



THE SHARED HOME

Design guidelines for a shared feeling of **PRIVACY.**

MENTAL OWNERSHIP.

SAFETY.

SOCIAL CONNECTION.

JANINE SCHMEITZ

2024

The shared home

Design Manual

Explorelab, 2024

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Personalia

Janine Schmeitz

4875265



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Tutors

Willemijn Wilms Floet

Darinka Czischke

Rufus van den Ban

ABSTRACT

The meaning of home is an ever changing concept. Currently, there is an emphasis on privacy and individual view towards the sense of home. In collaborative housing this idea is challenged. Residents see the benefits of sharing to increase the sense of home.

The purpose of this design manual is creating an overview of how the collaborative housing can influence the sense of home spatially. The spatial features are visualized through different case studies. The cases vary in size, configuration and level of sharing to create a comprehensive overview of influential spatial features. It is important for collaborative housing projects to be designed together with residents in a participatory process. The design manual can be used as a tool for talking to residents and designing future collaborative housing projects with them.

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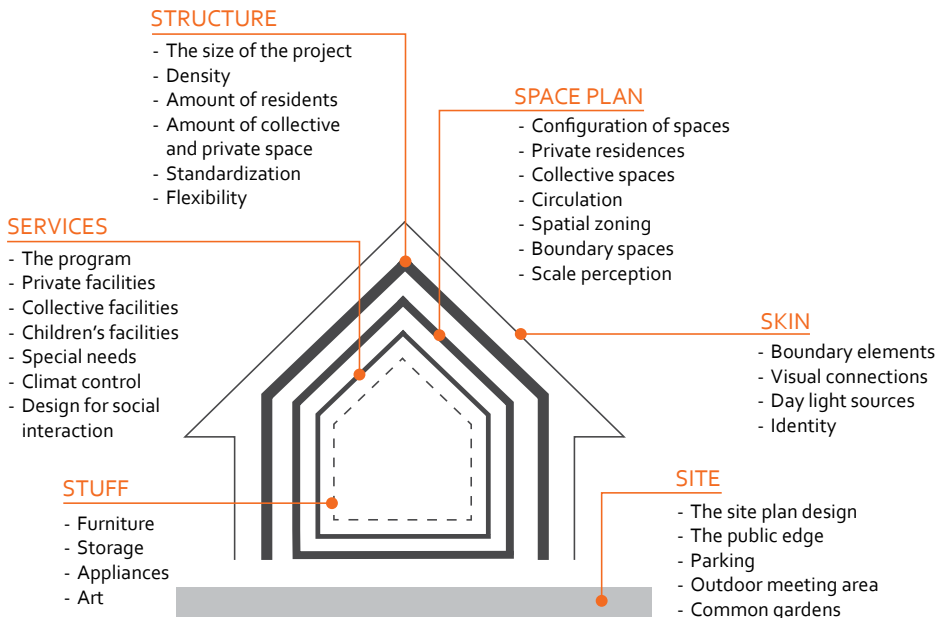
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01. **AT HOME**

