

Masterplan 1:2000



- — — — — Axe number 1 : Passage from S-bahn to Main
- ||||| Axe number 2 : Extension of the green space
- — — — — Existing Green spaces

### URBAN SPACE PLANNING How to transform the district ?

The goal of our urban development is to create new bonds with the neighboring elements and the city center.  
For this, we have designed two main axis: the first one is a path serving the subway station called «Lokalbahnhof» to the river banks of the Main.  
The second is the enlargement of the gardens and the greenery towards the first axis. The intersection of these two would guide us to a new park and urban yard, in the heart of the housing block facing the project site.



**DEMOLITION**  
old heteroclit urban structure



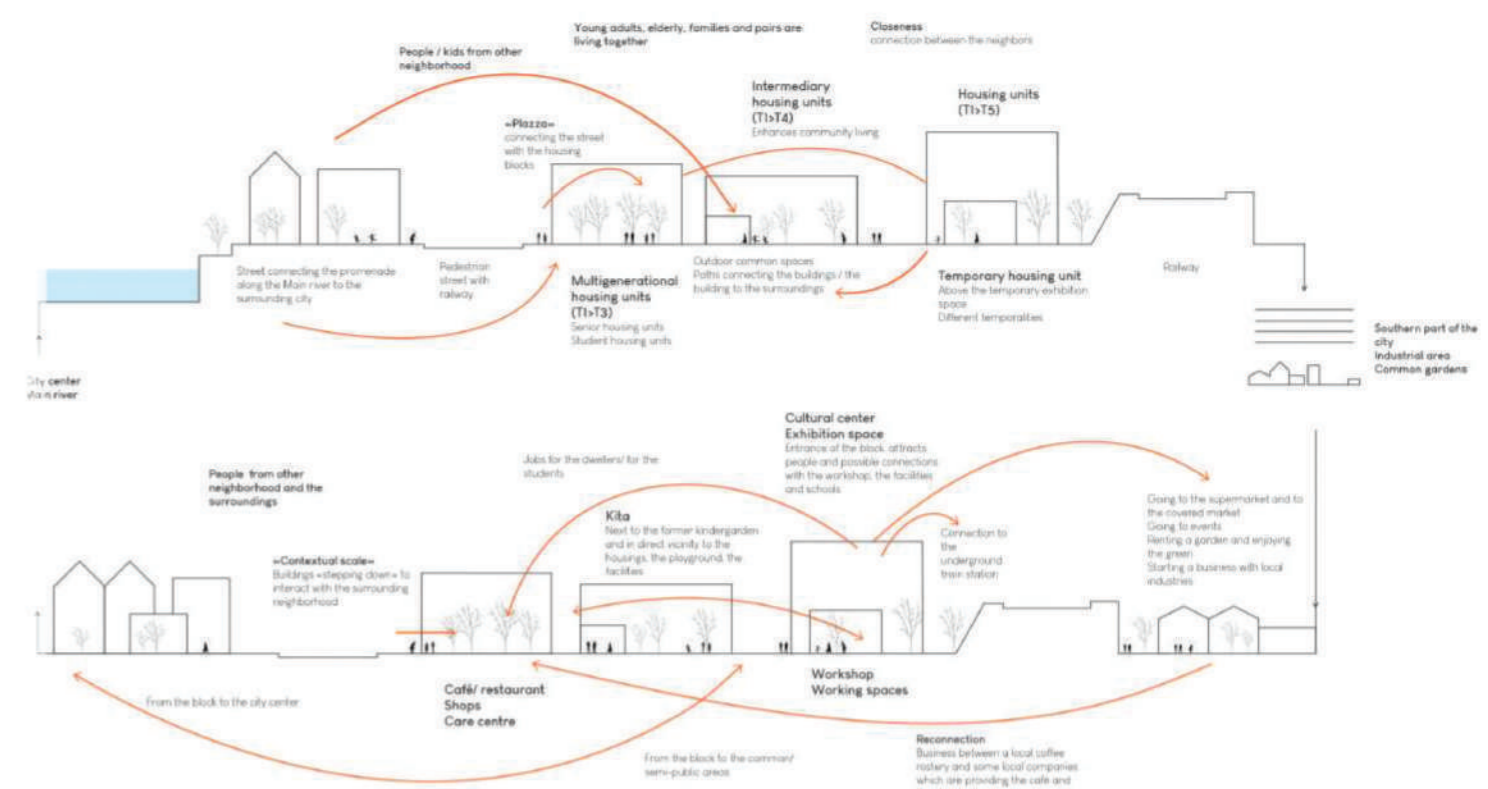
**RECONSTRUCTION**  
new urban structure



**PUBLIC SPACE**  
Create a singular lanscape & put forward the outdoor and shared spaces into the project

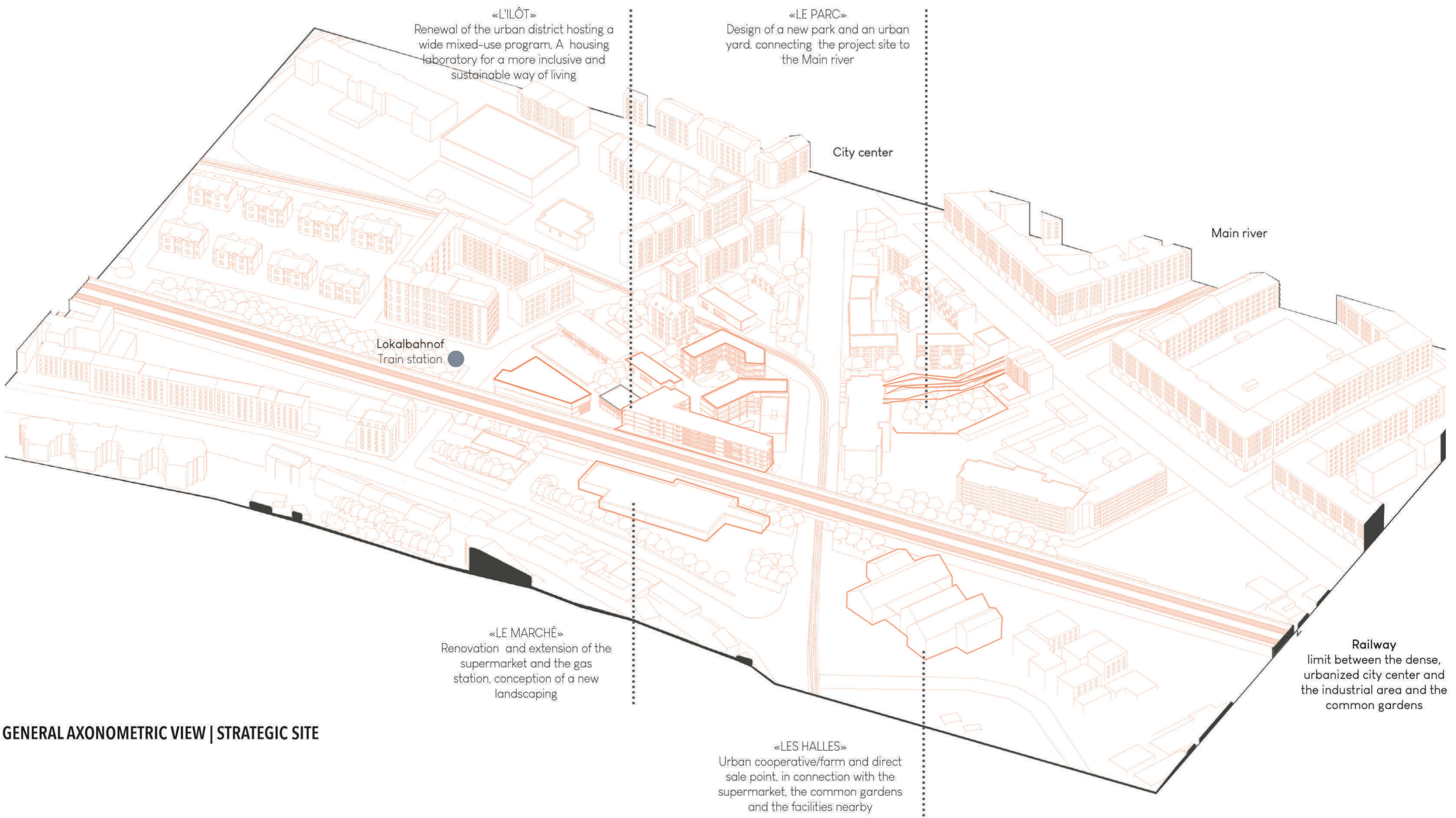


**«L'ÎLOT»**  
Reshaping the residential area and reconnecting the blocks thanks to clusters, such as the piazza, the promenades and the public spaces



