R50
itterstraße

Architects: ifau und Jesko Fezer | Heide & von Beckerath

EX2. Precedent Studies

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Kon Shin   992907921

R- 50 CoHousing

Location:
Ritterstrasse 50, Berlin-Kreuzberg, Germany

Year:
2013

Architects:
Heide & von Beckerath, ifau und Jesko Fezer

Housing type:
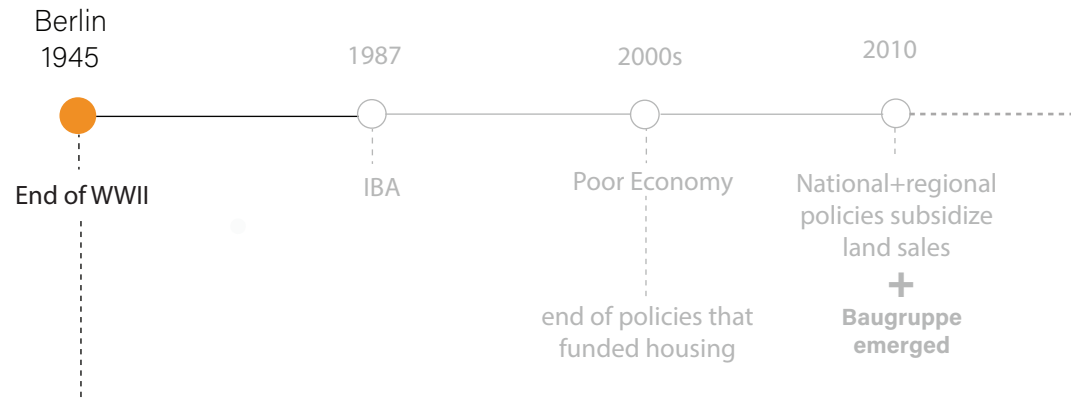CoHousing - Baugruppe (building group)

Total area:
2037 msq

Offering:
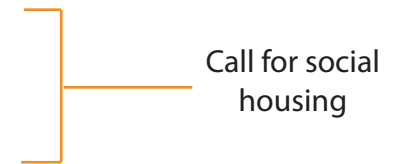19 Apts + a basement and an attic + various shared
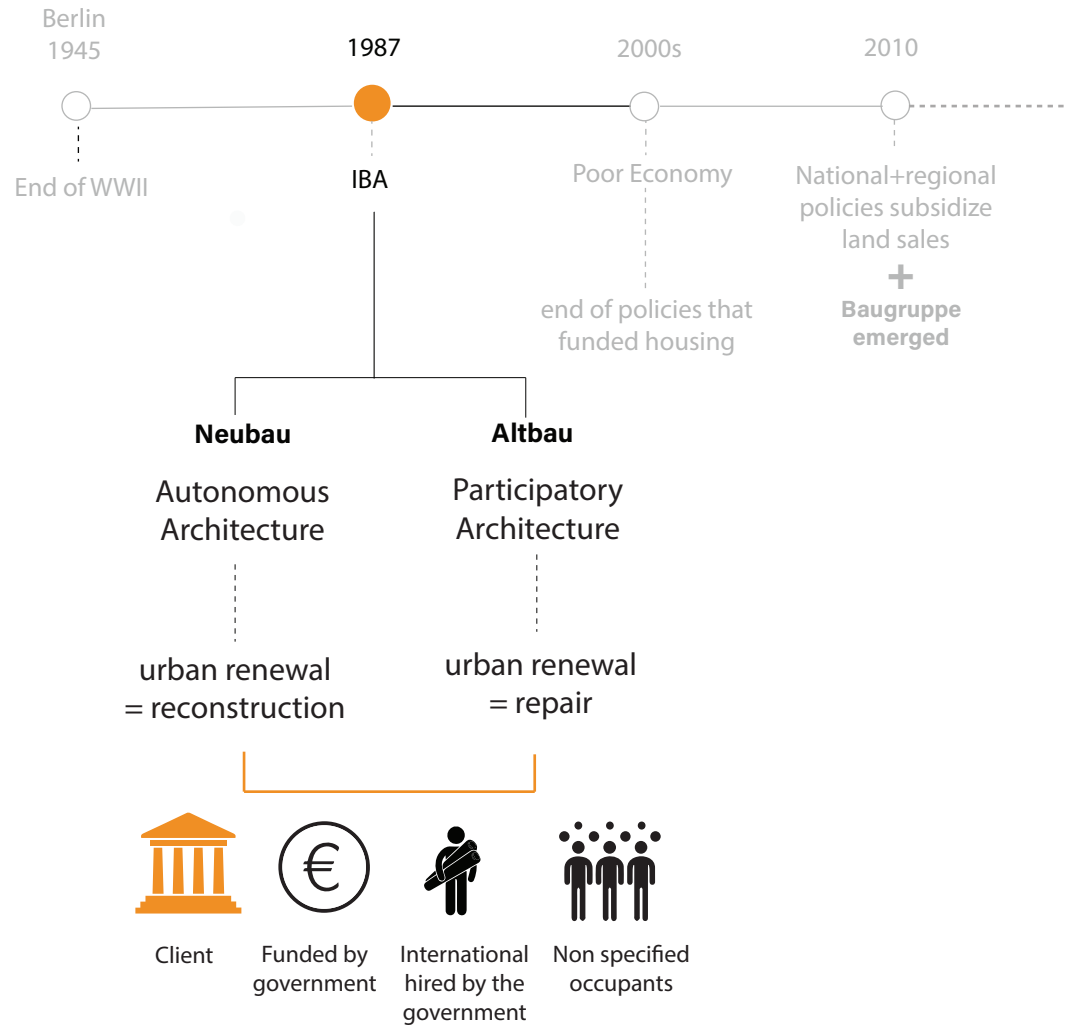
History of housing in Berlin

Berlin
1945

1987

2000s

2010

End of WWII

IBA

Poor Economy

National+regional
policies subsidize
land sales

+

end of policies that
funded housing

**Baugruppe
emerged**

1/5 of the housings were
demolished

1/5 of the housings severely
damaged

Call for social
housing

Self-build city: IBA

Berlin
1945

1987

2000s

2010

End of WWII

IBA

Poor Economy

National+regional
policies subsidize
land sales

end of policies that
funded housing

+

**Baugruppe
emerged**

Neubau

Altbau

Autonomous
Architecture

Participatory
Architecture

urban renewal
= reconstruction

urban renewal
= repair

Client

Funded by
government

International
hired by the
government

Non specified
occupants

Economic Recession

Berlin
1945

1987

2000s

2010

End of WWII

IBA

Poor Economy

National+regional
policies subsidize land
sales

+

End of policies that
funded housing

Baugruppe
emerged

Rental increase by district (2010- 2012)

20% and more
15%
10%
5%
0%
Under 0% & -15%

Kreuzberg
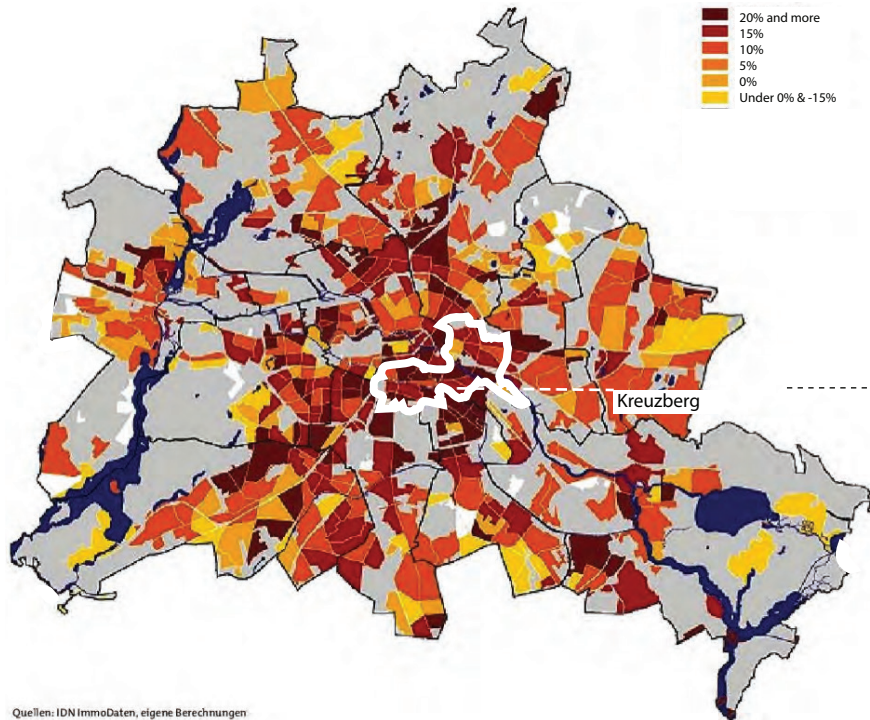
Quellen: IDN ImmoDaten, eigene Berechnungen

