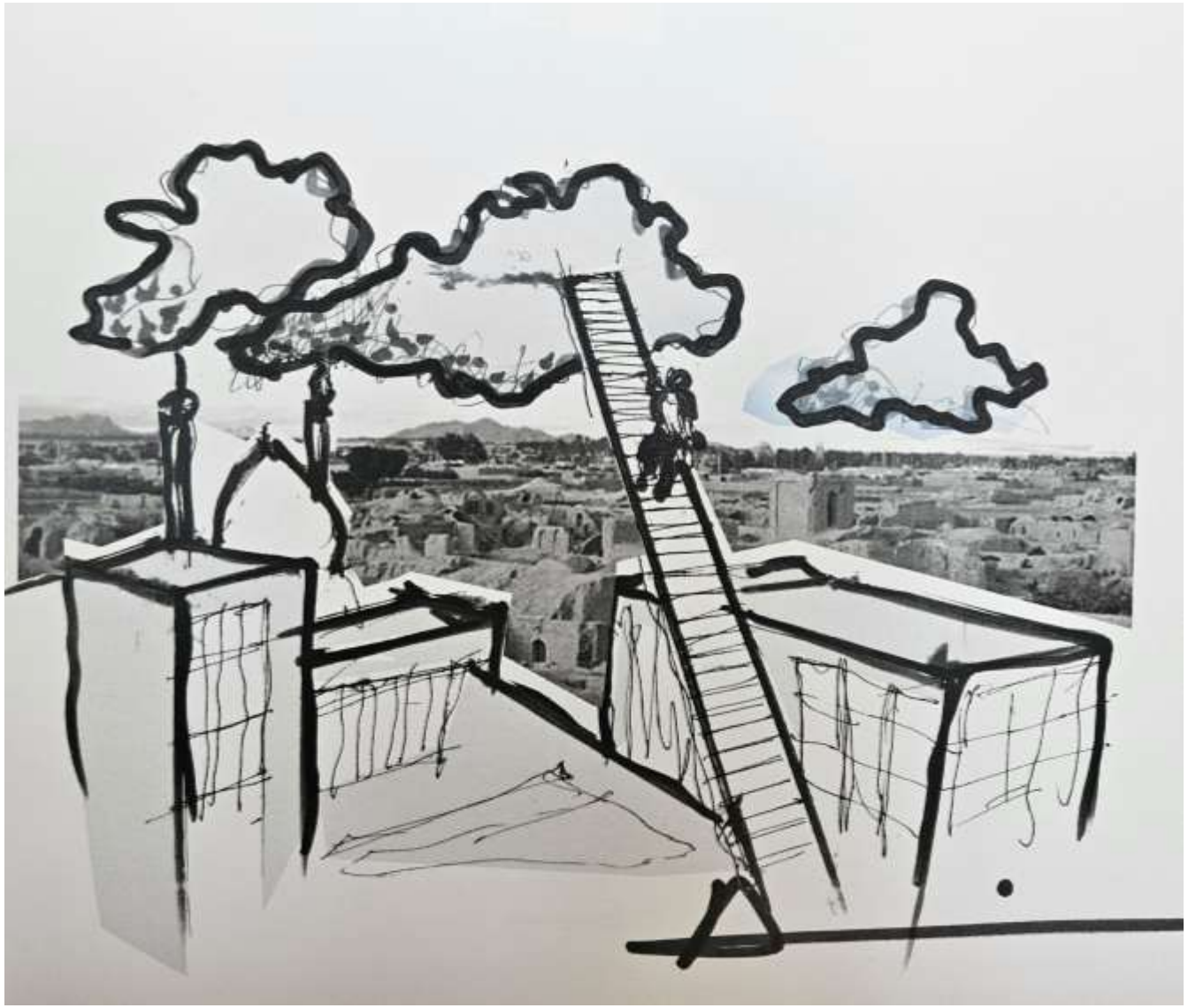
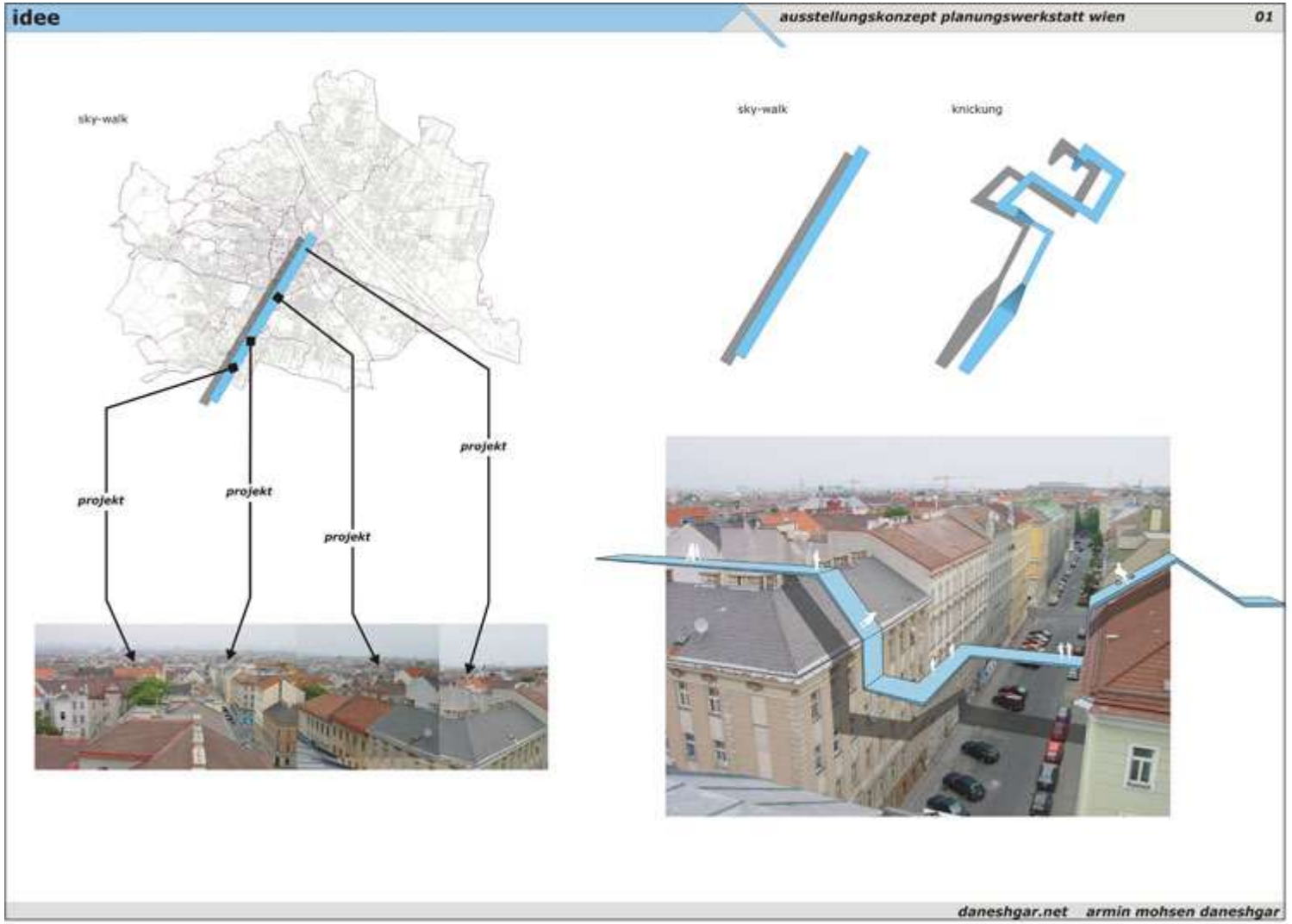
The Importance of Nothing

