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Summary

Joachim Schlandt

Service, collective and community housing Relation between the types of buildings and their residents

(Pages 141–146)

The spatial city, the mobile city, the integrated urban structure, the green city: these are all formulas, some of them old ones, which are now suddenly finding themselves realized in practice. Side by side with the dream of a technological utopia, it is social conflicts which are furnishing the impulse behind new types of housing. The idea of a centralized service complex is not new. A pamphlet dated 1908 contains all the principal elements:

- Preparation of meals in a centralized kitchen to save energy and time expended on individual cooking and shopping.
- Centralized domestic services: Housework in flats, washing-up and laundry.
- Day nursery services; especially for the mother who works outside and whose children are supervised by trained staff.
- General collectively organized recreation and dining facilities (dining-rooms, solarium, terraces).

The problem, then, is to reorganize a backward sector of the economy. In a publication dated 1920, Oskar Wlach explains the functioning of such a centre. Several projects intended for various social groups came out, but they failed, because the costs involved were too high for the means at the disposal of the groups concerned.

In 1970, two complexes were realized: the Arabella Building in Munich and the J. Hancock Center in Chicago. The facilities furnished in these complexes are very complete; in Chicago, for example, there is a branch of the fashion house of Yves Saint Laurent. It is scarcely necessary to leave the building for ordinary living purposes. In the face of the failure of cities as a whole to reorganize themselves, there is becoming apparent a withdrawal into the isolation of a private enterprise. The investments involved in such an operation are very sizeable. In Munich, rentals vary from DM 460.– to DM 1340.–. In Chicago, they range between DM 700.– and DM 3,000.–. This isolation gives the resident a feeling of security, which fact refers us to the work by Jane Jakob on the development of American cities.

"Nova-Park" Business Centre

René E. Hatt & Partners AG, Zurich
Architects: C. Heidenreich, Zurich,
and F. Rebmann, Zurich
Detail planning: Atelier FAMO, Zurich
Engineer: J. Ruggli, Zurich

(Pages 147–151)

This complex has been designed for the purpose of combining all the facilities required during 24 hours by busi-

ness men and their families. Aside from standard offices (6,000 m²), there are combined suites (offices-flats) complemented by a collective secretariat and furnished flats and rooms. All these elements are, in principle, sold on a condominium basis. Owing to rationalization of services and its large scale, the hotel (700 beds) offers maximum comfort at reasonable prices. The very broad range of collective facilities comprises restaurants, café, bar, conference rooms, club premises, discothèque, bowling-alley, a bank, travel agency, various shops, swimming-pool, sauna and day nursery.

(Extract from a newspaper article dated September 1, 1970, Zurich)

"Hellebo-Birkebo" collective residential complex in Helsingør, Denmark

Halldor Gunnløgsson & Jørn Nielsen, Copenhagen

(Pages 152–155)

The complex is made up of two separate units, Hellebo with flats that are let or sold and Birkebo with collective facilities. Over and above a fixed rental, each resident effects a monthly payment of DKr. 600 toward the expenses of this community centre. In return he benefits by such services as: free laundry and dry-cleaning, cheap meals in the central dining-room, etc.

Owing to the site and the building program of the complex, most of the residents are retired professional people (doctors, lawyers). They make intensive use of the collective installations. If one of the residents is ill, he can have his meals served him in his flat or move over into the nursing section, where he can furnish his room to suit his own taste, with medical staff permanently available.

In addition to the central dining-room and kitchen, Birkebo accommodates a number of shops and guest rooms.

Collective house in Kolding, Denmark

Jørgen Schmidt and Kaj Schmidt, Aarhus

(Pages 156–157)

This collective complex is one of the rare Danish urban projects. Thanks to the financial participation of the city, it is open to people of limited income. Moreover, care has been taken to ensure a differentiated population structure, in respect both of income and of age. 72 rooms for students, which are clearly legible in the elevation structure, are situated on the upper floors.

The services available, such as the kindergarten, the common dining-room, the shops, permit large families to live comfortably, even if the father and the mother are employed outside.

Jonstruphusene collective residential complex at Jonstrup, Denmark

Jan Gudmand-Høyer, Copenhagen
Associates: Peter Bjerrum, Lars Gemzøe, Peter Hauch
Elisabeth Haar, Johannes Møller, Finn Søgaard, Svend Werner

(Pages 158–160)

This complex combines the advantages of a country villa and those of high-density housing (collective services, supervision of children, etc.).

The planned complex comprises 33 family houses, most of them having an area of 175 m², with ample terraces and large cellars. Advantage has been taken of the slope here; there have been created on the lower level garden side independent premises for the children, from where they have easy access to a central playground.

