

CASE STUDY

Urban Renewal

Case 25 Vienna, Austria 'Sargfabrik' Urban Renewal Project ¹

Sargfabrik is a residential complex for 120 people, located on a former coffin manufacture built in 1895. It is one of the pioneer projects in creating apartments on former factory sites. In Sargfabrik environmental aspects are strongly taken into account. Applied concepts are: optimized energy consumption (energy-saving technology, good insulation), composting, solar water heating, heating for the pool is secured by PV panels, large windows allow maximum use of sunlight. Parking spaces are reduced to minimum.



Sargfabrik in Vienna with urban gardening on rooftop and inner courtyards²



*Sargfabrik settlement by bkk-2 Architektur
Photo: Mury Salzmann Verlag*



Urban Farming

In the inner courtyard and a rooftop garden fruits and vegetables are grown by residents. Benefits of a green roof are reductions in energy consumption and carbon emission, reduced risk of flooding (due to absorption by the substrate and plants), improved local climate, pleasant and healthy environment, reduced traffic for transportation of goods, reduction in the transportation of the food (since part of food grown directly on the site), use of local compost, high degree of self-sufficiency, more control over the products, maintenance of biodiversity and the natural environment, as well as reduction of visual pollution caused by the light and provision of recreational activities on the location. An integrated irrigation system and rainwater collection were not provided since that technology was not available at the time of the construction. →Tool URR 1



Miss Sargfabrik common space³



Miss Sargfabrik Jazz Club⁴

A Holistic Approach⁵

The Sargfabrik is much more than a housing model— it's a way of life. Along with the luxurious roof garden, a range of common areas creates a landscape of communication and pleasure, with a cultural house, restaurant, kindergarten, and twenty-four-hour bathhouse that is also publically accessible. Parking spaces for cars were kept to a minimum in order to make room for the swimming area, and only by designating the building a “residence hall” could public funding be secured. The Sargfabrik and Miss Sargfabrik are owned by the Association for Integrative Lifestyle (VIL), which rents out the seventy-five units—maisonettes with floor areas of 45 m², with the possibility of linking up to six units—modeled as a collective. There is very little turnover. Identification and dedication are already evident in the second generation, some of whom have no intention of moving further away than the neighboring Miss Sargfabrik, the younger sociotope offshoot. Its thirty-nine units, including a number of living-working-ateliers, provide for new spatial experiences with angled walls and inclined floors. A community kitchen, library, and rehearsal room serve to augment the Sargfabrik's facilities.

Credentials

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References

¹ <http://www.doiserbia.nb.rs/img/doi/0350-7599/2013/0350-75991304057C.pdf>, Page 63. Viewed 24/05/2015

² Source: <http://www.shareable.net/blog/public-housing-works-lessons-from-vienna-and-singapore>

³ <https://www.nextroom.at/building.php?id=66&inc=artikel&sid=5239#&gid=1&pid=1807>

⁴ <https://www.eventinc.at/eventlocation/wien/sargfabrik>

⁵ <http://www.wohnmodelle.at/index.php?id=90,81,0,0,1,0>