

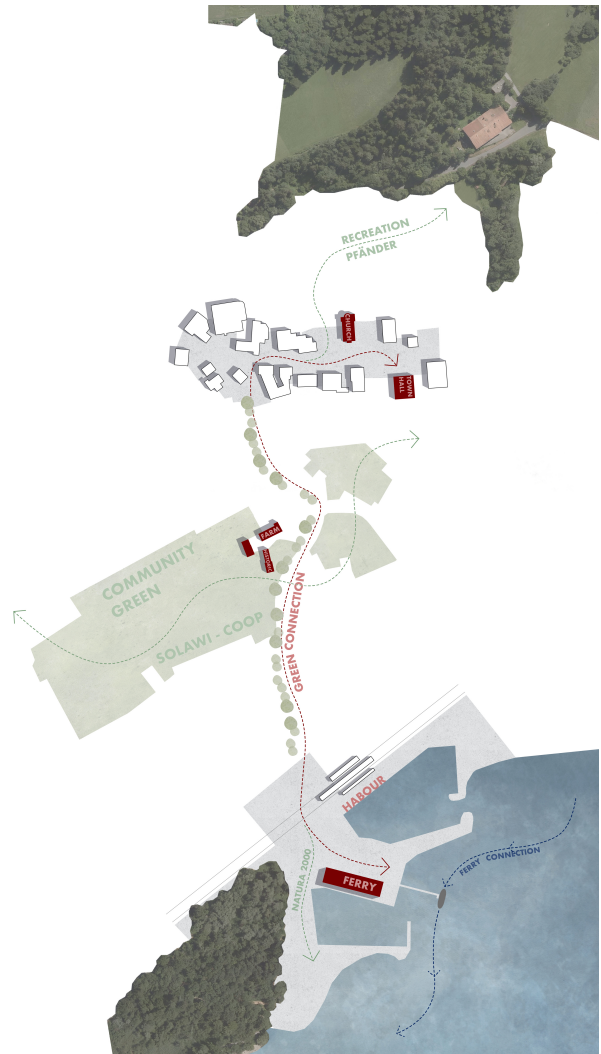
LOCHAU (AT)

BOAT HOUSE_Enhancing the Existing

URBAN CONCEPT

The proposal reinforces an existing pedestrian axis between town centre and harbour. A road shaded by trees connects the recreation areas of Pfänder Mountain and Lake Constance. From a redesigned intersection at Landstraße, the revitalised Bahnhofstraße passes green spaces and a proposed municipal agricultural co-op in the heart of the town, fostering access to commons. At the train station a shared space allows cyclists, motorists and pedestrians to interact safely. The adjoining plaza turns the station into a multi-modal hub, for local trips by bus, a stroll by the lake or inter-regional journeys. The spirit of the marina is reinvigorated by restoring the Old Ferry through community participation and building a boathouse that doubles up as a cultural space by the lake front.

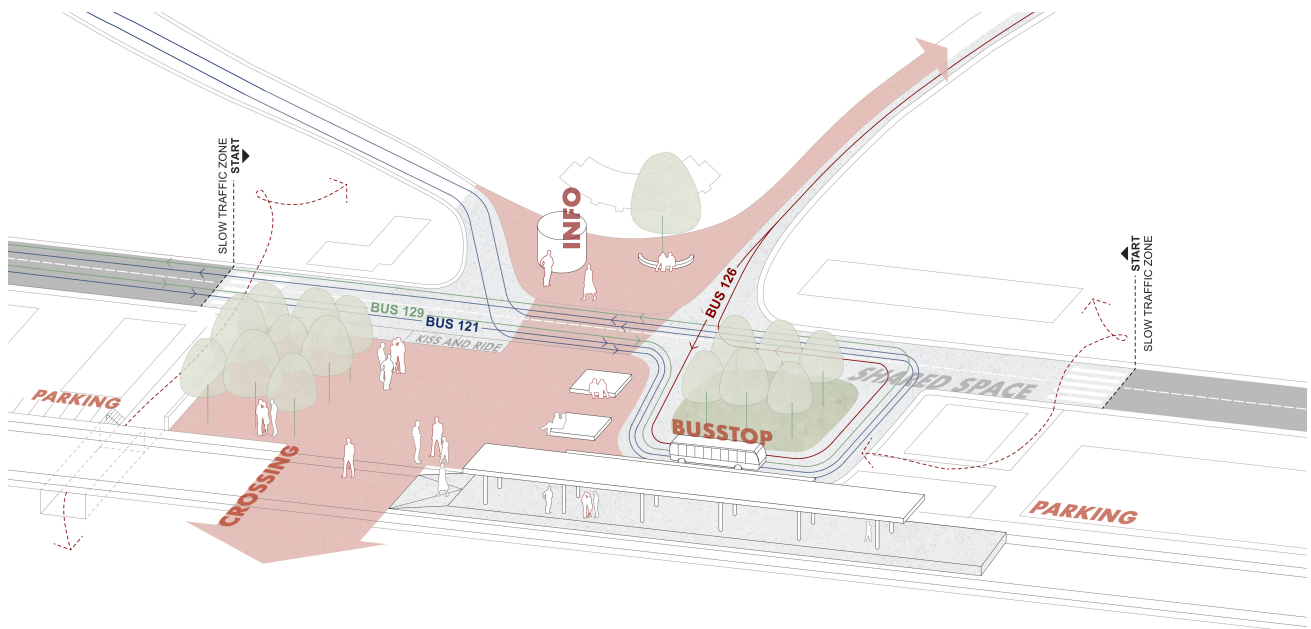
The existing fabric of the town is enhanced and the charms of the organically grown settlement are kept by putting a focus on walking and local connections. The inevitable growth of the town which is spurred by its attractive location is channelled into selected plots, largely preserving the open fields that shape the identity of the town. The proposal offers a higher-density area around the station, as is already immanent in the existing buildings. This neighbourhood complements the historic centre as another focal point.



