

## press information

architecture / competition 1st prize / elderly persons' residence / living / health care / vienna / austria

### **1st Prize in Limited Competition**

#### **Care Home in Vienna** Refurbishment and New Build

# IWP Liebhartstal II

Innovative Residential and Care Home (IWP)

<http://www.kwp.at/LiebhartstalII.aspx>



# short

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## **LIVING WITH ALL THE SENSES - especially in old age**

This design for the construction of a new L-shaped wing and the revitalisation and expansion of the existing building makes a statement on behalf of a self-determined quality of life and dignity in old age. Rather than merely seeking to look after old people, the concept behind the project for the expansion of this 252 bed complex from 12,260m<sup>2</sup> to 25,660m<sup>2</sup> is that they should be able to lead active lives as far as they are either able or interested.

This concept pays special attention to the notion of sensory perception and of related activities. Colours guide and orient while materials stimulate and the concepts for natural and artificial lighting as well as the rich use of greenery in the courtyards and in the "garden of the senses" seek to promote the well-being and satisfaction of the residents.

### **BRIEF**

The Liebhartstal II Care Home in Vienna's 16th district is to be modernised and expanded: Tenders were invited for „**the general planning of the required demolition works to the existing building and the consequent new construction of a residential home for the elderly and necessary additional functional facilities**“.

The client, the Board of Trustees of Vienna's Residential Homes for the Elderly, invited a number of full service general contractors to prepare bids for a turnkey project within a defined budget. **ATP Architects and Engineers** were invited to work together with the contractors **PORR AG**. The design concept drawn up together with PORR AG was successful and was accepted as the winner shortly before Christmas 2010.



**Perspective**  
Red-brick building to the right:  
existing building

## urban and architectural aspects

The complex is located at the meeting point between Vienna's urban grain and the less dense development on the slopes of the Wilhelminenberg.

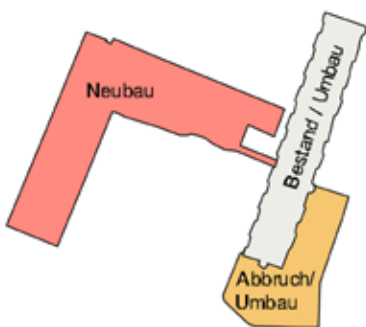
The site enjoys views of the hilly landscape to the northwest of the city as well as of the suburbs to the south. The site wraps around the Grünspan Restaurant and borders on neat parkland to the northwest. The preliminary land-use plan determined that the building complex has a Z-form with a functional head formed by the entrance area which also serves the existing building.

**The new L-shaped building** is to be seen as a continuation of the existing care home and has a very clear volumetric structure. It defines itself in relationship with the existing building by its restrained formal language.

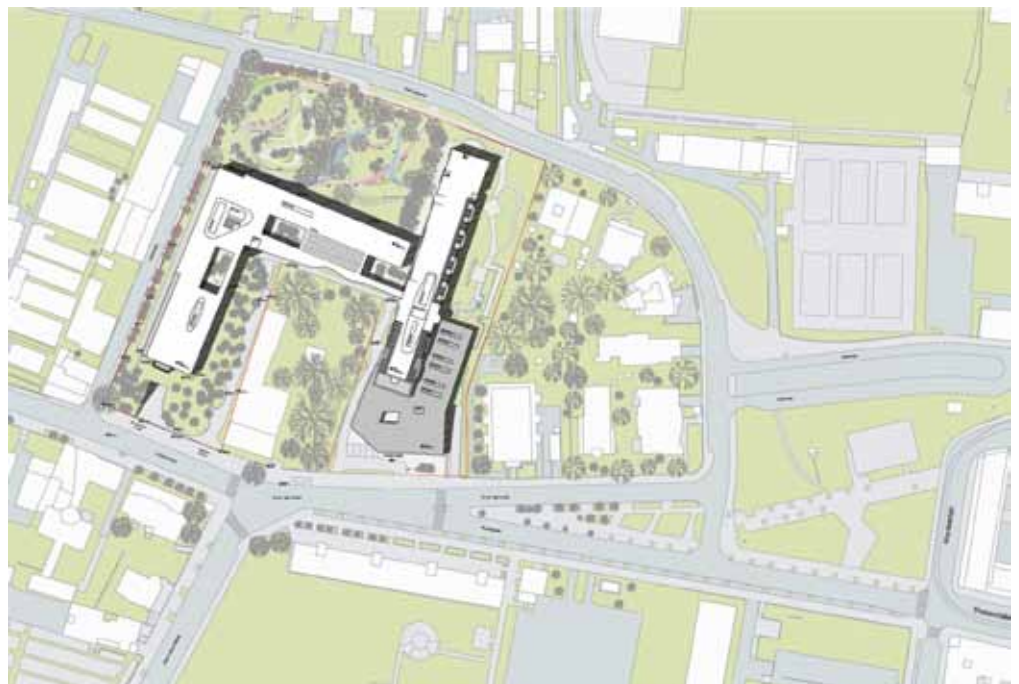
The tried and tested location of the former main entrance is retained as the focus of the new complex - but this is given a new appearance in keeping with its new role. The generous covered entrance courtyard acts as the vestibule to the ensemble.

