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Three Tools for
Egerkingen

0.24-
2.24

All The Small Things
Eden für Jeden
Garage to Guest House



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P 05–08

Unlocking the
Potential

37

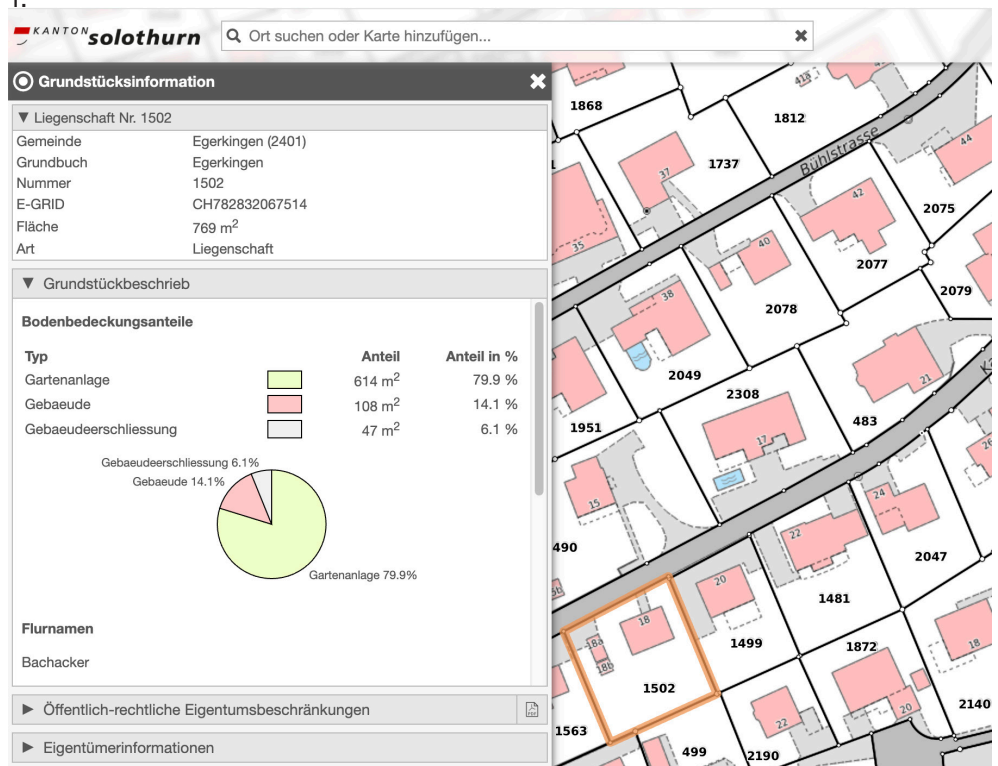
Home
Garden
Garage

Egerkingen expects a residential growth by 50% until 2025 but has no building plots left. To handle this growth, the potential has to be found in the existing elements of this suburban fabric - the home, the garden, the garage. Focus of the project lies in the neglected spaces, the hold back rooms, and the possibilities hidden under misconceptions, missing ideas or lacking alternatives. This huge potential can be unlocked with the **Three Tools for Egerkingen**

1. Gemeinde Egerkingen.
15.12.2024. <https://www.egerkingen.ch/egerkingeninzahlen>
2. Kanton Solothurn, GINES GmbH, 2024. 15.12.2024.
<https://solothurn.gines.ch/embed/chart/74?locale=de%22%20width=%22500%22%20height=%22350%22%20frameborder=%220%22%20style=%22border:0>
3. Bundesamt für Statistik.
Leer Stehende Wohnungen.
2023. Egerkingen. 15.12.2024.
https://www.egerkingen.ch/_docn/5145961/Leerwohnungsstatistik_2024.PDF
4. Schweizer Eidgenossenschaft. 2024. Wohnungen nach Gemeinde, Anzahl Zimmer und Flächenklassen, 2000.
15.012.2024. https://www.pxweb.bfs.admin.ch/pxweb/de/px-x-0902020100_135/px-x-0902020100_135/px-x-0902020100_135.px/

The potential lies in the
existing fabric of the
suburb - the home, the
garden, the garage

1.



Why

No alternatives for empty nester

The majority of home owners are so called empty nesters. Most of the time it is a couple over the age of 55. Their children already moved out. The houses were designed and build to accomodate 4 to 5 people. Their houses are underoccupied. They are willed to move out into a smaller apartment, but they can't find something that is affordable, appropriate in comparison to their current live style and in the same neighbourhood.

Cautious of transformation

House owners are cuatious with transformation. A majority thinks that it is always a lot of money needed to make relevant changes to the built structure. They only know transformation as major endeavours.

Forgotten outside spaces

The single family house are of Egerkingen is located on a south facing hill. Many houses have a sub-terrain level that is only half in the ground. It can be easily used as a second housing unit, and it already often is. The problem is that people forget to think about the garden situation. Sad asphalt driveways or stone paving, used for cars, are the face of this outside space which belongs to the new housing units. Or they don't even offer outside space.

So the appartments are not atractive to people because of the lack of outside space quality.

Room for guests

House owners tend to transform the left over rooms of their children into guest rooms. And it becomes as a very important space, northeless how often it is actually used by guests or their children, when they come for a visit.

1. Geoportal Kanton Solothurn. 15.12.2024. https://geo.so.ch/map/?realty=&t=default&l=ch.so.agi.av.grundstuecke&bl=hintergrundkarte_farbig&c=2627373%2C1241509&s=945
2. FHNW Institut Architektur. Alternde Einfamilienhausgebiete in der Nordwestschweiz. 2017. PDF. 15.12.2024. https://www.metro-basel.org/images/Archiv/2016/HUK_Arbeitsbericht_final_HQ-comprimido1.pdf

The reasons why transformation has not have happened already are opportunities.

House owners can stay in their house or in an affordable alternative in their neighbourhood.

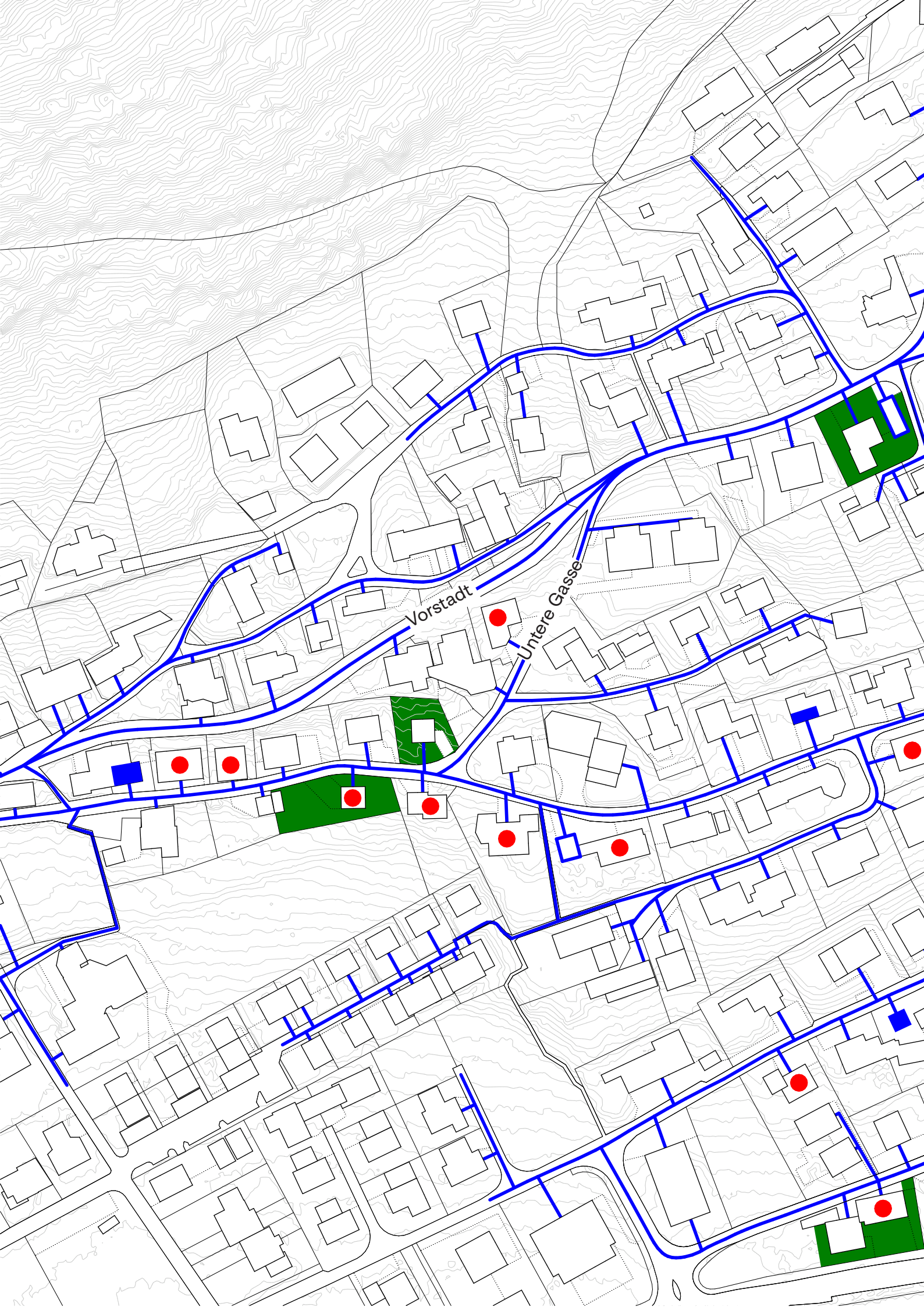
Necessary transformation has to be as easy and affordable as possible.

Outside space as catalyst for inside space quality.

Consider Space for guests.

