



(English, to be sent as original form)

## Call for Projects for Tokyo Congress Exhibition & Architecture for All Database

Five projects are to be selected for exhibition from each country, in the following categories:

Residential	Education
Commercial (incl. offices)	Heritage
Leisure (incl. sports)	Tourism
Transport	Public Realm
Health	Other

Name of Project: »WIR wohnen anders« - a cooperative housing project, initiated by its future tenants

Category: Residential

Year Completed: 2010

Architects: Norbert Post • Hartmut Welters,  
Architekten & Stadtplaner GmbH BDA/SRL,  
Dortmund, Germany  
Project leadership: Dirk Becker  
Collaboration: Christian Hassinger, Stefan  
Bielefeld, Andreas Boelitz

Access Consultants: Additional moderation: Birgit Pohlmann, Dortmund/D  
Structural engineering: Friedrich Baudisch,  
Dortmund/D  
Landscape architect: Fred Winkelhaus, Hattingen/D,  
Domestic engineering: Aloys Graw, Osnabrück/D,  
Qualified expert in fire prevention: v. Schowe &  
Spieß, Dortmund/D  
Lighting design: Axel Kaufmann, Dortmund/D

Client: Spar- & Bauverein eG Dortmund/D



Project Description: The main idea was to create a »village within the city«, a place where people can have a reliable and tolerant neighbourhood for old and young. The three-storey residential building offers 25 rental apartments of various sizes and shapes and one collective space.



Architecture for All features:  
(max. 200 words) <sup>3</sup>

The apartment building, as the core of the neighbourhood, offers a central collective courtyard for its residents. The central entry area and the open arcades offer numerous encounter opportunities. The individual floor plans were developed jointly with the future tenants. There are various sizes and types of apartments, from 55 up to 92 square meters, single-floor or duplex-types, with a width from 4m up to 10m. This big variety can be recognised in the building's façade.

The building is a low-energy-consuming house, requiring less than 25kWh primary energy per m<sup>2</sup> per year. It has a wood-pellet-based heating system with solar-support and a photovoltaic system for a CO<sub>2</sub>-neutral heating. A district-heating network supplies the entire neighbourhood.

An elevator and a flat ramp in the front area provide accessibility for people with wheelchair. All paths and stairs have a minimum broadness of 1,20m (1,50m in front of elevator). The main stair was planned as a circular stair in the beginning, but then the design was modified into a straight stair with semi-circular stair-landings, which is better to walk for the blind. Handrails stick out over the first and last steps for more safety. Surfaces of the arcades were designed slip-resistant with a waffle-weave pattern. Steps were equipped with a slip-inhibitory rubber-lip, which also gives a better colour-contrast against the surface.

The orientation of visually impaired people is improved by use of contrasting colours, e.g. white or black markings upon stairs and edges, especially in the outdoor area. Intensity- and motion-sensors provide sufficient lighting automatically and give safety and comfort in the evening and at night. The elevator communication interface is suitable for the blind; doorbell and intercom offer tactile recognisability. Embossed braille printing for the nameplate was added.

Thresholds of the entry-, patio- and roof-terrace-doors are low (less than 20mm). Doors are extra broad (>90cm entry, >80cm within the apartments) and high (>210cm). Tenants were able to choose between an bathtub or a walk-in shower. All bathrooms provide sufficient space for wheelchair-accessibility. Through reinforcements within the plasterboard stud walls, all bathrooms are, or can later be equipped with handholds, where needed. The collective facilities are fully equipped for wheelchair use.



## Awards:

- Recognition in the competition »Good Building Award 2010« of the German Architects Association (Bund Deutscher Architekten BDA)
- First prize winner at the "PSD Award 2009" of the PSD Bank Rhein-Ruhr for the initiative-group of the project (WIR e.V.)
- Winner of the award »PROM of the Year 2011« in the category »residential buildings«. The price is donated by RWE sales corp. for energy efficiency, sustainability and social integration in real estate.

## Links:

[www.post-welters.de](http://www.post-welters.de)  
[www.sparbau-dortmund.de](http://www.sparbau-dortmund.de)  
<http://www.wir-dortmund.de/>

Client Comment:  
(max. 30 words)

»All under one roof« - this is the idea of the intergenerational collective housing project, now filled with life. That the work was excellent was at the latest confirmed, when Spar- & Bauverein eG Dortmund received, together with the architects, a building award in an architectural competition on 8th November 2010. (excerpt from the Spar- & Bauverein members periodical)

User Comment:  
(max. 30 words)

an MP3-audio-file with an interview with Richard Schmidt from the tenants initiative group, a specialist for accessibility design and himself blind, is attached on a CD.

## Contact details:

Norbert Post • Hartmut Welters  
 Architekten & Stadtplaner GmbH BDA/SRL  
 Arndtstraße 37  
 44135 Dortmund  
 Tel. 0231-47734860  
 Fax 0231-554444  
 Email: [info@post-welters.de](mailto:info@post-welters.de)  
 Website: [www.post-welters.de](http://www.post-welters.de)

## Images attached:

2 PDF-Layouts with several project-photos and drawings for the architectural competition "Gute Bauten 2010",  
 Photographer: Cornelia Suhan, Dortmund