FEASIBILITY STUDY

EMSLANDHALLEN LINGEN

Source: Architektur Concept – Pfaffhausen und Staudte GBR

Client:	Stadtverwaltung Lingen (Ems)
Year:	2008
Location:	Lingen (Lower Saxony), Germany

Brief Description:

The City of Lingen (Ems) is both economical and cultural center of the administrative district Emsland. With its 56,000 inhabitants Lingen is one of the bigger cities inside the economic region Weser/Ems.

Its cultural relevance is manifested by a wide range of cultural event facilities and its municipal art collection. Beneath the "Theater an der Wilhelmshöhe", the "Kulturforum Sankt Michael", the art gallery IV and Altem Schlachthof (a former slaughterhouse, used as a multicultural event facility) the Emslandhallen are an important image factor for the City of Lingen as a well known destination for fairs and events. The initially utilizations for Emslandhallen were those from the segment fairs and markets, meanwhile more and more cultural events like concerts and shows take place.

But more recently the operators of big and important commercial events don't accept the architectonic and functional weaknesses of Emslandhallen, what means they refuse to book it as a venue. Hence the municipal administration is discussing the redevelopment of the existing halls or the replacement with a new construction.

Wenzel Consulting carried out the feasibility study about the redevelopment of Emslandhallen. For the hedging of the potential investment volume the implementation possibilities (such as dimensioning, layout, equipment, profitability, invest costs) for an event facility which fits perfectly to the requirements of the City of Lingen were examined.

As an alternative scenario the new construction of an event hall with the possibility of practicing field sports was examined.

Tasks:

Phase I: Market Study
- Site Analysis (Micro and Macro Site)
- Market and Demand Analysis
  - Analysis of the Catchment Area
  - Analysis of the Competition
  - Analysis of the Demand (Target Group Operators and Promotors)
  - Description and Analysis of Reference Facilities
- Description of attainable Utilization Potentials for different Courses of Action
- Costs/Proceed Calculation

Phase II: Functional Feasibility Study
- Conception of the Hall (Capacities, Space Concept, Requirements of the Users, Building Physics & Technics, mobile and immovable Equipment, Outdoor Facilities etc.)
- Determination of the Investment Volume