

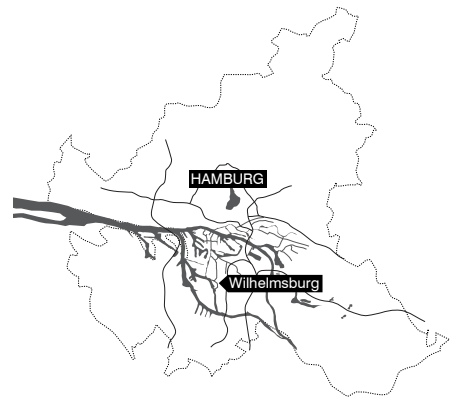


LAN

Press release
October 2013

Neue Hamburger Terrassen

Neue Hamburger Terrassen



Technical data

PROGRAM: masterplan with 33 housing units
CLIENT: IBA Hamburg 2013 (competition, masterplan), Neue Hamburger Terrassen GmbH (housing)
TEAM: LAN (mandatory architect), Franck Boutté Consultants (HEQ - competition), BASE (landscaping - competition), Raissi Bidard (competition), Konerding Architekten (associated architect for the building process), Ingenieurbüro Schreyer (BET structure, energy), RMP Stephan Lenzen (coordinating landscape architects)
SITE SURFACE AREA : 1,2 hectares
NET PLAN AREA (masterplan) : appr. 11,000m², or appr. 100 housing units
NET PLAN AREA (architectural phase): 3,500m²
CONSTRUCTION BUDGET: € 5,7 million, all taxes included, or 1,630€/m² of net plan area (excluding outside developments)

Initiated by IBA Hamburg 2013, this urban and architectural project furnished the occasion to update a vernacular typology, and proved to be a social experience.

Background history

In October 2008, LAN won first prize in an international competition for design and building organized by IBA Hamburg 2013, an international construction exposition first held in 1901. IBA Hamburg is more than just an architecture “show.” It strives to be a true laboratory for architectural, urban, social, and political ideas and initiatives that yield new ways of building cities and living in them. A neighborhood in Hamburg was chosen as the intervention site: Wilhelmsburg, where the project is located. The first competition phase was to design a development that would then become a Bebauungsplan (the equivalent of a PLU, or development plan, in France).

One year later, in 2009, the award winners unveiled their architectural project for a housing block. This public presentation was organized by IBA to attract interested parties and to then establish *Baugruppen*, development groups made up of private citizens who wanted to build their residences together, and who held the role of project managers. The outgrowth of his meeting was the formation of a *Baugruppe* made up of approximately 20 homes, which opted for LAN's project for 3 housing blocks; the group was then enlarged to 30 homes in 4 blocks.

The architectural studies were completed in July 2010, and the construction permit was filed in



This project won the WAN Residential Award 2013.



