



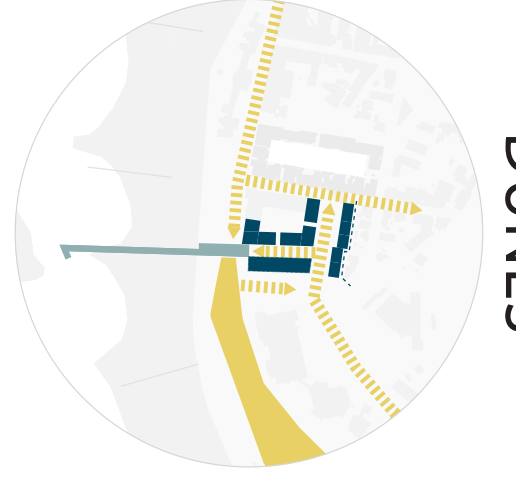
The demolition of an unused tennis hall and associated tennis courts.



The existing block's structure will be adopted. The standalone L-shaped building will be completed accordingly. The small-scale point development at the eastern edge will be backed by new construction. A connection will be established with the standalone swimming pool building.



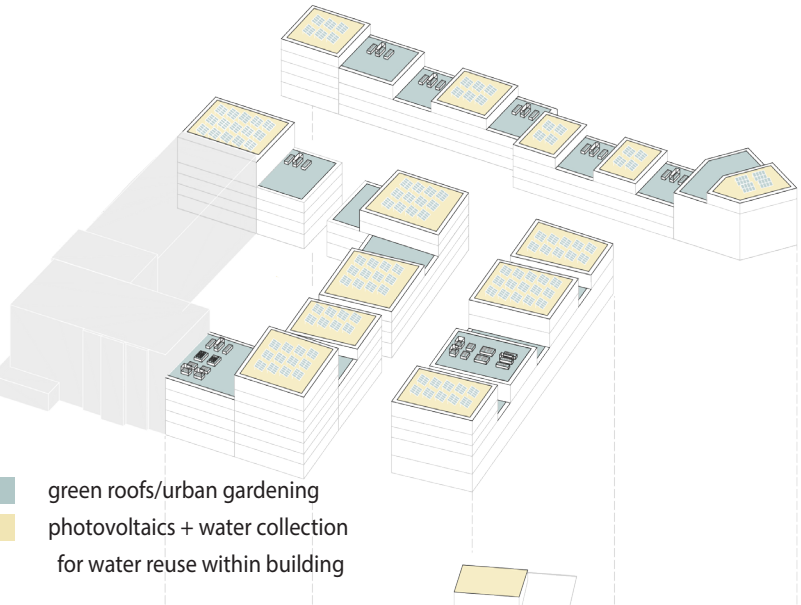
The new construction will be oriented according to the groyne 20 to create a path to the swimming pool and a new connection to the spa garden. A point development will complement the space and landscape design.



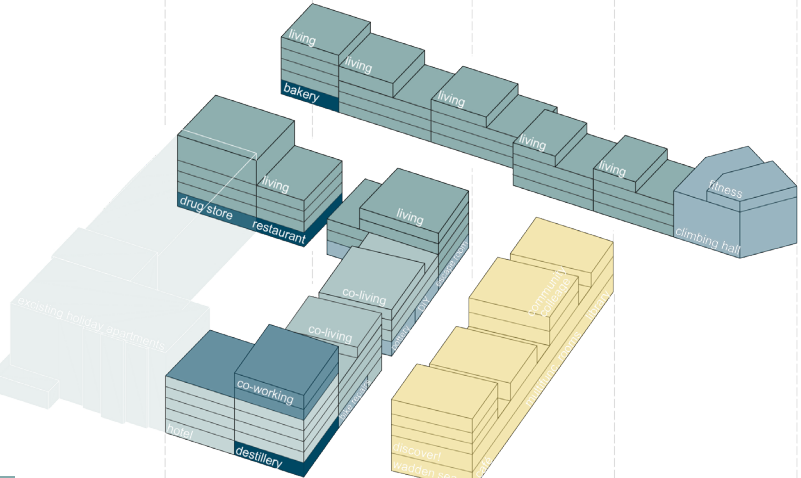
The groyne will be extended into a pier with a view of the seal sandbank. The eastern development will reference the existing buildings and be set back. The dune landscape will be integrated into the area, denaturalising a large part of the sealed surface.



