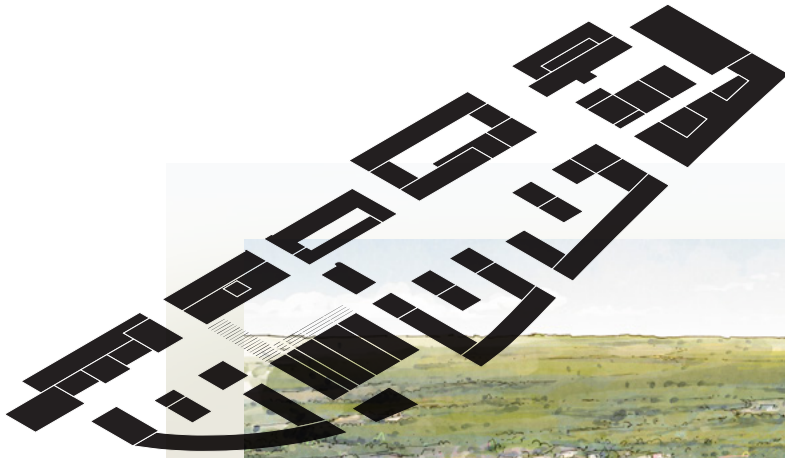


N° 37

caspar.  
e-Letter



# Success!

Topic:

*caspar.*, Schellenberg + Bäumler  
and studio grüngrau Win  
Urban Design Competition for  
the “Algarve” in Duisburg

# Hello.

Two years ago, we won the urban design competition for the redevelopment of the former Alga site in Duisburg-Wanheimerort with our masterplan. The investor and client, ZAR Real Estate from Munich, plans to transform this Rhine-side site into a new urban quarter with nearly 230,000 m<sup>2</sup> of gross floor area: the “Algarve.” The new district will comprise 60% residential use, with the remainder dedicated to office space, local services, and spaces for art and culture.

We developed the concept in collaboration with Schellenberg + Bäumler Architekten and the landscape architects at studio grünrau. Besides caspar., the competition included entries from UNStudio, C.F. Møller, and Jan Wiese Architekten. The Copenhagen-based practice Gehl contributed to the urban design framework.

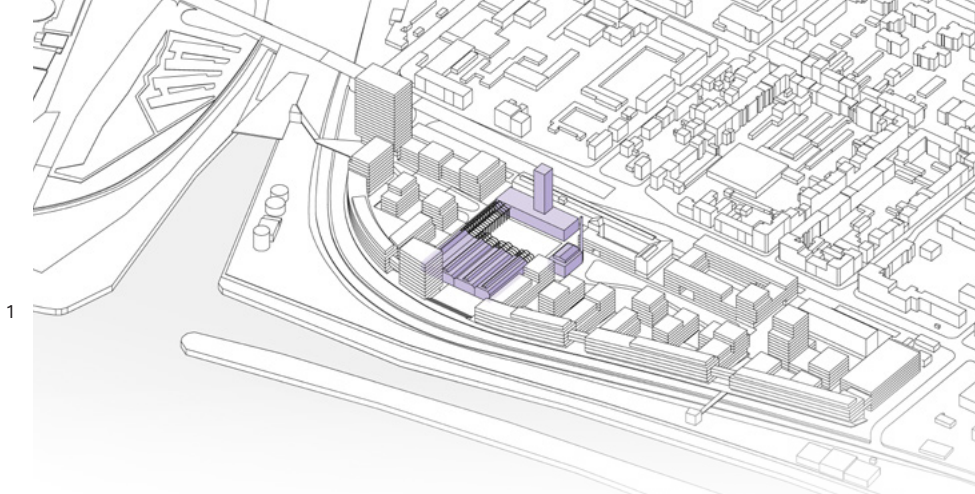
↓

There’s no construction yet – right now, it’s all about building consensus. As is often the case, the usual debates have slowed things down a bit, this e-letter included. That said, none of it changes the fact that our masterplan won for good reason. I’d like to share that vision with you now.

