

## **Colloquium Leipzig on April 24th, 2023**

**Launching day of the competition  
27th of March 2023**

### **Organiser**

**Europan – German Association for the Promotion of  
Architecture, Housing and Urban Planning  
in cooperation with the city of Leipzig**

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**Colloquium in the city library of Leipzig Grünau****Start: 14.20 p.m., End: 15:10****Report written by: Dr. Felix Bentlin, European****Date: 24.04.2023****1. Question: Are there any specific plans or requirements for the new school building?**

Answer: Construction will start in 2026 and there is a planning decision. There is a requirement to plan a five-class community school for 1000 pupils. The new school building is a replacement for the neighbouring primary school, after which the school is to be run independently.

**2. Question: Is a specific design expected for the school or is there another architecture competition?**

Answer: A holistic view of the area with the new school building should be taken. Depending on the concept, urban planning statements on the integration of the school location are expected rather than a fully planned structural design. In particular, an urban and programmatic vision is to be developed for the interaction between the neighborhood centre and the school building (see competition brief, page 44).

**3. Question: Are there any other historical plans from the 1980s and photos of the actual implementation for residential complex 7?**

Answer: The following has already been made available: historical aerial photograph from the 1990s (see the collection of links provided, complete site brief data update) and the so-called Wellner drawings (perspectives). This shows the planning. The actual implementation can be compared with the historical aerial photograph from 1990. Furthermore, additional photos and maps can be found here:

[https://www.deutschefotothek.de/gallery/encoded/eJzjYBKS-5mLJLypJFWJ3Lzq8Jy-xVlrZ0c9FibkkJ1uLQUidiyOtKDWzJLWiRlg\\_JzWzo-CozXTcdUyEA28QVPQ](https://www.deutschefotothek.de/gallery/encoded/eJzjYBKS-5mLJLypJFWJ3Lzq8Jy-xVlrZ0c9FibkkJ1uLQUidiyOtKDWzJLWiRlg_JzWzo-CozXTcdUyEA28QVPQ)

**4. Question: Are there any plans for open space planning, in particular a current or historical tree cadastre?**

Answer: Here is an up-to-date tree cadastre:

<https://www.leipzig.de/umwelt-und-verkehr/umwelt-und-naturschutz/>

baeume-und-baumschutz/baumkataster

Only new woody plants were planted in the settlement areas (see historical aerial photograph from 1990 in the link collection provided and current aerial photograph).

**5. Question: Is there a list of public art in Grünau and can a list be made available?**

Answer: The brochure „Architekturbezogene Kunst (Bezirk Leipzig 1945 - 1990)“ is provided (see complete site brief data update, file “New Documents after Launch”).

**6. Question: Should construction measures only be carried out in the project site or also in the reflection site?**

Answer: Depending on the concept and urban planning idea, planning ideas can also be carried out in the reflection site and beyond.

**7. Question: Are there any studies on construction structures of the existing buildings and possibilities of adding floors?**

Answer: There are no construction studies on the possibility of adding more floors. Since the buildings are not listed, they can be demolished and raised.

**8. Question: Can the survey from the citizen participation be shared?**

Answer: The report can be viewed here:

[https://static.leipzig.de/fileadmin/mediendatenbank/leipzig-de/Stadt/02.6\\_Deiz6\\_Stadtentwicklung\\_Bau/64\\_Amt\\_fuer\\_Stadterneuerung\\_und\\_Wohnungsbauforderung/Gruenau/WK\\_7\\_und\\_8/Auswertung\\_Beteiligung\\_April2022.pdf](https://static.leipzig.de/fileadmin/mediendatenbank/leipzig-de/Stadt/02.6_Deiz6_Stadtentwicklung_Bau/64_Amt_fuer_Stadterneuerung_und_Wohnungsbauforderung/Gruenau/WK_7_und_8/Auswertung_Beteiligung_April2022.pdf)

**9. Question: Does the LWB (local housing company) have long-term strategies for new construction in Grünau?**

Answer: The city administration holds regular talks with the LWB. Its focus is currently not on new construction projects, as extensive financial resources are being invested in building refurbishments, barrier-free and fire protection upgrades. Nevertheless, the city of Leipzig sees a great need for new building projects to be implemented by the

housing industry. The drafts received in the course of the European competition are to form the basis for negotiations with the housing companies. The aim is to expand and mix the housing portfolio in Grünau in order to make the location attractive for additional groups of people and target groups.

**10. Question: Is it desired that new housing be created?**

Answer: Yes, absolutely. New housing should be created and complement the current housing stock.

**11. Question: Is it realistic to locate joint building projects and cooperative building groups as developers on site?**

Answer: Yes, joint building projects and cooperative building groups can be brought into the area through heritable building rights and concept procedures, e.g. with support from the Leipziger Freiheit network.

**12. Question: To what extent are structural measures desired overall?**

Answer: Courage to build is expected. Further constructional development is to be sought for the intervention areas planned in the project site. New construction, redensification and conversion measures are to be proposed for this purpose. In addition, an urban planning idea should be developed for the entire study site. Outside the project site, however, there is no need to go into detail. The submissions should designate nature-related protected areas and qualify open spaces, but also provide self-confident urban development settings for new buildings and visible landmarks. Living, working, education and leisure should be designed according to the principles of the 15-minute city (see complete site brief, page 43). Visions are to be developed that convey positive images of cautious redensification that create identity.

**13. Question: Are there any requirements for the protection of historical monuments in the study site consideration?**

Answer: There are no requirements for listed buildings.

