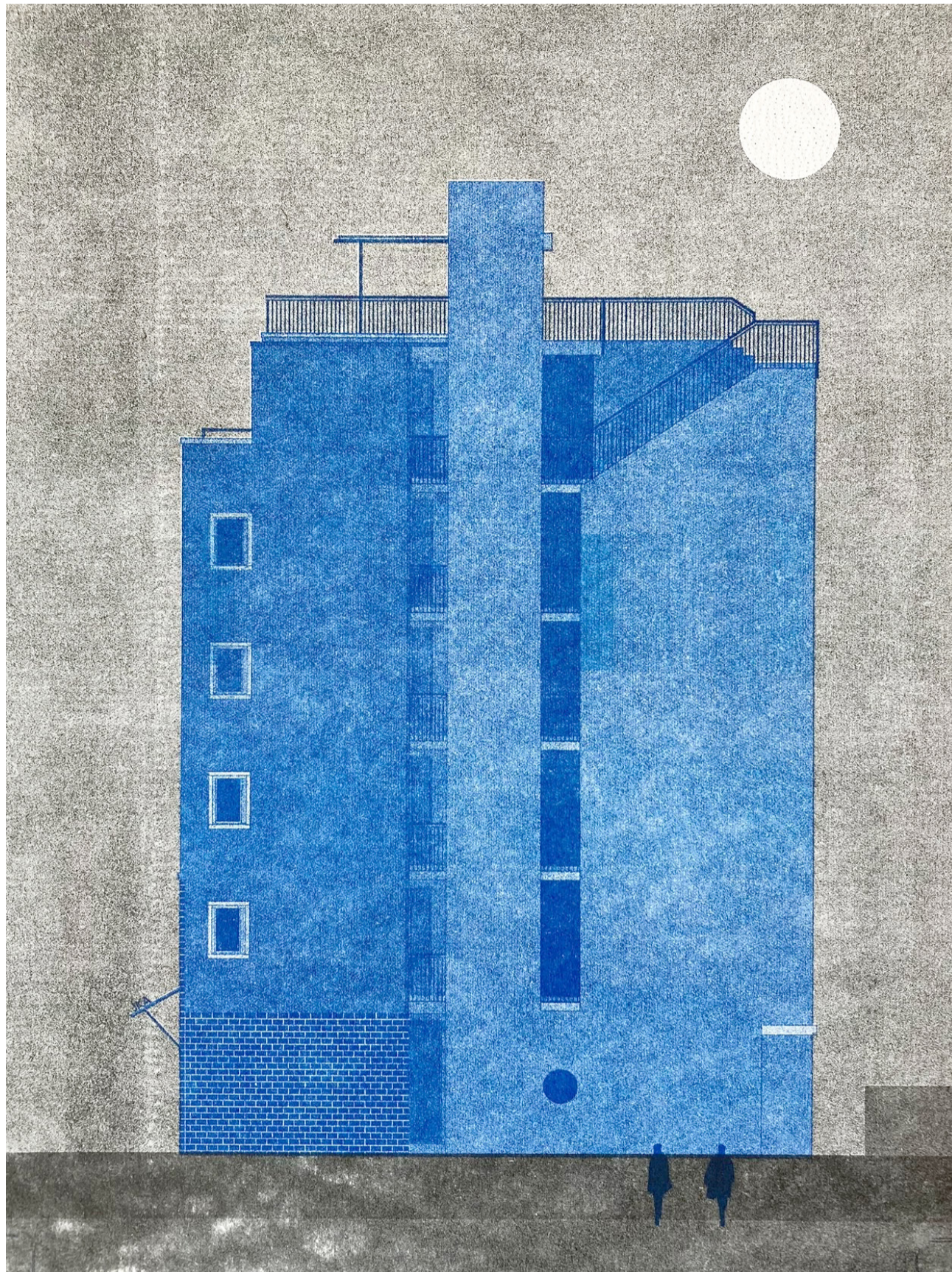


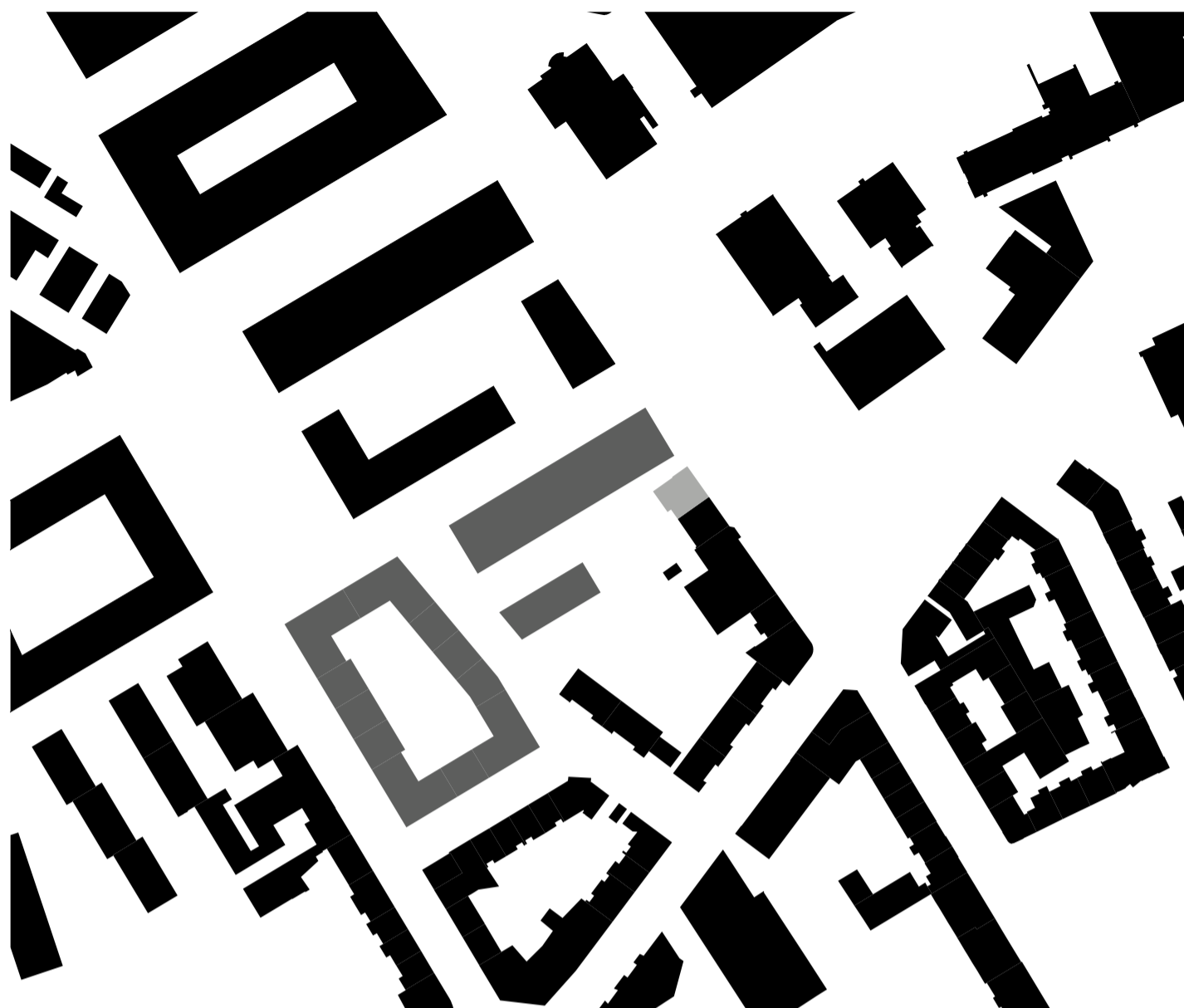
„COMING, GOING AND STAYING“



# New Building Cooperative Housing, Basel

2019–2022

Jaeger Koechlin



Site plan 1:2000

## „COMING, GOING AND STAYING“

A new residential quarter is being built on the former commercial and industrial site of Lysbüchel Süd. It is located on the northern edge of the St. Johann quarter and south of the border region with France, which is mainly characterised by industrial buildings. In terms of urban development, the area is on the threshold of different urban conditions. Here, the mature residential city meets the large-scale solitary buildings of 20th century industry. In the context of the various historical and typological structures of the area, the plot at Elsässerstrasse 139 occupies a special position in many respects. On the one hand, it marks the last link in a chain of five-storey residential buildings, but on the other hand, it also forms the conclusion of this incomplete perimeter block structure and leads over to the large-scale development of the neighbouring industrial area.