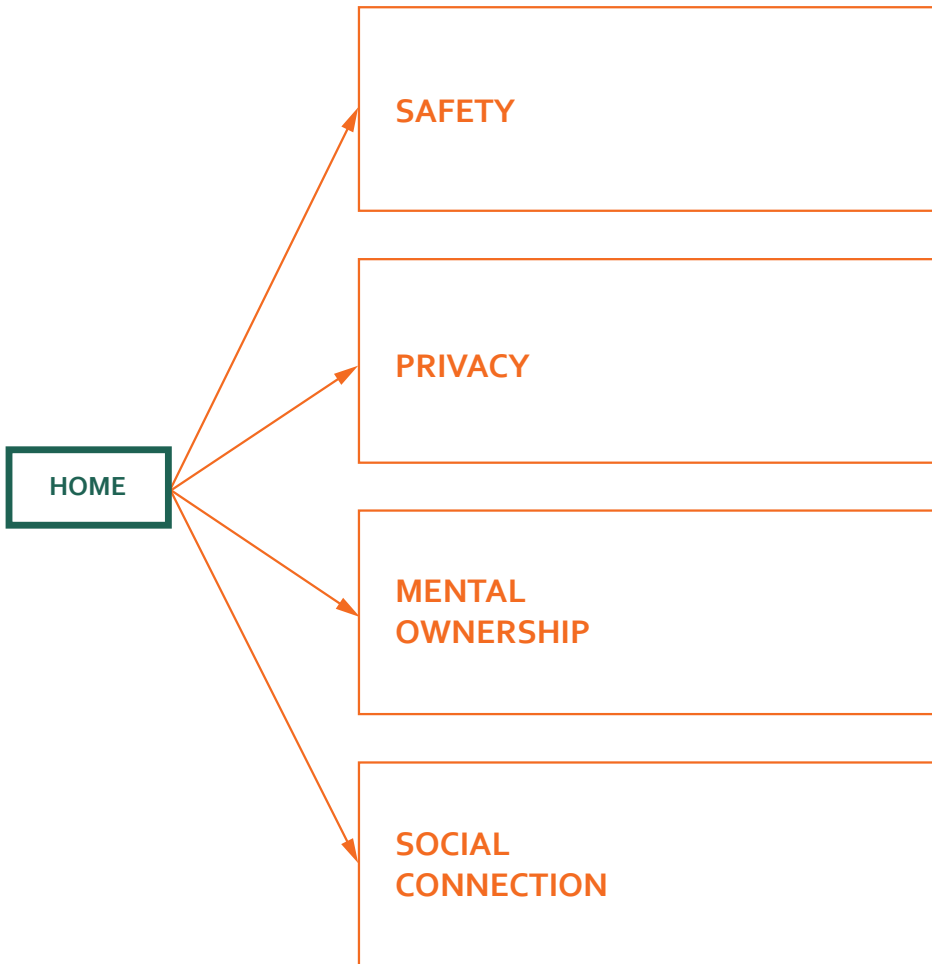
The home is not just a physical shelter from the outside world but has significant meaning and identity given to domestic space. It is not a static concept but constructed over time through rituals and practices set in a spatial arrangement which is the counterpart of public space. In this design manual, four concepts are used to be able to describe and study the sense of home. Namely; safety, privacy, mental ownership and social connection. These concepts describe the home as a place where the resident can do what they want, which is theirs, where they feel safe and can connect with others. In the following chapters these four concepts are connected to spatial features and how they can influence the sense of home.

02.