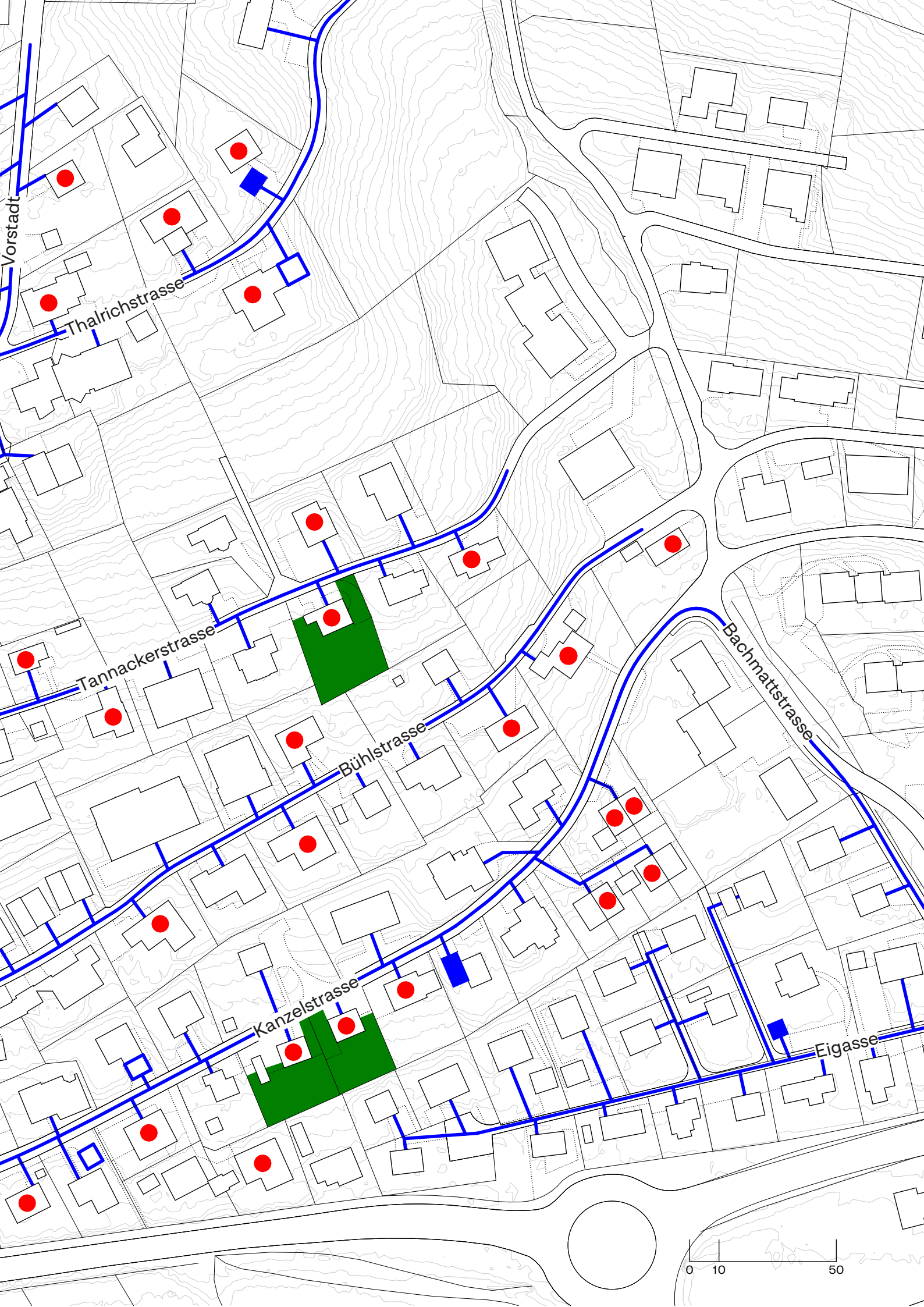


0	Overview
1	All The Small Things
2	Eden für Jeden
3	Garage to Guest house



Vorstadt

Untere Gasse



Overview

The map shows the located potential where tools can be applied.

Potential to tools

The translation from potential to a useful tool is shown in this map. Every tool contributes to the transformation. Sometimes two or even three tools can or have to be applied to create spatial quality and efficiently used space.

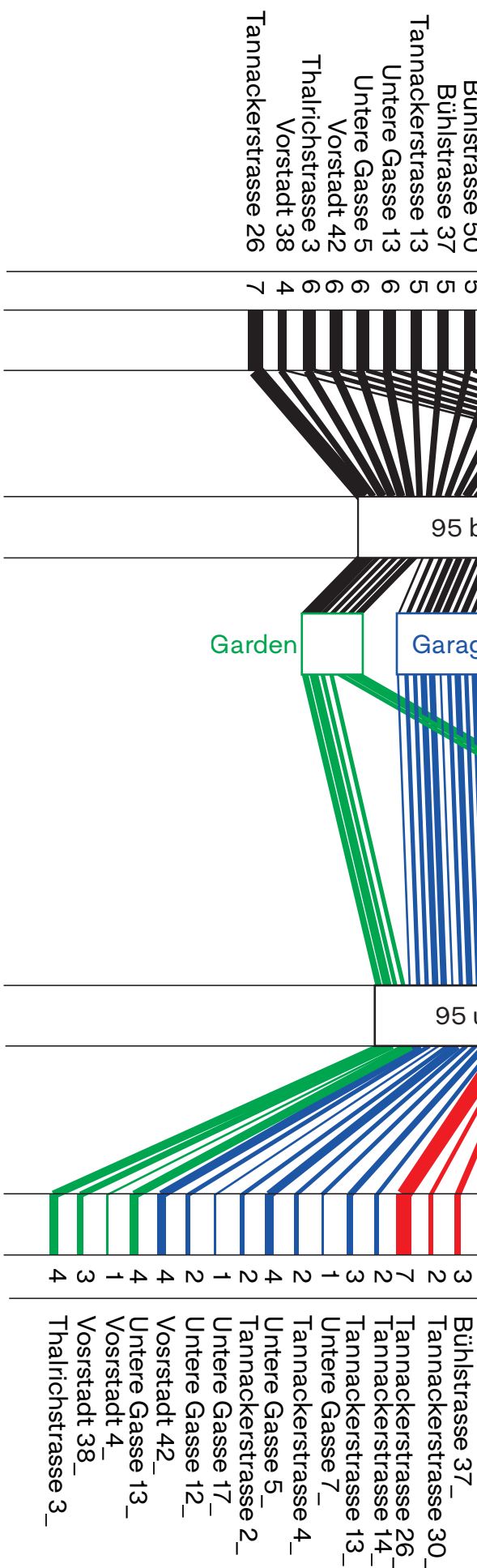
Collected Data

During my visits in Egerkingen I talked to residents, held interviews with house owners and was in contact with the mayor of the village. The map is a result of the accumulation of verbal, written and photographically determined information.

Sankey diagram

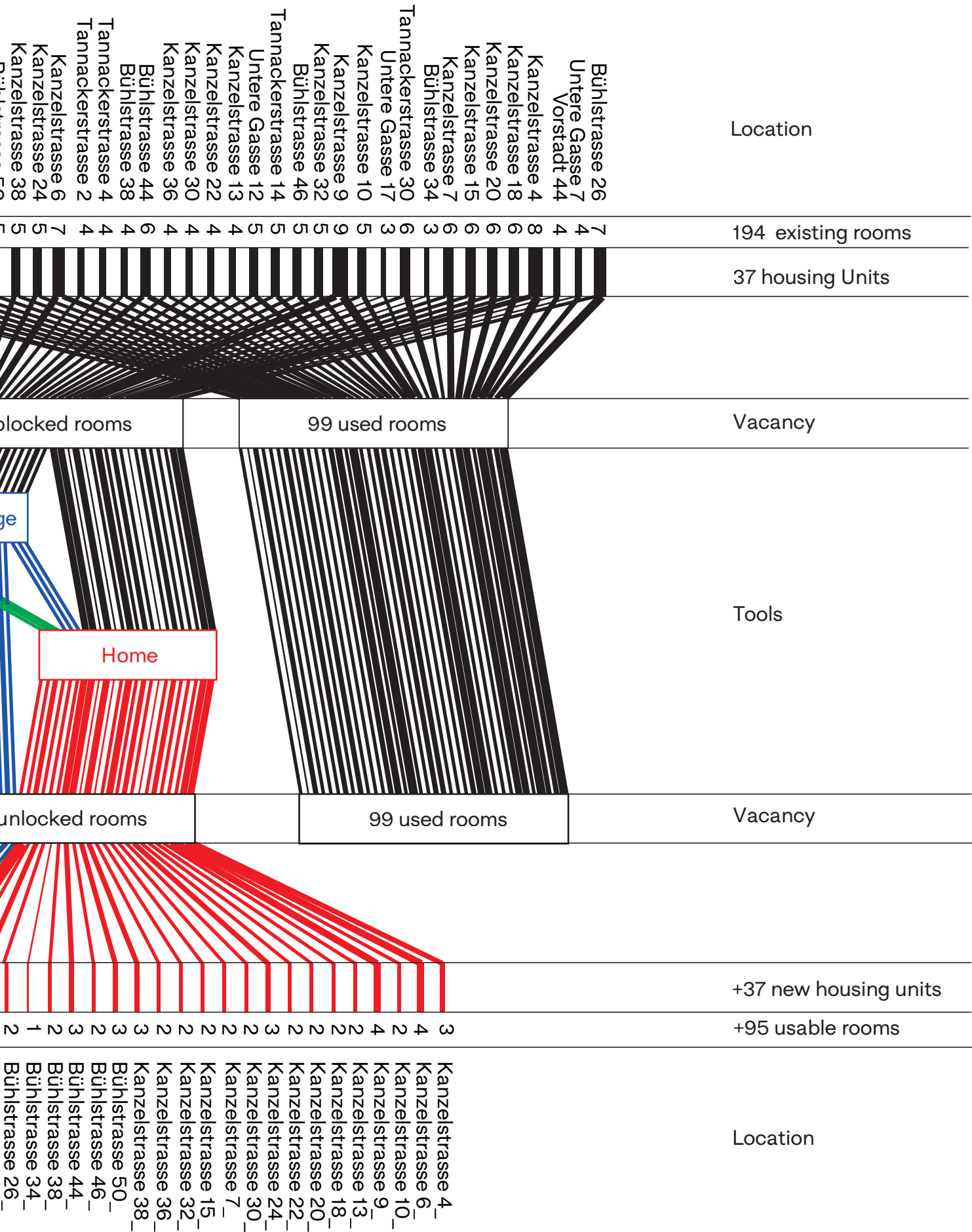
Following the flows of the unused rooms feels like using the tools as filters or cheat codes to level up the vacancy of Egerkingen. As shown in the diagram with the tools the amount of vacant housing units and rooms can almost be doubled.





