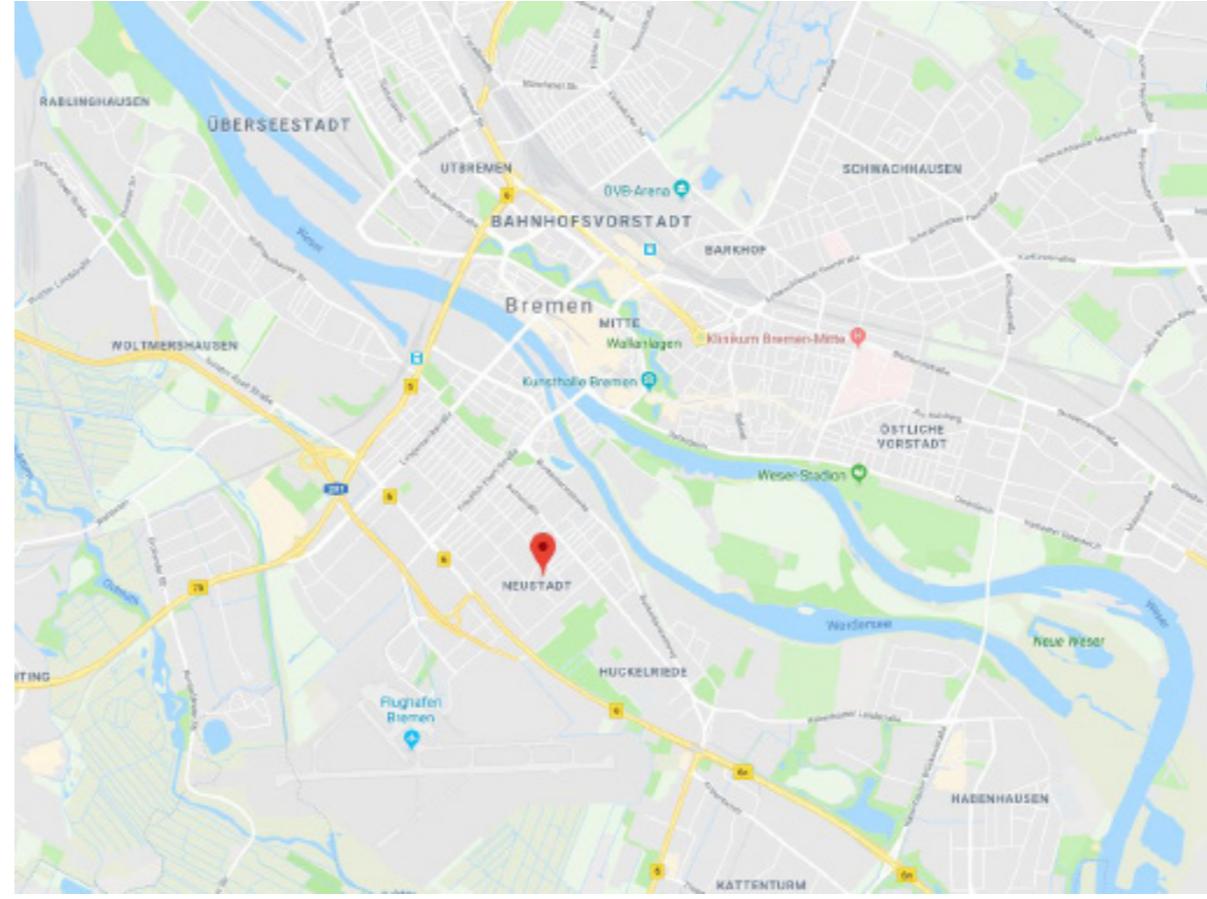


Bremer Punkt



Bremen like many German cities, is confronted with an increasing housing shortage and a growing demand for affordable housing. In 2011, within the framework of the competition "ungewöhnlich Wohnen" (unusual living), five exemplary lots from a postwar housing area were chosen to investigate the adaptability of the area. The proposals considered contemporary demands for affordable and flexible housing that could offer manifold inhabitant configurations. These housing areas in the Gardelegen Süd of Neustadt Bremen, offer generous green open areas formed by homogenous four-storey housing blocks.



The building was designed as a simple and inexpensive supplementary building, which can be used as serial building components also on other site locations.

