

THE ZZP WORKHOME

IN MINERVAHAVEN



MAUD KLEIN HORSMAN

“Haven-Stad wordt een gemengd gebied met veel
werkgelegenheid, hoge woondichtheden en voorzieningen
die daarbij horen. “

Concept Ontwikkelstrategie 20 juni 2017



MAUD KLEIN HORSMAN

THE **ZZP** WORKHOME

“A person who carries out work for his own account or risk in his own company or practice ... and who does not employ any staff.”

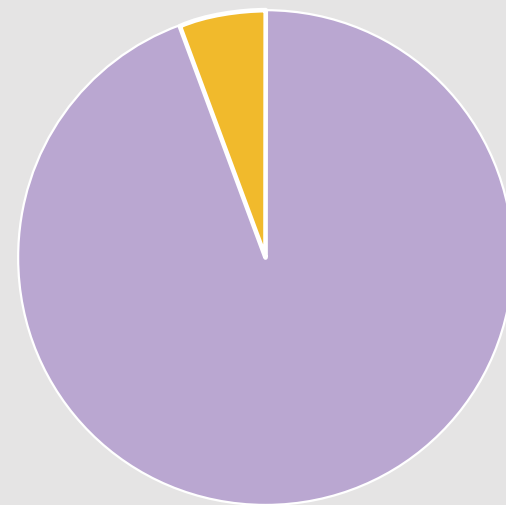
CBS



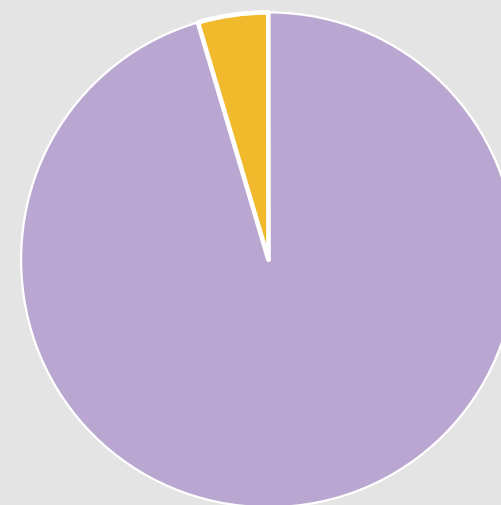
Response to the contemporary lifestyle
Planning your own working hours and workplaces
From “job security” to “work security”
Change in relationship between employer and employee

1.060.000 ‘zzp’ers’ in the Netherlands
Every year 40.000-50.000 new ‘zzp’ers’
63.100 ‘zzp’ers’ in Amsterdam

CBS

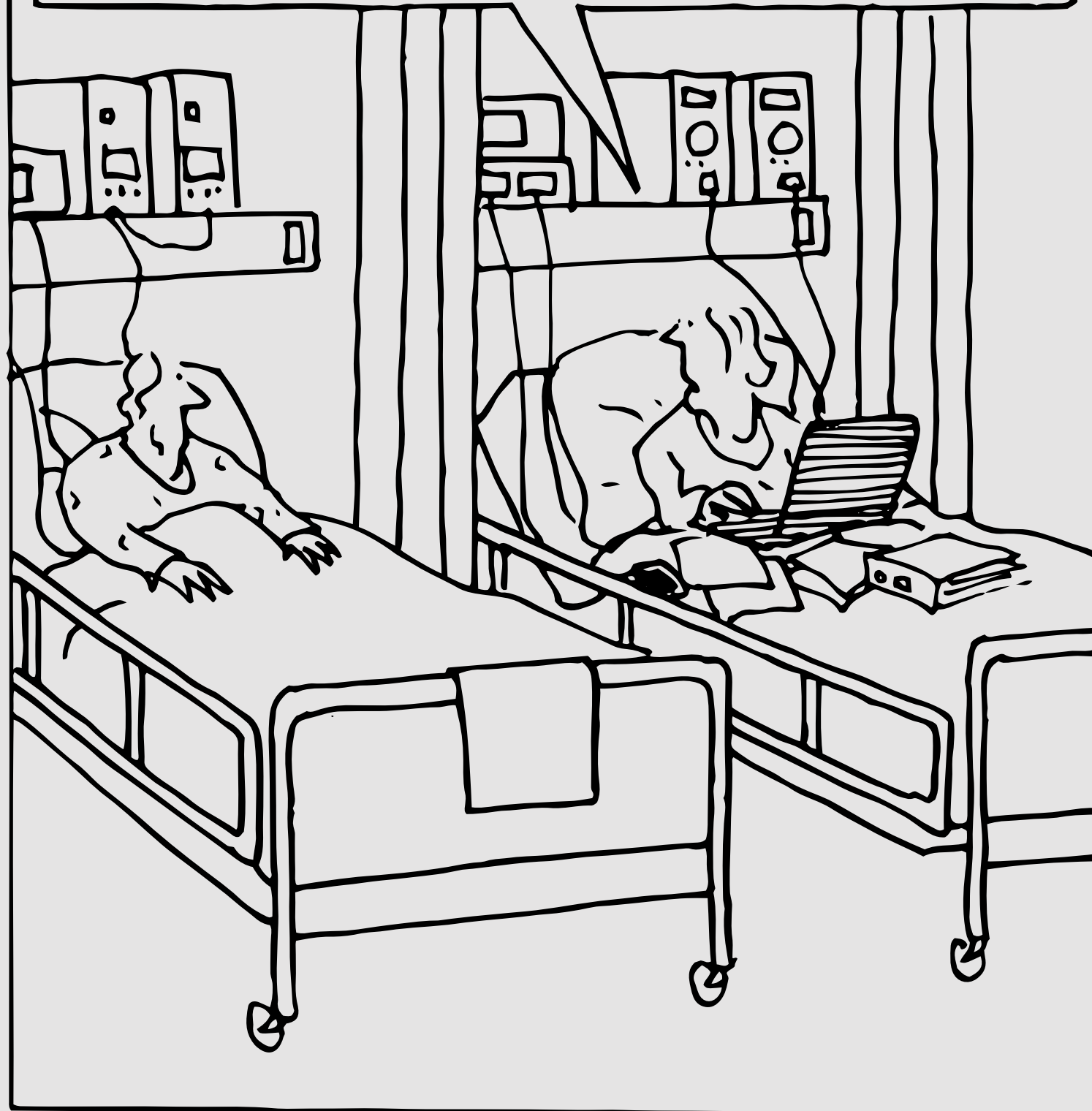


Totaal ZZP'ers in Nederland
Totaal ZZP'ers in Amsterdam



Totaal inwoners Nederland
Totaal inwoners Amsterdam

SORRY! I HAVE TO WORK.
I AM A ZZP'ER



Stronger if they are
together

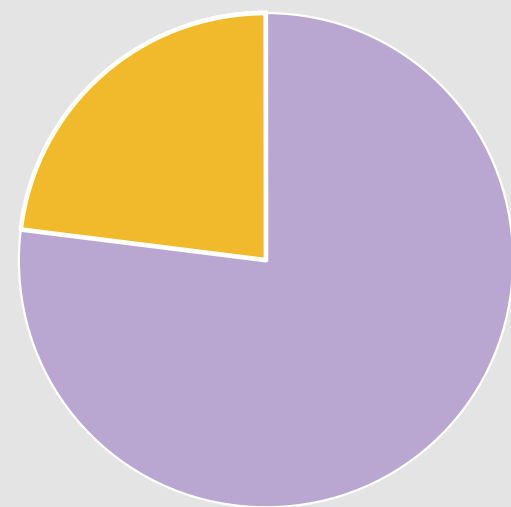
Paul Mason

- 1 Authors & artists
- 2 Art specialists
- 3 Marketing consultants
- 4 Business management
- 5 Lawyers
- 6 Engineers and researchers

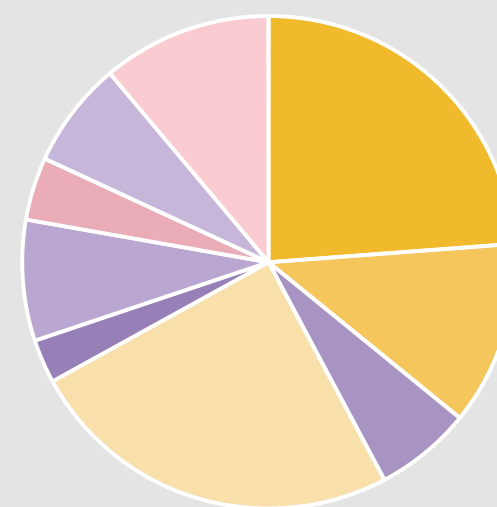
- 7 Subject specialists nature & technology
- 8 Other crafts
- 9 IT specialists

18.867 'zzp'ers' from Amsterdam with a suitable profession

CBS



Totaal ZZP'ers in Amsterdam
 ZZP'ers met een geschikt beroep in Amsterdam



1
 2
 3
 4
 5
 6
 7
 8
 9

THE ZZP'ER IS SPEAKING

Getting to know the 'zzp'er' leads to **the zzp workhome**
Survey and fieldwork

Anoniem, deelnemer enquête

“My workspace is a
stuffy storage space for
my work stuff”

Anonymous, survey zzp'er

“An office space at home
works a lot better than at
the kitchen table; a real
place to work ensures that
your work/private life can be
better separated. Moreover,
it is nice not to have to
empty your entire office
every day if you want to
eat.”

THE ZZP'ER IS SPEAKING

Household composition

50,7 % married with children
23,9 % married without children
16,9 % single households



THE ZZP'ER IS SPEAKING

Limited social contact
Misses a community



THE ZZP'ER IS SPEAKING

Working in and at home
Privacy & separation between work and living
Also need of workplaces outside the home



THE ZZP'ER IS SPEAKING

Shortage of work and storage space



THE ZZP **WORKHOME**

“A home in which the functions live and work are combined in one building. “

4 perspectives:

1. Arrangement of functions
 2. Position of entrances
 3. Degree of personalization and flexibility
 4. Expression of functions
- Beyond live/ work, Francess Holliss

ZZP WORKHOME PERSPECTIVES

1. Arrangement of functions

Clear separation between working and living

2. Position of entrances

Separated entrances, but with direct access from the dwellings to the collective areas

3. Degree of personalization and flexibility

For every household composition a dwelling type which provides flexibility in the floorplans

4. Expression of functions

Two different expressions for living and working

Anonymous, survey zzp'er

“Spaces with different atmospheres (I occasionally need a quiet room, and this is difficult to find now on flexible workspaces, that's why I am often in the library) but I also want a room where I can talk and meet with customers.”

