

Urban Energy Meeting in Lübeck 19-20 April 2010

Introduction to round trip to Lübeck St. Jürgen

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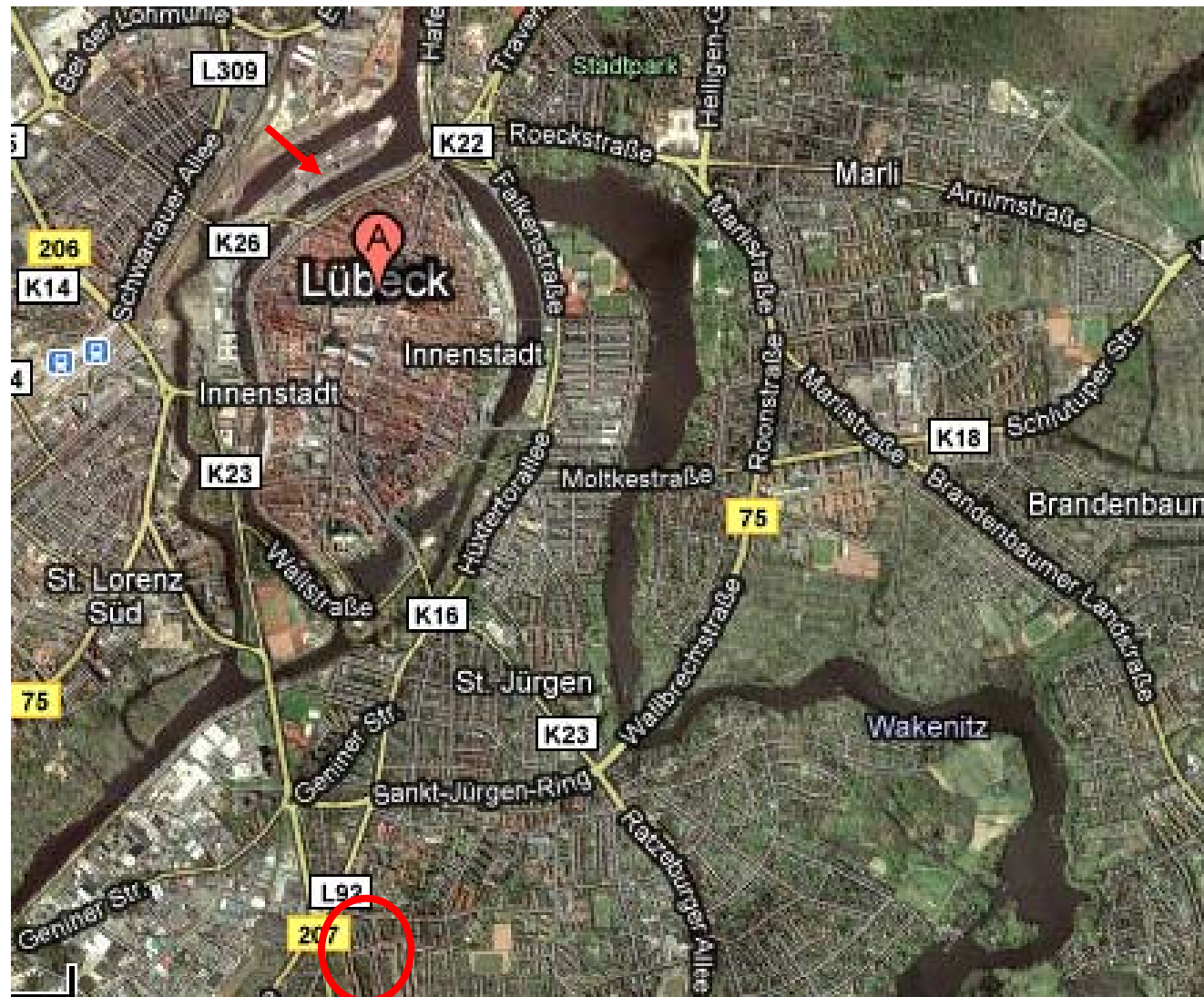
Head of technical department



**LÜBECKER
BAUVEREIN**

DIE WOHNUNGSBAUGENOSSENSCHAFT

LÜBECKER BAUVEREIN – Residential quarter St. Jürgen



LÜBECKER BAUVEREIN – The St. Jürgen Area

The St. Jürgen area is our largest single residential area in Lübeck with 1,050 residential units. At the heart of this are a number of Bauhaus style properties built in the late 1920s (492 units).

The properties in this area enjoy a certain degree of protection regarding changes that can be made to them (it is comparable to the protection of historic monuments).

This means that certain changes, for example as external facade insulation, are not permitted.



LÜBECKER BAUVEREIN – The St. Jürgen Area

Typical ribbon development took place on the outskirts of this area in the 1950s and 1960s.



