



# Volume 2

## The Integrated Workshop Process

Model Project  
**HAUS**  
der Statistik

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***Urban development  
is not conflict-free (...)***

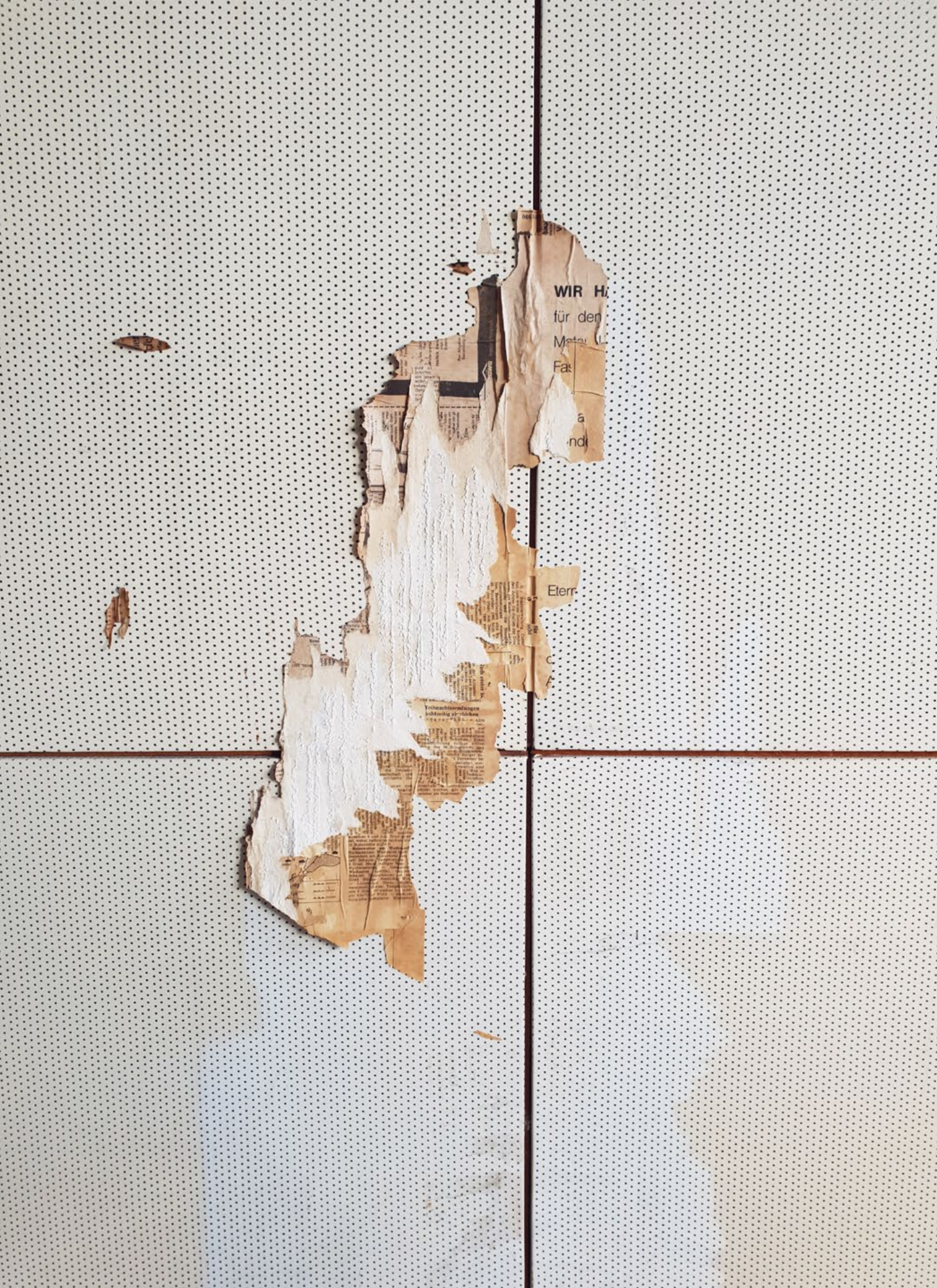
***The resulting friction  
makes the development  
interesting and brings  
a place to life.***

Senate Building Director Regula Lüscher



# Volume 2

## The Integrated Workshop Process



Model Project  
**HAUS**  
der Statistik







# Introduction

At the Haus der Statistik, a forward-thinking urban design workshop process was implemented over a period of six months. The procedure is exemplary for further projects and serves as a prototype for cooperative urban development.

The cooperative approach between politicians, civil society, administration, housing association and real estate administration represents a milestone in the sense of an urban development oriented towards the common good.

The genesis of the project and the establishment of the five executing partners – ● Koop5 – has already been described in the previous brochure (“Initiative and Vision”). This second volume of the growing series is dedicated to Phase 1 of Haus der Statistik, the urban development of the area. It describes the urban design process, which was developed in an ● integrated workshop

procedure that was carried out from September 2018 to February 2019. In order to do justice to the cooperative approach of the development of Haus der Statistik, a new procedure had to be developed: the integrated workshop process gave all partners of the ● Koop5 as well as the urban society the opportunity to collaborate directly with the ● planners in the urban design for the area. The aim was to transform the spirit of cooperative planning into sustainable, neighbourhood- and user-oriented urban designs.

Thus, in a discursive and consensual procedure, an urban design was worked out. It equally satisfies the overriding orientation towards the common good and takes up the planned mixed-use within the quarter. The planned uses are distributed between existing and new buildings. The results of the workshop process form the basis of the subsequent land-use plan.

## Starting Point / Phase 0

The Haus der Statistik has been vacant for more than 10 years. The buildings were supposed to be torn down and replaced with private apartments and offices. In 2015, the Haus der Statistik initiative was founded, which prevented the demolition and came into discussion with politicians with its own proposals and ideas for the 50.000 sqm building complex. Following further negotiations, in-depth feasibility studies by the initiative and a change of government in Berlin, Haus der Statistik was recommunalised in 2017. This step paved the way for the development of Haus der Statistik, oriented towards the common good. Five partners, the ● Koop5, have been working since then cooperatively:

1. District Office Berlin-Mitte
2. Senate Department for Urban Development and Housing
3. BIM Berliner Immobilienmanagement GmbH (state owned)
4. WBM Wohnungsbaugesellschaft Berlin-Mitte mbH (state owned)
5. ZKB ZUSammenKUNFT Berlin eG – Cooperative for Urban Development (emerged from the Initiative Haus der Statistik)







# Integrated Workshop Process – What Is It?

A discursive and cooperative process was chosen for the Haus der Statistik as an alternative to the usual competition procedure in which planning offices work anonymously in competition. The aim of this process is to give the different participants and planners the opportunity to work together on the designs and develop a consensus. At the same time, the open process should make it possible to constantly adjust the assignment in the ongoing planning process. Another goal was therefore to incrementally develop a viable urban design, which should form the basis for the subsequent land-use plan procedure on the site.

The integrated process at the Haus der Statistik provides for three levels in order to interlink the different interests of all parties involved: participation, neighbourhood development (with the urban development procedure) and overall project management by Koop5.

## Participation

The participation of the urban society in the planning process is a central component of the procedure. It was important for all cooperation partners to integrate the voice of the urban society on a broad basis. The central interface of participation of the process was and is the ● Werkstatt Haus der Statistik. Here, several public formats of participation are implemented. The ● Café



Statistik opens three afternoons a week to ensure continuous and transparent information of the status quo. Everyone is invited to come by, have a coffee and inform themselves about the project. In addition, ● workshops on specific topics (housing models, building density, etc.) took place in the ● Werkstatt as well as open ● networking council to bring together interested and already active people and to coordinate questions from ongoing development. As ● ambassadors, ZKB had the task of incorporating the feedback of the urban society, which was collected in the ● Werkstatt, into the ongoing development process.

