RE-DESIGN
ROTHENHÄUSER DAMM 30

IMPRESSUM

MASTERTHESENSPROJEKT
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RE-DESIGN ROTENHÄUSER DAMM 30

ABSTRACT

Starting point for this cooperative master thesis is the University of Neighbourhoods (UdN), a collaboration between the International Building Exhibition Hamburg (IBA) and the HafenCity University Hamburg (HCU). The UdN is conceived as a remaining use of a formerly abandoned building in the Reihersiel Quarter on the Elbe river island of Wilhelmsburg. Over the period of four years the UdN has been hosting a great variety of different research and neighbourhood activities which have been adding more value to this property. Furthermore, physical alterations have always been developed in mutual relation with the implemented programmes in order to create enabling spatial situations. After the end of the IBA, a site clearance planned for spring 2014 should provide an empty plot for a new real estate development for an indefinite future.

Based on personal participation in different projects within the framework of the UdN, the authors want to transfer the generated resources of the UdN into an alternative scenario for a new development, in order to locally convey the project-embedded knowledge rather than just taking it back to the university. The key aspect which can be identified at the UdN is the multifunctional use of the building ranging from workshops, construction sites, exhibitions, housing, restaurant, screenings, theatre performances and much more. Therefore, the new proposal should follow this idea of living as a superposition of different programmes and activities, which allow an interaction of a variety of actors on local and international levels.

»Das uns offene Prozesse mindestens so sehr faszinieren, wie sie uns erschrecken, ist eine der wenigen unumstößlichen Wahrheiten der gegenwärtiger Stadtgesellschaft.«

UdN Broschüre – 2010
This cooperative master’s thesis arises out of the daily practice of the University of the Neighbourhoods and shows a good example for a process of building up networks and international collaborations. Maja Momic from Bosnia completed her bachelor of arts degree in architecture at the Università Iuav di Venezia, where she continued a masters programme. She carried out an internship at the UdN by joining the architecture team of the hotel Wilhelmsburg.

Adrian Judt on the other hand, holds a bachelor of science degree in urban planning and has gained international experiences at the ENSAPLV Paris and the University of Sheffield. He has participated in a variety of different programmes at the UdN including seminars, tree house project, the Wilhelmsburg Orchestra and construction workshops.

Both authors first met on M. Momic’s arrival day at the UdN during one of the restaurant events of the Hotel Wilhelmsburg project. During the first construction workshops in March 2013 both worked together on the building of the capsule hotel. This first joint action prompted a reflection about the potentials of the UdN, leading to the idea for a collaborative masters thesis.

The authors would like to thank Prof. Bernd Kniess (HCU), Prof. Jesko Fezer (HfBk) and Prof. Giuseppe Longhi (UIV) for their input and supervision as well as Dipl.-Ing. Ben Becker, Dipl.-Ing. Stefanie Gernert, BA. Magdalena Maierhofer, MA Tina Steiger for their additional support.
The specific focus of this thesis lies on the question of possibilities of the superposition of different programmes. The UdN is taken as a case study to reveal spatial qualities which allow a high variety of different functions to take place in the same spatial setting. With specific interest lying in the grade of determinations which can or must be made to generate a high level of appropriation opportunity.

Furthermore, the relation of the site to its surrounding neighbourhood becomes relevant. It is of importance to identify recurring themes and features in the setting of the Reiherstieg Quarter which can be implemented in a design strategy for a new development. Based on the potentials of the UdN the project wants to proclaim a new understanding of contemporary housing.

As most large cities, Hamburg is facing a rising demand for housing. Especially with big events such as the International Garden Exhibition and the International Building Exhibition this trend does not skip Wilhelmsburg. While developers mainly focus on high-price developments, the situation for middle class and low-income groups does not change but gets increasingly difficult.

One general trend on the contemporary housing market is the rising demand for Wilhelminian style apartments. These floor plan typologies are characterised by their high grade of flexibility in usage and appropriation possibilities. Today, these apartment typologies host a wide range of different programmes ranging from family housing to flat shares up to office uses and moreover mixed uses. This trend can be explained by the growing variety of lifestyles which are evolving in cities and dense urban areas, with their heterogeneous populations.
and constant incoming flow of migrants. Especially in multicultural communities such as Wilhelmsburg these diverging lifestyles are a crucial theme in the local image of the neighbourhood (Frey/Koch 2011). Furthermore the density of networks of inner city quarters are a central aspect for these diverse lifestyle groups (häußermann 2007).

