



# BAUEN IM BESTAND SCHWABENCENTER AUGSBURG

WINTERSEMESTER 2020/21

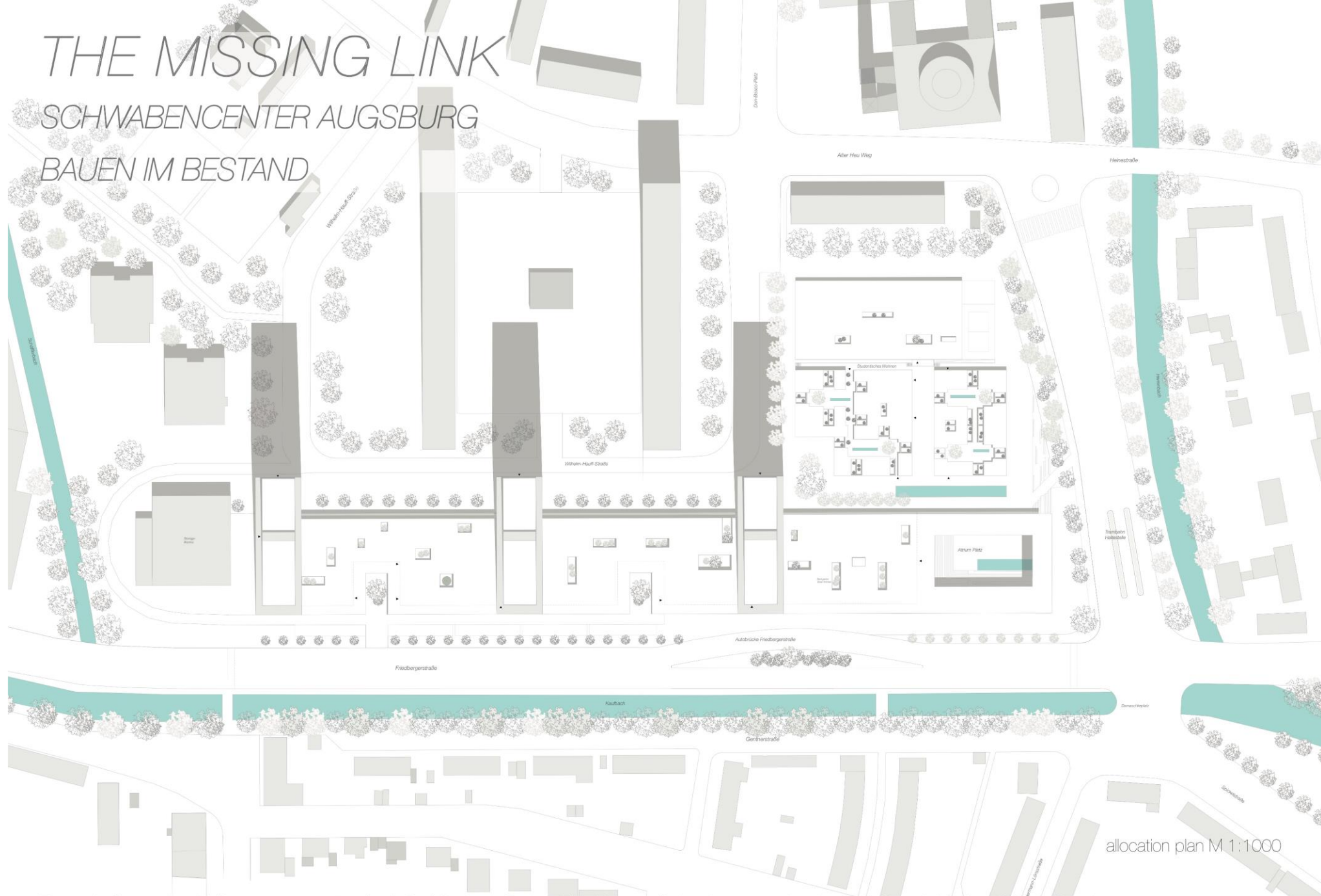
VARIANTE 1  
ROSALIE KLEYLING IRONJA RUSCHER

VARIANTE 2  
THERESA JÄGER IJOHANNES ZERWES

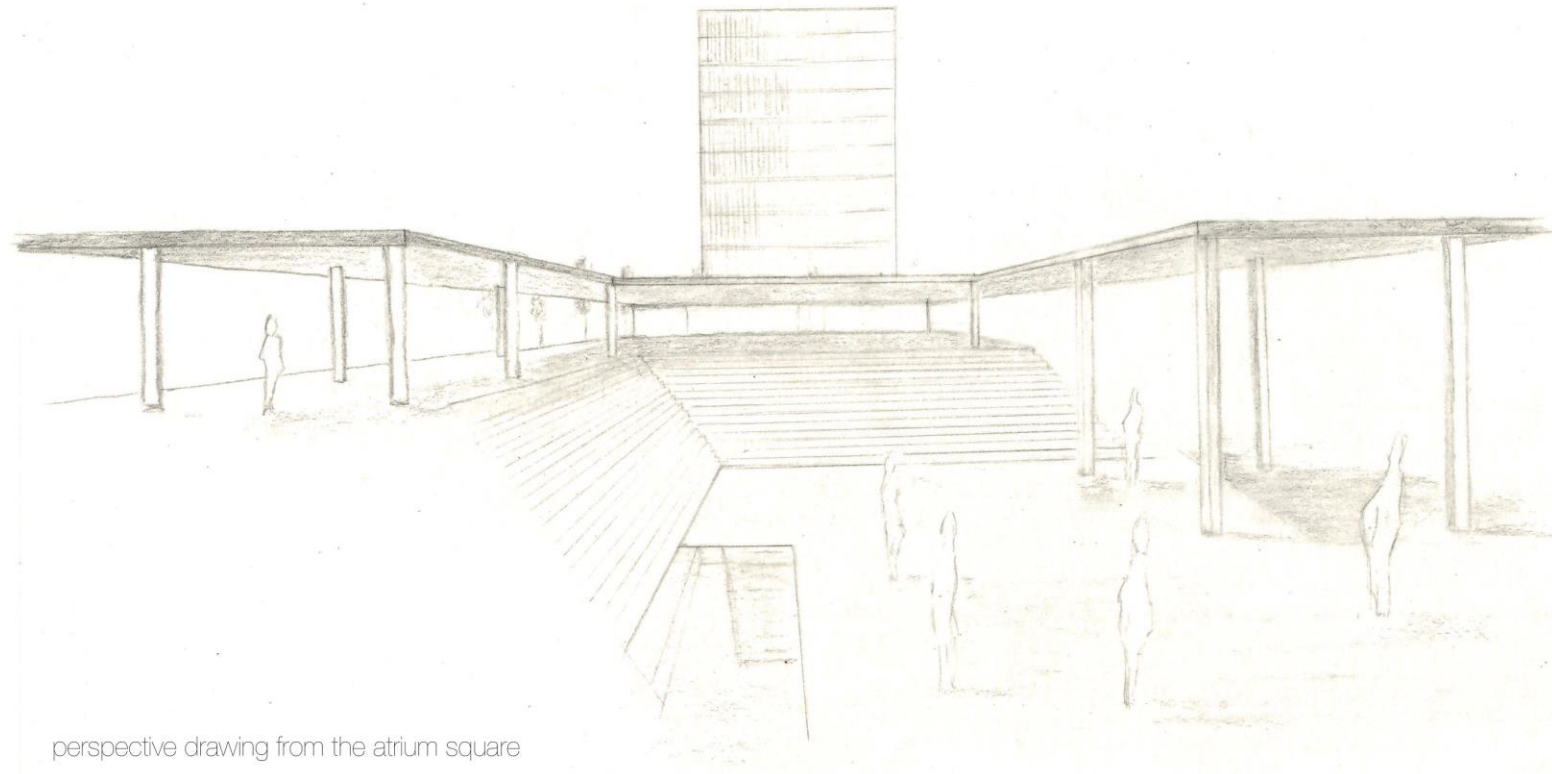
# THE MISSING LINK

SCHWABENCENTER AUGSBURG

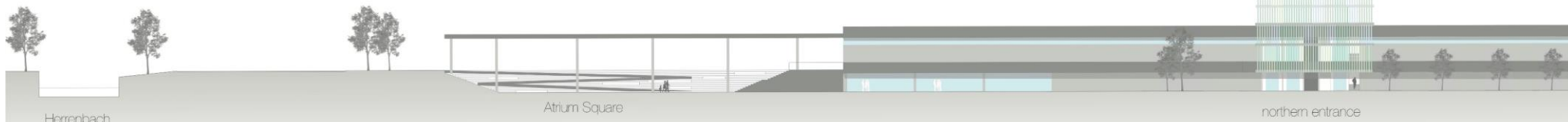
BAUEN IM BESTAND



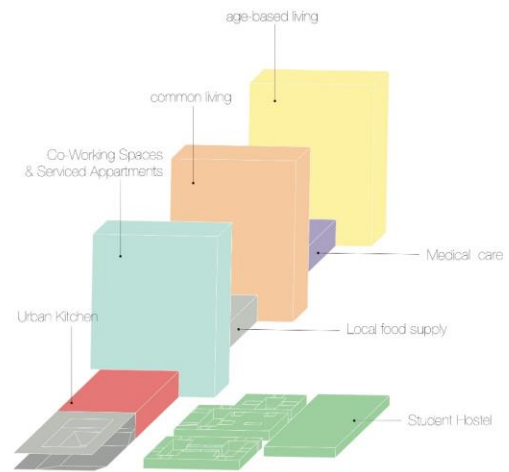
allocation plan M 1:1000



perspective drawing from the atrium square



view from Wilhelm-Hauff-Straße M 1:500

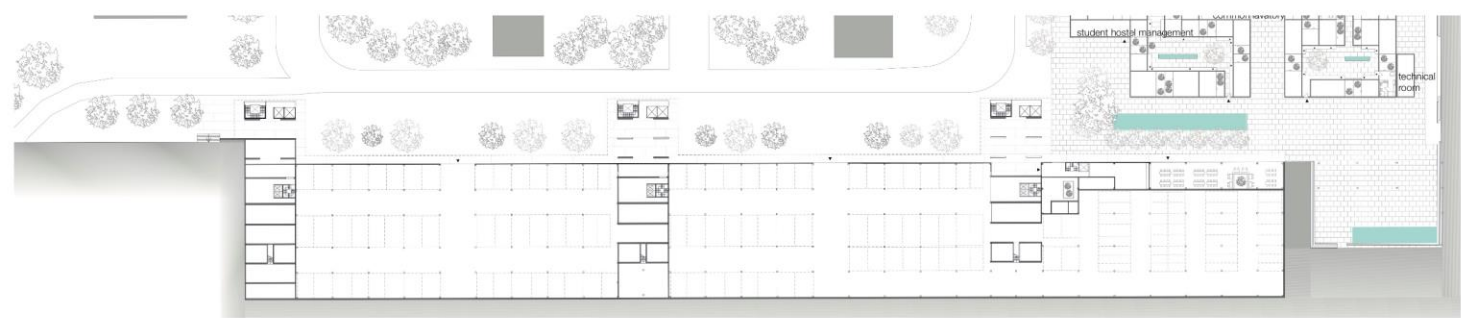


distribution of utilization





ground floor plan M 1:500



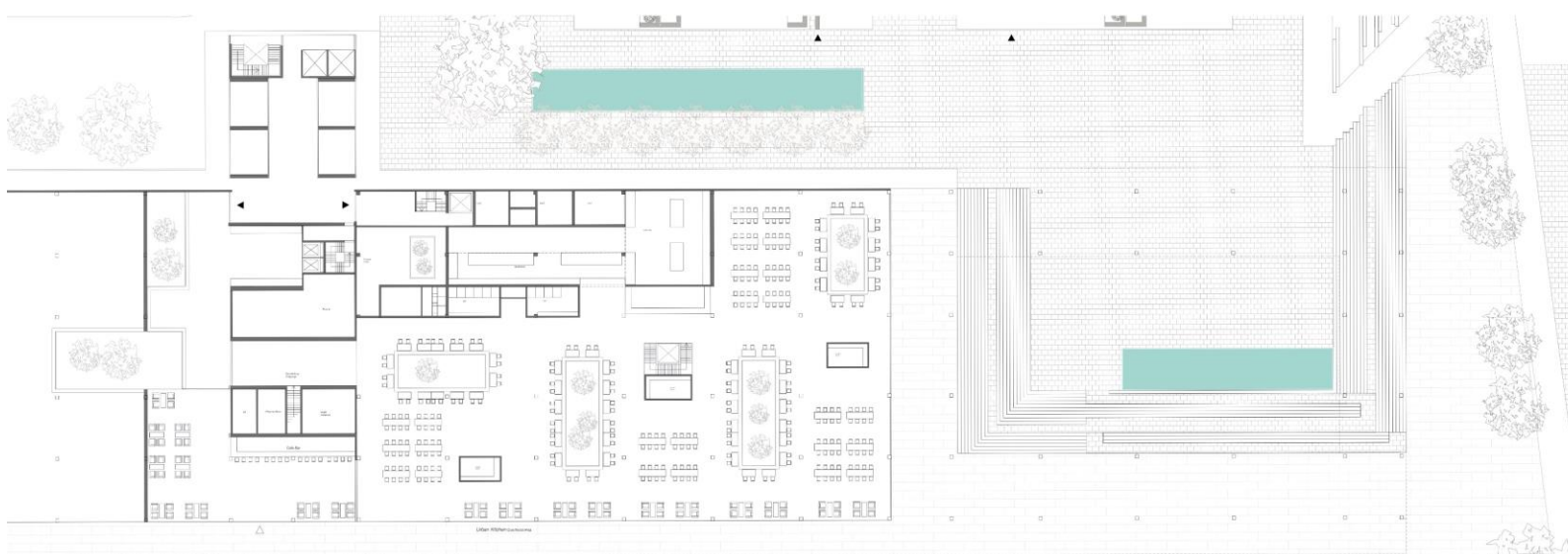
basement floor plan



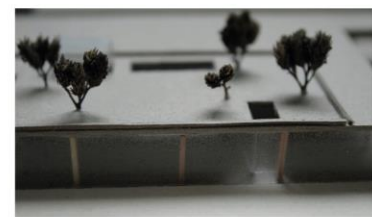
