



Agnieszka Adamska-Idzikowska*

The adaptation of historic castles and palaces of the Lower Silesian Voivodeship into contemporary hotels

Abstract

The subject of the paper are castles and palaces, entered in the register of monuments and located in the Lower Silesian Voivodeship, that have been adapted into contemporary hotels. The considerations cover entire residential complexes, including farm and ancillary buildings, as well as the surrounding parks and gardens. The time criterion was the operation of the hotel during the case studies period, e.g., the years 2019–2022. The oldest building discussed dates back to the 16th century, while the newest one dates to the early 20th century. The hotels were launched between 1996 and 2014.

Depending on the stage of the work, appropriate research methods were applied. The most important included the analysis of source materials and interviews with the owners and employees of the studied hotels. Comparative, critical, and synthesis analyses were conducted to draw conclusions. The research involved visits to each property, enabling the collection of numerous photographs.

Through a multifaceted analysis of previous adaptations in the Lower Silesian Voivodeship, conclusions were drawn regarding the positive and negative aspects of converting castles and palaces into hotels. Based on these findings, recommendations were formulated that may be useful to researchers, conservators, designers, and potential investors. The most significant element of this study is its contribution to filling the knowledge gap on this subject. It is worth emphasizing that such actions not only enable successful business ventures but, most importantly, save castles or palaces, which are testimonies of the past, from destruction.

It has been proven that the existing adaptations are examples of valuable architectural efforts aimed at the reuse of historical buildings along with their surroundings. They contribute to the creation of unique, multifunctional enterprises, characterised by a specific atmosphere filled with history and the genius loci of the place, tailored to the needs of contemporary guests.

Key words: hotel, castle, palace, adaptation of historic buildings, Lower Silesian Voivodeship

Introduction

The landscape of Lower Silesia, particularly its southern part, is distinguished by picturesque physical features, diverse natural environments, and valuable, unique architectural heritage. Many castles and palaces were established in this region, often surrounded by intriguing urban layouts, characterized by original architectural compositions and valuable detailing. These qualities are clearly visible in restored structures. Unfortunately, a significant portion of this heritage remains in poor technical condition, is devastated, or entirely ruined.

One of the proven methods to protect architectural monuments from destruction is their adaptation to contemporary functions. For castles and palaces, converting them into hotels is considered particularly beneficial¹. This is due to several features, including the architecture of the structures, their scale, surroundings, and location. At the same time, the growth of tourism as an economic sector, interest in the so-called historical tourism, and increasing public awareness of health and well-being create favourable conditions for adapting castles and palaces into hotels.

* ORCID: 0000-0002-5959-9316. Faculty of Architecture, Wrocław University of Science and Technology, Poland, e-mail: agnieszka.adamska-idzikowska@pwr.edu.pl

¹ This solution is particularly recommended due to the combination of the monument's public accessibility with economic profitability (Konieczna-Domańska 2015; Leśniewska-Napierała, Napierała 2017; Rouba, Cudny 2010).

The subject of the research comprises castles and palaces entered in the register of historical monuments, located within the Lower Silesian Voivodeship, and adapted for use as hotels². The study encompasses entire residential complexes, including manor, farm and ancillary buildings, as well as the surrounding parks and gardens. Due to the extensive and multifaceted nature of the topic, the geographical scope was limited to realizations within the Lower Silesian Voivodeship.

The analysis included all castles and palaces adapted into hotels within the specified area. The time criterion was defined as the operational status of the hotels during the case studies, covering the years 2019–2022. The oldest building discussed dates back to the 16th century, while the newest originates from the early 20th century. The projects in the research sample were launched between 1996 and 2014.

It is worth mentioning that, due to unique climatic and natural conditions, as well as the region's historical development, many residential complexes were established in what is now the Lower Silesian Voivodeship. However, the majority of these have been destroyed after World War II due to a lack of proper care or inappropriate usage.

State of research

The problem of adapting castles and palaces into hotels represents a broad and interdisciplinary field comprising three extensive and specific components:

- the design and programming of contemporary hotels,
- the process of heritage protection, adaptation, and conservation,
- the history and current status of castles and palaces.

A review of the literature revealed that publications often focused on only one of these topics, with the others receiving limited attention. Rarely were these subjects discussed together within the same work.

Among prominent domestic researchers and practitioners specializing in the design and programming of contemporary hotels, notable contributions include works by Zenon Błądek (2010), Joanna Jabłońska (2018), and Jorg Wilczyński (2010). Their publications provided valuable insights into the requirements and emerging trends in the hospitality industry, as well as guidelines for designing specific zones and rooms.

The principles gathered during the research were compared with the findings from case studies to identify differences and similarities between newly constructed hotels and those established in adapted castles and palaces. This comparison aimed to highlight the distinctive features of hotels housed in adapted historical monuments.

In terms of hotel operation and organization theory, the works of Mariola Milewska and Bogdan Włodarczyk (2018), Marek Turkowski (2010), and Elżbieta Mitura and Elżbieta Koniuszewska (2008) were considered particularly useful. References were also made to the studies of

Richard Penner, Lawrence Adams, and Stephani Robson (2013).

In the field of the history and current condition of castles and palaces, significant contributions were made by Romuald Łuczyński (2010), Adriana Merta-Staszczak (2018), and Hubert Mordawski (2015). These studies examined the situation of the German population and the resettlement process, as well as the attitudes of authorities and local residents towards post-German estates and the heritage conservation policy.

Valuable insights into the theory and processes of heritage adaptation were provided by Władysław Borusiewicz (1971), Lucyna Czyżniewska (2009), Edmund Małachowicz (2007), and Bogumiła Rouba (2009). Additionally, albums and guides proved useful, including numerous works by Marek Perzyński (2018), Joanna Lamparska (2019), Marek Gaworski (2020), and Arne Franke (2007).

It has been observed that, in recent years, the adaptation of historic buildings is most often considered in the context of heritage protection processes and the development of conservation thought. Numerous collective studies have been published, with some of the most renowned works edited by Ewa Łużyniecka (2018) and Bogusław Szmygin (2009). Prior to conducting the research, various issues were studied, focusing mainly on the need to preserve authenticity, design challenges in adapting buildings to new functions, risks associated with unskilled interventions, and descriptions of undertaken projects. The studies by Małgorzata Chorowska and Roland Mruczek (2023), outlining the cultural landscape and the origins of residential complexes in Silesia, were considered particularly valuable.

