

The town



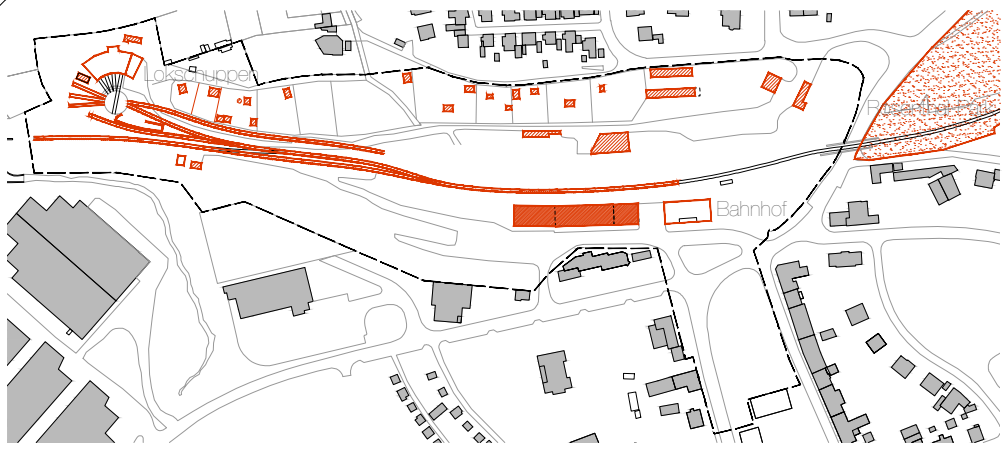
Identify



One of the detected issues in the site of the competition, acknowledged by their own neighbors, is identified as the **lack of definition in the urban structures**. Streets with lots of empty sites in their spatial construction, no clear axis connecting the main areas of the town or the absence of a clear limit between the historic town and the Bahnhof area results in an **unstructured landscape** with no clear boundaries or references. There are indeed **urban limits: the town center-the Bahnhof area-the suburbs**, but the lack of spatial definition results in disorientation and the generation of no-places, urban voids with no function and no use for the city.

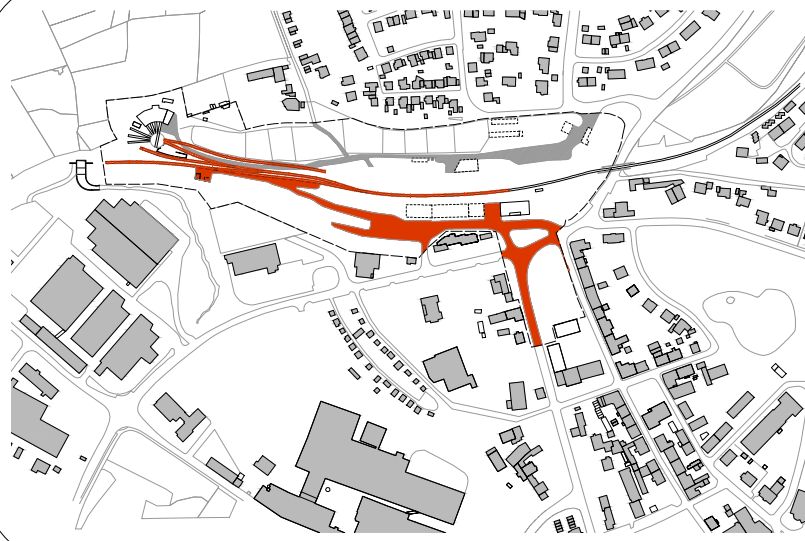
Urban limits  
Urban voids

The park



The area surrounding the Bahnhof and the railways lies as a testimony of an intense industrial activity. Now it stands as a undefined void in the middle of the historic town and the suburbs in the north, between the Rosenthal-Park and the industrial area. The wish of the city is to make it **an extension of the Rosenthal-Park**.

The paths



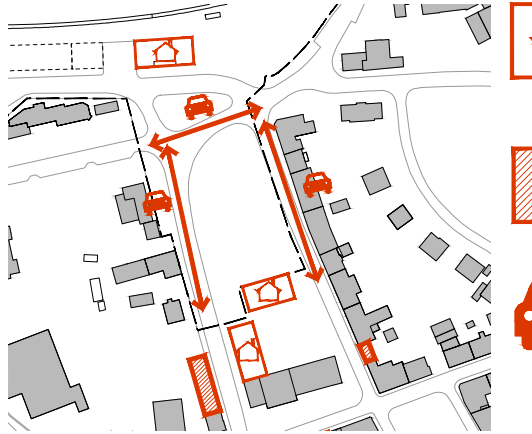
The paths that lie on the Bahnhof area were the result of the connections along the different facilities of the station. These connections lie as a testimony of the industrial past of Selb. As these functions no longer take place, these paths became obsolete.

