

MARCO GERNT Architekten

MGA / EDITION EN

Urban research

Lutherstadt Wittenberg

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Integration (NAIN) - 800 m radius

Spatial integration, not measured traffic



5 classes: municipal quintiles - Grey: not assessed
Street network May 2026 - Computed October 2026
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Research framework and reading guide

The study combines a spatial baseline, historical context and statistical analysis using Lutherstadt Wittenberg as its case. Its guiding question is how existing spaces, access and uses can inform reasoned decisions about future development.

Subject and scope

The municipality, its neighbourhoods and individual places are distinct scales of investigation. A municipal figure does not automatically describe a neighbourhood. Each indicator needs an observation date, territorial definition and statistical definition. Historical figures retain their actual dates. Terms and local contexts are explained in the relevant contribution.

Material and methods

Published place descriptions and historical sources are considered alongside official statistics and modelled spatial analyses. Mapped paths and facilities form a dated, documented selection. Assumptions, missing data and scale limit what the models can show. A model does not replace field observation or a survey of actual journeys. Additional visits or interviews count as evidence only when their execution and findings are documented.

Observation, calculation and hypothesis

Observed values are distinguished from calculated indicators, official projections and development assumptions. A connection or proposed use is a testable hypothesis. Access alone does not establish place quality, visitor numbers or population growth. Contradictions and limits belong in the analysis, including findings that challenge a design idea.

Feedback and data maintenance

New findings may change the question, material selection or method. Automatic retrieval checks available official series and changes to original files. New values feed diagrams and publications only after technical validation and expert approval. A new retrieval date is not a new observation period. Each edition remains a dated, traceable snapshot; interactive tests are available online.

Urban research

Urban research provides the foundation for informed decision-making. Insights into urban structures, development potential, and dynamics are translated into strategic projects.

Places, everyday life and development

Understand the city. Rethink its spaces.

We examine how buildings, routes and uses work together. Wittenberg shows what this can tell us about housing, everyday life and urban development.

[Explore Wittenberg](#)

Lutherstadt Wittenberg · 34 districts

What would you like to find out?

[01 · Places](#)

[Get to know the districts](#)

[34 areas, their histories and their distinctive spatial qualities.](#)

[02 · Everyday life](#)

[Find a suitable location](#)

[Compare access to facilities and housing costs in the place lab.](#)

[03 · Development](#)

[Put change in context](#)

[Read population figures for 2020 to 2025 and land use for 2025 alongside their sources.](#)

From existing fabric to design.

Historic spaces, accessible facilities and viable uses provide the starting point. We examine entrances, connections and new uses at the actual site. Design assumptions remain distinct from evidenced findings.

For cities and municipalities

What is your city's question?

We define the study area and data requirements. The results are maps, transparent comparisons and questions for the next planning stage. Where useful, we bring these findings together in an urban or architectural design proposal.

[Discuss a city study](#)

Lutherstadt Wittenberg

Places, data and spatial relationships

A city with many perspectives

Wittenberg becomes easier to understand through its places, accessible facilities and spatial relationships, prompting concrete questions about urban development. Explore a district, compare its facilities and test the effect of its connections.

[A study for your city](#) 

44,937	residents on 31 December 2025
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-312	residents compared with 2024
-------------	------------------------------

241.767 km²	municipal land area, ALKIS 2025
-------------------------------	---------------------------------

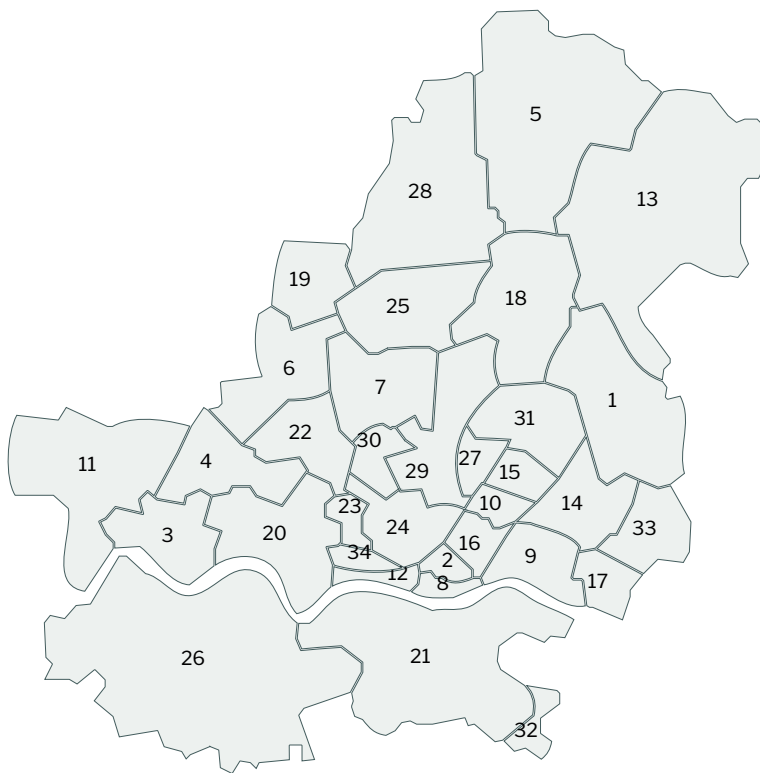
Statistisches Landesamt Sachsen-Anhalt, Halle (Saale), 2026. [GENESIS 12411-0001\[1\]](#). [dl-de/by-2-0\[2\]](#). Current whole-city estimates and historic district register figures use different methodologies.

Research approach: Marco Gernt, *Was braucht die Stadt?*, Master of Architecture, Dessau, 10 January 2007. The profiles connect historic observations with current data and new questions.

[How do the places connect? Explore Wittenberg’s street network with Space Syntax.](#) 

Explore Wittenberg

Map view



District [Read the profile](#)

34 research profiles. Population comparison: municipal register, 2013 and 2019. Select a coloured area to read its profile.

04 / I. RESEARCH QUESTION AND METHODS

Overview

Wittenberg's history is closely connected with Martin Luther, Philipp Melanchthon and Lucas Cranach. The Luther memorials in Eisleben and Wittenberg have been on the UNESCO World Heritage List since 1996. In Wittenberg, the inscription covers specific Reformation sites, not the entire city. [See the UNESCO inscription and its scope](#)^[3].

This research platform, maintained by Marco Gernt Architekten, presents spatial studies, historical context and design proposals for Lutherstadt Wittenberg. The practice's analyses and proposals are identified as such. The district map leads to 34 profiles and their data sources.

To contribute a source, correction or personal observation about a district, use the [contribution form](#). Submissions are reviewed before any publication; there is no open upload or publishing function.

Introduction

Urban research / chapter 01

Lutherstadt Wittenberg

Current figures frame the research; historic comparisons add depth below.

2025	44,937	residents
2024	45,249	residents
2020	45,425	residents
Land area 2025	241.77 km²	ALKIS

Current whole-city figures: population estimates on 31 December and ALKIS land use. [All six years from 2020 to 2025, sources and definitions.](#)

Architecture and urban change in Wittenberg

This research asks how Wittenberg can develop in response to present-day needs. We consider the city's layout, routes, public spaces and changing population together. A model of the city brings spatial relationships into view and helps us explore possible futures.

Written records of Wittenberg date back to the twelfth century. The [municipal timeline](#)^[4] records the granting of town rights in 1293 and the official addition of “Lutherstadt” to the city's name in 1938. These milestones tell only part of the story. Wittenberg is also shaped by its neighbourhoods and by the people who use them every day.

We are interested in how the city works and how it feels: its connections, uses and places. The research brings historical evidence and spatial analysis together to ask how future decisions could improve life in the city.

The differences between districts are one starting point. The [2019 municipal statistical yearbook](#), p. 16^[5], records no residents with a main residence in [Elbtor](#) and 7,747 in [Friedrichstadt](#). These figures describe the statistical districts on 31 December 2019; they do not measure the value of either place.

Historic municipal-register comparison, 2012 to 2019

2019	47,183	residents
2016	47,626	residents
2012	48,120	residents
City area 2019	241.78 km²	

Residents with a main residence according to the municipal register, recorded on 31 December of each year. Source: [Lutherstadt Wittenberg Statistical Yearbook 2019](#), p. 19 (2012, 2016 and 2019) and p. 12 (city area: 24,178.26 ha, rounded here)[5] (German). This register series is not directly comparable with the state population estimate. [Current whole-city series](#).

06 / I. RESEARCH QUESTION AND METHODS

Participation in the Think Tank

The think tank forms the open discourse platform for urban developments and future perspectives. The aim is to bring together different perspectives and to generate new approaches for the development of the city. The focus is not on presenting finished solutions, but rather on joint reflection and further development of issues.

Collective intelligence

In the think tank, urban development is seen as a collective process. The aim is for external actors, experts and interested parties to contribute their perspectives, experience and ideas and develop approaches together. Different perspectives should be considered side by side and related to one another.

Communication and mediation

Texts and visual representations should make complex relationships understandable and open up new perspectives. The aim is to share knowledge and develop shared visions of the future. The chosen formats should support both the depth of the content and the accessibility of the topics.

Interface of theory and practice

The think tank combines theoretical considerations with practical questions and provides an interface between research, planning and public discussion. Its role is to develop concrete questions, theses and hypotheses for spatial interventions and practical tests. The [living lab approach](#) describes the requirements for testing and evidence for results.

Underlying Theses, Hypotheses and Theories

Theories, hypotheses and basics

The theoretical basis of the work lies in the connection between architecture, urban development and economics in the context of social and cultural issues. These disciplines are not viewed in isolation, but are understood as a coherent system that is expanded by perspectives from art, design and philosophy.

Interdisciplinary approach

The focus is on integrated urban planning, spatial, social and economic analyzes as well as scenarios and options for action derived from them. International findings are linked to regional characteristics in order to develop viable and at the same time context-specific solutions. The aim is to achieve high quality in both spatial and structural terms.

Theoretical embedding

The aim is to generate new knowledge about urban development processes. Architecture, urban development and economy are viewed in interaction with culture, art and social dynamics. Without this embedding, the analysis remains incomplete and cannot reflect the complexity of urban processes.

Methodical approach

The starting point is the connection between urban development and project development. Questions, theses and hypotheses should inform concrete spatial interventions and practical tests. The assumptions and intended effects define what must be investigated; conclusions require evidence from the specific case. Testing and evidence for results in the living lab connect these theoretical foundations to implementation.

Question

How can the built environment - supported by culture and with the potential for art - shape life and make it tangible in the form of images?

thesis

Digital and organizational tools enable the connection of experience, knowledge and management and can thus support broader participation in the design and experience of the city.

Urban Research as a Living Lab for Urban Development

Urban research as a real-world laboratory

Urban research is not seen as an upstream analysis, but as an integral part of development. It builds on the questions and theses developed in the discourse and transfers them into an application-oriented context in which findings can be verified.

Potentials and actors

The starting point is the existing spatial and social potential of a place. The task of urban research is to make this potential visible, to structure it and to transform it into concrete projects together with local actors. The joint work should establish who can take responsibility for the projects locally.

Living lab

The living lab approach links theoretical assumptions to concrete spatial interventions and practical tests under real conditions. Before a test, the starting conditions and previous use should be documented, and the intervention, scope, period and evaluation criteria defined. Evaluation requires a distinction between estimated and actual costs and evidence of use from dated observations or surveys. The method and its limitations must be clear. The evaluation should show which assumptions are supported by the specific case and which interventions need to be developed further. Research and implementation form a coherent, iterative process.

mediation

Texts and visual representations should make complex relationships understandable and support the joint development of approaches. They form part of the cognitive process and should support communication between those involved.

Goals

The aim is to develop resilient projects, more usable places and viable support structures. Transferable models should support the development of inner cities in different contexts.

Evidence for results

Only findings supported by evidence for the specific place and intervention are presented as results. This requires transparent documentation of the testing process and its evaluation. Claims about long-term effects require separate evidence.

History of the Old Town

Architectural history: Anne-Kathrin Tarnow and Marco Gernt, 2010. The architectural history describes the recorded conditions of that period. The population figures have separate reporting dates and sources. [Follow the building history in the Old Town profile.](#)

Wittenberg's historic centre is an important place for residents and visitors alike. Monuments to Martin Luther and Philipp Melanchthon and the market fountain stand on its central square. The municipal register recorded 2,073 people with a main residence in the Altstadt statistical district in 2009, and 2,110 in 2019. The district area listed in the 2019 yearbook is 86.80 ha.

Architectural history from the 2010 archive. The following account describes conditions at that time.

Townhouse

The town house, located on Arsenalplatz, dates from the 13th century and within its walls still represents a significant remnant of the medieval building structure of the former Franciscan monastery church. This in turn was used as a burial place for the Ascanians. Its appearance changed greatly over the centuries, for example due to the Seven Years' War or renovations in the 19th century. After the old town house was supposed to shine in new splendor again, the renovation was stopped because the resting place of Rudolph II, his daughter and his second wife was found during archaeological excavations.

City church

The mother church of the Reformation is the city and parish church of St. Marien. In 1521 the first Protestant mass was held for her by Justus Jonas the Elder and Andreas Bodenstein von Karlstadt. It was also Luther's preaching church and, since the Reformation, the official church of the general superintendents of the Saxon Electoral Circle (Kurkreis), but after the Congress of Vienna it became the official residence of the Wittenberg superintendents. The artistic design and furnishings were also well preserved. You can still see a number of works by Lucas Cranach the Elder and Lucas Cranach the Younger today. Many epitaphs also point to the influence and work of many important personalities.

Castle and castle church

The castle with the church is probably the most important symbol of Lutherstadt, especially in connection with the courageous attack on the sale of indulgences by the Roman Catholic Church in the 16th century by posting Martin Luther's 95 theses. Before the remodeling in 1884, the church and castle were destroyed in 1760 and 1814 and used as barracks for the defenses. The developers of the remodeling intended to visualize the

expression of world historical significance. However, in the spirit of historicism, the statement was related to the forerunners of the Reformation and thus a Reformation memorial was created.

Cranach courtyards

Summoned to the Wittenberg court by Elector Frederick the Wise in 1505, the painter Lucas von Kronach from Franconia lived in Wittenberg for 40 years.

He went down in the history of Lutherstadt as one of the most versatile personalities of the Reformation period. There are two of his houses on the market, the so-called Cranach-Höfe, which were his workshops and places of work. The buildings of the Renaissance are images of the history that took place in them.

Official references: [Lutherstadt Wittenberg Statistical Yearbook 2019](#), p. 19[5] (population in 2009 and 2019), p. 12 (district area; German). These population figures refer to people with a main residence in the municipal register. The architectural history follows the 2010 article credited below.

Archived text contribution: Anne-Kathrin Tarnow and Marco Gernt, 2010.

10 / II. HISTORICAL AND CULTURAL CONTEXT

Culture

Archival manuscript: Marco Gernt, 2006. The text records the conceptual approach of the manuscript “Was braucht die Stadt?”. [Examine Wittenberg's regional relationships.](#)

As a result of the Europeanization of spatial development policy and the need to keep and strengthen the different characters and qualities of economic areas in the context of Europe, cultural landscapes in regions and cities have emerged as increasingly relevant task areas of a very special kind. They partially cover regional labor markets by guiding the economy, society and space towards the original productive forces of the area and their cultivation with an impact on the city and landscape, thus linking new opportunities for growth and innovation to the history of regional cultures.

The connection to the regional labor markets can be established by searching for, promoting and integrating local and regional economies into the framework of the cultural landscape in terms of content and processes. For the urban development of Wittenberg, this primarily means distinguishing between the characters of the two banks and the cross-river networking of paths and views as a framework for an urban and a rural side. The regulatory mandate is a preparation for the coordination of design requirements for the concrete formulation of the development-relevant goals for urban development and framework planning, for land-use planning and the preservation or renovation of individual cultural monuments.

Marco Gernt (2006) Manuscript: What does the city need?

Phases of Urban Development

This timeline places selected events that shaped Wittenberg's urban form in context. The dates are supported by the sources below; this is not a complete city chronology.

Medieval town

- **1293:** A charter grants Wittenberg further town rights.
- **1332:** A town wall is first recorded in writing.
- **1356:** Wittenberg becomes an electoral residence.

Residence, university and Reformation

- **1502:** The University of Wittenberg is founded.
- **1517:** Luther's 95 Theses are associated with the Castle Church. The Reformation sites still shape Wittenberg's urban landscape.

Fortress and Prussian era

- **1760:** Wittenberg is besieged during the Seven Years' War.
- **1817:** The University of Wittenberg is united with the University of Halle.
- **1873:** An imperial order begins the removal of the fortifications. Public parks are laid out on former ramparts from 1878.

Heritage and the present city

In **1996**, the Luther memorials in Eisleben and Wittenberg are inscribed on the UNESCO World Heritage List. For this urban study, the transformation from fortified town to public green belt is especially relevant. The study's spatial proposals are collected in [Vision Wittenberg](#).

Sources and context

- [Lutherstadt Wittenberg: city timeline](#)^[4]
- [Lutherstadt Wittenberg: historic ramparts](#)^[6]
- [Martin Luther University Halle-Wittenberg: the 1817 merger](#)^[7]
- [UNESCO: Luther memorials in Eisleben and Wittenberg](#)^[3]

Original outline: Anne Krätschmann and Marco Gernt, 2006.

Building Development

Archived studio design, 2006. Design contributors: Jana Ecke, Marco Gernt. Documented in Marco Gernt's master's thesis, 2007. The account describes observations and proposals from the period of the study. [Assess housing stock in the city comparison.](#)

In the old town there are multi-storey, dense and small-scale neighborhood developments. The street spaces serve as a funnel-shaped orientation towards the market square. In Kleinwittenberg, Friedrichstadt 1930s there are regularly designed, closed complexes with gardens that are one or two storeys. The Piesteritz factory settlement is a regular settlement. Closed construction methods with streets and squares dominate this area, which is home to rental gardens and community buildings.

Studio project: Stadtentwicklung Wittenberg und Umgebung (urban development in Wittenberg and its surroundings), summer semester 2006. Developing the social, cultural and economic potential of places in the urban landscape. Concept: Dipl. Ing. FH M. Gernt and Prof. A. Haase. Cooperation: City of Wittenberg, IBA Sachsen-Anhalt and Bauhaus Dessau Foundation. The results form part of Marco Gernt's master's thesis.

Archive reference: Marco Gernt, Logik und Kreativität prägen das Leben. Architektur & Stadtentwicklung. Was braucht die Stadt?, Master of Architecture thesis, Dessau Institute of Architecture, Anhalt University of Applied Sciences, 10 January 2007, chapter IV.4.3, PDF pp. 35 (studio archive, German).

Design contributors, 2006

- Jana Ecke | Marco Gernt, Germany

District Management and Atmosphere

Archival text, 2006. Source credit: Joachim Krause in conversation with Sabine Kraft; Marco Gernt. The account describes the considerations of that period. [Compare housing costs and affordability.](#)

Today we have a very high population worldwide compared to the emigration. It is important to understand that the real estate market in cities needs to be kept healthy.

Joachim Krause says: *What significance does this real estate industry and its lures have? Isn't the real allocation of living space still secondary to income?*

Before we even talk about atmosphere, aren't the milieus more dependent than ever on income? At least traditional socio-economic criteria such as income and class still play the primary role when choosing where to live, while membership in so-called lifestyle groups is a secondary characteristic. This is also documented by the Difu study on return migration to the inner cities. The aestheticization and atmospheric furnishings of living primarily take place in the upper income bracket. However, since the housing of the rich has always had an acculturating effect and as a model filters downwards through society in a worn-out form, it is not only legitimate but also necessary to deal with

the trends. You can distinguish between three levels of action:

The first level concerns the traditional domain of architects, namely the development of usable spatial concepts. From a market point of view, it is the acid test of floor plans and building types in the context of the new social complexity. The second level is the product aesthetics already mentioned. In addition to the actual brokering of real estate, marketing with the well-known staging mechanisms of sales is gaining more and more ground. And of course it's about all those elusive qualities that an object promises in terms of image, self-portrayal and specialness - in short: it's about the atmosphere it provides. This applies to the interior as well as the rhetoric of the building and its location. The third level, the organizational one, concerns the relationship between the developer and the future user. The gap between anonymous buyers and well-known builders is closed by new participation and financing models, which involve a different plan - but for architects it is extremely complex and remains open to change.

Conclusion:

In response to the question “What does the city need?” It can be concluded that the creation of atmospheres is a necessary part of concepts and strategies for change. These elements are also good syntheses of usage and design values through the symbolic value of their assignment of meaning to highlight the individual locations. Talking to users and investors is a necessary part of managing change. This happens in direct discussions with those involved on site.

However, the market level, which regulates the distribution of local resources and finances, is dependent on connections with the global world of financial systems, especially in regions with lower population densities.

SOURCE 2006

- Joachim Krause in conversation with Sabine Kraft | Marco Gernt, Germany

14 / II. HISTORICAL AND CULTURAL CONTEXT

Spiritual Tourism as a Regional Phenomenon

Archival source: Cora Prünsten, 2008. The account refers to the period of the cited study. [Explore cultural places and routes in Wittenberg.](#)

For example, Hindu believers make pilgrimages to the Ganges River, Jews to the Wailing Wall in Jerusalem or Muslims to Mecca. Despite the worldwide spread of religious-spiritual tourism, this study is limited to the aspects of Christians' spiritual journeys. The large number of wellness offers that are labeled “spiritual” are also not taken into account. [1]

The possibilities for spiritual and religious travel are diverse. Despite the centuries-old tradition of some types of travel, they show no lack of current interest. On the contrary, pilgrimages are currently “very trendy”. Younger types of vacation, such as the “temporary monastery,” also meet people’s increased need for “search for meaning” and “self-discovery” in an over-technological, fast-paced world.

Since spirituality is not necessarily associated with religious affiliation, spiritual tourism is also seeing increasing demand from non-religious people. This thesis is supported by the inclusion of spiritual tourism in the cultural tourism segment. Religious motives in combination with cultural motives can increasingly be identified as reasons for travel. Examples of this include visiting religious and historical sites or taking part in a Christian study trip, which enable the traveler to experience and learn about world and church history at original locations.

The Luther tourism segment offers numerous starting points for this, both in Wittenberg and in other cities that are related to the work of Martin Luther. Nevertheless, in the coming years, Wittenberg in particular will be the focus of national and international interest as the starting point of the Reformation. The Luther Decade should be viewed as an opportunity not only to attract more guests in the short term, but also to potentially enhance the image in the long term. [2]

SOURCE 2008

- [1] Cora Prünsten, August 13, 2008, diploma thesis HS Harz, selected aspects of spiritual tourism using the example of Lutherstadt Wittenberg, introduction p. 1
- [2] Cora Prünsten, August 13, 2008, diploma thesis HS Harz, selected aspects of spiritual tourism using the example of Lutherstadt Wittenberg, conclusion and outlook on the future of spiritual tourism p. 88

15 / II. HISTORICAL AND CULTURAL CONTEXT

Luther Tourism

Archival source: Cora Prünsten, 2008. The account refers to the period of the cited study. [Assess tourism impulses: learn from 2017.](#)

Martin Luther is considered a widely traveled man. A variety of travel occasions (disputations, lectures, defense of his theses, etc.) led to him leaving his mark in numerous places in Germany. Although Lutherstadt Wittenberg has the unique selling point of being the "cradle of the Reformation", the places he traveled to during his life also claim to participate in Luther tourism. Since the visitors who follow in the "footsteps of Martin Luther/the Reformation" usually not only visit Wittenberg, but also other places, an investigation of spiritual tourism in Wittenberg is not possible without including the other "Luther cities".

The federal state of Saxony-Anhalt is of outstanding importance in "Luther tourism". Luther was born in Eisleben in 1483 and died there in 1546. He grew up in the former mining town of Mansfeld and ultimately spent more than half of his life in Wittenberg. The special position of the federal state is made clear by the fact that although many cities call themselves "Lutherstadt", only the cities in Anhalt are officially allowed to bear this nickname: Lutherstadt Wittenberg, Lutherstadt Eisleben, Mansfeld-Lutherstadt.

The topic of "Martin Luther" is very important in Germany and worldwide tourism. Cities with a connection to Luther use these to design their tourism offerings and cooperate sometimes more, sometimes less, including with other cities. The interest of visitors depends on the relevance that is attributed to a place in the context of

the history of the Reformation.

