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Conference documents

Adaptive Re-Use

Strategies for Post-War Modernist Housing
11th of October 2019

Post-War Modernist Housing
Research Lab

**Post-War Modernist Housing
Research Lab**

**Prof. Dr. Maren Harnack
(Director)**

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PROGRAMME OVERVIEW

PROGRAMME

10:00 a.m. Opening

Maren Harnack,
Post-War Modernist Housing Research Lab,
Frankfurt UAS
Jean Heemskerck
Vice Dean Department 1, Frankfurt UAS

10:30 a.m. / Session 1 Recognition, Review and Categorisation

Highly Visible. Big Housing Estates of the
Boom Years
Silke Langenberg, Hochschule München

Multi-Storey Housing in the UK. A Historical and
Heritage Overview
Miles Glendinning, University of Edinburgh

Larger_Higher_More Intense. Post-War Modernist
Housing in the Region of Stuttgart
Martin Hahn, Landesamt für Denkmalpflege

Housing in Ivrea. A Turning Point for 20th Century
Architecture Heritages in Italy
Patrizia Bonifazio, Politecnico di Milano

Panel discussion
Moderation: Maren Harnack, Frankfurt UAS
Thereafter lunch break

1:30 p.m. / Session 2 Architecture: Strategies for Post-War Modernist Buildings

Large Heritage. Conservation Approaches for the
Preservation of the Modernist Heritage
Mark Escherich, Bauhaus-Universität Weimar

Wolfsburg. Urban Planning and Monument
Preservation for Housing Areas from the 1940s,
1950s and 1960s
Nicole Froberg, Susanne DreiBigacker,
Stadt Wolfsburg

Preparing the Inscription of Álvaro Siza's Works on
the UNESCO World Heritage List. Conservation of
Post-War Architectural Survival
José Aguiar, Universidade de Lisboa

Life and Preservation. Strategies for Post-War
Architecture Survival
Tapani Mustonen, arkkitehdit mustonen oy, Helsinki

Panel discussion
Moderation: Wolfgang Jung, Frankfurt UAS
Thereafter break

4:00 p.m. / Session 3 Urban Planning: Strategies for Housing Estates, Open Areas and Development

Renewal of Post-War Urban Landscapes
Simon Mühlebach, Zürcher Hochschule für
Angewandte Wissenschaften

That's how it works! The Replacement of the Student
Housing Complex at the Olympic Village in Munich
Natalie Heger, Frankfurt UAS

Bremer Punkt – Small Steps / Big Steps. From Pilot
Scheme to Series
John Klepel, LIN Architekten Urbanisten, Berlin

Conservation or Adjustment of Post-War Housing
Estates. Experiences from the Netherlands, Especi-
ally the Bijlmermeer High-Rise in Amsterdam
Frank Wassenberg, Platform31, Den Haag

Visions for the Housing Area Neue Vahr. The Creati-
on of a Interdisciplinary General Concept
Katja-Annika Pahl, Hochschule Bremen

Panel discussion
Moderation: Matthias Brunner, Frankfurt UAS

Final discussion



INTRODUCTION

Adaptive Re-Use Strategies for Post-War Modernist Housing

Maren Harnack

Post-War Modernist Housing Research Lab, Frankfurt UAS

In prosperous regions, housing markets are under significant pressure. With the focus on preserving land and developing brownfield sites, post-war housing estates are being earmarked for densification, as their perceived density is low and the ownership is often concentrated in the hands of a few registered social landlords. In this setting, post-war estates are in danger of losing their characteristic spatial structures and landscaping. At the same time, post-war housing estates constitute a significant part of our architectural and urban heritage. They embody the ideals of post-war societies, which were recovering from the destruction and trauma of World War II to embrace democracy afresh. Despite these credentials, post-war housing estates today are rarely loved and often perceived as grave mistakes of a bygone era, accused of being aesthetically and socially unsustainable. At this conference, we will explore how the history embodied in post-war housing estates can be valued as part of our built heritage. In order to achieve this, we will explore post-war housing on three distinct levels.

Firstly, we will discuss how processes of heritage listing work, how post-war housing estates might be included, and how current listing criteria and practices favour or disadvantage them. The sheer size of post-war housing estates poses significant challenges to their long-term preservation.

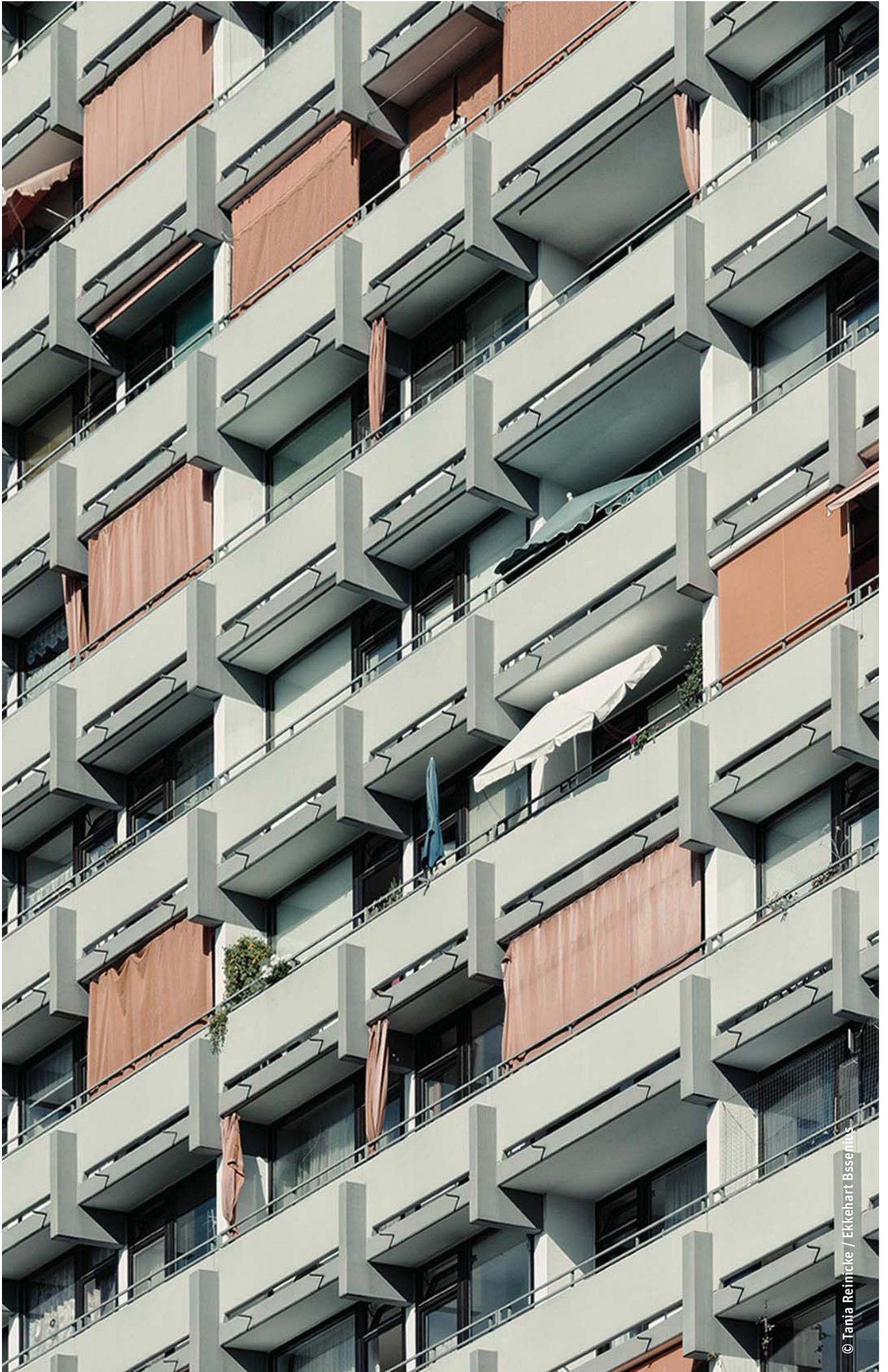
Secondly, we will consider the architectural aspect of post-war housing estates. Their integrity demands a consistent and relatively homogenous architecture. Although the architectural qualities of the buildings themselves do not necessarily justify individual listing, changes to the built fabric have to be monitored and restricted in order to prevent unwanted visual variation which might impair the neighbourhoods' overall quality.

