



THE WIRE

Connecting generations in a former wire factory

A self-sustaining community hub where teenagers and young people meet the elderly to share skills, food, craft and memory.

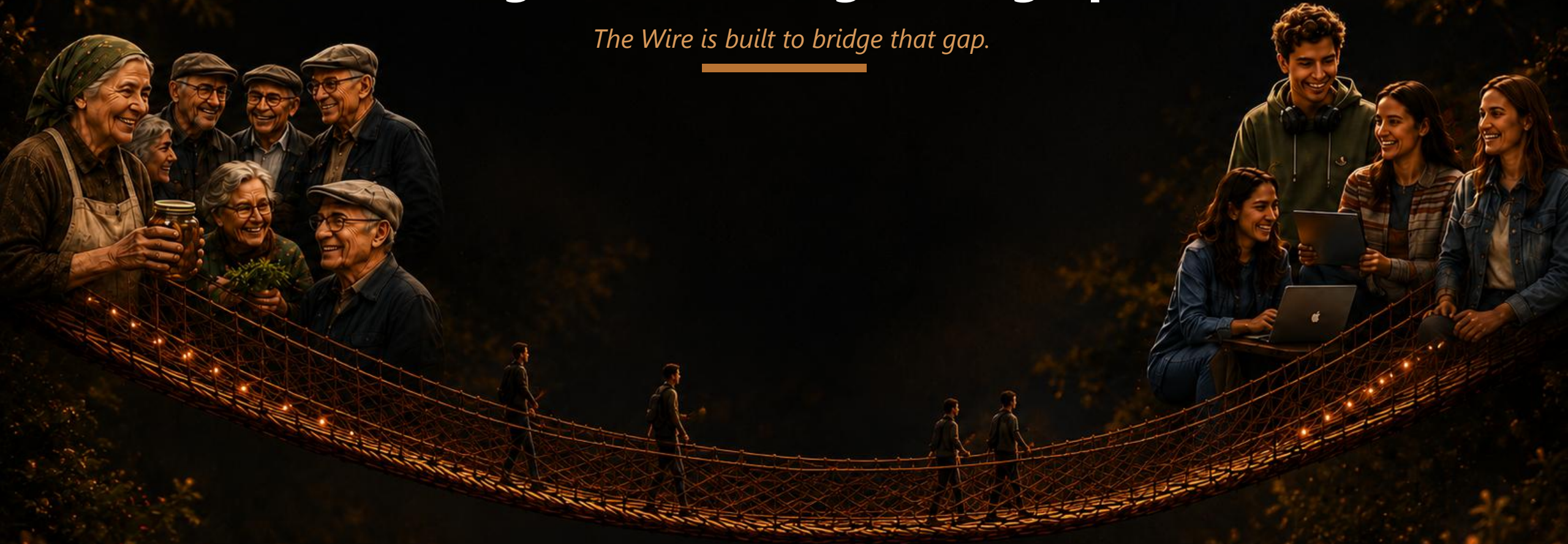
Sustainable Reuse of an Industrial Building · Gliwice · HI · EURECA · PRO

THE CHALLENGE

JUSTIFICATION

Two generations, growing apart

The Wire is built to bridge that gap.



Heritage at risk

The empty wire factory and its history are slipping away.

Generations apart

Youth and elders rarely share the same space.

Skills and stories lost

Crafts, recipes and memory fade with every year.

DAWNA FABRYKA DRUTU, GLIWICE

SITE ANALYSIS

The former Wire Factory in eastern Gliwice sits in a transitional post-industrial district. Well connected, rich in industrial heritage, and with strong potential for regeneration and new functions.

LOCATION



LOCAL CONTEXT



CONTEXT

Former industrial district with valuable heritage assets, adjacent residential areas and green spaces. Close to Łabędy Park.



ACCESSIBILITY

- 8 min to Gliwice Railway Station
- 10 min to Gliwice City Center
- 7 min to A4 Motorway
- Bus lines connect the site with nearby districts
- Cycling routes with potential connections



GREEN & BLUE INFRASTRUCTURE

Proximity to Łabędy Park and existing green areas. Potential to integrate green corridors and water channels for a resilient environment.