Urban strategy

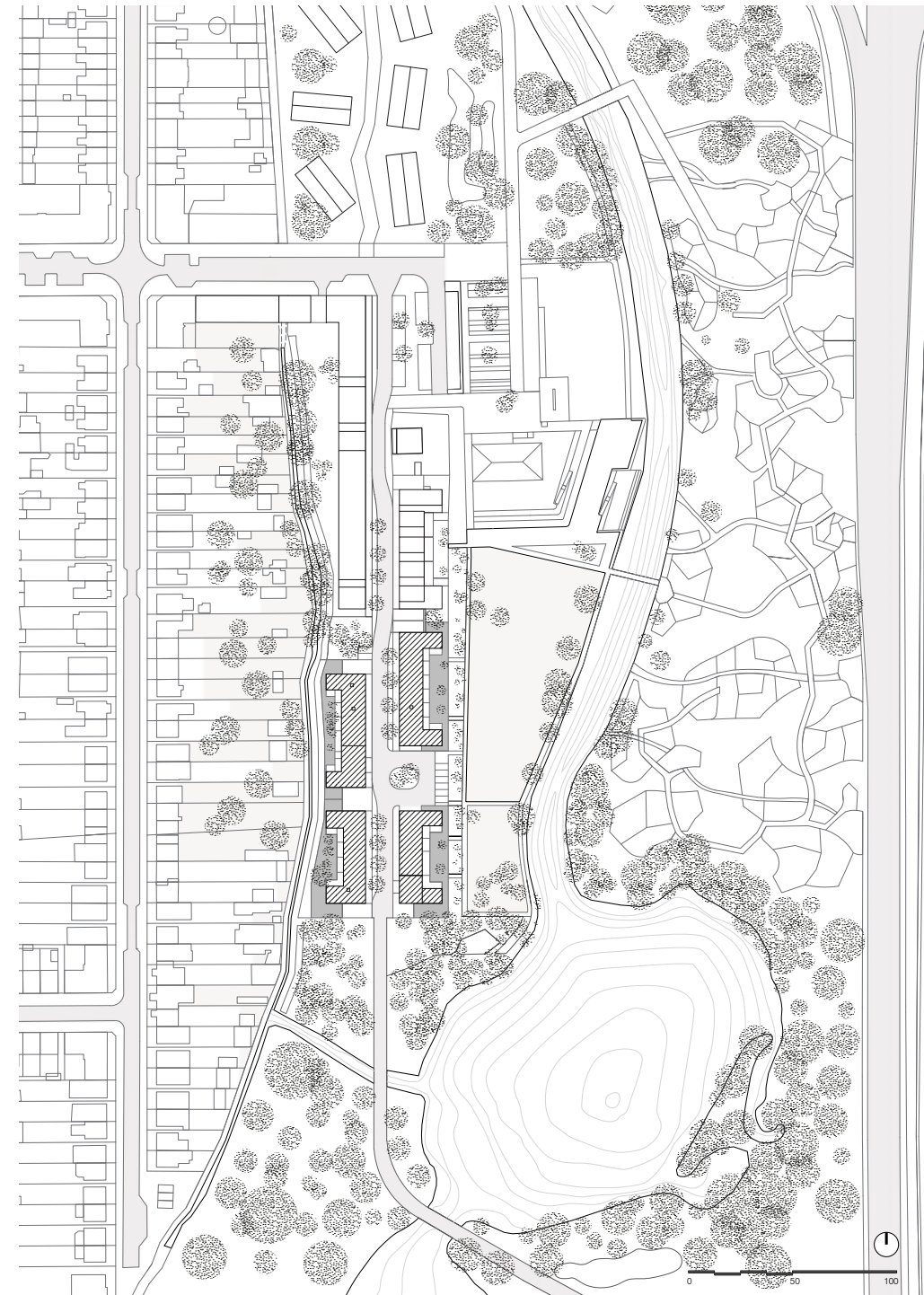
This housing design, which occurred within a unique framework – IBA Hamburg 2013 – draws on Hamburg’s architectural heritage by providing a contemporary, updated version of the traditional *Terrasse*, a “row-house” type of worker housing.

The first challenge in conceiving our master plan was how to integrate cars into the *Terrasse*, especially how to limit their impact and place in the public spaces. To do so, we scaled the width of the street *a minima* (6 meters of the 13 meters between the buildings facing each other) and we made its pathway as slender as possible to slow down traffic and to give the center a vegetation-oriented feel. The covered parking spaces were grouped at the corners of the buildings in order to create a direct and necessary relationship between the ground floors and the public spaces. The enclosures separating the private spaces facing the street were removed, and all the green spaces received the same treatment so that the local residents could truly appropriate them.

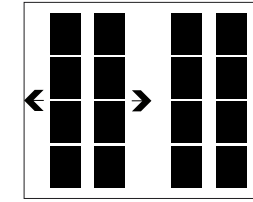
Two public spaces run through this area, tying the street to its surrounding environment, which consists of a park, a brook, and a pond. In designing the housing models, we opted for U-shaped volumes in order to increase the

intimacy of the yards and to accentuate the connection with the park located to the east. Through its creation of interiorities and angles, the new housing block defines three kinds of socialization: public, by facing the street, collective, with yards shared and maintained by the residents, and private, by means of the yards and terraces bordering the apartments.

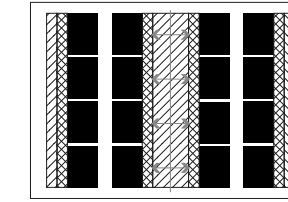
The themes of the individual home, the car, the definition and prioritization of public and collective spaces, as well as environmental quality, have here been reinvented in order to produce a new, sustainable urban model.