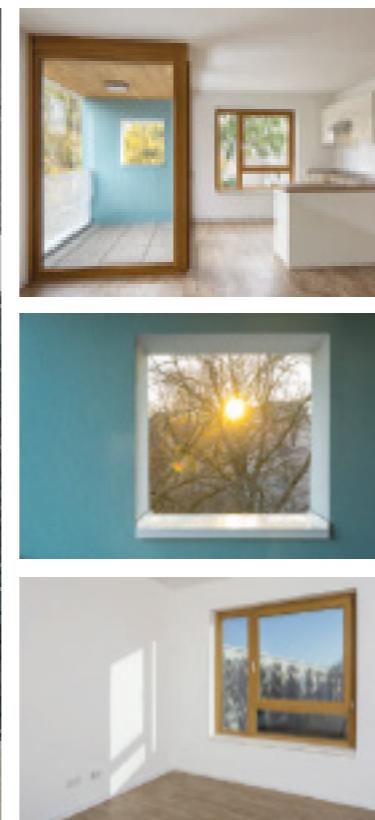
Bremer Punkt



With 44 and 58 square meters of living space each (2- and 3-room apartment) the prototypes of the same construction have two conveyed Flat types. The smallest apartments create affordable offers, with above-average high standard: timber construction, generous Façade openings, spacious, private outdoor areas, barrier-free, optimized south-west orientation and a modern, sustainable building technology guarantees a high level of living comfort. In the sense of the housing offer of the first generation is directed towards new buildings with barrier-free access mainly to existing residents of the surrounding area.



Bremer Punkt



Room Quality
Variety and flexibility also in function and use. The efficient use of space within the apartment is achieved by minimising traffic areas and superimposing functions (e.g. living/eating/cooking). It guarantees affordable rents. Optimised living space does not stand in the way of high room qualities. Thus the room-high glazed loggias of the prototype become an integral part of the apartments and form a spatial unit with the kitchen. The functions remain clearly legible. The pergola serves as a meeting place for the residents and as an interface between inside and outside. In the apartments of the new edition ready for series production, large sliding doors allow a wide range of usage options through switchable rooms. Depending on requirements, these can be used as living/dining rooms, living/working rooms or enlarged children's rooms.



Bremer Punkt



The Bremer Punkt is designed as a modular system and consists mainly of prefab components.

This enables the realization of floor plans of different size and organization. The modular construction principle is suitable for the buildings in a short time and with minimal site equipment. The load on the living environment due to construction measures is reduced to a minimum. The load-bearing external wall elements are timber frame construction. The ceiling elements can be made of reinforced concrete or as an optimised wood-concrete composite system. The development area in reinforced concrete construction reinforces the building and forms the escape route.



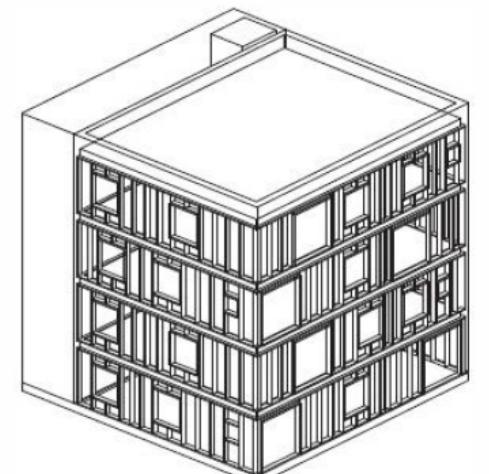
1

2

3

4

The construction has some advantages. The load-bearing wooden frame outer walls of the approx. 14 x 14 meters of measuring ashlar are replaced by the concrete walls of the portico stiffened. For the load transfer of the wood-concrete composite ceilings, only a few supports are required inside. This allows numerous floor plan variants with apartment sizes between 30 and 135 square meters. Loggias and irregularly distributed windows enliven the exterior appearance of the cube.





1) External Spaces

external air space (surrounding area)

Stair/Loggia modeled as external air space

2) Internal spaces

Elevator modeled as internal space + Abstellraum (Storage room)

Entrance / Living room / Kitchen modeled as one space

Duct for service spaces

3) Doors

(There is no building door in this floor plan)

