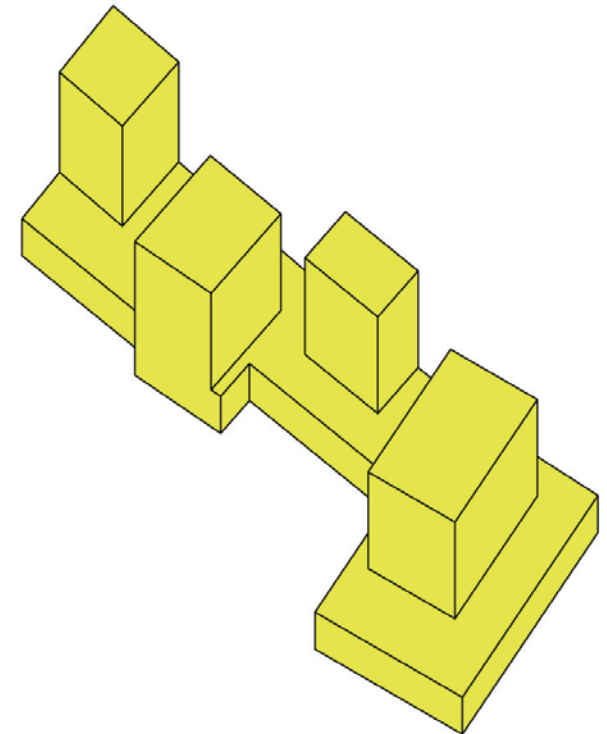


BARNIM KANTE

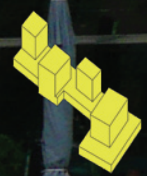
A strategic design
proposal for living
in a Berlin, not that
unlimited anymore.

It's just about living space -
no more and no less:
pragmatic, reduced and
independent from real
estate images and lifestyles.





gym gym
drugstore ▶▶▶





Berlin is not that unlimited anymore. Spatial limits come closer and closer, not to talk about the ever existing ones of finances and resources.

It took too long for Berlin to recognize that there is a lack of apartments, especially of average and cheap ones. In fact there is more construction now, but usually in a high-class segment and predefining supposed lifestyles which the real estate market defines for itself: in a pseudo-urban terraced house (townhouse), for artists or collectors (studio) or in a fake stucco palace, art deco or bauhaus building.

So most apartments only fit for a certain clientele. The usual Just-living-for-rent-for-everyone is not at all represented by recent projects. Therefore BARNIMKANTE wants to be a project for a large and undefined clientele. BARNIMKANTE will be simple, informal and unpretentious.

Agenda

The agenda will sum up on the next pages

Central location

Open urban structure

Statistical analysis

Compact structure

High density

Modest statics

Common materials

Commercial income

Space reserves

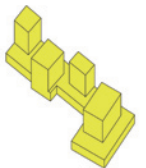
Universal design

Simple floor plan

Usage neutrality

Informality

Variations of a standard



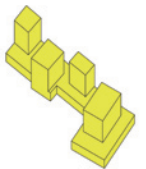
Location

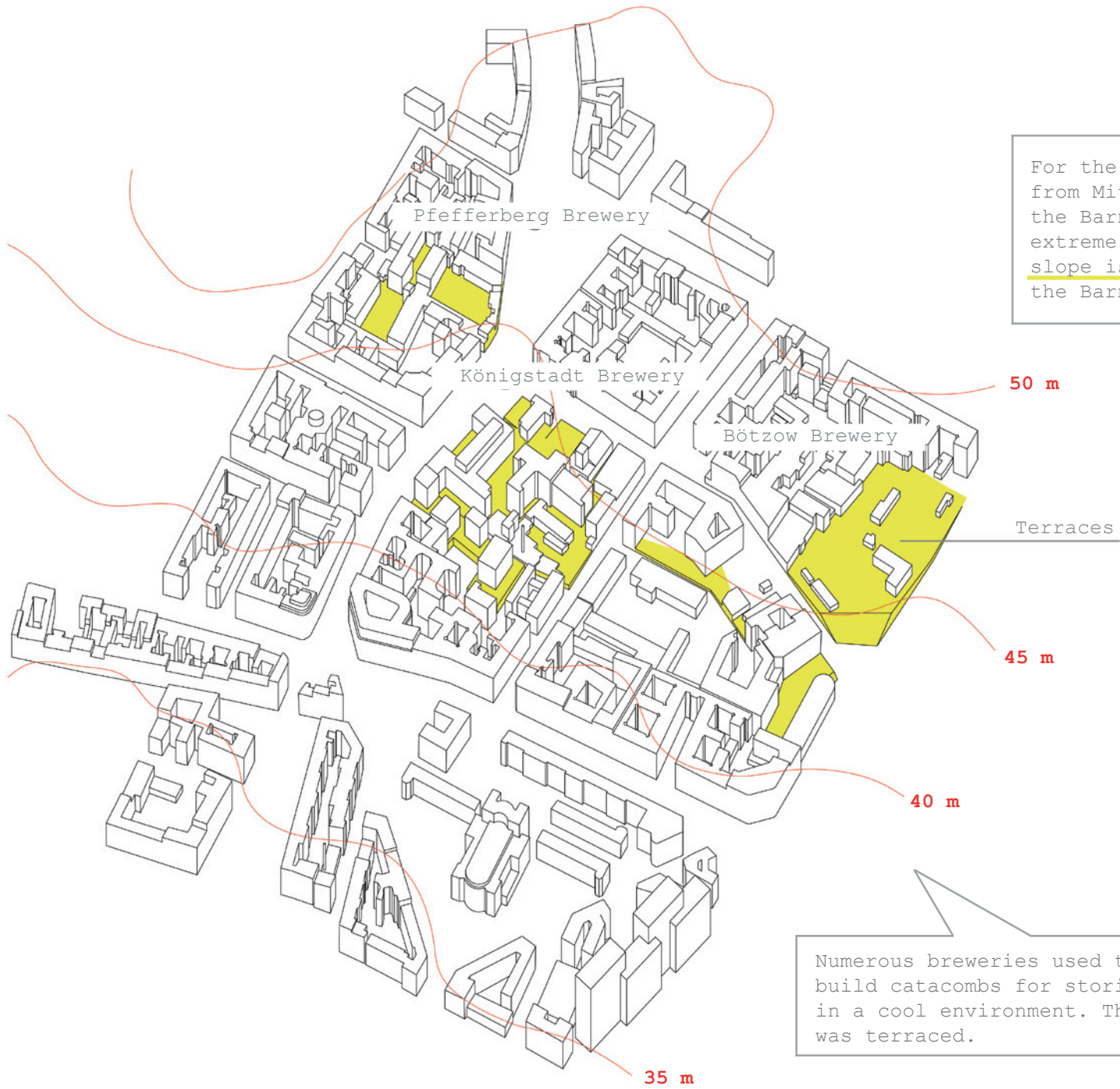
A central location today is even more important than ever - and it is for everyone: students, families, elderly.

