



Viertel Zwei, Vienna / Austria





Excellent space for living, working and creating ideas in a green area

Situated on the grounds of the 1873 World Fair on an area of 40,000 m², the „Viertel Zwei“ building project is one of the most interesting in Vienna. The complex, which is located in the second district directly next to the „Grüner Prater“ attraction, is a new urban district embedded in a large green space around a lake and featuring offices, restaurants, shops and a hotel. With its convenient access to public transportation and the main traffic arteries of Vienna, the „Viertel Zwei“ district offers green living close to the city centre.

Focusing on a high quality of life and work

Viertel Zwei is more than simply a group of buildings. Viertel Zwei is the affirmation of a grand idea to create a working environment in which people enjoy being productive. It creates an equilibrium between working life and recreation that is highly conducive to the well-being of its residents. Throughout the district, people can work in a relaxed atmosphere, take advantage of short breaks to breathe the fresh air in green areas or simply let their feet dangle in cool water.

Attention in the district is commanded by the 80 meter Hoch Zwei office building as well as the neighbouring Plus Zwei. Hoch Zwei features a concave-convex footprint and a transparent architecture in which glass and steel are the preferred materials.

At a height of 33 m and with pronounced angular forms, Plus Zwei poses a notable contrast to the formidable height of Hoch Zwei. The high proportion of natural light creates an agreeable office feeling. In 2008, both projects were honoured with the DIVA award -- an annual prize that is awarded to unusual and innovative concepts and projects.

Space for ideas

A walk along the southern lakefront takes you to the loosely arranged Rund Vier office buildings. The orientation of the buildings, which are of different heights, creates an exciting exterior space that combines with the surrounding green areas. The office spaces have a strong connection to the outdoors, lending them an unmistakable identity.



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Foto: Daniela Klemencic

„My two office buildings are significant spatial shapes that are strongly defined through the interweaving of interior and exterior spaces. The appealing interplay of design elements relies heavily on the textile quality of the interior glare control. Together with the other elements in the room, this creates an atmosphere of comfort and well-being.“

Martin Kohlbauer, Architect

Good perspectives

The block structure of Biz Zwei is based on the urban space principle of north-south permeability and establishes a visual relationship between the dominant open spaces of the meadow and lake. The energised intermediate area with the bridge-like connecting element on the lake side is the core of the spatial composition. The occupants of this two-part building complex are granted views with many different perspectives. The frame-style balcony structures on the face of the blocks merge with the open space in front of the buildings. The residential building, Stella Zwei, forms the final building block of the district. The ground floor is designed as a recessed base that holds office space. The upper floors are for residential use only.

The excellent ecological quality and flexible usage possibilities of Biz Zwei and Rund Vier were convincing to the Austrian Society for Sustainable Real Estate Industry (ÖGNI) and the buildings were granted the new Green Building Certificate in silver. The certification system is based on the DGNB system proven and tested in Germany.



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Sun shading system

To regulate light incidence and room temperature, Rund Vier, Biz Zwei, Plus Zwei and Hoch Zwei were equipped with internal roller blinds with Trevira CS and screen fabric with aluminium vapour coating on the window side. Because external heat protection was not implemented on these buildings, effective glare control was paramount. It had to protect the interior against heat buildup while still granting a view outside.



„Our goal was to develop a unique appearance for the living units despite the need to address economic considerations and systematisation. The irregular placement of the loggias creates a lively facade that underscores the individuality of each flat. Via the liberally dimensioned loggias and patios, the flats breathe in fresh lake air and offer a grand view toward the green Prater.“ Christoph and Martin Zechner, Architects

The special aluminium vapour coating reduces the radiation incidence of the sun and thus prevents the rooms from heating up. Thanks to the openly woven structure, the screen also provides excellent transparency, ensuring both contact with the outside world and good daylight use even when the roller blind is closed. Direct glare is largely suppressed, adding to the comfort of office building occupants and creating an effective working atmosphere.



In addition, the unmistakable Hoch Zwei office building was equipped with vertical louvre blinds. Because of the unusual architecture, straight and curved units were used. WAREMA vertical louvre blinds generate numerous advantages in Hoch Zwei: They create a pleasant office climate and glare-free computer workstations while carefully regulating the incident light and providing visual privacy from the outside. Hoch Zwei was designed to create highly ergonomic workplaces that optimally combine functionality, quality and design. Vertical louvre blinds are the best possible solution for these requirements.

The demands placed on glare control in Stella Zwei were quite different. The focus here was on creating individualised living spaces that generate a feeling of well-being. The solution was to install WAREMA roller blinds with a Trevira CS quality blind and manual operation. This lends the interior a feel-good atmosphere that suits any individual.

Project development:

IC Projektentwicklung GmbH, Vienna

Hoch Zwei + Rund Vier:

henke und schreieck architekten,
Vienna

Plus Zwei + Biz Zwei:

Architekt Martin Kohlbauer, Vienna

Stella Zwei:

Architekten Zechner & Zechner, Vienna

Sun shading system:

- 8,100 pcs. of object roller blind with cable guidance and 230 volt tubular motor
- 200 pcs. of basic roller blind with bracket, without lateral guidance, operation via endless ball chain
- 65 pcs. of ceiling roller blind with a trapezoidal shape
- 150 pcs. of motor-operated vertical louvre blind with straight and horizontally curved headrails
- Fabric qualities: Trevira CS, aluminium vapour coated (design 43130) and screen fabric with aluminium vapour coating (design 43166)



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