profile e-w



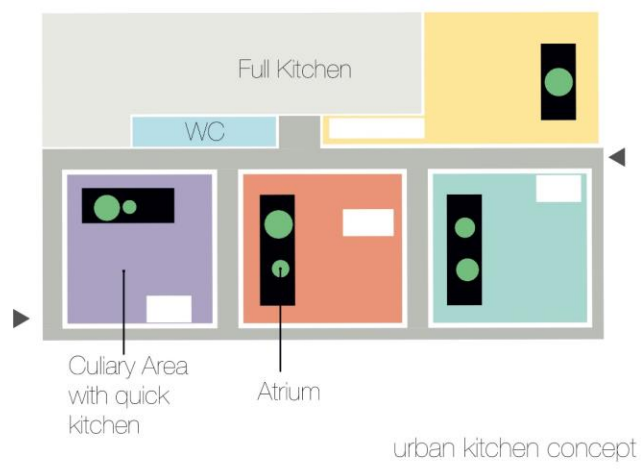
profile n-s



floor plan urban kitchen m 1:200



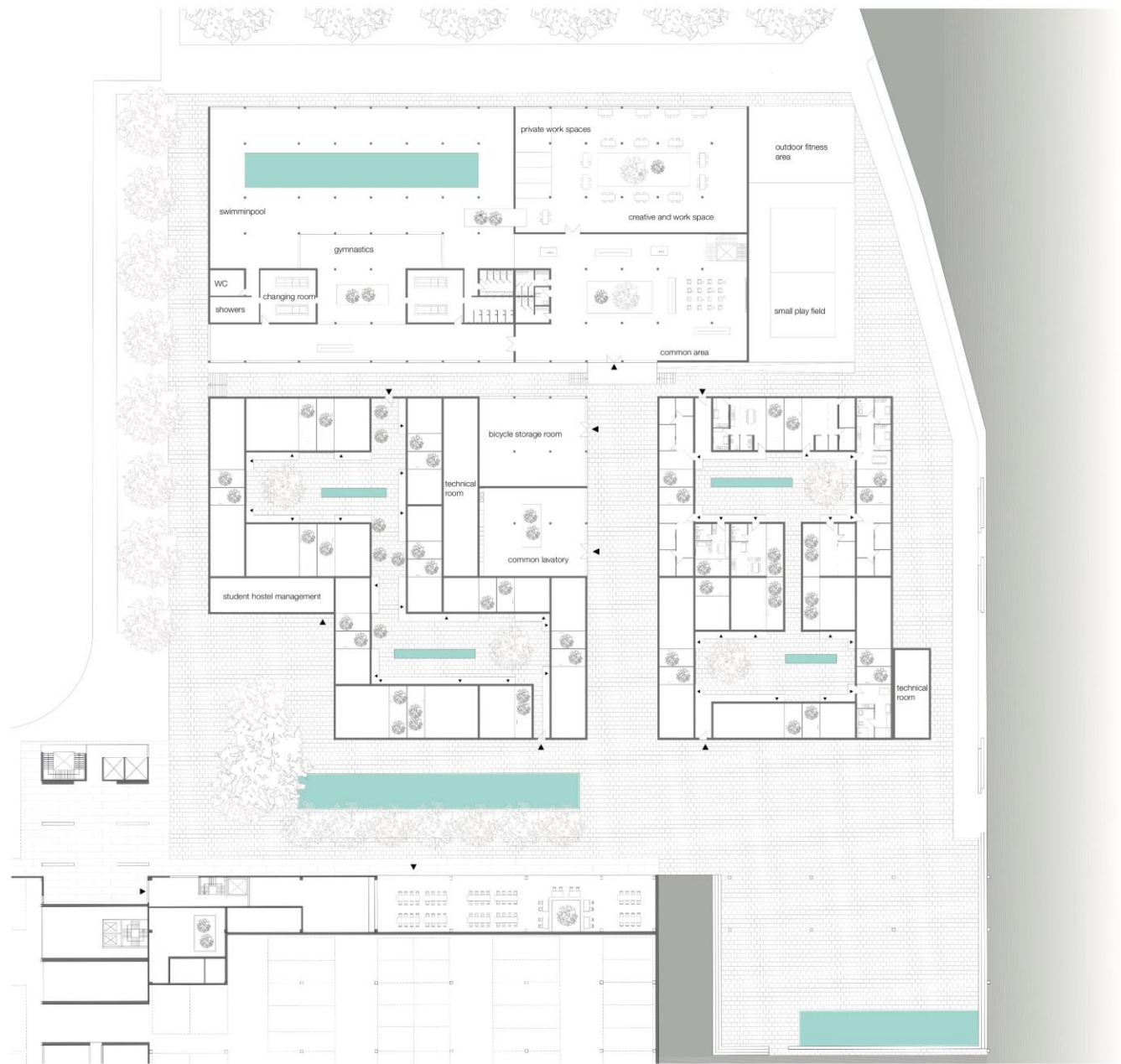
photography of atriums and roof garden



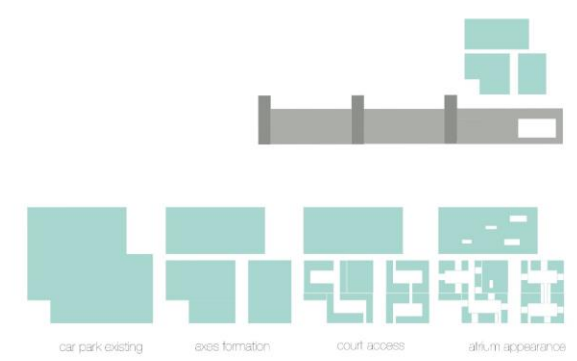
urban kitchen concept



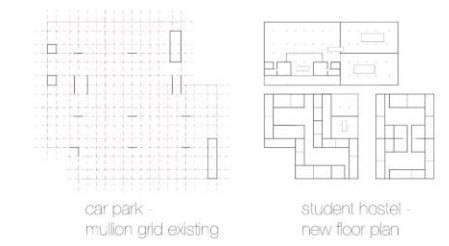
constructive cut M 1:20



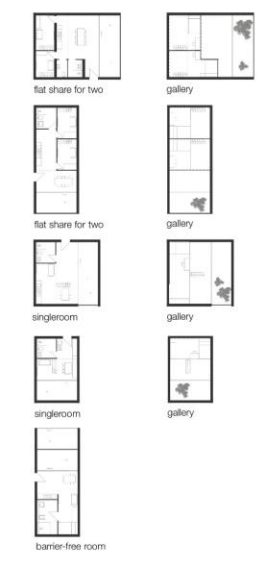
floor plan student hostel m 1:200



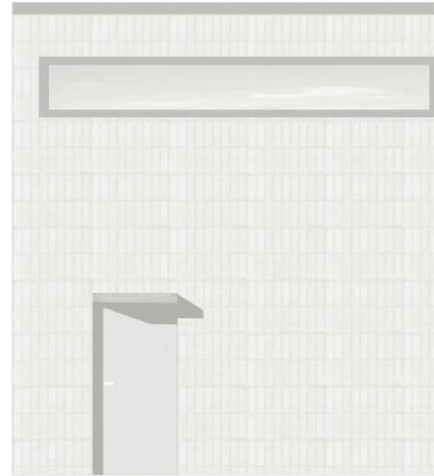
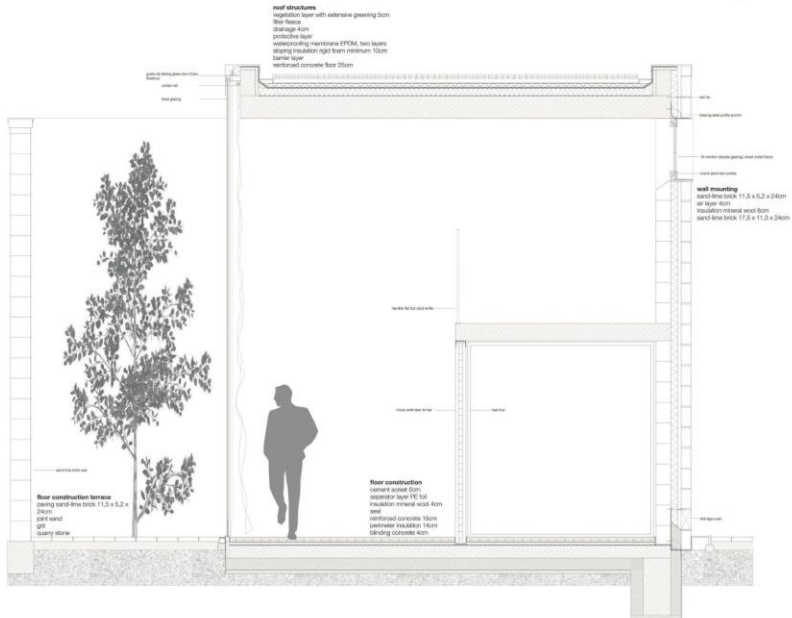
car park existing axes formation court access atrium appearance  
student hostel development



car park - mullion grid existing student hostel - new floor plan



apartment types

