

The old ideas of „anonymous building“ and the garden city that I have long supported require further development in terms of the present day and future changes in society if such ideas are to remain alive and productive.

Roland Rainer, 2000

Scales of Density – Shapes of Privacy

On Contemporary Forms of the Garden City

Roland Rainer Competition 2007

International, open, single step, anonymous ideas competition for architects, town planners, and graduates of schools of architecture and town planning

Competition organiser:

City of Vienna | Austrian Chamber of Architects and Consultant Engineers

A. General section

A.1 Procedural regulations

A.1.1 Intentions of the competition organiser

The competition procedure is organised by the City of Vienna in conjunction with the Austrian Chamber of Architects and Consultant Engineers. On the occasion of the 90th birthday of Roland Rainer in 2000 the City of Vienna and the Chamber set up this prize named after the Viennese architect, town planner and university teacher Dr. Roland Rainer (1910 - 2004). In an agreement made at that time the two organisers decided to award a prize every two years to the winner of an international competition. The winning competition entry should provide a convincing contribution to the further development of Roland Rainer's ideas on the nature of European housing and settlement.

In regularly holding a competition the organisers aim is to see the architectural, town and spatial planning work of Roland Rainer receive adequate recognition by encouraging new generations of architects and town planners to examine Rainer's positions. The organisers are convinced that Rainer's creative work contains important ideas on future-oriented settlement activity that should be further developed by means of its scientific reception and architectural interpretation.

A.1.2 The goals of the Roland Rainer competition 2007

In 2007 the competition procedure was set up as an international, open, single-stage, anonymous ideas competition for architects, town planners and graduates. The aim is to find ideal design concepts, based on essential urban planning and architectural principles, for a garden city type district in a European city. The Roland Rainer Prize and two recognition prizes will be awarded to the participants in this competition. A commission to implement this concept will not be given. But in the context of the Roland Rainer competition it is intended, in a subsequent procedure based on results of the ideas competition that appear suitable for further development, to set up an implementation competition for a concrete location.

A.1.3 The results of previous procedures

The prize was first set up in 2000: at that time the Roland Rainer Grant was awarded through a national, open, single-stage competition open to graduates of schools of architecture. The procedure sought an outline proposal for research work on the theme of the garden city. Claudius Dialer, who won this grant, produced the study *Neue Bedingungen für die Gartenstadtidee: Veränderte Planungsszenarien im Städtebau. Reformbewegung New Urbanism.* (published as: Dialer, Claudius: *Garten.Stadt.Ideen. Beobachtungen zu neuen Herausforderungen in der Stadtplanung, Innsbruck 2002*).

Differences of interpretation between Roland Rainer and the competition organisers about the subject of the competition led to the cancellation of the competition planned for 2002. All the same, from Rainer's viewpoint this discussion about the spatial development of the eastern Austria and about the nature of housing in the greater Vienna area led to clarification of the objectives of a competition named after him. The Roland Rainer Competition 2007 is the first implementation of Rainer's programmatic legacy.

A.1.4 Qualifications for entry

Those who wish to take part must be self-employed architects or town planners or graduates of faculties of architecture or town planning at universities or third level institutions of equal rank. Architects and town planners must prove that they are registered by submitting a confirmation of their entry in the respective national register of architects/town planners. Graduates must submit proof of their completion of a relevant degree course at a scientific or artistic institution in the form of a copy of their degree or diploma.

In the case of participating teams each member of the team must be qualified to take part in the competition. Consequently, each member of a team must submit proof of his / her entry qualifications. It is recommended that the entrants should engage the services of landscape planners, spatial planners, transport and traffic planners etc. as consultants (staff members) and list them in the author's declaration.

A.1.5 Registration

To take part in the competition it is essential to register under www.roland-rainer.at. Each individual or team must complete the registration form on the Internet site. In the case of teams only the name of the participant in charge must be named. The final composition of the team and the naming of the staff members must only follow in the author's declaration (cf. point A 1.17). Registration is not required to merely view the competition text that is offered for download in both German and English.

A.1.6 Subject of the competition

The competition aims at finding designs for future-oriented districts with a mix of functions in European cities. These should represent a further development of the buildings, projects and concepts of Roland Rainer and his paradigmatic ideas on building for life in and with natural surroundings. A detailed description of the competition task can be found in section B.

