

Politecnico di Milano  
Scuola di Architettura e Società  
Corso di laurea in *Architecture*

# BERLIN/ DESSAU BEELITZ-HEILSTÄTTEN

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AA. 2010/2011

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# INTRODUZIONE

Questa tesi nasce da un interesse per la geografia dell'abbandono, che mi ha portato alla scoperta di numerosi luoghi fantastici e surreali, anche se per lo più nascosti o completamente trascurati.

*Beelitz-Heilstätten* è un caso molto particolare: sanatorio per i malati di tubercolosi all'inizio del ventesimo secolo, è stato poi utilizzato come ospedale militare durante l'occupazione sovietica in territorio tedesco. Negli ultimi anni, acquistato da un investitore privato, ha ospitato i set di numerosi spettacoli, videoclips e film, tra cui ci piace citare 'Il Pianista' di *Roman Polanski* e 'Operazione Valchiria' di *Bryan Singer*.

Lo stile degli edifici si richiama allo *Jugendstil*, caratterizzato da una ricchezza dei dettagli, come si può notare dalle decorazioni ottenute attraverso la combinazione di mattoni dalle colorazioni differenti e dai delicati inserti in ferro battuto.

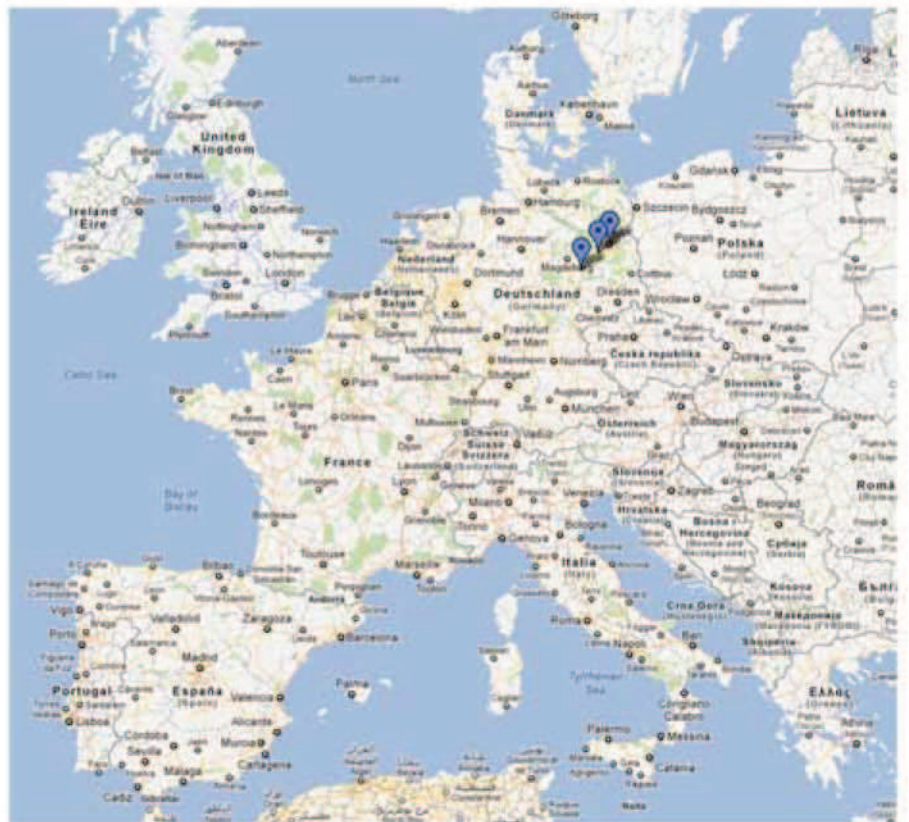
Progettato in gran parte dagli architetti *Heino Schmieden* e *Julius Boethke*, il complesso è composto da una sessantina di edifici, di cui quindici di grandi dimensioni.

Collocato nelle vicinanze di Potsdam, *Beelitz-Heilstätten* è raggiungibile in meno di due ore di treno sia da Berlino che da Dessau, ma è anche facilmente raggiungibile in macchina, essendo di fianco ad un'uscita della maggiore delle autostrade tedesche, la numero 9, che collega Berlino a Monaco.

Tutti questi fattori, sommati allo stato di completo abbandono in cui risiede il complesso, lo rendono materiale interessantissimo e di massima ispirazione per la stesura di una ricerca di tesi che, partendo dal chiedersi come utilizzare al meglio questo luogo e quali funzioni creare che possano essere di forte richiamo per gli abitanti di Berlino e Dessau, arriverà fino ad una riflessione sul tema della rappresentazione del paesaggio.

Durante la fase finale vengono infatti utilizzate diverse tecniche nel tentativo di raccontare il futuro possibile di un luogo da molti già considerato pronto alla demolizione.

# CONTESTO INTERNAZIONALE



Berlino, Beelitz-Heilstätten e Dessau a confronto con l'Europa

# CONTESTO

NAZIONALE

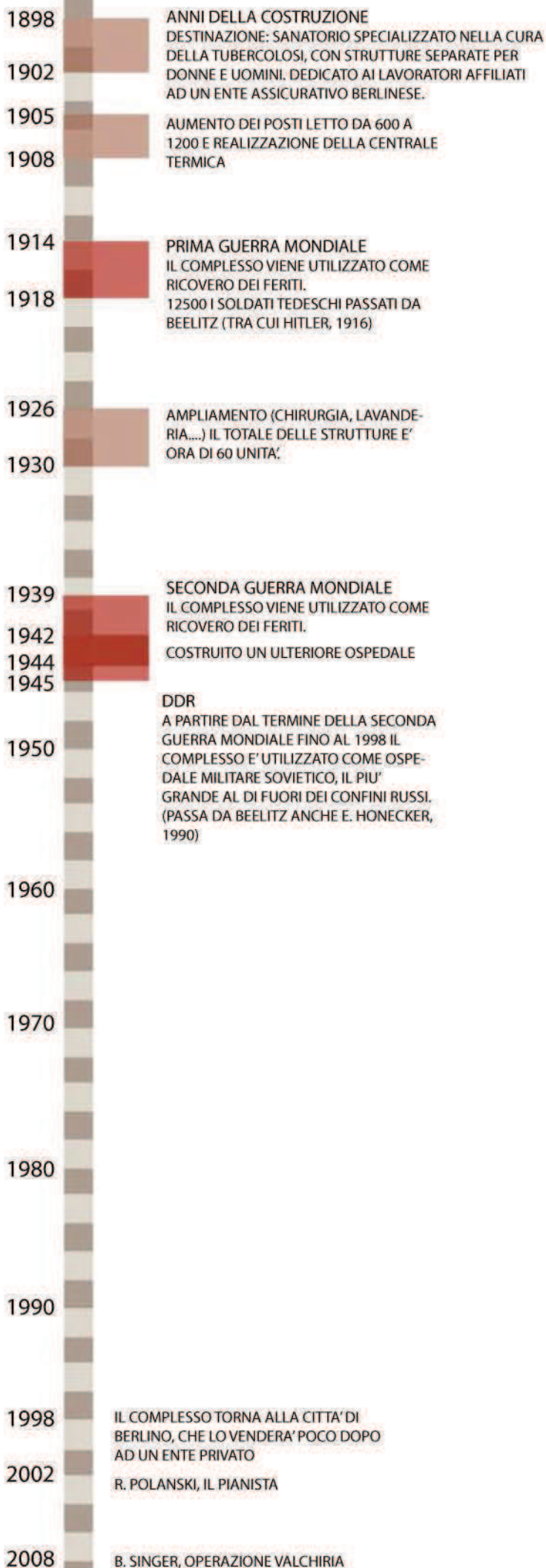


Berlino, Beelitz-Heilstätten e Dessau lungo l'autostrada n.9

# CONTESTO REGIONALE



La mappa del parco naturale Nuthe-Nieplitz. Beelitz-Heilstätten è meta di una delle piste ciclabili.



## CONTESTO STORICO

2012 NONOSTANTE NEGLI ULTIMI ANNI VARIE IPOTESI E PROPOSTE SIANO STATE FATTE PER IL FUTURO DI BEELITZ-HEILSTÄTTEN, L'INVESTITORE PRIVATO NON HA ANCORA DATO AVVIO AD ALCUNA INIZIATIVA DI RECUPERO DELL'AREA.  
IL COMPLESSO, PROTETTO DAL LATO DELLA STRADA DA UN MURO E DA PALIZZATE, E' IN STATO DI ABBANDONO, MA COMUNQUE MOLTO FREQUENTATO DA FOTOGRAFI, TURISTI E CURIOSI, IN PARTICOLARE NEL PERIODO ESTIVO.



# CONTESTO

STORICO













Tutte queste fotografie storiche, rappresentanti il Sanatorio di Beelitz-Heilstätten all'inizio del secolo scorso, mi sono state fornite dal gestore del ristorante situato in uno degli edifici risanati appartenenti al complesso originale. La previa provenienza delle immagini non ci è nota.



BEELITZ HEILSTATTEN - CHIRURGIE AM BAU \_1928

Presentazione della prima visita di sopralluogo  
19 - 21 Dicembre 2011

Foto di Lorenza Manfredi,  
Sanne Vaghi,  
Gianluca de Lillo



























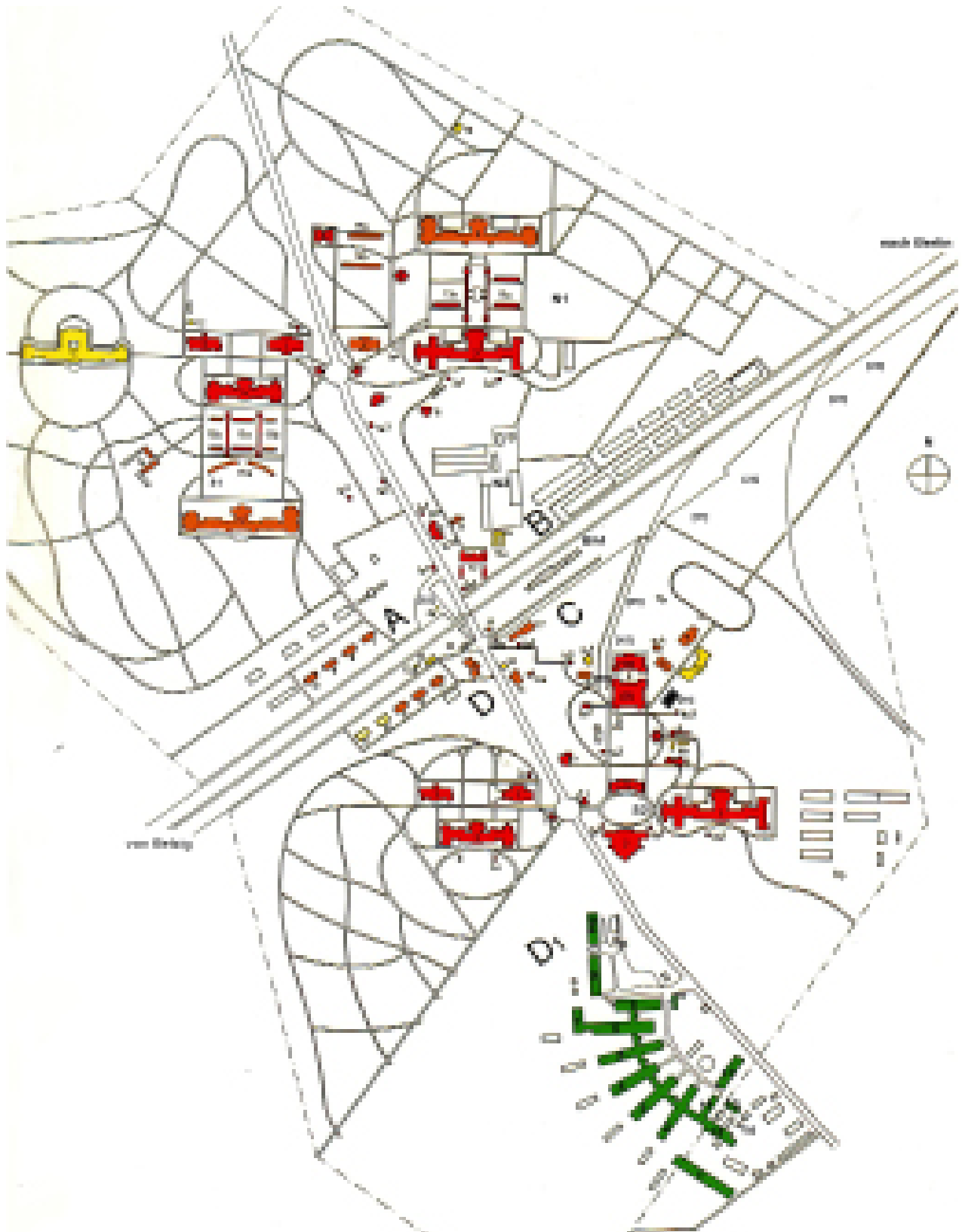














Area B - edificio 9



Area B - edificio 7



Area B - Edificio 1



Area B - Edificio 3















































Area C - Edificio 16 \_ Postgebäude



Area C - Edificio 18 \_ Verkaufshäuschen



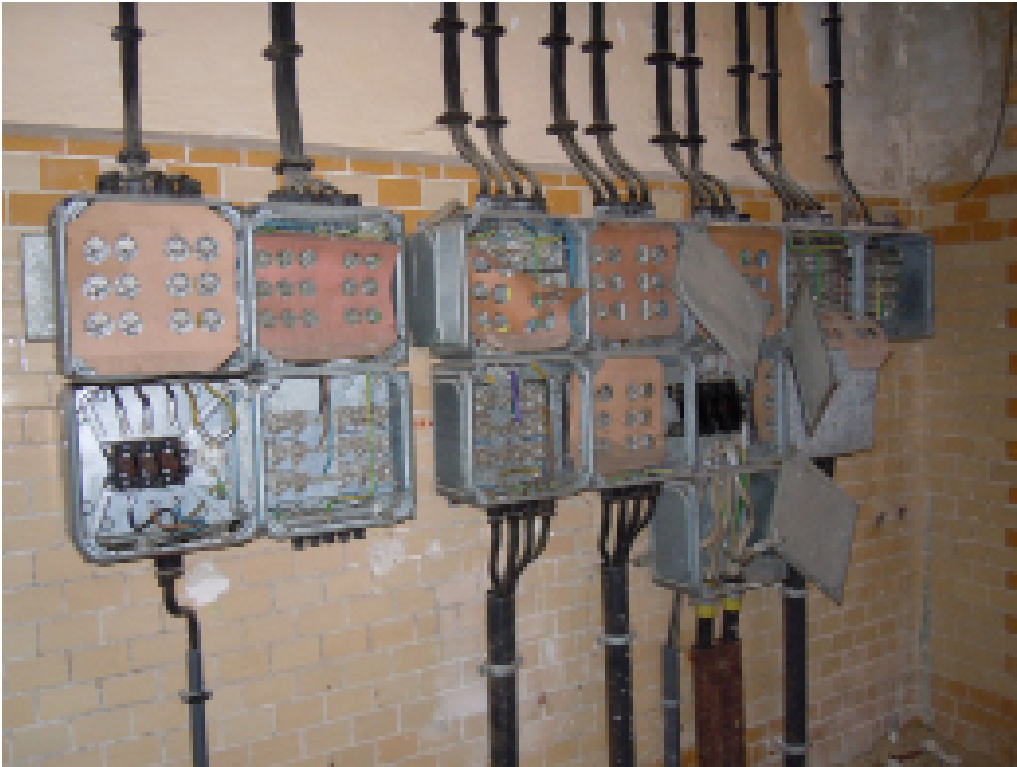














Area D - Edificio 1



Area C



Area C - Edificio 2\_ Zentral-Badehaus



Area C - Edificio 2\_ Zentral-Badehaus Interni





















Area C - Edificio 3\_ Pavillon für Männer



Area C - Edificio 3\_ Pavillon für Männer Interni













Area C - Edificio 4\_ Werkstattgebäude (Pavillon für Kinder)



Area C - Edificio 7\_ Wohnhaus des Chefartzes



# ABACO DELLE PIANTE

- COME PROGETTARE LA STAGIONALITA'

L'esperienza di una visita al giardino botanico di Berlino durante il periodo invernale ha suscitato una riflessione che ha caratterizzato poi in maniera fondamentale l'intero progetto. Il luogo dedicato all'esposizione delle piante e della natura assume, durante i mesi più freddi (predominanti in Germania), un aspetto sciupato, di abbandono e sfioritura.

Dopo un primo momento di sorpresa rispetto a ciò che mi si è parato davanti quando ho superato la soglia del giardino botanico, ho pensato di andare a cercare tutte le piante che, nonostante il rigido inverno, fossero ancora interessanti da vedere, come texture, colore e struttura, ignorando consciamente tutte le altre, che erano segnalate solamente da un cartellino, o protette da coperture in plastica o da rametti di pino.

Così è nato questo abaco suddiviso in colori (quelli visibili d'inverno): tutte le foto inserite nelle pagine di sinistra sono state scattate dalla sottoscritta durante il mese di febbraio dell'anno 2012.

Le piante sono rappresentate, oltre che con il loro nome scientifico, con la rappresentazione schematica della loro struttura, in pianta e in alzato, una foto di dettaglio e una selezione del colore principale.

