

UNESCO World Heritage Site Mines of Rammelsberg and the Historic Town of Goslar

Masterplan Historic Town of Goslar



Town of Goslar
2009

Town of Goslar
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Contents

1.	Introduction	5
2.	Value of the World Heritage Site	6
2.1	Recognition by UNESCO	6
2.2	Outstanding historic buildings in the townscape	7
2.2.1	Imperial Palace (Kaiserpfalz)	7
2.2.2	Vestibule of the former Collegiate Church	8
2.2.3	Former Monastery Church Neuwerk	9
2.2.4	Monastery Church on the Frankenberg	9
2.2.5	Town Hall (Rathaus)	10
2.2.6	Guildhalls	10
2.2.7	Almshouses	11
2.2.8	Patricians' houses	13
2.2.9	Miners' houses	13
2.2.10	Town defences	14
3.	Townscape analysis	15
3.1	Development of the settlements	15
3.2	Structure of the quarters	19
3.2.1	Imperial Palace area (Pfalzbezirk)	19
3.2.2	Market area (Marktbezirk)	21
3.2.3	Frankenberg quarter (upper town)	22
3.2.4	Jakobi quarter	23
3.2.5	Stephani quarter (lower town)	23
3.3	Townscape and visual axes	24
3.3.1	Settlement and landscape	24
3.3.2	Visual axes	25
4.	Preservation management	29
4.1	Monument protection	29
4.1.1	Protection of individual monuments	30
4.1.2	Protection of the historic town centre as a monument group	30
4.1.3	Protection of the surroundings (buffer zone)	31
4.2	Need for renovation	33
4.2.1	Public and ecclesiastical buildings	33
4.2.2	Private buildings	34

5.	Development management	39
5.1	Construction within the existing building stock	39
5.1.1	Empty building plots	39
5.1.2	Completely and partially empty buildings	40
5.2	Development of the town quarters	41
5.2.1	Area of the Imperial Palace (Pfalzbezirk)	41
5.2.2	Market area (Marktbezirk)	43
5.2.3	Upper town (Frankenberg and Jakobi quarters)	44
5.2.4	Lower town (Stephani quarter)	45
6.	Streets and squares	48
6.1	Public and private green areas	48
6.1.1	Defensive embankment	48
6.1.2	Public gardens	51
6.1.3	Private gardens	52
6.2	Streets and flow of traffic	53
6.2.1	Flow of traffic	53
6.2.2	Road surface	54
6.2.3	Street lighting	56
6.3	Water courses and mill races	57
7.	Summary	59
8.	Catalogue of measures	61
9.	Literature/Sources (selection)	64
10.	English Summary	65

1. Introduction

In the year 1992 the Rammelsberg Mines and the Historic Town of Goslar were recognized as a UNESCO World Heritage Site. Although the Rammelsberg and the Historic Town of Goslar, due to their historic relationship, are part of a single, connected World Heritage Site (rather than a collection of smaller sites), their differing structures require a differentiated approach to their preservation, use and maintenance.

The Rammelsberg ore mine was turned into a museum in 1989, soon after mining ceased. This means that for this World Heritage Site component the preservation of the installations above and below ground as well as the passing on of knowledge of the thousand years of mining are at the centre of the World Heritage management.¹ In contrast to this, the World Heritage Site component Historic Town of Goslar is a living, continually developing town centre area. The majority of the buildings that are part of the World Heritage Site are in private ownership. This means that for the Historic Town of Goslar other methods and approaches are necessary in the context of a masterplan.

This masterplan "Historic Town of Goslar" is part of the management plan for the UNESCO World Heritage Site "Mines of Rammelsberg and the Historic Town of Goslar". In contrast to the management plan in general, which describes the administration structures and the legal conditions for the World Heritage management, this masterplan is concerned with the historic description of the constituents of the World Heritage area and an analysis of the townscape followed up by a description of a plan of action for the authentic preservation of this World Heritage component. Thereby, the masterplan is directed towards the development dynamics of a lived-in town centre and displays the principles of preservation ("preservation management") as well as the zones of development and revitalization ("development management").

The basis for this presentation is a parallel scientific presentation of the existing historic monuments of the town of Goslar, structural analyses and an empirical study of the requirements for renovation and modernization. According to a decision made by the Goslar Town Council the masterplan must be taken into account in the context of the town development concept.

Map 1: World Heritage Site "Mines of Rammelsberg and the Historic Town of Goslar" (complete area with buffer zone)

¹ In the context of World Heritage management, the museum concept for the World Heritage component Rammelsberg has therefore been reworked and updated (Goslar 2008).

2. Value of the World Heritage Site

The value of the World Heritage Site "Mines of Rammelsberg and the Historic Town of Goslar" was extensively confirmed in the 1992 application for inscription in the UNESCO World Heritage List, in the statements from ICOMOS and finally in the documentation with the award of the title. Thereby, the presentation of the Historic Town of Goslar with its outstanding buildings and the specifically mentioned 1500 half-timbered buildings, in addition to the presentation of the Rammelsberg Mine, is very extensive. The following descriptions are related to this documentation and provide an insight into the reasons for the recognition of the Historic Town of Goslar as a component of the World Heritage Site.

2.1 Recognition by UNESCO

On 14.12.1992 the Rammelsberg Mine and the Historic Town of Goslar were recognized as a UNESCO World Heritage Site. In the nomination certificate of the World Heritage Committee (WHC) the World Heritage Site was described as follows: "Situated near the Rammelsberg Mines, Goslar held an important place in the Hanseatic League because of the rich Rammelsberg metallic ore deposits. From the 10th century to the 12th century it was one of the seats of the Holy Roman Empire of the German Nation. Its historic centre, dating from the Middle Ages, is perfectly preserved with some 1,500 semi-timbered houses built between the 15th and 19th centuries".

This description underlines the importance of the economic, social and cultural connections between the Rammelsberg ore mines and the town of Goslar. It was the interconnection between the thousand years of mining history at the Rammelsberg and the political and cultural blossoming of the town of Goslar which led to the recognition as a UNESCO World Heritage Site.

The UNESCO application put it as follows: The history of the Rammelsberg ore mine and of the town of Goslar connected with it reflects a particularly important part of both German and European mediaeval history. The Rammelsberg and the town are closely connected with the mediaeval empire. The Imperial Palace (Kaiserpfalz) in Goslar, which was erected by Heinrich II at the foot of the Rammelsberg because of its rich silver deposits, became an important residence in the Holy Roman Empire of the German Nation, especially under the Salic emperors Heinrich III and Heinrich IV as well as under the Staufer Friedrich I Barbarossa. Numerous Romanesque buildings (Imperial Palace, churches) are

evidence of this first period of prosperity in Goslar in the Early and High Middle Ages. But the further development of the town is also inseparable from the mine - especially the second period of economic prosperity between 1450 and 1550. This can be seen from the large number of surviving buildings in Goslar that were either rebuilt or newly erected during this period, such as the town churches, the defensive fortifications, the Town Hall (Rathaus) with its preserved interior furnishings such as the Hall of Homage (Huldigungssaal), numerous guildhalls and especially the large number of private houses with their artistically carved timber frames. The preserved historic town centre, based on its mediaeval layout, is especially characterized by its 1500 half-timbered buildings dating from the 15th to 19th centuries, of which around 170 date from the time before 1550.

2.2 Outstanding historic buildings in the townscape

The Historic Town of Goslar is home to numerous outstanding historic buildings of national importance. These include, in particular, the Imperial Palace (Kaiserpfalz) and the churches of Romanesque origin as well as the remains of the once mighty defensive installations. The Town Hall, the stately guildhalls, the mediaeval almshouses, the rich patricians' houses and the typical mine workers' houses are of interregional importance. These buildings made the Historic Town of Goslar an important centre of tourism even before it was named as a UNESCO World Heritage Site and they achieved their recognition through the title. Therefore, these highly valuable cultural monuments will be presented here:

2.2.1 Imperial Palace (Kaiserpfalz)

Particularly strong evidence of the history of Goslar is provided by the Imperial Palace. The building, which was erected between 1040 and 1050 under Emperor Heinrich III, was the location of numerous imperial and court sittings of German kings and emperors for over 200 years. The palace chapel of St Ulrich, which adjoins to the south, contains a gravestone with a depiction of the figure of Heinrich III, underneath which is buried the heart of the Emperor, who died in 1056. The two buildings were extensively restored as early as the late 19th century by Hannover, then Prussia, as a national monument.



Imperial Palace
(Kaiserpfalz)
Built between 1040
and 1050

2.2.2 Vestibule of the former Collegiate Church

At almost the same time as the Imperial Palace, Heinrich III built the Collegiate Church of Sts Simon and Jude, also known as the "Dom" (cathedral). The Romanesque basilica, the west tower of which faced towards the Imperial Palace, became the model for numerous Romanesque churches in Goslar and the surrounding region over the following decades. The imperial collegiate also played a role in church politics as many of its canons achieved high offices, became bishops or were advisers to the royal court.

In 1820 the dilapidated church was demolished. All that remains is the northern vestibule (entrance hall), known as the "Domvorhalle". Today this contains a copy of the bronze Kaiserstuhl (imperial throne) from the 11th century, which originally stood in the Collegiate Church. This and the throne of Karl der Große (Charlemagne) in Aachen are the only surviving thrones of mediaeval emperors.



"Domvorhalle":
northern entrance of
the Collegiate
Church of Emperor
Heinrich III.

2.2.3 Former Monastery Church Neuwerk

The Neuwerk Monastery Church was built in the 12th century on the model of the Collegiate Church of Sts Simon and Jude outside the town defences in the so-called Villa Romana using a Romanesque building style. The choir and apse of the church contain some of the most important Romanesque wall paintings in Lower Saxony. According to the current state of research it can be assumed that the paintings, which are linked to the Byzantine style, were completed in the 13th century.



Neuwerk Monastery Church with Romanesque wall paintings from the 13th century.

2.2.4 Monastery Church on the Frankenberg

The Monastery Church of Sts Peter and Paul on the Frankenberg is also a three-apsed, cross-shaped, originally towerless column basilica from the 12th century. It stands at the highest point of the town. Its towers were part of the town defences. This was the Church of the miners, who lived in the Frankenberg quarter, close to the mines. This can be seen in the inscriptions on the bells and the celebration of the miners' thanksgiving festival on the Sunday before Ash Wednesday. Here, as in the Neuwerk Monastery Church, there are Romanesque wall paintings from the 13th century.



Frankenberg Monastery Church with Romanesque wall paintings from the 13th century.

2.2.5 Town Hall

In the centre of the town stands Goslar's Town Hall (Rathaus), with its arcade open to the market place. The building was erected in the late 15th century on the site of its predecessor, and was extended in the following centuries. The interior decoration of this building is also of particular importance. The Hall of Homage (Huldigungssaal) in the Town Hall, which was constructed between 1505 and 1520 as a meeting chamber for the town council, is a unique jewel of late-Gothic room decoration: its walls, the ceiling and even the window niches are completely covered by paintings in panels.



Goslar Town Hall

2.2.6 Guildhalls

The stately former guildhalls of the town attract a lot of attention. Particularly outstanding is the Merchants' Guildhall in the market place, built in 1492, which is now the Hotel Kaiserworth. The striking building with its open arcade on the ground floor reflects the building style of the Town Hall. It has, however, a more intricate design than the Town Hall, with its figures in the façade and its renaissance colourfulness, restored according to original finds. The Bakers' Guildhall in Hoher Weg at the end of Bergstraße from the years 1501/1557 also heavily influences the townscape.



Former guildhalls in Goslar:
Left: "Kaiserworth",
Right: Bakers' Guildhall

2.2.7 Almshouses

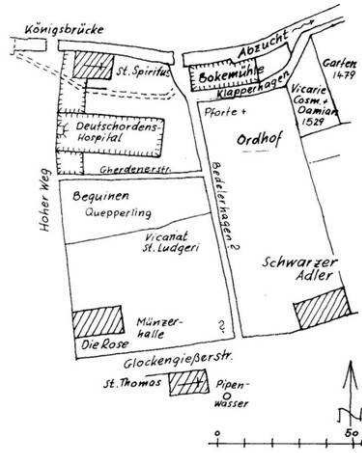
A special feature of the town of Goslar is the surviving or known mediaeval almshouses. The almshouse ("Hospital") developed throughout Europe from the 13th century onward as the central location for the care and shelter of the poor in towns. Donated by rich nobles or citizens, they were connected to the parish for the purpose of Christian charity, but were mainly supported by the citizens themselves.

