CONTENT

ELBE RIVER ISLAND WILHELMSBURG
HISTORICAL DEVELOPMENT

Elb river islands around 1600

1333	1550	1852	1875	1890	1900	1914

1914 — 32.000 inhabitants, WWI

1900 — Hamburg, Germany´s second biggest industrial city; cooperatives begin constructing rental housing

1890 — work migration from Poland (Posen and Schlesien)

1875 — 4.000 inhabitants, industrialisation begins "Goldland der Zukunft!"

1852 — the island gains today´s shape

1550 — part of Reiherstieg settlement formed

1333 — first embankment and consolidation of islands

1950   1960 1962   1971   1977   2003 2006   2013

mass unemployment

IGS

circa1200

"Gastarbeiter"

Hamburg Mitte

the big devastating

storm flood

IBA Hamburg

new waves of immigrants

harbours record in transshipping

economical boom after WWII

foreign workers recruitment

Leap across the Elbe

Wilhelmsburg today

sources:

IBA Hamburg,

METROPOLIS:

REFLEXIONS

IBA Hamburg,

METROPOLIS: COS-

MOPOLIS

IBA Hamburg and

SAGA GWG, Exhi-

bition "Die vielen

Gesichter des Rei-

herstiegviertels"

FACTS & FIGURES: WILHELMSBURG

1409 sqm	size of Hamburg	280	truck parking lots	600,000 sqm	container terminal Tellerort
35.4 sqm	size of Wilhelmsburg	1	public bbq area	74,000 sqm	contaminated area, Georgswerder
49851	inhabitants	for 350 years	agricultural use		
		100 years ago	foundation of copper		
22.3%	under 18 years	92 years ago	first allotment club	33.8%	foreign population
14.4%	over 65 years			42.4%	foreign pupils
7	homes or elderly	68	logistic companies on the river island	7	Christian parishes
3	youth clubs	17	farms	4	mosques
		4	oil works / plants	3	African parishes
41.2%	subject to social insurance contributions employees	26	kindergartens		
15.4%	single family housing	1,000,000 sqm	defined allotment area	* Universität der Nachbarschaften	
31.9%	social housing	480,000 sqm	nature conservation area	04.10, HCU, S. 17	

WILHELMSBURG TODAY

RIVER ISLAND

Wilhelmsburg is the world's second biggest river island, generated in a century long process out of smaller river islands. The islands were first consolidated and inhabited in 1333. However, Wilhelmsburg gained its current shape only in the 1852 by merging dozens of original islands with dykes. It lies partly below the sea level and has a strong relationship with water, bringing life and constant threats with its power (danger of flooding).

ISLAND IDENTITY

Despite its strategic position, enabling port activities and being a connection between two banks of the river, the natural isolation and the pass-through character have made the island introverted, not identified with either side of the Elbe.

In the beginning Wilhelmsburg was its own city, then in 1929 it became a part of the Prussian town of Harburg, and in 1937 a district of Hamburg (Groß-Hamburg-Gesetz). Moreover, in 2008 it became a part of the central district "Hamburg Mitte". However, these official classifications never had an effect on the island inhabitants.

The fact that the Elbe Island neither really belongs to the trading metropolis Hamburg nor to the Prussian port town of Harburg, has led Wilhelmburgers to develop a strong sense of local "Insulaner" identity. It has helped them to face difficulties together during century long fights against Elbe floods or against negative image of the island that has been projected in the last decades.

LANDSCAPE

The island´s current landscape is very heterogeneous. It is "cut" in two halves by a strong infrastructure axis, which gives it a character of a transition place, no stopping. On its eastern bank are the last traces of original marshlands, where there is still farming activity. On its western bank, are industries and harbour activities. Both sides along the central axis are characterisied by residential areas, these are in the form of village structure and self-built semi-detached houses from the thirties, row houses, mass housing, Wilhelmenian style buildings, post-war buildings, urban blocks,...

REIHERSTIEG

All of Wilhelmsburg is heterogeneous in its natural, physical and social capital, but the biggest concentration of diversity, especially socio-cultural can be found in Reiherstieg quarter located in the northwest. It has been populated since the second half of the 16th century. It became a rural area with tide meadows, inhabited by farmers, fishermen and ships' carpenters. Already in the 17th century it became renowned for its wood trade. Agriculture and livestock farming dominated the island until the mid 19th century, when there was a boom in Hamburg port trade.

INDUSTRIALISATION AND IMMIGRATION

Reiherstieg, with its strategic position between Norderelbe and Süderelbe, became the centre of port activities. Quick industrial development in the early 20th century created a demand for work power that had to be outsourced, due to the insufficient capacity of the islanders. Hence the first wave of work migrants from Poland (primarily from Posen and Schlesien) from the 1890s on, who settled near the dockyards around Bonifatiusplatz. This expansion was followed by a quick demographic growth: the number of islanders multiplied eight times from 1875 to1914, most of them working class. Given the big demand for affordable dwelling, cooperatives began constructing rental housing by 1900.

In the mid 1950s Germany witnesses a post-war economic boom, resulting in sealing of recruitment agreements with foreign countries. The fist guest workers

arrive in Wilhelmsburg in the 1960s, the years in which Hamburg's port reached its biggest amount of transhipped goods thus far.

In the beginning, the migrants are driven only by financial motifs, feeling homesick, facing the challenges of social integration and language barrier. In the next wave, families and relatives were brought along, and the foreign communities grew. Moreover, immigrants from different parts of the world have been bringing their religion and traditions, along with food and leisure habits, thus influencing the quarter with each wave of migration and enabling it to become the heterogeneous and vibrant place which it is today.

CHALLENGES

Ever since the mass unemployment wave (1977), affecting both foreign and German residents, and consequential social problems, a negative image of Wilhelmsburg was projected, mostly charac-terized by being a place of crime, immi-gration, poverty, low levels of education, communication problems, etc. Moreover, its status of transit space and unwelcoming industrial area did not encourage currents of change. It just made the islanders more introverted.

RECENT CHANGES

An effort to bring the seclusion of the island to an end started in 2003 with the city´s initiative "Leap across the Elbe". Soon this idea was supported by the International Building Exhibition, which officially started to operate in Wilhelmsburg in 2007. Moreover, the International Gardening Exhibition is also taking place in 2013. Apart from attracting more visitors to the island, these changes resulted in a trend of internal migration: people from Hamburg, starting with students, settle in Wilhelmsburg attracted by lower rental prices and a defamation of a dangerous place myth. Like the immigrants, they also bring their habits and subculture. Consequentially, more and more new coffee places or "hip" shops are opened. These can be considered the motors of gentrifications, along with new expensive buildings, posh restaurants for visitors and rising rents. Although coming with intentions of integration, these resulting changes were not welcomed by most locals – rather they provided further reasons for island residents to unite and protest against the new institutions.

Hence an even greater mixture of cultures and influences is generated, showing how city can be open for both tradition and change. The vibrancy of the island is reflected by the 158 nationalities, local micro-economies, kiosk culture, high density of local clubs and association, it is a district with a vivid mix of old and new.

CATALOGUE OF WILHELMSBURG
THE ELBE RIVER ISLAND

The scan of the Elbe river island(s) is undertaken as a catalogue which allows a reflection on themes and aspects representing the diversity of Wilhelmsburg. Due to a limit of time and capacity, the general research is based on already existing material which had been generated within the last years by the IBA Hamburg GmbH and the departments of Urban Design and Urban Planning of the HafenCity University. Additionally, generated research material was added to condense the catalogue in terms of UdN related topics. The intent is not to review the whole context from all possible angles, but rather to extract urban, architectonical and social inputs with a possible influence on the design strategy. Therefore the entries are already reflected and translated into a hypothesis, thus bringing them all to a level of comparability.

The catalogue itself is structured in three parts representing the urban scales of the island Wilhelmsburg, the Reiherstieg Quarter and the surrounding neighbourhood.
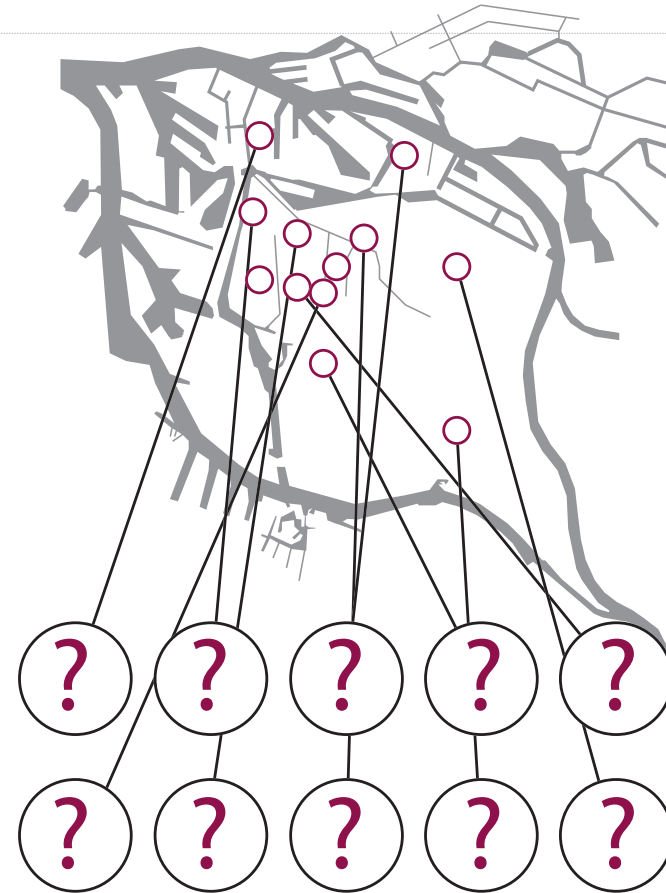
BUILT UP AREA

TYPOLOGIES

URBAN BLOCKS
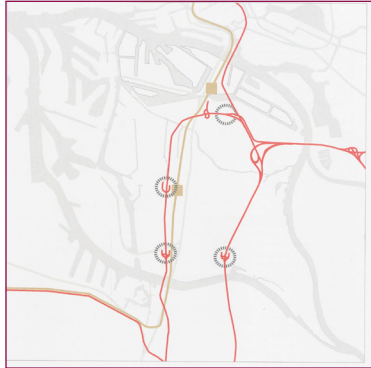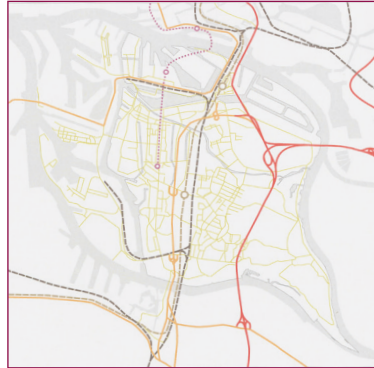

DETACHED HOUSES

INDUSTRY
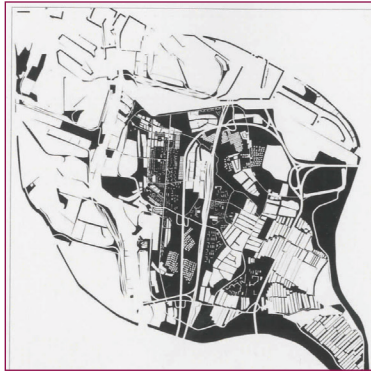

POST-WAR

STATIONS & EXITS

STREETS & RAILWAY

CYCLEWAYS
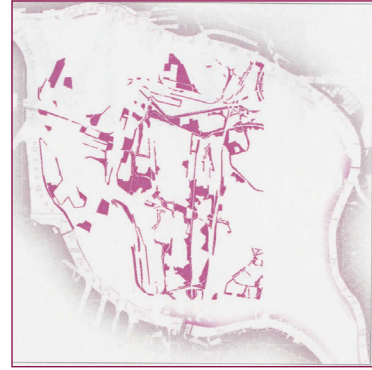

COMMUNITY

CONTRASTS
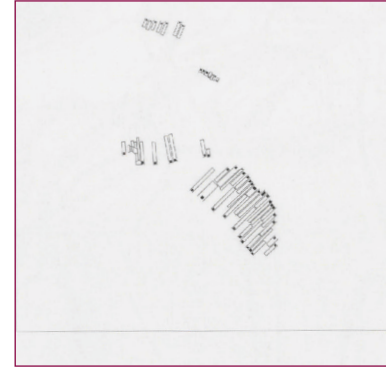

LANDSCAPES

BOUNDARIES

CHARACTER

LEFT OVER SPACES
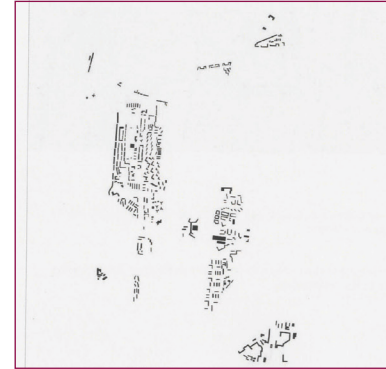

FARMS
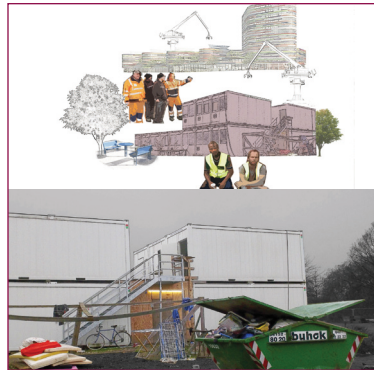

OPEN SPACES

SIMILAR AREAS

SINGLE HOUSES

APARTMENTS

CONTAINER VILLAGE
A temporary container village was built for the workers that were constructing the State Ministry for Urban Development and Environment in Wilhelmsburg Mitte. The settlement consisted out of standardised units with minimal private space and shared facilities.
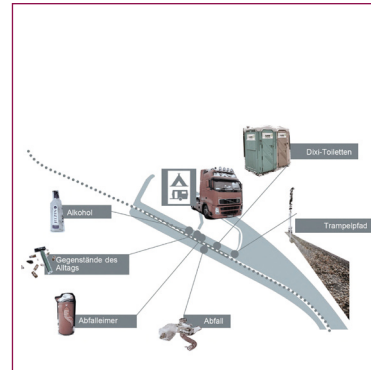**Ressourcen Atlas - p. 120**