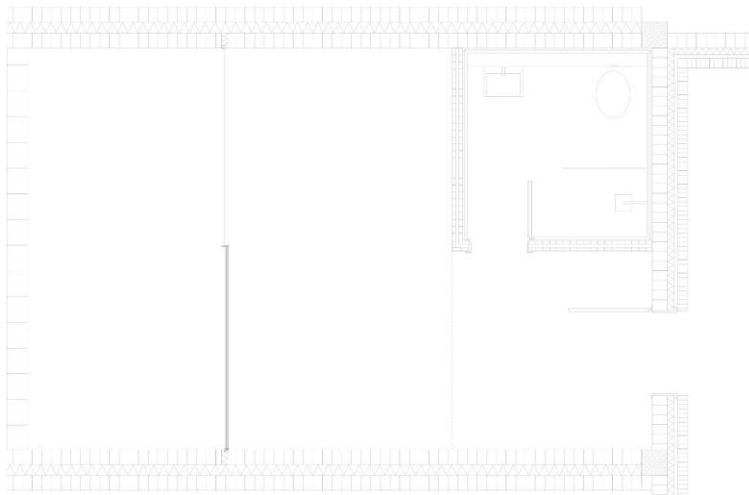


calceous sandstone facade



construction cut – development

inventory  
 demolition  
 new construction



multiview orthographic projektion M 1:20



interior perspective



A blurred black and white photograph of a city street. In the background, a tall, multi-story building is visible. The foreground shows a road with some parked cars and trees, all out of focus. The overall mood is nostalgic and urban.

# XXL - Concept

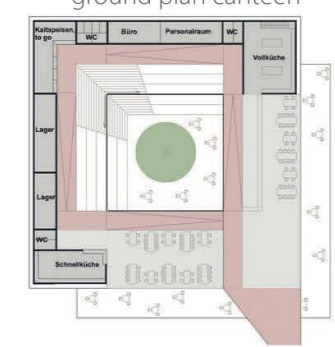
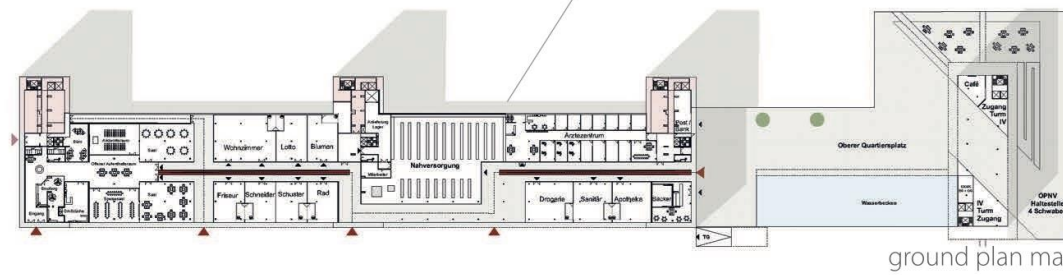
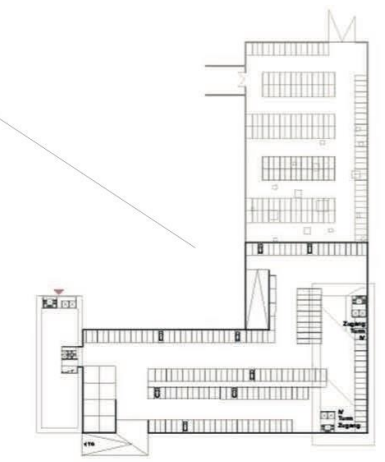
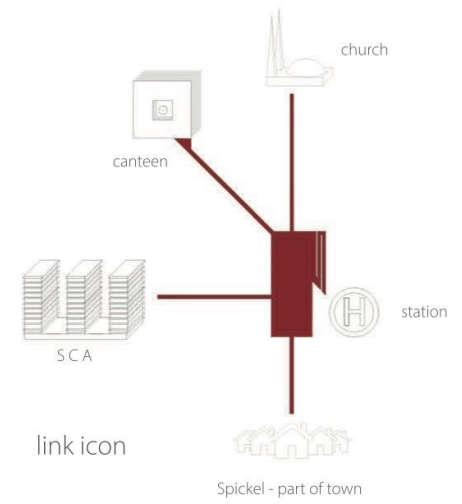
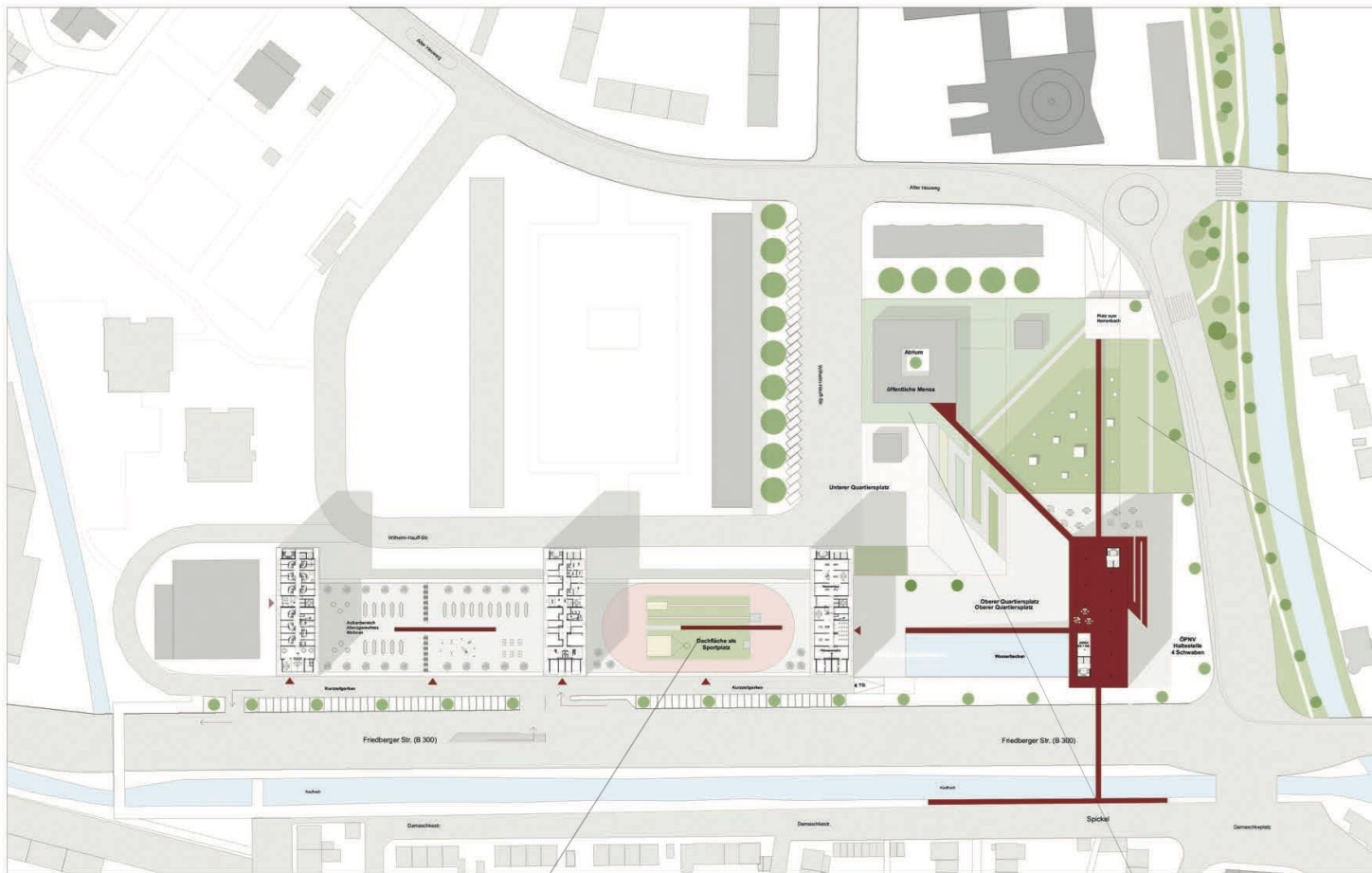
Theresa Jäger - Johannes Zerwes

