

Living Together, Living Differently

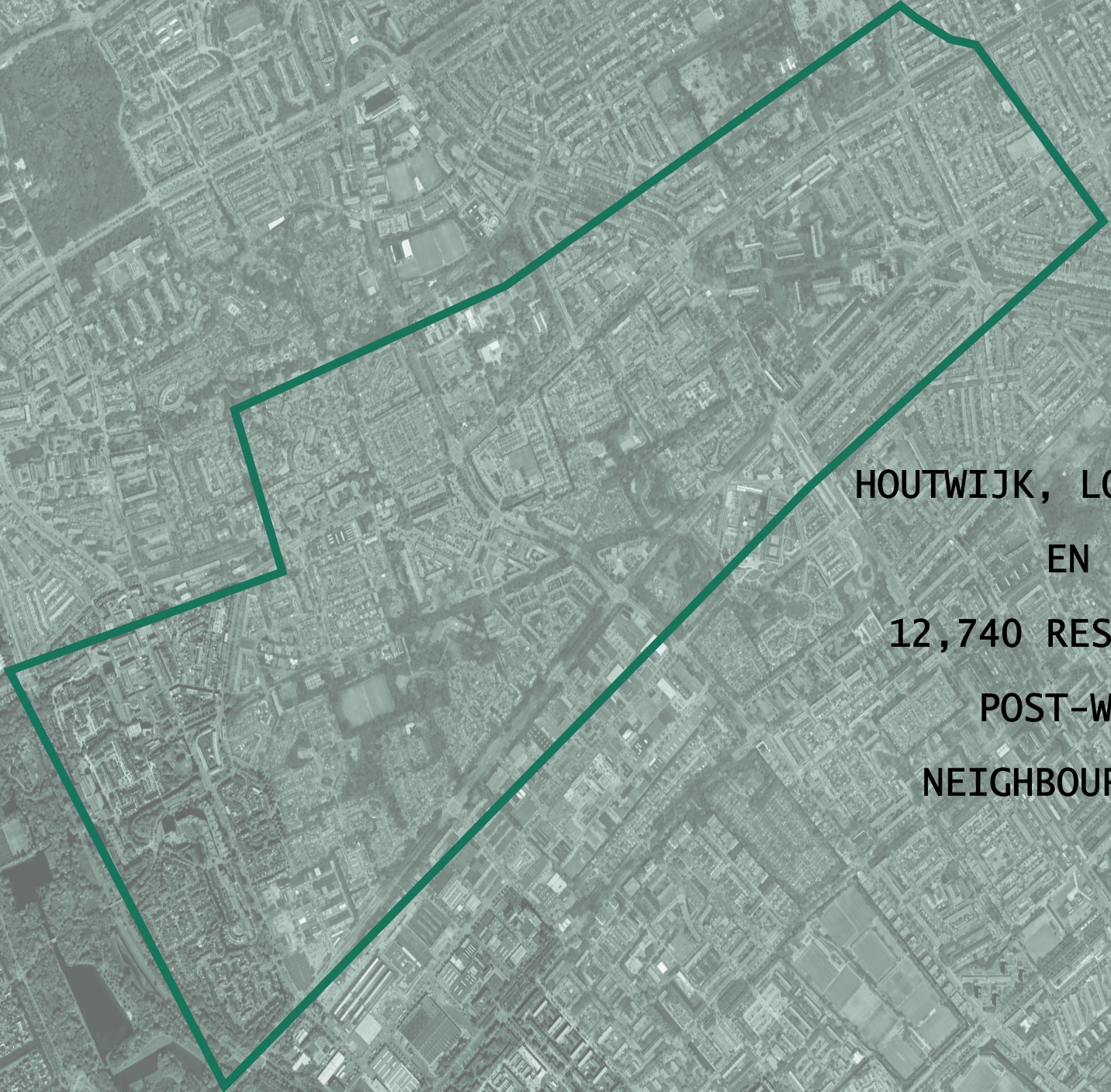
*Exploring Housing Diversity
& Shared Spaces in Houtwijk*

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A4 Presentation



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HOUTWIJK, LOOSDUIN
EN
12,740 RESIDENTS
POST-WAR
NEIGHBOURHOOD





1. UNSAFE

55% of residents feel unsafe, youth nuisance



2. SOCIAL FRAGMENTATION

Lack of unified identity, "Micro communities"



3. FACILITY MISMATCH

Lack of informal meeting spaces, study areas, and cultural facilities, particularly for residents aged 15 to 30



4. PHYSICAL INACCESSIBILITY

Is difficult due to uneven tiles, narrow sidewalks, and parked cars blocking paths



5. AGEING POPULATION

Lack of suitable housing for aging residents



6. LIMITED HOUSING DIVERSITY

mainly single / multifamily housing



7. LESS HOUSING MOBILITY

Residents don't wish to move



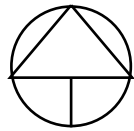
8. RISKS OF DECLINE

The current housing stock is not ready for new generation living



Houtwijk has a limited diversity in its housing stock which is dominated by 1970 **row houses**/multi-family homes (48%) and **apartments**/single-family homes (52%). This is not suitable for all households.

01 Problem synopsis

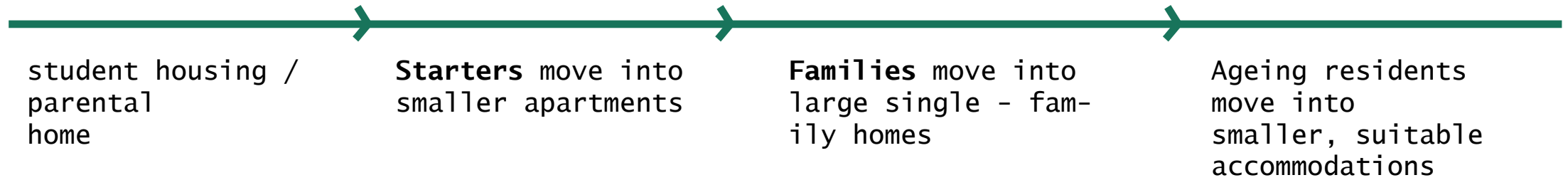




“ I don't wish to move out of my house, there are no better alternatives”
- Woman living in Kunstenaarsbuurt, 85 years old

45% (AGED 55+) HAVE A MOVING WISH, 18% CANNOT FIND A SUITABLE OFFER
- ONS MAGAZINE, 2025

Ideal Scenario:



Current Scenario:



Conclusion: Houtwijk has limited diversity in its housing stock, resulting in restricted residential mobility.

Shortage of **10,000 homes**
in The Hague

Waiting period for social
housing is
More than six years

Vulnerable groups are
forced into inadequate
situations



LABOUR MIGRANTS IN UNHEALTHY LIVING CONDITIONS



OLDER RESIDENTS IN UNSUITABLE HOUSES



YOUNG STARTERS EXPERIENCING DIFFICULTIES FIND SUITABLE HOUSING



RECENTLY DIVORCED IN UNDISERABLE LIVING CONDITIONS



Migrant Worker

- * Overcrowding
- * Insufficient privacy
- * Poor indoor quality



Starter

- * Long wait time for social housing
- * Cannot access suitable housing



recently divorced / single parent

- * Fall into cheaper rental stock / rely on family and friends for housing
- * No separate bedroom provision for child



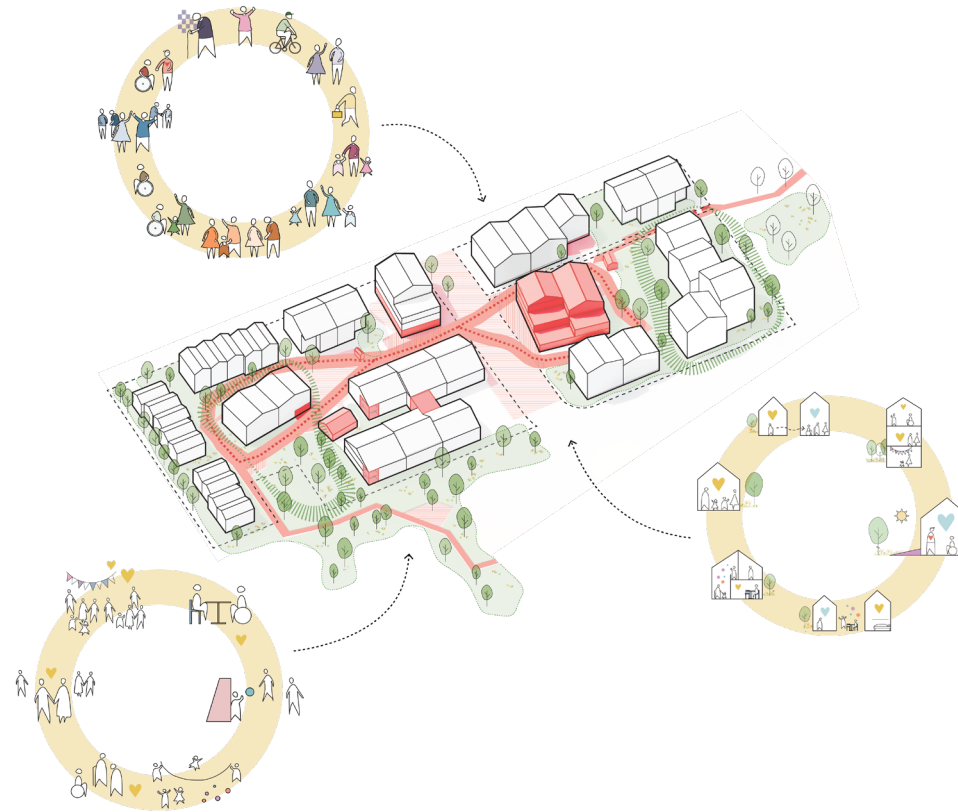
older adult

- * 'trapped' in inaccessible housing
- * Lack of social contact and care

PHYSICAL HAZARDS

MENTAL STRAIN

HEALTH DECLINE



Source: Runnivegen Health Community, Nord Architects

If a housing intervention that combines **diverse dwelling types** with **shared and public spaces** is introduced in **Houtwijk**, it may provide **healthier living conditions for vulnerable groups** and offer housing that better aligns with **changing living situations**.

Main research question

How can housing diversity and shared spatial arrangements support healthy living conditions for small and transitional households in Houtwijk?

Sub-question 1

What are the current living conditions of the target groups?

Sub-question 3

What spatial needs do small and transitional households share?

Sub-question 2






Which spatial factors directly influence physical, mental, and social health in residential environments?

Sub-question 4

How can diverse dwelling types and shared spaces be combined in a housing strategy for Houtwijk?

Spatial needs by group

Ageing residents	
Private core	dwelling, sanitary, kitchen
Readily shared	living room, kitchen, guest room, activity rooms, garden, laundry
Distinct need	accessibility (lift, single level), care and amenities within walking distance, quiet
Collectivity	moderate
Stay	long
Young households	
Private core	bedroom, bathroom, toilet, personal storage
Readily shared	bicycle parking, laundry, kitchen and dining, study and coworking, storage, garden, gym and hobby
Distinct need	affordability with central location, workspace, social contact
Collectivity	high
Stay	short to medium
Labour migrants	
Private core	own lockable bedroom, personal storage
Readily shared	kitchen, sanitary, living, laundry, social, outdoor
Distinct need	speed and affordability, mobility and transport, own unit as stay lengthens
Collectivity	high for short-stay, low for long-stay
Stay	short to long
Divorced / single parents	
Private core	own and child's bedroom, bathroom, kitchen
Readily shared	laundry, childcare and play, outdoor, social, guest room, mobility
Distinct need	child's room including custody, childcare support, quiet, proximity to schools
Collectivity	moderate
Stay	medium to long

SPATIAL NEEDS	<p>Migrant Worker</p> 	<p>Starter</p> 	<p>recently divorced/single parent</p> 	<p>older adult</p> 	<p>starter couple</p> 
<p>Private</p>	<ul style="list-style-type: none"> * private sleeping space * personal storage 	<ul style="list-style-type: none"> * small independent units * private sanitary * kitchen/dining (optional) 	<ul style="list-style-type: none"> * small independent units * private sanitary * kitchen/dining 	<ul style="list-style-type: none"> * fully accessible units * private sanitary * kitchen * quiet, safe environment 	<ul style="list-style-type: none"> * independent units * private sanitary * kitchen * separate bedroom * workspace
<p>Semi-Private</p>	<ul style="list-style-type: none"> * sanitary * kitchen / dining 	<ul style="list-style-type: none"> * kitchen/dining 	<ul style="list-style-type: none"> * Guest room * kitchen / dining (optional) 	<ul style="list-style-type: none"> * social spaces 	<ul style="list-style-type: none"> * optional shared amenities
<p>Shared</p>	<ul style="list-style-type: none"> * laundry * social spaces * outdoor spaces * mobility 	<ul style="list-style-type: none"> * coworking / study * laundry * social spaces * outdoor spaces * mobility 	<ul style="list-style-type: none"> * childcare / play area * laundry * social spaces * outdoor spaces * mobility 	<ul style="list-style-type: none"> * outdoor spaces * activity / hobby room * care facilities 	<ul style="list-style-type: none"> * outdoor spaces * social spaces * coworking * mobility

Spatial factors affecting...



