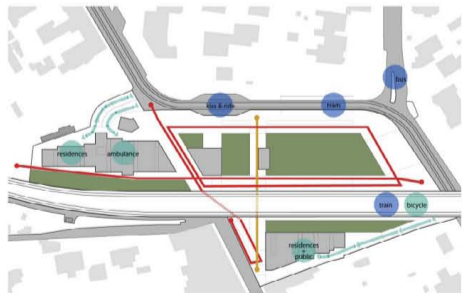
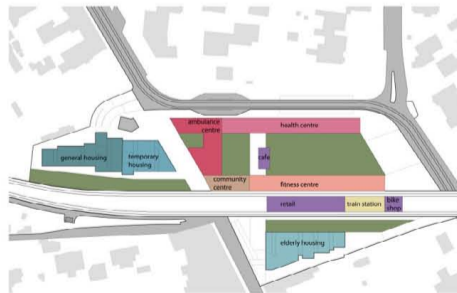


GENERAL PLAN - SCALE 1:1000



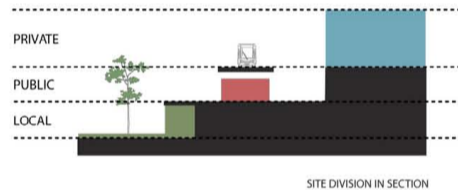
ACCESSIBILITY DIAGRAMS

- means of transportation
- parking
- wheelchair and bicycle access
- pedestrian access

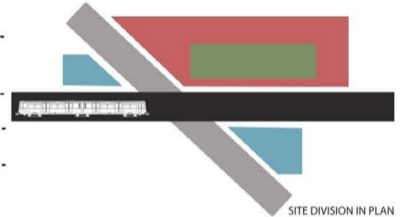


DISTRIBUTION OF FUNCTIONS

- PUBLIC
- LOCAL
- PRIVATE



SITE DIVISION IN SECTION



SITE DIVISION IN PLAN

strategic gestures

The proposal sets off to formulate a spatial layout that is based on manipulations of the urban ground topography. Specifically, the intention to establish a connection for pedestrians between the north and south sides of the rail tracks leads to the depression of the ground under the tracks. This gesture serves a dual purpose: apart from making the aforementioned connection possible, it enables the generation of public space in the spatial pockets that emerge. The instrumental use of ground manipulation is further applied for the depression of a central zone in the north eastern part of the site in order to create a protected cove that assumes the role of a park and introduces other functions that refer to the community and are relevant to health and fitness.

a new landmark through an absence

The urban fabric in the area of Speising sits upon an uneven topography with varying degrees of slope. The buildings that surround the site in the wider area follow the topography continuously without noticeable deviations. On the other hand, the railway tracks appear to be an element that comes into direct contrast with the topography due to its horizontality. The proposal attempts to accentuate this contrast in topography by further detaching the ground from the tracks and formulating a new topography by digging into the existing landscape. The removal of land mass from the site allows the placement of public functions within pockets of the new landscape instead of placing them on top of the existing topography, which would have resulted into the preservation of the urban fabric continuity. At the same time, the railway tracks form a clear dividing barrier in terms of pedestrian access. The project aims to turn the discontinuity of access into a discontinuity of topography, making a highly accessible, building-free and intense landscape that produces interesting vistas from different ground levels, which are also useful for the pedestrians' self-orientation. **The discontinuity in the topography that emerges from the introduction of a void in the landscape coupled with the horizontality of the tracks and a high degree of accessibility produces an unprecedented spatial configuration with respect to the wider area that can be considered to have the characteristics of a new landmark.**

Site division / Degrees of privacy

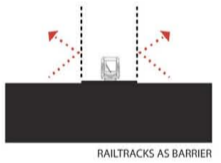
The site is divided both in terms of plan and in terms of section into three separate areas that differ in degrees of privacy and character.

In terms of plan, the axis of the rail tracks and the axis of Speising Strasse are used as boundary elements to form 3 regions. The south-eastern triangular region is used for the placement of housing units for the elderly, while the western region is used for temporary and general housing. The rectilinear region on the north-west is used for public functions of translocal character, a park and other facilities that refer to the local community with an emphasis on health and fitness.

