

SELECTED CASE STUDIES OF MASS-HOUSING-ESTATE URBAN RENEWALS

in Europe

VYBRANÉ PŘÍKLADY
REVITALIZACE PANELOVÝCH SÍDLIŠŤ

v Evropě

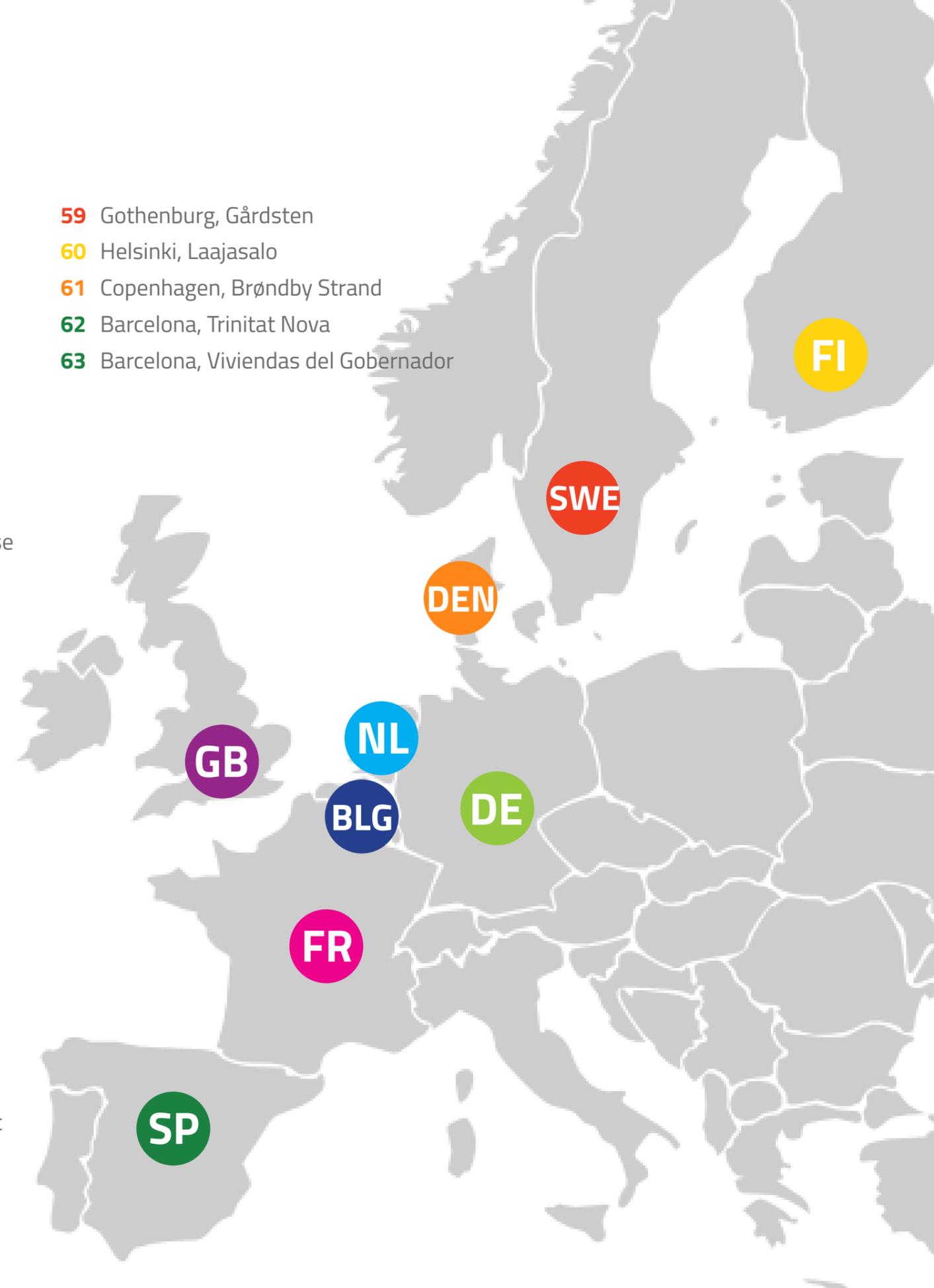
Jana Kubánková



LIST OF CASE STUDIES / SOUPIS REFERENCIÍ

- | | | | |
|----|--|----|-------------------------------------|
| 1 | Birmingham, Castle Vale | 30 | Delft, Poptahof |
| 2 | Leeds, Saxton Gardens | 31 | Uithoorn, Europarei |
| 3 | London, Aylesbury Estate | 32 | Zoetermeer, Palenstein |
| 4 | London, Dollis Valley | 33 | Bremerhaven, Grünhöfe |
| 5 | London, Dover Court Estate | 34 | Berlin, Hellersdorf |
| 6 | London, Kidbrooke Village (Ferrier Estate) | 35 | Berlin, Märkisches Viertel |
| 7 | London, King Square Estate | 36 | Berlin, Marzahn |
| 8 | London, Orchard Village (Mardyke Estate) | 37 | Berlin, Neumarkplan |
| 9 | Sheffield, Park Hill | 38 | Berlin, Zehlendorf |
| 10 | Amiens, Amiens–Nord | 39 | Bonn, Dransdorf-West, Mörikestrasse |
| 11 | Champigny sur Marne, Les Mordacs | 40 | Bremen, Neue Vahr Nord |
| 12 | Champigny sur Marne, Le Bois-l'Abbé | 41 | Bremerhaven, Wulfsdorf |
| 13 | Champigny sur Marne, Quatre-Cités | 42 | Cottbus, Sachsendorf-Madlow |
| 14 | Firminy, Firminy–Vert | 43 | Dresden, Gorbitz |
| 15 | Grenoble, La Villeneuve | 44 | Guben, Wohnkomplex IV |
| 16 | Garges lès Gonesse, La Muette | 45 | Halle, Neustadt |
| 17 | Garges lès Gonesse, La Dame Blanche Ouest | 46 | Halle, Silberhöhe |
| 18 | Garges lès Gonesse, Les Doucettes | 47 | Hoyerswerda, Neustadt |
| 19 | Lisieux, Saint Désir | 48 | Ingoldstadt, Hindemithstraße |
| 20 | Lormont, Génicart and Carriet | 49 | Jena, Lobeda-West |
| 21 | Lyon, La Duchère | 50 | Leipzig, Paunsdorf |
| 22 | Lyon, Vaulx-en-Velin | 51 | Leinefelde, Südstadt |
| 23 | Mantes-la-Jolie, Le Val Fourré | 52 | Lübbenau, Lübbenaubrücke |
| 24 | Nogent sur Oise, La Commanderie | 53 | Magdeburg, Neustädter Feld |
| 25 | Paris, Rue Nationale | 54 | Oer-Erkenschwick, Schillerpark |
| 26 | Antwerp, Europark | 55 | Offenbach, Hans-Böckler settlement |
| 27 | Amsterdam, Bijlmermeer | 56 | Parchim, Weststadt |
| 28 | Amsterdam, Osdorp Complex | 57 | Schwedt/Oder, Am Waldrand |
| 29 | The Haag, Morgenstond-zuid | 58 | Schwerin, Neu Zippendorf |

- | | |
|----|-------------------------------------|
| 59 | Gothenburg, Gårdsten |
| 60 | Helsinki, Laajasalo |
| 61 | Copenhagen, Brøndby Strand |
| 62 | Barcelona, Trinitat Nova |
| 63 | Barcelona, Viviendas del Gobernador |



complete demolition – new development or landscape recultivation / nová výstavba nebo krajinná rekultivace

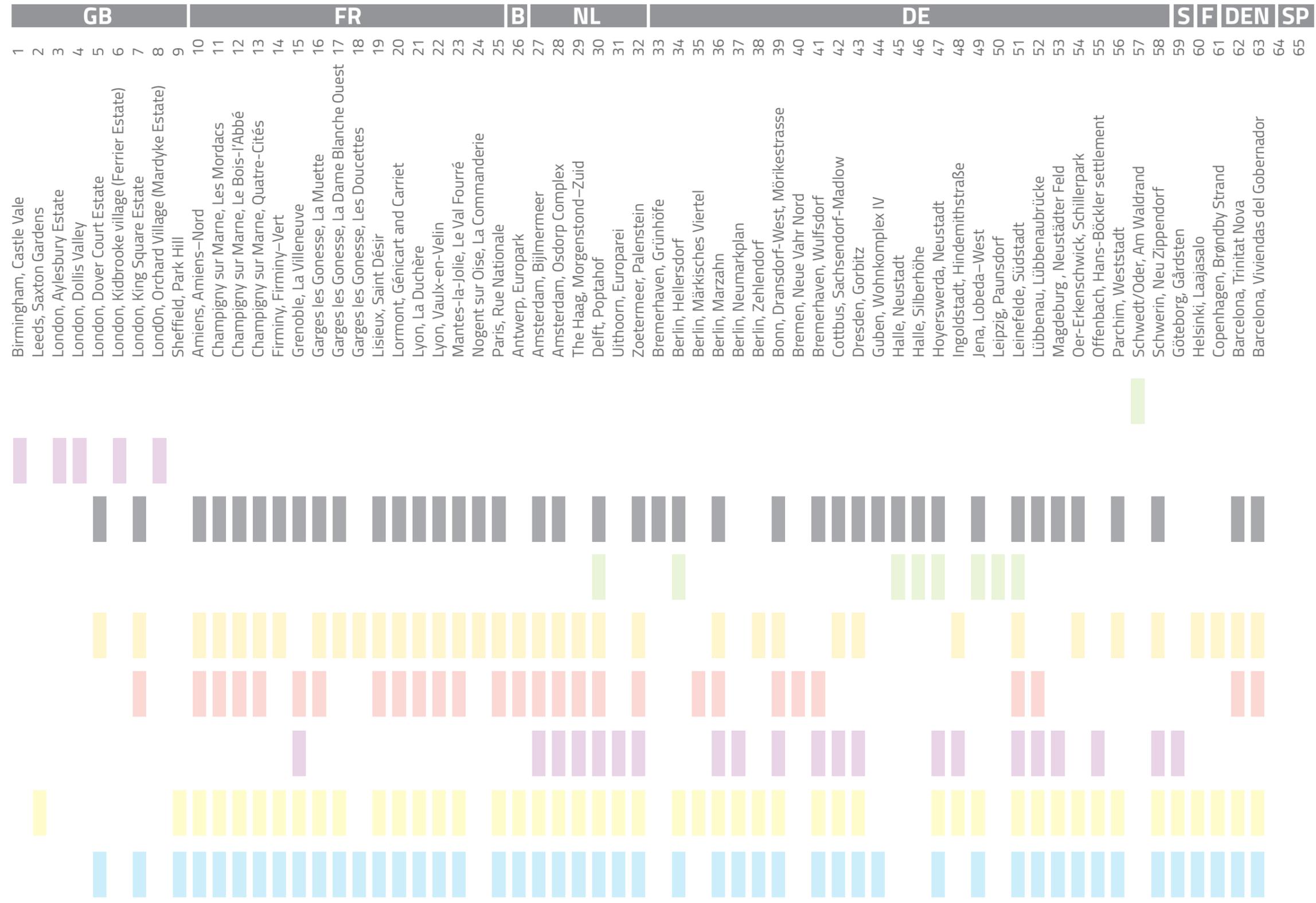
	GB	FR	B	NL	DE	S	F	DEN	SP
1	Birmingham, Castle Vale								
2	Leeds, Saxton Gardens								
3	London, Aylesbury Estate								
4	London, Dollis Valley								
5	London, Dover Court Estate								
6	London, Kidbrooke village (Ferrier Estate)								
7	London, King Square Estate								
8	London, Orchard Village (Mardyke Estate)								
9	Sheffield, Park Hill								
10	Amiens, Amiens–Nord								
11	Champigny sur Marne, Les Mordacs								
12	Champigny sur Marne, Le Bois-l'Abbé								
13	Champigny sur Marne, Quatre-Cités								
14	Firminy, Firminy–Vert								
15	Grenoble, La Villeneuve								
16	Garges les Gonesse, La Muette								
17	Garges les Gonesse, La Dame Blanche Ouest								
18	Garges les Gonesse, Les Doucettes								
19	Lisieux, Saint Désir								
20	Lormont, Génicart and Carriet								
21	Lyon, La Duchère								
22	Lyon, Vaulx-en-Velin								
23	Mantes-la-Jolie, Le Val Fourré								
24	Nogent sur Oise, La Commanderie								
25	Paris, Rue Nationale								
26	Antwerp, Europark								
27	Amsterdam, Bijlmermeer								
28	Amsterdam, Osdorp Complex								
29	The Haag, Morgenstond–Zuid								
30	Delft, Poptahof								
31	Uithoorn, Europarei								
32	Zoetermeer, Palenstein								
33	Bremerhaven, Grünhöfe								
34	Berlin, Hellersdorf								
35	Berlin, Märkisches Viertel								
36	Berlin, Marzahn								
37	Berlin, Neumarkplan								
38	Berlin, Zehlendorf								
39	Bonn, Dransdorf–West, Mörikestrasse								
40	Bremen, Neue Vahr Nord								
41	Bremerhaven, Wulfsdorf								
42	Cottbus, Sachsendorf–Madlow								
43	Dresden, Gorbitz								
44	Guben, Wohnkomplex IV								
45	Halle, Neustadt								
46	Halle, Silberhöhe								
47	Hoyerswerda, Neustadt								
48	Ingoldstadt, Hindemithstraße								
49	Jena, Lobeda–West								
50	Leipzig, Paunsdorf								
51	Leinefelde, Südstadt								
52	Lübbenau, Lübbenaubrücke								
53	Magdeburg, Neustädter Feld								
54	Oer-Erkenschwick, Schillerpark								
55	Offenbach, Hans-Böckler settlement								
56	Parchim, Weststadt								
57	Schwedt/Oder, Am Waldrand								
58	Schwerin, Neu Zippendorf								
59	Göteborg, Gärdsten								
60	Helsinki, Laajasalo								
61	Copenhagen, Brøndby Strand								
62	Barcelona, Trinitat Nova								
63	Barcelona, Viviendas del Gobernador								
64									
65									

