



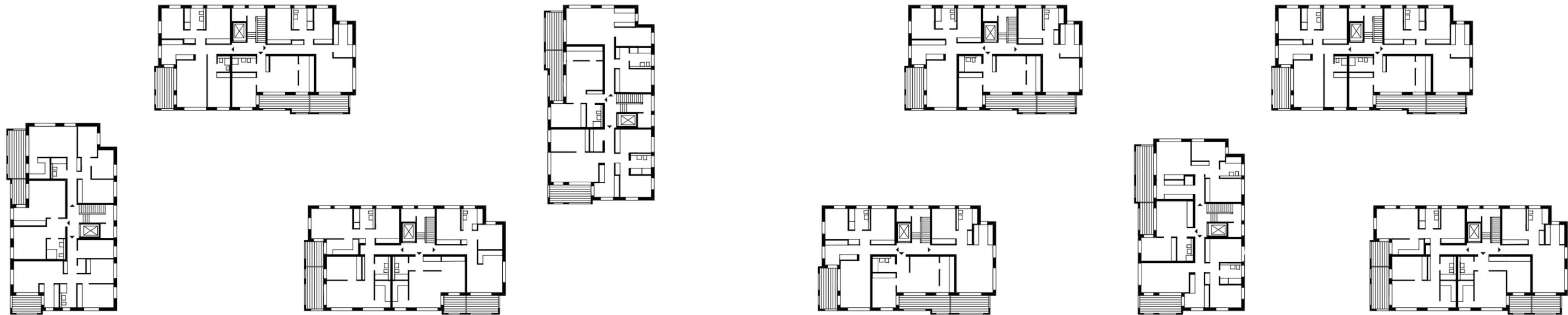
## NEUES WOHNEN BRUNOSTRASSE STEFAN FORSTER ARCHITEKTEN

**LOCATION:** MICHELSTRASSE 1, BRUNOSTRASSE 4-14, 97082 WÜRZBURG, GERMANY |  
**COMPLETION:** 2012 | **CLIENT:** STADTBAU WÜRZBURG GMBH | **PHOTOGRAPHER:** LISA FARKAS



The residential compound in the Zellerau district of Würzburg, which was incorporated into the urban planning support program "Die soziale Stadt" (the social city) in 2007, replaces conventional row houses of the 1950s, similar to the ones that can still be seen to the south of the new buildings. Nine rectangular individual houses, each containing 10-15 apartments are offset to each other and allow the preservation of the distinctive ancient trees among them. The positioning of the houses creates a park-like varied landscape and constitutes an urban development connection among the different construction structures surrounding the complex. With its social mix of supported and freely financed apartments, the complex has

created a new benchmark for residential construction in Würzburg. It consists of 42 condominiums, 50 rental and 12 social housing apartments with two to five rooms ranging from 46 to 142 square meters. The individual apartment furnishings and full handicap accessibility additionally contribute to the socially upgraded and newly mixed city quarter. The larger apartments are aligned in three directions, while the available car sharing offer significantly reduces the number of required parking spots.



**FACTS**

SITE SIZE: 10,570 SQM  
 GFA TOTAL: 10,675 SQM  
 NO. BUILDINGS: 9  
 NO. UNITS: 104  
 APARTMENTS: 1-4 BEDROOMS  
 65 UNDERGROUND PARKING LOTS  
 CAR SHARING FACILITIES

Originally built in the 1950s in the western part of the city of Würzburg and based on the urban structure of decentralized cities that was prevalent at the time, the Zellerau complex is dominated by rows of three-story apartment buildings with simple standards. A special feature are the large leisure and greened areas with old trees that are worthy of conservation. The city quarter had been neglected for many years to the detriment of its image. This was one of the reasons why it was in-

cluded in the federal and local urban development support program for city quarters with particular development needs in 2007.



### NATURAL CONNECTION

DUE TO THE CONSISTENT PRESERVATION OF THE EXISTING NATURAL STRUCTURE, ESPECIALLY THE LARGE TREES, THE NEW BUILDINGS ARE CONNECTED AS A MATTER OF COURSE WITH THE ROW HOUSES QUARTER BORDERING IT TO THE SOUTH.

