-century courtyard, with its clearly defined geometries, ornamental plantings, and structured surfaces, played a central role in framing the manor and organizing the immediate surroundings. By reinstating these features based on archival documentation, historical photographs, or landscape traces the design becomes an act of interpretive conservation, where authenticity is balanced with contemporary functionality. Such an intervention reinforces the original hierarchy and symmetry of the site, reestablishes lost sightlines and connections, and creates a symbolic and experiential anchor for visitors. Moreover, it offers an educational dimension, allowing users to physically step into a past spatial narrative and better understand the evolution of the complex. In doing so, the redesigned courtyard becomes not just a restored space, but a living testimony to the manor's historical identity.

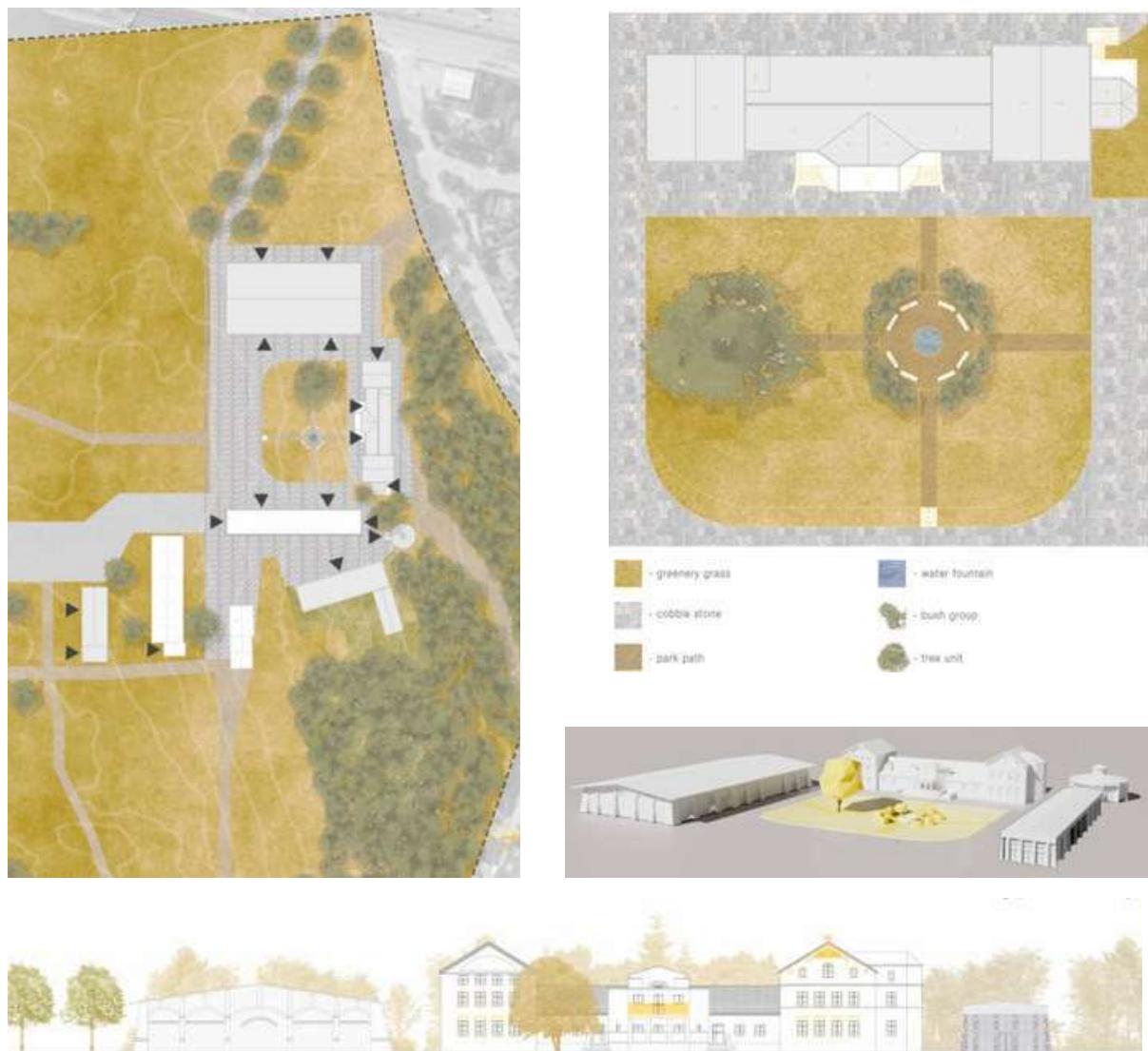


Illustration 4.3 - main courtyard design concept materials including general plan, detailed plan, and views

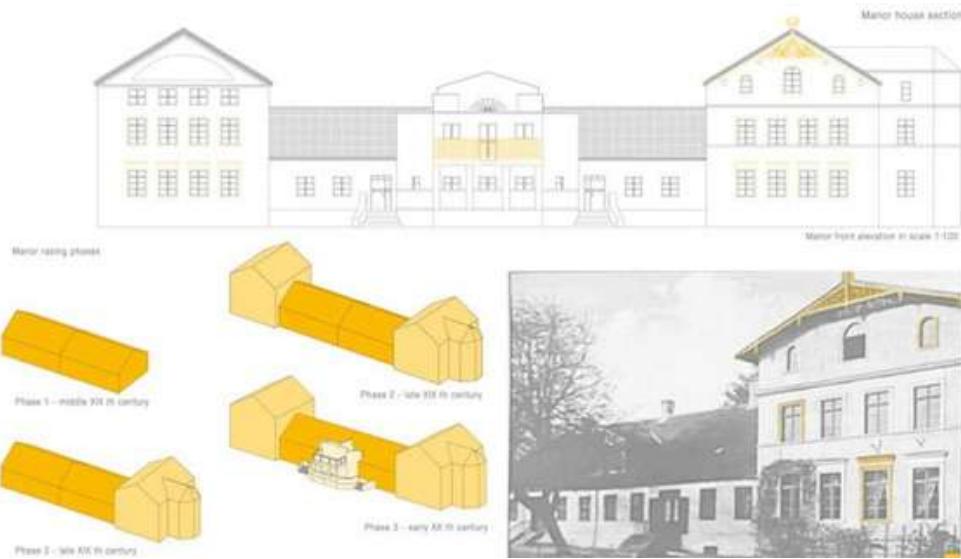


Illustration 4.4 - manorhouse design concept materials including elevation, phasing and historic photograph

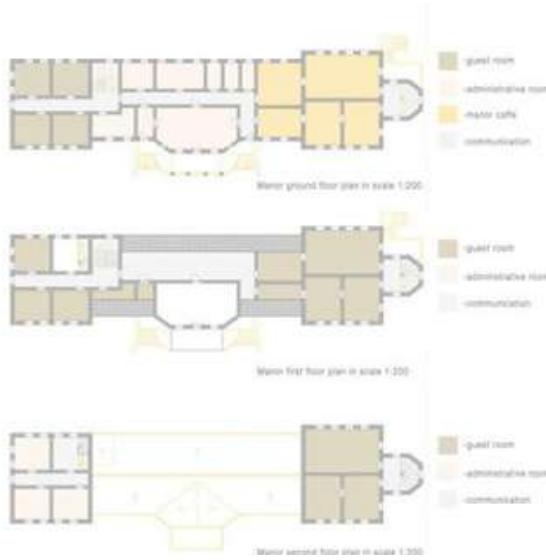


Illustration 4.5 - main courtyard design concept materials including conceptual plans and functionality

Restoring the urban composition of the courtyard at the Kolibki Manor complex is vital for safeguarding its cultural and historical legacy. The courtyard once played a central role in defining the spatial hierarchy and ceremonial character of the estate, acting as a formal link between the manor house and its auxiliary buildings. Reinstating its original layout would honor the site's architectural narrative, reinforce its identity, and allow visitors to experience the historical ambience as it was intended. This effort is not just about physical reconstruction, but about reconnecting with the cultural memory embedded in the estate's fabric.

