

DIE HOFSIEDLUNG

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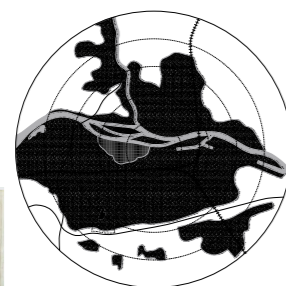
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Located in the southwestern part of Regensburg, between its elements, to the surroundings. All movements and actions, meetings and departures will happen in the site due to the reinforced centrality of the courtyards that characterise it.

The site area is surrounded by a well-functioning public transport system, with bus stops located along the neighbouring streets. Its use is promoted by the definitions and reorganisation of pedestrian paths, crossing the site from the east-west access bands through the courtyards.

Multiple car-sharing stations are added at the fringes of the site, replacing the parking spots once dedicated to private transport. The underground parking is used to its 100% capacity.

Only 10 minutes bike ride separates the complex to the city center. Therefore, the use of bikes and light mobility is promoted creating storage spaces in new porches and additional shared spaces in the building ground floor.

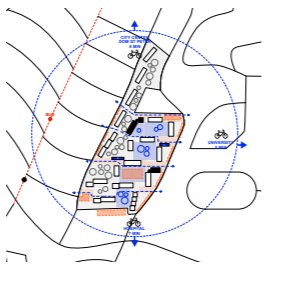


The increased permeability of the site between Vitastraße and Adalbert-Straße is strengthened by the introduction of new paths towards the north and a sustainable and shared mobility system.

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The strategy for the reuse of existing buildings starts with a careful observation of the available resources. By adding decks to the facade, the buildings relate to the courtyards in a new way.

But it also has an additional effect: it reverses the logic of the building, introducing a new system of collective circulation. In here, the existing balconies become niches with a degree of privacy.

The existing staircases are removed and transformed into collective storage rooms at each floor.

Internally, a simple demolition makes it possible to generate an unexpected spaciousness in the layout of the units. For both the 2 and 3 rooms typologies, it is possible to arrange the unit transversally - with living rooms that run from facade to facade - or horizontally - defining a day and night areas. In all cases, the positioning of fixed utilities (bathrooms, kitchen, etc.) respects the existing wet cores.

The extension aims to introduce a moderate densification of the plot through a simple and urban volume that completes the missing side of the courtyard.

The design offers a diverse number of accommodation types with a focus on smaller units - mainly of 55m² - for young tenants and couples. This building accommodates 20 units distributed on 5 floors and a larger public function that hosts a kindergarten for the area.

A wide platform acts as a connecting element between existing and extension, an open air terrace where collective moments can take place at each floor and where bikes can be stored.



The new building on plot 54/30 is located at the edge of the site, respecting the existing topography and tall trees, and following the alignment of the buildings along Adalbert-Straße. Its new orientation and the generous character of the building puts in communication the modernist ideas with the pitched-roof housing.

The design is based on a lower density housing with a focus on families, where the green space in front is a more private space for sharing and gathering. A larger, more generous deck becomes an open air terrace where collective activities take place, making the new building and its courtyard to function as a whole.

The new building fulfils the present demand for 55 and 75sqm flats, but in addition offers duplexes on the top floors, and larger units for families on the ground floor.

For both the new building and the extension to the 10s, each unit is based on a simple tripartite layout with wet cores in the middle; the latter can adapt to each unit size and user by incorporating different bathroom sizes and various storage spaces for the bedrooms.

Analogously to the existing buildings, the layout defines simple typologies yet open to be adapted to a broader mix of residents, according to social conditions and family patterns. The layout makes it possible for the partitions to be disassembled and remounted differently, with the aim of absorbing the future housing market needs.

The building is efficient in terms of construction: all elements are prefabricated and materials have been chosen for their durability and low maintenance requirements - such as plywood partitions and tiles for the facades.



COURTYARDS

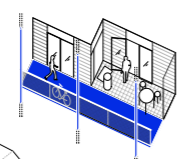
By understanding the site as a system of open courtyards, a method is developed to define the nature of these spaces, and reinforce their importance. A system of decks brings the circulation directly on the green spaces, as the units will be accessed facing the courtyards and not from their back. Analogously, the decks mediate the relation between buildings and topography, making it possible to access them directly.

Therefore, the sequence of courtyards become the fulcrum of the site: from residents to passers by, all flows and circulation paths will converge within the courtyards.

