

# Summary

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Pierre Dufau

**L'architecte et son client**  
(pages 200—201)

Qu'est-ce que le client aux yeux d'un architecte? A notre avis le client doit être un individu doué d'une liberté et d'une responsabilité souveraines, auxquelles l'architecte doit adapter les siennes sans les anéantir. L'architecte doit chercher son homme. L'on entend dire souvent que l'exercice de l'architecture est devenue impossible depuis qu'il n'y a plus ni princes ni mécènes. A notre avis cette conception de l'architecture est inexacte. Ce qui est vrai c'est qu'il faut trouver son homme dans le client. Le client idéal choisit son architecte, non pas selon ce qu'il est (cousin de sa femme, socialiste, Grand Prix de Rome), mais selon ce qu'il a fait, ce qui évidemment pose le problème du démarrage des jeunes architectes. Il s'agit ensuite d'établir le programme: le client doit savoir ce qu'il veut et non pas comment il le veut. Généralement c'est le contraire qui se produit et l'architecte doit arriver alors à cerner les vrais besoins de son client. Le premier devoir de l'architecte est de donner à son client ce qu'il lui faut et non pas ce qu'il dit qu'il lui faut. De toutes façons, il faut prendre la mesure nécessaire à la mise au point du programme pour être sûr qu'il est définitif. Les changements ultérieurs gâchent trop d'énergie et de temps. Satisfaire son client et sa propre conscience professionnelle est déjà bien, mais l'architecte dépend d'un autre juge, une sorte d'hypocrite qui ne paie pas mais qui a le dernier mot: le public.

K. et M. Kawashima

**Petite maison à deux étages**  
(pages 190—193)

Il s'agit d'une maison de bois à type de construction conventionnel dans la banlieue de Tokio. Le réseau de 64 x 64 cm est fort bien conçu dans sa conception.

Donald Olsen

**Maison dans une pente abrupte**  
(pages 197—199)

Construction en squelette et éléments préfabriqués retiennent l'attention du connaisseur.

Hans Busso von Busse

**Maison familiale sur le Tegernsee**  
(pages 202—205)

Notons la construction en squelette de bois fort intéressante et le plan excellent.

Peter Blake et Julian Neski

**Maison selon le module 2,4 x 2,4 x 2,4 m**  
(pages 206—207)

Notons que le bâtiment en question peut être prolongé selon les besoins. Construction et installations sont fort bien étudiées.

Buff, Straub et Hensman

**Maison en contreplaqué**  
(pages 208—211)

Notons qu'il s'agit d'une construction «tubulaire» de bois fort intéressante. La plupart des pièces de construction sont faites en contreplaqué. Le plan et l'aménagement de cette villa sont excellents.

H. Gunnlöggsson et Jörn Nielsen

**Maison sur le Oeresund**  
(pages 212—214)

Maison fort plaisante créée pour une famille sans enfants. Le système constructif est fort bien conçu ainsi que l'aménagement intérieur. La conception spatiale de cette villa est en générale fort intéressante. Ses qualités de clarté et de justes proportions sont indéniables.

Robert Hofer

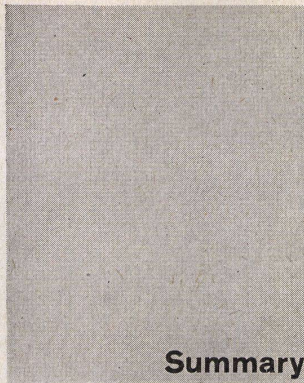
**Maison de vacances d'été sur le lac de Sempach** (page 215)

Cette maison est conçue pour une famille de trois enfants. Le système de construction ainsi que le plan du bâtiment sont très bien conçus. Notons de plus l'aménagement fort pratique.

J. H. van den Broek et J. B. Bakema

**Maison-tour du Hansaviertel à Berlin**  
(pages 225—228)

Notons ici les différences fort intéressantes entre le projet, publié dans ce cahier 1/1957, et le projet exécuté. Les auteurs s'efforcent à effacer l'impression si malsaine de caserne. D'autre part, une certaine part de communion entre locataires est possible. L'orientation du bâtiment, la disposition de ses appartements et de ses ascenseurs ainsi que la conception de construction dévoilent une maîtrise indéniable.