Traveling in the reformer's footsteps equally contains elements of urban, cultural, educational and spiritual/religious tourism. In any case, they basically represent trips to religious and historical sites. In addition, there are trips to special religious festivals, such as the Reformation anniversary in 2017. The previous Luther Decade, which opened in September 2008, creates additional travel reasons. In addition to increasing the number of visitors, the tourism policy focus of this major national and international event is also on improving the image of Germany as a (cultural) travel destination. The (Protestant) church hopes that guests will once again become more concerned with the content of the Reformation and its adaptation to the present and future.

The demand for Luther trips is both national and international. The greatest potential here is represented by members of Protestant churches, especially those of Lutheran churches and communities.

The Luther sites in Saxony-Anhalt are of central importance in the history of the Reformation, which is not only considered the "heartland of German history", but also "Luther's land". Lutherstadt Wittenberg in particular - as the starting point of the Reformation - will increasingly be the focus of spiritually/religiously motivated travelers in the future. [1]

SOURCE 2008

- [1] Cora Prünsten, August 13, 2008, diploma thesis HS Harz, selected aspects of spiritual tourism using the example of Luther City Wittenberg, Luther Tourism pp. 43 to 57

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The Importance of Spiritual Tourism in Christianity

Archival source: Cora Prünsten, 2008. The account refers to the period of the cited study. The study uses a broad understanding of spirituality that is not tied to a particular denomination. [Explore churches and built heritage in the Old Town.](#)

Definition of terms for spiritual tourism

At first glance, the terms "spiritual" and "tourism" seem incompatible. "Tourism" as an economic science with a material orientation on the one hand, and "spiritual" as the epitome of immaterial, intellectual content on the other hand, a balancing act between secular and ecclesiastical values.

- Spirituality is the transcendence experienced by humans, which is connected to personal faith in the sense of spiritual orientation. Religion and denominational affiliation have no meaning.
- Religiosity is more concrete than spirituality and is to be understood as a spiritual commitment to a religion or faith community.

If you bring the terms “tourism” and “spiritual” together, it becomes clear that they are not as incompatible as they initially seem.

Spiritual tourism includes the entirety of relationships and phenomena that result from the spiritually motivated travel and stay in a place related to religion by spiritually - not necessarily religious - motivated people for whom the place of stay is neither the main and permanent place of residence nor work.

Commonly used terms related to spiritual tourism include “self-discovery,” “search for meaning,” and “spiritual journey.” From a philosophical and religious point of view, the whole of life is considered a journey in the constant search for the self and the meaning of life. Spiritual tourism therefore offers the interface between psychological and physical travel. [1]

SOURCE 2008

- [1] Cora Prünsten, August 13, 2008, diploma thesis HS Harz, selected aspects of spiritual tourism using the example of Lutherstadt Wittenberg, definitions of terms for spiritual tourism pp. 3 to 5

17 / II. HISTORICAL AND CULTURAL CONTEXT

Forms of Spiritual Travel

Archival source: Cora Prünsten, 2008. The account refers to the period of the cited study. [Explore religious and historical places in the Old Town.](#)

Pilgrimages

Pilgrimages have shaped people's travel behavior for over 2000 years and are therefore the most traditional form of spiritual tourism. Although not all of the reasons for early Christian pilgrimages still exist today (e.g. penitential journeys), many of the motivations have remained essentially the same.

Basically, pilgrimages can also be described as extended hikes. What distinguishes them from the usual hiking trips (combination of nature and culture) will be described below.

On pilgrimages, distances of several hundred kilometers are covered on designated pilgrimage routes.

Depending on the physical endurance of the pilgrims, the entire route is divided into individual stages. Because of their claim to authenticity, pilgrimages are usually completed on foot. The combination of the extent and type of route covered implies intensive planning and preparation for the trip. This applies both to the route itself and to the potential overnight accommodations and church offerings along the way. Each pilgrim determines the time and place of travel individually. However, due to the weather-dependence of this type of travel, trips increasingly take place in the summer months. Because of their individuality, pilgrims usually travel alone, but they often join together to form smaller groups on shared routes.

Probably the most important aspect of pilgrimages is the route orientation. It's not primarily about arriving at a certain place, but about "being on the move" itself. The motto of this form of spiritual travel could therefore also

be: “The journey is the destination”.

Destination pilgrimages

Pilgrimage to Altötting is documented as early as the late 15th century. [2] A destination pilgrimage is directed towards a place of religious significance. It can be undertaken alone or in a group. Altötting offers pilgrimage Masses for individual pilgrims and groups. Its candlelight procession is one example of a communal celebration at the destination. [3]

Monastery trips

The original structure of the monasteries was comparable to that of a city. There were all the necessary facilities to ensure the residents' self-sufficiency (e.g. monastery garden, bakery, brewery). “In keeping with its social and political mission, each monastery had a guest house, which was often inhabited by permanent guests. There are many reasons for taking a “time out” in a monastery. Nevertheless, the search for peace and security in the monastic community can be mentioned as the main motif.

Other motives include, for example, interest in architecture, art or cultural history. Religious motivation plays only a minor role. Everyone is welcome in the monastery, regardless of their religious denomination.

Christian study trips

As with almost all forms of spiritual tourism, the motives for participating in a Christian study trip are not exclusively religious. Motives such as culture and education also play an important role in the decision to go on a Christian study trip. The underlying data comes from a survey from 2004, in which participants of Christian study trips (individual bookings) organized by the Bavarian Pilgrim Office were asked about the main reason for their participation. Religious reasons were only a deciding factor for 42% of travelers; for 34%, the focus of interest was on the cultural aspect of this form of travel. Elements of both motives were reported by 18% of participants, and 6% chose this trip for other reasons.

Other reasons for participating in Christian study trips could be due to their nature as a group trip. The focus can also be on aspects such as sociability, community experiences or getting to know new people with the same interests. However, a distinction must be made between Christian study trips and already existing groups, such as church communities or clubs. In this case, the participants often know each other before they start their journey. Another motive can be to strengthen the feeling of togetherness.

Church tourism

Regardless of whether it is a village, a small town or a big city, churches shape the image of every place in the Christian world. Depending on the size of the place, there are either chapels, parish churches, cathedrals or cathedrals. Although these sacred buildings differ in appearance, depending on the architectural style, era, furnishings, or building materials used (e.g. field stone churches in Fläming, wooden churches in Scandinavia), they do not differ in their function as houses of worship with spaces for silence and prayer. Furthermore, churches often have extensive collections of art objects, such as sculptures, reliefs, altars, cathedral treasures,

etc. "The church owns most of the art treasures in this republic (in Germany, the author). In the territory of the ecclesiastical province of Saxony alone, there are 2,258 church buildings, the majority of which are historically and/or art-historically valuable.

The reasons why people visit churches are quite diverse. In addition to religious motivation, church visits also occur out of architectural, musical, art or cultural-historical interest. In addition, people are also drawn to churches for other reasons, such as: B. out of pure curiosity, to rest on the church pews, as a free pastime or due to weather conditions (protection from rain, snow, etc.). The result of these paradoxical motivations is an extremely heterogeneous visitor structure.

Travel to religious and historical sites

Traveling to religious and historical sites means visiting places that are related to the life and work of important figures in church history. This type of spiritual travel can therefore be classified as personal themed tourism. Forms of religious festivals differ in terms of the visitor structure. Visitors to church events are generally religiously motivated, whereas the audience at cultural events is a mix of culturally interested, religiously motivated or simply experience-oriented guests. [1]

SOURCE 2008

- [1] Cora Prünsten, August 13, 2008, diploma thesis HS Harz, selected aspects of spiritual tourism using the example of Lutherstadt Wittenberg, travel types of spiritual tourism pp. 14 to 42

[2] City of Altötting: [City history](#)[8]. Source checked: 11 October 2026.

[3] City of Altötting: [Current pilgrimage services](#)[9]. Source checked: 11 October 2026.

18 / II. HISTORICAL AND CULTURAL CONTEXT

Spiritual Tourism in Lutherstadt Wittenberg

Archival contribution by Cora Prünsten, 2008. For the current examination of the sources on the posting of the theses in 1517, see the [Old Town profile: testimony and evidence](#).

Written records of Wittenberg date back to the twelfth century. At that time there was only one castle ward on the site of today's city. Wittenberg received city rights in 1293 under the Ascanian Duke Albrecht II. At the end of the 15th century, Elector Friedrich III, better known as Frederick "the Wise", decided to make Wittenberg his residential city. From 1489, Friedrich had the castle and the associated castle church built and in 1502 he founded the first princely university in Germany in direct competition with Leipzig. The newly founded University "Leucorea" soon attracted those scholars to Wittenberg who would write world history there just a few years later. This also applies to the monk Martin Luther, who came to Wittenberg in 1508 and laid the foundation for the reformation of the church with the posting of his 95 theses against the sale of indulgences on October 31, 1517. Just a few months after Luther's death in February 1546, the "Schmalkaldic War" (1546/47) broke out, in which the Protestant princes and imperial cities united in the "Schmalkaldic League" faced the forces of

Emperor Charles V. As a result of the war, Frederick the Wise's nephew, Johann Friedrich I, lost his electoral status and also parts of his lands, so that Wittenberg was no longer a residential town in Saxony from 1547 onwards.

The city suffered significant losses in the “Seven Years’ War”. Large parts of the city, the castle and the castle church were destroyed in 1760. Including the original wooden thesis door. After extensive restoration work, the castle church was used again as a university church from 1770. But just a few decades later, the city's buildings were again severely damaged during the French siege (1813/1814). In 1815, Wittenberg finally fell to Prussia as a result of the Congress of Vienna. In 1817, teaching at Leucorea was stopped and relocated to Halle. The city's softening began in 1873. In 1883 the “Lutherhalle” was opened, which today houses the largest Reformation history museum in the world. Between 1885 and 1892 the castle church was extensively redesigned to its current appearance. “Lutherstadt” became an official part of Wittenberg’s name in 1938.

After German reunification, the renovation/restoration of the historic buildings in the old town center that had been neglected during the GDR era gradually began in the early 1990s. Since 1996, the Castle Church, Town Church, Luther House and Melanchthon House in Wittenberg have been part of the UNESCO World Heritage site “Luther Memorials in Eisleben and Wittenberg”. Source: [UNESCO](#)^[10]. ^[1]

Historical dating: The [municipal timeline](#)^[4] gives 1186 for the first written mention. The [municipal land-use plan](#), p. 35^[11], gives “around 1180”. Both place the first mention in the twelfth century. The timeline dates the official name “Lutherstadt” to 1938.

SOURCE 2008

- ^[1] Cora Prünsten, August 13, 2008, diploma thesis HS Harz, selected aspects of spiritual tourism using the example of Lutherstadt Wittenberg, spiritual tourism in Lutherstadt Wittenberg pp. 59 to 60

The Structure of Urban Centres and Edges

Archived studio design, 2006. Design contributors: Maren Berbig, Marco Gernt. Documented in Marco Gernt's master's thesis, 2007. The account describes observations and proposals from the period of the study. [Examine centres and connections in the street network.](#)

The cores are divided into two categories. First, there is a chronological order according to area restructuring before and after industrialization. Secondly, there is an order of recommendations and consideration of changes with future significance.

Strengthening goals: corporate structure and closing gaps

Interconnection: Expansion of infrastructure to nearby cores, symmetrical connections to the Elbe and networking of waterways, thereby creating attractive regional offerings

- Open development from the 50s to 80s
- Block construction
- Multi-storey residential buildings, west
- five and six storey, prefabricated buildings on Trajuhscher Bach/Lerchenberg

Small settlements in the 1930s

- Periurban location
- Small single and semi-detached houses, open design of the Lerchenbergsiedlung
- Stadtrandsiedlung, Apollensdorf Nord

Village character

- one and two-story farmsteads: e.g. B. Apollensdorf, Trajuhn, Labetz, Wiesigk, Pratau
- Original village facilities Rundling Street Village, today additions with younger residential buildings

Principles

Preserving and strengthening the village and urban structures.

The Elstervorstadt, as a coreless settlement with large public green spaces, has no connection to the city. As such, with a route to the Fläming Nature Park and connection to the cycling and hiking trails with the creation of small-scale businesses and leisure activities, would provide a connection to the region's unique fauna and flora and create an attractive transition to neighboring villages. This provides flexibility to accommodate business-savvy long-distance tourism. By intertwining new and old cores through mixed building areas and separating out special areas in the city, there is still room for new technology locations. In view of the shrinking city, one should still show courage for open spaces and fill them with new green architecture, see them as recreational areas, even as a large park.

Margins

The boundary in the south of Wittenberg is determined by the topographical features of the Elbe. Clear settlement structures with paved paths close the city like a ribbon with the flood plain. As the surrounding villages in the north and east of the city have gradually grown together since its heyday as a centre of knowledge in the 16th century, there is no clear boundary.

Founding: Emergence of new cores, revival of historical references to places and places and creation of new potential

Taking into account the city of Wittenberg's tradition for its humanities, the strengthening or new establishment should be active at the same time.

Connections are within and outside the city, for example between Leucorea Wittenberg, Vorwerk Domain Bleesern and the Freischütz Pratau; as well as the old village centers of Lindenfeld, identifying the old infrastructure and adapting it to the house structure of the Lerchenbergsiedlung, and in Piesteritz the consolidation of public necessities, such as the indoor swimming pool, sports field and the creation of attractive market offerings on the ring road to the city center, skating rink, youth club in the countryside and the like. The aim is to establish a new center at the train station on the fault line in the city of Wittenberg. In the west, the industrial development and residential areas expanded to Apollensdorf and Piesteritz, when residential development reached its limit on the main south-north axis. The Elstervorstadt remains a special area in the east. It was only built after the liberation wars for the refugees and homeless people, after which it was nicknamed the fishing village because the houses were nailed together from boards in times of need. Due to the major break in the railway line and the federal highway, the Elstervorstadt forms a remnant of rows of houses without a solid core and still has no connection to the old town. In the south, established village structures with agricultural land remain. Since there was mainly arable land and orchards for supply in the west of the old town, no core developed here, but rather a cluster of buildings on a connecting road.

Conclusion

Today Wittenberg is a network of partly loose structures. Cores are to be strengthened; the south is to be connected by ferry; the settlement structure of the Elstervorstadt is to be expanded; green spaces are to be designated as parks and areas for single-family houses; connections to infrastructure and designated tourist cycling and hiking routes, and the promotion of historically important, distinctive squares and buildings, are to be developed further. It leads to a partially attached structure in the area of the Wilhelminian period belt, Wittenberg West, Piesteritz, which are characterized by structural typologies and closed spatial edges. Although after industrialization, the surrounding village centers near Friedrichsstadt, Lindenfeld, Lerchenberg, in the northern part of Piesteritz and Schlossvorstadt were built over and this led to an unreal development structure. The current settlement location between the Lerchenbergsiedlung, the Stadtrandsiedlung and Trajuhn does not reveal any noticeable entrances to the town, and its rows of houses and parcels of land expand the town and counteract the process of shrinking. This also applies between Schlossvorstadt and Rothemark. In

the north-west the natural forest formed a demarcation.

Studio project: Stadtentwicklung Wittenberg und Umgebung (urban development in Wittenberg and its surroundings), summer semester 2006. Developing the social, cultural and economic potential of places in the urban landscape. Concept: Dipl. Ing. FH M. Gernt and Prof. A. Haase. Cooperation: City of Wittenberg, IBA Sachsen-Anhalt and Bauhaus Dessau Foundation. The results form part of Marco Gernt's master's thesis.

Archive reference: Marco Gernt, Logik und Kreativität prägen das Leben. Architektur & Stadtentwicklung. Was braucht die Stadt?, Master of Architecture thesis, Dessau Institute of Architecture, Anhalt University of Applied Sciences, 10 January 2007, chapter IV.4.4, PDF pp. 36 to 39 (studio archive, German).

Design contributors, 2006

- Maren Berbig | Marco Gernt, Germany

20 / III. SPATIAL BASELINE

Wittenberg Old Town

Milestones in urban development

- **1865:** Installation of the Melanchthon monument on the market square.
- **1830:** Replanting of the Luther oak as a reminder of the burning of the papal bull by Luther.
- **1821:** Unveiling of the Luther monument on the market square.
- **1600:** Construction of the Jungfernröhrwasser water-supply system.
- **Mid-1580s:** Construction of the Augusteum as the front building of the former Augustinian monastery.
[Source: Wittenberg Tourist Information](#)^[12].
- **1541:** Completion of the town hall; its portal followed in **1573**.
- **1503/04:** Construction of the Collegium Fridericianum, the university's first purpose-built teaching building.
[Source: LEUCOREA](#)^[13].
- **1502:** Foundation of the University of Wittenberg, known as Leucorea, by Elector Frederick III (the Wise).
- **1187:** First documented mention of St Mary's Town Church. Its Reformation altar by Lucas Cranach the Elder and the Younger was installed in **1547**. [Source: German Foundation for Monument Protection](#)^[14].
- **1187:** Early reference to the castle, later converted into the Castle Church. It houses the Theses Door and the graves of Martin Luther and Philipp Melanchthon.

The old town is characterized by a striking funnel-shaped structure, shaped by a steady flow of visitors from Germany and abroad. Its largely preserved historic fabric spans Romanesque, early Gothic and Renaissance periods and provides a setting for public events.

Founded on 18 October 1502 at the initiative of Elector Frederick III (the Wise), the University of Wittenberg played a crucial role in the city's development. Martin Luther and Philipp Melanchthon taught here, contributing to the city's growth and wider significance.

Leucorea: the University of Wittenberg

Aristotle's philosophical orientation that theoretical knowledge is sought for its own sake forms the foundation of Leucorea. The name is related to the city's name, as it is derived from the Greek term "white mountain". [1]

The young university stood between the scholastic tradition and the emerging humanism. [2]

Scholasticism, derived from the Latin adjective *scholasticus* ("scholastic," "pertaining to study"), is the scientific way of thinking and method of reasoning that was developed in the Latin-speaking scholarly world of the Middle Ages. [3] The methodological procedures of the two major schools of medieval scholasticism, realism and nominalism, are referred to as *via antiqua*, *via moderna*.

When it was founded, Wittenberg University was dominated by scholasticism. In theology, the interpretation method of Thomas Aquinas (d. 1274) and Johannes Duns Scotus (d. 1308) was used, which together formed the so-called "*via antiqua*" (i.e. old method). Luther received a different education in Erfurt, based on Wilhelm von Ockham (d. 1347) and Gabriel Biel (d. 1495); this was the so-called "*via moderna*" (i.e. new method), which limited the scope of human reason in matters of faith and the supernatural. The teaching method of *via moderna* was introduced in Wittenberg at the theological faculty in 1507 by Jodocus Truttvetter from Erfurt.

As much as the followers of the two schools fought each other and as much as they differed in detail, both have in common the philosophical orientation towards Aristotle, who was only known in his medieval form, handed down from Arabic. They also had in common late medieval Latin, which had undergone a long development since the times of antiquity, which the humanists saw as a decline. [2]

1. <https://de.wikipedia.org/wiki/Leucorea>[15]

2. Andreas Meinhardi, 1986, About the highly famous and wonderful city of Wittenberg pp. 16-17, Reclam

3. <https://de.wikipedia.org/wiki/Scholastic>[16]

- Population: 2,110 in 2019, on an area of 86.80 ha 24.31 inhabitants / ha
- Population: 2,135 in 2016, on an area of 86.80 ha 24.60 inhabitants / ha
- Population: 2,215 in 2013, on an area of 86.80 ha 25.52 inhabitants / ha

Residents with primary residence from the municipal register, reporting date 31 December. The area is the 2019 statistical district area and is used as a fixed denominator for all three density calculations; older district boundaries may differ. [Municipal report 2013/2014, table 1, p. 7 \(2013\)](#)[17] · [Statistical Yearbook 2019, p. 12 \(area\), p. 19 \(2016 and 2019\)](#)[5].

St Mary's Town Church was first documented in 1187. The present building developed from the 13th century onwards. As a preaching church of Martin Luther and Johannes Bugenhagen, it became an important place of the Reformation. [Source: City of Wittenberg](#)[18].

On 25 December 1521, Andreas Bodenstein von Karlstadt held a reforming service in Wittenberg, including passages in German and communion in both kinds. This is distinct from Luther's "German Mass and Order of Service", published in 1526. Sources: [Karlstadt Edition, KGK 210^{\[19\]}](#); [Context for Luther's Mass, KGK 275^{\[20\]}](#). Particularly noteworthy is the wedding of Martin Luther and Katharina von Bora, whose marriage took place at the Black Monastery in 1525; the public church service followed at St Mary's ([Luther Museums^{\[21\]}](#)). This wedding is now celebrated annually with a city festival and testifies to the deep roots of the Reformation in local culture and history.

Inside the church there are important works of art that reflect the Reformation period. This includes the Reformation altar, created by Lucas Cranach the Elder and the Younger, who portrays Martin Luther and other reformers. Hermann Vischer's baptismal font and Luther's original sermon pulpit, which are on display in the Luther House, also bear witness to the artistic and historical significance of the town church of St. Marien.

The Castle Church in Wittenberg is one of the most important historical sites in Germany and plays a central role in the history of the Reformation. This impressive church, which was originally part of Wittenberg Castle, is home to the famous Theses Door, which is associated with the traditional account of the posting of the 95 Theses in 1517 ([Luther Museums^{\[22\]}](#)). These theses marked the beginning of a religious revolution that changed not only the church but also society as a whole.

In addition to the theses door, the castle tower is another eye-catcher. There we find Luther's inscription: "A strong fortress is our God, a good defense and weapons" (quote from Luther's hymn, ca. 1529, added later), which symbolizes both the faith and the resilience of the Reformation. Inside the church are the impressive graves of Luther and Philipp Melanchthon, another important reformer. The wall pillars are decorated with statues of nine important figures of the Reformation, bringing their history to life.

The castle church has been a UNESCO World Heritage Site since 1996 and attracts numerous visitors.

21 / III. SPATIAL BASELINE

Apollensdorf

In Apollensdorf mainly GDR housing is represented in traditional construction methods. This also applies to the "initiative buildings" of the chemical combine from the 1970s and 1980s, along the Ringstrasse at the western exit of the town. Consisting of 10 three-story buildings, the industrial housing construction is located close to the countryside. One of these buildings was converted into a daycare center, two were demolished and the remaining seven were renovated and are enjoying good demand, so that they are effectively fully rented.

Apollensdorf also has sporting and cultural activities to offer. Not only are there a lot of clubs based there, such as football, handball, chess, gymnastics and bowling clubs, the famous Apollensdorf Easter festival with Easter bonfires also takes place here every year.

- Population: 1,267 in 2019, on an area of 636.22 ha 1.99 inhabitants / ha
- Population: 1,314 in 2016, on an area of 636.22 ha 2.07 inhabitants / ha
- Population: 1,376 in 2013, on an area of 636.22 ha 2.16 inhabitants / ha

Residents with primary residence from the municipal register, reporting date 31 December. The area is the 2019 statistical district area and is used as a fixed denominator for all three density calculations; older district boundaries may differ. [Municipal report 2013/2014, table 1, p. 7 \(2013\)\[17\]](#) · [Statistical Yearbook 2019, p. 12 \(area\), p. 19 \(2016 and 2019\)\[5\]](#).

The Romanesque village church in Apollensdorf is a fieldstone building dating from the early thirteenth century.
[1]

1. Lutherstadt Wittenberg. [Apollensdorf und Apollensdorf-Nord](#)[23]. Source checked: 12 October 2026.

22 / III. SPATIAL BASELINE

Abtsdorf, Euper, Karlsfeld

Historical context: The following paragraph describes the years 2001 to 2007 and the period before incorporation in 2009. Its statements about employment opportunities and people moving away belong to that historical assessment.

Before its incorporation on January 1, 2009, the population of Abtsdorf in 2007, including the two districts of Euper and Karlsfeld, was 1,383 residents. Due to a lack of employment opportunities, there is a lack of demand for housing construction and the number of people leaving the area is increasing. In the years between 2001 and 2007 alone there was a decline in population numbers of 9% due to increased migration and the birth deficit.