Self-build city: Baugruppen

Berlin
1945

1987

2000s

2010

End of WWII

IBA

Poor Economy

National+regional
policies subsidize
land sales

End of policies that
funded housing

+

Baugruppen
emerged

lower-mid income citizens

Client

Funded by
government

International

Non specified
occupants
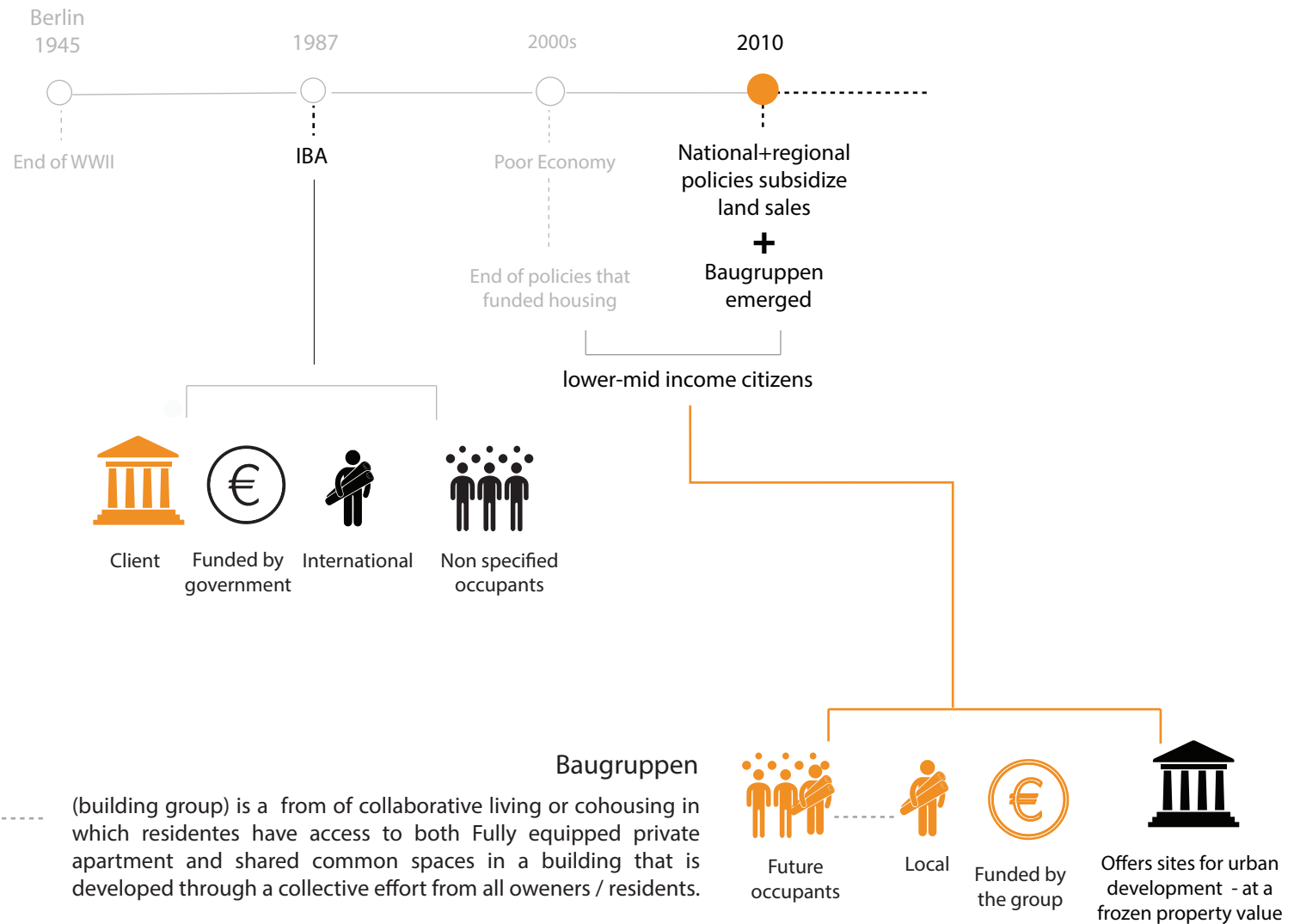
Baugruppen

(building group) is a from of collaborative living or cohousing in which residentes have access to both Fully equipped private apartment and shared common spaces in a building that is developed through a collective effort from all oweners / residents.

Future
occupants

Local

Funded by
the group

Offers sites for urban
development - at a
frozen property value

Initiation: A concept-based award procedure for building plots (Implemented in close cooperation between the architects and clients)

R50

Policy

When the City of Berlin redeveloped certain brownfield sites, they parcelled some of the land specifically for the building of Baugruppen. The Berlin Senate Department of Urban Development offered the land to a group of buyers via a bidding process not based on price but quality of design concept.

In this unique bidding process, the design group with the most compelling concept acquired the site. In the initial stages, the city held the land at a stable price while the design group sought partners and raised funds. The design group's eventual partners/future occupants were people from their social or professional circles. Berlin encourages Baugruppen projects because it brings an already intact community that will help create an instant neighbourhood in a newly developed area. The city instrumentalizes the idea of Baugruppen to bring life and culture to a new development.

In addition, the architecture and the living solutions that Baugruppen brings to a neighbourhood is often creative.

Traditional Bidding War for Development

Parcel of land in Berlin (fluctuates in value)

Lowest bidder

Highest bidder

Second highest bidder

Third highest bidder
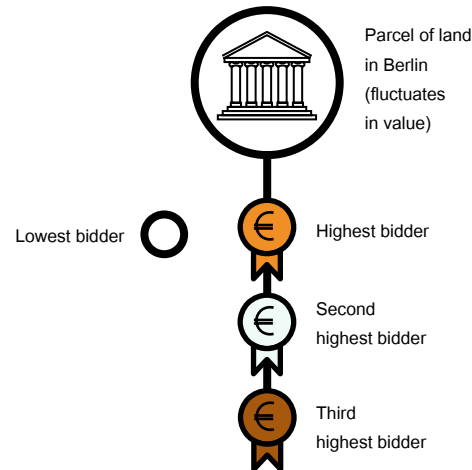
New Bidding Process for Baugruppen Development

Concept 1

Concept 2

Concept 3

Concept 4

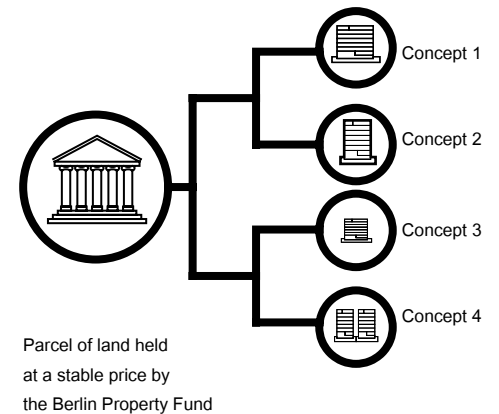Parcel of land held at a stable price by the Berlin Property Fund

Left-most image:
A still image from Architekturclips Network's video, "R50 - Collaborative Residential Project in Berlin-Kreuzberg," where one of the designers described the unique bidding process that enabled them to acquire the site.

Middle and right-most images:
Still images from Architekturclips Network's video, "R50 - Collaborative Residential Project in Berlin-Kreuzberg" showing the occupants collaborating with the designers during one of their many two-way, collective design meetings.