Nevertheless, the trend to adaptable floor plans in newly build developments is mainly limited to high-price developments, while average and low-cost housing still tends to be realised in the traditional floor plan schemes. But these standard housing typologies with their 2 to 4 room apartments for single and classic family households disregard the heterogeneous mixture of lifestyles which can also be found in average and low income groups and not only in „well off-dynamic-creative-urban milieus“.

Therefore the following project is based on the idea of open building typologies which are suitable for user participation and invite the resident to appropriate the building, an idea which can be directly drawn out of the UdN.

In the context of city revitalisation and densification the advantages of mixed use developments are becoming more and more important to generate a surplus for local neighbourhoods. Furthermore, living in a contemporary urban society cannot be distinguished in housing, working and leisure anymore, but is characterised by a continuous superposition and merging within these three classic programmes. Hence, housing can no longer be seen as a single function, but needs to be interpreted as „living“ including all possible activities and functions.
The building was constructed in the 1950s as a home for unmarried women. In the 1980s the building was transformed into a public building hosting different social services such as a local health administration centre, family counselling centre and educational support centre. However, in the 1990s it was abandoned and was left vacant for nearly 15 years. The lack of use and maintenance caused its decay as and became a site for acts of vandalism. The fact that the structure was uninhabited was an open invitation for both its destruction and appropriation. It soon became part of the IBA Hamburg which started in 2006 and was considered as collaborative project with the HafenCity Universität Hamburg (HCU), eventually leading to a “call for ideas” and architectural competition for students in 2008. The winning proposal - the only one taking the existing structure into consideration - was taken into account for a further development by the Urban Design Department of the HCU. The new programme of the University of the Neighbourhoods started with construction site internships to refurbish the rundown building and first programmatic appropriations. With the occupation of the building an ongoing process of alterations to the physical structure according to a simultaneous implementation of different programmes evolved until today. However, the contract between the city and the university expires in the end of 2013 with the final year of the International Building Exhibition and again the question of the future development of the site arises.

UDN – AN ONGOING TRANSFORMATION

»The history of a building is the history of its use by the people.«

Burckhardt / Förderer – 1972
11

DIE UDN UND ICH – A PERSONAL APPROACH

2006

2010

2011
Mit dem Beginn eines Forschungsprojektes begann dann jedoch ein langsamer Wandel. In unserem Projekt (Lene Benz, Katharina Böttgers, Kathrin Döppelmann) beschäftigten wir uns mit den „Lieblingsorten“ der Bewohner Wil-


Im Sommer 2012 intensivierte sich dann mein Bezug zur UdN. Durch das Baucamp des IKP-Seminars Baumhäuser wurde die UdN nicht mehr nur ein Stützpunkt für Feldforschungen und Interventionen in Wilhelmsburg, sondern das Gebäude selbst wurde zum Bestandteil des Projektes. Mit der „heißen“ Organisationsphase wurde UdN zum Organisationsbüro und Materiallager. In dem darauf folgenden Baucamp realisierten wir mit Kindern aus Wilhelmsburg und Studierenden der Ha genCity Universität sowie internationalen Gästen verschiedene Baumhäuser im Rotenhäuser Park und auf dem Grundstück der UdN. Dabei wurden die Räumlichkeiten immer wieder als Werkstätten und für Bastel-Workshops temporär umgenutzt. Die Arbeit in und mit dem Gebäude der UdN fand von Morgens bis Abends statt,
sodass meine eigentliche Wohnung nur noch als Schlafstätte genutzt wurde und sich das Leben während dieser Zeit gänzlich auf die UdN fokussierte. Durch diese extreme Inanspruchnahme des Gebäudes zeigten sich viele Qualitäten, die zuvor nicht wirklich von Bedeutung gewesen waren. Insbesondere durch das öffnen der großen Fensterfronten zum Park wurde das Gebäude zu einem durchlässigen Körper, der durch die zahlreichen Aktivitäten und Bewegungen in und um das Gebäude mit seinem Umfeld verschmolz. Durch diese Fülle an Aktivitäten und die große Offenheit des Gebäudes kam ich auch öfters beiläufig mit Passanten in Kontakt, die das Gebäude von früher kannten und nun interessiert daran waren, was hier geschah.


