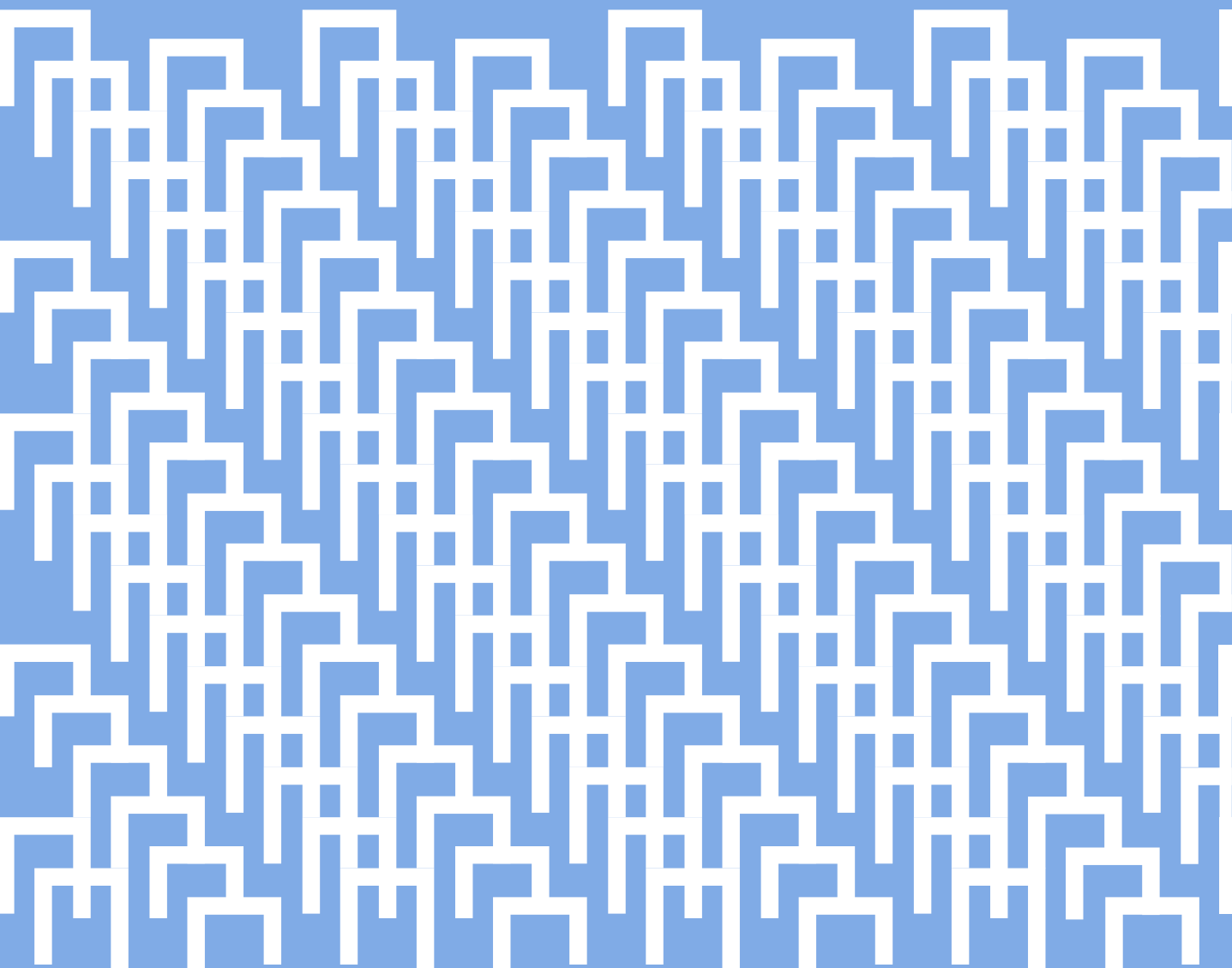


Working Group 1  
MCMH Atlas

# European Middle-Class Mass Housing: Past and Present of the Modern Community



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Housing: Past and Present  
of the Modern Community**

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# Germany

Berlin, Bielefeld, Bochum, Frankfurt/Main,  
Kronberg im Taunus, Wiesbaden

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## Middle-Class Mass Housing in Germany

The article presents a study on the conceptual and contextual framework of the middle-class mass housing (MCMH) neighbourhoods in Germany, contributing to the cross-geographical debate at a broader European level. It complements the case studies presented in this publication, providing a wider framework for their better understanding. The aim of the study is two-fold: (1) to contribute to a broader awareness of the specificities of MCMH in Germany, compiling historical description that details background on its emergence and changes to MCMH over time, in particular in the second half of the 20th century; and (2) to provide basic information about the typologies and characteristics thereof, and to give an insight into the specific problems inherent to the conservation and renewal of the MCMH in Germany.

Middle-Class Mass Housing (MCMH) neighbourhoods represent a significant share of the urban and morphological image of European cities, and a significant share of total housing stock across Europe, ensuring access to affordable and appropriate housing for the general population. (Milovanovic et al, 2022) MCMH development was influenced by multifaceted factors, including social, economic and other contextually specific parameters.