HARBOUR BROWNFIELD SITES
What are the economical and idealistic values of brownfield sites within the harbour area. And for whom? What are the relations between the Hamburg Port Authority area in the north of Wilhelmsburg to the rest of the island and the Hamburg city centre?
Photography - Katrin Borchers / Editing - Laura Cassani

POLISH TRUCK DRIVERS
The drivers live in precarious conditions and sleep in their trucks at Stelzenring. When local authorities realised this, they reacted by putting up portable toilets and waste bins nearby. However, in conditions of not being able to pay with money, the drivers established an international network of non-monetary exchange with local polish migrant (relatives), bringing parcels from Poland in exchange for access - to sanitary facilities.
Planerische Grenzen - pp. 27

CAR AS STATUS SYMBOL
Young migrants from the area love to show off with their new cars. In their social network an expensive car represents economical success. In the neighbourhood car-tuning is a major "sub-culture".
Programm Möglichkeitsraum - pp 396
Neighbourhood Workshop
Atlas Wilhelmsburg - p

cars are social entities

sharing private facilities in a non-monetary exchange minimal private units

potential expansion areas have a high value

there is demand for temporary dwelling

collaborations makes one stronger different motives can still have the same result

instrumentalisation is mutual system you have to look for synergies to create something anew
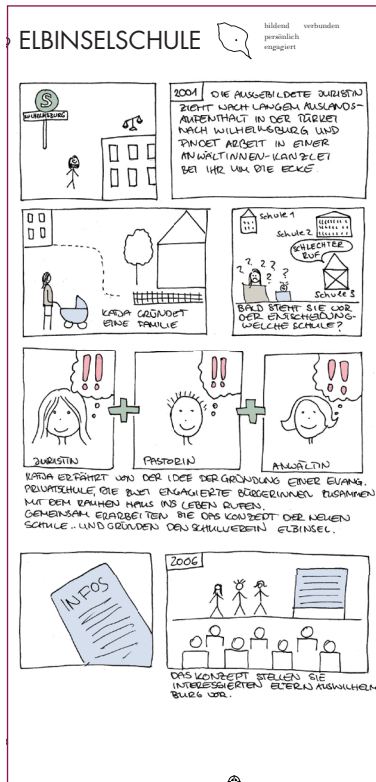
SCHOOL ASSOCIATION
Three women from different backgrounds and professions join together to improve the local education offer by founding a school association and developing the concept for a new school. They all had different motives but a common vision.

Ressourcen - p 124
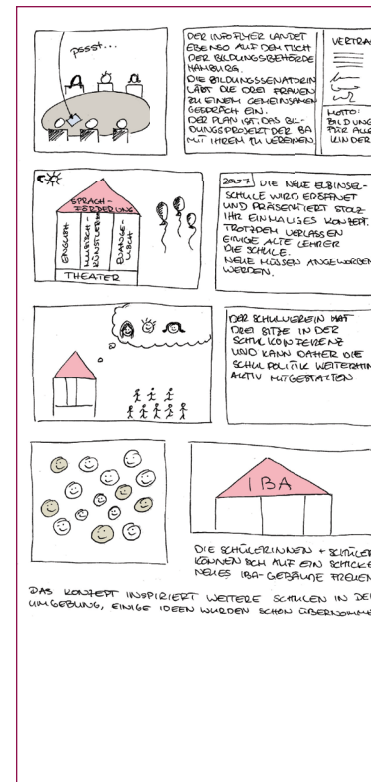
SCHOOL ASSOCIATION
Joining interests: the lawyer sees reverent as a partner for developing a new school type, the reverent sees potential in participation of parent association. However, the education board lacks funding while the IBA looks for participatory bottom up projects. The prominence of the IBA makes it possible to gain additional funding by the city of Hamburg which can improve its image by supporting education projects.

Ressourcen - p 126
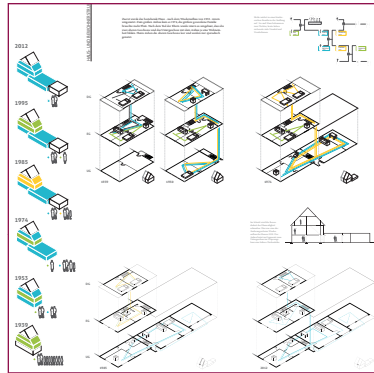
BUILDING ALTERATIONS
The semi-detached houses in Kichdorf Süd display numerous examples of building extensions throughout the last seventy years. This leads to a deduction that an ownership allows a long term strategic planning to extend the building according to the needs of the residents. Moreover, unit sizes and functions can always be changed.
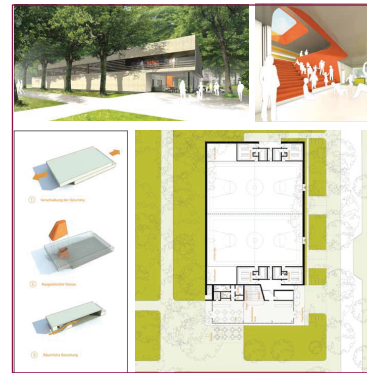**Weiterbauen - pp 51**

SPRACH- & BEWEGUNGSZENTRUM
The neighbouring building is an example of a social institution as a big block building. The big volume allows a differentiated spatial sequence for multiple uses and functions. Moreover, it displays assorted access areas and walkways.
Dokumentation Sprach- und Bewegungszentrum - p 19

possibility of combining work and living two way system of primary and secondary structure

*one massive block can incorporate a heterogeneous spatial system*

SMART PRICE HOUSES
The IBA topic "Smart Price Houses" offers building solutions for reducing costs in multi-storey dwellings. Different techniques are used, ranging from pre-fabricated modular systems to shell constructions with self-built fit-out units.
Dokumentation Smart Price Houses - p 25

HYBRID HOUSES
With the rise of the demand for combined working & living units, the IBA implemented new solutions with its Hybrid Houses series. The buildings a generally characterised by a grid structure which allow multi functional floor plans with the possibility of changing units. Other examples are based on the study about optimal daylight for living and working.
Dokumentation Hybrid Houses - p 26

ownership enables building alterations

pre-fabrication, modular system & self building are key elements for reducing costs

Reiherstieg quarter has an educational variety
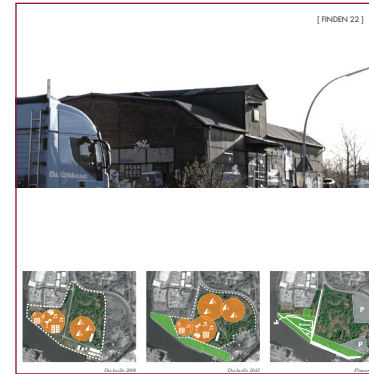
Reihersteig quarter has an educational variety

undetermined zones can allow an unforeseen creative interactions
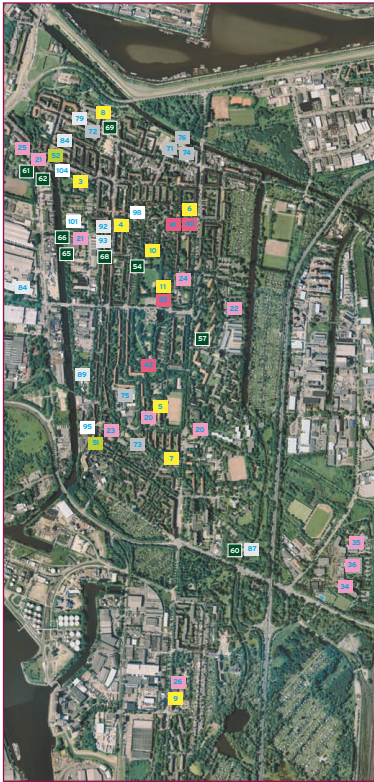
EDUCATION FACILITIES
The map shows the concentration and variety of educational institutions in the neighbourhood of the UdN.
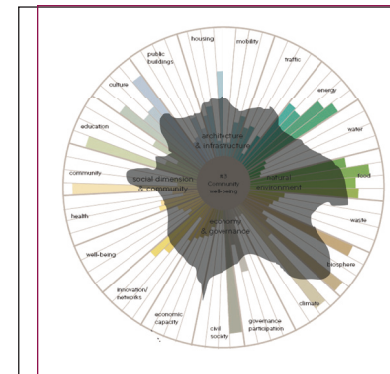**Bildungseinrichtungen auf der Elbinsel, p 19**

CULTURAL NICHES
With the Soulkitchen, a new off-culture event space opened in Wilhelmsburg. However, its existence is threatened by a local logistic company that wants to tear down the warehouse and build a truck parking space.
Ressourcen - pp 106 / 131

WELL BEING ANALYSIS
Summer School 2010 participants conducted a study about the quality of life in the neighbourhood based on community input.
**Summer School 10 - p 26**

THE REIHERSTIEG QUARTER

REIHERSTIEG QUARTER

The quarter is rich of different micro-economic activities, bringing in numerous multi-cultural contents, such as Turkish shops and bakeries, international restaurants (Italian, Portuguese, Turkish, etc), Polish bakeshop, etc. With a new urban milieu settling in the quarter there is a trend of opening new shops addressing to new customer groups. These overlapping social groups generate a vivid mix of old and new that coexist due to the fact that the quarter is open for both, tradition and change (old and new bars, old and new hairdressers).
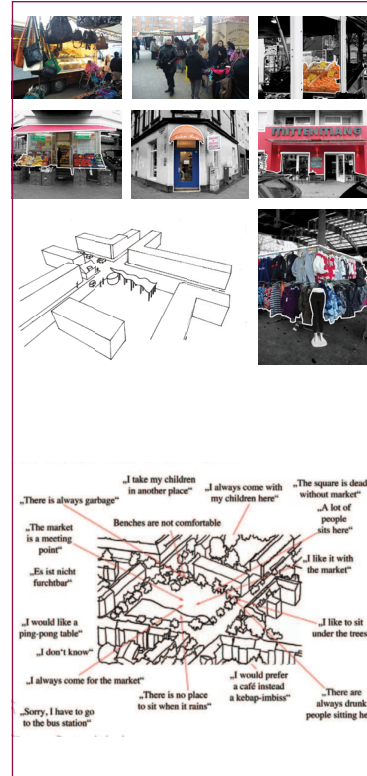
STÜBENPLATZ

This square marks the functional centre in the Reiherstieg quarter, merging different activities and diverse actors. There is a twice weekly market with Turkish and German fruit and vegetable sellers, cloths sellers, fish stands, and as expression of new healthy living style, organic food stands. Besides the ephemeral stands, there is also a Turkish vegetables shop that is open daily. These activities attract people to use the place not only for shopping, but also for meeting and leisure activities.
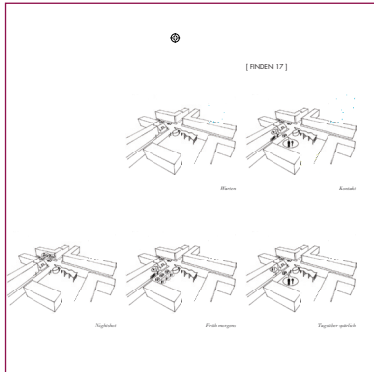
Ressourcen - p 90

Reiherstieg is a heterogeneous quarter

economy is cross-cultural connection factor

poverty and the resulting crime is not accepted by local people

give people freedom to take responsibility

[FINDEN 17]

there is always a household that can use what others no longer require

open structures allow a variety of adoption possibilities

BULGARIAN WORKING MIGRANTS
Working migrants from Bulgaria and Rumania are denigrated as thieves, drug dealers and hustlers. They gatherevery morning at the Stübenplatz, waiting to be picked up by construction entrepreneurs to work for minimum wages on construction sites. They live in precarious conditions, sleeping i shared rooms, sometimes even share beds, sleep in cars or outside or in abandoned buildings.
**Ressourcen - pp 90/92/138**

THE WISH TO GET INVOLVED
The social housing buildings have vast green underused inter-building space. Inhabitants of the buildings would like to use the open space next to their flats for gardening, barbecuing and meeting spaces, but the standard housing contracts do not allowed any appropriation by the residents.
ISS 01 - p 30

SHARING STATION
In the courtyard of the Weltquartier there used to be "sharing cage", a paved fenced area where residents brought old furniture, household objects, etc. which they no longer had use for. Neighbours would take usable items for their own apartments.
Up-Cycling - p 111
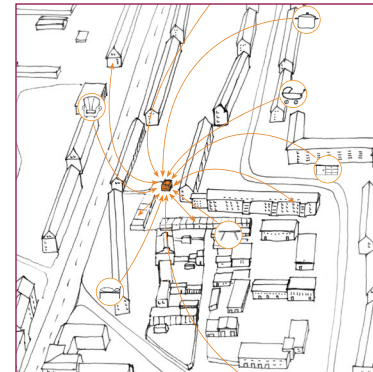
SECOND HAND CLOTHES DISTRIBUTION
The entrance to the Haus der Jungend Wilhelmsburg is covered by an extension of the building which is elevated about 4 meters over the courtyard and provides a sheltered area. The table tennis plates are used to spread to donated second hand cloths for poor people to select.
ISS 02 - Karte 2

„Alles klar, ich checke nur noch mal, ob der Akku auch noch originalverpackt ist." Er öffnete den Karton. „Wohnst du hier?"

