

Nomination for inclusion on the
World Heritage List

The Naval City of Karlskrona

Sweden

WHC Nomination Documentation

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SITE NAME ("TITLE") Naval Port of Karlskrona

DATE OF INSCRIPTION ("SUBJECT") 5 / 12 / 1998

STATE PARTY ("AUTHOR") SWEDEN

CRITERIA ("KEY WORDS") C (ii)(iv)

DECISION OF THE WORLD HERITAGE COMMITTEE:

22nd Session

The Committee inscribed the site on the World Heritage List on the basis of criteria (ii) and (iv):

Criterion (ii): Karlskrona is an exceptionally well preserved example of a European planned naval town, which incorporates elements derived from earlier establishments in other countries and which was in its turn to serve as the model for subsequent towns with similar functions.

Criterion (iv): Naval bases played an important role in the centuries during which naval power was a determining factor in European Realpolitik, and Karlskrona is the best preserved and most complete of those that survive.

The Delegate of Canada expressed appreciation for the comprehensive nature of this inscription.

The Observer of Sweden thanked the Committee and pledged to protect the World Heritage values for which the property had been inscribed.

BRIEF DESCRIPTION:

Karlskrona is an outstanding example of a European planned naval city of the late 17th century in which the original plan and many of the buildings have survived intact, along with installations that illustrate its subsequent development up to the present day.

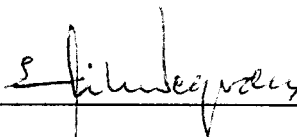
1.b. State, province or region: Blekinge county

1.d Exact location: 56°10' N ; 15°35' E

**APPLICATION FOR
INCLUSION ON
THE WORLD
HERITAGE LIST**

**THE NAVAL CITY OF
KARLSKRONA
SWEDEN**

Signed (on behalf of State Party)



Full name Erik Wegraeus

Title Director General

Date May 21st, 1997

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1 Specific location

a. Country

Sweden

b. State, Province or region

Blekinge county

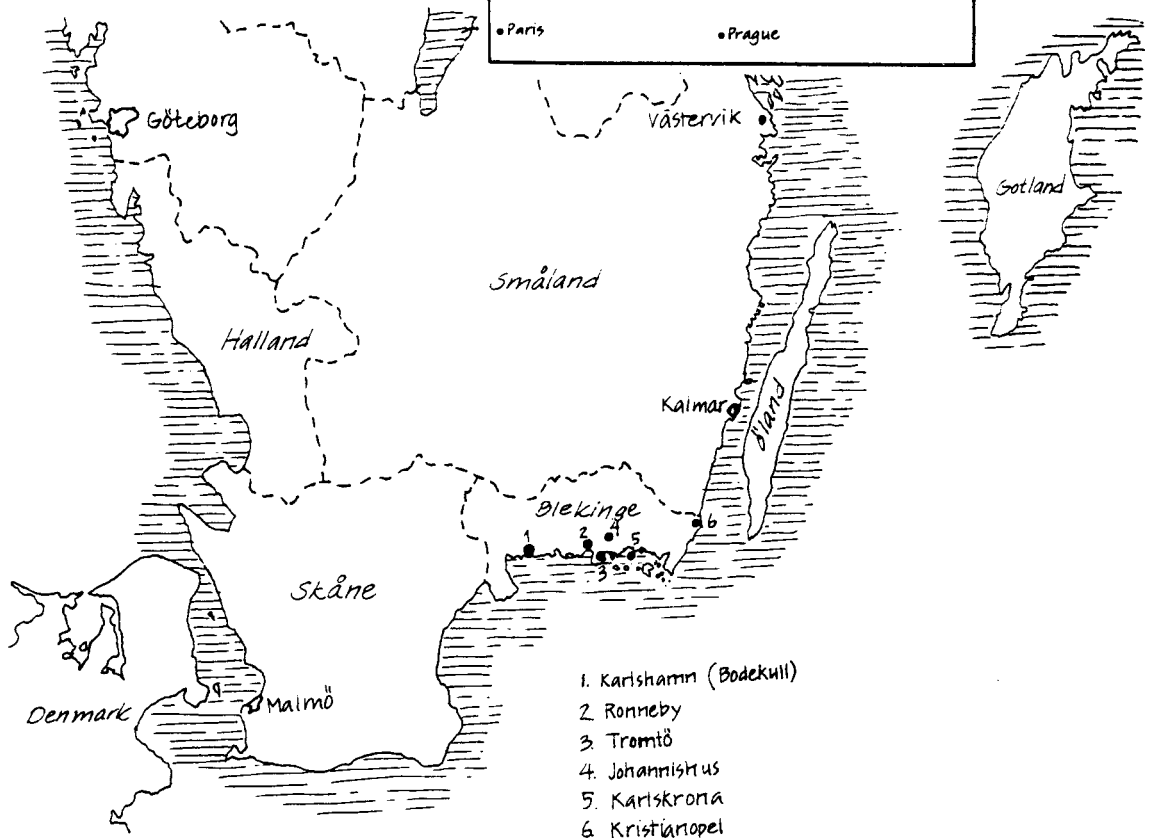
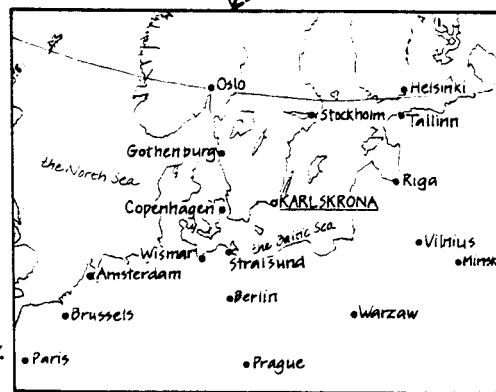
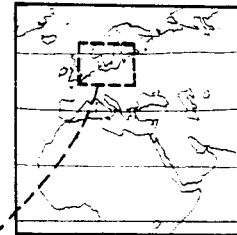
c. Name of property

Örlogsstaden Karlskrona - The Naval Port of Karlskrona

d. Exact location on map and indication of geographical coordinates

56°10'N, 15°35'E

Current map of the area and its boundaries, next page.



e. Maps and/or Plans

- A. Karlskrona and surroundings
- B. Northern part of Trossö
- C. Southern part of Trossö
- D. The Citadel of Drottningsskär
- E. The Fort-tower Godnatt
- F. The Fort of Kungsholmen
- G. The Fort-tower Kurrholmen
- H. The Crown Mill in Lyckeby
- I. Skärva

2 Juridical data

a. Owner

The western section of the shipyard area, and most of Lindholmen now belongs to the shipyard company Karlskronavarvet AB. This area, still used for ship construction, repairs and maintenance, is classed as an industrial area. The eastern section is the naval base itself and belongs to the Royal Swedish Navy Southern Command (MKS). The area and the buildings belong to the state and are managed by the Fortifications Authority. The defence structures covering the fairway into the naval base and the workshops which for fire safety reasons are located on small islands immediately outside the town are also state-owned. The Fortifications Authority and National Housing Board share the responsibility for these. The powder storehouses on the islands Mjölneholmen and Ljungskär (map A) are exceptions as they now belong to the city council.

In recent years a significant number of buildings, formerly used for military purposes and owned by the state, now house civilian organisations. These buildings are now privately or publicly owned.

Addresses:

Karlskronavarvet AB, Amiralitetsgatan 25, S-371 00 Karlskrona
Telephone +46 455 334100

Syd kustens Militärkommando, Box 527, S-371 23 Karlskrona
Telephone +46 455 86118

Karlskrona kommun, Drottninggatan 69, S-371 33 Karlskrona
Telephone +46 455 303000

Statens Fastighetsverk, Box 2263, S-103 16 Stockholm
Telephone +46 08 696 70 00

Fortifikationsverket, Box 513, S-291 25 Kristianstad
Telephone +46 44 207750

County Administrative Board, S-371 86 Karlskrona
Telephone +46 455 87000

b. Legal status

Following the decision passed by the National Antiquities Board on 5th November 1987, the shipyard area (map J), including the peripheral defence structures, and the central sections of the naval base, are classified as areas of historic national interest for preservation. This means that the area is protected by the Natural Resources Management Act (app.4). Within this area there are currently about a hundred buildings specifically protected by the Heritage conservation act (app.5).

For certain areas, such as Stumholmen, Karlskrona City Council has drawn up special regulations for each area, controlling issues such as planning permission for existing buildings.

In the detailed development plans, prepared by the city council, those buildings and sites which the council considers of historic value are protected by being q-marked. The Planning and Building Act (app.6), interpreted by the local planning and building committee, regulates the management of other buildings of historical value.

The central sections of the naval base and the shipyard area are both registered as ancient monuments, and are protected by the second part of the Heritage conservation act.

The proposed buffer zone is formed either by the area covered by the city plans which come under the Planning and Building Act, or by areas of water.

c. Responsible national agency

The Central Board of National Antiquities, P.O. Box 5405, S-114 84 Stockholm
Sweden. Telephone +46 8 7839000

d. Collaborating national agencies and organisations

The following have been consulted during the preparation for this application:

County Administrative Board, S-371 86 Karlskrona
Telephone +46 455 87000

Statens Fastighetsverk, Box 2263, S-103 16 Stockholm
Telephone +46 08 696 70 00

Fortifikationsverket, Box 513, S-291 25 Kristianstad
Telephone +46 44 207750

Karlskrona kommun, Drottninggatan 69, S-371 33 Karlskrona
Telephone +46 455 303000

Blekinge läns museum, Box 111, S-371 22 Karlskrona
Telephone +46 455 80120

Marinmuseum, Amiralitetsslätten, S-37130 Karlskrona
Telephone +46 455 84071

Föreningen Gamla Karlskrona, Borgmästaregatan 1, S-371 31 Karlskrona
Telephone +46 455 101 90

Marinmuseivänner, Amiralitetsslätten, S-37130 Karlskrona
Telephone +46 455 84071

3 Identification

a. History

The naval port of Karlskrona was founded in 1680. At this time Sweden was a major power whose territory included what is now Finland, Estonia, Latvia and parts of north Germany. In the conflict with Denmark over control of the Baltic, Sweden had scored time and time again through her aggressive and daring strategy on the continent.

The first important step towards *dominium mare Baltica* was brought about at the peace negotiations at Brömsebro in 1645, when Sweden secured direct access to the North Sea ports and above all managed to break Danish control over Öresund Sound, the key to trade in the Baltic region.

The second step was taken in 1658 when peace was declared at Roskilde after the famous march over the frozen sea to Zealand and Copenhagen. Beyond doubt, Sweden now had supremacy over the Baltic. Skåne, Blekinge and Gotland became Swedish territory.

The, in many ways brutal, process of forcing people to adopt Swedish nationality began under the regency which ruled the land until 1672, when Karl XI (app.3) became of age. The regency consisted of noblemen, which strengthened the position of high nobility. A struggle for power took place between the chancellor and certain members of the government during the period until Karl XI took the throne.

The borders between countries during the 17th century cannot be compared with the national borders of today. Sweden had been using the harbour at Bodekull for example, to export goods from Småland for a long time. To gain control over the new territory and create suitable conditions for a naval fleet, the King granted Bodekull a charter in 1664. (In 1666 the town was named Karlshamn, meaning "Karl's harbour"). Much of the trade which passed through the ports in Blekinge was redirected to Bodekull. A garrison and a shipyard were also built here.

When war broke out again between Sweden and Denmark in 1676 - the Skåne War - Sweden were forced to release their hold on the area. The Swedish forces in the newly built fortress at Karlshamn had to capitulate.

KARLSKRONA

The Swedes soon returned and by 1679 they had recovered the area. A new chapter in the history of Blekinge was begun. Karlshamn had proved not to be a suitable base for the Swedish navy, although the harbour was excellent for merchant shipping. However, Sweden needed a naval base in the south in order to retain control of the Baltic. When a number of possible sites had been considered, it was decided that a naval port should be built on the islands of Wämö and Trossö (map A) in the east of the county. In 1680 King Karl XI issued the charter for the foundation of the town of Karlskrona.

Among those who played a vital role in the selection of the site for the naval port were Erik Dahlbergh (app.3), Quartermaster General, and responsible for the nation's fortifications, and his assistant Magnus Stuart (app.3). Lord High Admiral, Hans Wachtmeister (app.3) was responsible not only in a military capacity but also for the civilian rule and administration of south east of Sweden.

The site was judged to be ideal for the purposes of protecting routes to the Baltic and German provinces, which military strategists thought of as Sweden's outposts. Two of the kingdom's most important cities were here: Stralsund and Riga. A conscious effort was made to create a strong defence rather than an aggressive military power.

In the attempt to make Blekinge and its inhabitants Swedish, and to create more robust townships, the charters for Kristianopel and Ronneby, previously important for their positions in terms of military strategy and trade respectively, were withdrawn. Tradesmen and merchants were forced to move to Karlskrona. In this way Sweden could supplant the Danish authorities and put in their place a new government and administration with new representatives. If the period of Swedish rule prior to the Skåne War can be likened to a military occupation of conquered territory, then the end of the 17th century brought with it an acceptance of the likelihood of being Swedish subjects for the foreseeable future. Transformation of the area into a part of Sweden took place consciously and over a long period. The consolidation of Skåne, Blekinge and Halland as part of Sweden is a rare example of a successful attempt to assimilate the population of a conquered territory.

From the outset, the intention was to build both a naval port and a town. A shipyard was needed, both for building new ships and for repairs; storage facilities, the ability to withstand siege for long periods, besides official buildings and residences for the navy's own administration and for the Admiralty staff. In the new order of command which grew up after 1680 and which applied to all areas of national government, autonomous civil service departments such as this were of no major importance. Power emanated from the crown, which was represented locally by county governors, governors or military commanders. In Karlskrona there was Hans Wachtmeister, Governor General for the counties of Blekinge and Kalmar, Commander of the Navy, and who was in charge of what remained of the Admiralty staff.

At the turn of the century the major powers started to extend their naval shipyards or build new ones in previously undeveloped areas. The oldest example is Rochefort in France 1666, close followed by Karlskrona. The common criteria for these towns were; protection for the fleet, access to provisions and materials, and not least, to show off the kingdom's greatness and magnificence.

Naval architects and carpenters alike were sent from Skeppsholmen in Stockholm to Wämö. Residences and some forty cottages for shipyard workers were built, in addition to a graveyard, which is still there. The shipyard had two building berths, two quays, two forges and five warehouses. In December 1680 the first keel was laid and a ship was launched the following year.

In 1683 Karlskrona became a seat of government. The definitive plans for the town and its fortifications were drawn up the same year (app.1 p.7) by Erik Dahlbergh.

From the mid-eighteenth century onwards there was a lot of activity in Karlskrona. The naval fleet was to be built up and maintained. Work continued

on the proposed fortifications, and on the Enclosure wall between the naval base and the civilian part of the town.

After a period of political stability in the land, King Gustav III (app.3) took over in a coup d'état in 1772 which increased the powers of the Crown. A more aggressive military policy was launched. Karlskrona had grown to be the third largest city in the country, after Stockholm and Riga, and despite the distance from the capital, it was at the centre of the military and political struggle for power. In the early 1780s the fleet was to be extended and a hectic period began in Karlskrona. There was no shortage of money and career prospects opened. Fredric Henric af Chapman took charge of ship building at the shipyard and a number of frigates and line-of-battle ships of the line were built. Building construction in the town itself also got underway. The idea was to surprise the Danish fleet in Copenhagen, occupy Norway and incorporate her into Sweden. The plan was abandoned and instead the campaign concerned St. Petersburg and Russia. At the outbreak of war in 1788 the naval fleet was up to date and in good condition. However victory was not to be had and the King had to struggle to maintain control of the land. In 1789 he succeeded in passing an agreement which in practice made him absolute ruler. A new campaign against Russia which was a success, due to the victory in Svenskund, paved the way for an honourable truce at Värälä.

The nineteenth century began unhappily for Sweden. The international situation was very complex and changed rapidly. Swedish policy didn't keep up and in 1809 Sweden lost Finland. The disintegration of the empire was complete.

The nineteenth century was an age of change in Sweden and in Karlskrona. It was a period of population growth, industrialisation, working class movement, the evolution of the municipality as a political unit, and so on. One can however also point to the survival of the old hierarchy. The former elite not only retained their wealth and much of their power, but also their prestige. In many ways, coping with the changes in society was a question of keeping up with and exploiting the new technology. However, the Swedish military were very conservative and could not keep pace with the society and technology. It was not until the 1880s that new developments began to take place within the navy and wooden boats began to give way to vessels with metal hulls. This proved effective and the navy was once more a major force.

THE SURROUNDING COUNTRYSIDE

The building of the naval port at Karlskrona had great repercussions in the neighbouring countryside. Almost a third of the area's population lived or worked in the new town. For the surrounding countryside this created a profitable market which guided the production of goods. Provisions, wood products, tar and iron were supplied to Karlskrona and the Admiralty in considerable quantities. Trade was particularly brisk during the construction of the shipyard and during war time, when military presence in the town increased.

In the newly built town there was no water power for mills and manufactories. These facilities were available on the mainland nearby, in Lyckeby (map A). The Admiralty acquired two fairly old mills, to be replaced in 1721 by a major new installation, *Lyckeby kronokvarn*, The Crown Mill (map H). The mill was to supply the two proposed bakeries, one on Trossö, and one on Stumholmen (map A). Despite various conversions the mill has kept much the same external appearance as it had at the end of the 18th century.

Several manufactories were also established in Lyckeby during the 18th century, including a sail-maker manufactory, which production was primarily to meet the needs of the Navy. Lyckeby also had a major part to play in the supply of water. Most of the freshwater needed for the town and for the Navy was transported by boat. A classical style pump-house, *Lyckeby källa*, The Well of Lyckeby, dating from 1795 can still be seen a couple of hundred metres west of *Lyckeby kronokvarn*.

Throughout a wide area around the town, the nature of buildings and of ownership underwent great changes. At the start the townspeople had allocated grounds for common grazing and for cabbage fields immediately outside the town. These areas of common land however became more and more privatised and were, in the beginning of the 19th century, divided into what became known as "town farms" - small agricultural units of a market gardening nature. In the 1680s Lord High Admiral Hans Wachtmeister acquired the manors at Skunkenberg and Tromtö, some ten kilometres west of Karlskrona. Additional farms were purchased and in 1712 the Skunkenberg estate was formed, later renamed Johannishus, the only stately home in Blekinge. The surplus of grain, garden produce, livestock, dairy produce and timber produced here was sold mainly to the Admiralty in Karlskrona.

Karlskrona is encircled by smaller manor-houses, all stemming from the foundation of the town. From the beginning of the 18th century onwards middle-class townsmen, government officials and officers started to buy individual farmhouses in the villages. By successively buying land they often gradually accumulated all the land in their respective villages and created large, co-ordinated estates. Originally these estates were used mainly as summer residences for the owners' families, with agriculture as a sideline, but from the beginning of the 19th century onwards they were developed as efficient agricultural enterprises. Both manor-houses and farm buildings were designed with architectonic awareness and acquired a distinct character. A contributing factor was the landscaping of parks and gardens in English style, which together with surrounding oak and beech woods provided a suitable background for the mansions.

The area immediately to the west of Karlskrona is an example of this type of countryside, including five mansions, Verstorp, Skärva, Trantorp, Västeråkra and Stora Boråkra which are registered as preservation objects of national interest. Here there is open horticultural landscape, typical of development during the 19th century, when the majority of what was formerly mostly meadow land was made arable. The outlying lands which had originally been used for grazing were now deciduous forest, which around the mansions have the appearance of a landscape garden. Within the area several cottages have been preserved, which formed part of *båtsmanshället* - small parcels of land allocated to non-commissioned officers for services to the Navy.

Of the five mansions, Skärva (map I) is the most extraordinary. The present building with its surrounding park land was erected in 1785 by the owner at that time, Shipyard Admiral Fredrik Henrik af Chapman. The site is one of the most remarkable and original architectural works of the 18th century Sweden. Local building tradition was combined with classical architecture. The timbered mansion is a low cottage, open inside to the roof, originally painted red and with turf roof, to which has been added a Greek-temple porch. In the surrounding English-style park can be found a Greek temple, a Gothic tower, a memorial urn and a sepulchre intended for the owner himself.

FORTIFICATIONS

The naval base in Karlskrona is a product of military strategical thinking, concentrating on defence. Preserved in Karlskrona there is a naval base with fortification works from the 1670s and onwards. It is a historic construction, but is also a construction which still today, even though it is more open than in the past, is a modern naval base where the Swedish Navy has one of its headquarters.

The naval town of Karlskrona contains within itself an encyclopaedia of ideas about fortification from a period of more than three hundred years. Within the area can be found many different types of technical constructions for defence, where most are based upon classical naval thinking; however it also contains several elements which are unique.

The period from the middle of the 17th century, and about one hundred years forwards, is usually seen as the era of greatness in the art of fortification, with many new ideas appearing, both artistic and technical. The Frenchman Sébastien le Pretre de Vauban, and the Dutchman Menno von Coehoorn are usually seen as the great breakers of new ground. One of the main reasons for this era of greatness was that the effects of the artillery remained more or less unchanged from the end of the 1600's until the beginning of the 1800's. The architects and the engineers of fortifications had the time, and the possibility, to refine their constructions.

The development of the period of Sweden as a great power was marked by a series of peace conclusions during the first half of the 17th century. During a period of a few decades, the Baltic Sea was almost transformed into a Swedish inland sea. The territorial conquests had gained the country a series of new fortified cities such as Stralsund, Riga, Wismar, and Stade, which came to be called Sweden's first stronghold. Naturally, this entailed great tasks of fortification, concerning techniques, leadership, and economics. The economics of the matter led to most of the problems; despite its position as a great power, Sweden did not have the same economic resources as, for example, France.

The creation of Karlskrona, with the town and works of fortification, was however given priority. Sweden's leading experts within the arts of fortification, with Erik Dahlberg at their head, created a modern naval base with new technical solutions. In 1681 Erik Dahlberg was put in charge of the fortification, but as far back as 1674 he was already appointed as head of the country's works of defence. He knew a great deal about the newest constructions of his time; amongst other things, he took a trip in 1667 to Holland, France and England, to study fortifications. In terms of innovation, Dahlberg can without doubt be considered the equal of Vauban and Coehoorn, but because of economic realities, his ideas were only executed in a modest way.

In 1680, construction of the naval base and fortifications was begun according to Dahlberg's plans. Based on a grandiose plan of fortification, the whole town, the dockyard, and the harbour were to be encircled by fortifications of different shapes and strengths. The plan was enormous, and proved to be far too expensive, and so the actual construction was limited to a girdle of fortifications around the harbour and the dockyard. The civilian town was left outside, but in time it also came to have a certain degree of fortification towards the mainland in the north. The works also included two constructions, Kungsholmen and Drottningsskär (map A), to protect the inlet to the town. The fortifications on Kungsholmen were built more or less according to a conventional system of bastions, whilst on Drottningsskär it was a combination of bastions, towers and keep.

During the first years, the work was led by Carl Magnus Stuart, with expert advice from Hans Wachtmeister, the supreme commander of the naval fleet. A provisional harbour was established on Hästö (map A), as was a similarly provisional dockyard on Wämö. Bridges were built to create connections by land between the islands of Trossö and Wämö. Two bastions on Lindholmen, plus Söderstjärna (map A), Havfrun and Kungshall were begun as early as 1681. In 1682 it was as many as 2000 men, primarily men from the infantry and the fleet, who in this year could be moved from Hästö to Trossö.

In 1694, a new town plan was ratified, where a wall with bastions separated the naval harbour from the town. Of the six bastions which were planned, three were built. The greater part of this enclosing wall was later demolished to make way for new constructions.

New batteries, with a total of 175 cannons, were also built on Pantarholmen, Björkholmen, and Stumholmen, in addition to outlying work on north Wämö.

After the death of Karl XII, in 1718 (app.3), wide reaching changes were made within the organisation of the military forces. Within the Fortification, operations were divided up between five brigades.

Experiences at war showed the desirability of establishing protection against fleets of galleys; that is, small warships which were most often rowed. This protection was established with the help of fortifications used as a barrier outside the main fortification. In 1727, the Powder storehouse- and defence tower was built on Mjölhareholmen (app.2 p.49), its purpose, amongst other things, to stop attackers from getting over the ice. Several of the fortification works around the naval base were still not completed, some were less than half-built. The funds which were allocated varied from year to year, and it was not until the 1740s that some of the works were completed.

In the middle of the 18th century, building work on the naval harbour and the dockyards was progressing slowly. The largest building projects begun at this time were Femfingerdockan, the "Five-finger dock", and, out on Lindholmen, the building of Wasa skjul, the Wasa shed.

During the war against Russia, 1788-90, certain improvements were however made to the existing fortifications, and new defence works were begun. The defence of the mainland was also strengthened, and was supported by batteries of cannons on the roofs of the Powder Storehouses on Ljungskär and Mjölhareholmen. It was deemed necessary to mobilise forces in case of a Russian attack; if the enemy at this time had managed to get past the strongholds of Kungsholmen and Drottningkär, then the battery on Getskär (map A) would have been his next hinder, and the whole front of fortifications would have lain before him.

We can gain a good impression of the state of the fortifications in 1811 from a report which was compiled at this time by Colonel Sparre, the commander of the Corps of Engineers. It closes by saying that "the defensive works outside Karlskrona, and the retrenchments on Wämö, should be maintained in good standard without being extended".

Kungsholmen was modernised, rebuilt, and expanded during the period of 1822-57. The fort was to be armed with 400 artillery pieces, and be manned by 1200 men. On the western side of the island a promontory was constructed, 140 metres long making room for 20 cannons.

The defence-towers Kurrholmen and Godnatt were built 1857-63, but at the time of their completion they were already out of date, and were never armed. The technical development within artillery with, among other things rifled barrels, meant that plain masonry could not withstand fire from the new, modern artillery. Because of this, extensive work was begun in the early 1870's, e g covering the ramparts of Kungsholmen with earth.

The fortification on Västra Hästholmen was completed between 1876-79, and on Koholmen (map A) and the northern part of Wämö, extensive defensive works were erected.

In 1895, Drottningstårn ceased to be considered as a defensive work. The citadel was however used later as a storehouse, and even as quarters during both the First and Second World Wars.

In 1899 building was begun on Ellenabbsfortet, the Ellenabbs Fort on Aspö (map A), and it was armed with heavy battleship guns.

After the First World War, there was very little interest for a continued expansion of the fortifications system. The allocation of funds was small, and in the first place funds were used to keep the existing facilities from deteriorating.

During the Second World War, several of the older fortifications were modernised, amongst them Kungsholmsfort, the Kungsholmen Fort and a relatively large number of coastal artillery batteries were placed in the eastern archipelago. These batteries often had rooms in the bed-rock as quarters and storerooms. During the long period of readiness for war, most of the sites were also equipped with barracks which were used for the daily duties. even facilities for air-defence were established, with anti-aircraft towers and radar equipment, etc.

INDELNINGSVÄRKET - THE MILITARY ORGANISATION

The Swedish system of military organisation was rather a unique way for a government to maintain a permanent army by using a financially self sufficient system of remunerating officers without the Crown having to make large cash payments.

In 1682 the decision was made to create a new military organisation. Experience from the Skåne War (1676-79) made Karl XI realise that radical changes in the military organisation were essential.

The new organisation gave Sweden an army and a navy with largely autonomous staff. The act of parliament took the form of a contract between the crown and the various counties, in each of which the citizens agreed to establish and maintain a regiment of 1200 men. Those counties formerly belonging to Denmark, which included Blekinge, were initially excluded from this arrangement.

The system operated in such a way that each group of 3-5 farmsteads bound itself to maintain one soldier or sailor and provide them with a cottage and a piece of land to cultivate. This set the farmers free of the obligation of having to consign members of their own or their employees' families for military service.

The disadvantages of this system, which eventually led to compulsory military service, were firstly that there were far too few soldiers available for active duty, and secondly the difficulties in replacing fallen or missing soldiers during ongoing wars. However, in modified form the system survived until the end of the 19th century.

SHIPBUILDING

The Naval Shipyard and the navy's provisions station was concentrated on Skeppsholmen in Stockholm from about 1640. Major naval vessels were also built in Västervik and Gothenburg. Following the decision to transfer the naval headquarters to Karlskrona virtually all the shipbuilding industry also moved from Stockholm.

The first shipbuilding sites in Karlskrona were very simple affairs consisting of building berths for building new ships and careening quays for maintenance and repair work. Primitive workshops were built for the manufacture of fittings such as anchors, tackle, and gun-carriages.

The original ship building site from about 1680 is still there today complete with berths and quays. Besides the major construction work for the garrisons, the first major construction project was to put up buildings for rope-making and tarring. Both were erected in grand style with clear references to the town's architectural plans and with the churches, work on which had already begun, being taken into consideration. The rope-yard-house was located south of the shipyard area itself and adjacent to the southern fortifications.

During the 1710s work began on the first repair dock. Unlike the English and French dry docks, which were dug out from chalk and sandstone, the Karlskrona dock had to be blasted out of the granite bedrock. The minimal tidal waters of the Baltic were insufficient to be able to empty the dock naturally, so that special manually driven chain conveyors had to be installed. However, despite numerous technical set-backs, the dock was ready for its inauguration after 12 years.

The shipyard was organised, directly under the Admiralty, into three sections: ship building, outfitting, and artillery. During the first forty years the shipyard maintained a work-force of 400-500 men, divided into about twenty different trades. Craftsmen were recruited from all over the country with an emphasis on ship's carpenters from Finland and Österbotten. The shipyard was the largest employer in the country and large quantities of oak wood, hemp and tar from all over the Baltic were imported. The oak wood came mostly from Swedish territories in Pomerania and the Baltic States.

During this early period, all types of vessels were constructed. From simple yachts and barges to triple-decked line-of-battle ships with over a hundred guns. Between 1682 and 1708 about 50 major ships were built in Karlskrona.

Due to the establishment of the Kronstadt naval base at St Petersburg and a strong Russian naval fleet, the balance of power in the Baltic changed. Defence of the Baltic demanded new Swedish garrisons and new types of vessels. The decision in 1747 to build a strong fortification, Sveaborg, outside Helsinki, caused the Swedish navy to be divided into two sections. What was known as the archipelago fleet was assigned to Stockholm and Sveaborg, while the large sailing fleet was based in Karlskrona.

Following the establishment of a naval station at Sveaborg came a whole new approach to shipbuilding and maintenance. In common with naval fleets all over Europe, the Admiralty's biggest problem was that the naval vessels, although very costly, were not very durable. The Swedish Navy tried to solve this problem by constructing dry docks for storing the vessels during winter. The first was built to accommodate about 20 galleys, at Sveaborg. With experience from this, work began in 1757 on an enormous naval arsenal and dock works. The arsenal, shaped in the form of a fan, would accommodate 31 dry docks, two swinging chambers, and two large mast cranes. The whole process was characterised by a well organised work programme and would create the physical standards for future shipbuilding. Of the 31 docks which were proposed, a third were actually built. The plans for the arsenal received much attention from all over Europe and a direct copy was planned for Cherbourg in 1820.

The standards developed during the construction of the new shipyard were further developed by Fredrik H Chapman, appointed director of the shipyard in 1781. Chapman was an innovative designer of vessels who not only created new classes of ship but also introduced technical and organisational improvements. Chapman's task in Karlskrona was to create an entirely new Swedish battle fleet for King Gustaf III's proposed campaign against Russia. Within a very short period the work at the shipyard was reorganised into what was almost assembly line production of a series of large line-of-battle ships. Serial production of vessels using Chapman's designs and methods continued until the 1830s.

Work on the naval arsenal went on for more than a hundred years, uninterrupted until 1856. During the 1780s the plans were extended to include a project involving three large storehouses for storing ships' equipment. Of the three storage houses proposed, one was built according to original plans.

Activity at the shipyard in Karlskrona declined during the 19th century and other shipyards were chosen for the construction of naval vessels. Work was concentrated at what was known as Femfingerdockan, the Five-finger dock and a major new dock was built adjacent to this.

b. Description and Inventory

CITY- AND FORTIFICATION PLANS

(Building number refers to both map and photoslides)

Karlskrona was built purely for strategic reasons, in the heart of the Baltic Empire. The plans for its construction however were not only influenced by strategic arguments, and show clearly an attempt at the classical ideal with perpendicular and radiating streets. The baroque form with wide main streets and solid majestic buildings around the great square was in fashion and is also evident in the plans.

Inside the various fortification lines a new town could be built, with the topography as the only restriction. It is not easy for a visitor to see the effect of the city plan because the main island, Trossö, is hilly. However the ambitions become obvious when one examines the sketches and plans drawn up in the early 17th century.

All the nation's powers were put to work on both the city plans and the monuments. In 1680 Lord Admiral Hans Wachtmeister engaged Erik Dahlbergh and Karl Magnus Stuart to work on the city plans. Dahlbergh entrusted Stuart with the defence of the naval base and the city. Stuart would also stand in for Wachtmeister in the planning of the city and the allocation of land. Erik Dahlbergh and Nicodemus Tessin the elder (app.3) were commissioned to draught plans for the official buildings of the city.

Stuart's preliminary plan from 1680 reveals a square block design with the wide streets now so characteristic of Karlskrona. Unfortunately the rocky terrain, especially in the western part of the island made it difficult to keep to this plan, but it was possible to lay a street going diagonally towards the centre of the island. The idea of exploiting the island's natural topography is generally attributed to the Tessins, father and son, who were responsible for the adjustments and amendments made to the proposed plans. To have streets radiating from the centre was a form well known to architects of the baroque era. The plans were ratified by the king in 1683 (app.1 p7).

The naval port was to be girdled by fortresses. A row of bastions were planned along the line of fortifications on Björkholmen, Stumholmen, Söderstjärna and Lindholmen in addition to the one on Trossö. The fairway would be protected by the garrisons on Kungsholmen and Drottningkär. Work on both the naval base and the garrisons began in 1680 according to Stuart's and Dahlbergh's intentions.

The confirmed plans for the city and its fortifications show that the naval harbour and naval port were divided according to its functions and shaped according to the baroque ideal. In the south there was the naval harbour; in the west, a section of the town with a harbour and canal system, based on the Dutch model, for trade and simple living accommodation; in the north, the quarters for the townspeople and in the east facilities for naval supplies. Running east-west was Amiralitetsgatan, the Admiralty boulevard (map B) with living quarters for senior officers, Running north-south was to be Drottninggatan, the Queen's Parade (map B) on which the first church, Hedvig Eleonora, was built on what is now Kapell Parken, Chapel's Park (map B).

The central axis of the town includes all the representative features. Admiralty Park (map B) was placed at the intersection of the radiating streets, with plans for an Admiralty Palace. North of this, on the highest point of the island, came the Great Square (map B), with its official buildings and at the north entrance to the town, a pool and a park, now called Hoglands Park (map B).

These grand plans were however modified. The most significant deviation from Stuart's original plans concerned the fortifications, which, in reduced numbers were built around the naval harbour. This is clear from Erik Dahlbergh's final plans for the city and its fortifications, confirmed by King Karl XI in 1694.

The enclosure wall dividing the town from the naval harbour was completed and still makes a major impression on the overall appearance of the city today. Outside the wall, the Admiralty decided at an early stage to build a temporary church in timber, Amiralitetskyrkan the Ulrica Pia, the Admiralty Church, designed by Erik Dahlbergh. It was never replaced and is still used today.

On Björkholmen (map B), immediately to the west of Trossö, barracks, a hospital, a dispensary and a bath house were erected for the men in the navy and at the shipyard. A number of residences for craftsmen and seamen were also built here.

From the outset, the topography of Trossö caused problems for the execution of the plans for the city. For economic reasons it was often necessary to avoid blasting to remove rock and houses had to be constructed with their basements directly on the rock. The street profile therefore became rather rustic in character and there was a great contrast between these houses and the naval constructions and city monuments.

Sweden's period as a great power came to an end during the first two decades of the 18th century and the internal power structure shifted, but neither the civil nor the military services were disturbed. More than half of government expenditure went to military ends which was fortunate for Karlskrona. For the protection of the naval port, barrier fortresses were erected beyond the main fortifications, including a Powder storehouse/Defence tower at Mjölneholmen and at Ljungskär.

After the failed campaign against Russia during the 1740s, the work on the fortifications continued. After a short period of decline in the construction work during the 1760s and 1770s, when the only major project was Femfingerdockan, the Five-finger docks, a more comprehensive program of building was begun. Marine construction engineer F.H af Chapman became director of the shipyard in 1781. Together with the Supreme Admiral and artist C A Ehrensvärd (app. 3), Chapman put forward designs for several official buildings within the naval base and shipyard, for example Bildhuggarverkstaden (the sculptor's workshop), Mönster- och Modellsalsbyggnaden (the Registration office and Model archive), Inventariekammar I (the Cordage storehouse), Chapmanporten (the Chapman Gate) and Mastkranen (the Mast Crane).

The Admiralty Collegiate Palace, which should have been the focus of the city was never built. Instead, at the intersection of the radial streets, the Bastion Wachtmeister was erected. In 1795 Gustaf af Sillén put forward a suggestion for the grand Admiralty palace, but it was never realized. An attempt to capitalise on the prominence of the site by building a new Admiralty church, designed by Carl Hårleman (app. 3) was begun in 1760 but was finally called off in 1800. The bastion was demolished in 1796. The Admiralty Clock tower, a well known feature of the town, stands there since 1699.

In 1790 an important event occurred which was to leave its mark in the history of the town in several ways. A devastating fire swept over the central parts of Trossö and reduced large sections of the district to ashes. Within twenty four hours 17 official buildings and 396 private dwellings were destroyed. After the fire a greater portion of the houses were built in stone, but the majority were still timber houses.

During the early part of the 19th century a certain amount of modernisation work was carried out on the fortifications. Unrest in the Baltic region in connection with the Crimean war in mid-century caused several new structures to be built. Meanwhile technical advances in artillery meant that all the fortifications became obsolete and had to be reinforced.

Up to the present time the original plans for the centre of the city have been generally adhered to in terms of the formation of blocks and streets. Only minor changes were made in connection with the dock structures at the shipyard in the 1750s and with the arrival of the railway in 1870.

The broad streets, often lined by low timber houses, came to appear more and more unfashionable and desolate during the 19th century. Starting in 1860 rows of trees were planted in each street and the parades were transformed into avenues and esplanades. In the spirit of the times the parks were also laid out during this period. Admiralty Park was laid out after the railway tunnel had been brought through Trossö to establish a link with the naval base and the shipyard.

Following another fire in 1887, which hit the district north of the Great Square and Ronnebygatan, the Ronneby street, particularly hard, a new civilian high street came into being within a few years. Here the growing civilian middle class manifested itself in its stability and ideals. The façades are representative, neo-renaissance, neo-baroque, and, a little later, the national romanticism of the turn of the century, all richly ornamented.

The city is still characterised by relatively low buildings, giving Trossö a unique low skyline set off by the churches and the hilly shape of the island.

STORTORGET, THE GREAT SQUARE

After the death of his father, Nicodemus Tessin the younger (app. 3) was to concentrate on stately buildings in the centre of the town in the Great Square. He also was inspired by Italian architecture and this is reflected in the design of the churches.

The foundation stone for the German church was laid by Wachtmeister in 1697. At the inauguration in 1709, the church was named **Heliga Trefaldighets Kyrka**, Church of the Holy Trinity (map B:02). Following a fire, a new dome, designed by Tempelman, was erected, and the church was reconsecrated in 1802. There are drawings showing a twin church which was to be built east of Södra Kungsgatan. A truly baroque concept, which was never fulfilled.

The inspiration for the city's stone-built church is clearly Italian, probably the Sant Trinita dei Monti in Rome. The foundation-stone was not laid until 1720, delayed by the events of war, and the inauguration took place in 1744 while it was still unfinished. It was named **Fredrikskyrkan**, the Church of Frederik (map B:01). Tessin's original design for the two churchtowers never came to be used.

The two official buildings, Fredrikskyrkan and **Rådhuset**, the City Hall, (map B:03), are positioned, not on the edges of the square but within, making it look smaller than it is. The City Hall, probably drawn by Thure Wennberg, was completed in 1798 and around this time the square was finished. Since then the City Hotel, the Concert Hall, the City Library, the Post Office and the Military Hostel have all been added to the square. The market in the square has carried on throughout the years in one form or another symbolising true continuity.

THE NAVAL BASE

The naval base includes the buildings along the south coast of Trossö, which is occupied from east to west by barracks, living quarters and other buildings such as workshops and storehouses. A smaller area now belong to the civilian part of the city. It's the buildings between the enclosure wall and Varvsgatan.

In the fortification plan of 1683 the naval base and the shipyard were separated from the civilian part of the city by a wall. Construction of this enclosure wall went on until the end of the 18th century. Store houses and workshops were erected within the wall and the bastions. From the mid 19th century onwards living quarters and stations were erected within the fortifications. The enclosure wall was knocked down towards the end of the 19th century to make room for the proposed hospitals and barracks at Vallgatan. This made Amiralitetsslätten, the Admiralty drill-ground, and the area around the Admiralty Church accessible to the general public.

The built up areas include buildings and structures from the end of the 18th century to the 20th century. The buildings in the western part of the area are monumental, originating from the architectonic heyday of the shipyard and the naval base when Fredrik af Chapman and Carl August Ehrensvärd were active.

During the mid 18th century, there was a decline in military construction. Work on the defences continued but little other building took place. In Karlskrona, the naval shipyard suffered from the fact that the navy now commissioned ships from private industry, which meant that ships were being built in a number of other parts of the country. Karl XII's warfare in the early 18th century had depleted government funds. King Gustav III was making renewed efforts in offensive warfare and therefore needed a larger fleet. Thanks to increased French and British subsidies, the latter part of the 18th century became a period of intensive construction both for ships and for buildings. These subsidies were withdrawn however on the advent of the French Revolution.

The neo-classical style of architecture brought to Karlskrona by the works of Ehrensvärd and Chapman set new trends and influenced architectural design in the city well into the 19th century. The façades of the period are plain, stark and radiate power. The only ornamentation is the low frontons over doors and windows.

At the centre of the area is *Amiralitetsslätten*, the Admiralty drill-ground, (map C), originally bordered on the north side by the Wachtmeister Bastion and the Enclosure wall. When the wall came down, the drill-ground became part of the open space which continues up to the Great Square in the civilian part of the city, via Admiralty park, where the Admiralty Clocktower is, and Amiralitetsgatan. Official buildings by the green are Skeppsgossekasernen, the Shipboy's barracks and at the back Högvakten, the Military police Office and Corps de Garde.

The impressive barracks Najaden and Kanslibyggen, the Chancellery, are on Vallgatan (map C), which follows the line which used to be the enclosure wall. This street continues down to the Aurora Bastion and Landshövdingeresidenset, the County Governor's Residence (map B:05). These buildings at Kungsbron create an impressive seaward façade and represent naval and civilian authority, side by side.

AMIRALITETSSLÄTTEN, THE ADMIRALTY DRILL-GROUND

Klockstapeln, The Clock Tower, (map C:551) was built in 1699 within the Wachtmeister Bastion, probably as an open construction, later given panelled walls. The present exterior originates from a renovation which took place in 1856, when decorative details such as mouldings and crescent shaped windows were added. The earlier appearance was simpler and more rustic.

Comprehensive restoration work has been in progress since 1996. The clock tower has been used by the Admiralty Church since 1909. Below the Clock tower is the entrance to the railway tunnel, which passes under the Great Square.

Skeppsgossekasernen, the Ship's boys Barracks (map C:502) was built as barracks and school premises for ship's boys, and was the navy's oldest educational institution, dating from the early 17th century. The building was completed in 1881. The barracks was a modern institution for its time and roused much interest because of the high living standards. It offered 14m² / pupil. In 1955 it became the Naval museum, and was used in this capacity until 1997, when the new National Naval Museum opened on Stumholmen.

Högvakten, the Military police Office and Corps de Garde (map C:300) was erected in 1821-26 as office for the military police and guard house. It was built in neo-classical style in dominant position at Admiralty drill-ground. An observatory was placed on the roof, and extended to incorporate a watch tower in 1940.

GAMLA VARVET, THE OLD SHIPYARD

Mönster och modellsalsbyggnaden, The Registration office and Model archive (map C:210) was erected in the mid 1780s according to drawings of Chapman. The ground floor was used for conscription and built to accommodate an entire crew. The house has a monumental design and illustrates the influences on Ehrensvärd from his Italian journey, which he communicated to Chapman. Moreover the house is situated at the highest point making it even more prominent. On the west corner of the building is a prominent projection in the shape of a temple gable. Its position was not perceived as asymmetrical because Materialförråd I, the Store of Materials I, is adjacent, on the other side. The upper floor of the projection is extended, making it top heavy. This part of the building houses the Model archive where, by royal decree in 1782, models of all the shipyard's vessels were kept.

Materialförråd I, the Store of Materials I (map C:205) was built 1783 and designed by Chapman. This store house with its plain exterior, together with Mönster- och Modellsalbyggnaden forms a long imposing wall by the old shipyard street. The store house included an oar shed, copper shed, and the Compass makers workshop. The building has a very well preserved interior with 30 Dorian columns supporting the longways beam, and an entresol with balustrade. In 1809 an optical telegraph tower was erected on the roof. In the 1880s a spire was built onto the tower when the optical telegraph apparatus was removed.

Chapmansporten, the Chapman Gate (map C:204) encompasses the Shipyard Gate 14. It was built during the 1780s according to Chapman's plans and leads in to the shipyard director's residence, also designed by Chapman. The Gate was altered in 1838, which accounts for it having more of an imperial than a Gustavian influence in its design. The fronton over the gateway was adorned with a sternpost figure from Vasa, the line-of-battle ship, and a balustrade was built onto the terrace over the gateway.

Materialförråd III, the Store of Materials III (map C:203), adjoins Chapmanporten, the Chapman Gate, and forms a connection to the east with the long row of different buildings on the old shipyard street. This building was also erected during the 1780s and is typical of the period. It housed a carpentry workshop, painter's workshop, lead foundry, hall for measurement, and weight adjustment, treenail-, cleat- and wedge workshop, and modelling workshop. Following a fire in 1882 it was altered to become a provisions store. The western section was demolished in 1961 to make room for new shipyard buildings.

Bildhuggareverkstaden, the Sculptor's workshop (map C:193) originally stood on another site further west, but was moved in the 1960s when the new shipyard hall was built at Karlskronavarvet. The fact it was not demolished shows the importance it has in the history of the naval shipyard. The workshop, painted in the typical Swedish ironoxid red, was erected in 1781 by Chapman, who built a temple gable onto its simple framework. The tympanon in the fronton was decorated with a mascarón by J Törnström.

Chapmansbostället, the Chapman Residence (map C:881) was built in 1781-82 for Chapman, who lived there till his death in 1808. The mansion served as a residence for shipyard directors until 1961 and subsequently for heads of the naval base. The shipyard director's closest associates lived in the **Wings** (map C:886,889). In front of these are **woodsheds** (map C:887.890), also arranged like wings with high doors to admit firewood trolleys. The residence resembled a typical late 18th century country estate in the Wijnblads style, where the drive rises over the courtyard, between several detached wings, and up to the mansion. The Chapman Residence is a well preserved example of upper class accommodation, grandiose even in the 18th century. The house has a park-like garden.

Inventariiekammare I, the Cordage storehouse (map C:304) is a long building, just over 100 metres, erected in the 1780s from drawings by Ehrensvärd. It has a well thought out and efficient design. The building is divided into 4 sections with fire-proof walls between them. In each section one would store the inventory, such as anchor cables, ropes and sails, for three ships, during winter months. It is one of the earliest examples of neo-classicism, which became the norm for military buildings in Sweden until well into the 20th century. The four-storey building has a deliberately austere façade design. Ornamentation is limited to simple frontons over the doors and windows of the first two storeys. Structural details such as pilasters and decorated cornices, so typical of earlier architectural styles were avoided.

Spruthuset, the Fire Equipment Storehouse (map C:296) was erected mid 18th century. The building was originally open on the sides, with pillars to support the roof. At the end of the 18th century it was converted into detention centre and walls were added since then the building looked as it does today. Currently used as office premises.

VARVSGATAN

A section of *Slutningsmuren*, the Enclosure wall (map C:904, 923) is preserved along a short stretch of Varvsgatan. Immediately inside the wall there are a number of buildings which were erected in the early 18th century, including *kronostallet*, the crown stables, (map C:901) and *boställehus*, accommodations (map C:911,912,916). In 1821, nearest the Admiralty drill-ground, *Örlogsmannasällskapets byggnad*, the Naval Seamen's Association headquarters (map C:921) was built, and contains a library and officer's mess.

ARTILLERIGÅRDEN, THE ARTILLERY YARD

Kasernområdet och artillerigården, the Barracks area and Artillery yard, including Najaden and Jarramas (map C:582, 586), Chancellery (map C:584), Gymnasium (map C:581), Ordnance Storehouse (map c:351), Ordnance Office, Artillery Workshops, Cooper's Workshop (built 1836) (map C:313) and Hospital (map C:561). Apart from the latter four buildings all of these were erected around the turn of the century 1900. The oldest buildings, *Tyghuset*, the Ordnance office (map C:347) and *Artilleriverkstäderna*, the Artillery Workshops, originate from the Artillery Yard and Workshops which were built 1720 - 30. This work had previously been carried out on Stumholm. The Artillery Yard is on an area which has been filled in. Several old ships were deliberately sunk to provide filling material. A number of buildings were renovated during the 18th century. North of the artillery yard, the already large barracks establishment was extended by building two crew quarters, chancellery building and a gymnasium.