## Summary

Paul-Henry Chombart de Lauwe

**A Sociology of Housing**  
(pages 218—224)

Towns have become enormous and it is not infrequent that crises in housing have disorganized social life in its entirety. Reconstruction, the drawing-off of overspill, the establishment of new towns and the laying down of housing programmes for hundreds of thousands of dwellings have become everyday tasks. In view of the urgency with which solutions had to be found, at first the technical problems appeared the only really important ones. The emergence, however, of psychological and social disorders have made it necessary for questions to be put in a completely different way. New research methods have become incumbent. It is no longer a question of merely finding the best means to use materials in the service of man, for man himself eludes us. Before we can house people, we have to know them. This necessity of both solving the urgent problems and predicting the future by working out long-term programmes in advance has brought together in the same teams architects and engineers and representatives of the social sciences. What have been the results of such encounters?

### I. Research Topics

On several occasions we have insisted on the necessity of simultaneously studying housing within social life as a whole and the internal social life of a family or families.

#### Housing and the Family

##### a) Awareness of needs

On the one hand, it must be pointed out just how meagre is the awareness of the needs to which functions correspond. These needs are still too inadequately registered, analysed and categorized. For the most part their variations dependent on the various social groups and regions are unrecognized. On the other, the analysis of the idea of function itself throughout the history of functionalism, the comparative studies of various civilizations and recent inquiries into the many forms of housing have brought about a dangerous ambiguity. Housing for a family is not an ordinary piece of mechanism. It forms a coherent whole, a structure which must express the structure of the family and allow it to live harmoniously, bearing in mind not only the function of each member at any given time but also his role in relation to the others. Among human beings, the possibility of communication and community life must be respected.

##### b) Living conditions and economic problems

One of the best points of departure for studying the needs of families as regards housing is to scrutinize their way of handling the space available to them in relation to their organization of time and money. It is a fact that these three questions are connected and it is for this reason that it is so difficult to get families with very different standards of living to live together in the same residential areas.

##### c) The cultural aspect and aspirations

The variation in needs does not relate merely to changes in material conditions, but also to the different types of culture, models and pilot images to which the various populations are attached. The merit of certain architects like Le Corbusier is to see things on a large scale, to offer ensembles, which are, doubtless, open to criticism, but which do act as

an appeal to a new life. What has to be studied is not simply the needs of man; it is his profoundest aspirations, his reasons for existence.

From small neighbourhoods to large ensembles

Envisaging a free life can only be done by studying families within a framework larger than that of the home itself. The residential complex, the neighbourhood, the district, the area as a whole are factors of increasing extent, which have to be defined.

##### a) Households and the primary group of the neighbourhood

The work of sociologists on the "primary" or "elementary" groups is not lacking. Nevertheless, when one talks of a neighbourhood unit, one is surprised to learn that the town-planners can sometimes mean by this a small number of households, sometimes groups of 10,000 homes. Is the neighbourhood a popular need? What are the various levels and why?

##### b) From the village to the district

The dimensions of a more advanced form of unit may appear easier to define. In rural life, villages in France, for example, rarely exceed 1,500 inhabitants without becoming boroughs, that is, small towns. The small urban districts that we have studied in a popular environment within a large agglomeration like Paris range from 800 to 2,000 people. In principle, only methodical surveys and experimental studies will give rise to valid solutions.

##### c) The large ensemble and the transition to a new civilization

All these problems reoccur on a larger scale when we come to the regrouping of districts within new and larger ensembles. These range from the satellite towns such as we have seen arise in England to the huge projects integrated within agglomerations such as have been carried out in other countries and recently in France, but industrial companies have not yet found the framework that suits them best. From the time of the Athens Charter, when the town-planners defined the various functions of an urban ensemble, research has gone on and the problem of the installations involved in large complexes, as it confronts us today, shows just how much concern is felt today about a harmonious form of social life.

