



PRESS

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Additional information / prize winner

ARGE SUMMACUMFEMMER BÜRO JULIANE GREB
,SAN RIEMO' RESIDENTIAL BUILDING, Munich

Original text from the ,DAM Jahrbuch 2022' by Christiane Thalgott

A New District for Munich

Munich-Riem Airport closed in the spring of 1992. Having become too small, it was largely demolished and replaced by the new Munich Airport in the Erdinger Moos area to the north of the city. Far-sighted politicians and city planners saw a golden opportunity to use the airport's remaining empty airfield for a new, contemporary, ecologically-planned living, working, and leisure district. Ecological, creative, social, and cultural guidelines were formulated and the plan for their implementation in space and time was defined. The people of Munich initially saw Messestadt Riem as a distant district in the east of the city. They still associated Riem with travel memories from the past rather than the future vision of a new district measuring 560 hectares where around 6,000 apartments and 12,000 jobs were to be created.

Messestadt Riem

The new Messe exhibition centre, from which the district gets its name, opened in 1998. It has attracted hundreds of thousands of people with public events such as the 'Heim und Handwerk' and 'Bauma' trade fairs. The quick route from the metro stations to the exhibition centre's entrance teased visitors with a very brief view at best of the shopping centre, the restaurants, and the very large and unattractive Willy-Brandt-Platz, which had a regrettably long and patchy string of buildings around its perimeter. The trees were still very small, almost invisible, and the portico at the end of the road was missing for 20 years. Despite a few residential buildings, a church, a school, kindergartens, and many construction sites, it was not possible to recognise a coherent part of the city around and beyond the shopping centre – the Riem Arcaden. Everything was big, new, and rather uncomfortably spacious. The park begins to the south of the shopping centre and cannot be seen from the metro stations. Local media quite rightly complained about the lack of small-scale shopping and dining options and the slow rollout of some urgently required private services. Medical practices, for example, were caught up in a quag- mire of bureaucracy and not allowed to open. It was a difficult start.

BUGA 2005 Federal Garden Exhibition

A specifically planned event like the BUGA 2005 Federal Garden Exhibition was unable to attract and inspire as many people to come to Riem as had been hoped. This was because of continuous rain – even though there was a cable car to provide transport to visitors. The people who moved to the new district and those who already lived here, on the other hand, benefited greatly from the much improved living environment. Today the lake, toboggan hill, skate park, and sports fields are popular amenities that radiate into neighbouring parts of the city. The commercial workplaces are attractive, and the service and office locations

in the western cluster are occupied by interesting companies with administration and production facilities. The core areas south of Willy-Brandt-Allee and Edinburghplatz are now home to residential buildings and other service facilities, forming the residential area of the trade fair city.

Living in Messestadt Riem

The apartments did not all immediately find tenants or buyers on the open market in the first few years. The mixed tenure apartment building is made up of one third subsidised rental apartments for lower and middle income groups, one third rental apartments, and one third owner-occupied apartments. This was difficult to convey at times. It is hard to imagine today that the area was initially considered to be too spacious and new to create a collective neighbourhood identity that would also include the very different newcomers. Housing associations and cooperatives brought about a change in perception and appeal. The first bold housing association in Messestadt Riem was Autofreies Wohnen ('Car-free Living') in 1998. Young Munich cooperatives followed, first WOGENO and later FrauenWohnen and wagnis. Today there are 13 joint projects, including six cooperatives that have built more than 500 apartments.

Kooperative Großstadt Housing Cooperative

The San Riemo cooperative residential building realised by the KOOOPERATIVE GROSSSTADT housing cooperative, which was founded in 2015, contributes 27 apartments to the district. The building's design was selected in a public competition organised by the cooperative itself. A total of 62 firms submitted entries! The selected concept by Tim Schäfer and Pablo Donet Garcia with Tanja Reimer satisfied all the requirements. Unfortunately, even after revising the costs involved, it became clear that it would not be possible to realise the design within the specified budget. As a result, the second-placed design by ARGE SUMMACUMFEMMER BURO JULIANE GREB was awarded the contract. This was a real stroke of luck.

Fresh Look

Located on Heinrich-Bohl-Strasse, San Riemo brings a cheerful note to the neighbourhood, with the strictly designed cooperative residential buildings by wagnis and WOGENO featuring a glass facade made of movable French doors and a front layer of corrugated polycarbonate panels. Turquoise-coloured ceiling panels, curtains, and frames on the large-format ground floor windows underline this impression. The wave motif continues on the other facades thanks to the white corrugated iron cladding. The main entrance is on the short south facade with its striking triangular window cuts. The ground floor opens onto a courtyard and has unusually low windows that children can use as entry and exit points.

Communal Ground Floor

The cooperative rents out a commercial space behind a large window front on the ground floor facing Heinrich-Bohl-Strasse to a foundation that supports disadvantaged young people. Behind it, the communal part of the ground floor can be accessed from the main entrance. Residents call this area the lobby and it resembles an inner street. As people pass through, it opens up opportunities to do everyday things together. The washing machines and storage areas are inside a high-rack wall and hidden behind bright yellow curtains. A mundane task like doing laundry gives residents a chance to meet on the ground floor for a chat or cup of tea in the communal kitchen or visit the workshop. This is a space for joint activities that go beyond the different shared apartments. There is always someone here to keep an eye on the children as they meet for Bobby Car races or ballet school. San Riemo's roof terrace acts as a counterpart to the lobby. It offers residents a view over the roofs of the trade fair city while flowering perennials, herbs, and kohlrabi sit in raised beds waiting to be used in the summer kitchen.

Flexible Floor Plans in a Clear System

The design developed by Florian Summa, Anne Femmer, Juliane Greb and Petter Krag was based on a simple constructive system. It offers a high degree of flexibility to create interesting floor plans. Representatives from the cooperative assisted in defining three types of apartment for what they call normal living, branch living, and nucleus living. The first corresponds most closely to a conventional apartment, where communal activities take place outside of your own four walls. With branch living, the private rooms are somewhat smaller and the space gained becomes communal. Nucleus living is the most experimental form of living in the building. Here, several apartments create a 'pool', the use of which can be redefined and changed.

However, each party also retains its own individually inhabited nucleus. This creates a movable surface that makes it possible to switch spaces back and forth between different units.

The structure of the floors is flexible and modular. There are neutral rooms of equal size along the west and east façades, while the axis in between has the two access cores, the sanitary facilities, and the communal cooking/dining areas. This creates well-fitted family or shared apartments. Interconnecting several neutral room units on the sides makes it possible to create additional larger, communal areas. Although only narrow strips, the winter garden galleries in the west are used in different ways, including as a tomato garden as well as a drying room. Units are basically furnished with exposed concrete (which can be painted) and grey screed floors. However, the residents have boldly used colour on the two staircases: one is painted a strong purple, while the other is a lush sky blue.

San Riemo has Arrived

The residents now love living in the trade fair city. They appreciate the spacious green areas in the residential area between the buildings and the open landscape, and they are proud of their self-organised cultural programme. Many in the city envy their lake, toboggan hill, and beautiful park with its wide paths. The district has arrived and it has been accepted. The housing cooperatives played a large part in this. Not only has San Riemo continued this trend, but it has also shown the courage to adopt new forms of living and fill them with life. The jury of the DAM Preis 2022 is impressed.