BASTION AURORA

Bastion Aurora (map C:564) was completed around 1704. The bastion had a covered gallery with firing holes and the north corner had an Oriel. The bastion housed the naval hospital and prison in 1756. Following rearmament in 1777 and modernisation in the early 20th century, the bastion could still be used as a hospital until 1945. In 1859 the bastions western flank, which housed the prison, was taken down to make room for *Läkarbostället*, the doctor's residence (map C:563) and *Nya sjukhuset*, the new hospital ward (map C:561) which formed the west wing of the hospital complex until 1945 when a new hospital building was erected west of the Admiralty drill-ground.

AMIRALITETSKYRKAN, THE ADMIRALTY CHURCH

The location of *Amiralitetsskyrkan*, the Admiralty Church (map C:552) was decided in the original plans for the city and its fortifications in 1683. The drawings for the church, which would accommodate 4000 people are believed to be by Erik Dahlberg. The temporary, wodden church and churchyard were consecrated in 1685, even though the building was not completely finished. It took about another ten years before the interior decoration was ready. The church continued to be thought of as temporary until the beginning of the 20th century. The original intention was for the church to be replaced by a stone structure, so maintenance was minimal, despite some restoration work and some additions during the 19th century.

During the 1980s the church underwent major renovation work and the original exterior design was preserved. Outside the church there is a poor-box, shaped like a late 18th century seaman. It was carved by the admiralty sculptor Johan Thörnström and depicts the seaman Rosenbom, who lived in the city at that time.

SÄNGPERSEDELFÖRRÅDET, THE BEDCLOTH STOREHOUSE

Sängpersedelförrådet, the Bedcloth Storehouse (map C:580) was built in the 1730s, next to where the quay was then. It was used as provisions store until 1869, and then as armoury and medical provisions storehouse for Båtsmanskompaniet, the Seamen company. From 1903 onwards it has been used as bedcloth storehouse. It is a stone building with three storeys.

BATALJON SPARRE

In the early 19th century work commenced on the Bataljon Sparre which was built on the remains of the buildings which were destroyed during the 1790 fire. The buildings are on the outer edges of the block leaving room for a large quadrangle in the middle. The façades face out onto Kyrkogatan and Drottninggatan and this is where the official buildings for the naval staff were located. In 1902 the Laundry-house (map B:606) were finished, and the last corner of the quadrangle was finally completed when the Indoor Swimming-bath was built in 1942. This was demolished in 1996. During the 1980s all the buildings were taken over by civilian authorities with ownership divided between the city council and the government.

In the early 18th century there were buildings in this area along Drottninggatan, where the fortification courtyard was, and down by the Stumholmen channel there was Kronobageriet, the Crown Bakery. During the second half of the 18th century a crown distillery was built next to the bakery. When the great admiralty hospital was completed, the whole block burnt down.

Kasernbyggnaden, the Barracks (map B:604), the largest building in the block, dominates Kyrkogatan. It was built in three stages between 1804 and 1851. The first part was built for seamen, while the second extension was for able bodied seamen, from whom the non-commissioned officers were recruited. This section was finally extended out to Drottninggatan. Today the building has a strictly classical façade, which it acquired during reconstruction in 1889-91. At this time the grand street entrance was also added.

Örlogsstabens kanslibygnad, the Naval Staff office (map B:601) was erected during the 1820s. It was positioned as a detached building on Drottninggatan, with no competition from neighbouring buildings. The house received its present neo-renaissance façade during reconstruction in 1895.

Exercishuset, the Drilling-house (map B:602) on Östra Prinsgatan, was built in 1877 to facilitate practical training and gymnastics. The floor in the main hall is curved like a ship's deck. The façade is in classical style with a pronounced centrepiece. In 1902 the house was extended to the west. This extension, called Oden, contained a classroom for officers and non-commissioned officers. In 1944-48 additional classrooms, Thor, were built on to the east gable.

STUMHOLMEN

Plans for east Karlskrona were included in the original 1683 fortification plans for the various naval base facilities. The buildings on Stumholmen escaped damage from the city fire in 1790, thus preserving Karlskrona's most remarkable piece of architecture, *Slup- och barkassskjulet* - the Launch- and Longboat shed.

Stumholmen was a manufacturing and provisions area with workshops and storehouses. During the 20th century an air station was added for the navy's seaplanes. Originally what is now a single island consisted of three islands - Stumholmen, Laboratoriholmen and Bastion Kungshall. Successive filling in since 1890 has made the area into a single island.

During the 1740s navy personnel took over responsibility for the design of shipyard and squadron buildings. The innovative constructions and architectonic designs of the engineers was combined with the carpenters' traditional forms and shapes, which had been passed down through the generations for 300 years. The buildings on Stumholmen had a rigorous exterior design with few decorations. Contrasts were however achieved by alternating the façade material, for example grey limestone against red tarred panelling. The buildings, erected during the early 19th century, were designed in a classical style with influences from the architectural trends of the period.

On Stumholmen there are former naval buildings ranging from the 18th century to the 1950s. They illustrate a development from the manual manufacture of necessities, through more efficient processes during the 19th century, to the industrial methods of recent times.

Apart from the Launch- and Longboat shed, the buildings in the area were not intended to impress. This was a manufacturing and storage centre, and in recent times it was one of the nation's centres for clothing manufacture, and the surroundings were shaped accordingly. The buildings were utilitarian and were adapted for the requirements of each period.

Military activity on the island declined during the 1970s and 1980s and Stumholmen underwent a transformation from military zone to civilian part of the city. The buildings were by this time in a state of dilapidation. However, the older buildings became the starting point for rejuvenation of the island, in which planners had to find an appropriate way of exploiting what the area and its military character had to offer. The City Council drew up a development programme specifying that the choice of materials for the new buildings had to take the old buildings into consideration. Surfaces created during the early part of this century, by filling in the waters between islands, were used to build apartment blocks, designed in such a way as to enhance the island's military aspect rather than detract from it.

The older buildings were restored and renovated and most of them were put to entirely new uses. Stumholmen today is a shining example of how an ancient and historic setting can be adapted to meet the requirements of modern office and residential accommodation. For this reason Stumholmen hosted the 1993 Residential Fair, an annual event in Sweden.

Corps-de-garde (map B:722) is one of the few preserved 18th century guard houses in the country. The building was erected during the 1730's next to the bridge to Stumholmen.

Slup- och barkassskjulet, the Launch- and Longboat shed (map B:702) was completed in 1787 and replaced the former galley shed. It is one of the buildings put up in the rearmament which took place during the reign of King Gustav III, with financial assistance from France and England. The façade is plastered and contrasts with the granite cornices. The walls are half timbered while the whole load-bearing structure consists of an intricate systems of timber pillars and joists. This leads to a sophisticated roof construction with rainwater drainage in the beams. The huge building was erected in split-levels with two floors seawards and one on the land side. The slope of the ground was exploited to the full for the building's purpose: the navy's ship's boats were housed and maintained here, and the whole ground floor is inclined and can be used as slipways. The upper floor was eventually used as clothing store. Launches, barges, longboats and the Royal Launch are still housed on the ground floor, but now under the direction of the Naval Museum.

Båtsmanskasernen, the Seamen's Barracks (map B:715) was built in 1847 and used as quarters for 500 trainee seamen, two companies, assigned to the two floors in the building. The interior was supposed to give the impression of a real ship, and consequently the floor is curved like the deck of a ship, the walls of oak imitates planking, the columns are mast-like and the walls have scuppers. Later the building was used for storage. The building's interior has been preserved as it was when it became civilian property and thus shows natural wear and tear and illustrates the conditions the seamen were crammed into during the 19th century. Now the building houses the County Museum of Arts.

Desinfektionshuset, **Sjukhuspaviljongen** and **Kokhuset**, the Disinfection house, Old Hospital and the Laundry house (map B:788, 784, 786) are on the island Laboratorieholmen. From about 1800 on the island was called the Island of the Epidemic hospital, being one of Sweden's first cholera and epidemic hospital. Originally the area was used as an armoury but after the campaign against Russia 1788-90, the returning fleet brought infections from the war. About 10,000 inhabitants died. Laboratorieholmen became a temporary hospital, later made permanent. The location was perfect; isolated on its own island but still near the city. These three buildings are the result of the additions and improvements made once it became a permanent hospital.

Kronobagariet, the Crown Bakery (map B:701) was built during the 1730s and had three floors. Originally there was a bakery placed as a companion on the other side of the channel but this was destroyed in the 1790 fire. A new crown bakery was built in 1864 and the old one became a grain store. The building was renovated in 1908 when another floor was added, and was used as a clothing store. The bakery has a cubical appearance with a manor-like roof, which it had even before the renovation. Externally the building has retained its stern architectonic design, while internally it has been rebuilt to apartment block.

Bageribostället (map B:704) became the residential quarters for those working at the crown bakery in 1863. Parts of the building originate from the Artillery Forge erected on the same site around 1700. Now the building houses several apartments.

Bastion Kungshall's (map B:777) location was decided in the 1683 fortifications plan and the bastion was erected shortly afterwards. The Kungshall bastion, the Aurora bastion, and the Powder Storehouse on Mjölneholmen formed the city's defence in the east. The Kungshall bastion was an important part of the fortification for 100 years. In 1787-92 a storehouse for brinepreserved foods, the great **Kungshallsmagasinet**, the Kungshall Storehouse (map B:768), for the storage of salted meats, and a slaughterhouse up on the bastion, were built.

The Kungshall Storehouse is a dominant building thanks to its position and size. The brinepreserved foods storehouse was replaced by a new building in 1910 (map B:767). The cannons on the bastion are one of the three permanent batteries in Sweden used for gun salutes. During the 1980's the buildings became storage houses for the county museum collection.

Beklädnadsverkstaden, the Clothing Factory (map B:716) was built in 1921. Previously the manufacture of military clothes had been spread over the country in smaller factories. During the late 1910's these were combined into larger more efficient units. The central clothing factory for the navy was moved to Stumholmen. The plant was considered very modern and was a model for similar industries in other parts of Europe. After the shipyard, the clothing industry came to be the largest employer in the city, and employed the most women. During the 1960's manufacture of clothing for the army was also moved to the Stumholmen factories. The building is an interesting example of 1920's industrial architecture with clear classical influences. This large building now houses 30 apartments.

Kronohäktet, the Crown Prison (map B:705) was built in 1910-11 as a celled prison of the form developed during the first half of the 19th century. The building was used as a detention centre right up to the 1960's. Both externally and internally it is a very well preserved celled prison, illustrating prison conditions at the turn of the century. Kronohäktet has been renovated and is used today as a centre for university level computer courses. In the basement there is a restaurant and pub.

Tunnebodsmagasinet, the Barrel Storehouse (map B:712) was erected in 1718 for the storage of thousands of barrels of provisions. During the dysentery-epidemic in 1808 the building was used as temporary hospital. During the 1840's it became a grain store. After 1879 part of the building was used to store spirits. Today Tunnebodsmagasinet houses the Central Administration for the coast guards.

Hangarerna nr 3 och 4, the hangars no 3 and 4 (map B:758, 757) were erected in 1926 and 1929 respectively. The navy's sea-planes were stationed at Stumholmen between 1914 and 1949. The hangars are the only remaining timber hangars in the country. Hangar no 4 has a double-arched roof and in front of the hangars are the concrete slipways for launching and pulling in sea planes.

THE NAVAL SHIPYARD

In 1961 the shipyard and the various buildings at the naval base were divided between the civilian company Karlskronavarvet AB, and the Naval Shipyard and Harbour. Included in the area allocated to Karlskronavarvet AB were those buildings which formed part of the oldest shipyard works on Lindholmen and along a part of the south coast of Trossö, together with the once built on reclaimed land south of Björkholmen in the 1750's. The latter gradually took over from Lindholmen as the core of the shipyard works.

The shipyard area is one of the more important parts of the Trossö area of national interest. The shipyard on Lindholmen is intact and contains buildings built specifically for their purpose. Buildings which represent technical breakthroughs of their time are to be found both on Lindholmen and at the ship-building site on Björkholmen. Examples are the Polhem-dock and the Five-finger-dock. Within the same area there are other structures of historical interest, such as quays, bridges, dolphins, slip-ways and defences.

The over three hundred year history of the naval shipyard is well preserved in the present shipyard works. The first workshops and building berths were set up on the south side of Trossö when the shipyard moved from Vämö during the 1680s, as were the two careening quays. The island of Söderstjärna was also built upon at this time. Work commenced on the seaward garrison wall, and another wall dividing off the civilian part of the city.

When the large dock was being built on Lindholmen during the first half of the 18th century, some of the ship building works on the south side of Trossö were relocated. Many slip-ways and berths were erected along the shores during this period. The buildings on Lindholmen and Söderstjärna consist mostly of timber structures erected between the end of the 17th century and the mid 19th century, the most expensive being those erected around 1700: Polhemsdockan and Repslagarbanan. These were financed with the aid of a special grant from Karl XI. During the mid 18th century a restoration of the navy's and the shipyard's buildings took place, with the aid of subsidies from England and France. It was at this time that Wasakjul, the Wasa shed, on Lindholmen was built. When the decision came in 1780 to build an entire new fleet, a number of workshops and tool sheds were erected on Lindholm, all of which are preserved today. With the exception of a modern sewage treatment works, all of these buildings are classified as historic buildings protected by the Heritage Preservation Act.

The shipyard area was transformed when the great naval arsenal, including the Five-finger-dock was constructed in the area south of Björkholmen. This is where shipbuilding takes place today, and the area includes several buildings from the 20th century. Along the shipyard-wall there are a number of small workshops, which, despite their origin, blend well with the dock works. Thus the naval shipyard can boast continuous usage from the late 17th century to the present day and still uses the oldest buildings.

Gamla skeppsbädden, the Old Building Berth, covers the beach area on the south side of Trossö. Here there are careeningbridges (map C:335), large building berths, torpedo-boat-slipways and boat sheds. Both the character and the function of these structures have been preserved for centuries. The careeningbridges, built in 1683, underwent comprehensive restoration in the early 1990's.

Hokvinden (map C:223) rests on piles in the water. Originally it had no roof, but the piles formed an enclosure which was used for storage and preservation of ship-building timber under water. These reservoirs were used up until the mid 18th century when Chapman built open timber sheds on Lindholmen to store the timber on land instead. A roof was put over one of the old reservoirs so that small boats could be kept in it.

Lindholmsvakt, Corps de Garde (map C:224), was erected when the fortification was completed during the 1720's. About ten identical guard houses were placed strategically by navy buildings. Lindholmsvakt is one of two which have been preserved.

Polhemsdockan, the Polhem Dock (map C:395). When it was built in 1712-24, it was claimed to be "the first structure of its kind in the world." The construction was difficult to carry out and demanded great skill from both the engineer and foreman, but received international praise, being very large for its time and blasted out of the solid rock. Another feature was that it was emptied using manually driven chain conveyors, unlike those in southern Europe which depended on tidal water to empty and fill the docks. 600 men were used to build the dock. Polhemsdockan, named after its designer Christopher Polhem is still used today.

Pumphuset, the Pump house (map C:225) replaced an older timber structure in 1848, when the first steam engine was installed. The older house had the contained hand-driven chain conveyors used to empty the Polhem Dock. 90-110 men worked at pumping, even though the age of steam had already begun. The reason for this was that manpower was always available, so steam power was unnecessary. Since 1944 the docks have been emptied using electric pumps, but the steam engine is still in the Pump house.

Basplatseskjul, the Steamplace shed (map C:317) belongs to the walled courtyard where ship building timber used to be steamed, making it easier to form the wood into a hull without it splitting.

Virkesskjulen, the Timber shed were built when Chapman had the timber storage moved from the water onto dry land. Several timber sheds were erected for this purpose on Lindholmen during the late 18th century. Each one was used for the different types of timber needed for ship building, such as masts, toggles and planks. *Ekvirkesskjulet*, Oak Timber shed, also called *Slitaget* (map C:240, 230) was erected around 1800 and consists of three parallel sheds with saddle roofs. *Granknässkjulet*, the Toggle shed (map C:226) was built at the same time. Part of this building was built as a workshop with brick walls.

Wasaskjul, the Wasa shed (map C:402), was built in 1763 over the great building berth from 1756 with room for a 70-gun ship. It took several years to build a naval vessel and the hull had to be protected from the elements during this time. The building was built with stout stone pillars supporting an intricate roof construction. Loose plank-walls filled the spaces between the pillars. These methods were later used to cover the Five-finger-docks.

Repslagarbanan, the Rope Yard House (map C:229) was built 1691-96. It was 300m long, on two levels and had two storey high stone built Endings. The building is of simple construction, with red cover boarding, while the Endings were designed in classical architectural style typical of the time, with manor house roof.

Inventariiekammare II, the Cordage Storehouse II (map C:416), was erected in 1843 and was partitioned inside into four sections. Ships rigging equipments were stored there.

Hampförrådet, the Hemp Storehouse (map C:429) was used to store the hemp for rope making. The building was erected around 1800.

Finska Kyrkan, "the Finnish church" (map C:429) is situated on the island of Södertjerna, now joined to Lindholmen by reclaimed land, has played a peripheral role in shipyard production. It was erected here in 1696. The building have two floors, used for rope tarring. In the later part of the 18th century the building was adapted into a Storehouse. The outer defence wall ends on Södertjerna in a small bastion and some casemates.

Västra varvet, the western shipyard. The name given to the structure south of the island of Björkholmen in the mid 18th century. West of the Five-finger-dock there are some well preserved buildings from the end of the 19th century e g *Nautiska Sektionen*, the Nautical Section (map C:101).

Femfingerdockan, the Five-finger-dock (map C:426), was designed in 1757 in keeping with the defence plans of 1756. At this time the problem of maintaining and preserving the costly fleet had begun to be discussed. The solution put forward by the artillery engineer Augustin Ehrensvärd was that the entire fleet should be stored on land under cover. Daniel Thunberg, the head of production at the shipyard led the work on the plan, which was

prepared by J F Fellers, a teacher at the Cadet School in Karlskrona. Work began on the dock storage complex in 1752 and was discontinued 100 years later. During the 18th and 19th centuries the area came to be the centre of the shipyard. The Five-finger-dock complex includes a swinging chamber, mast crane, pump house and workshops.

Gamla mastkranen, the Old Mast Crane (map C:210), was built 1803-06 for the rigging of ships and replaced an older crane. The main body of the crane, made of brick, is nine storeys high. The top of the crane is made of wood, lined with copper sheeting. Capstans and winding tackle pass through channels in the masonry up to the block at the top. Four capstans each with 12 windlass rods drew the crane, and each windlass rod was driven by two men. The capstans could be used simultaneously for the heaviest lifts, and then the mast crane was driven by 96 men. All the mast crane machinery remains intact.

Varvsmuren, the Shipyard-wall (map C), forms a barrier between the shipyard works on Björkholmen and the civilian part of the city. It goes from the west side of Björkholmen to the eastern edge of the shipyard. *17s-port*, the 17th Gate (map C:94), formerly the main entrance for all shipyard personnel is in the east section of the wall.

KUNGSHOLMS FORT

The first plans for the defence fortifications of Aspö strait, which was to be the fairway into Karlskrona were drawn up by Erik Dahlbergh in 1679. According to these plans a pentagonal fortress and a gun tower were to be erected on the islands of Båkholmen and Dynan respectively, consequently renamed Kungsholmen and Drottningsskär.

By 1680 a temporary earthwork fortification had been erected on Kungsholmen. But more than a hundred years were to pass before Kungsholmen was functional for defence purposes.

On several occasions the defences were put on full alert. In particular during the 1780's when Russian squadrons blocked Karlskrona, and in 1801 when the British fleet was cruising in the Baltic, prepared to force Sweden out of the neutral alliance which was against them. The British returned with naval forces in 1812, to try to break the debarment from Swedish ports, to which Sweden was bound through its peace treaty with the France of Napoleon. These conflicts, however, never led to warfare. In 1795 Kungsholmen was armed with 171 cannons, 12 mortars and 600 men.

From 1820 onwards major investments were made to improve and expand the armament and masonry. By the 1850's work on the defences was more or less complete and gun tower, barge harbour, guard house, etc. were added to the northern section of the fortress.

Further comprehensive renovation work took place during the 1870's, with ramparts replacing or supplementing existing masonry. This was due to rapid advances in artillery technology at this time, which enabled a war ship to damage or even completely destroy ordinary masonry.

Since 1900 Kungsholms Fort has been a strategic fortress of military significance. Since the 1980's there have been many cut backs in defence, but there is still military activity at the fort, which is used as a training centre for the KA2 battalion of the Coastal Artillery. In other words the fort has been manned continuously for over 300 years.

Norra Befälshuset, North Officers' Quarters (map F:01), was erected in 1908 in the style of the period, with smoothly plastered, light façades and a hipped tin roof. This was formerly the site of the old governor's house, which was demolished when the present Norra Befälshuset was built in the grounds of the older building.

Södra Befälshuset, the South Officer's Quarters (map F:02) was erected in 1874-77 with 2½ storeys. The façades are panelled horizontally and painted in a light yellow oil paint. Facing the park is a large frontispiece. For many years it was the governor's residence. The officer's mess and junior officer's mess was on the ground floor. The building has been well preserved from the time it was erected.

Donjonen, the central tower (map F:03) was erected in 1831-40 with three storeys and adjoining tower. When it was finished there was room for 31 cannons in the bomb-proof vaults and 11 more on the roof. The external wall is of granite and the courtyard wall is of finely hewn limestone, except for the granite pilasters and rustic work on the ground floor. Between the pilasters there are doors and windows in arches. At the top the wall surface is finished with a frieze of dentils. The wooden structure over the roof is what is known as a "peace roof", and could be removed in times of unrest. In the rampart between the central tower and the entrance to the outer courtyard there is a casemate arch, probably added around the mid 18th century and kept after the major alterations on the Northern Redoubt, but no longer serves any purpose.

Corps de garde (map F:04). Built in limestone in 1841-42 with two-storey main façade facing the inner courtyard. It was armed with carronades, which could maintain fire cover for the area between the ramparts to the south and north of the redoubt. on the roof at the centre of the building there is a wooden lantern supporting two ship's bells from 1746 and 1822, and a clock.

Hamnen, the Harbour (map F:05), as it is now, was added in 1831-38. It is surrounded by high circular stone walls and could be shut off using an outer and an inner gate. The entrance was covered by two 18 pound guns and could be further defended using hand weapons through the crenels. Its shape and security make the harbour unique among the defence works in Karlskrona.

Norra Redutten, the Northern Redoubt (map F:06) received its name from the redoubt which was erected here around 1700. After alterations in the early 19th century, the northern redoubt was joined to the rest of the fortification, which it had not been previously. Norra redutten is the strongest of the garrison's two final defences. This is where the final battle would take place. Norra redutten, with its architectonically superior structures such as the central tower, the harbour and guard house, was designed and built by the brothers Baltzar and Gustaf Elis Cronstrand, fortification commanders. Erected between 1831 and 1843.

Stora Kruthuset, the Large Powder Storehouse (map F:07). This T-shaped building is of granite and the oldest sections of it are from 1758-59. The remainder of the house was built in the 1840's. Inside the building has a double ventilated shell of brick. Its contreforte and distinctively marked corners give the building an almost sacred appearance.

Parken, the park (map F:08) was laid in the 1870's and is very interesting from the botanical point of view. It contains many trees and plants from various parts of the world, mostly brought back on naval expeditions. Among the species of tree are mulberry, cedar, cork oak, walnut and the holy temple ginkgo tree.

Norra lilla kruthuset, the Northern Small Powder Storehouse (map F:09). The outer walls are built of limestone, lined on the inside with brick. The building, which has an apse, consists of a single room with barrel-vaulted ceiling. The walls are about 1.5 metres thick. The doors are of iron. This building has been preserved intact since its construction.

Gula Baracken, the Yellow Barrack (map F:10) is a camp building. It was erected in 1935 in almost neo-classical style, with vertical panelling and a simple pilaster partition of smooth vertical boards. The façade are painted yellow and the woodwork ornamentations white.

*Marketeribyggna*d, the Canteen (map F:11,) is a two storey building erected in 1911. The façades are lined with horizontal boards and painted red.

DROTTNINGSKÄRS CITADEL

Drottningkärs citadel (map D) is one of the foremost creations in Sweden's fortification during the her period as a great power. Most of the citadel was built in 1680-1700, but was not fully completed according to the original plans until the mid 18th century. Designed by Erik Dahlbergh, it has a large donjon enclosed by four bastions, with three curtain-walls between them. The donjon, built of granite and with arches carved in limestone from Öland, provided gun spaces, gun powder storage and accommodation for men. On the shore side, the outer work consisted of a ravelin protected by two lunettes and a field rampart up on the high ground of Aspö island. Otherwise the whole castle was surrounded by water.

The idea was that Drottningkärs citadel and Kungsholms fort should be able to provide sufficient fire from a large number of cannons to prevent enemy vessels from entering the fairway to Karlskrona. The castle was prepared for war during each of the years 1710, 1719, 1741-43, 1788-90, 1801 and 1808-11. The garrison was probably at it largest in 1801, when the crue consisted of 250 men. Armoury in plans from 1795 included 77 cannons, and 10 mortars. Some of these weapons are still standing on the ramparts

In the 1870s the citadel was deemed unsuitable for fortification purposes but was used during both world wars as living quarters and stores.

GODNATT and KURRHOLMEN

The fortress towers *Godnatt and Kungsholmen* (maps E, G) were erected in 1857-63, but with an architectural design and defence structure giving the impression of them being much older. As soon as they were finished they were judged unsuitable for fortification purposes. The unprotected walls would not have withstood the modern artillery.

The towers are the last example of a form of fortification fostered in Sweden since the middle ages, known as the "Core Tower". The fortress tower had a revival during and shortly after Erik Dahlberghs time as fortification commander. The detached towers were most effective in high places and as coastal defences. An offshoot of the "Core Tower" is the donjon, also adopted by Dahlbergh with great success. Godnatt and Kurrholmen were the only towers completed of the six that were planned.

SKÄRVA

The Skärva mansion was built in 1785-86 as the summer residence and retreat of Shipyard Admiral Fredrik Henrik af Chapman, who, together with philosopher and architectural theorist Carl August Ehrensvärd, also designed the buildings. At Skärva classical ideals were coupled with Nordic building traditions. Many of the skills used in contemporary ship building are evident in the construction of these buildings. Surrounding the mansion of the estate and going down towards the sea are the remains of a large English landscape garden.

Huvudbyggnaden, the mansion (map I:01) is a single storey, H-shaped house with a ridged roof and a central octagonal domed room crowned with lanterns. The main section has a stately entrance with classical temple design. The building was constructed in a remarkable and extremely daring style for its time. It was an entirely original creation with no real equivalent anywhere else. The interior, on the other hand kept to traditional styles by being completely in the contemporary rococo style. However, even inside there are some unusual features, such as Chapman's cabin-shaped office which has been preserved intact to the present day.

Lusthuset, the Garden Pavilion (map I:02) was built in the beginning of the 1790s. It was designed by Ehrensvärd as a temple for the goddess Diana and accordingly the frieze was decorated with figures in Pompeian style. The pavilion originally had no windows, these were put in during the 19th century when the owner wished to use the building as a garden pavilion. In 1996-97 the façade was renovated and the frieze conserved.

Gotiska tornet, the Gothic Tower (map I:03) was erected in neo-gothic style in the 1790s, long before the style really became idealized. The tower is painted in a sandstone imitating colour. It was used as a bell tower to ring for the workers. Originally the tower stood closer to the mansion, but was moved sometime during the first half of the 18th century to its present place in the park.

Ekonomibyggnader och rättarbostad, the farm buildings and the foreman's house (map I:04) was placed at a distance from the mansion according to the ideal of contemporary farmplanning. The buildings were erected during the 19th and the beginning of the 20th century.

Hamnen, the harbour (map I:05) was built by Chapman to facilitate sheltered anchoring in what was otherwise an exposed part of the coast. Most of what the farm produced passed through this harbour on its way to the market in the city.

Gravtumba, the Grave tomb (map I:06) was erected by Chapman in 1795 and intended for himself, though never used for this purpose. It is placed near the shore in beech woods and near a rock slope. Chapman had chosen the site himself with great care. The seaward façade consists entirely of quarried granite blocks and set off by a little tympanum at the top.

Badhus, the Bath house (map I:07) was erected in the 1870s on a stone caisson in the water. The building was renovated in 1996.

THE CROWN MILL IN LYCKEBY

During the 1710s a dam and waterworks, designed by Christopher Polhem were built in Lyckeby at the lowest fall of the Lyckeby river. The Admiralty also bought up two older mills to make room for a larger crown mill, to supply the two crown bakeries on Stumholmen and Trossö in Karlskrona.

Kronokvarnen, the Crown mill (map H) in Lyckeby was completed in 1721, and was an important part of the source of naval food supplies. Despite alterations the exterior of the mill has kept most of its appearance from the end of the 18th century.

In the 1780s a stone bridge was erected between the dam and Kronokvarnen. Designed by the supreme commander of the navy, Daniel af Thunberg, the bridge consists of one large and two small spans where the two side spans are intended to supply power for industry.

Lyckeby was very important for the maintenance of the naval port. A number of other manufacturers were relocated here during the 1700s, including a sailmaker's. Most important of all was the supply of water to the navy and the civilian city. The city still gets its water from Lyckeby.

c. Photographic and /or cinematographic documentation

Photocatalogue, app. 2.

Photoslides, app. 7.

d. Public awareness

Many of the features which are interesting from a historical point of view lie within areas currently used by military organisations. However, despite restrictions, it is fairly easy for the general public to visit most of them. In recent years public access has increased, due to the changed political situation in the east of Europe. From 1st May 1997 onwards restrictions for military zones in the archipelago have been lifted so that these areas now is accessible to foreign visitors.

In the summer there are guided tours around the shipyard area every day, and several special tours are arranged each year. The council also organises guided boat trips to certain garrisons. The possibility is also being looked into of increasing public interest by holding an annual 18th century week with exhibitions, lectures and other public events.

The Tall Ships Race has on several occasions used Karlskrona as a port of call in its races. Karlskrona is following this up by organising each summer a major week-long display of sailing boats from all over the Baltic.

In conjunction with the transformation of Stumholmen from a military zone to a civilian residential area, a number of seminars were held for specially invited architects. During the process of rebuilding, the general public were kept well-informed and had plenty of opportunity to contribute with their own views. The Stumholm project drew a lot of attention with its architect's competition, where the winning entry showed how it was possible to adapt many of the old military buildings. In 1993 Bo93, an architectural fair took place in the area with the theme "A living quarter of a city in a historical environment".

The fair, which received 80,000 visitors, received a lot of attention from the media. As a sequel to Bo93, the council arranges an annual seminar for urban architecture, called Stumholmendagarna.

Each year the National Housing Board, based in Karlskrona, hold a national seminar on the theme "The Day of the City".

Every year a number of historical architecture excursions are arranged for architecture students and there are regular guided tours around the city for other interest groups.

The University of Karlskrona/Ronneby offers a course for prospective planning architects. Many of the tasks assigned to the students are linked to Karlskrona.

On Heritage Buildings Day, a nation-wide project, some of the buildings which are otherwise closed are made open to the public.

A scale model of Karlskrona as it was about the year 1800 has been proposed as part of the permanent exhibition at the new Museum of Architecture in Stockholm, to be opened in February 1998.

In recent years many buildings previously used by the forces have passed into civil ownership. Several of these now house public organisations.

In the new National Naval Museum, to be opened in June 1997, there will be special permanent displays and models to illustrate the activities of the naval base and the shipyard from 1680 to the present time. The museum will organise regular guided boat excursions to places of special interest.

A number of presentations of the naval city of Karlskrona have been given in regional radio and television broadcasts. Articles have been contributed to several daily newspapers and trade magazines. In the last five years several books and pamphlets have been published about the city and its architectural history.

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4 State of preservation/conservation

a. Diagnosis

Those buildings protected as historic monuments are in general in good condition. In the last ten years over 25 buildings have been restored with their antiquarian features in mind. The National Antiquities Board and the County Administration have had overall responsibility for this restoration work. Through these bodies the state has contributed approximately 30-40 million SEK towards the costs.

In 1997 work has begun on a further five structures in need of delicate repair work for an estimated cost of about 8 million SEK. Maintenance projects are also in progress for another six major buildings.

Each owner's maintenance department, with qualified guidance when needed, sees to the day to day care of the buildings.

There are four disused shipyard buildings at risk due to neglected maintenance, and discussions concerning the future of these are currently taking place between the County Administration and the owners.

Craftsmen and foremen are continuously given further training in building maintenance.

b. History of preservation/conservation

The interest in preserving the naval base's stately architectural heritage grew during the national romantic era of the 19th century. Buildings and constructions were of great symbolic value for the Swedish Navy. Jakob Hägg, President of the Shipyard 1896-97, and Admiral 1900 -04, painted the naval port's buildings, and together with works from earlier artists such as Elias Martin (app.3) (second half of 18th century) this popularised Karlskrona and the idealised picture of the impressive architecture there as a subject for art. Naval architecture became a source of inspiration for civilian architects.

During the 1920s larger buildings such as the Cordage Storehouse I and the Registration Office and Model Archive underwent major restoration. At this time there was a strong classical revival movement and this is reflected in the methods used in the restoration work. It was also about this time that the Central Board for National Antiquities began to take an interest in the naval port's features. As early as the 1930s several buildings were declared as national monuments.

Since the 1950s the Authority of Fortifications have made a conscious effort to preserve the older buildings. The overall environment has also been taken into consideration, in that new building work has been adapted to blend in with the older buildings.

During the 1980s the Authority of Fortifications began to draw up plans for preservation, colour schemes, and plans for landscaping the grounds for all buildings within the defence ministry's assembly buildings and barracks. Until the 1990s separate plans were made for each national monument. Since then preservation plans for about 20 buildings have been continuously revised, and this has led to comprehensive maintenance and restoration work supervised by architects and antiquarians.

The preservation plan and colour scheme for buildings within the Southern Swedish Naval Command, Karlskrona were laid down in 1991. The plan includes general guidelines for preserving the land and its flora, and also technical aspects in the choice of materials. The colour scheme is more specific. Directives for the colours of all buildings on Trossö and Stumholmen were specified.

In 1992 Authority of Fortifications issued a report on renovation requirements for the country's fortifications. Twelve buildings on Stumholm were restored in 1992-93 when the area became private property. Many of the buildings were then used for new purposes. In 1993-93 eight of the older timber buildings on Lindholmen underwent conservation work.

Plans for future renovation work include restoration of the timber work in about ten buildings. The most extensive work involves Hokvinden (map C:223) and Amiralitetsklockstapeln (The Admiralty Clock Tower), work on the latter having already begun. Intricate stonework also needs to be carried out at Kungsholm fortress, the fortress wall and the shipyard wall. Work on these will begin during 1997. The Admiralty church has been restored a number of times and there are problems concerning the methods which have been used. To begin with, work at the church will focus on developing the methods for future work.

The biggest changes in the buildings have occurred in the civilian parts of the city in the areas around the naval base buildings situated outside the shipyard area. In the general plan which was drawn up in 1962, the council sought to raise standards of living and accommodation. 50% of all new apartment blocks would be built on Trossö. The plan also recommended "continuity in city development" and that buildings and settings of historical architectural value should be taken into consideration. As a result of this general plan small courtyards in the areas nearest the naval base were demolished to make room for apartment blocks. The grander apartment blocks were preserved. Ownership became a determining factor in deciding which buildings were to be preserved.

The buildings on Trossö are regulated by many different detailed development plans, most of which date from the 1970s or earlier. The majority of the older, unprotected courtyards in these plans are marked as areas where more buildings may be built. These courtyards form the "walls" of the naval base and in the future we should try to protect their façades by prescribing them in new detailed development plans. In the early 1990s the county museum was commissioned by the City Council to carry out an inventory of historic buildings on Trossö, and this forms the basis of detailed development planning for the city centre.

c. Means of preservation/conservation

In 1987 central Karlskrona was classified as an area of national historic interest for preservation. Under the National Resources Management Act (app. 4), Karlskrona is obliged to safeguard the historical values of all the features in the area by compiling an comprehensive plan. Special regulations have been drawn up for Stumholmen, where the overall appearance of the island is taken into account when deciding shape, design, colour schemes and details of new buildings.

Karlskrona City Council have announced plans for extending the comprehensive plan for civilian sections of the town, the shipyard area, and the archipelago.

Preparations for the historical evaluations were carried out by Blekinge County Museum, covering the civilian sections in 1995, the shipyard area in 1996 and the archipelago in 1997.

Applications for status of national monument are being considered for a further six buildings and structures.

The County Administration, the Naval Museum, The National Housing Board, Karlskrona City Council, and the County Museum are currently considering how an active and authoritative information service aimed at the general public, can best be organised, especially with a view to developing an active policy for tourism.

d. Management plans

The remains of earlier buildings and relics from the inhabitant's activities, preserved underground in the centre of the city, are protected under the Heritage conservation act (SFS 1988:950) (app. 5). The wrecks linked with the naval base and its history, of which there are many in the waters surrounding the city are also protected by this law.

A preservation programme for the city architecture was drawn up in 1985 by the city council. The programme primarily protects the city plan, especially chosen areas and certain older individual buildings.

The regulations in the Planning and building act (app. 6) also apply to forecourts and streets.

The churches and churchyards come under the Heritage conservation act under the supervision of the County Administration.

The National Housing Board and the Authority of Fortifications are responsible for all the government owned buildings. About 40 of these are protected through regulations for state building monuments under the supervision of the National Antiquities Board.

38 of the privately owned buildings are protected by being declared as monuments under the Heritage conservation act, under the supervision of the County Administration. Other buildings of historical value are protected under the Planning and Building Act (app. 6) under supervision of the city council planning department.

To assist the co-operation between the various owners and the authorities there is a well established consultation service.

For government owned buildings there are established strategic property planning programmes for safeguarding their functional and cultural values. Specific plans have been drawn up for more than 10 of these buildings.

5 Justification for inclusion in the World Heritage List

a. Cultural property

The naval port of Karlskrona is of international value as a unique example of consistent planning and building of a city and naval arsenal since the 18th and 19th centuries.

The development of ship building and architecture in Karlskrona, the consistent planning of the city, and the technology of its buildings and defences during the 18th century aroused interest all over Europe. Several European arsenals were based on the one at Karlskrona. The technologically and architectonically distinctive shipyard complex was the military industrial centre of the Baltic region for more than 100 years.

The complex is a unique relic of Sweden's period as a major power, and of the north European baroque movement's attempt to create unity between the layout of the city, the manufacturing areas and the surrounding countryside. The whole is characterised by the consistent long-term aim of cultivating efficiency and aesthetic, still clearly discernible in the infrastructure and open spaces.

Compared to similar establishments in Western Europe, the naval port of Karlskrona is one of the clearest, best preserved and authentic naval complexes from this time. There are equivalents in France, England, Denmark, and Russia.

Chatham, founded in 1547 was the most important English naval shipyard until the new works were built at Portsmouth in 1690 and Devonport in 1691. Both Portsmouth and Devonport were severely damaged during the second world war. Chatham is the best preserved, having buildings for timber treatment and rope yards. The old dock yard, modelled on Karlskrona, was however filled in during the 19th century during the transition to steel hull construction.

Rochefort, founded in 1666 was an important model for the works at Karlskrona. The original plans which covered both the civilian section of the city and the ship yard were abandoned during the 17th century. The ship yard was severely damaged during the second world war, but it has been possible to reconstruct the most important parts of it.

The arsenal and shipyard at Holmen in Copenhagen, which replaced the older works at Slotsholmen, Gamelholmen and Bremerholmen, was founded in 1690 in connection with the new section of the city at Christianshavn and the defence works "Nye Werck". The mast crane, stately buildings and certain old workshops are preserved and the shipyard area at Holmen is currently undergoing major renovation work, with residential buildings planned for the area.

The naval base at Kronstadt, built in 1702 was originally a small naval base for the Russian archipelago fleet. The works have been extended several times during the intervening centuries. Only fragments of the historical sections remain.

With reference to the above, we feel that the following criteria are applicable in nominating Karlskrona.

ii

The naval port of Karlskrona received much interest during the 18th century and was the model for several similar projects in Europe. The technologically and architectonically distinctive shipyard complex was the military industrial centre of the Baltic region for more than 100 years.

iii

The naval port of Karlskrona is the clearest, best preserved and most authentic naval complex from the 17th, 18th and 19th centuries.

iv

The complex is a unique relic of Sweden's period as a major power, and of the north European baroque movement's attempt to create unity between the layout of the city, the manufacturing areas and the surrounding countryside. The whole is characterised by the consistent long-term aim of cultivating efficiency and aesthetic, still clearly discernible in the infrastructure and open spaces. The naval heritage is upheld not least by over 300 years of uninterrupted activity within the naval port and the shipyard.

Index of Characters

Karl XI (1655-97)

King of Sweden 1660-97

Karl XI was only five years old when his father Karl X died. A regency governed the country until 1672 when the king became of age.

At the time of the Danish invasion of Skåne in 1676, Karl XI lead the Swedish forces himself, and in the bloody Battle of Lund, Denmark was defeated. The war against Denmark had proved that both the navy and the army were poorly maintained. A consequence of the regency's mismanagement. The navy was reconstructed, and became larger than ever before with a new base in Karlskrona.

Karl XII (1682-1718)

King of Sweden 1697-1718

Karl XII spent most of his adult life abroad. His campaigns had taken him across many parts of Europe, from Russia in the east to Turkey in the south. The Great Nordic War (1700-1719) was his constant preoccupation during these years, eventually resulting in his death. The enemy for most of this period was an alliance between Denmark, Russia and Poland.

During the reign of Karl XII, Sweden's economy was in a poor state. In spite of this, the work of founding the new naval port of Karlskrona, had priority.

Gustav III (1746-92)

King of Sweden 1771-92

A coup d'état led by the king gave Sweden a new constitution which allowed the king absolute rule. As a consequence of the king's dominance, resistance from the nobility grew, and a conspiracy against him in 1792 led to his assassination during a masquerade in Stockholm.

During the reign of Gustav III major investments were made at the naval base of Karlskrona on technical development work in the field of shipbuilding. Much of the significant work in this field was carried out during this time.

Frederic Henric af Chapman (1721-1809)

Shipyard Admiral and Master Shipbuilder

Chapman studied the art of shipbuilding in Sweden, Holland, England and France. He was also recognized as a gifted mathematician and physicist. In the 1780s he worked on the renewal of the battle fleet. He was appointed Shipyard Admiral at Karlskrona naval base in 1780.

Chapman was also interested in architecture and assisted in the design of several of the buildings from his time, e.g. Mönster- och Modellsalsbyggnaden, the Registration office and Model archive and Bildhuggarverkstaden, the Sculptor's workshop.

Carl Johan Cronstedt (1709 - 77)

Architect

His work includes Wasa skjul, the Wasa shed (1759) in Karlskrona and the wings at Drottningholm palace outside Stockholm.

Carl August Ehrensvärd (1745-1800)

General Admiral, writer and draughtsman.

His military achievements were made as admiral in the 1780s when he assisted F H Chapman to modernize the Swedish navy. Ehrensvärd was also a skilled artist, and divided his life between the navy and art.

Ehrensvärd was also interested in architecture and contributed to the design of several buildings in the naval base of Karlskrona.

Erik Dahlberg (1625-1703)

General quartermaster, architect and artist.

Erik Dahlberg came from humble beginnings and ended up as royal councillor, field marshal and earl. He made a swift career as quartermaster and fortifications engineer, but he also took part successfully in several campaigns and military operations.

As fortifications engineer he had a great deal of international attention paid to him, but he also designed city plans, official buildings and houses for officers. Several of his works, including the citadel of Drottningkär in Karlskrona, have been preserved.

Carl Hårleman (1700-53)

Architect

After some study tours in France and Italy he served as an official in court and palace, and was finally appointed superintendent in 1741.

Hårleman was an enormously productive architect. He was a distinguished designer of palaces and churches and many edifices designed by Hårleman have been preserved down to the present time. Not least, he assisted in the construction of the Royal Palace in Stockholm.

As building architect Hårleman followed the French-classical style, while his interior fittings are characterised by a more gentle style, the Rococo.

Elias Martin (1739-1818)

Artist

Elias Martin was Sweden's foremost landscape-painter during the 18th century. He was influenced more than anything by English landscape-painting. Furthermore, he spent 12 years in England, becoming a member of various societies including the Royal Academy of Art.

Christopher Polhem (1661-1751)

Engineer, Inventor.

Christopher Polhem is called the father of mechanics. During all his life he was occupied with mechanical problems but he also took a serious interest in the national communications e.g. channel projects.

For educational purpose Polhem constructed the well known mechanical alphabet which by models shows the basic principals of mechanics. The models are preserved in the Technical museum in Stockholm. In Stjärnsunds bruk, a manufactory, he planned to construct machines for massproduction.

Carl Magnus Stuart (1649-1705)

Officer of defence

Stuart was originally of Scottish extraction. As assistant to Erik Dahlberg he worked with the development of Karlskrona's fortifications, and from 1680 he was solely responsible for this project. During the campaigns of Karl XII, Stuart served as royal counsellor.

Nicodemus Tessin the Elder (1615-81)

Architect

Starting as fortifications engineer, he studied architecture in France and Italy. From 1660 onwards Tessin designed several buildings himself, including the palace of Drottningholm outside of Stockholm.

Nicodemus Tessin the Younger (1654-1728)

Architect

He received a thorough education in architecture under the guidance of his father Nicodemus Tessin the Elder and went on several study tours in France and Italy. He was also very interested in interior design, sculpture-work and landscape gardening.

The overall design of Royal Palace of Stockholm is by Tessin the Younger, demonstrating a heavy Italian baroque influence.

Hans Wachtmeister (1641-1714)

Admiral, County Governor.

In 1679 Wachtmeister was authorized by the king to realize the plans to found a new city and naval base in Karlskrona. Wachtmeister, who had formerly served in the English navy, carried out these plans consistently. In 1682 he was appointed general-admiral, and five years later he was made an earl.

His private palace, Grevagården, which he had built in Karlskrona has to a large extent been preserved.

Natural Resources Management Act

June 1993

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Upplaga: 2

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THE ACT CONCERNING THE MANAGEMENT OF NATURAL RESOURCES, ETC. SFS 1987:12 (including amendments SFS 1991:651 and SFS 1992:1146).

Section 1. Introductory regulations

Article 1. Land, water and the physical environment in general shall be used in a manner that encourages good long-term management from ecological, social and economic viewpoints.

Article 2. The regulations under section 2 and 3 are to be applied to what is prescribed in the Planning and Building Act (1987:10), the Water Act (1983:291), the Environment Protection Act (1969:387), the Nature Conservancy Act (1964:822), the Peat Deposits Act (1985:620), the Road Act (1971:948), The Act (1902:71 p.1) covering certain regulations pertaining to Electrical Installations, the Pipeline Act (1991:160), the Civil Aviation Act (1957:297), the Mineral Act (1991:45), the Act (1966:314) concerning the Continental Shelf, the Act (1983:293) on the Establishment, Expansion and Abolishment of Public Waterways and the Public Harbours Act (1991:651) and the Act (1992:1140) concerning Sweden's economic zone at sea. *Act (1992:1146)*

Section 2. General management regulations.

Article 1. Land and water areas shall be used for that or those purposes for which they are most suited with regard to their nature and location as well as actual requirements. Precedence will be given to that use which encourages good management from the public's viewpoint.

Article 2. Larger land and water areas which are either unaffected, or only insignificantly affected by development or other environmental impacts shall, as far as possible, be protected against measures which may be seriously detrimental to the character of such areas.

Article 3. Land and water areas that, from an ecological viewpoint, are particularly sensitive shall, as far as possible, be protected from measures that can have a detrimental effect on the natural environment.

Article 4. Agriculture and forestry are activities of national importance. Valuable agricultural land shall only be used for buildings or facilities where they are needed to satisfy important public interests and where, from public viewpoint, such demands cannot be met through the use of other land.

Land of importance to forestry shall, as far as possible, be protected against measures which are seriously detrimental to rational forestry activities.

Article 5. Land and water areas of importance to reindeer husbandry, fishing or aquaculture shall, as far as possible, be protected against measures that are seriously detrimental to such livelihoods.

Areas of national importance to reindeer husbandry or fishing shall be protected from the measures noted above.

Article 6. Land and water areas of importance to the public because of their natural beauty, scientific, historical or outdoor recreational values shall be protected, as far as possible, against measures that can be seriously detrimental to the natural or historical environment. Particular attention shall be given to the demand for outdoor recreational areas in the vicinity of urban areas.

Areas of national importance in terms of their value to nature conservancy, historic preservation or outdoor recreation shall be protected from the measures noted above.

Article 7. Land and water areas that contain valuable minerals or materials shall, as far as possible, be protected against measures which can prevent or manifestly render their extraction more difficult.

Areas containing minerals or materials of national importance shall be protected from the measures noted above.

Article 8. Land and water areas that are especially suitable for industrial, energy production, communications, water supply or waste treatment facilities shall, as far as possible, be protected against measures which can prevent or manifestly render their establishment or utilization more difficult.

Areas of national importance for the type of facilities noted above, shall be protected from measures that render their establishment or utilization more difficult.

Article 9. Land and water areas of importance to Total Defence purposes shall, as far as possible, be protected against measures that can manifestly obstruct such interests.

Areas of national importance because they are required for Total Defence facilities shall be protected against measures that can render their establishment or utilization more difficult.