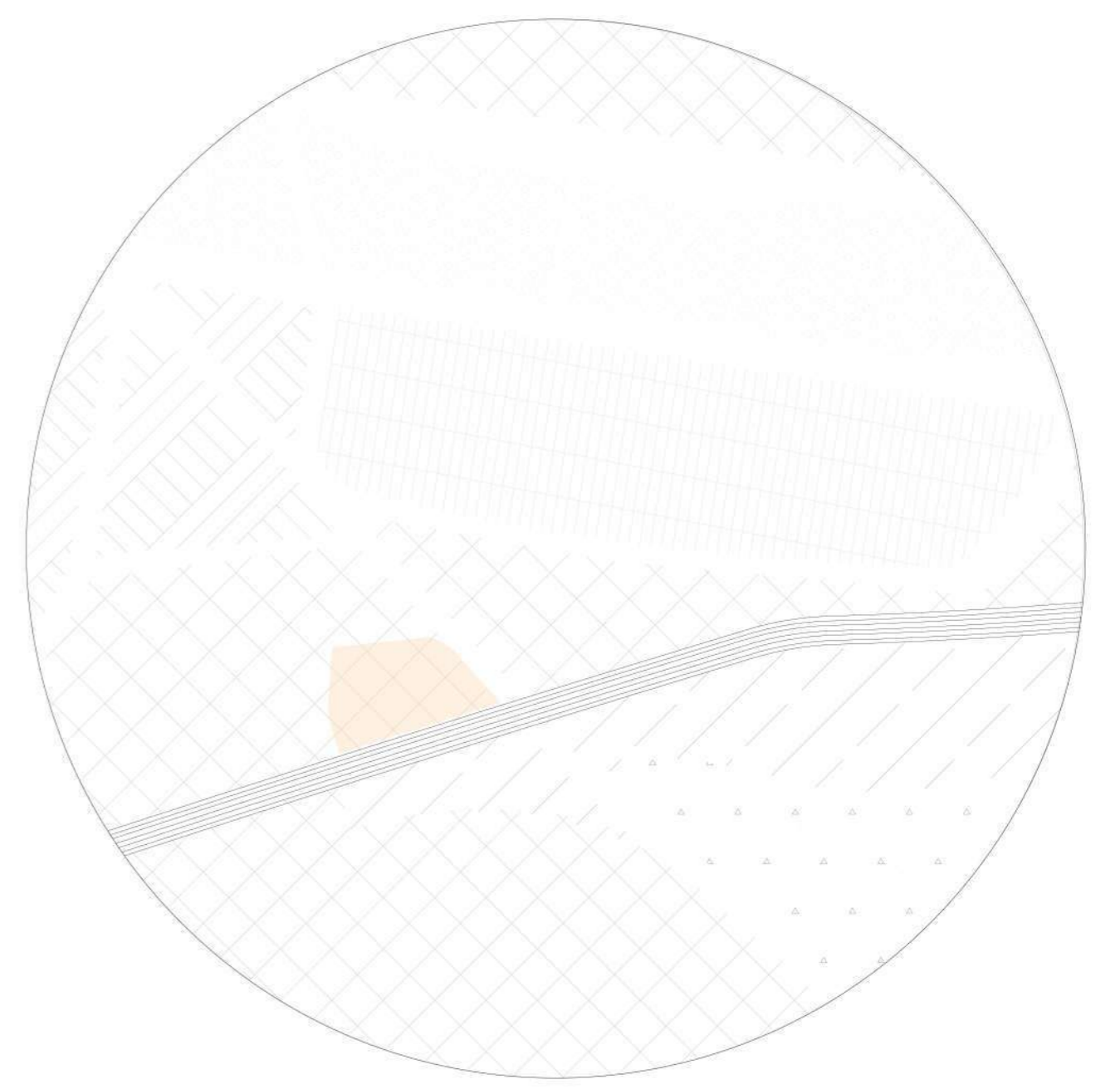
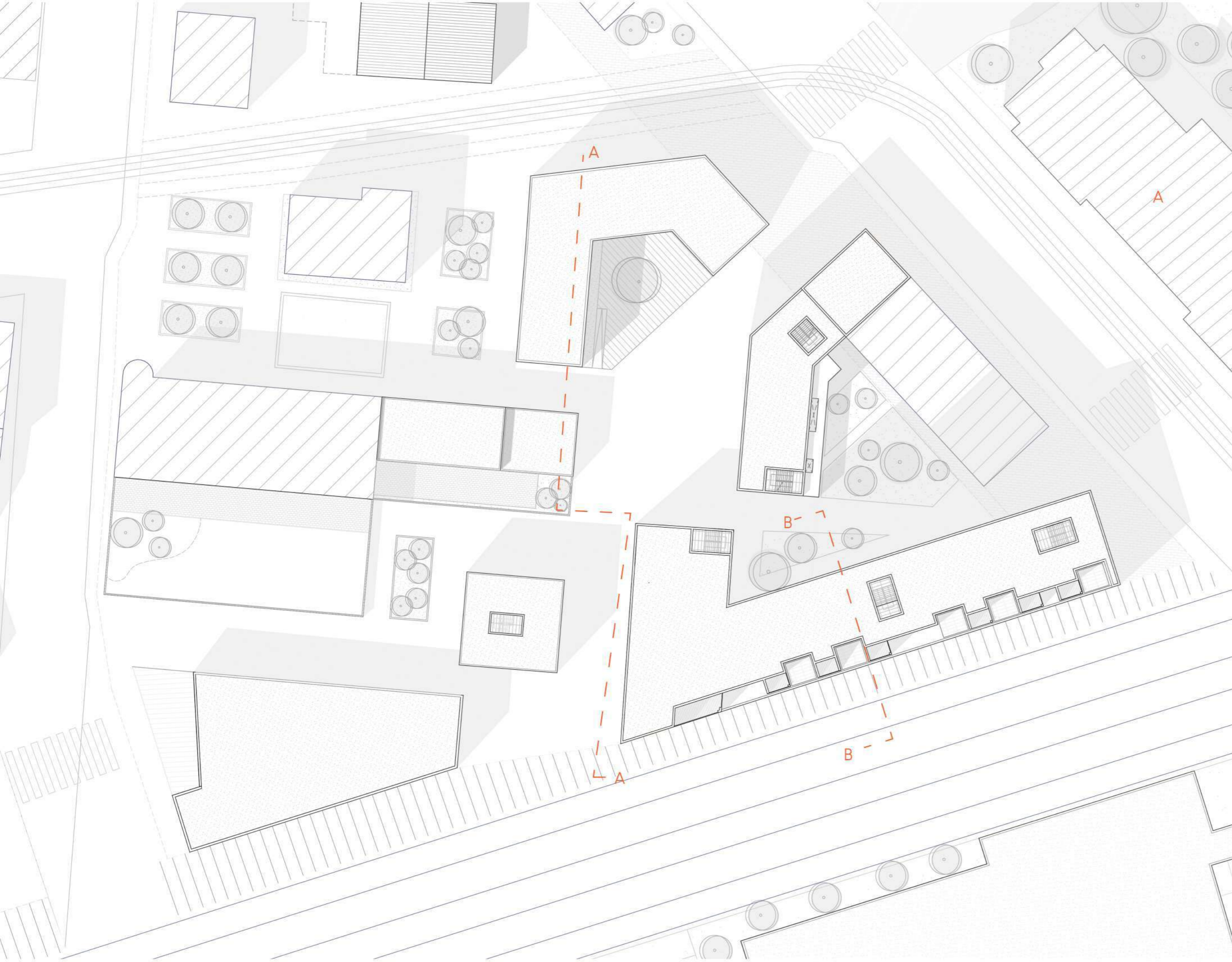
**DIAGRAM | A NEW WAY TO LIVE TOGETHER**