The oldest surviving public almshouse is the Great Holy Cross (Großes Heiliges Kreuz) on Hoher Weg. It was founded in the year 1254 by the imperial advocate Dietrich von Sulingen together with the Goslar Town Council next to the King's Bridge (Königsbrücke) near the no longer existing Collegiate Church (known as the "Dom" - cathedral). For the construction of the almshouse, buildings of the Collegiate Curia on the Kings Bridge were made available. In 1366 the complete ownership of the almshouse transferred to the town.



Almshouse "Great Holy Cross"
Stone chamber: 12th c.
Hall: 1256
Extended: 1537

Directly opposite the Great Holy Cross on the King's Bridge are the remains of the Teutonic Order Almshouse. It was founded in the year 1227 by the imperial reeve Giselbert to take in the poor. It was run by the Teutonic Order of Knights, who took over the neighbouring Chapel of St Spiritus, built in 1191, in the same year. In the 14th century the Knights of the Teutonic Order were expelled and the almshouse was taken over by the Order of Beguines. In 1546 the Goslar Town Council bought the almshouse and used it as a school until 1898. The outer walls of the Chapel of St Spiritus can still be seen today.



Former Teutonic Order Almshouse with the remaining outer walls of the Chapel of St Spiritus

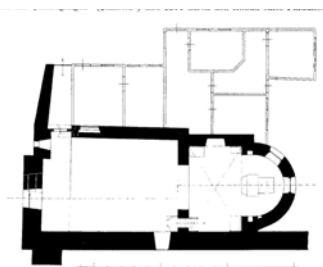
Further historic almshouses can be found at Frankenberger Plan (Kleines Heiliges Kreuz – Small Holy Cross, founded 1394) and in Glockengießerstraße (St Anne's House, donated by the patrician family Bornhusen in 1488).



Left: almshouse "Small Holy Cross" (1394)
Rights: almshouse "St Anne's House" (1488)

Particular evidence of the connection between the Rammelsberg Ore Mine and the Historic Town of Goslar, where the miners lived, is provided by St Nicholas's Chapel (Klauskapelle) with the former Miners' Hospital in Bergstraße.

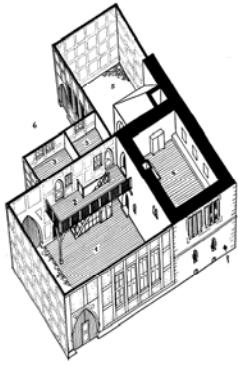
St Nicholas's Chapel was once part of the ring of fortifications around the town of Goslar. It was created as a gate chapel during expansion of the fortifications in the 12th century. From 1537 it served as a church for the Rammelsberg miners. Burial services for miners who passed away or died in accidents were also held here.



St Nicholas's Chapel with the former Miners' Hospital in Bergstraße

2.2.8 Patricians' houses

It is not only the public buildings that have a special value in the World Heritage Site component Historic Town of Goslar. Through the wealth derived from mining and the trade directly or indirectly connected with it, numerous residents of the town could afford impressive houses. These so-called patricians' houses are characterized by their stone "towers" or chambers ("Kemenaten"). They consist of a combination of lower-German hall-house, stone chamber with a fireplace and a storage loft. Depending on the position and wealth of the owner, the main hall of the house might also have been built from stone. The numerous tracery windows in Goslar, especially in the stone chambers, demonstrate the wealth of the buildings' owners.



Typical patrician's house with stone chamber and hall.

2.2.9 Miners' houses

The miners' houses in the Frankenberg area of the upper town are inseparable from the history of the Rammelsberg. They can be identified by their building style: they are usually two-zone one to two-storey balloon-framed half-timbered houses with low ceilings. A storage loft for storing the harvest or an open agricultural work room were, from a functional point of view, unnecessary.



Typical miners' houses in Peterstraße (upper town), built around 1500.

2.2.10 Town defences

Important remains of the mediaeval fortifications in the town of Goslar can still be seen today. They constitute a significant component of the UNESCO World Heritage Site.

In the High Middle Ages (12th century) Goslar already had town defences consisting of the town wall, an earth embankment and town gates. After the invention of gunpowder, however, the fortifications had to be strengthened in the 15th and early 16th centuries. The height and width of the outer embankment were increased and it was additionally secured with a second ring wall (field wall), so that there was now an inner and outer wall.

The town gates, especially Broad Gate (Breites Tor), Rosentor, Vititor, and Klaustor, were partly rebuilt with the addition of towers at their flanks or round towers (Zwinger), so that gate courtyards were created. To defend the town wall and the embankment, half-round towers of solid stonework were added to the outside of the town wall, in which cannons were placed in vaults, one above the other (e.g. the Weavers' Tower (Weberturm), Devil's Tower (Teufelsturm) and the Kegelworth). The same purpose was served by the mighty round towers within the embankment (e.g. the Dicker Zwinger), which are said to have been connected with the town via tunnels.



Left: round tower of Broad Gate
Right: fortified "water hole" at the exit of the Abzucht.

3. Townscape analysis

The value of the World Heritage Site Historic Town of Goslar not only lies in the presence of top-class historic buildings. The town's layout reveals its importance in the Middle Ages and how it grew out of several settlements to become one planned entity, beginning in the 10th century.

The original settlements are still recognizable today in the way the neighbourhoods have developed and in the characteristic road systems. On top of this, the historic town is integrated into its very specific surroundings.

3.1. Development of the settlements

The question as to when Goslar was founded has still not been completely settled. The "Annalista Saxo" (ca. 1150) gives 922 A.D. as the founding year. What is certain is that the town was created by the merging of several original settlements.

One of the original settlements that later became Goslar was the so-called "Bergdorf" (mountain village), which covered an oblong area on the north flank of the Rammelsberg, extending to the course of the Gose/Abzucht. The Bergdorf owes its existence and development to ore mining; indeed, the area containing the ore deposits is just a short distance above it. St John's Church (Johanneskirche, 10th century) was the ecclesiastical centre of the settlement. Its foundations are still visible today. The Bergdorf was surrounded by a semi-circular fortified embankment and acted as a settlement for the "montani" (miners).

There was also a (possibly fortified) settlement of smelters at the Frankenberg called Silvani. The origin of these smelters is still debated. Possible locations are the Siegerland or the Vogtland, both in Upper Franconia, as the mining and smelting of copper and silver were known in this region at least since Roman times. This would explain the name "Frankenberg". The Frankenberg Church was inaugurated as a parish church in 1108, but was probably built over an older structure, so this settlement presumably also dates back to the tenth century.

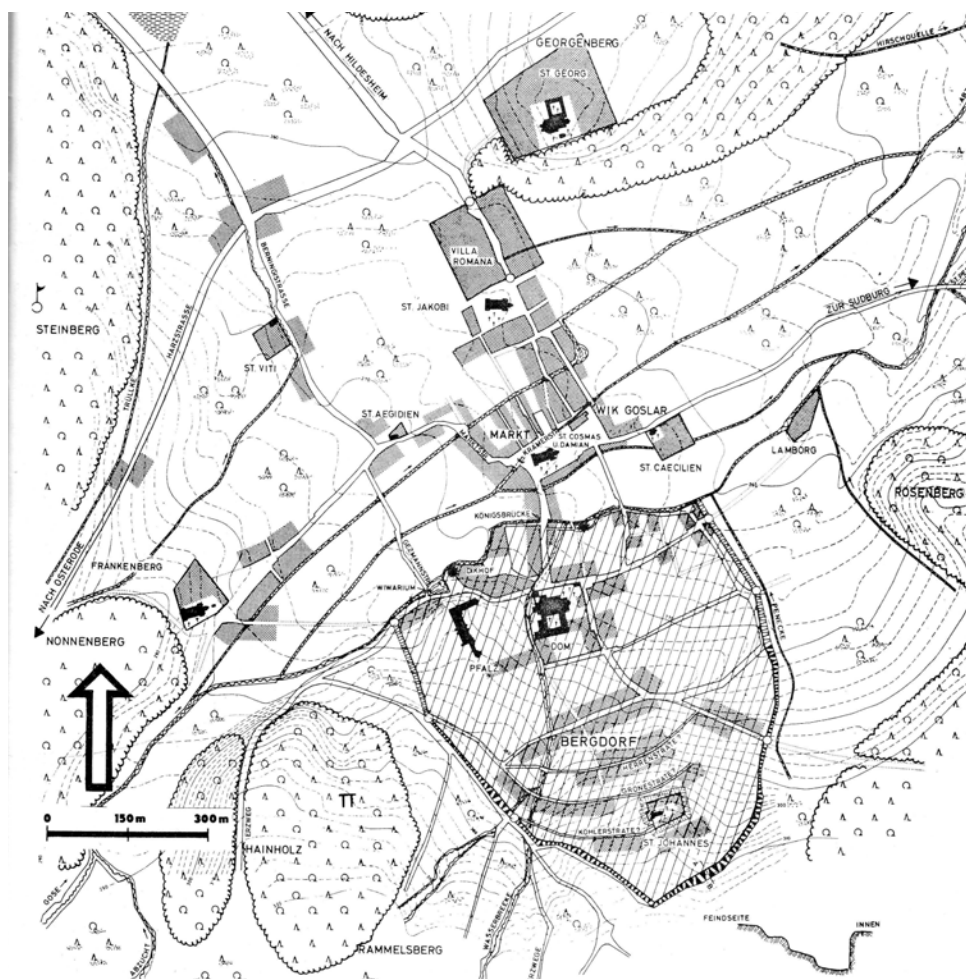
Another complex dating from the tenth century can be discerned around the Monastery of St George (Georgenberg) on the Sassenberg. Historians believe that the first church of this complex was consecrated in 934.

In the first half of the 11th century, the area around the Liebfrauenberg became increasingly important. Imperial and court sittings took place here as of 1009 under Heinrich II (Liudolfinger).

A palace is also mentioned for the first time. This was possibly a predecessor of the current Imperial Palace (Kaiserpfalz), which was erected on the Liebfrauenberg under Heinrich III in 1045. The developing Pfalz (palace) quarter also included the Collegiate Church of Sts Simon and Jude, which was built between 1040 and 1050 and consecrated in 1051.

A further original settlement was that of the merchants, around today's marketplace. It includes the area around the Schwieheldthaus and the nearby Dohm Square, and is the oldest settlement in the historic town. The remains of the Chapel of St Cecilia (Cäcilienkapelle), consecrated in 1064, can still be seen.

