

# International Architectural Competition for Ideas Aspern Lake City – Seeparkquartier Construction Plot J4, 1220 Vienna Minutes of the Jury Meeting of 22 June, 2015

Meeting: 22.06.2015, 10:10 a.m. until 4:20 p.m.

Place: Architekturzentrum Wien, Museumsplatz 1, 1010 Vienna  
Hall F3

Minutes: HAIN Florian, next-pm ZT

Participants :	<b>HUTTON Louisa*</b>	<b>architect</b>	<b>Chairwoman</b>
(without title)	TILLNER Silja*	Aspern Advisory Council	
	WIMMER Helmut*	architect	
	KOBERMAIER Franz*	MA 19 (Municipal Department) until 1:30 p.m.	
	STEGER Bernhard*	<i>Office of the Municipal Counsellor for Planning</i>	
	<b>STEINER Dietmar*</b>	<b>Vienna Architectural Centre, Deputy Chairman</b>	
	THUN-HOHENSTEIN Christoph*	Museum of Applied Arts (MAK)	
	<b>NUTZ Claudia*</b>	<b>Vienna 3420</b>	<b>rapporteur</b>
	HINTERKÖRNER Peter	Wien 3420	
	MAYER Karoline	Vienna Architectural Centre	until 4 p.m.
	RITTER Katharina	Vienna Architectural Centre	from 4 p.m. onwards
	HAIN Florian	next-pm ZT	

\* entitled to vote

Claudia Nutz and Dietmar Steiner welcome the participants on behalf of the organiser and give the floor to chairwoman Louisa Hutton.

## Quorum

The Chairwoman points out that the jury has a quorum. The question as to whether participants are biased is denied by all jurors.

## Competition Projects

Seven competition projects were submitted within the deadline (19 May 2015, 12:00 o'clock, drawings, 27 May 2015, 12 o'clock models to be inserted) with the Competition Office.

## Preliminary Examination Report

Florian Hain explains the structure of the Preliminary Examination Report. The preliminary examination was carried out by next-pm ZT GmbH, with the support of Municipal Departments MA 21 and MA 37.

For each project the Preliminary Examination Report contains the following:

- formalities
- parameters (gross floor space, gross volume)
- 2-hour-shade
- competition area
- building height/natural lighting
- development guidelines
- floor height
- access
- free areas
- building depth and planning grid
- possibilities of utilisation
- zoning and development plan
- urban concept
- project reports by the participants
- Comparative tables – juxtaposition of parameters

## Thematic Focus

In collaboration with the Architekturzentrum Wien, Wien 3420 Aspern Development AG initiated an invited ideas competition for a site in aspern Vienna's Urban Lakeside as a contribution to the Vienna Biennale 2015 „Ideas for Change“. The brief of the competition requested the development of ideas for positive change in combination with strategies for functionally neutral buildings. The aim of the competition was to develop alternative approaches to the architecture of the city and to foster a debate about the future and the coherence of the city. Seven architectural offices from across Europe participated, presenting their submitted proposals on 20th June during a public symposium at the Az W. Two days later, on 22nd June, the jury convened.

Prior to the first orientation walk in the construction area, basic thematic focal points which should be taken into account when assessing the projects are called to mind:

- Following “Ideas for Change“, the guiding theme of Biennale 2015, the competition was organised to obtain examples of alternative approaches to the concept of multifunctional city houses for a concrete building plot in Aspern Lake City.
- The core theme is the question of how to deal with conflicting priorities between master plan specifications, development plan, building regulations and unconventional and innovative approaches which break new ground.
- Possible diversity of uses (also in rigid systems) versus actual flexibility of the building structure as the requirements of utilisation change
- What are the qualities that characterise a building that can be used for different purposes (what are the optimal floor heights, which planning grid is favourable for maximum flexibility, how many units should/can be accessed through a stairwell, which kind of facade grid and facade texture would best meet the requirements of constantly changing uses, and how is it nevertheless possible to ensure the affordability and economic presentability of such projects, etc.)
- Relationship between external and internal space
- Gain in quality

- Materials used and sustainability

## Orientation Walk

In order to get an overview of the projects submitted, the jurors take an orientation walk to obtain information. They are supported by the preliminary examiners who provide explanations.