### DIAGRAMS | URBAN INTEGRATION



### GENERAL AXONOMETRIC VIEW | STRATEGIC SITE

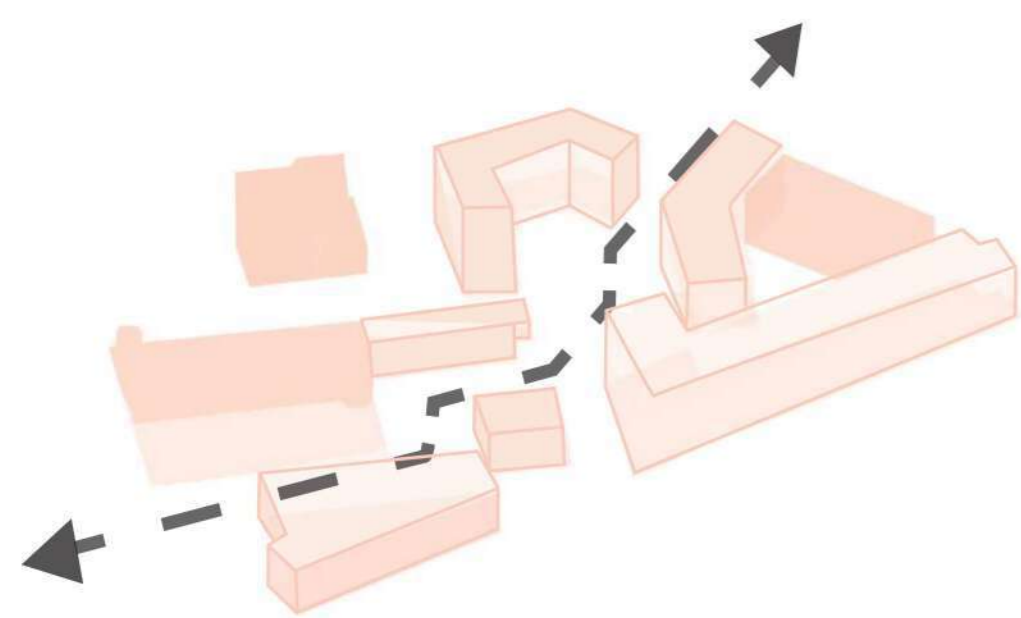
### URBAN DISTRICT SEEHOFSTRASSE Urban Mix | Sachsenhausen-Nord, Frankfurt am Main



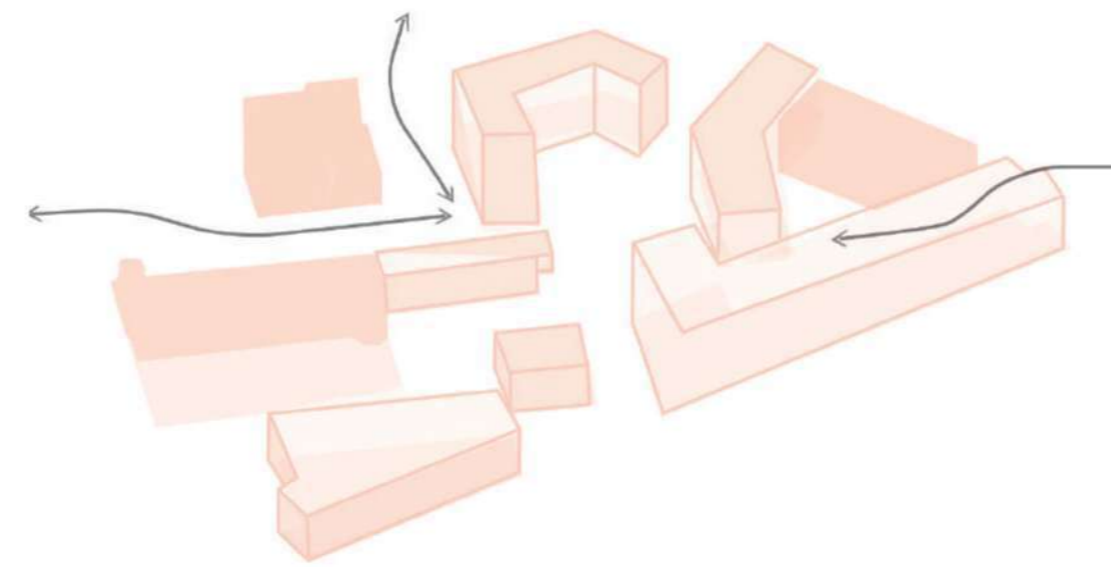
Nowadays, there is a growing need for housing in our cities and especially here, in Frankfurt am Main. The real estate market is tense and it demands that we constantly develop and adapt our housing areas to the needs of the future. Sachsenhausen Nord is the second more inhabited neighborhood in the city, with a dense history and an eclectic architecture. The site is at the border of the railway, an «inbetween» slot which can be designed and developed as a mixed-use programme laboratory for sustainable housing in order to respond to the current issues of the district and of the city development. This applies to housing, community, construction, energy and resource consumption, use of materials, expression and identity.

The prerequisites are there to make pragmatic choices and decisions that can shape the future residential area and become a sustainable community made to inspire others, in a uncertain post-pandemic city life.

