



GUNDELDINGEN, BASEL

The Urban Block (1860`s)



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Introduction

Gundeldingen is probably one of the most compact districts in Basel. Both build and functional densities are relatively high here, what on the other hand generates a very high standard too. And people are likely to live and work here. With more than 18'000 inhabitants it is today quite a micorcity itself and it is constantly growing. Especially the closness to the historic center of Basel and the main Railway Station are important aspects of Gundeldingen.



Impressions



Impressions



Impressions



Impressions



Impressions



Impressions

Rural landreserve

The area of Gundeldingen, so called Gundeli, disappeared already in documents of 1194 as "Cundoltingin". Since it belonged to the rural environment of Basel, in the 14th and 15th century a lot of water castles were built as grand mansions. There were four Castles of Gundeldingen, two of them, the ancient "Unteren mittleren Gundeldingen" today named Thomas Platter-House and the "Vorderen Gundeldingen" are still existing, hided between todays settlement. The other two castles have disappeared during the time. Until the beginning of the second half of 19th century the settlement counted hardly 30 houses and had only a few agricultural ways. The image of Gundelding-erfeld was characterised by fruit trees and grain plantation.

German real estate company

When in 1860 the Central station was built, the huge green area between station and the hill of Bruderholz became more and more interesting. The field was at that time in property of the township Basel. The determining impulse of its further development was given by a german real estate company. The request of the "Süddeutsche Immobilien-Gesellschaft in Mainz" to be working in Gundeldingen was granted in only 12 days. The township promised himself that this company will extend their city rational and thriving.

Transformation phase

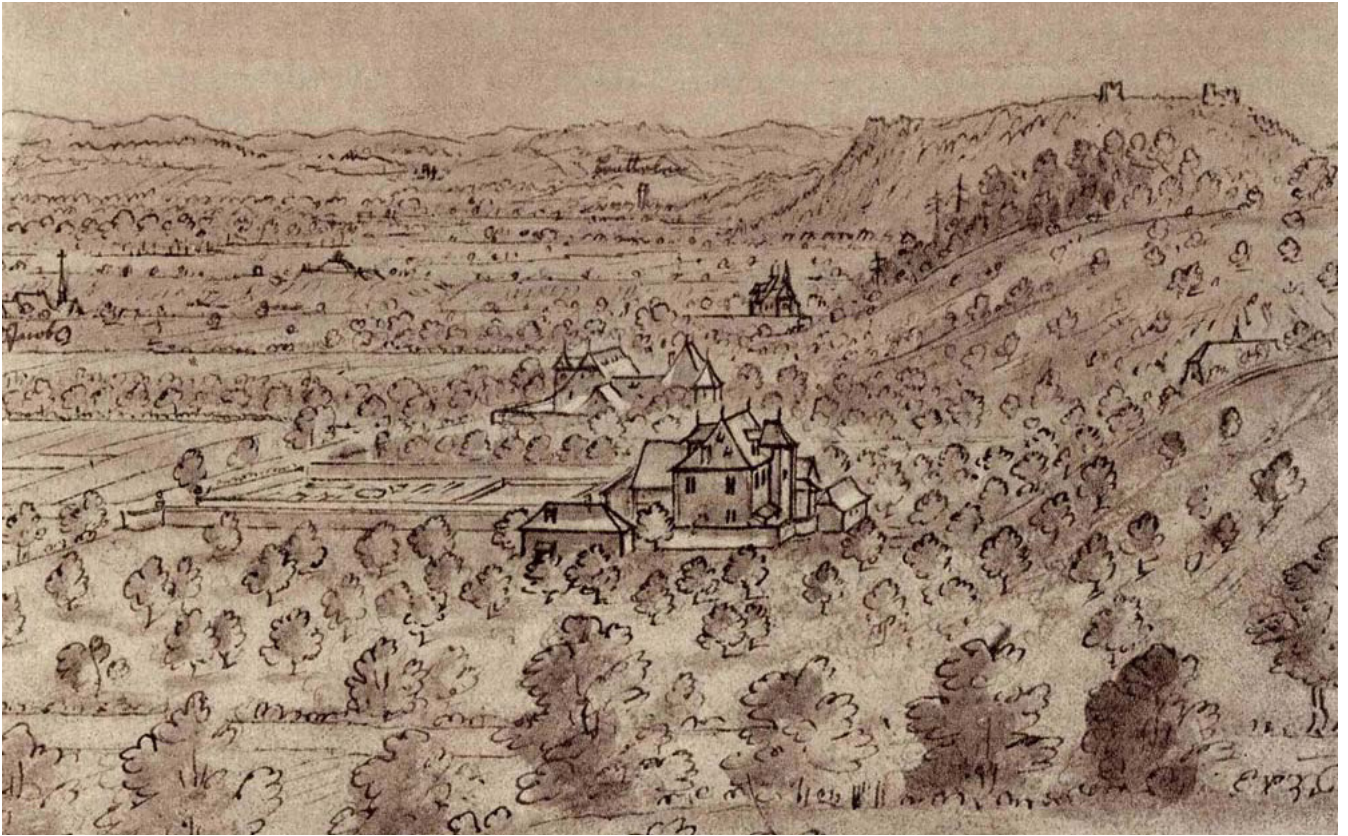
In 1872 the company bought the 72 ha large site between central station, Gundeldinger, Margarethen- and Reinach street from the six former landowners. Due to industrialisation more and more people immigrated in the cities, so that the entire area was planned for housing. Since there were hardly existing structures, the company had no need to take care of them. The planers lay a district out with three throughout longitudinal streets and several cross streets, so that todays prominent gridstructure developed. The plan should use the area as efficient as possible and be beneficial for the public transport as well. Their purpose was to sell the land as soon as possible to parties, who are willing to develop the land. Therefore a rational parcelling was aimed. The buildings were always located marginal to the parcell border, in a way that perimeter blocks with inner courtyards could emerge, which were mostly used commercial. The width of the streets and the building alignment were in that time not usual. The ambition of the planers was to regard all requirements.