complete demolition

partial or none demolition



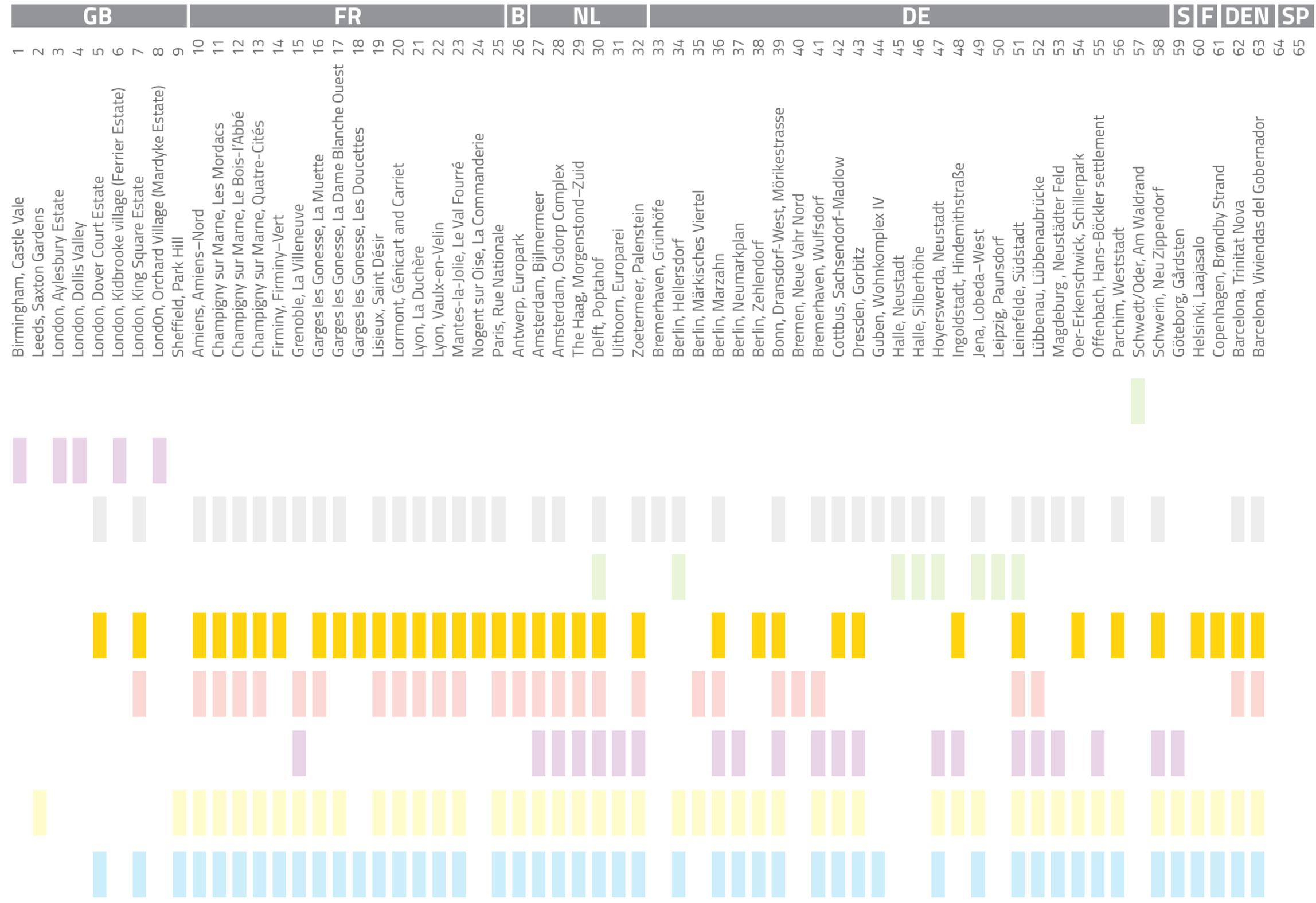
partial demolition / demolice části výstavby



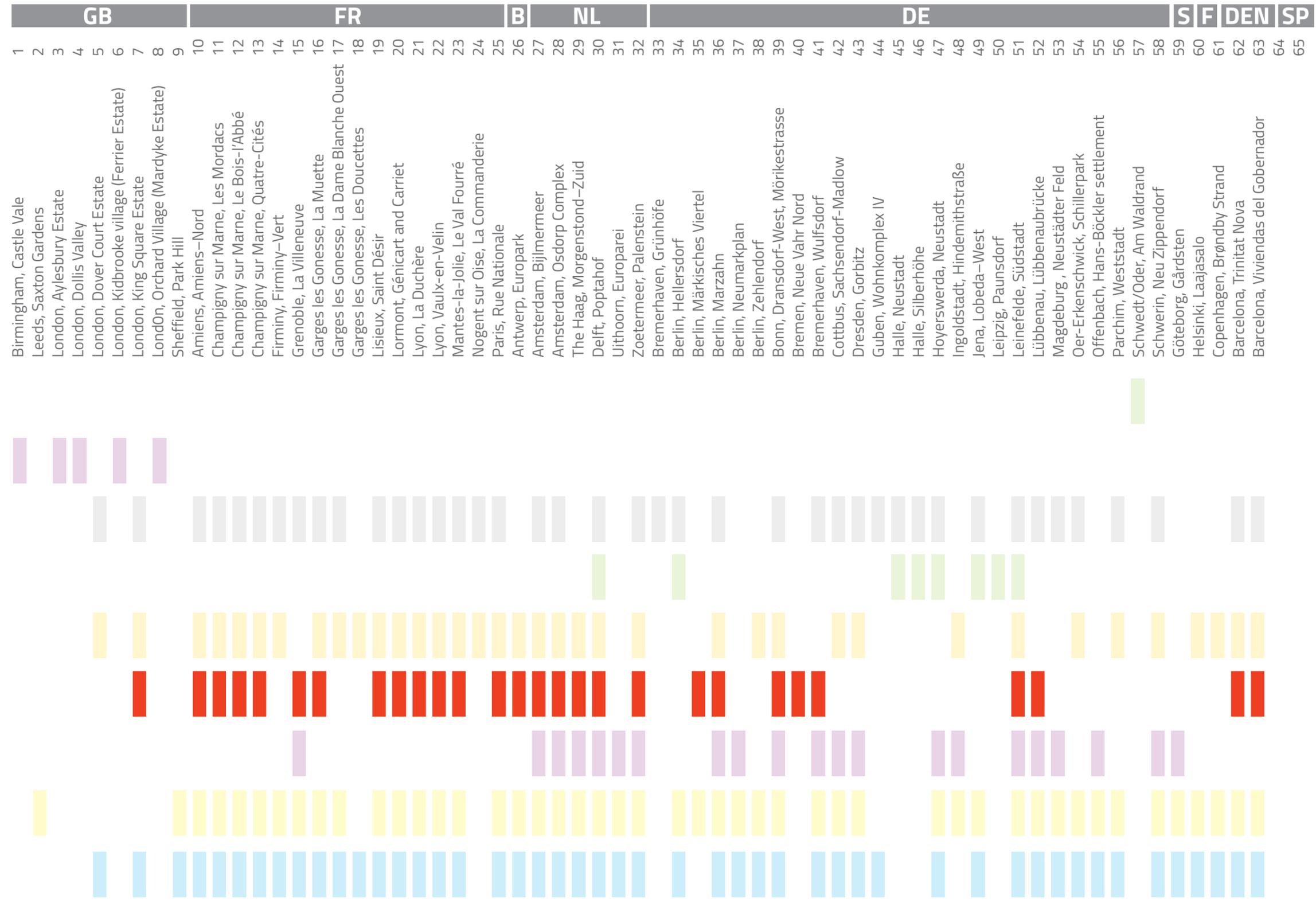
recultivation of the broader landscape / krajinná rekultivace



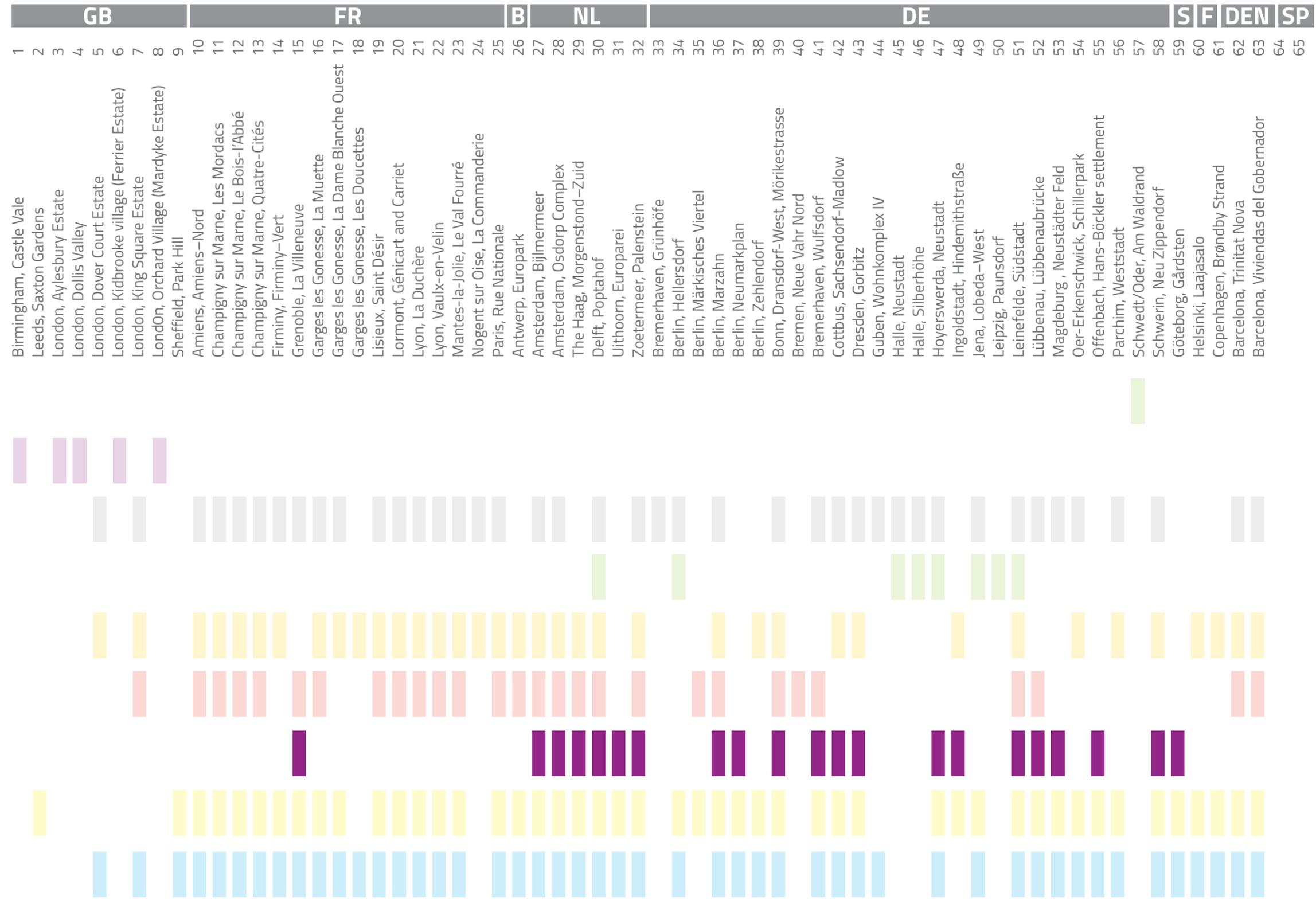
broadening the housing typology / doplnění nové typologie bydlení



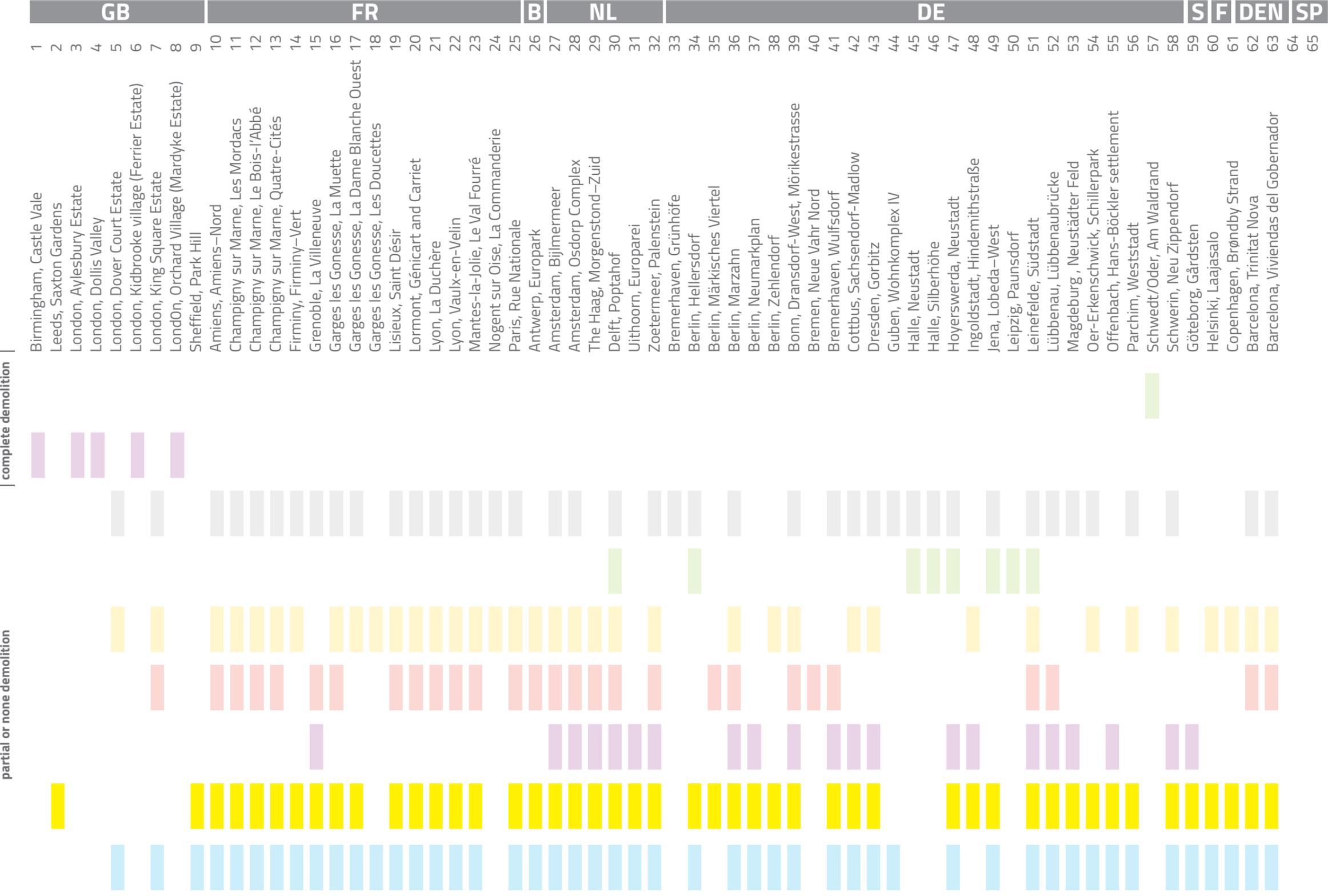
adding non-residential functions / doplnění vybavenosti, služeb a komerčních prostor



