

CONFERENCE AND MATCHMAKING

THE FUTURE OF BUILDING - PROJECT VISITS IN VIENNA

Thursday, May, 18th 2017

TOUR 3 –REFURBISHMENT IN THE CITY OF VIENNA



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Vienna ensures high quality in subsidized housing construction and the renovation of older buildings. These activities benefit Vienna's residents, the cityscape, the environment and social sustainability as well as Vienna's overall image as a role model for international town planning. To achieve this the City of Vienna implemented the *wohnfonds_wien* (Fund for social housing Vienna). As a non-profit organization the fund coordinates property developers, house owners, municipal departments and service centres of the municipality of Vienna. *wohnfonds_wien* is in charge of the subsidized renovation of apartment blocks, the conversion of existing buildings into apartments as well as the renovation of residential homes. The main focus, however, is on the general renovation of occupied private apartment blocks. The total refurbishment of vacant buildings is also undertaken. Since the year 2000, another important focus of the state subsidies has been the renovation of apartment blocks built between 1950 and 1970 incorporating thermal energy. This renovation aims to reduce energy consumption, air pollutants and CO₂, and improves living conditions. Wherever possible, thermal-energy renovation is incorporated into nearly all types of renovation, including the renovation of objects built in the 19th century. High quality planning and implementation as well as comfortable, affordable living characterize the subsidized housing construction in Vienna. This combination is internationally admired. *wohnfonds_wien* has implemented the so-called 'four-pillar-model', comprising architecture, ecology, economy and social sustainability. Following these criteria, every subsidized housing construction project is reviewed either by the Land Advisory Board or in a public property development competition. *wohnfonds_wien* is also responsible for providing land for subsidized housing projects. Well-directed purchase strategies of properties with development potential have cut basic costs of the Viennese property market. Forward-thinking project management has seen land developed into 'ready-to-use' building ground. www.wohnfonds.wien.at

Tour 3 – Refurbishment in the City of Vienna provides you with best practice examples as well as unique Viennese projects in the field of refurbishment.

