

ANALYSIS OF HOUSING ESTATE

LOCATION

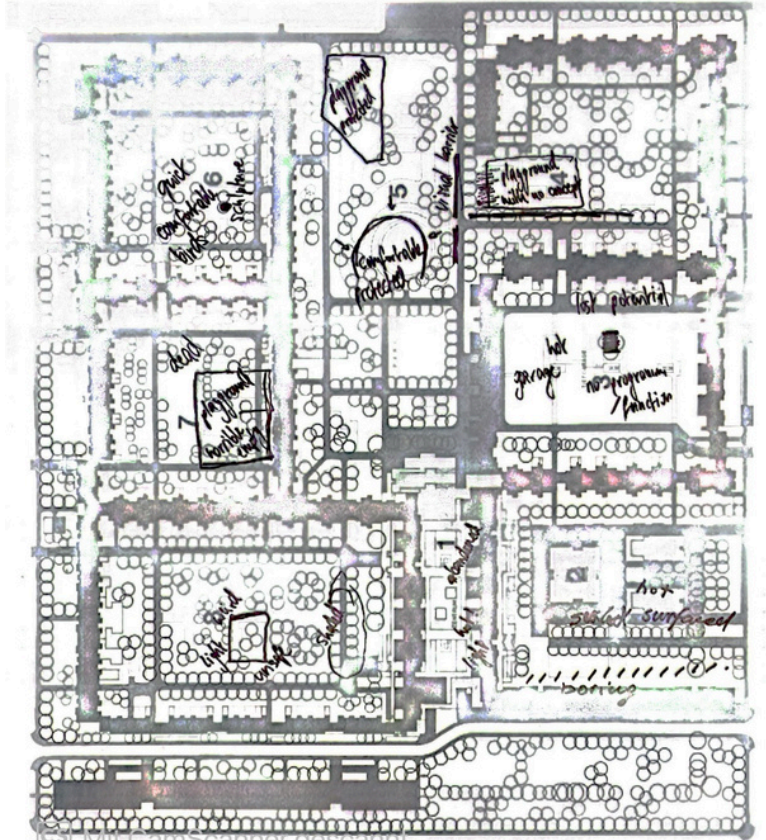


DESCRIPTION

THE RENNBAHNWEG ESTATE IS LOCATED IN THE 22ND DISTRICT ON RENNBAHNSTRASSE. IT WAS BUILT BETWEEN 1973 AND 1977 AND WAS DESIGNED BY A TEAM OF ARCHITECTS : WALTER VASA, BRIGITTE WIESMANN, FRITZ GERHARD MAYR. THE GREENERY WAS DESIGNED BY VICTOR MÖDLHAMMER. THE PROJECT INCLUDES THE CREATION OF 6 SEPARATE AREAS WITH SEPARATE PROGRAMMES FOR DIFFERENT GROUPS OF RESIDENTS. ABOUT 8,500 PEOPLE FROM DIFFERENT SOCIAL GROUPS CURRENTLY LIVE ON THE ESTATE.

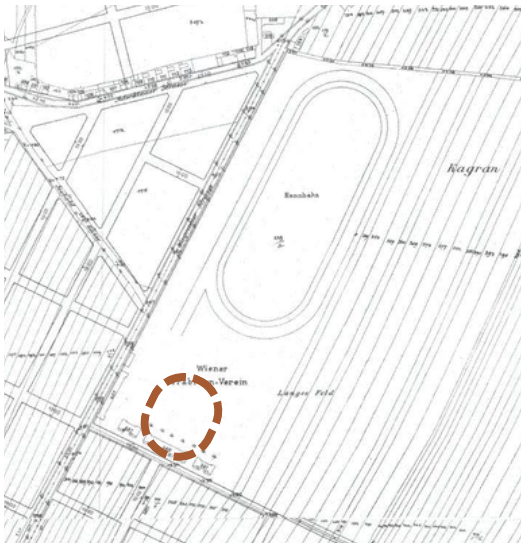
THE FACILITY HAS A VERY INTERESTING HISTORY. THE ESTATE IS LOCATED ON THE SITE OF A FORMER HORSE RACECOURSE. THE TRACK WAS IN OPERATION IN THE YEARS 1894 TO 1963.