1.

Sankey Diagram



All the Small Things

More housing units within an existing spatial layout can be created by rethinking and altering the space. Without changing the built volumes small interventions are sufficient when applied holistically.

This example shows a semi detached house in a slope situation accessible from the upper and lower street. By capsuling the staircase in the recent groundfloor level, the sou terrain level can be connected with the first and second floor, forming a new spacious housing unit for up to 4 people. The existing groundfloor is big enough for a couple. Additionally bigger openings in the sou terrain, reworking the flooring and adding kitchen and furniture revealing the possibility of this room. Bathroom is already there. The outside space automatically gives private and shared options without interventions needed.



space within is sufficient when typical floor
 plans are shown a semi-detached house is
 the example accessible from the upper and
 lower levels by opening the staircase in the
 central part of the house. The new terrace level can be
 connected with the first and second floors forming
 a new space housing unit for up to 4 people. The
 existing staircase is big enough for a couple, but
 adding a new staircase in the new terrace, revo-
 lving the staircase and adding kitchen and bathroom
 making the possibility of this even. Bathroom is
 added here. The outside space automatically gives
 plan and shared options without interventions
 inside.



2024 118 17



North east view



South view from Kanzelstrasse side arm

Eden für Jeden

Some situations are offering potential housing units but are not attractive for people or even accepted by the market. Often it is due to missing connection to a garden, the lack of spatial quality outside or the unclear distribution of private and shared areas within an existing garden.

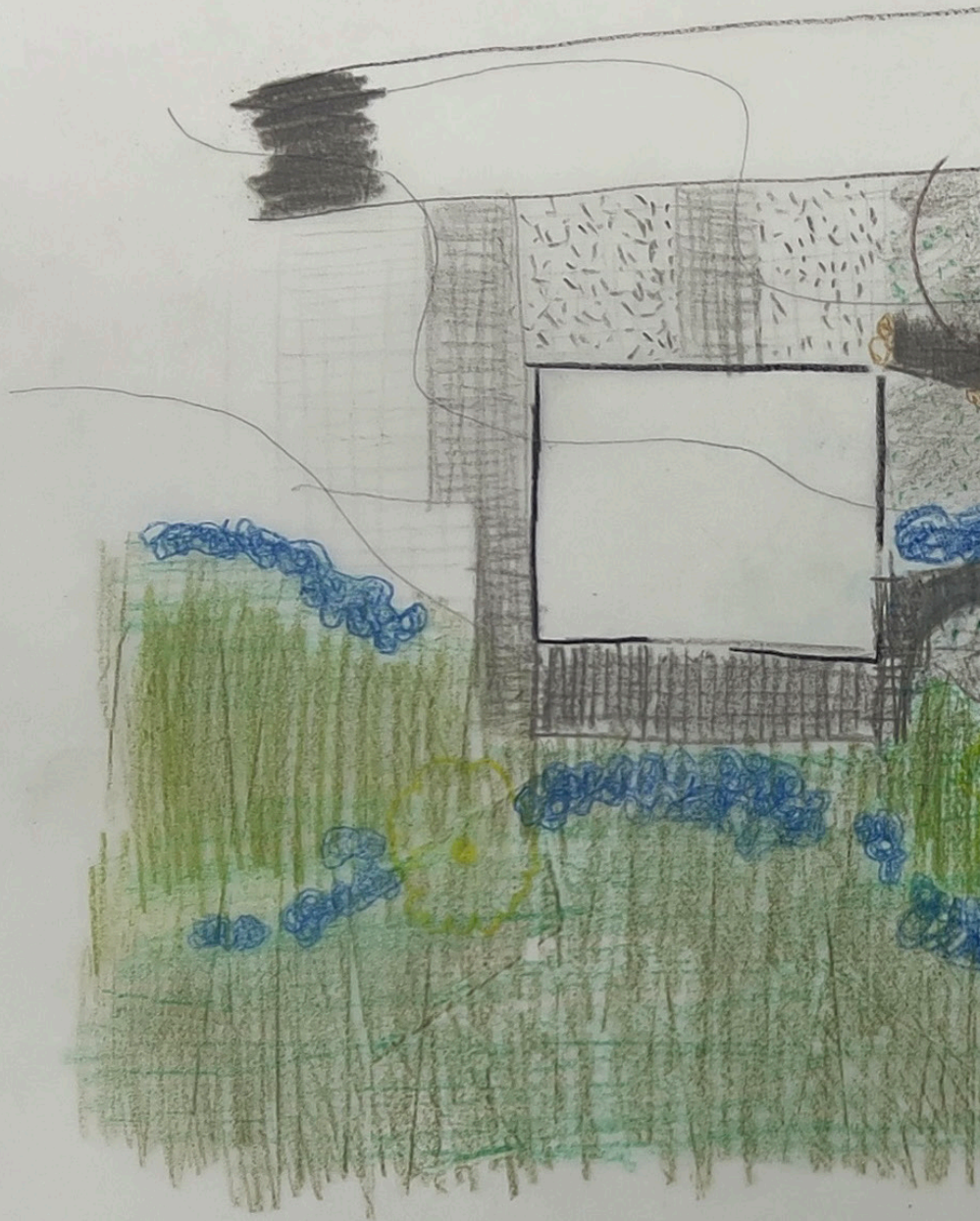
This example shows two facing south terrain apartments. By opening up the paved surface the space gets a more natural appearance, plants create visibility barriers and define zones of contact, privacy and sharing. This former neglected space in-between becomes a proper garden for leisure, prosper and habitation for flora and fauna. From two separated gardens for two families it will transform into one garden with different function and belonging. Negotiated by four parties it will become a community project for human and nature in idea and realisation.





