## CONTENT

<table>
<thead>
<tr>
<th>WILHELMSPURG</th>
<th>04</th>
</tr>
</thead>
<tbody>
<tr>
<td>Historical Development</td>
<td>04</td>
</tr>
<tr>
<td>Facts &amp; Figures</td>
<td>06</td>
</tr>
<tr>
<td>Wilhelmsburg today</td>
<td>07</td>
</tr>
<tr>
<td>CATALOGUE OF WILHELMSPURG</td>
<td>09</td>
</tr>
<tr>
<td>The Elbe River Island</td>
<td>09</td>
</tr>
<tr>
<td>The Rehersieg Quarter</td>
<td>17</td>
</tr>
<tr>
<td>The Neighbourhood</td>
<td>20</td>
</tr>
<tr>
<td>RADICAL SCENARIOS</td>
<td>26</td>
</tr>
<tr>
<td>Categories</td>
<td>26</td>
</tr>
<tr>
<td>Programmes</td>
<td>27</td>
</tr>
<tr>
<td>Social Housing</td>
<td>28</td>
</tr>
<tr>
<td>Single Family Housing</td>
<td>30</td>
</tr>
<tr>
<td>Camping</td>
<td>32</td>
</tr>
<tr>
<td>Office Tower</td>
<td>34</td>
</tr>
<tr>
<td>Ware House</td>
<td>36</td>
</tr>
<tr>
<td>Informal Settlement</td>
<td>38</td>
</tr>
<tr>
<td>Conlusion</td>
<td>40</td>
</tr>
<tr>
<td>TYPOLOGY STUDIES</td>
<td>41</td>
</tr>
<tr>
<td>(Semi) Detached House</td>
<td>42</td>
</tr>
<tr>
<td>Solitaire Building</td>
<td>44</td>
</tr>
<tr>
<td>Perimeter Development</td>
<td>46</td>
</tr>
<tr>
<td>Gallery Access Development</td>
<td>48</td>
</tr>
<tr>
<td>Corridor Access Development</td>
<td>50</td>
</tr>
<tr>
<td>Big Block Structure</td>
<td>52</td>
</tr>
<tr>
<td>Conclusion</td>
<td>54</td>
</tr>
</tbody>
</table>
ELBE RIVER ISLAND WILHELMSBURG
HISTORICAL DEVELOPMENT

Elb river islands around 1600

1333
first embankment and consolidation of islands

1550
part of Reherstieg settlement formed

1852
the island gains today’s shape

1875
4,000 inhabitants industrialisation begins

1890
32,000 inhabitants

1900
“Goldland der Zukunft!”

1914
WWI

Hamburg, Germany’s second biggest industrial city

cooperatives begin constructing rental housing

work migration from Poland (Posen and Schlesien)
Sources:
IBA Hamburg,
METROPOLIS: REFLEXIONS
IBA Hamburg,
METROPOLIS: COSMOPOLIS
IBA Hamburg and SAGA GWG, Exhibition “Die vielen Gesichter des Reihenstiegviertels”

- Economical boom after WW2
- Foreign workers recruitment
- New waves of immigrants
- Harbours record in transshipping
- circa 1200: “Gastarbeiter”
- The big devastating storm flood
- Leap across the Elbe

Timeline:
**FACTS & FIGURES: WILHELMSBURG**

| 1409 sqm | size of Hamburg |
| 35.4 sqm | size of Wilhelmsburg |
| 49851   | inhabitants |
| 22.3%   | under 18 years |
| 14.4%   | over 65 years |
| 7       | homes or elderly |
| 3       | youth clubs |
| 41.2%   | subject to social insurance contributions employees |
| 15.4%   | single family housing |
| 31.9%   | social housing |
| 280     | truck parking lots |
| 1       | public bbq area |
| 100 years ago | agricultural use |
| 92 years ago | foundation of copper |
| 68      | first allotment club |
| 17      | logistic companies on the river island |
| 4       | farms |
| 26      | oil works / plants |
| 1,000,000 sqm | defined allotment area |
| 480,000 sqm  | nature conservation area |
| 600,000 sqm | container terminal Tellerort |
| 74,000 sqm | contaminated area, Georgswerder |
| 33.8%   | foreign population |
| 42.4%   | foreign pupils |
| 7       | Christian parishes |
| 4       | mosques |
| 3       | African parishes |

*Universität der Nachbarschaften
04.10, HCU, S. 17
RIVER ISLAND
Wilhelmsburg is the world’s second biggest river island, generated in a century long process out of smaller river islands. The islands were first consolidated and inhabited in 1333. However, Wilhelmsburg gained its current shape only in the 1852 by merging dozens of original islands with dykes. It lies partly below the sea level and has a strong relationship with water, bringing life and constant threats with its power (danger of flooding).

ISLAND IDENTITY
Despite its strategic position, enabling port activities and being a connection between two banks of the river, the natural isolation and the pass-through character have made the island introverted, not identified with either side of the Elbe. In the beginning Wilhelmburg was its own city, then in 1929 it became a part of the Prussian town of Harburg, and in 1937 a district of Hamburg (Groß-Hamburg-Gesetz). Moreover, in 2008 it became a part of the central district "Hamburg Mitte". However, these official classifications never had an effect on the island inhabitants.

