



Cooperative International Workshop Procedure "Post-Housing Landscapes" Concluding Presentation and Recommendations of the Commentators

Commentators: Mr. Gerkens, Director, Office for Regeneration and Residential Development, City of Leipzig
Mrs. Kunath, Director, Parks and Regeneration Office, City of Leipzig
Mr. Michael Wilkens, Universität [University of] Kassel
Mr. Löhnert, Chairman of The Board, Housing co-operative Kontakt
Mr. Stubbe, Manager, Housing Company, City of Leipzig
Mr. Zychlinski, City Section Moderator, QM WK 8, Grünau

On March 12, 2005, the participants of the international workshop procedure "Post-Housing Landscapes" meeting after three days of work for the presentation their project results in the community hall of the Catholic Church Parish of St. Martin in Leipzig-Grünau. They are presenting their results in the following working groups named below.

studio.eu (Venedig)

Paola Cannavò
Maria Ippolita Nicotera
Francesca Venier
Sebastian Stiess
Michael Grzesiak
Kai Dolata

urbikon.com (Leipzig)

WunderKlein [WonderSmall]. From their analysis arguments, the colleagues arrived at a tool box for a not individually predictable series of building demolitions. The picture arising out of this contains compact residential islands and elements of landscape. Depending upon the site and neighborhood, the individual demolition surface areas will be drawn in order of their creation for assembly of the landscape or, to the extent that they lie within a residential island, be used for qualitative enhancement of the quarter. The "contents" of the tool box can so be differentially applied to encompass measures costing sometimes a bit more, or sometimes a bit less. This appears as a very helpful strategy and system of order and is above all of use then, if the tool box is filled with such useful devices, which deliver stimuli for structured and supported self-help schemes.

Hanke + Partner (Berlin)

Barbara Hanke
Georg Wasmer
Egidius Knops
Dr. Catrin Gersdorf
Bertram Weißhaar
Heino Streller

Atelier latent (Leipzig)
Grünschuh (Borna)

Timescape. The Group is considering the changes of the building and open area structure over time, which makes for new area and localities. They proffer the suggestion of making roomy formulated home ranges out of the English basements and implementing the mountains of rubble rich in Leipzig tradition in Grünau. Thus, from a group of residual areas and rubble, "possibility room" for gardens and objects of art, arise. Nature is back in the city. The Offices of Latent and Grünschuh remember another historical moment, when no longer needed edifices were used for new open area structures, somewhat like the carry off of the old city walls around the old city and the laying out of a green ring. In this way, a wide-bodied

green stripe for WK 7 and 8 will become a strong element of city culture. Not a successor living landscape arises, but a resident-arranged remaining “living landscape,” which is arranged with the residents, who among others will put the natural familiar succession into motion.

Fabrica (Bratislava)

Tómas Tokarcik
Branislav Skopek
Martin Uhrík

Less is more. The colleagues from Bratislava have been taking a look around the large housing estate for a long time and have spoken with lots of people. It is difficult for them to identify any problem at all with the housing estate. – Everything is there, everyone is satisfied. Probably the only thing missing is future perspective, a vision or an idea. This should in their opinion give grounds for their opinion that – contrary to the growth experience of Western Civilization – shrinkage must not be synonymous with decline or even death. Less can be more. They illustrate this by images of loosening up, by which whole residential concrete canyons disappear, in order to give a more extensive form of landscape or even give room for new living.

studio di architettura e paesaggio (Venedig)
Ulrike Gärtner (Dresden)
Spiel.Raum.Planung (Leipzig)

Daniela Moderini
Ulrike Gärtner
Almuth Krause
Annett Brüggemann
Timm Tröger

The Italian-German Group: The work shows how one from outside (out of the vicinity), from below (from the topography and the ground) as well as coming from the history of the locality, a post-housing landscape can develop as a large format morphological and typological model. It is thought of for a very long-term planning time period, within which the large housing estate structures of WK 5.1, 7 and 8 could completely disappear. Looking back from the future at interim conditions in which islands of concrete slab housing are already located next to newly laid out landscape elements. After the pulling back of the large housing estate structures, already existing village settlements and single-family housing areas can spread out on this landscape.

ujirany group (Budapest)

Arpad Kovacs
Gabor Lendvai
Dominika Tihanyi
Andreas Haase
Tore Dobberstein

Complizen (Halle/Saale)

The Hungarian-German Group. The authors make an abstract strategic statement, and as such sketch an approach, by which the corresponding progress having been reached by taking small steps is continually fed back. The next step must then be adjusted to the new situation having come about. The development does not go from A to B, rather via A1 to A2 etc Instead of the final plans, they are relying on Grünau’s advantages and want to convey them in campaign-like communication and through events, indeed through “Eventizing.” They point to concrete themes for the public conveyance, which will be used, in order to provide the corresponding campaign with direction, but are currently not yet determined or finalized in their form.