Illustration 4.6 - stable design concept materials general plan, details, views and historic photo

5.3 Design of the Stable's interiors

The interior of the historic manorial stable in Gdynia's Kolibki Park and Manor Complex is being thoughtfully reimagined to serve both functional and aesthetic purposes, transforming into a charming byre for goats and a spacious aviary for peacocks and ornamental chickens. Retaining elements of its rustic heritage, the space incorporates wooden beams, brickwork, and natural finishes, harmonizing with the surrounding parkland. The stable is divided into distinct sections: a well-ventilated goat enclosure with access to outdoor grazing, a secure and enriched aviary with perches and shelters for the birds, and a neatly organized magazine area for storing animal feed, bedding, and caretaker tools.

Designed with animal welfare in mind, the layout facilitates easy maintenance and smooth daily routines. Under the watchful care of the general caretaker, the animals will be regularly released into designated areas of the park, adding a living, pastoral charm to the estate and engaging visitors with a taste of traditional manorial life.

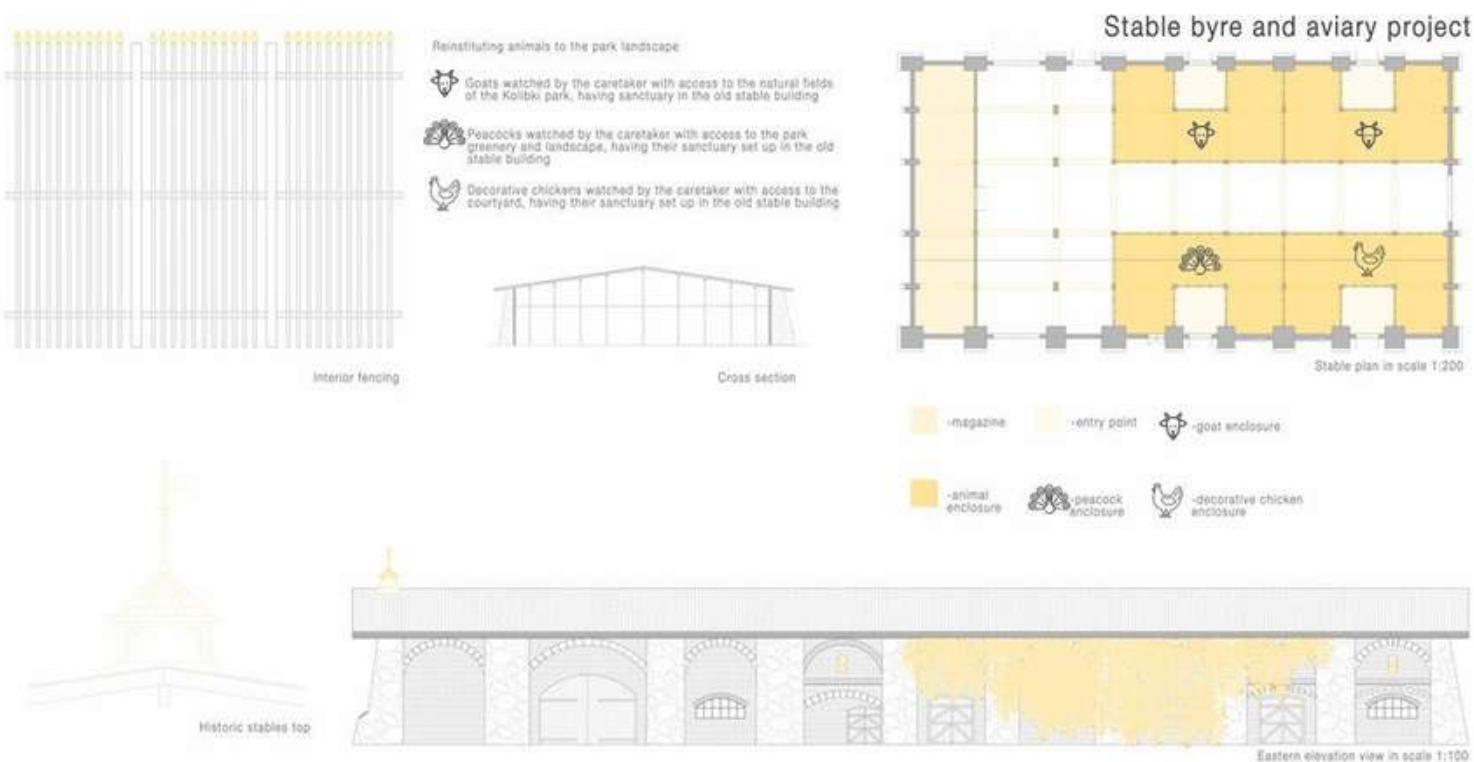


Illustration 4.6 - stable design concept materials including general plan, details, views and historic photo

5.4 Revalorisation of the Baroque park

Restoring the Baroque park at the Kolibki Manor complex—particularly through the reintroduction of its historical tree alleys along the main axes—serves as a powerful act of heritage preservation that reinforces the site's original spatial order and aesthetic intent. These axial tree-lined avenues were central to the Baroque landscape design, guiding movement, framing sightlines, and creating a rhythm of light, shadow, and perspective. By carefully reconstructing these alleys based on historical plans, archival photographs, and surviving vegetation patterns, the intervention not only recovers the formal composition of the park but also revives its symbolic and ceremonial qualities. The restored axes reestablish key visual connections between the manor, terraces, and surrounding landscape, strengthening the site's historical hierarchy and legibility. In addition, these tree plantings serve an ecological function, enhancing biodiversity and microclimate regulation while maintaining the character of the historical landscape. This approach transforms the park into a living archive, where natural elements are deliberately used to retell the story of the past. The restoration of the alleys becomes both a cultural gesture and a spatial tool, fulfilling the historical value criterion by reconnecting present-day visitors with the intentions and atmosphere of the original Baroque design.



Illustration 4.7 - baroque design concept materials including general plan, sections and views

5.5 Swelina riverside - historic border

The Swelina River intervention within the Kolibki Manor and Park complex presents a thoughtful blend of landscape design, public accessibility, and historical symbolism. The project introduces a riverside seating area integrated with the natural topography, offering a tranquil space for rest, contemplation, and direct engagement with the river environment. At the heart of the intervention is a pedestrian bridge that gently spans the Swelina, an element that not only serves a functional role in connecting both sides of the park, but also holds deep historical significance.

For centuries, the river marked a political and territorial border, symbolizing division and transition. The new bridge reframes this narrative, transforming a former line of separation into a place of unity and continuity. Its design, subtle yet expressive, highlights this shift by visually emphasizing the connection between both banks while referencing historical layering in its materiality or form. Together, the seating and bridge create a social and symbolic node within the landscape one that enhances accessibility and user experience while respectfully engaging with the memory of the site. This intervention not only enriches the spatial fabric of the park but also encourages visitors to reflect on the evolving meanings of boundaries, connection, and shared cultural space.