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LÜBECKER BAUVEREIN – Residential quarter St. Jürgen

A detailed status analysis of the area was undertaken in the late 1990s. As a result, a masterplan for the whole area was drawn up. The intention was the regeneration of an urban area using demolition, new buildings and complete refurbishment of the buildings of the 1920`s and 1960`s and the revaluation of the residential environment. The masterplan also included the living environment and a renewable energy supply.

Some Facts:

Total 1,050 flats and 270 basement parking spaces

- 475 flats from the 1920s were refurbished from 1999-2010
- 152 flats from the 1960s were refurbished from 2004-2005
- 423 flats are new buildings after 2000 with demolition of 322 flats
- 1 day-care facility for children was build in 2005
- Start up of a local community meeting point in 2008
- Start up of a Guest flat in 2009

Aerial view (2003), Demolition and new buildings

demolition of garage blocks and new buildings (22 flats)

demolition of the buildings from the 1950`s (254 flats) and new buldings(262 flats), 188 flats with subsidy



demolition of the buildings from the 1950`s (80 flats) and of one garage block and new buldings (130 flats) with subsidy

demolition of buildings and 2 new buldings (8 flats)

Aerial view (2003), Refurbished buildings of the 1960`s



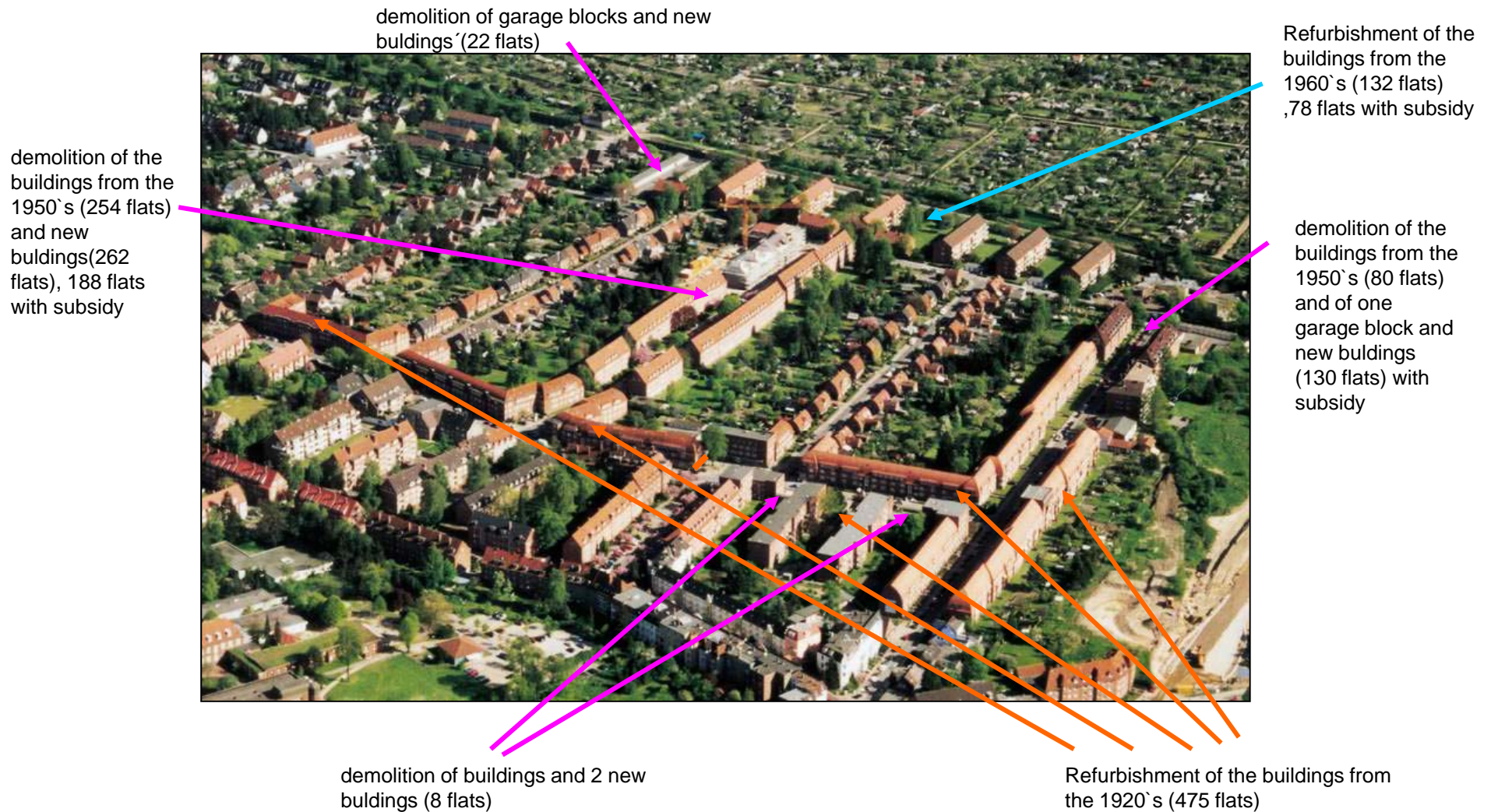
Refurbishment of the
buildings from the
1960`s (152 flats)
,78 flats with subsidy

