

# Tourist accommodation of castles and palaces located within the Lower Silesian Voivodeship

**Agnieszka Adamska**

<https://orcid.org/0000-0002-5959-9316>  
[agnieszka.adamska@pwr.edu.pl](mailto:agnieszka.adamska@pwr.edu.pl)

*Faculty of Architecture, Wrocław University of Science and Technology*

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**Abstract:** Properly prepared accommodation base, apart from specific tourist values, world situation and advanced infrastructure, has a great impact on contemporary tourism development. The paper focuses on main features of Lower Silesian tourist accommodation establishments founded in entered into the heritage register castles and palaces. As observed, tourist base is subject to dynamic changes and stands out with susceptibility to various factors, hence new types of lodgings with specific characteristics appear. One of the tendencies is growing interest in historical landmarks overnight stays. Simultaneously, the voivodeship, as the only one in Poland, despite ongoing pandemic, recorded increase in the number of accommodation enterprises. Therefore, it seems that there is a great need for further research aimed at understanding the potential and trends in such complexes creation.

**Keywords:** accommodation in castles and palaces, historic hotels, architectural developments for tourists, categorization requirements, hospitality business, Lower Silesian Voivodeship

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## Introduction

Progress of civilization connected with urbanisation growth, increase in life expectancy and the wealth of the European society, along with accumulating level of stress and tiredness despite the reduction of working time contribute factors for the dynamic development of tourism (Gaworecki, 2003). Long-lasting need to explore new places and fashion for traveling, even during COVID-19, affects the demand as well.

Advance of accommodation enterprises in Poland (aimed at attracting domestic and foreign guests) is favored by the unique tourist values, already existing holiday and leisure centers equipped with the necessary infrastructure, as well as the diversification of tourist markets that meet the various requirements and expectations of guests (Gaworecki, 2003). Also Alejziak (1999) emphasizes the constant increase in demand for accommodation and dining establishments, especially in places of the greatest value.

One of the evidently developing directions of tourist industry is cultural tourism focused on discovering new cities, museums and relics (including historical plus cultural buildings). The trips, both in an organized and individual form, are characterized by a short visiting time (often over the weekend), and selection of places providing a cumulative number of attractions (city break), (Walas, 2008). There is also a growing interest in rural and food tourism (regional cuisines). Monuments gain new functions: museums, restaurants, hotels, so as to be tourist attractions, that bring the expected income to their owners<sup>1</sup>. Hence, accommodation services created in adapted castles and palaces are gaining popularity. According to Turkowski (2010), there is no rule

<sup>1</sup> Therefore, additional attractions such as knight tournaments, concerts, fairs or craft courses like clay making, beer brewing, coffee roasting as well as use of loom are organized to entice tourists. There are also unusual offers of stay: accommodation in authentic chambers or themed stays as the historic nature of the complexes is conducive to organizing attractions considered archaic, related to old activities.

as to the size, type or dating of such establishments, but the common denominator linking all the projects is the high cost of restoring the splendor of a given building. Such investments are also observed in Lower Silesia, therefore present publication is dedicated to this topic.

## Aim and scope

The subject of this study are contemporary tourist accommodation establishments set up in castles and palaces (entered into the heritage register) located within the Lower Silesia Voivodeship. The selection of enterprises began with determining the conditions that each representative of the research sample must meet. As formulated below:

**Condition 1.** The establishment should be located on the territory of the Lower Silesia Voivodeship.

**Condition 2.** It must be regarded as a castle or palace (be listed under such name in the heritage register kept by the Voivodeship Historic Preservation Officer).

**Condition 3.** At the time of drawing up the work, the establishment should be operating (as the work is devoted to currently functioning undertakings).

In addition, all headings were verified in terms of being included in the Central Hotel Establishments List (known as CWOH) in order to confirm the classification (in accordance with the provisions of the domestic legislation).

The aim of the research is to update the state of research and the general characteristics of the accommodation enterprises in the castles and palaces of Lower Silesia. The article shows quantity of tourist accommodation places set up in palaces and castles, design tendencies and possible further development directions for such realisations.

## Discussion of results

### Background

The search for enterprises was carried out in three stages through eliminating headings by adding further conditions. The first step was to prepare a list of undertakings considering location (Lower Silesia Voivodeship) and inclusion in the heritage register as a castle or palace. Estimating the contemporary functions allowed the initial selection of those related to the provision of accommodation services. Then, on the basis of the former list and various sources (both in literature and booking portals), a second table with more complex information was prepared.

