



living in historic context

new building typologies for the historic gas plant quarter in Cottbus

Cottbus · Germany

urban design workshop · December 2015



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fig.1 to 3: the old gas plant quarter Cottbus, photos by JULiane Wentzke



Within the framework of the cooperation project “Dialogue in Architecture, Urban Design and Management for Curriculum Development” between BTU and the University of Sulaimani in the Kurdish region of Iraq, the urban design workshop Cottbus is hold, focussing on the current debate of living in historic districts.

The study area of the old Gas-Plant is a neighbourhood adjacent to the inner city of Cottbus in a quite central situation between the railway station and the university, just 200 meter northwest of the Schiller-Square with art nouveau state theatre and 800 meter west of the old town of Cottbus.

The study area is characterized by:

- brown fields
- heterogeneous historic building structure
- range of urban typologies
- a central location in the town

The workshops aims in understanding the urban structures of the project area. The overall goal is to elaborate an urban design concept including ‘new residential typologies’ which fit into the historic context and which offer attractive housing conditions for young families in a mixture with all generations to live in the inner city.

Starting point will be an inventory and analysis of the urban structures of the project area and the discussion of guidelines for attractive inner city housing development. In the second step the mixed working groups will design an urban design concept and building typologies, which fit to the area and to the needs of the potential residents.

Professors and Lecturers from BTU, namely Prof. Inken Baller, Prof. Heinz Nagler, Christoph Wessling, Barbara Witt and Dr. Juliane Jäger will give input lectures about the urban development situation in Cottbus, Hamburg and Berlin, challenges for residential functions in historic districts, good case studies and examples from Germany and Europe. The professor and the lecturer from Sulaimani University will present urban design cases from Iraq, to discuss comparisons between these different situations. Lecturers from both sides will guide the analytical and design work of the mixed working groups.

structure

The urban design workshop contains four basic elements:

- guided tours and visits / excursions
- work in mixed student teams (à 4 – 5 students) and supervisor teams
- lectures from German and Kurdish university teachers
- presentations / discussions / documentation of results

Task

The task is to develop an urban design concept including (new) typologies for residential buildings for the project area. The task is structured in analysis, guidelines and concept (urban design and typologies). Important is that the final urban design concept is traceable with a clear and systematic argumentation.



The Gas Plant Quarter Cottbus

The plot of the former Gas Plant is located in the Luitzer Straße between August-Bebel-Straße and Berliner Straße. The area belongs to the western urban extension of 19th century. Between 1880 and 1914 400 new houses were built in this area. The district was the largest extension in the period of promotorism in Cottbus. With its proximity to the inner city it has a good potential for high-quality living next to the city centre but also for mixed use. A special characteristic of the neighborhood are the remains of the old industrial buildings of former companies. One of them is the „Städtische Werke“ building in Berliner Straße 27. It was put in operation in 1861 and given up in 1966. The supply of coal was occured by the adjacent horse railway. Therefore a packing station existed in Berliner Straße 130. Later the transport of coal was carried out by the the industrial railway with connection to the main train line.



design area

fig. 4 left: study and design area
old gas plant quarter

fig. 5: Cottbus in 1892

fig. 6: Cottbus in 1980

source of figures: Chair of Urban
Design BTU Cottbus-Senftenberg

fig. 7: view of the building plot

fig. 8: former building of the
„Städtische Werke“ Cottbus Ber-
liner Straße

fig. 9: ruin on the builing plot Au-
gust-Bebel-Straße

source: photos by Juliane Went-
zke





fig. 10: Lausitzer Straße

fig. 11: former building of the
Schultheiss Brauerei

fig. 12: corner August-Bebel-
Straße Lausitzer Straße



fig.13: view of August-Bebel
-Straße

fig. 14: Lausitzer Straße in direc-
tion of Berliner Straße

fig. 15: Berliner Straße





fig. 16: row houses Berliner Straße

fig. 17: garages August-Bebel-Straße

fig. 18: row houses August-Bebel-Straße



fig. 19: students and professors of the University of Sulaimani, photo by Christoph Wessling

fig. 20: Hamburg Hafen City information center Kesselhaus, photo by Christoph Wessling

fig. 21: model Hamburg Hafen City with the Elbphilharmonie, photo by Juliane Wentzke



11th december 2015

With the development of the Hafen City, Hamburg is setting new standards throughout Europe. The 157 ha large area with its maritime atmosphere will connect working, living, culture, leisure, tourism and retail. It will extend the inner city of Hamburg by 40 %. 6000 homes for around 12.000 people and 45.000 working places will be created. Green spaces and promenades will complete the character of the different quarters.