WITTENBERG ABTSDORF

- Population: 997 in 2019, on an area of 337.41 ha 2.95 inhabitants / ha
- Population: 1,025 in 2016, on an area of 337.41 ha 3.04 inhabitants/ha
- Population: 1,047 in 2013, on an area of 337.41 ha 3.10 inhabitants / ha

WITTENBERG EUPER

- Population: 121 in 2019, on an area of 392.84 ha 0.31 inhabitants / ha
- Population: 124 in 2016, on an area of 392.84 ha 0.32 inhabitants/ha
- Population: 120 in 2013, on an area of 392.84 ha 0.31 inhabitants/ha

WITTENBERG KARLSFELD

- Population: 39 in 2019, on an area of 246.08 ha 0.16 inhabitants/ha
- Population: 40 in 2016, on an area of 246.08 ha 0.16 inhabitants/ha
- Population: 47 in 2013, on an area of 246.08 ha 0.19 inhabitants/ha

Residents with primary residence from the municipal register, reporting date 31 December. The area is the 2019 statistical district area and is used as a fixed denominator for all three density calculations; older district boundaries may differ. [Municipal report 2013/2014, table 1, p. 7 \(2013\)](#)^[17] · [Statistical Yearbook 2019, p. 12 \(area\), p. 19 \(2016 and 2019\)](#)^[5].

The architect Dieter Bankert created the stained glass for the church in Abtsdorf in 1996. [1]

1. brau.ART e. V.. [Dieter Bankert: künstlerische Gestaltungen](#)^[24]. Source checked: 12 October 2026.

23 / III. SPATIAL BASELINE

Apollensdorf North

- Population: 765 in 2019, on an area of 485.54 ha 1.58 inhabitants / ha
- Population: 629 in 2016, on an area of 485.54 ha 1.30 inhabitants/ha
- Population: 635 in 2013, on an area of 485.54 ha 1.31 inhabitants / ha

Residents with primary residence from the municipal register, reporting date 31 December. The area is the 2019 statistical district area and is used as a fixed denominator for all three density calculations; older district boundaries may differ. [Municipal report 2013/2014, table 1, p. 7 \(2013\)](#)^[17] · [Statistical Yearbook 2019, p. 12 \(area\), p. 19 \(2016 and 2019\)](#)^[5].

24 / III. SPATIAL BASELINE

Boßdorf, Assau, Kerzendorf, Weddin

Incorporated on January 1, 2010, Boßdorf had 578 residents a year earlier. With an area of 25.34 km², it is 143 meters above sea level.

WITTENBERG BOßDORF

- Population: 249 in 2019, on an area of 856.16 ha 0.29 inhabitants / ha
- Population: 256 in 2016, on an area of 856.16 ha 0.30 inhabitants / ha
- Population: 279 in 2013, on an area of 856.16 ha 0.33 inhabitants/ha

WITTENBERG ASSAU

- Population: 46 in 2019, on an area of 357.74 ha 0.13 inhabitants / ha
- Population: 42 in 2016, on an area of 357.74 ha 0.12 inhabitants/ha

- Population: 40 in 2013, on an area of 357.74 ha 0.11 inhabitants/ha

WITTENBERG-KERZENDORF

- Population: 114 in 2019, on an area of 500.07 ha 0.23 inhabitants / ha
- Population: 120 in 2016, on an area of 500.07 ha 0.24 inhabitants/ha
- Population: 116 in 2013, on an area of 500.07 ha 0.23 inhabitants/ha

WITTENBERG WEDDIN

- Population: 77 in 2019, on an area of 825.96 ha 0.09 inhabitants / ha
- Population: 76 in 2016, on an area of 825.96 ha 0.09 inhabitants/ha
- Population: 83 in 2013, on an area of 825.96 ha 0.10 inhabitants/ha

Residents with primary residence from the municipal register, reporting date 31 December. The area is the 2019 statistical district area and is used as a fixed denominator for all three density calculations; older district boundaries may differ. [Municipal report 2013/2014, table 1, p. 7 \(2013\)](#)^[17] · [Statistical Yearbook 2019, p. 12 \(area\), p. 19 \(2016 and 2019\)](#)^[5].

The present church was endowed in 1712. The church burned down in 1813 and was rebuilt in 1821–1822. The church interior was remodelled under church building officer Winfried Wendland from 1963 to 1966. [1]

1. Kirchengemeinde St. Johannis Hoher Fläming. [Boßdorf Church](#)^[25]. Source checked: 11 October 2026.

25 / III. SPATIAL BASELINE

Braunsdorf

- Population: 426 in 2019, on an area of 576.80 ha 0.74 inhabitants / ha
- Population: 416 in 2016, on an area of 576.80 ha 0.72 inhabitants/ha
- Population: 409 in 2013, on an area of 576.80 ha 0.71 inhabitants / ha

Residents with primary residence from the municipal register, reporting date 31 December. The area is the 2019 statistical district area and is used as a fixed denominator for all three density calculations; older district boundaries may differ. [Municipal report 2013/2014, table 1, p. 7 \(2013\)](#)^[17] · [Statistical Yearbook 2019, p. 12 \(area\), p. 19 \(2016 and 2019\)](#)^[5].

The church in Braunsdorf was reconsecrated in 1687. The small timber-framed tower was added around 1700. [2]

Historical source: Pohle (1999, pp. 16 to 17). The renovation plan in the following paragraph refers to the year 2000.

In the centuries that followed, the church underwent various renovations, with the last comprehensive renovation of the church interior taking place in 1906. In order to preserve the historic character of the church, a renovation was planned for 2000 as part of the village renewal program, which aims to restore and preserve both the external and internal appearance of the church. [1]

1. Pohle, G. (1999). **The village churches in the Wittenberg district** (pp.16-17). Fläming Verlag. Edited and published online.

2. Evangelische Kirche in Mitteldeutschland. [Evangelische Flämingkirche Braunsdorf](#)[26]. Source checked: 12 October 2026.

26 / III. SPATIAL BASELINE

Dobien

Dobien lies on the southern edge of the Fläming. The place measures 84 m above sea level in the valley floor of the Rischebach and 102 m above sea level on the ridge.

- Population: 1,267 in 2019, on an area of 546.04 ha 2.32 inhabitants / ha
- Population: 1,254 in 2016, on an area of 546.04 ha 2.30 inhabitants/ha
- Population: 1,320 in 2013, on an area of 546.04 ha 2.42 inhabitants / ha

Residents with primary residence from the municipal register, reporting date 31 December. The area is the 2019 statistical district area and is used as a fixed denominator for all three density calculations; older district boundaries may differ. [Municipal report 2013/2014](#), table 1, p. 7 (2013)[17] · [Statistical Yearbook 2019](#), p. 12 (area), p. 19 (2016 and 2019)[5].

The church in Dobien was rebuilt in 1683 after its destruction during the Thirty Years' War. It was destroyed again in 1813; rebuilding began in 1820. [1]

1. Lutherstadt Wittenberg. [Reinsdorf mit Braunsdorf und Dobien](#)[27]. Source checked: 12 October 2026.

27 / III. SPATIAL BASELINE

Wittenberg Elbe Gate

The view from the former Elbe Gate towards the Elbe meadows shows a successful connection between city and nature. The openness of the river landscape forms an attractive contrast to the historical buildings and gives Wittenberg a special urban quality. This transition zone between urban and natural space not only contributes to urban identity, but also plays a crucial role in flood protection, local recreation and the entire cityscape.

- Population: 0 in 2019, on an area of 98.34 ha 0 residents/ha
- Population: 0 in 2016, on an area of 98.34 ha 0 residents/ha
- Population: 0 in 2013, on an area of 98.34 ha 0 residents/ha

Residents with primary residence from the municipal register, reporting date 31 December. The area is the 2019 statistical district area and is used as a fixed denominator for all three density calculations; older district boundaries may differ. [Municipal report 2013/2014, table 1, p. 7 \(2013\)\[17\]](#) · [Statistical Yearbook 2019, p. 12 \(area\), p. 19 \(2016 and 2019\)\[5\]](#).

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Elstervorstadt

Without a solid core, the district forms a remnant of rows and islands of houses on the connecting road to Dresden, which have no connection to the old town.

The dark sides of the city were written here between 1936 and 1945 with the Arado aircraft factory. It was the area north of Dresdner Strasse located at today's Wittenberg tax office, which was the administration of the works during the war. The Arado Group was divided into north and south groups; North group strategically for Warnemünde and Anklam, south group for Rathenow, Brandenburg, Babelsberg and Wittenberg. Arado in Wittenberg, in association with Junkerswerk in Dessau, was at the forefront of the production of fighter aircraft; whereby in the - ARADO FLUGZEUGWERKE GMBH WERK WITTENBERG BEZ. HALLE - at that time the Ju 88, the twin-engine turbo aircraft Arado 234 and the fuselages for the Focke-Wulf 190 were on the program. The criterion of being able to train young people was initially intended to ensure the ongoing success of the works. The foundation stone was thus laid for a new vocational school, in which joining the Flieger-HJ was a requirement at the start of the apprenticeship from 1938 onwards. Chapters with the procurement of workers, the National Socialist camp for forced laborers, the concentration camp, and even the destruction of the factories were to follow.

- Population: 881 in 2019, on an area of 361.91 ha 2.43 inhabitants / ha
- Population: 883 in 2016, on an area of 361.91 ha 2.44 inhabitants/ha
- Population: 891 in 2013, on an area of 361.91 ha 2.46 inhabitants / ha

Residents with primary residence from the municipal register, reporting date 31 December. The area is the 2019 statistical district area and is used as a fixed denominator for all three density calculations; older district boundaries may differ. [Municipal report 2013/2014, table 1, p. 7 \(2013\)\[17\]](#) · [Statistical Yearbook 2019, p. 12 \(area\), p. 19 \(2016 and 2019\)\[5\]](#).

29 / III. SPATIAL BASELINE

Friedrichstadt

Today's Friedrichstadt emerged on the area of the former Mark Bruderannendorf. Historically, the district served as a refuge, especially in times of war. The old town center of Wittenberg, which was protected by walls,

was evacuated when there was a threat of shelling or during armed conflict, so that the first settlement structures were formed here. It is conceivable that these emergency shelters represented the origin of permanent settlement in this area.

In the 1970s and 1980s the district was characterized by industrial housing construction. Numerous prefabricated buildings were built to meet the increasing need for living space. After reunification, however, there was a need for renovation and the demand for these apartments decreased due to changing housing needs. Between 2002 and 2008, large parts of the western residential blocks were dismantled. Since then, a new residential development with private homes has been developing on the open spaces created, while some of the remaining prefabricated buildings have been renovated in order to improve the quality of living and reduce vacancies.

Today Friedrichstadt consists of a mixture of renovated prefabricated buildings, new buildings and larger empty spaces that are in the process of change. Modern point houses were occasionally built, which contribute to the urban development improvement. An important social facility in the district is the senior citizen and care center, which plays a central role for the older population.

- Population: 7,747 in 2019, on an area of 164.33 ha 47.14 inhabitants / ha
- Population: 7,777 in 2016, on an area of 164.33 ha 47.33 inhabitants/ha
- Population: 7,628 in 2013, on an area of 164.33 ha 46.42 inhabitants / ha

Residents with primary residence from the municipal register, reporting date 31 December. The area is the 2019 statistical district area and is used as a fixed denominator for all three density calculations; older district boundaries may differ. [Municipal report 2013/2014, table 1, p. 7 \(2013\)](#)^[17] · [Statistical Yearbook 2019, p. 12 \(area\), p. 19 \(2016 and 2019\)](#)^[5].

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Griebo

Griebo is a rural district of the Lutherstadt Wittenberg, whose settlement structure is determined by loose development, agricultural land and historical buildings. The village has a mature town center with traditional farms and residential buildings. The low structural density and the surrounding landscape give Griebo a quiet, village-like character with a high quality of stay.

- Population: 556 in 2019, on an area of 1,058.73 ha 0.53 inhabitants / ha
- Population: 565 in 2016, on an area of 1,058.73 ha 0.53 inhabitants/ha
- Population: 574 in 2013, on an area of 1,058.73 ha 0.54 inhabitants/ha

Residents with primary residence from the municipal register, reporting date 31 December. The area is the 2019 statistical district area and is used as a fixed denominator for all three density calculations; older district boundaries may differ. [Municipal report 2013/2014, table 1, p. 7 \(2013\)](#)^[17] · [Statistical Yearbook 2019, p. 12 \(area\), p. 19 \(2016 and 2019\)](#)^[5].

The hall church in Griebö, built around 1200 in the late Romanesque style, is the urban center of the town. After its destruction in the Thirty Years' War, it was rebuilt from 1653 and expanded with baroque elements such as mansard roofs and segmental arched windows. The tower, built in 1692 with a rectangular floor plan, sets a striking urban accent. The church is surrounded by a medieval fieldstone wall, which underlines its historical significance. As a dominant building and landmark, it structures the townscape and, together with the churchyard and adjacent historical buildings, forms an important architectural ensemble.

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Kleinwittenberg

Kleinwittenberg was deliberately laid out parallel to the Elbe according to the plans of surveyor F. G. Dankwardt. This was the former administrative suburb, whose residents included many fishermen who later founded Kleinwittenberg.

- Population: 870 in 2019, on an area of 129.88 ha 6.70 inhabitants / ha
- Population: 881 in 2016, on an area of 129.88 ha 6.78 inhabitants/ha
- Population: 901 in 2013, on an area of 129.88 ha 6.94 inhabitants / ha

Residents with primary residence from the municipal register, reporting date 31 December. The area is the 2019 statistical district area and is used as a fixed denominator for all three density calculations; older district boundaries may differ. [Municipal report 2013/2014, table 1, p. 7 \(2013\)](#)^[17] · [Statistical Yearbook 2019, p. 12 \(area\), p. 19 \(2016 and 2019\)](#)^[5].

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Kropstädt, Jahmo, Köpnick, Wüstemark

Kropstädt was incorporated on January 1, 2010. The central feature is the castle, which has been located in the middle of a park since 1850.

WITTENBERG KROPSTÄDT

- Population: 740 in 2019, on an area of 1,295.08 ha 0.57 inhabitants / ha
- Population: 758 in 2016, on an area of 1,295.08 ha 0.59 inhabitants/ha
- Population: 775 in 2013, on an area of 1,295.08 ha 0.60 inhabitants / ha

WITTENBERG JAHMO

- Population: 141 in 2019, on an area of 829.03 ha 0.17 inhabitants / ha
- Population: 131 in 2016, on an area of 829.03 ha 0.16 inhabitants/ha

- Population: 136 in 2013, on an area of 829.03 ha 0.16 inhabitants/ha

WITTENBERG KÖPNICK

- Population: 69 in 2019, on an area of 634.56 ha 0.11 inhabitants/ha
- Population: 71 in 2016, on an area of 634.56 ha 0.11 inhabitants/ha
- Population: 77 in 2013, on an area of 634.56 ha 0.12 inhabitants / ha

WITTENBERG WÜSTEMARK

- Population: 159 in 2019, on an area of 473.38 ha 0.34 inhabitants/ha
- Population: 152 in 2016 on an area of 473.38 ha 0.32 inhabitants/ha
- Population: 163 in 2013 on an area of 473.38 ha 0.34 inhabitants/ha

Residents with primary residence from the municipal register, reporting date 31 December. The area is the 2019 statistical district area and is used as a fixed denominator for all three density calculations; older district boundaries may differ. [Municipal report 2013/2014, table 1, p. 7 \(2013\)](#)^[17] · [Statistical Yearbook 2019, p. 12 \(area\), p. 19 \(2016 and 2019\)](#)^[5].

The brick church in Köpnick was consecrated in 1898. [1] Kropstädt also has a village church. [2]

1. Lutherstadt Wittenberg. [Kropstädt mit Jahmo, Köpnick und Wüstemark](#)^[28]. Source checked: 12 October 2026.

2. Kirchenkreis Wittenberg. [Pfarrbereich Zahna, Kirchenübersicht](#)^[29]. Source checked: 12 October 2026.

33 / III. SPATIAL BASELINE

Labetz

Labetz has a village settlement structure with detached houses, agricultural land and small farmsteads. The buildings are arranged on spacious plots with open areas between them, in contrast to the denser urban centre of Wittenberg.

- Population: 393 in 2019, on an area of 455.83 ha 0.86 inhabitants / ha
- Population: 399 in 2016, on an area of 455.83 ha 0.88 inhabitants/ha
- Population: 406 in 2013, on an area of 455.83 ha 0.89 inhabitants/ha

Residents with primary residence from the municipal register, reporting date 31 December. The area is the 2019 statistical district area and is used as a fixed denominator for all three density calculations; older district boundaries may differ. [Municipal report 2013/2014, table 1, p. 7 \(2013\)](#)^[17] · [Statistical Yearbook 2019, p. 12 \(area\), p. 19 \(2016 and 2019\)](#)^[5].

Lerchenbergsiedlung

The Lerchenbergsiedlung in Wittenberg was designed as a suburban settlement in the 1930s. The original plan envisaged a village-like settlement with its own infrastructure, including shops, a mayor's office and a church. The aim was to give the residents a high level of autonomy and a strong sense of community.

A striking feature of the settlement's historical development is that the planned church was never built. Despite this unfinished planning, the Lerchenbergsiedlung has developed over time into a characteristic residential area that retains its own identity to this day.

- Population: 1,805 in 2019, on an area of 154.27 ha 11.70 inhabitants / ha
- Population: 1,828 in 2016, on an area of 154.27 ha 11.85 inhabitants/ha
- Population: 1,867 in 2013, on an area of 154.27 ha 12.10 inhabitants / ha

Residents with primary residence from the municipal register, reporting date 31 December. The area is the 2019 statistical district area and is used as a fixed denominator for all three density calculations; older district boundaries may differ. [Municipal report 2013/2014, table 1, p. 7 \(2013\)\[17\]](#) · [Statistical Yearbook 2019, p. 12 \(area\), p. 19 \(2016 and 2019\)\[5\]](#).

Lindenfeld

Lindenfeld is an important location for public and private service facilities in Lutherstadt Wittenberg. As the largest contiguous Wilhelminian style area in the city, it combines historical block perimeter development with housing from the GDR era. While the Wilhelminian style buildings were built traditionally, block-built apartment blocks from the 1950s and 1970s characterize the cityscape. The largely renovated block edge development creates an attractive residential environment. Important traffic axes are Sternstrasse, Schillerstrasse and Friedrichstrasse, which play a central access function.

- Population: 6,016 in 2019, on an area of 123.41 ha 48.75 inhabitants/ha
- Population: 6,061 in 2016, on an area of 123.41 ha 49.11 inhabitants/ha
- Population: 6,175 in 2013, on an area of 123.41 ha 50.03 inhabitants/ha

Residents with primary residence from the municipal register, reporting date 31 December. The area is the 2019 statistical district area and is used as a fixed denominator for all three density calculations; older district boundaries may differ. [Municipal report 2013/2014, table 1, p. 7 \(2013\)\[17\]](#) · [Statistical Yearbook 2019, p. 12 \(area\), p. 19 \(2016 and 2019\)\[5\]](#).

Luthersbrunnen

The Luthersbrunnen, located about 4.5 kilometers east of Wittenberg city center, was once a historic restaurant and an important place in the history of the Reformation. In a picturesque setting with a view of the Elbe meadows, it attracted numerous visitors. In 1717, a house was built over the spring that Martin Luther is said to have discovered during one of his walks in 1521, which served as both a restaurant and a place of remembrance. This building is now permanently closed.

The district is characterized by loose development with single-family houses and lots of greenery, which retains a village character. Historical buildings and agricultural areas characterize the surrounding area. Due to its natural location with extensive meadow landscapes and good connections to the city center of Wittenberg, the area is attractive for both those seeking relaxation and residents.

- Population: 328 in 2019, on an area of 220.48 ha 1.49 inhabitants / ha
- Population: 313 in 2016, on an area of 220.48 ha 1.42 inhabitants/ha
- Population: 311 in 2013, on an area of 220.48 ha 1.41 inhabitants/ha

Residents with primary residence from the municipal register, reporting date 31 December. The area is the 2019 statistical district area and is used as a fixed denominator for all three density calculations; older district boundaries may differ. [Municipal report 2013/2014, table 1, p. 7 \(2013\)\[17\]](#) · [Statistical Yearbook 2019, p. 12 \(area\), p. 19 \(2016 and 2019\)\[5\]](#).

Mochau, Thießen

Historical context: The following paragraph describes developments from 2000 to 2007 and the period before incorporation in 2009. Its statements about people moving away and future developments belong to that historical assessment.

A year before it was incorporated into Lutherstadt Wittenberg on January 1, 2009, the village had 545 residents. Due to a lack of employment opportunities, moving to economically stronger regions is becoming increasingly attractive, while demand for residential construction is steadily decreasing. This trend continued in the years 2000 to 2007, when Mochau lost 6% of its residents. Emigration is currently increasing and this trend is expected to become more severe in the future.

Thiessen

Thießen is picturesquely located in the Krähebach valley. The townscape is characterized by traditional Hufner and Kossätenhöfe. The surrounding area is dominated by agricultural areas and farms. Striking landscape features are the lion hill and the vineyard. The typical Fläming pine forests also extend around the town.

Changing meadow landscapes ensure a varied natural landscape. Steep slopes characterize the terrain and give the region a special topography.

WITTENBERG MOCHAU

- Population: 357 in 2019, on an area of 670.72 ha 0.53 inhabitants / ha
- Population: 357 in 2016, on an area of 670.72 ha 0.53 inhabitants/ha
- Population: 367 in 2013, on an area of 670.72 ha 0.55 inhabitants / ha

WITTENBERG THIEßEN

- Population: 131 in 2019, on an area of 436.52 ha 0.30 inhabitants/ha
- Population: 128 in 2016, on an area of 436.52 ha 0.29 inhabitants / ha
- Population: 133 in 2013, on an area of 436.52 ha 0.30 inhabitants / ha

Residents with primary residence from the municipal register, reporting date 31 December. The area is the 2019 statistical district area and is used as a fixed denominator for all three density calculations; older district boundaries may differ. [Municipal report 2013/2014, table 1, p. 7 \(2013\)\[17\]](#) · [Statistical Yearbook 2019, p. 12 \(area\), p. 19 \(2016 and 2019\)\[5\]](#).

The church stands in the historic village centre of Mochau. [1]

1. Lutherstadt Wittenberg. [Mochau mit Thießen](#)[30]. Source checked: 12 October 2026.

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Nudersdorf

Forested hilly landscapes and steep slopes, such as: For example, the Nudersdorfer Eichberg is typical of the image of the demorainous landscape. This place was originally the manor of Wilhelm Heinrich Löser in 1703, and today the castle is located there. The football and volleyball pitch provide sporting activities. Quartsand GmbH Nudersdorf is also well known.

- Population: 849 in 2019, on an area of 499.78 ha 1.70 inhabitants/ha
- Population: 885 in 2016, on an area of 499.78 ha 1.77 inhabitants/ha
- Population: 911 in 2013, on an area of 499.78 ha 1.82 inhabitants / ha

Residents with primary residence from the municipal register, reporting date 31 December. The area is the 2019 statistical district area and is used as a fixed denominator for all three density calculations; older district boundaries may differ. [Municipal report 2013/2014, table 1, p. 7 \(2013\)\[17\]](#) · [Statistical Yearbook 2019, p. 12 \(area\), p. 19 \(2016 and 2019\)\[5\]](#).

Piesteritz

The Agro-Chemie Park Piesteritz brings together chemical production, research and other businesses. SKW states that more than 45 companies have settled on its industrial site since 2005.

SKW Stickstoffwerke Piesteritz GmbH produces ammonia, urea and other products for industry and agriculture. Its reported workforce of around 980 covers Piesteritz, Cunnersdorf and Leuna together. It is not a workforce figure for Wittenberg alone.

Wittenberg Gemüse GmbH grows tomatoes, peppers and strawberries under glass in Apollensdorf. Its undated company page reports a total growing area of 40 hectares. The company describes using surplus heat and CO₂ from neighbouring SKW production to heat its greenhouses and support photosynthesis.

Sources: [SKW: Agro-Chemie Park](#)[31], [SKW: company profile](#)[32], [SKW: announcement of 4 September 2026](#)[33], [Wittenberg Gemüse: growing area](#)[34] and [Wittenberg Gemüse: processes](#)[35]. Workforce: company figure published in 2026, covering three sites. Industrial park and growing area: undated company pages. Sources checked: 12 October 2026.

- Population: 3,817 in 2019, on an area of 563.65 ha 6.77 inhabitants / ha
- Population: 3,849 in 2016, on an area of 563.65 ha 6.83 inhabitants/ha
- Population: 3,857 in 2013, on an area of 563.65 ha 6.84 inhabitants / ha

Residents with primary residence from the municipal register, reporting date 31 December. The area is the 2019 statistical district area and is used as a fixed denominator for all three density calculations; older district boundaries may differ. [Municipal report 2013/2014, table 1, p. 7 \(2013\)](#)[17] · [Statistical Yearbook 2019, p. 12 \(area\), p. 19 \(2016 and 2019\)](#)[5].