Sources:

Anderton, Frances. "Berlin's R50 Baugruppe Is a Model of Living Affordably, Collectively." KCRW. KCRW, July 31, 2015. https://www.kcrw.com/culture/shows/design-and-architecture/berlins-r50-baugruppe-is-a-model-of-living-affordably-collectively.

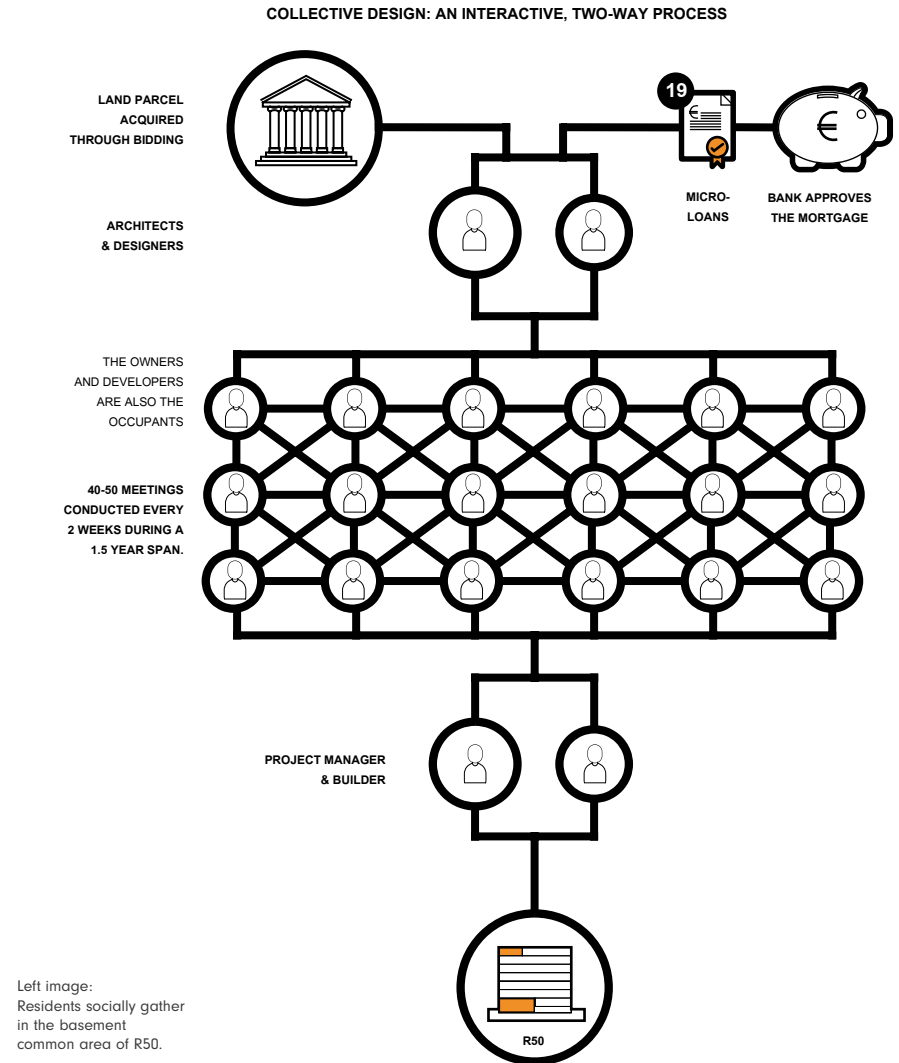Network, Architekturclips. "R50 - Collaborative Residential Project in Berlin-Kreuzberg." Vimeo, October 25, 2020. https://vimeo.com/87466748.

Financing

How is a non-tradional housing project financed?

In the case of R50, the traditional lending process through most banks was not a fit and a special structure for lending had to be utilized. Typically, banks handle single loans for single owners and manage it through a single contractor. In the case of R50, there was one project that involved multiple mortgages with potentially different contracting. A lending structure with one contractor, one administrator and a grouping of multiple micro-loans became the lending instrument that made the project possible.

UmweltBank, a German bank that finances ecological loan projects and R50's project manager built a package of financing by pooling all the individual mortgages of the future residents which would fund all phases of construction.

A fraction of each unit's mortgage in R50 contributed towards the development of all collective areas - it was a collaborative financing effort to develop the building as a whole.

Left image:
Residents socially gather in the basement common area of R50.

COLLECTIVE DESIGN: AN INTERACTIVE, TWO-WAY PROCESS

LAND PARCEL
ACQUIRED
THROUGH BIDDING

ARCHITECTS
& DESIGNERS

THE OWNERS
AND DEVELOPERS
ARE ALSO THE
OCCUPANTS

40-50 MEETINGS
CONDUCTED EVERY
2 WEEKS DURING A
1.5 YEAR SPAN.

MICRO-
LOANS

BANK APPROVES
THE MORTGAGE

PROJECT MANAGER
& BUILDER

R50

Sources:

Anderton, Frances. "Berlin's R50 Baugruppe Is a Model of Living Affordably, Collectively." KCRW. KCRW, July 31, 2015. https://www.kcrw.com/culture/shows/design-and-architecture/berlins-r50-baugruppe-is-a-model-of-living-affordably-collectively.

Bridger, Jessica. "What Cohousing Looks Like: Inside Berlin's Radical R50 Baugruppen Project." Metropolis, February 19, 2017. https://www.metropolismag.com/architecture/residential-architecture/dont-call-it-a-commune-inside-berlin-radical-cohousing-project/.

Design Process: Participation & Appropriation

No concepts. Only agreements.

"We knew why these people, why this building,"

R50 was designed with the intensive participation of its residents. The architects facilitated the process, starting with the founding of the building group, leading participatory planning and design meetings (architect Verena von Beckerath)
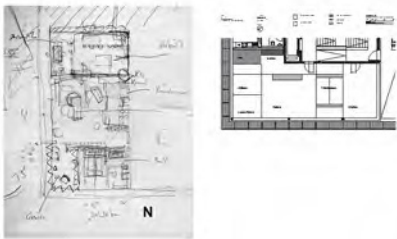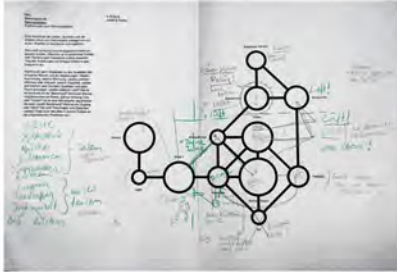
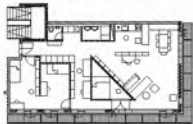"willingness to find collective conclusions
are not compromises, but inventions. "
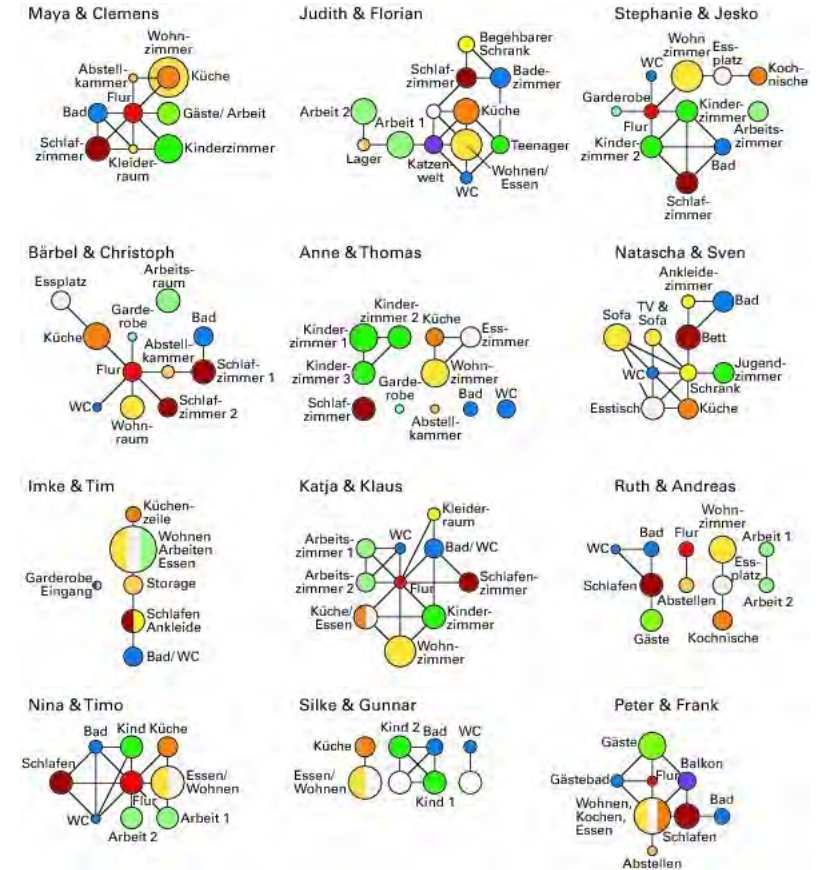
Methodical evaluation of residential reference systems of the residents based on the desired room sizes and spatial relationships
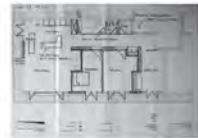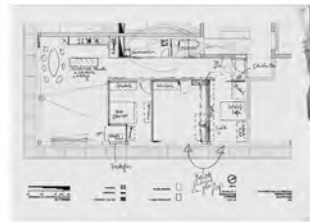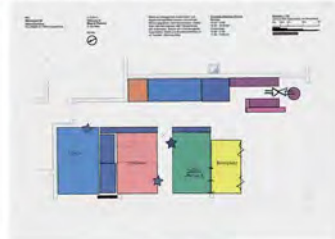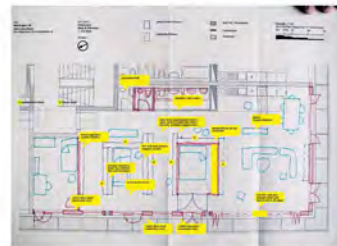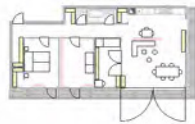
Models and diagrams showing the process.

