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OPENING HOURS
10 am – 8 pm
Every day except Saturday

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A LIST OF THE GERMAN
ARCHITECTURAL STUDIOS
& PROJECTS IN BERLIN

BARarchitekten
– Oderberger Strasse 56
fatkoehl Architekten
– Strelitzer Haus
HEIDE & VON BECKERATH
– Flottwell Zwei, R50 - cohousing
ifau und Jesko Fezer
– R50 – cohousing
Kaden + Partner
– e_3
zanderrotharchitekten
– BIGyard

BAUGRUPPE

ist super! 7. 2. — 3. 4. 2015

Contemporary Housing (Inspiration from Berlin)

● The exhibition presents the Berlin Baugruppe model – “joint building” projects initiated by architects and mini-investors. Baugruppe projects re-define the role of the user and the architect and deal with contemporary housing requirements and standards, with the boundaries between private and public spaces, as well as with the rules for sharing and the common use of your home.

With more than 3000 apartments and 200 projects implemented over the last decade, Berlin is currently the European leader in terms of Baugruppe projects. The exhibition focuses on experimental projects that have found ways to deal with the rising housing costs by developing new solutions and strategies for homes built on gap sites and on land that is difficult and seemingly unattractive for developers.

● There is a vacant plot of land between two apartment buildings in your neighbourhood. It occurs to you that the site could be used for an apartment building where you would have a place designed according to your needs and desires. It is your town and you have a chance to influence what it looks like and adapt the area to your own lifestyle. You team up with a couple of like-minded people and, instead of each of you looking for an apartment of your own, you form a BAUGRUPPE...

BAUGRUPPE ist super! Contemporary Housing (Inspiration from Berlin)

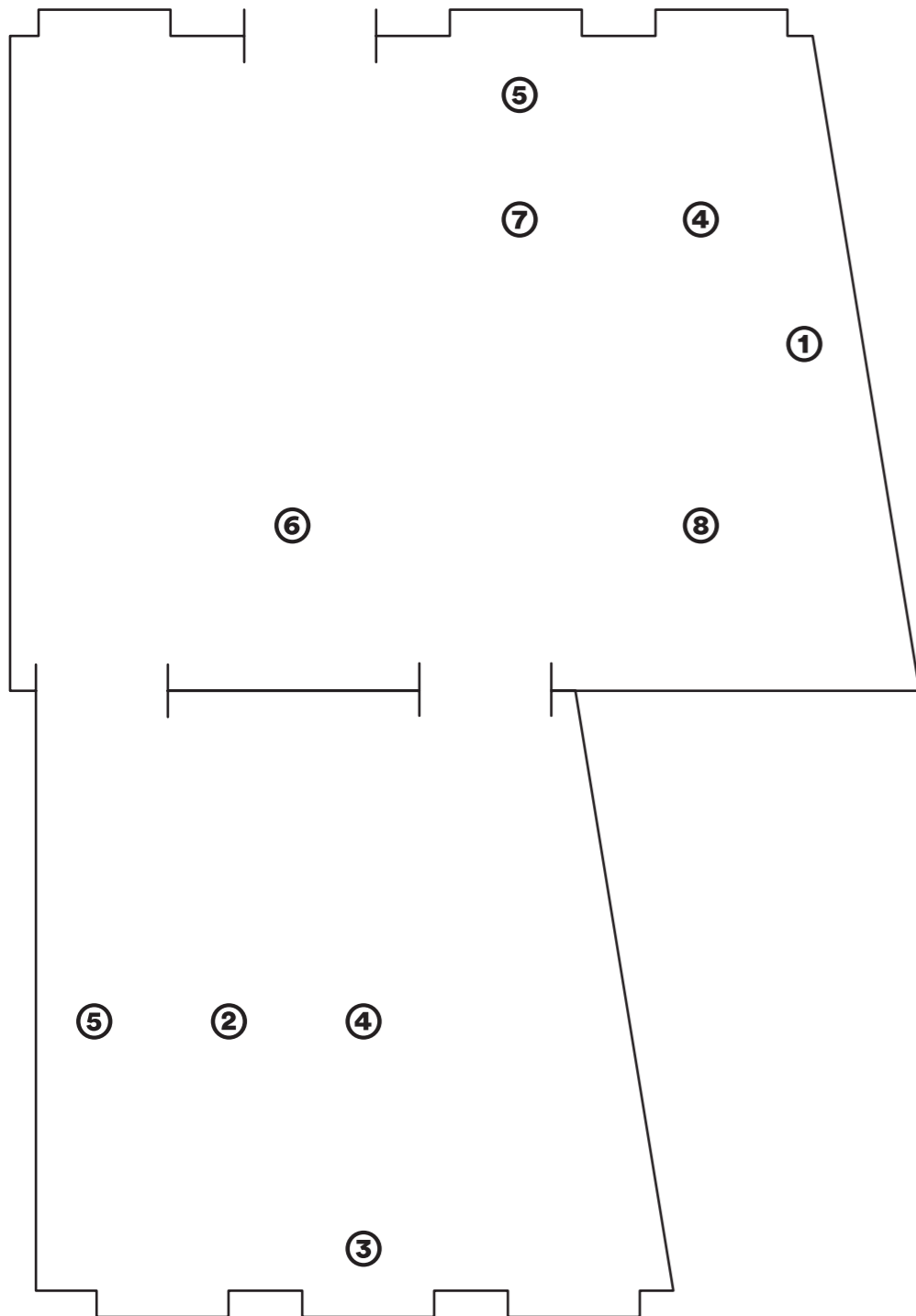
What differentiates Baugruppe projects from ordinary homes is primarily the dialogue between the architect and the client (a group of mini-builders) during the design process – every project is unique and reflects the dynamics and the requirements of the group. A project can be initiated by an architect or the members of the group, the future inhabitants of the house, who buy a plot of land. After that the architect and the Baugruppe start organising common meetings to openly discuss the design of the building. When an agreement is reached, a residential structure is built. The Baugruppe members become owners of their individually adapted apartments. What is special about Baugruppe projects is the new kinds of neighbourhood relationships, shared spaces such as meeting rooms and shared terraces, and a number of sustainable design solutions. The project does not necessarily include constructing new housing; many projects are based on the renovation or conversion of existing buildings.