Scientific research on a similar topic – namely, the adaptation of Lower Silesian residential complexes for contemporary functions – was conducted by Aleksandra Marciniów (2015) and Renata Gubańska (2014). The adaptation of historic palaces in the Jelenia Góra Valley for hotel purposes was also explored by Katarzyna Janicka (2014).

During the studies, materials from archives and information contained in the architectural and construction heritage inventory cards were also used. The work was based on inventories and adaptation projects made available by hotel owners retrieved from the archives of the Lower Silesian Provincial Conservation Officer.

Aim of study

The primary goal of this study is to highlight the potential of castles and palaces as structures suitable for adaptation into hotel ventures. Another aim was to illustrate the completed adaptation processes, including identifying potential issues or weaknesses associated with such investments.

One of the research priorities was to document the current state and preserve data on contemporary (2022) accommodation facilities established in buildings entered in the register of historic monuments as castles and palaces. The research findings may serve not only as a record of the adaptation of historic castles and palaces in the Lower Silesian Voivodeship at the turn of the 20th and 21st centuries but also as a foundation and inspiration for designing

² The research was conducted as part of the preparation for the doctoral dissertation.

The location of the hotels that constitute the research sample in relation to the area of the Lower Silesian Voivodeship, along with information about their category (number of stars).

1. Uroczysko Siedmiu Stawów Luxury Hotel, 21 Gola Dzierżoniowska, Niemcza 58-217 (4*)
2. Hotel Jedlinka Zespół pałacowo-hotelowy, 2 Zamkowa Street, Jedlina-Zdrój 58-330 (3*)
3. Folwark Książęcy, 15-21D Kliczków, Osiecznica 59-724 (3*)
4. Hotel Pałac Krotoszyce, 3 Parkowa Street, Krotoszyce 59-223 (3*)
5. Hotel Spichlerz, 7 Krzyżowa, Grodziszczce 58-112 (2*)
6. Łagów and Pałac Łagów, 22 Strumykowa Street, Łagów, Zgorzelec 59-900 (2* i 3*)
7. Pałac Łomnica, 3 Karpnicka Street, Łomnica 58-531 (2*)
8. Hotel Pałac Restauracja Spiż, 218 Wiejska Street, Miłków near Karpacz 58-535 (3*)
9. Pałac Pakoszów, 3 Zamkowa Street, Piechowice 58-573 (5*)
10. Hotel SPA Pałac Staniszków, 100 Staniszków, Jelenia Góra 58-500 (2*)
11. Zamek na Skale, 151 Trzebieszowice, Łądek Zdrój 57-540 (4*)
12. Hotel Książ, 1 Piastów Śląskich Street, Wałbrzych 58-306 (3*)
13. Hotel Przy Ośle Bramie, 1 Piastów Śląskich Street, Wałbrzych 58-306 (3*)
14. Hotel Zamkowy, 1 Piastów Śląskich Street, Wałbrzych 58-306 (3*)
15. Hotel Platinum Palace, 204 Powstańców Śląskich Street, Wrocław 53-140 (5*)

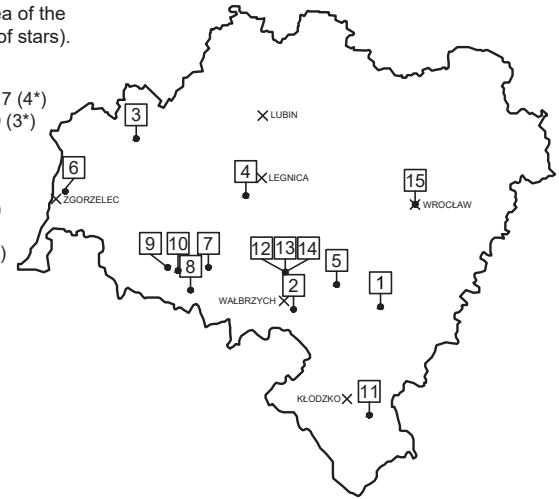


Fig. 1. Selected research sample (elaborated by A. Adamska-Idzikowska)

II. 1. Wyłoniona próbka badawcza (oprac. A. Adamska-Idzikowska)

future hotel investments. A list of elements most frequently preserved and showcased has also been compiled. The study aims to assist in decision-making regarding the scope of adaptations, ensuring a balance between preserving authenticity and introducing new functions.

Methods

The process of selecting monuments was conducted in three stages, using an elimination approach based on progressively defined criteria. In the first stage, all sites classified as castles or palaces in the heritage register were identified³. Additionally, the buildings had to be located within the Lower Silesian Voivodeship. Estimating the contemporary functions of these sites enabled the initial identification of projects associated with hospitality services. It is worth mentioning that the Lower Silesian Voivodeship is home to 570 castles and palaces recognized as historical monuments, yet as many as 43% of them remain unused.

Subsequently, based on the premises identified in the previous step as being associated with hospitality services, all 66 projects were verified in the Central Registry of Hotel Establishments. At this stage, it became possible to determine which complexes officially qualify as hotels under the law⁴. A comprehensive description of the search for samples meeting the criteria, along with the characterization of the research context, was provided in a separate study (Adamska 2021).

Ultimately, it was established that 16 hotels meeting the adopted criteria operate in the specified area. From the perspective of their original function, the criteria were met by six hotels operating in four castle complexes and nine

hotels located in palaces. Hotels established within the Książ Castle complex were discussed separately due to the entirely distinct nature of these projects. In the case of Łagów, both hotels function as an integral part of the complex. The schematic map illustrates the distribution of the studied hotels across the territory of the voivodeship (Fig. 1).