LAND USE / HISTORICAL CONTEXT

Mixed industrial and residential character with strong traces of the 19th–20th century industrial development.



SWOT ANALYSIS



STRENGTHS

- Valuable industrial heritage
- Good transport connections
- Large area with development potential
- Proximity to green areas



WEAKNESSES

- Degraded condition of buildings
- Barrier effect of railway lines
- Lack of attractive public space
- Fragmentation of the area



OPPORTUNITIES

- Revitalization and adaptive reuse
- Development of cultural and creative functions
- Creation of public spaces and green connections
- Strengthening identity of the district



THREATS

- Further degradation of buildings
- Loss of industrial heritage
- Uncoordinated development
- Environmental pollution



KEY ISSUES



CONSERVATION
OF HERITAGE



CONNECTIONS &
ACCESSIBILITY



PUBLIC SPACE
DEVELOPMENT



ENVIRONMENTAL
QUALITY



ADAPTIVE REUSE
POTENTIAL

CONCLUSION

The site combines exceptional industrial heritage, excellent connectivity and proximity to nature. With a coherent vision, it can become a new landmark of sustainable urban regeneration in Gliwice.



DAWNA FABRYKA DRUTU, GLIWICE

MATERIAL PATHOLOGY & CONSERVATION

A late-19th-century wire factory with severe material degradation and strong potential for adaptive reuse and new life.



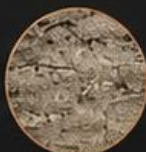
HISTORICAL TIMELINE



MATERIALS



BRICK



MORTAR



STEEL



GLASS



CONCRETE

CONSERVATION STRATEGIES



MOISTURE CONTROL
Improve drainage, install damp-proof courses



BRICK RESTORATION
Clean, repair and replace damaged bricks



REPOINTING
Use compatible lime-based mortars



STEEL TREATMENT
Remove rust and apply protective coatings



ROOF REHABILITATION
Restore roof structure and waterproof the building



ADAPTIVE REUSE
New functions for sustainable revitalization



1 RISING DAMP

Moisture migration from the ground causes dampness, salt efflorescence and deterioration of bricks and mortar.



2 SALT EFFLORESCENCE

Soluble salts crystallize on brick surfaces, causing discoloration and material decay.



3 BRICK SPALLING

Freeze-thaw cycles and moisture penetration lead to flaking and loss of brick material.



4 MORTAR JOINT DETERIORATION

Weathering and moisture cause erosion and loss of mortar in joints, reducing wall integrity.



5 CRACKING

Structural movements and settlements cause cracks in masonry walls.



6 CORROSION OF STEEL ELEMENTS

Rust and corrosion weaken steel beams, columns and ties, affecting structural stability.



7 BIOLOGICAL GROWTH

Moss, algae and vegetation retain moisture and accelerate material degradation.



8 ROOF FAILURE & WATER INFILTRATION

Damaged or missing roofs expose walls to rainwater, accelerating deterioration.



PROPOSED FUNCTION

"We keep the building alive by keeping its people connected."

OUR NEW FUNCTION

The Wire, an intergenerational community workshop

LEARN TOGETHER

Elders teach Silesian recipes, metal craft and repair. Youth teach digital skills.

PRESERVE MEMORY

A living story archive records the city's history through the people who lived it.

PAY FOR ITSELF

Plants and handmade metal goods are sold so the hub runs on volunteers, not sponsors.

BUILDING ONE · THE SMALL HALL

Meet, learn, grow

Meeting room

A flexible space for clubs, workshops and one-on-one mentoring.

Computer area

Teens help elders go digital; elders help teens slow down and talk.

Greenhouse roof

A rooftop myco-lab grows plants and harvests rainwater.

Sold for profit

The native plant harvest is sold to fund the hub year-round.

