

„IM LANGEN LOH“, BASEL
Row houses (20's-30's)



GENOSSENSCHAFT 'IM LANGEN LOH', BASEL

Row houses (20's-30's)

Beginnin

The area in which the Im Langen Loh was built, Bachletten is located on the border of Basel-Stadt to Basel-Land, started its development in the beginning of the 20th century. The first connection to the city was through the construction of a new tramway station in 1905 and the extension of the SBB railtrack. However, the construction of the neighbourhood stagnated until the end of first world war.

Social economical backgrounds

The area in which the Im Langen Loh was built, Bachletten is located....on the border of Basel-Stadt to Basel-Land , started its development in the beginning of the 20th century. The first connection to the city was through the construction of a new railway station in 1905. However, the construction of the neighbourhood stagnated until the end of first world war.

The Im Langen Loh row houses began its construction in the year 1921. At its origin, it was supported by the Schmiedenzunft cooperation. This particular society had reformist and patriotic believes. During the war, it has made profits through commercial activities. Thus, as the war ended, in order to avoid tax, the society invested in the construction of cooperative housing. Im Langen Loh rapidly grew: between the year 1920-1923, 180 units were built under the direction of Hans Bernoulli and Ernst Eckenstein. The following major development took place between 1945 and 1958. This rapid development was a response to the financial and real estate crisis at the end of the two wars.

The economical situation at the end of world war one was on the fringe of a crisis. With the cost of living rapidly growing and the salaries stagnating, there was an urgent need for the availability of cheap housing. The social vision of such an enterprise was important. Its main aim was to free people from the regular worker housing where employment and housing was closely tied. With the Bodenreform, a policy of land ownership, which stresses the importance of the one family as the



Baselstadt 1905
Construction of the new trainstop and organisation of land parcels



Schmiedenzunft cooperative
Emblem of the society



1 Central park - southern part



2 Central park - northern part



3 Weierhofstrasse



4 Utility gardens



5 Row houses in Im Langen Loh street



6 Display garden



7 Utility garden



8 Communal garden

basic social unit and the ability to make a land entirely private. It was first intended to host young people and crowded families, mainly employed by the cooperatives (food, public transport etc...). The belief of the family being the basic social unit also aims at solving social issues such as education or alcohol abuse. It is also a clear anti communist ideology, in which the state owns and dictates the rights to real estate ownership.

Emergence in Switzerland

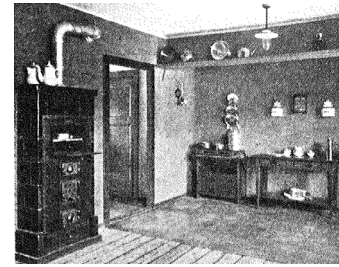
In response to a heightening real estate speculation and desification of the city, architects such as Hans Bernoulli, Hans Schmidt and Hannes Mayer projected a new way of living based on the "Kleinwohnhaus" model. The planning thus encompass small and separated plots. Following the guidelines of the Gartenstadt, inspired by Ebenezer Howard, it offered to the users two gardens: the display garden in front of the house and the utility garden in the back. The former garden was indispensable to the family's economy. The typologies follow the principle of existenzminimum, in which the space is constrained to the minimum living requirement of the user. Paradieshof, the central park, aims to be the main social green space. Today, the only real cooperative housing remains is the Wohngenossenschaft Im Langen Loh, situated between the Rigistrasse and Morgartenring.

The first emergence of such ideology was in the Pic-pic competition in Geneva. It engaged more than eighty architects and it wasn't built. But numerous competition allowed discussions and the idea of Gartenstadt to become defined. In 1919, the first type of Wohngenossenschaft was planned and built in Switzerland by Hannes Mayer. In this project, the notion of strict typologies, standardized construction materials and parcels systematisation are present. This project was followed by Siedlung Wasserhaus, 1919, and Im Langen Loh, by Hans Bernoulli.

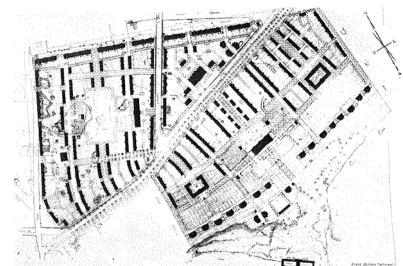
New objectivity and existenzminimum

The typologies and constructions follow a normalised design. This allowed a rapid construction in parallel to economically reasonable. In Switzerland, Hans Bernoulli is the precursor to this type of "typisation" of the housing unit, publishing, in the "die Wohnung" exhibition, the first proposal for workers housing. The main ideas of the design resides in providing the minimum viable spaces for the inhabitants. It is developed through the "Wohnküche", where kitchen and living room are merged, a minimum space for circulation, a clear difference between day space and night space and total integration of wet spaces.

