# Summary

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**Problems of town-planning**

(Pages 343–345)

Introduction:

The enormous efforts made over the last 15 years in the housing sector must not be considered from the standpoint of their partially negative results, but from that of their legal aspects:
The main point of view of the legislator is the following: the production of housing is his principal goal, and this aim is promoted in the shape of subsidies. The main emphasis is on the necessity of providing housing for people of moderate incomes. His intention is to encourage more people to acquire detached houses. The "family" thus receives priority treatment as compared to other types of construction. Since rationalization requires minimum construction costs, the purchase of land at prices that are feasible is an important criterion. These requirements compel local government authorities to take a hand, especially as regards the inadequate transport network. The suppositions behind town-planning can thus be summed up as follows: "a regulation of development construction."

Negative aspects and their consequences:

This effort, on the international level as well, confirms the contradictions of the user. The reason for this has to be sought in the existing legal bases, which neglect the important criteria of town-planning. The excessive extension of detached family housing calls for huge sums from the public funds, huge in proportion to the number of people served. It is, moreover, the principal factor in the "destruction of the countryside" and permits the building of public housing only at great distances from towns, with all the negative consequences of such a policy.
Public housing will improve if projects are kept within reasonable financial limits.
The few positive examples that can be cited stem from a certain number of outstanding companies and planners.
Therefore the most urgent task confronting the town-planner, aided by regulations (legislation), is to promote an urban renewal which safeguards the interests of society at large and to remind the private individual of his responsibilities toward society.

**Private homs as housing group in Düsseldorf-Garath**

J. Peter Volkamer and Frank Wetzel, Düsseldorf

**Housing group in Düsseldorf-Garath**

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The architects of this program have imagined a design for a group of houses of different types with interior courts. Owing to the fact that the building site is located on a slope, it has been possible to stagger the interior courts upwards so that they all enjoy an unimpeded view over the roofs of the houses below. The plans of the different types of house have been disposed in such a way that each unit faces its interior courtyard. The group comprises five different types. Types A, B, C and E have flat roofs. Type D has a double-pitched roof, and it has two floors.

**Different structures in a housing complex**

Josef Lehmbrock, Düsseldorf

**Erkrath-Unterbach housing complex near Düsseldorf**

(Pages 350–353)

This project is the result of a competition. It was erected conjointly with the Catholic parochial centre of Wittenbruch, with a church seating 400, a parish office, a youth centre and a nursery; there will be an adjoining terrace building facing west, the whole surrounding the forecourt of the church.
The housing complex consists of 5 groups of 5 buildings each, attached to the community centre; a network of roadways and squares facilitates access to the parish centre. It is reserved for pedestrians and has proved to be an ideal playground for children.
Vehicular traffic is restricted to a driveway leading to the garage, which is provided with a parking area.
The "group of five", with a surface area of around 30×30 m. is divided up in such a way that each house, owing to the use of different sizes, is recessed from the line with the others. In this way echo effects are eliminated.
The 3 houses facing east comprise, on the east side, a bedroom tract 2 stories high. On the west side, between these 2 floors, at half-height, there are located the living tracts and their interior gardens. The west buildings ought to have only a single floor owing to incidence of sunlight from the southwest directly onto each unit, and in this way privacy is also assured.
This can be achieved in two cases only. For reasons of program and of economy, the west buildings were built up to 2-storey height in the bedroom tracts.
Consideration has been taken of all income groups in the assigning of tenants. The privately financed buildings stand side by side with those erected by the public authorities.
This complex, judging by information so far received, has permitted social contact among the residents.

**Mixed construction**

Rossdorf Architectural Team

**Residential complex on the outskirts of Nürtingen-Rossdorf**

(Pages 354–357)

The building site has an area of 17 ha and enjoys a very advantageous situation south of the village of Nürtingen (Neckar). The first construction phase comprises 850 residential units, with 201 residents per ha of built-over net ground area. The spatial program envisages a mixture of housing types varying according to social group, in particular atrium-houses, row houses, high-risers and multi-storey buildings.

**Flats in a condominium**

Walter Dansard, Josef Hellenkamp, Heinz Kalenborn, Düsseldorf
Associates: K. Odenstaff, W. Knürim and J. Haider

**Flats in a condominium in Düsseldorf-Gerresheim**

(Pages 358–359)

There have been erected on a site having the shape of a triangle, with two sides bordering roads, 2 buildings of several floors as well as an underground garage accommodating 53 cars. The 7-storey building situated on Rathelbeckstrasse comprises 45 units on a condominium basis. They are disposed around a central stairwell.
Each floor contains 4 flats, two flats with 1 room at the ends, one 3-room flat and one $2^1/_2$-room flat. It is possible to combine one of the latter with a 1-room flat. Each unit has a loggia offering complete privacy.
The living surface of the $2^1/_2$-room flats is 67 sq. m. each, that of the 3-room unit is 87.10 sq. m. and around 37 sq. m. for the 1-room flat. The living surface for the combined $2^1/_2$-room and 1-room unit is 104.54 sq. meters.

