

Grosswohnsiedlung.  
The life within











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The life within**

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For Vesna and Vlada, my parents



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# Summary |

Main traits of the theme are as following :

WHAT : Living and culture

WHERE : the edge of the city .Grosswohnsiedlung.

Despite ever growing tendencies towards vertical city development, the city is going to grow horizontally for long time. The problems of suburbia are constant, repeating themselves with small changes over the time. Suburbia, in general, is largely populated area all over the world .The ideal of villa suburbana, affordable to small number of people, is being compensated for in different less urban living forms within the city perimeter .Suburbia is one of the manifestations of such a need, although the reasons standing behind such a structure are far more complex. As the city grows new developments create another circle of built matter around areas already affected with identity problems. The problems pile up .The space escapes further and further from the original ideal as the promoted quality of living .The built structure becomes mere shell of necessary space and nothing more.

Suburbia is possible within the big city. In the context of the “ million city “ with the dense cultural capital it's potential becomes even more interesting.

Urbanity ,as the necessary prerequisite for proper functioning of the city is what is missing in suburban areas. Grosswohnsiedlung although developed with idea of quality , succumbed to this problem as well.

Main traits of urbanity being density , heterogeneity, diversity , tend to be missing in such a settlement type , in the same manner, all over Europe.

Being stigmatized the Grosswohnsiedlungen loose inhabitants even further what makes the problem of density even more present. Because the necessary critical mass needed for the cultural content , is missing. Without culture the quality of public space , already affected by strong presence of motorised traffic routes and excessive ,non - formulated green space, is suffering. So the “ empty shell “ principle surface again and the overall sleepiness becomes visible trait of the entire settlement.

The potential for the positive intervention in such a context may lie in rethinking the qualities of existing social and cultural structure .Lack of critical mass for singular happenings ,indicates the need of merging multiple cultural functions within one space , thus creating constant whirlpool of movements. The cultural center becomes the incubator of urban activity . Having such a point ,

where groups with different age and social background may find common interest may trigger the improvement of the connections within the community.

Living on the other hand has different privacy requirements .It must however remain connected with urban activities , what seems to be missing in current structure. Housing idea is oriented towards future potential and bringing inhabitants with another social and cultural background to already homogenous context of Grosswohnsiedlung. Coupled with programmatic requirements of the competition program, culture and living compound represent a unit of space with potential to multiply, and bring already existing cultural potential of the settlement to surface.

Although the urbanity of the inner city areas, rich with institutions of culture and already established heritage , maintains it's role as a main cultural incubator, the potential of micro identities of different city zones must be further explored so that the “ Schlafstadt” principle ( sleepy city ) does not multiply and that the overall quality of life in the city gains on diversity, which is , after all one of the main traits of urbanity.



Context



# Explaining the context |

## Intro

The history of Neuperlach ,starts in the late 1960s as a result of the necessity for additional housing units to the with post war “baby boom” overloaded city . There was no longer sufficient space in the city center, at least not sufficient for the criteria of new trends of wellbeing for the prosperous working class. The solution was to occupy the empty grounds on the southwest of the city of Munich, on the boarder of the village Perlach and within the 16th city district ( Bezirk ) Ramersdorf-Perlach . The project was started from the scratch on the “green field” ,and was supposed to be the manifestation of the upcoming power of the middle, working class, the pillar of regenerating society. It is conceived as a satellite settlement - the zone on the borders of the city, that depends on the city administratively, but has sufficient offer of workplaces, education and health facilities, retail and leisure for it’s inhabitants. The inhabitant of such an environment has the opportunity to fulfill all daily needs within very small distance from his/her residence , so theoretically, there is no need to leave the settlement. The lifestyle as efficient as possible as joyful as possible , with possibility of creating relations within one ´s own little community, thus remaining very near to the

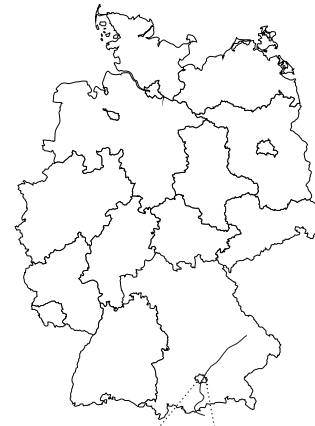
roaring city center . Tempting idea for young middle class families of the time. At least theoretically.

### Social climate and political context in the 1960s Germany

For the entire idea of above mentioned initiative to be understood, one needs to consider the socio-political context the idea took place in. At the time , major changes happened on the political scene in Germany .The following text focuses on the movements in the West Germany.

Immediately after the WWII the phase of rebuilding of what could be rebuilt ensued,

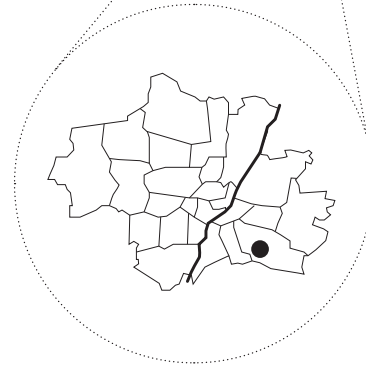
Position of Munich in Germany



100 km



Position of Neuperlach in Munich



100 km



that lasted in such a form to the late 1950s . Although the overall spirit of renewing was already present, the idea of liberalization and tendency to more freedom started to sprout , according to literature around 1959 . and lasted to mid 1970s. The entire society needed to face the not so distant past of National socialism and deal with the bad image Germany gained in the years passed. In this period drastic changes on the political scene from conservatism and traditionalism towards democratization mirrored themselves in four Chancellor (Bundeskanzler) changes. It was not before middle 1960s , the time of Grand Coalition (Grosse Koalition) ( 1966-1969) that modernization was really felt in the society. Triggered by political situation, it spread on areas of law and culture. This liberalization continued in the time when Willy Brandt was Chancellor between 1969 and 1974.

But what did this really mean for the German society i. e. what were the “tangible “ manifestations of the overall striving to democracy and liberalization ,that could be recognized in the living quality ?

One of the main traits of the “new spirit” in the society was the development of planning, technology and engineering that were considered the milestones of economical progress and thus step further towards the new era of innovation and objectivity, rather than obsession with ideology.

Furthermore the entire concept of system of education was reconsidered and redeveloped in order to support the new tendencies towards intellectual perfection. The idea of authority was revised within intellectual circles and the notion of criticism and reconsidering the facts rather than blindly accepting them was getting more popular. The conflict between generations and questioning of authority was answer and German contribution to the spirit of educated youth in revolt that boiled worldwide around 1968. Student

protest movement. Once again traditional values were questioned and criticized as obsolete. It was time to deepen already present tendencies towards the new order with more freedom for everybody.

This was recognized as well within the young family , where the relations of authority changed as well towards more dialogue oriented communication between parents and children, instead of pure following of the rules of the patriarch.

In the everyday life the rise of standard and freedom was recognized in increase in consumption and the wave of travelling in the society . Gradually entirely new awareness of one's own needs was created what initiated certain lifestyle and expectations. This spirit spread extremely fast within the middle working class with moderate incomes and moderate educational profile. The lifestyle of refuge was created . On the other side ,the intellectuals created the reality that was supposed to become desirable. Although the war time horrors were now far behind, at least on the level of spirit of the society, the new “cage” of capitalistic consumption was getting it's shape in the lifestyle that was forced upon the consumer under the mask of wellbeing and plenty.

In the economy, the relations on the workplace shifted from blind obedience to the authority of the boss to the cooperation. The workers were aware of their rights . On the other side efficiency of production was the final goal and more and more pressure was put on each employee . Knowledge was new power and each “human unit” contributed to the chain with his/her knowledge. Weak links were to be replaced in order for the production process not to be interrupted. This set of rules encouraged competition that replaced the idea of solidarity and equality, at least at the workplace.

## Influences of the “new spirit” on planning process

As the after war rebuilding frenzy was still in progress, the existing ideas of “structured and interspersed “ city (gegliederte und aufgelockerte Stadt) , that basically repeated modernist principles of strict separation of functions, strong traffic routes and green zones “in between “ was questioned by the young architects. They tended to accentuate the importance of quality of the living space , over the tendency to building as much as possible in as little time as possible in order to compensate the lack on living space as soon as possible. The question arose what the quality of living really meant. Pure occupation of free space that had great potential , with built structures that were result of political speculations, was largely criticized. New ideas amongst architects and urban planners was to solve the problem of lacking urbanity of the cities by increasing density. The ideal of detached single family house with personal garden around it was replaced with typologies such are courtyard house complexes (Hofhaussiedlung) and stepped houses ( Terassenhaus ). These typologies were supposed to reactivate the community life of the neighborhood, and allow the possibility of personal open space within much denser building complex that occupied lesser space and offered spatial dynamics. Furthermore the goal was to erase social barriers and reintroduce equality by possibility of mixing different social strata within the same living space. Some of the results of such an approach in German speaking areas are Hallen Siedlung from Atelier 5 in Herrenschwanden by Bern, Switzerland, built between 1955 and 1961, Wohnpark Alt Erlaa in Vienna, Austria, architects Harry Glück and partners, built between 1973 and 1985 , Puchenau near Linz in Austria, architect Roland Rainer, built between 1965 and 2000. Newer example

that follows explained principles is settlement GuglMugl in Linz, from architect Fritz Matzinger, built between 1998 and 2000 .

Although these projects differ from one another in many ways, the overall idea of combining community life with private space, by the means of community spaces for leisure, sports, child care and retail that were integrated in the building and that contributed to the popularity of these building “conglomerates “ amongst their inhabitants , is common for all the projects mentioned . As one can notice, there is no German contributions amongst these examples. The reason lies in the fact that despite the above mentioned qualities that young German architects stood for , different tendencies prevailed in Germany at the time : Großwohnsiedlung.

Neuperlach  
figure-ground diagram





# Grosswohnsiedlung

What exactly defines Grosswohnsiedlung

Despite the ideas of integrated community and typologies that proved to be successful for such a goal there still was the problem of lack of space , lack of time and lack of finances for gradual development of smaller building complexes with highly differentiated details and possibility of giving personal touch to the space. One may say that the scale was not adequate for the need. These can be considered the main reasons why the urban planning concept developed in Germany right after the WWII lasted ,as predominant, till the mid -1970s under the name Grosswohnsiedlung . Once again the city planners returned to the modernist city logic of “Ville radieuse“ from the 1920s with light air and sun as final goals that embodied themselves in wide traffic -boulevards that framed large areas of vegetation , where within very narrow typological variations buildings were situated.

The term itself cannot be precisely defined and depends on the point in the history one observes from. In fact the term could have been applied on some settlements that were founded in the 1930s and 1940s and later became “regular parts “ of the city. The definition shifted trough the history but the fact remains that the term comprises much more then the pure size of the settlement .It points out the processes in the development cycle of the complex that happened to be more or less the same regardless of context,all over Europe. Still, from todays point of view some characteristics were filtered that must necessary be applied on one settlement so that it can be considered Grosswohnsiedlung:

**The construction must begin in 1950s  
1960s or 1970s**

**The complex must have at least 500 living  
units**

**Urban structure is dense with multiple sto-  
ries and relatively homogenous appearance**

**Public social housing must prevail in the  
complex**

**Functions are strictly separated**

**Good traffic connection to the city center**

## Location in the city

Because the city core was already full locating new city areas on the city perimeter was logical step, the result of already dense city cores and density and scale requirements of the new building program. Settlements were built on completely empty plots “auf der grüne Wiese “ on the outskirts of the city . Apart from the requirements of physical-built structures, the lifestyle that was to be served to the inhabitants of the new areas made it's own influence on entire spatial layout. The new areas were meant to be populated with young families ,ready for the new start out of deteriorated city center , often inhabited with older and poorer people or foreigners and in poor physical state.

New settlements were a contribution to the new era in the history of the country. They were to become a basis for increase in production and rise of social standard of the middle class. Everything was so obviously middle class oriented , to the worker as an important pillar of society who deserves such an environment to live in.

The idea of being in the city, yet in the nature, the perfect combination of seminal natural need and cultivated need of the member of society, of the member of the system was a factor on it's own. People accepted this offer, although it wasn't really the matter of choice. Yet it no longer mattered what the reason for such a lifestyle was, the need was created and that was enough for the process to go on.

city applied on the settlement, it was supposed to offer facilities not only for living but for health, education , retail, sports ,leisure and religion. The goal of such a concept , at least the one that was publicly promoted, was to ease the access to necessary goods within one's own neighborhood and bring the community closer together. The concept that proved to be insufficient as such in the future.

## Content

This settlement concept was supposed to allow to it's inhabitant absolute independence from the rest of the city when necessary activities of everyday life are considered. This means that although the legislation of the

## Numbers in Germany

Concept of Grosswohnsiedlung in east and west- Germany were different, especially if observed on long-term basis. In the east , much bigger accent was on the interdependencies within community ,the size of settlements was bigger. Since Munich was always located in the west German territory, the further differences in structure in two parts of Germany will not be the subject of the text . In the period between 1960s and 1970s around 233 Grosswohnsiedlung were built in Germany in 100 cities that contributed to the apartment market with between 500 000 and 600 000 living units.

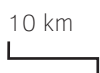
## Construction methods and typologies

In order to save time and increase tempo of constructing, precast concrete elements - Plattenbau were used. Although this methodology contributed to above mentioned goal of time saving, problem of the quality and identity of buildings followed, that were to be some of the causes for deterioration of the living quality, as the time was about to show . Dominant typologies were : free stranding high rise apartment building (Punkthochhaus ) , multi story slabs (hochgeschossige Wohnscheiben ) , Wohnschlange, Wohnberg . More then forty percent of the buildings were higher then six stories ,as a result to offer as much living space while the footprint of the building remains minimal. Despite this methodology, high density was not present because of wide green belts between buildings.

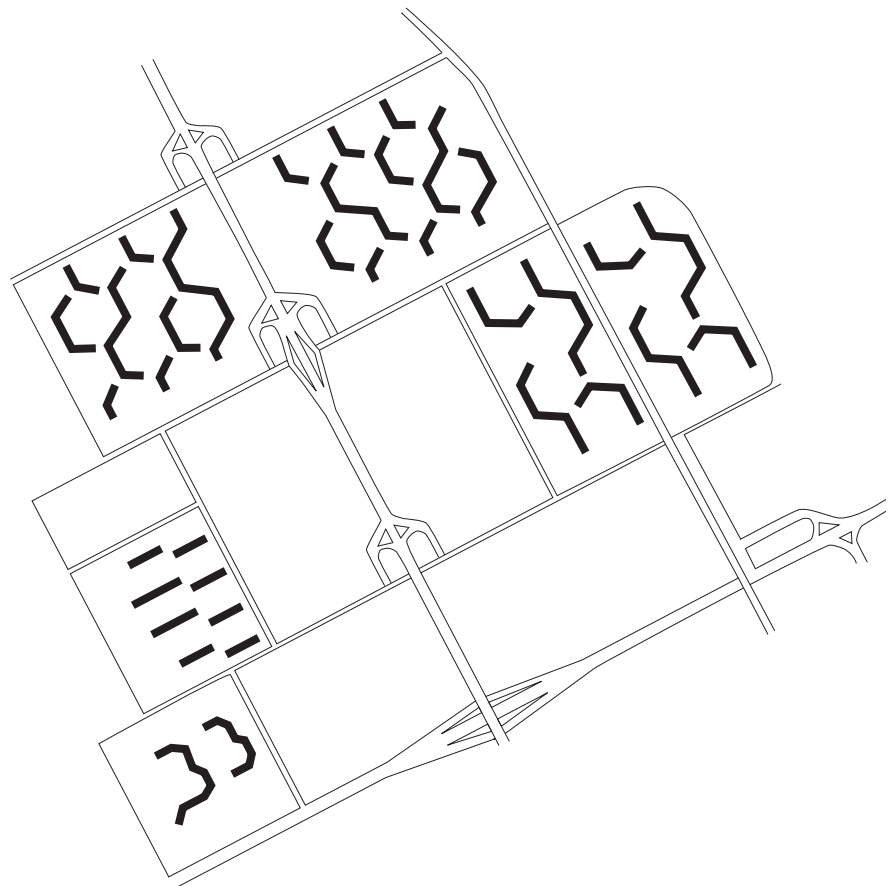
Some examples of uniformity of urban planning principles in European Grosswohnsiedlungen



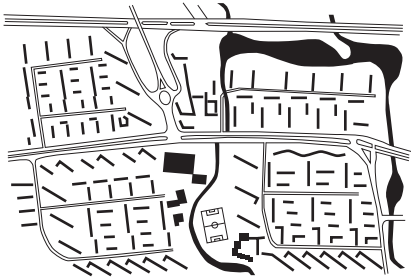
Position in Amsterdam



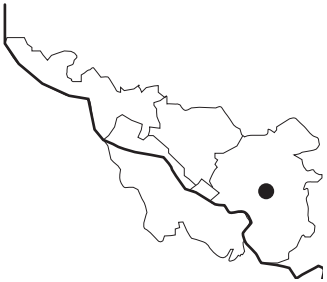
Amsterdam  
Bijlmermeer  
Original spatial layout  
in 1966.



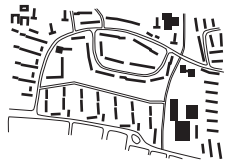
Bremen  
Neue Vahr  
Built between  
1957. and 1962.



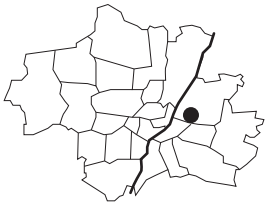
Position in Bremen



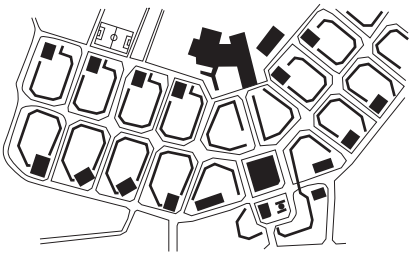
Munich  
Parkstadt Bogenhausen  
Built between  
1954. and 1956.



Position in Munich



Hamburg  
Steilshoop  
Start of construction  
in 1969.



Position in Hamburg





# Decline of Grosswohnsiedlung |

When observing what went wrong in the settlements, two major groups of problems can be recognized. On one side are physical aspects of the built structures concerning the buildings themselves as well as relations amongst buildings and programs. On the other side are social aspects. These two groups are very influential on one another and as such, the consequences of both aspects are not to be observed separately.

## Physical aspects

Although the overall image projected around building process was extremely positive, as a result of building frenzy some aspects of execution process, necessary for the long lasting qualitative future performance of the building were neglected.

Building physics

It seemed as if because of the overall fascination with scale and bigness of the structure, the fact was overlooked that only building mass ( die Masse ) for the sake of the mass was produced .The

prefabrication at the time of construction was not as developed as later on which , together with the tempo of construction led to omissions in building physics (Gebauedephysik) .This was to become major problem for the living quality in apartments and decrease the value and demand.

Unfinished buildings

Since the development projects were mostly financed out of public sector, the sources went dry easily, leaving the projects half finished . In most cases , the public facilities and especially recreational and cultural facilities were the last to be built, and so remained unfinished or not even started. Now the apartments were ready, but the necessary cultural infrastructure that was supposed to boost the life quality in the settlement wasn't there.

Inhabitants are now forced to improvise within existing structures and in personal organization, which isn't always enough especially when it comes to entertaining larger group of people with different interests.

So as a consequence of the lack of choice ,the settlements that were promoted as “ non sleeping cities “ start turning exactly

into these extremes.

The remaining space, in the absence of connections with non-existing structures loses its intended purpose. It becomes pure connection between single living structures.

The entire settlement loses its quality of life and turns to pure shelter, to spend the night in and nothing else.

#### Insufficient traffic connections to the city center

Same as the unfinished buildings, traffic connections with the city core that were to decrease the time one needs to reach activities in the center, failed to be constructed as it was originally planned. This problem was resolved in some cases, after more decades, but the bad image created in the period in between was difficult to overcome.

#### Uniformity of typology

Although within the entire urban area numerous functionally efficient, after the health principles of modernism arranged and spacious apartments were offered, that is where the excitement of space ended. Transitory spaces were only public spaces within the buildings. One needed to leave building to reach the social space. The single content of the house was living. This may not be a surprise, knowing that modernist principles of strict separation amongst functions was applied, it did however not leave much space for personal influence on the space and change in the future.

The apartments themselves, mainly three room apartments developed in horizontal direction. Despite natural illumination

and spaciousness of the rooms, the overall uniformity in combinations of spaces led to graduate inability of inhabitants to relate with the space.

#### Lack of relations between functions

Strict division amongst functions may have contributed to the decay of public space within the building complex, because of its disconnected nature in relation to the context and to one another. The "from inside towards outside" principle defined functionally necessary spatial layout of each building type while placing of the building in the space was of far lesser importance. The "machine for living", massive and monolithic was simply "planted" on the green surface of the block. Refining the relations between each of these monoliths was, once more, reduced to fulfillment of pure functional modernist principles of natural ventilation, and necessary one and a half sunny hours in the apartment per day.

Although resolving the problem of what happens on the ground, in the zone where the building and the plot meet wasn't the goal of modernist agenda, the fact remains that these areas turned into non places with undetermined function and unclear possibilities. Although different provisory function, such as bicycle storage space, were assigned to these zones with the time, there was no more interactive solution. On the other hand, insisting on finding the purpose for these spaces may be unnecessary and redundant, if the pure might of the building monument is considered as a quality, as it was in the eyes of Le Corbusier. It is the matter of the concept.

## Green space

Green spaces stood empty, non-defined. Although landscape planning isn't necessary prerequisite for the quality of green space in the case of Grosswohnsiedlung another extreme was reached. Lack of identity of the seemingly randomly planted vegetation gave vague impression of wilderness. This impression wasn't genuine, though, because of the lack of size of green space that would have qualified it as wilderness and because of the fact that urban infrastructure was closely surrounding it. The space was not intact, so it wasn't wilderness. The green was simply not defined and difficult to relate to. This space was used. It partially contributed to the illusion of nature. The problem laid in the way it was used. The main activities focused on playground areas that were simply scattered through the green. These playgrounds became main structural elements of open space and the green in between them was merely transitory zone. Oxygen producing, yet purely transitory zone. This implied actual need for another way of defining the green area or entire space between the buildings.

## Social aspects

## Homogeneity of social structure

One of the main reasons for decay of the settlement is the homogenous social status of its inhabitants. As already mentioned in previous text, young middle class families were supposed to move in to the new areas of the city. Belonging to the middle working class rarely included higher education. Within such a structure, lack of critical opinion caused tendency of accepting the given situation and easy infatuation with propaganda. Highly sociable character

present within community concealed widely spread conservatism and lack of tolerance to any differences. The typical family consisted of a patriarch-the provider who worked, housewife female and the children. Although they were built in the time of social change, the Grosswohnsiedlung can be observed as a refuge of the norms the changes stood against. The image of settlement and the content it promised was not appealing neither to the members of upper middle class nor to the intellectuals and subculture groups. The atmosphere of mild and secure mediocrity did not leave much space for unexpected cultural shifts or bursts of creativity.

At one point it was not enough, and together with the unfinished promised leisure facilities gradually caused dissatisfaction and indifference that were followed with lesser and lesser interest in maintaining relations within community.

## Change of need

Change of need on the market and economy triggered the change of relations within the community. The increasingly capitalist economy influenced overall spirit in the society -need for individualization was on the rise on the expense of idea of community. This affected the need for the living space which is a refuge after the exhausting day at work. The apartment gradually lost its purpose as a space for socializing. Alienation amongst neighbors increased. At the same time in the mid 1970s lifestyle promoted by opponents of Grosswohnsiedlung principle was gaining on popularity, which presented Grosswohnsiedlungen as inhumane and obsolete. The need for the increased area of living space started to rise as well.

Lack of history -  
lack of identity

The need for belonging to the space is what defines relation of the human to the space. One identifies oneself with the space through its possibility to answer to some of one's needs. This connection of what one needs and what space offers by the means of architectural elements must be present so one can have positive attitude to the space. Same applies to the urban space and its purpose to accommodate the person. The spatial elements that allow the connection vary depending on the purpose of the space, its transitory character or possibility of staying. The elements needed to create relation to the living space and relation to the public space are extremely different.

One's personal ability to define the elements of space responsible for certain atmosphere can contribute to his/hers sensation. General public though, tends to read the space simply as more or less pleasant, without knowing the reasons. Although the monolithic structures of modernist urban development might seem beautiful to the eye of the aesthete capable of shifting the view, the majority finds it difficult to relate with "Plattenbau". The history layer seems to be missing, the experience of descendants, their sweat and tears invested in creation of civilization.

The question is at which point that what was previously built becomes history? How many decades or centuries have to pass so that the presence of one physical structure starts to be part of the heritage, starts to exist and is legible to influence future thinking of space?

# Culture of living aka Wohnkultur |

For the social aspects of the problem to be understood, one needs to understand the principles after which the standard and image of one settlement is created, as well as the profile of the typical inhabitant of Großwohnsiedlung, especially since the type can be defined.

The culture of living represents complex system of connections of the inhabitant of the space with the space, and it is a consequence of personal approach to living, and social context in which the inhabitant finds himself. It is an open category that is being built with the time and changeable brought through inner and outer influences.

## Inner aspects

The upbringing and the system of values

The idea of gathering place, a refuge, a place of certainty, dates long back in the history and it's first manifestation was the fireplace. Although the interpretation of the fireplace changed through the time, it continued to symbolize the enclosure. There is simply a need in the human for owning this piece of space and belonging to it. The idea of ideal Home is being culti-

vated from a young age and represents, as a final indicator of one's independence, basis for quality of life. Connection with the living space starts with recognizing which physical objects one can relate to. It is the peak of protective environment. The process the inhabitant went through to obtain that peace of space are what creates the bond between the person and the space. The process is highly influenced by one's own system of values, thus notion of quality. That is why when it comes to defining the quality of space, interpretation can vary greatly. When talking about the city, this personal interpretation is influential in defining the character of the neighborhood, by choosing the qualities one requires from the space. Together with the impact of society this creates the image of particular areas within the city.

## Outer aspects

The impact of society.  
Norms and neighborhood

Although a symbol for protective environment, living space is much more than that. Apart from the basic, emotional identifica-

tion with the space that one can always withdraw to and remain hidden from the outdoor world, it is one of the main means of representation of one's image in the eyes of the society. It symbolizes lifestyle, entire environment one moves through, choices one makes, social strata one socializes with. Here the life style and the home as a part of the lifestyle does not necessarily has to do with real inner needs of the inhabitant. It has to project the image of desirable reality created by the standards, created by the price. Someone on the top, someone with sufficient authority that has been accepted within the circles with resources, creates the criteria and the rest, not being on the top follows, repeats, reproduces. And the elites remain in parallel world.

At this point the question of quality and taste can be risen. Is an object worthy because it is being sold in Brand store. Is an object work of art as soon as it's been exhibited in Tate Modern? Or even better: what is the criteria one uses to choose the value of an item, of a living space, of a lifestyle. No unifying answer came was found. The fact is that certain lifestyle and traits of it's physical appearance must be accepted as they are, if one wants to belong to certain circle. So the questioning of quality is out of question. Someone has made that decision already.

This story shows the reality that exists within certain parts of the city and represent highest extreme that, although not affordable for most of population, sets standards. So, the society makes impact, creates norms and expectations, that at the time where the Time is the highest currency, cannot be omitted from the everyday movements of the human. One can hardly close the door of the place one calls home and disappear from the pressure society makes. This means that the defini-

tion of home changes with the time as well as set of needs one has in order to call a place home. But can the outer pressures change the natural need of human for the shelter to that extent that the idea of real identification with the space can no longer be applied?

Now, the idea of real belonging to the space reaches much further than the pure recognition of the physical structure of one's own apartment. It reaches towards the interrelations with the community one lives in. Towards cultural and recreational needs. It reaches towards neighborhood. In current context of society where alienation is on increase, it may sound utopian to expect the neighborhood, as a set of positive relations of trust and interdependencies, to function. Yet "no man is an island".

Negative aspects of society cannot be applied that universally on the entire community. Architecture, as a mean of formulating the space has the power to provoke social activities in various ways. These activities contribute to the development process of the individual, especially in the young age, by introducing the "shared reality" to the notion of living in the city. Shared reality is the idea of being part of the network of relations in the city one needs to take part in to be able to call oneself a citizen. Pure presence is not enough for such a qualification.

**If the neighborhood is observed as the stage for these interrelations, one step away from enclosure of home, yet public enough to evoke feeling of vulnerability, it is understandable how much quality it can contain.**

In the process of planning these facts need to be considered so that creation of non-places can be avoided.

# Major consequences of Grosswohnsiedlung problems |

## Rise of crime rate and stigmatization

The aspect of cheaper than average social housing in not so physically attractive environment, attracted inhabitants with lower social standard that in lots of cases happened to be immigrants.

Community that grew introverted along the years starts to develop homophobic and chauvinistic tendencies towards all those rendered as outsiders by that same community. The less educated the community is, the less flexible it is on differences. The pressure of community can change the individual ( Individuum ). It tends to return to the original state of certainty, state of expected.

This attitude is more likely to appear in closed environments, neglected from city authorities and with lesser support from the city budget, such as Grosswohnsiedlung .

As physical structure decays because of the lack of financial means for sanitation from public sector, the standard of living

decays as well, which attracts only tenants with lower income. This triggers the chain reaction of overall decay, starting with the lack of institutions, lesser security , lesser control of criminal activities that start to increase .Once this cycle starts it is difficult to control the situation again, as multiple examples in European cities show i.e. banlieues in French cities. Entire developments , conceived as independent , become pure containers of low quality housing units , standing monolithically in the space , without further connection to the context.

## High unemployment. Abandonment of apartments.

## Aging of population

Inhabitants dependant on the public welfare within the context of other problems lose interest in participating in the production processes. The reason may be lack of working places for people with low educa-

tional profile. This causes higher than the city average unemployment rates in the settlement. Since changes to the better that would revive entire area cannot easily happen at once, the process of improvement is gradual and slow. This causes ever higher abandonment of settlements which leaves predominantly older population behind. This is how the size and placement of such an urban development in the city becomes its own victim.



# Scenarios for future development |

## Intervention possibilities within the existing structures

It is important to point out that negative developments do not apply to all Großwohnsiedlung projects. Although the decrease of the quality of living space since the founding of the settlements is evident, the actual level of decay is highly dependent on the context of the entire city and society they were founded in. It is the matter of need and awareness as well as other living forms available in the particular city. Nowadays, the attitude towards Grosswohnsiedlungen vary hugely from those who ostracize the settlements as “unlivable”, “slab ghettos” to those with the slogan “be smart, stay in Plattenbau” ( “Sei schlau, bleib in Plattenbau “ ). Out of these opposed ideas, different approaches to the further development and regenerations appear. This brings discourse, diversity and fruitful ground for creative ideas in all possible scales, from temporary artistic project to huge development ideas ready to tear entire blocks down.

Since the idea of those suggesting demolition of entire blocks of buildings has pretty clear intention of introducing various new urban structures ( that cannot be considered as a type, due to their diversity) the focus here lies on possibilities of existing structures. These interventions concentrate on current built structures and their improvement in order to create more integrated, more functionally balanced, diverse areas, with inhabitants and users of different social structures brought together.

Focusing on current physical environment might have it's limitation since pure sanitary improvement of living conditions although necessary, doesn't solve the problems of connections between singular public areas and since the built structures remain static. Small scale interventions may however improve the quality of already present activities, especially amongst the elderly population used to it's daily routine

and not willing to change it drastically. Here lies another of the most important social problems of such a community: the lack of readiness for change.

The proposals focus mainly on the space between buildings, while the content of the buildings remains intact. The reason for that is good spatial quality of apartments, observed in modernist terms of light, air and sun (the recovery work is different kind of issue) and the high costs of bigger intervention. Yet this also means that the presence of the monolithic structures of apartment buildings is always to be considered as something given and unchangeable that each possible intervention has to simply accept. This leaves limited possibility of relating new and old functions.

# Munich |

**Munich, as a city with rich cultural history and as a “million city” has sufficient potential on size, diversity, density and on the need, for considering further cultural growth as a realistic possibility, not only within the narrowest central area of the city.**

Although the existing venues of cultural importance may not be displaced, the spreading of contemporary culture may be introduced to the zones of lesser or none historical cultural importance, having in mind that the inhabitants chose to live in this particular city with reason: to consume what the city has to offer. This may be idealized point of view, but the fact is that living in the city comprises much more than pure physical presence - it means the possibility to choose amongst various manifestation of city life, manifestation of culture. So, if the city is considered the whirlpool of constant happening, one can return to Munich a “million city” and city with heritage and understand the potential it has to offer.

Furthermore the fact of the financial power of Munich that lies in capital of the enterprises located in the city, and it's geographical and in terms of economy advantageous location on the crossroads contribute in a less romantic , rather re-

alistic way to the fact that Munich has a future and need for growth.

## History of Munich in a nutshell

In the following text the basic facts about history of Munich are considered, that are relevant for understanding the historical and cultural importance of the city in the German history, and choice for the project location.

Timeline

Although the traces of human presence in the area reach to the Neolithic times (app.7000-1700. BC ) official history of Munich dates back to the middle ages ,presumably to the 12th century, when it was founded in the year 1158. During the middle ages the economical growth of the city owed to its monopoly on the salt market, but it was not until the 15th century that the city obtained the final version of one of it 's major landmarks ,that still stands today , the cathedral the Frauenkirche. At the beginning of the 16th century Mu-

nich became the capital of Bavaria, which further established its importance in the region.

In the 17th century Munich became center of Baroque life of Germany. After the bubonic plague that took two thirds of its population, the city managed to regain its power on the cultural scene with neoclassical architectural complexes that define the cityscape up to this day.

Industrial revolution reached Munich in the 1839. when the railway was introduced to the city, which was followed by tram network and electric lighting.

In the 20th century, major destruction of the city took place during the WWII when it was struck by numerous air raids which resulted in destruction of about 90 % of historical old town. Post war renovation project maintained pre war street grid.

#### Cultural establishments

The importance of Munich in the German art scene started in the 16th century when it became the center of renaissance arts in Germany. At the same time the city was the center of German counter reformation which contributed to the importance of the city since the church was one of the financially most powerful institutions at the time. 17th century brought prosperous baroque phase, when the following contributions to the cultural heritage of the city: Theatinerkirche (built between 1663 and 1690), Nymphenburg palace (1664-1675) the summer residence for the rulers of Bavaria, Bavarian Academy of Sciences (18th century). In the 19th century Munich became the capital of the Kingdom of Bavaria with the state parliament. Landshut University, founded in the 15th century as one of the oldest universities in Germany was moved to Munich in 1820s. 19th century neoclassicism was very prosperous for

the architecture of Munich that forms the important part of the city heritage today. Some of the projects include: Königsplatz, Maximilianstraße, New Town Hall.