BARNIMKANTE will fill up one of the last remaining gaps in Mitte/Prenzlauer Berg. The site on the south end of Schönhauser Allee might be unattractive to high class residential projects because of heavy traffic loads but could provide a large amount of basic apartments.



To keep the typical mix of citizens and functions it is a broad consensus in Berlin to provide spaces for cheap and average housing also in central locations. But reality looks different: More and more luxurious housing estates, offices and hotels arise in central Berlin.



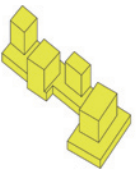


For the flat city of Berlin, the slope from Mitte up to Prenzlauer Berg on the Barnim Plateau, is a relatively extreme situation. Geologically this slope is called Barnimkante (Edge of the Barnim).

Barnimkante Berlin has hills

The BARNIMKANTE complex will use the height difference of two stories to create a base for commerce. On a terrace above four separate apartment buildings are located.

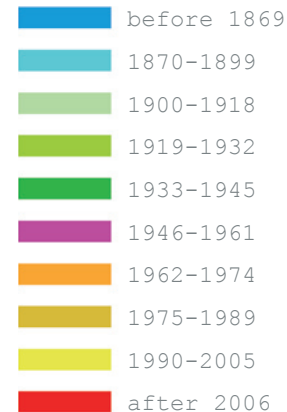
Numerous breweries used the slopes to build catacombs for storing the beer in a cool environment. The area above was terraced.



Fragments of the Berlin Block

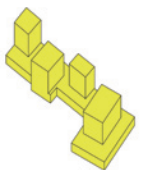
Around Rosa-Luxemburg-Platz the typical Berlin block structure is broken up into fragments of various structures and functions (apartments, shops, offices, workshops, culture). Here the Berlin Block is high and low, closed and open. It even has centers inside.

A look on building ages shows the inconsistency.



BARNIMKANTE will be located in one of the last typical open sites (Baulücken) of central Berlin. But to preserve the image of a gap, it doesn't reconstruct the block structure. It even leaves some typical fire walls (Brandwände) detached. BARNIMKANTE doesn't create an inside or outside. It consists of different houses, located in an open space, leading from the street into the block.

Source:
Senatsverwaltung für
Stadtentwicklung



Some facts and numbers

The annual amount of newly built flats dropped from around 18.000 in 1998 to around 4.000 in 2009. 5.417 units were built in 2012. Without single houses and new apartments in existing buildings there were only about 2.000 units in new multi-family houses.

Building activity

Citizens

After some years of shrinkage and stagnation, the population of Berlin grew by 100.000 people between 2011 and 2013.

Statistics and polls say that mostly cheap or average priced apartments are needed, preferably small or medium sizes than large ones. Furthermore barrier-free accessible units. Seemingly fancy dwellings like townhouses are not really necessary!

Need for simple apartments!

Because of plenty of cheap flats in the past, a need for new housing was officially denied by the Berlin administration until 2011. But statistics already claimed opposite. A huge investment bottleneck was caused. Only after the 2011 Berlin elections housing became a major topic again.