The Catholic Church of the Holy Family in Piesteritz was consecrated in May 1923. [1]

1. Katholische Pfarrei St. Marien Wittenberg. [Katholische Kirche Heilige Familie Wittenberg-Piesteritz](#)[36]. Source checked: 12 October 2026.

Pratau

The place was first mentioned in documents in 965. The name “Pratau” is derived from the terms “Broth” or “Brotha” and originally meant “crossing” or “crossing through the Elbe”. Flemish people settled in the area in the 13th century.

A defining event in recent history was the founding of “Milka” Nahrungsmittelfabrik GmbH by Emil Krüger in 1903. A few years later, in 1908, an oil refinery called “Pratana” was built, from which today’s “Lätta” production

emerged.

Community life is largely influenced by the sports club “SV Blau-Rot Pratau e.V.” embossed. The Pratau Volunteer Fire Department also plays an important role and is actively involved in the community.

Pratau, a district of Lutherstadt Wittenberg since October 9, 1993, is characterized by a townscape that includes both traditional construction methods and more recent developments. Historically characterized by traditional architecture, the appearance has been supplemented by new buildings in recent decades. In the 1960s, a new development area with apartment blocks in the typical style of that time was built in the area around the Straße der Jugend. There is currently a fully developed industrial and commercial area in Pratau south of Wittenberg, which is directly connected to the federal highway network. This area offers both industrial and commercial space and is approximately 3 km from the city center.

- Population: 1,708 in 2019, on an area of 1,708.14 ha 1.00 inhabitants / ha
- Population: 1,803 in 2016, on an area of 1,708.14 ha 1.06 inhabitants/ha
- Population: 1,821 in 2013, on an area of 1,708.14 ha 1.07 inhabitants / ha

Residents with primary residence from the municipal register, reporting date 31 December. The area is the 2019 statistical district area and is used as a fixed denominator for all three density calculations; older district boundaries may differ. [Municipal report 2013/2014, table 1, p. 7 \(2013\)\[17\]](#) · [Statistical Yearbook 2019, p. 12 \(area\), p. 19 \(2016 and 2019\)\[5\]](#).

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Reinsdorf

Feldbinder Spezialfahrzeugwerke GmbH manufactures silo and tank vehicles, railway wagons and containers from aluminium and stainless steel. It has production sites in Winsen and Wittenberg. The Wittenberg site is located in Reinsdorf.

According to its company history, Reinsdorfer Fleisch- und Wurstwarenmanufaktur GmbH was founded in Reinsdorf in 1960. Its undated company profile lists 15 retail branches in Saxony-Anhalt.

Sources: [Feldbinder: company and locations\[37\]](#) and [Reinsdorfer: company history and branches\[38\]](#). Branch count: undated company figure. Sources checked: 12 October 2026.

- Population: 858 in 2019, on an area of 415.78 ha 2.06 inhabitants / ha
- Population: 863 in 2016, on an area of 415.78 ha 2.08 inhabitants/ha
- Population: 893 in 2013, on an area of 415.78 ha 2.15 inhabitants / ha

Residents with primary residence from the municipal register, reporting date 31 December. The area is the 2019 statistical district area and is used as a fixed denominator for all three density calculations; older district boundaries may differ. [Municipal report 2013/2014, table 1, p. 7 \(2013\)\[17\]](#) · [Statistical Yearbook 2019, p. 12 \(area\), p. 19 \(2016 and 2019\)\[5\]](#).

The village church in Reinsdorf is a fieldstone and rubble-stone building dating from around 1300. The interior has a wooden barrel vault. The church was renovated in 1997 and 1998. [1]

1. Evangelische Kirche in Mitteldeutschland. [Reinsdorf](#)[39]. Source checked: 12 October 2026.

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Rothemark

The district is characterized by GDR housing in traditional construction or block construction from the 1950s and 1970s.

- Population: 857 in 2019, on an area of 116.04 ha 7.39 inhabitants / ha
- Population: 865 in 2016, on an area of 116.04 ha 7.45 inhabitants/ha
- Population: 861 in 2013, on an area of 116.04 ha 7.42 inhabitants / ha

Residents with primary residence from the municipal register, reporting date 31 December. The area is the 2019 statistical district area and is used as a fixed denominator for all three density calculations; older district boundaries may differ. [Municipal report 2013/2014, table 1, p. 7 \(2013\)](#)[17] · [Statistical Yearbook 2019, p. 12 \(area\), p. 19 \(2016 and 2019\)](#)[5].

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Schlossvorstadt

The Schlossvorstadt is an important district in the west of the historic old town of Lutherstadt Wittenberg. It extends between Wittenberg Castle and today's Lindenberg district and forms a central administrative and service location.

In addition to administrative buildings, residential buildings, green spaces and public squares also characterize the cityscape. The square structure plays a central role in the quality of stay and urban identity of the district.

The Schlossvorstadt is a historically grown district with an eventful past. During the wars of liberation against Napoleon, the district was burned down by the Prussian army. A central memorial to these events is the Youth Square, which is now used as a sports field.

Today, the Schlossvorstadt is an important administrative and service center with good connections to the old town as well as to newer residential and commercial areas. Urban developments aim to preserve historical buildings while integrating modern infrastructure.

- Population: 4,176 in 2019, on an area of 351.41 ha 11.88 inhabitants / ha
- Population: 4,348 in 2016, on an area of 351.41 ha 12.37 inhabitants/ha

- Population: 4,309 in 2013, on an area of 351.41 ha 12.26 inhabitants / ha

Residents with primary residence from the municipal register, reporting date 31 December. The area is the 2019 statistical district area and is used as a fixed denominator for all three density calculations; older district boundaries may differ. [Municipal report 2013/2014, table 1, p. 7 \(2013\)](#)^[17] · [Statistical Yearbook 2019, p. 12 \(area\), p. 19 \(2016 and 2019\)](#)^[5].

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Schmilkendorf

The place was first settled around 800 years ago and is at an altitude of between 109 and 128 meters. Originally they were Flemish people who came from the West and brought Christianity with them. The church, the oldest surviving building in the town, is a testament to this early settlement. Located in the center, the Romanesque stone church was built from stones that came here during the Ice Age.

- Population: 216 in 2019, on an area of 618.71 ha 0.35 inhabitants / ha
- Population: 194 in 2016, on an area of 618.71 ha 0.31 inhabitants/ha
- Population: 197 in 2013, on an area of 618.71 ha 0.32 inhabitants/ha

Residents with primary residence from the municipal register, reporting date 31 December. The area is the 2019 statistical district area and is used as a fixed denominator for all three density calculations; older district boundaries may differ. [Municipal report 2013/2014, table 1, p. 7 \(2013\)](#)^[17] · [Statistical Yearbook 2019, p. 12 \(area\), p. 19 \(2016 and 2019\)](#)^[5].

The village church in Schmilkendorf is a fieldstone building dating from the thirteenth century. [1]

1. Lutherstadt Wittenberg. [Schmilkendorf](#)^[40]. Source checked: 12 October 2026.

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Seegrehna, Bodemar, Hohenroda

Seegrehna is part of Lutherstadt Wittenberg and lies southwest of the town centre. [3]

Andreas Bodenstein, known as Karlstadt

Andreas Bodenstein, known as Karlstadt, became engaged to Anna von Mochau in Seegrehna on 26 December 1521. [1] He was a pastor in Orlamünde from 1523 to 1524. After returning to Saxony, he lived with his family in the Wittenberg area from mid-1525, first as a farmer and later as a pedlar. He died in Basel in 1541. [2]

1. Karlstadt-Edition. [Nr. 215, Einleitung, Abschnitt 2, Anmerkungen 8–10](#)^[41]. Source checked: 12 October 2026.

2. Karlstadt-Edition. [Karlstadt: Orlamünde, Seegrehna/Kemberg, Basel](#)[42]. Source checked: 12 October 2026.

3. Lutherstadt Wittenberg. [Seegrehna mit Bleesern](#)[43]. Source checked: 12 October 2026.

- Population: 795 in 2019, on an area of 2,785.53 ha 0.29 inhabitants/ha
- Population: 777 in 2016, on an area of 2,785.53 ha 0.28 inhabitants/ha
- Population: 824 in 2013, on an area of 2,785.53 ha 0.30 inhabitants/ha

Residents with primary residence from the municipal register, reporting date 31 December. The area is the 2019 statistical district area and is used as a fixed denominator for all three density calculations; older district boundaries may differ. [Municipal report 2013/2014, table 1, p. 7 \(2013\)](#)[17] · [Statistical Yearbook 2019, p. 12 \(area\), p. 19 \(2016 and 2019\)](#)[5].

The oldest part of the church in Seegrehna dates from the thirteenth century. The timber-framed tower was built in 1650. [1]

1. Kirchenkreis Wittenberg. [Kirche Seegrehna](#)[44]. Source checked: 12 October 2026.

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Stadtrandsiedlung

The Wittenberg Stadtrandsiedlung was created as a functional residential area that forms the transition between urban development and rural areas. Like many suburban settlements at the time, it was designed to create affordable living space while at the same time allowing residents a certain degree of independence through larger plots of land and gardens.

The settlement was provided with basic infrastructure to ensure supplies close to home. Over the years the area has developed and has been adapted to modern living standards through renovations and new buildings. Today the Stadtrandsiedlung is a quiet residential area with good connections to the city center.

- Population: 950 in 2019, on an area of 111.91 ha 8.49 inhabitants/ha
- Population: 975 in 2016, on an area of 111.91 ha 8.71 inhabitants/ha
- Population: 1,047 in 2013, on an area of 111.91 ha 9.36 inhabitants/ha

Residents with primary residence from the municipal register, reporting date 31 December. The area is the 2019 statistical district area and is used as a fixed denominator for all three density calculations; older district boundaries may differ. [Municipal report 2013/2014, table 1, p. 7 \(2013\)](#)[17] · [Statistical Yearbook 2019, p. 12 \(area\), p. 19 \(2016 and 2019\)](#)[5].

Straach, Berkau, Grabo

WITTENBERG STRAACH

- Population: 546 in 2019, on an area of 539.51 ha 1.01 inhabitants / ha
- Population: 554 in 2016, on an area of 539.51 ha 1.03 inhabitants/ha
- Population: 581 in 2013, on an area of 539.51 ha 1.08 inhabitants / ha

WITTENBERG BERKAU

- Population: 93 in 2019, on an area of 882.31 ha 0.11 inhabitants/ha
- Population: 97 in 2016, on an area of 882.31 ha 0.11 inhabitants/ha
- Population: 110 in 2013, on an area of 882.31 ha 0.12 inhabitants/ha

WITTENBERG GRABO

- Population: 89 in 2019, on an area of 858.59 ha 0.10 inhabitants/ha
- Population: 90 in 2016, on an area of 858.59 ha 0.10 inhabitants/ha
- Population: 99 in 2013, on an area of 858.59 ha 0.12 inhabitants/ha

Residents with primary residence from the municipal register, reporting date 31 December. The area is the 2019 statistical district area and is used as a fixed denominator for all three density calculations; older district boundaries may differ. [Municipal report 2013/2014, table 1, p. 7 \(2013\)\[17\]](#) · [Statistical Yearbook 2019, p. 12 \(area\), p. 19 \(2016 and 2019\)\[5\]](#).

The church in Straach was built in the late nineteenth century. [1]

1. Lutherstadt Wittenberg. [Straach](#)[45]. Source checked: 12 October 2026.

Teuchel

The originally village structure is concentrated in new construction in development areas close to the city center.

- Population: 1,153 in 2019, on an area of 568.99 ha 2.03 inhabitants / ha
- Population: 1,089 in 2016, on an area of 568.99 ha 1.91 inhabitants/ha
- Population: 980 in 2013, on an area of 568.99 ha 1.72 inhabitants / ha

Residents with primary residence from the municipal register, reporting date 31 December. The area is the 2019 statistical district area and is used as a fixed denominator for all three density calculations; older district boundaries may differ. [Municipal report 2013/2014, table 1, p. 7 \(2013\)\[17\]](#) · [Statistical Yearbook 2019, p. 12 \(area\), p. 19 \(2016 and 2019\)\[5\]](#).

Tonmark

- Population: 201 in 2019, on an area of 226.24 ha 0.89 inhabitants / ha
- Population: 204 in 2016, on an area of 226.24 ha 0.90 inhabitants/ha
- Population: 195 in 2013, on an area of 226.24 ha 0.86 inhabitants / ha

Residents with primary residence from the municipal register, reporting date 31 December. The area is the 2019 statistical district area and is used as a fixed denominator for all three density calculations; older district boundaries may differ. [Municipal report 2013/2014, table 1, p. 7 \(2013\)\[17\]](#) · [Statistical Yearbook 2019, p. 12 \(area\), p. 19 \(2016 and 2019\)\[5\]](#).

Trajuhn

- Population: 313 in 2019, on an area of 460.53 ha 0.68 inhabitants / ha
- Population: 330 in 2016, on an area of 460.53 ha 0.72 inhabitants/ha
- Population: 327 in 2013, on an area of 460.53 ha 0.71 inhabitants/ha

Residents with primary residence from the municipal register, reporting date 31 December. The area is the 2019 statistical district area and is used as a fixed denominator for all three density calculations; older district boundaries may differ. [Municipal report 2013/2014, table 1, p. 7 \(2013\)\[17\]](#) · [Statistical Yearbook 2019, p. 12 \(area\), p. 19 \(2016 and 2019\)\[5\]](#).

The church in Trajuhn was built in 1864. [1]

1. Lutherstadt Wittenberg. [Landschaftsplan, Mai 2004, S. 3-119\[46\]](#). Source checked: 12 October 2026.

Wachsdorf

Wachsdorf is part of the Pratau locality in Lutherstadt Wittenberg. A memorial stone in the local park commemorates Katharina von Bora. [1]

1. Lutherstadt Wittenberg. Pratau mit Wachsdorf[47]. Source checked: 12 October 2026.

- Population: 47 in 2019, on an area of 140.57 ha 0.33 inhabitants / ha
- Population: 44 in 2016, on an area of 140.57 ha 0.31 inhabitants/ha
- Population: 55 in 2013, on an area of 140.57 ha 0.39 inhabitants/ha

Residents with primary residence from the municipal register, reporting date 31 December. The area is the 2019 statistical district area and is used as a fixed denominator for all three density calculations; older district boundaries may differ. Municipal report 2013/2014, table 1, p. 7 (2013)[17] · Statistical Yearbook 2019, p. 12 (area), p. 19 (2016 and 2019)[5].

Wiesigk

Wiesigk is part of the municipal area of Lutherstadt Wittenberg. [1]

1. Lutherstadt Wittenberg. Statistisches Jahrbuch 2019, Statistische Gliederung des Stadtgebietes, S. 12[5]. Source checked: 12 October 2026.

- Population: 71 in 2019, on an area of 303.81 ha 0.23 inhabitants / ha
- Population: 60 in 2016, on an area of 303.81 ha 0.20 inhabitants/ha
- Population: 64 in 2013, on an area of 303.81 ha 0.21 inhabitants/ha

Residents with primary residence from the municipal register, reporting date 31 December. The area is the 2019 statistical district area and is used as a fixed denominator for all three density calculations; older district boundaries may differ. Municipal report 2013/2014, table 1, p. 7 (2013)[17] · Statistical Yearbook 2019, p. 12 (area), p. 19 (2016 and 2019)[5].

Wittenberg West

The GDR apartment buildings from the 1950s and 1970s appear introverted compared to the surroundings. The residential vacancy rate between 2000 and 2007 is almost stable (increased by 14 units) with a below-average rate.

The municipal age-structure table dated 31 December 2009 records 46.1 percent for Wittenberg-West in the age group labelled “gr. 65 Jahre”, representing 1,263 of the 2,737 residents recorded in the table. [1]

In order to make the area truly sustainable, the need for good road connections is particularly high. A high priority is to bring footpaths and streets in the loosely connected neighborhood structures up to a newer [technical] standard. The traditional open block construction, with predominantly four-story blocks, was largely renovated as a result of Hurricane Kyrill.

1. Lutherstadt Wittenberg. [Statistischer Informationsdienst Nr. 17/2009, Tabelle 2, S. 7](#)[48]. Source checked: 12 October 2026.

- Population: 2,773 in 2019, on an area of 72.64 ha 38.17 inhabitants / ha
- Population: 2,864 in 2016, on an area of 72.64 ha 39.43 inhabitants/ha
- Population: 2,699 in 2013, on an area of 72.64 ha 37.16 inhabitants / ha

Residents with primary residence from the municipal register, reporting date 31 December. The area is the 2019 statistical district area and is used as a fixed denominator for all three density calculations; older district boundaries may differ. [Municipal report 2013/2014, table 1, p. 7 \(2013\)](#)[17] · [Statistical Yearbook 2019, p. 12 \(area\), p. 19 \(2016 and 2019\)](#)[5].

Wittenberg's population 2020 to 2025

Whole city · Official statistics

People, generations and land: see how Wittenberg changes, and what this means for the places we design.

[Data & sources](#) 

Present / selected reporting year

Reporting year 2025 in focus

Latest available complete reporting year: 2025. Select a year to read the corresponding observed figures.

Year in focus **Lutherstadt Wittenberg · 2020–2025**

Population

44,937 at year end 2025

Annual change

-312 Compared with 2024

Aged 65 or over

31.1 % share of the population

Migration balance

+230 arrivals minus departures

Future / projection and separate assumption

Wittenberg towards 2040

2040 / official municipal projection

39,845 residents

2050 / separate MGA calculation

37,142 assuming -0.7% annually after 2040

The official projection ends in 2040. The 2050 value is a mathematical extrapolation, not an official forecast or a measured effect of a design. Selecting a reporting year does not change these values.

[Statistisches Landesamt: 8th Regionalised Population Projection 2022–2040, May 2025, p. 42 \(PDF p. 44\)](#)^[49]. Whole municipality; observed starting population in 2023: 45,126.

[Examine the assumption and scenarios towards 2050](#)

The annual balance

What changed in 2025

Births minus deaths

-536

Arrivals minus departures

+230

Official change in population

-312

Positive net migration reduced the loss from deaths exceeding births, without fully offsetting it.

The published components add up to -306; the reported change is -312. Cell-Key disclosure control and stock corrections must be considered. The difference cannot be assigned to one cause. Source: [Municipal report 2025, table 2.11, p. 30 \(PDF p. 32\)](#)^[50].

For comparison, 2024: natural change -474, migration balance +602, official population change +123. Population alone does not establish spending power per person. Migration reasons cannot be inferred from nationality. [Municipal report 2024, p. 30 \(PDF p. 32\)](#)^[51].

The figures provide the context. In the place lab, we examine which spaces and uses could improve everyday life in Wittenberg.

Wittenberg in the region

Connected to neighbouring cities

Berlin, Leipzig, Magdeburg, Halle (Saale), Dessau-Roßlau and Potsdam widen the horizon for work, culture and education. Their geographical relationships provide a starting point for examining complementary offers in Wittenberg.



Straight-line distances between official place reference points, rounded to whole kilometres. Geographical positions from GN250, overall data date 31 December 2024. Dessau is the selected real place reference within Dessau-Roßlau.

Berlin

approx. 89 km Direct ICE services

Leipzig

approx. 62 km Direct ICE services

Halle (Saale)

approx. 63 km Check current connections in the journey planner

Magdeburg

approx. 75 km Some direct RE services, Monday to Friday

Dessau-Roßlau (Dessau reference)

approx. 28 km Check current connections in the journey planner

Potsdam

approx. 66 km Check current connections in the journey planner

The direct rail services shown for Berlin, Leipzig and Magdeburg use the published regular timetable valid from 14 June 2026, subject to service days and exceptions. No direct service is inferred for Halle, Dessau-Roßlau or Potsdam. For a specific journey, [check the current DB journey planner](#)[52].

What could make Wittenberg a destination?

Test distinctive spaces for culture, collaborative work and learning. Check whether people from the region would use them, how they reach the destination from the station, and whether opening hours and operations fit their needs.

[Explore spatial measures](#)

© BKG[53] 2026, dl-de/by-2-0[2]. GN250[54], data sources[55]. Selection, coordinate transformation and distance calculation: Marco Gernt Architekten. Rail source: [DB InfraGO departure timetable for Lutherstadt Wittenberg Hbf](#)[56].

Past / official observed series

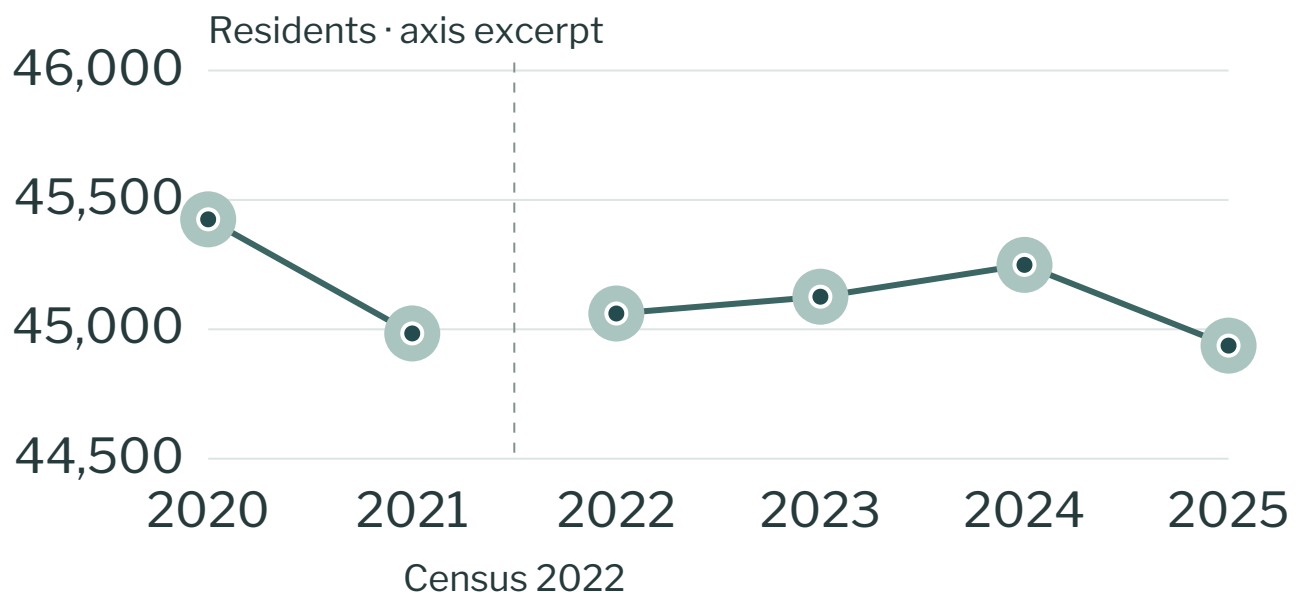
What changed between 2020 and 2025

Population, age structure and migration, with their reporting years and census bases. Select the same year across all three charts.

01 · Population

The city over time

Residents

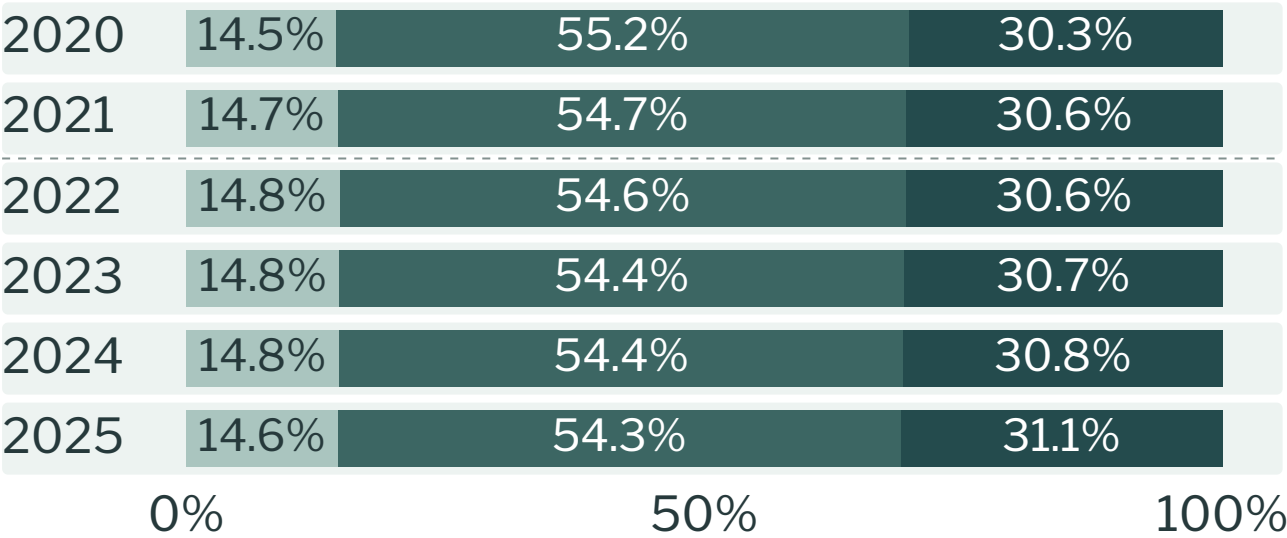


Select a year in the chart or above. The vertical axis is shortened to reveal changes. The census change from 2022 separates the two series.