The railways on the west entail today a significant barrier in the north-south axis for pedestrians.

Abandoned railroads  
Roads from town  
Roads from suburbs



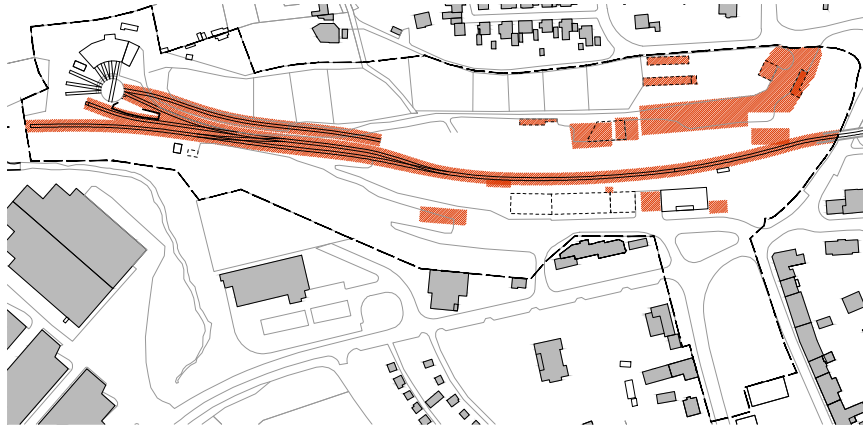
Locate



There are empty buildings in the competition area with a key position in the city framework that could be reused to the interest of the city. Buildings like the Bahnhof or the Post offices.

To consolidate the main axis of Bahnhofstraße and Friedrich-Ebert-Straße, many empty sites along the way could be filled with appropriate buildings.

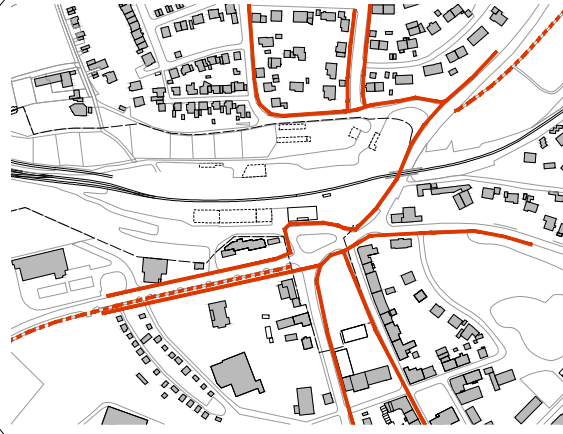
The central void of the Goetheplatz is surrounded by car circulation and it is not big enough to make it enjoyable, considering also the near Grafenmühlweiher as a better choice of amusement.



The main obstacle to reuse the area is the problem of contamination. The areas around the old industrial buildings and around the rails are contaminated and should be repaired before further interventions in the area.

The economic cost of a conventional clearing would be huge and probably not viable in the short term.

23800m² Estimated amount of contaminated ground



Pedestrians don't have a direct connection in the north-south axis and have to take a long detour along the Holerstraße.

The cycle lane gets interrupted when it reaches the Goetheplatz all along the Holerstraße and with no connections to the towncenter.

The Albert-Plausch Ring and Holerstraße axis has an intense carflow and builds a limit between city center and Bahnhof.

Pedestrians routes  
Interrupted cycle lane



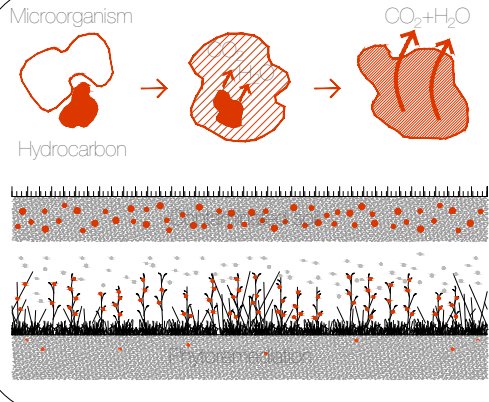
Research



The studies made by the Bauamt determined that nowadays around **5% of the dwellings in Selb are empty** and the population is decreasing. The existing housing market isn't attractive nor adapted to potential future inhabitants like **young working people or seniors**.