#### Housing in society, the town and the region

As regards the foregoing remarks, we believe we can say that the study of accommodation and housing cannot be tackled without also taking into consideration a definition of the town within a regional complex and within society as a whole. This is why the more general work of town-planners, large-scale planning projects, cannot be foreign to architects, engineers and contractors. But at the same time it is necessary to bear in mind changes in social structures and the evolution of the relationships between the various social groups, which must be studied by the sociologist as well as by economists and demographers. The registration of urban districts to be altered and the research into the direction which this must take cannot be undertaken without this form of prior study.

### II. Methods

In all forms of research what has to be done is to define more and more precisely the criteria and signs whose variations might be accessible to our methods of investigation. The analysis of variables allows in particular for the determination of thresholds that will give contractors indications of the steps to be taken. On the other hand, the study of functions and structures, the study of the utilizers' behaviour and the motives behind this behaviour, will make it possible for us to define the needs and aspirations to which the housing and urban complexes must correspond.

#### Opinion survey in the experimental study of social life

In the first forms of research undertaken into housing the sociologists were principally concerned to learn the opinions held by the utilizers. Useful information was collected, but nowadays these wide surveys appear insufficient, as the people interrogated reply without knowing enough about the data relevant to the question set them. Thus the preference shown for individual houses that we have noticed in many countries is of no significance in that the utilizers do not know what to expect from living in high-rise settlements. It is proving more and more

necessary to track the households under study for a fairly long time and, where possible, to make complete experiments observing the same households before they are rehoused, just afterwards and then 2 or 3 years later. The building up of settlements based on the results of research is the way to achieve precise verification. The work done in Norway in this field appears to be among the most advanced.

#### The estimate of needs

The estimate of needs can be made first of all by studying exactly the living conditions, the behaviour and the attitudes of households. In order to do this questionnaires must be employed bearing in mind the situation in which the households are observed, and the description of this situation must occupy an important place. We are assembling here a number of extremely interesting variables. In this research a privileged role must be given to the study of the organization of time and the utilization of space. Here, too, it is possible to study the aims of households. But it is not just a matter of asking questions about the desires concerning certain forms of equipment. It is by using various questions, which may appear irrelevant, that the researchers will be able to establish tendencies within households that they may not always be able to express clearly.

#### Dynamic and experimental studies

To study a complex grouping of variables correctly it is necessary to invoke the concept of a social milieu. The behavioral picture and attitudes of a subject are related to all the elements of the social milieu in which his life unfolds. It often happens that one will establish relations between a behavioral variable and a milieu variable that elicit no replies to the questions posed. To choose adequate variables it is necessary to have a general picture, which is often difficult to draw up. It is within this picture that it will be possible to select the variables to be isolated and rearranged. The milieu itself in which one is studying the various households will also change little by little. This is why the passage of time must be borne in mind when it comes to observation.

#### Deontology

If it is impossible to work effectively without having won a household's confidence, this means that the sociologist must assume some responsibilities with respect to it. It would be dangerous to ask households to participate, only to arrive at solutions that run counter to their aspirations. Consequently, attention must be paid to seeing that solutions are found that bear the contractors in mind, on the one hand, and the consumers, on the other.

### III. Examples of results

Let us give a few examples, albeit limited ones, in regard to the various studies that we have undertaken in the last few years. It is evident that we shall only discuss these results in the form of working hypotheses subject to verification.

#### Definition of surface thresholds

We have insisted on the importance of establishing thresholds for various aspects.

##### a) Parents—children relationship

Following a first series of inquiries, we noticed that certain forms of parental behaviour as regards the children varied significantly depending on the surface available. We have observed that in flats that are too small the tension between a mother and her children becomes critical as from a certain occupancy threshold.

##### b) Child psychiatry

The research undertaken by Mrs. Chombart de Lauwe has shown that a child's behavioral disorders were far more frequent as from a certain occupancy threshold. By virtue of these two groups of research work we have estimated that there exists a critical threshold of 8 m<sup>2</sup> per person for 2 to 3 inhabitants per room on an average.