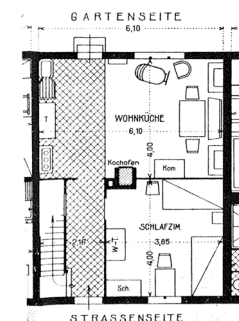
This ideology of existenz minimum traces its origin back to before the first world war. It first emerged as the New Objectivity movement in Germany. It served as a response to the post war housing crisis in Germany and to the Weimar constitution, providing "healthy dwellings" for all citizens. The architects developed new methods to build as most cost-effective housing as possible. The "existenzminimum" movement is defined as in terms of minimally-acceptable floorspace, density, fresh air, access to green space, access to transit, and other such resident issues. Encouraged by the people and politicians, promoting the heightening of



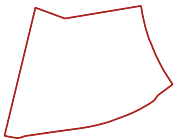
Hans Bernoulli, Zurich, 1918
Die Wohnung exhibition
1:1 proposal for the Wohnküche in the Kleinwohnhaus



Hans Schmidt, Geneva, 1919
Pic-Pic competition
2nd price proposal



Hans Bernoulli, Zürich, 1919
Die Wohnung exhibition
Kleinwohnhaus proposal



47,9 ha
1.2% of Baselstadt

Baselstadt
total 3700 ha

Im Langen Loh area - Grossbasel
total 47.9 ha

the status of the lower social classes, the movement rapidly grew.

This movement had numerous partisans, mainly Ernst May with his emblematic New Frankfurt, Adolf Gropius, Ludwig Mies van der Rohe, Margarete Schütte-Lihotzky with the revolutionary Frankfurt kitchen. It spread rapidly through Germany and Europe until the 30s where the political moods and the great depression slowed and ultimately halted its course.

Garden city

The normalised typologies and constructions were implanted in the garden city. This decision aims to the reduction of density, abusive land privatisation and speculation and rising real-estate prices. It allowed the inhabitants to privatise the land and, with the utility garden, sustain themselves economically.

This ideology was inspired by an utopian social ideal lead in the United Kingdom by Ebenezer Howard. Howard published his book To-morrow: a Peaceful Path to Real Reform in 1898. The idealised garden city would house 32,000 people on a site of 6,000 acres (2,400 ha), planned on a concentric pattern with open spaces, public parks and six radial boulevards, 120 ft (37 m) wide, extending from the centre. The garden city would be self-sufficient and when it reached full population, another garden city would be developed nearby. Howard envisaged a cluster of several garden cities as satellites of a central city of 50,000 people, linked by road and rail.

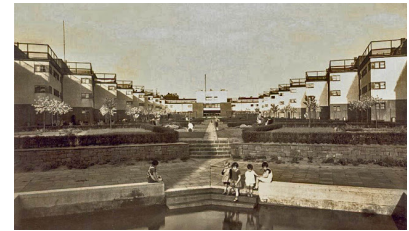
This ideal appealed to a wide audience. But the realisations had difficulties convincing the states and the cooperatives. It was then lead by privatised development and, ultimately, Howard himself. Until the end of the 1930s, Letchworth and Welwyn were the only developed garden cities. It was intended to be inhabited by the blue collars, but due to the lack of financial support of the government, the majority of its inhabitants remained mostly skilled white collar middle class workers.

Wasserhaus

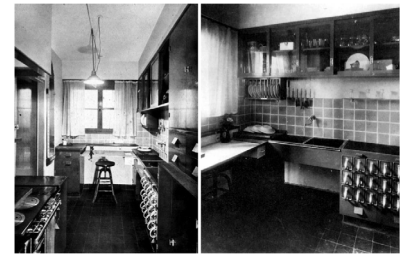
The siedlung Wasserhaus in Müchenstein was projected in 1919. It was first intended to house 60 single family houses. It was partly built to the lack of subsidies. It is based on a narrow and equal division of parcels. Hans Bernoulli realised four of the 12 projected units. Michael Alder would later complete the project. Based on a variation on Bernoulli's original stylistique, Alder adapted the project to a more contemporary approach, providing flexibility to the typologies. It was completed in 1998.

Freidorf

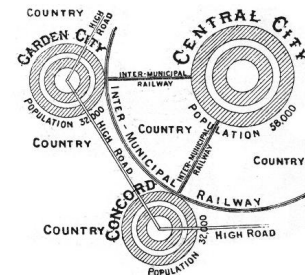
At the age of 30, Hannes Mayer obtained his first large scale mandate. He responded with 3 posters, entitled "lageplan", "haustypen" and "das genossen-



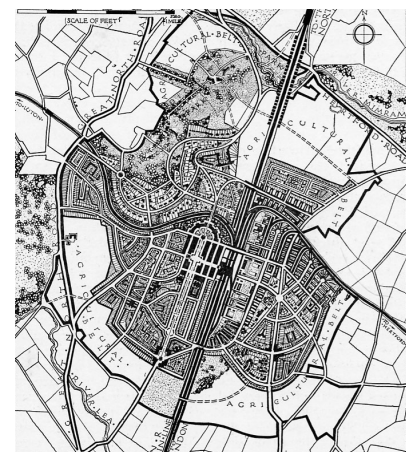
Ernst May, Frankfurt, 1926-1927
Wohnsiedlung Bruchfeldstraße