Thirdly, we will present a number of successful densification strategies for post-war housing estates. Densification does not always lead to a loss of character and quality. If implemented properly, densification can be used to address shortcomings such as a lack of housing for the elderly, barrier-free housing or a lack of certain flat-sizes. It can also help solve problems unforeseeable at the time of

building, e.g. the need for large numbers of car parking spaces or other, more recent forms of mobility. Adaptive reuse will discuss strategies for the development of post-war housing on these three levels by referring to European case studies from the period between 1945 and 1975. It will show how housing estates are listed and preserved, how improvements to the architectural fabric enhance their performance, and explore the strategies applied to ensure the sympathetic future development of large-scale housing. We are very grateful to have been able to assemble such a great selection of proficient experts on the topic of preserving post-war housing estates for this conference. The forthcoming book will preserve and spread the results of this conference for a wider audience.

Prof. Dr. Maren Harnack

Maren Harnack is an architect, urban planner and professor for urban design at Frankfurt University of Applied Sciences. She studied architecture, urban design and social sciences in Stuttgart, Delft and London. In 2011, she published her PhD dissertation 'Rückkehr der Wohnmaschinen. Sozialer Wohnungsbau und Gentrifizierung in London.' In 2018, she and her colleagues founded the Post-War Modernist Housing Research Lab at Frankfurt UAS. Her research evolves around large scale housing in Western Europe.



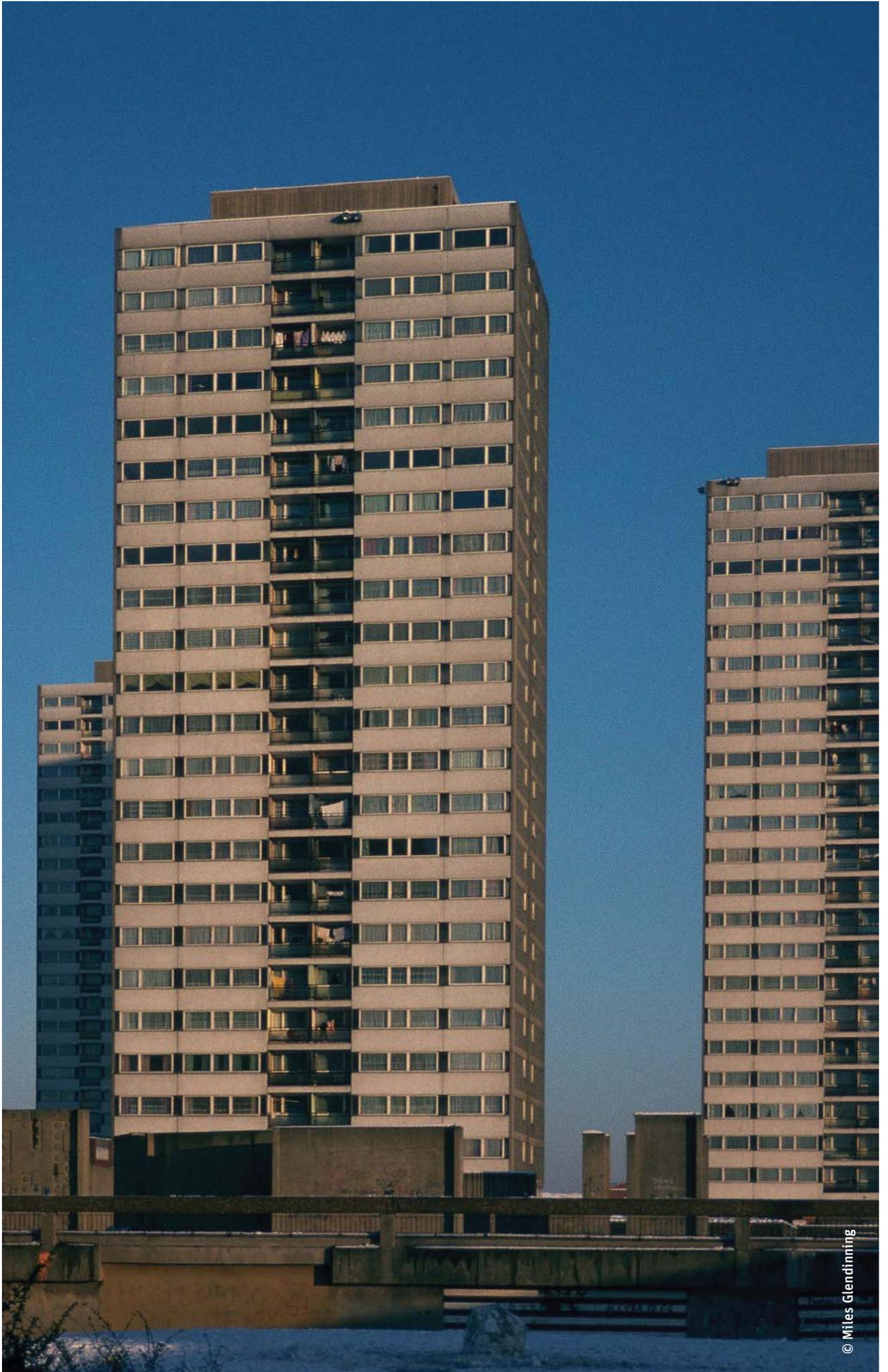
RECOGNITION, REVIEW AND CATEGORISATION

Highly Visible Big Housing Estates of the Boom Years

Silke Langenberg
Hochschule für Angewandte Wissenschaften München

The housing estates of the early 1950s and the large housing developments of the 1960s and 1970s were built with the help of new or re-engineered methods aiming to rationalise the construction process. Various systems were developed in order to quickly meet the acute need for living space, based on the assumption that a manageable number of standard components would make prefabrication easier. Initially produced in on-site field factories, components were later pre-cast in new off-site plants for final assembly on the construction site. This made it possible to employ unskilled workers for many tasks. A large variety of casting techniques was used in order to construct large buildings. This seems all but forgotten now, at least when it comes to residential structures. Large-scale post-war housing projects tend to be rejected because of their size and because their design is considered monotonous. It is difficult to convey their qualities and their significance for engineering history.

