# Beyond the front door

## Collective living in the Tarwewijk



*Image: Soft City*

# Tarwewijk neighbourhood



# *6,7 %*

of the residents of the Tarwewijk moved within 2023

# Observations



# Observations



# Observations



# Observations





# Observations



# Observations



# Observations



# Why collective living in the Tarwewijk?

***35%***

of the residents of the Tarwewijk feels connected to the neighbourhood

# Why collective living in the Tarwewijk?

***54%***

of the residents of the Tarwewijk experience feelings of loneliness

*“I would say that not living together is an anomaly. It’s normal, and it always was normal, to live in larger communities together.”*

***Ilka Ruby, BK Talks***

# Media attention



▲ Laura Poels, Rob Lindhout en Leon Claessen bij de grote boom waar woongemeenschap het Eikpunt naar is vernoemd. © Bert Beelen/Pix4Profs

**Breda wil het graag, in Nijmegen is collectief wonen al doodnormaal: ‘Verschillende generaties kunnen écht iets aan elkaar hebben’**

BNdeStem - over collectief wonen - 13-08-2024

**'Collectief wonen verandert de markt'**

Vastgoedjournaal 09-11-2024

thema
Nieuwbouw, transformatie & projectontwikkeling

BUUR[N] EN FRIENDS CREËREN BETAALBARE, PASSENDE WOONRUIMTE

**VEEL BEHOEFTE AAN COLLECTIEVE WOONCONCEPTEN**

www.cooplink.nl, retrieved; 17-01-2025

**Collectief wonen: ‘beter samen dan ieder voor zich’**

Aalsmeer Vandaag - 24-01-2024

**Deze woonvorm voor ouderen is immens populair: 44.000 mensen staan op de wachtlijst**

De Gelderlander - Knarrehofjes - 04-02-2024

Collaborative living uitgelicht - boekpresentatie

NIEUWS - 18 OKTOBER 2023 - COMMUNICATION BK

TUDelft.nl - retrieved; 17-01-2025

**Architectuurcafé: Collectieve woonvormen**

DelftDesign.nl - retrieved; 17-01-2025

**De coöperatieve stad: In gesprek over collectieve woonvormen**

Panel conversation AIR - 23-102024

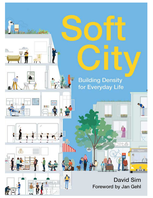
# Research overview

# Research overview

## Literature Research

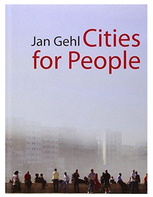
*Books en co-students*







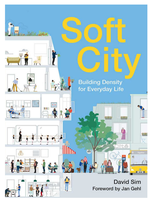


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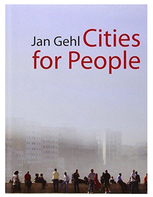
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## Site visits Delft

*Centraal Wonen*





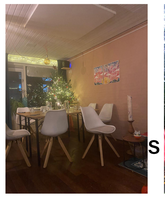




*Taste*







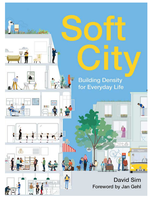


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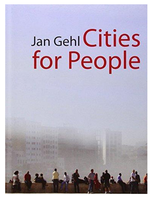
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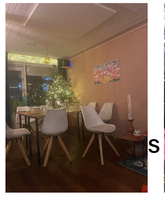




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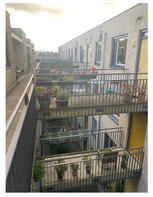


## Site visits Rotterdam

*Woongroep Hillegersberg*









*Samenhuis Ernaast*







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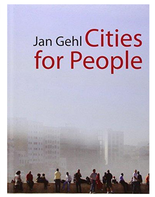
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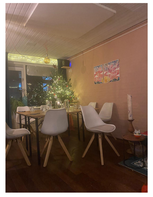




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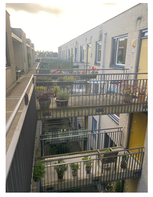


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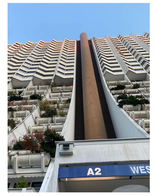


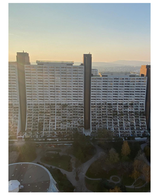


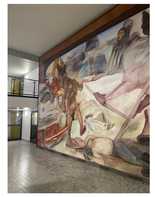


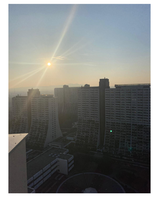
## Site visits Vienna

*Alt Erlage*



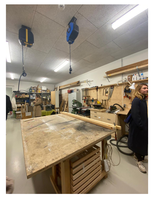





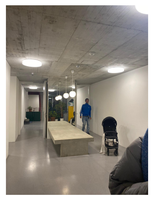


*Kohlenrutschen*









*Wohnprojekt Wien*










*Sonnwendviertel*







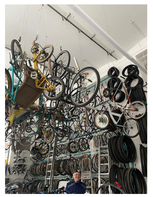


*WUK cultuaral centre*









# Research overview

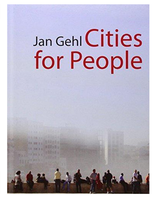
## Literature Research

*Books en co-students*










## Site visits Delft

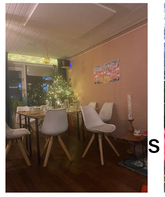
*Centraal Wonen*






*Taste*

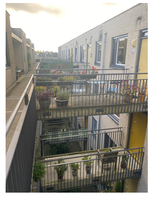





## Site visits Rotterdam

*Woongroep Hillegersberg*





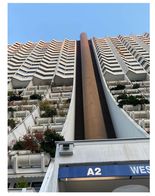

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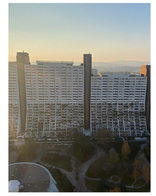
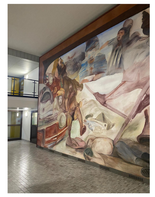
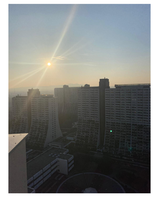