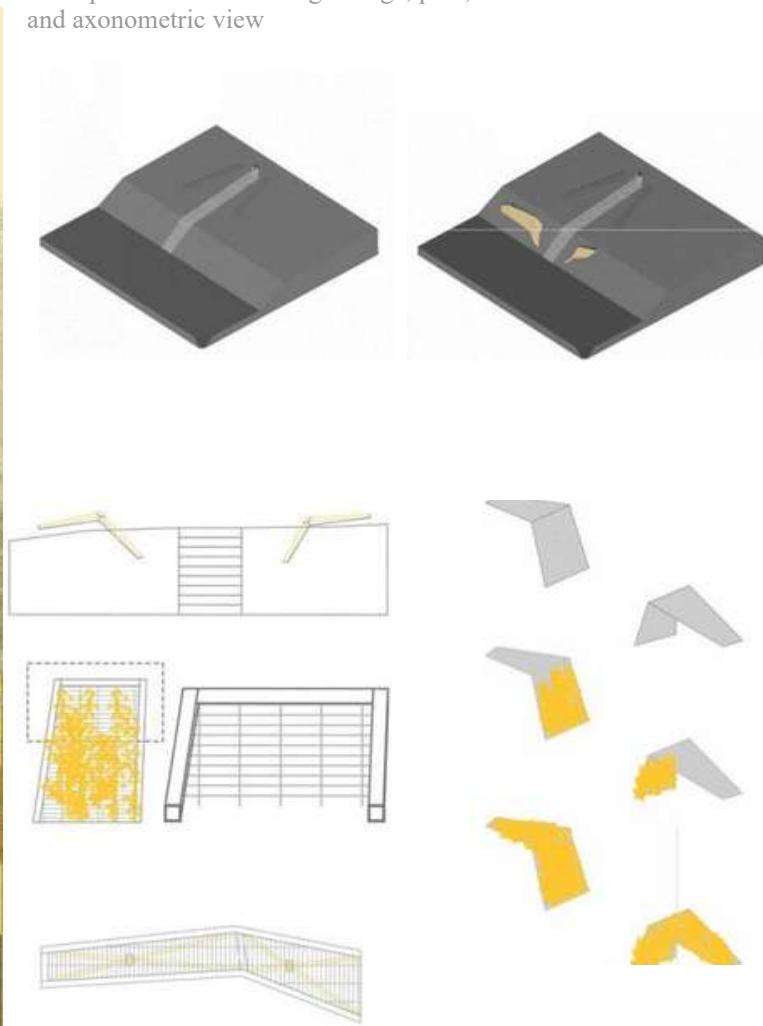
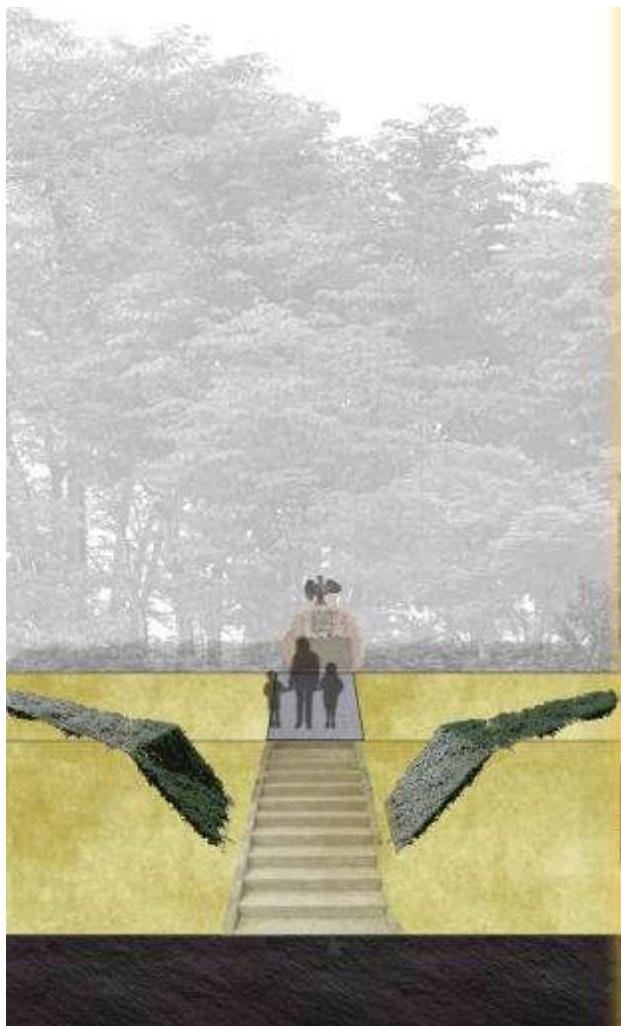


Illustration 4.8 - Swelina Riverside design concept materials including collage, views, section and axonometric view

5.6 Project of the Surroundings of the Polish defenders monument memorial

The Polish Defenders Monument proposed within the Kolibki Manor and Park complex is a powerful symbolic intervention, designed to honor the memory of those who fought for Poland's freedom, while deeply rooted in the site's historical narrative. The monument takes the form of two abstract, wing-like structures, their simplified forms covered in ivy, allowing them to gradually blend into the natural environment while maintaining a strong visual and emotional presence. The composition evokes the image of an eagle's wings mid-flight, a direct reference to Poland's national symbol of strength, courage, and resilience. At the same time, the gesture pays tribute to Kolibki's own eagle legend, in which the bird fought bravely, reflecting the enduring spirit of resistance. The monument invites reflection, not through grandeur, but through poetic symbolism and material humility. Its organic growth over time mirrors the living memory of those it commemorates, transforming the site into a space of remembrance, pride, and quiet contemplation. Positioned along a key visual axis or pathway, the monument becomes both aspatial marker and a narrative anchor, linking national history with local identity in a meaningful and enduring way.

Illustration 4.9 - Polish defenders memorial design concept materials including collage, plan, views and axonometric view



5.7 Project of the St. Joseph's church memorial-viewpoint

A proposed intervention within the Kolibki Manor and Park complex describes the construction of a light, cubic tower rising delicately on the existing foundations of the former church—the only visible remains of a once significant spiritual structure. The design adopts a minimal, open-frame wooden construction, composed of slender vertical and horizontal elements that form a translucent grid. Within this grid, a series of wooden sticks interwoven through a subtle net system adds rhythm and texture, evoking the idea of memory being pieced together fragment by fragment. The tower does not attempt to replicate the original building but instead offers a contemporary, abstracted gesture that marks the sacred site with lightness, respect, and poetic presence. By occupying the same footprint and echoing the verticality of the historic church, it invites reflection on what once stood there while offering a new place for pause, observation, and contemplation. As both an artistic and architectural element, the structure transforms the forgotten foundations into a spatial marker of remembrance, linking the past and present through an expressive yet subtle form. Its modest materials and openness allow it to blend into the natural surroundings, while still standing as a symbolic vertical accent in the park's broader landscape