PEDESTRIAN AXIS

The pedestrian axis between the recreational areas at Pfänder mountains, the historical centre, the mobility centre and the lake front is central to a sensitive re-calibration of the different parts of the town. We identified Bahnhofstraße with its direct link between the lake and the town centre as a key road. It already features slow traffic and an attractive path for walking. Building on top of this quality we suggest lining it with trees and making it visible through a change of material. Thus pedestrians become the main users along with public transport. Crucial the intersection at Landstraße needs to be visually enhanced, so that Bahnhofstraße becomes integral to the daily movements of Lochau's inhabitants.

After starting in the historical centre the axis quickly leads to meadows and open fields that shape the distinct quality of Lochau. These are to be kept even while development happens. At the largest of these green spaces we propose to turn the adjacent farm into a municipal agricultural co-operative. This provides locally grown produce to Lochau, while fostering the bond between the inhabitants and keeping the land as a commons rather than a privatised commodity, thus securing the identity of Lochau for future generations. Furthermore this offers activity with purpose.



TRAIN STATION

At the lower end of Bahnhofstraße the highway L190 connects Lindau with Bregenz which currently creates a barrier between the lake front and the town. We suggest a redesign of the intersection. A shared space creates a safe crossing which enhances urban quality and allows pedestrians, cyclists and public transport to pass the thoroughfare easily. Car traffic is slowed down, but still can pass through without diversions. A link between the sidewalks of Bahnhofstraße, Hörbranner Straße directly to the station is established and enhanced with a kiosk which provides orientation, refreshments.

The plaza adjacent to the train station is rendered into an attractive urban square where intermodal connections are facilitated. A waiting area for the local bus and inter-regional trains joins a market square, and tree shaded public plaza. The space is fitted between existing buildings and allows for lively interactions and an urban quality.

Bicycle racks and an adjacent car park compliment the plaza with practical facilities while freeing the immediate area from parked cars.

A grade crossing across the tracks allows for direct and intuitive access to the waterfront, a situation which has proven successful in Bregenz. Since all train traffic needs to slow down at the station a grade crossing can easily function within the existing timetables. The plaza naturally spans across and connects to the harbour area. The underpass is kept to secure safe crossing during train traffic.

HARBOUR AREA

The harbour area is gently reimagined. The pier on which the Old Ferry has found its location is prominently accessed and thus is a focal point, however the proposal aims to enhance the harbour area overall through strategic interventions.

The playground is relocated next to the Schwarzbad, which allows families to have multiple activities for the children within a small radius. Further along we find an outdoor sports park which provides free exercise for the inhabitants.

A narrow path between tracks and the harbour basin is widened by implementing a simple wooden deck. The same strategy is used at the Northern basin as well, softening the hard concrete edge. Concentrating paths along these lines allows for a renaturation of the lake front with local flora, e.g. reeds, grasses further expanding the aim of a healthy ecosphere which has been started with the Natura 2000 area surrounding the river Laiblach.

At the central pier direct access to Lake Constance is opened up, with sitting steps facing the open water, creating a scenic spot to relax and enjoy the scenery. The adjoining embankment joins these steps albeit in less prominent way.

The harbour master building is repurposed as a stage and pavilion which faces the main plaza facilitating various use cases, such as a band stand, cinema projection, open-air stage.

BOAT HOUSE

Sitting prominently on the main pier at Lochau harbour the Old Ferry is a marker of the town's identity. Due to its current disrepair we propose its recovery as a community project. For a long time the ferry has played a central role in the experience of the marina by the townspeople. This creates the basis for its preservation and modernization. To allow for this process to happen, the boat needs to be dug up and assessed. A light, shed-like structure, the Boathouse, is then built over it. Then its gradual restoration by members of the community with help of professionals can happen.

