

# INDUSTRIAL LIVING

## Industrial Facilities as an Integral Part of a Diversified Urban Fabric

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Tomas Polach  
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### Professors

Jacques Herzog und Pierre de Meuron  
ETH Studio Basel

### Assistants

Martino Tattara  
Charlotte von Moos

### Experts

Fritz Schumacher  
Kantonsbaumeister Basel Stadt

Thomas Waltert  
Leiter Arealentwicklung St.Johann Nord

Dani Ménard  
Dozent für Immobilienökonomie  
Professur für Architektur und Bauprozess  
Prof. Sacha Menz

## Current Border Situations in Basel City as a Result of Industrialisation

Both the first and the second industrial revolution marked a turning point in the history of Basel. New job opportunities led to a unprecedented migration into the city resulting in overdensification and untenable hygienic conditions. To allow the city to expand its fortification has been demolished in 1859. The introduction of the second industrial revolution in Basel could be linked to the installation of a gas power network in 1852. Since then the city has grown from 25'000 to 193'000 inhabitants and it's urban area has grown 10 times. To take control of this dynamic a first zoning plan for the city has been drawn in 1920. Industrial zones have mainly been placed along the French and German border. Once declared as industrial, most of the unpleasant functions like incineration plants or garbage dumps have been located there. Due to their ugly appearance, those areas have become mental blockades as they were documented in the urban study «Eine Stadt im Werden?» by Jacques Herzog, Pierre de Meuron, Rémy Zaugg in 1992.

## Industrial Living

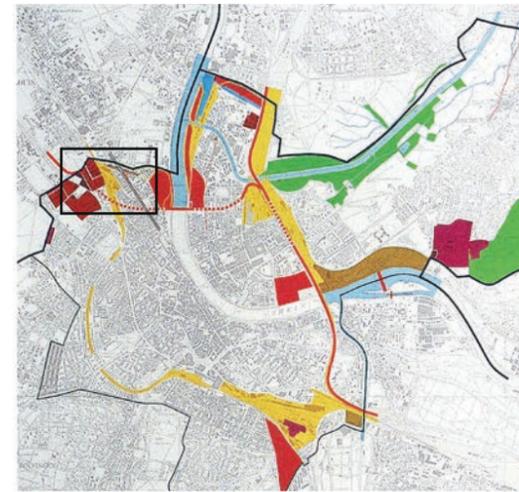
Over the last century, environmental regulations, security standards and technical development have changed the presence of industrial facilities in a positive way. Instead of segregation or displacement, the integration of those facilities into the urban fabric could become a more sustainable strategy. Instead of monofunctional industrial zones, areas of industrial living would allow for a more diversified urban environment, reduce commuting and raise the acceptance towards industrial facilities by treating them an integral part of a multifunctional city.

## Lysbüchel

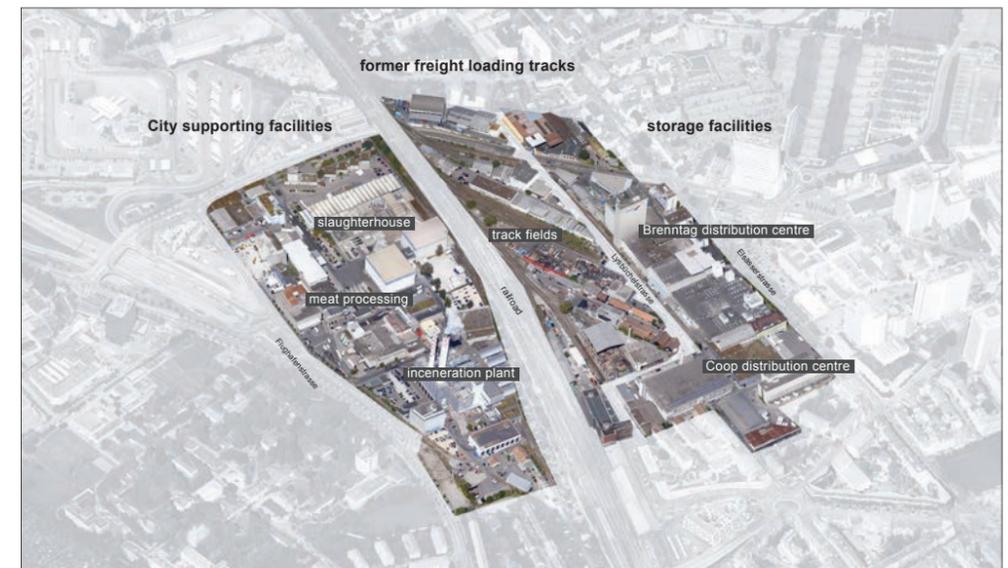
Many of the former industrial sites have today become development areas and are getting replaced by housing development or office complexes. A site quite unattended so far is the Area known as Lysbüchel, located to the north of the railroad station St. Johann. According to the city directive plan for 2030 and the projected S-Bahn-extensions the area will become an important node for public transport and an interesting site to be transformed from an industrial zone into an industrial living area.