— Unit doors

- - - Glazed doors

|||| Elevator door

~~ Storage doors

4) Windows

— Glazed windows

5) Openings

— openings to individual rooms

Bremer Punkt

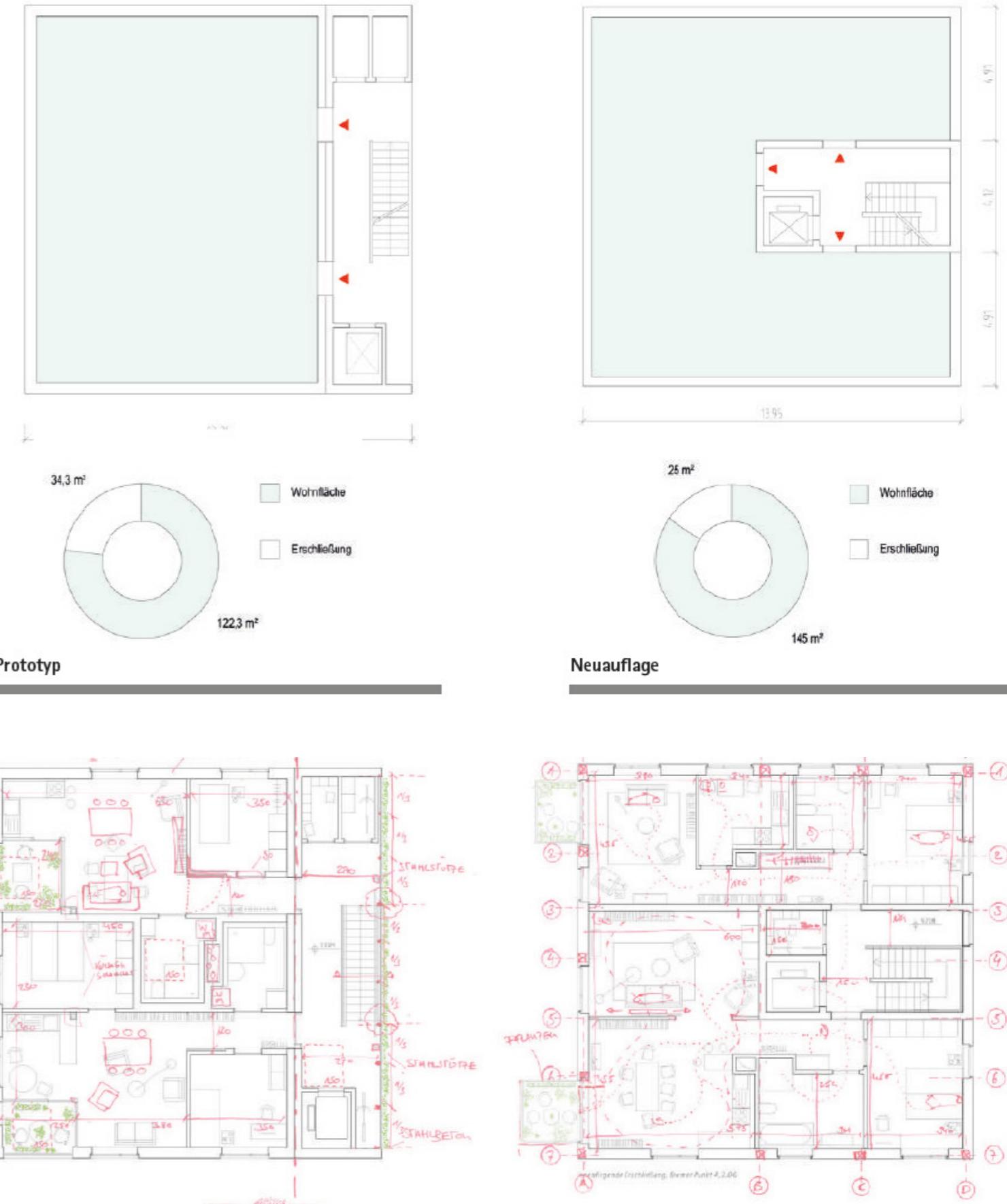
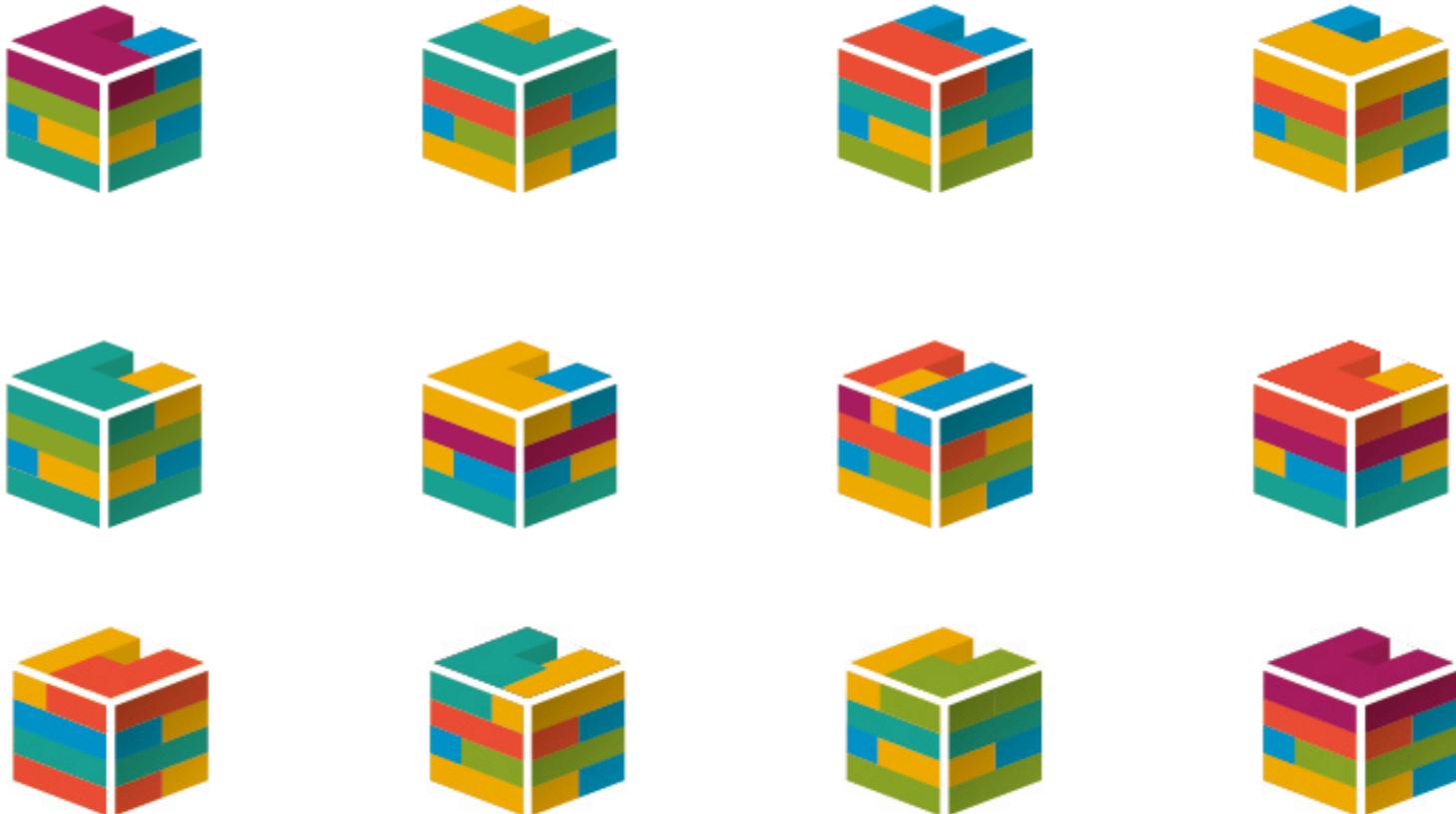
From Prototype to Serie