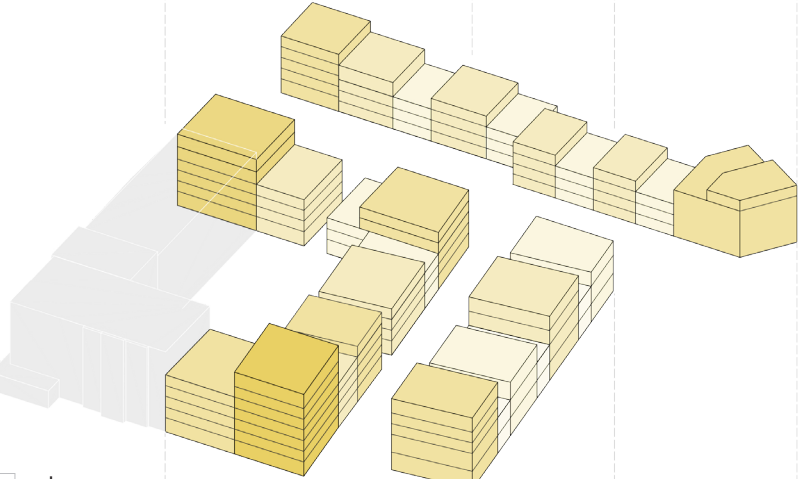
layout close up scale 1:500



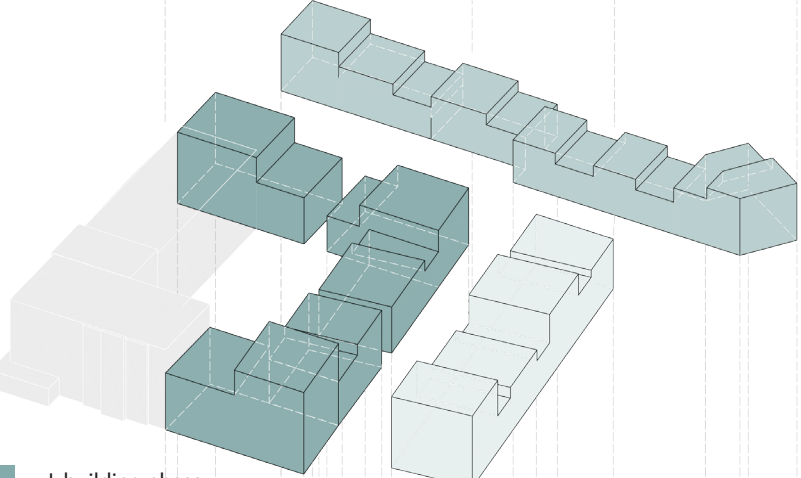
green roofs/urban gardening
photovoltaics + water collection for water reuse within building



living
co-living
hotel
public institutions
gastromy
trade, island logistics
attendances