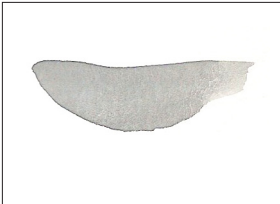

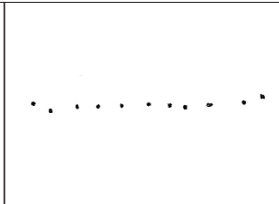
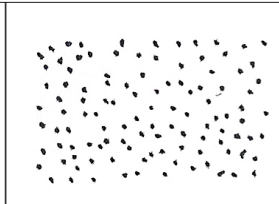
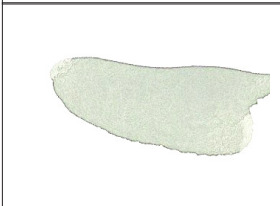


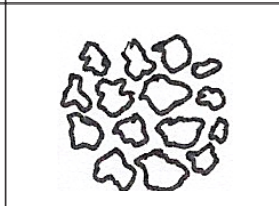
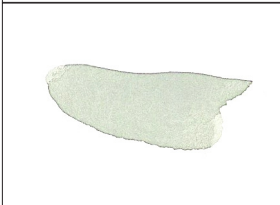

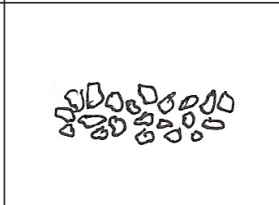
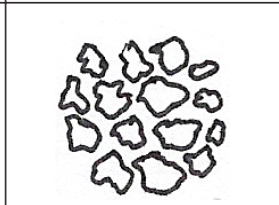
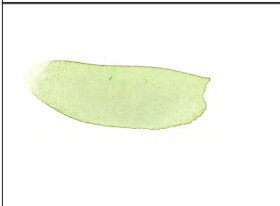

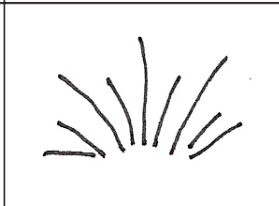
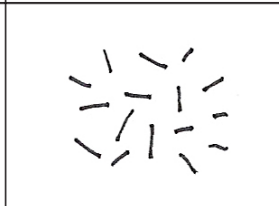
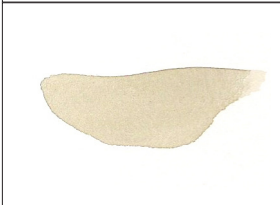

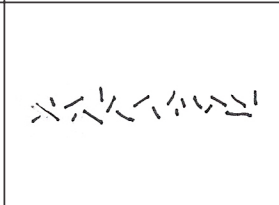
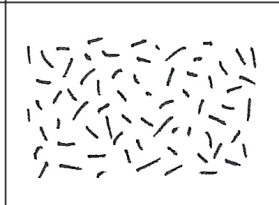
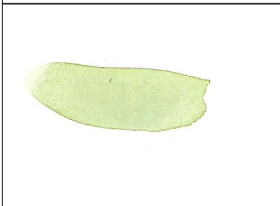

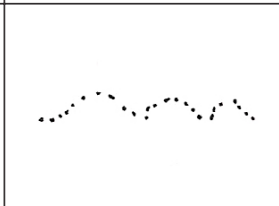
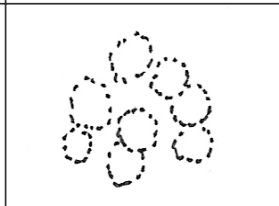
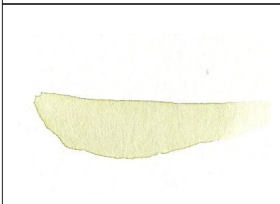

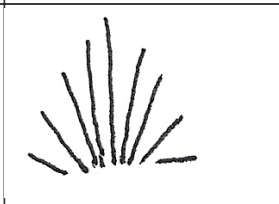
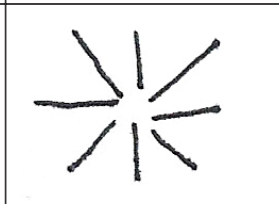
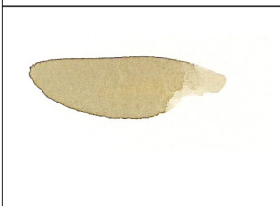

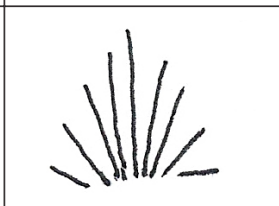
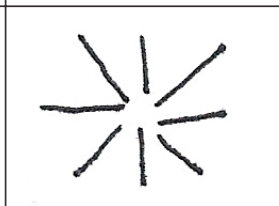
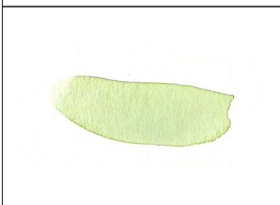

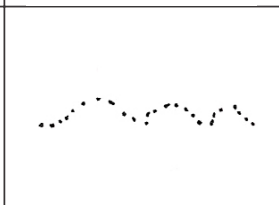
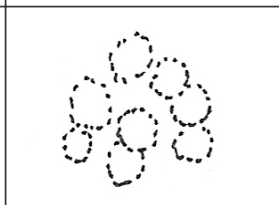
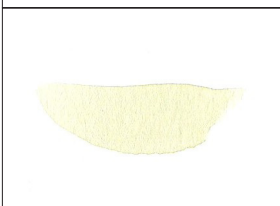
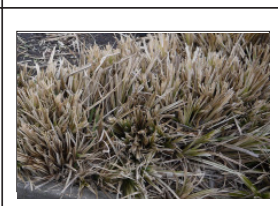
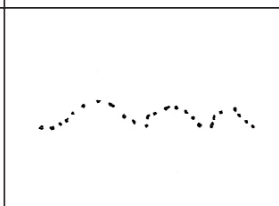
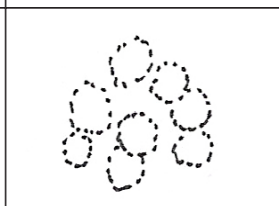
Vi sono poi indicate altezza e larghezza, oltre che alcune caratteristiche peculiari, come la necessità di essere esposta in pieno sole, il periodo di fioritura, e se possiede una particolare profumazione.


















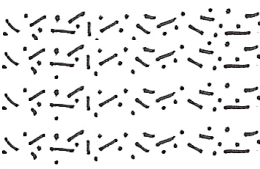






















Questa catalogazione viene ripetuta sia per l'inverno che per la primavera, mettendo così in evidenza come ogni pianta cambi in almeno una delle sue caratteristiche (Colore, texture, struttura), e quindi di come non si possa progettare con gli elementi vegetali prescindendo dalla loro attitudine a seguire il corso delle stagioni.

# ABACO DELLE PIANTE



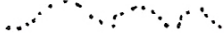















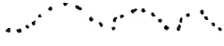
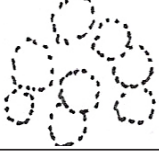









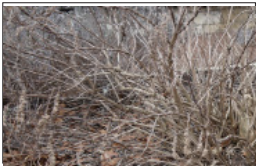


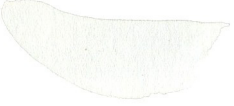





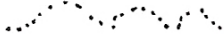
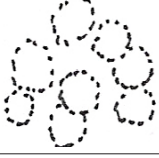


BIANCO


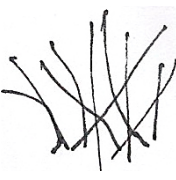



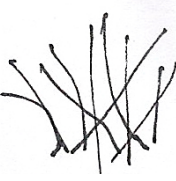


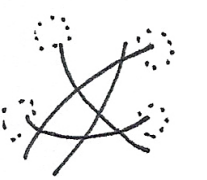
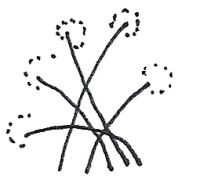


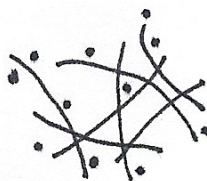
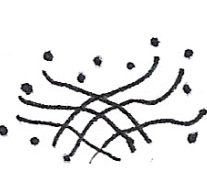
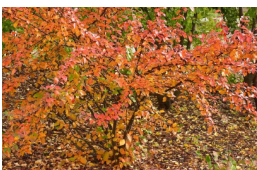





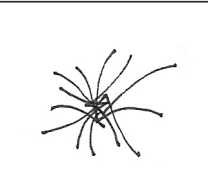
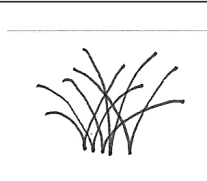


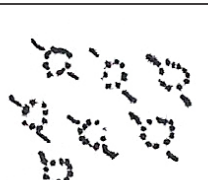
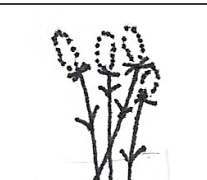


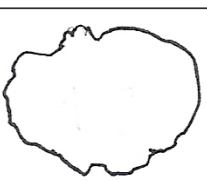
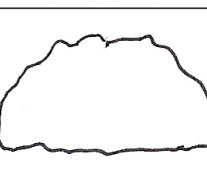


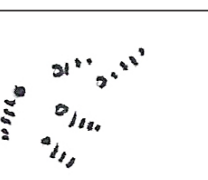
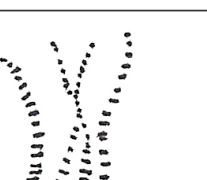
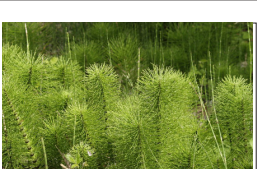

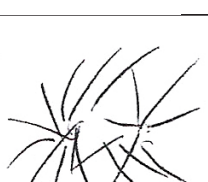
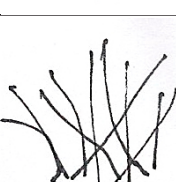


				Agrostis capillaris
				Alyssum chalcidicum
				VIII-IX Artemisia pontica h. 0,90 m
				Aurinia saxatilis
				Bellevalia romana
				Bouteloua hirsuta h. 2,0 m
				Buddleja Alternifolia h. 2,50 - l. 2,0 m
				Buddleja davidii 'Black knight' h. 2,50 - l. 2,0 m
				Carex muricata
				Carex pendula h. 1,50/1,80 m

<p><i>Agrostis capillaris</i></p>				
<p><i>Alyssum chalcidicum</i></p>				
<p>VIII-IX <i>Artemisia pontica</i> h. 0,90 m</p>				
<p><i>Aurinia saxatilis</i></p>				
<p><i>Bellevalia romana</i></p>				
<p><i>Bouteloua hirsuta</i> h. 2,0 m</p>				
<p><i>Buddleja Alternifolia</i> h. 2,50 - l. 2,0 m</p>				
<p><i>Buddleja davidii</i> 'Black knight' h. 2,50 - l. 2,0 m</p>				
<p><i>Carex muricata</i></p>				
<p><i>Carex pendula</i> h. 1,50/1,80 m</p>				

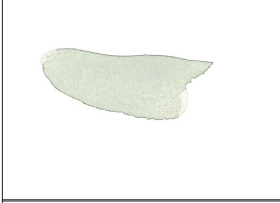

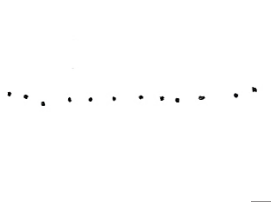
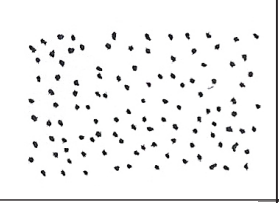


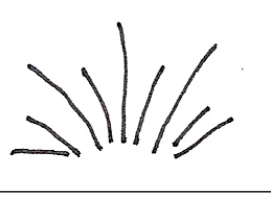
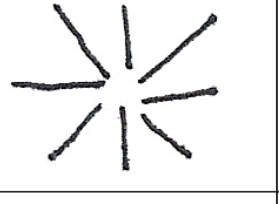
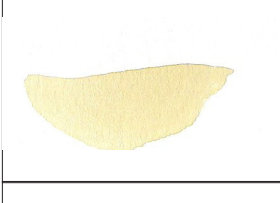

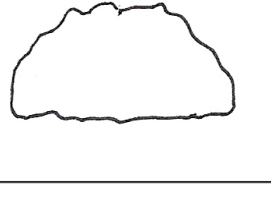
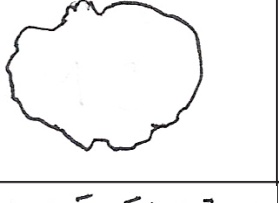
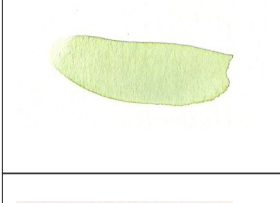

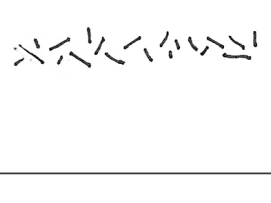
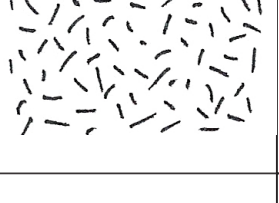


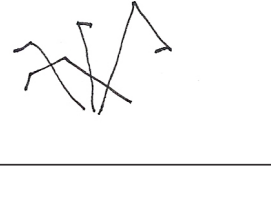
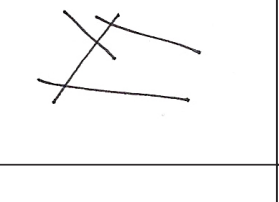
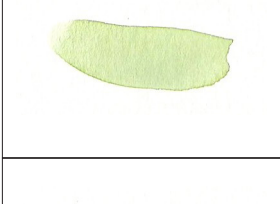
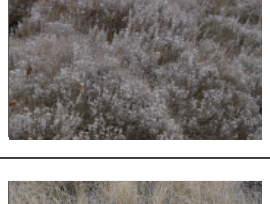
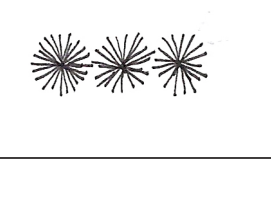
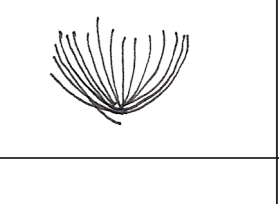
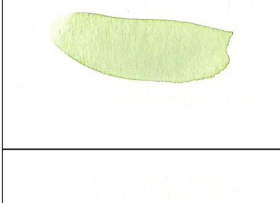

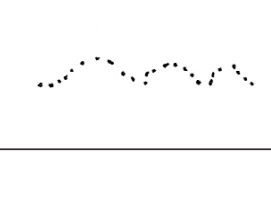
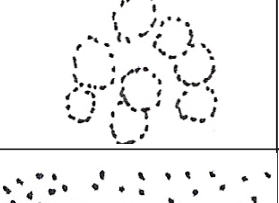


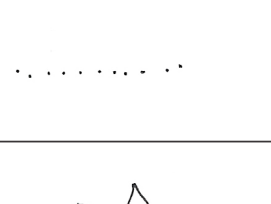



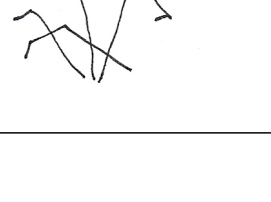
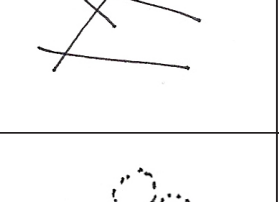
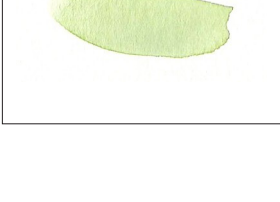
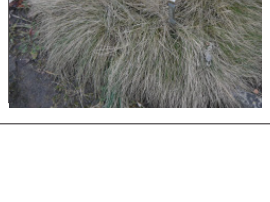
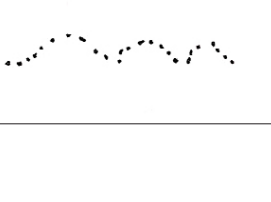
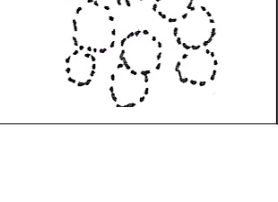
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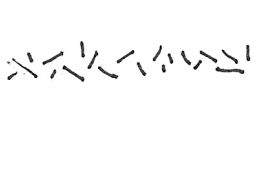

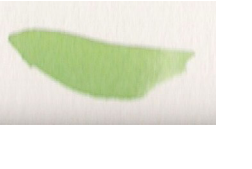

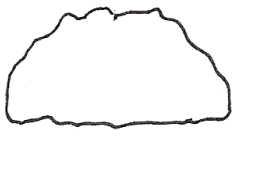

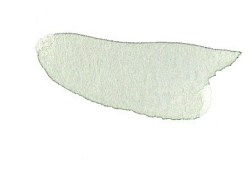
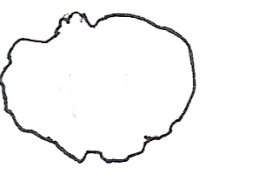
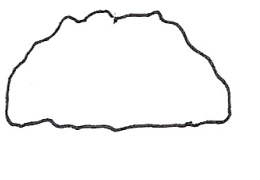
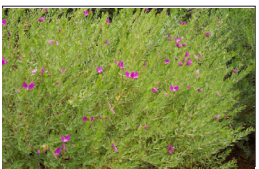





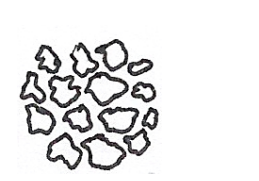
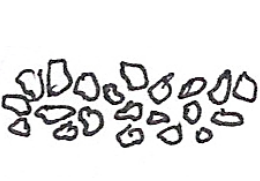


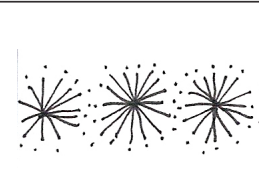
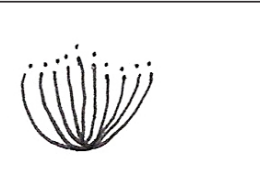


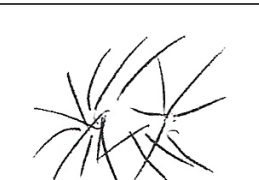
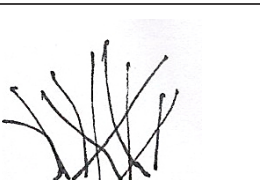


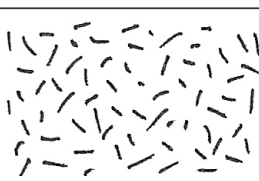
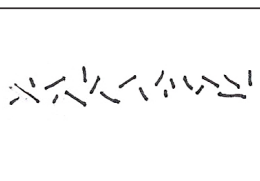

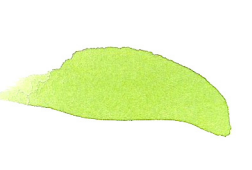
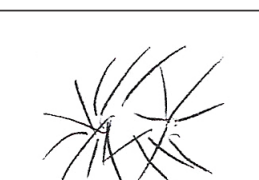
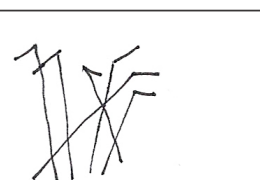
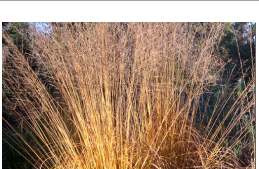
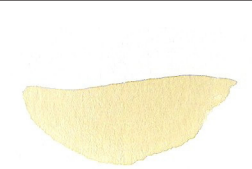
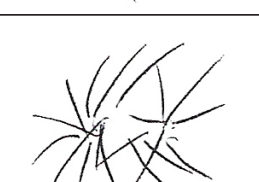
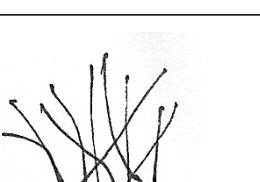

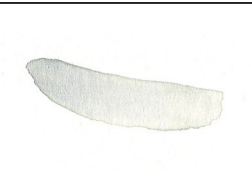
				<p><i>Chrysopogon gryllus</i> h. 0,50/1,20 m</p>
				<p><i>Corynephorus canescens</i> h. 2,0m - 1.1,0m</p>
				<p><i>Cotinus coggygia</i> h. 2,0/3,0 - 1.2,0 m</p>
				<p><i>Cotoneaster scandinavicus</i> h. 1,50 m</p>
				<p><i>Deschampsia cespitosa</i> h. 1,5 m</p>
				<p><i>Deutzia gracilis</i> h. 1,20 m</p> <p>V-VI</p>
				<p><i>Dipsacus sativus</i> h. 0,5/2,5 m</p>
				<p><i>Elsholtzia stauntonii</i> h. 1,20m</p> <p>§VIII-X</p>
				<p><i>Equisetum telmateia</i></p>
				<p><i>Festuca amethystina</i></p>



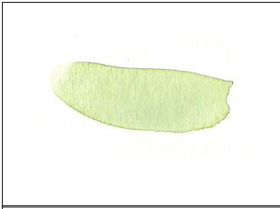

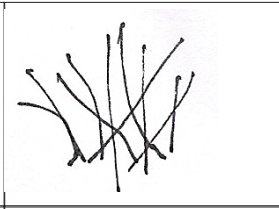
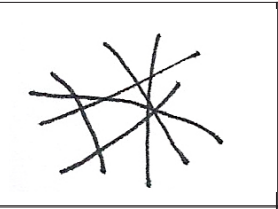
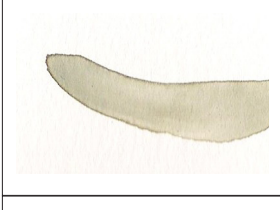

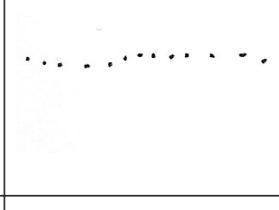
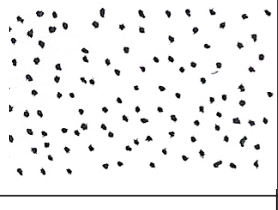
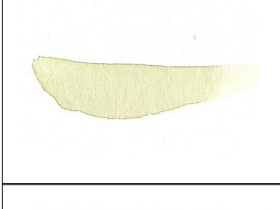