The pre-World War II period in Germany was characterised by the establishment of non-profit housing and social housing as the main concern of the country in the 1920s, defining the central principle of the German housing system, which has been a constant ever since. Referring to the hyperinflation of 1923, which strongly affected the middle-class and housing legislation, Glendinning (2021) notes:

“As always in Germany, unlike Red Vienna, the main client group was not the poor but the impoverished lower middle classes and skilled workers – many of whom then had to quit their expensive modern dwellings during mass unemployment in the Depression.”  
(Glendinning, 2021, p. 42)

The strong tenant culture and ‘tenant-

friendly’ housing policies in Germany influenced the housing market and resulted in the fact that most of the urban dwellers in Germany, especially in the post-war period, tended to be rental tenants, including among the middle and upper middle class. (Milovanovic et al, 2022) Aerial bombings in World War II led to an extraordinary high loss of housing in Germany. The proportion of flats which were destroyed in relation to the number of flats existing in 1939 was above 33% in numerous cities with more than 100,000 inhabitants. (Bode, 1995, Figures 1 and 2, pp. 10-11) War damage maps of the 1940s and 1950s show that large city areas were slated for monofunctional residential areas according to functionalist planning principles, e.g., in Hamburg. (Enss et al, 2023, pp. 119-143)

The East-West polarisation of the post-World War II period in Germany accordingly led to different approaches to housing development. While West Germany was founded on a social market economy, avoiding unified principles at a national level, East Germany was structured around centralised governance and the socialist system (Glendinning, 2021). The scarcity of housing in West Germany was not class-specific and social housing did not necessarily mean working class accommodation – approx. 70% of the population was eligible for social housing in the early post-war years (Urban, 2018, p. 102). Thus, legitimacy and economic prosperity of the new state depended vitally on mass housing production. The largest non-profit housing association was called the “Neue Heimat”. (Lepik et al, 2020) In East Germany, following nationalisation and the dismantling of the pre-war housing system, a workers’ housing cooperative system was established. In the 1970s and 1980s, East Germany saw its peak in housing construction with 2 million new dwellings built (Urban, 2018, pp. 103-4). As Urban (2018) notes, in 1989 only 5% of West Berliners were residents of a large housing estate, compared to about one-third of East Berliners. Thus, the political background and social significance of the Mass Housing Neighbourhoods (MHN) was completely different in West Berlin as opposed to East Berlin.

In the late 1980s and early 1990s housing





Figure 1

policies went through a series of important changes, due to the new socio-political context in Germany after reunification. This led to change in the legislation affecting housing associations, and therefore the tenants' profile. (Milovanovic et al, 2022) Nevertheless, in the case of the Märkisches Viertel in Berlin for example, the rate of unemployment and the number of people of other nationalities among the tenants were close to the Berlin average (around 15%) in 2014 (Urban, 2018, p. 113). This composition of tenants indicates a relatively high level of social integration in this mass housing neighbourhood in West Berlin, compared to other cases of social and rental housing in Western Europe. (Milovanovic et al, 2022).

The MCMH neighbourhoods have been socially shaped quite differently by changing and divided political histories. In their diversity they contain a capacity to contribute to the contemporary development of just, inclusive, resilient and sustainable cities and human settlements and the Sustainable Development Goal 11 (SDG11), established by the United Nations General Assembly in 2015.

## Typologies and Characteristics of MCMH in Germany

Immediately after WWII, damaged or destroyed housing complexes of the 1920s and 1930s were repaired or reconstructed in similar configurations, such as in Hamburg's, Barmbek-Nord and Veddel districts. (Lepik et al, 2020, pp. 26-30) One of the first newly-developed examples of MCMH in Germany was the Ziekowkiez settlement in Berlin, built in the period between 1954 and 1957. It combined two different housing types, very common at the time: row housing and high-rise buildings. (see Mapping MCMH-EU Database: Ziekowkiez). Another example, whose construction started just 2 years later - the Sennestadt in Bielefeld, a district for 20,000 people - was built in the period between 1956 and 1973 (see Mapping MCMH-EU Database: Sennestadt). Besides row housing and high-rise buildings, it combined different single-family houses, aiming at a mixed local society.

In terms of physical structure, one of the core principles for planning mass housing neighbourhoods in Germany, e.g., Falkenhagener



Figure 2

Feld (1962–1975), Gropiusstadt (1962–1975) and Märkisches Viertel (1963-1975), was the urban planning paradigm of *Urbanität durch Dichte* ('urbanity through density'). The MCMH in West Berlin aimed at urbanity in this sense, following the principles of Athens Charter such as functional separation and a predominance of light and air. The neighbourhoods had communal facilities such as schools, kindergartens, shops and sport centres. (Urban, 2018; Milovanovic et al, 2022).

One of the largest housing estates in Germany is the Nordweststadt in Frankfurt/Main, built in the period between 1961 and 1972 (see Mapping MCMH-EU Database: Nordweststadt). It is one of the best examples of a Raumstadt ('city in space') type development in Germany, and perhaps even Europe. This concept provides a harmonious spatial quality of the settlement.

The split-level house Girondelle in Bochum, built in the period 1965-1969, is an example of the terraced house type with a length of 200m (Figure 1). A great diversity of housing units aimed at achieving a high social mix, yet nowadays inhabited by predominately low-income households.

The typical architectural design of the "Neue Heimat" (Lepik et al, 2020) did not differ significantly from MCMH that were being developed by private companies (e.g., Norikus in Nürnberg/Nuremberg, see Figure 2, Enss et al, 2019) or city-owned associations (e.g., Heuchelhof in Würzburg, Enss et al, 2019).