The fact that the Elbe Island neither really belongs to the trading metropolis Hamburg nor to the Prussian port town of Harburg, has led Wilhelmsburgers to develop a strong sense of local "insulaner" identity. It has helped them to face difficulties together during century long fights against Elbe floods or against negative image of the island that has been projected in the last decades.

LANDSCAPE
The island’s current landscape is very heterogeneous. It is “cut” in two halves by a strong infrastructure axis, which gives it a character of a transition place, no stopping. On its eastern bank are the last traces of original marshlands, where there is still farming activity. On its western bank, are industries and harbour activities. Both sides along the central axis are characterised by residential areas, these are in the form of village structure and self-built semi-detached houses from the thirties, row houses, mass housing, Wilhelmenian style buildings, post-war buildings, urban blocks,...

REIHERSTIEG
All of Wilhelmsburg is heterogeneous in its natural, physical and social capital, but the biggest concentration of diversity, especially socio-cultural can be found in Reiherstieg quarter located in the northwest. It has been populated since the second half of the 16th century. It became a rural area with tide meadows, inhabited by farmers, fishermen and ships' carpenters. Already in the 17th century it became renowned for its wood trade. Agriculture and livestock farming dominated the island until the mid 19th century, when there was a boom in Hamburg port trade.

INDUSTRIALISATION AND IMMIGRATION
Reiherstieg, with its strategic position between Norderelbe and Süderelbe, became the centre of port activities. Quick industrial development in the early 20th century created a demand for work power that had to be outsourced, due to the insufficient capacity of the islanders. Hence the first wave of work migrants from Poland (primarily from Posen and Schlesien) from the 1890s on, who settled near the docks around Bonifatiusplatz. This expansion was followed by a quick demographic growth: the number of islanders multiplied eight times from 1875 to 1914, most of them working class. Given the big demand for affordable dwelling, cooperatives began constructing rental housing by 1900.

In the mid 1950s Germany witnesses a post-war economic boom, resulting in sealing of recruitment agreements with foreign countries. The first guest workers...
arrive in Wilhelmsburg in the 1960s, the years in which Hamburg’s port reached its biggest amount of transshipped goods thus far. In the beginning, the migrants are driven only by financial motifs, feeling homesick, facing the challenges of social integration and language barrier. In the next wave, families and relatives were brought along, and the foreign communities grew. Moreover, immigrants from different parts of the world have been bringing their religion and traditions, along with food and leisure habits, thus influencing the quarter with each wave of migration and enabling it to become the heterogeneous and vibrant place which it is today.

CHALLENGES
Ever since the mass unemployment wave (1977), affecting both foreign and German residents, and consequential social problems, a negative image of Wilhelmsburg was projected, mostly characterized by being a place of crime, immigration, poverty, low levels of education, communication problems, etc. Moreover, its status of transit space and unwelcoming industrial area did not encourage currents of change. It just made the islanders more introverted.

RECENT CHANGES
An effort to bring the seclusion of the island to an end started in 2003 with the city’s initiative “Leap across the Elbe”. Soon this idea was supported by the International Building Exhibition, which officially started to operate in Wilhelmsburg in 2007. Moreover, the International Gardening Exhibition is also taking place in 2013. Apart from attracting more visitors to the island, these changes resulted in a trend of internal migration: people from Hamburg, starting with students, settle in Wilhelmsburg attracted by lower rental prices and a defamation of a dangerous place myth. Like the immigrants, they also bring their habits and subculture. Consequentially, more and more new coffee places or “hip” shops are opened. These can be considered the motors of gentrifications, along with new expensive buildings, posh restaurants for visitors and rising rents. Although coming with intentions of integration, these resulting changes were not welcomed by most locals – rather they provided further reasons for island residents to unite and protest against the new institutions. Hence an even greater mixture of cultures and influences is generated, showing how city can be open for both tradition and change. The vibrancy of the island is reflected by the 158 nationalities, local micro-economies, kiosk culture, high density of local clubs and associations, it is a district with a vivid mix of old and new.
CATALOGUE OF WILHELMSBURG
THE ELBE RIVER ISLAND

The scan of the Elbe river island(s) is undertaken as a catalogue which allows a reflection on themes and aspects representing the diversity of Wilhelmsburg. Due to a limit of time and capacity, the general research is based on already existing material which had been generated within the last years by the IBA Hamburg GmbH and the departments of Urban Design and Urban Planning of the HafenCity University. Additionally, generated research material was added to condense the catalogue in terms of UdN related topics. The intent is not to review the whole context from all possible angles, but rather to extract urban, architectonical and social inputs with a possible influence on the design strategy. Therefore the entries are already reflected and translated into a hypothesis, thus bringing them all to a level of comparability.

The catalogue itself is structured in three parts representing the urban scales of the island Wilhelmsburg, the Reherstieg Quarter and the surrounding neighbourhood.
typologies
detached houses
industry post-war
built up area
detached houses
industry
post-war
streets & railway cycleways
community contrasts landscapes
12

BOUNDARIES

CHARACTER

LEFT OVER SPACES

FARMS

OPEN SPACES

SIMILAR AREAS

SINGLE HOUSES

APARTMENTS

Die Brachfläche, die sich im Besitz der Stadt befindet, eignete sich aufgrund der Lage optimal für eine Zwischennutzung. Die Zukunft der Fläche ist noch ungewiss, da die Stadt diese verkaufen möchte.