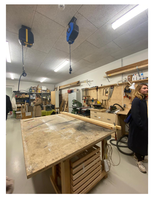
## Site visits Vienna

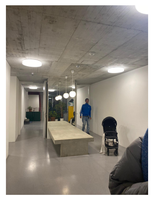
*Alt Erlage*



*Kohlenrutschen*



*Wohnprojekt Wien*







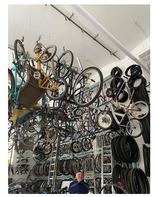
*Sonnwendviertel*






*WUK cultuaral centre*



## Interviews

*Co-residents*




*Residents*




*Policymakers*

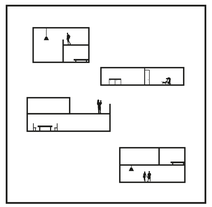
*Experts*

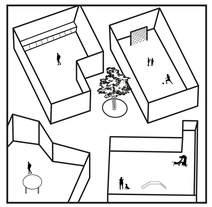


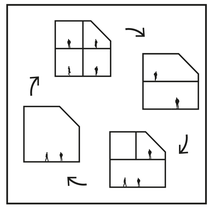

*Social initiatiators*

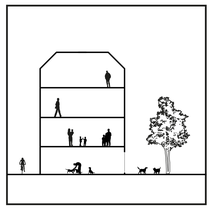


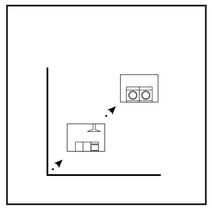

# Living environment principles

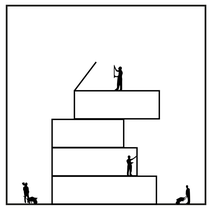

Diversity of residences

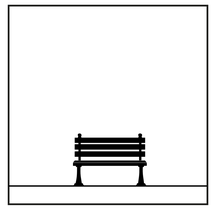

Diversity of communal spaces

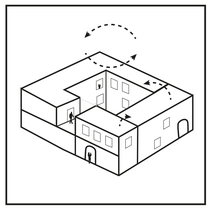

Flexibility

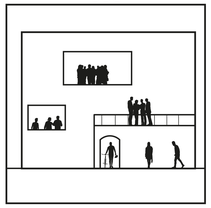

Layering

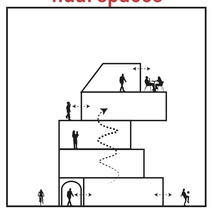

Public to private scale

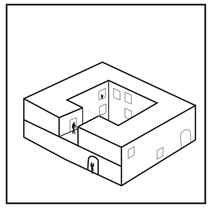

Leave space for community

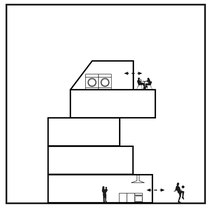

Benches with a view

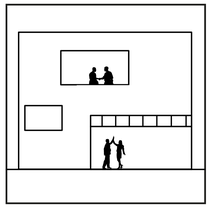

Household, cluster, community

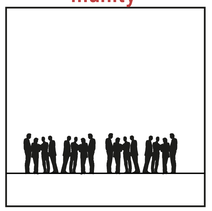

Group sizes

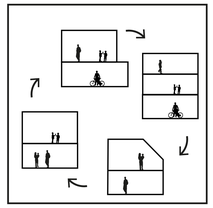

Walking routes

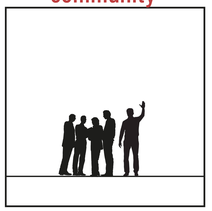

Sense of control and identity

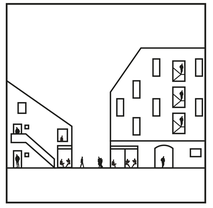

Combining must and may

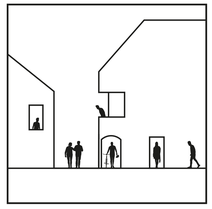

Spontanious vs planned

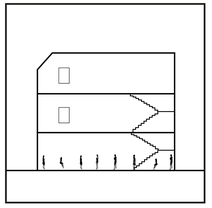

More people, less spontanity

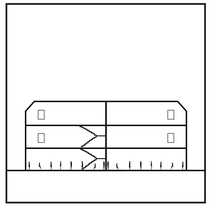

Flexibility costs space

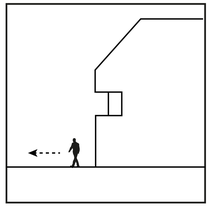

Collective starts with group

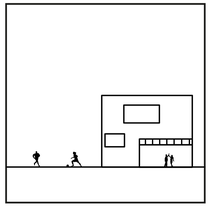

Human scale

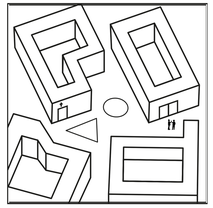

Walkability


8 adults in one household


2 household, 1 cluster

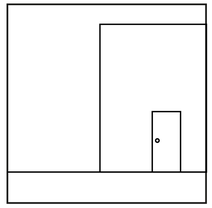

Space for Pedestrian

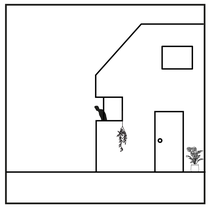

Social space without consuming

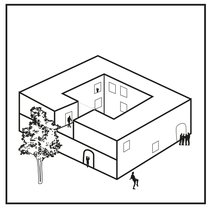

Existing non-consume places

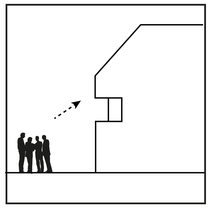

Persona

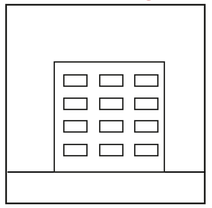

Group sizes

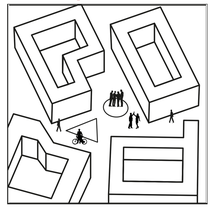

Border public and private

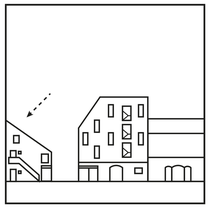

Transition zone


Vital community principles


Shared vision

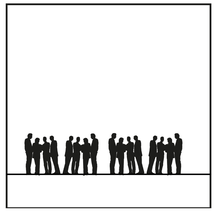

Anonymous agencies


Social cores Tarwewijk

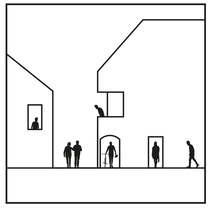

