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Wojciech JABŁOŃSKI[1], Aleksandra PODSTAWKA[2], Maria PRZEDNÓWEK[2], Dagmara SĘK[2], Wiktoria SMAGIEŁ[2], Julia SROCZYŃSKA[2]

THE IMAGE OF TRANSFORMATIONS OF INDUSTRIAL FACILITIES IN POLAND – A CASE STUDY OF THE ŻNIN SUGAR FACTORY INDUSTRIAL COMPLEX

In recent years, numerous post-industrial revitalization projects have been completed in Poland, gaining increasing significance both for cultural heritage preservation and urban development. The process of revitalizing industrial facilities has become a prominent research focus, illustrating the potential of adapting historic buildings for new, modern functions. This article presents the history of the Żnin Sugar Factory within the broader economic transformations of Poland's sugar industry, as well as its unique revitalization as an example of integrating traditional architecture with the needs of the hospitality and recreational sectors. The favorable location of Żnin in relation to other regional tourist sites further enhances the project's commercial appeal. The project is notable for its commitment to preserving the site's identity, employing material recycling and retaining original building structures. By introducing hotel, conference, and recreational functions, the former sugar factory now serves as a modern complex with significant touristic and socio-economic value. This example serves as an inspiration for similar ventures, demonstrating that historical sites can play a vital role in contemporary urban spaces, blending the past with the present and supporting the development of local communities.

Keywords: revitalization, Żnin Sugar Factory, industrial heritage, recycling

1. INTRODUCTION

The revitalization of post-industrial spaces has become one of the key challenges in contemporary architecture and urban planning. Projects that restore former industrial sites to new, functional value are gaining significance in the context of cultural heritage preservation and addressing the needs of local communities. In

[1] Lublin University of Technology, Faculty of Civil Engineering and Architecture. ORCID: 0000-0002-4954-2279.
[2] Scientific Clubs of Urban and Rural Planning.

Poland, these processes accelerated after the economic transformation of the 1990s, and the dynamic growth of the tourism and hotel sectors revealed new opportunities for the reuse of abandoned structures that once played key roles in regional economies.

In the last five years, numerous revitalization projects have been completed post-industrial areas in Poland, with the participation of major development investors. Some of these projects, regarded as examples of modern approaches to the reuse of historic buildings, have gained recognition both domestically and internationally. Each of these projects, though varying in scale, scope, and ultimate purpose, demonstrates an effort to preserve the postindustrial identity of the site while adapting it to current needs.

One of such revitalization is the Wrocław Breweries project[3], covering the area of the former Piast Brewery on Jedności Narodowej Street in Wrocław. After industrial operations ceased, the area was characterized by degraded infrastructure, which has now been transformed into a modern, multifunctional residential complex. The revitalization included historic buildings, which now house lofts, residential spaces, offices, and dining establishments. A key element of the revitalization was to emphasize the industrial character by preserving infrastructure elements such as the ventilation system and maintaining spatial connections to riverside and railways areas, which underscore the site's historical identity [Maćków 2024: 32].

Another example of transforming post-industrial areas is the revitalization of the Powiśle Power Plant in Warsaw[4], where historical values were preserved alongside the applications of modern architectural and urban solutions. The project retained original architectural elements, such as brick facades, the steel boiler house structure, and industrial details, which have become part of a modern residential and commercial complex [Diduch 2023: 82]. Thanks to the project, which also included the adaptation of chimneys, dormer windows, and the coal crane, the area gained a new social function [Wojciechowski, Sadowski 2020: 33]. The former Powiśle Power Plant, located near the Copernicus Science Center and the University of Warsaw Library, now plays an important cultural and social role in Warsaw.

Another approach was made in revitalization of the Warsaw Breweries[5], which transformed the former Haberbusch and Schiele brewery production area into a modern, multifunctional complex combining gastronomy, residential, offices, and commercial spaces. The project innovatively balances between preserving the industrial character and implementing modern spatial solutions. A key feature was highlighting historic buildings or their remains, which dominate the urban fabric and define the identity of the complex as a historic site with a new function [Mikulska 2023: 78-79].

