

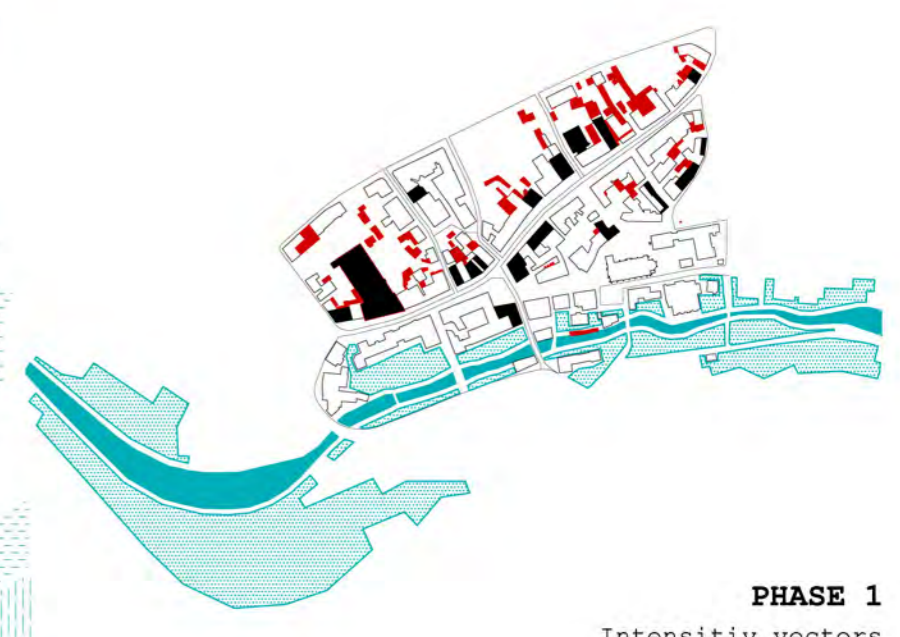
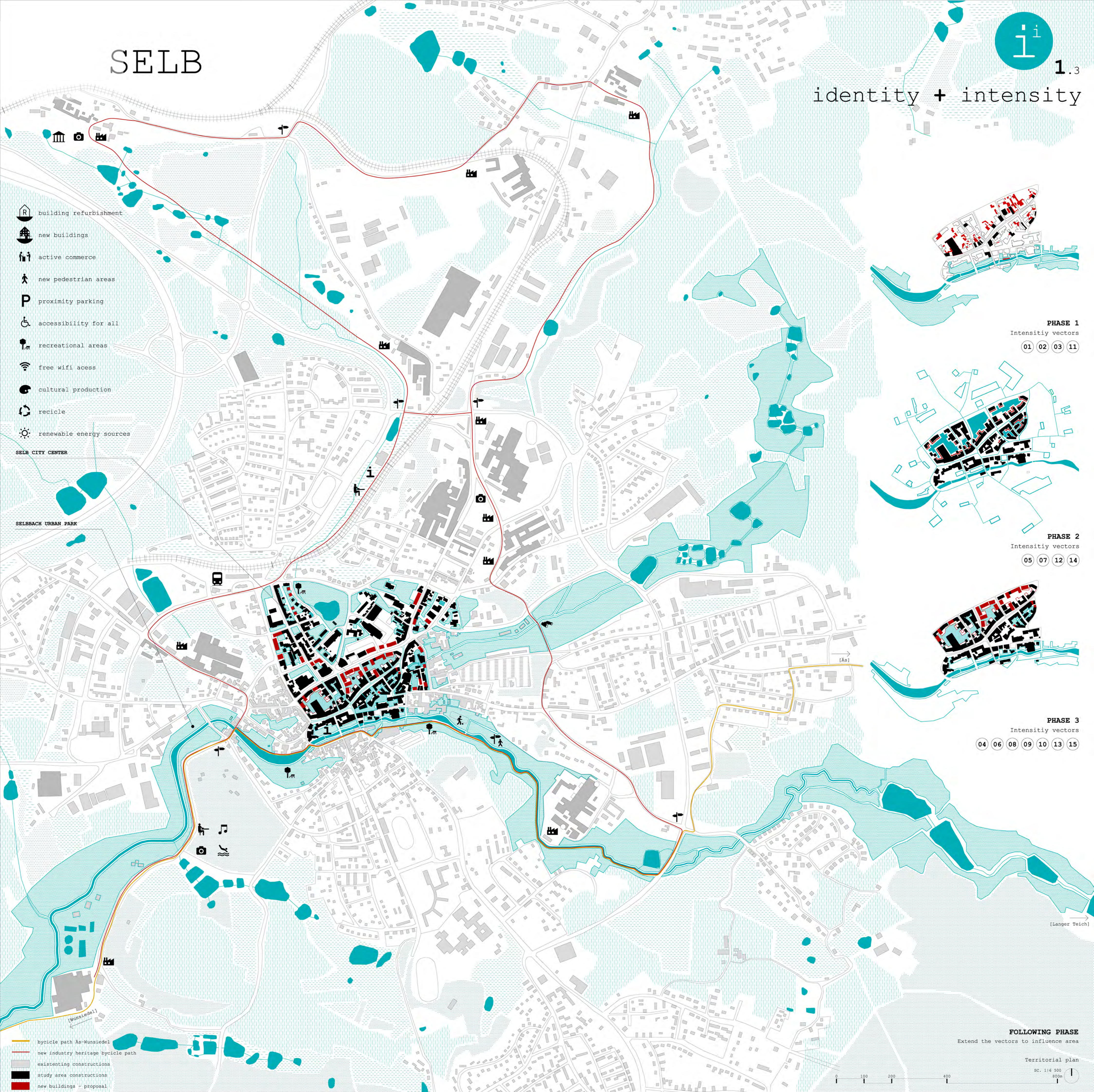
SELB

- building refurbishment
- new buildings
- active commerce
- new pedestrian areas
- proximity parking
- accessibility for all
- recreational areas
- free wifi access
- cultural production
- recycle
- renewable energy sources

SELB CITY CENTER

SELBACH URBAN PARK

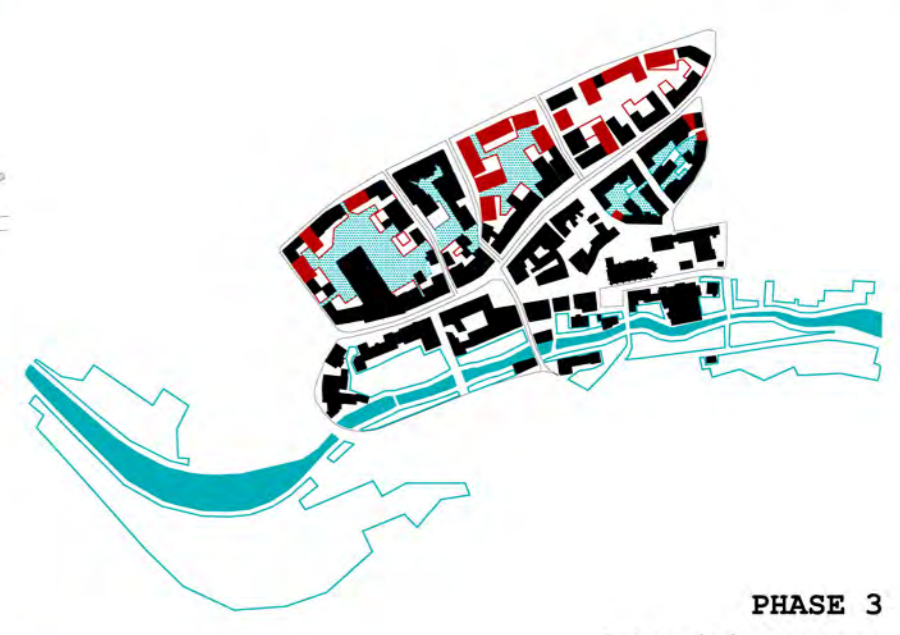
- bicycle path As-Wunsiedel
- new industry heritage bicycle path
- existing constructions
- study area constructions
- new buildings - proposal