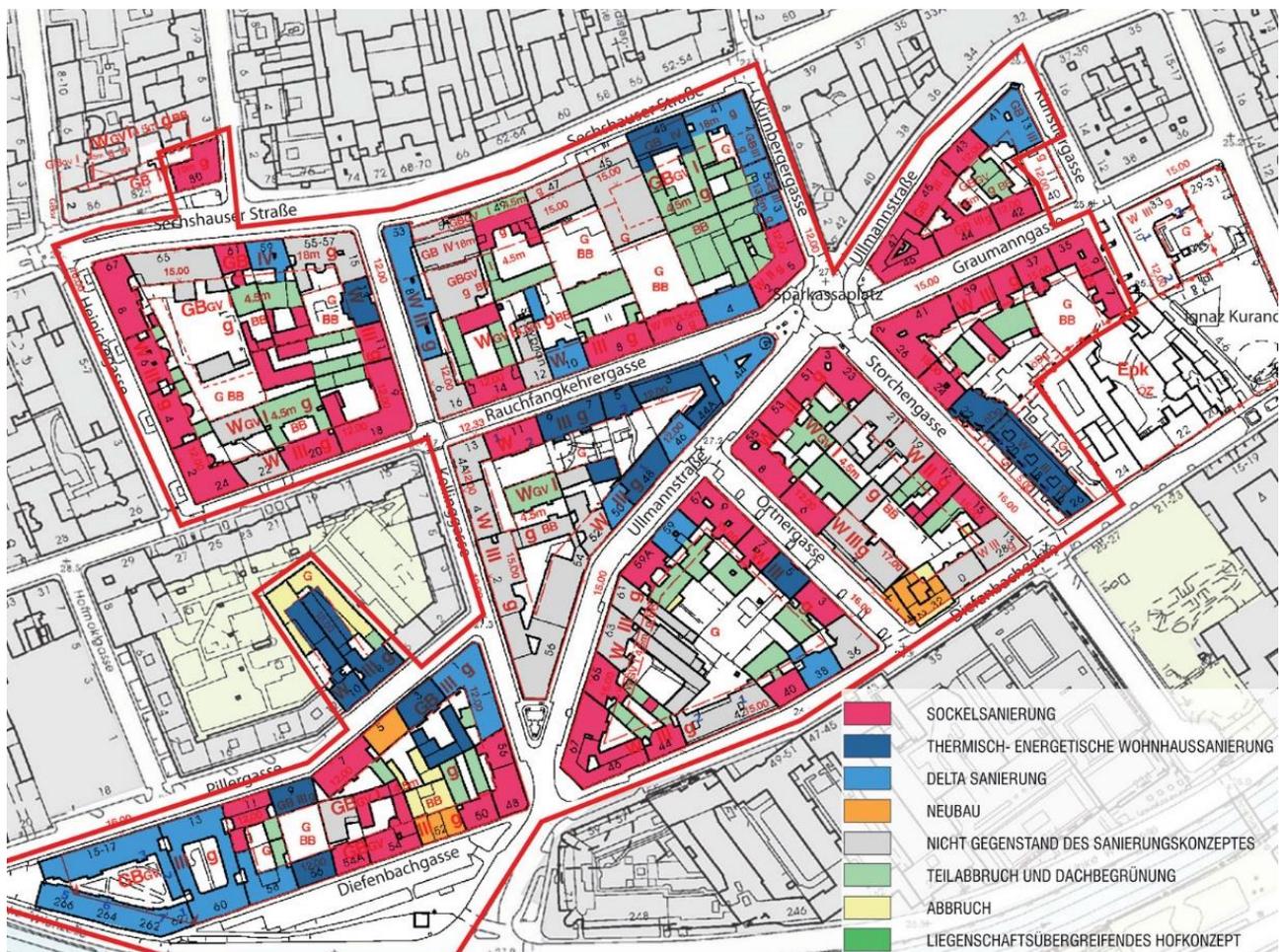
09.00 DEPARTURE BY BUS

Austrian Federal Economic Chamber WKO | Wiedner Hauptstraße 63 | 1040 Vienna

09.20 – 10.45 GB*6/14/15 INTRODUCTION AND PROJECT VISIT| Sechshausenerstraße 23, 1150 Vienna

The local urban renewal offices (GB – Gebietsbetreuung) are an important partner for the City of Vienna in urban renewal matters. They provide many useful services free of charge such as advice on housing issues, neighborhood improvement, stimuli for local businesses and plans for the use of public spaces and green areas. They are a central point of contact for the districts, know the local key players, and are your link to many other service offices of the City of Vienna.

www.gbstern.at



www.aichberger-architektur.at PROJEKT . BLOCKSANIERUNG.1150

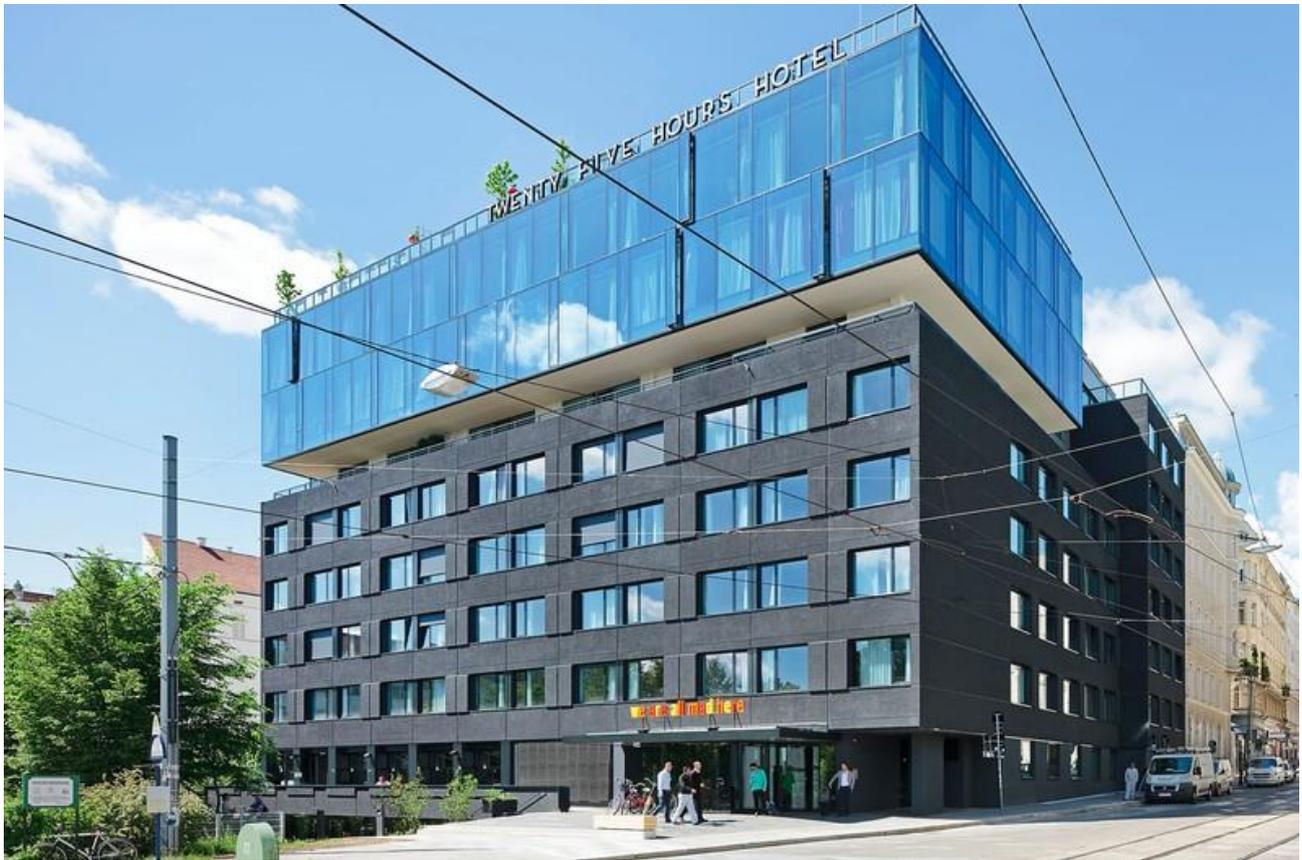
Project visit: Block Renewal Area (Blocksanierung)