#### Arts

Several institutions and art collections of great importance to the history of the western society as well as in contemporary culture are situated in the city, some of which are mentioned below.

The area of the city known as Kunstareal consists of museums that date from different times as well as the art collections they contain. Some of the most important are die Alte Pinakothek built in the 19th century with painting collection from middle ages to the 19th century, and artists such as Giotto, Sandro Boticelli, Hieronymus Bosch, Rembrandt, Peter Paul Rubens, Albrecht Dürer, El Greco, Velazques.

Neue Pinakothek, the building dates from early 1980s with artwork from Francisco de Goya, Jacques Louis David, Eugene Delacroix, Edouard Manet, Claude Monet, Pierre Auguste Renoir, Paul Cezanne, Paul Gauguin, Edgar Degas, Edvard Munch, Egon Schiele. Pinakothek der Moderne Building finished in 2002 hosts 20th century artwork from amongst others Georges Braque, Juan Gris, Umberto Boccioni, Robert Delaunay, Joan Miró, René Magritte, Oskar Kokoschka, László Moholy-Nagy, Giorgio de Chirico, Salvador Dalí, Pablo Picasso, Henri Matisse, Paul Klee, Wassily Kandinsky as well as Andy Warhol, Richard Serra, Donald Judd, Joseph Beuys, Georg Baselitz, Hermann Nitsch and many others. Museum Brandhorst was opened in 2009 and exhibits modern art collection.

Numerous great names on the European cultural scene resided in Munich some of them being Thomas Mann, Henrik Ibsen, Richard Strauss, Richard Wagner, W.A. Mozart

## Education

Numerous highly ranked educational facilities are to be found in Munich nowadays. Some of them are Technical University of Munich (Technische Universität München -TU), founded in 1868, Ludwig Maximilian University (LMU), founded in 1472, relocated to Munich in 1826, Academy of Applied Arts (Akademie der bildenden Künste), founded in 1808. Hochschule für Musik und Theater München, founded in 1830. Independent, non-profit research organization Max Planck Society, founded in 1911. has its administrative headquarters in Munich.

## Demographic movement in Munich

With ca. 1 353 000 inhabitants, Munich is currently the third largest city in Germany after Berlin with ca. 3 460 000 and Hamburg ca. 1 786 400 inhabitants. Throughout history, population of Munich grew gradually with major increase in 19th century and drastic reductions in the times of two world wars, particularly WWII when around 34 % population was lost. After the war the population boom occurred that lasted to the mid 1970s.

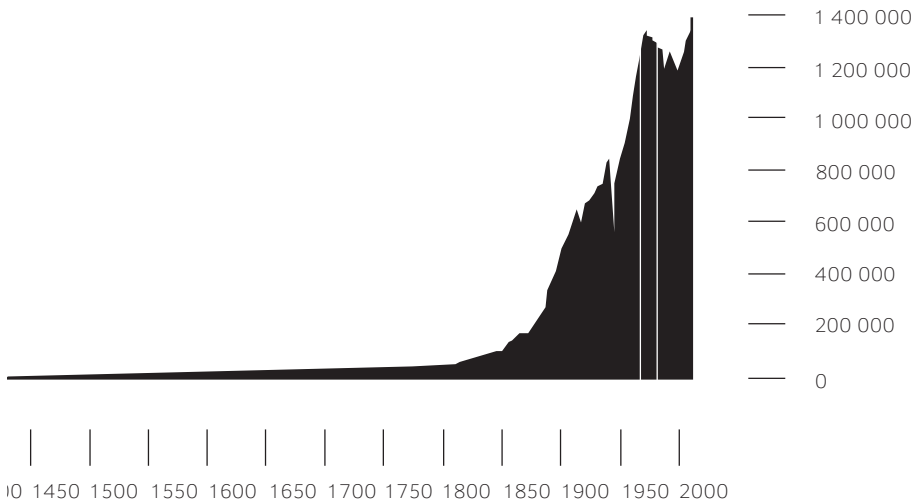
## Finances

Nowadays the financial power of Munich lies in numerous firms and organizations that have their headquarters in the city. Some of these magnates are BMW AG, automobile, motorcycle and engine manufacturing company, Allianz SE, multinational financial services, Siemens AG, multinational conglomerate company, Linde AG, multinational industrial gases and engineering company etc.

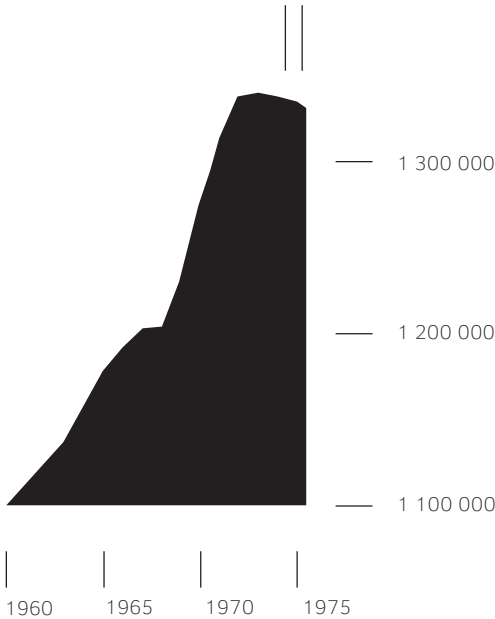
From all the cities in Germany, Munich has the biggest purchasing power (Kaufkraft) which implies the wealth of the city. With the European average of 12 890 Euros per year, Munich reaches 28.920 Euro.

Purchasing power can be defined as "The value of a currency expressed in terms of the amount of goods or services that one unit of money can buy."

Within Germany, when purchasing power is considered Munich leads with the purchasing power index of 136,6 in 2014 in comparison to state average of 100.



Scheme of historical population growth in Munich and boom in 1960 s and 1970 s



# The history of Neuperlach |

One can say that the history of Neuperlach started in 1963. with urban plan for expansion of the city of Munich due to drastic increase in city population that started at the beginning of 1960s. The idea was to expand the city radially, towards outside by building along traffic axes that would allow good infrastructural connection to the city core as well as to the surrounding areas. Since the city growth was predominantly oriented western from the river Isar , eastern part still had enough free ground for big scale developments. The official sitting with head of the municipal planning and building (Stadtbaurat ) and committee for new urban development of the city ( Koordinierungsausschuss für die Demonstrativmassnahme ) that would define the future of 1000 ha area of predominantly agricultural grounds on the eastern outskirts of the city, on the border of the settlement Perlach, took place on 17. of July 1969. The conclusions of the gathering were following : The settlement with 26 757 living units for between 80 000 and 100 000 inhabitants is to be developed , with all necessary functions that would secure independent functioning of the area. Additional 36 000 workplaces were predicted according to the plan . This optimistic plan was to develop into the biggest Großwohnsiedlung in entire Germany . It was to become

home for 6-8 % of population of Munich that was about 1.25 Million inhabitants at the time. The scale of the project was huge , especially when compared to similar expansions of other German cities, in which the predicted population didn't exceed about 50 000 inhabitants , which was the case of Gropiusstadt in Berlin . Even in this case the scale was much smaller ,compared to the size of the city, and it included only 2 % of Berlin's population. Typical expansion in other German cities was between 3500 and 10 000 inhabitants. Reasons for extreme development of Munich was it's growing popularity amongst German population , because of good offer of workplaces as well as cultural potential , not only in historical sense but in leisure activities for young ,that were spread all over the city as well. Between 1961. and 1971. population of Munich increased for about 23 500 inhabitants per year. The year 1969. alone brought additional 44 000 inhabitants to the city.

## Urban planning

Urban planning area was divided in six zones , simply organized after cardinal directions .That is how Neuperlach North, northeast, east, south, southeast and central , named Mitte were conceived. Each of the zones should have had between 10 000 and 15 000 inhabitants. The reasons behind this division were not only financial and administrative . In this way the more uniformly disposition of inhabitants and activities in the settlement would have been achieved, thus the living quality within the whole would be equal . Neuperlach North and Mitte were to be build first .These were to be model for entire concept and sort of confirmation of the liability of entire development . Year 1980. was set as for conclusion of entire development. Housing typologies did not deviate from forms typical for Grosswohnsiedlung settlements . It included free standing towers, multy story slabs (hochgeschossige Wohnscheiben ), high rise row houses. Average number of stories was six.

### Green

Within the entire planning area the green spaces were to cover two thirds of surface. The Ostpark, green zone on the eastern edge of the area , was to cover 66 ha ,alone. Smaller green zones were to have about 19 ha each. Addittional 60 ha were planned for the graveyard in the southeast area.

This high share of green spaces contributed to relatively low density in the settlement. The 81.1 inhabitants per ha of the sattlement was very advantageous in comparison to other developments of the kind in Germany that often exceeded 100 inhabitants per ha.

## Infrastructure

Singular zones were to be divided with strong streets ( Sammelstrasse ) with two tracks in each direction. The connection to the highway was also included. Within the singular zones two - tracks streets were included. For pedestrian communication , over zone dividing streets with four tracks, footbridges were predicted .

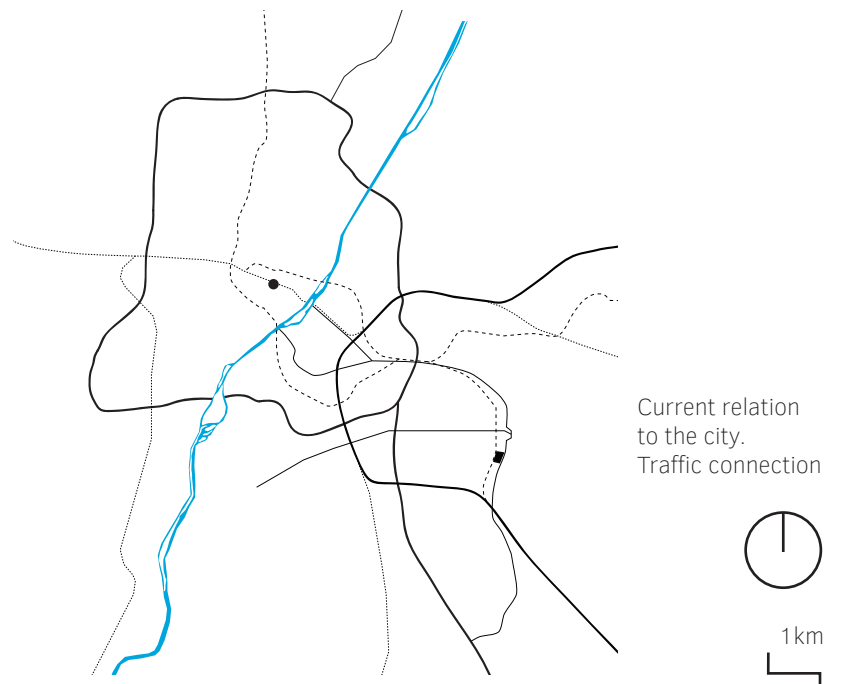
Parking areas vary for different zones. In Neuperlach North, one parking place per apartment was planned. This proved to be too low , so the number was increased to one and a half parking places per apartment for other zones .

Considering the traffic connection with the remaining of the city, the connection to the metro and S-Bahn network was to be concluded in year 1980. Up to that point, inhabitants had to rely on motorized transportation and tram network.

### Traffic

#### Legend

Highway	
Street	
Metro	
S- Bahn	
Plot	
City center Marienplatz	
River Isar	





The offer of educational facilities consisted of six elementary schools ( Grundschule ), two general schools ( Hauptschule ) and one school-center ( Schulzentrum). The construction took place between years 1969. and 1975. Within each zone , day care center for children were predicted, as well as healthcare ambulances. Health care and churches were included as well. Religion was served as a normal part of everyday routine for the average “brave new” citizen. Religious facilities were predominantly catholic.

## Layout of functions

Organization of the ground floor area ( Bodenordnung) was completely free , which means that it could be developed without problems of ownership . This was rare case not only in Germany but in Europe as well that was supposed to allow adjustment of ground floor area that would be most suitable for intended functions. Retail was situated in the ground floor areas of housing buildings, and the number varied, according to the changes in population that occurred over the years. Only constant content were the supplies needed on every day basis. Other , less frequently needed goods were not available , being non-rentable for shop owners.



Pic 01 and 02  
Uses of parterre

Pic 03  
Typical horizontal  
layout of an  
educational facility



Pic 04-06  
Typical "Plattenbau"  
physical appearance



Pic 07  
Relation to the street.  
Or lack of one ?



Culture

# Culture. Defining the term |

“The arts and other manifestations of human intellectual achievement regarded collectively”<sup>1</sup>

“The ideas, customs, and social behaviour of a particular people or society”<sup>2</sup>

What is culture? There is no overall accepted singular definition. Considering how delicate the meaning is and in order to avoid it's further simplification, the focus of this paper lies on spatial implications of culture in terms of creating the space adequate for manifestation of culture within the community on the edge of the city and it's present built structure. In this context the accent is on the western society culture and it's social and physical ( spatial ) manifestations, in particular within the phenomenon of Grosswohnsiedlung ( eng. housing estate). Further on, the German term will be used, considering the location of the site in Munich.

Despite the complexity of the term, in order to find definition, more or less accepted within the circle of scholars, all one needs to do is write the term in any internet browser and the above mentioned definitions are what

comes out. Very simple answer on very simple question. Or so it seems. Mass media, the crucial contributor to spreading of popular culture, contributes greatly to the change of the cultural values: it creates virtual reality and promotes it as sufficient. The illusion of knowledge, consequence of apparent accessibility of multiple information, shifts the overall values and needs within society to the extent of drastic superficiality. The culture suffers as the creativity gives way to consumption. This reflects itself in use of city space, especially in the areas outside the city center where the density and diversity of urban content decreases. For this problem to be understood, the further exploration of the levels of culture is required.

Culture of elites .  
Who creates rules

The understanding of the term “culture” changed over the centuries, according to the different development streams in the society. The tendency of the western civilization to expand, to rule, to discover, to revolutionize, to imprint itself in time, to leave a testimony

of it's existence , changed the norms for understanding the culture over and over again. It led to layering of contradictions on the pile of what at one point became history.

Rubens and Picasso. Isadora Duncan and Twiggy, renaissance and Baroque, Gaudi and Le Corbusier. Mozart and Snoop Dogg. Damien Hirst. All under the same wail of history . And when something becomes history, when it has the wail of time hovering above it, it acquires additional value, just because of the time factor. It becomes cultural heritage. It becomes criteria for detecting quality in what is coming.

So, the culture is a conglomerate of what the intellectual elite proclaimed as acceptable. But ,does that mean that the culture remains within the understanding of the intellectual elite ,and the rest are pure consumers of what is being served?

This elite point of view is being constant subject of dispute ever since impressionists left the certainty of The Salon. The new media emerged, the challenge for the tradition. But to which extent can the freedom and accessibility of culture avoid the elitist rules? Is culture supposed to be accessible to the masses? Does the quality of entire idea of culture sinks with the freedom of interpretation of culture? Once culture turned out to be "accessible " on the Web, people started to be satisfied with the definition of Culture found on Google. Is that revolution or degradation? Is culture democratic category?

must be accommodated, in this context the institution is necessary, as a place to exhibit the heritage and make it accessible to the wide public .The problem of misplaced priorities arises when the institution itself tends to acquire properties of the element it accommodates. The institution becomes the name on its own , and the name remains although the content might change. Now the institution with it's newly ( or long ago ) acquired authority proclaims further criteria for what is culture. One might say that there is nothing wrong with that as long as criteria for choosing maintains it's level. The problem with that is that the institution of such authority dealing with huge financial capital, might tend to follow the movements on the market,rather than the criteria of quality. So the objects that represent culture are chosen no longer purely through it's intellectual contribution but through it's ability to generate capital as well.

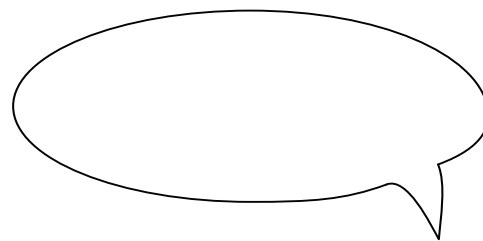
It is important,in order to avoid confusion, to mention the difference between art and culture. Culture reaches further than the art, it represents much wider collection of influences and being individual category can develop independently from criteria turned false.

This is where the role of institution stops.

Pic 08

**Is it art if it was in Tate ?**

Fashion over quality or simply development of taste ?



The necessity of institution

The human accumulates his cultural capital through history. For the cultural elements to be promoted the institution, as an organisational tool of society, needs to be created. Since the object of cultural importance in terms of innovation, technical excellence etc.



## High culture

High culture represents intellectual excellence or broad cultural knowledge. It is the culture of intellectual elite, but not necessary financial elite. High culture cannot be bought, if one speaks of it in its pure form which is completely intellectual.

The image may be created within the circles with material means in order to present their ability to recognize high culture. That physical presence of objects of high aesthetic or artistic value is although the lifestyle model, by no means culture itself.

This means that the culture itself overcomes the class barriers and exists as a state of mind.

This fact does not change the fact that the lifestyle the rich buy for themselves becomes a model and symbol for quality that the less rich try to imitate within their own needs.

The idea of high culture in the sense of intellectual excellence has, in the context of Europe, its roots in ancient Greece and Rome, when the first criteria were taken from models such as philosophers.

Each cultural era added its own new criteria as the knowledge progressed. It is criteria that is the main factor to diverse high from popular culture.

## Popular culture

Basic difference between high and pop culture is its accessibility to the masses in intellectual sense. As the conservative elites covered high culture with the shroud of the institution, the common attitude about accessibility of culture to all who wanted to know, started to shift. The institution itself started to be more important than the knowledge and the entire false lifestyle that connected rich with culture, since they were the ones able to reach the institution, emerged.

At one point the current of intellectual rebellion opposed the boundaries the capitalists surrounded themselves with. The arts, as category that has nothing to do with rational proof, was logical ground to start the rebellion with. Popular culture manifests itself through different media: hot and cold media, expanded visual styles, increased use of technology, experimenting with the existing cultural norms etc.

Popular culture is easily understandable and intensifies the feeling of participation and belonging to the movement. Although the overall impact of popular culture on freedom and one's right to express in one's own manner, was rendered beneficial for society, the fact is that the intellectual demands of popular culture are not too high.

With its popular means, flashy, attractive, easily understandable, it offered new lifestyle of superficial freedom from bonds and demands of academy.

Academy, the institution, although conservative, still maintained level of knowledge as the highest goal one needs to strive to. With popular culture, the trivialization of the goal took place, and entire attitude towards knowledge started to sink.

Popular culture can be regarded as extension of arena. The spectacle carries on, through the means of mass media and networks, and

it is not likely to stop. The state of constant spectacle may be difficult to disconnect from. That is how it creates one new reality, constantly present that promotes „junk values“, parallel with „good stuff“. The individual needs to choose from that large offer and as the possibility of finding material of good quality increases, so does the possibility of losing criteria in the whirlpool of offer. This is how the culture of consumption and the popular culture intersect and function in perfect symbiosis.

#### Manifestation of popular culture on space

The understanding of basic principles of complex areas of culture, lies in being able to realise the importance of criteria when choosing cultural activity. Although considered as a good challenge to the principles of elite culture and elite institutions, the popular culture with its light, easily accessible criteria, may be used by those same elites to control the masses.

So one needs to choose wisely which manifestation of culture to accept. The same applies to the design of space not only in the sense of means of architecture i. e. architectural elements but in the sense of chosen purpose of space. It is easy, when developing public area to succumb to the pressure of tendency towards relaxed atmosphere, and neglect the need for the challenge the public space must offer. The space needs to live through different levels of use and let the new possibilities be disclosed by the user himself. The finished spectacle needs to leave some litter behind in order to prove its presence.

#### Where is the limit ?

On the one side there is the heritage, proclaimed as the cultural capital of one society. The word heritage must not necessarily have negative decadent connotation. It depends

on the context in which the word is used. It may represent the values that gathered through the history, in material or abstract form, that contributed, positively, as a creation of certain quality to the development of knowledge or arts of the culture. Observed in this way, the heritage becomes a criteria. And the criteria is necessary so that the level of culture does not sink. Because not everything can be proclaimed a contribution of value. Now, diversity being important feature of culture, the criteria proclaiming something a heritage need to be developed gradually, through constant discourse. This notion of discourse of parties supporting different values is crucial so that it doesn't come to the cultural dictatorship.

On the other hand, once the choice is made, something else is automatically excluded, which makes the choice authoritative, no matter how much thought and knowledge was put behind it. This idea of criteria is thus an *circulus vitiosus* or so to say "the game of good and bad luck". Once the choice is made the element chosen starts making the history, and who knows what the history could have been if different choices were made.

One must also have in mind that as time passes, the products of previous times discarded as non-suitable carriers of culture may become very important. The area of arts, being part of the culture, is good example for such shifts. Think how the reputation of the artist and their work changed over time.

Popular culture being the culture for the masses, tends, though not always, to lower the criteria and allow great deal of variability, that can lead to propagating bad taste and low values. These are all elements of the culture, the matter of personal choice, yet their impact on the functioning of the institutions of society needs to be reconsidered again and again. If the mediocrity, pure entertainment without critical value becomes too dominant,



the overall culture looses. This has to do a lot with the idea of consumption and increasing need for speed in the society. At the end, not everything is art but much more is culture. And the constant presence of personal responsibility and choice is crucial. Pop culture can, as the history showed be of great importance in fighting the conservatism of establishment and decadency of heritage. In this context, the heritage is the tool of the conservative for promoting value of history for the sake of the history. The culture exists through the people, it is no passive category and is constantly changeable. That is why the subcultural groups, the pop culture, is equally as important part of the heritage as the high culture.

Individual culture and culture in society

Individual culture is the matter of choice of the individual. Although it may be highly developed by an individual, for it to make an impact within the society, the possibility of exchange must occur. That is once more the matter of institution, as a place of public discourse or presentation of cultural elements. The indicator of cultural level of society lies in its cultural heritage. Yet even in that case only if the individual accepts to absorb elements of culture, the culture is being spread i.e. continues to exist. The fact that society consists of individuals ready to carry the light, the idea of overall culture within society can be considered. The importance of the individual culture in the context of architecture is the ability of individual to choose which content to accept. This applies on the use of space as well.

Being repeated multiple times, the term "element of culture" is ought to be defined. Since the culture is the collection of different kinds of knowledge, some of which cannot be directly described, as well as state of mind

, maturity and criteria, the term stands for these elusive contributions to being "cultured" individual.

Cultural awareness of the user of the space

## Culture in the context of the Grosswohnsiedlung

It may be concluded that the culture being personal category is not necessarily connected with financial status or social position. It is however, important where are which cultural programs placed within the city.

While the institutions with historical heritage of the state are most commonly situated within the city center, different other venues are scattered across the city. This placement is all but random. In the process of the development of the city, the zones with different cultural identities are being created. Some of the zones have similar character, while the others differ completely in the qualities they offer and interest groups they attract. This means that the standardisation that defines the image of each cultural zone is present. The criteria for this standardization within the city, have multiple reasons from financial benefits for the city to demand of subcultural groups that tend to become dominant at the period of time in which the zone develops. Now the zones exist, with their more or less visible borders, in physical structure, as well as because of the content, each additional cultural function that emerges starts to belong to one or more of the zones. It cannot be placed anywhere, at least not if the sufficiently frequent visit is the goal. Although people can, most of the time, freely visit any content, personal taste and the group one socializes with usually define only some of the zones and functions that are frequently visited by

that group. Punk rockers for instance are not usually seen in pop clubs. So each function lives from its clientele i. e. the frequency of the visit. If placed in the “wrong part of the town” the profit of the function will suffer. This leads to questioning the potential of one Grosswohnsiedlung to accommodate cultural function. Is the interest of the social structure presently living in such a settlement main criteria or the development potential the rightly chosen function can induce?

## Who are we building for ? The “opera paradox“

Since the function no matter what quality lies inside, cannot live without sufficient intensity of visit, the choice of what can survive in Neuperlach must be carefully made. Different conceptions of reality of the inhabitants of different city areas are base for formulating the content. Although it is difficult to generalize the cultural identity of all inhabitants of one Grosswohnsiedlung, the historical development of this settlement type gradually created the profile that can be applied on all the settlements of the kind.

The institution with clear identity and content is frequented not only by content lovers but by those who can afford to enter. This means that the will of the user is not enough. The factors allowing certain content to exist are more elaborate.

Offering the content the inhabitants of the area cannot afford, no matter how high cultural message it carries, might gradually lead to gentrification of the area, which cannot be the goal if the revival of the culture offer of current inhabitants is what matters.

What architecture can do in this case is to consider the potential of involvement of community i.e. the intensity of the use for

separate cultural units, given in the program. Being placed in area with small density, the same space must be able to accommodate different cultural functions so that its existence is justified with sufficient intensity of use.

The spatial layout of functions needs to provoke the interest of the potential user to enter. It needs to communicate with other spaces, including public open space. This is how entire cultural compound may become a system that carries all cultural activities of the community. This ambiguity of space and proximity of singular units goes in favour of the fact that there is no one constant organiser of activity but the space needs to accommodate needs of different small organisations, typical for Grosswohnsiedlung.

The duration of cultural activity

One more important factor in the context of Grosswohnsiedlung is the constant change of need. The inhabitant who most commonly relies on the inner city when it comes to cultural content, especially the youth, observes any content different than pure consumption, as short lasting. The need for change and something new does not allow the young inhabitant to relate to the possibility of the space for culture. This is where the question of duration of the content is to be considered. Having numerous age and interest groups that can potentially use the space is sufficient factor for giving the space character adaptable to change. Does that mean that it is completely utopian to presume that the Grosswohnsiedlung can accommodate a cultural function with constant program?

The lack of user density comes as a problem once more, which may indicate that the real problem and at the same time potential lies in creation of small scale spatial compounds with more durable content, combined with units with less fixed program. That is how the two main factors of proximity of functions and sufficient density may be obtained.

Pic 09  
Extraordinary idea  
does not compensate  
for the wrong context

Fitzcarraldo  
Werner Herzog film  
starring Klaus Kinski  
1982.





# Three main challenges

# Culture of consumption |

**“For this new life with its individualized fragmentation, this moment of homogenization by fashion is especially important [...] The more the period becomes nervous, the faster the fashion will change, as the need for distinction increases . “<sup>3</sup>**

The neoliberal society where the amount and constant flow of goods becomes dominant criteria , instead of quality. Quality is more than ever a luxury, only affordable by very little people. The need for another , the need for more is being imposed on the human by the means of ever growing power of advertising. People simply believe , without thinking. It is easier that way. And once the mass is manipulated the circulus vitiosus of consumption is created. The notion of pleasure is becoming main driving force , thus the overall criteria is sinking. This concept, although here very simplified, influences relation of the user of the space to the space, either private or public. It influences human relations , the way the surrounding physical reality is observed. The user becomes increasingly

passive, less and less able to maintain focus for longer time . The need for something new is too strong. For one to relate to the space there must be interest and the human is getting less and less interested in the essence. These results in simple physical presence in the space but mental at least partial absence. The space being useless without the human using it and living through it loses its purpose. It may remain beautiful , which is not argument enough for its existence.

The critical minority either creates the reality , ruled by the idea of profit, or stays neutral , living within the shell of personal culture unable to lift the quality of the standard. An individual has an urge for personal identity .The ability to maintain it under the pressure of society is the matter of personal choice. The overall society tends to be average and to drown each member in this mediocrity .This tends to limit the individual 's striving towards uniqueness. Yet if the quality of life is connected with personal culture, the ability to choose is still there , depending on the personal education , and ability not to succumb under the pressure of mediocrity. The reaction on the norms of society reflects itself in the choices an individual makes, thus maintain his/hers own standard .

The question is to which level can the cultural standard sink . The consumption being passive and non creative does not improve reality. It consumes it. As a consequence of overall growing superficiality, the basic values and institutions decline, such is the institution of family .For the culture to endure, either on the small scale of the settlement or on the bigger scale, the relations need to be reintroduced. It would probably be naive to presume the change can happen quickly , but the micro interventions may preserve the value of critical approach.

## Architecture as shell

The point of view of reality of the average human is becoming increasingly scenic : it focuses on the superficial, visual quality and stops there. The pressure of “deadline economy”-what one sees is what one gets is rising. What remains afterwards ,is to be seen when the spectacle is over. The building becomes a shell of lost content, floating in the space, empty, but present. The physical presence continues, creates the landscape of empty shells, for decades to come. it imprints itself in the minds of generations that inhabit the space. The landscape of non places with the consumption content becomes more and more dense. The landscape of shells is either case of lost urbanity that needs to be torn down or potential for new development . Which, depends on the context .

These symptoms are common for the middle class settlements on the outskirts of the city, as a result of lesser cultural offer and educational profile of the inhabitant. The changes are still possible by reinterpreting the relations amongst functions , if the density of population is sufficient for consumption of the content.

layout of the settlement and offered program are showing him how to live i.e. how is he supposed to live and what is enough for him. The society does not want to allow the inhabitant to wish for something more, by reassuring him that all of his needs are covered at the start. He only needs to move in and happily salute to the joys of passive lifestyle. And by accepting this idea of false life ( defined by Frankfurt School as a “ false consciousness “<sup>4</sup> the above mentioned problems of lost identity and mediocrity start.

The dissatisfaction of the inhabitant with his living environment grows which can manifest itself in different ways, one of which is to resign in one's own passive world , disconnected from the spatial. The place itself loses its meaning because it exists only in relation to its user. When the problem of lack of relation to the space spreads through the settlement, it starts to affect outside of home as well – the relations within the public space which also ceases to exist apart from its physical presence .The space becomes pure shelter .Now there is no longer space but only physically present objects filling the emptiness. which brings us back to the story of architecture as a shell.

## Connection of the idea of consumption and the Grosswohnsiedlung ?

The connection is in the initial idea of physical structure of Grosswohnsiedlung . It is conceived with from the start projected lifestyle of consumption ( which in the case of Neuperlach reflects itself in existence of shopping center PEP in the adjacent block , west to the plot of this intervention ) . Although the intention of placing such a structure is described as a try to offer the inhabitant all needed activities from work to recreation, is that really true ?

The inhabitant has no choice , since the entire



# Lack of urban- ity as main problem |

Although the definition of urbanity varies, the aspects that lie in the focus in this case are the following : density , individuality, critical mass, flexibility, collectivity, diversity, human scale, public, identity. Manifestations of each of these aspects are to be searched for within the social relations of the community as well as within it´ spatial domain.

In terms of space the first conclusion is that the public space although physically present in fact lacks from the Grosswohnsiedlung and Neuperlach as well. The lack of activity in the domain called public space negates it´s qualification as public space. So to be considered public, the space in the city needs to be used in variety of urban ways. Having in mind the main elements the Grosswohnsiedlung is structured with, one can disassemble it´s urban structure and observe each of them as a separate element that contributes urbanity ,or diminishes it .So let´s define what makes each of these elements urban and what misses in Neuperlach.

## The street

The street is the element of urbanity. The street is what makes the city a city. At the beginning it is necessary to differentiate the “street “ from the “road “.

The road being means of connection, a route established as a common direction that connects two places. It´s size can differ, which is main contribution to it´s importance, as well as location-it needs to be the quickest connection between those two points it connects. Safety of the road is not the subject in this context. This idea of time is one of the main differences between the road and the street.

The second difference is that the road does not necessary exist in the urban environment, whereas the street needs to. The idea of time on the road is connected with speed. One wants to reach the location on the other side of the road as quick as possible. The street is however the zone of experience. One pays attention on what happens along the way. One might want to stop , to stay, not only to fulfill the need necessary for reaching the end of the road, but the need for spiritual, cultural content of the street. There are streets as well, with non of such a content, whatsoever, but the point is that the street offers the possibility, ant that possibility defines the street, whereas the road offers the gas station and place for basic physiological needs.

The element of uncertainty as important element of freedom of the street. Because of this trait, the street belongs to the city, to the public space. It does not offer the comfort and security as it can be found within the home. In the street the “subject” is exposed. The street belongs to everybody and this brutality is very important when defining what street is. The street is no rescue, it is the arena. Knowing that fact may help when relating to the street and public space ( in the city ) in general.

## The problem of the street in Neuperlach

The question is if the street remains a street if it is in the city and has no cultural content to offer? The line between the street and the road gets thinner when it comes to the areas of the city with monotonous and non-cultural streetscape. As the idea of the street changed through the history of the city, the approach to the possibility of the street shifted as well. It shifted from the street being "road within the city" with purely representative purpose, showing off the lavish facades such was the case in the XIX century western Europe. Such streets still exist, so one might question again, where they belong.

In this case when talking about the urbanity of the street, the focus is on the potential of the street as a cultural incubator. This means that for the street to be a street it needs to offer points of intensity, either within the buildings or as an open space.

Although the streets are all over the place in Neuperlach, the street in the sense of creative element of urbanity is missing. There is no meaning and activity in the present streets that can contribute to the purpose of socialization, that can induce the challenge the street is meant to induce. The street is pure base for movement and even not the movement of the human, but the human in container-in the vehicle. So the connection of the human and the space from the street cannot be created because there is no street in the sense needed for that connection to be achieved.

What can be offered instead is the simulation of urban space of the city. To cause such a deception, the feeling that so far had no place within the original concept of the settlement, one can turn towards the existing street itself and look for the solution in the present structure, or turn to the inside of the block.

Considering the current state of the street, and its predominant traffic character, the intervention oriented towards the street would have to be big in scale and reach further from the street front towards the inside of the block. Small scale only in places made interventions would be swallowed by the intensity of the street and make no difference. They would actually become disturbances, structures out of place and scale thus mere caricature.

The second possibility would replace the green space within the block with the city space, urban space, space made of stone and concrete. That is what might trigger the social activity, away from the direct impact of the street, yet near enough to still be connected. Present street is thus preserved as an element of importance for the identity of the settlement.

## The green space with the city

The problem of the Grosswohnsiedlung and Neuperlach as well is that it is caught somewhere between the country and the city : it has features of both and is neither of them. This case of “ lost urbanity” is what defines the identity problem and inability of identification with the space in the settlement of this kind. The most crucial difference between the city and the country is the urbanity . For the urbanity to live, the context of the city is needed, with it's dense built and social structures and institutional offer. The ability to choose and ability to attend. Living in the city means being present, being up to date.

Green in the country and  
green in the city : the difference

Living in the country is not simple change of location .To live in the country one needs to have different idea of time and space and different expectations of the environment as well. It presents level of interaction with nature in a way that is impossible in the city. This applies on the people who are able to

choose where to live. This means that the individual consciously chose to live in the country because of the qualities the less urban environment has to offer. So the awareness of the individual of the different contents the country and the city have to offer is important parameter. Living in the country out of necessity is not the subject here. The need for culture of the inhabitant of the space is furthermore important influence.