##### c) Satisfaction thresholds

In other inquiries carried out with respect to families in old buildings or in new settlements, we noticed that the degree of satisfaction varied very significantly, as may be expected, depending on the amount of surface per person and that the satisfaction curves showed a sudden change as from a certain threshold. At the present time we think that we can place this threshold at around 14 to 16 m<sup>2</sup> per person.

#### d) Search for optima

It would appear that in any given culture or country there are both upper and lower thresholds. Comparing these upper and lower thresholds should facilitate research on optima to define these programmes. Very likely, these optima vary fairly clearly not only from one country to another but from one social class to another within the same country.

Several imperative factors (apart from space requirements)

In the course of our inquiries we have noted certain factors that are demanded when it comes to construction.

#### a) Soundproofing

In the one city that was truly sound-proofed there were only a very few complaints regarding drains and lifts. The social life as a whole of the city had been transformed by virtue of this.

#### b) Communal equipment

In the course of our inquiries over many years we have never failed to stress the serious problems arising from grouping a large number of families together in settlements without giving them certain indispensable facilities. In particular, we have insisted on the necessity of creches, day-nurseries, young people's centres, playing-grounds, supervised activities and others.

#### c) Facilities for the supervision and education of children

If the supervision and education are sufficiently well planned, we believe that children can benefit considerably from the more easily established contacts within settlements and that their emotional and social development will be better than if they had been alone.

#### Some trends

#### a) The liberation of the neighbourhood

The opportunity of establishing social relations with the neighbours is a great advantage on condition that the choice of such relations is as free as possible.

#### b) Housing and income

Housing and income must correspond.

#### c) Housing, food and social life

In our inquiries we have discovered that in a country like France working-class families, in particular, regard meals as being the most important feature of family life in its social aspect. The place where the meals are taken and the setting in which they are enjoyed are therefore of primary importance.

#### More general problems

These few examples, unfortunately too few and too briefly described though they are, will perhaps show the necessity of a general catalogue of needs. The inquiry we recently undertook in the form of interviews with the main manufacturers in France could be extended to other countries to facilitate the comprehension of varying points of view and to produce definitions on which agreement would be possible.

#### Conclusions

We have stressed the necessity of fairly large-scale research work to avoid attention being paid merely to individual and pragmatic forms of application. We believe that basic research free of obligations and contacts is the only way open to us of maintaining overall concepts. This will be one of the facets of the collaboration that must take root in teams containing both research workers and technologists working together on the elaboration of future plans.

#### Pierre Dufau

#### The architect and his client (pages 200—201)

What exactly is a client in the eyes of the architect? In our opinion, a client must be someone whose freedom and responsibility is sovereign, to which the architect must adapt his own without annihilating them. The architect must look for his man. One often hears that the practising of architecture has become impossible since there are neither princes nor patrons. In our opinion, this view of architecture is inaccurate. What is true is that the architect must find the right man in his client. An ideal client will choose his architect not on the basis

of what he is (his wife's cousin, a socialist, Grand Prix de Rome) but on what he has accomplished, which obviously raises problems for young architects at the beginning of their careers. A programme then has to be laid down: the client must know what he wants and not how he wants it. As a general rule it is the other way round and the architect then has to discover the real requirements of his client. The first duty of the architect is to give his client what he needs and not what he says he needs. In any case enough work must go into the programme for it to be certain that it is definitive. Subsequent alterations waste too much energy and time. It is no small matter to satisfy both his client and his own professional conscience, but the architect also depends on another judge, a sort of hyperclient who does not pay but who has the last word: the public.

#### K. and M. Kawashima

#### Small two-storey house (pages 190—193)

This is a wooden house of conventional construction in the suburbs of Tokyo. The 64 x 64 m. grid is very well thought out.

#### Birkin Haward

#### House set round a hall (pages 194—196)

The extremely interesting central hall of this architect's house should be noted.

#### Donald Olsen

#### House on a steep slope (pages 197—199)

The skeleton construction and prefabricated elements will catch the connoisseur's eye.