Article 10. If an area in accordance with articles 5 - 8 is of importance for several conflicting purposes, then precedence shall be given to that or those purposes which encourage the most suitable long-term management of land and water resources and the physical environment in general. Should all or part of the area in question be required for Total Defence purposes, priority shall be given to that interest.

A decision in accordance with the above paragraph shall not contravene the special management regulations under Section 3 below.

Section 3. Special management regulations for specific areas of Sweden.

Article 1. The areas referred to under articles 2 - 6 are of great national importance with regard to their natural and historic values as a whole. In these areas development and other impacts on the environment shall only be permitted if they do not contravene articles 2 - 6, and they can be brought about in a manner which is not manifestly detrimental to the natural and historical values of these areas.

The regulations in this section should not be regarded as obstacles to the development of existing built-up areas, or of local industry, or of facilities required for Total Defence purposes. Under special circumstances, the regulations should also not be regarded as an obstacle to the establishment of installations for the extraction of the minerals or other materials referred to above in section 2, article 7, second paragraph.

Article 2. Within the following areas particular consideration shall be given to the interests of tourism and outdoor recreation when considering permits for development and other impacts on the natural environment:

The coastal areas and archipelago in Bohuslän stretching from the Norwegian boundary to Lysekil,
The coastal area of Halland,
Kullaberg and Hallandsåsen and adjacent coastal areas, The coastal area of Skåne between Örnahusen south of Skillinge and Åhus,
The coastal areas and archipelagoes in Småland and Östergötland between Oskarshamn and Arkösund,
The coastal areas and archipelagoes in Södermanland and Uppland between Oxelösund and Herräng and Singö,
The coastal area and archipelago in Ångermanland between Storfjärden at the mouth of the Ångermanälven River and Skagsudde,
The coastal areas and archipelago in Norrbotten between Bondöfjärden and the Finnish boundary,
The island of Öland,
The island of Gotland,
The lake and esker district of Romelåsen in Skåne,

The eskers and islands including the coastal areas as well as areas south of these along the Mörrum River and around Lake Mien as far as Pukavik Bay and Listerlandet,

Lake Vänern including its islands and coastal areas,

Lake Vättern including its islands and coastal areas,

Tiveden including the areas around Lakes Unden and Viken as well as the areas along the Göta Canal between Karlsborg and Sjötorp,

The Dalsland-Nordmarken area between Mellerud and Lake Ånimmen near Lake Vänern and the system of Lakes between Dals-Ed in the south and Årjäng and Östervallskog in the north,

Fryksdalen between Kil and Torsby as well as the area surrounding the upper reaches of the Klaraälven River in the municipality of Torsby,

Lake Mälaren including its islands and coastal areas,

The Malingsbo-Kloten area between Storå, Kopparberg, Smedjebacken and Skinnskatteberg,

The area along the Dalälven River between Avesta and Skutskär,

Lakes Siljan and Orsasjön including their islands and coastal areas as well as the area along the Oreälven River, Lakes Skattungen and Oresjön including the area to the south from Gulleråsen and Boda to Rättvik,

The area along the Ljusnan River from Färila to Bergvik,

The Vindelå valley,

The mountain areas stretching from Transtrandsfjällen in the south to Tre-riksröset in the north with the exception of the areas listed under article 5 below.

Article 3. In the coastal areas and archipelagoes in Bohuslän, between the Norwegian border and Brofjorden; in Småland and Östergötland, between Simpevarp and Arkösund; in Ångermanland, between Storfjärden at the mouth of the Ångerman River to Skagsudde; and the island of Öland, the types of installations referred to below under section 4, article 1, first paragraph, will not be permitted.

Article 4. In the coastal areas and archipelagoes from Brofjorden to Simpevarp and from Arkosund to Forsmark, along the coast of the island of Gotland, including the Östergarn and Storsudret areas as well as the island of Fårö, no vacation cottage development should be permitted unless it is in the form of infill development. However, under special circumstances, other types of vacation accommodation will be permitted which meet outdoor recreational demands or consist of simpler types of cottages in the vicinity of the larger urban areas.

In areas referred to in the first paragraph shall developments in accordance with section 4, article 1, first paragraph nos. 1 - 7 and 10 - 11 be only permitted on sites where installations to be approved in accordance with section 4, article 1, first paragraph (Act 1990:442) already exist.

Article 5. In the mountain areas of Långfjället-Rogen, Sylarna, Helags, Säckerfjällen, Burvattnet, Hotagsfjällen, Frostviken-Borgafjällen, Marsfjällen-Vardofjällen, Artfjället, Tärna-Vindelfjällen, Sarek-Mavas, Kebnekaise-Sjaunja, Rostu and Pessinki, development will only be permitted which is required for reindeer husbandry, permanent residents, scientific research or outdoor recreation. Other measures within these areas will only be permitted if they do not affect the character of these areas.

Article 6. Hydro-electric plants and water regulation or transport for hydro-electric power purposes will not be permitted along the following river valleys and catchment areas:

The Torneälven River

The Kalixälven River

The Piteälven River

The Vindelälven River

Along the Dalälven River

Österdalälven River

The Ljusnan River

The Ljungan River

Along the Indalsälven River

Along the Ångermanälven River

Vojmån River above

The Vapstälven River

The Moälven River

The Lögdeälven River

The Öreälven River

Along the Umeälven River

Along the Skellefteälven River

The Byskeälven River

Along the Luleälven River

The Västerdalälven River

above Hummelforsen and the
above Trängslet.

The Hylströmmen rapids in
the Voxnan River.

above Lake Storsjön.

The Åreälven River, the
Ammerån River, the Storån-
Dammån Rivers and the
Hårkan River above
Hotagen.

The Lejarälven River, the
Storån River above
Klumpvattnet, the Långselån
and Rörströmsälven Rivers,
the Saxån River, the
Ransarån River above
Ransarån and the
Lake Vojmsjön.

The Tärnaån and Girjesån
Rivers and the Juktån River
above Fjosoken.

upstream from Sädvajaure
and Riebnes.

The Stora Luleälven River
above Akkajaure, the Lilla
Luleälven River above

8. Wind power group stations with three or more wind power units with a total output of at least 10 MW,
9. Installations for the storage of at least 50 million normal cubic metres of natural gas,
10. Installations for treatment of environmentally hazardous waste if the majority of the waste to be treated in the installation is derived from other installations and more than 10 000 tons of environmentally hazardous waste is annually burnt or in other ways finally taken care of in the installation,
11. Installations for the extraction of minerals or materials within the areas referred to above under section 3, article 5.

Government approval is also required for the construction of drilling platforms for the extraction of oil or gas at sea as well as for the anchoring or mooring of such platforms for repairs, retrofit or other purposes (Act 1990:442).

Article 2. If a facility or measure for which permission is not required in accordance with article 1 above, can be expected to become of such a dimension or far-reaching nature, the Government can decide that such a facility or measure may not be established without prior approval in accordance with this section.

Should knowledge of the establishment of the above types of facilities come to the attention of central government authorities, then the Government is to be informed.

Article 3. Permission for such facilities in accordance with articles 1 and 2, may be granted except where this contradicts the intentions of sections 2 and 3, or other general planning viewpoints and where the local municipal council has approved of their establishment.

With regard to the installations referred to in section 4, article 1, first paragraph, point 6, if they concern the intermediate or final storage of nuclear materials or nuclear waste, or if the installation referred to in section 4, article 1, first paragraph, points 7, 8, 9 or 10, and it is absolutely necessary from a national viewpoint that the installation is established, the Government may issue a permit even though the municipal council has not given its permission. What is stated here is not valid if a suitable site for an installation has been found in another municipality which can be expected to accept such a location or where another location is otherwise regarded as more suitable. (Act 1990:442).

Article 4. In exceptional cases, the Government may exempt certain facilities from the permission requirements noted in article 1 above.

Article 5. A permission according to this section can be combined with conditions which satisfy public interests and ensure the scrutiny of such an application within a specified period in accordance with the Environment Protection Act (1969:387).

Article 6. Any person who, acting deliberately or negligently,

1. establishes a new facility or takes other measures, as defined under article 1, without first seeking the approval of the Government, or where the Government would have waived the permission requirement, or
2. establishes a facility or continues with a particular measure after the Government, in accordance with article 2, has determined that such a facility or measure may not be established without permission, or
3. disregards a condition or regulation imposed by the Government in accordance with this section, and where such infringement is not insignificant,

shall be fined or sentenced to a maximum of two years imprisonment.

Section 5. Environmental impact assessments.

Article 1. An application to establish an installation or take measures in accordance with section 4, shall contain an environmental impact assessment (Act 1991:650).

Article 2. The Government, or an authority appointed by the Government, may determine that for matters in accordance with the legislation referred to in section 2, an environmental impact assessment shall be drawn up in accordance with that section (Act 1991:650).

Article 3. The environmental impact assessment shall facilitate the joint assessment of the impact of a proposed installation, of an activity or various other measures on the environment, on public health and on the management of natural resources (Act 1991:650).

Article 4. The environmental impact assessment shall be financed by those responsible for the activity or who will take the measures under discussion (Act 1991:650).

Section 6. The tasks of authorities, division of responsibilities, etc.

Article 1. Each authority applying this act must ensure that plans in accordance with the Planning and Building Act (1987:10), as well as relevant planning data concerning natural resource management, are available for each case or application.

Should an authority applying this act so require, the municipality is obliged to provide plans in accordance with the Planning and Building Act as well as related planning data.

The County Administrative Board shall assemble surveys, programmes and other planning data of relevance to the management of natural resources in the County, and which are available from central and regional government bodies. When requested, the County Administrative Board shall provide the municipalities in its area, as well as other bodies applying this act, with such planning data.

Article 2. In certain cases the Government may decide that one or two municipalities submit to the Government, or other authority, an explanation of how they will meet a specific interest, of importance to the management of natural resources, in their planning work in accordance with the Planning and Building Act (1987:10). Central and regional government bodies shall inform the Government should such a submission be needed.

Article 3. The County Administrative Board is responsible for the supervision of the management of natural resources in the county area, as well as for the observance of the regulations under section 4 or instructions issued on the basis of that section.

Central government bodies have supervisory responsibility for the management of natural resources within their specific sectors of responsibility. The National Board of Housing, Building and Planning has general responsibility for the supervision of the management of natural resources. Act (1990:1366).

This act enters into force on 1st. January 1993.

**Heritage conservation act (1988:950) with
amendments up to and including SFS 1996:529**

**Heritage conservation ordinance (1988:1188) with
amendments up to and including SFS 1995:1448**

Heritage conservation act (1988:950) with amendments up to and including SFS 1996:529

Be it enacted as follows, by authority of the Riksdag.

Chap. 1. Introductory provisions

Section 1. The care and preservation of our cultural environment is a matter of national concern.

Responsibility for this is shared by all. Both individual persons and public authorities must show consideration and care towards the cultural environment. Any person planning or carrying out work must ensure that damage to the cultural environment is as far as possible avoided or limited.

Section 2. This Act contains provisions on archaeological remains, historic buildings and ecclesiastical property of historic interest, and also on the export of cultural objects from the country.

The State County Administration supervises cultural resources in the county.

The Central Board of National Antiquities and the National Historical Museums here-inafter referred to as the Central Board of National Antiquities, supervise cultural resource management in Sweden. The Central Board of National Antiquities may appeal against decisions by a court of law or any other authority under this Act.

Section 3. The provisions of this Act concerning owners of real property or buildings shall, when a property or building is entailed or held on comparable terms or with a permanent right of occupation, apply to the tenant.

Chap. 2. Ancient monuments and finds

Permanent ancient monuments and archaeological finds

Section 1. Permanent ancient monuments are protected under this Act.

Permanent ancient monuments are the following traces of human activity in past ages, having resulted from use in previous times and having been permanently abandoned:

1. graves, funeral buildings and burial grounds, together with churchyards and other cemeteries,
2. raised stones and stones and rock bases with inscriptions, symbols, marks and pictures, as well as other carvings or paintings,
3. crosses and memorials,
4. places of assembly for the administration of justice, cult activities, trade and other common purposes,
5. remains of homes, settlements and workplaces and cultural layers resulting from the use of such homes or places, e.g. traces of working life and economic activity,
6. ruins of fortresses, castles, monasteries, church buildings and defence works, and also of other remarkable buildings and structures,
7. routes and bridges, harbour facilities, beacons, road markings, navigation marks and similar transport arrangements, as well as boundary markings and labyrinths,
8. wrecked ships, if at least one hundred years have presumably elapsed since the ship was wrecked.

Permanent ancient monuments also include natural formations associated with ancient customs, legends or noteworthy historic events, as well as traces of ancient popular cults.

Section 2. An ancient monument includes a large enough area of ground or on the seabed to preserve the remains and to afford them adequate scope with regard to their nature and significance. This area is to be termed an archaeological site.

Questions concerning the definition of the boundaries of an archaeological site are to be dealt with by the State County Administration.

If a matter relating to the definition of boundaries is raised by any other person than the owner of the area, the latter is to be notified of the matter and given an opportunity of making a statement. Notification is to be effected by the service of governments.

Section 3. Archaeological finds are objects which have no owner when found and which

1. are discovered in or near an ancient monument and are connected with it, or
2. are found in other circumstances and are presumably at least one hundred years old.

Section 4. Archaeological finds as referred to in Section 3(1) accrue to the State.

An archaeological find as referred to in Section 3(2) accrues to the finder. He is, however, duty bound to invite the State to acquire it in return for payment (invitation to purchase)

1. if the find contains objects partly or wholly of gold, silver, copper, bronze or any other copper alloy or
2. if the find consists of two or more objects which were presumably deposited together.

Finds discovered on or beneath the seabed outside the limits of national jurisdiction and salvaged by a Swedish vessel or taken to Sweden accrue to the State.

A wreck discovered on or beneath the seabed outside the limits of national jurisdiction and salvaged by a Swedish vessel or taken to Sweden accrue to the State if at least one hundred years have presumably elapsed since the ship was wrecked.

Section 5. Any person discovering an archaeological find which accrues or must be offered for redemption to the State is to report the archaeological find without delay to the Central Board of National Antiquities, the State County Administration, The County Museum or a police authority. Archaeological finds belonging to shipwrecks can also be reported to the Coastguard Service.

It is the duty of the finder, when requested to do so, to surrender the archaeological find in return for a receipt and to state where, when and how the archaeological find was discovered.

Protection, care and investigation of ancient monuments and sites where archaeological finds have been discovered

Section 6. It is prohibited, without permission under this Chapter, to displace, remove, excavate, cover or, by building development, planting or in any other way, to alter or damage an ancient monument.

Section 7. The Central Board of National Antiquities and the State County Administration may take such measures as are necessary in order to protect and care for an ancient monument. These measures may, for example, comprise relocation, refurbishment and enclosure of the ancient monument or clearance. A measure of this kind may also refer to an ancient monument incorporated in a building.

The State County Administration may appoint an agent to take measures as referred to in subsection one, subject to the conditions which the State County Administration defines. A measure implying the displacement or alteration of the ancient monument may not, however, be taken without such a measure being expressly provided for in the assignment from the State County Administration.

Before any measure is taken, the person owing or having special title to the land or building shall be notified through the service of documents. The same shall apply with regard to an expanse of water.

If the measures taken entail expense or damage to the owner or any other person, he is entitled to reasonable compensation out of public funds. Compensation decisions are made by the State County Administration and served to the person affected.

Section 8. The Central Board of National Antiquities and the State County Administration may, Section 6 notwithstanding, examine an ancient monument, salvage a shipwreck being an ancient monument and investigate a place where archaeological finds have been discovered.

The State County Administration may grant some other agent permission to conduct such an investigation or salvage operation, on the conditions defined by the State County Administration.

Investigation or salvaging shall be subject to the provisions of notification and compensation stated in Section 7 (3) and (4).

If a shipwreck constituting an ancient monument and having no owner is salvaged, it shall accrue to the State.

Section 9. The State County Administration may issue regulations for the protection of an ancient monument.

Regulations may also be issued for an area which, under Section 2, does not belong to the ancient monument, provided that this does not significantly impede current use of the land.

The State County Administration may issue a protection order for a place where archaeological finds have been discovered, if this can be done without causing any significant inconvenience. A protection order may apply until the place has been investigated as provided in Section 8.

Regulations or protection orders may carry contingent fines.

A decision concerning regulations or a protection order is to be suitably advertised.

Interference with ancient monuments and sites

Section 10. Any person intending to erect a building or structure or to carry out any other enterprise should ascertain well in advance whether any ancient monument can be affected by the enterprise and, if such be the case, consult the State County Administration immediately.

If an ancient monument is discovered in the course of digging or other work, the work is to be suspended immediately insofar as it affects the ancient monument. The person directing the work is to report the matter immediately to the State County Administration.

Section 11. If a special survey is needed to find out whether an ancient monument is affected by a planned enterprise involving the use of a considerable area of land, the cost of the survey is to be borne by the entrepreneur. Development of this kind includes, for example, the construction of a public highway, a large private road, a railway, an airport, an energy supply facility, a large water project and particularly extensive construction for purposes of housing, industry or commerce.

Special survey orders are made by the State County Administration Board. In its order the County Administration Board shall indicate who is to carry out the investigation.

Section 12. Any person wishing to displace, alter or remove an ancient monument must apply to the State County Administration for permission.

The State County Administration may not grant such permission unless the ancient monument causes a hindrance or inconvenience out of all reasonable proportion to its significance.

In the case of the owner of a shipwreck or of an archaeological find belonging to a shipwreck, permission may be granted unless there are special reasons to the contrary.

If any person other than the owner of the land or water area or the owner of the shipwreck applies for permission, the application is to be refused if the owner objects to the measure and if there are no particular reasons why the application should be allowed.

Section 13. As conditions for permission under Section 12, the State County Administration may make reasonable stipulations for a special investigation to record the ancient monument or special measures to preserve it. The permit shall as far as possible indicate the estimated cost of the measures to be taken.

Before considering an application under Section 12, the State County Administration may decide on a preliminary archaeological investigation of the ancient monument if this is necessary in order to provide an adequate basis of assessment or to gauge the necessity of stipulating a special investigation.

In its order for a preliminary archaeological investigation or a special investigation, the County Administrative Board shall indicate who is to carry out the investigation.

Section 14. The person conducting an enterprise affecting an ancient monument shall bear the cost of measures referred to in Section 13.

The entrepreneur, however, shall not bear any expense which

1. relates to a previously unknown ancient monument,
2. substantially exceeds the amount indicated by the State County Administration in its permit as referred to in Section 13(1),
3. refers to a preliminary archaeological investigation as provided in Section 13(2), if the State County Administration does not grant permission for interference with the ancient monument under Section 12(2), or
4. refers to a preliminary archaeological investigation or special investigation under Section 13, if it is found that no ancient monument is affected by the enterprise.

Decisions under this section are made by the State County Administration and served to the entrepreneur.

Section 15. Any person refused permission under Section 12 with reference to an ancient monument which, when discovered, was completely unknown and without visible sign above ground, is entitled to reasonable compensation out of public funds if the ancient monument causes him substantial hindrance or inconvenience. An application for such compensation is to be addressed to the

State County Administration. The application must reach the State County Administration within two years of the ancient monuments being discovered as a result of digging or other work, otherwise the right to compensation will lapse. These provisions on compensation are not to apply if the land is expropriated.

Compensation for hindrance or inconvenience is to be deposited with the State County Administration. As regards the distribution and disbursement of amounts deposited and the legal consequences of distribution and disbursement, the provisions of the Expropriation Act (1972:719) concerning the granting of tenancy or servitude shall be applicable in relevant parts. The amount, however, is paid to the applicant directly if it is essentially of no importance to any other proprietor than the applicant.

Redemption and reward in connection with archaeological finds

Section 16. For the redemption of an archaeological find which, under Section 4, must be offered for redemption, payment is to be rendered at an amount which is reasonable having regard to the nature of the find, but in the case of objects of precious metal not equalling less than the value of the metal by weight, augmented by one-eighth.

A special reward may also be paid for archaeological finds.

Questions of redemption, compensation and reward are to be dealt with by the Central Board of National Antiquities.

Distribution of finds

Section 17. Through the distribution of finds, the Central Board of National Antiquities may assign the right of the State to an archaeological find to a museum undertaking to care for it adequately for the future.

The aforesaid also applies to a wreck as referred to in Section 4(4).

Metal detectors

Section 18. Apparatus which can be used for electronically detecting metal objects beneath the ground surface (metal detectors) may not be used except insofar as Section 19 or 20 provides otherwise.

Nor may metal detectors be carried on archaeological sites except when travelling on a road which is open to the general public, unless otherwise provided for in Section 19 or 20.

Section 19. The prohibition in Section 18 of the carrying and use of metal detectors does not apply to the Central Board of National Antiquities.

The prohibition in Section 18 notwithstanding, metal detectors may be carried and used in the course of military activities in order to search for things other than archaeological finds.

Furthermore, the provision of Section 18(1) notwithstanding, metal detectors may be used by public authorities in the course of their activities when searching for things other than archaeological finds.

Section 20. Section 18 notwithstanding, metal detectors may be carried and used in investigations, by an agent other than the Central Board of National Antiquities, of archaeological sites or places where archaeological finds have been made, permission having been granted by the County Administrative Board.

The County Administrative Board may also grant permission for the carrying and use of metal detectors in other cases, if there is due cause for so doing.

Section 21. Fines or up to six months' imprisonment shall be imposed for an offence against the archaeological heritage, on persons who, deliberately or by negligence

1. misappropriate or otherwise acquire, conceal, damage, alter or purvey objects which, under Section 4, accrue to the State or shall be offered for purchase to the State, or

2. unlawfully disturb, remove, excavate, cover over or by building development, planting or in any other way alter or damage an archaeological site.

If an offence as referred to in subsection one has been committed deliberately and is to be deemed aggravated, up to four years' imprisonment shall be imposed for an aggravated offence against the archaeological heritage. In determining whether the offence is aggravated, it shall be specially considered whether the offender used special equipment or otherwise displayed special cunning, whether the offence was committed habitually, involved archaeological finds of great value or extent or entailed extensive destruction of an archaeological site.

For an attempted aggravated offence against the archaeological heritage or preparation for the same, penalties are to be imposed as provided for in Chap. 23 of the Penal Code.

Section 21.. Fines or up to six months' imprisonment shall be imposed on persons who, deliberately or by negligence

1. do not report archaeological finds as provided for in Section 5,
2. do not make a report as provided for in Section 10(2) or
3. commit an offence against Section 18.

Section 22. In the event of infringement of an order or regulation pursuant to this Chapter, the Enforcement Authority may lend special executive assistance to rectify matters. Executive assistance may be applied for by the Central Board of National Antiquities and the county administration.

Provisions concerning executive assistance as aforesaid are contained in the Payment Injunctions and Executive Assistance Act (1990:746).

Section 22a. Archaeological finds which have been the subject of offences under this chapter and which do not otherwise, under Section 4(1), accrue to the State, shall be declared forfeit if this is not manifestly oppressive. Instead of the archaeological find, its value may be declared forfeit. Other proceeds of such offence shall also be declared forfeit, if this is not manifestly oppressive.

A metal detector used for an offence under this chapter shall be declared forfeit, if this is not manifestly oppressive. Other equipment used as an aid to the commission of offences under this chapter, or the value of the same, may be declared forfeit if this is necessary for the prevention of crime or if there are other special reasons for so doing.

Section 23. In matters coming under Section 2(2) and Section 9, the State County Administration may, if necessary, issue a provision to apply pending the determination of the matter.

Appeals etc.

Section 24. A decision by the County Administrative Board may be contested by appeal to a common administrative court as regards

1. definition of the boundaries of an archaeological site as referred to in Section 2,
2. special provisions under Section 9,
3. protection orders under Section 9 or
4. permission, as referred to in Section 20, for the carrying and use of metal detectors.

Decisions by the Central Board of National Antiquities pursuant to Section 16 are contested by appeal to a common administrative court.

Appeal to the Administrative Court of Appeal is subject to the grant of a review dispensation.

Other decisions made pursuant to this chapter by the County Administrative Board or the Central Board of National Antiquities may be contested by appeal to the Government, unless otherwise indicated by Section 25.

The municipality may appeal against decisions by the County Administrative Board under Section 2(2), Section 9(1)-(4) and Section 12(2).

Section 25. Decisions by the State County Administration are final as regards

1. compensation for expense or damage under Section 7(4),
2. compensation under Section 8(3),
3. orders concerning the cost of a preliminary investigation or special investigation under Section 14(2), or
4. compensation under Section 15(2).

Any person dissatisfied with a decision referred to in sub-section one can file proceedings against the State in the Real Property Court. Proceedings must be filed within one year of the appellant being served with the State County Administration's decision.

Compensation awarded by a court under Section 15(1) is to be deposited as provided for in Section 15(2).

Chap. 3. Historic buildings

Section 1. A building of outstanding interest on account of its historic value or forming part of a settlement of outstanding historical interest may be declared a historic building by the State County Administration. The provisions of this chapter concerning historic buildings may also be applied to parks, gardens or other amenities of historic interest.

In the case of a building of interest as referred to in sub-section one and belonging to the State, the provisions issued by the Government concerning State-owned historic buildings shall apply. If a State-owned historic building is transferred to non-State ownership, it shall ipso facto constitute a historic building under this Act.

The provisions of this chapter do not apply to a building constituting an ancient monument or church building under this Act.

Implications and scope of protection

Section 2. When a building is declared to be a historic building, the State County Administration is to indicate, by means of a protective order, the way in which the building is to be cared for and maintained and the respects in which it may not be altered.

If necessary, the protective order may also include provisions to the effect that an area surrounding the building is to be kept in such a state that the appearance and character of the historic building will not be travestied.

Section 3. Protective orders are as far as possible to be framed in consensus with the owner of the building and the owner of the surrounding land. The obligations imposed on the owner must not exceed what is absolutely necessary for the maintenance of the historic interest of the historic building. Allowance is to be made for the use of the building and the reasonable wishes of the owner.

Declaration of historic buildings

Section 4. The question as to whether a building should be declared a historic building can be raised by any person by application or by the State County Administration on its own initiative.

An application for a building to be declared a historic building must include particulars of the property on which the building is situated, particulars concerning the owner of the property and a description of the building. The application should also indicate the circumstances pleaded as grounds for declaring the building to be a historic building. Before making any decision which, under this chapter, can entitle the owner or any other person to compensation or redemption payment, the State County Administration is to investigate whether funds for this purpose are available.

Section 5. When the question of a building being declared a historic building has been raised or initiated, the State County Administration, pending the determination of the matter, may prohibit measures which may reduce or destroy the historic value of the building. This prohibition may be valid for up to six months. It may be prolonged if there are very strong grounds for doing so, but not by more than six months at a time.

Section 6. If there is a presumption of a building being considered for designation as a historic building, the State County Administration may, without the question of designation as a historic building having been raised, ordain that the State County Administration is to be notified before the building is demolished or altered in any way substantially impairing its historic value.

Within a month of being notified, the State County Administration is to decide whether it will initiate the question of declaring the building concerned to be a historic building. During this respite, the measure of which notice has been given may not be taken unless sanctioned by the State County Administration.

Section 7. If a State-owned historic building has been transferred to become a historic building under this chapter, a declaration to this effect is to be issued by the State County Administration.

Section 8. The State County Administration is to notify the registration authority without delay, for an entry to be made in the land register,

1. when the question of a building being declared a historic building has been raised or initiated or a declaration has been issued under Section 7,
 2. when an order under Section 6(1) has been issued or cancelled,
 3. when a decision concerning designation as a historic building has acquired force of law or been cancelled,
- or
4. when an application for designation as a historic building has been refused.

Section 9. The Central Board of National Antiquities, the State County Administration or the person working on behalf of the State County Administration is entitled to be admitted to buildings and their curtilages and to undertake there such measures and inquiries as are needed for the implementation of this Act.

Provisions concerning compensation and redemption

Section 10. The owner of a property and any person with a special title to the same is entitled to compensation from the State if the protective order

1. constitutes an impediment to the demolition of a building and the damage thus entailed is substantial in relation to the value of the part of the property affected, or
2. otherwise considerably impedes current use of the land within the part of the property affected.

Compensation under subsection one may, if appropriate, be paid in annual amounts, the party concerned or the State being entitled to re-assessment in the event of a change of circumstances.

If a protective order gravely impairs the use of the property, it should be the duty of the State to purchase the property if the owner so requests.

The provisions of subsection one shall also apply when a prohibition under Section 5 has been issued by the State County Administration. Compensation then paid shall, if there are grounds for so doing, be set off against compensation which may subsequently become payable under this section.

For the purposes of subsections one and three, and notwithstanding the provisions of Sections 11 and 20 or Chap. 15, Section 4 of the Planning and Building Act (1987:10), concerning the lapsing of claim or entitlement to compensation or redemption payment, consideration shall also be had to other decisions concerning protective orders and to decisions referred to in Chap. 14, Section 8(1), (2) and (3) of the Planning and Building Act, or is provided that these decisions were made not more than ten years before the latest decision concerning protective orders.

Section 11. If the question has been raised of a building being declared a historic building, the State County Administration may order the person wishing to claim compensation or redemption payment to notify the State County Administration to this effect within a certain length of time, not less than two months after receiving the injunction to do so. An injunction of this kind shall be accompanied by particulars concerning the protective order to be issued. Any person failing to give notice of this claim within the prescribed period will thereby have lost his entitlement to compensation or redemption payment.

Decisions concerning compensation and redemption are made by the State County Administration.

Agreements between the State and a concerned party or what they have manifestly assumed is to apply between them with regard to compensation or redemption are also to apply to any persons subsequently acquiring the right of the party.

Section 12. If, as a result of a decision pursuant to this chapter, the value of a property declines to such an extent that it can no longer be presumed to constitute full security for the creditors, the compensation to which the property owner is entitled under Section 10 is to be deposited with the State County Administration. This provision, however, only applies to creditors who had mortgage claims on the property when the right of compensation arose and to compensation amounts which are immediately payable.

A creditor suffering damage due to deposits not having been made as provided in sub-section one is entitled to compensation from the State. Compensation is provided against write-down on the mortgage deed. The same applies if a creditor has incurred a loss due to compensation being underestimated and not having been tried by a court, owing to an agreement between the State and the property owner or for some other reason.

Section 13. In matters of compensation or redemption under Section 10 or Section 12(2) of this Act, the Expropriation Act (1972:719) is to apply insofar as the present Act does not contain any provision to the contrary.

Compensation for reduction of the market value of the property in cases referred to in Section 10 is to be determined as the difference between the market value of the property before and after the decision. For this purpose, expectations concerning a change in the use of the land are to be disregarded.

Compensation for damage under Section 10(1)(1) is to be reduced by an amount corresponding to that which, according to the same paragraph, is to be tolerated without compensation.

If the State so requests and if it is not manifestly oppressive to do so, the Court shall ordain that compensation under Section 10(1) is not to be paid until certain measures have been carried out on the building.

If a claim for compensation or redemption filed by the property owner or another party in the matter is disallowed, the court may ordain that he is to pay his own costs, if he has filed the proceedings without proper cause. If the proceedings have manifestly been instigated without reasonable grounds, the court may also order him to reimburse the State for its legal costs.

Alteration and cancellation

Section 14. If there are special reasons for doing so, the State County Administration may sanction alterations to historic building in contravention of the protective order.

The State County Administration may make this permission subject to such conditions as are reasonable in view of the conditions prompting the alteration. The conditions may refer to the manner in which the alteration is to be carried out and the documentation needed.

Section 15. If the preservation of a historic building entails hindrance, inconvenience or expense out of reasonable proportion to the importance of the building, the State County Administration may adjust the protective order or cancel the designation as historic building. The State County Administration may also cancel the designation of a historic building if the designation is found to serve no purpose.

The Government may cancel the designation of a historic building or adjust the protective order if it grants permission for expropriation relating to the building or a surrounding area and the designation as historic building or the protective order cannot be maintained without inconveniencing the purpose of the expropriation.

When resolving to cancel the designation of a historic building or to adjust a protective order, the State County Administration or the Government may ordain that the person requesting the cancellation or adjustment is to pay for special documentation of the building, if it is reasonable to do so.

Liabilities etc.

Section 16. If the owner of a historic building neglects what is incumbent upon him under the protective order, the State County Administration may issue him with an injunction to take necessary measures within a certain reasonable period. The injunction may not comprise measures which, in view of the use of the building and circumstances generally, are oppressively burdensome. If the injunction is not complied with, the State County Administration may carry out the measures at the owner's expense.

Section 17. If a historic building has been altered in contravention of a protection order issued previously, the County Administrative Board may issue the owner with an injunction to reverse the alteration if this is possible. An injunction of this kind may carry a contingent fine.

The Enforcement Service may provide special executive assistance in order to curtail the ongoing destruction of a historic building or in order to reinstate it. Executive assistance may also be ordered in other cases, if necessary in order to secure compliance with a provision of this Chapter.

Executive Assistance may be applied for by the County Administrative Board. Provisions concerning such executive assistance are contained in the Payment Injunctions and Executive Assistance Act (1990:746).

Section 18. Fines will be imposed on any person who

1. contrary to a protective order, demolishes or otherwise destroys a historic building or alters it without permission under Section 14 or without observing conditions attaching to such permission, or
2. violates a prohibition issued under Section 5 or an order under Section 6(1) or takes measures contrary to the provisions of Section 6(2).

A person omitting to comply with a penal injunction or a penal prohibition will not incur a penalty for the matter coming under the injunction or prohibition.

Appeals etc.

Section 19. Decisions by the County Administrative Board may be contested by appeal to a common administrative court as regards

1. designation of a historic building under Section 1,
2. a protection order under Section 2,
3. prohibition of measures under Section 5,
4. duty of notification under Section 6,
5. deposit under Section 12(1),
6. information or conditions for permission under Section 14,
7. adjustment of a protective order or cancellation of the designation of a historic building under Section 15(1),
8. documentation under Section 15(3),
9. an injunction under Section 16 or
10. an injunction under Section 17(1).

A decision by the County Administrative Board not to declare a building a historic building may be appealed by the Central Board of National Antiquities only.

Appeal to the Administrative Court of Appeal is subject to the grant of a review dispensation.

Section 20. Decisions by the State County Administration concerning compensation and redemption are final. Any person dissatisfied with such a decision may bring proceedings against the State in the Real Property Court within one year of being apprised of the State County Administration's decision. If no proceedings are filed within this period, the claim to compensation or redemption payment will lapse.

When the question of designating a building as a historic building has been raised or is under discussion, the State may file proceedings in the Real Property Court against a party in the matter concerning the definition of the conditions to which compensation is to be subject. If no decision concerning the designation of a historic building is made within one year of the case being determined through a binding judgement, the judgement shall cease to be binding on the parties.

Proceedings concerning compensation under Section 12(2) are to be filed with the Real Property Court.

Section 21. Decisions under Section 1, 5 or 6 are to be implemented regardless of any appeal lodged against them.

Chap. 4. Church property of historic interest

Section 1. Items of historic value forming part of church buildings, church sites, church furnishings and burial grounds are protected under the provisions of this chapter.

Church buildings and sites

Section 2. Church buildings and church sites are to be cared for and maintained in such a way that their historic value is not diminished and their appearance and character are not travestied.

Church buildings for the purposes of this Act are buildings consecrated for the rites of the Church of Sweden and cared for by an ecclesiastical municipality, as well as administratively autonomous cathedrals.

A church site is an area surrounding a church building, connected with the function and environment of the building and not constituting a burial ground.

Section 3. Church buildings erected, or church sites constituted, before the end of 1939 may not be altered in any essential respect without permission from the County Administrative Board.

In the case of a church building, permission must always be obtained for demolition, relocation or reconstruction of the building, as also for interference with or alteration of its exterior and interior, permanent fittings and artistic decorations included, and for alterations to its colour scheme.

In the case of a church site, permission is always required for enlargement of the site and for the erection or significant alteration of buildings, walls, portals or other permanent features of the site.

The County Administrative Board may define such conditions for permission as are reasonable, having regard to the circumstances prompting the alteration. The conditions may refer to the manner in which the alteration is to be carried out and the documentation needed.

Section 4. If the Central Board of National Antiquities so resolves, the provisions of Section 3 concerning applications for permits are also to apply concerning a church building or a church site which came into being after 1939 and is of outstanding historic interest.

Section 5. Customary maintenance work or urgent repairs may be carried out without permission. Measures of this kind are to be carried out using materials and methods appropriate to the historic value of the building or facility.

Church furnishings

Section 6. Furnishings of historic value belonging to a church building or other ecclesiastical building or burial ground are to be properly kept and cared for.

Section 7. Every parish and every autonomous cathedral is to keep a list of church furnishings of historic value. The list is to indicate whether an item is owned or administered by any other person than the parish or cathedral and whether it is kept in any other place than the church.

The list is to be kept by the vicar and by a church warden appointed by the select vestry, who must be a permanent or alternate member of the same. These persons are also to ensure that the items concerned are properly stored and cared for.

Section 8. The rural dean is to verify at least every six years that all items listed still remain. Similar verification is to be made in connection with the accession of a new vicar or church warden as referred to in Section 7(2). In a parish where the rural dean is a vicar, the bishop is to ensure that verification takes place.

Section 9. In the case of a listed item not belonging to any individual person or family, permission is required from the County Administrative Board in order

1. to dispose of it,
2. to delete it from the list,
3. to repair or alter it, or
4. to move it from the place where it has long since belonged.

Permission is required for minor repairs. Such repairs may not be carried out in such a way as to reduce the historic value of the item concerned.

Section 10. The County Administrative Board and the Central Board of National Antiquities may inspect church furnishings.

The County Administrative Board may also order the addition of an item to the list.

If there is a serious danger of an item being damaged, the County Administration may impound it until further notice or take some other necessary measure for its protection or care. Before any such measure is taken, consultations shall be held with the rural dean or the bishop and, if the item is owned by a private person, with that person.

Burial grounds

Section 11. In the care of a burial ground, due regard shall be had to its importance as part of our cultural environment. Burial grounds are to be cared for and maintained in such a way that their historic value is not reduced or travestied.

Section 12. For the purposes of this chapter, burial grounds are areas or spaces as referred to in Section 13 of the Burials Act (1990:1144).

The provisions concerning burial grounds also apply to buildings on a burial ground which are not church buildings, and also to permanent objects such as walls and portals.

The provisions concerning burial grounds also apply to such buildings at the burial ground as are not church buildings, and also to permanent installations such as walls and portals.

Section 13. In the case of a burial ground laid out before the end of 1939, permission must be obtained from the State County Administration

1. in order to enlarge or otherwise essentially alter the burial ground,
2. to erect there any new building or permanent installation or to demolish or essentially alter an existing building or permanent installation.

Section 14. If the Central Board of National Antiquities so decides, the provisions of Section 13 will also apply with respect to a burial ground laid out after the end of 1939, if the burial ground adjoins a church building erected before then or is of outstanding historic interest.

Section 15. If, in a burial ground or in a building on a burial ground owned and administered by a secular municipality there are items of historic value, the provisions of Sections 6, 7, 9 and 10 are also to apply to those items. The municipality shall then be responsible for the listing, storage and care of those items. Instead of the provision made in Section 7, the list is to indicate whether an item is owned or administered by any other agency than the municipality.

Appeals

Section 16. Decisions referred to in Sections 3, 9 and 13 may be contested by appeal to a common administrative court. Such decisions may always be appealed by the cathedral chapter.

Appeal to the Administrative Court of Appeal is subject to the grant of a review dispensation.

Decisions pursuant to Sections 4, 10 and 14 may be contested by appeal to the Government.

Chap. 5. Safeguards against the exportation of certain items of historic interest

Section 1. Swedish and foreign items of historic interest referred to in this chapter and of major importance to the national heritage may not be taken out of the country without special permission.

Section 2. The term Swedish items of historic interest refers to items which were actually or presumably made in Sweden or in some other country by a Swede.

The term foreign items of historic interest refers to items made in another country by a non-Swede.

For the purposes of determination under this Act, Sweden's boundaries at 1st July 1986 shall decide whether an object is to be deemed a Swedish item of historic interest.

Export permits

Section 3. Any person wishing to export an item of historic interest from Sweden must obtain permission to do so if the item is of the kind referred to in Sections 4 and 5.

Section 4. Swedish items of historic interest:

1. Items made before 1600, whatever their value:

- (a) printed works, maps and pictures and
- (b) manuscripts on parchment or paper.

2. Items more than 100 years old, whatever their value:

- (a) drinking vessels, harness and textile implements if they are made of wood and have painted or carved decorations,
- (b) folk costumes and embroidered or pattern-woven traditional textiles,
- (c) tapestry paintings,
- (d) furniture, mirrors and caskets,
- (e) long-case clocks, wall clocks and bracket clocks
- (f) signed faience
- (g) musical instruments and
- (h) firearms, edged weapons and defensive weapons.

3. Items more than 100 years old and worth more than SEK 50.000, insofar as they are not referable to point 2:

- (a) paintings, drawings and sculptures,
- (b) items of pottery, glass and porphyry,
- (c) items of gold, silver and bronze, with the exception of coins and medals.

and

- (d) chandeliers and woven tapestries.

4. Items more than 50 years old and worth more than SEK 2.000, insofar as they are not referable to point 1 or 2:

- (a) Lapp (Sami) items,
- (b) unprinted minutes, letters, diaries, manuscripts, music and accounts,
- (c) hand-drawn maps and drawings, and
- (d) technical models and prototypes and scientific instruments.

Section 5. Foreign items of historic interest which presumably came to Sweden before 1840 and are worth more than SEK 50.000:

- (a) furniture, mirrors and caskets,
- (b) long-case clocks, wall clocks and bracket clocks,
- (c) musical instruments,
- (d) firearms, aged weapons and defensive weapons,
- (e) paintings, drawings and sculptures,
- (f) items of pottery, glass and ivory,
- (g) items of gold, silver and bronze with the exception of coins and medals.

and

- (h) chandeliers and woven tapestries.

Section 6. Permission is also required for the exportation of part of an item referred to in Section 4 or 5.

Section 7. An item of historic interest may be taken out of the country without permission if

1. the owner of the item migrates from Sweden to settle in another country,
2. the item has been acquired, through inheritance, legacy or partition, by a private person domiciled in another country,
3. the item is exported by a public institution in this country or an institution receiving a grant from the State, a municipality or a county council and is to be brought back to Sweden again,
4. the item is exported by an individual person for use in connection with public cultural activities and is to be brought back to Sweden again or
5. the item has been temporarily borrowed from abroad.

Consideration of applications for export permits

Section 8. Permission for the exportation of an item of historic interest is to be given if the item is not of major importance to the national cultural heritage.

Even if the item is of major importance to the national cultural heritage, permission may be given for its exportation if it is acquired by an institution abroad.

Section 9. Questions concerning export permits are to be determined by the Royal Library, the Central Board of National Antiquities, the National Archives, the National Art Museums or the Nordic Museum Foundation (permit-issuing authorities).

For every type of item classified in Sections 4 and 5, the Government prescribes the permit-issuing authority by which permit applications are to be determined.

Handling of permit applications etc.

Section 10. Permit applications are to be submitted to the Central Board of National Antiquities. If, by authority of Section 9, it has been prescribed that the application is to be determined by another permit-issuing authority, the application is to be transmitted to that authority.

Section 11. If an application relates to more than one of the permit-issuing authorities, the Central Board of National Antiquities will decide which permit-issuing authority is to handle the application. That permit-issuing authority may only determine the matter after consulting the other permit-issuing authority or authorities concerned. In such cases, the application is to be refused if any of the permit-issuing authorities concerned opposes the award of a permit.

Section 12. A person applying for permission to export an item shall append two monochromed photographs of the item to the application. No photographs are needed, however, if the application refers to items referred to in Section 4(1)(a) and (4)(b). Nor are photographs necessary if the permit-issuing authority waives this requirement.

The applicant shall, at the request of the permit-issuing authority, place the item at its disposal for inspection.

Section 13. The Administrative Procedure Act (1987:223) is also to apply to permit cases handled by the Nordic Museum Foundation. A case of this kind is to be sided by the Governor of the Foundation or by some other official appointed by the Governor for the purpose.

Section 14. The Government or the authority appointed by the Government may issue regulations on charges to cover the costs entailed by cases relating to exports.

Appeals

Section 15. If an export permit application has been refused by a permit-issuing authority, the decision may be contested by appeal to a common administrative court.

Appeal to the Administrative Court of Appeal is subject to the grant of a review dispensation.

Other decisions made by a permit-issuing authority under this Chapter are final.

Governmental permission

Section 16. Even if an item of historic interest is of major importance to the national cultural heritage, the Government may allow it to be taken out of the country if there are very strong reasons for doing so.

Penalties

Section 17. Provisions concerning penalties for the illegal exportation of items of historic interest and for attempted offences of this kind are contained in the Contraband (Penalties) Act (1960:418).

Chap. 6. Restitution of items of historic interest removed illegally

Section 1. An item of historic interest illegally removed after 31st December 1994 from a State included in the European Economic Area (EEA) and present in Sweden shall, on request, be returned to that state.

Definitions

Section 2. For the purposes of this Chapter, an item of historic interest is an object which

1. in the State from which it has been removed is regarded as a national treasure of artistic, historic or archaeological value under laws or administrative procedures compatible with Article 36 of the Treaty of Rome, and
2. belongs to one of the categories indicated in the schedule to this Act or is an integral part of the furnishings of an ecclesiastical institution or an integral part of a public collection and included in the inventory of a museum, an archive or a library collection.

A public collection is a collection owned by

- a State as referred to in Section 1,
- a local or regional authority in such a State, or
- a public institution in such a State which is owned or to a great extent funded by the State or by a local or regional authority.

Section 3. An object of historic interest has been illegally removed if it has been removed from the territory of a State contrary to the rules of that State for the protection of national treasures, or if the object has not been returned following lawful removal for a fixed term, or if some other condition attaching to the removal has been breached.

Filing of proceedings

Section 4. The State from whose territory the object of historic interest has been illegally removed can file proceedings for its restitution with a common court. The proceedings shall be filed against the party in possession of the object.

A summons application in proceedings as aforesaid shall be accompanied by a document describing the object as indicating that it is an object of historic interest, and also by a declaration by the appropriate authority in the State demanding restitution, to the effect that the object has been illegally removed.

If the object is owned by a party other than the party in possession of it, the court, if the owner is known, shall notify him of the filing of proceedings. The same shall apply concerning a party having a special title to the object.

Section 5. On application being made by the State from whose territory an object of historic interest has been illegally removed, the court may order a measure to secure the object. The provisions of Chap. 15, Sections 2, 5, 7, 8 and 10 of the Code of Judicial Procedure shall then apply. In this context, superior title to certain property shall refer to the right of obtaining restitution of the property.

Section 6. Restitution proceedings shall be filed within one year of the State claiming restitution becoming apprised of the whereabouts of the object and of who was in possession of it. Proceedings, however, may not be filed more than 30 years after the object was illegally removed. In the case of an object belonging, under section 2, to a public collection and church furnishings enjoying special protection under the law of the country claiming restitution, proceedings may, however, be filed within 75 years after the removal.

If the removal is no longer illegal when proceedings are filed, the claim shall be dismissed.

Compensation

Section 7. If an object of historic interest is to be returned, the party in possession of the object is entitled, on his own account, to reasonable compensation from the State claiming restitution, if the party in possession has shown due care and attention in acquiring the object and as regards the manner in which the object was removed from the State claiming restitution. A party who acquired the object through inheritance, bequest or gift is entitled to compensation only if the party from whom the object was acquired would have been so entitled.

The compensation shall be fixed in the proceedings concerning restitution of the object of historic interest.

Investigation

Section 8. On application being made by the authority nominated by the Government (the Central Authority), the District/City Court may order that the authority may carry out an investigation on the premises of a party in order to search for a particular object of historic interest which has been illegally removed from a State as referred to in Section 1.

Permission may be granted only if

1. there is special reason to suppose that the object sought can be found during the investigation,

2. if there is reasonable cause to fear that the party on whose premises the investigation is to be conducted will evade supplying information if he is in possession of the object and

3. the importance of the matter being taken outweighs the encroachment or other detriment which the measure implies to the party affected.

Application shall be made in writing.

If there is reasonable cause to fear that the object will be concealed or some other measure taken in order to prevent or impede restitution, an order as indicated in subsection one may be made without the opponent being given the opportunity of returning an opinion on the application. Nor, in such case, need the opponent be notified of the court's order before the investigation begins.

The order takes effect immediately unless otherwise determined.

Section 9. An investigation order will show the extent to which the central authority is entitled to gain access to premises, areas of land, vehicles and craft and other spaces.

The provisions of Chap. 28, Sections 6, 7(2) and 9(1) of the Code of Judicial Procedure shall be applied in the investigation.

The authority may request executive assistance from the Enforcement Service in order to carry out the investigation. Chap. 16, Section 10 of the Execution Code shall then apply.

Section 10.

If the object sought is found in the investigation, the central authority may impound the object if there is reason to fear that the person in possession, by concealing the object or by taking some other measure, will prevent or impede restitution.

Section 11. The party affected by impoundment as referred to in Section 10 may file a written request for adjudication of the same with the District/City Court which adjudicated the application for a permit for the investigation. On receiving the request, the Court shall hold a hearing at the earliest possible opportunity and, failing extraordinary calls to the contrary, not later than the fourth day afterwards.

Both the party affected and the central authority shall be summoned to the hearing.

In the hearing, the authority shall state the reasons for the impoundment. The party affected shall be given the opportunity of making a statement. The hearing shall, if possible, proceed without interruption. A stay of proceedings may be

ordered only if there are exceptional reasons for so doing. The Court shall make an order immediately after the hearing has been concluded.