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3 Project: Maćków Pracownia Projektowa, Investor: Archicom.

4 Project: APA Wojciechowski Architekci, Investors: Tristan Capital Partners, White Star Real Estate.

5 Project: JEMS Architekci, Investor: Echo Investment.

All these revitalization examples illustrate an approach that allows historical buildings to be brought back into use while preserving their cultural and historical value. Each of these projects involves substantial financial investments from large real estate entities. In this context, the Żnin Sugar Factory stands out as a project that not only revives former industrial buildings but also preserves their *genius loci*, representing an exceptional example of harmony between the past and new functions.

2. STATE OF RESEARCH

Industrial heritage sites, once symbols of technological and economic prowess, are finding new applications in the contemporary world. As noted by Stefania De Gregorio, Mariangela De Vita, and Anna Paris in their article on the flexibility of revitalizing such areas, there should be a focus on adapting these spaces to modern needs while incorporating environmentally friendly practices [De Gregorio et al. 2023]. Similar conclusions are drawn by Silvia Iodice and Pasquale De Toro, who adopt the concept of a circular economy [Iodice et al. 2021]. The authors argue that adaptive reuse should not only involve repurposing old buildings but also include sustainable practices, such as waste reduction, energy efficiency, and resource conservation. Their article proposes a revitalization model where industrial heritage becomes a driving force for sustainable tourism, providing economic benefits while supporting cultural preservation [Iodice et al. 2021: 120].

Theodora Chatzi Rodopoulou and James Hunt point out that structures of abandoned factories and mills, old rail lines, and warehouses are cultural legacies of industrial revolutions and urban development [Rodopoulou, Hunt 2017]. Nowadays, cities and communities worldwide are transforming these forgotten spaces into dynamic cultural, residential, and commercial centers, preserving history while adapting to current needs. They emphasize the importance of utilizing historical buildings in the context of regional function and neighborhood dynamics. The economic, social, and environmental impacts are positively noted in areas such as Glasgow and Essen, where districts have been revitalized by transforming their industrial heritage [Rodopoulou, Hunt 2017: 4].

A powerful catalyst for repurposing post-industrial areas has been global events like the Olympics or World Expositions (EXPO), which often involve large-scale redevelopment projects that transform urban areas, including industrial sites. Based on research by Florence Graezer Bideau, Huishu Deng, and Helena Roux, such events often accelerate the reuse of industrial heritage, but may lead to short-term, superficial transformations that do not necessarily benefit the local community or long-term conservation goals [Bideau et al. 2024].

In the restructuring process of revitalized areas, there is a common dilemma: whether to strive to preserve original industrial features or allow for radical transformations to support new functions. Raluca Trifa advocates for an integrated

approach that combines both heritage preservation and innovation. She suggests that modern technology (e.g., smart building systems) can help industrial structures meet contemporary needs without losing their historical value [Trifa 2018].

The transformation of industrial heritage sites requires thoughtful design strategies that simultaneously promote sustainable development and improve community life. The restructuring of post-industrial sites should not be limited to a single building or place but should contribute to the broader regional context. Reused industrial heritage sites can become catalysts for urban revitalization, enlivening surrounding neighborhoods and improving the quality of life for local residents [De Gregorio et al. 2020].

In Polish academic research, two main types of publications dominate on the topic of post-industrial site revitalization. The first focuses on general issues such as revitalization theory, legal conditions, and revitalization models. The second type consists of case studies discussing specific examples of revitalization in the country and abroad, often highlighting numerous issues arising from the transformation processes of post-industrial areas.