The utilization of unused building land will stimulate the creation of a compact and efficient city, which is in concord with the current urban planning goals.

The illustrations and the Baugruppe! Handbook describe how Baugruppe projects start and evolve. They answer the basic questions: What is a Baugruppe? What are the advantages of a Baugruppe in comparison to a family house or an apartment built by a property developer? How to find a way to agree on everything?

The six “best practice” Baugruppe projects implemented in Berlin by renowned architects constitute the expert architectural dimension of the exhibition. Architectural models and archive boxes containing the project documentation provide the exhibition’s visual and ideological inspiration.

The exhibition is co-organised by the Prague Institute of Planning and Development and takes place during the 20th anniversary of the Prague – Berlin City Partnership in 2015.



① ILLUSTRATIONS

An outline of the main principles underlying the formation of a Baugruppe: The House from a Housing Development Company – Family House – Baugruppe

② BAUGRUPPE! HANDBOOK

The publication gives you instructions on how to initiate a Baugruppe project. It provides detailed information on the legal basis for a Baugruppe, suitable land, financing, as well as on the rules for the communication between the group, the architect and the project manager. The manual also includes a model calculation of an apartment building and a glossary of the basic terminology. You can download it for free at: www.baugruppe.cz.

③ ARCHIVE

Archive boxes created specifically for this exhibition will allow the visitors to find out as much as possible about the Berlin projects. The archive folders contain photos from the Baugruppe meetings, drawings and drafts made by the architects and residents as well as pictures showing the building process. Each of the six projects represents an innovative approach – the “green” 7-storey wooden building E3, the pioneer Baugruppe project Strelitzer 56 or the split-level project Flottwell 2 based on maximized space economy.

④ COMMUNICATION ZONE

The communication zone is a platform for discussions about Baugruppe projects, for the visitors’ feedback and a place to meet the curators and architects of the exhibition.