Following German reunification and the shift of housing policy in the 1990s, both the local authorities and the national government provided subsidies and funds to renovate residential buildings, resulting in most large estates being renovated (Urban, 2018). As Urban (2018) explains, the kinds of renovation undertaken normally involved providing additional insulation, updated plumbing and often adding balconies; green spaces were refurbished and often semi-urbanised with shops and service buildings. At the same time, Germany gradually reduced its social programmes and non-profit housing associations had to operate according to market principles. As Urban (2018) notes, between 2000 and 2006, Berlin sold 100,000 housing units to international investors, "thus sacrificing a system working with long-term success for short-term profit"

(Focus, 2006; Berliner Mieterverein, 2006; cited in Urban, 2018, p. 112). This practice contributed to the polarisation of the housing market, and large housing estates were “gradually turned into a refuge for those who could no longer afford to live in attractive inner-city neighbourhoods”. (Urban, 2018, p. 112) Those practices resulted in large housing estates becoming very unpopular and neglected neighbourhoods inhabited by “society’s poorer strata”. Writing about East Berlin’s housing estates after the end of the socialist regime, Urban (2018, p. 115) notes: “The days in which the doctor lived wall to wall with the labourer are gone. Those who have stayed are mostly elderly, and those who come increasingly belong to the lower classes.” Nevertheless, those estates are generally well maintained and cannot be dismissed as deprived neighbourhoods. The number of ethnic minorities and unemployed in large housing estates is still only slightly higher than in other neighbourhoods, as noted by Urban (2018), in the case of Berlin.

The number of large housing estates being listed as separate buildings or whole ensembles protected by monument protection law of the federal states is increasing. There is no consistent policy between the 16 federal monument preservation authorities. An overview on listing policies is given by Hasche (2019). Mostly their values are discussed between conservators, urban planners, architects and local politicians. This was the case for example, in München Neuperlach (Hild et al, 2018) and Bremen Neue Vahr. (Pahl et al, 2018) Nonetheless, there is a general lack of appreciation for the large housing estates and their qualities and cultural significance, as noted by Harnack et al (2021) in the introduction to a collection of essays on strategies for adaptive re-use of post-war modernist housing. This under-appreciation in combination with a scarcity of available construction land in cities, leads to a growing pressure on large-scale housing estates and their generous green spaces, thus leading to those neighbourhoods being casually sacrificed for the sake of urban densification. What makes the densification process easier is that the mass housing estates in Germany are usually owned by a single or a few large, often even public, landlords, making them “the easiest location to implement infill development”. (Harnack et al, 2021)

## Discussion

In the context of middle-class mass housing in Germany, three main issues arise: (1) policies – a generalised neglect and changes to the housing policies from the post-war period onwards, which previously had advocated for more egalitarian housing practices; (2) spatial – the neglect and physical alteration of the gradually, and systematically, deteriorating mass housing neighbourhoods or large-scale housing estates; (3) social – an increasing polarisation of society, and an increasing precariousness of the middle class, in particular related to housing options.

In many cases, although intended as middle-class mass housing or at least intended for “large parts of society”, large-scale housing estates in Germany (high-rise buildings, slabs and other multi-family housing typologies) eventually became home to more vulnerable groups and low-income residents, as it is the case nowadays as well. Similarly, single-family housing estates and mat housing (low rise and high density), although intended for workers and middle-class, as in case of the Siedlung Roter Hang in Kronberg im Taunus (see Mapping MCMH-EU Database: Roter Hang), eventually became unaffordable for the vast majority of them. Recent, contemporary housing market practices are constantly and continuously contributing to the polarisation of the housing market and accordingly exacerbating the issue of middle-class citizens being able to find their place within it, which is reflected also in the increasing polarisation of society in general. Those practices are neglecting the basic principles and aims of the initial planning and development of these very mass housing estates – imagined as a way to enable more egalitarian and democratically constituted societies, nowadays gutted by landlord rental schemes and capitalist market principles. The reputation and role of the large housing estates in the current housing market has been negatively impacted and marginalised. Even when the mass housing estates are undergoing major refurbishment, the current radical thinking behind the interventions and the thoroughness of their makeovers are still only succeeding in contributing to the same outcome, making them no longer available to those for whom they were designed for in the first place (Harnack et al, 2021). It is vital to understand and assess different context- and case study-specific factors behind a possible rehabilitation of mass housing

neighbourhoods, including heritage conservation, individual spatial qualities, social aspects, etc. (Dragutinovic et al, 2023) Accordingly, a more complex rehabilitation and governance approach is required, including better urban planning and heritage laws that protect the socio-spatial characteristics of mass housing estates, favouring continuous maintenance and repairs over comprehensive refurbishments, and thus preserving the original social and urban fabric as much as possible, with an emphasis on inclusive processes. (Harnack et al, 2021).

### Figures

Cover - Woldenmey Siedlung in Dortmund (1963-1969). Source: Svenja-Christin Voß, photography taken for the student workshop MHN in Essen/Dortmund, February 2022.

Fig. 1 - Terrassenhaus Girondelle in Bochum (1965-1969). Source: Julia Bussen, Tessa Disse, Vanessa Pohl, Svenja-Christin Voß, and Zeynep Aksoy, from the student workshop results, 2022.

Fig. 2 - Norikus housing estate in Nürnberg/Nuremberg. © Ralph Dobratz, 2019.

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# Sennestadt

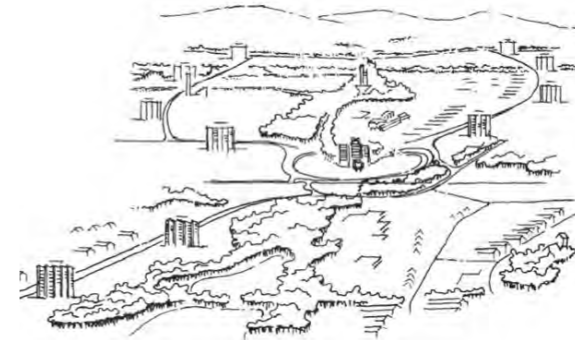
Germany, Bielefeld



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This city satellite was developed according to the organic planning and car-friendly city principles of the 1950s. Built to overcome the housing shortage after WW2, Sennestadt combined different urban typologies (Zeilenbau, row houses, different one-family houses and high-rise buildings) aiming at a mixed local society. Through massive repetition of the typologies a district for 20.000 people was built.