MAP OF EMOTIONS

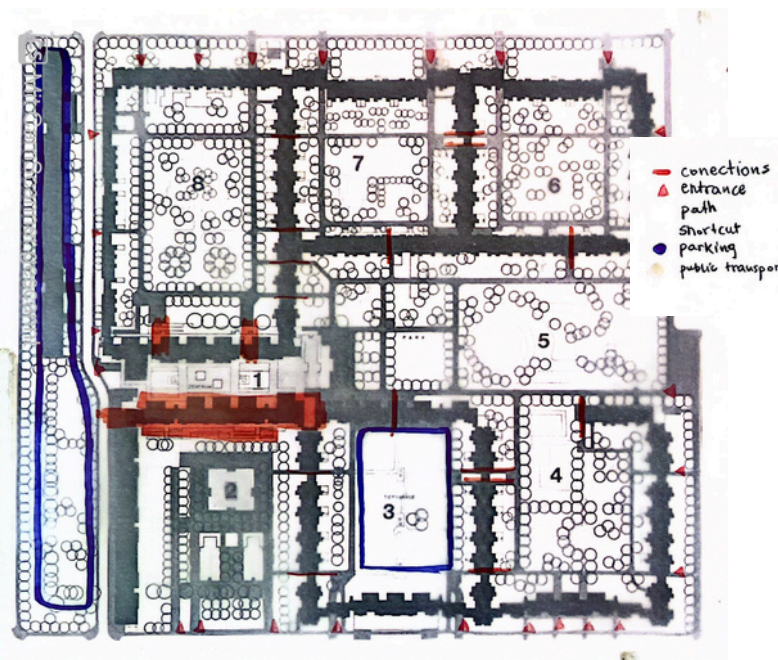


HOUSING ESTATE HAS AREAS THAT ENCOURAGE RECREATION BECAUSE OF THEIR INTIMACY, BUT THERE ARE ALSO AREAS THAT REPEL, MAINLY BECAUSE POOR LIGHTING, LACK OF SHADE, TOO MUCH OPEN SPACE, LACK OF PROGRAMME DISCOURAGE USERS

HISTORICAL SIGNIFICANCE

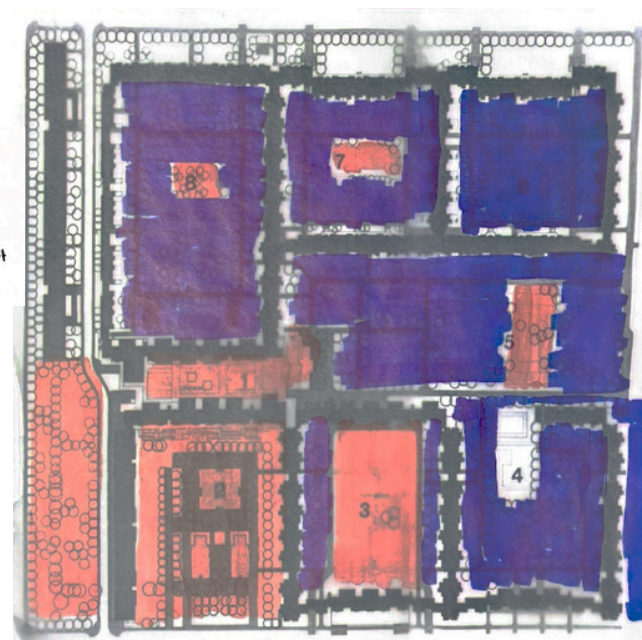


COMMUNICATION AND CONNECTION



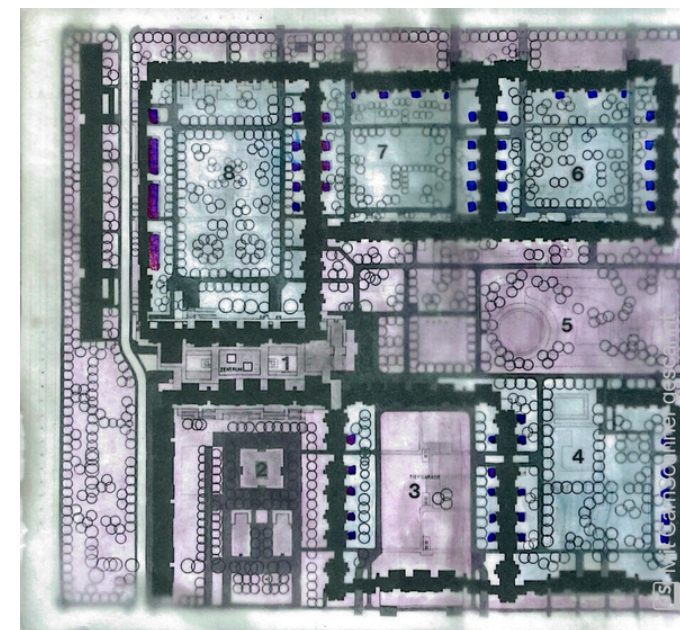
- BIG PASSAGE AXIS
- CONNECTIONS OF THE COURTYARDS THROUGH ARCHITECTURAL STRUCTURES
- CONNECTIONS THROUGH RAMPS OR STAIRCASES