Margarete Schütte-Lihotzky, Frankfurt
1926. Frankfurt Küche



Ebenezer Howard, London, 1898
Diagram of the garden city concept

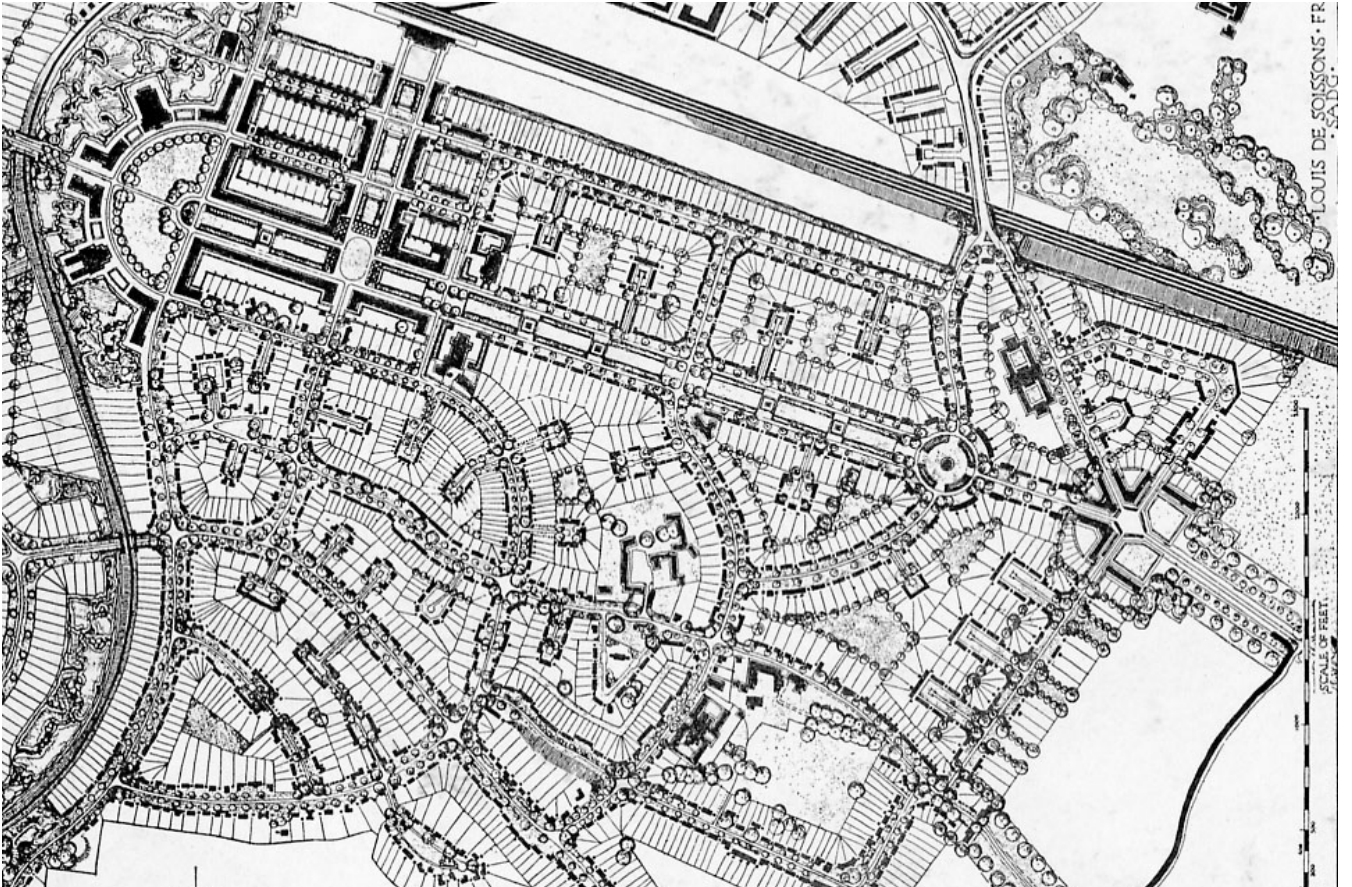


Ebenezer Howard, Welwyn, 1920s
General town plan by Louis de Soissons



Ebenezer Howard, Welwyn, 1920s

Town plan, south-west area by Louis de Soissons



schaftshaus“

It was realised in 1919, in parallel with Wasserhaus by Bernoulli. It symbolised a new social order. It is organised within a rigid network of roads. Its main road, the spine, serves its central place with the commune house at its side. This building is the heart of the complex, as originally planned, it served as a place of education, leisure and shopping.

To comply to the economical constraints, Mayer applies a systematic parcels grid to the 150 houses, strict typologies and normalised materials. The garden combined with the house is derived from the will of self-sustainability.

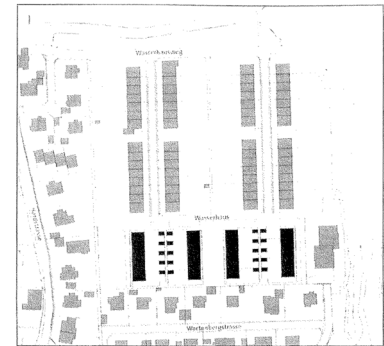
Hannes Mayer himself lived in the complex from 1919 to 1926, acting actively as architect in the life and the financing of the cooperative.