Section 12. The Court shall decide how long the impoundment is to continue. The time thus set may not be longer than is absolutely necessary. On no account may an impoundment continue for more than three months.

Section 13. If, as provided in Section 5, a Court has ordered a measure to secure an object, an order for the impoundment of the same object shall cease to apply.

Procedural provisions

Section 14. In proceedings under this Chapter, the provisions of the Code of Judicial Procedure concerning disputes where extra-judicial settlement is not permitted shall apply.

The Judicial Transactions Act (1996:242) shall apply to the handling of questions referred to in Sections 8 and 11.

Failing provision to the contrary in this Chapter, the question of jurisdiction shall be determined as provided in Chap. 10 of the Code of Judicial Procedure.

Costs

Section 15. In cases under this Chapter, the provisions of Chap. 18 of the Code of Judicial Procedure shall apply in the matter of costs, with the following alterations. Unless the opponent of the State claiming restitution realised or should have realised that the object had been illegally removed, that costs in the District/City Court shall be borne by the State claiming restitution. The same shall apply, in such circumstances, to costs in a superior court if they were caused by the State appealing. Costs referred to in Chap. 18, Section 6 of the Code of Judicial Procedure shall always be borne, however, by the party causing them.

Section 16. The State claiming restitution shall bear the cost of enforcement of a judgement concerning restitution of an object of historic interest.

Applicable law

Section 17. If an illegally removed object of historic interest has been returned, the ownership of the object shall be determined in accordance with the laws of the State claiming restitution.

Schedule

Categories referred to in Chap. 6. Section 2(1), paragraph 2.

- A. 1. Archaeological objects more than 100 years old and deriving from
- excavations and finds on land or under water,
 - archaeological finds,
 - archaeological collections.
2. Objects constituting an integral part of dismantled artistic, historic or religious monuments more than 100 years old.
3. Pictures and paintings executed entirely by hand, on any underlay whatsoever and in any material whatsoever.
4. Mosaics not belonging to categories 1 and 2 and drawings executed entirely by hand on any underlay whatsoever and in any material whatsoever.
5. Original engravings, prints, silk-screen prints and lithographs, with their respective matrices and original posters.
6. Original sculptures or original statues and copies made by the same process as the original and not belonging to category 1.
7. Photographs, films and negatives of the same.
8. Incunabula and manuscripts, including maps and scores, individual or in collections.
9. Books more than 100 years old, individual or in collections.
10. Printed maps more than 200 years old.
11. Archives, and parts of the same, more than 50 years old, on any underlay whatsoever and in any material whatsoever.
- 12.a. Collections and objects from zoological, botanical, mineralogical or anatomical collections.
- b. Collections of historical, palaeontological, ethnographic or numismatic interest.
13. Vessels and craft more than 75 years old.
14. Other antiquities not belonging to categories A1-A13 and more than 50 years old.

This Act applies to objects of historic interest in categories A1-A14 only if their value equals or exceeds the monetary threshold values in B.

- B. Monetary threshold values applicable to certain categories in A.

VALUE 0 (Zero)

- 1 (archaeological objects)
- 2 (parts of ancient monuments)
- 8 incunabula and manuscripts
- 11 (archives)

SEK 128,000

- 4 (mosaics and drawings)
- 5 (engravings)
- 7 (photographs)
- 10 (printed maps)

SEK 427,000

- 6 (statues)
- 9 (books)
- 12 (collections)
- 13 (vehicles and craft)
- 14 (all other objects)

SEK 1,282,000

- 3 (pictures)

The assessment as to whether the conditions of the financial threshold value are satisfied must be made when restitution is requested. The financial value is that which the object commands in the member State claiming restitution.

Transitional provisions

1988:950

1. This Act enters into force on 1st January 1989.
2. The following enactments are repealed through this Act:
 - (a) the Ancient Monuments Finds Act (1942:350),
 - (b) the Historic Buildings Act (1960:690),
 - (c) the Export Prevention (Various Items of Historic Interest) Act (1985:1104).
3. Decisions made under earlier legislation shall, for the purposes of the new Act, be deemed made by authority of the latter.

The second sentence of Chap. 4, Section 16 shall apply only in cases opened after this Act enters into force.

Earlier provisions continue to apply with regard to appeals against decisions made before 1st January 1989. Cases referred to the Government by the end of 1988 but still pending at that time will be handled in accordance with earlier provisions.

4. If a protection order or a prohibition under Section 7 of the Historic Buildings Act (1960:690) was made by the County Administrative Board before 1st July 1987, the compensation provisions applying previous to that date shall be complied with.

5. For the purposes of Chap. 3, Section 10(5), decisions made prior to the entry into force of this Act shall also be taken into account.

In judicial proceedings under Section 5 of the Historic Buildings Act (1960:690) instigated before 1st July 1987, Section 12(2) of the said Act shall apply as worded before 1st July 1987.

6. Points 2 and 3 of the interim provisions accompanying the Export Prevention (Various Items of Historic Interest) Act (1985:1104) shall continue to apply.

1991:872

This Act enters into force on the date determined by the Government. Earlier provisions shall continue to apply with regard to judicial proceedings concerning executive assistance instigated before the said entry into force.

1994:1425

This Act enters into force on 1st January 1995. If an application has been made prior to the said entry into force, earlier provisions shall apply.

1995:72

This Act enters into force on 1st April 1995. Decisions made prior to the said entry into force shall be appealed in accordance with earlier provisions.

1995:560

This Act enters into force on 1st July 1995.

Earlier provisions apply to permit applications received by the Central Board of National Antiquities before 1st July 1995.

Heritage Conservation Ordinance (1988:1188) with amendments up to and including SFS 1995:1448

General provisions on consultation etc.

Section 1. Before making a decision in a matter under the Heritage Conservation Act (1988:950) which can entail liability for compensation or is otherwise of major importance, the County Administrative Board shall consult the Central Board of National Antiquities and the National Historical Museums, hereinafter collectively termed the Central Board of National Antiquities.

Section 2. In its supervision of heritage conservation in the county, the County Administrative Board shall co-operate with heritage conservation agencies within the county, and in particular with the county museums and corresponding museums.

Section 3. On the County Administrative Board having made a decision pursuant to the Historic Monuments Act (1988:950), a copy of the decision shall be sent immediately to the Central Board of National Antiquities.

The County Administrative Board shall further notify the Central Board of National Antiquities when the question of prosecution under Chap. 2, Section 21 or Chap. 3, Section 18 of the Heritage Conservation Act has arisen. The Central Board of National Antiquities shall also be notified when the question of damages on account of disregard of provisions of the same Act has arisen.

Section 4. The Central Board of National Antiquities shall notify the Land Survey Authority of such permanent archaeological sites as presumably have not yet been entered in the plan register.

Ancient monuments

Section 5. The County Administrative Board shall immediately notify the municipality of decisions in matters referred to in Chap. 2, Sections 2, 9 and 12 of the Heritage Conservation Act (1988:950). On a decision having acquired force of law, the County Administrative Board shall notify the Land Survey Authority.

Section 6. The Central Board of National Antiquities shall notify the County Administrative Board before the authority takes a measure referred to in Chap. 2, Section 7 or 8 of the Heritage Conservation Act. The County Administrative Board shall consult the Central Board of National Antiquities before taking a corresponding measure. No such notification or consultation is necessary, however, if the measure is a matter of urgency.

Section 7. Before granting any party permission to take measures as referred to in Chap. 2, Section 7 or 8 of the Heritage Conservation Act (1988:950), the County Administrative Board shall ensure that the party has sufficient knowledge to carry out the measures in a satisfactory manner.

Section 8. The County Administrative Board, a county museum, a police authority or a coast guard receiving an archaeological find or a report of an archaeological find shall immediately notify the Central Board of National Antiquities in writing of the archaeological find. The notification shall contain a brief description of the archaeological find and of the site, together with the name and address of the finder. If the finder has supplied further information concerning the circumstances of the find, this information shall be appended. The finder shall be given a copy of the notification.

Section 9. If there is presumably an owner of an object reported as an archaeological find but the owner is unknown, the authority which has received the find or the report of the find shall ensure that the find is announced through the agency of the police authority, in keeping with the provisions concerning lost property.

Section 10. Repealed through Ordinance (1991:475).

Historic buildings

Section 11. Before a building is declared a historic building, the County Administrative Board shall give the municipality the opportunity of stating an opinion, except where this is manifestly unnecessary.

Section 12. On a decision referred to in Chap. 3, Sections 1, 5-7, 14 and 15 of the Heritage Conservation Act (1988:950) having acquired force of law, the County Administrative Board shall notify the municipal committee or committees discharging duties in the planning and building sector.

Section 13. A historic building shall, if the County Administrative Board finds cause for so doing and the owner consents thereto, be provided, through the agency of the County Administrative Board and at the expense of the State, with a notice to the effect that the building is protected under the Heritage Conservation Act.

Section 14. The Central Board of National Antiquities shall keep a list of historic buildings in Sweden. The County Administrative Board shall keep a list of historic buildings in the county. The County Administrative Board shall also keep a list of such buildings as are referred to in Chap. 3, Section 6 of the Heritage Conservation Act (1988:950).

Section 15. On the question arising of compensation as provided in Chap. 3, Section 10 of the Heritage Conservation Act (1988:950), the County Administrative Board shall endeavour to bring about an extra-judicial settlement with the interested parties concerning the amount of compensation.

Section 16. The conditions for a permit as referred to in Chap. 13, Section 14 of the Heritage Conservation Act (1988:950) shall always include a condition to the effect that the appearance and state of the building before alteration are to be suitably documented.

Section 17. It follows from Chap. 3, Section 13(1) of the Heritage Conservation Act (1988:950) that the Expropriation Act (1972:719) shall apply in certain cases concerning compensation and purchase. Provisions concerning disbursement of compensation to a tenant in tail are contained in point 6 of the transitional provision of the Expropriation Act and in Section 18 of the Expropriation Ordinance (1972:727).

Church property of historic interest

Section 18. In matters referred to in Chap. 4 of the Heritage Conservation Act (1988:950), the Central Board of National Antiquities and the County Administrative Boards shall consult with the cathedral chapter if necessary.

Section 19. Church furnishings as referred to in Chap. 4, Section 6 of the Heritage Conservation Act (1988:950) include, for example, earlier vestments, censers, vessels, books, altarpieces, crosses and crucifixes, baptismal fonts, other paintings and works of art, ciboria, storage chests, poor-boxes, chandeliers and candlesticks, epitaphs, catchments, banners, achievements, coats of arms, armours, votive ships, church bells, musical instruments and certain earlier funeral monuments.

Section 20. On the County Administrative Board having made a decision as provided in Chap. 4, Section 3, 9 or 13 of the Heritage Conservation Act (1988:950), a copy of the decision shall be sent to the cathedral chapter.

Section 21. On the County Administrative Board having made a decision or taken a measure as provided in Chap. 4, Section 10(2) and (3) of the Heritage Conservation Act (1988:950), the rural dean shall be notified of the decision or measure. If the decision or measure affects a parish of which the rural dean is the incumbent, the bishop shall be notified instead.

Section 22. Further regulations for the effectuation of Chap. 4 of the Heritage Conservation Act (1988:950) are issued by the Central Board of National Antiquities.

Safeguards against the exportation of certain items of historic interest

Section 23. Questions concerning permits for the export of items of historic interest as referred to in Chap. 5, Section 3 of the Heritage Conservation Act (1988:950) are examined by the Royal Library, the Central Board of National Antiquities, the National Archives, the National Art Museums and the Nordic Museum Foundation, as apportioned in Sections 24-28.

Section 23 a. Export licence as referred to Council Regulation (EEC) No. 3911/92 of 9th December 1992 on exports of cultural objects are issued by the Royal Library, the Central Board of National Antiquities, the National Archives, the National Art Museums and the Nordic Museum Foundation, as apportioned in Sections 24-28. In the case of items which do not come under the provisions of Chap. 5 of the Heritage Conservation Act (1988:950) but for which an export licence is required under the Council Regulations, the export licence shall be issued by the Central Board of National Antiquities.

Export licence applications shall be submitted to the Central Board of National Antiquities.

Section 24. The Royal Library examines permit applications concerning

- (a) printed publications, maps and pictures,
- (b) non-printed letters, diaries, manuscripts and music when the items emanate from authors and composers.

Section 25. The Nordic Museum Foundation examines permit applications concerning

- (a) drinking vessels, harness and textile-working implements if they are of wood and have painted or carved decoration,
- (b) folk costumes and embroidered or pattern-woven traditional textiles,
- (c) tapestry paintings,
- (d) furniture, mirrors and boxes,
- (e) long-case clocks, wall clocks and table clocks,
- (f) signed faiences,
- (g) musical instruments,
- (h) firearms, edged weapons and defensive weapons,
- (i) Sami (Lapp) artefacts,
- (j) technical models and prototypes, as well as scientific instruments.

Applications concerning furniture, mirrors and boxes as well as long-case clocks, wall clocks and table clocks referred to in Chap. 5, Section 5 of the Heritage Conservation Act (1988:950) shall, however, be examined by the National Art Museums as provided in Section 27.

Applications concerning boxes, edged weapons and defensive weapons emanating from a church building or from another ecclesiastical building or burial ground in this country shall, however, be examined by the Central Board of National Antiquities as provided in Section 28.

Section 26. The National Archives examine permit applications concerning

- (a) manuscripts on parchment or paper,
- (b) non-printed minutes, letters, diaries, manuscripts, music and accounting records,
- (c) hand-drawn maps and drawings.

Applications concerning such non-printed matters, diaries, manuscripts and music as emanate from authors and composers shall, however, be examined by the Royal Library as provided in Section 24.

Section 27. The National Art Museums examine permit applications concerning
(a) furniture, mirrors and boxes, as well as long-case clocks, wall clocks and table clocks referred to in Chap. 5, Section 5 of the Heritage Conservation Act (1988:950),
(b) paintings, drawings and sculptures,
(c) ceramic, glass, gold, silver, bronze, porphyry and ivory objects, and
(d) chandeliers and woven tapestries.

Applications concerning such paintings and sculptures, gold, silver and bronze objects and chandeliers emanating from a church building or other ecclesiastical building or burial ground in this country shall, however, be examined by the Central Board of National Antiquities as provided in Section 28.

Section 28. The Central Board of National Antiquities examines permit applications concerning

- (a) boxes,
- (b) edged weapons and defensive weapons,
- (c) paintings and sculptures,
- (d) objects of gold, silver and bronze,
- (e) chandeliers.

insofar as the objects aforesaid emanate from a church building or another ecclesiastical building or burial ground in this country.

Section 29. Regulations concerning charges as referred to in Chap. 5, Section 14 of the Heritage Conservation Act (1988:950) are determined by the Central Board of National Antiquities, after consulting the permit-issuing authority concerned and the National Audit Bureau.

Section 30. More detailed regulations for giving effect to Chap. 5 of the Heritage Conservation Act (1988:950) are issued by the Central Board of National Antiquities.

Further provisions

Restitution of items of historic interest

Section 31. The Central Board of National Antiquities is the central authority as provided in Chap. 6 of the Heritage Conservation Act (1988:950).

Section 32. As central authority, the Central Board of National Antiquities shall

1. on application being made by another State included in the European Economic Area (EEA), search for more exactly indicated items of historic interest which have been illegally removed from that State and identify the party in possession of the item,
2. notify States concerned within the EEA when an item of historic interest has been found in Sweden which has presumably been illegally removed from another State included in the EEA and receive corresponding notifications,

3. make it possible for the competent authorities in the state which can claim restitution of such an item under Chap. 6 of the Heritage Conservation Act (1988:950) to verify that it is an item of historic interest and be such a competent authority in Sweden,
4. in co-operation with the State concerned, take necessary measures to preserve an item of historic interest discovered as referred to in point 2.
5. take necessary measures to prevent actions for the purpose of avoiding restitution,
6. act as intermediary between the State claiming restitution and the party in possession of the item, with regard to its restitution,
7. notify the central authority of the State where the Swedish State has filed proceedings for restitution and receive corresponding notifications,
8. notify central authorities in other States of the instigation of restitution proceedings in Sweden and receive corresponding notifications, and
9. in other respects co-operate with central authorities in other States.

Verification as referred to in subsection 1, paragraph 3 shall be effected within two months of notification having been made as provided in paragraph 2 of the same subsection. Failing this, the provisions of paragraphs 4 and 5 of the same subsection shall not apply.

Further provisions

Section 33. The Central Board of National Antiquities or, by authority of the same, the County Administrative Board shall represent the State in judicial proceedings referred to in Chap. 2, Section 25(2) and Chap. 3, Section 20 of the Heritage Conservation Act (1988:950).

Transitional provisions

1994:1524

Section 23 a of this Ordinance enters into force on the day when the Act (1994:1500) occasioned by Sweden's affiliation to the European Union enters into force, other provisions on 1st January 1995.

1994:1448

1. This Ordinance enters into force on 1st January 1996.
2. Earlier provisions continue to apply with regard to real property registration authorities established under the Municipal Property Subdivision Authorities and Real Property Registration Authorities Act (1971:133).

The Heritage Conservation Grants Ordinance (1993:379)

Introductory provisions

Section 1. Insofar as funding is available, State Grants under this Ordinance may be made towards

1. alteration etc. of housing development of historic interest,
2. care of settlement of historic interest,
3. care of cultural landscapes and archaeological remains,
4. archaeological examination in connection with housing construction,
5. archaeological examination in connection with minor enterprises, and
6. information etc. in conjunction with ancient monuments and heritage sites.

Alteration etc. of housing developments of historic interest

Section 2. In connection with the alteration, renovation and maintenance of housing development, grants may be made towards historically justified additional expenditure, such as the additional expense of historically justified building works and the cost of participation by special experts in the investigation, planning and conduct of the work. Grants may also be made towards the underpinning of dwelling houses of historic interest.

Section 3. Grants may be made only if the settlement will presumably be preserved for the future.

Section 4. Grants equalling not more than 90 per cent of the additional expense may be made towards the care of historic buildings and settlement deserving of building heritage status, together with other valuable settlement in areas of national interest for heritage conservation.

Grants equalling up to 50 per cent of the additional expense may be made for other settlement of outstanding historic interest.

The Central Board for National Antiquities and the National Historical Museums (the Central Board of National Antiquities) may permit larger grants to be made if there are special reasons for doing so.

Section 5. Grants may be made towards historically justified additional expense on the care mainly of settlement other than dwelling houses. Grants may not be made if the measures augment the utility value.

Grants are subject to the provisions of Sections 3 and 4.

Care of cultural landscapes and archaeological remains

Section 6. Grants may be made towards measures for the care of cultural landscapes and archaeological remains, such as reinstatement of old enclosures and overflow installations, the purchase of fencing, felling and clearance and restoration of ruins.

Archaeological examination in connection with housing construction

Section 7. Grants may be made for investigation and other measures as provided in Chap. 2, Section 13 of the Heritage Conservation Act (1988:950) if the archaeological remains are situated in an area of continuous earlier housing development and are affected by supplementary or infill development, or if they are situated in an area where the supply of suitably located and developable land is limited and there is a great need of housing.

Section 8. Grants may only be made if

1. the archaeological remains have no visible marking above ground,
2. the materialisation of the building development is a matter of major public concern,
3. there is no possibility of adapting the building development in such a way that permanent archaeological remains will be unaffected,
4. the cost of the measures is high and
5. special antiquarian qualities will not be damaged by the enterprise.

Section 9. The grants shall correspond to the cost payable by the entrepreneur under Chap. 2, Section 14 of the Heritage Conservation Act (1988:950). Cost as aforesaid shall not be taken to include the cost of machine time and heavy labour.

Grants may be made subject to conditions concerning the design of new building development.

Archaeological examination in connection with minor enterprises

Section 10. Grants may be made towards investigation and other measures as provided in Chap. 2, Section 13 of the Heritage Conservation Act (1988:950)

which, under the said Act, are payable by the entrepreneur if the enterprise

1. is occasioned by an official decision or some other coercive circumstance, or
2. is of limited proportions and, having regard to the circumstances, it is found reasonable that the entrepreneur should be relieved of the cost of the archaeological measures.

An enterprise entailing, for example, minor changes in the use of a building, a structure or an area of land can be deemed an enterprise of limited proportions.

Section 11. Grants may not be made to a national, county council or municipal agency.

Information etc. in conjunction with ancient monuments and heritage sites

Section 12. Grants may be made towards measures to make heritage sites and ancient monuments available to the general public and in order to supply information about them.

Common provisions

Section 13. Grants may cover the whole or part of the amount of the costs, unless otherwise prescribed.

Section 14. Questions concerning grants are examined by the Central Board of National Antiquities or, following authorisation by the Central Board of National Antiquities, by the County Administrative Board.

Section 15. Applications for grants shall be submitted to the County Administrative Board. If the County Administrative Board itself is not to examine the matter, it shall transmit the application documents to the Central Board of National Antiquities together with a statement of its own opinion.

Section 16. Applications shall be made on a form defined by the Central Board of National Antiquities.

Section 17. The authority deciding on the grant may define conditions for the use of the grant, antiquarian participation, documentation, inspection and other accounting and preservation. The decision shall indicate the length of time for which the grant is available.

Section 18. When the measures to which the grant refers have been carried out, an account of the measures shall be given to and, except where unnecessary, the measures inspected by the authority which decided on the grant or by some other agency appointed by that authority.

Section 19. Grants are disbursed on request after the measures and costs to which the grant refers being finally approved by the decision-making authority.

Grants as provided in Section 1, points 4 and 5 may be disbursed directly to the party who carried out the investigation or the measure.

Part of the grant may be disbursed in advance if there are special reasons for so doing. An advance payment may be made subject to conditions concerning its use and concerning surety or other security.

Section 20. The authority which made a decision concerning a grant may revoke the decision and demand partial or full repayment of the grant if

1. the recipient of the grant has furnished incorrect information or otherwise caused a grant to be incorrectly made or made at an excessive amount,
2. a grant has otherwise been made incorrectly or at an excessive amount and the recipient of the grant ought reasonably to have realised this,
3. a grant has been used contrary to prescribed conditions,
4. the condition applying to the grant have otherwise not been complied with, or
5. a decision concerning liability for costs which occasioned a grant as provided in Section 1, points 4 and 5 is amended in such a way as to reduce the liability incurred by the recipient of the grant.

Section 21. Decisions by the Central Board of National Antiquities or the County Administrative Board pursuant to this Ordinance are final.

Transitional provisions

1993:379

1. This Ordinance enters into force on 1st July 1993.
2. The following are repealed through this Ordinance:
 - (a) the State Grants (Conservation of Settlement of Historic Interest) Ordinance (1981:447),
 - (b) the Permanent Archaeological Remains (Grants Towards Investigation Costs etc.) Ordinance (1988:1189).
3. The provision of Section 6(2) of the Permanent Archaeological Remains (Grants Towards Investigation Costs etc.) Ordinance (1988:1189) shall apply in matters concerning grants towards the cost of examination etc. of permanent archaeological remains as provided in Chap. 2, Section 13 of the Heritage Conservation Act (1988:950) if the decision entailing liability for costs under Chap. 2, Section 14 of the same Act was made before 1st July 1993.

1994:323

This Ordinance enters into force on 1st July 1994.

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PLANNING AND BUILDING ORDINANCE (1987:383), PBF

Current wording on 1st February 1997.

Introduction

Section 1: This Ordinance contains regulations for the application of the Planning and Building Act (1987:10). Terms and concepts used in the Planning and Building Act have the same meaning as in this Ordinance. Regulations concerning certain planning documents, etc. can be found in the Survey regulations (1974:339). *Ordinance (1991:1634)*

Requirements on buildings etc.

Buildings

Section 2: The National Board of Housing, Building and Planning (Boverket) issues the executive regulations as well as the other regulations required for the application of the rules concerning the design of buildings in part 3, section 2, of the Planning and Building Act (1987:10).
Ordinance (1994:1237)

Section 3: *Repealed by Ordinance No 1994:1237.*

Section 4: *Repealed by Ordinance No 1994:1237.*

Section 5: The National Board of Housing, Building and Planning issues the executive regulations as well as the other regulations required for the application of the following regulations in Part 17 of the Planning and Building Act (1987:10):

Section 20 concerning devices for ascending roofs and for accident prevention, for doors and similar devices and for devices for waste collection and

Section 21 concerning handicap adaption. *Ordinance (1991:74)*

Plots

Section 6: The National Board of Housing, Building and Planning issues the executive regulations as well as the other regulations which are required for the application of the following regulations in Part 3, Section 15, first paragraph of the Planning and Building Act (1987:10) that:

item 3, accident risk is restricted and major inconvenience to vehicular traffic does not arise,

item 4, the requirement for emergency vehicle access is met and

item 5, the plot can be used by persons of diminished mobility and orientation capacity.

Ordinance (1991:74)

Section 7: *Repealed by Ordinance (1994:1237).*

Section 8: *Repealed by Ordinance (1994:1237).*

Definitions

Section 9: When in the Planning and Building Act (1987:10) or in regulations or a decision based on other regulations regarding a building's height, depth of cellar or number of floors, the following is valid unless otherwise specified.

The height of a building or the depth of its cellar shall be measured from the site's median level next to the building. If the building is less than six metres from a public open space, then the measurement shall be based on the public open space's median level next to the site, unless special circumstances determine otherwise.

The height of a building is measured from the intersection between the facade and a forty-five degree angle at the building's roof. The depth of the cellar is measured from the cellar floor's upper level.

A floor also includes the attic if it can be furnished as a habitable room or work premises, if it in accordance with the third paragraph concerning the height of a building is more than 0.7 metres higher than the upper level of the loft floor, and the cellar if the floor's upper level of the floor immediately above is more than 1.5 metres above the site's median level next to the building.

Ordinance (1994:1237).

Issues concerning plans and area regulations

Regional and comprehensive plans

Section 10: During consultations on a proposal to adopt, amend or annul a regional plan or a comprehensive plan, the county administrative board shall inform the government bodies concerned about the planning work. The Regional Forestry Board's views shall be obtained if forest land is involved. The bodies with points of view on the planning proposal shall submit these to the county administrative board.

When the planning proposal is exhibited, the county administrative board shall inform the government bodies, who are expected to have viewpoints on such matters, that the county administrative board will include these in its evaluation report.

The county administrative board shall inform the land survey authorities about a decision to adopt, amend or annul a regional plan or a comprehensive plan. Other government authorities shall be informed if they have views on the planning proposal or if they are particularly affected by the decision. *Ordinance (1995:1445)*

Detailed development plans, property plans and area regulations

Section 11: During consultations on planning proposals concerning detailed development plans, property plans and area regulations, the same procedures shall be followed as prescribed in Section 10, first paragraph. The county administrative board does not need to inform the survey authorities or the bodies who are appellants.

Authorities not having any views on the comprehensive plan should only be informed if the planning proposal is not supported by the comprehensive plan or particularly affects a specific authority.

The views of the Regional Forestry Board shall be acquired if forest land is affected. *Ordinance (1995:1445)*

Section 12: *Repealed by Ordinance (1995:1200).*

Planning documents, etc.

Section 13: The documents which on the basis of Part 4, Section 13; Part 5, Section 31, second paragraph and section 33; Part 6, Sections 12 and 13, second paragraph and Part 7; Section 7, of the Planning and Building Act (1987:10) shall be submitted to the National Board of Housing, Building and Planning, the country administrative board and the survey authorities, and be suitable for archival purposes. *Ordinance (1995:1445)*

Presentation of plans, etc.

Section 14: The country administrative board shall on request from the National Board of Housing, Building and Planning, submit such presentations of detailed development plans and area regulations as well as planning data for regional plans, comprehensive plans, detailed development plans and area regulations that are required by the National Board of Housing, Building and Planning in order to update its knowledge about current development trends in the Board's field of responsibility. *Ordinance (1991:74)*

Matters concerning permits and applications

Section 15: Written applications concerning building permits or tentative approvals and such documents referred to in Part 8, Section 20, first paragraph of the Planning and Building Act (1987:10) shall be executed in such a way that they can be archived or microfilmed if the Building Committee so wishes. *Ordinance (1994:1237)*

Section 15 a: In a building or demolition permit shall be given the property's designation, the developer's name and address as well as when the construction or demolition work will commence. *Ordinance (1995:1200)*

Section 15 b: The Building Committee may in a decision about a control plan note that documents which describe the building or the installation in a completed state should be suitable for archival or for microfilming and shall be submitted to the Committee when the work is completed, if these documents can be expected to be of importance to the Building Committee's future supervisory activities. *Ordinance (1994:1237)*

Section 16: The National Board of Housing, Building and Planning shall issue the executive instructions required for the application of the regulations concerning the handling of building permits and tentative approvals in Part 8, Section 19, second paragraph; Section 20, first paragraph, and Section 34, fourth paragraph of the Planning and Building Act (1987:10). *Ordinance (1994:1237)*

Building works, etc.

Quality assurance supervisors and controller

Section 17: A quality assurance supervisors according to Part 9, Section 14 and an expert controller according to Part 9, Section 9, first paragraph, shall have the necessary training and experience and be otherwise suitable for the task.

A decision about national authorisation for a quality assurance supervisor according to Part 9, Section 14 of the Planning and Building Act (1987:10) shall be limited in time and may be restricted to only a certain part of the building.

The expert controllers referred to in Part 9, Section 9, first paragraph of the Planning and Building Act (1987:10) may be certified by a body that is accredited for that purpose in accordance

with Section 14 (1992:1119) of the Act on Technical Control. Certification shall be limited in time and may be restricted to only a certain part of the building.

The National Board of Housing, Building and Planning may issue more detailed regulations about quality assurance supervisors with national authorisation and for the certification of expert controllers. *Ordinance (1994:1237)*

Section 18: If no particular circumstances warrant otherwise, the Building Committee shall approve of a quality assurance supervisor having national authorisation and with an official report from an expert whose competence has been assured by certification. The question of whether the Building Committee can replace the quality assurance supervisor is dealt with in Part 9, Section 15 or the Planning and Building Act (1987:10). *Ordinance (1994:1237)*

Section 19: The National Board of Housing, Building and Planning issues the necessary executive regulations for the implementation of the regulations in Part 9, Section 1 of the Planning and Building Act (1987:10) concerning the carrying out of construction, demolition and site improvement works. *Ordinance (1994:1237)*

Section 20: If a building to be demolished is afflicted with vermin or wood-destroying insects, then these shall be exterminated. Materials which are harmful to people, animals or plants should be dealt with in a secure manner.

The National Board of Housing, Building and Planning will issue the executive regulations required for the implementation of the first paragraph. *Ordinance (1991:74)*

Section 21: *Repealed by Ordinance (1994:1237).*

Section 22: *Repealed by Ordinance (1994:1237).*

Enforcement

Section 23: Regulations concerning an application for debt retrieval, etc. can be found in Sections 4-9 of the Debt Retrieval Regulations (1993:1229). A person responsible for payment is encouraged to pay the debt before an application for debt retrieval has been made and this is dealt with in Section 3 of the above-mentioned regulations.

Debt retrieval is not necessary for a debt less than SEK 100, unless retrieval is required from public points of view. *Ordinance (1993:49)*

THE SWEDISH PLANNING AND BUILDING ACT (1987:210), PBL. (Including amendments up to February 1997)

Part 1. Introductory regulations

Section 1: This Act contains regulations about the planning of land and water areas as well as building. The purpose of these regulations is, with due regard to the freedom of the individual, to encourage the development of an egalitarian society as well as good, long-term and sustainable living conditions for people today and for future generations. *Act (1993:419)*

Section 2: It is a municipal responsibility to plan the use of land and water areas.

Section 3: Each municipality shall draft an up-to-date *comprehensive plan* covering the whole of the municipality's area. The comprehensive plan shall indicate the main ways in which land and water areas are to be utilised and how physical development shall take place. The municipal comprehensive plan is not binding either on authorities or individuals.

The control of land use and of development within a municipality takes place through *detailed development plans*. A detailed development plan may only cover a limited part of a municipality.

For limited areas of a municipality not covered by a detailed development plan, *area regulations* may be adopted if they are required to achieve the purpose of the comprehensive plan or to ensure the safeguarding of national interests in accordance with the Act (1987:12) on the Management of Natural Resources, etc.

Property regulation plans may be adopted in order to facilitate the implementation of detailed development plans.

For the co-ordination of several municipalities' planning, *regional plans* may be adopted. *Act (1995:1197)*

Section 4: For the construction or demolition of buildings as well as for the excavation or filling of a site, or the felling or planting of trees, a permit in the form of either a *building permit*, *demolition permit* or a *site improvement permit* is required in accordance with this Act. In addition, the Committees referred to in section 7 shall be informed about the various projects involved by means of a *building notification* or a *demolition notification* to the extent required by this Act.

With regard to measures requiring a building permit, a *tentative approval* may be issued, indicating to what extent development on the site in question may be permitted. *Act (1995:1197)*

Section 5: When issues are scrutinised in accordance with this Act, consideration shall be given to both public and private interests unless otherwise prescribed.

Section 6: If land is to be used for development, then it should be suitable for this purpose from the public's point of view. Assessments of suitability form part of the process of drafting plans or matters concerning the issuing of building permits or tentative approvals.

Section 7: In each municipality there shall be at least one Committee responsible for the municipality's tasks concerning building and development issues and having primary responsibility for the supervision of building activities.

What is stated in this Act regarding the Building Committee shall apply to any Committee appointed in accordance with the first paragraph. *Act (1991:1704)*

Section 8: The County Administrative Board shall be responsible for the supervision of planning and building activities in its county and shall co-operate with the municipalities in their planning work.

The Swedish National Board of Housing, Building and Planning has general responsibility for the supervision of planning and building activities throughout Sweden.
Act (1990:1365)

Section 9: Special regulations covering the technical qualities of buildings and other installations as well as building products can be found in the Act (1994:847) on the Technical Qualities of Buildings, etc. *Act (1994:852)*

Part 2. General interests to taken be into consideration in planning work and the siting of development

Section 1: Land and water areas shall be used for that or those purposes for which the areas are most suited with regard to their nature and location as well as actual needs.

When drafting plans and in matters concerning a building permit and tentative approval then the Act (1987:12) on the Management of Natural Resources, etc., shall be applied.
Act (1995:1197)

Section 2: Planning shall, taking into consideration natural and cultural values, encourage the appropriate structure of development, of green areas, of transportation routes and other utilities. From a social viewpoint, a good environment and, moreover, good environmental conditions in general, include the encouragement of the good long-term management of land and water resources as well as energy and raw materials. Consideration shall also be given to conditions in adjacent municipalities.

What has been specified in the first paragraph shall also be taken into consideration when dealing with other matters under this Act. *Act (1995:1197)*

Section 3: Development shall be located on land which is suitable for the purpose with regard to:

1. the health of residents and others,
2. soil, rock and water conditions,
3. provisions allowing vehicular service, water supply and sewerage as well as other communal services and
4. provisions for preventing water and air pollution as well as disturbance by noise.

Buildings and other developments requiring energy shall be sited in a manner that is conducive to energy provision and management. *Act (1989:515)*

Section 4: In areas of built-up development, the environment shall be designed with regard to the need for:

1. protection against the occurrence and spread of fire as well as against traffic and other accidents,
2. protection with regard to civil defence
3. water and energy conservation as well as a healthy indoor climate and hygienic conditions,
4. traffic provision and a good traffic environment,
5. parks and other green areas,

6. provisions enabling persons with impaired mobility or orientation capacity to use the area, and

7. future changes and extensions.

Within, or close to areas of built-up development there shall be suitable areas for play, exercise and other outdoor activity as well as the provision of reasonable levels of communal and commercial services. *Act (1995:1197)*

Part 3. Requirements for buildings, etc.

New Buildings

Section 1: Buildings shall be sited and designed in a way that is suitable with regard to the townscape or rural environment and to the natural and historical values inherent in those places. The external form and colour of buildings should be suitable with regard to the building itself and provide a good overall impact.

Section 2: Buildings shall be sited and designed so that they, or their intended use, shall not have a deleterious impact on traffic safety or in other ways create dangers or serious disturbances to their surroundings. Impact on ground water, which may be deleterious to surroundings, should be avoided. With regard to buildings sited underground, reasonable consideration shall be given to ensuring that the use of land above these buildings is not made more difficult.

Buildings

Section 3: Buildings shall meet the requirements given in section 2 of the Act (1994:847) on the Technical Qualities of Buildings, etc. to the extent indicated by the regulations issued in accordance with section 21 of that Act. *Act (1994:852)*

Section 4: *Repealed by Act (1994:852)*

Section 5: *Repealed by Act (1994:852)*

Section 6: *Repealed by Act (1994:852)*

Section 7: *Repealed by Act (1994:852)*

Section 8: *Repealed by Act (1994:852)*

Section 9: *Repealed by Act (1994:852)*

Section 10: Alterations to a building shall be carried out with care thus paying attention to distinctive features as well as to constructional, historical, cultural, environmental and architectural values. *Act (1994:852)*

Section 11: With regard to building measures which do not require planning permission, then Sections 1, 2 and 10 shall be applied to the extent warranted by the nature and extent of the measures involved. *Act (1994:852)*

Section 12: Buildings which are particularly valuable from a historical, cultural, environmental or architectural point of view, or which form part of such development, shall not be allowed to deteriorate.

Section 13: The exteriors of buildings shall be kept in good condition. Maintenance shall be adapted to the value of the building as seen from a historical, cultural, environmental and architectural point of view as well as to the character of the immediate surroundings.

The buildings referred to in Section 12 shall be maintained so that their distinctive features are protected. *Act (1994:852)*

Installations other than buildings

Section 14: With regard to installations referred to in Part 8, Section 2, first paragraph, the regulations in Sections 1-3 and 10-13 concerning buildings will apply.

With regard to signs and illuminated installations for which a building permit is required, the regulations in Sections 1 and 2 shall be applied. *Act (1995:1197)*

Sites, public spaces, etc.

Section 15: Sites for development shall be used in a way that is suitable with regard to the natural landscape or townscape as well as to the natural and historical value of such sites. In addition, efforts shall be made to ensure that:

1. natural conditions are preserved as far as possible,
2. surrounding areas are not subject to disturbances,
3. the risk of accidents is limited and that serious disturbances to traffic do not occur,
4. there is a suitably located entrance or other exit from the site and that provisions for vehicular traffic meet requirements with regard to accessibility for emergency vehicles to and from the buildings on the site,
5. the site, unless prevented by the terrain or other conditions, can be used by persons with impaired mobility or orientation capacity, and
6. reasonable space for parking, loading and unloading of vehicles is arranged on site or nearby.

If sites are to be occupied by buildings which contain one or more dwellings or premises for pre-school, school or other similar facilities, then sufficient open space shall be provided for play and outdoor recreation either on the site or on areas close to it.

If sufficient space is not available for parking and outdoor recreation areas, then priority shall be given to the provision of outdoor recreation areas.

Section 16: On developed sites, the regulations in Section 15, first paragraph, item 6 as well as the second and third paragraphs shall apply within reasonable limits.

For alterations to a building for which a building permit is required, the site shall be arranged so that it meets the requirements of Section 15 to the extent and within the limits regarding work costs and the site's particular qualities. *Act (1994:852)*

Section 17: Sites shall, irrespective of whether they are used for development or not, be kept tidy. They shall be maintained so that no disturbances are created to the surroundings or to traffic and so that the risk of accidents is reduced. The Building Committee can decide that tree-planting be carried out and that existing vegetation be preserved.

Sites which are of particular value from a historical, cultural, environmental or architectural point of view shall not be disfigured and regard shall be given to the fact that they are covered by protective regulations in a detailed development plan or area regulations.

Installations which have come about in order to meet the requirements of Section 15 shall be reasonably maintained.

Play areas and fixed installations in play areas shall be maintained so that the risk of accidents is reduced. *Act (1995:1197)*

Section 18: With regard to public spaces and areas for installations other than buildings, the regulations in Section 17, second paragraph shall always apply as well as those in Sections 15 and 16, and the first, third and fourth paragraphs of Section 17 shall apply within reasonable limits. *Act (1995:1197)*

Part 4: The Comprehensive Plan

Section 1: The municipal comprehensive plan shall include the general interests specified in Part 2 and the environmental and risk factors that should be taken into consideration in decisions concerning the use of land and water areas. When providing for the general interests, the national interests according to the Act (1987:12) on the Management of Natural Resources, etc. should be given special attention.

The plan shall indicate:

1. the main points concerning the intended use of land and water areas,
2. the municipality's views concerning how the built environment is to be developed and preserved and
3. how the municipality intends to meet the current national interests according to the Act on the Management of Natural Resources etc.

The significance and consequences of the comprehensive plan should be explained in such a way that they can be understood without difficulty. *Act (1995:1197)*

Section 2: There shall be attached to the comprehensive plan a written report as specified in Section 8 as well as the County Administrative Board's evaluation report according to Section 9.

If the County Administrative Board has not approved of a certain part of the plan, this area shall be denoted in the plan. *Act (1995:1197)*

Section 3: When a first draft of the comprehensive plan, or revisions to it are made, the municipality shall consult the County Administrative Board and any regional planning body as well as any other municipality that may be affected by the plan. Other authorities as well as associations and individuals having a considerable interest in the proposals contained in the plan shall also be given an opportunity to participate in the consultations. *Act (1995:1197)*

Section 4: The purpose of consultation is the improvement of the data upon which decisions are made as well as the provision of opportunities for insight and influence. During consultation, the reasons for the proposals, important planning data supporting them and the impact of the proposals shall be explained.

The results of consultations, and the amendments which arise as a result of the views expressed, shall be presented in a separate consultation report. *Act (1995:1197)*

Section 5: During consultations, the County Administrative Board shall in particular take into consideration and co-ordinate national interests and in that connection shall:

1. provide data for municipal evaluations and give advice in matters concerning national interests in accordance with Part 2 and also the environmental and risk factors that should be considered in decisions about the use of land and water areas,
2. work to satisfy the national interests specified in the Act (1987:12) on the Management of Natural Resources etc., and suitably co-ordinate issues concerning the use of land and water areas affecting two or more municipalities. *Act (1995:1197)*

Section 6: Before a comprehensive plan, or an amendment to such a plan, can be adopted, the municipality shall publicly exhibit the proposals during a period of at least two months. Those wishing to make representations about the proposals shall do this in writing during the public inspection period.

Section 7: Public notice about opportunities for the inspection of the planning proposals must be given at least one week prior to the commencement of the inspection period and be displayed on the municipality's notice-board as well as inserted in the local newspaper. The public notices must indicate where and during which period the proposals are exhibited, and in what way, and to whom, representations shall be made. If the planning proposals concern only a part of the municipality, this must be stated in the public notices.

With regard to the public notices, the provisions included in the Act (1977:654) concerning Public Notices about Cases and Matters before Public Bodies, etc. shall be followed.

One copy of the planning proposals, together with the written report and the consultation report shall, prior to the public exhibition of the proposals, be submitted to the County Administrative Board as well as to any regional planning body and other municipalities affected by the proposals.

Section 8: During the public inspection period the planning proposals shall be accompanied by:

1. the written report required under the second paragraph,
2. the consultation report,
3. the current municipal comprehensive plan, and
4. any planning data which the municipality regards of importance when assessing the proposals.

The written report shall include information about planning conditions, the reasons for the design of the proposals and the measures which the municipality intends to take in order to implement the plan. Further, the proposals shall describe the plan's consequences.

Should the proposals involve the amendment of a comprehensive plan for a part of the municipality, then the consequences of these proposals on other parts of the municipality shall be described. *Act (1995:1197)*

Section 9: The County Administrative Board shall, during the public inspection period, document its scrutiny of the planning proposals.

This document shall state:

1. whether the proposals meet the national interests in accordance with the Act (1987:12) on the Management of Natural Resources, etc.
2. whether matters concerning the use of land and water areas which affect two or more municipalities are suitably co-ordinated, and
3. whether any development is unsuitable with regard to the health of residents and others or with regard to the need to protect against accidents.

Section 10: After the public inspection period, the municipality shall assemble all the comments received and present its subsequent proposals in a statement which shall accompany the documents referring to this matter.

If the proposals undergo substantial amendment following the public inspection period, then a new period of public inspection shall follow.

Section 11: A municipal comprehensive plan, or amendments to it, shall be adopted by the municipal council.

Section 12: A decision to adopt or amend a municipal comprehensive plan becomes valid when the decision has gained legal force.

Section 13: When the municipality's decision to adopt or amend the comprehensive plan has become legally effective, the plan, the written report, the consultation report, the scrutiny document, the municipality's statement in accordance with Section 10 and a copy of the minutes recording the municipality's decision shall, without delay, be submitted to the National Board of Housing, Building and Planning, the County Administrative Board and any regional planning board or municipalities which are affected. *Act (1990:1365)*

Section 14: The municipal council shall, at least once during its term of office, consider whether the comprehensive plan is still up-to-date.

Before a decision is made in accordance with the first paragraph, the County Administrative Board must, in a summarised statement, give its views regarding national interests that may be of importance to the municipality's decision as well as describe how the County Administrative Board's views relate to the comprehensive plan. *Act (1995:1197)*

Part 5. The detailed development plan and area regulations

Detailed development plan

Section 1: The examination of a site's suitability for development and the control of the design of the built environment is carried out in a detailed development plan for:

1. new continuous development,
2. new individual buildings, the use of which will have a significant impact on surroundings or which are to be located in an area where a considerable demand exists for building sites, or where examination of the proposed building cannot be carried out in connection with the scrutiny of a building permit or tentative approval application; and
3. development which is going to be altered or preserved if comprehensive control is required.

The first paragraph shall also apply to installations other than buildings where these require a building permit in accordance with Part 8, Section 2.

A detailed development plan does not need to be drafted if sufficient planning controls exist in the area regulations.

Section 2: In the drafting of a detailed development plan reasonable consideration shall be given to the existing development, ownership and property conditions which may have an impact on the implementation of the plan.

Those parts of the plan which involve land, or particular rights to land, being acquired in accordance with Part 6, Sections 17 - 19, shall be designed so that their advantages outweigh the inconvenience suffered by individuals.

A detailed development plan shall not cover an area larger than is required for the purposes of the plan and the time-limit during which it shall be implemented as specified in Section 5.

Section 3: The detailed development plan shall indicate the areas and boundaries of:

1. public areas such as streets, roads, squares and parks,
2. areas for buildings, sport and recreational facilities, burial grounds, installations for vehicular traffic, water supply, sewerage and energy provision as well as all protection and safety areas, and
3. water areas for, inter alia, small boat harbours and outdoor swimming.

With regard to public spaces for which the municipality is responsible, their use and design shall be indicated. The use of development sites and water areas shall also be indicated.

Section 4: If the municipality is not responsible for the public spaces indicated, then this shall be noted in the detailed development plan.

Section 5: The detailed development plan shall contain a time-limit for development. This limit shall be determined in such a way that there is a reasonable chance of the plan's implementation taking place within at least five and at most fifteen years. The time is calculated from the date when the decision to adopt the plan gained legal force or from the date when some part of the plan can be implemented as a result of a directive according to Part 13, Section 8, second paragraph. The plan can also indicate that the time-limit is to be calculated from a later date than when the decision to adopt the plan gained legal force. Different time-limits can be stipulated for different areas within the plan.

If the plan does not contain any stipulations about time-limits, the time-limit will be fifteen years from the date indicated in the first paragraph.

Regulations on the renewal and extension of the time-limit, are contained in Section 14.

When the time-limit expires, the plan will continue to be valid until it is amended or annulled.

Section 6: If the detailed development plan permits the temporary use of land or buildings in accordance with Section 7, first paragraph, item 9, the plan shall indicate during which period the temporary use is permitted. The time-limit should be a maximum of ten years and should be calculated from the date indicated in Section 5, first paragraph. If the plan is silent about the time-limit, then it will be five years. Regulations on the extension of the time-limit are contained in Section 15.

Section 7: In addition to what is stipulated in Section 3 on the contents of the plan, regulations can also cover:

1. to what extent measures require a building permit in accordance with Part 8, Section 5, first paragraph; Section 6, first paragraph, items 2 and 3, second and third paragraphs, item 2; Section 8, first and third paragraphs and Section 9, first and second paragraphs,
2. details about the greatest extent to which development above and below ground level is permitted and, if there are special reasons with regard to housing provision or the environment, the minimum extent to which development is permitted,
3. the use of buildings which, with regard to residential development includes regulations concerning the percentage of different types of dwelling of varying types and size,

4. the siting, design and construction of buildings, other installations and sites, including the regulations concerning the care of buildings specified in Part 3, Section 10, the protective regulations concerning buildings specified in Part 3, Section 12 and for sites that are particularly valuable from a historical, cultural, environmental or architectural point of view, the prohibition on the demolition of buildings referred to in Part 3, Section 12 as well as the regulations covering other alterations to buildings apart from extensions which may be carried out according to the regulations in Section 21 of the Act (1994:847) concerning the Technical Qualities of Buildings, etc.,

5. the design and height of vegetation and ground surfaces,

6. the use and design of public spaces for which the municipality is not responsible, including protective regulations for places of particular value from a historical, cultural, environmental or architectural point of view,

7. fences as well as exits from and entrances onto public spaces,

8. the siting and design of parking spaces, the prohibition on using land or buildings for parking, as well as the responsibility for providing space for parking, loading and unloading in accordance with Part 3, Section 15, first paragraph, item 6,

9. the temporary use of land or buildings not immediately required for the purposes indicated in the plan

10. reserves of land for public utilities, energy installations as well as traffic and road installations,

11. protective installations to prevent disturbances from surroundings and, if there are special reasons, the highest permitted figures for disturbances due to air pollution, noise, vibration, light or any other disturbance which is subject to scrutiny in accordance with the Environment Protection Act (1969:387),

12. the principles concerning the subdivision of property and the establishment of communal facilities,

13. protection of such public areas which are the responsibility of the municipality and which are particularly valuable from a historical, cultural, environmental or architectural point of view.