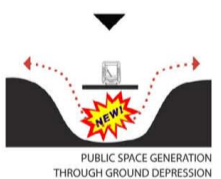
In terms of section, a main public access zone is generated under the rail tracks and is suitably adjusted so that it meets the streets around the periphery of the site in order to accommodate the interior circulation and connect it to the immediate surroundings. This zone incorporates a barrier-free circular path around the site, a quick connection between Speising Strasse and Lainzer Strasse and also a barrier-free alternative of the latter. It also houses some retail functions and at the same time serves as a barrier-free connecting element between the various focus points relevant to the means of transportation on site (bus, tram, suburban railway station, kiss 'n' ride, bicycle parking). Underneath the public access zone, another zone is generated that refers to the local community's health and fitness, accessible through a park. This is considered to have the character of a cove, protected from the more public access zone. Finally, there is a horizontal zone that spans above the main public access zone, which is used for housing. The separation of the housing units reinforces their degree of privacy, but also has an urban significance of integration, since they are perceived on the same level with the neighbouring area, which for the most part comprises residential buildings.

Park

The park is conceived as a gradual descent around islands that are formed as horizontal patches of green space. The distribution of patches attempts to generate a landscape that encourages non-linear strolls that diminish the slope of the descent, while allowing necessary accesses to the surrounding indoor facilities. Each patch can assume a different character, accommodating, for instance, gardens of different plant and flower species, quiet rest areas, pic-nic tables, and even a concrete bowl for skaters.



RAILTRACKS AS BARRIER



PUBLIC SPACE GENERATION THROUGH GROUND DEPRESSION

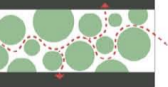
MANAGEMENT OF TOPOGRAPHY

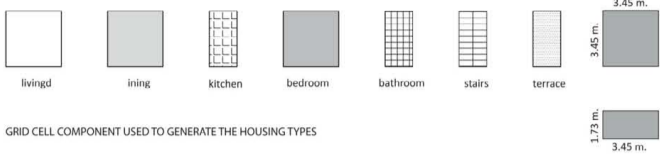


CUT - ROTATE - PLANT

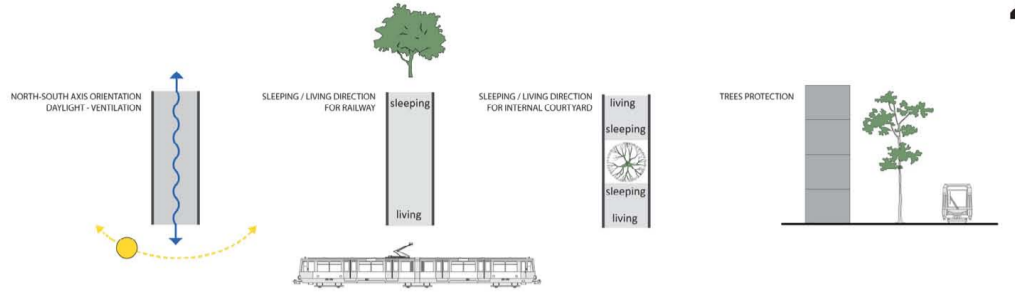


MANAGEMENT OF THE SLOPE





GRID CELL COMPONENT USED TO GENERATE THE HOUSING TYPES



Health and Fitness (Ambulance Station, Health Centre, Fitness Centre)
The pockets of space surrounding the park are filled with facilities are oriented towards health and fitness. The ambulance station is developed on three levels, ranging from the public access zone down to the level of the park. Functions that are open to the public are placed along with a main entrance at the public zone level on the extension of Speisinger Strasse. The lowest level is used for spaces that relate to seminars and opens up to the park. It also provides access to the ambulance station garage, which is positioned partially under the temporary residential units, through a small tunnel under the brook of Speisinger Strasse. The intermediate level is conceived as the more private sector of the building and accommodates staff living and sleeping quarters. The fitness centre and the health centre are placed on the opposite long sides of the park with a clear reference to the latter. On the south-western area of the park the pavillion of generations is positioned across the daycare facility for the elderly found in the health centre.

Housing
The design of the residential units has been submitted to certain constraints and a flexible organisational system.

Attention was paid to an alignment of the units to the North-South axis and the fact that all units should have openings on both north and south sides for an enhanced environmental behaviour. The fact that the housing blocks are positioned very close to the railway lines meant that additional measures were necessary to protect the privacy of the dwellings. The units are designed under a bipolar configuration, where the living spaces are oriented towards the railway and the private sleeping areas face the opposite direction. Wherever the width of the site allows for an internal courtyard, the living spaces of the adjacent units overlook the exterior, while the sleeping areas overlook the courtyard. In order to further reduce possible annoyance effects from the railway, tree lines are planted between the residences and the tracks.