Walkability



Accessible green space



Collective/
semi-public spaces



Adequate environmental
quality and housing conditions

Case studies



Source: *cwdelft, n.d.*

Centraal Wonen Delft

Delft, Netherlands
Architect: Flip Krabbendam



Source: *Architectuur.org, n.d.*

Centraal Wonen Hilversum

Hilversum, Netherlands
Leendert Johannes de Jonge, Piet-
er Weeda

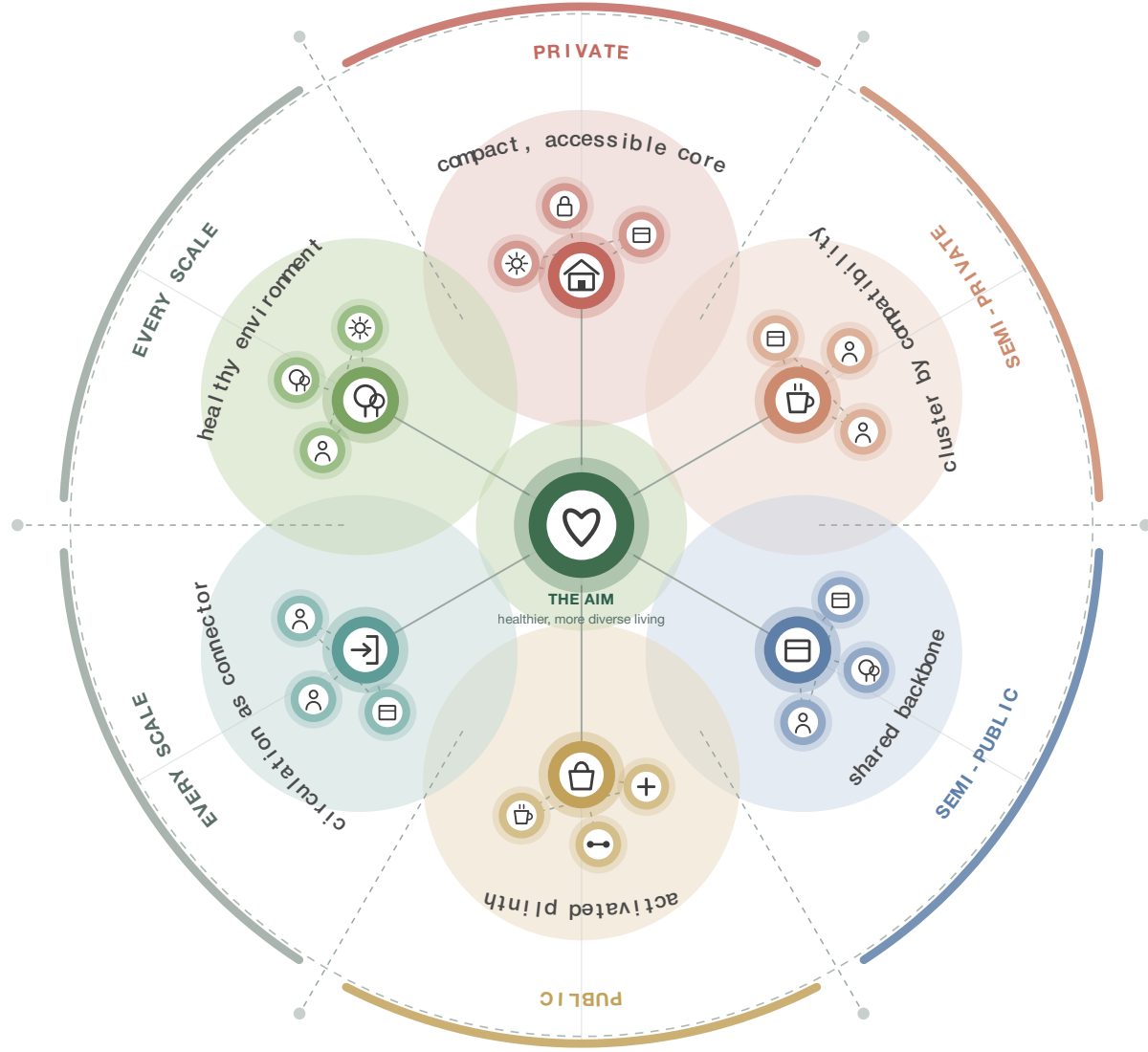


Source: *Architectuurwijzer, n.d.*







San Riemo

München, Germany
SUMMACUMFEMMER, Büro Juliane Greb

03 Design principles



Design principles

- 
Compact, accessible core
 small private core, privacy kept, step-free and daylight
- 
Cluster by compatibility
 a lively and a calm cluster, grouped by who shares well
- 
Shared backbone
 shared facilities provided once for all
- 
Activated plinth
 cafe, retail, gym and care that face the neighbourhood
- 
Circulation as connector
 shared visible spaces on the route
- 
Healthy environment
 walkable, green, daylight, ventilated and quiet

Programme of requirements

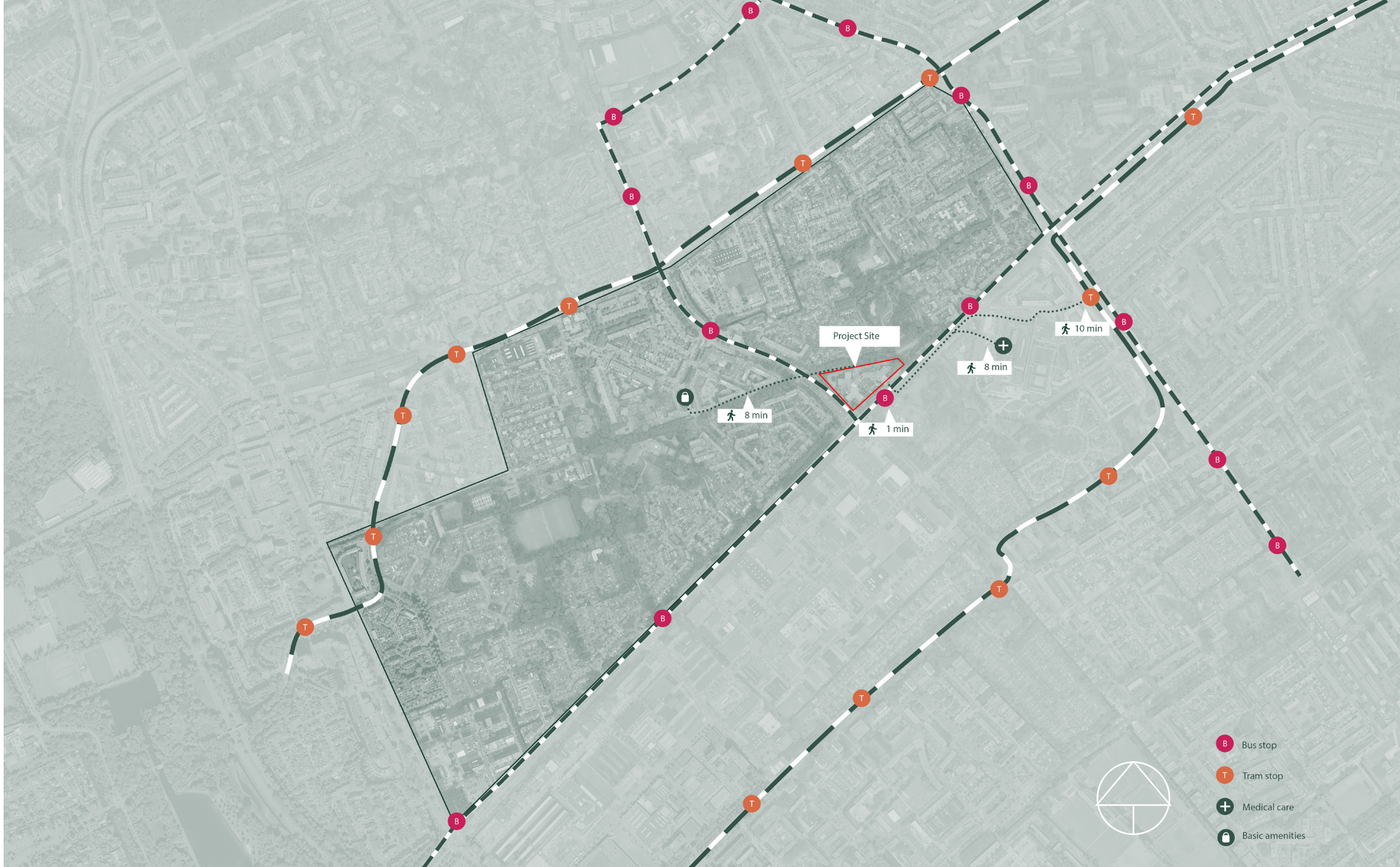
PROGRAMME ITEM	AREA (m ²)
Neighbourhood · public plinth	total 8,250 m²
Parking space	4,500
Horeca	800
Retail	750
Coworking	525
Community centre / Event hall	530
Gym	650
Healthcare services	220
Daycare	275
Shared spaces · per building	total 1,389 m²
Building A · fully shared	530 m²
Outdoor terraces	105
Shared kitchen	140
Shared sanitary	184
Storage	48
Shared living room	53
Building B · semi-shared	614 m²
Outdoor terraces	80
Guest rooms (x4)	140
Shared kitchen	164
Storage	120
Laundry	30
Shared living room	80
Building C · independent	245 m²
Outdoor	200
Guest apartment	45

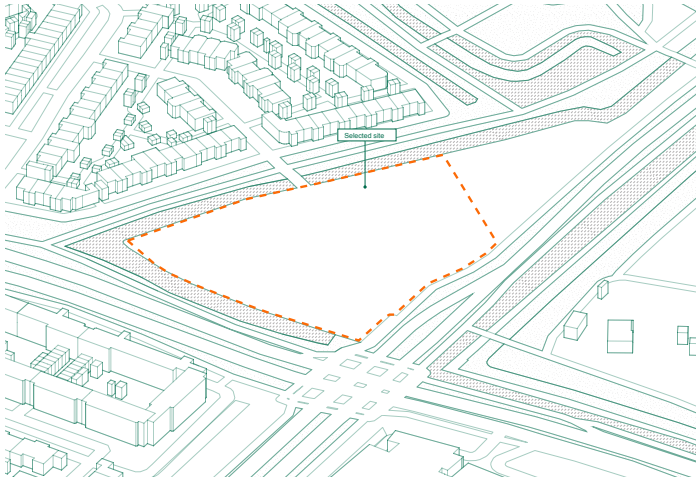
Private · dwellings	total 4,840 m²
Building A · fully shared	40 units 560
Building B · semi-shared	63 units 2,335
Building C · independent	24 units 1,945
Total programme	≈ 14,479 m² BVO

Dwelling typology mix

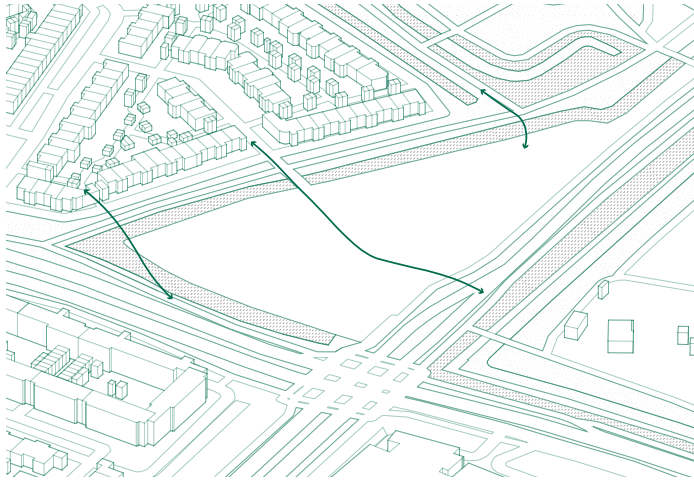
TYPOLGY	SIZE	UNITS
T1 Micro	15-25 m ²	40
T2 Compact studio	25-40 m ²	55
T3 Larger unit	40-100 m ²	32
Total		127