Büro Coqui-Malachowska-Coqui (Warschau)

Izabela Malachowska
Oskar Grabczewski
Malgorzata Furtas
Susanne Schnorrbusch

Cet-0 (Berlin)

The Polish-German Group: The authors would like – like other workshop participants, too – to keep the Grünau large housing estate structure of demolition as home and locality in the case of demolition. Beside this, they suggest an approach of open area sculptures (e. g. tree trunks) and other elemental figures along streets, paths and block interior structures. A use can even be found for building remains. This is their suggestion for a search for traces, so that not after the demolition, the life of a whole generation has simply vanished. Above this the “post-housing landscape“ can keep a measure, as soon as the buildings disappear more and more. The idea looks interesting and capable of development, to set “Laubengaragen“ (less than conventional garages, more as multi-purpose rooms) instead of the demolished buildings along the existing streets, which would increase the amount of useable living area from that of the house floor area and connect the newly created free surface with the theme of the garden.

Advice and Recommendations of the Commentators

In the consultation immediately following the commentators, the whole result of the workshop will be acknowledged. The participants have succeeded in developing fascinating ideas for the Grünau city section and helped it to provide it with a prospective, despite the current and continuing demolitions taking place there: “Less is more“ or – as The Forum Grünau already had formulated it some years ago: “More quality through fewer houses.“ – This orientation and the numerous inspiring concrete suggestions can convey the feeling to the residents of, that they are not forgotten. Even if the time of the massive promotional subsidies belongs to the past, the multivarious ideas of the workshop participants contribute to helping to overcome the lethargy and speechlessness that has come about in this city quarter.

Most especially positive, is that it is being estimated, that the majority of the workshop participants have succeeded in reacting to the imponderables of the development taking place with flexible concepts. Here, the experience of the post industrial generation comes in handy, in not wanting to develop any final plans that could later flounder on the vicissitudes of life. Even without having the “last“ answer on the future of Grünau prepared, there can and must be a strong model idea, a theme, a spatial-structural motif, as well as a strategic stance of direction to be conferred upon the current process of city conversion. The intermediate stages will be structured by individual measures; these will be checked respectively and in the process fed back.

To such a process belongs of course the integration of all of the people of Grünau to take part in and be integrated into the aspects of the local economy. The city conversion in Grünau can not be developed as an anesthetizing landscape motif, approximately like a morbid post-housing landscape. To proceed with the situation only artistically, to work on its aesthetics, with melancholy pictures illustrating the shrinking / melting away of the native home, will not be enough. Until now, pictures have come into being in which the residents come forward too little. However, the way in which the situation for the many people getting older and older could be improved must absolutely be considered concretely. What is happening with the social facilities and what about the abandoned parking places? How does one realize suggestions for an urbane self-sufficient agrarian economy according to the biological principals? How can this city section be stimulated by a quasi-natural succession of demolished landscape with energies from the city and then the structural rubble heap become an accepted part of Grünau from the beginning? Is there the chance of placing a local product like the Laubengarage in this city section and have it be built in small series by the juveniles of Grünau? The city conversion in Grünau must be a social and economically interlaced and public process.

The following concrete stimuli of the workshop participants will be taken up by the commentators and be recommended to The City of Leipzig for further processing and recommended for being put through:

1. Bringing the Country into the City

The physical dismantling of edifices in Grünau must be accompanied by a strong and wide-area landscape element. In addition, there were diverse ideas, stimuli and shaping, if on the surface, through green bands or by selective island-like forms. The formation and application

suggestions extend from a support of the natural succession over urbane landscape all the way to extensive landscaping. The City of Leipzig was supposed to develop and establish an uninterrupted idea of the large structure for its city conversion belt between WK 5.1, 7 and 8 (this as a pendant to the stabile large residential estate core of WK 1, 2, 3, 4 and the center). Overriding connecting paths and thoroughfares to the surrounding countryside should be observed and integrated.