The façade on Elsässerstrasse forms the front of the new building. The two-storey base and the regularly arranged windows articulate the type of townhouses and create a relationship to the neighbouring apartment buildings. On the northwest side, the various urban conditions of the plot and the site are condensed in a special way. In terms of building law and fire regulations, this is a fire wall. In the context of the new development of the Lysbüchel area and the preservation and conversion of the existing wine warehouse into a residential building, this fire wall becomes the third façade of the house and thus the frontal termination of the block edge. It is this ambivalence and tension of the different motifs and requirements that are underlined and brought out by the design of the northwest façade.

The open staircase with its soaring lift shaft stands out against this façade fragment. It is the central communal element of the house. All the flats and balconies are connected to the communal garden and roof terrace at this open meeting and access space. This most public part of the house is exposed and visible at the

courtyard-side corner of the northwest façade. It is staged as a concrete sculpture that can be walked on and experienced. Through the openings of this body at the entrances and exits of the staircase, the „coming, going and staying“ in the house becomes legible, thus extending the neighbourhood into the courtyard interior.

For the façade materialisation, care was taken to use durable materials that age beautifully: mineral wash plaster on the upper floors, double-shell masonry on the ground floor and on the balconies, the staircase in exposed concrete. The surface is finest (haptic) and at the same time hardest (robust) where it can be touched.

The address of „Coming, Going and Staying“ is on Elsässerstrasse. An internal access road extends along the firewall over the entire depth of the parcel and ends in the garden, where there is again a connection to the neighbourhood. The ground floor is supplemented by a commercial use.

The flats themselves are organised around a kitchen-living room facing the courtyard, which forms the centre of the flat between the living and sleeping rooms. The rooms each have several entrances, creating different possibilities for movement but also for use. All flats are free of obstacles, i.e. the requirements of SIA500, including preferences, were taken into account for the entire building.

Since the project, due to its size, cannot provide a mix of flats that can provide suitable flats for each residential party depending on their life situation, the anticipated needs of the future were taken as a basis: The departure of children is followed by the arrival of new residents; those who stay can continue to live in the established residential environment. The goal is the adaptability of the living space and not its interchan-

geability. In concrete terms, this means that it should be possible to divide a large flat into two smaller ones at any time and vice versa. Both an upper limit on the energy reference area per person and the minimum person occupancy per flat can thus be guaranteed in the long term. The separation into two units is achieved by closing two doorways. The result is a 3.5 room flat with access via a balcony and a smaller 1.5 room flat.