BUILDING TWO · THE GREAT HALL

KEY DESIGN IDEAS

Where skills change hands



KITCHEN OF MEMORY

Older neighbours teach the younger generation Silesian recipes that would otherwise be forgotten.

METAL WORKSHOP

Youth learn to shape metal into jewellery and objects, a nod to the wire factory's craft.

MADE & SOLD HERE

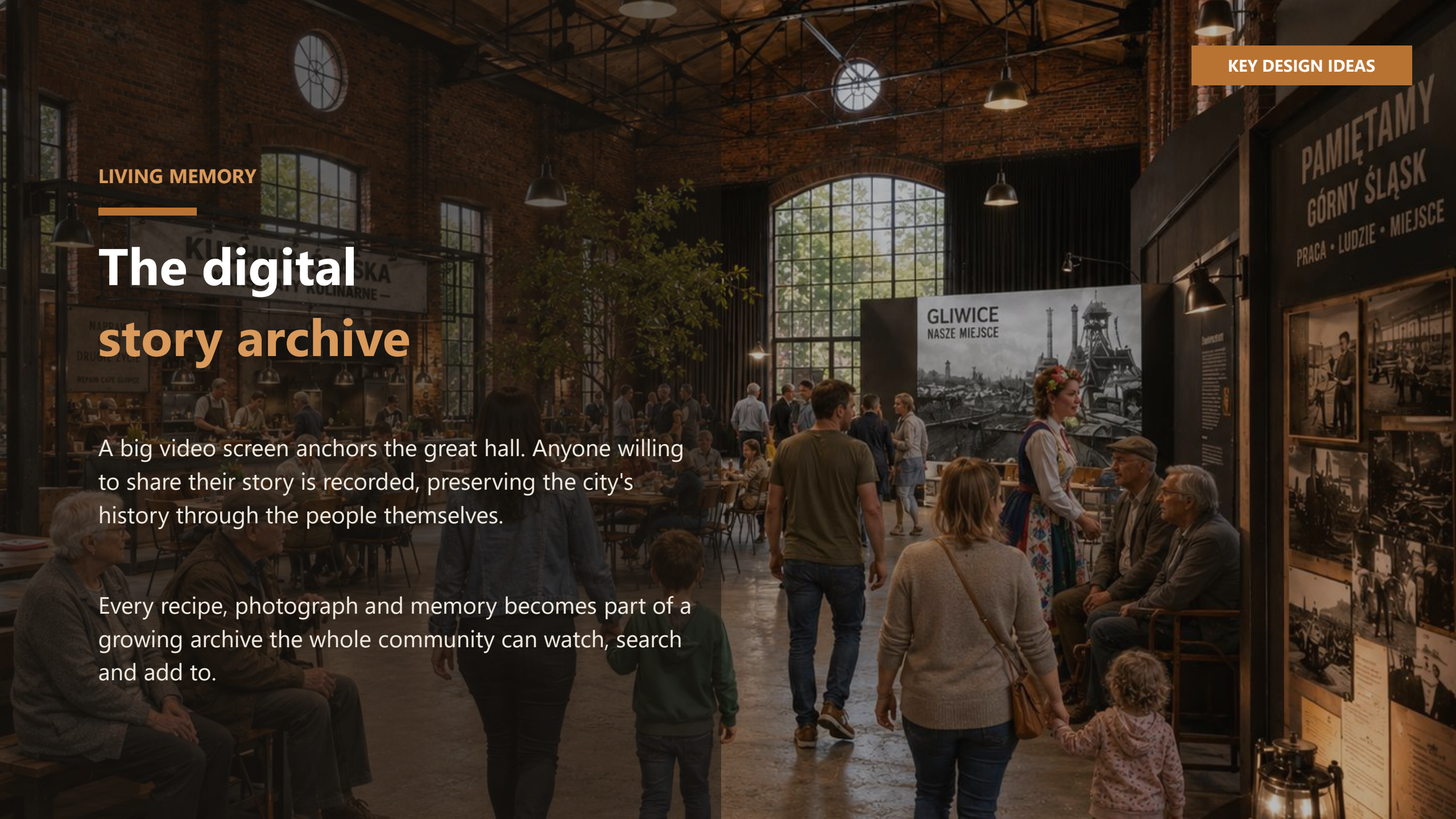
Handmade metal pieces are sold, giving the buildings a second self-sustaining income.