Politics

The number of social housing units will decrease from 450.000 in 1998 to 230.000 in 2016. Because of political decisions before the current housing crisis subventions and regulations will expire.

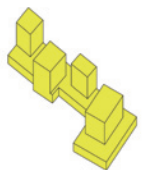
! BARNIMKANTE aims to provide basic spaces, suitable for a large not predefined clientele. It will be 100% accessible!

Investors

For several years the only investors for multi-family houses were communities of private persons (Baugruppen) or small cooperatives (Genossenschaften), building for their own needs. Some years ago private real estate companies returned to the former economically unattractive Berlin market. They usually create high-class dwellings. Only now communal housing associations also restart building activities.

Social Housing

Sources:
Wohnungsmarktberichte und -barometer der Investitionsbank Berlin 2008 to 2013.



Structure

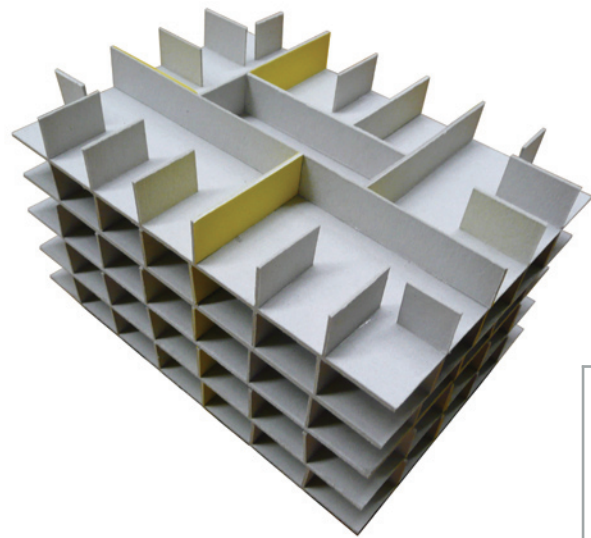
Compactness and simplicity

Simple static system
and a light construction

No apartments with two storeys

Minimized infrastructure in the core

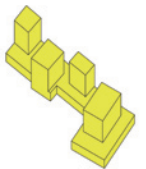
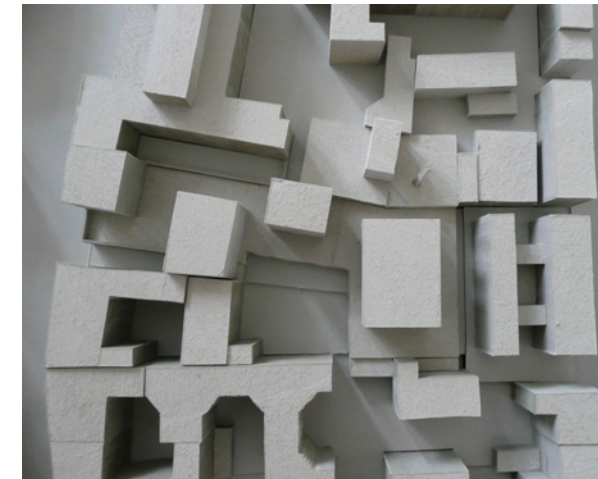
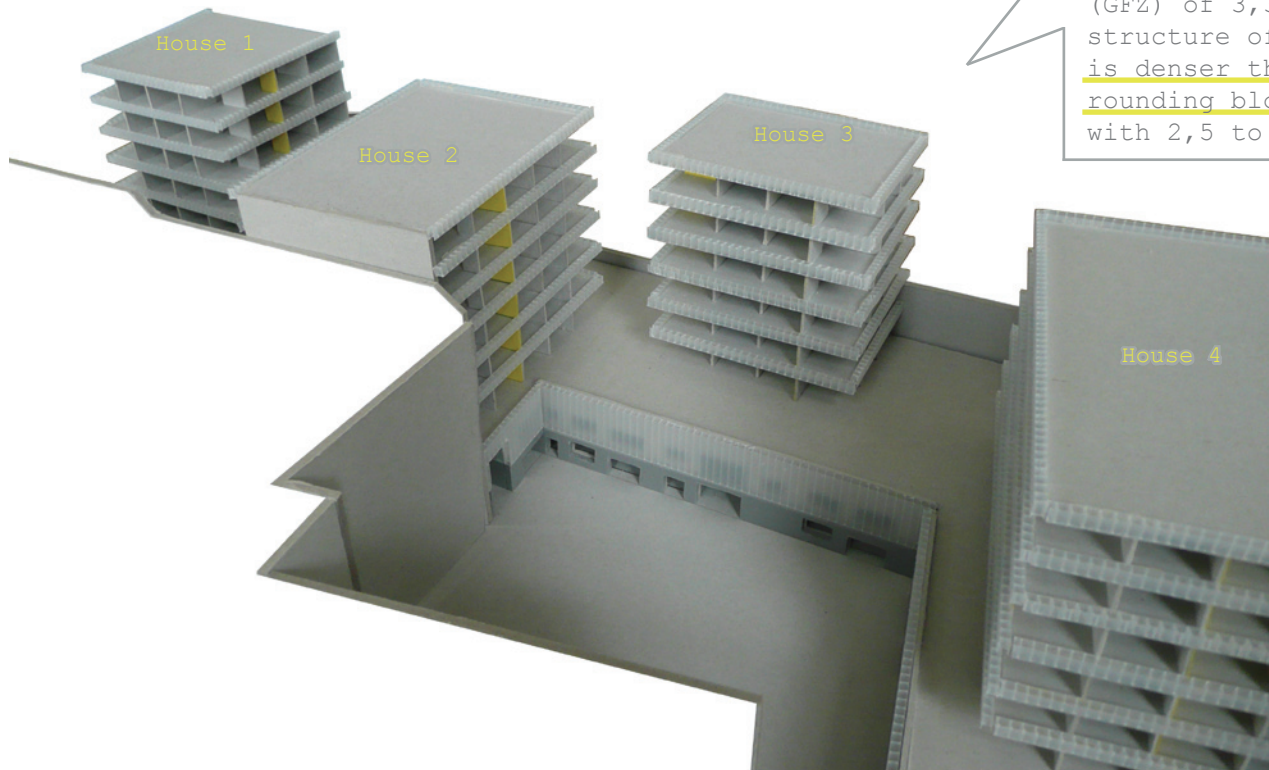
Compact buildings and high density

