

***PROTECTED (BUFFER) ZONE**

of the part of the World Heritage Property “Kyiv: Saint Sophia Cathedral and Related Monastic Buildings, Kyiv-Pechersk Lavra” –

Kyiv-Pechersk Lavra architectural ensemble.

Boundaries and Use Regimes of the Territory



CONTENT

	Page
Framework of the Protected (Buffer) Zone of Kyiv-Pechersk Lavra architectural ensemble.....	2
Boundaries of the Protected (Buffer) Zone.....	3
Protected (Buffer) zone regime.....	4
Hydrogeological protection zone of the territory of the architectural ensemble of Kyiv-Pechersk Lavra.....	8

Graphics

The Protected (Buffer) Zone of Kyiv-Pechersk Lavra architectural ensemble

Fundamental features of the organizational structure of the protected (buffer) zone of the architectural ensemble of Kyiv-Pechersk Lavra

The buffer zone of the architectural ensemble of Kyiv-Pechersk Lavra fulfils an important role in protecting the immovable cultural heritage of Kyiv and the city's natural environment. The territory of the protected (buffer) zone is part of the Central Historic Areal of Kyiv and Pechersk administrative district. It ensures that the immovable cultural heritage of the city is well preserved, used most effectively and is the integral part of the "cultural heritage protection" planning system of Kyiv based on historical, town-planning, ecological and landscape peculiarities of the city.

The protected (buffer) zone of the architectural ensemble of Kyiv-Pechersk Lavra consists of the Citadel of Kyiv Fortress and the Trans-Dnieper slopes (limited by the Dniproviskiy Descent and the Naberezhne Highway). In particular, the zone stretches along the territory of historical urban development (that dates back to the second half of the 19th and the middle of the 20th centuries), Kyiv Fortress area with its buildings and structures and the park zone which is part of the landscape and historical monument of local importance named "Historical Landscape of the Kyivan Hills and the Dnieper River Valleys". The significance of the territory adjacent to the Kyiv-Pechersk Lavra architectural ensemble is preconditioned by the preserved planning structure of the significant complex of fortifications (characterized by the large number of ground and underground defensive constructions) as well as by the original landscape picture of the Trans-Dnieper right bank slopes.

The traditional character of the development of this zone is of great importance when we talk about the formation of the urban environment. It reflects not only architectural and town-planning development of Kyiv, but its modern building-up tendencies. It is also characterized by the visual correlation parameters, urban development peculiarities, greenery specifics and infrastructure elements.

The regime of the protected (buffer) zone corresponds to the Law of Ukraine "On the Protection of Cultural Heritage" (2000) and satisfies the requirements of the international agreements on the preservation of the immovable cultural heritage. The establishment of the boundaries and regimes of the protected (buffer) zone of the Kyiv-Pechersk Lavra architectural ensemble, the component of the World Heritage Property "Kyiv: Saint Sophia Cathedral and Related Monastic Buildings, Kyiv-Pechersk Lavra", complies with the requirements of the 1972 World Heritage Convention, since such a zone provides the most favorable

external conditions for the preservation of the outstanding universal value of the Property and the use of this unique cultural monuments.

The historical and architectural key plan of the Preserve and its protected (buffer) zone (which is part of “The Plan of the Organization of the Territory of the National Kyiv-Pechersk Historical and Cultural Preserve” scientific and planning documentation worked out by the Research Institute of Urban Development of Ukraine in 2012) has been updated. With that, and in accordance with the requirements of the National Building Code B.2.2-2-2008 drawings, text and illustrative materials have also been developed. They contain:

- classification of monuments based on their historical and cultural degree of value;
- characteristic features of the visual disclosure of the monuments;
- historical and cultural evaluation of the territory;
- natural and landscape assessment of the territory, etc.

Scientific and planning documentation on the expansion of the protected (buffer) zone of the Kyiv-Pechersk Lavra architectural ensemble, the component of the World Heritage Property “Kyiv: Saint Sophia Cathedral and Related Monastic Buildings, Kyiv-Pechersk Lavra”, has been developed with due account for the text and graphic materials mentioned above.