Unteres mittleres Gd. / Weiherschloss 1860 (www.staatsarchiv.bs.ch)



Thomas Platter-House, today
(www.burgenseite.ch)



The four castles 1747 (www.swisscastles.ch)

Gundeldingen from west 1934 (www.staatsarchiv.bs.ch)



The simple, orthogonal regularity was finally accepted by the government in 1874, so that within few years the entire area was urbanly overbuilt. In 1901 the company could sell its entire estate and was liquidated. Within less than thirty years Gundeldingen, a new district emerged.

More or less parallel to Gundelins development the quarter of Matthäus, under St. Johann and Hegenheim emerged, the city of Basel was at that time one huge construction area.

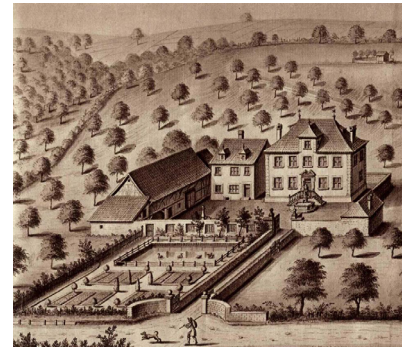
Naming the streets

The real estate company of Mainz wanted to name the third longitudinal street "Mainzerstrasse". The government and the populace did not agree in this proposal and preferred "Dornacherstrasse" due to the political background at that time. With the name-giving the battle in Dornach (1499) should be remembered when the fight for the new federal constitution was raised. Led by the patriotism other streets and squares of the new quarter were named historically conscious, like Sempacherstrasse, Tellstrasse, Winkelriedplatz and Tellplatz. Although the quarter never had the Mainzerstrasse, it was for long time known and called "Mainzer quarter", before it was given the nickname Gündülü, in allusion to its relatively high percentage of Turkish immigrants.

Situation today

The three longitudinal streets has a very high congestion what leads the inhabitants frequently to interventions for the benefit of more living and residence quality. At the Güterstrasse, which is redesigned in the last years to a boulevard with more residence quality, Tellplatz and the area of the church show hub character. The living quarter of Gundeldingen is from the numbers of inhabitants a small city itself.

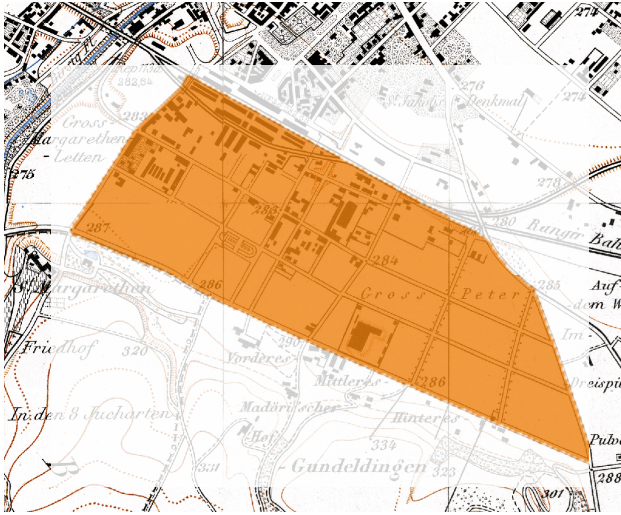
Within the frame of the large project Euroville new business and housing space is being build. The urban life in the south of the Central Station should be reevaluated. With the finishing of the pedestrian skywalk and the new restructuring of the Station forecourt the quarter is being spatial connected better with the inner city.