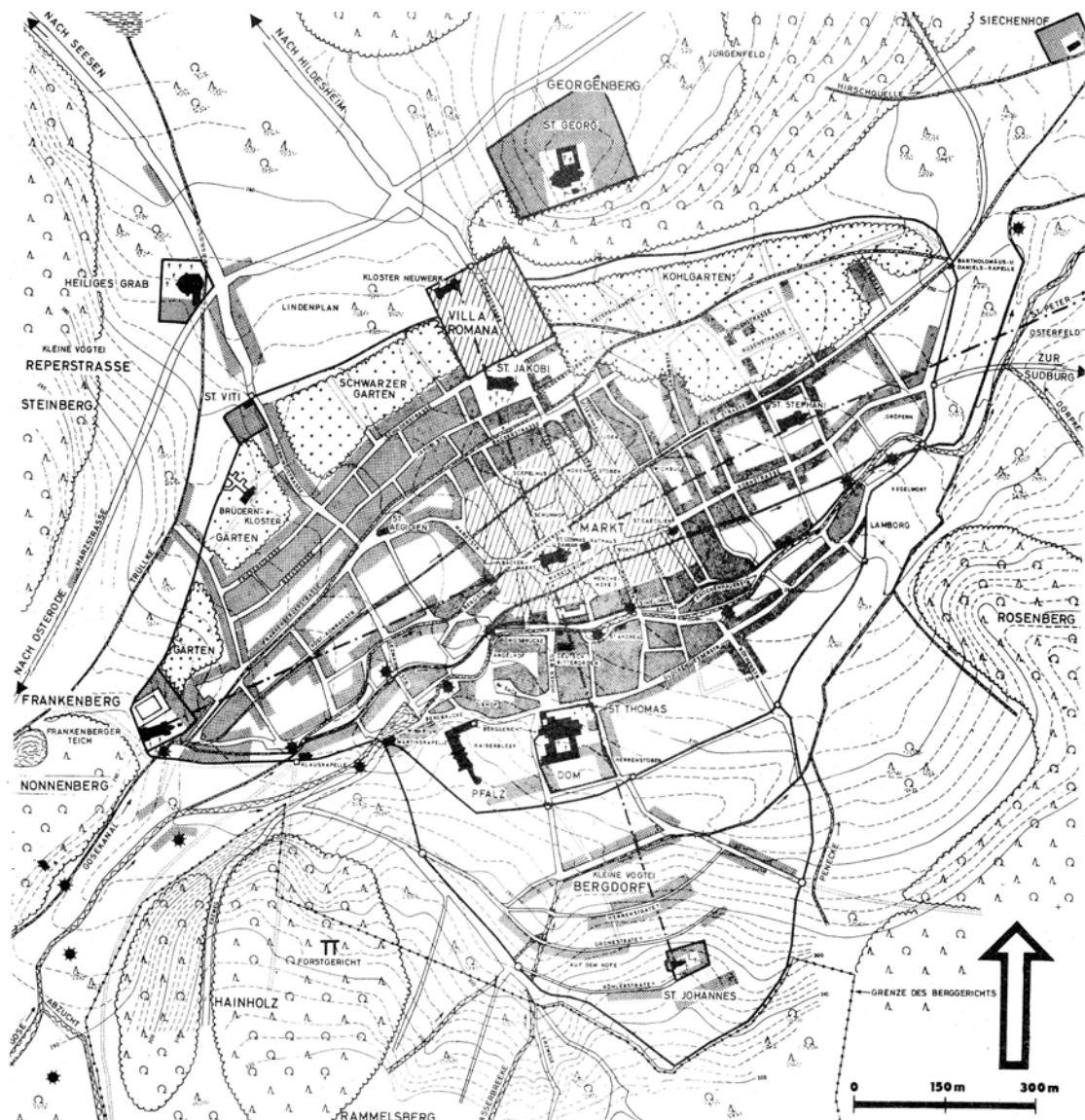
To the north of the market settlement, a further quarter was systematically developed around St Jacob's Church (Jakobikirche), which has been documented since 1073. In the 12th century an extension was added toward the east. The construction of St Stephen's Church (Stephanikirche) reportedly started in 1137. In 1152 the Monastery of Maria in Horto (later Neuwerk) was founded in the Villa Romana, in today's Rosentorstraße.



Original settlements of Goslar around 1050 (Source: Explanatory notes to the Land Utilization Plan of the town of Goslar, Goslar 1974)

One can safely assume that Goslar largely achieved its current form in the 12th century. That was also when the first fortifications were built. The Rosentor and Vititor gates are mentioned in 1186 in connection with the foundation of the Neuwerk Monastery, allowing us to date them.

The 13th century is marked by the establishment of a prosperous community: in 1267 Goslar joined the Hanseatic League; in 1274 the Merchants' Guildhall, and in 1277 the Town Hall are mentioned for the first time in historical sources.



Development of Goslar around 1250 (Source: Explanatory notes to the Land Utilization Plan of the town of Goslar, Goslar 1974)

The Historic Town of Goslar essentially gained its present form in the 12th century. The current townscape is characterized by the wall-encircled oval with its well-developed street system that reveals the different phases of development of the settlement.

Although the mediaeval layout of the historic town remained unchanged, the constructions were renewed in several phases. Especially around 1500, during the economic mining boom, many buildings were rebuilt, often using the materials of the earlier mediaeval structures. Large fires, particularly in the 18th century, caused wide-spread destruction that led to the reconstruction of entire neighbourhoods.

Until the 19th century, the town mostly developed within the generously laid out city walls. Rapid population growth in the 19th and 20th centuries, however, led to an expansion of the town, mainly to the north but also to the east and west.



Expansion in the 19th and 20th centuries (Source: Explanatory notes to the Land Utilization Plan of the town of Goslar, Goslar 1974)

The no longer extant Collegiate Church was founded by the Salic emperor Heinrich III, who granted it wide-reaching rights. It had the extraordinary privilege of being exempt from papal, episcopal and secular law. The Bishop of Hildesheim only had as much power over the church as was granted him by canon law.



Illustration of the Collegiate Church ("Dom") with Imperial Palace and Thomas Chapel (extreme left) shortly before the demolition of the church (Source: (Goslar town archive)

The Collegiate Church was initially organized as a monastery, with communal living. It included common rooms and a cloister attached to its southern flank. Important representatives of the Collegiate Church included the Provost (responsible for external representation), the Deacon (internal management) and the Scholasticus (head of the church school). The Collegiate Church sometimes served as a sort of imperial court chapel for the education of high clergy, of imperial advisors and of literate court officials.

The monastic communal life in the church was probably abandoned in the 12th century. Instead, the canons erected their own curia buildings. These were still within the walls, and so within the "collegiate exemptions", but outside the communal monastic residences of the canons. After the Reformation, membership in the "cathedral" chapter became a normal church office. The members managed the estate of the Collegiate Church and divided the income among themselves.

The remains of the collegiate curia buildings in the Imperial Palace area are still visible today:

No. 1 Glockengießerstraße, so-called Uslarsche Kurie, built 15th century, demolished 1923

No. 2 Glockengießerstraße, so-called Senioratskurie (1500, 1573, 1577). Borchers family

No. 3 Glockengießerstraße, so-called Eulenburg

No. 87 Glockengießerstraße, so-called Hagenscher Hof
(Romanesque, stonework living area)

No. 1 Königsstraße, Stiftskurie (today a museum)

No. 7 Königsstraße, Schwiecheldt-Hof



Left: so-called
Senioratskurie
Right: curia
building
"Hagenscher Hof"

Whereas the majority of homes in the Historic Town of Goslar are built close together on small plots of land, the curia buildings in the Imperial Palace area are free-standing on very large plots. Most of the quarter would not have had a closed street system, but the plots of land would have been separated from the streets by walls and planking, behind which vegetable gardens would have been planted to provide for the residents of the curia buildings.

3.2.2 Market area (*Marktbezirk*)

In the centre of the town one finds the historic Market area and the Market Church of Sts Cosmas and Damian (12th-14th centuries). This quarter is characterized by the Town Hall, erected in the middle of the 15th century to replace an older structure.



Market Square with
Town Hall,
Kaiserworth and
Market Church
(Source: GMG)

Other important buildings of the Market area include the guildhalls, such as the previously mentioned "Kaiserworth", formerly the Merchants' Guildhall, the Minters' Guildhall in Münzstraße and the Bakers' Guildhall (45 Marktstraße).

Another landmark of the historic Market area is the "Alte Ausspann" in Münzstraße, a courtyard enclosed on four sides by old buildings, some of which date back to 1500. The "Ausspann", or inn, was a necessary feature of the marketplace. It provided accommodation for the traders and customers, their livestock and their carts. Other guests included the journeymen, as the signs of the various guilds hanging on the façade indicate.

3.2.3 Frankenberg quarter (upper town)

The upper town, lying toward the Rammelsberg, was traditionally the residence of the miners. It is characterized by gently curving streets which widen repeatedly to form square-like spaces.

People of all social classes who made their living from the mines had their homes in the upper town. Especially in Peterstraße, the low half-timbered miners' houses are squeezed against each other. There are also metalworkers' houses here, such as the stately three-story half-timbered house of metal founder Magnus Karsten on Bergstraße (now the Hotel Zur Börse), or so-called breweries like the Siemens family ancestral home (Siemenshaus).



Left: house of metal founder Magnus Karsten, 1573
Right: ancestral home of the Siemens family

3.2.4 *Jakobi quarter*

Right next to the Frankenberg Quarter is the Jakobi quarter, with the parish church (St Jacob's) forming its ecclesiastical centre. This is the oldest parish church in Goslar. It was erected from the 11th century onward in several construction phases and was rebuilt around 1500. In Jakobistraße there are numerous typical half-timbered houses from the 16th and 17th centuries.



View of
Jakobistraße

3.2.5 *Stephani quarter (lower town)*

The lower town – as opposed to the topographically higher upper town – is the description given to the area around St Stephen's Church (Stephanikirche). Until the 18th century the lower town developed mainly between Breite Straße, which leads from Broad Gate (Breites Tor) to the town centre, and the almost parallel Kornstraße. Many plots of land in the lower town remained undeveloped until the 19th century and were used as gardens within the town walls.

The layout of the Broad Gate and Breite Straße, including all the parallel and side-streets, is evidence of representational urban planning. The quarter was badly damaged by a fire in 1728. Not only houses burned, but also the parish church of St Stephen, which is first mentioned in historical sources in 1142. Over the next few years, the church and many other structures had to be rebuilt. In particular, Breite Straße owes its present, rather homogenous appearance to this reconstruction.



Breite Straße with three-storied structures built after the fire of 1728

Originally planned as middle-class residences, the buildings were increasingly converted into shops in the late 19th and early 20th centuries. Hardware, cigars and textiles were sold here. Many inner courtyards also contain industrial production or storage halls. A lot of them are still in use today, while others stand empty.

3.3 Townscape and visual axes

The appearance of the Historic Town of Goslar is not just marked by its historic development, but also by its integration into its natural environment. Topographically, the town is on the northern edge of the Harz, and this affects the view of the town from outside, and the view from the town into its surroundings.

3.3.1 Settlement and landscape

The oval of the mediaeval town still clearly stands out from the areas of later expansion due to the historic embankment of the old fortifications, which forms a green belt around the historic town centre. The only direct connection to the first expansions of the 19th century is in the area around the Claustorwall.



Integration of Goslar into its surroundings. In the background: mountain meadows, Rammelsberg and Harz

It is notable that while expansion in the late 19th and early 20th centuries happened toward the north, west and east, the Rammelsberg to the south was mostly unaffected. One exception is the Rammelsberg Military Barracks, built between 1912 and 1915 directly next to the historic Bergdorf, the most important original settlement of Goslar.

The so-called "mountain meadows" (Bergwiesen) and the Rammelsberg form the southern boundary of the city. The landscape is protected and is rich in cultural evidence of over 1000 years of mining. Of particular historical importance are the former cart tracks used for ore transport. These lanes became narrow trenches due to the transportation of heavy ore. They connect the mines to the town.

The landscape south of the town is further marked by the mediaeval mining waste heaps, covered by specific flora due to their high metal content. Remains of the early mediaeval "Landwehr", the most outlying fortifications, complete the picture of the historic, cultural landscape.

3.3.2 Visual axes

The Historic Town of Goslar is a largely enclosed area, defined by the mostly intact or recognizable fortifications. Travellers on the main roads were met by massive gates which in the 15th century were fortified with additional towers placed in front of them (Zwinger). The surviving Broad Gate (Breites Tor) at the eastern end of the town centre gives an impression of what this was like.



Through Broad Gate into the historic town: this road played an important role in the past, as it does in the present
(Source: GMG)

Within the town, due to the gently curving streets typical of mediaeval times, the eye always falls on rows of houses. Where several streets meet, they widen to form a square; houses of particular importance were often built at these locations.



Gently curved streets and square-like wider areas characterize the historic town's visual axes

The surviving churches of the historic parishes are integrated into the structure of the town rather than being centres of visual attention. One exception, however, is the vestibule of the no longer existing Collegiate Church of Sts Simon and Jude in the Imperial Palace area. The church was initially designed as a special counterpart to the Kaiserpfalz, but when the Imperial Palace area opened up to the town in the 12th century the church followed suit. The northern vestibule of the Collegiate Church towards Hoher Weg was an expression of this opening.