structural alteration of buildings / strukturální úpravy domů

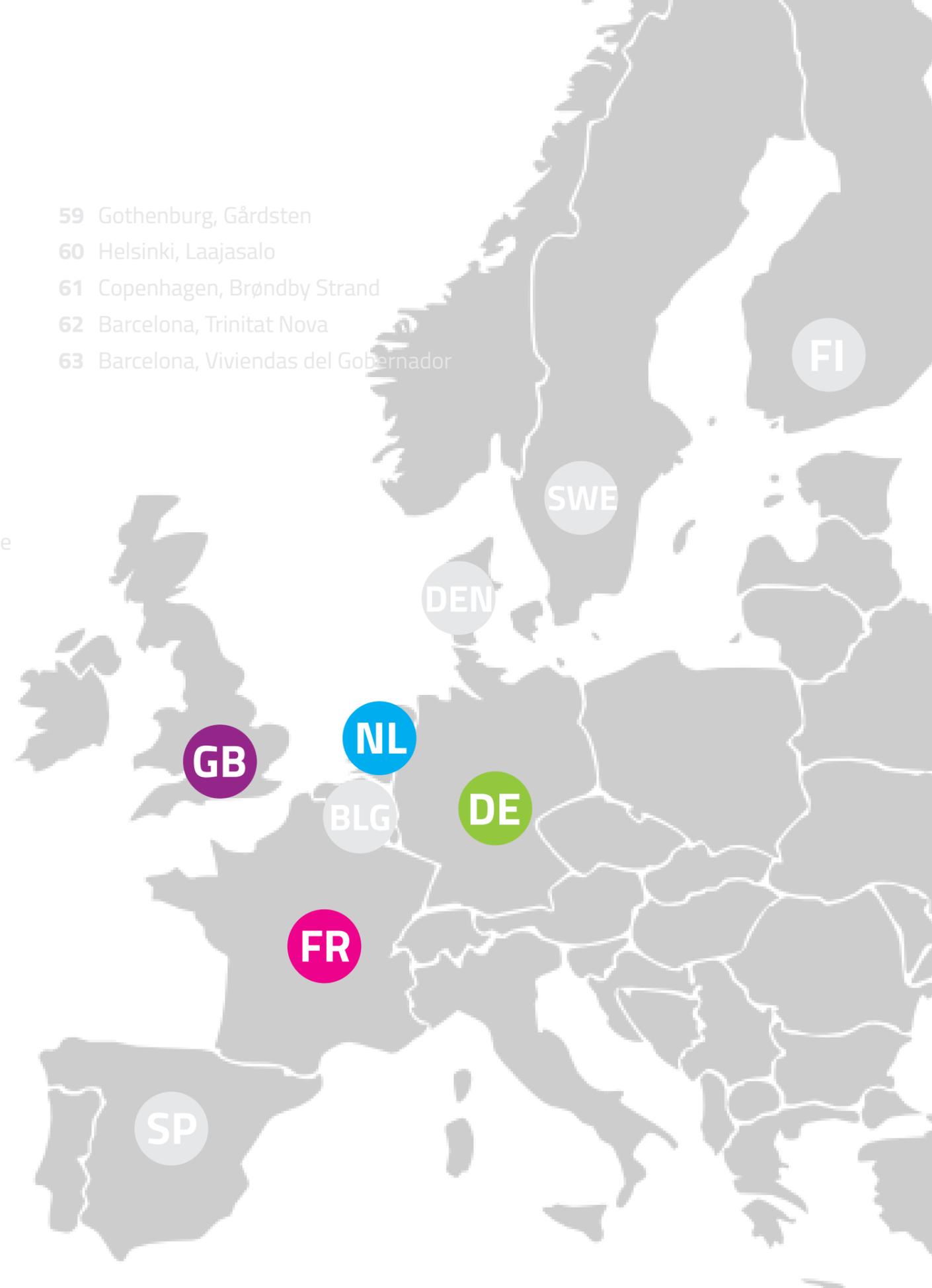


modernization of facades and technical equipment / fasádní úpravy, modernizace technického zařízení



SELECTED CASE-STUDIES / VYBRANÉ PŘÍKLADY

- 1 Birmingham, Castle Vale
- 2 Leeds, Saxton Gardens
- 3 London, Aylesbury Estate
- 4 London, Dollis Valley
- 5** London, Dover Court Estate
- 6 London, Kidbrooke Village (Ferrier Estate)
- 7 London, King Square Estate
- 8 London, Orchard Village (Mardyke Estate)
- 9 Sheffield, Park Hill
- 10 Amiens, Amiens–Nord
- 11 Champigny sur Marne, Les Mordacs
- 12 Champigny sur Marne, Le Bois-l'Abbé
- 13 Champigny sur Marne, Quatre-Cités
- 14 Firminy, Firminy–Vert
- 15 Grenoble, La Villeneuve
- 16 Garges lès Gonesse, La Muette
- 17 Garges lès Gonesse, La Dame Blanche Ouest
- 18 Garges lès Gonesse, Les Doucettes
- 19 Lisieux, Saint Désir
- 20 Lormont, Génicart and Carriet
- 21 Lyon, La Duchère
- 22** Lyon, Vaulx-en-Velin
- 23 Mantes-la-Jolie, Le Val Fourré
- 24 Nogent sur Oise, La Commanderie
- 25 Paris, Rue Nationale
- 26 Antwerp, Europark
- 27 Amsterdam, Bijlmermeer
- 28 Amsterdam, Osdorp Complex
- 29 The Haag, Morgenstond-zuid
- 30** Delft, Poptahof
- 31** Uithoorn, Europarei
- 32 Zoetermeer, Palenstein
- 33 Bremerhaven, Grünhöfe
- 34 Berlin, Hellersdorf
- 35 Berlin, Märkisches Viertel
- 36 Berlin, Marzahn
- 37 Berlin, Neumarkplan
- 38 Berlin, Zehlendorf
- 39 Bonn, Dransdorf-West, Mörikestrasse
- 40 Bremen, Neue Vahr Nord
- 41 Bremerhaven, Wulfsdorf
- 42 Cottbus, Sachsendorf-Madlow
- 43** Dresden, Gorbitz
- 44 Guben, Wohnkomplex IV
- 45 Halle, Neustadt
- 46 Halle, Silberhöhe
- 47 Hoyerswerda, Neustadt
- 48 Ingoldstadt, Hindemithstraße
- 49 Jena, Lobeda-West
- 50 Leipzig, Paunsdorf
- 51** Leinefelde, Südstadt
- 52 Lübbenau, Lübbenaubrücke
- 53 Magdeburg, Neustädter Feld
- 54 Oer-Erkenschwick, Schillerpark
- 55 Offenbach, Hans-Böckler settlement
- 56 Parchim, Weststadt
- 57 Schwedt/Oder, Am Waldrand
- 58 Schwerin, Neu Zippendorf



SELECTED CASE-STUDIES / VYBRANÉ PŘÍKLADY

DENSIFICATION

intenzifikace výstavby

London, Dover Court Estate



Delft, Poptahof



BALANCED MASS

stavební objem vyrovnaný

Lyon, Vaulx-en-Velin
(selected neighbourhoods)



Uithoorn, Europarei



REDUCTION

redukce výstavby

Leinefelde, Südstadt



Dresden, Gorbitz



Birmingham, Castle Vale
Leeds, Saxton Gardens
London, Aylesbury Estate
London, Dollis Valley

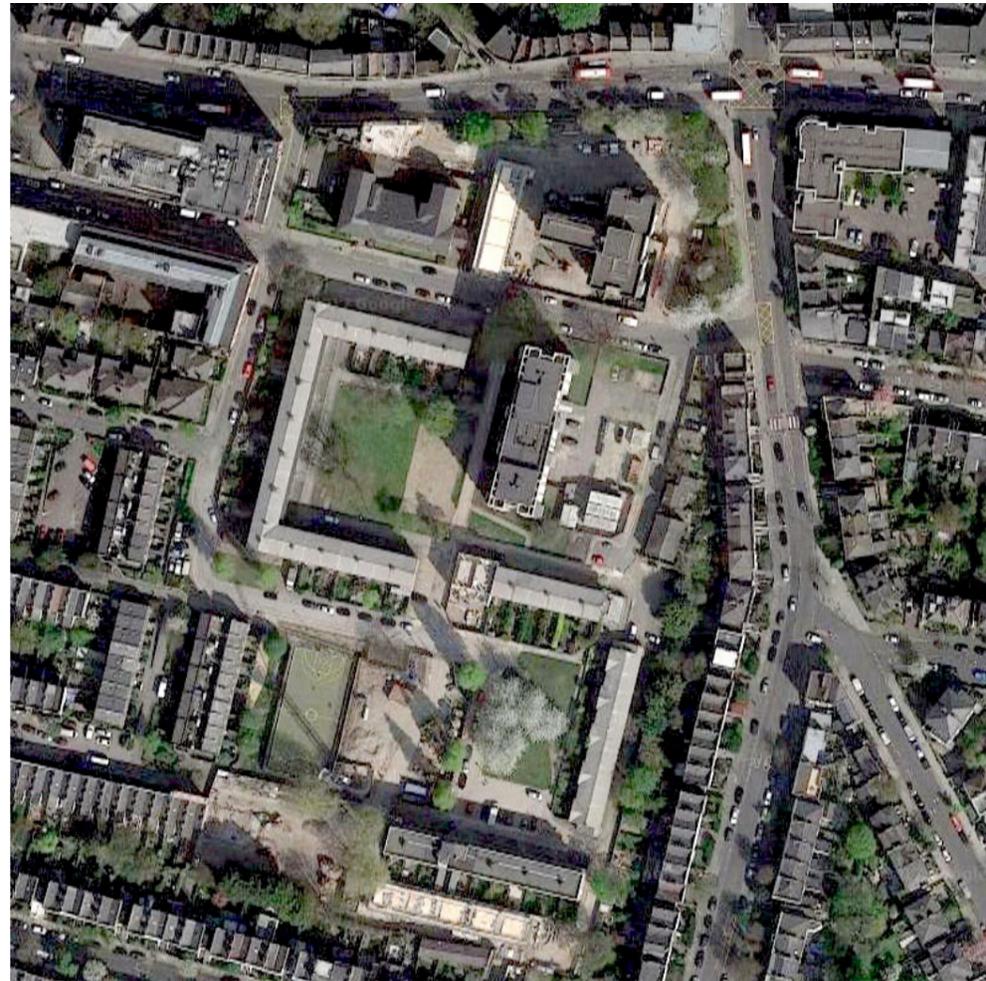
London, Dover Court

London, Kidbrooke Village (Ferrier Estate)
London, King Square Estate
London, Orchard Village (Mardyke Estate)
Sheffield, Park Hill



London, Dover Court

- small-scale project (about 150 × 250 m in size)
- buildings of between four and ten storeys
- 70 new homes for social rent and homes for sale on council-owned land
- Lovell company 2016 – 2017