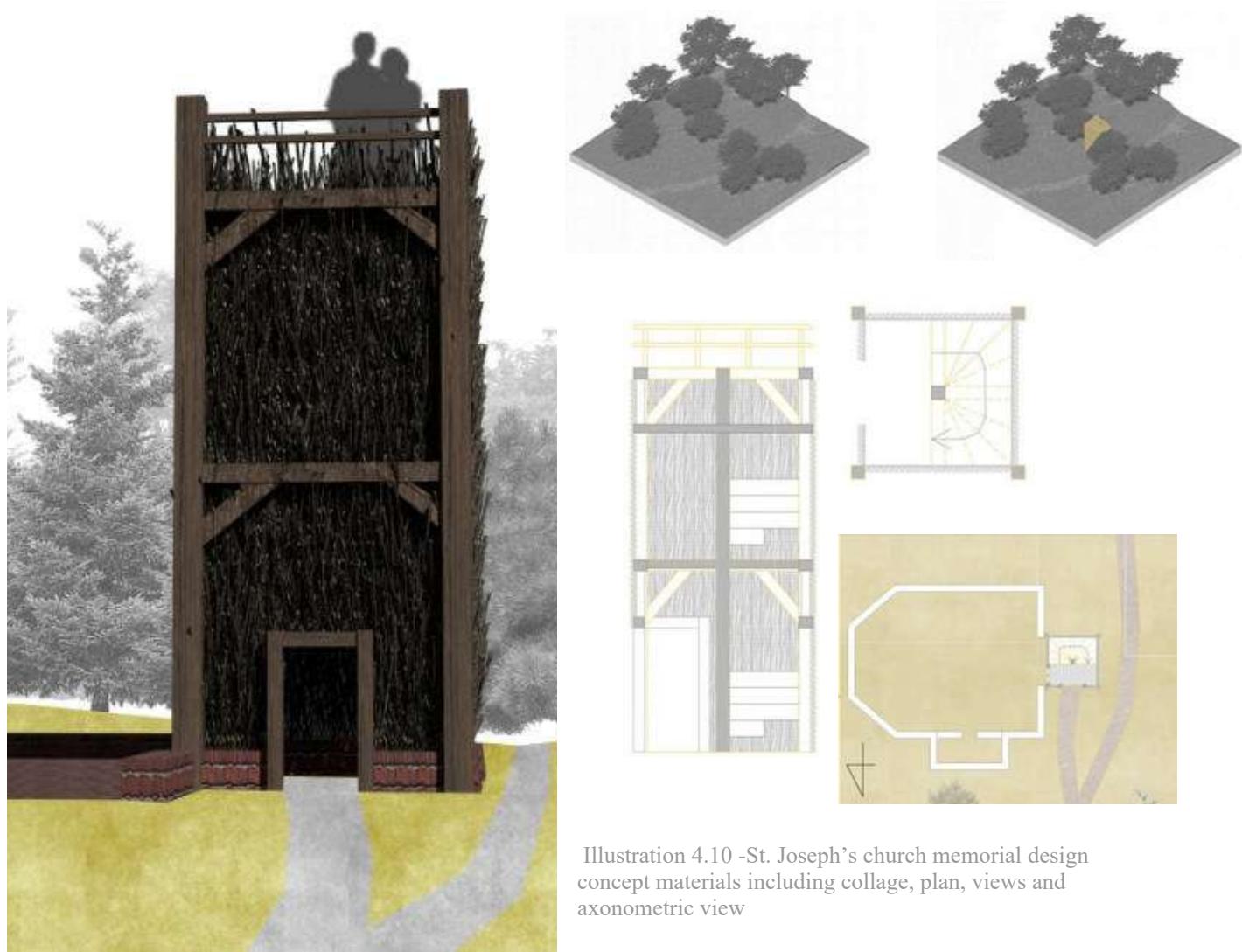
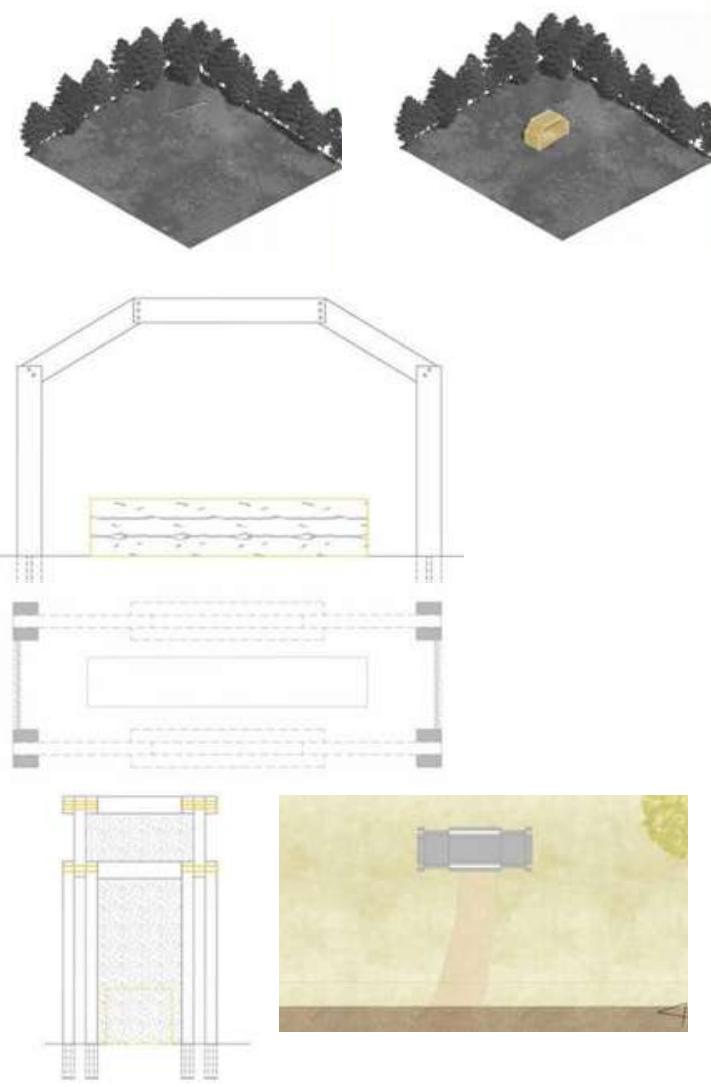
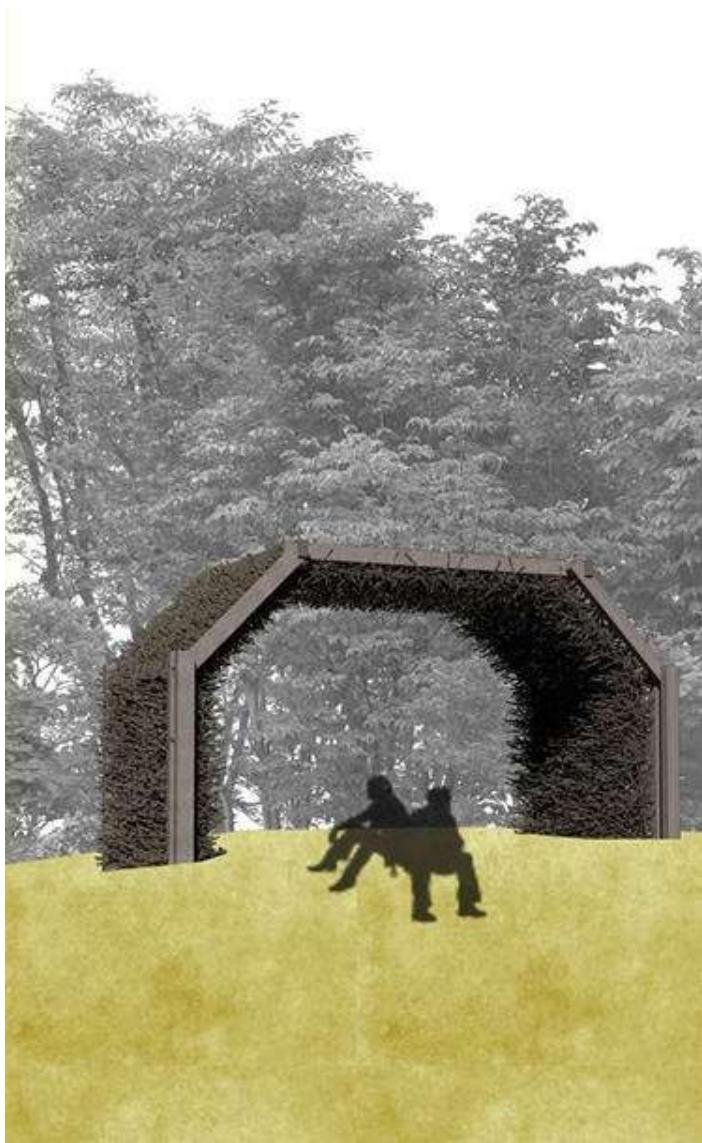