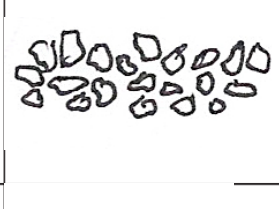

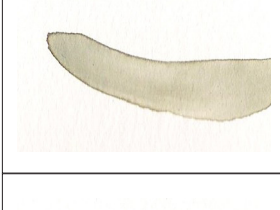
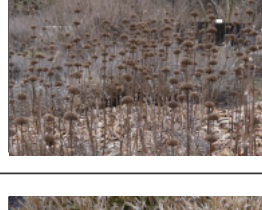
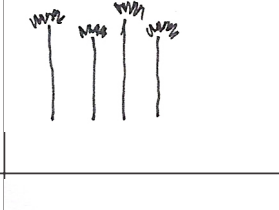

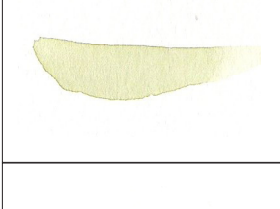
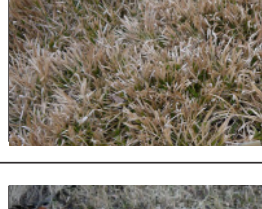
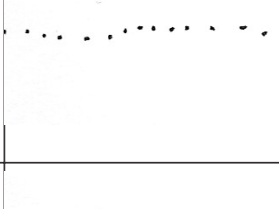

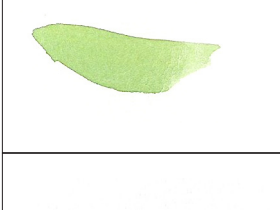
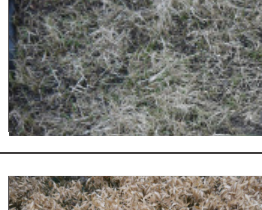
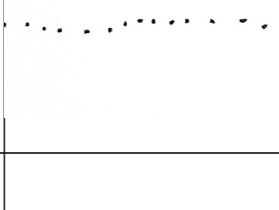
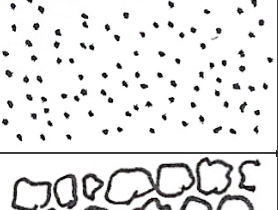
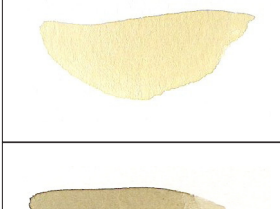
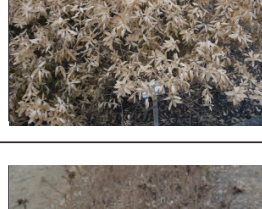
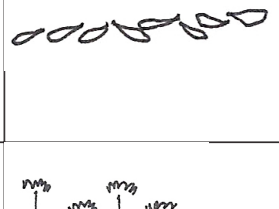


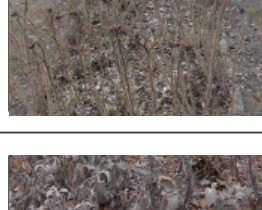
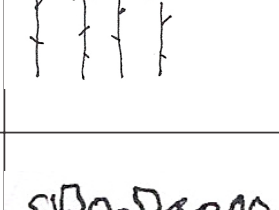
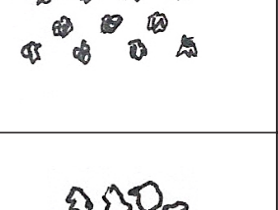
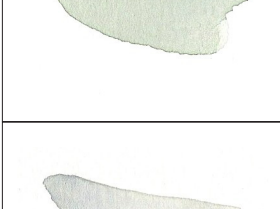

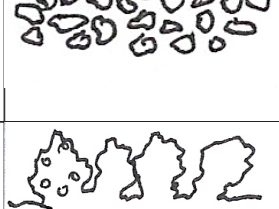
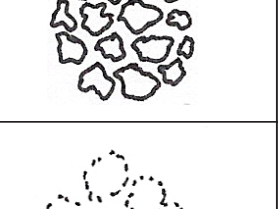

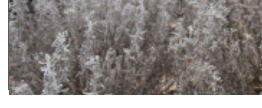


<p><i>Chrysopogon gryllus</i> h. 0,50/1,20 m</p>				
<p><i>Corynephorus canescens</i> h. 2,0m - 1,1,0m</p>				
<p><i>Cotinus coggygia</i> h. 2,0/3,0 - 1,2,0 m</p>				
<p><i>Cotoneaster scandinavicus</i> h. 1,50 m</p>				
<p><i>Deschampsia cespitosa</i> h. 1,5 m</p>				
<p><i>Deutzia gracilis</i> h. 1,20 m</p>	<p>V-VI</p> 			
<p><i>Dipsacus sativus</i> h. 0,5/2,5 m</p>				
<p><i>Elsholtzia stauntonii</i> h. 1,20m</p>	<p>§VIII-X</p> 			
<p><i>Equisetum telmateia</i></p>				
<p><i>Festuca amethystina</i></p>				




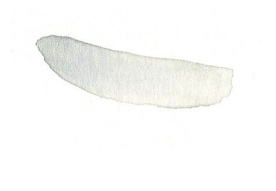
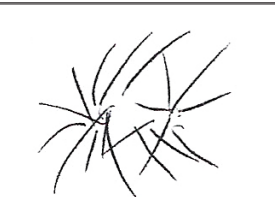
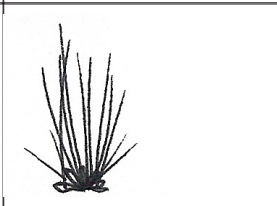


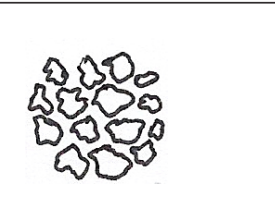
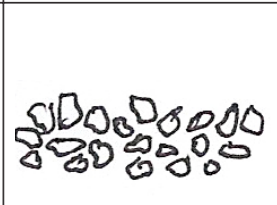

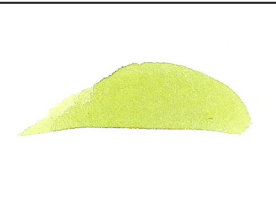

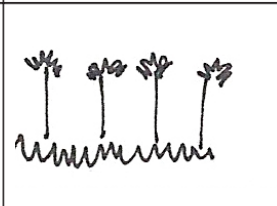


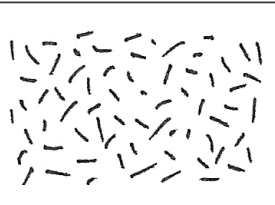
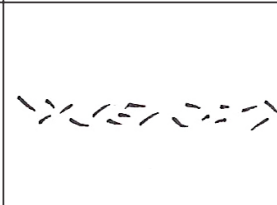
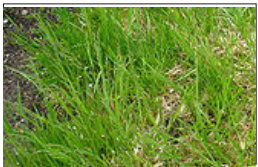

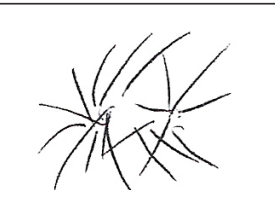
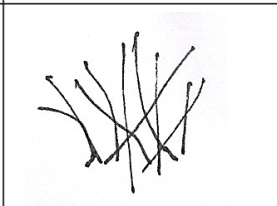
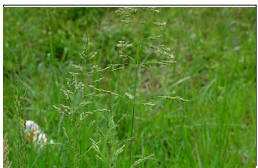
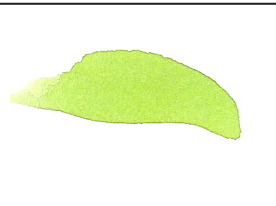
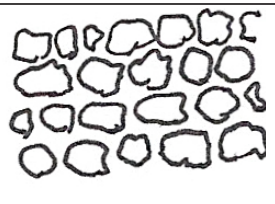
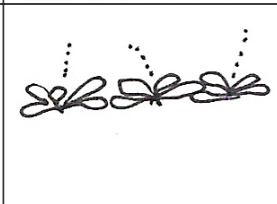
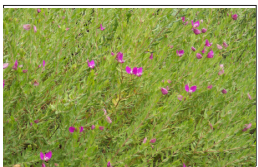
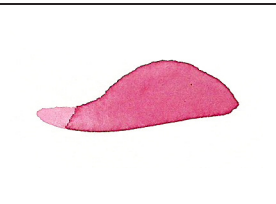
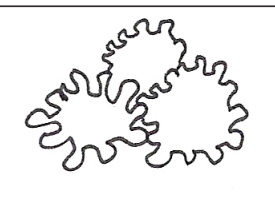
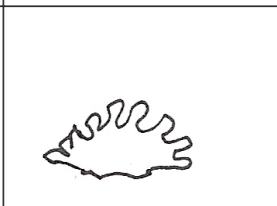
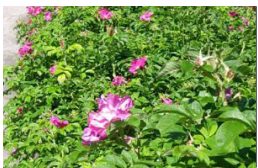
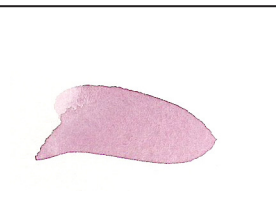
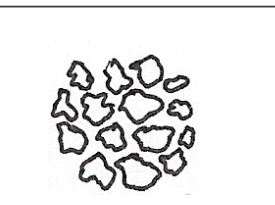
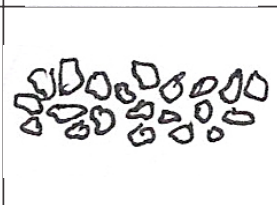
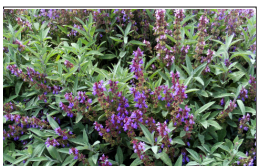

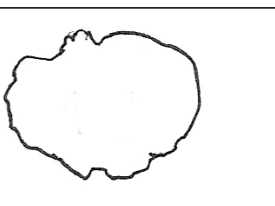
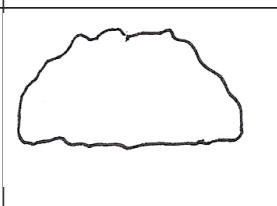

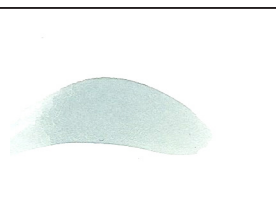
BIANCO

				Festuca arundinacea
				Holcus lanatus
				Koeleria glauca
				Koeleria vallesiana
				Jasminum fruticans h. 2,50 m
				§ VI-VII Lavandula angustifolia h. 0,8 / 1,0 m
				Lygeum spartum
				Miscanthus sacchariflorus
				Molinia caerulea
				Nardus stricta



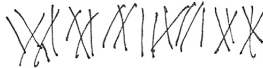

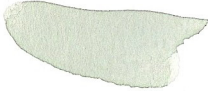













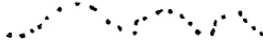





<p>Festuca arundinacea</p>				
<p>Holcus lanatus</p>				
<p>Koeleria glauca</p>				
<p>Koeleria vallesiana</p>				
<p>Jasminum fruticans h. 2,50 m</p>	<p>V-IX</p> 			
<p>§ VI-VII Lavandula angustifolia h. 0,8 / 1,0 m</p>				
<p>Lygeum spartum</p>				
<p>Miscanthus sacchariflorus</p>				
<p>Molinia caerulea</p>				
<p>Nardus stricta</p>				


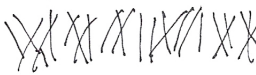


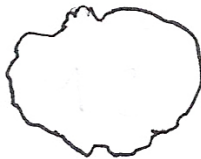



















BIANCO

				Osteorpermum
				Pennisetum setaceum
				Phlomis fruticosa
				Phlomis russeliana
				Poa chaixii
				Poa pratensis
				Polygala Myrtifolia
				Rosa rugosa
				Salvia officinalis
				Santolina chamaecyparissus



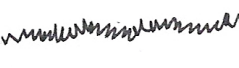



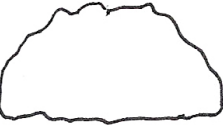
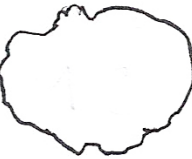


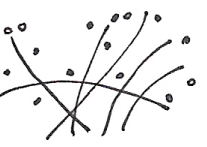
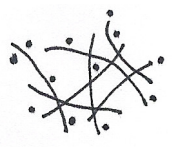





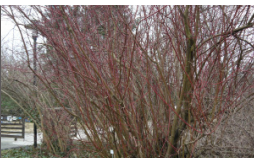



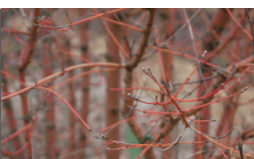



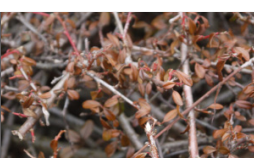



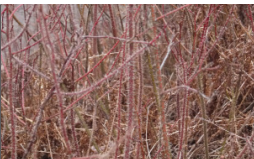





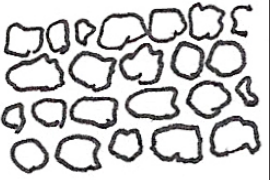

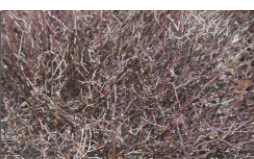


Osteorpermum				
Pennisetum setaceum				
Phlomis fruticosa				
Phlomis russeliana				
Poa chaixii				
Poa pratensis				
Polygala Myrtifolia				
Rosa rugosa				
Salvia officinalis				
Santolina chamaecyparissus				

BIANCO

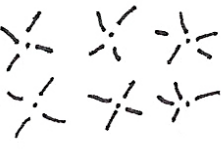
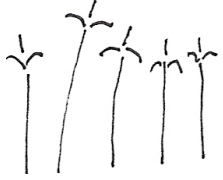


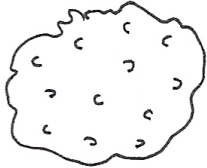
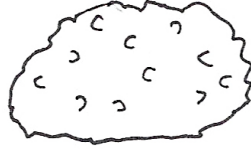
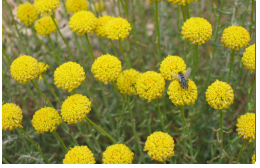

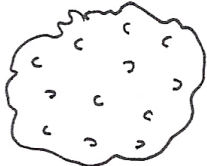
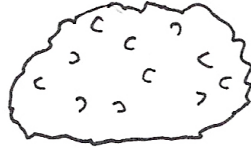




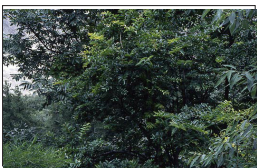





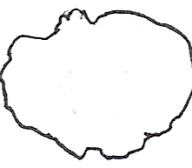

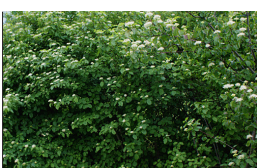
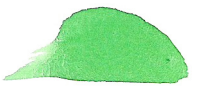
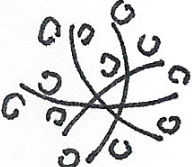

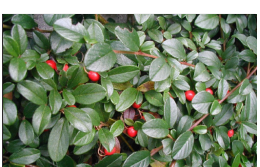

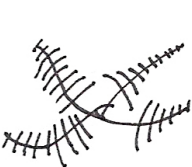

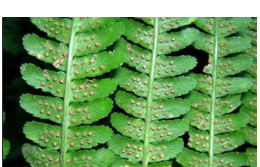



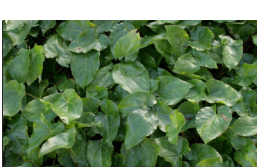

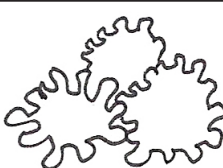
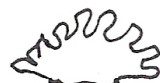
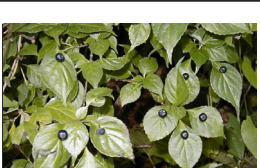

				Sasaella ramosa
				Satureja montana
				Spiraea x arguta h. 2,50 m
				Stipa tenuissima
				Stipa tirsia
				Trisetum flavescens

<p>Sasaella ramosa</p>				
<p>Satureja montana</p>				
<p>Spirae x arguta h. 2,50 m</p>				
<p>Stipa tenuissima</p>				
<p>Stipa tirsia</p>				
<p>Trisetum flavescens</p>				











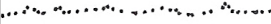






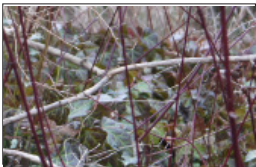









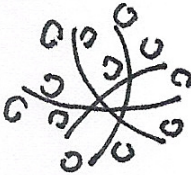











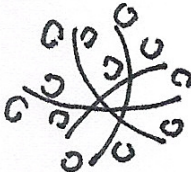
ROSSO

				Andromeda Polifolia
				Artemisia abrotanum
				Atraphaxis frutescens
				Coriaria nepalensis
				Cornus californica
				Cornus sanguinea h. 3,0-6,0 m
				Cotoneaster dammeri
				Dryopteris filix-mas h. 0,6/1,2 m
				Epimedium pinnatum
				Helwingia japonica






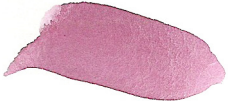
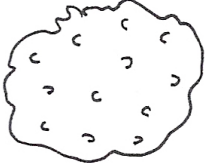
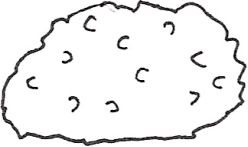



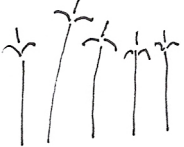




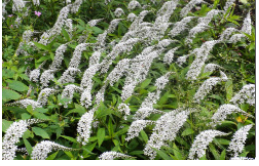
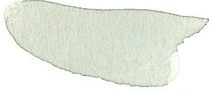








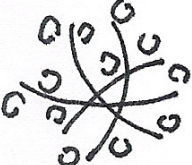




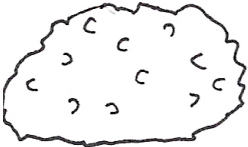


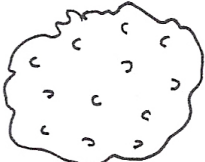
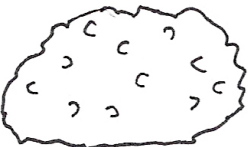






<p>Andromeda Polifolia</p>				
<p>Artemisia abrotanum</p>				
<p>Atraphaxis frutescens</p>				
<p>Coriaria nepalensis</p>				
<p>Cornus californica</p>				
<p>Cornus sanguinea h. 3,0-6,0 m</p>				
<p>Cotoneaster dammeri</p>				
<p>Dryopteris filix-mas h. 0,6/1,2 m</p>				
<p>Epimedium pinnatum</p>				
<p>Helwingia japonica</p>				

ROSSO







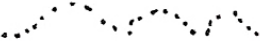


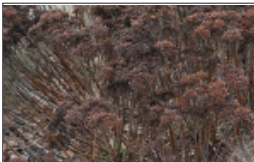
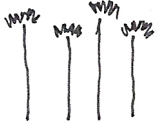


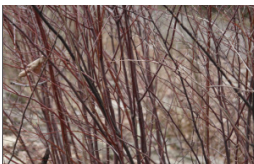


				Hydrangea paniculata
				Hypericum hircinum h. 0,25/2,0m
				Iris sibirica h. 0,70/1,0 m
				Lysimachia clethroides
				Lonicera caerulea h. 4,0m
				Myrica gale h. 4,0m
				Ribes alpinum h. 0,25/2,0m
				Rosa infertilis h. 2,0m
				Rosa mollis h. 2,5m
				Rosa x rubrosa h. 2,0m