Aerial view © 2017 Google Maps

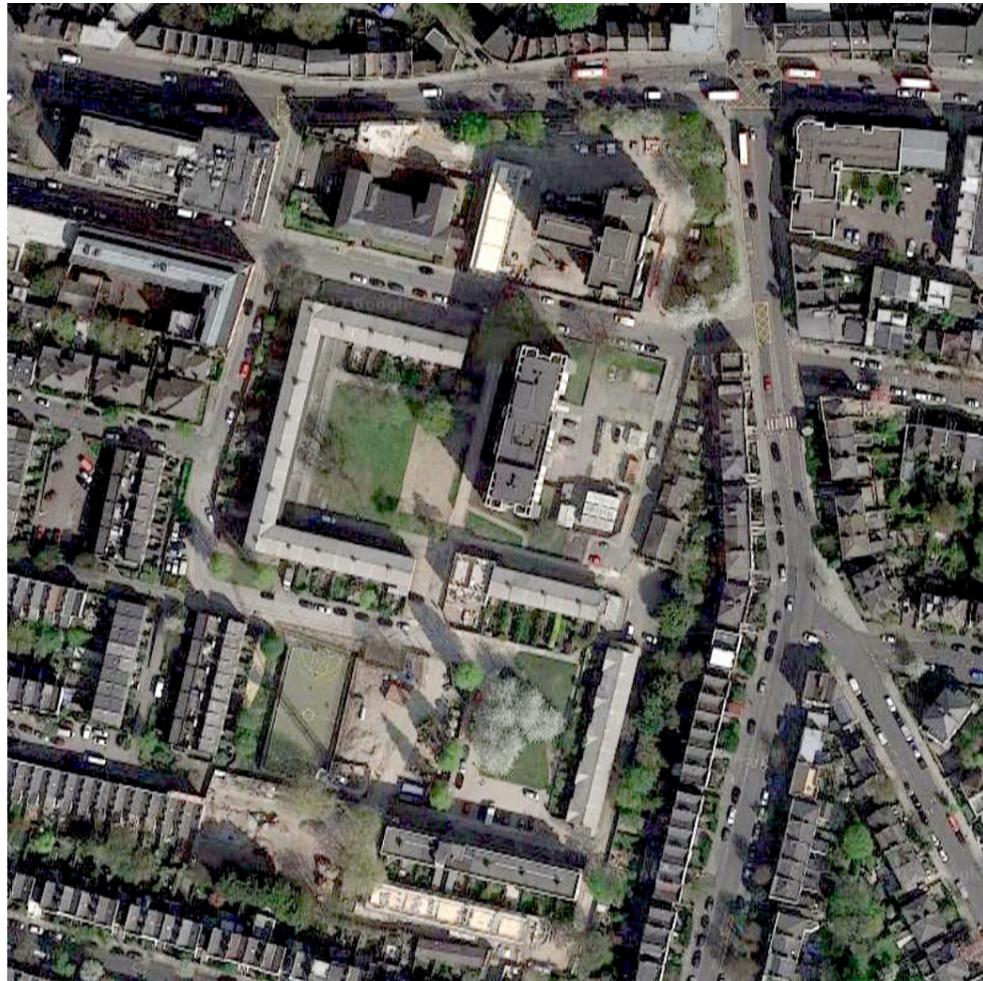


Dover Court 2014 © Google Maps

London, Dover Court

present state

Aerial view © 2017 Google Maps



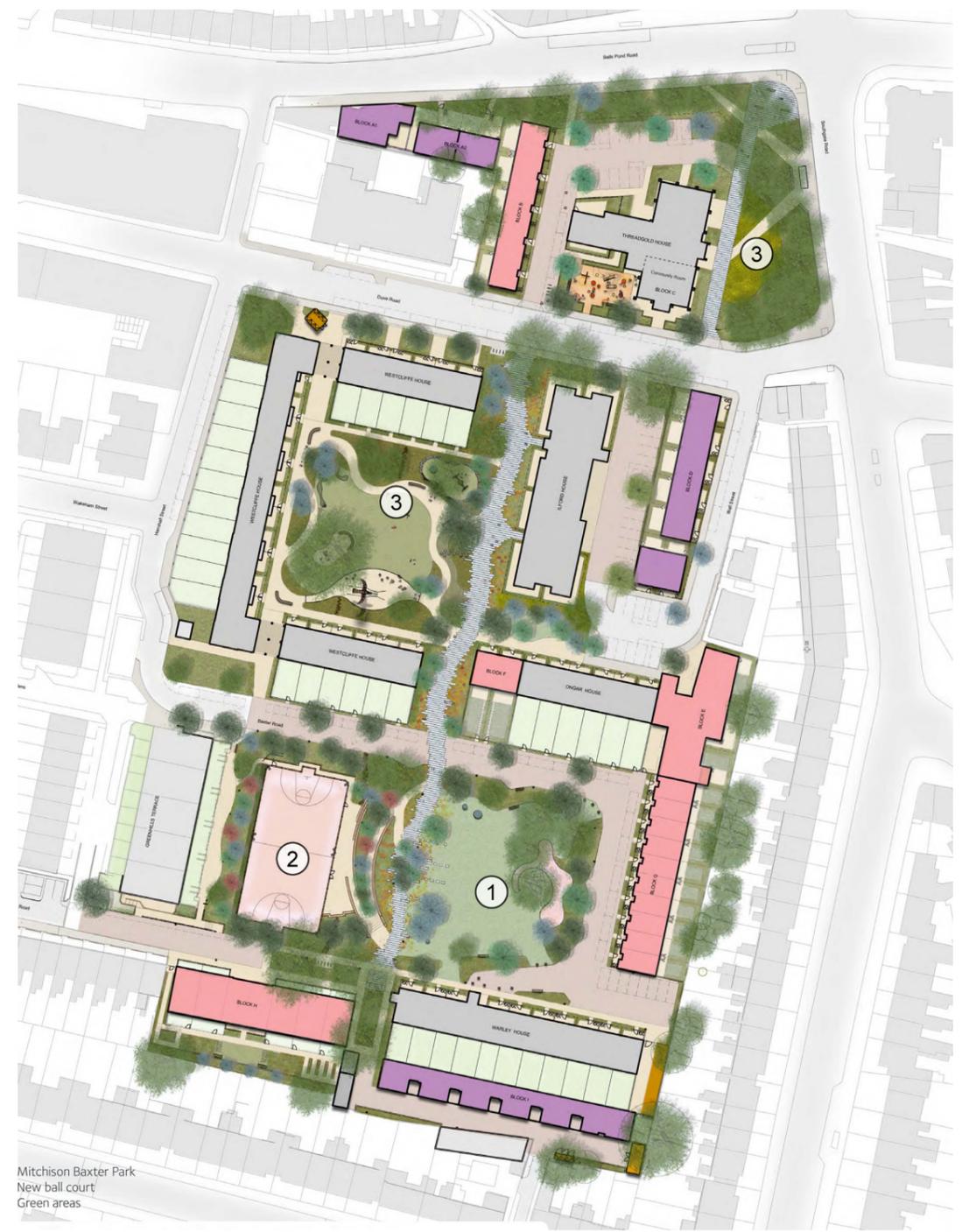
<https://dovercourtheregeneration.co.uk/>

London, Dover Court

Estate – Today



Site Plan



<https://dovercourtheregeneration.co.uk/>

London, Dover Court

2-bedroom houses

garages will be transformed into new homes



<https://dovercourtheregeneration.co.uk/>

Housing Estates, What's Next?

London, Dover Court

Ground floor homes will have new front gardens



<https://dovercourtheregeneration.co.uk/>

Six small mews-style houses will be built for sale and shared ownership



A new block of flats will be purpose built for residents aged over 55

Amsterdam, Bijlmermeer
Amsterdam, Osdorp
Den Haag Zuid West, Enschedelaan

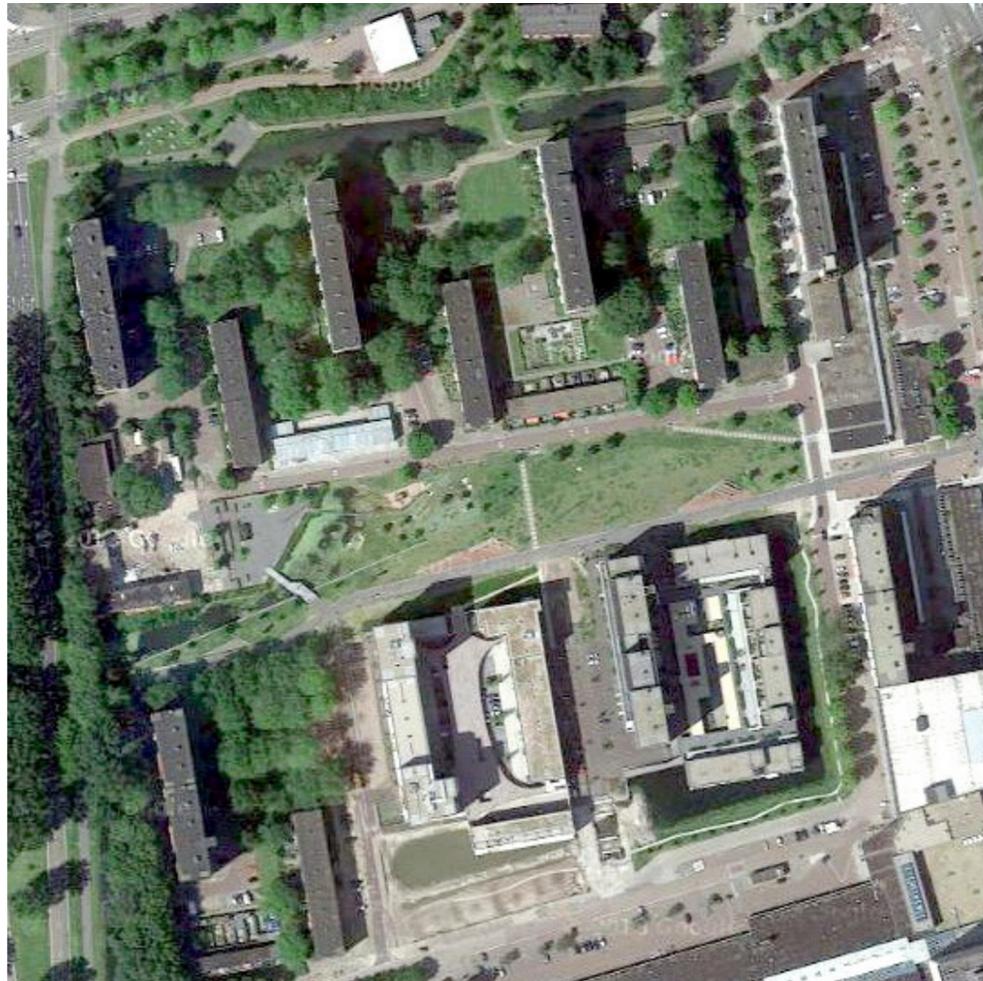
Delft, Poptahof

Zoetermeer, Palenstein
Uithoorn, Europarei



Delft, Poptahof

- built in the 1960s
- 8 thirteen-storey and 6 four-storey parallel buildings, central park
- around 2,800 people
- concealed behind wide parklanes and the logistic machinery of a shopping precinct
- renewal since 2004