The research began with an analysis of hotels located in castles and palaces based on criteria derived from the author's typology. Subsequently, the architectural forms of the buildings and the characteristics of the residential units were examined. The next two sections focused on the processes and extent of adaptation of each historic monument. In the subsequent phase, the study concentrated on the spatial distribution of functional zones within the hotels. Following this, the analysis explored specific functional verticals of the hotels, including recreational, gastronomic, multifunctional, and auxiliary-technical facilities. During the studies, we also assessed which properties incorporated owner's residences and examined the immediate surroundings of the hotels. Furthermore, the perception of the analysed establishments by their guests was investigated. This was based on reviews published on leading online platforms. The research concluded by identifying the main strengths of each establishment and presenting an original, subjective synthesis of selected features of the hotels. During the research process, two thesis statements were formulated.

First thesis statement: The existing adaptations of castles and palaces entered in the heritage register and located within the Lower Silesian Voivodeship into hotels serve as exemplary architectural endeavours aimed at reusing historic buildings and their surroundings. These adaptations contribute to the creation of unique, multifunctional enterprises tailored to the needs of contemporary guests.

Second thesis statement: It is possible to establish a typology of modern hotels designed in historic castles and palaces based on the adaptations found in the Lower Silesian Voivodeship.

Depending on the stage of the study, appropriate research methods were employed. The most significant included the analysis of source materials (both contemporary and

³ The naming of the monuments follows the terminology used in the heritage register.

⁴ A problem was identified with the overly general use of the term "hotel", even by researchers. In common usage, any facility where one stays overnight is referred to as a hotel. It should be emphasized that a necessary condition for using the term "hotel" is the classification of the venture by the regional marshal, after meeting the formal requirements.

historical) and interviews with the owners and employees of the studied hotels. To derive conclusions, comparative and critical analyses as well as a synthesis were conducted. It should be emphasized that the research involved visits to each monument, which enabled collecting numerous photographs.

In the analysis dedicated to the scope of adaptations, the study examined, among other aspects, whether the original outlines of buildings were preserved during the adaptation of castles, palaces, and supplementary structures, or if decisions were made to expand the existing forms. The investigation also determined whether the modern structures were contrasted with the historic ones and whether the hotels were further expanded after their opening. Three groups of adaptations were identified based on the scope and degree of preservation of the original buildings:

- adaptation within the existing structures only (redevelopment), e.g., Hotel Spichlerz,
- expansion, e.g., Platinum Palace in Wrocław, where a contemporary, modern architecture pavilion was added to the main historic structure,
- reconstruction or restoration, e.g., Uroczysko Siedmiu Stawów in Gola Dzierżoniowska, where the work began with the reconstruction of the residence (Fig. 2).

An undeniable advantage of adapting a historic building for contemporary use is the opportunity to showcase the original construction solutions and building details preserved

in their authentic locations. Occasionally, elements discovered in rubble are displayed in museum spaces or other areas open to the public. In every analysed property, historic architectural elements and decorations were encountered. Frequently, older elements were retained for purely decorative purposes in modern implementations, such as fragments of walls, chimneys, or equipment like stoves (Fig. 3).

It was observed that the approach to adapting the main structure – a castle or palace – into a hotel differs from the methods used for adapting former farm or ancillary buildings for the same purpose. Consequently, the facilities were divided into two groups: those whose adaptation involved the main structure and those located in complementary buildings. A list of shared characteristics was developed based on the original function of the buildings (Table 1).

Hotels located in farm and ancillary buildings required a broader scope of work due to the necessity of changing the function and the poor technical condition of the structures. In contrast, for hotels in residences, efforts were made to preserve as many original elements as possible. As a result, rooms in residences vary in size, reflecting the preservation of historical spatial layouts. Additionally, representative multifunctional halls are maintained and used for elegant events (Fig. 4).

Regardless of the type, the spaces in the studied hotels were planned and utilized thoughtfully and efficiently. The solutions are characterized by individuality and

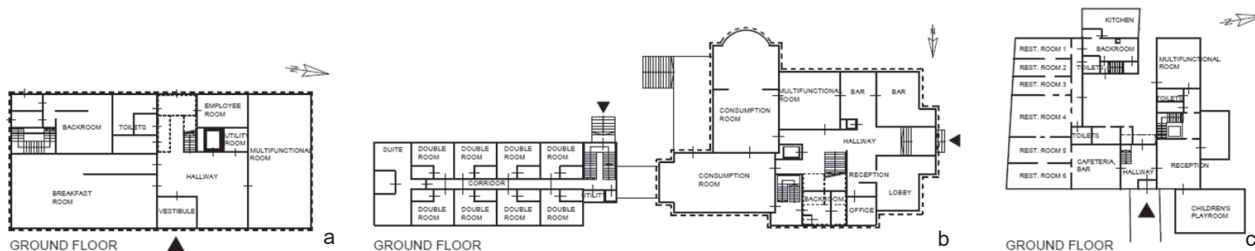


Fig. 2. Layout diagrams of individual hotel zones – ground floors of buildings:

a) Hotel Spichlerz, b) Platinum Palace, c) Uroczysko Siedmiu Stawów (elaborated by A. Adamska-Idzikowska)

II. 2. Schematy rozmieszczenia poszczególnych stref hotelu – partery budynków:

a) Hotel Spichlerz, b) Platinum Palace, c) Uroczysko Siedmiu Stawów (oprac. A. Adamska-Idzikowska)



Fig. 3. Exposed historical elements:

- a) in Pałac Stanisławów – en grisaille wall paintings from 1934 in the garden salon depicting restored landscape motifs,
 b) in Pałac Łąków – hand-painted 400-year-old ceiling panels in the restaurant, c) in Zamek na Skale from the 19th century – courtyard roof (photo by A. Adamska-Idzikowska, 2022)