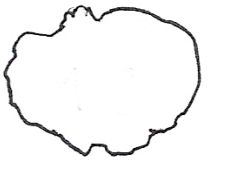
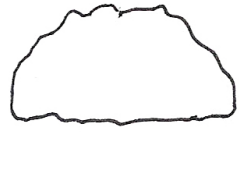

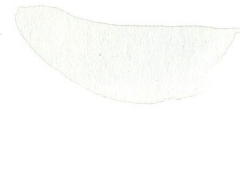







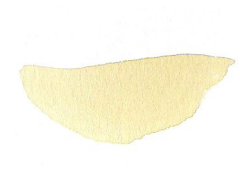

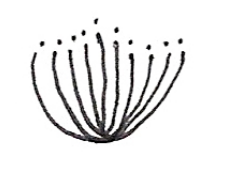

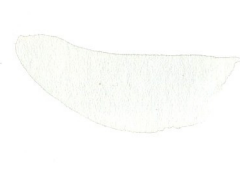
V-VI

V-VI

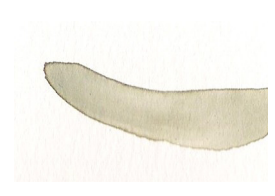
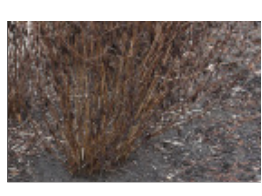
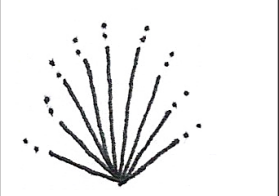
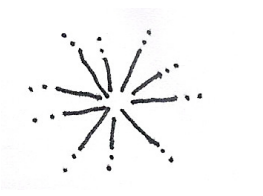
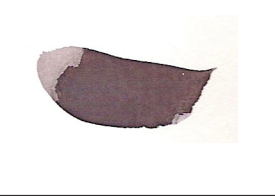

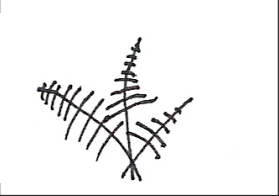
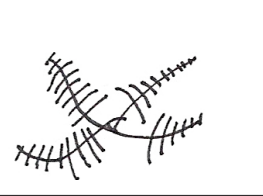
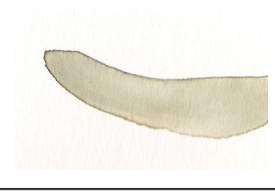

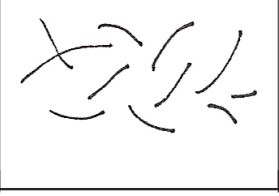
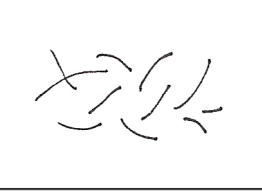
<p>Hydrangea paniculata</p>				
<p>Hypericum hircinum h. 0,25/2,0m</p>				
<p>Iris sibirica h. 0,70/1,0 m</p>	<p>V-VI</p> 			
<p>Lysimachia clethroides</p>				
<p>Lonicera caerulea h. 4,0m</p>				
<p>Myrica gale h. 4,0m</p>				
<p>Ribes alpinum h. 0,25/2,0m</p>	<p>V-VI</p> 			
<p>Rosa infertilis h. 2,0m</p>				
<p>Rosa mollis h. 2,5m</p>				
<p>Rosa x rubrosa h. 2,0m</p>				

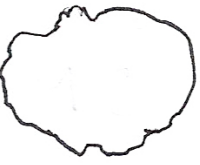

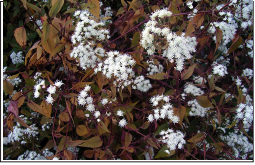








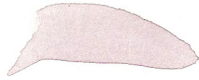
ROSSO

				<p>VII - VIII  <i>Santolina viridis</i>              h. 0,5 - l. 0,5/0,7 m</p>
				<p><i>Schizachyrium scoparium</i></p>
				<p>V-VII  <i>Sedum Maximum-Hybr. 'Matrona'</i>              h. 0,3/0,4 - l. 0,3/0,4 m</p>
				<p>VI-IX  <i>Spiraea chamaedryfolia</i>              h. 2,50 m</p>











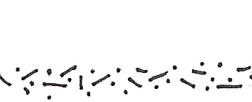



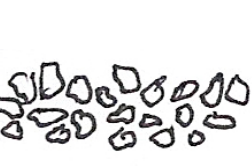


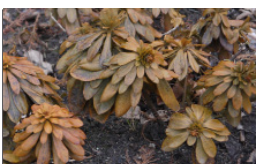



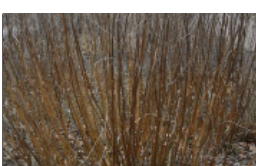



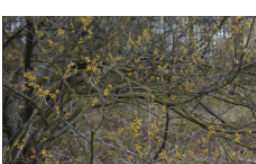

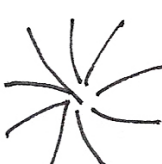

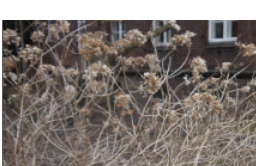
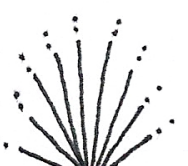
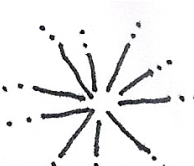

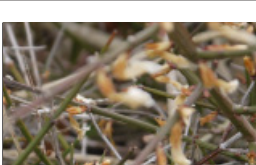



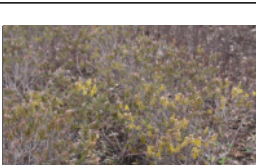
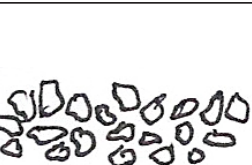
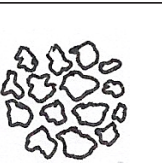
<p>VII - VIII  <b>Santolina</b>  <b>viridis</b>  h. 0,50 - l. 0,50/0,70 m</p>				
<p><b>Schizachyrium</b>  <b>scoparium</b></p>				
<p>V-VII  <b>Sedum Maximum-</b>  <b>Hybr. 'Matrona'</b>  h. 0,3/0,4 - l. 0,3/0,4 m</p>				
<p>VI-IX  <b>Spiraea</b>  <b>chamaedryfolia</b>  h. 2,50 m</p>				

# NERO







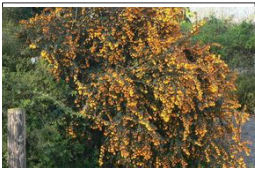



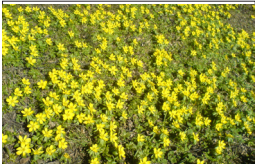

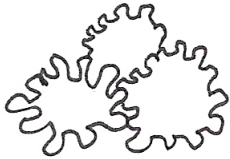
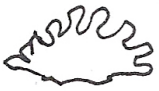

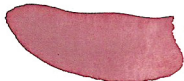




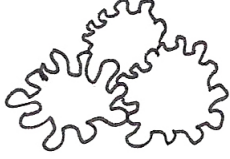



















				<p><i>Ageratina altissima</i> 'chocolate'</p>
				<p><i>Osmunda</i> <i>regalis</i> l. 1,0/2,0 m</p>
				<p><i>Sisyrinchium</i> <i>striatum</i></p>

<p>Ageratina altissima 'chocolate'</p>				
<p>Osmunda regalis l. 1,0/2,0 m</p>				
<p>Sisyrinchium striatum</p>				








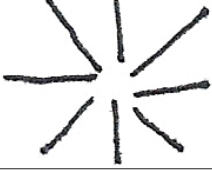


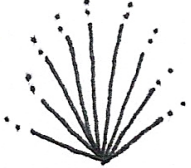
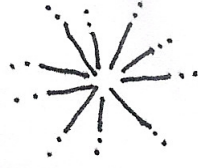
GIALLO

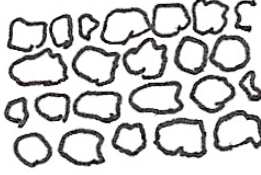







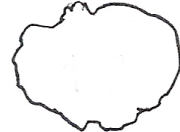

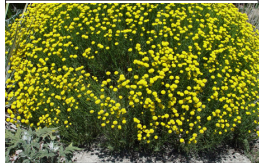

				Andropogon gerardii
				Berberis empetrifolia h. 2,0 - l. 1,5 m
				Eranthis hyemalis
				Erica herbacea h. 0,3/0,8 l. 0,3/0,5 m
				Euphorbia amygdaloides h. 1,0/2,0 l. 0,4/0,5 m
				Foeniculum vulgare h. 0,8/1,2 l. 0,4/0,6 m
				Hamamelis japonica h./l. 3,0/4,0 m
				Hydrangea arborescens
				Jasminum nudiflorum h. 2,0/3,0 m
				Ledum palustre



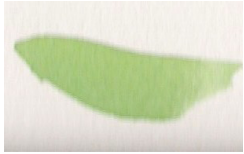


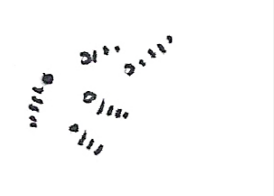
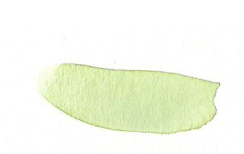


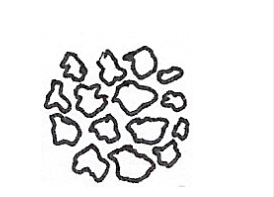

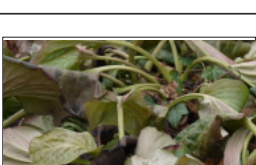
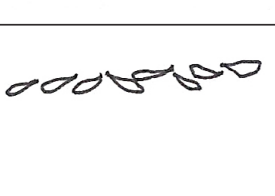
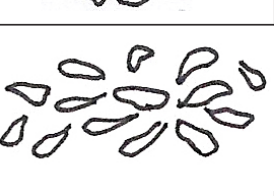
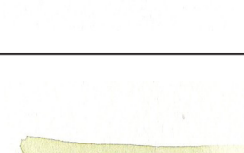
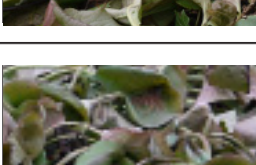
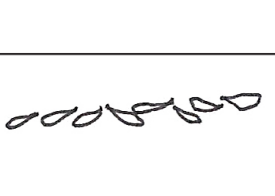
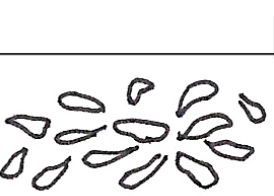



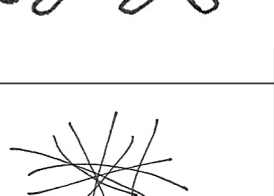
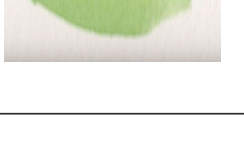

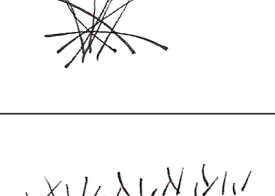
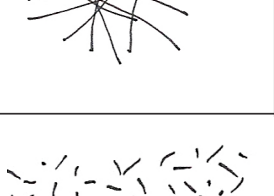


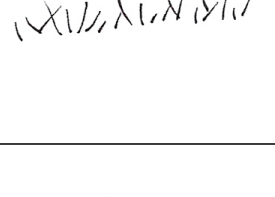



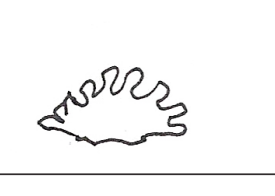
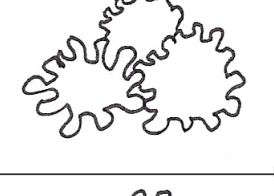


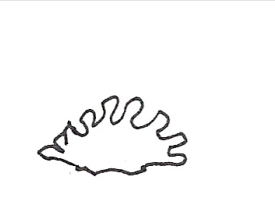
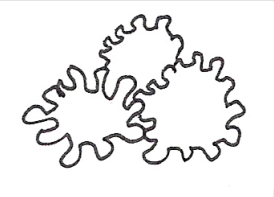

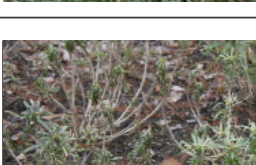
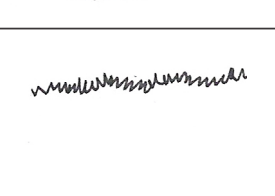
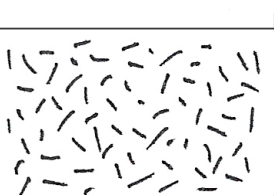
<p>Andropogon gerardii</p>				
<p>Berberis empetrifolia h. 2,0 - l. 1,5 m</p>				
<p>Eranthis hyemalis</p>				
<p>Erica herbacea h. 0,3/0,8 l. 0,3/0,5 m</p>				
<p>Euphorbia amygdaloides h. 1,0/2,0 l. 0,4/0,5 m</p>				
<p>Foeniculum vulgare h. 0,8/1,2 l. 0,4/0,6 m</p>				
<p>Hamamelis japonica h./l. 3,0/4,0 m</p>				
<p>Hydrangea arborescens</p>				
<p>Jasminum nudiflorum h. 2,0/3,0 m</p>				
<p>Ledum palustre</p>				





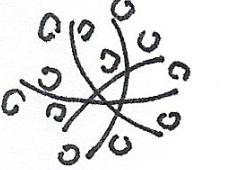
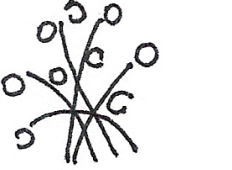



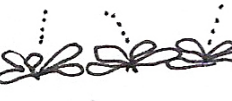
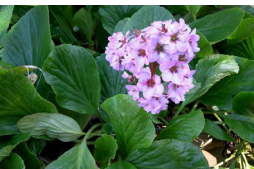



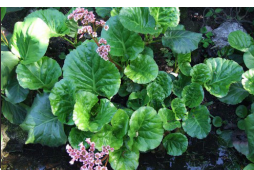
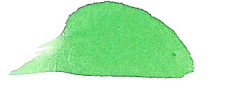




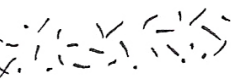
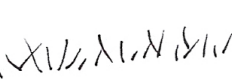

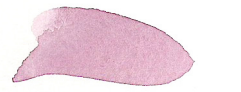



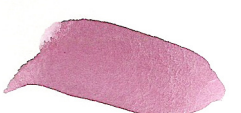






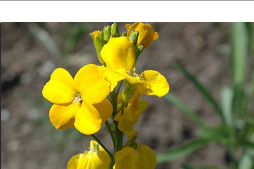





GIALLO

				<p style="text-align: right;">V-VIII</p> <p><i>Pachysandra terminalis</i> h. 0,2 l. 0,3/0,4 m</p>
				<p><i>Salix phylicifolia</i> h./l. 2,0 m</p>
				<p><i>Santolina rosmarinifolia</i> h. 0,5 - l. 0,5/0,7 m</p>

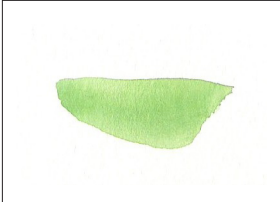

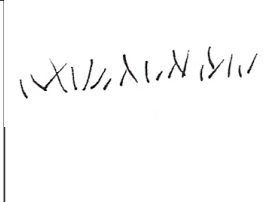
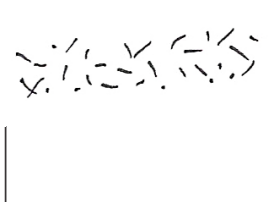
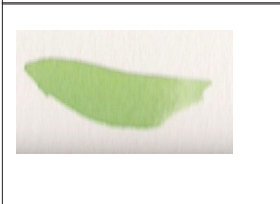

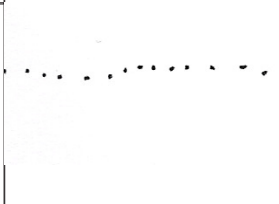
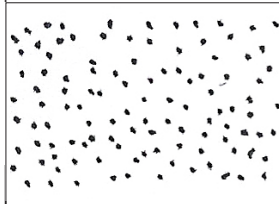
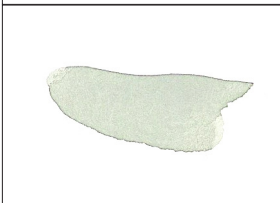

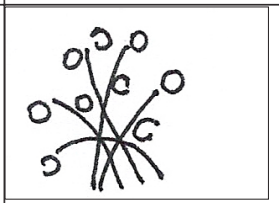
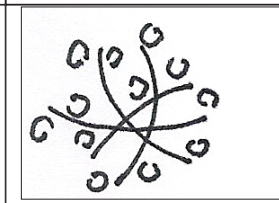
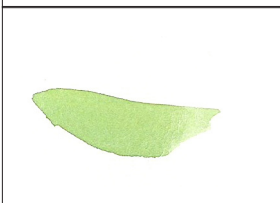



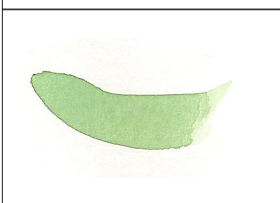

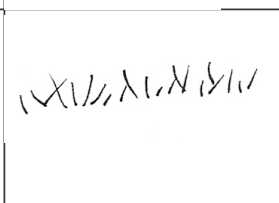
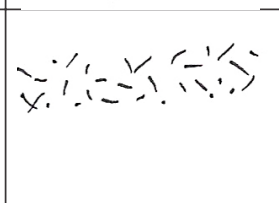
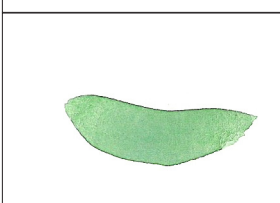

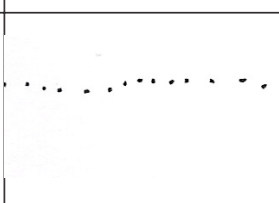
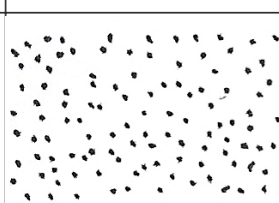


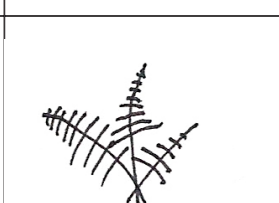
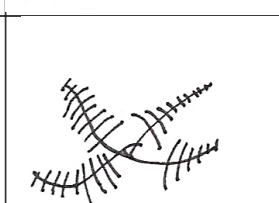
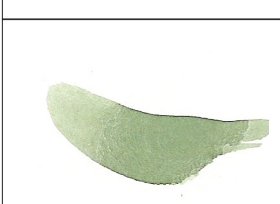
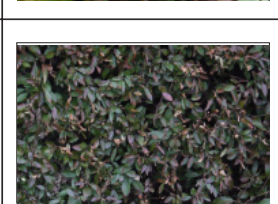
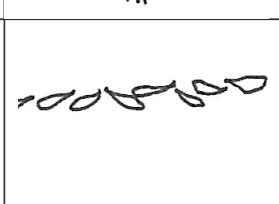
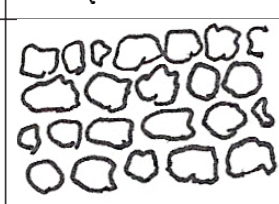
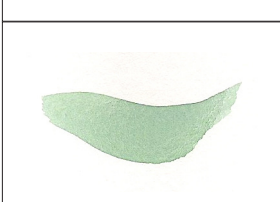
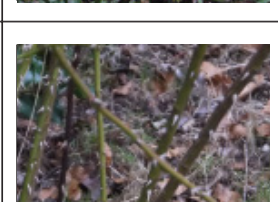
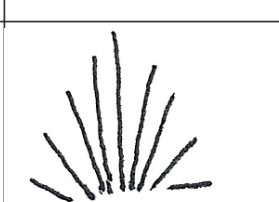
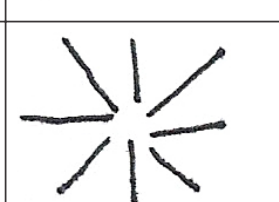
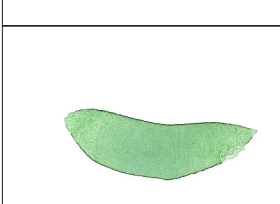
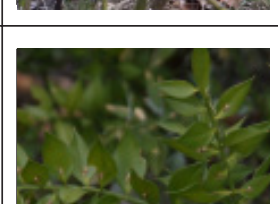
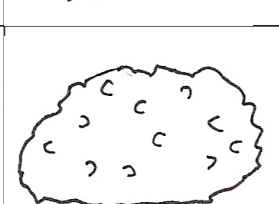
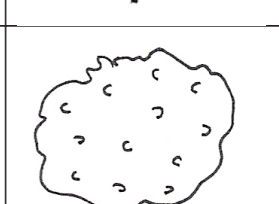
<p>V-VIII  <i>Pachysandra terminalis</i>  h. 0,2 l. 0,3/0,4 m</p>				
<p><i>Salix phylicifolia</i>  h./l. 2,0 m</p>				
<p><i>Santolina rosmarinifolia</i>  h. 0,5 - l. 0,5/0,7 m</p>				