Quellen:

CONTAINER VILLAGE
A temporary container village was built for the workers that were constructing the State Ministry for Urban Development and Environment in Wilhelmsburg Mitte. The settlement consisted out of standardised units with minimal private space and shared facilities.

Ressourcen Atlas - p. 120

HARBOUR BROWNFIELD SITES
What are the economical and idealistic values of brownfield sites within the harbour area. And for whom? What are the relations between the Hamburg Port Authority area in the north of Wilhelmsburg to the rest of the island and the Hamburg city centre?

Photography - Katrin Borchers / Editing - Laura Cassani

POLISH TRUCK DRIVERS
The drivers live in precarious conditions and sleep in their trucks at Stelzenring. When local authorities realised this, they reacted by putting up portable toilets and waste bins nearby. However, in conditions of not being able to pay with money, the drivers established an international network of non-monetary exchange with local polish migrant (relatives), bringing parcels from Poland in exchange for access to sanitary facilities.

Planerische Grenzen - pp. 27
CAR AS STATUS SYMBOL
Young migrants from the area love to show off with their new cars. In their social network an expensive car represents economical success. In the neighbourhood car-tuning is a major ‘sub-culture’.

Programm Möglichkeitsraum - pp 396
Neighbourhood Workshop
Atlas Wilhelmsburg - p
SCHOOL ASSOCIATION

Three women from different backgrounds and professions join together to improve the local education offer by founding a school association and developing the concept for a new school. They all had different motives but a common vision.

Ressourcen - p 124

Joining interests: the lawyer sees reverent as a partner for developing a new school type, the reverent sees potential in participation of parent association. However, the education board lacks funding while the IBA looks for participatory bottom up projects. The prominence of the IBA makes it possible to gain additional funding by the city of Hamburg which can improve its image by supporting education projects.

Ressourcen - p 126

collaborations makes one stronger
different motives can still have the same result

instrumentalisation is mutual system
you have to look for synergies to create something anew
BUILDING ALTERATIONS
The semi-detached houses in Kichdorf Süd display numerous examples of building extensions throughout the last seventy years. This leads to a deduction that an ownership allows a long term strategic planning to extend the building according to the needs of the residents. Moreover, unit sizes and functions can always be changed.
Weiterbauen - pp 51

SMART PRICE HOUSES
The IBA topic “Smart Price Houses” offers building solutions for reducing costs in multi-storey dwellings. Different techniques are used, ranging from pre-fabricated modular systems to shell constructions with self-built fit-out units.
Dokumentation Smart Price Houses - p 25

SPRACH- & BEwegungsZentral
The neighbouring building is an example of a social institution as a big block building. The big volume allows a differentiated spatial sequence for multiple uses and functions. Moreover, it displays assorted access areas and walkways.
Dokumentation Sprach- und Bewegungszenrum - p 19

HYBRID HOUSES
With the rise of the demand for combined working & living units, the IBA implemented new solutions with its Hybrid Houses series. The buildings a generally characterised by a grid structure which allow multi functional floor plans with the possibility of changing units. Other examples are based on the study about optimal daylight for living and working.
Dokumentation Hybrid Houses - p 26

Possibility of combining work and living
Two way system of primary and secondary structure
One massive block can incorporate a heterogeneous spatial system
Ownership enables building alterations
Pre-fabrication, modular system & self building are key elements for reducing costs
Reiherstieg quarter has an educational variety

undetermined zones can allow an unforeseen creative interactions

EDUCATION FACILITIES
The map shows the concentration and variety of educational institutions in the neighbourhood of the UdN.
Bildungseinrichtungen auf der Elbinsel, p 19

CULTURAL NICHEs
With the Soulkitchen, a new off-culture event space opened in Wilhelmsburg. However, its existence is threatened by a local logistic company that wants to tear down the warehouse and build a truck parking space.
Ressourcen - pp 106 / 131

WELL BEING ANALYSIS
Summer School 2010 participants conducted a study about the quality of life in the neighbourhood based on community input.
Summer School 10 - p 26
REIHERSTIEG QUARTER
The quarter is rich of different micro-economic activities, bringing in numerous multi-cultural contents, such as Turkish shops and bakeries, international restaurants (Italian, Portuguese, Turkish, etc), Polish bakeshop, etc. With a new urban milieu settling in the quarter there is a trend of opening new shops addressing to new customer groups. These overlapping social groups generate a vivid mix of old and new that coexist due to the fact that the quarter is open for both, tradition and change (old and new bars, old and new hairdressers).

STÜBENPLATZ
This square marks the functional centre in the Reihersieg quarter, merging different activities and diverse actors. There is a twice weekly market with Turkish and German fruit and vegetable sellers, cloth sellers, fish stands, and as expression of new healthy living style, organic food stands. Besides the ephemeral stands, there is also a Turkish vegetables shop that is open daily. These activities attract people to use the place not only for shopping, but also for meeting and leisure activities.

