

Leipzig excursion

Co₂olBricks – Kiinko excursion
to Germany

Virpi Slotte





Part-financed by the European Union
(European Regional Development Fund)



Enabling Private Owners of Residential Buildings to
Integrate them into Urban Restructuring Processes



Stadt Leipzig

Co₂olBricks

Co2olBricks – Kiinko excursion to Germany - City of Leipzig and Denkmal fair

Time 21. -24.11. 2012

Participants:

Markku Kallio, Architect, Akvedukti Oy

Pekka Korhonen, Senior Adviser at Vahanen Group

Juho Kess, Project Engineer, RAKLI - The Finnish Association of Building Owners and Construction Clients

Arto Köliö, Researcher, Tampere University of Technology (TUT), Civil Engineering, Department of Structural Engineering

Seija Linnanmäki, Architect in Chief, National Board of Antiquities, Cultural Environment Protection, Restoration Policy and Guidance

Markku Rantama, Senior Expert, Finnish Real Estate Federation (FREF)

Mike Reichmuth, Project Manager, EU-Project EPOurban

Markku Rintala, Construction refurbisher, Rintala ky

Jukka Sainio, Managing Director, Property Manager, Sainio Oy

Virpi Slotte, Project Manager, Kiinko- Real Estate Education

Timo Valtonen, Managing Director, Renor Oy

Tarmo Elvisto, Manager, Center for Sustainable Renovation NGO (SRIK)

Kadi Varda, Coordinator, Center for Sustainable Renovation NGO (SRIK)

In addition to ten Finnish participants in the various field of property management, two Co2olBricks project partners from Estonia, Information Center for Sustainable Renovation NGO (SRIK) participated the walking tour in the city of Leipzig.



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Walking and tram ride along the city of Leipzig

Kiinko excursion started with a walking and tram ride along the city of Leipzig, along Giesserstraße guided by Urban planner for office for Urban Renewal and Residential Development, Mike Reichmuth.

He mentioned the importance of reusing the high number of empty old flats and buildings after the 1990's population decrease in Leipzig.

Our professional guide also presented the current issues dealing among other things with how to motivate private residential owners to do something with their buildings, and the possibilities to develop a simple cost index for different strategies to rehabilitate historic residential buildings along main roads in Leipzig.





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Lecture on renovation strategy for buildings

Later in the afternoon an architect of Denk Architekten GmbH, Andreas Hipp gave a lecture on renovation strategy for buildings, special emphasis being in former Firestation and Harfenacker2 as well as the other objects of the walking tour.

The key strategy is to save the old building by using it. The aim is to prevent the building from damage through ongoing decline and vandalism and to give private building owners the chance to reduce the ongoing running costs, to find and implement simple uses as small steps for the building to develop a sustainable and long-term oriented economical recovery.

Lecture was given in German and translated into English. Unfortunately, all the lecture material notes were only available in German.





Visit of Object Giesserstrasse 18 (inside & outside)

The first object of the walking tour was Giesserstrasse 18. Offices at Giesserstrasse 18 used to be a factory building which was in function until 1994. The renovation lasted altogether 15 years. From technical point of view the renovation costs were 550 EUR/m².

The primary aim was to renovate the factory property into open space providing low energy and functional room for various kinds of small companies to specially attract young adults to do business in the premises. The companies currently operating in the building include a restaurant, fitness club, and open offices for architects.

Preservation value and avoidance of not insulting the original building atmosphere can be still seen in the ceiling and walls.





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Open office space at Giesserstrasse 18

Overall, the participants noted that German law regulations guiding refurbishment solutions and permit procedure, in particular those relating to ventilation, greatly differ from Finnish regulations. Secondly, it was pointed out that the Finnish standards for the design, building of construction works and the general acceptance of how much the original material can be seen in the final space are more rigid in favour of renewing the surfaces considerable more than in German. This obviously affects all the technical solutions and costs.







Private residential building “Firestation”

Renovation from Firestation built in 1907 to low energy private residential building was made according to the idea of saving and preservation of important historical building in an integrated urban context.

Floor heating and mechanical ventilation with effective heat recovery were building systems solutions.



Private residential building “Harfenacker2”

Refurbishment of Villa built in 1902 to follow low energy building standard .Heating: natural gas with the possibility to use biogas . Mechanical ventilation with an effective heat recovery.



Private residential building “Harfenacker2” inside



Rebuilding Demmeringstrasse 34



Demmeringstrasse 34 inside

Mike presented the new window structure.





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Visit of Leipzig Cotton Mill Spinnerei

The program continued with the guided tour in **Leipziger Baumwollspinnerei**, Leipzig Cotton Mill which is an industrial site.

Founded in 1884, the business developed into the largest cotton mill in continental Europe over the next quarter of century. During this time, an entire industrial town with over 20 factories, workers' housing, kindergartens and a recreational area, grew in western Leipzig.



Spinnerei working area of 100 000 m²

The mill reached its maximum extent in 1907, with 240,000 spindles processing cotton across a working area of about 25 acres (100,000 m²).

Up to 4,000 people worked there, until production of thread was halted in 1993 following the reunification of Germany several years earlier.



From cotton mill to art center

Parts of this 10-hectare site in the district of Lindenau are used today by art galleries, studios and restaurants. Subsequently, the area was repopulated by a mixture of people including craftsmen, self-employed, and above all artists.

More than half of the available space has since been rented out again for new purposes. Ten galleries, a communal arts center and around 100 artists have all settled at the site, as well as restaurants, fashion designers, architects, printers, a goldsmith, a pottery, a film club, a porcelain manufacturer, and an arts supply store.





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Denkmal - European Trade Fair for conservation, restoration and old building renovation

In addition to the Kiinko's excursion participants, German Co2olBricks project partners from the Heritage Preservation Department in Hamburg and from Estonia (Information Center for Sustainable Renovation NGO (SRIK)) took the opportunity to come together with international experts and to catch on new developments.

With 453 exhibitors from 14 countries the Denkmal was convincing through a wide and diverse offering for all facets of monument conservation.



Co2olBricks at Denkmal 2012

Co2olBricks joined the stand of the German Association of Heritage Preservators (VdL) because their main topic this year was the energetic refurbishment of historic buildings.

Therefore the workgroup “building technique” of the VdL presented under the headline “Tailor-made – Energetic retrofitting of historic buildings” a very interesting exhibition with best practice examples from all Federal States in Germany.



Denkmal -unique combination

With its unique combination of trade fair, specialist programme , practical demonstrations, award ceremonies and special presentations, denkmal has developed an extensive service for exhibitors and visitors that enables the communication of knowledge, the exchange of experience and specialist discussions.



Denkmal - practical demonstrations





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Monument to the battle of the nations

Kiinko excursion ended with the sight seeing tour in Leipzig, on the highlights being the monument to the battle of the nations. The monument was completed in 1913 and commemorates Napoleon's defeat at Leipzig.

The structure is 91 metres tall. It contains over 500 steps to a viewing platform at the top, from which there are spectacular views across the city and environs.

The structure makes an extensive use of concrete, although the facings are of granite. The monument is widely regarded as one of the best examples of Wilhelmine architecture. It is said to stand on the spot of some of the bloodiest fighting, from where Napoleon ordered the retreat of his army



**Kiinko thanks
all the guides and the
participants for a rewarding
and informative excursion.**