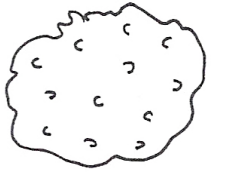
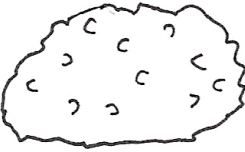


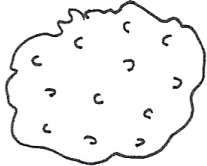
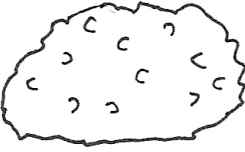


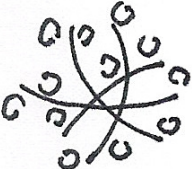



















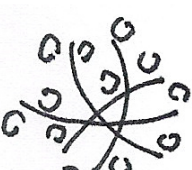

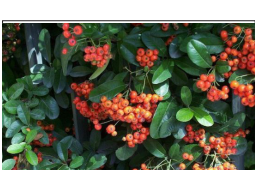



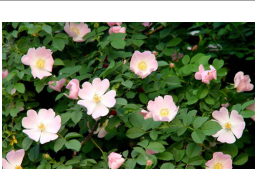



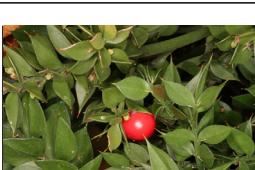

VERDE

				Allium porrum
				Arctostaphylos uva-ursi
				III-IV Bergenia cordifolia h. 0,5/0,6 - 1. 0,7/0,8 m
				I-IV Bergenia crossifolia h./l. 0,3/0,4 m
				Buxus sempervirens h. 3,0/4,0 - 1.2,0/3,0 m
				Cirsium dissectum
				VI-IX Dianthus deltoides h. 0,1/0,3 - 1. 0,3/0,4 m
				VI-VIII Dianthus gratianopolitanus h. 0,15 - 1. 0,4 m
				Erysimum cheiri
				Fargesia murilae


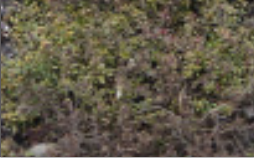







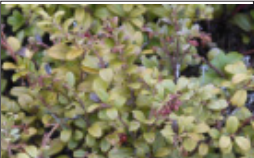



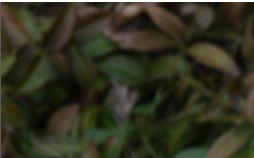

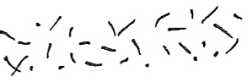
<p>Allium porrum</p>				
<p>Arctostaphylos uva-ursi</p>				
<p>Bergenia cordifolia h. 0,5/0,6 - l. 0,7/0,8 m</p>	<p>III-IV</p> 			
<p>Bergenia crossifolia h./l. 0,3/0,4 m</p>	<p>I-IV</p> 			
<p>Buxus sempervirens h. 3,0/4,0 - l.2,0/3,0 m</p>				
<p>Cirsium dissectum</p>				
<p>Dianthus deltoides h. 0,1/0,3 - l. 0,3/0,4 m</p>	<p>VI-IX</p> 			
<p>Dianthus gratianopolitanus h. 0,15 - l. 0,4 m</p>	<p>VI-VIII</p> 			
<p>Erysimum cheiri</p>				
<p>Fargesia murilliae</p>				

VERDE





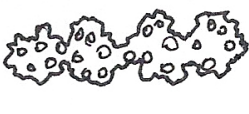



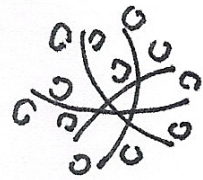
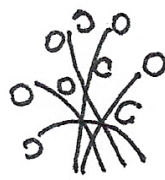



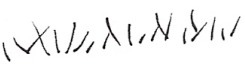


				Heptacodium miconioides
				IV-VI Iberis amara h.0,2/0,3 - 1.0,6 m
				Ilex aquifolium
				Juniperus chinensi
				V-VII Linum usitatissimum h. 0,2/0,3 - 1. 0,2 m
				Ornithogalum umbellatum
				Polypodium vulgare h./l. 0,4 m
				V-VI Pyracontha coccinea h. 2,0m
				Rosa canina
				Ruscus aculeatus h.0,8 - l. 1,0m

<p>Heptacodium miconioides</p>				
<p>Iberis amara h. 0,2/0,3 - 1,0,6 m</p>	<p>IV-VI</p> 			
<p>Ilex aquifolium</p>				
<p>Juniperus chinensi</p>				
<p>Linum usitatissimum h. 0,2/0,3 - 1,0,2 m</p>	<p>V-VII</p> 			
<p>Ornithogalum umbellatum</p>				
<p>Polypodium vulgare h./l. 0,4 m</p>				
<p>Pyracantha coccinea h. 2,0m</p>	<p>V-VI</p> 			
<p>Rosa canina</p>				
<p>Ruscus aculeatus h. 0,8 - l. 1,0m</p>				

VERDE

				<p>Thymus x citriodorus l./h. 0,10/0,30 m</p>
				<p>Thymus vulgaris l./h. 0,10/0,30 m</p>
				<p>Vaccinium vitis-idaea</p>
				<p>IV-VI / IX-X Vinca minor h. 0,1/0,2 m</p>



<p>Thymus x citriodorus l./h. 0,10/0,30 m</p>				
<p>Thymus vulgaris l./h. 0,10/0,30 m</p>				
<p>Vaccinium vitis-idaea</p>				
<p>IV-VI / IX-X Vinca minor h. 0,1/0,2 m</p>				

# FUNZIONI ED UTENZE

Nelle pagine seguenti vengono presentati degli schemi di analisi delle utenze e delle attività che potrebbero generare uno sviluppo di Beelitz-Heilstätten in senso produttivo.

Partendo dallo studio dei bacini di utenza primari (cioè gli abitanti delle città di Berlino e di Dessau), diventa subito manifesta la necessità di dispiegare la proposta funzionale su attività che siano il più possibile molteplici e differenziate, in modo da non escludere a priori nessuna fascia di età.

Come abbiamo visto nell'analisi contestuale, il luogo è situato all'interno del parco naturale *Nuthe Nieplitz*, ed è quindi già parte di una rete turistica che si può potenziare tramite la realizzazione di un patrimonio arboreo notevole, di punti d'osservazione e studio dell'avifauna, di piste ciclabili, passeggiate e occasioni di sport e di svago.

E' stata poi creata un'offerta rivolta ai bambini, che spronasse scolaresche, famiglie e gruppi ad uscire dalla città per conoscere meglio la natura e il proprio territorio.

Orti coltivabili regolarmente dalle singole classi, una fattoria didattica e un museo del territorio e della sostenibilità sono stati pensati a questo scopo.

Una serie di attività correlate verranno poi situate all'interno degli edifici circostanti ed ospiteranno bed&breakfast, ristorante e bar.

L'interesse diffuso in una grandissima parte della città di Berlino per tutto ciò che è biologico e sostenibile, le varie iniziative che si rivolgono nella direzione dello slow food e dell'autoproduzione, ci hanno spinto ad approfondire la ricerca in questo senso.

Beelitz è situata in una zona dove già sono stati fatti esperimenti di questo tipo, con cascine in autogestione e gruppi di acquisto solidali. L'abbondanza di territorio non edificato

# FUNZIONI ED UTENZE

consente la creazione di aree per la coltivazione di orzo, frumento, mais, zucche e luppolo, nonché spazi per il pascolo degli animali ed un grande orto pensato per la vendita diretta e per la fornitura di ingredienti al ristorante del parco.

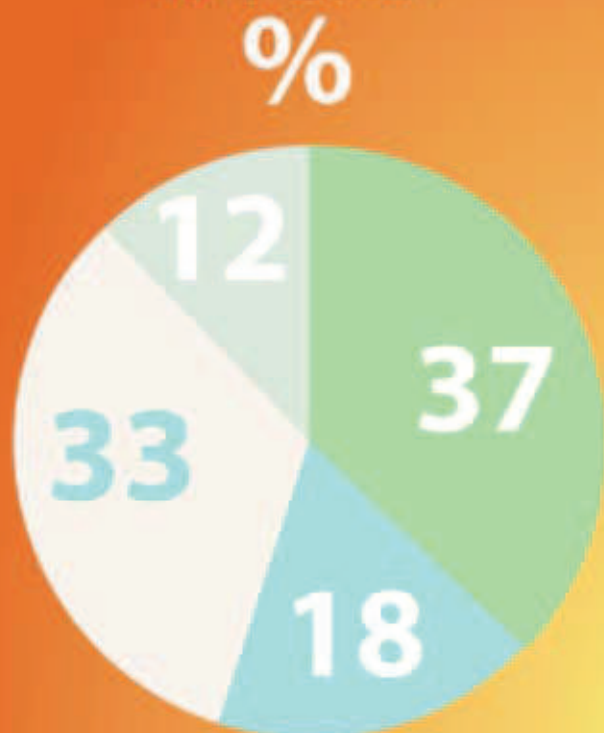
La creazione di spazi per la produzione di birra e pane sono pensati sia per uno scopo didattico che per la vendita di prodotti locali.

Eventi di vario tipo potrebbero poi venire ospitati nei grandi e bellissimi spazi di Beelitz-Heilstätten, attirando così anche ragazzi di tutte le età. Feste in occasione dei vari eventi del calendario agricolo (la semina, la raccolta...), concerti e mercati possono facilmente venir ospitati nella zona nord-ovest o in quella a sud-est, e venir supportati dalla creazione dello spazio riservato al campeggio e dalla piazza che si affaccia sull'auditorium e sullo skate-park.

# UTENZE

## 1. CHI?

Tipologia degli utenti



Bambini 3-14 anni



Ragazzi 15-28 anni



Adulti 29-69 anni



Anziani 70-99 anni



Mezzo di trasporto



Durata della permanenza



# UTENZE

## 2. COSA FANNO?

Tipologia degli usi

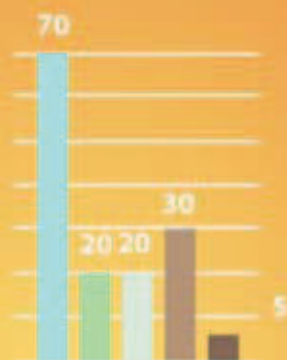
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- Attività turistico/didattiche
- Attività sportive
- Attività lavorative

Attività sportive

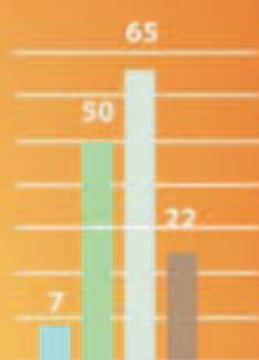
140



Ciclismo  
Arrampicatura  
Musei/Orti  
Equitazione  
Altro

Attività turistico/didattiche

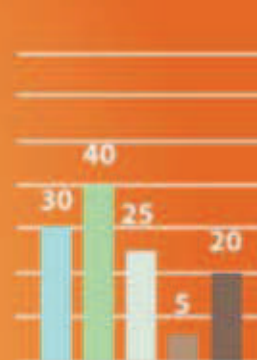
144



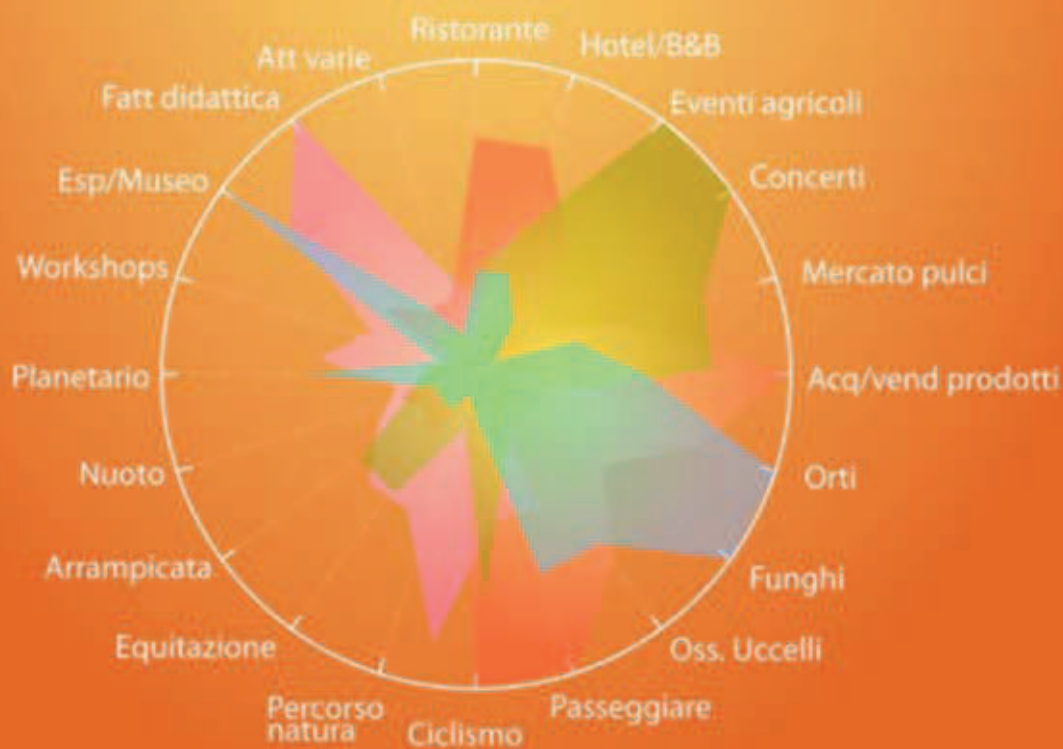
Planetario  
Espedizioni/Musei  
Fattoria didattica  
Workshops

Attività lavorative

120



Hotel/B&B  
Ristorante  
Produzioni  
Acquisto/vendita prodotti  
Gestione attività



# UTENZE

## 3. GIORNATA TIPO

 7.00 sveglia		9.15 arrivano le scolaristiche	 11.30 si guardano le stelle al planetario	 13.00 siesta e passeggiata nel parco	 15.00 i volontari e gli affittuari lavorano negli orti	 17.15 gli osservatori di uccelli si incontrano alla torre di osservazione	 19.00 viene servita la cena al distorante	 21.10 concerto live nella zona musica e spettacoli	 23.50 si spengono le ultime luci nelle tende
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 8.00 si nutrono gli animali	 10.00 visita del museo	 12.30 pranzo al sacro nel giardino	 14.00 giochi al parco percorso natura	 16.00 i contadini vengono dal lavoro nei campi	 18.00 merenda dei prodotti locali	 20.15 chiacchiere e bevute al pub	 22.30 si raccontano storie attorno al falo	ore
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SEZIONE  
CAMPI/FABBRICA



PARCO



PIAZZA



ORTI



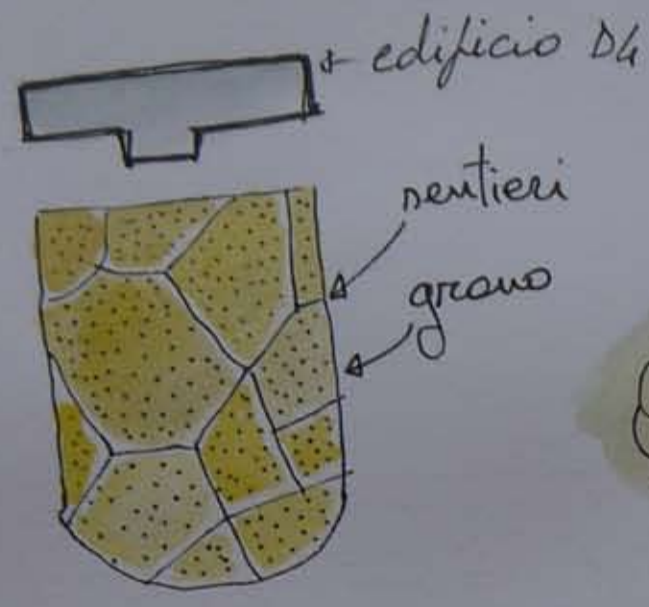
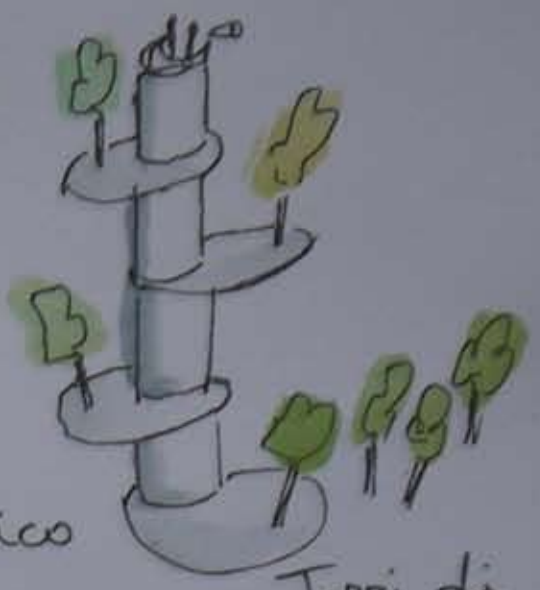
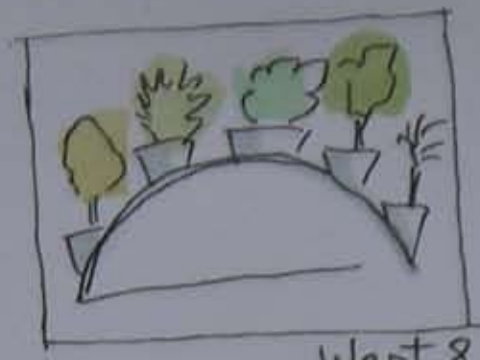
SEZIONE  
VILLETTE/ORTI



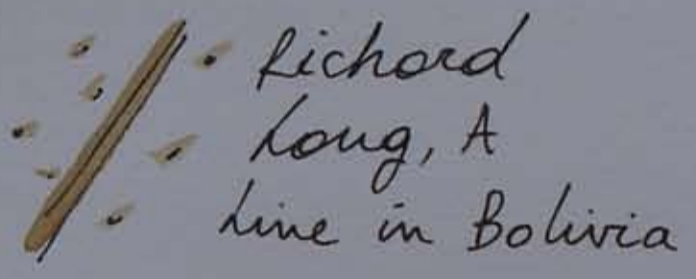
TORRI DI OSSERVAZIONE

QUELLO CHE VORREI:

- Un segno d'ingresso, un LANDMARK che comunichi chiaramente e da subito "usi e costumi" del complesso



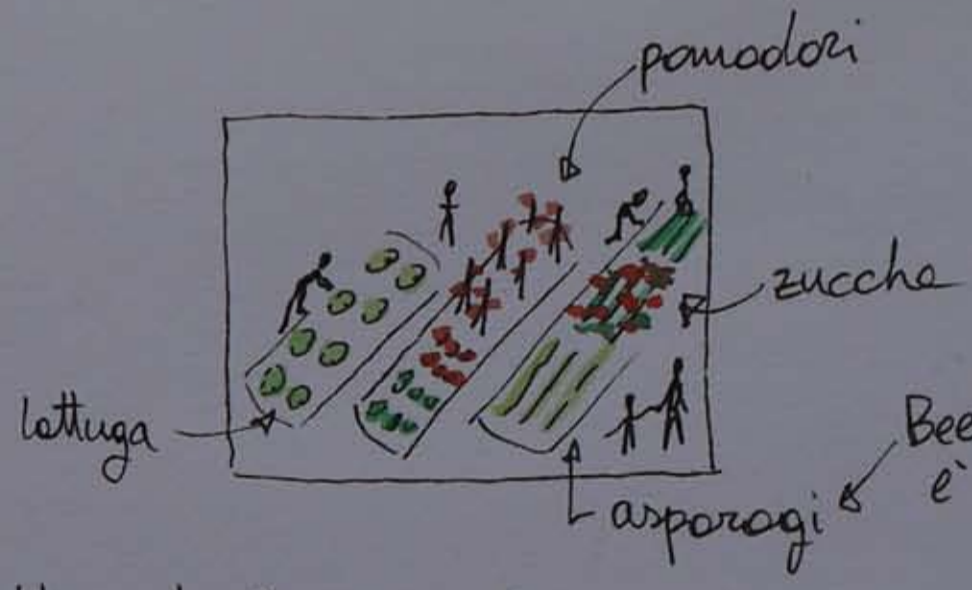
- dei campi di grano in cui ci si possa perdere e giocare a nascondino



- una lunga passeggiata nelle foreste, che d'inverno diventi una pista da sci di fondo esposta al sole



- un complesso di orti con persone che lavorano serene in mezzo ad ortaggi dei mille colori



Beelitz e' SPARGELSTADT!

