



Allotment and urban gardens in Vienna

From the inner city to the urban fringe

*A Short Term Scientific Mission report
Written by Mikkel Møltoft Jensen, Denmark*

*Developed for the Cost Action TU1201
Urban Allotment Gardens in European Cities, Working Group 4*

Table of contents

<i>Introduction</i>	4
<i>Methodology</i>	5
<i>Findings</i>	6
<i>MINTZGARTEN</i>	8
<i>SALATPIRATEN</i>	12
<i>LÄNGENFELDGARTEN</i>	16
<i>HEIGERLEINGARTEN</i>	20
<i>ALTE DONAU GARTEN</i>	24
<i>KARL-MARX-HOF GARTEN</i>	28
<i>ÖKOPARZELLEN</i>	32
<i>OBSTFREUNDE</i>	36
<i>ZUKUNFT-AUF-DER-SCHMELZ</i>	40
<i>Discussion</i>	44
<i>Conclusion</i>	50
<i>List of references</i>	52

Researcher: **Mikkel Møltoft Jensen**

Home institute: **Department of Architecture and Design, Aalborg, Denmark.**

Host institute: **Institut für Landschaftsarchitektur, Vienna, Austria**

Home supervisor: **Prof. Ole Pihl, Architect and Assistant professor in Urban Design**

Host supervisors: **Eva Schwab, Diploma-engineer in Landscape Architecture**
Anja Seliger, Diploma-engineer in Landscape Architecture

Introduction

This STSM is a collaborative undertaking of Department of Architecture and Design at Aalborg University in Denmark and Institut für Landschaftsarchitektur Department für Raum, Landschaft und Infrastruktur Universität für Bodenkultur in Vienna Austria as a part of the Cost Action TU1201 Urban Allotment Gardens in European Cities - Future, Challenges and Lessons Learned, Working Group 4.

It has been executed between September and December 2013. It aims at establishing the relation between urban fabric on the one hand and location, functions and actors of Allotment and Urban Gardens on the other hand. For that, different garden types widely distributed in Vienna will be analysed, encompassing the densely built up inner city areas, and where agricultural landscape and urban fringe meet.

This STSM has resulted in this comprehensive overview of types of allotment and urban gardening in Vienna, their functions, location in the urban fabric as well as their users.

Main research areas will focus on:

1. Establishing a typology of different forms of allotment and urban gardens regarding their temporal, spatial and user characteristics as well as regulatory frameworks in the diverse parts of Vienna as mentioned above.
2. Explaining the overall functions and motives of the allotment and urban gardens in Vienna through a comparative analysis of several different types of gardens.
3. Exploring the “design” development of certain plots with regards to regulatory frameworks, societal processes, users and their interests.

Methodology

This research project are a product from of comprehensive field research of nine different urban and allotment gardens in Vienna, Austria

The structure of the report is separated in two sections:

The first section is containing the case studies, which are created through extensive spatial analyses both qualitative and quantitative, which are conducted upon self surveillance, literature analyses, cartographic analysis and photo documentation.

The second is containing a discussion and conclusion where the result of the case studies are presented in different perspective through text and graphic diagrams and thereby processed through an comparative analyses.

Findings

The following chapter contains an objective and comprehensive description of 9 different urban and allotment gardens in Vienna. The findings have been made from interviews with locals as well as Internet and literature research and objective analysis of the area.

The case studies have a wide focus where they address the four subjects: Spatial characteristics, temporal characteristics, user characteristics and regulatory frameworks of the garden. They are a broad variety of the gardens there exist in Vienna, and are chosen upon their size, location, and type with the goal to get a broad representation of Vienna's urban and allotment gardens.



1



Mintzgarten
200 m²

2



Salatpiraten
285 m²

3



Längenfeldgarten
400 m²

4



Heigerleingarten
1,200 m²

5



Alte Donau Garten
3500 m²

6



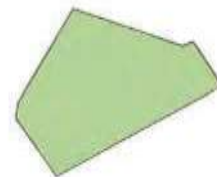
Kleingartenverein Karl Marx Hof
10,000 m²

7



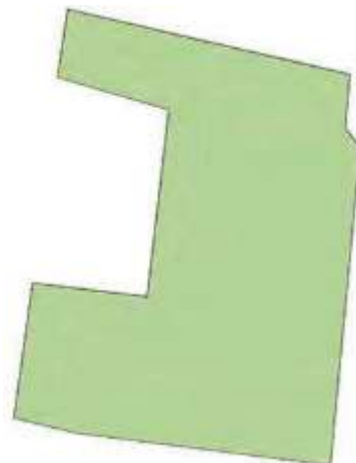
Ökoparzellen
21,000 m²

8



Kleingartenverein Obstfreunde
25,500m²

9



Kleingartenverein
"Zukunft auf der Schmelz"
152,000 m²



MINTZGARTEN

Ernst-Melchior-Gasse, 1020 Wien
Visited: September 25 2013

Spatial characteristics

Location

Mintzgarten is located within the urban tissue in a new built-up urban development area that used to be the Northern train station in Vienna's 2nd district. The area is close to the city centre. Within the last decade tall apartment blocks and

a large park (Rudolf-Bednar-Park) for the future inhabitants were built in this urban development area. The municipality of Vienna is planning to build altogether 10,000 apartments and 20,000 jobs/workplaces on the 85 hectare area until 2025. [Stadt Wien, 2013(a)]

Size

The garden is 200m² rectangular plot.



Density

The garden is compact with large beds covering the most of the area of the garden. The plants are close together and are creating a dense grown environment in the garden.

Structure

The garden is a single patch with 14 elevated plant beds spread out with seven beds on each side of a small terrace that serves as a common area. The beds are 3x1.5 meter and are regularly distributed in a row through the garden.

Accessibility

The garden is situated in public next to a pavement and the street (Ernst-Melchior-Gasse) leading to apartment blocks. A bus stop is located only few metres away. The plot can thus be accessed in many ways.

Characteristics of the area

The neighbourhood surrounding the garden still shows traces of the newly constructed buildings. The building to the north from the garden is still under construction and to the west are still empty construction sites.



The area itself is flat and extending from the public transport hub Praterstern in the South-East almost to the river Danube in the North, only separated by a major road and train tracks.

The surrounding around the garden is quite open with a broad road and pavement and new trees has been planted.

The style of the neighbourhood is minimalistic and concrete constructions, and the area seems quite empty and “grey”.

Characteristics of the garden

The community garden is, with its overgrown fence, flowers and vegetables in many colours, gives the otherwise anonymous and sterile newly built area some personal and down-to-earth touch. The self-made benches made of pallets and leftover wood add contrast to the clean and cold surface of the school it is situated next to.

Private/public

A 1m high fence, with two locked entrance gates, borders the garden making the area somewhat semi-private.

Open/closed

The garden is placed along building with a grey sink façade, but other than that the garden is visually accessible from all sides and is a part of the urban space that surrounds the garden.

Temporal characteristics

History/Time-line

The Mintzgarten was founded at the beginning of 2013 and is a new accessory to the area.

The area used to be Vienna's Northern train station, but got destroyed during the Second World War (WWII). [Verein Mintzgarten, n.d.]

The Nordbahnhofareal is one of Vienna's largest urban development areas and has undergone significant changes within the last decade due to construction of apartment/office buildings, a large park etc.



User characteristics

Users

The 14 beds are mostly used by 14 women in a age between 30-40, who lives in the close neighbourhood.[Chladek-Danklmaier, 2013]

Organization

The Mintzgarten Club was founded late in 2012 by these 14 locals.

Category of use

The main function of the garden is to grow fruit, vegetables and herbs and harvest produce seeds.

Intention of the garden

The primary goal with the garden is to create a social cohesion in the new urban area of the 2nd district and to offer a diverse urban structure the otherwise monoculture neighbourhood.

The organization behind the garden is looking for more land to create more community gardens in the 2nd district in the future.

Regulatory frameworks

Property owner

Municipality of Vienna

Legal status

The legal basis for the garden is a contract between the gardeners (who have founded the Mintzgarten association for this cause) and the municipality of Vienna.

Conclusion

The garden has a neatly structured appearance and a rational configuration. The material and construction of the permanent interior of the garden is of a high quality, for instance is the fence of stainless steel, and the beds are made with a good sense of detail. But other elements, as the chairs and table, exude temporariness, and stands therefore in contrast. It almost seems like the furniture has been created sloppily on purpose.

The garden itself is bringing life to an otherwise empty corner of the neighbourhood. The fact that the garden is visual from the street, and the people working in the garden is right next to the pavement, generates a good connection to the urban area.





SALATPIRATEN

Kirchengasse 44, 1070 Wien
Visited: September 24 2013

Spatial characteristics

Location

The location of the garden is very central in Vienna between the city ring road and inner ring and is therefore placed in a highly dense urban environment. The area is rich on small urban spaces and squares but does not have that many open green areas or public gardens beside a

few parks and private courtyards. The garden is placed in the street next to the Roman Catholic baroque church St. Ulrich.

Size

The community garden is a 300 m² elongated trapezoid plot.

Density

The garden has a lot of unused space in the



middle of the plot.

Structure: The garden does not seem to have an overall intended structure, but is more or less randomly designed for the practical need of the users. However the general spatial appearance of the garden can be split into the southern and the northern part divided by the trees that cover the garden in the north. The trees create a more enclosed setting with more shadow, and naturally that affects the configuration of where to grow the crops. However, the area has a few high beds under the trees but otherwise is mostly used for storage of tools, tables and stools and a sandbox for children.

Accessibility

A fence borders the community garden and there is one entrance on the northern end.

Characteristics of the area

Neubau, as the district is named, is a heterogeneous and culturally rich area

The square around the church and the pedestrian path leading up to the garden is paved with cobblestones and has a nice and easy paced environment. The road Kichengasse is however influenced by the more heavy traffic, and features a lot of shops and stores at the ground



floor. The road is sloping in a northern direction. The whole area is characterized by the dense inner city structure, with a lot of traffic and people.

