

My House

My house - My network

In 2020 a home in Geysried rivals the most mundane and attractive houses in the city of Biel/Bienne. The resident's perception of a classical home has changed. Their home extends beyond the walls of a typical apartment, and contains an abundance of high-quality spaces and functions, previously unheard of in cooperative housing.

When you live in an apartment in Geysried, you basically live in a mansion. A typical apartment is more than 2500m² in

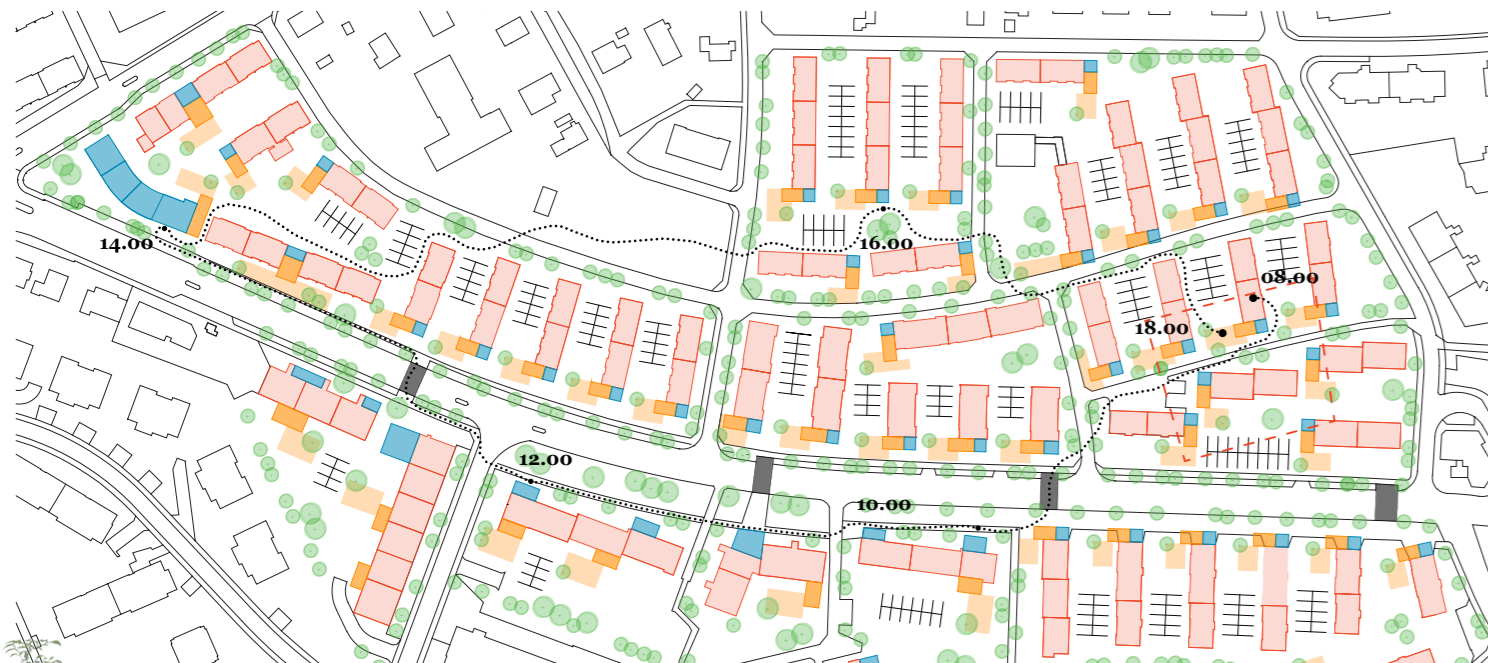
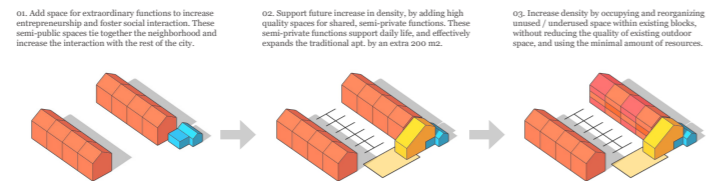
size, and contains multiple dining rooms, kitchens, living rooms, workshop/hobby spaces, home office, guest quarters and even extraordinary functions such as fitness rooms and spa. However, the rent is steady, and rather declining than rising. All this is possible because the residents have agreed to share certain well-defined functions with their neighbors.

As an added benefit of interacting through sharing, the social life in the

neighborhood is thriving, and the strong community contributes to the area's attractiveness and fosters a strong social mobility.

Space for interaction and creativity with-in the private and semi-private sphere of your home, and the possibility to found and expand a business within attractive semi-public spaces supports growing entrepreneurship and contributes to an ever-extending network, reaching beyond the borders of Geysried.

Overall strategy



08.00

My apartment

Providing quality time with the children, Maria enjoys a regular morning in her family's newly renovated apartment. Providing high-quality living spaces, modern housing and flat-sharing communities are fundamental to the overall housing, but creating a vibrant community of residents.

