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THE INTERMEDIATE SIZE

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- For Ungers and Kolhoff, the size of the urban villa housing type should contain six to ten apartments, each one different. The number of floors should be no more than four. In a villa of that size it is possible to plan apartment units that differ in size and arrangement and in their relationship to the outdoor space (gardens, loggias and roof gardens) (42).

- The intermediate size is situated in between the two scales. As an individual object it primarily defines the space around it, but it does not yet define the urban space. The second scale factor is the relationship between the whole and the parts. In the urban block the parts – windows, doorways, balconies and so on – are usually subordinated to the whole (43).

- It is not possible to define the limits of the intermediate size in absolute terms. It is determined by the relationship between the autonomy of the parts and the unity of the whole. This relationship is reflected in the structure of the building (distribution of spaces and access), its use (collective use of the plot, and the degree to which the collective space is part of the public domain) and its volume (volumetrics and organization of the façade). The limits of the intermediate size will be explored by comparing various series of structures and arrangements (43).

- The architectural and cultural features of the intermediate size were grouped into three categories – monoliths, ensembles and additives.

- In the monolith, the aristocratic residential program is replaced by housing for workers in response to the emergence of ideological housing models which uplift the working class by enabling its members to live in palaces or villas. In the structure of its façade as well as its ground plan, the villa remains a spatial whole. Underlying the monolith is an ideology of uniqueness. The type is founded on an urban culture of collective land use and mixing of functions. The façade is neutral; the architectural specifics are located in the interior. Within the boundaries of the architectural volume there is great flexibility and diversity of ground plans (50).

- In the ensemble, the volume is grouped around a specifically designed outdoor space. The central area of the ensemble is enclosed and intimate, while the architectural details of the internal façade give this building type its specific character (52).

- The additive consists of a number of identical housing units, each with its own staircase, group together in a building volume that refers to the villa. The composition of the façade harks back to the classical compositional idiom; however, the ground plan does not display the spatial unity found in the classical villa. The ideology of this model is twofold, at the interface between collectivity and individuality. Standardization of private use goes together with collective representation (54).

- To Sola-Morales, the juxtaposition of collectives or enclaves on different-sized plots, with differing degrees of publicness, is the main feature of urbanity. Urban planning in the historical city is always small-sclae and is directly linked to a building typology. The historical fabric is highly stratified in its use (56).

- Intermediate-size housing is presented as an autonomous unit at the boundary between architecture and urban planning. It is a small-scale vision of the city, based on architectural elements that can incorporate the collective and public domains. It introduces notions of interlinkage and stratification by incorporating semi-public or collective elements into a building typology. The main intrinsic values associated with this nuclear size are oversize at the architectural level of scale and down-scaling at the urban planning level. At both levels this lead to flexibility and diversity in relation to program and spatial arrangements (76).

- The intermediate-sized building can introduce stratification into the fabric and create links between different networks and domains (77).

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Like Bijlsma and Jochem Groenland, The Intermediate Size: A Handbook for Collective Dwellings, (Amsterdam: SUN, 2006).