HOT AND COOL SPOTS



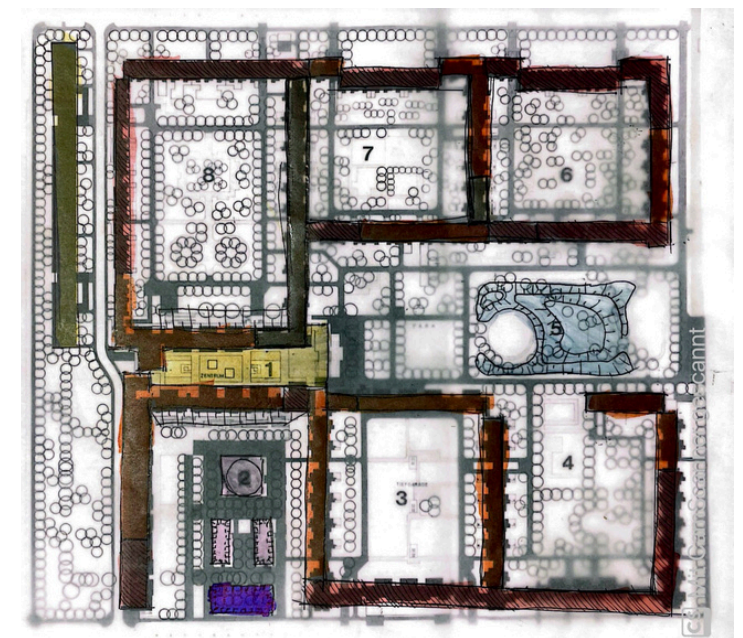
- PARK LIKE AREAS WITH GENEREOSLY PLANTED TREES
- SQUARES WITH SEALED SURFACES
- COURTYARD WITH LAWNS AND NO SHADE
- PARKING