In addition, there was the opportunity for those interested in the urban society to be elected as representatives to the ● expert committee and thus to bring neighbourly concerns into the assessment of the designs. This committee expressed praise and criticism of the urban designs of the ● planning teams and at the end of the procedure also decided on the winning entry. It consisted of 14 people (+12 deputies of urban society (● delegates), ● Koop5 and technical consultants).

In addition to participating in the ● Werkstatt and in the committee, the planners shared and discussed their (interim) results with the help of ● public events. These superordinate information events served both to convey the current status of the procedure and to formulate queries or suggestions.

Another form of participation was realised in semi-public formats. These were closely linked to the second level, that of neighbourhood development. Exchange and work formats (● planning labs) regularly took place between ● planning teams, ● Koop5, representatives of the urban society, district representatives and technical experts. The urban society was able to register for the three ● planning labs in the ● Werkstatt Haus der Statistik. All participants elaborated and discussed topics specific to the urban designs for the future quarter. Frequently emerging topics were mixed-use on the ground floor, synergies between living, working and leisure, climate compatibility, qualities of open spaces, mobility, etc.

## Neighbourhood development

The second level, neighbourhood development, describes the urban development procedure. Here, an urban design was developed that serves as the basis for the land-use plan. Three ● planning teams were selected to participate. They took part in the ● planning labs and in the ● colloquia. In the colloquia, the teams presented their designs to the ● expert committee and received concrete advice on how to revise them. Building on this, they were able to further develop their designs in the ● studio phases in which the ● planning labs took place.

In order to strengthen the transparency of the process, various documentations on the procedure and events were published on the website and at the same time ● logbook entries were made for all events that were displayed in the ● Werkstatt Haus der Statistik. The social media channels of ● Koop5 were also expanded to spread information. In this way, all those interested could always read about the status of the current planning, which topics were discussed and where one could get involved in concrete terms.

On the eve of the ● closing colloquium, the ● planning teams presented their final designs at a ● public event in the district assembly hall of Berlin-Mitte. The numerous responses from the urban society were taken to the ● closing colloquium by the attending ● experts.

Instead of the planned decision of the ● expert committee in the ● closing colloquium, the chairman of the committee recommended to refrain from a decision and to vote for a further revision phase. In following the vote by the committee,

## Project management

two workshops each were held with the remaining teams, Teleinternetcafe/Treibhaus and COBE Berlin/Studio Sörensen. There, specific improvements were incorporated, thus ensuring the feasibility of the designs for all ● cooperative-partners.

The ● Koop5 are future builders and users of the quarter. In order to remain able to act and make decisions in the rather complex process, an operative and a decisive level were introduced. On an operative level, ● technical working groups (TWG) are held on a regular basis. The ● TWG meetings deal with content-related questions and responsibilities for the urban development procedure. In the ● steering committee, the decision-making body, the landmark decisions are thus made.

Parallel to controlling the workshop process, ● Koop5 planned the further progress of the model project. This ensured rapid project progress. Accordingly, the cooperation agreement 3.0 was formulated, which is to justify the cooperation of ● Koop5 also in the subsequent phase of the land-use plan. In addition to the approval under building law, in-depth planning for the qualification of the urban design is also foreseen. Here, topics include mobility, energy, ground-floor use, supply and disposal, open space and many more.

All levels are closely interlinked, so that all participants came together with varying degrees of regularity and intensity. Through regular exchange and intensive examination of all project-related requirements, a discursive process based on a willingness to compromise was able to stabilise.







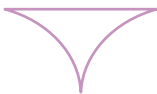
Wohnungsbaugesellschaft Berlin-Mitte mbH (WBM) and the ZUSammenKUNFT Berlin eG – Cooperative for Urban Development (ZKB eG).

Logbook



The ● logbook is a public archive, a “knowledge repository”. Short reports on the results of all events are published here, which enable interested parties and participants to read about the state of the integrated workshop process. The entries are available online ([www.hausderstatistik.org/category/werkstatt/logbuch/](http://www.hausderstatistik.org/category/werkstatt/logbuch/)) and also in the ● Werkstatt Haus der Statistik. The entries remain as a blog. The process history can be traced transparently.

Public events



The ● public evening events serve to inform the broad urban society about the current planning status and the opportunities to participate. The attendees get an overview of the integrated workshop process and learn from the ● planning teams the current status of the urban designs. In plenary, questions can be asked to the planning teams, the expert committee or even the Koop5, and criticisms can be raised.

Expert committee



The ● Koop 5 selected an expert committee to assess the designs prepared by the ● planning teams. The task of the committee is to evaluate the intermediate and final entries of the workshop process as well as to formulate possible feedbacks and design revisions to the planning teams. The committee consists of one representative from ● Koop5, two representatives of the neighbourhood and seven recognised external experts in urban planning, architecture and landscape architecture. Prof. Rudolf Scheuven

was elected chairman of the committee by its members.

Planning table



The ● planning table took place once a week as a public programme in the Werkstatt Haus der Statistik. Interested citizens could make a concrete contribution to the planning process. You were invited to bring your own ideas and designs and to propose them for discussion. If a ● workshop took place before, the results were presented to the planning table and further discussed.

Planning lab



The ● planning lab offered the possibility of a joint discussion and working phase between ● Koop5, ● planning teams and those interested from the urban society. Ideas, wishes and points of conflict were discussed and solutions found. In the sense of the participatory levels contribution / co-decision, the urban society could intensively participate in the content work (mobility, climate compatibility, open spaces, ground floor use, etc.). If required, external experts were also invited (e.g. on the subject of climate protection, mobility). The ● planning teams incorporated the findings into their designs during the ● studio phases. The event format was repeated, with the designs being further developed with each round on the basis of the latest state of knowledge.

Steering committee



● On a monthly basis, the ● Koop5 meet under the leadership of the district office Berlin-Mitte. In these meetings, important milestones are identified and binding agreements and responsibilities are made.

Technical working group



● Depending on the workload, the ● Koop5 meet weekly or every two weeks in so-called “technical working groups”. These are to be understood as joint working meetings, during which the Koop5 coordinate their work, prepare themselves for upcoming deadlines and milestones in terms of content and divide work assignments.

Networking council



The ● networking council is a public, all-day meeting for interested parties, which has been organised since 2015 by the Haus der Statistik initiative. It takes place approximately every three months and serves the exchange between supporters and interested parties. Topics that are of particular importance in the process at the time are jointly discussed.

Werkstatt



● Since September 2018, the Werkstatt Haus der Statistik in Karl-Marx-Allee 1 has been the interface for contact, information and participation in the development of the Haus der Statistik. The events of the integrated workshop process as well as other formats of participation take place here:

- → ● Café Statistik,
- → ● Planning lab,
- → ● Colloquium,
- → ● Planning table,
- → ● Networking council

Workshops



● Workshops took place regularly on Fridays in the ● Werkstatt, which in turn found their way into the ● urban development procedure. The workshops were meant for interested parties to deal extensively with a specific topic. In addition, people with special expertise are invited. Topics of the workshops included: integrated forms of living and housing, building density, city hall of the future, user-supported urban development, to name a few.