Reihersieg is a heterogeneous quarter
Economy is cross-cultural connection factor

Ressourcen - p 90
BULGARIAN WORKING MIGRANTS
Working migrants from Bulgaria and Romania are denigrated as thieves, drug dealers and hustlers. They gather every morning at the Stübenplatz, waiting to be picked up by construction entrepreneurs to work for minimum wages on construction sites. They live in precarious conditions, sleeping in shared rooms, sometimes even share beds, sleep in cars or outside or in abandoned buildings.

RESOURCES - pp 90/92/138

SECOND HAND CLOTHES DISTRIBUTION
The entrance to the Haus der Jungend Wilhelmsburg is covered by an extension of the building which is elevated about 4 meters over the courtyard and provides a sheltered area. The table tennis plates are used to spread to donated second hand cloths for poor people to select.

ISS 02 - Karte 2

THE WISH TO GET INVOLVED
The social housing buildings have vast green underused inter-building space. Inhabitants of the buildings would like to use the open space next to their flats for gardening, barbecuing and meeting spaces, but the standard housing contracts do not allow any appropriation by the residents.

ISS 01 - p 30

SHARING STATION
In the courtyard of the Weltquartier there used to be “sharing cage”, a paved fenced area where residents brought old furniture, household objects, etc. which they no longer had use for. Neighbours would take usable items for their own apartments.

Up-Cycling - p 111

there is always a household that can use what others no longer require

open structures allow a variety of adoption possibilities

poverty and the resulting crime is not accepted by local people
give people freedom to take responsibility

**UNITED SOCIETY**
A student wants to buy a mobile phone in local shop. After discovering that she lives in Wilhelmsburg, the merchant gives her a discount. This illustrates the strong community aspect as “Insulaner” (identification, facing difficulties together).

*UdN Broschüre 2013 - pp 190*


**NEIGHBOURHOOD AID**
A student that moved to the Reiherstieg quarter gives private tutor lessons to children in the neighbourhood. This represents a mutual benefit, as it enables the student to earn some money and, at the same makes private lessons affordable for the local shop owner.

*UdN Broschüre 2013 - pp 190*
THE NEIGHBOURHOOD

MOSQUES IN REIHERSTIEG QUARTER
Three bigger mosques-associations and additional smaller ones like on the Veddeler, can be found in Wilhelmsburg. All three bigger mosques are located within the Reiherstieg quarter.

ISS 09 - internal paper

DIFFERENT ETHNIC MEETING SPOTS
For different social groups specific places for gathering and leisure activities have developed.

ISS 10 - internal paper

the Reiherstieg quarter is a central hub for social activities
The last part of the catalogue focuses on the direct surrounding of the UdN.

A general urban scan of the neighbourhood shows a variety of building typologies according to plot size and ownership. Furthermore, a differentiated system of streets and pedestrian paths which are connecting the high density of public used buildings (mostly educational and religious). As major recreation area in the neighbourhood the park is the basis for a deeper mapping of relations to the UdN.

A student observation identified various activities that take place in the park. Everyday activities such as taking the dog for a walk or just using the park as short cut, we for example identified. Furthermore the park is obviously used for leisure activities. While the grass area is used for sun bath / lying in the shadow of a tree, the football and basketball fields are highly frequented by children and young adults performing sport activities. A special event had also been spotted as a group of girls from the mosque came to have a picnic. Furthermore, people are joining together for gardening activities.

ISS 03
They are collocated along the edges of the park and are frequently used because people like to have a covered back, and at the same time enjoy the open space - find some kind of niche within the public space. However, not all of the benches are equally used. Their use depends on other factors also, such as light/dark, with a view, along an important pathway, etc. The most frequently used benches in front of the UdN have their specific characteristics and attributes, as well as a certain user profile. On the benches 1 and 4 usually groups of young people gather, both day and night. They are in dark parts of the park and slightly hidden. The bench 2 offers a view on the whole park part, usually used by individual neighbours. The bench 3 is usually occupied by elderly people, who have their retreat facility on the other side of the park, but still prefer to come here. It has a good view and sunlight.

The park often functions as an open cooking and gathering area. Moveable barbecues are easily installed anywhere in the park.

1. Turkish family / using the benches
2. A big African family / placing the fire-place under a tree, sitting on the benches
3. Group of young friends - behind the bushes, sitting on the ground.

All of the different actors choose a sort of niche or edge to set their open air kitchens. Moreover, on the park side of the UdN site there are several fireplaces that can be moved, but often stay for more than one time use (this is possible due to the property ownership).
**ROUTES**

Circulation to the park goes along the predetermined paths, but also by cross-cutting. The people that pass straight through this side of the park are really rare - they mostly stop to see what others are doing, sit to have a rest, check the garden, or have a short conversation. The three routes show how different actors use park in different ways:

1. Group of elderly people
2. Neighbour with a dog
3. Young Turkish neighbour who after days or examining the territory approaches the terrace of the UdN and gets involved in a conversation

**POINTS OF ATTRACTION**

Although the whole park is a very vibrant area, there are some parts of it that cause more attention than the rest. It is usually connected to activities, because people come where people are. One of the examples is the temporary garden, which always causes curiosity and is an easy topic / excuse to start a conversation. This is where knowledge and experiences are shared.