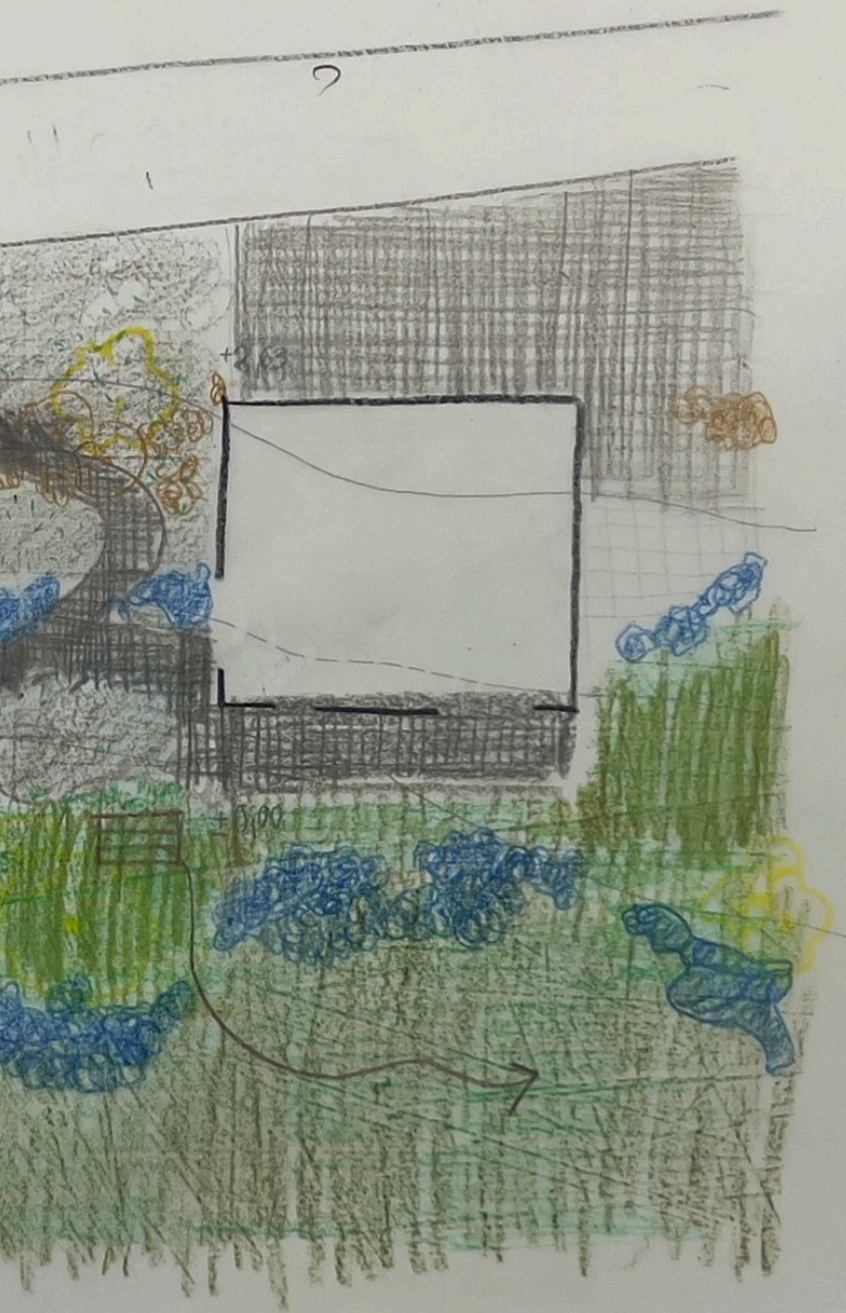


- surface qualities
- plantings



- stone pavement
- asphalt
- flower-gravel-lawn
- privacy screen planting

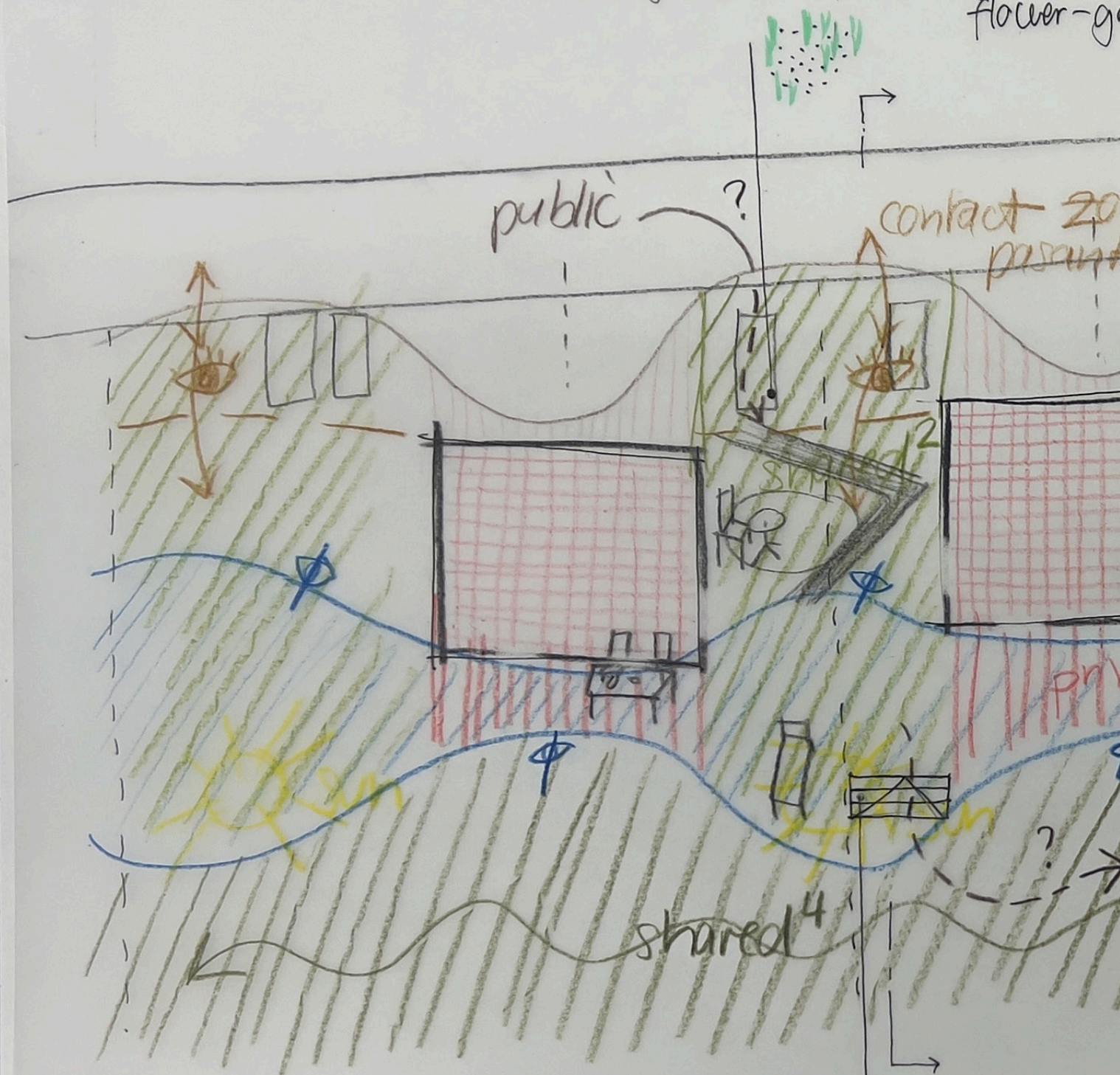
- shrubs and trees
- meadows
- lawn
- trees



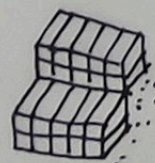
all grass

- utilisation scheme

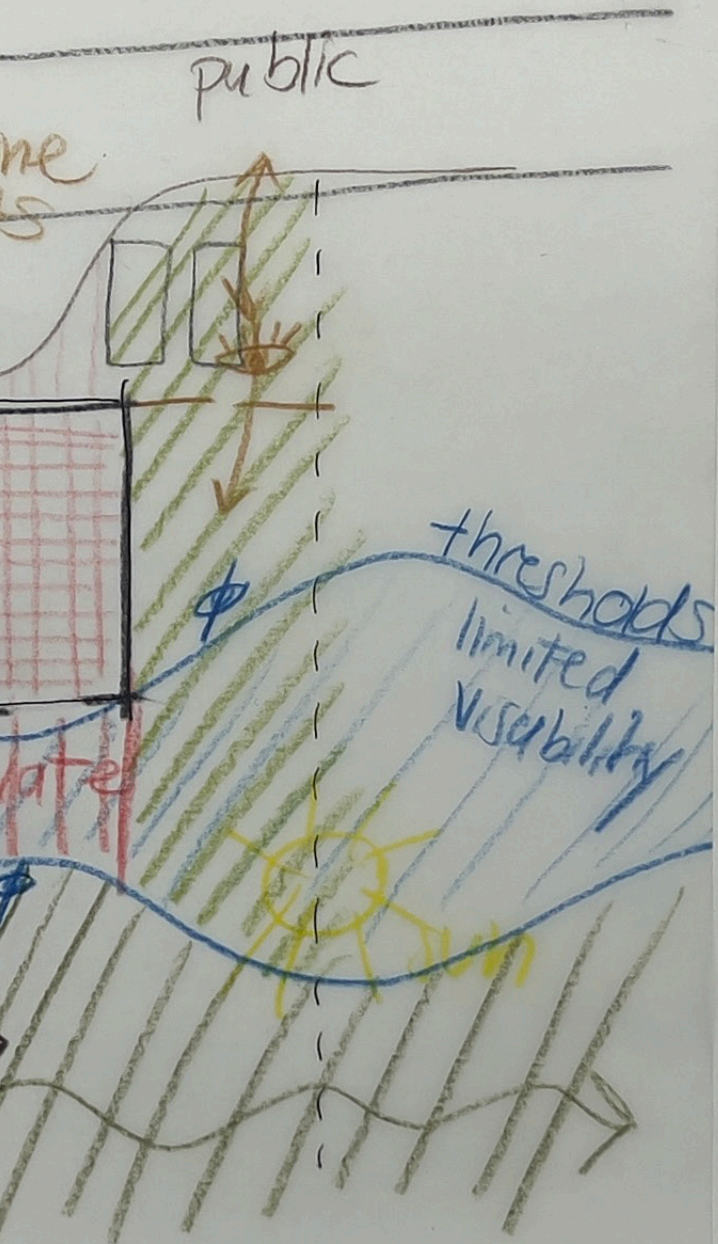
remove asphalt and paving
use gravel sublayer for gravel-flow
Flocor-g



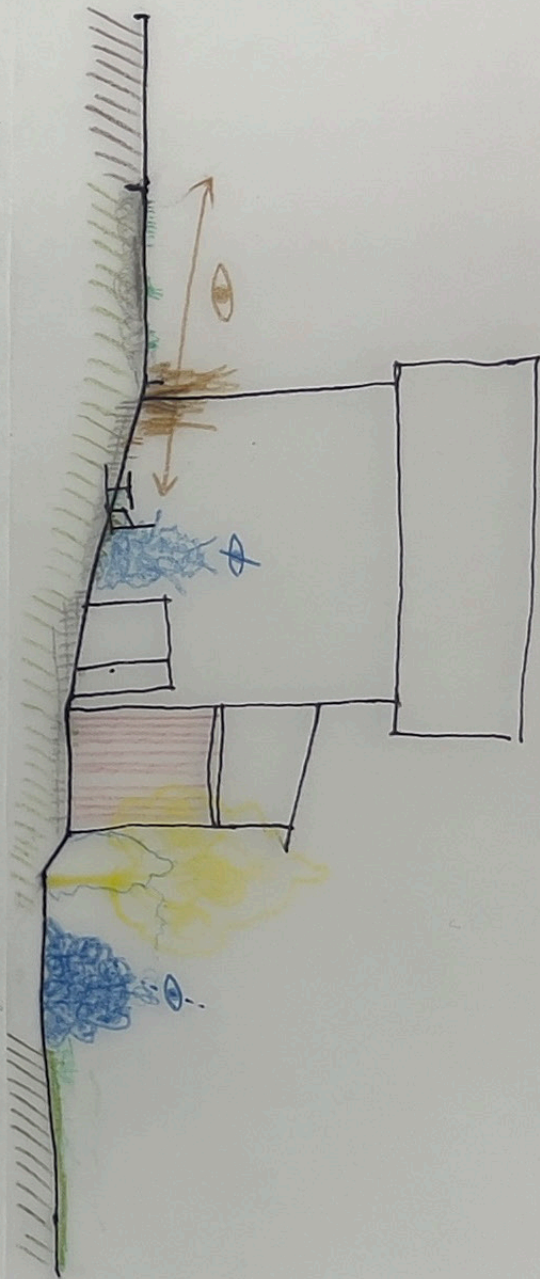
reuse stone paving from c
to build stairs down on lac



wer-meadow
avel-lawn



driveway
on





2.

1. Groundfloor garden

2. Section garden



1.

Garage to Guest house

In the walking distance of 200m garages can offer commonly used spaces for the guest of the residents. Reserved and hold back space in the houses becomes vacant and can be used as living spaces.

The garages can be transformed by the principles of self built. Easy approach, simple construction, locally available tools and material. Everything can be found in the hardware store down the street.

The layout of the 6x6 garage with the existing conservatory give space for 2 sleeping rooms with adjustable bathrooms. The long corridor serves as entrance, kitchen, storage and seating. Work is only put in construction forming new function and connection. Artefacts of the garage are reused. The paving in front of the garage is removed to open up the ground for a gravel-flower-lawn.