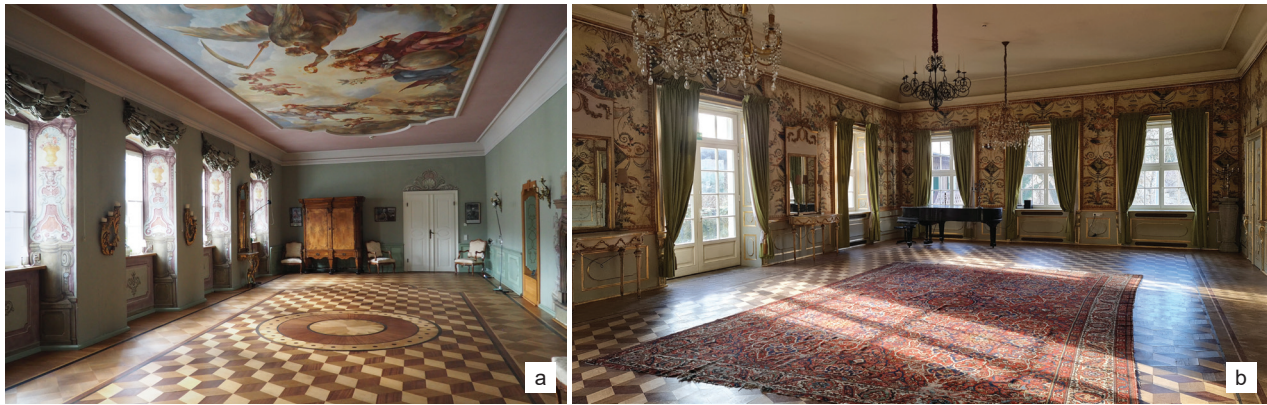
II. 3. Wyekspozowane elementy zabytkowe:

- a) w Pałacu Stanisławów – malowidła ściennie en grisaille z 1934 r. w saloniku ogrodowym przedstawiające odrestaurowane motywy krajobrazowe,
 b) w Pałacu Łąków – ręcznie malowane, 400-letnie panele sufitowe w restauracji, c) w Zamku na Skale z XIX w. – zadaszenie dziedzińca (fot. A. Adamska-Idzikowska, 2022)

Table 1. Common features of the realizations depending on the original function of the building
(elaborated by A. Adamska-Idzikowska)

Tabela 1. Cechy wspólne realizacji w zależności od funkcji pierwotnej budynku (oprac. A. Adamska-Idzikowska)

| Hotels in castles and palaces | Hotels in complementary buildings |
|---|---|
| Minimal intervention in the historic structure was prioritized | The change in primary function and the state of preservation necessitated significant intervention in the remaining structure |
| Original building partitions were preserved | artition walls were added during adaptation, with no significant collisions between functional zones |
| Primary architectural elements were showcased | Few or no original elements were preserved |
| Building volumes with original outlines were retained | Buildings were predominantly elongated rectangles in plan |
| Extensions avoided interference with the historic structure | Orthogonal, corridor-based layouts were dominant |
| Significant differences were observed between individual residences | A clear division was introduced: ground floors were public, while upper floors were reserved for guests |
| Designing hotel zones required considerable compromises | Rooms were generally located across two floors |
| Exemptions from regulations were obtained | Heritage conservator requirements were less stringent compared to residences |
| Hybrid functional and spatial layouts were introduced | |
| Strict requirements of the heritage conservator were met | |

Fig. 4. Representative multifunctional halls: a) in Pałac Pakoszów hotel, b) in Pałac Staniszków hotel
(photo by A. Adamska-Idzikowska, 2022)Il. 4. Reprezentacyjne sale wielofunkcyjne: a) w hotelu Pałac Pakoszów, b) w hotelu Pałac Staniszków
(fot. A. Adamska-Idzikowska, 2022)

uniqueness, resulting from adopting “tailor-made” spatial and functional layouts. A list of the most commonly performed construction works was performed. It is worth adding that in residences, the focus was on reinforcing, renovating, or reconstructing certain elements. In contrast, in the case of other studied buildings, the work more frequently involved replacing or introducing new elements (Table 2).

During interviews with the owners and managers of the enterprises, questions were raised about inconveniences related to the arrangement of hotel zones within historic walls. The most common problem identified was the necessity of passing through areas with differing purposes to transition between functional zones or having to exit the building and cross the courtyard. These challenges often compromised hygiene standards and user comfort. Additional difficulties were associated with the gastronomic verticals, particularly kitchen facilities, including:

- insufficient space within the residence to accommodate a full kitchen facility (e.g., Pałac Łagów, Pałac Restauracja Spiż),

- placement of kitchen facilities across two floors, resulting in logistical challenges (e.g., Uroczysko Siedmiu Stawów, Platinum Palace),

- reliance on pre-made products due to space limitations, such as baked goods in Platinum Palace.

Illustrated diagrams present the discussed challenges: a) Pałac Pakoszów – transition to rooms and the SPA zone through the restaurant area, b) Pałac Łagów – schematic of transporting pre-prepared dishes from a kitchen located in a farmstead building (Fig. 5).

Conclusions for the analytical part

The study established that there are 16 operational hotels located within 15 adapted castles, palaces, or within their premises in the Lower Silesia Voivodeship. These facilities, constituting the research sample, are distributed across 13 historic, castle and palace complexes. Each of the 19 analyses conducted enabled us to draw several conclusions. Below are a few examples related to the general typology:

Table 2. The most common construction works depending on the primary function of the building (elaborated by A. Adamska-Idzikowska)
Tabela 2. Najczęstsze roboty budowlane w zależności od funkcji pierwotnej budynku (oprac. A. Adamska-Idzikowska)

| Hotels in castles and palaces | Hotels in complementary buildings |
|---|--|
| Strengthening or replacement of parts of the floors | Replacement of wooden floors with prefabricated systems |
| Construction of additional staircases | Replacement of the roof structure along with the roof covering |
| Repair of worn structural elements | Construction of new chimneys and ducts |
| Construction of new roofs modelled on historical designs | Installation of contemporary staircases |
| Addition of dormer windows or roof windows | Introduction of modern partitions for rooms |
| Installation of horizontal and vertical insulation. | Conversion of attics into guest rooms |
| New façades were created based on historical models | Equipping each unit with a bathroom |
| Installation of contemporary windows and doors modelled after historical styles | Equipping the building with modern installations |
| Implementation of modern installations | Insulating the building and adding waterproof and damp-proof layers |
| Addition of partition walls to delineate rooms | Modification of window and door sizes and positions, as well as attic lighting |
| Introduction of contemporary architectural solutions, such as glass vestibules, terraces, or additional corridors | Construction of new façades modelled on the original design |
| Construction of bathrooms in each unit | Interior finishes with modern materials |
| Interior finishes with modern building materials | |
| Restoration of elements designated for preservation | |
| Reconstruction of some historic decorations | |