Another catalyst is the UdN terrace, where different activities trigger interactions: construction work, cleaning, setting up a meal or an event, barbecue, etc.

*open and flexible space allows superposition of activities*

*placing of physical goods in a certain way can invite or repel people*
INVITE / REPEL
Although the terrace is exposed directly to the park, hosting an event or Sunday Cafe, it is often unclear to people whether or not they are allowed to join or welcome. This on the one hand depends on the physical elements that encourage/ discourage people to get closer. Some of the repelling elements are strong borders, different height levels, limited number of seats, etc. Examples of invitation to join are: a smaller step to facilitate approach, display of numerous seating places, an open window or a clear entrance axis.

Besides physical elements, atmosphere can also be a key factor— it is often connected to embedded images or symbolic meanings that depend on our individual perception and socio-cultural background. Examples: white table clothes on numerous small tables and flower vases are an invitation to a cafe; tea served in small cups and shisha can be an invitation for Turkish people, etc.

OVERLAPPING ACTIVITIES
The park is often a setting for different related and unrelated activities to take place. This is only an example of a superposition of different activities during an afternoon when the Tree House workshop was taking place:
- Students and children preparing building materials (sales and net) on two different spots of the park
- A young neighbour sunbathing
- An elderly neighbour looking at the garden herbs.
SHARED TOOLS
The tools at the UdN are accessible to all the participants. The key to the containers is easily accessible. However, there is no individual responsibility given the horizontal and impersonal workshop structures. Losing of the key can result in stolen or broken tools.

OFFERING TOOLS
Example of a scaffolding worker offered his tools to the students working at the construction site.
In order to obtain a more holistic overview of how different programmes could be implemented on the site, several radical scenarios were enacted. The aim of this exercise is to test possible implications and filter themes before proposing programme(s) for future development. The programmatic content of scenarios in question derives from synthesized theses arisen out of the catalogue of Wilhelmsburg and the neighbourhood. These are then studied in relation to their possible implementation on the site— for instance what does temporary dwelling mean in the context of Wilhelmsburg, how it would function on the site and what implications it would have on the surroundings.

The theoretical themes are translated into a spatial dimension analysing the programmatic and spatial concepts in terms of three general aspects: hospitality, equity and appropriation. More precisely, the specific points of evaluation are:

- How are possible programmes implemented on the site?
Next, for each specific scenario a building prototype was assigned to analyse how general themes function and to unveil the relation between programme, building and the neighbourhood. More specifically, the interest is to understand what does implementation of such programmes on this specific site mean and to assess their implications on the neighbourhood.
This scenario arises out of several theses from the catalogue of aspects: the fact that many people in Wilhelmsburg live in rented standard floor scheme apartments, coupled with the rising need for more affordable housing. Moreover, social housing is a key element in a setting which is characterised by low income and migrant population. In order to implement this scenario, a typical building typology from the neighbourhood is chosen. It reflects the surrounding housing buildings: ribbon development with a hard front to the street and a green space on the back side, which in this case merges with the park. The site is usually publicly accessible, it is often an undefined green space used for shortcuts, and the entrance and corridor are regarded as more private due to a closable door, whereas the apartment is completely private. As for the gradient between individual and collective, usually all the main functions are included in a single apartment unit. Hence not much, if anything, is shared; sometimes there is a collective laundry room or a collective storage. Given the fact that there is only one programme-dwelling, there is a low intensity of activity superposition and almost no mix of functions. Moreover, since the residents are only renting the apartments, there is also a low engagement level as nothing is owned, and there are no opportunities for individual alterations. However, the hospitality level is high, since the apartments are accessible to a low-income population. The single units are usually small, and hence create a high density of residents. The duration of stay varies.
attracting more students can afford higher rents

who would invest?

students and low-middle class families

following the existing demand for affordable housing

rising rents on the free market

expansion of local business

continuous transformation of neighbourhood

benefits for the neighbourhood

rise in demand for local food and kiosk culture

can not afford higher rents

can afford higher rents
The decision to implement a single family housing scenario was due to the fact that it best reflects the idea of permanent dwelling, as the house and the plot are owned by its residents and they usually stay on the property for a very long period of time. Moreover, the context offers an extensive range of examples for this building typology.

The localisation on site results in placing seven single family houses with private gardens, following the neighbouring urban fabric of family houses. As every plot is a private property, there are no collective uses. The density of actors is rather low, as every plot accommodates only one family. The costs per person are high due to the size and construction. However, due to the ownership of the plot, there is a high level of engagement and the possibility to build and adapt the site to their own needs. There is also a higher intensity of activities and mix, as they range from dwelling and working to leisure.