Aerial view © 2017 Google Maps

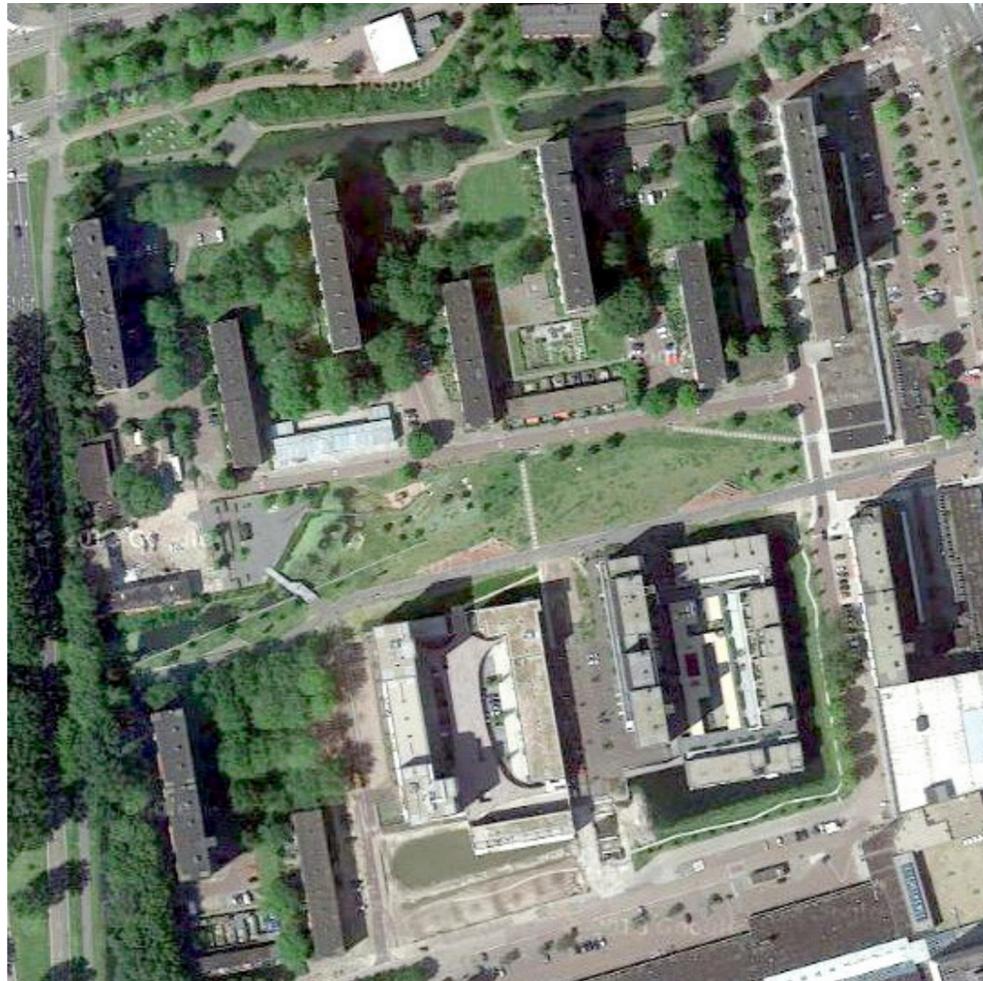


Poptahof 1965 © <https://indebuurt.nl/>

Delft, Poptahof

present state

Aerial view © 2017 Google Maps



Front line of the estate, Papsouwselaan



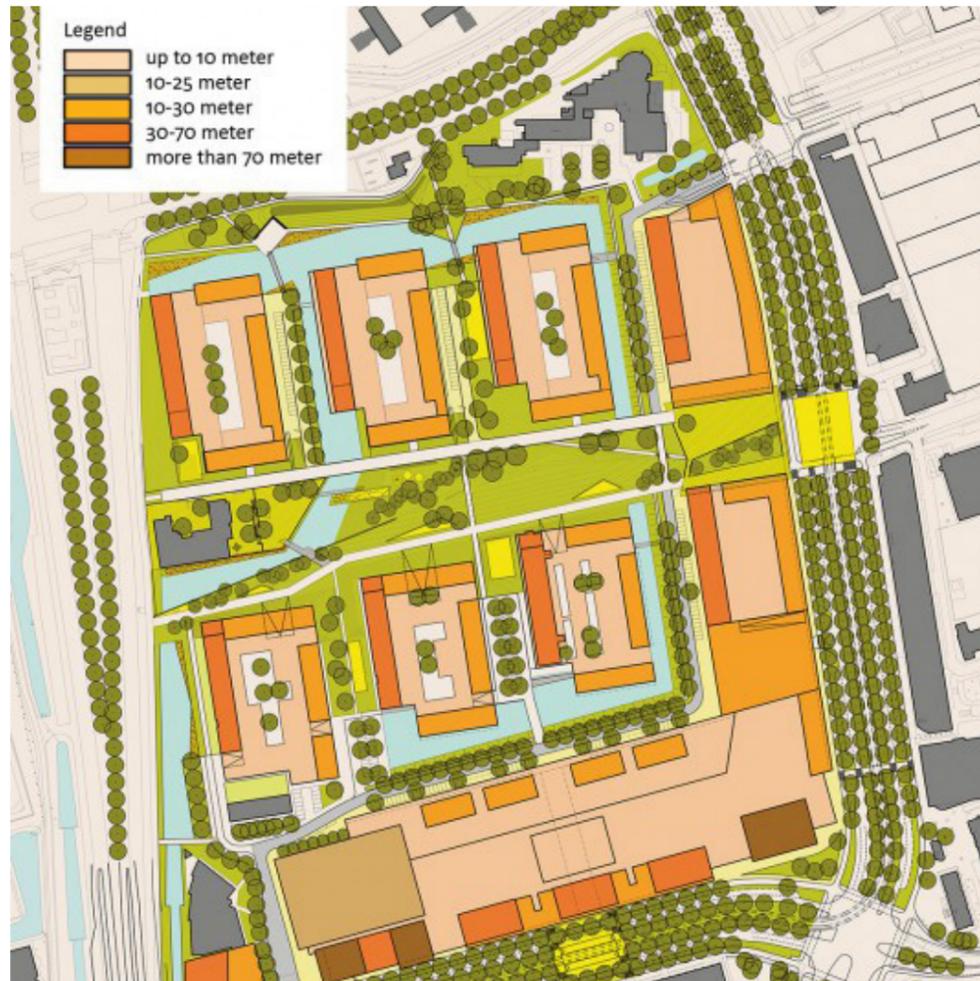
Estate interior, Mathilde Wibautpad



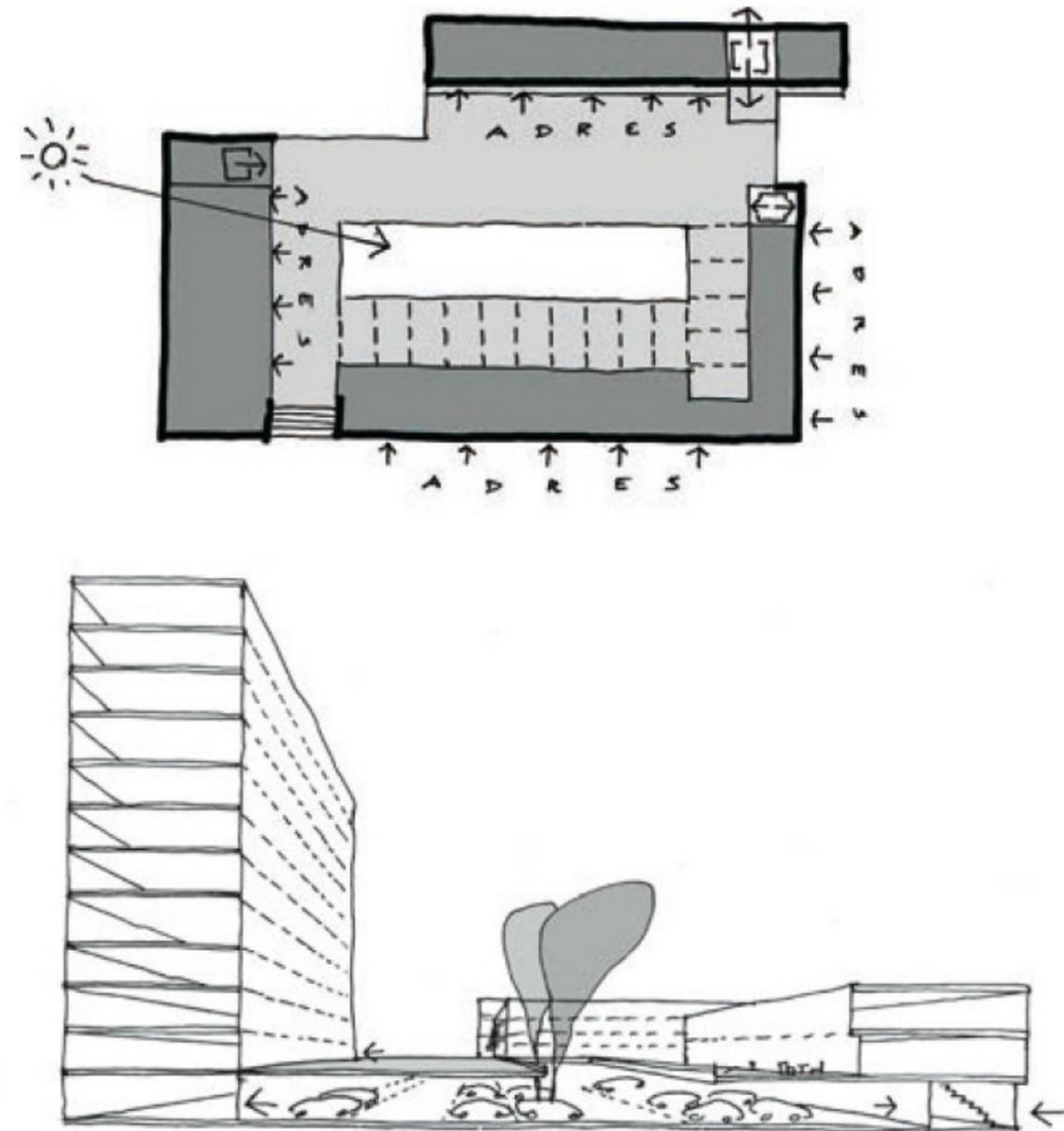
© 2017 Google

Delft, Poptahof

- master plan **Palmboom & van den Bout** 2004

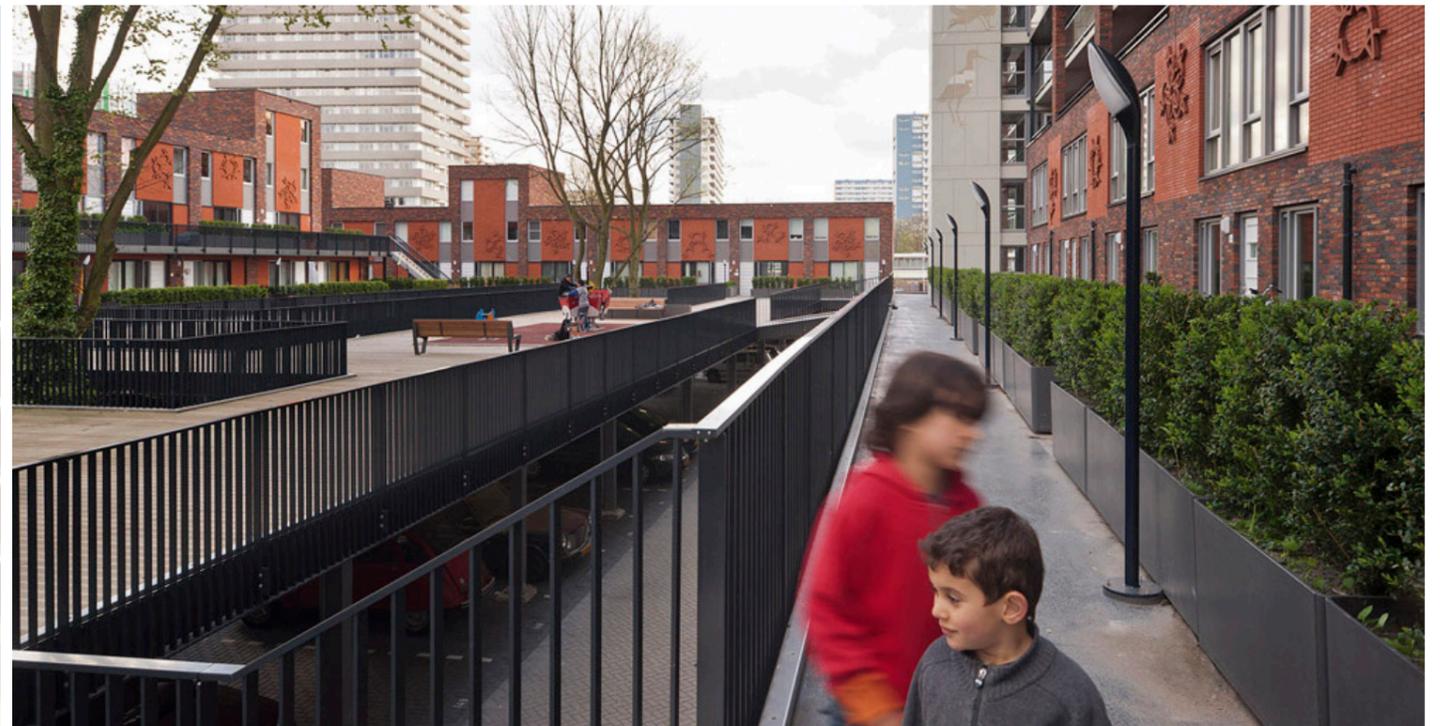


© Palmboom & van den Bout, 2004



Delft, Poptahof

■ Akropolishof **Molenaar & Van Winden** 2005



© Molenaar & Co architecten

Delft, Poptahof

- Amber **Mecanoo architects, Change.nl** 2010



© Studio de Nooyer

Amiens, Amiens–Nord
Champigny sur Marne, Les Mordacs
Champigny sur Marne, Le Bois-l'Abbé
Champigny sur Marne, Quatre-Cités
Firminy, Firminy–Vert
Grenoble, La Villeneuve
Garges lès Gonesse, La Muette
Garges lès Gonesse, La Dame Blanche Ouest
Garges lès Gonesse, Les Doucettes
Lisieux, Saint Désir
Lormont, Génicart and Carriet
Lyon, La Duchère

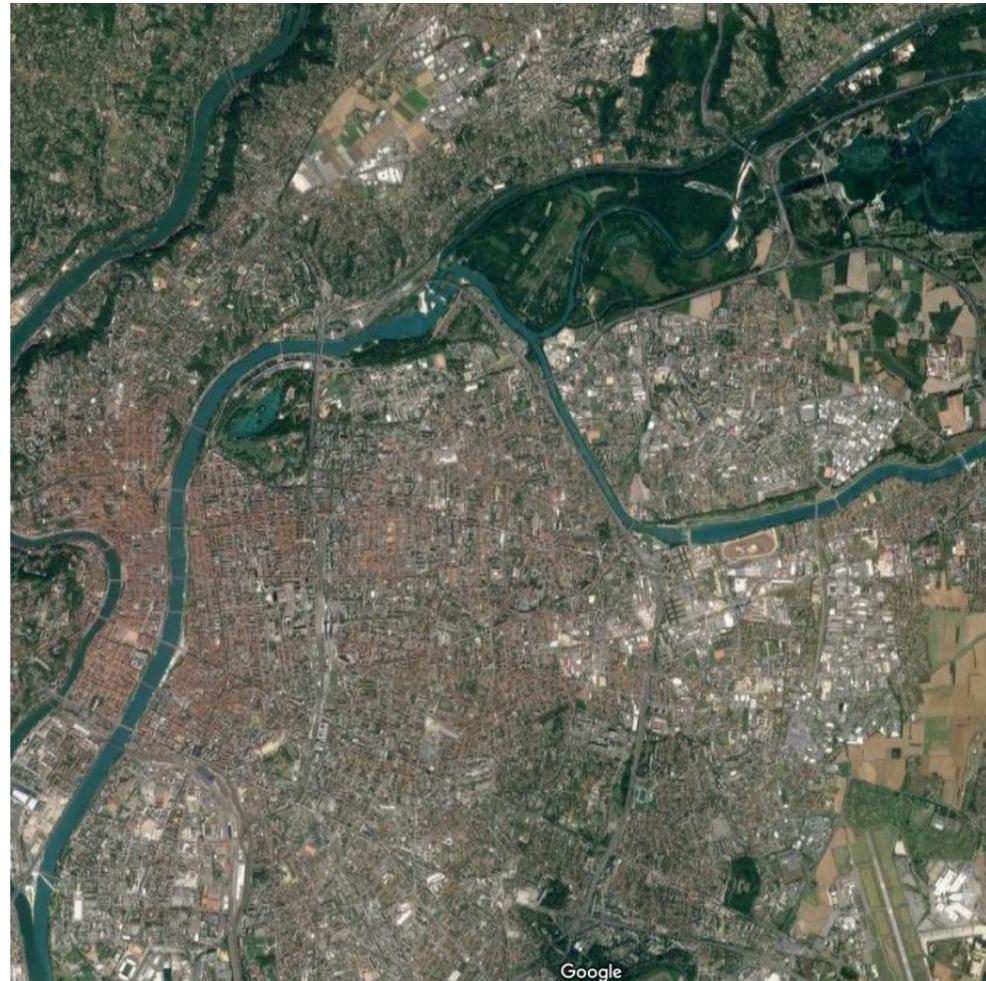
Lyon, Vaulx-en-Velin

Mantes-la-Jolie, Le Val Fourré
Nogent sur Oise, La Commanderie
Paris, Rue Nationale



Lyon, Vaulx-en-Velin

- construction of housing estates under the ZUP began in 1970
- in ten years population has increased from 9,000 to 45,000 inhabitants
- revitalisation since the 1990s, declared intention of returning to the traditional city
- Grand Projet de Ville, Vaulx-en-Velin
- ANRU – Agence nationale pour la Rénovation Urbaine