<b>Address/District</b>	Reichowplatz, 33689 Bielefeld, Germany		
<b>GPS</b>	51.94593163770837, 8.584956561934195		
<b>Scale of development</b>	District		
<b>Project author</b>	Hans Bernard Reichow		
<b>Constructor</b>	Sennestadt GmbH (founded by municipalities)		
<b>Landscape author</b>	-		
<b>Period of construction</b>	beginning: 1956	end: 1973	inauguration: -



Drawing Reichows - Construction of the urban space through high-rises (Sennestadtverein)



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## URBAN AREA

<b>Location - within in the city</b>	original:	satellite
	current:	satellite
<b>Other facilities / availability of amenities</b>	schools / health / market / sports / shops / religious / kindergartens / leisure	
<b>Location - position of buildings</b>	Perpendicular (with a shorter façade facing a street).	
<b>Urban Ensemble</b>	Sun oriented parallell rows / free-standing objects	
	total area:	400 ha
	housing:	50 %
<b>Connectivity   Accessibility</b>	Car-friendly city with mediocre bus public transport. As satellite district still detached from the rest of the city	
<b>Landscape</b>	Sennestadt has a large-scale green infrastructure both east-west and north-south, which has developed from partly existing nature conservation areas and has also been supplemented with sports facilities and water bodies.	
<b>Open and public space</b>	The artificial centre „Reichowplatz“ is touched by the green infrastructure, but still lacks pedestrian frequency due to the car-friendly structure of the district.	current condition: needs to improve
<b>Quality of living environment</b>	Sennestadt has an exposed location on the Teutoburg Forest, linked by a high-quality green infrastructure. Typical deficiencies of modern mass housing are evident: car-dependent lifestyle & homogeneous groups of residents.	
<b>Main Features</b>	-	

## RESIDENTIAL AREA

<b>Residential buildings</b>	Zeilebau: Four entrances per typical building; two or three dwellings per floor and entrance. The ground floor is slightly elevated from the ground level, creating a mezzanine floor. Most dwellings consist of two-three rooms plus bathroom and kitchen.	
<b>No. of buildings</b>	1410	
<b>No. max. of floors</b>	11	
<b>Average no. floors</b>	3	
<b>Materials   Fabrication</b>	The plaster and clinker facades are colour-coordinated according to plan for the entire city. White window frames support and enhance the colour effect. Dark roofing material against the dark green of the forest and green corridors blends into the urban landscape.	
<b>No. of dwellings</b>	8100	
<b>Average dwe. area</b>	75 m <sup>2</sup>	
<b>Dwellings' type</b>	one floor	2, 3, 4 rooms
<b>Qualitative issues</b>	-	
<b>Housing density</b>	Number of dwellings per ha:	20

## MIDDLE-CLASS

<b>Original dwellers class:</b> middle-class	Partly inhabited by the original dwellers and partly by low income households.	
<b>Current dwellers class:</b> others		

## MASS HOUSING

<b>Massification through:</b> planned process horizontal growth element's repetition	Numerous repetition of key typologies: - low slab (Zeilenbau in Germen, see wideview on the right). - High-rise (see close-up) - One-family home (Row house, detached, double, Kettenhaus, villa).	
<b>Building's typology:</b> detached house semi-detached house clustered low-rise row-housing slab tower		

## HOUSING POLICIES

<b>Urban promotion type:</b> public	Eliminating the housing shortage with 1,8 million housing units in 6 years (1957-1962). Housing units should be constructed, designed and suitable for broad strata of the people regarding size, equipment and rents.	
<b>Housing promotion type:</b> public	(1) Funding (2) Guarantees (3) Tax benefits (4) Providing land for construction purposes (5) Measures to reduce construction costs.	
<b>Name of specific programmes or funding applied</b>	(1) 1956 - Second Housing Law (National).	

## PRESERVATION | TRANSFORMATION REGENERATION

<b>Preservation and maintenance</b>	Partially refurbished.	
<b>Preservation and maintenance status details</b>	Although some housing association building stocks have been refurbished, many units still have structural deficits.	
<b>Urban   building transformation or regeneration</b>	Regeneration of green infrastructure. Plans to extend the tram line to the district and renew the district centre. plans to reduce lanes of the primary road going through the district. plans to develop sub-centres within the district (see Integrated District Development Concept Sennestadt 2017).	
<b>Intervention scale</b>	Neighbourhood / community improvement / open and public spaces / buildings / collective green spaces / energy efficiency improvements	
<b>Intervention status details</b>	Under constant renewal since 2008.	

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# Split-level House Girondelle

Germany, Bochum



Google Earth Image © 2023 Landsat / Copernicus

The residential building “Girondelle” is an outstanding example of the terraced house type built in Bochum (Germany) in the period 1965-1969. With a length of 200m and 27m deep extension in the ground floor it dominates its surrounding. The residential units are very diverse with an aim of achieving a high social mix. Since 2019 it is protected as a monument.