By now more than 2000 people live and 10.000 people work in the western part of the area. Many little shops, cafés and restaurants already opened. The Elbphilharmonie, a building of the architects Herzog and de Meuron will be opened in 2017. The whole Hamburg Hafen City will be presumably completed in 2025.



fig. 22: Chile Haus, photo by Juliane Wentzke



fig. 23: Hamburg Speicherstadt, photo by Juliane Wentzke

fig. 24: Hamburg Speicherstadt, photo by Juliane Wentzke



lecture 1 · Urban Development Berlin

Dipl.-Ing. Christoph Wessling

Head of the Middle East Cooperation Unit and the International Master Program
„Urban Design- Revitalization of Historic City Districts“

BTU Cottbus - Senftenberg

„During the last century, Berlin was newly developed four times. Today we need continuity, preserving traditional values and innovations to prepare the city for future needs. This is no contradiction, it is necessary.“ Strating with this statement the main topic of the lecture was the evolution and crisis of modern urbanism and the critical reconstruction of the traditional Inner City of Berlin since the 1980's with the most dynamic phase of development after the German Unification 1990. The Berlin Experience of an urban preservation, with the International Building Exhibition (IBA) taking place in Berlin since 1987, is still an important example for sustainable urban development strategies today.

lecture 2 · Rehabilitation of the Historic Town of Cottbus

Prof. Dipl.-Ing. Heinz Nagler

Holder of the Chair of Urban Design

BTU Cottbus - Senftenberg

lecture 3 · Living in Historic Districts

Prof. em. Inken Baller

Chair for Architectural Design, Housing and Institutional Buildings

BTU Cottbus - Senftenberg

The lecture showed different case studies from the cities of Amsterdam, Hamburg and Berlin. They are all located in a historic context. The first example, Hamburg Turmstraße, belongs to the most attractive residential districts of Hamburg. The area is characterized by houses with balconies and bays, but also by terraced buildings and narrow lanes. A second project is the quarter „Hamburg Falkenried“. A combination of protected industrial buildings and modern residential units give the quarter its specific charm. In the area of the former Berlin Wall one-family row houses with the image of idyllic seclusion instead of the typical urban life were realized. The last example is „Marthashof“ in Berlin with two front buildings at the street with seven storeys and an open urban space between them.

lecture 4 · Building in existing structures - reusing the industrial past

Dr.- Ing. Juliane Jäger · Dipl. Ing. Barbara Witt

Assistant Professors

BTU Cottbus - Senftenberg

The lecture focused on the topic of industrial areas and their potentials, especially in reusing their historic elements for new developments. In a first analysis the tracing factors with reference to the past of the industrial area should be paid attention to. Industrial buildings are initials for new urban developments. They are landmarks with a mainly large scale and pure, raw authentic materials. Narrative elements are giving a special identity and character to the former industrial place. The three main design strategies for the conversion of industrial buildings are adaptation, continuation and interpretation. Based on examples different approaches gave an understanding of the topic.

lectures

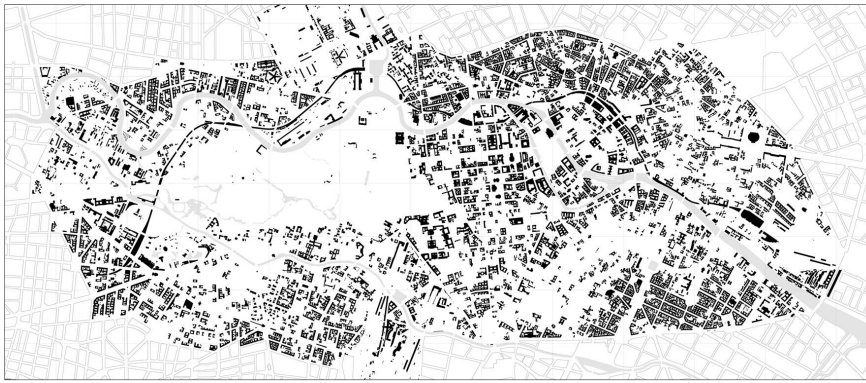


fig. 25: inner city of Berlin in 1953



fig. 26: inner city of Berlin in 1989-2010, red: new constructions

source: lecture Christoph Wessling_Urban Development in Berlin



fig. 27: Living in historic context Hamburg Turmstraße

source: lecture of Inken Baller_Living in historic districts



fig. 28: „Topping“, Addition Remise in Berlin

source: lecture of Juliane Jäger and Barbara Witt_Building in existing structure - resusing the industrial past