A.1.7 Deadlines

Release of the competition text in Internet 13 February 2007
Deadlines for questions, end of registration 16 March 2007
Answering questions 26 March 2007
Entry deadline 23 April 2007, 4 pm CET (Central European Time)
Prize award, exhibition 23 May 2007

A.1.8 Legal basis

In addition to the competition text, the basis for the competition procedure is provided by the Wettbewerbsordnung Architektur (WOA 2000), a list of regulations governing the holding of architecture publications that is issued by the Federal Chamber of Architects and Consultant Engineers, in all areas where no exceptions to these regulations are required by the special nature of the competition. The WOA 2000 can be found as a pdf file at <http://architekten.arching.at>.

Austrian law applies. The place of jurisdiction is Vienna.

Every entrant is obliged to keep his or her own project secret until the organiser has published the competition results and, in particular, accepts that the decision of the prize jury is final and incontestable in all specialist questions and matters of judgement.

A.1.9 Reasons for excluding or disqualifying projects

The reasons for exclusion listed in §8 of the WOA apply (relationship to the jurors, professional dependence on the jurors, involvement in preparing the competition documentation...) as well as the reasons for disqualification listed below.

- > failure to observe the conditions of this competition
- > late submission of the competition project
- > attempting to influence the prize jury
- > infringement of anonymity.
- > Submission of a project that has already been published or that will be published before the jury of the Roland Rainer Competition 2007 has announced its decision
- > Where a participant submits more than a single entry then all of these entries will be excluded
- > Projects can be excluded only by the prize jury based on the findings in the initial examination report.

A.1.10 Languages used in the competition process

The competition will be held in English and German.

A.1.11 Prize jury

The members of the jury that are entitled to vote are:

- > o. Univ.-Prof. Mag.rer.soc.oec. Dr.phil. Jens S. Dangschat, Department for Spatial Development and, Infrastructure & Environmental Planning, Institute for Sociology for Urban Planning and Architecture, Technical University Vienna
- > Arch. Mag.arch. Georg Driendl, Vienna
- > Dipl.-Ing. Ruth Johanna Kertesz, City Administration of Vienna, Municipal Department 19 – Architecture and Urban Design;
- > em. Univ.-Prof. Arch. Mag.arch. Herbert Kramel, Zürich
- > em. Univ.-Prof. Arch. Mag.arch. Dr. Carl Pruscha, Vienna
- > Arch. Mag.arch. Eva Rubin, Klagenfurt
- > Arch. Mag.arch. Marta Schreieck, Vienna
- > Dipl.-Ing. Reinhard Seiss, urban and spatial planner, Vienna
- > Arch. Mag.arch. Walter Stelzhammer, Federal Chamber of Architects and Consultant Engineers, Section for Architects, Vienna
- > em. Univ.-Prof. Arch. Dipl.-Ing. Peter Zlonicky, Munich

No substitute members have been named.

A.1.12 The jury's method of work

After the report made by the initial examiners, the prize jury will carry out the assessment, description and ranking of the projects. Only when this has been done will the anonymity be broken by opening the authors' envelopes. The meeting of the prize jury is not open to the public. The prize jury will prepare a protocol containing all its decisions as well as stating its reasons for excluding certain projects and for giving others awards. All members of the prize jury will sign this protocol. The competition results will be published in the media with the involvement of the prize jury.

A.1.13 Initial examination

The initial examination of the competition entries will concentrate on whether the entries meet the formal competition requirements. The initial examination body presents a written report to the prize jury and makes a verbal report to the jury about the results of the initial examination.

A.1.14 Answers to questions

A colloquium or hearing will not be held. However, registered entrants have the possibility of submitting questions on the form and content of the competition to the competition authorities by email. These questions should be addressed to: info@roland-rainer.at. They will be answered by 26 March 2007 at the latest in German and English at www.roland-rainer.at.