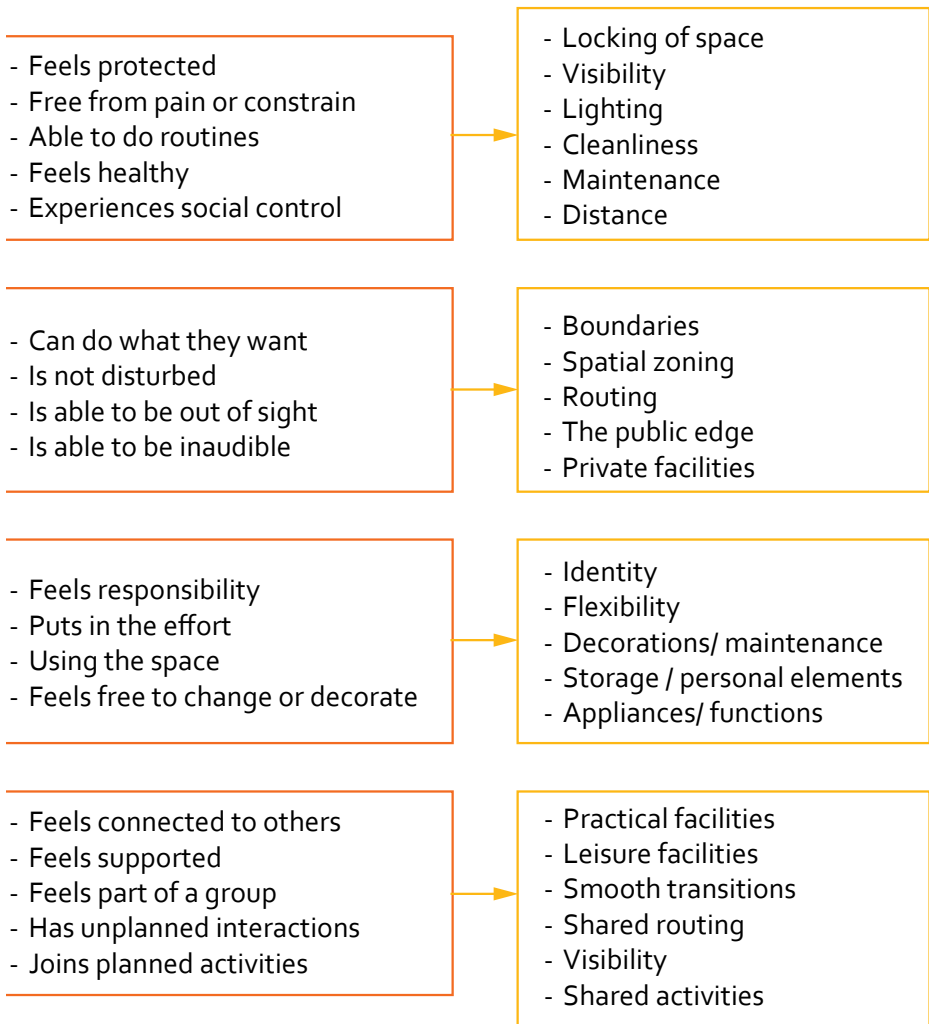
METHOD



These spatial features are studied on their implementation in collaborative housing projects. All these features influence the four concepts of home in their own way.



To make the sense of home measurable during the fieldwork the four key concepts are first operationalized. The four concepts of home are connected to separate actions and experiences that give an indication



whether the person experiences a concept or not. Afterward, these separate actions and experiences are connected to physical features that could influence them. The overview is visible in the figure above.

03.

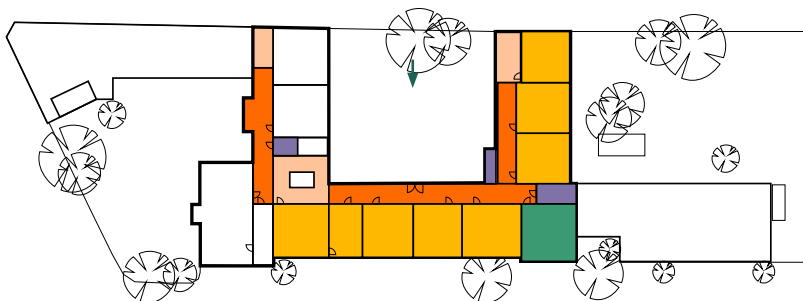
THE PROJECTS

Hofje van Gratie // GR // Delft // 1400 m²

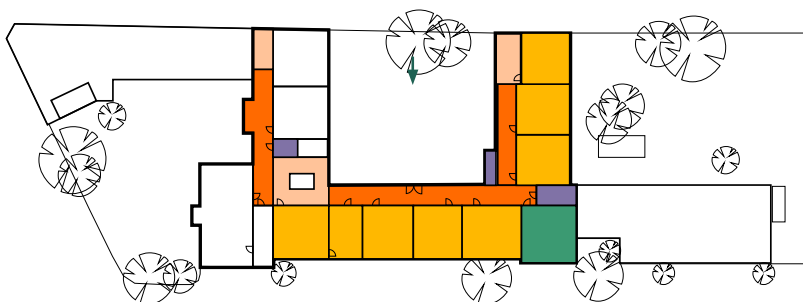


Hofje van Gratie is a row of 7 monumental houses connected by a shared hallway and courtyard. It was founded in 1571 and built in 1575. In 1660 it was relocated because of an explosion toward its current location in the north of Delft. The seven houses are all connected to the shared hallway at the back of the house. Some of the houses have sanitary and a kitchen inside of their individual unit. Most of the houses have their private kitchens, sinks and shared sanitary are on the other side of the hallway. The hallway also gives access to the shared garden.