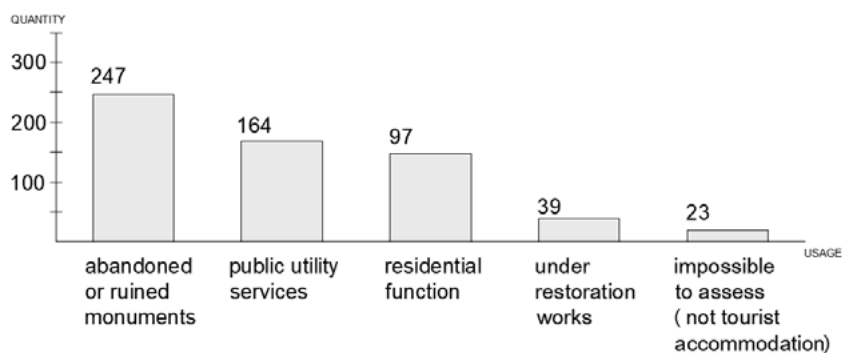
As observed, the dynamic state of ownership and exploitation changes constricted to reliably define the current function. Constantly emerging offers for the sale of the listed castles and palaces were observed. Though, printed information about contemporary functions of castles and palaces was continuously confronted with the content posted on the Internet, however, in individual cases all sources were not up-to-date. In order to confirm the complied data, the owners of the establishments, offices as well as institutions were contacted in parallel. It turned out that finding information about castles and palaces holding the function of public utility buildings (museums, offices, schools etc.) was relatively easy to find. Determining function of inhabited and probably unused buildings was more complex.

After the first step, the conditions were met by 570 premises. The following diagrams are devoted to issues related to the current use of selected castles and palaces, the primary function and accommodation services.

### *Contemporary usage of selected castles and palaces*

The most numerous group in terms of the way of use were abandoned and ruined premises, 247 in total. The character of the work allowed to put these two groups together. However, author points out that some of the ruined castles and palaces performed the roles of popular tourist attractions. Consecutive, in terms of

the percentage share, next group gathered complexes of service function (164 monuments). As the diagram shows, almost every third castle or palace was used for a public utility purpose (Fig. 1). Also appointed groups devoted to residential function (97) and monuments being entirely under restoration works at the moment of collecting data (39). In case of 23 castles and palaces it was not possible to identify the current usage (it was confirmed, however, that they were not tourist accommodation establishments). The next step was to identify the individual types of services in order to find an accommodation base. As shown, 164 out of 570 monuments were used for the service purposes (Fig. 1).



**Fig. 1.** Diagram showing the current usage of castles and palaces within the examined 570 complexes [prepared by the author].

The dominant part of the monuments were represented by tourist accommodation services – 64 in total<sup>2</sup>. Second in number (21 in total) were services related to the care and upbringing, respectively: social care (7), children’s home/ senior center (2), educational center (2), borstal (1), withdrawal medication/ therapeutic establishments (5), homeless shelter (1), other welfare institutions (3). Educational services, 20 in total, including nurseries, preschools, primary (10) and secondary schools (10) were in third place. Then, in descending order, the following services were distinguished: commercial and office (16), administrative (14), cultural (11) including: 9 museums and 2 community centers. 7 complexes were connected with production and agriculture sector, 4 served as scientific research facilities, 3 were the seat of religious houses/ monasteries. Two last groups contained 2 monuments each, namely: sport services (horse stables) and other services (horse shelters). Due to the scope of work, further analysing concerns castles and palaces of tourist accommodation function.

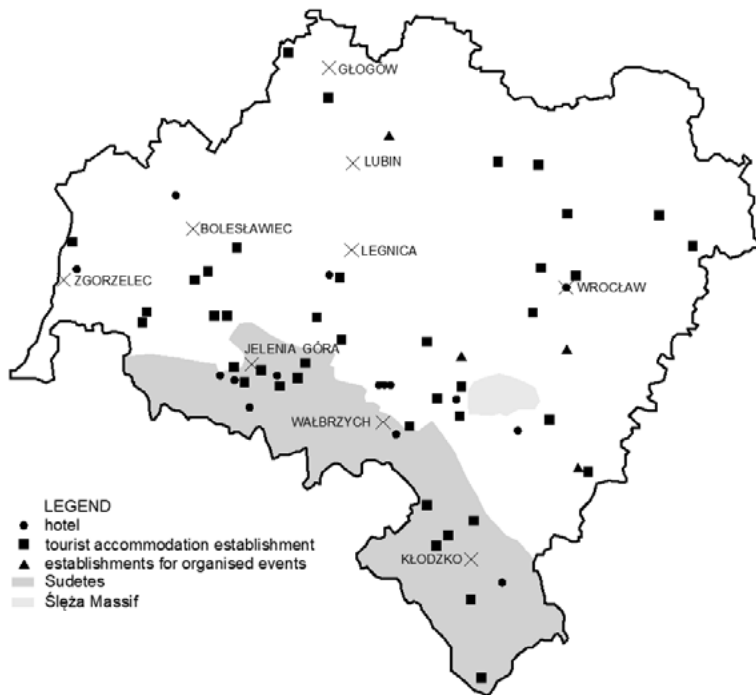
## Tourist accommodation services

The following points present summary data on the size and standard of establishments, rooms capacity and aesthetics, booking availability as well as enterprisers types, subsequently the possession of specific rooms (e.g. bathrooms) and equipment (e.g. TV). The collection of information made possible to update the state of research on the contemporary accommodation base functioning in the registered castles and palaces of Lower Silesia.