From city to building scale

# Living environment principles

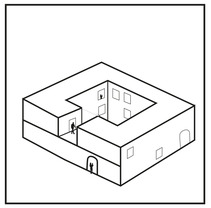
*The goal*



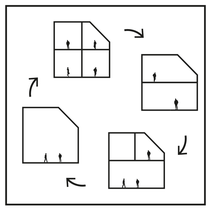
Diversity



Routing



Sense of control and identity

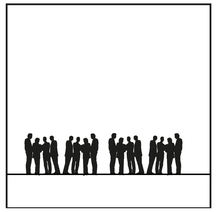


Flexibility

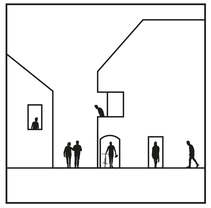
*The means*

# Living environment principles

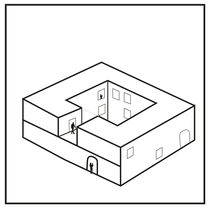
*The goal*



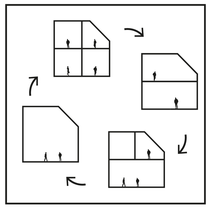
Diversity



Routing

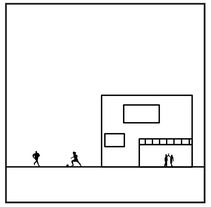


Sense of control and identity

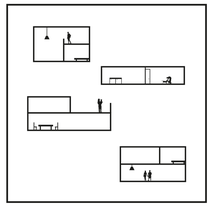


Flexibility

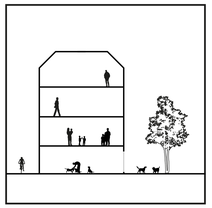
*The means*



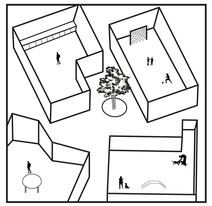
Social space without consuming



Diversity of residences



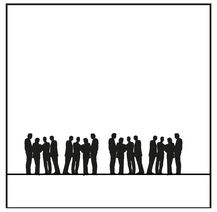
Layering



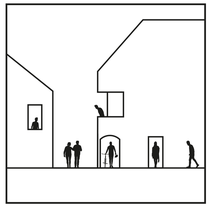
Diversity of communual spaces

# Living environment principles

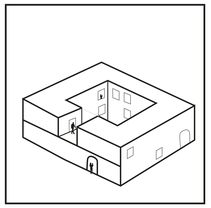
*The goal*



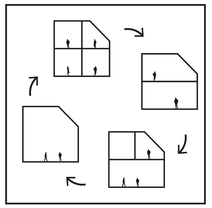
Diversity



Routing

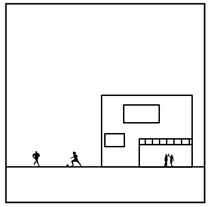


Sense of control and identity

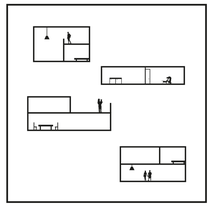


Flexibility

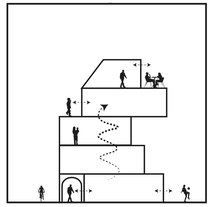
*The means*



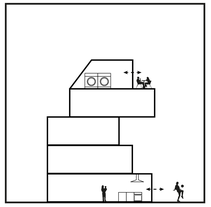
Social space without consuming



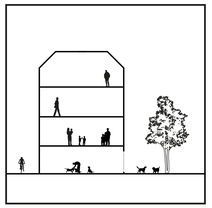
Diversity of residences



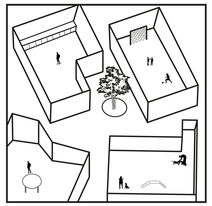
Walking routes



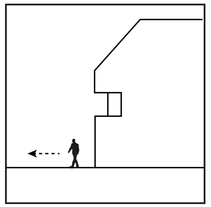
Combining must and may



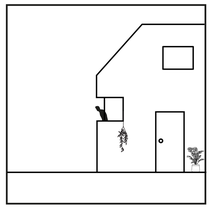
Layering



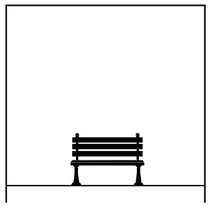
Diversity of communual spaces



Space for Pedestrian



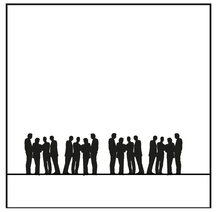
Transition zone



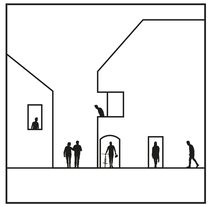
Experience at eyesight

# Living environment principles

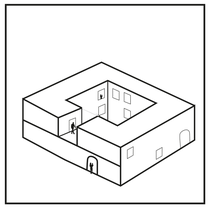
*The goal*



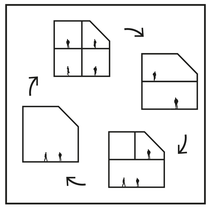
Diversity



Routing

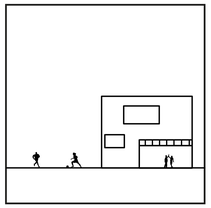


Sense of control and identity

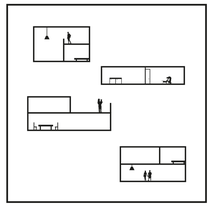


Flexibility

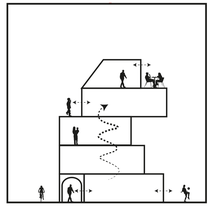
*The means*



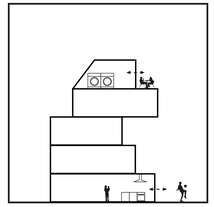
Social space without consuming



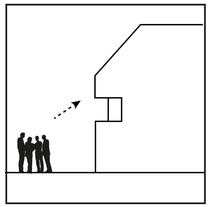
Diversity of residences



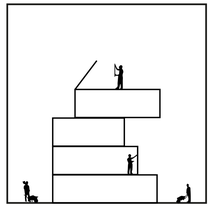
Walking routes



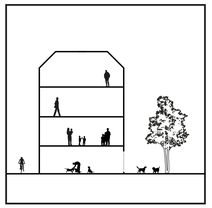
Combining must and may



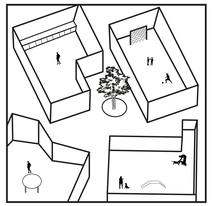