*Location*  
Elsässerstrasse 139, CH-4056 Basel

*Client*  
Wohnbaugenossenschaft  
«Kommen, Gehen und Bleiben», Basel

*Architecture and Realisation*  
Jaeger Koechlin BSA SIA, Basel

*Engineer*  
ZPF Ingenieure, Basel

*Photos*  
Roman Keller











„COMING, GOING AND STAYING“



„COMING, GOING AND STAYING“



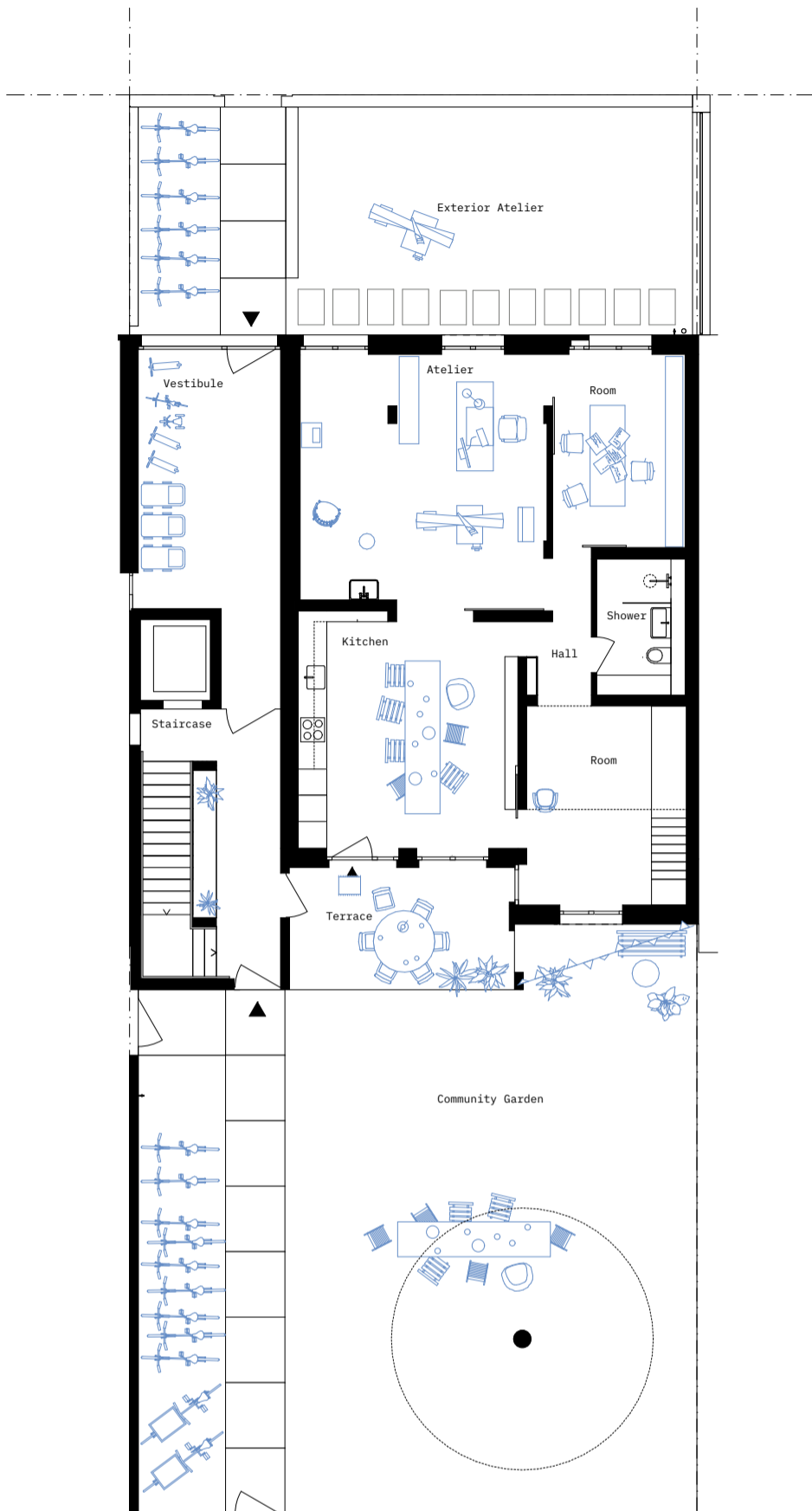
Jaeger Koechlin