<b>Address/District</b>	Girondelle 84-90, 44799 Bochum, Germany		
<b>GPS</b>	51.455833,7.248206		
<b>Scale of development</b>	Building		
<b>Project author</b>	Albin Hennig		
<b>Developers</b>	Vereinigte Baugesellschaft Bochum-Langendreer		
<b>Landscape author</b>	-		
<b>Period of construction</b>	beginning: 1965	end: 1969	inauguration: -



© Julia Bussen, Tessa Disse, Vanessa Pohl, Svenja-Christin Voß, and Zeynep Aksoy, from the student workshop results, 2022.



© Julia Bussen, Tessa Disse, Vanessa Pohl, Svenja-Christin Voß, and Zeynep Aksoy, from the student workshop results, 2022.

## URBAN AREA

<b>Location - within in the city</b>	original:	city fringe
	current:	city fringe
<b>Other facilities / availability of amenities</b>	schools / health / market / sports / shops / religious / kindergartens / leisure	
<b>Location - position of buildings</b>	Parallel (with a wider façade facing a street).	
<b>Urban Ensemble</b>	Free-standing objects.	
	total area:	-
	housing:	-
<b>Connectivity   Accessibility</b>	The building is located near the Ruhr University Bochum, therefore well connected with public transport - bus and metro, and close to the Autobahn. Public greenery, schools and other facilities are located nearby.	
<b>Landscape</b>	The building is surrounded by mature greenery and a courtyard with playgrounds. And a public park is nearby.	
<b>Open and public space</b>	The planning and design is focused on the building itself. The open space and green area surrounding the building are not well maintained and are under-used.	current condition: needs to improve
<b>Quality of living environment</b>	The area where the building is located provides amenities and possibility for leisure activities. The level of greenery in the area is relatively high (near the Laerholz). The condition of the building and open space needs to improve.	
<b>Main Features</b>	-	

**RESIDENTIAL AREA**

<b>Residential buildings</b>	The building has 211 residential units with different sizes - from small apartments to 6-room dwellings for the extended family. The apartments are accessed by central corridors, arcades and four stair towers visible on the outside, which divide the building into five sections.	
<b>No. of buildings</b>	1	
<b>No. max. of floors</b>	8	
<b>Average no. floors</b>	-	
<b>Materials   Fabrication</b>	The elements were prefabricated, which enabled efficiency and low-costs. Each apartment has a balcony which, in combination with the concrete grid visible from the outside, gives the building structured appearance.	
<b>No. of dwellings</b>	211	
<b>Average dwe. area</b>	-	
<b>Dwellings' type</b>	one floor	1, 2, 3, 4, 5+ rooms
<b>Qualitative issues</b>	The smaller apartments have only one-sided light and poor ventilation, the inner core with bathrooms and partly kitchens has no natural light.	
<b>Housing density</b>	Number of dwellings per ha:	-

**MIDDLE-CLASS**

<b>Original dwellers class:</b> middle-class	Partly inhabited by the original dwellers and partly by low income households.	
<b>Current dwellers class:</b> middle-class		

**MASS HOUSING**

<b>Massification through:</b> planned process horizontal growth element's repetition	The massification was achieved through elements' repetition and horizontal growth of the structure - a length of 200m and 27m deep extension in the ground floor. The building has 211 residential units. Prefabrication of the elements enabled efficiency and low-costs.	
<b>Building's typology:</b> row-housing		

**HOUSING POLICIES**

<b>Urban promotion type:</b> -	With the construction of the Ruhr University Bochum and "Opel-Werke" at the beginning of 1960s, the need for housing increased. The residential area for 25.000 residents was planned, and Gironde with 211 diverse apartments was built to contribute to that aim.	
<b>Housing promotion type:</b> -		
<b>Name of specific programmes or funding applied</b>	-	

**PRESERVATION | TRANSFORMATION REGENERATION**

<b>Preservation and maintenance</b>	Unrefurbished.	
<b>Preservation and maintenance status details</b>	Small-scale individual interventions (such as windows replacement) can be noted, but the condition at the level of details is in general very deteriorated.	
<b>Urban   building transformation or regeneration</b>	The building is not refurbished and the condition, in articular facade and other concrete elements, is very deteriorated. The open and green spaces are not well maintained either.	
<b>Intervention scale</b>	-	
<b>Intervention status details</b>	-	

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# Nordweststadt

Germany, Frankfurt/Main



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Nordweststadt is one of the biggest Estates in Germany and the only large Raumstadt type neighbourhood.

<b>Adress/District</b>	Praunheimer Weg, Bernadottestraße, Gerhart-Hauptman-Ring, Hammarskjöldring, Ernst-Kahn-Straße Praunheim / Heddernheim / Niederursel		
<b>GPS</b>	50.155735, 8.622623		
<b>Scale of development</b>	District		
<b>Project author</b>	Walter Schwagenscheidt, Tassilo Sittmann (urban design) / mainly by the developers' inhouse architects (housing).		
<b>Constructors</b>	Nassauische Heimstätte / Neue Heimat Hessen / Aktienbaugesellschaft für kleine Wohnungen		
<b>Landscape author</b>	Erich Hanke (landscaping) / Paul Leuner (traffic planning)		
<b>Period of construction</b>	beginning: 1961	end: 1972	inauguration: 1972