04 Urban situation

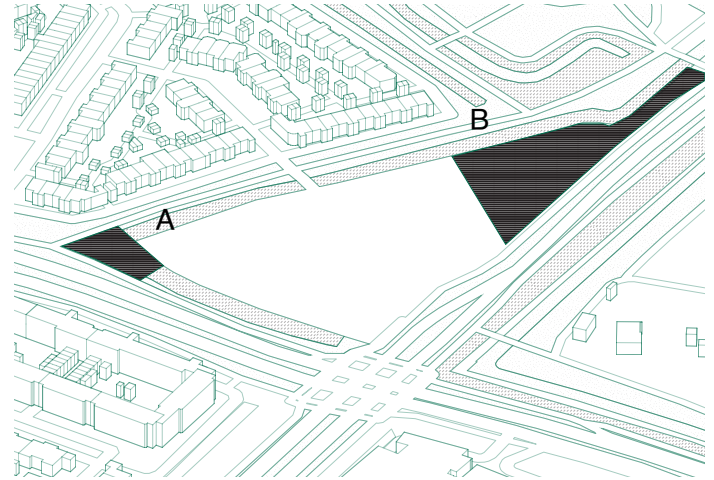




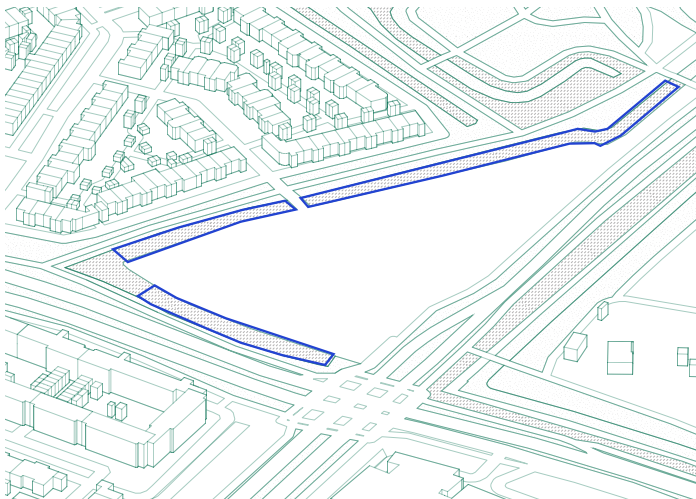
The selected site is adjacent to the main roads, leaving some space to extend the park 't Kleine Hout.



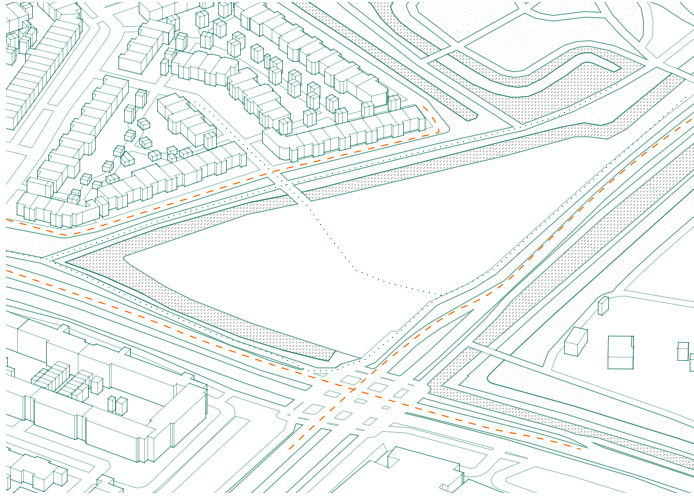
The site connects to the neighbourhood through extending existing infrastructure.



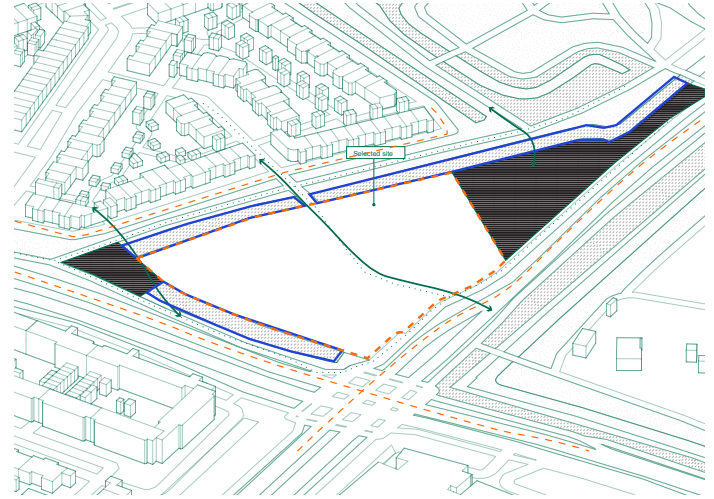
A. A public square is placed at the junction of roads to create a public sightline / entrance to the project
B. Green structure is added to serve as green buffer between the project and park.



Existing water structure is largely preserved

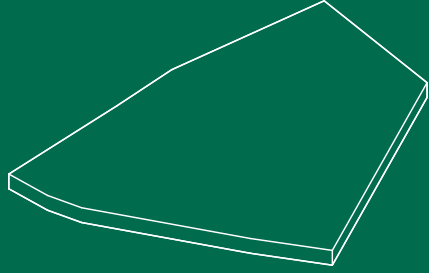


Car / Pedestrian routes are kept separate. Car routes go around the site with only possibility to enter the parking on site.

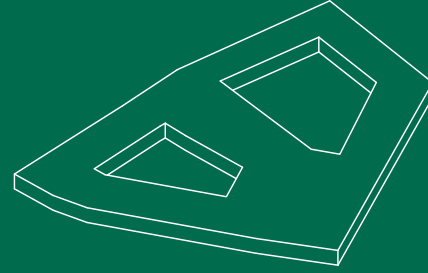


This modified infrastructure sets the base for building mass and landscape.

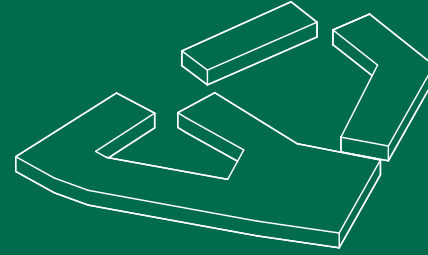
05 Urban interventions



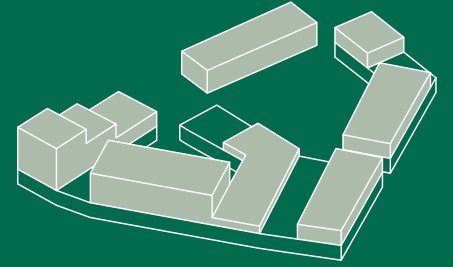
Site boundary is traced and extruded resulting in a 'supermass'.



Centers are cut out from the supermass to create two courtyards for lively and collective character

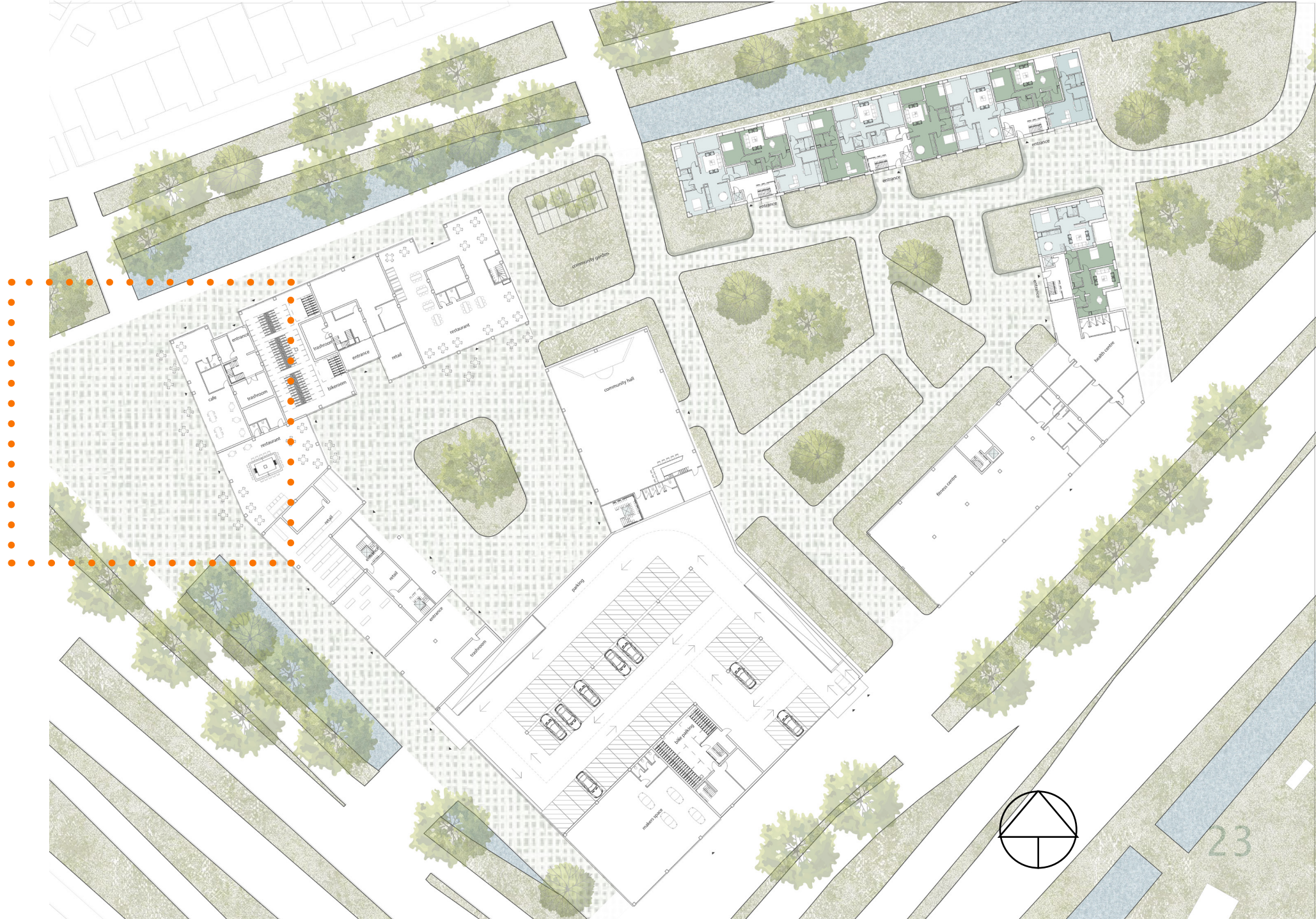


Further fragmentation of the supermass is done by following the extension lines of the existing infrastructure.