Human being, having archetypal need for the nature, tried more or less successfully through history to recreate nature in the city. But no matter the size, the “ peace of nature “ in the city has entirely different properties than the “real” nature. It is the green in the city. It is part of the public space within the conglomerate of social extremes , within the network of relations that are impossible to control , within the network of unexpected and untamed. So as in the street, the public green is the zone of exposure, of vulnerability. At least for those looking for retreat of nature. It does not mean ,though, that one cannot enjoy the smell of the grass in the city, but the idea of enclosure, of untouched divinity of Arcadian landscape is not there. The aesthetics of space i.e. the functional layout of zones within the city green might enhance the feeling of illusion , but the fact that that peace of green is in the context of the city and accessible to all is still there.

So the problem of the nature in the area on the edge of the city, built on the modernist principles is the problem of relating to that nature which is still the part of the city. Living within such greenery and having it constantly present may intensify the illusion of living within the nature. That was, after all , the idea of the planners. When regarding the space through properties it doesn't actually possess, the collision between expectations from space and manifestation of reality might occur. This sudden realization might result in disappointment and inability to relate to the

green space as it is, with its real properties. Once it's been cut off from people in its essence, the physical presence of green space becomes questionable. Now it becomes a limbo area, with unclear message the inhabitant cannot read and cannot use.

This misunderstanding between the space and the user must be resolved so that the space can be really used. Pure presence in the space is no guarantee for its good use. The question is in which way can this space be reinterpreted so that it can function again? Perhaps the abundance of green is actually the main problem. The green being too constant, too uninterrupted. That is where the question of defining the urban space arises.

## The square

There is no square in Neuperlach. At least when the square is observed as a paved area bordered with the built structure. The presence of paving plays crucial role when defining the square, since the paving is what gives the square its urban character and divides it of public green. There can be green within the square, but only as a part of the whole structure of the square.

This, however does not mean that the square must be filled with physical elements in order to be a square. The possibility and beauty of the empty open space bordered by buildings may have even greater value than at the first sight pleasant setting. The possibility of sweating and being scorched in the public space where only the artificial, built, man-made matter is present, can enhance the element of urbanity. One may, for example, only consider the possibility of that surface to be turned into huge skating rink to realize the potential and necessity for such a space.

# Program |

The basis for the program was the competition assignment from the year 2013. The site included north and north east part of the plot bordered with Hanns Seidel Platz on the north, streets Fritz-Erler Strasse on the east, Von Knoeringen Strasse on the south and Thomas Dehler Strasse on the west. Entire plot was already planned in the urban planning competition that took place in 2010. The north eastern part however, had to be developed further. It covers ground surface of about 17 700 Sqm.

The final program adjusted to the requirements of the content and concept includes:

Social services 5 700 Sq m

Culture area 5 800 Sq m

Living area 32 000 Sq m

Social services offices  
3700 Sq m  
8.5 %

Night school  
2000 Sq m  
4.5 %

Community center |  
children party area  
3500 Sq m  
8 %

Children day care  
1300 Sq m  
2.9 %

Library  
1000 Sq m  
2.2 %

Living  
32 000 Sq m  
73.5 %

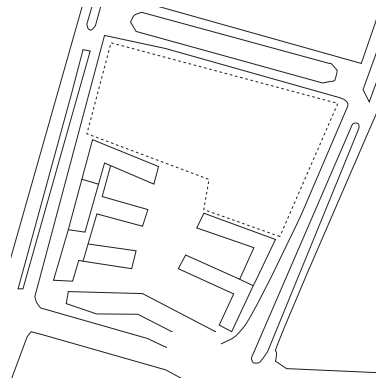
Social services

Culture area

Living area

Level 0  
Border of competition site

0 20







Concept







Pic 10

# The building | exterior

## The skin

In the context of the project the term skin is more appropriate when representing the building envelope. The importance of the skin and the way in which it is used to enclose, to divide the reality of the context and the reality of the building gives it particular role in creating structure thus identity of the building. It becomes more than pure materialization. It becomes ambiguous (Mehrdeutig).

### Materialisation and structure

Materialization is the consequence of the impression the functions should communicate and relation to the site - the idea of wall. The skin, the whiteness, the presence of the object, the barrier, yet the lightness of housing. Game of transparency and hidden, depending on where one is standing. Game of secrecy and privacy within the conglomerate of public actions.

There are two main materials that carry this identity of the building and its symbolic message. Concrete and expanded metal (Streckmetall). They enclose two different worlds, when the function of the space is considered, as well as relating to the space within. Concrete, treated as raw concrete (Sichtbeton) in its brutal physicality rep-

resents the rational, fleshy world of social services. It is the world of necessity, where the time runs slow. It is the world one wants to exit as soon as the job is done. It is stable and secure.

Expanded metal has the feature of elusive transparency. This is due to the ratio of horizontal and vertical width of its openings and the curvature of the opening edges - the consequence of the production process. The bigness of the openings in the material are of crucial importance when material is observed frontally: it works as any perforated surface - it allows more or less insight on the other side depending on the density of the openings. The twisted edges of the openings influence the perception when the material is observed from the side i.e. when the angle one observes under becomes smaller. Complete opacity is achieved when the line of the view is parallel with the material. These two material properties combined with the size of the surface covered with the material allow interesting changes of perception and thus contribute to the elusive character of the skin.

**The level of unease , of not being sure what happens on the other side, although the slight glimpse is allowed, is necessary so that the idea of division from the context , yet presence within can show.**

Apart from the expanded metal layer, on the sides of the building exposed to the sun the layer of sliding shutters is present. To contrast the whiteness of the metal yet belong to the whole system of the facade with it, the shutters are completely black. Their movable nature , the consequence of their shading purpose contributes to the further changeability of the facade. It can take multiple forms depending on the position of the shutters. The shutters are partly being located behind the expanded metal layer ( the windows area), and partially completely exposed ( the terrace area-not covered with expanded metal ) , which makes them more or less visible. It is important on the level of concept that the shutters are only on the inside of the block, surrounding the square and on the eastern outer side. This contributes crucially to the duality of the building, to it's different character on the exposed side of the context( the street ) and enclosed side of the square . The outer side being "cold " , reacting to the

mentioned problems of the context, reacting as a barrier. The inner side being the side where the building " lives ". On the inner side ( the sunny side ) all the balconies are. On the inner side is the possibility of exiting on one's own peace of open private space within the apartment. This side is changeable vertical landscape.

**The multilayeredness and permeability of the skin are a result of need. They are conceptually and functionally necessary and this is what makes them honest , genuine .**

Each element of the building envelope has it's purpose. The change of the facade comes naturally. It is a simultaneous and complete system .



Pic11  
Christo and Jeanne-  
Claude  
Wrapped Reichstag  
Berlin  
1971-95

## The street. Te entrance

When observed in a big scale, from the point of view of the context, the building is the barrier. When approached, the building conveys the impression of bigness. The building is present, yet it does not devour by its bigness. One is introduced towards the within, or towards the public space that starts at the street already. The building on the ground floor level belongs to the city in the most direct and exposed way. The street front in the ground floor area has the predominant function as an entrance. A portal. The possibility of choosing either to continue towards public space or to enter to the inside of the building gives the area the quality of duality. The way these two possibilities are related to one another is what contributes to this quality. It is the simple gesture of aligning the entrance cores along an longitudinal axes of the main street front of the building, that at the same time (the entrance cores) creates the buffer zone towards the square within the block. The cores create the membrane, they structure the area of separation between street, which is completely exposed and still belongs to the

brutality of the context, and the square that is beside being completely public enclosed and secured with the body of the building that surrounds it. The cores ease the readability of this zone of transition by reducing the scale of portions of space between each core. That is how the scale of what is actually very elongated structure, obtains human scale. Yet the quality of the brightness of the space is not disturbed.

On the street side it is found on the platform, extension of the bus station square, from where the presence of entire longitudinal body of the building can be read. This connection through the platform that gradually descends towards the bus station (or is yet becoming bus station itself), and the object, is what adds to the quality of the station space. It all belongs to the zone of transition between outer and inner world the building creates. It is gradual and fulfills multiple functions that contribute to the character of the city. It is the entrance, the station, the theatre (the system of stairs towards the bus station, the platform), the covered plaza ... When the area of cores is crossed, the public square is entered, that opens up, in gradual slope towards the entire building block. The plateau, the plaza above which the building hovers, becomes the view point, that contributes to the idea of entrance even further.

# The square

One of the definitions of the square is that it is the peace of open space enclosed with built structure on it's sides. The square is the space where different elements of city life happened. Here the main quality that makes the square urban ,thus beneficial to the environment it finds itself in , is the quality of slope. Second one is the quality of dimensions. The sole fact that the square gradually descends towards the block triggers the way it can be used : as a stage , rather than as a space one needs to cross on the way to something else. For the square to prove it's purpose the possibility of staying on the square must be fulfilled.

The square stretches between the eastern and western wing of the building, undisturbed with structures that might divide it in horizontal partitions. The square is big.

**Bigness is regarded as a quality , horizontal counter-part to the vertical mass of the building body. Its horizontality and bigness are formal manifestation of connection with the building .**

The elements used for structuring the identity of the square tend to preserve the impression of one whole structure. The square is empty. One intervention defines the square, together with the bigness.

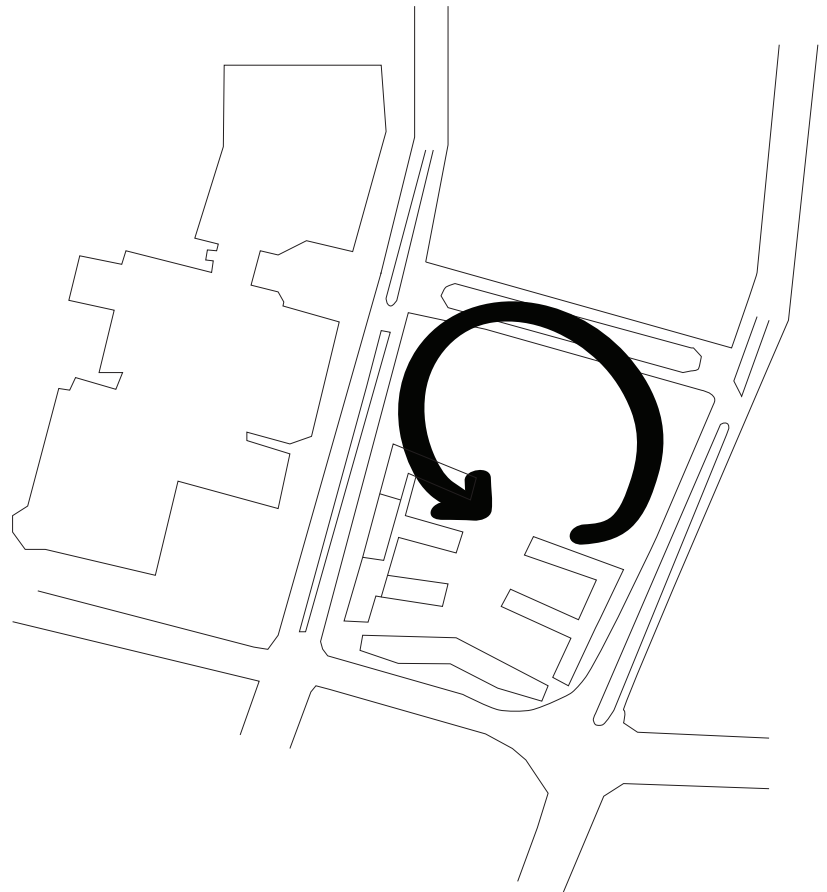
## Folding

Relating to the space is enabled by "folding" the surface of the square in partitions that are inclined in different directions. This intervention keeps the unity, wholeness or "one-ness" of the square, yet divides it in particular zones that the visitor of the space may find easier to relate to .

The criteria for division on smaller surfaces is the consequence of the fact that the space must fulfill the need of the human size . The

possibility of reading the effect of the act of folding gains major importance. The partitions need to be small enough to be observed as separate parts, but big enough so that the impression of wholeness of the square is preserved. The idea of peeking above the ridge line to see what is on the other side brings the element of surprise and suspense for the visitors .That is how simple gesture of folding becomes crucial factor in defining the it's identity in micro level of two adjacent partitions as well as on macro level of entire square.

Urban intervention :  
reversing the urban space towards the center of the block





## 00

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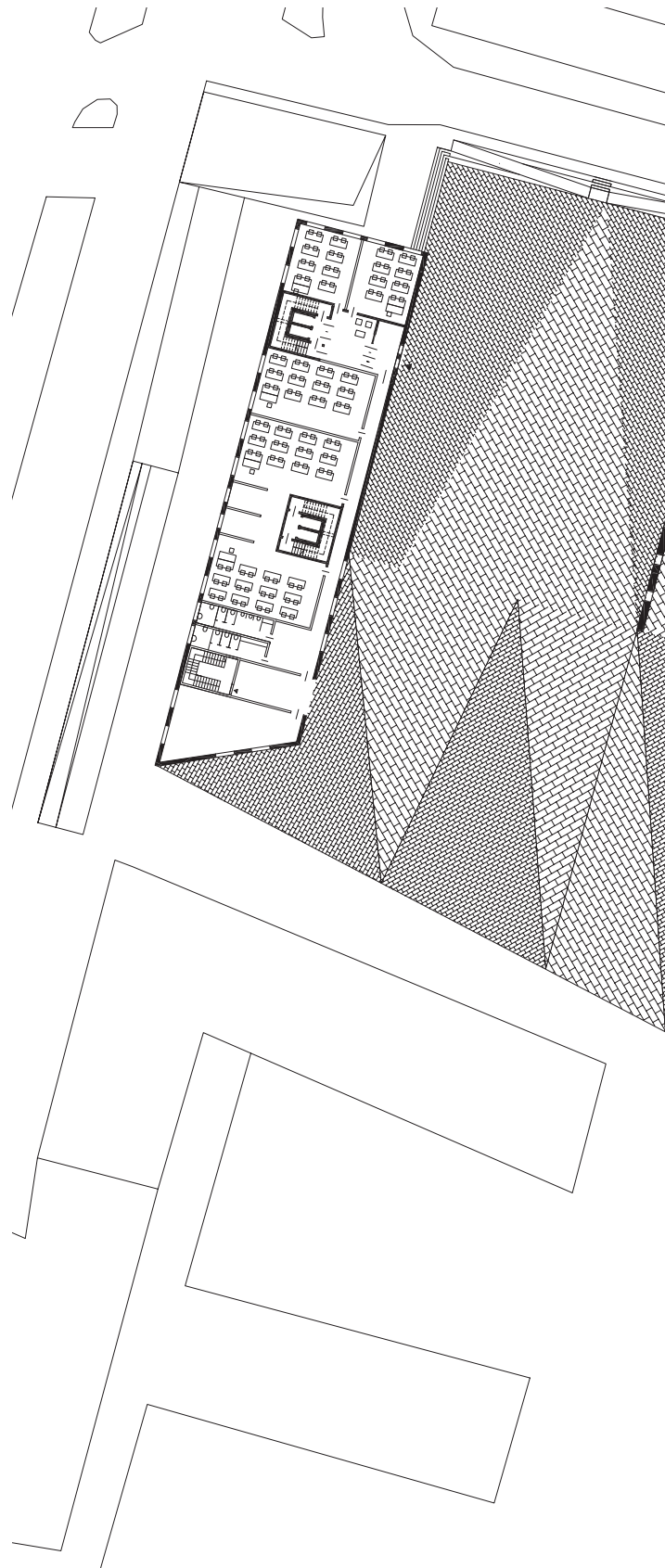
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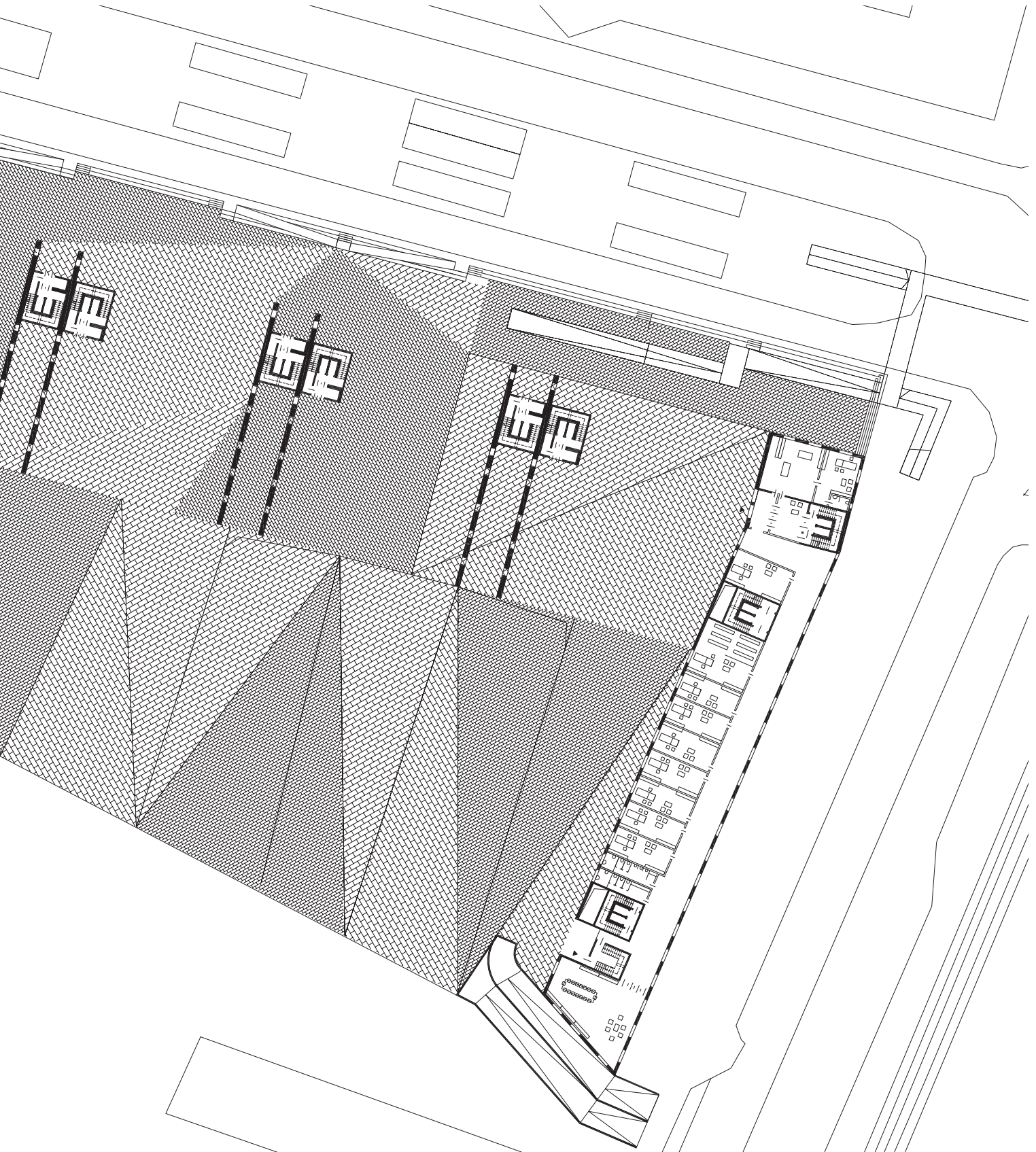
## Level 0

The square.  
The entrance



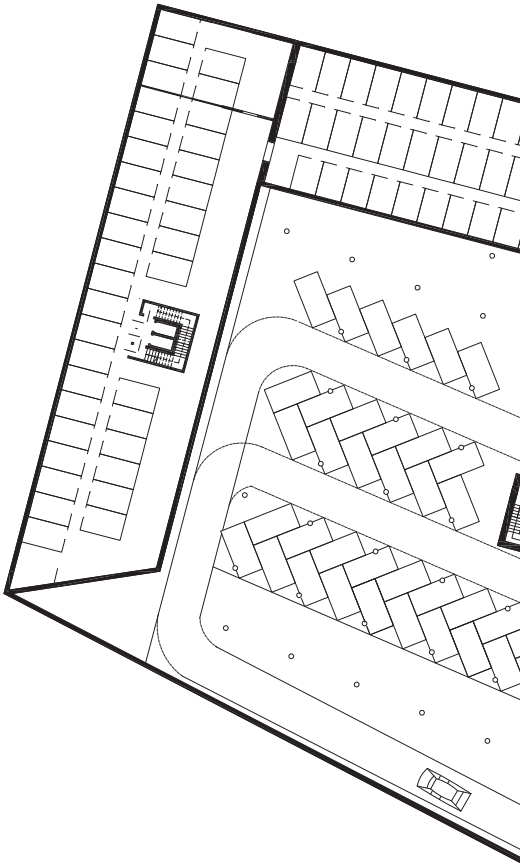
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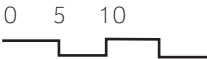


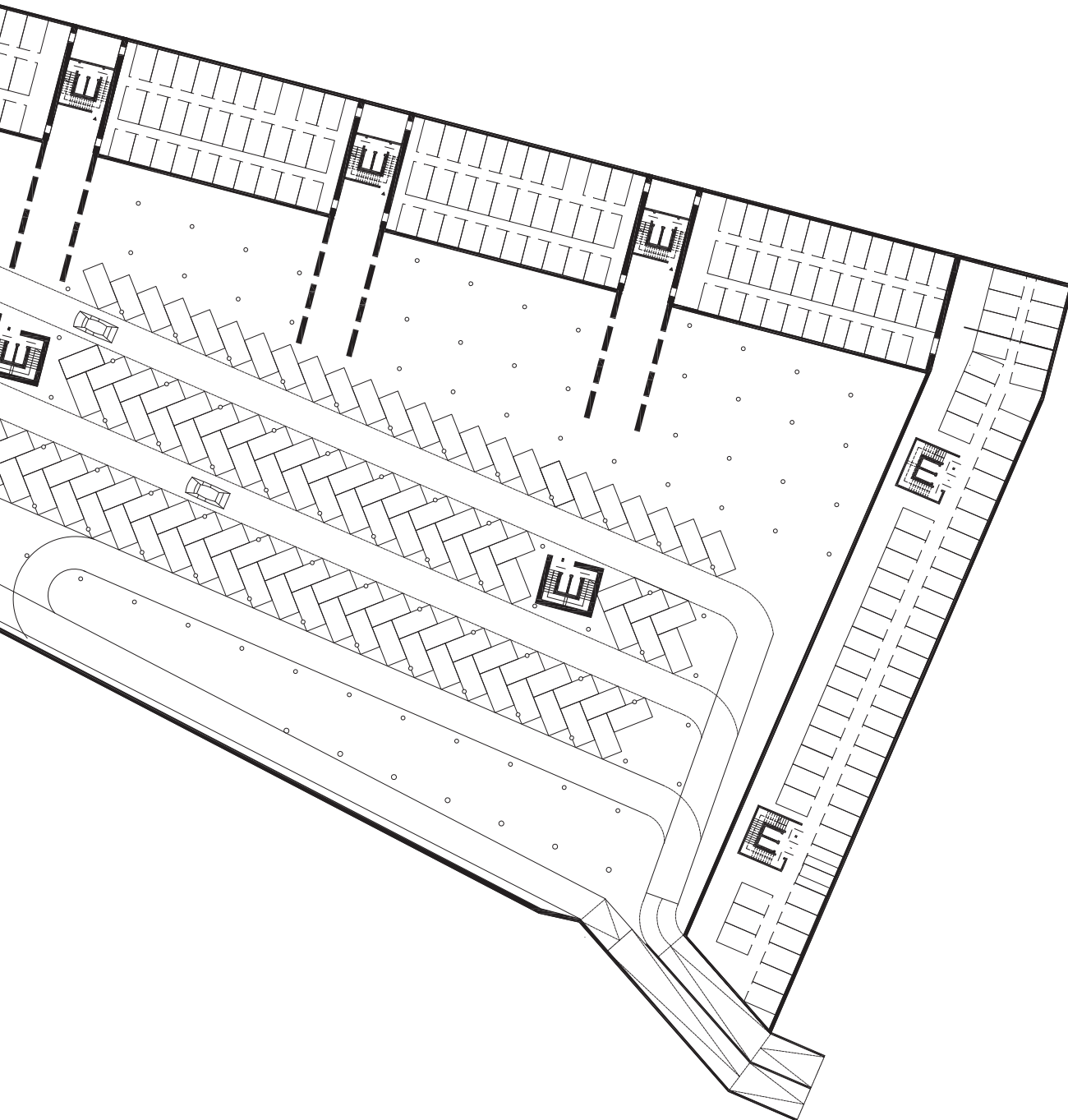
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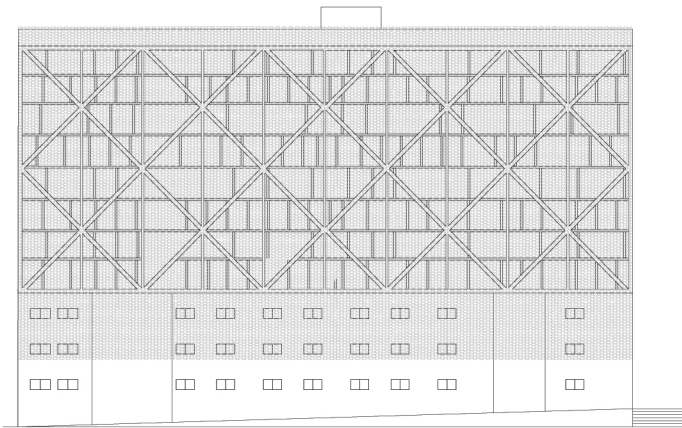
Level - 1

Parking garage and  
storage space for  
inhabitabts

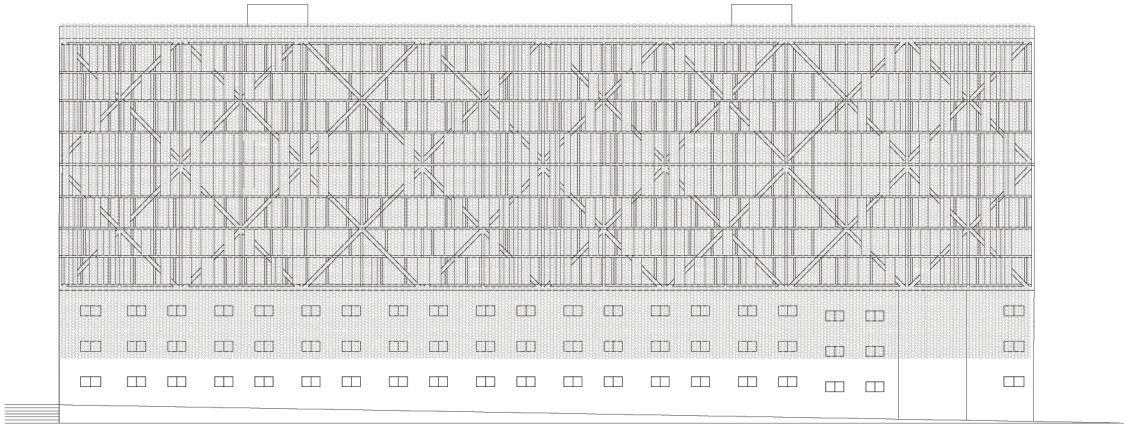




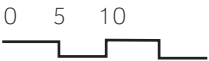
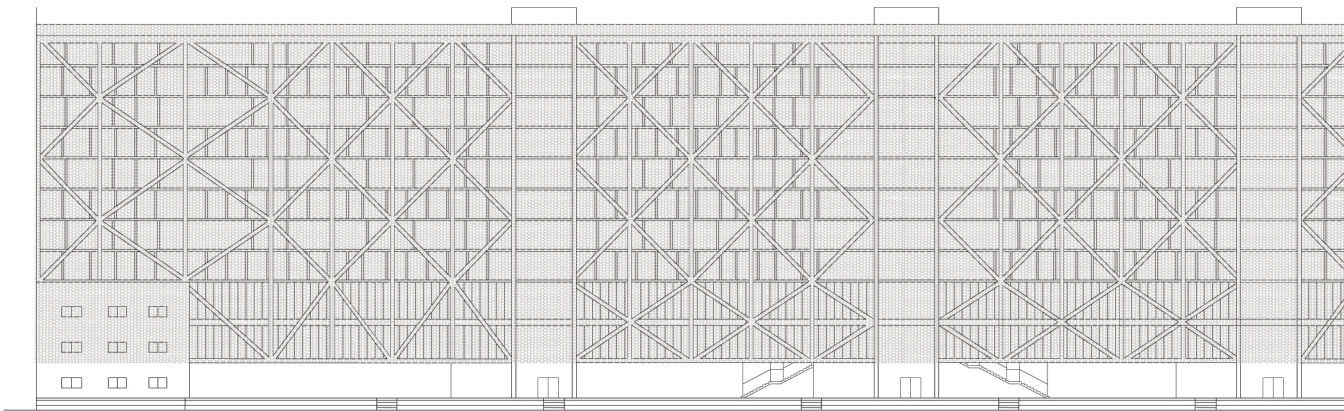
Elevation  
West

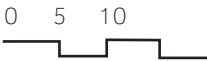
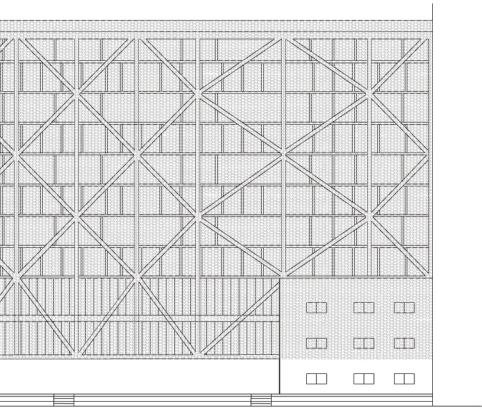


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East



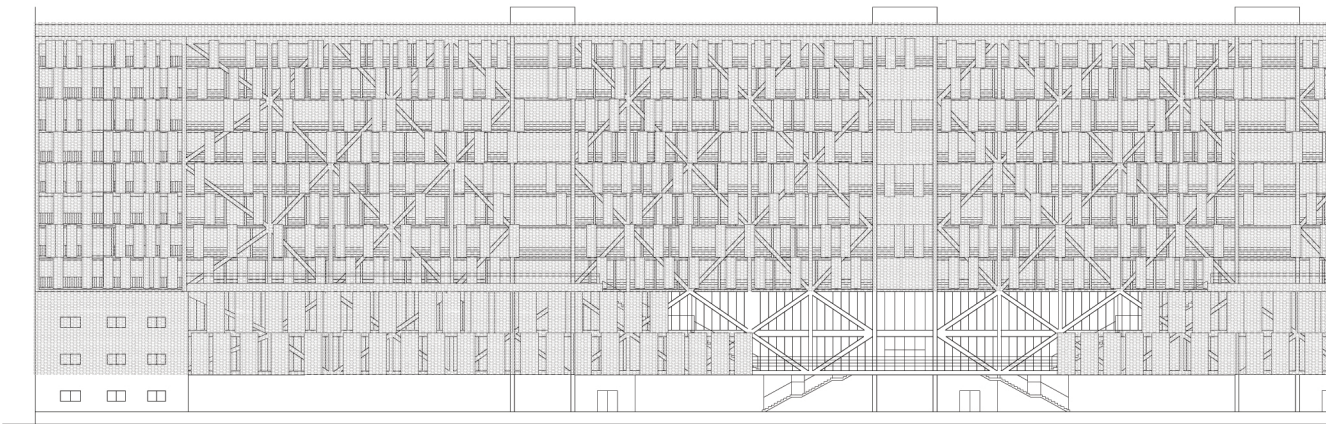
Elevation  
North



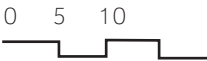
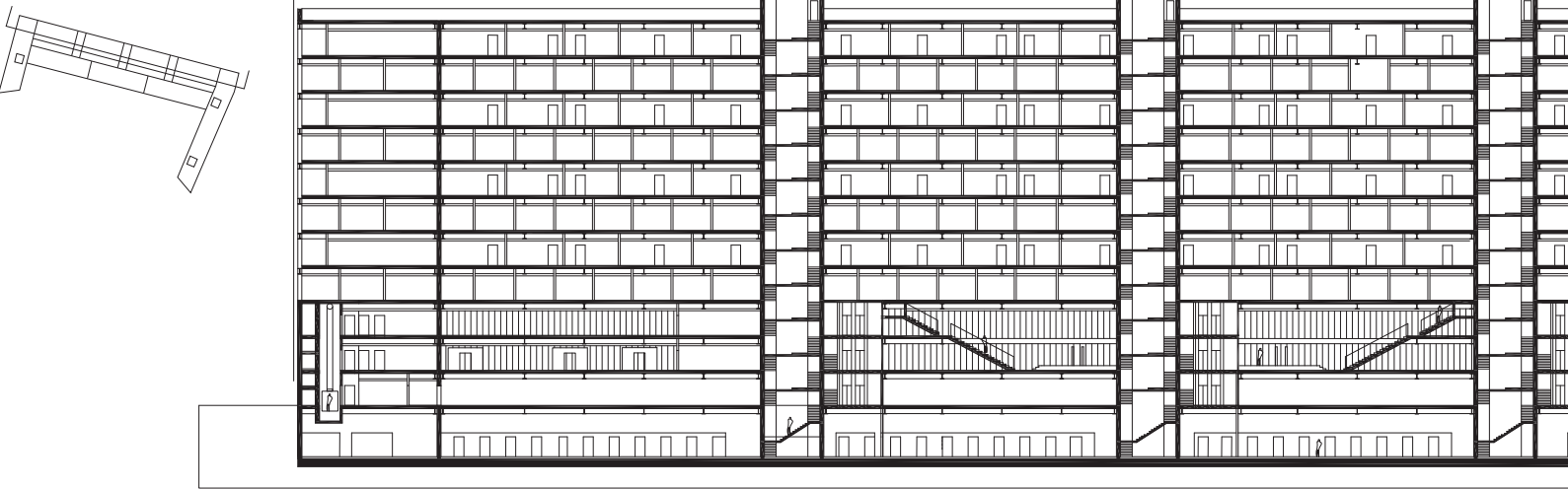


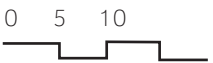
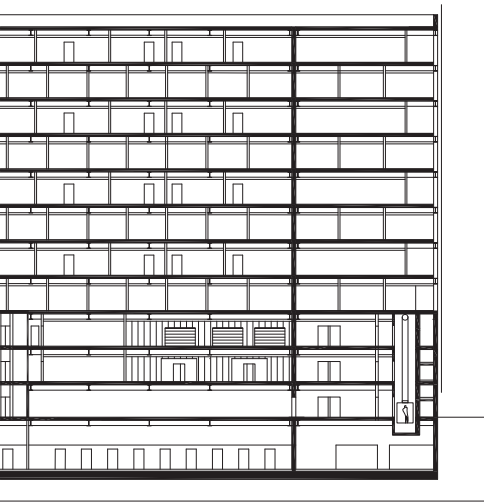
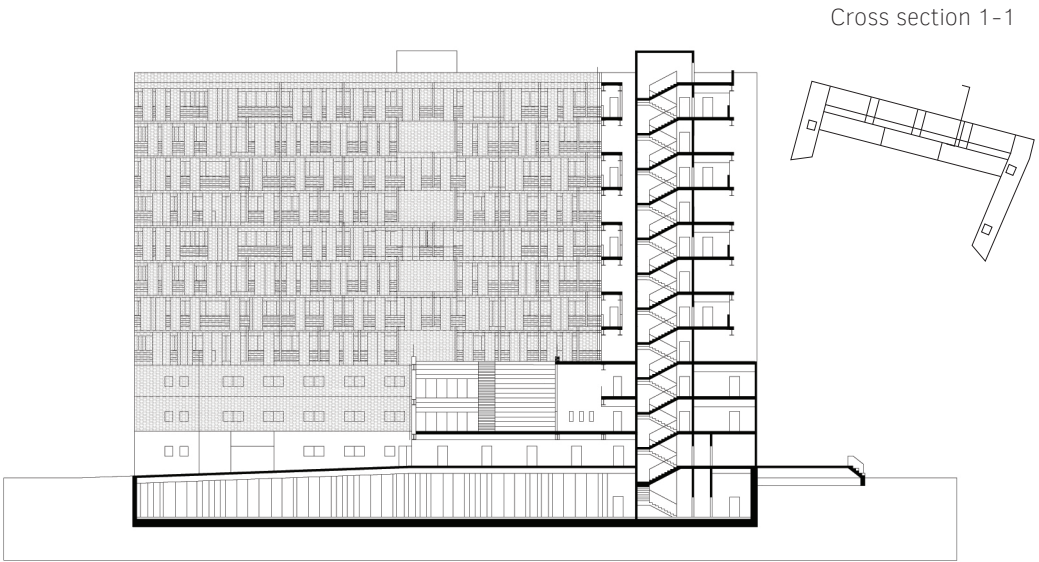
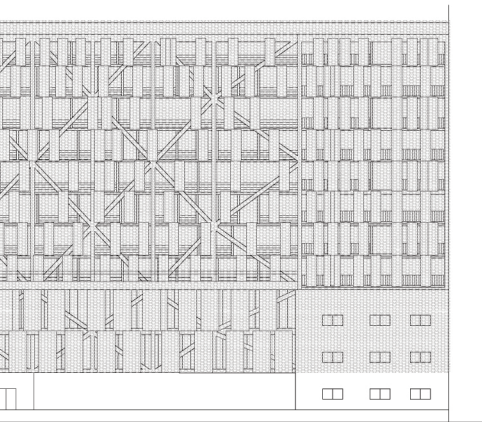


Elevation  
South



Longotudinal  
section





# The building | within

## Parts within a whole

The scale of the project impacts drastically relations amongst singular programmatic elements. The whole, as the dominant force, starts to mold identities of elements it is going to consist of. The single elements can no longer be interpreted as independent, but as parts of the whole. The elements are in the service of the harmony within the whole. The question now arises what happens to the identity of each element i.e. do they suffer as victims of relation with other elements?