The possible implications for the neighbourhood include, among others, maintenance of visual and physical connection to the park. Moreover, the level of integration would be high because it is an established typology in the context. Hence, there is a high probability of good neighbourhood relations. However, given the probability that the new residents are upper class, there would be a demand for upper class restaurants and coffee shops, hence implying a change in local gastronomy.
private investment or international developer

maintenance of visual and physical connection to parc

monofunctional

social interactions

bene-fits for neighbourhood

work for local people

demand for more daycare children activities

change in local gastronomy: demand for upper class restaurants and coffee shops, organic food

change in local relations: demand for more daycare children activities

interested in good neighbourhood relations

private investment or international developer

less cultural interactions on site

less cultural interactions on site

free market

rising rents on the free market

gentrification tendencies

rising rents on the free market

organic food

gentrification tendencies

organic food

organic food

organic food
This scenario represents a radical idea of temporary dwelling, a recurring theme arising from the aspects catalogue. Examples of this programme are the improvised container settlement and the cases of truck drivers sleeping in their vehicles. Therefore there is a high demand for short-term dwelling in a context with so many people with unsure future, low financial stability and unresolved housing status. The physical implementation of the scenario consists of constructing only the collective use units—toilets, shower, kitchen, etc., while the rest of the site is an open area, used for placing tents. The site would therefore be publicly accessible. All the facilities would be shared, and the only individual space would be the tent itself, with the possibility of extending the individual space by appropriation of the surrounding ground (e.g., grilling in front of the tent). Hence, there is a possibility of engagement on site, although the duration of stay is rather low and there is no ownership opportunity, as one can only rent a piece of land. Furthermore, the accommodation is very accessible, even to the poorest, as the costs to bear consist of rent for a small piece of land. The mix of activities depends on the activation of temporary residents. Moreover, the density can also vary. The relation to the neighbourhood could have positive aspects, as there is a possible rise in demand for local food and kiosk culture. Moreover, an interaction with the temporary dwellers would offer an opportunity for intercultural exchange.

<table>
<thead>
<tr>
<th>private - public</th>
<th>individual - collective</th>
<th>price level</th>
<th>duration</th>
<th>ownership</th>
<th>density</th>
<th>intensity</th>
<th>engagement</th>
</tr>
</thead>
</table>

- CAMPING
33

00:00

12:00

06:00

18:00

camping
camping
camping

shared facilities

intercultural exchange

work for local people (services)

self interested

no identification with neighbourhood

alienation between visitors and neighbours

rise in demand for local food and kiosk culture

functional mix possible: gastronomy or a shop

continuous flux and change

run by local entrepreneur or 'newly arrived' young creatives

local investment and knowledge about the neighbourhood

interested in local culture and community

eye level interaction with neighbourhood

establishing friendship relations with neighbours

attitude towards the neighbourhood

temporary residents

benefits for the neighbourhood
OFFICE TOWER

Besides the question of housing, working is also a recurring theme derived from the catalogue of aspects. With the trend of the growing number of new Wilhelmsburgers coming from creative-urban milieus, office work is becoming as important as manual work. Therefore a scenario of an office building was enacted.

The chosen building typology is typically used for hosting different types of office spaces. Hence, the implementation on the site was realised through placing a massive solitary building in the middle of the plot, leaving the rest of the area unconstructed and open to public use. On the other hand, the level of privacy in the building itself is medium as different employees use the spaces, but do not live there. The office building is graded as a high collective space as the individual employees share ancillary rooms like kitchen, lobby, meeting rooms. Since an office for a companies include various facilities for meeting, eating, leisure, the whole project can be assessed as medium intensity of activities. Furthermore, the density of actors is on a medium level as it has a high amount of office workers, who however stay only during working hours. The ability to appropriate space is on two levels; the enterprises who rent the units have a freedom to design and furnish the rooms, but the employees themselves are quite limited to their personal desks. The relationship to the neighbourhood is usually not very strong. The effects of enacting this scenario can both be good (higher feeling of security) and bad (more traffic in the rush hours).
contemporary architecture style
contemporary architecture style
contemporary architecture style
with CCTV and security guards
office tower
alienation between entrepreneur and neighbours
change in local gastronomy: demand for upper class restaurants and coffee shops, organic food
rising rents on the free market
international developer
less work for uneducated workers
work for well educated people
functional mix possible: gastronomy or shop
gentri/fication tendencies
displacement of local youth
higher feeling of security
The decision to implement a warehouse scenario comes from the various catalogue aspects regarding manual workers, such as truck drivers, harbour workers, construction site workers, etc. There is obviously a demand for manual work, illustrated in particular by the case of Bulgarian work migrants selling their work labour as freelance on Stübenplatz. In order to translate this programme into a physical structure, a block building typology was chosen and placed on the site, covering almost the whole plot with a fence that isolates the site from its context. Therefore, the warehouse site has a high privacy level as it is fenced off and closed during the night due to safety and security regulations. As the employed workers share additional facilities such as a locker room and kitchen, the warehouse is graded as medium collective. The site is owned by the enterprise and is therefore planned to be used to an undetermined amount of time. The price level could be judged as medium. The density of actors in relation to the size is quite low, and as a consequence the intensity of activities as well. The possibility of engagement on the site is very little as it serves only mono-functional use of working.