Characteristics of the garden

The ground in the garden is covered in wood chips and is, as the street, crooked in a northern direction. The entrance of the garden is connected to the pedestrian walk, and has on its left side a toilet and on the right side a big trash containers.

In the northern part of the garden is a five tall trees growing, three of them are inside the boarder of the garden, the other two is part of the pedestrian walk. Furthermore are a couple of tables and stools placed near the entrance. The temporariness of the garden is shown by the materiality that is used for beds for the plants. The most central bed is made out of 25-30 old soda crates organized in a pyramid-like row that the plants are growing in. Other than that has an old bed, a sink and old paint buckets been taken into use of hosting different kind of herbs, vegetables and flowers. The fence is on the outer side used for trash-cans for the neighbouring buildings.

Private/public

A 1m high fence borders the garden making the area somewhat semi-private. The garden is fitted in a corner of a building creating only from the north and east.

The visibility from the street is limited by the trash-deposit but from the south-east corner and from the north is it possible to survey the whole garden.

Temporal characteristics

History/Time-line

Since the middle of 2012 the organisation behind the garden was in negotiation with the municipality about creating a urban garden in the neighbourhood. In October 2012 the City Garden Office of Vienna gave their accept to transform the area in the 7th district of Vienna into a community garden. The garden was at it's time the biggest community garden this close to the centre of the city. Since the spring of 2013, the garden has been evolving and working as a community garden. [Salatpiraten, 2013]



User characteristics

Users

>Our members are local residents and other interested parties, Garden Lore and newcomers from various professions and ages...< - Quote from Salatpiraten.at

Age

The users are approximately in a age between 25-35. [Salatpiraten, 2013]

Organization

Local non-profit organization of 15 people that call themselves "Salatpiraten". [Salatpiraten, 2013]

Category of use

The main function of the garden is to grow fruit, vegetables and herbs.

Intention of the garden: The organization is both looking to send a political message and benefit personally from the garden. They are trying to demonstrate the importance of urban agriculture for the future of the city and how the agriculture can give a new life to lost empty spaces in the city. [Salatpiraten, 2013]

Regulatory frameworks

Property owner

Municipality of Vienna

Legal status

The organization has a two-year contract with the municipality starting in the spring of 2013. The garden is therefore a semi-temporary addition to the neighbourhood. [Salatpiraten, 2013]

Conclusion

The garden are a funny accessory to an otherwise normal neighbourhood. The use of different random everyday artefacts makes the garden unique and interesting for the public eye.

The garden is a great gathering point for the close neighbourhood that otherwise is missing, and the locals are also benefiting from the cultivation of their own herbs and vegetable etc.





LÄNGENFELDGARTEN

Ernst-Melchior-Gasse, 1020, Wien
Visited: September 25, 2013

Spatial characteristics

Location

The location of the garden is on the border between the southern part of the 15th district called Rudolfsheim-Fünfhaus and the 12th district called Meidling. These districts are located outside the main traffic belt surrounding the inner districts. The garden is also placed next to the metro station Längenfeldgasse where the metro lines U4 and U6 intersect.

Size

The garden is covering a triangular area of about 400 m², however the border of the garden is not clearly marked and the size is therefore estimated.

Density

There is a lot of space in the garden. The beds are distributed with random distances to each



other, but the two main areas are dense grown with high growing plants such as sunflowers.

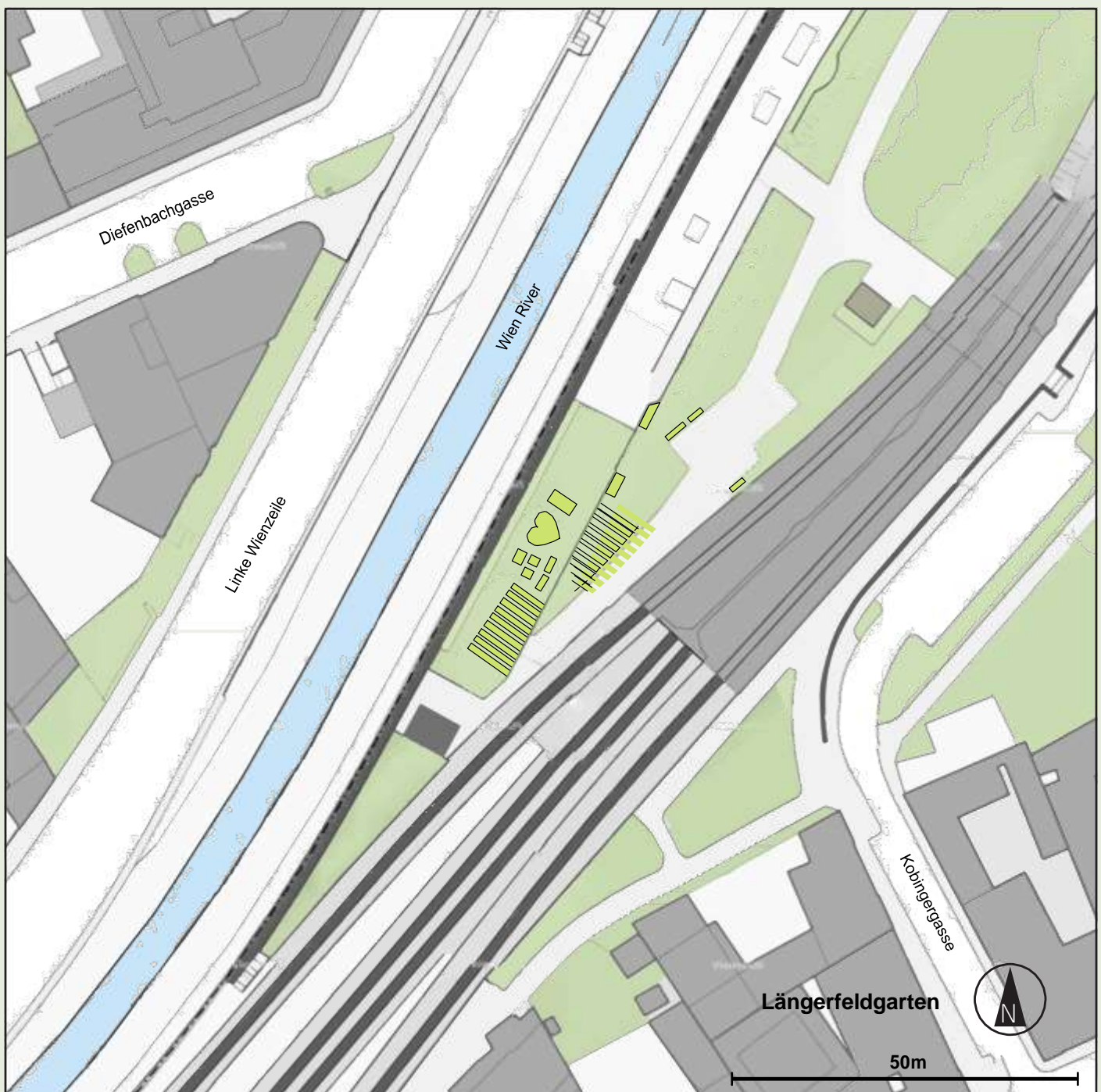
Structure

The garden is situated in the narrow crossing between the raised train tracks for the metro and the lowered stream-bed for the Vienna River. The area in between is separated into two different levels, which the garden is divided on to, making a dynamic urban structure with a lot of different infrastructures. The beds of the garden has a chaotic and de-fragmented structure where a lot of small beds distributed randomly in the area. There are also beds there are fairly

structured with parallel rows orthogonally to a wall or a fence or using the basketball court as the back. Some practical issues as access to the plants and the individual beds are however taken in to consideration.

Accessibility

Many people use the enclosed area the garden is located in to take walks and the garden becomes like an attraction in the area. It is very easy to get into the garden as it is not fenced in and because of the of the asphalt path connected to the bike lane leading to a facility owned by Wiener Linien, which goes through the garden.



Characteristics of the area

The population density of the area is 11,000 inhabitants per. km², 60% of the area is building land, only 26% are green areas or open space. [Stadt Wien, 2012 (a)]

The area where the community garden is located is characterized by the intensity of different infrastructures going through and crossing each other creating an urban landscape with many different levels.

The local area is mainly functioned as a pedestrian path and a bike lane, but is also occupied by a small skate park on the lower level and a basketball court on the upper level, right next to the garden. The area is an enclosed and isolated urban space that has been influenced by these activities.

The walls of the area are painted with graffiti and the area seems rough and industrialized.

Characteristics of the garden

The cultivation of the plants in the garden is very random, and it is clearly shown that the philosophy of the garden is that users can grow whatever and wherever they like. This also gives the users a liberty to be creative with the design of their own individual beds and the way they grow their plants. Some beds are small irregularly formed squares; others are bigger and more organically shaped or shaped like a big heart.

The garden also displays unusual measures to cultivate plants, for example the space between the planks of a pallet placed up against a wall have been filled out with soil and cultivated with herbs.

Private/public

The area is totally public. And it is therefore anyone free to harvest some of the crops. But as a result of public access and of the neighbourhood, the garden has several times been vandalized.

Temporal characteristics

History/Time-line:

The garden was started in 2010. [Längenfeldgarten, 2013]



User characteristics

Users

The users are a non-profit organization of around 25 people who are gardening in the area, but there is an uncounted number of people contributing and supporting the garden. [Längenfeldgarten, 2013]

Organization:

The garden was started by the guerrilla gardening group called Kukuma network, that discovered the site and created the first beds of plants. [Längenfeldgarten, 2013]

Category of use

The main function of the garden is to grow fruit, vegetables and herbs and harvest produce seeds.