Prof. Dr. Silke Langenberg
Silke Langenberg is Full Professor for Design and Construction in Existing Contexts, Conservation and Building Research at the University of Applied Sciences in Munich. Before, she was senior researcher at the Institute of Technology in Architecture and at the Institute for Conservation and Building Research at ETH Zurich. Her research focuses on the attempts to optimise planning and to rationalise the building process as well as on questions concerning the development, repair and conservation of system buildings, digitally fabricated constructions and larger building stocks.



© Miles Glendinning

RECOGNITION, REVIEW AND CATEGORISATION

Multi-Storey Housing in the UK A Historical and Heritage Overview

Miles Glendinning
University of Edinburgh

This lecture presents an overview of postwar multi-storey public housing development in the UK, contextualizing it internationally, especially in comparison with Germany.

At a general level, it emphasizes that British post-war social housing, at the time of its construction, featured a number of cultural and organisational practices that were highly idiosyncratic in an international context. Foremost among these was the unique, nationwide insistence on direct building and ownership of almost all social housing by local municipalities ('council housing') – a system that resulted in an intense topographical diversity, bound up with a strong local pride and competition between different cities and towns. Enormously emphasized, too, was inner-urban 'slum-clearance' and 'comprehensive redevelopment', a practice strongly divergent from the new peripheral developments dominant in most parts of Continental Europe, West and East (including both BRD and DDR).

The paper will also explore the subsequent heritage ramifications of that wider framework of values, in particular the patterns of heritage designation ('listing') of mass housing in Britain in later decades, from the 1980s and 90s onwards, and will argue that the latter reflects almost none of these place-specific idiosyncrasies, but is instead dominated by considerations of architectural reputations and stylistic trends within the history of the Modern Movement – a set of values conditioned by rather conventional, trans-national hierarchies of art-historical esteem and heritage valorisation, within which practice in Britain differs relatively little from that in Germany and elsewhere.

Prof. Miles Glendinning

Miles Glendinning is Director of the Scottish Centre for Conservation Studies and Professor of Architectural Conservation at the University of Edinburgh. He has published extensively on modernist and contemporary architecture and housing, and on Scottish historic architecture in general: his books include the award-winning *Tower Block* (with Stefan Muthesius) and *The Conservation Movement*. His current research is focused on the international history of mass housing, especially in Hong Kong.



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RECOGNITION, REVIEW AND CATEGORISATION

Larger_Higher_More Intense Post-War Modernist Housing in the Region of Stuttgart

Martin Hahn

Landesamt für Denkmalpflege Baden-Württemberg

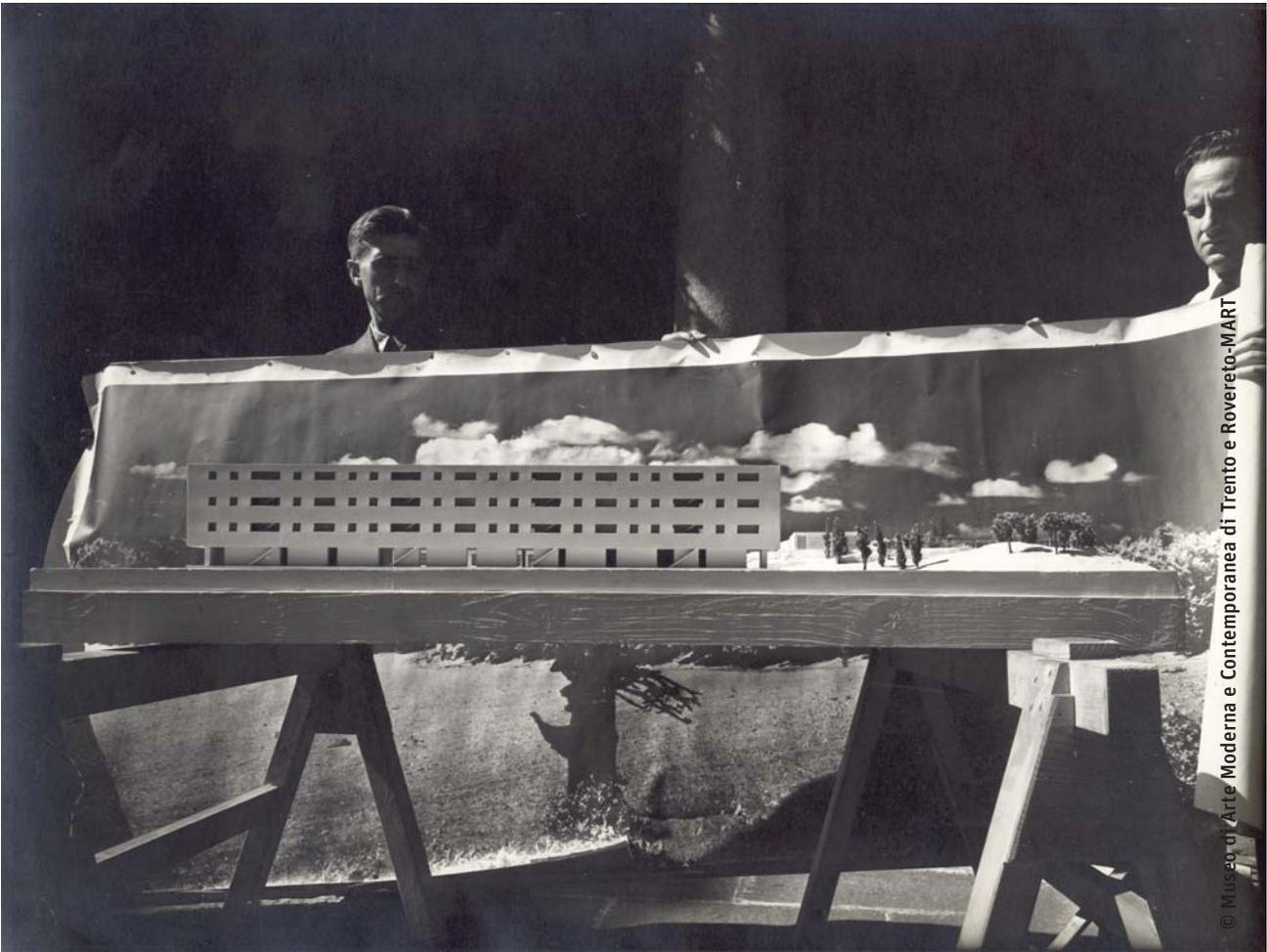
The Stuttgart Region is characterized by vast urban developments of the 1960s and 70s. Along with a great deal of mainstream architecture, some remarkable examples of post-war modernism emerged in the area during this boom period.

In 2012, the State Conservation Bureau of Baden-Württemberg joined forces with Stuttgart University of Applied Sciences to investigate a broad range of local housing projects. Given the large number of buildings, this was an ambitious challenge: 64 projects were surveyed and 29 were examined in detail. The resulting inventory included both experimental and conventional projects, both social housing and exclusive privately owned estates. The typology varied enormously, ranging from low-rise high-density projects through terraces, cascaded flats and skyscrapers, to entire satellite towns. Similarly, the range of materials was extraordinarily varied and went far beyond exposed concrete. Due to the fact that most housing projects of this period had already been comprehensively refurbished, only seven projects merited classification as cultural monuments whilst all the others lacked authenticity and originality. This insight prompted the State Conservation bureau to extend its listing process to buildings of the 1980s and 90s, the post-modern era.