With the realization of the first three „Bremer Punkte“ in the Bremen Garden City South and the start of construction of the following four new buildings at the Kattenturm and Schwachhausen sites in summer 2016 the transition from prototype to series is finished!

The serial construction type complements the existing housing stock to create new, flexible and barrier-free floor plan typologies.

A total of four to eleven apartments can be built in one Bremen point and be combined with each other. The units range from one-room apartments with 30 square meters up to the six-room apartments with a living space of 138 square meters. The different types of apartments can be combined in more than 60 variations and can virtually be stacked any way in the four storeys.

As a supplementary building, the Bremer Punkt offers the option, barrier-free access to all apartments.



Bremer Punkt Serie



There are already three „Bremen dots“ in the Neustadt, now GEWOBA is erecting the serial new building type on Anna-Klara-Fischer-Strasse in Kattenturm. The foundation stone for the three buildings was laid on Tuesday 4 December 2019. At three locations, 27 apartments are being built, 18 of which are publicly subsidised and will be offered at a rent of 6.50 euros per square metre, the one-room apartments at 7.20 euros per square metre. The „Bremer Punkt“ was designed by Berlin-based LIN Architekten Urbanisten.



Bremer Punkt Serie



The serial construction type complements the existing new housing stock, in particular barrier-free floor plan typologies. The flexible combinability of the various floor plan types makes it possible to create the quarter with demand and new buildings suitable for the location to be updated.