lecture 5 · Joint Ownership Housing Projects and the Hamburg Hafen City

Dipl.-Ing. Christoph Wessling

BTU Cottbus - Senftenberg

In a first part, the lecture dealt with the topic of Joint Ownership Housing Projects. The motivation for those projects started in Germany in the 1990th. Young families, who were not satisfied with the housing options they found in German towns, started to plan and built there own houses, which fulfilled there needs. For the reason that you can't built one family houses in the town and that these people wanted to live together with friends and other persons of similar interests in a good neighbourhood, they founded building groups. In these co housing projects a building group of two to twenty families builds one building in common.

The first building group project in Germany was the French Quarter in Tübingen. A basic element of the planning and development strategy was the integration of building groups with persons who looked for housing options, where they could realise there individual and partly alternatives ideas of housing. Today the quarter is an urban neighbourhood with residential, working and service functions. A good and stabile neighbourhood of the inhabitants and a strong network between the entrepreneurs makes the French quarter to a best practise project for new qualified and sustainable town quarters. Since the end of the 1990th there are more then one hundred successful building group projects in Berlin. Different examples of the city were shown. Today there are two types of building groups, initiative building groups and project management based building groups.

The Hamburg Hafen City

In the second part, the revitalization of the old harbour area of the Hamburg Hafen City was introduced. The project is an important challenge for a sustainable urban development. The announcement of the project was in 1997. Three years later a first Masterplan was presented. The total area is 157 ha whereof 127 ha are land area. The construction will be realized until 2025. 6000 reasidential units and 45.000 working places are planned.

lecture 6 · Urban Design examples from Iraq

Prof. Amjad Muhammed Ali Muhammed · Mayada Hikmet Yousif

University Sulaimani

More than 80% of the urban design and urban development projects in Iraq were realized in Baghdad. Most of these project were done before 2003. The conservation and the redevelopment of the historical center of Baghdad plays a big role in the development of the city. According to the new development project that started after 1900, many streets are opened in Rusafa area, which is the old historical part of the city. During the opening of the streets more than 100 ha of historical area are removed and destroyed. The number of buildings in this area is about 15.700. 50% of them are in a very bad situation. A study found out that 3891 buildings are of architectural value. 132 buildings of them are monuments , which are already protected. The major objectives for the old city of Baghdad are urban conservation and urban development. Six main zones for development can be mentioned: The River front zone, the Rashid zone, the Khulafa zone, the Expanded CBD zone, the Kifah zone and the Shekh omer zone.



fig. 29: House Mulackstraße, one of the first a building group projects in Berlin from the end of the 1990th

source: lecture of Christoph Wessling_ Joint Ownership Housing Projects



fig. 30: Magellan-Terrassen Hamburg Hafen City

source: lecture of Christoph Wessling_The Hamburg Hafen City



fig. 31: Baghdad, historical houses in the expanded CBD zone

source: lecture of Prof. Amjad Muhammed Ali Muhammed and Mayada Hikmet Yousif_ Urban Design examples from Iraq

analysis

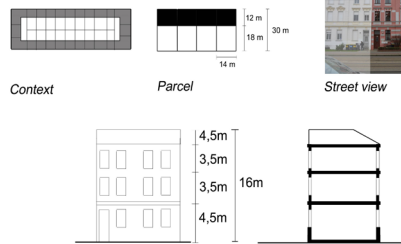


- traditional houses with courtyards
- row houses
- point buildings
- massive buildings

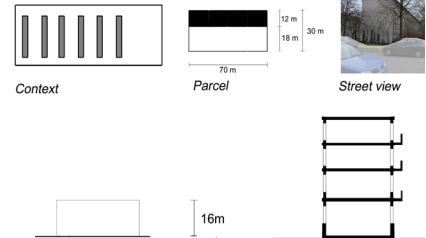


- Residential**
 - Residential existing
 - Mixed Use (Shops / Handicraft / Residential)
- Employment**
 - Commercial (Trade / Wholesale / Warehouse)
 - Logistic Centre
- Civic / Institutional / Community**
 - Education (School / University)
 - Cultural
- Open Space / Recreation**
 - Green Area / Park