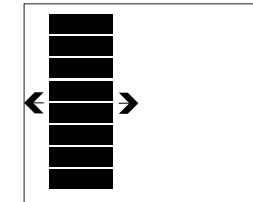
Siteplan



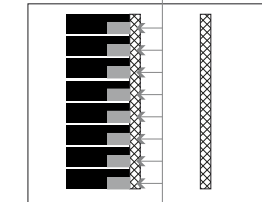
Terraces Houses



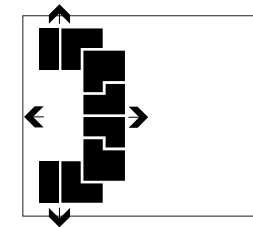
The housing units are crossing and their service is lineary.



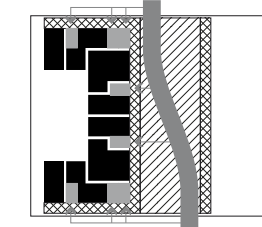
Town House



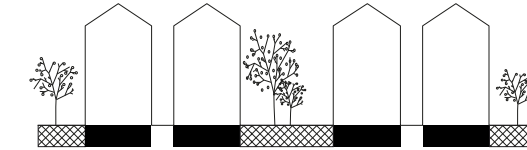
The service of the housing units is linear and repetitive.



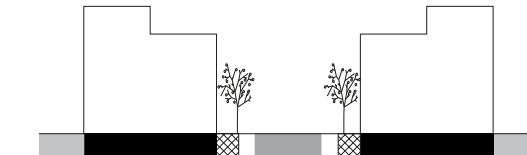
Neue Terrassen



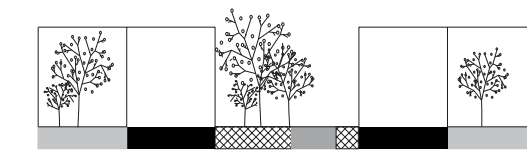
The accesses are distributed and garages are located at the corners.



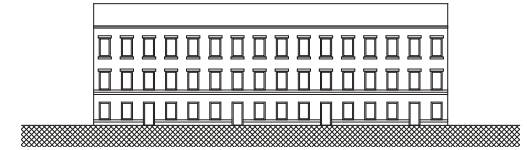
The empty spaces are of 2 kinds:
- narrow inner courtyards
- tree planted alleys dedicated to pedestrians where inhabitants can meet.



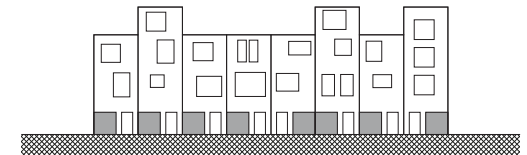
Housing units overlook on a tree planted alley, accessible to cars and pedestrians.



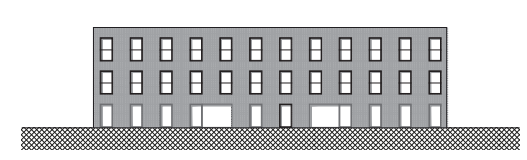
The Neue Terrassen combine advantages: on one hand they overlook on a tree planted street where neighbors can meet, and on the other on inner gardens, private and shared.



The repetition of the type leads to an uniform facade, where housing units cannot be identified; collective wins on singular.



The juxtaposition of the houses leads to an architectonic heterogeneity



The architectural treatment of the block is homogeneous. The blocks differ with the pattern of the timber cladding.

Comparison of typologies



above: former view of the *Falkenriedterrasse*
 opposite page: view of *Neue Hamburger Terrassen*





The *Terrassen* open east into a park and woods.



The U-shaped volumes of the *Terrassen* enclose some private spaces (gardens, terraces), and common gardens.

right: the central street winds between buildings, in order to slow down cars.
opposite page: the ornamental features of the façades differ from one building to the other depending on the timber cladding.



Baugruppe building with inhabitants

During this project, LAN dealt with two successive commissioning entities: IBA Hamburg 2013 for the urban planning phase, and then the residents themselves, via the *Baugruppe*, for the architectural phase. The direct result of this change in principals was the multiplication of the number of clients and, therefore, interlocutors: from 1 to 80 persons.

How does one manage the complexity inherent to such an increase?
How does one work at the neighborhood level, with the 80 members of the *Baugruppe*, and in terms of each individual habitation, on each of the 33 residences?
How does one adapt one's approach and working documents to clients whose knowledge of architecture is extremely disparate?

The architectural phase seemed to be both an impossible task, because the intentions of the various *Baugruppe* members were contradictory and created clear divisions, and at the same time, an exercise in fostering architectural awareness, where pedagogy and diplomacy were both de rigueur.