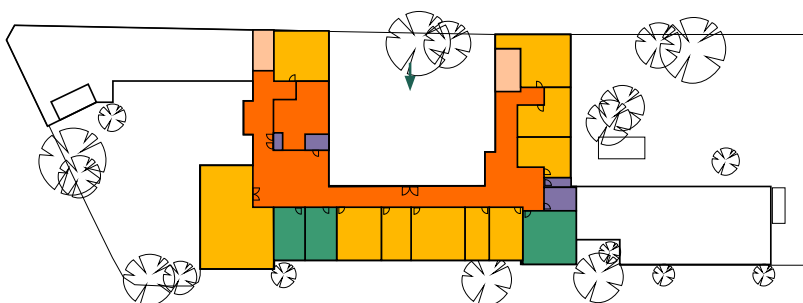
15 // Projects



First Floor



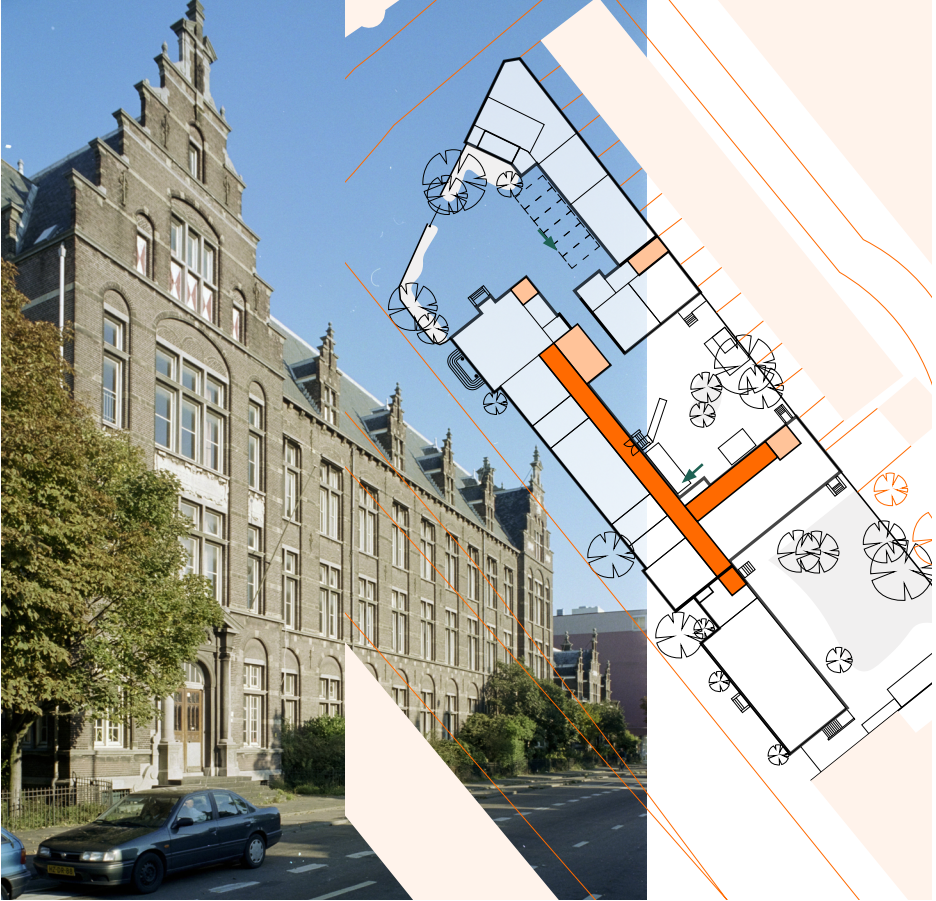
Second Floor



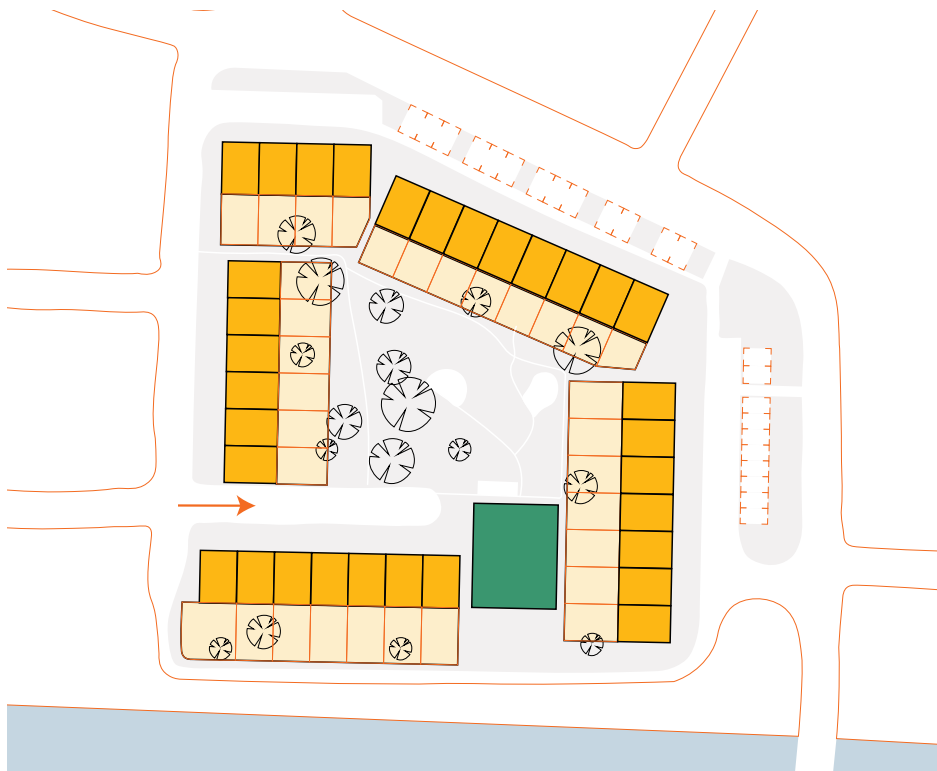
Attic

- *Dwellings*
- *Kitchen*
- *Sanitary*
- *Businesses*
- *Routing*

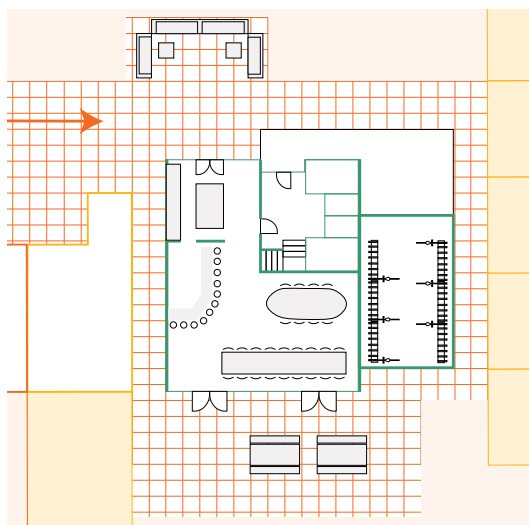
De Grote Pyr // GP // The Hague // 2500 m²



This community is situated in an old school building in Den Haag. The project consists of 30 dwellings inhabited by around 50 residents. Amongst them are families, couples and singles with age range between 30 and 60. The project is divided in three clusters with various sizes and private units. The clusters have a maximum of 6 households. The dwellings are organized along a central hallway which looks out on the inner courtyard. The height of the old classrooms gives a lot of flexibility for the resident to design their own interior lay-out.



Ground floor



Common house

- Private
- Communal
- Routing

Hestia // HE // Lelystad // 6500 m2



Hestia (HE) is a collaborative housing project in the suburbs of Lelystad. The residents helped finishing the construction in 1988. Hestia contains of 32 low rise houses and one community house surrounding a communal garden. It is inhabited by families and single person households and families. Forming a community of about 60 – 70 residents. In the original plan the private gardens are visible from the collective space to create a smooth transition and improve social interaction. There is one community house which looks similar as all the other houses and contains the shared facilities.

04. SAFETY