### *Establishments locations*

Establishments were spread around the entire voivodeship territory (Fig.2). As presented, ca 19 of them were situated within area of Sudetes (Central Europe mountain range, which highest point Śnieżka lies close to Jelenia Góra city). Several enterprises in close proximity to Ślęza Masiff, Kłodzko and Wrocław were also observed. 3 out of 4 enterprises serving as establishments for organised events are located close to the capital of the voivodeship – Wrocław.

<sup>2</sup> Meaning that this type of services was the most often chosen by entrepreneurs.



**Fig. 2.** Lower Silesian Voivodeship territory along with the location of all tourist accommodation establishments set up in entered into heritage register castles and palaces [prepared by the author]

### *Original function*

The research started from determining the original function of the current accommodation premises. It was found that the vast majority of complexes (50) functioned under assumptions classified as palaces. The remaining 16 were housed in castles (or within their compounds). The difference in number may result from widespread practice of rebuilding castles into palaces (arising from the disappearance of defensive functions<sup>3</sup>). However, the creation of commercial establishments names sometimes based on the original assumptions. The practice is best illustrated by the example of the Czerna Castle, which appeared in the heritage register as a palace (but commercial name referred to the original function of the complex, which was later rebuilt). Such action has been observed in several other cases. Practice also shows the opposite nomenclature, what emphasise the complexity and conventionality of separating premises into castles and palaces.

### *Accommodation exploitation*

All establishments providing accommodation services have been verified. According to the research, over 90% of the complexes remained open and were ready to receive guests. Rest of them (6), despite having a website or social media profile with offer and prices, were closed indeed and did not accept any reservations<sup>4</sup>. Regardless of booking availability, all establishments were functioning all year round. The following considerations were limited only to open accommodation establishments.

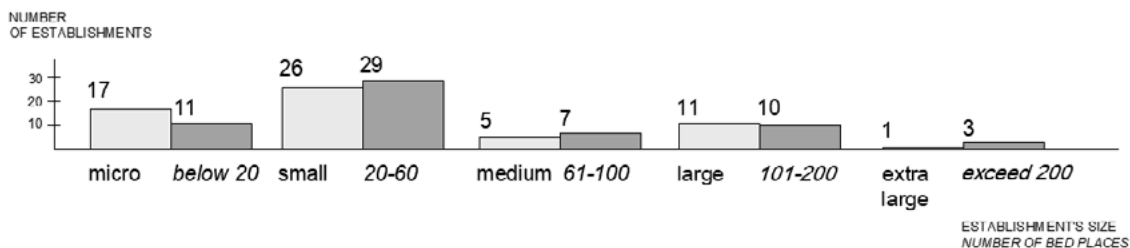
The data was prepared on the basis of enterprises advertising materials and booking portals (March-April 2021). The author points out a significant problem in the verification of individual data, also in the context of determining the number of rooms and beds. In many cases, the establishments did not provide information

<sup>3</sup> In conjunction with the development of firearms, the castles lost their utility. It is conventionally assumed that those realizations were built until the 16<sup>th</sup> century. According to Łuczyński [2008], later realizations also called 'castles' (giving as an example buildings erected in the 19<sup>th</sup> century in the neo-Gothic style) had little in common with the original assumptions.

<sup>4</sup> As verified, it was not pandemic that caused establishments closure.

about the total number of rooms or beds, it happened that only one of those values was publicly given. During the research it was observed that in few cases the actual state of room numbers did not correspond with officially registered data<sup>5</sup>.

