

## vis-à-vis

**68 geförderte Wohnungen,  
1 Baugruppe mit 44 Wohnungen,  
Gewerbseinheiten, Kindergarten &  
SOS-Kinderdorf**

Die Innovation, eine Baugruppe in eine geförderte Wohnanlage zu integrieren, erzeugt Synergien, die beide Seiten bereichern und stärken. Öffentliche Einrichtungen wie Kindergarten, SOS-Kinderdorf, Gastronomie & Co-Working im Erdgeschoss strahlen in das Quartier aus und schaffen ein offenes, urbanes Zentrum. Sie bilden eine Schwelle zwischen Gebäude & Quartier – und verleihen der Gemeinschaft eine unverwechselbare Identität. Unterschiedliche Wohnungstypen erfüllen die Wohnbedürfnisse verschiedener Generationen & Lebenssituationen und fördern die soziale Durchmischung. Vertikal begrünte, nach Süden ausgerichtete Laubengänge, Gründächer und Frischluftschneisen verbessern gemeinsam das Mikroklima und reduzieren die Überhitzung.

**Category**  
2-phase competition, 1st prize

**Location**  
Vienna, AT

**Completion**  
2025

**Client**  
SCHWARZATAL

**Cooperation Partner**  
einszueins architektur

**Landscape Partner**  
Carla Lo

**68 subsidised flats, 1 “Baugruppe”  
with 44 flats, commercial units,  
kindergarten & SOS Children's Village**

The innovation of integrating a Baugruppe into a subsidised housing complex generates synergies that enrich and reinforce both sides. Public facilities such as a kindergarten, the SOS Children's Village, gastronomy and co-working on the ground floor radiate into the neighbourhood and create an open urban centre. They form a threshold between building and neighbourhood — one that gives the community a distinct identity. Different flat types meet the housing needs of diverse generations and households and promote social diversity. Vertically greened, south-facing access galleries, a green roof, and fresh air channels work together to improve the microclimate and mitigate overheating.

**Project Partner**  
Structural engineering:  
Dorr – Schober & Partner /  
Building physics: IBO & RWT  
Plus / Building services,  
electrics: BPS Engineering  
/ Fire protection: Röhler  
/ Acoustics: RWT Plus /  
Construction management:  
Chromy + Schneider / Cultural  
engineering: ZT Schattovits

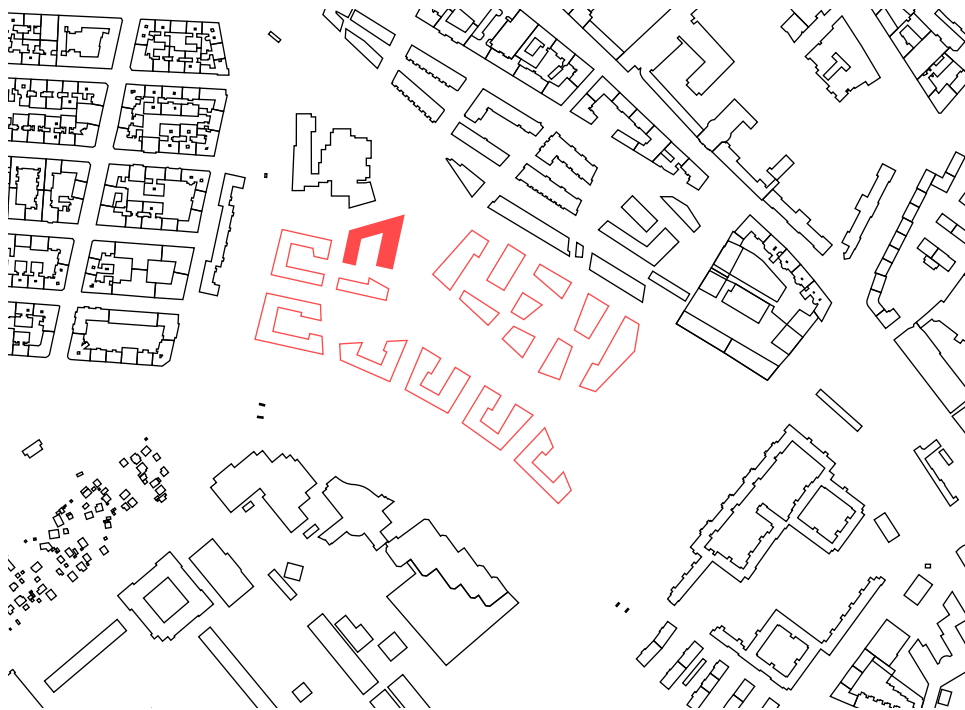
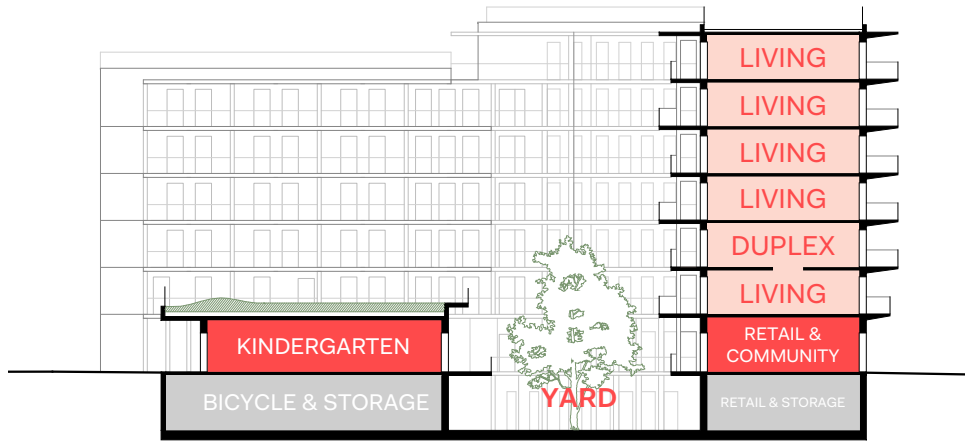
**Collaborators**  
Vanessa Anibas, Elias Galli,  
Sebastian Gremmlerspacher,  
Anna Kapranova, Thomas  
Marian, Magdalena Maurer,  
Michael Mulavka, Peter  
Szilagyi, Georg Tran

