

Elli Mosayebi, Michael Kraus (eds.)
The Renewal of Dwelling.
European Housing Construction 1945–1975

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The Renewal of Dwelling

→ The study is based on 54 selected settlements and buildings from Zagreb, Cologne, Oslo, Porto, Lyon, Athens and the region of Liverpool / Manchester and Leeds / Sheffield.

Most of Europe's housing was built between 1945 and 1975. In only 30 years, the stock was not only renewed, but also significantly expanded. The public sector played a key role, as states and participating institutions sought a way to tackle the existing housing shortage. They also recognised a unique opportunity to implement their political ideals.

For the first time, this publication presents how such a fundamental renewal of dwelling and its architectural implementation was achieved. Comparison between individual projects reveals universal themes, as well as local aspects integrated into the architecture.

The diversity of housing themes in the post-war period is presented on two levels: firstly through an archive of exemplary housing developments and secondly with a collection of texts that engage with detailed aspects of housing in the examined cities. The archive of housing projects consists of original plans, sketches, photographs and short texts.

Today, many of the presented buildings are in danger of being demolished or have already been removed, since they were not appreciated sufficiently. The dominant narrative is one of deficiencies. The value debate with respect to preserving such buildings lacks visions for the future. This book aims to renew the existing narrative and thereby inspire a positive approach to such post-war buildings.

Architect José Carlos Loureiro (1925–2022)	Collaborators F. Eça Guimarães (Civil Engineer), Luis Pádua	Client/Builder Fernando Correia de Oliveira	Archives Arquivo Geral Fundação Instituto Araucário José Marques da Silva (FIMS)	Literature Fátima Fernandes, Michele Carnatta, 2006 José Fernando Gonçalves, 2007 Jorge Ferrás, 2012 Inês Lima Rodrigues, 2014	Category The garden in the façade The hidden skeleton Two entrances
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Porto **Edifício Parnaso, Rua Nossa Senhora de Fátima 231, 1954–1956**

Belonging to the generation that began working after World War II, José Carlos Loureiro was not only familiar with Modern principles, but was also interested in Italian and Nordic contextualism. Above all, the positioning of buildings, their reference to the urban surroundings and the quality of the interior spaces were all themes addressed by Loureiro and would later become key aspects of the Escola do Porto.



About the editors

The career of **Elli Mosayebi** has been characterised by a close connection between practice, research and teaching. Since 2004, she has directed the architectural office Edelaar Mosayebi Inderbitzin in Zurich together with Ron Edelaar and Christian Inderbitzin. Housing development and urban planning are special priorities, having won numerous competitions in those fields. Her dissertation investigates the work of the Milan-based architect Luigi Caccia Dominioni. From 2012 to 2018, she was Professor of Design and Housing Construction at the TU Darmstadt. Since 2018, she has been Professor of Architecture and Design at the ETH Zurich. Her work focuses on housing development and the current transformation in the housing sector.


Michael Kraus studied Architecture at the Bauhaus-Universität Weimar, IIT Chicago and Stanford University. From 2012 to 2018, he was a Research Assistant at the Faculty of Design and Housing Construction at the TU Darmstadt, and from 2018 to 2019 at the Chair of Urban Design, TU München. Since 2019, he has been a Research Assistant at the Chair of Design and Urban Architecture at the Bauhaus-Universität Weimar. He is the owner and publisher of M BOOKS, an independent publishing house for architecture and related disciplines, with a connected bookshop and gallery in Weimar.

Architect Rolf Link (1930–2023)	Collaborators –	Client/Builder Leni Schmitt	Archives Private archive, Link Architekten City of Cologne Planning Authority	Literature Helmut Füsslerloch, 1997 Helga Grieser, Kurt Hoffmann, 1974 Baumeister, No. 12, 1972 Bauewelt, No. 8, 1972 Beispielraum, No. 22, 1972	Category The garden in the façade Refined materials
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Cologne **Cologne-Sülz housing development, Schmitt Houses, Remigiusstraße 18–20, 1969**

The residential development fills a prominent gap in the inner-urban context of Remigiusstraße. The task was to create diverse housing at affordable prices in the direct vicinity of the university and university clinic. Its mix of flats and medium-sized apartments, interspersed with a few larger apartments, was aimed at attracting as heterogeneous residents as possible.