PHASE 1
Intensity vectors
01 02 03 11



PHASE 2
Intensity vectors
05 07 12 14



PHASE 3
Intensity vectors
04 06 08 09 10 13 15

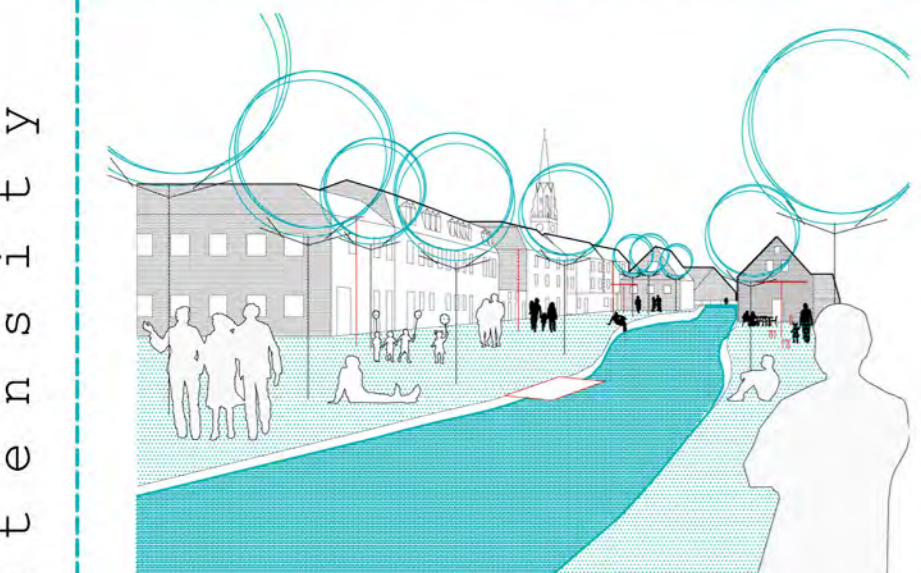
FOLLOWING PHASE
Extend the vectors to influence area

Territorial plan
SC. 1:16 500
800m

01A. The town of Selb has its origins in the relation with the Selbach; throughout history the inhabitants of Selb took advantage of the proximity of water, in a economic, social and subsistence relationship.

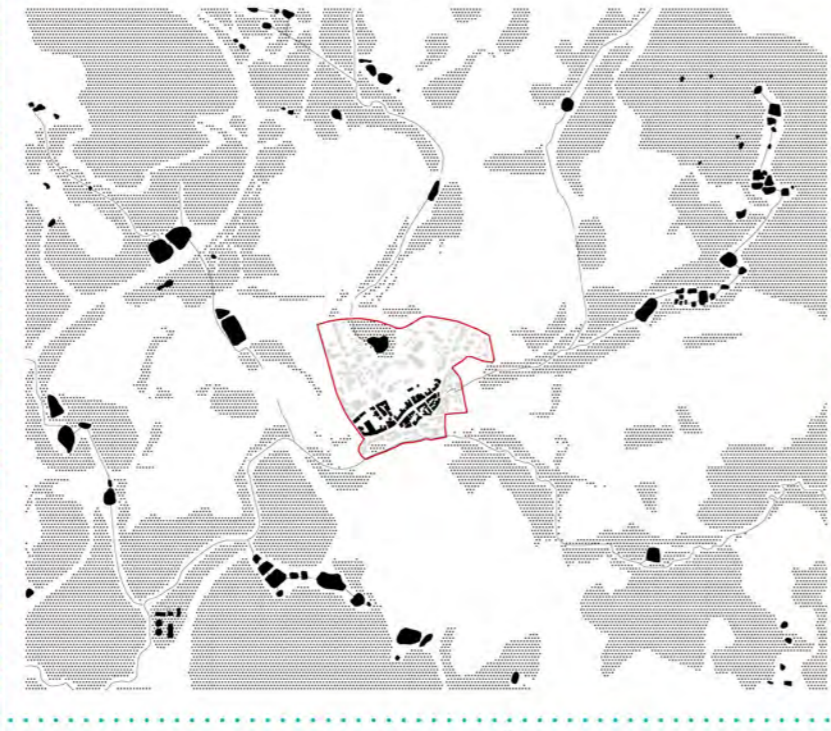


selbach



01B. With the industrial revolution the water ceased to play an important role in the city economy and with the increasing of flood risk the water course was allocated and Selb turned his back to Selbach. We propose renaturalize Selbach to turn it back to the city; the presence of water will contribute to an ecological improvement, esthetic quality, and will create a new local atmosphere that will turn the new city center more attractive.

02A. Set in the Fichtelgebirge the landscape of Selb is characterized by its vast forests, pastures and particular river basin system; however due to the urbanization and human action the landscape becomes less and less intense as we approach the urban areas.



natural system

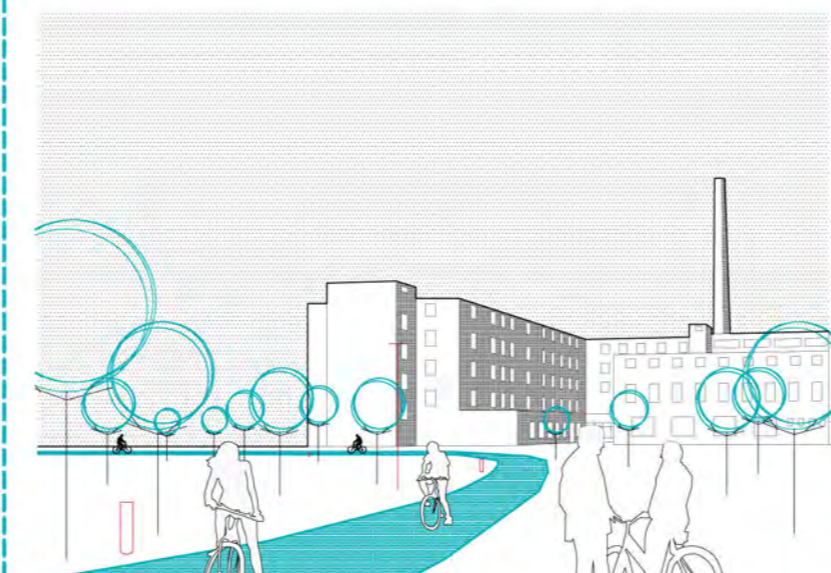


02B. We intend to establish a continuity bond between the city and the surrounding landscape, with the creation of green corridors that intensify the green areas along the water lines. New recreational opportunities will be created in the urban areas where quality free space is scarce. This will improve the relationship between citizens and the urban space.

03A. The recent history of Selb is strictly related with the porcelain industry. In the initial phase the factories were established close to the river banks and later near the railway line. In 1900 there were about 20 factories. This industrial background enriches the urban fabric giving it a peculiar identity.



industrial heritage

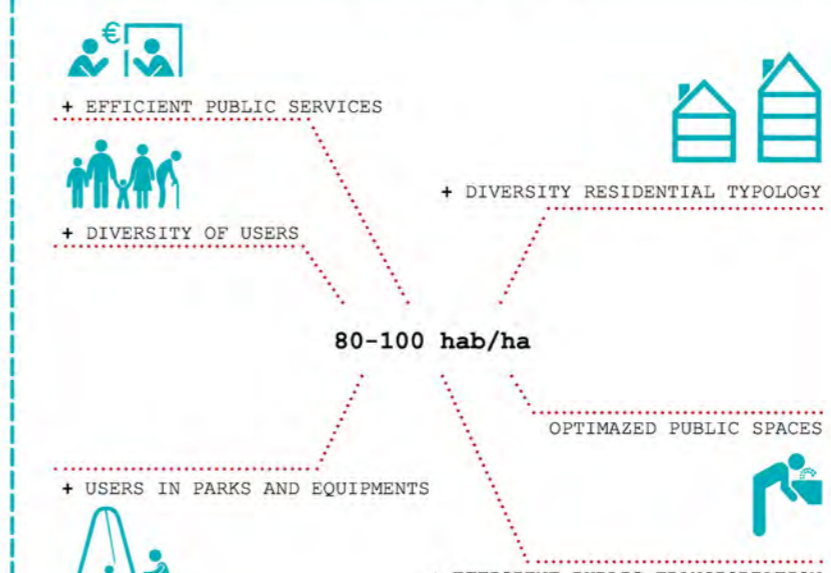


03B. The industrial heritage is an attractive basis to improving the city's image, increase tourism and attract new visitors. We understand that existing routes and activities should be consolidated and new cycling route introduced. A route through the old factories that allows the visitor to discover this heritage in a close relationship between industry, culture and nature.