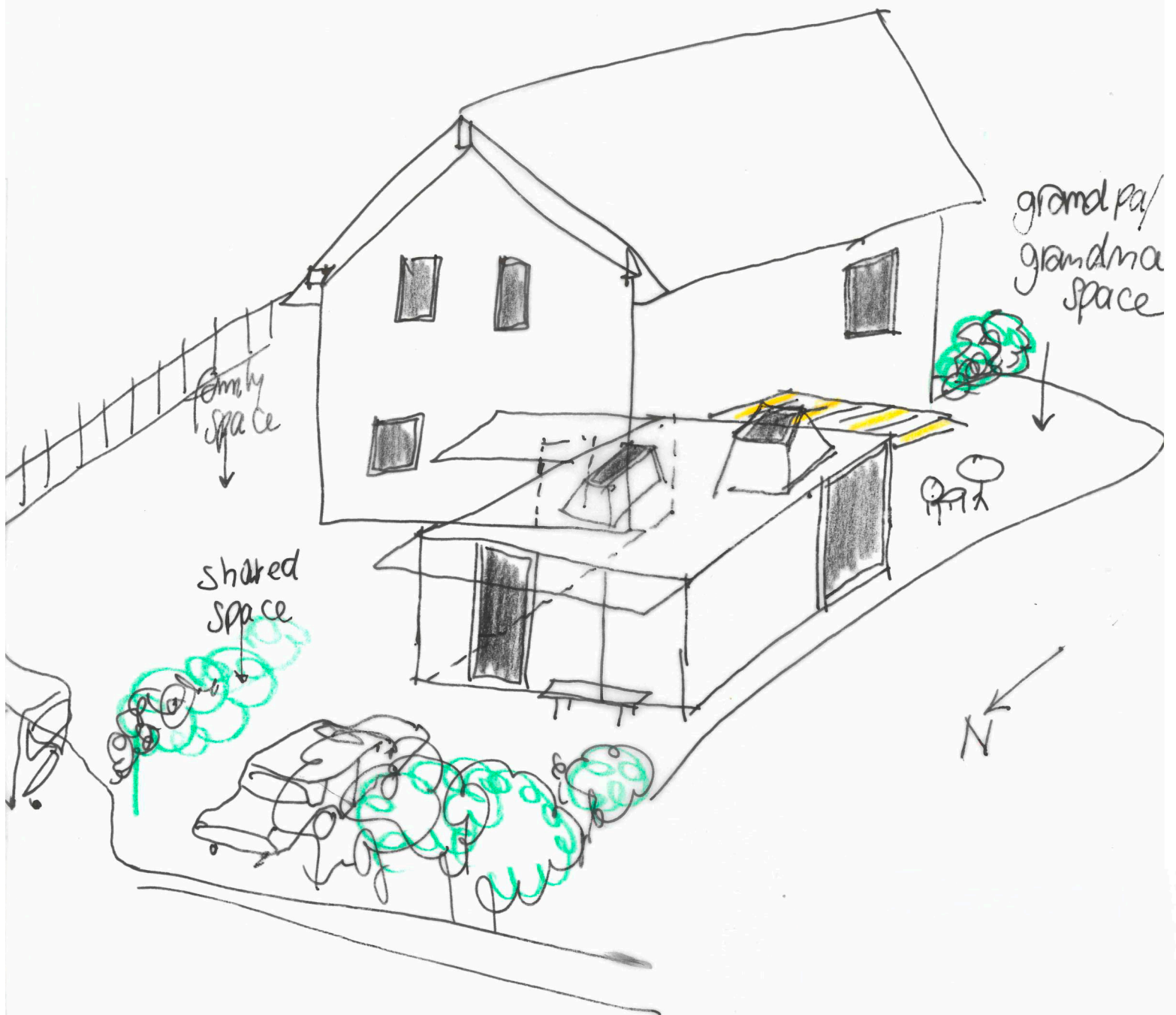
Requirements

- #01 insulation
- #02 heating system
- #03 facilities - no proper kitchen needed
- #04 daylight
- #05 Space for 2 couples / 1 family
- #06 storage space
- #07 access to garden on both sides









Garage as guest house

Transformed garage door



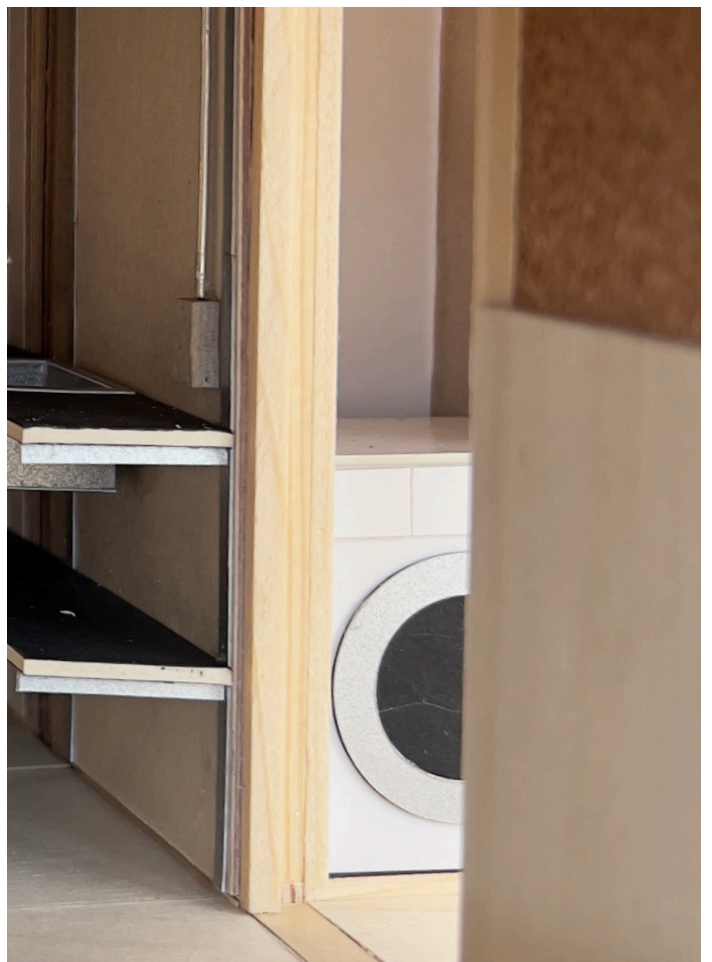


View in south sleeping room



View in north sleeping room





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Principles for
transformation

Proved
by practice

Alternative ways

Not everything has to be done like it is made by professionals or how it can be bought. The big potential of doing it yourself is also doing it as you like it. The impression that a kitchen always contains cabinets mounted to a wall resulting in one long surface plus a kitchen island, may be an obstacle when trying to transform a room into a kitchen.

1. Sam Chermayeff, Free Kitchen;
<https://samchermayeffoffice.com/project/free-kitchen/>
15.12.2024.
2. Modular Bathroom Units 2004,
Atelier Van Lieshout. 15.12.2024.
<https://www.ateliervanlieshout.com/work/modular-bathroom-units/>



1.



2.

Wim Goes Architecture - Refugee II

„Spring

We were asked by our client, diagnosed with ALS (Amyotrophic Lateral Sclerosis), to adapt his house with an eye on the future. After meeting with the ergotherapist, we knew we had no time to spare considering the aggressive nature of the condition.

Refuge II is a temporary project. The existing concrete carport was chosen for the project because of the limitation in adaptability of the existing house. Of course, a barrier-free floor plan was a major concern, but what came to me as being even more important was mental accessibility. There is no hope to heal. There is a need for a universal hope, helping each other, involvement, engagement, friendship beyond limits. How can we make architecture with this? Why not building with friends and family? With materials everybody knows from their childhood. Straw and sand referring to the playground, the smell, the memory...

Summer

More than a 100 friends and family contributed in constructing Refuge II. With tutoring from/and more complicated jobs done by professionals like the sustainable heating and ventilation (with heat recuperation) system or the domotics to manage the doors, curtains, lighting,... controllable by the client. While building, coffee, tea, food, beer and wine, were served to celebrate life.

Fall

Everyone being involved recognized him/herself in Refuge II. They were part of it, it created a mental accessibility. The focus changed from sickness and death to hope and future.

Winter

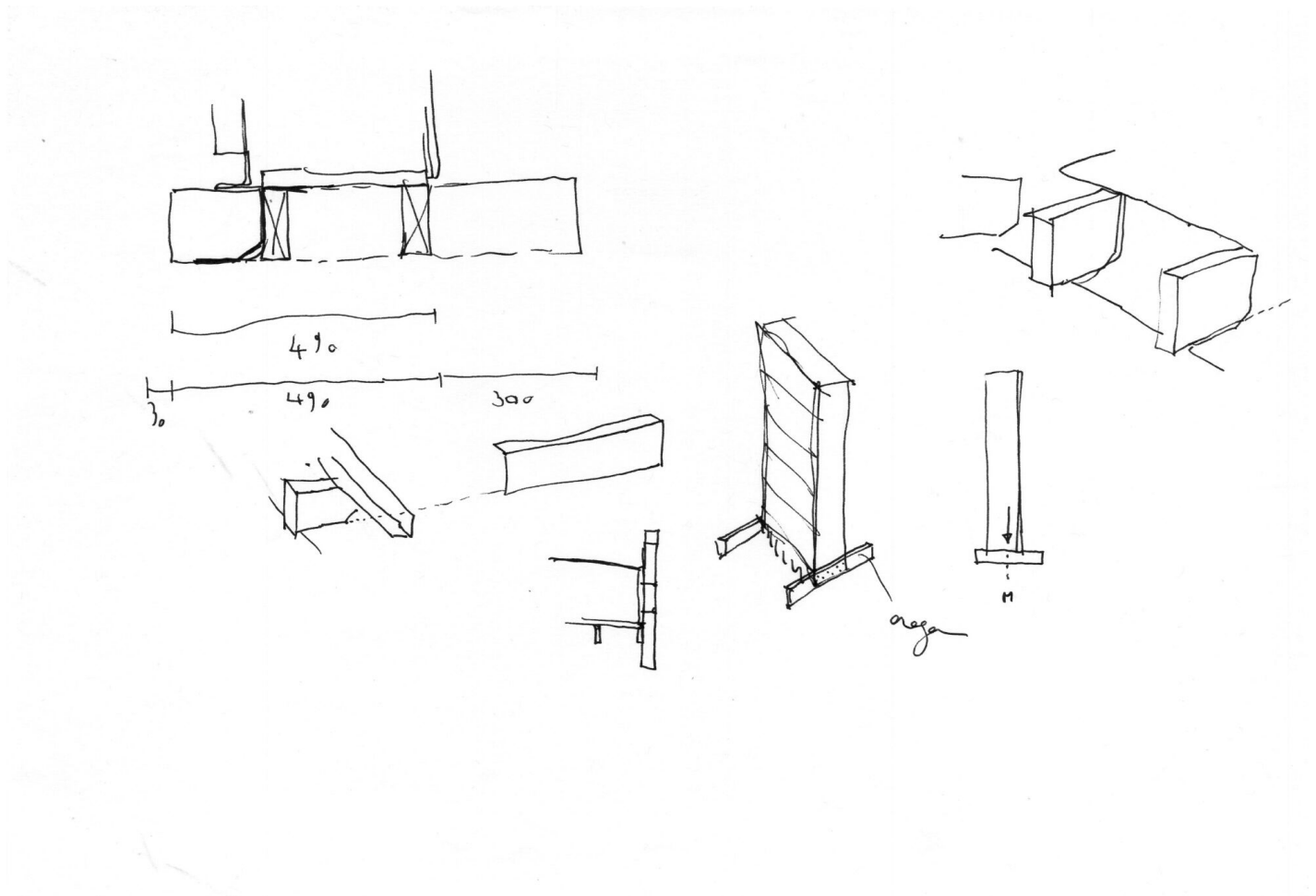
Everything will be taken away. 83% of the project (straw and loam) will