Illustration 4.10 -St. Joseph's church memorial design concept materials including collage, plan, views and axonometric view

5.8 Project of the Baroque manor memorial-gazebo

The proposed graduation tower within the Kolibki Manor and Park complex is envisioned as a health-focused architectural intervention, located in the heart of the park's tranquility zone. Drawing inspiration from the region's architectural heritage, the tower takes the form of a simplified Polish Baroque manor house, reinterpreted through a minimal and contemporary lens. Its silhouette subtly echoes the traditional manor typology, grounding it within the historical and cultural context of the site. Functionally, the structure serves as a natural therapeutic space, where saltwater brine is pumped to the top and allowed to trickle down through layers of blackthorn branches. As the brine evaporates, it releases micro-particles of iodine, sodium, and minerals into the surrounding air, creating a natural inhalation environment that benefits respiratory health and overall well-being. Visitors are invited to relax nearby, breathe deeply, and enjoy the calming effects of both the microclimate and the serene park surroundings. In this way, the graduation tower not only promotes wellness but also acts as a symbolic fusion of tradition and innovation, offering a contemporary use for a form rooted in history while enhancing the sensory and therapeutic experience of Kolibki's landscape.

Illustration 4.11 -baroque mansion memorial design concept materials including collage, views and axonometric view



5.9 Project of the Mary's mainsail-viewpoint

The Mary's Mainsail intervention, positioned on the site of the former historic viewpoint pavilion at the edge of the Kolibki cliff, reinterprets a place of leisure and reflection through a contemporary yet context-sensitive design. Inspired by the maritime character of the coastline and the romantic legacy of the original structure, the intervention takes the form of a light, sail-like canopy, gently anchored to the landscape and open to the sea. Its name and shape evoke both the nautical spirit of the Baltic coast and a sense of freedom and openness associated with the cliff's panoramic views.

This elegant gesture recreates the atmosphere of the historic viewpoint, offering a renewed space for rest, contemplation, and connection with nature. By reestablishing this leisure element in its original location, the design highlights both the landscape value of the dramatic coastal edge and the historical importance of Kolibki as a cultural and recreational destination. The intervention serves as a subtle monument to memory, linking past and present through form, materiality, and experience—where visitors can once again gather, pause, and take in the same breathtaking views that have captivated generations.

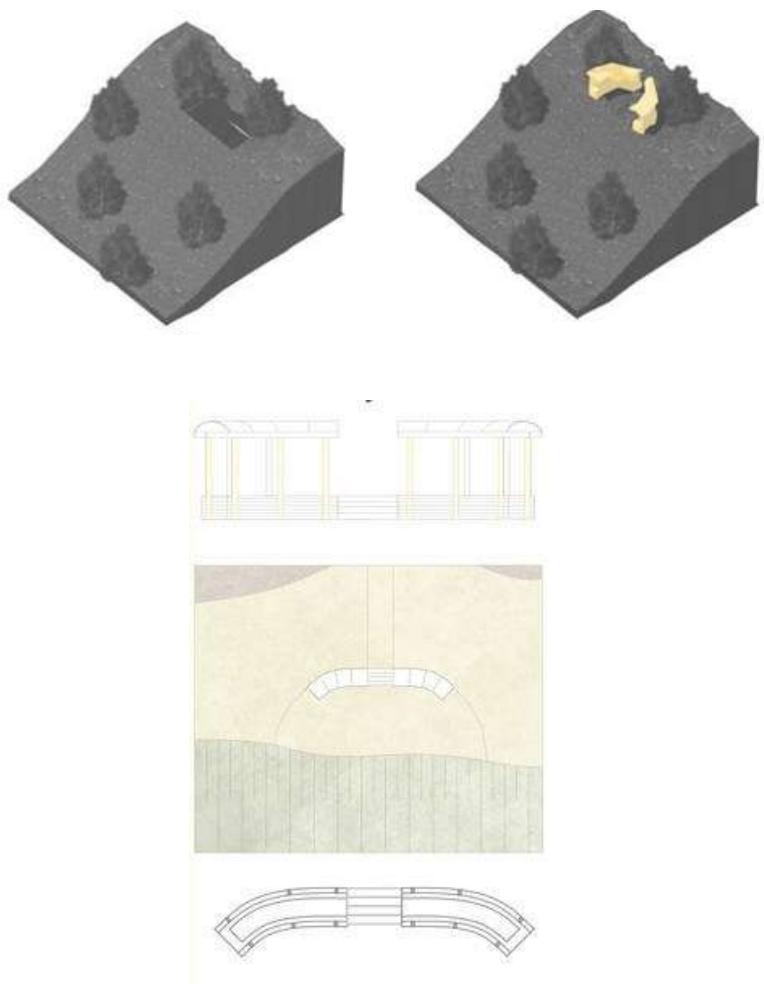


Illustration 4.12 -Mary's mainsail viewpoint design concept materials including collage, plan, and axonometric view

5.10 Project of the “History” pavilion

This monumental sculptural installation, aligned with the axis of the pre-existing office building within the Kolibki Manor and Park complex, introduces a striking and poetic element to the site. Composed of a rhythmic sequence of 4-meter-tall vertical poles, the sculpture unfolds in a dynamic, twisting motion—each element rotated slightly by two angular degrees relative to the previous one. The result is a fluid, wave-like form that transitions gracefully from one side to the other, creating a sense of movement, transformation, and depth. More than just a visual landmark, the sculpture serves as a symbol of the passage of time and the changing nature of substance and memory. Its verticality alludes to human scale and aspiration, while the gradual rotation expresses continuity, evolution, and the layering of history. Positioned along the line of arigid, utilitarian structure, the sculpture acts as both a counterbalance and a dialogue—softening the architectural context while introducing an elevated artistic and contemplative presence. It becomes a contemporary totem, harmonizing with the landscape and offering an abstract yet deeply resonant intervention that captures the spirit of time and place.