Aus meiner ehemals eher negativ geprägten Haltung entwickelte sich ein persönlicher Bezug, der sich über die unterschiedlichen Formate hin wandelte und die UdN für mich zu einer Institution werden lies.
The location of a room in the relation to the building and its surrounding allow a specific uses to settle.
THE UDN TODAY

»... also prozesshafte Architektur und prozesshafte Planung, die nicht deterministische Planungsverfahren als Grundlage für sich verändernde Architekturen - Architektur und Planung als offenes System - Vorgänge jenseits von Objekt und Determinismus.«

Wolff-Plottegg – 2007

The University of Neighbourhoods is a continuous learning platform. It is an on-going building site, a stage, a laboratory and an interactive space.

It is a university site in the first place, hence the strong accent on research and educational aspects. Secondly, it is embedded in the neighbourhood and therefore most of its programmes are based on the interaction or research within its immediate context.

It is a place for leisure and entertainment with the possibility to host events, concerts, movie screenings or just enable participants and visitors to have a chat at the fireplace.

It is a work in progress, because the goal is not defined in terms of a precise architectural or economic output. It is rather an open evolution, rich with diverse inputs and improvisation: the continuous making of.

The UdN is a unique opportunity to experiment in 1:1 scale, addressing the topic of defining a spatial quality in the context of low-budget, explore the minimal requirements of private space and in this way reflect about issues of contemporary dwelling.

It adds value to the existing resources by integrating parts of the building that are already in use with new extensions. But most of all, it is a real-life proof that space is not made by architecture but that it is created by the actions of people.

The UdN is more to architecture than just form and function, by virtue of putting people in the first place: it is made by people and for people.

The various programmes that took place in the last four years built-up networks of local and inter-national actors and local economies with a significant potential in its culturally diverse context.
The concept of the UdN is characterised by its structural openness that enables various projects with undefined outcomes. Significant for this approach was the maintenance of the abandoned building. At the beginning, only a vague concept existed which laid the base for the dimensions (for events) of rooms and facilities (kitchen). Therefore a system of subtraction was applied to create an open but divers spatial system around a central facility unit. In its present stage, the UdN is supplemented by various extensions according to the developed programme.

Cities have always been a hub for intercultural exchange and still today migration is becoming more and more important in our society. Wilhelmsburg and the Reherstieg Quarter in specific are standing equivalent to this migration history. Formed by merging several river islands, Wilhelmsburg was inhabited through migration from the very first moment. Today, inhabitants from almost 100 nations are living next door in coexistence (IBA Hamburg, 2013). Even the UdN frequently hosts guests from all over the world.

Within the profession of urban planning and architecture an ongoing trend towards mixed used developments is visible. Often following the idea of the "city of short distance" the mix of different uses avoids traffic and monofunctional sleeping quarters but therefore generates a frequency of activities, relations and encounters. Major criteria for these urban areas depend on scale and distance as well as the mix of different programmes such as dwelling, working and leisure. The UdN is taking this concept to another level of superposition. Within one building(s)ite a variety of different activities ranging from dwelling to consumer oriented functions up to manual work are overlapping within the building.

In the architectural discussion, spatial qualities usually describe general characteristics such as the brightness or the dimensions of an architectonical space as proverbial ‘container’. But as each individual, or group, or even culture has its own body-performative knowledge, spatial qualities must take specific elements into consideration. It is the distinctive architectonical attribute which enables or prevents appropriation and therefore spatial quality is much more than an illustration of atmosphere.
According to Max Weber the term ‘appropriation’ is an activity of generating ownership by acquiring social and economical opportunities. This appropriation prevents outsiders from taking the same chances. When this concept is implemented to the physical space it brings us to the understanding that spaces open for appropriation are also spaces of opportunities. If someone appropriates space, then the spatial entity is not accessible anymore. Nevertheless, the qualities of appropriation vary from slight temporary utilisation up to permanent individual occupation.