DESIGN LOCATION

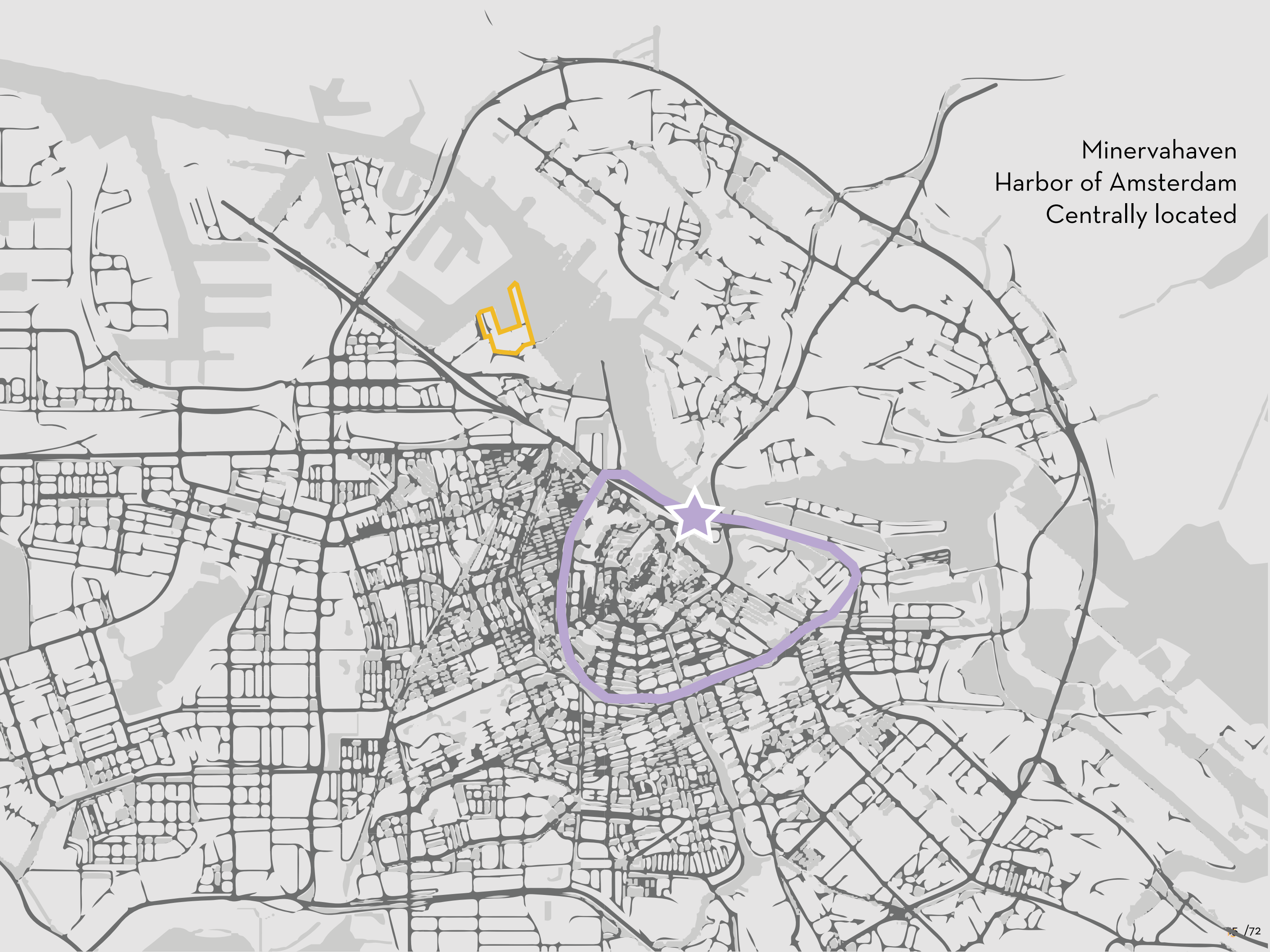
COURTYARD

ACCESS SYSTEM

DWELLING

WORK OF THE FUTURE

Minervahaven
Harbor of Amsterdam
Centrally located



Former Houthavens
Near to the industry
Industrial character



Current location for
warehouses and modern
offices



OWN NEIGHBORHOOD
ON AND NEAR THE
WATER

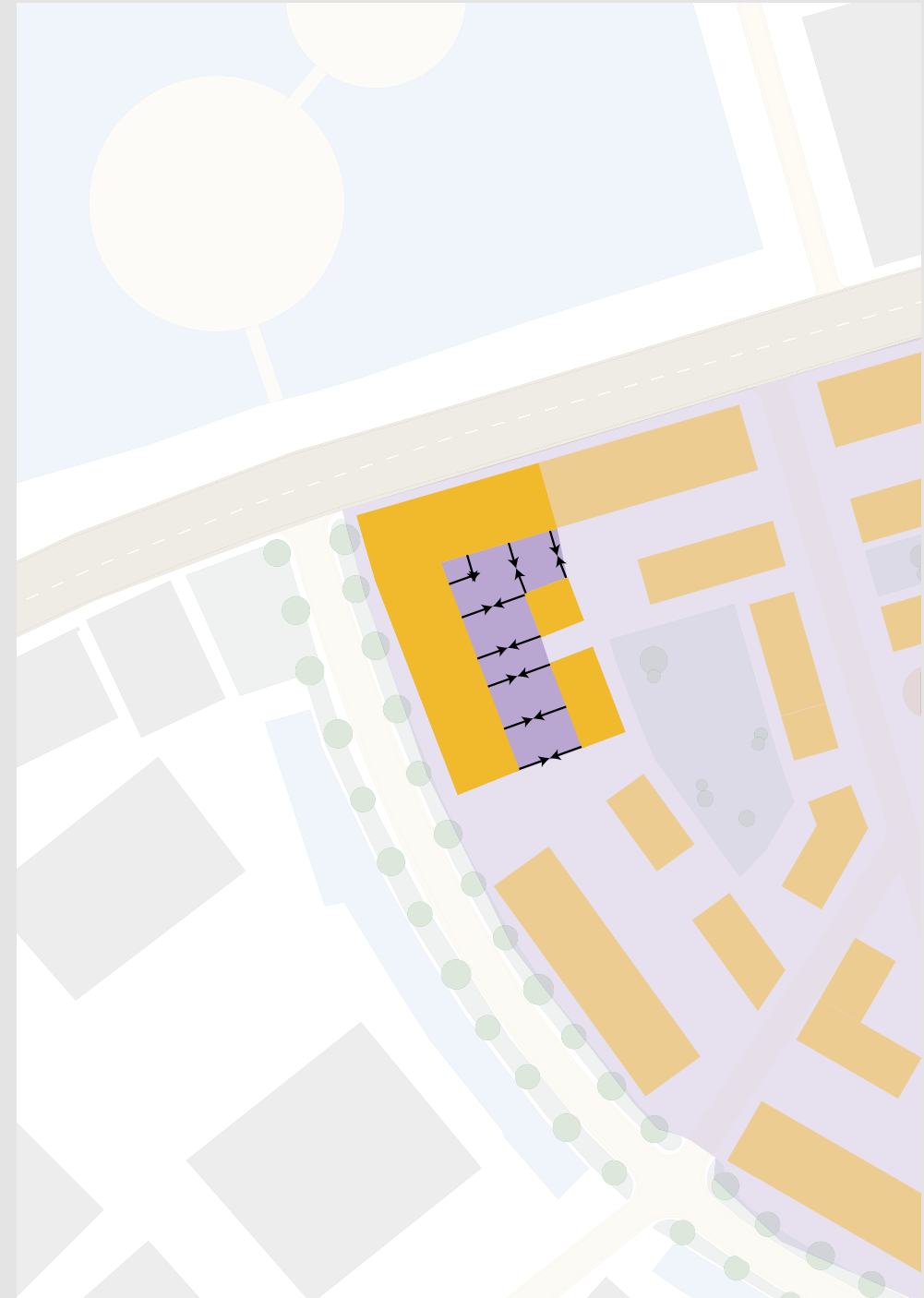




2 ENVIRONMENTS

Commercial centre
Public
Open

VISIBLE WORK



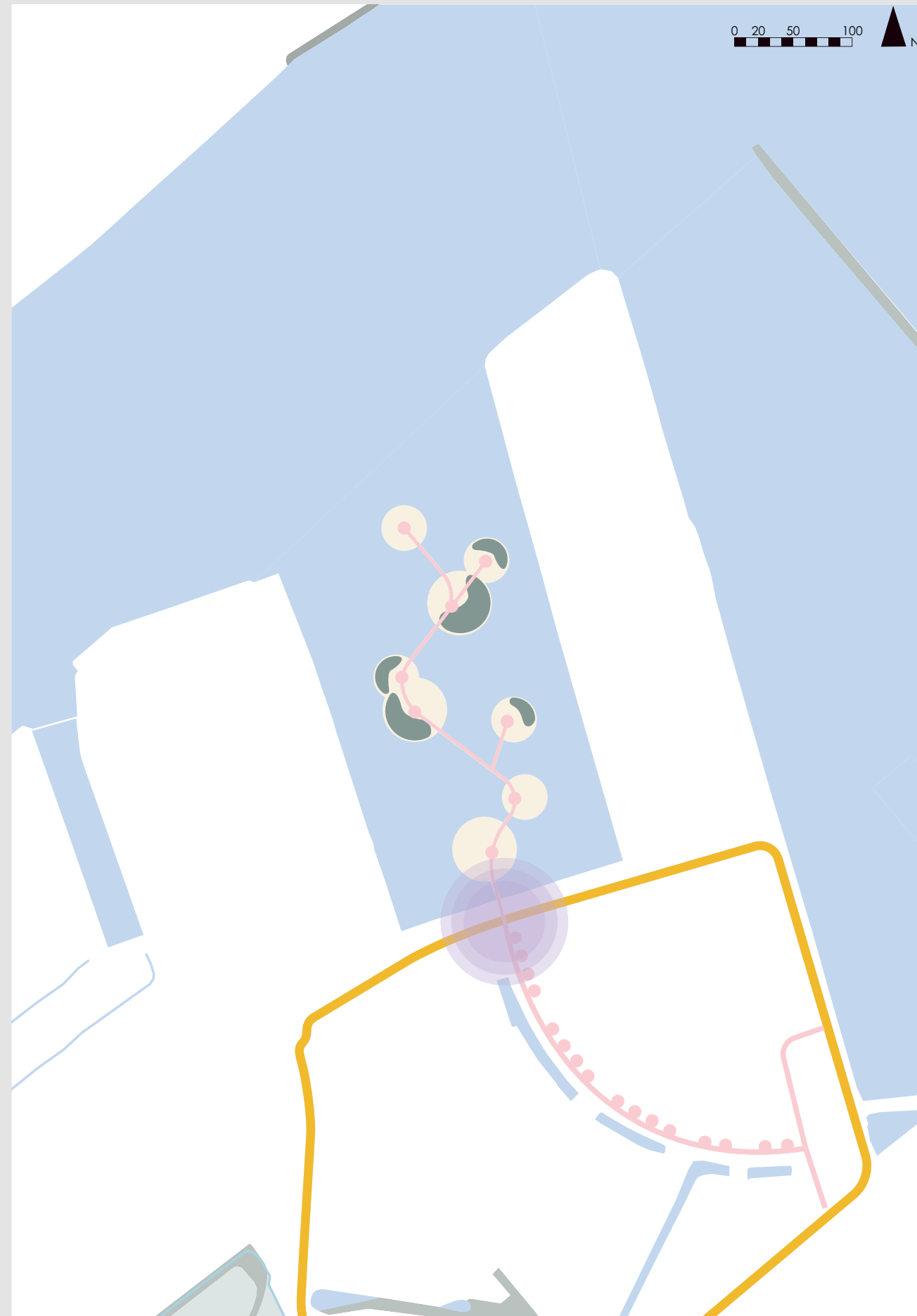
2 ENVIROMENTS

“The village”
Collective
Enclosed

OWN COMMUNITY

JUNCTION

Entrance to the area
Circulation loop
Activity platforms
Danzigerbocht



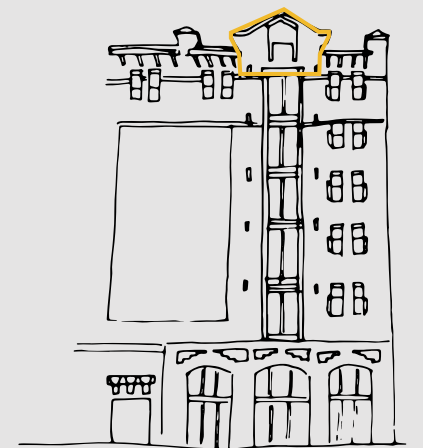
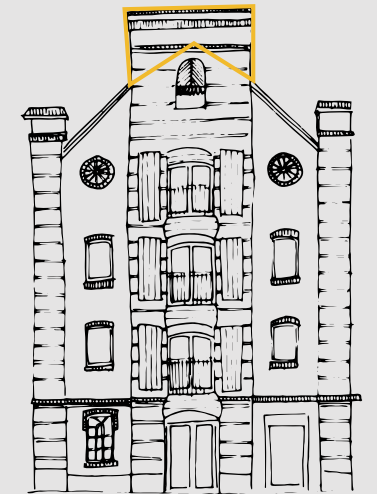
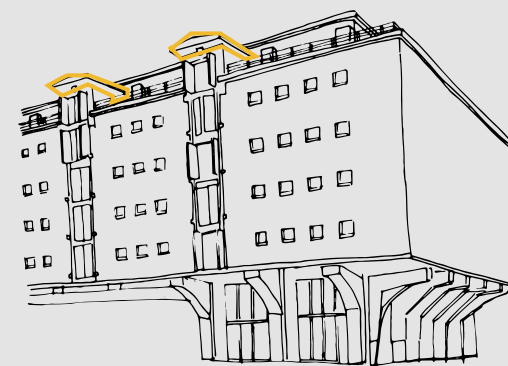
Houthaven industry + the 'zzp'er'

working in the past + working of the future

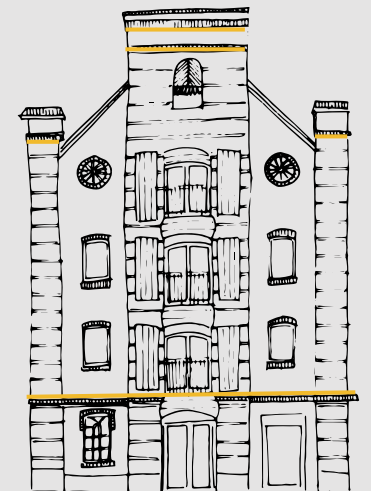
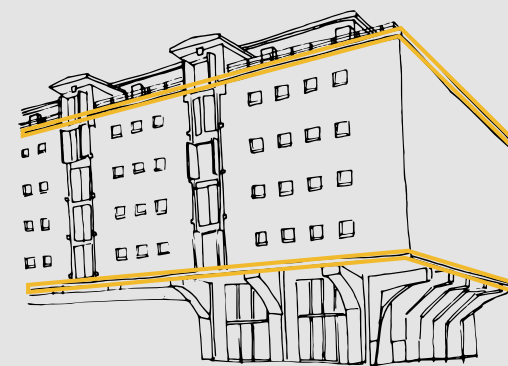
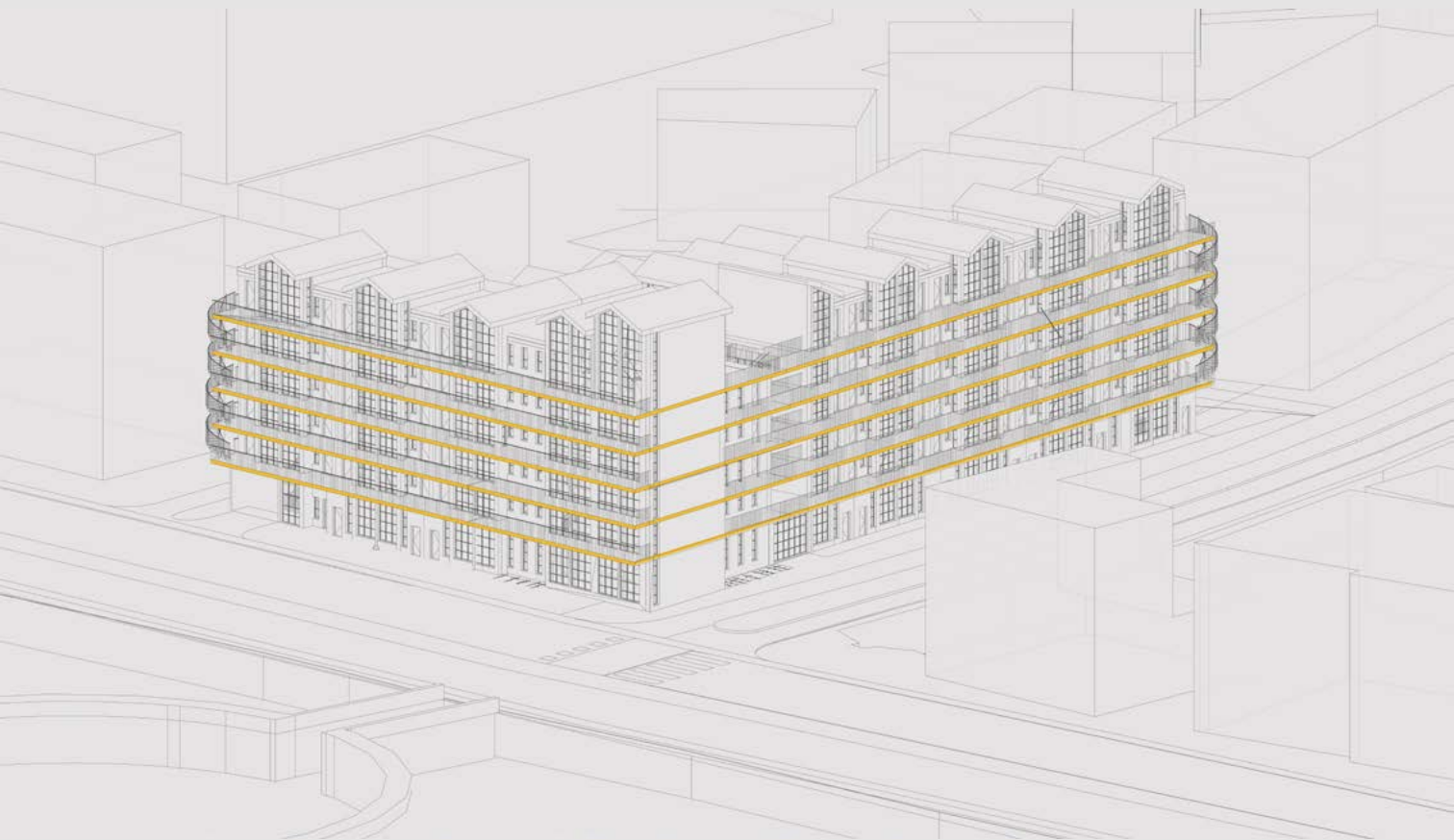