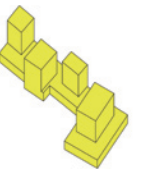
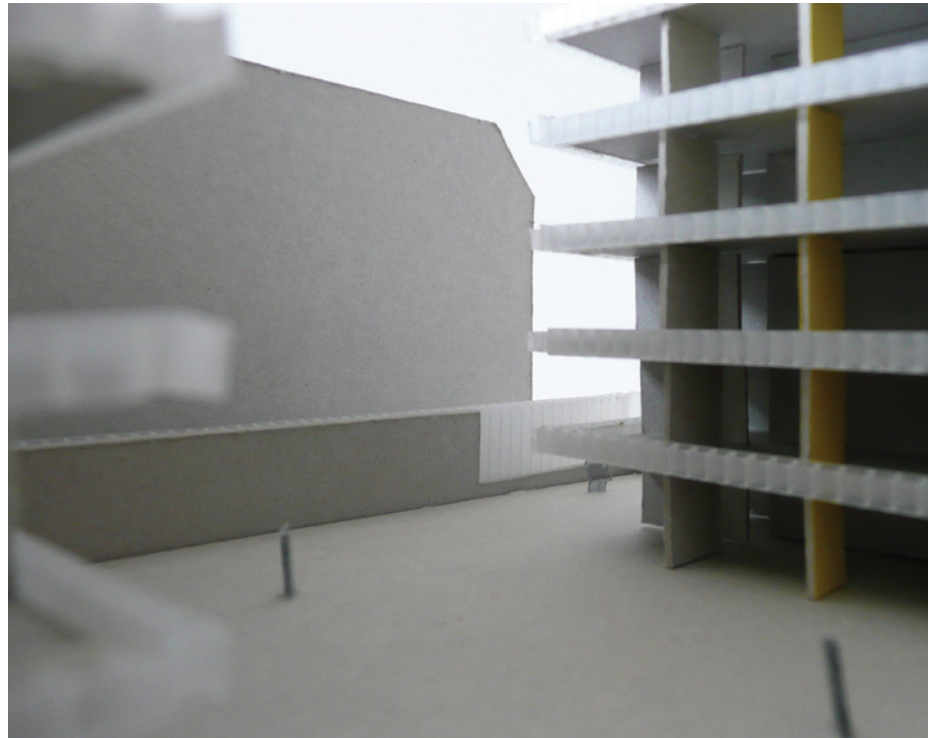


A simple construction with a core and bulkheads (Schotten) and short spans causes light walls and floors and a low material consumption. Many parts can be prefabricated and the construction period is short.

Maisonettes or split-level apartments are popular but inefficient. Open spaces (Luft-räume), galleries and stairs reduce the usable space. Also zoning the apartment becomes difficult. The idea of the flat as a private home will be created differently.

With a floor area ratio (GFZ) of 3,3 the open structure of BARNIMKANTE is denser than the surrounding block structure with 2,5 to 3,0.





Economy

Income by commercial rent

Providing appropriate spaces for large-scale commerce

Space reserves

Private garage can be rented out or used differently

The Plan

Universal Design

Accessibility everywhere and for everyone

Usage neutrality

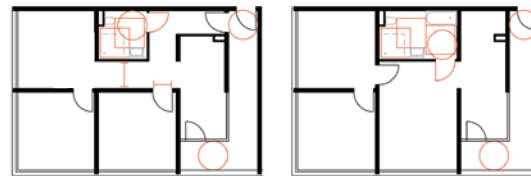
Identical room sizes
Different living models are possible

Supermarkets, gyms or drugstores have very accurate standards according to location in the city, location in the building, size and organization of the shops. Many inner-city spaces can't fulfill these requirements. For keeping trade and services in the city, new projects will have to provide appropriate facilities.