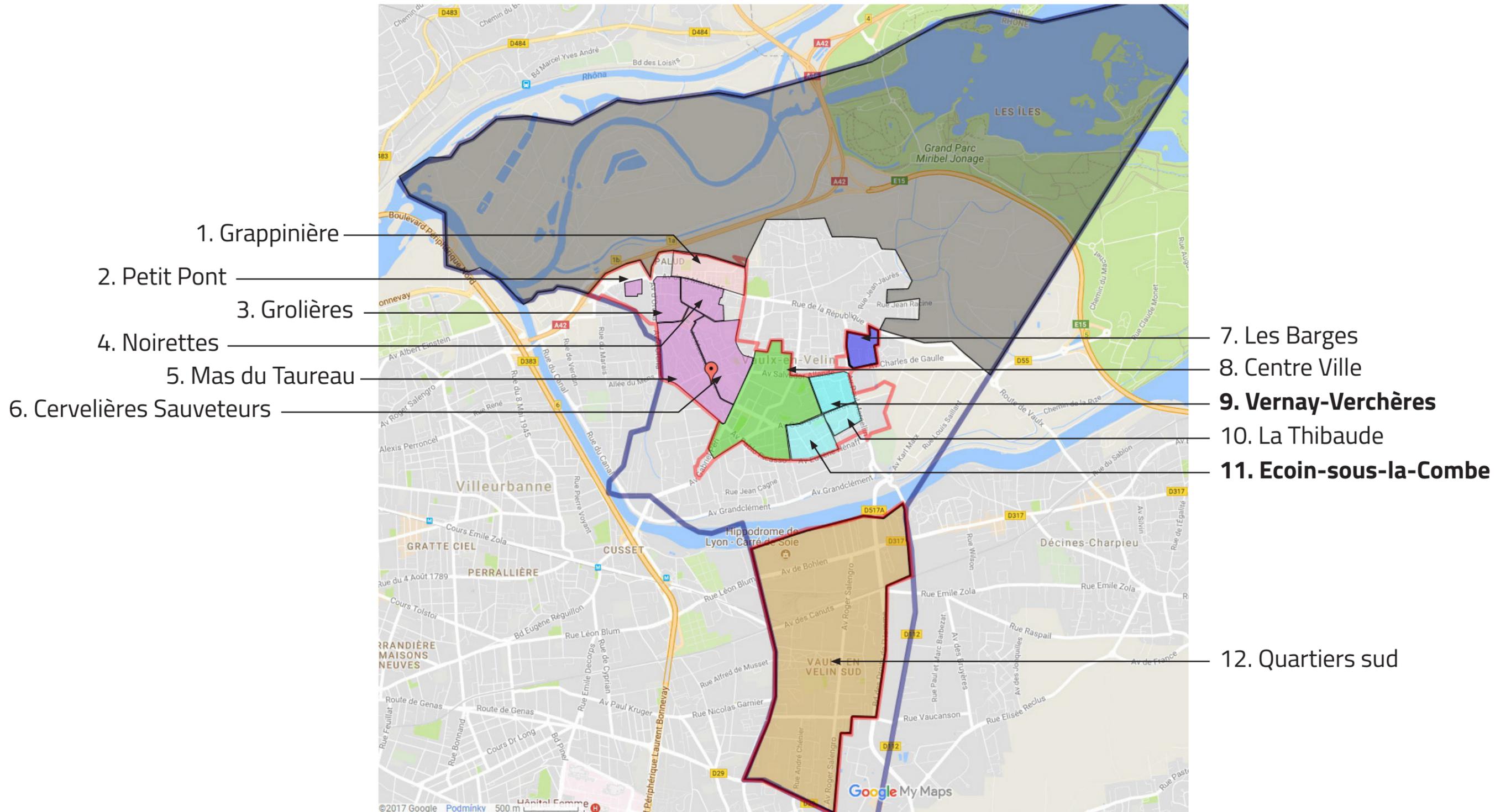


Aerial view 2017



Grolières 1975 © Archives Municipales

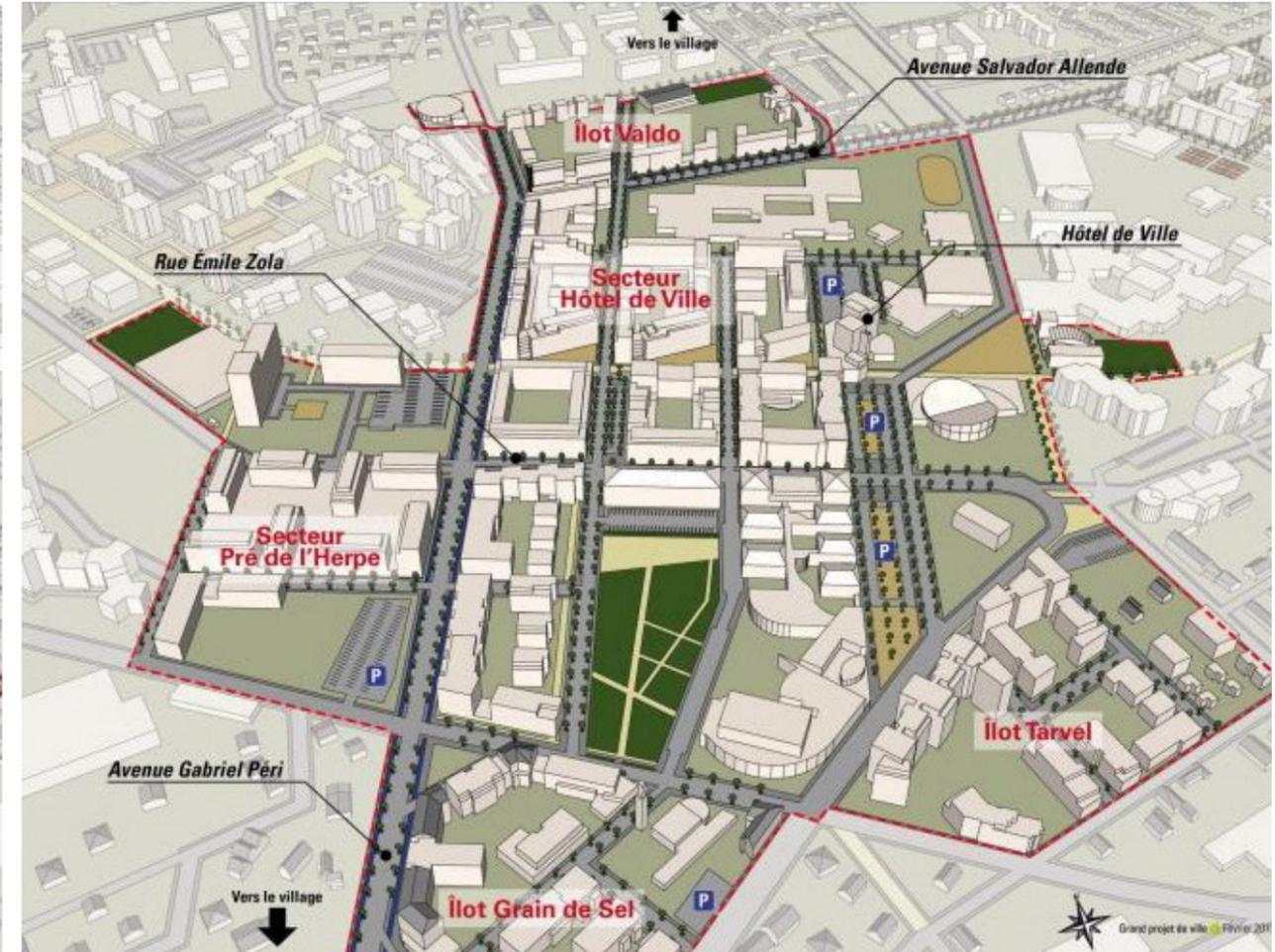
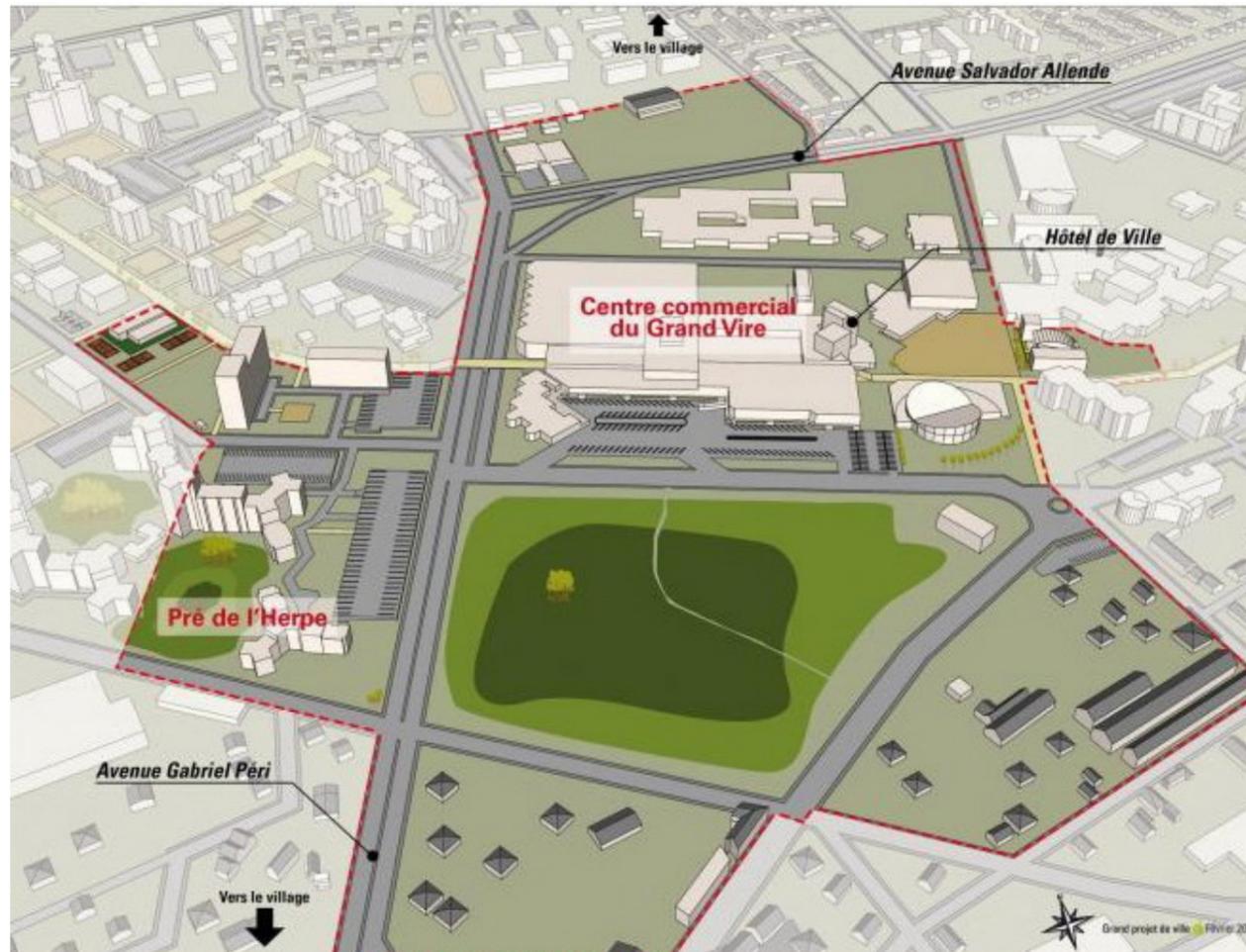
Lyon, Vaulx-en-Verlin



<http://www.gpvvaulxenvelin.org/>

Lyon, Vaulx-en-Velin

■ Centre Ville



<http://www.gpvvaulxenvelin.org/>

Lyon, Vaulx-en-Verin

- Centre Ville



City centre 1970s © Archives Municipales

Lyon, Vaulx-en-Verin

■ Centre Ville

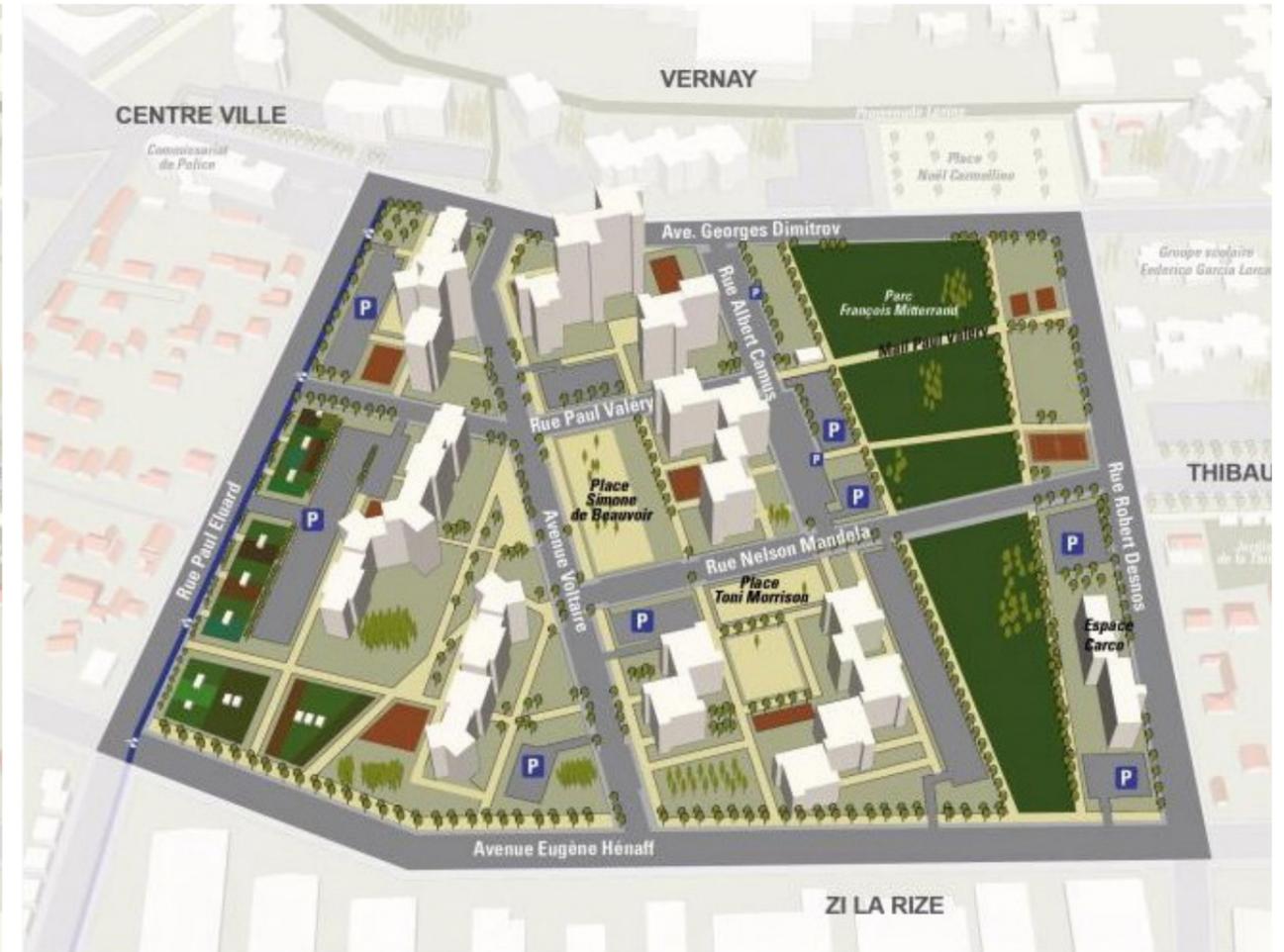
© Laurence Danière



© Jana Kapičková

Lyon, Vaulx-en-Verin

■ Ecoin-sous-la-Combe



<http://www.gpvvaulxenvelin.org/>

Lyon, Vaulx-en-Verin

■ Ecoin-sous-la-Combe



© Laurence Danière



© Laurence Danière



© Filip Tittl

Lyon, Vaulx-en-Velin

■ Vernay-Verchères



<http://www.gpvvaulxenvelin.org/>

Lyon, Vaulx-en-Velin

vaulx-en-velin Grand projet de ville

Grand Projet de Ville Projets par quartiers Cohésion sociale Le Mas Stocke

Accueil

Actualités

CENTRE VILLE
Création des nouvelles rues au Pré de l'Herpe

Concertation NPNRU
Dans le cadre de la définition du NPNRU, un dossier et un registre de concertation sont à disposition afin de recueillir les avis du public >>>