PUBLIC - SEMI PRIVATE - PRIVATE



- BALANCED PUBLIC AND SEMI-PRIVATE AREAS
- FEW PRIVATE SPOTS

BUILDING HEIGHTS AND TOPOGRAPHY

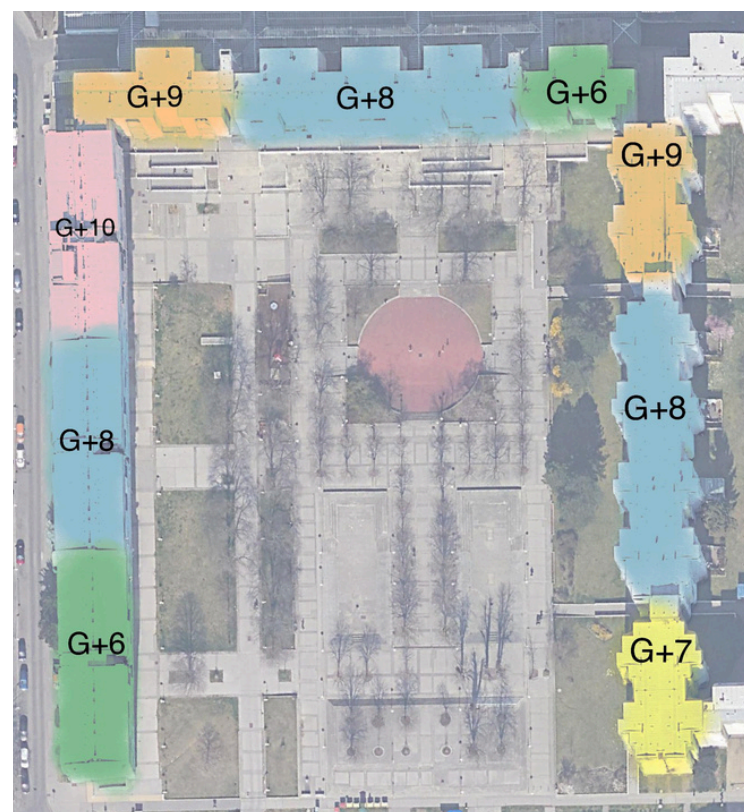


- CONCEPTUAL TOPOGRAPHY WORK
- HIGH BUILDINGS IN THE MIDDLE
- LOWER BUILDINGS AT THE EDGES

ANALYSIS OF THE BUILDINGS

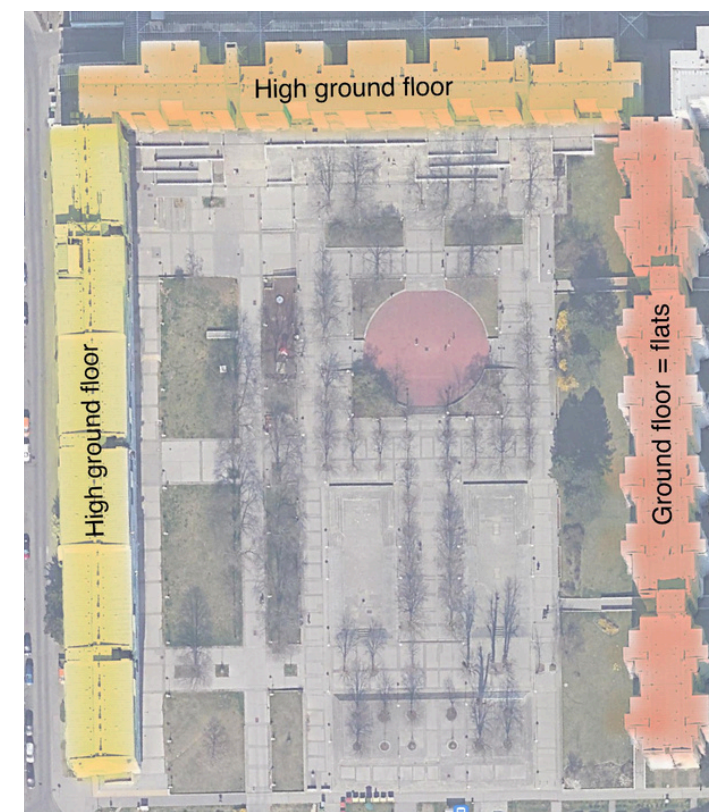


FLOOR NUMBERS



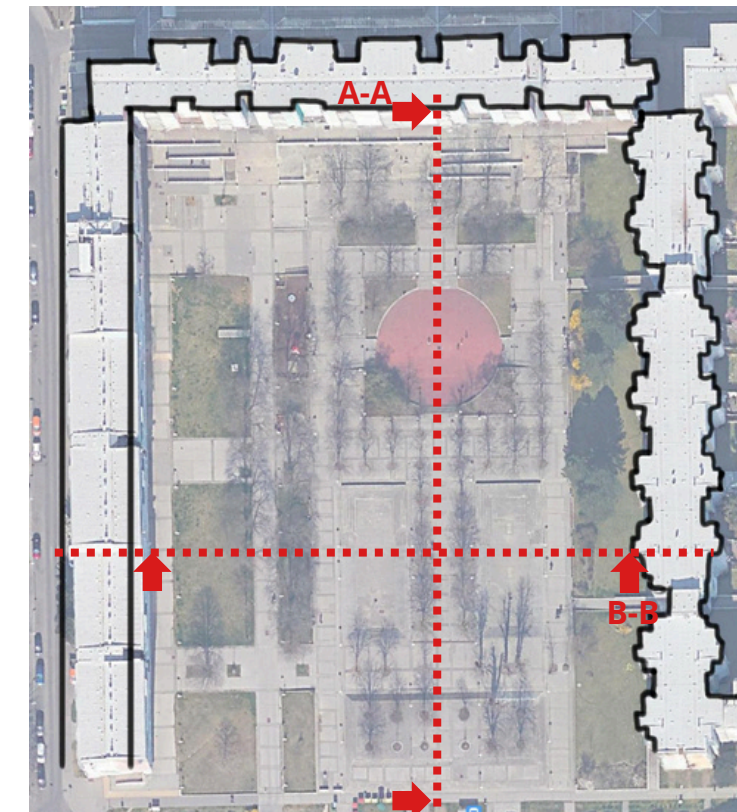
THE NUMBER OF THE FLOORS ARE INCREASING TOWARDS THE MARKET WHICH CAN LEAD PEOPLE IN THAT DIRECTION. HOWEVER, BECAUSE OF THE HEIGHTS IT'S NOT THAT PERCEPTIBLE. THERE ARE INSIDE CORRIDORS IN THE BUILDINGS, BUT IN THE LEFT BLOCK THERE IS AN OPENED SIDE CORRIDOR.

GROUND FLOOR FUNCTIONS



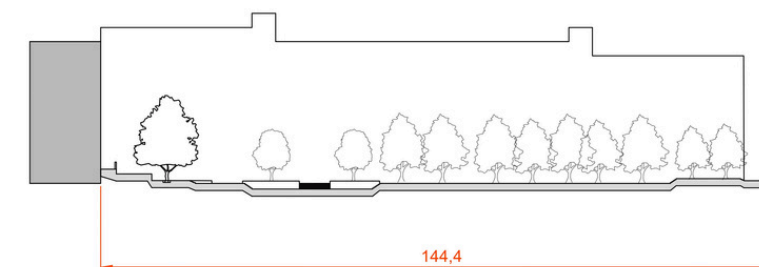
THE GROUND FLOOR CONSIST OF FLATS ON THE RIGHT BLOCK. IN THE OTHER TWO PARTS HAVE HIGH GROUND FLOOR, THUS THE GROUND FLOOR FUNCTION IN THESE CASES ARE SHOPS, OFFICES AND STORAGES.

FACADES

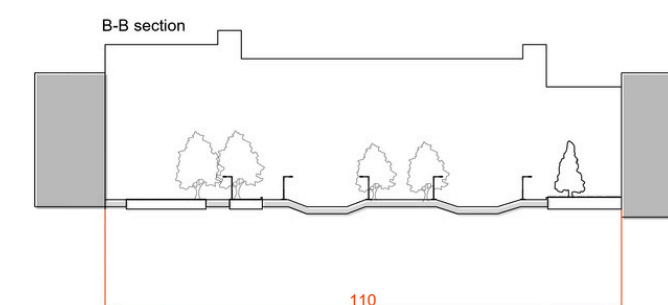


THE FACADES ARE VARIED AND TRY TO FOLLOW A RHYTHM IN THE RIGHT SIDE, BUT IN THE OPPOSITE SIDE SHOWS A PLAIN PICTURE.

SECTION A-A'



SECTION B-B'



WE CAN APPROACH THE OPEN SPACE THROUGH THE BUILDINGS. THERE ARE THREE ENTRANCES ON THE LEFT SIDE, TWO ON THE RIGHT AND FROM THE MARKET. WE THOUGHT WE COULD EXPAND THIS PASSAGES, REMOVE THE GATES FROM THE LEFT SIDE THEREBY THE SPACE WILL BE MORE INVITING. THE TWO IMPORTANT AXISES ARE WHERE THE SUBWAY AND THE BUS GOES.