Intention of the garden

The people have an open-minded policy about the garden and other people are welcome to come to the garden and make their own beds and join the small society.



Regulatory frameworks

Property owner

Municipality of Vienna

Legal status

The municipality owns the property, but the garden is a local guerrilla initiative, which means that the public area where the garden has been grown is claimed without asking for permission from the municipality's administration. After 3 years the garden still does not have an official permission. [Längenfeldgarten, 2013]



Conclusion

The garden provides great benefit to some of the neighbourhood's locals who get the chance to grow their own herbs, flowers etc. and socialise with the other gardeners and passers-by at the same time.

Längenfeldgarten can also be seen as an accessory to the area, which the neighbours profit from. The area used to be an unwelcoming space with a very homogeneous user group. After the garden was started, the area has received a wider and more heterogeneous user profile creating a more comfortable environment.





HEIGERLEINGARTEN

Heigerleinstraße/Seiböckgasse, 1160 Vienna
Visited: October 1, 2013

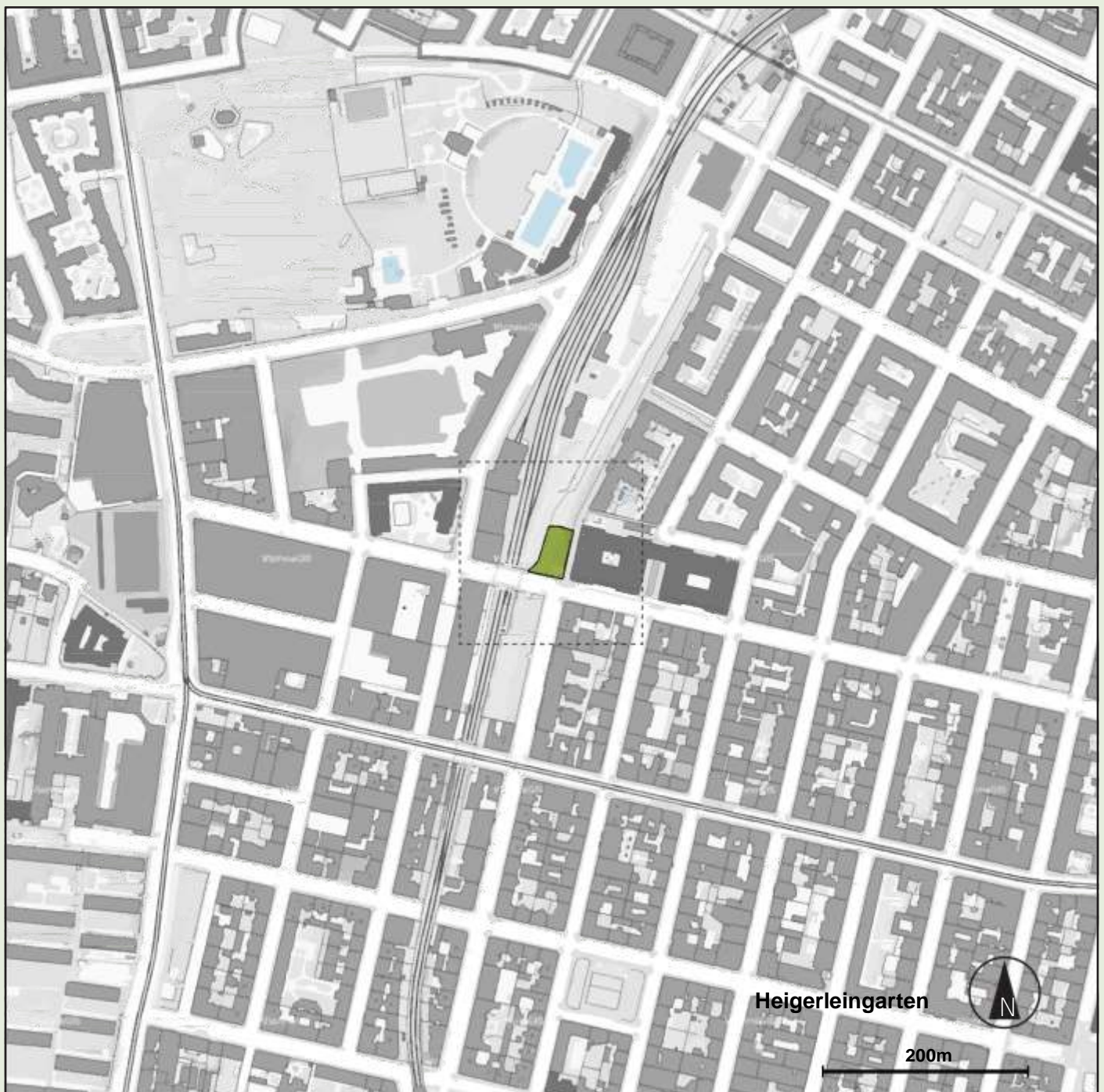
Spatial characteristic

Location

The location of the garden is in the 16th district of Vienna called Ottakring, which is the western part of the city. The garden is placed at the end of a green recreational keel running next to train tracks that form a border between dense perimeter block development east of the tracks and

lower building density to the west.

The Garden is located next to the Rehabilitation Hospital “Das Haus der Barmherzigkeit”, which is a large 5/6-story building with only the bike lane Heigerleingasse in between. The elementary school Julius Meini Gasse, kindergartens and other social institutions are in close range of the garden. On the other side of the garden the s-train tracks are running 10 meter under ground level, but because of a dense grown



barrier between the garden and the tracks they are not noticeable from the garden. On the other side of street Seeböckgasse on the southern side of the garden is an empty fenced in building plot, where wild flowers, grass and weeds are growing through the gravel covered ground.

Size

The community garden covers a fenced-in rectangular area of about 1,200 m².

Density

The garden is relatively big compared to the area that has been used for cultivation, which is

only 200 m².

A small playground for children, benches, tall trees and bare grass lawn used for other community projects are placed on the remaining 1,000 m². [Gartenpolylog (a), 2013]

Structure

The cultivation of the plants in the garden is fairly organised, and forms a neat structure that is both practically and aesthetically designed. The spatial configuration is very easy to survey; when entering the garden in the southern end, the plant beds are to the right and the playground and leisure area is to the left.



Accessibility

The garden is easy to reach, both with public transportation and by car. Seeböckgasse features furthermore good free parking-spots right next to the garden.

Characteristics of the area

The population density of the area is 11,000 inhabitants per. km², 52% of the area is building land, 30% are green areas or open space. [Stadt Wien, 2012 (c) – s. 4]

The garden's name is inherited from the bike path Heigerleinstraße that is running on the east side of the garden. The bike path starts on the corner on the garden and goes north where it merges with the street with the same name.

The neighbourhood has relatively big spaces between the buildings and a good atmosphere. There are several playgrounds along the recreational keel. The roads and the pedestrian walks are broad and the traffic is low paced. The area also has quite long distances without any elements to break the views.

Characteristics of the garden

A few raised beds near the entrance are made accessible for a wheelchair, allowing residents of the Rehabilitation Hospital to attend the events in the garden and use it as a part of their therapy sessions. The high beds are made with wooden frames, and have a tile-path surrounding them [Gartenpolylog (b), 2013]

Otherwise the beds in the garden are made at ground level, mainly structured with parallel rows orthogonally to the fence on the eastern side of the garden. These beds are also framed with a wooden frame and bordering the cultivated area from the walking area between the beds. There are 6 beds like this measuring approx. 5x1 meter each.

In the northern end of the garden, some square beds, also made with a wooden frame, are placed. These beds are among other things used as a children's bed for the Kindergarten Seeböckgasse and a flower bed for a class of Julius Meinel elementary school [Gartenpolylog (b), 2013] All cultivation in the garden is in these beds. In total the garden contains 24 different beds.

The fence surrounding the garden is 1 m. high and made from stainless steel.



Private/public

A 1m high fence, with one locked entrance gates to the south. The community garden is locked for public access but the whole garden is visible from all directions around it.

Temporal characteristics:

History/Time-line

The garden has existed since 2008 and is the first neighbourhood garden in Vienna of its kind. [Gartenpolylog (a), 2013]

User characteristics

Users

The users are a non-profit organization of approximately 50 people from different parts of the close neighbourhood that takes part in the garden in different ways. 15 members have a key to the garden and their own beds. [Gartenpolylog (a), 2013]

Age

The age of the gardens visitors is widely constituted between kindergarten children and the next-door senior home. [Gartenpolylog (a), 2013]

Social status

Cross-cultural encounter, exchange and communication between people of different ages and origins is a key-element of the garden. People with and without migration background, different social classes, families, individuals or groups are all taken part in the garden on a daily basis [Gartenpolylog (b), 2013]

Organization

An association called Gartenpolylog founded the garden. [Gartenpolylog (b), 2013]

Category of use

The garden is approximately split 70/30 between being a place for leisure and a meeting point for the neighbourhood, and growing fruit, vegetables and herbs.

Intention of the garden

The organization's main goal is to spread the idea of intercultural gardens in Austria, to help existing initiatives and to initiate more commu-

nity gardens.

Other than initiating Heigerleingarten the Gartenpolylog has through the gardens history been the organizers of a lot of arrangements from neighbourhood summer parties to educational project for nearby schools kindergartens are often invited for activities. [Gartenpolylog (a), 2013]

Regulatory frameworks

Property owner

Municipality of Vienna.

The project was conducted under the sponsorship of the association Gartenpolylog [Gartenpolylog (b), 2013]

Legal status

The garden is a joint project between the Wiener Stadtgärten (MA 42), Ottakring district administrative and the association Gartenpolylog. [Gartenpolylog (b), 2013]

Conclusion

This garden was a first example for a well-working community garden in Vienna and provided inspiration for following projects that came up in the following years.