Hirzbrunnen areal

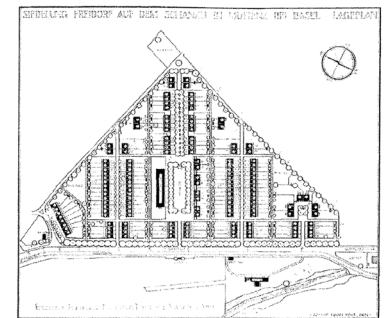
On the contrary to cooperatives and social housing, this complex is planned for real-estate sell of 257 proprietities. It was realised between 1924 and 1930. Further extensive constructions were conducted until 1934.

The Im Vogelsang composition was realised by Hans-Bernoulli. It is dedicated to crowded families of restrained financial resources. It has the “Wohnküche” idea implemented in all typologies.

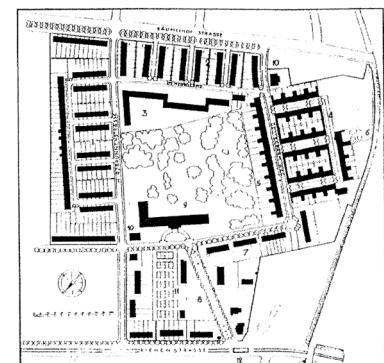
The organisation of the complex is based on a centralised large scale park. It is a materialisation of the garden city ideology and Bernoulli’s neoclassical approach. It is the unifying element of the complex, conceived at first to serve as a public park. It was then privatised and a hospital was built in 1928.