The answer can be found in interpreting the whole as a system of relations amongst its elements. The outer appearance of the whole is not crucial: it is the result of the relations inside. The program units themselves must be observed from two points of view: from the inside of the function, user perspective and from the point of view of the transition zone between the programs. This zone of transition is of great importance. Yet, two adjacent functions must have common interest so that the functional transition can be formed at all. In case of drastically different levels of privacy in each function, complete separation must be achieved. Functions that belong to the similar category, such is the case of entire

## Privacy

cultural compound of the program of the competition can find common spatial expression.

Different programmatic functions require drastically different levels of privacy. These differences come to the point where they are completely in contradiction to one another. Yet all functions can be divided in three major groups, when the level of privacy is regarded. On one side are functions dedicated to social services of evening school and employment bureau. Zones where the adult may feel exposed, vulnerable, especially when the current structure of population of Neuperlach is considered. These zones must offer sense of enclosure. One doesn't stay long- just as long as the business takes. This means that the level of comfort the space needs to offer is not the comfort of public leisure zone. It is the short lasting comfort, pure courtesy. On the other side are spaces of library and Kindergarten, that represent second level of privacy. The motivation to use these spaces is somewhat different from one another, but the idea of security is common for both. The kindergarten is only to be accessed by users and employees, so it is not the typical public

space. It's communication with other spaces can however improve the quality of children's routine. The library though freely accessible is the space where silence needs to be honored, which results in at least one area that can offer such a quality. The transitions and relations within remaining cultural space can be interpreted more freely.

Housing is the zone on its own that necessary needs to offer complete privacy within each singular living unit, both inside and within private open space. The proximity of housing to the area of culture and public space is, however what can increase the quality of living.

Entrances to the culture and living areas are separated in order for the security and privacy of the housing not to be disrupted. They are, however, beside one another, forming the homogenous volume compound.

The distance between entrances is the consequence of the length of the fire escape ways and span of structural system.

## The entrance

Positioning the entrance, the first point of connection with the building is of big importance. In case of different functions gathered within one building volume, ability to separate entrances to each of these functions gains additional importance. In order for the continuity of square i.e. flowing of the public space towards the inside of the block, not to be disrupted with additional accent points, the entrances are situated simply within the structural system elements. The entrance itself is the part of structural system, thus structures the public space of the plaza.



Vertical layout of functions in the building



## Social functions

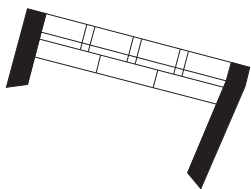
Interpreted as an area with specific requirements, social functions became a programmatic unit on their own. It includes a night school – adult educational facility and social services offices with various purposes from counseling to Bureau of Employment Services. Spatial organization chosen for these units is the consequence of the level of privacy they require, time required for completion of obligation one came to fulfill and compatibility with the remaining of the programmatic content of the building.

Both of the functions are characterized with short term stay in the space. Both functions are situated in lower area of the building, the night school in the western and the social services in the eastern wing of the U-shaped structure. This is how the square within the block is enclosed and the ground floor barrier towards prominent traffic axes is created.

The functions stretch through the ground floor and upper two floors.

The space is divided in two main zones: the corridor and the enclosed spaces. The corridor runs along the long axes of the volume and offers same hierarchical accessibility to all the enclosed spaces. This simplicity of longitudinal shape of the building body is the main identity trait of the space within. In this way

the space also acquires easy readability, that goes hand in hand with notion of short time the parties spend in the space. On the other hand, both corridor and classroom/office spaces get sufficient amount of natural light, which adds to the comfort level in the space. The appearance of the social functions zone from the outside adds to the idea of privacy and enclosure as well. Massive concrete walls stand in contrast to the transparent envelope of living and culture areas that lie above. Only perforations on the strong concrete surface are the windows the proportion of which does not interrupt the impression of compactness and massiveness of the wall. This obvious difference in materialization between zones with different functions allows easier readability of the entire structure despite its large scale. In the context of Neuperlach, considering the social strata of its inhabitants, the symbolical value lies in the fact that housing is stacked atop the foundations of social institution.



10

Social functions are situated within same zone from ground floor up to the second floor



## Culture | general

The content of the zone is highly conditioned by the programmatic requirements of the competition. These are day care center for children, library, so called house for culture for entire community as well as space for throwing children parties. In order for these from one another drastically different functions to be brought together within one spatial compound the common spatial language had to be found.

**Low population density in the Grosswohnsiedlung area and the fact that the community-culture spaces are not constantly in use, different to the inner city facilities, carries potential on it's own. This means that the user can benefit from the proximity of spaces, originally dedicated to different functions.**

Despite differences, what unites these functions is the component of culture: they all serve, although not necessary at the same time, as zones of integration thus carry the potential of gathering community members of different age and background under one roof of collective wellbeing.

So in order to emphasize the possibility of communication, yet maintain the required

level of privacy of each singular function, all the spaces are connected through either horizontal or vertical (or both) links.

The spaces, being big enough, can be accessed and shared by different interest groups at the same time, which justifies and affirms their existence. This is how empty volumes of space typical for current Grosswohnsiedlung community spaces are being reinterpreted into much more functional unit of communicating zones.

Having in mind different privacy requirements of different functions, to see if this idea is actually plausible each of the functions and its needs has to be defined first.

Children day care center

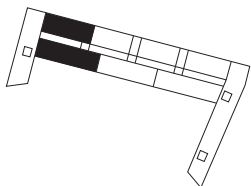
Children daycare center is defined by children age groups, spaces for learning, spaces for free time and open spaces. Being area used solely by children attending, teachers and parties responsible for the children, the facility requires high level of privacy.

Definition of day care center varies, depending on the context of the culture it finds itself in. The lower age limit may either include suckling infants or just infants older than three years of age, whereas most commonly upper age limit does not exceed fourteen years of age.

In Germany separate facilities for strictly defined age groups can be found such as Kinderkrippe for babies aged up to three years, Kindergarten for children between three and six years of age, or Hort for school children who need a place to stay after school.

This division is understandable when different needs of different age groups are considered, thus lack of compatibility for socializing.

The activities normally provided within each of the mentioned facilities range from space for sleep for small infants to spaces



10

Kindergarten  
Level +02

where children can interact, either in learning environment, with the teacher, or in the space for playing. The institution is supposed to help children develop creative as well as social skills, as a part of preparation process for the further educational stages, and at the same time support individuality of each child separately.

## Library

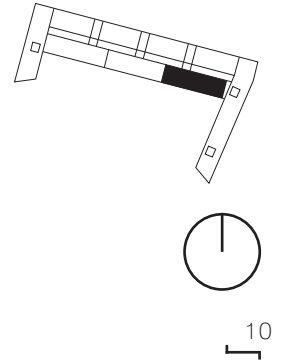
The most important factor for the character of library in this situation, is the context itself. This refers not only to the capacity and the content but the way the space is used as well. Not being in the area with intense academic or scientific institutions, the library becomes the place of interest mostly for older population. The intensity of use being scarce, gives additional potential to the library space non occupied by content of the library. This space may become, in case of need, the extension of the cultural center needs. On the other hand, the need for silence and security, being necessary prerequisite for the basic functioning of the institution must be preserved.

## Community center | Children party area

What does these two formulations mean at all? Most commonly, even in case of pre-competition location, the community space of the settlement on the outskirts of the city means one single space, either in the simple shed or within more elaborate architectural construction. This scenario works, yet only in times of certain events traditionally observed as suitable for such a space. This ends up as Sunday market, elderly chess tournaments and similar, though currently interesting, quite introverted activities. The rest of the time the volume of space, enclosed within

these walls stays still, empty, simply does not exist or exists as non-place.

Community center, as a notion, can be something quite different, what is actually the case in the inner city. Which once more brings the necessity of sufficient user density to make the space work. In these cases, community center itself, becomes incubator of community interaction. This is the main prerequisite that must be fulfilled so that such an institution can be considered as functional.

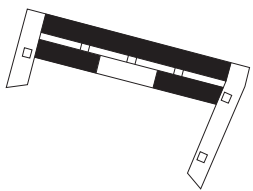


Library  
Level +02

## +01

Culture |  
the intervention

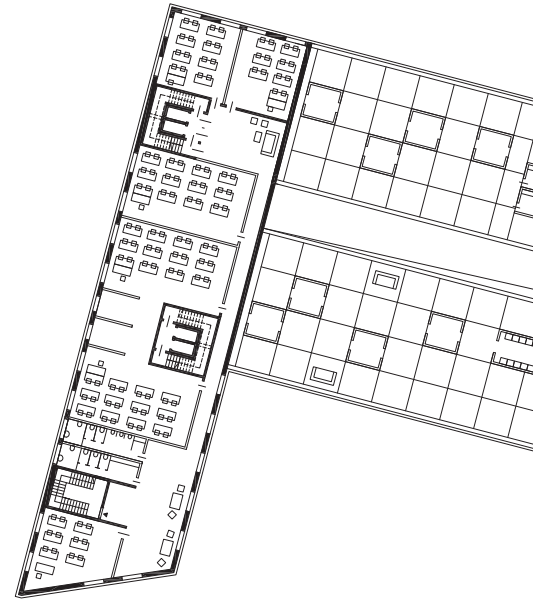
The building mass in which culture zone is situated levitates above the plaza, on the northern side of the block, thus serving as the entrance zone towards the square inside and as a roof for the first part of the square. These deliberate positioning of culture in the entrance zone, makes it enclosed extension of the public space i.e. contribution to the idea of recovering urbanity of the context. Spanning through two first floors, as well, additional bridge-like volume is placed on the inner side of the main building mass. It offers sufficient square meters to accommodate cultural program, yet, remains integral part of the entire building compound. Between the main volume and the bridge, four meters wide gap allows enough natural light to reach the furthest point of bought fourteen meter deep slabs.

Positioning and  
spatial layout

10

Community  
center

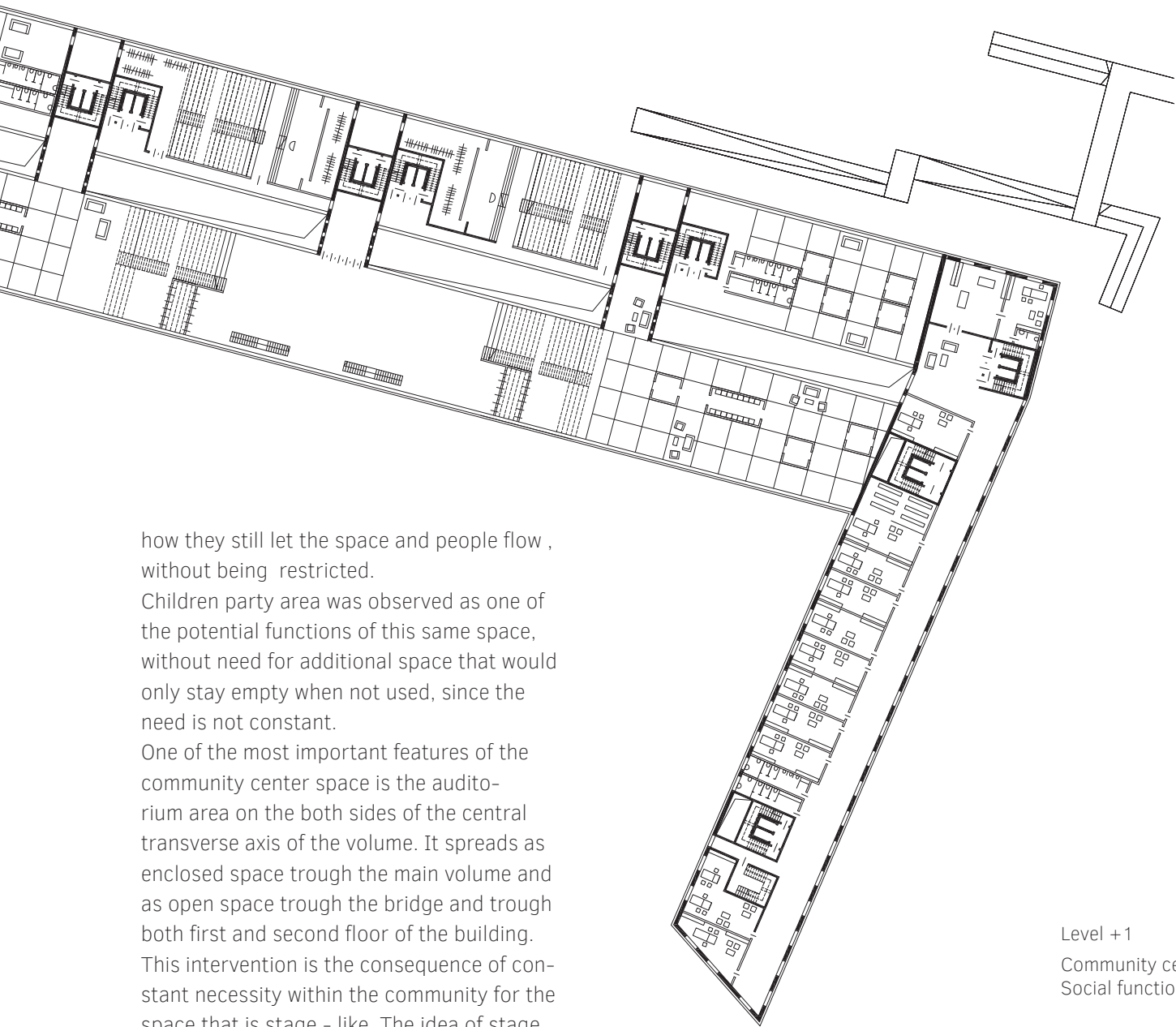
Having the current problem of lack of urbanity i.e. density in Neuperlach (and Grosswohnsiedlungen in general) the potential of turning social center into functional space lies in connecting it with other functions, thus making the space multifunctional and constantly needed. The surface requirement of the competition is another factor. The community space is situated directly over the covered plaza, and represents the first area of access when entering the cultural zone. It spreads along entire length of the northern part of the main building mass and through entire first floor of the bridge. The space is left completely open, which is the



consequence exactly of the tendency towards the ambiguity. Given the context, the space has no definite and constant program to be occupied with. Given the impossibility of predicting all possible uses the community might organize in the space, any drastic division might reduce its potential to adapt.

Yet in order to avoid simple bigness of space which can make it seem without definition and difficult to relate to, the floor area is divided into three and a half by three and a half meters wide square fields, through the network of rails. Along these rails the cubic volumes slide, that are the only element present. The simplicity of these volumes, with the size same as the fields between the railing on the floor, allows the potential of the emptiness to be preserved. In need of completely empty space, all the volumes may be aligned along the wall which leaves the rest of the space clear. On the other hand different constellations of volumes may become a stage for different events, from exhibition to fair or seminar needs.

The volumes serve as walls from the outside, yet on the inside they are empty and have entrance-openings on parallel sides. This is



Level +1  
Community center  
Social functions



0 5 10

how they still let the space and people flow , without being restricted.

Children party area was observed as one of the potential functions of this same space, without need for additional space that would only stay empty when not used, since the need is not constant.

One of the most important features of the community center space is the auditorium area on the both sides of the central transverse axis of the volume. It spreads as enclosed space trough the main volume and as open space trough the bridge and trough both first and second floor of the building. This intervention is the consequence of constant necessity within the community for the space that is stage - like. The idea of stage , being present from antique is essential contribution to the culture and placed within the cultural compound such is this one , it increases it' s potential and ambiguity. Auditorium , relived form the typical constant stage performance use, offers itself as a different stage : for free interpretation on daily basis and creativity of any user, the inhabitant or simply passenger trough the space. The authority of theatre as enclosed institution for

few chosen ones is given to entire community , thus becomes real part of flowing cultural landscape .

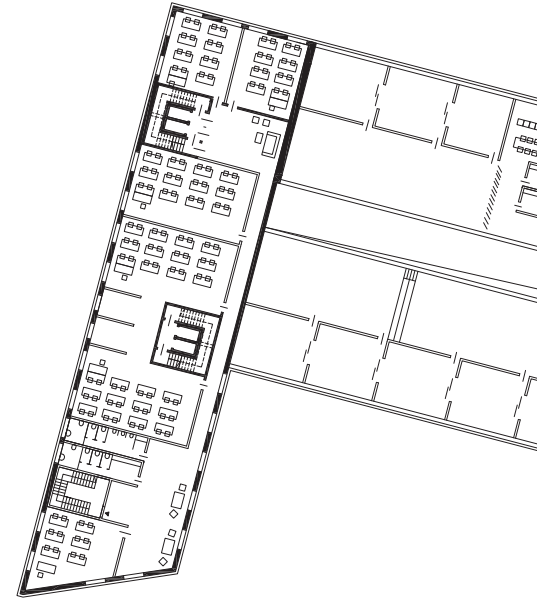
# +02

## Daycare center

One can conclude that high level of privacy and protection needed in the area calls for division from other spaces dedicated for cultural activities. However, for the children not to be excluded from the possibility of using other spaces, it needs to remain the part of culture compound of the building. Each of the functions, although drastically different, can benefit from one another either in the terms of additional space or interaction of users. These requirements led to placing it on the upper level of culture area, atop community center that is accessible to wider spectrum of users.

The building volume structure was the guideline for layout of day care center functions with different requirements of privacy. The institution accommodates children from nursing age to fourteen years of age. This drastic age difference triggered division of space in two main parts. Northern area, more secluded and less directly accessible, facing the street is reserved for children up to the age of six. The dining and sanitary zones are there as well. This allows the staff to operate more easily, having better overview and proximity of necessary functions. This area is not directly exposed neither to the happenings on the square nor to the open auditorium or day care open space, both situated on the bridge. The bridge area is used by children from age six to fourteen. Although the age difference is still drastic, the children of this age are more capable of communicating their needs, which makes interaction possible and even beneficial.

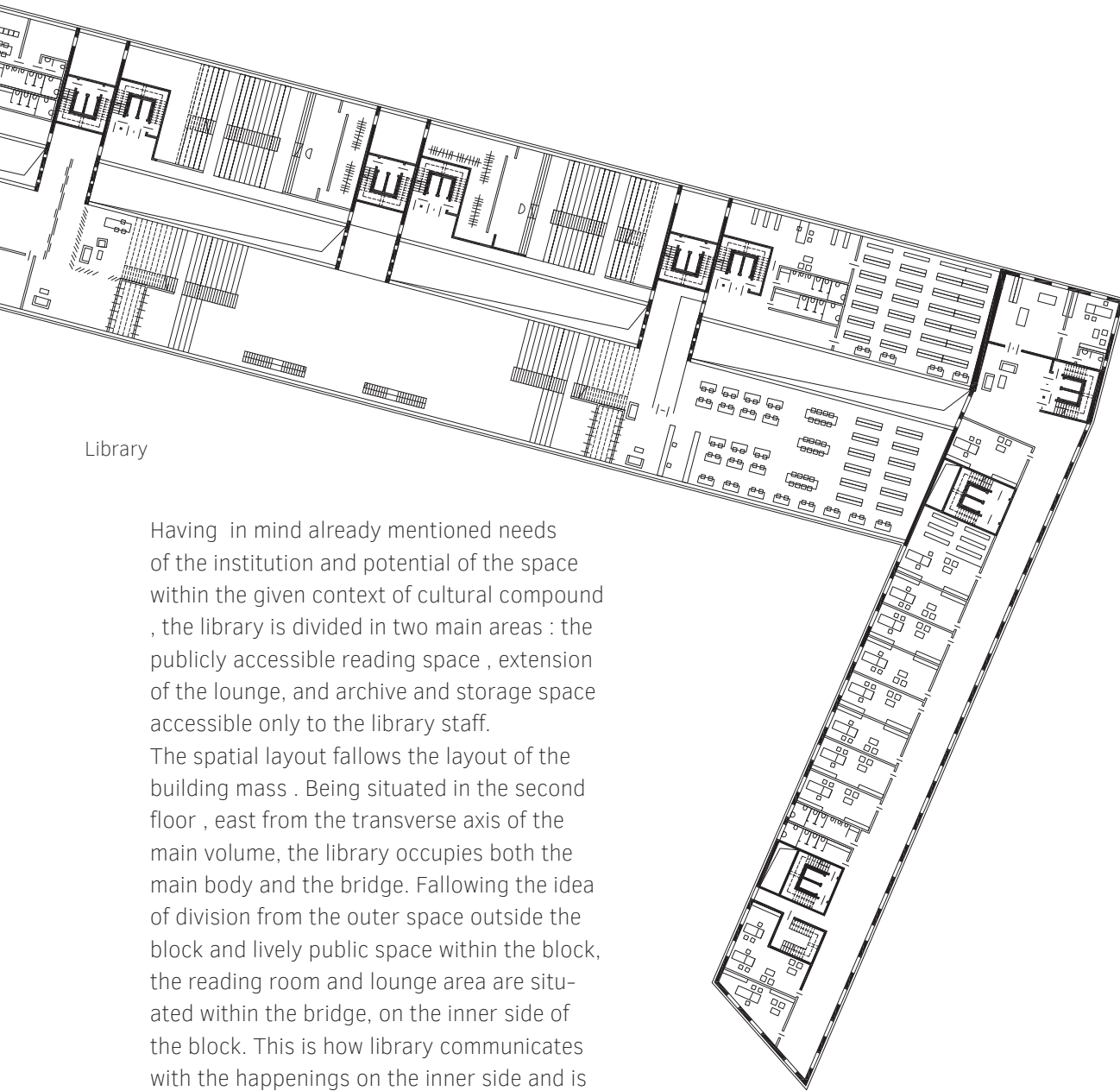
Now the division according to privacy level and age groups is granted, further step includes division on the area for play and for study. This happens, in both main volume and



bridge part along the longitudinal axis. The areas for study or rest in the nursing zone, are always on the outside of the building. This means, in case of the nursing area, towards the north and in case of the bridge, towards the square on the south. These spaces are simply divided into six meters deep rooms. On the inner side of the structure, facing one another and divided with the gap between main volume and the bridge the play areas are situated. They are remaining eight meters deep and stretch through entire length of the institution. This is how what originally could have been corridor, gained additional quality and became fluid, open space with potential for multipurpose use. The depth of space allows enough natural light to get inside.

In this manner of facing community areas on the inner side, the entire space of day care center becomes single entity, despite division through the gap, while the comfort level for all age groups is granted as well.

On the roof of the center, the open playground area is situated with different paving and surface materialization. Under the supervision of the day care staff, the children have the possibility to breathe some fresh air with view over the square and connected to the outer auditorium of the bridge.



Library

Having in mind already mentioned needs of the institution and potential of the space within the given context of cultural compound, the library is divided in two main areas: the publicly accessible reading space, extension of the lounge, and archive and storage space accessible only to the library staff.

The spatial layout follows the layout of the building mass. Being situated in the second floor, east from the transverse axis of the main volume, the library occupies both the main body and the bridge. Following the idea of division from the outer space outside the block and lively public space within the block, the reading room and lounge area are situated within the bridge, on the inner side of the block. This is how library communicates with the happenings on the inner side and is protected from the influences of the street. Storage space and archive, being static much lesser used spaces, are positioned in the main volume, on the northern, street side. The reading area forms one single volume of space with the lounge area. Only the librarian counter stands between. This connection may, however, be closed with sliding panels, in case the lounge is to be used for other cultural activities, outside of library working hours.

Level +2

Day care center  
Library  
Social services



0 10



There are two entrances to the library. The main entrance , visible from the street leads from the plaza beneath, trough the lift core . This is the way the accessibility for persons with disabilities is granted. This is the entrance from “the outside “. On the inner square side , the side of the lounge and reading area, other entrance is situated. This entrance leads over the outer auditorium terrace and represents the direct extension of the open public space of the bridge. In the area of the core, the connection to the inner auditorium is offered, which makes all the cultural spaces connected with one another and grants constant flow of space, which is very important for the concept of all culture being one unit.

scape of perforations, where the private open spaces of apartments are situated. On the street side of the building, however, shared open spaces between some of the apartments can be found. Hidden behind the expanded metal envelope, these areas are meant to either contribute to communication between neighbors sharing the space or simply connection in case that both apartments belong to one owner. The privacy of this surface acquired trough fact that only two apartments share this space gives multiple variations in it's use ,thus quality to the living space.

# Apartments

there is two criterions that define apartment types : size and form .Variations in the spatial organization define subtypes of one type. These are the result of combining contextual and conceptual parameters, with the final goal being to offer diversity and heterogeneity to the living quality and thus upgrade relations between adjacent units.

Contextual and conceptual influences

As a result of the idea that the whole building is to represent barrier between outer world of transit and consumption and inner world of public space within the block, first prerequisite for the living was sole orientation of private open spaces of the apartments towards inside of the block. This decision defines the appearance of the building , that supports the idea of the barrier : outer , street facades are completely flat, homogenous in appearance, while the inner side becomes vertical land-

Change in household structure in Germany from 1991. to 2012.  
Increase in one and two persons households is noticeable



## Inner structure

Diversity and heterogeneity are reflected in different spatial formations of living space. One can choose different spatial layouts, from one level to maisonette, within the same area, which should allow more choice within the same budget. The goal of such a concept is to bring different social strata of inhabitants to the same building, which is currently not the case in the Grosswohnsiedlung and which is one of crucial prerequisite for reviving the currently predominantly homogenous demographic structure of the settlement. With the spatial concept that this building offers, the requirements of broader spectrum of potential users are considered, from artists in need for open spaces to the families with children, elderly couples or yuppies in need for space for quick sleep.

The apartment sizes and the ratio of different sizes within the building is the result of current demographic movement, family structure, prices on the real estate in Munich, and once again notion of diversity. Since the current situation in Neuperlach is problematic, one needs to orient more to the potential quality than to pleasing the existing structure. So, although based on above mentioned parameters as guidelines, the main influence on the spatial organization as well as on the size of the living space is the possibility of improving.

Diversity amongst the inhabitants may allow destigmatization of the area and trigger the bigger wave of image changing that can only be achieved if the intervention spreads to the bigger scale.

minimal width 4m, necessary condition for spatial quality in the context of the building.

Apartment size and size distribution within the building

Fallowing previously mentioned guidelines of present family structure, offering possibility of choice and state on the market, the distribution of apartment sizes in the building occurs approximately as fallowing:  
1 and 2 room apartments 30 % each  
3 and 4 room apartments 15 % each  
and remaining 10 % for apartments larger than 4 rooms.

The sizes

One room	28 Sq m - 36 Sq m
Two rooms	46 Sq m - 62 Sq m
Three room	up to 72 Sq m
Four rooms	72 Sq m -84 Sq m
Five rooms	over 87 Sq m

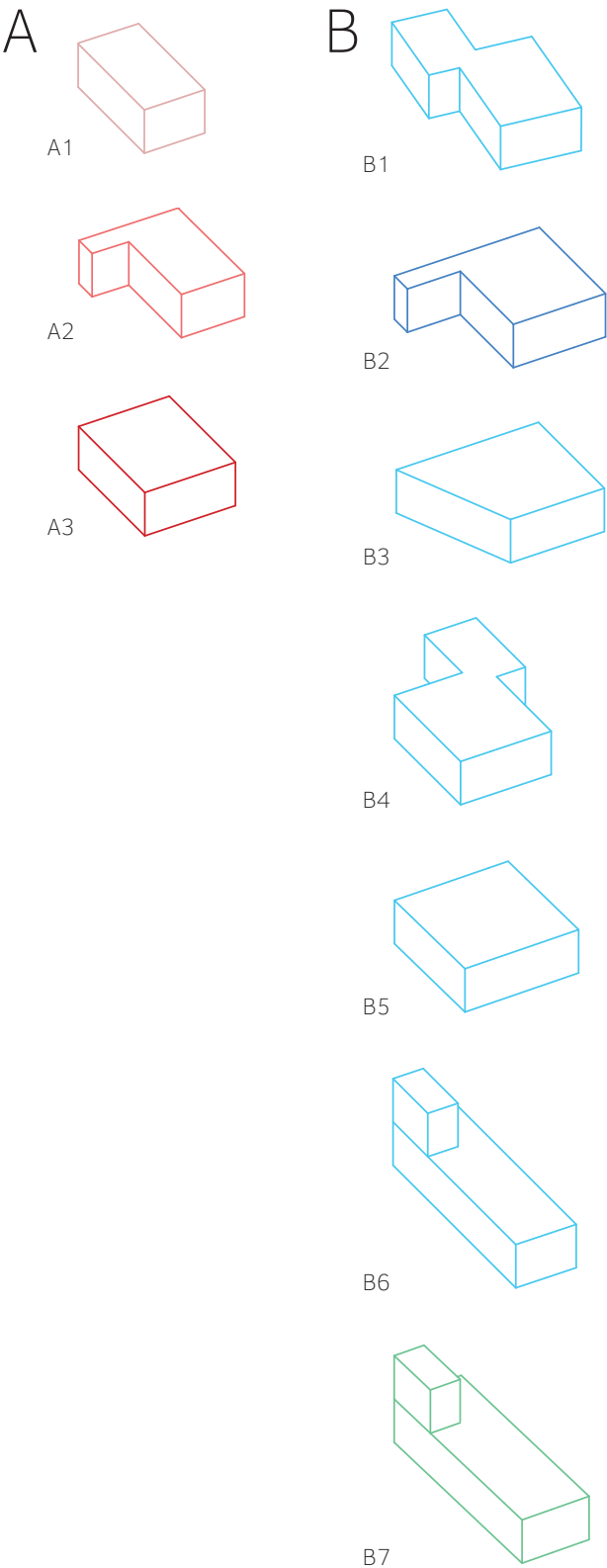
Predominant share of 1 and 2 room apartments owes to the increase in 1 and 2 person households

# Apartment types by size

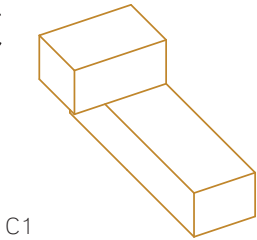
Size and shape of an apartment , together, define one type.

There is a total of nineteen types.  
Each type has subtypes. The variations in spatial organisation of the apartment define subtypes.