# Structure of the Procedure

2018

2019

September

October

November

December

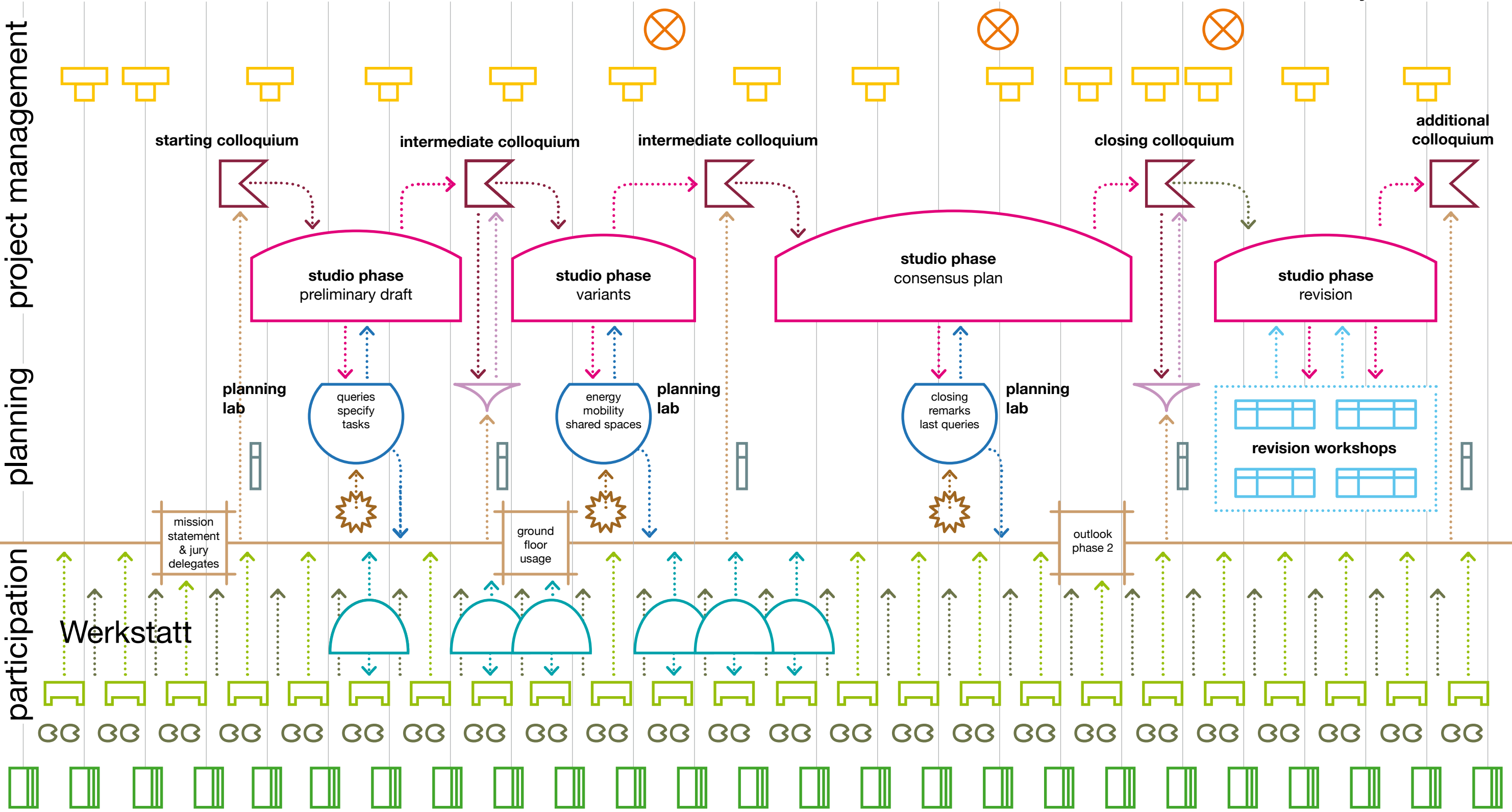
January

February

project management

planning

participation



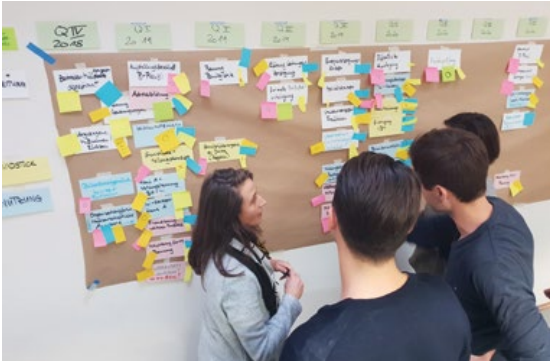




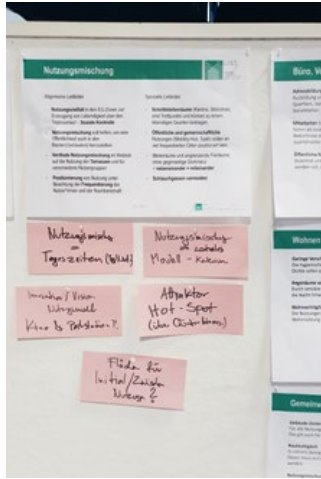
Citizens delegates from the urban society



Werkstatt Haus der Statistik



Technical working group



First public event



Discussion of the expert committee



Public event in the district assembly Berlin-Mitte



Intermediate colloquium



Planning lab



# The Urban Development Procedure

## Assignment

The main assignment of the urban development procedure was the elaboration of an urban design for the Haus der Statistik site. The existing office buildings were to be preserved, while it was up to the planners, whether the two hall buildings would be demolished or not.

Numerous other requirements, such as the consideration of pipes and existing road plans, compliance with noise protection for the neighbourhood, structural fire protection or traffic issues should be complied with.

The following surface programme should be fulfilled:

New construction of a district city hall with approx. 25,000 sqm floor area

New construction of apartments by Wohnungsbaugesellschaft Berlin-Mitte mbH with approx. 25,000 sqm floor area

New buildings for the ZUsammenKUNFT Berlin e.G. with approx. 15,000 sqm floor area

Conversion of existing buildings for Berliner Immobilienmanagement GmbH (approx. 35,500 sqm floor area) and the ZUsammenKUNFT Berlin eG (approximately 9,500 sqm floor area)

## Planning Area

Large parts of the planning area were destroyed in the Second World War. Buildings that had withstood the war, were to a large part demolished during post-war reconstruction. The redevelopment of the area in the course of socialist urban planning largely dissolved the historically

transmitted forms of streets and buildings, so that only a few remnants of the historical city structure can be seen in the surrounding area. In the planning area, for example, the remaining *Haus der Gesundheit* at Karl-Marx-Allee points to the historic streets.



# Procedure

At the beginning of the procedure, large parts of the utilisation programme were still in development and otherwise there were no concrete urban planning development intentions that would have made a clear assignment possible. The fact that a workshop process was carried out instead of a classic competition, not only made it possible to specify the assignment incrementally, but also to develop the ongoing adaptation of the urban designs. The aim was to come up with a consensus plan. To this end, the ● planning teams should first develop their urban designs in parallel, which should then be brought together over the course of the process.

In an preceding selection procedure, in September 2018, the following ● planning teams were chosen by a selection committee as joint teams from architects / urban planners and landscape architects.

- Teleinternetcafe with Treibhaus landscape architects
- COBE Berlin with Studio Sørensen landscape architecture
- ISSSresearch&architecture with Octagon architecture collective and MAN MADE LAND

The assessment of the designs prepared by the ● planning teams was carried out by the ● expert committee consisting of seven recognised external experts from the fields of urban planning, architecture and landscape architecture and one representative of ● Koop5 as well as two elected ● citizen delegates. The selection procedure for the delegates took place within the public participation formats in the ● Werkstatt Haus der Statistik, to which anyone could apply. The ● expert committee examined the planning of the teams in ● colloquia and gave recommendations for the setting of priorities for further processing. The initial colloquium in late September served to get to know each other, to explain the assignment and the process flow as

well as to inspect the existing buildings. In the first ● studio phase, the individual ● planning teams worked separately on their designs, which they presented as idea sketches during the following events.

Additional inputs and thematic specialisations were discussed in ● planning labs. The partners of ● Koop5 also presented a selection of best- and worst-case examples. Questions regarding the mobility concept for the future quarter (such as mobility hubs etc), where also touched upon. Other topics included the climate adaptation strategy of the Berlin Senate, as well as existing traffic and neighbourhood development plans of the Mitte district.