The vacant lot takes the existing structures into account, assuming the neighbouring building lines to close the building gap. By contrast, the sculptural façade formulation deliberately follows its own principles. In addition to the architect's explicitly defined stance of developing a clearly legible, individual concept for every construction task, it also reflects the diversity of solutions inside the building.



<p>Architect Jean Zumbrunnen (1922-1976)</p>	<p>Collaborators Marcel Gut, Jean Sillan</p>	<p>Client/Builder Compagnie Lyonnaise Immobilière</p>	<p>Archives Archives Municipales de Lyon Société Académique d'Architecture de Lyon (SAAL)</p>	<p>Literature Valérie Didier, Sophie Limoges (Ed.), 2011 René Gagné, 1988 Jacques Rey, 2011 Plan-Dieu Notebooks IV, 08/2011 Travaux de l'Institut d'Histoire de l'Art de Lyon, 11/1988</p>	<p>Category Tall building in the city Large dimensions and the human scale The hidden skeleton Refined materials</p>
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Lyon

**Moncey Nord, 177-191 Rue Duguesclin
& 100 Cours Lafayette, 1965**




In 1957, the architect and urban planner Jean Zumbrunnen had the opportunity of developing a master plan for the urban district of La Part-Dieu, aimed at transforming the former barracks grounds into a residential neighbourhood. Zumbrunnen's design, which is strongly influenced by Le Corbusier's *Plan Voisin* for Paris, applies the principles of the Athens Charter in designing a series of large-scale housing rows with broad, green outdoor spaces, whereby the pedestrian level is separated from the motorised traffic. However, the responsible ministry in Paris and the Lyon city administration rejected the plan as too radical. Thus instead of Zumbrunnen, Jacques Perrin-Fayolle and ultimately Charles Delfante were commissioned to plan the Part-Dieu district.

Nevertheless, presumably due to the acute lack of housing and the according pressure to produce new developments, Zumbrunnen did win the contract to implement the first two of the ten originally planned housing blocks. The constructed design conforms to the original master plan in terms of its scale, exterior appearance and use. The area surrounded by the rue Lafayette, rue Garibaldi and rue Bonnel was named Moncey-Nord.

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<p>Architect Takis Di. Zenetos (1926-1977)</p>	<p>Collaborators Collaborating architect: T. Georgakopoulos Building company: Zarbis Ragoussis, K. Zarbis and B. Ragoussis Load-bearing structure: A. Koumbis</p>	<p>Client/Builder Zarbis Ragoussis (building company)</p>	<p>Archives Archive of the Urban Planning Authority, Athens, shelf mark 13350/70</p>	<p>Literature Design in Greece 4/1973 The hidden skeleton The garden in the façade</p>	<p>Category The narrow sides of the cuboid volume are respectively orientated towards the street and the rear section of the property. Once again in this case, the exposed concrete load-bearing structure determines the appearance, especially the projecting floor plates, each of which is supported by three joists. These run through the entire length of the building, whereby the central joist marks the partition between the apartments. On the first and second floors, the floor plates form balconies towards the northeast, facing Narkissou. The ceilings are supported by pillars arranged in pairs and a bracing access core positioned at the centre of the floor plan.</p>
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Athens

**Apartment building, Narkissou 41,
Psychiko, 1972**

Established in the 1920s as a garden city, the former Athens suburb of Psychiko is the only project of its kind in Greece and is an exclusive residential area today. The generously designed neighbourhood contrasts with other Athens housing districts through its large amount of greenery, both in the streets and also on the properties themselves. The houses are positioned as detached buildings on the plots. There are almost no shops in Psychiko, since they are mainly organised along the main road from the suburb to Athens, known as Leoforos Kifissias.

In 1970, Takis Zenetos was contracted by the project developers and engineers Zarbis and Ragoussis to construct the four-storey building at Narkissou 41. Until the early 1970s, Zenetos, who had studied Architecture at the Ecole nationale supérieure des beaux-arts de Paris, had mainly constructed industrial facilities. His buildings are characterised by a rational language, often with load-bearing structures that define the building's appearance.