In addition to heritage listing, the State Conservation bureau of Baden-Württemberg is also involved in the practical conservation of these young monuments. In order to support their owners, it creates conservation guidelines in easy language, which convey the heritage value and explain what is allowed and what is forbidden.

Dr. Martin Hahn

Martin Hahn studied geography, art history, and preservation of monuments in Marburg and Bamberg. He earned his Ph.D. at the Technical University of Berlin. Since 2000, he is consultant for urban monument preservation in the State Conservation Office Baden-Württemberg and since 2018 head of the department for the listing of historic structures. Martin Hahn teaches Preservation of Monuments at the Universities of Applied Sciences Nürtingen and Stuttgart.



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RECOGNITION, REVIEW AND CATEGORISATION

Housing in Ivrea A Turning Point for 20th Century Architecture Heritages in Italy

Patrizia Bonifazio
Politecnico di Milano

Ivrea has become famous for its Olivetti factory. During Adriano Olivetti's managerial reign, modern structures extended the town's urban area, merging the aspiration and experience of Italian architecture with contemporary industrial and social processes. Between 1997 and 2018, different strategies were implemented to promote this architectural heritage, which includes residential structures and buildings for production and social services.

Initially, both residential and industrial buildings were surveyed and subjected to housing standards in order to appraise the architectural importance of the buildings.

After the town of Ivrea was declared an UNESCO World Heritage site, the buildings became *oggetti culturali* (cultural objects) and are now under the control of the *Sovrintendenza per i Beni Architettonici* (Architectural Heritage Authority).

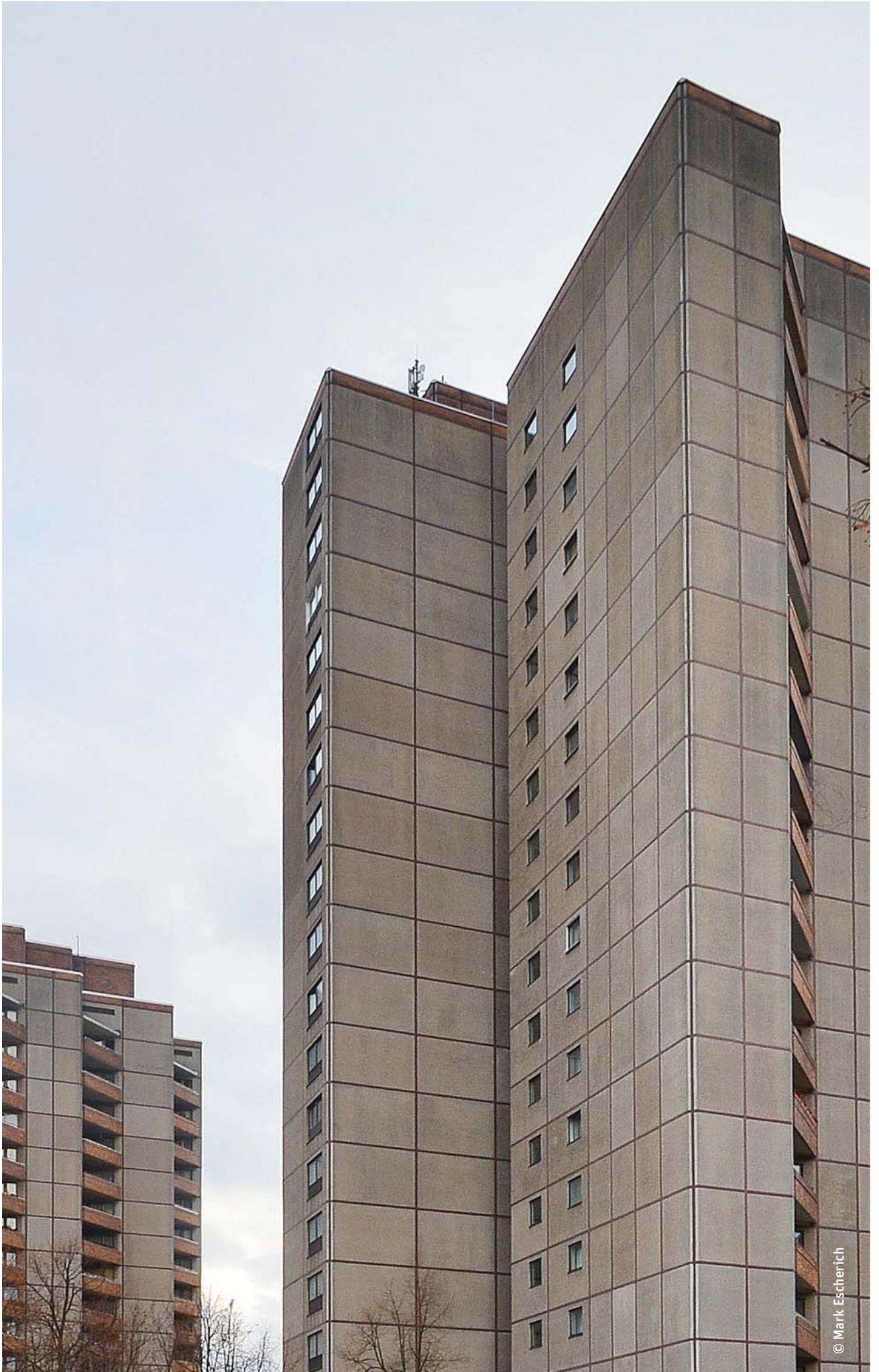
Questions about adjusting to contemporary life styles and the impact of becoming a World Heritage site now loom over the housing stock. This calls for the implementation of new conservation and management processes, which respect the needs of residents whilst structurally addressing World Heritage requirements.

The lecture will analyse some of the heritage management strategies developed in Ivrea from the housing point of view. It will describe how Ivrea became a forerunner of and an example for key new conservation policies for 20th century architectural heritage in Italy, now promoted by a number of institutional and cultural agents.

Particular emphasis will be placed on the World Heritage site nomination process. In assessing the dwellings' heritage value, it became apparent that different players involved in their preservation resisted the preservation strategy. The presentation will also show how different (sometimes conflicting) types of knowledge contribute to the maintenance of Ivrea's built heritage.

Patrizia Bonifazio

Patrizia Bonifazio is an architectural and urban historian. In all her works, she continuously pays attention to methodological questions of historical research and to the public role of history. As regards Ivrea, she was the curator of the exhibition *Costruire la città dell'Uomo. Adriano Olivetti e l'Urbanistica* (2001-2003), the curator of MaAM, the open air museum of modern architecture in Ivrea (1997-2001), and the scientific director and co-editor of the nomination dossier of Ivrea as UNESCO World Heritage Site (2011-2018).



© Mark Escherich

ARCHITECTURE: STRATEGIES FOR MODERNIST POST-WAR BUILDINGS

Large Heritage

Conservation Approaches for the Preservation of the Modernist Heritage

Mark Escherich

Bauhaus-Universität Weimar

The current debate around the architectural heritage of the 1960s, 1970s and 1980s reveals a remarkable contradiction. On the one hand, large scale urban developments exemplify the era's concept of living and planning in a particularly coherent way, in some cases gaining outstanding importance for the urban planning profession. On the other hand, we have relatively little experience in terms of maintaining our „large-scale heritage“ in tune with conservation principles. Within the broad range of stakeholders dealing with large urban projects (real estate agents, urban planners, landlords, scientists, residents' action groups, etc.), the heritage conservation discipline can offer valuable approaches and contributions. The Chair for Heritage Conservation and Architectural History at Bauhaus-Universität Weimar has pursued this topic in research and teaching for many years.