WAREHOUSE ARCHITECTURE

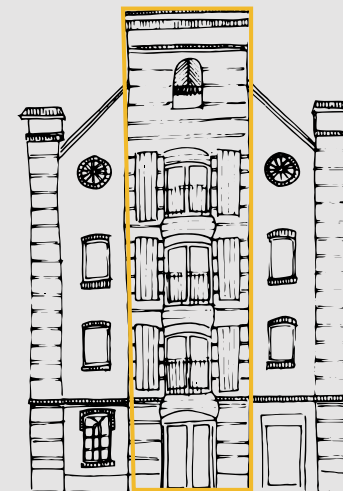
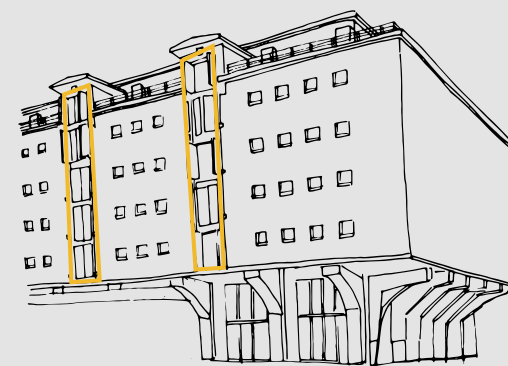
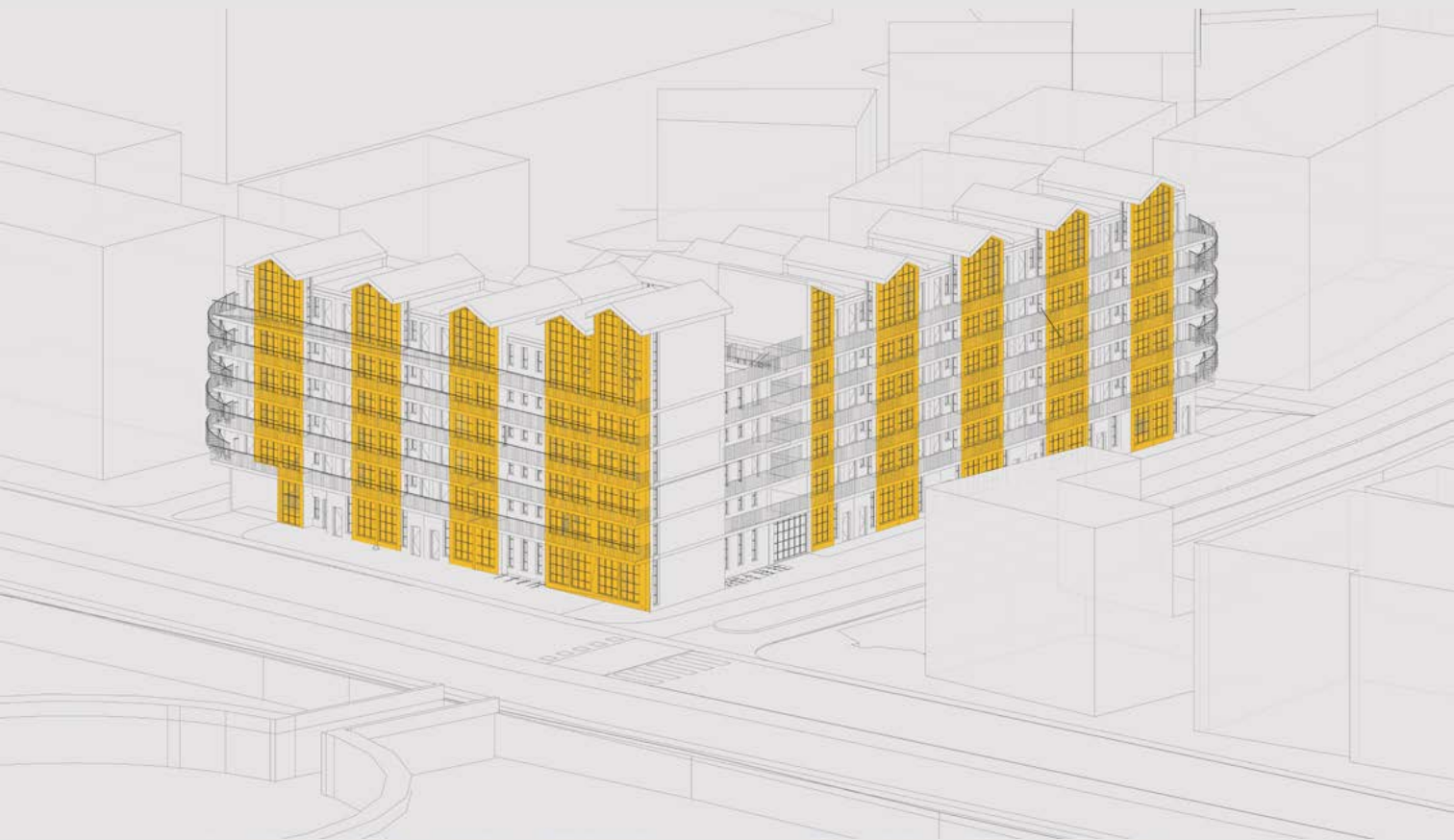




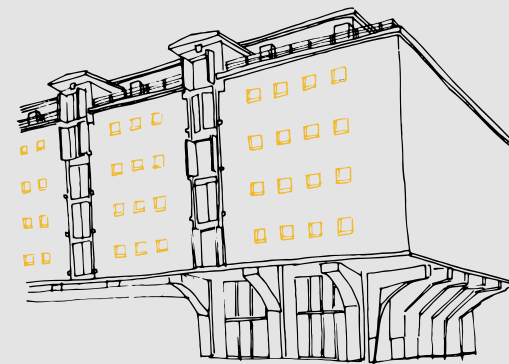
height accent



horizontal lines

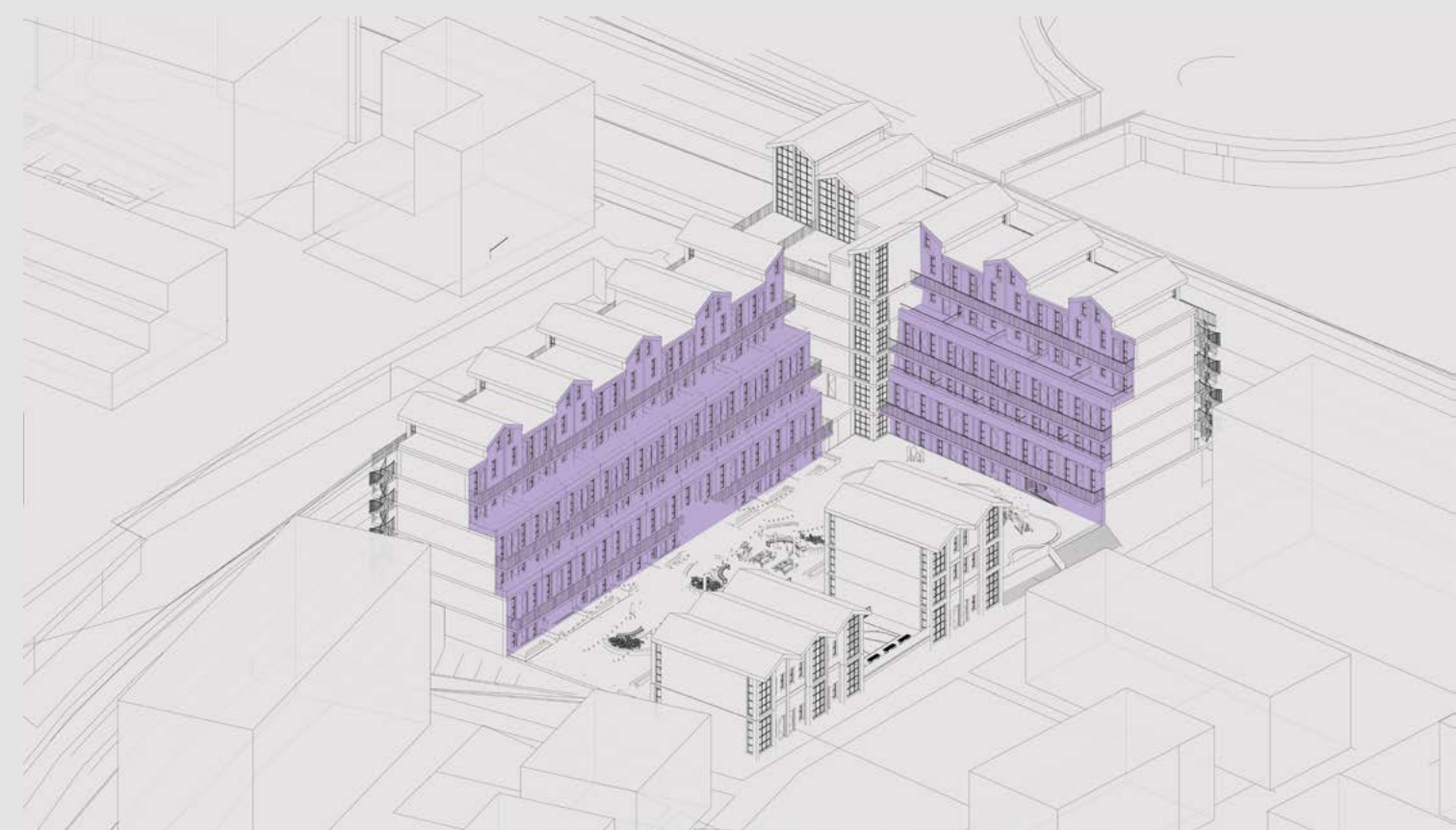
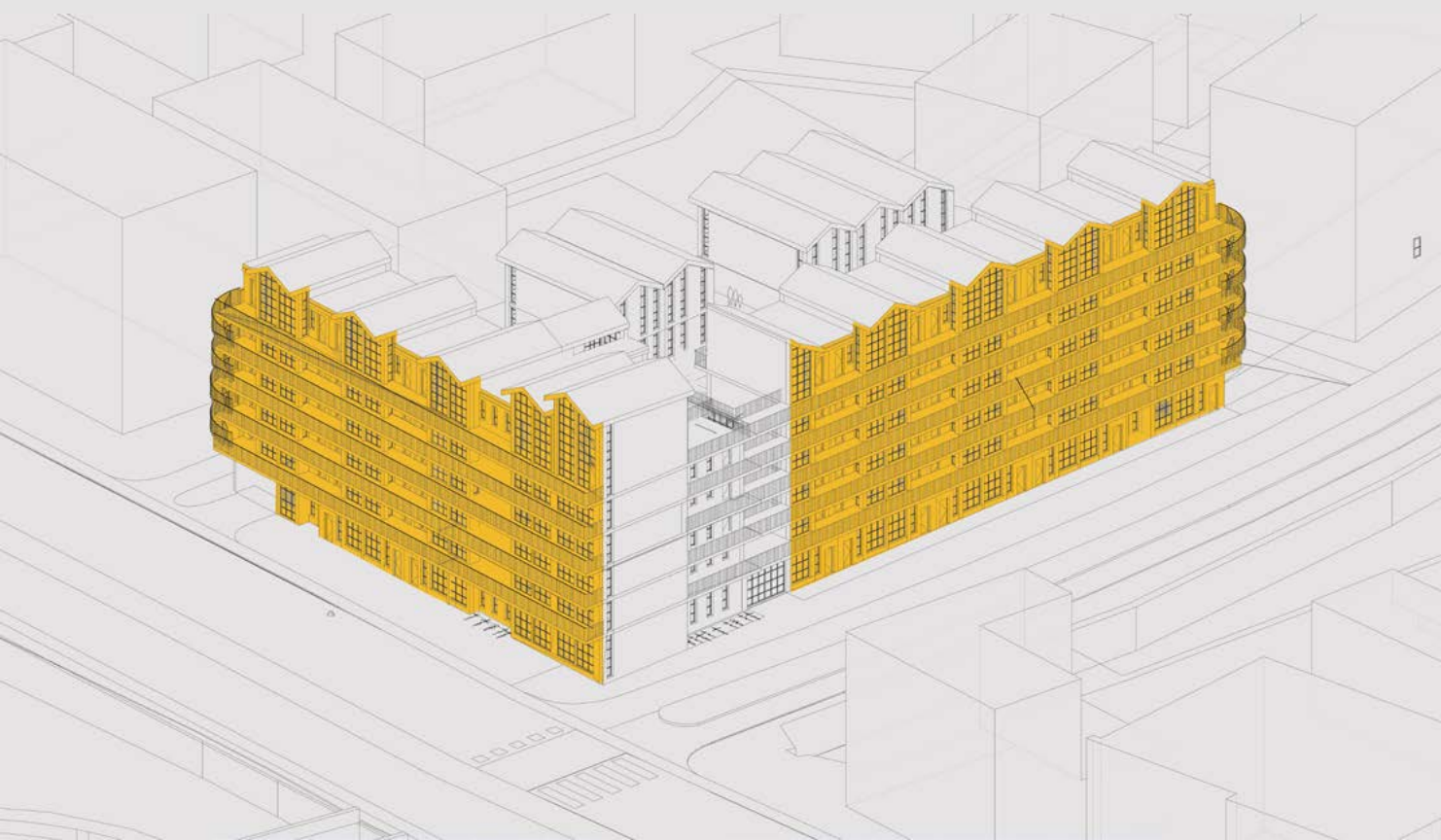