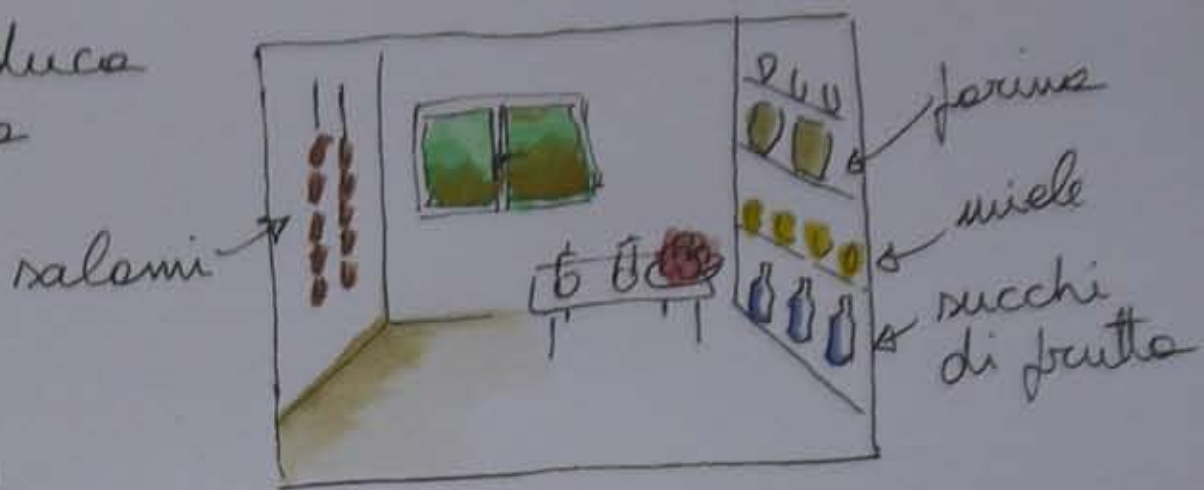
non avvicinarsi troppo alle oche!



- Una fattoria dove i più piccoli possano entrare in contatto con il mondo degli animali: vedere, toccare, annusare, giocare.

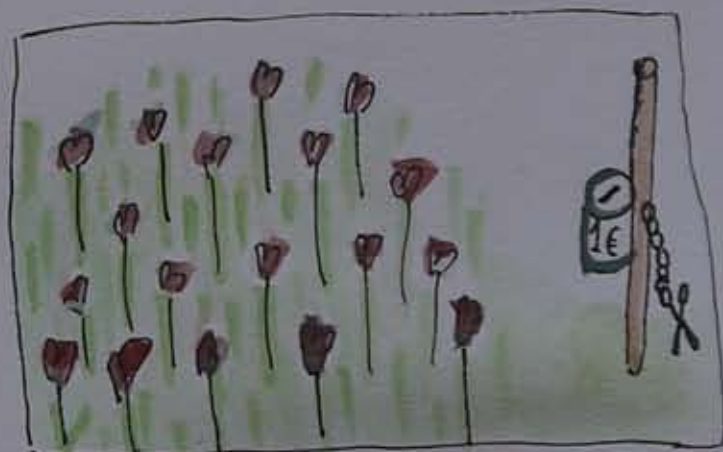


- Una grande sala dove si produce artigianalmente la birra, una dove si faccia il pane, la possibilità di acquistare marmellate, miele, salumi, torte, formaggi, yogurt naturali, cresciuti e realizzati sulla terra dove sto camminando, in modo biologico.



- Una festa per ogni semina, raccolto o luna piena, con musica, barbeque e falò, e la possibilità di accamparsi per non dover pensare all'ultimo treno.

- Avere uno spazio dove lavorare senza dover pagare l'affitto e durante la pausa andare a cercar funghi, raccogliere un mazzolino di fiori e pensare ai miei progetti per il futuro.



Fiori da raccogliere personalmente lasciando poi della moneta nel barattolo, nei pressi di Tubinga.

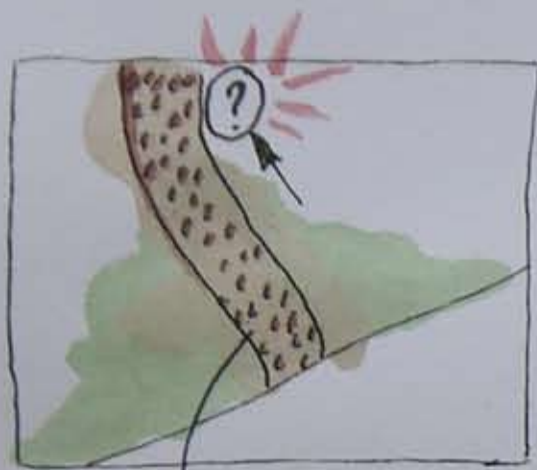
- Un laghetto con un pontile di legno che arriva nel mezzo, da scoprire tra le piante delle canoe da poter usare con gli amici o col partner per esplorare tutti gli anfratti più curiosi e per osservare da vicino le papere. Potermi sedere durante il crepuscolo in fondo al pontile, per guardare il riflesso delle piante con la luce che cambia.



- Un sentiero senza bordi,  
dove la vegetazione  
circostante possa  
espandersi liberamente.

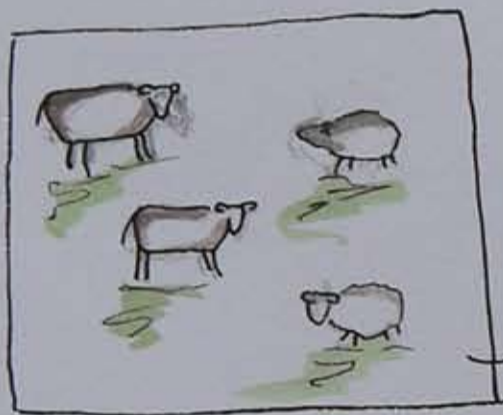


cemento  
rotto e trapolato



scaglie di  
corteccia?

- Sentierini più piccoli che si diramano a  
partire da quello principale, caratterizzati  
da un materiale naturale che si confonde  
con il contesto circostante.  
Sentieri senza alcuna indicazione che mi  
dica dove portano, e che ogni volta mi  
rivelino nuove sorprese.

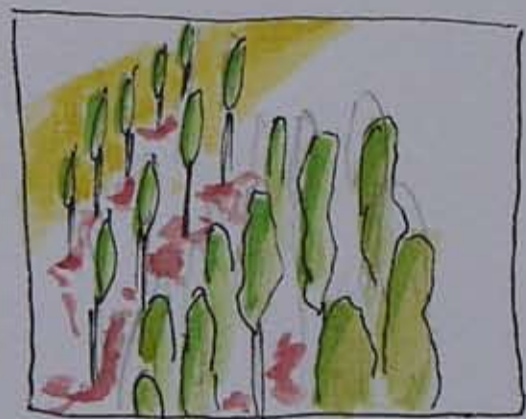
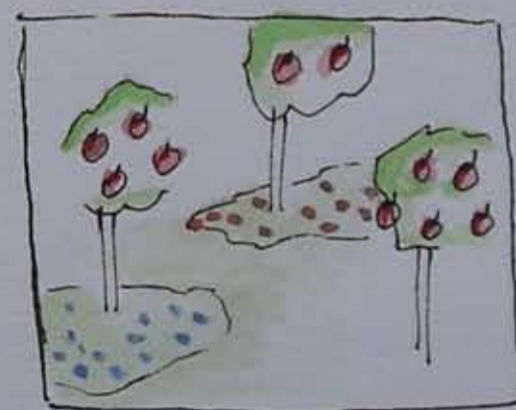


- Mucche, pecore, cavalli, maiali che girano  
liberi e pacifici, pascolando e passeg-  
giando come in una valle di montagna.

fattoria didattica  
o azienda?

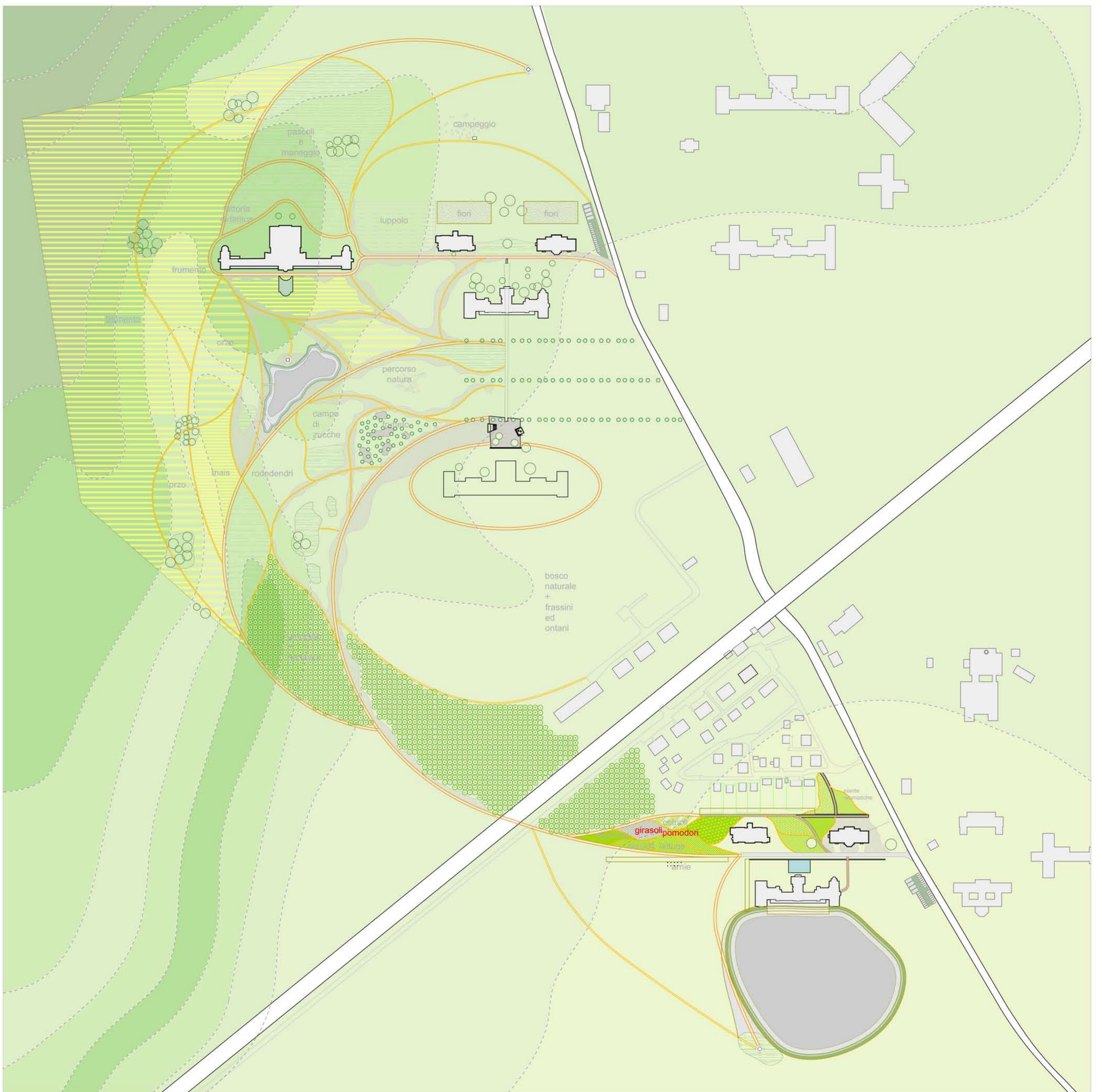
- Un frutteto con alberi in ordine sparso,  
dove poter allungare una mano, prendersi  
un frutto e mangiarcelo.

Macchie di colore di fiorellini appaiono  
qua e là tra gli alberi.



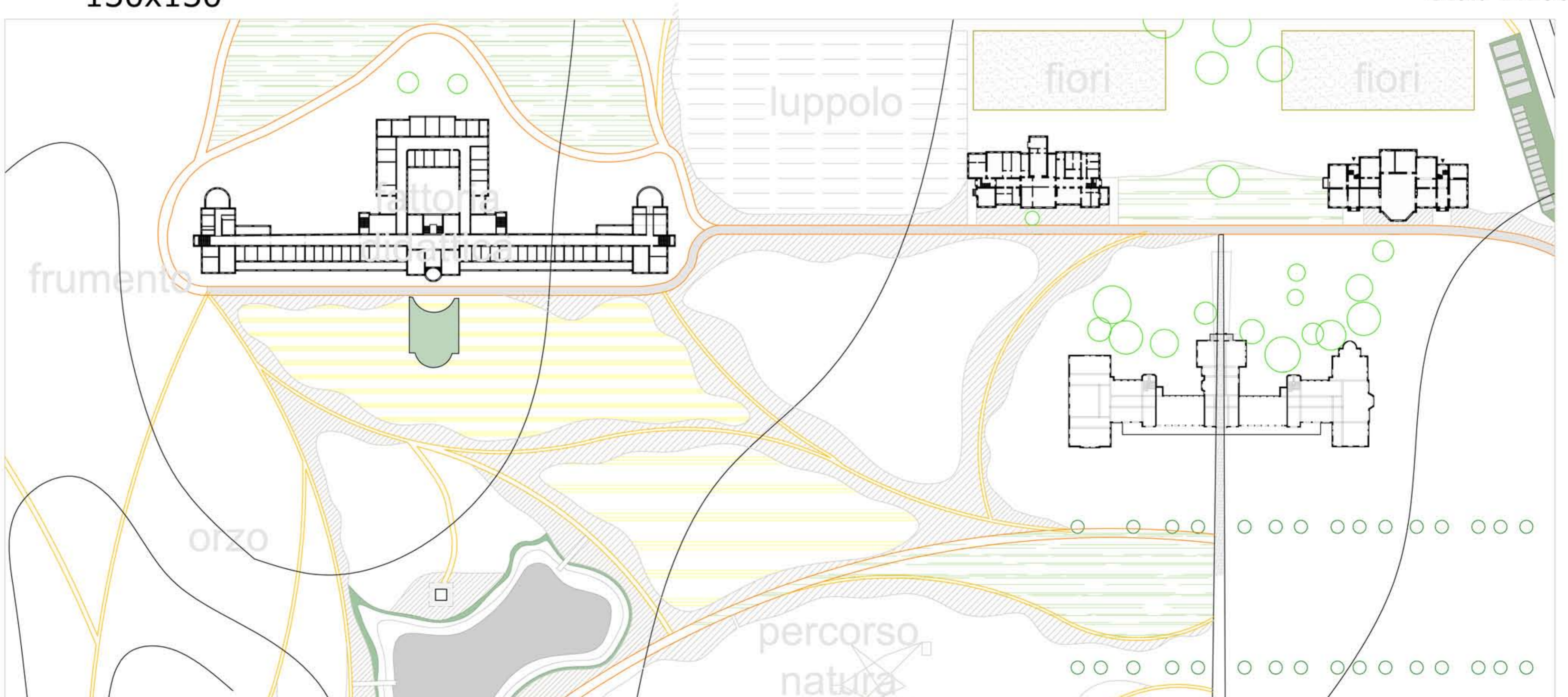
- Un pioppeto con un  
nottobosco di papaveri  
rossi, attraverso il  
quale siano visibili  
i campi di grano gialli.