The garden provides benefit to its users who get the chance to grow their own herbs, flowers etc. and socialise with the other gardeners and passers-by at the same time. Neighbours and people from the care centre next door interact in this garden. The garden is also used for a variety of different local events and groups of children from nearby schools or kindergartens are often invited for activities.



Alte Donau Garten

An der Oberen Alten Donau, 1210 Vienna
Visited: October 1, 2013

Spatial characteristic

Location

The location of the garden is in the 21th district of Vienna called Floridsdorf, which is the northern part of the city. The garden is placed in between the river and the street An der Oberen Alten Donau at the western end of the old river. The garden is located next to Wiener Yacht Club

on the eastern side and a bridge crossing the river to the west. On the other side of the street is a residential area with normal parcel houses.

Size

Together the individual plots of the allotment garden area covers a semi rectangular area of about 3,500 m². The sizes of the individual plots range between 140-180m².



Density

The plots are relatively small and some are very narrow. At most of the plots the house takes up 50 % leaving a small area for gardens. The different houses are placed close together and some time two houses are build together.

Structure

The garden is a collection of 21 parcels placed next to each other on the shore of the upper side of Alte Donau. Every parcel has different size or shape. All the plots have a small bath-house placed near the entrance making room for the garden near the riverside.

From the road to the riverside the ground level drops around 1.5-2 meter, which means that when entering one of the plots, a stair leads down in the garden and the entrance of the bath house.



Characteristics of the area

The population density of the area is 3,200 inhabitants per. km². 41% of the area is building land, 41% are green areas or open space 3% are water. [Stadt Wien, 2012 (c) – s. 14]

The river and the big park areas surrounding it creates a active area with a lot of different sports and activities - especially sailing and water activities is practised and influence the area. The area attracts a lot of people and the area has therefore a lot of life. The sailing-sport is influencing the area with boats both in the water and on the shore.

The buildings and houses in the area also takes a maritime style and is primarily build in as small scale wooden structures. The road An der Oberen Alte Donau next to the garden is quite and slow paced. Because of the high-rise is it possible to enjoy the view of the river from the road-side.

The neighbourhoods surrounding the Alte Donau are mostly consisting of allotment gardens, often with small houses that are permanently inhabited



Characteristics of the garden

At street-level, the roofs of the bath houses is just at ground levels, and in most cases the roofs block the view to the garden from the street.

The gardens are mostly bare grass lawns with a deck or a terrace, a pavilion and a few flowerbeds. Most of the garden looks newly build, and a lot of them have a maritime style. Almost all of the individual plots have a boating dock in the river.



Private/public

The individual plots are private and have a direct private entrance from the street.

Some of the gardens are more visible than other but they all have a fence bordering the street. There is however visual access to the gardens from the bridge and from the river.

The borders between the parcels are some places quite low and see-through making the neighbours able to easily see into each others gardens.



Temporal characteristics:

History/Time-line

The area around the Alte Donau originates from the 1920 settlers' movement.

Some of the original houses are still standing but most houses has been renewed or replaced to fit a modern standard.

User characteristics

Users

The users are non-profit private residents.

Social status

The users are of the upper-class of the society.

Category of use

The garden is primarily used for leisure, there are no indications any sort of recreational use of the gardens.

Intention of the garden

The gardens are used as sailing docks for pleasure sailing. The intention of the gardens is to have a place to stay near the water in close relations with nature.

Regulatory frameworks

Property owner

Municipality of Vienna

Conclusion

This garden is one of many small allotments located by the old river. The parcels function as a sanctuary for some of the upper working-class.

Furthermore, do the allotment make a interesting urban landscape a long the riverside by bringing a vernacularly characteristic to the area.





Karl-Marx-Hof Garten

Heigerleinstraße/Seeböckgasse, 1160 Vienna
Visited: October 1, 2013

Spatial characteristic

Location

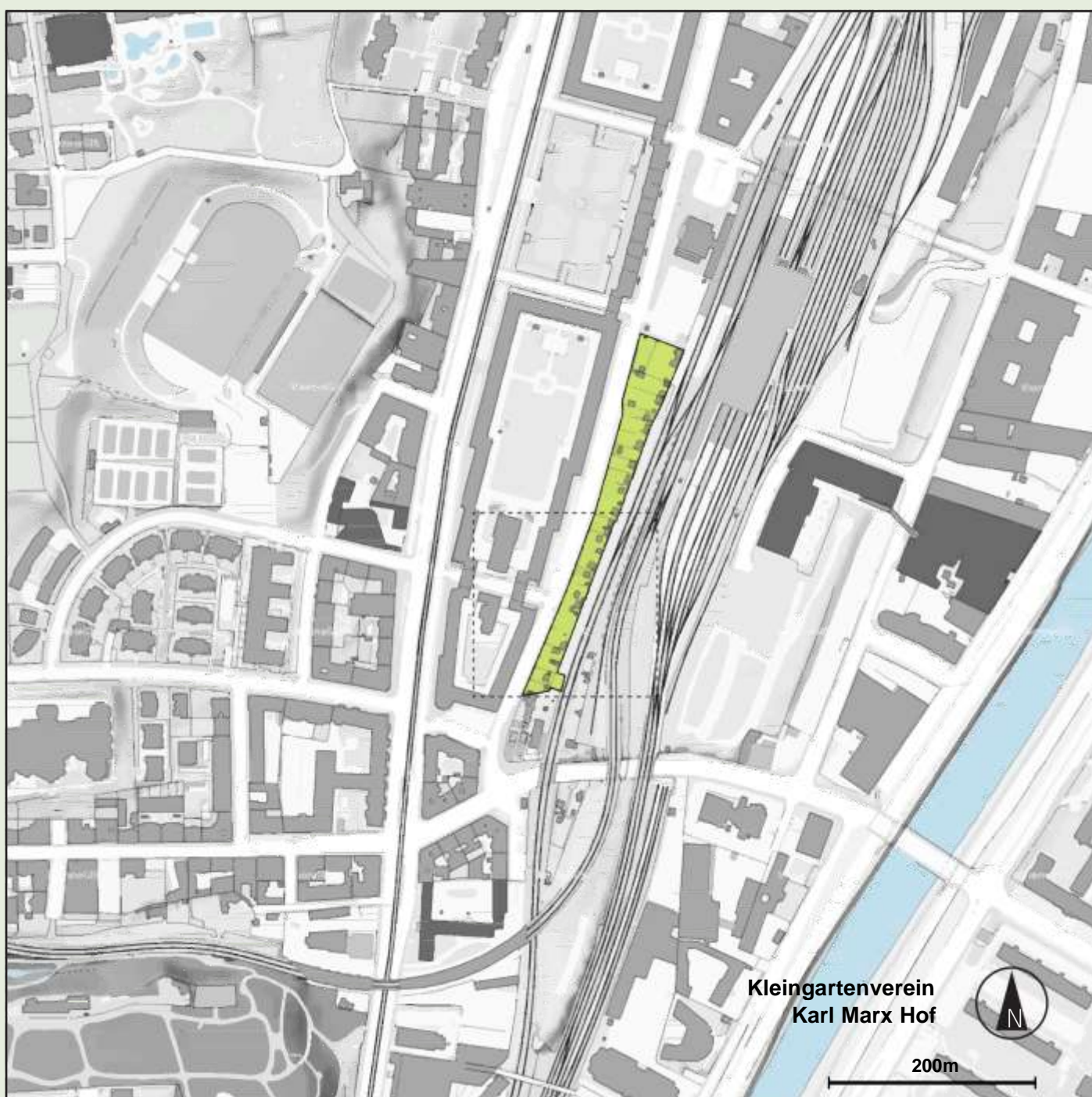
The allotment is placed in Vienna's 19th district, bordered by a railway embankment on one side and the pavement/street on the other. It is situated next to the public transport hub (railway/metro/bus) "Heiligenstadt" and the building, Karl Marx Hof.

Size

The allotment consists of 22 plots. The size of the total garden area is approximately 10,000 m².

Density

The garden is a narrow allotment stretch squeezed in between the elevated railway embankment and the large Karl Marx Hof building



complex. 4-5 m. high trees are growing behind the garden on the embankment, and most of the gardens have densely grown vegetation. On the side of the road is a row of 15m high elm trees following the road.

Structure

The parcels is fairly regular in the there shapes and sizes. The structure of the individual plots is typically designed with the hut placed furthest away from the entrance with a path leading through the garden from the entrance to the door, using the elevated highway as back.

Accessibility

Every garden has it's own entrance from the street. The border to the street is a combination between hedges and fences in a 2,30-2,50m high.

Characteristics of the area

Vienna's 19th district has a population density of 2,779.2 inhabitants per. km², 48% of the area is building land, 12% are green areas or open space. [Stadt Wien, 2012 (b) – p. 312]

The district includes Vienna's highest elevation and slopes towards the Danube river valley.



The allotment is situated in the lower part of the district. Apart from the super-block Karl Marx Hof, there are many perimeter block developments in the area.

The plots of the allotment complex are placed with the entrances towards the street where a pedestrians walk are laid all the way in front of the hedges. Tall trees also follows the street and cast shadows in to the gardens.

A garden market is located next to the first plot of the allotment, making it possible for tenants to buy plants, soil etc. without having to use a means of transport.

Characteristics of the garden

Some gardens are well-looked after and very detailed, some seem abandoned. Most plots feature huts and patios, on which furniture such as tables, chairs and deck-chairs are placed. They are all bordered by high fence, often combined with screens or dense vegetation to decrease visibility from outside. The gardens are seasonally (end of March-beginning of November) provided with water.

Private/public

The gardens are all bordered by high fence, often combined with screens or dense vegetation to decrease visibility from outside.