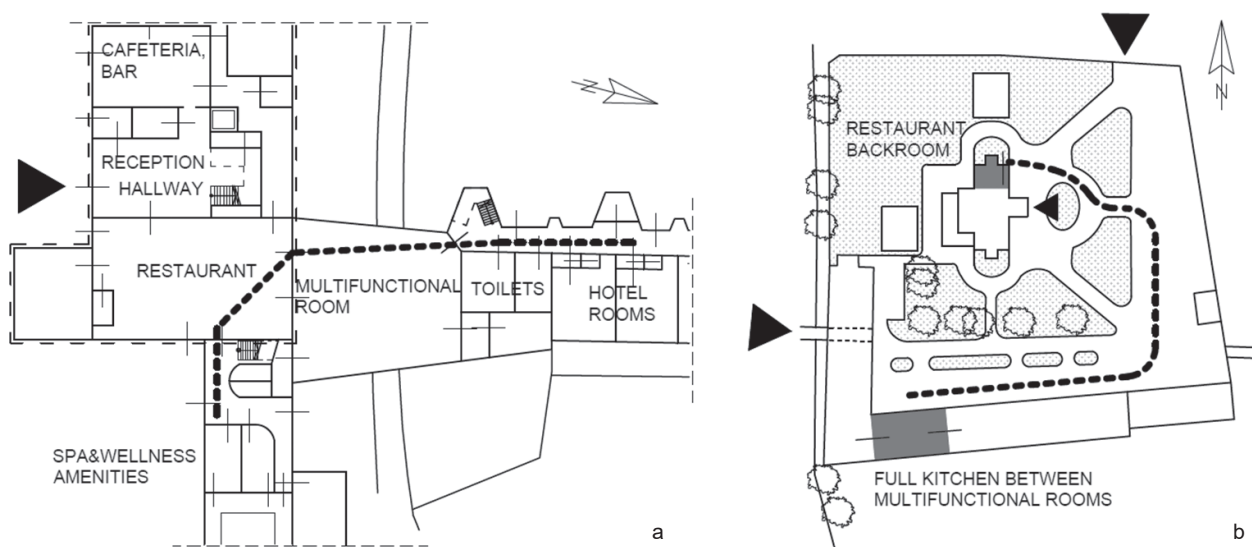


Fig. 5. Schemes illustrating the necessity of passing through hotels zones with different functions:
a) Pałac Pakoszów, b) Pałac Łagów (elaborated by A. Adamska-Idzikowska)

II. 5. Schematy przedstawiające konieczność przechodzenia przez strefy o odmiennej funkcji:
a) Pałac Pakoszów, b) Pałac Łagów (oprac. A. Adamska-Idzikowska)

- the surveyed hotels have an average of 35 rooms and 70 guest beds, the smallest facility, Pałac Łomnica, offers 12 rooms, while the largest, Pałac Krotoszyce, has 68 rooms,
- the hotels vary in standard, with the majority being of medium and medium-lower standards, while luxury projects account for four out of 16 establishments,
- based on location, the hotels are classified into: nine in rural peripheral locations, one in a central rural location, and six in urban peripheral areas,

- the most recently opened hotels began operations between 2014 and 2018,
- all surveyed hotels are individually managed⁵, do not belong to any hotel chain,

⁵ Two hotels are managed by descendants of pre-war owners (Pałac Łomnica and Pałac Pakoszów). Additionally, there are intimate establishments run by families, such as Pałac Stanisławów, Łagów, Pałac Łagów, and Pałac Restauracja Spiż.

– the three most common hotel functions are⁶: residential (ten facilities), event venue (six facilities), SPA & Wellness (four facilities).

The analysis also revealed that in 15 out of the 16 initiatives, the historical structure and former layout of the complexes form the main theme of the investment. Additionally, the following distinctive categories were identified: five boutique hotels, two thematic hotels – one featuring a brewery and another with an equestrian centre, also one eco-friendly hotel.

The studies of the building volumes revealed the following insights:

- all complexes adapted and changed the previous use of attic spaces,
- in some projects, two attic floors were constructed,
- it is common to observe the addition of mezzanines (entresols) above rooms located on the highest attic floors,
- among the surveyed hotels, none are single-story buildings,
- the highest building adapted into a hotel has five above-ground stories,
- none of the buildings were extended upward, historical forms of the volumes were preserved,
- nine out of 16 hotels have basements or partial underground levels,
- the majority of the hotels are located in free-standing buildings,
- hotel zones are most frequently arranged in two separate buildings,
- slightly more projects feature compact building volumes,
- due to the diverse styles, scales, forms, and characters, each project is unique, with no two identical implementations.

In the process of adapting historical castles and palaces to hotels, the efforts of the Provincial Heritage Conservator, designers, and property owners aimed at restoring pre-war forms and achieving a cohesive appearance of the complexes. The original external forms were preserved, and building volumes underwent minimal modifications. New elements, such as façades, roof slopes, and woodwork, retained the historical character and were often recreated based on historical patterns (Figs. 6–8).

Roofs were designed to match the original styles, often constructed in alignment with prevailing architectural trends or technical capabilities of the era. Common roof types include: gable or hipped, jerkinhead, mansard and irregular, complex structures. Modern pavilion extensions were designed with flat roofs, ensuring they did not compete with the historical slopes. Significant roof alterations included the addition of dormer windows, either singular or in band systems, and skylights. These modifications were driven by the need to ensure sufficient natural light-

ing for newly repurposed attic spaces while respecting the historical context.

The individual nature of the projects was reinforced through the preservation or reproduction of specific features of the building forms, including: risalits and pseudorisalits, bay windows, porticos, terraces and balconies, cornices, pilasters, buttresses, attics, side alcoves, and entrances preceded by stairs. The following were also observed:

- original arrangement of window openings and their frames,
- symmetrical façades, those lacking symmetry, or with a defined rhythm,
- buildings with half-timbered construction,
- massive chimneys and heating ducts,
- glass roofing over the courtyard.