Protected (buffer) zone boundaries

The boundaries of the protected (buffer) zone of the architectural ensemble of Kyiv-Pechersk Lavra have the following contour:

- from north to south the boundary line goes down the Dniprovskiy Descent up to the intersection with the elevated road over the Naberezhne Highway in the direction of Poshtova Square;
- then it stretches to the north till the point where it intersects with the bank line of the Dnieper River;
- after that it passes along the Dnieper River to Paton Bridge;
- then along Druzhby Narodiv Parkway to the intersection with Staronavodnytska Street;
- after that the boundary goes along Staronavodnytska Street till the intersection with Leiptsyzka Street and Dobrovolchikh Batalioniv Street;
- then it flies further on to the north along Leiptsyzka Street where it meets Demiivska (former Moskovska) Street;
- from there it runs along Demiivska Street till Mykhaila Omel'yanovycha-Pavlenka (former Suvorova) Street;
- after that it goes along Mykhaila Omel'yanovycha-Pavlenka Street till it meets Slavy Square;
- after passing Slavy Square it goes down the Heroiv Krut Parkway till the intersection with the Dniprovskiy Descent and the Parkova Road.

The protected (buffer) zone of the architectural ensemble of Kyiv-Pechersk Lavra occupies the area of 209,38 ha.

Protected (buffer) zone regime

The regime of the protected (buffer) zone establishes the conditions for preserving the architectural ensemble of Kyiv-Pechersk Lavra as an integral architectural, town-planning, compositional and artistic element of the historic Pechersk town, when the urban issues within the boundaries of the ensemble are on the agenda.

Preserving the traditional character of the urban environment on the whole territory of the protected (buffer) zone of Kyiv-Pechersk Lavra architectural ensemble should remain the main task.

The subject of preservation in the protected (buffer) zone includes such issues as historical planning and development, the scale of the historical planning and development, style characteristics of the development, its architectural and spatial composition, natural relief and landscape gardening.

Protected (buffer) zone ensures that all necessary conditions are created to maintain favorable hydrogeological regime and fire safety in the area, as well as to protect it from dynamic loads and other negative man-caused and natural impacts.

The changes in the protected (buffer) zone that may lead to the breach of traditional character of the urban environment and reduce its historical, cultural, compositional and artistic potential are **prohibited**. Among such types of changes there might be:

- construction of new buildings (exception - the territory of the homestead buildings as well as constructed engineering and transport infrastructure facilities);
- new town planning ideas in Kyiv historical center;
- reconstruction of buildings so that they would exceed the height of existing buildings;
- failure of the historical silhouette of the panorama of Kyiv-Pechersk Lavra;
- failure of the exclusive panoramic views that define the outstanding perceptive value of the panorama of Kyiv-Pechersk Lavra from the left bank of the Dnieper River;
- shrinkage of historical greenery area of general usage;
- placement of outdoor advertising and temporary facilities.

The list of activities allowed to be realized on the territory of the protected (buffer) zone of the architectural ensemble of Kyiv-Pechersk Lavra is the subject of approval of relevant governmental bodies responsible for the preservation of cultural heritage, town-planning and architectural specifications. Among the **activities allowed** on the territory of Kyiv-Pechersk Lavra one will find:

- restoration and rehabilitation of cultural heritage;

- reconstruction of the lost historical and architectural elements that played a key role in the formation of the city image, providing that reliable archival materials and high-grade architectural measurements of these elements (that served as the foundation for the reconstruction projects) are available;

- regeneration of historic environment (in particular, the territory of the former Shoe Factory) with the preservation of traditional scope of building development, where general number of historic buildings and their height parameters are kept unchanged, roads and pathways are furnished, small parking lots and outdoor lighting elements are installed, landscaping and other site developing activities are accomplished, information boards and display stands (with the information about the monuments of cultural heritage or facts that will ensure their proper functioning) are fixed;

- construction of new buildings (on the territory already occupied by the manor buildings), provided that their height parameters do not exceed 10 meters and preliminary archaeological excavations are carried out;

- archaeological research of the area.