Between July 2010 and December 2011, fifteen general meetings were held with the *Baugruppe*, LAN, and a mediator. These meetings were rounded out by 3 collective workshops on the layout of the homes, the façades, and the planning standards for the housing units, as well as by individual meetings with each family.

Decisions were taken both during general meetings by majority vote when the concerned the whole project (layout of the housing units,

façades, fluids, planning standards for the units, etc.) and directly with each family if they only concerned the individual unit.

For their part, the future residents created a blog and Twitter account of their own accord. Initially created to attract other interested subjects to complete the group, these interfaces were then used to post updates on the project and the construction, and to promote this adventure. For that matter, some of the residents have told us that they still receive many requests for participation. The *Baugruppe* today is classic form of co-ownership.



*My name is Jan,
and this is my son Jakob*

J: “When I found out that a similar project existed in Wilhelmsburg, I said to myself that I had to see on what it was. And this is how I have met the IBA and after a bit of research, I came across a website announcing the developer. I think it was the day prior to the deadline. I quickly sent them a fax.

One week later, we received the invitation for the release event, and during this event, we saw the drawings, for the first time. On this occasion, we met many new neighbors and at that time, it was clear that we would be part of this group.

The IBA also wanted the candidates for *Baugruppe* to be selected in a competitive manner. We had to contribute something specific. We had to propose some interesting ideas concerning

the use of the common space and community life. We had to decide what kind of house we would like to own and how we really imagined it, in detail.

We reflected a lot at the beginning when the *Baugruppe* was still small. It was not the same size as today, there wasn't so many members. The number of plots to be built was not yet clear.

There were a large number of people interested. Unfortunately, we must disappoint them all, because now all the places are occupied.”

Every day, there are 3 or 4 requests from interested parties, especially now that the project is under construction and they become curious about what is being developed.





My name is Katrin, I am 39 years old and I am an interior designer. I am Christian, I'm 35 and I'm an architect.

K: “We have started this adventure thanks to a friend, who was already part of the project. Through researching on the *Neue Hamburger Terrassen*, looking at the plans and the environment, we were so impressed that we said to ourselves straight away “Why not?”. The plans were organized in a such manner than it was possible to integrate a workshop, an office, and a house. That’s something I already wanted to have. Christian said to me “Let’s go to the *Baugruppe* meeting to see how it is.”

We rapidly realized that it was not an established structure that we had to try to integrate, but a structure that was being developed where new people join the group at certain points.

C: “We didn’t want an apartment in town, nor a small house in the country. Neither of these two lifestyles suited us really. The *Neue Hamburger Terrassen* are a good compromise, with the urban dimension on one side and the park and greenery on the other side. This is what we’re enjoying.”

K: “What I found very beautiful, is that we have experienced different seasons, as it’s been two and a half years we are involved and therefore, during this time, we have seen two winters, two summers, two springs, two autumns. This allowed us to analyze the presence of light depending on the time of day. Imagine that we could cut the walls that had already been placed, because we know that at 15h there would be sun here, which penetrate inside to the stairs and we want the light to continue in this direction. It is something beautiful, the fact that we can take this kind of decisions during the project.”



My name is Marion. I'm 48 years old and I moved into the house with my partner.

M: “One day, I was randomly on the plot, and I said to myself : “That’s here that I want to build”. I’ve told my friend, who didn’t take me seriously. Than we have discovered the IBA panels, on which it was written that construction was processing through a *Baugruppe*. I said to myself : “Yes, that’s it”. Our decision was very quick, let’s say, sentimental and quick.

The meetings were sometimes difficult. Since we were many, we had to manage to a certain point to a common decision. It wasn’t a single family house that one creates for itself. You have to be able to accept the decisions of the group, as for example the fact that we have no wood windows. Today I look at these windows and I say to myself “What a pity!”. But anyway, that’s it, and one cannot change anything. I’m not sure that if I would have participated in such a project 10 years ago, I would have managed to a compromise.

I go to the site every week. I have to look and check. I think the architect is getting excited, who is in charge of the project. At the same time, I tell myself it needs to pass.

I like to be on site. I like the fact that I know the workers, and I know who’s building my house. I think the building is a sentimental story.

When Schnucki and Schnucki – the nickname I gave them – the heating engineers were installing radiators, I took a picture of them. I think I will put it just above the radiator.”



I am Cordula. I'm 43 years old and I am a career counselor. My name is Olaf, I'm an architect and I'm 49 years old.