Shared vision



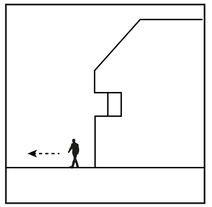
Leave space for community



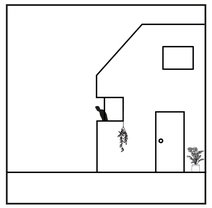
Layering



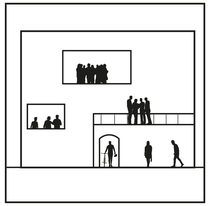
Diversity of communual spaces



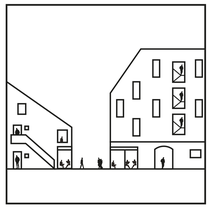
Space for Pedestrian



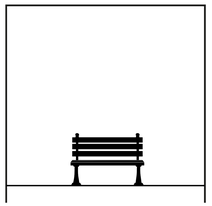
Transition zone



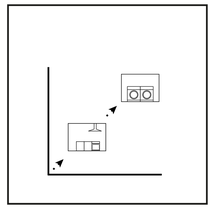
Group sizes



Human scale



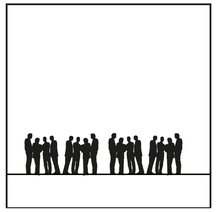
Experience at eyesight



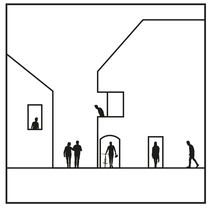
Public to private scale

# Living environment principles

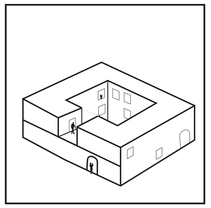
*The goal*



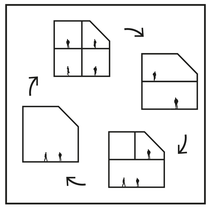
Diversity



Routing

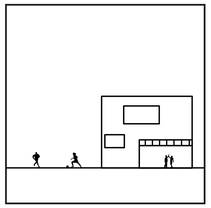


Sense of control and identity

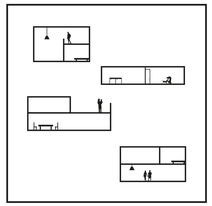


Flexibility

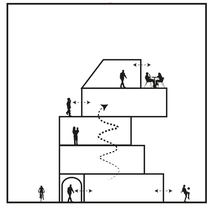
*The means*



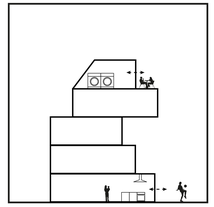
Social space without consuming



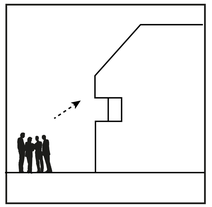
Diversity of residences



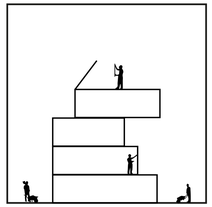
Walking routes



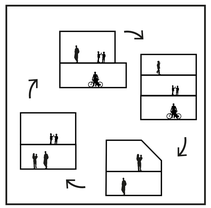
Combining must and may



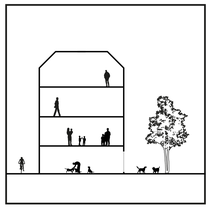
Shared vision



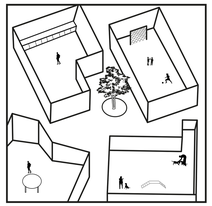
Leave space for community



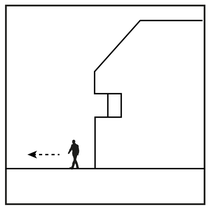
Flexibility costs space



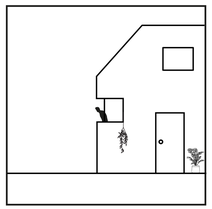
Layering



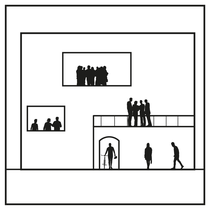
Diversity of communual spaces



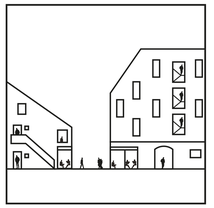
Space for Pedestrian



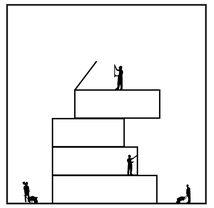
Transition zone



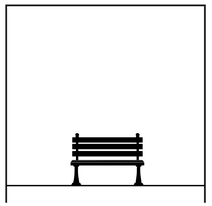
Group sizes



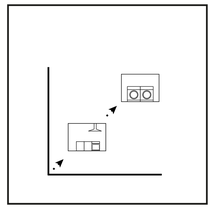
Human scale



Leave space for community



Experience at eyesight



Public to private scale

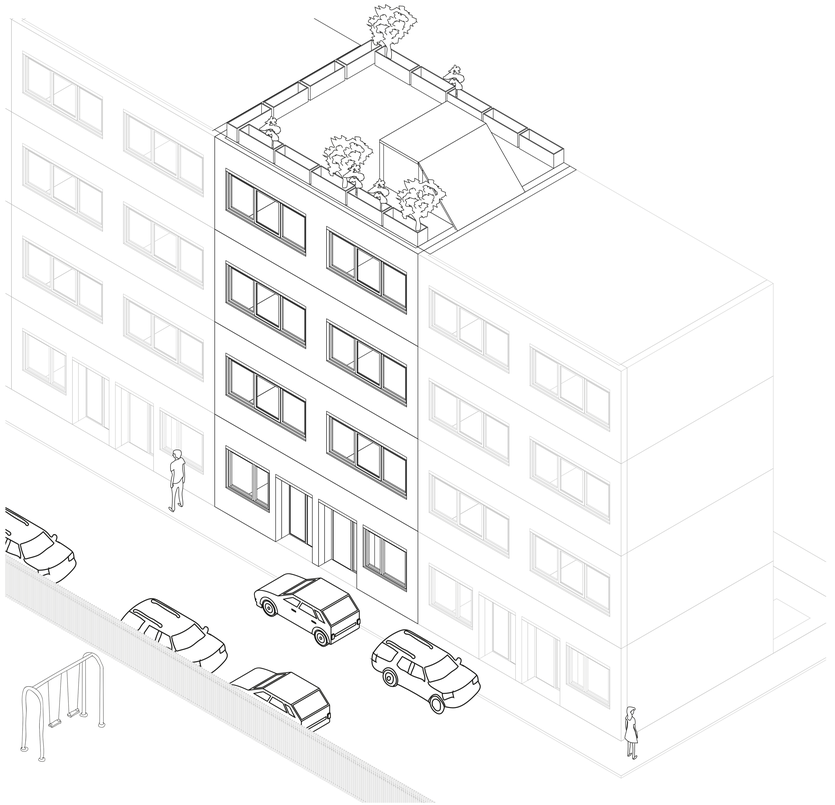
Because a collective is first and foremost about the people who live there, the building was designed with a special target group in mind

# Samenhuis Ernaast



# Samenhuis Ernaast in the Tarwewijk





# Samenhuis Ernaast



# Persona based on Samenhuis Ernaast



# Persona based on Samenhuis Ernaast



# Persona based on Samenhuis Ernaast



# Persona based on Samenhuis Ernaast



# Persona based on Samenhuis Ernaast



# Size



# User groups



Family



Single parent



Single



A pair

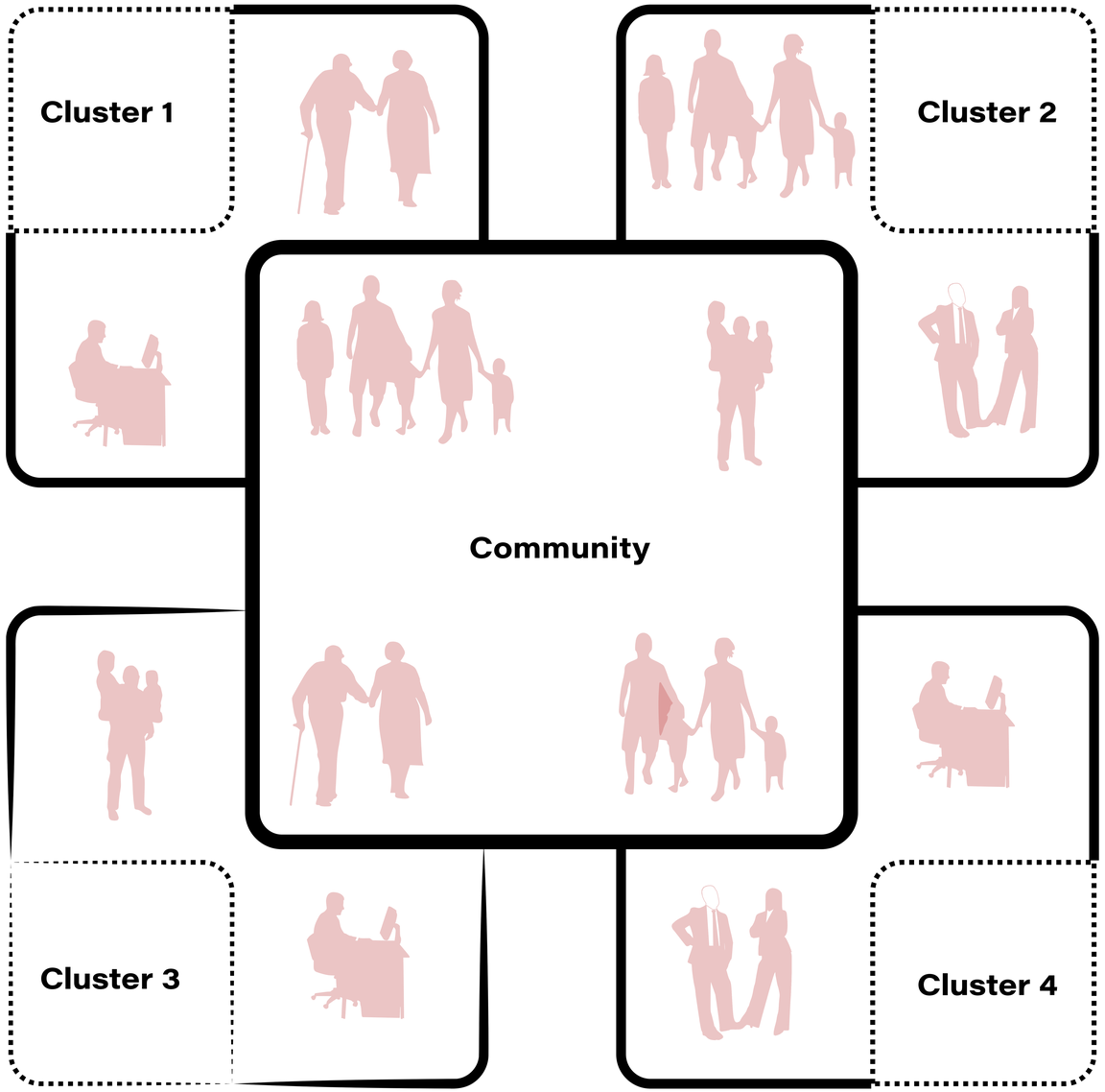


student

Instead of one group.....