vertical lines



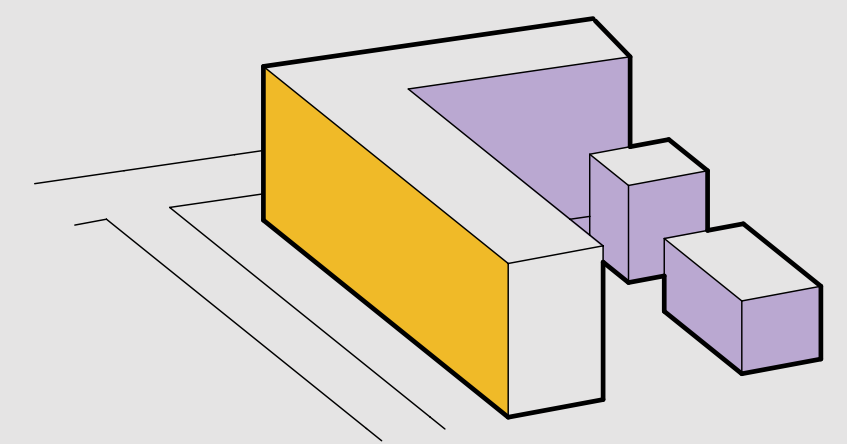
cut window openings





2 EXPRESSIONS

public & shared
private & shared



DESIGN LOCATION

COURTYARD

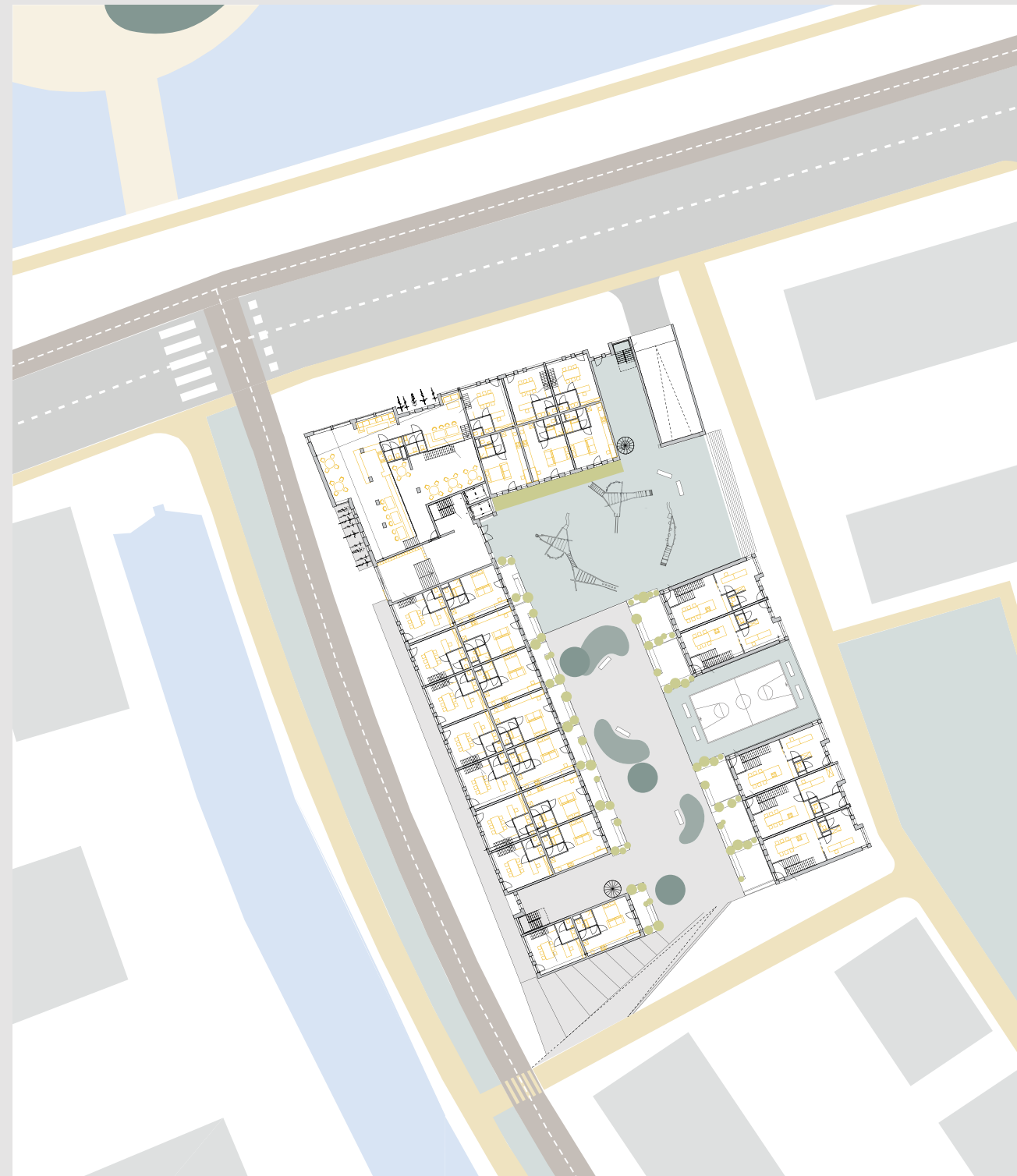
ACCESS SYSTEM

DWELLING

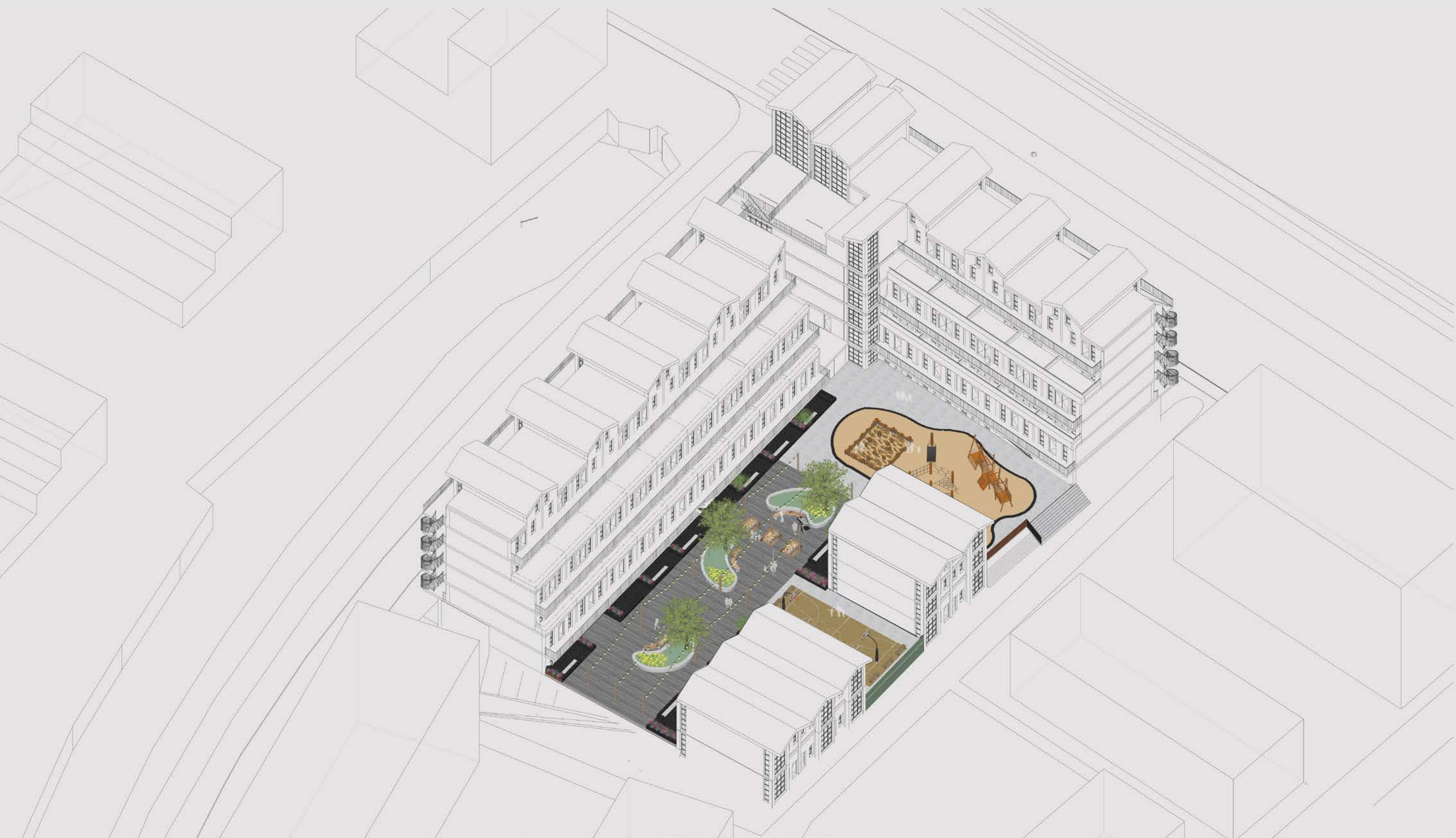
WORK OF THE FUTURE



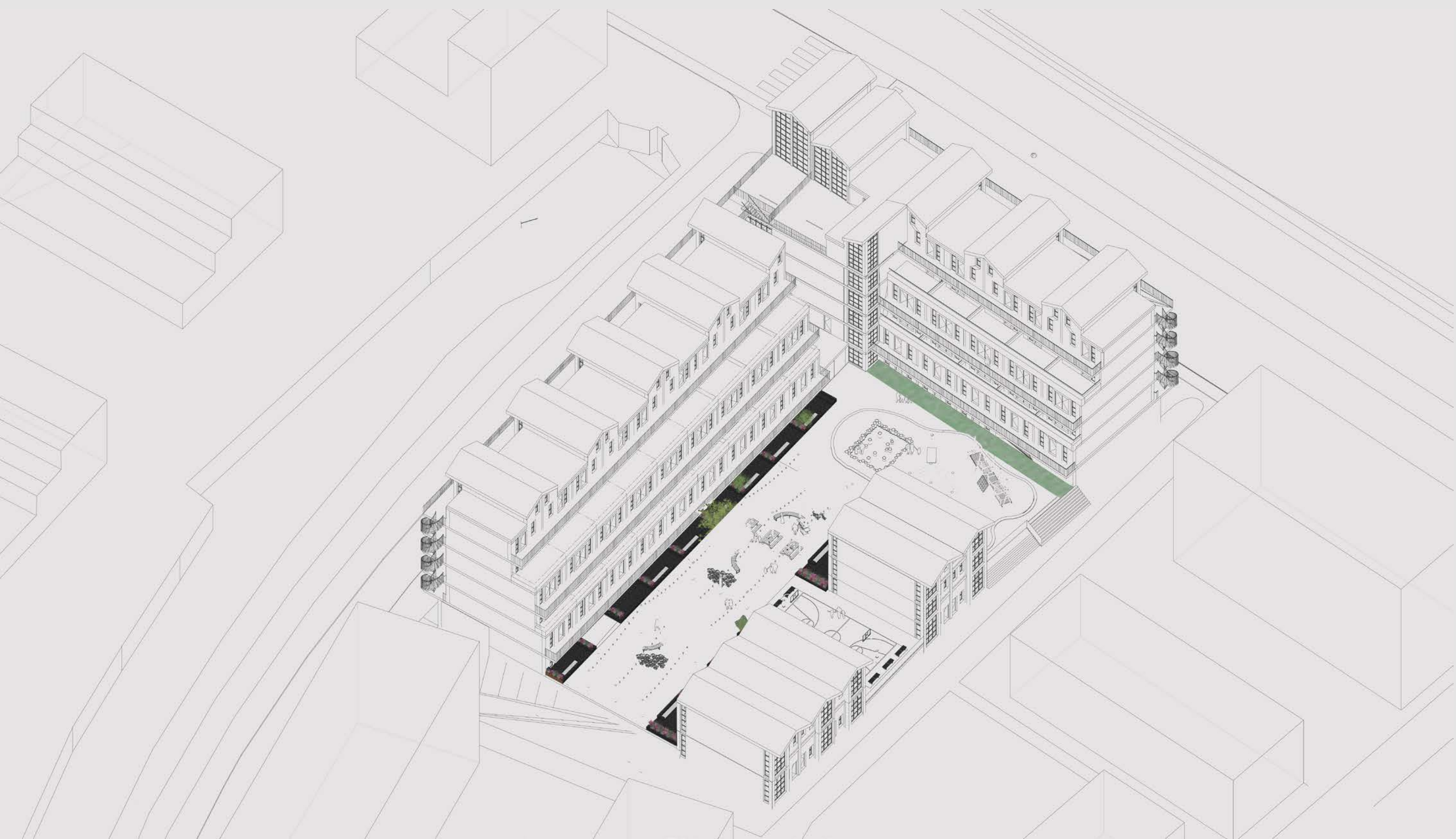
COURTYARD



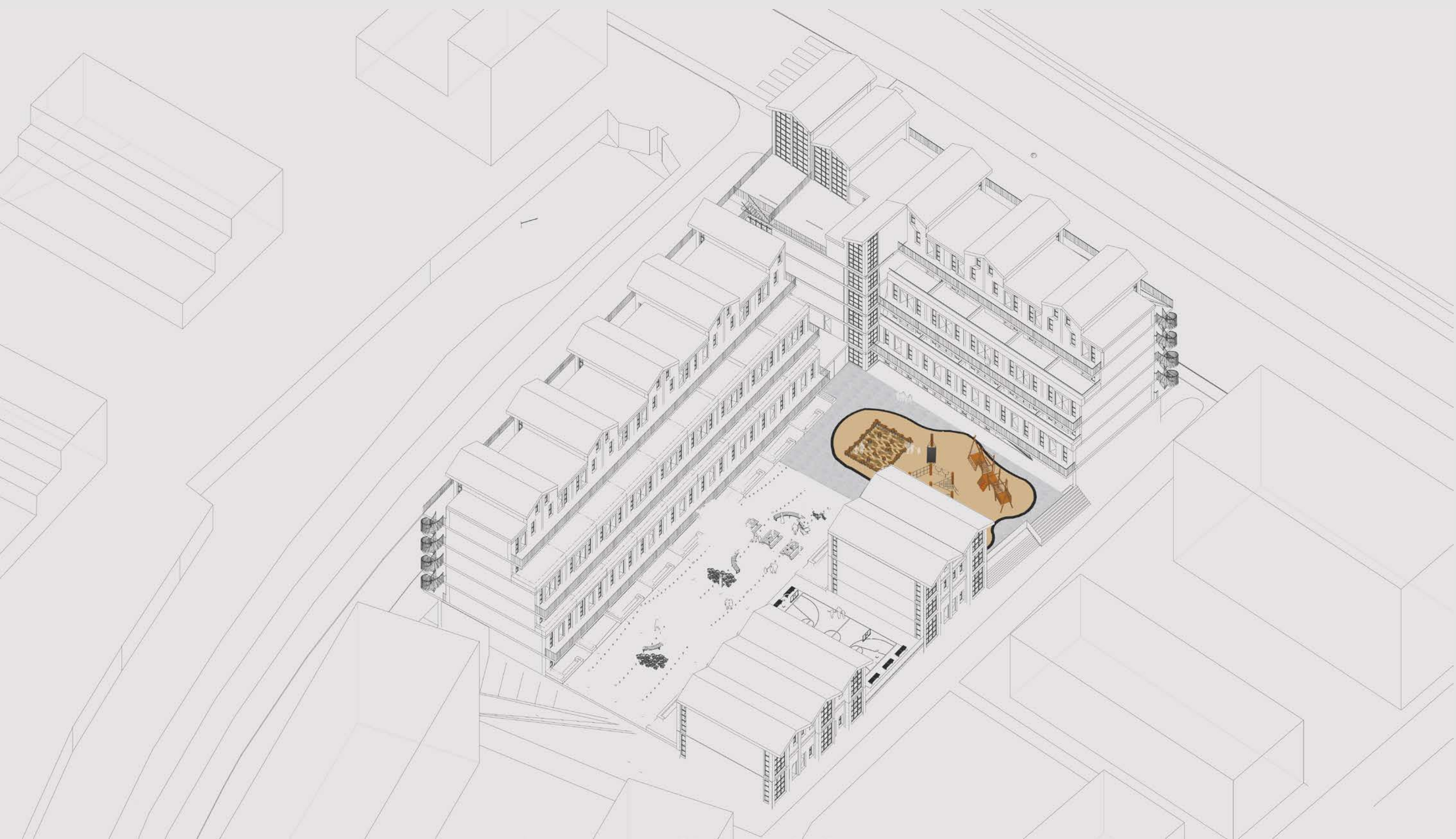