Dual-Ausbildung in the industrial area of Selb and the near university of Hof could be a potential attractor to Selb for **students** if good connections and housing are provided.

**Commuters (Pendlers)** may consider moving to Selb if they find apartments who fits their needs. Good located apartments with near access to the Bahnhof, the busstop or the A-93 will be interesting for them.



There is a way to effectively clean a contaminated area using biological agents like microorganisms and plants: **Remediation**.

We call this method **Bioremediation** when microorganisms like bacteria, amoebas, protozoan or fungi interact with the contaminating agents and decompose them.

The process is known as **Phytoremediation** when the used agents are plants. The ways in which plants can solve the problem of contaminations are many and we will develop them later, but using for each case the proper species can remove even the worst type of contamination, like complex hydrocarbons, radioactive elements or heavy metals.



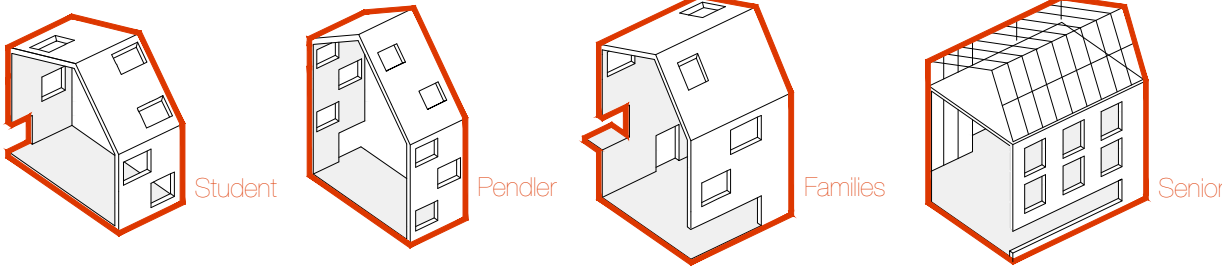
The European guidelines to the towns of the future make special emphasis on the **new ways of transportation** around the city. The way transport should work in a modern European town is based primarily on **green public transport: electric buses or tram**. Small sized towns like Selb can rely massively on **effective pedestrian areas** and an **extensive cycle lane network** around the town.

There are some existing paths who are an actual barrier and have to be removed to make the connections work, but there are other many who can be reused to **reconnect isolated areas** of the place who have value. This is the case of the **railways that lead to the Lokschnuppen**, an exemplar building of the industrial past of Selb with a **valuable collection of historic locomotives**.



Propose

We propose the use of "Bausteine", an autonomous housing system to reoccupy the empty sites of the competition area and the reuse of the unused buildings with attractive dwelling to new population: **Students, commuters, young families and seniors**. The amount of each type of Baustein can be chosen depending of the changing needs of the town.

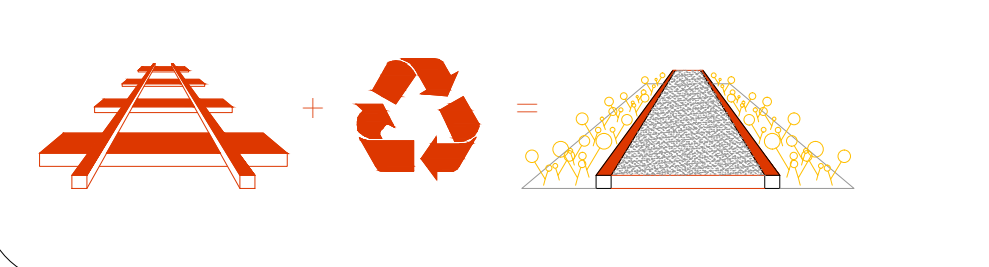


To solve the contamination problem and generate a new urban landscape, we propose to plan a **productive park** in the Bahnhof area. We will use the **planting of productive vegetation to clean the contamination**, this plants will grow to create an extension of the Rosenthal-Park.



The strategy to effectively revitalize the town connections have 3 clear steps:

1. Reuse the existing paths to reconnect isolated valuable areas, like the Lokschnuppen area.
2. Successfully end the cycle paths in the east-west axis and connect it to the city centre.
3. Pedestrianize the north-south axis between the Bahnhof and the town center.