Visual axis of the "Dom" vestibule from Hoher Weg

The sight relationship between the town and its surrounding is especially noticeable in the side-streets that run from north to south, offering a view of the first hills of the Harz and of the mountain meadows. The lands south of the town are protected and cannot be developed.



Views to the mountain meadows from:

- 1) Domstraße
- 2) Ziegenstraße
- 3) Worthstraße
- 4) View from Bulkenstraße, spoiled by bridge

Another important aspect in the conservation of the townscape is the view that one has of the historic town from several viewpoints, especially Steinberg, Steile Trift, Herzberg, Rammseck, Maltermeister Tower, "Drachenfliegerplatz", Klusfelsen and the Bismarck monument. These viewpoints, as well as the already described visual axes from the town into the landscape, were taken into consideration in setting up the buffer zone that is required by § 102 of the UNESCO guidelines for protecting World Heritage Sites (see also section 4.2.3).

4. Preservation management

The top-class individual monuments and the Historic Town of Goslar, which is listed as UNESCO World Heritage as a complete entity with its more than 1500 half-timbered or stone-built private houses, require substantial effort to be made in the preservation and maintenance of these cultural assets. Here, the instruments of historic building protection play a vital role.

It is also important to protect the surroundings of Goslar's historic town centre (and the cultural landscape of the Rammelsberg). As described in the section "Townscape analysis", both the embedding of the historic town into the natural environment and the lines of sight to and from the town into the landscape are important factors for the authenticity of the townscape.

Preservation of the historic town centre as World Heritage should not, however, be focussed only on maintaining its external appearance. Therefore, research for this masterplan also dealt with the modernization status and usage of private buildings. Only a "lively" town centre can be a reliable basis for preserving and maintaining listed buildings.

4.1 Monument protection

The legal basis for the protection of the Historic Town of Goslar is the Lower-Saxon Historic Monument Protection Act (NDSchG). The entire town centre within the historic fortifications is protected according to §3.3 of the Lower-Saxon Historic Monument Protection Act. This not only includes buildings, but also the streets, artificial watercourses and open spaces. Additionally, houses of a special artistic, historic or architectural importance are protected as individual monuments according to §3.2 of the Lower-Saxon Historic Monument Protection Act.

In the years from 1991 to 2001, the State Office for Historic Monuments of Lower Saxony compiled a list of relevant historic buildings. Based on this, the town of Goslar created a cartographic representation of the protected area including the specially declared individual monuments. This map is part of the basis for identification in land usage and development plans.

Map 2: The complete protected area with the individual monuments

4.1.1 Protection of individual monuments

According to §3.2 Lower-Saxon Historic Monument Protection Act, public and private buildings of historic importance are listed as so-called individual monuments. This applies in particular to the Imperial Palace (Kaiserpfalz), the churches and chapels, the Town Hall and the historic Guildhalls, but also to the historically valuable private houses. These buildings, together with their interiors, are subject to special regulations in terms of monument protection.

For the reconstruction and restoration of individual monuments, special procedures are required. In general, preliminary studies regarding the building's history and its previous restoration as well as structural damage analysis are prerequisites for the development of a restoration concept.



Example: age determination within the scope of restoration measures of the building at the rear of No. 6 Markt (from: dossier created by historic town centre working group 2007)

For the restoration of individual historic buildings it is not only the façade that has to be reconstructed according to monument protection criteria. Historically important room structures and interiors have to be preserved as well.

4.1.2 Protection of the historic town centre as a monument group

In addition to a professional preservation and renovation of individual monuments, the preservation of an authentic appearance is of paramount importance for the "Historic Town of Goslar" monument cluster. This means that both the old town structures as a whole and individual buildings with their architectural details have to be preserved and must not be affected by unsuitable construction measures or the addition of inappropriate objects.

For all construction measures relating to the "historic town cluster monument" the principles of adequate materials, workmanship and form must be generally applied when making decisions in the context of monument protection.

⇒ Material adequacy means, for example, that plastic materials on historic half-timbered houses or stone buildings that were built with natural and local materials are not appropriate and therefore not acceptable for historic monuments.

⇒ Workmanship adequacy in a historic context puts special demands on the building trade, which has to carry out measures based on techniques of traditional craftsmanship.

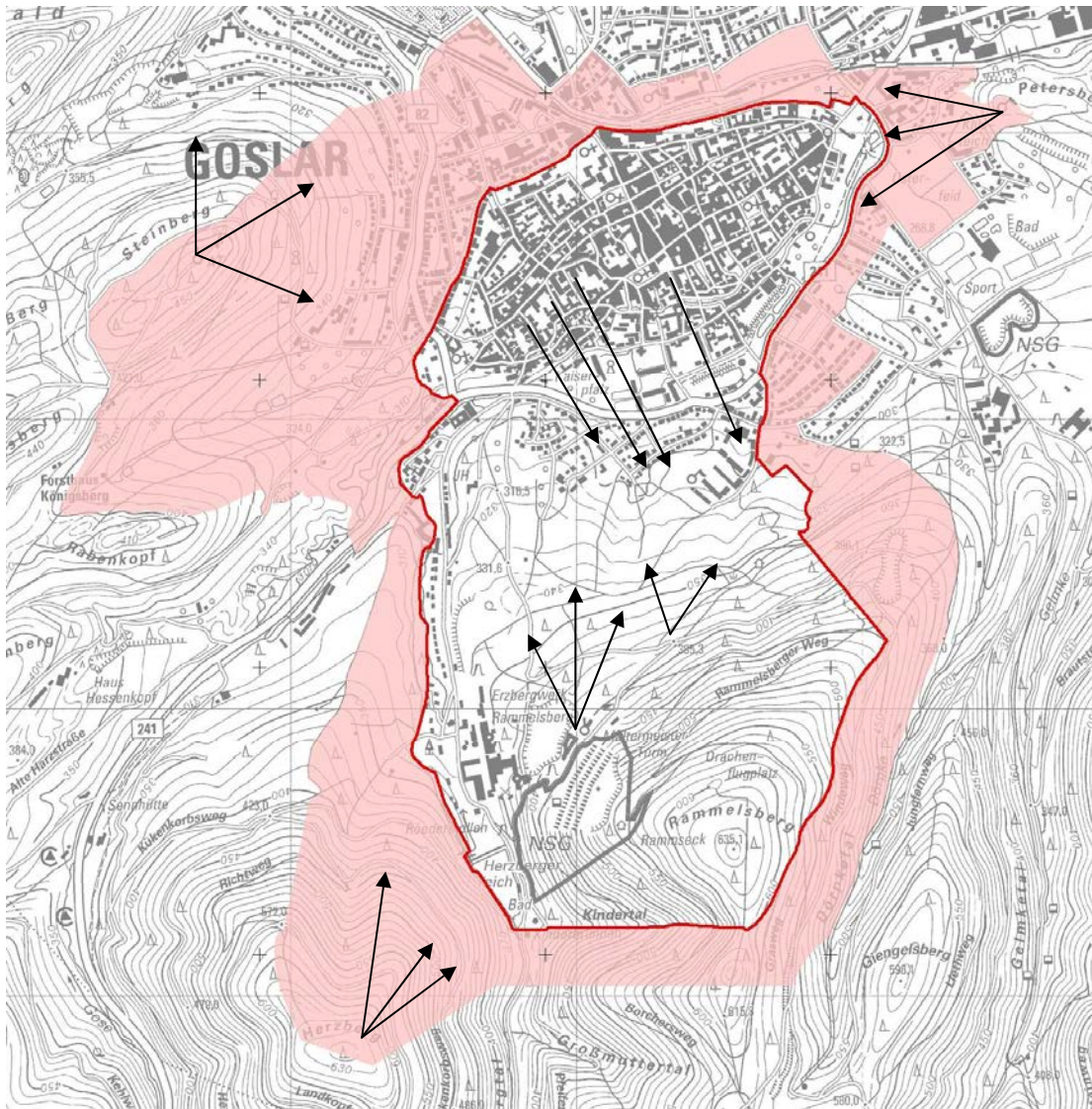
⇒ Form adequacy requires that the existing dimensions and proportions are respected, especially if parts are replaced or added. For example, dormer windows have to be subordinate to the existing roof area and compatible with the existing architectural style.

Additionally, locally typical features in the building design must be maintained in order to express the distinctiveness and authenticity of the town. This includes in particular the street routings and parcel structures, which were formed as early as the Middle Ages and remain mostly unchanged today. The roofs with their distinctive pitch and cladding as well as the façade design of residential houses and shops also help to create the unique character of Goslar.

4.1.3 Protection of the surroundings (buffer zone)

The appearance of the World Heritage Site is protected by creating a so-called buffer zone. According to UNESCO guidelines, "the buffer zone (...) has to include the direct surroundings of the site, important visual axes and other areas or features that play an important practical role in supporting the site and its protection".

The scope and extent of the buffer zone for the World Heritage Site Mines of Rammelsberg and the Historic Town of Goslar is mainly determined by the visual axes within and beyond the town as described above.



Designation of the buffer zone indicating important visual axes

This designation of the buffer zone does not imply that the World Heritage Site is extended, but is rather a protective surrounding for the core area of the World Heritage itself. Whilst the core area of the World Heritage is protected as a complete unit according to §3.3 Lower-Saxon Historic Monument Protection Act, this does not go for the buffer zone. To control the development within the buffer zone, different instruments have to be applied: in the case of Goslar, this especially includes landscape and nature protection, which prevents building development on substantial areas in the south, south-east and south-west of the town of Goslar.

Map 3: World Heritage area including protected nature and landscape areas

Additionally, §8 of the Lower-Saxon Historic Monument Protection Act makes provisions for so-called surroundings

protection of the historic town. According to these, it is not allowed to erect any structure near the protected area that could affect the appearance of the monument. By making suitable arrangements in the land development and use plan, the local authorities themselves can contribute to the protection of the World Heritage Site.

In essence, it is necessary to protect the authenticity of World Heritage Sites and to prevent serious adverse effects. Examples include wind turbines on surrounding hilltops or excessively large developments on the periphery of the historic town which could have negative effects on the townscape.

4.2 Need for renovation

In addition to the general requirements for monument protection, there is also a specific requirement for renovation in the Historic Town of Goslar, whereby a clear distinction between public and ecclesiastical buildings on the one hand and private buildings on the other is required. While outstanding public and ecclesiastical buildings can be seen in terms of object restoration, a quantitative method for determining the renovation requirement among the numerous private properties has been used.

4.2.1 Public and ecclesiastical buildings

A review of the files has revealed that nearly all the public buildings have been substantially renovated since 1990.

Between 1990 and 2002, the Imperial Palace (Kaiserpfalz) was refurbished based on monument protection criteria. These measures included the restoration of the external masonry (1990), the renovation of roofing areas (1994), alteration and development (1997-2001) as well as the restoration of wall and ceiling paintings (1997-2002).

The Former Monastery Church Neuwerk was overhauled between 1993 and 2002. This also required a comprehensive renovation of the external stonework and replacement of the roofing. Even the lead cladding of the steeple roofs was replaced. Indoors, restoration of the Romanesque wall paintings was the main focus. This measure was topped off with a new heating system.

The restoration of the Town Hall (Rathaus) was carried out between 1995 and 1998, consisting of reconstruction of the entrance hall, modernization of the administration area and the complex restoration of the Hall of Homage (Huldigungssaal) with its wall paintings dating back to the late 15th century. Despite this

comprehensive restoration of the Town Hall, which was completed only 10 years ago, new damage in the form of crack formation in rendering and masonry is visible, the cause of which must be determined. Additionally, fire protection measures are still needed.

The almshouses Great Holy Cross, Small Holy Cross and St Anne's House were also refurbished in the 1990s. On the basis of restorational and historic investigations, these important pieces of evidence for the history of Goslar were renovated and made accessible for the public.

The churches in Goslar are continuously maintained by the respective church authorities. According to the State Church Authority (Landeskirchenamt) in Braunschweig, restoration and renovation measures are currently only planned in the interior of the Frankenberg Church, whereby the cleaning and partial restoration of 13th century mural paintings could be an essential part.