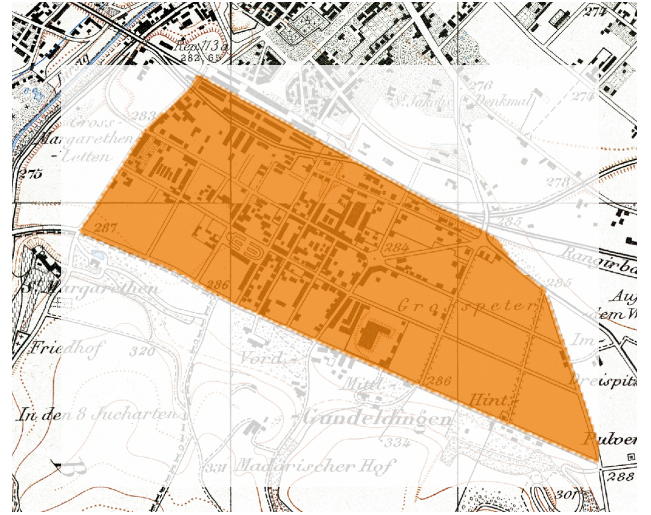
Vorderes Gundeldingen 1750
(www.swisscastles.ch)



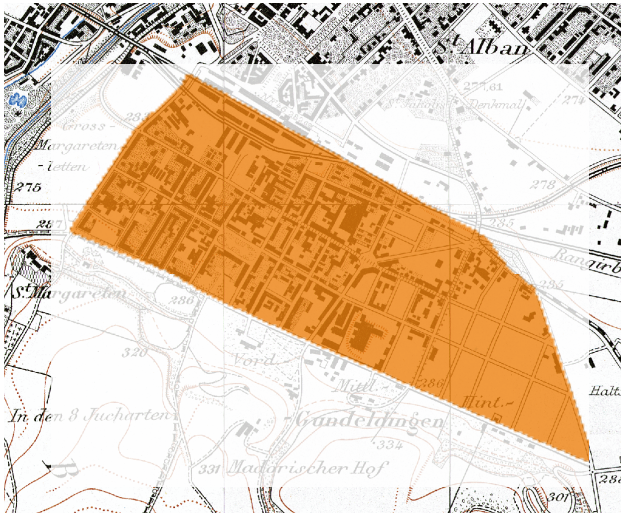
Vorderes Gundeldingen today
(www.vierbasel.ch)