A.1.15 Submission of the entries

The competition entries, suitably packaged, must be handed in to the competition office by 4pm CET (Central European Time) on 23 April 2007 at the latest, confirmation of delivery will be issued by this office:

Bundeskammer der Architekten und Ingenieurkonsulenten

Karlsgasse 9, 2nd floor

A 1040 Vienna, Austria

T +43.1.505 58 07 | F +43.1.505 32 11

Email: info@roland-rainer.at

Competition entries can also be sent by post or by a delivery company. Projects delivered in this manner must be handed over to the postal service or to the delivery company at the same time, that is by 4 pm CET on 23 April 2007 at the latest. Proof of handover must be obtained and this proof should be sent by fax to the competition office at the number given above by 4pm CET on 24 April 2007 at the latest. The entrant is liable for any risk involved in transport. It is not possible to take part in the competition by submitting a digital competition entry.

A.1.16 Formal conditions and labelling of the documentation

All documents are to be labelled as follows: each submitted competition entry should be given a code number consisting of six digits with a height of 1 cm and a length of 6 cm that should be applied to the plan, and should also be written on the top right of the envelope containing the author's letter.

In addition all individual items of the competition works should be labelled Roland-Rainer-Wettbewerb 2007. The competition entries should be posted or delivered in a double packaging. The outer packaging should be marked with the code number and labelled Roland-Rainer-Wettbewerb 2007. The code number alone should be written on the inner packaging.

A.1.17 Project author's declaration

A sealed envelope without a window should be included with the entries; it should be marked externally with the six-digit code and should contain the form „author's declaration“ available in appendix C 4. It contains the following information: name and address of the participant or the members of the participating team. Teams must nominate one member as a representative. In addition the author's letter should include the telephone number, the telefax number and the email address as well as the bank account number of the entrant (or the nominated representative). Staff members should be mentioned by name.

A.1.18 Prize money

The following prizes will be awarded:

- 1 Roland Rainer Prize 2007** of 8000 euro, excluding 20%VAT,
- 2 Roland Rainer Recognition prizes** of 1000 euro each, both excluding 20% VAT.

The Roland Rainer Prize 2007 will certainly be awarded and only one such award will be made. The prize jury reserves the right in certain justifiable cases to distribute the total recognition prize sum in a different way. The prize money will be distributed in its entirety.

A.1.19 Public exhibition of the works

All submitted competition entries will be exhibited for a period of at least two weeks following the end of the competition. The names of the authors of the competition entries as well as the names of staff who worked on the entry will be listed in this exhibition. All accepted competition entrants, the jurors and the media will be informed of the date and location of this exhibition. In addition, the results will be published on the homepage of the competition organiser.

A.1.20 Intellectual property rights and rights of use

Through the payment of the prize money and the recognition prizes the factual proprietary rights to the plans and all other works in the prize-winning competition entries are transferred to the competition organiser. The project author retains the intellectual property rights to the project submitted. The competition organiser has the right to publish each of the assessed competition entries and is obliged to include the name of the project author in any such publication.

B Special section

B.1 Setting the goals

The goal of these proceedings is to obtain designs for a district that is laid out according to the principles of the garden city. The competition theme will be defined in terms of content by the organiser. The entrants however must select a suitable location in Europe for their project. This is intended to ensure the comparability of the competition entries while at the same time achieving a broad spread of approaches to the theme of the garden city.

What is being sought are projects for a concrete urban district chosen according to urban, social and economic criteria, in the core or periphery of a city in which all the essential functions – living, working, recreation, education, transport and social infrastructure, services – are taken into account to an equal extent. A particular relationship to the outdoors for all these functions that relates to the idea of the garden city should be assumed.

Inspired by Ebenezer Howard and Raymond Unwin the search is for new forms of building and density in the city with which the gaps in the city, above all, can be filled. Therefore the garden city in Rainer's sense should not be understood solely as an element in the expansion of the city, as a phenomenon restricted to the periphery but also as a well-functioning instrument for improving the densely built zones of our cities. According also to Howard the garden city can be understood as a „working model“ for the conversion of large cities. Particular attention should be devoted to forms of dwelling that are oriented according to already existing or currently developing ways of living. The new urban quarter as a whole should also be able to meet ambitious aims as regards its suitability for future use.

B.2 Outline conditions for the competition entries

B.2.1 Outline conditions determined by the entrant

The jury can understand a competition entry and assess its contents according to the evaluation criteria only if the entrant provides an adequate presentation of the spatial, cultural, legal, economic and other contexts that determine the character of the location he/she has selected.