# Or one community



# Building concept

# Christian



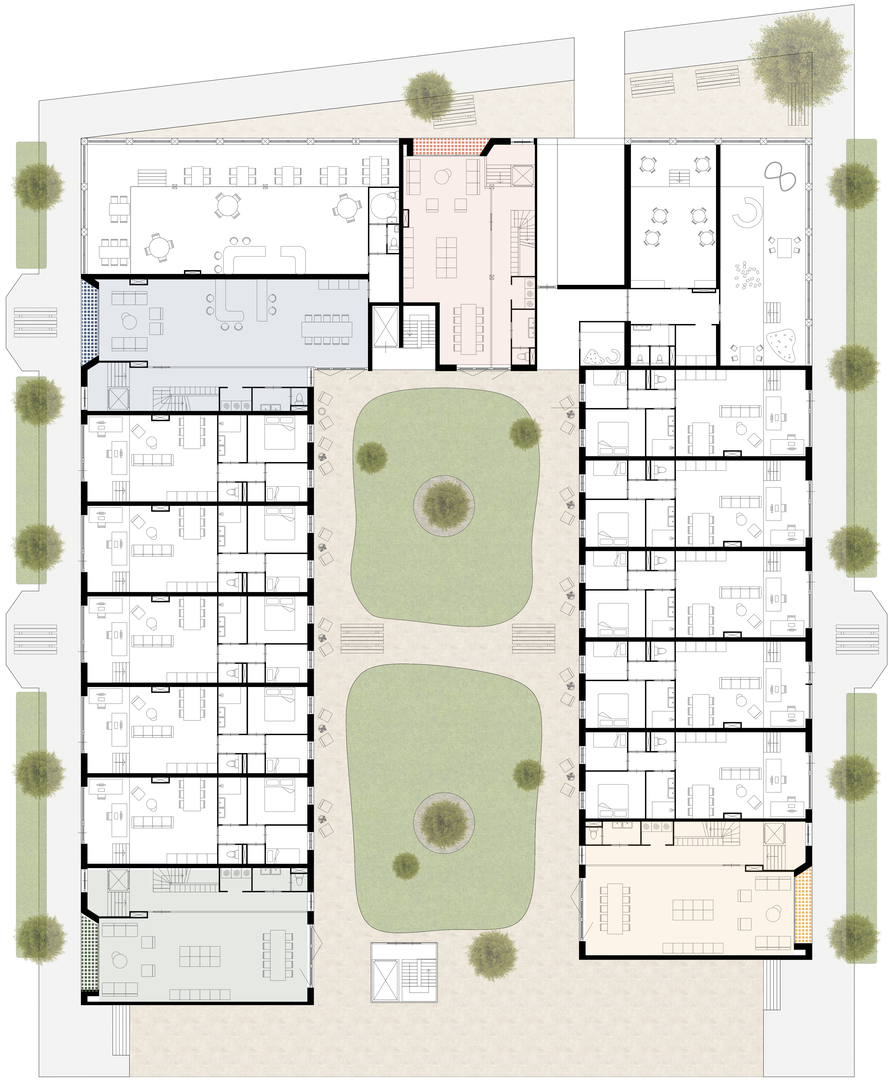
# Shared parenting



# Elderly



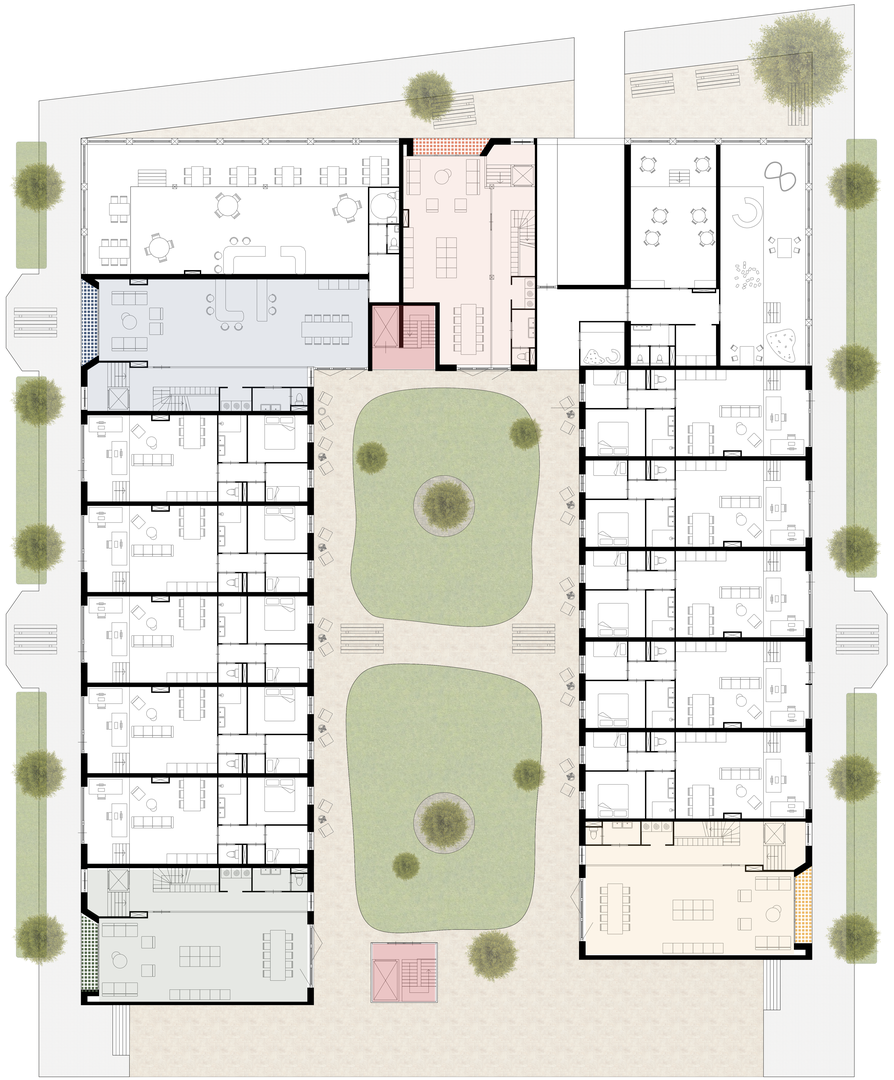
# Healthy and green



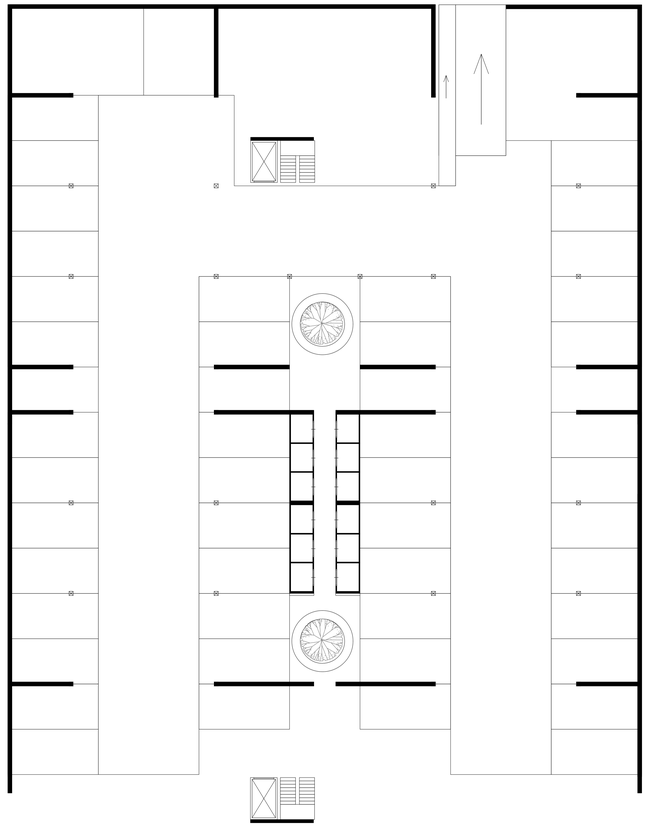