The studied monuments differed significantly from each other, primarily due to the time of their construction, historical conditions, and the adopted aesthetics. It is worth emphasizing that most of the aforementioned features are preserved original elements, which constitute a value and strength of hotels in adapted castles and palaces.

Another important issue concerned the characteristics of the residential units. During a detailed analysis, the following conclusions were reached:

- the majority of the hotels offer three types of residential units – standard rooms, upgraded standard rooms, and suites; this solution was adopted in six establishments,
- ten of the 16 hotels have only single and double rooms,
- three establishments provide only classic rooms, two feature styled or stylized rooms, and three others offer exclusively interiors with modern designs,
- the group of hotels with a cohesive style included those identified as luxury hotels⁷.

In a separate publication, conclusions regarding the stylistics and interior furnishings of the examined hotels were presented. It is worth noting that the Lower Silesian examples of adapting palace and castle complexes served as a means of rescuing historic monuments. Most of these complexes were unused before renovation work began (seven out of 16), resulting in significant deterioration and looting. Instances of theft of finishing elements, such as flooring, panelling, or woodwork, were reported. The research sample included eight residences and an equal number of farm and ancillary buildings. Interestingly, guest rooms already existed in six out of the 16 undertakings, with the hotels being established by upgrading the standards of these accommodations. Consequently, restoring utility functions to these buildings or enhancing the standards of existing establishments was evaluated positively. It was estimated that the adaptation process to hotel purposes took an average of 4.8 years.

A notable common feature of seven out of the 16 projects was the preparation of additional guest rooms unrelated to the hotel itself. These extra accommodations were provided in all two- and three-star establishments, confirming the general intent of owners to increase efficiency and profits from their operations.

⁶ It was observed that the individual functions merged with each other, and the studied projects were characterized by several distinctive zones. Key areas include those related to recreation and event organization. As a result of the analyses, it was determined that most often, the stay at the hotel was motivated by relaxation and leisure activities, including the use of the wellness amenities.

⁷ It sometimes occurred that the presence of two types of arrangements was due to the staged nature of the renovation work.



Fig. 6. The structure of the Pałac Pakoszów hotel:
a) condition as of 1965 (photo from the monument registration card), b) condition as of 2022 (photo by A. Adamska-Idzikowska)

II. 6. Bryła hotelu Pałac Pakoszów:
a) stan z 1965 r. (fot. z karty ewidencyjnej zabytku), b) stan z 2022 r. (fot. A. Adamska-Idzikowska)

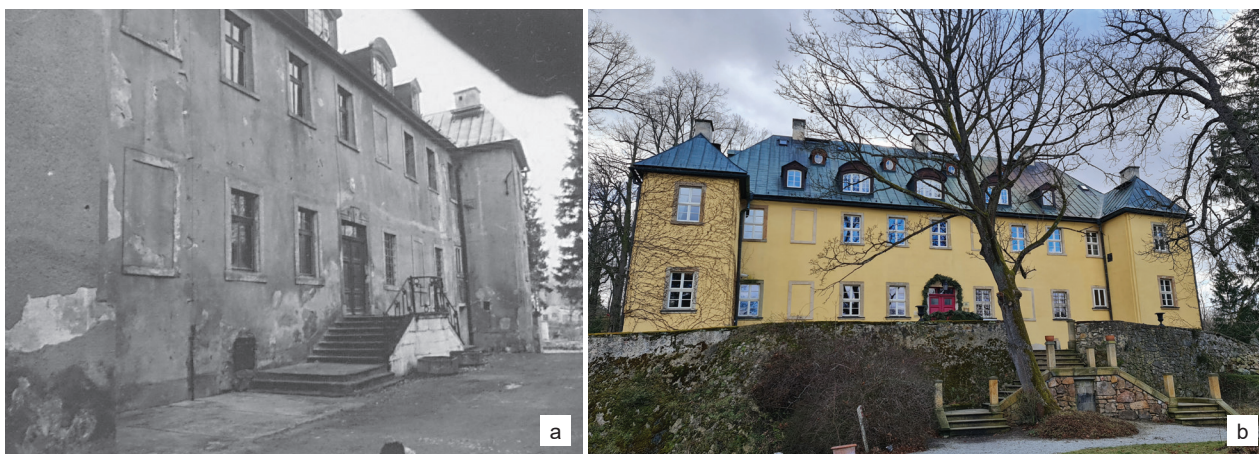


Fig. 7. The structure of the Pałac Staniszków hotel:
a) condition as of 1994 (photo from the monument registration card), b) condition as of 2022 (photo by A. Adamska-Idzikowska)

II. 7. Bryła hotelu Pałac Staniszków:
a) stan z 1994 r. (fot. z karty ewidencyjnej zabytku), b) stan z 2022 r. (fot. A. Adamska-Idzikowska)

Further considerations were limited to the scope of adaptation. The following patterns were identified:

- when adapting castles and palaces for hotel purposes, the preserved original structures were utilized as a priority – 11 out of 16 projects followed this approach,
- in six cases, the opening of a hotel involved the reconstruction or remodelling of historical buildings – all of these instances pertained to farm and ancillary structures,
- 13 out of the 16 projects were developed within buildings retaining their original footprints⁸,
- in three cases, decisions to construct entirely new, separate structures were made during the adaptation process, while four additional hotels were expanded after they began operations,
- among the expanded realizations, three adopted a “historic-modern” contrast in the architectural design of the old and new structures,

– remnants of the historic substance were highlighted in 13 out of the 16 hotels⁹ (in eight residences and five auxiliary buildings¹⁰),

– preserved original elements were most often located in publicly accessible spaces.

The next step was to examine the location of the individual hotel zones. Several clear trends were identified in this regard:

- eight hotels are located exclusively in auxiliary buildings, such as farm and ancillary buildings or outbuildings,
- seven hotels consist of a main structure surrounded by auxiliary buildings,

⁹ Treating hotels in Łagów as 2 separate ventures.

¹⁰ The exposed historic substance in the residences most commonly pertains to the building’s structure, including the roof truss, volumes, and forms, as well as interior finishes and architectural details. In the context of farmstead and auxiliary buildings, it typically includes structural elements of the building and remnants of vaulting.