C: “It was a fairly disciplined focus, for which we had to lead. The tastes differ, and there are, of course, as always, discussions.”

O: “We do not have too much freedom from the concept, which has avoided many troubles.

Whenever there was something important going on, we received an e-mail. For example, when the first element of the façade arrived, and was fixed to the crane, Mr. Bähr shot it, and 30 minutes later, we received an e-mail and everyone, almost, received it on his computer. It was great that the whole group watched this, and it made us happy.

What is extremely difficult in the *Baugruppe* is that there are 33 parties in this building and therefore 33 images that we try to meet. So it was necessary to have some kind of strategy, a key idea. We then discussed with the architects in small groups about the facade so we didn’t have 33 parties confronted with

the main idea. I found that this distance between the assembly and the architects was advantageous to avoid the whole group attacking the architect constantly; there would have been a negative influence on communication.”

Some meetings have even lasted several hours. I remember quite well a meeting that lasted 5 hours; we found a solution to the very end, when everyone was tired.



I am Said. I was born in Morocco, I know more or less this family life.

S: “Here at the *Neue Hamburger Terrassen*, these people have lived in the city but want to return to this community life, and in a modern way.

By looking to a place to live, we have always sought this social thing, that’s to say that contact with neighbors, with people, and at the same time to live in a city like Hamburg that we like a lot because it has a very rich cultural side. We wanted to at least stay in the city. Now we have even more, they are neighbors, people who come from different trades and that will create something new.

It will be an experience, I do not know at all how it will develop later, but in any case, people who want it, their goal is simply to live together and create something together.”

These inhabitants want to return to this society, to a life of society, between families. It is not “everyone goes to their home” as everyone, like that. Rather, when we go, when we come, we have a house where you will also meet the neighbors.





Theme and variations in typology

One of the architectural project's ambitions was to adapt the residences to the current and future needs of the families. We also wanted to combine the advantages of the *Terrasse* and the "rowhouse," between a homogeneity of the whole and by asserting singularity. The way we shaped and configured the space yielded a vocabulary that gave each building its own identity while at the same time preserving the harmony of the whole of the four housing blocks entrusted to LAN.

Due to their U-shaped configuration, the housing blocks have a central courtyard consisting of individual terraces bordering the residences, and a central green space landscaped according to the residents' preferences. The composition of the façades changes depending on their placement. Facing the street, narrow glass doors create a consistent rhythm, and facing the courtyard, three large picture windows, stacked one on top of the other, provide ample views and exposure to sunlight. The wooden siding changes from one block to the next; there are variations in the direction and size of the wood planks. Similarly, the color changes in the window and door frames and the coping in aluminum, as well as for the awnings.

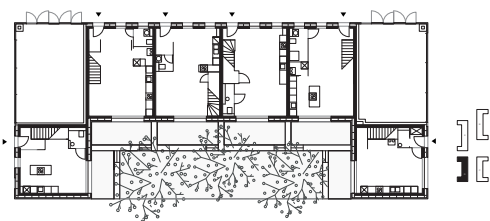
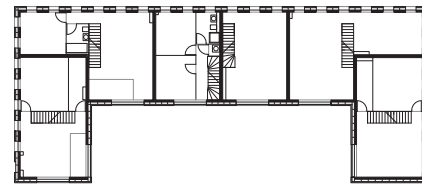
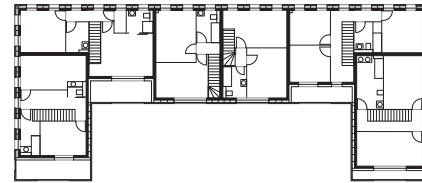
The parking spaces located at the corners are fully integrated into the buildings. The absence of enclosures and a similar treatment for the yards facing the street allows them to blend into the landscaped public spaces, which thereby creates the sensation of a large, continuous pathway.

Each housing block has 6-10 residences. The buildings also contain individual storage rooms and a common space that hosts the *Baugruppe's* communal activities (general meetings, parties, arts and crafts workshops, etc.), and welcomes visitors.