Differences across the census change are not purely demographic change.

Who lives here?

%



Three non-overlapping groups, together 100%.

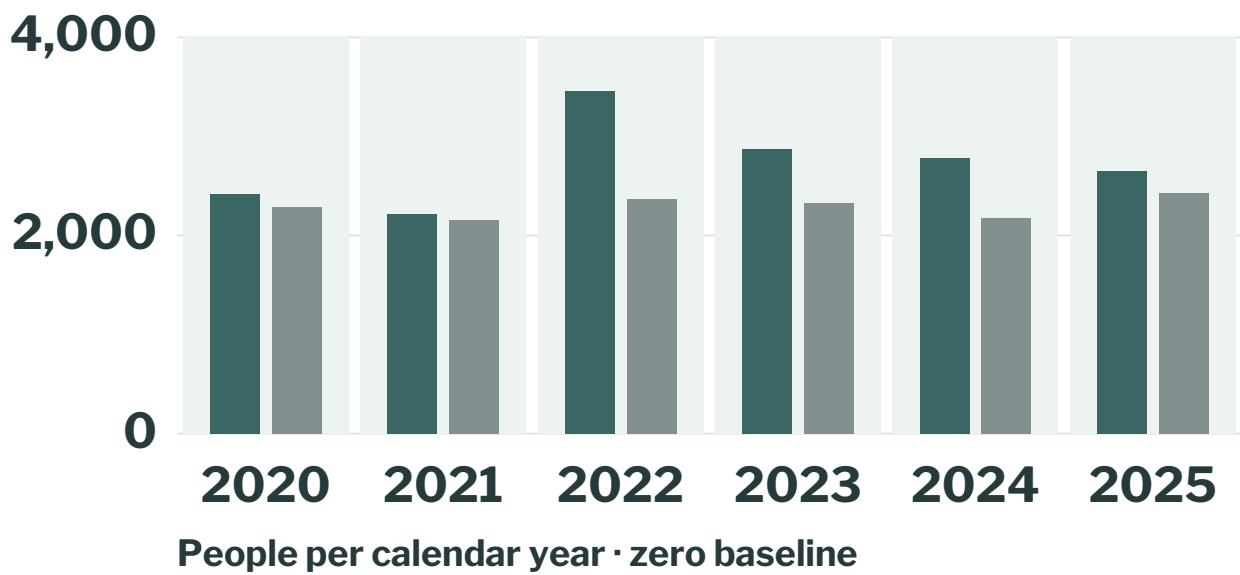
Under 18**6,583**

18–64**24,397**65+**13,957**

Age structure prompts questions about short journeys and services for different generations. It does not determine individual needs.

Movement across the city boundary

Arrivals **2,654**Departures **2,424**



Moves across the municipal boundary, on a shared scale from zero. Moves within Wittenberg are excluded.

Cell-Key disclosure control from 2025 can cause component sums to differ from published totals. Migration alone does not explain population change.

04 · Urban landscape

Space for the city

2025

241.767km² municipal area

Settlement **11.3 %** 27.234 km² Transport **4.3 %** 10.450 km²

Vegetation **82.2 %** 198.659 km² Water **2.2 %** 5.424 km²

ALKIS, 31.12.2025. The 15 cadastral districts differ from the 34 research profiles. Land use is not a measure of development potential.

Another part of the picture · 2025

Births and deaths

266live births

802deaths

A separate annual source. Stock corrections and disclosure control prevent a residual difference from being assigned to one cause.

What does this mean for everyday life?

Where are services accessible, where are connections missing, and which spaces can bring people together?
Explore these questions in the city model and spatial analysis.

[Open the Wittenberg place lab](#)
[Explore the city model](#) [Examine spatial connections](#)

Data tables, sources & methodology

Every figure can be traced

All population figures refer to the whole municipality, not individual research districts. The year selection applies to population, age structure and migration. Land use and births/deaths retain their separately stated source years.

Population at year end

Year	Residents
2020	45,425
2021	44,984
2022	45,061
2023	45,126
2024	45,249
2025	44,937

Statistisches Landesamt Sachsen-Anhalt, [GENESIS 12411-0001](#)^[1], municipality 15091375. [DL DE BY 2.0](#)^[2]. Census change from 2022.

Age structure

Year	Under 18	18–64	65+
2020	6,591	25,077	13,757
2021	6,620	24,612	13,752
2022	6,679	24,600	13,782

Year	Under 18	18–64	65+
2023	6,690	24,564	13,872
2024	6,679	24,637	13,933
2025	6,583	24,397	13,957

17 official age groups aggregated into three groups. [GENESIS 12411-0003](#)^[57], 15091375. [DL DE BY 2.0](#)^[2].

Migration across the municipal boundary

Year	Arrivals	Departures	Difference
2020	2,414	2,290	+124
2021	2,216	2,157	+59
2022	3,456	2,365	+1,091
2023	2,875	2,330	+545
2024	2,779	2,177	+602
2025	2,654	2,424	+230

[GENESIS 12711-0005-1](#)^[58] (2020–2024), [12711-0005-2](#)^[59] (from 2025). [DL DE BY 2.0](#)^[2]. Differences are calculated from the reported components. Cell-Key disclosure control applies from 2025.

Actual land use 2025

Use	km²	%
Settlement	27.234	11.3
Transport	10.450	4.3
Vegetation	198.659	82.2
Water	5.424	2.2

[GeoBasis-DE / LVermGeo ST](#)^[60], ALKIS, 31.12.2025. [DL DE BY 2.0](#)^[2].

Births and deaths: [Municipal population report, table 2.11](#), printed p. 30^[50], 2025.

Vision

Archive overview: studio contributions from 2006. This overview leads to the proposals and their respective contributor credits and source references. [Choose today's research tools for places and uses.](#)

New cityscape

In order to make projects at the interface between architecture, urban and regional development and economics attractive for new uses and at the same time economical, the designers should determine the extent and type of investment in relation to the possible profit over time.

[> read more](#)

Development

Rethinking and transforming conditions is necessary from time to time to maintain and promote movements. To this end, an assessment of space as a recognizable reference unit in a hierarchy of rural and urban, also in relation to an international perspective, can act as an economic factor for the settlement and renewal of forces.

[> read more](#)

tourism

The city's tourists are attracted by its long history, the high quality of the landscape and the good network of cycling and hiking trails, which connects the towns of Pratau and Seegrehna south of the Elbe with Wittenberg.

[> read more](#)

Education - village and city

The village schools should be preserved as far as possible. As a result, the place of residence and school location for the children from the first to fourth grades are close to the area in order to strengthen the later community in the locality. From the fifth grade onwards, all-day schools in Wittenberg offer both better prospects for the future and good support.

[> read more](#)

Arsenal Square

At its core, the square shows great signs of a bygone era. At the moment it is in a kind of sleep and is covered with an asphalt surface. Ideas to wake him from this sleep would be a new development or a new north gate.

[> read more](#)

Spatial connections

The goals are to create connections and movement patterns inside and outside of urban structures. The evolution of Wittenberg through the centuries: from one castle to several fortifications!

[> read more](#)

Castle meadow

The place invites people to sit, lie down or do sports. While paving is suitable for leading people towards a goal. The design would like to provide the opportunity to use the green space and enjoy the beautiful view. The movement of people always depends on their interests.

[> read more](#)

Use of space

The open space of Wittenberg's old town is used every day only as a transit area, without any spatial or material gain for the city. A new program for everyday life includes open space and active living for daily events, such as street theater and art.

[> read more](#)

Space variations

Aesthetic conditions for the use of space by tourists and the encouragement of local residents to perceive their city in a new way as if they were tourists are strengthened. Gate entrances to the courtyards of the old town as an approach to building the keyhole effect, e.g. B. for visual relationships. Awakening interest in successful investments among residents is the primary goal.

[> read more](#)

Castle courtyard

The area around the farm lies on the edge of the old city landscape. With a dense but open function, it is recognizable as a landmark in the city's silhouette. The front and back church forecourt is currently divided into two parts, one is busy with people, while the other appears almost deserted. The castle includes a museum, city archive and youth hostel.

[> read more](#)

Restructuring of space

In order to support pedestrian movements, a connection should be created between the old town and the harbor. The space near the river needs to be upgraded by better organizing the landscape spatially or by renovating old buildings and adding new functions.

[> read more](#)

Entrances to the old town

North entrance (new city entrance): The idea aims to create a main entrance to Arsenalplatz and a second access via Juristenstrasse. For this purpose, the Arsenalplatz square needs to be opened up, the quality of stay is increased with benches and display boards about the history of the place are placed.

[> read more](#)

City entrance

The idea of replanting and completing all the former avenues is to be tried. These historical locations must be preserved in the village development structure! In principle, the aim is to increase the attractiveness of the different city entrances and exits.

[> read more](#)

West settlement

Wittenberg's value of the old town was in danger. The old town center should be the most important focal point for the city complex in every design. The city's founding in 1183 means huge historical and cultural potential. The old town area with surrounding green areas meets almost all the needs of residents and users and should keep them in the area.

[> read more](#)

City moat

The intensity of use within the framework of the former city moat should be increased, with niches for economic areas in public space. The moat around the old town, which was originally used for protection, is filled with earth and rubble and is visually opened, starting from the old surroundings.

[> read more](#)

City Theater

The proposal is to connect families with permanent bridges. This led to the concept of using the farm as a basis for social life and as a primary model for social stability. By working out interfaces, it should be possible to connect spatial concepts with action programs.

[> read more](#)

Elbe and old town

Use of space, such as visiting the banks of the Elbe, should be made easier and recreational and sporting uses should be made possible.

[> read more](#)

Water in the city

A connection must be created across the road and railway, through the expansion of public green spaces, so that water and the city reach out. Attractive public spaces that take advantage of the location's advantages and enhance the adjacent properties are necessary.

[> read more](#)

East development

The counterpoint of the old town is currently the east gate. Tourists are welcomed here and guided through recreational offerings. This tour is partially financed by the municipality, private companies and individual investors. The intention is to create a balance between content, the city layout and city growth or to counteract unplanned development.

[> read more](#)

Central station

The area has potential for further urban development, e.g. B. the prerequisites for using the main train station as an entrance to Wittenberg are met, it would just have to be activated with new elements. Since this part is separate from the overall experience of the city, it is important to create a connection to the old town in order to attract more people to the area.

[> read more](#)

Connection between the old town and the Elbe meadows

The idea restores the pedestrian connection between the old town of Kern and the Elbe River. The aim is to turn part of the river floodplains into usable public space. The area to be developed should provide a viable mix of commercial plots parallel to the road, as well as permeable activity areas with garden displays.

[> read more](#)

Town estate, castle wall, Vorwerk domain

Looking ahead, it is necessary for Seegrehna to strengthen the core through the centralization of public life, as well as to largely preserve the existing structure. Promoting tourism will only be successful if Seegrehna is more connected with other places.

[> read more](#)

56 / V. ANALYSIS AND DEVELOPMENT HYPOTHESES

A New Image for the City

Archival contribution: Marco Gernt, 2006. The text documents the observations and proposals of that period. [Assess existing fabric and everyday benefits in the place lab.](#)

In order to make projects at the interface between architecture, urban and regional development and economics attractive for new uses and at the same time economical, the designers should determine the extent and type of investment in relation to the possible profit over time. This requires an eye and a commitment to quality that excludes ruinous modernization. Good architecture and good urban development show sustainable usability, especially when investments have been made in their use and design values and long-term development occurs. It is this path that should be recreated in selected locations in the city in order to have a stimulating effect on the city and region and not forget what works. The perspectives for the urban economic linking of elements and places in the city as a whole experience an increase in value in individual places through the following goals:

A rounding-off concept is guaranteed with the northern bypass.

The concepts for the development of the city in the east and south, but above all in the sense of new discovery, conversion and qualification as well as at the same time connecting the towns of Burgstall, Vorwerk Domain and Stadtgut in Seegrehna.

The release of Arsenalplatz and its design as an essential public space, new north entrance to the city with a connecting function and suitable framing through adjacent differentiated private spaces in the central old town center.

The edge and silhouette of the city should not be highlighted in a more fractured manner. We need visibility and therefore legibility of the city from afar.

Flood areas should not be used for construction purposes, but can also be put to profitable use and designed as spaces to create attractions to connect the city to the river, principle: make land resources accessible and use them.

The edges of private open spaces on deep parcels of land in the city center can be organized in their use in such a way that new differentiations between public and private spaces arise, for example by qualifying public spaces by intensifying the use of surrounding private areas.

Niches and courtyards in the development are enlivened individually and in context as path connections through new uses and new designs, for example with new units through cross-street uses.

Linear connections between open spaces in the context of historical references must be further developed.

Rediscover openings between courtyards and street spaces as eye-catchers and as connections between public and private space and make them the focus of the cityscape in the old town center.

New images for tourists and residents have come to the fore as a special kind.

Replace out-of-scale developments with larger-scale developments or open space design, carve out special locations. This is where the design goal comes into play.

Design principles for the associated measures mean that the economic efficiency of the sub-spaces corresponds in all cases to the intensification of use and the increase in value:

Upgrading of private uses on the upper floors through comprehensive upgrading of the structure of public spaces from the city to the banks of the Elbe.

A structural and spatial renewal of the city primarily includes interventions in currently neglected areas and buildings that are at risk of neglect, from the inside out.

Profitability is created by combining diverse types of improvement in different locations.

The economic viability of investments can be proven by demand; economical construction counts. Residents of Wittenberg can find a combination of traditional elements in their city form.

In this sense, the suggestions serve the following combined goals of new economic efficiency:

Careful enhancement to enrich existing locally special qualities in use and form. *Effect: business-local economic*

Strengthening existing values of culture and habits that promote this enrichment. *Effect: local economic*

Highlighting the unique selling points for the parcel, district, city, region in their connection with an impact that goes beyond the city. *Effect: urban economic*

Possible support for the stated goals in freedom from the political situation and to stabilize population development in the city and region. *Effect: macroeconomic*

The preparation of long-term change locally to renew living and economic areas in the region. *Effect: macroeconomic*

The strategies of renewal go beyond the location and contribute to the well-being of the general public and individuals.

SOURCE 2006

- Marco Gernt, Germany

DISTRICT

- [34 research profiles](#)

These links lead to the 34 profiles of the current urban research.

57 / V. ANALYSIS AND DEVELOPMENT HYPOTHESES

Development

Archival contribution: Marco Gernt, 2006. The text documents the observations and proposals of that period. [Derive today's development questions from city figures.](#)

Rethinking and transforming conditions is necessary from time to time to maintain and promote movements. To this end, an assessment of space as a recognizable reference unit in a hierarchy of rural and urban, also in relation to an international perspective, can act as an economic factor for the settlement and renewal of forces. This serves to find concepts for the mission statement and cityscape in conjunction with concepts for individual places of revitalization, based on suggestions and development from local initiatives.

A city made of stone is not a village or a camp. City is an expression of an often planned mix of spatial organization of conditions, trade, crafts and administration. Village and camp structures tend to show a greater degree of objectivity in contrast to the city.

Overall city development can only make sense in a network. If this can be transferred and experienced in several dimensions, these enrichments are usually of the highest quality. For healthy development, rotten foundations must be completely removed or, if necessary, completely dismantled. Free, timelessly proven ideas should be chosen. The development of the city today must be seen in relation to the current historical influence of industrialization, the destruction in the Second World War and reunification and their consequences. It is about a long-term, effective qualification of the spatial and functional conditions, the spatial organization of uses, in order to increase the productivity of use in existing and to-be-created spaces.

An integration of old and new places of togetherness.

The consequences of the final phases, on the other hand, may be developed by remnants of the structural and spatial conditions that are no longer suitable for change. Places can be rediscovered and seen as such with new meaning. This concerns phases of regional and international topics: implementation, accompanying success monitoring and preparation for subsequent change.

The purpose of investments in the production, maintenance and use of forces:

Here history plays a role as a point of understanding. It is important to recognize the signs of the times and to organize them for the particular investment interest that is to be stimulated. It is no longer the large production

masses that establish rules for economic efficiency, it is the production and distribution of specific goods for specific demand groups, competition with one another develops in terms of quality.

SOURCE 2006

- Marco Gernt, Germany
-

58 / V. ANALYSIS AND DEVELOPMENT HYPOTHESES

Tourism

Archived studio design, 2006. Design contributors: Katja Lindrat, Marco Gernt. Documented in Marco Gernt's master's thesis, 2007. The account describes observations and proposals from the period of the study. [Distinguish tourism impulses from lasting effects.](#)

The city's tourists are attracted by its long history, the high quality of the landscape and the good network of cycling and hiking trails, which connects the towns of Pratau and Seegrehna south of the Elbe with Wittenberg. We differentiate between two types of tourists, on the one hand short-term tourists and on the other hand long-term tourists. The goal is to bring long-term tourists to the region for longer, e.g. B. in the west the butterfly park, the factory settlement in Piesteritz and in the south the Marina Camp. Nevertheless, the focus is on the old town. Short-term tourists are taken on day trips along the "Campus" promenade ring.

Studio project: Stadtentwicklung Wittenberg und Umgebung (urban development in Wittenberg and its surroundings), summer semester 2006. Developing the social, cultural and economic potential of places in the urban landscape. Concept: Dipl. Ing. FH M. Gernt and Prof. A. Haase. Cooperation: City of Wittenberg, IBA Sachsen-Anhalt and Bauhaus Dessau Foundation. The results form part of Marco Gernt's master's thesis.

Archive reference: Marco Gernt, Logik und Kreativität prägen das Leben. Architektur & Stadtentwicklung. Was braucht die Stadt?, Master of Architecture thesis, Dessau Institute of Architecture, Anhalt University of Applied Sciences, 10 January 2007, chapter IV.4.5, PDF pp. 39 (studio archive, German).

Design contributors, 2006

- Katja Lindrat, Germany | Marco Gernt, Germany

DISTRICT

- [Wittenberg Old Town](#)

Education - Village and City

Archived studio design, 2006. Design contributors: Anne Krätschmann, Marco Gernt. Documented in Marco Gernt's master's thesis, 2007. The account describes observations and proposals from the period of the study. [Examine education facilities and routes in the map model.](#)

The village schools should be preserved as far as possible. As a result, the place of residence and school location for the children from the first to fourth grades are close to the area in order to strengthen the later community in the locality. From the fifth grade onwards, all-day schools in Wittenberg offer both better prospects for the future and good support. However, activities and workshops on topics such as nature, sport and history should be offered in village and urban areas. This allows parents to continue to work and encourage them. Better networking between schools would enable cooperation between primary and secondary schools and thus connect different age groups and social classes. Special schools could move closer to the city center. In addition, students should generally be introduced to higher educational institutions at an early stage, e.g. B. Cooperations with universities and technical colleges.

Objectively speaking, building use prevents further decay. In the past, it was common practice in the region around Wittenberg to use sponsors and volunteers to finance, support and maintain the buildings.

Studio project: Stadtentwicklung Wittenberg und Umgebung (urban development in Wittenberg and its surroundings), summer semester 2006. Developing the social, cultural and economic potential of places in the urban landscape. Concept: Dipl. Ing. FH M. Gernt and Prof. A. Haase. Cooperation: City of Wittenberg, IBA Sachsen-Anhalt and Bauhaus Dessau Foundation. The results form part of Marco Gernt's master's thesis.

Archive reference: Marco Gernt, Logik und Kreativität prägen das Leben. Architektur & Stadtentwicklung. Was braucht die Stadt?, Master of Architecture thesis, Dessau Institute of Architecture, Anhalt University of Applied Sciences, 10 January 2007, chapter IV.4.9, PDF pp. 40 (studio archive, German).

Design contributors, 2006

- Anne Krätschmann | Marco Gernt, Germany

DISTRICT

- [34 research profiles](#)

These links lead to the 34 profiles of the current urban research.

Arsenal Square

Archived studio design, 2006. Design contributors: Yvonne Janke, Chen Long, Melanie Lindner, Agnieszka Matuszewska, Marco Gernt. Documented in Marco Gernt's master's thesis, 2007. The account describes observations and proposals from the period of the study. [Locate Arsenalplatz in the Old Town model.](#)

At its core, the square shows great signs of a bygone era. At the moment it is in a kind of sleep and is covered with an asphalt surface. Ideas to wake him from this sleep would be a new development or a new north gate. With the framework of the peripheral development, which is included in the design of the square, a usable space could be created that would be even more attractive through increased visual connections. A walk-in museum below the surface of the earth would be conceivable.

Studio project: Stadtentwicklung Wittenberg und Umgebung (urban development in Wittenberg and its surroundings), summer semester 2006. Developing the social, cultural and economic potential of places in the urban landscape. Concept: Dipl. Ing. FH M. Gernt and Prof. A. Haase. Cooperation: City of Wittenberg, IBA Sachsen-Anhalt and Bauhaus Dessau Foundation. The results form part of Marco Gernt's master's thesis.

Archive reference: Marco Gernt, Logik und Kreativität prägen das Leben. Architektur & Stadtentwicklung. Was braucht die Stadt?, Master of Architecture thesis, Dessau Institute of Architecture, Anhalt University of Applied Sciences, 10 January 2007, chapter IV.4.13, PDF pp. 42 (studio archive, German).

Design contributors, 2006

- Yvonne Janke, Germany | Chen Long, China | Melanie Lindner, Germany | Agnieszka Matuszewska, Poland | Marco Gernt, Germany

DISTRICT

- [Wittenberg Old Town](#)

Spatial Connections

Archived studio design, 2006. Design contributors: Ali Kamel, Marco Gernt. Documented in Marco Gernt's master's thesis, 2007. The account describes observations and proposals from the period of the study. [Examine spatial connections in the Old Town.](#)

The goals are to create connections and movement patterns inside and outside of urban structures. The evolution of Wittenberg through the centuries: from one castle to several fortifications!

The proposal for connections: The connection of space physically and visually through the continuation of surfaces that lead users into and through the built-spatial environment. Small-scale interventions require small

investments in individual locations that are capable of increasing the overall value of the city.

Studio project: Stadtentwicklung Wittenberg und Umgebung (urban development in Wittenberg and its surroundings), summer semester 2006. Developing the social, cultural and economic potential of places in the urban landscape. Concept: Dipl. Ing. FH M. Gernt and Prof. A. Haase. Cooperation: City of Wittenberg, IBA Sachsen-Anhalt and Bauhaus Dessau Foundation. The results form part of Marco Gernt's master's thesis.

Archive reference: Marco Gernt, Logik und Kreativität prägen das Leben. Architektur & Stadtentwicklung. Was braucht die Stadt?, Master of Architecture thesis, Dessau Institute of Architecture, Anhalt University of Applied Sciences, 10 January 2007, chapter IV.4.23, PDF pp. 48 (studio archive, German).

Design contributors, 2006

- Ali Kamel, Egypt | Marco Gernt, Germany

DISTRICT

- Wittenberg Old Town
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Castle Meadow

Archived studio design, 2006. Design contributors: Yasuaki Mori, Marco Gernt. Documented in Marco Gernt's master's thesis, 2007. The account describes observations and proposals from the period of the study. [Explore the castle meadow in the Old Town model.](#)

The place invites people to sit, lie down or do sports. While paving is suitable for leading people towards a goal. The design would like to provide the opportunity to use the green space and enjoy the beautiful view. The movement of people always depends on their interests. On the one hand there are visitors who move between the market square and the castle church and on the other hand there are locals who pass the path to get to their apartments. Today the green serves as a buffer from traffic. Tourist buses and cars, on the other hand, are parked in traffic and disrupt the view and the path from the street into the park. The space could better utilize its potential for multiple outdoor uses, e.g. B. the landscaping, the furnishings of the urban space and the gardens could be renewed. To do this, the interest of local investors must be aroused.