50 years - brutalism - standstill

find origins  
be innovative  
create connections



1.500



location map  
ground plan canteen

ground plan underground car park

ground plan mall

west-east section

north-south section

areas...  
...inside and outside...  
flowing into each other...  
...no threshold block the way...



clarity

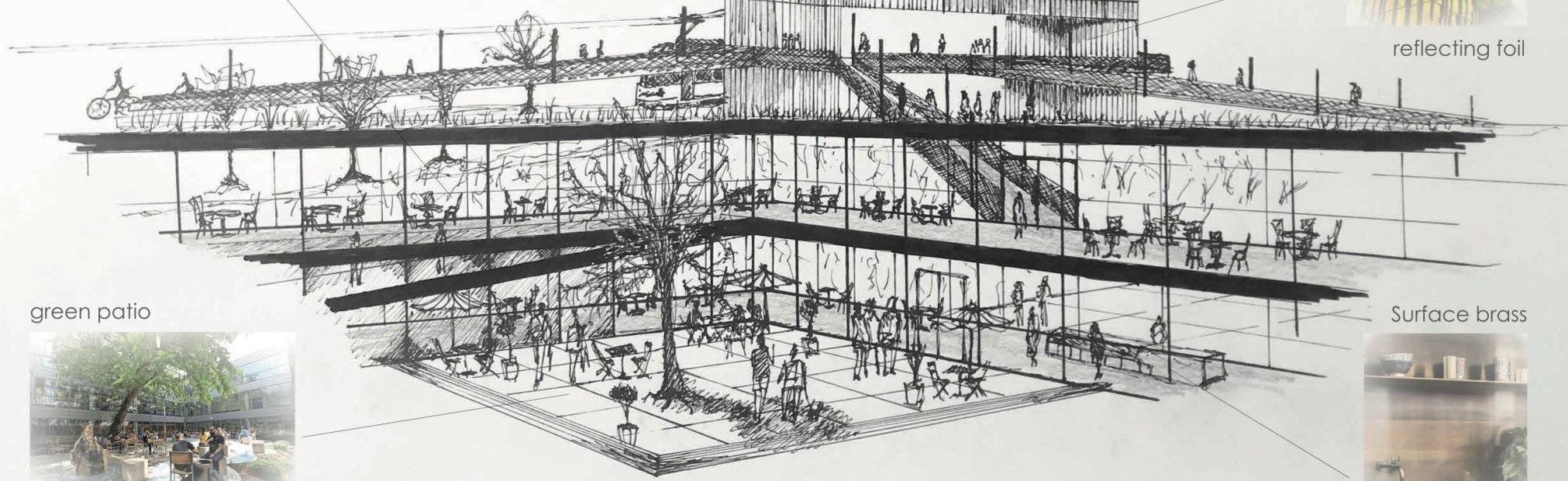


transparent architecture



reflecting foil

# central-canteen



green patio



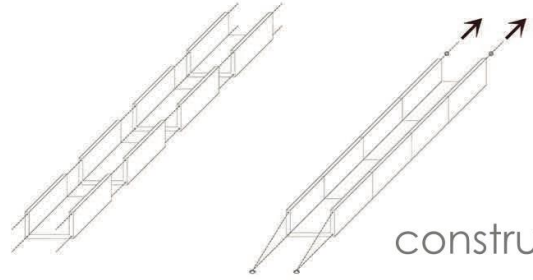
Surface brass



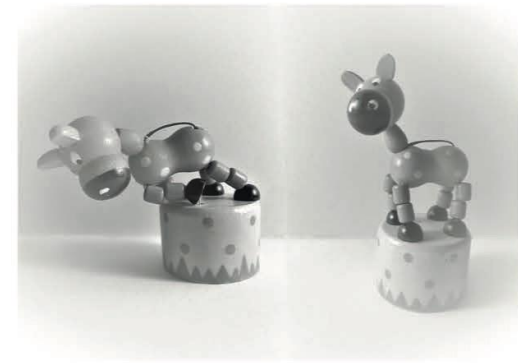


reference project

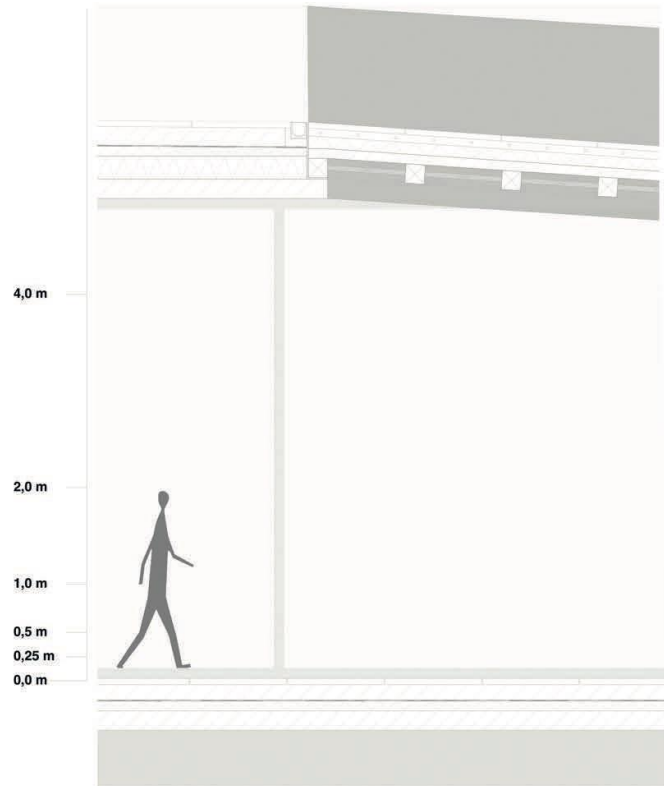
# THE RAMP



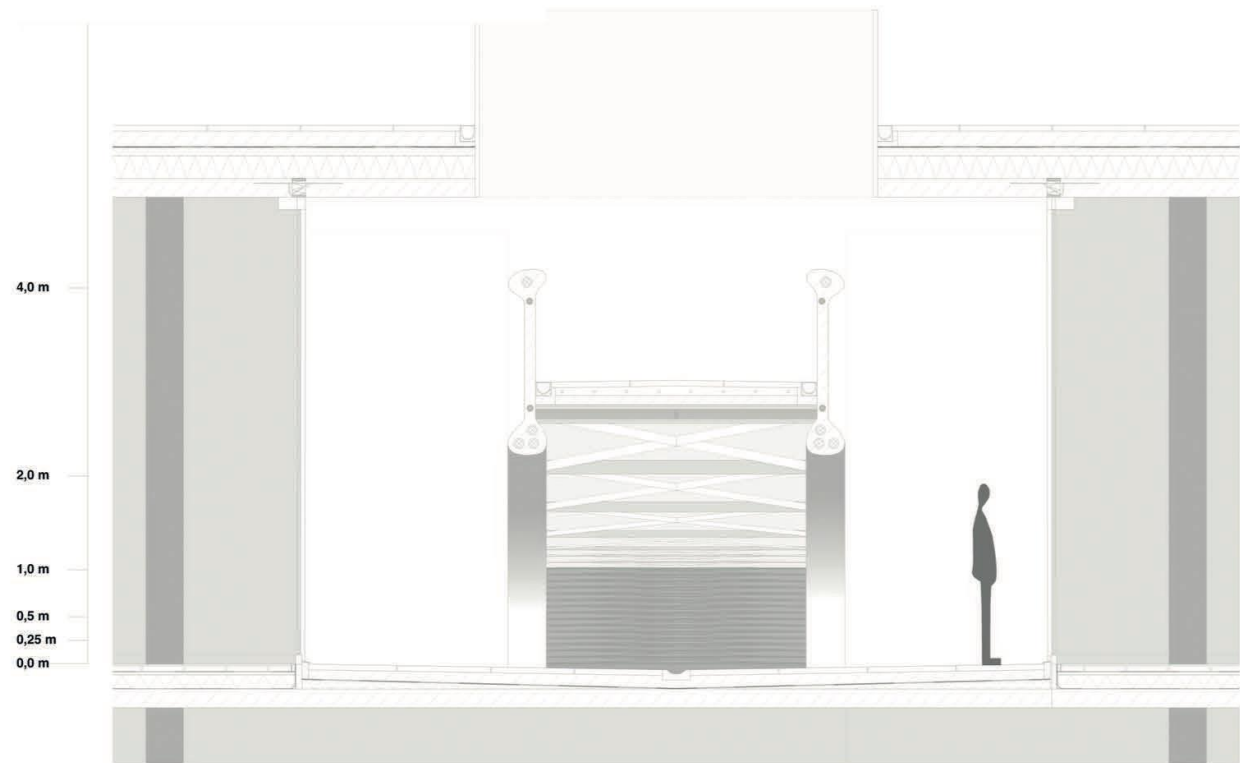
construction



stand up man ...