## 3 Strategies

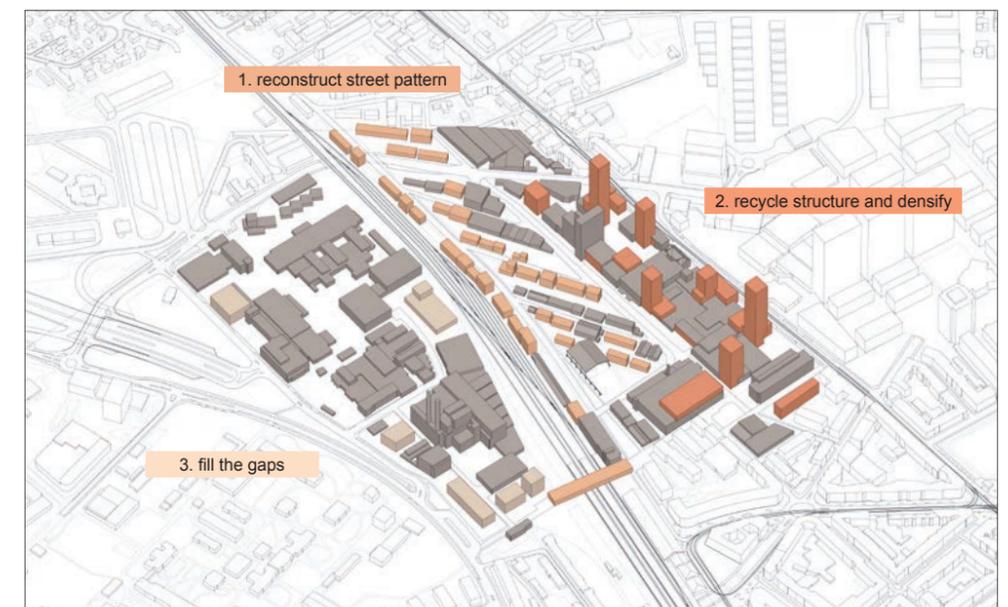
In order to turn the industrial zone of Lysbüchel into an Industrial Living area, site specific qualities in morphology, program and social networks have to be preserved. Especially the diversity of the three different sites is a major topic. To maintain this diversity throughout the development process, the proposal introduces three site specific strategies .



Urban blockades, «Eine Stadt im Werden?», urban study by Jacques Herzog, Pierre de Meuron, Rémy Zaugg, 1992