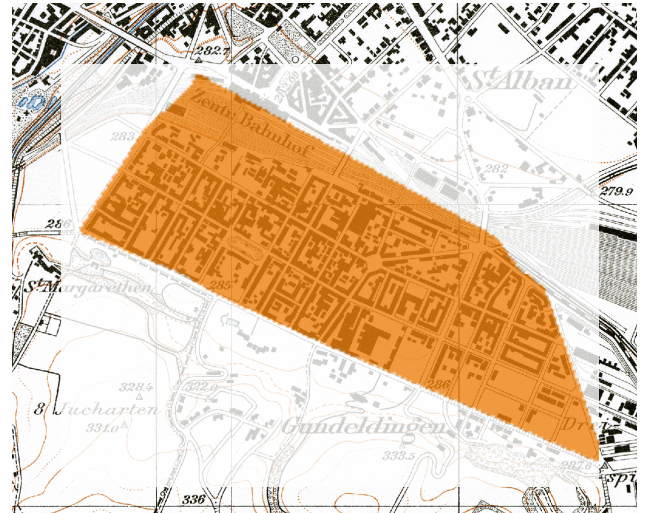
1880



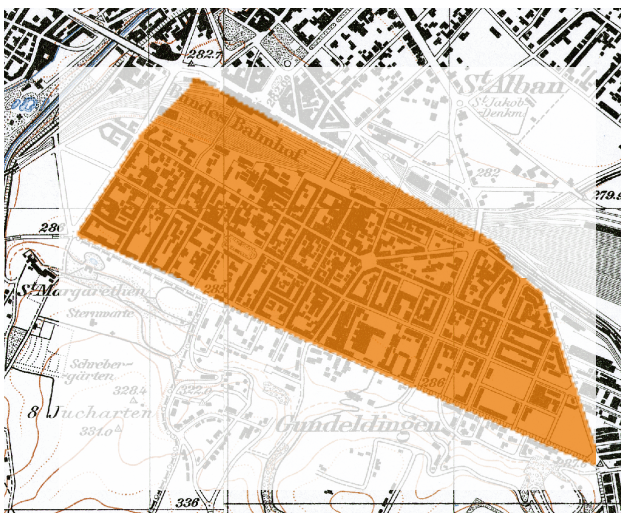
1890



1900

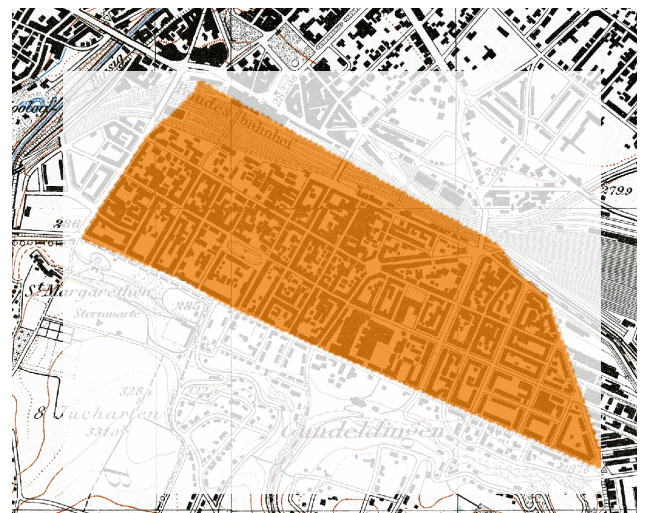


1918



1928

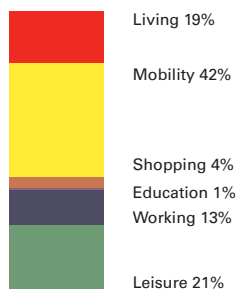
Highlighted the area bought by the real estate company in 1872



1939 1: 25 000 (www.stadtplan.bs.ch)

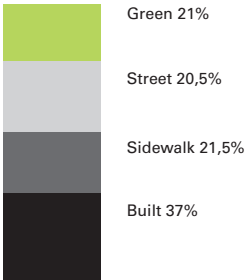
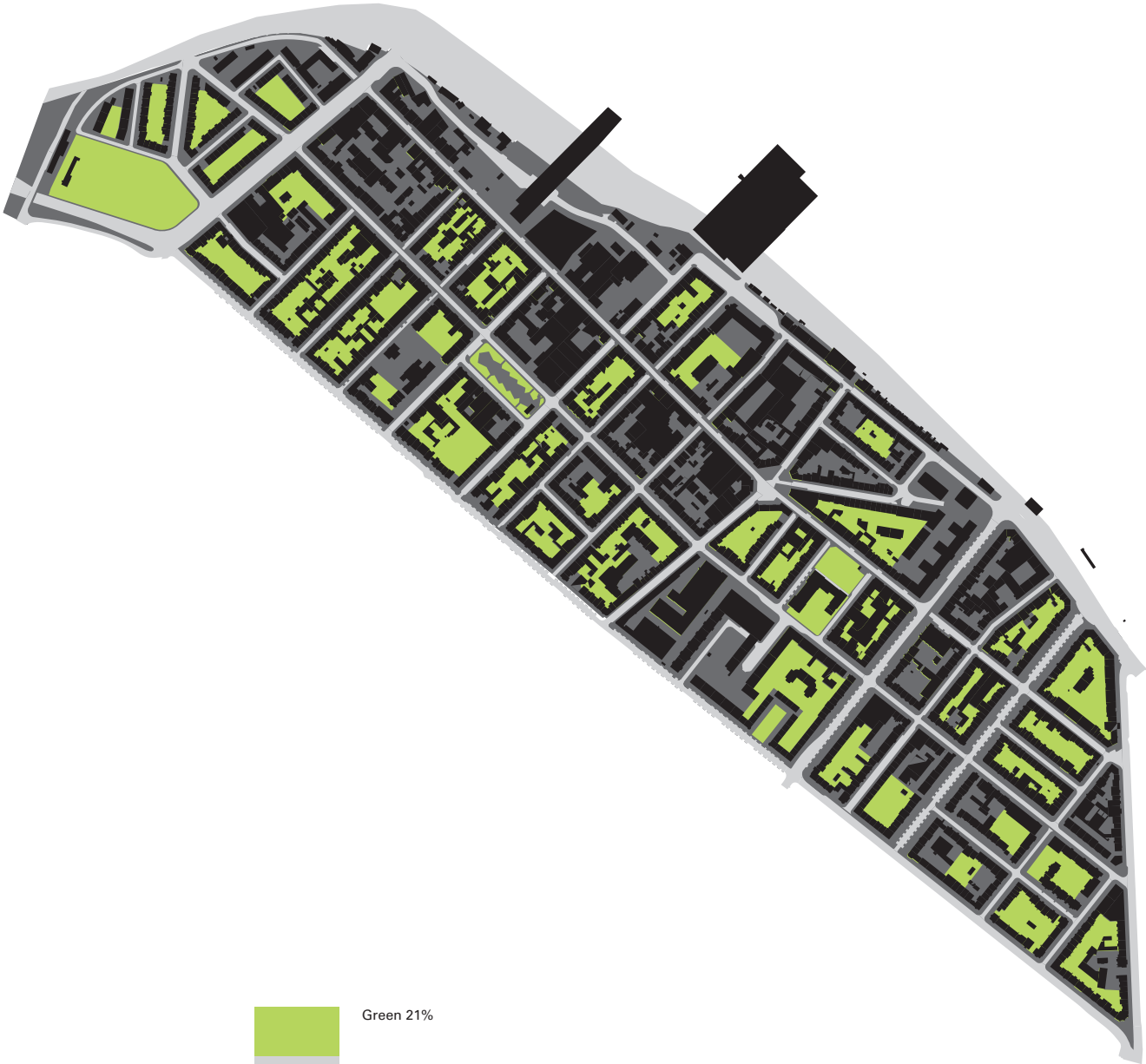


