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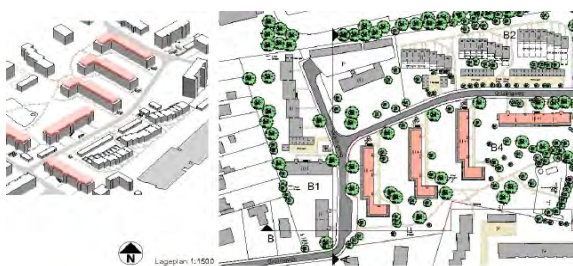
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## 399-GRÜ

### Project Details

#### Feasibility study to redevelop a housing estate from the 1960s

Hamburg, Grüningweg 20-36, 27-31g, 9-21 und Rudolf-Ross-Allee 17,19,21,23,25,29,31,33



**Client:**

DeWAG Management GmbH

**Contact:**

Frank Teuber, 0711 49075 0

**Dates:**

2009

**Extents / Investment Volume:**

approx. 3,000 m<sup>2</sup>

**Project Description:**

A housing estate in Hamburg was acquired by a large German property fund. The complex was erected in the 1960s with an urban planning concept dating from that period.

RBA was commissioned to develop concepts for increasing density and improving the urban planning, including cost calculations to support the investment decision. Concepts were developed after detailed examination on site and archival study of the existing property, coupled with close attention to the requirements of the planning authorities and the strategic aims of the client.

A particular difficulty encountered was the poor structural quality of the estate buildings with detailed consideration of structural engineering requirements being necessary in order to provide a feasible, economically viable concept. A two-phase approach was adapted with the concept involving a 1-2 storey rooftop addition and reconfiguring the site with the addition of a number of new-build townhouse terraces.