- REPRESENTATIVE SPACE CLOSE TO THE MAIN AXISES
- FOCUS ON THE CORNER BUILDING - MOST PEOPLE COME FROM THAT SIDE
- RECONSIDERED GROUND FLOOR FUNCTION ON THE LEFT BLOCK - COFFEE SHOP OR RESTAURANT WITH TERRACES
- PEDESTRIAN CROSSING FROM THE OPPOSITE SIDE

CONNECTION WITH THE SURROUNDINGS



ANALYSIS OF THE SQUARE

COLORS



COLOR PALETTE IS VERY DIVERSE, A LARGE ROLE IS PLAYED BY COLORFUL FACADES OF BUILDINGS, CONTRASTED BY A LARGE AMOUNT OF GRAY PAVEMENT AND GREEN PLANTS.

DESCRIPTION

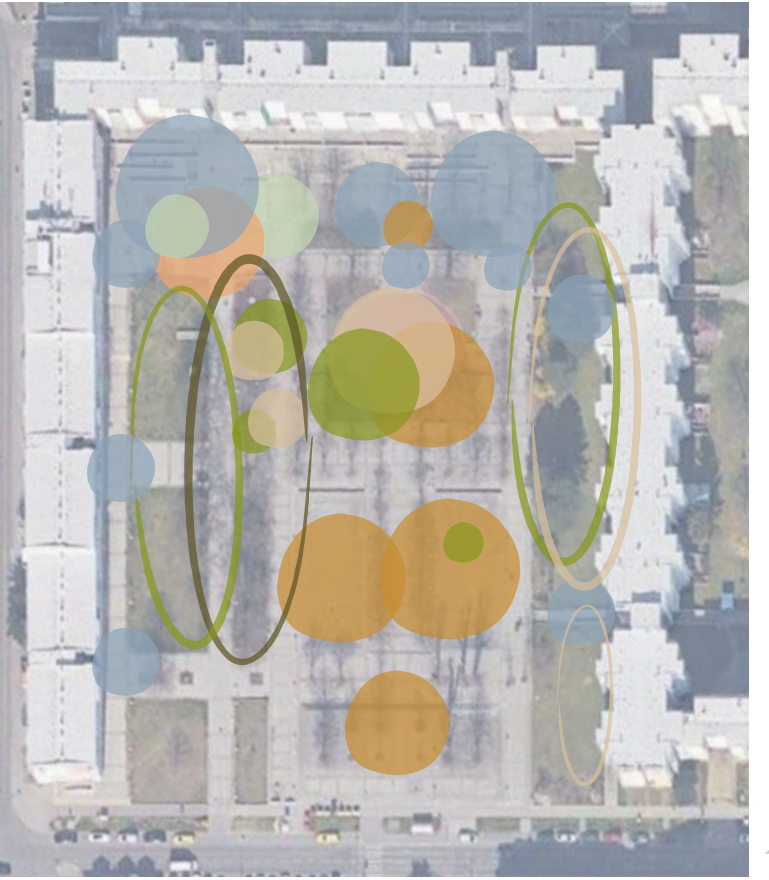
THIS IS THE FIRST SQUARE ON THE ESTATE, IT PROVIDES A REPRESENTATIVE FUNCTION AND IS INTENDED TO ENCOURAGE OUTSIDE VISITORS TO USE IT. IT PROVIDES A SHOWCASE FOR THE ESTATE. A VERY INTERESTING FEATURE IS THAT IT IS LOCATED ON THE SITE OF THE FORMER RACEHORSE PASTURES. THE GEOMETRIC LAYOUT AND USE OF MODULES GIVES ORDER TO THE SPACE AND EMPHASISES THE CHARACTER OF THE PLACE

HISTORY



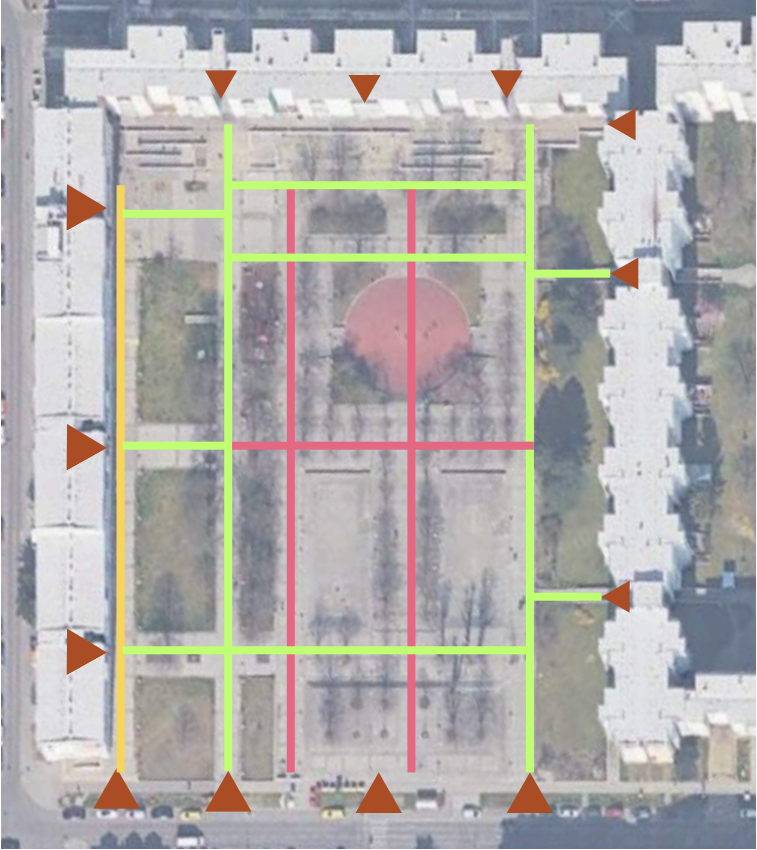
CURRENTLY, ONE AVENUE REMAINS (MARKED ON THE PHOTO). THE EXISTENCE OF THIS AVENUE DETERMINED THE SHIFT OF THE MAIN AXIS SLIGHTLY TO THE RIGHT.