Regulations concerning the use of a building according to the first paragraph, item 3, shall not be formulated in such a way as to prohibit effective competition.

A detailed development plan may also include regulations about joint development in accordance with Part 6, Section 2. If a detailed development plan is adopted after a development decision reached in accordance with the Act (1987:11) on Joint Development has become legally effective, it shall be indicated in the plan whether implementation is to proceed according to that Act. If land, belonging to any property whose owner is not involved in the joint development, is to be utilised then details about this shall be included in the plan.

The plan should not be more detailed than is required for its purpose. Regulations which concern opportunities to carry on retail trading shall only be permitted if there are serious reasons. *Act (1996:1315)*

Section 8: A detailed development plan may indicate that a building permit may not be issued for measures involving a substantial change in land use until:

1. certain traffic, water supply, sewerage or energy installations, for which the municipality is not responsible, have been carried out,

2. certain buildings or installations on a site have been demolished, modernised or have been accorded a new use in the plan, or the entrance or exit from a property has been changed or

3. a decision to adopt the property regulation plan contained in the detailed development plan has become legally effective, or the property regulation plan can be implemented in accordance with a directive issued in accordance with Part 13, Section 8, second paragraph.

Section 9: A detailed development plan consists of a map and a special document containing regulations. However, the plan may contain only one of these documents or both a map and regulations, provided the plan's contents are still completely clear.

The map shall indicate how the planning area is subdivided for different land use purposes and which regulations pertain to the different areas.

The planning document shall be formulated in a way that makes clear how the proposals affect the environment. *Act (1989:1049)*

Section 10: The detailed development plan shall be accompanied by a report of plan in accordance with Section 26 as well as an implementation report in accordance with Part 6, Section 1. If the detailed development plan contains only one document, then the report of plan should be included. *Act (1989:1049)*

Section 11: Before the elapse of the time-limit for development, and contrary to the wishes of the property-owners concerned, a detailed development plan may be amended or annulled but solely when this is required as a result of new conditions of great public importance which could not be foreseen when the plan was drafted.

When the time-limit for development has elapsed, the plan may be amended or annulled without regard to the development rights which might have accrued during the plan's existence.

The extension or renewal of the time-limit for development is provided for in Section 14. Regulations for the extension of the time-limit concerning the temporary use of land are contained in Section 15.

Section 12: The regulations contained in Sections 1 - 4 and 6 - 10 also apply when a detailed development plan is amended or annulled.

When a detailed development plan is amended, the time-limit for implementation stated in the plan shall also be valid for the issues covered by the amended plan. If the amendment of the plan does not affect the time-limit for implementation of the plan, then a special time-limit shall be determined according to Section 5 and for the issues referred to in the amended plan. *Act (1991:604)*

Section 13: If a detailed development plan is altered or is wholly, or partly, annulled for an area covered by a property regulation plan, then the detailed development plan shall indicate which parts of the property regulation plan specified in accordance with Part 6, Section 11, are no longer valid.

The alteration of a detailed development plan as a result of a property regulation plan being adopted, is dealt with in Part 6, Section 5.

Section 14: Before the time-limit for development has expired, it can be extended by a maximum of five years at a time. After the expiry of the time-limit, it can be renewed for a maximum of five years at a time. Such extension and renewal can refer to a particular area within the plan.

If measures have been taken during the implementation time-limit with regard to a particular property, but these measures have not been fully implemented because of circumstances over which the municipality has no control, the time-limit for implementation

shall be extended, within reasonable limits, for that particular property. An application for extension shall be submitted before the time-limit for implementation expires.

Section 15: The period during which the temporary use of land is permitted can be extended by a maximum of five years at a time. However, the total permitted period shall not exceed twenty years.

Area regulations

Section 16: For defined areas, not covered by a detailed development plan, regulations can be adopted in order to ensure that the intentions of the comprehensive plan are achieved or that a national interest, in accordance with the Act (1987:12) on the Management of Natural Resources, etc., is met. Area regulations may be used to control:

1. to what extent measures require permission in accordance with Part 8, Section 5, first paragraph; Section 6, first paragraph, items 1 and 3 and the second and third paragraphs; Section 7; Section 8, second and third paragraphs and Section 9, third paragraph,
2. the main features of the use of land and water areas for development or for leisure facilities, transportation routes and other comparable land uses,
3. the maximum permitted building coverage or usable floor area of holiday cottages and the size of plots for such cottages,
4. the siting, design and construction of buildings, other installations or sites including the regulations concerning the care of buildings are specified in Part 3, Section 10, the protective regulations concerning buildings specified in Part 3, Section 12, and for sites that are particularly valuable from a historical, cultural, environmental or architectural point of view, the prohibition on the demolition of buildings as noted in Part 13, Section 12, as well as those regulations covering other alterations to buildings apart from extensions that may be carried out according to the regulations in Section 21 of the Act (1994:847) on the Technical Qualities of Buildings, etc.,
5. the use and design of public open spaces, including protective regulations for places of particular value from a historical, cultural, environmental or architectural point of view,
6. vegetation and the design and height of land in such areas referred to in Part 8, Section 9, third paragraph,
7. protective arrangements to prevent disturbance from surroundings and
8. joint development in accordance with Part 6, Section 2. *Act (1995:1197)*

Section 17: The area regulations and the reasons for them shall be described in a special document. This document shall be arranged so that it clearly describes how the regulations affect the environment.

The above paragraph shall also be followed when area regulations are amended or annulled.

Procedures, etc.

Section 18: A detailed development plan shall be based on a programme indicating the starting point and objectives of the plan, if this is essential.

An environmental impact assessment in accordance with Part 5 of the Act (1987:12) on the Management of Natural Resources, etc., shall be drafted if the detailed development plan permits the use of land, buildings or other installations which have a considerable impact on the environment, public health or the management of natural resources. *Act (1995:1197)*

Section 19: When the first draft of a detailed development plan has been produced, it shall, unless this is completely unnecessary, be accompanied by one or more maps (base maps) and a list of properties. In so far as the plan affects them, the real property list shall contain details about:

1. properties, land which is owned jointly by several proprietors and other areas as well as the owners of other rights, apart from ownership through a co-operative housing association and rental tenure, in the aforementioned properties, and
2. joint facilities in accordance with the Act (1973:1149) on Joint Facilities and the owners of the properties which utilise these facilities.

If a joint ownership association, in accordance with the Act (1973:1150) on the Management of Joint Ownership, is responsible for joint ownership, special rights or the joint facility, the association shall be noted as the owner or occupier instead.

Section 20: When the first draft of a detailed development plan has been produced, the municipality shall consult the County Administrative Board, the property registration authority and the municipalities affected by the proposals. The parties concerned and the members of co-operative housing associations, tenants and residents affected by the proposals as well as those public bodies, associations and other private individuals who have more than a passing interest in the proposals, shall be provided with an opportunity to be consulted.

Act (1995:1197, 1995:1415)

Section 21: The purpose of consultation is the exchange of information and views. During consultations, the municipality should present relevant planning data of importance as well as explain the proposals' most important consequences. If there is a programme or an environmental impact analysis for the plan, these shall also be presented. Consultations concerning the detailed development plan shall also include the presentation of the reasons for the plan.

The views which have been put forward in consultation as well as the comments and proposals made as result of these views shall be assembled and presented in a joint consultation document. *Act (1995:1197)*

Section 22: During consultations the County Administrative Board shall give particular attention to:

1. giving advice on the application of Parts 2 and 3 and ensuring that national interests in accordance with the Act (1987:12) on the Management of Natural Resources, etc. are taken into consideration,
2. ensuring that matters concerning the use of land and water areas which affect two or more municipalities are co-ordinated in an appropriate manner and
3. ensuring that national interests are safeguarded.

Section 23: Before a detailed development plan is adopted, the municipality shall publicly exhibit the planning proposals for a period of at least three weeks. Anyone wishing to make representations about the proposals shall do this in writing during the exhibition period.

Section 24: A notice about the exhibition of the planning proposals shall, at least one week before the commencement of the exhibition period, be displayed on the municipality's notice-board as well as be published in the local newspaper. However, notice may be given, at the latest, on the day when the exhibition begins if it has been decided that the exhibition will last at least four weeks.

The notice shall indicate:

1. where the planning area is located,

2. whether the proposal deviates from the municipal comprehensive plan,
3. what land or special rights to land as specified in Part 6, Sections 17 - 19, could be affected as a result of the adoption of the plan,
4. where the exhibition is to take place
5. when, how and to whom, representations regarding the proposals may be made and
6. failure to make representations, in accordance with Part 13, Section 5 during the exhibition period, can result in forfeiting the right to appeal against the decision to adopt the plan.

With regard to public notices, the regulations in the Act (1977:654) on Public Notices about Cases and Matters before Public Bodies, etc. shall be followed.

One copy of the planning proposals together with the report of plan in accordance with section 26, the implementation report prepared in accordance with Part 6, Section 1 and the consultation document shall, prior to the exhibition of the proposals, be sent to the County Administrative Board and to other municipalities affected by the proposals. *Act (1989:1049)*

Section 25: Information about the contents of the public notice shall, prior to the day of notification, be sent by letter to:

1. the known parties involved,
2. the tenant organisations known to have an agreement about negotiations concerning a property which is affected by a planning proposal or, if a negotiation agreement does not exist, a tenant organisation known to be associated with a national organisation and whose property is located within the area concerned and
3. others having a considerable interest in the proposals.

If the proposals concern a joint property, for which there is a board or other organisation appointed for its management, information shall be sent to a member of the board or to the manager of that organisation. If there is no board or manager, notice shall be sent to one of the co-owners so that the information is available to the others.

Notice in accordance with the first paragraph need not be given if a large number of persons has to be informed and this would involve greater cost and inconvenience than is warranted by sending out individual information. However, the owners of land and the holders of special rights to land referred to in Section 24, first paragraph, item 3, shall always be informed in accordance with the first paragraph above. The same applies to those who have received notification according to Section 28 a. *Act (1991:604)*

Section 26: During the exhibition period the planning proposals shall be accompanied by:

1. a report of plan and an implementation report,
2. a consultation report,
3. the programme for the plan, an environmental impact assessment, the base map and the list of properties, if these documents have been drafted, and
4. other planning data which the municipality regards of importance for an assessment of the plan.

The report of plan shall describe the planning conditions, the purpose of the plan and the reasons for it, as well as the considerations which formed the basis for the extent of the demand for building permits within the planning area. The report shall include illustrative material unless that is obviously unnecessary. If the planning proposals depart from the municipal comprehensive plan, then these departures, and the reasons for them, shall be specified in the report.

Other available material illustrating the intentions of the planning proposals should also be exhibited. *Act (1994:852)*

Section 27: Following the exhibition period, the municipality shall compile all the written comments received during the period of publicity and present its reactions to them in a statement which is added to the assembled documents.

This statement, or a notice about where it is available for inspection, shall be sent by post as soon as possible to all those whose comments on the exhibited planning proposals have not been taken into consideration. If a large number of such persons is to be informed, a notice may instead be given in the manner indicated in Section 24, or by a notice displayed on the municipality's notice-board, or in news-sheets which are distributed to residents affected by the proposals of this detailed development plan and by letters to the parties concerned and the organisations or associations specified in Section 25, item 2, and whose comments have not been taken into consideration.

If the planning proposals, as a result of the exhibition, are considerably amended, then a new exhibition should be held. *Act (1989:1049)*

Section 28: Instead of what is prescribed in Sections 18, 20, 21, second paragraph, and Sections 22 to 27, the regulations in the second paragraph (simplified plan approval) may be applied if the proposals contained in the detailed development plan are of limited significance, lack public interest and are in accord with the municipal comprehensive plan and the County Administrative Board's scrutiny document as specified in Part 4, Section 9.

When simplified plan approval procedures are applied, the County Administrative Board and those indicated in Section 25, first paragraph, shall be consulted. When the first draft of the detailed development plan has been produced, they shall be notified and, if they disapprove of the proposals, shall be given a period of at least two weeks in which to make written objections to the proposals. This period can be shortened if all those concerned agree to this. A compilation of the comments received and the proposals resulting from them are to be presented in a separate document which shall be added to the assembled planning documents.

Section 28 a: Before a detailed development plan can be adopted, the municipality must notify those who, as a result of the plan being adopted, are likely to be affected in the way noted in Part 14, Section 8, first paragraph, item 2 or 3, and that they, within an prescribed period of time of at least two months, must notify their demands for compensation or land acquisition to the municipality. Such a notification shall be accompanied by details about the regulations to be drafted, amended or annulled. Those who do not notify their demands within the prescribed period of time forfeit their right to compensation or acquisition.

The regulations in the first paragraph do not prevent demands for compensation or acquisition being put forward as a result of damage which could not reasonably have been foreseen within the prescribed period of time. *Act (1991:604)*

Section 29: When a detailed development plan is adopted by the municipal council, the council may delegate to its Executive Committee or the Building Committee the approval of plans which are neither of significance in principle nor of major importance.

Section 30: At the latest, the day after displaying on the municipality's notice-board, the confirmed minutes recording the council's decision to adopt the detailed development plan, information about this notice plus an extract from the minutes about the decision, as well as details about what shall be observed by those wishing to appeal against this decision, shall be sent by post to:

1. the County Administrative Board as well as any regional planning body and other municipalities affected by the plan and

2. the parties concerned, members of co-operative housing associations, tenants and residents as well as those organisations or associations specified in Section 25, first paragraph, item 2, if they have, at the latest during the exhibition period or during the period indicated in Section 28, second paragraph, submitted written representations stating that comments concerning the proposals have not been taken into consideration, or if they are eligible to appeal as a result of the regulations in Part 13, Section 5, second paragraph.

If a large number of persons is to be informed in accordance with the first paragraph, item 2 above, and if this should involve greater cost and inconvenience than is warranted for the purpose of notifying each of them, notification may be given instead by publishing a public notice in the local newspaper in the manner indicated in Section 24, or by a public notice displayed on the municipality's notice-board, by news-sheets which are distributed to the residents affected and by letters to the parties concerned and the organisations and associations specified in the first paragraph, item 2. The owners of land and those persons holding special rights to land which the plan may specify for acquisition, in accordance with Part 6, Sections 17 - 19, shall always be informed in the manner prescribed in the first paragraph. The same applies to those who have been notified in accordance with Section 28 a.

Notification in accordance with the second paragraph shall include a summary of the decision, the time when the decision was displayed on the municipality's notice-board as well as what is to be observed by those who wish to appeal against the decision. If a notice is inserted in the local newspaper, this must be done on the same day as the decision to adopt the plan has been displayed on the municipality's notice-board. *Act (1991:604)*

Section 31: When the decision to adopt the detailed development plan has become legally effective, notification shall be given to those who, as a result of this decision, are entitled to compensation in accordance with Part 14, Sections 5 or 8. This notification shall also contain information about the contents of Part 15, Section 4. The municipality shall decide whether this information shall be sent by letter or in the manner prescribed in Section 24.

The municipality shall note on the planning documents the date when they became legally effective. If an ordinance in accordance with Part 13, Section 8, has been made, then the date of the ordinance shall be noted. As soon as possible after the decision has become legally effective, one copy of the plan, the report of plan, the implementation report and the real property list shall be sent to the County Administrative Board and the land register and the property registration authority unless this is obviously unnecessary.

If these documents are not sent to the above authorities within two weeks of the plan becoming legally effective, the authorities shall immediately be informed of the content of the documents. *Act (1995:1415)*

Section 32: The regulations under Sections 18 to 31 shall also apply when a detailed development plan is amended or annulled.

Section 33: The regulations under Section 19 concerning the real-property list and the regulations included under Sections 20 to 31 shall apply when area regulations are adopted, amended or annulled.

Section 34: The decision to adopt, amend or annul a detailed development plan or area regulations is not valid until the decision has become legally effective or is implemented in accordance with Part 13, Section 8, second paragraph.

Section 35: Area regulations cease to be valid if the planning area to which they refer is covered by an adopted detailed development plan which has become legally effective or a determination has been made in accordance with Part 13, Section 8, second paragraph.

Section 36: From Part 8, Sections 11, 12, 16 and 18, it follows that a building permit, a demolition permit or a site improvement permit can not be issued if it would be contrary to the stated intentions of the detailed development plan or area regulations.

Proposals which do not require permission and which concern buildings, other installations, sites and public spaces, shall be carried out in a way that is not contrary to the intentions of the detailed development plan or area regulations. This does not concern those proposals listed in Part 8, Section 4, first paragraph, which do not require permission.

In accordance with other special directives, decisions in accordance with certain other Acts shall not contravene the regulations of a detailed development plan or area regulations.
Act (1994:852)

Part 6. Plan implementation

Implementation report

Section 1: In the drafting of a detailed development plan, a special document (the implementation report) shall describe the organisational, technical, financial and the real estate actions required for the co-ordinated and otherwise essential implementation of the plan.

Joint development

Section 2: The municipality may decide that development, in accordance with the Act (1987:11) on Joint Land Development, may be permitted if it is important that sites be assembled for the utilities required for such joint development. Notification of this decision shall be given in the detailed development plan or the area regulations.

The decision shall indicate the main boundaries within which joint development shall take place as well as within what period a development decision according to the Joint Land Development Act shall be notified. This period should be limited to a maximum of five years from the day on which the detailed development plan or the area regulations have been adopted and become legally effective or from an earlier date when part of the detailed development plan or the area regulations is to be implemented in accordance with a determination under Part 13, Section 8, second paragraph. If no development decision has been taken within the stipulated period, the detailed development plan or the area regulations will become invalid as far as the municipality's decision on joint development is concerned.

Property regulation plan

Section 3: The property regulation plan shall note, for areas covered by a detailed development plan, the regulations on the subdivision of land into real property units as well as easements, including those for public utilities, and similar special rights as well as communal facilities.

The property regulation plan shall be adopted if:

1. it is necessary for the implementation of appropriate real property unit subdivision,
2. it otherwise facilitates the implementation of the detailed development plan and

3. if demanded by a property owner and the plan is not obviously unnecessary.

Section 4: The property regulation plan shall cover a suitably delineated area. Reasonable consideration shall be given to existing development, ownership and property rights which can affect the implementation of the plan.

If the plan is to regulate the subdivision of land into properties, or if it includes regulations about easements and similar rights, then Part 3, Section 1, of the Property Formation Act (1970:988) shall apply.

If the plan is to regulate the establishment of joint ownership, then Sections 5 and 6 of the Act (1973:1149) on Jointly Owned Property shall apply. If it is to include regulations about public utility rights then Section 6 of the Public Utility Rights Act (1973:1144) shall apply.

Section 5: The property regulation plan shall not conflict with the detailed development plan. However, minor deviations may be allowed if these do not conflict with the purpose of the detailed development plan. In such cases it will therefore be assumed that the detailed development plan's design follows that of the property regulation plan.

Section 6: Where necessary, and considering the purpose of the property regulation plan, the detailed development plan shall indicate:

1. the area's subdivision into properties,
2. what easements, public utility rights and similar special rights are to be created, amended or annulled,
3. the installations, etc., which are to be jointly owned and
4. the properties which will participate in the joint ownership as well as the areas for such installations.

Section 7: In the property regulation plan, it may be noted that the plan is only valid when a decision to adopt a detailed development plan has become legally effective or is to be implemented in accordance with a determination under Part 13, Section 8, second paragraph.

Section 8: A property regulation plan consists of a basic map and a special document containing regulations. The plan may contain either of these documents or a single document which is a combined basic map and regulations if the contents of the plan are completely clear. *Act (1989:1049)*

Section 9: The property regulation plan shall be accompanied by a report of plan in accordance with Section 12. If the property regulation plan consists of only one document, the report of plan may be included in that document. *Act (1989:1049)*

Section 10: Before the expiry of the detailed development plan's implementation period, the property regulation plan may, against the wishes of the property owners concerned, be amended or annulled but only where this is necessary with regard to new conditions of great public importance which could not be foreseen during the drafting of the plan.

After the expiry of the detailed development plan's implementation period, the property regulation plan may be amended or annulled without consideration of the rights which may have arisen as a result of the property regulation plan.

Section 11: If a detailed development plan is amended and this results in it conflicting with the property regulation plan, then the property regulation plan will cease to be valid for those areas where it conflicts with the detailed development plan. If a detailed development plan is wholly or partially annulled, the property regulation plan will cease to be valid for the same areas.

Section 12: The regulations in Part 5, Sections 18 - 28 and 30 shall be applied when the property regulation plan is drafted. If the property regulation plan is not drafted simultaneously with the detailed development plan, consultations are not required with the County Administrative Board or the municipality concerned. Nor is it necessary to send them copies of the plan.

The report of plan shall indicate which detailed development plan the property regulation plan refers to and the reasons for the design of the property. If the proposals deviate from the detailed development plan, these deviations and the reasons for them shall be described in the report. *Act (1989:1049)*

Section 13: The property regulation plan is adopted by the Building Committee or, if the plan is drafted simultaneously with the detailed development plan which is not to be adopted by the Committee, by that body which adopts the detailed development plan.

The municipality shall note on the plan documents the date when the decision becomes legally effective. If a determination has been made under Part 13, Section 8, second paragraph, the date of this determination shall be noted. As soon as possible after the property regulation plan has become legally effective, one copy of the plan, the report of plan and the real property list shall be sent to the land registration authority unless this is obviously unnecessary.

If the documents are not sent to the above authority within two weeks of the plan becoming legally effective, the authority shall immediately be informed about the content of the documents.

Where the detailed development plan, in accordance with Section 5, is assumed to have the same design as the property regulation plan then the municipality shall indicate deviations on the detailed development plan and send a copy of the detailed development plan and the documents indicated in the second paragraph to the County Administrative Board, or inform the board of the content of these documents in accordance with paragraph three. *Act (1996:1315)*

Section 14: The regulations in Sections 3 - 9, 12 and 13 shall also apply to the amendment or annulment of a property regulation plan.

Section 15: The decision to adopt, amend or annul a property regulation plan is valid when the decision has become legally effective or may be implemented following a determination made under Part 13, Section 8, second paragraph. However, the Building Committee may decide that a decision reached by using simplified planning procedures may be implemented in spite of the decision still not having become legally effective, and if an owner of a property covered by the plan demands it and all those affected by the decision have given their written approval to the proposal which is the basis of the decision. *Act (1991:604)*

Section 16: From Part 8, Section 11, it follows that a building permit can not be issued in contravention of the property regulation plan or to a greater extent than is indicated therein.

Proposals which do not require a building permit and which concern buildings, other installations, sites and public spaces shall be carried out so that they do not contravene the

property regulation plan. However this does not refer to the measures specified in Part 8, Section 4, first paragraph, items 3 - 6.

Unless especially specified, decisions in accordance with other Acts shall not contravene the regulations contained in the property regulation plan. *Act (1987:246)*.

The relinquishment of land etc.

Section 17: The municipality may acquire land which, in accordance with the detailed development plan, is to be used for public space for which the municipality is responsible.

Other land, which according to the plan is to be used for other than private development, shall be acquired by the municipality unless its future use is not already safeguarded.

If land which the municipality is required to acquire, in accordance with the first and second paragraphs, is covered by special rights, then these must also be acquired by the municipality.

Regulations concerning municipal responsibility to acquire land under special circumstances, can be found in Part 14.

Section 18: If the municipality is not responsible for public space then the owner of undeveloped land, which according to the detailed development plan is intended for use as public space, shall make this land available without compensation, if the sites in his/her ownership at the time of the plan's adoption, are to be used as intended.

Section 19: At the request of the municipality, the County Administrative Board can direct that land, for which the proper use in accordance with the proposals in the detailed development plan, is public space for which the municipality is responsible or for public buildings, shall be made available to the municipality without compensation. At the request of the municipality, the County Administrative Board may also direct that land to be used for public space for which the municipality is not responsible, shall be given to the body, etc. responsible for it and without compensation. Adoption of the plan shall be delayed until these matters have been determined and the decisions have become legally effective.

This directive shall only be utilised when it can be regarded as reasonable with regard to the benefit the landowner can expect from the plan and to other circumstances.

The land covered by the directive shall be described in terms of location and boundaries. The land shall be relinquished or surrendered when required for the intended purpose.

If the detailed development plan is amended, the County Administrative Board shall, at the request of the municipality, direct that land which has been transferred, or shall be surrendered, can be exchanged for other land if this is suitable and can take place without inconvenience to the owner.

Section 20: If a question about the application of Section 19 arises, the municipality shall immediately notify the land registration authority so that this is noted in the land register. Land transfer which takes place after such notification, does not affect the assessment which shall be made according to Section 19, second paragraph.

Section 21: Anyone surrendering land in accordance with Section 19 shall ensure that the land is not mortgaged or covered by any special right. If this cannot be ensured, the landowner is responsible for compensating any damage which may arise to the person accepting the transfer.

Section 22: When a directive is made in accordance with Section 19, the County Administrative Board can be requested by the municipality to direct that the landowner is

responsible, to the extent determined by the County Administrative Board, for financing the construction of roads and streets as well as installations for water supply and sewerage.

Section 23: The regulations in Sections 19 - 22 concerning landowners also apply to jointly owned property according to the Act (1987:11) on Joint Land Development.

Section 24: If a municipality is responsible for public space the municipality shall, following the expiry of the implementation period, acquire land or those parts of land which are owned by different owners and which according to the property regulation plan shall form one real property unit.

A municipality which is responsible for public space may also, following the expiry of the implementation period, purchase land which has not been developed in accordance with the detailed development plan. The right to purchase does not exist if there is a building permit which can be utilised.

If the land referred to in the first and second paragraphs is covered by a special right, then these rights may be acquired. *Act (1989:1049)*

Section 25: The right to use land in accordance with Section 18 or 19 overrules other rights to land which have arisen as a result of the adoption of a detailed development plan.

Surrender of certain public space, etc.

Section 26: Within areas covered by a detailed development plan, the municipality shall be responsible for public space, unless there are special reasons against this. The detailed development plan shall also indicate if the municipality is not responsible for public space as specified in Part 5, Section 4.

The municipality shall, following the completion of building in accordance with the detailed development plan, construct the streets and other public spaces for which the municipality is responsible and in a way that such spaces can be utilised as intended. Before the expiry of the implementation period, these spaces shall be surrendered for public use in areas that have been constructed in accordance with the detailed development plan. In areas which, after the expiry of the implementation period, are developed in accordance with the detailed development plan, public spaces shall be surrendered for public use when the buildings are completed.

Section 27: When streets and other public spaces, for which the municipality is responsible, have been surrendered for public use, their breadth, height and general design shall agree with what is stipulated in the detailed development plan. They shall be designed in an appropriate manner and in accordance with local custom. Minor deviations from the plan can be tolerated if they are not contrary to the intentions of the plan.

Section 28: If someone wishes to erect a building before the street which serves that building has been constructed or before sewage pipes are laid, then the road access and sewage pipes must be constructed by the developer. The municipality shall permit the developer to use land, which the municipality owns, for its intended purposes and at no charge.

Section 29: If the state is responsible for roads within the area covered by a detailed development plan, then what was specified in Section 26, second paragraph, and Section 27, regarding the municipality's responsibilities for streets will also apply to the state.

Costs which have arisen as a result of a street included in the plan being built to a greater width or to a more expensive standard than what is required with regard to traffic, shall be borne by the municipality unless the Government has otherwise determined.

Section 30: The municipality shall maintain the streets and other public spaces for which it is responsible. The responsibility for maintenance remains even when the detailed development plan for the area has been annulled.

If the state is responsible for roads in the area covered by a detailed development plan then, within the constraints indicated in Section 29, second paragraph, the state shall be responsible for the maintenance of public roads in accordance with the regulations in the Road Act (1971:948).

With regard to the maintenance of roads and other public spaces in private ownership, regulations are given in the Act (1939:608) on Private Roads and the Act (1973:1149) on Communal Facilities.

Street costs, etc.

Section 31: If a municipality, on the basis of its responsibility, constructs or improves streets and other public spaces, the municipality may decide that the costs of such measures, which are intended to meet the demands for public spaces and for the installations linked to them, shall be borne by the owners of properties in the area.

The costs shall be apportioned between the properties in a reasonable and correct manner.

The municipality decides on the delineation of the area within which the apportionment shall take place, on the costs to be apportioned as well as on the principles by which this will be done.

Section 32: If a municipality, on the basis of its responsibility, constructs or improves a street, it may decide that the costs of this work shall be borne by the owners of the properties served. For each property, a fee may be charged which corresponds to half of the cost for the work carried out outside the property. The costs of other installations normally involved with street construction can also be charged to the property owners. The costs of providing cross-roads may be charged in equal amounts to the property owners at the cross-roads.

If the costs for the building or improvement of a road are not the same everywhere, the municipality may decide that the costs to be borne by property owners shall be apportioned in accordance with some reasonable and correct system other than that indicated in the first paragraph.

Section 33: The payment which according to Sections 31 and 32 shall be paid by each property can be reduced if the costs are unreasonably high or if the measures to which they relate exceed what is considered normal with regard to the permitted use of the property.

Section 34: The basis for the calculation of payments in accordance with Sections 31 and 32 is either the actual cost or that which, on the basis of previous experience, is calculated from the cost of building or improving similar streets and other public spaces.

Section 35: The property owner's responsibility to pay the municipality for the costs of streets and other public spaces arises when the development, for which payment is to be charged, is used for its intended purpose.

Payment shall be made on demand. Interest from the date on which the bill falls due shall be paid on bills which are unpaid, in accordance with Section 6 of the Interest Act (1975:635) and from the date on which payment falls due.

If payment charges are onerous with regard to the property's economic viability or other circumstances, the property owner may make payments in instalments if acceptable collateral can be provided. Payment by instalments shall be at least one-tenth per annum. Interest shall be paid according to Section 5, of the Interest Act, on the unpaid remainder, on each part of the payment which falls due in the future calculated from the day when the first instalment is payable until the remaining payment is paid, or interest shall be paid in accordance with the second paragraph. If these conditions of payment are still too onerous for the property owner, the conditions shall be readjusted.

With regard to responsibility for making payments, a new owner is bound to the same extent as the previous owner. However, the new owner is not responsible for payments to the municipality which have fallen due before the date of the new owner taking possession.

Section 36: Before the municipality decides that the cost of streets and other public spaces shall be paid by the property owner in accordance with Sections 31 and 32, the municipality shall study the issue and present proposals as a result of that study. The parties concerned and the members of co-operative housing associations, tenants and residents affected by the proposals as well as associations and other individuals having a serious interest in the proposals shall be consulted.

The purpose of the consultations is the exchange of information and points of view. During the consultations, the reasons for the proposals, important planning data and the more important consequences of the proposals shall be presented. The results of the consultations and the proposals which arise as a result of the points of view raised shall be presented in a consultation report.

Proposals concerning payments in accordance with Section 31 shall be exhibited for a period of at least three weeks after notice about this has been given in accordance with Part 5, Section 24. Notice about the exhibition of the proposals shall, in addition, be sent by post to all known property owners whose rights are affected by the proposals. Notice does not need to be sent to those who have given written approval of the proposals. During the exhibition period the proposals shall be accompanied by the consultation report. When the exhibition period expires, the municipality may make a decision on this matter.

If the proposals result in responsibility for payment in accordance with Section 32, the property owners whose rights are affected and who have not given their approval of the proposals, shall be given an opportunity to express their opinions before a decision is made. The proposals shall be accompanied by the consultation report. *Act (1989:1049)*

Section 37: Land in front of properties which are located on a square, park or other public space, shall be regarded as a street having a width corresponding to 1.25 times the highest permitted building height, in accordance with the detailed development plan and approved for the property when the street was made available for public use.

Section 38: What is specified in this Section with regard to properties shall also apply to land which forms a jointly owned property. By "property owner" is meant the owner of real property which is part of a jointly owned property. If the jointly owned property is not intended for buildings, it shall be regarded as built upon when it is substantially used for its intended purpose. The highest permitted height of building is assumed to be the median of the properties comprising the jointly owned property.

The determination of compensation

Section 39: When determining the compensation to be paid in the cases specified in Sections 17 or 24, Part 4 of the Expropriation Act (1972:719) shall apply. What is stated in Part 4, Section 3 of that Act shall apply to increases in value during the period dating from the day ten years before the date when the issue of compulsory purchase was raised.

Part 7. Regional planning

Regional planning body

Section 1: If matters concerning the use of land and water areas in several municipalities require joint study or if the work on comprehensive plans needs co-ordination and if this study and co-ordination does not come about in any other manner, the Government may appoint a regional planning body which, for either a limited period or until further notice, will be responsible for regional planning. The appointment shall include the main tasks of the regional planning body.

The Government may also appoint an existing municipal federation as a regional planning body. The Government may also determine that the municipalities affected shall establish a special regional planning federation which shall be the regional planning body. For this type of regional planning federation, the Act (1985:894) on Municipal Federations shall apply unless contradictory regulations are given in this Section.

Special regulations cover the regional planning of municipalities in the County of Stockholm.

Section 2: A regional planning body shall not be established if the municipalities concerned are generally opposed to it.

Section 3: The regional planning body shall follow regional issues within its region and produce studies on a continuous basis for the planning of municipalities and state authorities.

The regional planning body can adopt a regional plan for the region or part of it. In this case Sections 4 - 7 shall apply.

The region comprises the municipalities which have appointed a regional planning body.

Regional plan

Section 4: The regional plan shall serve as a basis for decisions concerning comprehensive plans, detailed development plans and area regulations. The plan can, where it is of importance to the region as a whole, suggest principles for the use of land and water areas as well as guidelines for the location of development and installations.

The regulations in Part 4, Section 1, first paragraph and Section 2, concerning planning documents and their contents as well as the report of plan, shall also apply to a regional plan. However, no description of plan implementation is required. *Act (1995:1197)*

Section 5: When the first draft of a regional plan is produced, or amendments to or annulment of a plan are proposed, the regulations in Part 4, Sections 3 - 10, on consultation, exhibition, notification, scrutiny documents and statements shall apply with the exception that the exhibition period shall be at least three months.

Section 6: The regional plan is adopted by the council of the municipal federation or the regional planning federation whichever is the regional planning body. Amendments to and annulment of the plan are also decided by that council.

Section 7: One day, at the latest, after the council's minutes concerning the decision to adopt, amend or annul the plan have been confirmed and displayed on the notice-board in accordance with Part 2, Section 13 of the Municipal Federation Act (1985:894), then information about this notice plus an extract from the council's minutes shall be sent to the municipalities and County Administrative Boards affected by the plan and to the Government.

When the decision has become legally effective the plan shall be sent to the County Administrative Boards within the region and to the National Board of Housing, Building and Planning. *Act (1990:1365)*

Section 8: The regional plan is valid for a maximum period of six years calculated from the expiry of the time specified in Part 12, Section 5, or, if the Government has scrutinised the plan's adoption, six years from the date of the Government's decision.

The decision to amend or annul the plan is valid from the date indicated in the first paragraph. The amended plan is valid only during the remaining period of the original plan's validity.

Part 8. Building permits, demolition permits and site improvement permits

Proposals requiring a building permit

General regulations

Section 1: A building permit is required in order to:

1. erect a building,
2. make extensions to a building,
3. use or equip a building either wholly or in part for a purpose which is considerably different from that for which the building has previously been used or for which a building permit has been granted or
4. make alterations to a building in such a way that it provides an additional residence or other premises for retailing, handicrafts or industry.

With regard to buildings for forestry, agricultural or similar occupations and in an area which is not covered by a detailed development plan, a building permit is only required for the proposals specified in the first paragraph, item 3.

Sections 4 and 10 contain the special regulations for one- and two-family dwellings and for certain buildings which are intended for total defence purposes.

In accordance with Sections 5 - 7, the municipality may either waive the demand for a building permit or decide on stricter conditions. *Act (1994:852)*

Section 2: With regard to developments other than buildings, a building permit is required in order to:

1. construct an entertainment park, a zoo, a sports ground, a ski slope with lifts, a firing-range, a harbour for leisure craft, an outdoor swimming pool, a car-racing track or a golf course,
2. provide a storage area or storehouse,

3. construct tunnels or rock caverns which are not intended for an underground railway or mine operations,
4. erect fixed cisterns or other installations for chemical products which are a danger to public health and the environment or for materials which may involve the risk of fire or other types of accident,
5. erect radio or television masts or towers,
6. erect a wind-power station if the turbine diameter is greater than two metres or if the wind-power station is sited in such a way that the distance to its boundary is less than the station's height above ground level or if the wind-power station is to be fixed to a building,
7. erect walls or fences,
8. provide parking spaces outdoors,
9. arrange burial grounds or to
10. make major alterations to the developments specified in items 1 - 9.

A building permit is not required to for erecting matters specified in this paragraph, items 4 and 5, or for the making of alterations, if they relate to a smaller matter only intended to meet the requirements of a particular property. A building permit for proposals in accordance with the first paragraph, item 8, is not required if the property concerned only contains one or two single-family dwellings or a two-family dwelling and the parking spaces are solely intended to meet the requirements of those properties or if the parking spaces are constructed in accordance with the Road Act (1971:948) or on land which, in a detailed development plan, has been set aside for a street or road.

In accordance with Sections 5 and 6, third paragraph, item 2, a municipality may waive the requirement for a building permit or make less stringent demands. Section 10 contains the special regulations relating to particular installations intended for total defence.

Act (1992:1769)

Special regulations for areas covered by a detailed development plan

Section 3: In areas covered by detailed development plans, and in addition to the regulations in Sections 1 and 2, a building permit is required in order to:

1. repaint a building or replace the external materials covering either its walls or roof as well as other alterations which involve major changes to the external appearance of the building,
2. erect or make major alterations to a sign or illuminated installation or to
3. erect, make extensions to or in other ways make alterations to buildings required for agricultural, forestry or similar purposes.

Sections 4 - 10 contain the special regulations for one- and two-family dwellings as well as for certain buildings intended for total defence purposes. In accordance with Section 5, a municipality may waive the requirement for a building permit for any proposals specified in the first paragraph.

Special regulations for one- or two-family dwellings

Section 4: The regulations in Sections 1 - 3 do not apply to the proposals listed below with regard to one- or two-family dwellings and their free-standing outhouses, garages and other small ancillary buildings:

1. the repainting of buildings in an area covered by a detailed development plan unless this involves a major change in the building's character,
2. the provision of a sheltered outdoor area next to a dwelling as long as the wall or fence is not higher than 1.8 metres, does not extend more than 3.0 metres from the dwelling and is not placed closer to the plot boundary than 4.5 metres,

3. the provision of a protecting roof over the type of outdoor area described in item 2, or over a terrace, balcony or entrance if the protecting roof is not greater than 12 square metres and does not come closer than 4.5 metres to the neighbouring plot,

4. the erection of two ancillary buildings adjacent to the dwelling, if their total building area does not exceed 10 square metres, the height to the roof ridge does not exceed 3 metres and the buildings are not placed closer to the plot boundary than 4.5 metres.

In areas not covered by detailed development plans, a one- or two-family dwelling and its ancillary buildings, walls and fences, not included in an area defined as a cluster of dwellings, are excluded from the regulations in Sections 1 and 2 with regard to the following proposals:

1. the erection of smaller extensions if these do not come closer to the plot boundary than 4.5 metres,

2. the erection of ancillary buildings, walls or fences in the immediate vicinity of the dwelling if these do not come closer to the plot boundary than 4.5 metres.

If the neighbours affected permit the proposals listed in the first paragraph, items 2-4 above and in the second paragraph, to be carried out closer than 4.5 metres to the plot boundary, then no building permit is required.

In accordance with Section 6, the municipality may decide whether the proposals specified in paragraph, item 1 and the second paragraph will require a building permit.
Act (1995:1197)

Municipal decisions on the extent of a building permit

Section 5: In a detailed development plan or area regulations, the municipality may decide that a building permit is not required as stated in the plan or decide on the time limits in order to carry out the proposals specified in Sections 1-3.

The municipality may, in the area regulations, decide that a building permit is not required in the manner described in the regulations to:

1. erect, extend or in other way alter ancillary buildings,
2. erect small extensions,
3. *Repealed by Act (1994:852)*
4. install or alter developments specified in Section 2,
5. extend or otherwise alter industrial buildings or
6. erect, extend or otherwise alter simple holiday cottages, allotment cottages and similar buildings.

Regulations in accordance with the first or second paragraph need not be issued if a building permit is required to safeguard the interests of neighbours or the general public.

Within a cluster of dwellings, permission is required from the neighbours affected if measures, of the type referred to in the first paragraph, items 1 and 2, are to be carried out without a building permit. *Act (1995:1197)*

Section 6: A municipality may, in an area of environmental value, decide that a building permit is required for:

1. the carrying out of proposals specified in Section 3, first paragraph, item 1, in an area not covered by a detailed development plan.
2. the repainting of a one- or two-family dwelling and its ancillary buildings, in an area covered by a detailed development plan or
3. the repair of buildings which are of special conservation value according to Part 3, Section 12.

The municipality may, in areas which are of environmental value, or where area regulations have been issued, determine that a building permit is required for the proposals specified in Section 4, second paragraph, items 1 and 2.

The municipality may additionally, and if there are special reasons, determine that a building permit is required:

1. within areas not covered by a detailed development plan for the erection of, extension and otherwise alteration to buildings for agricultural, forestry and similar activities or
2. for the erection or considerable alteration of installations for ground water sources referred to in Part 4, Section 1, paragraph 1a of the Water Act (1983:291).

Regulations in accordance with the first to third paragraphs shall be issued as part of a detailed development plan or area regulations.

With regard to buildings referred to in Section 10, regulations in accordance with the first and second paragraphs as well as the third paragraph, item 2, need not be issued.
Act (1991:604)

Section 7: A municipality may determine, in its area regulations, that a building permit is required for:

1. the erection of or for making major alterations to an illuminated sign which is located close to existing or proposed installations for Total Defence, state airports, other public airports, nuclear reactors, other nuclear energy installations or other installations requiring a protective or safeguarding zone, or
2. the erection of or for making major alterations to signs or illuminated installations within areas of buildings of environmental value. *Act (1991:604)*

Proposals which require a demolition permit or a site improvement permit

Section 8: In areas covered by a detailed development plan, a demolition permit is required for the demolition of a building or parts of it, unless otherwise specified in the plan.

In its area regulations, a municipality may determine that a demolition permit is required for the demolition of buildings or parts of it.

A demolition permit is not required for the demolition of a building, or a parts of it, which may be erected without a building permit. However, a municipality may decide that a demolition permit is still required for such measures.

Section 9: In an area covered by a detailed development plan, and unless otherwise specified in the plan, a site improvement permit is required for excavation or infilling which involves major changes in the height of sites or land for public space. However, if a particular height for an area of land is stated in the plan, a site improvement permit is not required for the raising or lowering of the ground level to that height.

A municipality may determine in a detailed development plan that a site improvement permit is required for the felling of trees or for forest-planting.

In its area regulations a municipality may decide that a site improvement permit is required for excavation, infilling, tree-felling or forest-planting within areas which are intended for development or within areas which are close to existing or proposed installations for Total Defence, state airports, other public airports, nuclear reactors, other nuclear energy installations or other installations which require a protective or safeguarding zone.

Certain buildings, etc. required for Total Defence purposes

Section 10: Regulations concerning building, demolition and site improvement permits are not valid for buildings or other installations which are intended for Total Defence purposes and are secret. Consultations about such proposals shall be held with the County

Administrative Board who will suitably inform the municipality about the proposals and where they will be carried out.

Requirements for the issuing of permits

Building permits

Section 11: Applications for a building permit in an area covered by a detailed development plan shall be approved if:

1. the proposal does not conflict with the detailed development plan or the property regulation plan which is valid for the area with the proviso that the non-commencement of the implementation period should not prevent the issuing of a permit,

2. the property, the building or other installation on which the proposals are to be carried out:

a) are in accordance with the detailed development plan and with the property regulation plan for that area or

b) deviate from these plans but these deviations have been accepted in the issuing of a building permit in accordance with this Act or in property formation in accordance with Part 3, Section 2, first paragraph, second sentence in the Property Formation Act (1970:988) and

3. the proposals meet the requirements of Part 3, Sections 1, 2 and 10 - 18.

If the property, in any way other than is referred to under the first paragraph, item 2 b above, does not fit with the property regulation plan and if the application is received before the expiry of the implementation period of the detailed development plan, then the applicant shall be instructed, within a specified period, to apply for a property subdivision in accordance with the property regulation plan.

With regard to internal alterations to buildings in accordance with section 1, first paragraph, items 3 - 4, and external alterations to buildings in accordance with Section 3, first paragraph, item 1, a building permit shall be approved even though the requirements in the first paragraph, item 2 are not met.

Even if the requirements in the first paragraph are met, a building permit need not be issued for a proposal to be carried out on land which, according to the detailed development plan, is required for public purposes, unless the purpose is specified in greater detail in the detailed development plan.

If the detailed development plan does not include regulations about the building's use and the application refers to flats which are required to meet housing provision demands, a building permit need not be issued for measures in accordance with Section 1, first paragraph, item 3.

A building permit may be issued for measures which involve only a minor deviation from the detailed development plan or the property regulation plan and if the deviation is compatible with the purpose of the plan. In cases where the first paragraph 2 b and Part 17, Section 18 a apply, a joint assessment shall be made of the deviating proposals which have been applied for as well as those previously approved. *Act (1994:852)*

Section 12: Applications for a building permit for proposals within an area not covered by a detailed development plan shall be approved if the proposal:

1. meets the requirements of Part 2,

2. is not to be preceded by the drafting of a detailed development plan as a result of the regulations in Part 5, Section 1,

3. does not conflict with the area regulations and

4. meets the requirements in Part 3, Sections 1, 2 and 10 - 18.

With regard to one- or two-family dwellings, applications for a building permit for additions in accordance with Section 13 shall be approved if the proposals meet the requirements in the first paragraph, item 4 and do not conflict with area regulations issued in accordance with Part 5, Section 16, items 3 or 4.

Regulations in the second paragraph also refer to buildings other than one- and two-family dwellings if the application relates to internal alterations in accordance with Section 3, first paragraph, item 1 or maintenance measures in accordance with Part 3, Section 12.

A building permit may be issued for measures which involve a minor deviation from the area regulations, if the deviation is compatible with the purpose of the area regulations.

Act (1994:852)

Section 12 a: An application for measures referred to in Section 6, third paragraph, item 2 shall be approved unless the proposals involve the risk of damage to existing ground water sources or those referred to in the municipality's plans. *Act (1991:604)*

Section 13: Additions are defined as:

1. the erection of ancillary buildings,
2. the erection of minor extensions,
3. the carrying out of internal alterations in accordance with Section 3, first paragraph, item 1 or
4. the carrying out of maintenance work on such buildings in accordance with Part 3, Section 12. *Act (1994:852)*

Section 14: If a building permit cannot be issued as a result of regulations in Section 11 or 12, a building permit may be issued for temporary measures if this is requested by the applicant. Such a permit shall be issued if the application concerns a proposal which is supported in a detailed development plan regulation concerning the temporary use of a building or land.

In a permit issued with respect to the conditions in the first paragraph, permission may be given for the erection, extension or alteration of a building or other installation or the change of use of a building or part of it. The permit shall be valid for a maximum period of ten years. At the applicants request, the period of validity can be extended by a maximum of five years at a time. However, the total period shall not exceed twenty years.

Section 15: If a building permit has been refused because an application for expropriation has expired, a new application for a building permit need not be refused for the same reason until ten years have elapsed from the date on which the first application for expropriation was issued.

Demolition permits and site improvement permits

Section 16: Applications for a demolition permit shall be approved unless the building or part of it:

1. is covered by a demolition prohibition in the detailed development plan or the area regulations,
2. is required for housing provision purposes or
3. should be preserved because of its historical, cultural, environmental or architectural value.

Section 17: *Repealed by Act (1994:819)*

Section 18: Applications for a site improvement permit shall be approved if the application does not:

1. conflict with the detailed development plan or area regulations,
2. prevent or make more difficult the use of the area for development purposes,
3. involve inconvenience in the use of defence installations or other installation specified in Section 9, third paragraph or
4. involve disturbance to surroundings.

A site improvement permit may be issued for proposals which involve minor deviations from a detailed development plan or area regulations if these deviations are compatible with the purpose of the plan or the area regulations.

General regulations

Section 18 a: If a decision has been taken about the adoption, amendment or annulment of a detailed development plan, area regulations or a property plan, then a building, demolition or site improvement permit must be issued with the condition that the decision about the plan will become legally effective. The decision about a permit shall therefore inform the applicant that no rights concerning the commencement of operations are granted until the decision about the plan has become legally effective. *Act (1991:604)*

The processing of permit applications

General regulations

Section 19: The Building Committee scrutinises applications for a building, demolition or site improvement permit.

Application for a permit shall be made to the Committee. Applications shall be made in writing. However, in the case of simple proposals, the application may be verbal.

Regulations concerning the scrutiny of building, demolition and site improvement issues, without a permit application having been made, can be found in Part 10, Section 19, second paragraph.

Section 20: When an application is made, it must be accompanied by the drawings, specifications and other information required for the scrutiny of the application.

If the application is incomplete, the Building Committee may instruct that the applicant provides further information within a specified period. If this instruction is not complied with, the application will be scrutinised as it is or rejected.

If an instruction in accordance with Section 11, second paragraph is not followed, the application will be dealt with as it is.