Space, Silence, and the Vertical Void

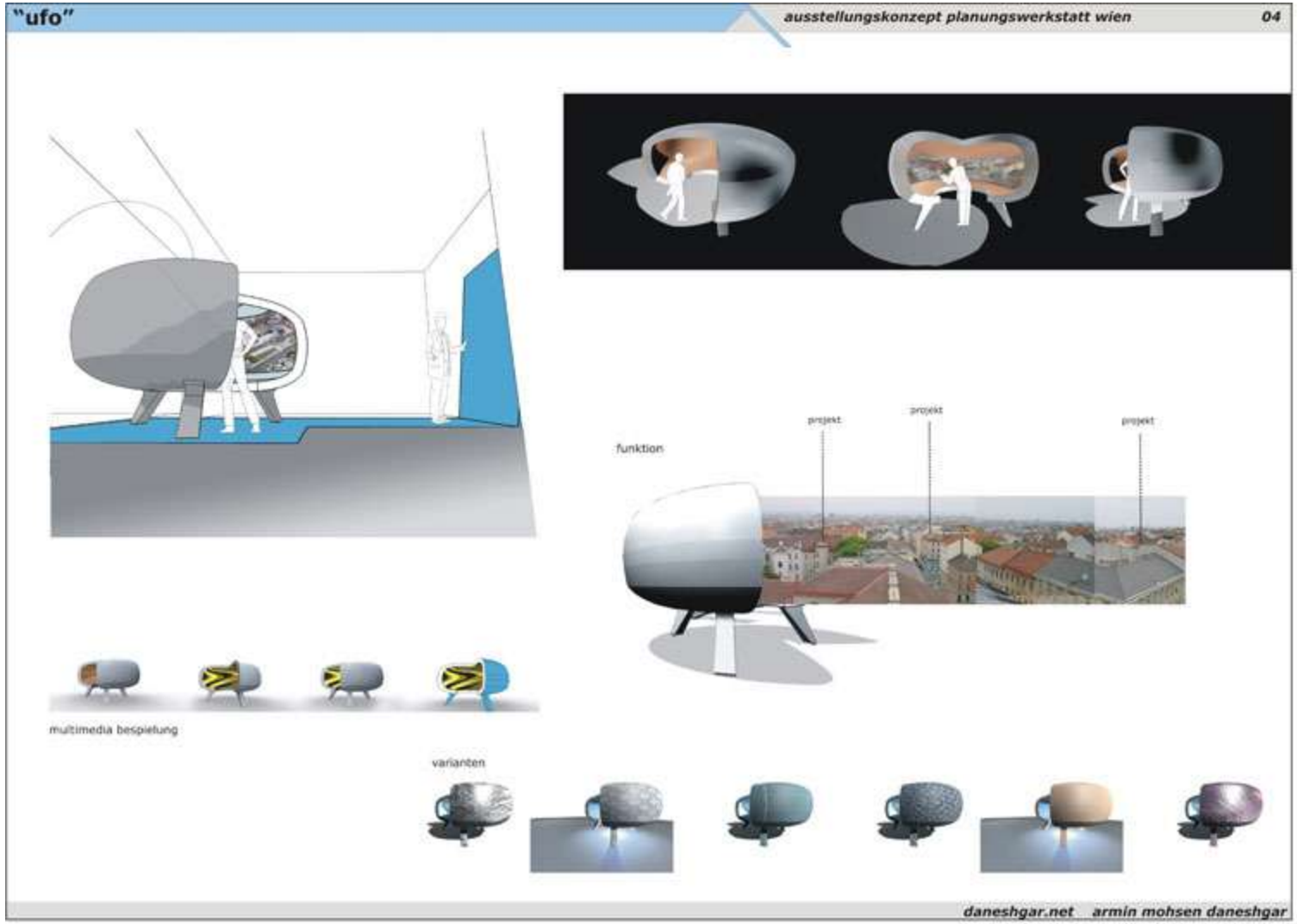
Armin Daneshgar



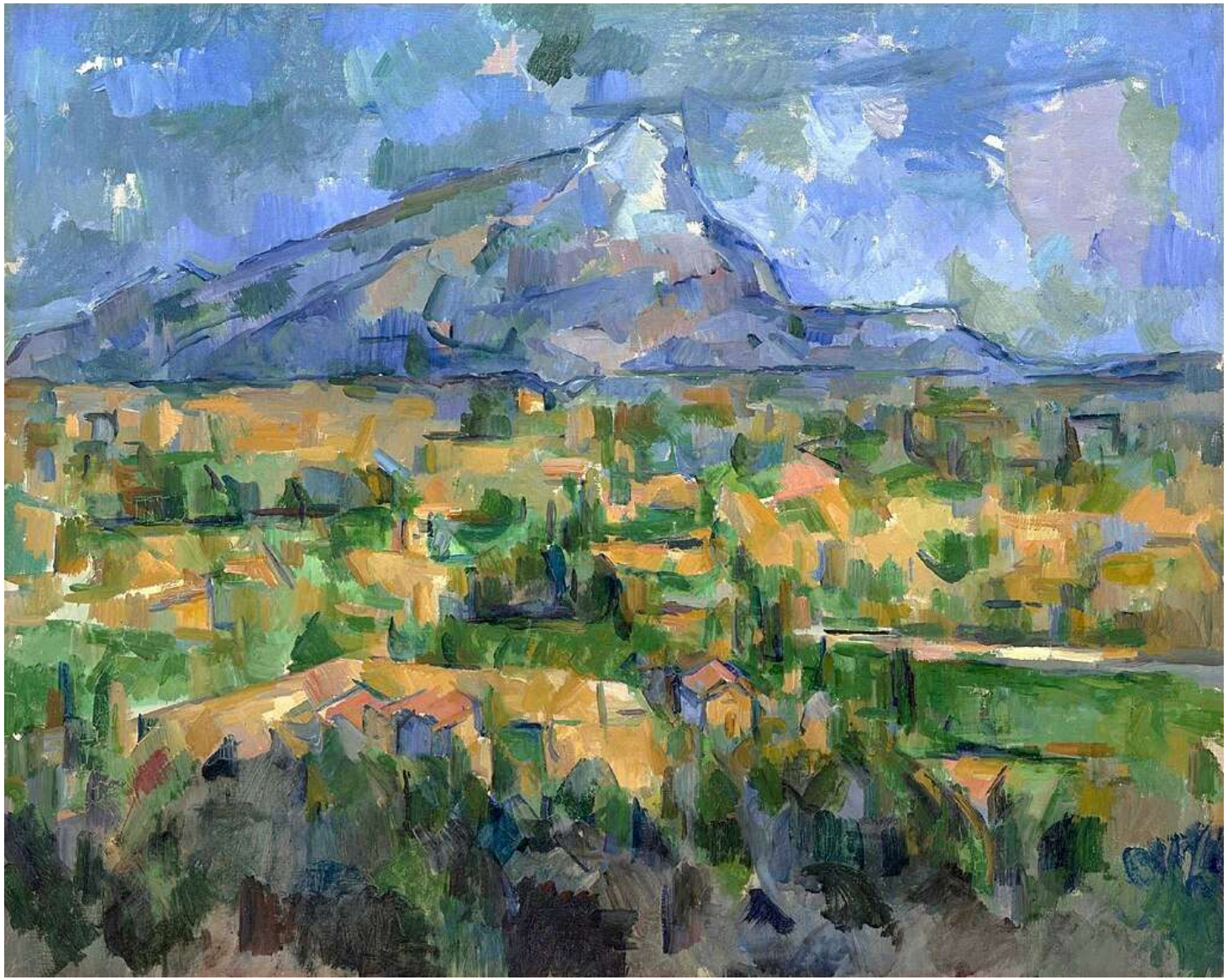
Childhood years



Vienna city in 1990s



Vienna city in 1990s



Paul Cézanne

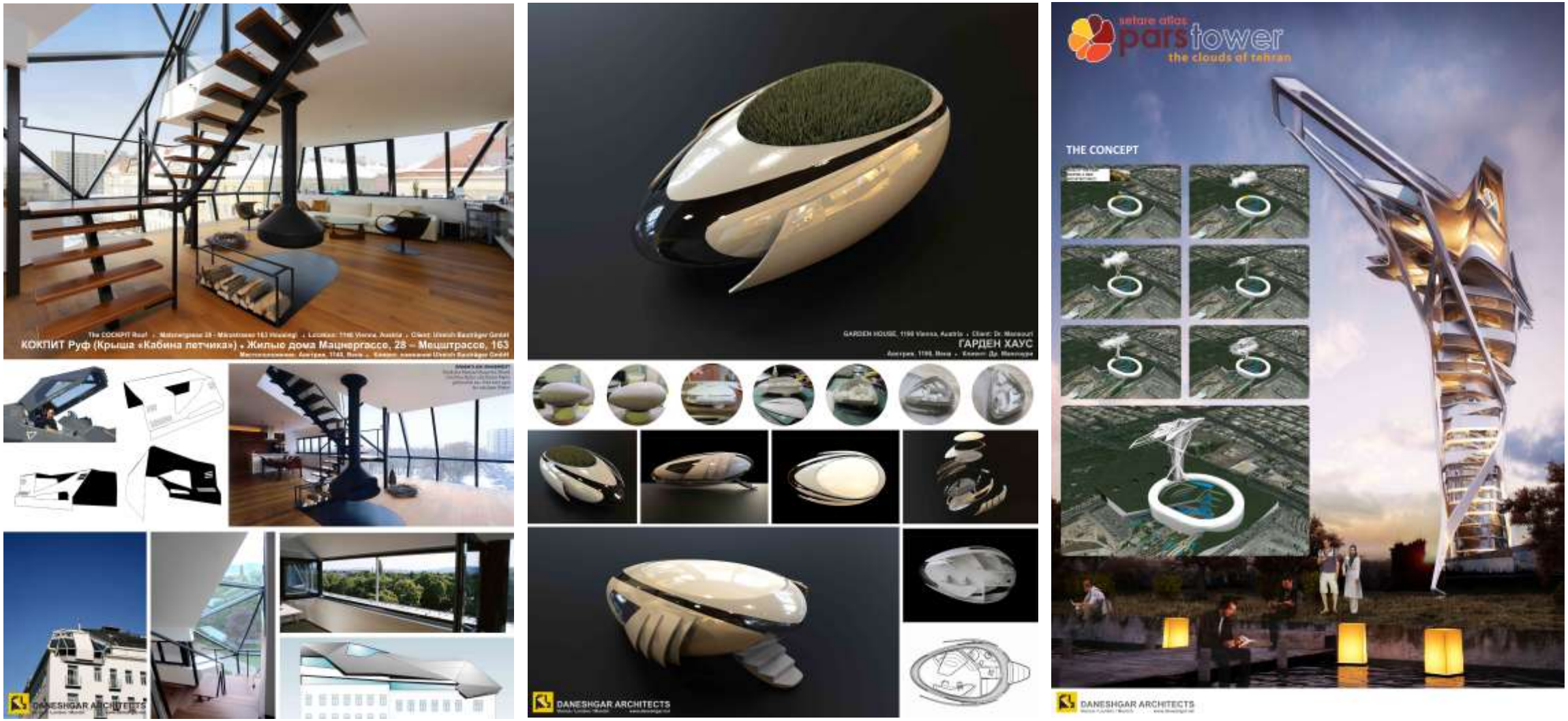



Egon Schiele

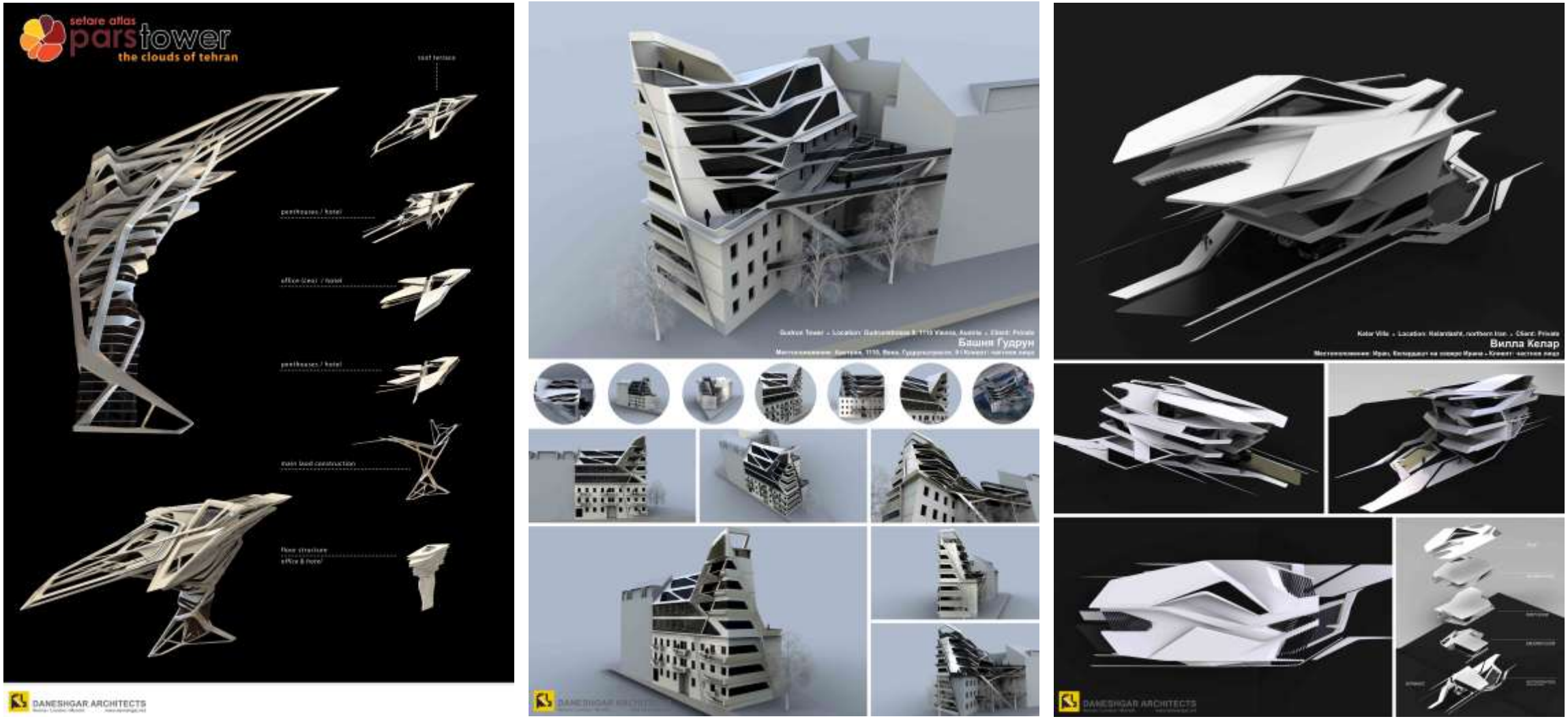
Metropolis (1927)

The fifth element (1997)