The theoretical issues related to revitalization are thoroughly discussed by Aleksandra Jadach-Sepioło [Jadach-Sępioło 2018]. The author presents various aspects of the process and changes in the approach to space revitalization, pointing out potential challenges, including administrative and legal issues, and suggesting effective revitalization methods for post-industrial areas. Bartosz Walczak also emphasizes the specificity of conservation and revitalization issues [Walczak 2022]. The author highlights the importance of balancing authenticity with adaptation to meet new uses, creating spaces that are both functional and socially acceptable, while contributing to the preservation of local and historical identity. His article underscores the challenges in undertaking revitalization actions, including project financing, understanding local social and cultural contexts, and administrative and legal concerns [Walczak 2022: 10, 25-26].

Alina Maciejewska and Agnieszka Turek have undertaken a comprehensive study on the processes of transformation and regeneration of areas affected by deindustrialization [Maciejewska, Turek 2019]. The authors thoroughly analyze the reasons for industrial decline in selected regions and its impact on local communities and the natural environment. Their work also presents various methods and strategies for revitalization, including infrastructure rehabilitation, adaptation of industrial buildings for new functions, and creating public spaces that encourage social integration. The work presents numerous examples from Poland and abroad, illustrating successful revitalization projects and discussing challenges and barriers associated with the revitalization process, such as a lack of financial resources, social resistance, and legal difficulties in spatial planning.

A valuable source of information on revitalization methods is the work of Magdalena Baborska-Narożny [Baborska-Narożny 2012]. The author indicates that the revitalization of inactive post-industrial areas can be carried out according to five basic functional-spatial models, including:

- Restoring the industrial function of the area by using modernized existing structures.
- Maintaining the industrial function and existing structures while adding new functions and volumes.
- Creating an industrial museum by utilizing existing structures and infrastructure.
- Adapting the area and preserved post-industrial structures for new functions.
- Demolishing post-industrial structures and changing the function and character of the area [Baborska-Narożny 2012: 275-277].

Additionally, the article presents examples of the implementation of each revitalization model in Poland, enriched with comparative analysis of foreign projects. The author notes that many successful projects have been realized in Poland, but numerous strategies that have proven effective in more developed countries encounter various barriers here, such as financial, legal, or investor awareness issues.

Much of the research on industrial heritage revitalization addresses selected examples of such actions in Poland. Karolina Misiuk analyzes the transformation of industrial complexes from the late 19th and early 20th centuries, using the Becker Factory in Białystok as an example. She presents the standards that should be met to revitalize industrial facilities for commercial purposes [Misiuk 2023: 49-50]. Anna Grzelak and Iwona Pielesiak, in their detailed analysis of the revitalization processes of industrial areas in Ozorków, point out key areas where identification allows for more favorable space utilization, also in economic terms [Grzelak, Pielesiak 2022]. Furthermore, they emphasize the necessity of collaboration between local government institutions, investors, and residents, as well as conducting social analysis of post-industrial complexes' surroundings to reduce potential spatial conflicts and determine an effective functional-spatial program, bringing measurable commercial benefits [Grzelak, Pielesiak 2022: 110, 115, 122].

Numerous studies also focus on transformations of post-industrial areas in an urban planning context. Jerzy Parysek identifies the main issues leading to urban decay, including the decline of industrial districts in cities [Parysek 2015]. Using examples from several Polish projects, he underscores the need to integrate new functions with the existing post-industrial fabric, modernize technical infrastructure, and integrate revitalized spaces with the city structure [Parysek 2015: 15-16, 19].

Using the example of the revitalization of the Katowice mine and the Lubawka Brewery, Julian Frant highlights the socio-cultural benefits arising from post-industrial revitalization in cities [Frant 2012]. He also notes that introducing new urban and architectural forms should strive to preserve existing historical and cultural values while enriching the city's functional program, especially with cultural functions for the analyzed structures [Frant 2012: 145]. A similar view is presented by Alicja Szajnowska-Wysocka and Maria Sobala, who analyze examples from Katowice and Mysłowice. They point out that preserving historic industrial buildings reflects a valid need for cultural heritage protection and the creation of local identity [Szajnowska-Wysocka, Sobala 2024: 12]. Additionally, the authors note that

the restorative potential of revitalization can also apply to economic aspects by introducing diverse functions in degraded areas [Szajnowska-Wysocka, Sobala 2024: 12].