The implications for the neighbourhood include a work offer for both educated and uneducated workers and a rise in demand for local food and kiosk culture. However, implications of building this kind of structure are mostly negative: less permeability by closing down the foot path through the site, blocking view to the park and creating less social interactions on site.
monofunctional
less social interactions on site
blocking view to park
close down of foot path
fenced off benefits for the neighbourhood
work for educated and uneducated workers
rise in demand for local food and kiosk culture
alienation between entrepeneur and neighbours
temporary 24h shifts during supply shortage

smalle scale / no international interest
illegal truck housing
illegal truck parking
illegal truck emissions
noise delivery / trucks
production / machines
warehouses

06:00 12:00 18:00
The implementation of this scenario was driven by various cases of informal settlements in Wilhelmsburg (e.g. container village) and examples of working migrants living in precarious conditions. Moreover, the programmes connected to this scenario include also living and working as a interconnected activities, as well as DIY and self-building practices, given the fact that informal settlements are realised by its inhabitants, according to their needs. The physical appearance of this scenario results in improvised, mostly self-built units, distributed on the whole plot, creating diverse spaces and situations in between. This implies a differentiated system of private and public spaces. Moreover, there is no direct ownership as the owners just occupied the empty plot. The informal settlement has a highly collective status as the residents strongly depend on one another and share facility spaces due to cost reduction. Therefore the price level is very low. Monetary shortage implies building minimal units for dwelling or working and hence the high density on the site. Moreover, the intensity of activities is high because of the mix of work, leisure, dwelling that all take place on the site. The engagement is very high due to the need for self building and ones own efforts to transform the empty site into a liveable zone. The duration period is graded as long. The implications for the neighbourhood imply liveliness and dynamic exchange due to informal economy and informal work. Moreover, this setting creates strong social networks and a sense of community.

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<th>private - public</th>
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<th>price level</th>
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informal settlement

- no investor
- no regulations
- informal work
- continuous flux and change
- non-monetary exchange
- functional mix
- self-build strategies
- cheap
- no sanitation
- no disposal of waste
- work migrants, the poor
- possible conflicts with the neighbourhood
- strong social networks

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In order to compare implications on the neighbourhood of the implementation of different scenarios, two layers of comparison are identified. The first, regarding programmatic aspects, is carried out by cross-clustering themes arising from every single scenario. The outcome is the identification of the overlapping themes, hence defining prevailing programmes that appear most suitable to be implemented on the site. These include dwelling, work and leisure. Moreover, given the complexity of the first two programmes and their differentiation arising from specific scenarios, the decision was made to divide each of them into two separate programmes.

Therefore, the umbrella programme of dwelling includes permanent and temporary dwelling, whereas work is differentiated into desk work and manual work. The second layer of comparing scenarios regards their physical implementation on the site and its direct effects on the neighbourhood. For this purpose, the implemented building typologies are examined in detail in order to unveil the qualities of each specific typology in relation to the context.
In order to assess suitability of specific building typologies for this site, a detailed study was undertaken, examining them closely in order to unveil the qualities of each specific typology per se and in relation to the context.

The choice of typologies taken into consideration is based on two criteria: frequency of their reappearance in the neighbourhood and their adequacy for the programmes derived from the radical scenarios.
(SEMI) DETACHED HOUSES

- Very present in the neighbourhood and in Wilhelmsburg, usually about two stories high
- Reference taken is a typical double-unit self-built house in Kirchdorf Süd
- Interesting mainly because of the self-building practices and building transformations, possible only because of the house ownership

double unit first floor plan

double unit groundfloor plan

part existing in 1938
BUILDING TYPOLOGY
The choice of this typology corresponds to the implementation of single family houses scenario. The plan taken as reference is a typical double-unit self-built house in Kirchdorf Süd. This typology is very recurrent in Wilhelmsburg. It is interesting mainly because of the self-building practices and building transformations, only possible due to the house ownership. An illustration of these practices is provided by the schemes showing different sizes and shapes of built additions (red) to the original structures from 1938 (gray).

LOCALISATION ON SITE
The buildings follow the neighbouring urban fabric of detached housing. They have their main entrance and orientation towards the street, whereas the garden entrance to the park enables contact with the passengers. This setting allows view to the park, but no trespassing. A more public zone is placed towards the street, whereas a more private one is oriented towards the park. The allotments have a long perimeter towards the neighbouring properties which enable an easy interaction with the direct neighbours.
SOLITAIRE BUILDING

grid structure enables different apartment sizes and configurations

tower building example

external pillar structure
central concrete core
sanitary nodes
BUILDING TYPOLOGY
The solitaire typology derives from the scenario of an office tower. One of the principal advantages of this typology is its grid structure which enables great extent of flexibility in the inner space configuration. The fixed elements are the central concrete core and the external pillar structure, which provide possibility of accessing to a big number of minimum units, as well as adopting the whole storey to one single unit of greater dimensions.

LOCALISATION ON SITE
The building has its main entrance towards the street. Due to its limited surface it allows direct access to the park and leaves a great deal of green area on the site. The building does not have a back side, and therefore there is an equal level of privacy all around it. The orientation of apartments to all sides creates a big contact surface to the surrounding.
PERIMETER DEVELOPMENT

Apartments take light from two sides, simple distribution scheme with repetitive entrances rhythm.

Social housing - row typology with central staircase.

- Very common typology in the neighbourhood, examples found across the street.
- Access through a central staircase, each floor has two to four apartments.
- Repetitive rhythm, numerous entrances in a row.
- Four stories high (around 16 m).
- 9 - 12m depth suitable for minimum size apartments.
BUILDING TYPOLOGY
This typology is very common in the neighbourhood (examples found across the street), as it is the most representative one used for social housing. It has a simple distribution scheme with a repetitive entrance rhythm. The access is through a central staircase, with two to four apartments per floor, which take light from two sides hence enabling different orientations. The average height is around four stories (16 m), whereas the typical depth of 9-12 meters is suitable for minimum size apartments.