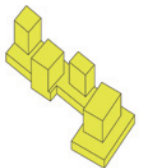
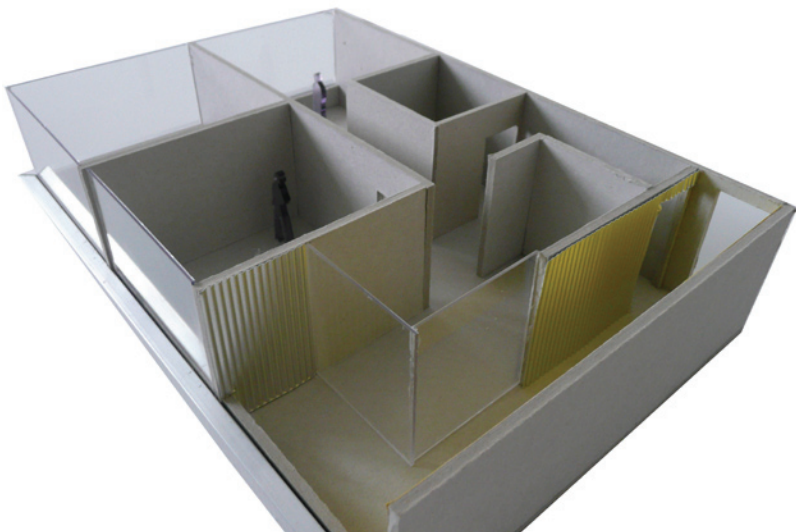
Focusing on mainstream commerce with a large clientele and on expanding branches. For example: drugstore on the street, gym in the court.

Not everyone in BARNIMKANTE will own a car. But a garage will be built anyway as a surplus of space. It can be used as a community garage for the whole quarter, a car sharing terminal or a charging station for electric cars.

All apartments will be barrier-free accessible. According to several studies building costs will only increase by 0 to 3%. Expensive upgradings won't be necessary. Universal design doesn't imply a focus on a certain clientele. The comfort benefits everyone.

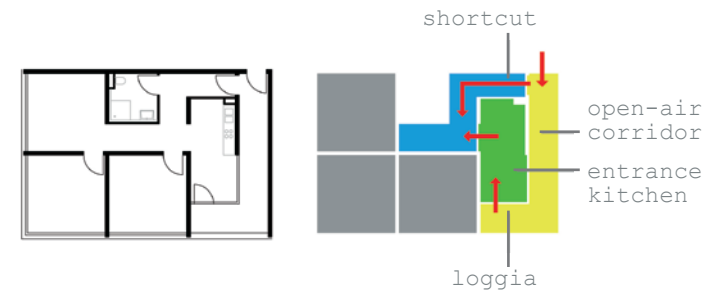


A basic grid generates zones of equal sizes. The apartments stay independent from certain lifestyles and organizations can be changed in the future. This flexibility will especially be necessary considering that clienteles and residential concepts will change for sure.