## Recapitulation

The assessment criteria and the thematic focal points are repeated and confirmed before the participants take their first orientation walk:

### A s s e s s m e n t   C r i t e r i a

Urbanistic solution

Design solution

Functional solution

Social and ecological sustainability

Economy in construction, operation and maintenance

## Procedure and Goal of the Jury

As Wien 3420 Aspern Development AG itself will not become active as a real estate developer, this Competition is not obliged to identify a winner.

The main attention focuses on the identification of utilisable new innovative solutions for a multifunctional city house that can be adjusted in an easy and flexible manner.

The innovation potential of the Competition can therefore not be limited to a single project only.

The jury's declared goal is to analyse all seven projects in the same manner and to critically emphasise their innovation potential and/or, if required, formulate recommendations for a possible further development of concepts.

## Result

In comparative analysis of all projects, which, without exception, are on a high architectural and urban level, the jury came to the following conclusion:

The jury recommended four proposals for further exploration and implementation. Three of these answered the task to develop "Ideas for Change" in an especially intelligent way, breaking new ground in their pursuit of a multifunctional townhouse. These three strong and clear schemes are both credible in their architectural approach to neutrality of use and would simultaneously provide aspern Vienna's Urban Lakeside with added urbanistic value:

## Kempe Thill

Project 05



The jury appreciates this creative response to the challenges of brief and site – in particular the author's ambition to encourage social interaction through building form. Further, the scheme is innovative in terms of affordability. The hill-shaped "Großform" that covers the entire site is of distinctive urban character and its unusual lakeside silhouette would bring unmistakable identity to the site.

The inner deck access enables flexible and use-neutral divisibility of the floor plans, albeit with the problems of privacy inevitably associated with deck access. Each unit is equipped, however, with a continuous balcony to the outside.

### Recommendations:

Within the ziggurat interior the author has suggested an optional membrane roof covering for the communal green space, creating an air-conditioned outdoor space. The jury thinks that this does not serve the project well. Further, the extensive space on ground level beneath this first floor 'garden' that has been proposed as a generous service zone for uses oriented towards the street (such as deliveries, storage space for bicycles etc.) needs to be addressed in terms of quality of space.

## Helen & Hard

Project 04



The challenge posed by the brief and the site has been met with an imaginative and sculptural response. The use of timber presents a key quality of this project - the authors have gone into great detail in terms of buildability, materiality, haptic qualities as well as the message of what timber stands for – it is clear that the architects have great experience in working with this material. This unusual building could provide a positive image for Seestadt Aspern.

### Recommendations:

It is questionable whether the so-called magic caves, as currently conceived, will fulfil their promise. No clear decision seems to have been taken regarding the question of how one should reach the staircases - the desired flexibility is countered by not clearly defined accessibility (i.e. from the street for trade or commercial use or through the inner courtyard for apartments).

Within the "Großform" the typology of the building has been divided into relatively small units, with paired units of some 200 m<sup>2</sup> being accessible through a shared staircase. While this allows for individual "address formation" it impedes flexibility re the provision of larger units. A reduction in the number of staircases could address this shortcoming and would further improve the economy of the project.

## Hild und K

Project 01



The jury appreciates the radical nature of this proposal that, presented as a "Stadthaus",

would clearly function in a fully flexible way as intended by the brief. There is an inherent and legible robustness in the building in its being highly adaptable to domestic and other uses.

Recommendations:

The treatment of the plinth is weak – it needs adaptation to work in a more precise way with the surroundings in its definition of urban space as intended by the masterplan. Further, the main volume needs to be somewhat modified in order to adhere to the rules regarding urban volume. Floor heights should be more generous to admit more daylight - particularly concerning the depth of the plan. This would help ensure fulfilment of the criterion regarding neutrality of use. The jury would like to see more generosity in the corridors.

If the project were to be realised it would be essential that its intrinsic qualities are retained such as its materiality (brick), the vaulted ceilings, the ceiling heights, the repetition...