Safety in the sense of home can be described as having a place where residents feel protected from intrusive outside influences. Feeling home is connected to being free from pain and constrain. It is a constant material and social factor which the residents can rely on to perform their daily routines. Safety can be spatially influenced by: visibility, the locking of space, lighting, cleanliness and maintenance



From collective space // CW



From private space // GR



Into private space // GR



Visibility // HE

Visibility is a key factor for creating safety throughout the project. Visibility from and into the private dwellings creates the feeling of “eyes on the street”. Enabling residents to keep an eye out on each other, their children or unwanted visitors.





Locked central entrance // GP

The Grote Pyr has one central access point with a front door. Residents of the Grote Pyr experience safety throughout the whole project because they are able to lock this door.





Distance from the public street // HE

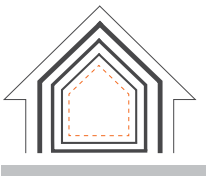
Safety can also be ensured by creating distance from the public street. Most residents that are furthest from the public street feel most protected.





Little clutter // GP

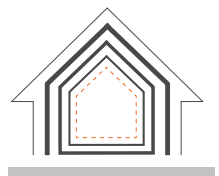
It is important to maintain the collective spaces. Simply for fire safety but also to prevent other dangerous situations from happening. In the Grote Pyr they tried to keep out clutter by adding personal closets in the hallway.





Hygiene // GP

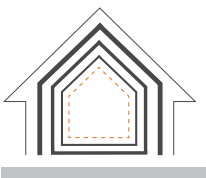
Hygiene is an important aspect to insure health of the residents. Proper facilities and appliances for cleaning are needed.