Ich hatte im Gefühl, worauf er hinaus-wollte. Irgendwie ahnte ich, dass ihn meine Antwort überraschen würde.

„Ja, ich wohne hier. Allerdings drüben, in Kirchdorf."

„Ah?", er wirkte tatsächlich überrascht.

„Ja, aber erst seit ein paar Wochen", fügte ich hinzu.

„Ah!", er schien sich bestätigt zu fühlen.

„Und was machst du?", fragte er weiter.

„Ich studiere."

„Aha, das hab ich mir nämlich gedacht. Sind ja jetzt viele Studenten hier in Wilhelmsburg."

„Ja, das stimmt. Und findest du das gut oder schlecht?"

„Ich weiß nicht. Sehr viele finden das nicht gut. Aber ich finde es eigentlich ganz gut. Meine Tochter hat sehr günstig Nachhilfe bekommen von so einem Stu-

UNITED SOCIETY
A student wants to buy a mobile phone in local shop. After discovering that she lives in Wilhelmsburg, the merchant gives her a discount. This illustrates the strong community aspect as "Insulaner". (identi-fication, facing difficulties together).
UdN Broschüre 2013 - pp 190

NEIGHBOURHOOD AID
A student that moved to the Reiherstieg quarter gives private tutor lessons to chil-dren in the neighbourhood. This repre-sents a mutual benefit, as it enables the student to earn some money and, at the same makes private lessons affordable for the local shop owner.
UdN Broschüre 2013 - pp 190

denten, das ist gut."

„Das ist ja echt super.", freute ich mich.

„Und da drüben im Park, bei dem Bunker, da bauen sie jetzt Baumhäuser. Mein Sohn ist da und macht mit, der findet das toll."

Ich war überrascht. „Das ist ja lustig, da gehöre ich auch dazu. Wir haben das organisiert. Wer ist denn ihr Sohn?"

strong commu-nity thinking in the Reiherstieg quarter

the Reiherstieg quarter is a central hub for social activities

MOSQUES IN REIHERSTIEG QUARTER
Three bigger mosques-associations and additional smaller ones like on the Veddel, can be found in Wilhelmsburg. All three bigger mosques are located within the Reiherstieg quarter.
**ISS 09 - internal paper**

DIFFERENT ETHNIC MEETING SPOTS
For different social groups specific places for gathering and leisure activities have developed.
ISS 10 - internal paper
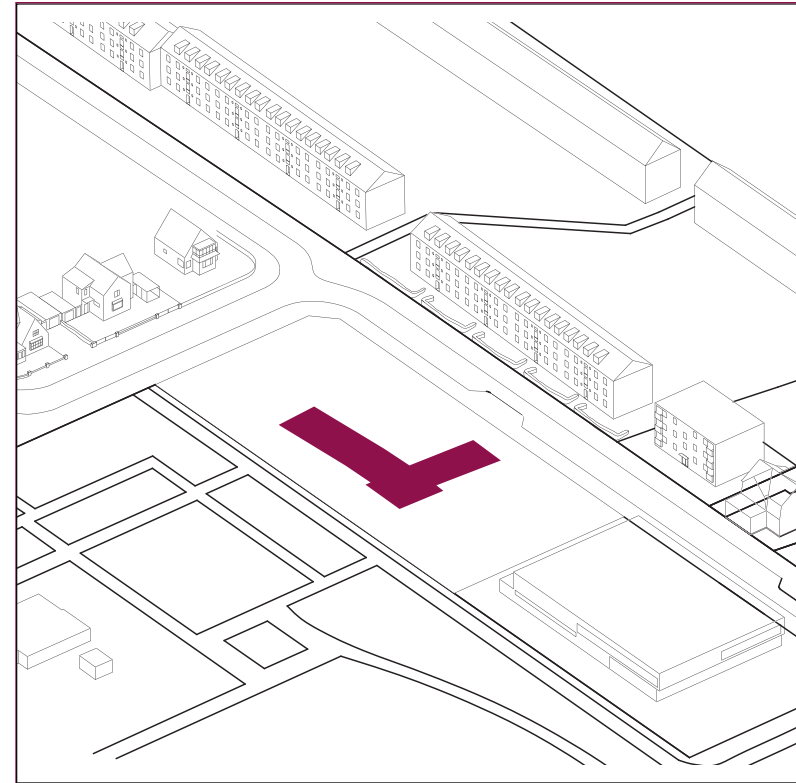
The last part of the catalogue focuses on the direct surrounding of the UdN.

A general urban scan of the neighbourhood shows a variety of building typologies according to plot size and ownership. Furthermore a differentiated system of streets and pedestrian paths which are connecting the high density of public used buildings (mostly educational and religious). As major recreation area in the neighbourhood the park is the basis for a deeper mapping of relations to the UdN.
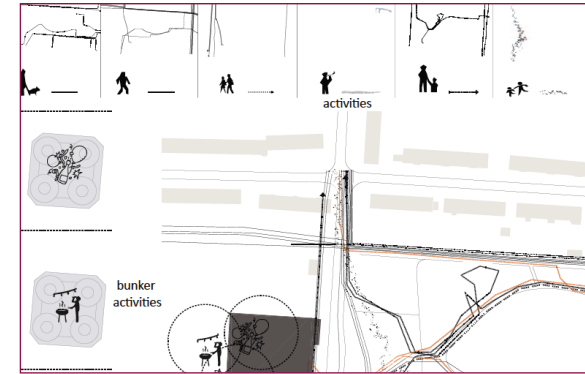

public space can be used as a living room

A student observation identified various activities that take place in the park. Everyday activities such as taking the dog for a walk or just using the park as short cut, we for example identified. Furthermore the park is obviously used for leisure activities. While the grass area is used for sun bath / lying in the shadow of a tree, the football and basketball fields are highly frequented by children and young adults performing sport activities. A special event had also been spotted as a group of girls from the mosque came to have a picnic. Furthermore, people are joining together for gardening activities.

ISS 03

*open space
enables a vari-
ety of activi-
ties, but niches
enable feeling
comfortable*

*heterogene-
ity of a space
encourages
people to stop
rather than
using it as a
transit area*

*mobile bar-
beques as a
meeting point*
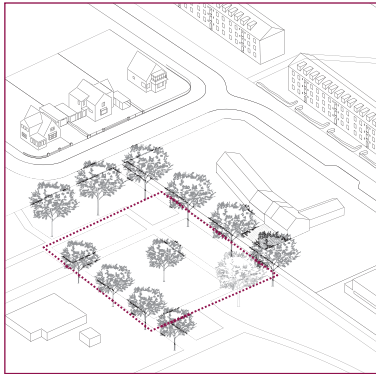
RETREAT

They are collocated along the edges of the park and are frequently used because people like to have a covered back, and at the same time enjoy the open space - find some kind of niche within the public space.

However, not all of the benches are equally used. Their use depends on other factor also, such as light/dark, with a view, along an important pathway, etc.

The most frequently used benches in front of the UdN have their specific character-istics and attributes, as well as a certain user profile. On the benches 1 and 4 usu-ally groups of young people gather, both day and night. They are in dark pats of the park and slightly hidden. The bench 2 of-fers a view on the whole park part, usually used by individual neighbours. The bench 3 is usually occupied by elderly people, who have their retreat facility on the other side of the park, bur still prefer to come here. It has a good view and sunlight.
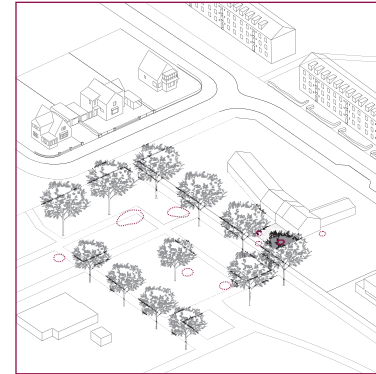

BBQ

The park often functions as an open cooking and gathering area. Moveable barbecues are easily installed anywhere in the park.

1. Turkish family / using the benches
2. a big African family / placing the fire-place under a tree, sitting on the benches
3. group of young friends - behind the bushes, sitting on the ground.

All of the different actors choose a sort of niche or edge to set their open air kitch-ens. Moreover, on the park side of the UdN site there are several fireplaces that can be moved, but often stay for more than one time use (this is possible due to the property ownership).
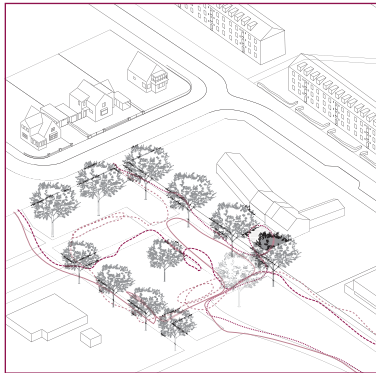
ROUTES

Circulation to the park goes along the predetermined paths, but also by cross-cutting. The people that pass straight through this side of the park are really rare- they mostly stop to see what others are doing, sit to have a rest, check the garden, or have a short conversation.

The three routes show how different actors use park in different ways:

1. group of elderly people
2. neighbour with a dog
3. young Turkish neighbour who after days or examining the territory approaches the terrace of the UdN and gets involved in a conversation
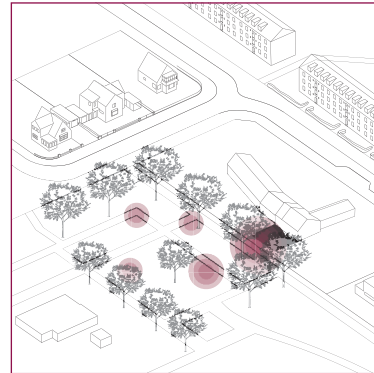
POINTS OF ATTRACTION

Although the whole park is a very vibrant area, there are some parts of it that cause more attention than the rest. It is usually connected to activities, because people come where people are.

One of the examples is the temporary garden, which always causes curiosity and is an easy topic / excuse to start a conversation. This is where knowledge and experiences are shared.

Another catalyst is the UdN terrace, where different activities trigger interactions: construction work, cleaning, setting up a meal or an event, barbecue, etc.

open and flexible space allows super-position of activities

*placing of physical goods in a certain way can invite or repel people*

creating atmosphere and images recognisable to people according to their socio-cultural background
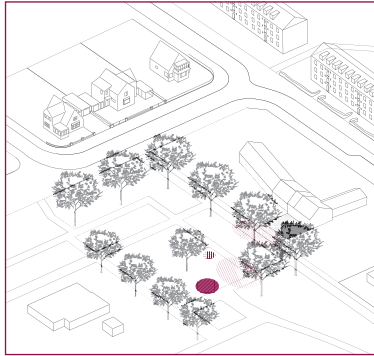
OVERLAPPING ACTIVITIES

The park is often a setting for different related and unrelated activities to take place. This is only an example of a superposition of different activities during an afternoon when the Tree House workshop was taking place:

- students and children preparing building materials (sales and net) on two different spots of the park

- a young neighbour sun bathing

- an elderly neighbour looking at the garden herbs.
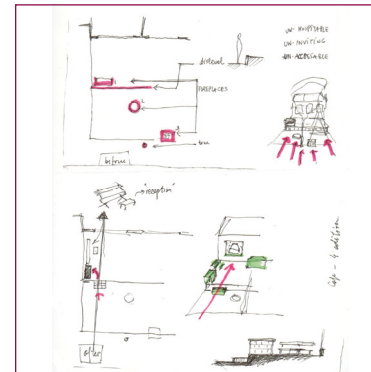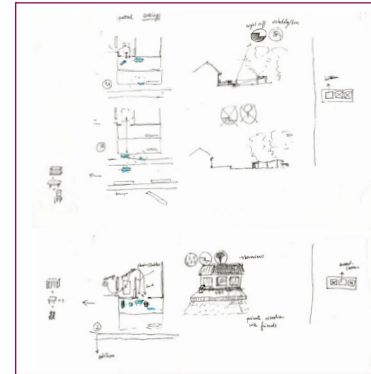
INVITE / REPEL

Although the terrace is exposed directly to the park, hosting an event or Sunday Cafe, it is often unclear to people whether or not they are allowed to join or welcome. This on the one hand depends on the physical elements that encourage/ discourage people to get closer.