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Jasper
Cepl,
Sam
Jacoby,
Valerio
Massaro

Oswald Mathias Ungers and the
"City as a Work of Art": The Neue Stadt
in Cologne, 1961–1966

Bold plans for Cologne

In 1958, the city of Cologne, West Germany, announced plans for a "new city" to its north. After years of largely makeshift reconstruction, its housing efforts entered a new phase. Cologne's population had almost recovered to the 770,000 inhabitants it had numbered at the outbreak of World War II,¹ and it seemed the right time for a more coordinated approach. The city finally decided to implement an idea first proposed by Fritz Schumacher in his comprehensive urban modernisation plan for Cologne (1919–1923) following World War I,² which had been further developed by Rudolf Schwarz – Cologne's post-war chief planner from 1946 to 1952. Schwarz had envisioned the city as a confederation of smaller cities forming a "cluster of stars" (*Sternhaufen*), arranged as a "twin city" (*Doppelstadt*) with two cores (Fig. 1): the old city as a cultural and trading core and a new city to the north to absorb a growing population and new industries.³ To announce the implementation of these plans, the city published the promotional brochure *Eine Neue Stadt in Köln* (trans. A New City in Cologne, Fig. 2). Presented in April 1958 as a "memorandum" to raise support and funding for the endeavour, it presented the *Neue Stadt* as an opportunity to build the kind of modern city one had unavailingly wished for when rebuilding the old one (Fig. 3).⁴ Planned to



1 Cologne was heavily damaged during World War II, in which an estimated 70% of the city was destroyed (85% of the old town). By the end of the war, the city had only about 40,000 inhabitants. But numbers rebounded rapidly. They grew to about 450,000 by the end of 1946 and reached 770,000 in 1958.
2 Fritz Schumacher, assisted by Wilhelm Amts, Köln. *Entwicklungsfragen einer Großstadt*. Cologne 1923. Re: Schumacher's plans, cf. Hartmut Frank, "The Metropolis as a Comprehensive Work of Art: Fritz Schumacher's Plan for Cologne, Document of a Forgotten Modernity," in: Jean Clair (Ed.), *The 1920s: Age of the Metropolis*, exhibition catalogue, Montreal 1995, pp. 327–335.
3 See Rudolf Schwarz, *City of Cologne (ES)*, *Das neue Köln. Ein Vorentwurf*, Cologne 1950.
4 Max Adenauer, entitled preface, in: *Eine Neue Stadt in Köln*. Aufgaben, Planung, Durchführung. Brochure, published by the City of Cologne, privately printed, April 1958, unpaginated. Adenauer was Cologne's Oberstadtdirektor (1953–60).
5 *Ibid.*, vol. 3.

eventually house up to 100,000, the "new city" was among the boldest urban developments of its time. In April 1964, the district was christened "Chorweiler", combining the names of two existing places in the vicinity: Chorbusch, a marshy woodland to the north-west of the new settlement, and Weiler, a small village at its southern border.⁵

But in the end, much of Cologne-Chorweiler remained unbuilt. Only parts were constructed, mainly from the beginning of the 1950s until the second half of the 1970s. By that time, the severe problems caused by such satellite towns had become apparent. In Chorweiler – a municipal (*Stadtbezirk*) with twelve districts (*Stadtteile*) – the greatest problems arose in the central district, which shares the name with the municipality as a whole (and when people refer to Chorweiler today, they usually mean this core only). With its massive social housing complexes, the core of Chorweiler quickly became an undesirable place to live in. Even today, it is still one of Cologne's most socially deprived areas.⁶

Yet, the "new city" was initially launched with great expectations and with the hope that it would provide ample opportunities for new mass-housing solutions. This widely shared hope is testified by a whole series of large-scale peripheral housing estates that were planned around the 1960s in West Germany, for example, *Neue Vahr* (1958–1962) in Bremen, *Hasenberg* (1960–1968) in Munich, *Neue Stadt Wulfen* (1961), or *Gropiusstadt* (1962–1975) and *Märkisches Viertel* (1963–74) in West Berlin.⁷ Architects, planners or housing companies were often directly commissioned to deliver these large developments to save time in meeting housing demand. While this approach was also used for the *Neue Stadt*, competitions were held for some sections to promote new approaches to the design of dwellings.⁸ The most successful competition (open to architects in North Rhine-Westphalia and West Berlin) was for a neighbourhood called *Seeburg* – the third section of the first construction phase (*Baubandschnitt 1, Baubezirk 3*). The competition was announced in late 1961 with submissions due in spring 1962.