Dr. Mark Escherich

Mark Escherich, apprenticeship as a carpenter, studies in civil engineering, architecture and art history, 2008 doctorate in urban history, since 2008 collaborator of the monument protection authority Erfurt, since 2011 simultaneously collaborator of the Chair for Heritage Conservation and Architectural History at the Bauhaus-Universität Weimar (teaching and research), i.a. since 2016 council member of the DFG-Research Training Group 2227 Identity and Heritage, and since 2019 visiting professor at the Faculty of Architecture and Urban Planning, University of Applied Sciences, Erfurt.



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ARCHITECTURE: STRATEGIES FOR MODERNIST POST-WAR BUILDINGS

Wolfsburg – Urban Planning and Monument Preservation for Housing Areas from the 1940th, 1950th and 1960th

Nicole Froberg, Susanne Dreiigacker
Stadt Wolfsburg

Analysing the inner-city neighbourhood „Hfe“ (Peter Koller, 1939-42), the Wellekamp housing estate (Paul Baumgarten, 1955-58) and the satellite town of Detmerode (Paul Baumgarten, 1961-68), different approaches to urban planning and preservation will be identified. At all these places, the aim was to preserve a 20th century residential district that constitutes an essential facet of Wolfsburg’s identity, no matter whether it was already protected as historical monument or not.

Furthermore, a wide range of preservation activities from knowledge sharing projects to the support program ‘urban historic conservation’ will be discussed.

Nicole Froberg

Nicole Froberg studied architecture at the TU Braunschweig. As a freelancer, she collaborated with the City of Wolfsburg on several projects. Starting in 2001, she set up and managed the architectural forum of the City of Wolfsburg, which focuses on architectural communication. She was responsible for communication in the context of the phaeno project by Zaha Hadid. In 2010, she took over the direction of the office of the Netzwerk Baukultur in Lower Saxony. Since 2018, she heads the department for heritage conservation and building culture of the City of Wolfsburg.

Susanne Dreiigacker

Susanne Dreiigacker studied architecture in Potsdam (with a focus on urban design) and historic preservation in Halle and Dessau. Then, she became scientific collaborator at the Bauhaus-Universitt Weimar and collaborator of the BMBF research project Denkmal-Werte-Dialog at the State Office for Heritage Management and Archaeology Halle/Saale. Since 2018, she works for the lower monument protection authority of the City of Wolfsburg.



ARCHITECTURE: STRATEGIES FOR MODERNIST POST-WAR BUILDINGS

Preparing the Inscription of Álvaro Siza's Works on the UNESCO World Heritage List. Conservation of Post-War Architectural Survival

José Aguiar
Universidade de Lisboa

The Portuguese Government has accepted ICOMOS Portugal's proposal to include some of Álvaro Siza Vieira's most recognised works amongst the nation's candidates for inscription into the UNESCO World Heritage List. The lecture will describe the background to this proposal and refer to the works earmarked for national and international classification, focusing mainly on housing projects. The lecture will also set out the requirements for the appropriate conservation of Álvaro Siza Vieira's early and most recognised buildings. It will conclude with a debate on the current outlook for conserving 20th century architecture in Portugal and the problems and opportunities lying ahead.

Prof. José Aguiar

José Aguiar is Professor at the University of Lisbon, School of Architecture. His research at LNEC (National Laboratory of Civil Engineering) focused on architectural conservation. He was a member of several national and international research teams and is the author of *Color and the Historical City (Cor e cidade histórica)*. Porto: Edições FAUP, 2003) and co-author of the *Technical Guide on Dwelling Rehabilitation* (with J. Paiva, and A. Pinho, Guia Técnico de Reabilitação Habitacional. Lisboa: LNEC-INH, 2006).



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ARCHITECTURE: STRATEGIES FOR MODERNIST POST-WAR BUILDINGS

Life and Preservation

Strategies for Modernist Post-War Housing in Finland

Tapani Mustonen

arkkitehdit mustonen oy, Helsinki

With the exception single family houses, living accommodation in Finland is provided by housing companies. These comply with a company statute which regulates their obligations and responsibilities. At an annual general meeting, the companies elect a board, which usually has 3-5 members. The housing company and the board are assisted by an external property manager, who is usually a professional in housing company services. In Finland, most housing is owner-occupied, but other owners include municipalities and various housing-oriented foundations and commercial businesses. Hence, housing companies and the residents who own them have a strong influence on practice in maintenance and refurbishment.

Whilst this housing management regime has been developing, the post-war housing stock has reached the age for refurbishment. Since the 1980's, major refurbishments have taken place in both in the public and private residential sectors, because the long-standing Finnish tradition of continuous renovation and maintenance had been interrupted. At this point, major repairs would necessarily require the best possible designers and the highest quality of implementation, but very few decision-makers dare to demand anything beyond the cheapest possible solution.

So far, a small proportion of post-war apartment buildings have been listed and in these cases, building control and heritage authorities have been able to monitor repairs and check on the building quality in general.

Experience has shown that individual solutions are less respectful in extensive refurbishments, preserving less of the existing fabric than partial restorations and repairs. Even original, fully functional building parts are more easily changed and many interventions are mere precautionary measures. To put it simply, large scale refurbishment projects do not allow enough time to think properly, hence the historic building fabric tends to suffer more than necessary.

Until the 1960's, residential buildings were structurally and technically relatively simple. These buildings can often be successfully maintained by

dividing necessary work into small packages to be carried out according to urgency. Tasks such as repairing the building envelope or rendering and painting façades, restoring windows or implementing geo-thermal heating can be carried out in small steps. In these processes, the influence of the company's shareholders and its board is more direct. Shareholder satisfaction is higher and the quality of works is usually better.

The following elements are necessary for far-sighted, responsible and preserving alteration works:

- Housing companies, boards and property managers must demand high quality design and a thorough analysis and consideration of all the buildings' aspects
- Boards, property managers, and especially chief designers / architects must know buildings' history and historic value
- The design phase must not be rushed. Samples need to be collected and alternative options must be considered and evaluated
- Contractors need experience and motivation
- Good cooperation and communication between all stakeholders is essential

Tapani Mustonen

Tapani Mustonen studied architecture at Tampere University of Technology. A large part of his work is concerned with the planning of alterations and repairs of historically valuable buildings. His particular area of expertise is the restoration of modernist structures. His work includes the restoration of many buildings by Alvar Aalto such as the Helsinki House of Culture, Aalto's own House at Riihitie 20, Helsinki, the Villa Tammekann in Tartu, Estonia, the Seinäjoki City Library and City Hall, the Jyväskylä University student restaurant Lozzi and Lyhty, and the Viipuri Library in Vyborg, Russia.