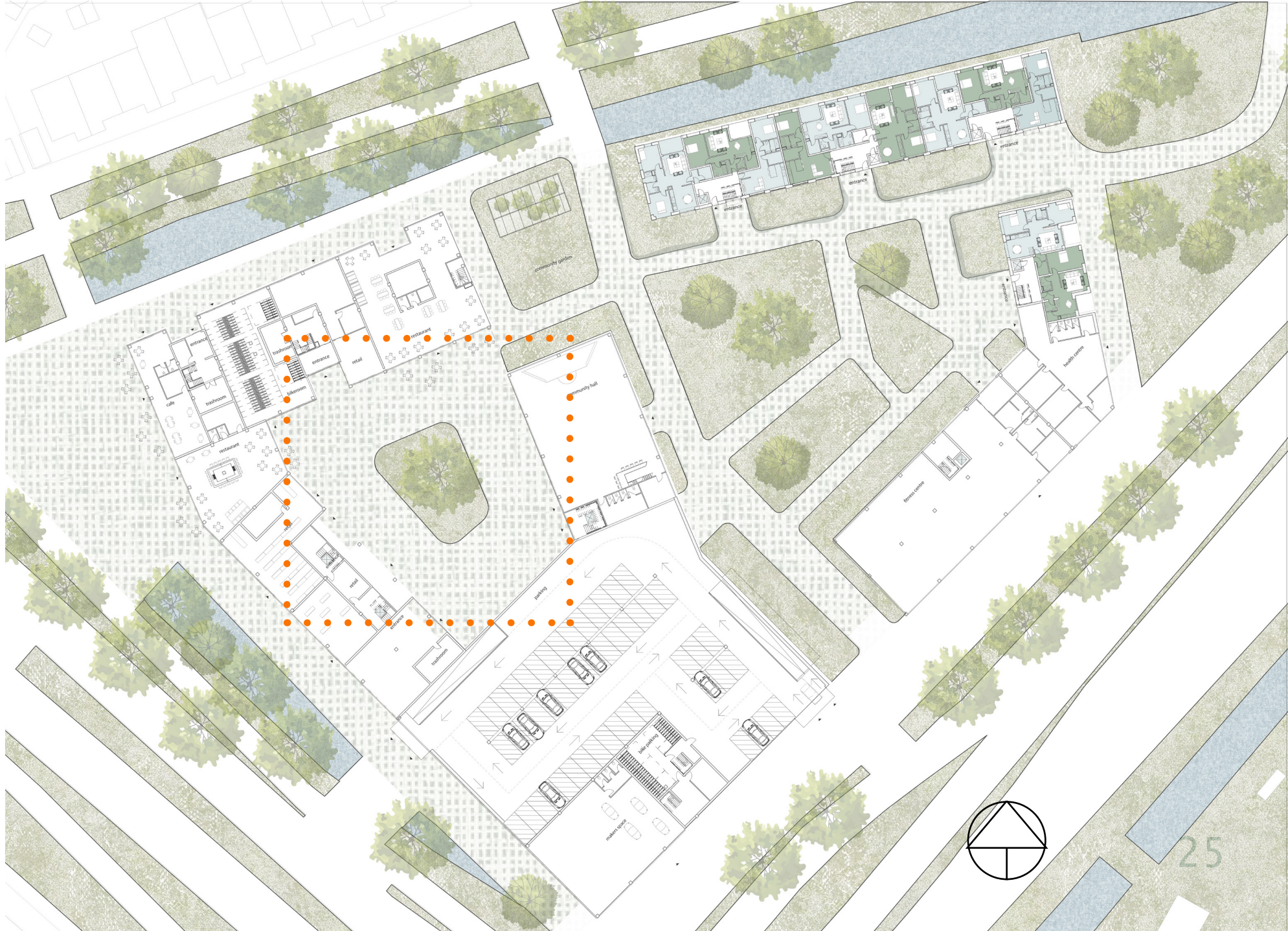
Buildings emerge by extruding the fragmented masses vertically. The building height of the surrounding buildings serve as a reference for the height