⁸ Treating hotels in Łagów as 2 separate ventures.



Fig. 8. The structure of the Pałac Łagów hotel:

- a) condition as of 1931 (photo from the collection of the current property owner),
 b) condition during the use by the State Agricultural Farm (photo from the collection of the current property owner),
 c) façade in 2013 (photo from the collection of the current property owner), d) condition as of 2022 (photo by A. Adamska-Idzikowska)

II. 8. Bryła hotelu Pałac Łagów:

- a) stan z 1931 r. (fot. ze zbiorów obecnego właściciela nieruchomości),
 b) stan z czasów użytkowania przez PGR (fot. ze zbiorów obecnego właściciela nieruchomości),
 c) fasada w 2013 r. (fot. ze zbiorów obecnego właściciela nieruchomości), d) stan z 2022 r. (fot. A. Adamska-Idzikowska)

- no projects with all hotel zones located only within the palace or castle,
- all adapted residences included at least part of the total number of hotel rooms,
- in six cases, moving between different hotel zones does not require leaving the building, whereas in nine cases, it is necessary,
- in ten projects, rooms were designed in at least two buildings,
- gastronomic verticals were designed in both the main residences and ancillary buildings,
- recreational verticals were primarily located in complementary buildings,

- support and technical rooms, including storage areas, were designed in both the residences and auxiliary buildings,
- five projects served as complementary components of larger complexes¹¹.

During the research on functional verticals, the presence of characteristic elements was verified. For the gastronomic vertical, these included services such as a restaurant, café or bar, and wine cellars. Similarly, for the recreational vertical, the presence of amenities such as swimming pools,

¹¹ That is, coexisting with other ventures, meaning that guests can enjoy attractions offered in the remaining buildings, even though these buildings are not part of the hotel.

jacuzzis, and wellness treatments was examined. Additionally, the analysis identified which services were designed to be accessible to the general public. These findings were documented in a separate study.

Summary

Both formulated thesis statements have been proven. It has been confirmed that the discussed adaptations of historic castles and palaces into hotels offer a “new life” in terms of both functionality and technical condition. The study demonstrated that the historic substance – its form, structure, selected building partitions, and details – serves as a foundation and an added value for contemporary projects, embodying the genius loci. Overnight stays within historic interiors provide unique experiences unavailable in newly constructed establishments. In terms of amenities and the scale of functional verticals, hotels adapted from castles and palaces are on par with newly built establishments. Furthermore, it is worth noting that the examined facilities are situated in scenically attractive locations with good transport accessibility. A typology of contemporary hotels designed in historic castles and palaces was also developed based on adaptations within the Lower Silesian

Voivodeship. The analysis further revealed that the completed projects have been met with a positive reception from the public.

The primary purpose of this study was to demonstrate that the architectural building substance and urban surroundings of historic castles and palaces provide significant potential for creating unique hotels through adaptive reuse. The discussion of the existing realizations facilitated the identification of guidelines useful for developing similar projects while also updating the current state of knowledge on the subject.

Moreover, the conclusions drawn from the analyses may encourage potential entrepreneurs to undertake further initiatives, contributing to the preservation and public accessibility of the following monuments. This underlines both the theoretical and practical dimensions of the study.

Importantly, based on the presented analyses, it is predicted that the trend of adapting heritage buildings for use as contemporary hotels is developmental and deserves attention in future research by scholars from various disciplines, including architecture and urban planning.

