

European 14 - Zwickau (DE) Productive spaces between old town and Mulde river



view from west to east

SCALE: L/S urban and architectural

TEAM REPRESENTATIVE: architect / urban planner / landscaper

SITE FAMILY: From City to Productive City

LOCATION: Zwickau – East Old Town

POPULATION: City 91,500

STRATEGIC SITE: 61 ha

PROJECT SITE: 27.9 ha

SITE PROPOSED BY: City of Zwickau

ACTOR(S) INVOLVED: City of Zwickau, Zwickau 2050 Initiative

OWNERS OF THE SITE: City of Zwickau, 2 housing societies, housing building cooperative and private owners

COMMISSION AFTER COMPETITION: Urban- and landscape-planning development concept and building planning

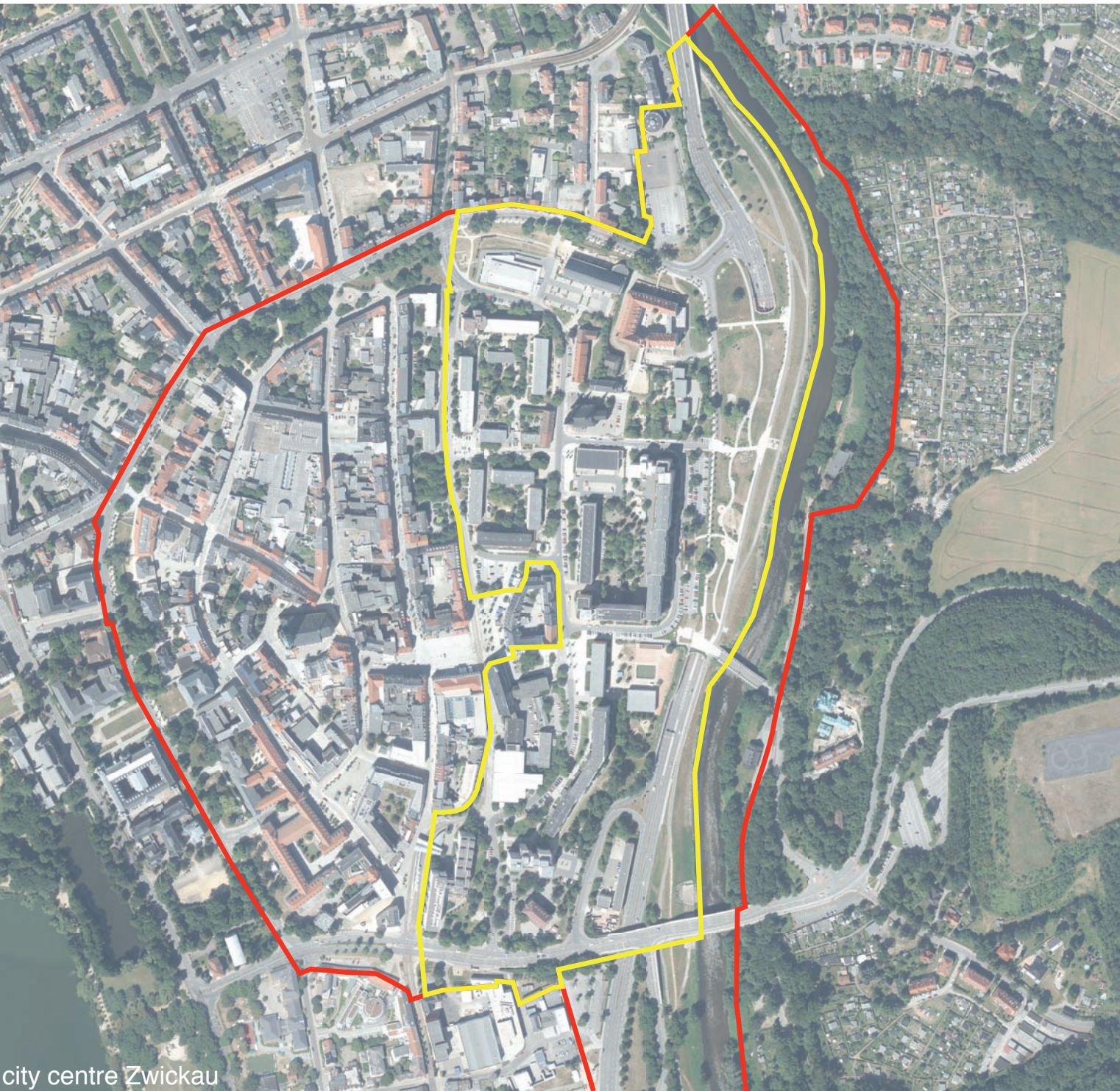
HOW CAN THE SITE CONTRIBUTE TO THE PRODUCTIVE CITY ?