The desired size of the spaced required for each communal use

Participatory architecture
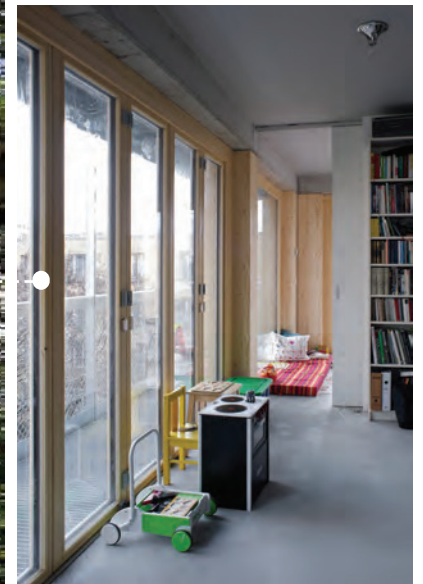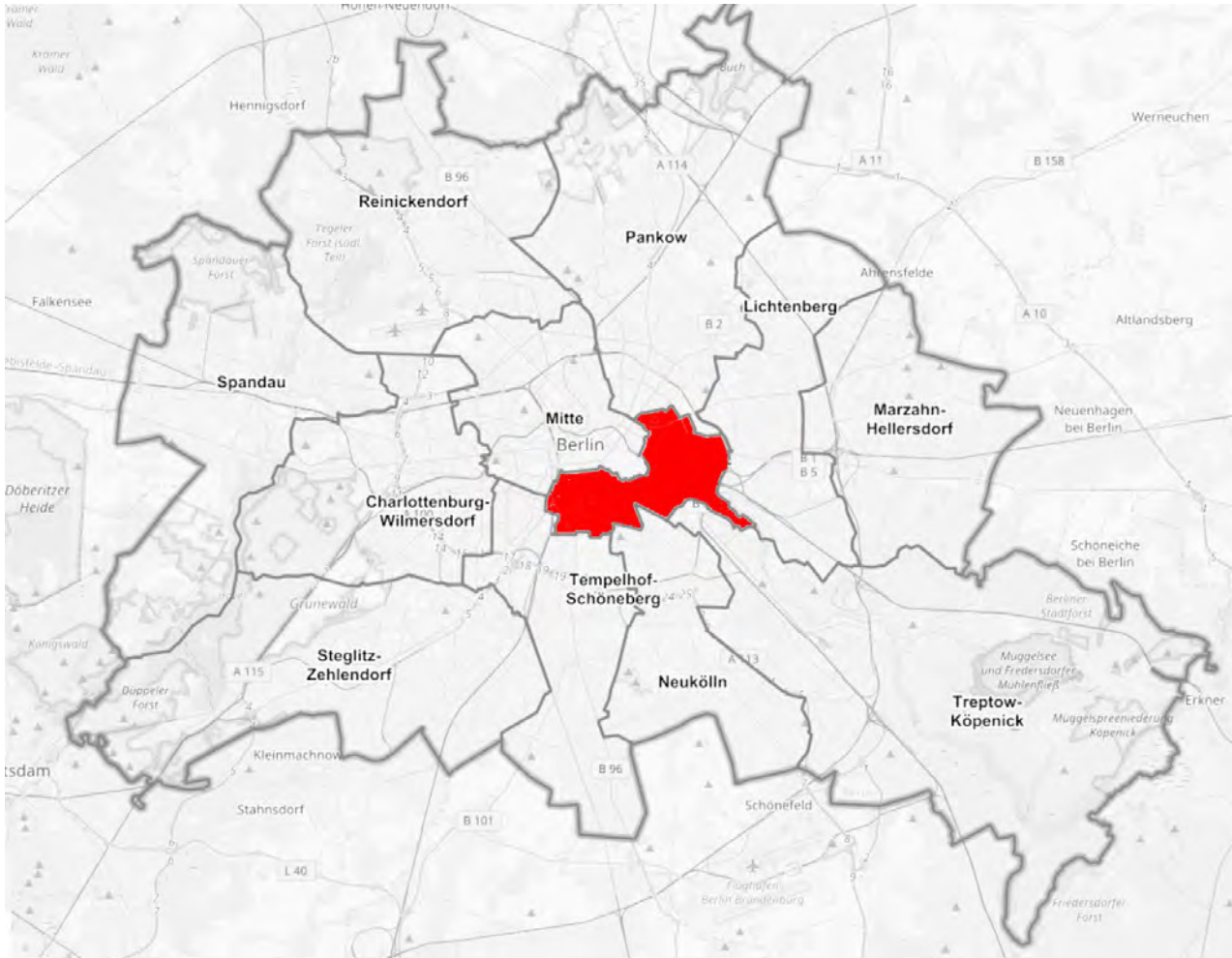
Roof top

Unit interior

Unit interior

Basement interior

Basement

Site: Kreuzberg

Friedrichshain-Kreuzberg

Region: Berlin
Province: Berlin
Area: 19.95 km^2
Population: 280,645
Average Age: 38.1 Yrs

