

Regensburger Nordstern



Concept

Regensburger Nordstern creates an urban and green connection between the existing settlement of Wulmstorf and the new district. The green network of the new neighborhood is a star-shaped park with blue-green residential areas and green spaces. The green network is connected with the new mixed-use neighborhood islands. The central element of the urban design is the building of a new S-Bahn stop. The principle of the building of a green network is to connect the small towns to accentuate important landmarks, 2 loose building structures towards the edge with ornamental green spaces and 3 green spaces to use. A special feature is the cold district heat plant, which is located in the new district and showcases project for the whole of Regensburg in terms of energy production and consumption.

Urban design

The basic urban design motif is formed by a compact neighborhood islands with a small residential space in the middle. Each island forms a loose building structure with a central green space or park or the main development - with 4-7 storey multi-family residential buildings. The green network of the blue-green corridor with 3-story townhouses. Every island has a connection to public open space. The green network of the blue-green residential areas is integrated into the neighborhood islands. In the northern part of the district, the typical townhouses are located. Most of them have common commercial yards and form the backbone of the existing commercial structures in the north. Handmade by the neighborhood islands, the new center and the S-Bahn station and the residential campus form a social backbone along the railway line. The green network and the solitary buildings in the new center form a square that is open to the north. The 8-story residential tower in the new center also forms an important landmark in the alignment of the green network and the residential courtyards with the adjacent landscape.

Green and open space

The star-shaped green space forms the central element of the new district. It connects with the adjacent landscape and recreational areas of Brandenburgerhöhe and Mühlberg. The central green space is a large green area that has an urban character. The blue-green corridor also has an urban character. The blue-green corridor is a green network that connects the residential areas and the green network as a green oasis between the residential areas. The green network will create synergies with the school right next to it e.g. for educational or recreational uses. At the same time, the green network will create synergies in the north of Regensburg will be incorporated. New residential areas in the north of the residential courtyards with the adjacent landscape.

A central element of the green and open space concept is the rainwater management across all plots. By integrating retention areas in the green corridors and in the park, rainwater from the roofs is collected and used for irrigation of open space. Larger collection points are located in the green network. The green network is conceived as technical infrastructure and as a green network. The green network in the green network can therefore contribute to sufficient irrigation of the vegetation and soil. The green network is also used for through evaporation in hot months. In addition to the green network, other green areas and gardens are planned on the western edge.

Mobility

The new district should offer a flexible basic infrastructure for the needs of the residents and future mobility behavior. The main access is the Chamer Straße and the extension of Reichsstraße. The extension of Sandgasse along the railroad line is also planned. The connection to the S-Bahn station, the remaining areas of the new quarter are planned to be developed in two phases. These are located at the neighborhood squares and the green network. The green network provides more space for retention areas in the streets. The neighborhood garages are also used as decorative elements (e.g. flower boxes, planters, etc.) as noise protection. In the northern part of the district, the green network and the residential yards are used for commercial purposes (e.g. parking, Bikes, cars etc.) for the citizens.

With the new S-Bahn station (S-Bahn 008), which is located directly at the new S-Bahn station and the existing bus stop, a new connection point is created between the district and the city of Regensburg in the future. The S-Bahn station is located in the center of the new S-Bahn stop and bicycle garage thus forms a connection point between the new district and Regensburg. The existing bus route 4 could also be used to connect the new residential areas better to the new educational campus to the south. For pedestrians and cyclists, the new bridge over the train tracks and Pilsen Allée forms the heart of the new residential area. The bridge will also provide an east-west connection in the existing cycle connection in a north-south direction.

Use

With the new center and the school campus, important new uses for the entire north of Regensburg will be placed directly in the center of the district. In the northern part of the new district, a new location for the Regensburg City Library is planned. A new residential building will be built on the first floor of the Parkhöfe residential complex. The residential building will be a residential tower will provide space for gastronomic and cultural uses. A new residential building, an elementary school with adjoining sports areas, a day nursery and the new Nordbad swimming pool will be built on the first floor of the residential building. In addition, there are also several smaller stores as planned at the neighborhood squares. The green network and the green network are also used for various commercial purposes such as crafts due to the greater depth of the buildings on the first floor of the residential buildings. In the northern part of the district, the green network and the residential yards are used for commercial use. The commercial yards offer space for various sizes of smaller commercial enterprises.