**GFA**  
13.290 m<sup>2</sup>

**Pictures**  
Hertha Hurnaus

**Sustainability**  
participation, affordable  
housing, communal spaces,  
public ground floor, communal  
garden, green roofs, car-free,  
flexible building structure,  
ecological building materials  
(wood), renewable energy  
supply (photovoltaic &  
geothermal energy)



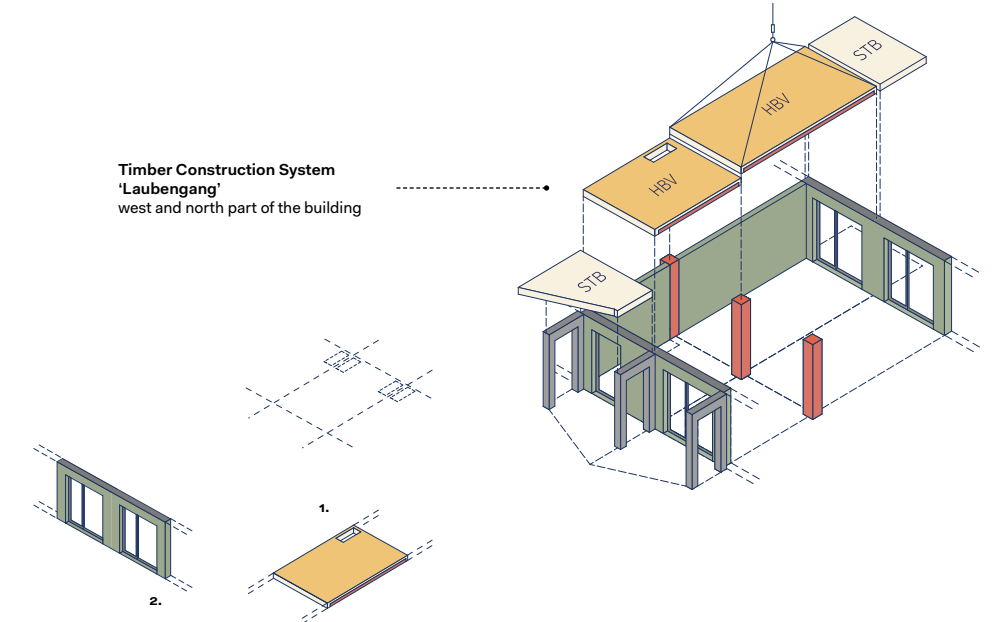


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Timber Construction System  
 'Laubengang'  
 west and north part of the building

