

Quartiersbote

the High-Deck-Siedlung newsletter



May 2021 - Issue 1 - Volume 1

High-Deck-Siedlung – One of Berlin’s Architectonic Landmarks



The name of the High-Deck-Siedlung housing estate is inspired by the unconventional tiered design of its common areas, developed by architects Bernhard Freund and Rainer Oefelein in the 1970s. The idea was to create a quarter particularly well-suited for families with children. In an approach matched by no other housing estate in Berlin, the pedestrian upper level—called high deck—was optimised for the purposes of interaction, recreation and play.

Today, Vonovia wants to ensure that you feel at home in this unique residential environment for a long time to come. This is why we lost no time after taking over High-Deck-Siedlung but developed a fresh concept and earmarked ample funds for its implementation. We even got in touch with the architectural firm of Rainer Oefelein to advise us on every kind of aspect regarding the housing estate.



What Is Happening at High-Deck-Siedlung?



All Kinds of Refurbishment Measures Planned

More than four decades have passed since the High Deck housing estate was built. So, it comes as no surprise that some interior and exterior refurbishments and repairs are called for. These include above all:

- window repairs and the installation of new windows
- re-rendering and repainting the stairwells
- pipework renovation and refurbishing the bathrooms in the flats.

In addition, we intend to beautify the outside facilities and to upgrade the waste bin areas as well as the area around the Sonnen-center shopping centre. A new wayfinding system will make it easier to get around at the High-Deck housing estate, and we are also planning to embellish the footbridge across Sonnenallee. It made us happy to learn that you, our tenants, warmly welcomed the plans and the measures already implemented. Regrettably, we had to pause our works as 2020 turned into 2021 when it became necessary to coordinate the next steps with the heritage conservation authority. As soon as the execution of the next refurbishment works is approved, we will let you know and resume the building works.



Wide Array of Measures – But No Rent Hikes

We have big plans: The idea is to invest a tidy sum to improve the quality of living any way we can, for instance by replacing the piping, by modernising bathrooms, and by renovating the stairwells. In the course of 2021, we will also start refurbishing the roofs. Naturally, we will keep you posted on the works' progress throughout. By the way: Although we are spending good money on High-Deck-Siedlung, living here will not get more expensive for you, our tenants. The measures planned for 2020/2021 will not be subject to rent reviews.

What Does Heritage Protection Actually Mean?

Buildings under heritage protection may not simply be modified as you see fit. Their appearance, for instance, could be protected as well as the urban-planning structure of listed building stock. Architectural landmarks, rather than being limited to individual buildings, can comprise entire housing estates, such as High-Deck-Siedlung. For us as owners of these buildings, the implementation of building works is tied to certain constraints and strict requirements issued by the heritage conservation authority. That being said, the disadvantages are offset by certain advantages. For instance, open areas inside a listed estate like High-Deck-Siedlung may not simply be developed, nor may existing buildings be altered in significant ways.



Published by:

Vonovia SE, Universitätsstrasse 133, D-44803 Bochum, Matthias Wulff (responsible under German press law), presse@vonovia.de, www.vonovia.de

Image and photo rights for all illustrations: QM High-Deck-Siedlung/Sonnenallee Süd, W+P GmbH

Idea, design, editing:

RUECKERCONSULT GmbH, Berlin
www.rueckerconsult.de

News Update



New Wayfinding System Coming Soon

There is often more than one way to get from point A to point B at High-Deck-Siedlung. You can take the high decks or the street below, but you may also just walk from one house to the next. In order to make it easier for residents and visitors to find their way around, the entire housing estate will be fitted out with a new wayfinding system. The project is sponsored with funds from the "Soziale Stadt / Sozialer Zusammenhalt" federal urban development program. Site maps, signs and colour-coded markers will ensure easy orientation on the grounds in future. The design drawings were presented in July 2020, and discussed with a large number of tenants. At this time, the fine-tuning between the project sponsor ("Die Brueder Publishing"), the housing companies Vonovia and EVM, City and State of Berlin, and the heritage conservation authority is already under way.



Vonovia also Sponsors Kids Social Club

The Waschküche children's social club organised by the AspE society is intended for 6- to-13-year-old residents of the estate, and offers plenty of leisure options. Vonovia will once again support this important amenity in the quarter with a donation of 6,000 euros

in 2021. We should like to take the opportunity to thank all community services and volunteers in the housing estate. Coping with the current situation is particularly hard during a pandemic, requiring a creative approach.



Balcony and Patio Competition 2021 to Start in May

The annual balcony and patio competition has become an established tradition at High-Deck-Siedlung. It has been organised annually for the past 21 years, and is always highly popular among residents. As in previous years, we can hardly wait to find out who has the prettiest balcony, flower bed or patio. For details on the contest, please get in touch with the neighbourhood management. The registration deadline is 25 June 2021.



How to Contact Us

Do you have questions concerning a technical issue, your lease agreement or any other subject related to the High-Deck-Siedlung housing estate? Regardless of the nature of your inquiry, our central customer service staff will gladly schedule an appointment with our team on the ground, which will get in touch with you as soon as possible.

The best ways to reach the Vonovia customer service is via phone or e-mail:

Phone: 0234 414 700-000

E-mail: service@vonovia.de

By the way: If you prefer to read the German, Turkish or Arabic edition of this issue of the Quartiersbote newsletter, please use the QR code to download it in the language of your choice.