B.2.1.1 Location of the competition area

The site dealt with in the competition entry should be in a European city, which in turn should form part of an urban agglomeration. Any location within an urban area is acceptable. The organisers wish to emphasise in particular that central as well as peripheral locations will be dealt with within the framework of this competition. It is the express intention that the garden city idea should not be restricted to locations on the periphery or to large inner city wastelands, but should also be applied to the normal gaps or empty sites found in every city.

B.2.1.2 Assuming the structural development parameters

The entrant is expected to analyse the existing context in the surroundings of his project location and to derive the structural parameters of his project from this analysis. Particular attention should be paid to the interaction between building density, traffic and transport infrastructure, open and green areas.

B.2.1.3 Planning constraints

True to Roland Rainer's liberal approach to official regulations in the areas of urban and building planning, for the purposes of this competition it should be assumed that none of the existing planning instruments, such as zoning or development plans, form binding preconditions. On the contrary it should be assumed the competition design could form the basis of a future legal definition of land use, development density and building regulations.

B.2.2 Outline conditions to be determined by the competition organiser

B.2.2.1 Spatial key conceptions

The entrant should essentially rethink the city, even where this involves contradicting standard specialist practices. Urban space should be sought for as the primary quality and enriched with the familiar advantages of small-scale settlement such as social interaction, spatial and functional diversity, and an intensive relationship to outdoor and green space – the advantages of the city and the country should be combined. The antagonism between city and country should be eliminated in this planning synthesis. To this end all currently used development, circulation and access systems including all the relevant regulations and decrees that hinder this goal should be essentially questioned.

B.2.2.2 Size of the project area

The site should be of a size that allows at least 200 dwelling units to be erected on it. The project design should also allow development to take place in stages, for example phases consisting of 50 dwelling units, which is a medium-sized development in Austria.

B.2.2.3 Size of the dwelling units

The entrants should determine the suitable usable floor areas from the context of the location or the building site.

B.2.2.4 Specific costs

The cost framework for the proposed residential development should be oriented according to the usual costs of housing at the chosen location. The entrants should pay particular attention to the social aspect of the building costs. The extent to which a project meets the evaluation criterion „fit-for-the-future“ will be assessed on the basis of the entrant's estimate of the building costs. In addition to living areas these should include the building costs for garages, communal spaces, shelters, footpaths, the access costs for the site and the costs of internal circulation within the building site.

B.2.2.5 Kinds of development, development densities

Essentially the organisers exclude open development consisting of single or two family houses. The development should be denser, more varied and at the same time more efficient, as far as the utilisation of space is concerned. The measure of the density must be long-term stable urban use in the chosen context. Existing quarters can be incorporated as flanking measures in the project for the new urban district, in such cases it is expected that proposals will outline how such areas can be integrated in terms of urban renewal measures involving increase in density, the gutting of under-utilised cores etc.

B.2.2.6 Future sustainability

Each competition project should be based on the aim that the proposed district will, in Roland Rainer's sense, „still be inhabitable and a pleasant place to live in one hundred years time.“ The development of the district should be fit-for-future to a high degree, that is to say committed to the principle of sustainability.

B.3 Plan material: information to be provided and the form to be taken by

The competition project should be depicted on a maximum of two sheets, size DIN A0 (vertical format: breadth = 841 mm, height = 1189 mm), white paper without a designed or coloured background. The sheets should be submitted rolled and not folded. Two copies of all documents should be submitted. One set is for evaluation by the jury; the second set is for the preliminary examination.

The competition entry, the plan in format DIN A0, should also be submitted as a pdf document with a resolution of 300 dpi in a simple version on a CD-ROM or a DVD. The CD-ROM or DVD must be legible with Microsoft or Mac operating systems

It is expected that the work submitted should be sufficiently detailed so that the essentials of the approach are clearly comprehensible. Each planning scale chosen should be graphically depicted. All illustrations and information should be contained on a maximum of two sheets (no explanatory texts on special sheets!).