2. Connecting with Surface Management for the Concrete Measures

On the basis of this central idea, concrete venues, surface areas, and plots of land should be identified, that – presumably at first individually and patchwork-like – that will be set up step by step during the run of the city conversion process as a landscape ground scaffolding. The concrete city conversion process is to be negotiated with the owners in an obligatory surface area management statement for the short, mid-, and long-term. The organizational suggestions, application ideas and campaigns are to be defined with the neighbors and potential users if applicable. The individual sites can be labeled as experimental surfaces and be venues for temporary individual campaigns. A tool box could control the intensity of the intervention.

3. Wreckage from the Demolition to be used for the Terrain Modeling

Since the city conversion in the large residential estate is above all to be understood as physical demolition of buildings, out of this directly, an offensive formative discussion regarding the use of rubble arising from it should be developed. The tradition of the Leipzig building ruin heaps should again be taken up. So-called ruin heaps and garbage dumps are almost the only elevations on Leipzig's flat landscape and could develop great attractive strength and creative trenchancy. But also, as more on the flat side, spacious terrain modeling can lend an interesting vegetation diversity and new offers of use to the just coming about city dream type of the large residential estate in transformation, which loosens up and becomes smaller in its characteristic special effect. In this, the City of Leipzig and the LWB were supposed to have checked and acquired the prerequisites.

4. The Reinvention of the Garden Theme

Rental gardens outside the house or a small garden in the yard – the experience of recent years seems to show that there is no demand in Grünau. With the new demolition, surfaces and gaps are now being created, though the open areas are gaining a greater distance from the remaining islands of habitation. The edge of the city is moving into the city quarter. Thus, new options could open for the garden theme. In addition, though, many different kinds of initiative and impetus will be used. A Laubengarage, Christmas tree plantation, a neighboring garden or a piece of gardening land a short walk away from home on the edge of the residential area – the garden theme for Grünau is supposed to be newly interpreted and brought back to life.

5. To develop a Marketing Strategy for Grünau

Grünau is better than its reputation. As has been known for many years, the city quarter has advantages and peculiarities, which within the city section are valued, though these are hardly even noticed by those beyond its borders. Unknown is further, the high level of living satisfaction of older residents. Just as many city section foreigners know of the copious sport and leisure-time activity offer for younger people. These qualities can be strengthened by the city conversion and should be conveyed by an appropriate marketing strategy. The slogan of the "Leipziger Freiheit" [Leipzig Freedom] is supposed to find an adequate equivalent for Grünau. The conveyance over conventional media and formats can be augmented by new types of experiences, the mediation of the city conversion, and Grünau in the eye of the public of the whole city.

6. Setting up a Laubengarage and Beginning

The Laubengarage, developed in Grünau as a prototype for an active city conversion process, is supposed to set the tone for a new beginning. It can become the exit point for mediation and marketing events (see above), it should however, absolutely also be placed as a product of the local economy in cooperative work with Tischlerei (carpenter) Pomplitz, and juveniles from Grünau should be positioned to answer questions posed by private people. The garden, which belongs to the Laube, was supposed to be laid out by the Symposium as a model for the Interreg-Partner in an exemplary way for the events of the work shop process.

7. Continue with Communication with the Workshop Participants

In a first work step the results are supposed to be documented in a work report. The communication with the workshop participants will be maintained via an internet platform. The City of Leipzig is supposed to consult with the authors to the greatest extent possible, giving them ideas for the presentation of their results, further work on their concepts and provide for their concrete realization.

Summary

Going out from the plethora of new ideas and models (Säen) is for Grünau the crystallization and further development of the suggestions mentioned, decisive for further work steps. First, by the fall of 2005, and with the support of workshop participants, continuing events and activities are supposed to take place in Grünau, which the changes and new landscape pictures of Grünau convey on posters ("Blühen" [bloom]). Within the framework of the "Zwischengrün-Festival" [In between Green Festival] the preliminary closing presentation with the first-realized answers is to take place.