DENSITIES OF FACILITIES

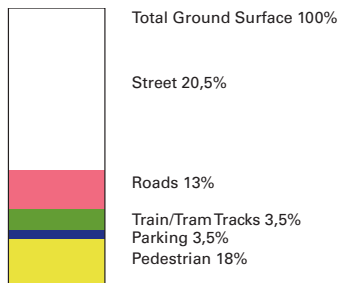




SPACE COVERAGE









Buildings turn of the 19th century



Highrises



pre-war welfare housing <1938



Residential Buildings 1960s-1980s



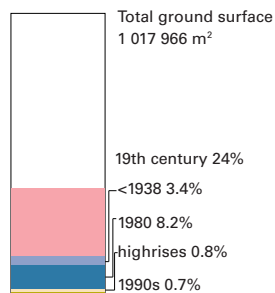
new buildings since 1990s

BUILDING TYPE

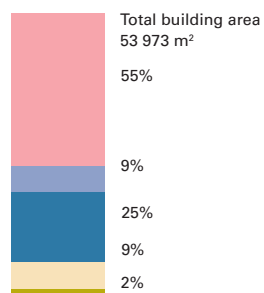
- pre-industrial/ old city ■
- buildings turn of 19th century ■
- villas turn of 19th century ■
- pre-war welfare housing < 1938 ■
- housing around 1950s ■
- residential buildings 1960s-1980s ■
- residential buildings since 1990s ■
- single family homes ■
- highrises ■
- new buildings since 1990s ■



Area of building type/ total ground surface



Area of building type/ total building area



- pre-industrial/ old city ■
- buildings turn of 19th century ■
- villas turn of 19th century ■
- pre-war welfare housing < 1938 ■
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PREMISES AND STRATEGIES FOR TRANSFORMATION

General Overview

The Analysis proves that Gundeldingen seems to be quite balanced. No matter if it is built space to unbuilt. working to living. Inhabitans to square meters. All numbers show good performance.

In the aspect of embodied energy it is second after the Hirstoric City Center Core, mainly as the consequence of a lower number of users. In this spirit two scenarios are focusing on creating additional space to attract even more people to Gundeldingen. A third one focuses on how to improve a single perimeter block's energy consumption values, by rearranging the facade, adding space and enhancing social energy of the inner-courtyards.

PROPOSAL 1: VERTICAL DENSIFICATION

Creating new space by adding one, two or three stories on top of the buildings in light-weight structure.