The plans should contain the following information:

- > written explanation of the outline circumstances of the project and the design ideas;
- > site plan of the area of the city dealt with at a scale of 1:5000;
- > urban planning concept at a scale of 1:500;
- > buildings for housing, working, education, recreation etc.: floor plans, sections, elevations (views) scale 1:200;
- > selected functions, for example housing, plinth zones: floor plans, sections (of the entrant's choice);
- > selected locations as illustrations (of the entrant's choice).

Any information or details that go beyond this will be excluded by the prize jury.

B.4 Evaluation criteria

The jury will undertake the assessment of the competition entries according to the criteria listed below in the descending order of their importance:

Capacity of the garden city idea

- > further development of the garden city idea
- > innovative content in the sense of Roland Rainer's work

Establishment of urban qualities

- > recognisability and ease of orientation within the urban structure
- > diversity of spaces and functions offered
- > development of urban space taking into account the requirement for private outdoor and green space
- > Conciseness of the architectural form
- > quality of the outdoor and green spaces

Ensuring future sustainability

- > careful use of resources
- > ecological optimisation of the buildings
- > social suitability and appropriateness
- > affordability for users
- > functional neutrality of dwelling and commercial units

Efficiency of the infrastructure

- > Opportunities for the use of cost-saving building technology and logistics,
- > Transport and traffic organisation within the development and connection to the surroundings and to the centre,
- > Functional efficiency as regards carrying out the design in stages.

The project description should include a statement on each of these criteria.

C appendix

C.1 Preamble to the Roland Rainer Grant 2000

This extract from texts by Roland Rainer on the Roland Rainer Grant 2000 offers an insight into ideas of his that are of relevance for this competition:

The old ideas of „anonymous building“ and the garden city that I have long supported require further development in terms of the present day and future changes in society if such ideas are to remain alive and productive.

As regards the garden city idea this concept is not based on a collection of numerous small houses and gardens – which is what many specialists still seem to believe. In fact this idea was given birth over 100 years ago not by an architect or landscape architect, not by an urban or regional planner, also not by an authority or official department – but by an English stenographer, who, from his day- to-day experience of all kinds of problems of the big city developed a vision in which all the functions of life, from the garden to the city and the workplace, are harmoniously organised.

This is a holistic vision of spaces for living in which mankind can live together with other creatures and that is based on this kind of coexistence, without which mankind, too, would no longer be able to find living space.

The garden city idea is probably the only building vision that has repeatedly been realised over a period of 100 years in the form of constant new attempts and that has never outlived its usefulness but on the contrary has always developed further in different forms – we are thinking here of the examples built since 1900 in England, Holland, Western Europe and in the historic cities of Eastern Europe and Asia that are organised according to the same principles.

These include not only consideration of the technical developments, for example of transport and traffic that would lead us to the city for pedestrians but also include a sense of responsibility as regards energy consumption, not just for heating etc. but also in terms of the energy used for the production of building materials. These principles include ecological responsibility in terms of the use of water, natural drainage and planting.

Dwelling units have functions that, while they can be individually defined, are however considerably more complex than those of an office, a school etc. Above all qualities of a psychological kind must be provided: shelter, flexibility, changeability, the opportunity for the residents to involve themselves in the design etc.

If such decisions are to remain in touch with real life, then an effort will have to be made to question all the qualities of a dwelling – including those qualities that, although they cannot be determined through regulations, are all the more important such as psychological, ecological and biological qualities – in order to find an answer that is valid both today and tomorrow.

It is also important that more attention than previously should be given to the fact that dwellings are vessels for the life of a society that changes constantly. This means that the sizes of the dwellings and the way they are divided up must be flexible so that they can regularly be adapted to suit the changes in the number of inhabitants. (...)

An important precondition for modern life is providing dwellings with outdoor areas that cannot be seen into and thus are suitable for use as private living spaces or as a complement to the indoor spaces. Protected outdoor spaces must, more than in earlier times, serve as a place for relaxation and

recreation rather than for garden work, although everything possible must be done to encourage an involvement with nature especially among the coming generation of residents.

In assessing the proposals extreme economy in the use of settlement area should be one of the most important criteria, any form of waste of space must be avoided.

It is less the external form or the „architecture“ that is the goal of this competition and more complete usability for life both today and tomorrow.(...)