VALUES



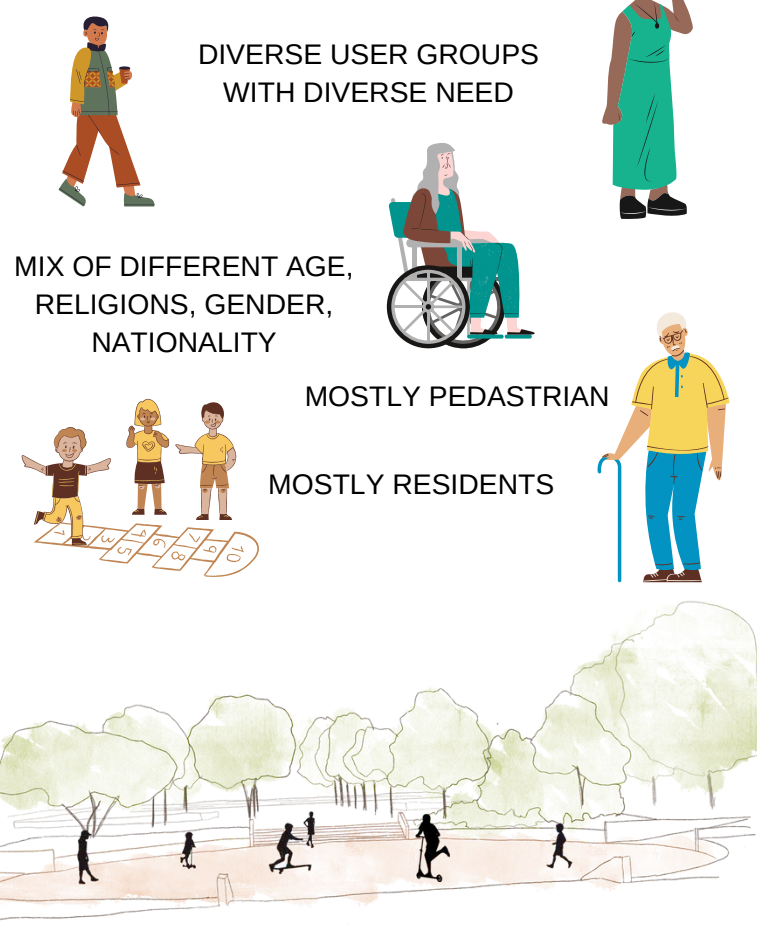
ARTISTIC LANDSCAPE SOCIAL SYMBOLIC FUNCTIONAL PSYCHOLOGICAL NATURE HISTORIC

COMMUNICATION



MOST USEDE PATHS SECON USED PATHS TECHNICAL PATH
ENTRANCE

STAKEHOLDERS



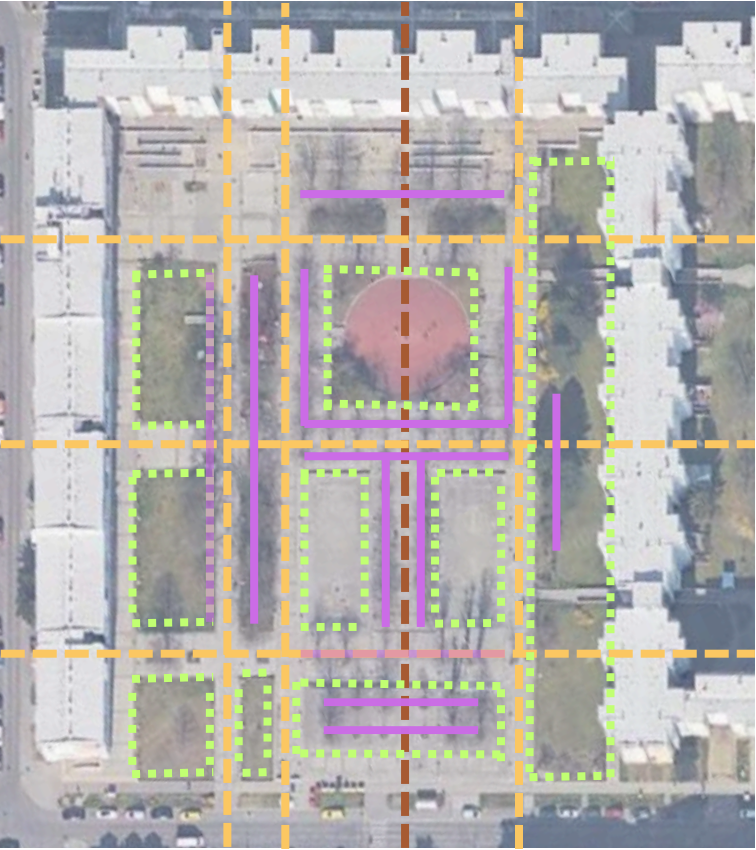
DIVERSE USER GROUPS WITH DIVERSE NEED

MIX OF DIFFERENT AGE, RELIGIONS, GENDER, NATIONALITY

MOSTLY PEDASTRIAN

MOSTLY RESIDENTS

COMPOSITION



MAIN AXIS SECON RANK AXIS INTERIOR WALL

PROGRAM GUIDELINE

- ENHENCE IDENTITY OF PLACE, CREATE VISIBLE IDEA
- **ENHANCE HISTORY OF THE PLACE** (PROTECT HISTORIC ALLEY , USE BUILDING RATIO FOR DESIGN, KEEP LEVEL DIFFERENCES TO CREATE SPACES, RESPECT EXISTING SPECIES)
 - **ENHANCE REPRESENTATIVE CHARACTER** (CREATE NICE ENDING VIEW POINTS, ADD WATER ELEMENTS, ADD MORE SMALL ARCHITECTURE ELEMENTS + UNIFY THEM)