Agnieszka Dudzińska-Jarmolińska emphasizes the positive social and ecological aspects in the process of revitalizing post-industrial areas [Dudzińska-Jarmolińska 2018]. She points out that in Poland, revitalization is primarily focused on commercial functions, with recreational spaces being rare. Using Western European examples, she indicates a potential model aimed at reclaiming degraded areas.

3. THE ŻNIN SUGAR FACTORY'S HISTORY IN THE CONTEXT OF ECONOMIC TRANSFORMATIONS IN POLAND'S SUGAR SECTOR

Work on establishing the Żnin Sugar Factory began in 1892, with construction taking place from 1893 to 1894. Alongside the development of the factory complex, a narrow-gauge railway was built, stretching a total length of 46 kilometers to service the facility by supplying sugar beets and transporting sugar products [Żnin Sugar Factory 2022]. To the north, near the Great Żnin Lake, a settlement known as the "Osada" was established, featuring housing with garden plots for factory workers. To the west, there were fields dedicated to sugar beet cultivation [Biała Karta].

Fig. 1. Site Plan of the Żnin Sugar Factory, Turn of the 19th and 20th Centuries [based on plans in the Żnin Sugar Factory archives]

After Poland regained independence in 1918, the sugar industry became one of the main drivers of the Polish economy. However, during the interwar period, sugar production was mainly directed toward foreign markets, while domestically it remained a very expensive commodity [Wykrętowicz 1962: 27]. It is worth noting

that at that time, Poland's borders included parts of present-day western Ukraine, particularly the fertile regions of Lviv and Volhynia, essential for sugar beet cultivation. Sugar production played a significant role in the national economy, with state revenue from sugar just before the war accounting for approximately 6% of total income [Godlewski 2009: 70]. During the 1920s, the Żnin Sugar Factory underwent modernization – new warehouses were built, production lines were upgraded, steam-powered devices were replaced with electric ones, and an on-site power plant was constructed [Żnin Sugar Factory 2022].

Following World War II, 101 sugar factories were operational in Poland, with 47 located in the "recovered territories", although only 27 were usable due to war damage. Eventually, 76 factories were reopened post-war, with two more coming online later, remaining operational until 1997, during the country's economic transformation [Wykrętowicz 1967: 15].

During the Polish People's Republic (PRL) era, the sugar industry was a priority for economic development, ranked alongside mining (coal extraction) and metallurgy as essential sectors for rebuilding the national economy. However, due to numerous issues – such as timing, infrastructure, staffing, and resources – it was impossible to resume production on the same scale as in 1938. The sugar industry's share of the economy decreased by about 35% compared to 1938 [Wykrętowicz 1967: 16-21]. Despite these challenges, revenue from sugar excise and exports significantly contributed to rebuilding the national economy. Under the first three-year economic plan, central authorities emphasized the development of the processing industry as an economically feasible sector for the country's reconstruction. The growth of the sugar industry was also seen as an ideal means of achieving political goals – industrializing agriculture in Poland and strengthening direct relations between the working and farming classes. As a result, the sugar industry emerged as the third most important economic sector alongside mining and metallurgy.

Given this national policy, the Żnin sugar factory also expanded in the 1950s. In the early years, the factory underwent successive technological upgrades and gradual expansion. Increased processing capacity necessitated recruitment campaigns nationwide. In the 1970s, a worker housing estate was planned to support the factory's workforce [Zańko-Gulczyński 2024].

The 1980s were a turbulent period in Poland, marked by internal political conflicts exacerbated by a struggling centralized economy, economic crises, and adverse weather conditions that reduced sugar beet production by nearly 40%. Following these events, partial decentralization of the factories negatively impacted their operation [Kowalczyk 2022]. With decentralization, competition among factories increased, sugar prices dropped, and investments in technological modernization were reduced.