Informal instead of representative zones

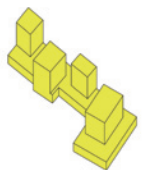


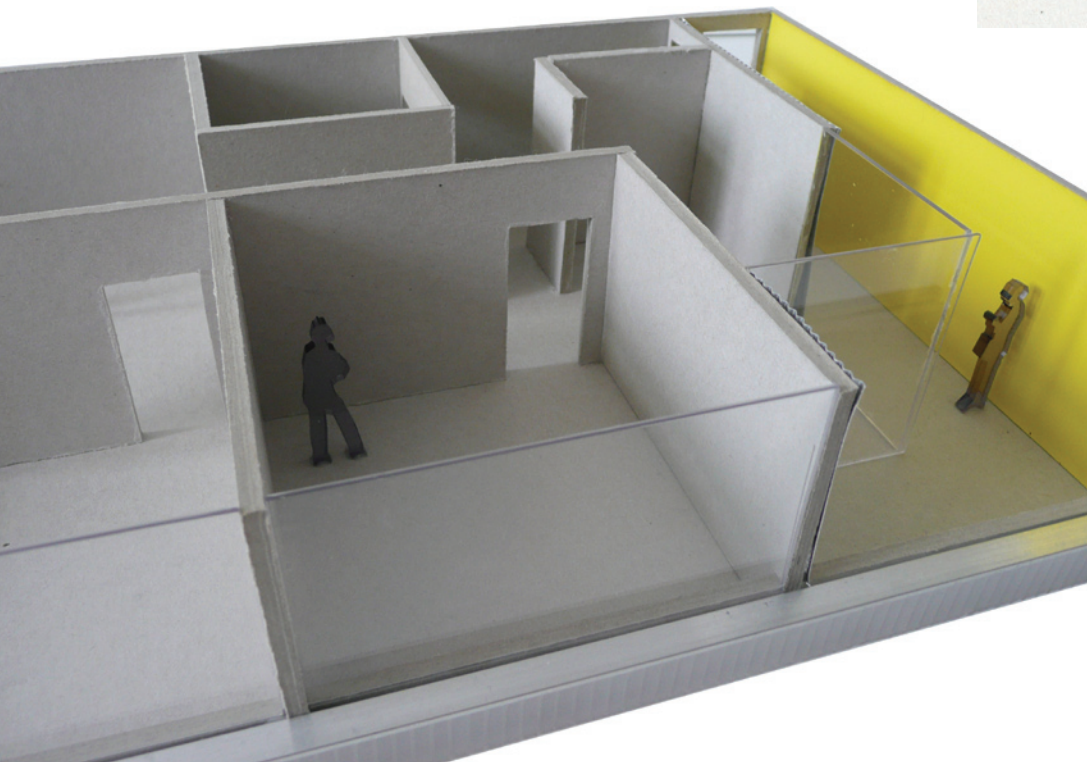
Open-air corridor

Open-air corridor = Entry =
Storage area = Loggia

Entrance room = Kitchen = Shared zone

To create the idea of an own house, the apartments are entered by an open space: the open-air corridor. Different from a gallery block (Laubenganghaus), the corridor is already part of the private zone. It serves as an informal filter between the staircase and the flat. Bikes, wheelchairs, plants, shoes or a dog house might be found here. Of course it is also a place for recreation. From the corridor the entrance room, which is also the kitchen, is accessed. Some apartment types offer a shortcut to skip over the shared entrance zone and reach the private rooms directly.

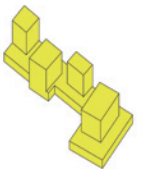




Yellow paint on
concrete,
Corrugated iron
(Wellblech),
Standard floor
tiles,
Facade of indus-
trial glass
(Bauglas)

Materials

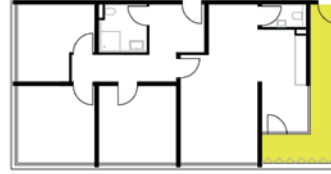
Simple, robust and common



Shortcut
Room type



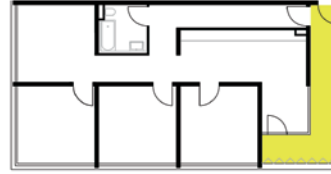
Two entrances
Two zones



Large bathroom



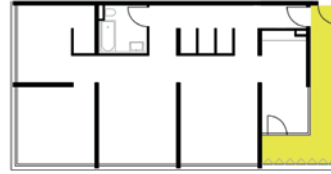
Secret passage
WG type



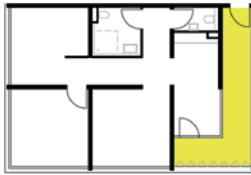
Loft
No corridor



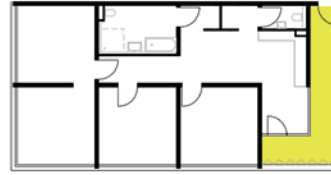
Loft
Storage zone



Two bathrooms



Large bathroom
Family type



Loft
No corridor



Single type



Two entrances

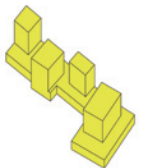


System

Variations of a standard

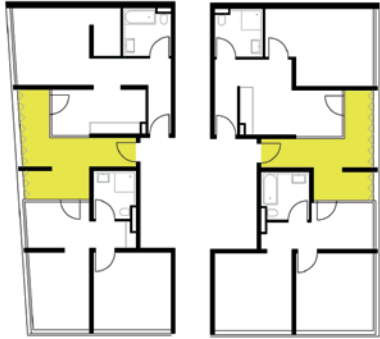
One pattern is base for several variants. Drywall installation (Trockenbau) either creates an open loft-like apartment or a classic plan with separate rooms. Which room is used for living, sleeping, working remains undefined by the plan.

Almost all the flats are located at the corner of a building so that despite the close distance to the neighbouring house, there is always also a wide view.