Perimeter Lysbüchel, St. Johann north

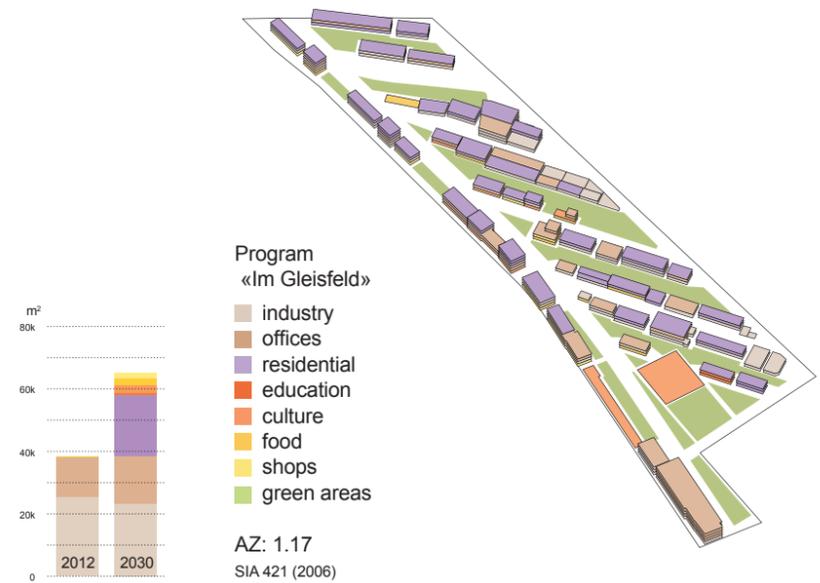


Context related development strategies



## 1. «Im Gleisfeld»

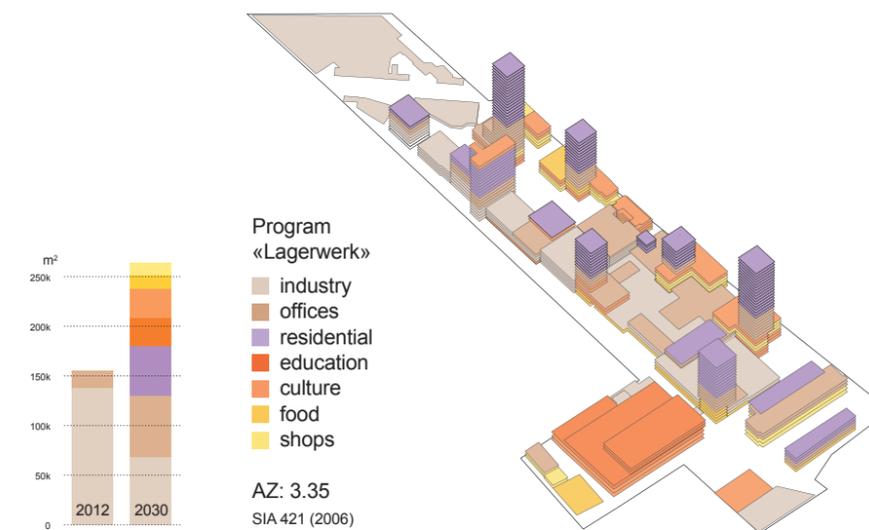
According to its small scale morphology resulting from the structure of the former freight loading tracks, the site has become home to 25 small businesses and a collective of artists. The almost domestic scale and the residing users are both qualities worth to keep and enhance. Following the pre-given geometry of the railroad tracks the area could be extended with residential and public functions into a new type of mixed used row housing settlement. Since most of the current industrial facilities like high-tech workshops are compatible with housing, they could be arranged quite freely with housing creating a mixed-used patchwork. The unused railroad tracks are home to uncultivated romantic landscape, a “Refuges for diversity” as it is described by Gilles Cleément in his “Manifesto of the Third Landscape”. The proposal integrates this prevailing type of landscape as a layer in the new green space concept.