**Flexibility in housing construction**

Dieter Kälberer, Ulrike Kälberer, Düsseldorf

**Housing project, Hamburg/Alsterufer**

(Pages 360–362)

This project was developed within the scope of a competition. The spatial program has been conceived in line with a demand for comfortable 1- to $3^1/_2$-room units. An attempt has been made, above all, to achieve a high degree of variability in planning system with a minimum of prefab elements. In order to attain as much variability as possible, all the lavatory units and kitchens have been concentrated in the utility cores. Around these zones, the partitions constitute at the same time the supporting zones of the structure. Owing to this fact, it was possible to arrange the living tracts in keeping with the requirements of the tenants and independently of the technical installations and construction systems. Prefabricated elements have been employed on this project.

Wendel Gelpke and Hans Düby, Volketswil-Zurich
Client: Corporation for the planning of industrial housing

**R 1000: Residential complex with 1000 flats in Rheinfelden**

(Pages 362–370)

In the Basel region, the creation of housing zones has not kept pace with industrial development. There are lacking, in particular, units whose rentals are not in excess of 20 to 25% of the family income.
The ground provided for the building of this residential complex is situated west of Rheinfelden, in a plain, between the Basel–Zurich cantonal highway and the railway. The spatial program on this site measuring 20 ha is cruciform. Traffic is separated on two different levels, one underground, the other at ground level. The base house comprises the smallest cell of the colony, i.e., the flat. Combinations of cells yield different types of houses. There are four of them for the whole complex:

- House H, high-riser of 10 floors for small flats,
- House M, multi-family house of four floors,
- House R, rows of family houses of two floors,
- House A, family-atrium house of one floor.

Owing to the possibility of varying in each flat the number of rooms, each type of house lends itself readily to variants. Half the flats are type M units. The plans of House H are identical with those of type M. The atrium-house is the most intimate form in the entire colony.

Horst Höfler, Lutz Kandel, Stuttgart

**Toward a criterion for estimating the planning process**

(Pages 371–374)

This process can be an instrument of rationalization and control serving the realization of planning work on the part of the architect and the client (financer, public authority, etc.). It facilitates communication with the planning team. Also it informs the public and obviates unfortunate interference on its part. It is indicated as a constituent of any planning object and does away with preliminary research gaps stemming from lack of elements.

Flow of planning process:

Planning according to H. C. Rieger is a compound of techniques and research measures contrary to systematic projects like those involving the construction of cities, etc. ... which serve mainly for orientation.
The literature on the subject in English defines planning as a sequence of methods and more or less precise techniques comprising:

- the elements of analysis – basic information for the definition of the program – the definition of the problem – description between an existing or desired state, conception – conception sequence of an alternative – decisions of an alternative – forecasts – the con- – the choice of forecasts – execution – the choice of an alternative.

This division is very general and has little practical value. For more precise application, use will be made of a hierarchy of methods and techniques capable of describing the correlations among the different hierarchies.

Analysis of the problem:

It can be summed up as follows: general description of the problem and systematic description.
In the field of the problems confronting the architect, it can be broken down into sub-problems, such as the establishment of rational relations, and economic and social relationships. The use of the description technique leads to the systematic break-down of problems.

Description of the model in the analysis of the problem:

In our case, it is possible to describe a problem which combines the elements already mentioned. This type of model can comprise only measurable givens. In general, the models can be classified according to the following elements: point of view of content – graphic aspects – prestige – pragmatic and methodological aspect.
In most cases, it is not possible to define a model by way of a single element. More precise data are furnished by the combination of elements, practical, graphic or prestige.

Research into data involved in analysis of problems:

The description of a problem comprises a subjective choice of data (e.g., quality, comparison, quantity, etc.).

Alternative:

The solving stage begins with the introduction of an action program, an alternative, which has been influenced by the preceding problems.

Analysis of development:

This phase commences generally with the choice of the different data by which certain aspects possess the character of development.

Relativity:

The relativity of the results stems from a possible utilization via the realization of the goals which were set in the planning stage.

Validity:

The validity of the project will be recognized by its rational utilization.

Certainty of result:

This is defined by the precision of the given objects as it accords with the final goal.