DECKS

Independent, self-standing balconies are the mediating element between buildings and courtyards. They extend the living spaces to the courtyards as much as they extend the courtyards towards the living units. As circulation inserts between the existing and bring life to the courtyards. The balconies are declared as such, and therefore do not affect the rentable surface. Nevertheless, their generous width of 2m creates a social domain upon which daily relations among the tenants can take place.

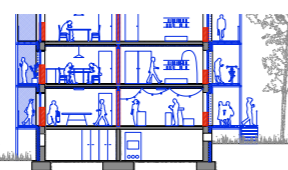
The decks combine with the existing balconies, that - freed of their concrete railing - become private niches for each unit.



FACADE

The proposal for the buildings owned by Evangelische Wohnstiftung Regensburg involves upgrading the facades to sufficient building standards. Specifically, before the decks are installed, the facades are covered in a separate layer of thermal insulation is applied to create a tight thermal envelope.

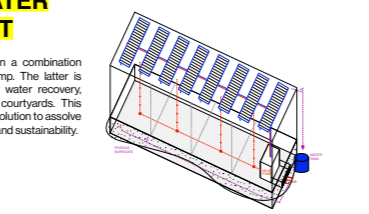
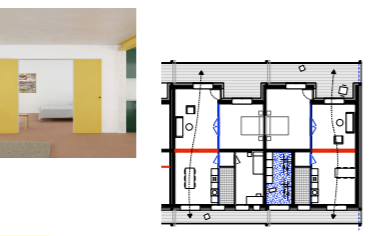
Afterwards, the facades are covered in a recycled fiber cement cladding and the windows are extended to the floor allowing both access to the balconies and light to enter. Finally, the decks are installed, with their independent structure integrated within the new facade envelope. A layer of acoustic insulation is installed at the ceiling of every unit.



EXISTING TYPOLOGIES

The design challenges the modernist approach to the floorplans in living and service parts divided by corridors, which in average consume 10% of the total square meters per unit.

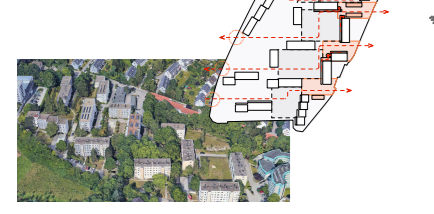
The masonry wall that crosses the units is partially demolished, and substituted with a steel beam and pillar. By doing so, the new layouts become porous to light and sight from facade to facade, contributing to fluidify the interaction between the living areas and the green spaces.



ACCESSES

Currently, the site is isolated and cut off from its context.

The new circulation system allows to define clear access zones shared between couples of courtyards: these, as one-trick ponies, put in communication the two courts and create a landing zone for the new circulation cores as well as the existing garages transformed into workshops and car-sharing points.



PUBLIC GROUND FLOORS

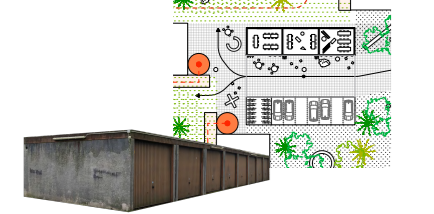
Tackling the lack of public amenities within the site, the 25% of each ground floor corresponding to one unit is converted into a collective facility: day-cares, collective living rooms, shared storage spaces. In doing so, each building acquires a social milieu that extends to the courtyards.

In fact, the shared ground floor units are placed in the points in which the topography creates an access to the green and, correspondingly, the decks enlarge and become equipped with staircases and ramps that connect to the courtyards.



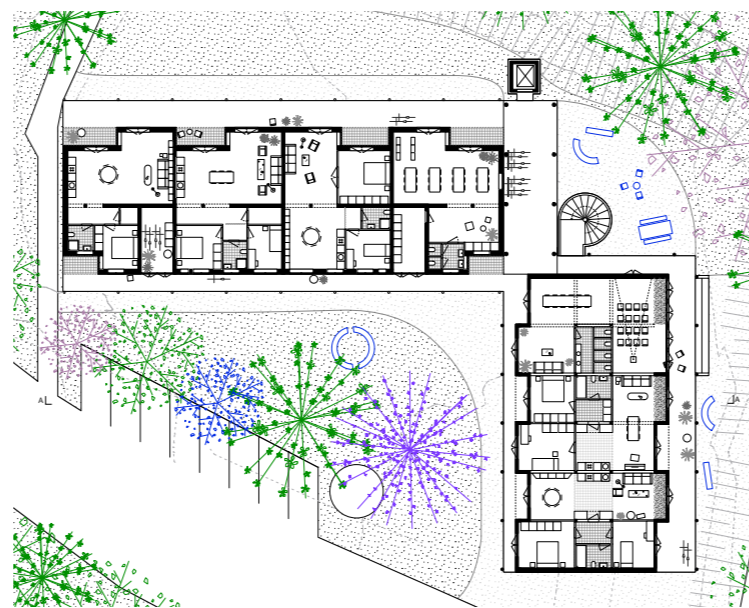
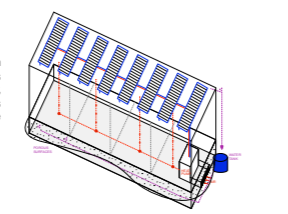
COLLECTIVE WORKSHOPS