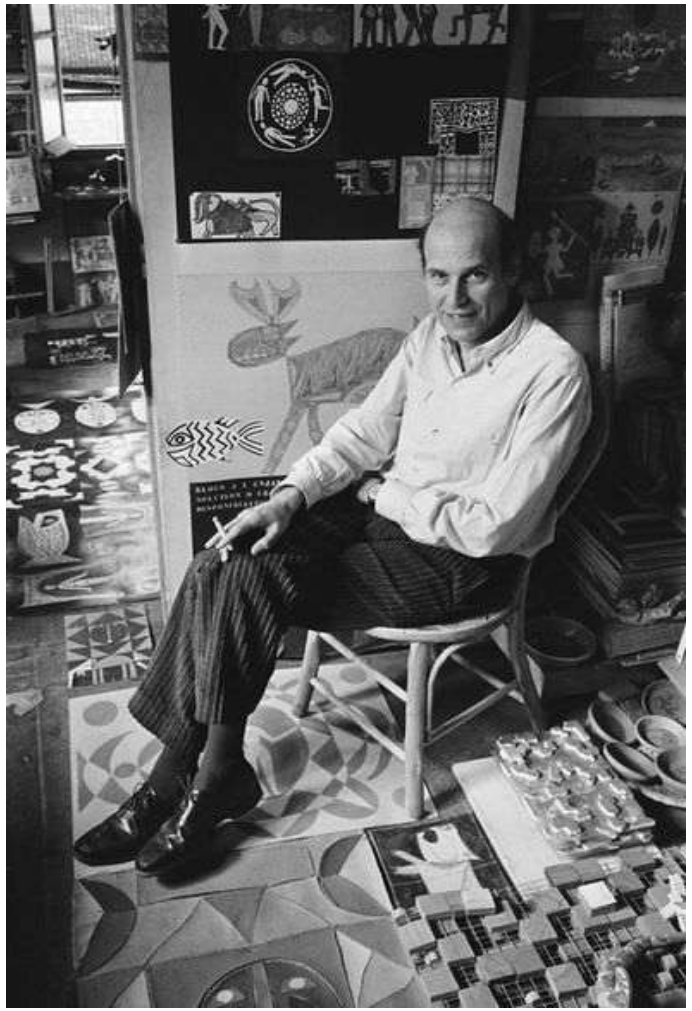
Star Wars (1977)