04A. The urban morphology of Selb is characterized by a medium density in the city center and a low density at the periphery. With the population decrease started in the '70s and pronounced in the 90's by the crisis of porcelain industry, the city center lost density that changed its morphological identity.

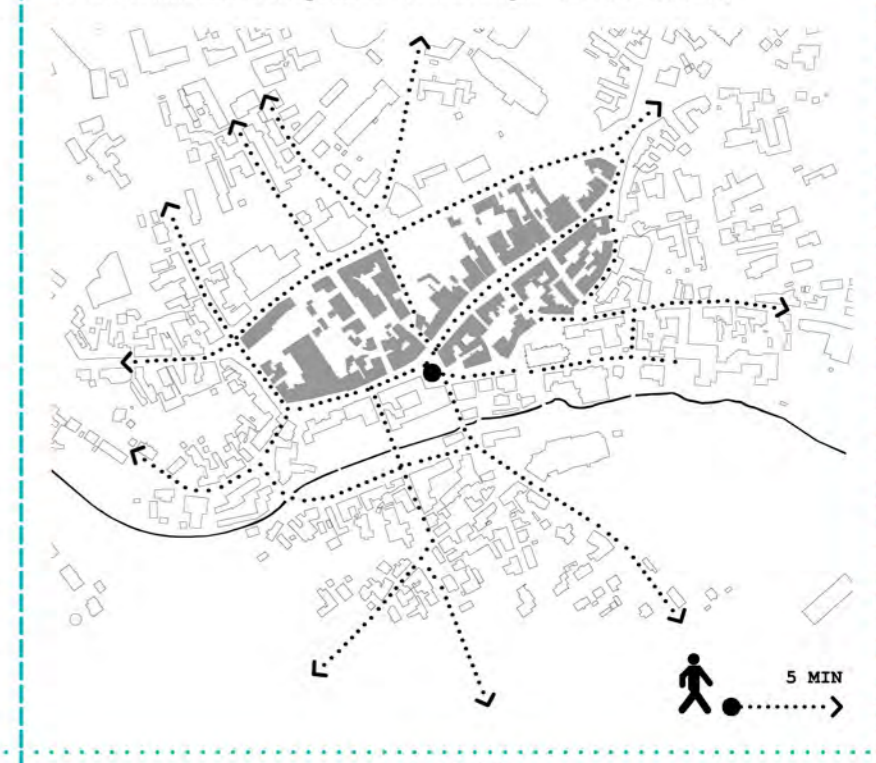


density

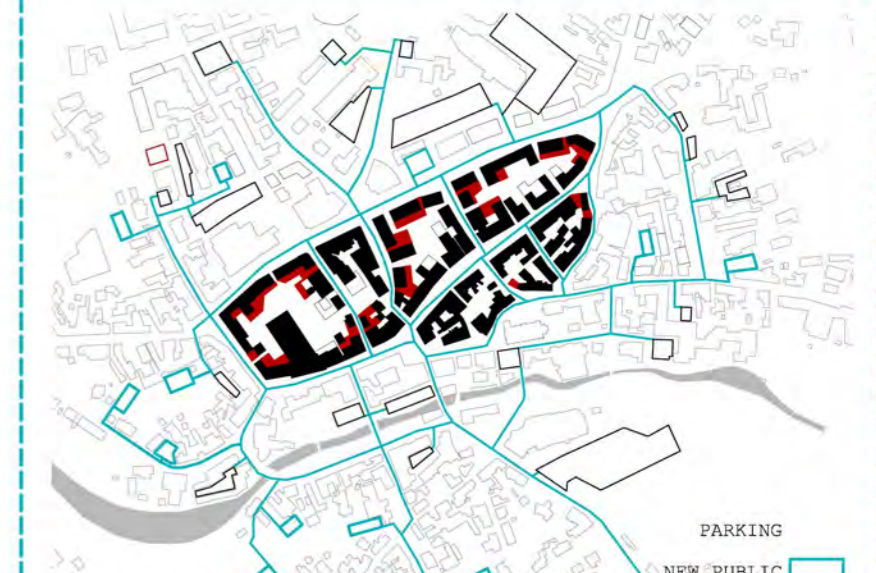


04B. We propose to intensify the urban center density in order to archive economically desirable density values between 80 to 100 inhabitants/ha. to achieve strategic objectives.

05A. The small size and scale of the urban center of Selb reveals its natural aptitude for pedestrian mobility. We easily cross the center in a 5 minutes walk. The presence of automobiles everywhere discourages this feature.



mobility



05B. To improve mobility in the urban center and encourage citizens for walking and cycling we propose to improve the public transportation efficiency and reduce the car presence in the public space with the creation of a public parking's network near the city center in a range of a 5 min walk distance.

SELB

identity + intensity

NEW DWELINGS
New buildings suitable for families, singles and elderly.

NEW COMMERCIAL SPACES
New shared commercial spaces in ground floor.

PRIVATE PARKING
Annex one floor buildings for residents parking.

PEDESTRIAN ALLEY
New car free alley areas. Car access only for residents parking.

THE RED THREAD
The red thread circuit improvement.

RESTRICTED TRAFFIC AREAS
Traffic allowed to emergency, residents, services and visitors for a limited period of time.

NEW SELB MARKET
Departments building "STORG" adapted to market and business incubator.
Ground floor - Outdoors and indoors market;
First floor - Business Incubator and shops.

SCHILLERSTRASSE ELEVATION

COMMUNITY NEW SERVICES
New annex buildings for community services.

COMMUNITY COURTYARD
New public space for the local community.

NEW PUBLIC PARKING
Visitors parking lots 30min maximum stay.

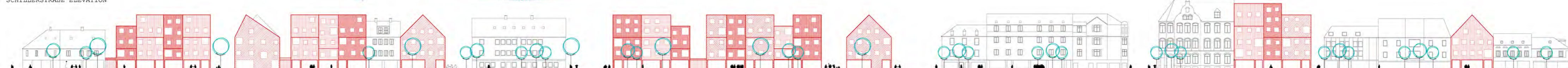
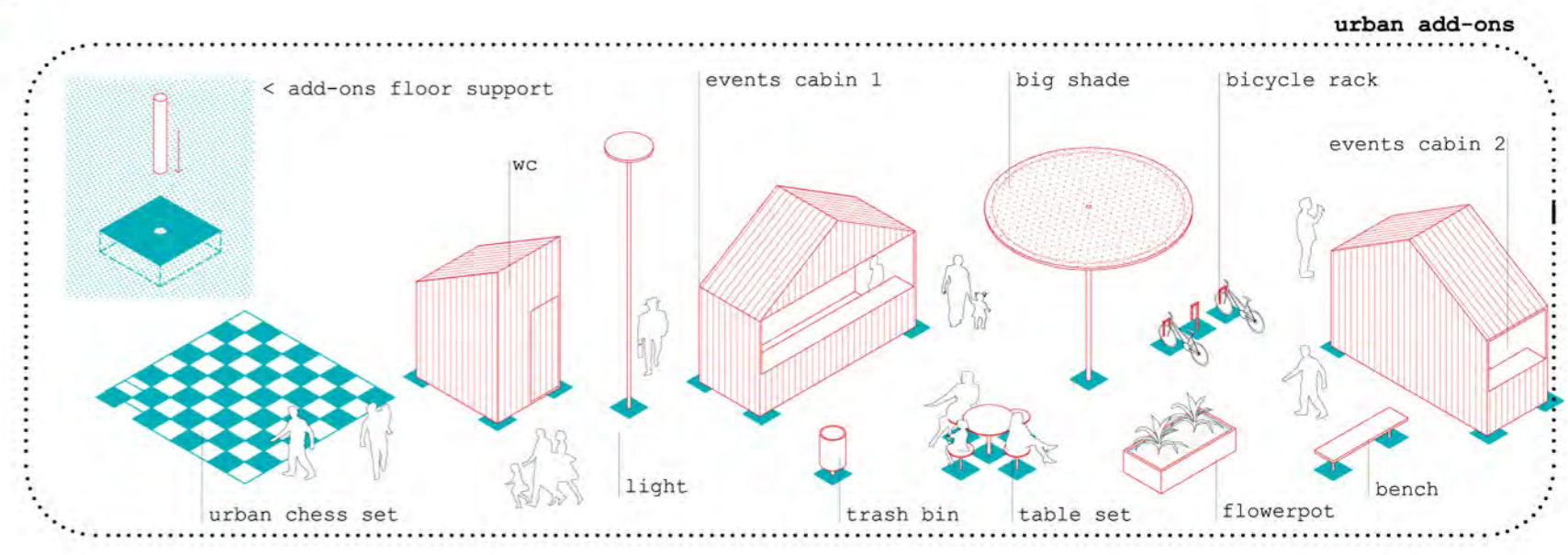
DEMOLITIONS
Demolitions inside the existing courtyards to open new spaces for the community.