Timeline

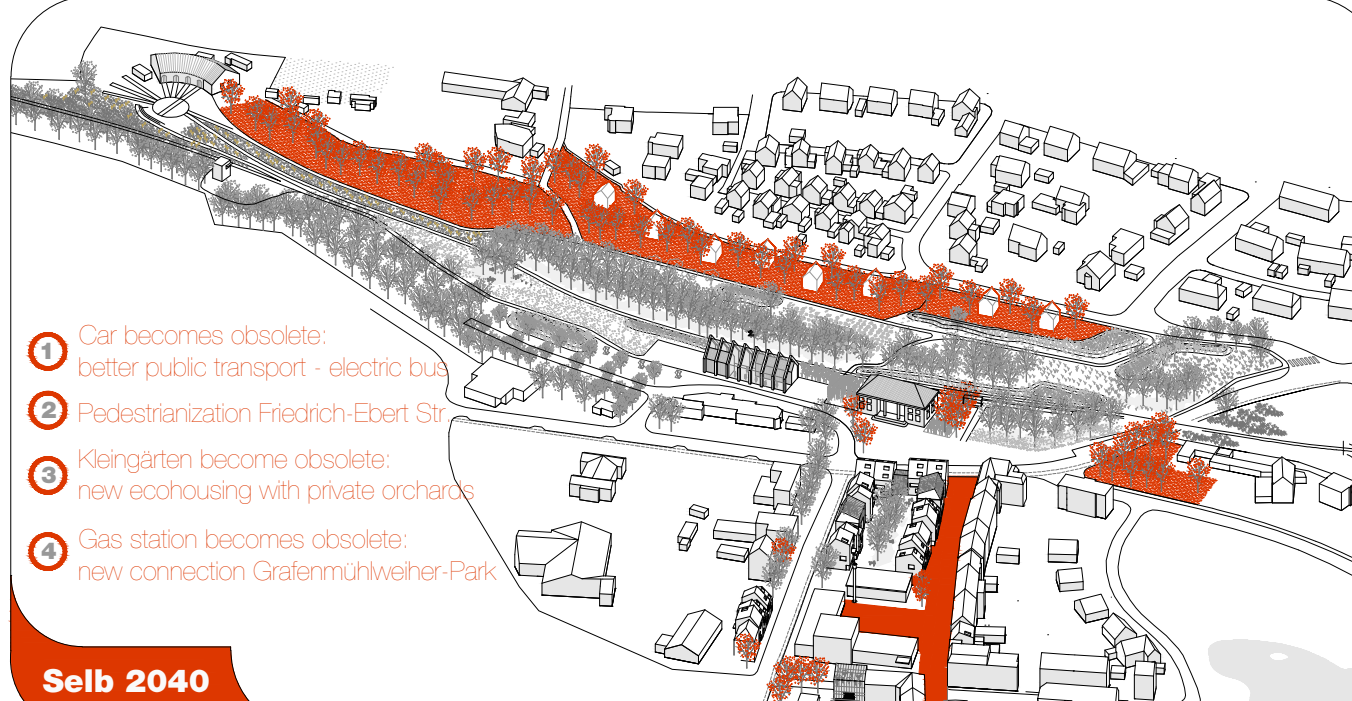
Selb 2023



Selb 2030



Selb 2040



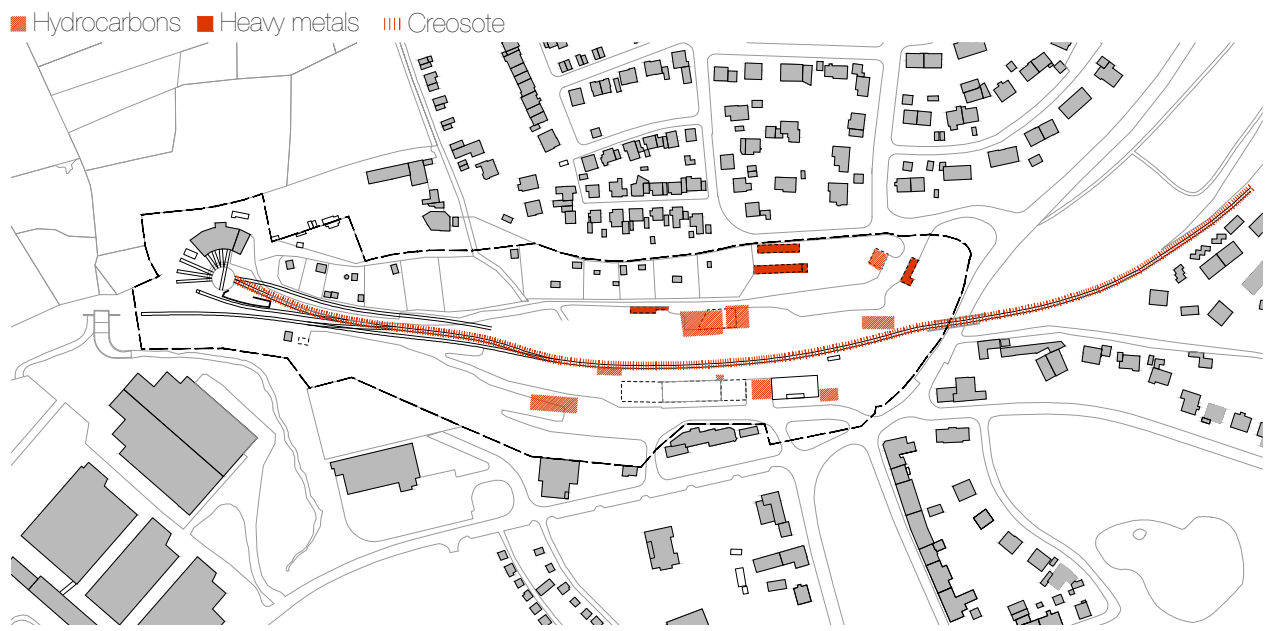
SITE PLAN 1/2000  
0 15 50 75m

LEGENDE

- The Bausteine, European DE-15
- Buildings European DE-13
- Buildings European DE-9
- Buildings to reform
- Pedestrian zone

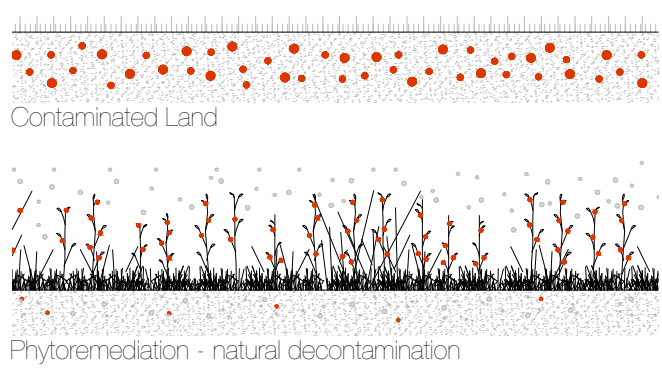


Polluting agents

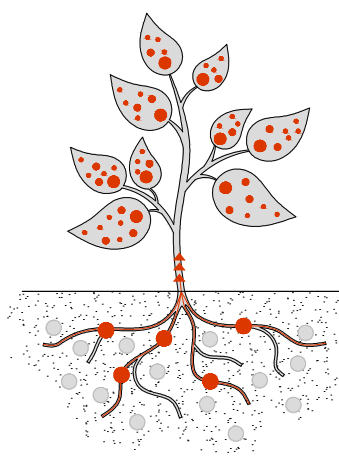


Phytoremediation

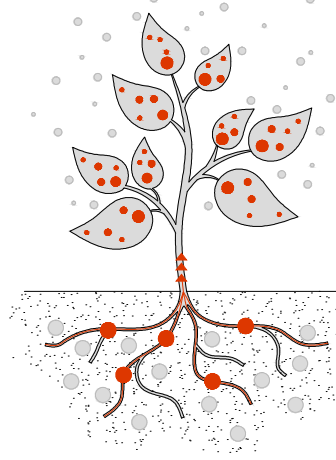
The term Phytoremediation comes from the composition of the greek words Phyto (plant) and Remedium (recovery balance) and it is a decontamination method who takes advantage of the properties of some plants to absorb, accumulate, metabolize, volatilize or stabilize existing contaminating agents in soil, air and water like heavy metals or hydrocarbons.



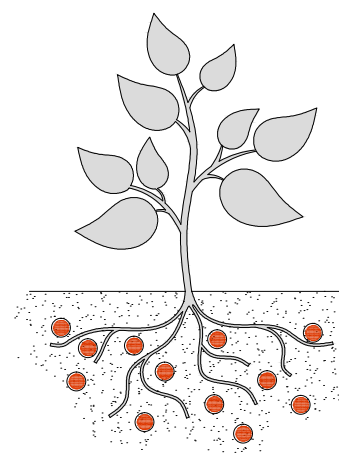
**Phytoextraction**  
Absorption, accumulation and translocation of metals or organic compounds.



