

# United Gardens of Wernigerode

## Connective Landscapes

reactivate the vision of a community-oriented Garden city

\_as a green, porous neighborhood in a walking city,

\_with a self-governing community and

\_agricultural activity that connects people.

### A Walking City

Building up a walkable city path network by

\_Closing off unnecessary car road connections

\_Slow down car traffic

\_encourage walking and cycling with better infrastructure and information campaigns

\_Strengthen and extend shared mobility services

\_Open up gates and fences of public space i.e. at Zaunwiese

\_Free up land for trespassing

(City buys land with right of preemption / gives incentives for ensuring passageway)

### Neighbourhood Club

With the help of the GWW and the city, the local community could set up a Neighbourhood Club to establish forms of local self-governance. The City and GWW would have to define a contact person, create an internal and external communication structure for workshops with the community and local stakeholders, allocate and adapt funds and spaces in the site and the new building accordingly.

The Neighborhood Club foundation and establishment would have to be community based, its roles, articles of association (=Satzung), tasks, spaces, communication are rooted in the ideas of the old and new residents of the Galgenberg Neighbourhood, but i.e. circle around the 4 topics of gardening and agriculture, community, shared mobility and intergenerational cooperation.

### United Gardens

To strengthen an active community we propose to:

\_Introduce activity with public community furniture

\_Enlarge and enrich streetscapes

\_Temporary use (10yrs) of underutilized spaces for common agricultural activity by the Neighbourhood Club

\_Shared spaces in the new buildings

\_Funds for the Neighbourhood Club to start a system of sharing mobility, tools, amenities, crops and helping hands

To develop an interconnected ecosystem and a diverse flora and fauna we propose:

\_An ecosystem refuge on parts of the Galgenberg

\_Development of underutilized spaces for community based agriculture

\_Potential green space management through the Neighbourhood Club

\_Pathways and resting spots to contemplate nature and viewpoints

\_Local fruit trees to form an the edible city and a urban Garden Eden

*„Am Galgenberg“ becomes a shared space (Spielstraße) and an alley with local fruit trees such as the Appletrees*

*Halberstädter Jungfernapfel, Adersleber Kalvill, der Schöne aus Nordhausen, Kaiser Wilhelm Apfel, Boskoop,*

*Landsberger Renette, Goldparmäne, Cox Orange, and the GDR classics such as Alkmene, Carola, Clivia, Erwin Baur, ...*

*as well as the Winterpears Nordhäuser Winterforelle*

*And the Cherries Baderborner Schwarze, Blankenburger Schwarze, Teickners schwarze Herzkirsche , Querfurter*

*Königskirsche, Sauerkirsche Heimanns Rubinweichsel.*

## **Huts seeding community**

The local culture of huts of various size, material and functionality will develop

\_P1 as neighborhood central, with social and agricultural activities,

\_P2 as contemplative community garden for all ages,

\_and a culture of sharing and local economic circles.

### **Already a Hut Summer**

The neighborhood is full of huts. They came as boxes, garages, sheds, ...

They are bought, build, tinkered, unseen by architects and legal planning processes, and full of activity and functional recycling. They work as an extension to home, as hobby rooms, a storage, etc. and activate their spatial surrounding.

Their easy construction, deconstruction, and functional flexibility is a great potential.

While most huts seem to be privatized for individual or nuclear family use, a new hut generation can further develop the neighbourhood's social life and its multifaceted activity.

### **New Neighborhood Central**

Site P1 will be a meeting place for residents of all ages and people from the neighbourhood. They can join a community based on agriculture, community, logistics and mobility located in external huts on site and „huts“ as flexible rooms within or at the facades or roofs of buildings:

\_Outside huts

agro workshop and community room, chicken coop, recycling infrastructure, bee hives

\_Garden Oriented

tool shed, sharing and logistic box, event space,

\_Within the building

co-working room / shared office as an extension to the house

guest room for tourists, friends and relative, storage, community rooms

### **Garten am Südhang**

Site P2 will be a contemplative community garden that makes use of its wonderful orientation with great views. It connects local, especially older residents with the kindergarten, kids with local agriculture and garden knowledge and activity and therefore their families into a healthy neighbourhood community.