BUILDING REFURBISHMENT
Existing buildings refurbishment.

BUILDING ANNEX
New annex buildings add to the city for parking or other uses.

BICYCLE PATH WUNSIEDEL-SELB-ASCH

SELBACH URBAN PARK
New city park by the river bank



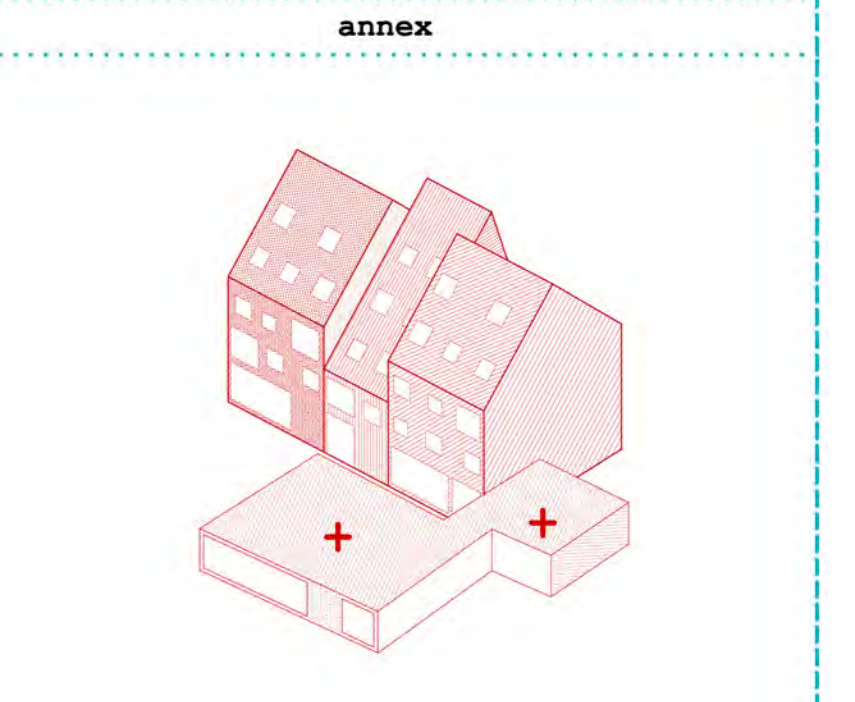
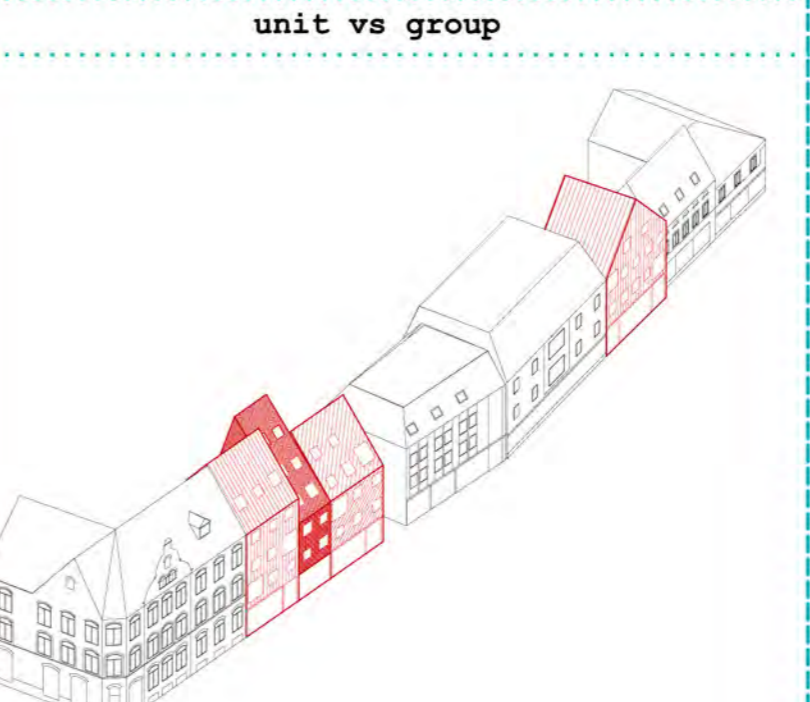
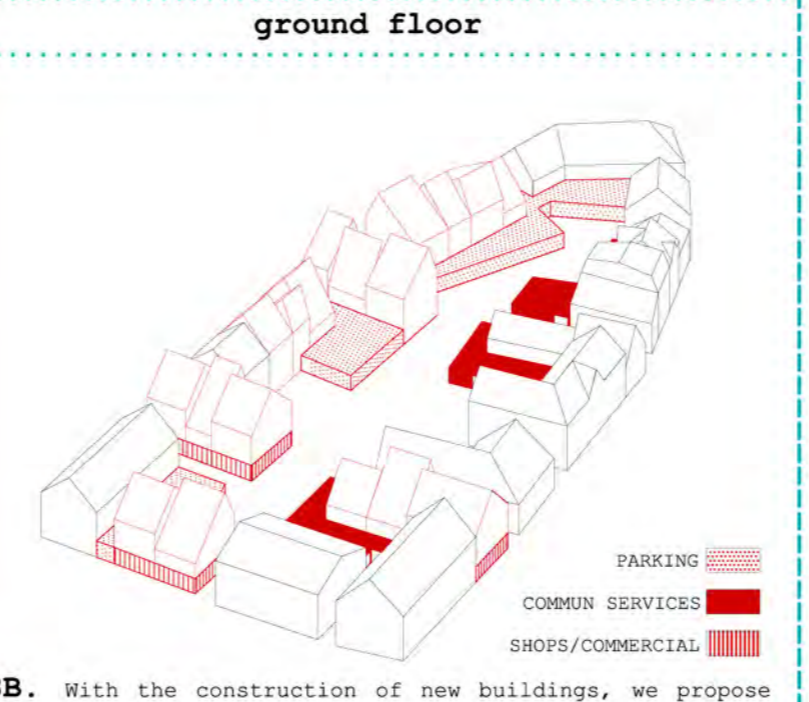
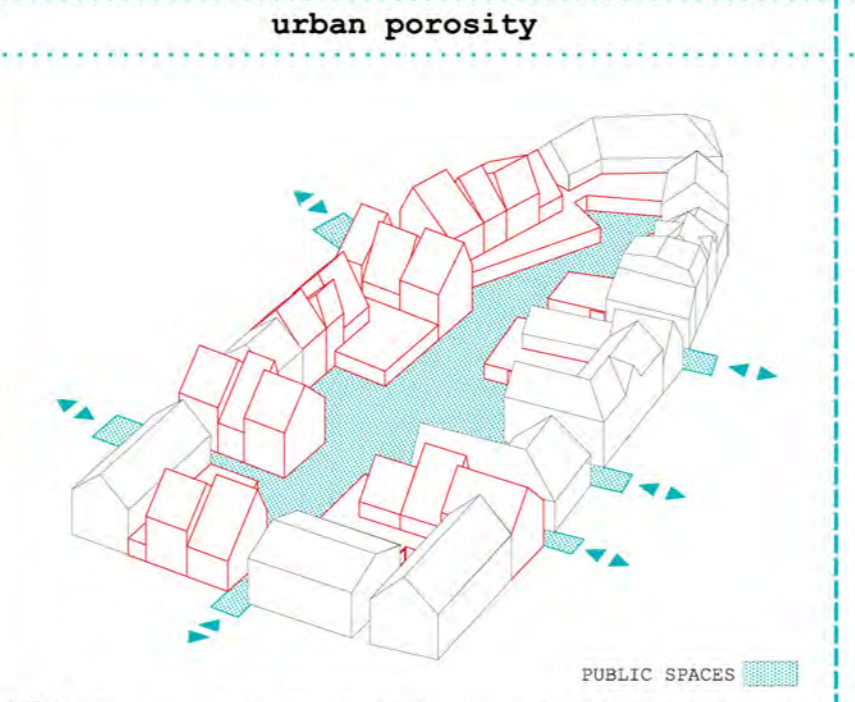
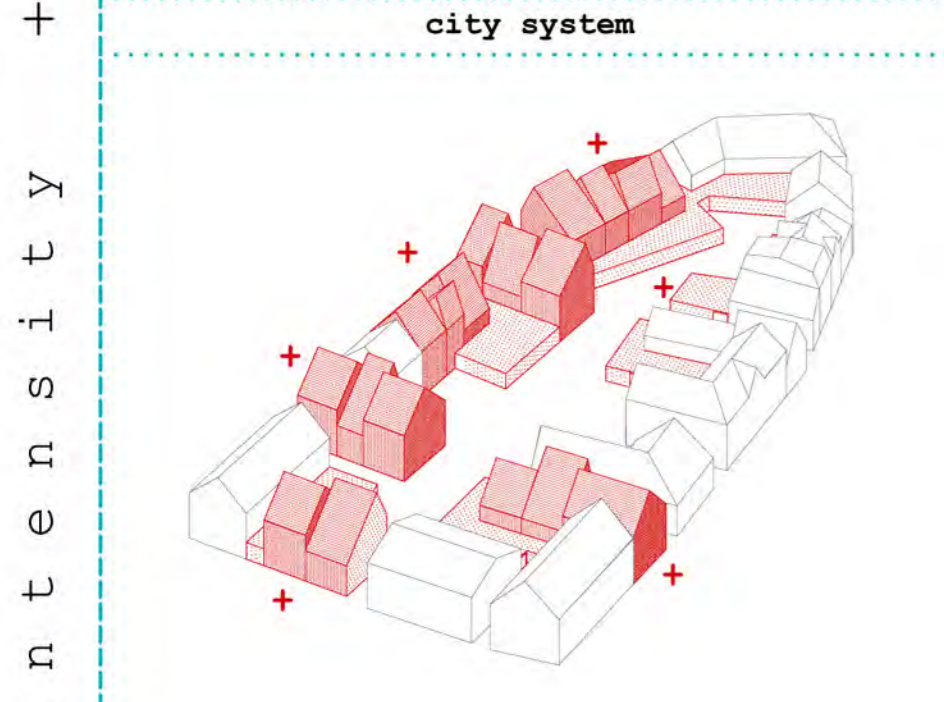
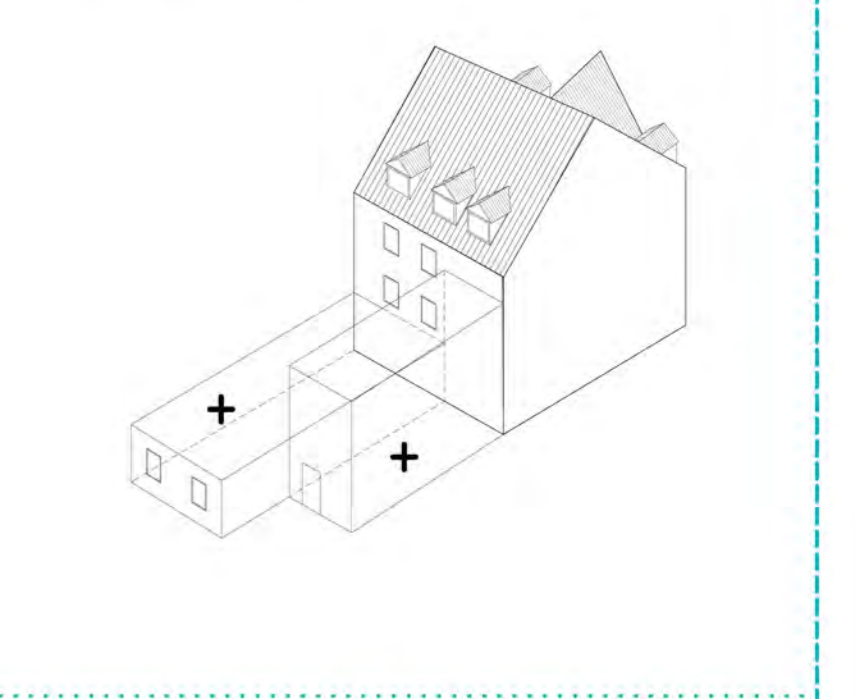
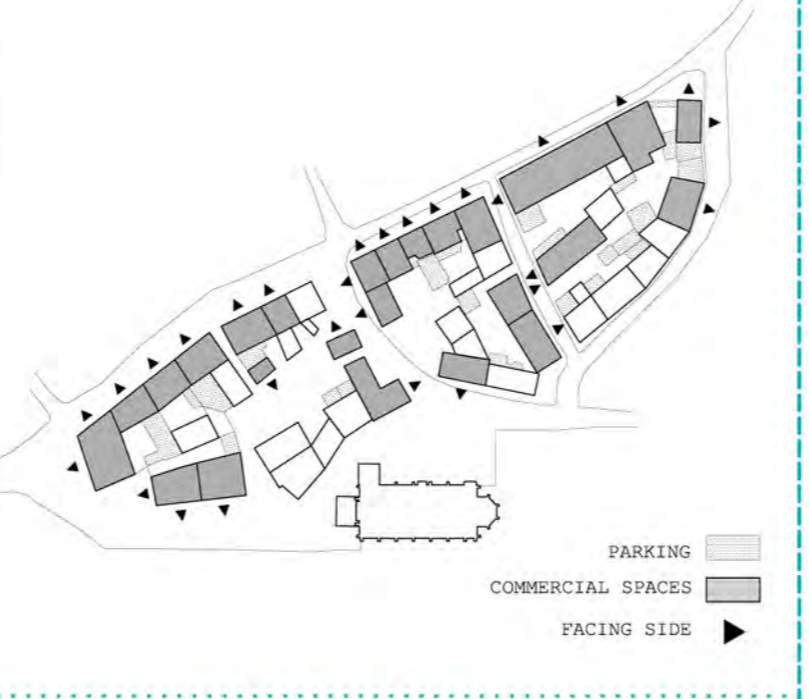
06A. The city core of Selb has a peculiar morphology characterized by individual buildings grouped along the streets in different orientations that form the city blocks with inner open spaces. This apparently spontaneous system reveals an interesting order that builds a unique image of the city center.

07A. Over time the free space inside the city blocks were occupied with annex buildings, separating walls, parking lots, impermeable soils, etc. and their access has become largely private.

08A. In Selb the ground floors are largely in use with local businesses and services that turn to the main streets. Other annex buildings have their main use has private parking garages.

09A. The city core retains its peculiar image in the colorful facades, inclined black roofs, roof openings which together provide a unity identity to the city landscape.

10A. In Selb prevails medium scale buildings with an average of three floors and an extra two floors in the roof; one floor back facing annex buildings (garages, storage) added over time.



06B. For the new constructions we propose to use a strategic addition system of independent buildings. This methodology allows an open implementation process over time at the demand pace without compromising the whole.