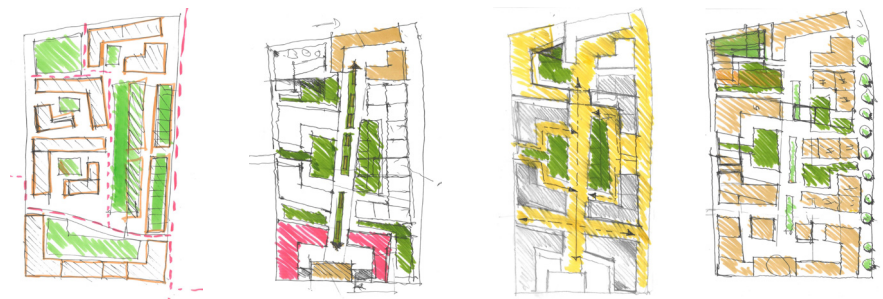
Typology Analysis : Town houses



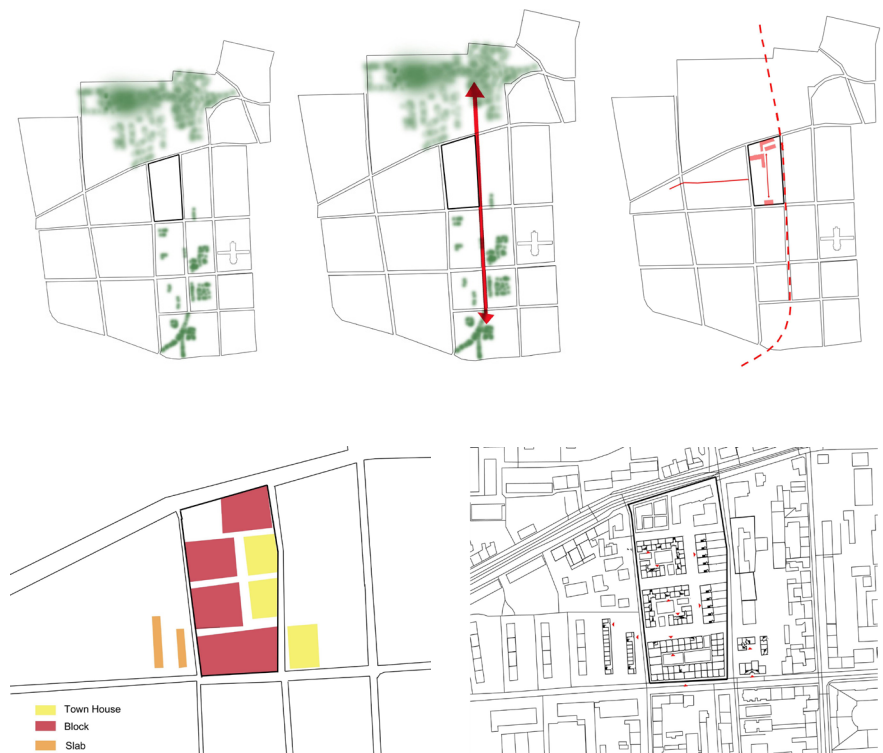
Typology Analysis : Slab



first ideas



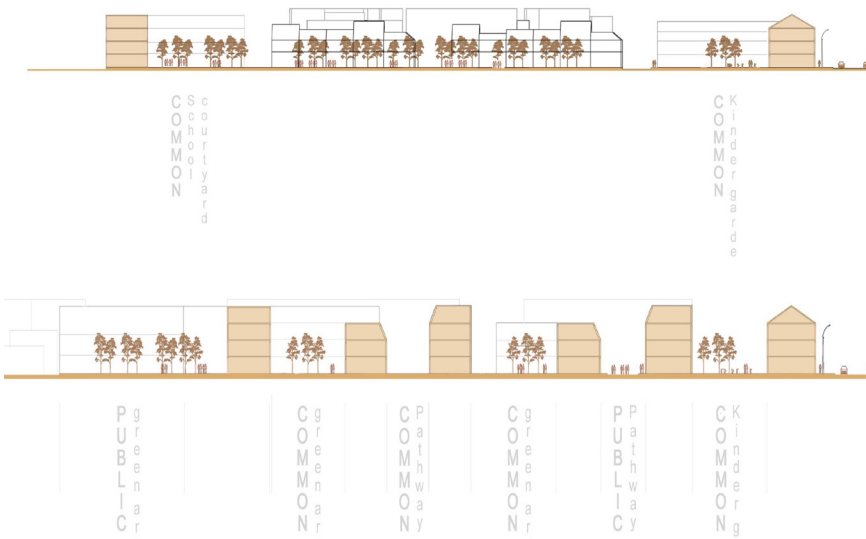
concept



student work



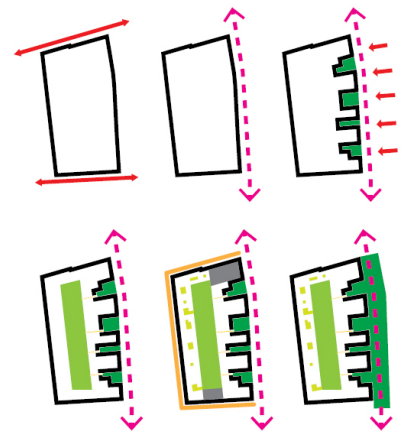
sections



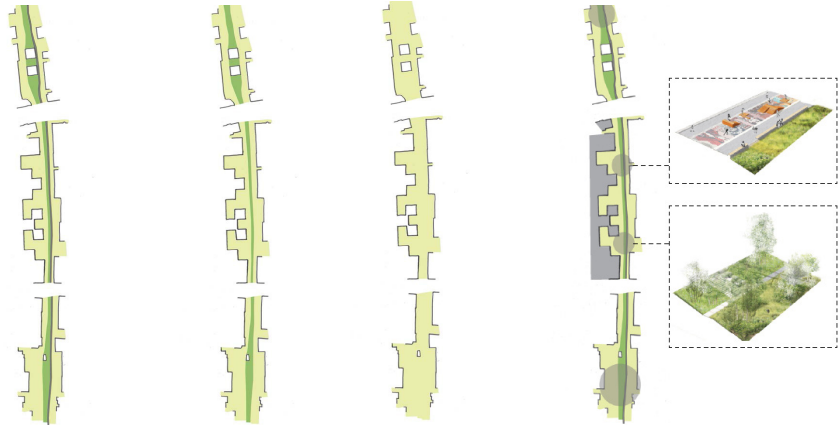