longitudinal section



cross section



inside the mall - opening up to the roof

detail-model 1.250

reflect  
past

create a new  
face



form  
completeness

XXL concept  
Theresa Jäger  
Johannes Zerwes

# INTEGRATIVES ENTWERFEN

# SCHWABENCENTER AUGSBURG

WINTERSEMESTER 2020/21

VARIANTE 1

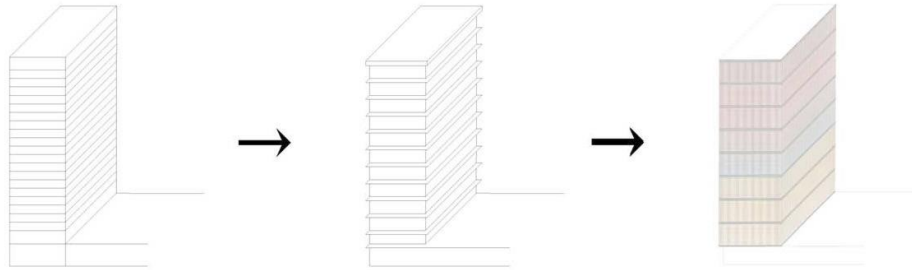
ROSALIE KLEYLING IRONJA RUSCHER

VARIANTE 2

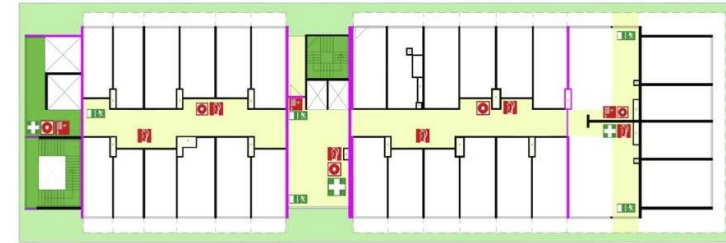
THERESAJÄGER IJOHANNES ZERWES







extension of the balcony ceilings



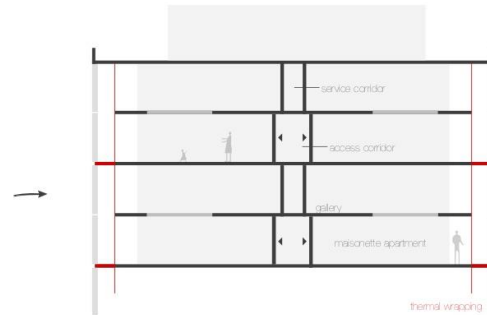
escape and rescue plan

- |  |  |  |
|--|--|--|
| <span style="background-color: yellow; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> Innenfluchtweg      | <span style="border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> Aufzug                                      | <span style="background-color: green; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> Fluchtwegsymbole |
| <span style="background-color: purple; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> Brandschutzwand F90 | <span style="border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> Wohnen                                      | <span style="background-color: red; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> Feuerlöscher       |
| <span style="background-color: green; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> Außenfluchtweg       | <span style="background-color: red; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> Man. Feuermelder     | <span style="background-color: red; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> Wandhydrant        |
| <span style="background-color: green; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> Fluchttreppenhaus    | <span style="background-color: green; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> Erste Hilfe Kästen |  |

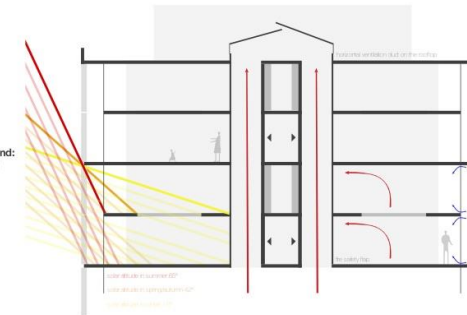
## conceptual thoughts



old structure



thermal wrapping

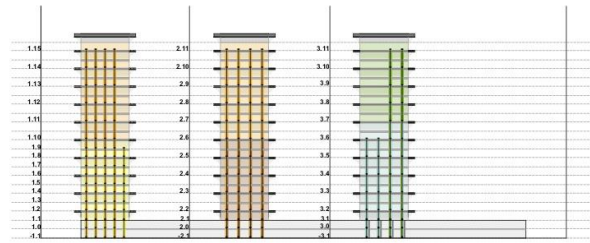


constructive sunblind

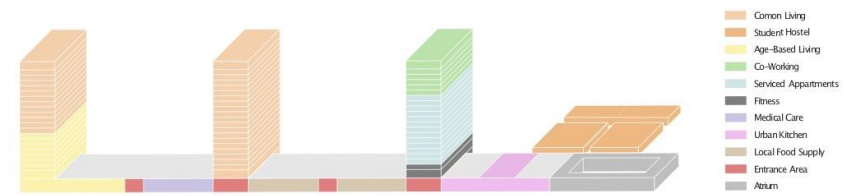
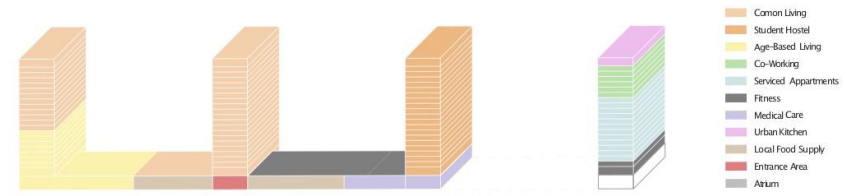
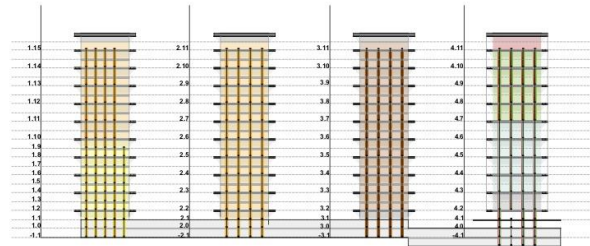
**concept of ventilation:**  
 accelerated gas velocity on facade  
 ventilation duct for exhaust air, decentral and central exhaust ventilator

**acoustic noise and draft appearance**  
 volume flow limiting in upper third of building  
 and sound absorber in ducts

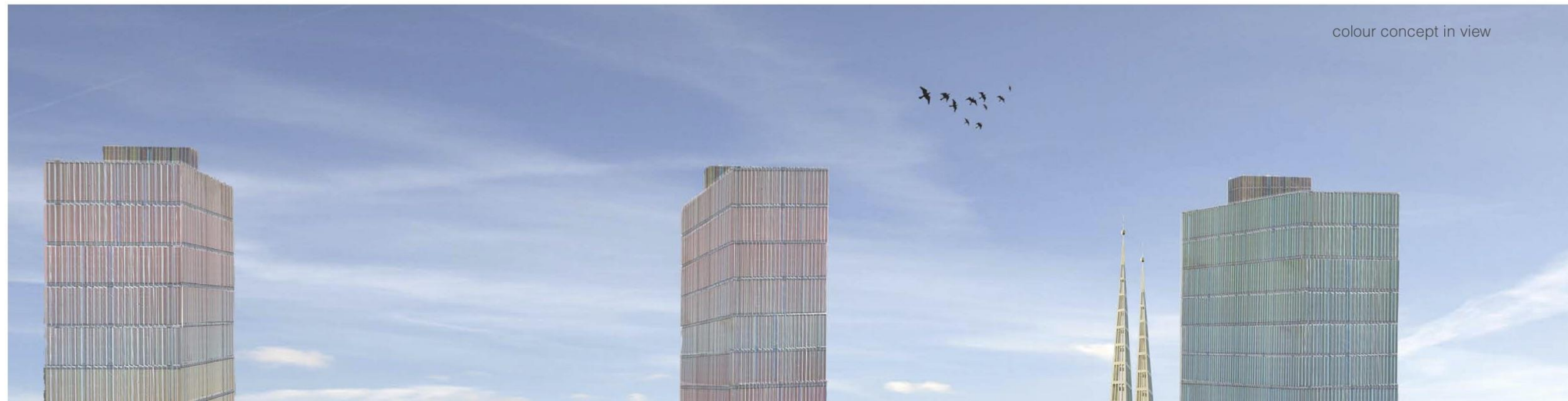
concept of ventilation



Abersehbles Wohnen Wohnen Co-Working, Shared Office Gesundheit und Fitness



## vertical development and utilisation





# colour concept



## colour and architecture

(in german)

- |                        |                          |
|------------------------|--------------------------|
| Jugend/ Freiheit       | Tugend, Würde            |
| Gelassenheit           | Vertrauen                |
| Familie, Vitalität     | Raum                     |
| Liebe, Energie, Zorn   | Sicherheit, Gesundheit   |
| Intuition, Inspiration | Intelligenz, Veränderung |
| Fantasie               | Wahrheit, Licht, Leere   |

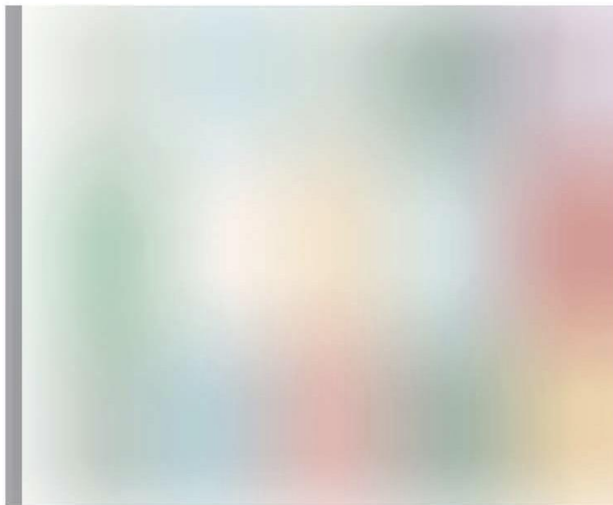
## relation

- |                            |  |
|----------------------------|--|
| age-appropriate living     |  |
| living                     |  |
| student living             |  |
| coworking space<br>fitness |  |
| serviced apartments        |  |
| mall                       |  |