Especially for young and urban people, personal mobility and flexibility has become more and more important, leading to a reduction of a permanence of living in the same locality. Additionally, rising rents give rise to cutting costs by sharing facilities. These trends can be observed not only in student and alternative households but moreover within the wider range of contemporary society, which manifests itself in a reduction of private space.

The reduction of private spaces within student accommodations and flat shares is based on the strategy of combining functions of different actors to generate a surplus. In recent times, this idea has become increasingly popular not only in apartments but moreover in a huge variety of housing developments ranging from cross-generational living to the rising numbers of building group projects. This surplus of combination can either be interpreted as a cost cutting measure by keeping the necessary facilities, or in the opposite way, by increasing the quality with a constant monetary input.
In a setting which is characterised by a superposition of various activities, where a density of different programmes takes place, where a wide range of contrasting actors with many divergent ambitions and expectations come together, it is logical that the question of differentiating between public and private zones arise.

The case study of the UdN reveals that the general terms “private // partly private // semi-public // public” which are used in the fields of architecture and planning cannot represent such complex situations. Therefore distinguishing architectonical space by these four categories does not meet the contemporary requirements if space is understood in its relational context. Furthermore, it is not possible to predetermine a part of a building or a city as public or private if neither the activities which take place nor the actors who are involved are yet known.

Nevertheless, the discourse with the specific situation at the UdN gives us the opportunity to understand the differentiation between public and private space in a way of collectively and individually used areas. Developing this understanding with the notion that space is understood as “spacing and the performance of synthesis” (Löw 2001), the conclusion can be drawn that the level of privacy is determined by the grade of appropriation. The practice of appropriation goes along with the arrangement of elements (social/actors and non-human/actants) (Latour, 2002) which then is perceived by each individual person as a level of publicness / privateness.
Following this understanding, a spatial situation and its occupation by an actor is the transmitter of a perceived grade of privacy. On the other hand, it is each individual person who acts as recipient by noticing a specific scale of publicness / privateness due to his synthesis of the observed situation. Therefore it is the relation between the transmitter and the recipient which defines the character of accessibility for each individual person itself.

In a design project where a strong focus lies on the relation and interaction between individual and collective physical spaces, this understanding of possibilities of perceived privacy levels replaces the outdated definitions of "private", "half private" and so on. Therefore the following design interprets the architectural space primarily as fully accessible or the opposite, generally closed. By addition of various architeconic attributes, different spatial qualities are created which facilitate or impede distinctive activities. Further on, it is the condition of these activities of appropriation - whether it is temporary or permanent, its grade of individuality or its spatial dimension – which transmit a level of privacy.

This strategy transforms the idea of „individual & collective“ into an architecture that enables appropriation and develops its „openness“ out of its own performance.
Starting with the setting of the UdN and its neighbourhood the project can be differentiated in three separate parts. The first two components describe a reciprocal research on two levels: the UdN case study on the one hand and the urban studies of Wilhelmsburg on the other. The third part connects both researches in a Design Strategy for the new development.

The first part of the analysis focuses on the UdN as a case study which is undertaken as embedded and action research. The research is structured into three different steps with each step being more detailed than the previous one. The case study starts with a general interest about the inherent potentials of the UdN. The scan is using a triangular investigation approach, which explores the relation between actors, programmes and physical space. Through this method it is possible to reveal the high density of diverse activities and programmes which take place at the UdN and lead to forming the question of the superposition of activities.

Due to a necessary focus on only three activities (presentation / meal / retreat) the relations of actor categories, activities and spatial entities is explored more thoroughly.

Another zoom into four different programmes (Tree Houses 2012, Hotel? Wilhelmsburg, Low Budget Urbanity Congress and the Café UdN) examine the spatial characteristics which allow the coexistence of different activities within one spatial setting. During each step, several conclusions are drawn which have an impact on a later design project.