06 Masterplan





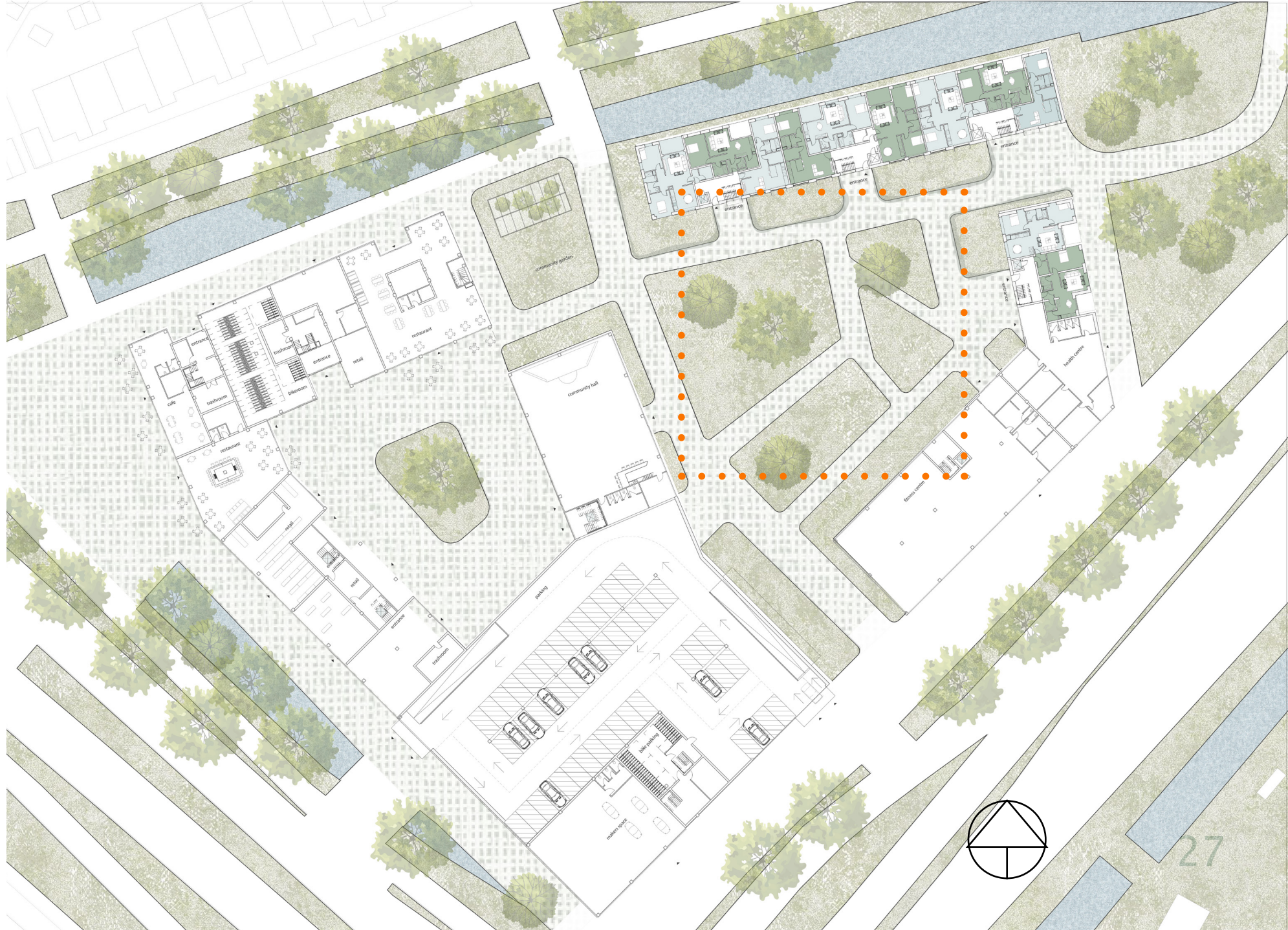
06 Masterplan - Residential courtyard



06 Masterplan - Residential courtyard



06 Masterplan



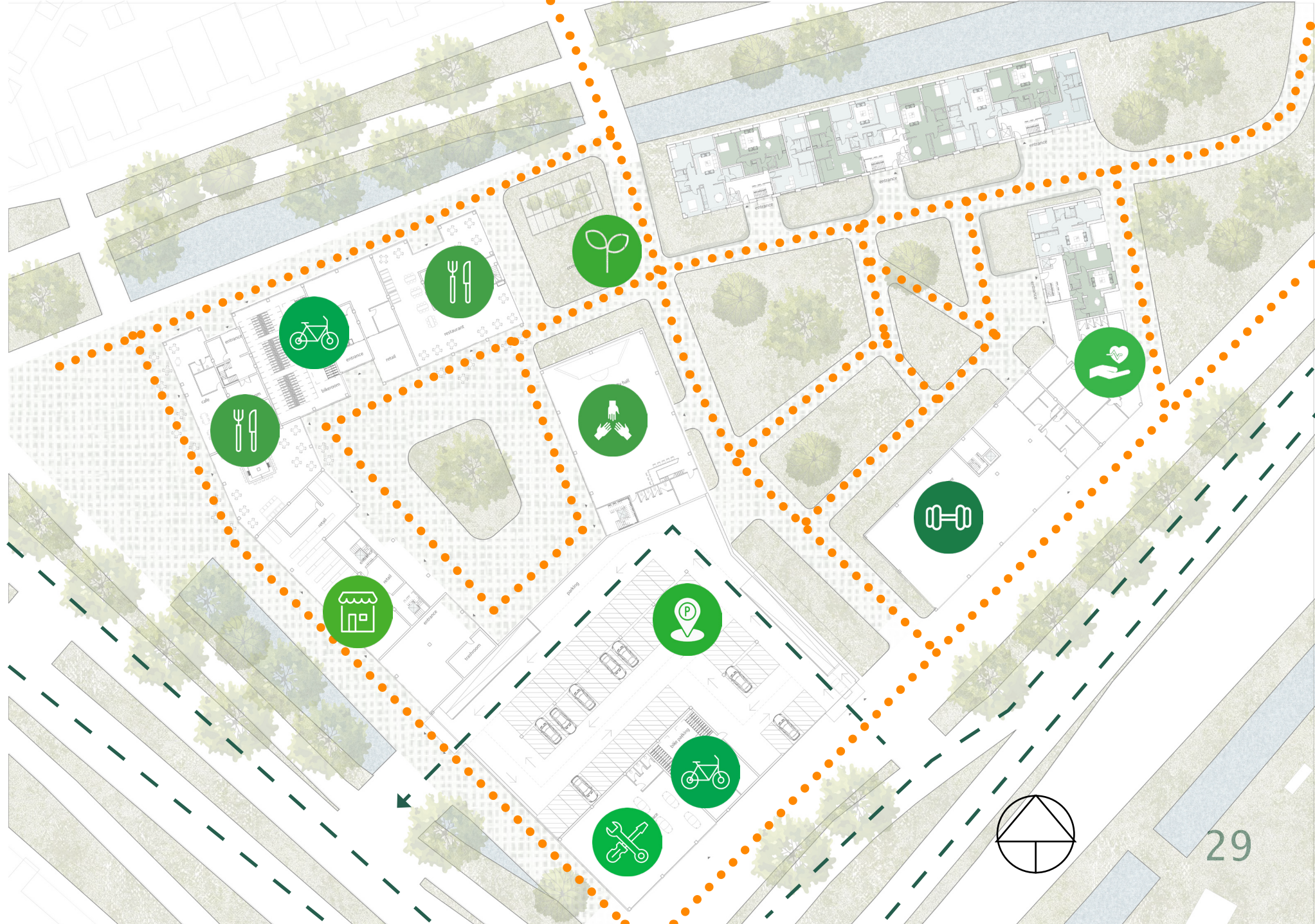


06 Masterplan

Pedestrian route



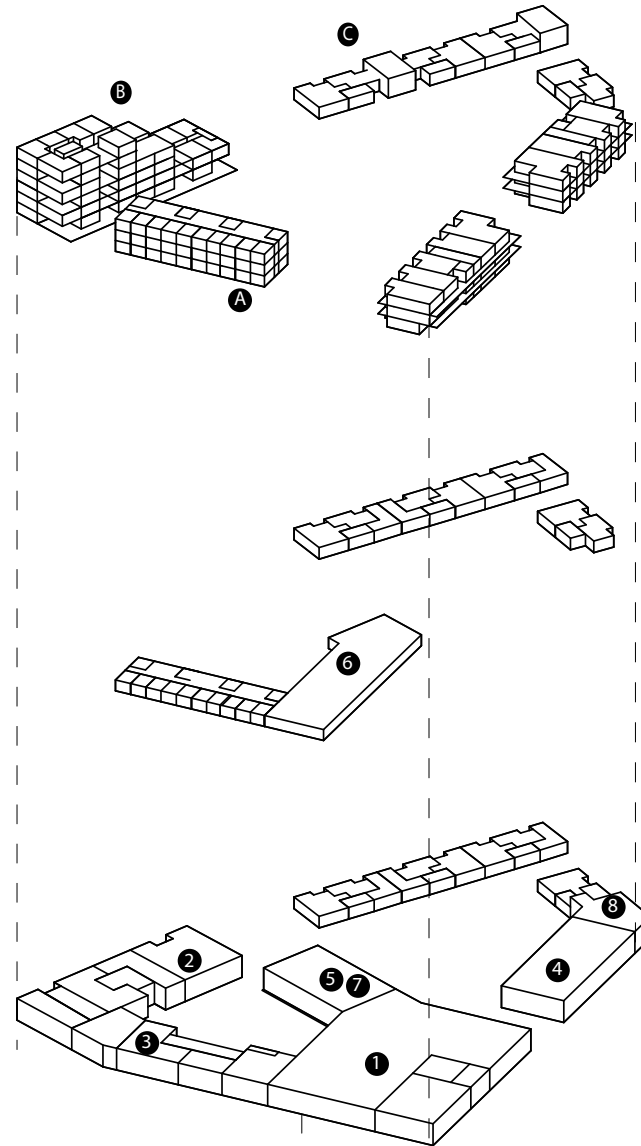
Vehicle route



06 Masterplan - program distribution

Public Spaces

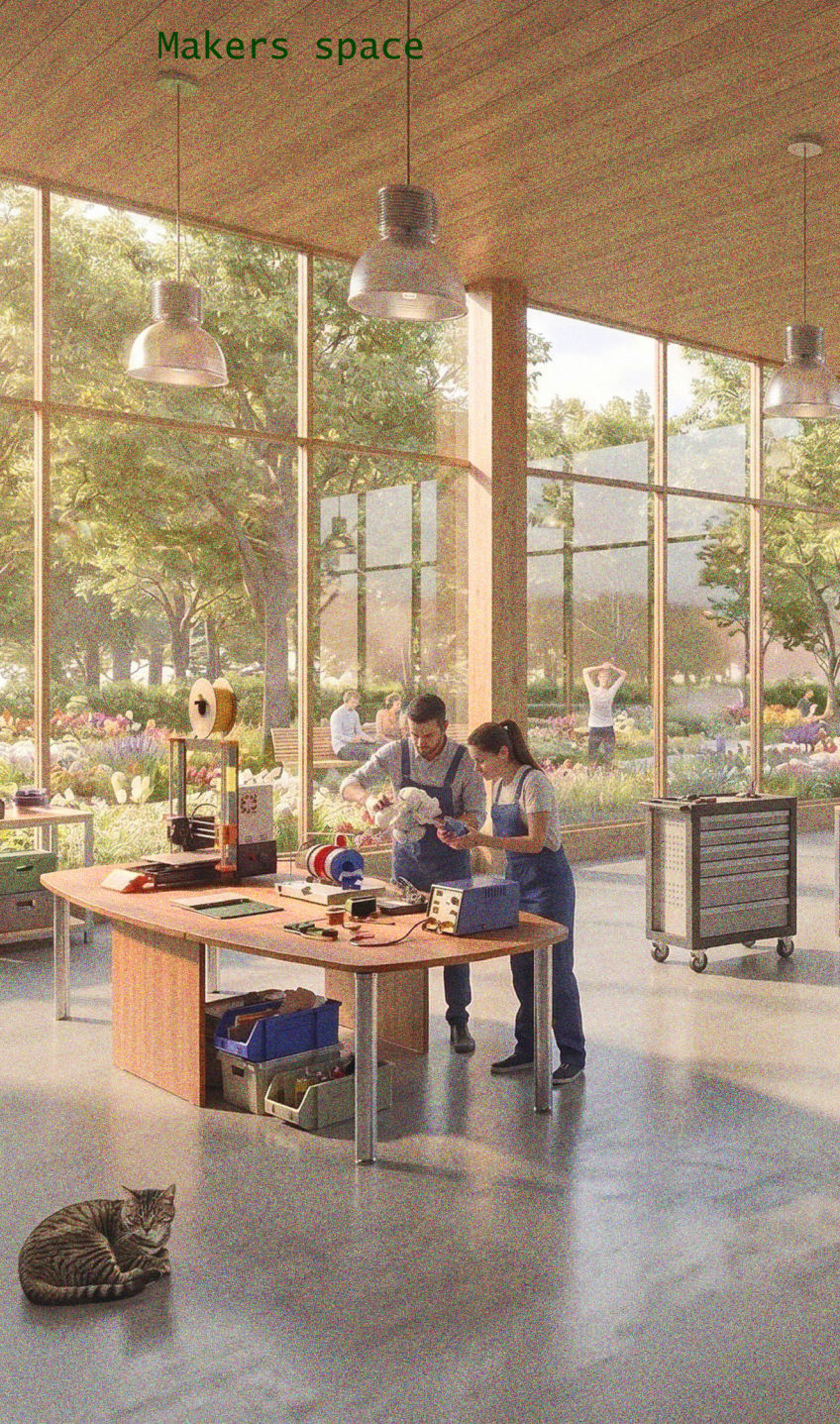
220 m ²	Healthcare Services 8
275 m ²	Daycare 7
525 m ²	Coworking 6
530 m ²	Community centre / Event hall 5
650 m ²	Gym 4
750 m ²	Retail 3
800 m ²	Horeca 2
4500 m ²	Parking space 1



Dwellings

Fully Shared units A
Semi-Shared Units B
Independent Units C
Shared Space

Makers space



Coworking space



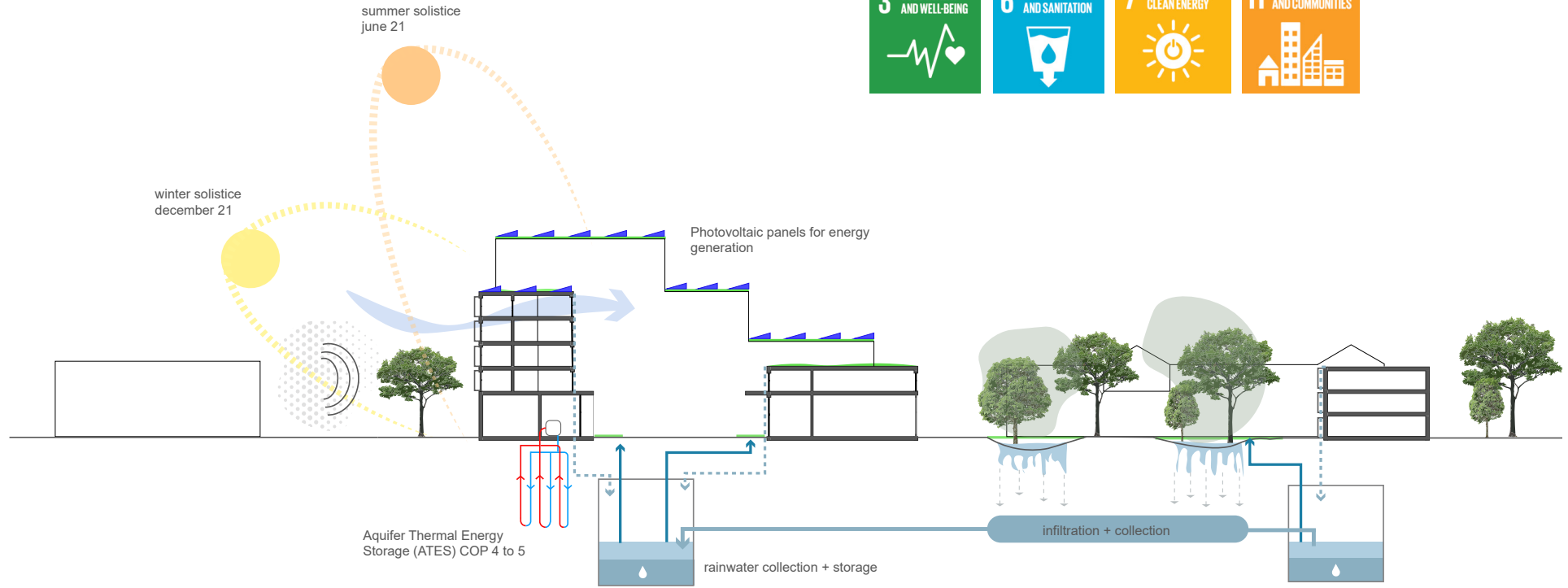
Community space



06 Masterplan - circulation



06 Masterplan - sustainability



Reduce noise and pollution

Trees and shrubs act as natural buffers, filtering airborne pollutants and absorbing sound before it reaches dwellings.



Solar shading

Overhanging wooden frames block high summer sun angles while allowing low winter sun to passively heat the interior.



Rainwater harvesting and reusing for vegetation

Collected rainwater reduces dependency on treated drinking water and decreases peak stormwater discharge into the urban drainage system.



Micro climates

planting create sheltered outdoor zones that reduce wind chill and improve thermal comfort for residents year-round.



Wadis

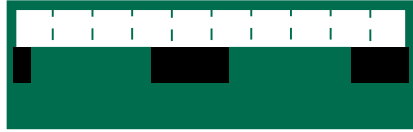
Shallow vegetated infiltration channels slow and absorb rainwater runoff on site, reducing pressure on the municipal drainage system during heavy rainfall events.



PV panels combined with green roof

The green roof substrate cools the photovoltaic panels through evapotranspiration, increasing their efficiency, while the panels provide partial shade that retains moisture in the vegetation layer, creating a mutually reinforcing system that improves both energy output and biodiversity.

High collectivity



medium collectivity



low collectivity



shared

private

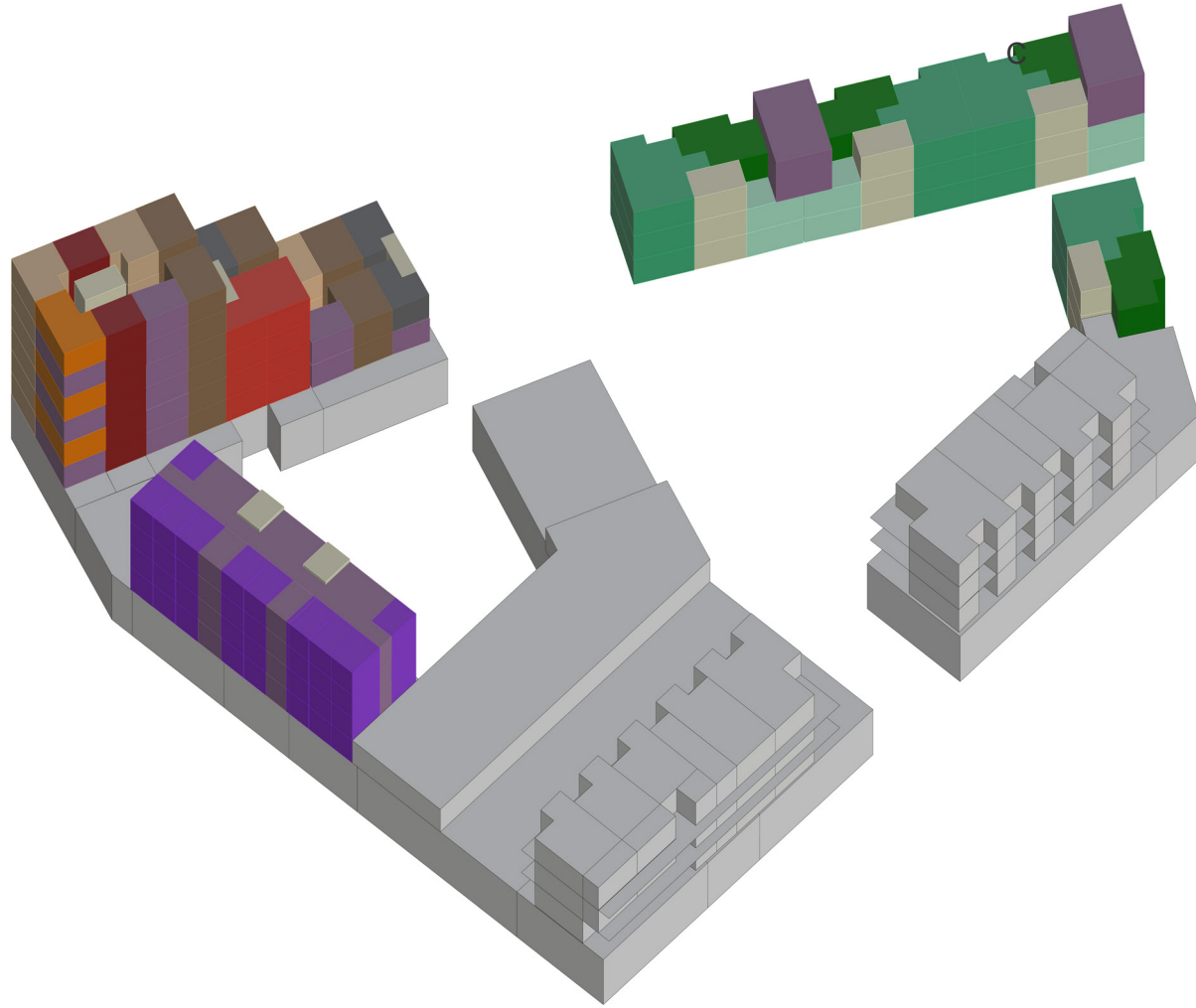


- * Typical private unit 15m²
- * Shared kitchen (per 6)
- * Shared bathroom/toilet (per 5)
- * shared toilet (per 5)
- * Shared living room
- * shared outdoor space