# MASTERPLAN

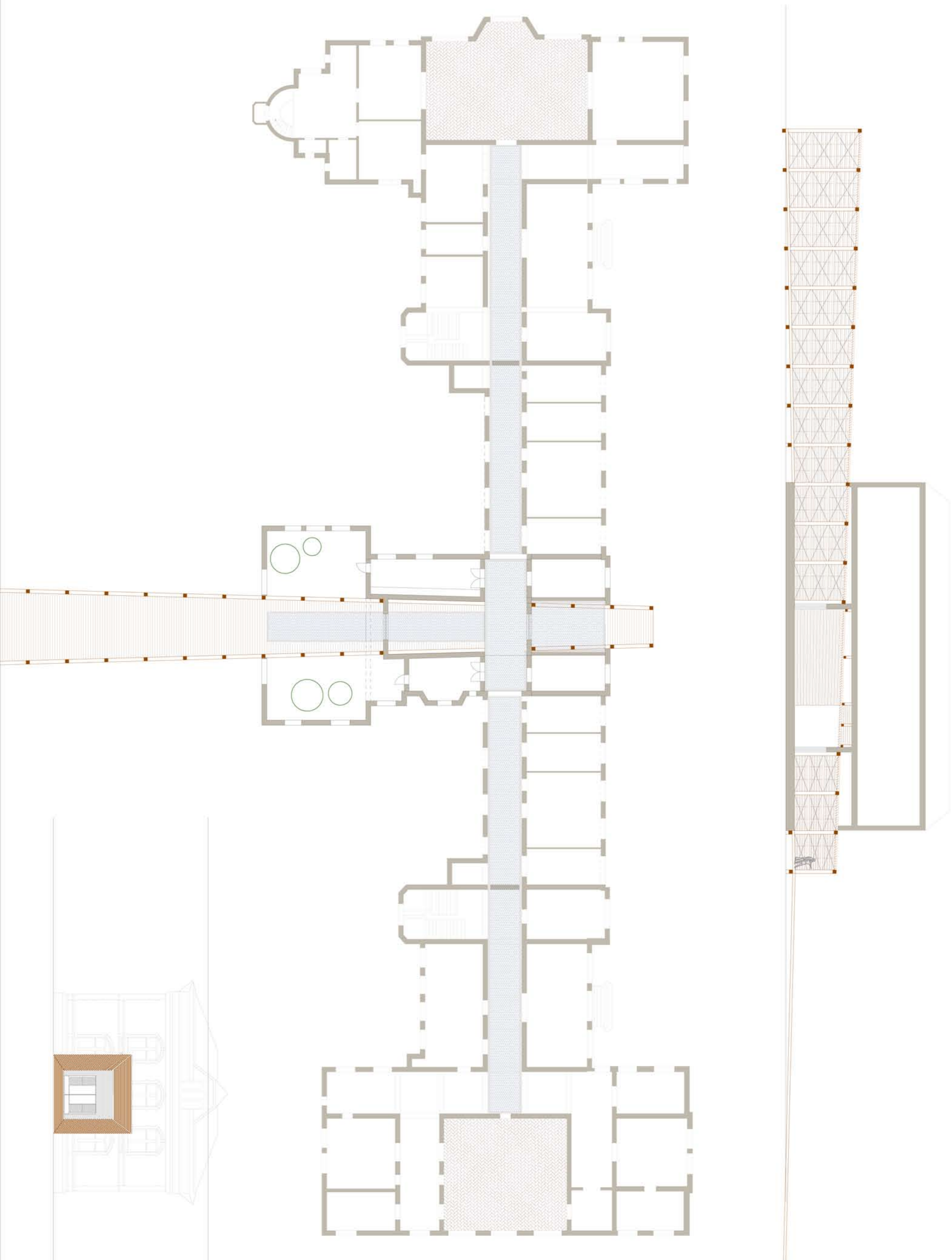


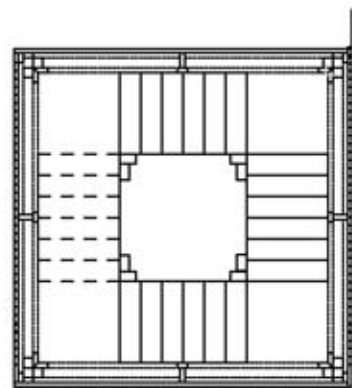
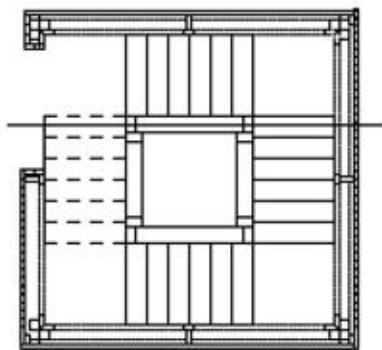
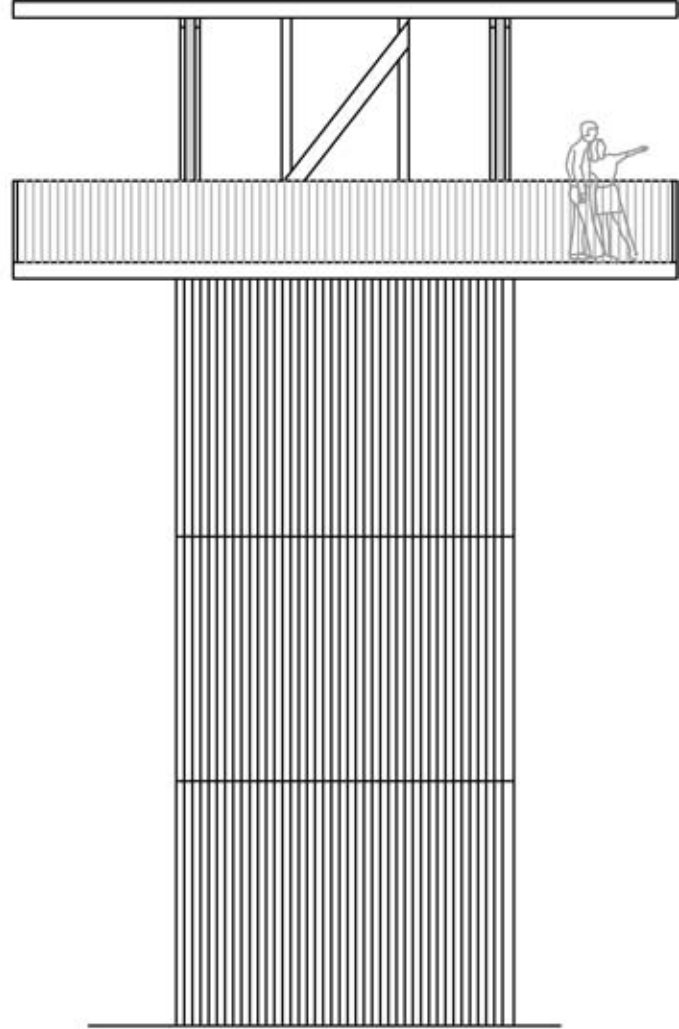
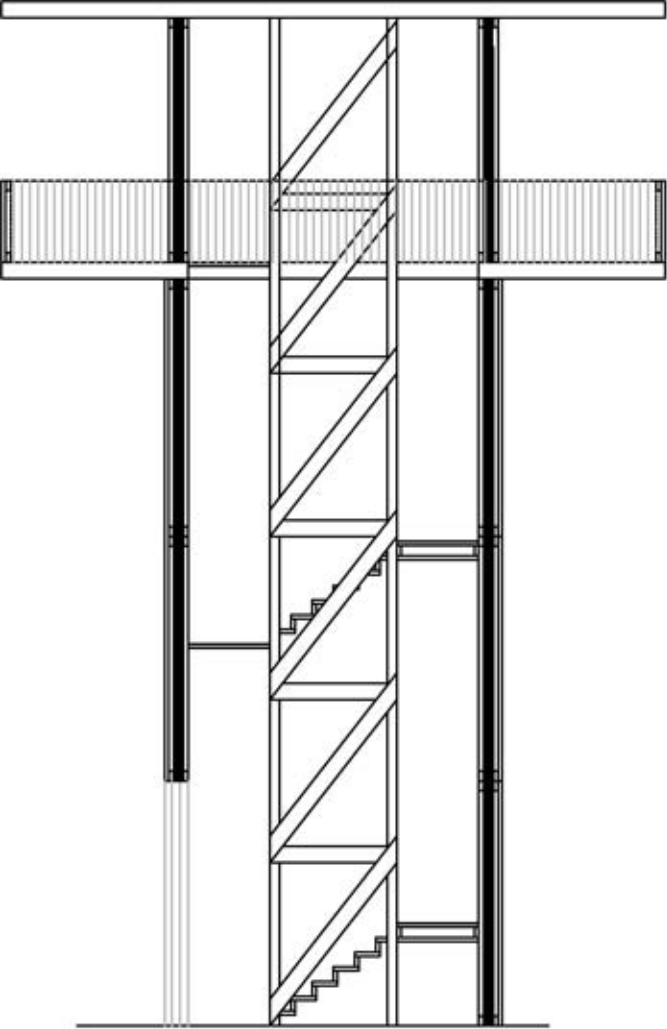
Scala 1:1000  
130x130

Masterplan dell'intero intervento  
Scala 1:2500



# L'EDIFICIO DI ACCESSO AL PARCO E LE TORRI DI OSSERVAZIONE





# COME RAPPRESENTARE UN PARCO?











ROVINA

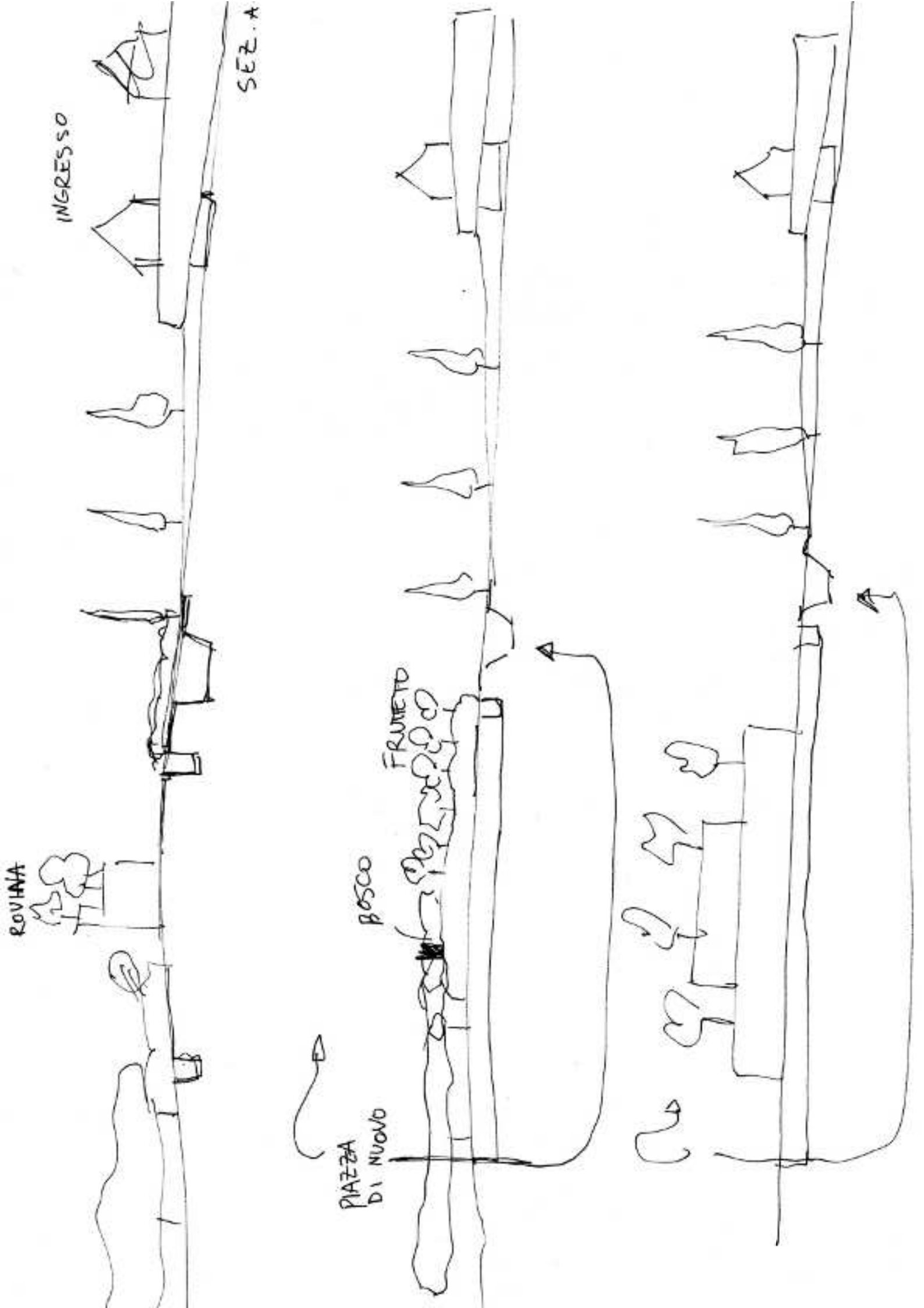
INGRESSO

SEZ. A

PIAZZA DI NUOVO

BOSCO

FRUMENTO



ROVINA

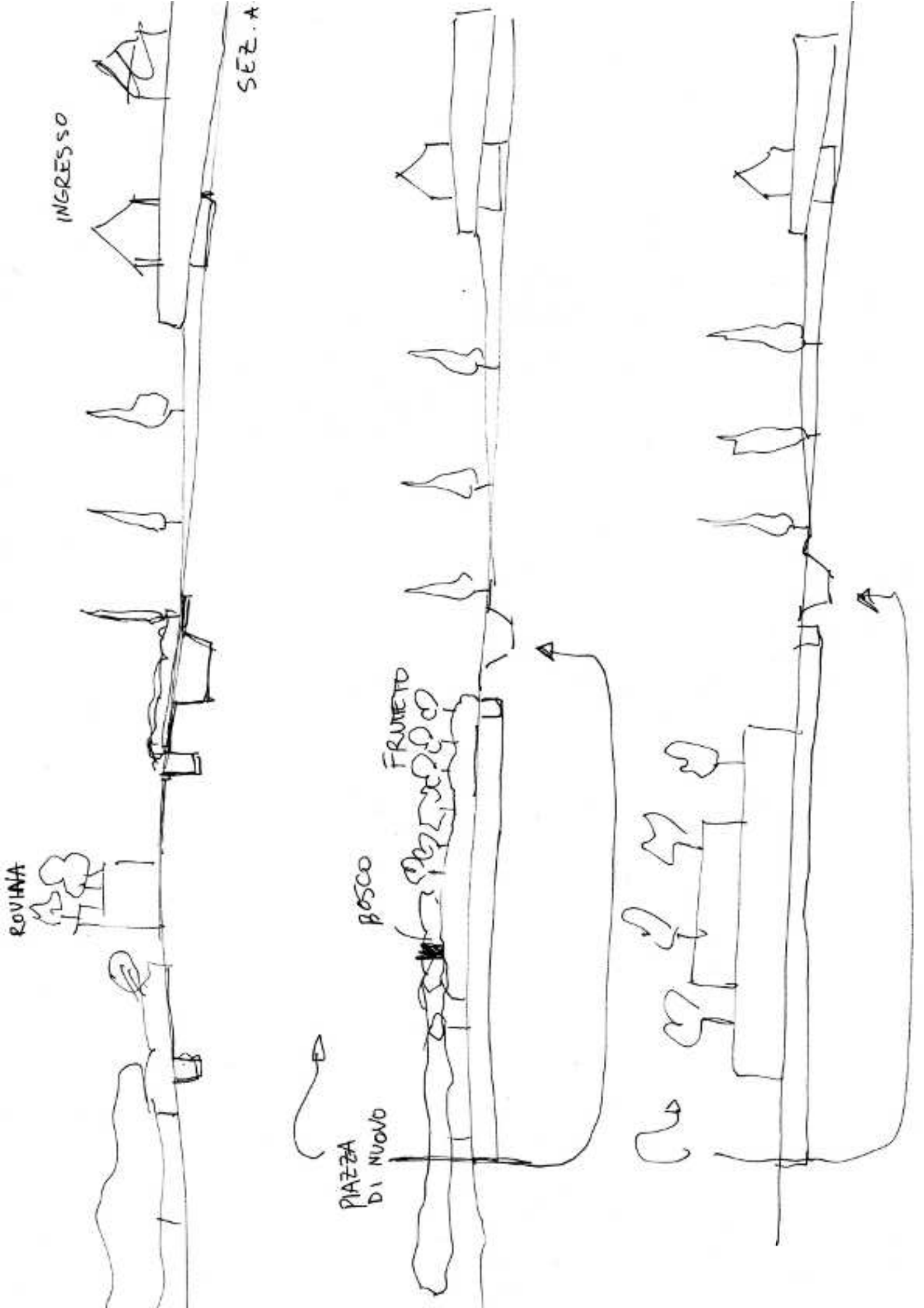
INGRESSO

SEZ. A

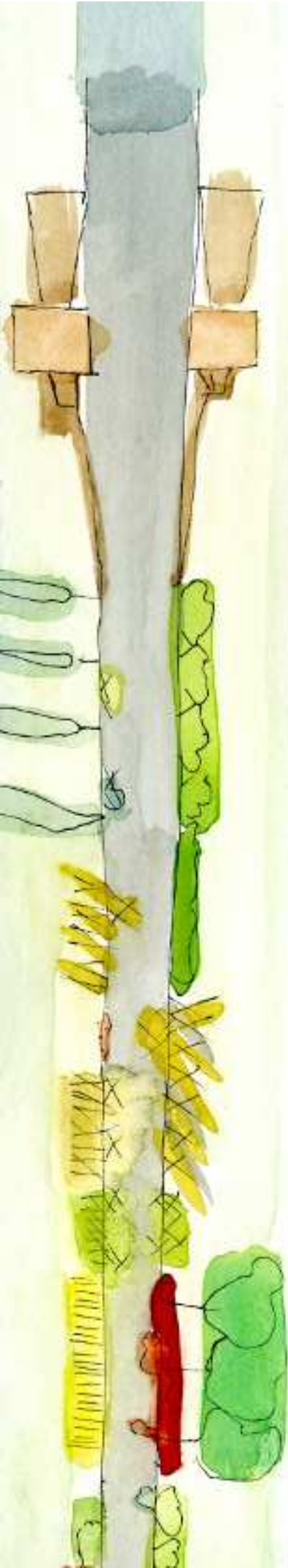
PIAZZA DI NUOVO

BOSCO

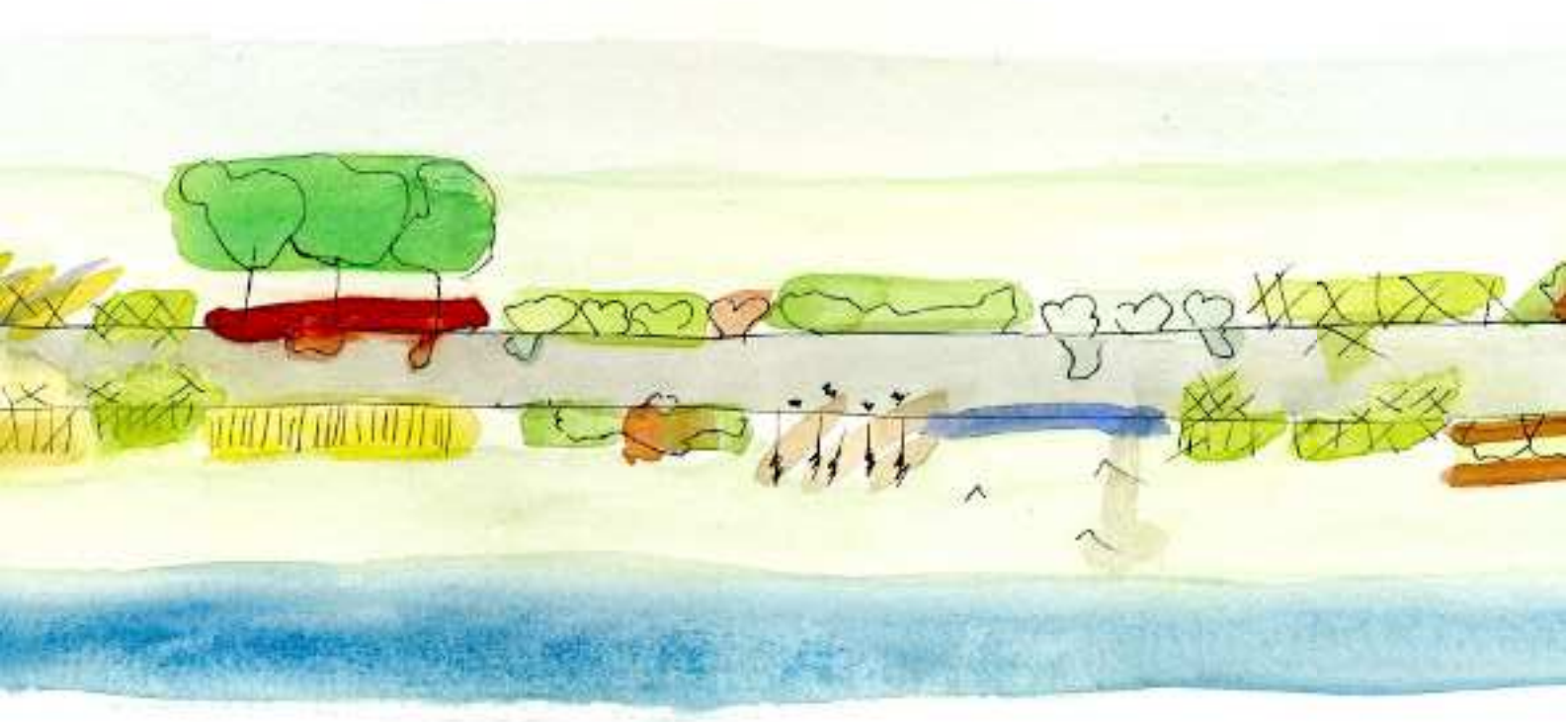
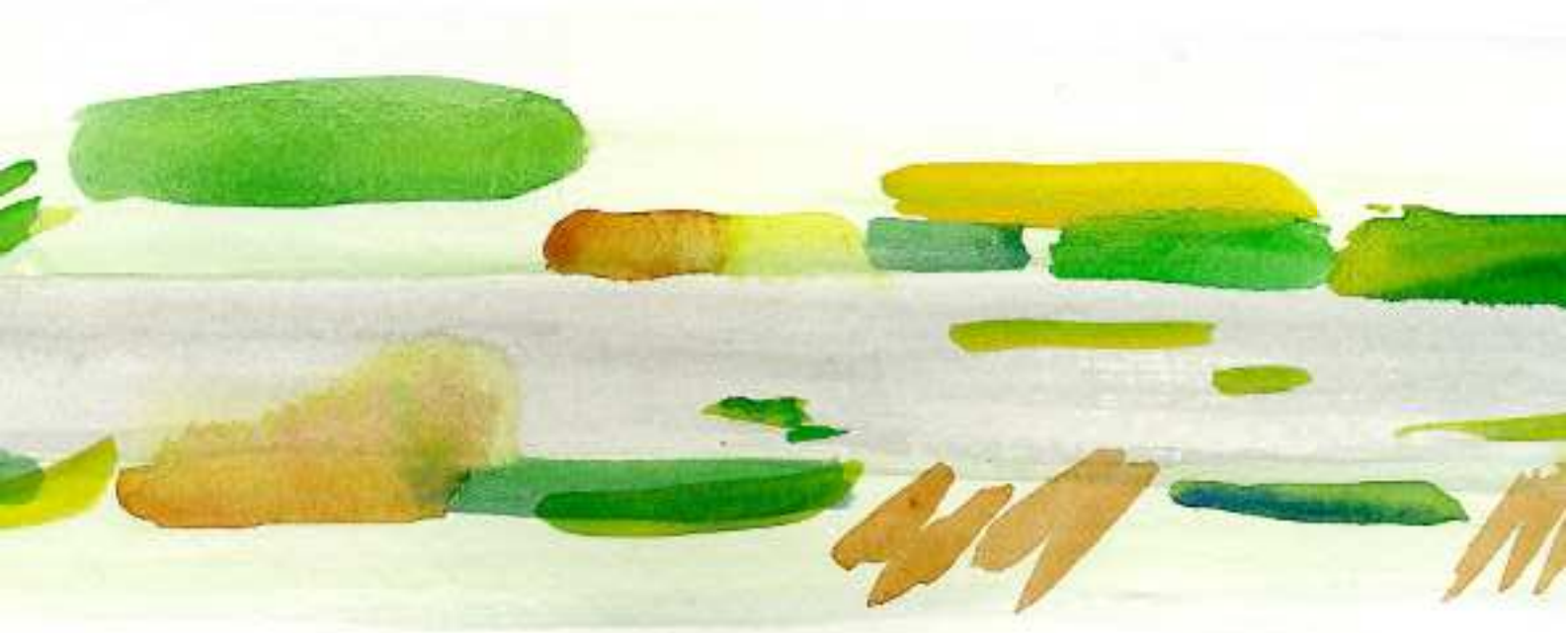
FRUMENTO