perspectives



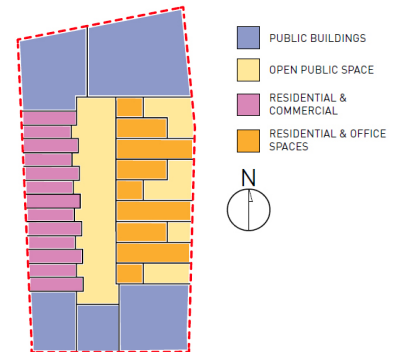
analysis and conceptual development



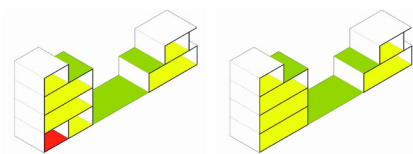
railway spine



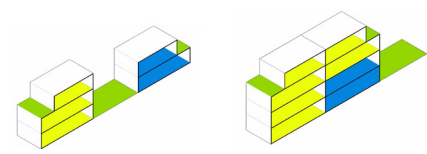
circulation and functions



typologies



- COMMERCIAL
- RESIDENTIAL
- GARDEN\COURTYARD



- OFFICE SPACES
- RESIDENTIAL
- GARDEN\POCKET PARKS\COURTYARD





site plan



perspective inner courtyard

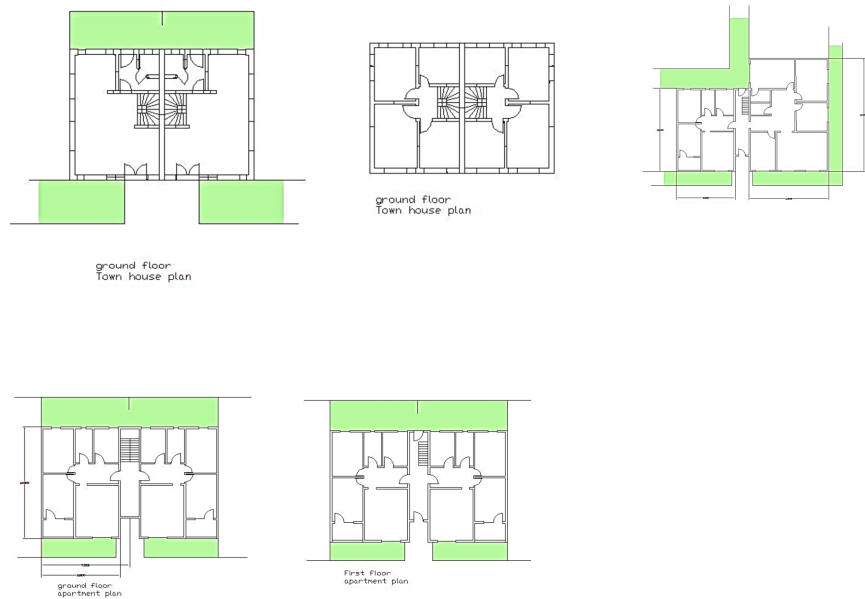


bird perspective

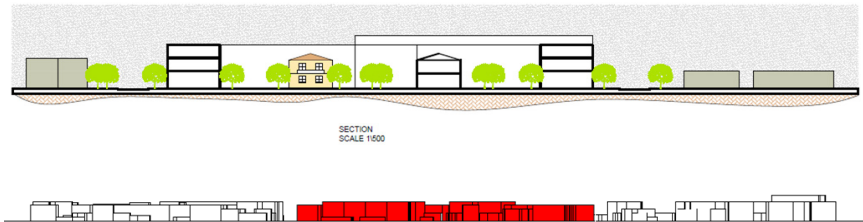
concept and siteplan



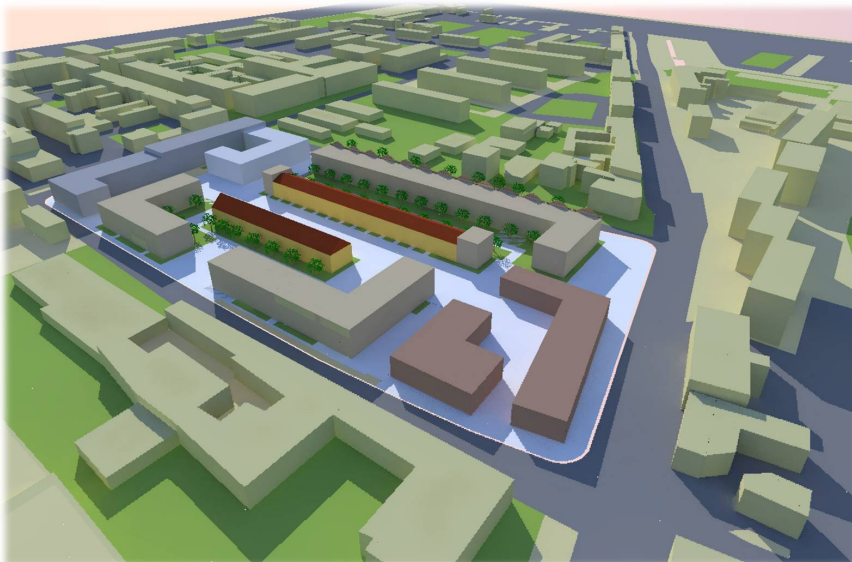
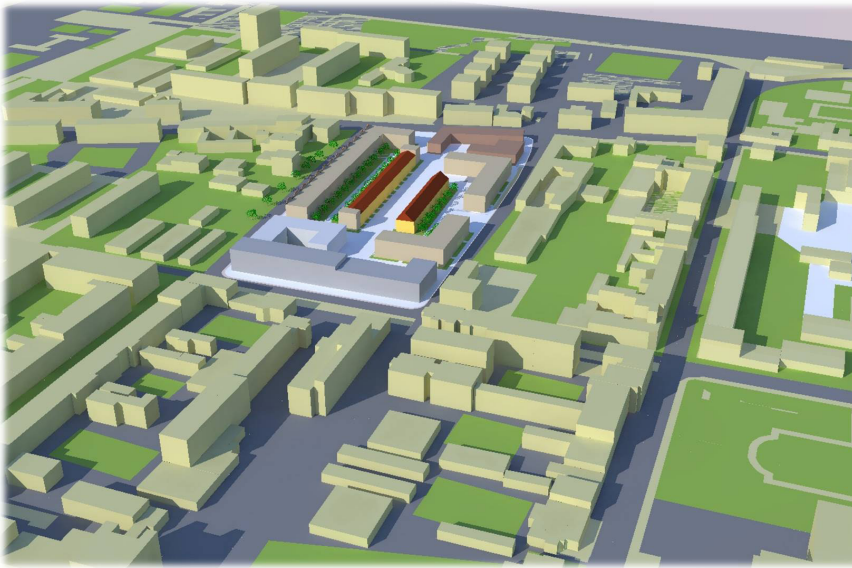
typologies