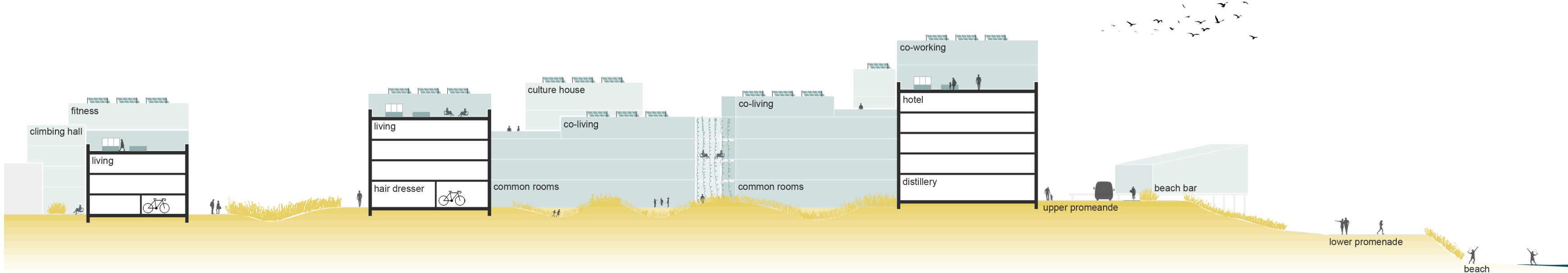


I.
II.
III.
IV.
V.
VI.
VII.

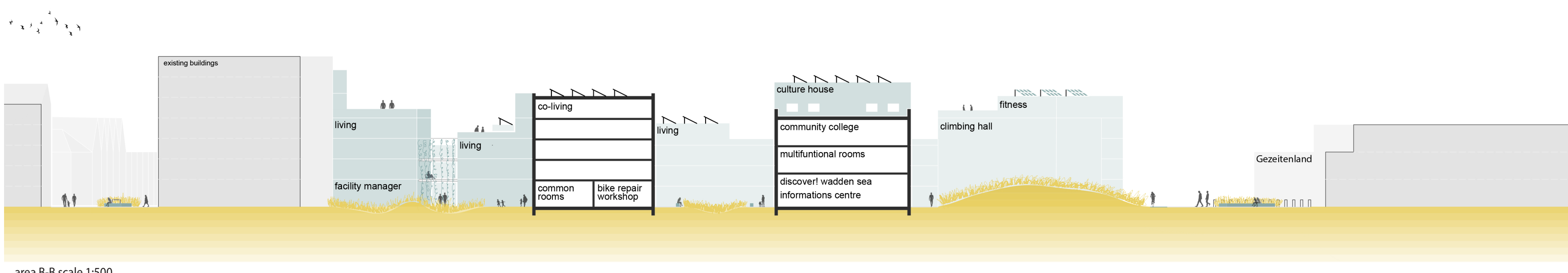


I. building phase
II. building phase
III. building phase

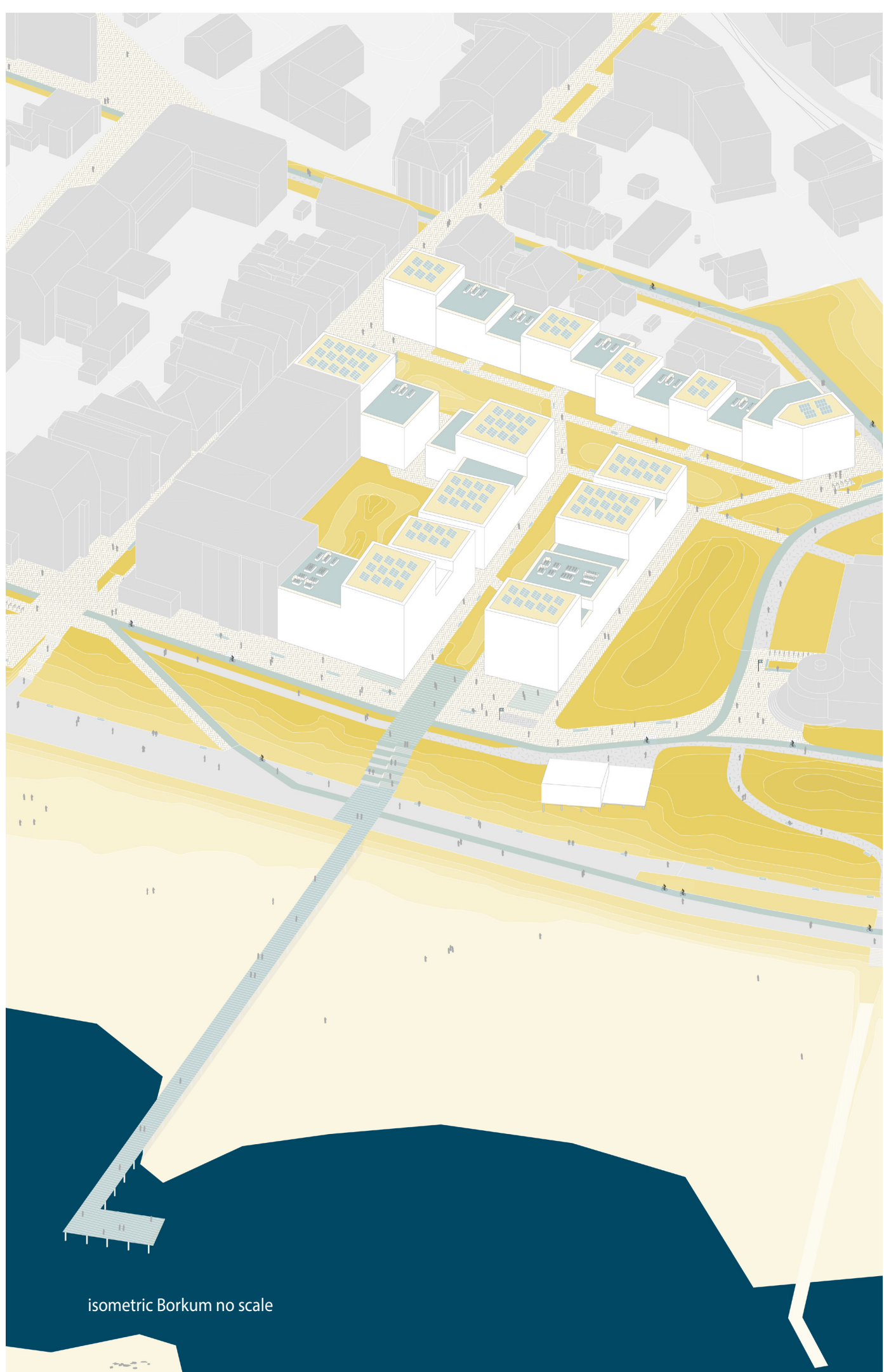
infiltration swale
explosion diagram, different topics no scale