The three ● planning teams continued their designs in regular exchange and discussion with ● the invited experts, ● Koop5 and city society in the ● colloquia and ● planning labs. ● The planning teams were thus able to get to know a wide variety of expectations and interest in the use of the future Haus der Statistik quarter. They received additional support from invited experts who provided specific knowledge on individual aspects (e.g. fire protection, noise protection, traffic). In the sense of the participatory levels contribution / co-decision, the urban society was able to intensively participate in the content work (mobility, climate compatibility, open spaces, ground floor use, etc.). In the course of the process it was decided that the different approaches of the designs should not be brought together in a consensus plan; instead, the individual designs of the three planning teams should be further strengthened.

The broad participation also gave the neighbourhood the opportunity to get involved in the planning process. Thus, in particular from the adjoining quarter of Karl-Marx-Allee 2nd construction phase, residents came to the different formats of participation, and reported their fears concerning the growing traffic (including competition for parking space) or the overuse of existing green spaces. But also expectations and hopes were

expressed: from better local care and health services, to improved quality of life through affordable gastronomic offers and meeting places for the local community and wider neighbourhood.

For the Berlin-wide urban public and the interested professional audience, two public ● evening events were held to inform about the process and the planning status. To this end, the ● planning teams presented their designs and answered questions from those present in the subsequent plenary session together with the ● Koop5. In particular, the presentation in the district assembly before the planned ● closing colloquium in early January 2019, in which the ● committee was to vote for one of the three drafts, aroused great attention and interest. With more than 300 visitors, the substantial public interest in the project and the extraordinary planning procedure for the Haus der Statistik became once again apparent.

The remarks of the urban society were taken into the ● closing colloquium on the following day by the ● expert committee. Instead of reaching a majority decision for a final design, it was consensually agreed that two of the proposed designs (which followed very different urban planning approaches) should be refined in terms of feasibility in a one-month revision phase.

The two remaining teams of ● Teleinternetcafe with Treibhaus and ● COBE with Studio Sørensen were asked to revise once again their designs on a few critical points with regard to feasibility. For this purpose, concrete advice and requirements were formulated, which related, among other things, to space between buildings, building depths and the realisation of the desired area specifications. On the other hand, the draft of the ● Team ISSS with Octagon and MAN MADE LAND dropped out of the proceedings.

The two remaining teams each continued the designs at two intensive planning workshops with the Koop5 partners, Parallely, ● Koop5 used the extension of the procedure to further sharpen their common goals and values in order to arrive at a common understanding of the “spirit” of cooperation for the upcoming decision-making process.

At the end of February, the ● expert committee was convened again in an additional ● colloquium to discuss the revised design entries. The contribution of the planning team ● COBE Berlin / Studio Sørensen had been changed – following the recommendations of the ● committee – in particular with regard to its floor plan solutions and individual urban design details, while the basic urban structure remained largely untouched.

The final entry of ● Teleinternetcafe/Treibhaus, on the other hand, had required major interventions in its urban design. In particular, the question of the distances between the individual buildings and the integration of the new city hall building were revised to the satisfaction of the ● committee. Although individual details (such as the proposed activity zone on Otto-Braun-Straße) were criticised in this design, the ● committee voted unanimously in favour of this entry. Not least because its lively and small-scale interlocking diversity of use is most in keeping with the “spirit” of ● Koop5 and the planned uses in the quarter. ● Koop5 therefore agreed by consensus to use the contribution of Teleinternetcafe/Treibhaus as a basis for the further development of the quarter. This decision strengthened the ● Koop5 as cooperative partners and their shared vision for the future of the quarter. The winning entry provides a robust basis for the forthcoming land-use plan and the further realisation of the diverse mix of uses that the model project Haus der Statistik consists of.



Aerial view with planning area

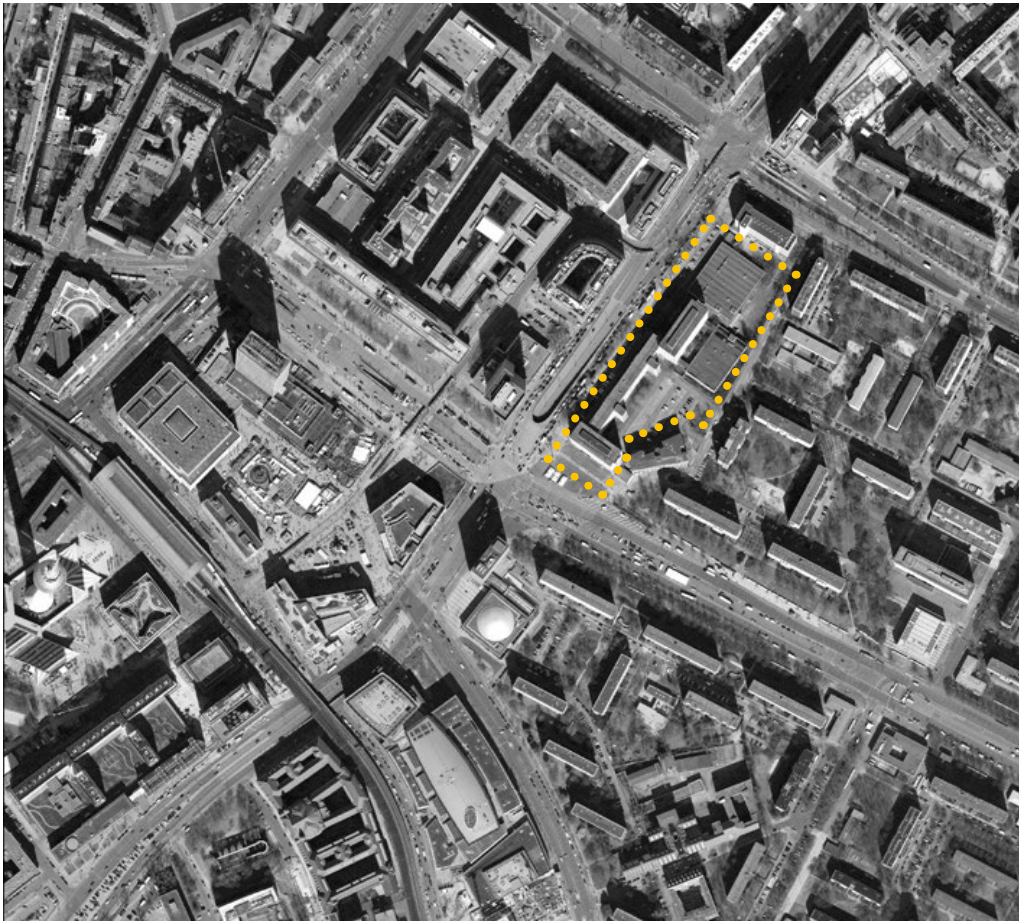


Figure ground plans of contributions,  
as of 17 January 2019



Teleinternetcafe with Treibhaus landscape architects



COBE Berlin with Studio Sørensen  
landscape architecture



Tour of the site



Final discussion on the winning entry



ISSS Research Architecture with Octagon  
architecture collective and MAN MADE LAND.