Berlin's smallest but most densely populated district. Separated by the Spree River, Friedrichshain represents the Eastern part and **Kreuzberg the Western part** of the district. The former independent constituencies were merged through an administrative reform in 2001.
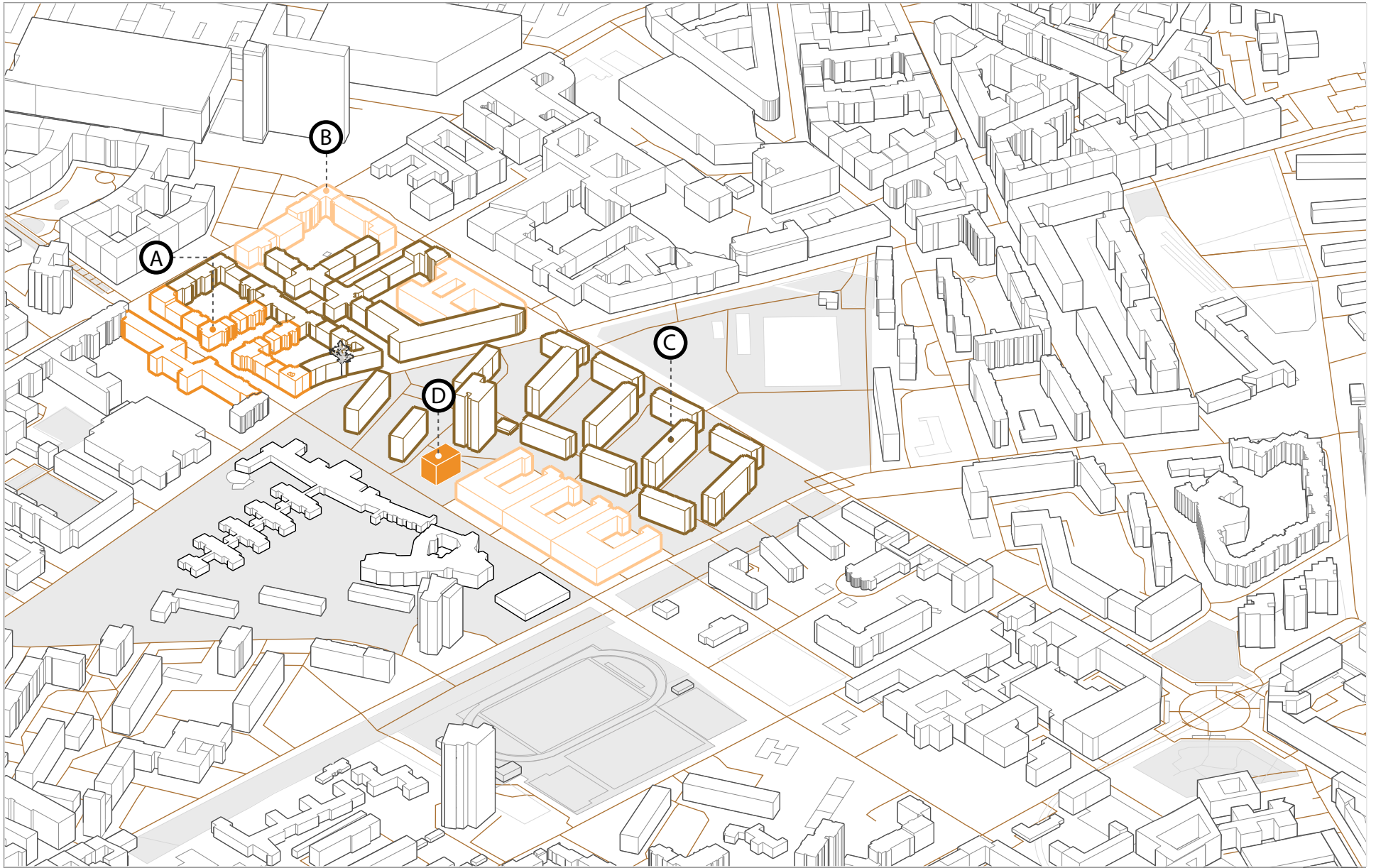
R50
ifau und Jesko Fezer | Heide & von Beckerath | Berlin | (2013)

Shamim Khedri - Viktor Panaflor - Kon Shin

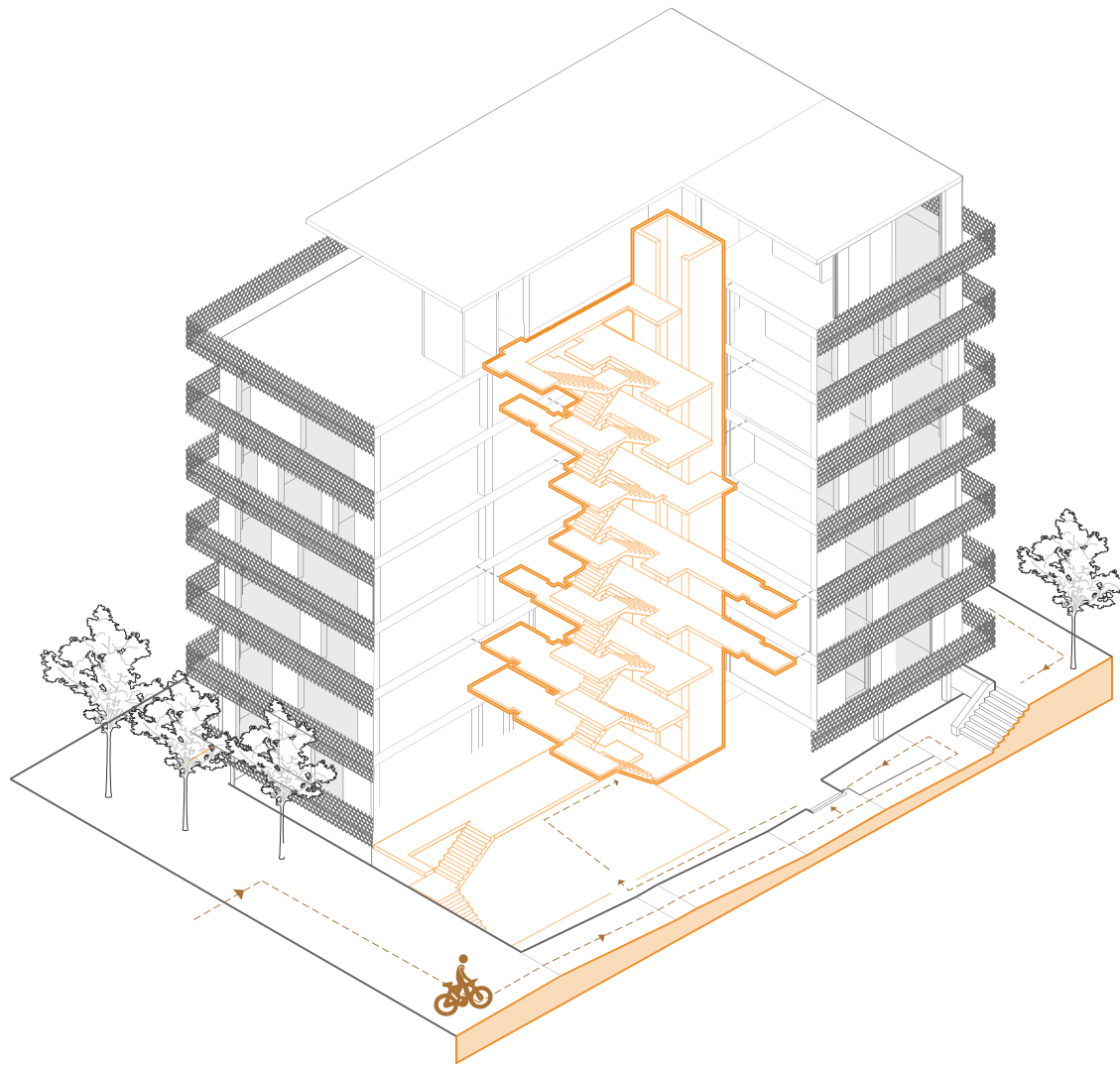(A) Social housing: IBA   (B) Mixed use   (C) Social Housing   (D) R-50 Cohousing   Green Spaces   —— Roads

R50
ifau und Jesko Fezer | Heide & von Beckerath | Berlin | (2013)