10.00

My gym

Maria and her daughter attend a gymnastic class with local residents. The regular participants have become familiar faces to Maria and her daughter in everyday life, and here is a warm and welcoming atmosphere.

12.00

My small business

Maria's husband has opened up a small business in one of the public functions together with a friend. The possibility of doing so adjacent to their home, is one of the reasons why they decided to bring up their family in Geysried.

14.00

My local brewery

Maria's husband has opened up a small business in one of the public functions together with a friend. The possibility of doing so adjacent to their home, is one of the reasons why they decided to bring up their family in Geysried.

16.00

My dining room

Back home Maria and her son meets up with the family and friends. The regular participants have become familiar faces to Maria and her daughter in everyday life, and here is a warm and welcoming atmosphere.

18.00

My dining room

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Biel/Bienne 01

My House

An attractive neighborhood

Geysried 2020 is a persistently attractive neighborhood. By implementing tried and true elements of city planning, the security and usability of the area is consistently supported.

By refurbishing/transforming the existing blocks with high-quality materials, that patinate well and require a minimal amount of maintenance, we ensure an aesthetically robust milieu. In this way, the resources of

the housing corporations, and the residents, can be ideally spent on further improving the physical and social atmosphere of the neighborhood.

The traffic patterns of the neighborhood is transformed to better fit future needs and wants. The area will seem lively, without compromising the usability and safety of the residents, and slow traffic is consistently favored.

By crafting well-defined and manageable outdoor spaces, and supporting more ownership with left-over space, the residents will take natural part in maintaining and improving the areas between the buildings.

Introducing more mixed-use, will ensure that the neighborhood is lively all through the day, and the positive surveillance of the users, will induce a heightened sense of security moving around the neighborhood.



Sustainability

By renovating instead of replacing the existing buildings, a more sustainable approach is taken to the vision for Geysried 2020. By setting a new standard in energy efficiency with new roofs, facades and windows. New buildings are built to high-quality standards with attention to longevity, and with sustainable materials such as integrated solar panels, collection of rainwater for toilet flushing in new and existing buildings, and new measures in terms of activity. The neighborhood should benefit from local food harvesting and food production in the gardens.

Pilot Project

Birkelweg - 1:200



Construction phases

Past war era buildings will be renovated first due to wear and tear, urban European and clear program by Urban Structure.



Noise reduction and Streetscape

Alongside Urban Structure the shared community houses and trees will be placed in the gap between existing blocks and will act as a noise reducer for the adjacent courtyard.

Further more the community houses will create a new and engaging streetscape in the same scale and feel of the existing housing.

Traffic, Parking & Mobility

A clear concept for traffic flow must ensure that Geysried becomes an attractive and safe area to move in. Overall, the roads in the area are divided into three categories. The smaller internal roads (blue) will be set to calm (b) to reduce pedestrian and bike movement. The roads will primarily be energy streets for slow and traffic, but will also allow 15 min. drop offs for all residents and for disabled and shared cars to park. The road of low or parking will be situated in one underground parking, in fact ever appear on certain points within the area with active functions on top.

which then will lead north through the area towards the local train station. The surrounding roads (orange) leading from Outposthouse and around Geysried will be set to low (b). The smaller internal roads (blue) will be set to calm (b) to reduce pedestrian and bike movement. The roads will primarily be energy streets for slow and traffic, but will also allow 15 min. drop offs for all residents and for disabled and shared cars to park. The road of low or parking will be situated in one underground parking, in fact ever appear on certain points within the area with active functions on top.

Biel/Bienne 02

My House

Density and sustainability

Geysried is densified and transformed with a minimal amount of economy, natural resources and outdoor spaces spend. This is to ensure that the quality of existing residents is heightened rather than compromised.

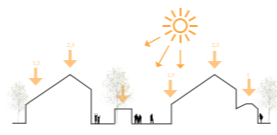
By carefully analysing the existing blocks, and the outdated monotone apartment types, a high quantity of unused or underused space is identified. The roof floor is often unused or used

for functions that are easily relocated (i.e., depots etc.), and the monotone apartment types are often too large for the residents, resulting in unused rooms, and disproportionate renting costs. By including the unused space, and remodeling the underused space, the full potential of the existing blocks is unleashed, and the desired increase in residents is easily reached.

The roof floor is transformed to desired apartment types, and many blocks are remodelled to offer more

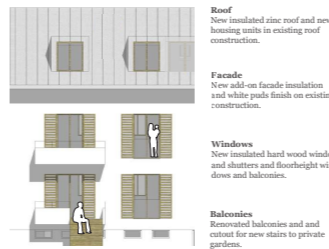
adequate apartment types, at a desired rent. The often technically smaller apartments (1/2 rooms) will effectively be larger than ever before though, by adding semi-private common houses, with high quality shared space for everyday functions.

By sharing spaces/functions that would sit idle in a large apartment more of the time, the residents are not only saving rent, but passively saving a large-scale waste of natural resources and economy.