⑤ VIDEO

FAT – ONE HOUSE – Florian Köhl, Anna von Gwinner (16:57 min, English with Czech subtitles) shows how the Baugruppe project Strelitzer Strasse 56 started

R 50 – Collaborative Residential Project in Berlin-Kreuzberg (7:58 min, German with English subtitles) – Architekturclips
The architects Susanne Heiss, Jesko Fezer (ifau & Jesko Fezer), and Tim Heide (HEIDE & VON BECKERATH) about the idea, process and realization of an ambitious collaborative project.

Narkomfin – BARarchitekten (00:26 min)
An animation of the model of the communal housing block by Mosei Ginzburg (1928-30) in scale 1:50. The model shows three apartment types; it examines their complex spatial relationship and their economical use of space which inspired the Oderberger 56 project.

Rohbau – BARarchitekten (00:25 min)

A video recording that guides you through the newly finished building of Oderberger 56.

Stopmotion Oderberger – BARarchitekten (00:24 min)

A spatial examination of how the model of the Oderbergerstrasse 56 building was created; it shows a combination of smaller and larger space units.

MODELS

The R50 – cohousing, Oderberger Strasse 56 and Ze5 / BIGyard models are physical representations of noticeable existing projects from Berlin and demonstrate sophisticated architectural approaches: a spatial framework surrounded by shared space, a mixed-use urban building with a small gallery and a café, or single-family houses stacked on top of each other.

⑥ R 50 – COHOUSING
ifau und Jesko Fezer | HEIDE & VON BECKERATH

In 2010 the site was part of a portfolio featuring several plots to be allocated to joint building ventures by the Berlin Senate for a fixed price (“Festpreisverfahren”). The architects and the project manager, as the initiating team, opted for the site together with a core group of the future residents and they won. They have one year to create to buy the plot.

The Baugruppe emerged from a network of friends and colleagues (mainly artists and creative professions).

R 50 started initially as a “Genossenschaft”, a housing-co-op, but in the discussions, the legal status of the Baugruppe was decided in favor of a “Bauherrngemeinschaft”, a group of builders (“GbR – Gesellschaft bürgerlichen Rechts”) was financed through private loans offered by the Umweltbank from Nürnberg and state development bank.

A moderated participation process in the form of discussions with the Baugruppe played a strong role during the design and the construction of the house. The Baugruppe met about once a month. The moderation was led by a project manager and the architects. Decisions were based on consensual agreements as well as decided on after discussing several options previously developed by the architects.

A common standard for fixtures and fittings was developed and defined in collaboration with the future residents, which resulted in a collective and cost-efficient approach to interior fittings whilst allowing individual layouts of the apartments.

The architectural concept was based on a robust and simple structure, it provided great flexibility for the layout of the floor plans and a basic framework for negotiations with the residents. The architects developed a methodology of questionnaires and diagrams that analyzed the spatial needs of each Baugruppe member.

Furthermore, the position and the disposition of communal spaces has been negotiated (about 20% of the overall floor area). In addition to the wrap around balconies, the garden and the covered area in front of the basement, a two-storey community space for multiple uses, a laundry room, a workshop and a rooftop terrace including a summer kitchen were added to the program and incorporated into the architecture of the building.

In using basic materials, designing a rational volume and construction of the house, low construction costs were achieved.

The construction started in November 2011 and was finished in February 2013.

As the Baugruppe moved in, there were still topics to be discussed, such as the garden layout or the interior of the summer kitchen. The house created a stable neighborhood quality. Only one apartment has been sold as the owners were

moving to another city. Several apartments have been rented for a limited period due to grants and other professional activities.
facade details

R 50 – cohousing received several acknowledgments and has been nominated for the European Union Prize for Contemporary Architecture – Mies van der Rohe Award 2015.

⑦ ODERBERGER STRASSE 56
BARarchitekten

In 2003 BARarchitekten bought a plot of land in an auction organized by the city. The site was quite small (315 sq m) and complicated due to the light conditions, restrictions set by the historical preservation authorities and it was temporarily used as a garage as well. Therefore the architects were able to acquire the plot for a low price. The architects developed a spatial model that amplified the idea of mixed-use. Oderberger 56 is meant to create a city within a city—a prototypical platform for a sustainable, innovative urbanism in miniature, based on high density, low car use, local networks, and openness to change.