Economic transformation struck a heavy blow to Żnin, a small industrial town, through the privatization and restructuring of the entire Polish economy. Changes at the end of the 20th century and the beginning of the 21st century involved

transitioning from centralized – state-owned – to privatized, ideally decentralized ownership structures. In 2002, the Żnin sugar factory was sold by the state to the private National Sugar Company[6], which controlled about 40% of the country's sugar production [Kowalczyk 2022]. Between 2001 and 2005, this company closed nearly 37 factories. Of the 78 operational factories in Poland, only 17 remained. Notably, factory efficiency and the effectiveness of the entire sugar industry significantly improved, resulting in a paradoxical increase in sugar production in Poland [Kowalczyk 2022]. However, the negative aspects of this restructuring particularly affected smaller towns, including Żnin, where the sugar factory was a primary source of livelihood – either as an employer or as a market for agricultural products, a critical element in mixed rural-urban municipalities. In 2004, the factory's closure led to widespread strikes in the region, involving not only factory workers but also individuals indirectly linked to the factory [Cieślak 2015]. A significant indicator of the Żnin factory's inefficiency was that much of its equipment remained intact, as repurposing the factory's infrastructure and equipment in other plants proved unfeasible. After its closure in 2004, the factory premises continued to serve as storage facilities for sugar and molasses.

In 2015, the property was sold, along with 36 hectares of land, for 4.5 million PLN to the private hotel company Arche. Project planning for revitalization began in 2016, and the reconstruction of the sugar factory was completed by 2020 [Cieślak 2015].

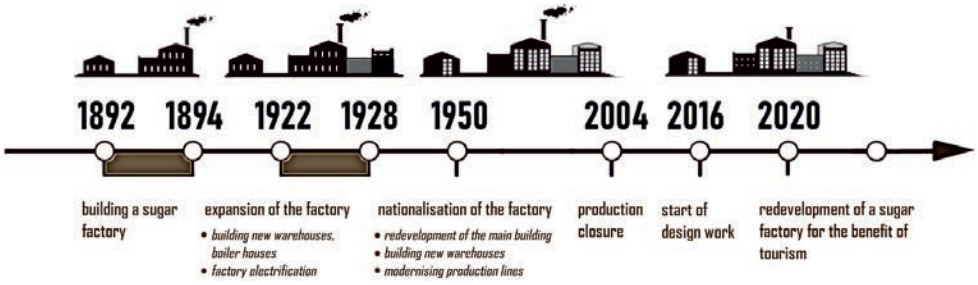

Fig. 2. Timeline of the History of the Żnin Sugar Factory [authors]

4. ŻNIN – LOCATION

Location is of considerable importance in business, especially in commercial development and the hospitality industry. In most cases, it is considered on a local scale, focusing on factors such as distance from the city center, administrative centers, transportation networks, and similar issues. In Żnin's case, a particularly interesting feature of its location is its positioning within the region. Żnin lies relatively close to two major Polish cities – Poznań (approx. 90 km) and Bydgoszcz

[6] PL: Krajowa Spółka Cukrownicza.

(approx. 45 km). However, its main locational advantages are its proximity to other tourist destinations: Gniezno (45 km) – Poland's first capital, and Biskupin (approx. 10 km) – considered the oldest settlement in Poland. Thus, Żnin's location provides an excellent foundation for commercializing the property. It could serve as an accommodation base for these nearby tourist sites, offering additional complementary functions related to tourism, leisure, and recreation.

The sugar factory's location within the town is also highly advantageous for introducing leisure and recreational functions. The factory is situated directly adjacent to the Great Żnin Lake, which offers strong potential for developing recreational features in the area, thereby enhancing the property's commercial viability.