Construction du Groupe scolaire René Beauverie
Situé à l'articulation du centre ville et du Mas du taureau, il sera la première réalisation majeure du futur éco-quartier. >>>

Médiathèque - Maison de quartier
L'architecte Rudy Ricciotti construira la future médiathèque Maison de quartier. Livraison prévue fin 2019. >>>

Publications
Plan de la ville
Galerie Photo
En travaux
Contact
Recherche

more info: <http://www.gpvvaulxenvelin.org/>

Amsterdam, Bijlmermeer
Amsterdam, Osdorp
Den Haag Zuid West, Enschedelaan
Delft, Poptahof
Zoetermeer, Palenstein

Uithoorn, Europareij



Uithoorn, Europarei

- built in the 1960s
- 9 eleven-storey prefab houses
- Of a total of 1,080 flats, 95 per cent are owned by the Eigen Haard housing association which rents them out as social housing
- renewal since 2000



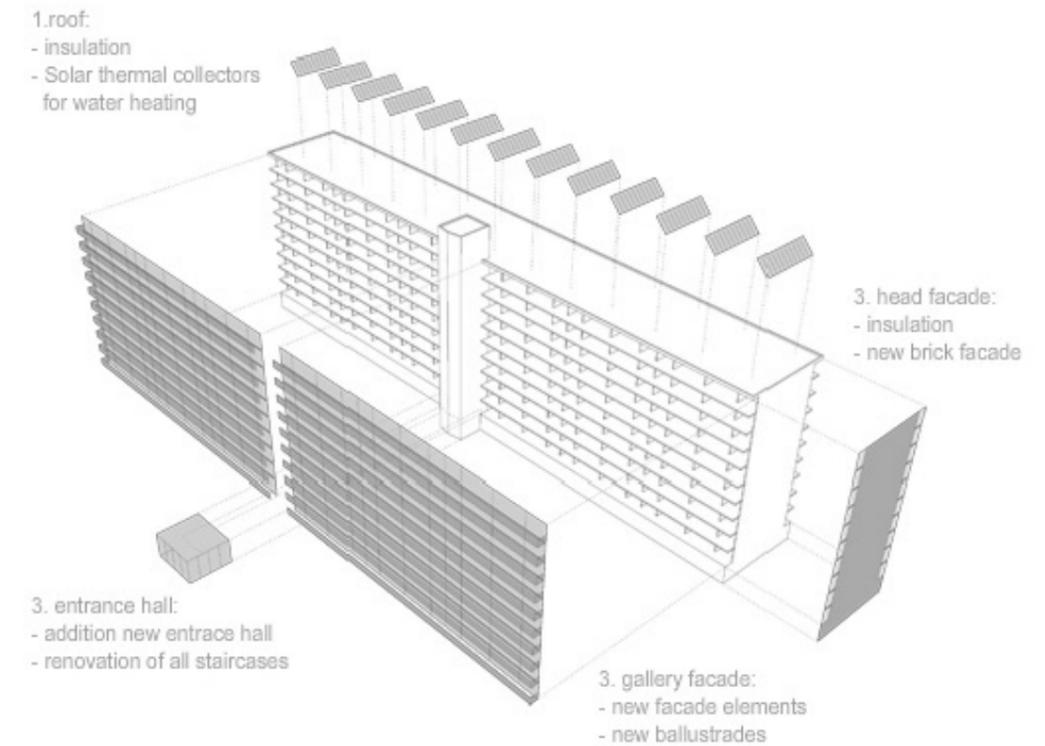
Aerial view 2017 © 2017 Google Maps



Europarei 1972 © J. Woerden

Uithoorn, Europarei

- atelier **Kempe Thill** 2006–2009
- new design of facades, extensions of the central halls, technical equipment renewal, changes to the floorplans of the apartments
- in cooperation with inhabitants who stayed in during the renovation



© *Atelier Kempe Thill*

Uithoorn, Europarei



© Atelier Kempe Thill

Housing Estates, What's Next?

Berlin, Hellersdorf
Berlin, Märkisches Viertel
Berlin, Marzahn
Berlin, Neumarkplan
Berlin, Zehlendorf
Bonn, Dransdorf-West, Mörikestrasse
Bremen, Neue Vahr Nord
Bremerhaven, Wulfsdorf
Cottbus, Sachsendorf-Madlow
Dresden, Gorbitz
Guben, Wohnkomplex IV
Halle, Neustadt
Halle, Silberhöhe
Hoyerswerda, Neustadt
Ingoldstadt, Hindemithstraße
Jena, Lobeda-West
Leipzig, Paunsdorf

Leinefelde, Südstadt

Lübbenau, Lübbenaubrücke
Magdeburg, Neustädter Feld
Oer-Erkenschwick, Schillerpark
Offenbach, Hans-Böckler settlement
Parchim, Weststadt
Schwedt/Oder, Am Waldrand
Schwerin, Neu Zippendorf



Leinefelde, Südstadt

- former centre of the textile industry
- 2,500 inhabitants has grown, in less than 30 years, to 16,500
- five- to six-storey prefab houses
- Initial surveys assumed that as much as 50 per cent of the Leinefelde flats would remain empty
- 1995 development plan



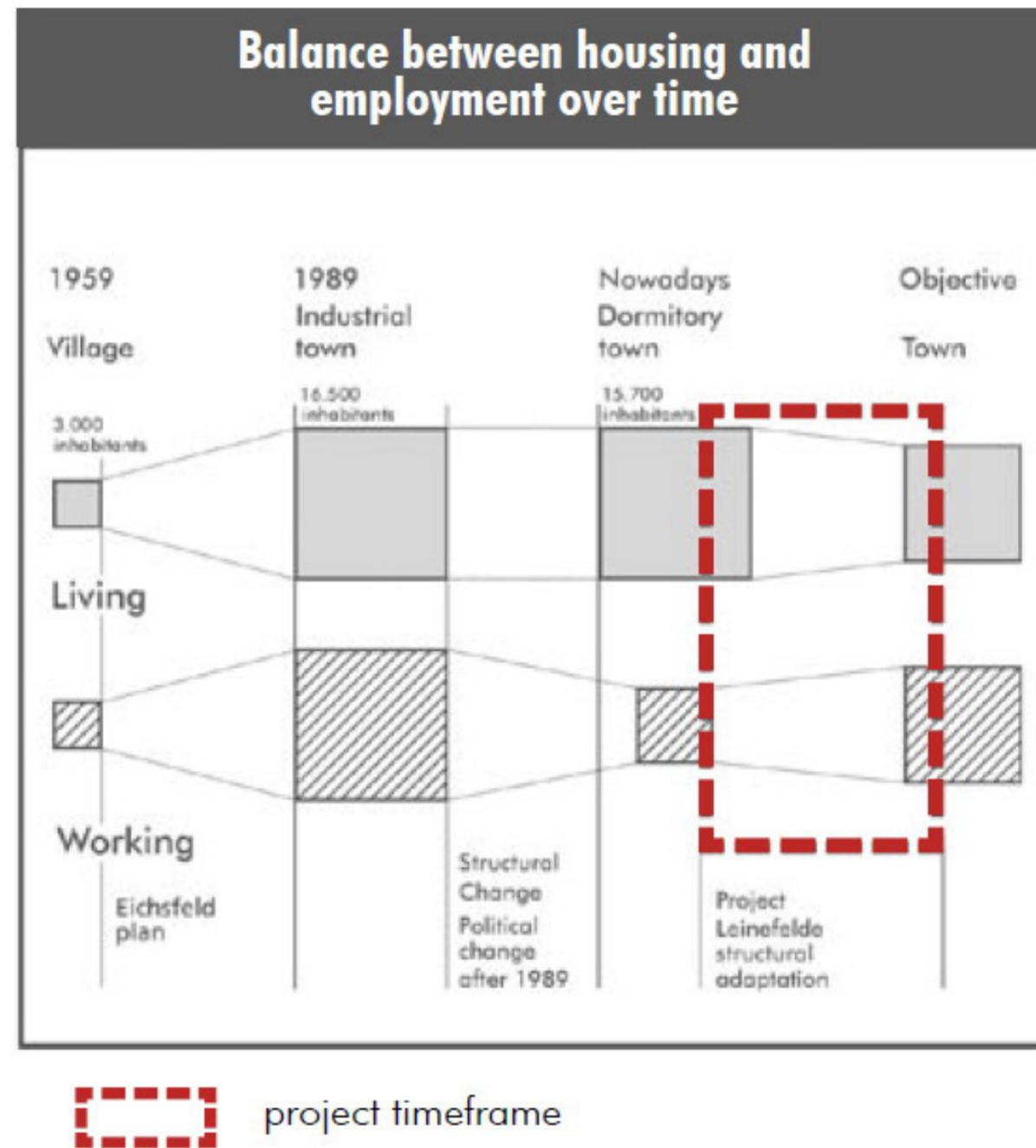
Aerial view 2014 © 2017 Google Maps



Leinefelde

Leinefelde, Südstadt

- the goal – balance between housing and employment



© WORLD HABITAT AWARD 2007

Leinefelde, Südstadt

- „shrinking city“ strategy
- master plan 1995

1. local centre stabilization
2. connecting the whole locality with the original historic village centre
3. residential areas improvement – raising the quality of the built environment



part of the masterplan 1995

© WORLD HABITAT AWARD 2007

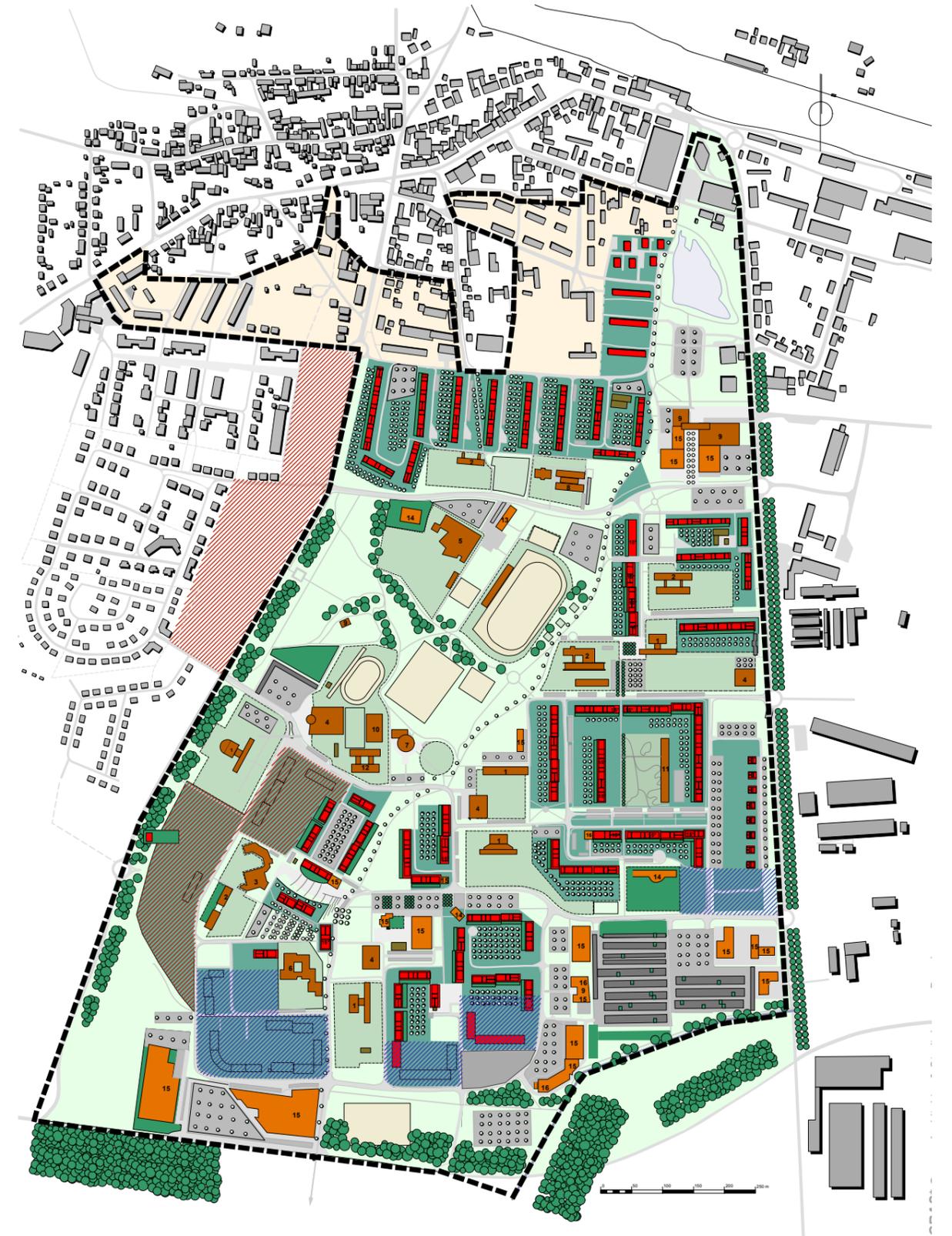
Leinefelde, Südstadt

- master plan 2005, **GRAS Gruppe Architektur & Stadtplanung, Dresden**

Master Plan

status February 2005

- | | | | |
|---|--|---|----------------------------------|
|  | scope of framework |  | social infrastructure |
|  | integration area city center
upgrading with strategic demolition |  | commercial infrastructure |
|  | restructuring area | traffic | |
|  | „living“ |  | car park |
|  | differentiated ground plans of flats |  | road |
|  | development area |  | important footpaths/ squares |
| | |  | main foot- and cycle paths |
| open spaces | |  | tree edge covered with |
|  | open spaces assigned to housing |  | tree grove |
|  | private open spaces |  | intensive greenery |
|  | public open spaces |  | Japanese garden |
|  | open spaces assigned to public purposes | other | |
|  | sports field / playground |  | garages |
| | |  | technical infrastructure |



Leinefelde, Südstadt

- building design **Stefan Forster Architekten**



© Stefan Forster Architekten

Housing Estates, What's Next?