creation a community for
the residents



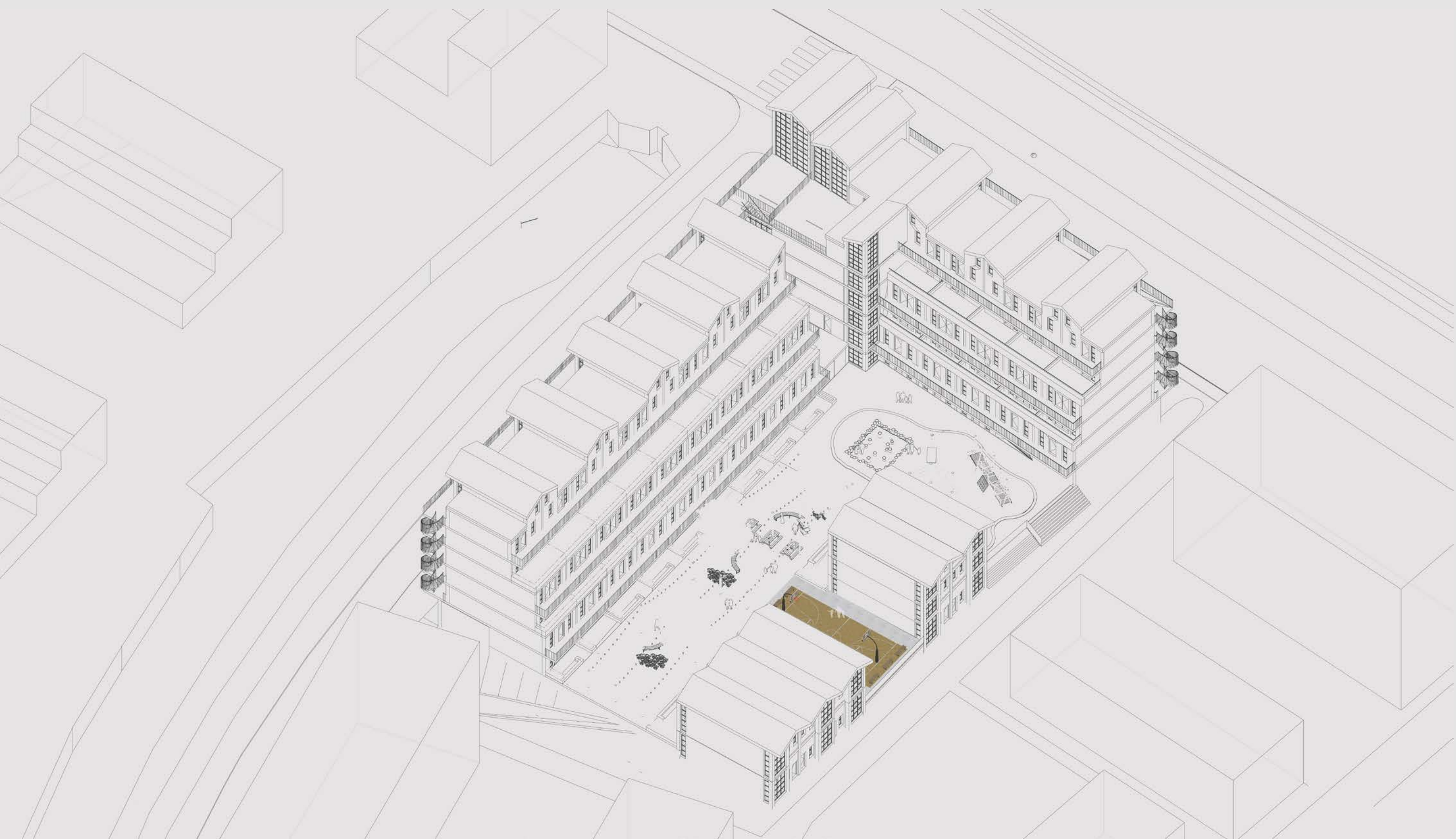
PLACE FOR ALL OF THE RESIDENTS



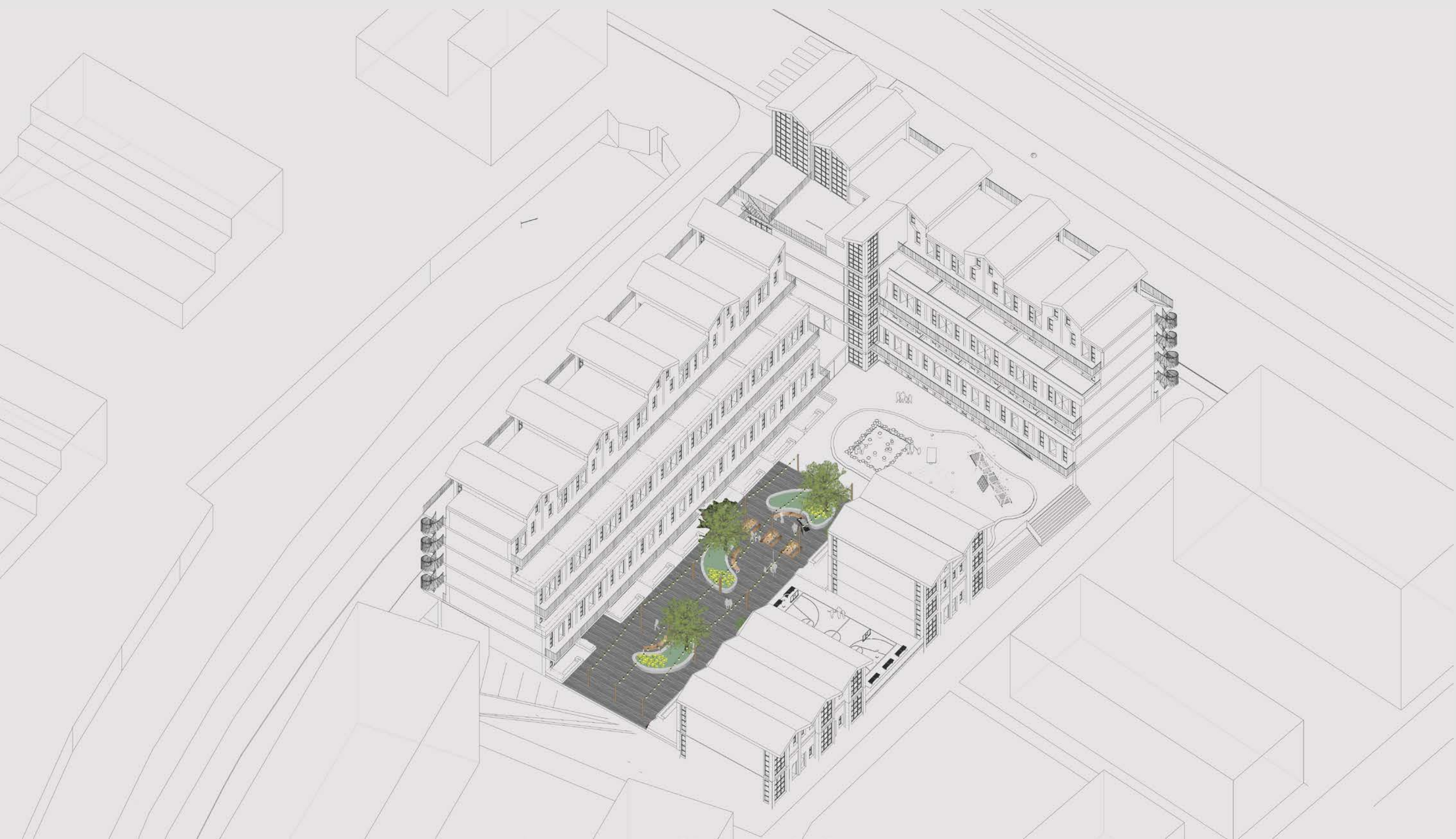
GARDENS



PLAYGROUND



BASKETBALL COURT



PARK





DESIGN LOCATION

COURTYARD

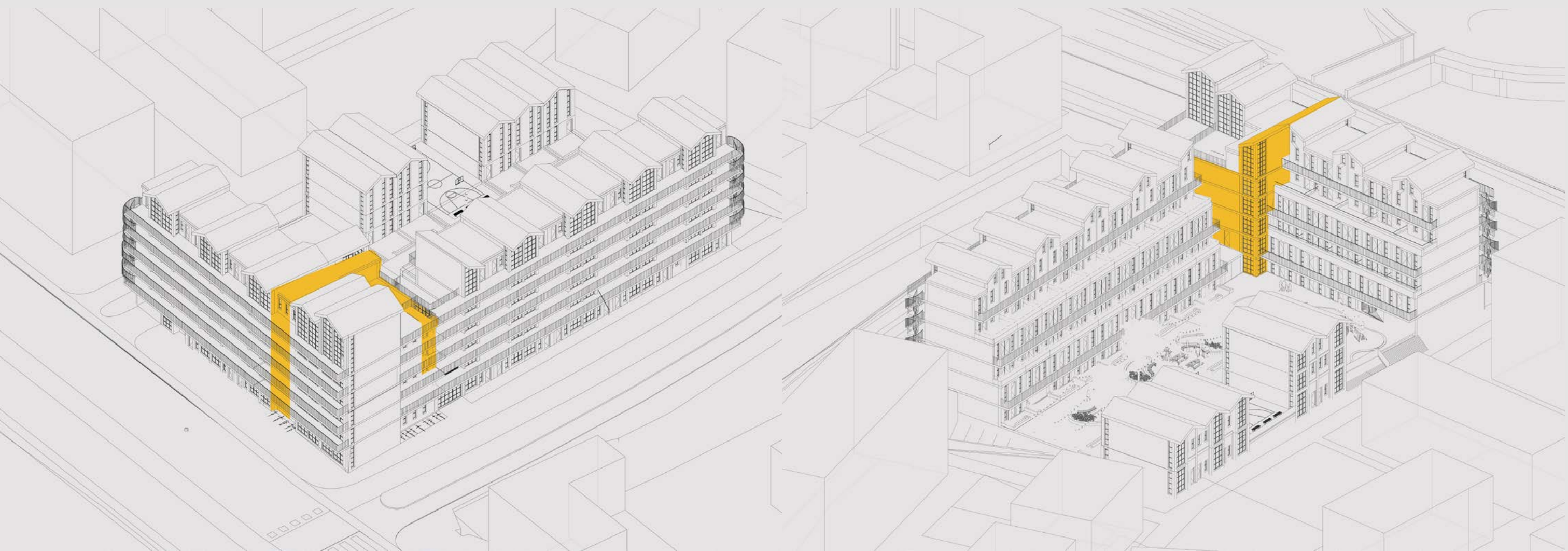
ACCESS SYSTEM

DWELLING

WORK OF THE FUTURE

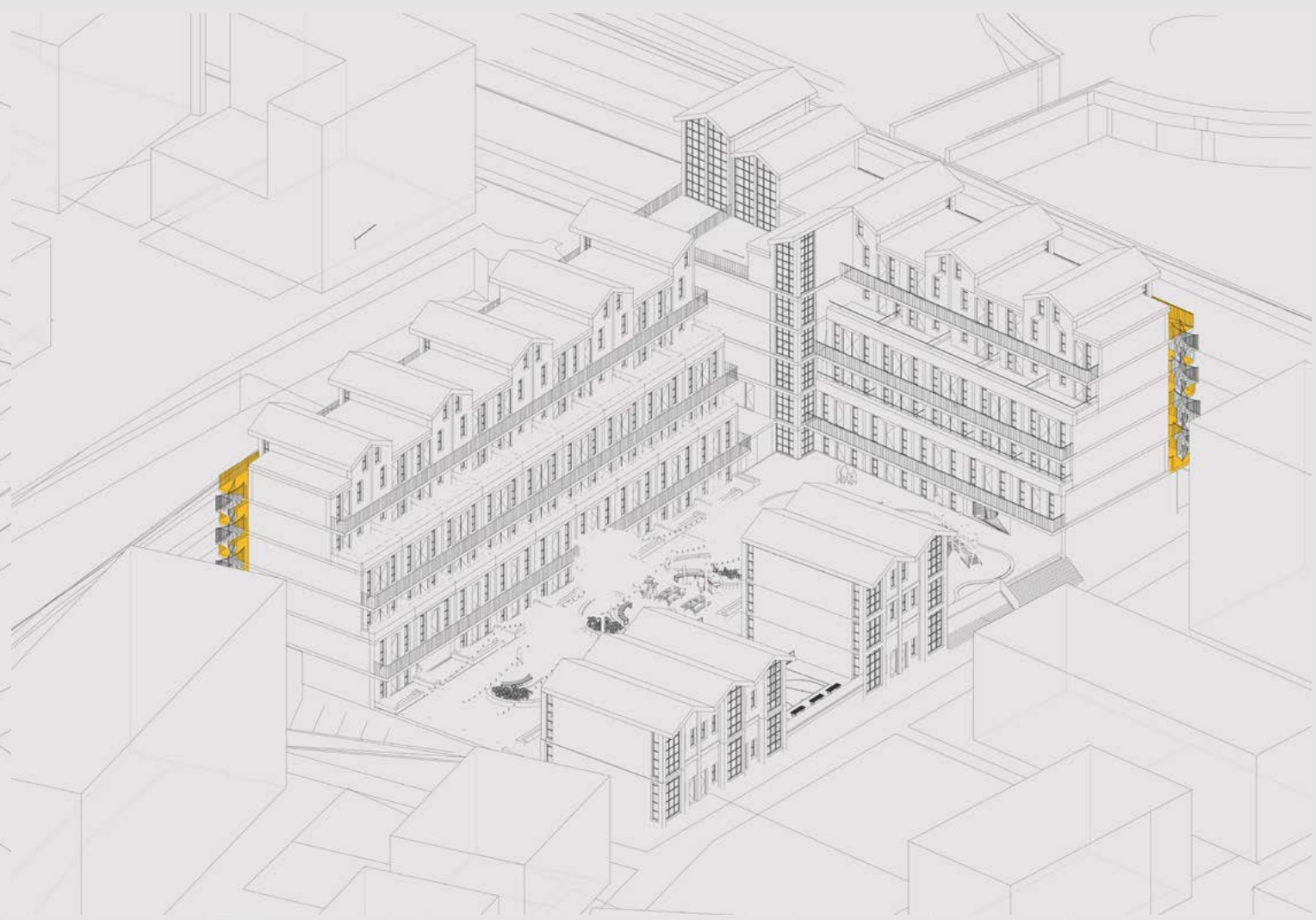
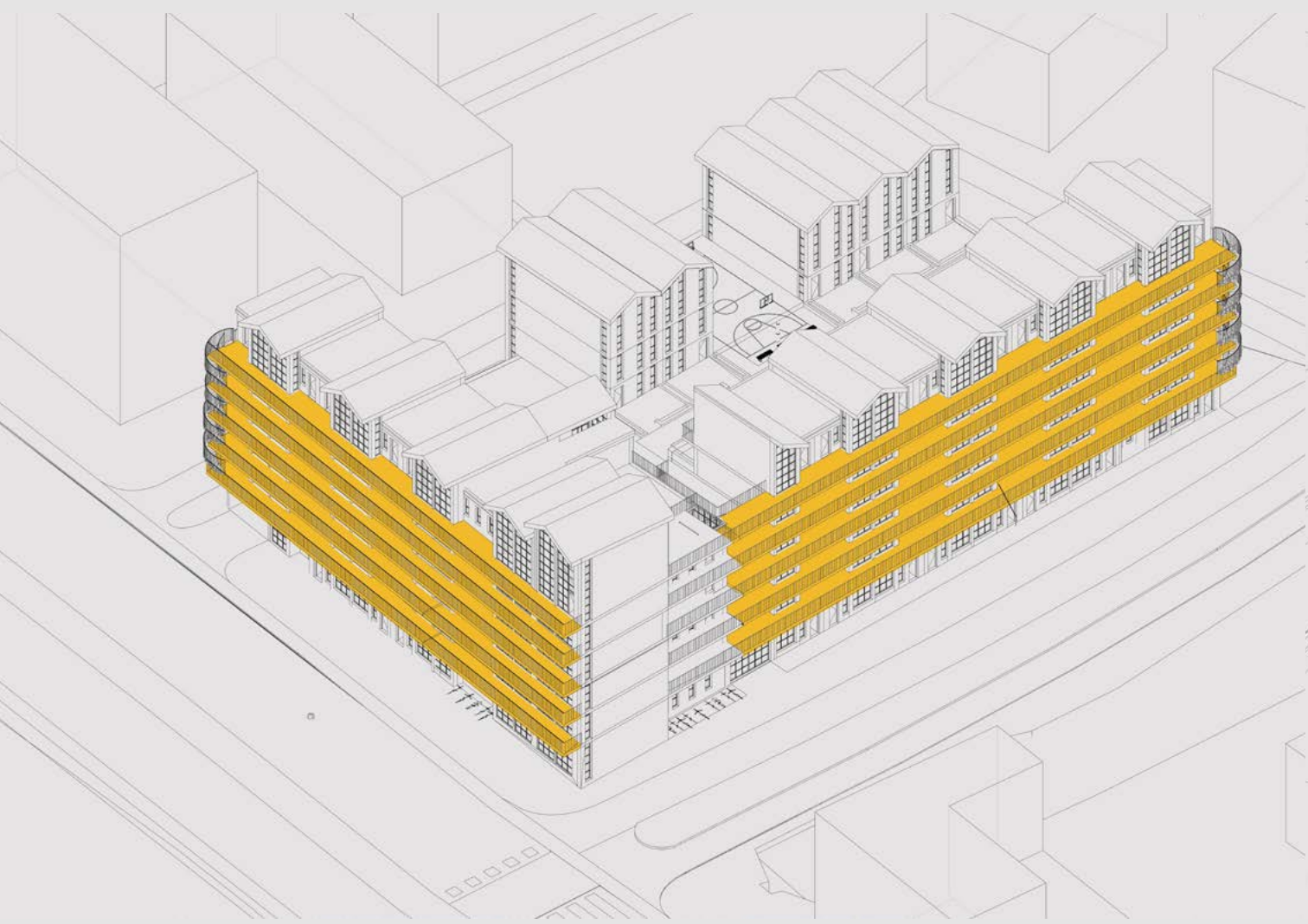