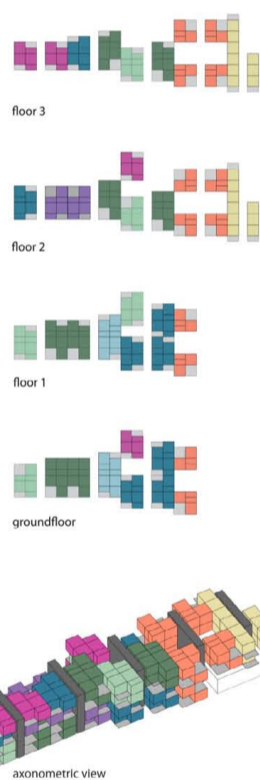
All housing units are conceived as multiples of two single rectangular grid cell components of standard size (3.45m x 3.45m, 3.45m x 1.73m). These two cells can support a range of different functions (bedroom, kitchen, living room, dining, terrace, etc). Combinations of these cells in a single or double row result in all of the housing variant types. The strategic choice of implementing this organisational principle maximizes the flexibility in terms of generating possible housing type configurations. The proposal features a possible arrangement of units that meets the demands of the given programme, but it is evident that the housing scheme can be adapted to a different and wider spectrum of demands.

The housing unit buildings are developed on four levels including the ground level. In the south-eastern region of the site, 38 units of residential homes for the elderly are placed (20 single, 18 double apartments). A part of the ground level serves as communal space. Below the housing units for the elderly, two levels of parking space are placed including 62 parking spaces in total (from these 4 are reserved for the housing residents and the rest can be used by staff working at the public facilities of the site). A part of the basement is used as a double height library space that is accessible from the passage from Speisinger Strasse and is open to the public. The library is conceived as a means of providing the opportunity to pensioners to find occupation if they choose to do so and facilitate their integration into the local community.

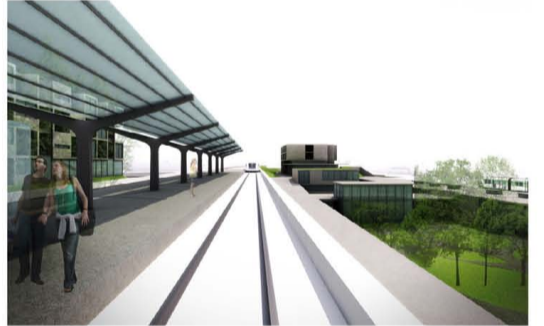
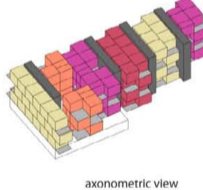
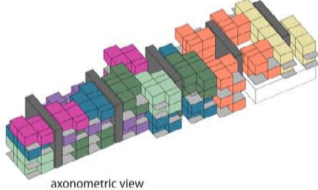
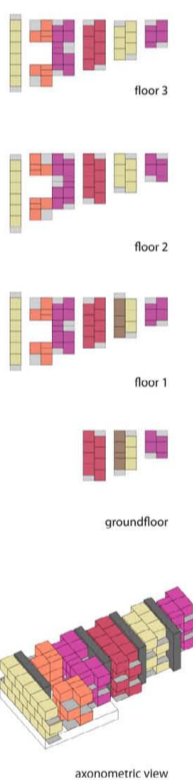
In the western region of the site 18 single units for temporary living are placed and 23 units of general housing (5 single, 10 double, 4 triple, 4 quadruple). The temporary living units are positioned on the eastern side of the building, so that they are closer to amenities in the vicinity, while the permanent living units remain more protected from the public zone of the overall site. A part of the ground level under the temporary living units is used as communal space and support space for the maintenance of the temporary living units. A daycare facility for children is also located in the same area. Below the general housing units, two levels of parking space are placed including 74 parking spaces in total.