sections



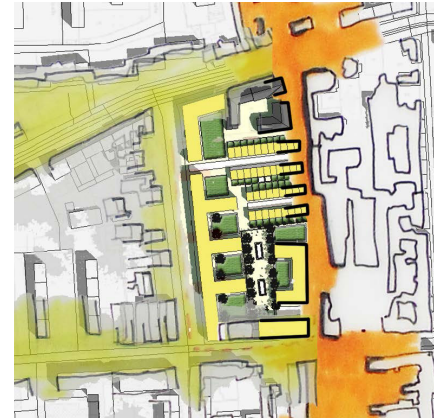
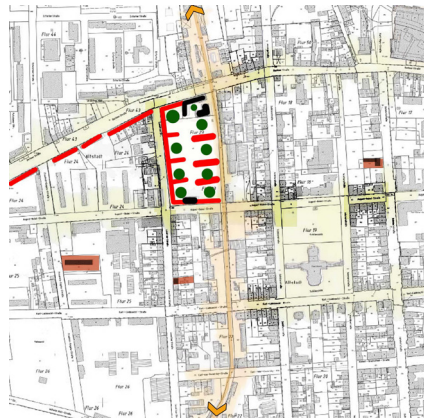
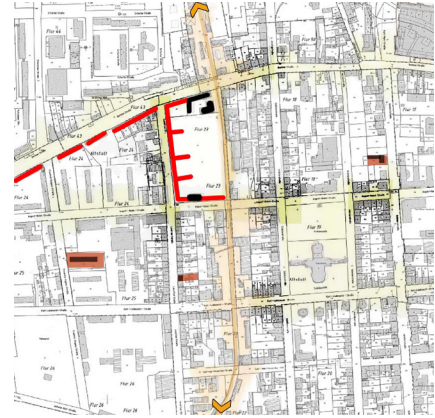
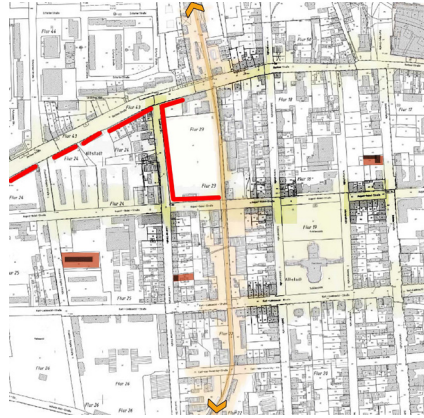
perspectives



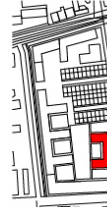
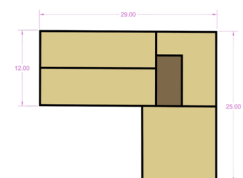
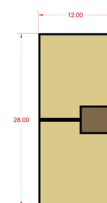
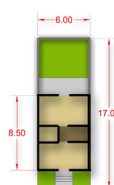
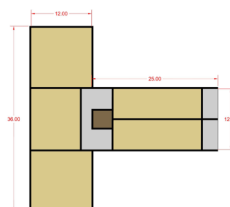
analysis and guideline