Shamim Khedri - Viktor Panaflor - Kon Shin

D

1. The 3 architects looking for a property

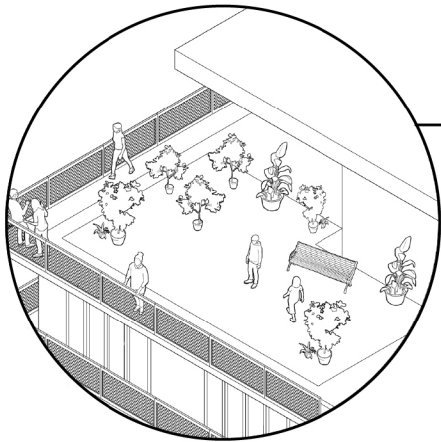2. Finding a property on the Berlin Property Fund lis
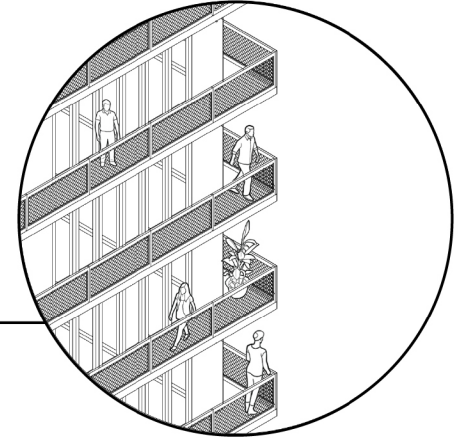
3. Winning the property in the bidding
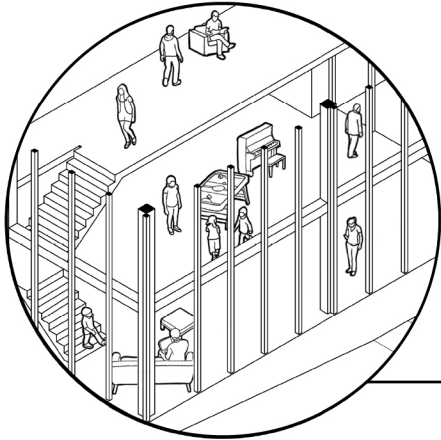
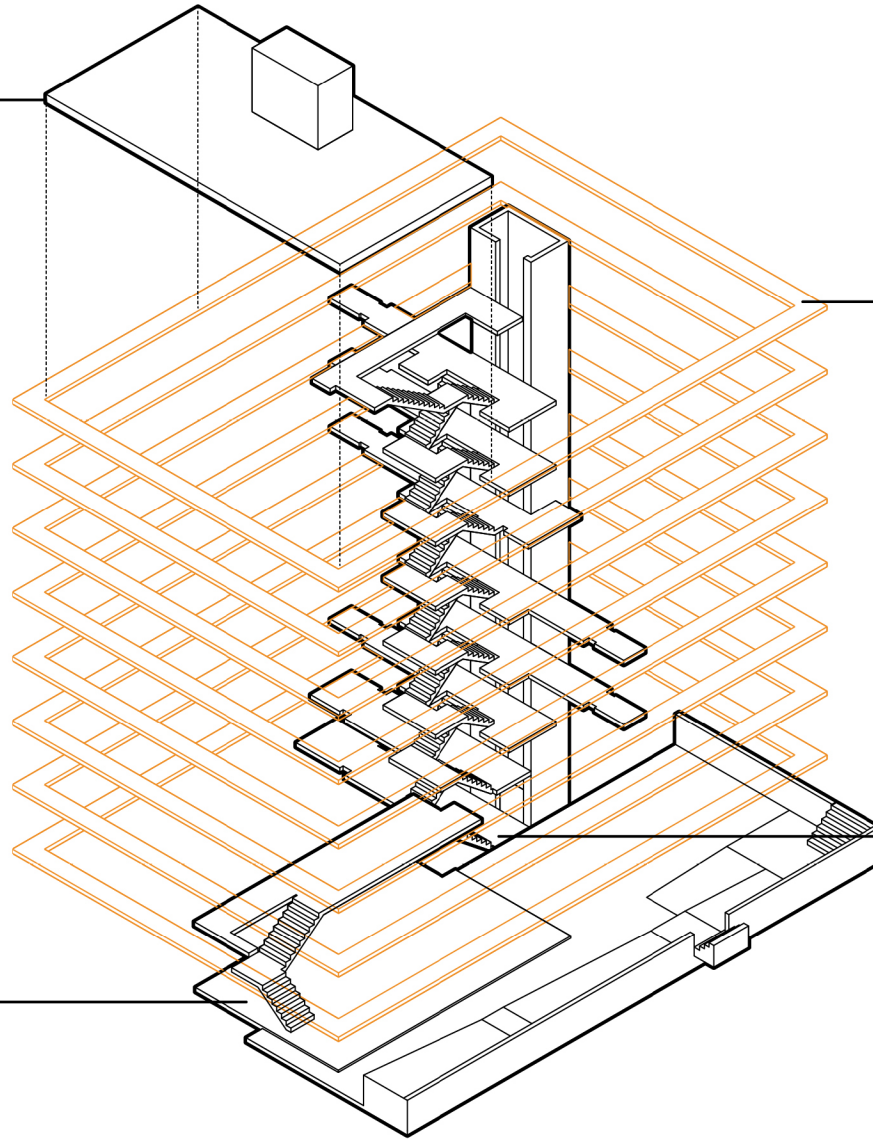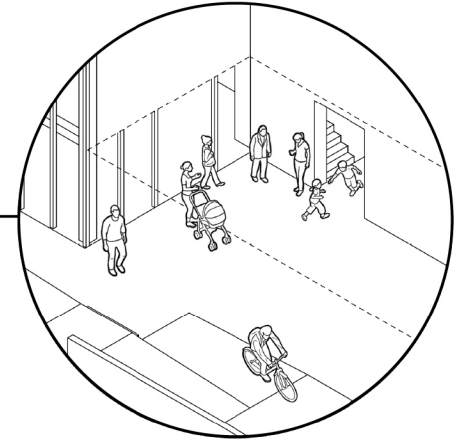4. Finding co-investers from acquaintances

R50

ROOFTOP
GARDEN

BALCONIES

BASEMENT

GROUND FLOOR
STAIRWELL

R50
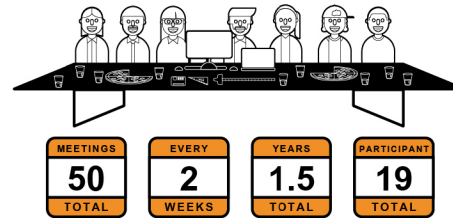ifau und Jesko Fezer | Heide & von Beckerath | Berlin | (2013)

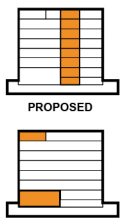Shamin Khedri - Viktor Peñaflor - Kon Shin

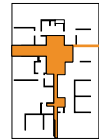BANK APPROVES
THE MORTGAGE

MICRO-
LOANS

MEETINGS	EVERY	YEARS	PARTICIPANT
50	2	1.5	19
TOTAL	WEEKS	TOTAL	TOTAL

A FRACTION
OF EACH
MORTGAGE

PROPOSED

BLK 1

BLK 2 | BLK 3
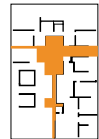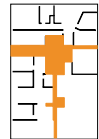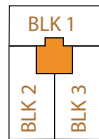
LV01 LV02 LV03 LV04 LV05 LV06 ROOF
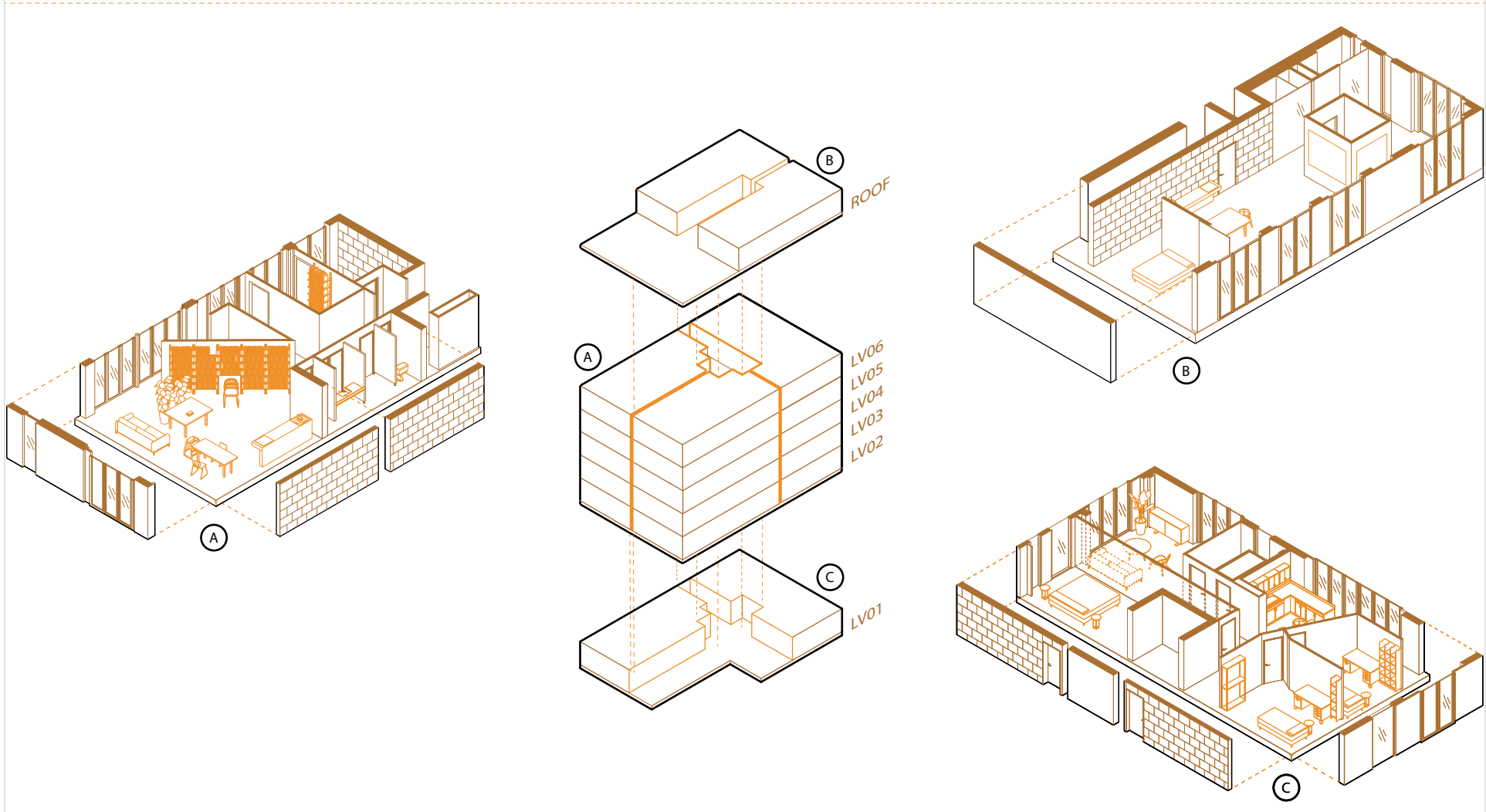
ROOF