The aim is to transform the mono-functional residential use of the existing 5- and 11-storey prefabricated buildings of the eastern city centre into mixed-use districts. Connections to the western, historical city centre should be created once again by means of total or partial demolition. The public space system in the city centre should be enhanced. The establishment of handcraft, small businesses, culture, and their value creation and compatibility with the area therefore stand in the foreground. The principle of separating work and residences should be broken open and be replaced by the city of short routes. The goal of a mixed-use city with short distances and high-quality architecture and public spaces is the central idea.

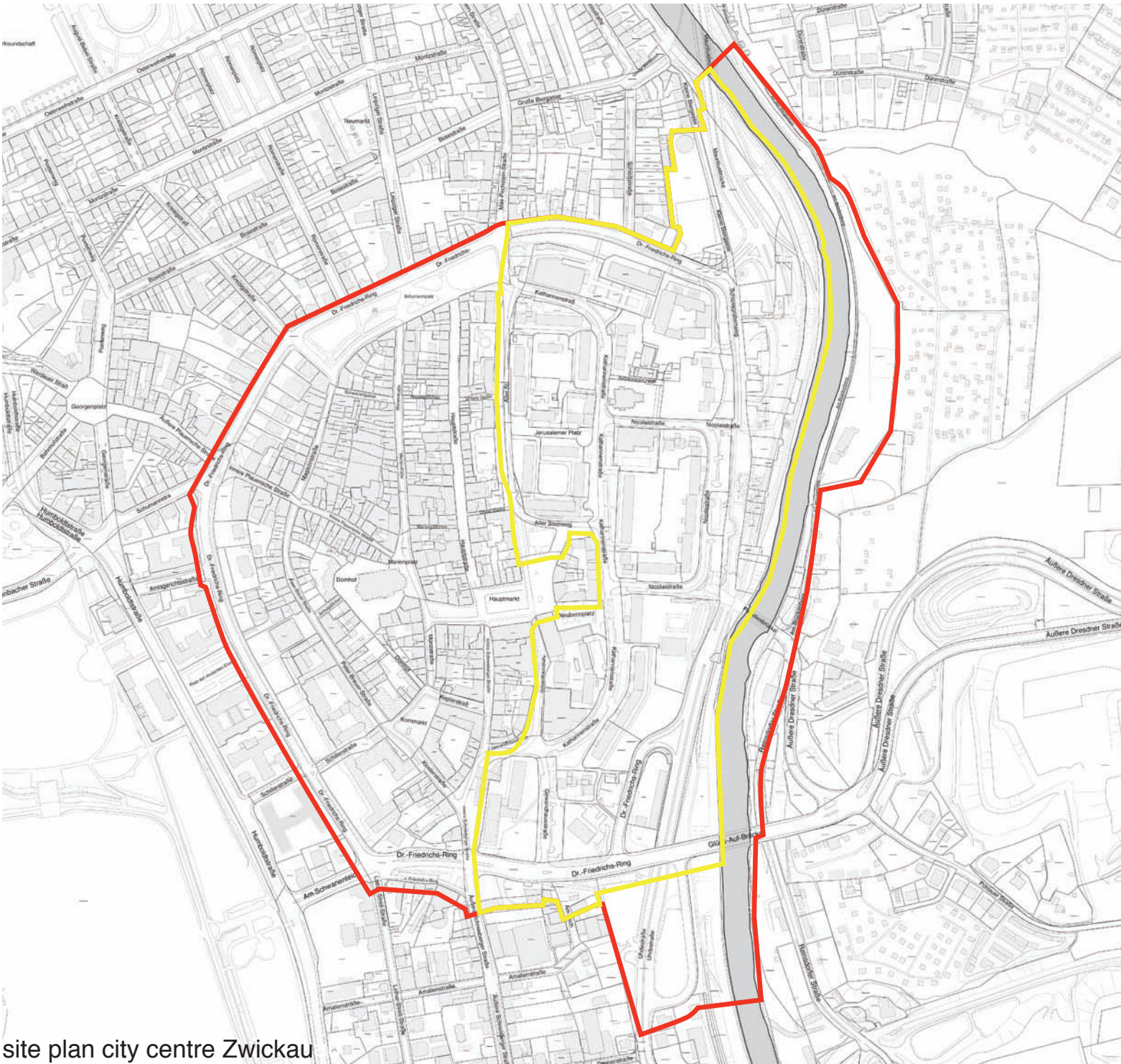
CITY STRATEGY

In the Integriertes Stadtentwicklungskonzept Zwickau 2030 (Integrated Urban Development Concept Zwickau 2030), which was decided on at the end of 2013, 'internal development before external development' is defined as the primary urban development goal. The strengthening of the centre of the city with its high concentration of historical monuments therefore takes the highest priority. With the development of the centre and the, also historic, suburbs close to the city centre, Zwickau is therefore adhering to the urban development model of a compact city, while taking into consideration the historical, environmental, and traffic-related conditions. The new goal is the demolition of the barrier created by the prefabricated buildings, opening up the city centre to the Zwickauer Mulde, which borders directly to the east, and the creation of a bridge between the western old city and the "Muldeparadies" cultural area with housing and business.

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city centre Zwickau



site plan city centre Zwickau

SITE DEFINITION

Zwickau has an historic old town centre, whose basic medieval structure can still be recognized today. The eastern town centre, which was severely affected by flooding in 1954, was almost completely done away with in the 1970s and rebuilt in-line with the notion of industrial building in normative large panel construction with 5 and 11 storeys. The location of the residential area in the city centre and the large number of affordable flats represent a great value. At the same time, this part of the city centre developed into a self-contained, mono-functional area with hardly any mixture of uses and thus radiates little urban flair. In addition, the rows of residential buildings, which can only be modernized with difficulty, block the city centre off from the bank of the Mulde with the newly created “Muldeparadies”.