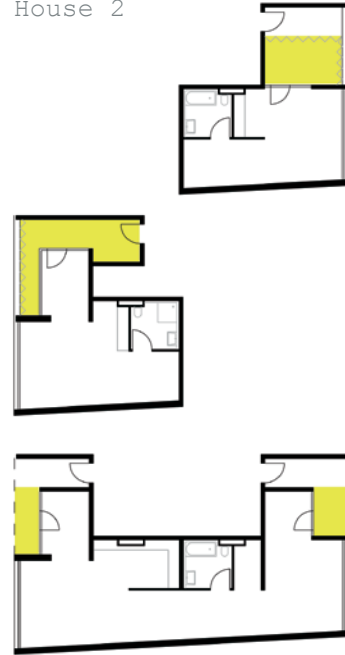


Special types
House 1

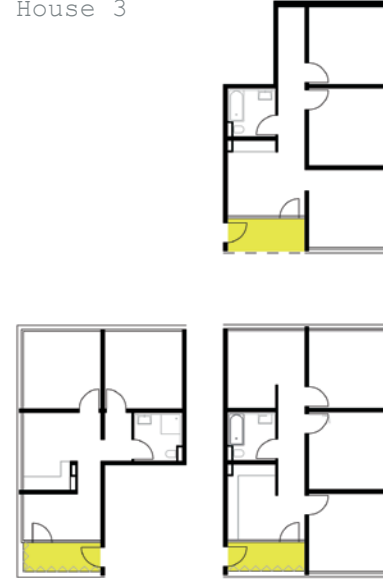
Partner types
with shared corridor



Special types
House 2



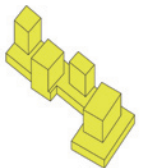
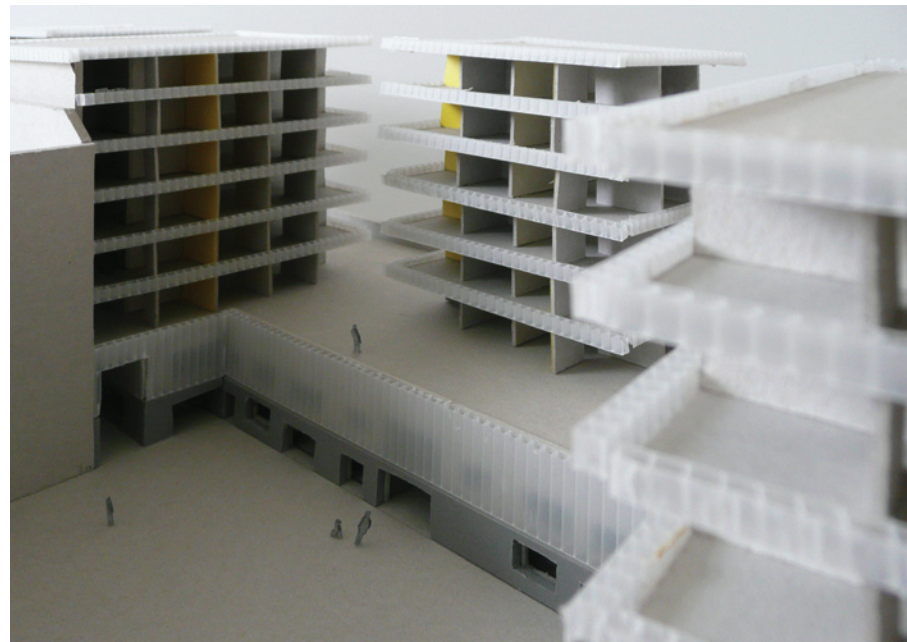
Special type:
House 3



Special types

Because of diagonal edges to the street and neighbouring houses, special plans are required for houses 1 and 2. They also follow the general scheme.