ACCESS MAIN ENTRANCE

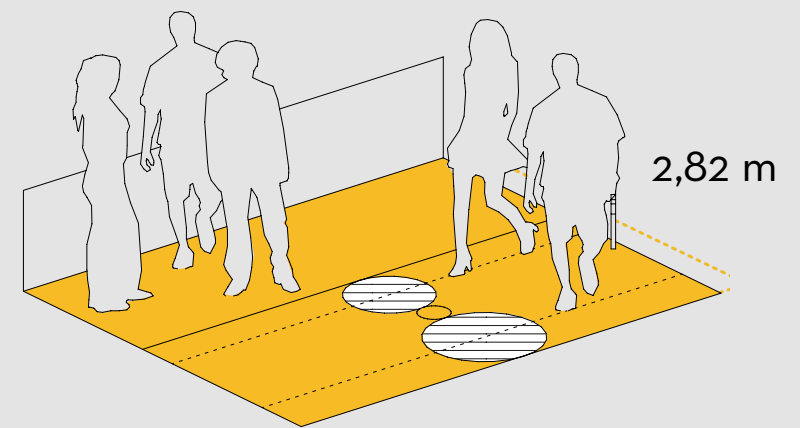
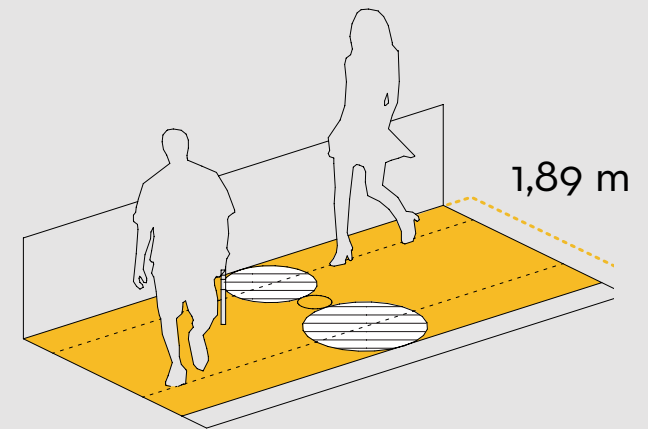


VERTICAL ACCESS MAIN ENTRANCE





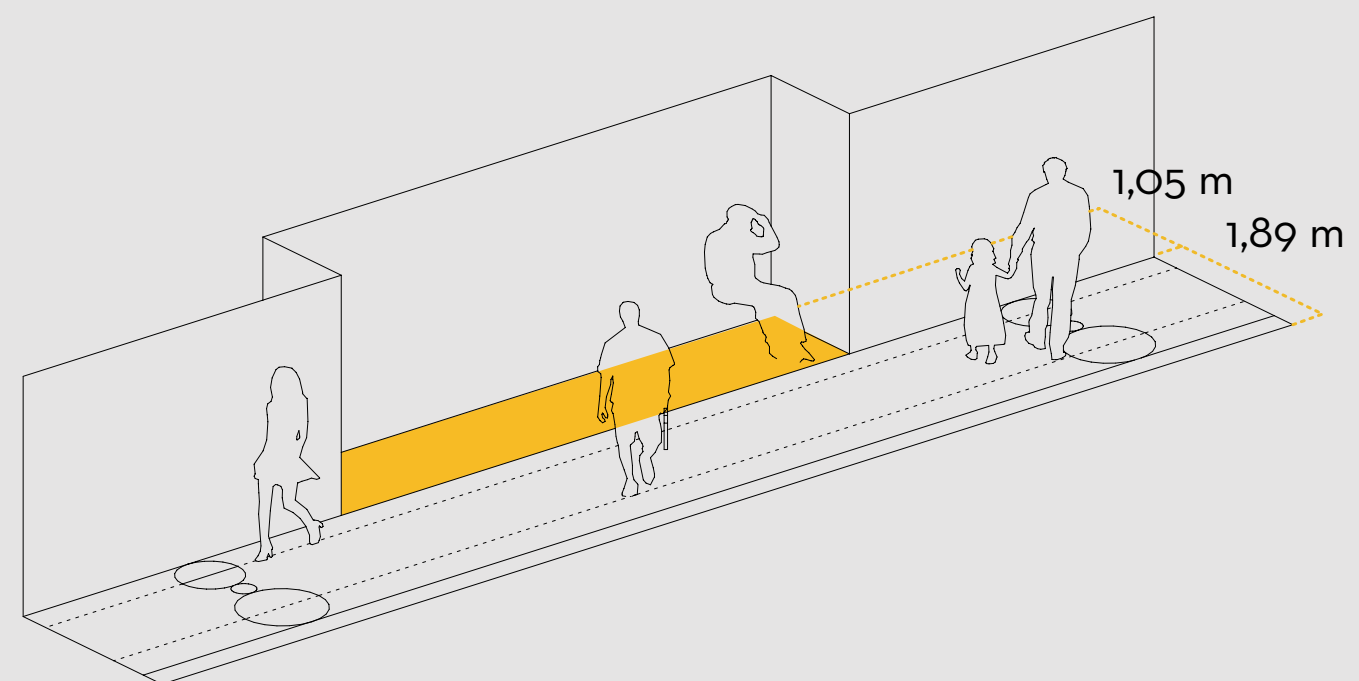
CORRIDORS



recommended width corridor
Privacy Script

WIDE CORRIDORS





NICHE FOR EVERY DWELLING





DESIGN LOCATION

COURTYARD

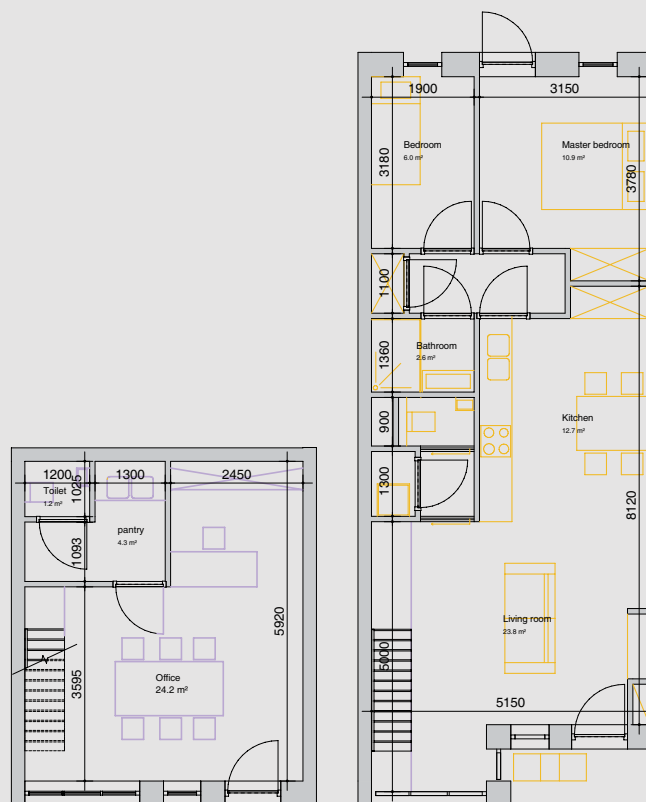
ACCESS SYSTEM

DWELLING

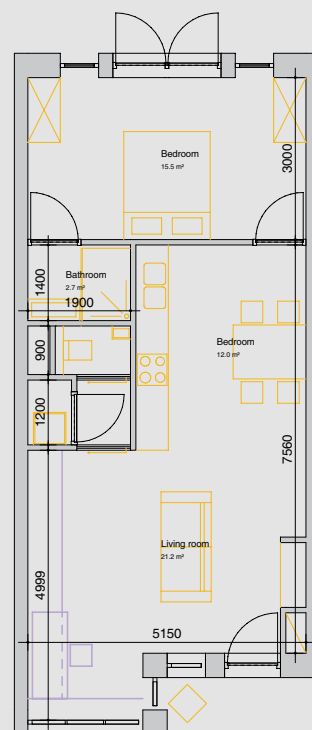
WORK OF THE FUTURE



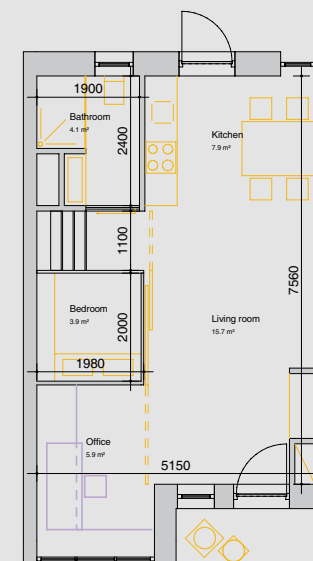
90 woningen



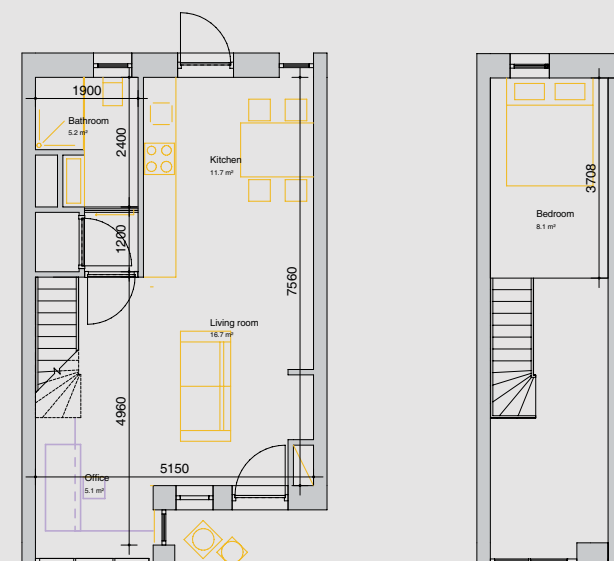
maisonette
92,9 m2
14 x



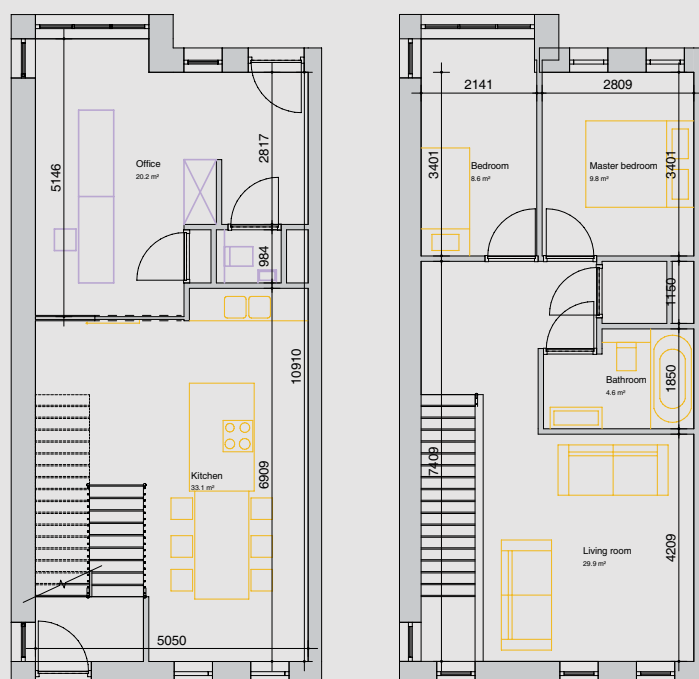
apartment
56 m2
56 x



studio type A
39,6 m²
14 x



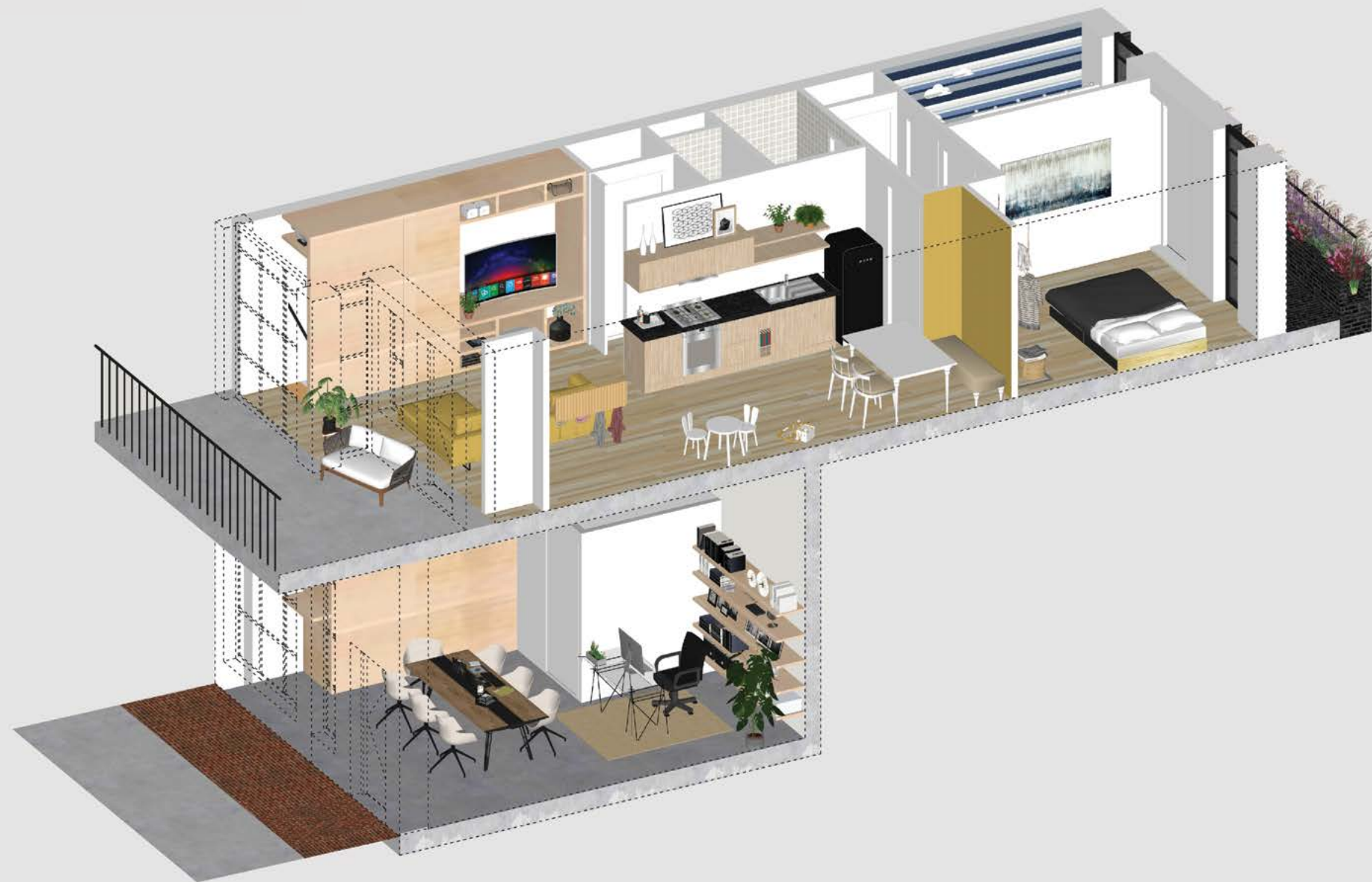
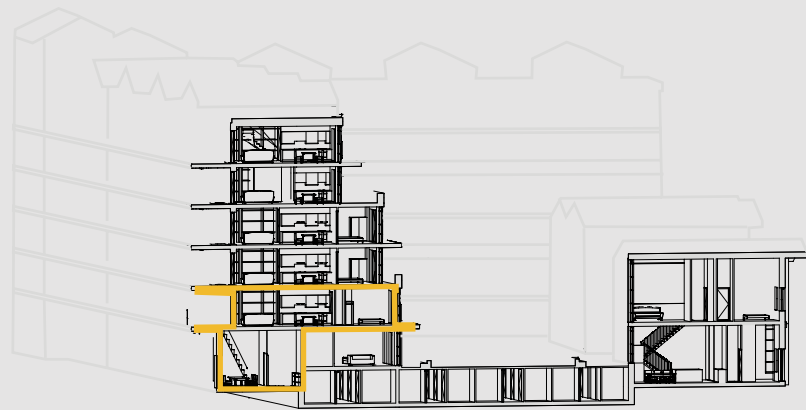
studio type B
44,8 m2
14 x