Out of this catalogue different main subjects are extracted which then are transformed into six radical scenarios bringing different programmes into focus. In these scenarios a study of the direct effects on the site and the future impacts on the surroundings are undertaken. As each specific programme goes along with a typical building typology, the advantages and disadvantages of application of these typologies are studied in terms of relations to the site and their adaptability to the concept of individual and collective. In addition, this analysis is incorporated in the definition of case studies of possible building typologies on an urban level.

The third part is bringing both strings together in a programmatic approach based on the idea of individual and collective, resulting in the concept
of composed units. This leads to the formulation of a design strategy for the new development, differentiating between individual and collective components of the building complex.

The design of the individual units follows a principle of addition, producing a modular catalogue of spatial units to be inserted into a primary structure which follow the principles of the Open Building Theory. On the other hand, the design of the collective components is based on a system of spatial attributes assigned to different spaces in order to generate diverse spatial qualities open for appropriation.

Finally, the two components of the building are joined together in a scenario of a possible colonising the individual units and variations of inhabiting the collective areas.
During the research, it became more and more evident that the existing structure is in such a poor condition that a renovation of the existing building could only be achieved by a big effort. Some of the problematic aspects are lack of insulation, unsealed windows, open roof, sagging foundation, inefficient heating, etc. Hence, a decision to keep the existing structure would be far from sustainable. Furthermore, it is not about clinging to emotional values and trying to keep the status quo at any cost, but rather reflect on the aspects that are worth keeping and implementing them into a strategy for future development.

However, the direct demolition of the building with two possible unsatisfying scenarios needs to be prevented. On the one hand, the deconstruction is immediately followed by the construction of a new building with the result, that the time frame for a participatory process between now and the erection of the building would be too short and therefore not feasible. The second scenario would take a participatory process serious and consequently lead to a vacant plot situation.

Instead of demolishing the whole building right away, the proposition of a gradual deconstruction is made. Based on the existing setting, an embedded participatory process could be implemented. The remaining still functioning building could be collaboratively used by remaining students and neighbours as well as headquarters for local initiatives and individual actors to get involved in the process of developing the in-fills for the determined primary structure and possible programmes to implement into the collective area.
The demolition of the existing structure starts by removing the northern wing with the individual rooms. Like this the major collective functions of the kitchen and the event space with the workspaces can still be in used as workspace, meeting and event room. Furthermore, the studio apartment is kept as individual unit occupied by a “housekeeper”.

The second phase starts with the deconstruction of the remaining collective space that the studio apartment is remaining as last fully equipped unit. In this time the first two individual unit blocks with the sandwiched collective space of the event room can start to be constructed. During this time, the remaining studio apartment is kept as on-site meeting spot.

In the final stage, the last remnants of the former building are turned town and the last individual unit block and the unfinished collective space are completed.
The proposed process of participation differs from known ones of building groups as there is not a specific determined group of future inhabitants. It is rather an open process of defining the parameters of the fill-ins of the collective spaces which is also open to the neighbourhood as possible additional users. Moreover, the participation process is focusing on a programme of the individual units based on their size and spatial qualities, such as counters towards the collective spaces have a high influence on the future utilisation. After that, the precise unit-layout is taken into consideration with each individual tenant/actor group.

This process can be characterised as an experiment to develop the individual out of the collective. Therefore the following project does not propose a final architectural solution, but is rather a proposition to start a discussion about the future of the site.
The building is organised in three blocks which accommodate individual units. The units follow a modular system of fit-outs. The first part faces the park while the second transversal block frames the building towards the neighbouring public building structure. The last section defines the front to the street in relation to the opposite housing rows. These three blocks are connected by common spaces which are not defined by a programme but are open to be appropriated by the future residents and passers-by. The common space can be differentiated in three volumes set between the individual unit blocks, and the central courtyard marking the fourth common space. The latter one is composed of galleries and staircases connecting the individual unit blocks and the common space areas. The three volumes are set in strategic locations. The biggest one is situated towards the park to enable an open exchange with this valuable green space. The second one is placed in the opposite block to enable a direct connection between the park and the Rotenhäuser Damm through the building complex and represents an interface with to the public buildings along the street. The third volume occupies the complete northern part of the between the individual blocks to break the facades towards the single family houses.
COMMON SPACES