After passing through the wind lobby one enters the light-filled two-storey "market place".

With such facilities as the hairdressers, convenience store, doctors' surgery, multipurpose room and reception, this space acts as an interface between the elderly residents and visitors and local population.



Site Plan

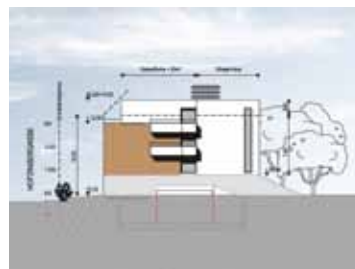


# elevations

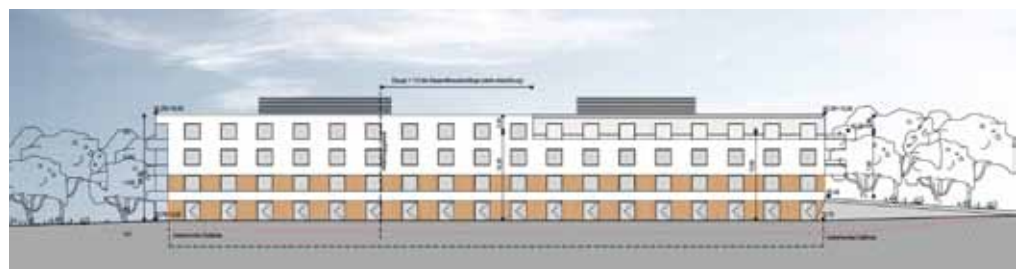
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top: elevations of the existing building



elevations of the new building – top left: south, top: northeast, below: west



# façade

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## FAÇADES

The design of the façades placed special emphasis on allowing the residents to demonstrate their individuality to the outside world, in that each apartment has a panorama window to the outside.

The openings are holes punched in a wall which is primarily treated as a fully insulated façade. The parapet of just 45cm makes it possible to enjoy the view out onto the nature from a sitting position.

The timber slat cladding adjacent to the windows adds an additional element to the overall ensemble as well as increasing the building's residential character which is also more in keeping with the parkland setting.

In order to combine the new and existing buildings into an ensemble the openings of the central building are handled as continuous strips. The existing building retains its brick façade but glazed balconies are added to the apartments. The former roof level of the existing building is removed and replaced by a thermally insulated flat roof.

The **three internal courtyards** draw the surrounding greenery into the building, creating protected calm oases. The façades to these internal courtyards act as a reminder of the treatment of the main façades within the complex.



Perspective from the  
Garden of the Senses

# sections

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right: Ground Floor Plan



Sections

## interior – landscaping

The careful orientation of the building ensures that the living and sleeping areas are oriented towards the calm green spaces.