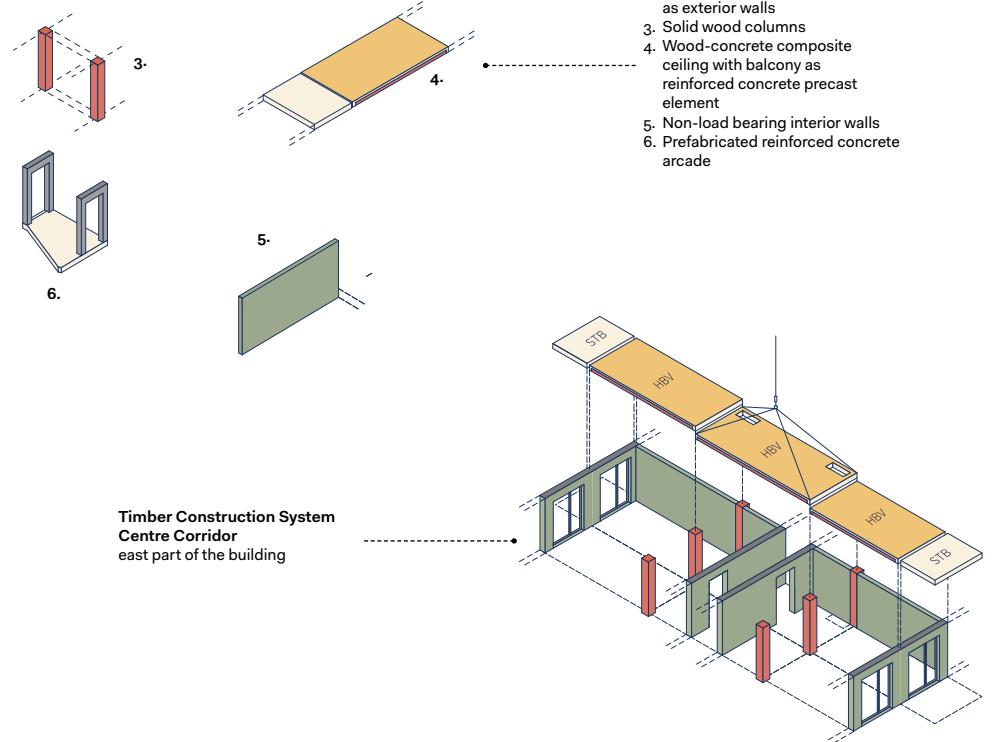


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- Components:**
1. Wood-concrete composite floor
  2. Prefabricated timber infill panels as exterior walls
  3. Solid wood columns
  4. Wood-concrete composite ceiling with balcony as reinforced concrete precast element
  5. Non-load bearing interior walls
  6. Prefabricated reinforced concrete arcade

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Timber Construction System  
 Centre Corridor  
 east part of the building

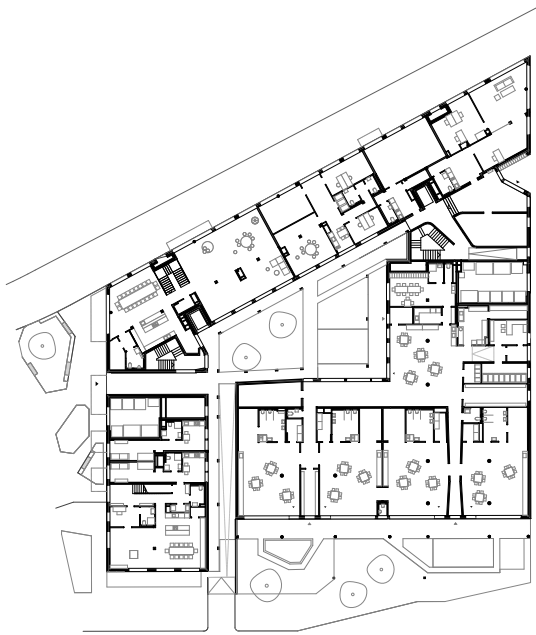


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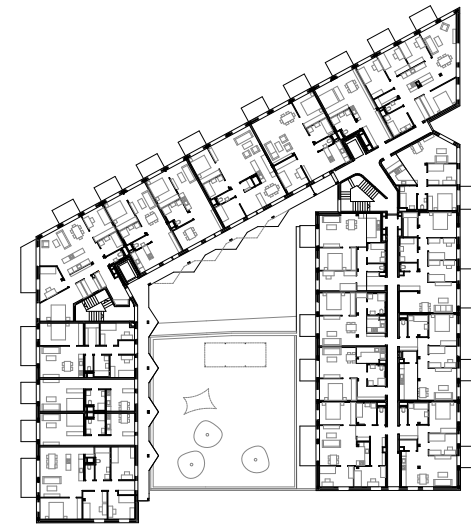


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ground floor



upper floor