VOLUME ONE

VOLUME TWO
FLOOR PLANS
»(...) it is necessary to provide and create minimal structures that do not treat situations in such a way to close them, but to open or make them possible. Derived from this is the demand that design treats relational space topologically, thus producing an approach that might be described as diagrammatics, as catalog-like work in a series. The focus is on creating (meta-) forms as open frames that cause structures to function, thus opening new connections for using urban space and creating structural bases for urban opportunities.«

Dell – 2011
INDIVIDUAL UNIT BLOCKS

«... Good architectural space allows human beings to settle and congregate in many ways for many purposes.«

Habracken – 1996

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BLOCK ONE

BLOCK TWO

BLOCK THREE
INHABITING SCENARIOS

»Architektur (verstehen) als Ort alltäglicher Handlungen und Verhandlungen und (...) (Entwicklung aneignungsoffene(r) Räume, die vielfältige Interpretationen und unterschiedliche Gebrauchsmuster zu lassen.«

Fezer/Ifau – 2001
At this point the building layout is set with the primary structure and its fill-ins for the individual units as well as the determined collectively used spaces within the building system. In this stage the construction can still host any actor and any programme. The individual unit typologies and the open building system allow a participatory process on the level of fit-outing each unit according to the wishes of the new residents. Once settled, the collective spaces offer undetermined open spaces which can be appropriated by the residents as well as neighbours or other external guests. The following scenarios visualise the variety and inherent possibilities of inhabiting the proposed structure. Three different points of focus highlight specific themes such as appropriation and the superposition of activities & programmes to emphasise the benefits of collective and undetermined spaces within the building structure.
»Der Raum ist ein Geflecht von beweglichen Elementen. Er ist gewissermaßen von der Gesamtheit der Bewegungen erfüllt, die sich in ihm entfalten. Er ist also ein Resultat aus Aktivitäten, die ihm eine Richtung geben, ihn verzeitlichen und ihn dahin bringen, als eine mehrdeutige Einheit von Konfliktprogrammen und das uns vertraglichen Übereinkünften funktioniert. (…) Insgesamt ist der Raum ein Ort, mit dem man etwas macht.«

De Certeau – 1988
VOLUME ONE
PARK TERRACE & EVENTS SPACE
The first focal point is the common space next to the park, characterised by its vast opening on the ground floor. This collective domain is designed as extended terrace towards the park and functions as entrance to the building complex and as passage towards the street. The upper level is developed as big events space with an implemented kitchen and therefore is classified as collective zone, accessible to all the residents as well as authorised external actors. Hence the emphasis on possible networks and constellations evolving from the inherent opportunities of this events space.

One of the main elements of this project is the strong community aspect based on the open participation process and the concept of synergy between minimal individual units and generous shared spaces. The events space therefore plays an important role in enhancing the community spirit as it can be used for residents’ meetings and events.
Besides big community celebrations the events space stands open for smaller happenings as well. In the following example a flat share collective uses the events space for a dinner with their friends as their individual unit has a limited amount of space.
In one of the bigger units in the northern part of the third block a co-working space has opened and organises membership cooking events as special offer. Therefore the events space is booked in advance and an external cook is invited to guide the guests in cooking a five course meal. In this event only members of the co-working space are participating.
Besides the residents this space is accessible to external actors as well. Local initiatives and associations can book this space for specific events such as movie screening, as shown in this scenario.
EVENTS SPACE

PARK TERRACE

screen

toiletequipment

counter

bar

seating

PARK TERRACE

equipment

toilet

EVENTS SPACE

seating

stage

counter

bar

MOVIE SCREENING

CONCERT
Furthermore, cooperations with local educational institutions can establish a permanent use of this space. This example illustrates a collaboration with the neighbouring school. The children could build up a herb garden in the park which is directly linked to the events space and a cooking class could take advantage of this close spatial combination. A contract with the school can allow this class to use the kitchen once a week for practical lessons about nature and food production.
This example shows a residents feast where large parts of the common space are appropriated with the kitchen as central element. The food prepared in the collective kitchen can be offered directly in the events space which is completely opened towards the courtyard as well as to the park for this occasion. Furthermore the food can be served on the park terrace which is additionally equipped with tables and chairs as well as a temporary bar. During the whole event the courtyard hosts a flea market open to the whole neighbourhood.
This second part of the inhabiting scenarios is focusing on the entrance to the Rotenhäuser Damm and the two collective zones above it. The passage is designed as wide inviting entrance to the courtyard with a direct connection towards the park. The undefined area enables a variety of possible strategies to be appropriated by the adjoining units.