The project by Cino Zucchi Architeti and ifdesign was also recommended for further exploration and implementation. While this design does not exhibit the level of intellectual rigour contained in the above-mentioned projects, it manages to compensate with other qualities:

## Cino Zucchi mit ifdesign

Project 07



The primary aspect of this scheme that the jury appreciates is the clarity of its structural solution that gives rise to very clear flexibility in all floor plans. Further, the project offers an intelligent interpretation of the masterplan - three islands with an inner courtyard - whereby the architecture that addresses the public realm is clearly differentiated from that that faces the courtyard. The jury also appreciated the fact that the courtyard has been conceived as planted.

While the detailed description of the materiality of facades and balconies reflects a high aesthetic and architectural tradition, the architectural resolution as currently shown does not yet match the intelligence of the urban and structural thinking.

A Part of the jury could not discover a sufficient degree of innovation in the project of von Ballmoos Krucker, which for this reason cannot be recommended for further exploration:

### **von Ballmoos Krucker**

Project 02



The jury admires the clarity of the urban figure of three buildings with three towers - one higher than the other two - each marking a corner of the site, and equal plinths that unify the scheme.

Two of the blocks are organised around generous atria with deck access that allows for a high degree of neutrality of use. The highest tower towards the lake has two staircases, equally allowing flexibility of use.

The main attribute of the proposal, however, derives almost entirely from its material quality in combination with sophisticated resolution of its detail.

The continuation of public space through the block - in combination with that of the scheme's all-over façade treatment - was controversially discussed by the jury.

Neither could the following pair of projects be recommended for further exploration:

### **Bevk Perovic**

Project 03



The flexibility of uses spread over the site was appreciated by the jury who saw considerable potential within the urban layout. However, architecturally the project is far too determined. While a suggestion of flexibility is described in plan and section, the architecture itself has become too too fixed.

The variety and the vibrancy in the use of this urban structure is seen as positive. However, the proposal suffers from the fact that too much would have to be established from the outset and therefore it does not provide the necessary neutrality as outlined in the brief and as is essential for the viability of this concept for Aspern.

### **Lacaton & Vassal**

Project 06



The jury appreciates the ambition to equip every resident with spaces that recall those of a villa. The generosity of the terraces for the flats is remarkable, but the proposed 50:50 ratio of interior to exterior space seems suitable only for housing. The project was thus read as a housing project rather than as one that could be used equally for offices.

The sectional idea for the southern part of the site - a ziggurat house with spacious communal services in the core of the building - was appreciated as being both unusual and interesting in conceptual terms - however it was doubted that the intention behind the areas that should be used publicly could be made to work in terms both of economy and with regard to issues of daylight.

The proposal for the northern part of the site was disappointing and seems rather unresolved.

## End of Meeting

The Preliminary Examination Report is regarded as a help for the jury which is only available to the jury to support its decision-making process. The Preliminary Examination Report will not be published.

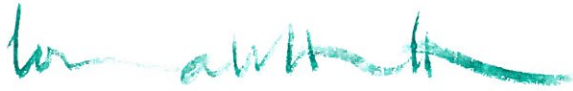





The Chairwoman thanks all those involved for their constructive cooperation. Claudia NUTZ also expresses thanks on behalf of the organiser.

The meeting closes at 4:20 p.m.

In charge of the correctness of the copy:

Claudia NUTZ

Sitzung vom 22.06.2015

<b>HUTTON</b> Louisa, RA, BA (Hons.), AA Dipl., RIBA	
<b>TILLNER</b> Silja, Mag.arch.	
<b>WIMMER</b> Helmut, Dipl.-Ing.	
<b>KOBERMAIER</b> Franz, SR Dipl.-Ing.	<b>KRAUSS</b> Walter, SR Dipl.-Ing..
<b>VASSILAKOU</b> Maria, Mag <sup>a</sup> .	 <b>STEGER</b> Bernhard, Dipl.-Ing.
<b>STEINER</b> Dietmar, Mag.arch.	
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