Some of the repelling elements are strong borders, different height levels, limited number of seats, etc. Examples of invitation to join are: a smaller step to facilitate approach, display of numerous seating places, an open window or a clear entrance axis.

Besides physical elements, atmosphere can also be a key factor- it is often connected to embedded images or symbolical meanings that depend on our individual perception and socio-cultural background. Examples: white table clothes on numerous small tables and flower vases are an invitation to a cafe`, tea served in small cups and shisha can be an invitation for Turkish people, etc.
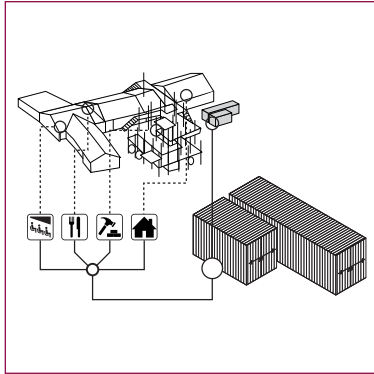
SHARED TOOLS
The tools at the UdN are accessible to all the participants. The key to the containers is easily accessible. However, there is no individual responsibility given the horizontal and impersonal workshop structures. Loosing of the key can result in stolen or broken tools.

stronger personal relations can create more responsibility

a small barrier can create an individual responsibility (tool keeper)
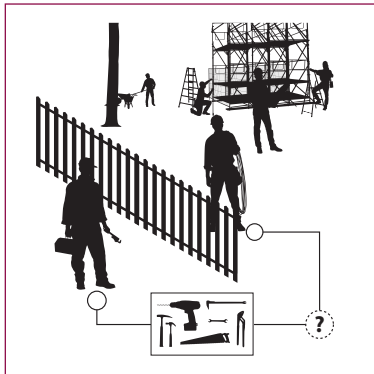
OFFERING TOOLS
Example of a scaffolding worker offered his tools to the students working at the construction site.

long term / constant presences enhance trust to share

RADICAL SCENARIOS

In order to obtain a more holistic overview of how different programmes could be implemented on the site, several radical scenarios were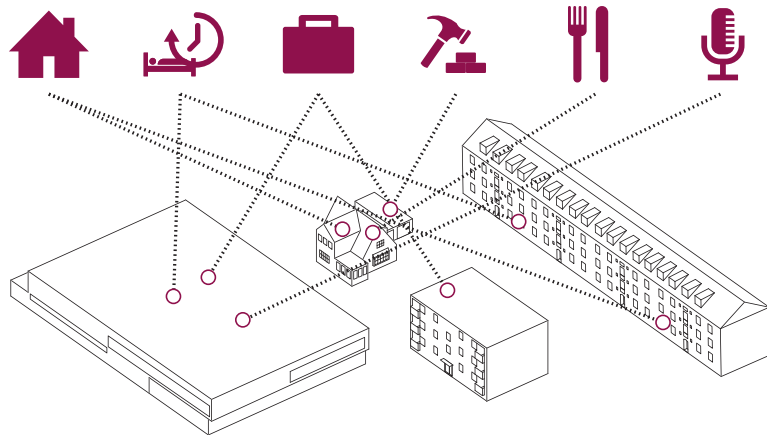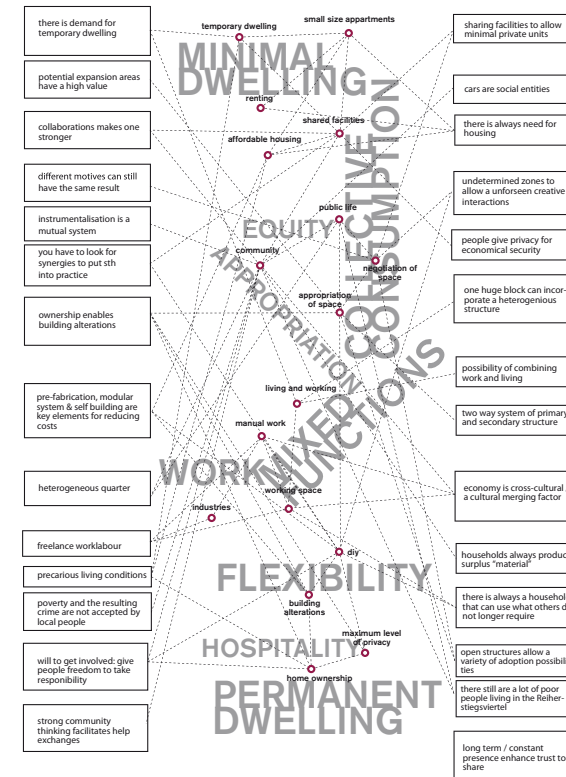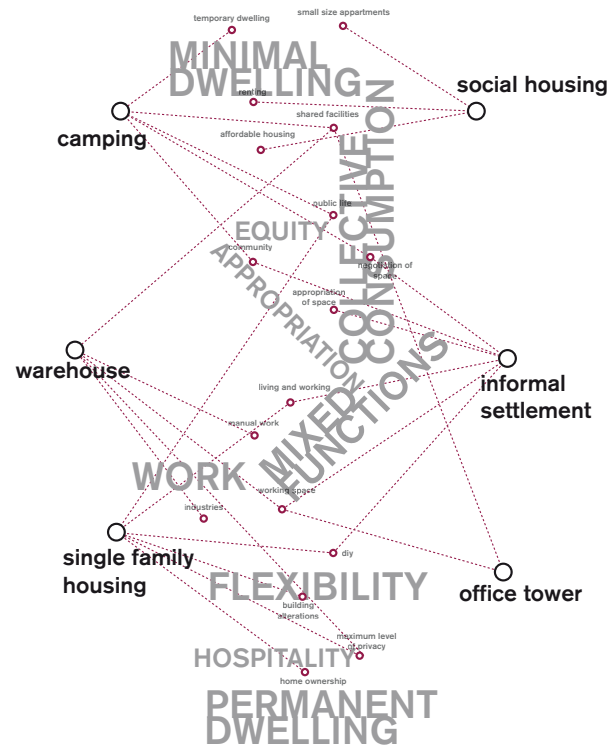 enacted. The aim of this exercise is to test possible implications and filter themes before proposing programme(s) for future development.

The programmatic content of scenarios in question derives from synthesized theses arisen out of the catalogue of Wilhelmsburg and the neighbourhood. These are then studied in relation to their possible implementation on the site- for instance what does temporary dwelling mean in the context of Wilhelmsburg, how it would function on the site and what implications it would have on the surroundings.

The theoretical themes are translated into a spatial dimension analysing the programmatic and spatial concepts in terms of three general aspects: hospitality, equity and appropriation. More precisely, the specific points of evaluation are:


there is demand for temporary dwelling

potential expansion areas have a high value

collaborations makes one stronger

different motives can still have the same result

instrumentalisation is a mutual system

you have to look for synergies to put sth into practice

ownership enables building alterations

pre-fabrication, modular system & self building are key elements for reducing costs

heterogeneous quarter

freelance worklabour

precarious living conditions

poverty and the resulting crime are not accepted by local people

will to get involved: give people freedom to take responibility

strong community thinking facilitates help exchanges

temporary dwelling   small size appartments

MINIMAL DWELLING

renting

shared facilities

affordable housing

public life

EQUITY

community

negotiation of space

appropriation of space

APPROPRIATION

living and working

manual work

MIXED FUNCTIONS

WORK

working space

industries

diy

FLEXIBILITY

building alterations

maximum level of privacy

HOSPITALITY

home ownership

PERMANENT DWELLING

CONSUMPTION COLLECTIVE

sharing facilities to allow minimal private units

cars are social entities

there is always need for housing

undetermined zones to allow a unforseen creative interactions

people give privacy for economical security

one huge block can incorporate a heterogenious structure

possibility of combining work and living

two way system of primary and secondary structure

economy is cross-cultural / a cultural merging factor

households always produce surplus "material"

there is always a household that can use what others do not longer require

open structures allow a variety of adoption possibilities

there still are a lot of poor people living in the Reiherstiegsviertel

long term / constant presence enhance trust to share

PROGRAMMES

The diagram labels:

temporary dwelling · small size appartments
MINIMAL DWELLING
social housing
renting
shared facilities
camping
affordable housing
public life
EQUITY
community
COLLECTIVE CONSUMPTION
appropriation of space
APPROPRIATION
warehouse
MIXED FUNCTIONS
living and working
informal settlement
manual work
WORK
working space
industries
single family housing
diy
FLEXIBILITY
office tower
building alterations
maximum level of privacy
HOSPITALITY
home ownership
PERMANENT DWELLING

- public - private as counterparts estimate the level of access to the site and the building
- individual - collective as pair questions the level of shared functions and facilities within a programme
- the price level of a unit shows the grade of openness for all different groups of inhabitants in Wilhelmsburg
- the duration of stay of residents refers to the time the residents approximately live/work in the building
- the category of ownership reveals in which monetary relation the residents are with the site
- density of residents
- the intensity of activities gives a hint about the grade of mix of different functions or activities
- the engagement level describes how open the programme & building is for individual alterations

Next, for each specific scenario a building prototype was assigned to analyse how general themes function and to unveil the relation between programme, building and the neighbourhood. More specifically, the interest is to understand what does implementation of such programmes on this specific site mean and to assess their implications on the neighbourhood.

