



TOPIC

The competition area is one of the few remaining larger areas, offering a potential for the expansion of the town of Gersthofen. It has been designated as urban extension area for many years, and is correspondingly shown in the Masterplan as a housing development area. The opportunity of planning the last development area must inevitably include a comprehensive reflection on the city as a whole. The aim is to further develop the existing structure in a harmonious way to create an attractive residential area. Existing deficits should be defined, processed and transformed with viable solutions.

A concept for an urban development in phases and a response to the treatment of limits is sought for a town, which has literally reached its limits.

CONURBATION

In the past 100 years, Gersthofen has developed from a farming village to a middle-sized centre of the region Swabia, which owes its rapid growth to the excellent position on transport routes since Roman times. Gersthofen is about seven kilometres north of the city of Augsburg, directly on the River Lech. The Federal Highway No. 2, the "Roman Road" runs through the centre of the town. A recently built motorway interchange in the south of the town connects Gersthofen to the Munich-Stuttgart motorway No. 8. The small town of Gersthofen is an up-and-coming business centre with more than 2,000 commercial companies and a residential centre, with attractive leisure and living qualities.

SITE

The area, currently still in agricultural use, is situated to the northwest of Gersthofen's town centre. To the northeast of the competition site there is a residential area, with plots for the planned construction of high quality terraced and multi-storey housing, schools and pre-schools. A cemetery with an extension area is situated to the east of the planning area. Ideas and concepts can be developed in the course of the competition treatment to take account of these areas. A residential area borders to the south, which is characterized by various building structures, ranging from detached and terraced houses to multi-storey point blocks. An important influence on the planning area is exercised by the heavily used Federal Highway B 2 in the west, and the motorway interchange in the north.

Population: 21.173

Study area: 17.85 ha

Project area: to be defined by the competitors



PROGRAMME

A sensible further development and enlargement of existing structures is desired. Active settlement of companies in the high-tech sector has led to an increase in the demand for high standard housing. However, one-sided developments are not desired, but rather an appropriate mixture of residential forms should be found which takes into consideration current and future demographic developments. Key concepts here are : customized type houses and a strongly segmented housing market.

Greater importance should be attached to create a new structure and variation in the area. The planning should also include links to the town centre and the railway station area with the nearby retail facilities. This could also support the railway station according to the planned municipal railway network. According with the aim of integration of the competition area into the town structure, a connection with the nature, the river Lech in the east and the landscape in the west, should be established.

ISSUES

Social / functional

The town of Gersthofen is reaching the physical limits of its development. Therefore the treatment of existing limits and the development of a new structure and identity for the competition area are important aspects of this task.

Special attention should be paid to the layout of the new structure, which has to optimize the interlinking of the new quarter with the existing structures and boundary conditions.

Sensitive

The area borders directly on the Federal Highway No. 2 to the west, a traffic artery running from north to south, used by an increasing number of cars and trucks. Here, structural, architectural and/or landscape solutions are sought.

Sustainability

The task is to create an urban structure, which leads to the development of an area in the long term that can respond to future demographic changes in society, by means of appropriate building and residential forms.

Innovative concepts should be developed under consideration of ecological, social and economic aspects. The project has to tackle the topics of borders and limits of urban developments.