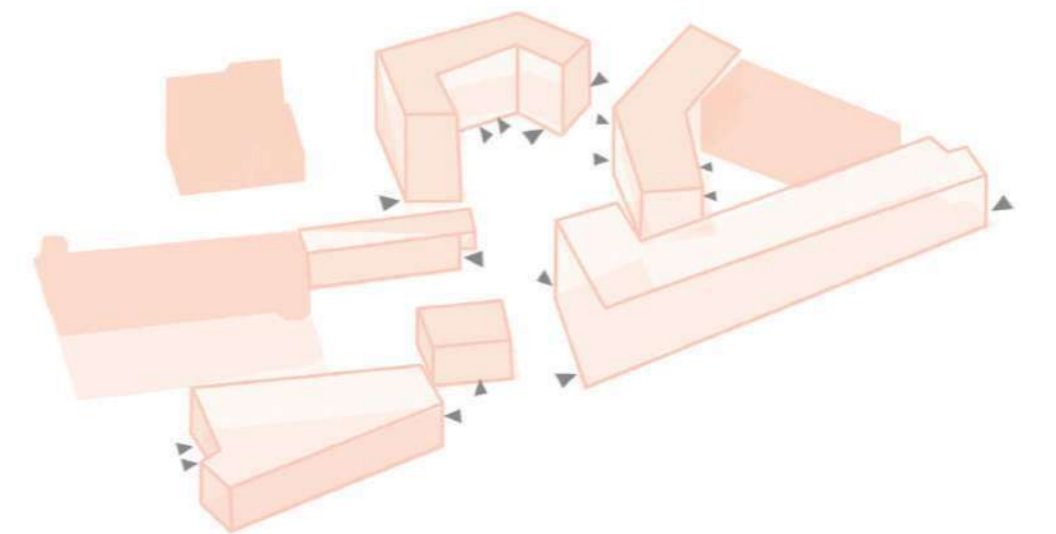
Situation plan | 1:500



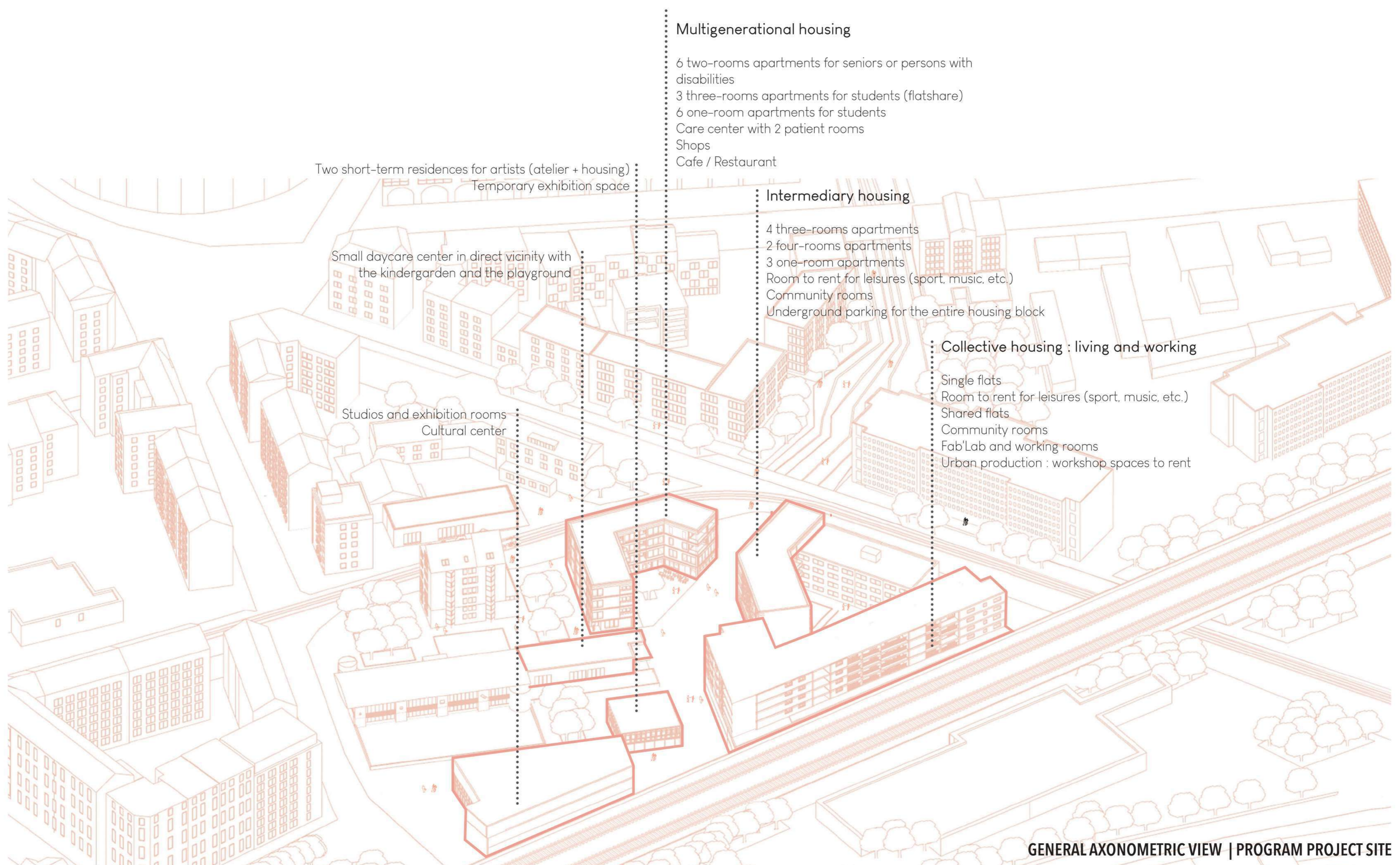
MAIN FLOW



ALLEYS



ENTRANCES



**Multigenerational housing**

- 6 two-rooms apartments for seniors or persons with disabilities
- 3 three-rooms apartments for students (flatshare)
- 6 one-room apartments for students
- Care center with 2 patient rooms
- Shops
- Cafe / Restaurant

**Intermediary housing**

- 4 three-rooms apartments
- 2 four-rooms apartments
- 3 one-room apartments
- Room to rent for leisures (sport, music, etc.)
- Community rooms
- Underground parking for the entire housing block

**Collective housing : living and working**

- Single flats
- Room to rent for leisures (sport, music, etc.)
- Shared flats
- Community rooms
- Fab/Lab and working rooms
- Urban production : workshop spaces to rent

Two short-term residences for artists (atelier + housing)  
Temporary exhibition space

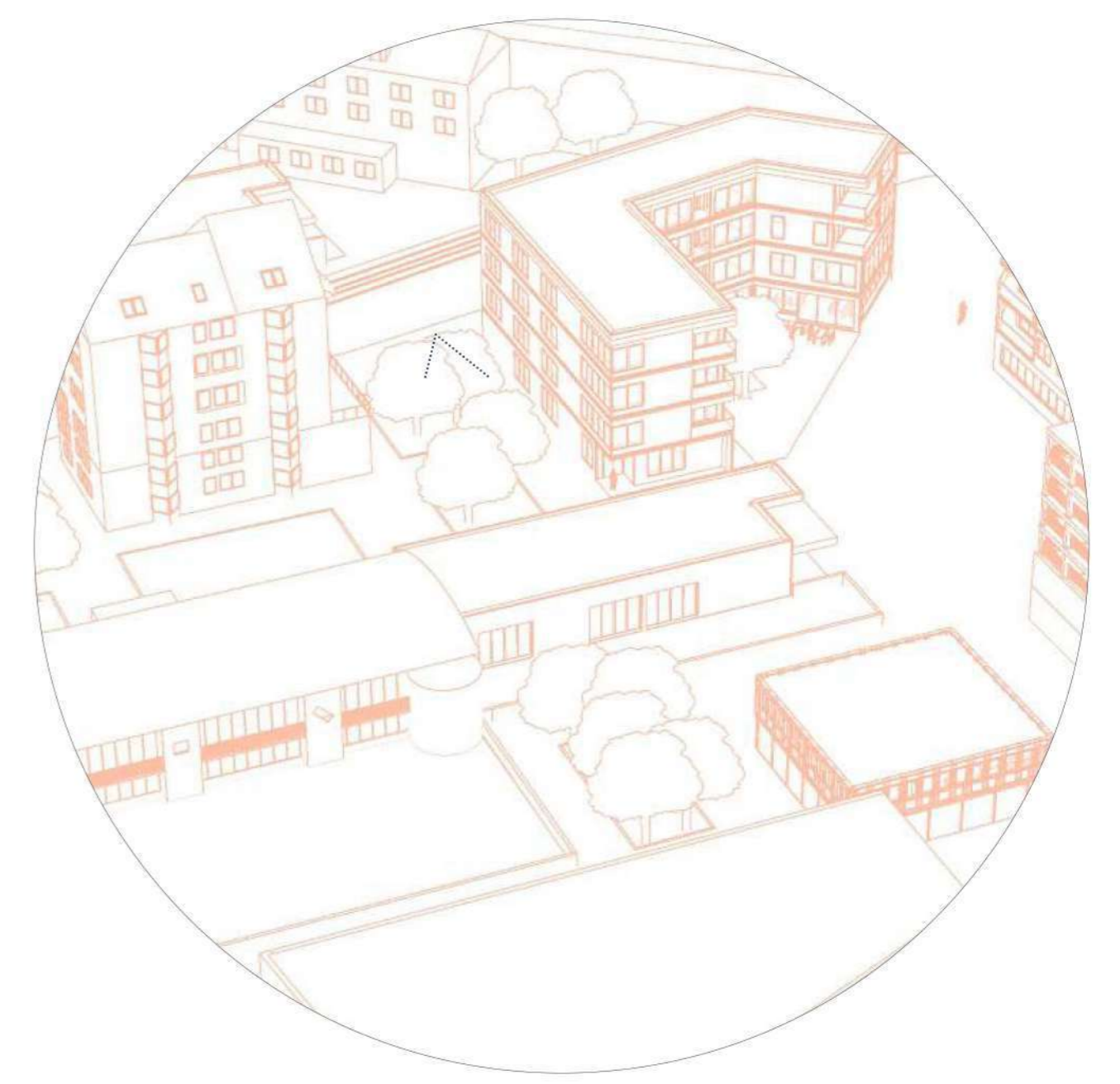
Small daycare center in direct vicinity with  
the kindergarden and the playground

Studios and exhibition rooms  
Cultural center

GENERAL AXONOMETRIC VIEW | PROGRAM PROJECT SITE



ATMOSPHERIC VIEW OF THE PROJECT



### CREATING A SENSE OF TOGETHERNESS AND A NEW COMMUNITY LIFE THAT PROMOTES INCLUSIVITY AND INTERACTIONS

Our wish has always been to create a project that favours the creation of social links between its residents, but also between neighbouring inhabitants, people passing through, etc., thus creating an active, lively neighbourhood life. The ambitions is to create an easier, more social and more accessible neighborhood for the residents and their relatives.

The creation of many urban spaces with different typologies encourages impromptu exchanges among people of all ages and backgrounds. Furthermore, the proposed programme is multigenerational and concentrates various interesting functions to be interlinked, such as the creation of a childcare centre in continuity with the existing kindergarten and facing a cultural centre to the south, and a day care centre for seniors to the north. Above this care centre, there is housing adapted for senior and disabled people, directly connected to student housing units and shops. Thus, different generations are living together, creating a healthier and an attractive new neighborhood.