B

A

LV06
LV05
LV04
LV03
LV02

LV01

C

A

C

B

R50
ifau und Jesko Fezer | Heide & von Beckerath | Berlin | (2013)

Shamim Khedri - Viktor Panaflor - Kon Shin

MATERIAL FINISH   CHOICES
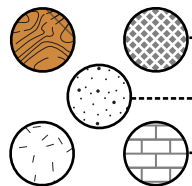
GUIDING CONSTRAINT:
STRUCTURAL SYSTEM
NON-Negotiable

INTERIOR LAYOUT
19 HOUSEHOLDS = 19 PLANS
Discussions & Coordinations

€   ?   A

16

Kreuzberg: The context

R50
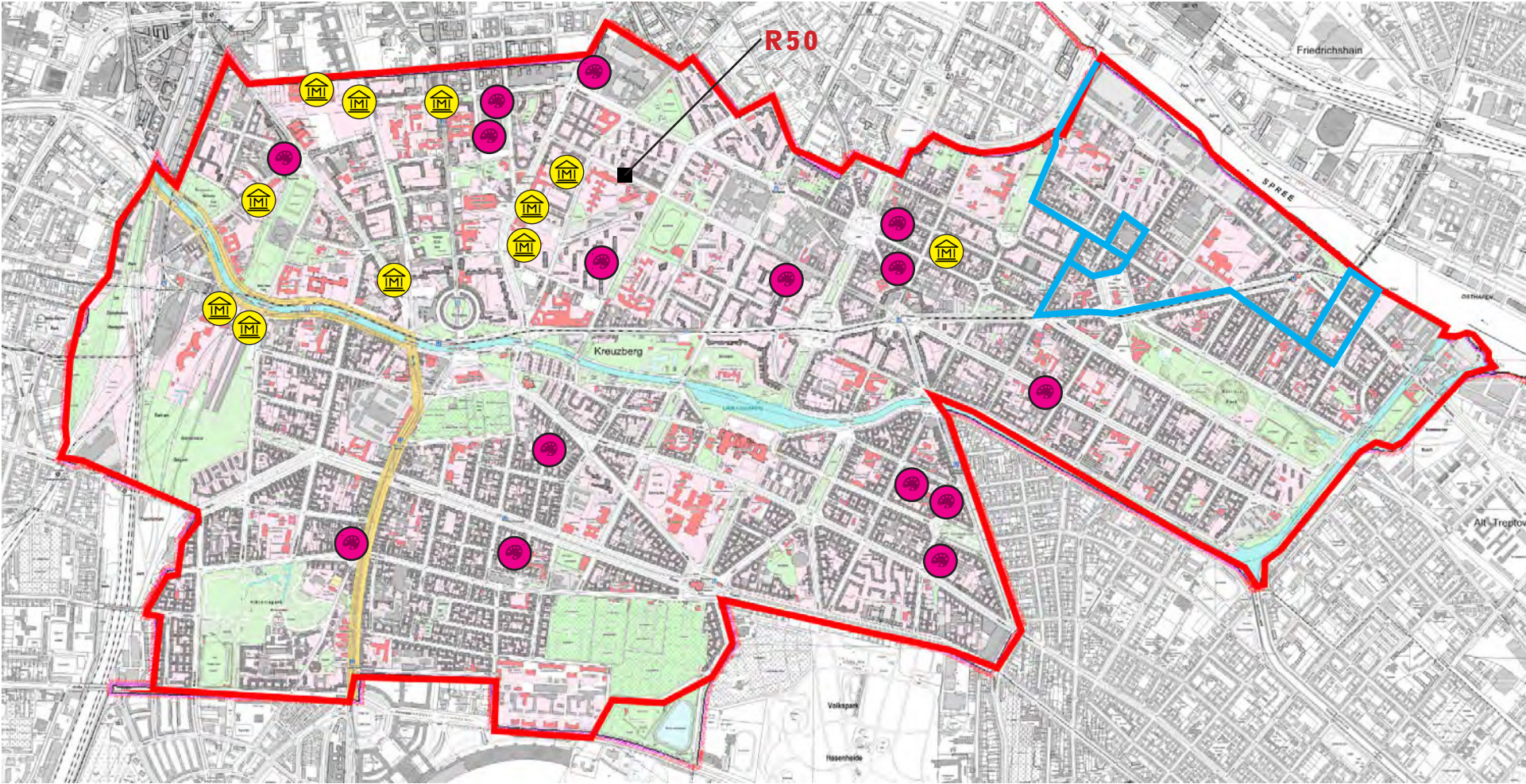
☐ (red outline)	Kruezberg Boundary
■ (blue)	Street Art Corridor
● (magenta)	Gallery
🏛 (yellow)	Museum

Artist Population % by Borough

Legend: ■ 2011 ■ 2018

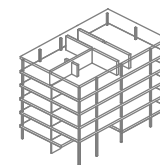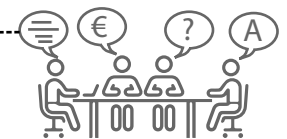| Borough	
Kreuzberg	
Neukölln	
Prenzlauer Berg	
Mitte	
Wedding	
Schöneberg	
Friedrichshain	
Charlottenburg	
Pankow	
Other districts	