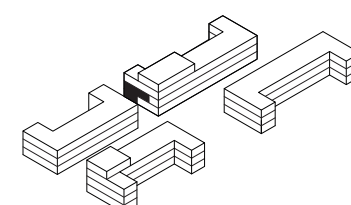
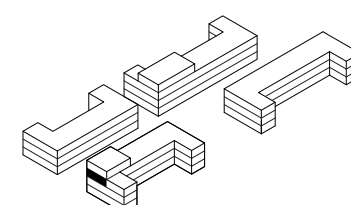
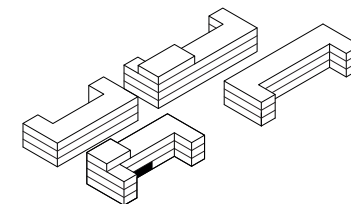
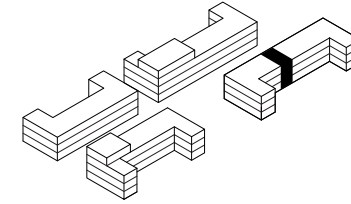
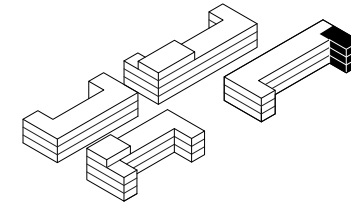
Within the blocks, the 33 housing units are of two kinds: "row-house" and "multi-level" units. The 13 "multi-level" units occupy 1 or 2 levels, and are 50-90 m² in size. They each have direct access to either a garden with a terrace, or to a loggia. The ground floor residences are fully accessible and usable by persons with reduced mobility. The 20 row-houses have three floors and a private yard with a terrace facing the street and one facing the courtyard. Their orientation and surface area vary depending on their positioning within the block: east-west or north-south, between 120 and 160 m².

Workspaces have been integrated into the housing at the residents' request; there are offices, graphic design studios, therapy rooms, and so forth. Other spatial elements, such as a hopper between the ground and first floors, the positioning of the stairwell, the entry into the kitchen, the number of bedrooms and bathrooms were chosen by the residents.

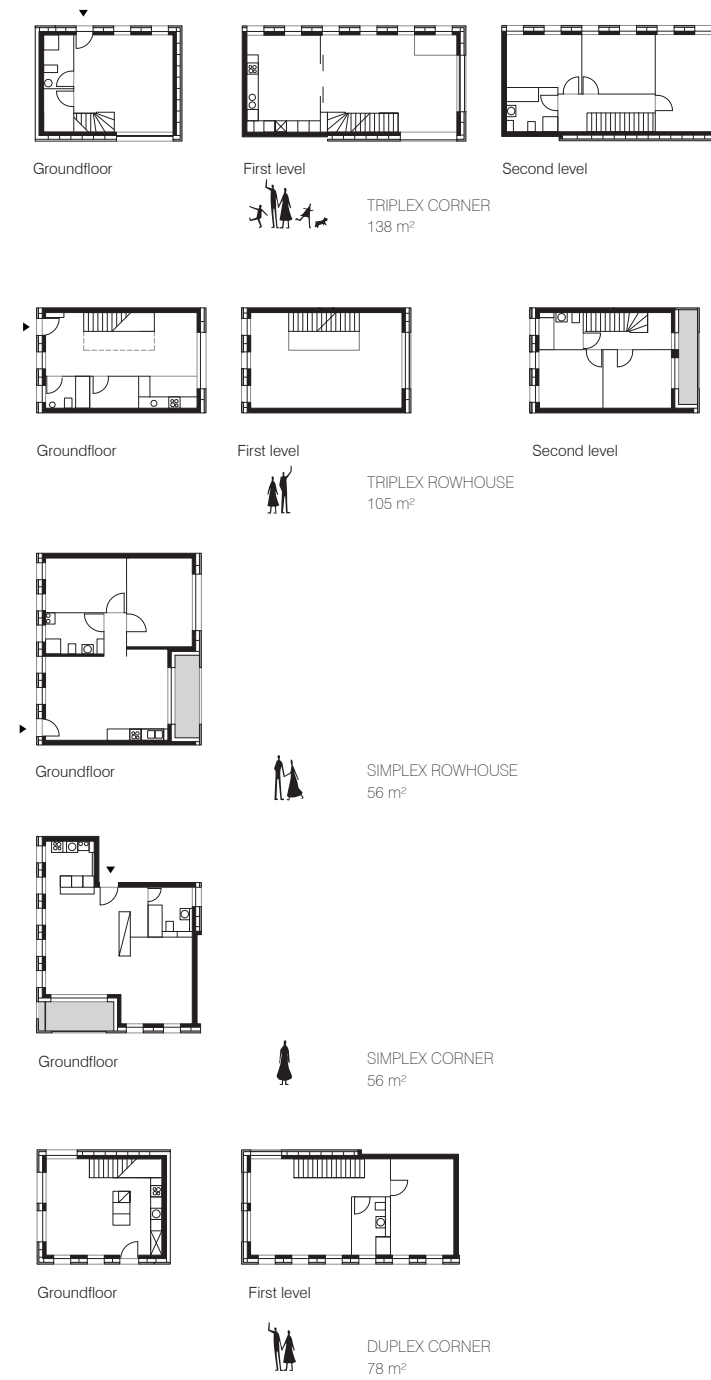
In conclusion, the variations in the constructions, the programs, surfaces, and the material finishings reveal the potential of the typology that was created, and they bear witness to its wealth. The neighborhood has remained very consistent in terms of its architectural vocabulary, and yet, each residence is unique.