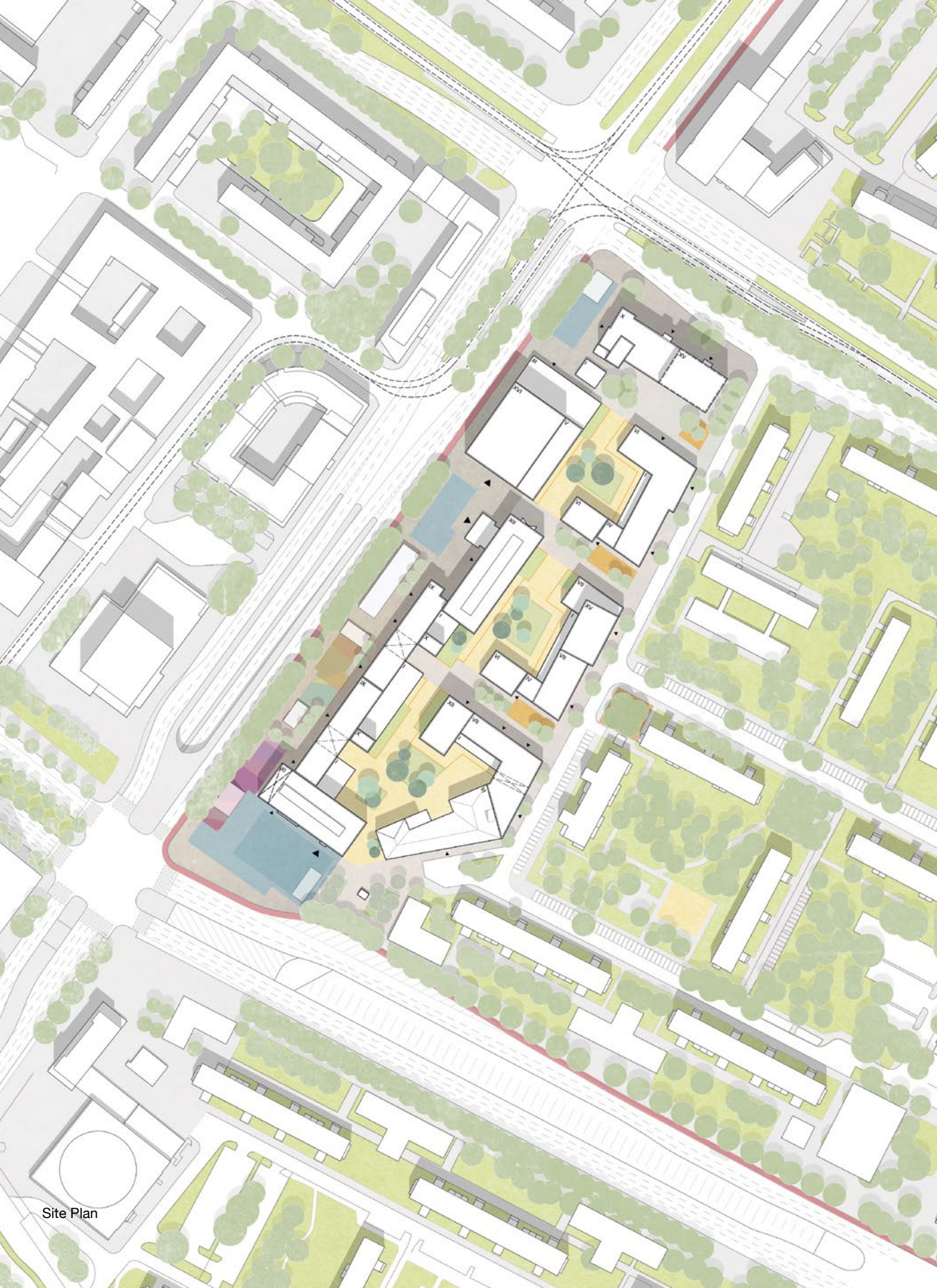


# Workshop Results

Team Teleinternetcafe  
with Treibhaus  
Landscape Architects  
Winning Entry







Site Plan

## Design approach

The approach for the urban design is rooted in the attitude, that the surrounding urban fabric should not be continued 1:1. The quarter Haus der Statistik is to become readable as an independent urban building component that differs from its surroundings and yet is strongly interlocked with its neighbourhood. On the outside, it has a clear edge and refers to the context in a differentiated way. On the inside, it obtains a diverse spatial offer. With a height of 22m, the buildings take up Berlin's eaves height. The striking new city hall building refers to the height of the opposite *Haus des Reisens*.

Two other high points mediate between Berlin's eaves height and the new city hall. The new quarter is therefore not located as an isolated island in the centre of Berlin, but is closely linked to the neighbourhood through a diverse mix of uses. (*From the planner's explanatory report*)

## First assessment by the expert committee

According to the expert committee, the design develops strongly from the use and, in comparison with the other entries, corresponds most to the requirement profile and the "spirit" of Koop5. It transforms the existing urban fabric into a new, highly differentiated spatial structure. The repetitive pattern of building blocks and courtyards is coherent and allows for a modular, incremental development. The design structure allows for differentiated spaces to be arranged in an exciting spatial sequence. However, the resulting structure was assessed as too tight and too little adapted to the existing buildings of the neighbouring Berolinastraße. The insufficient integration of the hotel at Mollstraße 4 and the placement of a building block towards the hotel were viewed very critically and as a break with the existing building stock. The design was perceived as too self-sufficiently focused on the own property. The transformation of existing structures seems rather questionable and partly too dense and "arbitrary". The northern ensemble of buildings, consisting of uses of the ZKB and the city hall were seen by the committee as too entangled in the horizontal usage mix. At this

point, it is not possible to physically divide the real estate into individual buildings. In addition, the courtyard of this building ensemble appeared too small to allow for the planned uses by the Mitte district with the city hall as well as possible adjacent uses.

The practicability and functionality of the proposed play and activity zone on Otto-Braun-Straße were also doubted.

## Revision of the design

By continuing the open space sequence in the direction of the hotel, its courtyard was now integrated into the open space network of the Haus der Statistik. As a result of criticism of the dimensions of the internal open spaces, the block structures, in particular the location and orientation of the high points, were changed so that the open space now appears more generous than before. The high point, newly shifted to Berolinastraße, was turned across the street and moved slightly south. The height of the southern high point was adjusted so that the distances to neighbouring buildings within the planning area are now largely maintained.

## Final assessment by the expert committee

A clearly positive, "enormous further development" of the design was noted. Particular emphasis was placed on the quality of the open space network with its numerous smaller open spaces allocated to the neighbours. These are now more open and permeable than in the previous processing stage. They now represent much more than just simple courtyards. The integration of the hotel property on Mollstraße is now guaranteed as well as the allocation of use in the area of the new city hall building. The solution for the development on Berolinastraße convinced with its small-scale projections of the building line, so that a differentiated, yet harmonious street scene is created.

Compared to the contribution of the COBE / Studio Sørensen team, the general usage concept was considered to be the more flexible and complex and thus meets the development



goals of Koop5. The proposal was also economically convincing with a lower proportion of floor space in high-rise buildings and – in comparison to previous planned stands – slightly simplified structures.

Although individual aspects require further consolidation, the design also impressed with respect to the developed traffic and mobility concept. The committee particularly appreciated the accommodation of the bicycle parking spaces

on the ground floor. The location of the passage through house B (moved away from house A) found the express approval of the committee.

The noise protection in the northern area was discussed, as the city hall is only to be realised in a later stage of construction and therefore can only fulfil its shielding effect for the underlying residential development with a time delay. These aspects will be explored in the further planning of the quarter Haus der Statistik.

Stadtzimmer allow appropriation by the district community.



Kieznischen connect the district with the neighbourhood

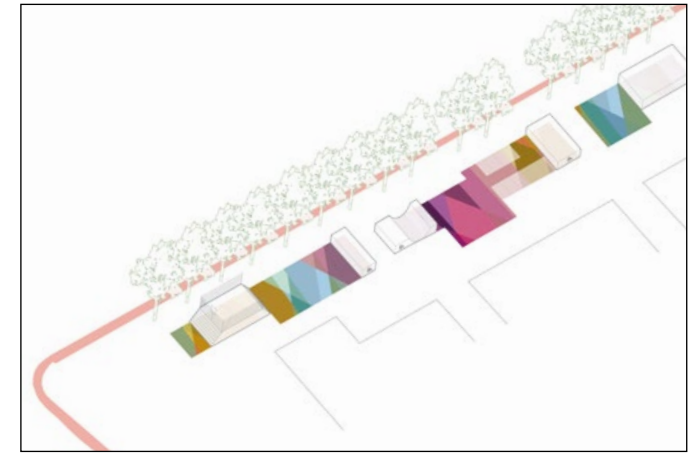


Stadtzimmer (red),  
neighbourly Kieznischen (green) and  
possible thoroughings (arrows)