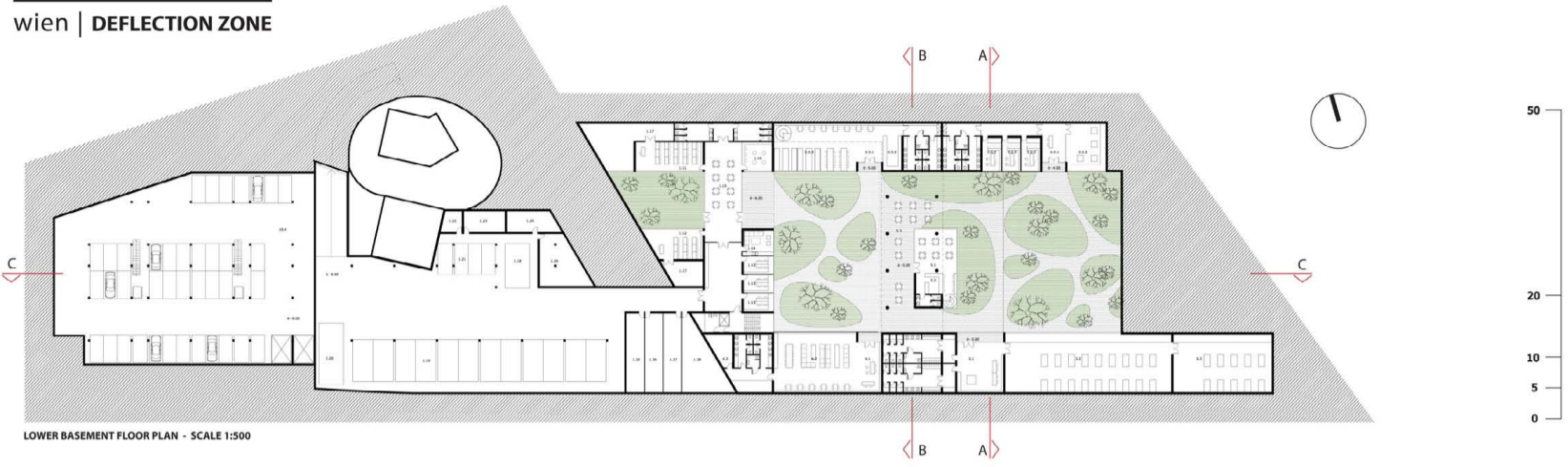
HOUSING TYPE DISTRIBUTION

TEMPORARY AND GENERAL HOUSING

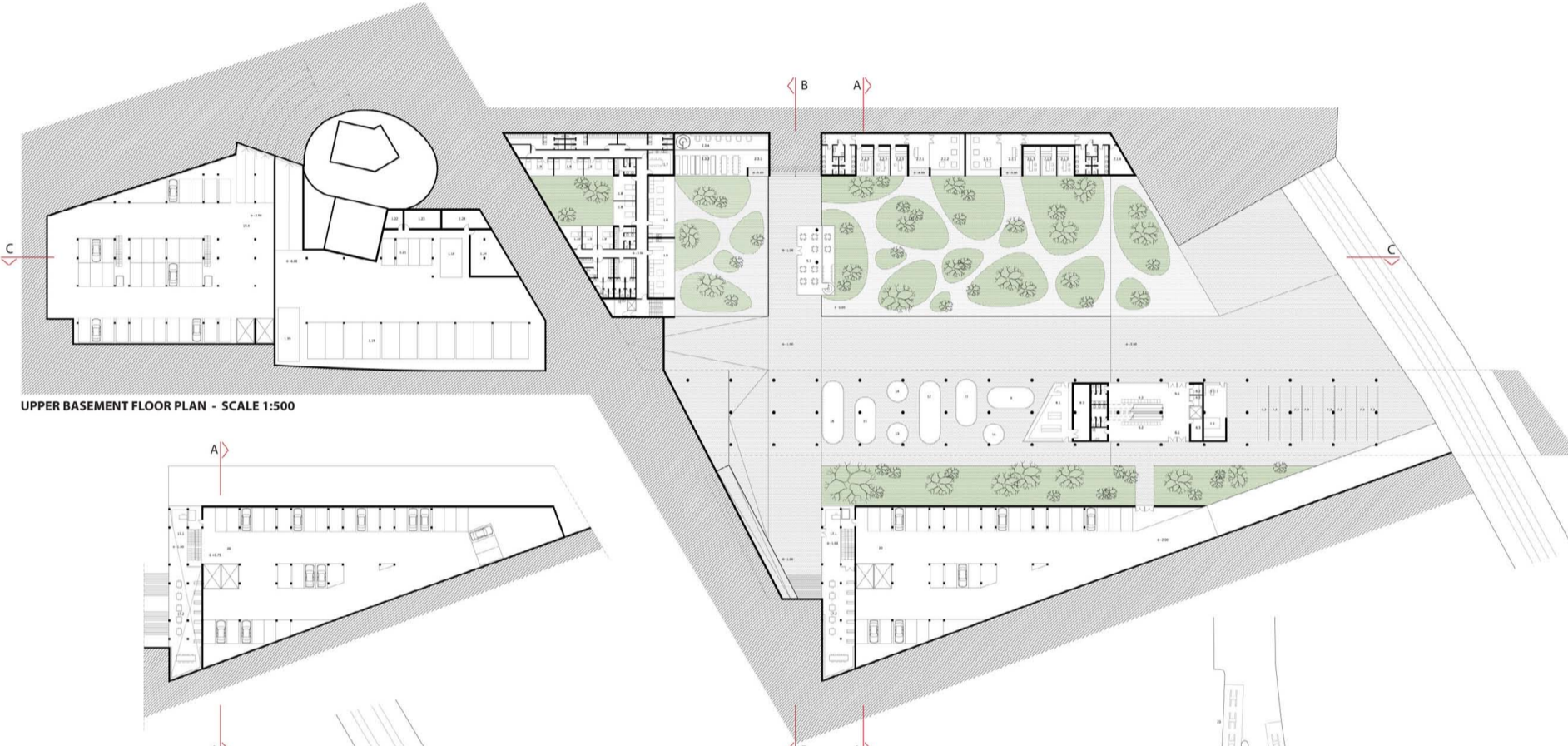


HOUSING FOR THE ELDERLY

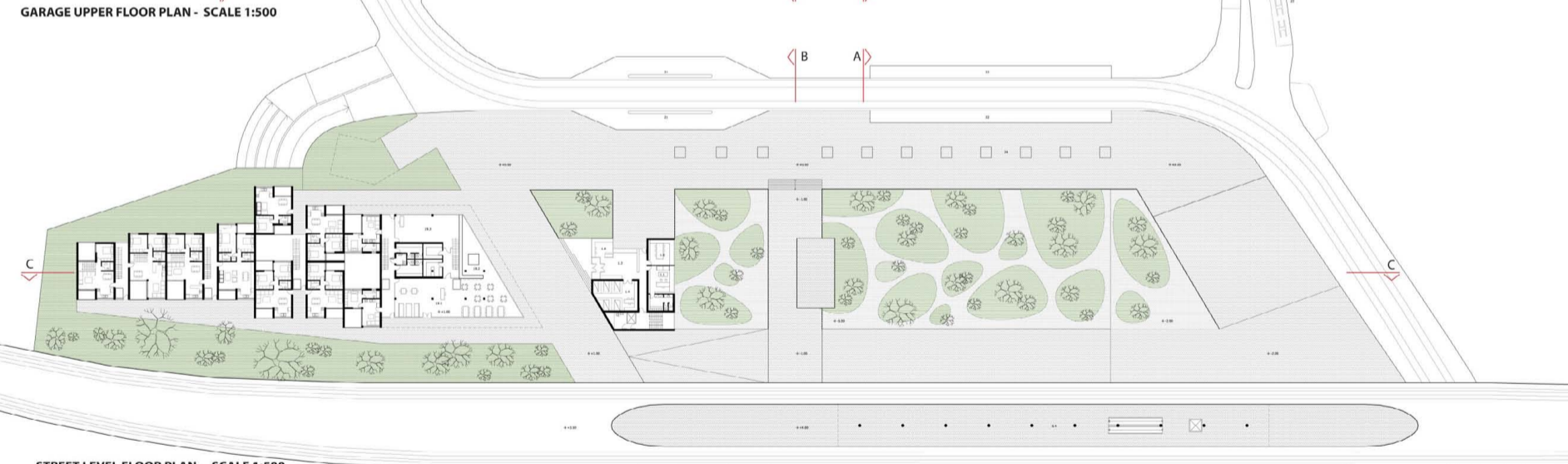




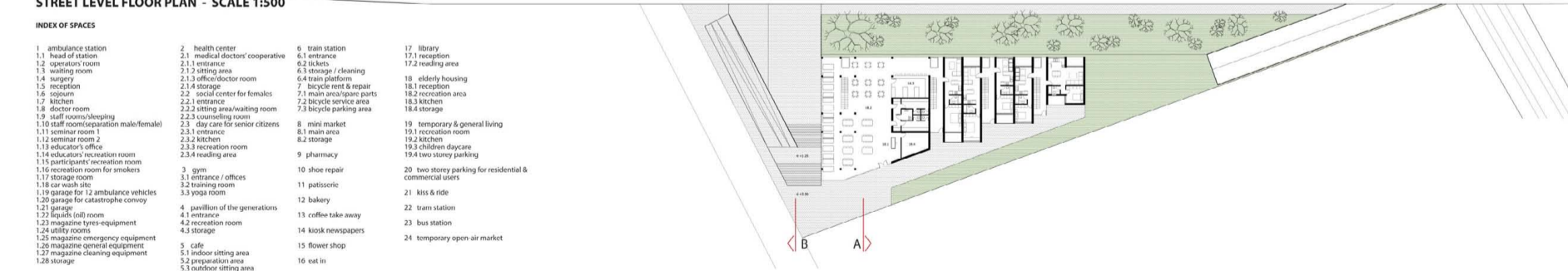
LOWER BASEMENT FLOOR PLAN - SCALE 1:500



UPPER BASEMENT FLOOR PLAN - SCALE 1:500



GARAGE UPPER FLOOR PLAN - SCALE 1:500



STREET LEVEL FLOOR PLAN - SCALE 1:500

INDEX OF SPACES

- | | | | |
|--|----------------------------------|----------------------------|--|
| 1 ambulance station | 2 health center | 6 train station | 17 library |
| 1.1 head of station | 2.1 medical doctors' cooperative | 6.1 entrance | 17.1 reception |
| 1.2 operator's room | 2.1.1 entrance | 6.2 tickets | 17.2 reading area |
| 1.3 waiting room | 2.1.2 sitting area | 6.3 storage / cleaning | 18 elderly housing |
| 1.4 surgery | 2.1.3 office/doctor room | 6.4 train platform | 18.1 reception |