area A-A scale 1:500



area B-B scale 1:500



isometric Borkum no scale



figure ground diagram scale 1:7.500

buildings

Uses:
Various uses will be distributed throughout the quarter, offering a range of activities for inclement weather, such as a climbing hall, pottery workshop, etc., or the "culture house," which will feature multifunctional rooms, a small adult education centre, and a library. The spaces can be used for yoga classes as well as conferences. The adjacent hotel complements these facilities. The tourist information will have larger spaces at the existing building next to the lighthouse, forming a triangle with the existing train station and the new quarter. Various gastronomic uses will be accommodated, including the existing Italian restaurant from the tennis hall, a café, or a distillery where locally harvested sea buckthorn can be processed into liqueur and sold. Most importantly, the quarter will have a large number of new apartments in various sizes. Additionally, co-living areas with communal spaces will be provided.

Open Green Spaces:
The open spaces will be redesigned, with beach feeling permeating throughout. The typical beach grass ("beach grass"), which requires little maintenance, will be planted. Local plants like sea buckthorn, which can be harvested, will also be included. Planned topographic shifts will create small dunes and retention basins to collect and slowly absorb water during heavy rain events. The spa park will be revitalised with a "whale

hunter" path and a larger area for the climbing park, along with additional pathways and new furniture. The new buildings will have rooftop gardens for communal use and photovoltaic panels. Rainwater from the roofs will be collected and reused for watering plants or flushing toilets.

Mobility:
Newly expanded bicycle routes will lead from the upper promenade down to the lower one along the waterfront to the aquarium, or through the spa park, directly to the bus terminal, or through the residential area, connecting to existing bike paths. Cars will be banned from the island for tourists. As a result, long-term parking lots will no longer be necessary, freeing up additional space in the north for densification. The island railway will run on a regular schedule, connecting the harbour with the main town. The existing bus service will have smaller buses and a more frequent schedule. Additionally, a mini-shuttle will connect the spa district with the rest of Borkum, which will be of interest not only to tourists but also to Borkum residents. For instance, the route includes the primary school, hospital, doctor's offices, the bus terminal, and other facilities. Tourist attractions such as the "Whale hunter Museum," the "Whale hunter House," and the general spa district with the main beach and Wandelhalle are also included.



mobility concept no scale