## The Activity Zone

- Urban open space with flexible use (e.g. sport, bicycle parking spaces)
- Address of the quarter towards Alexanderplatz



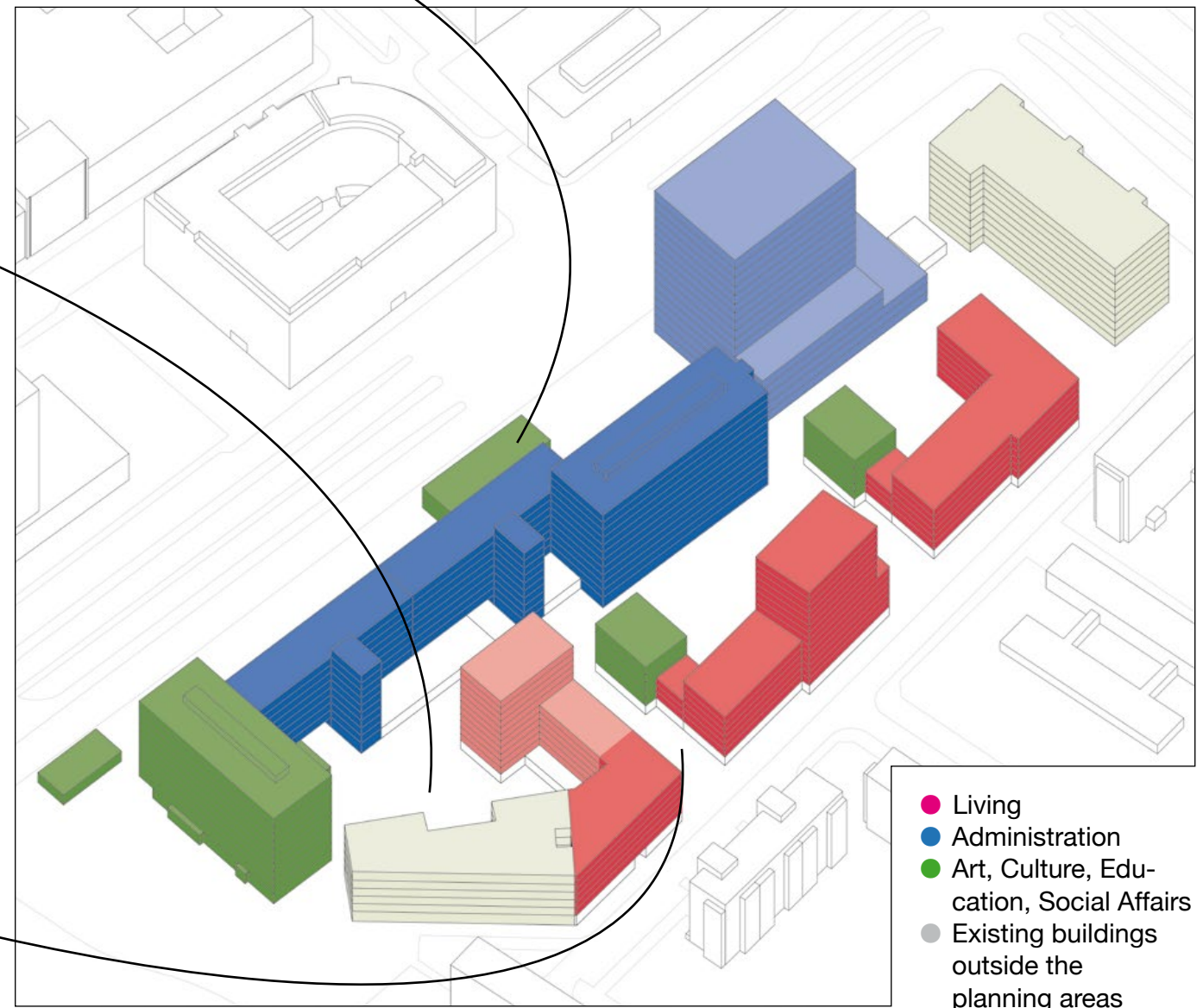
## The Stadtzimmer

- Internal open spaces allow a high quality of stay for the users of the quarter
- Active ground floor interfaces e.g. studios, spaces for education / social affairs
- Strong network



## The Kieznische

- Neighbourly meeting place with high degree of publicity
- Linking of residential and commercial, e.g. kiosk, office, medical practice





# Team COBE Berlin with Studio Sørensen landscape architecture



## Design approach

The district around the former Haus der Statistik is to become the new public, social and cultural centre of Berlin-Mitte. A major concern of the draft since the beginning of the procedure has been to create a large coherent space that radiates in its appearance a sovereign urban power, serves as a common centre for different users, while responding to different social demands. *(From the author's explanatory report)*

## First assessment by the expert committee

The contribution was acknowledged for its generosity in the inner open space and its “understanding of the building stock”. The open space runs through the entire planning area from south to north. Nevertheless, differentiated subspaces with different characters and qualities are formed. The greenhouse planned for the designed grove between the buildings on Berolinastraße and the existing building D were highlighted as “attractive” by the committee, especially in the cold season. It was noted that if this design were to be adopted, the open space has to be implemented consistently as planned, otherwise the central idea of the design would be lost.

The design of the city hall provides a convincing answer to the planned skyscrapers around Alexanderplatz. The clear framing of the city hall square by the “ark” building block between Otto-Braun-Straße and the Haus der Statistik was rated positively by the committee. The public bicycle parking spaces created there were particularly emphasised.

Both the location and the round shape of the pavilion at the intersection Otto-Braun-Straße / Karl-Marx-Allee found the approval of the committee, while the proposed height of four floors was viewed critically.

The implementation of the residential development on Berolinastraße, especially the southern building, was judged unsuccessful by the committee. The long, narrow and pierced apartments were considered difficult. Due to the high building depth, problems arise for the floor plan design with regard to non-naturally exposed

access corridors and small apartments that are oriented only to the northwest.

According to the committee, the integrated design approach desired by Koop5 and the mixture of the individual use modules was only realised to a limited extent in this entry. The committee also doubted the functionality of the extensive ground floor zones along Berolinastraße.

The generous entrances to the interior of the planning area as well as the buildings on Berolinastraße, which were slightly turned into the planning area, were viewed positively. They create small forecourts and thus become an inviting gesture towards the existing neighbouring quarter. In addition, the integration of the hotel on Mollstraße into the overall concept and the continuation of the open space design up to that point was assessed as advantageous.

## Revision of the design

In accordance with the instructions of the committee and the Koop5, the floor plans were revised and numerous realisations were carried out both in the design of the open space and in the allocation of use of ground floors. The residential development was noticeably narrowed (13 to 19 m in the upper floors), so that it is now possible to renounce to complex interior corridors. The pavilion at the intersection Karl-Marx-Allee / Otto-Braun-Straße was reduced in height and the ark along Otto-Braun-Straße in its length. A “Werkstatt Pavilion” is now planned in the area of the transition to the hotel adjacent to the north. Apart from that, the basic structure of the urban design had hardly changed.