Among the submissions,⁹ the one by Oswald Mathias Ungers (1926–2007) stands out as the most radical vision of the "new city".¹⁰ How radical Ungers's proposal was is evident when tracing the ideas he developed for his original competition entry, making



6 See Kirsten Höter, "Chorweiler bis 1970 – Die Neue Stadt?," in: Jost Dülfer (Ed.), *Köln in den 50er Jahren. Zwischen Tradition und Modernisierung*, Cologne 2001 (*Veröffentlichungen des Kölnischen Geschichtsvereins* n. 6, Vol. 44), pp. 441–452, p. 441. See also: *Die Neue Stadt*, Werner Heinen, Anne-Maria Pfeiffer, *Stadtspuren – Denkmäler in Köln*, Vol. 10, Köln: Stadtungen 1938–1948, Cologne 1988, pp. 163–169.
7 In 1961, Cologne had a mathematical housing deficit of 8.8% and 9,699 new dwellings were built, of which 42.5% received public funding. See: Statistisches Amt der Landeshauptstadt München, *Der Wohnungsbau in den großen Städten geht weiter zurück*, in: *Münchner Statistik*, 9–10/1964, pp. 256–265.
8 For a detailed account of Chorweiler's problems today, see Sebastian Kurtenbach, *Leben in herausfordernden Wohngebieten. Das Beispiel Köln-Chorweiler*, Wiesbaden 2017. See also: Klaus-Martin Ehlert, "Chorweiler: Ein Fallbeispiel für den kommunalen Umgang mit Wohnungsbeständen", in: Olaf Schurr, Matthias Dellring, Oliver Niemann (Eds.), *Zwischen Lebenswelt und Renditeobjekt. Quartiersforschung*, Wiesbaden 2014, pp. 65–76.
9 Richard Furkington, Christopher Watson (Eds.), *Renewing Europe's Housing*, Bristol 2014, p. 146.
10 The first phase of the project and the general strategy is documented in: Harald Ludmann, Joachim Raab, *Neue Stadt Köln-Chorweiler*, Stuttgart and Bern 1962.
11 Other notable contributions were the courtyard housing and row house ideas by Klaus Kirsten and Heinz Nather. See Daniela Braun, Lea Schlessler, Ekfridaprim (Eds.), *Kirsten & Nather. Wohn- und Fabrikationsgebäude zweier West-Berliner Architekten*, Ostfildern 2015, pp. 88–117.
12 Research for this essay was assisted by Klaus Platzgummer, Tianny Shu and Benedict Wohlbrink, who participated in an Architectural Association Visiting School directed by Jasper Cepl and Sam Jacoby at the *Ungers Archiv für Architekturwissenschaften* in Cologne in 2014. We wish to thank Sophia Ungers and Anja Sieber-Albers for their generous support.
The authors also thank the initial client and present owner of the complex, the Erbbaureiter Köln, for granting permission to access the files held by the Bauaktenarchiv in Cologne (its holdings are limited to plans, structural calculations and other documents related to the building permission and legal documents for the as-built approval of the construction).

Fig. 2 Cover of *Eine Neue Stadt in Köln* (1958). A pamphlet published by the City of Cologne to advertise its plan for a new city.
Fig. 3a/b Spread from *Eine Neue Stadt in Köln* (1958), showing the principle of the *Neue Stadt* as a fractal branching structure.



The high degree of standardisation required by the prefabrication system was legible on the facade. Although the sky decks, balconies and recesses on the 2nd, 4th and 6th floors, as well as a corresponding colour scheme for the building elements, create a certain facade rhythm, even the protruding elevator shafts and staircase cores failed to break up the volume's sheer length, thereby causing a certain monotony in its appearance.