The two upper floors are characterised by freely arranged wall segments which divide the floor area into spaces of different sizes. Those can be kept open or easily filled according to specific programmes. Furthermore a shower entity and a staircase to the roof terrace open up the possibilities of implementing functions and allowing a variety of programmes for the units directly joined to it.
The ground floor unit at the street side of Block Two is taken over by a young migrant enterprise which is manufacturing traditional items. In the tradition of migrant family economies the back part of the unit is functioning as private living room and meeting space for family members while the front part serves as production and storage zone. The height of 4.80 meters allows the family to build on their own office and storage space on a second level. Due to its location the unit can receive deliveries directly from the street. Moreover, the public passage to the courtyard provides a potential space for products display. Over the time the unit is extended to the garden area to free more space for the production.
Based on a decision by the residents, the unit adjoining the collective zone on the third floor is finalised as recreation unit with gym facilities. The shower entities within the collective zone are spatially integrated in the gym but still accessible. The running costs for this gym unit are divided between all members including both residents (dwelling as well as working), and neighbours. Furthermore, the shower facilities are used by some actors who are living in a different part of Hamburg and cycling each morning to their workplace in the building.
A small artist collective moves in to one big unit on the first floor of Block Two. As they rent the unit in a shell state they build up minimal sleeping entities in the open space of the unit which is used as atelier and living room. The collective asked for permission to build a small DIY sauna on the roof terrace as an artistic intervention. The sauna is accessible for all the residents and the users are free to choose between an improvised open air shower on the rooftop or the showers in the collective zone one storey underneath. In the event of typical Hamburg rainy weather, the gallery space towards the street within the niches is appropriated as a chill-out zone.
WINTER GARDEN

ROOF TERRACE

NICHES
VOLUME THREE
HELIX PLATFORMS
This third common space is an open volume in which platforms of different shapes and sizes are implemented on different heights to create free standing but communicating entities. The platforms can be utilised separately or linked together by a function or temporary programme, recalling the character of the workspaces in the UdN.
As the individual units are open for any programme, one of the bigger units next to the Helix Platforms is transformed into a co-working unit as it is fitted with a direct access from the collective zone. Furthermore this direct relationship allows to outsource specific temporary functions. In this case the decision was made to collaborate with the resident community to build a small café counter and a leisure area which can be used by the co-working members as well as other residents or even passers-by and thus encourage interactions between different users of the building. Moreover, the diversity of zones enables their appropriation for additional workspaces or meeting rooms.
The direct access which to the collective zone generates additional quality for maisonette units which are equipped with two separated entrances. Therefore the following study examines how a maisonette unit is suitable for a lifestyle of combined working and dwelling. The H-Type unit is inhabited by a young family who wants to start their own company. The maisonette unit provides the possibility to realise this step into independence without neglecting the family as the start-up requires more commitment and time investment. Furthermore this close relation between home and office allows them to plan their working time according to the family and not vice versa.
This scenario highlights the potential of the combination of collective spaces and individual fit-out for changes in the living conditions. At first the unit is inhabited by a flat share of three people with a big kitchen as central shared room.
Over the time the constellation changes into a couple who takes the advantage of one empty room to combine it to a big kitchen-living room. The second one is used as home office for one partner.
In a next snapshot the couple is having child and thus the office is converted into a second sleeping room. Due to this change the working space is shifted to the existing co-working unit to stay close to the apartment.
Within the co-working space the woman comes in contact to another resident and an external co-working member who want to rent out an individual unit out of the need for more private work and storage space. Hence these three people rent out an empty unit on the ground floor in Block Two with a direct access to the street as business entrance.
» the resident does not finish the aesthetic given by the architect, but transforms it into an anti-aesthetic which evolves out of a new aesthetic form.«

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