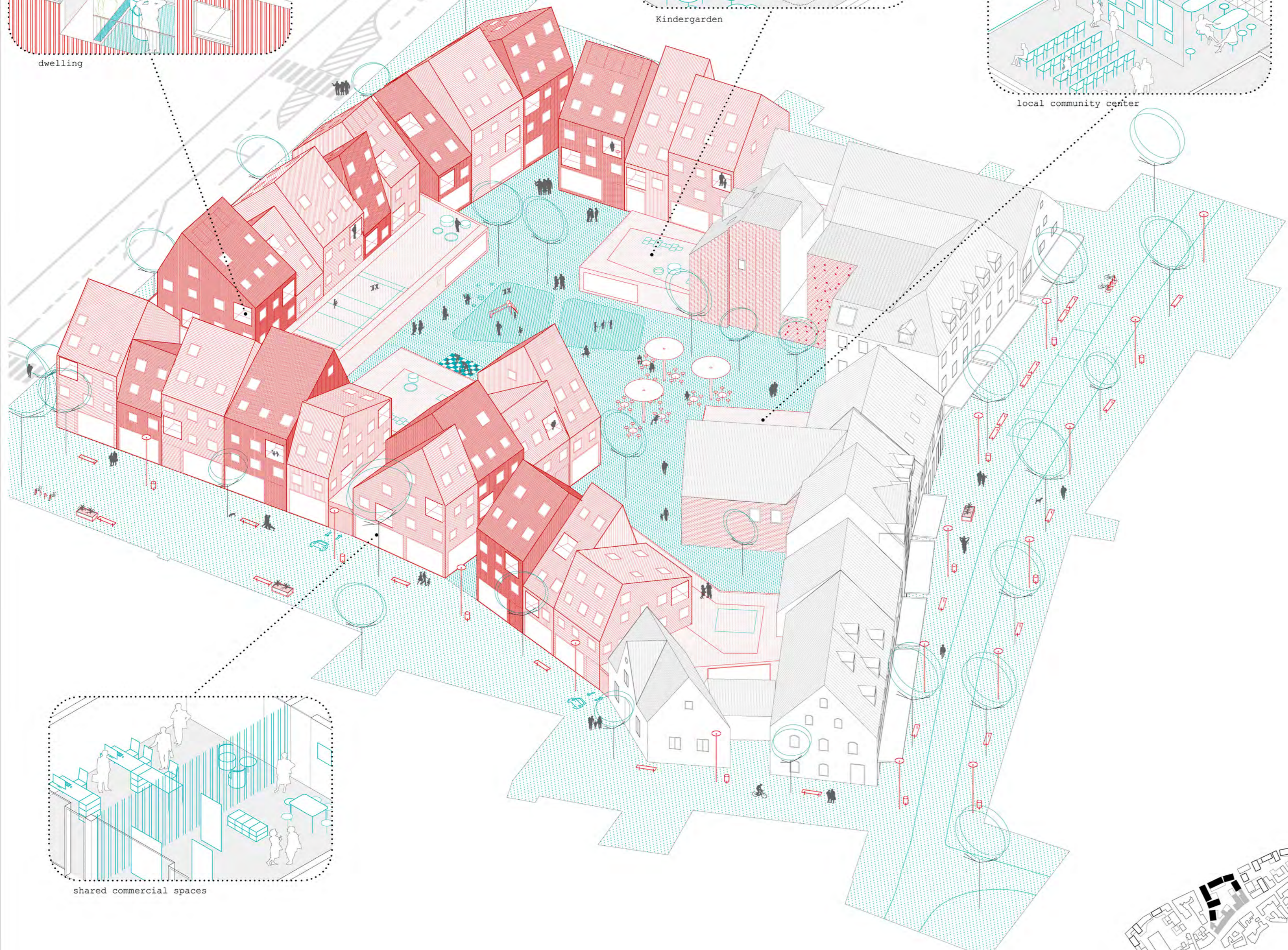
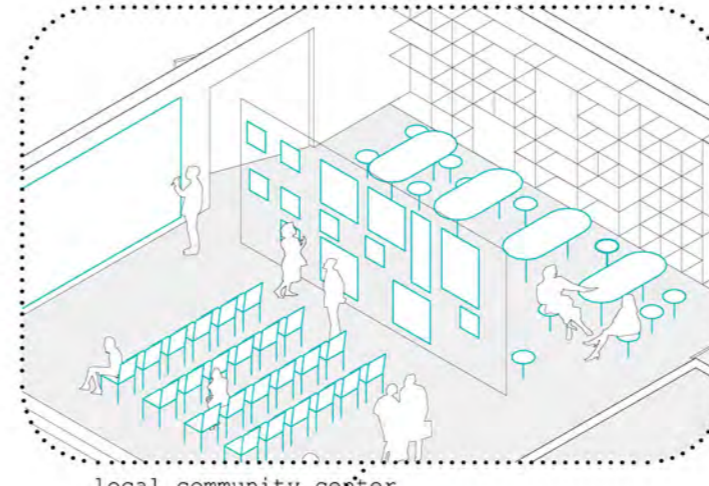
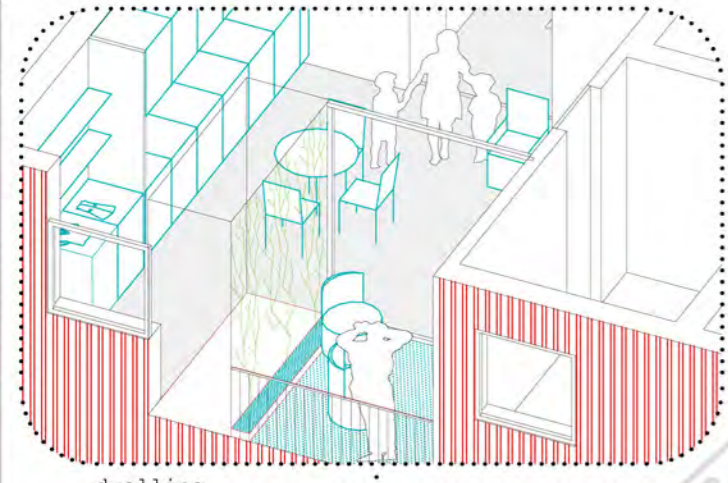
07B. We propose to demolish the annex buildings inside the city blocks and create a network of "community courtyards", offering new open public spaces. Is intend to increase the mobility of citizens in the city. When a city is porous allows life to be fulfilled of cultural content and opens new communication channels. A living place is a porous place.

08B. With the construction of new buildings, we propose three types of spaces at ground floor level:
- Commercial spaces facing the main streets and pedestrian alleys in continuity to intensifying the existing network;
- Community services facing the inner courtyards for the block residents and general citizens in order to enhance neighborhood and proximity experiences in the city center.
- Parking for local residents.

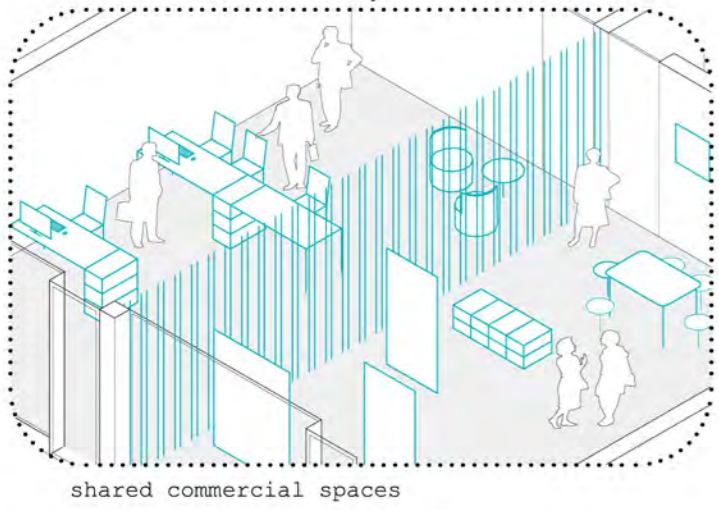
09B. A contemporary approach based on the identified urban features of Selb will take place for the new buildings.