1) External spaces

- external air space
(surrounding area)

- Balconies modeled as
external air space

2) Internal spaces

- Elevator + stairs modeled
as internal space
+ Storage room

- Entrance / Dining Room / Kitchen
modeled as single space

- Duct for service spaces

3) Doors

— Unit doors
--- Glazed doors
/// Elevator door
~~ storage door

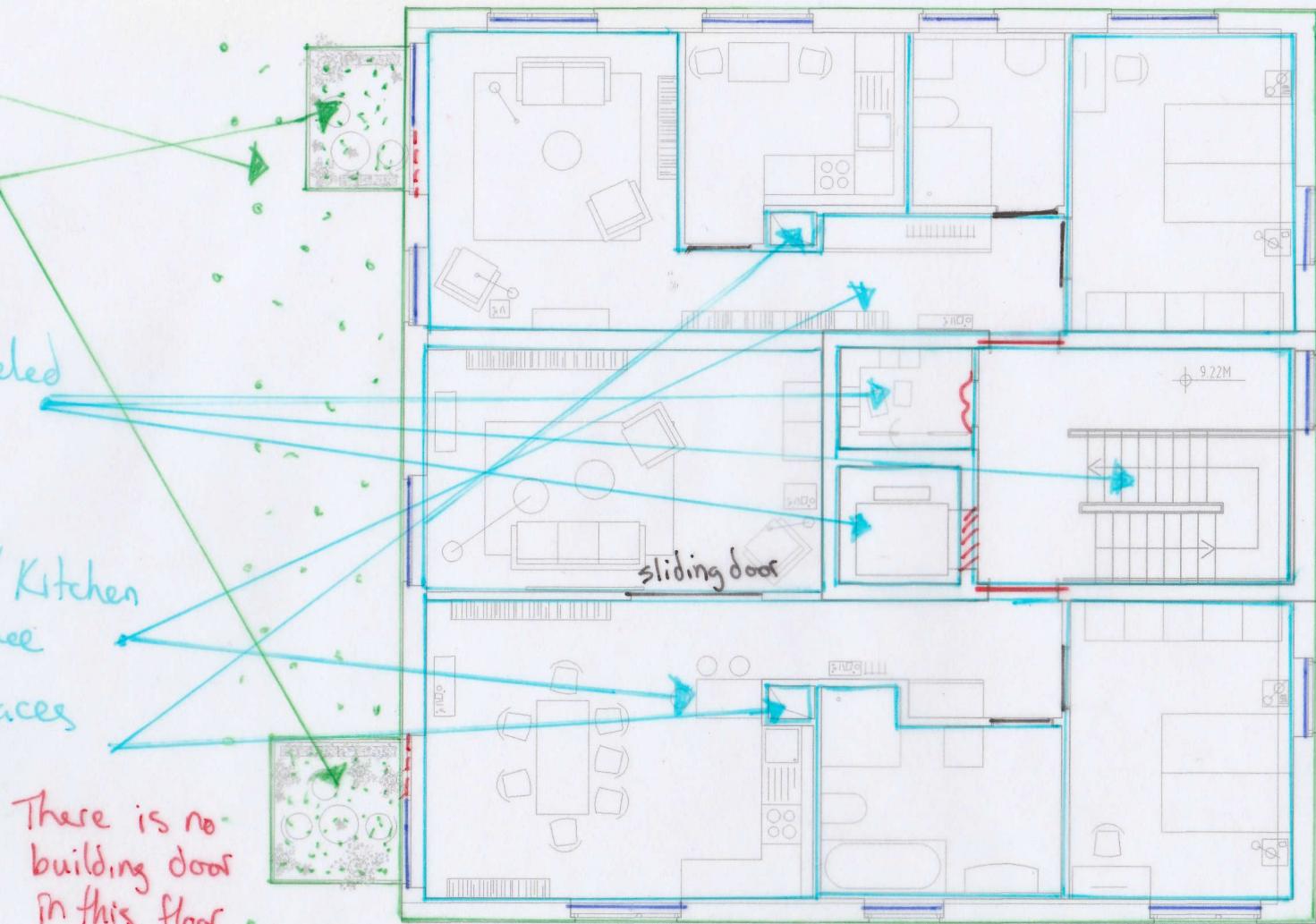
There is no
building door
in this floor
plan.

4) Windows

— Glazed windows

5) openings

— openings to individual rooms



Neuaufage
Serie