



# The Renaissance of a Quarter – The Revitalization of Stralsund’s town hall square

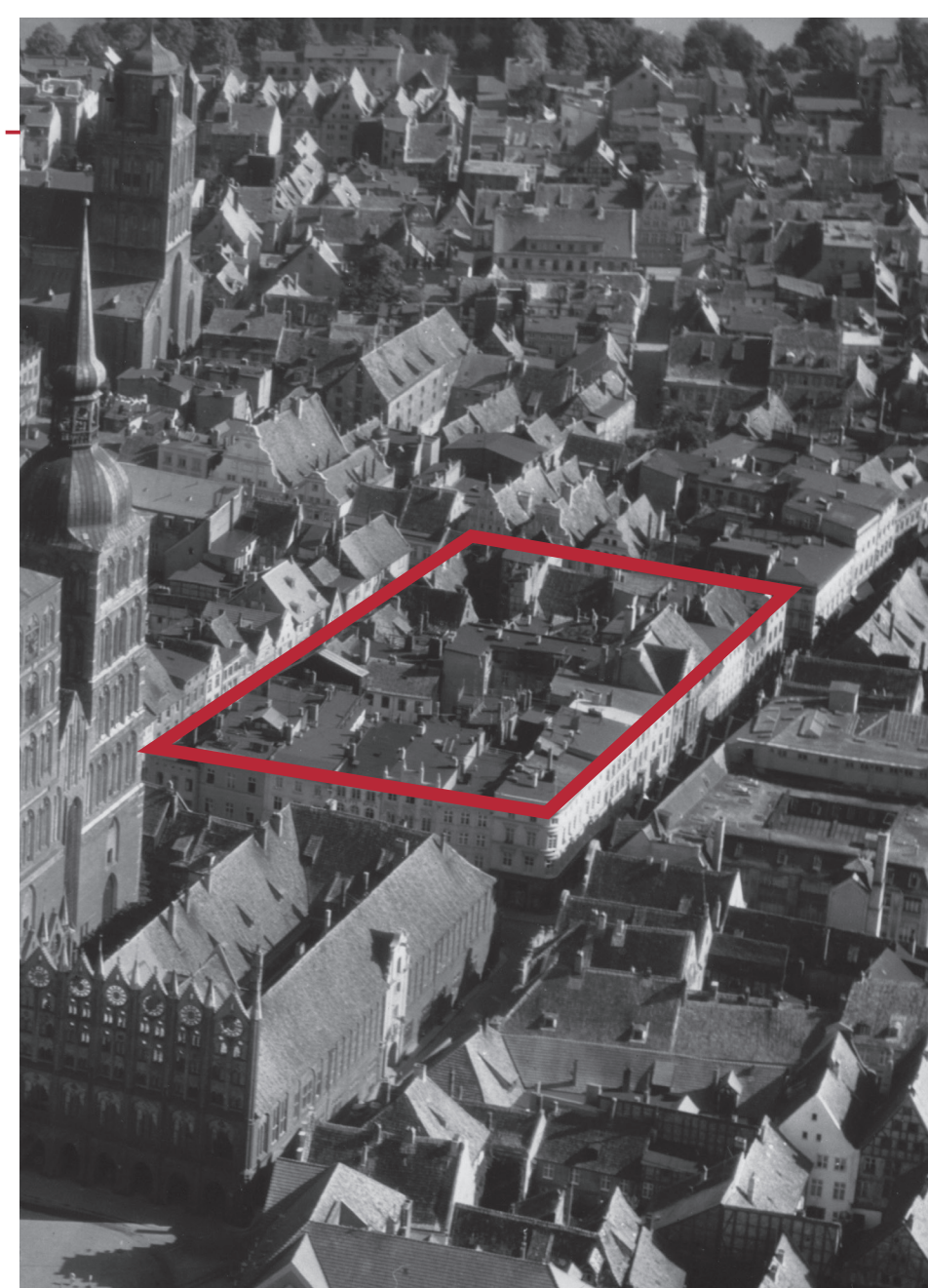
Stralsund

Germany

Europe

## Situation before

Originally, the quarter was tightly developed and featured the typical medieval structure of Stralsund. Once you found here two to four storey buildings. In 1944, a large part of the quarter was destroyed by bombing and a plane crash. During GDR time Stralsund’s inhabitants remember the quarter as town hall square featuring a water basin, seats, trees and other decorative elements. This was part of the redesign in 1977. Since the mid-90ies there were considerations of taking back this development and rebuild the quarter.



## Project

In 2001 residents and planners compiled framework conditions for the development of the quarter. They recommended to rebuild the square for predominantly retail trade use.

In 2003 the municipality together with the architectural advisory board decided on instructing five architects to offer them alternative drafts and to develop concrete building suggestions.

The following goals were set:

- ▶ redevelopment has to contribute essentially to the revitalization of the centre and
- ▶ corresponding to the management plan the quarter boarders have to be historically correct.

The drafts were presented to the public. After further review 3 drafts were selected and served as the basis of meetings with possible investors to work on operation concepts.

In 2005 the city decided to make the estate available to one of the investors to give him the opportunity to concretize his concept.

The results were confirmed by the city parliament.

In March 2006 a public meeting took place during the display of the development plan. In a traffic research programme it was clarified whether and under which conditions a car park would be authorized for the quarter.

In Stralsund the remains of mediaeval and modern history have been preserved in a rare state of completeness because of favorable conditions.

In 2007 the excavation site of the quarter was the largest in whole Mecklenburg-West Pomerania with an overall size of almost 5.000 m<sup>2</sup>.

After the archaeological excavations were finished, the project started in the summer of 2010. The topping out ceremony took place in 2012. The quarter was launched in summer 2013.



## Situation after

The development of the centre to an attractive regional retail trade centre is tied to Stralsund’s historic importance as a trading town. The development of the quarter offers 1.000 m<sup>2</sup> for smaller retail outlets and gastronomy. The usage concept is completed with 1.400 m<sup>2</sup> of housing space and options for services and offices (4.500 m<sup>2</sup>) etc. The large surface areas are moved in the centre of the block surrounded by house fronts in the shape of a subdivided plot-perimeter. This subdivision is closely related to the historical plot structure, but also follows the necessities of the building functions. This gives the character of a detached house construction. The main material for the facade are bricks and plaster, but also ceramics.

The development of the quarter closed a sensitive gap in the configuration of the old town. The reconstruction of the historic building alignments repaired and restored the city as a monument.



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