Lighting // HE

Lighting is needed to ensure safety and therefore usability of spaces at night time. The communal gardens are mostly publicly accesible, therefore it is more important to add sufficient lighting facilites. In Hestia additional lighting was later added on the back side of the communal garden for residents to feel safe.



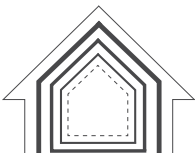
05. **PRIVACY**

Privacy in the home facilitates a space or time frame in which you know you can be alone or together for a certain amount of time without being disturbed. This can be influenced by the following spatial features: boundaries, zoning, routing, the public edge and facilities.



Fences // HE

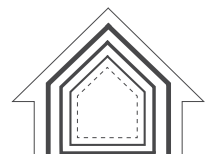
Most projects have boundary elements to ensure collective privacy from the public. To keep intruders out, the public edge can be closed off physically by a gate. This creates a clear boundary but does not provide visual privacy.





Vegetation // HE

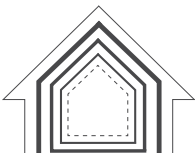
The public edge can also be closed off visually with boundary elements. Vegetation creates a soft but efficient border which allows for flexibility. The resident can choose personally how transparent they want the boundary to be and it can be changed over time.





Distance between public and collective // HE

Collective privacy can be created with a smooth transition by placing the entry further from the public edge. In Hestia the collective privacy is created by placing the common house far from the main street. To enter the Grote Pyr, a person has to first pass a gate, then go underneath the passage way and then you find the entrance in the inner courtyard.





Gate // GP



Underpass // GP



Entrance // GP



Zoning within collective space // GP

Zoning within the collective space creates corners where residents can find privacy outside of their dwelling. These spaces are not fully bordered off. They create the idea for a person or group that they can do their own thing without being disturbed. This balcony besides a communal space in the Grote Pyr is an example.





Zoning within collective space // HE

In Hestia a communal terrace is located on the other side of the building. The common house is used as a boundary element which allows for people to gather without creating disturbance for the rest of the community. The common house also functions as a transition zone because there is visibility through the house which stimulates social interaction.





Boundary elements within collective space // HE

Adding boundaries within the collective space can facilitate individual or group privacy within the collective spaces. It creates little corners within the collective space for residents to do their own thing. The vegetation in Hestia gives visual and audio privacy.





The boundary inbetween private and collective // HE

To create individual privacy, residents add boundaries. In the projects the boundaries between private and collective can be transparent to give enough privacy whilst creating a smooth transition. This stimulates social interaction. On the next pages examples are visible of how these borders are realised inside and outside. Inside boundaries are mostly more moveable whilst outside boundaries are more static.



INSIDE

Screen // GP



Glass door // GP



Curtain // GP



OUTSIDE



Fence // GR



Bushes // GR

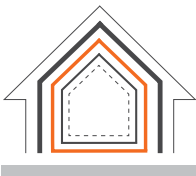


Height difference // HE



Zoning between private and collective // GR

A transition space or zone between private and collective can enhance individual privacy without adding boundaries. The entrance way can create a smooth transition where people can enter but are not yet fully inside the home. These spaces can also be usefull for other functions. In Hofje van gratie it is a hallway. In de Grote Pyr it is for example a coat rack, kitchen or pantry.





Coat rack // GP



Kitchen // GP



Pantry // GP



Private facilities // GP

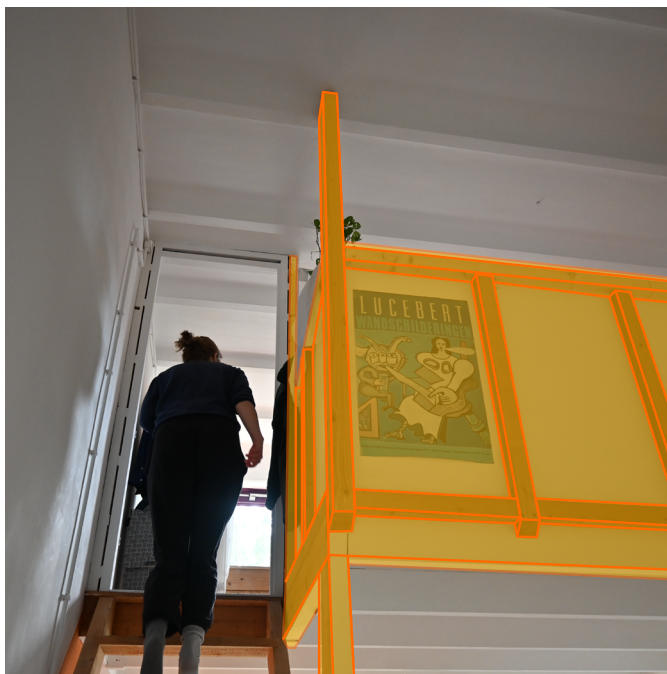
Lastly, privacy can be given to the individual households by adding private facilities within the apartments. The individual does not always have to enter the collective space when they want to use the facilities. These facilities can be minimal because they are additional to the collective facilities.