private - public

individual - collective

density

intensity

engagement

price level

ownership
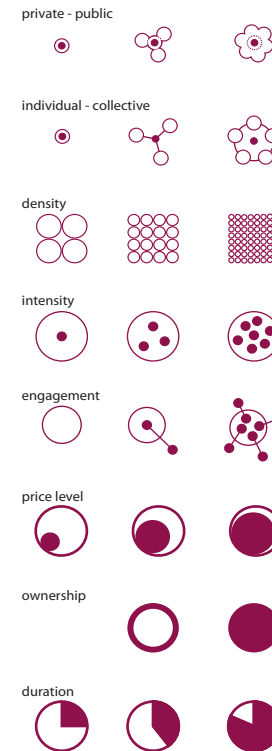
duration

SOCIAL HOUSING

private - public   individual - collective   price level   duration   ownership   density   intensity   engagement
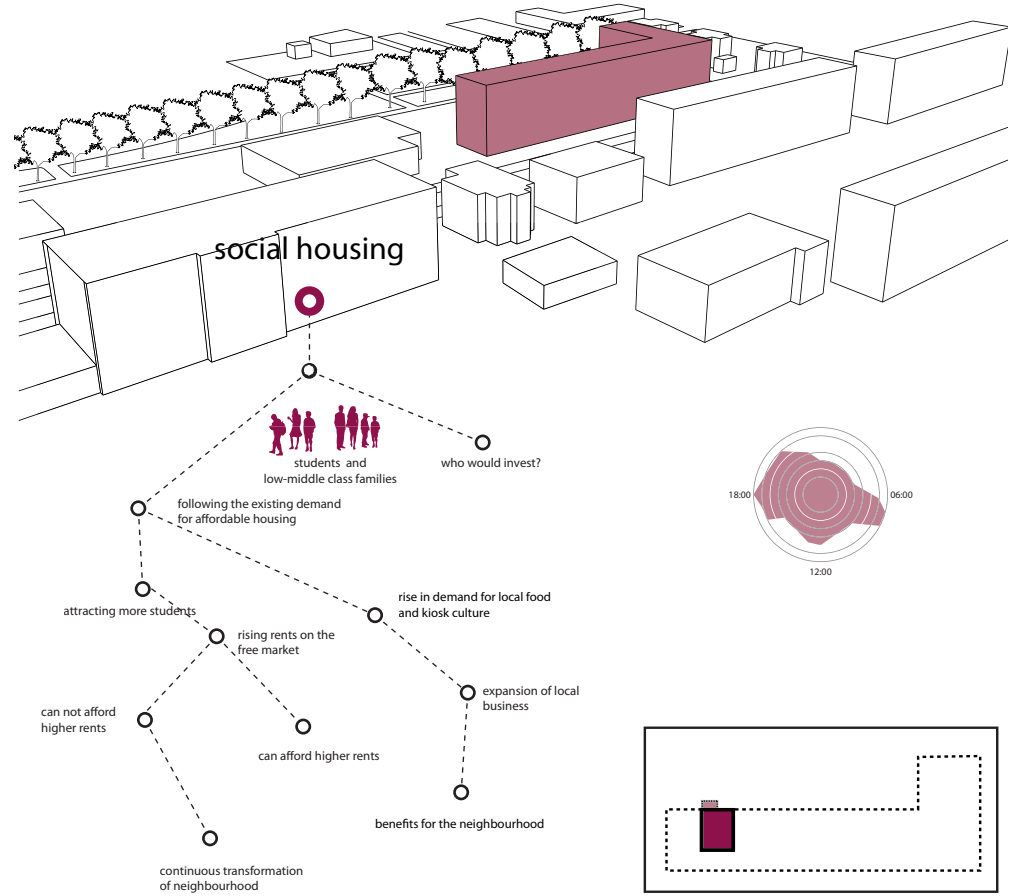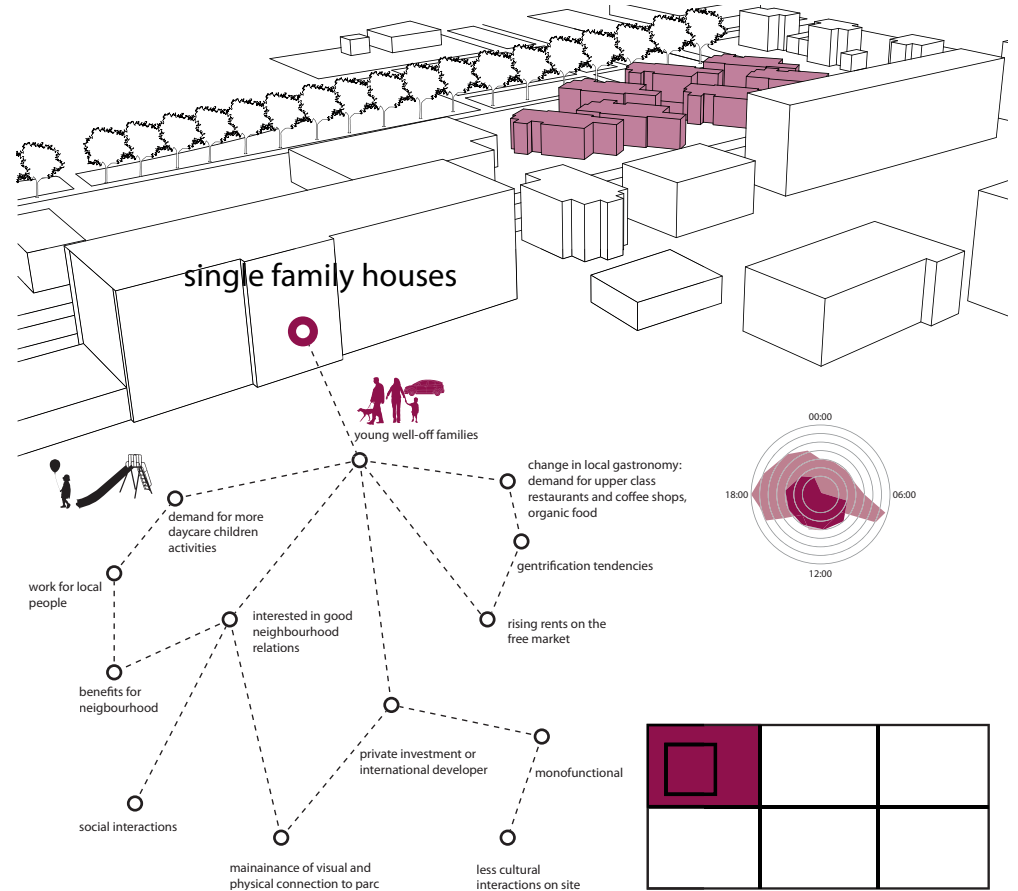

This scenario arises out of several theses from the catalogue of aspects: the fact that many people in Wilhelmsburg live in rented standard floor scheme apartments, coupled with the rising need for more affordable housing. Moreover, social housing is a key element in a setting which is characterised by low income and migrant population. In order to implement this scenario, a typical building typology from the neighbourhood is chosen. It reflects the surrounding housing buildings: ribbon development with a hard front to the street and a green space on the back side, which in this case merges with the park. The site is usually publicly accessible, it is often an undefined green space used for shortcuts, and the entrance and corridor are regarded as more private due to a closable door, whereas the apartment is completely private. As for the gradient between individual and collective, usually all the main functions are included in a single apartment unit. Hence not much, if anything, is shared; sometimes there is a collective laundry room or a collective storage. Given the fact that there is only one programme- dwelling, there is a low intensity of activity superposition and almost no mix of functions. Moreover, since the residents are only renting the apartments, there is also a low engagement level as nothing is owned, and there are no opportunities for individual alterations. However, the hospitality level is high, since the apartments are accessible to a low-income population. The single units are usually small, and hence create a high density of residents. The duration of stay varies.

social housing

students and
low-middle class families

who would invest?

following the existing demand
for affordable housing

rise in demand for local food
and kiosk culture

attracting more students

rising rents on the
free market

expansion of local
business

can not afford
higher rents

can afford higher rents

benefits for the neighbourhood

continuous transformation
of neighbourhood

18:00   06:00

12:00

SINGLE FAMILY HOUSING

private - public	individual - collective	price level	duration	ownership	density	intensity	engagement

The decision to implement a single family housing scenario was due to the fact that it best reflects the idea of permanent dwelling, as the house and the plot are owned by its residents and they usually stay on the property for a very long period of time. Moreover, the context offers an extensive range of examples for this building typology.

The localisation on site results in placing seven single family houses with private gardens, following the neighbouring urban fabric of family houses. As every plot is a private property, there are no collective uses. The density of actors is rather low, as every plot accommodates only one family. The costs per person are high due to the size and construction. However, due to the ownership of the plot, there is a high level of engagement and the possibility to build and adapt the site to their own needs. There is also a higher intensity of activities and mix, as they range from dwelling and working to leisure.

The possible implications for the neighbourhood include, among others, maintenance of visual and physical connection to the park. Moreover, the level of integration would be high because it is an established typology in the context. Hence, there is a high probability of good neighbourhood relations. However, given the probability that the new residents are upper class, there would be a demand for upper class restaurants and coffee shops, hence implying a change in local gastronomy.

single family houses

young well-off families

demand for more
daycare children
activities

change in local gastronomy:
demand for upper class
restaurants and coffee shops,
organic food

gentrification tendencies

work for local
people

interested in good
neighbourhood
relations

rising rents on the
free market

benefits for
neigbourhood

private investment or
international developer

monofunctional

social interactions

mainainance of visual and
physical connection to parc

less cultural
interactions on site

00:00

18:00   06:00

12:00

CAMPING

private - public   individual - collective   price level   duration   ownership   density   intensity   engagement

This scenario represents a radical idea of temporary dwelling, a recurring theme arising from the aspects catalogue. Examples of this programme are the improvised container settlement and the cases of truck drivers sleeping in their vehicles. Therefore there is a high demand for short-term dwelling in a context with so many people with unsure future, low financial stability and unresolved housing status. The physical implementation of the scenario consists of constructing only the collective use units- toilettes, shower, kitchen, etc., while the rest of the site is an open area, used for placing tents. The site would therefore be publicly accessible. All the facilities would be shared, and the only individual space would be the tent itself, with the possibility of extending the individual space by appropriation of the surrounding ground (e.g. grilling in front of the tent). Hence, there is a possibility of engagement on site, although the duration of stay is rather low and there is no ownership opportunity, as one can only rent a piece of land. Furthermore, the accommodation is very accessible, even to the poorest, as the costs to bear consist of rent for a small piece of land. The mix of activities depends on the activation of temporary residents. Moreover, the density can also vary.

The relation to the neighbourhood could have positive aspects, as there is a possible rise in demand for local food and kiosk culture. Moreover, an interaction with the temporary dwellers would offer an opportunity for intercultural exchange.

camping

attitude towards the
neighbourhood

temporary residents
young people

shared facilities

interested in local
culture and community

self interested

work for local
people (services)

functional mix possible:
gastronomy or a shop

no identification
with neighbourhood

eye level interaction with
neighbourhood

run by local entrepeneur or
'newly arrived' young creatives

establishing friendship
realtions with neighbours

local investment and
knowledge
about the neighbourhood

alienation between
visitors and neighbours

rise in demand for local food
and kiosk culture

continuous flux and
change

intercultural
exchange

benefits for the neighbourhood

00:00

18:00   06:00

12:00

OFFICE TOWER

private - public   individual - collective   price level   duration   ownership   density   intensity   engagement

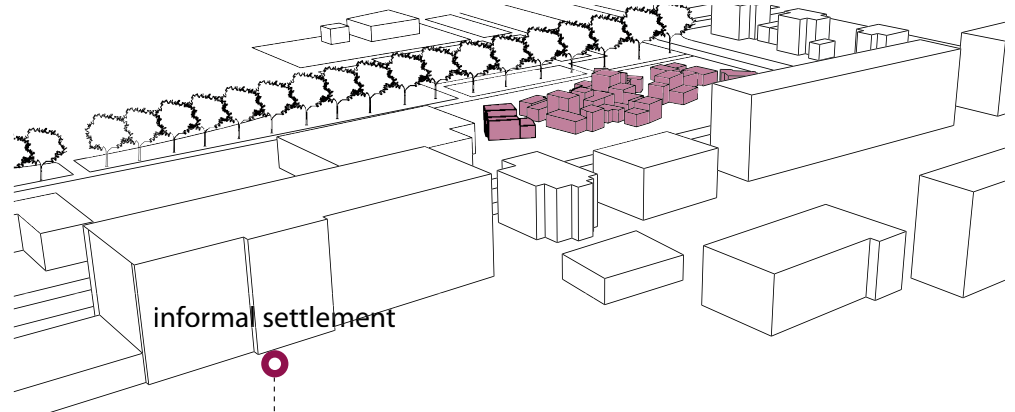Besides the question of housing, working is also a recurring theme derived from the catalogue of aspects. With the trend of the growing number of new Wilhelmsburgers coming from creative-urban milieus, office work is becoming as important as manual work. Therefore a scenario of an office building was enacted.

The chosen building typology is typically used for hosting different types of office spaces. Hence, the implementation on the site was realised through placing a massive solitaire building in the middle of the plot, leaving the rest of the area unconstructed and open to public use. On the other hand, the level of privacy in the building itself is medium as different employees use the spaces, but do not live there. The office building is graded as a high collective space as the individual employees share ancillary rooms like kitchen, lobby, meeting rooms. Since an office for a companies include various facilities for meeting, eating, leisure, the whole project can be assessed as medium intensity of activities. Furthermore, the density of actors is on a medium level as it has a high amount of office workers, who however stay only during working hours. The ability to appropriate space is on two levels; the enterprises who rent the units have a freedom to design and furnish the rooms, but the employees themselves are quite limited to their personal desks. The relationship to the neighbourhood is usually not very strong. The effects of enacting this scenario can both be good (higher feeling of security) and bad (more traffic in the rush hours).

office tower

businessmen

international
developer

functional mix possible:
gastronomy or shop

work for well
educated people

contemporary architecture style
with CCTV and security guards

displacement of
local youth

rising rents on the
free market

less work for
uneducated workers

higher feeling of security

gentrification
tendencies

change in local
gastronomy:
demand for upper
class restaurants
and coffee shops,
organic food

alienation between
entrepeneur
and neighbours

00:00

18:00   06:00

12:00

WAREHOUSE

private - public	individual - collective	price level	duration	ownership	density	intensity	engagement

The decision to implement a warehouse scenario comes from the various catalogue aspects regarding manual workers, such as truck drivers, harbour workers, construction site workers, etc. There is obviously a demand for manual work, illustrated in particular by the case of Bulgarian work migrants selling their work labour as freelance on Stübenplatz. In order to translate this programme into a physical structure, a block building typology was chosen and placed on the site, covering almost the whole plot with a fence that isolates the site from its context. Therefore, the warehouse site has a high privacy level as it is fenced off and closed during the night due to safety and security regulations. As the employed workers share additional facilities such as a locker room and kitchen, the warehouse is graded as medium collective. The site is owned by the enterprise and is therefore planned to be used to an undetermined amount of time. The price level could be judged as medium. The density of actors in relation to the size is quite low, and as a consequence the intensity of activities as well. The possibility of engagement on the site is very little as it serves only mono-functional use of working.

The implications for the neighbourhood include a work offer for both educated and uneducated workers and a rise in demand for local food and kiosk culture. However, implications of building this kind of structure are mostly negative: less permeability by closing down the foot path through the site, blocking view to the park and creating less social interactions on site.

warehouse

monofunctional

manual workers

production / maschines

noise

less social
interactions on site

blocking view
to park

delivery / trucks

emissions

smalle scale / no
international interest

illegal truck parking

fenced off

temporary 24h
shifts during
supply
shortage

work for educated and
uneducated workers

illegal truck housing

close down
of foot path

negative immage

rise in demand for local
food and kiosk culture

benefits for the neighbourhood

alienation between
entrepeneur
and neighbours

00:00

18:00   06:00

12:00

INFORMAL SETTLEMENT

private - public   individual - collective   price level   duration   ownership   density   intensity   engagement

The implementation of this scenario was driven by various cases of informal settlements in Wilhelmsburg (e.g. container village) and examples of working migrants living in precarious conditions. Moreover, the programmes connected to this scenario include also living and working as a interconnected activities, as well as DIY and self-building practices, given the fact that informal settlements are realised by its inhabitants, according to their needs.