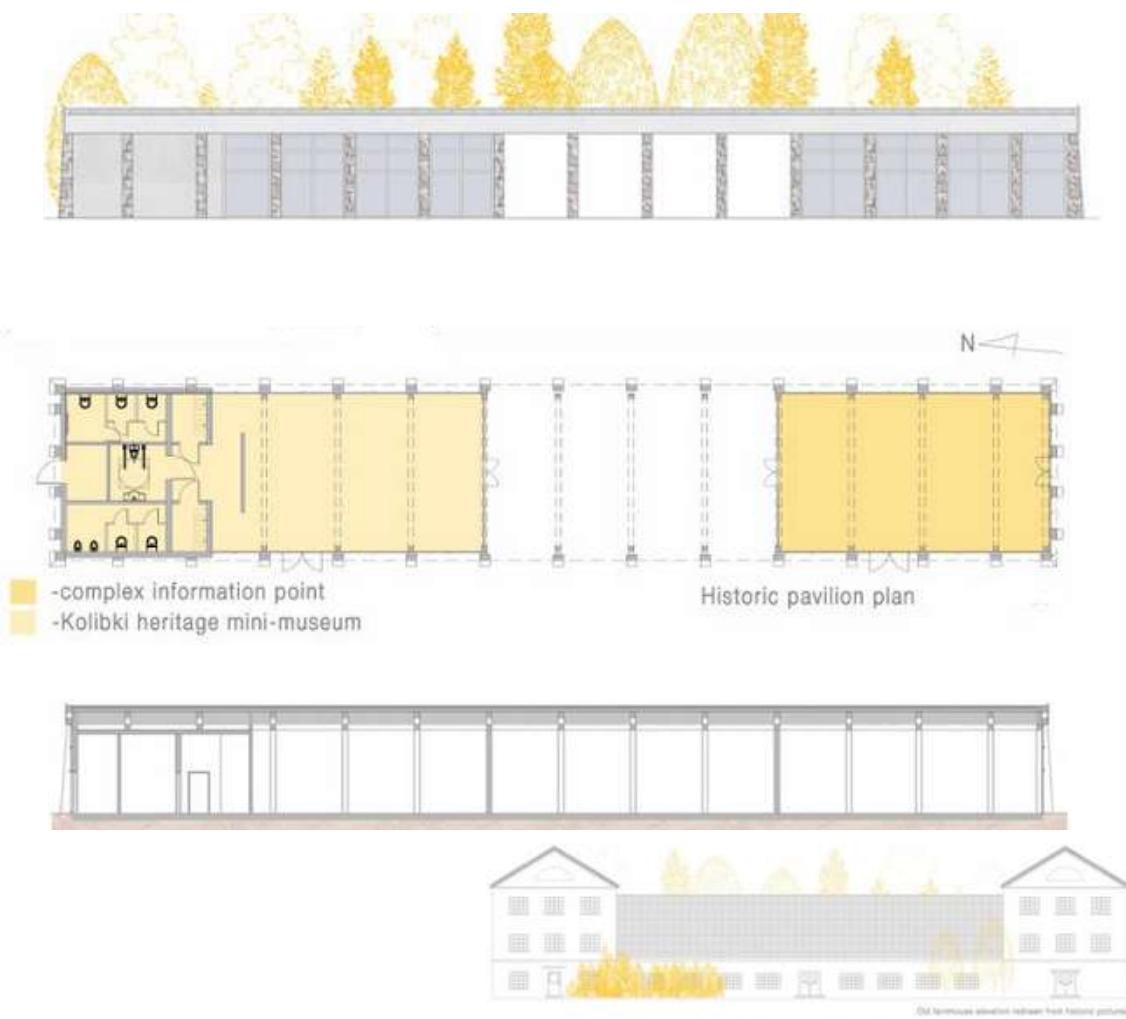
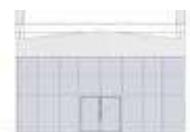


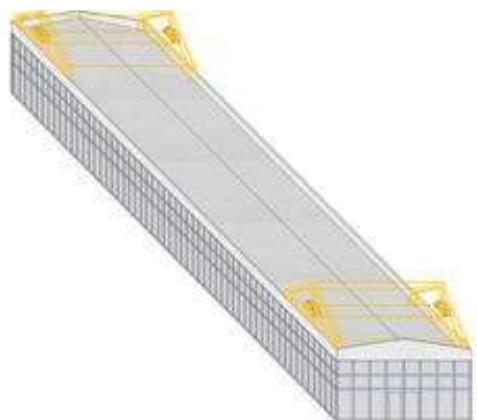
Illustration 4.13 -"History" pavilion (variant 1) design concept materials including general plan, front view, detail view and section and historic elevation of the non-existing farmhouse



"History" pavilion southern elevation view



"History" pavilion short section



N



■ -complex information point
■ -Kolibki heritage mini-museum

"History" pavilion plan



"History" pavilion long section



Illustration 4.14 -"History" pavilion (variant 2) design concept materials including general plan, front view, detail view and section and historic elevation of the non-existing farmhouse

6. Digital tourism and archivization

Digital tourism and archiving offer powerful tools for the preservation, interpretation, and promotion of the Kolibki Manor and Park complex. Through technologies such as 3D scanning, photogrammetry, GIS mapping, and virtual or augmented reality, it becomes possible to document the site with high precision, capturing both architectural and landscape features in their current state. This not only creates a permanent digital record for future reference and restoration efforts, but also supports interactive storytelling, allowing users to engage with Kolibki's rich history in immersive, accessible ways. Virtual tours, historical reconstructions, and mobile apps can enhance the visitor experience on-site or remotely, opening the complex to a global audience and encouraging cultural appreciation beyond physical boundaries. Furthermore, digital archiving ensures that fragile or endangered elements such as historic views, lost structures, or evolving vegetation patterns are preserved in layered formats that can be revisited, researched, and reinterpreted over time. By integrating digital tools into heritage management, Kolibki can be both protected and reimagined as a dynamic cultural landscape, where preservation and innovation coexist.

6.1 Digital tourism and information

Creating a web application for the Kolibki Manor and Complex in Orłowo is a vital step in preserving and promoting this historic site as a modern, interactive, and educational digital destination. Serving as a centralized platform for rich informational content, the application would offer engaging features such as virtual tours, historical insights, event updates, and multimedia galleries making the manor accessible to a wider audience. It would not only attract tourists through visually appealing presentations and real-time updates but also provide educational value for schools, researchers, and history enthusiasts. As an online promotional tool, the platform would enhance the site's visibility, support local cultural tourism, and foster community involvement, ensuring that Kolibki remains both relevant and celebrated in the digital age.

With the use of the BDL forestry database, photogrammetric acquisition and detail modeling the opportunity emerged to directly connect the 3D model with the online accessible website thus creating an intelligent interactive informational tool with the possibility of expansion with attractions and events held in its web based space.

Depending on the goal of the app and the needs of the user the basic idea is split into two different applications serving different purposes. The first being a third person based information system with the ability to show vast spatial and architectural issues and the second offering the user to participate in an open map virtual tour in the complex restrictions.

6.2 Web application information system

An interactive information system app dedicated to the Kolibki Manor and Park complex could play a vital role in bridging the past, present, and future of the site. By integrating archival materials, historical maps,

photographs, and 3D visualizations, the app would allow users to explore how the complex has evolved over time—revealing lost architectural elements, changes in landscape structure, and shifts in usage. A time-lapse or layered map feature could enable visitors to toggle between different historical periods, offering a deeper understanding of the site's transformation. Most importantly, the app could highlight new design interventions, explaining their conceptual basis, materials, and symbolic meanings in context. Through augmented reality (AR) or on-site geolocation, users could view proposed or recently implemented additions—such as artistic installations, restored walkways, or landscape enhancements—overlaid directly onto the physical space. This not only fosters transparency and engagement but also encourages users to view contemporary design as part of an ongoing narrative. The system would serve both as an educational platform and a dynamic tool for heritage interpretation, making Kolibki's cultural layers accessible and engaging for a wide range of audiences.