Aerial view (2003), Refurbished buildings from the 1920`s



Refurbishment of the buildings from the 1920`s (475 flats)

Aerial view (2003)



Aerial view (2007)



The masterplan includes

1) Refurbishment of existing 1920 and 1960 properties:

- Restoration of the outside walls and grounds
- Outer shell: (new windows, roofs + downpipes, front doors, etc.,)
- Refurbishment of the units (bathroom, kitchen incl. fitted kitchen)
- upgrade single-pipe heating system to a modern heating system
- Replacement of supply and waste pipes (heating, plumbing, etc.)
- Replacement of TV wiring (satellite TV with over 150 channels)
- Addition of balconies

Properties of the 1920`s



Properties of the 1920`s



2) Demolition plan for those 1950 units not deemed suitable for refurbishment (too small flats, poor building fabric etc.):

- Phased demolition and replacement with new buildings (with nearly duplication of the floor space)
- Compression of the housing stock with new buildings on open spaces and demolition of garage blocks (more intensive use of floor space)
- The new construction of a total of 423 residential units has created a balanced range of properties, especially of interest to families with children.

New Buildings



Robert-Koch-Straße



Robert-Koch-Straße 25-31a



Helmholtzstraße



Billrothstraße



Friedrichstraße

Robert-Koch-Str. Old (1954) and new (2005)



Robert-Koch-Str.: Old (1954) and new (2005)





Day care center for children

3) Construction of a new day-care centre for children

- As there was previously only one facility in the area, a new centre, backed and operated by the City of Lübeck, was built between existing buildings.



Parking and renewable heat energy supply

4) Parking

- As the area was originally planned in the 1920s there were not enough number of parking spaces. Therefore 3 basement garages with 270 spaces and 20 carport spaces were added.

5) Sustainable and renewable heat energy supply

- Planning provided for a sustainable heating approach in the whole area. District heating pipelines have been laid. Energy for heating is generated at the nearby woodchip heating plant (renewable resource, CO2 neutral).

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Woodchip heating plant



Childrens playgrounds

6) Childrens playgrounds

A total of 4 new playgrounds have been built. In addition 2 municipal playgrounds designated for closure have been taken over, reequipped and maintained by us.



Meetingpoint for neighborhood

7) Meetingpoint for neighborhood (Nachbarschaftstreff)

- In 2008 a local community meeting point was set up which has been successful with both young and old from the start. Today it is a well-established feature in the area, with its 2 social education workers working 5 days a week.

Nachbarschaftstreff
St. Jürgen LÜBECKER
BAUVEREIN 



Events inside and outside



Guest flat

8) Guest Flat

Since 2009 a guest flat attached to the local community meeting point has been available to our members. These can rent it for their visitors. It is equipped like a holiday apartment..



Flysheet residence for guests

Unsere Gästewohnung

In unmittelbarer Stadtnähe bieten wir unseren Mitgliedern, deren Angehörigen und Freunden eine komfortable Gästewohnung mit allem, was man braucht, um sich wohl zu fühlen.



Billrothstraße 2
23562 Lübeck

35 € per day

2-Zimmer-Wohnung im Erdgeschoss
Wohnfläche: ca. 52 m²

Wohnzimmer mit Essbereich und
zusätzlicher Schlafmöglichkeit,
Schlafzimmer, Einbauküche, Duschbad,



Lübeck ist einzigartig, wundervoll. Das geschlossene Stadtbild wurde daher 1987 von der UNESCO zum Weltkulturerbe erklärt. Die vom Wasser umflossene Altstadt mit ihren rund 1.800 denkmalgeschützten Gebäuden, historischen Gassen und verwinkelten Gängen ist jedoch nicht nur schön anzuschauen, sondern der Kern einer höchst lebendigen Großstadt mit rund 214.000 Einwohnern.

Stadtteil-St. Jürgen

St. Jürgen ist ein Stadtteil von Lübeck, im Süden außerhalb der ehemaligen Stadtmauern gelegen. Als historische Vorstadt Lübecks zählt St. Jürgen zu den begehrtesten Wohngebieten der Hansestadt.

Am Brink liegt einer der beliebtesten Wochenmärkte Lübecks, der viele Menschen aus dem gesamten Stadtgebiet anzieht. Mit ca. 1.600 Wohnungen zählt dieser Stadtteil zu den größten des Lübecker Bauvereins.



Service office caretaker

9) Service office

As an extra service for our members we also have a service office in the middle of this area where the caretaker is available to deal with problems twice a week.



New recreation center in the middle of this area

10) A new recreation area is also planned for the middle of this area. At the moment this place is only a street with parking places.



In the future (probably in 2011) the environment will be new designed: Only a narrow street, benches and also trees and hedges so that this place will turn to recreation zone. The surface of this area will also be refurbished.





Thank you very much for
your attention!

