

**Programme**

4 new buildings with 40 flats, mostly small flats, accessed through open-air pergolas.

**Concept**

In the Rotmonten quarter, characterised by individual buildings, the existing linear buildings appear unusual for the area. As the buildings are kept low and extend deep into the plots, they nevertheless integrate well into the surroundings. The fronts facing the street pick up on the scale of the neighbourhood. A subtle staggering of heights allows the buildings to make further references to its neighbourhood. Open spaces between the narrow structures, build upon the urban qualities of Rotmonten and combine the advantages of private gardens with those of communal spaces.

The linear buildings have a continuous balcony layer to the south and a pergola layer to the north, which are similar in appearance. All the apartments have a dual aspect. A narrow layer of space consisting of an entrance, kitchen and loggia stretches across the building and defines areas in the apartment. The various possibilities of passing through, separating or opening up the rooms give the small apartments an unexpected spaciousness and complexity.

The buildings strive for a balance between cost-effectiveness, durability and a certain nobility. The atmosphere of the interiors is strongly influenced by the directness of the materials used. The south facades are fully glazed whereas to the north, the facades clad in fibre-cement panels appear more closed. A filigree frame made of powder-coated round steel tubes runs around the house.

