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Integrated Urban Development

From Urban Quarter to Projects/Measures

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Integration of sectoral aspects

- **First phase of modernisation of buildings (1991 ff.):** focus placed on creation of modern housing conditions (enhancing of building envelope, renewal of heating and sanitary systems)
- **end of the 90s:** energy costs rise, environmental awareness increases
- **consequence:** energy saving aspects of renovation become more and more important (financial advantage for tenants and landlords, reduction of CO₂ emissions)
- **In 1999** rough diagnostic estimates were introduced regarding energy saving measures pertaining to the sponsorship of living space

Integration of sectoral aspects

- Discussion of the integrative approach from 2005: the energy saving renovation of buildings is to be seen within the context of other aspects of urban and residential development
- the sustainability of rehabilitative measures is highly increased, if energy consumption and carbon dioxide emissions are reduced and the following aspects incorporated in project development:
 - > demographic development
 - > locational and urban planning and development
 - > architectural quality and monument protection
 - > real estate economic factors
 - > social needs

Integration of sectoral aspects

- **Integrated urban development concepts in Brandenburg: towns illustrate in detail which areas and objectives are to be put into practice through key projects in urban development**
- **Integrated projects with proven multiple benefits should have priority in realisation and take precedence when subsidies are awarded by the state of Brandenburg**
- **Following are examples of some projects that will serve to clarify the integrative approach:**

Wasserturmsiedlung in Schwarzheide



Wasserturmsiedlung in Schwarzheide

- Housing estate of a chemical plant built in the 1930s, 175 housing units in two-storey row houses each with its own garden
- In 1990 BASF took over the VEB synthesis plant and major appartement holdings in Schwarzheide
- In 1995 BASF decided to renovate the water tower residential area –
Objective: “good jobs and good housing”
- An exemplary PPP model was developed on the basis of a comprehensive concept
- Overall cost: 19m €, from that 9m € as subsidies

Wasserturmsiedlung in Schwarzheide

- The concept included the following aspects:
 - > modernisation of appartements in line with heritage protection guidelines, energy saving renovation according to the standards of that time
 - > maintenance of design quality
 - > upgrading of the whole neighbourhood
 - > locational development
 - > socially compatible implementation, intensive involvement of tenants, fortification of feeling of identity
 - > rehabilitation of the technical infrastructure
 - > boosting of the regional economy
- coordination facilitated by a “Round Table” of all participants

Lübbenau-Brücke



Lübbenau-Brücke

- **Founded in 1999 as a joint project of both housing companies and Lübbenau town**
- **Project objectives:**
 - > need-based customization of appartements
 - > equitable urban renewal measures (demolition and removal)
 - > upgrading the whole neighbourhood
 - > infrastructure improvement
 - > boosting local economy
- **Execution of several individual projects since 1999**
e.g. the creation of a community centre and organisation of cultural events

Lübbenau-Brücke

- A high value is placed on energy saving methods during renovation: insulation of the building envelope, modern heating systems, to some extent adoption of new technologies such as solar heating
- Outstanding project: Straße der Jugend 7-9, the first low energy house in our holdings since 2005
> primary energy requirement reduced from 187 kWh/m²a to 60 kWh/m²a (30% below the set building standards of that time)

Community Centre in Vetschau



Vetschau Spreewald
Stadt mit Energie



Community Centre in Vetschau

- **Town Slogan of Vetschau/Spreewald:**
„A Town full of Energy!“ – several innovative energy saving projects e.g. gym with solar plant on the roof
- **Social infrastructure and housing have to be adapted to suit needs arising from demographic change**
- **Revitalisation of the Old Town through creative upgrading and functional support**
- **INSEK-key measures: use of the former heritage protected grammar school as a community centre with a day-care centre, club for senior citizens, music school and multifunctional hall**

Community Centre in Vetschau

- Contributing to sustainable urban development using cross-generational concepts / energy saving renovation
- High energy efficiency in spite of monument protection measures:
current power requirement: 407,9 kWh/m²a
EnEV value requirement: 237,8 kWh/m²a
planned power requirement: 185,2 kWh/m²a
- a further reduction of power requirement through the use of geothermal energy being tested
- costs approx.. 1,6m € – sponsorship within auspices of investment pact (ESI) und urban renewal programme (AUF/RSI)