Translated by
Agnieszka Adamska-Idzikowska

References

- Adamska, Agnieszka. “Tourist accommodation of castles and palaces located within the Lower Silesian Voivodeship.” *Teka Komisji Architektury, Urbanistyki i Studiów Krajobrazowych* 17, no. 4 (2021): 7–18. <https://doi.org/10.35784/teka.2708>.
- Błądek, Zenon, ed. *Nowoczesne hotelarstwo. Od projektowania do wyposażenia*. Wydawnictwo Palladium – Architekci Błądek, Manikowski, 2010.
- Borusiewicz, Władysław. *Konserwacja zabytków budownictwa murywanego*. Arkady, 1971.
- Chorowska, Małgorzata, and Roland Mruczek. “Silesian landscape with a castle in the background. A Wrocław donjon of the prince-crusader.” *Architectus* 73, no. 1 (2023): 3–16. <https://doi.org/10.37190/arc230101>.
- Czyżniewska, Lucyna. “Uwagi dotyczące problemów adaptacji obiektów zabytkowych do współczesnych funkcji.” In *Adaptacja obiektów zabytkowych do współczesnych funkcji użytkowych*, edited by Bogusław Szmygin. Lubelskie Towarzystwo Naukowe, Międzynarodowa Rada Ochrony Zabytków ICOMOS, Politechnika Lubelska, 2009.
- Franke, Arne. *Śląskie Elizjum. Zamki, pałace, dwory i parki w Kotlinie Jeleniogórskiej*. Translated by Elżbieta Blumenbach. Deutsches Kulturforum Östliches Europa, 2007.
- Gaworski, Marek. *Zamki i pałace województwa dolnośląskiego*. Matiang, 2020.
- Gubańska, Renata. *Założenia rezydencjonalno-folwarczne na Dolnym Śląsku. Możliwości adaptacji do nowej funkcji*. Wydawnictwo Uniwersytetu Przyrodniczego we Wrocławiu, 2014.
- Jabłońska, Joanna. *Architektura ogólnodostępnych przestrzeni współczesnych hoteli*. Oficyna Wydawnicza Politechniki Wrocławskiej, 2018.
- Janicka, Katarzyna. “Adaptacja zabytkowych pałaców Kotliny Jeleniogórskiej na cele hotelowe.” *Świat Nieruchomości* 88, no. 2 (2014): 39–44.
- Konieczna-Domańska, Anna. “Turystyka jako sposób komercjalizacji kultury na przykładzie hoteli w obiektach zabytkowych.” *Zeszyty Naukowe Turystyka i Rekreacja* 16, no. 2 (2015): 179–192.
- Lamparska, Joanna. *Magia dolnośląskich zamków. Rezydencje i ich losy*. Part 1. Asia-Press, 2019.
- Leśniewska-Napierała, Katarzyna, and Tomasz Napierała. “Funkcja hotelarska w rewitalizacji obszarów wiejskich. Studium przypadków w województwie pomorskim.” *Turyzm/Tourism* 27, no. 2 (2017): 65–76. <https://doi.org/10.18778/0867-5856.27.2.06>.
- Łuczyński, Romuald. *Losy rezydencji dolnośląskich w latach 1945–1991*. Oficyna Wydawnicza ATUT, 2010.
- Łużyniecka, Ewa, ed. *Dziedzictwo architektoniczne. Restauracje i adaptacje zabytków*. Oficyna Wydawnicza Politechniki Wrocławskiej, 2018.
- Małachowicz, Edmund. *Konserwacja i rewitalizacja architektury w środowisku kulturowym*. Oficyna Wydawnicza Politechniki Wrocławskiej, 2007.
- Marcinów, Aleksandra. “Konserwacja i odbudowa zamków, pałaców i dworów Kotliny Jeleniogórskiej w XIX i XX wieku. Wybrane zagadnienia.” *Ochrona Zabytków*, no. 2 (2015): 41–63.
- Merta-Staszczak, Adriana. *Niechciane dziedzictwo. Nieruchomości zabytkowe na Dolnym Śląsku w latach 1945–1989*. Wydawnictwo Naukowe Scholar, 2018.
- Milewska, Mariola, and Bogdan Włodarczyk. *Hotelarstwo. Organizacja i funkcjonowanie obiektów noclegowych*. Polskie Wydawnictwo Ekonomiczne, 2018.
- Mitura, Elżbieta, and Elżbieta Koniuszewska. *Hotelarstwo – organizacja i technika pracy*. Difin, 2008.
- Mordawski, Hubert. *Ziemia Odzyskane 1945–1956*. Wydawnictwo Poligraf, 2015.
- Penner, Richard, Lawrence Adams, and Stephani Robson. *Hotel design, planning, and development*. Routledge, 2013.
- Perzyński, Marek. *Dolnośląskie zamki, dwory i pałace. Przewodnik dla dociekliwych*. Wrocławski Dom Wydawniczy, 2018.
- Rouba, Bogumiła. “Dlaczego adaptacje niszczą zabytki i czy tak być musi?” In *Adaptacja obiektów zabytkowych do współczesnych funkcji użytkowych*, edited by Bogusław Szmygin. Lubelskie Towarzystwo Naukowe, Międzynarodowa Rada Ochrony Zabytków ICOMOS, Politechnika Lubelska, 2009.
- Rouba, Rafał, and Waldemar Cudny. “Monitorowanie zabytkowych rezydencji funkcjonujących na rynku usług hotelarskich w Polsce w latach 2002–2011.” *Ochrona Zabytków*, no. 1–4 (2010): 183–98.

Szmygin, Bogusław, ed. *Adaptacja obiektów zabytkowych do współczesnych funkcji użytkowych*. Lubelskie Towarzystwo Naukowe, Międzynarodowa Rada Ochrony Zabytków ICOMOS, Politechnika Lubelska, 2009.

Turkowski, Marek. *Marketing usług hotelarskich*. Polskie Wydawnictwo Ekonomiczne, 2010.

Wilczyński, Jorg. *Hotel i jego infrastruktura*. Wyższa Szkoła Turystyki i Hotelarstwa w Gdańsku, 2010.

Streszczenie

Adaptacje zabytkowych zamków i pałaców województwa dolnośląskiego na współczesne hotele

Tematem niniejszej pracy są wszystkie zaadaptowane na hotele zamki i pałace wpisane do rejestru zabytków i położone na terenie województwa dolnośląskiego. Rozważaniami objęto całe założenia rezydencjonalne łącznie z zabudową uzupełniającą i folwarczną, a także otaczającymi je parkami i ogrodami. Za kryterium czasowe uznano funkcjonowanie przedsięwzięcia w trakcie prowadzenia studiów przypadków, czyli lata 2019–2022. Najstarszy z omawianych budynków datowany jest na XVI w., a najmłodszy na początek XX w. Przedsięwzięcia należące do próbek badawczej uruchamiano w latach 1996–2014.

W zależności od etapu prac przyjmowano odpowiednie metody badań, takie jak analiza materiałów źródłowych i wywiady z właścicielami oraz pracownikami hoteli. Wykonano analizy porównawcze, krytyczne i syntezę w celu uzyskania wniosków. Badania obejmowały kilkukrotne wizyty w obiektach, dokumentowane zdjęciami. Przeprowadzono wiele analiz związanych z kryteriami typologii, procesem i zasięgiem adaptacji, lokalizacją poszczególnych stref pionów funkcjonalnych, głównymi atutami przedsięwzięć, a także syntezą wybranych cech hoteli.

Poprzez wieloaspektową analizę dotychczasowych realizacji z terenu województwa dolnośląskiego wyciągnięto wnioski dotyczące pozytywnych i negatywnych aspektów przeprowadzonych adaptacji zamków i pałaców na hotele. Na tej podstawie sformułowano zalecenia, które mogą służyć badaczom, konserwatorom, projektantom czy potencjalnym inwestorom. Najważniejszym elementem niniejszego opracowania jest jednak wypełnienie luki w wiedzy dotyczącej omawianego tematu. Warto podkreślić, że działania tego typu pozwalają nie tylko na prowadzenie udanej działalności biznesowej, ale przede wszystkim na uratowanie przed zniszczeniem zamku lub pałacu będącego świadectwem przeszłości.

Udowodniono, że istniejące adaptacje na hotele zamków i pałaców wpisanych do rejestru zabytków oraz zlokalizowanych na terenie województwa dolnośląskiego to przykład wartościowych działań architektonicznych służących ponownemu wykorzystaniu historycznych budynków wraz z otoczeniem i stworzeniu unikatowych hoteli, o specyficznej atmosferze przepełnionej historią i genius loci, dostosowanych do potrzeb współczesnych gości.

Słowa kluczowe: hotel, zamek, pałac, adaptacja obiektu zabytkowego, województwo dolnośląskie