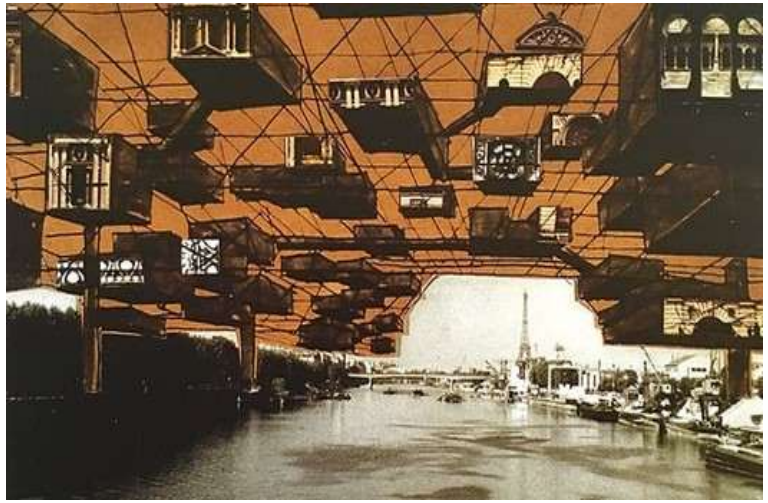
Futuristic design

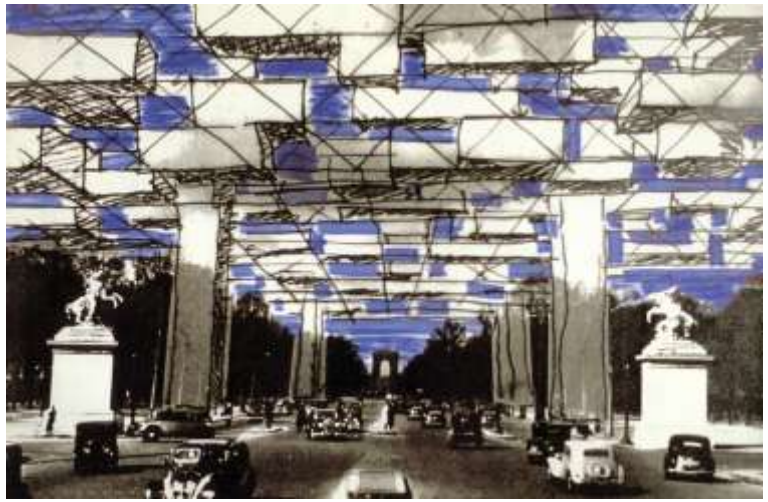


Futuristic design

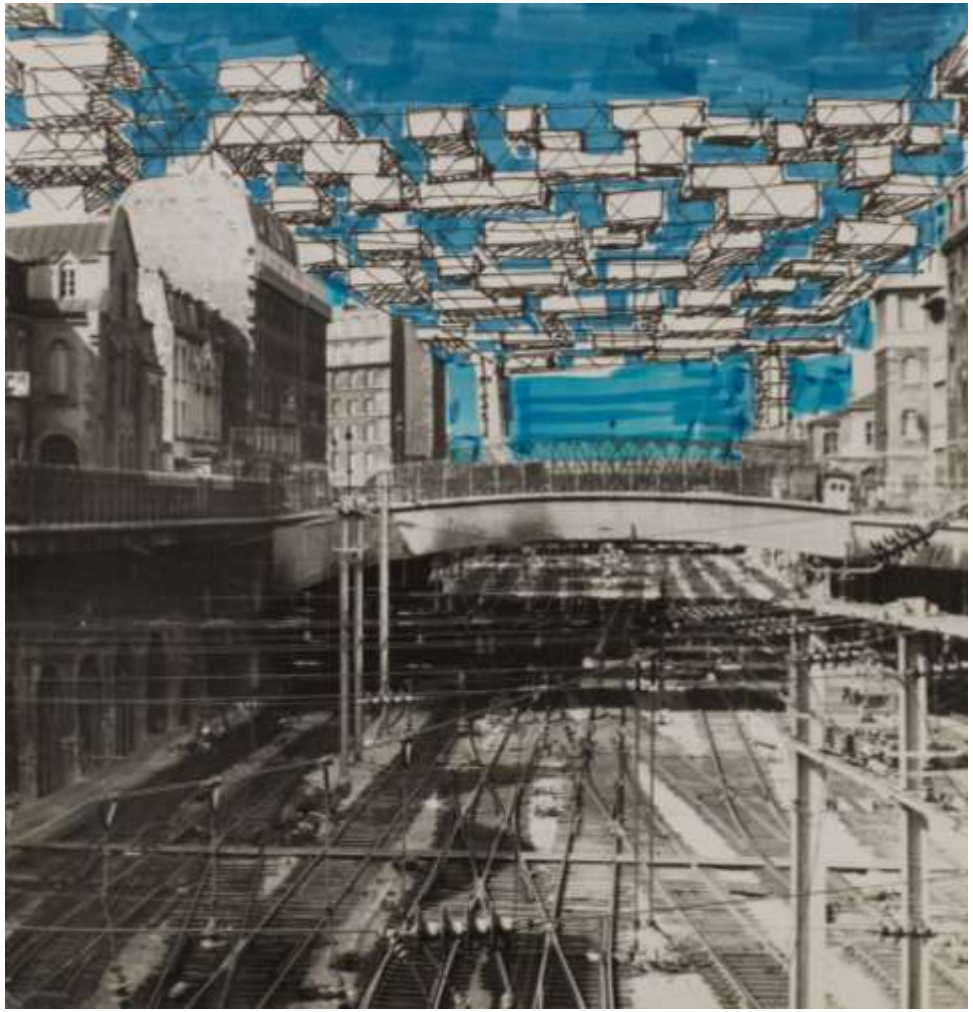


Yona Friedman





1959



1964

Primary school Sacré Cœur, Wien

Primary school Sacré Cœur, Wien

Primary school Keplerplatz, Wien

Vienna University of Technology

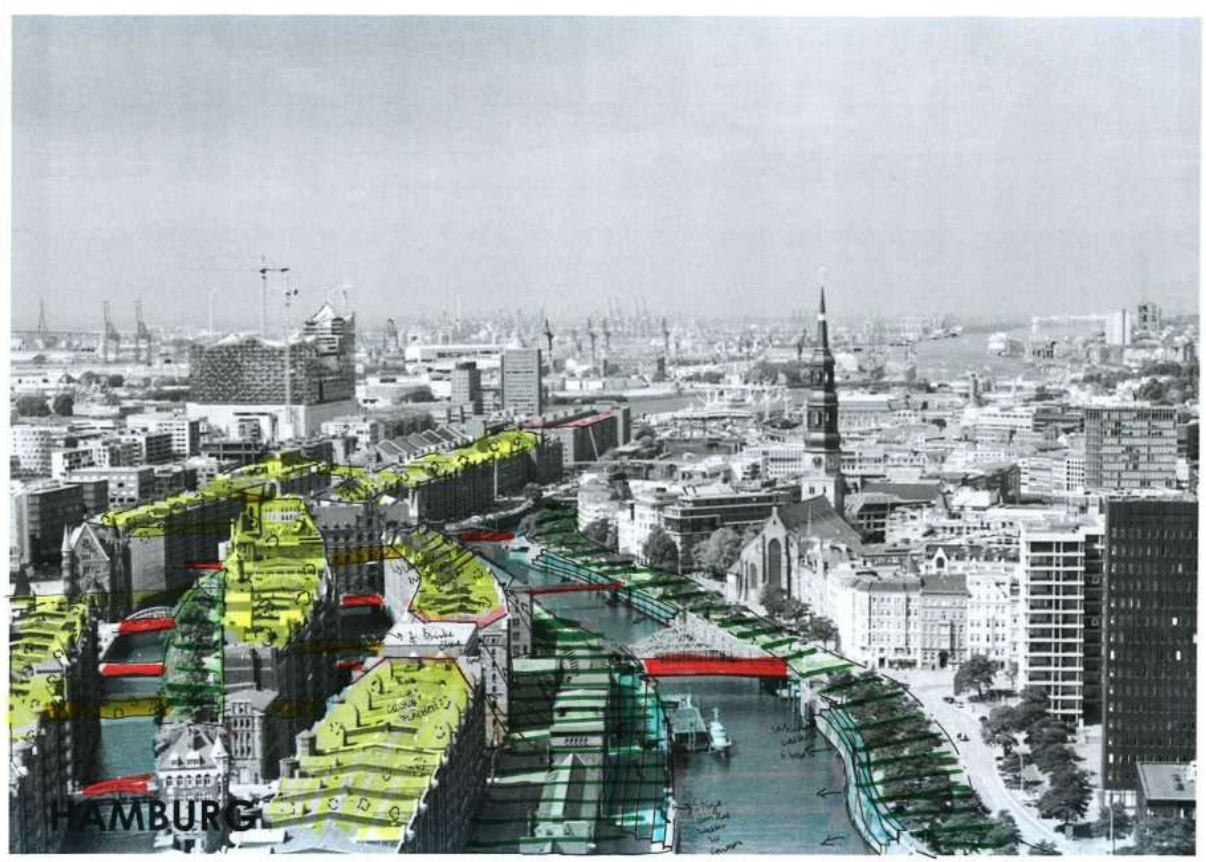
Vienna University of Technology

BERLIN

BUDAPEST

Vienna University of Technology- student work

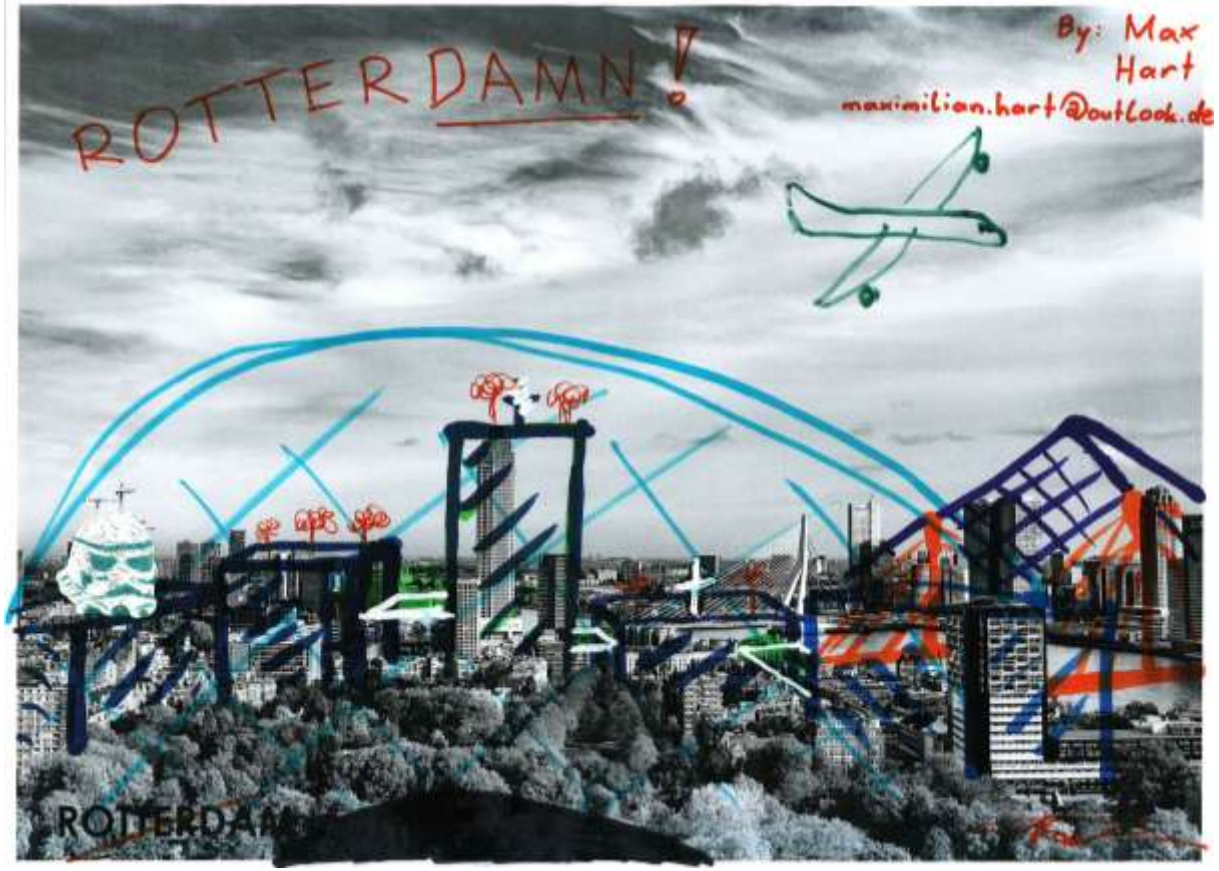
HAMBURG



AMSTERDAM

Vienna University of Technology- student work

ROTTERDAM



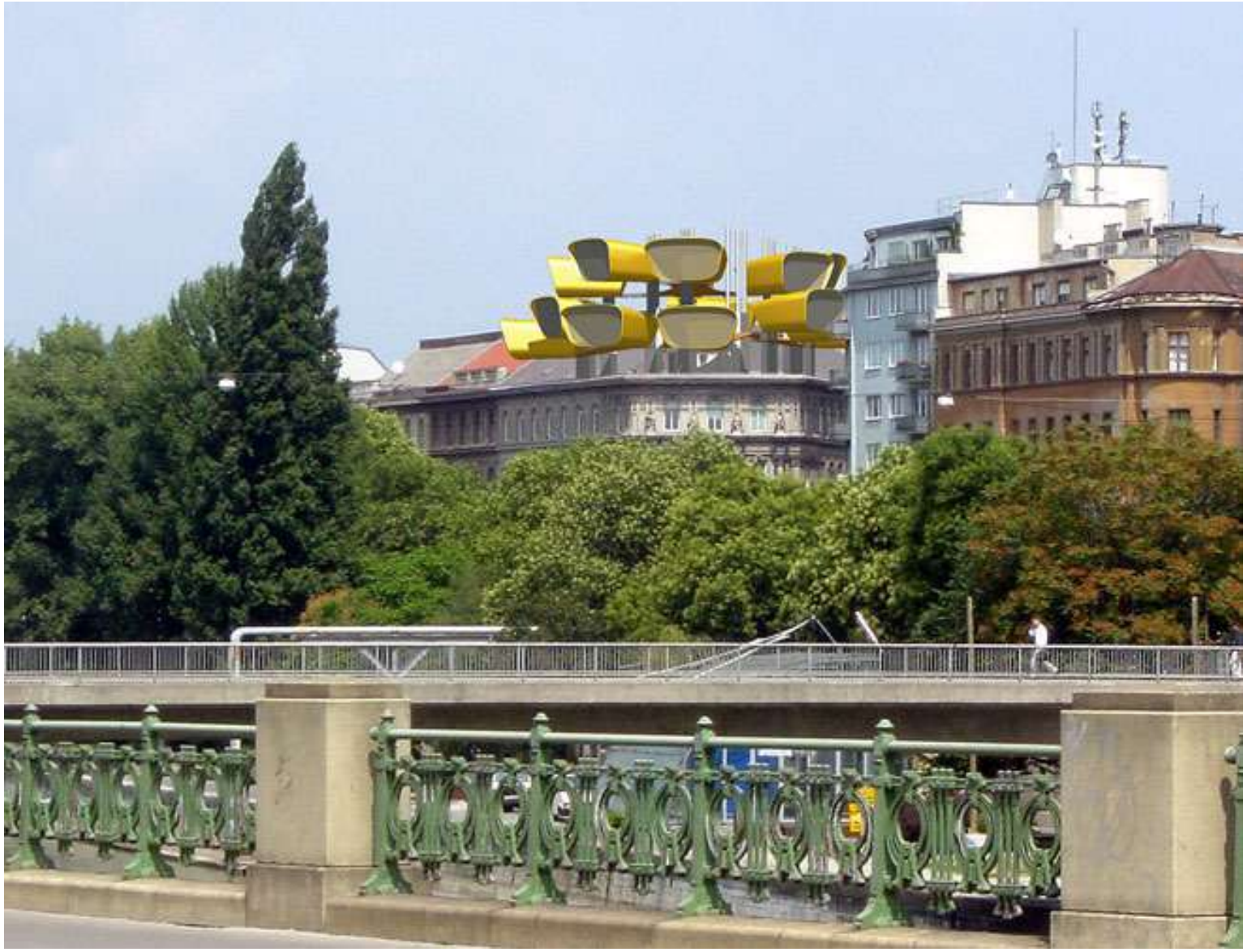
PARIS

Vienna University of Technology- student work

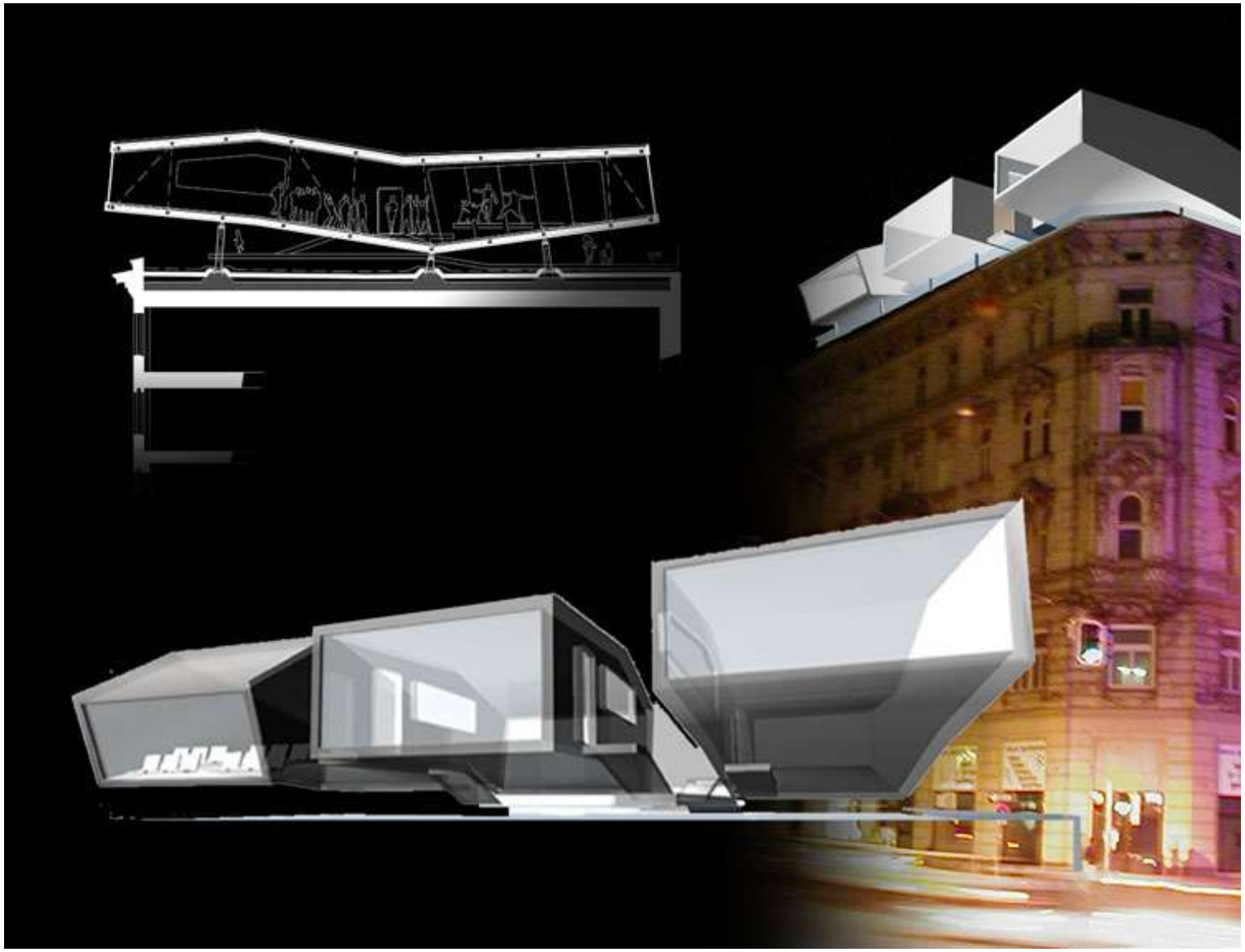
Vienna University of Technology- student work