URBAN PLANNING: STRATEGIES FOR HOUSING ESTATES, OPEN AREAS AND DEVELOPMENT

Renewal of Post-War Urban Landscapes

Simon Mühlebach

Zürcher Hochschule für Angewandte Wissenschaften

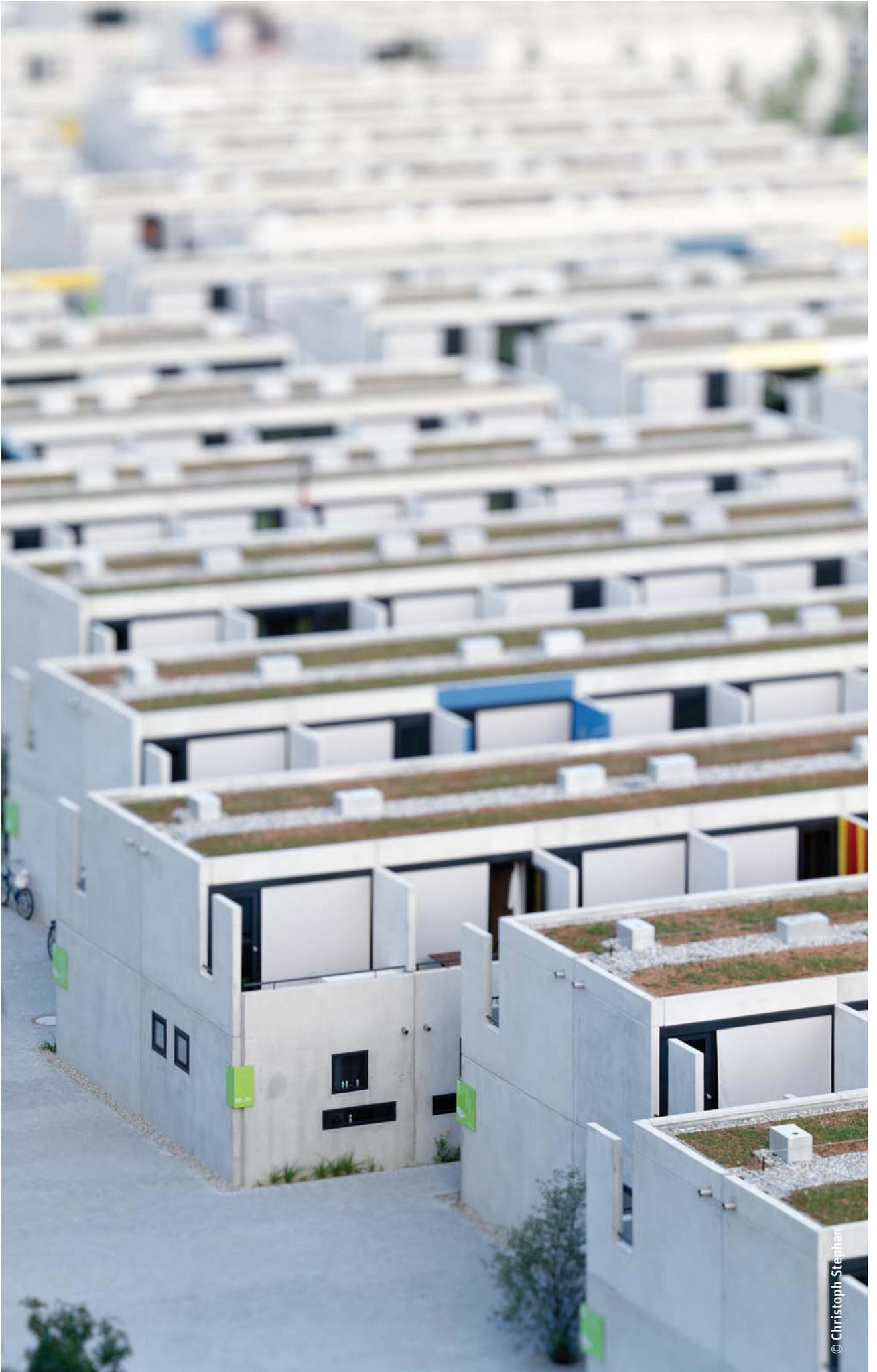
Post-war housing estates are generally regarded as manifestations of the urban dissolution movement. In many sections of society, they are also considered problematic contributors to segregation and social conflict. Due to their age and as a result of building standards at the time of their construction, many of these housing estates are now in need of renovation. Apartments no longer meet today's expectations in terms of size and layout. Many estates are located in areas with large reserves of unused building land and many of their owners, such as cooperatives, pension funds or investors, take a long-term view of their property. As a result, these neighbourhoods initially appear to be pre-destined for densification – usually in the form of completely new buildings.

And yet these post-war urban structures are valuable testaments of late 20th century urban development. They provided successful remedies to the unhygienic conditions and social inequalities of their time. Insensitive densification puts entire neighbourhoods at risk of being obliterated, wiping out collective memory as well as urban and cultural history.

As part of a research project at the ZHAW Urban Landscape Institute, a team including architects Stefan Kurath, Urs Primas, Simon Mühlebach and landscape architect Anke Domschky have distilled these reflections into criteria and strategies to densify post-war urban structures, procedures and planning processes. The team demonstrates that post-war housing projects can be densified in ways which respect their cultural heritage and that a range of devices including extensions, additional floors, or replacement buildings which respect the existing urban fabric can be employed to suit a variety of local conditions.

Simon Mühlebach

Simon Mühlebach studied architecture at ETH Zurich and worked for the cantonal office for the preservation of historical monuments, Basel-Stadt. He is Partner of the architectural office Bach Mühle Fuchs in Zurich and directs with Stefan Kurath the research project Densification of Post-War Urban Structures at the Institute Urban Landscape at ZHAW.



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URBAN PLANNING: STRATEGIES FOR HOUSING ESTATES, OPEN AREAS AND DEVELOPMENT

That's how it works! The Replacement of the Student Housing Complex at the Olympic Village in Munich

Natalie Heger

Frankfurt University of Applied Sciences

The structure that replaces the student housing in the Munich Olympic Village (built 2007–2009) is widely considered to be a showcase for the critical and innovative application of heritage conservation principles to post-war modernism. Its strategy of leaving the urban layout largely unchanged whilst simultaneously increasing the number of houses by 252 by reducing the axial distance between the buildings represents an innovative approach to densification.