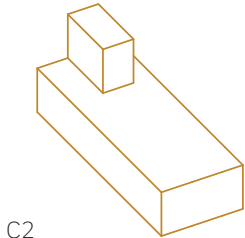
- A Studio apartments
- B Two room apartments
- C Three room apartments
- D Four room apartments
- E Five room apartments



C

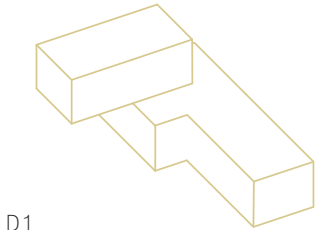


C1

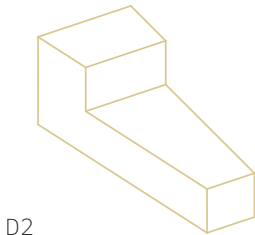


C2

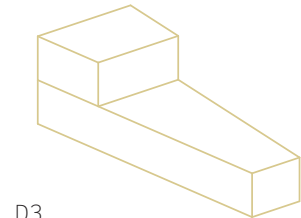
D



D1

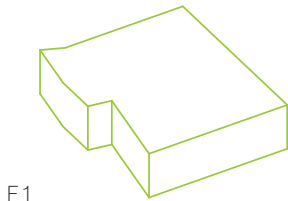


D2

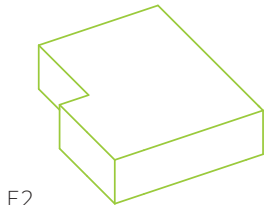


D3

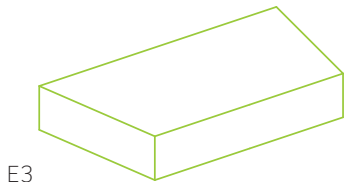
E



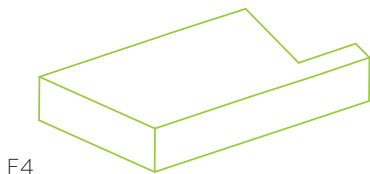
E1



E2



E3



E4

Symbols of apartment types  
organized by size

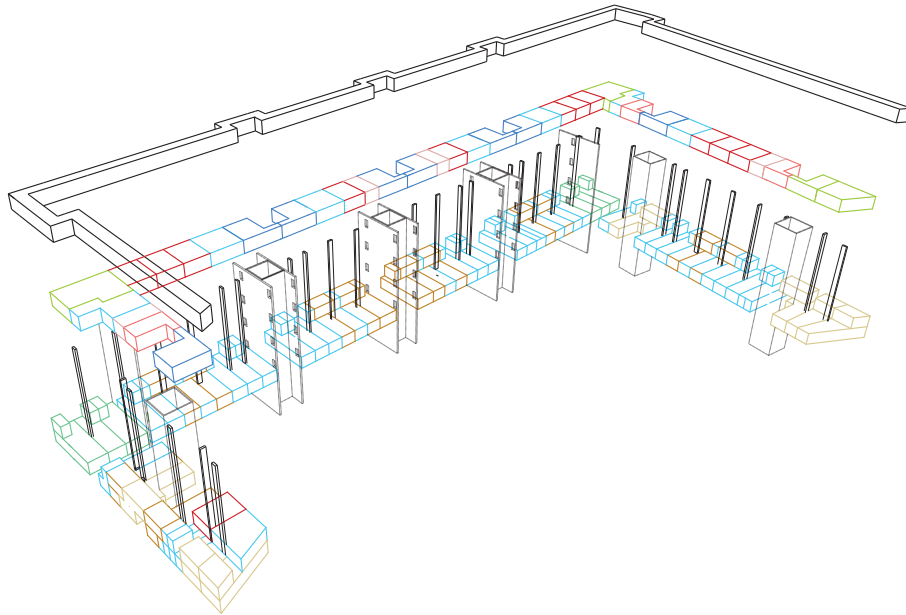
## Apartment types by position in the building

Entire residential area has four entrance levels on every other floor. This is possible because of double - level apartments whose lower level occupies floors without corridor. In this way the corridor space is significantly reduced.

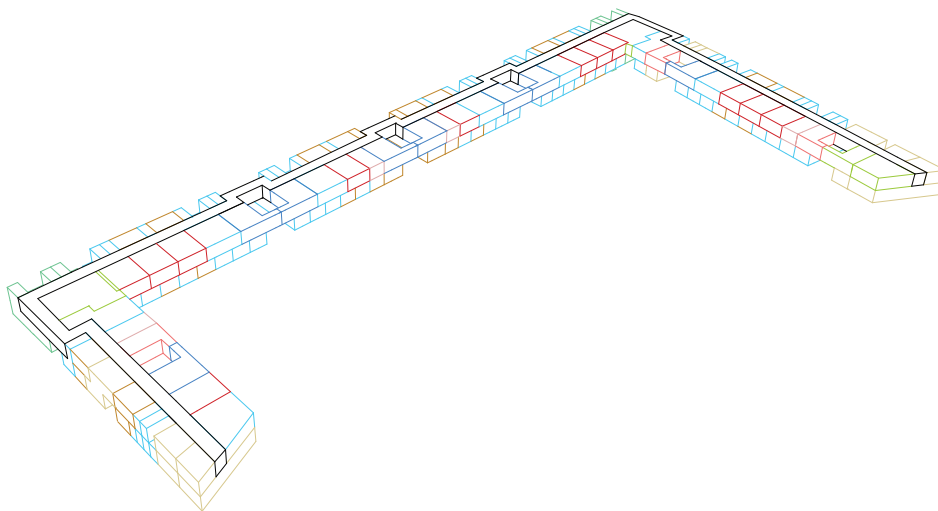
Corridors follow the structure of apartments , thus run either through the middle of the building body or on the edge, allowing different apartment typologies from typical double loaded structure with entrances on both sides of the corridor, to row houses , with shared semi public spaces.

Although it mainly runs through the middle of the building, the corridor is never completely dark. The layout of vertical communication cores that the corridors meander around ,allow sufficient amount of natural light to enter which increases comfort level of the corridor space.

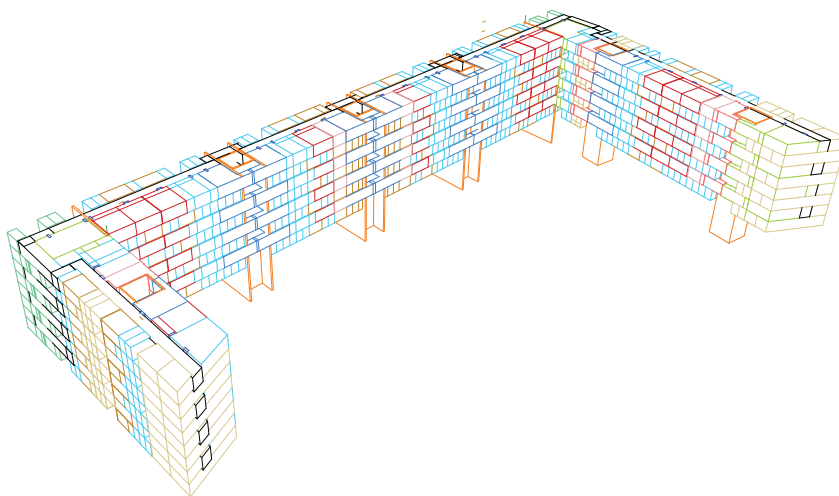
In case of two level apartments, the entrance is always on the upper level.



Position of apartments on each of two double - level floors.  
Relation to one another ,to the vertical communication cores and sanitary verticals

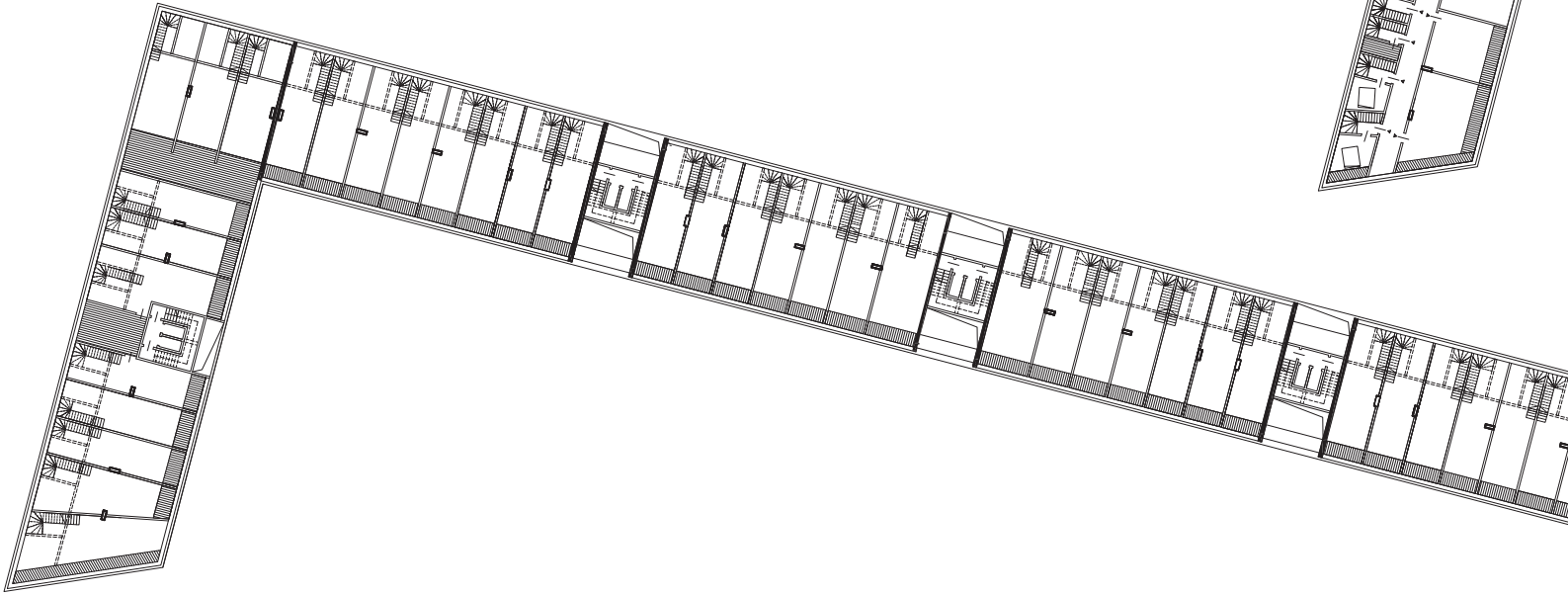


Exact relation to the corridor



Entire residential area with four entrance levels visible

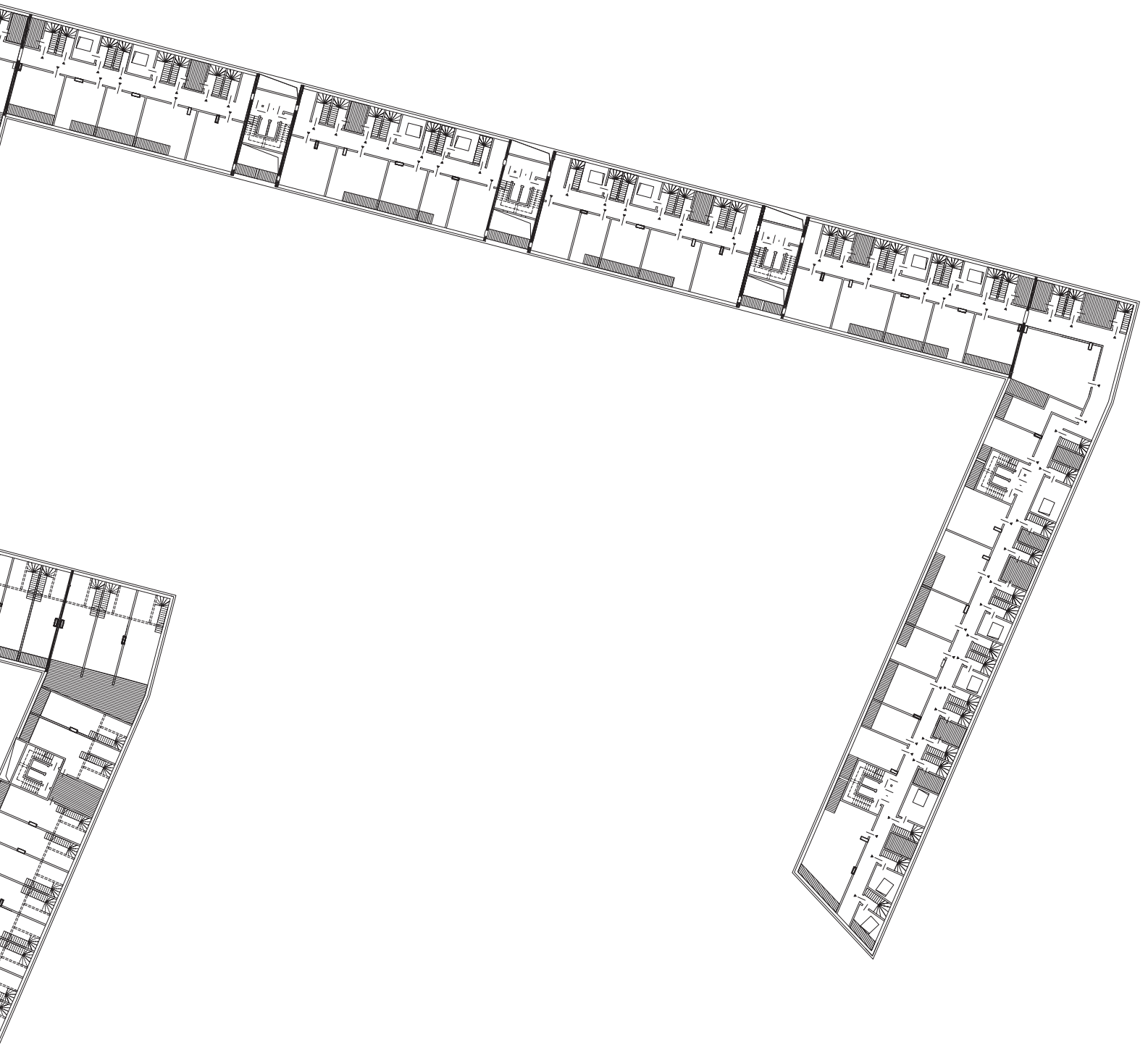
# 00|-01 Apartment levels



Apartments  
Level - 1

Some of the double - level neighboring apartments share semi public open space on the street side.

These spaces, never completely private, yet only accessible to the people inhabiting the two units, offer the possibility for better , closer relations between neighbors, which strengthens relations in the community and adds additional quality to living. On the other hand this space has potential to become additional private open space in case of merging of two adjacent units by one owner.



Apartments  
level 0

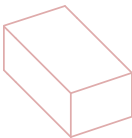


0 10

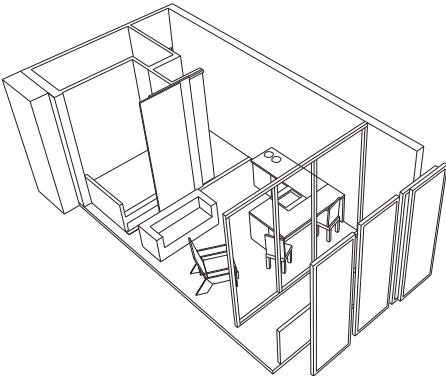
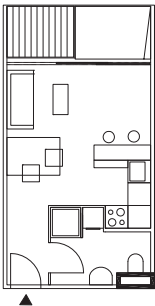
A horizontal scale bar with a break in the middle, showing a total length of 10 units. The numbers '0' and '10' are placed at the ends of the bar.



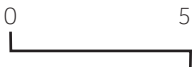
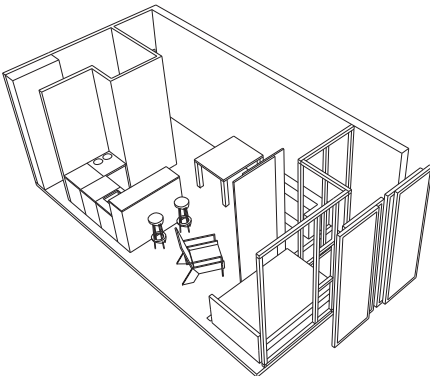
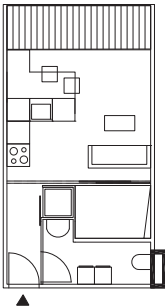
# Apartments | Subtypes

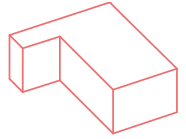
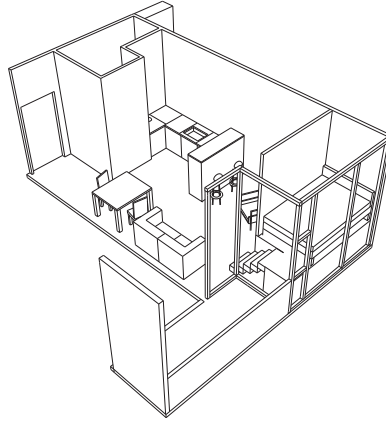
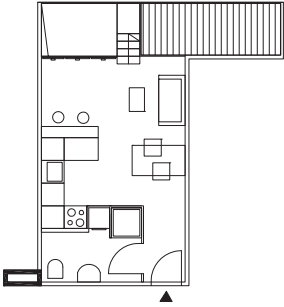


A1.1  
28 Sq m

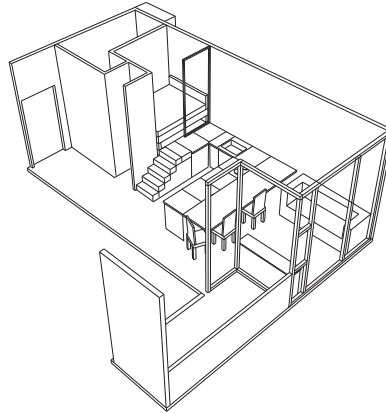
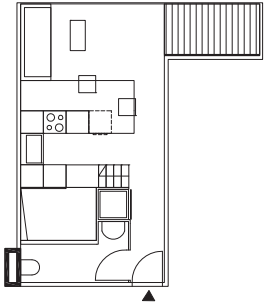


A1.1  
28 Sq m

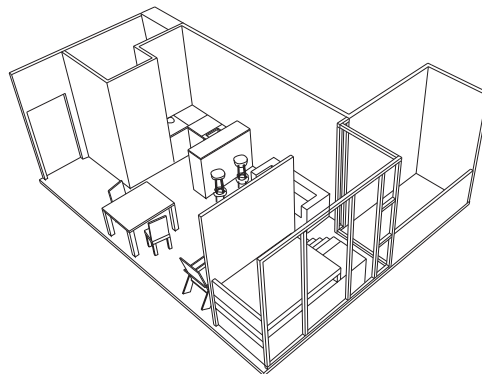
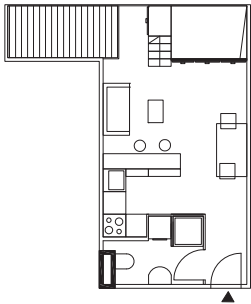




A2.1  
31 Sq m



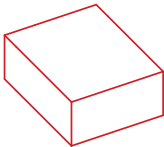
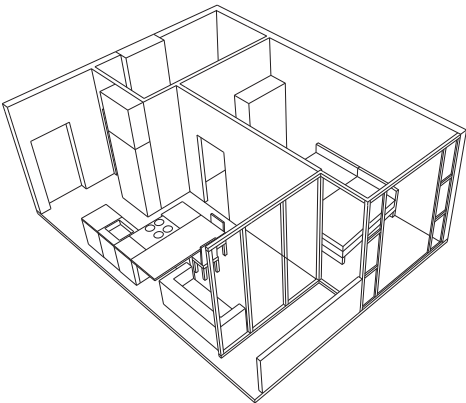
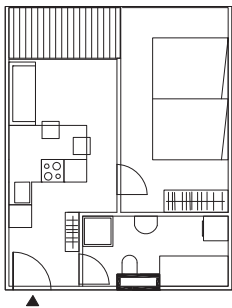
A2.2  
31 Sq m



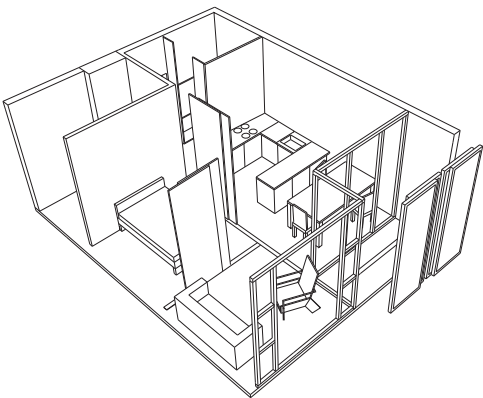
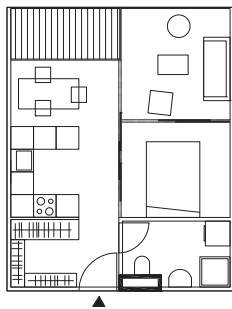
A2.3  
31 Sq m



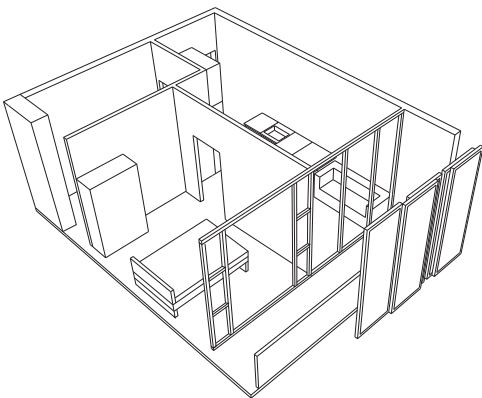
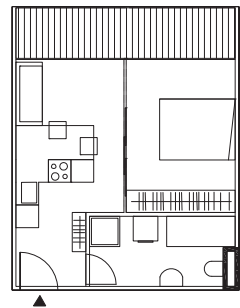
A3.1  
42 Sq m



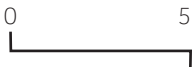
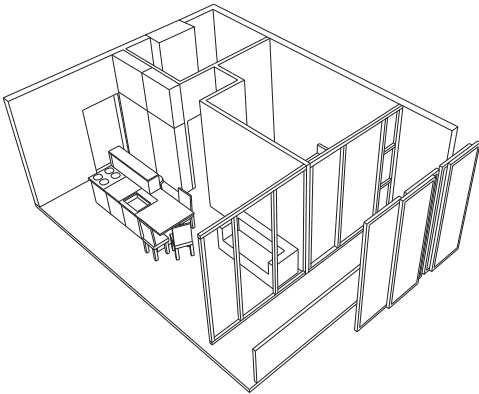
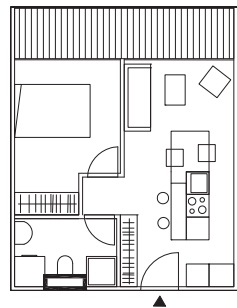
A3.2  
42 Sq m

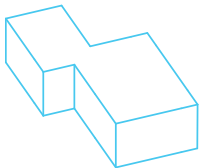
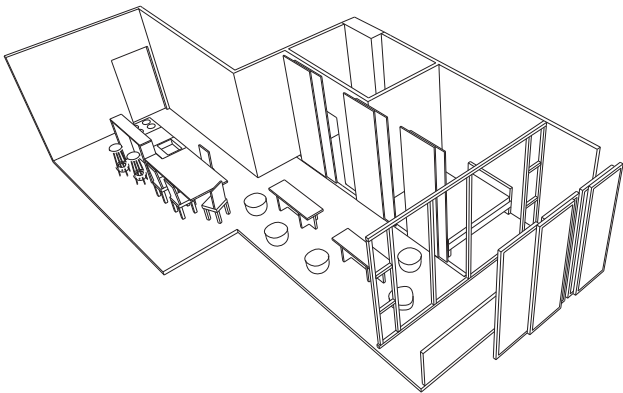
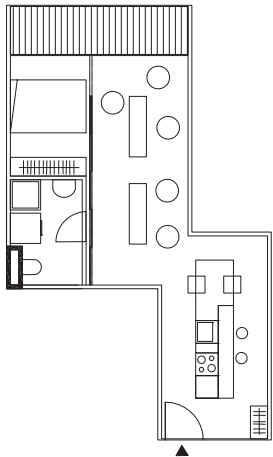


A3.3  
42 Sq m

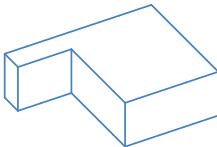
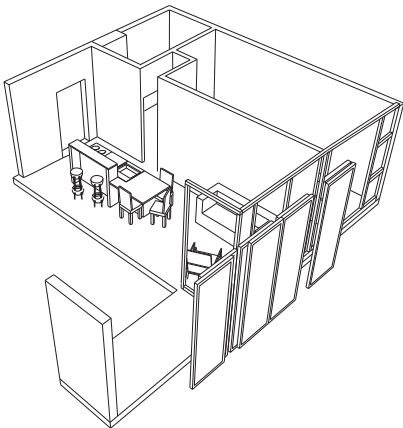
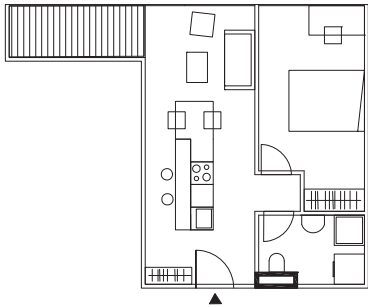


A3.4  
42 Sq m

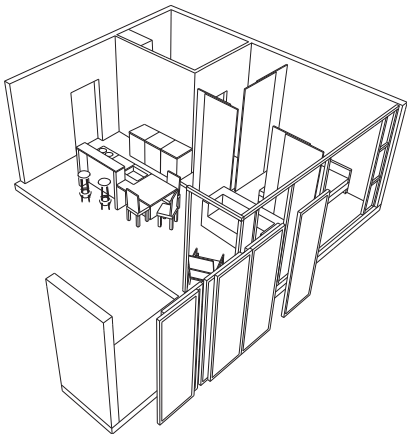
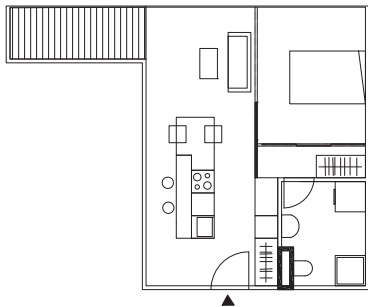




B1.1  
48 Sq m



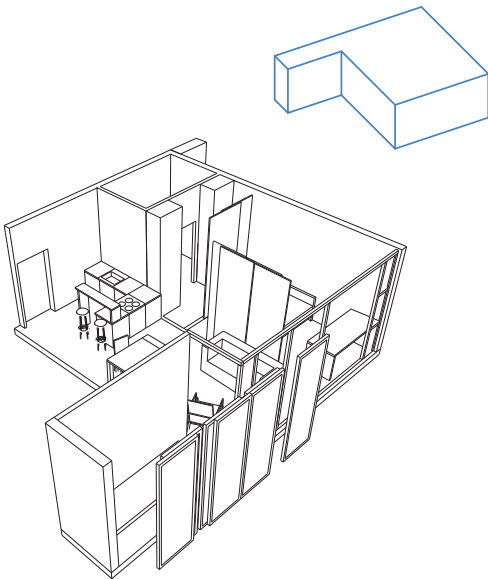
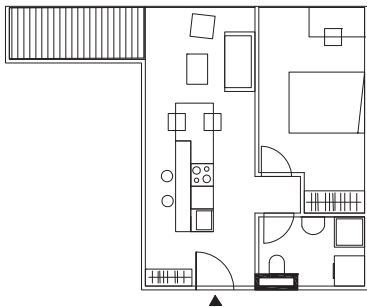
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50 Sq m



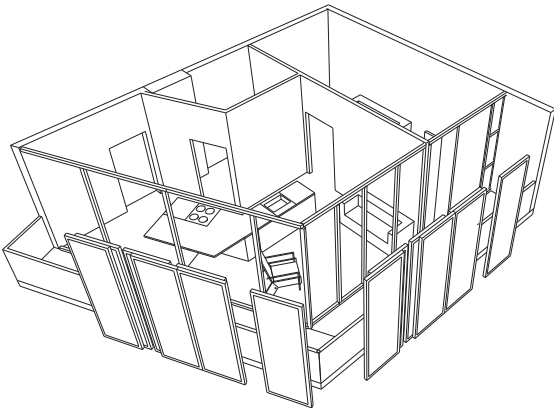
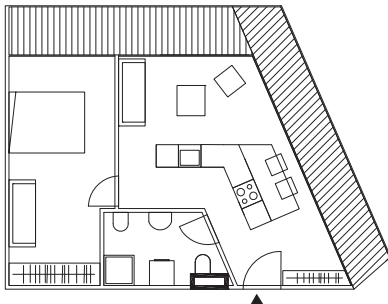
B2.2  
50 Sq m



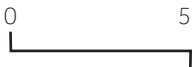
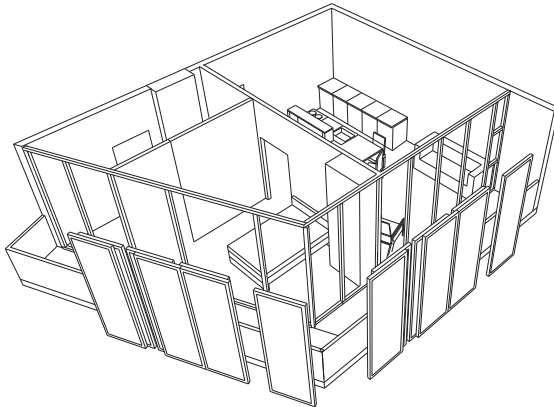
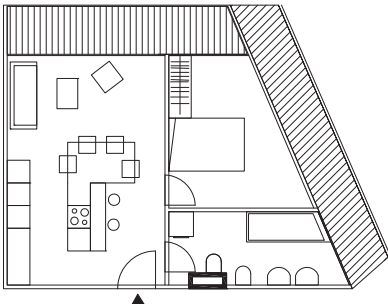
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50 Sq m

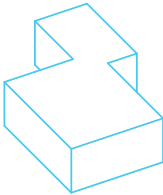
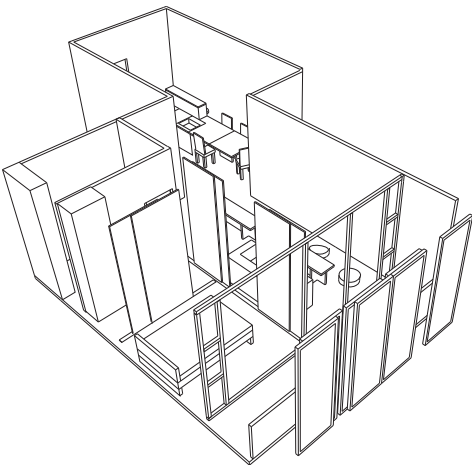
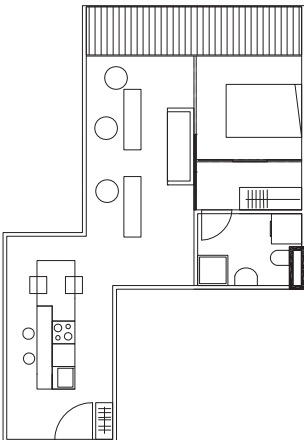


B3.1  
54 Sq m

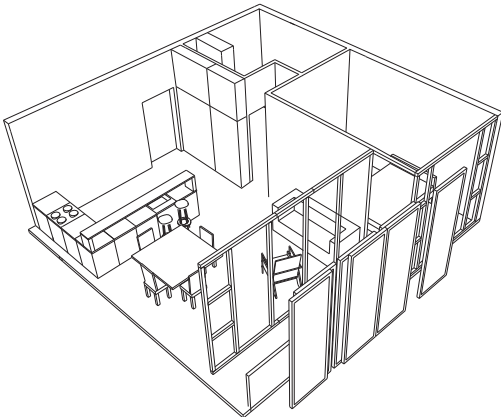
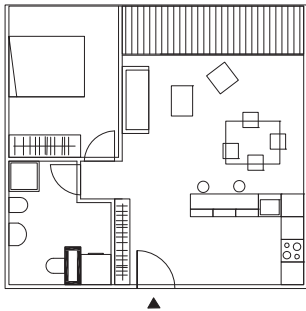


B3.2  
54 Sq m

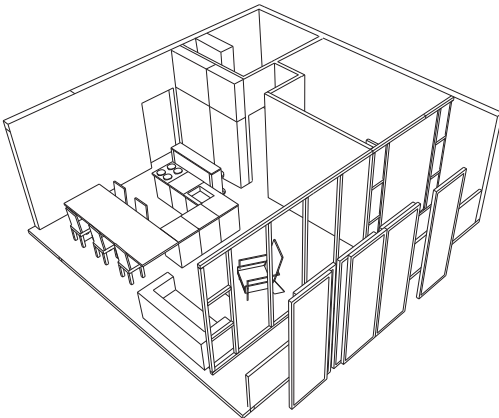
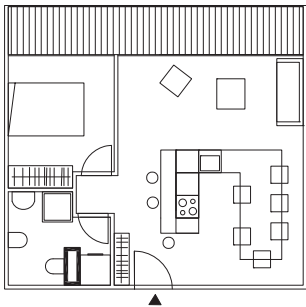




B4  
55 Sq m



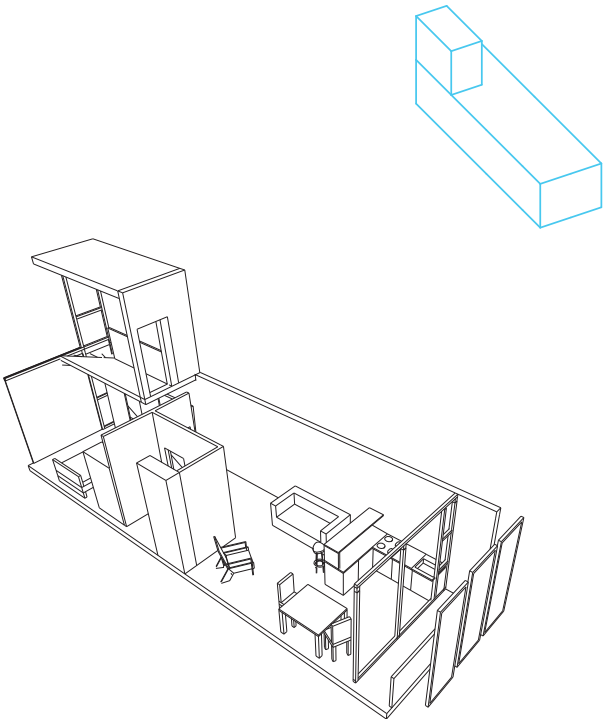
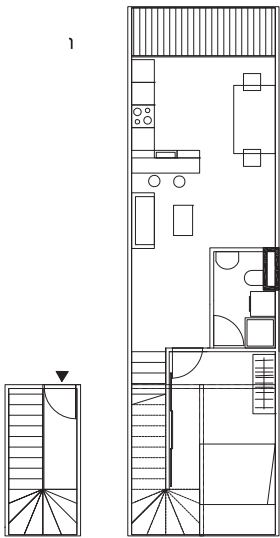
B5.1  
57 Sq m



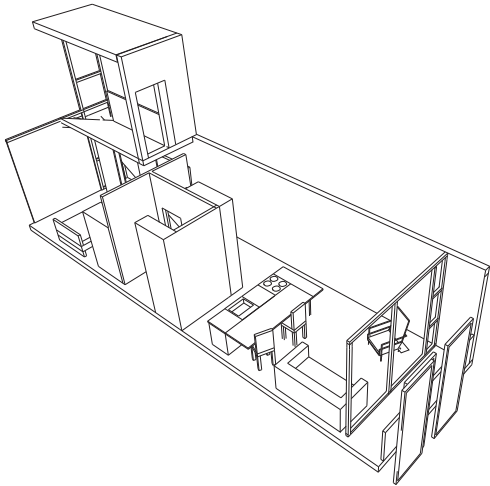
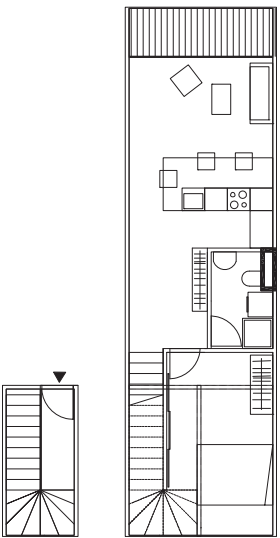
B5.2  
57 Sq m