Studio project: Stadtentwicklung Wittenberg und Umgebung (urban development in Wittenberg and its surroundings), summer semester 2006. Developing the social, cultural and economic potential of places in the urban landscape. Concept: Dipl. Ing. FH M. Gernt and Prof. A. Haase. Cooperation: City of Wittenberg, IBA Sachsen-Anhalt and Bauhaus Dessau Foundation. The results form part of Marco Gernt's master's thesis.

Archive reference: Marco Gernt, Logik und Kreativität prägen das Leben. Architektur & Stadtentwicklung. Was braucht die Stadt?, Master of Architecture thesis, Dessau Institute of Architecture, Anhalt University of Applied Sciences, 10 January 2007, chapter IV.4.19, PDF pp. 46 (studio archive, German).

Design contributors, 2006

- Yasuaki Mori, Japan | Marco Gernt, Germany
-

DISTRICT

- [Wittenberg Old Town](#)
-

63 / V. ANALYSIS AND DEVELOPMENT HYPOTHESES

Use of Space

Archived studio design, 2006. Design contributors: Slobodan Veleviski, Marco Gernt. Documented in Marco Gernt's master's thesis, 2007. The account describes observations and proposals from the period of the study. [Test recurring use in the place lab.](#)

The open space of Wittenberg's old town is used every day only as a transit area, without any spatial or material gain for the city. A new program for everyday life includes open space and active living for daily events, such as street theater and art. The city should prepare an annual program for the expansion of existing cultural events from the interior to the exterior in equal parts, and organize this with monthly schedules and also support it financially. Members of the community are encouraged to take part in the events as field organizers or to create elements and images for the space. A density of events and complexity of programs would have to be developed to fill the space with structure, but at the same time enough space should be left for space reserves. Space programs support the breaking of everyday structures!

Studio project: Stadtentwicklung Wittenberg und Umgebung (urban development in Wittenberg and its surroundings), summer semester 2006. Developing the social, cultural and economic potential of places in the urban landscape. Concept: Dipl. Ing. FH M. Gernt and Prof. A. Haase. Cooperation: City of Wittenberg, IBA Sachsen-Anhalt and Bauhaus Dessau Foundation. The results form part of Marco Gernt's master's thesis.

Archive reference: Marco Gernt, Logik und Kreativität prägen das Leben. Architektur & Stadtentwicklung. Was braucht die Stadt?, Master of Architecture thesis, Dessau Institute of Architecture, Anhalt University of Applied Sciences, 10 January 2007, chapter IV.4.21, PDF pp. 47 (studio archive, German).

Design contributors, 2006

- Slobodan Veleviski, Republic of Macedonia | Marco Gernt, Germany

DISTRICT

- [Wittenberg Old Town](#)
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Spatial Variety

Archived studio design, 2006. Design contributors: Meder Ahmetov, Marco Gernt. Documented in Marco Gernt's master's thesis, 2007. The account describes observations and proposals from the period of the study. [Assess spatial qualities and access.](#)

Aesthetic conditions for the use of space by tourists and the encouragement of local residents to perceive their city in a new way as if they were tourists are strengthened. Gate entrances to the courtyards of the old town as an approach to building the keyhole effect, e.g. B. for visual relationships. Awakening interest in successful investments among residents is the primary goal.

Studio project: Stadtentwicklung Wittenberg und Umgebung (urban development in Wittenberg and its surroundings), summer semester 2006. Developing the social, cultural and economic potential of places in the urban landscape. Concept: Dipl. Ing. FH M. Gernt and Prof. A. Haase. Cooperation: City of Wittenberg, IBA Sachsen-Anhalt and Bauhaus Dessau Foundation. The results form part of Marco Gernt's master's thesis.

Archive reference: Marco Gernt, Logik und Kreativität prägen das Leben. Architektur & Stadtentwicklung. Was braucht die Stadt?, Master of Architecture thesis, Dessau Institute of Architecture, Anhalt University of Applied Sciences, 10 January 2007, chapter IV.4.20, PDF pp. 47 (studio archive, German).

Design contributors, 2006

- Meder Ahmetov, Kyrgyzstan | Marco Gernt, Germany

DISTRICT

- [Wittenberg Old Town](#)
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65 / V. ANALYSIS AND DEVELOPMENT HYPOTHESES

Castle Courtyard

Archived studio design, 2006. Design contributors: Grzegorz Augustowski, Marco Gernt. Documented in Marco Gernt's master's thesis, 2007. The account describes observations and proposals from the period of the study. [Explore the castle and its forecourts in the Old Town model.](#)

The area around the farm lies on the edge of the old city landscape. With a dense but open function, it is recognizable as a landmark in the city's silhouette. The front and back church forecourt is currently divided into two parts, one is busy with people, while the other appears almost deserted. The castle includes a museum, city archive and youth hostel. Visiting cultural sites, museums and concerts should be supported and movement between them should be strengthened. This means that private businesses and cultural offerings will benefit from the overall upgrading of public space. For this development to expand the busy area of the old town in all directions, the cultural functions must be reorganized. It would therefore be beneficial to strengthen the character and importance of the places, e.g. B. by creating special paving patterns. This would be a contribution to the historical legacy of the old town and a connection to the pedestrian zone between both parts of the castle church forecourt. If the rear rooms behind the forecourt were redesigned, new public spaces and a connection to the park and train station could be created.

Studio project: Stadtentwicklung Wittenberg und Umgebung (urban development in Wittenberg and its surroundings), summer semester 2006. Developing the social, cultural and economic potential of places in the urban landscape. Concept: Dipl. Ing. FH M. Gernt and Prof. A. Haase. Cooperation: City of Wittenberg, IBA Sachsen-Anhalt and Bauhaus Dessau Foundation. The results form part of

Marco Gernt's master's thesis.

Archive reference: Marco Gernt, Logik und Kreativität prägen das Leben. Architektur & Stadtentwicklung. Was braucht die Stadt?, Master of Architecture thesis, Dessau Institute of Architecture, Anhalt University of Applied Sciences, 10 January 2007, chapter IV.4.16, PDF pp. 45 (studio archive, German).

Design contributors, 2006

- Grzegorz Augustowski, Poland | Marco Gernt, Germany

DISTRICT

- [Wittenberg Old Town](#)
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66 / V. ANALYSIS AND DEVELOPMENT HYPOTHESES

Restructuring Space

Archived studio design, 2006. Design contributors: Monika Bilka, Marco Gernt. Documented in Marco Gernt's master's thesis, 2007. The account describes observations and proposals from the period of the study. [Examine connections between the Old Town and the Elbe.](#)

In order to support pedestrian movements, a connection should be created between the old town and the harbor. The space near the river needs to be upgraded by better organizing the landscape spatially or by renovating old buildings and adding new functions.

Studio project: Stadtentwicklung Wittenberg und Umgebung (urban development in Wittenberg and its surroundings), summer semester 2006. Developing the social, cultural and economic potential of places in the urban landscape. Concept: Dipl. Ing. FH M. Gernt and Prof. A. Haase. Cooperation: City of Wittenberg, IBA Sachsen-Anhalt and Bauhaus Dessau Foundation. The results form part of Marco Gernt's master's thesis.

Archive reference: Marco Gernt, Logik und Kreativität prägen das Leben. Architektur & Stadtentwicklung. Was braucht die Stadt?, Master of Architecture thesis, Dessau Institute of Architecture, Anhalt University of Applied Sciences, 10 January 2007, chapter IV.4.18, PDF pp. 46 (studio archive, German).

Design contributors, 2006

- Monika Bilka, Poland | Marco Gernt, Germany

DISTRICT

- [Wittenberg Old Town](#)

Entrances to the Old Town

Archived studio design, 2006. Design contributors: Jana Ecke, Anne Krätschmann, Marco Gernt. Documented in Marco Gernt's master's thesis, 2007. The account describes observations and proposals from the period of the study. [Examine Old Town entrances in the street network.](#)

North entrance (new city entrance): The idea aims to create a main entrance to Arsenalplatz and a second access via Juristenstrasse. For this purpose, the Arsenalplatz square needs to be opened up, the quality of stay is increased with benches and display boards about the history of the place are placed. With this design, the street space appears more compact and relaxed by surrounding the police area with trees.

East entrance (former Elstertor): The aim here is to provide the gate situation with two large oak trees and to design the open space with additional trees so that the Lutherhaus stands out clearly as a viewing point. A connection should be created between the Luther House, the university and the remains of the bunker complex so that both school classes and tourists have the opportunity to broaden their horizons during guided tours. Information boards at the university about research then and now would also be conceivable.

West entrance (castle gate/church): Information for tourists, an exhibition pavilion in the line of sight to the castle and information boards about the former defense system and jump system would form a new gate situation and strengthen the space. The street space could be lined with trees and the traffic speed could be adapted to the location.

South Entrance (Elbtor): The aim is to create information points about the former gate system. A tree canopy over Elbstrasse would be an idea to bring people into the city and create a new gateway situation with a high quality of stay in the countryside. Information boards about the former weir system and the stream should be included in the gate situation.

The principles behind the design of the entrances are to reduce the insularity of the city center, strengthen interfaces and transitions to the city as a whole and expand tourism.

(Make entrances visible to preserve and revitalize the small structures, strengthen the connection to the inner city to surrounding urban structures, include remaining areas)

Last expansions to city gates and fortifications: The castle gate was last expanded in 1835 and the Elstertor in 1870 & 1873. In 1873 the order came to finally fortify the city and thus demolish the ramparts and walls. This resulted in today's green spaces and the source of the castle moat - the swan pond is one of these testimonies of that time.

1. West castle gate: around 1160 – 1350
2. Elbe Gate South: around 1160 – 1350
3. Elstertor East: around 1400 – 1525
4. Arsenal Gate North: around 2010

Studio project: Stadtentwicklung Wittenberg und Umgebung (urban development in Wittenberg and its surroundings), summer semester 2006. Developing the social, cultural and economic potential of places in the urban landscape. Concept: Dipl. Ing. FH M. Gernt and Prof. A. Haase. Cooperation: City of Wittenberg, IBA Sachsen-Anhalt and Bauhaus Dessau Foundation. The results form part of Marco Gernt's master's thesis.

Archive reference: Marco Gernt, Logik und Kreativität prägen das Leben. Architektur & Stadtentwicklung. Was braucht die Stadt?, Master of Architecture thesis, Dessau Institute of Architecture, Anhalt University of Applied Sciences, 10 January 2007, chapter IV.4.2, PDF pp. 33-34 (studio archive, German).

Design contributors, 2006

- Jana Ecke | Anne Krätschmann | Marco Gernt, Germany

DISTRICT

- Wittenberg Old Town

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City Entrance

Archived studio design, 2006. Design contributors: Jana Ecke, Anne Krätschmann, Marco Gernt. Documented in Marco Gernt's master's thesis, 2007. The account describes observations and proposals from the period of the study. [Explore village entrances and everyday routes across the city.](#)

The idea of replanting and completing all the former avenues is to be tried. These historical locations must be preserved in the village development structure! In principle, the aim is to increase the attractiveness of the different city entrances and exits.

Connection between nature and village

The historically proven stock of avenues currently contains remains of avenues. Former parallel tree plantings with a tree gate situation have been weakened by temporal changes or by road renewal measures. There are relatively weakly formed entrances and exits. The development is largely characterized by single-family homes in the form of point and terraced houses. Old farmsteads, built at the beginning of the village ensemble, provide focal points along the street.

Connection between village and city

Slavic or Germanic settlement forms, in their small-scale structure, follow the natural conditions. Landscaped areas are partly undeveloped. Outstanding spiers are the Christ Church, the Castle Church and the City Church, which provide the greatest value for recognizing local peculiarities in the development.

Studio project: Stadtentwicklung Wittenberg und Umgebung (urban development in Wittenberg and its surroundings), summer semester 2006. Developing the social, cultural and economic potential of places in the urban landscape. Concept: Dipl. Ing. FH M. Gernt and Prof. A. Haase. Cooperation: City of Wittenberg, IBA Sachsen-Anhalt and Bauhaus Dessau Foundation. The results form part of Marco Gernt's master's thesis.

Archive reference: Marco Gernt, Logik und Kreativität prägen das Leben. Architektur & Stadtentwicklung. Was braucht die Stadt?, Master of Architecture thesis, Dessau Institute of Architecture, Anhalt University of Applied Sciences, 10 January 2007, chapter IV.4.2, PDF pp. 33-34 (studio archive, German).

Design contributors, 2006

- Jana Ecke | Anne Krätschmann | Marco Gernt, Germany

DISTRICT

- [34 research profiles](#)

These links lead to the 34 profiles of the current urban research.

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Western Settlement

Archived studio design, 2006. Design contributors: Krzysztof Zurowski, Marco Gernt. Documented in Marco Gernt's master's thesis, 2007. The account describes observations and proposals from the period of the study. [Compare housing offers and costs in the place lab.](#)

Wittenberg's value of the old town was in danger. The old town center should be the most important focal point for the city complex in every design. The city's founding in 1183 means huge historical and cultural potential. The old town area with surrounding green areas meets almost all the needs of residents and users and should keep them in the area.

Currently, however, locations further out that are primarily used for residential purposes are sucking in residents and leaving the old town center to tourists. I propose an example of completing the overall spatial structure in the form of a structural development northwest of the old town. The development design for residential use offers a direct view of the old town by spatially integrating the project into the prevailing structure of the old town and extensions. Future developments are to be channeled by strengthening the visual relationships between the old town and the new structure and supporting pedestrian movements in all directions.

Access to the old town should also be improved and the proximity to the old town should be used as a location advantage. The possibility of realizing this value lies in the creation of a central green park. New settlements

with a radial connection to the old town should be started and partial spatial axes should be continued in new spatial sequences right into the core. Crossings are to be created within the area by increasing commercial uses on the side of the green axis and by providing a high quality of stay in the middle.

Studio project: Stadtentwicklung Wittenberg und Umgebung (urban development in Wittenberg and its surroundings), summer semester 2006. Developing the social, cultural and economic potential of places in the urban landscape. Concept: Dipl. Ing. FH M. Gernt and Prof. A. Haase. Cooperation: City of Wittenberg, IBA Sachsen-Anhalt and Bauhaus Dessau Foundation. The results form part of Marco Gernt's master's thesis.

Archive reference: Marco Gernt, Logik und Kreativität prägen das Leben. Architektur & Stadtentwicklung. Was braucht die Stadt?, Master of Architecture thesis, Dessau Institute of Architecture, Anhalt University of Applied Sciences, 10 January 2007, chapter IV.4.27, PDF pp. 49 (studio archive, German).

Design contributors, 2006

- Krzysztof Zurowski, Poland | Marco Gernt, Germany

DISTRICT

- Wittenberg West
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City Moat

Archived studio design, 2006. Design contributors: Johann Powell, Marco Gernt. Documented in Marco Gernt's master's thesis, 2007. The account describes observations and proposals from the period of the study. [Explore the former ramparts in the Old Town model.](#)

The intensity of use within the framework of the former city moat should be increased, with niches for economic areas in public space. The moat around the old town, which was originally used for protection, is filled with earth and rubble and is visually opened, starting from the old surroundings. Small-scale uses could be set up within this space and opportunities for work and sustainability could be created. Specific recreational activities within are to be created in accordance with their unique features such as gardens, lakes, walkways and visual connections.

Studio project: Stadtentwicklung Wittenberg und Umgebung (urban development in Wittenberg and its surroundings), summer semester 2006. Developing the social, cultural and economic potential of places in the urban landscape. Concept: Dipl. Ing. FH M. Gernt and Prof. A. Haase. Cooperation: City of Wittenberg, IBA Sachsen-Anhalt and Bauhaus Dessau Foundation. The results form part of Marco Gernt's master's thesis.

Archive reference: Marco Gernt, Logik und Kreativität prägen das Leben. Architektur & Stadtentwicklung. Was braucht die Stadt?, Master of Architecture thesis, Dessau Institute of Architecture, Anhalt University of Applied Sciences, 10 January 2007, chapter IV.4.22, PDF pp. 48 (studio archive, German).

Design contributors, 2006

- Johann Powell, Jamaica | Marco Gernt, Germany
-

DISTRICT

- [Wittenberg Old Town](#)
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City Theatre

Archived studio design, 2006. Design contributors: Abu Yousuf Swapan, Marco Gernt. Documented in Marco Gernt's master's thesis, 2007. The account describes observations and proposals from the period of the study. [Assess spaces for meeting and lasting use.](#)

The proposal is to connect families with permanent bridges. This led to the concept of using the farm as a basis for social life and as a primary model for social stability. By working out interfaces, it should be possible to connect spatial concepts with action programs.

Studio project: Stadtentwicklung Wittenberg und Umgebung (urban development in Wittenberg and its surroundings), summer semester 2006. Developing the social, cultural and economic potential of places in the urban landscape. Concept: Dipl. Ing. FH M. Gernt and Prof. A. Haase. Cooperation: City of Wittenberg, IBA Sachsen-Anhalt and Bauhaus Dessau Foundation. The results form part of Marco Gernt's master's thesis.

Archive reference: Marco Gernt, Logik und Kreativität prägen das Leben. Architektur & Stadtentwicklung. Was braucht die Stadt?, Master of Architecture thesis, Dessau Institute of Architecture, Anhalt University of Applied Sciences, 10 January 2007, chapter IV.4.15, PDF pp. 45 (studio archive, German).

Design contributors, 2006

- Abu Yousuf Swapan, Bangladesh | Marco Gernt, Germany

DISTRICT

- [Wittenberg Old Town](#)
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The Elbe and the Old Town

Archived studio design, 2006. Design contributors: Maciek Grelewicz, Marco Gernt. Documented in Marco Gernt's master's thesis, 2007. The account describes observations and proposals from the period of the study. [Examine connections between the Elbe and the Old Town.](#)

Use of space, such as visiting the banks of the Elbe, should be made easier and recreational and sporting uses should be made possible. A place for water sports activities should be created in order to transform the function of the existing buildings in the old industrial area into facilities to support water sports activities and to create a

system of accompanying footpaths in other parts of the river arm so that purely recreational uses can be created there. Private owners of the recently built facilities will know how to take advantage of the nearby tourist attractions in Wittenberg. Owners of shops, hotels and museums will also benefit from the larger number of tourists attracted by new attractions. The aim is to create a system of visible and easily accessible connections including bridges, underpasses and typical paving between the Elbe and the old town in order to close the gap between the old town and the parts of the city around the river arm.

Current situation

The main road and train lines separate the old town from the rest of the city and the Elbe. The old industrial area is currently occupied by large-scale retail from large chain stores. The river bank is abandoned and completely unused.

After the proposed changes

Access to the river will be made possible in order to be able to use newly created water sports and other sports and leisure activities.

Current situation after the proposed changes

First phase: Clarify the existing connection between the old industrial area and the river bank. Introduce a system of signs, also ensure a simplified arrangement of parking spaces.

Second phase: Create an underpass connection between the old town and the river bank to encourage tourists to use the river floodplains.

Third phase: Build a green bridge over the main road and railway line in order to create a natural and easily recognizable extension of the tourist circuits in the old town towards the river and its recreational and sports facilities.

Existing buildings represent great potential for the space now occupied by large-scale retail. Some of them just need to be rebuilt, but the majority are already in very good condition, only the chaotic infrastructure and other neglected areas need to be changed. The proximity between the river meadow and the old town creates the conditions for the establishment of cultural and sports centers.

Studio project: Stadtentwicklung Wittenberg und Umgebung (urban development in Wittenberg and its surroundings), summer semester 2006. Developing the social, cultural and economic potential of places in the urban landscape. Concept: Dipl. Ing. FH M. Gernt and Prof. A. Haase. Cooperation: City of Wittenberg, IBA Sachsen-Anhalt and Bauhaus Dessau Foundation. The results form part of Marco Gernt's master's thesis.

Archive reference: Marco Gernt, Logik und Kreativität prägen das Leben. Architektur & Stadtentwicklung. Was braucht die Stadt?, Master of Architecture thesis, Dessau Institute of Architecture, Anhalt University of Applied Sciences, 10 January 2007, chapter IV.4.31, PDF pp. 51 (studio archive, German).

Design contributors, 2006

- Maciek Grelewicz, Poland | Marco Gernt, Germany

DISTRICT

- Wittenberg Old Town
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Water in the City

Archived studio design, 2006. Design contributors: Sylvio Hofmann, Marco Gernt. Documented in Marco Gernt's master's thesis, 2007. The account describes observations and proposals from the period of the study. [Examine the city and riverbank in the street network.](#)

A connection must be created across the road and railway, through the expansion of public green spaces, so that water and the city reach out. Attractive public spaces that take advantage of the location's advantages and enhance the adjacent properties are necessary.

The city's potential lies in its connection with water!

In public places along the harbor, people can come into direct contact with the water. A new structure overlying the water edge creates a new, man-made landscape, which dissolves the hard edge of the former use of the harbor.

The new structure does not create a new border, but rather interlinks the various adjacent spaces. Starting at the water, it runs through the bank and continues into any new developments that may arise. In this way, public spaces are upgraded, boundaries are dissolved, the city is connected to the water, better opportunities for adjacent spaces and implants against monoculture are guaranteed.

Studio project: Stadtentwicklung Wittenberg und Umgebung (urban development in Wittenberg and its surroundings), summer semester 2006. Developing the social, cultural and economic potential of places in the urban landscape. Concept: Dipl. Ing. FH M. Gernt and Prof. A. Haase. Cooperation: City of Wittenberg, IBA Sachsen-Anhalt and Bauhaus Dessau Foundation. The results form part of Marco Gernt's master's thesis.

Archive reference: Marco Gernt, Logik und Kreativität prägen das Leben. Architektur & Stadtentwicklung. Was braucht die Stadt?, Master of Architecture thesis, Dessau Institute of Architecture, Anhalt University of Applied Sciences, 10 January 2007, chapter IV.4.28, PDF pp. 50 (studio archive, German).

Design contributors, 2006

- Sylvio Hofmann | Marco Gernt, Germany

DISTRICT

- Kleinwittenberg

Eastern Development

Archived studio design, 2006. Design contributors: Egzon Bajraktari, Marco Gernt. Documented in Marco Gernt's master's thesis, 2007. The account describes observations and proposals from the period of the study. [Explore the eastern Old Town and reachable destinations.](#)

The counterpoint of the old town is currently the east gate. Tourists are welcomed here and guided through recreational offerings. This tour is partially financed by the municipality, private companies and individual investors. The intention is to create a balance between content, the city layout and city growth or to counteract unplanned development.

Studio project: Stadtentwicklung Wittenberg und Umgebung (urban development in Wittenberg and its surroundings), summer semester 2006. Developing the social, cultural and economic potential of places in the urban landscape. Concept: Dipl. Ing. FH M. Gernt and Prof. A. Haase. Cooperation: City of Wittenberg, IBA Sachsen-Anhalt and Bauhaus Dessau Foundation. The results form part of Marco Gernt's master's thesis.

Archive reference: Marco Gernt, Logik und Kreativität prägen das Leben. Architektur & Stadtentwicklung. Was braucht die Stadt?, Master of Architecture thesis, Dessau Institute of Architecture, Anhalt University of Applied Sciences, 10 January 2007, chapter IV.4.24, PDF pp. 48 (studio archive, German).

Design contributors, 2006

- Egzon Bajraktari, Kosovo | Marco Gernt, Germany

DISTRICT

- [Elstervorstadt](#)

Main Railway Station

Archived studio design, 2006. Design contributors: Stephanie Tan, Marco Gernt. Documented in Marco Gernt's master's thesis, 2007. The account describes observations and proposals from the period of the study. [Examine the railway station and Old Town in the street network.](#)

The area has potential for further urban development, e.g. B. the prerequisites for using the main train station as an entrance to Wittenberg are met, it would just have to be activated with new elements. Since this part is separate from the overall experience of the city, it is important to create a connection to the old town in order to attract more people to the area. This means that the task is to make the infrastructure, which currently consists of abrupt breaks in landscape, activities and use of space, usable so that visitors also remember the place of arrival and departure positively.