Hans Bernoulli, Münchenstein, 1919
Siedlung Wasserhaus

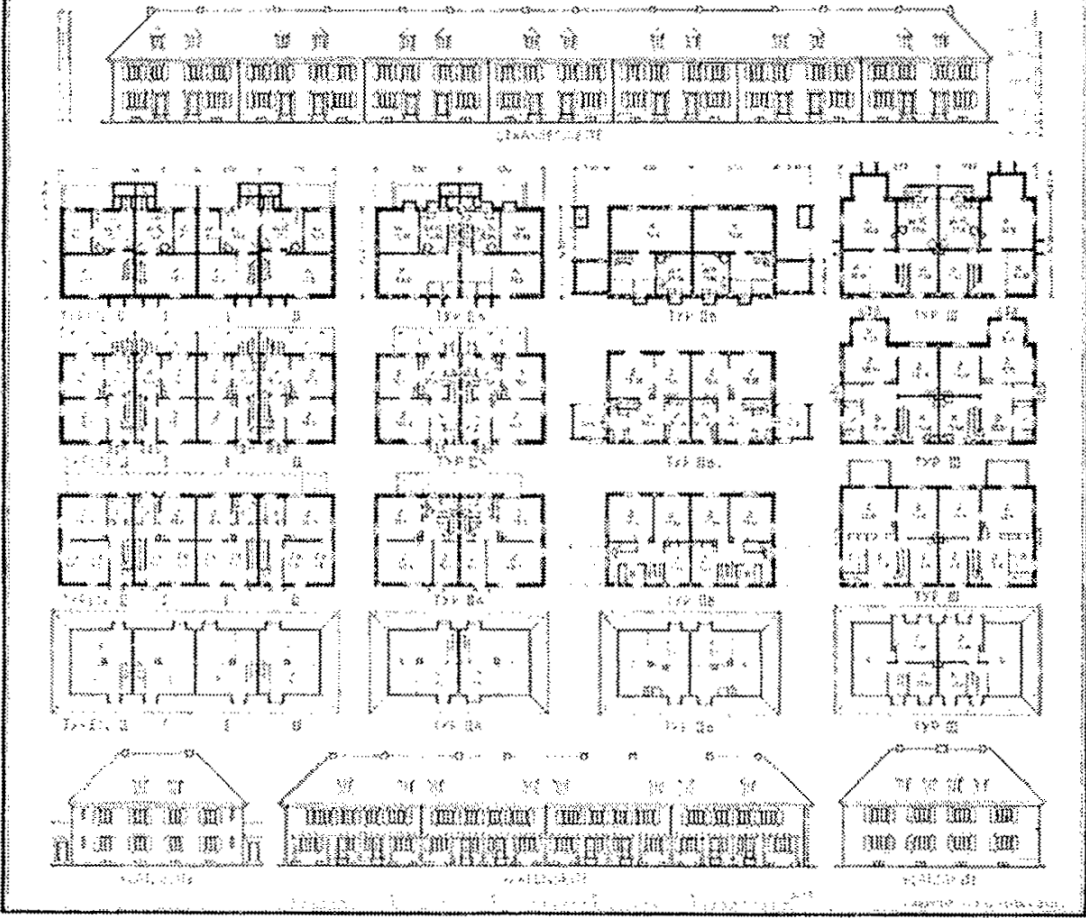


Hannes Meyer, Muttensz, 1919-1924
Wohngenossenschaft Freidorf

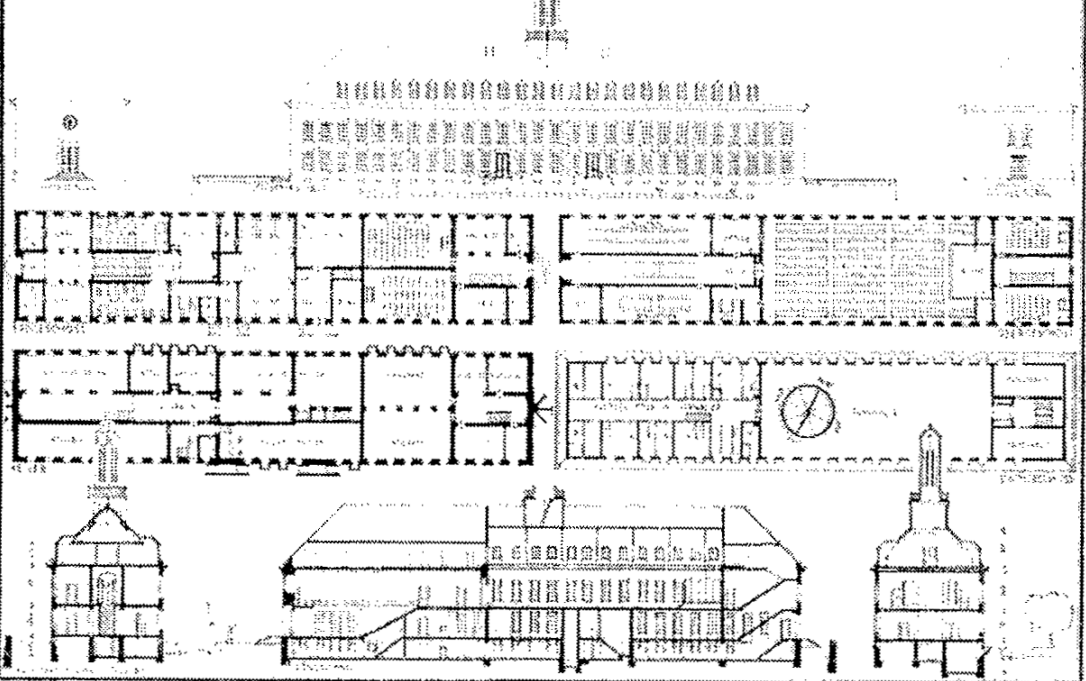


Hans Bernoulli, Hirzbrunnen, 1920-34
Hirzbrunnen Areal