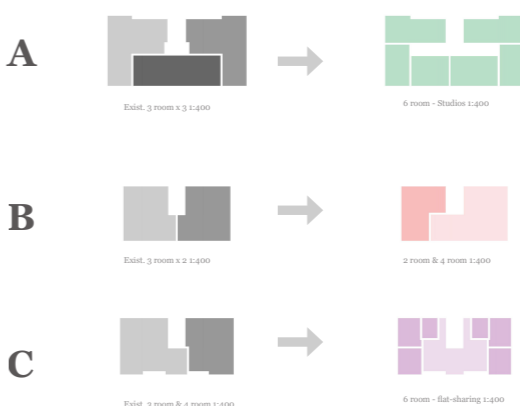
Scale

Renovating the existing buildings instead of replacing them preserves the scale of the area. The extensions made to the post war buildings and to the 1970s housing blocks introduce a new sense of scale, visually connecting the buildings to the landscape while providing good conditions for life in between the buildings.



Architecture

The buildings of the post war era have the potential to meet today's requirements for representativeness. Moreover, they have an inherent identity new housing construction rarely manage to capture. By renovating them this could become more evident. The use of quality materials will ensure them for many years to come.

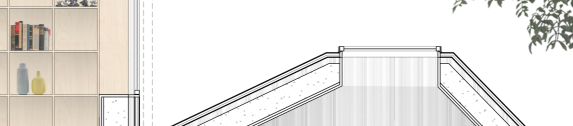
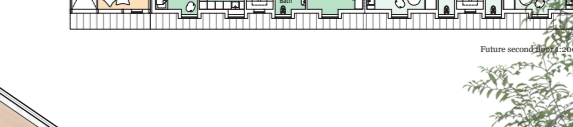
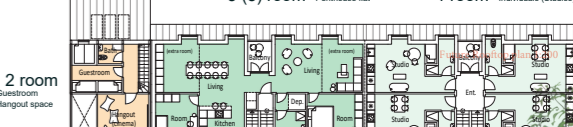
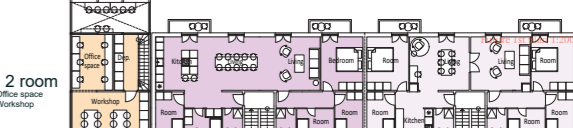
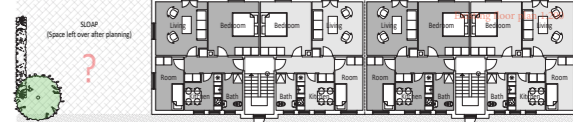
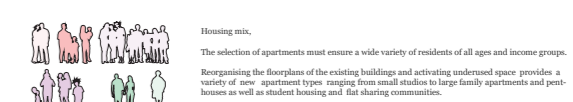


My Geysried

The identity of Geysried in 2020 is all about the perception of home. The houses extend well beyond their traditional four walls and merge with the surrounding neighborhood. Providing residents with more space as well as extraordinary functions in high quality indoor and outdoor spaces, their daily life is as much about the housing block and the neighborhood as the apartment itself.

The residents become part of a series of networks in various scales connecting them not only to the other residents and the neighborhood but to the entire city of Biel. The iconic public community houses will be visible throughout Geysried, connecting the north and south part of the area

Biel/Bienne 03



The selection of apartment types must ensure a wide variety of residents of all ages and income groups. By analyzing the structure of the existing buildings and utilizing underused space, a variety of new apartment types ranging from small studios to larger family apartments and pent-houses will be created through and flat sharing communities.

By sharing spaces/functions that would sit idle in a large apartment more of the time, the residents are not only saving rent, but passively saving a large-scale waste of natural resources and economy.

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A great number of activities suitable in the semi-private common house. The shared kitchen on the ground floor easily accommodates the family members for all residents of the housing block. On the first floor a hobby-space and home-office allows the residents to fulfill with personal hobbies or invite the study group for a group work. On the top floor you will find a interior common space, but instead a TV-parking room, and a great room supporting mainly the smaller apartments. The interior a center who needs a space for her family over night. In conjunction with such semi-private common house a semi-public living space opens up towards the streets of Geysried. This space could accommodate a fitness room, a cafe and more, or even a shared office, or even a local business starting.

A clear concept for traffic flow must ensure that Geysried becomes an attractive and safe area to move in. Overall, the roads in the area are divided into three categories. The smaller internal roads (blue) will be set to calm (b) to reduce pedestrian and bike movement. The roads will primarily be energy streets for slow and traffic, but will also allow 15 min. drop offs for all residents and for disabled and shared cars to park. The road of low or parking will be situated in one underground parking, in fact ever appear on certain points within the area with active functions on top.

Alongside Urban Structure the shared community houses and trees will be placed in the gap between existing blocks and will act as a noise reducer for the adjacent courtyard.

Further more the community houses will create a new and engaging streetscape in the same scale and feel of the existing housing.

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