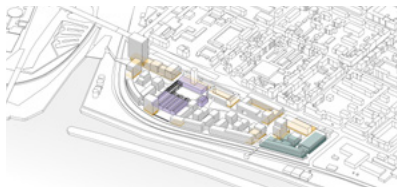


Figure-ground plan and section:  
caspar. —  
in collaboration with  
Schellenberg + Bäumler  
Architekten  
and studio grünrau





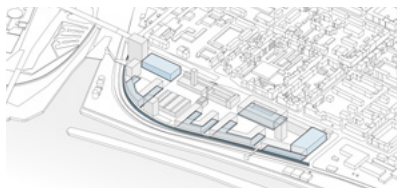
- 1 Existing buildings
- 2 Commercial use
- 3 Residential
- 4 Mobility



2



3



4

From the competition brief: “The site was established in 1894 as the Duisburger Cable Works and grew to become the largest employer in the Wanheimerort district. A century later, it was decommissioned and largely taken over by the company Alga Commercial Vehicle and Construction Machinery. Today, most of the production halls and office buildings stand vacant. This once vital industrial site now lies dormant – closed off to the public.”

Even more significantly, the derelict site blocks access to the Rhine along its entire length. But that could soon change – thanks to the five guiding principles of our masterplan:

Isometric perspectives 1–4: caspar.

- **I. Integrating Wanheimer Strasse:** Reconfiguring this traffic corridor reduces the barrier between Wanheimerort and the Alga site – embedding the street space more cohesively into the surrounding urban structure.
- **II. Opening up the site for greater permeability:** A car-free network of former service lanes picks up the Wanheimerort street grid and extends it across the site to the Rhine. The proposed Rhine terrace will offer expansive views over the railway tracks toward the river’s floodplain landscape. Additional pedestrian bridges will span the tracks, linking the new quarter with emerging public spaces, the Kultushafen, and the Rhine promenade.
- **III. A new Werkpark for Wanheimerort:** A continuous, communal green space at the heart of the quarter – sheltered from noise by its location – becomes a shared anchor for the neighborhood. Previously sealed surfaces give way to areas for play, recreation, and relaxation, while integrating water retention features throughout, in line with sponge city principles.
- **IV. A process-driven urban fabric:** Interwoven with green spaces, the built structure incorporates many existing buildings and allows for phased development that can proceed independently of the existing fabric as needed. This ensures a flexible, step-by-step transformation that can respond to changing programmatic needs over time.
- **V. The concept of the everyday city** delivers everything that makes a city livable – within the quarter itself: vibrant, repurposed factory lanes and squares with cafés, studios, workshops, and shops at ground level; local amenities and a market hall at the entrance plaza, extending from Fischerstrasse; spaces for crafts and light industry in the south; and calm, green open spaces with differentiated outdoor areas throughout the residential zones. The entire quarter is car-free and offers a wide range of niches for everyday needs – living, playing, leisure, and rest. Contrasts between old and new, high and low, informal interim uses and formal urban gestures are all part of the design.



Sketch: caspar.



“The concept of the everyday city delivers everything that makes a city livable”





## Project data

**Client** ZAR Real Estate Holding, Munich  
**Awarding authority** ISR Innovative Stadt- und Raumplanung, Haan  
**Concept team** Caspar Schmitz-Morkramer (caspar.) with Prof. Manuel Bäuml (Schellenberg + Bäuml Architekten) and Prof. Thomas Fenner (studio grüngrau)  
**Team caspar.** Holm Bethge, Philipp Meise, Thoufiq Ahmed, Jutta Göttlicher, Francisco Vaz Cano, Sara Ipakchi, Jonas Ritgen  
**Sustainability** Werner Sobek, Stuttgart  
**Site Area** 95,210 m<sup>2</sup>

**Visualizations** caspar./Paul Trakies

A big thank-you to our partners Schellenberg + Bäuml Architekten and the landscape architects at studio grüngrau for their collaborative spirit and invaluable contributions and of course to our team for their outstanding performance! This success would not have been possible without you all.

Now we hope that what we achieved together will take hold – and that this remarkable site can soon be developed and brought to life.

Warm regards,

Caspar Schmitz-Morkramer

Let's stay in touch

**Direct contact**  
 Michael Kuhn  
 Director | CBDO

caspar.schmitzmorkramer gmbh  
 Steckelhorn 11  
 20457 Hamburg  
 T +49 151 52 03 09 74  
 mku@caspar.archi

**Digital Media**  
[studiocaspar.com](http://studiocaspar.com)  
[retailintransition.de](http://retailintransition.de)  
[dernachhalt.com](http://dernachhalt.com)  
[Newsletter](#)