The central aim of the block renewal area is the sustained upgrading of densely populated districts. Achieved by means of an abundance of measures aimed at the high-quality and socially responsible renovation of houses, as well as an upgrading of the residential environment and the free spaces. In order to ensure the quality of the restoration ecology, the harmonious link between living and working, a sufficient social infrastructure, but also issues such as accessibility, security and gender mainstreaming play an important role.

Block renewal areas are an important part of urban renewal. In this way, not only individual buildings, but up to ten blocks of buildings are renovated in the framework of an overall conceptual concept.

10.45 – 11.10 TRANSFER BY BUS

11.10 – 12.10 25HOURS HOTEL | Lerchenfelder Str. 1-3, 1070 Vienna



The revitalized construction is run as a design hotel of the 25hours hotel company with its location in Vienna close to the museum quarter. The transformation to the hotel took place in two stages: 1. Construction phase 2009-2011: Three-story roof construction with a bar and terrace; 2. Construction phase 2011-2013: Remodeling hotel with basement, underground garage, seminar rooms and a wellbeing area. In the first phase of the construction, the student residence, built in 1971 by architect Dr. Kurt Schlauss, was installed with a glass structure suspended in blue shining slightly above the structure. The concept for the expansion reacts with clear forms to the rigor and regularity of the existing structure of the classical steel concrete skeleton construction, both components - the old and the new - receive mutual appreciation. The three new floors include 34 rooms and a spectacular lobby bar with fantastic views from the roof terrace.

After the completion of this first stage, the second stage of construction involving the remodeling of the existing building structure, which extends U-shaped to the rear Mechitaristengasse, was realized. In this section a patio and an open space were built on the first floor. The hotel has a total of 219 rooms. The old wash concrete facade was freshened by an anthracite paint, which helps the somewhat forgotten building to new visibility in the cityscape.

www.bwm.at

12.10 – 12.35 TRANSFER BY BUS

12.35 – 14.00 LUNCH AT SARGFABRIK | Goldschlagstraße 169, 1140 Vienna



© Rita Newman

The brick façade is reminiscent of the fact that the “Telefon-Aktiengesellschaft” (“Telephone Stock Company”) once had its production site here. The old building substance was kept in its fundamental structure during the renovation and additions. The newly constructed building sections and structures form a clear contrast – for example because they are black as opposed to the white of the old building – yet also constitute a coherent entity.

In 2013, the commercial park was opened, boasting 15'000 revitalized and 10'000 newly constructed square meters.

The charm of industrial architecture from the Gründerzeit era meets innovative industrial design of the 21st century. There is enough space for offices (with terraces), studios, storages, and workshops. Technology, graphics, design, and media businesses work side by side in an intelligent and functional industrial complex with an urban flair.

www.holodeckarchitects.com | www.wp-breitensee.at/

15.45 – 16.45 APARTMENT BUILDING – ATTIC CONVERSION | Fendigasse 20, 1050 Vienna



The house captivates by living space under the roof with intelligent angle solution. To ensure that the space under the roof has enough room and does not get to hot in the summer, the architecture in the attic was adapted to the slopes of yacht boats.

The dilapidated Gründerzeithaus was renovated in 2011-2012 and equipped with modern passive house components. On the existing five floors, which mainly house two- to three-room apartments, a futuristic, three-storey roof construction with luxury maisonnettes was built. The design of the new rooftops, which imitates the shape of a yacht, also manifests itself in the overall design of the entire residential house.
www.ulreich.at

16.45 – 17.00 TRANSFER BY BUS

17.00 END OF THE TOUR AT WKO | Wiedner Hauptstraße 63, 1040 Vienna
