

Case study 11: Querbeet; social housing, Vienna

Social housing



Location

Helene-Thimig-Weg 9,
1230 Wien, Austria



Architect

Synn Architekten



Client

O v w Österreichisches
Volkswohnungswerk
Gemeinnützige GmbH

Links

[www.synn.at/Raeume/Wohnen/querbeet/\(x\)/true/#all](http://www.synn.at/Raeume/Wohnen/querbeet/(x)/true/#all)

www.archdaily.com/934266/querbeet-social-housing-synn-architekten-zt-og?ad_source=search&ad_medium=search_result_projects

Project details

No. of dwellings: 243 subsidised apartments

Mix: Social with 2 apartment types

Year: 2017

Description¹⁷

Embedded between the striking residential towers of Harry Gluck in the west and a functional housing complex in the east, the urbanistic guiding idea "In der Wiesen Ost" takes on a mediating position between two very different approaches to the creation of living space, structurally as well as in terms of content.

The massive volume of the "Querbeet" project, which is part of the "In der Wiesen Ost" development, is

¹⁷ Edited version of architect's description provided on architect's website and in archdaily.com.

divided into several parts: the towers at the north and south ends, the slender 3-storey angled brace and a 3-storey volume with overgrown balconies, the "greenbox". In the centre of the complex, a cantilevered, forms a usable, covered outdoor area - the market square. This is where the entrance to the kindergarten is located and a pavilion that can be used as a sales stand. The access to the exercise room and communal kitchen is also covered from here. This market square can be used as well as the common kitchen, which can be connected to the exercise room by a mobile partition wall to form a larger event hall. At the market square horizontal and vertical incisions allow views and illumination.

The structure of the building is reflected in the different facade solutions: the tower is designed with loggias, most of which are located at the corners of the building. Balconies with a raised side wall allow orientation to the southwest or southeast. Between individual balconies, slim concrete elements are suspended to create a second, "shelf-like" facade as a filter layer to the public space. The balconies of the "greenbox" lie behind a metal mesh as a climbing aid for the plants. The balconies are connected by horizontal elements to emphasize the privacy of the

balcony zone. Both loggias and balconies offer space for plant troughs, which are provided in cooperation with Greenlab.

The "querbeet" project provides a large number of different apartments. Basically, there are two types of floor plans: one "classic" type and one with a central sanitary unit, offering a different spatial experience and, above all, a wide range of adaptation possibilities - from loft to family apartment. The larger apartments are mainly arranged in the towers, elsewhere there are east- or west-oriented apartments in "regular" and "smart" design. The building is primarily accessed via four staircases - the two in the towers are designed as security staircases, the two middle staircases lead up to the communally used roof gardens on level 8.

Note

- Two types of floor plan - one classic, and one with a central sanitary unit, to allow for different adaptations.
- Urban integration by having numerous communal spaces on the ground floor.
- Clever integration of green/open/social and shared spaces and creation of an urban garden carried through on balconies, loggias and flat roofs.

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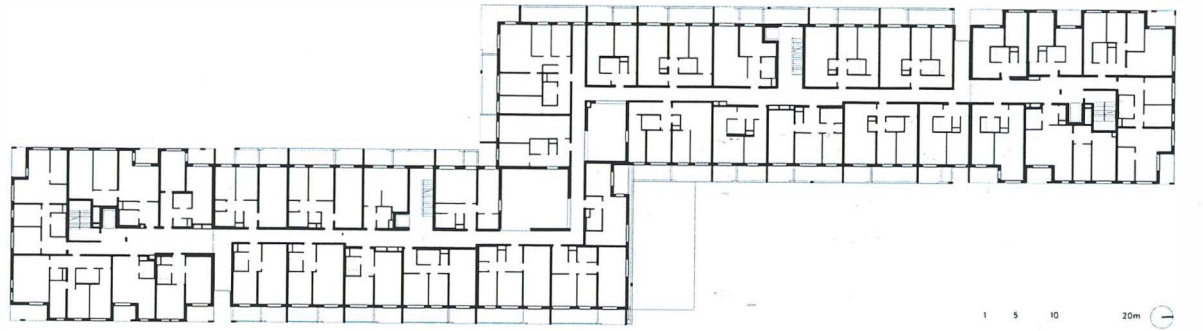
Ground floor plan

Grundriss EG



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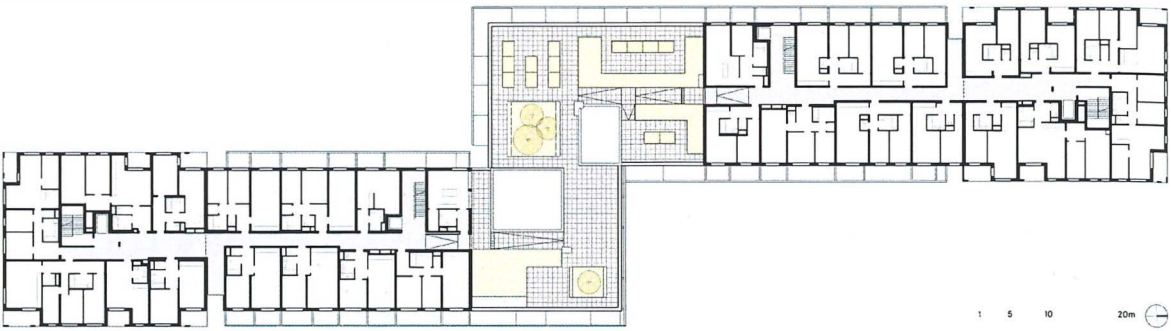
Upper floor plan