### *Establishments capacities (number of rooms and bed places)*



**Fig. 3.** Diagram showing establishments divided into size and bed places groups [prepared by the author]

Establishments identified as micro (17) had 5 rooms on average (which may result from the formal requirements for individual types of accommodation services. For example, in agritourism, to be tax-exempt, an enterprise could provide maximum of 5 guest rooms). In most cases, these establishments offered up to 20 beds (in four cases over 20 but less than 50 places to stay), mainly in double or triple rooms. There was no clearly defined standard for the smallest properties (all standards were found, respectively: economic, medium and high). Some of them, due to the small number of rooms, were rented as a whole. The next range embraced 26 small establishments containing 10–30 rooms (the average number was 19.28 rooms). They offer provided 20–60 beds, in three cases just above the upper limit. Medium-sized enterprises constituted the smallest group – only 5 establishments (including 3 hotels), with 43.6 rooms and 90 bed places of medium or high standard on average. Large services (defined by the range of 51–100 rooms) included 11 adaptations of castles and palaces for tourist accommodation purposes, therein 6 hotels. They offered an average of 67.18 rooms with ca 138 beds, mostly of high standard (two of them were classified as medium). Only one enterprise prepared over 100 guest rooms (precisely 129, offering bed for ca 315 people). However, the whole complex was divided into smaller units of different types i.e. guest rooms and hotel due to the ability to meet legal requirements.

As the diagram shows (Fig. 3), the largest group of establishments (71.66%) were those with up to 30 rooms. The least frequently accommodation services offered more than 100 rooms, as little were available establishments of medium size (31–50 rooms). Subsequently, the number of beds places was estimated (introduced framework results from the doubling rooms value). As it was found, the group with the smallest number of beds (less than 20) counted 11 enterprises (the average number of beds was 11). The slightest offered 6 beds. All representatives of this group belonged to the group of micro-establishments<sup>6</sup> offering economic (5), medium (2) and high standard (4) of services. Next in line range contained 29 establishments (including 5 hotels) providing 20–60 bed places (38 on the average). 61–100 rooms contained 7 representatives, including 3 hotels (81 beds on average). Over 101 beds (but less than 200) possessed 10 complexes, including 5 hotels (120 beds on the average). 3 enterprises (including 2 hotels) offered more than 200 rooms. As presented in the diagram (Fig. 3), almost two-thirds of the establishments had up to 60 beds, almost half of them belonged to the range of 20–60 beds.

<sup>5</sup> Such abuse was notably apparent in agritourism establishments, which according to official data offered 5 rooms, in practice it turned out that the number of available rooms was greater.

<sup>6</sup> Due to the national legal requirements, the group couldn't contain hotels as the minimum number of rooms for this kind of tourist establishments was 10 (Act of August 29, 1997 on hotel services...).

## *Capacity of rooms and apartments*

All establishments were divided into three groups according to the available capacity of rooms: offering mainly single and double rooms, with rooms up to 5 people and designed for over 5 people. The proposed division allows to estimate the standard of the accommodation and the principles of its operation. However, in many cases, looking only through the prism of the features, it was impossible to distinguish a hotel from para-hotel solution<sup>7</sup>.

As verified, almost half of the establishments (28) offered mainly double rooms with a capacity characteristic for 4-star and 5-star hotels. Another group (1–5 bed places) contained 26 enterprises, however only just a couple of rooms were able to host 5 tourists. 6 complexes offered rooms for more than 5 people. After summing up the first two groups, it appeared that 90% of all complexes (54 out of 60) had rooms no larger than hosting 5 people. The largest room capacity found was devoted to 16 people.

## *Availability of rooms (booking possibility)*

Four assumptions were characterized by unavailability for individual tourists. Accommodation base solely complemented the main function<sup>8</sup>. It means that the rooms were used only by participants of parties, weddings, trainings or conferences (also organized trips visitors). Therefore stay in these establishments was limited mostly to one night. At this point, it should be mentioned that not all available to individual clients establishments allowed to stay for a one night (some of them introduced a minimum stay period of 2 or 3 days). However, most accommodation establishments provided stays across hotel days.

As evidenced, establishments for events guests differed with standard, but all provided rooms with private bathrooms. Common future of all 4 realisations was lack of public restaurant or café, despite containing comprehensive gastronomy, technical and space backup<sup>9</sup>. Moreover, accommodation services were reduced to providing a room. Establishments did not develop sports and SPA&Wellness zones. However, had private gardens and parks or were located close to green areas, allowing guests to go out for a walk during the party. All establishments offered parking space. Two out of four premises were equipped with a playground, also two contained a barbecue gazebo/fireplace.

## *Accommodation types*

Problem with the proper type identification of each accommodation service, as the same complexes were named another way in different sources, was encountered. Presented above division resulted from the types that were used by the entrepreneurs. As noted, many establishments functioned the same ways as hotels, but were not listed in the proper register (formally were aparthotels, B&Bs or holiday resorts). It was observed that services included in the records kept by the marshals of individual voivodeships (thanks to their presence in the public register) could be easily assigned to the appropriate type. Remaining enterprises, under the authority of the head of the commune or the mayor, were confusing to agree<sup>10</sup>. In 4 cases, the accommodation base complemented the main function – mostly the wedding house. One of the palaces belonged to the health resort with accommodation and treatment rooms for patients. As verified only 15 out of 60 establishments declared as

7 The author uses this term to refer to establishments providing hotel services, which appearance and scope of services do not differ from registered hotels, but are not formally classified. As observed, the entrepreneurs often use the name 'hotel' to which they do not have the right.