Studio project: Stadtentwicklung Wittenberg und Umgebung (urban development in Wittenberg and its surroundings), summer semester 2006. Developing the social, cultural and economic potential of places in the urban landscape. Concept: Dipl. Ing. FH M. Gernt and Prof. A. Haase. Cooperation: City of Wittenberg, IBA Sachsen-Anhalt and Bauhaus Dessau Foundation. The results form part of Marco Gernt's master's thesis.

Archive reference: Marco Gernt, Logik und Kreativität prägen das Leben. Architektur & Stadtentwicklung. Was braucht die Stadt?, Master of Architecture thesis, Dessau Institute of Architecture, Anhalt University of Applied Sciences, 10 January 2007, chapter IV.4.25, PDF pp. 49 (studio archive, German).

Design contributors, 2006

- Stephanie Tan, Philippines | Marco Gernt, Germany

DISTRICT

- Lindenfeld

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Connecting the Old Town and the Elbe Meadows

Archived studio design, 2006. Design contributors: Tomasz Krawiec, Sayaka Ushiro, Tien vu Tran, Marco Gernt. Documented in Marco Gernt's master's thesis, 2007. The account describes observations and proposals from the period of the study. [Examine routes between the Old Town and the Elbe meadows.](#)

The idea restores the pedestrian connection between the old town of Kern and the Elbe River. The aim is to turn part of the river floodplains into usable public space. The area to be developed should provide a viable mix of commercial plots parallel to the road, as well as permeable activity areas with garden displays.

Tien vu Tran, Viet Nam: Strengthening the connection between the city core, the old areas and the meadows, and taking advantage of the advantages in the river area to create an ecological park without visible boundaries. New points of attraction are being created in the south of the city and also the strengthening of the economy and structure through new jobs in the region.

Studio project: Stadtentwicklung Wittenberg und Umgebung (urban development in Wittenberg and its surroundings), summer semester 2006. Developing the social, cultural and economic potential of places in the urban landscape. Concept: Dipl. Ing. FH M. Gernt and Prof. A. Haase. Cooperation: City of Wittenberg, IBA Sachsen-Anhalt and Bauhaus Dessau Foundation. The results form part of

Marco Gernt's master's thesis.

Archive reference: Marco Gernt, Logik und Kreativität prägen das Leben. Architektur & Stadtentwicklung. Was braucht die Stadt?, Master of Architecture thesis, Dessau Institute of Architecture, Anhalt University of Applied Sciences, 10 January 2007, chapter IV.4.30-4.33, PDF pp. 51-53 (studio archive, German).

Design contributors, 2006

- Tomasz Krawiec, Poland | Sayaka Ushiro, Japan | Tien vu Tran, Vietnam | Marco Gernt, Germany

DISTRICT

- [Wittenberg Old Town](#)

77 / V. ANALYSIS AND DEVELOPMENT HYPOTHESES

City Estate, Castle Rampart and Manor Outbuildings

Archived studio design, 2006. Design contributors: Katja Lindrath, Carina Voge, Susanne Perplies, Nancy Ungurean, Maren Berbig, Marco Gernt. Documented in Marco Gernt's master's thesis, 2007. The account describes observations and proposals from the period of the study. [Explore Seegrehna and its spatial relationships.](#)

Looking ahead, it is necessary for Seegrehna to strengthen the core through the centralization of public life, as well as to largely preserve the existing structure. Promoting tourism will only be successful if Seegrehna is more connected with other places. Innovations and improvements to the existing ones should also ensure more tourism, such as a sunken garden that is intended to give visitors a little adventure, say students Katja Lindrath and Carina Voge on this topic. In addition, the ramparts are to be improved and used as an excursion and event location. According to students Nancy Ungurean and Susanne Perplies, the city estate is also an important point of change. Due to its massive character, it distances itself greatly from the "young" Seegrehna. It is therefore necessary for a communal social life to be created, which is centrally bundled through a market with a hall, consumption, clubs, club rooms and administration. The fire department also has an elevated base here. But the domain from the 16th century should also shine in new splendor for visitors. Maren Berbig, a student at HS Anhalt, commented on this topic that the ensemble should be upgraded. This includes the reconstruction of the south wing, the construction of craft cells in the east wing, and an earth embankment as the boundary of the property in the west. Through a mixed use of commercial, residential and agricultural use, the domain is to be connected to public transport and cycle paths and thus be an attraction for tourists and Wittenberg residents.

Studio project: Stadtentwicklung Wittenberg und Umgebung (urban development in Wittenberg and its surroundings), summer semester 2006. Developing the social, cultural and economic potential of places in the urban landscape. Concept: Dipl. Ing. FH M. Gernt and Prof. A. Haase. Cooperation: City of Wittenberg, IBA Sachsen-Anhalt and Bauhaus Dessau Foundation. The results form part of Marco Gernt's master's thesis.

Archive reference: Marco Gernt, Logik und Kreativität prägen das Leben. Architektur & Stadtentwicklung. Was braucht die Stadt?, Master of Architecture thesis, Dessau Institute of Architecture, Anhalt University of Applied Sciences, 10 January 2007, chapter IV.4.10-4.12, PDF pp. 40-41 (studio archive, German).

Design contributors, 2006

- Katja Lindrath | Carina Voge | Susanne Perplies | Nancy Ungurean | Maren Berbig | Marco Gernt, Germany

DISTRICT

- Seegrehna, Bodemar, Hohenroda
-

78 / V. ANALYSIS AND DEVELOPMENT HYPOTHESES

Zero Energy Instead of Energy Zero

Archived conceptual text, 2010. The text documents the approaches considered at that time. Assess rooms and operation today.

Solutions arise from innovation and research. Based on planning, sustainable and ecological, it primarily concerns buildings in terms of execution, use and utilization compared to costs. A distinction must be made between construction quality, economic efficiency, environmental friendliness and resource savings. Secondly, in the socio-cultural environment there are user, investor and owner qualities.

Accordingly, streets are designed with short access. Qualitatively converted space can be seen here in the special context of the sun. The “City” power plant supplies power sockets with energy even after sunset by having heat storage devices, e.g. B. Liquid salt tanks that can be heated at midday using excess solar energy. In combination, water supply can be used via solar-powered desalination plants. Houses are also adapted to local environmental factors, e.g. B. the annual average outside temperature. As a result, they are built low, high, close but also far apart. Double-shell facades made of stone or glass can also be naturally ventilated. Sustainable constructions, such as an atrium of the same height as the building, expand the spectrum. Cooling now takes place in the context of the building structure. If additional cooling is required, air conditioning systems are operated with electricity from environmentally friendly wind and photovoltaic systems. In addition, pumps use ground probes to transport the coolness or heat from deep layers of the earth to the surface. Renewable energies and resources include geothermal energy, rainwater, intensive integration of daylight and the natural ventilation of buildings and cities. Waste generation is connected to the recycling system.

The life of the city is characterized by people's need to come together. A look into life, together with the revitalization of the city, village, urban sprawl, the landscape environment and nature conservation, in harmony. Suggestions for the topic are therefore seen as essential conceptual cornerstones in the result. For developments, these results mean access to space. Urban development supports this in the creation of work, understanding of form and color in urban space, and people-friendliness. The blurring of identity must be prevented. It is important to preserve, to complete, to secure.

Wittenberg place lab: space for people

Urban research / Wittenberg place lab

Consider housing, journeys and costs together.

Compare access to facilities in Wittenberg and calculate your own housing and travel costs.

Places and sources

01 · Your everyday life / location

Which location fits your everyday life?

First compare what you can reach on foot. Then examine a specific home and your total housing and travel costs. The map and this view use the same starting points.

What matters to you? Compare a starting point

Loading the shared location data.

Mapped destinations from this starting point. Each time window includes shorter journeys.

Your surroundings	5 min	10 min	15 min
-------------------	-------	--------	--------

[See these destinations and paths on the map](#)

[Compare housing and travel costs for this location](#) [Compare citywide rent benchmarks](#)

A starting point is a mapped facility, not a home address or a district average. Available homes, their actual rent, condition, entrances and the full journey to work need a separate check. City rent benchmarks do not give the price of a home at this location.

Mapped selection: baseline 6 October 2026, cultural supplement retrieved 19 October 2026. Street network: 6 May 2026. Model: shortest paths at 4.8 km/h, including straight attachments. No measured popularity or overall ranking of residential quality. © [OpenStreetMap contributors](#), [ODbL](#)[61]. [Hotspot data and method \(JSON\)](#).

02 · Your everyday life / costs

More space. What does it cost?

Compare the rent you actually pay under your current lease with a specific new offer in Wittenberg. Enter each home's own floor area. Then include household costs or examine the operation of a building.

Personal comparison: use your current lease and the new offer. A portal benchmark can be selected for an illustrative calculation.

Enter both rents to calculate your comparison.

Portal benchmarks in the city comparison.

Monthly household gain = previous area × previous rent – Wittenberg area × Wittenberg rent + net income change – travel cost change – other cost change – moving costs ÷ months.

Building minimum rent = (investment × annual capital requirement ÷ 1,200 + retained monthly costs) ÷ (1 – lost rent ÷ 100).

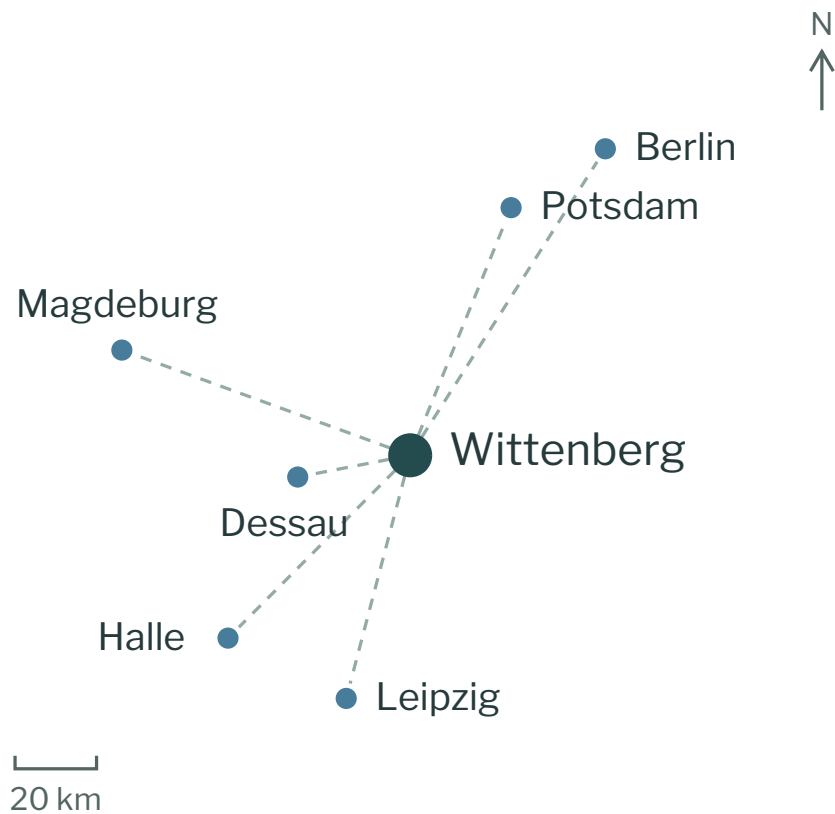
MGA comparison model. Your desired budget gain is a chosen target. Time is shown separately. A refundable deposit is a separate liquidity need. Inputs are calculated in this browser and are not submitted or saved.

03 · Results and evidence

Seven cities. Explicit comparisons.

Regional comparison

Lower rent can create financial room; proximity can support regional relationships. Choose one measure at a time. This is not an overall ranking of city quality.



GN250 place references, 31 December 2024. North is up; lines show geographical relationships. Dessau is the reference within Dessau-Roßlau. © GeoBasis-DE / BKG, dl-de/by-2-0. [BKG GN250 map source](#)[54].

Order by

ImmoScout24 portal benchmark: Q2 2026, net cold €/m²/month. Distance: rounded straight line, km.

Rank	City / source	Portal benchmark	km
1	Wittenberg Rent source [62]	6.96	0
2	Dessau-Roßlau Rent source [63]	7.00	28
3	Magdeburg Rent source [64]	7.44	75
4	Halle (Saale) Rent source [65]	7.72	63
5	Leipzig Rent source [66]	9.09	62
6	Berlin Rent source [67]	12.72	89
7	Potsdam Rent source [68]	12.74	66

Lower rent benchmark: seven municipal values from the same portal series, Q2 2026.

ImmoScout24, Q2 2026, reviewed 10 October 2026. Reported average net cold apartment rents as market orientation. City names link to the respective source. These are not official rent indices or specific rental offers. Location, floor area and condition can differ

substantially.

Existing-contract rents are paid under current leases. Asking rents are advertised prices for a new tenancy, including re-letting an older home. City comparisons require the same rent measure, period and geographical level. [Asking rents: BBSR definition](#)[69].

For a move, compare actual door-to-door journeys, costs, working hours and available offers. [Transport context in the city figures](#)

Housing / latest annual stock · 31 December 2025

How many homes are there relative to the population?

The latest complete annual figures compare the housing stock and official population of all seven municipalities. They describe the scale of existing housing, including vacant homes.

$$W = 1,000 \times B / N \text{ homes per 1,000 residents}$$

B counts homes in residential and nonresidential buildings, including hostels. N is the official population at the same year end. This calculation uses published stock figures. A high ratio can also result from vacancy or a shrinking population. Home size, condition and availability need a separate assessment.

Scroll the table sideways to see every measure.

Order: homes per 1,000 residents, descending. Stock and population: 31 December 2025, whole municipality.
This ranks a quantity, not city quality.

Rank	City	Housing stockhomes / 1,000 residents	Homesnumber	Population31.12.2025
1	Dessau-Roßlau	665.7	49,952	75,035
2	Halle (Saale)	638.9	144,505	226,186
3	Magdeburg	608.6	148,798	244,494
4	Wittenberg	601.6	27,033	44,937
5	Leipzig	586.0	360,917	615,932
6	Potsdam	562.1	104,058	185,137
7	Berlin	559.2	2,069,432	3,700,577

Sources: [Saxony-Anhalt: housing stock \(GENESIS 31231-0001\)](#)[70] · [Saxony-Anhalt: population \(GENESIS 12411-0001\)](#)[1] · [Berlin / Brandenburg: housing stock 2025 \(F I 1\)](#)[71] · [Berlin / Brandenburg: population 2025 \(A I 3\)](#)[72] · [Leipzig: housing stock](#)[73] · [Leipzig: official population](#)[74]. Checked 10 October 2026. Leipzig uses official state population, rather than its separate municipal register. © the respective statistical offices; Berlin-Brandenburg: CC BY 3.0 DE; Leipzig Open Data: DL DE BY 2.0.

What does this mean for Wittenberg?

At the end of 2025, Wittenberg had 27,033 homes and 44,937 residents: 601.6 homes per 1,000 people, compared with Berlin’s 559.2. Identify which existing homes meet today’s needs, which require conversion and where additional provision is justified.

Examine actual homes and neighbourhoods: layouts, accessibility, summer comfort and nearby services.
Calculate rent, running costs and journeys for the household’s chosen home size. Test whether the improved offer finds demand and supports lasting everyday use.
[Compare two actual homes](#)

Historical census · 15 May 2022

Occupied space and vacancy in 2022

No newer complete municipal census is available for these measures. The 2025 stock update does not measure current vacancy. The census provides a historical baseline for a new local survey.

$R = \frac{a_i}{N} / N \text{ m}^2 \text{ per resident}$

a_i is the share of occupied residential floor area allocated to each person; N is the number of residents included. The census excludes holiday homes and collective accommodation without independent households. A higher value describes more living space per resident; quality and affordability are assessed separately.

Scroll the table sideways to see every measure.

Order: living space per resident, descending. All figures: census 2022, whole municipality.

Rank	City	Living space ^{m²} per resident	Vacancy rate ¹ %	Vacant homes ² number
1	Dessau-Roßlau	44.6	12.49	6,182
2	Wittenberg	44.2	6.66	1,832
3	Halle (Saale)	40.7	7.74	11,163
4	Magdeburg	40.6	6.66	9,798
5	Leipzig	40.2	4.37	19,308
6	Berlin	39.9	1.97	40,681
7	Potsdam	39.7	2.46	2,706

¹ Residential buildings excluding hostels; share of vacant homes among occupied and vacant homes. ² All buildings with residential space. The count and rate have different statistical coverage. Census figures may be slightly altered for confidentiality. These are historical residential figures, not a current survey of vacant shops.

In 2022, Wittenberg had 1,832 vacant homes. Owners reported 876 as available for occupation within three months. Their present condition, location and availability need checking locally.

Sources: Statistical Offices of Germany and the federal states. [Living space per resident, table 1000A-0004](#)^[75] · [Census definition: living space per resident \(PRS028\)](#)^[76] · [Building and housing census, regional table \(XLSX\)](#)^[77]. Resident data: DL DE BY 2.0, revision 28 June 2026. Housing table: © 2024, reproduction permitted with attribution. Retrieved 10 October 2026.

Population is the long-term context

The official projection reaches 2040; MGA's separate extrapolation reaches 2050. Neither calculates the effect of a new use or a building conversion.

[Read the long-term outlook](#)

04 · Problem and objective

Existing space needs an everyday purpose.

Population change, accessible facilities and suitable spaces need to be considered together. An unsuitable home, a missing connection or an unviable operating model can limit the use of existing buildings.

[Starting point: official city figures](#)

05 · Investigation

Connect space, need and costs.

MGA guiding principle

Activate existing space. Improve daily life.

A conversion becomes meaningful when a specific need, an exceptional room and lasting use come together. Start with the people who would use it and the existing building's strengths.

Three verifiable measures

Housing stock relative to population describes the existing supply. A local vacancy survey identifies homes to examine. Housing costs test what a household can afford. Compare each measure independently, using the same coverage and date within its series.

[Read the official housing comparison](#) 

Assess the rooms themselves

Character

Record historic spaces, materials and traces; justify alterations.

Light and sequence

Examine sections, daylight and orientation through real rooms.

Access

Test routes, entrances, obstacles and independent use.

Comfort

Check acoustics, temperature and equipment.

Everyday benefit

Measure journeys and repeat use; distinguish additional benefit from relocation.

Operation

Agree responsibilities, opening, maintenance and recurring costs.

Which tool answers which question?

City model: where is the opportunity?

Locate buildings, open spaces and neighbourhood relationships. [Explore Wittenberg in the 3D city model](#)

Network analysis: how is it connected?

Read actual paths. Integration describes spatial structure, not counted visitors. [Explore Wittenberg's street network](#)

Design comparison: what changes?

Compare the existing network and a proposed connection with the same assumptions. [Compare an additional network connection](#)

Housing costs: what is affordable?

Compare differently sized homes, household costs and the building operating threshold. [Calculate housing and travel costs](#) 

06 · Conclusion and trial

Make city life a recurring experience.

MGA hypothesis: a useful offer in an accessible, well-designed place can support regular use. Whether it does so needs to be tested locally.

A decision to move depends on the actual home, work journeys and personal priorities. Accessible facilities and lower housing costs can be reasons to move, but do not establish additional population growth. Actual moves, departures, births and deaths require separate analysis.

Four practical starting points

A proposed intervention, expected benefit and criterion for a decision

Lever	Trial	Benefit and decision
-------	-------	----------------------

Work and education	TrialMatch actual recruitment and training needs with ready-to-use housing, childcare and work journeys. Piesteritz and LEUCOREA offer local points of contact. Companies at Agro-Chemie-Park Piesteritz ^[78] , Research at LEUCOREA ^[79] .	Benefit and decisionA workable daily life can support recruitment and staying. Check filled places, actual move-ins and retention after twelve months. New jobs must be separated from relocated jobs.
Housing and regional work	TrialCompare the actual home with a Wittenberg offer, including space, travel and income changes. Trial living provides a practical check before a move. WIWOG trial living ^[80] .	Benefit and decisionMore suitable space or a lower total cost can help. Travel and conversion costs can absorb the gain. Use the household and building thresholds below and test the actual journey.
Everyday centres	TrialSelect a usable vacant space in a neighbourhood or village. Match daily services, making and cultural learning with interested users and an operator. Documented local city-lab experience, 2025 ^[81] .	Benefit and decisionRegular offers can shorten journeys and encourage repeat visits. Count actual opening, repeat use and cost coverage. Moving customers from another centre alone is no citywide gain.
Open spaces and lasting use	TrialConnect the 2028 State Garden Show's planned riverside landscapes with shaded daily routes, accessible recreation and a funded operating plan. State Garden Show 2028 ^[82] .	Benefit and decisionEveryday use after the event is the objective. Check access, use, maintenance and continued operation after six, twelve and twenty-four months.

2017: a peak is not a lasting effect

Overnight stays fell from 270,435 in the Reformation anniversary year 2017 to 187,750 in 2019. They rose from 167,608 in 2024 to 176,463 in 2025. The series supports a peak and later recovery; it does not establish the investments' effect on residence, employment or business turnover.

Sources: city yearbook 2019, p. 53; state tourism statistics, table 10, p. 49. Accommodation with at least ten beds or camping pitches; repeat stays possible, day visitors excluded. [Wittenberg tourism figures, 2017 and 2019](#)^[83], [Tourism statistics 2024 \(PDF\)](#)^[84], [Tourism statistics 2025 \(PDF\)](#)^[85].

Research informing the method

Examine work, housing and services across functional areas (OECD 2025). Clarify need and operation before design and across the life cycle (Baukultur Report 2026/27). Test everyday access through real routes rather than one uniform radius (Bruno et al. 2024). These principles inform the trial; local evidence decides the intervention.

[OECD: responding to demographic change](#)^[86] · [Baukultur Report: conclusions on infrastructure](#)^[87] · [A universal framework for inclusive 15-minute cities](#)^[88]

Start now. Decide within a year.

1. Months 0–3: baseline

Select a place with interested users and an operator. Record need, area, opening, journeys, use and costs. Agree a measurable target and a comparison case.

2. Month 6: first effect

Check actual opening, repeat visits, accessibility and cost coverage. Correct a weak offer or access barrier promptly.

3. Month 12: decision

Compare the same season and baseline. Extend, adapt or end the trial with a stated reason. Check displacement between places.

4. Month 24: lasting use

Review continued use, closures, maintenance and recurring costs. Continue annually.



Old-town context, Integration R800. Network: 6 May 2026, © OpenStreetMap contributors, ODbL. Water: 6 October 2026. Municipal boundary: © GeoBasis-DE / LVermGeo ST, DL DE BY 2.0.

One architectural example

Alte Canzley

An existing MGA proposal examines how historic spaces at Schlossplatz could connect culture, work and everyday life. Test access, need and operation against the real building.

[View the Alte Canzley case study](#)

Which place should we start with?

A commission starts with the place, its users and a testable objective. MGA develops the spatial proposal and a clear basis for deciding.

Discuss a place-development project

Wittenberg 2050: exploring change

Urban research / development horizons

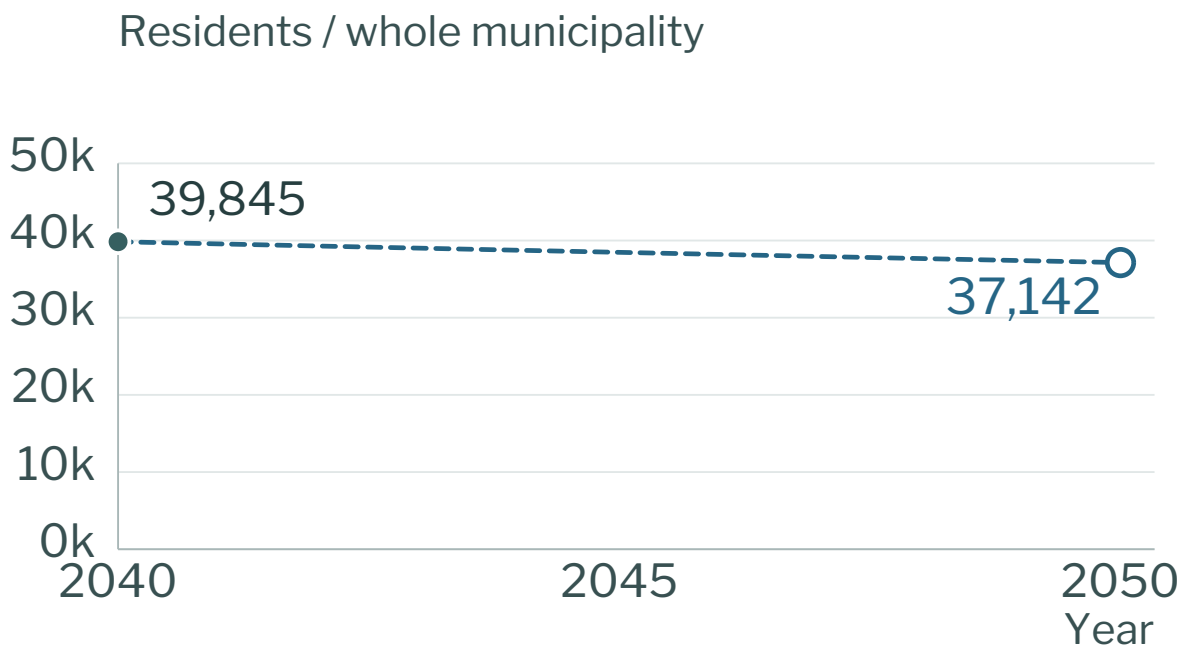
Develop spaces that make people want to live and work here

The first priority is an attractive housing and work offer for people considering a move to Wittenberg. MGA examines spatial quality, everyday needs and viable operation together. A small trial within six months provides the basis for the next decision.

