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neuflisam | Diploma thesis
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A building as barometer...

German cities are shrinking as well- particularly in the newly-formed German states. Reasons for the changes in East Germany are mainly demoralisation, suburbanisation, post-socialist change and demographical ageing. This becomes apparent particularly in Halle (Saale) especially in Halle-Neustadt. This city plays a decisive role.

The history of Halle-Neustadt

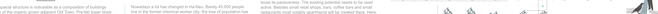
Halle-Neustadt was planned as an urbanistic ensemble. The structural spacial structure is noticeable as a composition of buildings based in industrial construction and differs clearly from the appearance of the organic grown adjacent Old Town. Pre-lab tower block structures dominate the district - this also creates distinctive scenery of the city from afar. The high-rise buildings alongside the „Magistrale" accentuate the street space.

Halle-Neustadt was established in 1964. The main purpose of the city was to concentrate the chemical workers and commuters-- the workers of the Leuna-Werke, Buna-Werke and Bitterfeld Chemical Combine. Halle-Neustadt was built for about 100 000 people living in their own city. The railway line from Bitterfeld 20 minutes and another 15 minutes from Leuna, many workers had to travel around 4 hours each day or were forced to be separated from their families during the week. Neustadt was the embodiment of the urbanistic modernity.

Nowadays a lot has changed in Ha-Neu. Barely 45 000 people live in the former chemical worker city- the loss of population has reached 44%. The Fall of the Wall brought the changes. Due to the fall of the Wall the chemical industry underwent structural changes - leave the city. This leads to the total transformation of the Neustadt into a city of old people. The consequences are dramatic: Vacancy of buildings, first of the 20.000 units about 20% are empty.

Excerpt from the city's urban development concept:

„The recreation of the open space at the „Neustädter Passage" and the redevelopment of the Magistrale is the key to the solution for the biggest problem in the development of the Neustadt centre - the rehabilitation and conversion of the four empty high-rise buildings („Scheiben") and the subsequentsen."

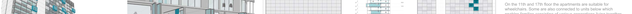


In our opinion these empty buildings reflect the whole situation of the Neustadt. To a certain degree they are the heart of the district. In our work we exemplarily develop a new concept of use for the Scheibe 17, the middle-high-rise building. The proposed concept is based on the idea of a mixed use building, the combination of city of un-grown dwelling created. Especially the location of the building right in the middle of the district demands to open up and loose its passiveness. The existing potential needs to be used and the existing infrastructure needs to be used. In the lower consumers most needing apartments will be created there. Here, the flexibility of the inhabitant or the user is the most important. The idea of the building is based on the idea of a mixed use building. One is not the rehabilitation of the building as fast as possible but a transformation that allows for reaction on changing circumstances.

The structure of the building is a simple partition system with a grid of 3,6 meters. The grid allows for a flexible use of the building along the length. The facade consists of cotten-curtain-wall with concrete elements. There were six living units ,four small apartments and a communal kitchen on each storey. A middle corridor separates the building along its length.

Fot us, the challenge is to cope with this strict form and structure. The task we have set is to reorganise the living space by only few means and interpret it in a new way to create a feeling of the presence for an old structure.

The first approach is to dissolve the existing spacial connection. Instead each room was equipped with a door, so that the corridor will be nullified and it effectively turns into private space and shrinks. Each apartment has its own entrance. Through the new arrangement the structure of the formerly public circulation space now becomes part of the apartment and is a place of encounter at the same time. As we separate each unit from the other we gaining parkets the possibility to individualise the space. Each unit has its own balcony and Gardens by an access balcony which serves as thoroughfare as well as public space.



The units themselves are only conditionally predefined. The installations should be able to decide when they need how much space and how much they can afford. The composition of the room allows to use and shrink. Lots of light and a generous view of the surrounding landscape are important. The building should be in good condition in an exaggerated way. On the 3rd and 4th level measurements are intended. The connection between the levels is located on the western side of the building: the former space of the cleaners serve as development.

On the 11th and 17th floor the apartments are isolated to- gether with the communal kitchen and provide a spacious panoramic view. Some of the apartments are connected to the 12th floor, while remaining their privacy at the same time.

Communal areas are not only accessible for public use the spaces are seperated from the apartments except. In the zones in between we consider a horizontal structuring as sensible. Here, the communal kitchen and the laundry are located. In contrast to they change into semi-public zones in the middle and end in physical zones at the end of the building.