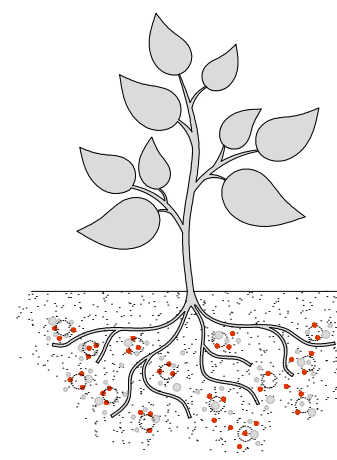
**Phytovolatilization**  
Absorption and transformation of pollutants into less toxic compounds.



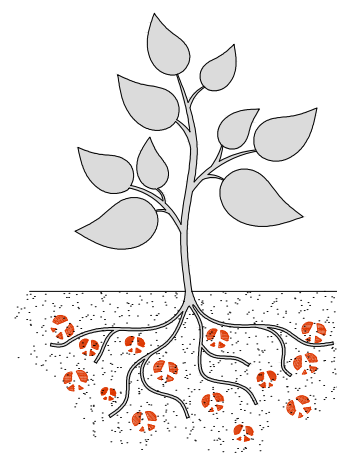
**Phytostabilization**  
Contaminants accumulate in the roots, preventing them from spreading on the ground.



**Phytostimulation**  
The presence of the plant stimulates microbial activities favorable to the degradation of contaminants.



**Phytodegradation**  
Enzymes produced by different plants that catalyze the degradation of soil contaminants.



<b>Low vegetation</b>	<b>Grass</b> <i>Cynodon dactylon</i> Family: Poaceae Process: Phytostabilization Pollutant: Hydrocarbons 5-20cm	<b>Cabbage</b> <i>Brassica oleracea</i> Family: Brassicaceae Process: Phytoremediation Pollutant: Heavy metals 35-40cm	<b>Broccoli</b> <i>Brassica oleracea</i> Family: Brassicaceae Process: Phytoremediation Pollutant: Heavy metals 30-40cm	<b>Cauliflower</b> <i>Brassica oleracea</i> Family: Brassicaceae Process: Phytoremediation Pollutant: Heavy metals 25-30cm	<b>Kohlrabi</b> <i>Brassica oleracea</i> Family: Brassicaceae Process: Phytoremediation Pollutant: Heavy metals 35-40cm
<b>Medium-height vegetation</b>	<b>Sunflower</b> <i>Helianthus annuus</i> Family: Asteraceae Process: Phytoremediation Pollutant: Heavy metals 160-250cm	<b>Colza (Raps)</b> <i>Brassica napus</i> Family: Brassicaceae Process: Phytoremediation Pollutant: Heavy metals 95-120cm	<b>Mustard</b> <i>Sinapis alba</i> Family: Brassicaceae Process: Phytoremediation Pollutant: Heavy metals 30-60cm	<b>Rye</b> <i>Secale</i> Family: Poaceae Process: Phytostimulation Pollutant: Hydrocarbons 1-40cm	<b>Hyacinth</b> <i>Hyacinthus</i> Family: Asparagaceae Process: Phytostabilization Pollutant: Creosote 40-60cm
<b>High vegetation</b>	<b>Mulberry</b> <i>Morus</i> Family: Moraceae Process: Phytostimulation Pollutant: Hydrocarbons 8-12m	<b>Pine</b> <i>Pinus</i> Family: Pinaceae Process: Phytodegradation Pollutant: Hydrocarbons 15-20m	<b>Poplar</b> <i>Populus</i> Family: Salicaceae Process: Phytodegradation Pollutant: Heavy metals 20-25m	<b>Willow</b> <i>Salix</i> Family: Salicaceae Process: Phytodegradation Pollutant: Hydrocarbons 15-20m	<b>Apple tree</b> <i>Malus domestica</i> Family: Rosaceae Process: Phytostimulation Pollutant: Hydrocarbons 3-5m