Temporal characteristics

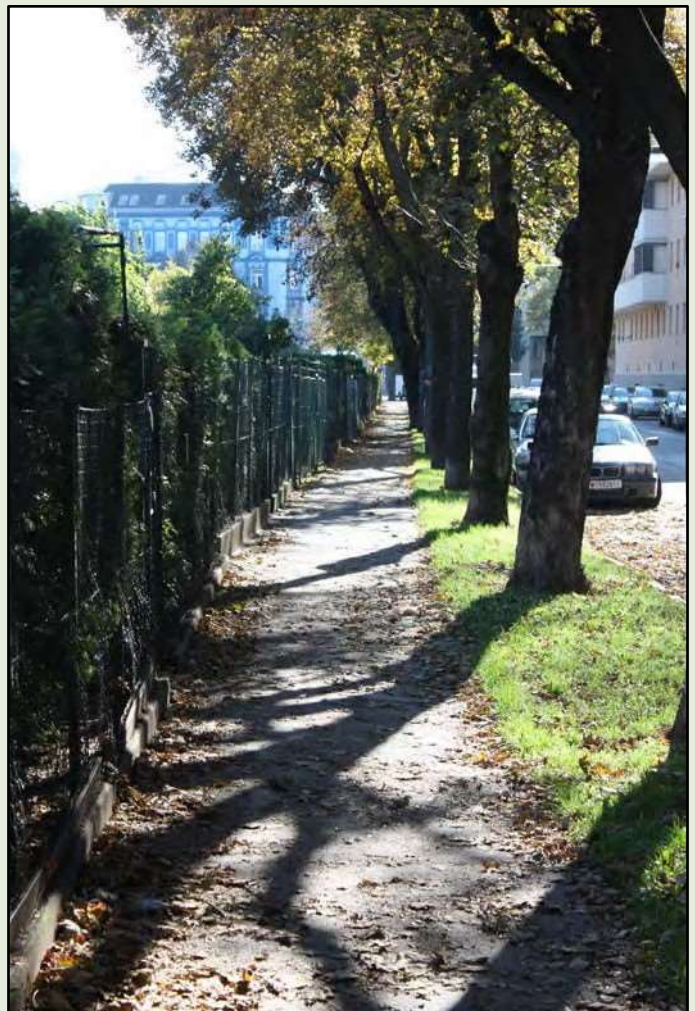
Status

The plots are leased to tenants.

History/Time-line

The allotment was founded in 1986. [Zentralverband der Kleingärtner, n.d.]

The allotment's name stems from the large municipal estate named Karl-Marx-Hof, located on the other side of the street, built 1927-1930. The estate is named after the Social Democrat politician Karl Mark (1900–91), Member of Parliament and president of the adult education association Wiener Volksbildungswerk. The Karl-Marx-Hof extends over 1,100 metres along Heiligenstädter Straße, making it the longest contiguous residential building in the world.



Legal framework

The allotment underlies the National law on allotment gardens (Kleingartengesetz, BGBl. Nr. 6/1959) and the Viennese allotment garden law [Wiener Kleingartengesetz 1996].

User characteristics

Users

The users are non-profit private residents.

Social status

The users are of the middleclass of the society.

Category of use

The garden is primarily used for leisure, there are little indications any recreational use of the gardens but some gardens do have fruit trees and herbs in jars. There are a lot of flowers in the gardens, and the users clearly tries to make a colourful scenery, some also painted the houses in a bright colour.

Regulatory frameworks

Property owner

Municipality of Vienna.

Legal status

Contracts are issued for 50 years. [Verband der ÖBB-Landwirtschaft, n.d.].

Conclusion

This allotment consists of mainly summer residences. The minimalistic lifestyle is prioritised in this allotment. The shacks and the gardens are allowed to grow a little wild. Some gardens are of course more treasured than others, and the usage of decorative vernacular elements such as garden gnomes and coloured-lights are used to decorated the gardens.



Spatial characteristic

Location

The “eco plots” are located in a suburban area in the 22th district, with low density close to the city border.

The garden is placed next to the large road Esslinger Hauptstraße to the north a residential area to the east and west and a large corn field

to the south. The garden is in close range of the Bio-Zentrum Lobau organic farm that have 1,000 acres of organic farmland in the surrounding neighbourhood. [Stadt Wien, 2013(d)]

Size:

The garden area is a 21000 m² rectangular plot which is divided into 80 m² plant beds which are leased to the users for € 110 per year.



Density

The garden used to be a field area and is therefore totally open. 'There are no trees or buildings in the garden and the highest grown plants there are about 1,5m high. The residential area to the east is the closest building to the garden.

Structure

The garden is divided in several rows separated by paths. The individual plant beds is placed close next to each other in the rows. Every plant bed is the same size and rectangular shape.

But they have different cultivation that separates them. The most common way to organize the 80 m² plant bed is to make parallel crop lines orthogonal to the path.

Accessibility

A bus line with a nearby stop connects the garden to the metro line U2. Motorists may park their vehicles directly by the street in front of the garden. The garden itself is fenced in by a 3-meter high wire fence, and can only be entered by foot through a gate to the north.



Characteristics of the area

The district, which is the biggest in Vienna, has a density of 1,589.3 inhabitants/km² [Stadt Wien 2012(b), p. 318]. It is also the district with the largest amount of green space, i.e. 27.68 km² [Stadt Wien, 2013(b)].

The area is flat and in the garden it is possible to overview a long distances, especially to the south. Because the area is that big, the area seems empty and abandoned for pedestrians. Only cars and trucks are rushing through the area.



Characteristics of the garden

There is an empty belt around the beds creating a 5-7 meter distance from the fence to the cultivated area. The ground is a ruff terrain that indicates the previous usage as cornfield. The area that is not cultivated by plants is covered by grass and hay. The garden is characterized by the compact view of the many different vegetables herbs and flowers. The use of rags and flower sticks adorn the view over the garden.



Private/public

The garden not accessible without a key to the gate, but there are no borders between the individual garden plots.

Open/closed

There is clear visual contact though the fence, and it is very easy to survey the garden from the road that is elevated approximately a meter above the gardens ground level.



Temporal characteristics

Status

The plots are leased to tenants.

History/Time-line

The allotment was founded in 1986. [Zentralverband der Kleingärtner, n.d.]

Legal framework

The allotment underlies the National law on allotment gardens (Kleingartengesetz, BGBl. Nr. 6/1959) and the Viennese allotment garden law (Wiener Kleingartengesetz 1996). The area underlies a ban on building.



User characteristics

Users

The parcels are rented by a broad variety of people. In total there is around 160 amateur gardeners growing vegetables in the garden. Users rent the plots for € 110/year.

Social status

The users range between pensioners, students, large families etc. [Zielina, A., 2009]

Organization

The basis is lease contracts with the Forestry Office and Urban Gardening department (MA49) of the Municipality of Vienna. In terms of planning regulations, the gardens are located on land designated as "Protective area – wooded and grassland belt – agricultural use (in German: Schutzgebiet Wald und Wiesengürtel landwirtschaftliche Nutzung)" [Stadt Wien, n.d.(b)].

Intention of the garden

The intention of the garden is to offer a place where citizens of the city can come and grow their own organic food. The garden is mainly used for cultivating vegetables, but also ornamental plants. [Zielina, A., 2009]

Category of use

This garden has a strong focus on organic cultivation, and it is therefore only allowed to use organic seeds and seedlings.

Regulatory frameworks

Property owner

Municipality of Vienna.

Legal status

Contracts are issued for 50 years. [Verband der ÖBB-Landwirtschaft, n.d.].

Conclusion

The garden is bringing life to an otherwise empty field and making a corner of the urban fringe more attractive and interesting. The local area benefits from the both sociologically and spatial.





O b s t f r e u n d e

Arbeiterstrandbadstraße, 1210 Wien
Visited: 13. October 2013

Spatial characteristic

Location

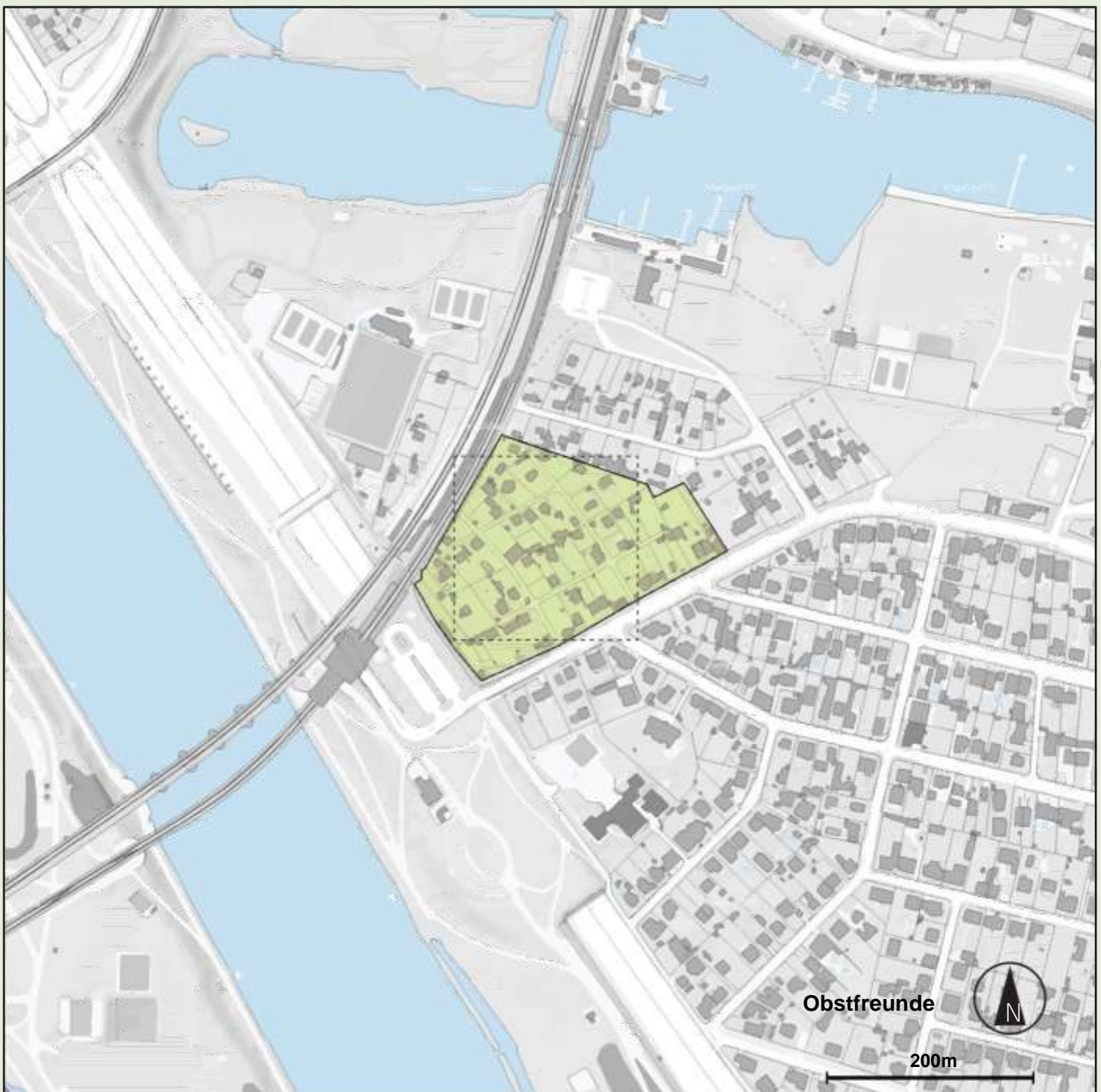
The "Obstfreunde" allotment garden is located in Vienna's 21st district, between a railway embankment and a street separating it from mostly single family houses. The area is loosely built and situated close both to the Danube as well as an oxbow of the river called "Alte Donau".