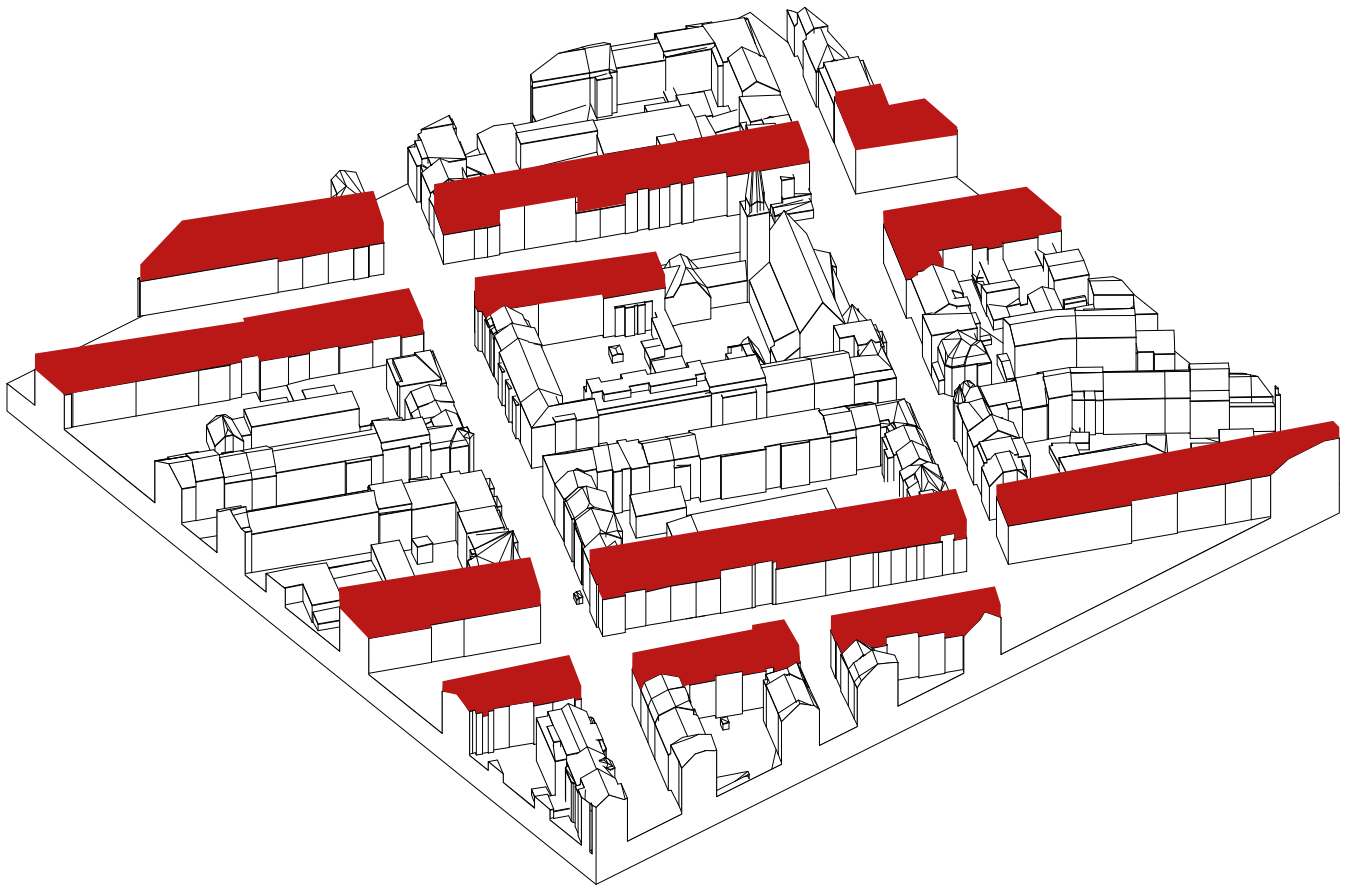
In order not to destroy the qualities of Gundeldingen a very first analysis has to be completed: Potential locations for this kind of intervention should be determined and limits set. Buildings should not exceed the street's width in height and consequently having a negative influence on the environment.