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## URBAN AREA

<b>Location - within in the city</b>	original:	city fringe
	current:	city fringe
<b>Other facilities / availability of amenities</b>	schools / health / sports / shops / religious / kindergartens / leisure / originally also police and fire stations, polytechnic.	
<b>Location - position of buildings</b>	Perpendicular (with a shorter façade facing a street).	
<b>Urban Ensemble</b>	Open block	
	total area:	170 ha
	housing:	58.8 %
<b>Connectivity   Accessibility</b>	Underground link to Central Frankfurt, otherwise buslines. Separate pedestrian network, partly in green belts, artery road connects Nordweststadt to Central Frankfurt and the Autobahn 661.	
<b>Landscape</b>	Generally undulating landscaping leaving motorised traffic in recessed streets.	
<b>Open and public space</b>	Martin Luther King Park in the centre of the development, many semi-public spaces around the houses. Green lines run through the entire neighbourhood connecting the housing with the park, schools, amenities as well as with each other. A small and a large centre offer pedestrian public urban spaces.	current condition: excellent
<b>Quality of living environment</b>	Nordweststadt is the largest and best examples of a Raumstadt type development in Germany (or even Europe). This creates a very specific spatial quality distinct from any other in the Frankfurt area.	
<b>Main Features</b>	Readability	

## RESIDENTIAL AREA

<b>Residential buildings</b>	All flats have balconies, some ground floor flats have terraces directly linked to the semi-public spaces.	
<b>No. of buildings</b>	750 (including 360 single family houses)	
<b>No. max. of floors</b>	17	
<b>Average no. floors</b>	6	
<b>Materials   Fabrication</b>	Either rendered or clad with fibre concrete panels. colour concept by Walter Schwagenscheidt still visible today.	
<b>No. of dwellings</b>	7000	
<b>Average dwe. area</b>	m <sup>2</sup>	
<b>Dwellings' type</b>	one floor	1, 2, 3, 4, 5+ rooms
	duplex	4, 5+ rooms
<b>Qualitative issues</b>	very good quality layouts: 5% 1–1,5 rooms / 20% 2 rooms / 60% 2,5–3 rooms   15% 3,5+ rooms.	
<b>Housing density</b>	Number of dwellings per ha:	87,5

## MIDDLE-CLASS

<b>Original dwellers class:</b> middle-class	Initially social housing was intended for “large parts of society” and many middle class families moved in. Many of these moved on into single family homes in the 1970s and 1980s and were replaced by more vulnerable groups / poorer people.	
<b>Current dwellers class:</b> middle-class		

## MASS HOUSING

<b>Massification through:</b> planned process vertical growth horizontal growth element's repetition	Largely repetitive housing types that have been optimised over the years. Also repetitive combinations of housing clusters combines of different housing types.	
<b>Building's typology:</b> slab block tower		

## HOUSING POLICIES

<b>Urban promotion type:</b> public	–
<b>Housing promotion type:</b> public	
<b>Name of specific programmes or funding applied</b>	–

## PRESERVATION | TRANSFORMATION REGENERATION

<b>Preservation and maintenance</b>	Partially refurbished.
<b>Preservation and maintenance status details</b>	Some insulation added, new windows, various extensions and alterations to the centre (Nordwestzentrum), mainly to accommodate more shopping. Otherwise the structure and spatial setup is intact and recognisable.
<b>Urban   building transformation or regeneration</b>	Some buildings have been externally insulated. Public spaces are “updated” losing their specific qualities and design features, such as stepped paths, period benches etc. Footbridges have also been under discussion with residents keen to keep them.
<b>Intervention scale</b>	Buildings / open and public spaces.
<b>Intervention status details</b>	–

<b>Author</b>	Maren Harnack	Frankfurt University of Applied Sciences
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# Ziekowkiez

Germany, Berlin

Ziekowkiez, Berlin



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The settlement was developed in the times of housing shortage after WW2 and combines two different but typically housing types of the time: Zeilenbau and high-rise buildings that form the center.

<b>Adress/District</b>	Ziekowstraße 89-99, 101-118, Breitachzeile 1-13, Illerzeile 1-55, Oeserstr. 1-44, Eschachstr. 58; Berlin-Tegel		
<b>GPS</b>	52.589098, 13.293166		
<b>Scale of development</b>	District, building		
<b>Project author</b>	Herbert Noth and Edgar Wedepohl		
<b>Developers or Constructors</b>	Gagfah (Gemeinnützige Aktiengesellschaft) für Angestellten-Heimstätten)		
<b>Landscape author</b>	-		
<b>Period of construction</b>	beginning: 1954	end: 1957	inauguration: -



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## URBAN AREA

<b>Location - within in the city</b>	original:	city fringe
	current:	city fringe
<b>Other facilities / availability of amenities</b>	schools / health / market / shops / kindergartens	
<b>Location - position of buildings</b>	Perpendicular (with a shorter façade facing a street). Parallel (with a wider façade facing a street).	
<b>Urban Ensemble</b>	Sun oriented parallell rows / free-standing objects.	
	total area:	16.5 ha
	housing:	-
<b>Connectivity   Accessibility</b>	Well connected to public transport via train, underground and bus and to the Autobahn A111. Public greenery and a lake are located in the nearby neighbourhood as well as a hospital, schools and shopping facilities.	
<b>Landscape</b>	The greenery is spacious and well-grown with old trees. according to the principle of light, air and sun.	
<b>Open and public space</b>	The public or common open spaces such as distance greenery and playgrounds don't seem to be used frequently. Small pathways parallel to the wider facades connect the streets with the building entrances.	current condition: needs to improve
<b>Quality of living environment</b>	-	
<b>Main Features</b>	-	