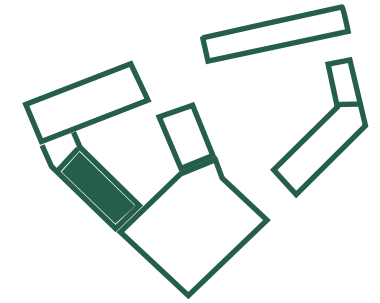
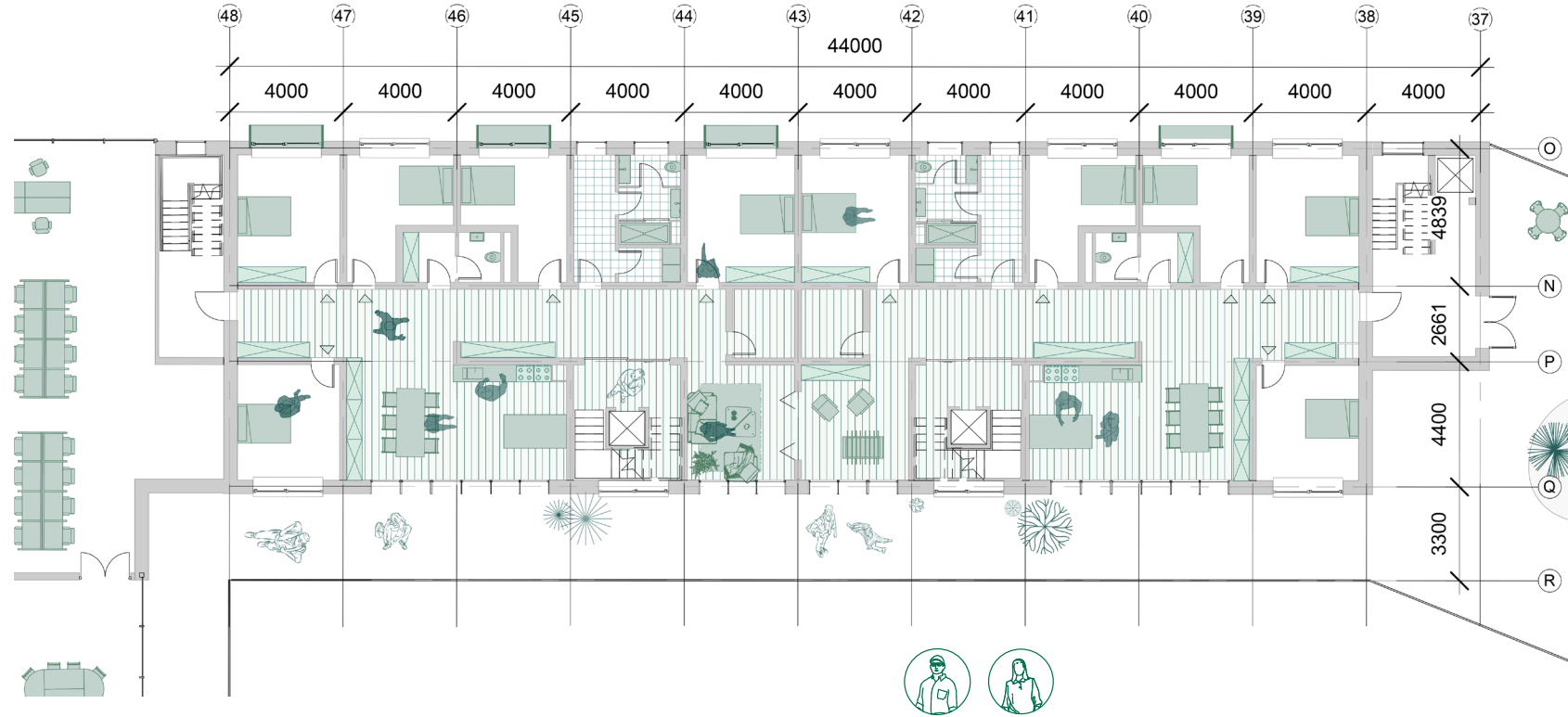
- * Typical private unit 25-40 m²
- * Shared kitchen (per 5)
- * Shared living room
- * shared outdoor space

- * Typical private unit 40-100 m²
- * shared outdoor space

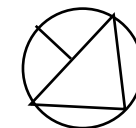
07 Dwelling types - distribution



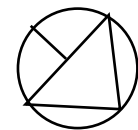
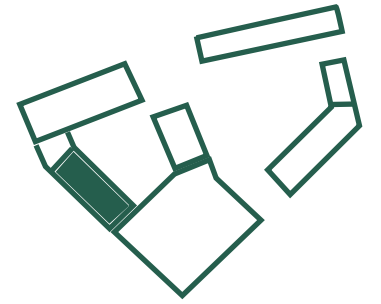
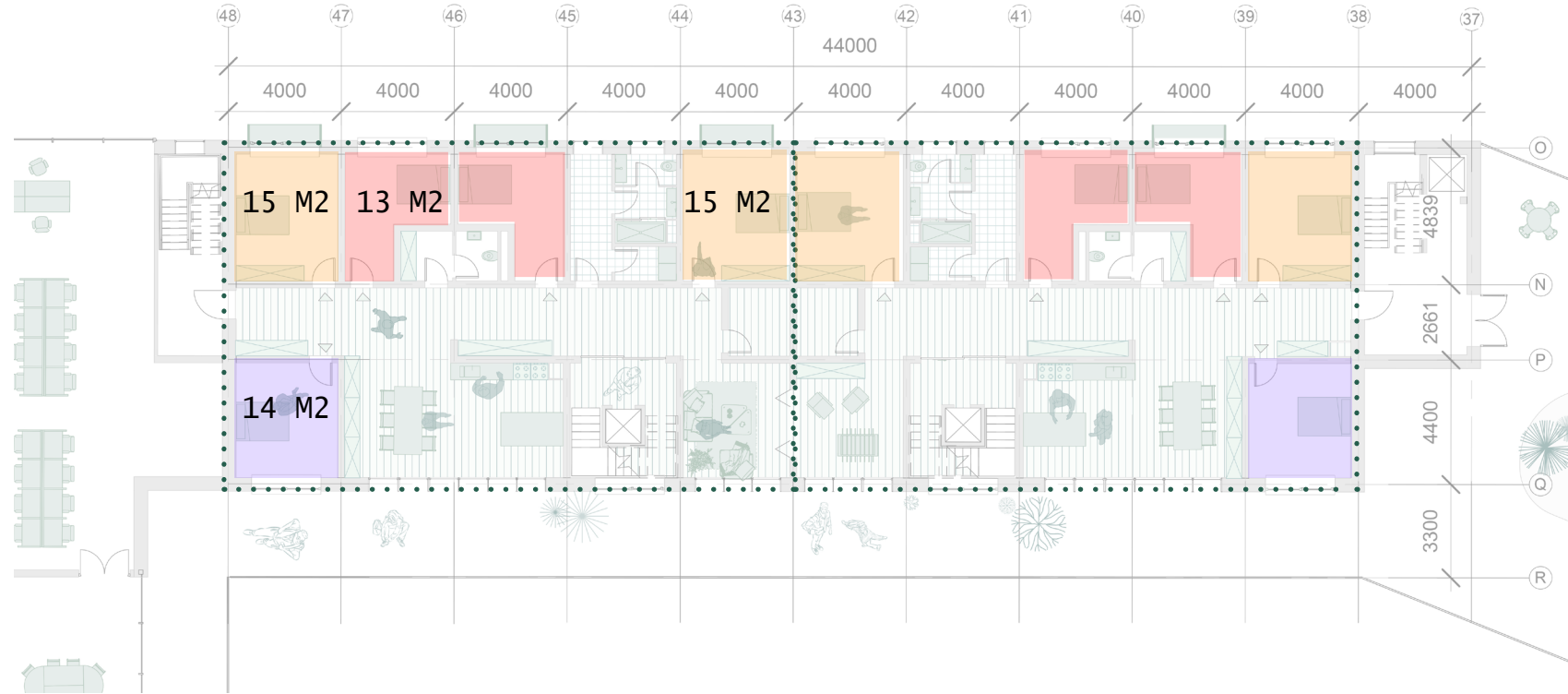
High collectivity



- * Typical private unit 15m²
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- * shared toilet (per 5)
- * Shared living room
- * shared outdoor space



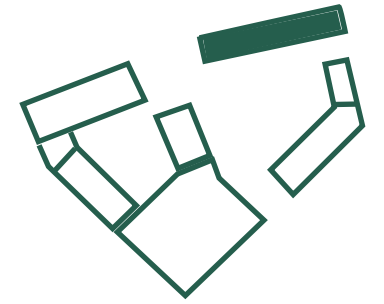
High collectivity



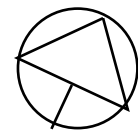
07 Dwelling types - shared kitchen



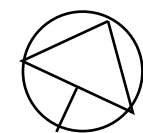
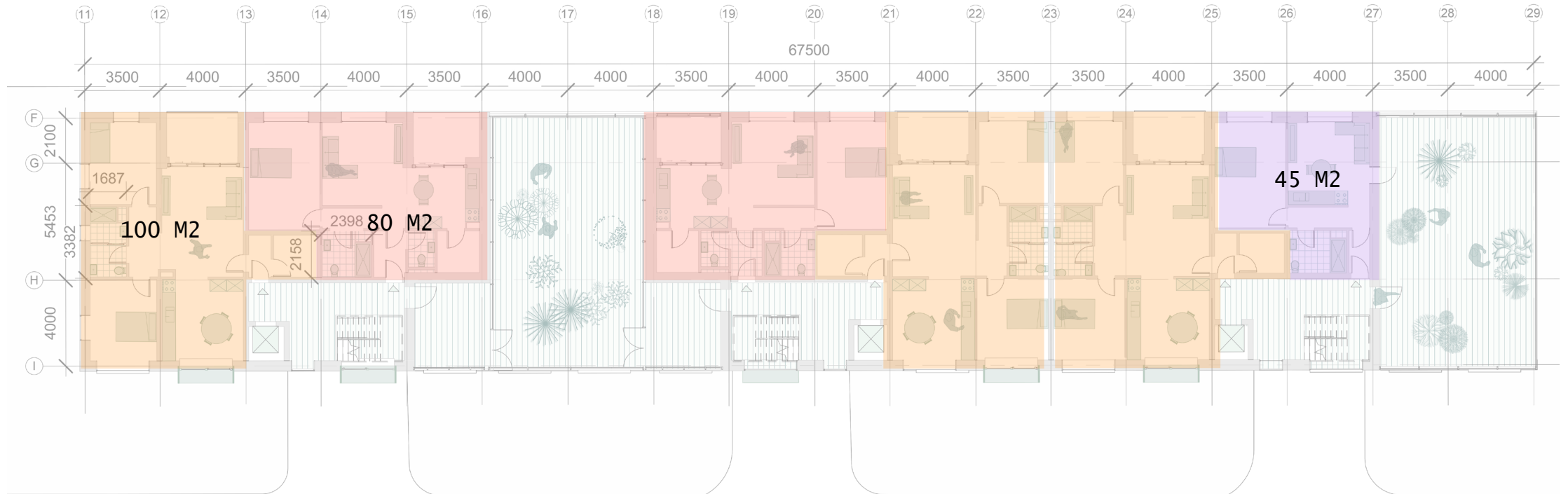
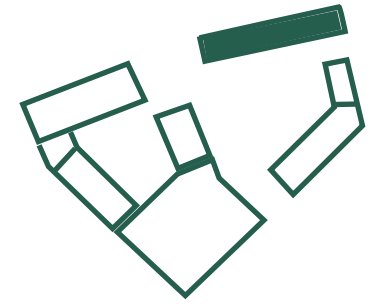
Low collectivity