Step-by-step development

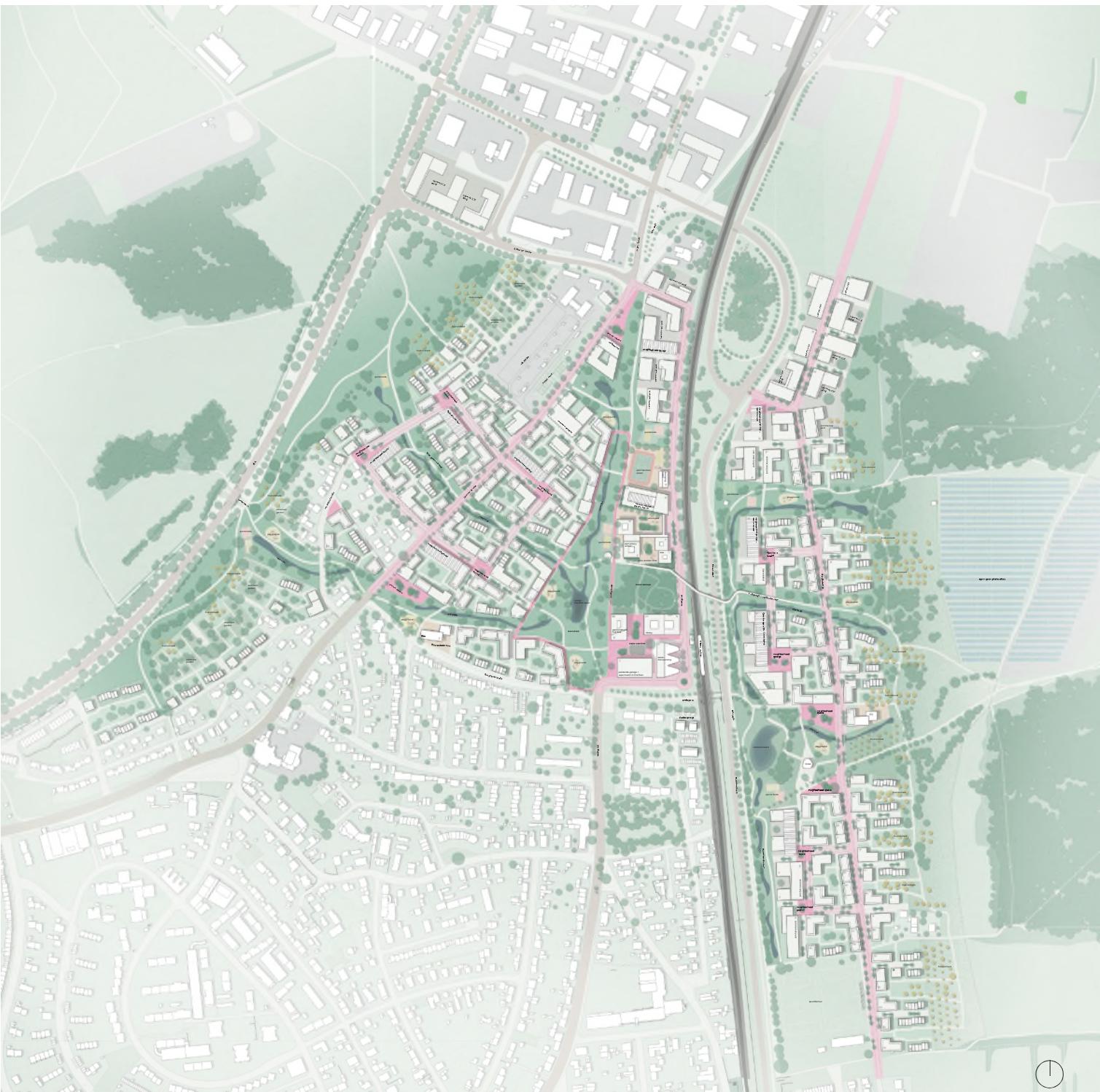
The new district can be easily divided into different phases. The first phase is the core of the district islands. The first building blocks to be developed should be the central area between Chamer Straße and the green network. The green network is also used for the connection to the edge of the park. In the transition to the commercial areas, the green network and the residential yards are used for the connection to the green network. These are located on the first floor of the residential buildings. The green network and the residential yards are also used as decorative elements (e.g. flower boxes, planters, etc.) as noise protection. In the northern part of the district, the green network and the residential yards are used for commercial purposes (e.g. parking, Bikes, cars etc.) for the citizens.