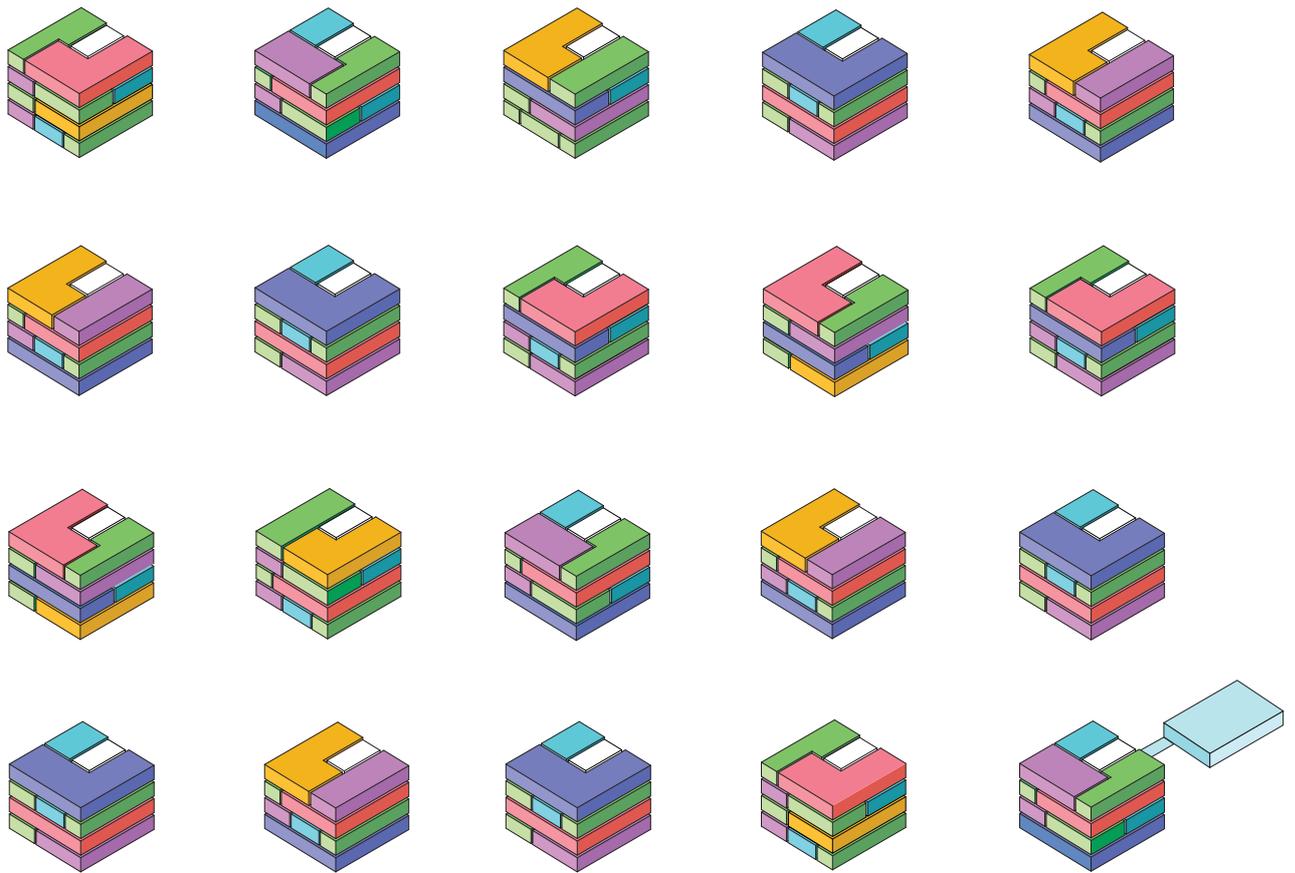
As early as 1961, the Student Union commissioned the Munich architect Werner Wirsing to build the village. The concept for the student residences changed several times. They were finally delivered as a low-rise, high-density estate of 800 two-storey terraced houses, where individuality and community were treated in a special way. It was used as the women's village during the 1972 Munich Olympics and accommodated student residences after the sportswomen moved out.

40 years after completion, the village was protected as an ensemble, but the houses were in such poor condition that any form of renovation would either have impaired their architectural quality or have been prohibitively expensive. Therefore, in line with the principles of critical conservation, it was decided to save twelve exemplary buildings and demolish and replace the rest of the village. This was made possible by a collaboration between bogevischs buero and Werner Wirsing, the architect of the original ensemble.

Altogether, it was possible to preserve the spirit and the liveability of the village, an aim which was paramount both for the architect of the original „Olydorf“ and the heritage authorities.

Dr. Natalie Heger

Natalie Heger studied architecture at the TU Berlin and the E.T.S.A. Barcelona. She is co-founder of the interdisciplinary team u Lab, Studio für Stadt und Raumprozesse in Berlin and postdoc at the Post-War Modernist Housing Research Lab at Frankfurt UAS. Since 2007 she teaches and researches at the University of Kassel's faculty of Architecture, Urban Planning and Landscape Planning. In her doctoral thesis, she researched the planning and intellectual history of the Munich Olympic Village in its historical, political, and social context.



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URBAN PLANNING: STRATEGIES FOR HOUSING ESTATES, OPEN AREAS AND DEVELOPMENT

Bremer Punkt

Small Steps / Big Steps. Vom Pilotprojekt zur Serie

John Klepel

LIN Architekten Urbanisten, Berlin

Like many German cities, Bremen is confronted with an increasing housing shortage and a growing demand for affordable housing. In response, Bremen's biggest housing association GEWOBA has prudently sought to add to their existing stock of 45'000+ dwellings. In 2011, within the framework of the „un-gewöhnlich Wohnen“ (unusual living) competition, exemplar lots in the post-war Gartenstadt Süd estate were selected for an investigation of the area's adaptability. The proposals reflected contemporary demands for affordable and flexible housing able to offer varied resident configurations. Gartenstadt Süd provides generous green open spaces framed by homogenous four-storey housing blocks. For this area, a highly adaptable, modular prefab timber system was developed, called the *Bremer Punkt*. This was inserted in suitable locations as a pilot project for adding extensions to social housing at the urban scale.

The *Bremer Punkt* occupies and activates urban niches with four-storey timber cubes. With a footprint of only 13.35 x 13.35m, the cube houses react sensitively to existing buildings and maintain the character of the estate's green open spaces. The modular system allows for flexible layout options to meet individual demands and site specific needs. Houses can accommodate a variety of apartment types, circulation typologies, façades, and building form requirements.

The design process has been thorough and great care has been given to detail at all stages of the design. Following its construction, the prototype was analysed and evaluated, leading to subsequent improvements in terms of construction methods, site development, spatial efficiency, and various other new constraints. The *Bremer Punkt* was conceived as a repeatable, serial housing typology. New additions to the type offer more layout options and more useable living space. The improved building envelope provides the building with a good, energy efficient surface-area-to-volume ratio.

At present, seven *Bremer Punkt* houses are in planning or under construction in the Neustadt, Kattentum and Schwachhausen neighbourhoods. More are set to follow.

John Klepel

John Klepel is an architect and researches building typologies at TU Berlin (with Prof. Finn Geipel). Since 2009, he is manager for housing projects with a focus on brownfield regeneration/redensification at LIN Architects Urbanists, Berlin. Among his realized projects are two designs for the densification and improvement of 1950s, 1960s, and 1970s housing estates, the 'Bremer Punkt' and 'Fürstenried West,' Munich, and a prototype for a modular, flexible tower block, the 'Typen-Wohnhochhaus,' Berlin.



© Frank Wasswberg

URBAN PLANNING: STRATEGIES FOR HOUSING ESTATES, OPEN AREAS AND DEVELOPMENT

Conservation or Adjustment of Post-War Housing Estates Experiences from the Netherlands, Especially the Bijlmermeer High-Rise in Amsterdam

Frank Wassenberg
Platform31, Den Haag

Some 40 percent of all houses in the Netherlands were built between 1945 and 1980. Most of these perform well on the housing market, but some neighbourhoods are problematic. In some post war developments, houses have even been demolished and replaced. The lecture starts with the „time“ aspect: What urban policy types dominated which periods, and what kinds of neighbourhoods did these generate?

All countries list and protect buildings which deserve conservation. But what to list in newer neighbourhoods? It is impossible to list 40 percent of all housing, and yet we don't want to demolish buildings that we will regret later on. How has this process developed?

On the basis of a number of cases where houses have been demolished in the process of redeveloping post war neighbourhoods, the lecture will debate the reasons leading to this approach, consider possible alternatives, and comment on the present situation.