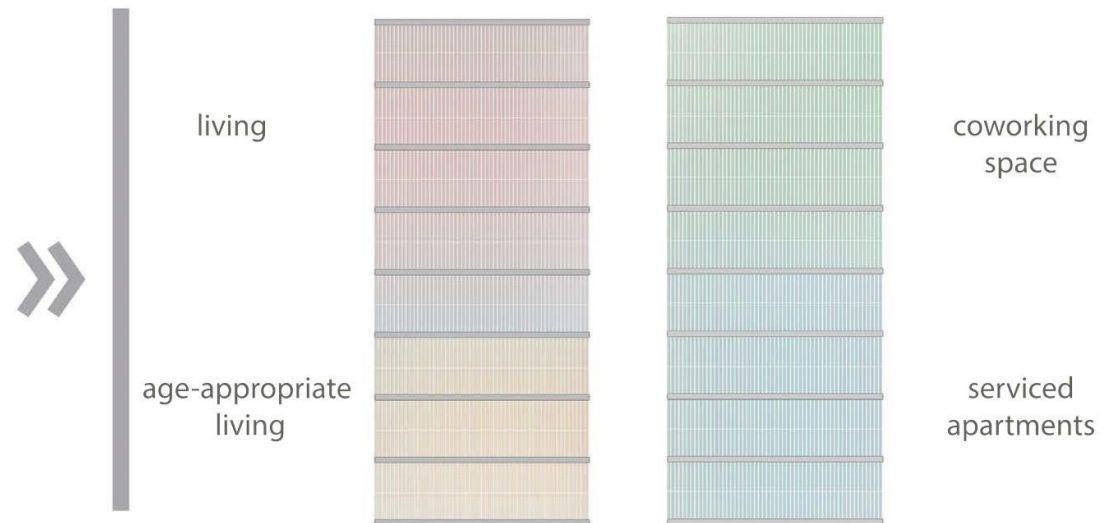
## translation

- |  |                            |  |   |  |
|--|----------------------------|--|---|--|
|  | age-appropriate living     |  | → |  |
|  | living                     |  | → |  |
|  | student living             |  | → |  |
|  | coworking space<br>fitness |  | → |  |
|  | serviced apartments        |  | → |  |
|  | mall                       |  | → |  |

## spectrum of colour



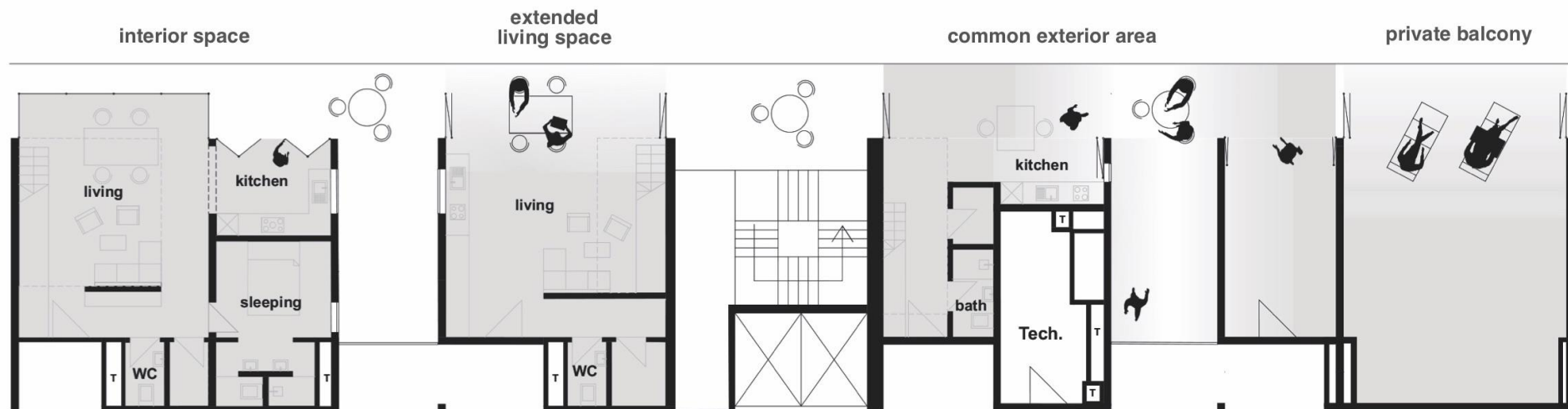
## facade and colour





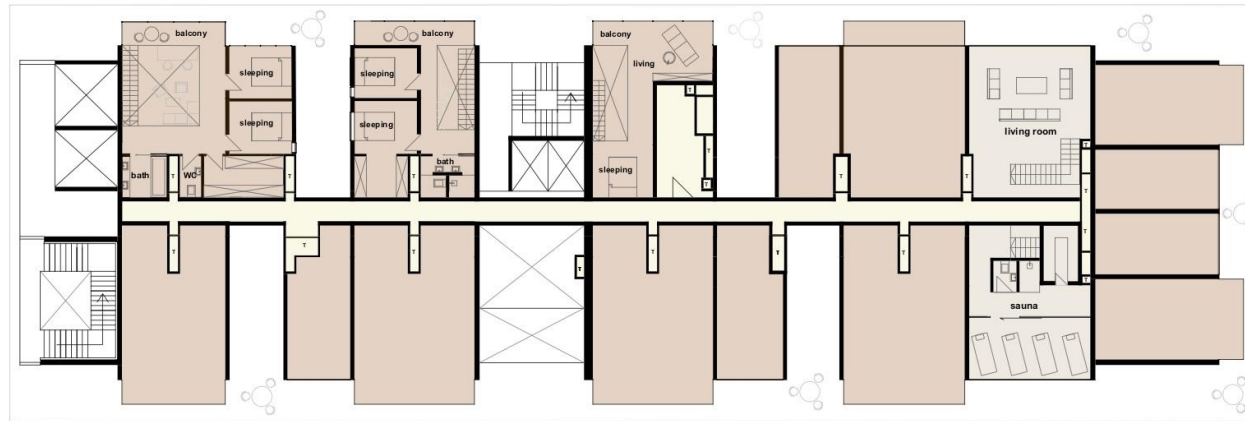
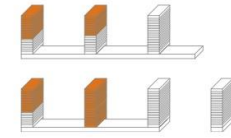
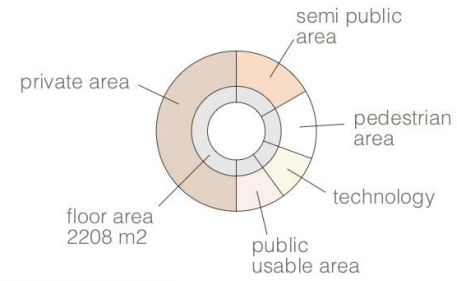
interior living perspective

## the adaptive building envelope

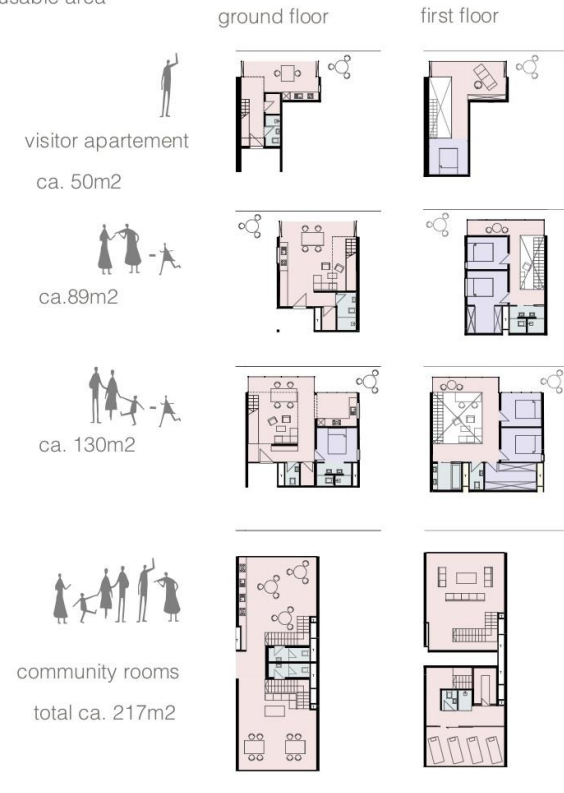


# Living

Theresa Jäger



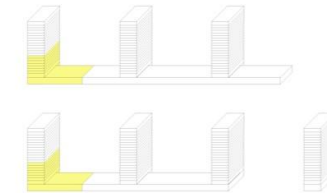
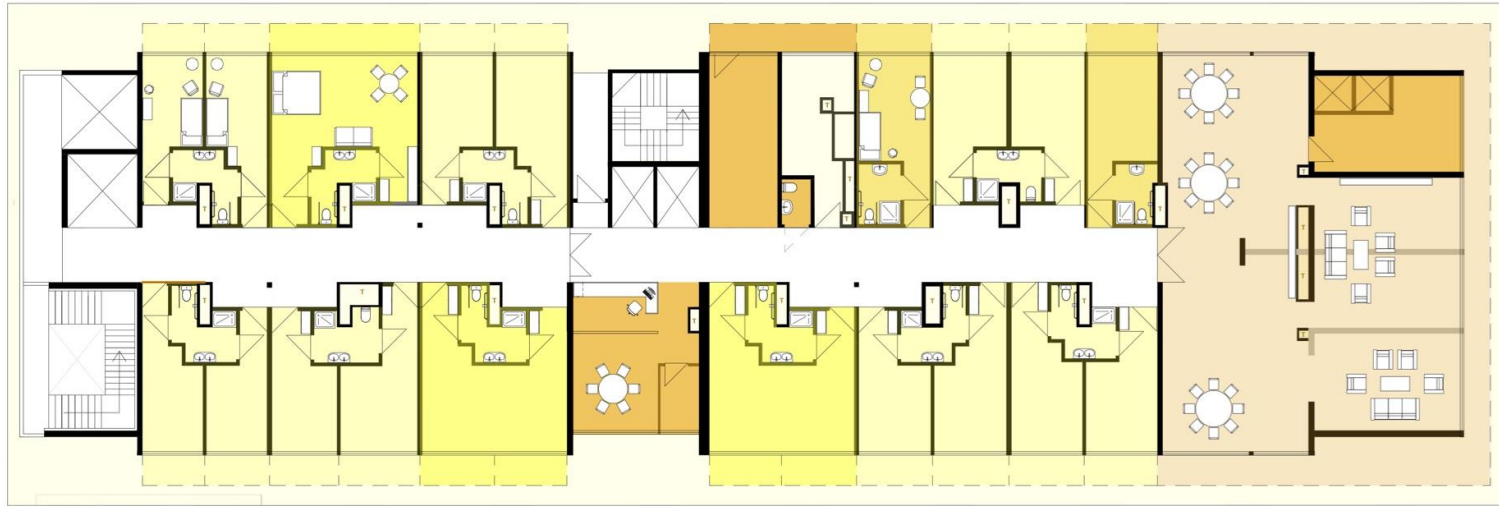
floor plan M 1:200



