

E6 VIENNA/ URBAN LANDSCAPE/

SITE: FICKEYSTRASSE, WIEN SIMMERING
PPAG ARCHITECTS

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“PPAG works in all disciplines of architecture as well as in all dimensions, from furniture design to urban planning, deliberately not specializing in a particular field. We are committed to research and progress in architecture. It is our goal to treat every project as a prototype, based on past experiences we try something new. PPAG are interested in the actual process, aiming to improve a project on its way to realization. New requirements arising during the design process sometimes offer opportunities to improve or even change directions. We are interested in methods, for e.g. visualization, and are convinced that all of this has an influence on the result. Architecture is far more than the addition of the components. Architects build up complexity and atmosphere from nothing. For this reason we work out an algorithm, which the building is obliged to follow in every aspect. Architecture is a language. Therefore it is possible to read our buildings. Our aim is not to enlighten, we like the idea of different levels of comprehension, and the idea of leaving a secret that can be discovered gradually.”

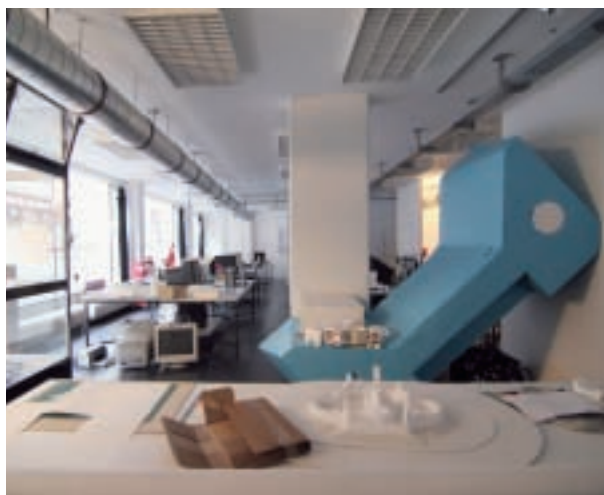
COLLABORATORS Klaus Moldan, Paul Fürst, Corinna Toell,
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LANDSCAPE DESIGN rajek barosch landschaftsarchitektur

DETAILED ENGINEERING Mischek ZT



The office then



The office now

CLIENT/ HOUSING CORPORATIONS FRIEDEN & BWS

Heinrich Kramer, managing director
of the housing corporation Frieden

“Why have you decided to cooperate with Europan on this site and how has this cooperation come into being?”



“The fact that the Frieden building cooperative only joined the project in 2010 meant that the decision to cooperate with Europan and PPAG-ZT GmbH had already been made. What was decisive for joining

the project, however, was the fact that this project was situated in an urban environment with a social and cultural mix, that the structure has been designed in an exciting manner, and that BWSG is a very fair partner.”

“What are the qualities you appreciate in the winning project?”



“The possibility of combining rented flats, rented flats with a purchase option, assisted living space, and a day care facility for children, integrated in an extraordinarily designed structure with high-

grade structural engineering, as well as a high-quality site with good infrastructure for the future dwellers.”

“What is your contribution to the implementation process?”



“Above all, by joining the project, this allowed us to trigger the implementation process. Additionally, through the direct influence on the execution phase on the building site itself and on the Back Office zone by coordinating the different types of occupation regarding a long-term strategy for different occupants living together, and in different forms of use.”

“Where do difficulties/obstacles arise? Furthermore, how can such a process be improved?”



“The major difficulty was to implement the project in a manner that living space would be affordable without neglecting architecture or furnishings, and without cutting subsidies. Since the promoters' interests are not always the same, an earlier commitment of the Frieden building cooperative would probably have simplified the process. The interaction and coordination of approx. 500 to 600 dwellers and a day care centre for children will also be a major challenge for the flat distribution process and the building administration, because we do not yet know the structure of the future dwellers.”

PROJECT EVOLUTION

PARTNERS EUROPAN 6 VIENNA FICKEYSTRASSE

Baugenossenschaft FRIEDEN

ADDRESS Hietzinger Hauptstraße 119
A-1130 Wien

WEB www.frieden.at

BWS Gemeinnützige allgemeine Bau-, Wohn- und Siedlungsgenossenschaft registrierte Genossenschaft mit beschränkter Haftung

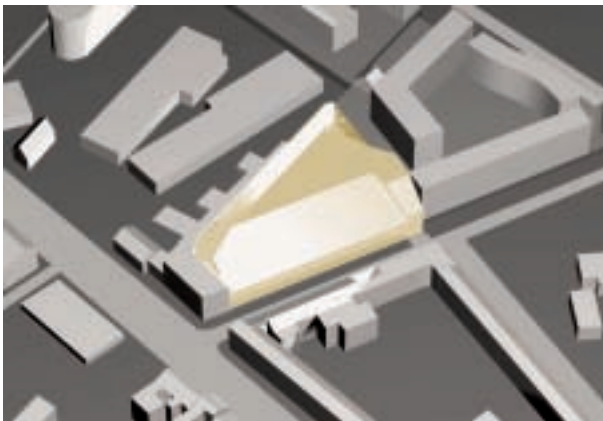
ADDRESS Margaretengürtel 36–40
A-1050 Wien

WEB www.bws.at



JUN. 2001/COMPETITION

Situated between city core and periphery, Wien-Simmering corresponds to the European 6 motto “between spaces”. Located close to the Simmeringer Hauptstraße (traditional shopping street with road traffic) and the new underground train terminus, the site should act as a catalyst to resolve Simmerings pressing problems. An ambition for mixed-use development should be translated into an urban programme capable of providing new forms of living and urban activities that facilitate integration into the new market economy. The site asks for a 3D definition of this transitional situation with mixed uses – housing, offices, supermarket, local authorities ...