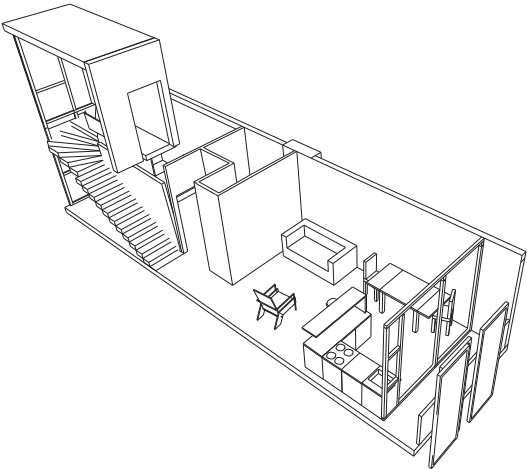
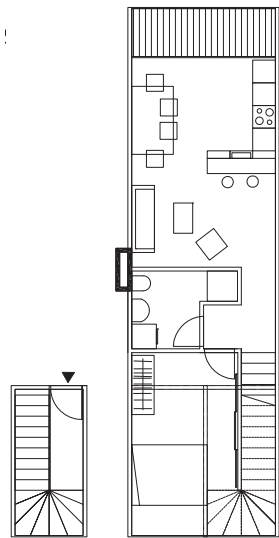


B6.1  
57 Sq m

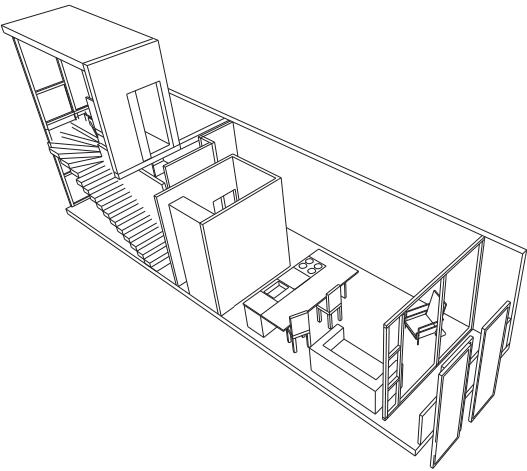
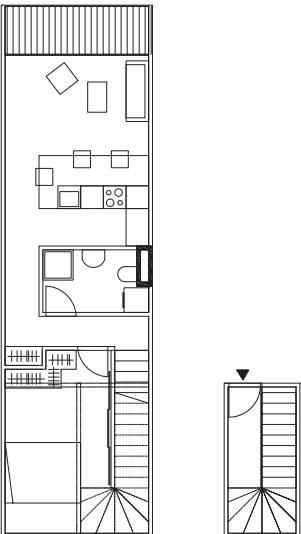


B6.2  
57 Sq m

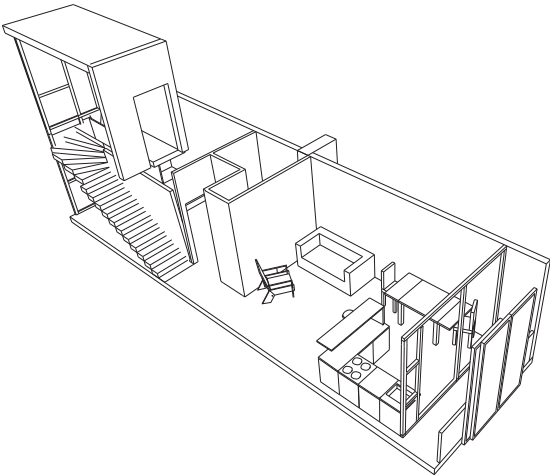
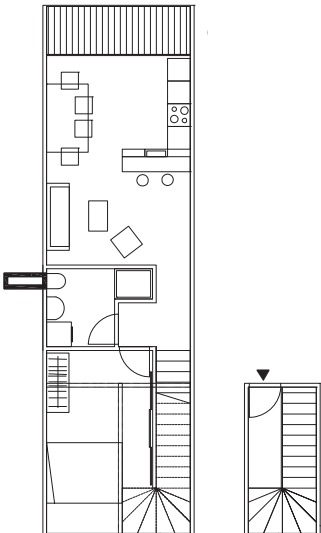




B6.1  
57 Sq m



B6.2  
57 Sq m

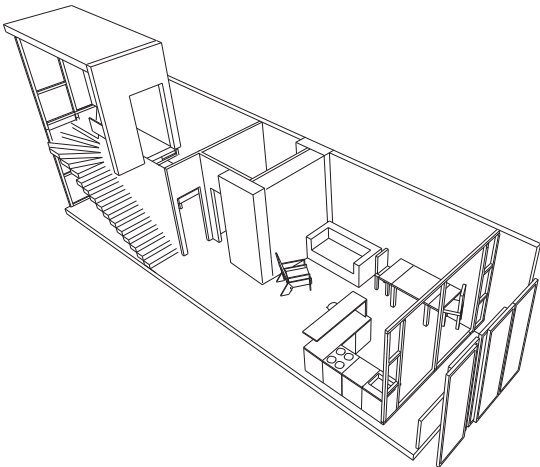
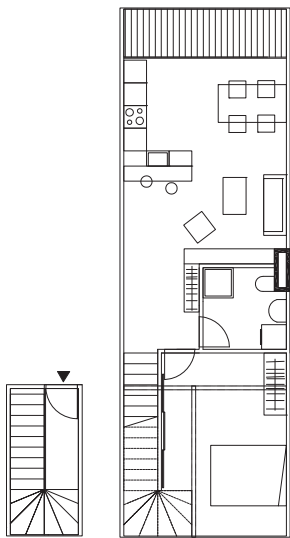


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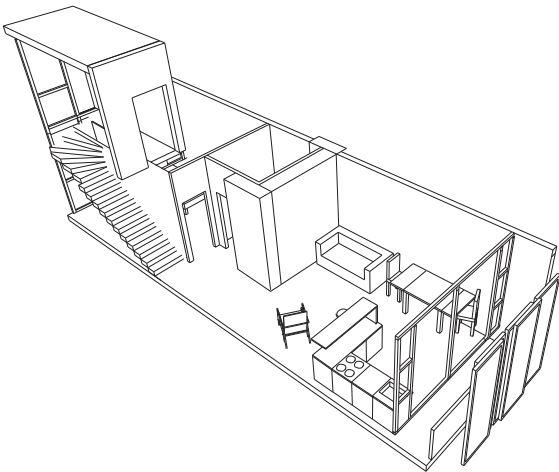
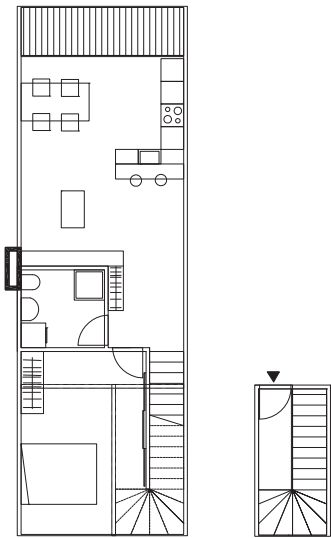


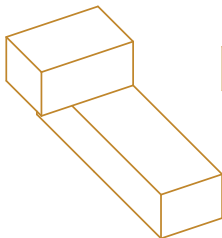
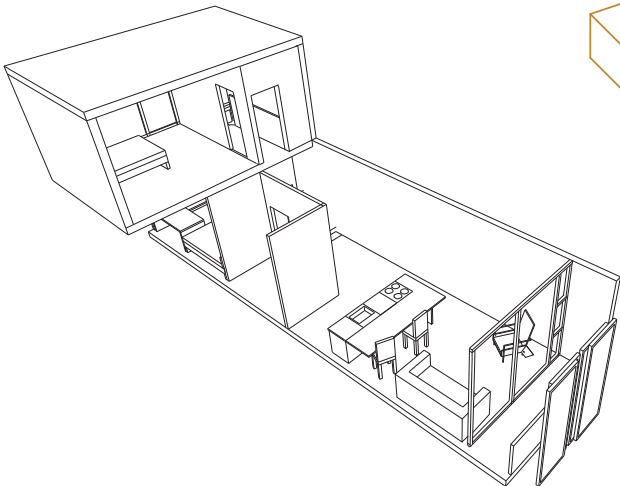
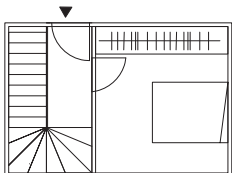
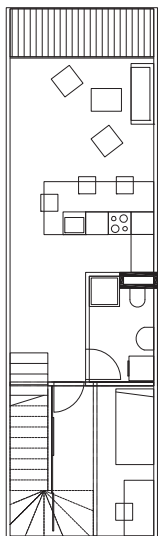


B7.1  
66 Sq m

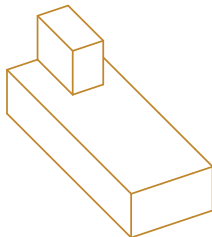
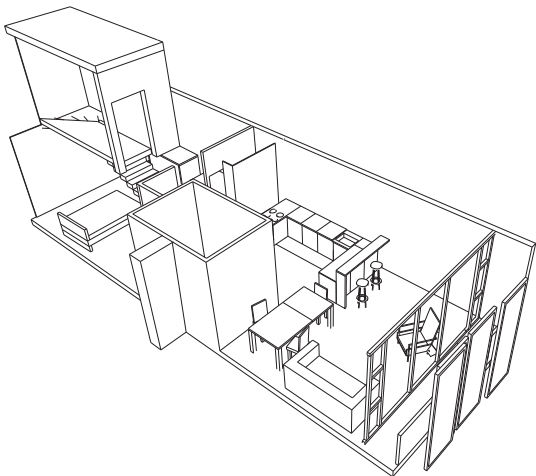
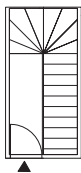
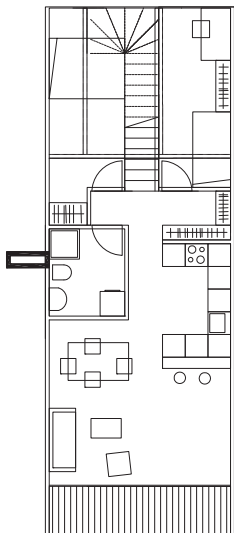


B7.2  
66 Sq m





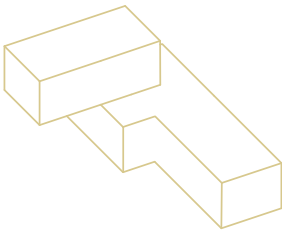
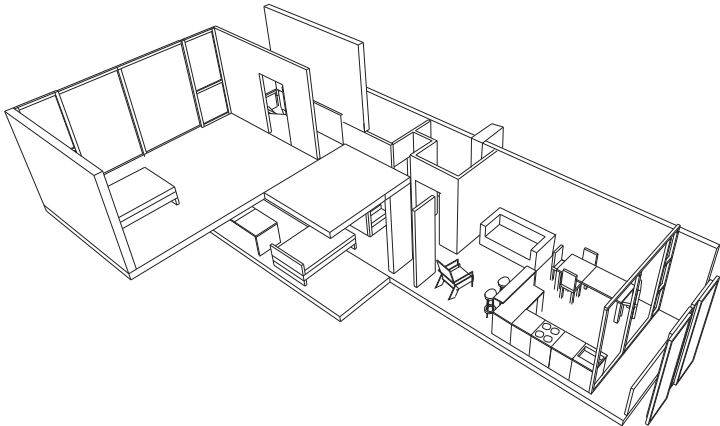
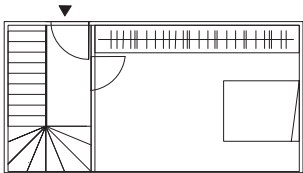
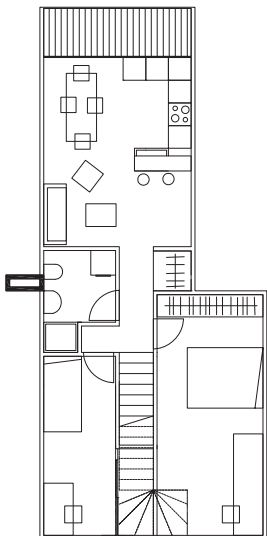
C1  
75 Sq m



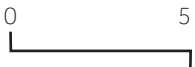
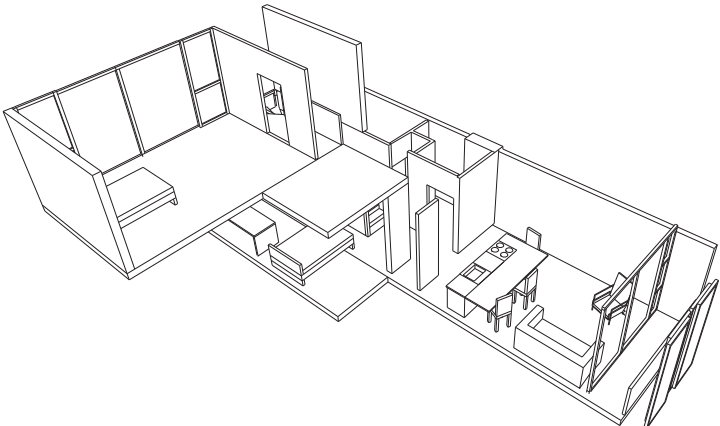
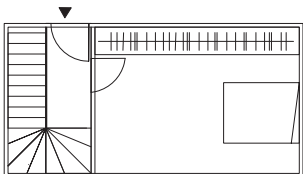
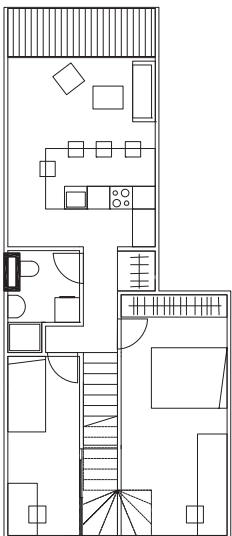
C2  
72 Sq m



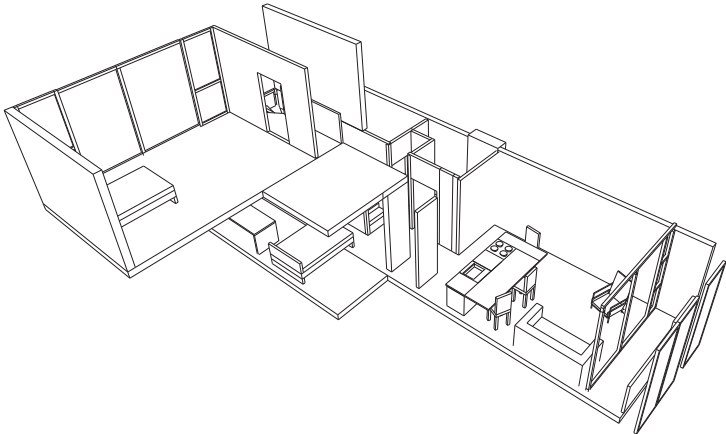
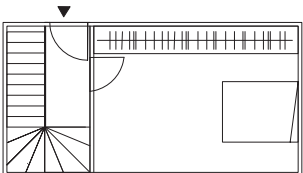
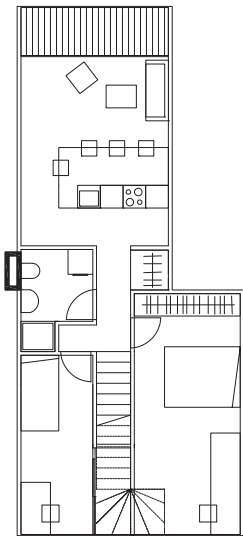
D1.1  
82 Sq m



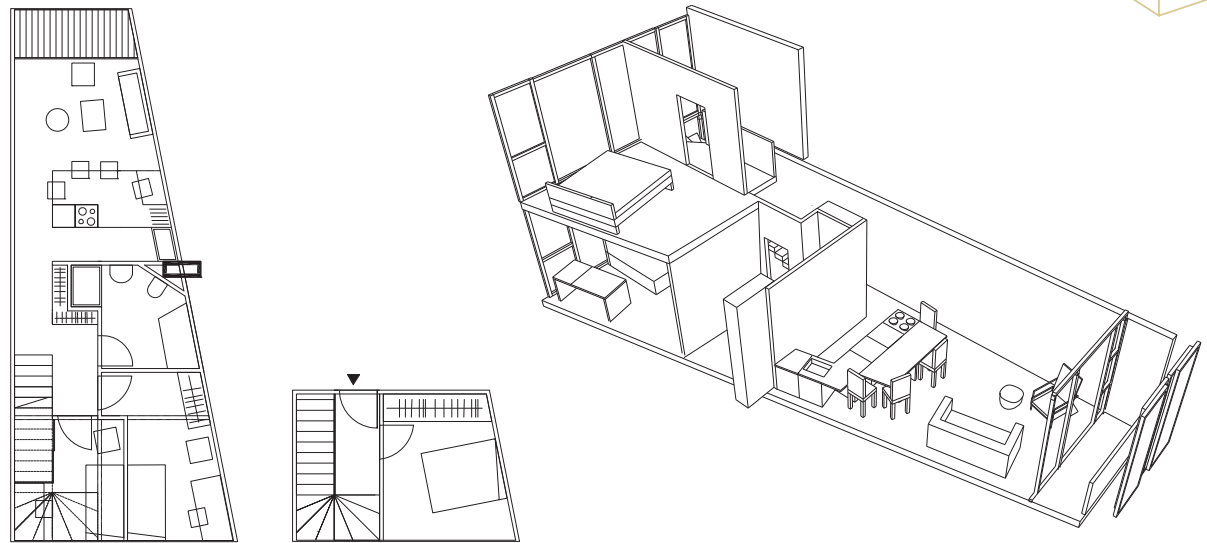
D1.2  
82 Sq m



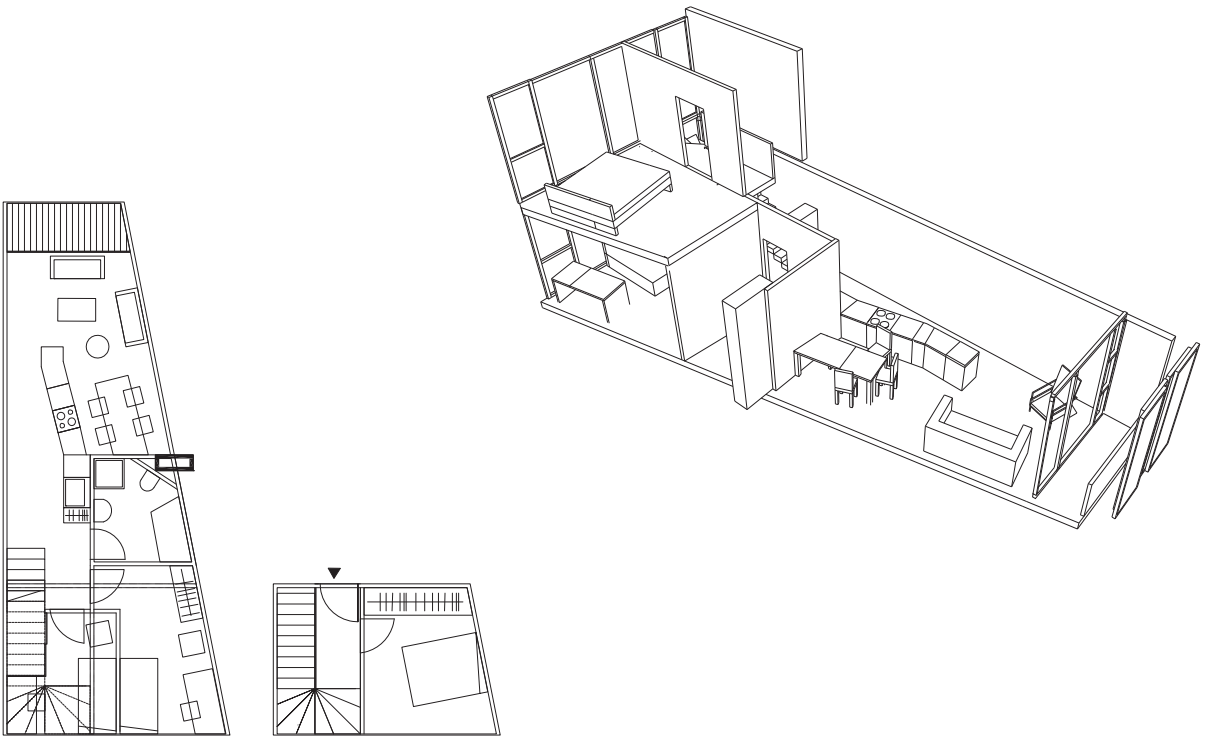
D1.3  
82 Sq m

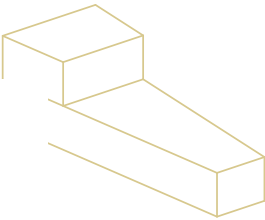
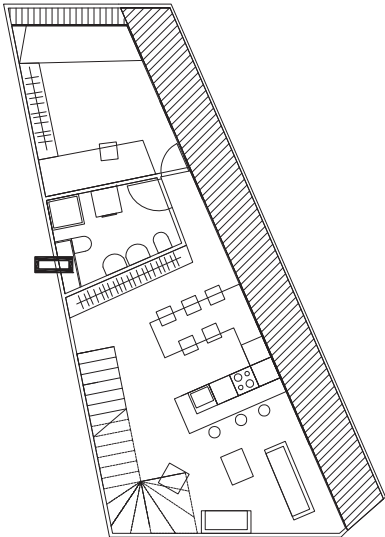


D2.1  
82 Sq m

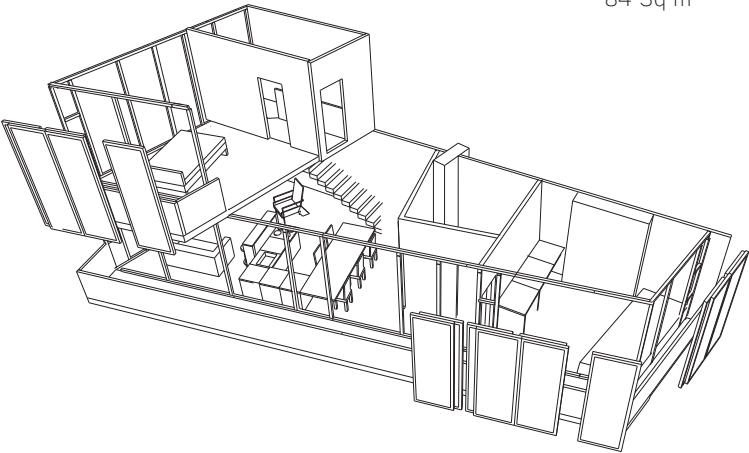


D2.2  
82 Sq m

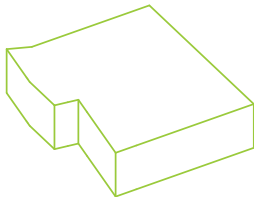
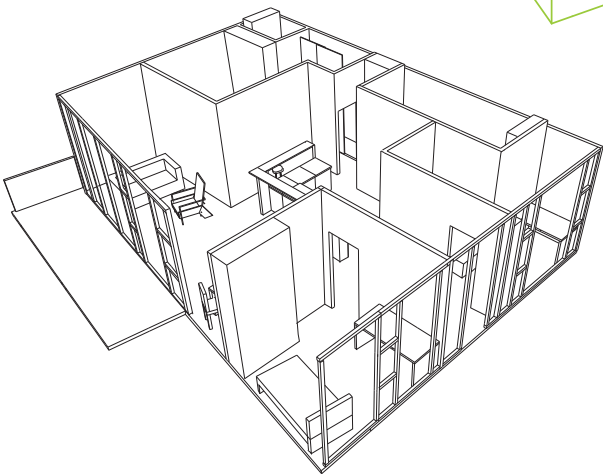
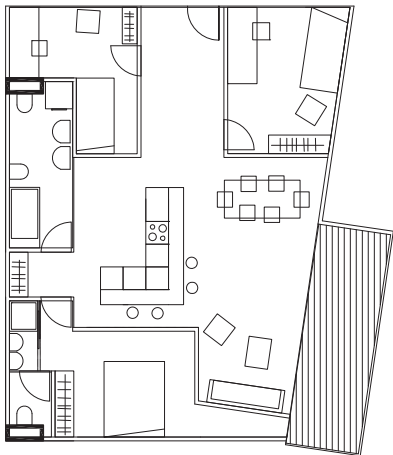




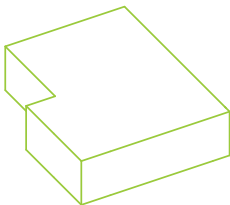
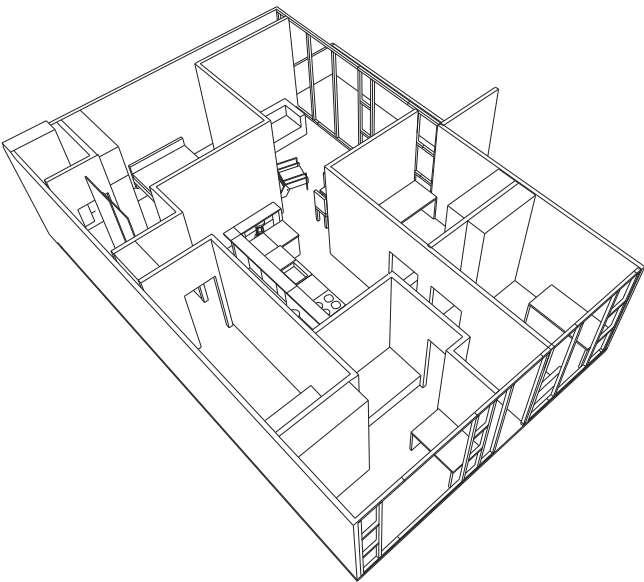
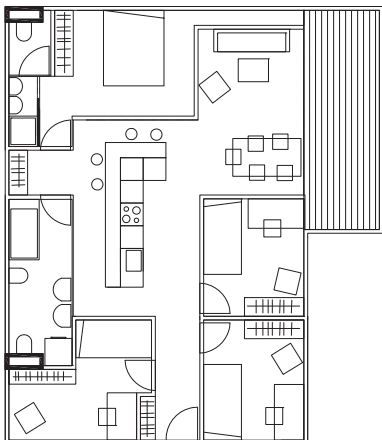
D3  
84 Sq m



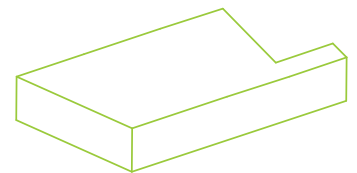
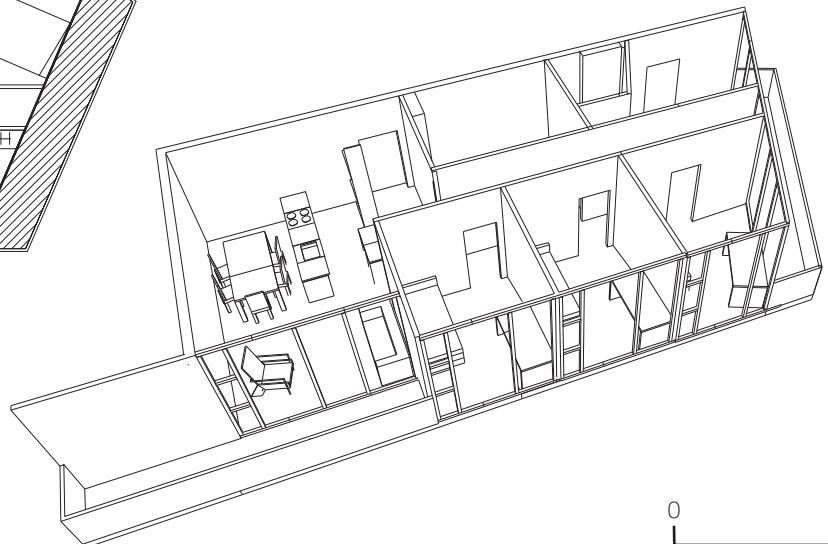
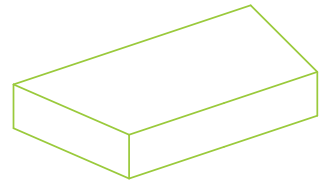
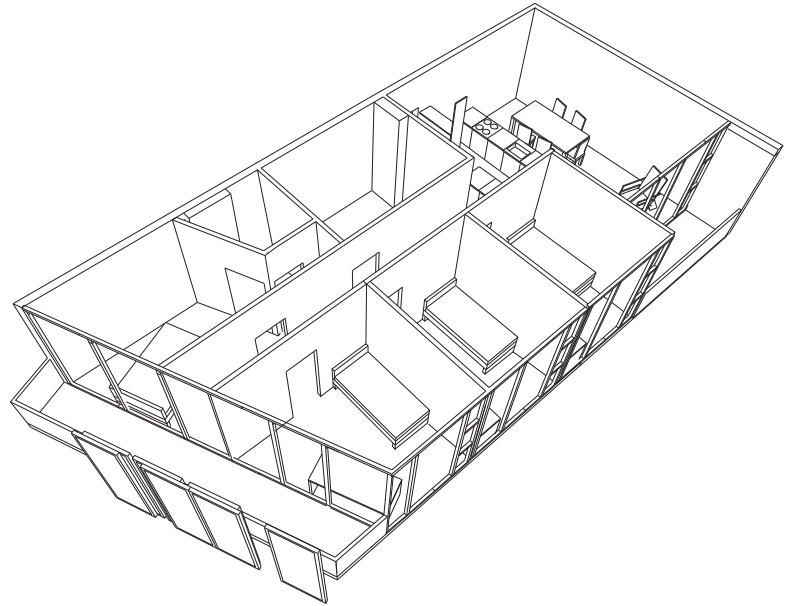
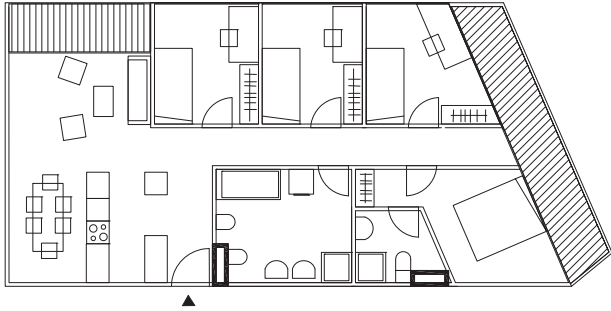
E1  
100 Sq m



E2  
100 Sq m



E3  
108 Sq m



E4  
110 Sq m





# Section detail |

- 1
- Bituminous membrane with stone chippings
  - Waterproof gypsum based composite board
  - Thermal insulation
  - Cement screed
  - Composite slab on trapezoidal section metal sheeting
  - Suspended ceiling

- 2
- Parquet , adhesive
  - Cement screed
  - PVC foil
  - Leveling layer
  - Composite slab on trapezoidal section metal sheeting
  - Thermal insulation
  - Suspended ceiling

- 3
- Parquet , adhesive
  - Cement screed
  - PVC foil
  - Leveling layer
  - Composite slab on trapezoidal section metal sheeting
  - Suspended ceiling

- 4
- Tiles
  - Cement screed
  - Bituminous membrane
  - Thermal insulation
  - Bituminous coating
  - Composite slab on trapezoidal section metal sheeting
  - Thermal insulation
  - Suspended ceiling

- 5
- Tiles
  - Cement screed
  - Bituminous membrane
  - Thermal insulation
  - Bituminous coating
  - Composite slab on trapezoidal section metal sheeting
  - Suspended ceiling

- 6
- Tartan track
  - Reinforced cement screed
  - Bituminous membrane
  - Thermal insulation
  - Bituminous coating
  - Composite slab on trapezoidal section metal sheeting
  - Suspended ceiling

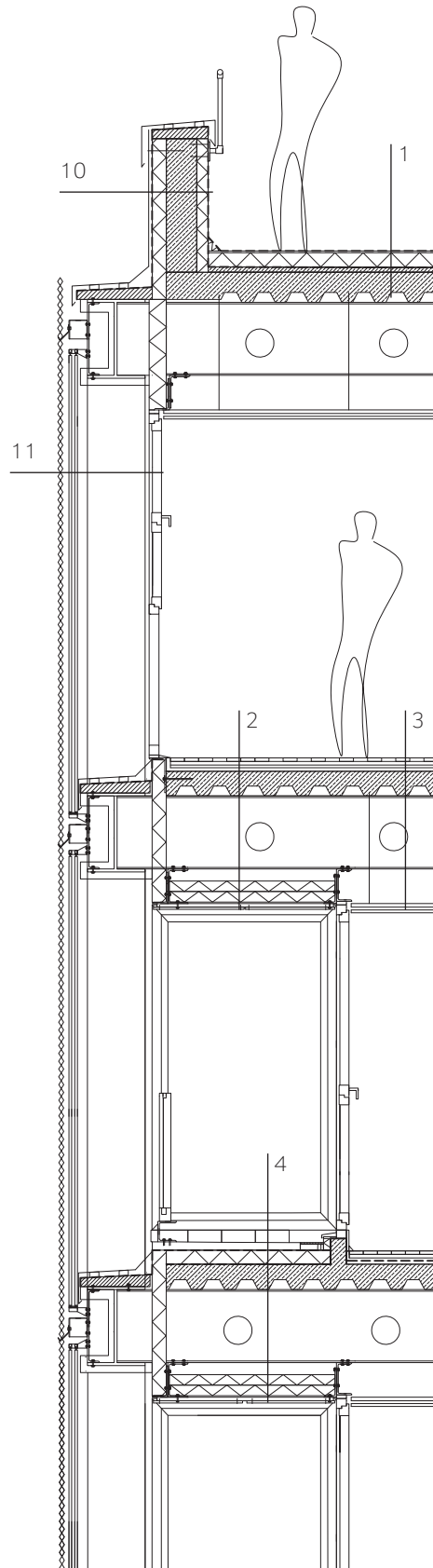
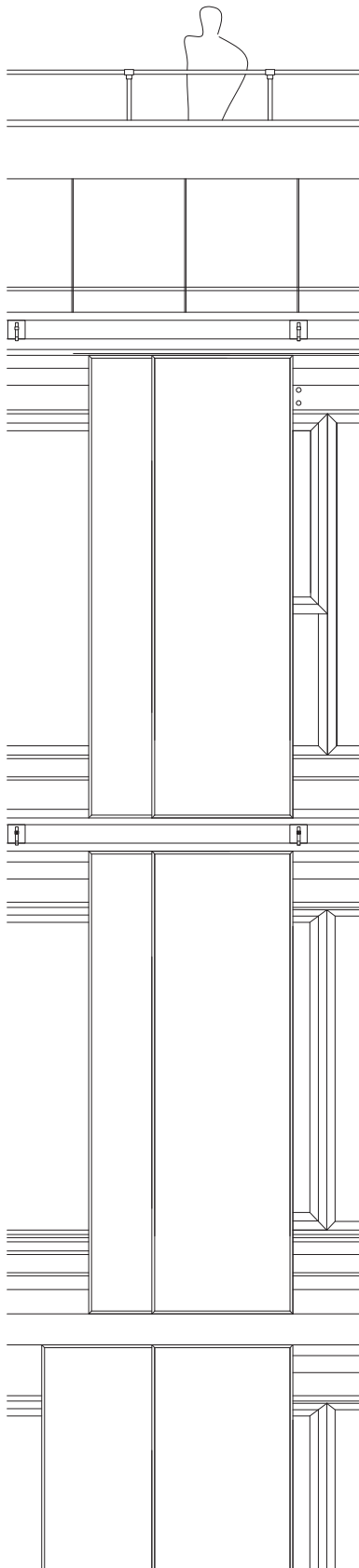
- 7
- Reinforced cement screed
  - Bituminous membrane
  - Thermal insulation
  - Bituminous coating
  - Composite slab on trapezoidal section metal sheeting
  - Suspended ceiling