8 In case of selected castles and palaces the offer includes organising events like: scientific conferences and trainings, corporate meetings, weddings, jubilee parties, family reunions and so forth. One of the palaces serves as a meditation center.

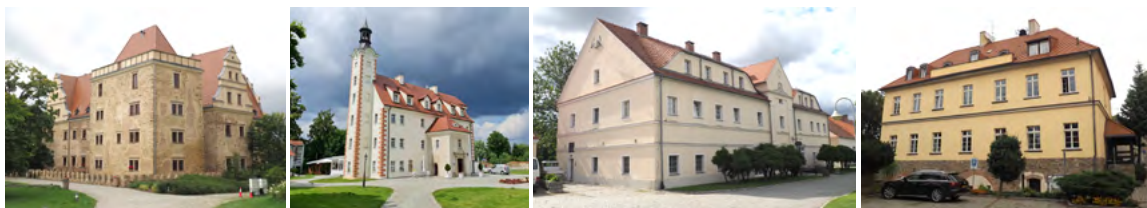
9 Due to the chosen style of operation, complexes possessing full infrastructure for the preparation of parties and conferences and accommodation for participants, are commonly called wedding or reception houses.

10 These records are open only in theory as officials do not provide such information. Additionally, making an entry in the records does not include a division into types. Due to the above, there is no formal list of types (and definitions) of other establishments where accommodation services are provided, hence the differences in the names of individual units.

hotels were found in marshals register<sup>11</sup> that gives the value of 25% of all. Remaining 75% were reported in lower grade registers as: aparthotel, agrotourism, B&B, holiday resort, guest rooms or other type. As included in the diagram (Fig. 4), the most popular enterprise not subjected to the voivodeship marshal were guest rooms / rooms for tourists – slightly over 18%. The following photos were divided into two groups: first – establishments included in Lower Silesian marshal register (Fig. 5), second – other types of establishments (Fig. 6). Four top realisations (Gola Dzierżoniowska, Łagów, Krzyżowa and Książ are hotels based on castles and palaces or it's surroundings). The lower four are agrotourism, guest rooms and a guest house (rented as a whole). All realisations keep the old form of the solid. At the same time, looking only at the building, it cannot be judged whether the establishment is a hotel, para-hotel or other type of accommodation.



**Fig. 4.** Diagram showing establishments divided into type groups [prepared by the author]



**Fig. 5.** Establishments included in Lower Silesian marshal register, from left: Uroczysko Siedmiu Stawów in Gola Dzierżoniowska Castle (4\* hotel), Łagów Palace (3\* hotel), Krzyżowa Palace (2\* hotel in former granary), Zamkowy Hotel on the premises of Książ Castle (3\* hotel) [photo A. Adamska]



**Fig. 6.** Other types of establishments, from left: Ławica Palace (agrotourism), Wojanów Palace (guest rooms), Brunów Palace (guest rooms), Rajska Castle (guest house) [photo A. Adamska, Rajska Castle photo from establishment website [www.zamekrajko.eu](http://www.zamekrajko.eu) (accessed on: 30.11.2021)]

### *Standard of accommodation services*

Enterprises providing accommodation services (regardless of its types) were divided into three groups according to the standard, respectively: economic, medium and high. The main evaluation criteria were: the appearance of the building and its rooms, equipment, range of services offered, as well as the aesthetics and nature of the solutions. According to the research, 14 services provided in castles and palaces were characterized by an economic standard (23.33%), 19 by average (31.67%), while 27 establishments were evaluated as of high

<sup>11</sup> No other types were reported.



standard (45%). Below, typical features of each group representative are given in order to make implemented divisions clear.

Economic standard is typical for establishments providing basic range of services usually reduced to offering bed places (i.e. agritourism). In such solutions its allowed that guests use a shared bathroom as the building is still being renovated gradually. In dominant cases, there are no dining, conference, sports or biological regeneration services provided. The rooms furniture are not from one set, interiors are not visually coherent. Establishments of medium standard present compatible designs and decors. Rooms are equipped with private bathrooms. The property offers services like: restaurant, multipurpose hall, fireplace. Quite often, the monument contains exhibition rooms, to which visitors have access. High standard complexes are characterized by a luxurious character of stay recognised in buildings design, implemented solutions and materials, quantity as well as quality of services. The interiors, like an art gallery, present valued sculptures and paintings. During stay, guests have at their disposal several attractions connected with: leisure (libraries, exhibition halls, living rooms), sports (tennis courts, golf, stables), SPA&Wellness (pools, saunas, beauty treatments). Complexes offer extended dining offer: restaurant, cafeteria, bar, wine cellar and so forth. The whole is complemented by the highest level of service. In case of smaller complexes, the luxurious impression may be ensured by the exclusive rental of the property. The last group included realizations which operated as hotels, but were not legally registered to this type. Conducting research aimed at explaining why entrepreneur cannot (or do not want to) categorize their establishments into a hotel type may become a separate research subject.