Size

There are 57 units of different size within the allotment "Obstfreunde". The total allotment area is approximately 25,500m².

Density

Together with high trees, large bushes and dense hedges between the individual plots, the garden features a lot of big houses that are



placed close together, making a compact and urban environment. Typically the house will be placed as close to the parcel border as possible making the paths seem more dense.

Structure

The garden is structured by the private pedestrian paths that divides the allotment into different segments. There are two main paths running through the area from Arbeiterstrandbadstraße to Am Nordbahndamm, and two internal paths that runs orthogonal on the mainpaths. Every plot has at least one exit to these paths or to the public road.

Accessibility

There are no public entrances to the allotment. Some units can be directly entered from the street; the others are accessible through gates from private paths. The paths are wide enough for cars and there are parking lots within the allotment.

Characteristics of the area

The district has a population density of 3,258.4 inhabitants/km², 41% of the area is building land, 41% are green areas or open space. [Stadt Wien 2012(b), p. 316].



The allotment is placed on the Danube Island that separates the Alte Donau from the Neue Donau. The island is rich on recreational areas and close to the allotment is Donau Park.

The allotment is placed in nice and quiet neighbourhood, which is contradictory to the heavy infrastructure that are bordering up to the garden. Just west from the allotment is the U6 metro and the Donauufer Autobahn crossing each other bordering the allotment's Westside. The U6 metro-station Neue Donau are placed just on the other side of the auto-bahn.

The rivers that run on both the western and the northern side of the area are particularly characterizing the area. The spatial urban landscape has its turning point around these, and the activities in the area are either on the water or near it.

Characteristics of the garden

The allotment is characterised by large houses. Some are modernistic residences others have traditional Austrian huts or sheds. Some of the houses are even two levels. The single plots are used in different ways, but the majority seems to be used for leisure, because many of the plots only have a lawn and some flowers and some even have a swimming pool.

Private/public

The allotment is not accessible without a key to the gate. The whole area is very enclosed and private. Especially the garden areas are blocked for visual contact with the outside world and hidden behind the house, a screen or dense vegetation.

Temporal characteristics

Status

The plots are leased to tenants.

History/Time-line

The first gardens were established 1919 by war-disabled men on a scree provided by the Danube river regulation committee, however with a two-week notice. In 1920, the invalids were given one-year lease contracts and founded an allotment association. During the following years, they built huts, dug wells, parcelled the



area and fenced it. Tenants focused on growing dahlia, later on choice fruit. New regulations on tenancy were put in effect in 1952 and allowed long-term lease contracts. In 1997, permanent living was enabled on the allotment. [Zentralverband der Kleingärtner, n.d.(b)]

User characteristics

Users

The users have their own micro society in the garden where they spent vacation time.

The users of the garden is mostly elderly people and families.

Social status

The owners are a upper middle-class people.

Category of use

The garden is mostly used for leisure, but there are fruit trees and similar that indicates a small recreational use of the gardens. Regarding the planning framework, the allotment is located on a designated recreational garden area allowing permanent living [i.e. Erholungsgebiet Kleingarten für ganzjähriges Wohnen – Eklw].

History/Time-line

From 1928 to 1930, a focus on the cultivation of choice fruit led to awards and the allotment's name "Obstfreunde" (direct translation: friends of fruit). (Zentralverband der Kleingärtner, n.d.(b))

Regulatory frameworks

Property owner

Municipality of Vienna.

Legal status

The allotment is leased from the municipality of Vienna by the national allotment gardeners' association, which subleases the units to tenants. Duration of contract is unknown. [Zentralverband der Kleingärtner, n.d.(b)]





Auf-der-Schmelz

Verlängerte Guntherstraße, 1150 Wien
Visited: September 9 2013

Spatial characteristics

Location

This allotment garden complex is located within the urban tissue in Vienna's 15th district. It is situated next to a casein only separated by a major road, and next to a sports field and apartment buildings most of which were built around the shift of the 19th/20th century.

Size

The allotment plot consists of 659 mostly rectangular parcels of varying sizes some consolidated double parcels. The area comprises altogether 152,000 m².

The allotment garden is Central Europe's largest allotment site within a built-up area. [Kleingartenverein (KGV) Zukunft auf der Schmelz, 2010]



Density

The density of the allotment is varied. The public paths are broad and open but the small paths in between the plots are smaller and often have high vegetation bordering to a garden.

The individual gardens are also very diverse, some are dense grown, other contains of only a grass lawn.

Structure

The main structure of the garden is created by the path-ways that divides the garden. Two public paths are crossing in the middle of the allotment garden and connect all the seven gar-

den groups of the allotment. Smaller and private paths lead from the main paths or from the border of the area to the different plots. The structure is primarily in row-system where a small path is for every two rows of parcel plots.

Accessibility

Access to the area is possible through four public entrances. There is restricted access to the seven garden groups through locked gates on paths branching off the major route.



Characteristics of the area

The district has a density of 18,497.7 inhabitants/km² (Stadt Wien 2012(a), p. 304). The area is sloping towards the city centre.

Characteristics of the garden

The allotment is named after the area. Up until 1683 metals were melted (in German: to melt = schmelzen) on this ground.

Along the main asphalt route that runs through the allotment area, benches are placed. Fences, some with barbed wire, surround the allotment garden area on all sides. A public restaurant and allotment clubhouse are situated in the centre of allotment area where the two public paths cross. The individual plots in the allotment garden seems isolated from its neighbouring areas because of high fences and wall-like hedges that counteract visibility along the main public paths. The pace in the allotment is slower compared to the hectic streets surrounding it. One can see people sitting on benches chatting to each other. Along the smaller paths that are closed to the public, hedges are lower and one can watch people tend their gardens and chat over fences. Tenants tend to individualise their allotments with eye on detail, decorating them with garden gnomes or other objects.



Temporal characteristics

Status:

The duration of the contract is unknown

History/Time-line

Auf der Schmelz was a military training area from 1850 onwards. The first gardens were established in 1921, when the Vienna municipality was a tenant of the republic's property. In 1929, the area was declared as protective park area. In 1949, a new tenancy contract between republic and national allotment gardeners' association (Zentralverband der Kleingärtner) was arranged. The 1978 allotment garden law allowed a temporary use as gardens for up to 10 years, buildings could be max. 16 m² large and have a 3 m ridge height. In 1987, the area was re-designated into a recreational garden area (Erholungsgebiet Kleingarten – EKI), securing the existing structure, and allowing a building area 25 m² and a 5 m ridge height. Ten years later, in 1997, an

irredeemable lease agreement between republic and national allotment gardeners' association until 31.12.2043 was made. (KGV Auf der Schmelz, 2010)

User characteristics

Users

The gardens' users are manifold - families, single persons, pensioners, who are both living in the catchment area and other areas in Vienna.

Social status

The users professions range from e.g manual workers to legal practitioners.

Category of use

The users often living nearby lease the allotments for pleasure and go there every day for recreation and tending the allotment. Various fruits are harvested for self-supply and giving away (low-medium level of productivity). The allotment gardens are a partly accessible green area amidst built urban structure, providing environmental and recreational benefits.

Intention of the garden

The users reasons for gardening vary – mostly however it is for recreation and leisure.

Regulatory frameworks

Property owner

The Property is owned by the Republic of Austria, which has a tenancy contract with national allotment gardeners' association (Landesverband der Kleingärtner Österreichs); allotments are sub-leased to allotment holders. (KGV Zukunft auf der Schmelz, 2010)

Legal status

The tenants nowadays have 50-years lease contracts. Previously, 99-year lease contracts were issued. (Interview)



Discussion

A range of different typologies among the urban allotment gardens of Vienna have been determined from these case studies. The typologies are defined with focus on the spatial urban room and how the characteristics are creating different qualities for the urban landscape in and surrounding the garden.