Whilst the basic reconstruction of public and ecclesiastical buildings has already been completed, continuous maintenance now has priority. In this context, a systematic monitoring of the valuable historic buildings based on the Dutch "Monumentenwacht" is worth striving for. Regular inspection and maintenance of building structure, especially monitoring the roof cladding and downpipes, could help avoiding damage in the medium and long-term. The mural paintings in the Hall of Homage (Huldigungssaal) of the Town Hall, in the Imperial Palace and in the Neuwerk Church, which have been restored comprehensively in recent years, should also be monitored regularly by qualified restorers.

For all the objects mentioned above, which boast high-value interiors, fire protection procedures must be developed that are suitable for historic monuments and would help avoid irrecoverable loss of valuable cultural assets.

4.2.2 Private buildings

The majority of the buildings in the World Heritage Site Historic Town of Goslar are private property. In the past, the renovation of the more than 1500 houses in Goslar that are protected historic buildings has been carried out mainly on a private basis, but supported by subsidies, which have been available since 1978. In the past, building regulations in the town of Goslar meant that the funding mainly focussed on preserving and maintaining the appearance of the town. This includes the use of typical local slate for roofs and wall cladding, clay tiles on roofs and the replacement of wooden windows using windows with glazing bars. A systematic urban renewal or renovation has not been performed in

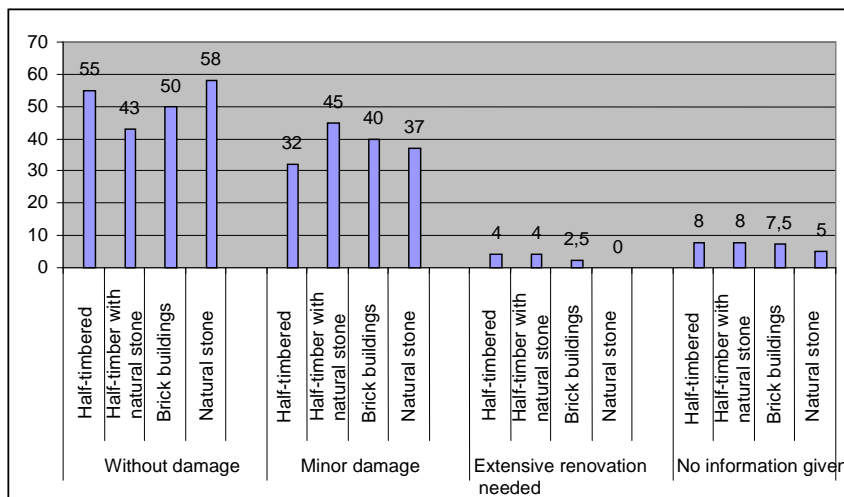
Goslar. Hence there were no surveys regarding the current stock or the renovation status.

To determine the renovation requirement for the private buildings, the town of Goslar carried out a survey among all owners of historic buildings in the historic centre (World Heritage area) in 2007.² A total of 1535 owners were contacted and 737 evaluable replies were received. This corresponds to a quota of 48%; so nearly half of the house owners answered this questionnaire. The questions related to empty buildings, flats or shops and also to reconstruction and renovation work that had been carried out and the requirement for further work.

Evaluation of this survey revealed that the Historic Town of Goslar is quite an attractive residential domicile. 67% of the buildings are used only for residential purposes, 27% for residential and business purposes and only 4 % are used only for business (for 2% no use was stated). 31% of the objects are single-family houses. 51% indicated that they own an apartment building with an average of three dwelling units, whereby two and four-room apartments dominated with a total share of 70%. As small (single room apartments) and extra large flats are the exception, the size of the existing flats can be considered as appropriate.

The 2007 survey also revealed that 1.6% of the buildings are completely vacant and are typically in need of extensive renovation. In total, however, the need for basic renovation in the historic town centre is relatively low. Only 4% of those asked were of the opinion that a full renovation of their houses was necessary. However, 9% provided no feedback on this, which might indicate uncertainties regarding the evaluation of building stock (concealed damage).

² Study: Renovation and modernization requirement in the Historic Town of Goslar. Results of a survey. Goslar 2007/2008.



Need for basic renovation in the Historic Town of Goslar

Also with regard to façade materials, such as slate, brick and wooden boarding, which can be renewed or repaired with the help of public funds, there is mostly no damage or only minor damage that can be repaired easily. 7% of the slate cladding, 12.5% of the brick cladding and 4.6% of the wooden cladding needs to be completely replaced.

It is also worthy of note that the traditional roofs in the Historic Town of Goslar have been preserved. 80% of the buildings in the historic town centre are tiled with clay tiles and 16% with slate. Only 4% of the roofs are covered with concrete roofing tiles. Public funds and campaigns which have supported roof renovation using clay tiles and natural slate since the 1930s have helped to preserve the characteristic roofscape in Goslar, consisting of red clay tiles and black slate. The roofs are also in good condition. According to the house owners, 10% of the older tiled roofs and 17% of the older slate roofs need to be renewed completely. The remaining roofs only need repairs.

A proportion of the windows have been renewed with the help of community subsidies. 47% of the old windows have been replaced in recent years by new wooden windows. 43% of the buildings are still fitted with older wooden windows. Funding of wooden windows has led to the advantage that only 8% of the windows are made from plastic, which is not suitable for protected historic buildings.



Well-kept façades and roofs in the Historic Town of Goslar

While basic renovation and façade restoration in the Historic Town of Goslar has made some good progress in recent years - with help of public funding - the study revealed that there is a substantial need for action regarding modernization of living spaces. In this respect 13% of the replies stated that their housing interiors were last modernized before 1989. This modernization deficit is even more obvious in the area of sanitary installations and heating systems. 25% of the bathrooms were last renovated before 1989, and 33% of the prevalent gas central heating systems date back to before 1989.

Many house owners also draw attention to bad layouts (many walk-through rooms, insufficient separation of flats). The remarks made in many questionnaires also show that there is a close relationship between the condition of a flat and the lack of a tenant. It has to be assumed that 8% of rental flats in the historic town centre are vacant. A detailed survey evaluation revealed that more than half of flat vacancies can be directly linked to the poor condition of the flat in question.



Flats in the historic town centre: they have been maintained, but frequently do not meet modern requirements for dwelling comfort.

Although façades and roofs in the World Heritage town have been maintained and renovated in order to maintain the appearance of the town centre, there is a modernization shortfall in terms of the living spaces. Therefore, in the medium term the modernization of living spaces needs to be given more attention in order to ensure a modern usage of protected historic properties.

During the modernization of living spaces in the Historic Town of Goslar, the following factors have to be given special attention:

- Creation of flats and houses with a modern layout
- Renewal of sanitary installations
- Renewal of heating systems
- Insulation appropriate for historic buildings
- Creation of flats adapted to the needs of elderly and disabled people
- Addition of balconies (where possible) to create attractive dwelling units.

Only an inhabited and lively town centre is a reliable basis for long-term protection of the World Heritage Site.

5. Development management

In a town like Goslar, monument protection not only involves preservation and presentation of old building stock, but also efforts to carefully integrate new and contemporary requirements into the existing structures. Here, the principles of urban monument protection have to be applied. Based on the existing town and building structures, urban monument protection aims to show development opportunities.

Analysis of opportunities for development within the existing stock is one essential aspect of development management, especially for the integration of new buildings. Additionally, this section aims to highlight the specifics of neighbourhood management.

5.1 Construction within the existing building stock

The following section initially deals with empty building plots in the Historic Town of Goslar to show opportunities for development within the town. Furthermore, potential changes of usage have been examined.

5.1.1 Empty building plots

The World Heritage component Historic Town of Goslar stands out due to the fact that its ground plan has hardly changed since the 12th century. Since that time, the routing of streets and roads has remained mostly unchanged. Over the course of the centuries, the density of the settlement continuously increased, so that today the area of the historic town conveys a sense of being fully developed.

In principle, one uniform development along the streets dominates, where the buildings are placed gable to gable in rows. Until early in the 19th century, regular development was made based on building traditions. Since the 19th century, this has been regulated by building line plans. Within this relatively closed system, empty plots are an exception and mainly caused by demolition as a consequence of fire or dilapidation.

Map 4: Empty building plots in the historic town centre

The map of the existing empty plots shows that they offer very little potential for further development within the historic town walls. In most cases, these plots are only small sections within historic streets. Some of these areas previously had buildings on

them and today serve as vehicle access to private garages and car parking spaces. This has a negative effect on the townscape and could be corrected by building residential houses.

In the sensitive area of the historic town, the strictest requirements for construction fitting in with the protected surroundings have to be observed.

5.1.2 Completely and partially empty buildings

A survey regarding empty buildings in the historic town centre revealed that currently 1.6% of the main buildings (approx. 25 buildings) and approximately 6 to 8% of the outbuildings are completely vacant. That means that neither full renovation nor change of use in the classical sense (a barrack is turned into a block of flats, a barn is turned into a residential house) offer a large potential for town development.

Map 5: Completely empty buildings in the historic town centre

It has already been mentioned, however, that many flats and houses need to be comprehensively renovated in order to be suitable for renting or sale. Apart from this, there are numerous vacant shops throughout the historic town centre. Early in the 20th century, shops were installed, mostly away from the prime business locations in former dwelling houses in order to gain an additional income, especially in economically difficult periods. Almost all of these shops are today completely empty. It would be possible to restore them to their original state using building records that show their previous design, and/or to use them again for dwelling purposes.



Examples of empty shops integrated into dwelling houses long after they were originally built.

A cartographic overview of empty shops shows that there is great potential for a change of use, since especially those on the peripheries can no longer be used for commercial purposes.

Map 6: Empty shops in the historic town centre

5.2 Development of the town quarters

Whilst the historic town centre only has a relatively low potential for increasing the settlement density and conversion of empty buildings, it is in fact possible to demonstrate quarter-related potential for development. In principal, strengthening the quarters of the town in their individual historically developed form can contribute to an increase in attractiveness for the World Heritage Site component the Historic Town of Goslar.

As already demonstrated, the development of the town of Goslar was mainly determined by the formation of different settlement cells. It is possible to differentiate between the Frankenberg quarter, the Jakobi quarter, the Market area, the Stephani quarter and the Imperial Palace area. While many buildings in the Frankenberg quarter and Jakobi quarter (both part of the upper town) have been continually renovated in recent decades and feature quite a high quality in terms of dwelling and environment, there is a need for action in the Imperial Palace and Market areas and in the lower town to upgrade these quarters.

5.2.1 Area of the Imperial Palace (Pfalzbezirk)

Until the 19th century, the Imperial Palace area was a self-contained quarter within the historic town of Goslar with its own regulations. This area was characterized by the Imperial Palace (Kaiserpfalz) itself, the Collegiate Church of Sts Simon and Jude and numerous curia buildings, some of which still exist today. In addition to the Imperial Palace, this historically extremely important area is currently dominated by a former barracks and an extensive bus parking area on the land of the former Collegiate Church of Sts Simon and Jude.

In previous decades the authorities often reflected on upgrading this area in terms of tourism and urban development. In the 1930s, a museum was initially planned as an addition to the existing vestibule of the Collegiate Church to present all the relics of the former "cathedral" (Krodo Altar, Imperial Throne of Goslar and Spolia of the building). With the addition of the so-called cathedral

room to the municipal museum next to the river Abzucht, this plan became unnecessary.

Another approach was to make the archaeological heritage of the Collegiate Church including its cloister as well as the foundation walls of the Chapel of Our Lady (Liebfrauenkapelle) and the curia buildings accessible both for local people and tourists as part of a park area. This concept would involve substantial research excavations and measures for structural protection of the foundation walls that would presumably be exposed.



Draft dated 1947 for the design of the Imperial Palace area (Source: Town of Goslar)

During planning and measures in this historically extremely important area it has to be ensured that the importance of the Imperial Palace area is conveyed appropriately for World Heritage and historic monument tourism. It is especially the combination of the Imperial Palace, the Collegiate Church and the former and existing curia buildings that emphasize that this was a large medieval imperial residence which is unique in Germany in this form.