0   5%   10%   15%   20%

second vote 2016 ■ 2011 ▬

Party with the highest share of second vote in the Boroughs
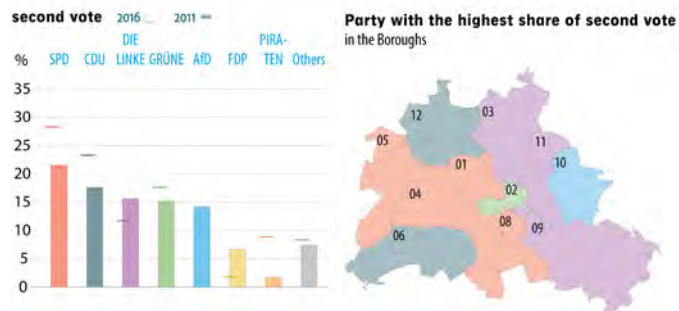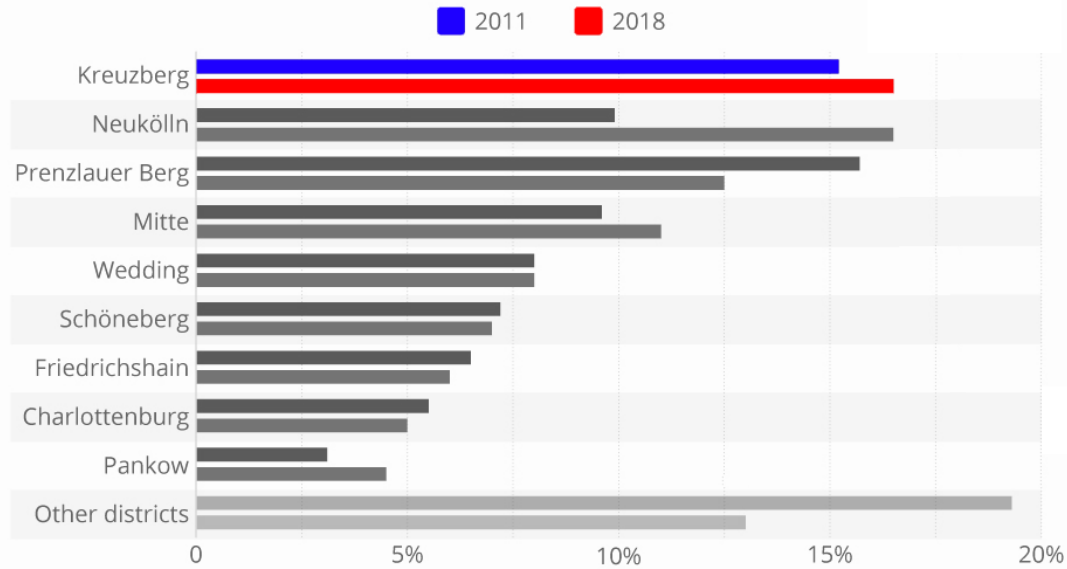
The counterculture tradition of Kreuzberg led to a plurality of votes for the Green Party, which is unique among ALL Berlin boroughs. (Füller and Michel 2014, 1309).

The history of immigration, an abundance of small grassroots culture and entertainment venues, a leftist history and a well-preserved housing stock due to cautious urban renewal all make for a socially diverse and amenity-rich subdistrict. In addition, Kreuzberg's diverse and rugged character encapsulates much of the creative to the neighbourhood.

Turkish Migrants in Kreuzberg

Ethnic Berliners

Turkish Origin

Mosques in Kreuzberg District

C* Prayers in Turkish
C* Prayers in other language
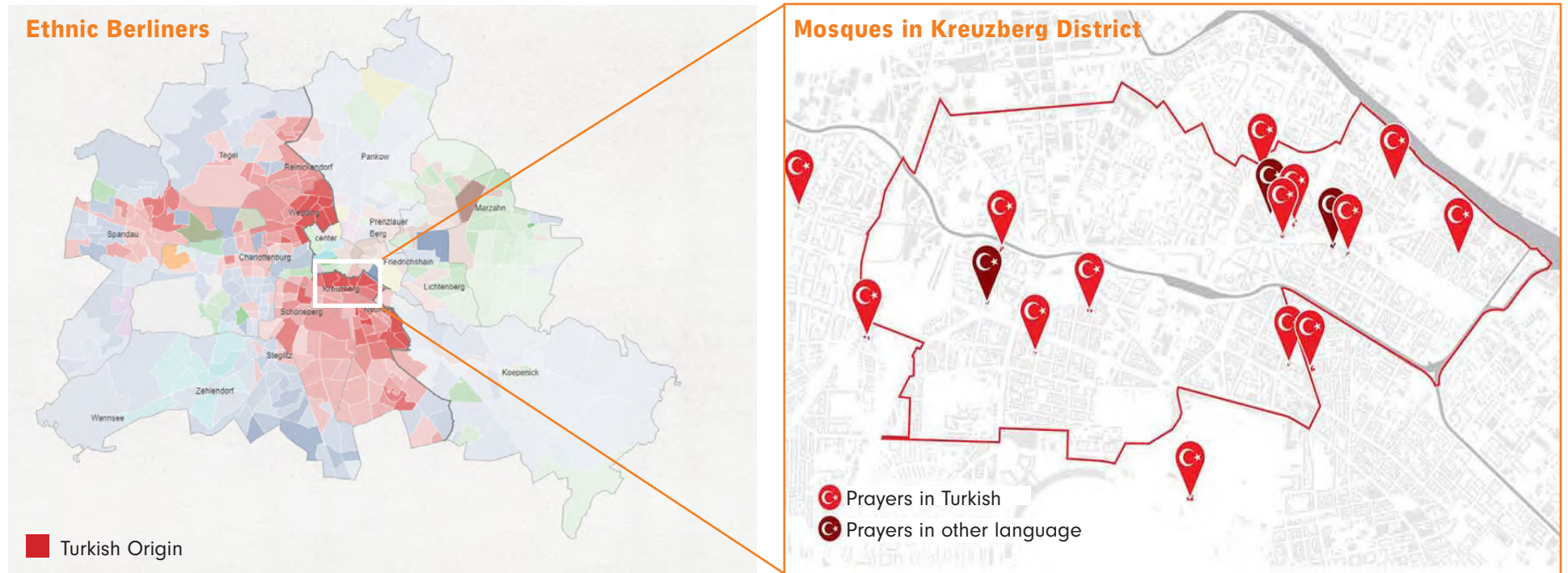
"Now that The Wall has been down for so many years, we should not start building a new wall separating ethnic Germans from those of migrant backgrounds."

Kreuzberg Turkish Population: 29,225

In the **Kottbusser Tor** area of Kreuzberg, **non-German citizens comprise 55.2%** of the population.
30% of households in the neighbourhood have a monthly **income under the poverty line.** (Holm 2013)

Turkish Food Ethnic Economy

Trans-National Visitor

High Reputation

Self-Adjustment

Similarity to Motherland's Flavor

Quick Preparation and Portability

Turkish Immigrant

Turkish Food

Income and Employment

Immigrant (Job Seeker)

Food Ethinic Economy

German (Native)
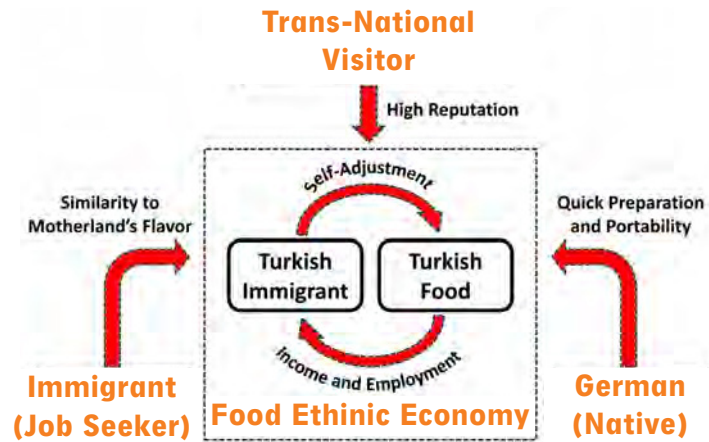
The tourism sector plays a vital role for providing jobs in the district. With three million overnight stays per year (a sixth of Berlin's 18,872 million overnight stays in 2009), tourism of Frie-drichshain-Kreuzberg brings in large amount of money into the local economy. The Tukrish immigrants are indispensable part of the econnomy of the community.

Evaluation

Co-housing= Affordable + sustainable

Reduces urban sprawl through densification

Increases collaborative consumption if a building is designed in a certain way

contribution to sustainable cities + neighbourhood integration

A doubleheight, flexible community space connecting the building's main access to the public street. Making the space available for neighbourhood groups and other public uses.

improve gender-related issues by relieving women of housework burdens

Participatory form of Architecture

Mix of communal + private living spaces

R-50 Co-Housing

(+)

(−) it is not supporting the vulnerable groups

residents with a lower than average income and education background are absent from the project

Even though in Berlin there is a diversity of types of co-housing buildings (co-housing for) elderly, LGBTQ and even for refugees

Baugruppen accommodate mostly the German middle-class and is leading to increase in segregationand a rise in rents in urban areas

For this reason a public policy decision to mainstream co-housing has not yet been established