



LEEDS BECKETT UNIVERSITY
SCHOOL OF BUILT ENVIRONMENT,
ENGINEERING AND COMPUTING

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Allotment gardens in Warsaw, Poland – from fruit and veg to designed huts

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Agenda

- Background
- Aims
- Methodology
- The 6 perspectives
- Conclusion and further research



Background



- Allotment garden – (not) a socialistic relic
- Changing demand
- Economics
- Design



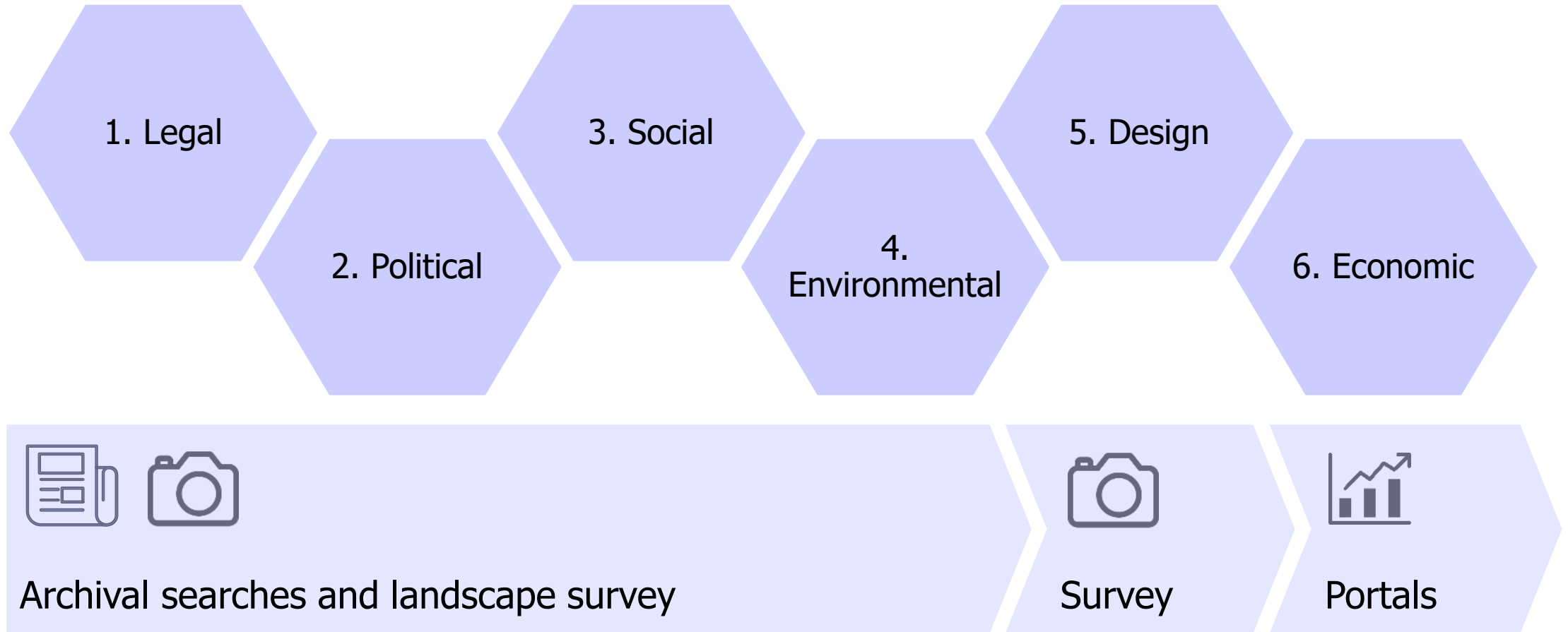
Aims

Explore changes to allotment gardens in Warsaw and their potential impact on the wider city landscape using a 6 perspectives quasi-PESTEL approach:

1. Legal
2. Political
3. Social
4. Environmental
5. Design
6. Economic

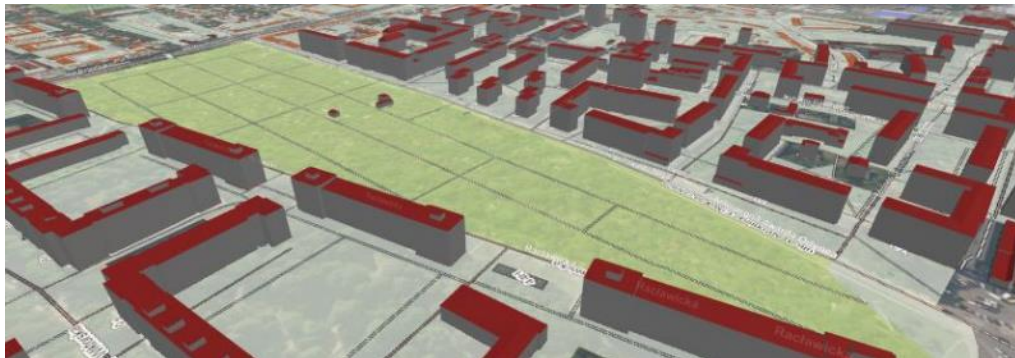


Methodology



Warsaw's landscape

- 190 family gardens
- 30,000 garden allotments
- 1,200ha (2.3% of Warsaw's area)



mapa.um.warszawa.pl

<https://warszawa.wyborcza.pl/warszawa/7,34862,15801157,tysiac-hektarow-ogrodow-dzialkowych-do-zwrotu-sa-roszczenia.html>

Analysed family gardens

No	Family garden	Area (ha)	Number of AGs	Public common infrastructure
1	ROD Obrońców Pokoju	9.8000	275	Clubhouse, relaxing open space
2	ROD Rakowiec	17.5400	520	Clubhouse, playground, relaxing open space
3	ROD Augustówka I	11.6800	227	Clubhouse
4	ROD Sady Żoliborskie	15.9500	461	Clubhouse
5	ROD Waszyngtona	21.0000	400	Clubhouse, relaxing open space, fitness ground, boule ground
	Total	75.9700	1,883	

1. Legal perspective – public infrastructure

- Act on family garden allotments (2013)
- Green areas - public infrastructure
- Allotment garden:
 - Max 500m²
 - Gardening, relaxation and recreation
- Family garden:
 - Allotment gardens
 - Common infrastructure



1. Legal perspective – “Allotment lease”



State Treasury
(freehold)



Gardeners' association
(long-term land lease)



Allotment gardener
("allotment lease")

- No rent
- No end date or cancelation period
- Transferable – “free”
- Not inheritable
- Maintenance obligation
- No permanent residency and gainful activities



2. Political perspective

- Polish Allotment Gardeners' Association
- Land claims
- Planning policies – master plans, spatial study
- Warsaw Council – funding (since 2020)
 - Spatial order
 - Civic and environmental awareness
 - Environmental protection
 - Physical activity
 - Energy and waste management