The outstanding importance of the Imperial Palace area for the World Heritage and the topographic location of the area on the boundary between the centre of the historic town and the Rammelsberg make this location extremely suitable for the

establishment of a visitor information centre. Here, visitors could be welcomed and informed about the different World Heritage components. Models and 3D animations could also give an idea of the Imperial Palace area with the Imperial Palace and Collegiate Church and invite the visitors to embark on a journey of discovery.

But it is not only the "Domplatz" that needs updating, the empty spaces in front of and behind the Imperial Palace, including the ruins that were exposed as early as in 1868, have to be included in the concept for a tourism-related upgrade of this area.

In total, the Imperial Palace area has substantial potential for the presentation and touristic utilization of the World Heritage Site "Mines of Rammelsberg and the Historic Town of Goslar".

5.2.2 Market area (Marktbezirk)

The former Market area, consisting of the Market Square, Schuhhof, Fischemäkerstraße and Hokenstraße, has been a centre for trade and commerce right up to the present day and is therefore categorized as a prime location. These parcels of land are largely used for commercial purposes; therefore the free space factor of 0-0.3 is correspondingly low. Additionally, large-scale businesses are located in this area, such as Karstadt and C&A, as well as the "Kaiserpassage" (shopping mall).

In addition, the historic Market area boasts several high-quality places of interests, such as the Town Hall, the "Kaiserworth" and the "Brusttuch". Further points of interest in this area could be exploited. The cellar of the so-called "Kaiserringhaus", for example, has an impressive groin vault with massive Romanesque columns. This remarkable artefact suggests that this place once was covered by a medieval building of outstanding importance. It is suspected that this was the first medieval Minters' Guildhall, which stood opposite the Town Hall (a predecessor of the present Town Hall) The outbuildings of the current Kaiserringhaus, which are located around the inner courtyard, with their preserved Romanesque architectural elements and vaulting in the ground floor rooms, are exceptional. Integration of these rooms into the gastronomic concept of the Kaiserringhaus would be desirable.

The historically important street "Münzstraße" with its "Ausspann" and "Alte Münze" also requires special attention. With their important functions for the history of the town, both properties should be allocated a suitable usage that allows public or semi-public access in the future.



Gem in the market area: historic "Ausspann" in Münzstraße

There is a special need for action in the Market area in terms of restyling the pedestrian zone. Various street surfaces, especially those dating from the 1970s and 80s, have led to a non-uniform appearance. By adapting the design to that of existing historic road surfaces (see also section 6.2.2) and by the use of regional and local materials, a harmonic town image should be achieved. Suitable street equipment with play areas for children could considerably increase the attractiveness for visitors to the squares in the Market area.

5.2.3 Upper town (*Frankenberg and Jakobi quarters*)

In total, the upper town with several patricians', craftsmen's and miners' houses is in good condition, as many buildings have been extensively renovated within the last few years. The high quality of living in this quarter is also made attractive by the gardens and green spaces within the blocks.

More frequent visits by tourists to the upper town would be desirable, since the buildings in this area provide great help in understanding the World Heritage Site. In particular, St Nicholas's Chapel (Klauskapelle), the miner's house in Forststraße, which is used as a museum, the Small Holy Cross (Kleines Heiliges Kreuz) and the Mönchehaus Museum could act as a magnet for visitors, whereby these buildings need to be integrated more intensively into a cultural tourism concept.

5.2.4 Lower town (*Stephani quarter*)

Whereas the upper town is mostly seen as an attractive place to live due to numerous renovations in recent years, the lower town has many locations with an urgent need for action. Here one can find historic buildings in need of restoration, some of which have been empty for many years, for example the buildings at 53 Breite Straße and 17 and 24 Mauerstraße. There are also numerous empty shops in Breite Straße and in many side streets.

It is the combination of dwelling, trade, craft and commerce which makes up the unique character of the lower town. As mentioned above, even large-scale business enterprises moved into this area, mainly in the late 19th century and early 20th century. Examples include the overseas goods business "List-Nachfolger" with its large storage and trading buildings at 30/31 Breite Straße and the former metal workshop and blacksmith "Bastam" at 60 Breite Straße.



View of a part of the lower town with development within the blocks

Numerous relatively large buildings and halls in the lower town are still used for commercial purposes. Some buildings however, among them buildings of historic value, are empty and a new use must be found for them. Previously commercially used functional buildings without any value as historic monuments could be demolished in order to improve the residential environment in the lower town.



Examples of (formerly) commercially used buildings with value as historic monuments



Examples of formerly used buildings in the lower town (without value as historic monuments)

In addition to this, numerous areas in the lower town are characterized by the existence of garages. Empty private plots of land and internal block areas have been used to build rows of garages. In principle, small scale housing developments would be possible in some cases as an addition to the existing vacant plots. These parcels of land should at least be upgraded creatively in the context of city planning.



Garages in the lower town

Overall, there is an urgent need for action visible at many locations in the lower town, although any opportunities for improvements have to be assessed on a case-by-case-basis. In principle, the specific character of the lower town with its commercial buildings should be maintained. Some of these buildings could be used as so-called loft apartments, which could render this quarter a special character.



Areas of the Lower Town with a need for action

1. Empty building plot: (3) Mauerstraße
2. Vacant/redevelopment required: 17 Mauerstraße
3. Vacant/redevelopment required: 24 Mauerstraße
4. Car park/garages: upgrading desirable
5. Vacant commercial building: 60 Breite Straße
6. Vacant/redevelopment required: 53 Breite Straße
7. Partly vacant/change of usage: former liquor distillery "v. Hardenberg"
8. Empty building plot/garages/vacant rearward building: (58) Kornstraße
9. Vacant commercial buildings: Dedeleberstraße
10. Vacant commercial building
11. Car par/garages: upgrading desirable
12. Vacant commercial building: 15a Breite Straße
13. Empty building plot: (22) Kornstraße

6. Streets and squares

According to a memorandum stemming from the UNESCO conference in Vienna in 2005, the conservation and development of World Heritage Site towns should include streets and open spaces. This "Vienna Memorandum" states that "Preservation of World Heritage Sites also involves the design of public space: particular attention is to be paid to functionality, scale, materials, lighting, street furniture, advertising and vegetation. Urban infrastructure and planning in heritage zones must include all measures to respect the historic fabric, building stock and context, and to mitigate the negative effects of traffic circulation and parking". With this in mind, the following section will look at the public and private green areas, the street spaces and the watercourses in the historic town centre.

6.1 Public and private green areas

One important element of this masterplan is the preservation of historic green areas in the townscape. Mapping Goslar's green spaces reveals a green belt around the historic town centre that runs along the embankments and ditches of the old fortifications. The embankments are almost entirely preserved in the south and the west of the town centre; in the north and northwest, their location is indicated by the presence of numerous gardens.

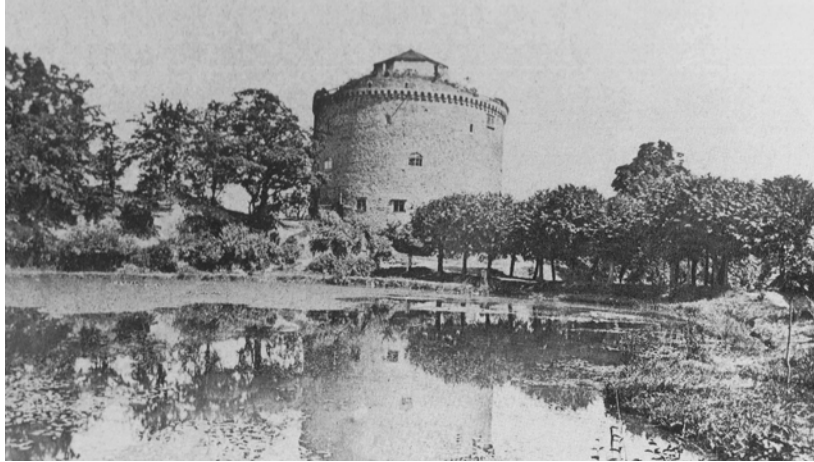
Furthermore, many areas within blocks in the historic town provide "green oases" between the buildings.

See Map 7: Public and private green areas in the Historic Town of Goslar

6.1.1 Defensive embankment

Due to the large area it covers and its historical importance, the defensive embankment plays a central role when considering the green areas of the Historic Town of Goslar. A large portion of the embankment, between the town and field walls, was already given over to private use as gardens in the late 18th century under the "de-fortification" policy of Mayor Johann Georg Siemens. Residents received the land for free; in exchange, they were responsible for the upkeep of the field wall. This led to the creation of so-called "field wall communities" for sections of the wall, which in principle still exist to this day.

Parts of the embankment which were not privatized were turned into public green spaces, the "Bürgerwall", beginning in 1791. This was especially the case for the old Thomaswall with the Kahnteich and Judenteich ponds. The so-called Dicker Zwinger ("Fat Tower"), at the Kahnteich has been used as a restaurant since 1792.



Left: Kahnteich pond with Zwinger, from around 1873 (Source: Goslar town archive)

The transformation of the publicly accessible parts of the embankment into recreational areas for the citizens of Goslar continued in the 19th and 20th centuries. In 1880 for example, an avenue of horse chestnut trees was planted from the Water Hole (Wasserloch) to Broad Gate (Breites Tor) that still stands today.

A further phase of development took place in the 20th century. With the establishment of the "Reichsnährstand" (a body responsible for regulating and increasing agricultural production) in 1933-1934, there was renewed interest in turning the embankment into a local recreational area, since most of the population had no motorized means of transport at the time. In 1934 and 1935 additional improvements were therefore carried out on the embankment. The banks of the Kahnteich pond, for instance, were stabilized and a terrace was built overlooking it. The work did not stop at the Thomaswall; the green spaces at Am Beek and the Feuergraben were supplemented with terraced dry walls, benches and flower beds, and the Gose was allowed to flow uncovered there. The ruins of the mediaeval Papenturm tower and the remains of the town wall were integrated into the visual design of the park.

Furthermore, many World Heritage elements which clarify the link between the Rammelsberg mines and the Historic Town of Goslar are located on the embankment. One such artefact is the opening of the Tiefe-Julius-Fortunatus-Stollen, built in 1585 as a drainage gallery for the mines.

Along the defensive embankment, near the Broad Gate, one can find the so-called "Ockersümpfe" (Ochre Sumps), which are directly linked to the Tiefe-Julius-Fortunatus gallery. At the end of the 16th century these retention ponds were dug at the exit of the

drainage gallery. The water carried out of the mine by the gallery was rich in iron, which turned into yellow iron hydroxide and was deposited in the Ochre Sumps. For centuries this yellow iron hydroxide was collected and used as a pigment.



Ochre Sumps in the embankment, covered today by trees and bushes (Source: Goslar in alten Ansichtskarten, hg. v. H.-G. Griep, Frankfurt a.M. 1980)

Because of its value, the southern embankment (Thomaswall) was declared a protected landscape in 1966. The trees along the Kahnteich and Judenteich ponds have been subject to tree preservation orders since 1958.

The historic defensive embankments represent a great potential for the UNESCO World Heritage Site. The largely preserved inner and outer defensive rings with their town gates and towers as well as the ditches and embankments, now turned into parks, offer locals and tourists valuable local recreational areas.

One easily realizable improvement would be a signposted walking circuit around the embankment. Besides the already developed areas of the Thomaswall with the Zwinger tower, Water Hole, Ochre Sumps and Broad Gate, other less frequented areas also offer interesting and surprising insights into, and views of, the World Heritage Site. One could, for instance, wander along the historic town wall in the Wallgasse, on the Nonnenberg or in the Schweinpötchengasse (Pig's Trotter Alley).

Increasing the touristic appeal of the embankments would require their restoration. The field wall of the Thomaswall, by the Kahnteich and Judenteich ponds, is extensively damaged. In the ponds themselves (the remains of mediaeval moats) the accumulation of organic matter has led to the formation of a thick layer of rotting sludge. Because insufficient fresh water reaches them, the ponds turn fetid in the summer. Furthermore, the embankments need to be protected from further erosion, the visual axes need to be restored and parts of the avenues need to be renewed. The recreational areas require refurbishing, including new furniture.