#### Hans Busso von Busse

#### Family house on the Tegernsee (pages 202—205)

The extremely interesting wood skeleton construction and excellent plan should be noted.

#### Peter Blake and Julian Neski

#### House based on the module 8' x 8' x 8' m. (pages 206—207)

It should be noted that the building in question can be extended according to requirements. Construction and installations are well thought out.

#### Buff, Straub and Hensman

#### Plywood house (pages 208—211)

The very interesting wooden "tubular" construction should be noted. Most of the construction elements are made of plywood. The plan and lay-out of this villa are excellent.

#### H. Gunnlögsson und Jörn Nielsen

#### House on the Oeresund (pages 212—214)

A very pleasing house designed for a childless family. Both the construction system and the interior have been very well planned. The spatial concept behind this villa is on the whole extremely interesting. The lucidity and good proportions are incontestable.

#### Robert Hofer

#### Holiday house on the Lake of Sem-pach (page 215)

This house has been planned for a three-children family. The construction system and plan of building are well thought out. The very practical furnishings should be noted.

#### J. H. van den Broek and J. B. Bakema

#### Point block in the Hansaviertel in Berlin (pages 225—228)

Worthy of note here are the extremely interesting differences between the project published in this journal (1/57) and the finished work. The architects have tried to do away with the thoroughly unhealthy impression of a barracks. On the other hand, a certain communal area for the tenants is possible. The orientation of the building, the arrangement of rooms and lifts as well as the concept behind the construction show undeniable mastery.

## Biografische Notizen

### Kōshi Kawashima

Geboren 1925 in Tokio. Studium an der Waseda Universität. Mitarbeiter an der Bauabteilung des Postministeriums 1949. Assistent am Shibaura Institute of Technology 1957. Assistent an der Waseda Universität 1961.

### Birkin Haward

Geboren 1912 in Ipswich. Studium an der Bartlett School of Architecture London. Mitarbeit im Büro von Eric Mendelsohn und Serge Chermayeff in England, später Mitarbeiter von Mendelsohn in Palästina. Chefarchitekt in der Firma Johns & Slater 1946, Teilhaber dieser Firma seit 1949.

Mit Johns & Slater gemeinsam ausgeführte Bauten:

Landwirtschaftliches Forschungszentrum in Levington  
Bürobau in Ipswich  
Primarschule und Kindergarten in Ipswich  
Schulen in Ipswich, Dovercourt, Hatfield und Hemel Hempstead  
Fabrik in Haughley Park, Suffolk  
Kirche in Ipswich

### Donald Olsen

Geboren 1919 in Minneapolis, Minnesota. Studium an der Universität Minnesota und an der Harvard Universität (u. a. bei Walter Gropius). Lehraufenthalt in England 1953. Eigenes Büro in Berkeley seit 1954. Erhält im gleichen Jahr Lehrstuhl an der Universität von Kalifornien.

#### Bauten:

Einfamilienhäuser in Berkeley, Point Richmond und El Cerrito, Kalifornien

#### Projekt:

Kollegiengebäude der Universität Kalifornien, Zusammenarbeit mit Vernon DeMars und Joseph Esherrick

### Hans Busso von Busse

Geboren 1930 in Prag. Gesellenprüfung als Zimmermann 1949. Studium an der Technischen Hochschule München, am Massachusetts Institute of Technology und an der Harvard Universität. Studienarbeiten bei Pietro Belluschi, Eero Saarinen, Minoru Yamasaki und Prof. Anderson. Mitarbeit im Büro von Minoru Yamasaki 1955—56. Seit 1957 eigene Büros in München und Düsseldorf zusammen mit seiner Frau als Innenarchitekten.