LIVING MEMORY

The digital story archive

A big video screen anchors the great hall. Anyone willing to share their story is recorded, preserving the city's history through the people themselves.

Every recipe, photograph and memory becomes part of a growing archive the whole community can watch, search and add to.



DAWNA FABRYKA DRUTU, GLIWICE

SUSTAINABLE APPROACH & MATERIALS

The former Wire Factory is being transformed into a vibrant intergenerational hub through heritage conservation, material reuse, and low-impact environmental strategies that respect the past and create a sustainable future.



CONSERVE & RESTORE

Preserve historic fabric and repair using compatible materials.



PASSIVE DESIGN

Maximize natural light, ventilation and thermal comfort to reduce energy demand.



RENEWABLE ENERGY

Use of renewable energy sources such as photovoltaic panels to power the site.



WATER MANAGEMENT

Rainwater harvesting, permeable surfaces and efficient fixtures reduce water consumption.



GREEN INFRASTRUCTURE

Green roofs, urban gardens and planted courtyards improve microclimate and biodiversity.



COMMUNITY & WELL-BEING

Create spaces for learning, interaction and well-being that strengthen social sustainability.

MATERIALS PALETTE



RECLAIMED BRICK

Salvaged and cleaned for reuse



LIME-BASED MORTAR

Breathable, flexible and compatible with historic masonry



WOOD

FSC-certified wood for interiors and new constructions



RECYCLED STEEL

Reused steel elements with high durability and recyclability



HIGH-PERFORMANCE GLASS

Energy-efficient glazing improves thermal comfort and daylight connection



NATURAL CONCRETE

Low-carbon concrete with recycled aggregates for structures and floors

MATERIALS IN PRACTICE



PHOTOVOLTAIC PANELS

Renewable energy production



GREEN ROOFS

Improve insulation and biodiversity



RECLAIMED BRICK

Conservation of existing materials



RAINWATER COLLECTION

For irrigation and facility use



NATURAL VENTILATION

Cross ventilation through large openings



PERMEABLE PAVING

Reduces runoff and improves water cycle



URBAN GARDENS

Community gardens and green spaces

BENEFITS



REDUCED
ENVIRONMENTAL
IMPACT



LOWER ENERGY
CONSUMPTION



HEALTHY INDOOR
ENVIRONMENT



CULTURAL HERITAGE
PRESERVATION



STRONGER COMMUNITY
CONNECTIONS



LONG-TERM ECONOMIC
SUSTAINABILITY

“ SUSTAINABILITY IS NOT JUST ABOUT TECHNOLOGY, BUT ABOUT RESPECTING THE PAST, CARING FOR THE PRESENT AND BUILDING A BETTER FUTURE TOGETHER. ”

SUSTAINABILITY REFERENCE

12

RESPONSIBLE
CONSUMPTION
AND PRODUCTION



SDG 12 COMPLIANT

Promoting responsible use of resources, material circularity, and sustainable production and consumption patterns.