Illustration 6.1 -system creation methodology scheme

Methodology

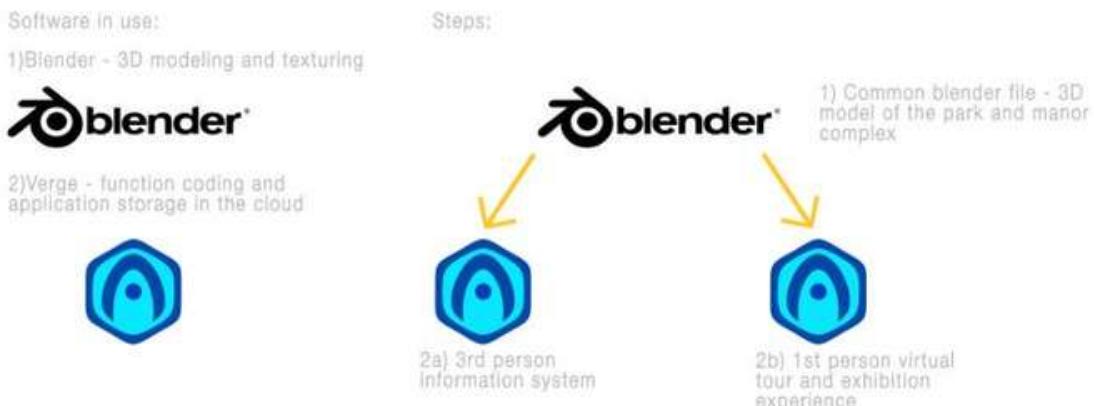




Illustration 6.2 - information system application in view

6.3 Web application virtual tour

A virtual tour application for the Kolibki Manor and Park complex presents a compelling opportunity to engage users with the site's rich historical and cultural layers, regardless of their physical location. By combining 360-degree imagery, interactive navigation, and multimedia storytelling, the app would allow users to explore the complex remotely while gaining insight into its evolution over time. Historical overlays and animated transitions could illustrate how specific elements such as the Baroque garden layout, the manor house, or wooded areas have transformed across centuries. A key feature of the virtual tour would be the integration of new design interventions, enabling users to see not only what exists, but also what has been recently introduced or is planned. These could be presented through rendered visualizations, explanatory audio guides, and embedded artist or designer statements, providing context and meaning to contemporary additions. By offering an immersive, narrative-driven experience, the app would enhance public understanding and appreciation of both the heritage and the forward-looking vision of the site. Ultimately, the virtual tour would act as a digital extension of Kolibki, preserving its memory while promoting active engagement with its ongoing transformation.



Illustration 6.2 -virtual tour and exhibition system in view

6.4 KolibkAPP mobile phone application

Creating a mobile application for the Kolibki Park and Manor Complex in Gdynia is a highly justified initiative, as it enhances visitor engagement by combining historical, cultural, and recreational experiences in one platform. The app would serve as an interactive tour guide, offering historical context and archival insights into the manor's rich past, while also providing practical features like a rest area map, sports biking and running routes tailored to the park's terrain, and alive event calendar to connect users with local happenings. Additionally, integrating an augmented reality (AR) component would bring the site's heritage to life—allowing users to visualize historical reconstructions or explore nature interactively—thereby appealing to a broad audience including tourists, locals, families, and schools. This not only supports cultural preservation and tourism development in Gdynia but also promotes health, education, and sustainable exploration of one of the region's most valuable green spaces.

Creating a mock up app project on paper enabled the possibility to write an actual application without losing the substance and the goal. Internet graphic tools make it possible to create an app with very specific functions and graphics corresponding with the rest of the project.

With the basic goals stated in the project book, the app enables a wider range of people both tourists and locals, to actively participate in the life of the complex and create a feeling of partnership in taking care of its conditions.

Integrating an Augmented Reality (AR) feature into an app for the Kolibki Park and Manor Complex unlocks a powerful and immersive way to experience the site's rich history and natural beauty. Visitors could use their phones to view historical reconstructions of the manor as it appeared in past centuries, witness

re-enactments of key historical moments, or see ghosted overlays of long-gone architectural elements while standing in their original locations. AR could also enhance nature trails by identifying plant species, guiding wildlife observation, or offering interactive educational games for children. This blend of storytelling and technology makes learning engaging, turns passive sightseeing into an active experience, and appeals to a wide audience from history enthusiasts and tourists to students and families while positioning Kolibki as a modern, culturally innovative destination.

Illustration 6.3 - mobile application KolibkApp system creation methodology scheme

Methodology

Software in use:

1) Webflow - graphic design and functionality buttons

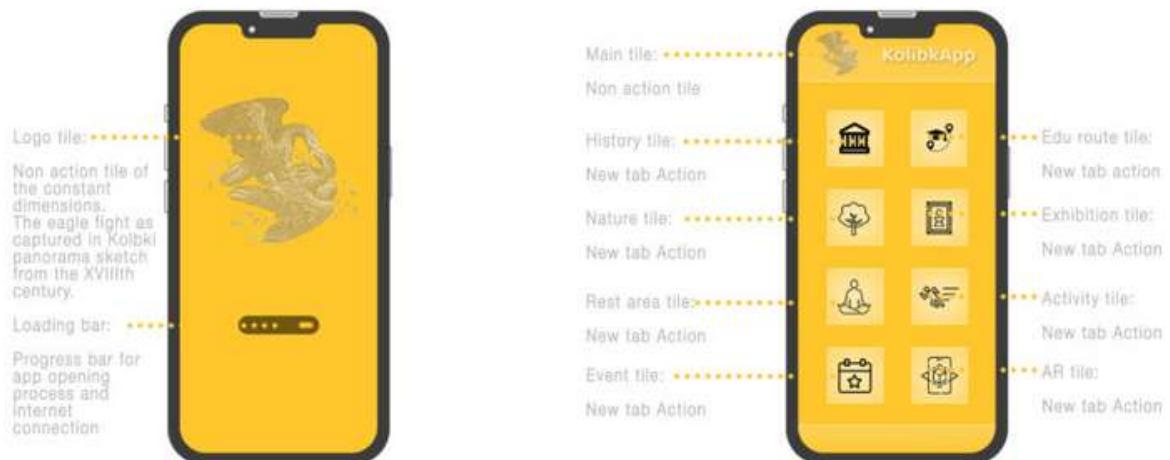
Webflow

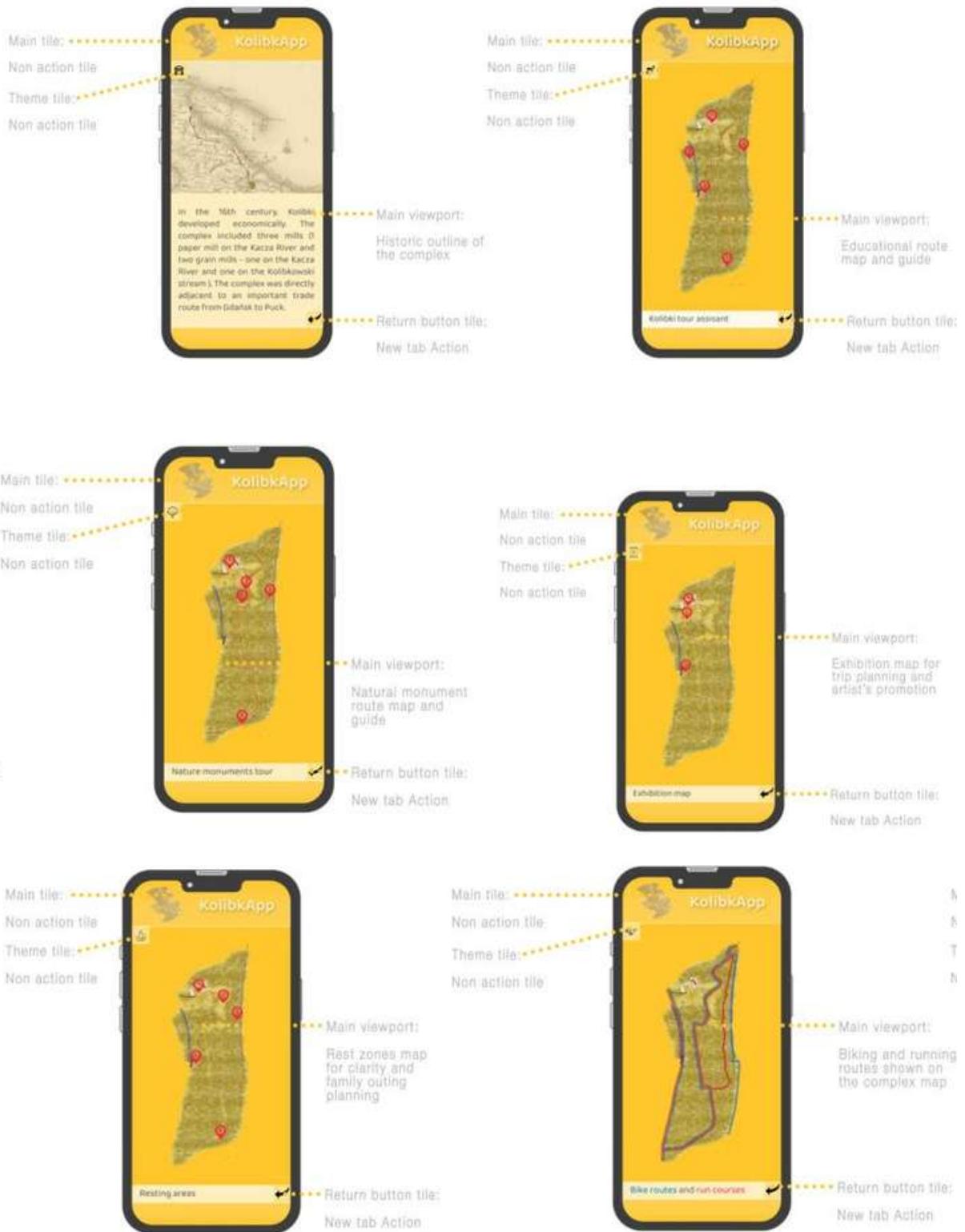
2) Verge - the AR camera feature abilities



Steps:

Webflow





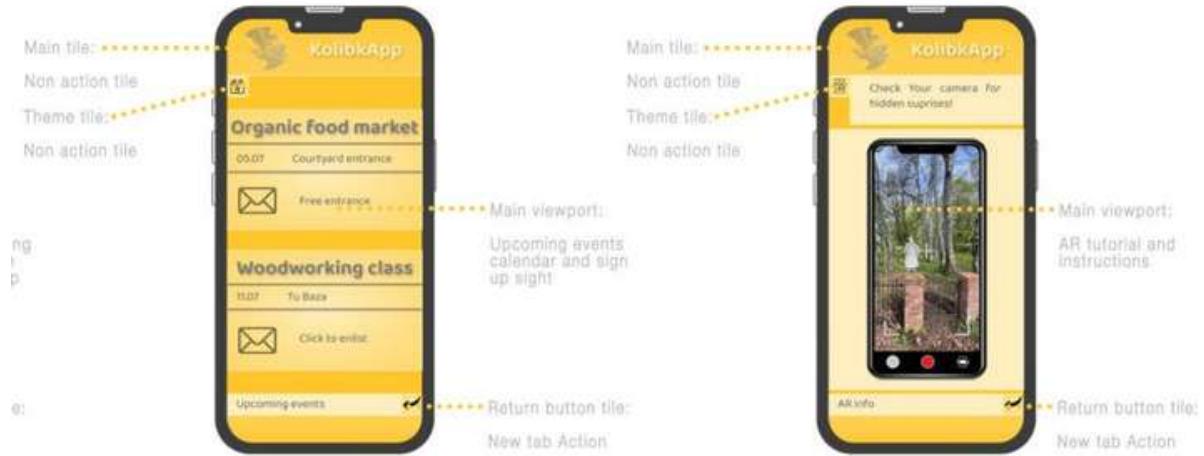


Illustration 6.4 -mobile application KolibkApp system key functionalities in view

7. Summary

This master's thesis addresses the issue of preserving historical values as a foundation for shaping architectural and landscape solutions within the Kolibki Manor and Park complex in Gdynia. The work recognizes that thoughtful integration of heritage conservation with modern design can foster sustainable development, cultural continuity, and public engagement.

The first part introduces the goals and methodology of the thesis, outlining the project's scope and the significance of Kolibki as a historically layered and underutilized area in the Tricity region.

The second chapter presents an in-depth analysis of the site's historical development, tracing its transformation from a patrician estate through royal and aristocratic ownership, to its integration with the Orłowo seaside resort. Key historic buildings and landscape features are assessed in terms of their architectural and cultural value.

The third chapter proposes a protection strategy, emphasizing the risks posed by current uses and legal gaps. It advocates for the establishment of a Cultural Park, grounded in Polish heritage law, and provides both procedural guidance and comparative examples from other cities in Poland and abroad.

In the fourth and fifth chapters, the thesis introduces a design concept that harmonizes restoration with new interventions. This includes a masterplan and detailed proposals for specific zones: the main courtyard, baroque park, Swelina riverside, and symbolic monuments. Architectural and landscape elements are integrated to reflect historical layers while introducing contemporary spatial and functional coherence.

The sixth chapter explores digital tools as a modern layer of heritage interpretation. A web application, virtual tour, and mobile app—KolibkAPP—are designed to enhance user experience and promote digital tourism. These tools aim to broaden access to cultural content and encourage active exploration of the site.

The thesis concludes with a summary of key findings and general reflections on the role of heritage in shaping modern spatial policies. The Kolibki case is presented as a model for balancing protection with innovation, and for engaging communities in the reinterpretation of historic landscapes.

8. Conclusions

The Kolibki Manor and Park complex undeniably possesses exceptional historical and cultural value, reflected in its layered past and diverse architectural and landscape elements. This richness not only justifies its protection but also establishes a solid foundation for the creation of a Cultural Park, which emerges as an optimal legal and spatial framework for safeguarding and revitalizing the area. The design interventions proposed in this thesis, rooted in a deep understanding of the site's historical character, demonstrate the potential to transform Kolibki into a coherent and meaningful architectural monument that both honors its heritage and serves contemporary public needs.

Furthermore, the integration of information technologies—such as mobile applications, virtual tours, and digital archives—proves to be a powerful tool in supporting the vital mission of preserving architectural and landscape heritage. These systems enhance accessibility, foster education, and promote cultural engagement, ensuring that historical spaces like Kolibki remain living, relevant, and protected for future generations.

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Illustration 4.10 -St. Joseph's church memorial design concept materials including collage, plan, views and axonometric view

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Illustration 4.13 -Historical pavilion (variant 1) design concept materials including general plan, front view, detail view and section and historic elevation of the non-existing farmhouse

Illustration 4.14 -Historical pavilion (variant 2) design concept materials including general plan, front view, detail view and section and historic elevation of the non-existing farmhouse

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Illustration 6.2 - information system application in view

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Illustration 6.3 - mobile application KolibkApp system creation methodology scheme

Illustration 6.4 -mobile application KolibkApp system key functionalities in view