Its implementation at the northern side of the plot will set the benchmarks for the future urban densification of the southern quarter, to become an urban mixed-use development that embrace the existing facilities (kindergarten) found on the site with a green buffer to the train tracks. Its activated by the following

\_Outside Huts

tool shed, chicken coop, kindergarten and kinder farm, event space, library and contemplation room

\_Roof top hut

Sauna

### **Sharing economic cycles**

A wide functional and structural diversity of buildings, public space, social institutions, just like a local circular economy, value creation and helping hands shall be stimulated by

\_Juxtapositions of apartments for elderly with the kindergarten, family apartments, community spaces, agricultural gardens that stimulate the involvement of the old into community, activity and local economy

\_Vice versa, the community can more easily take care of elders.

\_Local agricultural production stimulates community, and local, transport free food production of unmatched quality

\_Solar panels produce energy for local value creation and district heating improves local energy efficiency...

## **Soft dwelling**

The architecture will offer

\_Circulation areas that foster active community life.

\_A combination of apartments corresponds to changing lifestyles.

\_A locally sourced structural logic ensures economic viability, sustainable construction and develops vernacularity.

### **Inside – Outside**

Circulation areas are enlarged, functionally enriched and leave empty spots for functional appropriation, spontaneous meetings and act as a community activator. Planting beds induce a first community activity and improve well-being. They are oriented towards the interior of the cluster, enhancing the visual connections and interactions among the residents.

3 degrees of sociability are defined with different bioclimatic conditions:

1- Outdoor circulation and terraces

2- Common living rooms

3- Domestic thresholds

### **Residential Units and Cluster Living**

A catalogue of different apartment typologies responds to different needs and can respond to various changes. The apartment type juxtaposition creates a diverse community of tenants: classical nuclear families, elderly, youngsters, single parents and patch--work families, shared house communities, temporary guests, refugees, apprentices, students, tourists and business travelers...

The combination of different apartments and flexible rooms can help to live through the change of different phases of life in an accustomed spatial and social surrounding: A couple moves in. They get a child, use an attached small apartment as an extension, to rest at night, to work, etc. In the teenage times, the kids move to the extended room, still close by, but far enough for some autonomy. Maybe later, the parents need less space and the grown-up child gets a partner, so the swap of apartments happens again and the story begins all over again.

### **Intergenerational life**

We want to combine the provision of age-appropriate living space for older and affordable living space in the city for young families, creating good age-appropriate apartments and a low-threshold offer with the city administration and the Neighbourhood Club, the GWW housing association can establish future-oriented intergenerational communities and free up close by single-family houses for young families.

On the one hand, GWW should attract and prioritize elders from the neighbourhood who cannot or don't want to live in their previous homes anymore to move into vacant age-appropriate apartments. Thereby elders receive suitable living space and community connection without having to leave their neighbourhood. On the other hand, young families from the GWW apartments can, in return, use the living space that becomes available. The GWW can act as an intermediary together with the Neighbourhood Club, or take over the management of the elder 's housing (Hausverwaltung) or even buy the houses in suitable cases. In every case, a „swap“of housing within the neighbourhood takes place, to provide the right housing to suitable tenants.

### **Wernigerode weiter bauen - Contemporary vernacularity**

The building follows a contemporary and sustainable constructive logic of elements that are rooted in the vernacular architectural history of Wernigerode.

\_The stone podium is a long-lasting humidity resilient foundation of the building already found in old buildings from Wernigerode downtown.

\_A wooden structural skeleton, that uses local material from the Harz, reinterprets vernacular architecture (Fachwerkbau), allows easy future adaptations and construction recycling, while reducing the CO2 footprint.

\_Cladding closes off more private facade types, protects construction from atmospheric conditions and introverted spaces from views and sounds.