- * Typical private unit 50-110m²
- * shared outdoor space



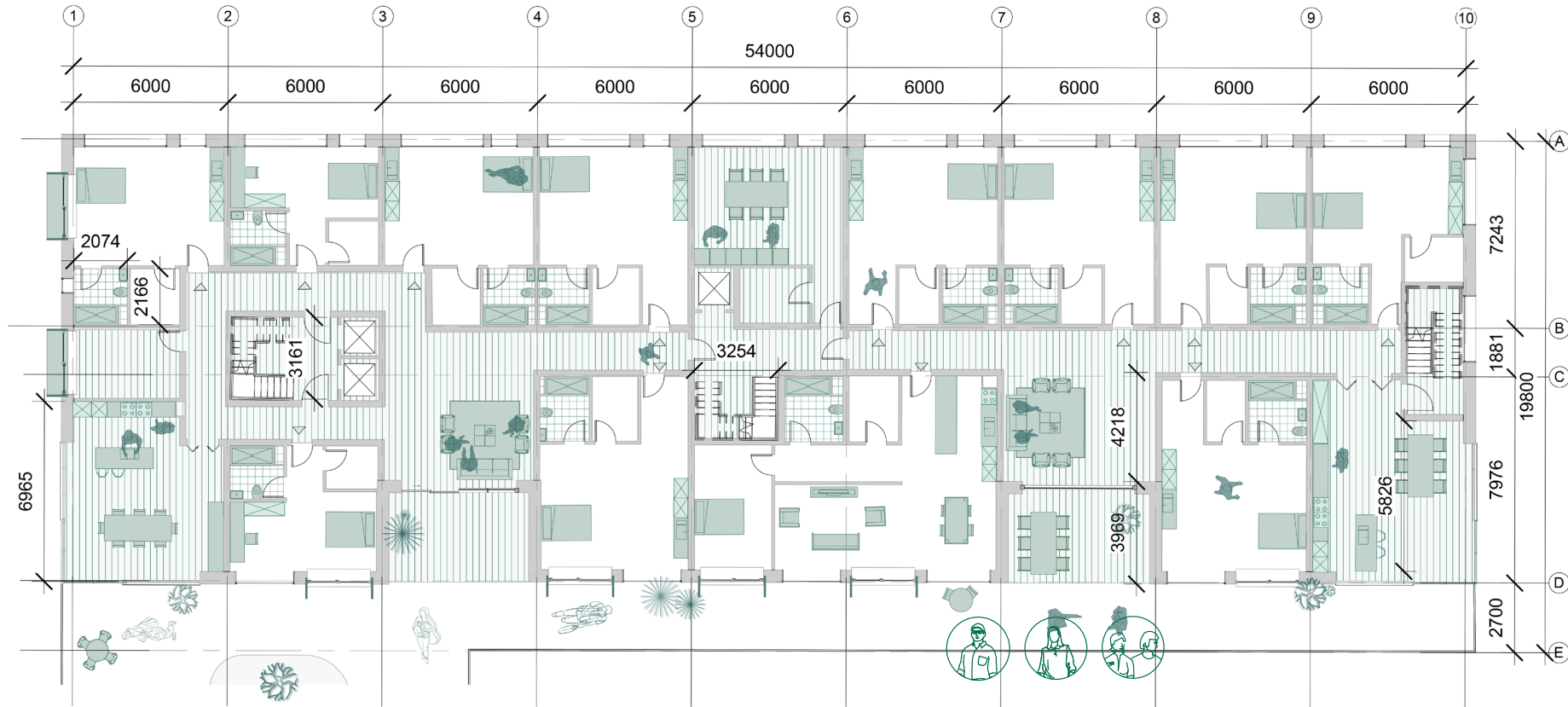
Low collectivity



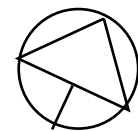
07 Dwelling types - shared outdoor



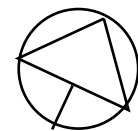
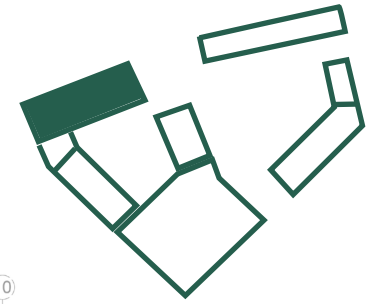
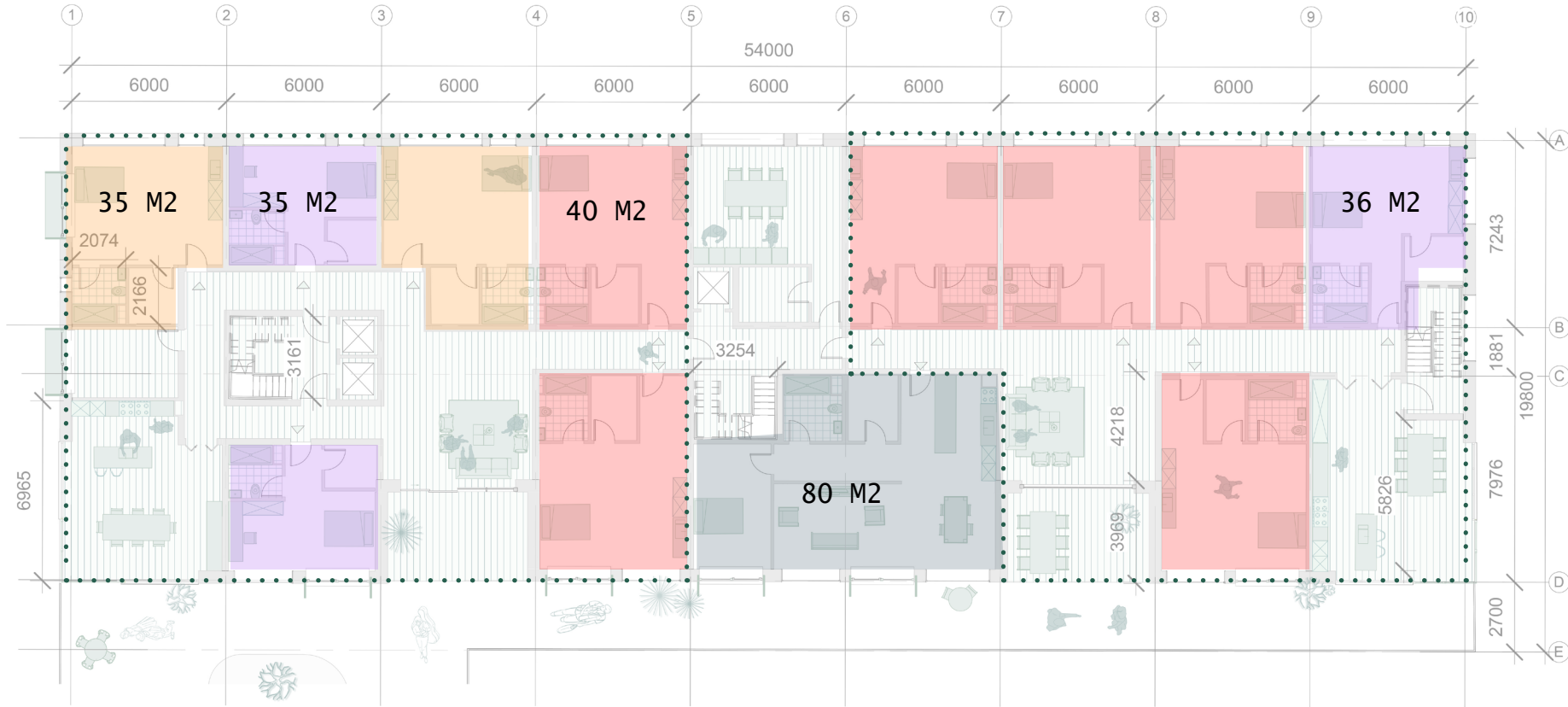
Medium collectivity



- * Typical private unit 25-40 m²
- * Shared kitchen (per 5)
- * Shared living room
- * shared outdoor space



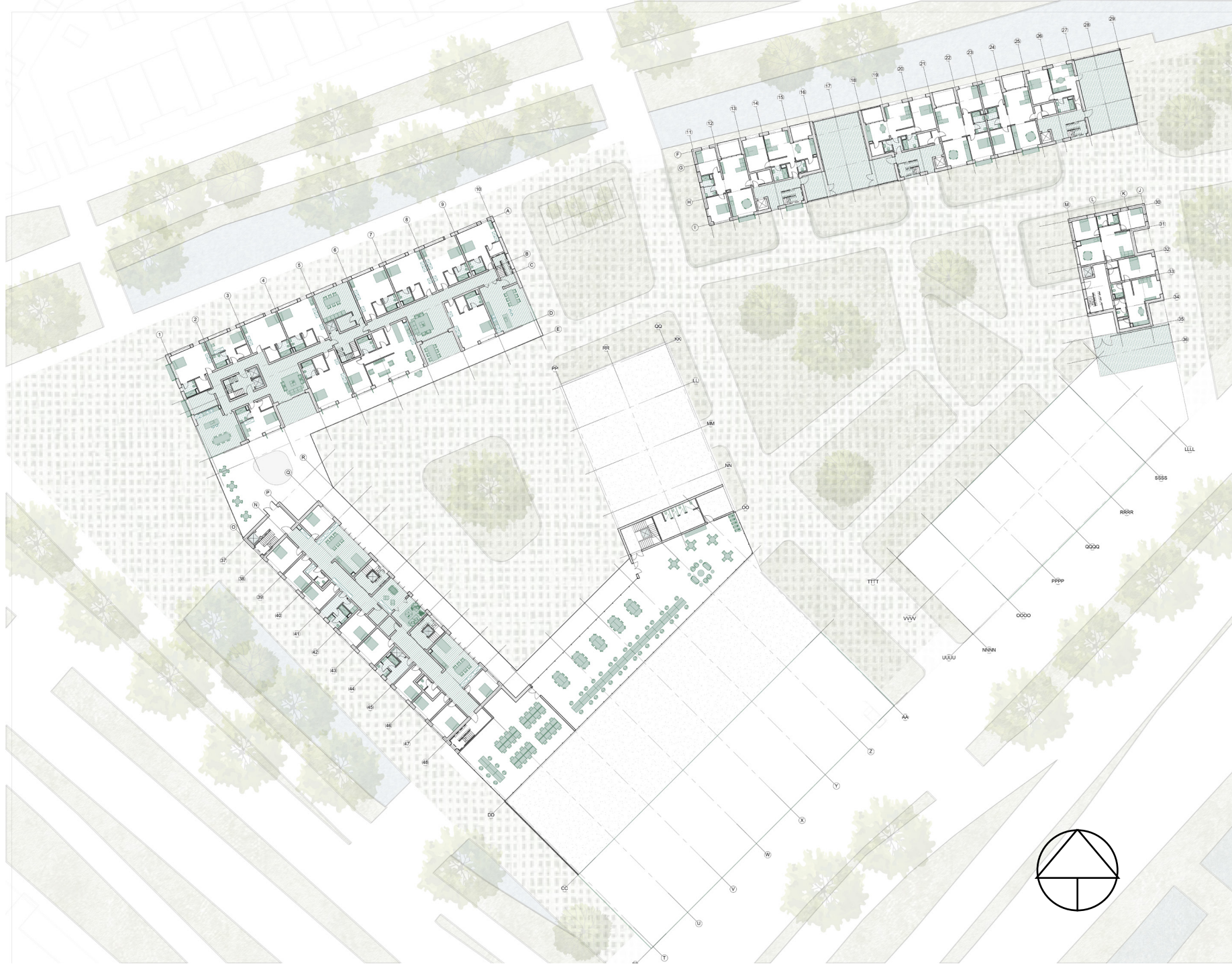
Medium collectivity



07 Dwelling types - shared living room



07 Dwelling types



08 Materialization



08 Materialization



Wooden vertical cladding

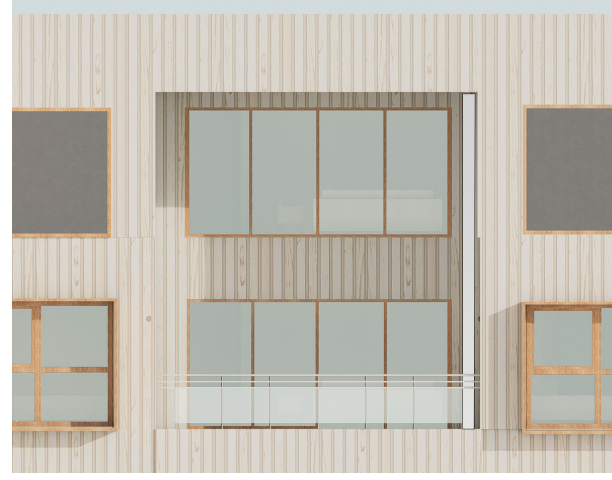
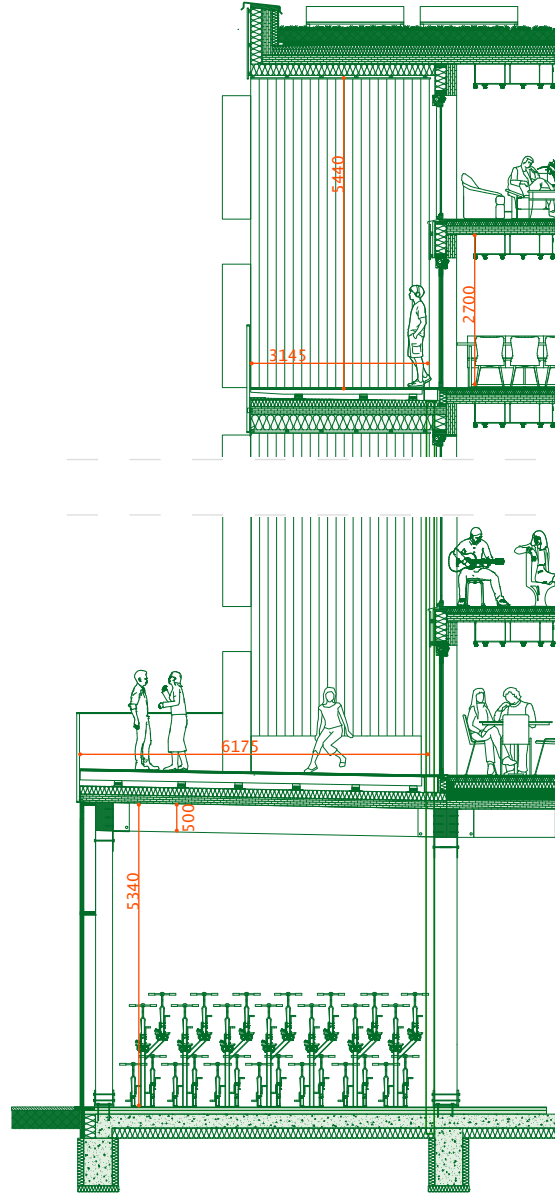