The physical appearance of this scenario results in improvised, mostly self-built units, distributed on the whole plot, creating diverse spaces and situations in between. This implies a differentiated system of private and public spaces. Moreover, there is no direct ownership as the owners just occupied the empty plot. The informal settlement has a highly collective status as the residents strongly depend on one another and share facility spaces due to cost reduction. Therefore the price level is very low. Monetary shortage implies building minimal units for dwelling or working and hence the high density on the site. Moreover, the intensity of activities is high because of the mix of work, leisure, dwelling that all take place on the site. The engagement is very high due to the need for self building and ones own efforts to transform the empty site into a liveable zone. The duration period is graded as long.

The implications for the neighbourhood imply liveliness and dynamic exchange due to informal economy and informal work. Moreover, this setting creates strong social networks and a sense of community.

informal settlement

no investor

work migrants, the poor

informal work

no regulations

strong social networks

non monetary exchange

self build strategies

cheap

continuous flux and change

no sanitation

no disposte of waste

possible conflicts with the neighbourhood

functional mix

00:00
18:00   06:00
12:00

CONCLUSION

TEMPORARY DWELLING

shared facilities

office tower

camping

minimal private space

working space typologies

DESK WORK

working space

MANUAL WORK

shared spaces

warehouse   industries

LIVING AND WORKING

informal settlement

diy

PERMANENT DWELLING

maximal privacy level

building alterations

renting

single family housing

minimum size appartments

social housing

home ownership

In order to compare implications on the neighbourhood of the implementation of different scenarios, two layers of comparison are identified.

The first, regarding programmatic aspects, is carried out by cross-clustering themes arising from every single scenario. The outcome is the identification of the overlapping themes, hence defining prevailing programmes that appear most suitable to be implemented on the site. These include dwelling, work and leisure. Moreover, given the complexity of the first two programmes and their differentiation arising from specific scenarios, the decision was made to divide each of them into two separate programmes.

Therefore, the umbrella programme of dwelling includes permanent and temporary dwelling, whereas work is differentiated into desk work and manual work.

The second layer of comparing scenarios regards their physical implementation on the site and its direct effects on the neighbourhood. For this purpose, the implemented building typologies are examined in detail in order to unveil the qualities of each specific typology in relation to the context.

TYPOLOGY STUDIES
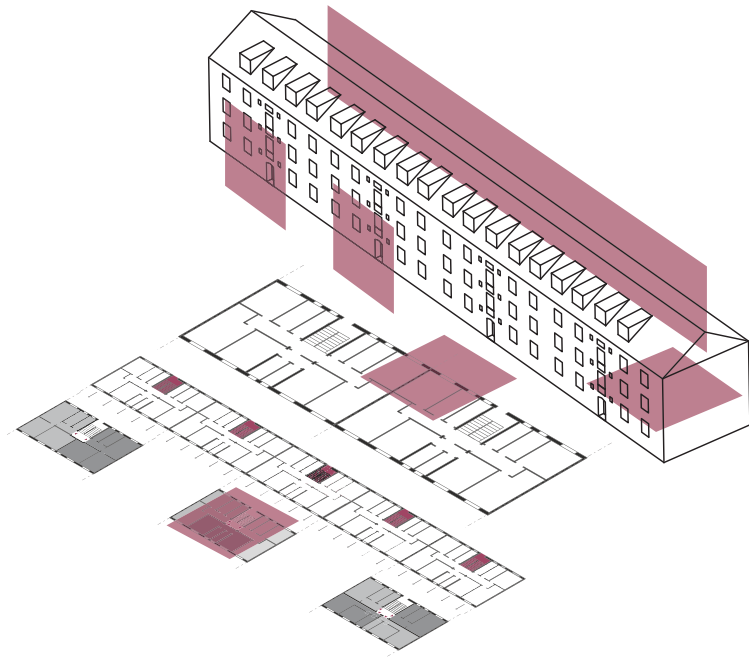
In order to asses suitability of specific building typologies for this site, a detailed study was undertaken, examining them closely in order to unveil the qualities of each specific typology per se and in relation to the context.

The choice of typologies taken into consideration is based on two criteria: frequency of their reappearance in the neighbourhood and their adequacy for the programmes derived from the radical scenarios.

(SEMI) DETACHED HOUSES
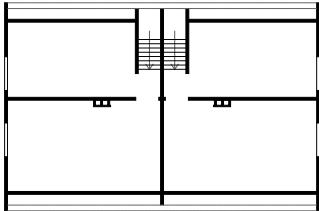
double unit first floor plan
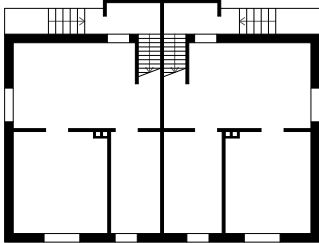
double unit groundfloor plan

part existing in 1938
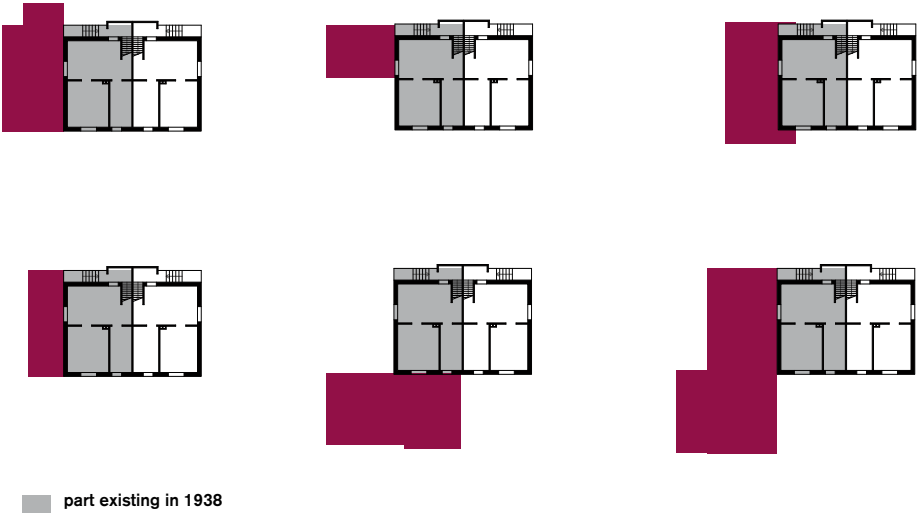
BUILDING TYPOLOGY

The choice of this typology corresponds to the implementation of single family houses scenario. The plan taken as reference is a typical double-unit self-built house in Kirchdorf Süd. This typology is very recurrent in Wilhelmsburg. It is interesting mainly because of the self-building practices and building transformations, only possible due to the house ownership. An illustration of these practices is provided by the schemes showing different sizes and shapes of built additions (red) to the original structures from 1938 (gray).

LOCALISATION ON SITE

The buildings follow the neighbouring urban fabric of detached housing. They have their main entrance and orientation towards the street, whereas the garden entrance to the park enables contact with the passengers. This setting allows view to the park, but no trespassing. A more public zone is placed towards the street, whereas a more private one is oriented towards the park. The allotments have a long perimeter towards the neighbouring properties which enable an easy interaction with the direct neighbours.
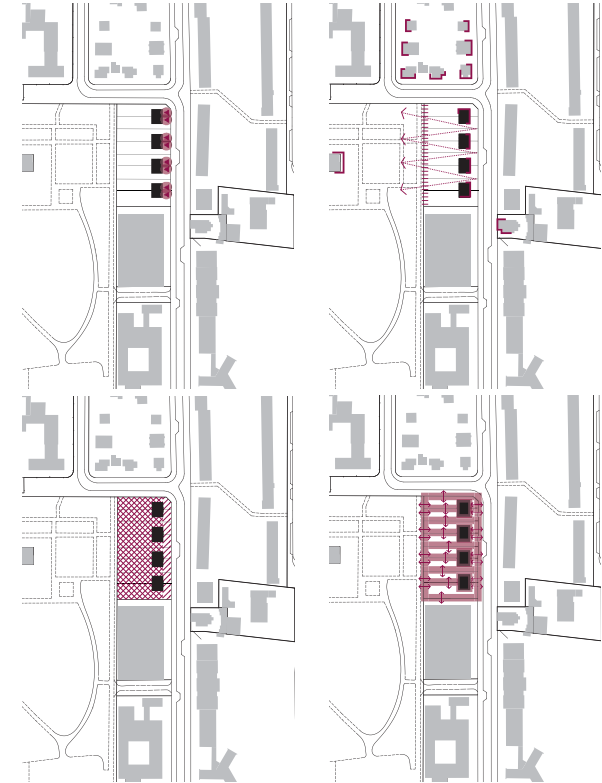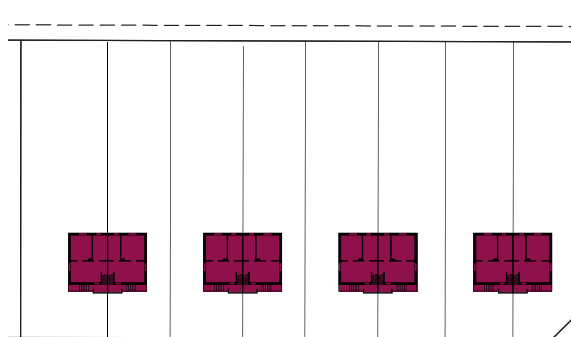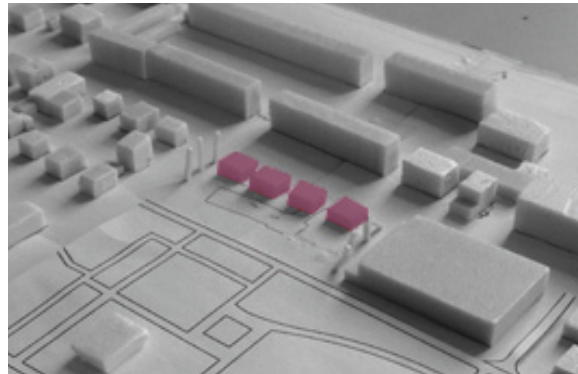
SOLITAIRE BUILDING
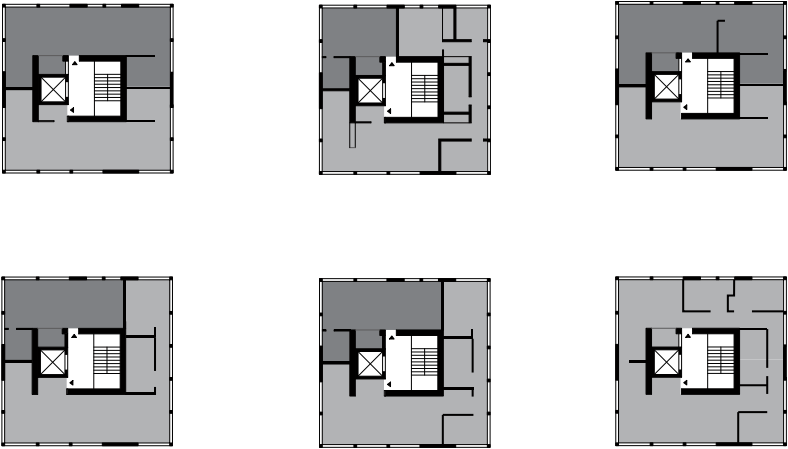
grid structure enables different appartment sizes end configurations

external pilar structure

central concrete core

sanitary nodes
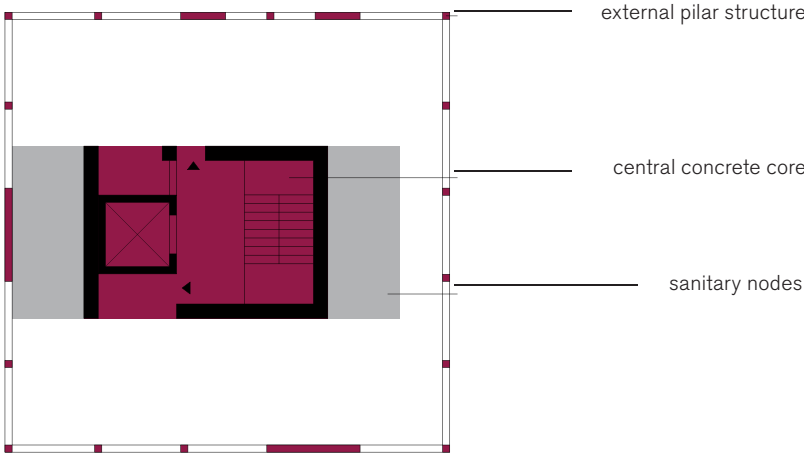
tower building example

BUILDING TYPOLOGY

The solitaire typology derives from the scenario of an office tower. One of the principal advantages of this typology is its grid structure which enables great extent of flexibility in the inner space configuration. The fixed elements are the central concrete core and the external pillar structure, which provide possibility of accessing to a big number of minimum units, as well as adopting the whole storey to one single unit of greater dimensions.