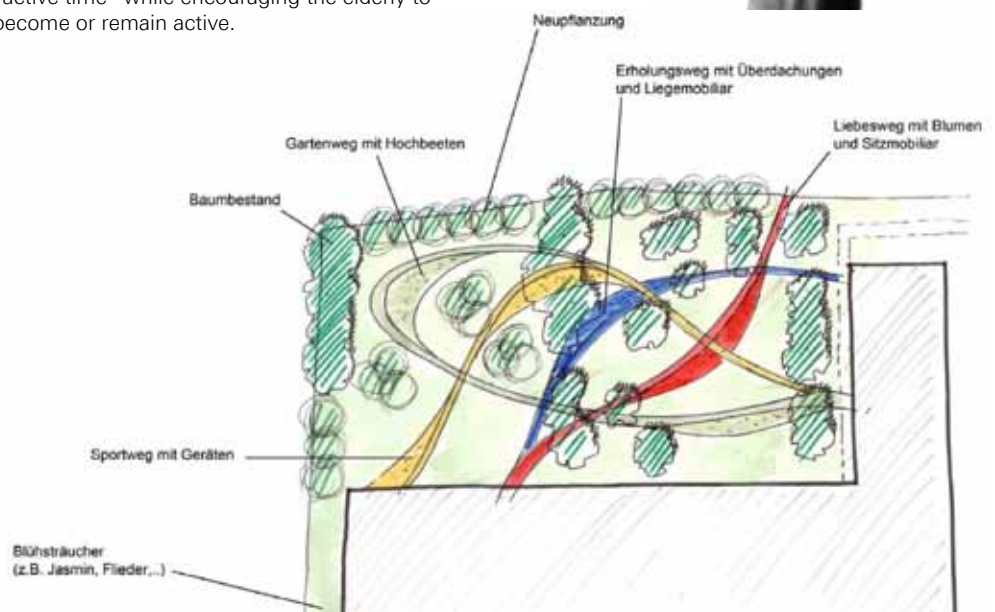
### INTERIOR

The materials required in the tender documentation were employed in the interior. Four different themes are used as a way of defining the group areas at each level in order to make it as easy as possible for the elderly residents to orient themselves within the building. These themes are drawn from natural elements and are made legible within the building as water, wind, light and forest.

### LANDSCAPING

In old age one likes to look back on one's "active time" and on special experiences. The external areas are designed with this in mind with the "Garden of the Senses" to the northwest of building being conceived as an aid to remembering the experiences of one's lifetime.

**Just like the wrinkles and scars on a hand bring back memories of past experiences, experiential paths are created in the Garden of the Senses – paths of life set in the greenery.** Each path represents an open-air experience or activity. The result is that there are four ways of experiencing the garden - the garden path, the path of regeneration, the path of love and the sporting path - each of which refers back to some "active time" while encouraging the elderly to become or remain active.



## internal and external circulation concept

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Arrival at the complex is via the **main entrance**. Passing the reception one arrives at the transport hub of the entire complex – the point at which all the circulation routes come together.

The **main circulation element** which starts at this point both reduces travel distances and acts as a protection from the noise of the restaurant garden. This circulation element is conceived as a well-lit route with areas for relaxation which mark the entrances to the various living groups.

These **living groups** are designed as independently functioning elements of the complex.

The groups of 14 **apartments** required in the competition brief are arranged around central cooking, eating and living areas. The central location of this living area both simplifies access and improves clarity. Each living area has an atrium which further promotes a sense of calm and security.

The choice of materials and furniture is in line with the age of the residents. Natural materials and colours were chosen to promote the well-being of the residents.

The areas used by all residents are grouped at the **head of the complex**. The kitchen is directly adjacent to the multifunctional room and has a direct vertical connection with the changing rooms, stores and delivery area as well as with the connecting tunnel to the Liebhartstal I building. The raising of the slab allowed the free height in the delivery area to be increased to around 3.70m meaning that it could be kept in its original position well away from the apartments.

Access to the complex is across a forecourt which also offers a covered area for those arriving by car. There are also both access and parking places here for ambulances and taxis.

Parking places are available in a garage which can be accessed via Gallitzinstraße. The perimeter fences to the site both offer some noise and visual protection while acting as a continuation of the themes of the façade design.



top:  
internal perspective of the foyer



bottom:  
internal perspective of the general area

## project information

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### **NEGOTIATING PRECEDURE WITH PRECEDING ANNOUNCEMENT "IWP LIEBHARTSTAL 2 – FULL SERVICE GENERAL CONTRACTOR"**

Vienna, 20th December 2010

#### **Organiser:**

Kuratorium Wiener Pensionisten-Wohnhäuser  
(Board of Trustees of Vienna's Residential Homes for the Elderly)

#### **ATP Competition Team ...**

Architecture: Christoph Achammer, Horst Reiner, Dario Travas,  
Rüdiger Ingartner, Nora Schöffmann, Florian Schaller  
Mechanical Engineering: Otto Buranits, Martin Daschütz  
Electrical Engineering: Helmut Vince  
Structural Engineering: Martin Krautgartner, Gustav Trefil  
Consultants: Landscape Design: idealice; Building Physics: iC consulenten

#### **... in collaboration with PORR AG**

#### **Project Information**

Construction Start 10/2011  
Completion 07/2013  
Rooms (Existing and New Buildings): 252  
Total Built Area: Existing Building: 12,260m<sup>2</sup> New Building: 13,400m<sup>2</sup>  
Total Built Volume: Existing Building: 42,060m<sup>3</sup> New Building: 43,340m<sup>3</sup>

#### **Further Information:**

Kuratorium Wiener Pensionisten-Wohnhäuser, Seegasse 9, 1090 Vienna (AT)  
Contact Heid Schiefer Rechtsanwältinnen OG, RA Dr. Christian Fink, A-1030 Wien.  
Tel. +43 19669786, E-Mail: liebhartstal-1-gp@heid-schiefer.at.

For ATP Architects and Engineers:

#### **ATP Press Office:**

Dr. Barbara Achammer  
Mobile +43-699-10114921, E-Mail: barbara.achammer@atp.ag  
Corporate Communications ATP ARCHITECTS AND ENGINEERS

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