10B. To intensify the prevailing scale in the city center, added buildings reinterpret the existing volumes. New constructions have an average of three floors, including one floor inner annex buildings assigned to community services and parking for residents.

identity + intensity



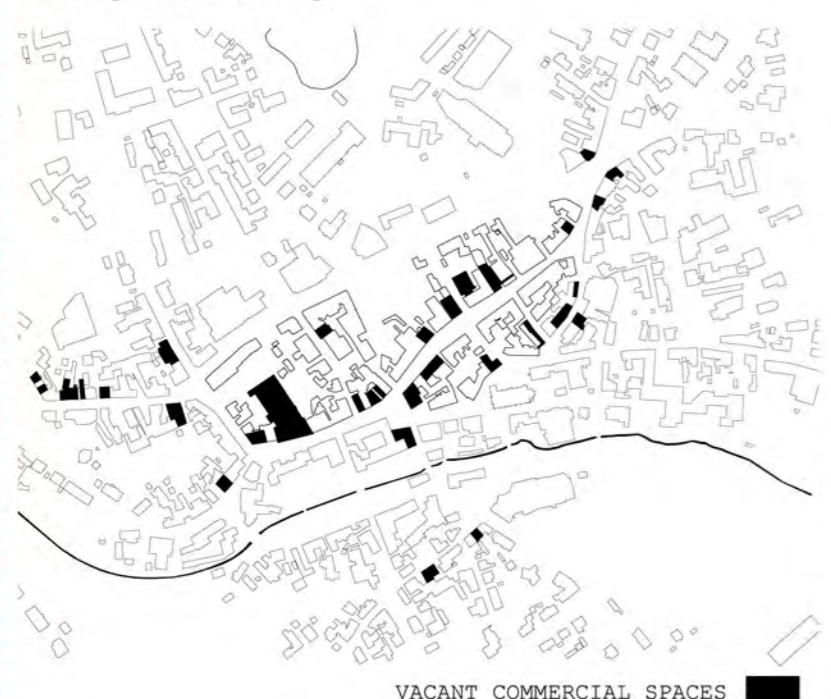
block numbers:
2 bedrooms = 18
3 bedrooms = 17
parking lots = 40



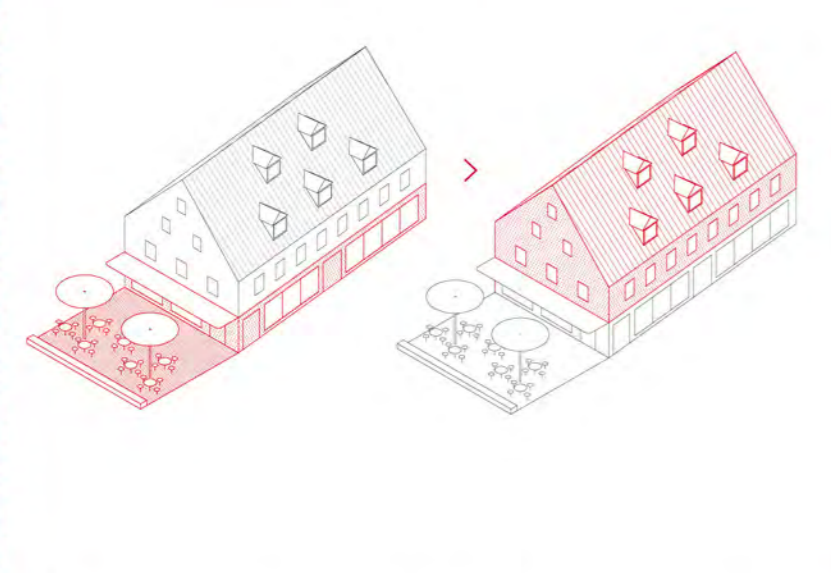
▶ Courtyard access
▶ Car parking access
▶ Residents access to dwellings
▶ Community services access

0 10 20 30 40

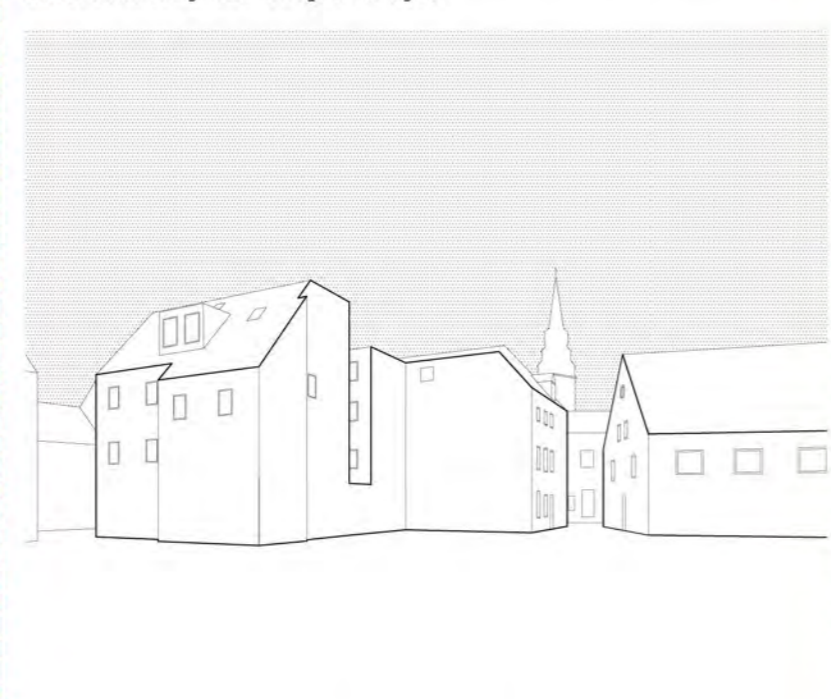
11A. With the population decline started on the 70s, some dwellings and commercial spaces were gradually unoccupied and consequently demolished. This has produced a decline in the city center density.