1. Text from the architect, published by ArchDaily. ArchDaily.15.12.2024. <https://www.archdaily.com/800577/refuge-ii-wim-goes-architectuur>
2. Filip Durjadin. 15.12.2024. <https://www.archdaily.com/800577/refuge-ii-wim-goes-architectuur/583f4589e58ece9e19000023-refuge-ii-wim-goes-architectuur-photo>

be spread out over the landscape as fertilisation. Technical equipment (sponsored) will be returned. Glass, metal, wood,... will be recycled. Parallel to this attitude, and above all there is a human investment. The ritual. The cycle of life“¹



2.



1.



2.

1. 2. 3. 4. Wim Goes Architectuur. Foto. 15.12.2024. <https://wimgoesarchitectuur.be/refuge-ii/>



3.



4.

BAST

Bast always works with limited budget. So they priorities interventions, which results in structural changes, to create new connections and allow new spacial function.

1. BAST. Foto. 15.12.2024. <https://bast0.com/T12>
2. BAST. Foto. 15.12.2024. <https://bast0.com/T12>
3. BAST. Foto. 15.12.2024. <https://bast0.com/A11>
4. BAST. Foto. 15.12.2024. <https://bast0.com/A11>



2.



1.



3.



4.

De VylderVinck Taillieu

„Piet and Ellen buy a house. A serious house. At the foot of the Koppenberg. Rotelenberg. Rot Ellen Berg. Ellen and Piet have been working on the house. For four years now. Themselves. Slowly. But better than otherwise“¹.

1. Text from the architect, published on ArchDaily. ArchDaily. 15.12.2024. https://www.archdaily.com/209414/house-rot-ellen-berg-architecten-de-vylder-vinck-taillieu/501774d028ba0d225a000939-house-rot-ellen-berg-architecten-de-vylder-vinck-taillieu-photo?next_project=no
2. Filip Durjadin. Foto. 15.12.2024. ArchDaily. https://www.archdaily.com/209414/house-rot-ellen-berg-architecten-de-vylder-vinck-taillieu/501774d028ba0d225a000939-house-rot-ellen-berg-architecten-de-vylder-vinck-taillieu-photo?next_project=no



1.



2.

Takk

With only 10000 Euro budget the transformation gets on the one side an direct and almost reckless expression. On the Other side the remains and artefacts of the former use and the existing scars of the structure face to face to the new, show a respectful attitude how to work with the history of a structure.



1. Jose Hevia. Foto. ArchDaily. 15.12.2024. https://www.archdaily.com/996346/10k-house-takk/63e6ae8ae8dab01dcc2761f3-10k-house-takk-photo?next_project=no
2. Jose Hevia. Foto. ArchDaily. 15.12.2024. https://www.archdaily.com/996346/10k-house-takk/63e6ae8ae8dab01dcc2761f3-10k-house-takk-photo?next_project=no

1.



2.

Assemble

Assemble Studio realized a lot of projects rooted in community led governance. Example Granby Four Streets.



1. Assemblestudio. Drawing.
15.12.2024. <https://assemblestudio.co.uk/projects/granby-four-streets-2>
2. Assemblestudio. Foto.
15.12.2024. <https://assemblestudio.co.uk/projects/granby-workshop>

1.



2.

Yoshino cedar house

Yoshino municipality realized a small guest house, that supports their local craftsmanship and heritage by involve guests in local rituals and meetings with residents.

1. Yoshinocedarhouse. Foto.
15.12.2024. <https://www.yoshinocedarhouse.com/the-design>
2. Hisao Suzuki. Foto. GHAA.
15.12.2024. <https://ghaa.co.jp/works/yoshino-cedar-house/>



1.



2.

Distributing Living Spaces

Where do you
live now?

Distributing Living Spaces

In the example of the Kanzelstrasse the three tools unlock space for 25 new residents. Two residents who are looking for a smaller apartment will find it in their street. The guest house can be used by everyone. The possibility of the guest house give no reason to hold back space, leading to at least seven free rooms.

The garden project with its idea of connection and sharing will grow in the neighbouring plots.