Competition: the “nugget”

In direct action and reaction between each other, respecting proposed density and sufficient sunlight for all neighbours, the sites generate the “nugget” – the maximum boundary of architecture. This means: the sunlight cuts off those edges from the maximum building volume (area x height) which would prevent it from reaching the neighbouring façades.

The city map shows a flat image. The visible city, though, is its silhouette, consisting of houses and street canyons. Houses are the artificial mountains of this urban landscape. The interior network of paths, the inner effects of the outside space, and the required exposure to light



Competition: the atrium

of the central rooms shape canyons and form plazas inside the “nugget”, places where private and public life successfully meet.

The residential zones place themselves on the most prominent surfaces of the nugget – excellent conditions for residents who make use of the building 24 hours a day. Coming home to one’s apartment, one feels like entering a house directly from the street. The ample private and common outdoor spaces along and on top of the outer shell are

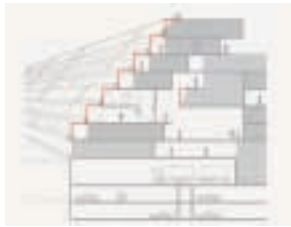


Study: work in progress

able to replace weekend homes. Thus the project is a positive contribution to the city's economy, too.

DEC. 2001/STUDY

After winning the European competition, MISCEK BAUTRÄGER, owner of the site and property developer, requested a new study with changed percentages of the housing and retail mix. Considering that they are specialized in residential housing projects, they asked for at least 80% housing and 20% retail activities versus the competition mix that was 30% housing, 30% retail and 40% flexible use. That evoked a modulation of the original "competition cake", with the result of an outer ring of housing and an inner core of retail activity linked by a void that evolves (like in the competition project) from the



Zoning: section

necessary exposure to light of the inner spaces, the circulation and the inner effects of the outside space.

SEPT. 2003/ZONING PROCESS

In reaction to the study there were several discussions about how to proceed, which ended up in the decision that, as a first step, a new zoning strategy for the site should be developed. In spite of pressing the competition project into the normal "building categories" (Bauklassen) -definition, the Viennese zoning law allowed us to define a maximum volume, which is equivalent to the "competition nugget". This volume includes the cubature for housing and retail, the necessary circulation areas due to the building regulation and a so called bonus cubature, which is extra circulation, voids and extra high spaces. This



Study: collage of atrium space

zoning method is a very good way to guarantee a certain flexibility in maximum volume including a determined percentage of free space.

DEC. 2006/DEVELOPER ENTRY

Because of several problems the two developers had with the mixed-use-property, the project had to change. One of the biggest issues was that they were not allowed to finance infrastructure for retail-areas with public funds for social housing. These circumstances led to a reduction of public facilities until only some office-spaces and a kindergarten were left. On the other hand flats for temporary housing were added as a link in between the two developers. The "competition-cake" reacted to the decrease of public inner programme by shrinking and reorganizing the "canyons and plazas" into bright public atriums.

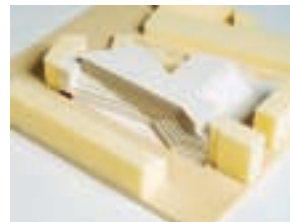


Study: collage of atrium space

APR. 2010: APPROPRIATION OF FUNDS



Volume of submitted project



Model of submitted project

While the project was reviewed by the Viennese fund for social housing we added supplementary apartment types at the North façade. The "nugget" was able to take some voids and maisonettes which were partly two-storey high, incidentally allowing more sunlight to penetrate further into the apartments. Furthermore parts of the North façade were slightly rotated to improve the situation of direct sunlight for flats in that area. Finally we were able to prove all required qualities so that we could go on to the submission project.

JUL. 2011/SUBMISSION PROJECT AND EXECUTION



"The essential elements such as the huge atriums"

Apart from several adjustments which had to be made to comply with the building law and other regulations such as for disabled people, the submission project was done without radical changes on the layout and in an efficient way. When more detailed negotiations started, as expected, the building firm and other "forces" tried to cut the project down as much as possible. After a lot of calculating, discussing and convincing we were able to save all the essential elements such as the huge atriums and all the common spaces. At least the design was able to take the requirements of pre-fabricated concrete and other standardized elements without serious affection or losing its original quality.



Southern façade of final project

OCT. 2011/START OF CONSTRUCTION WORK



Construction site