## RESIDENTIAL AREA

<b>Residential buildings</b>	Four entrances per typical building; two or three dwellings per floor and entrance. The ground floor is slightly elevated from the ground level, creating a mezzanine floor. Most dwellings consist of two rooms plus bathroom and kitchen.	
<b>No. of buildings</b>	47	
<b>No. max. of floors</b>	14	
<b>Average no. floors</b>	4	
<b>Materials   Fabrication</b>	Saddle roof, plaster facade, masonry.	
<b>No. of dwellings</b>	1100	
<b>Average dwe. area</b>	53 m <sup>2</sup>	
<b>Dwellings' type</b>	one floor	2 rooms
<b>Qualitative issues</b>	Crossed ventilation possible in most dwellings, orientation to the east and west, greenery in front of the windows.	
<b>Housing density</b>	Number of dwellings per ha:	66.67

## MIDDLE-CLASS

<b>Original dwellers class:</b> middle-class	Partly inhabited by the original dwellers and partly by low income households.	
<b>Current dwellers class:</b> others		

## MASS HOUSING

<b>Massification through:</b> planned process horizontal growth element's repetition	The development was constructed in two phases, starting with the Zeilenbau buildings and ended with the two high-rise buildings.	
<b>Building's typology:</b> row-housing tower		

## HOUSING POLICIES

<b>Urban promotion type:</b> –	To densify this area, the municipality of Berlin-Reinickendorf put some legal requirements on the developers: no increase of the rent for 5 years and protection of existing inhabitants, A town planning agreement will be imposed.	
<b>Housing promotion type:</b> –		
<b>Name of specific programmes or funding applied</b>	–	

## PRESERVATION | TRANSFORMATION REGENERATION

<b>Preservation and maintenance</b>	Partially refurbished.	
<b>Preservation and maintenance status details</b>	–	
<b>Urban   building transformation or regeneration</b>	The settlement is right now (2022) in the process of densification. One or two storeys should be added to the existing Zeilenbau and annex buildings are planned next to the residential streets. Furthermore, a new shop and leisure and educational additions are planned.	
<b>Intervention scale</b>	Neighbourhood / community improvement / open and public spaces / buildings / energy efficiency improvements.	
<b>Intervention status details</b>	In process.	

<b>Author</b>	Lisa Kaufmann	Research Campus of Central Hessen (FCMH), Giessen
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# Siedlung Roter Hang

Germany, Kronberg im Taunus



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Initially conceived for Braun workers, modelled on Halen / Bern. Dieter Rams, the most famous Braun designer still lives in Roter Hang and supposedly was involved in the early stages of the design. The project went through many stages with much higher density before being approved.

<b>Adress/District</b>	Am Roten Hang, Schirnbornweg, Kellergrundweg, Am Forsthaus, Viktoriastraße		
<b>GPS</b>	50.190880, 8.502845		
<b>Scale of development</b>	District		
<b>Project author</b>	Rodolf Kramer		
<b>Developers</b>	Polenskyi & Zöller (patio housing). IBM Deutschland Unterstützungskasse (Slabs).		
<b>Landscape author</b>	–		
<b>Period of construction</b>	beginning: 1966	end: 1971	inauguration: –



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## URBAN AREA

<b>Location - within in the city</b>	original:	city fringe
	current:	city fringe
<b>Other facilities / availability of amenities</b>	Kronberg lido	
<b>Location - position of buildings</b>	Perpendicular (with a shorter façade facing a street). Parallel (with a wider façade facing a street).	
<b>Urban Ensemble</b>	–	
	total area:	3.3 ha
	housing:	100 %
<b>Connectivity   Accessibility</b>	Local Bus, suburban train to Frankfurt 1,5 km away, town centre ca 1 km away.	
<b>Landscape</b>	The houses are stacked on top of each other following the slope of the Altkönig. South-facing patios offer views of Frankfurt in the distance. Residential streets run parallel to the slope, pedestrian public staircases connect them uphill.	
<b>Open and public space</b>	Residential streets are low traffic with cars parked centrally. A playground was initially equipped with CCTV so mothers could supervise their children while doing housework. The neighbourhood is adjacent to the large forested Taunus mountains popular for hiking and other outdoor activities.	current condition: good
<b>Quality of living environment</b>	Very distinctive, highly recognisable spatial setup	
<b>Main Features</b>	Readability / privacy	

**RESIDENTIAL AREA**

<b>Residential buildings</b>	51 patio houses on minimal plots, mostly with the patio as the only private outdoor space. Outer facades bordering directly on public space or the neighbouring plot. 19 terraces and 4 multi family houses with ca 24 flats.	
<b>No. of buildings</b>	72	
<b>No. max. of floors</b>	4	
<b>Average no. floors</b>	2	
<b>Materials   Fabrication</b>	Patio houses have concrete base and machine plastered upper stories. Multi family houses are clad with fibre cement panels and yellow bricks.	
<b>No. of dwellings</b>	90	
<b>Average dwe. area</b>	–	
<b>Dwellings' type</b>	one floor	3, 4, 5+ rooms
<b>Qualitative issues</b>	Generally very high quality standards. Current standard bins do not fit into the assigned spaces and have increased in numbers, which still needs to be solved.	
<b>Housing density</b>	Number of dwellings per ha:	27.3

**MIDDLE-CLASS**

<b>Original dwellers class: middle-class</b>	Rising house prices have led to a more affluent population, the neighbourhood has become unaffordable for the middle class	
<b>Current dwellers class: –</b>		

**MASS HOUSING**

<b>Massification through:</b> planned process horizontal growth element's repetition	Repetitive patio-housing types.	
<b>Building's typology:</b> mat-housing		

**HOUSING POLICIES**

<b>Urban promotion type: private</b>	–	
<b>Housing promotion type: private</b>		
<b>Name of specific programmes or funding applied</b>	–	

**PRESERVATION | TRANSFORMATION REGENERATION**

<b>Preservation and maintenance</b>	fully refurbished / partially refurbished unrefurbished / unrefurbished, but not yet deteriorated	
<b>Preservation and maintenance status details</b>	Generally houses are in good shape.	
<b>Urban   building transformation or regeneration</b>	Some buildings have been significantly altered before the neighbourhood became a conservation area, including full outside insulation and new window shapes, but the overall impression is still close to the original. Public spaces are largely in original condition and in good shape.	
<b>Intervention scale</b>	Buildings / Energy efficiency improvements.	
<b>Intervention status details</b>	The significant changes in some buildings compromise the overall quality of the neighbourhood, but since the neighbourhood became a conservation area it can be expected to slowly become more close to its original state.	