 - **KEEP EXISTING VALUES AND EXPAND SOCIAL + PSYCHOLOGICAL + ARTISTIC VALUES** (EXPAND PROGRAM , CREATE BIGGER PALLYGROUND, CREATE SPACE FOR DIFFERENT USERS AND RESPECT AGE DIFFERENCES, SPACES FOR USER GROUPS + COMBINE THEM)
 - **ADD AESTHETIC VALUES** (ADD MORE SMALL ARCHITECTURE ELEMENTS + UNIFY THEM, CREATE FLOWER ARRANGEMENT)

IDEA



DESCRIPTION

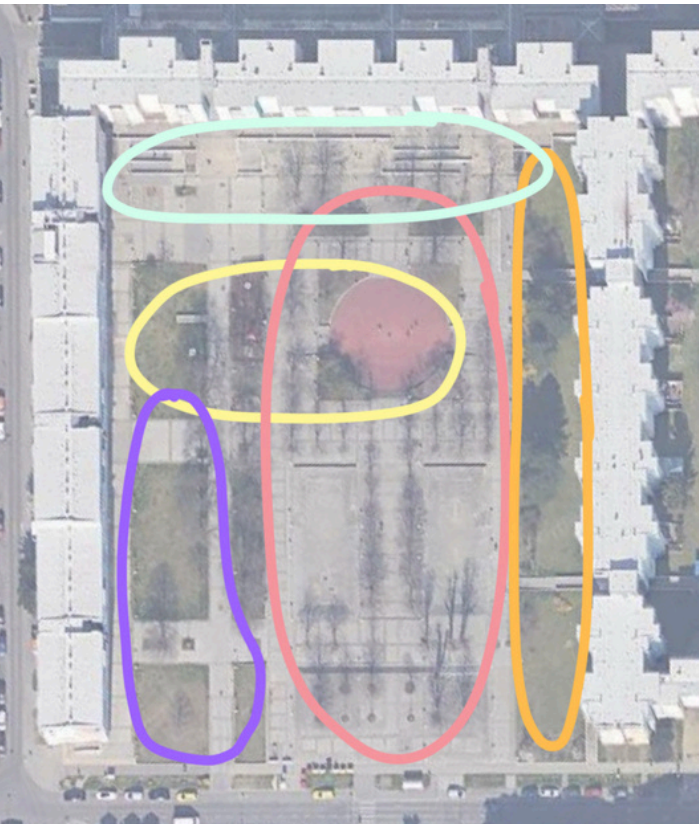
THE HISTORY OF THE HORSE RACECOURSE IS STILL ALIVE ON THE ESTATE, AS COMMEMORATED BY 2 MURALS. OUR DESIGN PROPOSAL IS AN EXTENSION OF THIS THOUGHT AND THEREFORE **INTRODUCES THE SHAPE OF THE RACETRACK INTO THE EXISTING SURFACE GRID.**

THE SQUARE IS THE SHOWPIECE OF THE ESTATE, SO IN ORDER TO IMPROVE THE AESTHETICS OF THE PLACE AND AT THE SAME TIME IMPROVE THE MICROCLIMATIC CONDITIONS, WE INTRODUCE **2 WATER ELEMENTS - FOG IN THE GARDEN AND SPRING.**

IT IS THE MEETING POINT OF TWO SOCIAL GROUPS, RESIDENTS AND VISITORS. IN ORDER TO **CREATE A FRIENDLY SPACE TO FOSTER NEW RELATIONSHIPS**, WE HAVE DESIGNATED A NEW CAFÉ GARDEN AREA.