Vienna University of Technology- student work

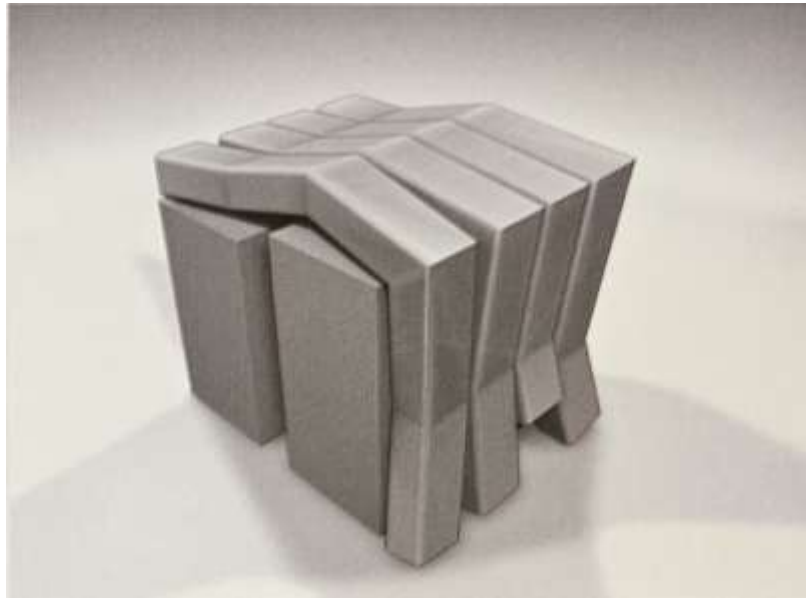
Vienna University of Technology- student work

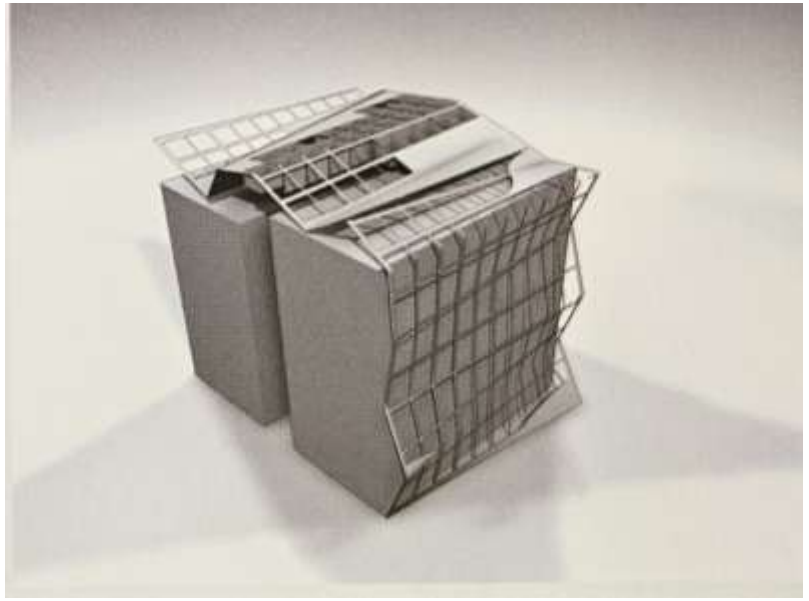


Vienna University of Technology- student work



Vienna University of Technology- student work





Vienna University of Technology- student work

Vienna University of Technology- student work

Wißgrillgasse 10, 14. district Vienna

Wißgrillgasse 10, 14. district Vienna

Wißgrillgasse 10, 14. district Vienna

Wißgrillgasse 10, 14. district Vienna

Wißgrillgasse 10, 14. district Vienna

BERGDOKTOR

Wißgrillgasse 10, 14. district Vienna

EXISTING 2000

Obere Amtshausgasse 20-24, 15. district Vienna

EXISTING 2000

Obere Amtshausgasse 20-24, 15. district Vienna

2004

2024

Obere Amtshausgasse 20-24, 15. district Vienna

2004 2024

Obere Amtshausgasse 20-24, 15. district Vienna

2004

2024

Obere Amtshausgasse 20-24, 15. district Vienna

Obere Amtshausgasse 20-24, 15. district Vienna

EXISTING 2000

Grundsteingasse 42, 16. district Vienna

2005

2025

Grundsteingasse 42, 16. district Vienna

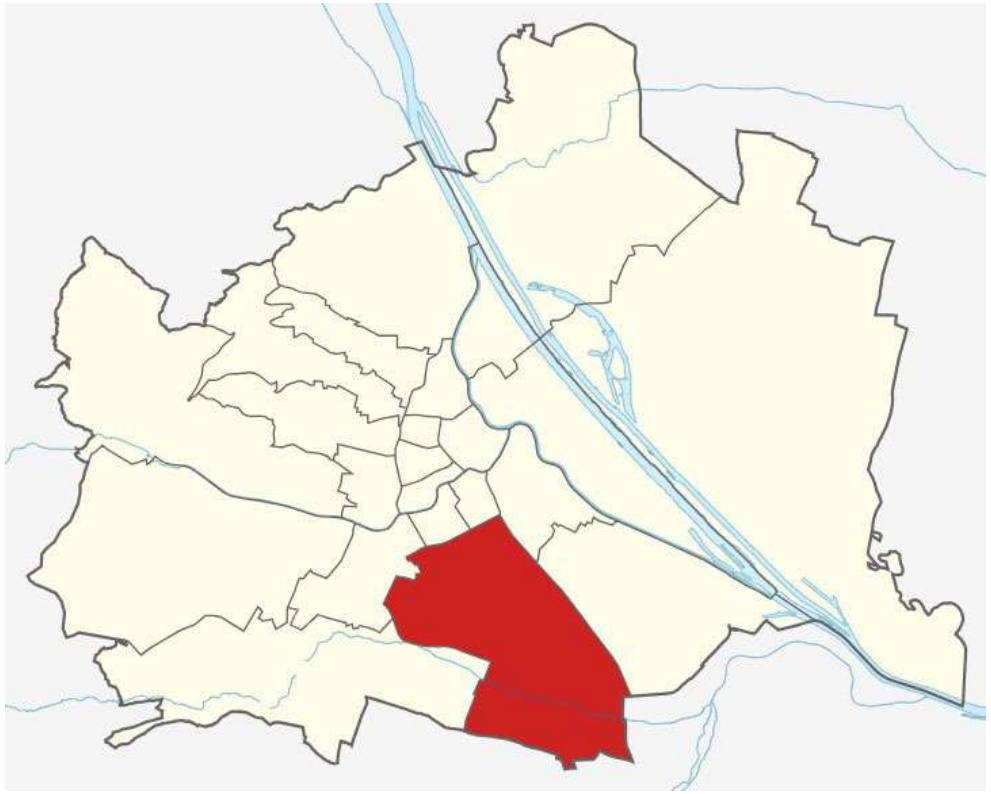
2025

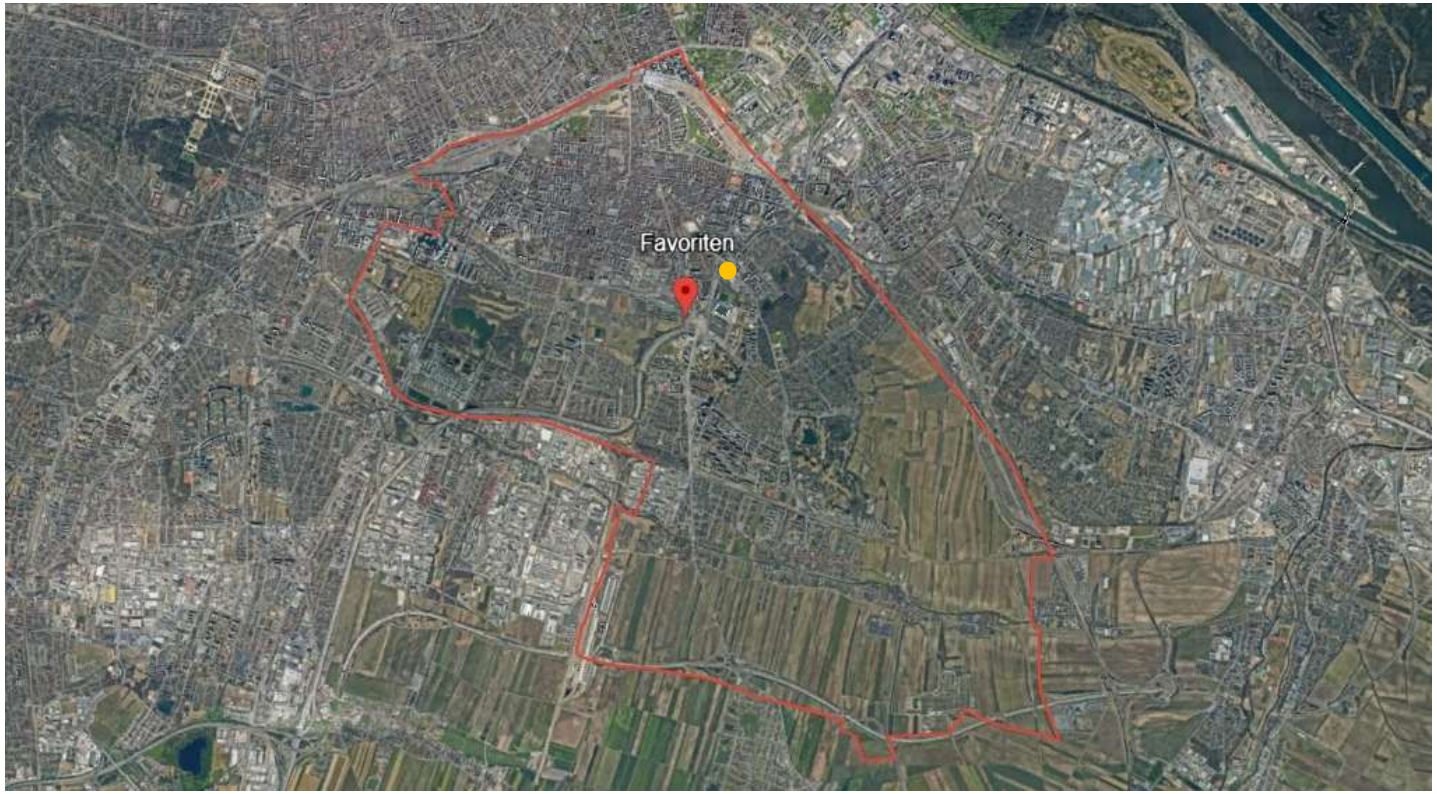
Grundsteingasse 42, 16. district Vienna

Cube 22

Quellenstrasse 22, 1100 Wien

FAVORITEN



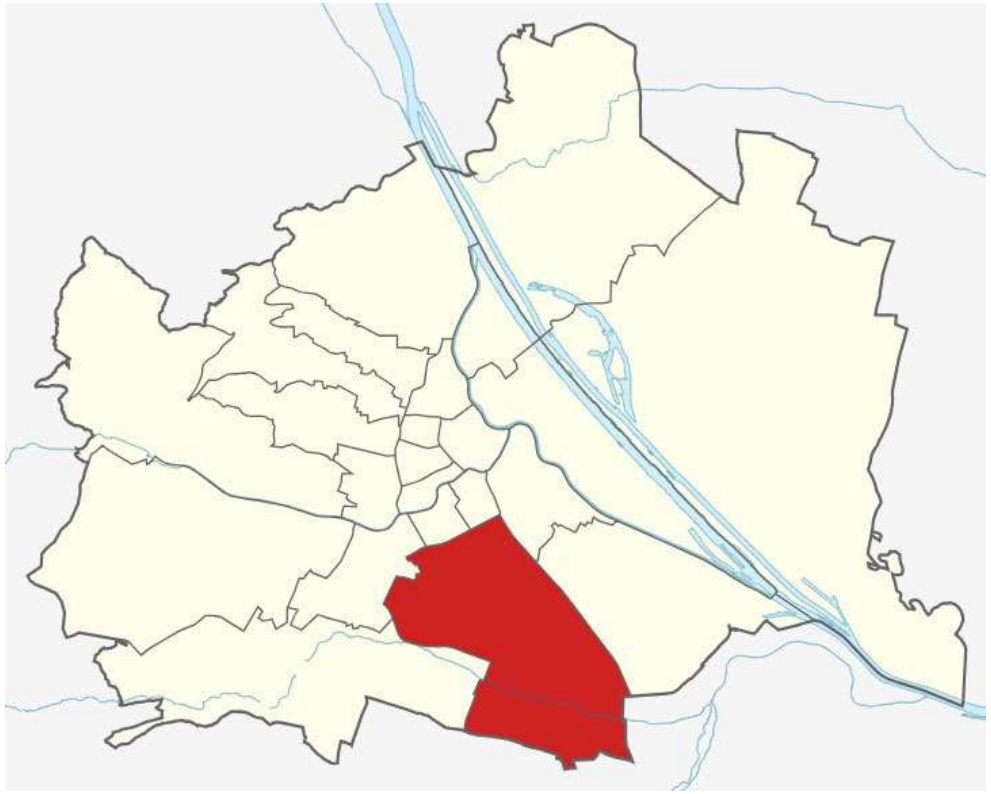


Quellenstrasse 22, 1100 Wien

THE POWER OF VERTICAL EXTENSIONS

FAVORITEN - 10th district of Vienna, now popular for low rents, good transport, and new housing.