HOW IS PRODUCTION CONSIDERED IN THE URBAN DIVERSITY PROGRAM ?

The Athens Charter was deemed the concept of a functional city for a long time. There is, however, growing recognition that separating living, working, and free time is no longer sustainable, and that the ground floor together with the public space plays a decisive role. The city of short routes is being rediscovered. The mixed use of districts, the creation of lively urbanity, and urban planning density are gaining greater significance. A decelerating of motorized private transport, an accelerating of public transport, and the optimizing of the network of cycling and pedestrian pathways are therefore urgently necessary. The attractiveness for employees increases, since there is only a short distance between work and home.

This makes a significant contribution to the conserving of resources. It is not necessary to limit production solely to handwork and trade. The goal is to also expand the site of the Westsächsische Hochschule (University of Applied Sciences Zwickau) in the western city centre to the eastern area of the city centre, so as to establish intellectual output in the mixture of uses that is planned. Structural and utilization ideas have to be suitable for attracting diverse actors. The new buildings, clusters, or districts should be inherently multifunctional and have multiple mutually compatible uses, both horizontally and vertically, such as housing, services, business, culture, and education on the floors. Due to the direct proximity to the Zwickauer Mulde, uses such as urban gardening for O₂ production could be facilitated on open areas.

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view from south-east to north-west



detail view from east to west (from left: church - castle - corn house)



view from east to west (front: Paradiesbrücke - back: Gewandhaus and cathedral St. Marien)



view from east to west

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view from north to south (from left: floodplain - prefab buildings - old town)