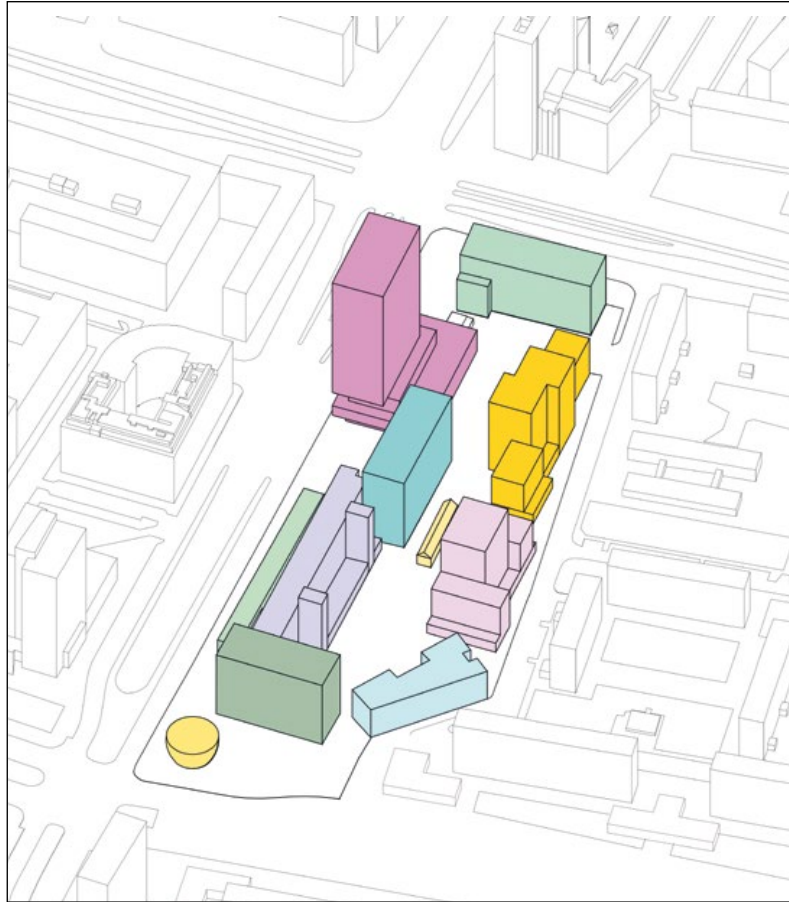
## Final assessment by the expert committee

After the revision phase, the design had answered many open detailed questions without changing the clear urban planning approach. The core issue remained the large coherent open space, which was intended to make a significant contribution to community building in the entire quarter. With the set design elements such as the water basin, the greenhouse or the long





View over the intersection Karl-Marx-Allee /  
Otto-Braun-Straße



Building and use



View along Berolinastraße

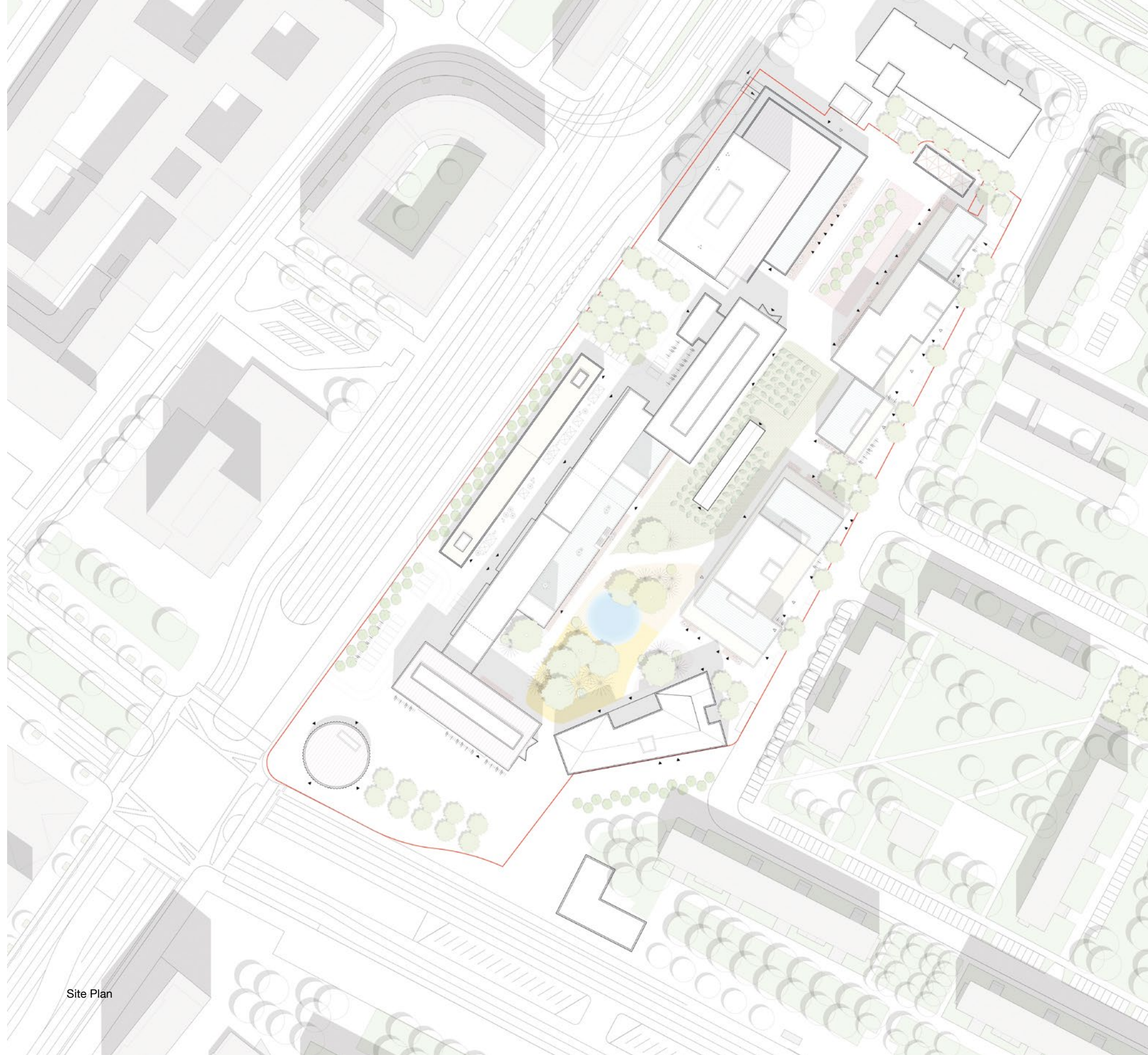
Inner open space with grove and greenhouse





table, this open space receives different spatial, thematic and use-related composition. However, the quality of the open space also depends on these elements, without whose implementation and management / maintenance the required robustness of the open space seems doubtful. All in all, the design also restricts the flexibility in programming the open spaces required by the ownership and user structure.

It was positively noted that the floor plan solutions were comprehensibly further developed and could lead to attractive apartments. However, there were still doubts as to the economic viability of the project due to the small floor area of the building as specified in the design and the high proportion of high-rise apartments. The hard edge of the perimeter block development to Berolinastraße with its high-rise development and its barrier effect to the adjacent district Karl-Marx-Allee 2nd construction phase was also criticised.



Site Plan



# Team ISSSresearch&architecture with Octagon architecture collective and MAN MADE LAND



## Design approach

The Haus der Statistik is understood as a sensitive interface between the urban dimension of Alexanderplatz and the green residential district Karl Marx Allee 2nd construction phase. In order to mediate between these standards and different degrees of publicity and to create a functioning link, the design proposes an urban framework that is as simple as it is robust. Four densely and compactly built-up new building plots in interplay with the existing building are used to structure and define the space.

*(From the author's explanatory report)*

## Evaluation by the committee

According to the committee, the design deals sensitively with the complexity of the remains of historical city structures (individual buildings, streets, etc.) denoted as “antiques”. The long building block of the Haus der Statistik serves as an orientation line for the planned development in the rear area. The block structures on

Berolinastraße are accessible from all sides, and buildings are created that can be clearly demarcated, separately used and realised. The depth of the building, as well as the divisibility of the individual plots and the open space, appear comprehensible and feasible. The block opening on one side of each building complex through the three-storey studio buildings is perceived as pleasant. However, the irregular structures largely prevent the use of standard floor plans in residential construction, which is why the cost risks are rated rather as high.

The location of the city hall is considered favourable. In general, the committee appreciates the attempt to create something “special” and recognises the differentiated design of the blocks on Berolinastraße. However, the close distances between the proposed buildings and between them and the Haus der Statistik raise doubts about the quality of both the public space and the apartments proposed here.