Instructions in accordance with the second or third paragraph shall be accompanied by a notification of the consequences of not following them.

Section 21: Even if a proposal regarding buildings, other installations or land does not require a permit in accordance with Sections 1 - 9, the Building Committee shall, if requested, examine the proposal as if permission were required.

Regulations in this Act concerning permits shall apply to matters specified in the first paragraph.

Section 22: Before an application is approved, the Building Committee shall inform the known parties, co-operative housing association members, tenants and residents who are affected as well as any known organisation or association specified in Part 5, Section 25, first paragraph, item 2 of their right to comment on the application, if the proposal:

1. involves a deviation from the detailed development plan or area regulations or
2. is to be carried out in an area which is not covered by a detailed development plan and the proposal is not a minor building operation which is covered by the area regulations.

In a situation covered by Part 5, Section 25, third paragraph, first sentence, notification can be prescribed in accordance with the methods prescribed in Part 5, Section 24, or by a notice displayed on the municipality's notice-board, or by information about this official notice being given in news-sheets which are sent out to the residents concerned and in letters which are sent to the parties concerned and the organisations and associations specified in Part 5, Section 25, first paragraph, item 2.

An application for a permit cannot be approved until the applicant has been informed of other persons' points of view and the applicant has been given an opportunity to comment on these. However, the Building Committee may determine an application without this taking place if it is obviously unnecessary for the applicant to make comments.

Act (1989:1049)

Section 23: If permission has been requested for the expropriation of the building or land for which a permit has been sought, or if work has commenced on the adoption, amendment or annulment of a detailed development plan, area regulations or property regulation plan covering the building or land, the Building Committee may determine that a decision regarding the permit be postponed until the expropriation issue has been settled or the work on the plan has been completed. If the municipality has not completed the work on the plan within two years of the Building Committee's receipt of the application for a permit, the application shall be dealt with without further delay.

Section 24: *Repealed by Act (1994:819).*

Section 25: If the Building Committee has reason to assume that a permit application also requires the permission of another authority, the committee shall inform the applicant of this.

Section 26: A decision giving permission shall indicate the period of the permission's validity as well as the conditions and other requisite information. *Act (1994:852)*

Section 27: The applicant shall immediately be informed by the Building Committee of the contents of its decision concerning the application. Information shall also be given to those individuals, organisations or associations who, in accordance with Section 22, first paragraph, have expressed their opinions, unless this is patently unnecessary. If the application has been rejected, then the applicant shall be informed about what must be observed when appealing against the decision and about any differences of opinion which are noted in the minutes or other records.

Notification shall be by service. Service on an applicant shall not involve application of Sections 12 or 15 of the Service Act (1970:428). *Act (1989:1049)*

Section 28: If a decision to scrutinise in accordance with Part 12, Section 4, has been issued, the Building Committee shall promptly submit the decision concerning the permit or the tentative approval which the instruction to scrutinise relates to, to the County Administrative Board.

Section 29: *Repealed by Act (1994:852)*

Section 29a: *Repealed by Act (1995:1197)*

Section 30: *Repealed by Act (1994:852)*

Section 31: *Repealed by Act (1994:819)*

Section 32: A building permit may specify that construction work must not commence before the property owner has paid for the costs of streets or other public spaces or arranged collateral for this payment.

If a building permit or a site improvement permit is granted for a proposal which has already been carried out, the permit shall state who is responsible for carrying out the alterations that may be required. The decision shall also state within what period the alterations shall be carried out.

Validity of a permit

Section 33: A building permit, a demolition permit or a site improvement permit will cease to be valid if the intended proposals have not been commenced within two years and completed within five years from the date when the permit was issued.

Regulations about building permits for temporary measures are contained in Section 14.

Tentative approval

Section 34: If required, the Building Committee can give tentative approval for a particular measure, requiring a building permit, to be permitted on the intended site.

When a tentative approval is granted, it shall contain the necessary conditions. The approval is binding if an application for a building permit is made within two years from the date when the tentative approval was issued.

If an application for a building permit is not made within the period specified in the second paragraph, the tentative approval will cease to be valid. Information about this must be contained in the tentative approval. The applicant shall also be informed that the tentative approval does not grant the right to commence the proposed works.

The regulations in Sections 19 - 23 and 25 - 28 also apply to tentative approvals.

Part 9. Construction work, inspection and control

Section 1: Anyone carrying out, or retaining someone to carry out construction, demolition or site improvement works (the builder) shall ensure that the work is carried out in accordance with the regulations in this Act and in accordance with the directions or decisions which have been issued on the basis of these regulations. The builder shall also ensure that the required number of inspections and controls are carried out.

Work shall be planned and executed so that the least possible inconvenience or harm shall occur to people or property.

In the case of a demolition plan existing in accordance with Section 4, demolition shall be carried out so that the various demolition materials can be individually dealt with in accordance with the plan. *Act (1995:1197)*

Section 2: At least three weeks before work commences, the builder shall notify the Building Committee (building notification) about work concerning:

1. the construction of or extensions to a building,
2. measures as noted in Part 8, Section 2, first paragraph,
3. alterations to a building that affect the construction of load-bearing items or which considerably affect its layout plan,
4. the installation of or major alteration to lifts, fireplaces, flues or ventilation installations in buildings,
5. the installation of or major alteration to installations for water supply or sewerage in buildings or within the site,
6. the maintenance of buildings of special conservation value covered by the protection regulations issued under Part 5, Section 7, first paragraph 4 or Section 16, item 4.

Construction work may commence earlier than what is mentioned in the first paragraph if specially permitted by the Building Committee.

The building notification ceases to be valid if work has not commenced within two years from the date of the application.

The demolition of buildings other than ancillary buildings, buildings for agricultural, forestry or similar occupations specified in Part 8, Section 1, second paragraph and buildings specified in Part 8, Section 10, are to be notified to the Building Committee (demolition notification). The regulations in the first and third paragraphs concerning when notification is to be made, when work may commence and when notification ceases to be valid shall also be applied to demolition. *Act (1995:1197)*

Section 3: Regulations for building notifications do not concern:

1. proposals involving a one- or two-family dwelling or its ancillary buildings and which, in accordance with Part 8, Section 4, the requirement for a building permit has been waived,
2. the erection or extension or other alteration to buildings for agricultural, forestry or similar occupations within an area not covered by a detailed development plan,
3. proposals concerning installations specified in Part 8, Section 2, second paragraph,
4. proposals as specified in Section 2, first paragraph, items 3 - 5 concerning buildings or sites which belong to the state or the county council or
5. measures which concern buildings or other installations intended for Total Defence and which are secret. *Act (1994:852)*

Section 4: A building notification should be made in writing. For simple operations a verbal notification is suitable. The notification shall be accompanied by a description of the type of project and its extent. A demolition notification shall also include a plan concerning how demolition material will be dealt with (demolition plan). In individual cases the Building Committee may decide that a demolition plan need not be submitted. *Act (1995:1197)*

Section 5: If the work specified in Section 2, first paragraph, items 1 - 5 which demand building notification refers to premises where employees carry out work for an employer and where it is known for what sort of activity the areas are to be used, the building operations shall not commence before the safety representative, safety committee or organisation which represents the employees have been provided an opportunity to make comments on the measures.

If the construction measures refer to temporary staff accommodation for at least ten persons, then construction work may not commence before the organisations representing the employees have been given the opportunity to make comments. *Act (1994:852)*

Section 6: When a building notification has reached the Building Committee then it shall immediately peg out the building, ancillary buildings or installation and mark their height if this is required with regard to site conditions and other circumstances. If the building or installation through its siting is directly adjacent to the boundary of a neighbouring property then the neighbour shall be invited to the pegging-out. *Act (1994:852)*

Section 7: When a building notification has reached the Building Committee it must immediately arrange consultations (building consultations) unless this is patently unwarranted. The builder, the person who according to Section 13 has been notified as responsible for quality matters and others determined by the Building Committee shall be invited to the building consultations. Where necessary a labour inspectorate representative shall also be called. If insurance for the building works exists in accordance with the Act (1993:320) concerning Insurance against Building Defects then the Building Committee shall provide the insurers with an opportunity to participate in the consultations.

If the Building Committee considers the building consultation unnecessary it shall immediately inform the builder and simultaneously provide the information included in Section 8, third paragraph.

Building consultations shall always be held when demanded by the builder. *Act (1994:852)*

Section 8: In the building consultations there shall be a review of:

1. the planning of the work,
2. the measures for the inspection, supervision and other controls that are necessary for the building or installation so that they can be assumed to meet the requirements of Part 3 and
3. the co-ordination required.

Minutes should be kept of all consultations.

If the Building Committee finds that a project, which it assumed did not demand a building permit, requires a permit from another authority, then the Building Committee shall inform the builder of this matter. *Act (1994:852)*

Section 9: During the building consultations or as soon as possible after them, the Building Committee shall, unless it is patently unnecessary, decide on a plan for inspecting the construction works. The inspection plan shall indicate which inspections will take place, what certificates and other documents will be required by the Committee as well as which notifications shall be made to the Committee. The inspection shall be carried out either as a documented inspection, by an independent expert or, if there are special reasons, by the Building Committee.

In accordance with Part 16, Section 7, first paragraph, the Building Committee may also, in cases other than those indicated in the first paragraph, second sentence, carry out the inspection of the building project.

The Building Committee may in connection with an intervention in accordance with Part 10, Section 3, decide on amendments to the inspection plan. *Act (1994:852)*

Section 10: When the builder has fulfilled his responsibilities in accordance with the inspection plan and the Building Committee has not found reason to intervene in accordance with Part 10, the Committee shall accordingly issue a certificate (final certificate).

If the Building Committee finds that there are reasons for not issuing a final certificate, the Building Committee shall without delay decide to what extent the building can be used before the defects are rectified. *Act (1994:852)*

Section 11: The decisions of the Building Committee concerning building consultations and the inspection plan cease to be valid if the building works have not commenced within two years from the date of the building notification. *Act (1994:852)*

Section 12: If insurance for the building works is required as specified in the Act (1993:320) concerning Insurance against Building Defects, the building works may not commence before proof of the insurance is made available to the Building Committee. The same applies to notification about whether a civil defence shelter is required in accordance with Part 6, Section 8 in the Act (1994:1720) on Civil Defence.

In the case where a demolition plan exists in accordance with Section 4, demolition work may not commence until the Building Committee has approved the demolition plan. *Act (1995:1197)*

Section 13: For building operations specified in Section 2, first paragraph requiring a building notification as well as demolition work in accordance with a demolition plan, a person responsible for quality matters shall be appointed by the builder. For different parts of a building, different persons may be appointed for quality matters. One of them shall co-ordinate their tasks. The builder must notify the Building Committee of the person responsible for quality matters.

The person responsible for quality matters shall ensure that the inspection plan in accordance with Section 9 and the demolition plan in accordance with Section 4 are followed and that other controls specified in Section 8, first paragraph, item 2 are carried out. He should be present at the building consultations held in accordance with Section 7 and at all inspections and other controls. *Act (1995:1197)*

Section 14: The person responsible for quality matters may only be nominated by a body which has been given national consent (national approval) and is thereby accredited for that purpose according to Section 14 of the Act (1992:1119) on Technical Checks or be a person approved by the Building Committee for specific work. *Act (1994:852)*

Section 15: If the Building Committee finds that the person responsible for quality matters has neglected his/her responsibilities, the Building Committee may decide that another person with responsibility for quality matters is appointed. The Committee shall, in the case of the person responsible for quality matters also having national approval, inform the body that has issued the national approval. *Act (1994:852)*

Part 10. Penalties and actions resulting from infringements, etc.

Introductory regulations

Section 1: The Building Committee shall raise the question of penalties or actions in accordance with this Part as soon as there is reason to believe that an infringement has taken place with regard to the building regulations in this Act or in any directive or decision which has been issued on the basis of these regulations.

When a measure which requires a building, demolition or site improvement permit has been undertaken without a permit, the Building Committee shall ensure that such works be removed or in other ways rectified, unless the permit can be granted retroactively.

Section 2: If so required, the Building Committee shall provide, with regard to a particular building or other installation, written information about any measure taken which gives rise to action being taken under this Part.

Prohibition on continuation of building work, etc.

Section 3: The Building Committee may prohibit the continuation of construction, demolition and site improvement works, or the continuation of a particular measure, if it is obvious that the work or measures conflict with this Act or any regulation or any decision that has been reached in accordance with this Act. The Building Committee may also, if it finds that the builder is not following an important part of the inspection plan, forbid the continuation of building works until the defects that have arisen have been remedied.

If it is obvious that the works or measures referred to in the first paragraph can endanger the stability of a building or otherwise constitute a danger to people's life or health, the Committee shall prohibit the continuation of the work or measures even when the conditions specified in the first paragraph do not exist.

If the Building Committee finds that the builder has considerably deviated from the demolition plan, the Committee may prohibit demolition work until the builder has shown that there are good reasons for the plan being followed.

A prohibition in accordance with the first or second paragraph may be combined with a fine.

Decisions in accordance with this Section take effect immediately. *Act (1995:1197)*

Fees

Section 4: If anyone carries out work which would otherwise require a building, demolition or site improvement permit, a building fee shall be levied.

The building fee shall be calculated as four times the fee which, according to the regulations under Part 11, Section 5, would have been payable for a permit for the same measures. The minimum building fee shall be at least SEK 500. When the fee is based on a schedule of charges, regard shall not be had for increases or decreases which according to the schedule of charges are to be observed in particular cases. Nor shall regard be had for amounts which relate to the costs of drawing up a site map, pegging out the site or for checking the position of a building or other survey measures.

If the infringement is minor, a building fee of a lower amount than that specified in the second paragraph may be levied or be completely waived.

Section 5: A building fee shall not be charged if corrections are made before the discussion of penalties and imposition actions under this section by the Building Committee. The building fee shall not be levied also if the measure concerns the demolition of a building and such demolition has already taken place:

1. with the support of an Act or other legislation or was otherwise essential to prevent or contain serious damage to other property or
2. because a considerable part of the building had been damaged by fire or other similar event.

Section 6: A special fee shall be charged, in cases other than those specified in Section 4, first paragraph, if an infringement has occurred by:

1. work being carried out without a person responsible for quality matters being present in accordance with Part 9, Section 13,
2. anyone failing to give the Building Committee a building notification or demolition notification, when such a notification is required or
3. work being carried out in conflict with any decision taken by the Building Committee in accordance with this Act.

The special fee shall be at least SEK 200 and a maximum of SEK 1000. If the infringement is only minor, this fee may be waived. *Act (1995:1197)*

Section 7: In the cases specified in Section 4, first paragraph, a building fee as well as a supplementary fee shall be charged if the measures involve:

1. the erection of a building,
2. the erection of an extension,
3. a building wholly or in part to be utilised or equipped for a purpose which is substantially different from that for which the building or part of the building was last used or for which a building permit has been granted or
4. the demolition of a building.

The supplementary fee shall not be charged for the cases specified in Section 5. Nor shall the supplementary fee be charged if the illegal measure does not exceed a gross floor area of ten square metres.

The supplementary fee shall be calculated at SEK 500 for each square metre of gross floor area involved. When gross floor areas are calculated, ten square metres should be subtracted from the total.

The fee may be an even lower amount than specified in the third paragraph, or completely waived, if notification about rectification has been received in accordance with Section 14, if rectification has taken place as a result of official assistance or in some other manner or if there are special circumstances.

Section 8: Matters concerning building fees and supplementary fees are dealt with by the Building Committee.

Matters concerning supplementary fees are dealt with by the general administrative court at the request of the Building Committee.

Leave to appeal is required if an appeal is made to the administrative court of appeal. *Act (1994:1423)*

Section 9: The building fee shall be levied when the infringement was committed and on the owner of the property, building or installation involved in the illegal measure. The special fee shall be levied on the person who committed the infringement.

The supplementary fee shall be levied on

1. the owner of the building where the illegal measure was carried out at the time of the infringement,
2. the person who committed the infringement,
3. on his or her representative and
4. anyone likely to benefit from the infringement.

Section 10: If there are two or more owners of the property, building or installation where the illegal measure was carried out, they shall jointly and severally pay the building fee and additional fee in their role as owners.

Section 11: If there are special circumstances, the County Administrative Board may reduce or completely waive the building fee or special fee determined by the Building Committee. The question of reduction or waiver shall be considered after an appeal against the Committee's decision has been lodged in accordance with Part 13, Section 2.

Actions to achieve redress, etc.

Section 12: The district court can be requested for official assistance so that a matter is rectified when anyone:

1. has without a permit undertaken a measure which requires a building, demolition or site improvement permit,
2. has undertaken a measure on the basis of a building, demolition or site improvement permit which has been amended or annulled by a decision which has become legally effective,
3. in any case other than specified in item 1 has undertaken a measure which conflicts with this Act or with any direction or decision made on the basis of this Act or
4. has neglected to carry out work or any measure which has been directed in accordance with Section 15, 16, first paragraph, or 17. *Act (1991:871)*

Section 13: Applications for official assistance shall be made by the Building Committee. Regulations on official assistance are contained in the Act (1990:746) on Injunctions to Pay and Official Assistance. *Act (1991:871)*

Section 14: In the cases specified in Section 12, items 1 - 3, the Building Committee may, instead of applying for official assistance, direct the owner of the property, building or installation in question to rectify the matter by a specified date. If this direction is not heeded, the Building Committee may request official assistance.

If a directive in accordance with the first paragraph concerns a measure which has been carried out without a required building permit, then the Building Committee may, in its directive, prohibit the measure from being carried out again.

If a building permit, demolition permit or site improvement permit is issued after the prohibition has been issued, the prohibition ceases to be valid.

Section 15: If anyone neglects to carry out work or carry out any other measure required by this Act or any other directive or decision made on the basis of this Act, the Building Committee can require the owner to carry out work or those measures within a specified period of time.

Section 16: If a building or other installation has been neglected or if it is seriously damaged and has not been repaired within a reasonable period of time, the Building Committee can require the owner to demolish the building or installation within a specified period.

If a building or other installation exhibits defects which can affect the safety of those either within the building or in its vicinity, the Building Committee can prohibit the use of the building or installation. Depending on the circumstances, this prohibition may be directed either to the owner, any person having usufruct rights to the property or to both of these.

Decisions concerning prohibitions on use come into effect immediately and are valid until the Building Committee decides otherwise.

Section 17: If a building or other installation within an area covered by a detailed development plan has resulted in considerable inconvenience to traffic safety as a result of

changed conditions, the Building Committee may direct the owner either to remove it or to take other steps. With regard to buildings, however, such a directive can only be issued if the building can be moved or is of little value.

In areas covered by a detailed development plan, the Building Committee can, if this is required with regard to traffic safety, direct the owner of a property or building to erect a fence or alter the way out or any other exit onto a street or road.

If a building or other installation for industrial purposes is no longer in use, the Building Committee may direct that the owner erect a fence around it should this be required as a protection against accidents.

Section 18: Directives in accordance with Section 14, first paragraph, 15, 16, first paragraph, or 17 can be combined with a fine or with the directive that, if the instruction is not followed, the Building Committee may direct that the work is carried out at the owner's expense. A prohibition in accordance with Section 14, second paragraph, Section 16, second paragraph can be combined with a fine.

If a directive involving a measure being carried out at the request of the Building Committee is not followed, the Committee can, unless there is no reason for it, determine that the measure shall be carried out and how this is to take place. In such cases, the Building Committee shall ensure that unreasonable costs are not incurred.

Decisions about a directive in accordance with the first paragraph or decisions in accordance with the second paragraph come into effect immediately.

The Local Enforcement Office shall provide the assistance required to implement a decision in accordance with the second paragraph.

Section 18 a: If the Building Committee in accordance with Part 9, Section 10 decides that a building or part thereof shall not be used until defects are remedied, the Building Committee may combine its decision with a fine. *Act (1994:852)*

Section 19: If a measure which requires a building, demolition or site improvement permit is undertaken without such a permit, and if it is likely that such a permit would be granted, the Building Committee shall, before official assistance is requested or before a directive is issued, provide the owner with an opportunity to apply for such a permit within a specified period of time.

If the application has not been received by the specified date, the Building Committee may, never the less, determine the matter. The Committee may therefore, at the owner's expense, draft plans and schedules as well as carry out all other measures required for the scrutiny of the application.

Section 20: If the Building Committee finds that the maintenance of a building or other installation has been neglected, then the Committee may retain an expert, at the owner's expense, to investigate the need for maintenance work.

Effects of directives in various situations, etc.

Section 21: If a directive in accordance with Section 14, first paragraph, 15, 16, first paragraph or 17 or a prohibition in accordance with Section 14, second paragraph, or section 16, second paragraph has been issued against a person as owner of a particular property, and the ownership of the property passes on to someone else, the directive or prohibition instead then affects that person. If the directive or prohibition also includes a fine in accordance with Section 4 of the Fines Act (1985:206) and if the property has been transferred through purchase, exchange or gift, the fine will apply to the new owner from the date of the transfer

on condition that a note of this has been made in accordance with Section 22. Fines which are valid for a limited period of time may only be levied on the person who was the owner at the beginning of that period. Other fines do not apply to the new owner although the Building Committee may determine new fines for the new owner.

The first paragraph is valid even where a directive or a prohibition has been issued to anyone who is a leaseholder or otherwise owner of a building on land which belongs to someone else. Provisions about current fines are only valid in the case of directives or prohibitions which have been issued to someone in their capacity as leaseholder.

In cases concerning directives or prohibitions issued in accordance with the first or second paragraph, the regulations in the Code of Judicial Procedure, on the effects of the object of contention being transferred to someone else and of third person rights, shall apply.

Entry in the land register, etc.

Section 22: The authority which issues a directive or prohibition in accordance with section 21, shall immediately send a notification of its decision to the land registration authority so that this may be noted in the land or leasehold register. If a fine is included in the directive or prohibition then this shall also be noted. The land registration authority shall, by registered mail, immediately inform the person who last sought to register the title deeds or the acquisition of leasehold, if that person does not have the same address as the person to which the directive or prohibition has been issued.

Section 23: If a directive or prohibition, which has been noted in accordance with section 22, is revoked then the Building Committee shall immediately inform the land registration authority of this. If a noted directive or prohibition has become void as a result of a decision which has become legally effective or has ceased to be valid, or if the directive has been complied with, the Building Committee shall, as soon as it has received information about this, notify the land registration authority of this matter.

Section 24: If the Building Committee neglects to notify in accordance with section 23, it will be the responsibility of the County Administrative Board to do this should anyone whose rights are involved so request.

Other regulations

Section 25: If property on which any work specified in Section 4, first paragraph, has been carried out for payment and if there is to be rectification in accordance with a decision based on that Section, then Part 4, Section 12 of the Code of Land Laws shall apply, unless the previous owner has informed the new owner of this work, or the new owner has either known or not known about this measure.

Section 26: A building fee or special fee is paid to the municipality. A supplementary fee is paid to the state.

Section 27: If the question of the type of infringement specified in Section 4, first paragraph has not been discussed by the Building Committee within ten years of the date of the infringement, no building fee or supplementary fee may be levied. This is also the case with the special fee. However, in this case the period is reduced to three years.

When ten years have elapsed since a date on which a measure described in Section 12, items 1 - 3 has been carried out, the Building Committee may not make an application for official assistance or issue a directive under Section 14, first paragraph. This shall not apply when someone acting in contravention of Part 8, Section 1, first paragraph, item 3, has without a permit occupied or equipped a dwelling for other than residential purposes.
Act (1989:1049)

Section 28: Information about a decision or decree which involves someone being charged a fee in accordance with this Part, shall be sent immediately to the County Administrative Board. The fee shall be payable to the County Administrative Board within two months of the decision or decree becoming legally effective. Information about this shall be given in the decision or judgement.

Section 29: If the fee is not paid within the period specified in section 28, the unpaid fee together with an additional charge, calculated in accordance with Section 58, items 2 - 5, of the Collection of Revenue Act (1953:272), shall be recovered. The government shall determine whether the recovery of a small amount is unnecessary. Regulations about collection are contained in the Act (1993:891) on the Collection of State Claims, etc. The claims shall be made in accordance with the Debt Recovery Code. With regard to the funds received and their division between the state and the municipality, the funds shall in the first place be allocated to the municipality. *Act (1993:911)*

Section 30: Fines which have been imposed in accordance with this Part may not be transformed into a prison sentence.

Part 11. The Building Committee

Section 1: In addition to the tasks of the Building Committee in accordance with this Act, the Committee shall:

1. encourage good architecture as well as a good urban and rural environment,
2. actively follow general developments in the municipality and its immediate surroundings as well as take the initiatives required in matters concerning the drafting of plans and building and property formation,
3. co-operate with authorities, organisations and individuals whose work and interests are concerned with the Committee's activities,
4. give advice and information on matters which concern the Committee's activities and
5. ensure that this Act, and any directives and decisions based on it, are followed.

The Building Committee shall utilise the opportunities provided by this Act to simplify and facilitate matters for private individuals and shall also ensure that the directives concerning restrictions in building permits are followed.

Section 2: If required, the Building Committee shall provide written information about the drafting of plans and building and property formation.

If a site map is required for the assessment of a building permit for an area of more continuous development, the Building Committee shall provide such a map if the applicant so requests.

Section 3: What is specified in the Municipality Act (1991:900) regarding committees also applies to a Building Committee.

Delegated tasks in accordance with Part 6, Section 33, of the Municipality Act shall confer the right to:

1. determine issues which are a question of principle or otherwise are of great importance,
2. issue directives or prohibitions involving fines except in those cases specified in Part 10, Sections 3 and 16, second paragraph or issue a directive stating that a measure will be carried out by the Building Committee at the expense of the applicant or
3. determine matters concerning fees in accordance with Part 10. *Act (1991:1703)*

Section 4: The Building Committee shall be served by at least one person with architectural training and shall also have access to personnel with the competence required to carry out the Committee's tasks in a satisfactory manner.

Section 5: The Building Committee may charge a fee for any matter concerning a building permit, tentative approval, a building notification or demolition notification in accordance with Part 9, Section 2, as well as in other cases which require the production of a site map, the scrutiny of drawings, inspections, the production of archive documents or other time- and expense-consuming efforts.

In addition, the Building Committee may, on receipt of a building notification concerning the measures specified in Part 9, Section 2, first paragraph, items 1 or 2, affecting the erection, extension or modernisation of a building or other installation, levy a planning fee to cover the costs of the measures which in accordance with this Act are required to draft or amend detailed development plans, area regulations or property regulation plans. The planning fee may only be charged if the property owner has use of the plan or regulations.

The maximum fee which may be levied is that which corresponds to the municipality's average cost for this task. The basis on which charges are calculated shall be stated in a schedule of charges which is agreed upon by the municipal council.

Fees are charged to the applicant and payment can be requested in advance.
Act (1995:1197)

Part 12. State control of areas of national interest, etc.

Section 1: The County Administrative Board shall scrutinise a municipality's decision to adopt, amend or annul a detailed development plan or area regulations, if there is a risk that the decision involves:

1. a national interest, in accordance with the Act (1987:12) on the Management of Natural Resources, etc. not being taken into consideration,
2. the regulation of matters concerning the use of land and water areas which are of concern to several municipalities without their being co-ordinated in an appropriate manner or
3. a particular development that is inappropriate with regard to the health of residents and others or the need for protection against accidents.

Section 2: The County Administrative Board shall, within three weeks of receiving notification of the municipality's decision, determine whether scrutiny in accordance with Section 1 shall be carried out or not.

Section 3: The County Administrative Board shall annul a municipality's decision in its entirety if any of the situations specified in Section 1 has arisen. If the municipality has agreed to it, the decision may be annulled in part.

Section 4: If there are special reasons, the County Administrative Board or the government may determine that, for a particular area, Sections 1 - 3 may apply to decisions to issue a permit or tentative approval.

If the County Administrative Board, after notification in accordance with the first paragraph has been issued, has decided that a permit or tentative approval shall be scrutinised, it may determine that a permit or tentative approval shall not be valid until the scrutiny has been completed.

Section 5: The government may scrutinise a decision to adopt, amend or annul a regional plan. A decision to scrutinise the plan shall be reached within three months of the government's receipt of notification. The government's scrutiny may only consider to what extent national interests in accordance with the Act (1987:12) on the Management of Natural Resources, etc. have been taken into consideration.

The government may annul the decision either wholly or in part.

Section 6: The government may direct a municipality, within a stipulated period, to amend or annul a detailed development plan or area regulations (a planning injunction) if this is required to meet the interests specified in Section 1, items 1 and 2.

Section 7: If a municipality does not observe the planning injunction, the government may, at the municipality's expense, produce the necessary proposals and adopt, amend or annul a detailed development plan or area regulations. The County Administrative Board shall thereby take over responsibility for the matter.

Part 13. Appeals

Section 1: Appeals may be lodged against decisions made in accordance with this Act, if they follow the regulations in Part 10 of the Municipality Act (1991:900) and concern:

1. a municipal council's decision regarding a comprehensive plan,
2. a municipal council's decision requiring a municipal committee to adopt, amend or annul a detailed development plan or area regulations or to decide on a property owner's responsibility to pay the costs for streets or other public spaces or to decide on the general conditions for such charges,
3. decisions of a municipal council or committee concerning the decision not to adopt, amend or annul a detailed development plan, area regulations or a property regulation plan,
4. decisions of a municipal council or committee concerning the basis for responsibility with regard to the payment of the costs for streets or other public spaces and the general conditions for such charges,
5. a municipal council's decision regarding the charges for matters being dealt with by the Building Committee or
6. a municipal federation's or a regional planning federation's decision regarding a regional plan.

Other decisions concerning street costs, over and above those specified in Section 4, first paragraph, cannot be appealed against. Disagreements concerning street costs are dealt with by the Lands Tribunal as specified in Part 15, Section 8. *Act (1991:1703)*

Section 2: Other decisions in accordance with this act by a municipal council or a municipal committee, other than those referred to under section 1, can be appealed against to the County Administrative Board.

However, such decisions may not be appealed against if they only concern

1. matters that have already been determined by a detailed development plan, area regulations or tentative approval or
2. the need for building consultation. *Act (1995:1197)*

Section 3: Regulations concerning appeals specified in Section 2 are contained in Sections 23-25 in the Act on Administrative Procedures (1986:223).

The date when an appeal against a decision to adopt, amend or annul a detailed development plan, area regulations or a property plan is lodged, however, is calculated from the date when the minutes of the variation were posted on the municipality's notice-board. When such a decision has been taken by the municipal council, then what is specified in Sections 23-25 of the Act on Administrative Procedures about the authority which has issued the decision will instead refer to the Municipal Council. *Act (1995:1197)*

Section 4: A decision of the County Administrative Board made in accordance with Part 12, Section 2 concerning whether scrutiny is to take place or not or that Board's determination in accordance with Part 12, Section 4, first paragraph or Part 12, Section 4, second paragraph that a permit or tentative approval is not valid, cannot be appealed against.

Other decisions of the County Administrative Board, other than those specified in the first paragraph in accordance with this Act, can be appealed against to the Administrative Court of Appeal if the decision concerns:

1. a building permit or tentative approval in an area covered by a detailed development plan,
2. a building permit or tentative approval in an area not covered by a detailed development plan and the appeal concerns the issue of whether a particular measure is to be regarded as an addition as defined in Part 8, Section 13 or as fulfilling the requirements under Part 3 or as conflicting with area regulations,
3. a demolition or site improvement permit and the appeal concerns the issue of whether the measures are in conflict with a detailed development plan or area regulations,
4. a directive in accordance with Part 6, Section 19, to relinquish or give up land or in accordance with Part 6, Section 22 regarding the obligation to pay for the construction of roads and streets as well as installations for water supply and sewerage,
5. a matter specified in Part 9,
6. a penalty or actions specified in Part 10 or
7. the payment of fees specified in Part 11, Section 5 or payments to the government in other cases. *Act (1995:1730)*

Section 5: A decision to adopt, amend or annul a detailed development plan, a tentative approval, area regulations or a property regulation plan may be appealed against only by those who, before the end of the publicity period, have made written representations which have not been taken into consideration. If the regulations for simplified plan approval procedures have been employed, a decision may only be appealed against by those persons specified in Part 5, Section 28, have put forward their points of view and these have not been taken into consideration.

If a plan, subsequent to its display or, when regulations concerning simplified plan approval procedures have been applied, subsequent to notification in accordance with Part 5, Section 28, second paragraph, is then amended to someone's disadvantage, he/she may, irrespective of the regulations in the first paragraph of that section, appeal against the decision. Nor do the regulations in the first paragraph prevent an appeal against a decision which has not been reached according to the regulations prescribed by law.

Section 6: *Repealed by Act (1994:819)*

Section 7: A decision concerning a permit or tentative approval within a protected or safeguarded area referred to under Part 8, Section 9, third paragraph may only be appealed against by the National Civil Aviation Administration if the decision concerns a civil airport or by the supervising authority if the decision affects a nuclear reactor or other nuclear energy facility or by the Supreme Commander of the Armed Forces, the National Board of Civil Emergency Preparedness or the National Rescue Service Board or the authorities appointed by them in other cases. *Act (1994:852)*

Section 8: The authority having responsibility for scrutinising an appeal against a decision to adopt, amend or annul a detailed development plan, area regulations or a property regulation plan shall either ratify or dismiss the decision in its entirety. If the municipality has so agreed, the decision may be dismissed in part or completely. If the municipality has so agreed, the decision may be annulled in part or amended in another way. Amendments of a minor character may be made without the municipality's permission.

At the municipality's request, the authority can determine that the decision which has been appealed against, regardless of the fact that the appeal has not been completely determined, may be implemented for those areas which are patently not affected by the appeal. Such a determination cannot be appealed against. *Act (1995:1197)*

Part 14. Obligations to acquire land and pay compensation

Acquisition

Section 1: With regard to any land which, according to a detailed development plan is to be used for public space and for which the municipality is responsible, as well as other land which according to the plan is to be used for purposes other than private development, the municipality is obliged to acquire such land should the property owner so request. If land is reserved in the plan for public space for which a body other than the municipality is responsible, then the road authority is obliged to acquire that land either as freehold land, for usufruct rights or for any other special right should the property owner so request. The road authority may determine whether acquisition will involve freehold rights, usufruct rights or other special rights.

If the detailed development plan permits the temporary use of land, the first paragraph shall not be applied to land during the period that such temporary use is permitted.

With regard to land which is located within a joint development area as defined by the Act (1987:11) on Joint Land Development, special regulations apply.

Section 2: If a detailed development plan includes a regulation that land reserved for private development is also to be used for a public road, for a road which jointly serves several properties or for a public utility, then the organisation responsible for this installation shall acquire usufruct or other special rights to the extent necessary for this purpose and if the property owners so request. The organisation etc., responsible shall decide which rights the acquisition shall apply to.

Compensation and compulsory acquisition in selected cases

Section 3: If the Building Committee has, on the basis of Part 10, Section 17, determined that a building or other installation is to be removed or subjected to other measures, or that an exit or other drive is to be altered, the owner is entitled to compensation from the municipality for the damage involved.

Section 4: If an area which, according to a detailed development plan has been reserved for a public highway and, after the implementation of a new plan, has been completely or in part used for other purposes or altered with regard to height and thereby involves damage to a property adjacent to the area or otherwise affects the special rights of a property owner, then such an owner is entitled to compensation from the road authority.

Section 5: If a detailed development plan is amended or annulled before the implementation period has elapsed, the owner of a property and the holder of special rights to a property are entitled to compensation from the municipality for any damage incurred.

If the amendment or annulment causes considerable damage with regard to the use of a property to be incurred, the municipality is liable to acquire the property if the owner so desires.

If a detailed development plan is amended or annulled after the implementation period has elapsed, the first and second paragraphs shall still apply if a building permit has been applied for and the application has not been determined before the implementation period has elapsed.

Section 6: If damage has occurred as a result of the measures specified in Part 16, Section 7, the injured party has the right to compensation from the municipality or, if the measures have been carried out at the request of a state authority, from the state.

Section 7: If the costs of streets have been paid in accordance with Part 6, Section 31 or 32, or in accordance with similar older regulations, the municipality is responsible for paying back such costs if the owner of a property, because a building permit has been refused, is not able to use the property as envisaged when the costs were paid.

A municipality is also responsible for paying interest in accordance with Section 5 of the Interest Act (1975:635) from the day on which the property owner made the payment.

Act (1989:1049)

Section 8: The owner or holder of special rights to a property is entitled to compensation from the municipality if damage has occurred as a result of:

1. a building permit being refused for the replacement of a demolished or accidentally destroyed building with a basically similar one where the application for a building permit has been made within five years of the date on which the building was demolished or destroyed,

2. demolition being prohibited under the detailed development plan or area regulations or demolition permits being refused on the basis of Part 8, Section 16, items 2 or 3,

3. the protective regulations being given for buildings in detailed development plans as specified in Part 5, Section 7, first paragraph, item 4 or 6 or in area regulations as specified in Part 5, Section 16, items 4 or 5,

4. regulations about vegetation, site design or height within areas specified in Part 8, Section 9, third paragraph being included in the area regulations or

5. a site improvement permit being refused on the basis of Part 8, Section 18, first paragraph, items 2 or 3.

The right to compensation exists in the cases specified in the first paragraph, item 1 if the building has been destroyed by accident. In other cases to which the first paragraph, item 1 applies as well as in those covered by the first paragraph, item 2, the right to compensation exists if the damage is considerable with regard to the value of that part of the property affected. In cases covered by the first paragraph, items 3 - 5, the right to compensation exists if the damage means that the existing use of the site is considerably impaired within the affected part of the property.

If decisions of the type specified in the first paragraph involve considerable disadvantage with regard to the use of the property, the municipality shall acquire the property if the owner so requests.

When applying the second and third paragraphs, consideration shall also be given to other decisions specified in the first paragraph as well as decisions specified in Part 3, Section 2 of the Act (1988:950) on Historical Monuments, etc., Sections 5,8, 9, 11 and 19 of the Nature Conservancy Act (1964:822), prohibitions according to Section 20, second paragraph and Section 21, second paragraph in the same Act, and decisions specified in Section 18, second and third paragraphs of the Forest Protection Act (1979:429) and Part 19, Section 2, in the Water Act (1983:291), on condition that notice of the decision is given within ten years of the latest decision. In addition consideration shall be given to the impact of Section 30 of the Forest Protection Act which in particular cases have come into force within the same period. If the right to appeal or the right to compensation for compulsory purchase as a result of the above mentioned-decisions has been lost as a result of regulations in Part 15, Section 4, or similar regulations in the Historical Monuments, etc., Nature Conservancy or Water Acts, this should not act as a constraint on consideration being given to the decision.

If a municipality, subsequent to a decision in accordance with Part 12, Section 6, has decided to issue a demolition prohibition or enact the protective regulations referred to in the first paragraph 2 or 3, in order to satisfy a national interest in accordance with the Act (1987:12) on the Management of Natural Resources, etc., then the state is responsible for compensating the municipality for its costs for compensation or acquisition. In cases which are covered by the first paragraph, items 4 and 5, the owner of an installation, for which protected or safeguarded areas have been determined, will be responsible for paying the municipality's costs for compensation or acquisition. *Act (1995:1197).*

Calculation of compensation

Section 9: When determining the compensation to be paid in cases falling under Sections 1 - 8, then Part 4 of the Expropriation Act (1972:719) shall apply unless otherwise covered by Section 10. What is specified in Part 4, Section 3 of the above-mentioned Act shall also apply to matters involving an increase in value that has occurred during the period of ten years prior to the date when a demand for compensation was made.

Section 10: Compensation for the reduction in a property's market value in the cases covered by Section 3, 4, 5, first paragraph or Section 8, first paragraph shall be determined as the difference between the property's market value before and after the decision or the measure specified in Section 4. In this context, no consideration will be given to expected changes in land use.

Compensation for damage in cases specified in Section 8, first paragraph, items 1 and 2, shall be reduced by the amount corresponding to what, on the basis of Section 8, second paragraph, can be regarded as acceptable without compensation being paid.

Part 15. Court decisions, etc.

Section 1: Assuming that conflicting regulations are not included in this Act, then, additionally, what is included in Part 6, Section 39 and Part 14, Section 9 of the Expropriation Act (1972:719) shall apply to cases concerning:

1. acquisition in accordance with Part 6, Sections 17 or 24 or
2. compensation for compulsory acquisition or acquisition of usufruct or other special rights in cases specified in Part 14, Sections 1 - 8.

Section 2: Claims concerning acquisitions in accordance with Part 6, Section 17 may be raised even though the decision to adopt a detailed development plan has not become legally effective.

Section 3: Claims concerning acquisitions in accordance with Part 6, Section 24, second paragraph shall be raised within three years of the elapsing implementation period.

If an application has been made to lengthen the implementation period or if the municipality is considering renewing the implementation period, the case shall be regarded as pending until this matter has been finalised. If the implementation period is extended or renewed, the municipality's claim will become void.

The regulations in the second paragraph concerning a pending situation will also apply to cases where a claim concerning acquisition has been made in accordance with Part 6, Section 24, first paragraph and an application has been for the formation of a property in accordance with the property regulation plan. If a property is formed in accordance with the property regulation plan, the municipality's claim will become void.

When a municipality has made a claim concerning acquisition in accordance with Part 6, Section 24, first paragraph, the Lands Tribunal shall immediately inform the property formation body about this matter. *Act (1995:1412)*

Section 4: In cases specified in Part 14, Section 3, 5, 7 or 8 claims concerning decisions must be made within two years of the date of the decision becoming legally effective.

In the cases specified in Part 14, Sections 4 or 6, claims shall be made within two years of the date on which the measure was implemented.

However, claims may be made later than is stated in the first and second paragraphs, if the damage could not reasonably be foreseen within the specified periods.

Section 5: Compensation for damages in accordance with Part 14, Sections 3 - 6 or 8, shall be determined as an amount of money to be paid either once as a lump sum or, if there are special circumstances, as a certain amount of money per annum. If circumstances change, the annual amount should be revised if the municipality, the property owner or the holder of special rights to the property so requests.

If the municipality so demands, and it is not patently unreasonable, the court shall decree that compensation, in accordance with part 14, section 8, first paragraph, items 2 and 3, shall not be paid unless certain measures have been carried out on the building.

With regard to compensation, whatever has been agreed or assumed to have been agreed between the municipality and the property owner or the holder of special rights to a property, will also apply to the new owner of the property or the new holder of special rights.

Section 6: If it has been found that a claim made by a property owner, or the holder of special rights to a property, in accordance with section 1, is not valid then the court may determine that the claimant shall pay his/her own costs if the case has been referred to the court without sufficient cause. If the case has clearly been initiated without reasonable grounds, the court will also order the claimant to pay the respondent's costs.

Section 7: If compensation determined by a court in connection with an acquisition case has not been reduced in the manner prescribed in the Expropriation Act (1972:719), then the following will apply. If someone who is entitled to compensation demands its payment, the question of giving up the land will lapse with regard to his/her rights, provided that the land has not been taken into possession or transferred in accordance with Part 6, Section 10 of the Expropriation Act.

Section 8: Disputes between a municipality and a property owner concerning the payment of costs for streets or public spaces as well as disputes about the conditions of payment shall be taken up by the Lands Tribunal in whose district the property is located.

In the cases specified in the first paragraph, the regulations in the Act (1969:246) on Property Cases will be applied. In cases where compensation is reduced in accordance with Part 6, Section 33, the matter of court costs will be regulated in accordance with the Expropriation Act (1972:719). If a property owner loses such a case, the court can determine that he/she will pay for his/her own costs if the claim is based on insufficient grounds. If his/her claim has obviously lacked reasonable grounds, the court may in addition determine that the claimant pay the municipality's costs. *Act (1987:246).*

Part 16. Authorisation, etc.

Section 1: The government or the authority appointed by the government will issue regulations concerning the requirements for buildings, etc. which, in addition to those mentioned in Part 3 will also include those needed:

1. to protect life, personal safety or health,
2. for the suitable design of buildings and other installations as well as sites and public spaces and
3. for the enforcement of the regulations in item 1.

The government or the authority appointed by the government shall determine the necessary regulations regarding persons responsible for building quality in addition to those specified in Part 9, Sections 13 - 15.

The government or the body appointed by the government may in individual cases permit exceptions from the regulations specified in Part 3. *Act (1994:852)*

Section 2: *Repealed by Act (1994:852)*

Section 3: *Repealed by Act (1994:852)*

Section 4: If the nation is at war or there is danger of war breaking out or if there exist such exceptional circumstances resulting from war or the danger of war, the government may issue regulations that differ from those in this Act, particularly those of importance to Total Defence or otherwise required for necessary building operations to take place.

Section 5: With regard to leasehold property, the provisions of this Act regarding the property owner or the property shall also be applied to a leaseholder or leasehold property, with the exception that a leaseholder is not responsible for paying the costs of streets and other public spaces.

Section 6: Anyone who occupies property as a result of permanent occupation or entailed estate rights or the provisions of a will but without having ownership rights, shall be regarded for the purposes of this Act as the owner of the property.

Section 7: In order to carry out their tasks in accordance with this Act, the Building Committee and the County Administrative Board as well as those who carry out work at their request, are entitled to gain access to properties, buildings and other installations as well as to carry out measures which are necessary for the performance of their tasks.

The rights specified in the first paragraph also apply, and in situations other than those noted above, to those carrying out public survey work.

The police authorities shall provide assistance when required.

Part 17. Provisional regulations

The coming into force, etc.

Section 1: This Act comes into force on the 1st July 1987.

Within the limitations noted in this Part, this Act repeals the Building Act (1947:385), the Building Statutes (1959:612), the Act (1976:666) on the Consequences and Interventions Ensuing from Unlawful Development, etc, and the Act (1976:296) on Alternative Emergency Fuels, etc.

Section 2: Before the 1st July 1990, every municipality shall have adopted a comprehensive plan in accordance with Part 4.

Until there is a valid comprehensive plan for a municipality, decisions based on Part 5, Sections 16 and 28, first paragraph must refer to a similar comprehensive plan which, before it has become legally effective, has been approved by the municipal council. *Act (1987:122).*

Master plans, etc.

Section 3: Ratified master plans will be valid as area regulations as defined in this Act.

Claims for compensation or acquisition in accordance with Section 22 of the Building Act (1947:385) shall, in cases other than those specified in Section 15, second paragraph of this Part, be made before the end of June 1988. In such cases scrutiny will be based on the earlier regulations.

Older outline plans will cease to be valid this Act comes into force.

Detailed development plans, rural development plans, parcelling plans, etc.

Section 4: Detailed development plans and rural development plans in accordance with the Building Act (1947:385) or the Town Planning Act (1931:142), older types of plans and regulations referred to in Sections 79 and 83 of the latter act as well as parcelling plans, which are not covered by a directive in accordance with Section 168 of the Building Act, shall be regarded as a detailed development plan adopted in accordance with this Act. Parcelling

plans, to the extent that they are covered by the above-mentioned directives, will cease to be valid when this Act comes into force.

With regard to detailed development plans and rural development plans which have been ratified before the end of 1978, the implementation period will be defined, in accordance with Part 5, Section 5, as five years from the date of their becoming legally effective. For other plans and regulations referred to in the first paragraph, the implementation period will be regarded as having elapsed.

Unless otherwise prescribed in a plan or regulation which, according to the first paragraph is to be regarded as a detailed development plan in accordance with this Act, then Section 39 in the Building Statutes (1959:612) shall apply as a regulation in the plan.
Act (1991:604)

Section 5: During the period up to the end of June 1991, the regulations in Part 14, Section 1, do not apply to areas covered by a detailed development plan. Instead during that period in the regulations of Section 48, first and third paragraphs of the Building Act (1947:385) will apply.

The regulations in Part 6, Section 24, second paragraph do not apply to plans whose implementation period, in accordance with Section 4, second paragraph, can be regarded as having elapsed.

Section 6: Regulations in Part 6, Section 26, first paragraph do not apply to areas covered by a rural development plan or a parcelling plan.

Section 7: Regulations in Part 8, Section 11, fourth paragraph do not apply to areas covered by earlier forms of detailed development plan or a rural development plan.

Section 8: If damage occurs as a result of a plan or regulation whose implementation period in accordance with Section 4 has elapsed, or which is amended or annulled, the owner and holder of special rights to a property are entitled to compensation from the municipality on condition that:

1. the property is located in an area which is developed predominantly in accordance with the plan or area regulations,
2. notice about the decision regarding the amendment or annulment of the plan or regulations is given before the end of June 1992 and
3. the property after such amendment or annulment may either not be built upon or only be used for development to an extent which is obviously unreasonable.

If the plan or regulation is amended or annulled before the end of June 1992, then the first paragraph will apply if an application has been made for a building permit but the application has not been dealt with before the above-mentioned date.

Compensation shall be calculated as the difference between the property's market value before and after the decision to amend or annul the plan. The property's market value before the decision shall be calculated with regard to planning conditions as well as the current compensation principles at the time when this Act comes into force. If the municipality so demands, however, the value must not be set at a higher amount than that included in the regulations in Section 36 of the Municipal Taxation Act (1928:370) as formulated at the end of June 1990 and this will be deductible when calculating the capital gain from the sale of a property by 31 December 1990, adjusted by the percentage by which the basic value according to the General Insurance Act (1962:381) has been changed by the date of sale.

Claims for compensation in accordance with the first paragraph shall be submitted within two years of the date of the decision which is being appealed against becoming legally effective. If the property owner or the holder of special rights to a property has submitted a

claim and is entitled to compensation, the municipality shall instead acquire the property or the special rights to the property.