| 1.5 reception | 2.1.4 storage | 7 bicycle rent & repair | 18.2 recreation area |
| 1.6 opium | 2.2 social center for females | 7.1 main area/repair parts | 18.3 kitchen |
| 1.7 kitchen | 2.2.1 entrance | 7.2 bicycle service area | 18.4 storage |
| 1.8 doctor room | 2.2.2 sitting area/waiting room | 7.3 bicycle parking area | 19 temporary & general living |
| 1.9 staff rooms/sleeping | 2.2.3 consulting room | 8 mini market | 19.1 reception room |
| 1.10 staff room/separation male/female | 2.3 day care for senior citizens | 8.1 main area | 19.2 kitchen |
| 1.11 seminar room 1 | 2.3.1 entrance | 8.2 storage | 19.3 children daycare |
| 1.12 seminar room 2 | 2.3.2 kitchen | 9 pharmacy | 19.4 two storey parking |
| 1.13 educator's office | 2.3.3 recreation room | 10 shoe repair | 20 two storey parking for residential & commercial users |
| 1.14 educators' recreation room | 2.3.4 reading area | 11 patisserie | 21 kiss & ride |
| 1.15 participants' recreation room | 3 gym | 12 bakery | 22 tram station |
| 1.16 recreation room for smokers | 3.1 entrance / offices | 13 coffee take away | 23 bus station |
| 1.17 storage room | 3.2 training room | 14 kiosk newspapers | 24 temporary open air market |
| 1.18 car wash site | 3.3 yoga room | 15 flower shop | |
| 1.19 garage for 12 ambulance vehicles | 4 pavilion of the generations | 16 eat in | |
| 1.20 garage for catastrophe convoy | 4.1 entrance | | |
| 1.21 garage | 4.2 recreation room | | |
| 1.22 library (all room) | 4.3 storage | | |
| 1.23 magazine tyres equipment | 5 cafe | | |
| 1.24 utility rooms | 5.1 indoor sitting area | | |
| 1.25 magazine emergency equipment | 5.2 preparation area | | |
| 1.26 magazine general equipment | 5.3 outdoor sitting area | | |
| 1.27 magazine cleaning equipment | | | |
| 1.28 storage | | | |

SECTION C-C - SCALE 1:500