# Repair café and daycare



# Staircases parking garage



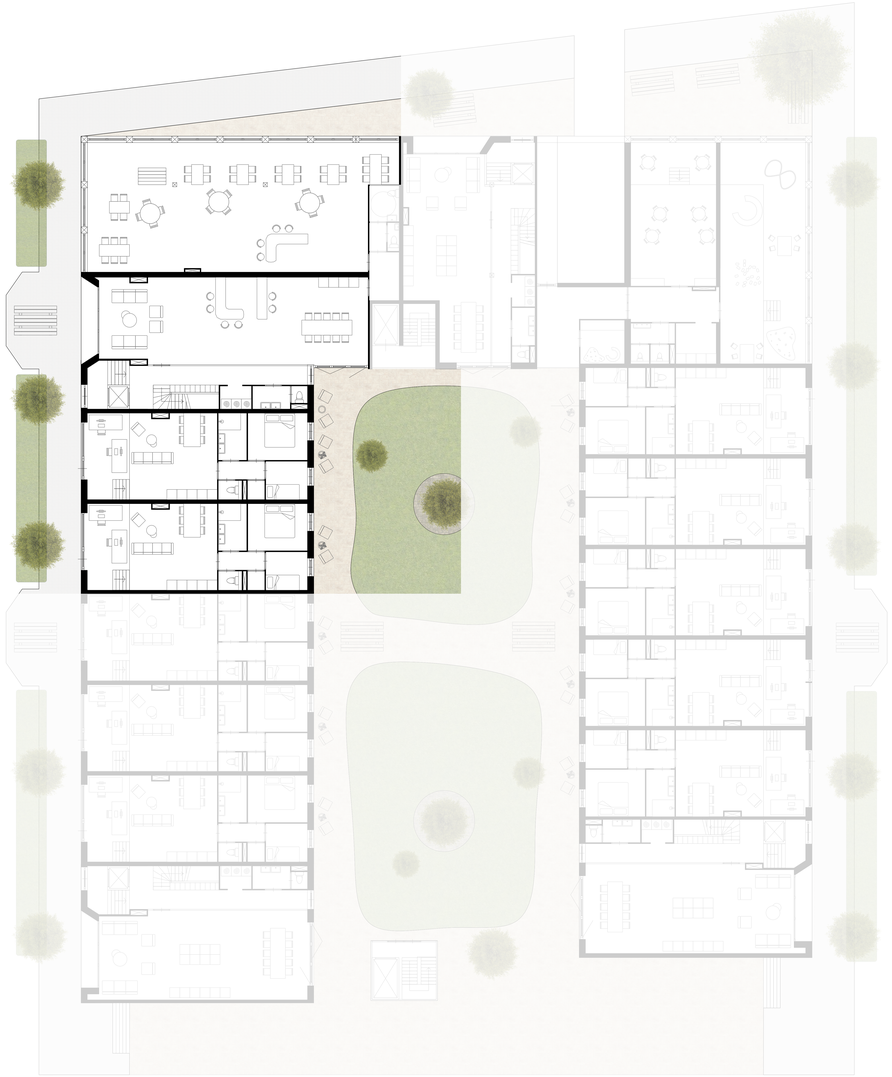
# Staircases parking garage



# Parking garage in section



# Zooming in on one cluster



# Entrance



# Living room

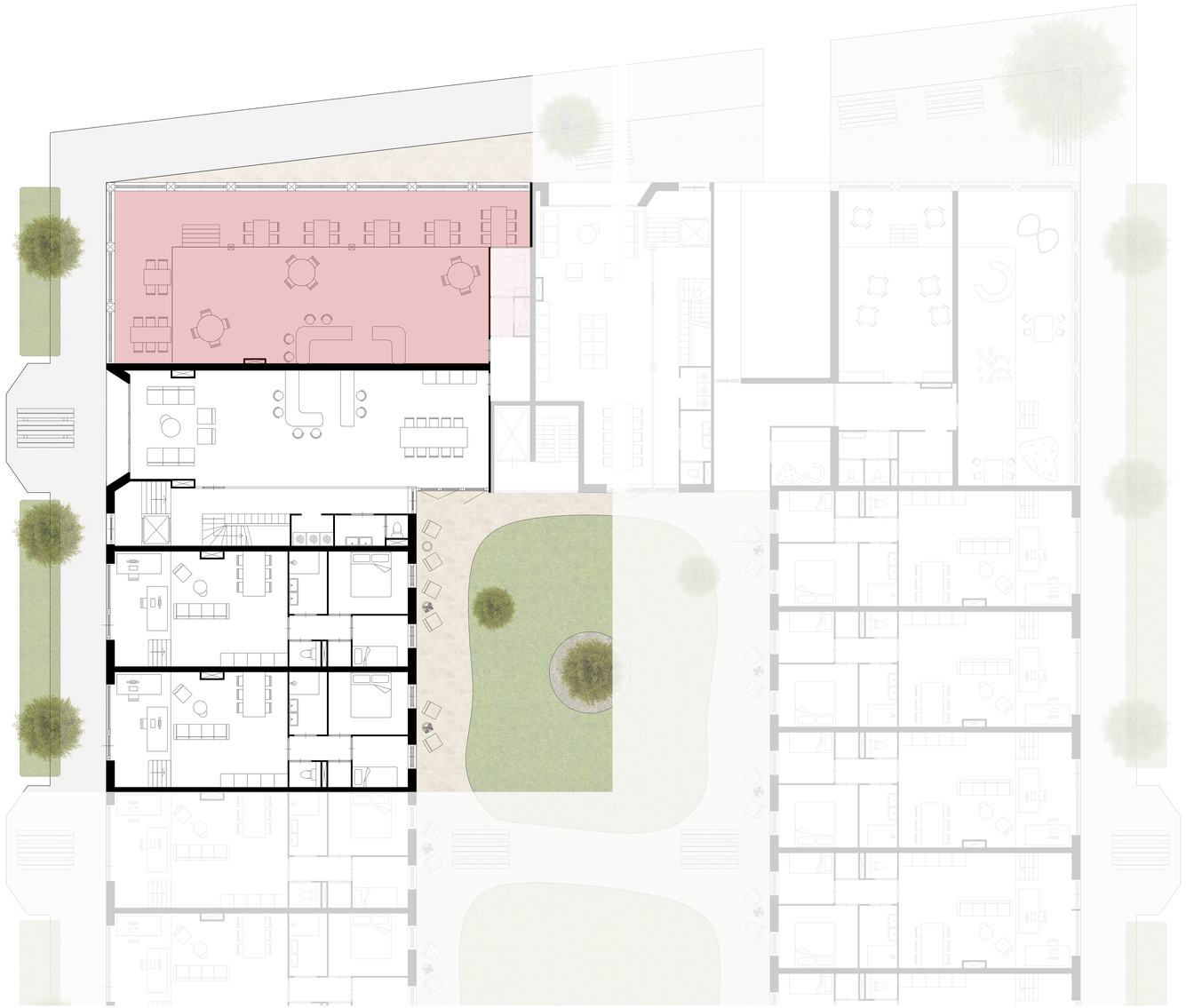