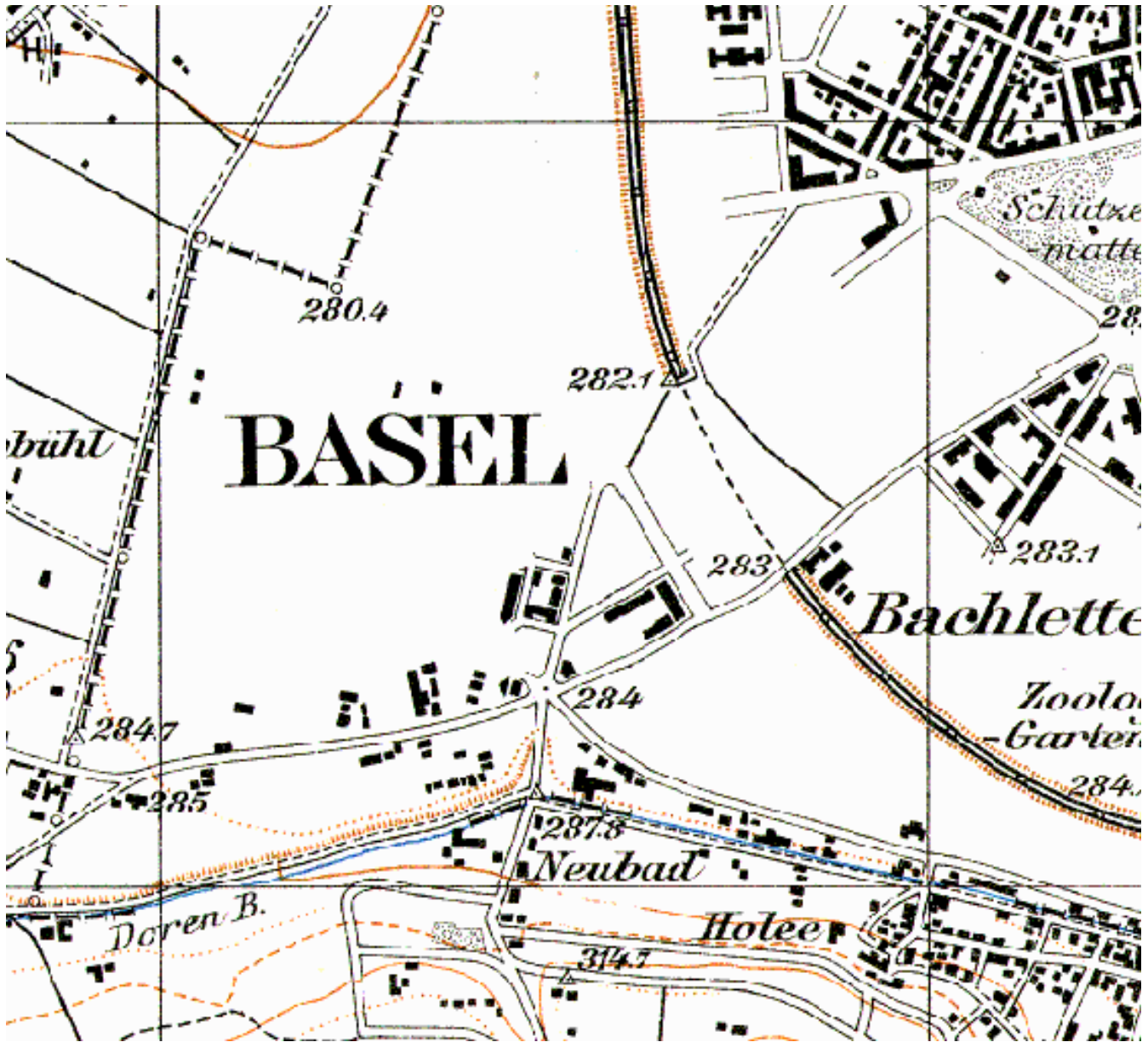
SIEDLUNG FREIDORF AUF DEM SCHÄNZLI IN MÜLLENFELD BEI BASEL. HAUSTYPEN



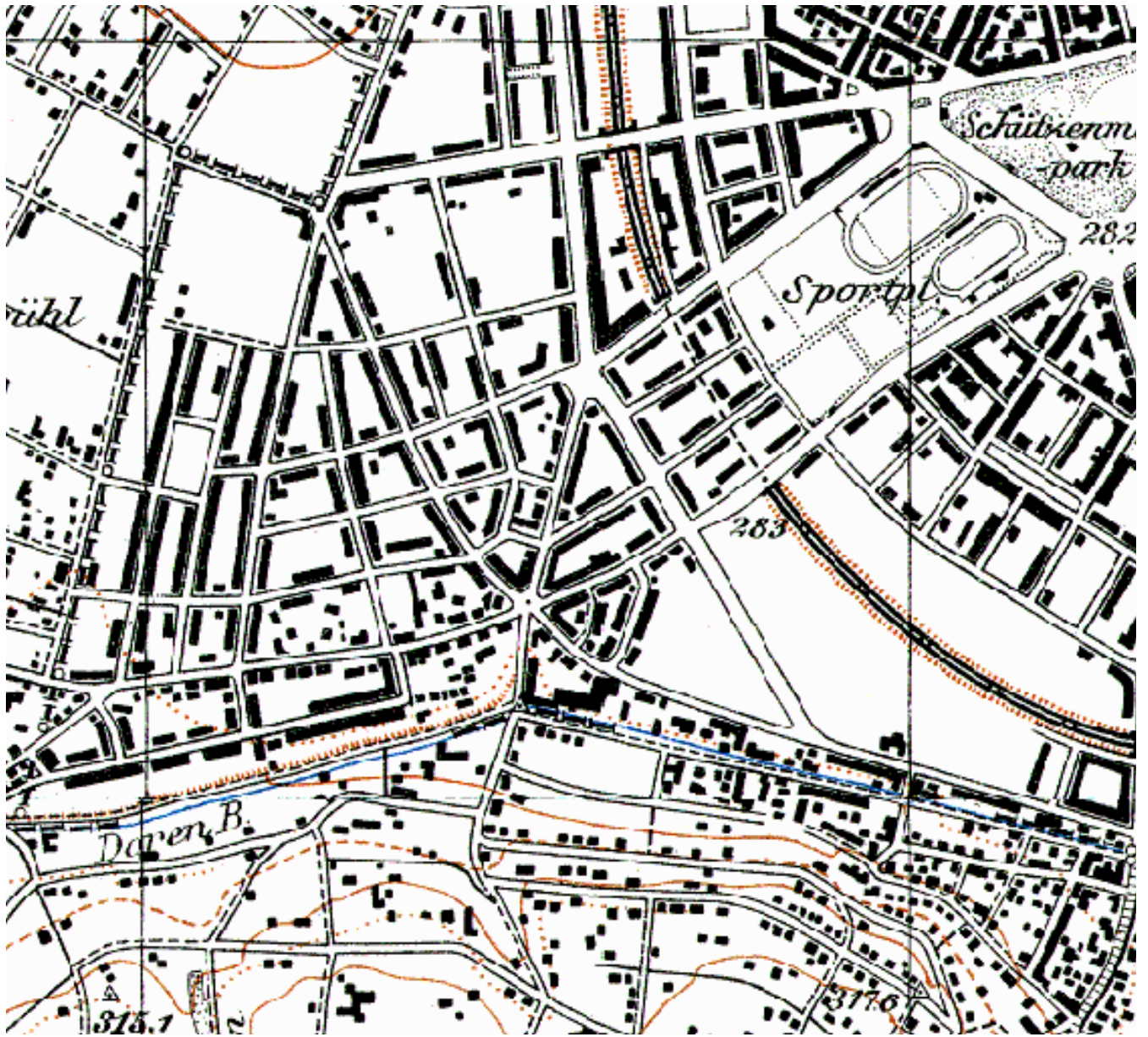
DES GLAUBENSCHAFTSMAUS DER SIEDLUNG FREIDORF AUF DEM SCHÄNZLI IN MÜLLENFELD BEI BASEL



