



## SELB Deutschland

City: Selb

Location: Northern inner city

Population: 7.500

Study site: 11 ha

Site of project: 1.3 ha

### TOPIC

The city of Selb which is affected by an ageing and decreasing population is to be reorganised and should receive more living and leisure qualities in the northern inner city. The proposals should consider the following: guarantee of mobility, barrier-free access and a coordinated programme of cultural facilities form part of the urbanistic requirements. Particular emphasis is placed on a comprehensive leisure space concept which combines the individual urban areas with each other and offers the city's pedestrians new qualities. A coherent traffic concept must be developed for the area, which is reasonable from the economic and ecological points of view and which considers stationary traffic. The architectural part of the design must include both the conversion of existing flats according to barrier-free standards and the planning of economical new housing types which provide innovative living concepts for senior citizens and people with special needs. Furthermore, the layout of the corresponding exterior space is an important aspect of the design.

### TERRITORIAL SCALE : CONURBATION

The city of Selb is located in the north of Bavaria, at the border to the Czech Republic.

The city's industry has been dominated by the production of porcelain. In the middle of the 90ies, the ceramic industry suffered from a sales crisis which constituted a drastic break in the urban development: the number of employees decreased by 19 %, the number of inhabitants by 9 % (with a further downward trend).

The unemployment rate of 10 % is accompanied by the ageing of the inhabitants (42 % are older than 50 years). Therefore, a sustainable urban development, taking into consideration both demographic and economic changes, is the central urbanistic and economic aim.





#### URBAN SCALE : STUDY SITE

The competition area is located in the northern inner city. Its central location offers a high potential of living qualities, especially for older people. Both the already existing cultural facilities and the traffic infrastructure offer the ideal potential for reconstruction into a barrier-free city suitable for older people, with attractive open spaces, social institutions and cultural facilities that will promote activities and communication.

The city plans a reorganisation of streets, squares, traffic facilities and green areas on the basis of an integrated urban development concept.

#### Programmatic intentions:

Designation of economically reasonable traffic areas.  
Improvement of the public space and creation of urban-spatial qualities with a focus on the development of a barrier-free residential environment.

#### PROXIMITY SCALE : SITE OF PROJECT

The planning area bears a considerable potential for conflict because of inherited burdens, such as the abandoned railway track and the sealed parking space areas in the direct vicinity. Residential units in the direct neighbourhood of car repair shops, vacant industrial and residential areas and unattractive views into the open spaces of the adjacent residential complexes require a comprehensive improvement of the surroundings, in order to implement the city's plan to create an attractive residential quarter.

#### Programmatic intentions:

Conversion of existing residential structures into good-quality, senior-friendly residential units.  
Economical new construction of residential units, taking into consideration barrier-free living.  
Development of new living concepts for senior citizens and people with special needs.







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