<b>Author</b>	Maren Harnack	Frankfurt University of Applied Sciences
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# Schelmengraben

Germany, Wiesbaden



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Schelmengraben was conceived as part of Ernst May's 1960 general development plan for Wiesbaden. It is one of four large scale estates that were part of the plan, of which three have eventually been built. Although some changes have been made in the process of building the estate, the final layout is very close to the original version.

<b>Address/District</b>	Dotzheim, 65199 Wiesbaden, Germany		
<b>GPS</b>	50.069665, 8.186329		
<b>Scale of development</b>	District		
<b>Architectural studio</b>	Ernst May		
<b>Project author</b>	-		
<b>Constructors or Developers</b>	Neue Heimat Südwest, Volksfürsorge		
<b>Landscape author</b>	Erich Hanke (landscape design) / Kurt Leibbrand & Rolf Schaaff (traffic planning)		
<b>Period of construction</b>	beginning: 1968	end: 1971	inauguration: -



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## URBAN AREA

<b>Location - within in the city</b>	original:	city fringe
	current:	city fringe
<b>Other facilities / availability of amenities</b>	Schools / shops / youth club	
<b>Location - position of buildings</b>	Perpendicular (with a shorter façade facing a street).	
	Parallel (with a wider façade facing a street).	
<b>Urban Ensemble</b>	Free composition	
	total area:	43 ha
	housing:	-
<b>Connectivity   Accessibility</b>	Schelmengraben is located on a hill in the Dotzheim district of Wiesbaden. It is connected to the city centre by bus (25 minutes). Due to the topography cycling is not a good option and many residents rely on private cars.	
<b>Landscape</b>	The name is derived from an incision called "Schelmengraben", which has been integrated into the landscaping. Towards Dotzheim a generous green belt connects Schelmengraben to the surrounding with an attractive, park like space.	
<b>Open and public space</b>	Houses enclose communal green spaces in which a separate pedestrian network connects the different parts of the neighbourhood to each other.	current condition: -
<b>Quality of living environment</b>	Schelmengraben has a very recognisable layout. The original centre and its red tower ("Rotes Hochhaus") are a well known landmark throughout Wiesbaden.	
<b>Main Features</b>	Readability	

## RESIDENTIAL AREA

<b>Residential buildings</b>	Residential buildings mainly have balconies as outdoor spaces, even on the ground floor.	
<b>No. of buildings</b>	43	
<b>No. max. of floors</b>	17	
<b>Average no. floors</b>	6	
<b>Materials   Fabrication</b>	The high rise blocks and the 8 storey slabs are constructed of pre-fabricated slabs finishes with washed-out concrete. The 4 storey slabs are plastered and were initially boldly coloured. The facades are slightly profiled to accentuate the stairwells	
<b>No. of dwellings</b>	2500	
<b>Average dwe. area</b>	70 m <sup>2</sup>	
<b>Dwellings' type</b>	one floor	1, 2, 3, 4 rooms
	duplex	3 rooms
<b>Qualitative issues</b>	Schelmengraben provides 47,5% 1-bedroom flats and 38,7% 2-bedroom flats making it difficult for larger or other nonstandard families to live adequately.	
<b>Housing density</b>	Number of dwellings per ha:	78

## MIDDLE-CLASS

<b>Original dwellers class:</b> middle class	The neighbourhood was built by Neue Heimat, who provided social housing for broad parts of society and in practice often housed middle class families.	
<b>Current dwellers class:</b> others		

## MASS HOUSING

<b>Massification through:</b> planned process element's repetition	The neighbourhood was built with medium density. It contains almost exclusively multi-storey residential buildings, often standardised and similar to each other.	
<b>Building's typology:</b> slab block tower		

## HOUSING POLICIES

<b>Urban promotion type:</b> public-private partnership	Initially social housing, but as usually in Germany after 30 years it has become free market. The landlord is committed to follow a socially inclusive policy and residents are not subject to rent spikes.
<b>Housing promotion type:</b> public-private partnership	
<b>Name of specific programmes or funding applied</b>	1) Recently funding through "Soziale Stadt" for improvements.

## PRESERVATION | TRANSFORMATION REGENERATION

<b>Preservation and maintenance</b>	partially refurbished
<b>Preservation and maintenance status details</b>	Many buildings have been insulated, changing some of the architectural details. The open spaces are being adapted to the needs of people with reduced mobility. A plan for the maintenance of the open spaces has been developed in 2017 and the original colorscheme is being reintroduced.
<b>Urban   building transformation or regeneration</b>	The neighbourhood has received funding by "Soziale Stadt" to improve energy efficiency, public and green spaces and social cohesion. The programme is run by the city and supported by a localised neighbourhood management.
<b>Intervention scale</b>	Neighbourhood / buildings / community improvement / open and public spaces / collective green spaces / energy efficiency improvements
<b>Intervention status details</b>	–

<b>Author</b>	Maren Harnack	Frankfurt University of Applied Sciences
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