Hannes Meyer, Freidorf, 1919-1924
Plans and sections of typologies



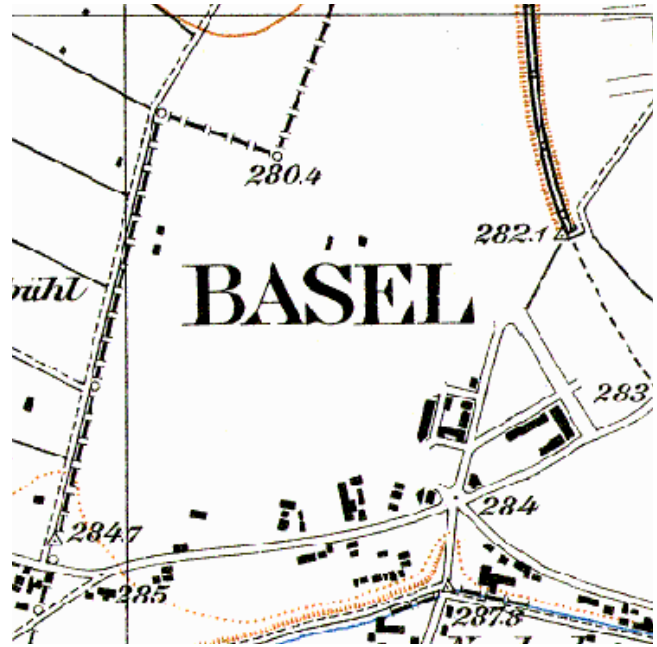
Basel around 1905 according to the Siegfriedkarte, 1: 10000
Beginning of development of Bachletten



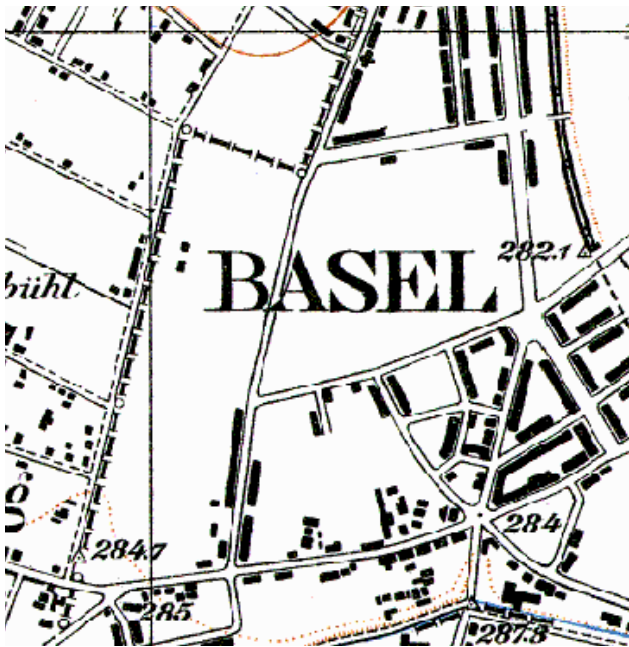
Basel around 1945 according to the Siegfriedkarte, 1: 10000
Development of Bachletten in its final phase



Masterplan 1905
M 1 : 32000



Siegfriedkarte 1918
M 1 : 16000



Siegfriedkarte 1928
M 1 : 16000



Siegfriedkarte 1945
M 1 : 16000

The extension of the SBB railtrack and construction of a new major tram stop encouraged the development of Im Langen Loh. However, it was halted by the first world war. In the 1920s, with the investments of the cooperative and the increasing demand for low cost housing, the neighbourhood grew quickly but to be halted, again, by the second world war. It stagnated from 1939 to 1945. In the years 1945 to 1960, major development of the neighbourhood took place to become what exist today. It was not anymore planned with the strategy of the housing cooperatives and the remaining extension followed a traditional real-estate speculation.



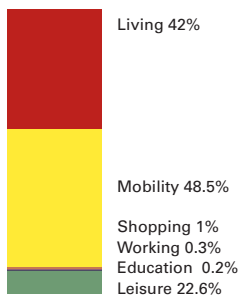
Im Langen Loh, main accessibility and hubs
1: 20 000

The neighbourhood is connected to the city through few but major lines. Tram way 8 and bus lines 33 and 36 are among them. It is also easily accessible from a large scale with a direct connection the the Basel SBB station. This mobility can however be upgraded in order to decrease the individual mobility and above ground parking spaces.