3. Social perspective - generational swap



90s to early 2000s:
Retirees and elderly

Since around 2010:
Young adults and young parents

3. Social perspective - passive use



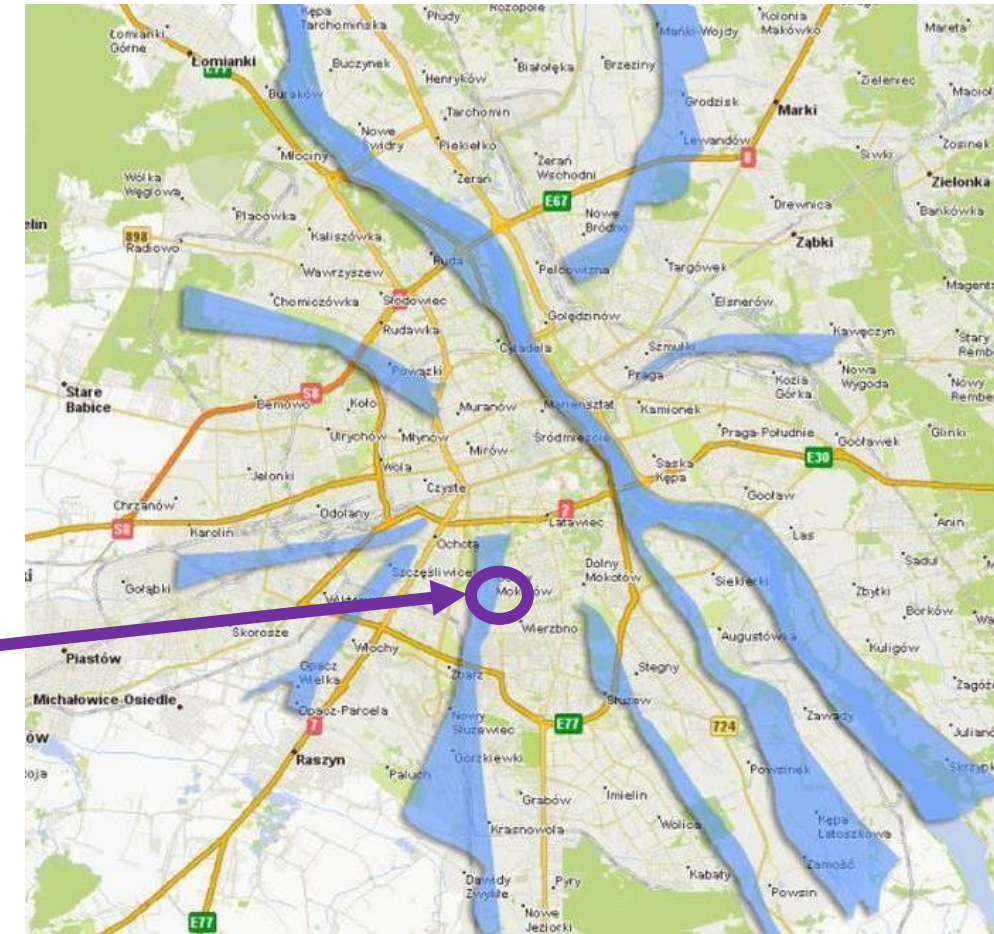
Intensive gardening

Relaxing "gardening"

Mental wellbeing – e.g. lockdown - saving people from mental issues

4. Environmental perspective

- 7% of all city's green areas
- Preservation "airing corridors"
- Reducing the urban heat island effect
- Biodiversity



mapa.um.warszawa.pl

<https://tvn24.pl/tvnwarszawa/najnowsze/skad-warszawa-ma-tlen-467462>

4. Environmental perspective - Biodiversity



Ornamental plants



Fruits and veg



Apiary



Disappearing traditional land use practices

4. Environmental perspective - Biodiversity



Disorder is not tolerated

4. Environmental perspective - Biodiversity



5. Design perspective



Functionalism – 1950-60s - storage and shelter

5. Design perspective



5. Design perspective



5. Design perspective



5. Design perspective



Imitations of single-family houses - since 1990s

5. Design perspective

- Building used for relaxation
- Max 35m² of build-up area
- Max height 4m/5m
- Max 12m² terrace or veranda



5. Design perspective



“Single-family” houses – since late 2013

5. Design and Technology



Seizing garden allotment land for passive leisure - current

5. Desing and Technology



<https://www.whitemad.pl/domek-dzialkowy-wrzosy/>



Return to original design concepts - current

6. Economic perspective

- Pre-2010: GBP 3,000-5,000
- Pre-pandemic: GBP 4,000-15,000
- Now:

GBP	Parameters
6-10,000	poorly maintained green area, poor peripheral locations, limited or no utilities, old or no shed
15-25,000	well maintained green area, reasonable locations, small cottage <20yrs old, most utilities
25-35,000	well maintained green area, good locations, cottage <10yrs old, most utilities
35-50,000	excellently maintained green area, best location in prime districts close to the city centre, new cottage, all utilities, borderline illegal / excessive site improvements

Conclusion and further research



Each site needs an individual assessment to justify its long-term position in the city, district, and locality



Preserving family gardens to support and not inhibit urban changes



Balance of public openness and preserving privacy, while dealing with new phenomena



Thank you



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Photos: Authors' survey and courtesy of Elżbieta Gozdowska, Rajarshi Roy, Studio Otamto