To simplify the report, the elaboration of the gardens is done through different categories where the gardens are allocated to a subcategory. The end result is a overview of the gardens, which will create a better understanding of the urban, and allotment gardens of Vienna. The categorization has been conducted through the following subjects:

Configuration:

Individual or shared plot

Location:

Central or peripheral

Function:

Housing or No housing

Leisure or Kitchen garden

Temporary or Permanent

The User

Aesthetics

Configuration

Private or Shared or Public

The urban gardens of Vienna are many folded and have differences on many aspects. But the most dominating spatial characteristic that separates the gardens are whether they are designed on the principals of a private plot garden or a community garden.

By the term “private plot garden” is meant a garden complex where a single person or family are able to purchase or lease a smaller peace of the total area. The person thereby has liberty to shape the parcel as he sees fit and are able to have a private life on the parcel but is still part of a community with the other tenants. This type of urban garden is used as a free-space where the user can isolate himself from the outside world and get peace and well-being.

The typical spatial configuration is therefore often designed to treasure this privacy. The gardens are design with high hedges or fences often covered with a plastic tarpaulin or similar around the parcels to keep the views of strangers out. Some allotments have even privatized the whole area by locking the allotment area off with a gate, such as Obstfreunde (Case 8, page 36). This creates a secondary layer of privacy between the tenants within the garden complex. From an external citizen point of view a privatized allotment complex like this can serve more as a barrier in the urban landscape than a quality.

However there are also allotments where the public is more involved and different sorts of infrastructure run through the area, such as Zukunft Auf der Schmelz (Case 9, page.40) . In these cases the allotment becomes more of an accessory to the public urban area, where the activities and life of the allotment becomes a part of the public domain.

Vienna has a lot of allotment gardens that are structured on this principal - Vienna has according to the webpage www.kleingaertner.at 26831 allotment parcels, which are divided into 247 complexes in 13 different districts. [Kleingaertner, 2013 (c)]

The community gardens of Vienna are as the name indicates gardens where a single garden plot is shared between a group of people or community. These types of gardens are not meant for privacy but are on the contrary encouraging neighbourliness socializing with fellow gardeners.

The plots of the community gardens are often provided by the municipality and are therefore build on a public domain e.g. Mintzgarten (Case 1, page 8) or Heigerleingraten (Case 4, page29). Most of the gardens are fenced in but the municipality of Vienna uses a stainless steel fence that is discrete and see-through so the public on the street can see the activities.

The fence creates a small barrier that prevents strangers to enter the actual garden but the garden still becomes a spatial character that brings life and activities to urban room or landscape surrounding it.

These semiprivate community gardens are the most common in Vienna, but the city also has total public gardens, such as Längenfeld-



9

“Zukunft auf der Schmelz”



5

Alte Donau Garten

6

Karl Marx Hof

8

Obstfreunde

SEMI-PRIVATE
COMMUNITY GARDEN

PRIVATE ALLOTMENT
SEMI-PUBLIC ALLOTMENT



PRIVATE ALLOTMENT
SEMI-PRIVATE
COMMUNITY GARDEN
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1

Mintzgarten

2

Salatpiraten

4

Heigerleingarten

7

Ökoparzellen

SEMI-PUBLIC ALLOTMENT



PUBLIC
COMMUNITY GARDEN

3

Längenfeldgarten

gar-ten (Case 3, page16). Gardens like this are rare because there is no security around the garden. The public has full access to all the plants, equipment and furniture that might be in the garden so the users have to be tolerant about vandalism and theft.

This is also a key factor for the appearance and quality of the garden's interior. In an easy accessible community gardens the material that are used are less precious than the private allotments. The community gardens often uses recycling material for growing plants in, especially Salatpiraten (Case 2, page12) has characteristic way of using old recycling materials in a new and creative way.

But the fact that the urban space in the garden and in between the plant beds are accessible for the public also makes an environment where the qualities of the garden that normally only the gardener himself gets to experience is shared with every body. The smells of the flowerbeds and the close-up looks at vegetable beds are enriching the area that surrounds the garden.

This categorization also includes other spatial characteristics. The allotment garden where a person has a parcel of cause requires more space than a community garden where a person only has a plant bed. But when an allotment is so big that it would become an obstacle for the pedestrians or cyclist, it has to include a public infrastructure. Zukunft Auf der Schmelz (Case 9, page 36) has both a public and a private internal infrastructure, which makes somewhat semi-public. Most of the parcels are hidden in the private parts of the allotment, but the activity spreads to the public roads giving the area a special quality that the other allotments don't seem to have.

Location

Central or Peripheral

The location of the garden is an important factor that determines a lot in the spatial appearance of the garden. From the diagram below can it be seen that the big gardens are more reluctant to be placed in the urban fringe compared to the smaller gardens that easier can find a place in the dense city. There is a tendency for the allotment complexes to be placed further away from the centre than the community gardens.

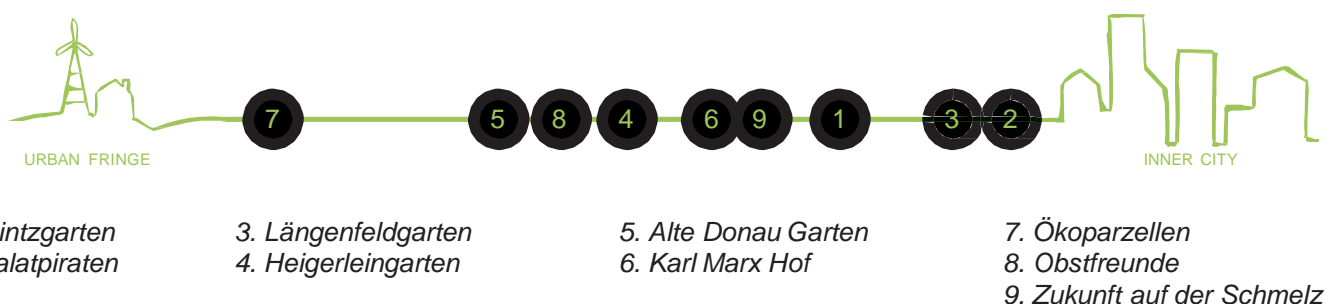
The gardens adapt to the environment they are placed in and their surrounding and location becomes shown in their spatial design. Salat-piraten (Case 2, page12), is the case study closest to the city Centre, and is surrounded by tall buildings and has a slow speed but intense infrastructure. Like the inner city's complex and "chaotic" structures the garden is also unregularly, diverse and mutable in its composition and structure.

In the other end of the scale, is the community garden Ökoparzellen (Case 7, page 32) which is placed close to the city border of the 9 cases. This garden is characterized by the similarity to the agricultural landscape that surrounds it. The well-structured appearance emphasizes an similarity to an industrial use.

Function

Housing or No housing

It is only the allotment gardens there uses houses for accommodation. Some community gardens also have small shacks or huts but they are mostly used for storage and some for cultivation of plants e.g. Salatpiraten (Case 2, page 12).







1. Mintzgarten
2. Salatpiraten

3. Längenfeldgarten
4. Heigerleingarten

5. Alte Donau Garten
6. Karl Marx Hof

7. Ökoparzellen
8. Obstfreunde
9. Zukunft auf der Schmelz

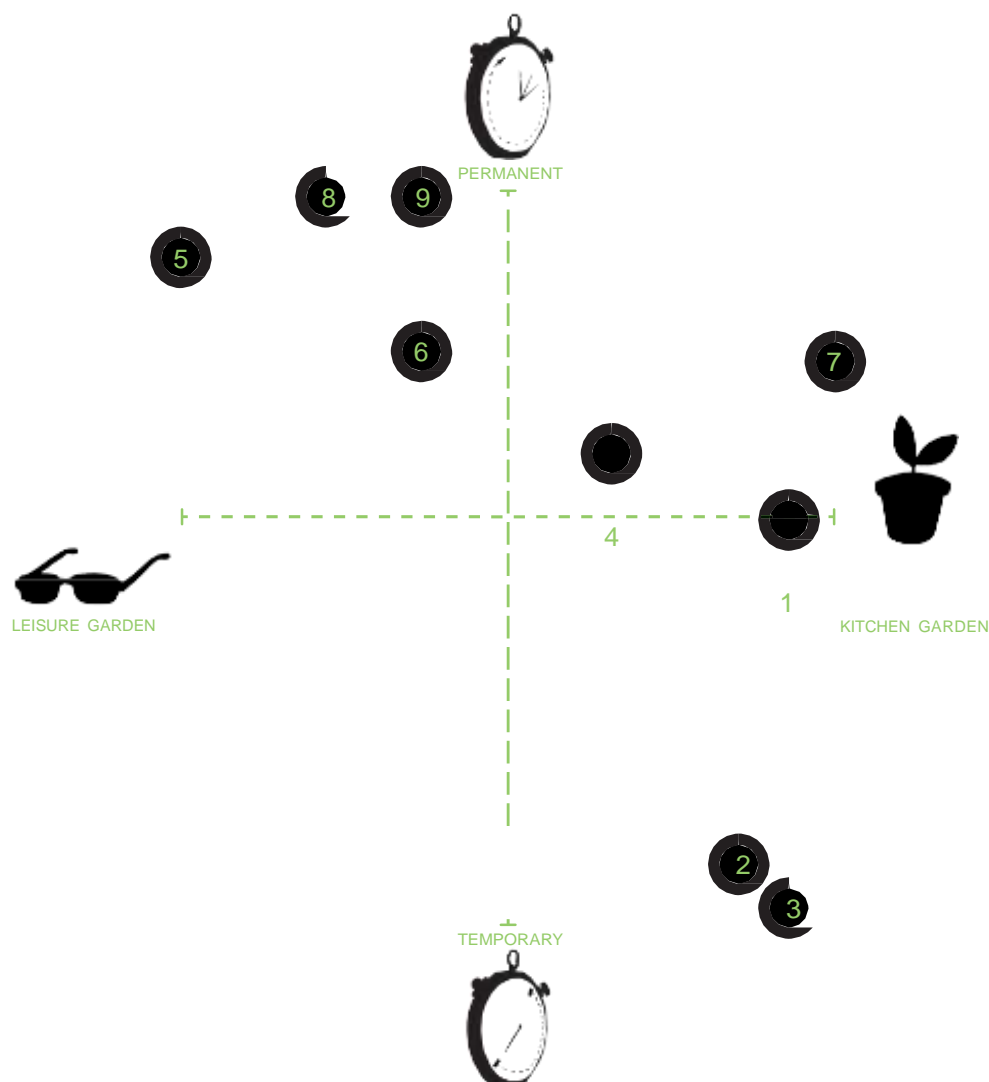
Due to the private parcels structure of allotment gardens it is possible for the users to have a small house or hut connected to their garden. For the users that live in the city-centre this is a practical benefit that allows the people to stay in the garden over night. Some of the more modern allotment complexes like Alte Donau Garten (Case 5, page 24), Obstfreunde (Case 8, page 36) or Zukunft auf der Schmelz (Case 9, page 40) have in the recent years changed from only providing water in the summer season to providing it all year around. The new houses that are build in these allotments are therefore built as all-year residencies. The two biggest allotments do even have some of the houses that are build in two stories. At the Obstfreunde (Case 8, page 36) some of the residences are as big as small villa houses. In the case of Obstfreunde it is actually hard to see that the area is classified as a allotment garden from the street other than that the complex is fenced in and have a sign where it says "Kleingartenverein Obstfreunde".