AXONOMETRIC 1/1000

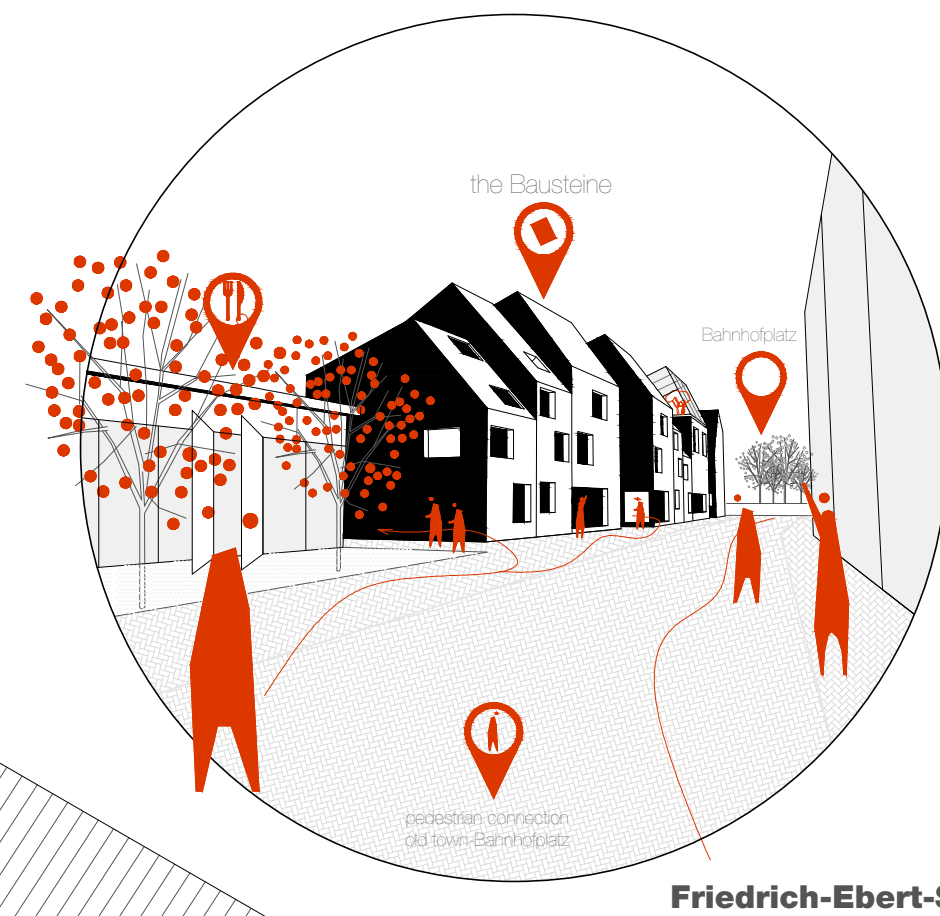
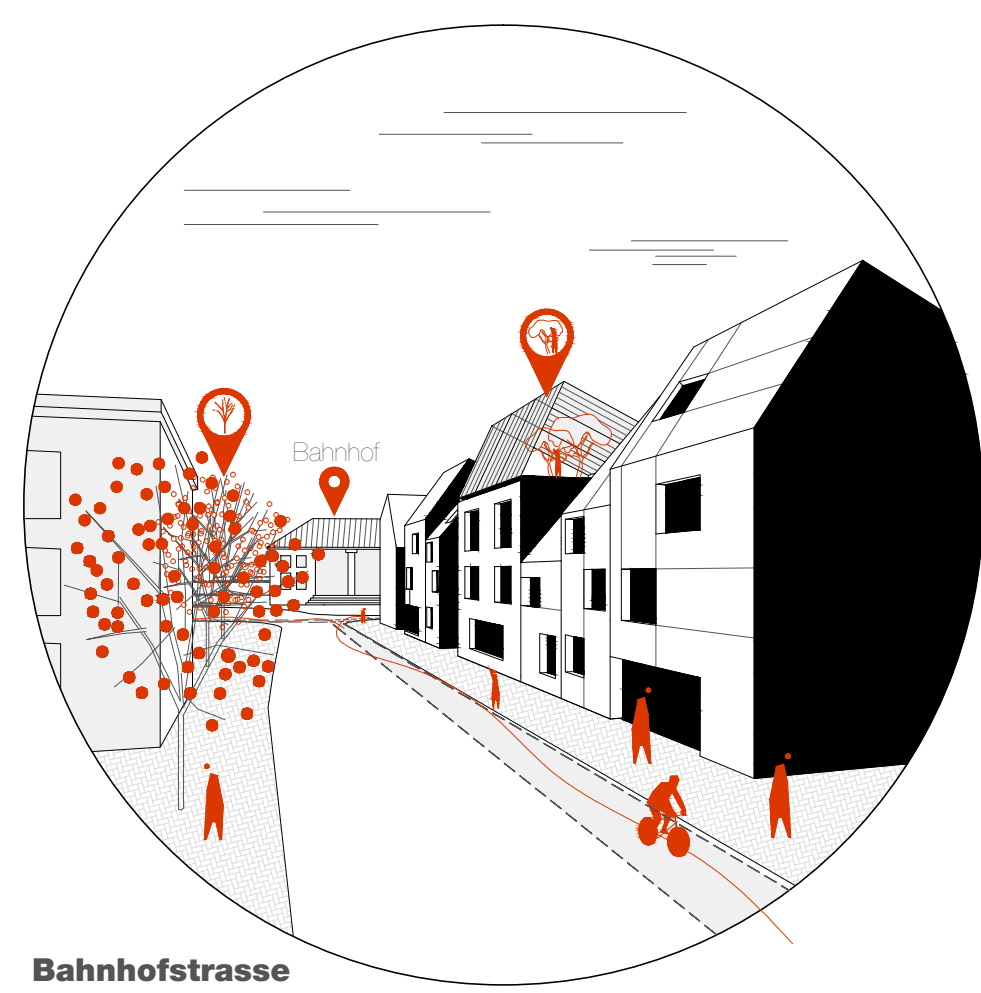
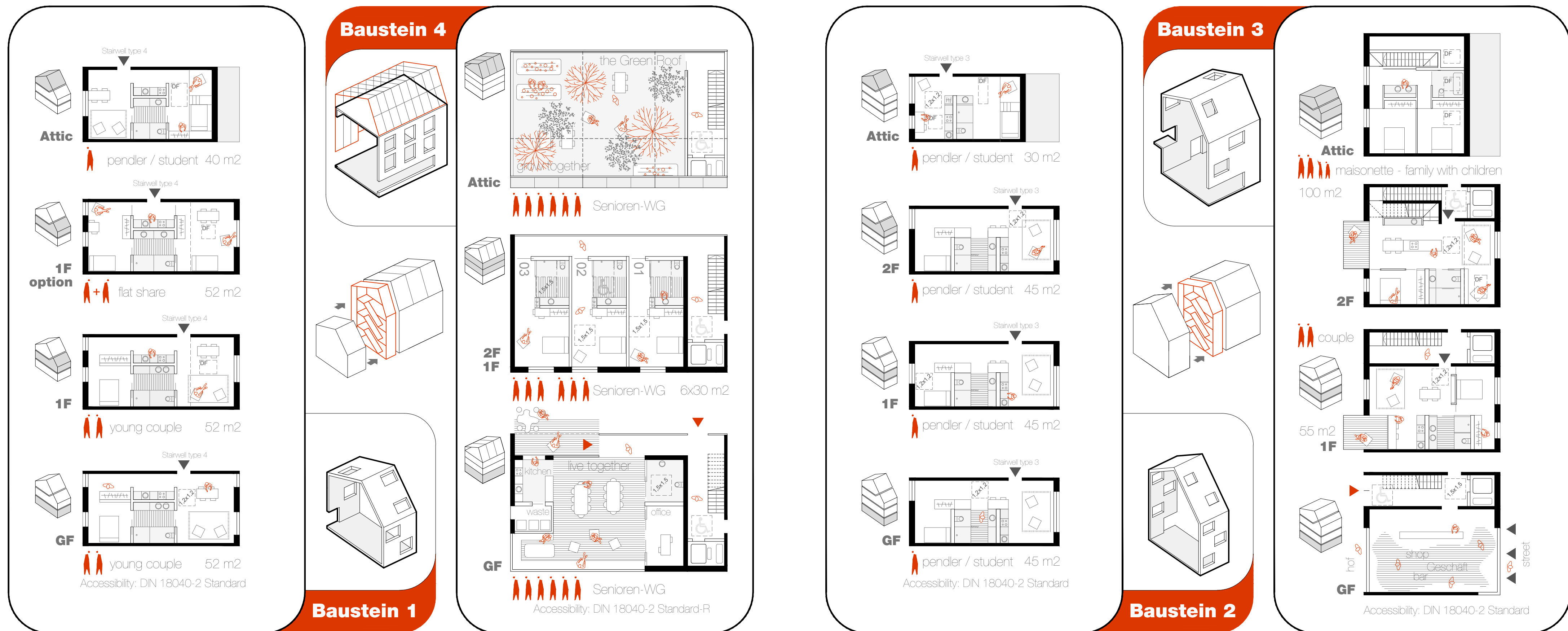




## VB694

**Selbstgemacht**Building the town of the future by ourselves  
European 15 - Selb (DE)

The 'Bausteine' 1/200

AXONOMETRIC 1/300  
0 1 5 10 20m

- the new Friedrich-Ebert-Strasse
- canteen
- the Canteen-Place and Porcelain Market
- Student residence
- the 'Goethe-Hof'
- Baustein 4: Senioren-WG
- the Bahnhof-Hotel
- Tree line: visual street limit

Senioren-WG