Fig. 3. Location of Żnin on the Map of Poland [author]

5. REVITALIZATION OF THE ŻNIN SUGAR FACTORY

The expansive grounds of the former Żnin Sugar Factory, covering 36 hectares, exhibit high tourism potential due to their strategic location, which favors the development of recreational and leisure functions. The revitalization project[7] included an extensive hospitality component, integrated with the historic infrastructure of the facility, ensuring the authentic character of the site was preserved. The investment is divided into three main areas: a conference and event space in the former warehouses, a hotel section housed within the original factory buildings, and a spa complex with a swimming pool. Additionally, smaller buildings, such as the former forge, carriage house, and stables, have been transformed into intimate dining spaces, enriching the complex's offerings.

The warehouse space has been adapted to include five conference rooms, a large multifunctional hall measuring 1,380 m², and an auditorium that also serves as a cinema in a former molasses tank. The main historic production area of the factory now comprises a reception area, the lobby bar, 184 hotel rooms, 12 duplex apartments, five additional conference rooms, two restaurants, and numerous attractions woven into the corridors and lobbies of the old factory, including a multi-level slide, a gym, and an exhibit of operational artifacts from the former factory. The second section of the factory, built in the latter half of the 20th century, is split into two areas – a hotel and restaurant section and a recreational section. The hotel area contains 128 additional rooms, while the recreational area consists of a swimming pool, sauna complex, spa and wellness zone, and an indoor children's play area [Żnin Sugar Factory Website].

[7] Project: Bulak Projekt, Investor: Arche Group.

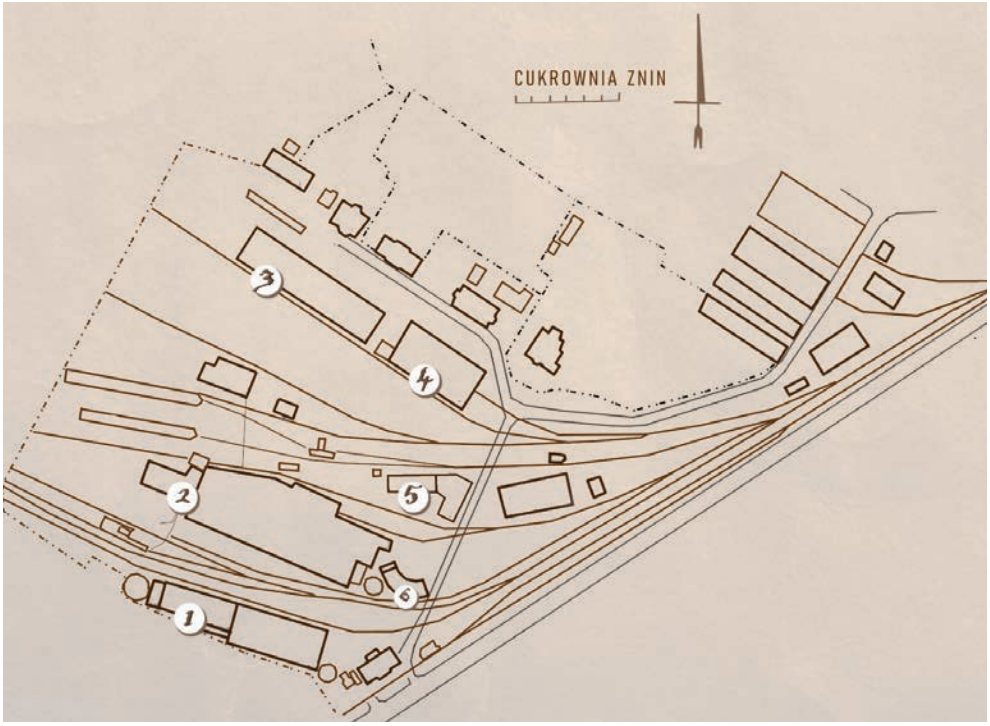

Fig. 4. Site Plan of the Żnin Sugar Factory, 2024; 1 – sugar warehouse: 5 conference rooms, multifunctional hall, auditorium; 2 – Factory 1: reception, bar, 184 hotel rooms, 12 apartments, 5 conference rooms, 2 restaurants, skybar; 3 – Factory 2: reception, 126 hotel rooms, restaurant, bar; 4 – Factory 2: swimming pool, wellness, gym and fitness, children's playroom; 5 – centrifuge: bowling alley, nightclub; 6 – filtration station: bar [author]