- Industrial past with factories like Anker bread, attracting workers since the 1850s.
- Migration hub, especially post-WWII due to labor agreements.
- Once seen as a "problem district" after many Viennese moved out.
- Now revitalized through city efforts and socially-minded architecture.



Quellenstrasse 22, 1100 Wien

Quellenstrasse 22, 1100 Wien

EXISTING 2009 – Usable area is 1,375 m²

Quellenstrasse 22, 10. district Vienna

EXISTING 2009 – Usable area is 1,375 m²

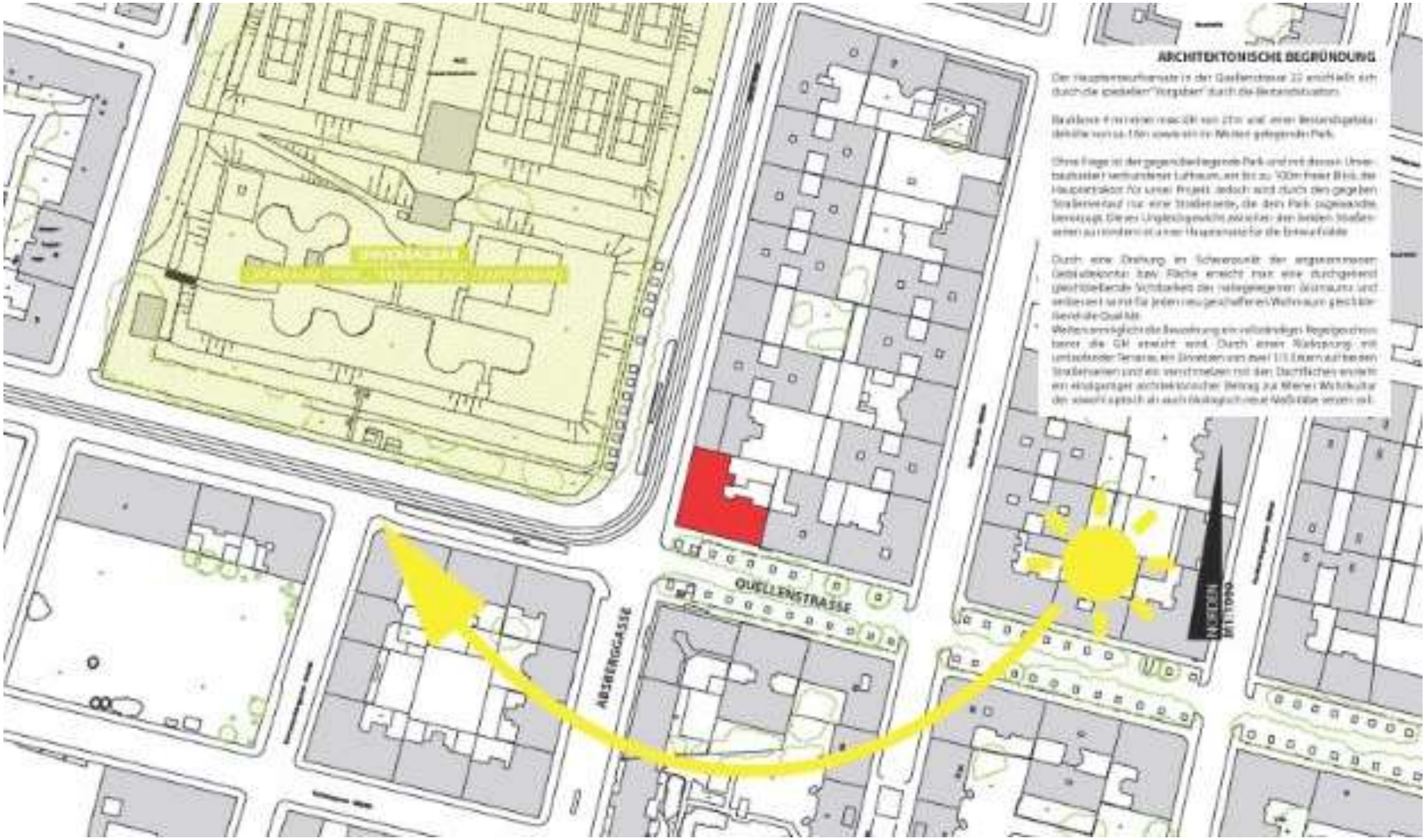
Quellenstrasse 22, 10. district Vienna

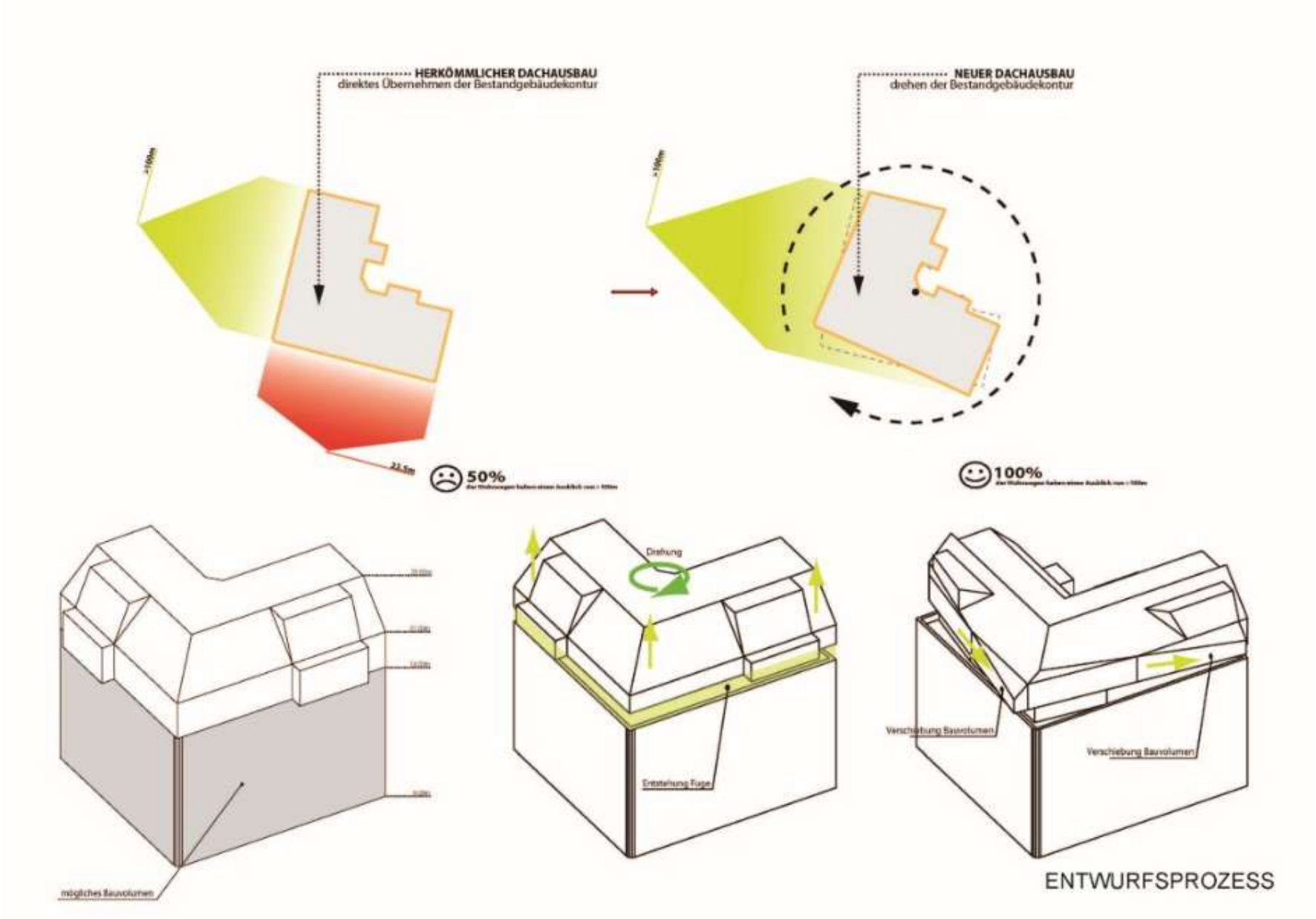
EXISTING 2009 – Usable area is 1,375 m²

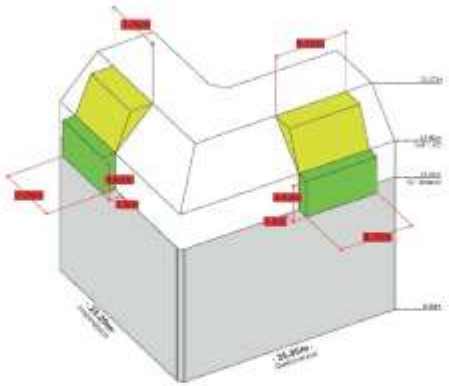
Quellenstrasse 22, 10. district Vienna

DESIGN 2009-2019

Quellenstrasse 22, 10. district Vienna

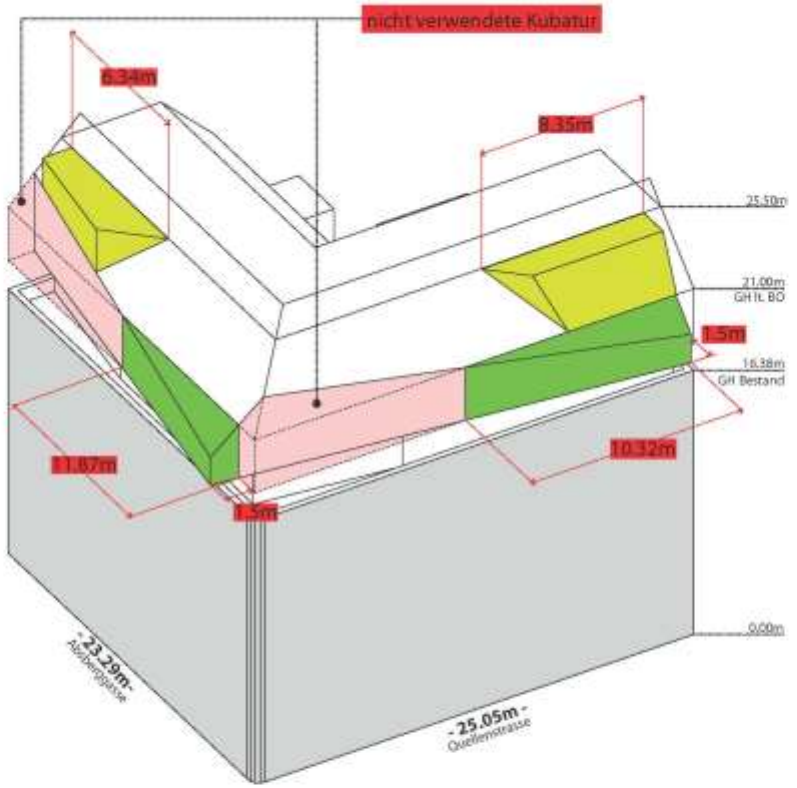

ARCHITEKTONISCHE BEGRÜNDUNG
QUELLENSTRASSE
ASBERGGASSE


HERKÖMMLICHER DACHAUSBAU
direktes Übernehmen der Bestandgebäudekontur
NEUER DACHAUSBAU
drehen der Bestandgebäudekontur
50%
100%
Drehung
Entstehung Fuge
Verschiebung Bauvolumen
Verschiebung Bauvolumen
mögliches Bauvolumen
ENTWURFSPROZESS