### Guest rooms design

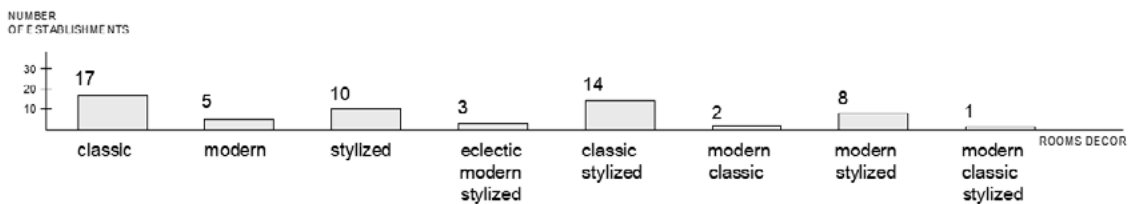


Fig. 7. Diagram showing the establishments divided into decor groups [prepared by the author]



Fig. 8. Łagów Palace (built in 1581, its present form dates back to 1782). On the left – typical room of classic design, on the right – the most representative, stylized residential unit [photos from the hotel website, [www.palac-lagow.pl](http://www.palac-lagow.pl) (accessed on: 30.11.2021)]

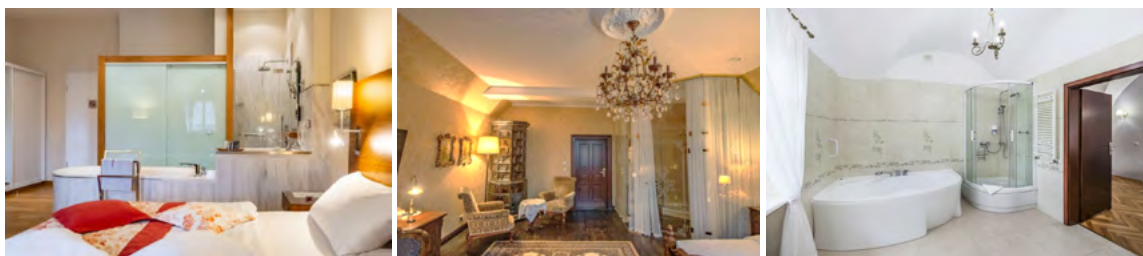
An attempt was made to generally classify the design of the guest rooms (Fig. 7). 8 types were distinguished, based on the following styles: classic, modern, stylized, eclectic and their combinations. According to the research, the largest number of buildings was characterized by a classic interior design (17), in 10 complexes stylized rooms were proposed, and in 5 all rooms had a modern style and decoration. Remaining ones contained rooms of different styles i.e. having both stylized and classic or classic and modern decors. 14 tourist accommodation enterprises offered a choice between classic and stylized rooms, 8 modern and stylized, while 2 modern



and classic rooms. 4 was characterized by three styles, in 3 of them an eclectic style was noticed (conceived as intermingling of decorations from different eras within one room). According to observations, it was common practice to offer rooms of various styles and décor, what arised from a deliberate action (i.e. style depending on the original function of the building, respectively contemporary designed rooms in the outbuilding and stylized or stylish rooms in the main structure). In case of Łagów Palace typical rooms were characterised by classic design while two most representative residential units were stylized (Fig. 8). The difference in appearance also resulted from the modernization works carried out in stages, for instance, modern rooms in the modernized part of the building, classic ones in the waiting for renovation section.

### *Private bathroom provision*

Historic buildings differ in terms of adaptive potential<sup>12</sup>. Correct implementation of new arrangement is not only a complicated and costly task, some of the concepts cannot be fulfilled. At this point author checked how many establishments provided rooms with private bathrooms.