Visualization: green spaces between the row houses

## 2. «Lagerwerk»

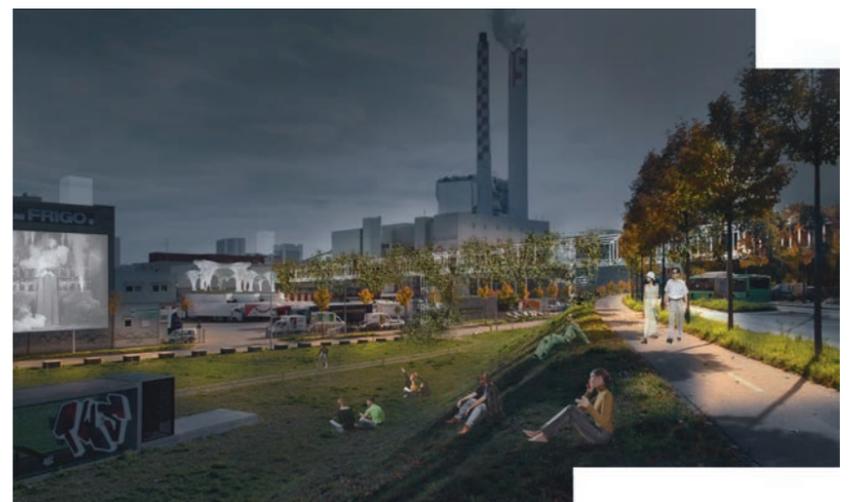
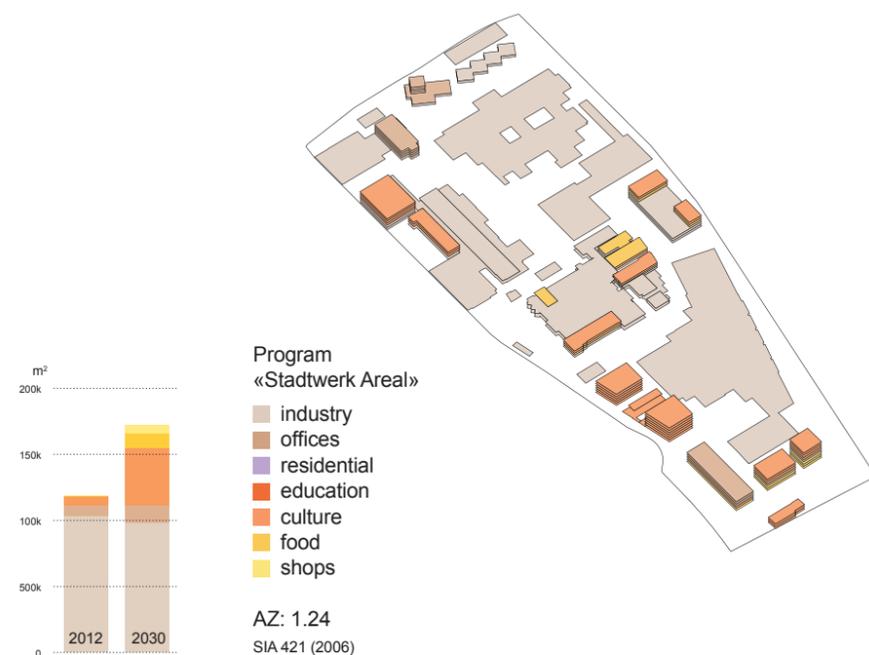
The existing building structure consists mainly of storage houses, build directly next to each other in order to maximize the storing capacity of the given space. The few streets in between the buildings are just wide enough to let two trucks past each other. This compound is the result of an additive building process and could be most likely described as a grown mega-structure. The proposal continues this process by strategically adding new pieces into the structure along the Elsässerstrasse and reusing certain parts to introduce housing and public functions. In the form of set back narrow high rises, these vertical extensions would provide a critical mass in density, transforming the Elsässerstrasse from its presence as a transportation corridor into a public boulevard.



Visualization: Lothringerstrasse / Lysbüchelstrasse

## 3. «Stadtwerk Areal»

The site is known today as “the slaughterhouse” and “the waste incineration plant” according to the large scale industrial facilities located there. Without any architectural intention the Form of the incineration plant is the result of its internal processes and engineering work. The slaughterhouse facilities are arranged according to the process of slaughtering, producing, storing and packaging meat. Its spatial layout is precisely designed to serve this process. Both facilities are important for the city, since they support it with food and heat and should therefore remain on site. Quite surprisingly, some cultural facilities are nesting in between those large industrial facilities: “borderline”, a discotheque in the top-floor of one of the industrial facility buildings and “Rausmüller”, a well known minimal art collection in a former storage building. These programmatic duo of industrial and cultural facilities has proven to be well working model for this site. In order to enhance this synergy, further cultural activities could be added, filling the gaps in between the industrial facilities. The goal of this proposal is a raise of the acceptance of industrial facilities along the citizens and an abolishment of mental barriers.



Visualization: programatical mix of industrial facilities and culture/ leisure activities (e.g. open-air cinema)