By relocating parking lots to more suitable areas or replacing them with car-sharing stations, the current garages along Vitastraße and Adalbert-Straße will remain empty structures. These small buildings have great potential to house collective studios and workshops for residents and the neighborhood, in order to introduce on the site the possibility for collective maintenance and auto-construction of the public amenities and furniture.

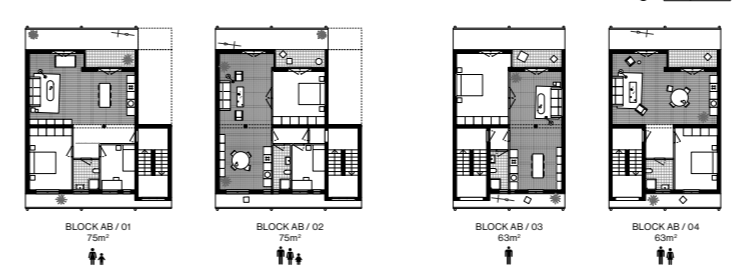
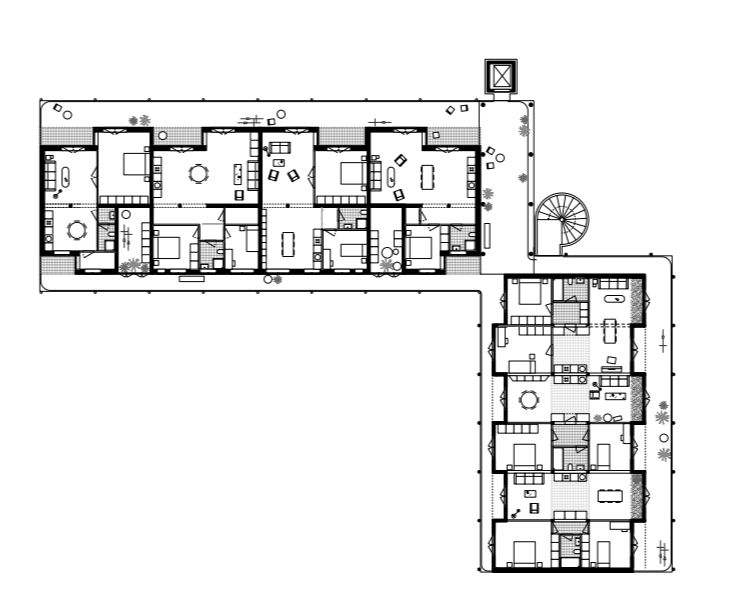
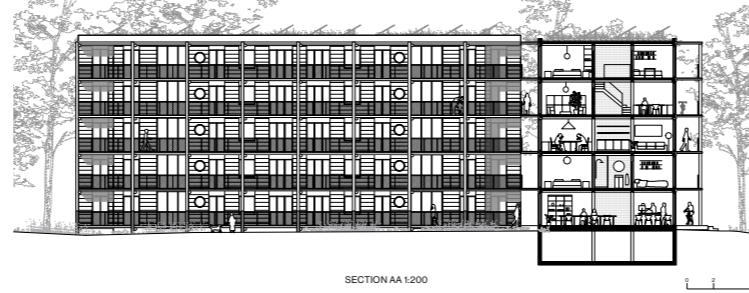