- 8
- Poured epoxy resin layer
  - Cement screed
  - PVC foil
  - Thermal insulation
  - Reinforced concrete slab
  - steel beam with fire resistant coating

- 9
- Poured epoxy resin layer
  - Cement screed
  - PVC foil
  - Thermal insulation
  - Reinforced concrete slab
  - steel beam with fire resistant coating
  - Suspended ceiling

Facade section  
Detail





10

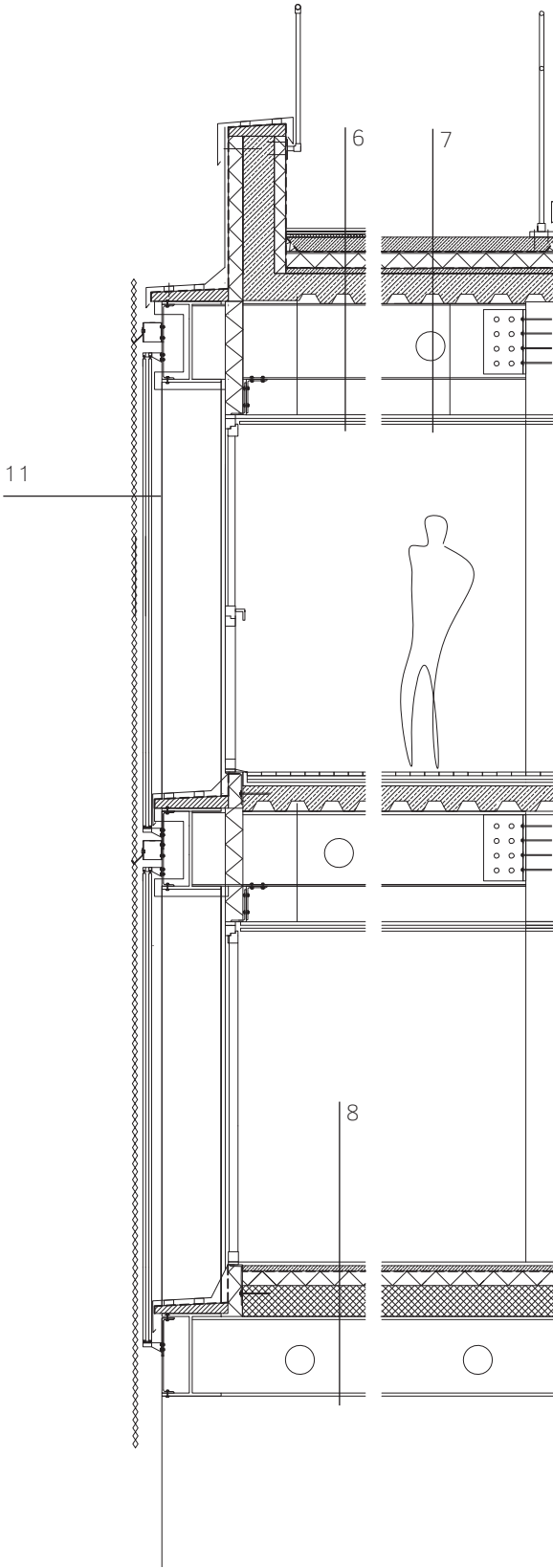
Brass sheeting  
Ventilated cavity  
Diffusion bitumen track  
Thermal insulation  
Reinforced concrete composite  
Thermal insulation  
Diffusion bitumen track

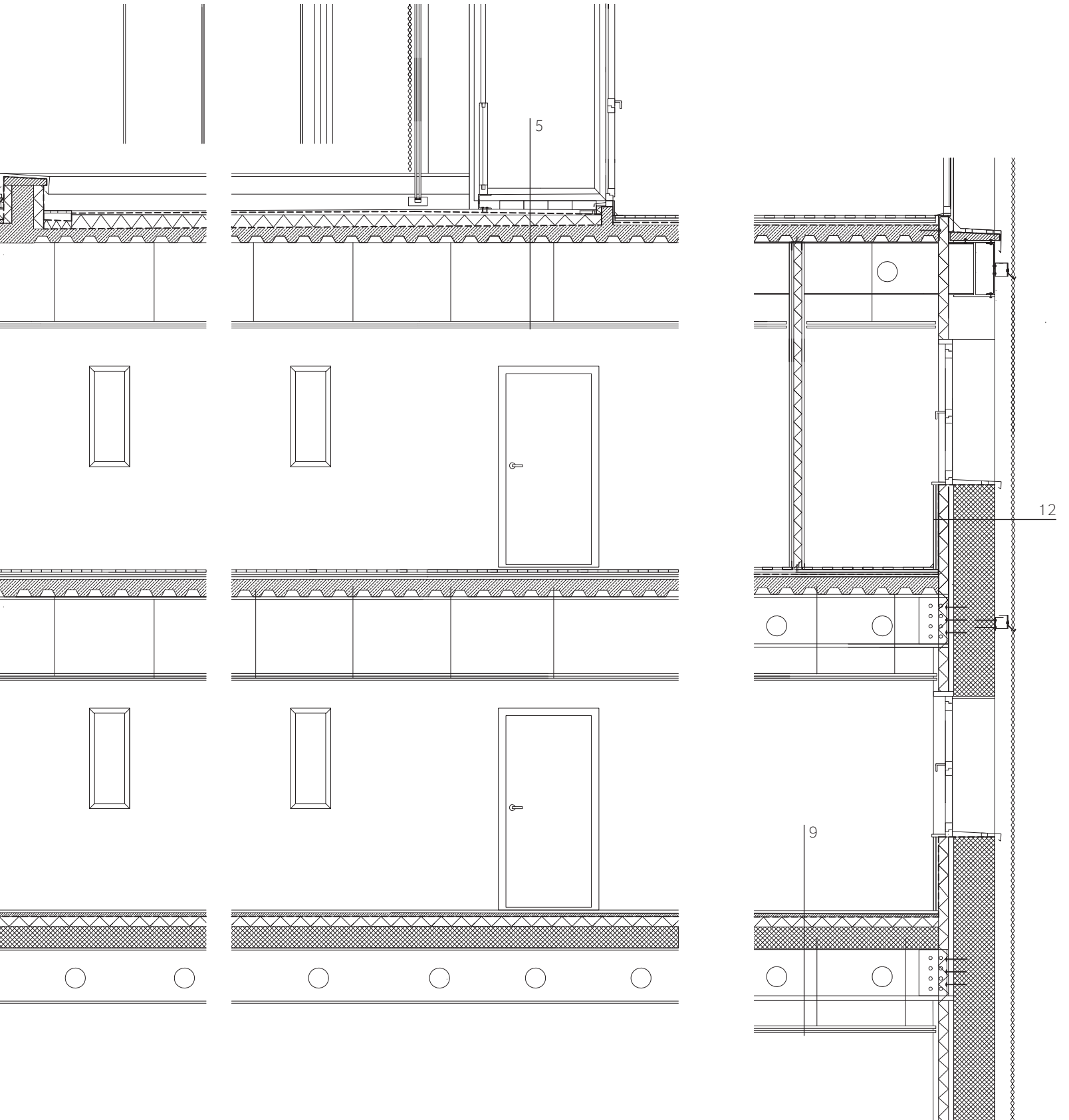
11

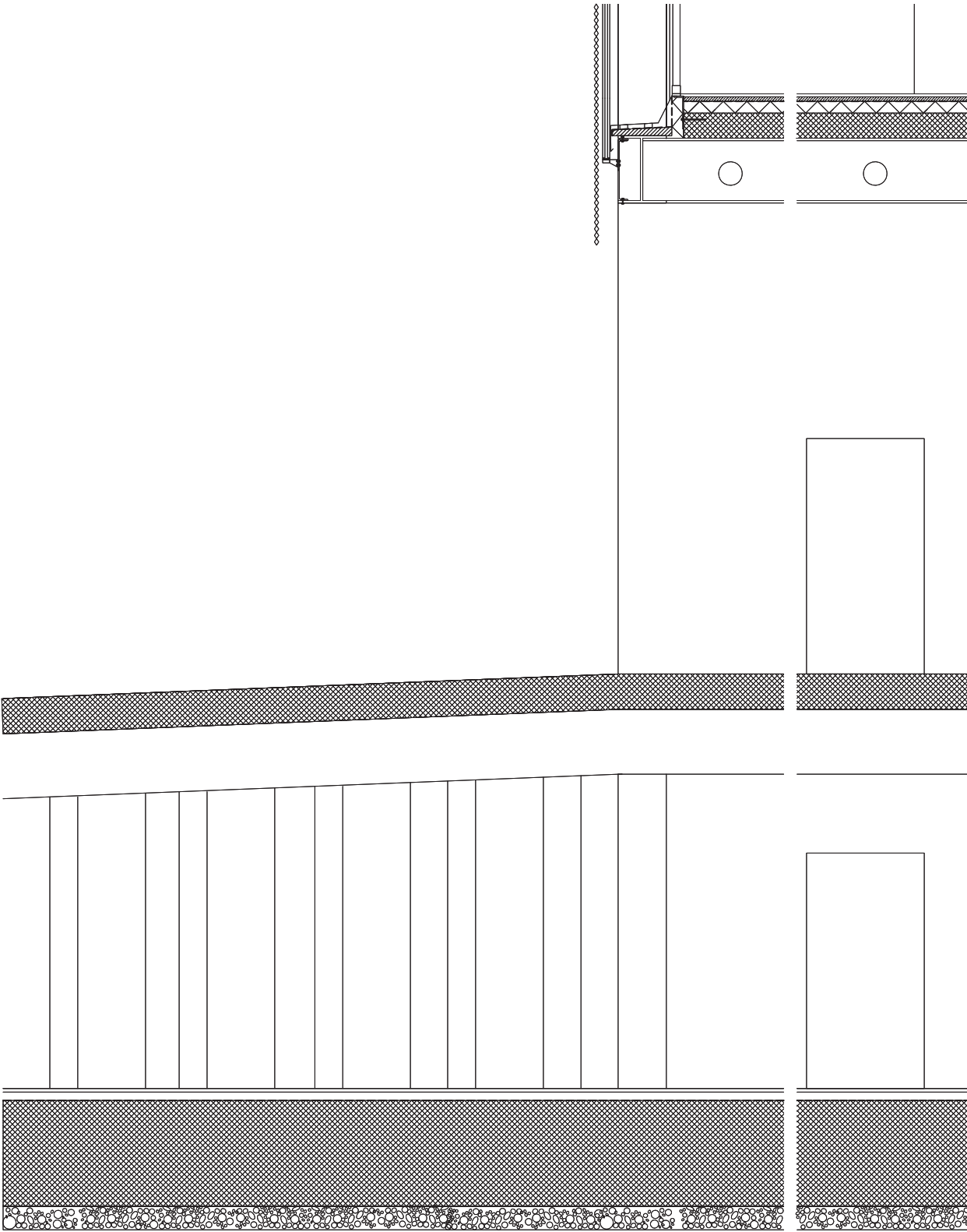
Expanded metal sheet  
Sliding panel  
insulating glass

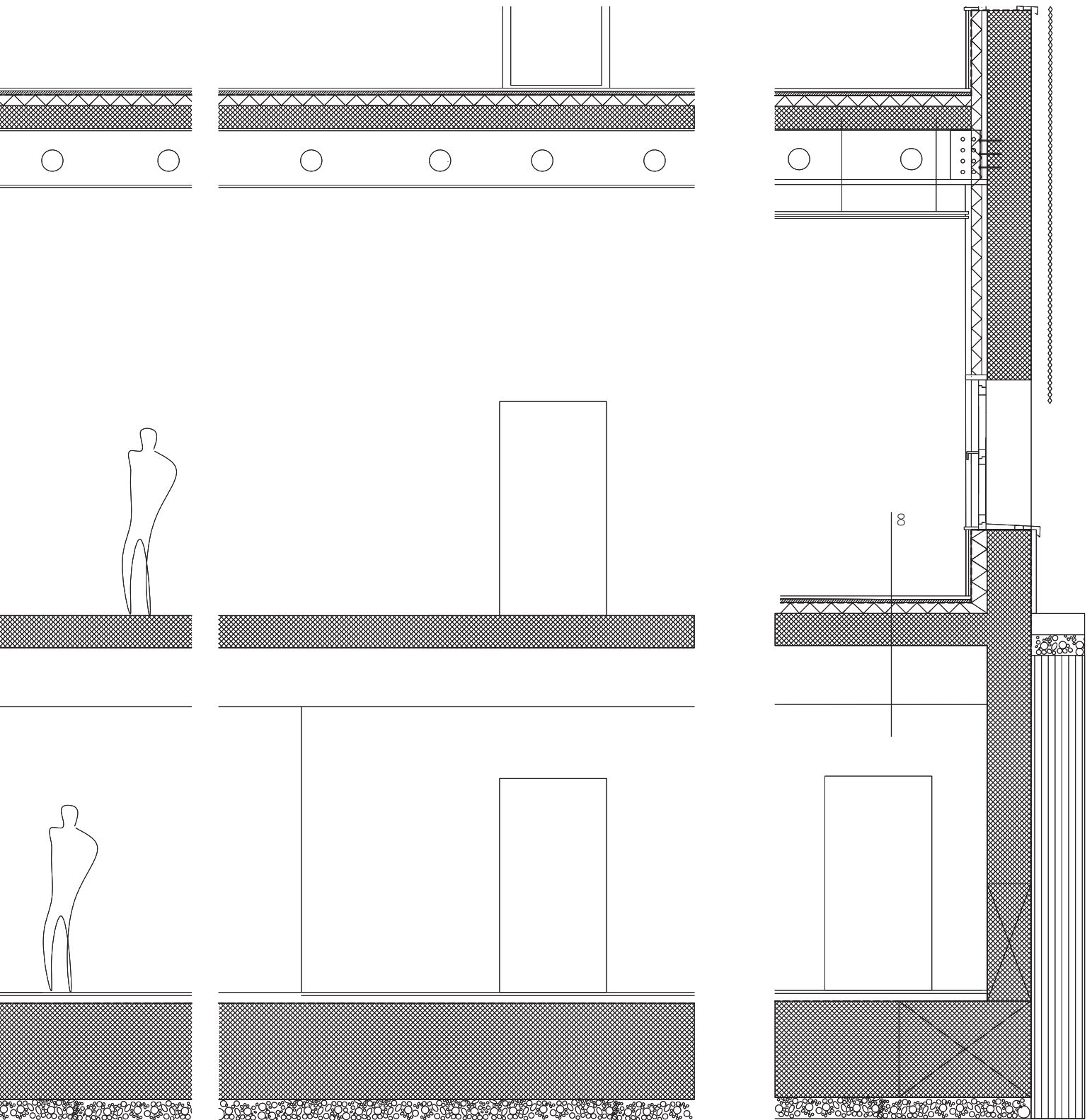
12

Expanded metal sheet  
Reinforced concrete wall  
Therlam insulation  
Vapor barrier  
Plasterboard









# Structural System |

Structural system has to fulfill two main purposes to begin with, so that the conceptual layout and relations between elements are secured .

First requirement is to carry the load of all the floors and allow span of fourteen meters within the floors without additional supportive elements and directing that load to the foundations. Second one to allow column free open space with about thirty five meters span between communication cores on the ground floor level.

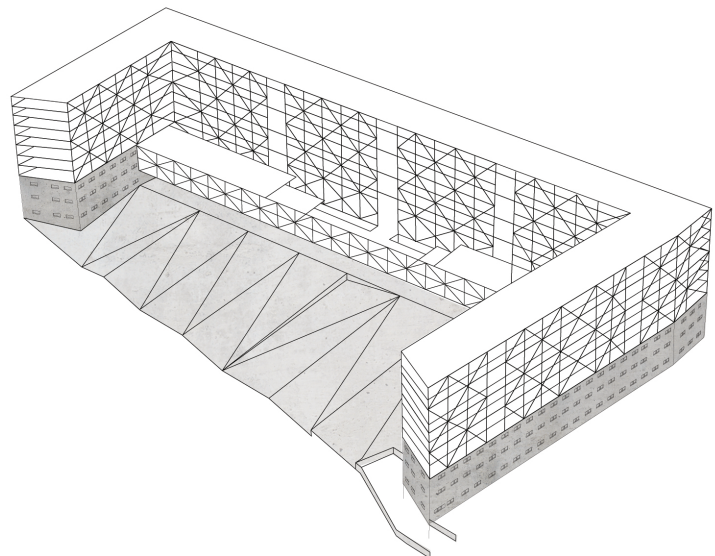
For these purposes mega truss structure is used, supported on massive reinforced concrete walls .The walls work as surface active i.e. two dimensional structural system.

Truss is divided into partitions, each having between 30 and 35 meters span .In the mid-

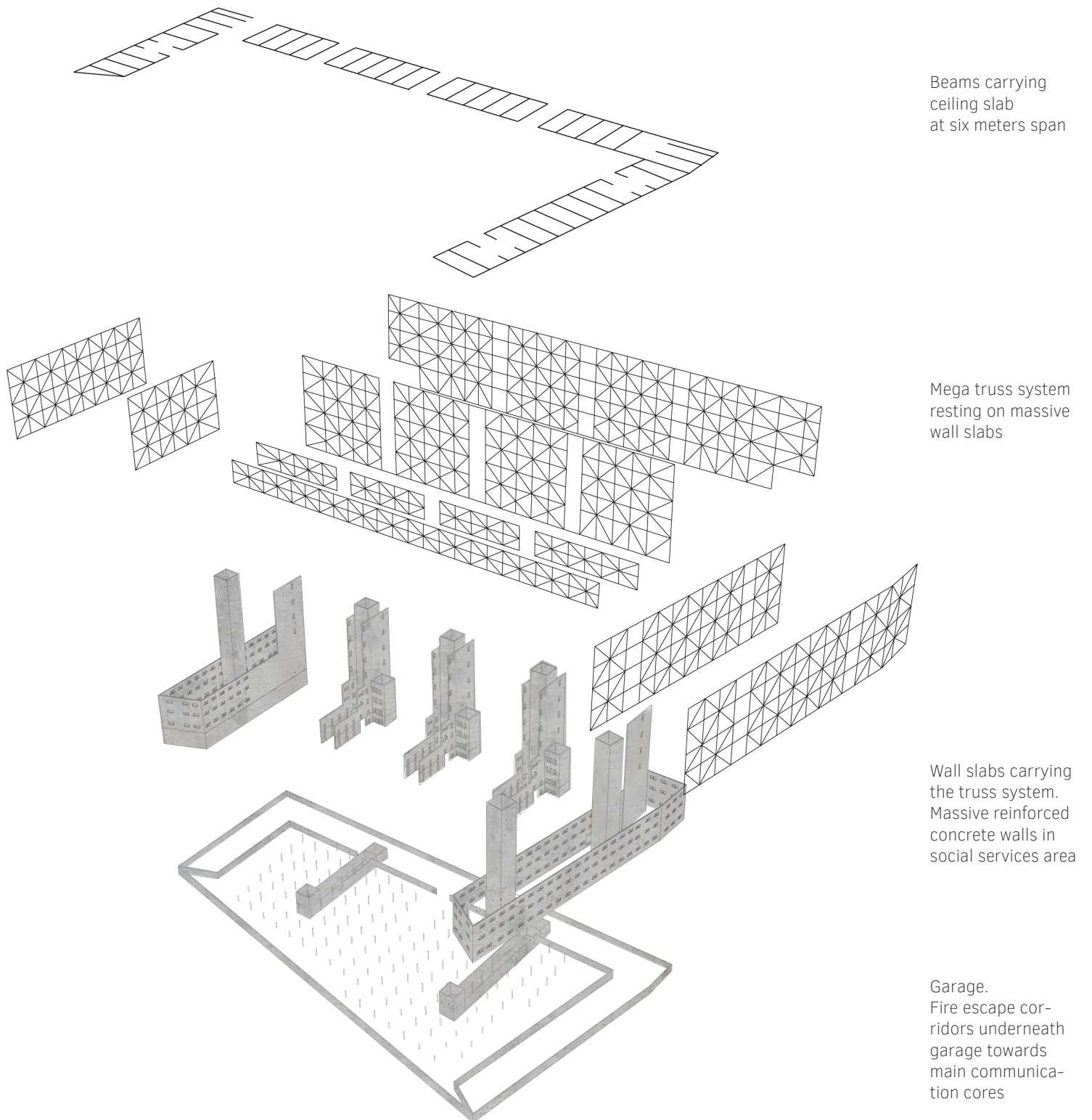
dle section of the building body, that levitates above plaza, truss is supported by reinforced concrete walls, while in the areas above social functions i.e. in the eastern and western wing of the building, the massive walls that run direct under the truss, parallel with it ,support the construction.

To avoid problems with building physics and offer direct support for sliding panels and expanded metal sheets, as well as to be more visible as a element of aesthetic structure of the building, truss system is on the cold, outer side of the facade.

To prevent the building from succumbing to horizontal forces such is wind, the walls for stiffening, orthogonal to main supporting structure direction, are placed within the social services zone, on the corners of the building, in the northwestern and northeastern part.



Exact position of truss system in the building.