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Upper floor plans

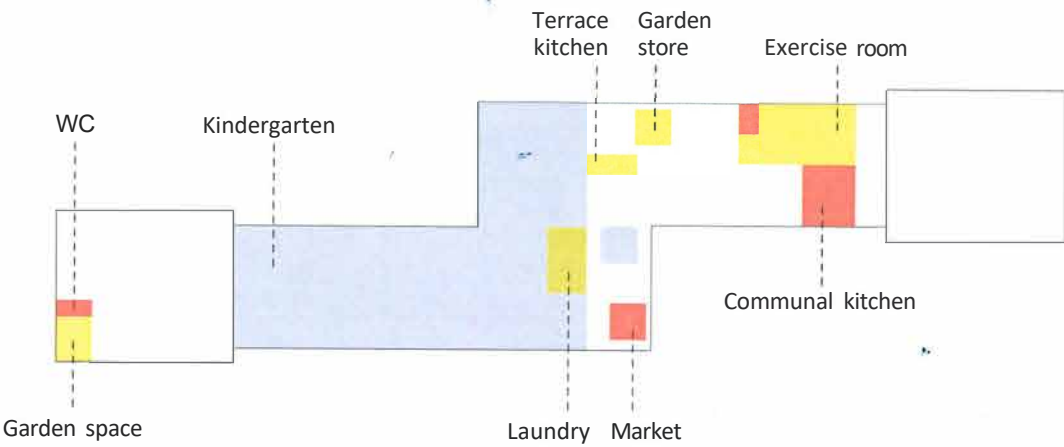
Grundriss 4.0G



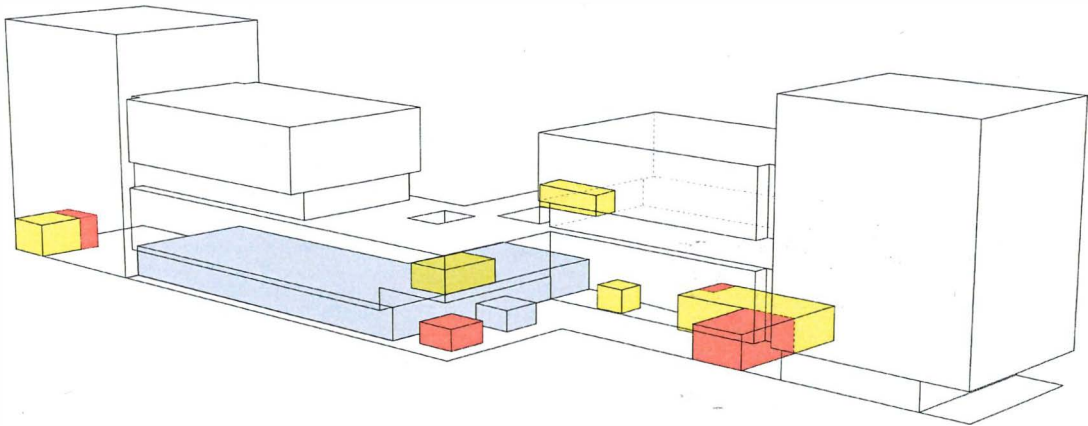
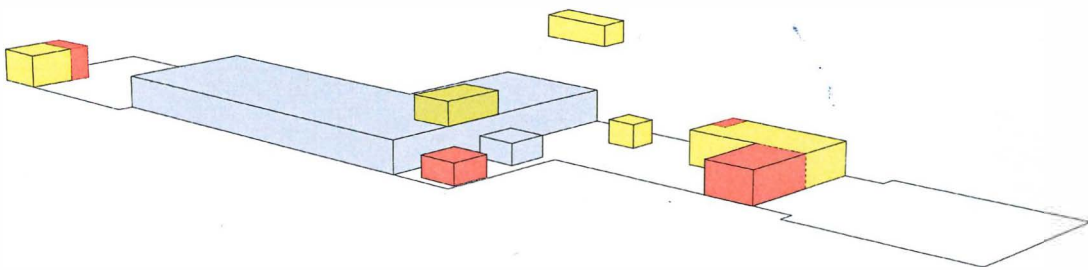
Grundriss 8.0G



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The communal kitchen and exercise room can be connected.



- External communal areas
- Internal communal areas
- Re-use of kindergarten

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