concept

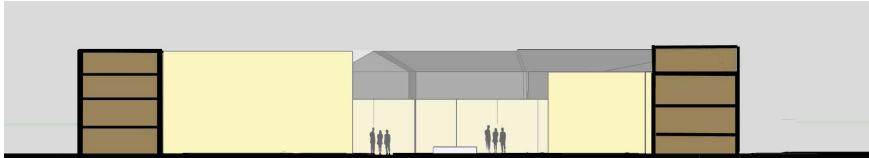


typologies





site plan



sections

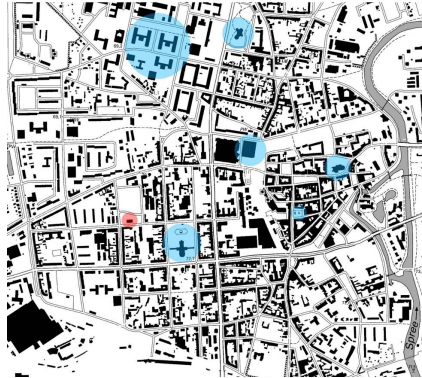


perspective

analysis and guideline



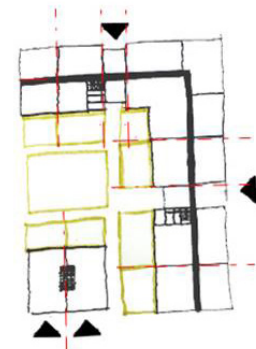
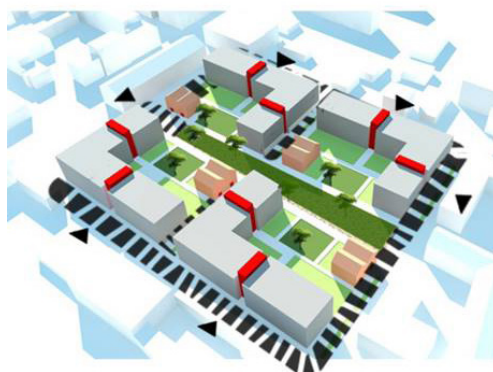
Culture Centers



Connnection with our Site

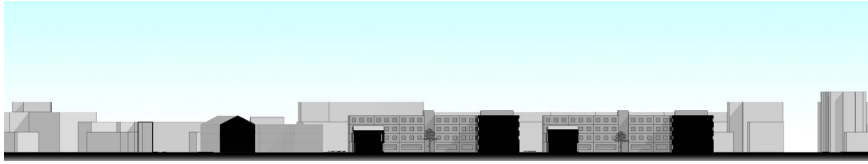


concept and typologies

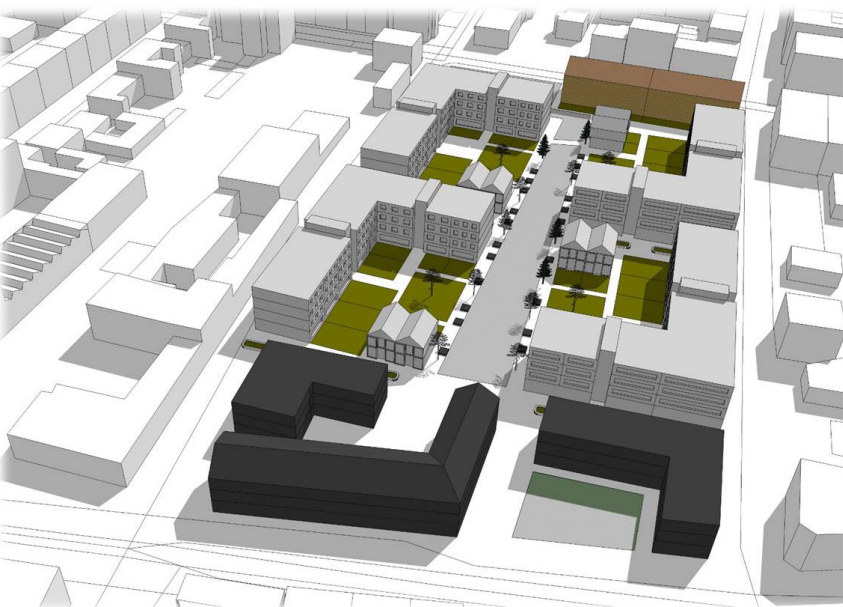




sections



perspectives





impressions



source: all photos by Christoph Wessling and Juliane Wentzke

German - Middle East Cooperation in Urban Design and Architecture in Historic City Districts

Sulaimani University · BTU Cottbus - Senftenberg

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University Partnership Iraq - Germany

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