In cases concerning compensation and acquisition, the regulations in Part 14, Section 9 as well as Part 15, Sections 1 and 6, shall also apply. *Act (1991:604)*.

Section 9: With regard to detailed development plans and rural development plans which have been adopted but not ratified before this Act comes into force, the earlier regulations concerning procedures and the scrutiny of plans shall apply.

Regional plans

Section 10: Regional plans which have been ratified before the end of June 1982 shall continue to be valid as regional plans in accordance with this Act, but for no longer than six years from the date on which the plan was ratified. In other circumstances, regional plans will cease to exist when this Act comes into force.

Plot subdivision

Section 11: Plot subdivision in accordance with the Building Act (1947:385) or the Town Planning Act (1931:142) as well as older plot subdivisions specified in Section 80 of the last mentioned Act, shall be regarded as the same as a property regulation plan in accordance with this Act.

Section 12: For plot subdivisions which have been adopted but not ratified before this Act comes into force, older regulations shall apply with regard to procedures such as the scrutiny of applications.

Prohibitions on new construction

Section 13: With the exceptions specified in Sections 14 and 16, prohibitions on new construction and prohibitions against demolition which have been issued in accordance with the Building Act (1947:385), will cease to be valid when this Act comes into force.

Section 14: If a prohibition on new construction has been issued on the basis of Section 110, second paragraph of the Building Act (1947:385), the prohibition shall continue to be valid as a planning regulation in accordance with Part 5, Section 8, item 1 of this Act.

Section 15: Prohibitions in accordance with Section 17 in the Building Act (1947:385) concerning excavations, infilling, tree-felling or other comparable measures shall continue to be valid, but only up to the end of June 1990.

Claims for compensation or acquisition in accordance with Section 22 of the Building Act and as a result of a prohibition in accordance with the above paragraph, shall be made before the end of June 1991. In such cases, scrutiny shall be based on the older regulations.

Section 16: For areas covered by a prohibition on new construction, etc. issued in accordance with Section 81 of the Building Act (1947:385) or issued on the basis of Section 82 of the same Act, shall be regarded as if the scrutiny specified in Part 12, Section 4 has taken place with regard to matters involving building permits, site improvement permits and tentative approvals.

In areas covered by regulations in accordance with Section 54, sub-section 1, third paragraph of the Building Statutes (1959:612), there is a responsibility in accordance with

Part 8, Section 7, to seek a building permit for the erection of or considerable alteration to illuminated signs and in accordance with Part 8, Section 9 to seek a site improvement permit for excavation and infill works.

Claims for compensation or acquisition as a result of a prohibition specified in the first paragraph shall be made before the end of June 1988. In such cases, scrutiny shall be based on the older regulations.

Section 17: In areas covered by a prohibition issued in accordance with Section 40, second paragraph or Section 110, fourth paragraph of the Building Act (1947:385) against excavation, infilling, tree-felling or other comparable measures, a site improvement permit is now required for such measures in accordance with Part 8, Section 9.

Other decisions in accordance with the Building Act

Section 18: If an exception has been made regarding a prohibition on new construction in accordance with the Building Act (1947:385) or the Building Statutes (1959:612) as a result of a decision which has become legally effective after the end of June 1986 and if a building permit for the measure concerned has not been issued before this Act comes into force, then this permission shall be regarded as a tentative approval. This approval will cease to be valid unless an application for a building permit is made within two years of the date on which the approval became legally effective.

If a property formation decision has been made in accordance with the Property Formation Act (1970:988), or a jointly owned property has been created in accordance with the Act (1973:1149) on Civil Engineering Works, or a utility easement has come into being in accordance with the Act (1973:1144) on Utility Easements and has been issued with the exception to the prohibition referred to in the first paragraph, and if for the decision to be effective, a building permit is required, then the decision is the same as a tentative approval. However, the tentative approval will cease to be valid unless an application for a building permit has been made within two years of the date on which the decision became legally valid. Under the same conditions and time limits, a decision will also be binding with regard to the scrutiny of applications for demolition and site improvement permits.

In other cases the decision about exception will cease to be valid. *Act (1987:122).*

Section 18 a: The Building Committee may, in cases where a building permit is concerned, explain that new development or property formation that has been carried out contrary to the regulations in the detailed development plan, rural development plan, parcelling plan or plot subdivision plan and, in accordance with Section 34, 38, third paragraph or 110, first paragraph of the Building Act (1947:385) or similar older regulations or Part 3, Section 2, third paragraph of the Property Formation Act, according to its wording in June 1987, shall be regarded as the type of deviation referred to in Part 8, Section 11, first paragraph, item 2 b. This type of explanation shall refer only to minor deviations from the plan or parcelling plan and which are compatible with the aims of these plans. This explanation shall only be used in connection with the approval of an application for a building permit.

The first paragraph shall also be applied to matters concerning a property, building or other installation to the extent that, after a decision concerning the ratification of a detailed development plan, a building plan or parcelling plan, it deviates from the plan or the plot subdivision. *Act (1989:1049)*

Section 19: Decisions in accordance with Sections 70 and 113 in the Building Act (1947:385) concerning the responsibility to surrender or release land, shall be regarded as the same as a directive in accordance with Part 6, Section 19 of this Act. The directions contained in

Section 73 of the Building Act shall be regarded as the same as the regulations in Part 6, Section 22 of this Act.

Particular requirements for existing buildings

Section 20: Buildings erected before 1 July 1960 or for which a building permit was approved prior to that date, shall be provided with an installation to facilitate the inspection of the roof and an installation to prevent falls from it.

With regard to buildings erected before 1 July 1974 or for which a building permit was applied for prior to that date, doors and similar installations shall be constructed so that the risk of accidents does not arise.

For buildings erected before 1 July 1977 or for which a building permit was approved prior to that date, appropriate installations shall be provided to ensure acceptable working conditions for persons collecting household refuse.

The requirements specified in the first to third paragraphs should not significantly deviate from what could be required according to corresponding older regulations.

Section 21: The regulations in section 82 a, third paragraph, of the Building Statutes (1959:612) regarding the adaptation of buildings to the handicapped will still apply.

Section 22: The Government, or the authority appointed by the Government, shall with regard to Sections 20 and 21, issue further directions required for the:

1. protection of life, personal safety and health and
2. suitable design of buildings and other installations as well as sites and public spaces.

Consequences, etc.

Section 23: For infringements that have occurred before these regulations come into force, the existing Act (1976:666) on the Consequences and Interventions ensuing from Unlawful Development, etc. shall apply. However, the regulations in Section 10 shall apply if these are less onerous.

If anyone omits to carry out work or other measures which have been ordered as a result of a decision in accordance with the Building Statutes (1959:612), then the regulations in Part 10 shall apply in an action before a court.

If anyone has omitted to follow a condition or requirement in accordance with Section 136 a of the Building Act (1947:385), then the regulations in Part 4, Section 6 of the Act (1987:12) on the Management of Natural Resources, etc. shall apply.

Street costs, etc.

Section 24: Older regulations concerning responsibility to pay for street sites and street construction costs shall apply to street construction works commenced before this Act comes into force.

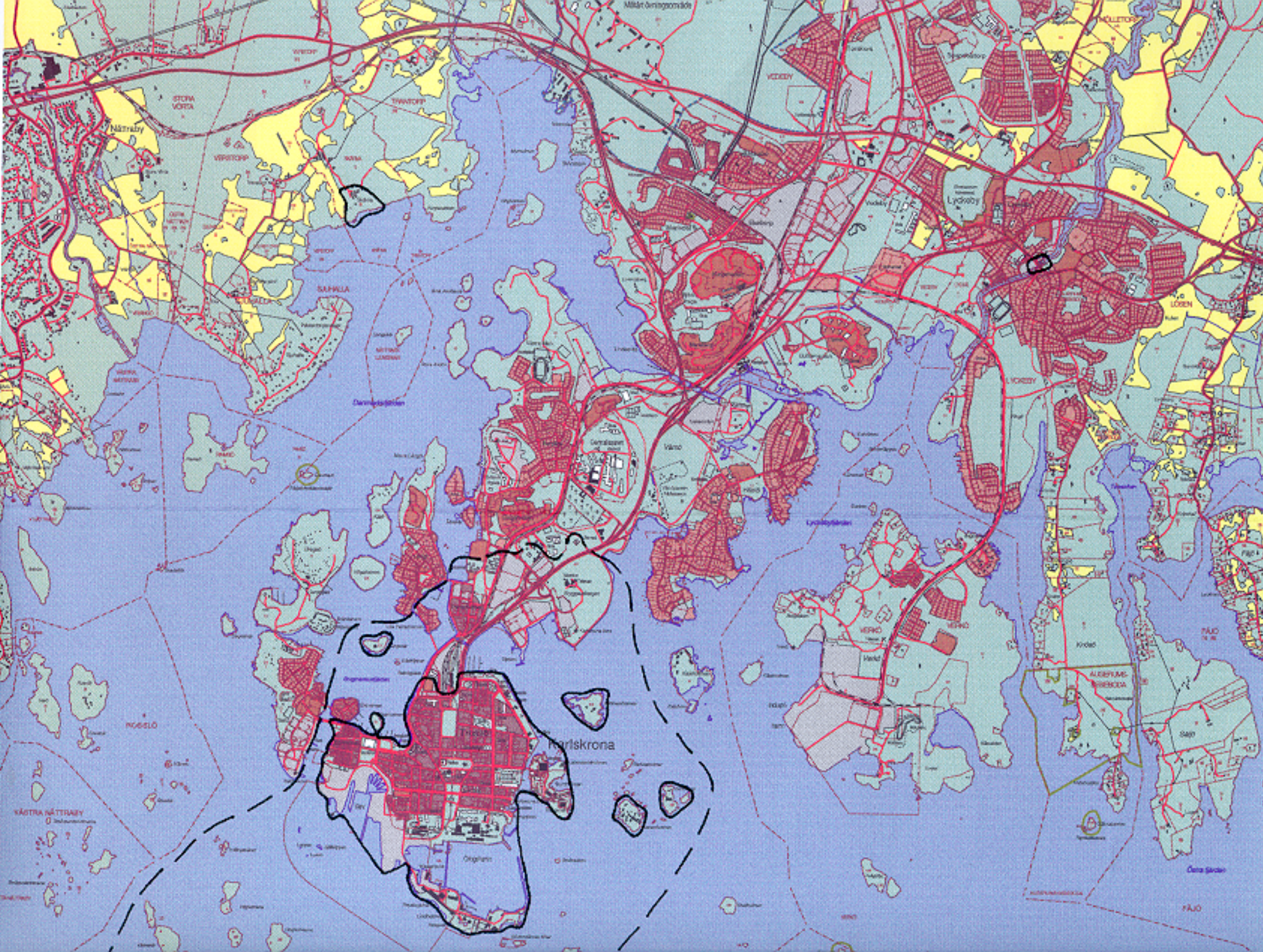
Ongoing court cases and issues, etc.

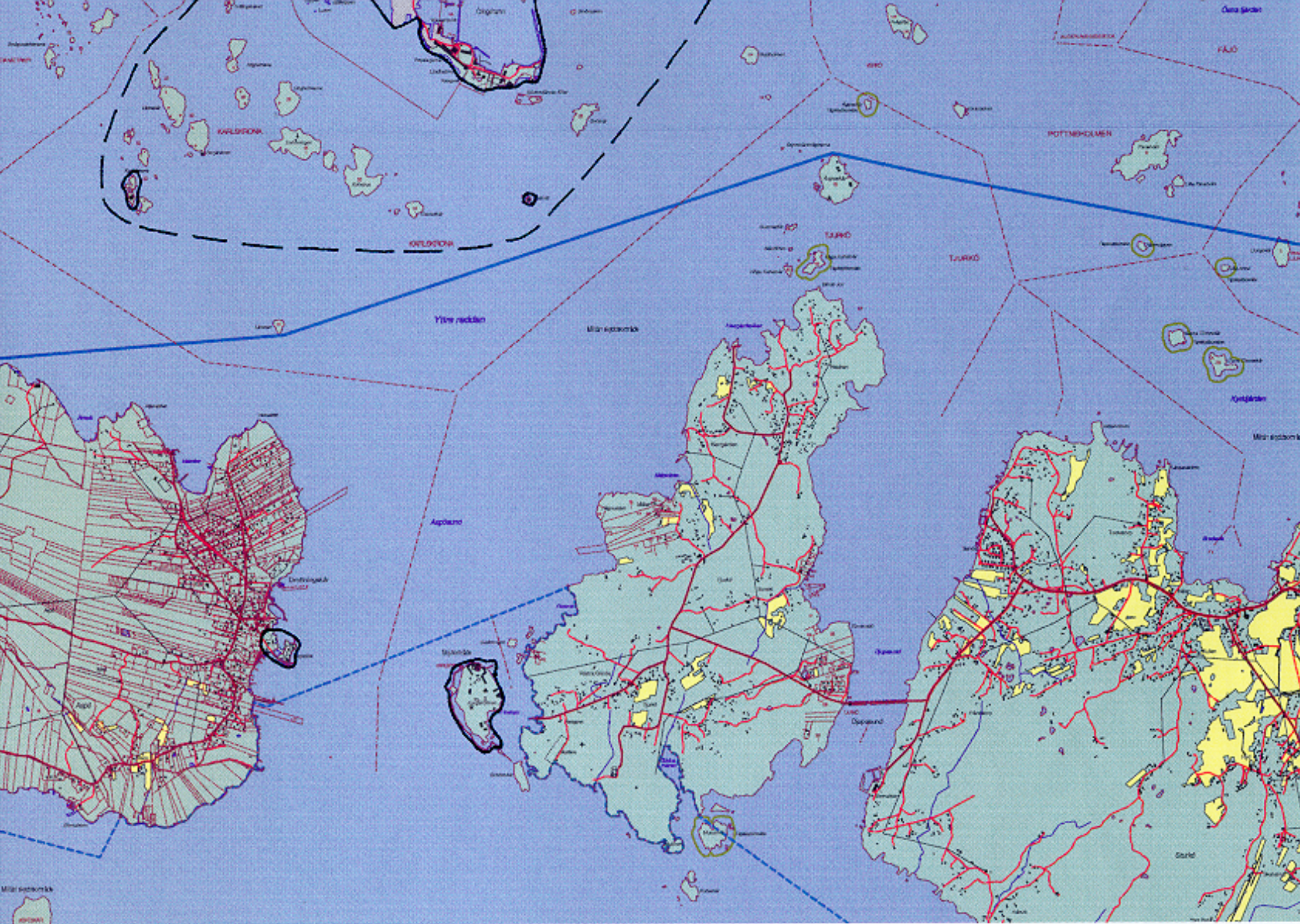
Section 25: With regard to matters being dealt with in accordance with the Building Act (1947:385) or the Building Statutes (1959:612) and which the Building Committee has dealt with before this Act comes into force, then older regulations shall apply with regard to procedures as well as to the examination of applications.

With regard to cases which, in accordance with the Building Act, concern the payment of compensation or of compulsory purchase and for which a demand was made before this Act comes into force, then older regulations shall apply when determining the outcome of such an issue.

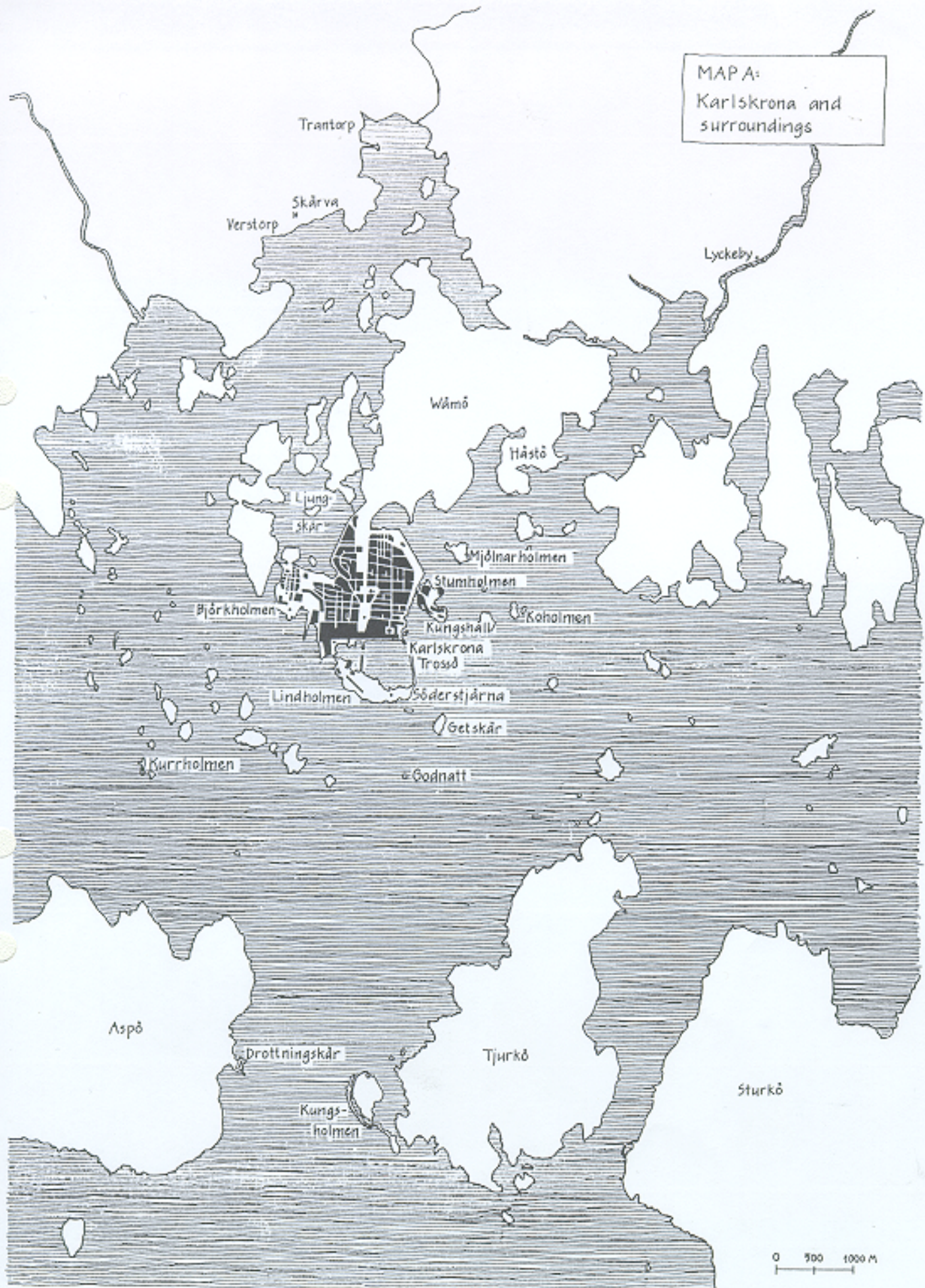
Section 26: The regulations in Sections 60 - 64 of the Building Statutes (1959:612) shall apply to construction works for which building permits have been approved in accordance with the Building Statutes.

Section 27: What is decreed by law or other regulations regarding a town plan shall instead refer to a detailed development plan in which a municipality is responsible for public space. What is decreed regarding a rural development plan shall refer to a detailed development plan in which someone other than the municipality is responsible for public space. What has previously been referred to as a building permit shall now - with regard to the type of activity involved - be variously referred to as a building permit, a demolition permit or a site improvement permit.





MAPA:
Karlskrona and
surroundings



Trantorp

Skärva
Verstorp

Lyckeby

Wämö

Hästö

Ljung
skär

Mjölmarholmen

Stumholmen

Björkholmen

Koholmen

Kungshäll

Karlskrona
Trassö

Lindholmen

Söderstjärna

Getskär

Kurrholmen

Godnatt

Aspö

Drottningsskär

Tjurkö

Sturkö

Kungs-
holmen

0 500 1000 M

B. NORTHERN PART OF TROSSÖ

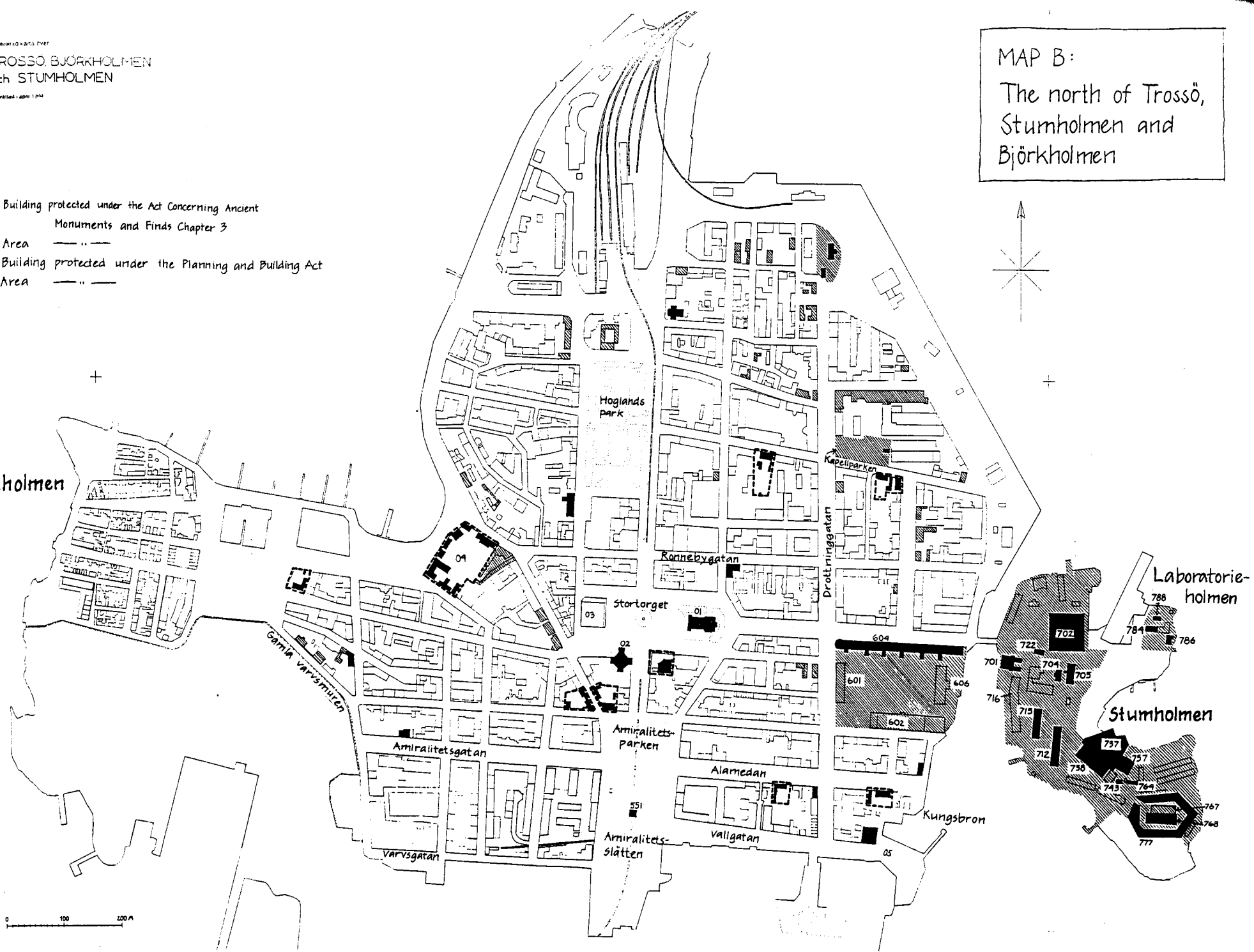
Map-Buildingno.	Building Name	Built	Architect	Earlier use/Present use	Protection	Owner
B-01	Fredrik church	1720-58	N. Tessin d.y.	Church	SBM	The Church of Sweden
B-02	Holy Trinitychurch	1697-1709	N. Tessin d.y.	Church	SBM	The Church of Sweden
B-03	City Hall	1795-98		City Hall/District Court		State
B-04	Grevagården	1705		Wachtmeister Residence/Museum	BM (5)	Foundation
B-05	County governor's residence	1909		County Governors Residential building	SBM	State
B-551	Admiralty Clocktower	1699		Clocktower	SBM	State
B-601	Naval Staff Office	1820's		Staff office/Office	q	Local authority
B-602	Exercise Hall	1877		Gymnastics and conserthall	q	Local authority
B-604	Sparre Barracks	1804-50		Barracks/Office	BM (57)	Private
B-606	Östersjökolan	1802		Laundry/School	q	Local authority
B-701	Crown Bakery	Early 18th century	C.P. Nyman	Bakery/Residential building	BM (30)	Private
B-702	Launch and Longboat shed	End of 1780s		Store house for Launches	BM (26)	Private
B-704	Residential for employees in the Crown Bakery	1864		Residential building	BM (33)	Private
B-705	Crown Prison	1910		Military custody/Office	BM (28)	Private
B-712	Barrel Storehouse	1718		Storehouse/Office	BM (56)	Private
B-715	Seamen's Barracks	1847		Barracks/Art museum, -gallery	BM (32)	Local authority
B-716	Clothing factory	1921		Factory/Residential building		Private
B-722	Corps de Garde	1720		Guard building/Residential building	BM (36)	Private
B-737	Slipway for Seaplane	1929		Slipway	BM (40)	Private
B-743	Pilots Residence	1870's		Residential building	BM (34)	Private
B-757	Hangar no4	1929		Hangar/Store house	BM (38)	Private
B-758	Hangar no3	1926		Hangar/Store house	BM (39)	Private
B-764	Brinepreservation house	1846		Brinepreservation/Storehouse	BM (31)	Private
B-767	Brinepreservation Storehouse	1910		Storehouse/Storehouse, workshop		Foundation
B-768	Kungshalls Storehouse	1787-92		Storehouse	BM (35)	Foundation
B-777	Bastion Kungshall	1680's		Bastion	BM (51)	Lokal authority
B-784	Old Hospital	Early 1800's		Hospital/Office, Storehouse	BM (27)	Private
B-786	Laundry house	1875		Laundry/Office	BM (41)	Private
B-788	Disinfection house	1889		Disinfect/Office	BM (42)	Private

(Historic building, State-owned. Protected by Heritage Conservation Act (SBM), Historic building protected by Heritage Conservation Act (B^M), Building protected in Detailed development plan by the Planning and Building Act (q).

MAP B:
The north of Trossö,
Stumholmen and
Björkholmen

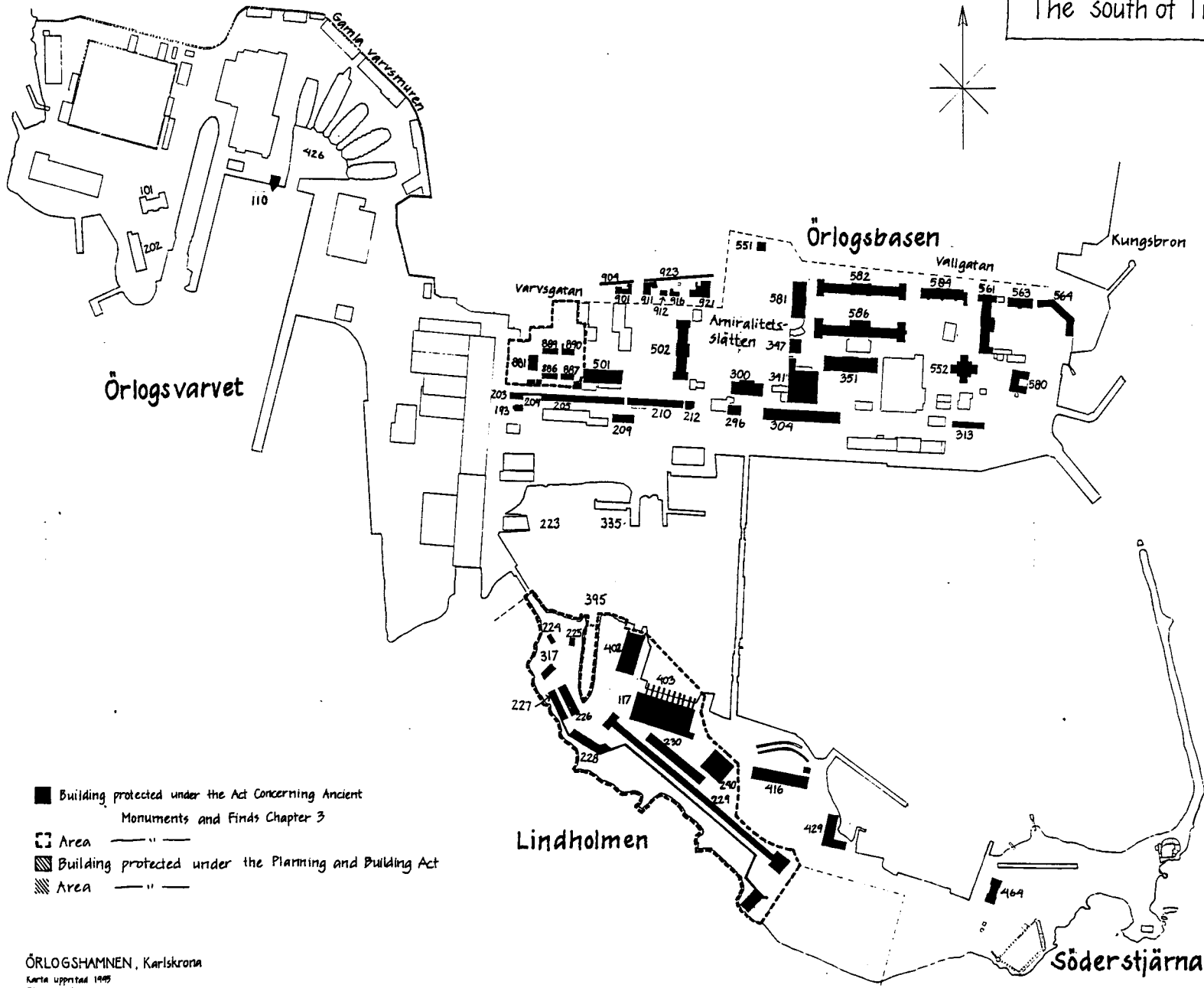
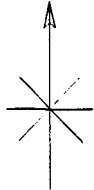
- Building protected under the Act Concerning Ancient Monuments and Finds Chapter 3
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Björkholmen



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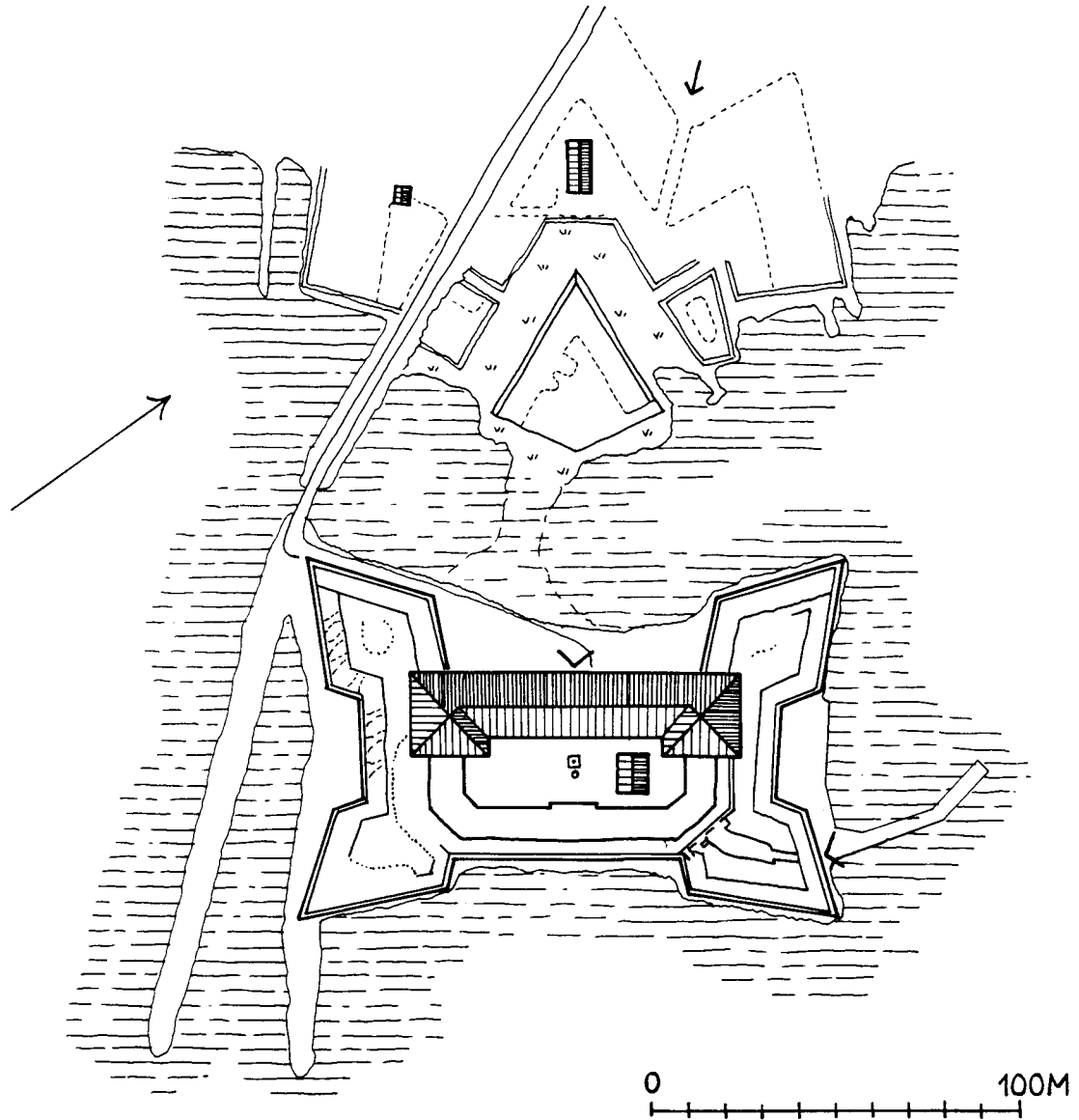
MAP C:
The south of Trossö



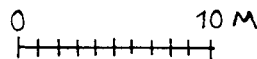
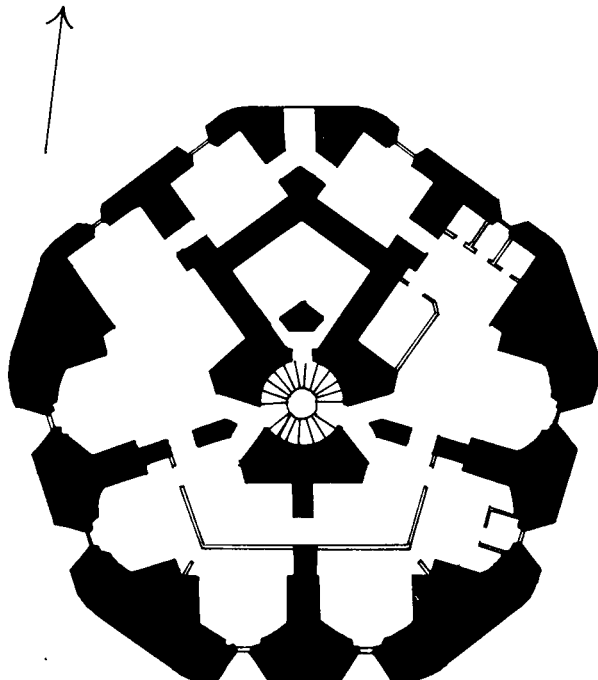
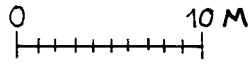
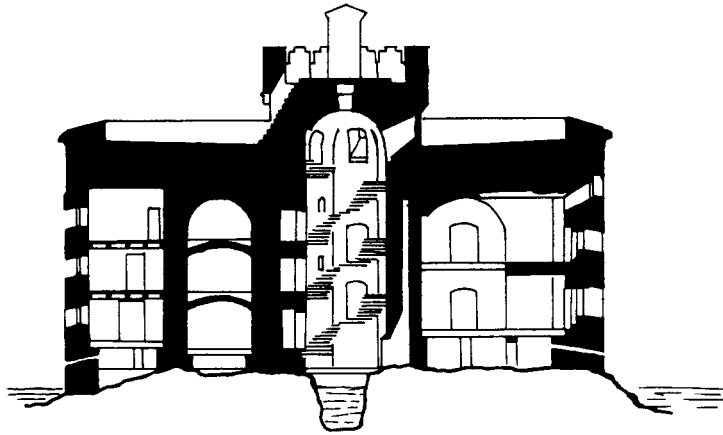
- Building protected under the Act Concerning Ancient Monuments and Finds Chapter 3
- Area — " —
- ▨ Building protected under the Planning and Building Act
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MAP D:

The citadel of
Drottningsskär



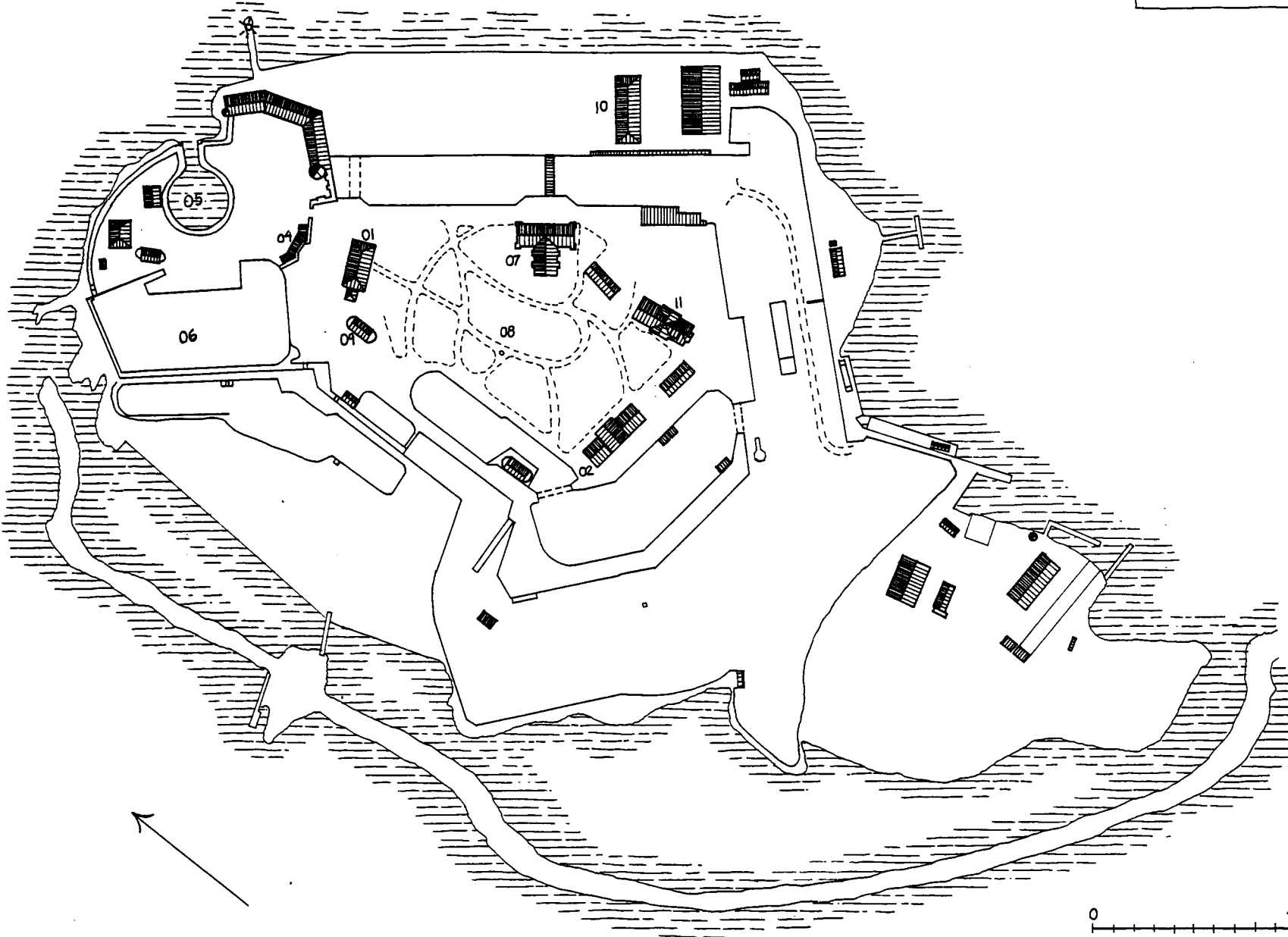
MAP E:
Godnatt



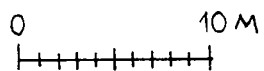
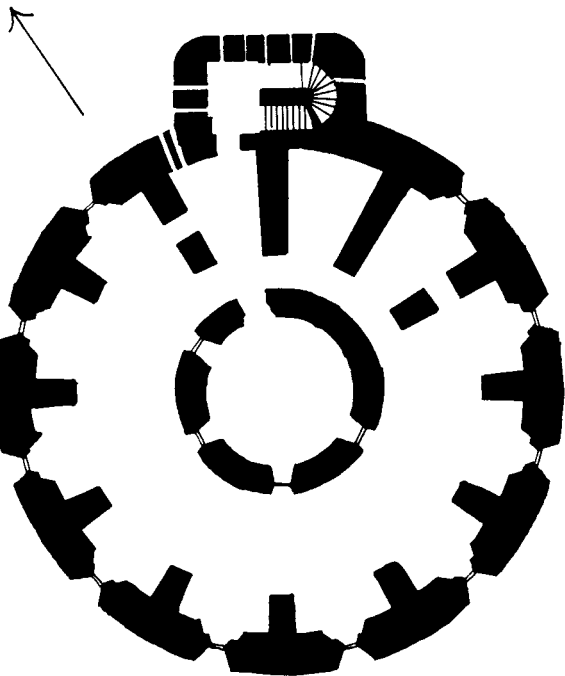
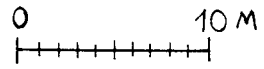
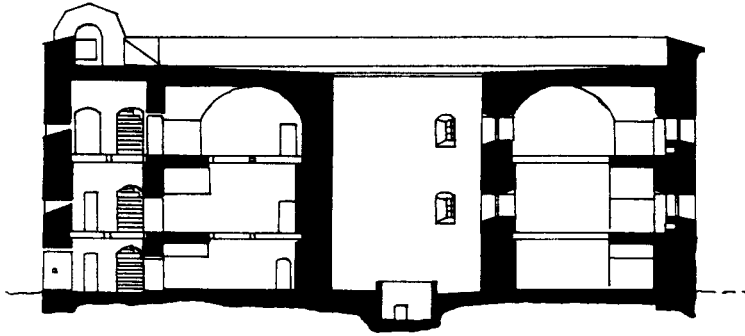
F. KUNGSHOLMS FORT

Map-Buildingno.	Building Name	Built	Architect	Earlier use/Present use	Protection	Owner
F-01	North Officer's Quarters	1908		Residential building, Office		State
F-02	South Officer's Quarters	1877		Residential building, mess-room/Office		State
F-03	Donjonen	1831-40		Fortification		State
F-04	Corps-de-garde	1842		Guard house, Custody		State
F-05	Harbour	1831-38		Harbour		State
F-06	Northern Redoubt	1690's		Fortification		State
F-07	Large Powder Storehouse	1758-59		Storehouse		State
F-08	Park	1870's		Park		State
F-09	Northern Small Powder Storehouse	1855		Storehouse		State
F-10	Yellow Barracks	1935		Barracks		State
F-11	Canteen Building	1911		Canteen, Office		State

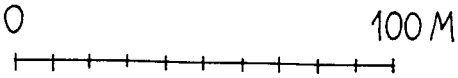
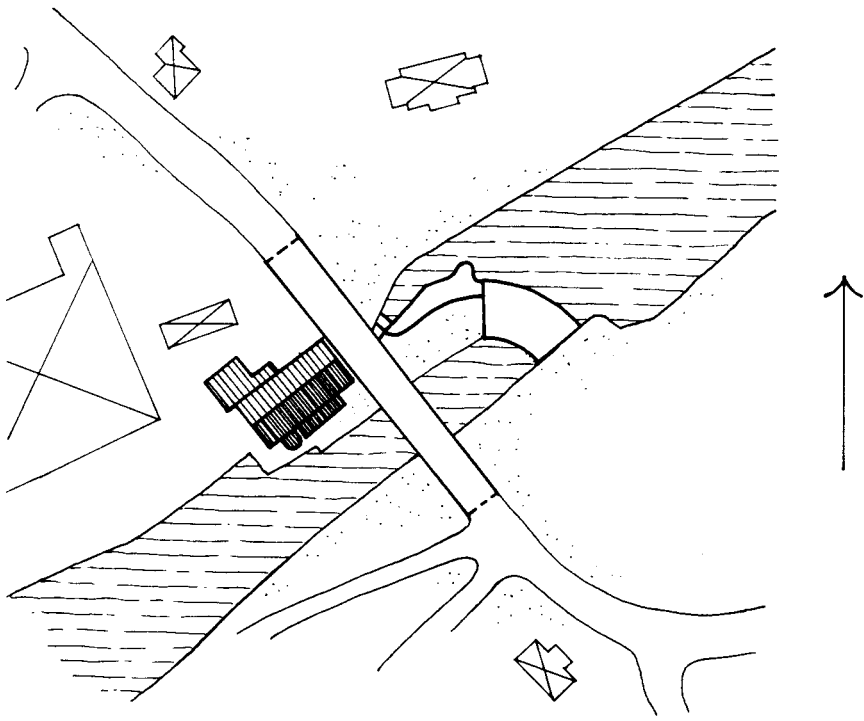
MAP F:
The fort of Kungsholmen



MAP G:
Kurrholmen



MAP H:
The Crown Mill
in Lyckeby

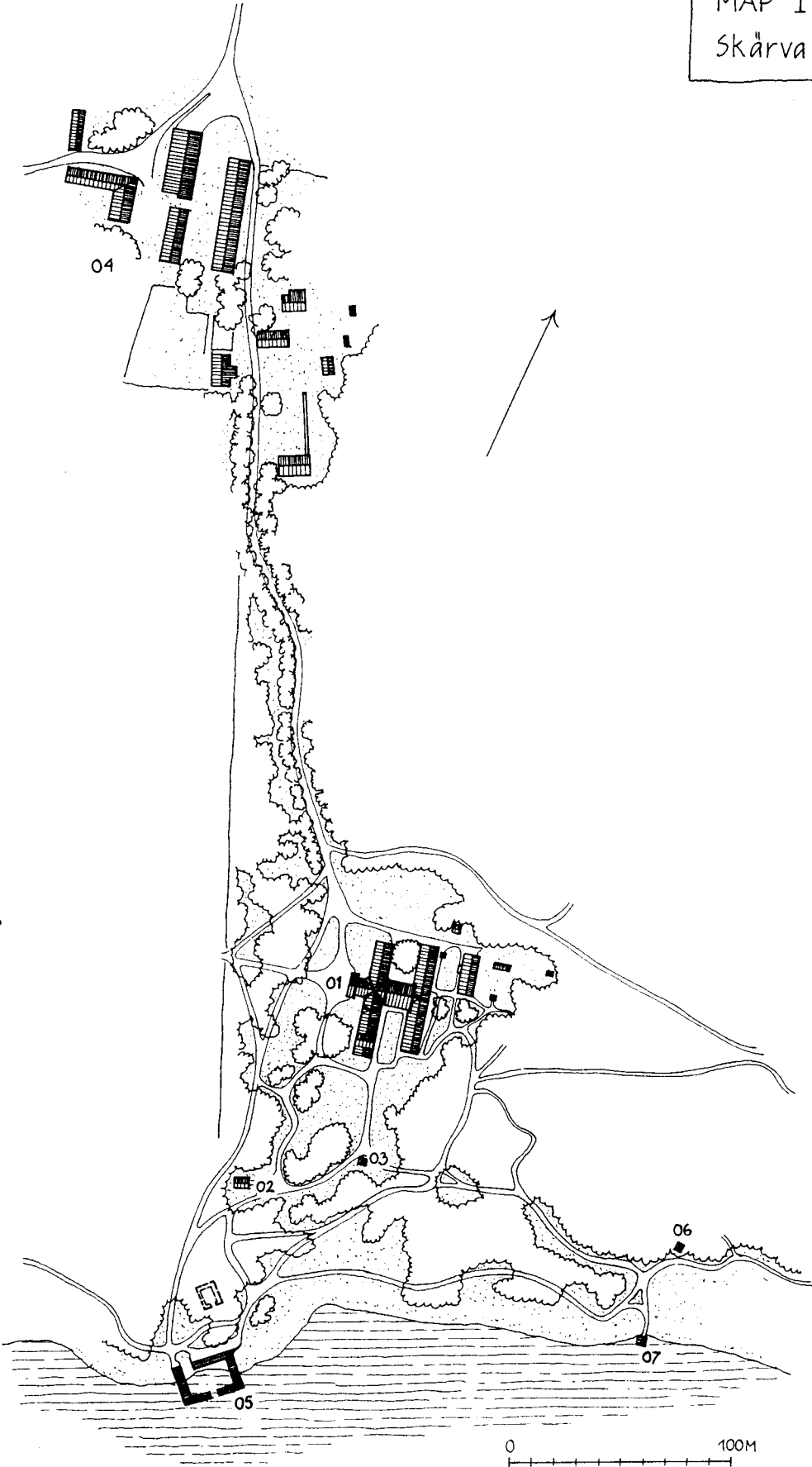


I. SKÄRVA

Map-Buildingno.	Building Name	Built	Architect	Earlier use/Present use	Protection	Owner
I-01	Mansion	1785-86	F H af Chapman	Residence	BM (14)	Private
I-02	Garden Pavillion. Temple of Diana	Early 1790's	C A Ehrensvärd	Garden Temple	BM (14)	Private
I-03	Gothic Tower	1790's	F H af Chapman	Clocktower	BM (14)	Private
I-04	Farmbuildings, Foreman's Residence	1800's		Farmbuildings., Residential building		Private
I-05	Haarbour	1790's	F H af Chapman	Harbour	BM (14)	Private
I-06	Grave-monument	1795	F H af Chapman	Monument	BM (14)	Private
I-07	Bath-house	End 1800's		Bath-house	BM (14)	Private

Historic building protected by Heritage Conservation Act (BM).