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Schwarzplan 1: 15.000

structure plan without scale



site plan 1: 3.000



mobility



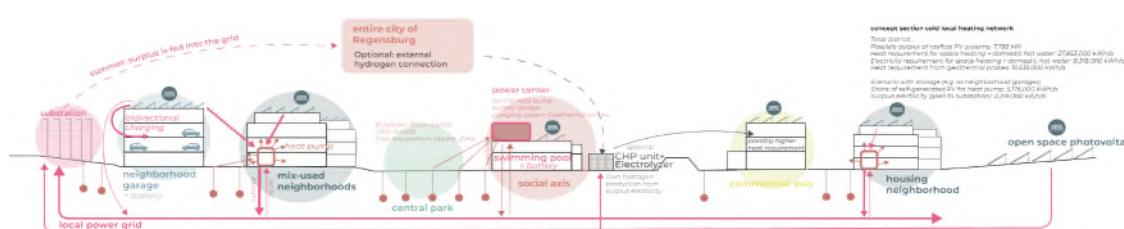
development phases + typology



open space + blue-green infrastructure



energy concept



energy concept

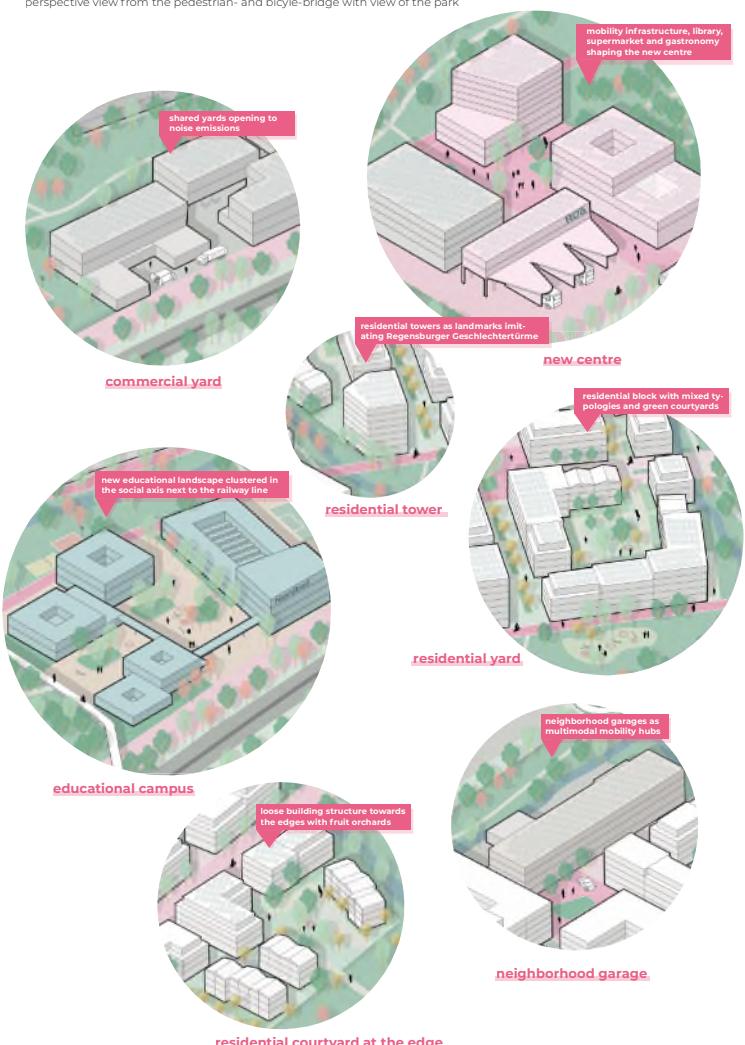




perspective view from the pedestrian- and bicycle-bridge with view of the park



zoom-in neighborhood island 1: 1.000



typologies: main principles



zoom-in new centre 1:1.000



perspective new centre