⌚ four people moved within their house

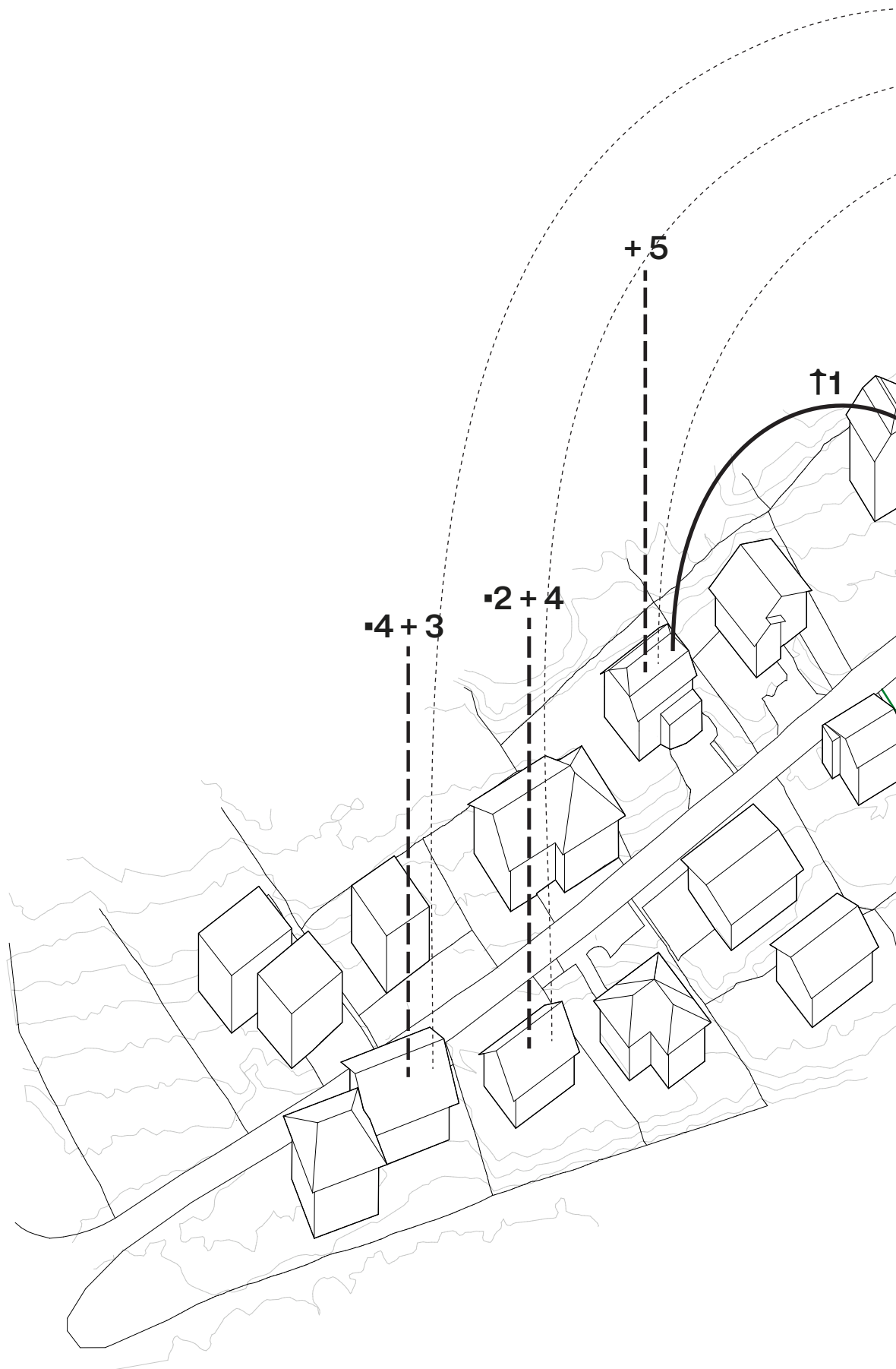
↑ two people moved to another house

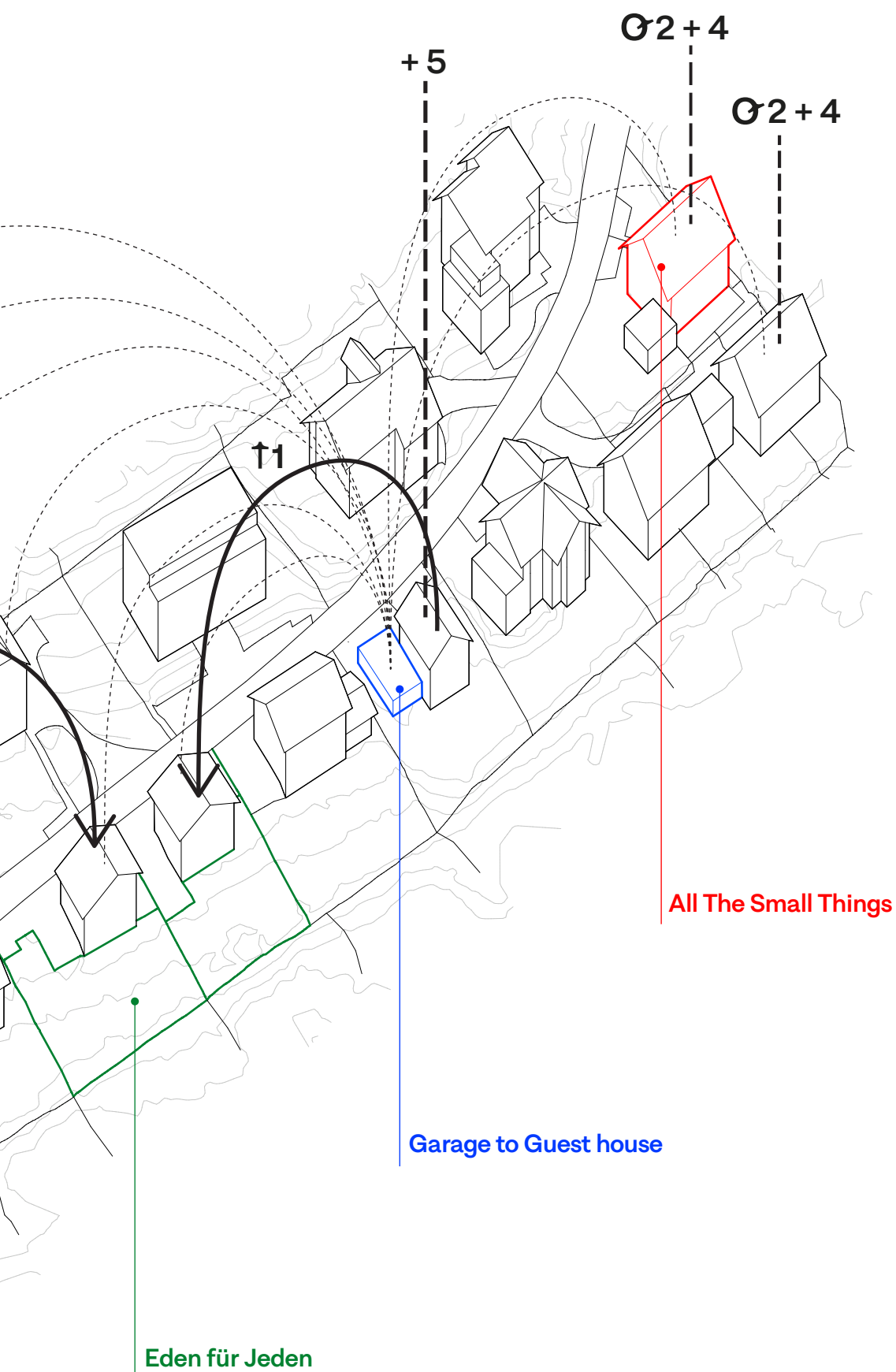
- six people stay without any changes

---- 25 new residents

..... guest house catchment area

→ movement within neighbourhood










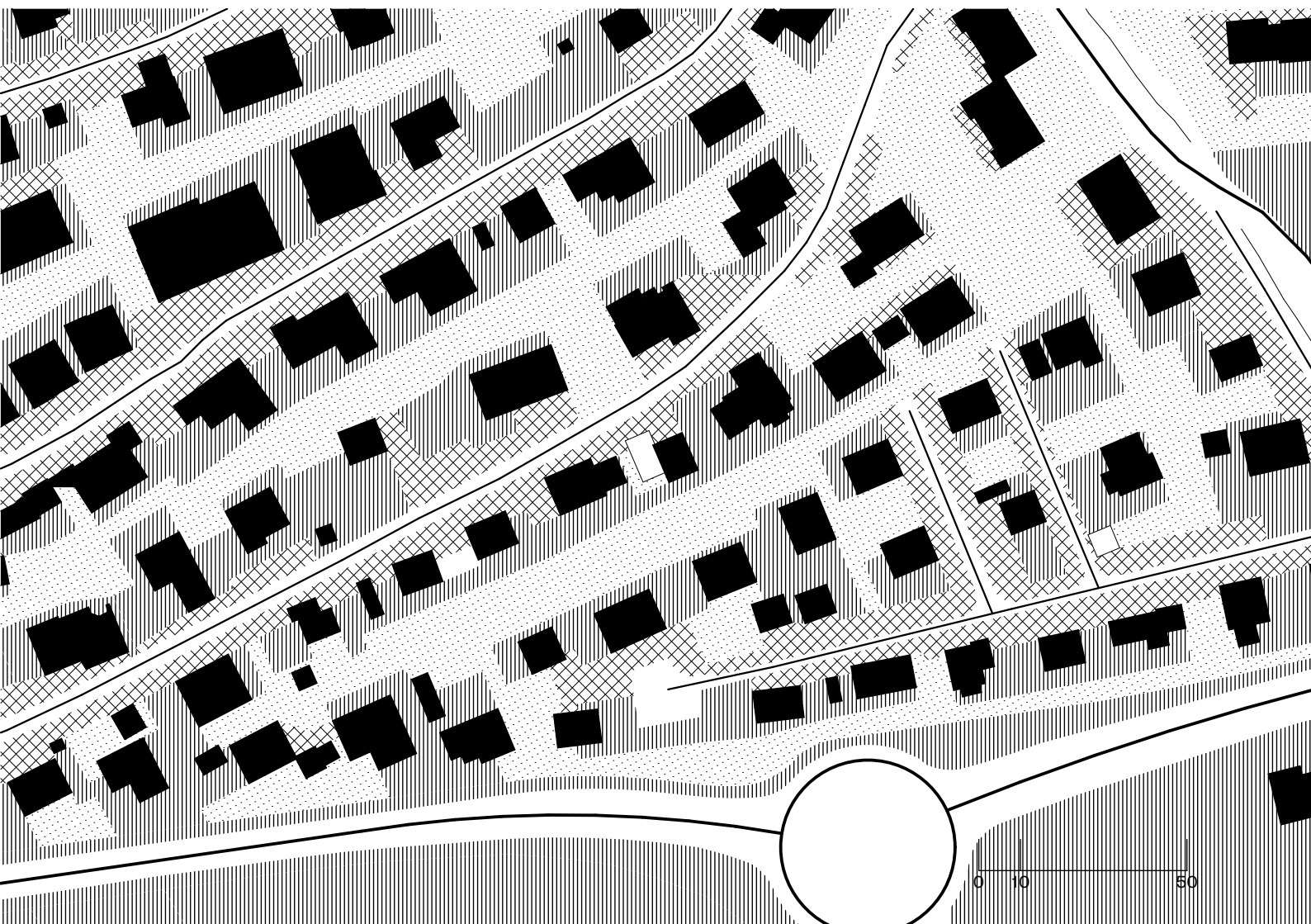


Let it grow

Strategy/Vision

By transforming the homes, gardens and garages the rules and standards of property and use are questioned. The sharp lines of mine, yours and ours will change to a more connected system of places for public, contact, sharing and privacy. With every project the map will grow gradually by rethinking the existing borders and negotiating access and use. Zoning can be easily done with vegetation and plants, also providing more habitat for flora and fauna. Open surfaces can flow over legal borders absorbing more water, even when they are rigid.

-  public realm
-  shared realm
-  private realm
-  contact zone
-  T30 zone
-  T50 zone
-  guest house in 200m walking distance