- +1 stories
- +2 stories
- +3 stories

potential for new stories/ building height analysis

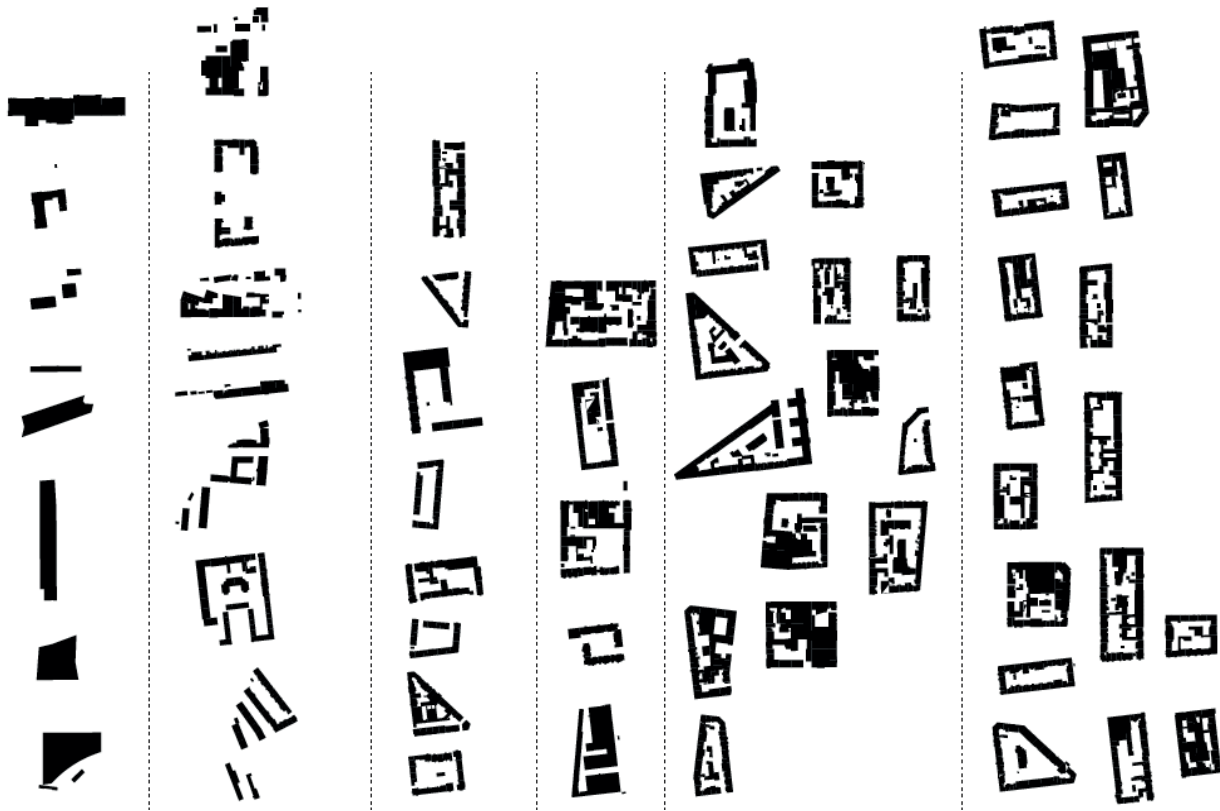


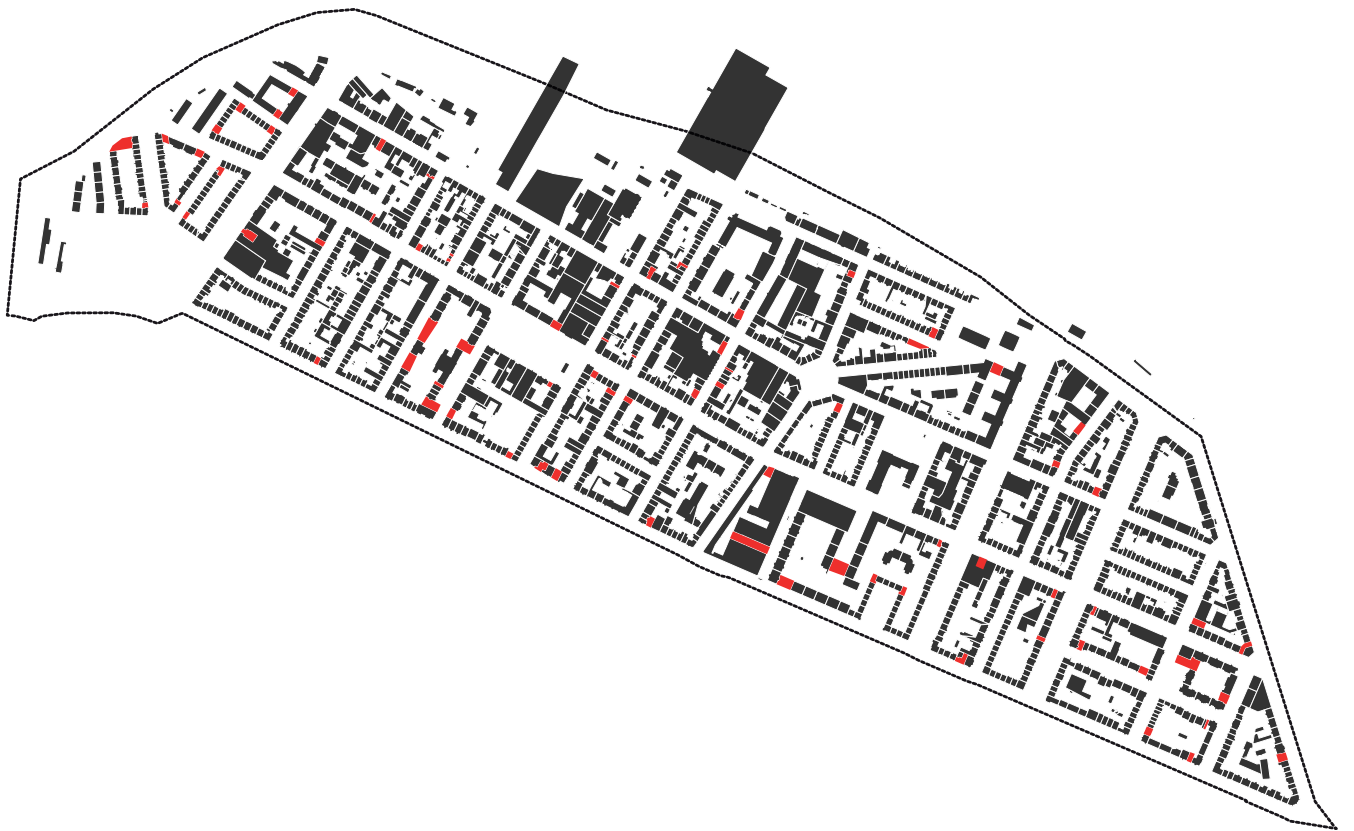
+19% GFA
+18% inhabitants

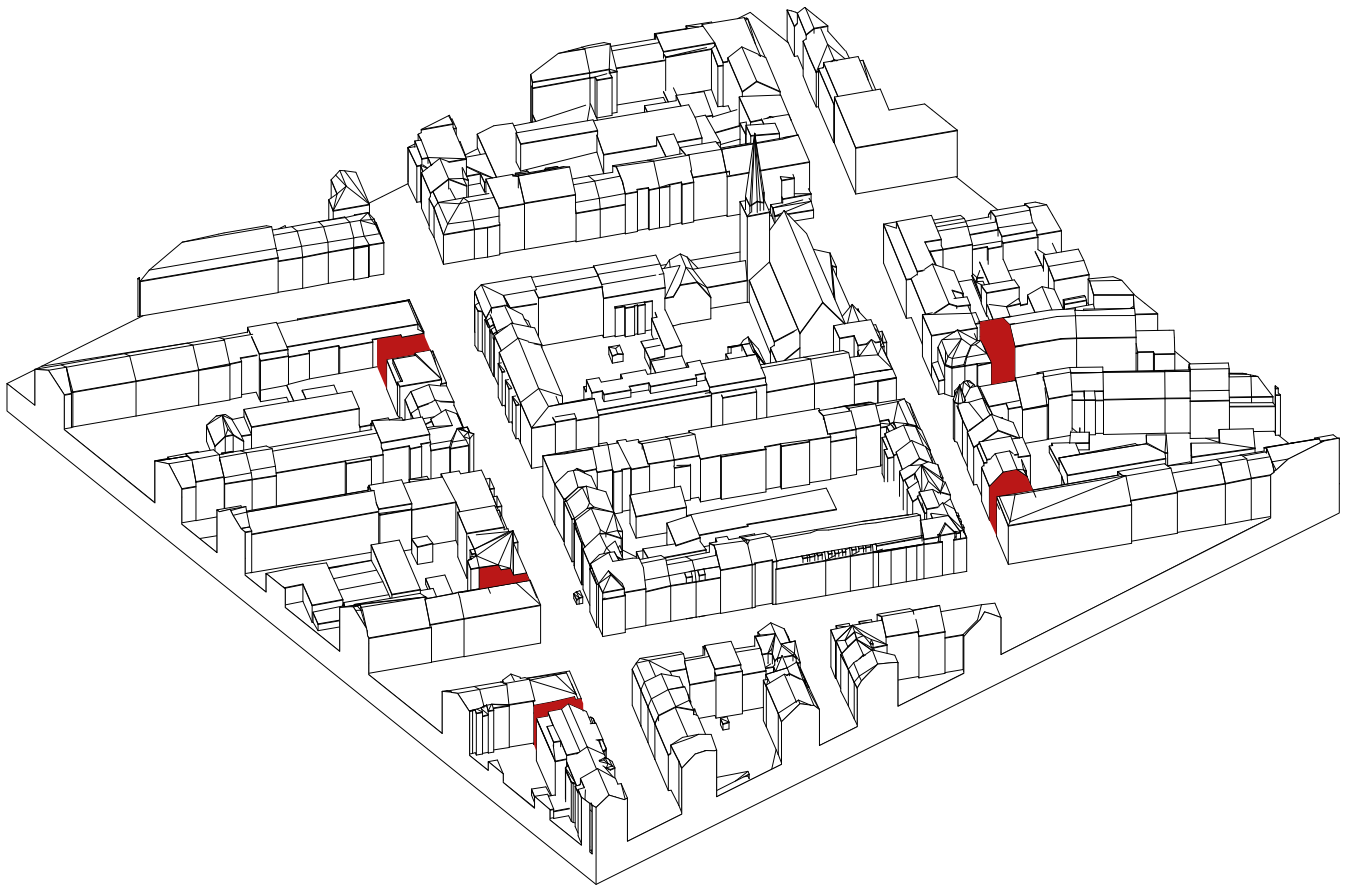


PROPOSAL 2: FILLING THE GAPS

After the analysis of Gundeldingen's typologies a very interesting image has emerged. Namely most of the block structure has openings. Arguing with the idea of having closed perimeter block systems, all the gaps will be filled up and programmed as either living or working. Again the main driving source is to attract more inhabitants and users into Gundeldingen.







+4% GFA
+9.2% inhabitants



robem.molden

PROPOSAL 3- PRIVATE EXTERIOR SPACE

Adding a belt of private exterior space in the courtyard of the perimeter block will help to improve the performance of the block: Energy losses could be limited further by creating simple loggias or balconies. The courtyard becomes a theater. People get in touch with each other more easier, what would led in the best case to a vivid and used inner space of the block structure.