The current concept for the renovation of the embankments focuses on preserving the designs for the green spaces implemented in 1880 and 1935-36. A further goal must be to maintain the character of the artificially created embankments and ditches while making them easier to experience.

6.1.2 Public gardens

The whole protected area of the Historic Town of Goslar owes its layout to its emergence out of several settlements in the High Middle Ages. Because of this history, the defensive systems were built in a very wide ring around the town, leaving a lot of space for the town to grow within its walls, the first of which was erected in the 12th century. Many areas remained undeveloped and were used as vegetable gardens. It was not until the 19th century that the space within the former town defences became almost completely built up.

Traditionally, public green spaces played no role in the Historic Town of Goslar. The two public gardens which exist today have a different origin. Both gardens –the Ulrichscher Garden in Breite Straße and the Münzgarten in Münzstraße are on plots where buildings burned down or decayed in the 18th century and were never rebuilt. They were turned into public gardens only in the 1950s.

The Ulrichscher Garden was constructed over the basement of house number 26 in Breite Straße. This house burned down in a huge fire that ravaged the town in 1728 and was never rebuilt. The open area was presumably used to grow fruit and vegetables at first, as this was common after fires. Toward the end of the 18th century Senator Friedrich Wilhelm Schachtrupp acquired the stone house on the opposite side of the street as well as a part of this "garden". He built a small slate-topped wall of rough stone over the

old cellar wall along Breite Straße. The gate posts still bear his initials, "FWS", and the inscription "ANNO 1796". At that time, the garden had gravel pathways, a large lawn, shrubs, flowerbeds, a pond, an orchard with fruit trees and berries, a rose bed and an extensive vegetable garden.

Today a marking feature of the garden is the octagonal dovecot that stands in the south-eastern corner. It was built in 1780 and first stood at 2 Ockerstraße, serving as a tool shed, dovecot and chicken shed. It was moved to its current location in 1955 as part of the development of the public garden.

The Münzgarten in Münzstraße is similarly marked as a house that had not been rebuilt on an official map from 1803. The garden is also walled-in. An iron gate with vase-crowned sandstone pillars from the late 18th century opens onto Münzstraße. The Münzgarten was also turned into a public garden in 1955.

Both gardens are green spaces in the heart of the Historic Town of Goslar that could be improved. Since they are not protected gardens under the Historic Monument Protection Act, there is room for creativity in their redesign. One possibility would be to revive the garden concept of the 1950s through the planting of flowerbeds and the reinstatement of the sun terraces that used to invite passers-by to linger.

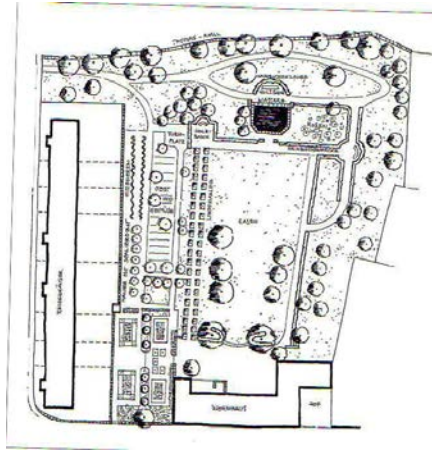
6.1.3 Private gardens

Whilst the public gardens such as the Ulrichscher Garden and the Münzgarten do not, in terms of their design, have any value as historic monuments, this is not the case for the private garden in the former "Senioratskurie" curia building at 3 Glockengießerstraße.

The former Senioratskurie came into the possession of the Borchers family in 1807. In the 19th century the garden, which lies south of the main building, was still used as an orchard and vegetable plot, like those of most other curia buildings. In the early 20th century it was converted into an English-style garden. Shortly after the First World War the garden was completely transformed. It then became a proper piece of garden art, designed by architect Paul Schultze-Naumburg, a leading proponent of the "Heimatschutz" style.

The central element is a sparsely treed lawn that links the house to a water basin by the embankment. To the east, an avenue of

trimmed lime trees screens it from the vegetable plots. These give way to flower beds near the living quarters. The garden is particularly worthy of protection as a historic garden.



Private garden of the Borchers family, designed by the architect Paul Schultze-Naumburg

(Source: Historische Gärten in Niedersachsen, Katalog zur Landesausstellung, Hannover 2000)

6.2 Streets and flow of traffic

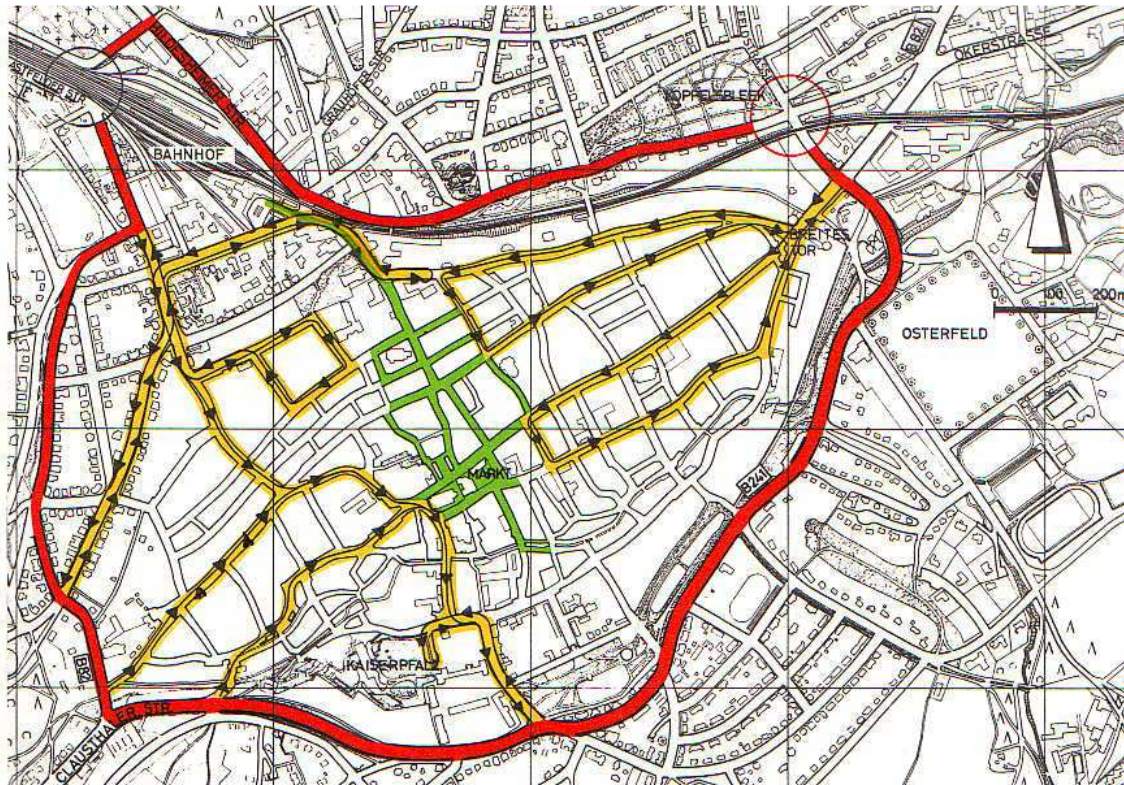
In addition to the public and private gardens, the streets and squares are important elements of the townscape. Factors to consider are the flow of traffic, the street surface material, and the lighting of streets and squares.

6.2.1 Flow of traffic

The narrow streets and alleys of the Historic Town of Goslar require a traffic routing that ensures that the inner town is easily reachable while at the same time protecting it from excessive traffic. A traffic and parking concept was created in 1975 and is still largely valid today. The concept consists of an exterior "distribution ring" from which the historic town can be entered via a loop system. This makes transit traffic almost non-existent, but one can use the loops to get to and from one's destination.

The streets of the historic town were divided into three categories:

1. One-way access loops, fully available to traffic
2. Streets with little or restricted traffic
3. Streets without traffic (pedestrian zones)



Largely realized traffic plan from 1975. (Source: Goslar. Innenstadtverkehr morgen, Stadt Goslar 1975)

There are enough parking places in the Historic Town of Goslar. Parking garages, parking platforms, parking spaces and road-side paid parking provide the tourist and business-related traffic with sufficient short-term parking possibilities. A combination of paid parking and residents' parking permits provides parking possibilities for residents.

One improvement should be a parking direction system that indicates how many spaces are left. The Cima report of 2000 already pointed out that visitors should be met at the fringes of the town with signs indicating the number of free spaces in the centre. This would reduce the unnecessary traffic caused by people searching for a place to park.

6.2.2 Road surface

While there is no serious deficiency in the traffic flow system, the street spaces reveal the lack of an overriding concept. The materials used for the surfaces of roads and pavements in the historic town centre are varied and reflect different time periods. In the medium to long term this situation should be improved, preferably by making use of typical local materials.

The streets of Goslar were traditionally paved with granite and greywacke cobbles. The paving covered the whole street in an

irregular pattern (wild paving). For comfort, sandstone foot-walk slabs were included for pedestrians.

The form of pedestrian sidewalk which is still present today was introduced to the streets of Goslar in the last third of the 19th century. The pedestrian sidewalks were marked by a high granite kerb and the streets were paved.



Left: paved street (Beekstraße) with foot-walk (not yet with a raised pavement for pedestrians)

Right: paved street with footpath on both sides and high granite kerb

(Source: Geyer, F., Goslar damals, Goslar 1992)

The granite kerbs and also some historic paving that have been preserved in large areas of the historic town centre are protected as historic monuments.

Map 8: Historic road surfaces in the town centre

Much of the old paving in the streets is arranged either in rows or irregularly. The paving of the Market Square and the Schuhhof, however, is arranged around the centre of the squares. This pattern was chosen for the Market Square in 1834 when it was decided to move the fountain from the southern half (near the Kaiserworth) to the middle. The pattern was maintained when the paving was renewed after the Second World War. The paving of the Schuhhof is still the original from the 19th century, centred on a lime tree.

During road works, the historical paving should be preserved or reused. When building work is performed in a stretch of street without historic paving, it is important to ensure that the new surface is designed to integrate with the historic surfaces by using common design elements or local materials. The widely distributed granite kerbs and historic paving can serve as a reference.

In general, an attempt should be made to harmonize the road surfaces as part of the townscape. For example, the transition from the pedestrian zones to the traffic-restricted streets of the upper town should be visually fluid.

6.2.3 Street lighting

Until the second half of the 19th century the streets of Goslar were lit with oil lamps. These were completely replaced by gas lamps in 1876. Four stately gas candelabras were erected around the fountain in the Market Square. In other squares, and in streets which were wide enough, lamps were put up on posts; elsewhere single-branched, wrought-iron lanterns were mounted on house walls.



Uniform street lighting from 1876 (gas lanterns)
(Source: Geyer, Goslar damals, Goslar 1992, Ders., Goslarer Fotoalbum, Goslar, 1995)

Today the townscape is characterized by a mixture of free-standing electric lampposts and especially wall-mounted lanterns from different time periods. The replacement of the lamps from the 1950s with the current design should be accelerated.



Three generations of street lighting: wrought-iron lantern; lantern from 1950; current lantern

The Market Square is of particular significance here because it is illuminated by the lighting of the numerous historic buildings that ring it. One point to consider, however, is whether the fountain should be accentuated, as it was in the past, for example with lights mounted in the ground.

6.3 Watercourses and mill races

The so-called Abzucht flows through the historic town centre from west to east and strongly characterizes the appearance of the streets through which it passes on the Liebfrauenberg, at the Worthsatzenwinkel, at Klapperhagen and in the street "An der Abzucht". The Abzucht is an artificial, stone-lined watercourse. While the town was supplied with fresh water from the Gose canal, the Abzucht drained the Herzberg valley at the Rammelsberg and served to carry away water from the mines. The mouth of the Ratsstiefste Stollen, a mediaeval drainage gallery for the mines, was located here. The Abzucht also served as a drain within the town walls, and was therefore highly polluted for many centuries.

Within the walls of the historic town, the course of the Abzucht is mainly walled with sandstone from Sudmerberg and has wrought-iron railings from the last third of the 19th century at its sides. In many places the bed of the Abzucht is stabilized with timbers placed tightly together at the bed of the course; this system has protected the bed of the Abzucht from erosion for centuries.