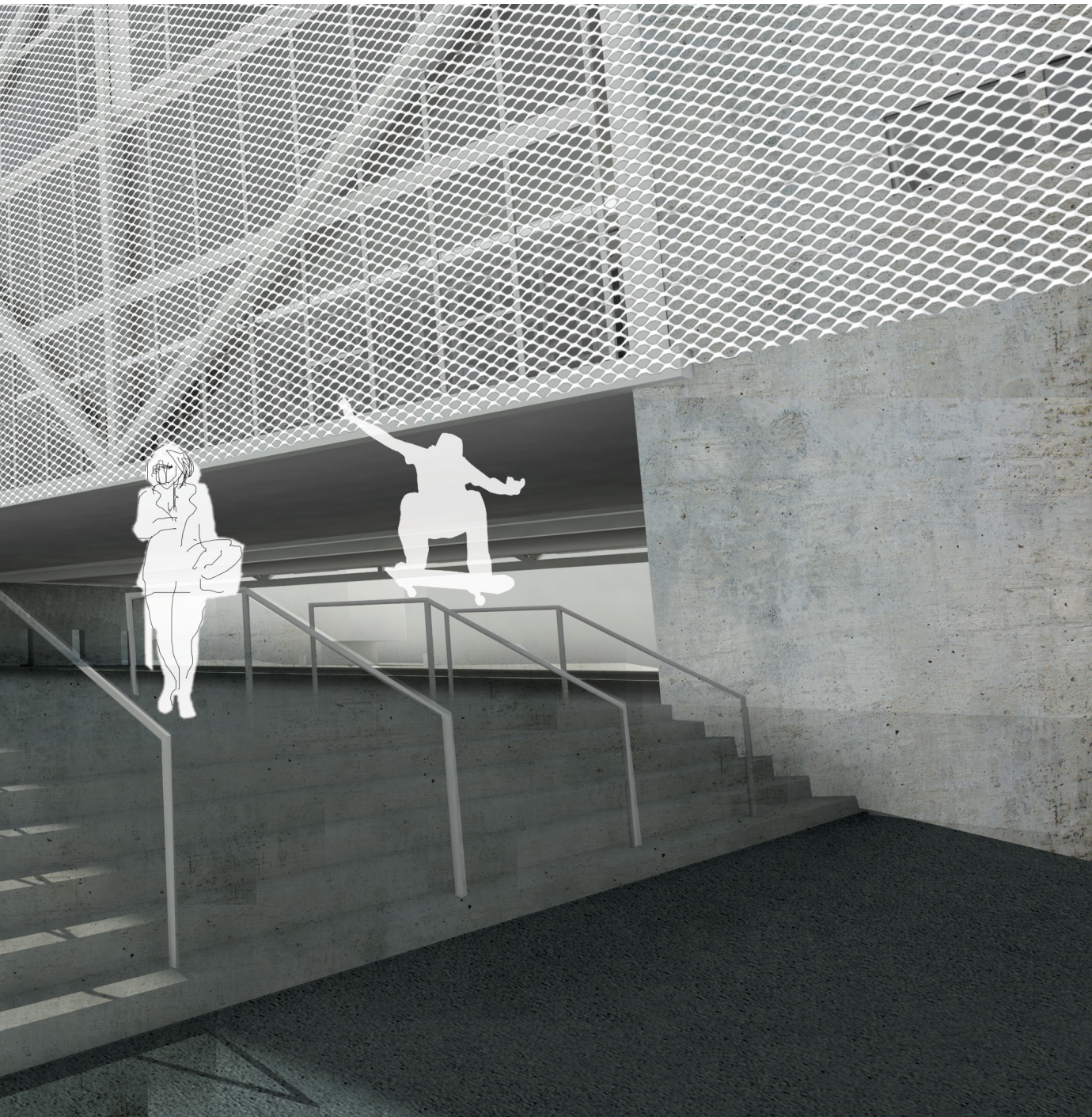




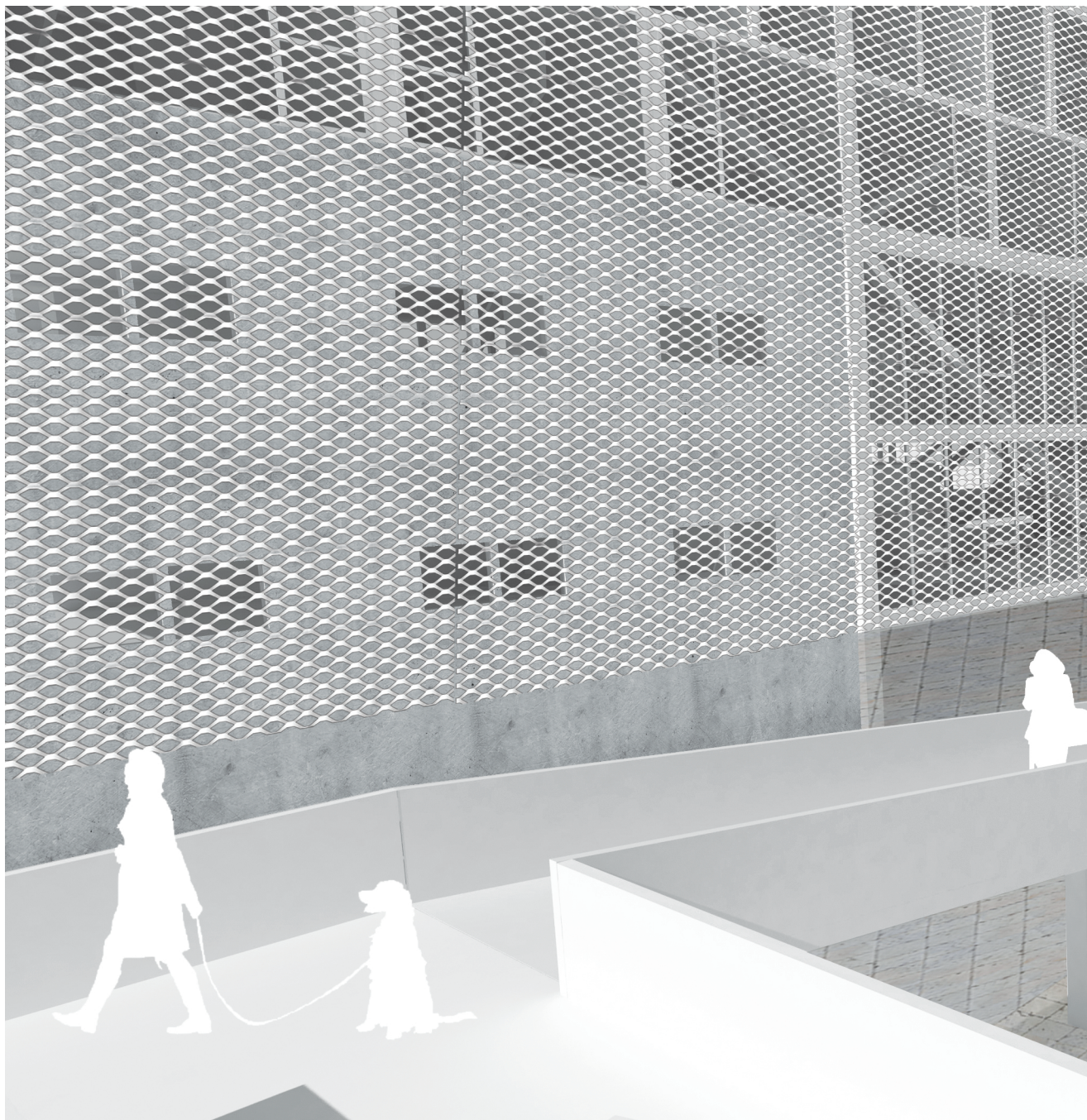
# Visualizations







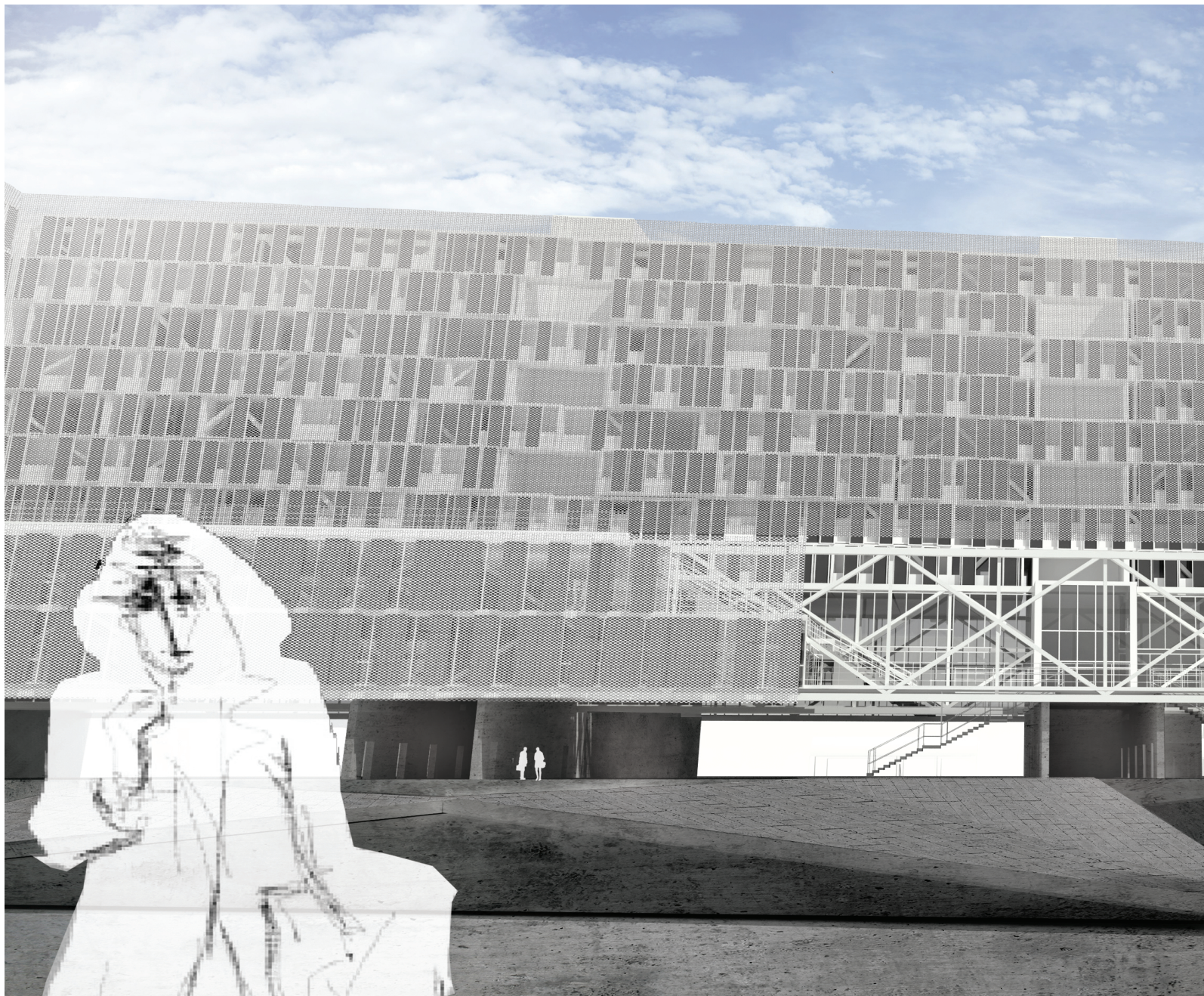




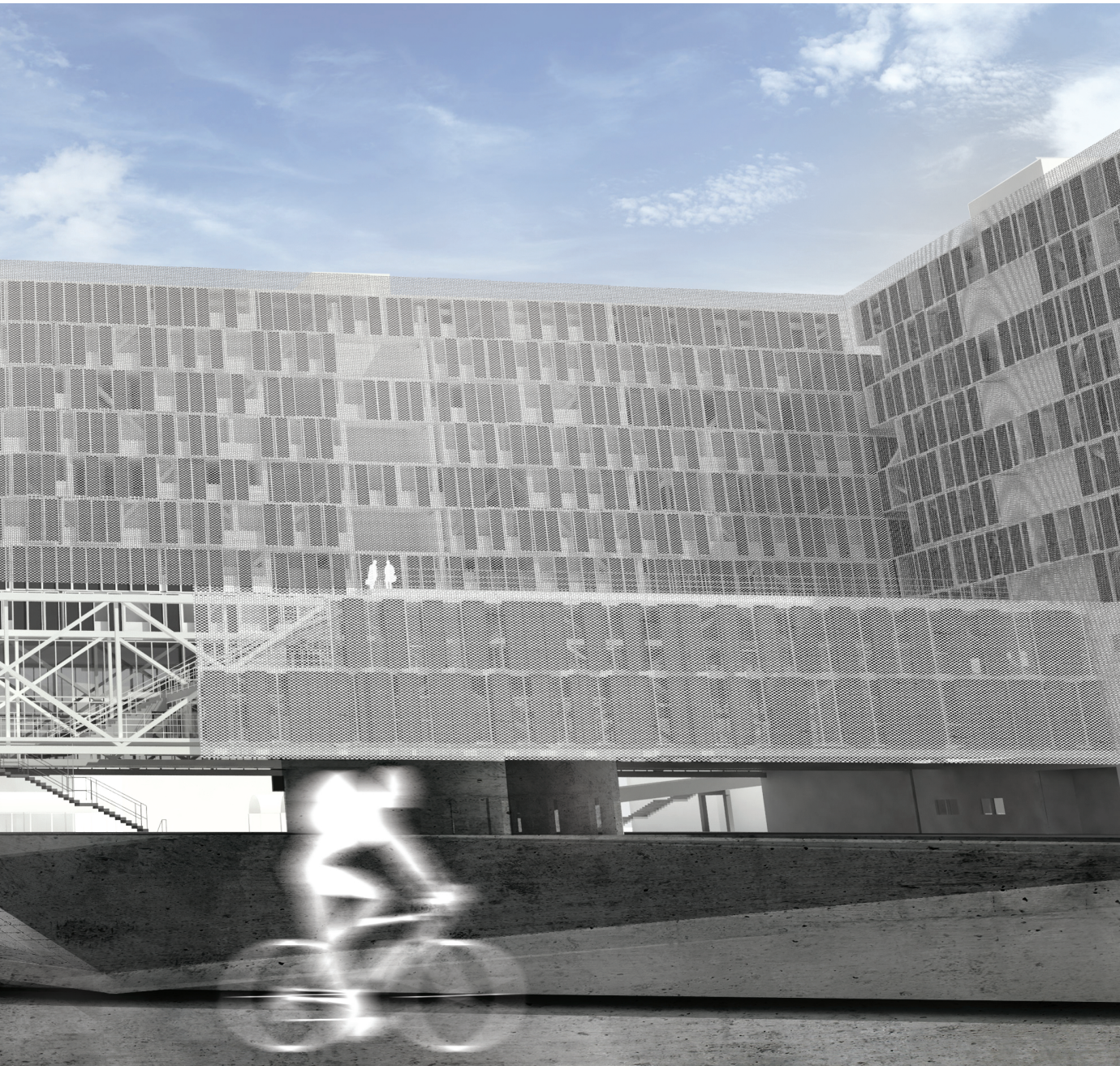




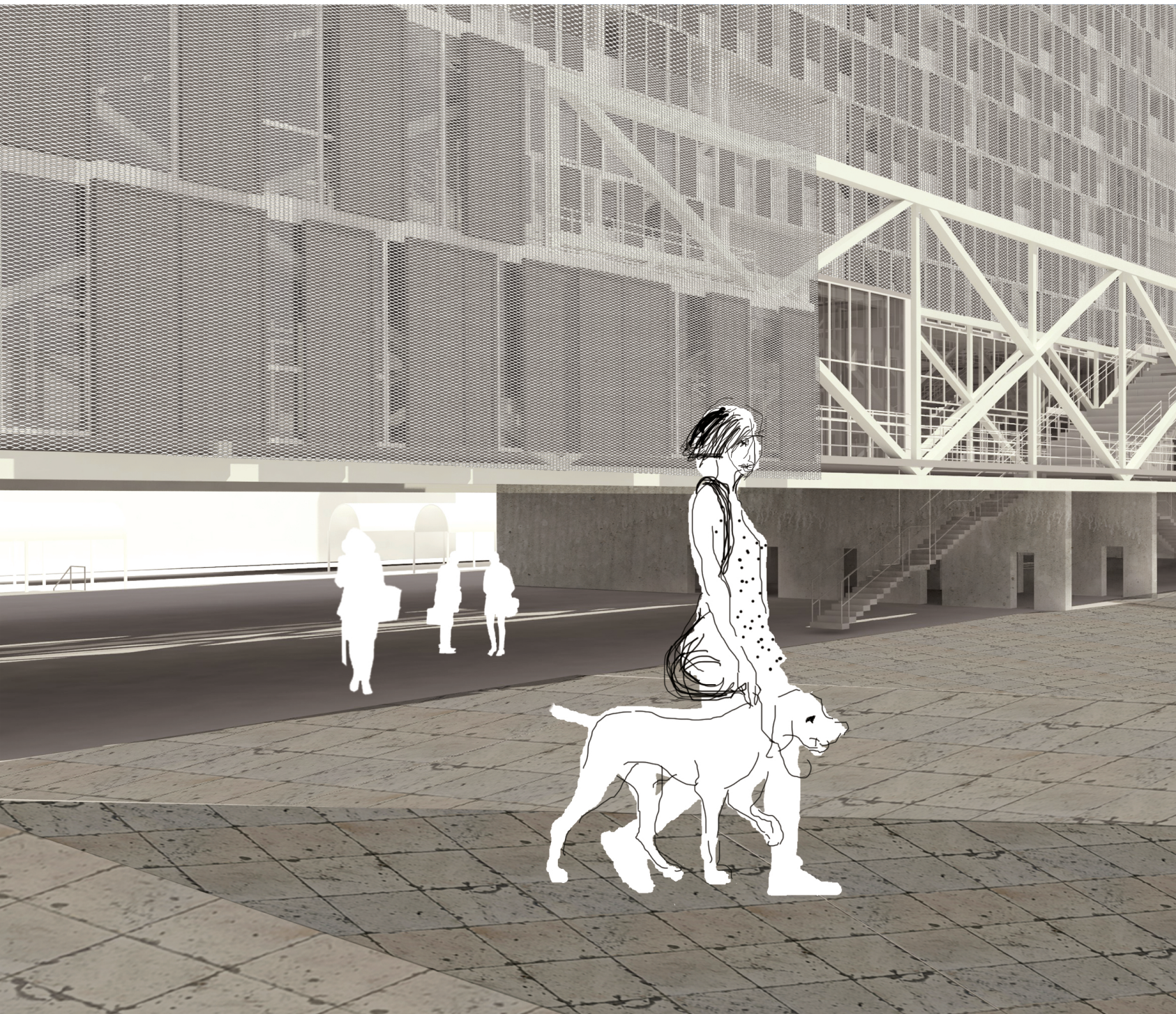




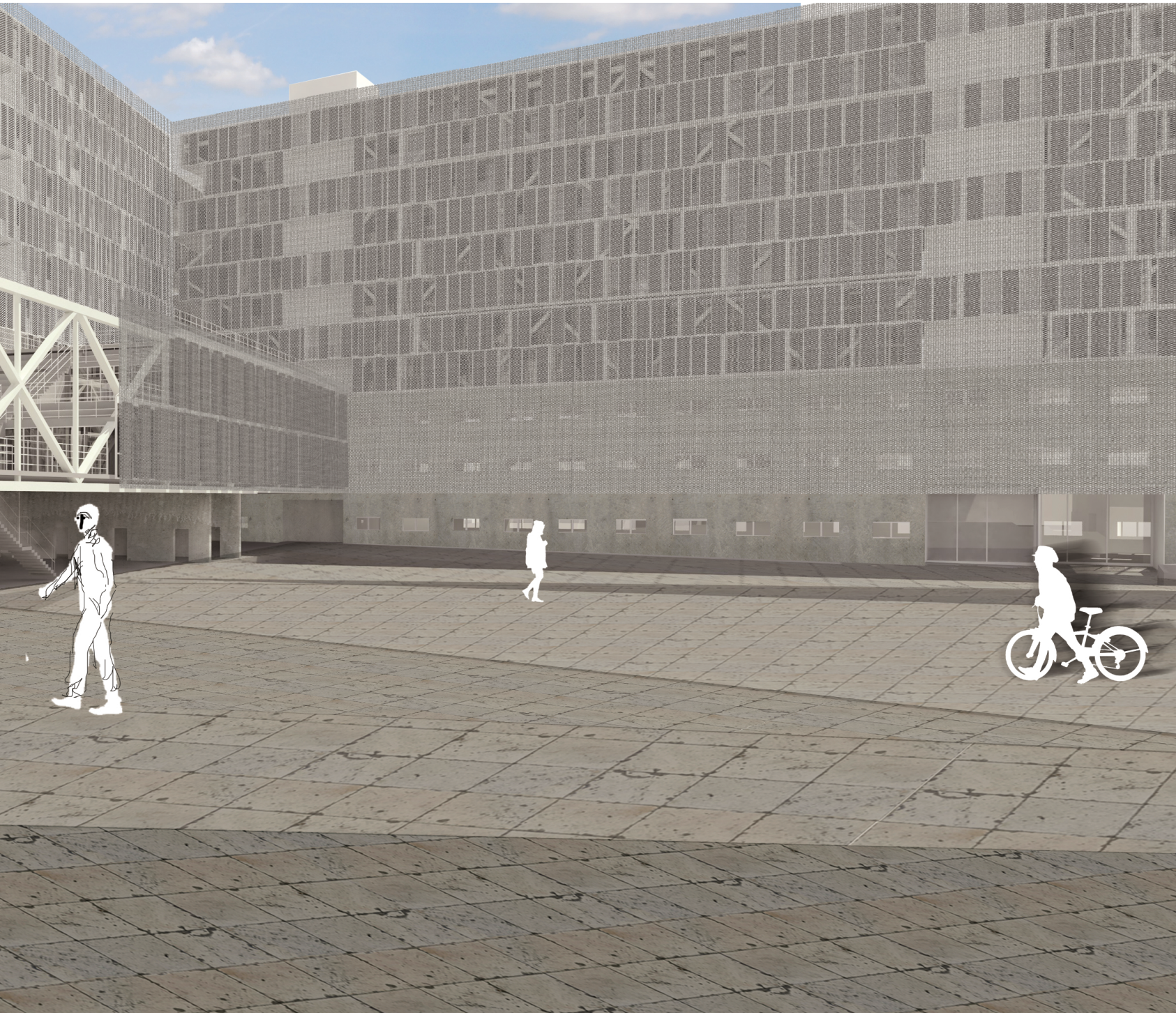




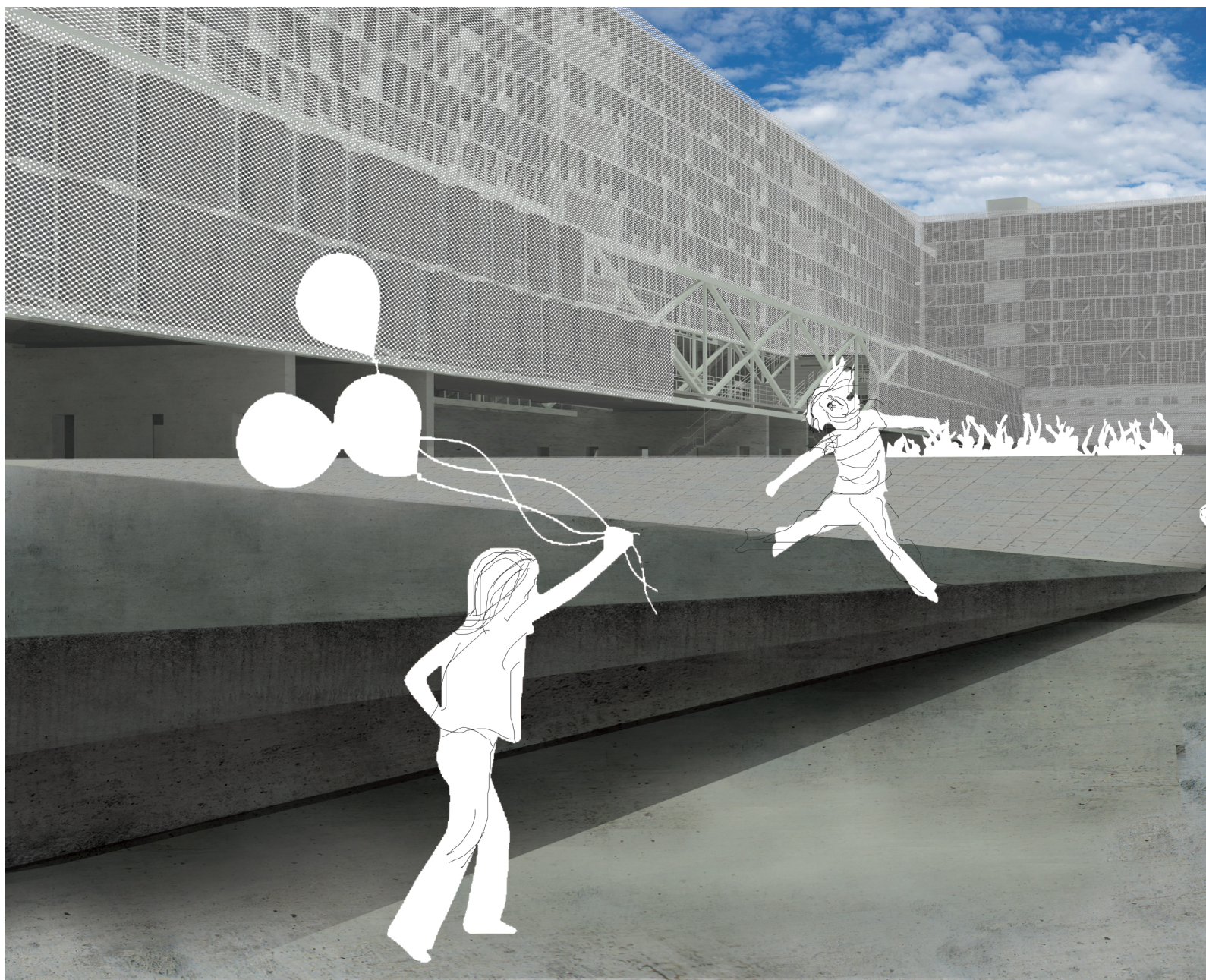
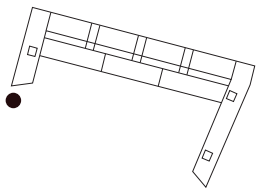




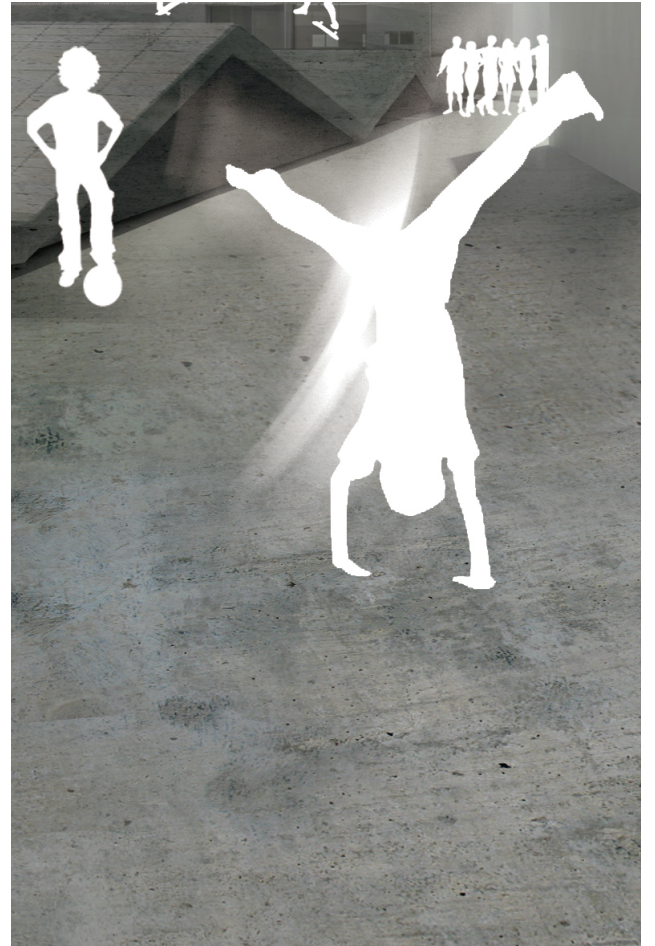




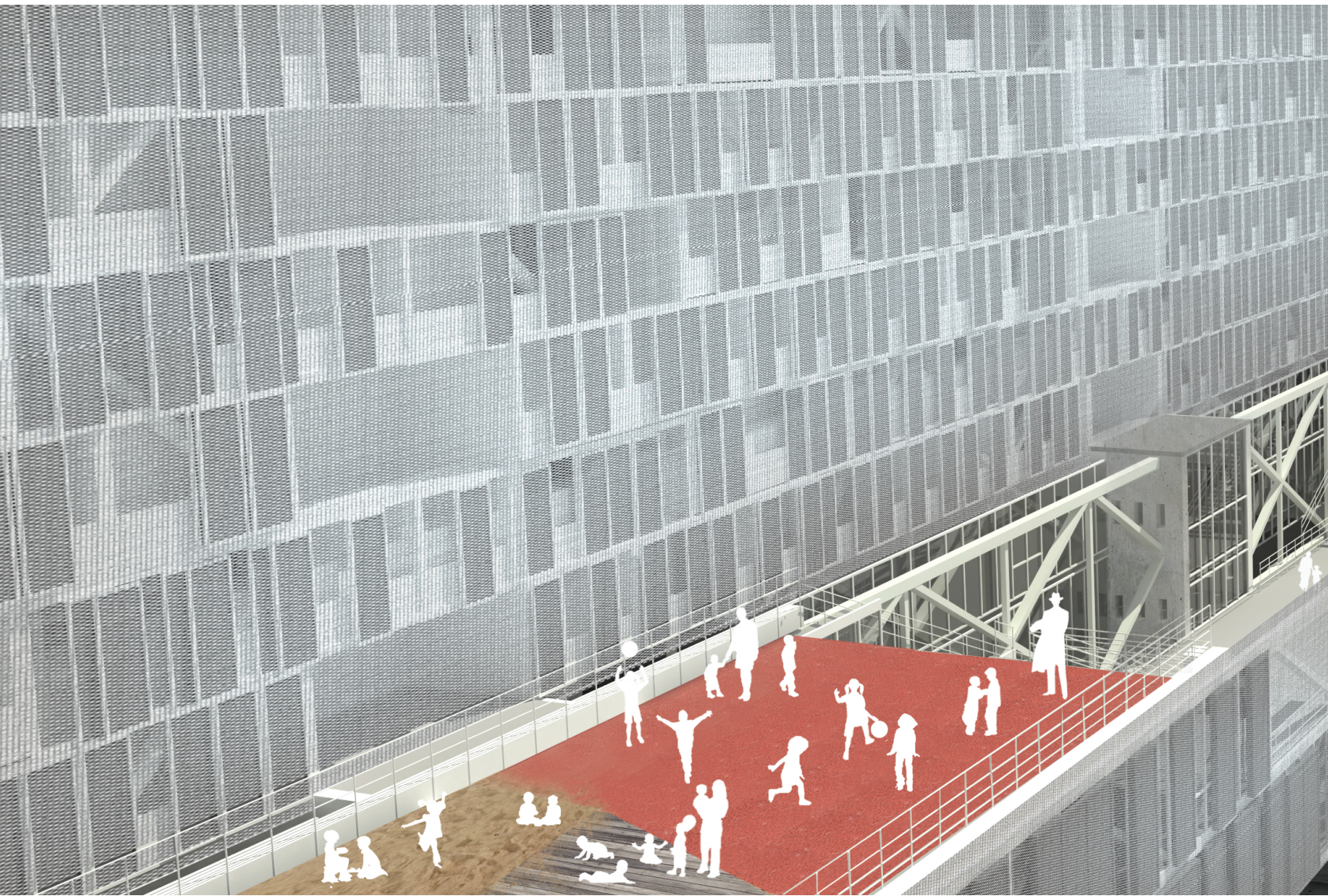




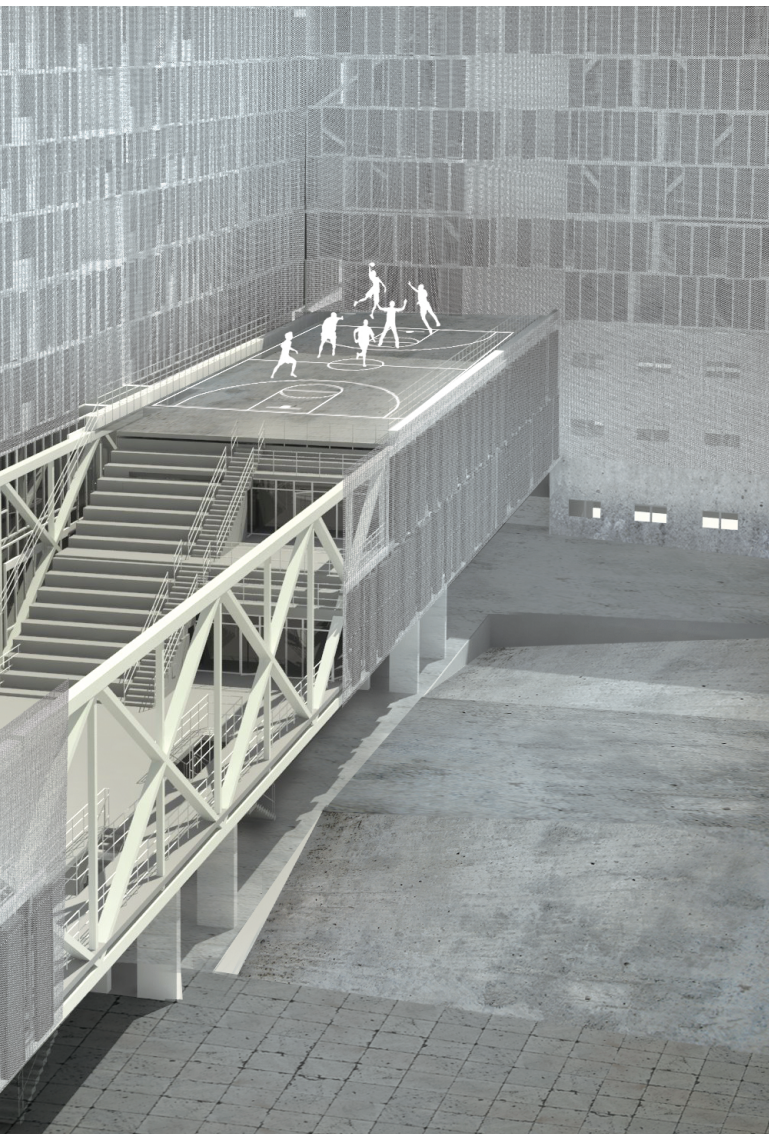






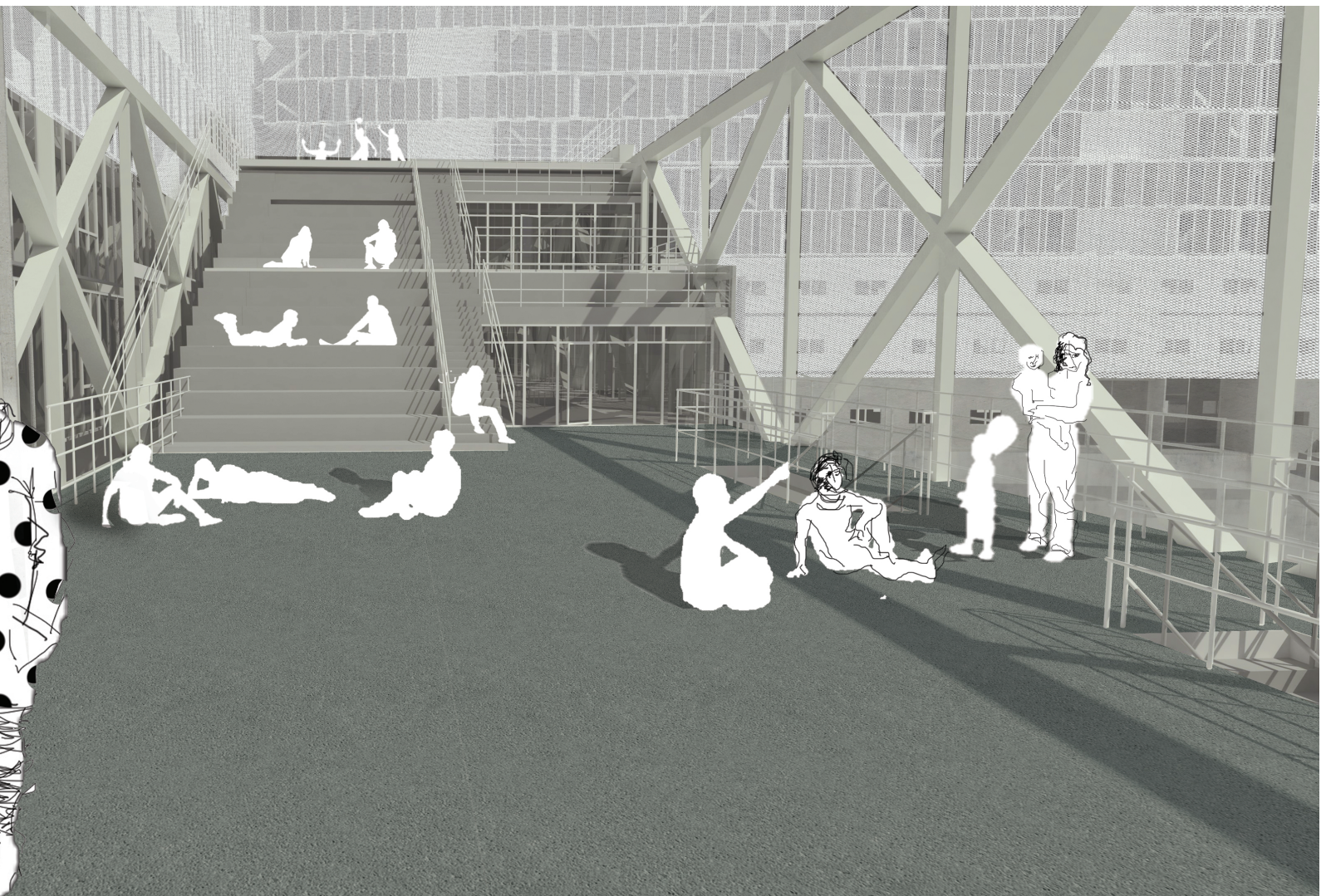




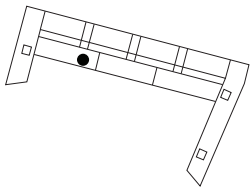












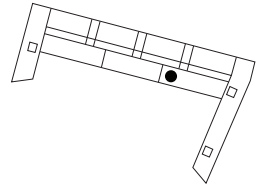
Kindergarden play area  
for children 6-14 years of  
age











Library

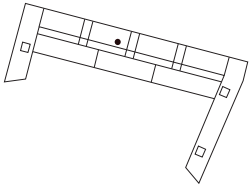




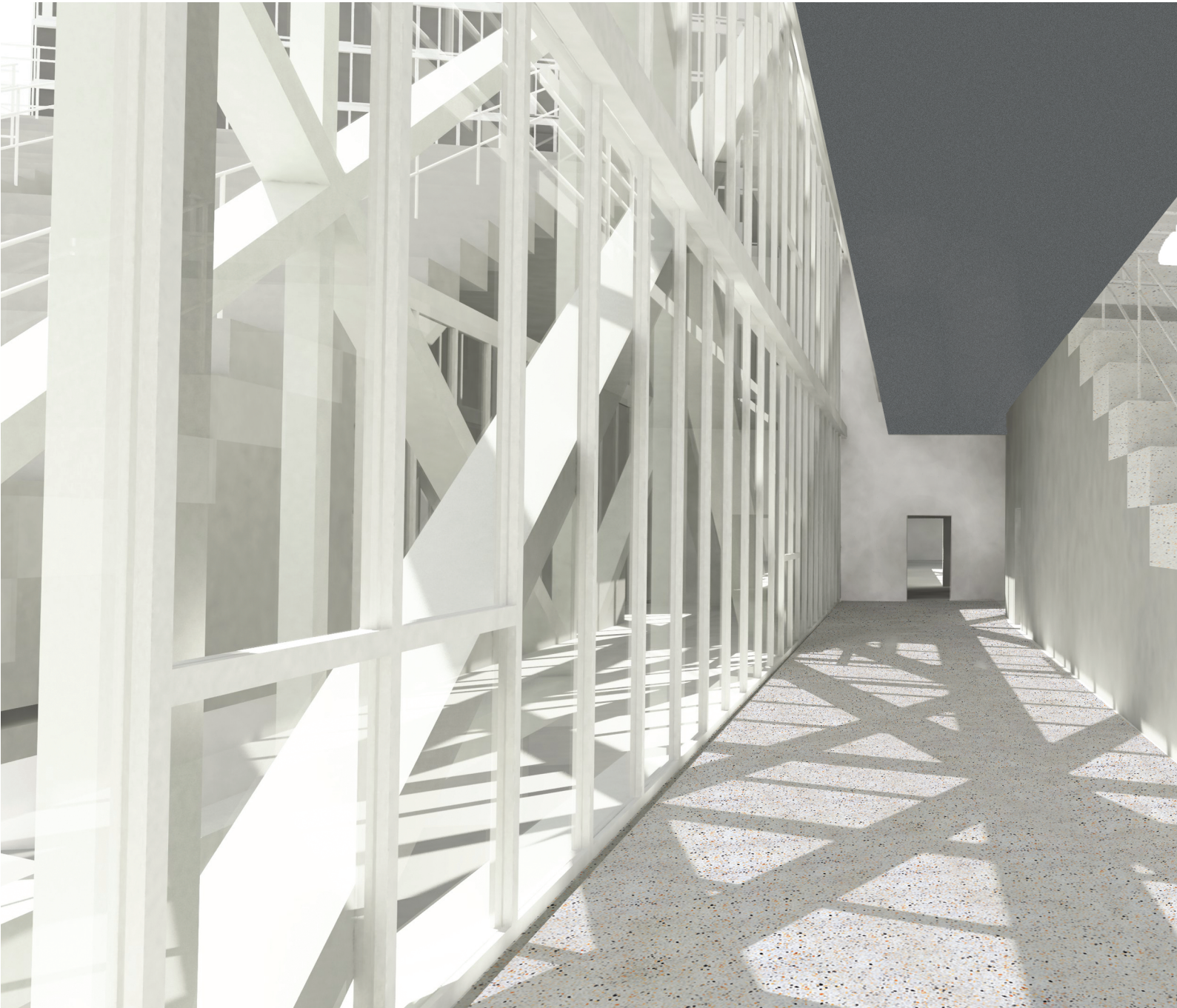








Inner auditorium

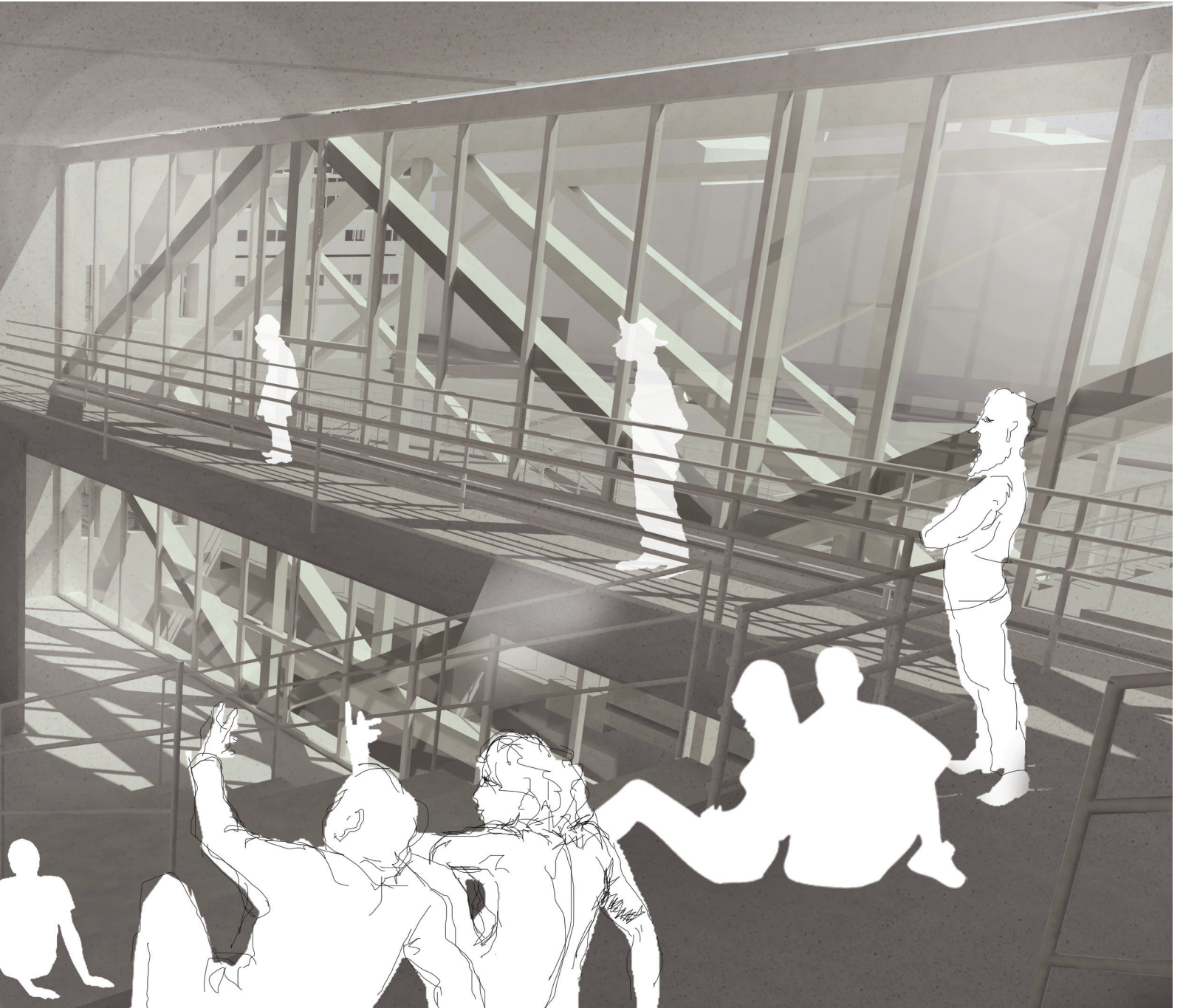












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Pic 10

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Pic 11

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## Footnotes |

1, 2 <http://www.oxforddictionaries.com/definition/english/culture>  
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3 Eckardt / Hassenpflug, 2003, 24

4 Eckardt / Hassenpflug, 2003, 23

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Pic 08  
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Pic 09  
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