Leinefelde, Südstadt

- building design **Stefan Forster Architekten**



© Stefan Forster Architekten

Housing Estates, What's Next?

Leinefelde, Südstadt

- building design **Stefan Forster Architekten**



© Stefan Forster Architekten

Housing Estates, What's Next?

Berlin, Hellersdorf
Berlin, Märkisches Viertel
Berlin, Marzahn
Berlin, Neumarkplan
Berlin, Zehlendorf
Bonn, Dransdorf-West, Mörikestrasse
Bremen, Neue Vahr Nord
Bremerhaven, Wulfsdorf
Cottbus, Sachsendorf-Madlow

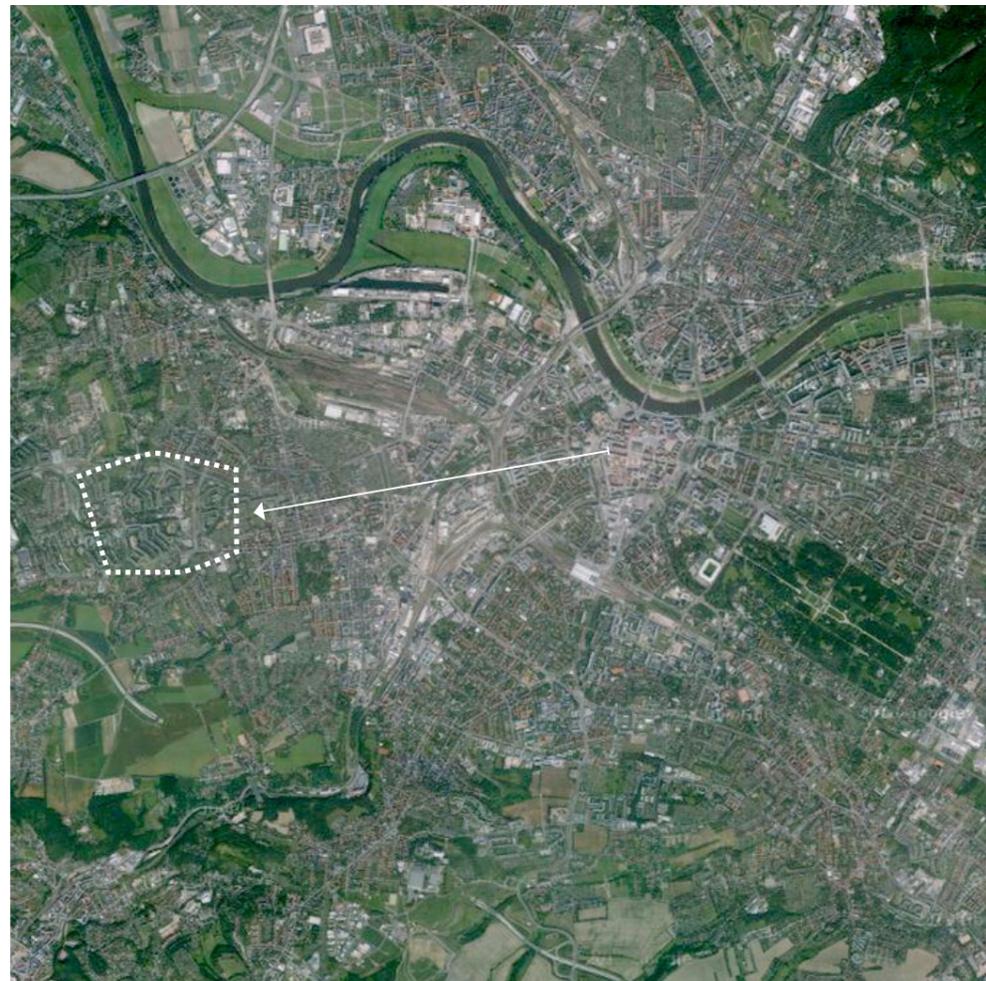
Dresden, Gorbitz

Guben, Wohnkomplex IV
Halle, Neustadt
Halle, Silberhöhe
Hoyerswerda, Neustadt
Ingoldstadt, Hindemithstraße
Jena, Lobeda-West
Leipzig, Paunsdorf
Leinefelde, Südstadt
Lübbenau, Lübbenaubrücke
Magdeburg, Neustädter Feld
Oer-Erkenschwick, Schillerpark
Offenbach, Hans-Böckler settlement
Parchim, Weststadt
Schwedt/Oder, Am Waldrand
Schwerin, Neu Zippendorf



Dresden, Gorbitz

- capacity of 40,000 inhabitants
- ExWoSt - (Experimental Housing Research Project)



Aerial view 2014 © 2017 Google Maps



Gorbitz Estate in Dresden

Dresden, Gorbitz

- Kräutersiedlung project
- six-storey houses reduced to three or four storeys and divided up
- the original number of 829 flats has been reduced to 270



<http://www.kraeutersiedlung.de/>

Dresden, Gorbitz

■ Kräutersiedlung project



01/03/2014

© Jana Kubánková

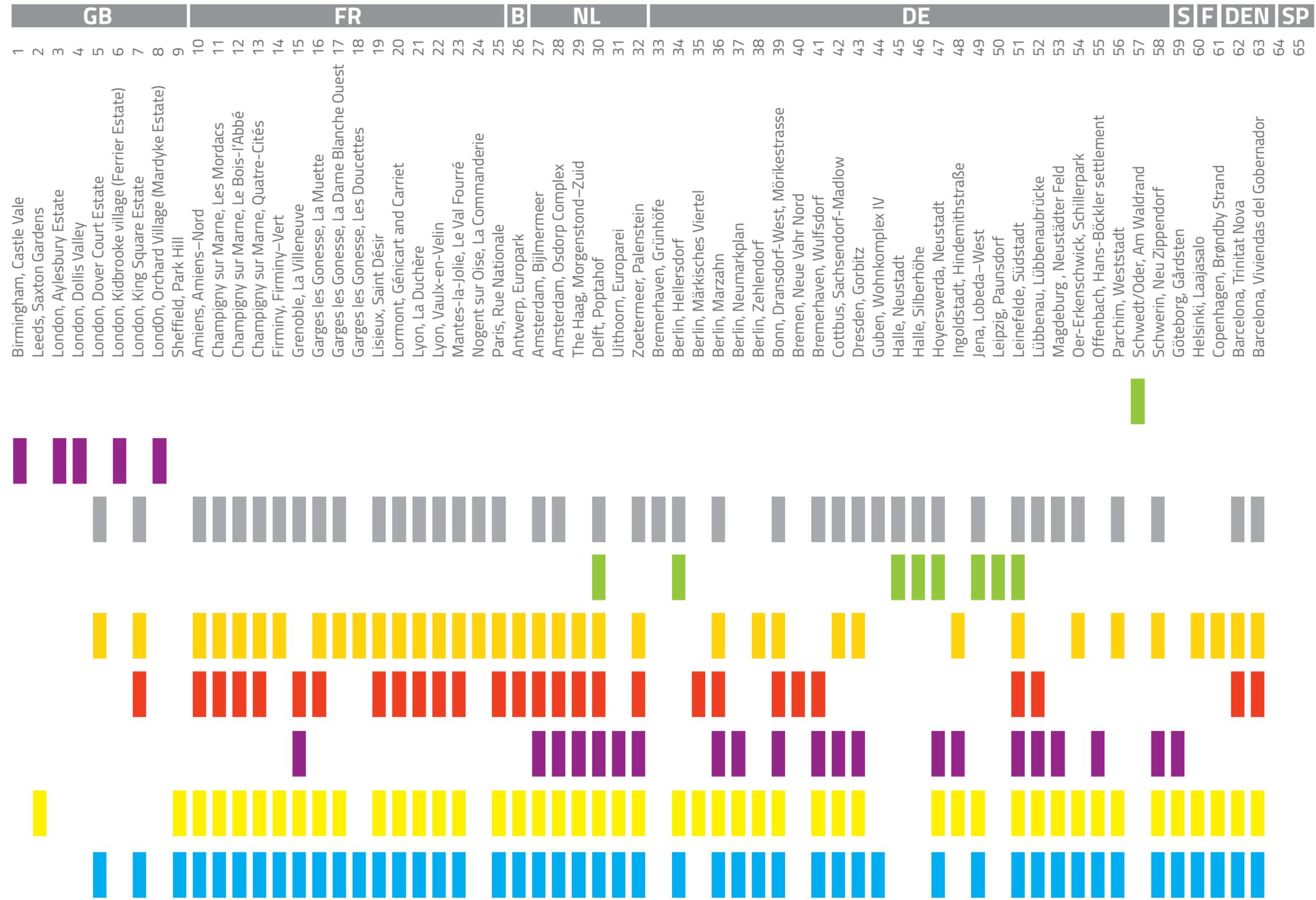
Dresden, Gorbitz

■ Höhen promenade

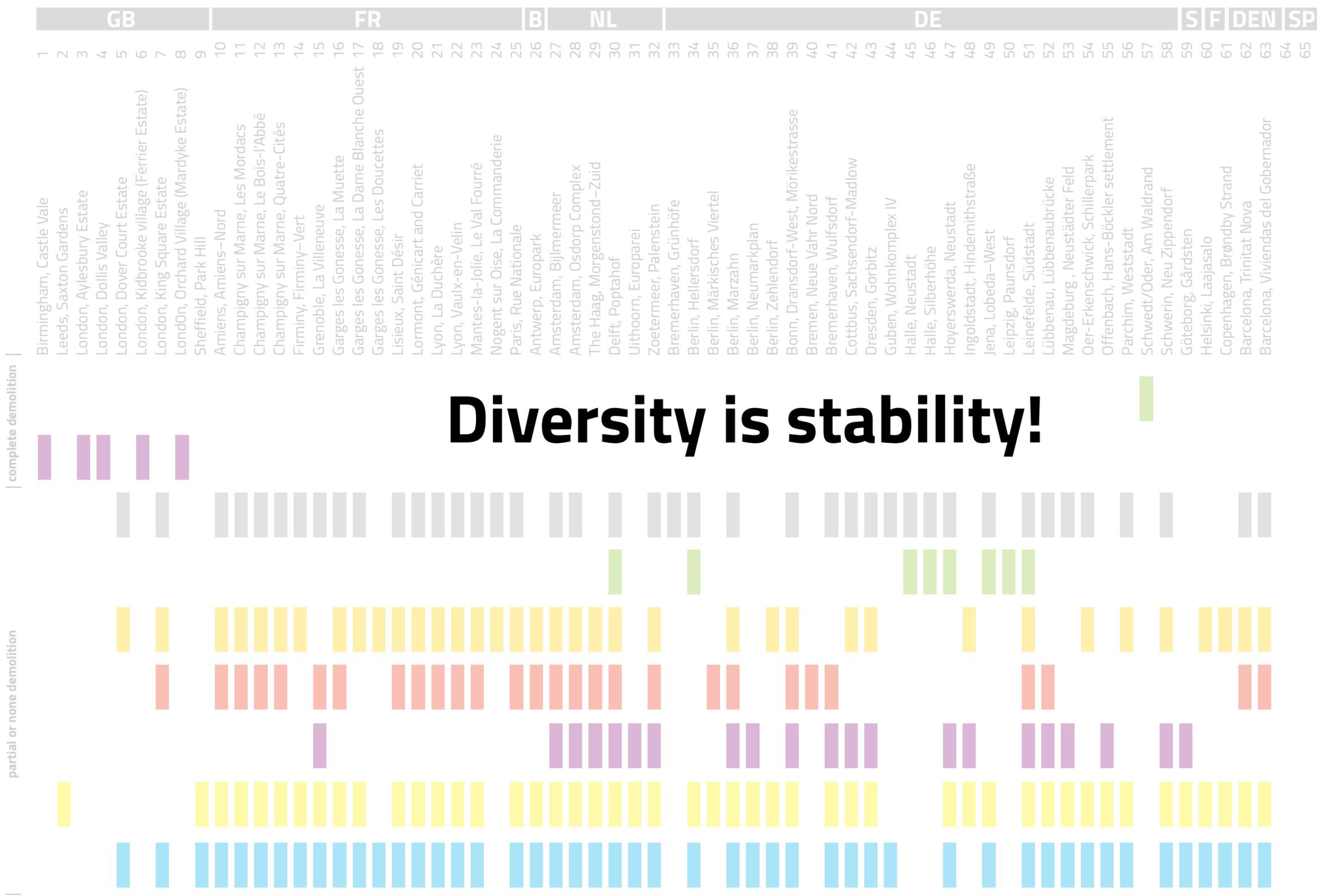


© Jana Kubánková

TYPES OF INTERVENTION / KLASIFIKACE ZÁSAHU



Diversity is stability!



THE END!