#### Bauten:

Einfamilienhäuser am Starnberger und Tegernsee, in München und Düsseldorf  
Parksiedlung Monheim bei Düsseldorf  
Hotel in Bad Gastein  
Kirchen Griesheim, Schafflach und Erding bei München

### Peter Blake

Geboren 1920 in Berlin. Studium an der Universität London, am Regent Street Polytechnikum London und an der Universität von Pennsylvania. Lehrjahre bei Serge Chermayeff in London 1938—39. Mitarbeit im Büro von Louis Kahn in Philadelphia. Kurator am Museum of Modern Art in New York, Abteilungen Architektur und Industrial Design 1948—50. Redaktor der Architekturzeitschriften »Architectural Forum« und »House and Home« 1953—57. Eigenes Büro in New York. Gewinner des Howard-Myers-Preises für Architektur-Journalismus 1960.

#### Publikationen:

Marcel Breuer, Architect and Designer 1949  
Sun and Shadow 1955  
The Master Builders 1960

### Julian Neski

Geboren 1927 in New York. Studium an der Vanderbilt Universität, am Rensselaer Polytechnic Institute und an der New

School for Social Research. Mitarbeit im Büro von José Luis Sert und Marcel Breuer 1950—57. Eigenes Büro in New York und New Jersey. Zusammenarbeit mit Peter Blake.

### Conrad Buff

Geboren 1925 in Los Angeles. Studium an der Universität von Southern California. Mitarbeit als Chefarchitekt bei Paul Kingsbury und als Entwerfer bei Clayton Baldwin. Seit 1955 eigenes Büro in Los Angeles.

### Calvin C. Straub

Geboren 1920 in Macon, Georgia. Studium an der Universität von Southern California, an der Universität von Mexico und am Claremont College. Mitarbeiter von Arthur Gallion. Seit 1950 eigenes Büro in Los Angeles.

### Donald C. Hensman

Geboren 1924 in Omaha, Nebraska. Studium an der Universität von Southern California. Mitarbeiter von Langdon & Wilson und Clayton Baldwin. Seit 1955 eigenes Büro in Los Angeles.

Von Buff, Straub und Hensman gemeinsam ausgeführte Bauten:

Einfamilienhäuser in Südkalifornien  
Idyllwild-Schule für Musik und Kunst  
Wohnbau mit 300 Wohnungen in Bellhurst  
Methodistenkirche La Mirada  
Bürobau für die Lawry's Foods Inc., Kalifornien

### Pierre Dufau

Geboren 1908 in Paris. Studium an der Ecole des Beaux Arts. Beratender Architekt des Bauministers von Frankreich.

#### Wichtigste Bauten:

Institut Français du Pétrole, Paris 1958  
Bürobau der Bank Dreyfus & Cie, Paris 1952

Französische Botschaft in Phnom-Penh, im Bau  
Bürobau für Time & Life, Paris, im Bau  
Palast des Präsidenten der Republik Elfenbeinküste in Abidjan, im Bau

### Halldor Gunnlögsson

Geboren 1918 in Kopenhagen. Studium an der Königlichen Akademie der Schönen Künste in Kopenhagen. Praktische Tätigkeit in Stockholm und Kopenhagen. Eigenes Büro seit 1948 in Kopenhagen. Gewinner der Eckersberg-Medaille der Akademie. Professor an der Akademie seit 1959.

Gemeinsam mit Jörn Nielsen ausgeführte Bauten:

Schule in Slagelse 1953  
Stadhalle von Kastrup 1959  
Bürobauten für die British European Airways 1960  
Fabrik für Fischkonserven in Grönland 1960  
Schule in Sukkertoppen, Grönland, im Bau  
Einfamilienhäuser in Gentofte, Vedbaek und Birkerød

#### Projekte:

Stadhalle Toronto (Internationaler Wettbewerb 1958) in Überarbeitung  
Wohnhochhaus in Ballerup

### Robert Hofer

Geboren 1929 in Burgdorf. Studium in Burgdorf. Mitarbeit bei Jacques Schader 1952—59. Eigenes Büro in Zürich seit 1959.

#### Bauten:

Einfamilienhaus in Amriswil  
Ferienhaus in Bollingen  
Industriebau in Nebikon

### Anders Grum

Geboren 1930 in Kopenhagen. Studium an der Königlichen Akademie der Schönen Künste in Kopenhagen.