Timber window frame



Timber curtain wall

08 Materialization



CONCLUSIONS

1. Homogenous stock blocks residential mobility



diverse typology mix

2. Small households need compact homes but private space alone is not enough



small units compensated by shared space

3. Every group has a different tolerance for collectivity and daily rhythm



gradient of sharing, lively and calm clusters, different levels of collectivity

4. Health depends not on the dwelling alone but on the environment around it



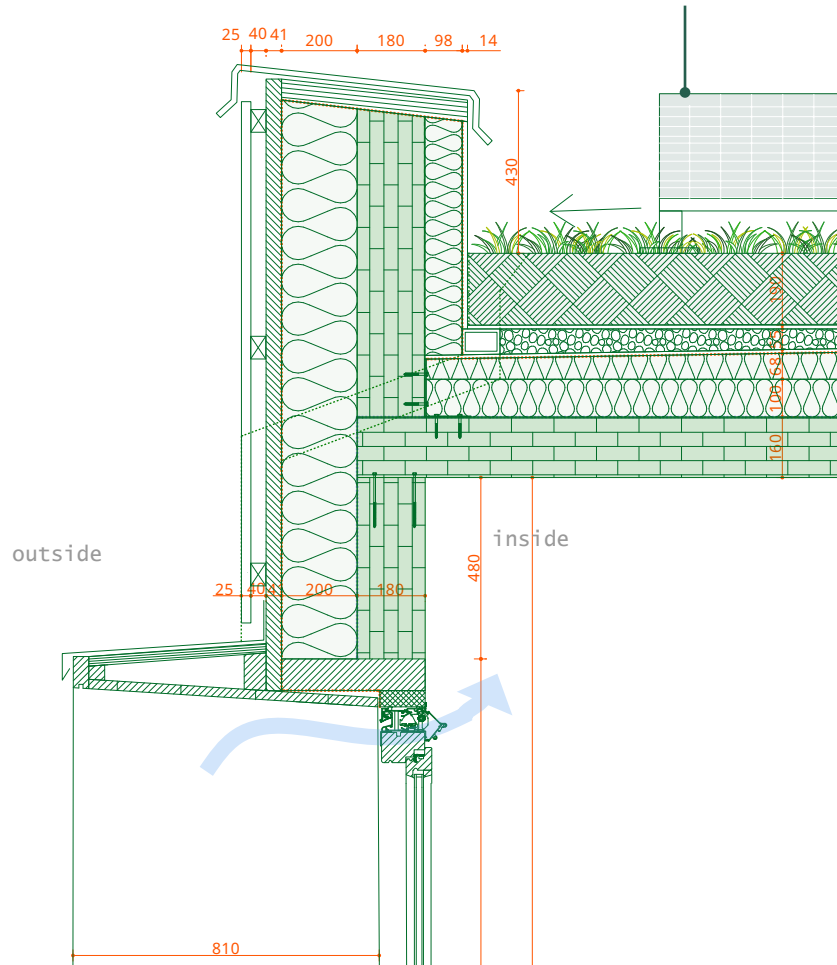
shared spaces, public plinth, walkability, green

DESIGN RESPONSE

THANK YOU.

Green roof detail

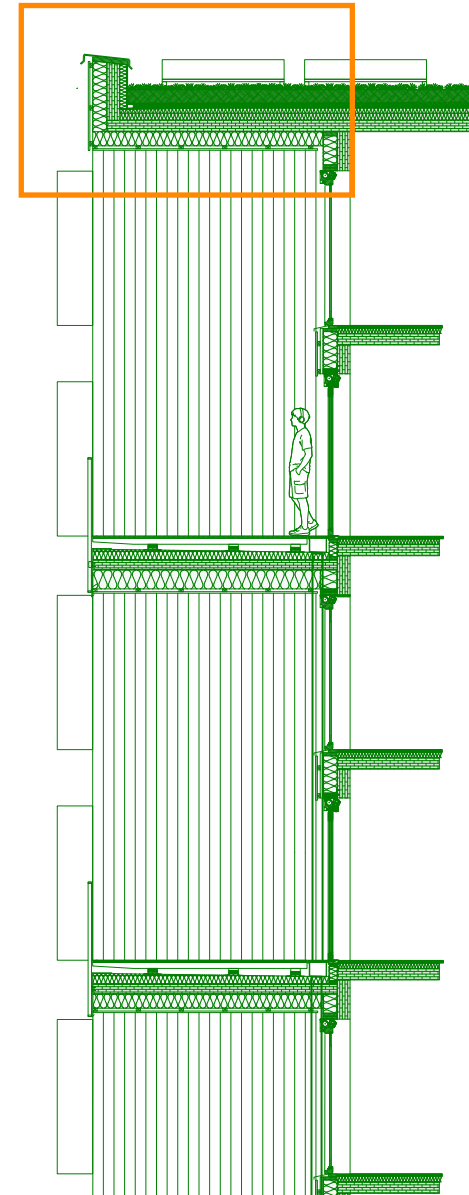
PV Panels on 15°
East-West Oriented Mounting System



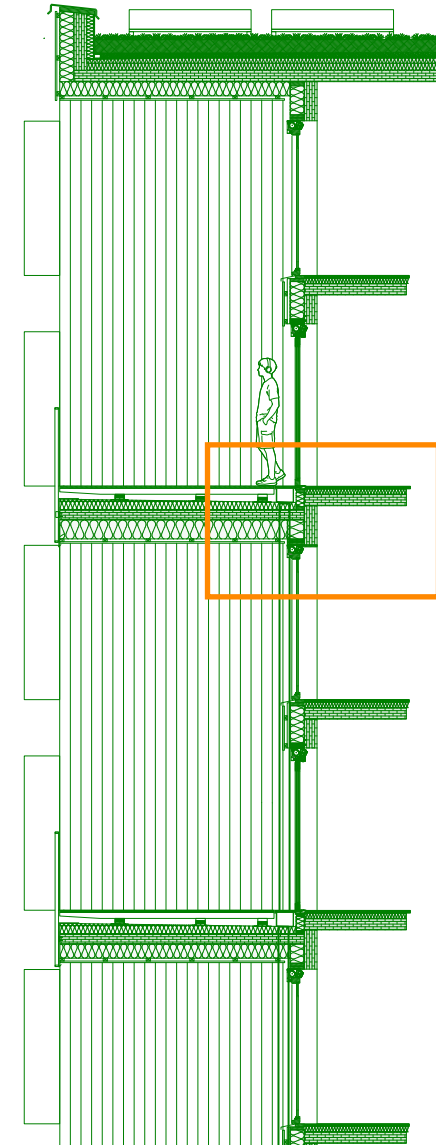
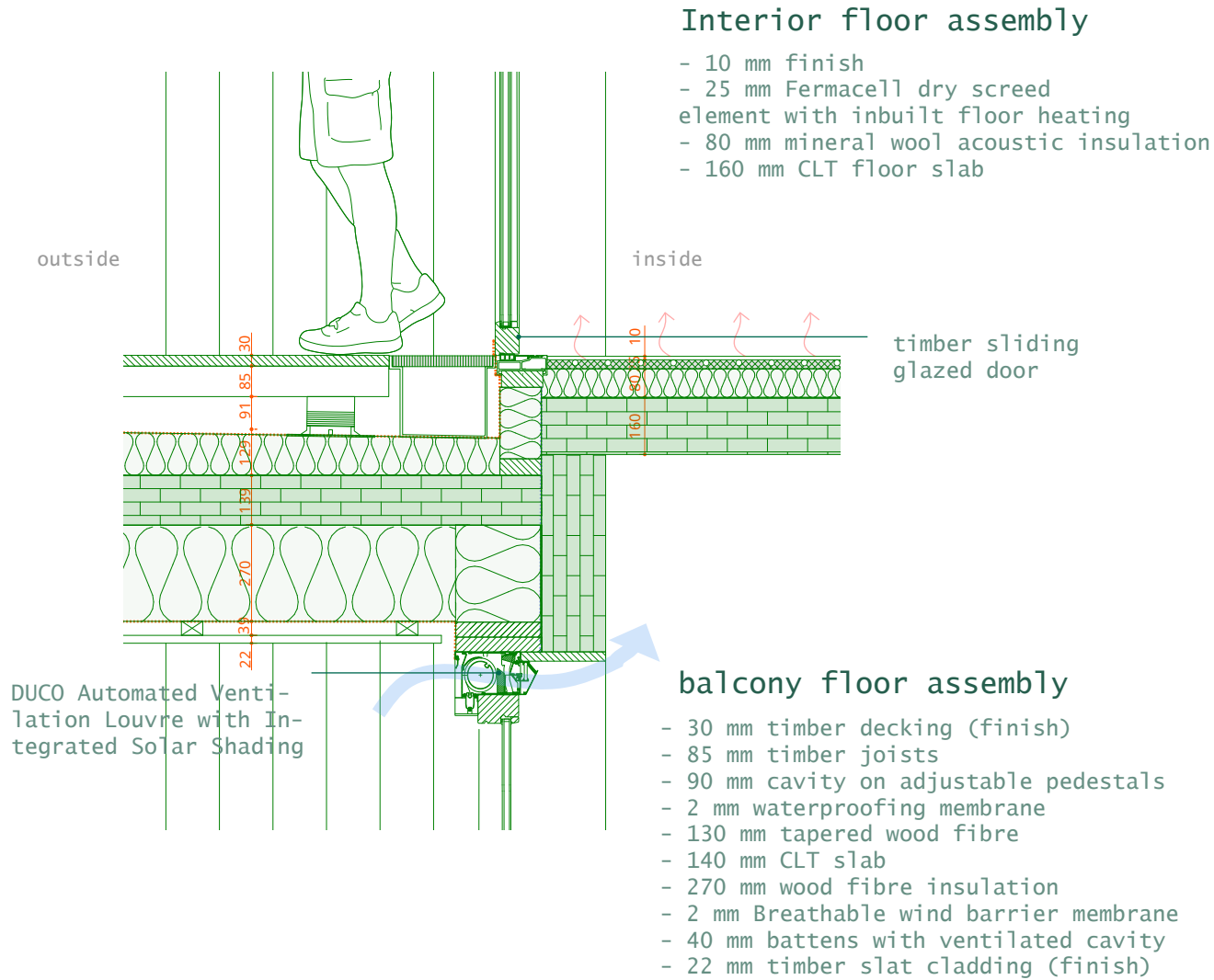
roof assembly

- Grass/vegetation
- 190 mm Green Roof substrate
- 10 mm root barrier
- 55 mm drainage layer
- 2 mm waterproofing membrane
- 68 mm tapered high performance wood fibre roof insulation board
- 100 mm high performance wood fibre insulation board
- sealing sheet
- 160 mm CLT slab

585 mm - RC 6.8 m2K/W



Balcony detail



Solar shading detail