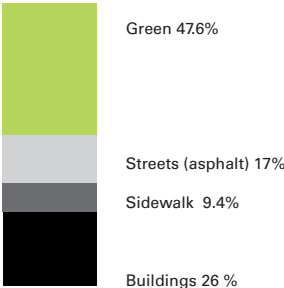
DENSITIES OF FACILITIES

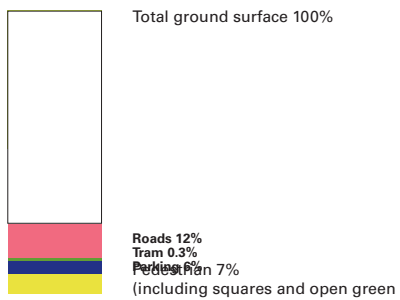


1:5000



SPACE COVERAGE







Pre-war welfare housing <1938



Pre-war welfare housing <1938



Housing around 1950s



Pre-war welfare housing <1938



Pre-war welfare housing <1938



Housing around 1950s



Pre-war welfare housing <1938



Pre-war welfare housing <1938



Housing around 1950s



Pre-war welfare housing <1938



Pre-war welfare housing <1938



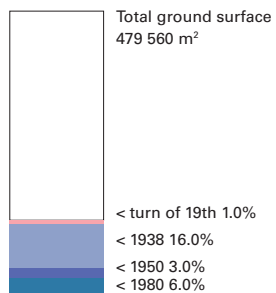
Housing around 1950s

BUILDING TYPE

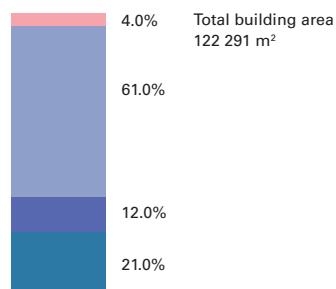
- pre-industrial/ old city ■
- buildings turn of 19th century ■
- villas turn of 19th century ■
- pre-war welfare housing < 1938 ■
- housing around 1950s ■
- residential buildings 1960s-1980s ■
- residential buildings since 1990s ■
- single family homes ■
- highrises ■
- new buildings since 1990s ■



Area of building type/ total ground surface



Area of building type/ total building area



PREMISES AND STRATEGIES FOR TRANSFORMATION

Premises

The Langen Loh area has a built density of 26%. Of the built structure, the housing of the 50s-80s era represent a major part of total heating consumption. Energy saving solutions should be investigated through analysis of the typologies and construction. The envelopes (windows and roofs) should be the main focus.

The area also has a large amount of green space, 48% and with a density of 50m²/inhab, population density is an issue to be addressed. In parallel to the densification, the social aspect of the neighbourhood should also be addressed, such as the integration of new functions, rendering it less mono-functional and more lively. Further more, densification can be done in parallel with diversification of the inhabitants, rendering the social experience within the neighbourhood richer.

Thus, the elements that we will consider in the following interventions are:

- Improvement of building envelopes in order to decrease heat demand
- Densification of the area with a higher variety of inhabitants
- Implementation of social and public functions

These elements are to be developed and combined in to three main categories: improvement of envelope, built densification and anchor buildings.

Each category is divided into sub-scenarios investigating variations of the interventions.

1. Improvement of the envelope

1A Sunspaces

This intervention is already implemented in certain buildings in the area. The façades facing the utility garden sports balconies. These balconies can be converted into sunspaces. Sunspaces has various advantages such as heat gain up to 50% in the cold seasons, provides shading and acts as ventilation space in the hot seasons.

This intervention also provides an extra living spaces for the inhabitants.

1B Roof extension

The roofs represent a big loss in heating, 40-60%. The interventions consists of reviewing and renovating the roofs insulation and construction. At the same time, insertion of one extra floor between the building and the renovated roof allows for the creation of studios, thus densifying and diversifying, as the area is mainly inhabited by over 50s people, inhabitants of the area.

2. Built densification

2A Block closure

The ends of every blocks are opened. This space can be used for densification. Following the same principles used by Bernoulli in Im Vogelsang, closing the block allows new housing and improving energy efficiency of the neighbouring existing buildings.

2B Social head

Using the same ends of blocks, implementation of buildings encompassing functions such as shopping, leisure or education can help diversify the functions and bring more social life in the area. This also reduce energy usage for mobility. The top of these facilities can be used for further densification.

2C Built in garden

The gardens are not as necessary as they were originally intended as they are not used to economically sustain the inhabitants. The thin, tall buildings offer good lighting conditions and interesting typologies organisation. The ground floor can be used as social spaces.

3. Urban anchor

2A Social anchor

The Paradieshof park is a central element frequently used by the inhabitants. Following the same principles as in Freidorf of Hannes Meyer, the tall tower introduce a centralised social function and space while allowing densification and establishment of a landmark.

2B Double social anchor

Using the same strategy as the 2A scenario, investigates the energy efficiency and social potential of a double tower case.

2C Rhythm anchor

The original facade composition by Bernoulli projected tall gable elements to interrupt the monotony of the eaves. Taking advantage of this strategy, the scenario envision a vertical densification at these strategic points while improving the energy efficiency of the existing buildings.