The plan was drawn up in close collaboration with the future residents, who were prepared to accept, make use of and develop such a community installation, in which they would become co-owners on the same basis on which they would own their own flats.

Collective house project

Peter Rasmussen, Kastrup
Associate: Stig Eriksen

(Pages 161–163)

The complex constitutes a homogeneous unity, but is made up of two distinctly separated parts:

- The community part, which comprises a kindergarten plus day nursery and a collectively used house all sited around an atrium. The kindergarten and the nursery are also open to the children of the surrounding neighbourhood; this measure is calculated to avoid an atmosphere of exclusiveness. The collective house is used for meals, hobbies, reading and musical activities.
- The private part is composed of residences deployed in a continuous strip, in which the interior divisions are mobile, so that large family groups can be formed by combining several flats. Moving out from the centre of the complex, each house can be expanded and developed towards the periphery.

Sollentuna service centre, near Stockholm

Carl Grandinson, Stockholm, and Vattenbyggnadsbyran with Åke Arell and Gunnar Lindman, Stockholm

(Pages 164–167)

Sollentuna is a satellite town undergoing rapid growth, near Stockholm; at the present time it has a population of 40,000. Near its railway station, with train service every twenty minutes to the capital, there is now under construction a cultural, commercial and administrative centre.

The service unit which is integrated in it serves ten high risers of 9 floors and two gangway houses of 3 floors, making a total of 1,246 flats which will be completed in 1972. The complex is owned by the municipality, and there are at the disposal of the residents a communal dining-room, supervision of children, laundry, housekeeping services and medical care for the ill. Most of these services, including clubrooms, gymnasiums and hobby-rooms, are located on the ground-floor level around a lobby. The kindergarten (capacity 360 children) and 8 first-grade classrooms are situated on the first floor. A certain number of flats are reserved for physically handicapped persons. A big central park, along with a cultural centre, are available to residents. Moreover, there has also been provided an automatic refuse disposal system.

The construction is of reinforced concrete. The fill elements on the façades, of prefabricated concrete, alternate with elements of glass and enamelled sheet metal.

Experimental building project to study new types of housing

Subject of dissertation submitted at the Berlin Technical University in 1970 by Michael Behr, Arno Bonanni and Wolfgang Spiess, students of Prof. W. Kreuer.

(Pages 168–170)

Whether the motivation be ideological

or economic, a sizeable number of people are seeking to get away from the traditional patterns of family life. The architect is involved in this movement, for he will have to design the structures that objectify this new idea. To this end he will collaborate with other specialists and the prospective residents themselves in a collective process of development, while at the same time keeping himself free of any ideological commitment.

It appears that groupings of six families, including children, comprising from 12 to 24 persons, would be able to combine in residential complexes for around 300 people. The important thing is to guarantee a great deal of freedom to the residents in the configuration of the groups they will be induced to form.

Each main type of family has its particular characteristics and its corresponding types of buildings.

Buildings for young people's communes

Subject of dissertation at the Technical University, West Berlin

Kristin Amman, Annette Benduski, Klaus Brake, Dietrich Döpping, Michihiko Kasugai, Michael König, Gottfried Martini, Margarethe Rhode-Miske

(Pages 171–173)

This work aims less at explaining a specific project and proposing constructive solutions than at formulating the social significance of the profession of architect, the architect being a person who ought to instigate certain transformations of present-day society rather than to attempt to treat symptoms. The tendencies implied in planning work ought to be considered with regard to their political import and treated on an inter-professional basis in association with those immediately concerned. The choice of subject of our dissertation has been based on our experience of the conflict situation in which young people find themselves, who, caught between their parental home and public agencies, have no pattern of life that is adapted to their age. A lack of organization can bring about the failure of a commune. The important thing is to create a system of education which prevents the rebelliousness of youth from being prolonged into adult life.

Since the concepts of socialization are sufficiently detailed, we have been able to give them concrete form in the shape of construction projects and, above all, to select the sites for these communes. A commune ought to be meshed with a differentiated population, located close to centres of activity and consumption. For Berlin, we have distinguished three locations:

- Kreuzberg, in the centre of the city
- Schöneberg, area of reconstruction
- Märktisches Viertel, new peripheral neighbourhood.

The drawing up the program was ticklish owing to the instability currently inherent in the situation of young people. Each member of the commune has at his disposal a room measuring 12 m² where he can withdraw, but which he can also combine with other rooms. Each group has a common room, a central kitchen and collective washing and toilet facilities. For the commune at large, and in accordance with its scale, other collective installations are envisaged.

The multiplicity of possible groupings is such that people will have to content themselves with subdividing room areas by means of mobile partitions. The different practical possibilities appear in projects A and B, as well as in project MW.