MAP I:
Skärva





Vy-1
Aerial view of Trossö from northwest.



Vy-2
Aerial view of Stortorget, the Great square.



Vy-3
Stumholmen from southeast.



Vy-4
Stumholmen from southwest.



Vy-5
Trossö from northwest.



Vy-6
Kungsbron from northwest. Sailfestivity in Karlskrona.



Vy-7
Outdoor gymnastics on Stumholmen.



Vy-8
Bataljon Sparre at the channel of Stumholmen.



I-07

The Bathhouse at Skärva (1870's).



The Powder storehouse at Ljungskär (1740's).

WORLD HERITAGE LIST

Karlskrona (Sweden)

No 871

Identification

<i>Nomination</i>	The naval port of Karlskrona
<i>Location</i>	Blekinge County
<i>State Party</i>	Sweden
<i>Date</i>	3 July 1997

Justification by State Party

The naval port of Karlskrona received much interest during the 18th century and was the model for several similar projects in Europe. The technologically and architectonically distinctive shipyard complex was the military industrial centre of the Baltic region for more than 100 years.

Criterion ii

Karlskrona is the clearest, best preserved, and most authentic naval complex from the 17th, 18th, and 19th centuries.

Criterion iii

The complex is a unique relic of Sweden's period as a major power, and of the North European Baroque movement's attempt to create unity between the layout of the city, the manufacturing areas, and the surrounding countryside. The whole is characterized by the consistent long-term aim of cultivating efficiency and aesthetic, still clearly discernible in the infrastructure and open spaces. The naval heritage is upheld not least by over 300 years of uninterrupted activity within the naval port and the shipyard.

Criterion iv

Category of property

In terms of the categories of cultural property set out in the 1972 World Heritage Convention, this is a *site*.

History and Description

History

The naval port of Karlskrona was founded in 1680, at a time when Sweden was a major power whose territory included modern Finland, Estonia, Latvia, and parts of north Germany. The first step towards domination of the Baltic came when Sweden secured direct access to the

North Sea ports and broke Danish control over Öresund Sound, the key to Baltic trade. When peace with Denmark was declared in 1658 with the Treaty of Roskilde, Skåne, Blekinge, and Gotland became Swedish territory.

A garrison and shipyard were installed at the small port of Bodekull, renamed Karlshamn in honour of King Karl XI. However, after a short Danish occupation (1676-79), it was recognized that this was not the ideal site for a naval base, and so in 1680 Karl XI issued a charter for the foundation of a new town in the east of Blekinge on the islands of Wämö and Trossö, to be known as Karlskrona and to serve both as a port and as a naval base. Tradesmen and merchants from this hitherto Danish area were forced into the new town by the withdrawal of their charters from the established towns of Kristianopel and Ronneby, and the region was progressively assimilated into Sweden.

The naval installations that developed at Karlskrona, beginning with a shipyard and storage facilities, were initially supervised by Erik Dahlbergh, Quartermaster General, responsible for the defences of the Swedish kingdom. Naval architects and craftsmen were sent from Stockholm, and houses were built to receive them. The shipyard began with two building berths, two quays, two forges, and five warehouses; the first keel was laid down in December 1680 and the first ship was launched the following year.

Karlskrona became a seat of government in 1683, the year in which Dahlbergh drew up the definitive plans for the town and its fortifications. By the time Gustav III took the throne by means of a *coup d'état* in 1772 it had become the third largest town in Sweden. There was a frenzied burst of activity at this time, with the building of a large fleet (accompanied by renewed building activity in the town itself) aimed first at Denmark and then Russia. Gustav's military adventures achieved very little, and he was assassinated by his political enemies among the nobility, who resented his assumption of absolute power. The loss of Finland in 1809 saw the end of the Swedish imperial dream.

Despite the political decline of the country, Karlskrona continued as the main base for the Swedish navy. A number of modernization and expansion projects took place during the 19th and 20th centuries, to keep pace with developments in naval and military tactics and technology (although the shipyard was slow to adopt new technologies, with the result that wooden hulls did not give way to steel until the 1880s). World War II saw the modernization of some of the older fortifications and the installation of new facilities for defence against aerial attack. Since that time there has been a progressive diminution of activity in the naval area, though it still plays an active role in the Swedish defence system.

The town has been damaged by fire, most severely in 1790. As a result, rebuilding of the destroyed buildings, numbering over 400, was carried out using stone. However, the original street layout was largely preserved.

Description

The plan of Karlskrona integrates strategic imperatives with the classical ideal. The Baroque layout with wide main streets radiating out from a central square lined with majestic public buildings is clearly discernible in the present-day town. It was planned by Erik Dahlbergh and Karl Magnus Stuart on the orders of the Lord High Admiral, Hans Wachtmeister.

The centre of the town is *Stortorget* (Great Square), at the highest point of the island of Trossö. Here is located the two main churches of the town, *Heliga Trefalighets Kyrka* (Holy Trinity Church) and *Fredrikskyrkan*, both dating from the first half of the 18th century. The monumental character of the buildings around the square is continued by *Rådhuset* (the City Hall), from the same period, and later public buildings such as the Concert Hall, the City Library, and the Post Office. The centre of the square has been used up to the present day for an open-air market.

To the south of *Stortorget* and on the same main north-south axis is *Amiralitetsparken* (Admiralty Park), at its intersection with the main east-west street, *Amiralitetsgatan-Alamedan*. To the north, at the main entrance to the town there is the fine open space known as *Hoglandspark*.

The naval harbour is located to the south of the town, from which it was originally separated by an impressive enclosure wall, only small sections of which survive. *Amiralitetsslätten* (the Admiralty Parade Ground), with a fine clock tower in the middle, lay on the main north-south axis and was incorporated into the open space formed by *Amiralitetsparken* when the wall was demolished. Among the historic protected buildings lining it are *Högvakten* (the Guardhouse) and *Skeppesgosskasernen* (the Ships' Boys Barracks).

To the south of the Parade Ground is *Gamle Varvet* (the Old Shipyard). This is made up of a number of fine buildings dating mainly from the late 18th century, commissioned by Frederic Henric af Chapman, Shipyard Admiral of Karlskrona from 1780 until his death in 1808 and many of them designed by this gifted master shipbuilder and architect. In addition to functional buildings such as storehouses and the registration office and model house, the group contains *Chapmanbostället* (the Chapman House) and its associated buildings, which housed the Admiral and his senior officers.

On the other side of *Amiralitetsslätten* is *Artillerigården* (the Artillery Yard), an area of reclaimed land housing barracks, ordnance storehouses, workshops, and a hospital. The point of land on which they were built is protected by the *Aurora Bastion*, dating from 1704. This is also the site of *Amiralitetskyrkan* (the Admiralty Church), believed have been designed by Erik Dahlbergh and consecrated in 1685. The wooden structure was always intended to be temporary, awaiting rebuilding in stone, but this was never carried out.

To the east of the town lies *Stumholmen*, a group of three islands now merged into one by landfilling, which was designated in the original plan of 1683 as a manufacturing and victualling area. It is the site of naval buildings ranging from the 18th century to the 1950s, the

most outstanding of which is *Slup- och Barkassskjulet* (the Launch and Longboat Shed), completed in 1787. It is a huge building with an inclined ground floor, to accommodate vessels, and with an intricate structure of considerable sophistication. Other buildings on *Stumholmen* are *Kronobagariet* (the Crown Bakery: 1730s), *Bastion Kungshall's* (1680s), the enormous *Kungshallsmagasinet* (Kungshall Storehouse: 1787-92), and two timber seaplane hangars from the 1920s. The island went gradually out of military use in the 1970s and 1980s. The City Council drew up a development programme for what were by now rather dilapidated buildings, and these have been rehabilitated and put to new uses, whilst apartment blocks have been built on reclaimed land.

The main naval shipyard developed on the island of *Lindholmen*, to the south of *Gamla Varvet*. Since 1961 it has been divided between a civil shipbuilding company, *Karlskronavarvet AB*, and the Swedish Government. The buildings that make up the ensemble were built for specialized purposes, which is reflected in their diversity of form and size.

The oldest structures, *Gamla Skeppsbädden* (the Old Building Berth), cover the beach area on the south side of Trossö itself, and include some careening bridges dating from 1683. *Polhelmsdockan* (the Polhem Dock) was blasted out of solid rock in 1712-24, and is claimed to be the first structure of its kind in the world; it is still in use. *Virkeskjulen* (the Timber Sheds) were the work of af Chapman around 1800, when timber storage was moved from the water to dry land.

One of the oldest buildings is *Finska Kyrkan* (the "Finnish Church"), a two-storey building on the island of *Södertjärna*, now joined to *Lindholmen* by reclaimed land. Dating from 1696, it was originally using for tarring ropes, being later adapted for use as a storehouse.

Västra Varvet (the West Shipyard) is now the location of the Naval Shipyard, with many impressive modern installations and buildings. It does, however, preserve some items of historical interest, notably *Femfingerdockan* (the Five-Finger Dock). This was constructed in the 1750s in order to provide covered accommodation on land for the vast fleet being assembled at that time. The complex contains important items of ancillary plant such as a swinging chamber, mast crane, and pumphouse. One of the most prominent features of Karlskrona is *Gamla Mastkranen* (the Old Mast Crane), built in 1803-6. The main body is built in brick and is nine storeys high. Its topmost section is in wood, with copper sheeting. All the complicated mast-crane apparatus - capstans, winding gear, windlasses, etc - designed for manual operation, remains in position.

The approaches to Karlskrona are protected by the fortifications on the island of *Kungsholmen* in the *Aspö Strait*. Dahlbergh drew up plans for a fortress and gun tower in 1679, but there was nothing more than a temporary earthwork there until the very end of the 18th century, when first Russian and then English fleets blockaded Karlskrona during the Napoleonic Wars. A sizeable garrison was put on the island with considerable artillery. Between 1820 and 1850 major investment resulted in the construction of substantial permanent defences, and these were renovated in the 1870s. Since

1900 Kungsholmen has been a strategic fortress of major significance, a role that it continues to play. The buildings on the island, which is functional but well proportioned, are an epitome of the evolution of military tactics and consequently of military architecture over some three centuries.

There are several other forts guarding the approaches to Karlskrona. *Drottningkärs Citadel* lies on the opposite side of the Aspö Strait from Kungsholmen. It is an imposing fortress in granite, the work of Erik Dahlbergh, mostly built in 1680-1700 but not completed until the mid 18th century. It consists of a large keep enclosed by four bastions linked by curtain walls, and almost entirely surrounded by water; it is linked by a causeway to a ravelin protected by two lunettes on the main island. The round fortress towers of *Godnatt* and *Kurrholmen* are the only two of six such structures planned in the mid 19th century as a second line of defence beyond Kungsholmen and Drottningkärs Citadel. They were adjudged to be incapable of resisting the high-velocity artillery of the time and so were never used.

Two further buildings associated with Karlskrona are included in the nomination. The group of buildings that make up the *Skärva* mansion were built in 1785-86 as a summer residence for Frederic Henric af Chapman, the Shipyard Admiral of the time, who was also responsible for their design, in collaboration with the philosopher and architectural theorist Carl August Ehrensvärd. They are an unusual combination of classical ideals and Nordic building traditions, with the use of skills associated with the shipbuilding of the time. The main house is a single-storey structure with an H-plan that combines classical and rococo styles. The garden pavilion is in classical form, whilst the wooden tower painted to resemble sandstone is Gothic.

During the second decade of the 18th century Christopher Polhem, the engineer responsible for the technologically innovative dock in Karlskrona, designed a dam and waterworks at Lyckeby. The Admiralty bought up two old mills on the Lyckeby river to supply the two Crown bakeries in Karlskrona and built a new, large mill. *Kronokvarnen* (the Crown Mill) was completed in 1721 and maintains its original appearance largely intact. The stone bridge between the dam and Kronokvarnen was added in the 1780s.

Management and Protection

Legal status

The shipyard area, including the peripheral defensive structures and the central sections of the naval base, were designated Areas of Historic National Interest by the National Antiquities Board on 5 November 1987. As a result, they are protected under the provisions of the Natural Resources Management Act of June 1993.

Within this designated area there are also around 100 buildings that are protected individually under the provisions of the 1988 Heritage Conservation Act. The central sections of the naval base and the shipyard area are also registered as ancient monuments, and so are protected by Chapter 2 of the Heritage Conservation Act. Any interventions must be authorized by the appropriate

government department or agency, and there are severe penalties for non-compliance.

In 1987 central Karlskrona was designated as an Area of National Historic Interest for Preservation. The city is therefore required to safeguard the historical values within the centre by means of a comprehensive Development Plan. Buildings and sites considered to be of historic value are identified for protection in the City Council's detailed Development Plan, and the treatment of others is controlled by the local Planning and Building Committee within the terms of the 1987 Planning and Building Act.

In addition, certain areas, such as Stumholmen, are governed by special regulations issued by Karlskrona City Council, which require property owners wishing to make interventions that may impact existing buildings to submit proposals for approval. The overall appearance of the island as a whole must be taken into consideration when deciding the shape, design, colour, schemes, and details of new buildings.

The City Council has announced plans for extending the Development Plan to cover the whole of the civilian parts of the city, the shipyard area, and the archipelago.

The City Development Plans cover extensive areas beyond those proposed for inscription on the World Heritage List, and thus constitute (with the areas of water that surround much of the nominated areas) an effective buffer zone as required by the World Heritage Committee.

Management

The western section of the shipyard area and most of Lindholmen, zoned as an industrial area, are the property of the private company Karlskronavarvet AB. The eastern section, which is the present-day naval base, belongs to the Swedish State, as do the other defence and other military structures on the offshore islands, and in two cases to Karlskrona City Council.

The various management bodies are Karlskronavarvet AB, Sydkustens Militärkommando (Naval Southern Command), Karlskrona Kommun, Statens Fastighetsverk (National Housing Board), Fortifikationsverket (Fortifications Agency), and the County Administrative Board.

Domestic and business properties in the town are in private ownership.

The land-use planning controls in force at municipal level are referred to above. A preservation programme for the architecture of the city was drawn up by the City Council in 1985, directed principally to preservation of the overall plan and urban fabric, with special attention given to certain areas and buildings of special historical significance.

The State-owned buildings are administered by the National Housing Board and the Fortifications Agency, which have strategic property planning programmes to safeguard their functional and cultural values. There are specific plans applied for more than ten of the most important historical buildings.

The County Administration, the Naval Museum, the National Housing Board, Karlskrona City Council, and

the County Museum are currently considering the setting up of an information service for the general public, with a view to the development of an active tourism policy.

Conservation and Authenticity

Conservation history

Interest in preserving the architectural heritage of the naval base began as part of the “national romantic” movement of the later 19th century. Practical steps were taken in the 1920s, when important buildings such as Cordage Storehouse I and the Registration Office and Model Building underwent major restoration. Around this time the Central Board of Antiquities (*Riksantikvarieämbetet*) designated some of the buildings as national monuments.

Since the 1950s the Fortifications Agency has made conscious efforts to preserve the older buildings. During the 1980s it began to draw up plans for preservation, colour schemes, and landscaping for all the buildings within its purview. A score of buildings have individual preservation plans which are kept under constant review, leading to comprehensive maintenance and restoration works being carried out under the supervision of architects and antiquarians.

Within the civilian town the City Council has used its various powers to ensure that restoration work is carried out on major buildings and that the historic townscape is preserved.

Authenticity

The degree of authenticity in the overall plan of Karlskrona - both in the civilian town and the naval base - is high. The original 17th century plan has been preserved and the urban fabric is intact, whilst the naval installations reflect the evolution of shipbuilding technology and military fortifications over three centuries.

The level of authenticity in individual buildings is also high. Effective planning control has ensured that there have been few inappropriate restoration or interventions in the civilian areas, whilst the military structures have been allowed to evolve according to the exigencies of changes in strategy and policies. Some inappropriate recent additions have been removed and others are scheduled for demolition. Insertions of new buildings into reclaimed areas between military buildings that have been sympathetically adapted to civilian use have been handled in a way that does not jar with the existing appearance of the areas concerned.

Evaluation

Action by ICOMOS

An ICOMOS expert mission visited Karlskrona in January 1998. ICOMOS also consulted a leading British historian who is recognized as a world expert on historic naval bases and ports on the cultural significance of the town.

Qualities

Karlskrona is an exceptionally well preserved and complete example of a European naval base, built in the period when these were being established by several major maritime powers.

Comparative analysis

Equivalent establishments are to be found in England (Portsmouth, established 1495; Chatham 1547; Devonport 1691), France (Rochefort 1666), Denmark (Holmen, Copenhagen 1690), and Russia (Kronstadt 1702).

Portsmouth, Devonport, Rochefort, and Kronstadt all suffered from enemy aerial bombardment in World War II and lost important elements. The older part of Chatham Dockyard, however, is exceptionally well preserved and is a still virtually intact example of a major English dockyard from the great era of the sailing navy (1700-1850). Its 18th century landward defences remain in a remarkable state of preservation. Chatham, however, is a river dockyard, some distance from the sea. Its buildings also reflect the different size and administrative and functional traditions of the British Royal Navy, and so it complements Karlskrona.

Brief description

Karlskrona is an outstanding example of a European planned naval city of the late 17th century in which the original plan and many of the buildings have survived intact, along with installations that demonstrate its subsequent development up to the present day.

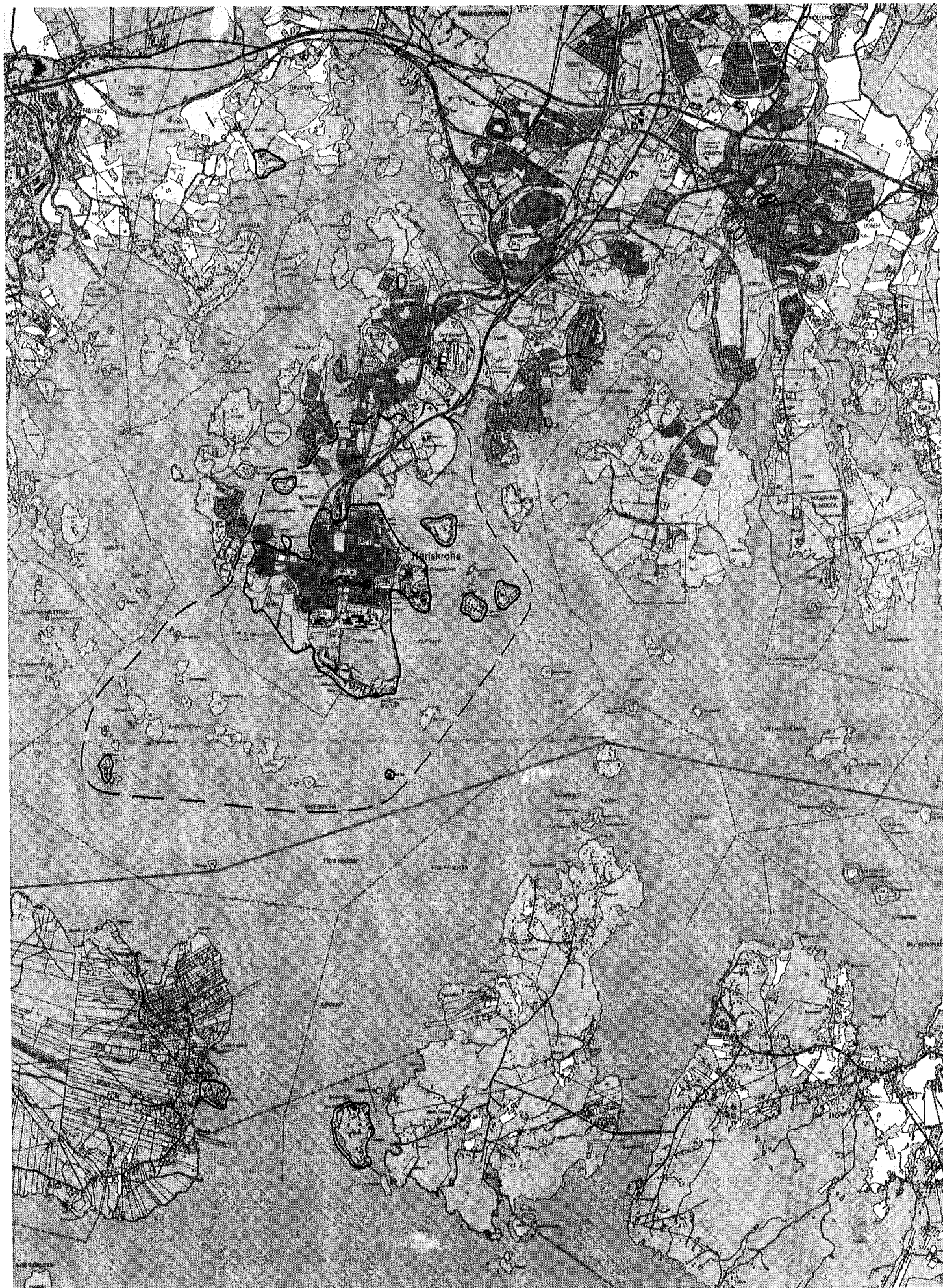
Recommendation

That this property be inscribed on the World Heritage List on the basis of *criteria ii and iv*:

Criterion ii: Karlskrona is an exceptionally well preserved example of a European planned naval town, which incorporates elements derived from earlier establishments in other countries and which was in its turn to serve as the model for subsequent towns with similar functions.

Criterion iv: Naval bases played an important role in the centuries during which naval power was a determining factor in European *Realpolitik*, and Karlskrona is the best preserved and most complete of those that survive.

ICOMOS, October 1998



**Le port naval de Karlskrona / The naval port of Karlskrona :
Plan indiquant la zone proposée pour inscription et la zone tampon / Map showing nominated property and buffer zone**

LISTE DU PATRIMOINE MONDIAL

Karlskrona (Suède)

N° 871

Identification

<i>Bien proposé</i>	Le port naval de Karlskrona
<i>Lieu</i>	Province de Blekinge
<i>Etat Partie</i>	Suède
<i>Date</i>	3 juillet 1997

Justification émanant de l'Etat Partie

Au XVIII^e siècle, le port naval de Karlskrona soulève un immense intérêt et sert de modèle à plusieurs projets similaires en Europe. Le complexe du chantier naval, caractéristique du point de vue technologique et architectonique, sera le centre industriel militaire de cette région de la Baltique pendant plus d'un siècle.

Critère ii

Karlskrona est le complexe naval le plus précis, le mieux conservé et le plus authentique des XVII^e, XVIII^e et XIX^e siècles.

Critère iii

Le complexe représente un vestige unique de la période où la Suède était une très grande puissance et où le mouvement baroque du Nord de l'Europe tentait de créer quelque unité entre la structure de la ville, les sites de production et la campagne environnante. L'ensemble se caractérise par un objectif logique à long terme : cultiver efficacité et esthétique tout en les faisant toujours ressortir nettement de l'infrastructure et des espaces. Le patrimoine naval perdure entre autres grâce à plus de 300 ans d'activité ininterrompue, dans le cadre du port et du chantier.

Critère iv

Catégorie de bien

En termes de catégories de biens telles qu'elles sont définies à l'article premier de la Convention du Patrimoine mondial de 1972, Karlskrona est un *site*.

Histoire et description

Histoire

Le port naval de Karlskrona voit le jour en 1680, époque où la Suède est une grande puissance dont le territoire comprend la Finlande, l'Estonie, la Lettonie actuelles et des parties de l'Allemagne du Nord. La

première étape vers la domination de la Baltique survient lorsque la Suède garantit l'accès direct aux ports de la Mer du Nord et coupe court au contrôle du Danemark sur le détroit d'Öresund, porte de commerce avec la Baltique. En 1658, le traité de Roskilde instaure la paix avec le Danemark ; la Scanie, le Blekinge et le Gotland deviennent alors territoires suédois.

Une garnison et un chantier naval sont installés dans le petit port de Bodekull, rebaptisé Karlshamn en l'honneur du roi Charles XI. Au terme d'une brève occupation danoise (1676-1679), il est admis que le lieu ne convient pas vraiment à l'implantation d'une base navale. En 1680, Charles XI édicte donc une charte pour la fondation d'une cité nouvelle à l'est du Blekinge, dans les îles de Wämö et Trossö - elle s'appellera Karlskrona et servira à la fois de port et de base navale. S'étant vu confisquer leurs chartes pour les villes existantes de Kristianopol et de Ronneby, commerçants et marchands en provenance de cette zone jusqu'ici danoise sont amenés de force dans cette cité nouvelle. C'est ainsi que la région va être progressivement assimilée à la Suède.

A l'origine, les installations navales mises en place à Karlskrona, à commencer par un chantier naval et des infrastructures de stockage, sont placées sous la responsabilité d'Erik Dahlbergh. Intendant général, il est également responsable des ouvrages défensifs du Royaume de Suède. Des architectes et artisans en génie naval arrivent de Stockholm et des maisons sont construites à leur intention. Le chantier naval comprend pour commencer deux cales de construction, deux quais, deux forges et cinq entrepôts. La première quille est posée en décembre 1680 et le premier bateau est lancé l'année suivante.

Karlskrona devient le siège d'un gouvernement en 1683, l'année où Dahlbergh dresse les plans définitifs de la ville et de ses fortifications. Au moment où Gustave III monte sur le trône par le biais d'un coup d'état (1772), Karlskrona est devenue la troisième plus grande ville de Suède. Cette époque se caractérise par une activité frénétique, avec la construction d'une flotte importante (accompagnée d'un renouveau de la construction dans la ville même) tournée d'abord contre le Danemark puis contre la Russie. Peu versé dans l'art militaire, Gustave est assassiné par des ennemis politiques issus de la noblesse fortement opposés à son appropriation du pouvoir absolu. En 1809, la perte de la Finlande sonne le glas du rêve impérial suédois.

Malgré le déclin politique du pays, Karlskrona subsiste en tant que base principale de la marine suédoise. Les XIX^e et XX^e siècles voient la concrétisation de nombreux projets de modernisation et d'expansion qui vont de pair avec l'évolution des stratégies et technologies navales et militaires, en dépit du fait que le chantier naval adopte avec lenteur ces nouvelles technologies, le bois des coques ne cédant pas la place à l'acier avant les années 1880. La Seconde Guerre mondiale voit la modernisation de certaines fortifications plus anciennes ainsi que l'installation de nouvelles structures de défense contre

les attaques aériennes. Depuis cette époque, la zone navale connaît une réduction progressive de son activité bien que jouant encore un rôle actif dans le système de défense suédois.

La ville a subi l'assaut de plusieurs incendies, le plus grave survenant en 1790. En conséquence, la reconstruction des bâtiments détruits (on en compte plus de 400) privilégie la pierre, tout en préservant largement le tracé d'origine des rues.

Description

Le plan de Karlskrona associe impératifs stratégiques et conception classique. Dans la ville actuelle, on peut nettement discerner le tracé baroque composé de larges rues principales prenant naissance sur une place centrale bordée de majestueux édifices publics. Il fut élaboré par Erik Dahlberg et Karl Magnus Stuart sur les ordres du grand amiral, Hans Wachtmeister.

Stortorget (la Grand-Place) constitue le centre de la ville, au point le plus élevé de l'île de Trossö. C'est là que se trouvent les deux principales églises de cette cité : *Heliga Trefalighets Kyrka* (église de la Sainte Trinité) et *Fredrikskyrkan*, qui datent toutes deux de la première moitié du XVIII^e siècle. On retrouve le caractère monumental des édifices entourant la place dans le *Radhuset* (l'Hôtel de Ville) de la même époque, ainsi que dans des bâtiments publics plus récents tels que la Salle des concerts, la Bibliothèque municipale et le Bureau de Poste. Aujourd'hui encore, le centre de la place accueille un marché en plein air.

Au sud de *Stortorget* et sur le même axe principal nord-sud se trouve l'*Amiralitetsparken* (parc de l'Amirauté), au croisement avec la rue principale est-ouest *Amiralitetsgatan-Alamedan*. Au nord, le bel espace ouvert dénommé *Hoglandspark* marque l'accès principal à la ville.

Le port naval est situé au sud de la ville dont il fut initialement séparé par un impressionnant mur d'enceinte, dont seules quelques parties subsistent. L'*Amiralitetslätten* (terrain de manœuvres de l'Amirauté), orné en son centre d'une élégante tour d'horloge, se trouve sur l'axe principal nord-sud et fut intégré à l'espace ouvert formé par l'*Amiralitetsparken* au moment de la démolition du mur. Parmi les édifices historiques protégés qui le bordent, on compte le *Högvakten* (corps de garde) et les *Skeppsgossekasernen* (casernes des mousses).

Au sud du terrain de manœuvres se trouve le *Gamla Varvet* (ancien chantier naval). Constitué de nombreuses superbes bâtisses datant principalement de la fin du XVIII^e siècle, il fut commandé par Frederic Henric af Chapman, amiral du chantier naval de Karlskrona de 1780 jusqu'à sa mort, en 1808 ; ce talentueux artiste, constructeur de navires et architecte, a d'ailleurs lui-même conçu plusieurs de ces bâtisses. Outre les bâtiments fonctionnels tels que les entrepôts, le bureau des enregistrements et la maison des maquettes, cet ensemble comprend la *Chapmanbostället* (maison de Chapman) et des

édifices annexes qui hébergeaient l'amiral et ses officiers supérieurs.

De l'autre côté de l'*Amiralitetslätten*, on découvre l'*Artillerigården* (corps d'artillerie), terrain assaini abritant des baraques, des arsenaux, des ateliers et un hôpital. Le site sur lequel ils ont été construits est protégé par le *bastion Aurora*, datant de 1704. On y trouve également l'*Amiralitetskyrkan* (église de l'Amirauté), qui aurait été conçue par Erik Dahlbergh et consacrée en 1685. La structure en bois, que l'on disait toujours temporaire, devait céder la place à une reconstruction en pierre, qui ne verra jamais le jour.

A l'est de la ville se situe *Stumholmen*, ensemble de trois îles qui n'en font plus qu'une aujourd'hui du fait de l'enfouissement de terres désignées dans le plan d'origine de 1683 comme zone de fabrication et de ravitaillement. Du XVIII^e siècle aux années 1950, le lieu verra la construction de nombreuses réalisations navales, dont la plus remarquable est le *Slup- och Barkassskjulet* (hangar des barques et des chaloupes) achevé en 1787. C'est un immense bâtiment au sol incliné destiné à abriter des vaisseaux et dont la structure complexe se distingue par un niveau de sophistication élevé. Les autres bâtiments de *Stumholmen* sont la *Kronobagariet* (boulangerie de la Couronne, années 1730), *bastion Kungshall's* (années 1680), l'imposant *Kungshallsmagasinet* (le dépôt Kungshall, 1787-1792) et deux hangars à hydravions en bois datant des années 1920. Dans les années 1970 et 1980, l'île cesse progressivement d'être utilisée à des fins militaires. Le Conseil municipal instaure un programme de développement pour les bâtiments jusqu'alors plutôt délabrés, qui sont réhabilités et utilisés à des fins nouvelles tandis que des immeubles d'habitation sont bâtis sur les terres assainies.

Le principal chantier naval s'est développé sur l'île de *Lindholmen*, au sud de Gamla Varvet. Depuis 1961, il fait l'objet d'une répartition entre une société civile de constructions navales (Karlskronavarvet AB) et le gouvernement suédois. Les édifices constituant cet ensemble ont été construits à des fins spécialisées que reflète leur diversité de taille et de forme.

Les structures les plus anciennes dénommées *Gamla Skeppsbädden* (la vieille cale) couvrent la zone de la plage, au sud de Trossö même, et comprennent quelques ponts carénés qui datent de 1683. Le *Polhelmsdockan* (dock de Polhem), taillé dans la roche brute entre 1712 et 1724, passe pour être la première structure de ce type dans le monde ; il est toujours opérationnel. Les *Virkesskjulen* (hangars du bois) sont réalisés par af Chapman vers 1800, époque où les aires de stockage du bois sont déplacées de l'eau vers la terre ferme.

La *Finska Kyrkan* ("église finlandaise"), l'un des plus anciens bâtiments, est un édifice à deux étages qui se trouve sur l'île de Södertrjerna aujourd'hui reliée à Lindholmen par des terres asséchées. Datant de 1696, il est utilisé à l'origine pour bitumer les cordages et servira ultérieurement de lieu d'entreposage.

C'est à *Västra Varvet* (le chantier occidental) que se trouve à présent le chantier naval composé de nombreux bâtiments et installations modernes imposants. Il conserve toutefois quelques éléments d'intérêt historique dont le *Femfingerdockan* (dock aux cinq doigts). Il est édifié dans les années 1750 afin de fournir, à terre, un abri couvert à l'importante flotte de bateaux en cours de construction à cette époque. Ce complexe comprend des éléments remarquables de l'usine auxiliaire tels qu'une enceinte orientable, un mât servant de grue et un bâtiment abritant les pompes. L'une des caractéristiques remarquables de Karlskrona est le *Gamla Mastkranen* (vieux mât-grue) dont la construction date de 1803-1806. Haut de neuf étages, sa structure principale est en brique et la partie la plus haute, en bois, est recouverte de cuivre. Tous les instruments complexes du "mât-grue" (cabestans, treuil de halage, guindeaux, etc.), conçus pour un fonctionnement manuel, demeurent en place.

Les accès à Karlskrona sont protégés par les fortifications édifiées sur l'île de *Kungsholmen*, dans le détroit d'Aspö. En 1679, Dahlbergh dessine les plans d'une forteresse et d'une tourelle ; pourtant, il n'y aura là rien d'autre qu'un terrassement temporaire jusqu'aux dernières années du XVIIIe siècle, lorsque la flotte russe d'abord, puis la flotte anglaise, bloquent Karlskrona au cours des guerres napoléoniennes. Une garnison assez importante s'installe sur l'île, dotée d'une artillerie impressionnante. Entre 1820 et 1850, des investissements importants aboutissent à l'édification de défenses permanentes majeures qui sont rénovées dans les années 1870. Depuis 1900, Kungsholmen représente une forteresse stratégique de très grande envergure et continue à tenir ce rôle. Les bâtiments de l'île, laquelle est fonctionnelle et bien proportionnée, illustrent parfaitement l'évolution de la tactique militaire et donc de l'architecture correspondante durant près de trois siècles.

Plusieurs autres forts gardent les abords de Karlskrona. La *Citadelle Drottningkärs* se trouve en face de Kungsholmen, à l'opposé du détroit d'Aspö. Cette forteresse imposante en granit, œuvre d'Erik Dahlbergh principalement édifiée entre 1680 et 1700, n'est pas achevée avant la moitié du XVIIIe siècle. Elle comprend un grand donjon entouré de quatre bastions reliés par des murs rideaux et presque entièrement entourés d'eau ; une chaussée relie ce donjon à un ravelin protégé par deux lunettes situées sur l'île principale. Les deux tours rondes fortifiées (*Godnatt* et *Kurrholmen*) sont les seuls exemples des six structures de ce type prévues au milieu du XIXe siècle pour servir de seconde ligne de défense au-delà de Kungsholmen et de la citadelle Drottningkärs. Considérées comme incapables de résister aux armes à grande vitesse de cette époque, elles ne seront jamais utilisées.

Deux autres bâtiments associés à Karlskrona font partie de la présente proposition d'inscription. Les édifices constituant le manoir *Skärva* sont construits en 1785-1786 comme résidence d'été pour Frédéric Henric af Chapman, alors amiral du chantier naval. Ce dernier se charge également de sa conception en

coopération avec le philosophe et théoricien en architecture Carl August Ehrensward. Ces édifices illustrent l'association surprenante des idéaux classiques et des traditions nordiques en matière de construction, faisant appel aux compétences propres au génie naval de l'époque. La bâtisse principale est une structure d'un étage édifiée suivant un plan en H, où se mêlent styles rococo et classique. Le style du pavillon de jardin est classique tandis que la tour de bois peinte "façon grès" est gothique.

Durant les années 1820, Christopher Polhem, l'ingénieur responsable de la construction du dock de Karlskrona, à la technologie novatrice, conçoit un barrage et une station hydraulique à Lyckeby. L'Amirauté fait l'acquisition de deux vieux moulins sur la rive du fleuve Lyckeby pour alimenter les deux boulangeries de la Couronne de Karlskrona et construit un autre grand moulin. Achevé en 1721, *Kronokvarnen* (le moulin de la Couronne) a, dans une large mesure, conservé son aspect initial. Le pont de pierre entre le barrage et Kronokvarnen est ajouté dans les années 1780.

Gestion et protection

Statut juridique

Le 5 novembre 1987, le secteur du chantier naval, y compris les structures périphériques défensives et les parties centrales de la base navale, est classé zone d'intérêt historique national par le Conseil national des antiquités. En conséquence, les bâtiments sont protégés par les dispositions de la loi de juin 1993 sur la gestion des ressources naturelles. Cette zone classée comprend aussi 100 édifices environ qui font l'objet d'une protection individuelle suivant les dispositions de la loi de 1988 sur la conservation du patrimoine. Les parties centrales de la base navale et le secteur du chantier naval, également enregistrés comme monuments anciens, sont donc protégés par le chapitre 2 de la loi sur la conservation du patrimoine. Toute intervention nécessite l'aval du service ou de l'organe gouvernemental correspondant et de lourdes amendes s'appliquent en cas de non respect des lois.

En 1987, le centre de Karlskrona est classé zone d'intérêt historique national pour la conservation. Par conséquent, la ville se doit de sauvegarder les richesses historiques du centre grâce à un plan de développement global. Les édifices et sites considérés comme ayant une valeur historique font l'objet d'une identification pour protection dans le cadre du plan de développement du Conseil municipal. Les autres bâtiments sont gérés par le Comité local pour la planification et la construction, suivant les termes de la loi de 1987 sur la planification et la construction.

Certains secteurs, tels Stumholmen, sont en outre régis par des réglementations spécifiques émises par le Conseil municipal de Karlskrona, selon lesquelles les propriétaires immobiliers désireux de procéder à des interventions susceptibles d'influer sur les bâtiments existants doivent soumettre des propositions pour approbation. L'aspect global de l'île

en tant qu'ensemble doit être pris en compte lors de décisions concernant la forme, le style, la couleur, les procédés et les détails de nouveaux édifices.

Le Conseil municipal a annoncé des projets relatifs à l'extension du plan de développement à la totalité des zones civiles de la ville, au secteur du chantier naval et à l'archipel.

Les plans de développement urbain concernent des zones situées bien au-delà de celles proposées pour inscription sur la Liste du Patrimoine mondial, formant ainsi, avec les étendues d'eau qui entourent une grande partie des zones proposées, une zone tampon efficace, ainsi que l'exige le Comité du Patrimoine mondial.

Gestion

Le secteur ouest du chantier naval et la majeure partie de Lindholmen, réservés aux implantations industrielles, appartiennent à la société privée Karlskronavarvet AB. Le secteur est (la base navale actuelle) est propriété de l'Etat suédois tout comme les autres structures militaires et défensives des îles proches du littoral à l'exception de deux structures, dont le propriétaire est le Conseil municipal de Karlskrona.

Les divers organes de gestion sont Karlskronavarvet AB, Sydkustens Militärkommando (Commandement naval sud), Karlskrona Kommun, Statens Fastighetsverk (Comité national du logement), Fortifikationsverket (Agence des fortifications) et le Conseil administratif de la Province.

Les biens commerciaux et domestiques de la ville sont aux mains de propriétaires privés.

On a fait référence plus haut aux contrôles de planification de l'utilisation des sols en vigueur au niveau municipal. En 1985, le Conseil municipal élabore un programme de conservation applicable à l'architecture de la ville destiné principalement à préserver le plan global et le tissu urbain, certains secteurs et bâtiments faisant l'objet d'une attention particulière de par leur importance historique spécifique.

Les bâtiments appartenant à l'Etat sont gérés par le Comité national du logement et l'Agence des fortifications. Ces organes disposent de programmes stratégiques de planification des biens qui visent à protéger leurs valeurs culturelles et fonctionnelles. Parmi les principaux bâtiments historiques, plus de dix font l'objet de plans spécifiques.

L'Administration de la Province, le Musée naval, le Comité national du logement, le Conseil municipal de Karlskrona et le Musée de la Province étudient actuellement la création d'un service d'information pour le grand public, dans l'optique de développer une politique touristique active.

Conservation et authenticité

Historique de la conservation

L'intérêt pour la préservation du patrimoine architectural de la base navale remonte à la fin du XIXe siècle, avec le mouvement "romantique national". Des mesures pratiques sont prises dans les années 1920, époque où de remarquables édifices tels que le dépôt des cordages I, le bureau des enregistrements et la maison des maquettes subissent des travaux de restauration majeurs. C'est vers cette époque que le Comité central des antiquités (*Riksantikvarieämbetet*) classe certains bâtiments monuments nationaux.

Depuis les années 1950, l'Agence des fortifications a fait des efforts marqués pour préserver les édifices plus anciens. Au cours des années 1980, elle a commencé à établir des programmes de conservation, des projets de couleurs et des aménagements paysagers pour tous les bâtiments dépendant de son domaine de compétences. Une vingtaine de bâtiments ont des programmes de conservation individuels qui sont constamment révisés, aboutissant à des travaux globaux de restauration et d'entretien exécutés sous la direction d'architectes et d'antiquaires.

A l'intérieur de la ville civile, le Conseil municipal use de ses différents pouvoirs pour garantir que les travaux de restauration sont réalisés sur des édifices majeurs et que le paysage urbain historique est préservé.

Authenticité

Le degré d'authenticité du plan d'ensemble de Karlskrona, tant dans la ville civile qu'au sein de la base navale, est élevé. Le plan d'origine du XVIIe siècle a été conservé et le tissu urbain demeure intact tandis que les installations navales reflètent l'évolution, sur trois siècles, des fortifications militaires et de la technologie applicable à la construction des bateaux.

Le degré d'authenticité des édifices pris séparément est également très élevé. Un contrôle efficace des programmes garantit le nombre limité d'interventions ou de travaux de restauration inopportuns dans les zones civiles. Quant aux structures militaires, elles ont pu se développer conformément aux impératifs des changements politiques et stratégiques. Certains ajouts récents indésirables ont disparu et d'autres démolitions doivent suivre. Des édifices nouveaux ont vu le jour sur les terrains récupérés, entre des bâtiments militaires judicieusement adaptés à un usage civil ; ces aménagements sont réalisés de façon à ne pas détonner avec l'aspect existant des zones concernées.

Evaluation

Action de l'ICOMOS

Une mission d'expert de l'ICOMOS a visité Karlskrona en janvier 1998. L'ICOMOS a également

consulté un éminent historien britannique reconnu comme expert mondial des ports et bases navales historiques pour recueillir son avis sur l'importance culturelle de la ville.

déterminant de la *Realpolitik* européenne ; Karlskrona en est l'exemple le mieux préservé et le plus complet qui soit parvenu jusqu'à nous.

Caractéristiques

ICOMOS, octobre 1998

Karlskrona constitue un exemple complet et exceptionnellement bien conservé d'une base navale européenne construite à l'époque où de telles installations voyaient le jour sous l'impulsion de plusieurs puissances maritimes majeures.

Analyse comparative

On trouve des installations similaires en Angleterre (Portsmouth, fondée en 1495 ; Chatham, 1547 ; Devonport, 1691), en France (Rochefort, 1666), au Danemark (Holmen, Copenhague 1690) et en Russie (Kronstadt, 1702).

Portsmouth, Devonport, Rochefort et Kronstadt ont toutes subi les bombardements aériens ennemis de la Seconde Guerre mondiale qui ont anéanti des éléments majeurs de leurs constructions. En revanche, la partie ancienne du chantier naval de Chatham est exceptionnellement bien conservée ; de par son aspect encore pratiquement intact, il illustre parfaitement les grands chantiers navals anglais à l'époque prestigieuse de la marine à voiles (1700-1850). Ses ouvrages défensifs du XVIIIe siècle, tournés vers la terre, présentent un état de conservation remarquable. Toutefois, Chatham est un chantier naval situé sur un fleuve, assez loin de la mer. Ses édifices reflètent également l'ampleur et les diverses traditions fonctionnelles et administratives de la Royal Navy britannique, l'ensemble complétant harmonieusement Karlskrona.

Breve description

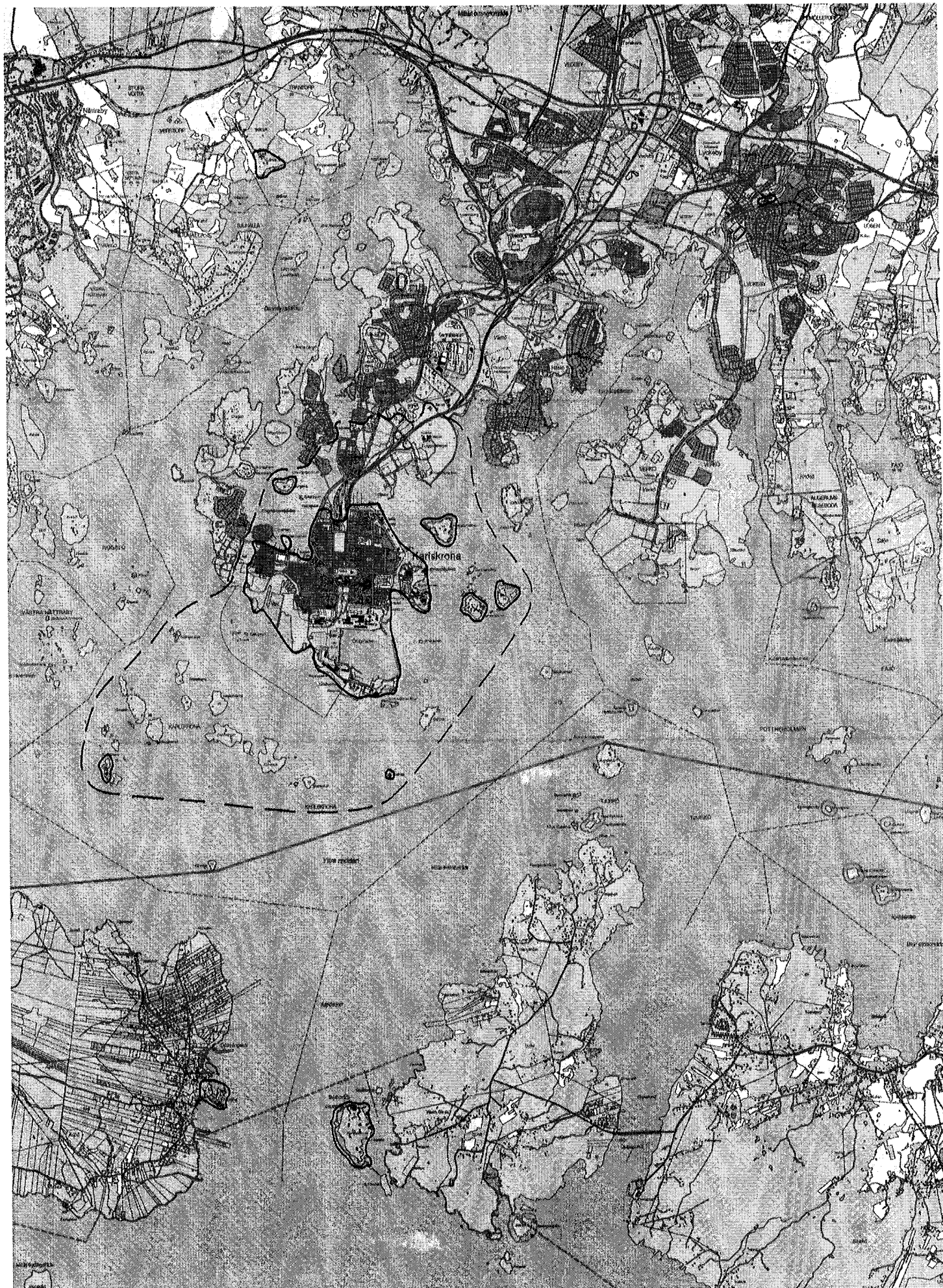
Karlskrona constitue un exemple exceptionnel de cité navale européenne planifiée caractéristique de la fin du XVIIe siècle, dont le plan original et de nombreux édifices sont parvenus intacts jusqu'à nous, de même que certaines installations qui témoignent de son développement ultérieur jusqu'à aujourd'hui.

Recommandation

Que ce bien soit inscrit sur la Liste du Patrimoine mondial sur la base des *critères ii et iv* :

Critère ii : Karlskrona représente un exemple de cité navale européenne planifiée exceptionnellement bien préservée, qui a su incorporer des éléments provenant d'installations antérieures dans d'autres pays et qui à son tour sert de modèle aux villes dotées ultérieurement de fonctions similaires.

Critère iv : les bases navales ont joué un rôle important au cours des siècles durant lesquels la puissance navale constituait un facteur



**Le port naval de Karlskrona / The naval port of Karlskrona :
Plan indiquant la zone proposée pour inscription et la zone tampon / Map showing nominated property and buffer zone**