The lecture focuses on the well-known Amsterdam Bijlmermeer neighbourhood. Despite its glorious 1960s design, this has been the most deprived and stigmatised area in the Netherlands for at least a quarter of a century. The area may now be considered as eminently in need of regeneration. After carrying out over twenty research projects in this area in as many years, the extended PhD research will further reflect on the Bijlmermeer area.

Topics include:

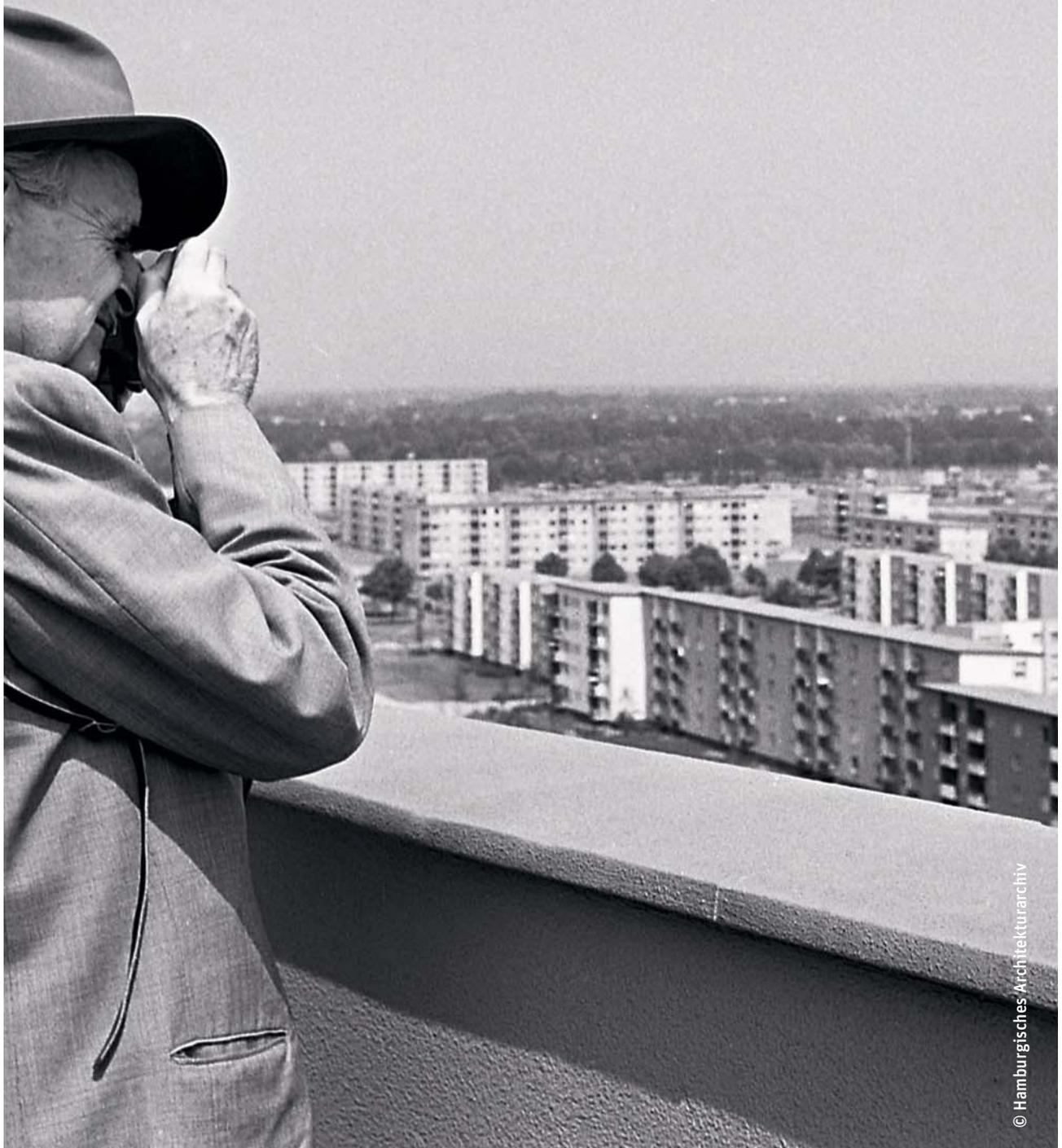
- „Times change“: areas considered least valuable during the early 1960s currently have the highest approval ratings and housing prices. Will this happen in post-war areas one day too?
- How to respond when demand fails and buildings are vacant and derelict and when no uses are apparent?
- Buildings have to be adaptive. How can they be easily adjustable when preferences, market pressures, uses, habits, etc. will change in the future?
- Replacement may be inevitable when other forms of adaptation are unsustainable - unless buildings

are listed as very special. Replacement happens when buildings, including housing, are unpopular, exist in too large quantities, are not adaptable, or are of poor quality.

- How to deal with demolition in relation to sustainability?
- A city is never finished. How can we reconcile change, adaptation, intensification or other modifications with the need for continuity?
- How can we stay open for bright ideas from residents and from market forces?
- Lists of protected buildings have to be updated regularly; are newer buildings worth listing?

Dr. Frank Wassenberg

Frank Wassenberg is senior project officer at Platform31 and guest researcher at TU Delft. His projects address a wide range of issues concerning housing, neighbourhoods, and urban developments. For example, he has been involved in refugee housing, local housing policy, private property investments, cooperations between governments, residents' participations, reuses of vacant properties, and energy improvements. In 2013, he finished his PhD about integrated approaches for the improvement of large housing estates.



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URBAN PLANNING: STRATEGIES FOR HOUSING ESTATES, OPEN AREAS AND DEVELOPMENT

Visions for the Housing Area „Neue Vahr“ The Creation of a Interdisciplinary General Concept

Katja-Annika Pahl
Hochschule Bremen

At its time of origin, the Neue Vahr was perceived as the sensational „city of the future“ throughout Germany. Today it is one of the best-known large housing estates in Germany and one of the few to be discussed positively in professional discourse. However, it is above all a place where people still like to live today. Although no major problems are immediately apparent, the owner, the GEWOBA housing association, has decided to engage with residents, local stakeholders and planners for an interdisciplinary examination of the Neue Vahr. Consequently, and as a kind of precaution, future scenarios were developed for the neighbourhood's further development. These are intended to enable timely reactions to current and future needs in the Neue Vahr without endangering the neighbourhood's qualities or undermining its basic historical ideas. In this process, Neue Vahr was intensively investigated through two interlocking processes. Within the framework of a multi-layered participatory procedure, the stock was subjected to a resident-oriented analysis which critically reflected present-day challenges. The results of this analysis provided a sound basis for subsequent conceptual work by a team of urban planners, traffic planners and landscape planners. The process started with one important premise: If a neighbourhood works as well for decades and is as popular with its residents as the Neue Vahr, the original design must have got some things right. Planners were therefore asked to refer to the historical ideas and reconnect with the original planning concepts of Neue Vahr. As a result, they created a new vision which highlights the Neue Vahr's sometimes forgotten spatial and structural potential and tries to reinforce these for the future.

Prof. Katja-Annika Pahl

Katja-Annika Pahl is an architect and since 2008 Professor of Architectural Design at the School of Architecture / University of Applied Sciences in Bremen. She currently coordinates the school's teaching curriculum and is co-speaker of the research group 'Region im Wandel / Region in Transition.' She previously taught at the TU Dresden (1998-2008) and was a visiting professor at the Kent State University, USA (2004).

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