§81(6)
§83f

BAUORDNUNG
STRASSENSITUATION



Gauben Berechnung

Gaube Quellenstrasse
$l_{g,max} > l_g$
8,35m > 8,38m ✓OK

Gaube Absberggasse
$l_{g,max} > l_g$
7,76m > 6,34m ✓OK

Erker Berechnung

Erker Quellenstrasse
$l_{e,max} > l_e$
8,35m < 10.32m

$10.32m * 1.5m / 2 = 7.74m^2$
$A_{e,max} > A_e$
$12.53m^2 < 7.74m^2$ ✓OK
$V_{e,max} > V_e$
$57.89m^3 < 38.47m^3$ ✓OK

Erker Absberggasse
$l_{e,max} > l_e$
8,35m < 11.87m

$11.87m * 1.5m / 2 = 8.90m^2$
$A_{e,max} > A_e$
$11.64m^2 < 8.90m^2$ ✓OK
$V_{e,max} > V_e$
$53.82m^3 < 38.36m^3$ ✓OK

§81(6)
§83f

Die errechnete Erkerlänge an beiden Straßenfronten überschreitet zwar die jeweiligen zulässigen 1/3 der Gebäudefronten jedoch wird durch die spezielle Ausformung als Dreieck und Integration in den Dachflächenverlauf sowohl das Volumen als auch die Fläche der Erker reduziert und unterschreitet die vergleichbaren Erkern nach Bauordnung bei weitem.

Welters wurde seitens der MA28 keine Einwände gegen die Art der Gestaltung der Erker eingebracht.

EINREICHPLAN
STRASSENSITUATION


BIPA
BIPA
ansicht süd
quellenstraße
ausführungsplan
1100 wien, quellenstraße 22


ansicht west
absberggasse
ausführungsplan
1100 wien, quellenstraße 22

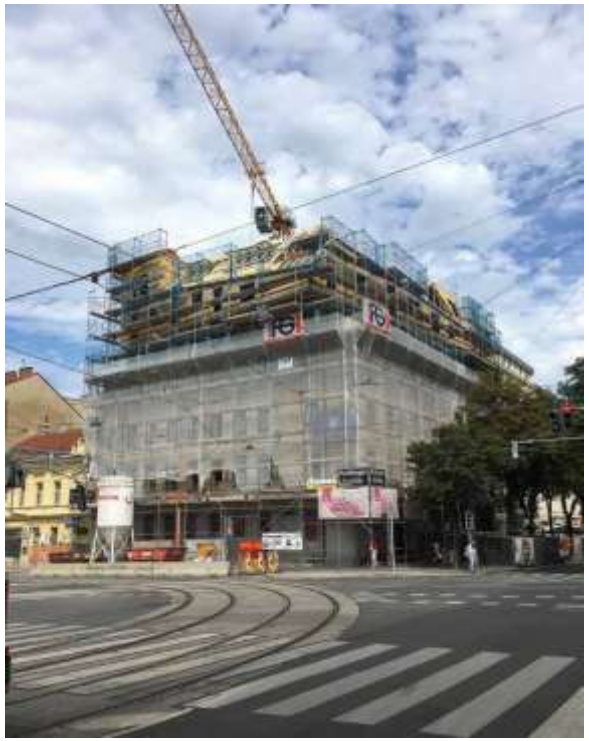

dachgeschoß 2
ausführungsplan


schnitt 04
ausführungsplan

DESIGN 2009-2019

Quellenstrasse 22, 10. district Vienna

CONSTRUCTION 2019-2021




Quellenstrasse 22, 10. district Vienna

FINNISHED IN 2021 - Increased usable area from 1,375 m² to 2,385 m²

Quellenstrasse 22, 10. district Vienna

Quellenstrasse 22, 10. district Vienna

Quellenstrasse 22, 10. district Vienna

Quellenstrasse 22, 10. district Vienna

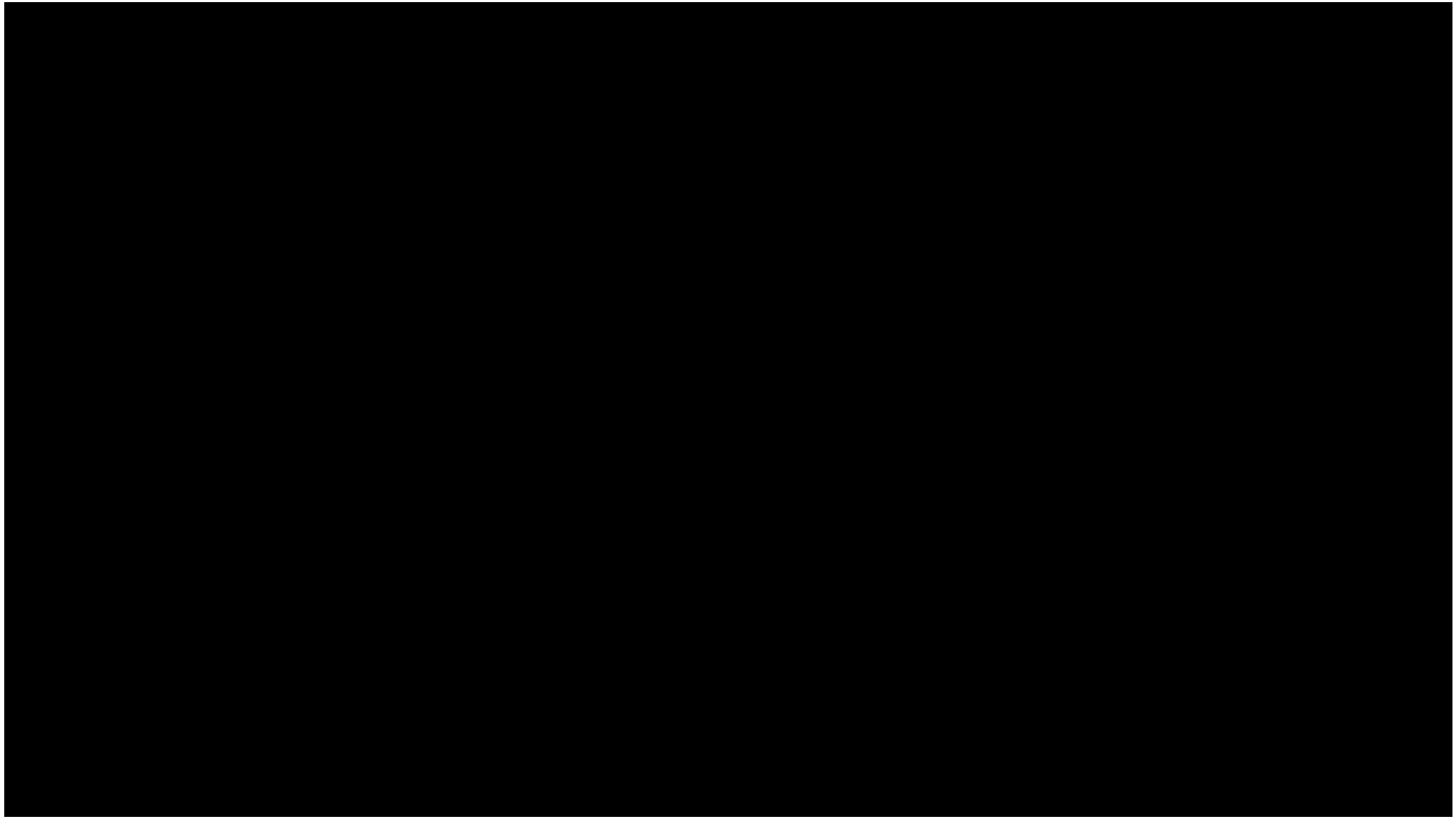
Quellenstrasse 22, 10. district Vienna

KEBAB GUYS


VIEL GELD!


VIEL GELD
VIEL SCHÖN!


VIEL GELD
VIEL SCHÖN



Key information

- Project Name: Favorite Spring/Cube 22
- **Development Period: 2009–2019**
- Construction Period: Sep. 2019 – Dec. 2021
- Start of Operation: Dec. 2021
- Plot Area: 593 m²
- **Increased usable area from 1,375 m² to 2,385 m²**
- Net Usable Area:
  Residential: 1,848 m²
  Commercial: 390 m²
  Office: 147 m²

Key information

- Total Investment Costs:
  Rooftop purchase: €0.5 million
  Construction + costs: €6.2 million
- Sales/Rental Progress:
  50% sold at construction start
  45% by completion
  5% within 3 months post-completion
- Purchase Prices: €5,640 – €6,320/m² (rooftop)
- Rental Prices: €10 – €13/m²
- Functions/Uses:
  Condominium building with residential units, BIPA store on ground floor, office in courtyard

Quality Features & Innovations

- **Rooftop added with 3 new floors, new building in courtyard**
- **Greenery (planters, climbing ropes, roof planting) for better climate**
- Energy efficiency measures:
    - EPS-f plus façade insulation
    - Passive house-grade windows
    - Airtightness: n50 < 1.5
    - Automated ventilation with heat recovery
    - Connection to district heating
    - **Radiation-reducing paint in rooftop units**
    - **81% Energy Savings**

      → Heating demand reduced from 151.8 to 29.6 kWh/m²a

      → Annual CO_2 reduction: 65 tons

Quality Features & Innovations

- **Decarbonization in Practice**

  → Old fossil fuel heating replaced with district heating

  → Passive-house elements implemented in historic buildings

- **Efficient Densification – No Urban Sprawl**

  → Added 3 rooftop floors + 2-story courtyard building

- Low-Tech, High-Impact Greening

  → **Intensive greening (roofs, balconies, facades) = urban heat island reduction**