„COMING, GOING AND STAYING“



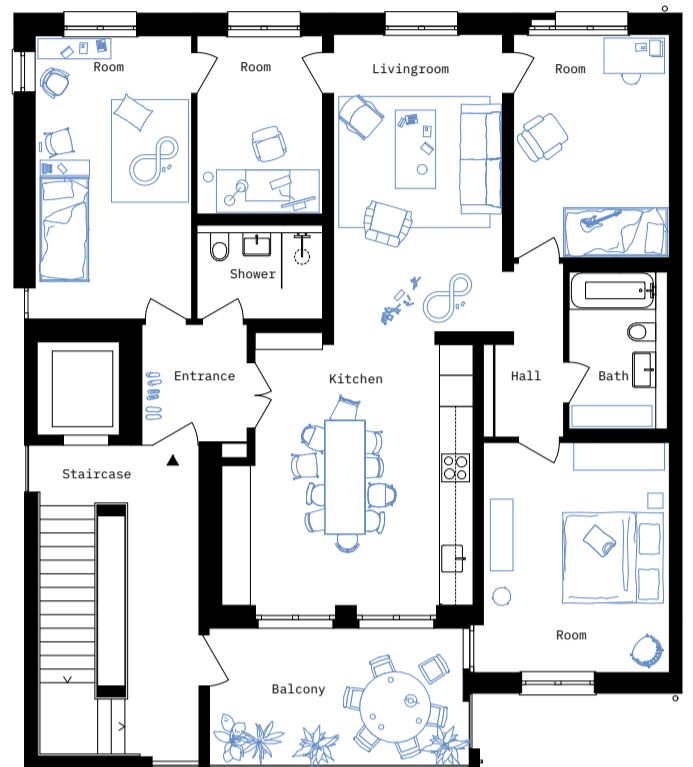
Jaeger Koechlin





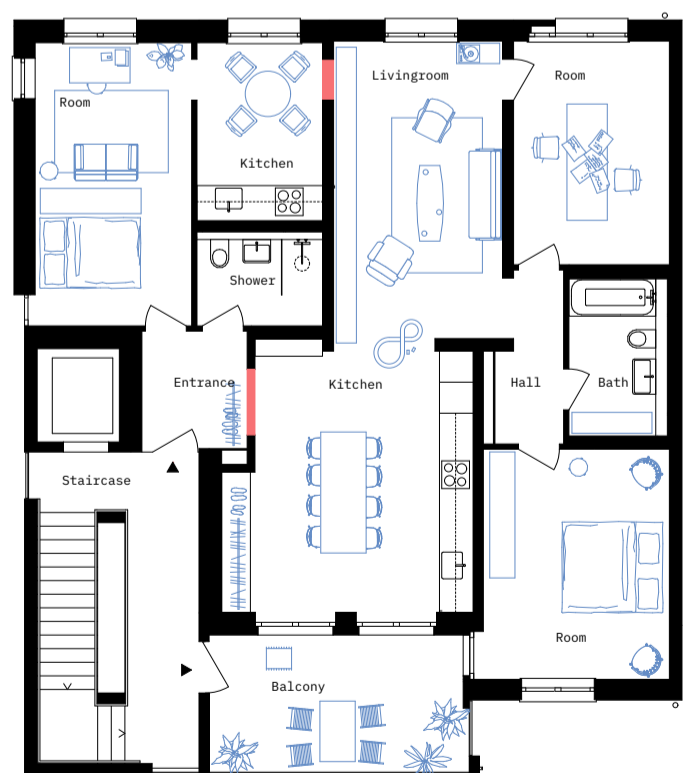
**Ground floor plan, 1:100**

with access axis and community garden, as well as a studio flat with artist's studio and tattoo studio



**1.-4. Floor plan, 1:100**

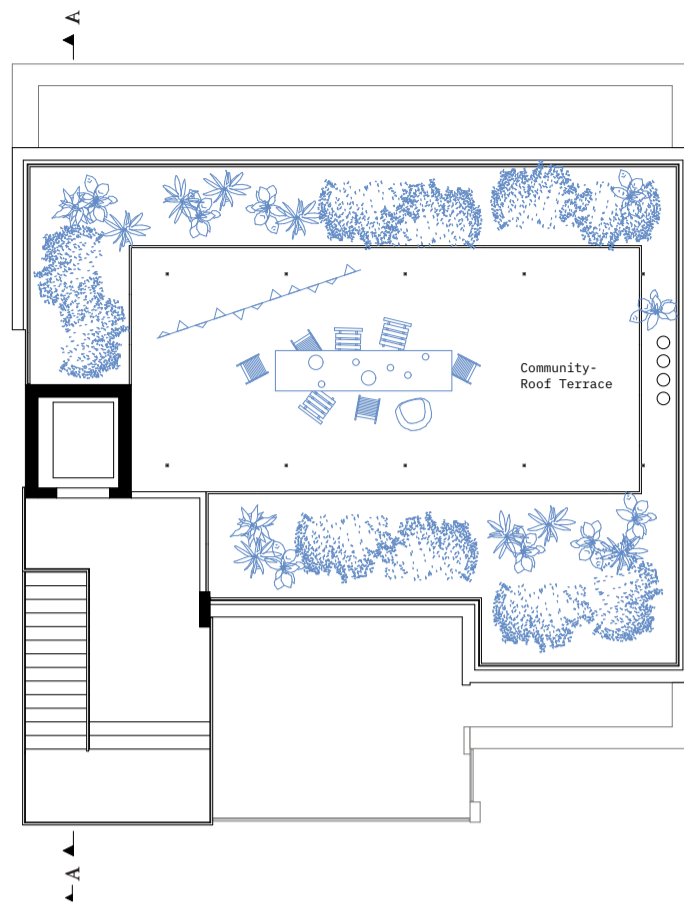
standard floor with a 5.5-room family flat



