



Potential for an adaptive reuse of a national cultural property building- Case study of a former sugar factory in Sofia, Bulgaria

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Abstract

This paper addresses a possibility for an adaptive reuse of the historic compound known as the “Sugar Factory” (“Zaharna Fabrika”) in Sofia city, the capital of Bulgaria. The compound consists of several buildings and it is a national cultural property of Bulgaria. The main buildings are “Big Factory Building” and “Small Factory Building”. Both buildings are typical representative of an industrial construction system and architecture from the end of the 19th century.

This paper will try to draw a possible positive future scenario of this national cultural treasure (at present a private property) where an adaptive reuse of the existing buildings would take into account the actual conditions of its structural elements, reconsider a large palette of new type of mixed use functions in order to transform the historic compound into a new “cultural heart” of the city of Sofia.

Keywords: historic buildings, structural preservation, adaptive reuse

1 Introduction

The buildings of the “Sugar Factory” (“Zaharna Fabrika”) in Sofia, Bulgaria are typical representative of the industrial buildings from the end of the 19th century (fig.1). They are constructed according an original Belgian project and Belgian financial aid in the period 1897 – 1898. Till 1926 the buildings are used for manufacturing of sugar and after - as a warehouse and different small manufactures. The factory complex “Zaharna Fabrika” consists of large group of buildings, 12 of which are declared cultural properties. Its two main factory buildings are: “Big Factory Building”- a cultural property of national

value with area 7162 m² and “Small Factory Building”- a cultural property of ensemble value with 1200 m².

The whole compound “Zaharna Fabrika” is declared a cultural treasure in 1986 and in 1998 is confirmed by the Minister of Culture as a group cultural property including 12 single buildings as individual cultural properties.

According to the dossier of the group cultural property in the National Institute for Immovable Cultural Properties it has a complex cultural-historic value as an urban structure with industrial, residential, social and technological activities from the end of 19th century valuable at a national scale and it has been a factor for the