Architect	Collaborators	Client/Builder	Archives	Literature	Category
Sheffield Corporation City Architects Department, City Architect, John Lewis Womersley (1909–1990), Deputy City Architect, W. L. Clunie (unknown dates)	Project management: Jack Lynn, Ivor Smith, Frederick Nicklin with A. V. Smith, G. I. Richmond, Structural planners Die Knip and Partners; Technical building systems: G. I. Richmond, Quantity surveyors: Cyril Sweett and Partners; Design consultant: John Forster	Sheffield Corporation Housing Development Committee	Sheffield Archives Sheffield Local Studies Library	Architectural Design, No. 9, 1961 Arch., June 2011 Architectural Review, Vol. 130, 1961 Architectural Review, May/June 1974 Christopher Bacon, 1962 John Broughton, 2018 Hansmarin Bruckmann, David Lewis, 1960 John Grindrod, 2013 Robert Maxwell, 1972 Nicholas Marby Day, 1968 New Society, October 1973 RIBA Journal, 1995 Rolf Rosner, 1962 Andrew Saint, 1996	Large dimensions and the human scale The garden in the facade

Sheffield
Park Hill redevelopment, South Street,
Duke Street, Talbot Street, 1961

Until the 1980s, Sheffield was a centre of the steel industry. The desolate living conditions of industrial workers were a key factor for the Slum Clearance Programme, launched in 1945, followed by the New Development Plan in 1952. Together with the later Hyde Park development (constructed between 1962 and 1965, see pp. 194), Park Hill was the UK's largest post-war social housing development.



Architect Randi Klippen (born 1931), Olav Holm (1904–1971), Aif Halvorsen (unknown dates)	Collaborators –	Client/Builder Skedsmo boligbyggelag	Archives Archiv Skedsmo, Rådhuset Lillestrøm	Literature Arkitektnyt; No. 9, 1962 80 orientering; No. 2, 1962 Byggekunst; No. 6, 1967 Byggekunst; No. 4, 1975 Byggekunst; No. 7, 1980 Jon Guttu, 2009 H. Hermansen, 1965 Johan-Dieter Martens, 2000 Annemor Meinstad, 1965	Category Large dimensions and 80 orientation; No. 2, 1962 The garden in the facade
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Oslo

Residential complex, Stalsbergområdet,
Rælingsveien, Strømmen, 1965



The community of Skedsmo is situated around 20 kilometres northeast of Oslo's city centre, between Lillestrøm and Strømmen. Its proximity to the capital makes it a popular residential area for commuters. Until the 1960s, an open meadow existed on the Stalsberg slope, which was to be used for new housing development to cope with population growth in the 1950s and 1960s. In 1961, a competition was announced in search of an overall urban-planning concept and solutions to achieve the best possible living standards and density for the new estate.

The winning design TRE by the architects Klippen, Holm og Halvorsen envisaged a major estate for the area that develops in a meandering form over the Stalsberg hill to the north and south of the intersecting Rælingsveien road.

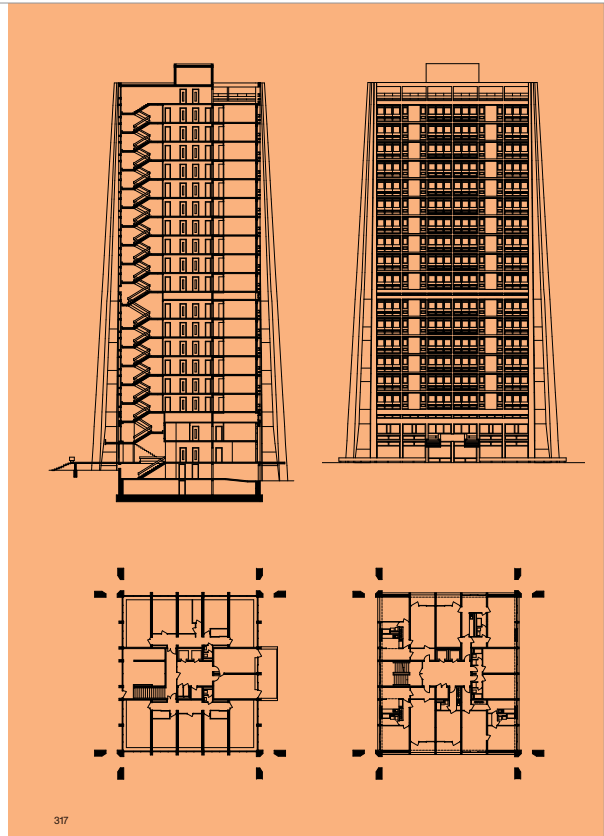


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The apartments are organised around a functional core consisting of the kitchen and bathroom, their special aspect being the natural light and ventilation. The living rooms are arranged as a circuit through several doors, giving the floor plans a generous quality, which is heightened by the large-scale apertures covering the entire breadth of the rooms, as well as by the loggias.

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