LOCALISATION ON SITE

The building has its main entrance towards the street. Due to its limited surface it allows direct access to the park and leaves a great deal of green area on the site. The building does not have a back side, and therefore there is an equal level of privacy all around it. The orientation of apartments to all sides creates a big contact surface to the surrounding.
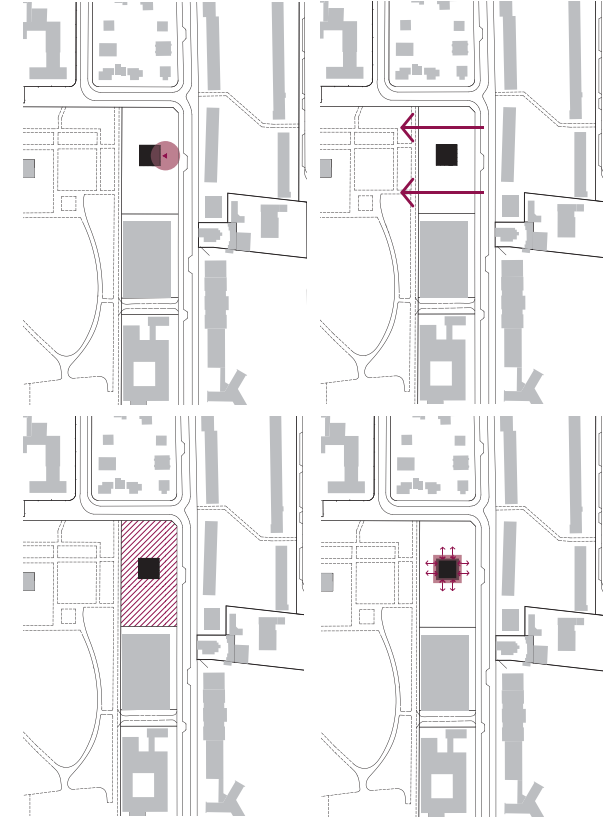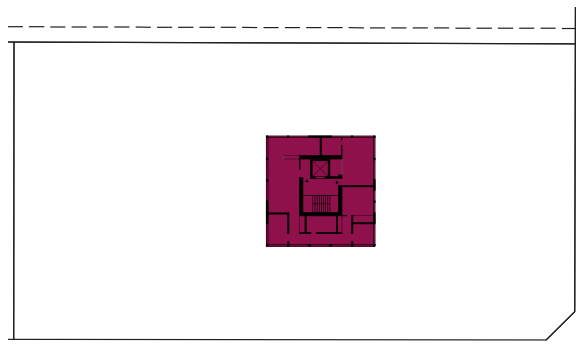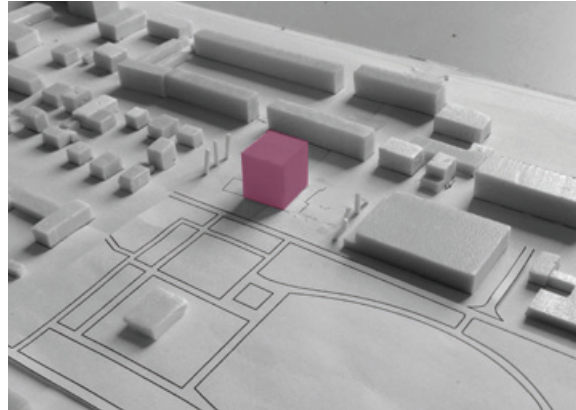
PERIMETER DEVELOPMENT
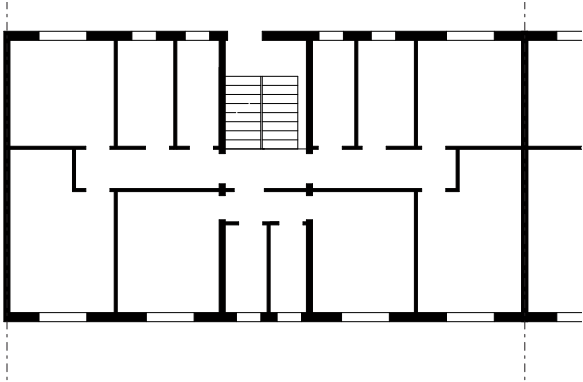
social housing - row typology with central staircase
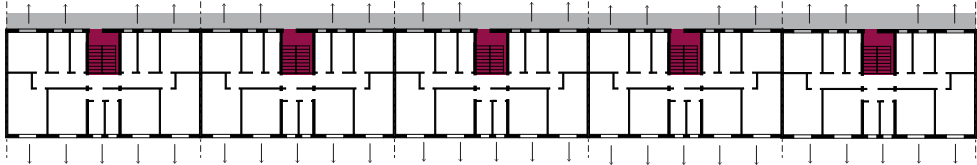
appartments take light from two sides, simple distribution scheme with repetitive entrances rhytm
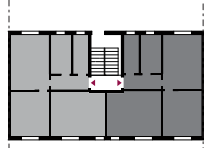
two appartments per floor
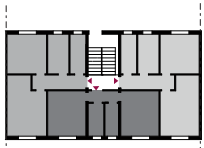
three appartments per floor
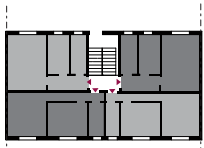
four appartments per floor

BUILDING TYPOLOGY

This typology is very common in the neighbourhood (examples found across the street), as it is the most representative one used for social housing.

It has a simple distribution scheme with a repetitive entrance rhythm. The access is through a central staircase, with two to four apartments per floor, which take light from two sides hence enabling different orientations. The average height is around four stories (16 m), whereas the typical depth of 9-12 meters is suitable for minimum size apartments.

LOCALISATION ON SITE

The ribbon development is applied along the perimeter of the site with numerous entrances distributed around the whole site. The building follows the strong front of the neighbouring blocks and ribbon developments creating a hard front on all four sides, which is mostly in contrast with the detached houses. However, due to building fabric density and numerous entrances a strong relation to the surrounding is created. On the other hand, it has a more private orientation towards the inner courtyard, with which a strong link is established.
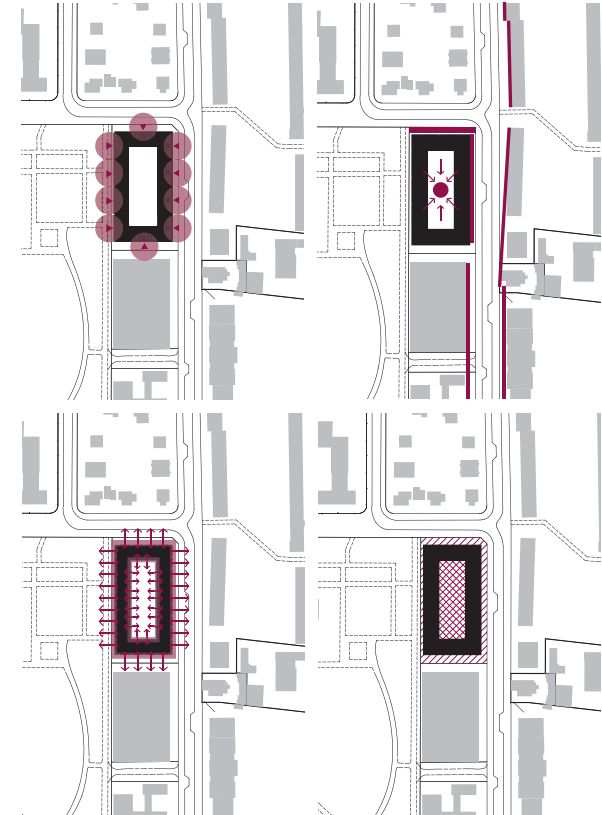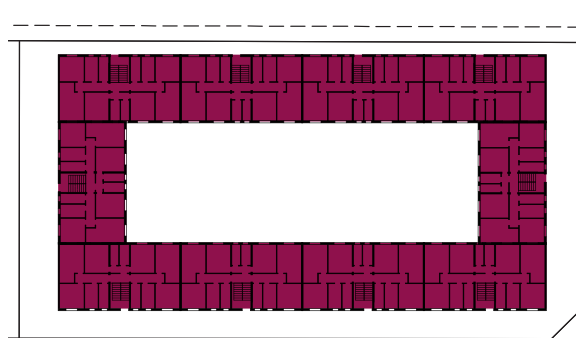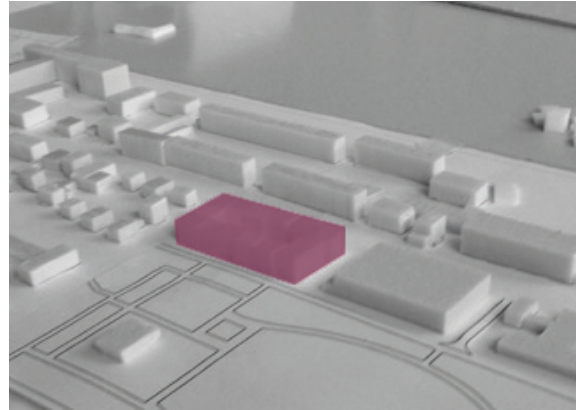
GALLERY ACCESS DEVELOPMENT
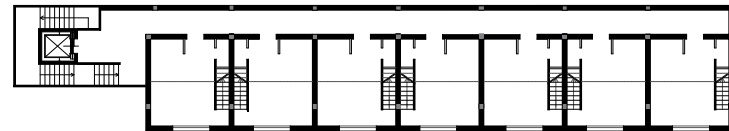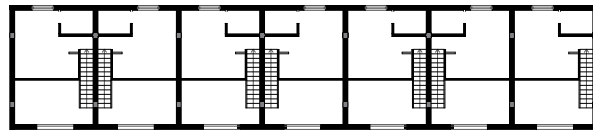
row houses with external gangway

private circulation

public circulation

the pilar structure enables modular expansion of individual units

no necessity to place the public gallery on each floor

if the gallery is wide enough it can be used as living space as it enables space appropriation
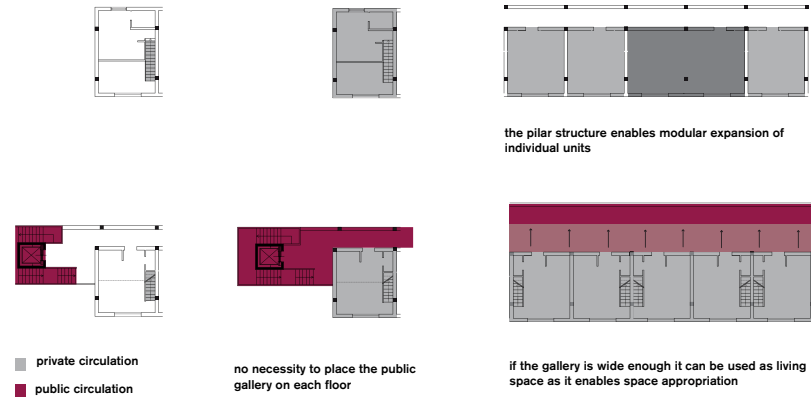
BUILDING TYPOLOGY

This typology is characterised by an external gallery. Its primary use is access space but it can easily be appropriated as a living space if it is wide enough. The elevated street enables encounter and interaction between the residents. It offers possibility of space appropriation and extension of activities from private to public domain. External connections are publicly accessible, whereas private communication is possible by introducing secondary vertical connections within the apartments. Moreover, the use of double height units offers a possibility of saving construction materials by having the gangway only every second floor. Furthermore, the pillar structure enables modular expansion of individual units.

