



# Hallein: Living goes to town [Wohnen findet Stadt]

**Explorative study: Integrative development of smart modernising measures, for example in the Burgfried housing estate in Hallein / Salzburg / Hallein**

The explorative study pursues an integrative approach to the redevelopment of building groups in social housing estates. The aim is to evaluate planning tools and to develop an ongoing multiplicable modernising concept. This concept comprehensively combines the newest technologies with the requirements in the areas of mobility, energy, infrastructure, open space and demographics, taking into account the inhabitants, assisted by the nine Letter-Of-Intent-Partners.

## Aims

The exploration study „Living goes to town [Wohnen findet Stadt]“ pursues an **integrative approach** to the redevelopment and modernisation of buildings and building groups in social/community housing estates. The demonstration object is the Burgfried housing estate in Hallein which, with its high burden of traffic and its open-plan building structure, can serve as an example for numerous similar existing structures in the city and county of Salzburg and beyond. Using the estate, planning tools and measures have been evaluated and an ongoing **multiplicable modernising concept** has been developed which combines the newest technological developments (e.g. a multifunctional facade with sound absorption and component activation) with the environment in a comprehensive system-wide approach. Additionally the redevelopment measures have been coordinated with respect to the **specific local conditions** relating to the areas of mobility, energy, infrastructure, demographics and open-space. Furthermore the results of an externally **commissioned sociological study**, which takes place in the form of surveys, interviews and workshops, will be used in the project and should ensure the acceptance of the measures by the inhabitants.

## Innovation

The innovation of the project is above all seen in the style of the **multi-dimensional view**: In the foreground the view is taken of whole city areas with their energy systems, transport options, infrastructural supply and open space styling. In order to take these sectors into account equally, relevant players from the widest range of expertise are actively involved in the project and as **multipliers** they ensure that the results are heralded in the region.

The **stakeholders** are the town of Hallein (as the demonstrating council and supporter by providing a sociological study and evaluation of the spacial development planning), the spacial planning department and the Salzburg local government unit for urban spacial planning, the department of economics, tourism and local councils of the Salzburg region, the Salzburg region housing subsidy, the Salzburg chamber of commerce, the ITG – Innovation and Technology

transfer Salzburg GmbH, the energy advice service Salzburg and the Salzburg transport association.

## Results

The results of the evaluation study include an assessment of the functionality of the multi-functional facade, a variational study of the redensification possibilities and an adapted energy supply in the research area (taking into account the needs of the inhabitants, soundproofing and comprehensive energy efficiency), as well as distributable action recommendations for smart modernising measures. The findings gained set the basis for a subsequent demonstration project, through to a Zero Emission District in the town of Hallein. The initial results of the evaluation study show significant redensification potential as well as a great interest from the local inhabitants in redevelopment measures, a demand for information and the willingness to participate in workshops. It is to be expected that because of the excessive ageing - 41% of the inhabitants are older than 60 – a massive change in the structure will take place. The technical/ecological core categories of thermal insulation, sound insulation, heating and sun protection take precedence in the changes desired through redevelopment. Balconies and better use of the open areas are further points expected by the inhabitants. For the older population apartments with the greatest possible barrier-free area are missing. This point can be corrected with the redensification of areas. The town of Hallein, building on the interim results of the Smart Cities evaluation study „Living goes to town [Wohnen findet Stadt]“ therefore plans to implement 2 demonstration objects starting in 2017, with 47 housing units in the form of redeveloping existing units and redensification, most of which are still found in their original condition with individual furnaces.

The following innovation fields are being considered:

topical innovations: Redensification, central parking solutions, development of open areas, inhabitant participation, communication strategies, electro-charging stations

technical innovations: Heating systems, daylight controlling, multifunctional facades with the integration of component activation and/or absorption of sound

Through the scientific project partners of University of Applied Sciences Salzburg it will be ensured that the knowledge gained will be directly transferred on through teaching. Furthermore there will also be a multiplication of the results with the help of the network of the (Letter-Of-Intent-)partners beyond the region.

**Quotation:** Dr. Thomas Reiter (Study programme manager Smart Building – Energy efficient building technology and sustainable building – Salzburg Technical college GmbH

*„The development of a multipliable district modernising concept for Hallein represents a lighthouse project in the state of Salzburg. The interdisciplinary networking of specialists from the significant disciplines puts the needs of the local people in the foreground according to the quality of living, creature comfort and cosiness and thus creates a living space that is attractive and affordable for generations to come.“*

**Quotation:** Ing. Peter Gumpold, Building department manager Hallein and Arch. Paul Schweizer

*„Regardless of the fact that the global climate development and the associated burdens of gas emissions and dust pollution demand worldwide measures, town planning must work participatively and interdisciplinarily on a regional level with concrete building interventions. The goal is going from the individual measure to that of housing estates.“*

# Basic information

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