GROUND FLOOR PLAN 1:200



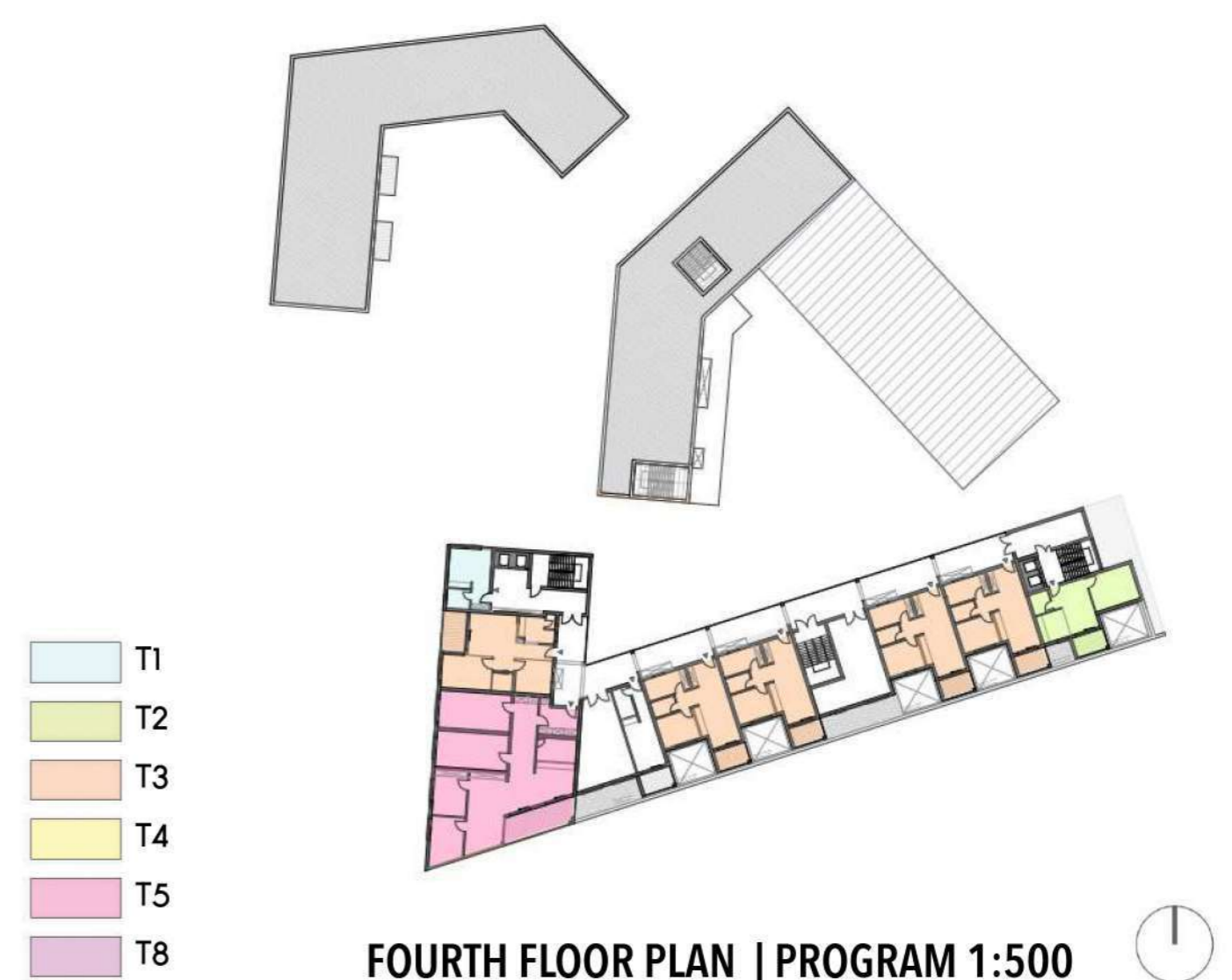
- Community space
- Nursery
- Cultural and exhibition space
- Coworking space

FIRST FLOOR PLAN | PROGRAM 1:200

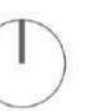


#### Program

- |  |  |
|--|--|
| 1 Different housing units (T1>T8)<br>+Collective housing unit<br>+Co-living housing units<br>+Intermediary housing units<br>+Multigenerational housing units | the neighbourhood + create jobs inside the project) + office   |
| 2 Care center/ «Tagespflege»   | 6 Underground parking slot   |
| 3 Kita and daycare center, in connection with the former Kindergarten  | 7 Plaza in front of the tramway line with bicycle parking slot (promote «clean» transportation strategies + reactivate public/ urban life in order to create a "heart" inside the block) |
| 4 Workshop and working spaces to work outside home (home office for example)   | 8 Cultural center in connection with the Kindergarten and the workshop spaces  |
| 5 Small café and local shops, in connection with the coffee roastery nearby (in order to promote local companies and reactivate                              | 9 Temporary exhibition space with two artist residences (temporary housing units)  |
|  | 10 Communal spaces and diverse piazzas   |