Fig. 5. Main Building of the Żnin Sugar Factory – North View [phot. author, 12.08.2023]

A significant element in the revitalization image of the factory is the manner in which new structures have been integrated into the facility. The project successfully incorporated contemporary construction into the existing structural layout, including the arrangement of columns and ceilings. Unfortunately, due to technical conditions and, primarily, fire protection requirements, it was not feasible to use all existing elements exclusively. To preserve the existing construction, added elements were implemented using the original features as a permanent formwork. This approach maintained the historical authenticity of the structure, as the old framework was neither completely dismantled, recast, nor purely decorative – it retained its foundational characteristics as a construction element.

Fig. 6. Main Building of the Żnin Sugar Factory – Using Existing Ceilings as Permanent Formwork for New Construction [phot. author, 12.08.2023]

Another essential element of the project, also from a commercial perspective, was the introduction of multi-bay spaces based on an indirect lighting system in the hotel rooms. This design creates an intriguing aesthetic in the interiors, where historic production halls intertwine with hotel room galleries and historic walls are punctuated by modern fixtures. These features are juxtaposed with authentic, industrially worn beams, columns, and sanitary installations. Such a complex spatial arrangement also presents considerable operational demands for hotel management – the lobby areas become a lively organism that conveys continuous life, evoking the bustling nature of an industrial facility. The property does not adhere to standardized hotel ratings. Instead, the focus was on maintaining the authenticity and integrity of the space rather than restructuring it for operational purposes. Consequently, the design approach reflects that the function of the facility is adapted to its existing spatial forms, rather than shaping the form to fit its function.

Fig. 7. Hotel Lobby in the Main Building of the Żnin Sugar Factory
[phot. author, 12.08.2023]

As noted by Marcin Szczelina, the project and its execution were guided by the 4R sustainable development principles [Szczelina 2022]. By minimizing interventions in the existing structure and limiting the introduction of new elements, "reduction" was achieved, thereby decreasing the number of new components. Moreover, no new buildings were constructed as part of the investment – the architects utilized only existing structures, preserving the original character of the post-industrial space. The concept of "reuse" is evident not only in the repurposing of old factory halls but also in the smaller industrial relics, which have been reintegrated into the complex. Around the building, former tanks have been repurposed as small architectural features – such as planters or canopies over building entrances. New light fixtures have also been installed on existing historic poles. Additionally, the interiors feature numerous artifacts reminding visitors of the facility's past function – corridor spaces include various technical devices, and a small art installation in the main building uses small industrial items. Recycled elements also include old boards repurposed as restaurant tabletops, sugar sacks used for acoustic insulation in conference rooms, and steel pipes incorporated into the construction of the reception desk [Grochowski 2022].

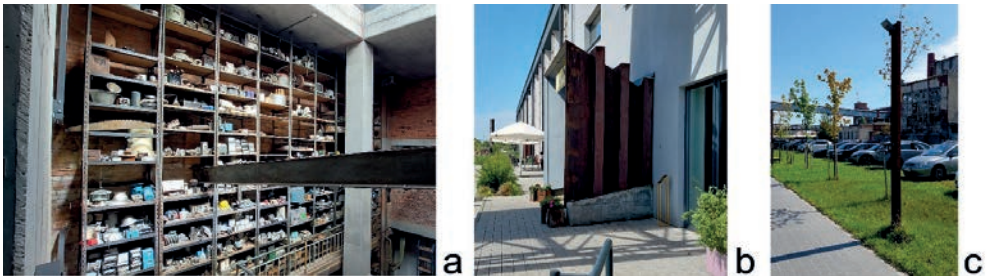

Fig. 8. 4R Concept: repurposing relics as artifacts in the Żnin Sugar Factory mini-gallery (A), using technological components as elements of small architecture – entrance canopy for the pool and wellness building (B), reusing existing light poles (C)
[phot. author, 12.08.2023]