Throughout the whole protected (buffer) zone of the Property, part of which is also archaeologically protected, any excavation works should be carried out only by agreement with the central executive body responsible for the protection of cultural heritage and the Institute of Archeology of the National Academy of Sciences of Ukraine. Besides, the precondition for this type of works to be conducted is preliminary archaeological research and museumification of the identified archaeological monuments.

Conditions of regime fulfilment and realization:

To preserve the dominant role and historical environment of the architectural ensemble of Kyiv-Pechersk Lavra there have to be accomplished such activities as:

- historical and architectural inventory of the buildings within the protected zone of this cultural heritage property;

- analysis of the visual disclosure of the monument from the best points of its perception;

- the working out of the Program of Regeneration of Protected (Buffer) Zone (where the restored buildings and facilities would be defined, the needs for restoration works and monuments' rehabilitation would be enumerated, further development of this territory, including the opportunities for the construction of new buildings, would be given);

- mandatory elaboration of the section named "The Impact Assessment on the Outstanding Universal Value of the World Heritage Property" at the stage of

developing the project documentation for any construction works within the protected (buffer) zone.

The regimes of usage of protected (buffer) zone have to be considered in the course of preparation of the initial permissive documentation necessary for the reconstruction of monuments, regeneration of the historic environment and construction of new buildings in the territory of the manor buildings.

The boundaries and regimes of the protected (buffer) zone are included into the Kyiv town-planning and land-management documentation.

The platforms of the Ministry of Culture of Ukraine and the National Commission of Ukraine for UNESCO have to be used to inform the World Heritage Center about any expected large-scale restoration/new construction projects or architectural/town-planning transformations that, if implemented within the protected (buffer) zone, can affect the outstanding universal value of the World Heritage Property.

Hydrogeological protection zone of the territory of the architectural ensemble of Kyiv-Pechersk Lavra

The Institute of Geological Sciences of the National Academy of Sciences of Ukraine has conducted engineering and geological surveys of the territory of the preserved part of Pechersky upland, bounded by Shovkovychna Street in the north, Lesi Ukrainky Parkway and Mechnykova Street in the west, the Dnieper Valley in the east and Staronavodnytska Street in the south.

Based on the results of these studies and routine observations, there have been identified three groundwater ridges with their maximum levels found a) near Demiivska Street and Arsenal Plant, b) at the water pumping station at Desnyansky water intake near Mykhaila Omelyanovycha-Pavlenka Street, and c) in the Lavrska Street residential area.

