



CATEGORY urban-architectural

TEAM REPRESENTATIVE Architect

LOCATION München, Bacherstraße

POPULATION 1,382,000

STRATEGIC SITE urban surroundings **SITE OF PROJECT** 6,130 m²

SITE PROPOSED BY GEWOFAG Wohnen GmbH

OWNER(S) OF THE SITE GEWOFAG Wohnen GmbH

COMMISSION AFTER COMPETITION

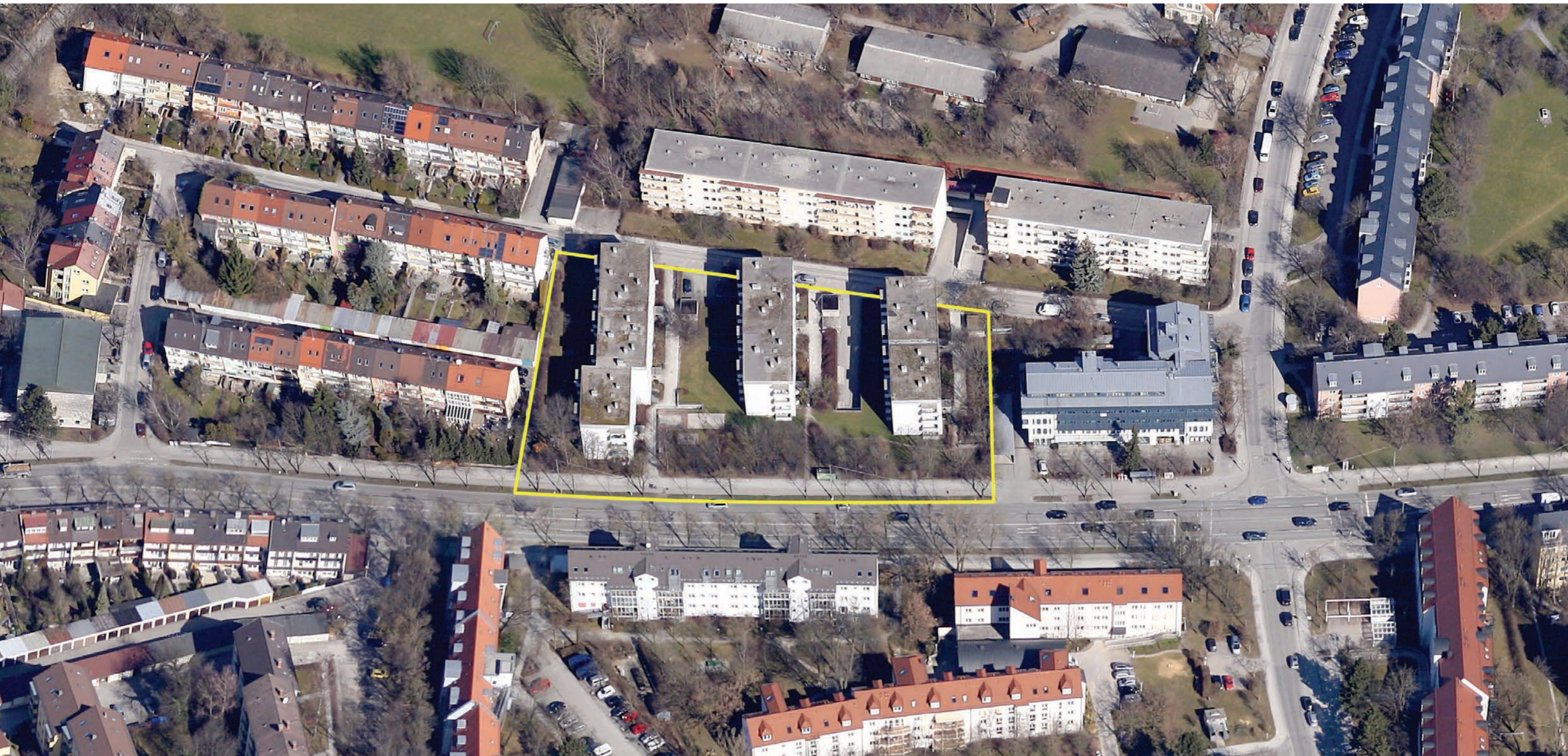
A separate procedure is required for the award of the planning contract in conformance with VOF. It is proposed to commission the construction of dwellings and underground parking together with the rehabilitation and addition of a further storey to the existing buildings.

HOW THE SITE CAN CONTRIBUTE TO THE ADAPTABLE CITY?

The task is to redevelop and regenerate the residential complex from the 1960s and 70s, situated along the Mittlerer Ring (Middle Ring Road), a busy traffic artery that is a serious source of noise and disturbance. At a city planning level this means improving the neighbourhood by planned densification to provide noise protection on the ring road side. At a building level new typologies are to supplement the housing stock. The energy efficiency of the existing rows of buildings is to be improved and in suitable cases a further storey added. The result is to be a neighbourhood exhibiting a high standard of architecture and offering a diverse range of accommodation for different resident groups.

CITY STRATEGY

“Living on the Ring” is a subsidy programme of the City of Munich for improving the quality of life adjacent to the Mittlerer Ring. This residential district is much in demand due to its accessible location (proximity to the city centre with excellent transport links). To prepare it for the future, special emphasis is to be placed on increasing the amenity value. The aim is to promote innovative ideas for noise abatement measures that at the same time provide extra residential value and quality of life for the residents. The design of a noise absorbing structure on the south side presents a special challenge and calls for new, intelligent solutions.



SITE DEFINITION

Bacherstrasse lies to the south of the city centre on the Chiemgaustrasse section of Mittlerer Ring in the district of Giesing. The residential blocks stand at a right angle to the road, so that traffic noise penetrates the entire residential complex. The site also includes an underground car park in very poor condition. The competition task is densification of the site with soundproofing to the heavy traffic on Mittlerer Ring on the south side, combined with the construction of a new car parking facility. The proposed energetic redevelopment of the existing housing blocks should include an assessment of the extent to which the buildings offer potential for adding a further storey.

ADAPTABILITY : MAIN ELEMENTS TO TAKE INTO ACCOUNT

Living on Mittlerer Ring offers excellent accessibility in terms of individual and public transport. Bus and underground lines are within only a few minutes' reach. The compaction of a neighbourhood that is well connected to the infrastructure contributes significantly to sustainable urban development that makes optimum use of existing resources. The aim is to offer attractive living for a wide range of resident groups. The question of distance and proximity – and resulting density – is of special significance. Especially in our fast-moving society, peaceful living is a special quality. In the “Living on the Ring” programme existing residential

areas close to the city centre are to be tailored to future challenges by energetic redevelopment and effective noise protection. The planned densification is to provide noise protection for the buildings at the rear and at the same time – against a background of demographic trends – offer future-oriented housing typologies. Effective solutions are being sought for the spatial and architectural configuration of the link between the noise protection and the existing buildings. The objective is to upgrade the existing neighbourhood by innovative approaches for intelligent building typologies and layout concepts that go beyond the mere reproduction of conventional solutions.



aerial view from south



view from south, Chiemgastrasse



View from north, access from Bacherstraße



view from east



view from south, access to the basement garage