

Rehabilitation of Industrial Sites: Economical and Social Aspects

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Abstract: In Salbke, Magdeburg, abandoned industrial areas with bad image and pollution appeared after moving the heavy industry from the city. This situation led to the co-existence of derelict industrial and residential areas beside each other. The bad conditions of life besides the bad economical situation motivated people to leave this area to other areas of better conditions for living and working. Therefore, it is of great importance to reuse this industrial site to improve the structural conditions of private and public spaces making use of the positive aspects of the area like the existence of the river, the availability of empty space and the good transport network. Constructing new public spaces can be used as symbols for giving a new image to the area, to support the social communication and to improve the values of use for meeting, playing and relaxation. This will also contribute in giving a new image for this part of the city and help in getting rid of the empty spaces with bad effects on the residential area. The new image, based on new structural conditions is supposed to contribute to support the late capitalistic transformation of people's routines of all age groups with relevance to renewing the spatial organization of everyday life. The idea of constructing public space was studied based on aspects of the environmental, social and cultural basis. Some of the old buildings will be reused to minimize the costs by maintenance and renewal while the water will be used in various forms, the train lines will be re-used as public paths to make the changes obvious to people. In consequence indirect economical effects are supposed to occur through the socio-economic character of life for area and region.

Key words: Image, pollution, support, public, environmental, socio-economic

INTRODUCTION

The situation of East-German towns has to be distinguished in principle from the situation of West European cities: whereas West European towns are still strongly influenced by continuous urban growth around cores from different historical origins, East-German towns implement urban changes of decline and renewal fragmentarily between sub-urban areas from different historical periods of planning. Waves of sub-urbanization have been introduced by planning from around 1950, at first under the influence of the centralized planning system of the German Democratic Republic GDR and from 1990 under influences of the Federal of the Federal Republic of Germany (Haase, 2001).

After the unification of East and West Germany, some cities in the East suffered from shrinkage due to the fact that a lot of people leaved their areas looking for better conditions for living and working. Magdeburg is a life example for this phenomenon where the heavy industry was stopped in consequence a lot of people lost their jobs and an empty polluted industrial area was created. In 1985 Magdeburg's population was 288,965 which have

been reduced to 245,500 by the year 1999. In 2011 thenumber of population was reduced to 232,364 (Anonymous, 2017). The most affected areas are the industrial ones.

Figure 1 shows a comparison of the population density for three regions, Salbke, Buckau and Fermoersleben. It is clear that Salbke has the lowest population density compared with the surrounding regions, due to the mentioned reasons.

Therefore, we tend in this research to get rid of the empty space with its bad effects on the residential area by constructing new public spaces because public space can be seen to be at the heart of the qualitative choices that people make about where to live and work. This topic of

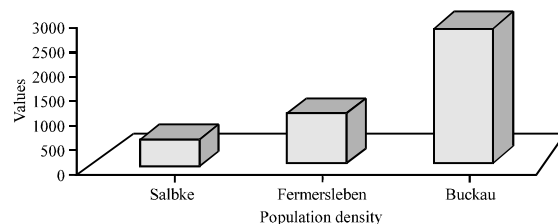


Fig. 1: Population density for three regions in Magdeburg

industrial areas rehabilitation was studied by several researchers due to its importance (Bell *et al.*, 2000; Lu and Yang, 2006; Nepravishita, 2015; Behera, 2015).

This research is related to the development process under capitalist conditions of Magdeburg city. Focusing on the existing values of use and respecting the public interests, taking into consideration the ongoing changes.

Part of the study is related to people's routine in this area and trying to do some changes to this routine. The routine is considered as an elastic bar, consisting of multiple blocks. In this research, we aim to add a new part to this bar and in sequence affect the other parts through constructing a new public space.

This study aims to concentrate on the abandoned industrial area with its bad image on the whole region and try to find solutions of interest to people, Therefore, a public space is suggested because in a society in which increasingly more of daily life takes place in the private sphere-in private homes, at private computers in private cars, at private workplaces and in strictly controlled and privatized shopping centers-there are clear signs that the city and city spaces have been given a new and influential role as public space and forum. In contrast to the many indirect communications and the many widespread and private spaces, the opportunity for people to use their senses and interact directly with their surroundings is becoming extremely attractive.

MATERIALS AND METHODS

What types of public space and why? The idea of this research is to construct park complex consisting of stone and water parks. Examples of stone public spaces are several new squares created by tearing down dilapidated buildings: Placa de la Merce, Fossar de les Moreres and Placa de Sant Cugat (Gehl and Gemzoe, 2000). The stone parks serve mainly as urban living rooms and meeting places, a place to walk as well as to sit, to rest or to play, it is also a marketplace and traffic space. A place for people to meet and greet each other, a place to exchange information about the city and society, a place where important events were staged: coronations, processions, feasts and festivals, town meetings and executions. This type of parks has also the advantage that the cost is not as high as green parks especially in a polluted area as in Salbke.