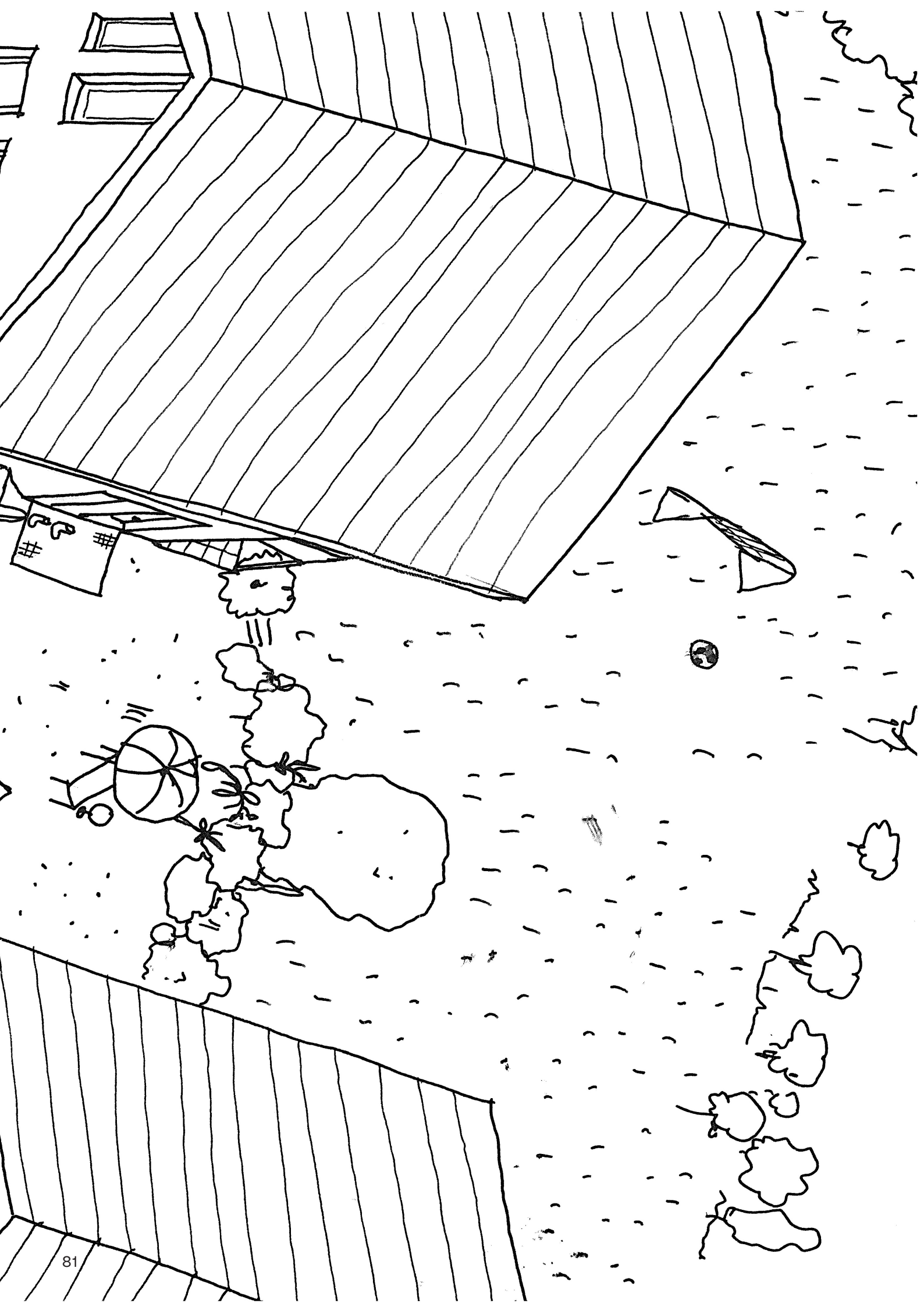


A second post
box?!

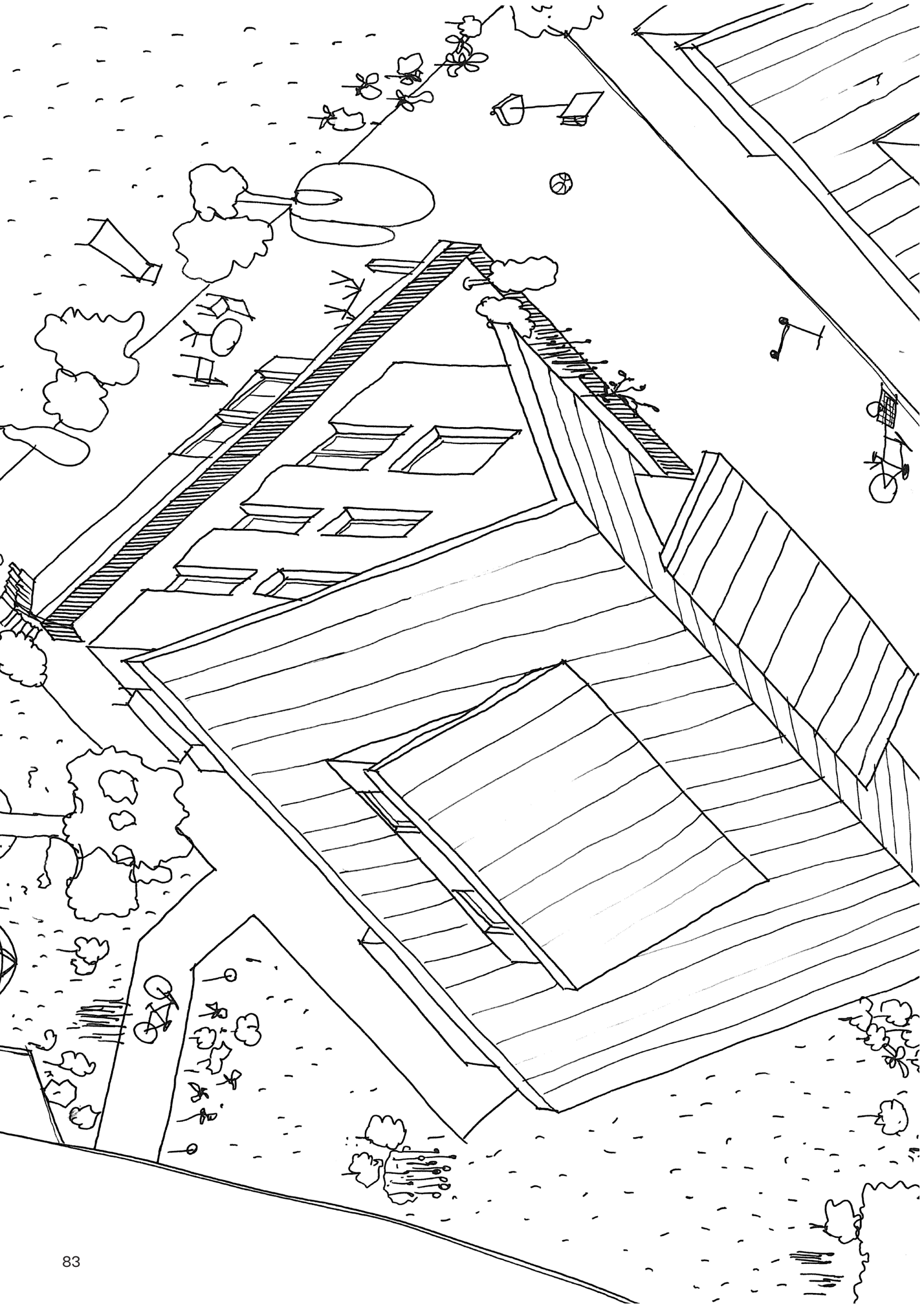
Revealing Tools

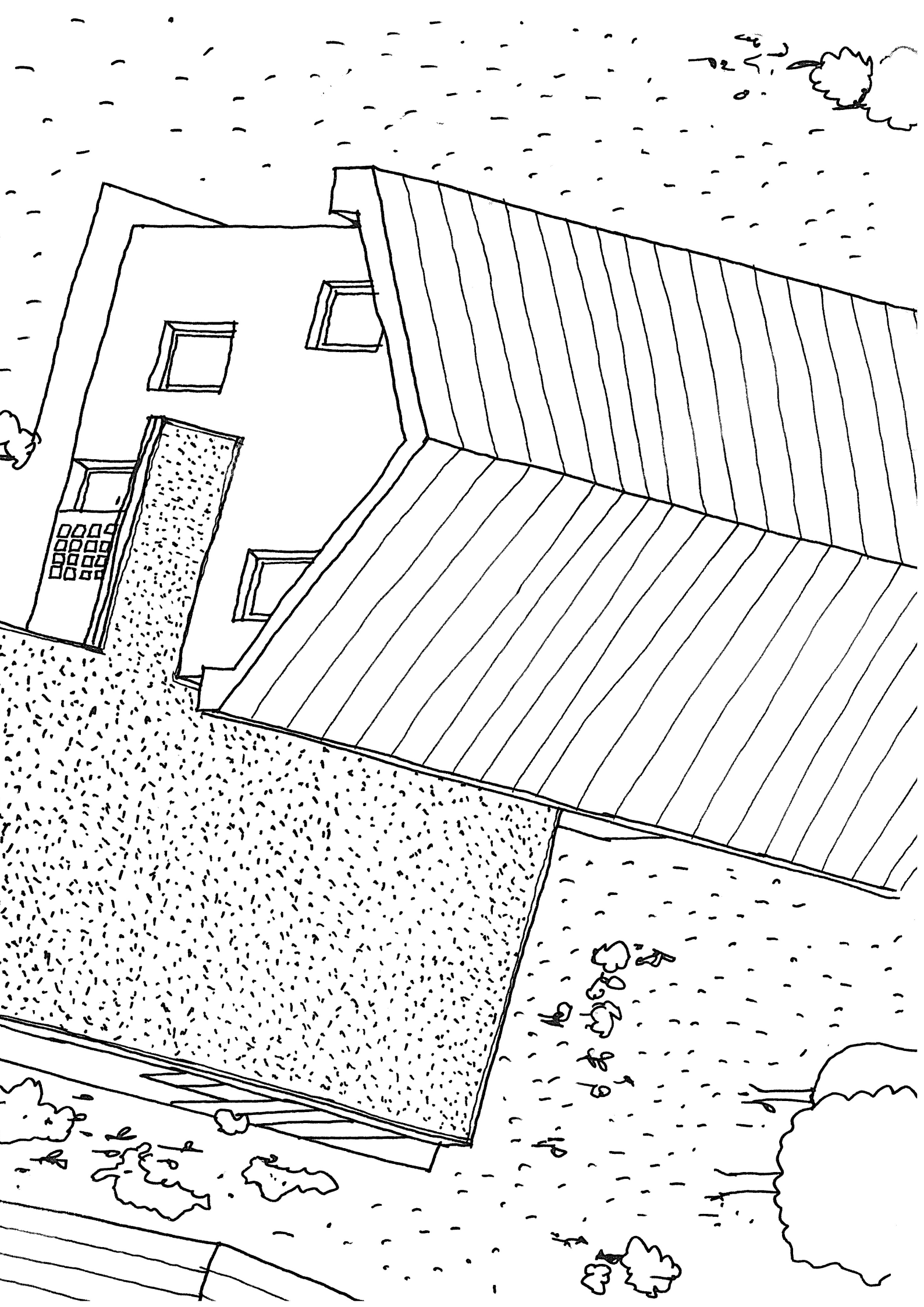
The tools are questioning standards, so protest and conflict might occur. But due to its gentle appearance and gradually growth, curious people can get in contact with their neighbours and get involved in what's going on. Doubts will become acceptance and inspiration.

Former parking lots defining the unused side of a house now become zones of contact, activities and leisure. A second entrance and terrace opens up and orientate a whole building completely new in the street. The guest house automatically becomes a meeting place for residents and guest also, sharing accommodation for a few days.









Master Thesis
ETH Zürich
Studio Tom Emerson /
Martina Voser
WS 2024
Honey I shrunk the house
Nikola Philip Endres