The houses of the gardens are a crucial element that separates the gardens from each other. Vienna has 4-5 different styles of small houses. The traditional Austrian huts are built with a *gambrel* roof which is a two-sided roof with two slopes on each side. They are common in the allotment gardens but also normal huts and shacks are found. There are also a few modernistic houses amongst which stands out from the other house with the use of concrete and steel in stead of wood, which is the most common.

Leisure or Kitchen

There are primarily two different purposes for the urban and the allotment gardens in Vienna: leisure and self-sufficiency.

A leisure garden is a garden where recreational activities are practiced as the main focus. However this sort of garden has different sub-categories as seen with the Alte Donau Garten (Case 5, page 24) where yachting are a main activity



or Karl Marx Hof (Case 6, page 28) where the aesthetics and ornamentation of the garden becomes the main focus, and are therefore a wide category with many different aspects.

On the other hand we have the self-sufficiency gardens or kitchen gardens. These are specified as gardens where cultivation and harvesting of plants is the main focus and thereby support a more self-sufficient lifestyle for the users.

The spatial differences between the different kitchen gardens are mostly shown in the structure of the garden. Ökoparzellen (Case 7, page 32) has a clear regulated structure where Längengeldgarten (Case 3, p 16) has no regulations and is a completely user designed garden.

The gardens are rarely 100% the one or the other, however, typically the garden has a main function as either a leisure garden or a kitchen garden and the opposite function becomes secondary.

The American architect Louis Sullivan wrote in 1896 “form follows function”, and the same thing is somewhat applicable for the gardens. The spatial structure and characteristics are partly fostered by the functions that the garden are practicing. The kitchen garden is in general designed upon a practical foundation where the leisure garden has more focus on the aesthetics and decoration of the garden.

The barrier between the kitchen garden and the leisure garden are however somewhat blurry. The fact is that even in gardens that are predominantly the one or the other the cultivation of vegetable and fruits always have an aesthetic value. The differences therefore lays in the designer’s intention of the garden. At Zukunft Auf der Schmelz (Case 9, page 40) most of the parcels uses the cultivation of either trees, bushes, vegetables or herbs to gain the fruits and vegetables of a private production but at the same

time uses the nature as decorative elements in the garden.

1. Mintzgarten
2. Salatpiraten

3. Längengeldgarten
4. Heigerleingarten

5. Alte Donau Garten
6. Karl Marx Hof

7. Ökoparzellen
8. Obstfreunde
9. Zukunft auf der Schmelz

Temporary or Permanent

It is possible to create a connection between the timespan of the gardens and the use of the gardens from the nine case studies (see diagram to the left). A garden with a short temporary timespan are primarily used as a Kitchen garden where the permanent gardens are more reluctant to serve as a Leisure garden.

The fact that there is a house in the garden or that the garden uses recycling materials for cultivation of plant or similar are all an expression of which kind of timespan the garden is influenced by. A garden like Längenfeldgarten (Case 3, page 16) is in particular clear in its spatial configuration about its timespan. Because of the gardens legal issues the garden has an unknown future where the users never know if or when the municipality will remove the garden. The ramifications of this unknown timespan makes influences to the garden in the way the users furnish it. Like the community garden, Salatpiraten, there is in Längenfeldgarten used different low value materials to cultivate plant and crops. But the details are not created with the same sense of quality. In Längenfeldgarten are used old milk cartons and plastic cups to cultivate seedlings in and a primitive greenhouse has been roughly constructed out of some reused timber and an old tarpaulin.

The User

The Style

The user are varying depending on the kind of garden, the location of the garden and the functions of the garden.

In general it is mostly the older generation that possess the allotment gardens and the younger generation that are joining a community garden.

There are certain types of garden styles, especially among the allotment parcels where the aesthetics can be pinpointed to a specific user-profile.

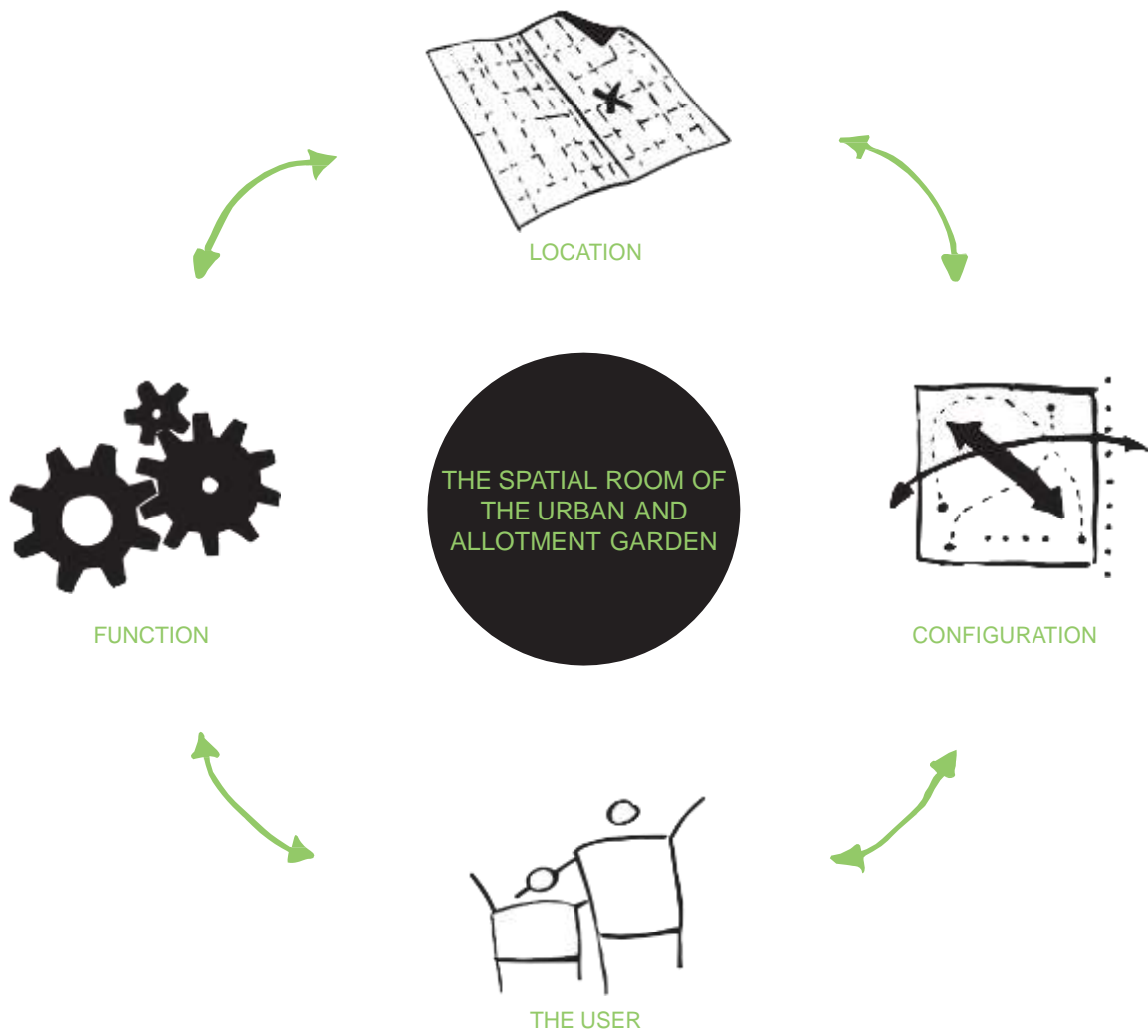
The traditional and vernacular aesthetics are popular with the older generation that use to be the working class. The style is based on traditions and is closely linked to the nature. The main user-profile of the allotment garden Zukunft Auf der Schmelz (Case 9, page 40) is of this generation and social status, and the garden has as a result a lot of parcels where this vernacular style is practiced.

The minimalistic aesthetics are connected to a slightly younger user-group, families that need a bare lawn to play with their kids on. The minimalistic design implies that simple forms will free people from the everyday clutter, thus contribute to tranquillity and restfulness.

Conclusion

There are four parameters that shape the spatial urban room of an urban allotment garden in Vienna: The location, the configuration, the function and the users.

All the parameters characterize the spatial room of the garden and at the same time influence the other parameters. It is different from case to case which parameter that is most dominating, and sometimes are two or more parameters are equal.



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