# Transition zone





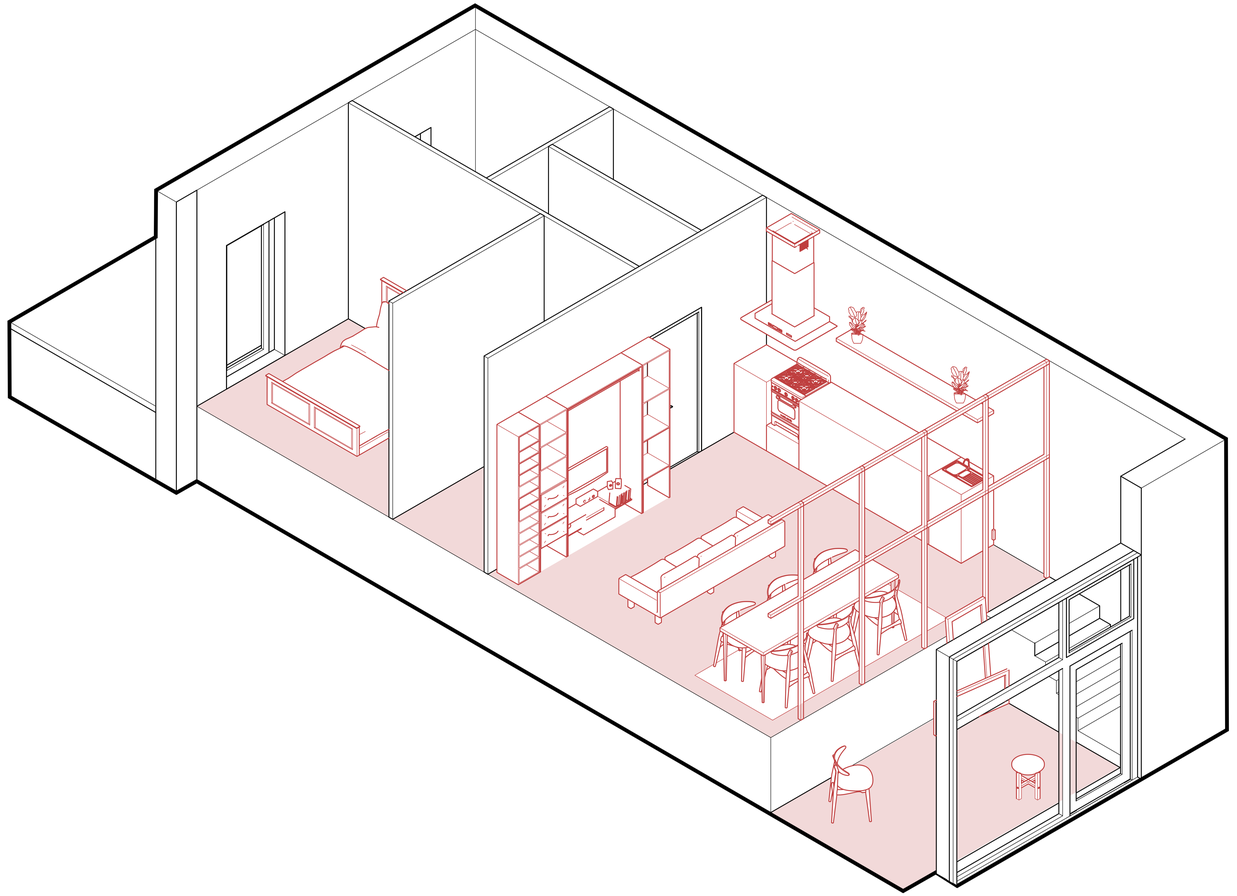
# Repair café



# Residences



# Transition zone within residence





# West facade



# First floor



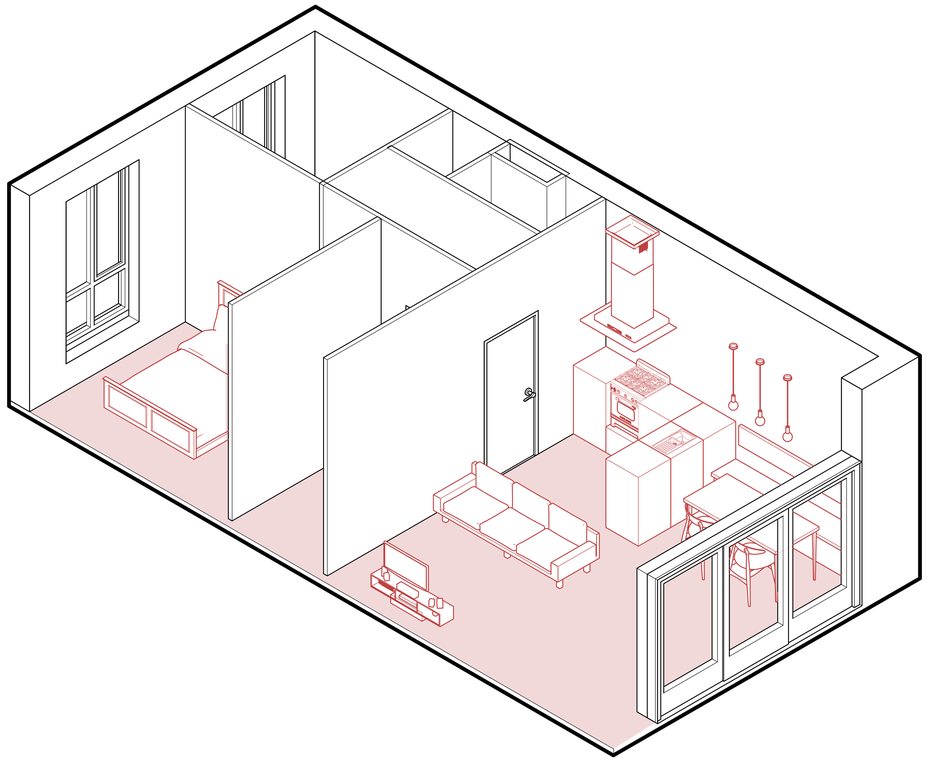
# Terraces



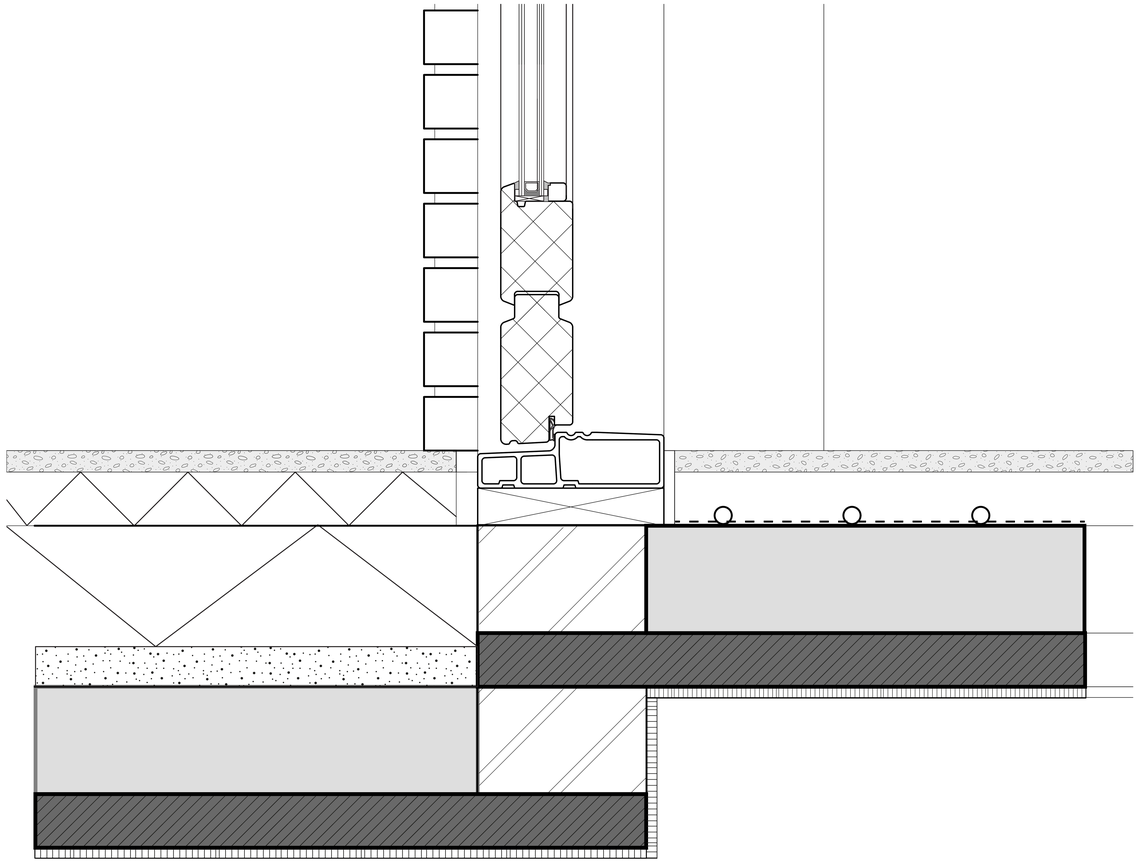