WHY IT WORKS · WHAT TO WATCH

BENEFITS & CHALLENGES

Benefits & challenges

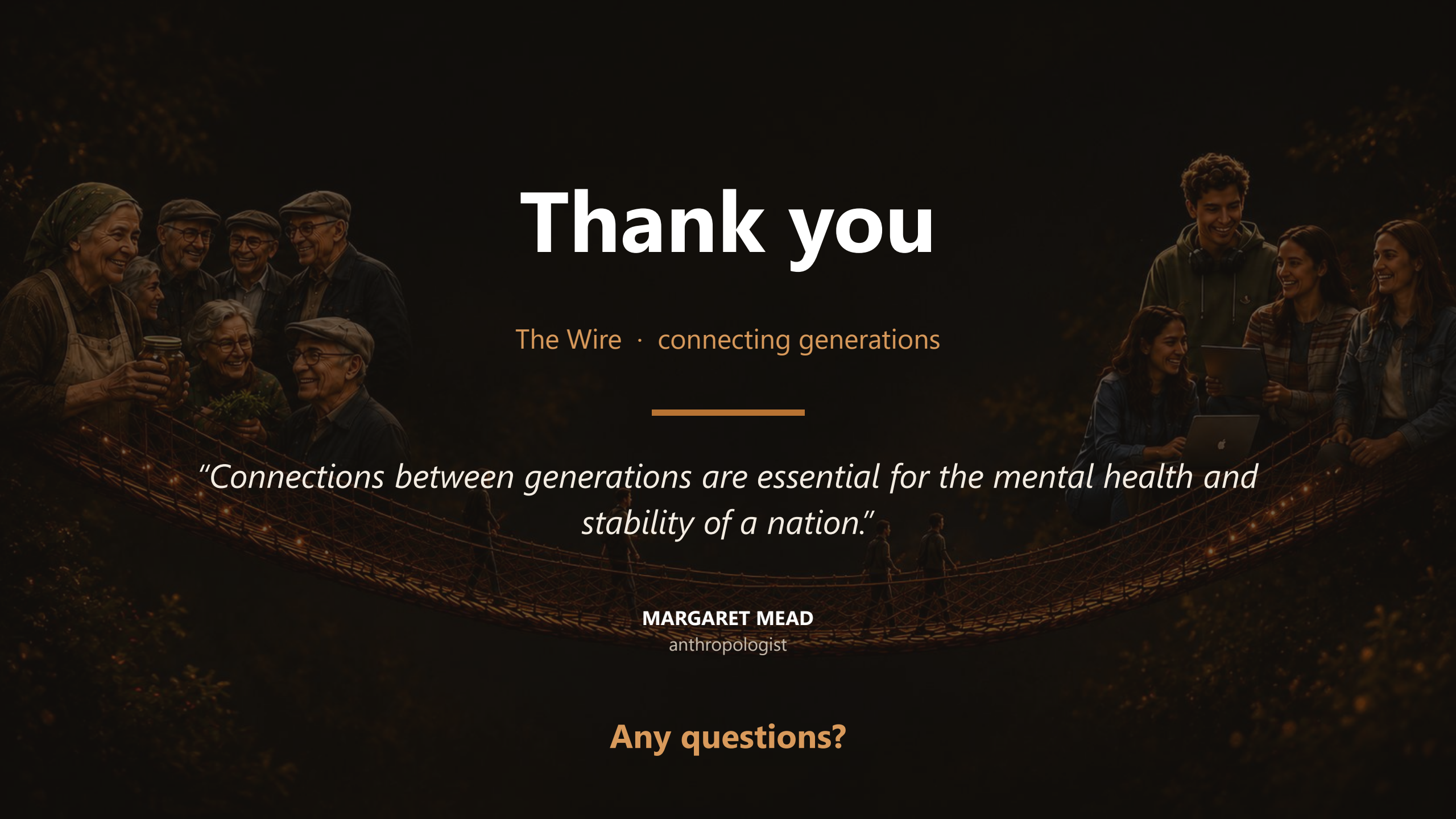
BENEFITS

- + Heritage saved and used every day
- + Generations connected through real activity
- + Skills, recipes and city memory preserved
- + Financially self-sustaining, low sponsor need
- + Environmentally friendly, circular SDG 12 model

CHALLENGES

- Sustained volunteer commitment over time
- Greenhouse and workshop need safe upkeep
- Balancing income with an open, free space
- Heritage-safe retrofit of old structures

The Wire, a factory that once made wire now connects people.



Thank you

The Wire · connecting generations

"Connections between generations are essential for the mental health and stability of a nation."

MARGARET MEAD

anthropologist

Any questions?