HEATING / WATER MANAGEMENT

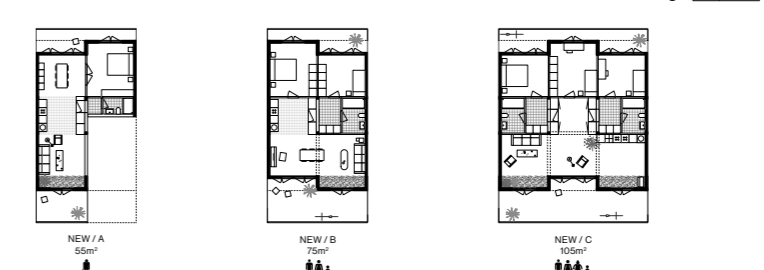
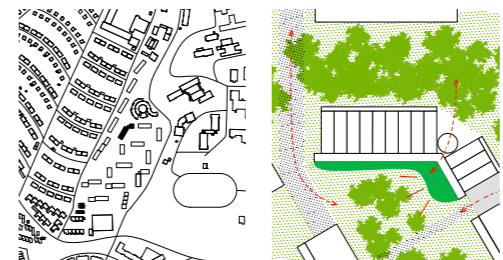
The heating strategy consists in a combination of solar panels and heating pump. The latter is also connected to a system of water recovery, within permeable areas in the courtyards. This combination results in a realistic solution to absorb the needs of both modernisation and sustainability.



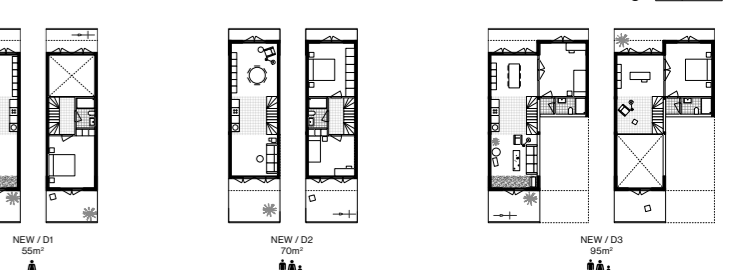
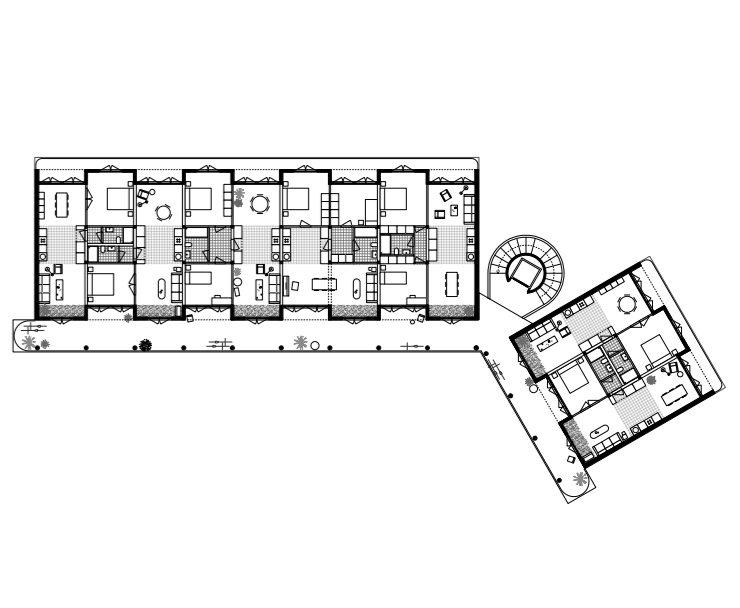
EXTENSION	TYPE	AREA	TOTAL
10/10A	5 x TYPE I / 1	300m ²	2325m ²
	4 x TYPE I / 2	240m ²	
	5 x TYPE I / 3	375m ²	
	5 x TYPE I / 4	375m ²	
	5 x TYPE B	375m ²	
245m ²	12 x TYPE A	660m ²	
	STORAGE	110m ²	
	COLLECTIVE	135m ²	



NEW / A	NEW / B	NEW / C	NEW / D1	NEW / D2	NEW / D3
NEW / A	NEW / B	NEW / C	NEW / D1	NEW / D2	NEW / D3



NEW / A	NEW / B	NEW / C	NEW / D1	NEW / D2	NEW / D3
6 x TYPE A	4 x TYPE B	1 x TYPE C	5 x TYPE D1	4 x TYPE D2	2 x TYPE D3
330m ²	300m ²	105m ²	275m ²	280m ²	190m ²
1480m ²					
140m ²					



NEW / A	NEW / B	NEW / C	NEW / D1	NEW / D2	NEW / D3
NEW / A	NEW / B	NEW / C	NEW / D1	NEW / D2	NEW / D3