FOURTH FLOOR PLAN | PROGRAM 1:500



- T1
- T2
- T3
- T4
- T5
- T8



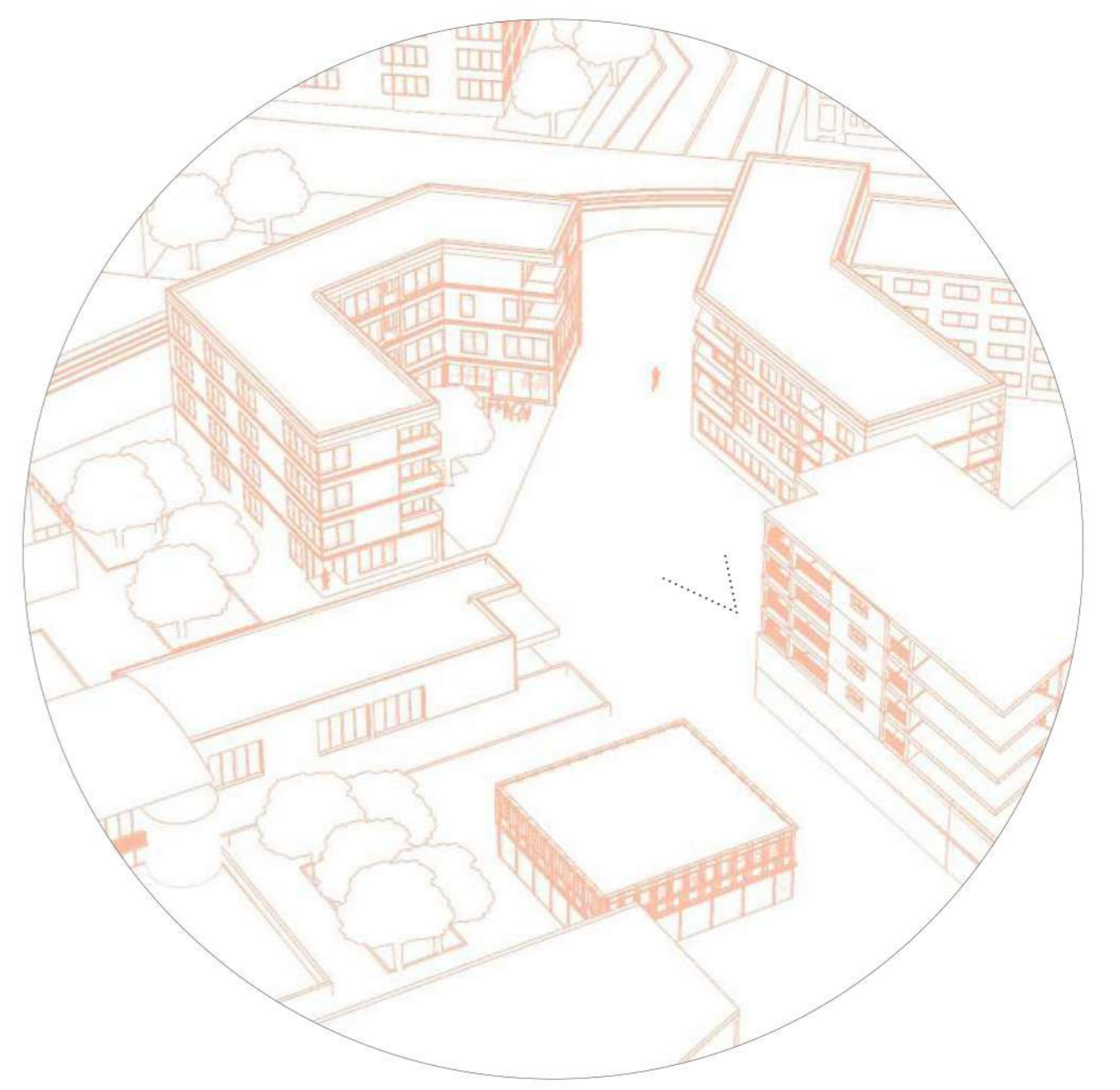
THIRD FLOOR PLAN | PROGRAM 1:500



### URBAN DISTRICT SEEHOFSTRASSE Urban Mix | Sachsenhausen-Nord, Frankfurt am Main



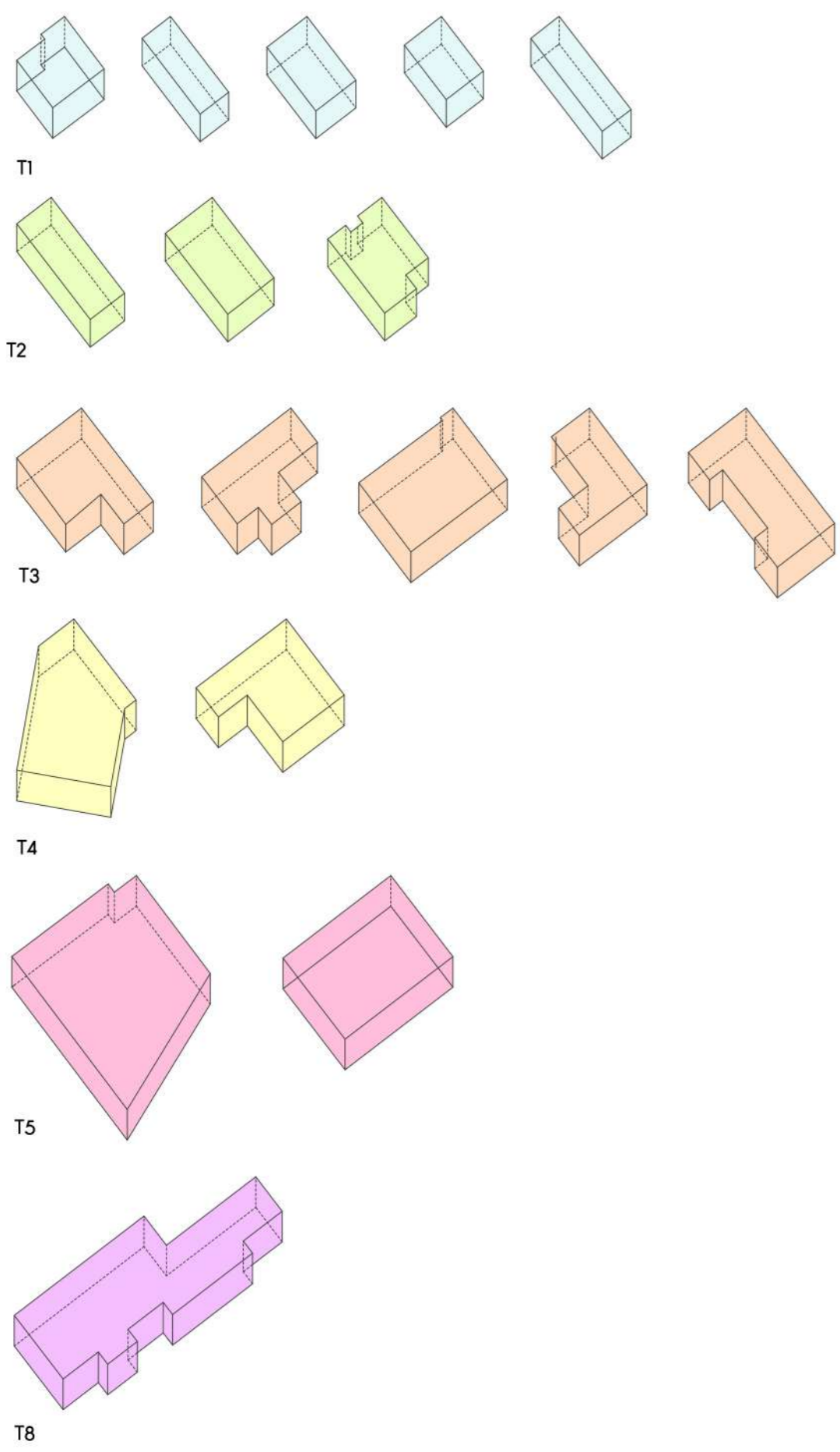
ATMOSPHERIC VIEW OF THE PROJECT



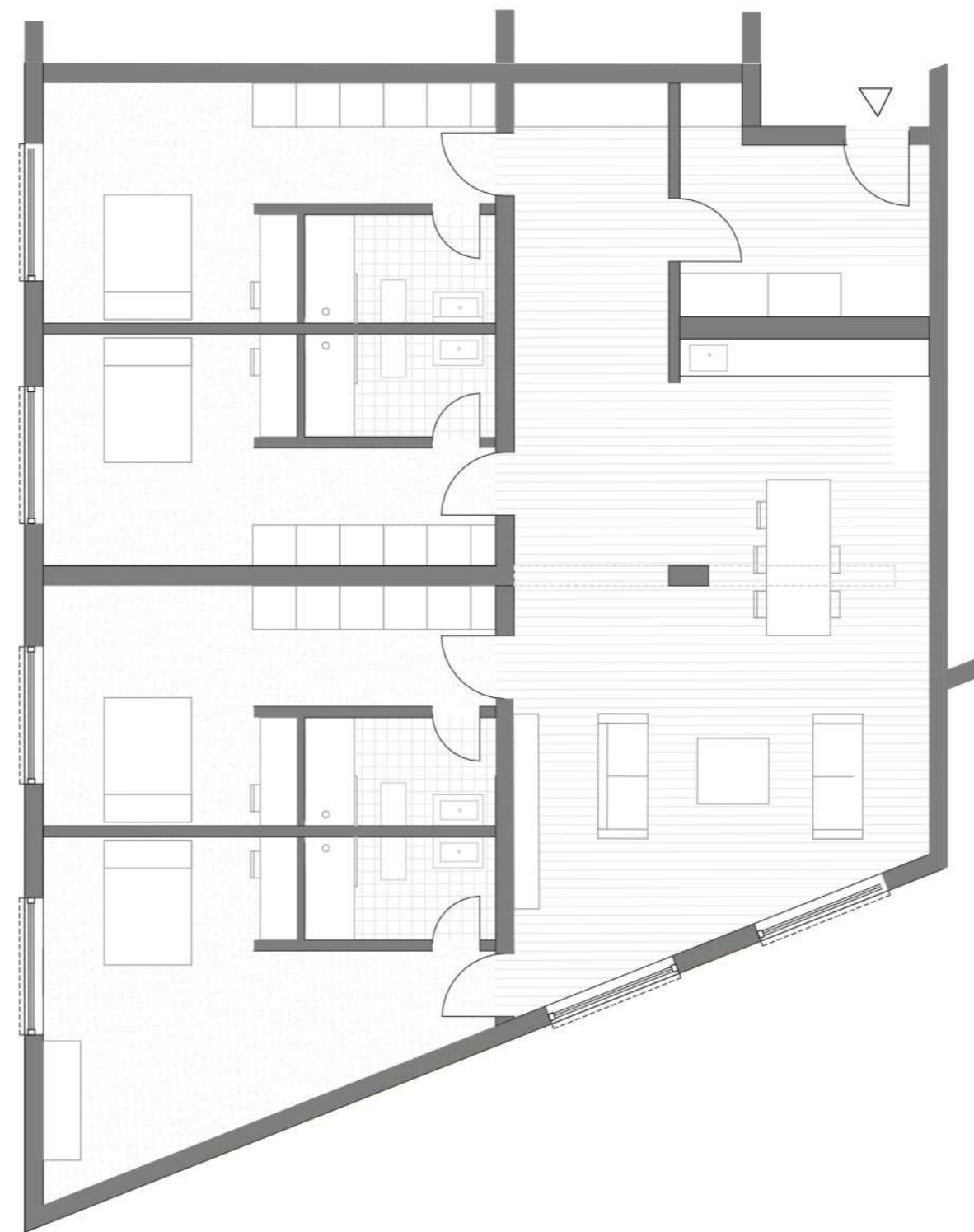
**URBAN SQUARE: PLATFORM FOR GREATER SOCIAL EXCHANGES IN A NEW VILLAGE-LIKE SETTING**

Creating urban spaces of different sizes, shapes and purposes was a key element in our design. Here, we give priority to an abundance of urban squares, playgrounds and framed green spaces, in keeping with the urban structure of the district. The wide use of green is however visible on the strategic site.