Plans of the Block D



Distribution of the typologies



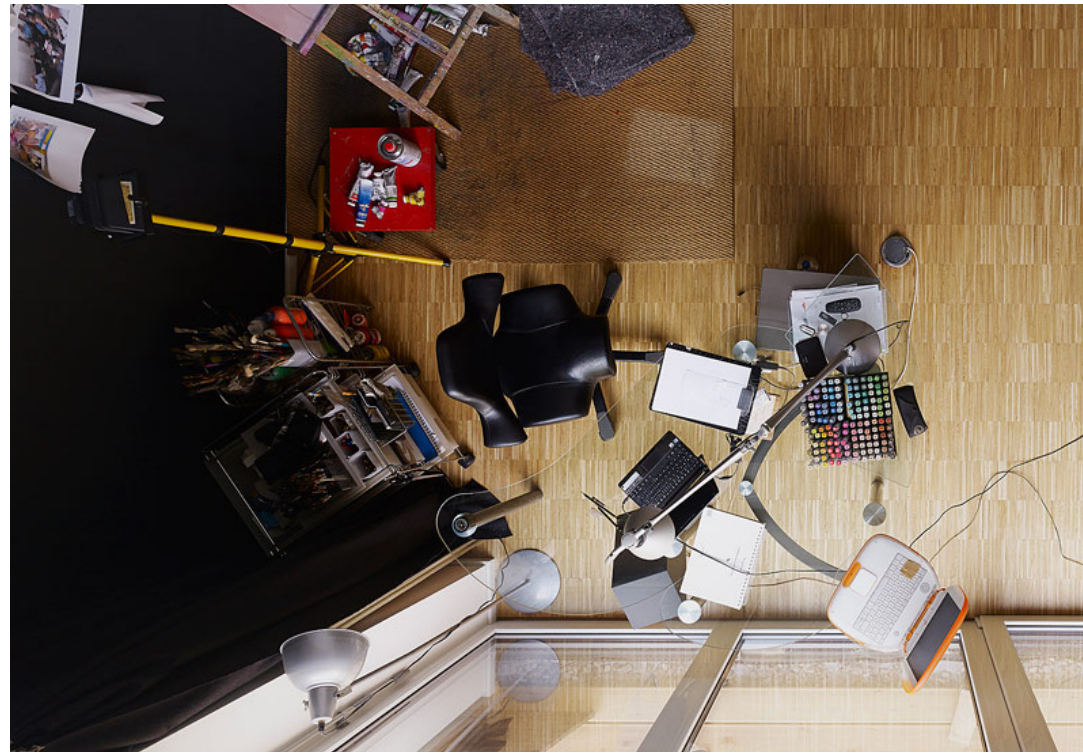




The location and the material of the stairwells were chosen by each family.



Other spatial elements were designed following the inhabitants' requests: workspaces, number of bedrooms and bathrooms, presence of a hopper between groundfloor and 1st floor, opening of the kitchen.
In the end, each housing unit is singular in its layout.



right: to limit the impact of the cars, the garages were grouped at the corners.
opposite page: with many brooks, woods and a pond, the site has beautiful landscape qualities.





right: individual terraces edge the housing units.
opposite page: each shared garden is designed by
the neighbors.



The accesses of the buildings benefit of an unified and continuous treatment, in order to offer a wide planted perspective.





Photoshoot:

Julien Lanoo

Credits :

aerial view page 03 :

IBA Hamburg / www.luftbilder.de

Credits drawings and text:

LAN

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