The Baugruppe consisted of 6 parties: three of them living in the house, three of them working there – it has a mixed ownership structure. Baugruppe acquired a form of a GbR (partnerships). The project is financed by the Umweltbank.

The architectural concept was developed by BARarchitekten before founding the Baugruppe. The upper part of the building consists of paired large and small apartments, that can be used together or separately, allowing for growing families, shrinking families, home offices, and sub-letting. The interlocking volumes of the building are arranged around a main staircase that provides access to units from both landings and half landings, adding to the spectrum of possible uses. The middle section of the building is formed by small two story rental studios for small businesses and work groups. The small floor areas (offset by partly double height ceilings) allow for economical rents. The ground floor consists of a café, a (work)shop, and a 5 m2 rent-free “experiment space,” currently used as a gallery. A basement studio can be rented independently or linked to the shop above.

From 2007 the Baugruppe met once in every 2 months. The Baugruppe members discussed the interior finishes of floors, walls and bathrooms, and the design of shared spaces, such as the rooftop garden, the guest-room at the top, the backyard and the public gallery space on street level. BARarchitekten moderated the discussions and decisions were taken through consensus.

Construction started in 2008. Most of the construction was built by contractors; nevertheless, the architects built some DIY elements, such as interior staircases and built-in furniture.

Construction was finished in 2010. The house contributes towards a lively exchange, communication and collaboration in the neighborhood, people meet in the café and in the gallery. The symbiosis of work and living space creates new local networks and openness to change. The inhabitants remain the same.

⑧ ZE5 / BIGYARD
zanderrotharchitekten

The residential project Ze5 was initiated by zanderrotharchitekten, who were granted a plot

of land in Zelterstrasse for a period of 15-24 months They have to design the project, find the Baugruppe members and receive all official permissions for the project. Zanderrotharchitekten designed a mixed-typology housing structure in two linear volumes - a line of row houses with a single 100m-long facade facing the street, the inner three-story high line of row houses directed towards the garden and three-story high penthouses situated on top of the structure. Forty-five homes in total. In between the lines, the architects envisioned a common garden – a “BIGYard”.

The Baugruppe of Zelterstrasse initially had 72 members. Each member of the Baugruppe signed a contract with the architects, which specified the role of the architect and client. The architects determined the architectural concept of the house – the built volume, the design of the facade, the entrances and the construction plan of the house. The individual members of the Baugruppe in return had free choice in the interior – they decided on the plan of the apartments – the distribution of the rooms and the surface materials to be used. As a part of the initial contract, a final calculation of the price per square meter was set in advance.

The project was financed by the future residents’ individual loans.

After securing the funding of the project, a project-management company, also run by zanderrotharchitekten, organized the meetings of the Board of the BIGYard – 12 chosen representatives of the Baugruppe. They met regularly with the project-management company and were informed of the progress of the planning and construction. The meetings with the BIGYard Board took place monthly.

In contrast to other Baugruppe projects, the discussion with the Baugruppe was limited to a minimum. The architects themselves were not confronted with the members of the Baugruppe or their representatives. The clear division of roles and tasks was decided at the very beginning in signing the contract. The architects provided a catalogue of prefabricated elements such as staircases and side walls that enabled a broad variety of interior solutions, according to the individual wishes and needs of the clients. Also, the architects proposed a shared terrace of 250 square meters, a sauna, a summer kitchen and a number of hotel rooms, which were financed from the common budget of the Baugruppe.

The construction of the residential house started in 2009. It was supervised by zanderrotharchitekten and run by 42 different companies hired by the Baugruppe.

The construction proceeded quickly, the structure was finished by the end of 2010, and the residents were able to adapt to their individual apartments. The initial costs per square meter were met, a great achievement by the architects and the project-management.

The project Ze05 received a number of awards including the prestigious German Architecture Award 2011.

The number of residents has changed due to the birth of several children.