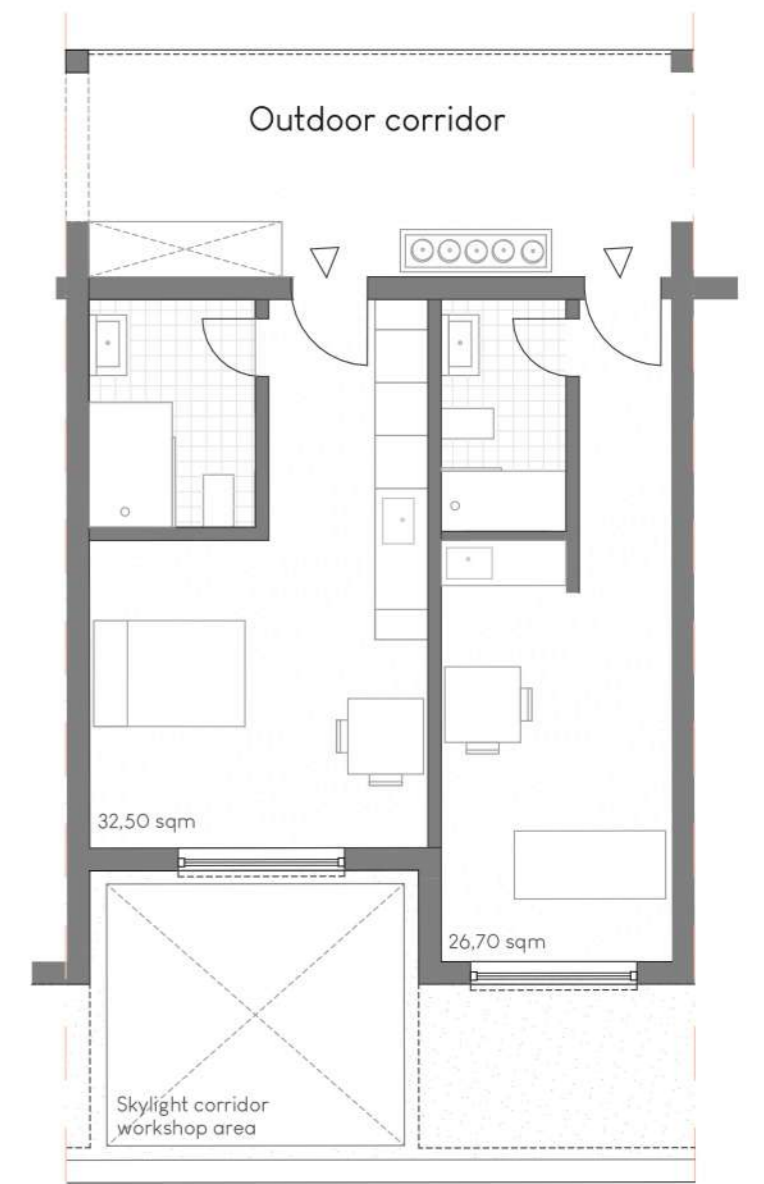
True activators of urbanity, third places that can be used by residents, retailers, families, schoolchildren, the elderly, young professionals, students, couples, single people, etc., these various urban spaces are at the heart of the newly created urban block and are the backbone of this project. They will gather events and people, for formal and informal exchanges and meetings while connecting the different actors of the project.