The boathouse at once becomes an open space for community use. Cultural activities, such as flea markets, gatherings, concerts, art exhibitions can be housed in the building along with the ferry. A café provides food and drinks, in a scenic location. Once the boat is restored, its three floors provide different services. On the ground floor a casual spot for passers-by and the main kitchen with its storage are located. The first floor is open for events of various sizes. This is similar to the current use, albeit with the more generous spatial experience of the full length of the former car deck. The deck can host formal functions, such, weddings, town hall meetings, and screenings with the convenience of the hospitality of the restaurant. The top-most floor provides a more private setting, which makes a good space for seminars, workshops and the various activities of the towns clubs, such as the sailing school.

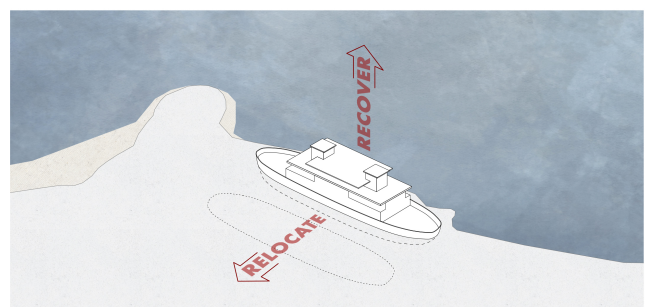
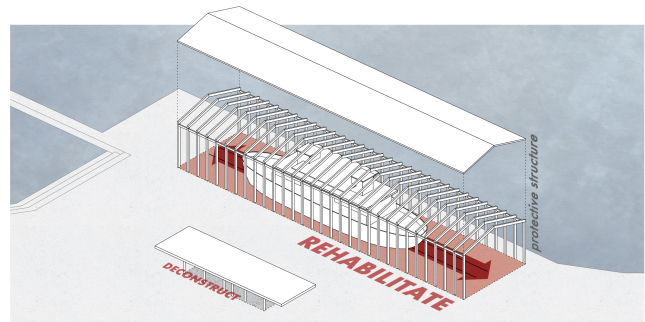
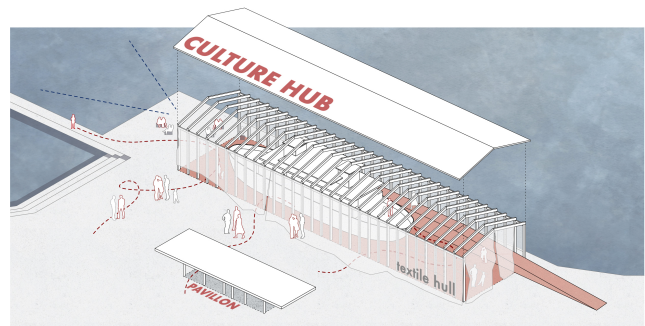
In the open structure of the boat house a gallery provides access to the higher floors of the boat and houses additional services such as waste storage and toilets to be used by the public. The structure can be quickly and cheaply erected using timber trusses, creating simple yet clear volume, in which the ferry retains its visibility from outside, while the users on the decks of the boat can likewise watch the lake from the boat.

The structure is then covered by curtains which can be adjusted according to weather and season, providing shelter and shade as needed. We propose to use discarded sails to amplify the maritime character of the building.

The deck at the lakefront allows the public to walk around the building and makes the structure accessible from all sides, allowing for various use cases, and a seamless integration of the outside and the inside. The boathouse becomes a new symbol of achievement and identity for Lochau and a cultural location in its own right.

LOCHAU AS A CARING TOWN

The proposal complements the existing infrastructure of the town and creates new spaces for the members of the municipality to come together. The agriculture co-op and the refurbishment of the Old Ferry are not just providing a framework for culture and production, they are anchors for the community where a diverse section of the public can meet and exchange skills. Public and open spaces are essential to create an inclusive community. Keeping these prominent locations in the public domain enables a long-term wellbeing of the town even in times of growth. A sensitive



approach is taken with regard to the existing buildings. Rather than being demolished, the ferry and the harbour master's building are repurposed, thus minimizing waste and preserving identity. The Natura 2000 area is expanded and in the renovation of the harbour where possible renaturation is aimed for. This caring approach towards the surrounding nature is also reflected in the urban concept which outlines areas which should not be developed but kept as open meadows. Lastly by focusing on pedestrian traffic and public transport a higher degree of accessibility is aimed for, which allows the elderly and people with mobility challenges to experience the town without the need for car travel, creating a town which retains its quality for those segments of the population.