The fountain park is part of the idea as Place des Terreaux, Lyon where the design is one of great simplicity, using few elements and a restrained choice of materials. The main elements consists of a new floor divided into squares with small jets of water over the central park, also,

Place de la Republique with its distinctive fountain is a very welcome invitation to people to take a break and to enjoy the play of water. Place de la Republique has nozzles along the sides send jets of water into the center of the pool. Naturally the jets of water in varying strength are a big temptation to children (Gehl and Gemzoe, 2000).

Factors to be taken into consideration: A good public space provides a range of things to do-there are a multitude of activities for different age groups and types of people to use. It should be easy to get to and connected to the surrounding community-accessibility. It should be safe, clean and attractive and there should be places to sit-comfort and image. Most important of all is sociability, the park should be a place to meet other people an integral part of community life.

A good place is easy to see and easy to get to. People want to see that there is something to do that others have been successfully enticed to enter. On the other hand, if a park is not visible from the street or the street is too dangerous for older people and children to cross, the park won't be used. The more successful a place is, the more the success will feed upon itself. Sometimes, if a place is really good, people will walk through it even if they were headed somewhere else. In our case the good transport network may be considered as one of the most attractive points to motivate establishing such a park. We look forward a sociable place where people want to go to observe the passing scene, meet friends and celebrate interaction with a wide range of people that are different from themselves.

We look foreword a place that refreshing and rejuvenating; after you leave it, you feel better for having been there. Sometimes you can't miss a good place when you stumble upon it, for it has great beauty to beguile and recharge you or you don't miss it because it possesses the siren call of thoughtful design touches that say someone wanted you to feel welcome there. We want a place which works well not because of an aesthetic appeal but because it is neighborly, it draws people in and enables them to relax companionably.

Capitalism is simply a label for a system of economic and social relationships characterized by cash transactions and the private ownership of property where production decisions are motivated largely by profit. The dynamic of such a system was marked by a freedom of decision taking within the law (Morris, 1999). So, the new image, based on new structural conditions is supposed to contribute to support the late capitalistic transformation of people's routines of all age groups with relevance to renewing the spatial organization of everyday life.

The project is firstly going to be designed for all the inhibitors within the range of ages from children to old people passing through. For children there will be places to play, for example, a fountain park and a stone park; For families, these parks will be ideal due to the variety, ranging from places to sit and talk to places for their children. For old people, of course the stone park might be most suitable place for meeting, relaxation and talking.

Public space should not only be public in the sense of accessibility but also in conception and design. Spaces for the people should be democratic not just in their physical presence and openness but also in the decision-making processes underlying the creation and management of them.

RESULTS AND DISCUSSION

Economic viewpoint: This is one of the most important issues that must be taken into consideration. Preparing the implementation of this aspect means to take into consideration the following aspects.

Direct economical viewpoint: In order to reduce the costs during the construction of the parks we have to make use of what we have already, like the good transport network and if possible using the old buildings there. It is difficult and costly to make green areas on the basis of polluted industrial ground, therefore, the idea is to create non-green parks in order to reduce the costs. We can also make use of the availability of water in constructing the fountain park.

Active citizen group may expand an enormous amount of effort to involve the public and private companies in realizing the project. One important element is to ensure broad backing for the city's new park through private sponsorship of the individual elements. This idea was applied in Portland (Gehl and Gemzoe, 2000) through the establishment of Pioneer Courthouse-Square where the benches and trees were sponsored by various companies while the almost 50000 red bricks covering the floor were sponsored by individuals. Each donation entitled givers to have their names embedded on bricks laid on the square.

Indirect view and short-term point: Reconstructing this area and giving it a new look, a new soul, a new life will encourage people to stay. This will reduce or prevent the inner and outer emigration. The aimed to positive economical effect is therefore, considered as: if we do not loose, ..., we can only gain.

Long-term viewpoint: A long term perspective relates to the empty flats, empty spaces in order to turn the loss of value by changing the negative image of the area by reversing emigration into immigration. This might be of positive economical effects in the long term going alongside with the fact that the creation of the park will be followed by establishing job-opportunities like restaurants, shops.

CONCLUSION

Through this project we aim to meet the needs of the local community, care for the environment and promote a healthy economy. An important element is to ensure wide support for the city's new park through private sponsorship of the individual elements. This contribution will be of great importance not only because it reduces the cost but also because each one will feel that part of this park belongs to him. The parks aim to provide a range of things to do for all the inhibitors within the range of ages from children to old people passing through. The parks should be easy to get to and connected to the surrounding community, it must also be easy to see, safe, clean, attractive and overall it must be sociable. Just as a fish needs to swim, a bird to fly, a deer to run, we need to walk, not in order to survive but to be happy. A bird can survive inside a small cage and even bear descendants. But one suspects the bird would be happier inside an enormous cage the size of an auditorium and even more flying free. As we could survive inside an apartment all our life but we can be much happier if we can walk and run about, as freely as possible. Public space is not just the left-over space between. It is part of the democratic environment and is psychologically important to people.

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