The open space appears slightly overloaded overall, but also credible in its size and formulation. Since the buildings only have “active” fronts towards the public open space, an enormous



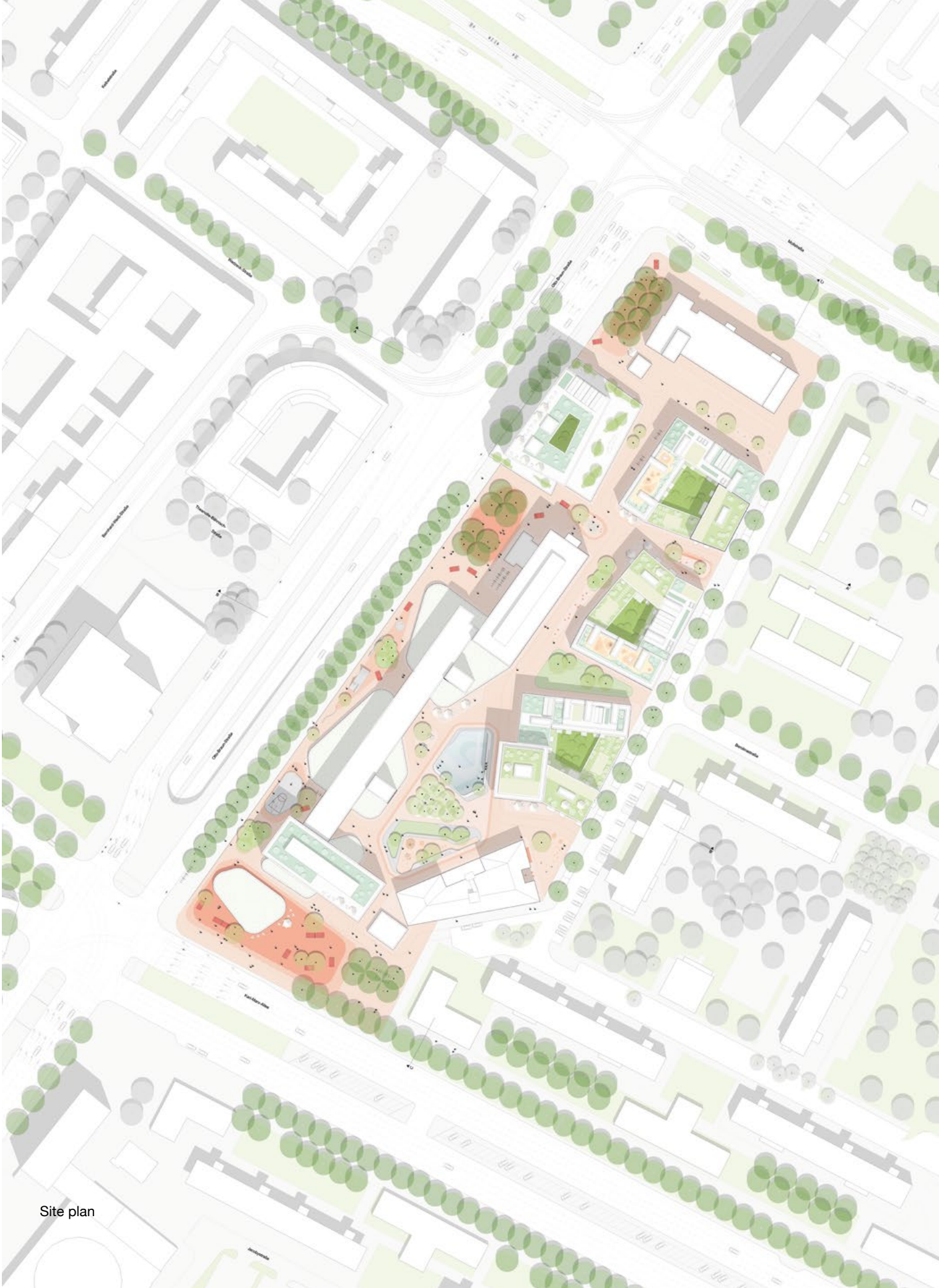
Axonometry, view over the planning area



load on the adjacent open space is feared. The ground floor zone is consistently public, but this has resulted in the relocation of the inner courtyard to the upper floor and the retreat of the residents to the inner courtyard. The generous passages in the ground floors of the existing buildings are generally rated positively, but in connection with the proposed shape of the inserted, very deep pavilions they are no longer convincing.



Building and use



Site plan





# Conclusion and Outlook

The integrated workshop process is over, but the development continues. It is planned that the new city hall Mitte, the last building block of the project, will be moved in 2028.

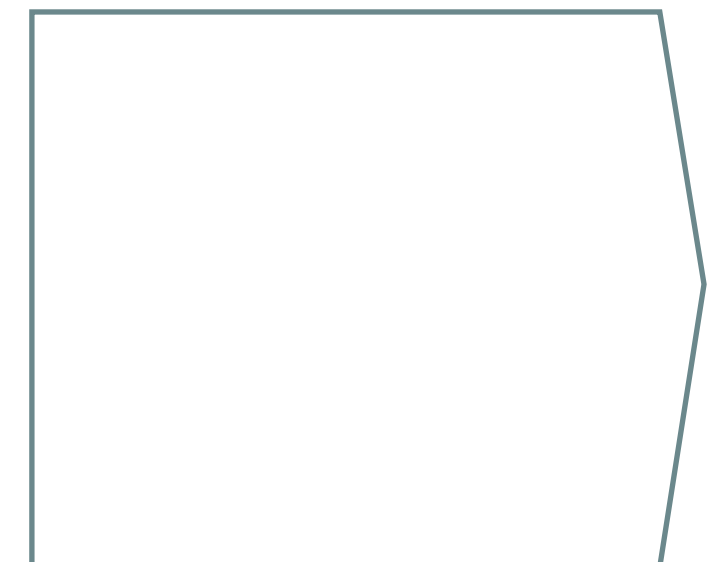
Until then, the whole process involves many individual steps that must be addressed by the Koop5, partly in common and partly independently of each other.

Next steps are already done. At the end of 2018, the BIM, parallel to the procedure, started the renovation work on the existing buildings. Following the workshop process, preliminary stages leading to preparation of a land-use plan were taken in order to convert the selected entry of Teleinternetcafe and Treibhaus into planning law. As part of this procedure, the design must be checked for compliance with all planning requirements and adjusted accordingly. Topics include traffic, noise and other emissions, climate and rainwater management. At the same time, the design has to be further deepened in order to ensure the feasibility for the next planning step, the concrete building planning. To this end, more in-depth studies are planned in the areas of open space design, mobility and energy as well as supply and disposal. The procedure should be completed by the end of 2020 and the land-use plan should become effective. Once the planning law is in place, the prerequisites are given to be able to implement the new construction projects.

For the duration of the land-use plan procedure, a third cooperation agreement was signed, in which the common objectives and the framework for action are laid down. Looking ahead, Koop5 are also committed to assuming joint responsibility beyond the planning and implementation stages, right up to the use phase of the new quarter.

The proposed pioneer use can be seen as the beginning of this future shared responsibility. In a committee with Koop5 and representatives from the fields of neighbourhood, social affairs, education, art and culture, applications are continuously being selected for the pioneer use of parts of the existing buildings during the construction phase. The experience gained from this procedure is to be incorporated into the selection procedure for the future tenants of the ground floor zones, in order to create the conditions for the common goal: a lively district oriented towards the common good for all.

The model project Haus der Statistik has courageous goals and experimental approaches in the form of cooperation, involvement of urban society and nature of the process itself. From this, a robust urban design has been developed, whose quality and development potential are convincing to all five cooperation partners – an excellent basis for the tasks yet to be mastered.







# Imprint

## Editorial staff:

L.I.S.T. GmbH (Hanna Buntz,  
Christoph T. Herrmann, Christian Luchmann),  
BSM mbH (Gregor Lehmann,  
Susanne Schätzler)

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Model Project

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