The building of housing is not a area for artists to play, but means creating a space for the lives of mankind.“

C.2 Outline draft of the themes for the Roland Rainer Competition 2002

The following extracts are from texts by Roland Rainer intended to define the themes for the competition in 2002 that, ultimately, was never held:

„ The discussions that are as endless as they are fruitless about taller or lower buildings - about „the high-rise building“ – cannot and will not lead to any result as long as it is not clearly stated what the issue is, as long as we do not discuss things with complete seriousness, as long as we do not ask precisely what function a building serves, should serve or should have served and how it meets this function, how satisfied the users are with what they are offered and how they can deal with it.

These important preconditions are generally clearly fulfilled in most other buildings: the rooms of a kindergarten, for example, are different to those of a school, they are more different to those in a hospital and they differ even further from those of a large office complex. The situation with residential buildings is entirely different: for many decades, particularly in Vienna, apartments have had to be accepted the way they were offered, which almost always meant as part of a large building complex, as a cube between streets.

The fact that Vienna annually lost more than ten thousand inhabitants – and possibly is still losing them – and that the densely built districts are losing residents who, for the most part, are migrating to the less densely built areas on the periphery is hardly ever discussed. This means that one of the most significant urban phenomena of recent decades is simply ignored.

For the residents it is apparently largely irrelevant in which community the goal of their migration lies. Who discusses this phenomenon that, in fact, is like a great public referendum about our current housing system? We have come to accept a kind of mass housing construction that does not ask the users, the residents, the „planning victims“ what they want, in which the question about how the urban housing world, which is of such decisive importance for peoples lives, is supported through the use public funds is simply never asked.

If such decisions are to remain in touch with real life, then an effort will have to be made to question all the qualities of a dwelling – also those qualities that, although they cannot be determined through regulations, are all the more important such as the psychological and ecological biological qualities – to find an answer that is valid both today and tomorrow.

Dwelling units, too, have functions that, while they can be individually defined, are however considerably more complex than those of an office, a school etc. Above all qualities of a psychological kind must be provided: shelter, flexibility, changeability, the opportunity for the residents to involve themselves in the design, adaptability to the changing size of the family. As such qualities cannot be easily regulated perhaps they receive insufficient attention but it is precisely inadequacies in this area that have led to the exodus from mass housing to individual houses.

Industrialised building methods that aim at a high degree of prefabrication and economy can meet all these requirements at least as well as conventional methods. Differentiated qualities both in terms of building technology and building physics ensure the residents maximum freedom. The ideas competition should deliver holistic answers to these questions: it should examine the practical, everyday realistic needs of living in the city of Vienna and in the Viennese region and satisfy these needs.

Outline of requirements for the submissions

Regional and urban planning

As the state policy in Vienna and Lower Austria as well as the respective urban and regional planning has neglected the connection of the city and the region (areas of Lower Austria and Burgenland within a radius of 50 kilometres from the city centre of Vienna) this ideas competition should aim at an examination that steps across these boundaries. The federal states of Austria are political units; at the same time as city and region they are differently defined functional units. For a housing complex or group of houses a suitable location in the city or in the region should be selected and justified. A concrete plot does not have to be chosen for the project; but the manner of the building should reflect a typical urban planning situation. Density values, in particular upper limits of site utilisation, will not be stipulated; but the established urban planning context will suggest an appropriate density for each location.

Architecture

What is sought is housing from today for tomorrow, we are looking for high-quality, dense forms of housing that convince through their sense of scale, differentiated indoor and outdoor spaces, the ease with which they can be reprogrammed as well as their financial affordability and ecological suitability. Entrants can assume that all the regulations applying to the area of housing (building regulations, housing subsidies...) have been lifted to allow the exploration of new territory! However importance is attached to achieving high standards in terms of energy use, comfort and permanence. The essential architectural goal is a ‚good building‘ that in one hundred years time is still inhabitable and still offers a pleasant home.“

C.3 Data on the person of architect Prof. Dipl.-Ing. Dr. Dr. h.c. Roland Rainer

Biography and a list of awards he received, exhibitions and buildings as well as projects and publications by Roland Rainer can be viewed at www.roland-rainer.at

C.4 Form for the project author's declaration

This form should be printed out and submitted in a sealed envelope with the competition entry.