Right: typical stabilization of the bed of the Abzucht using wooden ramps

Left: stone walls and wrought-iron railings contribute to the typical appearance of the Abzucht in the historic town

The waters of the Abzucht were also used to power a series of watermills that were built along its course. Within the town walls are the leather tanners' bark mill (Lohmühle) under the Liebfrauenberg, the Teufelsmühle (no longer existing), the bark mill at the Klappenberg (now the Tin Figure Museum), the Worthmühle (now a restaurant), the Pfeffermühle and the Kegelworthmühle at the end of the "An der Abzucht" street.

The fact that many buildings along the Abzucht were originally mills is often given away by the mill races in the form of ditches or wooden flumes. Under the Liebfrauenberg, for instance, a mill race flows along the right bank of the Abzucht. The water supply for the Pfeffermühle in the form of wooden flumes is also visible along the Abzuchtstraße.

Whilst the wooden mill race of the Pfeffermühle was restored recently, the ditch under the Liebfrauenberg should be cleared of plants and deposits and, if possible, allowed to carry flowing water again.



Mill race along the street An der Abzucht (left) and at the Liebfrauenberg (right)
(Source: Geyer, Goslar damals, Goslar 1992)

The stone walls of the Abzucht, its wrought-iron railings, the wooden ramps and mill races are typical features of the Abzucht in Goslar and should therefore be preserved. The maintenance of this artificial watercourse in the historic town centre is an important element of the preservation of the townscape.

7. Summary

The Historic Town of Goslar is characterized by its numerous high-quality protected historic buildings, which give evidence of the former wealth of the town. The mining at the Rammelsberg as well as the further processing of the ores and the trade connected with it guaranteed prosperity and political influence, especially in the Middle Ages and the early modern period. The Imperial Palace (Kaiserpfalz) including the Collegiate Church and associated buildings are the evidence of a large and important residence in the Holy Roman Empire of the German Nation. The mediaeval layout of the town with its parcel structure and historic quarters, which still exist, are indications of the glittering history of Goslar.

It is the central task of the World Heritage management and of this masterplan to preserve this evidence of history and to pass it on to future generations. It has been shown that the maintenance and preservation of the buildings and structures within the World Heritage Site is at a good level. The renovation and restoration of public buildings is at an advanced stage. The Imperial Palace, Town Hall and the Neuwerk Church, as well as the almshouses Great Holy Cross, Small Holy Cross and St Anne's House were extensively renovated and restored in the 1990s. They show only small areas of damage, some of which need to be renovated again.

The private buildings (main and associated buildings) are also mostly in good condition. In particular, the façades including the windows and doors as well as the locally typical slates or clay tiles on the roofs have been maintained or repaired in recent decades – in some cases with financial support from the local authorities. The area where action is most needed is the modernization of living spaces. This especially applies to the sanitary installations and the heating equipment. Inadequacies are also apparent in the layout of the living spaces (walk-through rooms, inadequate separation of flats), so that many flats and houses have become very difficult to rent out and remain empty for long periods.

It can thus be seen that through modernization of living spaces there is potential to increase the number of residents in the town centre. Empty spaces in which new houses could be built are in very short supply and the potential building plots are very small. Empty shops, however, are spread throughout the historic town area. Most of these were built into the ground floor of residential houses around 1900, the highpoint of small business and trade. Such shops could be turned back into living space on the basis of the original conversion plans, which still exist.

In particular, the so-called lower town of Goslar should receive special attention in the context of a renovation campaign over the coming years. Empty shops and commercial buildings of the

modern era that are no longer in use, inner blocks that have been filled with sheds and other associated buildings, and building spaces that are currently used for parking cars could be named as particular problem areas here.

An area of emphasis over the coming years must continue to be the maintenance and design of the town's green areas, public paths and squares. At the top of the list is the redesign and touristic improvement of the Imperial Palace area. The location of the former imperial Collegiate Church, with the surviving vestibule should be redesigned and renovated in accordance with its importance for the value of the World Heritage Site.

The town walls and integrated important remnants of the mediaeval fortifications are also of special World Heritage value. The almost complete preservation of the wall and embankment as a green belt around the town makes its use as a pleasant circular footpath possible for both tourists and residents. Suitable signposting and the maintenance of the paths are the precondition for this. Important buildings and locations along the way, such as the Dicker Zwinger tower, the waterhole, the exit of the Tiefe-Julius-Fortunantus-Stollen (a drainage gallery), the Ochre Sumps (ponds), Broad Gate (Breite Tor) and the town and field walls, which can be seen on almost the entire circuit, should be labelled appropriately.

In addition, there are public gardens within the historic town centre that could be inviting for relaxation, such as the Ulrichscher Garden in Breite Straße and the Münzgarten. The precondition for this would be the maintenance and presentation of the gardens, among other things with flowering plants.

Finally, a concept should be developed for the road surfaces of the Historic Town of Goslar that uses the protected historic paving and granite kerbstones as a starting point for future design projects with special attention to the choice of materials.

8. Catalogue of measures

1. Structural and touristic improvement of the town centre	
Imperial Palace area (Pfalzbezirk)	<ul style="list-style-type: none"> - Redesign of the so-called "Domplatz" taking into account remains of the foundations of the former Collegiate Church - Establishment of a visitor information centre for the World Heritage Site (pavilion) - Touristic improvement of the palace gardens - Restoration of the archaeological monuments in the gardens - Redesign of the outside lapidarium behind the Imperial Palace (Kaiserpfalz) - Removal of trees and shrubs around the Imperial Palace to re-establish lines of sight - Correction of the paths behind the Imperial Palace (removal of the "trample paths") - Installation of a visitor information system for the palace area (including signposting of the former curia buildings) - The curia buildings of the palace area should be preserved and restored, including their valuable interiors. - Existing open spaces in the vicinity of the curia buildings should be planted and maintained more intensively (e.g. the car park in Glockengießerstraße)
Market area (Marktbezirk)	<ul style="list-style-type: none"> - Redesign of the pedestrian area using locally typical materials - Improvement of Münzstraße taking into account the historic Ausspann inn and the so-called "Old Mint" as important evidence of Goslar's history. - Create access to the cellar of the house No. 6 Markt, previously probably the Minters' Guildhall (Münzergilderhaus), now the Kaiserringhaus with its Romanesque columns - Renovation of the fountain in the Market Square including a cover or housing during the winter
Upper town	<ul style="list-style-type: none"> - Better accessibility for individual tourism - Renovation of empty buildings
Lower town	<ul style="list-style-type: none"> - Change of use of the empty commercial buildings of historic value - Removal of empty commercial buildings without historic value - Complete renovation of empty buildings Use vacant building plots for small new buildings

2. Maintenance, change of use and renovation of high-quality architectural monuments	
Public monuments/churches	- Regular building monitoring for the avoidance of larger damages ("facility management")
Münzstraße: old Ausspann inn and the Minters' Guildhall	- New utilization for the partially empty buildings, taking into account the historically valuable interiors (spiral staircases, door decoration etc.). Public or semi-public use (e.g. conference hotel) desirable
Mönchehaus	- Renovation of the so-called "Klösterchen" (timbering and roof), making the rooms usable for further exhibitions and exhibit storage
Brusttuch	- Renovation of the half-timbered upper storey with its intricate carvings
3. Renovation of private buildings within the monument ensemble	
Private protected historic buildings	<ul style="list-style-type: none"> - Modernization of living spaces: creation of modern layouts, renewal of the sanitary equipment - Energetic renovation of the historic buildings (especially heating equipment) - Creation of flats suitable for elderly and handicapped residents - Change of use of empty shops as living spaces (reinstatement of original design) - Creation of terraces and balconies in inner courtyards that cannot be seen from public places
Hotels and guesthouses	<ul style="list-style-type: none"> - Renovation and modernization of existing hotels and guesthouses - Creation of additional hotels in the historic town centre
4. Renovation and redesign of public green spaces	
Defensive embankment installations	<ul style="list-style-type: none"> - Renovation of the field wall along the Thomaswall - Renovation of the Kahnteich and Judenteich ponds - Protection of the embankment from erosion - Maintenance of the Ochre Sumps as evidence of the history of the Rammelsberg - Creation of sunny and shady seating - Installation of children's play areas
Ulrichscher Garden	<ul style="list-style-type: none"> - Renovation of the cellar - Renovation and restoration of the entrance gate including the pillars - Extensive renovation of all paths and open areas - Creation of a balanced mixture of sunny and shady

	seating - Improvement of the quality of the plants - Optimization of play areas for small children
4. Renovation of streets and squares	
Pedestrian area	- Renewal of the road surface using locally typical historic materials - Renewal of the street installations - Installation of children's play equipment in suitable places
Other streets	- Renovation of historic road surfaces
6. Watercourses and mill races	
Abzucht	- Preservation of the Abzucht walls and wrought-iron railings - Preservation and maintenance of the stream bed with typical wooden ramps - Cleaning and maintenance of the mill races

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10. English summary

UNESCO World Heritage Site "The Mines of Rammelsberg and the Historic Town of Goslar"

Masterplan: Historic Town of Goslar

The Mines of Rammelsberg and the Historic Town of Goslar have been listed as a UNESCO World Heritage Site since 1992. Decisive for this listing is over 1000 years of mining history of the Rammelsberg and the political importance of the town of Goslar derived from it, especially in the Early and High Middle Ages.

In connection with World Heritage management, the Town of Goslar has now prepared a masterplan for the historic town centre. The objective of the masterplan is to identify the historic town's specific World Heritage features as well as listing the methods and measures applying to the handling of, and/or with reference to, the impact of further development measures. Based on a townscape analysis, the historic monument preservation methods for preservation and protection of the historic town centre (preservation management) as well as the perspectives for town development (development management) have been set down.

The Historic Town of Goslar is distinguished by numerous highly valuable architectural monuments. In particular the Imperial Palace (Kaiserpfalz), originating in the 11th century and completely renovated in the 19th century, is considered an outstanding German historic monument. During the High Middle Ages (11th – 13th centuries) the palace was a preferred place of residence of German emperors and kings; numerous royal courts and imperial assemblies were held here. The close vicinity of the Rammelsberg ore mines, which were in the hands of the ruler, as well as empire-related political aspects played a central role in this.

The highpoint of Goslar's prosperity, especially in the Early and High Middle Ages, is documented in the Romanesque and Early Gothic church edifices as well as the imposing patricians' houses with their massive stone tower sections (Kemenaten). Medieval almshouses bear proof of the highly developed and wealth-distinguished community in this town.

It is not only the individual monuments, which have been extensively renewed and/or restored during recent years, that have made their impression on the appearance of the World Heritage town, but also the layout of the town, originating in the Middle Ages and still visible today. The town fortifications, which still exist to a great extent, enclose approximately 120 hectares of historic town property in which the Medieval network of streets still prevails. In addition, historically developed quarters of the town are distinguishable, showing differing individual characteristics and development potentials.

Of particular tourist interest is the Imperial Palace area (Pfalzbezirk) with the Imperial Palace (Kaiserpfalz), remnants of the former Collegiate Church (Stiftskirche) of Kaiser Heinrich III and the curia buildings (Stiftskurien). The Market area with the Town Hall and guildhalls was and is the centre of Goslar's business world. The Frankenberg quarter is the traditional neighbourhood of those involved with the mines. Streets lined with impressive patricians' houses interchange with areas in which typical miners' houses are found. The Stephani quarter in the north-eastern part of the historic town centre was for hundreds of years only partially developed and it was not until the 19th and 20th centuries that it became densely built-up. It maintains a particular charm, however, with the Broad Gate, a medieval town gate that for centuries has provided the entry portal for the main street into Goslar's historic centre, Broad Street. Along this street, baroque buildings that were built after the great fire of 1728 stand side by side.

The central objective of the masterplan is the preservation of the individual characteristics of these town quarters and their further development. For this purpose, a catalogue defining concrete measures for the renovation of the historically valuable buildings and the development and/or upgrading of the historic quarters has been prepared.