# IL GRANO

anche se inaccessibile

i campi di grano

sono visibili da

più punti del

sentiero, trasponendosi

nella maggiore distanza

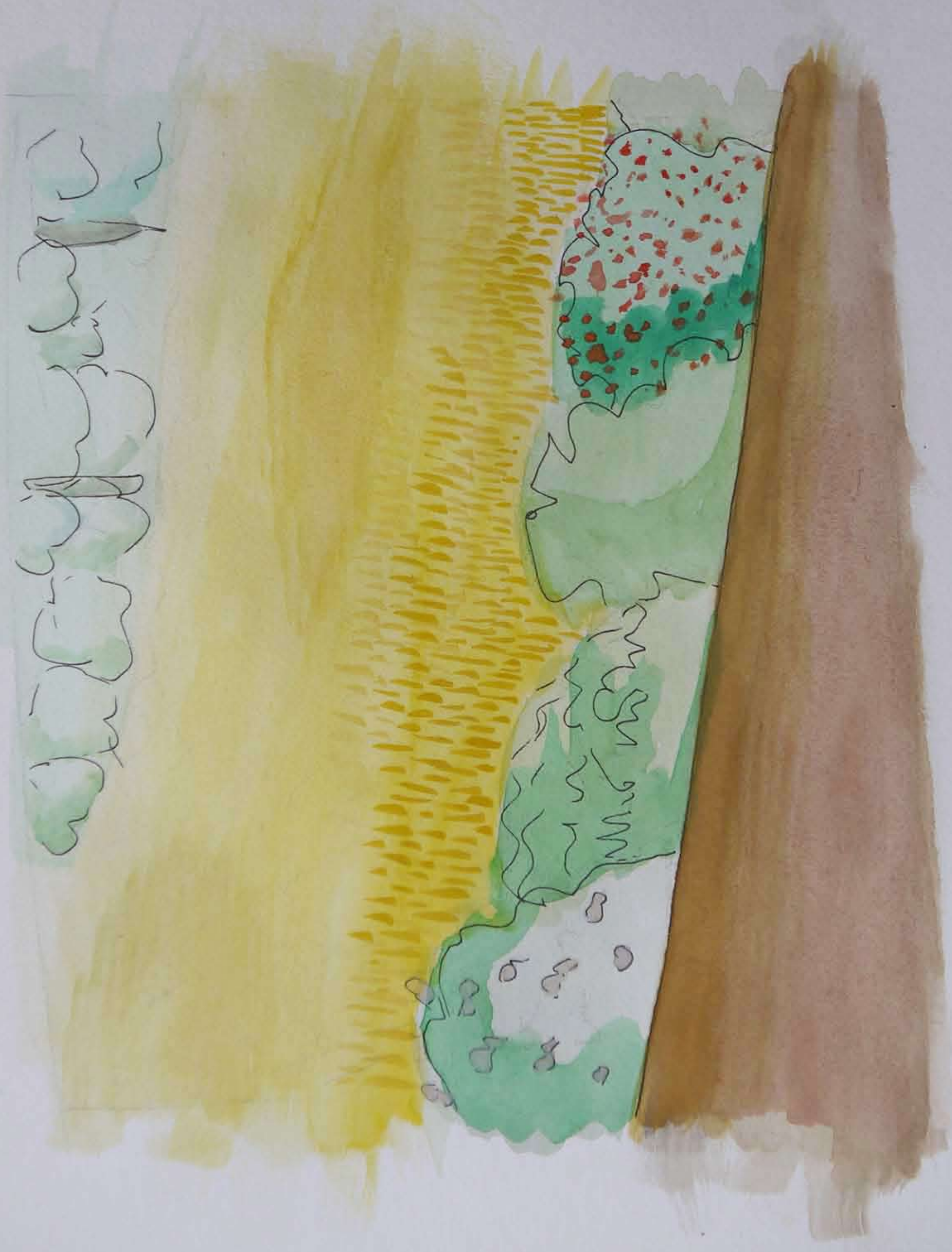
in lunghe distese di

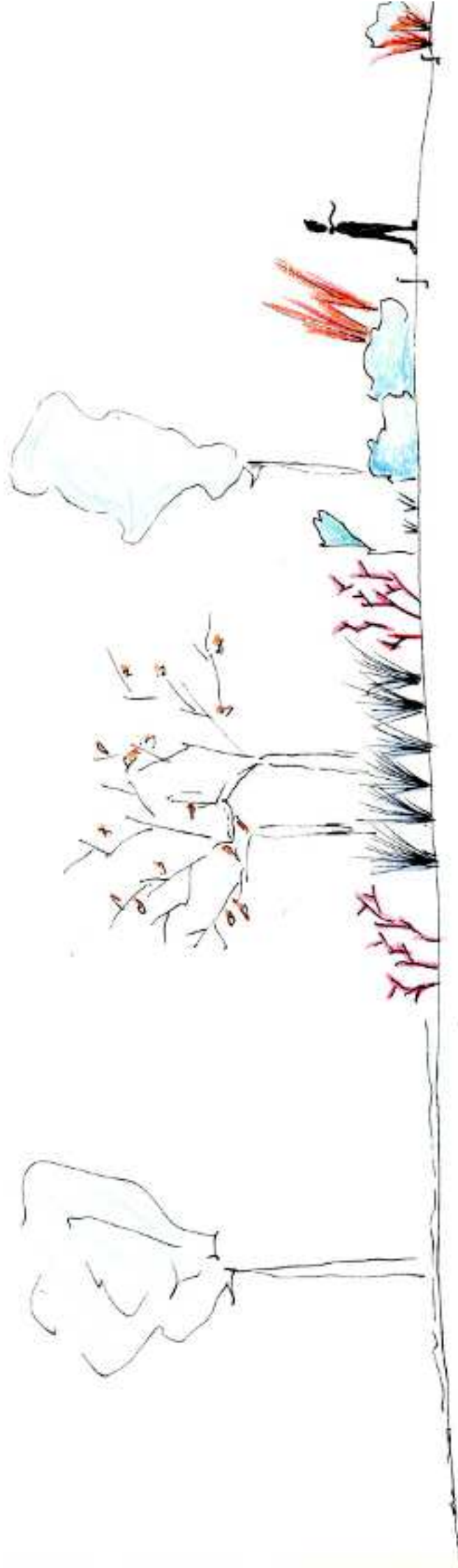
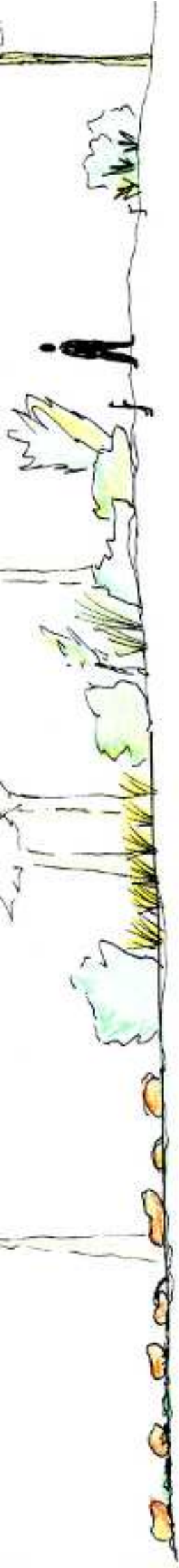
gialli, che si fondono

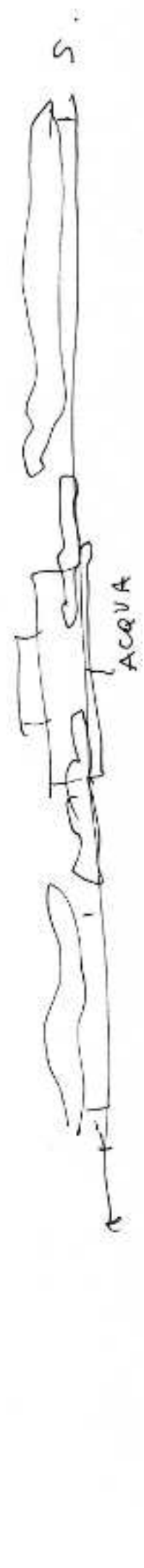
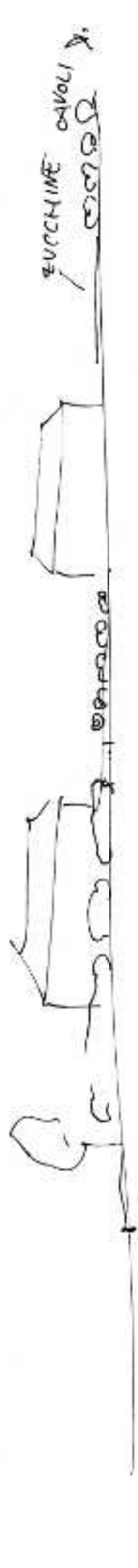
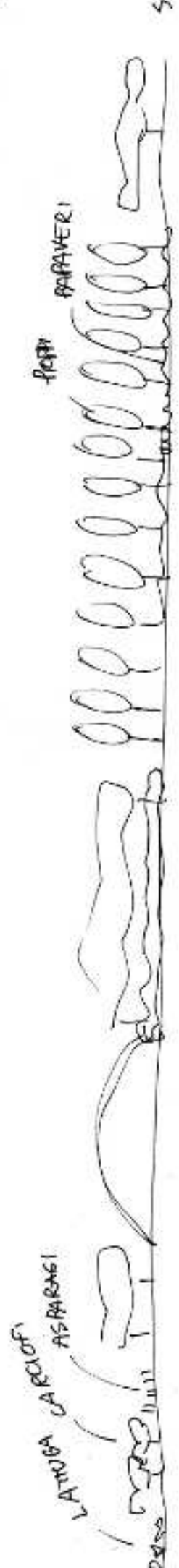
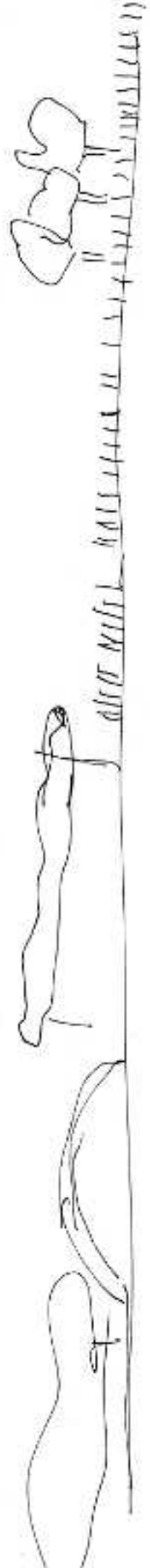
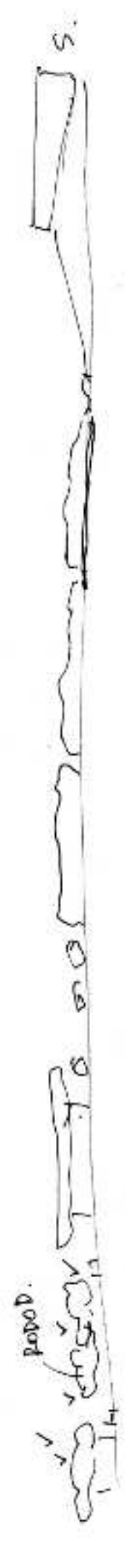
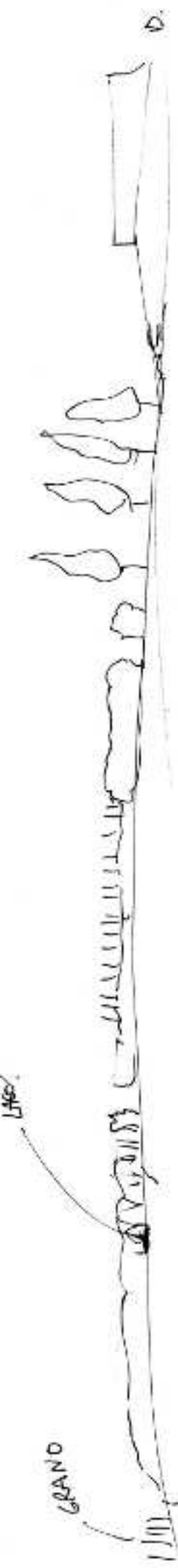
prima o poi con i

verdi del bosco

che circonda B.H.

























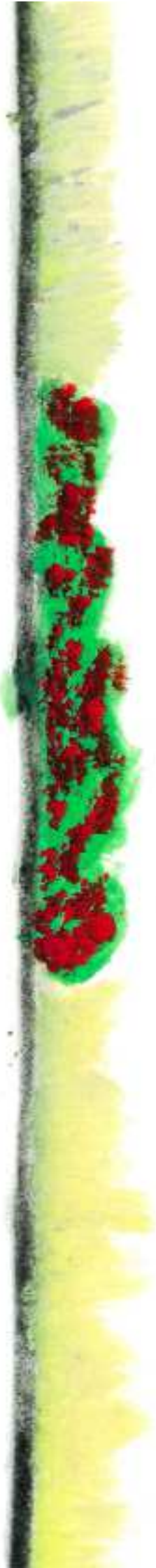






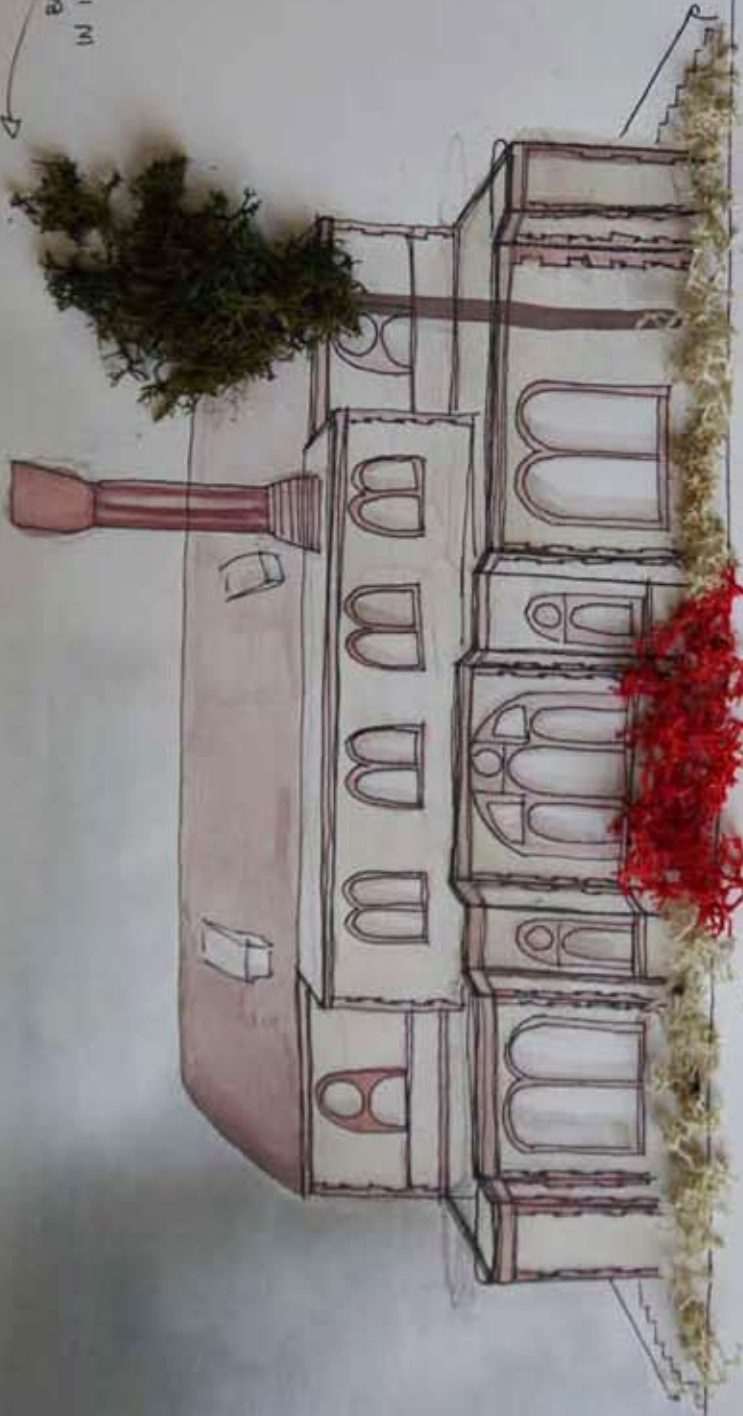






IL CIELO SOPRA  
BEEILITZ-HEILSTÄTTEN  
IN INVERNO

QUESTO!  
BIANCO 50%  
NERO 10%  
blu scuro 30%  
blu chiaro 10%



ALYSSUM  
CHALCIDICUM  
PRIMAVERA: FIORITURA  
GIALLA

MYRICA  
GALE  
h. max 4 m  
PRIMAVERA: VERDE

PIANTA  
PREESISTENTE  
(da tenere!)

PIANTA  
PREESISTENTE  
(da tenere!)  
TAXUS  
BACCATA

← le due piante che incominciano  
le facciate si alternano nella  
funzione col cambiare della stagione:  
quella più in evidenza durante l'inverno  
lascia il passo all'altra quando fiorisce.

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