**Fig. 9.** Private bathroom provision. Observed tendencies of providing hygienic and sanitary rooms, from left: Pakoszów Palace (washbasin, shower and bath as a part of the bedroom), Gruszów Palace (bathroom divided from the room with a glass wall), Łagów Palace (bathroom as a separate room). [all photos from hotels websides, respectively: [www.palac-pakoszow.pl](http://www.palac-pakoszow.pl), [www.palac-gruszow.pl](http://www.palac-gruszow.pl), [www.palac-lagow.pl](http://www.palac-lagow.pl) (accessed on: 30.11.2021)]

As verified, 49 enterprises provided all stays in equipped with hygiene and sanitary facilities rooms, in case of remaining 11, only some of the rooms offered private bathrooms. The rest were served by common bathrooms with showers (accessible from the corridor). Those realizations were mostly characterized by a lower level of services (8 of establishments were of economic standard), but not each lack of bathroom resulted from the adopted standard. The reason was the impossibility of separating additional room (and providing necessary installations) to all chambers due to its historic layout and conservator's guidelines. Establishments of high standard despite the lack of bathrooms in few rooms were also observed (i.e. Czocho Castle). It is worth adding that in the light of Polish regulations, in case of newly built hotels, 100% of rooms are required to contain a full hygienic and sanitary facility that means equipped with at least a toilet, washbasin and bathtub or a shower cabin. In case of existing 1-star and 2-star enterprises, rooms without private bathroom are allowed (Regulation of the Ministry of Economy and Labour of August 19, 2004 on hotel establishments...). However, as has been observed, in order to ensure the comfort and privacy of hotel guests, there is a move away from creating rooms without own hygiene and sanitary facilities (all surveyed hotels had rooms with private bathrooms). Observed tendencies of providing this kind of room are presented below (Fig. 9).

### *TV sets in the rooms*

The author verified how many rooms set up in castles and palaces were equipped with TV sets. The division into three groups was introduced depending on the availability of these amenities, respectively: in all (or a large majority) of rooms, in several and any.

<sup>12</sup> Sometimes also occurs that the monument may not be fit for adaptation to new functions (Grabiszewski, 2009).

According to the research, 39 out of 60 establishments offered rooms equipped with a TV (mostly of flat-screen)<sup>13</sup>, in 5 complexes certain rooms had such equipment, while in 16 there was no possibility of watching tv programs in rooms. Most of the rooms without a TV were offered in economic and medium standard establishments. The exception were two palaces, where lack of TV was related to the adopted lifestyle approach (not due to the economic factor). Besides, the rooms were equipped with modern devices and technologies such as wifi, underfloor heating, coffee machine or dishwasher in the apartment. The lack of a TV was binded to deliberate action aimed at providing guests rest and break from everyday life, however could be brought to the room upon request.

## Summary

Adaptations of Lower Silesian castles and palaces for tourist accommodation purposes become an increasingly popular tool for restoring the splendor of historic buildings, what confirms that this global trend arrived also to the Polish market.

The obtained results proved that tourist accommodation is the most frequently chosen by entrepreneurs function (40% of all service establishments). However, when compared to all castles and palaces of Lower Silesia, it is only 64 out of 570 buildings. At present, only 15 out of 275 hotels in Lower Silesia have been established in castles and palaces (Cierpiął-Wolan, 2021). According to the author, having regard to the growing interest in cultural and rural tourism there is a demand for new ventures of this type, particularly hotels<sup>14</sup>. It has also been figured out that adapting castles and palaces only for event purposes is not a popular choice (only 4 complexes). As presented, today (July 2021) 64 castles and palaces of Lower Silesia serve as tourist accommodation base. 66 establishments offer approximately 1,654 rooms with 3,542 beds. Thus, the average one possesses 25 rooms and 54 bed places. Small (10–30 rooms) and micro (up to 10 rooms) realisations dominate. Larger assumptions are in the minority. The accommodation function is entered into historic forms, embedded in the landscape. There is no tendency to create behemoths which scale differs from the surroundings. The trend of designing double rooms was also validated. Establishments with rooms for more than 5 people are designed in a clear minority. Hotels and guest rooms are the most popular types of tourist accommodation establishments. Complexes with mixed offer e.g. guest rooms and hotel within one establishment or several hotels of different standard under the castle were also observed. Rooms with classic or stylized decor (41 out of 60 assumptions) predominate. Only in 5, all rooms are characterized by contemporary design.

According to Cudny and Rouba (2012), the hotel purpose is considered to be one of the most appropriate functions to revitalize historic, rural residential complexes as allows reaching compromise between the monument protection and the investment profitability (in practice, a private investor is an opportunity to save the complex, which municipalities cannot afford). Also, in the author's opinion, adaptations of castles and palaces for the tourist accommodation purposes may constitute a way to preserve monuments in an undeteriorated condition, save from destruction as well as restore their former glory. Provide an ideal area for investment and creation of new jobs (often in regions with high unemployment). Moreover, such adaptation is an incentive to stimulate related local services. Although environmental protection should be taken into account, as each accommodation establishment increases the demand for electricity, amount of waste produced, water consumption and sewage production. Future realizations cannot have a negative impact on the environment, so that the introduction of the new function could benefit from the surroundings, its landscape, health and recreational values. Therefore, it is important that small scale investments maintain the original *genius loci* and unique character of the monuments (this is what attracts tourists).