Evidence and assumption

A smaller population, different needs?

The official projection ends in 2040. A separate calculation shows how sensitive a 2050 figure is to one annual-rate assumption.



2040: official projection 2041–2050: MGA extrapolation

One transparent assumption

Assumed annual change after 2040 -0.7%

The starting assumption of -0.7% is chosen by MGA. It is not an official extension and is not an estimated effect of a scenario.

$2050 = 39\,845 \times (1 + r / 100)^{10}$

2050 / result of the assumption

37,142 residents, rounded

Year	Residents	Basis
2040	39,845	Official municipal projection
2050	37,142	MGA assumption: -0.7% per year after 2040

Official starting point: 45,126 residents in 2023, an observed figure; 39,845 projected for 2040. Both refer to the whole municipality, not individual research districts.
[8th Regionalised Population Projection, p. 42 \(PDF p. 44, German\)\[49\]](#)

Age groups in the official 2040 projection

Under 20

5,944

20 to 66

19,986

67 and over

13,915

This source uses 67 as the age threshold. These groups cannot be compared directly with charts using a 65-and-over category.

MGA investigation method

Make a specific offer for living and working in Wittenberg

The official 2040 projection is 11.7% below the observed 2023 population. With other conditions unchanged, fewer residents mean a smaller local customer base. Incomes, visitors, commuters and shopping destinations also matter. The investigation therefore considers the whole city and its regional connections.

The design task is to turn suitable buildings into distinctive homes, usable workspaces and shared places. Daylight, accessible entrances, quiet work and nearby everyday services are considered alongside the financial comparison. The proposal must benefit its users and fit the surrounding neighbourhood.

[Compare actual homes, household costs and building operation in the place lab](#)

Choose a concrete starting point

Culture and everyday amenities can complement a housing and work offer. Each proposal is compared with today's situation; the population calculation remains separate.

Which offer would make moving to Wittenberg attractive?

The offer should make a move easier and support lasting use. Distinctive, accessible spaces should improve everyday life and also benefit the surrounding neighbourhood.

Develop the offer

Develop a proposal for a verified building with a suitable home, a usable workspace and shared amenities. Compare it with the current situation and an actual alternative in a reference city.

Check everyday benefit and costs

Compare each home's own floor area, household budget, travel time and building operating costs. Test light, usability and access with prospective users. Record enquiries, actual use and feedback during a small trial.

Confirm delivery and operation

An available building, agreed use, permissions, reliable internet, regional connections and an operator. Set the budget and evidence required to continue before starting the trial.

The next decision After six months: continue if demand, spatial quality and viable operation are demonstrated; otherwise adjust the offer or end the trial.

Could an unused historic place become part of everyday city life?

Vacant historic spaces can offer room for culture, making, learning and work. A specific proposal must follow from the surveyed fabric and confirmed needs.

Develop the offer

Compare reversible trial uses, entrances and shared spaces. Develop light, materials and the relationship with the surrounding neighbourhood from a surveyed building.

Check everyday benefit and costs

Record use at comparable times, repeat visits, public access hours and feedback from residents and users.

Check operating costs against an actual operating plan.

Confirm delivery and operation

Verified building condition, permissions, an operator, accessible routes and evidenced demand. Culture, jobs or financial viability are not presumed outcomes.

The next decision Which space and use should be tested before a lasting conversion?

Which local offer would make everyday life easier?

Places of care, education, supply and meeting are considered together with the routes that connect them. A well-connected street alone does not guarantee an accessible offer.

Develop the offer

Verify destinations, entrances and opening hours. Compare a confirmed connection or a changed use with the existing situation.

Check everyday benefit and costs

Compare modelled route lengths and the number of confirmed destinations reachable within a stated walking-time assumption. A two-kilometre circle is not a walking catchment. Check barriers and actual use on site.

Confirm delivery and operation

Updated destination data, verified access, an explicit walking model and local feedback. Terrain and barriers require their own reliable evidence.

The next decision Which missing destination or access improvement is worth investigating?

From a proposal to a practical decision

Develop, trial and decide within six months

MGA proposes this programme from the start of an agreed investigation. It leads to a small, permitted trial with a defined budget, responsibilities and assessment criteria. A lasting conversion follows a separate design and approval process. The 2040 and 2050 population horizons provide the long-term context.

1. Month 1

Document the current situation and confirm the needs of prospective users and neighbours. Choose an available place and agree the purpose of the trial.

2. Months 2–3

Develop the offer. Compare actual alternatives, household costs and operation. Confirm the budget, permissions, responsibilities and criteria for success.

3. Months 4–6

Run a small, permitted trial in everyday conditions. Record actual use, spatial quality, access and costs against the agreed baseline.

4. After 6 months

Decide on continuation, adjustment or closure. Set out the next design and operating steps with those responsible, using the trial evidence.

The result is a documented decision: continue, adjust or end the trial. Demand, spatial quality and viable operation must support it. The next step states what should be designed, who takes responsibility and which budget is available.

Dates matter

What is known, and what still needs checking?

2001

The urban development concept already compared three development scenarios up to 2010. These were historical assumptions, not current population or demand figures. Source: STEK 2001, table 3.11, p. 58.

2017

The ISEK records 374 vacant homes out of 1,568 in the Altstadt, around 24%. This is a dated historical baseline, not a current vacancy rate. [End report, p. 52 \(PDF p. 58\)](#)^[89]

2020–2025

Recent official population figures provide the observed municipal series. A change of census basis from 2022 limits direct comparisons across that boundary. [View city figures](#)

From a question to a design decision

Which place in your city should we investigate?

MGA connects verified local evidence, spatial analysis and an independent architectural proposal. Together we can define a specific offer, assess its operation and prepare a practical trial as the basis for the next design decision.

Alte Canzley: spaces for city life

Place lab / study at Schlossplatz

How can historic spaces bring culture, work and everyday life together?

The place lab turns a development idea into questions that can guide architectural design and be tested on site.

Forum Alte Canzley explores how historic fabric, culture and economic activity could come together at Schlossplatz. The design and use concept were developed by Marco Gernt Architekten. A viable operating model and the needs of local people form part of the further study.

Wittenberg's official population projection to 2040 and the MGA calculation to 2050 give this local study a wider frame: which spaces and offers could serve changing needs?

Start with Wittenberg's development to 2050



Design proposal by Marco Gernt Architekten. The image shows a possible future scheme.

What makes this place distinctive?

The investigation starts with historic spaces, materials and traces. Their relationship with Schlossplatz is part of the architectural question: what should remain legible, and where could a new intervention open up the building?

- Read the existing sequence of spaces and its connection to the square.
- Verify entrances, transitions and the usability of the spaces on site.

[Explore the Altstadt setting in the city model](#)

Which spaces would people want to return to?

Working, learning, making and meeting are possible directions for the concept. Their spatial quality depends on light, proportion, materials and the transitions between building and square. The appropriate response must emerge from the actual fabric and local needs.

- Compare how the proposed uses support one another in everyday life.
- Test reliable access and a viable operating model for each option.
- Small-scale temporary uses could test demand before a lasting intervention.

[Forum Alte Canzley: review the existing architectural proposal](#)

What would a new entrance or connection actually change?

Spatial analysis can compare modelled connections in the surrounding Altstadt. For Alte Canzley, this raises a specific design question: how could access connect the proposed uses with the square and nearby facilities? The area model alone does not establish building access or actual footfall.

- Check model assumptions against surveys, confirmed access and observations.
- After implementation, compare observed effects with the original assumptions.

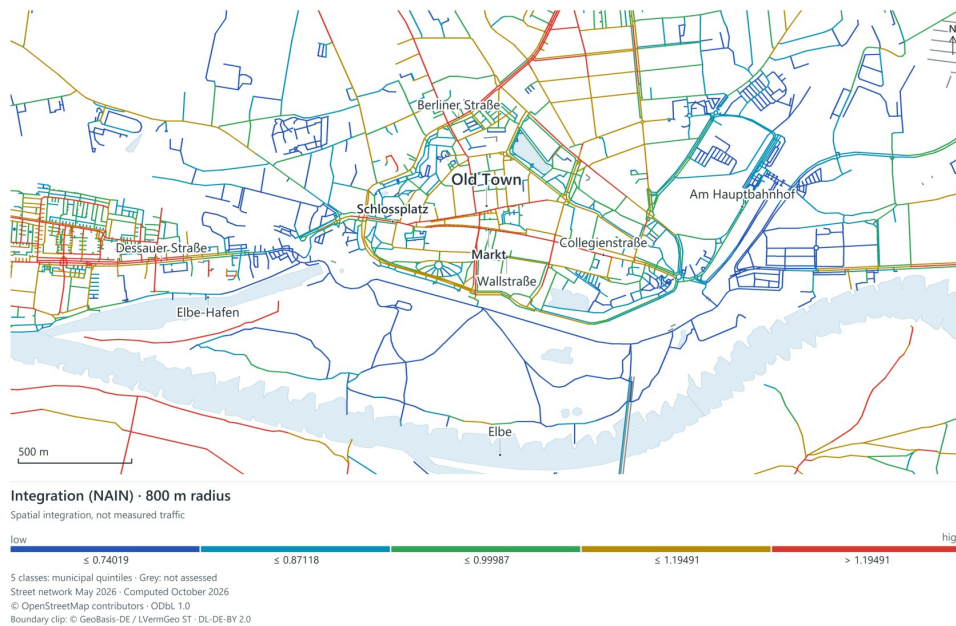
[Explore connection variants in the Altstadt model](#)

From a place to a reasoned design

The result should be a spatial proposal whose uses, architectural choices and next verification steps are understandable. MGA can develop this approach for a concrete place in your city, bringing together the existing fabric, local needs and spatial analysis.

[Discuss a place in your city](#)

How Wittenberg connects



Integration R800. © OpenStreetMap contributors, ODbL. © GeoBasis-DE / LVermGeo ST, DL DE BY 2.0.

Compare routes in Wittenberg and accessible facilities. Examine how connections provide access to a place and which changes you would like to investigate.

Integration describes how directly a street can be reached through the network. Blue marks low values; red marks high values.

Selected named facilities from OpenStreetMap, baseline 6 October 2026, cultural supplement retrieved 19 October 2026. Model: shortest network paths plus straight attachments, 4.8 km/h. Entrances, opening hours, crossings and slopes are not verified. Counts describe the mapped selection, not the completeness or quality of local provision. [Inventory and supplement](#). [Data basis](#).

Mapped opportunities, not measured popularity. Circles mark starting points, not catchment boundaries. Culture includes museums, libraries, theatres, cinema, cultural centres and selected heritage sites. One cluster can contain many individual sites. Gastronomy and leisure are not yet included. [Hotspot data and method](#). © OpenStreetMap contributors, ODbL[61].

Named facilities from OpenStreetMap, baseline 6 October 2026. Cultural supplement retrieved 19 October 2026 for the documented central areas. This is not a complete inventory. Luther House is temporarily closed and excluded from walking-time counts and hotspots. Distances use the street network of 6 May 2026; estimated times assume 4.8 km/h. Straight attachments connect mapped centres to paths. Entrances, crossings, accessibility, opening times and slopes are not verified. Terrain heights: official DGM1 sampled at 20 metres, DHHN2016. No slope adjustment or accessibility assessment. [Inventory and supplement](#). [Sources and calculation](#). © GeoBasis-DE / LVermGeo ST, DL DE BY 2.0[2].

A study for your city

Which facilities are accessible? Which connections hold a neighbourhood together? MGA brings maps, data and spatial analysis together around your development question. Together, we define the study area and data requirements, then develop transparent comparisons and questions for further planning.

Discuss a city study

© [OpenStreetMap](#) contributors, [ODbL](#)[61]. Street snapshot: 6 May 2026. Network measures: 6 October 2026. Facility comparison recalculated: 19 October 2026. Spatial potential, not measured footfall or navigational advice. [Download the analysis network](#). Municipal boundary: © GeoBasis-DE / LVermGeo ST, [DL DE BY 2.0](#)[2].

Read the network

Space Syntax examines relationships between street segments. Our angular model connects segments only at shared mapped junctions. Integration (NAIN) measures accessibility; Choice (NACH) measures the role of a segment on routes between other segments. Connectivity counts directly adjacent segments. Mean angular depth expresses average changes of direction in the reachable network; it is not harmonic mean depth. District views retain the surrounding network and use the same colour thresholds as the whole city.

The local scales select a network catchment of 800 or 2,000 metres from each segment midpoint. Angular routes are evaluated inside that catchment and may be longer than its radius. This is a documented exploratory implementation, not an exact replication of depthmapX Tulip analysis. Road simplification, incomplete paths, barriers and the finite study boundary affect results. Land uses, opening times, slopes and observed movement are not part of this model.

A movement forecast requires observed counts, additional attraction measures and a calibrated statistical model. An animated Choice pattern alone is not such a forecast. [Movement models](#)[90].

Study points use the street medians of NAIN at 800 metres and NACH at 2,000 metres. Both must reach the highest fifth of municipal segment values. At least two assessed segments are required per street. Local screening covers a 600-metre circle around the mapped entry point, not an official district boundary. Up to three separated points are shown. No result means this screen found no match, not that the place has no development potential. Land use, vacancies, conservation, ownership and observed movement must be investigated separately.

$NAIN = NC^{1.2} / TD$. $NACH = \log(CH + 1) / \log(TD + 3)$. Hillier, Yang & Turner (2012), [depthmapX](#)[91]. Hillier, Leaman, Stansall & Bedford (1976), *Space syntax*, 3(2), 147–185[92]. Hillier & Hanson (1984), *The Social Logic of Space*[93].

The facility comparison is a separate metric network analysis. It counts the selected mapped destinations within walking-time windows. It does not measure Integration or Choice. Reachable numbers and the variety of facilities should be read together; the interpretation depends on the place. [Vale & Lopes \(2023\), *Accessibility inequality across Europe*](#)[94]. [Space Syntax Network](#)[95]. [Data and method record](#).

Explore the places in 3D

What could a new connection change?

Choose a neighbourhood to examine how an additional entrance or passage could connect a place to everyday facilities. Set two attachment points on the map and compare the existing network with your proposed connection.

Choose where the connection attaches along each recorded section. 50% is its midpoint; 25% and 75% move the attachment. A straight line is a hypothesis, not an approved passage. Buildings, ownership, heritage protection and actual access must be checked separately.

Read the comparison correctly

All origin sections and tied shortest angular paths are recalculated in the displayed, fixed circular study area. Integration (NAIN) describes angular accessibility; Choice (NACH) describes the role of a section on those paths. The connecting sections are split identically in both cases. Local values cannot be compared directly with the city-wide colour classes. Routes outside the study boundary do not contribute to these angular values.

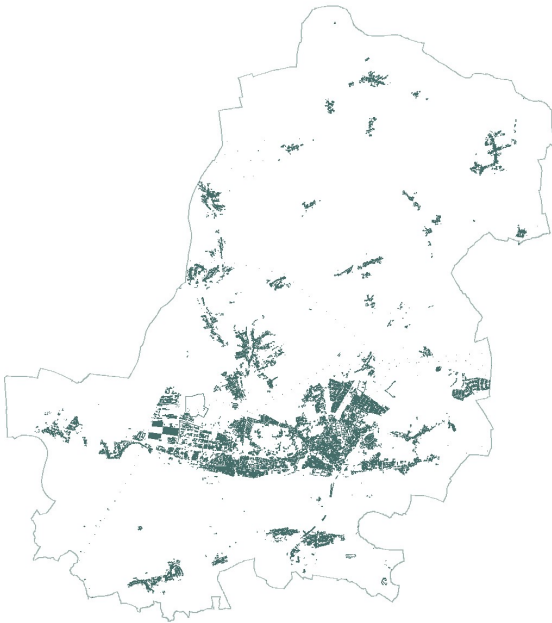
Everyday access uses the full available network and the mapped selection of facilities. Standard: 80 m/min. Slower: 60 m/min with a transparent terrain cost multiplier of $1 + \min(1, \text{absolute grade} / 10)$. Avoid steps: also exclude mapped steps and sampled grades above 6%. Ground-level heights cannot establish the inclination of bridges, stairs or a building entrance. Missing crossings and entrances remain unknown; no profile certifies accessibility.

Modelled spatial relationships, not measured footfall. Source dates and licences: [Street network](#), [Terrain profile](#). © [OpenStreetMap contributors](#), [ODbL](#)[61]. © GeoBasis-DE / LVermGeo ST, [DL DE BY 2.0](#)[2]. [Hillier, Yang & Turner \(2012\)](#): NAIN / NACH[91].

Wittenberg in three dimensions

Explore buildings and open spaces, move to another place and discover how the street network connects them.

Place Village



Open the 3D view or explore the connections with Space Syntax.

Drag to move; use the mouse wheel or two fingers to zoom. Tap a place name to go there. Select Rotate to change the viewing angle. In the overview, points locate buildings; zoom in to see roofs and walls.

[Explore Wittenberg's development to 2050](#)

Understand the place

Find the district behind the model and follow its history.

[Open the district map](#)

Read current figures

Compare the city's population from 2020 to 2025 and its land use in 2025.

[Read the data](#)

Follow a question

Discover what connects places, stories and population change.

[Discover Wittenberg](#)

© GeoBasis-DE / LVermGeo ST, [DL DE BY 2.0](#)[2]. © [OpenStreetMap contributors](#)[61], ODbL.

Sources and representation

Sources: [LoD2 building model](#) (April 2026 edition) and [municipal boundary](#)[96]. Derived by Marco Gernt Architekten: selection within the municipal boundary, triangulation of original surfaces, point overview and plan projection. No personal or parcel attributes.

Views are centred on mapped places and are not district boundary maps. The terrain uses official DGM1 data sampled at 20 metres and rendered on a 100-metre grid, without vertical exaggeration. Heights refer to DHHN2016. It provides regional context, not a survey of individual buildings or steps. Retrieved 6 October 2026; acquisition dates vary. Street snapshot: 6 May 2026; place markers: 31 May 2026. [Data record](#).

The displayed geometry is clipped to the official municipal boundary. Sun direction follows the [published NOAA/Meeus equations](#)[97]. Geometric position without atmospheric refraction. Shadow resolution is finite. This is an exploratory comparison, not a certified sunlight assessment.

Winter Semesters 2008/09 to 2009/10: Oranienbaum Master Plan

Multidisciplinary and international studies to record, evaluate and transform urban and functional conditions.

Degree programs involved: Bachelor of Architecture, Master of Architecture, Master of Facility and Real Estate Management. Concept: Prof. A. Haase; Cooperation: M Arch M. Gernt, Oranienbaum Municipality, Wörlitz Cultural Foundation, Wageningen University, e.a.

Summer Semester 2008: Urban Development in Magdeburg South

Concepts for the structural renewal of places in the old industrialized sub-area Magdeburg South. Application of the seminar content from Urbanism II and Research Methods I in the international master's course in architecture to specific tasks in the region. Concept: Prof. A. Haase; Cooperation: M Arch M. Gernt, City of Magdeburg

22–25 April 2008: Chemergie Workshop in Hürth-Knapsack

Integration of an industrial area into living spaces, concept: Prof. M. Hölscher, K. Volk, Department of Landscape Design, FH Lippe-Höxter, Co-op: Dipl. Ing. B. Boczek, Darmstadt; Stefan Helleckes, Nürtingen; Prof. A. Haase, Dessau, M Arch M. Gernt, Wittenberg; Institute for Process Technology/ TU Graz, 21 students from Graz, Dessau, Höxter, Darmstadt, City of Hürth, Regionale 2010 NW

Summer Semester 2008: Magdeburg-Salbke Water Tower

Multidisciplinary continuation of the project with special consideration of planning law and ecological aspects (city project: Prof. A. Haase, M Arch M. Gernt), the aspects of construction and real estate management (M Arch M. Gernt, Prof. R. Off). Upgrading and preservation in a scenic location on the Elbe. Concept: Prof. A. Haase/ M Arch M. Gernt; Cooperation: City of Magdeburg, IBA Urban Redevelopment

Winter Semester 2007/08: Magdeburg-Salbke Water Tower

Concepts for the urban and local economic integration of residential use in connection with the preservation, conversion and urban development upgrading of an industrial historical monument in a scenic location on the Elbe under the influence of special land market interests and declining population numbers. Concept: Prof. A. Haase; Cooperation: Prof. R. Niebergall, Prof. U. Hausmann, M Arch M. Gernt, city of Magdeburg as well as a local art and cultural association with interest in use, master course in monument preservation at HS-Anhalt, Dessau-Halle, church building officer M. Sußmann, Magdeburg, landscape architect Dr. G. Seelemann, Leipzig

Winter Semester 2007/08: Urbanizing Burntisland Harbour, Scotland

Concepts for the conversion of an industrial and harbor wasteland through living, working and supply in close proximity to the existing town center on the banks of the Firth of Forth, opposite the already urbanized port of Leith in the city of Edinburgh. Regionally significant integration of a currently still suburban location into the metropolitan context of the city of Edinburgh through the expansion and intensification of urban uses and strengthening existing commuter connections by water. Concept: Prof. A. Haase, cooperation: M Arch M. Gernt, Fife Council/ Kirkcaldy

Summer Semester 2007: Urban Development in Zerbst

Concepts for the structural renewal of sub-areas and the city as a whole, application of the seminar content of Urbanism II and Research Methods in the international master's course in architecture to specific tasks in the Dessau region. Concept: Prof. A. Haase; Cooperation: BI "Pro Stadtbild", Zerbst, housing association, architect Brosig, alderman Arndt, Zerbst as well as M Arch M. Gernt, Wittenberg and cand. arch M. Berbig, Halle/Saale

Summer Semester 2007: Nadur, Gozo – Spaces of Different Times

Perspectives and strategies for the design of development and landscape in highly sensitive locations under investment pressure for tourism. Advice to the municipality. Concept: Prof. E. Buhmann, M Arch T. Capatti, Bernburg – Prof. A. Haase; Cooperation: M Arch M. Gernt, Wittenberg

Winter Semester 2006/07: City of the Future, Dessau

Concepts for the renewal of the city in selected locations, concept: Prof. A. Haase, cooperation: Prof. W. Paul, Dipl. Ing FH M. Gernt

Summer Semester 2006: Palais Hilda Conversion, Dessau

New uses and new architectural language for a relic from princely times in a central location in Dessau. Creating an "anchor location" for inner-city movements. Preparing to find an investor. Concept: Prof. A. Haase, Department of Architecture/Dessau and Prof. U. Hausmann, Department of Economics/Bernburg, Dipl. Ing. FH M. Gernt. Cooperation: City of Dessau

Summer Semester 2006: Urban Development in Wittenberg and the Surrounding Area

Qualification of socio-spatial, cultural and economic potential for places in the urban landscape. Concept: Dipl. Ing. FH M. Gernt and Prof. A. Haase. Cooperation: City of Wittenberg, IBA – Saxony-Anhalt, Bauhaus Dessau Foundation

Summer Semester 2006: Searching for Values – Cairo

Concepts to support evolutionary processes of local space use. Concept: Prof. A. Haase, MA El Chayeb. Cooperation: Dipl. Ing. FH M. Gernt

12–26 March 2006: Metropolitan Public Spaces, Montevideo

Leading one of four workshops to prepare peri-urban transformation processes in a heavily polluted river valley with illegal settlements. Concept and implementation: Prof. A. Haase, Dipl. Ing. FH M. Gernt. Cooperation: Goethe-Institut, municipal and regional administration, Montevideo

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