COLLECTION | HOUSING TYPOLOGIES USED



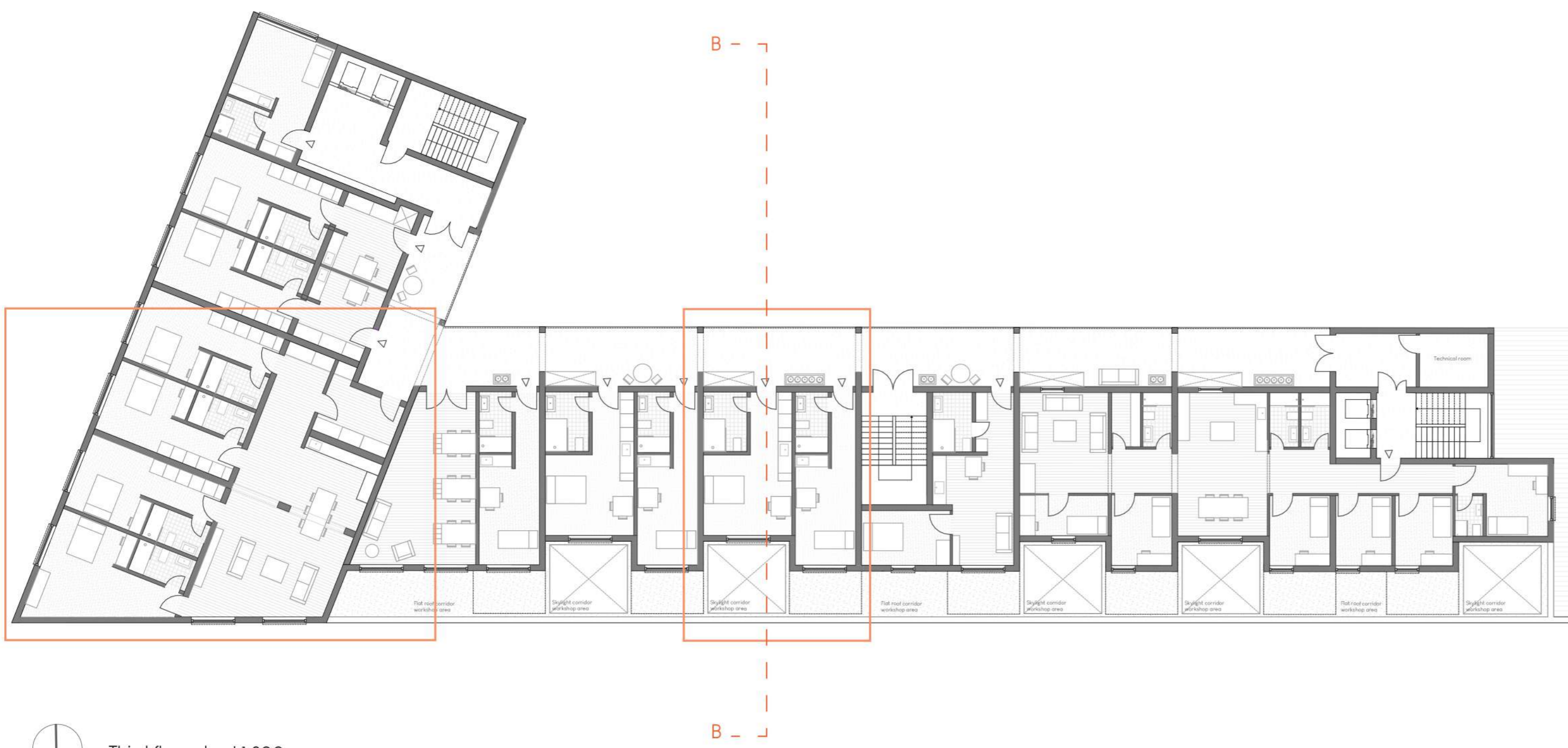
Third floor plan | T5 | 1:100



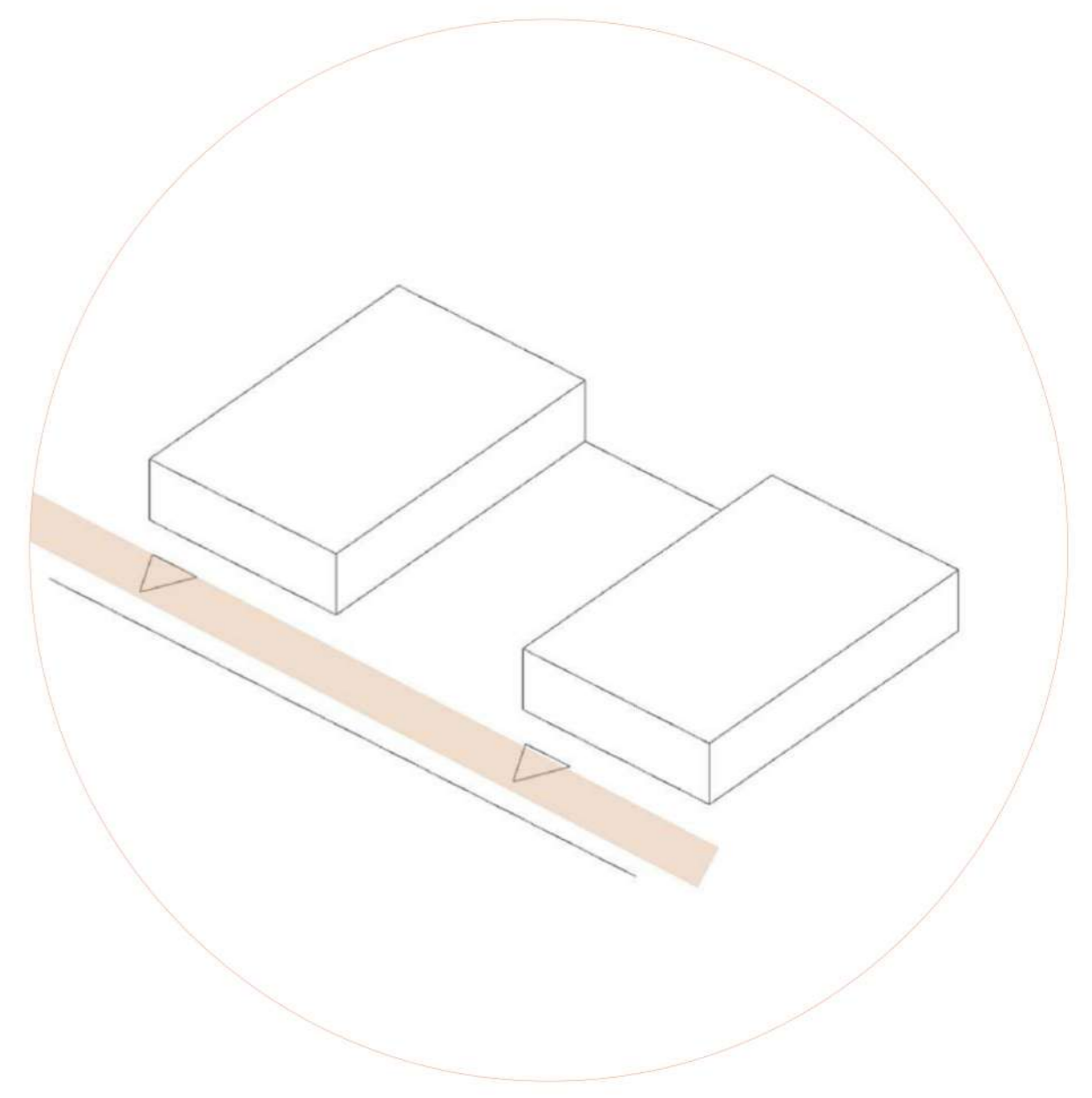
Third floor plan | T1 | 1:100



Section AA | 1:200



Third floor plan | 1:200



LIVING SPACES TAILORED TO THE NEEDS OF THE RESIDENTS IN THE MIDST OF A GLOBAL HEALTH CRISIS : LIVING TOGETHER, YES, BUT BETTER

## WOHNHEIM T1>T8

**TARGET |** Short and long-term residents  
Wide target, from young actives, students, single or pairs to elders.

**DIMENSIONS |** I around 40 sqm per unit.

**CLUSTER |** Communal spaces between some slots.

## LIVING TOGETHER T1>T4

**TARGET |** Short and long-term residents  
Young actives, students, single or pairs, families and elders. Community living.

**DIMENSIONS |** I around 35 to 95 sqm per unit.  
I Flexible units.

**CLUSTER |** Communal spaces (indoor/ outdoor)

### Legende

#### Roof

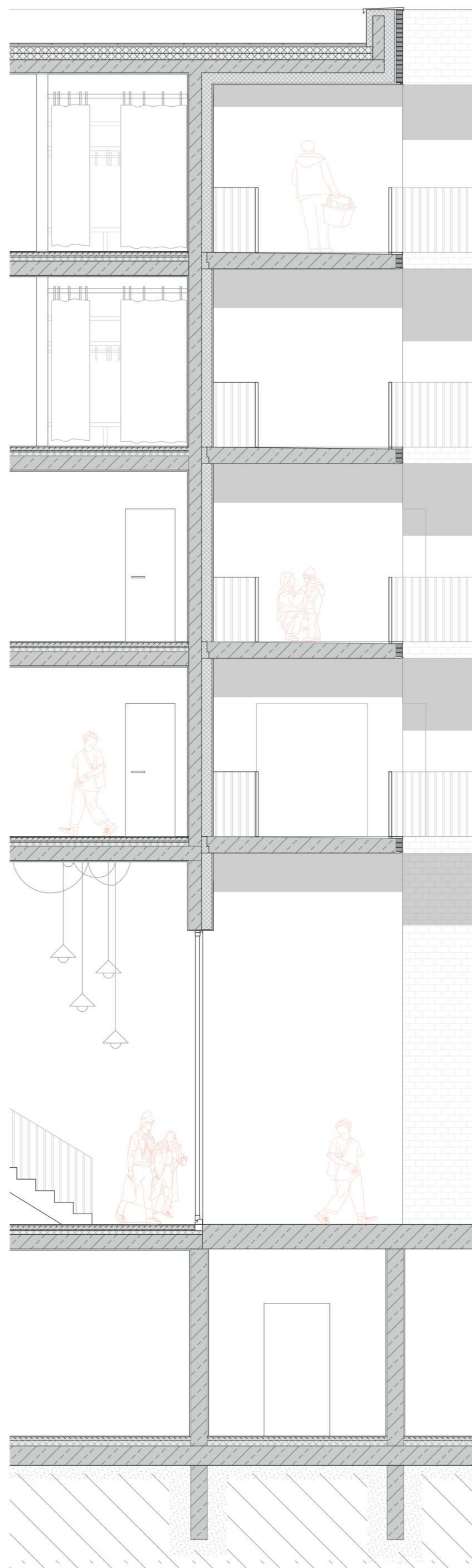
- Gies
- Bitumous sealant
- EPS rigid foam
- Thermal insulation
- Reinforced concrete slab, smoothed surface,
- Coating

#### Facade construction

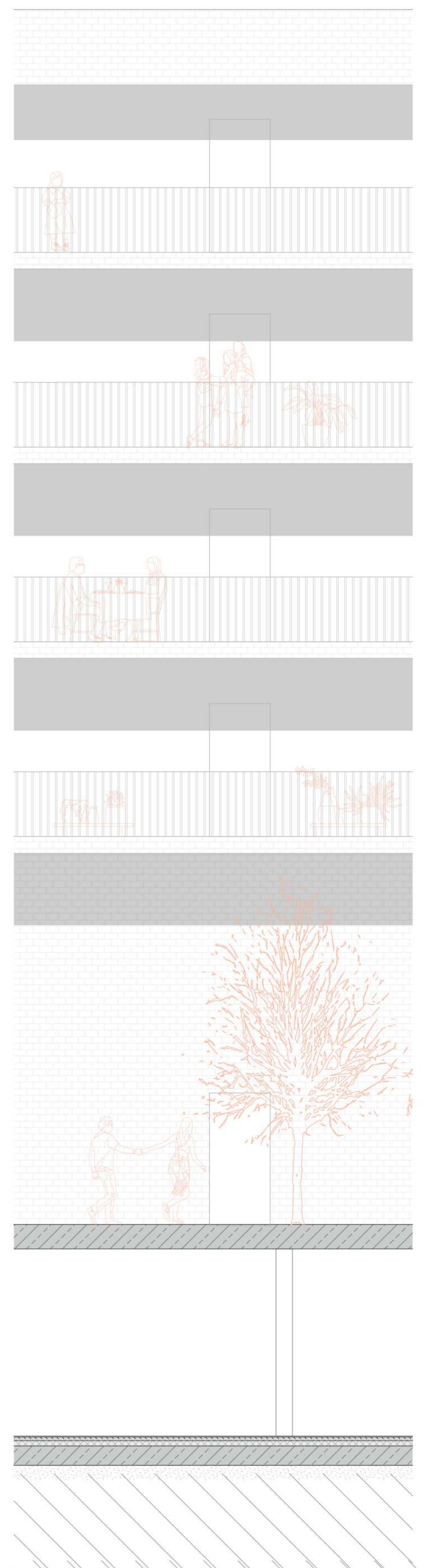
- Double-fired brick
- Back ventilation
- Mineral wool thermal insulation
- Reinforced concrete
- Sliding double-glazing aluminium frame

#### Floor construction

- Wooden floor
- Screed
- Insulation x2
- Reinforced concrete
- Coating



Section facade | 1:50



Eastern facade | 1:50



Section BB | 1:200