13 It is worth adding that nowadays, the presence of TV set is considered a standard. Moreover, due to national regulations hotels of 3 and more stars must be equipped with this element.

14 At the moment of carrying out studies, there were two of 4-star and 5-star hotels, seven 3-star hotels and one establishment containing a 2 and 3-star hotel. It should be noted that in the case of historic buildings, the number of stars awarded does not always correspond to the offered standard, which may result from the inability to meet certain requirements. As noticed, in few establishments, in order to increase the comfort of stay, were offered equipment required for higher standard (e.g. TV, telephone, slippers, hair dryer, cosmetics set, etc.).

Following Gonda-Soroczyńska, Soroczyńska (2014), accommodation base creation in residential monuments located in the vicinity of larger cities has a great potential. In case of Lower Silesia Voivodeship, further adaptations may be carried out in the vicinity of Wrocław, Wałbrzych or Jelenia Góra. It seems, however, that the accumulated number of tourist attractions and monuments, as well as the close proximity to the Sudetes and Ślęza Massif, means that most of the existing castles and palaces can be taken into account when planning a successful investment. It will be important to analyze the adaptation potential and the possibility of introducing the desired functions. Due to the importance and difficulty of the issue, possible location, size, target and capacity, along with functional program of the establishment must be considered. The realisation must respect the historic character of the monument and not to obscure the value of the landscape and surroundings. Gastronomy and SPA&Wellness services, building architecture should meet requirements of XXI century, however, highlight the original value (Adamska, 2020). There is also the question of how badly damaged complexes can be adapted for tourist accommodation purposes.

In the literature devoted to a given issue it is suggested that this kind of tourist accommodation should constitute a luxury product emphasizing prestige of the original monument (also due to the investment profitability), (Leśniewska-Napierała, Napierała, 2017). As proven, this trend is clearly visible. Almost half of the existent establishments is distinguished with high standard. Meanwhile 77% of all enterprises offers medium or high standard. However, care should be taken that the realizations does not constitute a tightly closed elite enclave. The advantage of adaptation for tourist accommodation purposes is the cultural development of both: guests and inhabitants.

As research shows, more and more people strive for luxury (Stępień, Mruk, 2017). There is a growing number of so-called aspiring consumers. It was examined that Polish consumers strive to emphasize their status and sense of uniqueness. They appreciate the quality, aesthetics and authenticity of products. Such approach boosts the demand of staying in enterprises of high and very high standard, offering accommodation in a unique, historic place, communing with art and the outstanding quality of both, materials and services. The use of 'castle' or 'palace' term in commercial name of the establishment is also aimed at raising its prestige.

Common phenomenon that was noticed at the time of preparing the paper was abuse of term 'hotel', especially by para-hotel establishments. Officially registered hotels constitute 25% of all tourist accommodation enterprises, just as many operates the analogical way. Thus, the question arises what is the obstacle that remaining enterprises are not 'hotels' by law? Is that due to economic nature, architectural and structural conditions or the inability to meet the regulation requirements? Nevertheless, it seems that the overuse of the term 'hotel' also comes from an attempt to emphasize prestige of the accommodation.

Another open question is how the new reality caused by the outbreak of COVID-19 pandemic will affect the appearance, functional layout, range of services and the development of tourist accommodation base, but according to researchers, the desire to travel and need for rest will bring tourists back to the establishments. According to Tiwari and Chowdhara (2021), the pandemic offers a chance to reflect on the further development of tourism, which for years has been struggling with criticism<sup>15</sup>. In their opinion, it is necessary to move towards sustainable tourism that benefits both visitors and inhabitants. The author is therefore able to conclude that the accommodation base proposed in castles and palaces gives the opportunity to create sustainable, small scale, unique establishments for tourists. Another advantage is that the journey does not require traveling a long distance from home (nowadays, due to pandemic, it is micro tourism that takes the lead).

Lastly, the paper provided basic characteristics of tourist accommodation base set up in castles and palaces of Lower Silesia Voivodeship. Obtained data along with general tendencies allowed to assess possible directions for this kind of developments. Despite the general nature of the work, several conclusions can be drawn. At last but not least, the presented data can be the subject of critical analysis as well as inspiration for further research.

15 One of the charges is excessive focus on massive resort-building and uncontrolled number of tourists, which has led to overtourism. As suggested by Benner (2020), qualitative development is neglected.

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