

# The new 'Bautzener Strasse' neighbourhood

This new urban district, which is being built on a site that has an area of around 20,000 m<sup>2</sup>, was awarded a platinum pre-certificate by the German Sustainable Building Council (DGNB) in 2015 for its project planning. This is official recognition for the fact that the project was planned in line with the highest sustainability standards.

The pre-certificate includes 45 criteria. In particular, this award was recognition for the revitalisation of the old railway site in terms of aesthetic design, connection to urban infrastructure, lifecycle costs and stable values. This new neighbourhood is integrated into the overall concept of open public spaces around Berlin's new 'Gleisdreieckpark' park and has a high amenity value.

The approximately 300 new rental apartments, a portion of which are being built in line with the State of Berlin's measures for subsidising housing constructions, will be mainly small, compact and age-appropriate.

This ambitious concept interlinks a number of ecological issues. Heat energy for the buildings is primarily recovered from a waste water pipe. The energy mix of waste water heat utilisation, solar

collectors and micro-combined heat and power facilities for each house will reduce the operating costs. Generously sized and publicly accessible areas of greenery, new squares and meeting points and through-accessibility between buildings combined with a new entrance to an S-Bahn suburban rail station for the urban district help to round off the holistic concept.

## At a glance:

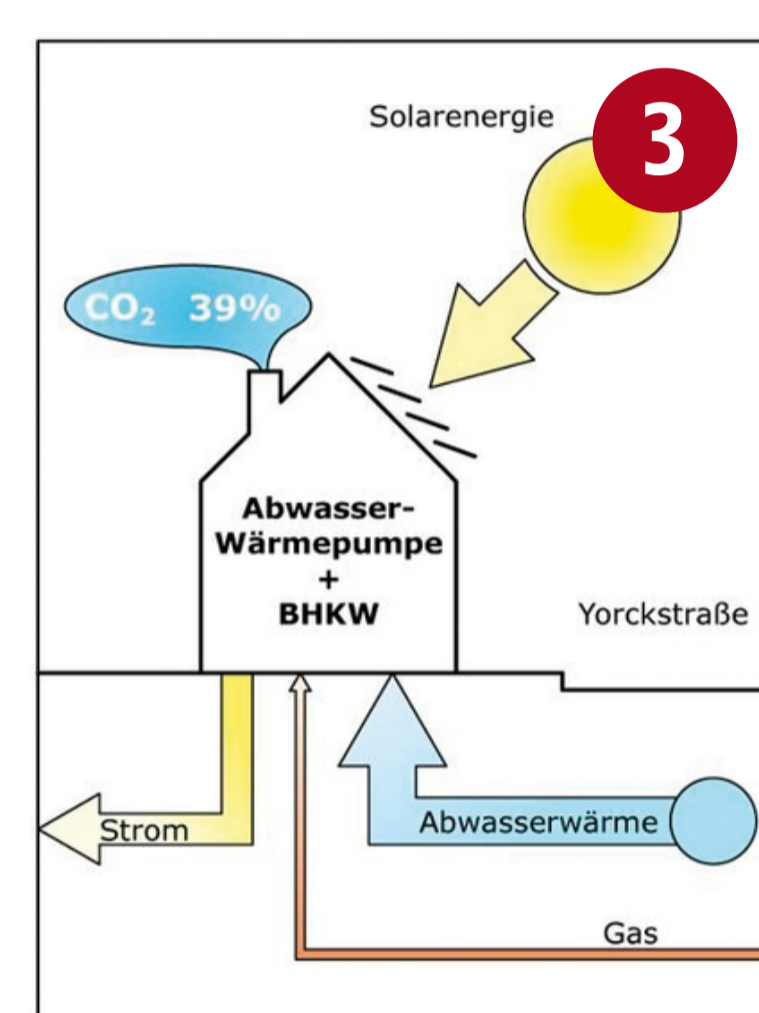
- Socially responsible housing construction
- Apartments with barrier-free access
- Interconnected energy supply
- Rainwater management on the site
- Roof greening
- Publicly usable areas of greenery with through access
- Public squares and meeting points
- Allowance for a direct entrance to an S-Bahn suburban rail station
- Connection to the 'Gleisdreieckpark' park by means of "Bridge no. 5"
- Diverse range of shops with small local retailers
- Full-range supermarket
- Large fitness studio
- Children's daycare places
- New green bike paths and pedestrian paths



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- 1 Urban development concept
- 2 Bird's eye view of the planning area
- 3 Energy concept
- 4 Connection of a bypass to the waste water pressure pipe on Yorckstrasse
- 5 Image of the project with view of courtyards

Further information:  
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