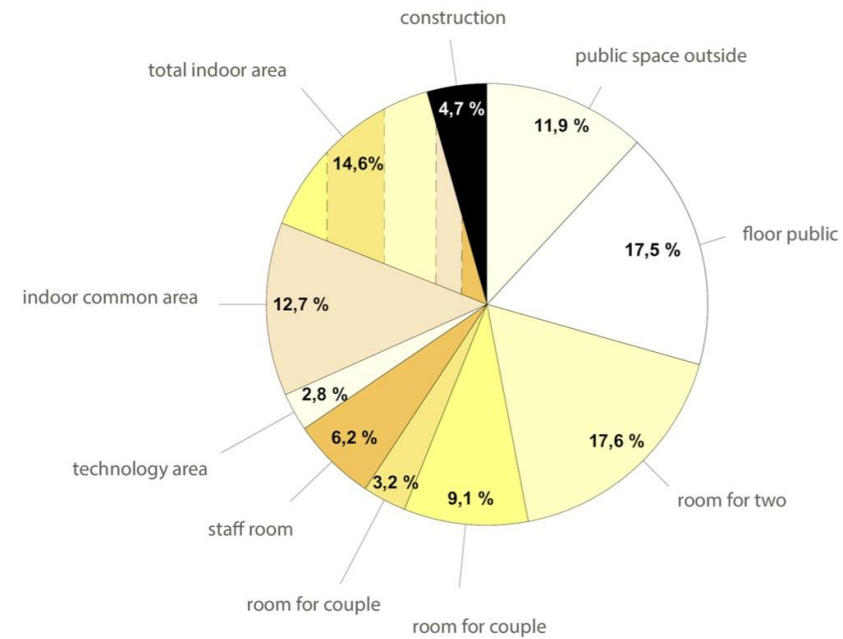
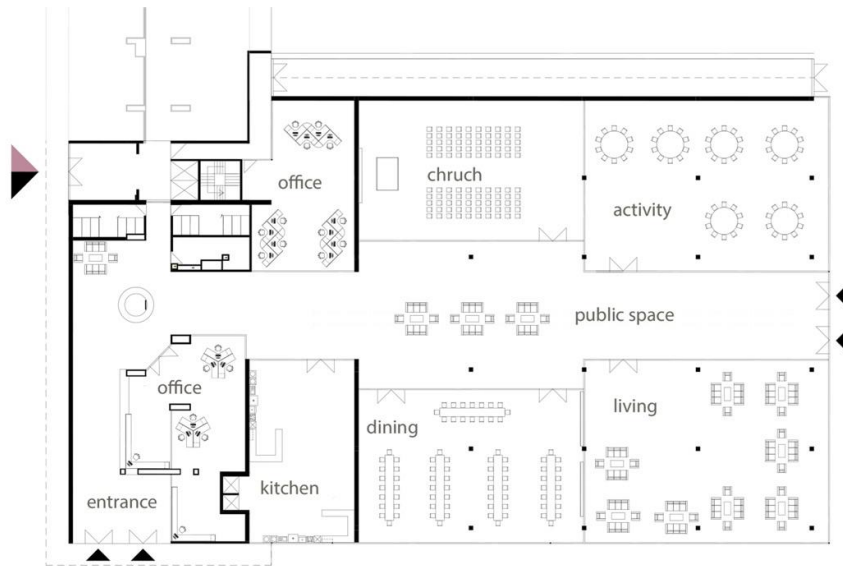
The **fluid transition concept** between inner and outer space is not only prevalent in the floor plans of the flats, but also on the hole level. Semi public areas enable **interaction and meeting possibilities in a neighbourly atmosphere**. The **loggias** between two living units facilitate adequate lighting on the corridor and create a welcoming arrival. The **past corridor becomes part of the levels public common area** through entrance niches and mobile furniture.

# age-appropriate living

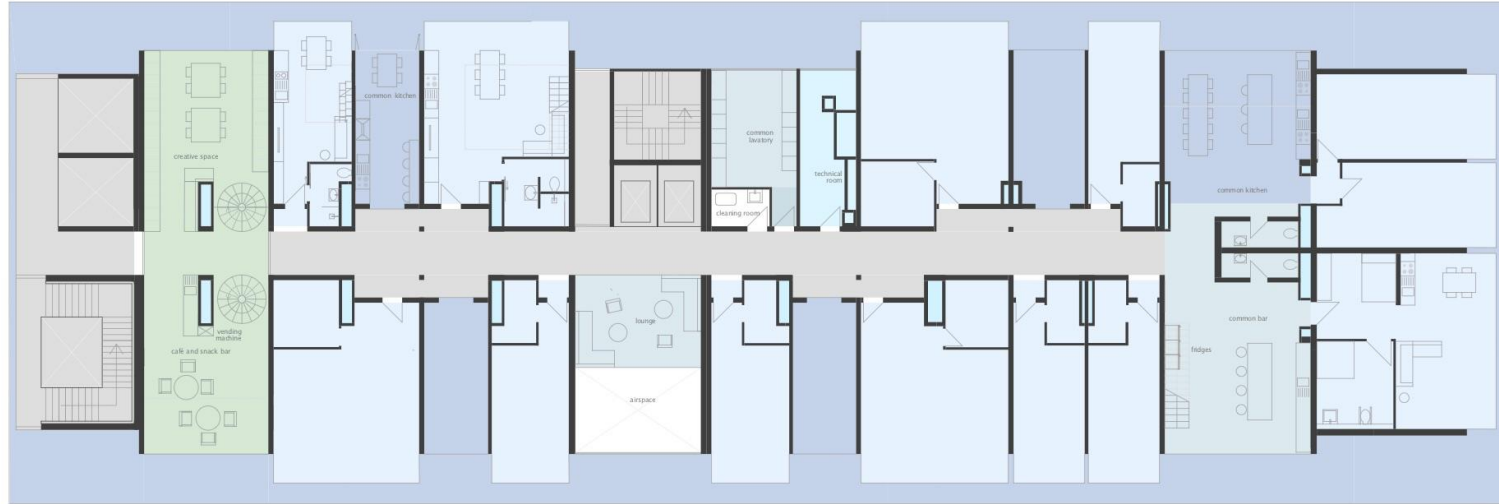
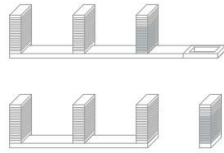
Johannes Zerwes