**1.-4. Floor plan, 1:100**

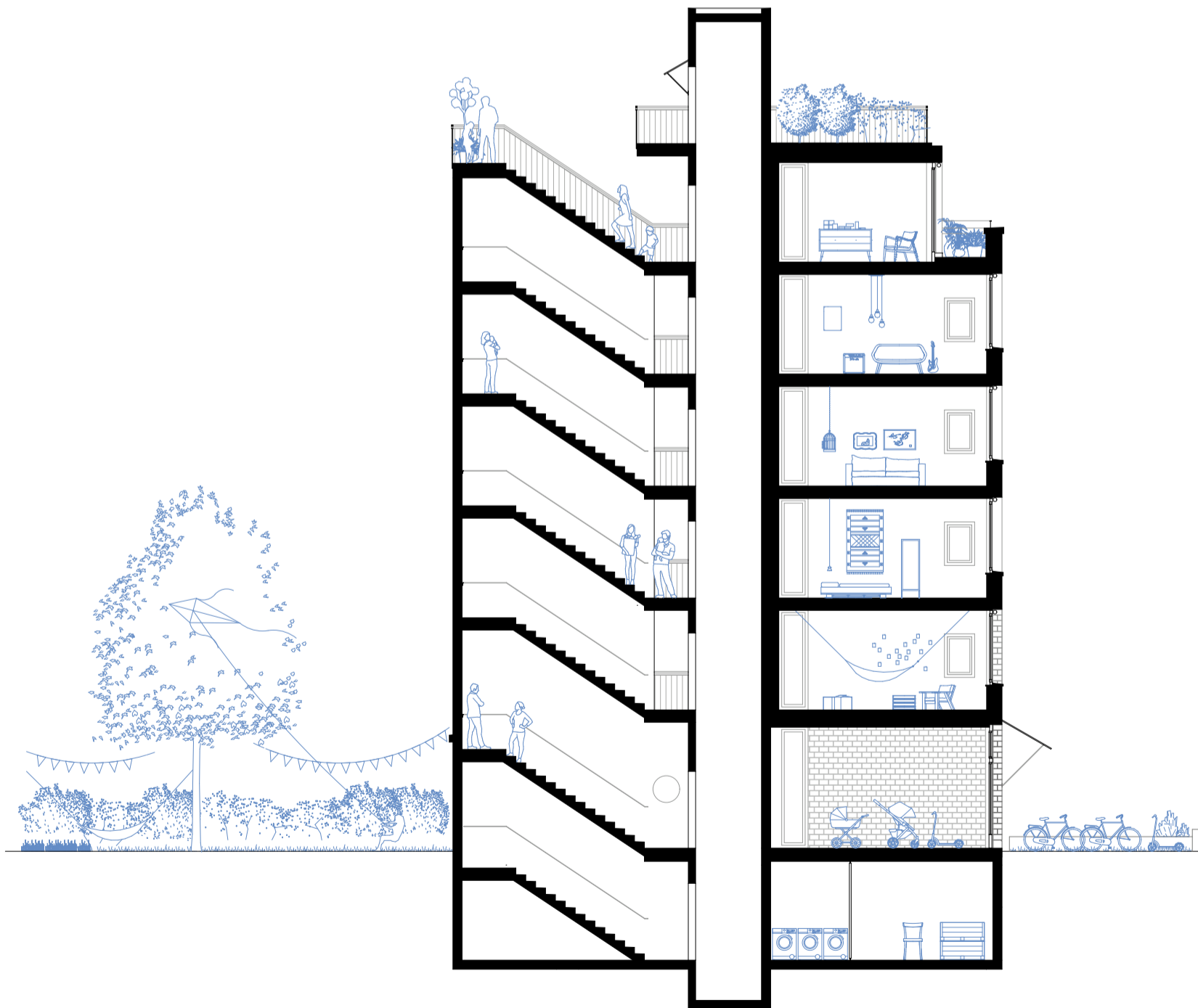
divided standard floor with 3.5-room flat and studio

„COMING, GOING AND STAYING“



Roof plan, 1:150

with communal roof terrace,  
roof garden and roof pavilion



Section A, 1:150

0 1 3 5