semi-detached house
120 m2
2 x



rowhouse
205 m2
3 x



MAISONETTE





APARTMENT TYPE B





STUDIO





ROWHOUSE





CABINET WALL



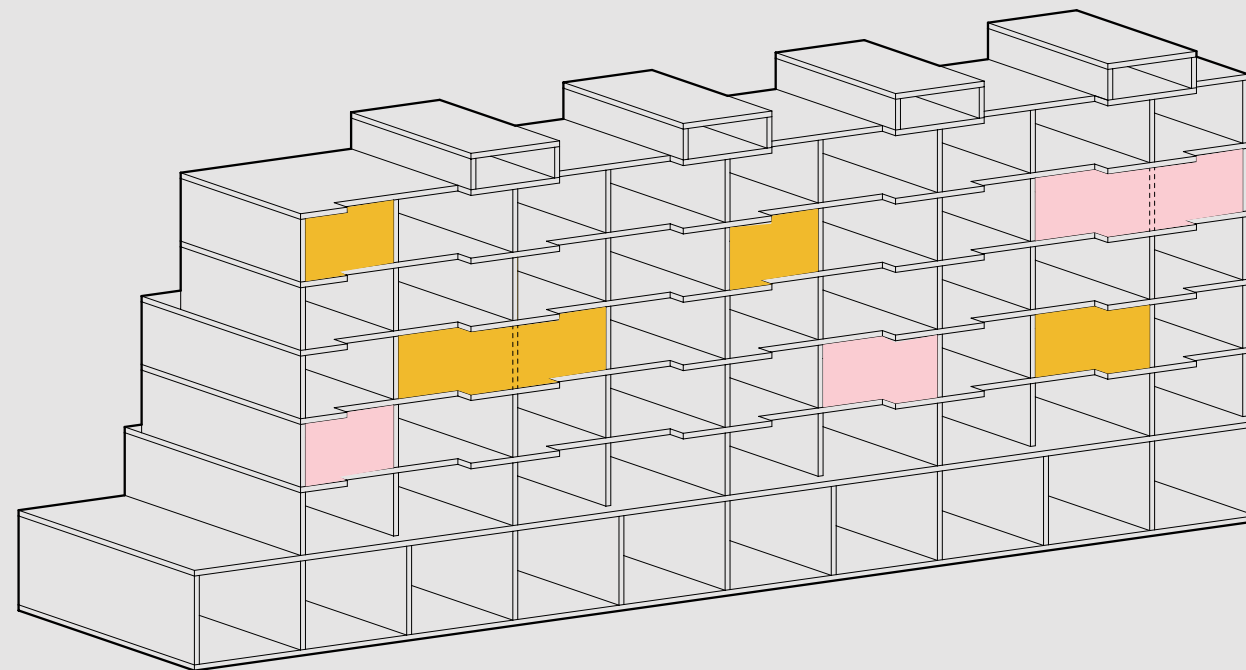


APARTMENT



CONCEPT FLEXIBLE LAYOUT FLOORPLANS

Units with a central core





DESIGN LOCATION

COURTYARD

ACCESS SYSTEM

DWELLING

WORK OF THE FUTURE

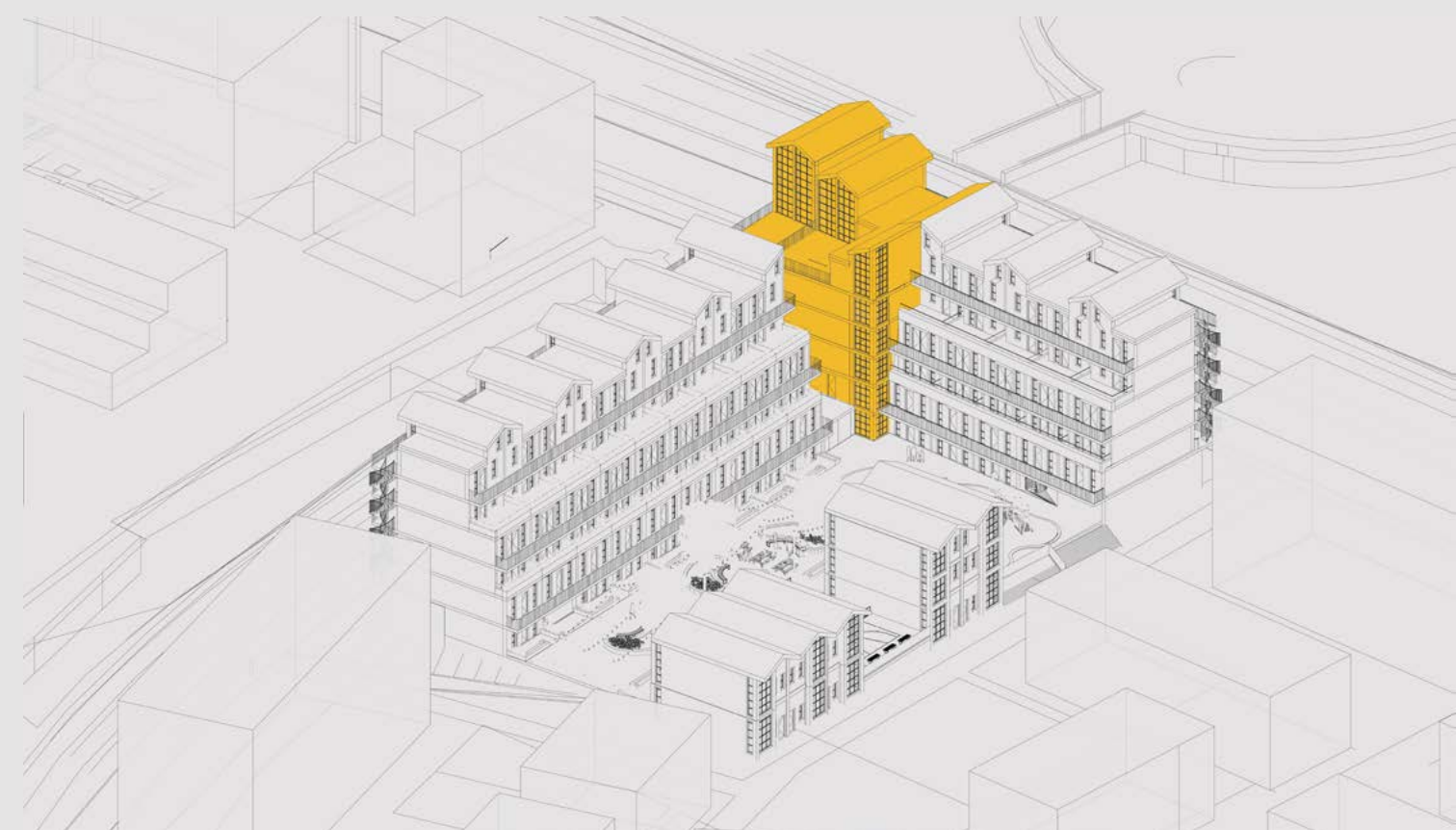




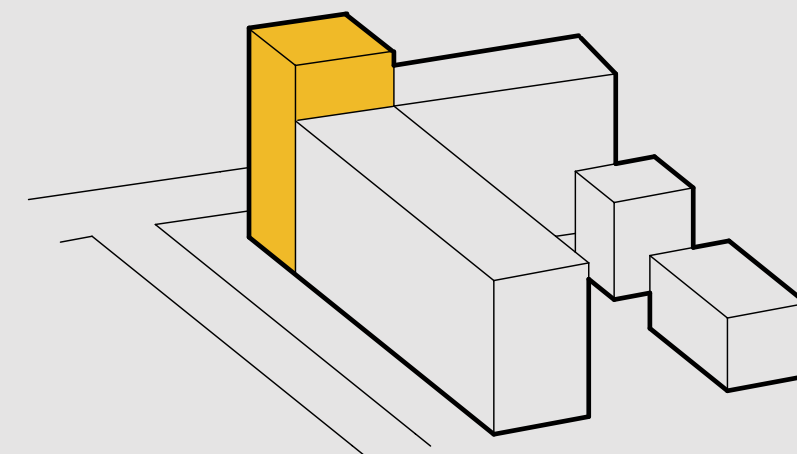
Knitter cottage England
Working at home
Shared functions
Courtyard

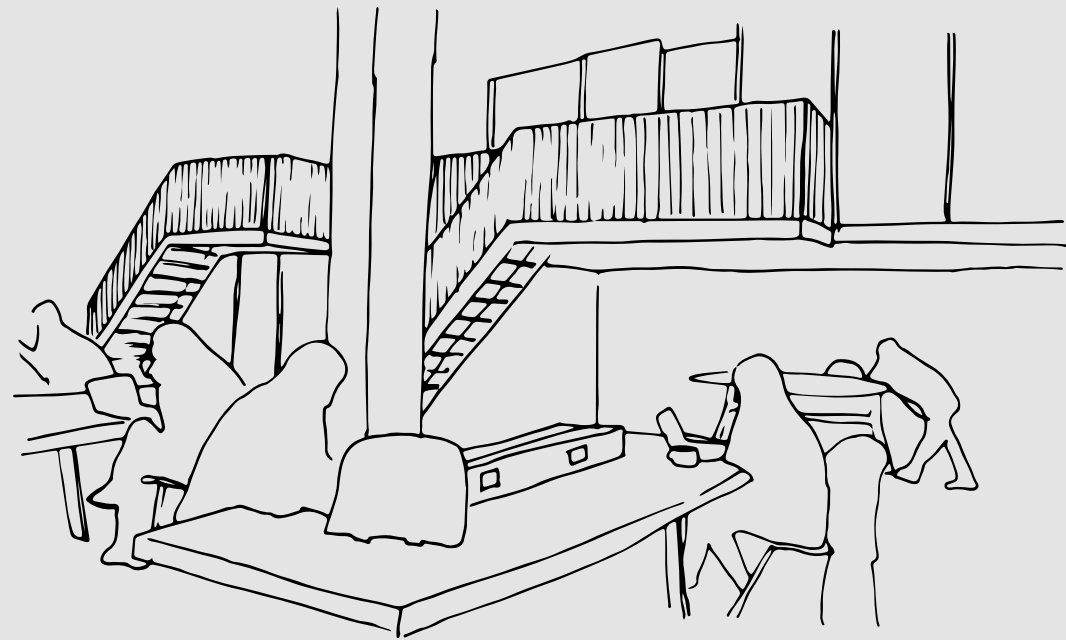
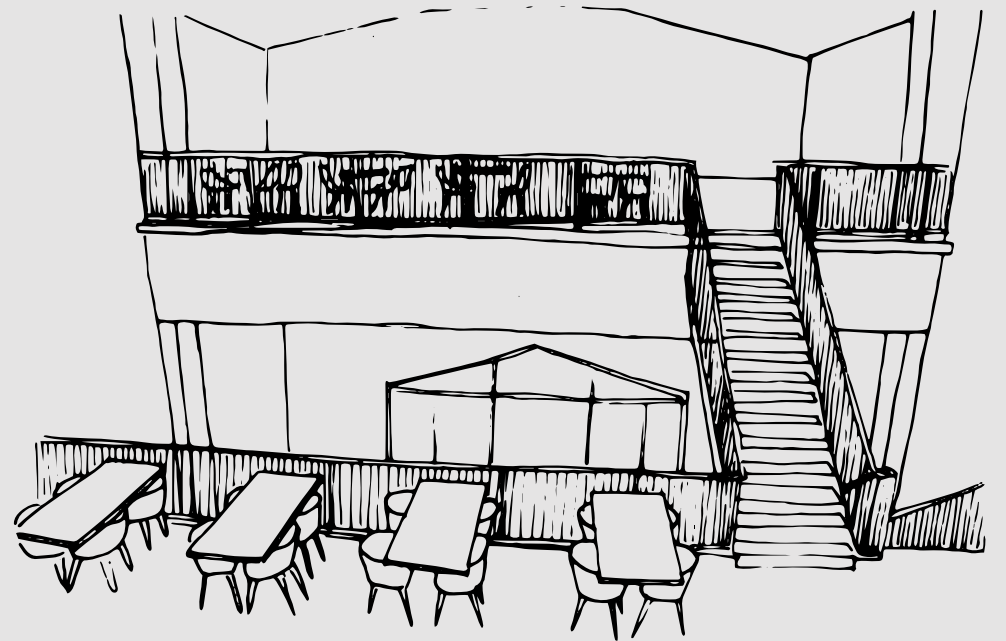
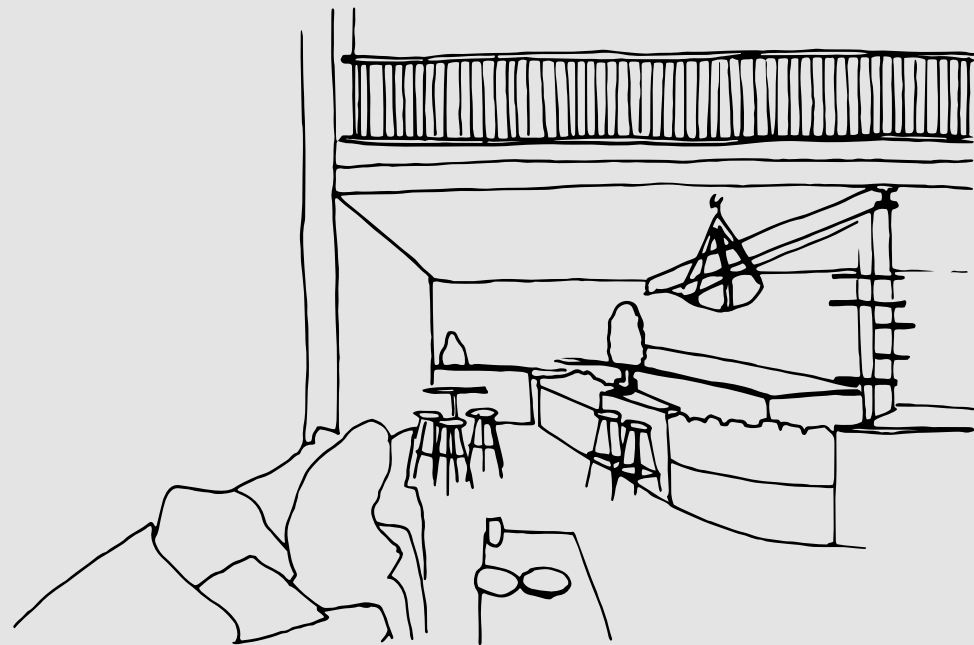
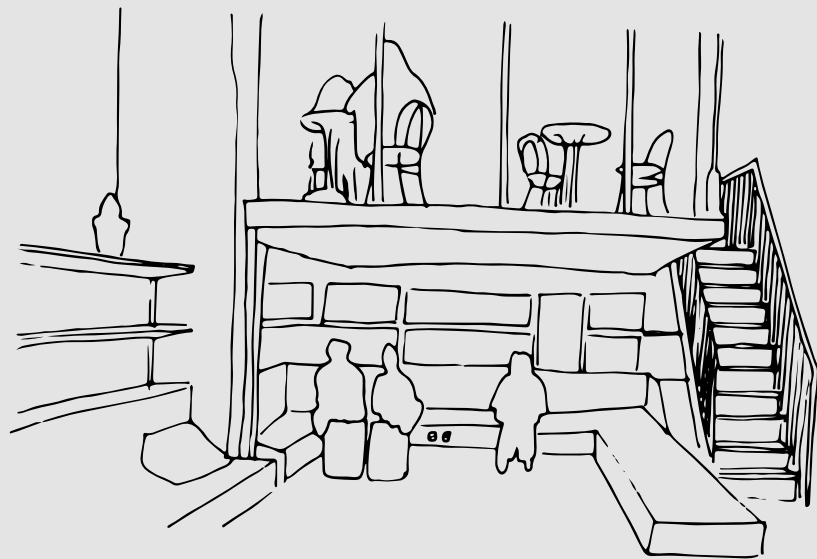
Beyond live-work