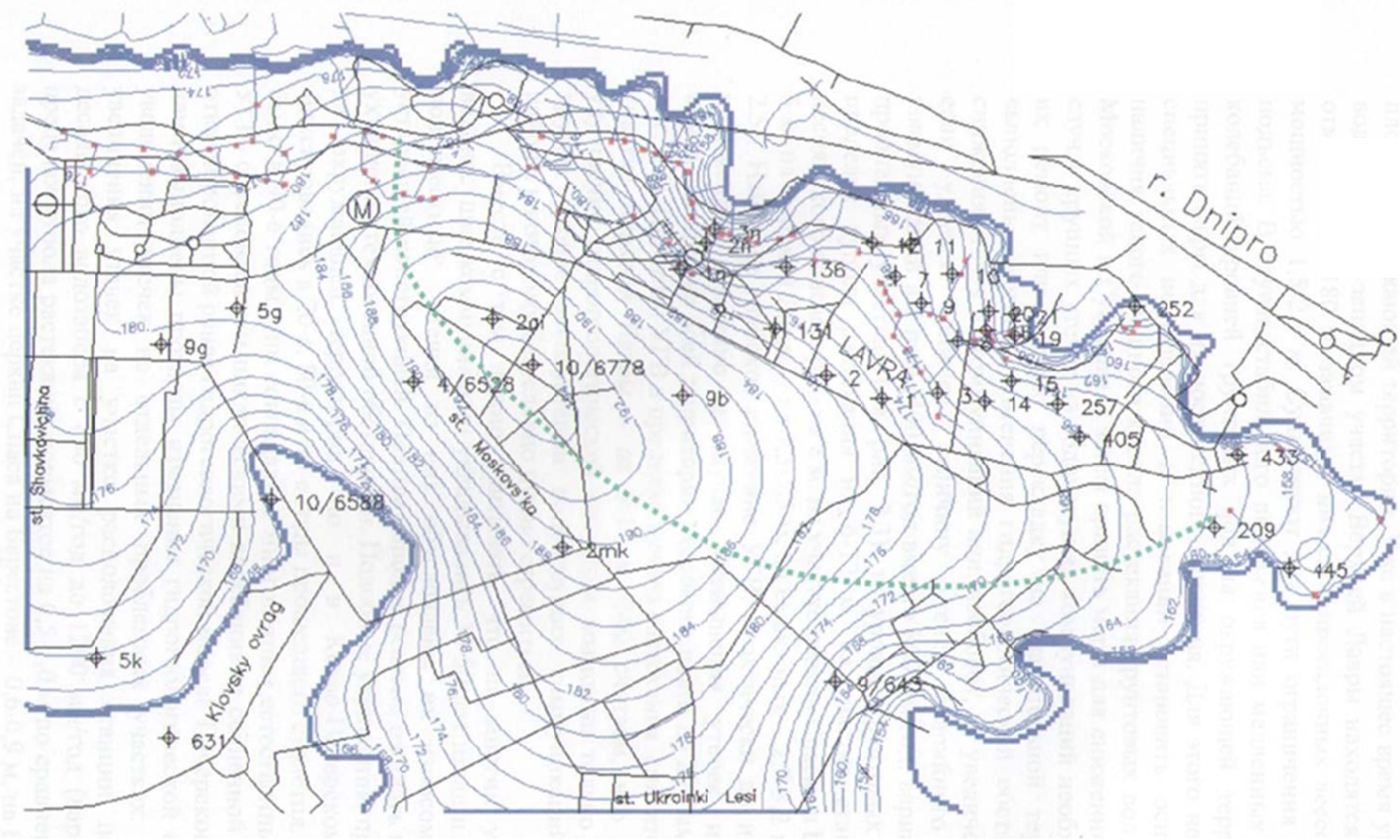
The geological structure of the Upper Lavra plateau has the following characteristics: first comes the upper (cultural) layer that goes down to the depth of maximum 4 meters; then starts the subsiding sand clay layer, which, occurring at the depth of 8.0 - 12.0 meters, makes the main bearing soil platform for all constructive elements of Kyiv-Pechersk Lavra.

The first groundwater level is situated at a depth of 0.5 - 4.0 meters below the bottom line of the subsiding sand clay layer. The level of groundwater that occurs under the influence of man-made factors can fluctuate within 1.5 - 2.0 meters.

In order to ensure the protection of the monuments of the Preserve there have been determined the boundaries of the hydrogeological protection zone of the Kyiv-Pechersk Lavra. The boundary line runs from Arsenalnaya Square along Demiivska Street, then between Demiivska Street and Mykhaila Omelyanovycha-Pavlenka Street and up to Staronavodnytska Street. After that it goes all the way down along Staronavodnytska Street to the Dnieper River.

The protected (buffer) zone of the component of the World Heritage Property "Kyiv: Saint Sophia Cathedral and Related Monastic Buildings, Kyiv-Pechersk Lavra" is located within the boundaries of the hydrogeological protection zone.

While developing the construction projects that have in-depth structural parts and that are planned to be erected in this zone, it is necessary to model the redistribution of groundwater flows, changes in their level and possible influence on the architectural ensemble of monuments of Kyiv-Pechersk Lavra.



The Boundary of hydrogeological protection zone of the territory of the architectural ensemble of Kyiv-Pechersk Lavra