IN ADDITION, **OUT OF RESPECT FOR HISTORY, A MODULE FROM THE PAVEMENT AND BUILDINGS** WAS USED IN THE DESIGN OF THIS ZONE TO CREATE A GRID.

FUNCTIONS



- MAIN SQUER
- PRIVAT
- CAFÉ GARDENS
- PLAYGROUND
- STAIRS

NEW VALUES



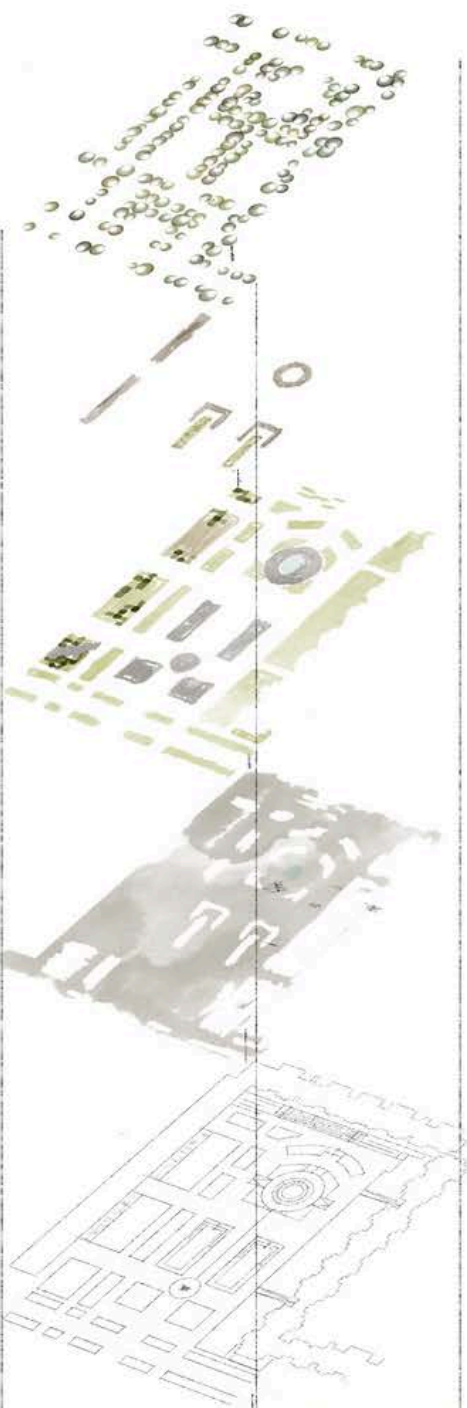
- ARTISTIC
- LANDSCAPE
- SOCIAL
- FUNCTIONAL
- SYMBOLIC
- NATURE
- HISTORIC
- AESTHETIC
- PSYCHOLOGICAL

COLOR	AREA	FUNCTION	EQUIPMENT	USER	PLANTS
Pink	MAIN SQUER	REPRESENTATIV, SOCIAL, ENVIROMENTAL	SEMIPERNAMENT WATER ELEMENTS, PERGOLA, BENCHES, STAIRS, TRASH CANS, LAMPS	ALL GROUPS (RESIDENTS AND VISITORS)	TREE ALLEYS, DECORATIV SHRUBS, FLOWERBEDS
Purple	CAFE GARDEN	SOCIAL, ESTHETIC, LEISURE, ENVIRONMENTAL	TABLES, BENCHES, LAMPS, PERGOLA	ALL GROUPS (BUT MOSTLU FOR ADULTS, VISITORS)	HEDGE, FLOWERS, TREES, DECORATIVE SCHRUBS
Yellow	PLAYGROUND	SOCIAL, ESTHETIC, ENVIRO	PLAY ELEMENTS, PERGOLA, BENCHES, LAMPS, TRASH GARBAGE CAN	ALL GROUPS (MOSTLY FOR RESIDENTS)	HEDGE, FLOWERS, TREES, DECORATIVE SCHRUBS
Cyan	STAIRS	SOCIAL, ESTHETIC	BENSCHES, STAIRS,	ALL GROUPS (MOSTLY FOR RESIDENTS)	SCHRUBS, FLOWERS
Orange	PRIVAT	ENVIRONMENTAL	-	ONLY RESIDENTS	TREES AND SCHRUBS

MATERIALS



DIAGRAM



- TREES
- PERGOLAS, FLOWER BEDS
- PROGRAM ELEMENTS (SEATING, WATER, GREENERY,..)
- SURFACES
- LINE DRAWING



CONCEPT



- gras
- flower ornaments
- schrubs
- trees
- concrete slab and block paving
- mineral pavent

- 1. SOURCE
- 2. FOG IN THE GARDEN
- 3. MONUMENT
- 4. CAFE GARDEN
- 5. PLAYGROUND
- 6. PERGOLA
- 7. SOCIAL STAIRS
- 8. WOODEN STAIRS

FOG IN THE GARDEN



SOURCE