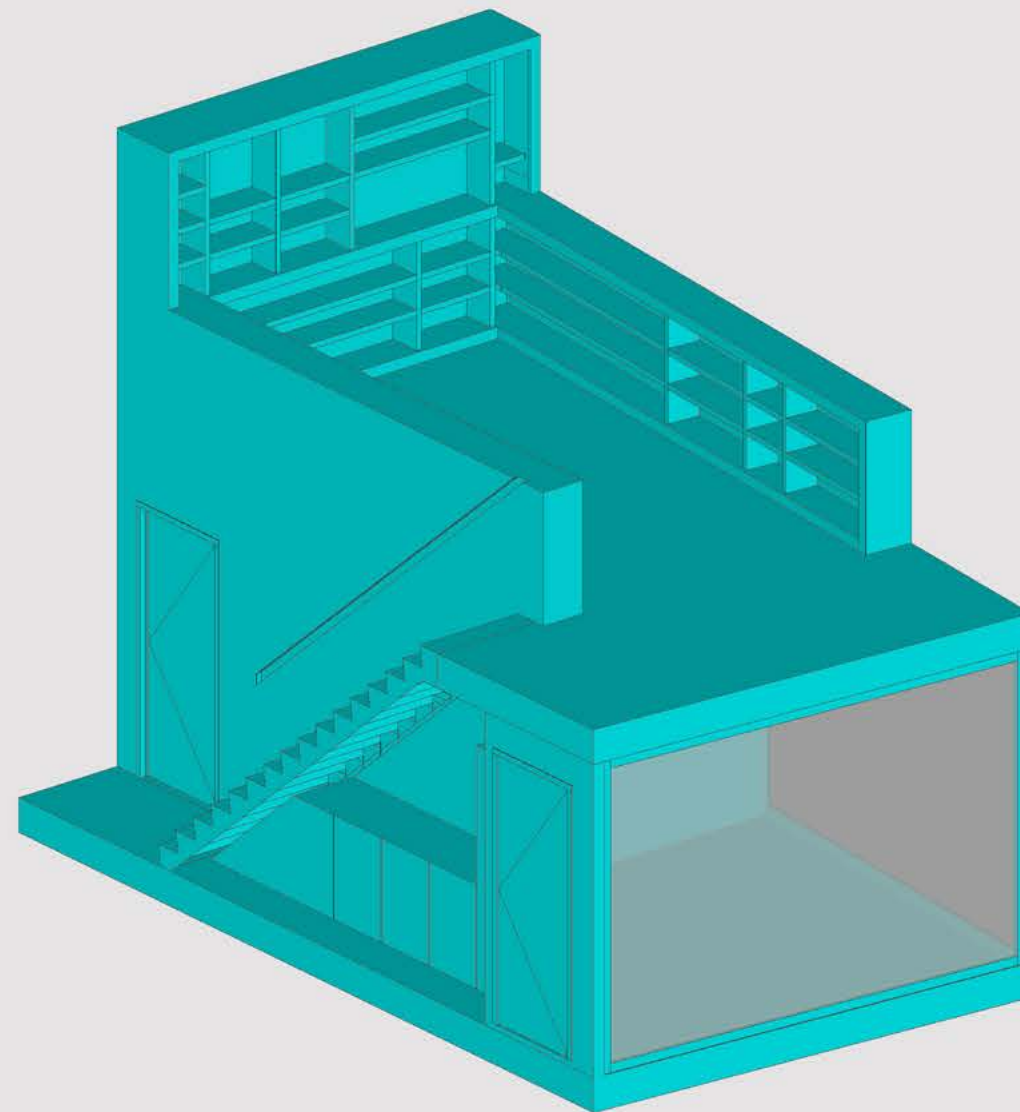
Highlight
Work of the future
“Eye-catcher”



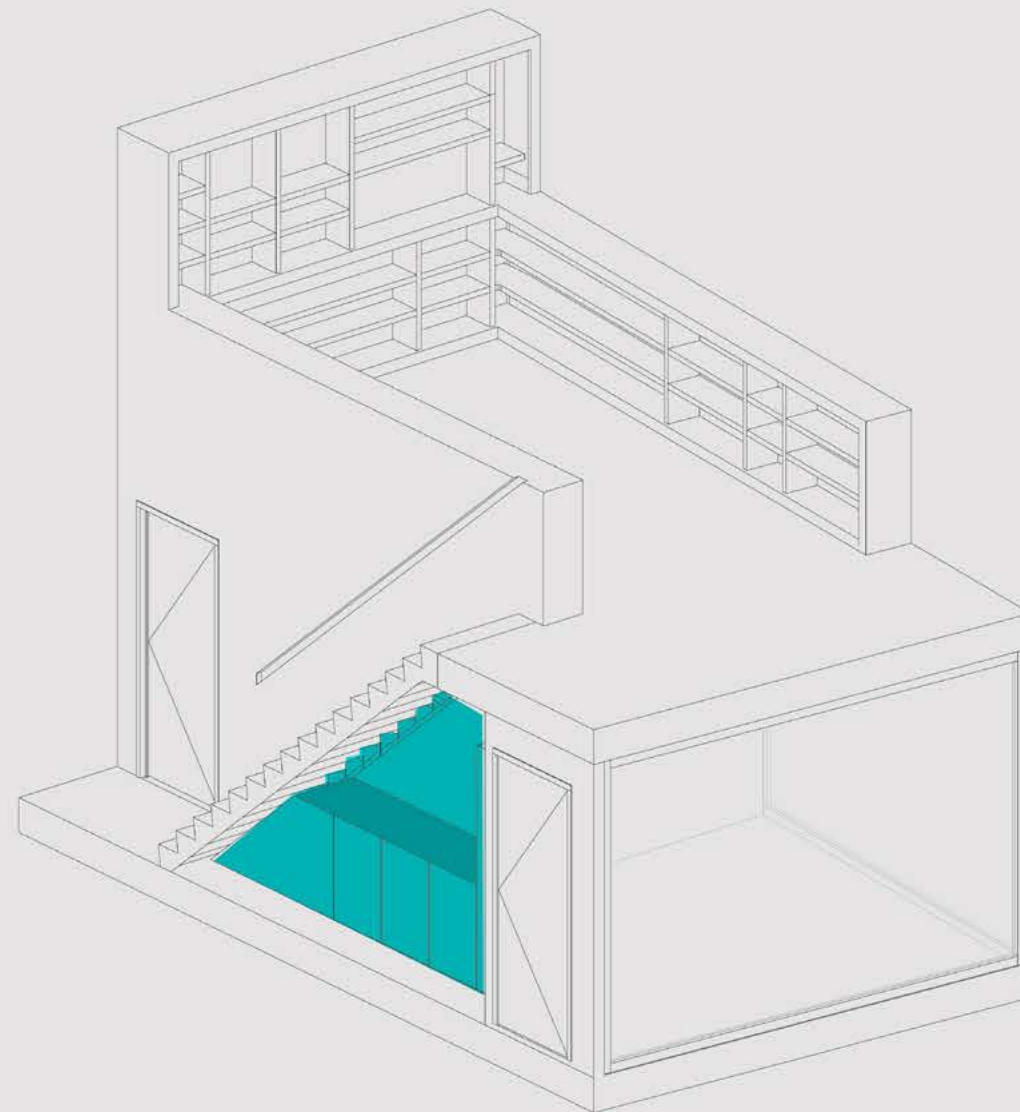




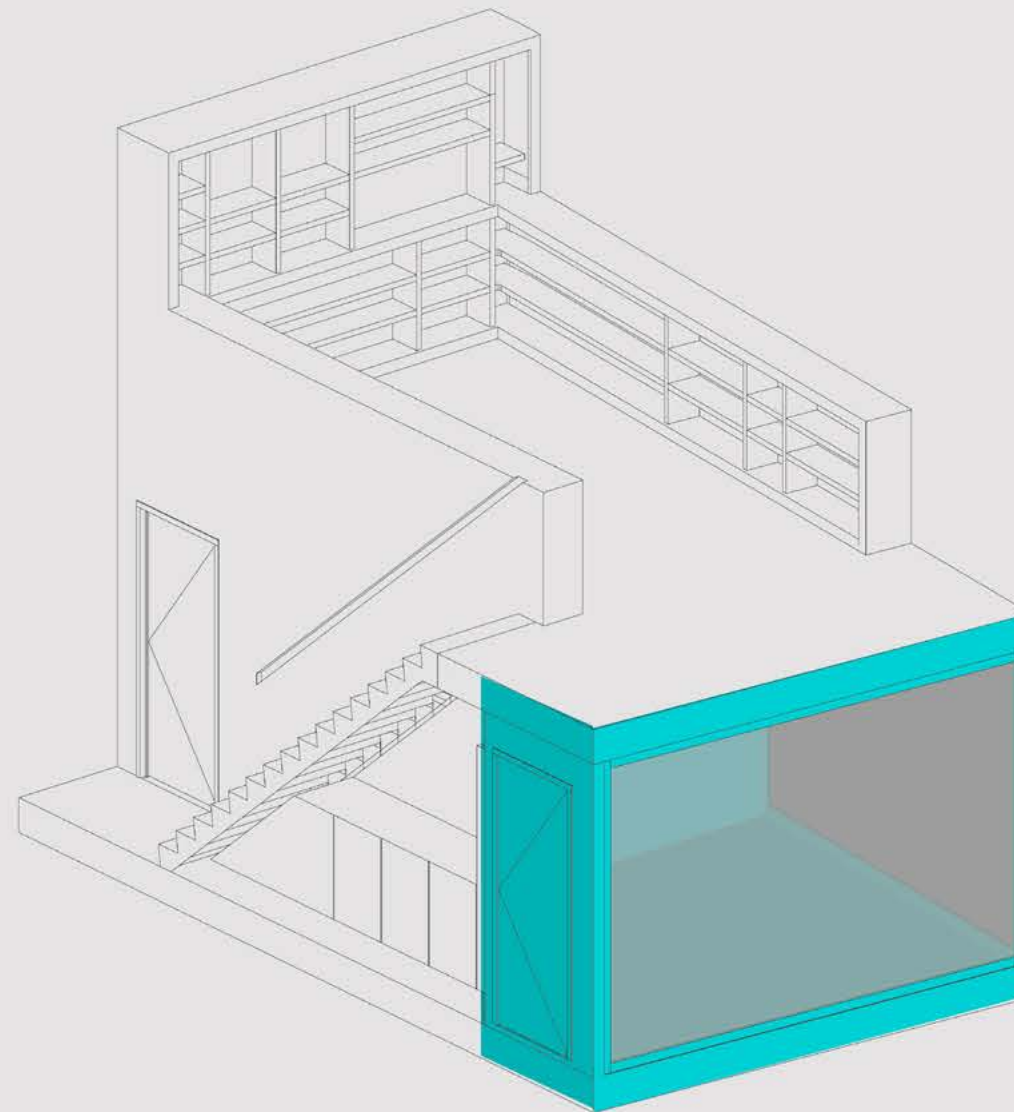




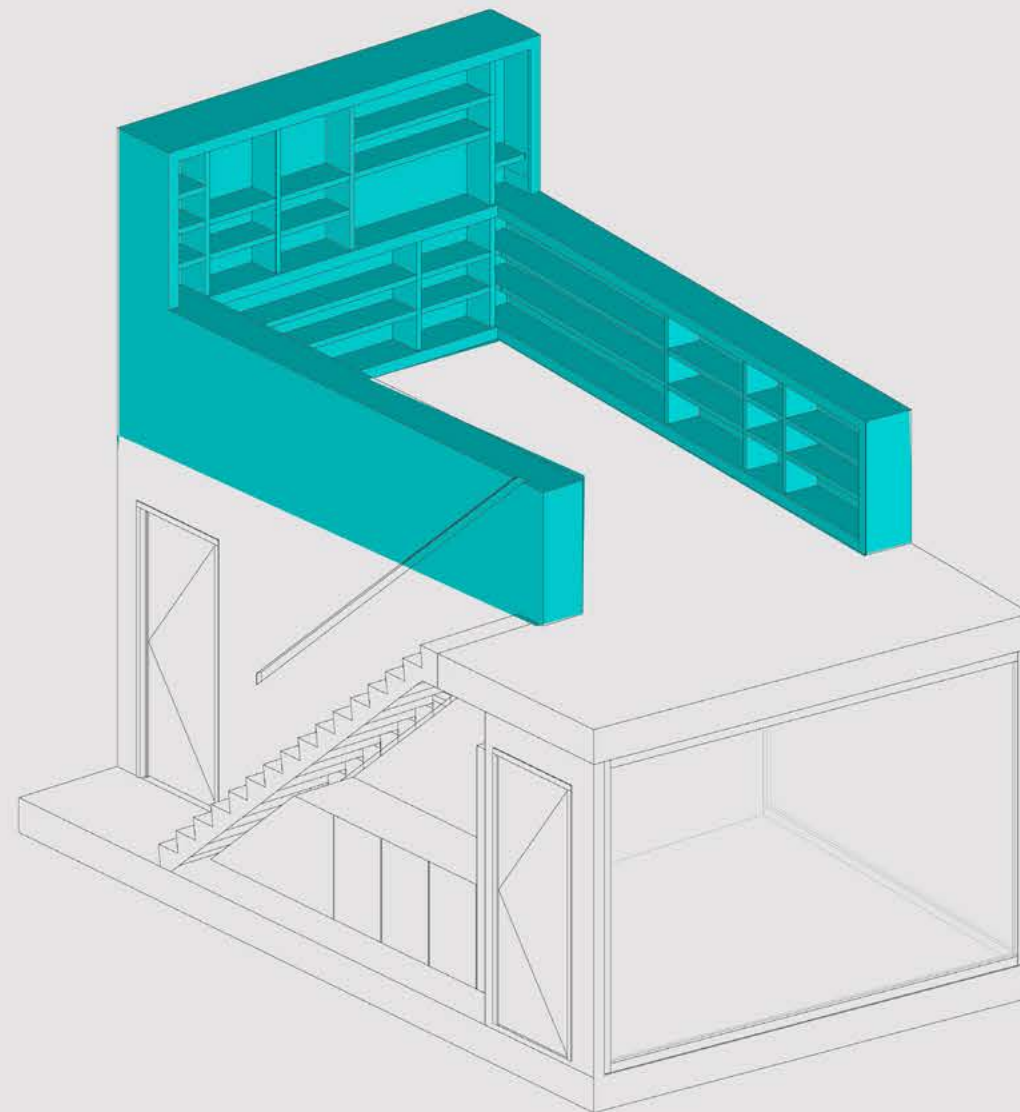
SHARED FUNCTIONS IN ONE FURNITURE



PANTRY WITH A PRINTER



LOCKABLE MEETING ROOMS



LIBRARY AND LOCKERS







HOUSE OF MEMORIAL MILAN



THE ZZP WORKHOME

DIVERSITY - COMMUNITY
BY COMBINING FIELDWORK WITH LITERATURE STUDIES