LOCALISATION ON SITE

The building follows the construction line of the surrounding buildings along the Rotenhäuser Damm. Both front and back facade have a harsh line. The access is through two main entrances to the gallery at both ends. The gallery serves as mediator towards the public street, whereas the long garden is a mediator towards the public park. This layout enables the site to function as an extension of the park.
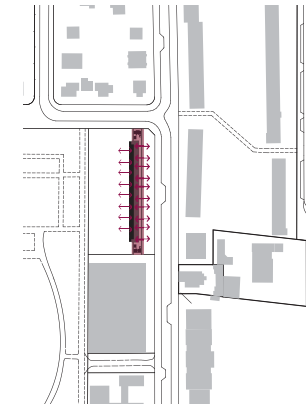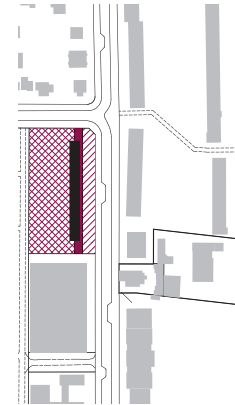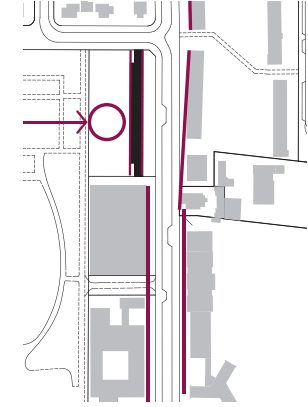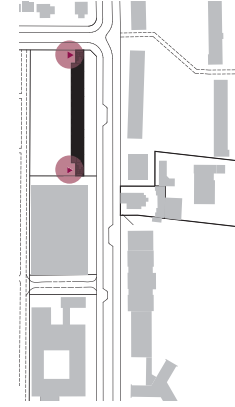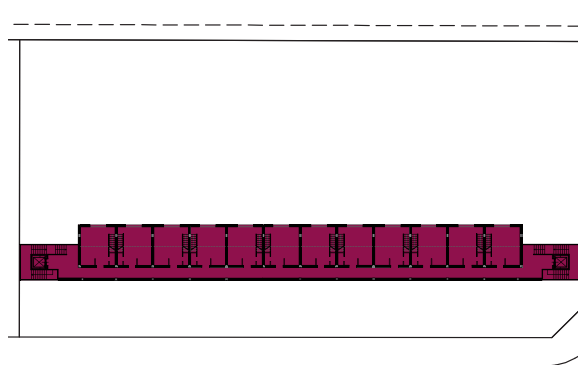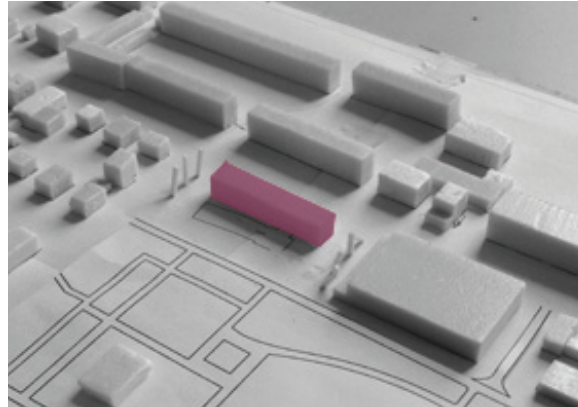
CORRIDOR ACCESS DEVELOPMENT
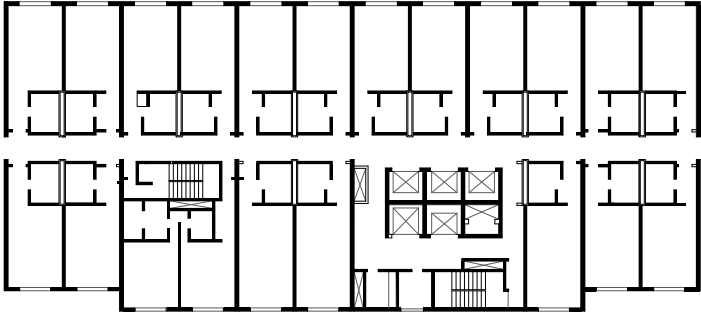
typical hotel rooms distribution scheme
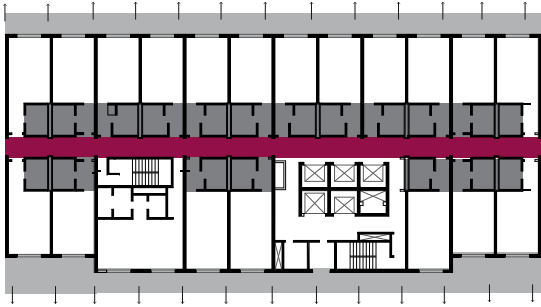
central corridor distributing rooms that take light from two sides

private

shared

potential of reconfiguration

BUILDING TYPOLOGY

The building typology used for illustrating temporary dwelling is a typical hotel room distribution scheme with a central corridor. One of the advantages of this typology is having rooms facing two sides which leaves more choice for building orientation. Moreover, the sanitary nodes are distributed in a constant line on both sides of the corridor, hence enabling a flexible unit planning: more individual rooms could be grouped around common ancillary rooms - kitchen and bathroom.

LOCALISATION ON SITE

The building width occupies nearly half of the site and has a central position. There is only one main entrance, which narrows down the opportunities of interaction with the surroundings. Hence the units' orientation is towards the central corridor and there is less direct communication with the exterior. The building has no backside, but rather a homogeneous garden space on all sides.
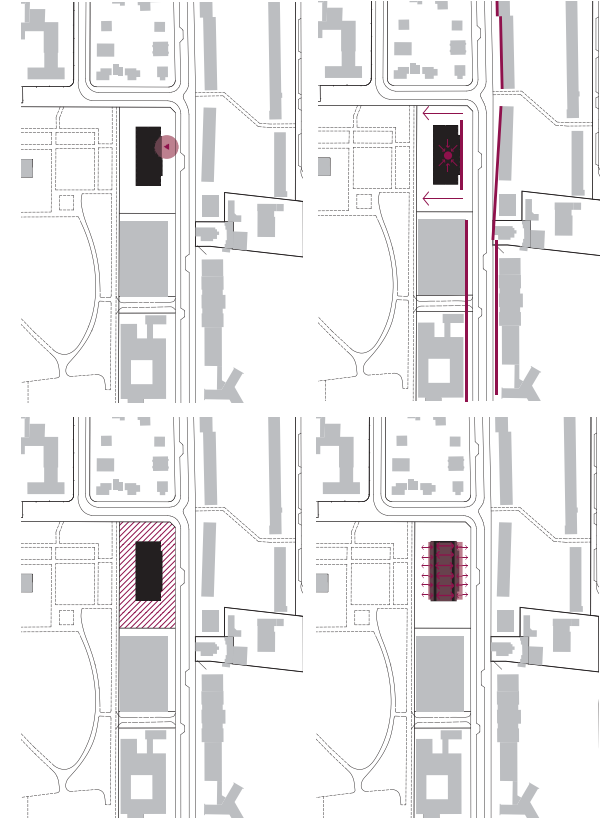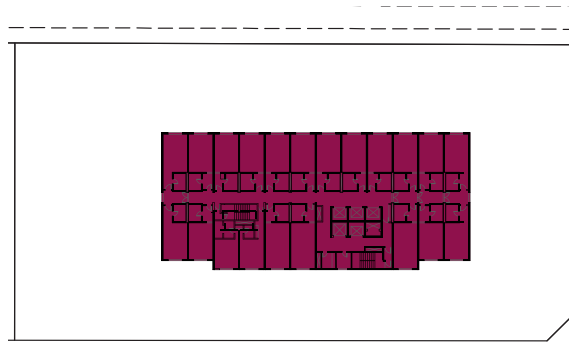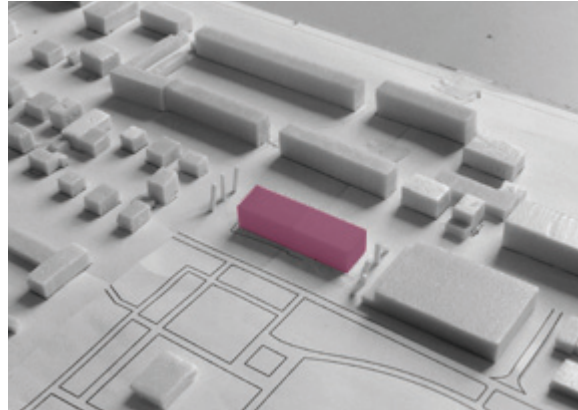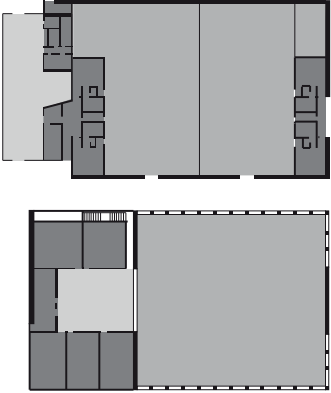
BIG BLOCK STRUCTURE
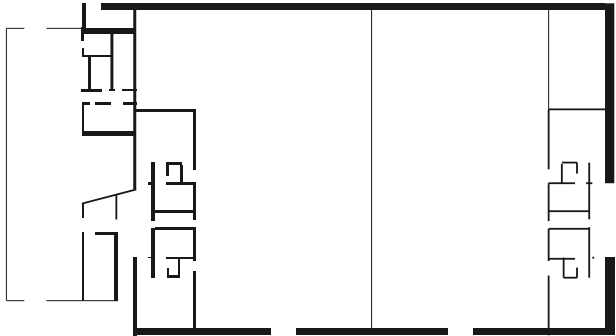
housing block example
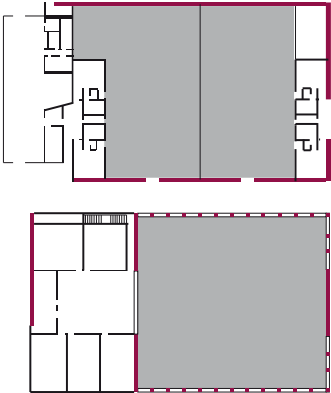
possibility of having very big open spaces
thanks to the grid structure

flexible structure enables coexistance of different
size and different function spaces

BUILDING TYPOLOGY

Block structure examples are very common in Wilhelmsburg - warehouses and harbour buildings, but also some multifunctional buildings, such as the neighbouring one. This typology is interesting because of its grid structure and inherent flexibility that enables different configurations and offers possibility of having very vast open spaces. Moreover, it enables coexistence of different size and different function spaces.

LOCALISATION ON SITE

The building follows the lines of the surrounding urban fabric and reflects the structure of the neighbouring block. It has multiple entrances and different orientations dictated by the location of different functions. It can host a public function towards the park, whereas its central parts have inner orientation. Given its large size the interaction between inside and outside occurs only around entrances.
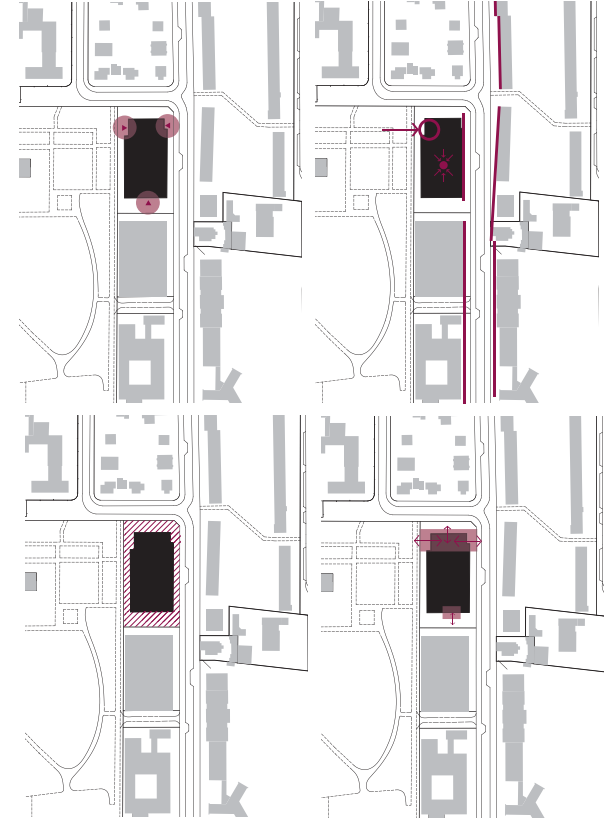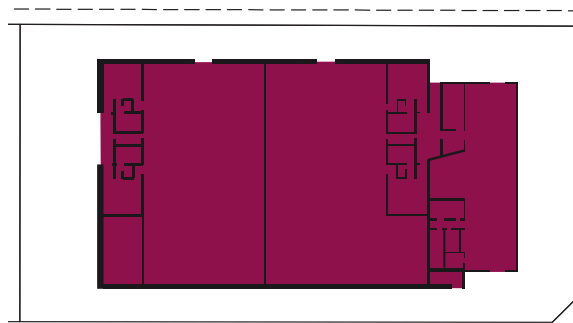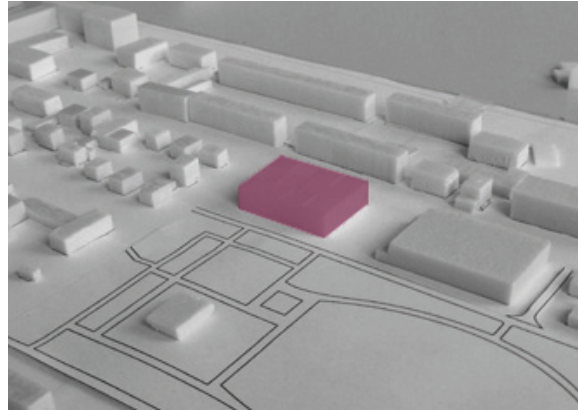
CONCLUSION

During the analysis of the single building typologies, a deduction emerged that three of them are less suitable for the implementation , whereas different aspect of the other three were combined to define the urban parameters of the future development.

The typology of the detached houses was disregarded as it has very low density and capacity to host the planned programmes. Moreover, its morphology is not suitable for developing the concept of individual and collective. The corridor typology on the other hand is too introverted and does not display a great deal of potential for interaction with the surroundings. The solitaire typology does not have any reverberations in the direct neighbourhood. Secondly, although its units are oriented to all sides thus providing a vast visual contact surface, its morphology does not enable a lot of accessibility for the public. On the other hand, the potentials of the remaining three typologies are combined

to form guidelines for the new building concept. The qualities of a block building that are taken into consideration are its grid structure and inherent flexibility that enables generation of different spatial sizes and typologies within the building. Moreover, it frames the site creating a backbone, making it possible to proceed by the principle of subtraction. This concept of framing the site is also present in the perimeter development typology. In addition the latter one is also very open to interaction with the surroundings due to the numerous access points along the perimeter. Furthermore, its inner courtyard displays a great deal of potential for the collectiveness.

In conclusion, these aspects are further developed through the urban strategies.