6. SUMMARY

In recent years, numerous exemplary revitalization projects for post-industrial buildings and sites have been completed in Poland. These investments are successful not only for their aesthetic qualities but also from an urban planning perspective – filling lifeless spaces within cities, creating vibrant areas, and from a commercial standpoint, as they represent profitable ventures that attract clients and serve as significant portfolio assets for investors, often associated with mass construction focused on profit maximization.

Most conservation efforts for post-industrial buildings focus primarily on preserving an industrial image through architectural form and materials. While this may appear effective, as it enables the integration of new, more relevant functions within historical buildings bearing traces of their past, it is worth noting that such transformations often cause these sites to lose their original industrial character. Cast iron or steel structures are relocated and serve merely as decorative elements, displayed like museum statues; industrial equipment is treated like cumbersome furniture; and historical marks, such as cracks in the flooring, are viewed as blemishes on the clean, commercial image of the investment. Thus, revitalizing former industrial facilities by radically altering their functions tends to preserve only the shell of history, rather than honoring the *genius loci*. In many cases, this approach is justified by the need for rational urban land use and the capital potential of the site, yet it often creates only traces of past history.

In this context, the revitalization of the Żnin Sugar Factory stands as a compelling example where the imperfections of its industrial function have become new assets within the commercial space. By completely avoiding the addition of new structures and retaining the post-industrial architecture and infrastructure to the fullest extent possible, the project has preserved the site's identity, which remains evident throughout each part of the former sugar factory complex.

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WIZERUNEK REWITALIZACJI OBIEKTÓW PRZEMYSŁOWYCH W POLSCE – STUDIUM PRZYPADKU ZESPOŁU PRZEMYSŁOWEGO CUKROWNI W ŻNINIE

Streszczenie

W ostatnich latach w Polsce zrealizowano wiele projektów rewitalizacji obiektów poprzemysłowych, które zyskują coraz większe znaczenie zarówno z punktu widzenia ochrony dziedzictwa kulturowego, jak i z perspektywy rozwoju urbanistycznego. Proces rewitalizacji obiektów przemysłowych staje się popularnym kierunkiem badań, wskazując na możliwości adaptacji historycznych budynków do nowych, współczesnych funkcji. W artykule przedstawiono historię Cukrowni Żnin w kontekście przemian gospodarczych w polskim przemyśle cukrowniczym, a także jej unikatową rewitalizację jako przykład integracji tradycyjnej architektury z potrzebami rynku hotelarsko-rekreacyjnego. Atrakcyjna lokalizacja Żnina względem innych miejsc turystycznych w regionie dodatkowo sprzyja komercjalizacji obiektu. Projekt wyróżnia się dbałością o zachowanie tożsamości miejsca, obejmując recykling materiałów i zachowanie oryginalnych struktur budowlanych. Dzięki wprowadzeniu funkcji hotelowych, konferencyjnych oraz rekreacyjnych przestrzeń dawnej cukrowni stanowi obecnie nowoczesny kompleks o dużej wartości turystycznej i społeczno-ekonomicznej. Przykład ten stanowi inspirację dla podobnych przedsięwzięć, ukazując, że historyczne obiekty mogą pełnić istotną funkcję we współczesnych przestrzeniach miejskich, łącząc przeszłość z teraźniejszością i wspierając rozwój lokalnych społeczności.

Słowa kluczowe: rewitalizacja, Cukrownia Żnin, dziedzictwo przemysłowe, recykling w budownictwie