06.

MENTAL OWNERSHIP

A resident can have financial ownership and mental ownership over their home. Mental ownership is closely linked to identity and control. The resident mostly feels mental ownership when they feel responsibility and put in the effort for maintenance. The level of ownership is increased by working together and being a part of meetings. Features as flexibility, identity, decorations, maintenance and storage right outside the door are spatial influences on the sense of ownership.



Open Loft // GP



Closed Loft // GP



Flexibility in private space // GP

The spaces in a CH project should have some level of flexibility so that every resident is able and inspired to build their own home just the way they want it. Within the Grote Pyr every resident rents one or half of a classroom. The height allowed them to build all kinds of different lofts within the classrooms. In this way the residents felt ownership over their private space.





Unity // GR



Unity // HE



Unity & Personalization // CW

Unity creates ownership over the entire project whilst personalization creates ownership over the individual dwelling. Every project should have a balance between the two. In Hofje van van Gratie and Hestia, unity has the overhand. In CW Delft there is an overall similar lay out and material use but the residents were able to choose the colour of the facade of their own home. Therefore identity is given to the project.





Entry // GP



Hallway // GP

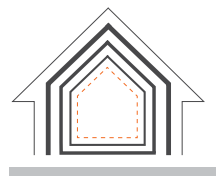


Stairway // GP



Decoration in collective space // HE

Decorations in the collective spaces can be a way to give identity to the space and therefore increase the level of ownership. The process is also a factor because being able to decide what comes where gives responsibility. In most projects this is done by paintings and furniture.





Mailboxes // GP

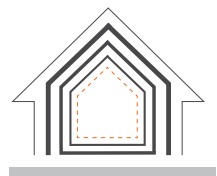


Cabinets // GP



Personal elements in collective space // GP

Adding personal elements increases level of ownership in the collective spaces. In the Grote Pyr this is done by personal doorbells, mailboxes and storage.





Maintenance // GR



Renovating // HE

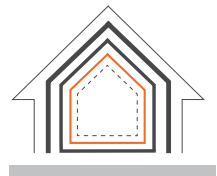


Tool shed // HE



Usability of collective space // HE

Working together and using the collective spaces increase the level of ownership. By maintaining the spaces together communal ownership is increased. By facilitating usability of the spaces individual ownership can be increased. A comfortable climate and appliances can stimulate the use. Lastly, experiencing the flexibility to be able to renovate when the needs change is important.





Semi-private zone in collective space // GP

A semi-private zone is a zone which is in between the private and collective space. To enhance ownership a semi-private zones within the collective spaces should be allowed. The resident is able to furnish this space however they want to. In the example above the resident did this by adding a coat-rack, decorations and storage.



07. **SOCIAL CONNECTION**

Social connections can strongly emphasize a sense of home because bonds between people in the same space can enhance the given meaning to that space. However, a balance between social interaction and privacy is needed. Only then, the residents can feel supported by the others whilst also feel free to do what they want. The social connections were mostly facilitated by social activities, collective facilities; leisure or practical facilities, smooth transitions from private to collective and a shared routing.



Collective facilities // GP

The planned and unplanned social interactions can occur in the collective facilities. A resident of the Grote Pyr states she is glad social interaction can take place in these spaces instead of her own private space. The collective facilities can be for practical or leisure puposes. Examples are visible on the next pages.