  → Enhances microclimate, biodiversity, and public well-being

Future prospects and social relevance

- **Historic Buildings = Opportunity, Not Obstacle**

  → **Thousands of "problem houses" in EU cities = sleeping energy potential**

  → Policy must promote retrofit + rooftop expansion instead of demolition

- Green Funding Works

  → €510,000 in public subsidies triggered full thermal renovation and ESG upgrade

  → **More EU funding should support similar holistic renovations**

- Design = Public Acceptance

  → Smart architecture wins hearts: Bronze rooftop became local landmark

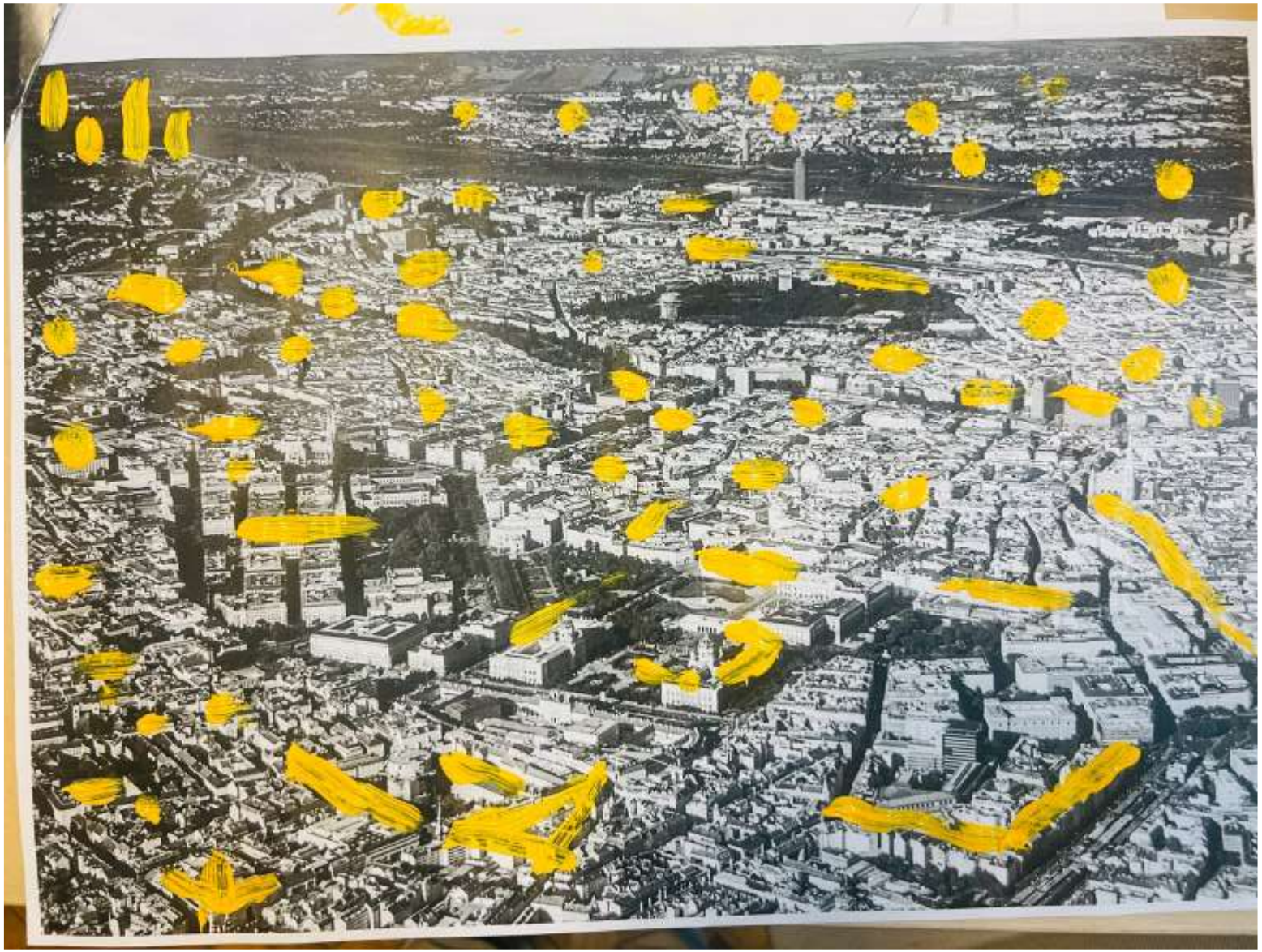
  → People accept densification when it brings beauty and quality

- Equity in Urban Renewal

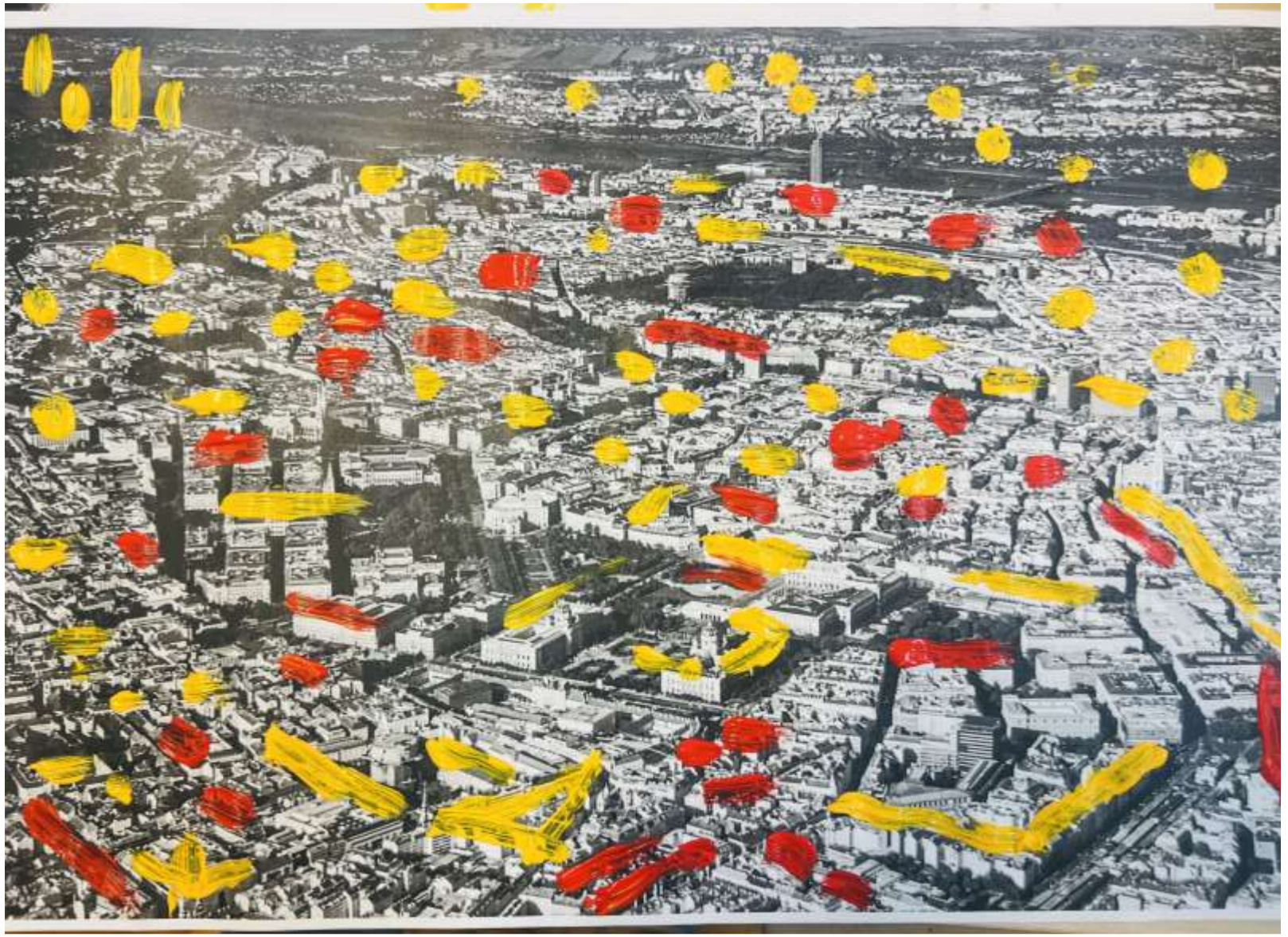
  → **Project succeeded in a disadvantaged, migrant-rich district**

  → Combines climate policy with social integration and health benefits

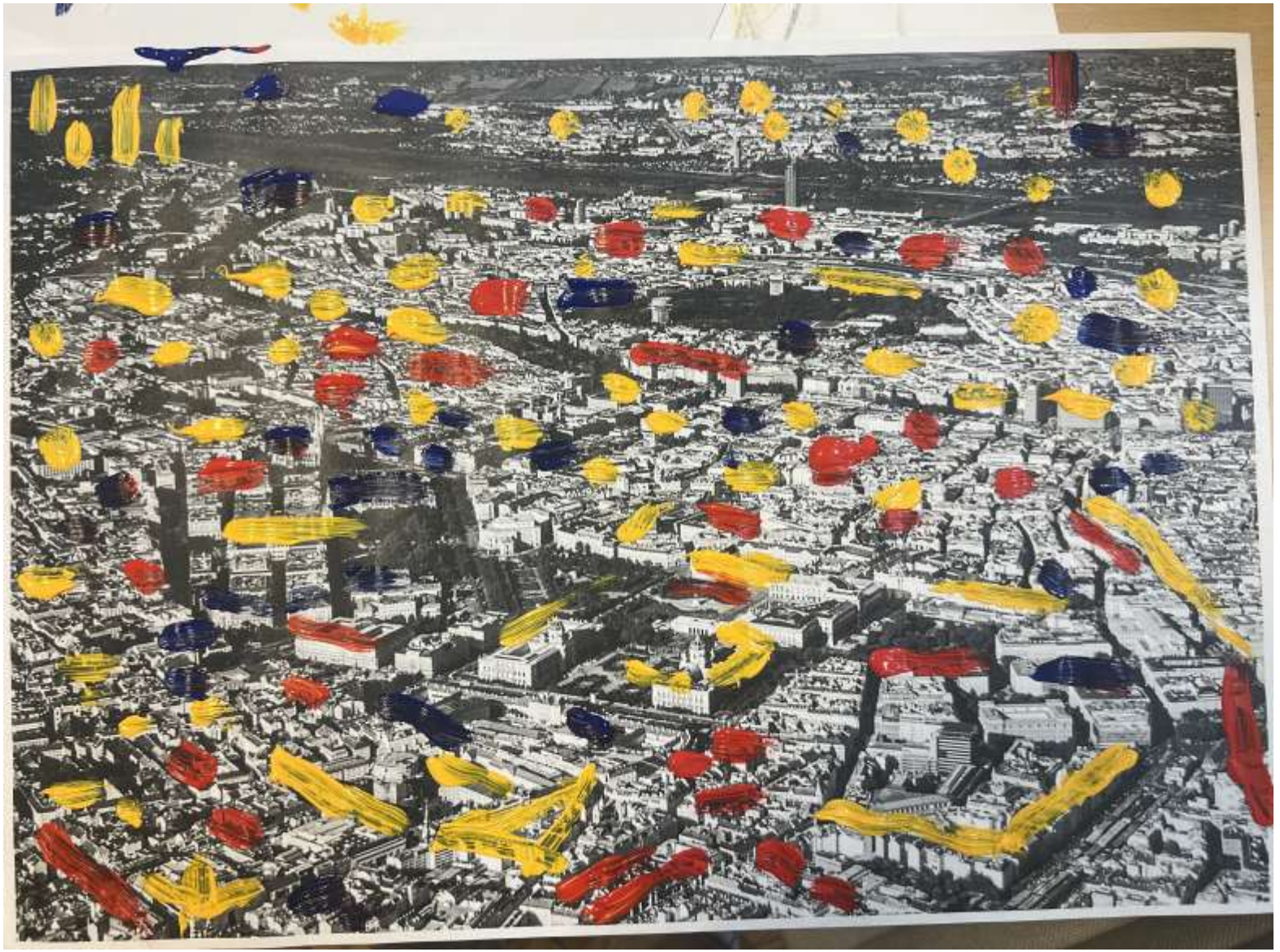
Future of European cities



Future of European cities



Future of European cities



Future of European cities

Future of European cities

THANK YOU FOR LISTENING!

To be continued with love...