LOCALISATION ON SITE
The ribbon development is applied along the perimeter of the site with numerous entrances distributed around the whole site. The building follows the strong front of the neighbouring blocks and ribbon developments creating a hard front on all four sides, which is mostly in contrast with the detached houses. However, due to building fabric density and numerous entrances a strong relation to the surrounding is created. On the other hand, it has a more private orientation towards the inner courtyard, with which a strong link is established.
GALLERY ACCESS DEVELOPMENT

- row houses with external gangway
- external gangway as access space, if wide enough can be used as living space
- elevated street enables encounter, interaction
- external gallery offers possibility of appropriation, extension of activities
- outer connections are publicly accessible, introduction of secondary vertical connections for private communication
- possibility of saving construction materials by using double height units and having the gangway only every second floor

The pillar structure enables modular expansion of individual units.

If the gallery is wide enough it can be used as living space as it enables space appropriation.
BUILDING TYPOLOGY
This typology is characterised by an external gallery. Its primary use is access space but it can easily be appropriated as a living space if it is wide enough. The elevated street enables encounter and interaction between the residents. It offers possibility of space appropriation and extension of activities from private to public domain. External connections are publicly accessible, whereas private communication is possible by introducing secondary vertical connections within the apartments. Moreover, the use of double height units offers a possibility of saving construction materials by having the gangway only every second floor. Furthermore, the pillar structure enables modular expansion of individual units.

LOCALISATION ON SITE
The building follows the construction line of the surrounding buildings along the Rotenhäuser Damm. Both front and back facade have a harsh line. The access is through two main entrances to the gallery at both ends. The gallery serves as mediator towards the public street, whereas the long garden is a mediator towards the public park. This layout enables the site to function as an extension of the park.
The central corridor distributes rooms that take light from two sides. This layout has potential for reconfiguration, allowing for shared spaces and private areas. The typical hotel room distribution scheme illustrated here comes from practices found in Wilhelmsburg (migrants living in improvised container settlements) and the radical scenario of camping on the UdN site. The building typology used for illustrating temporary dwelling is a typical hotel room distribution scheme with a central corridor. One of the advantages of this typology is having rooms facing two sides, which leaves more choice in building orientation. Moreover, the sanitary nods are distributed in a constant line on both sides of the corridor, enabling a flexible unit planning: more individual rooms could be grouped around a common kitchen.
BUILDING TYPOLOGY
The building typology used for illustrating temporary dwelling is a typical hotel room distribution scheme with a central corridor. One of the advantages of this typology is having rooms facing two sides which leaves more choice for building orientation. Moreover, the sanitary nodes are distributed in a constant line on both sides of the corridor, hence enabling a flexible unit planning: more individual rooms could be grouped around common ancillary rooms – kitchen and bathroom.

LOCALISATION ON SITE
The building width occupies nearly half of the site and has a central position. There is only one main entrance, which narrows down the opportunities of interaction with the surroundings. Hence the units’ orientation is towards the central corridor and there is less direct communication with the exterior. The building has no backside, but rather a homogeneous garden space on all sides.
BIG BLOCK STRUCTURE

- housing block example

possibility of having very big open spaces thanks to the grid structure

flexible structure enables coexistence of different size and different function spaces
BUILDING TYPOLOGY
Block structure examples are very common in Wilhelmsburg — warehouses and harbour buildings, but also some multifunctional buildings, such as the neighbouring one. This typology is interesting because of its grid structure and inherent flexibility that enables different configurations and offers possibility of having very vast open spaces. Moreover, it enables coexistence of different size and different function spaces.

LOCALISATION ON SITE
The building follows the lines of the surrounding urban fabric and reflects the structure of the neighbouring block. It has multiple entrances and different orientations dictated by the location of different functions. It can host a public function towards the park, whereas its central parts have inner orientation. Given its large size the interaction between inside and outside occurs only around entrances.
During the analysis of the single building typologies, a deduction emerged that three of them are less suitable for the implementation, whereas different aspects of the other three were combined to define the urban parameters of the future development. The typology of the detached houses was disregarded as it has very low density and capacity to host the planned programmes. Moreover, its morphology is not suitable for developing the concept of individual and collective. The corridor typology on the other hand is too introverted and does not display a great deal of potential for interaction with the surroundings. The solitaire typology does not have any reverberations in the direct neighbourhood. Secondly, although its units are oriented to all sides thus providing a vast visual contact surface, its morphology does not enable a lot of accessibility for the public. On the other hand, the potentials of the remaining three typologies are combined to form guidelines for the new building concept. The qualities of a block building that are taken into consideration are its grid structure and inherent flexibility that enables generation of different spatial sizes and typologies within the building. Moreover, it frames the site creating a backbone, making it possible to proceed by the principle of subtraction. This concept of framing the site is also present in the perimeter development typology. In addition the latter one is also very open to interaction with the surroundings due to the numerous access points along the perimeter. Furthermore, its inner courtyard displays a great deal of potential for the collectiveness.

In conclusion, these aspects are further developed through the urban strategies.