Outside space // HE



Living room // CW



Waggeefkast // GP

PRACTICAL



Laundry // HE



Sanitary // GP



Kitchen // GP

LEISURE



Gym // HE



Event // GP



Terrace // CW



Semi-public // GP



Semi-collective // GP



Collective // GP



Zoning in communal space // GP

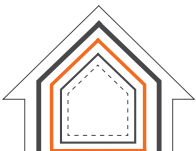
Zoning in the collective spaces allows for different activities and different groups to be able to use the collective spaces. In the Grote Pyr they have different outside spaces varying in amount of privacy from the public. In Centraal Wonen Delft smaller cluster kitchens are created besides the shared routing. This allows for usability for individuals or smaller groups but also facilitates unplanned interactions.





Shared Routing // GP

A shared routing from the public to the private spaces allows for daily interactions. These vary from a simple hi to a small conversation. Having one shared routing creates the feeling of liveliness in the project. Besides this also adding collective spaces alongside the routing stimulates use of the route and the spaces. The spaces can physically and visually be connected.





Visual // HE



Physical // CW



Visual connection // HE

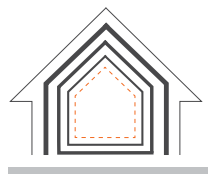
The boundaries between private and collective can be transparent to give enough privacy whilst creating a smooth transition. The visual connection stimulates social interaction. On page 40 & 41 other examples of transparent boundaries can be seen.





Appliances // HE

A shared routing from the public to the private spaces allows for daily interactions. These vary from a simple hi to a small conversation. Having one shared routing creates the feeling of liveliness in the project. Besides this also adding collective spaces alongside the routing stimulates use of the route and the spaces. The spaces can physically and visually be connected.

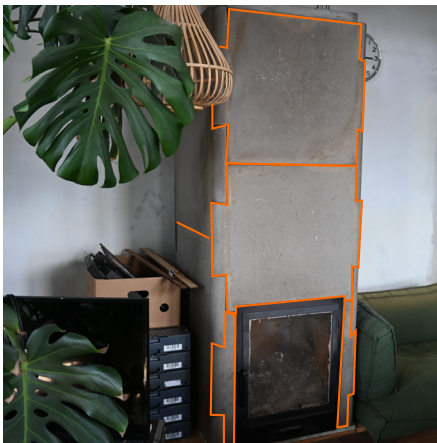




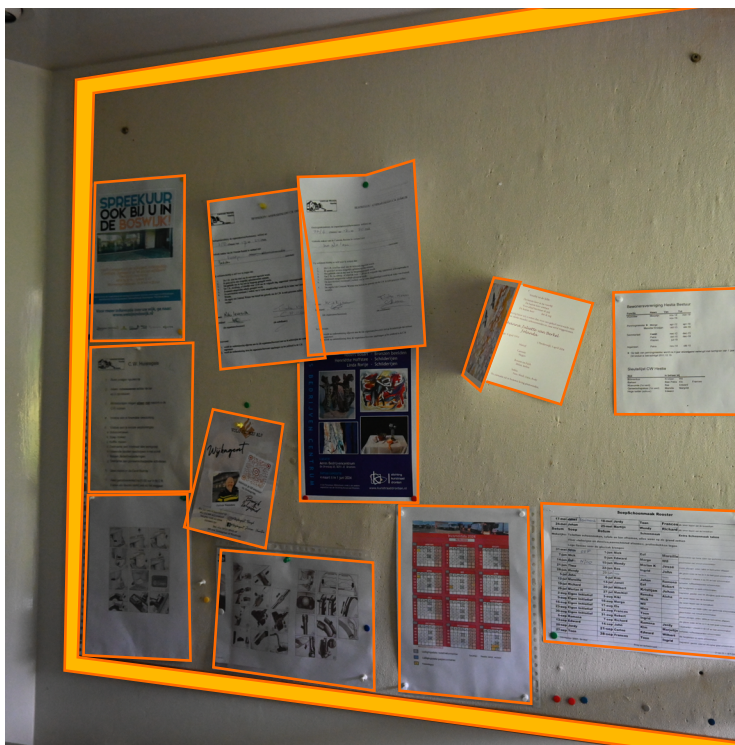
Tile heater // GP



Tile heater // GP



Tile heater // GP



Shared activities // HE

Shared activities are one of the most important aspects of CH that create social connection. In Hestia this is spatially facilitated by an activity board in the common house. In the Grote Pyr they all made tile heaters together. Now everyone has a reminder of the shared activity and sense of community inside their private dwelling.



Lined paper template with horizontal ruling lines.

**Explorelab
Graduation Project**