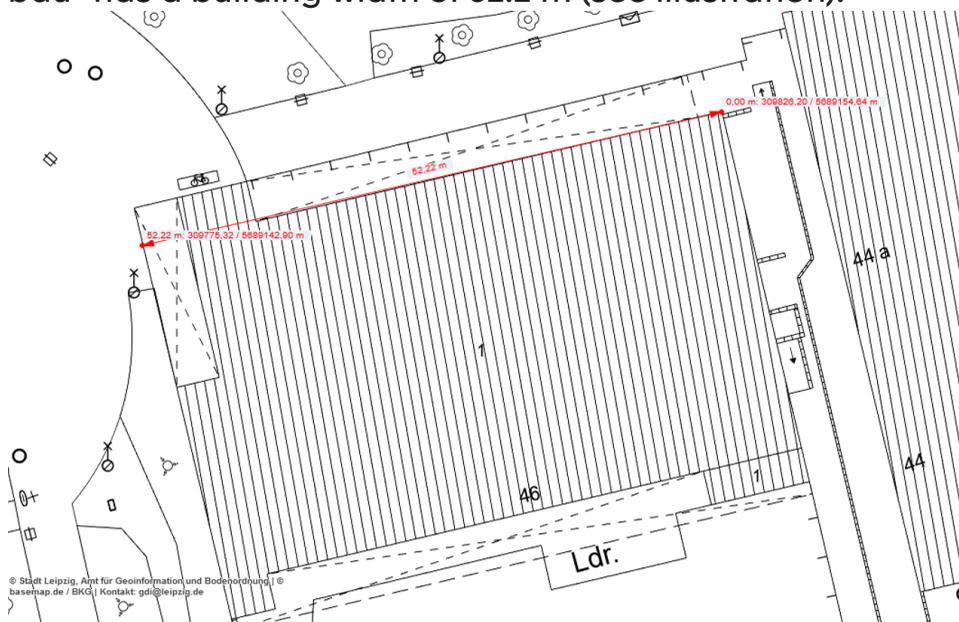
**14. Question: Which housing offers are expected for which target group? Is there any experience with gentrification in Leipzig?**

Answer: New housing offers are an important topic for the Grünau

district. Leipzig has experienced gentrification in the east of the city. In order to establish a social mix in the west of the city, innovative and complementary housing offers in the form of new construction are to be developed. In particular, statements on the linking of living and working are expected.

**15. Question: Can a 1:1 scale DWG file with the building structures be provided?**

Answer: After checking the DWG file, no error could be detected. Please orientate on a reference value and scale accordingly. The "Konsumbau" has a building width of 52.2 m (see illustration).



**16. Question: Can a DWG file in scale 1:1 with contour lines be provided?**

Answer: No. But a TK 10,000 of the study site is provided (see complete site brief data update "New Documents after Launch"). Attention: the map is old. Buildings are still shown here that have already been demolished. However, the contour lines have not changed.

**17. Question: Which heating systems are used in the prefabricated buildings in the study site? And where is the corresponding power plant located? Are there plans to change the heat supply system in the district?**

Answer: The heat supply in the Grünau district is mainly provided by

district heating. No changes to the heating system are planned for the near future. The use of renewable energy technologies is necessary due to the climate emergency.

**18. Question: Is it conceivable to accommodate extracurricular uses in the school rooms and on the grounds of the school centre?**

Answer: Structural, open space and functional relationships between the Grünau school centre and the new neighbourhood centre are to be developed. The school centre is planned according to formal specifications in its current expansion, which are due to the minimum areas per child. It would be desirable that the classrooms and other areas can also be used by clubs, local stakeholders or local population after classes have ended.

**19. Question: Are there any suggestions or specifications regarding the GFZ or GRZ (site coverage factors for floorspace)?**

Answer: There are no development plans in the area. Proposals for new density in the area are expected. Currently, building projects are only assessed and approved in accordance with § 34 of the German Building Code ("Einfügungsgebot"). If the designs deviate from these requirements, development plans must be drawn up so that the projects can be implemented.

**20. Question: Is it possible to make the 3D model available to the city of Leipzig (project site/reflection site)?**

Answer: Apart from the online accessible 3D model, no further 3D data can be provided.

**21. Question: Are there any plans for the deconstruction of Kiewer Straße and the parking spaces located there?**

Answer: It is currently not known that Kiewer Straße or parking spaces are to be deconstructed. The awarding authority expects that the traffic areas and especially the parking spaces will be innovatively redesigned as spaces of potential and transition. The designs should contribute to making parking spaces available for commuters and families, but also to unsealing and redensification measures.

**22. Question: What is the current status of the „Planet Garden/ Planetengarten“ project?**

Answer: The neighbourhood garden of the LWB has received water connections for cultivation. The garden use is currently inactive and is to be further developed as an area.

**23. Question: Are there any plans for the old sports hall at the Jupiterstraße stop?**

Answer: The gymnasium should be retained and will certainly continue to be available for clubs after the completion of the six-field sports hall. New ideas for the old gym are very welcome and should at least consider spaces for sports clubs.

**24. Question: Is there management for the urban forest? How long does the project run and are there requirements for it?**

Answer: The model project „urban forest“ provides for a low level of management. The forest and its surroundings are currently not intensively maintained. The forest area that has grown up is to be further developed from the model project into a green space with new concepts of appropriation.

[www.europap.de](http://www.europap.de)