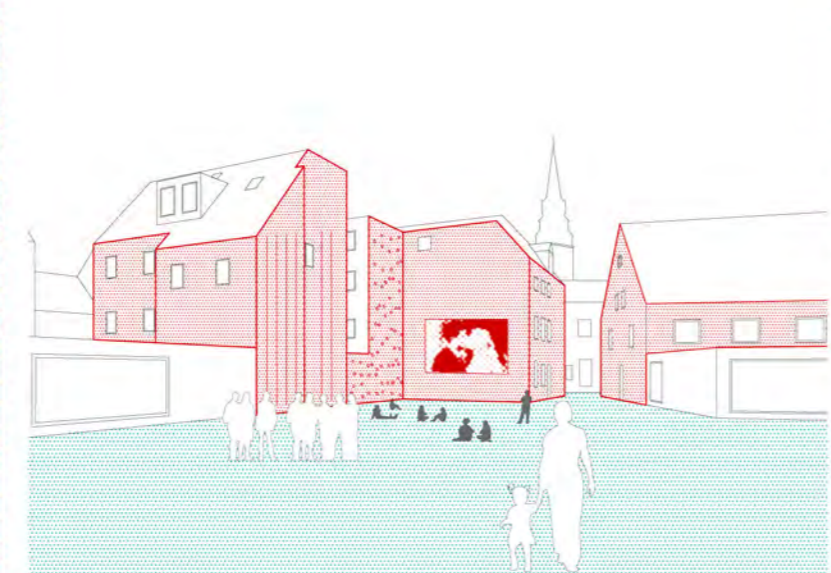
upgrade



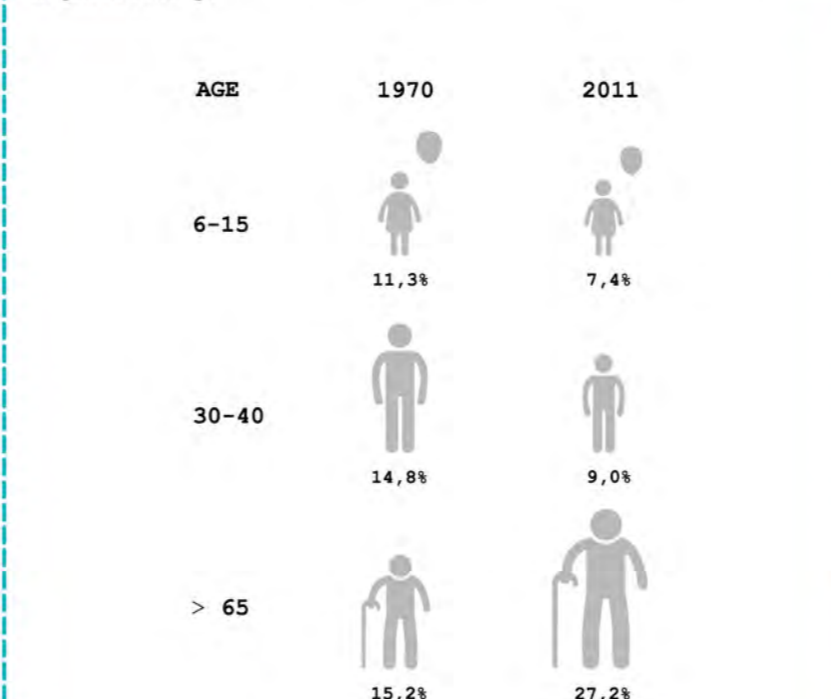
12A. With the decrease of the population and the consequent demolition of some vacant buildings the rear facades are exposed and visible from new angles, deteriorating the city's image.



plug-in



13A. Between 1970 and 2011 there was a decline of the population in the age group of 30-40 and 6-15 years old, while the population over 65 years has increased significantly.



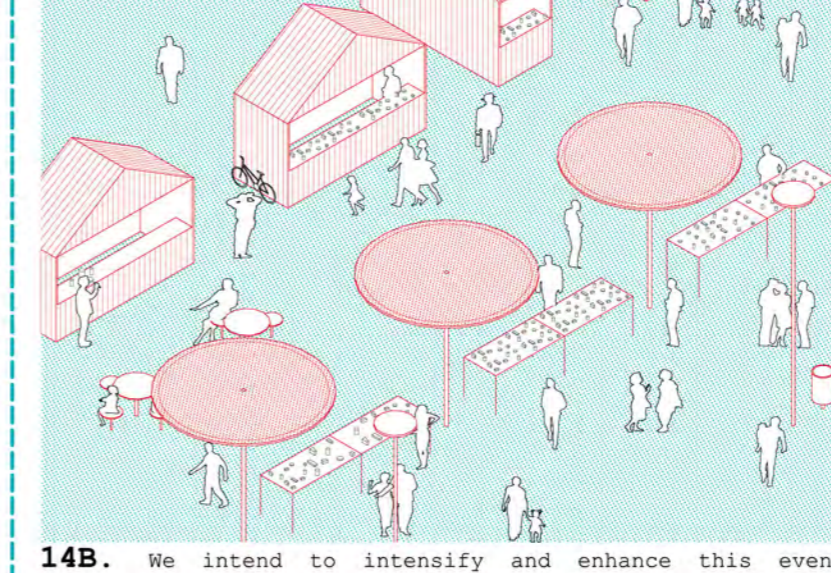
community



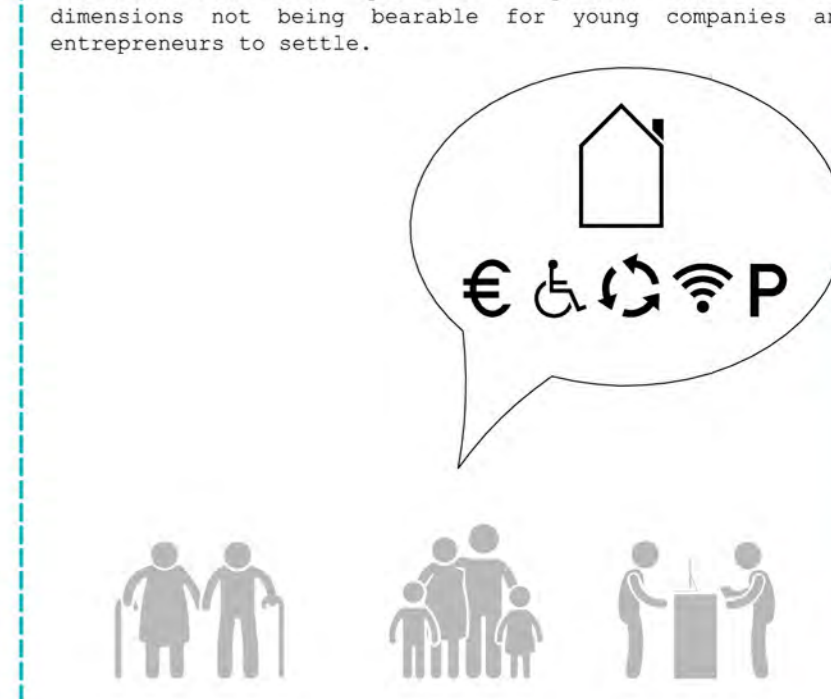
14A. The citizens and visitors of Selb have a good receptivity to events, sports and outdoor activities, such as porcelain festival, several markets (China, Christmas, fruits and vegetables), thematic routes, sports events, among others.



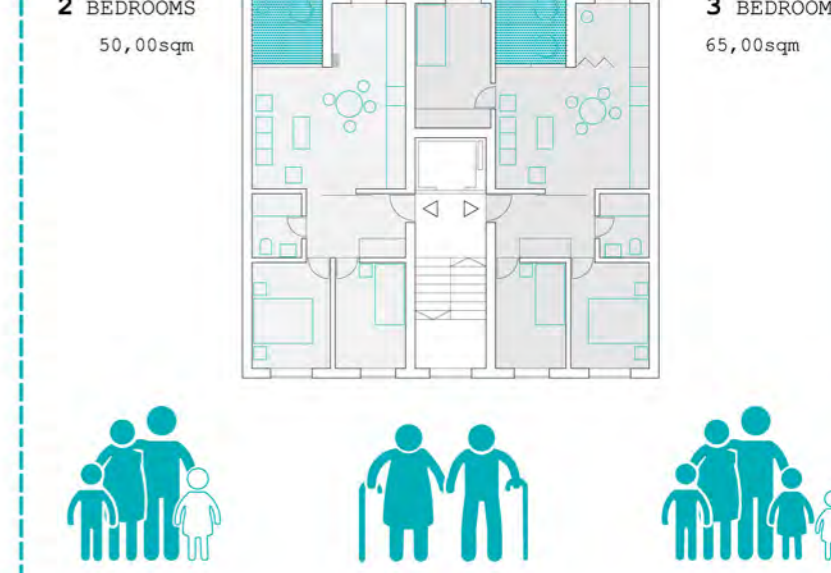
add-on



15A. Much of the dwellings offer in the city center are not adapted to the elderly and people with disabilities and are not attractive for young people needs. Part of the available commercial spaces are expensive and have big dimensions not being bearable for young companies and entrepreneurs to settle.



tipology



11B. For commercial spaces we propose a reform operation by contamination. Triggered by the refurbishment and re-occupation with pop-up retail and commerce. Ground floors occupation will affect positively the urban center living and will influence the refurbishment of upper residential floors.

12B. Exposed and rear facades inside "community courtyards" are renewed with various actions:
a) thermal insulation and new coatings;
b) advertising screens;
c) vertical green walls;
d) structures for radical sports;

13B. To promote the attractiveness of the city center for all generations, the new buildings must home diversity of uses:
Housing for youth, seniors and community services;
Kindergartens, day centers, spaces for activities/workshops around community courtyards where everyone can interact to promote a healthy neighborhood atmosphere.

14B. We intend to intensify and enhance this event relationship in order to invite new audiences and different age groups. We propose to introduce urban add-ons to support outdoor activities with an integrated concept and create a brand image for the city center. Divided into displaceable add-ons for the events and fixed add-ons arrange at strategic locations along the Selbach, Ludwigstrasse, Marktplatz and new community courtyards.

15B. A new residential framework is proposed with smaller typologies adapted to the elderly, flexible types for young in order to reduce rental costs. Commercial spaces are also reduced with the possibility of being shared by several companies to share expenses.

identity + intensity