## The Neighbourhood Club

### Integrative platform of self-responsibility, self-sufficiency and neighborly community life

Our vision for the new and existing residents of the United Gardens of Wernigerode is to form a "Neighbourhood Club" in the legal form of a "eingetragener Verein". Following the ideas of the garden city movement the club should form an integrative platform for the entire neighbourhood. As such it can be a central actor of the collective living community on site. The Club connect the existing and social potentials of the neighbourhood, in addition to the GWW, the city of Wernigerode and others. It can promote intergenerational life and mutual learning. In its legal essence, the association is based on the idea that the members, the local residents, found the club on their own responsibility. The residents can shape it according to their needs and develop it over time. GGW and the city can and should create favorable external conditions for a lively club life - by planning and providing suitable rooms in the buildings and on the sites, by financial support and by an open, approachable attitude of cooperation. We envision that the buildings on P1 will be the central location for club life and the entire district. Accordingly, the later foundation of the club has to take into account in the building's planning phase. However, the foundation of the club should only begin when new residents can actively participate in shaping the association. The goal is that they perceive the club as a social space of self-responsibility and self-development from the very beginning.

### *Intergenerational Living and Housing in the 'United Gardens of Wernigerode'*

The "United Gardens of Wernigerode" shall create favourable conditions for intergenerational living at and beyond the two project areas. A powerful impulse will emanate from the new living spaces. It shall not only have an effect on the district and the city of Wernigerode, but also serve as an example for future-oriented living in intergenerational communities. We recognize the neighbourhood and its current and future residents as a valuable resource for intergenerational living in the "United Gardens of Wernigerode". The United Gardens of Wernigerode unfolds its full potential when the residents of the district also understand the newly created spaces in the project areas as social spaces for meeting, co-designing and their own development. To the extent that the residents of the entire district embrace the common spaces for everyday neighbourly encounters, they will see the available age-appropriate apartments in the housing association's buildings as an attractive housing option if they can or want no longer live in their previous apartments and houses. By creating a low-threshold offer in close cooperation with the city administration and the new neighborhood, the housing association could give priority to allocating vacant age-appropriate apartments to such residents from the district and thus combine several social goals: The residents receive suitable living space without having to leave the familiar surroundings of their district at the same time. Together with the other stakeholders, the housing association can also create incentives and structures to encourage residents to make their vacated apartments and houses available to it in return. It is conceivable, for example, that the housing association will simply take over the management of the housing that becomes available. Under certain circumstances, it could even act as a buyer. In both cases, a "swap" of housing takes place, so to speak, which over time enables the housing association to also provide further housing in the district to suitable tenants according to its own criteria. The tenants for the apartments and houses that become available in the district are, in particular, young families who have a need for affordable housing close to the city center"

## Housing Numbers

### **P1 - New Neighborhood Central (37 units; 40 parking spaces)    P2 - Garten am Südhang (28 units; 35 parking spaces)**

#### **We live - 20 units**

T1 3B 60m<sup>2</sup> (3 student room) - 3u  
T2 1B 40m<sup>2</sup> (young couple) - 9u  
T3 1B 30m<sup>2</sup> (single worker) - 3u  
T4 -2B 55m<sup>2</sup> (young family) - 5u  
co-working space - 80m<sup>2</sup> - 1u  
communal meeting rooms 20m<sup>2</sup> - 3u  
communal GF facilities 25m<sup>2</sup> - 4u  
Parking - 18 places

#### **Veckenstedter Rücken (western Building) - 11 units**

T6 2B 90m<sup>2</sup> (4 member family) - 5u  
T7 2B 90m<sup>2</sup> (family duplex) - 6u  
Parking - 22 places

#### **Garden City Families (Eastern Building) - 6 units**

T7 2B 90m<sup>2</sup> (family duplex) - 6u

#### **Südterrassen / Brockenblick - 28 units**

T5 1B 45m<sup>2</sup> (assisted elderly homes) - 12u  
T6 2B 90m<sup>2</sup> (4 member family) - 8u  
T7 2B 90m<sup>2</sup> (family duplex) - 8u  
communal GF facilities 35m<sup>2</sup> - 3u  
Parking - 35 places