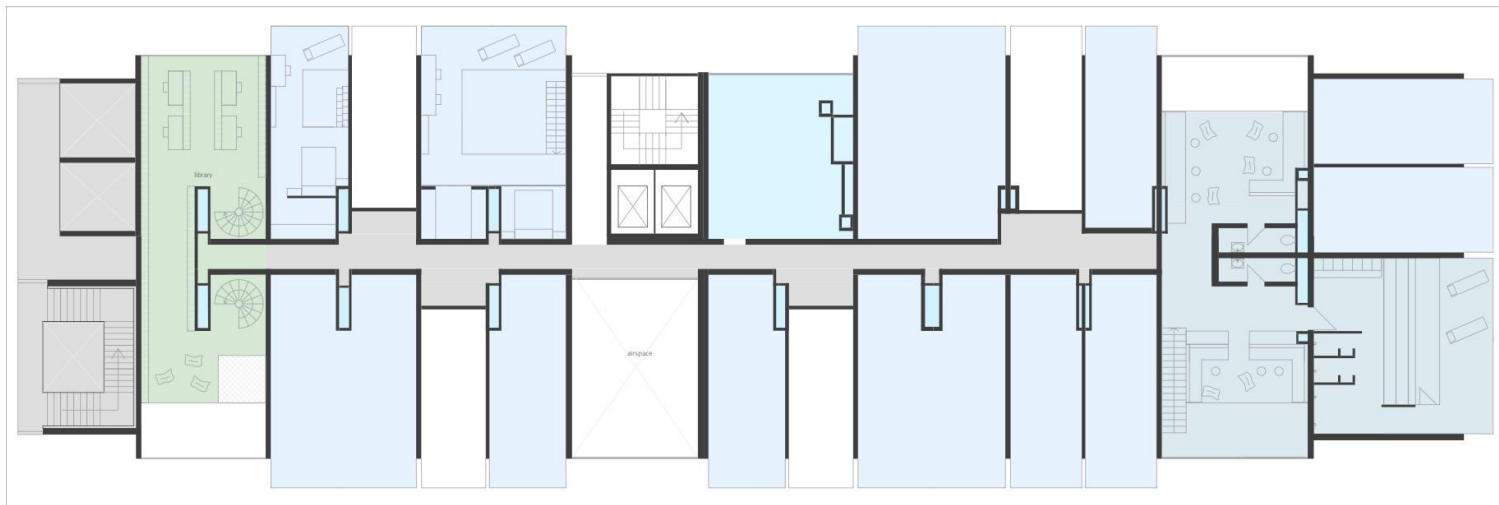
ground floor



# Serviced Apartments RonjaRuscher

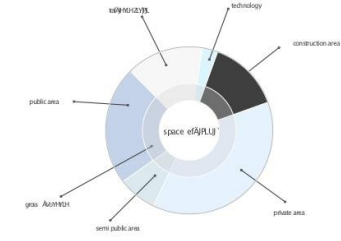


ground ÄVoY



AZAW

ground plan M1:200

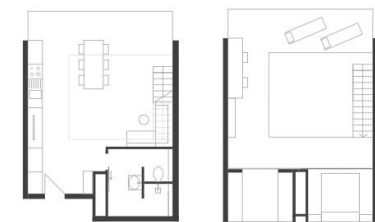


maisonette single apartment 70 qm



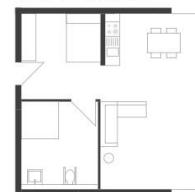
gallery

maisonette apartment for 1-2 persons 40 qm

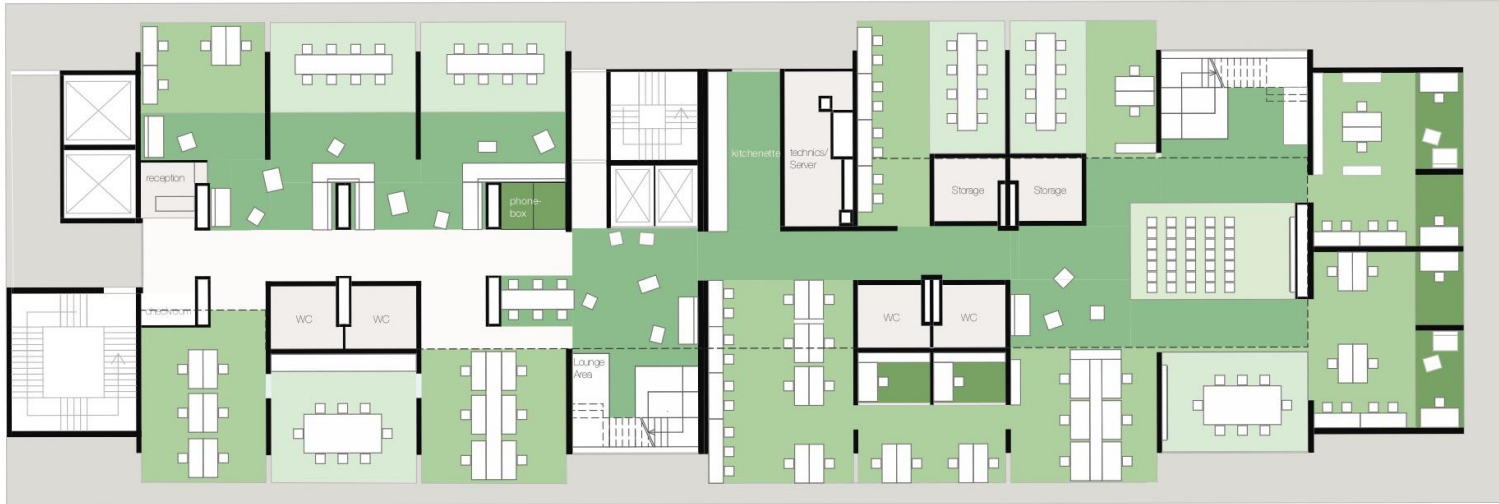
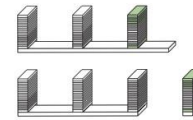


gallery

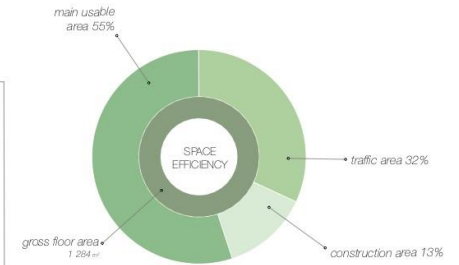
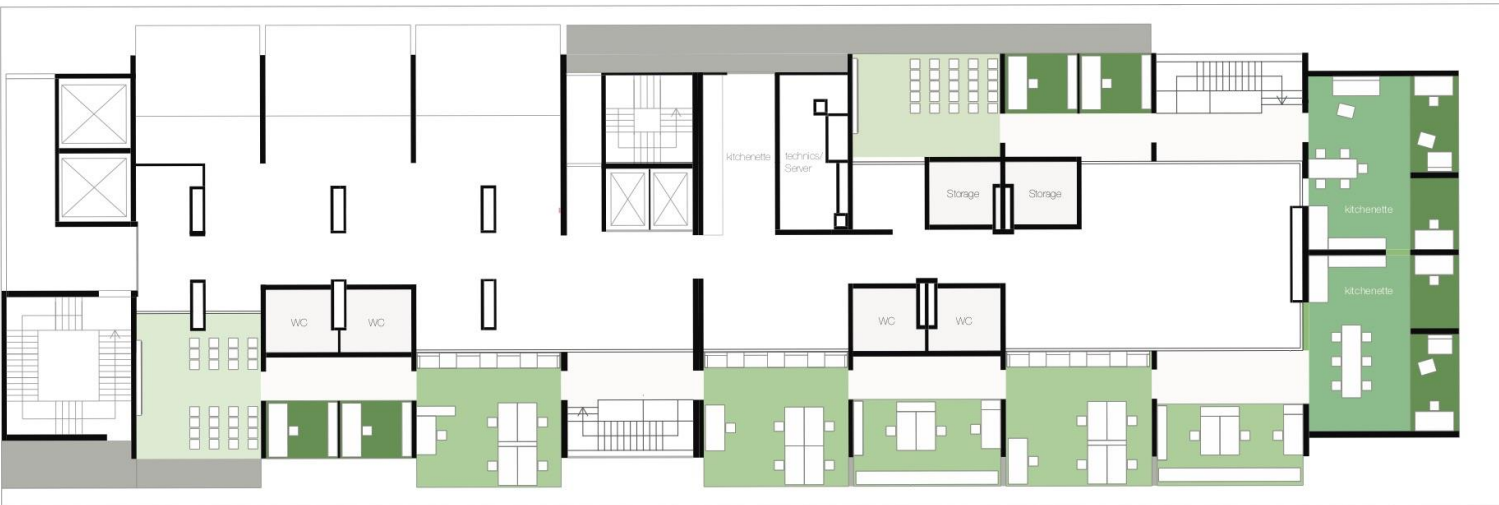
barrier free ground ÄVoY



# Co-Working & Shared Offices Rosalie Keyling



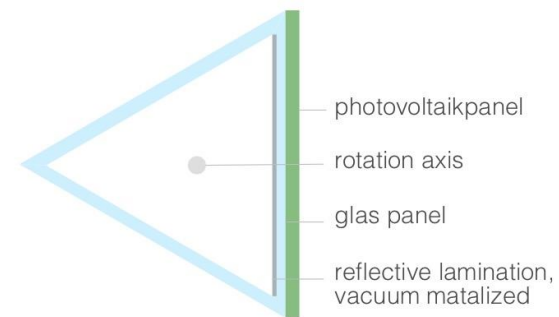
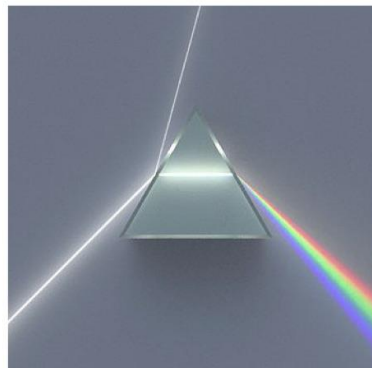
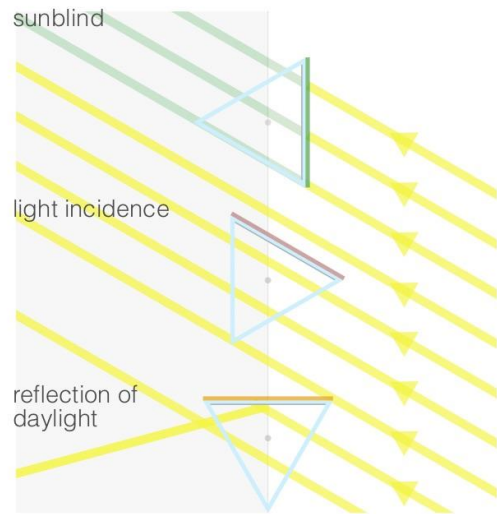
- Single Office
- Shared Office / Workbay
- Workbench
- Conference
- Audience
- Freetime Spaces



## CO-WORKING-SPACES & SHARED OFFICE

Kernwert	Hintergrund / Erklärung
Collaboration Zusammenarbeit	Der Wille, mit anderen zu kooperieren, um gemeinsame Werte zu schaffen (stärkster Kernwert)
Community Gemeinschaft	Eine Gruppe von Gleichgesinnten, die etwas zur Gemeinschaft beiträgt und im Gegenzug davon profitiert
Sustainability Nachhaltigkeit	Ein Leitmotiv in Bezug auf die Finanzen, die Tragfähigkeit der Gemeinschaft sowie den schonenden Umgang mit knappen Ressourcen
Openness Offenheit	Die Bereitschaft, zum Teilen von Ideen und Informationen sowie die Offenheit gegenüber anderen Co-Workern
Accessibility Zugänglichkeit	Das Arbeiten in einem Co-Working Space soll Finanzierbar und der Arbeitsplatz physisch gut zugänglich sein





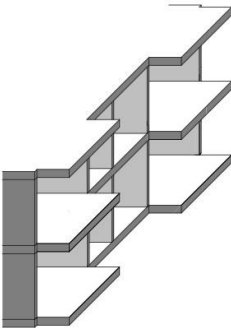
Idea of glas prism and the guidance of light

## photovoltaik system

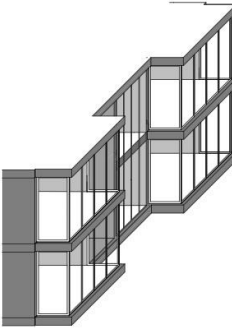
Interior perspective office



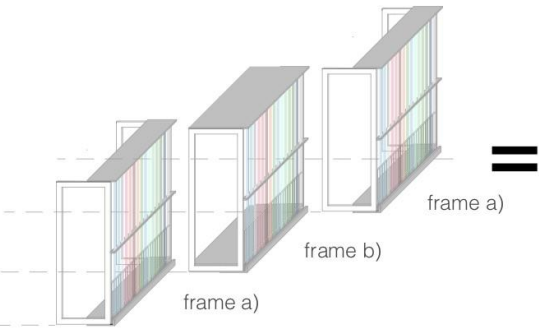
# the construction of the facade



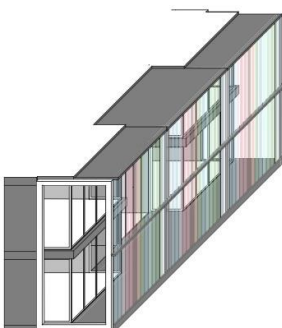
structure of the existence building



new thermal envelope



frame construction for balcony extension and PV- Systems



a 'new profile' for the old towers



TRANSPARANCY  
PROTECTION  
PRODUCER