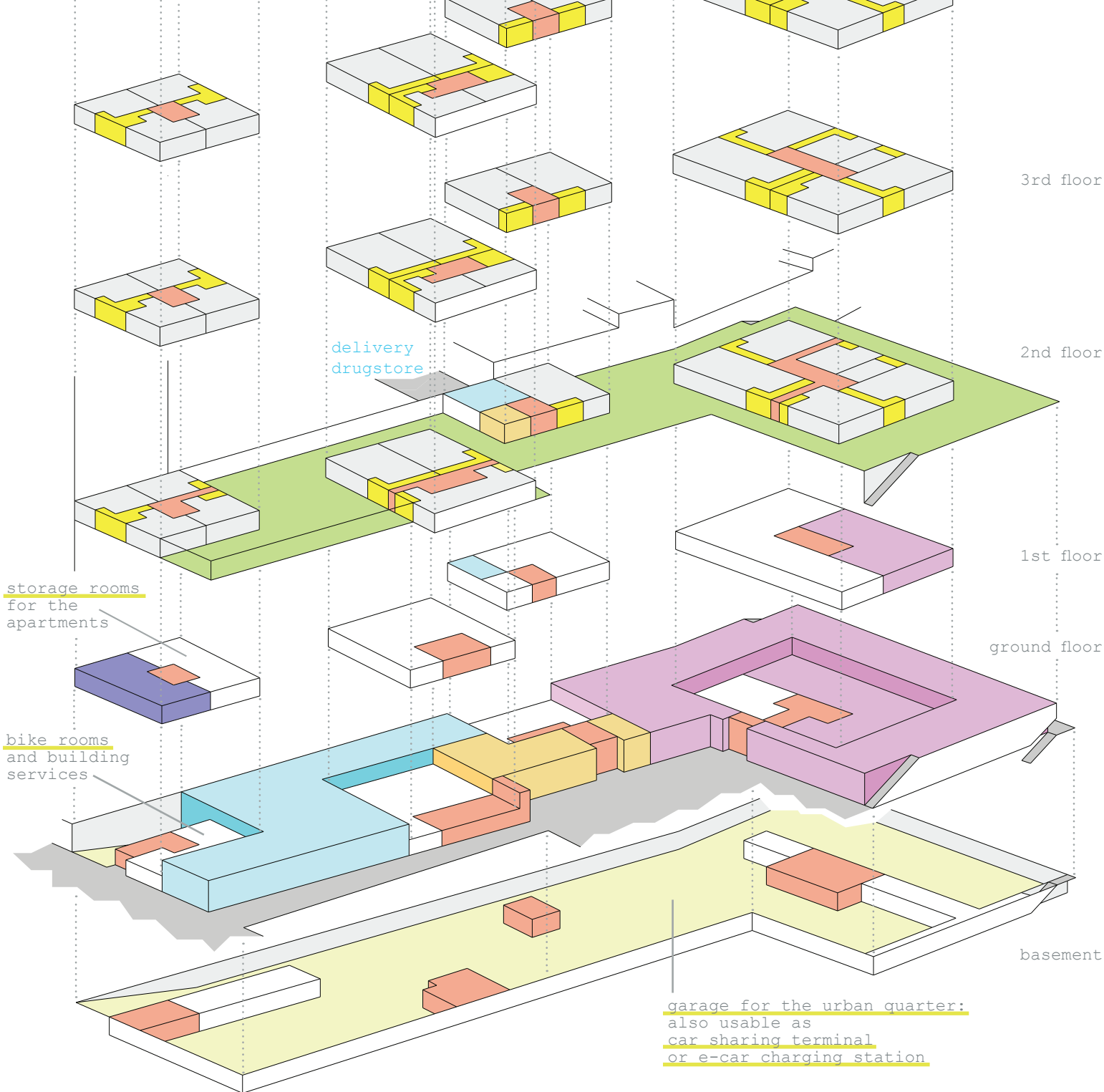
1:400



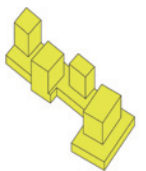
Organisation

Base and towers

The four apartment towers are independent from each other. Their footprints press into the base. Within these contours there are all the functions connected to the apartments, like bike and storage rooms. Around these shapes there are commercial spaces in the base.



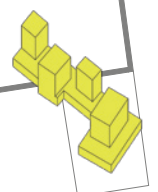
- apartments with their
- open-air corridors
- terrace
- offices
- gym
- communal rooms or shops
- drugstore
- infrastructure

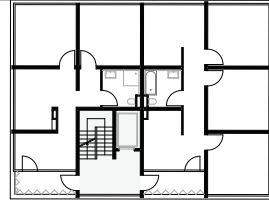
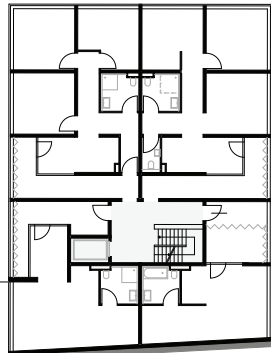
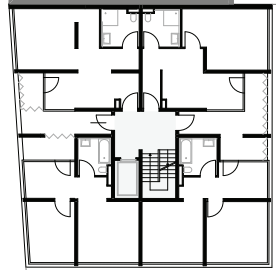


delivery
drugstore

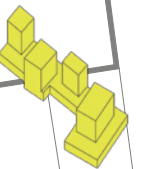


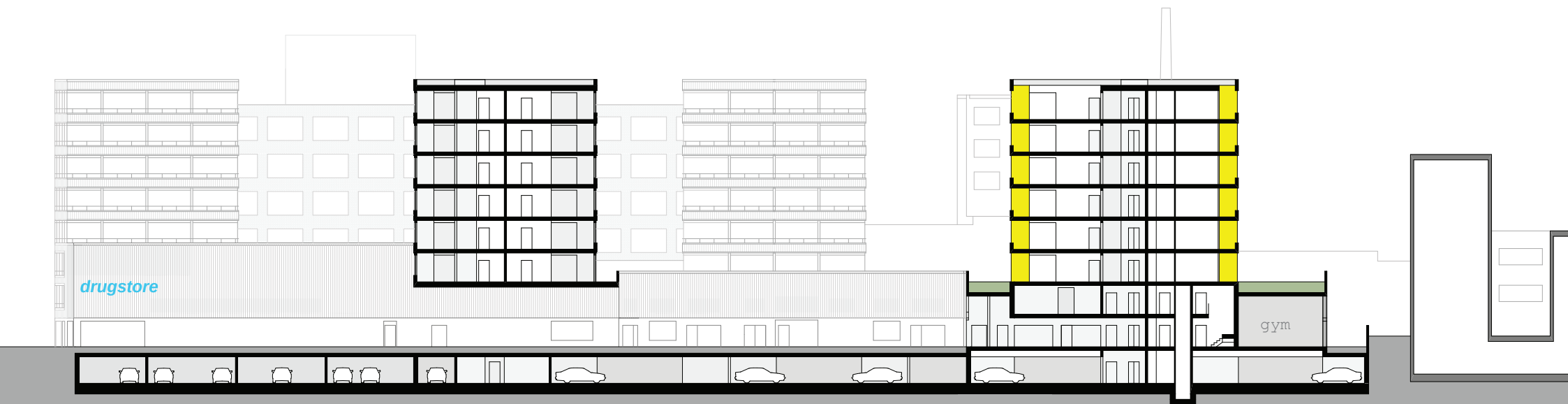
2nd floor (terrace)
1:500





5th floor
1:500





Section east-west
Section north-south
1:500