# Residences



# Open character



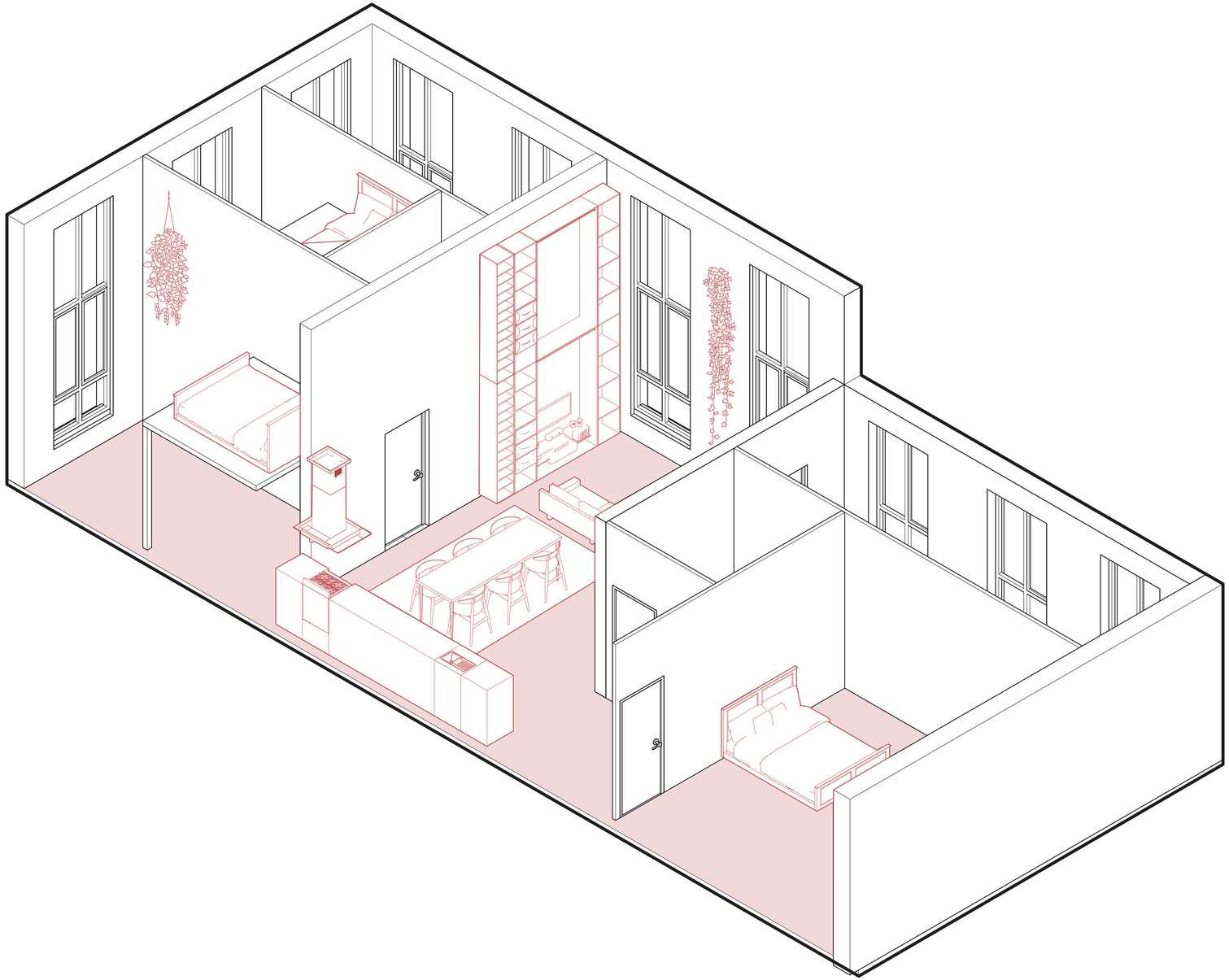
# No barrier between indoor and outdoor



# Group residence



# Group residence



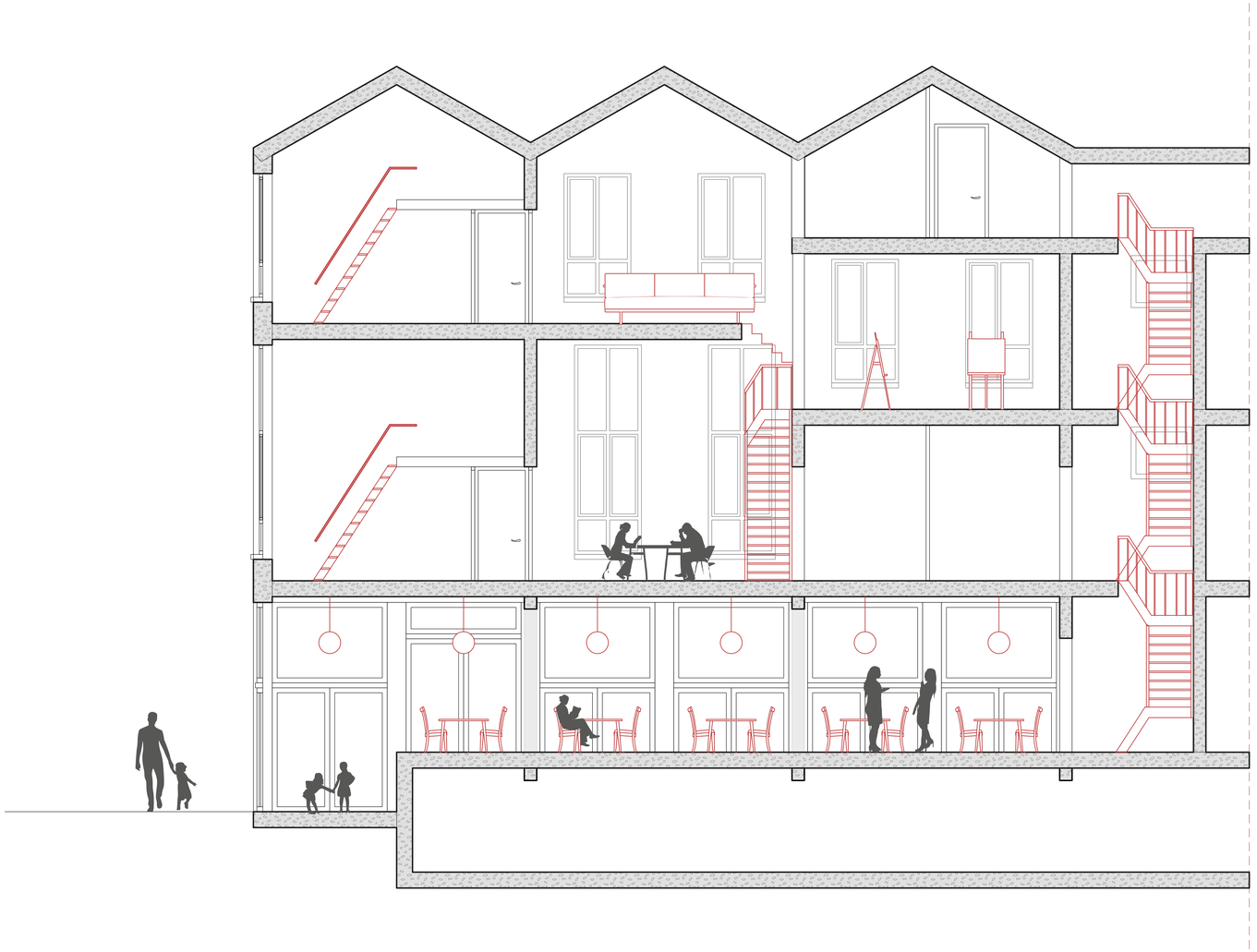
# Corner section



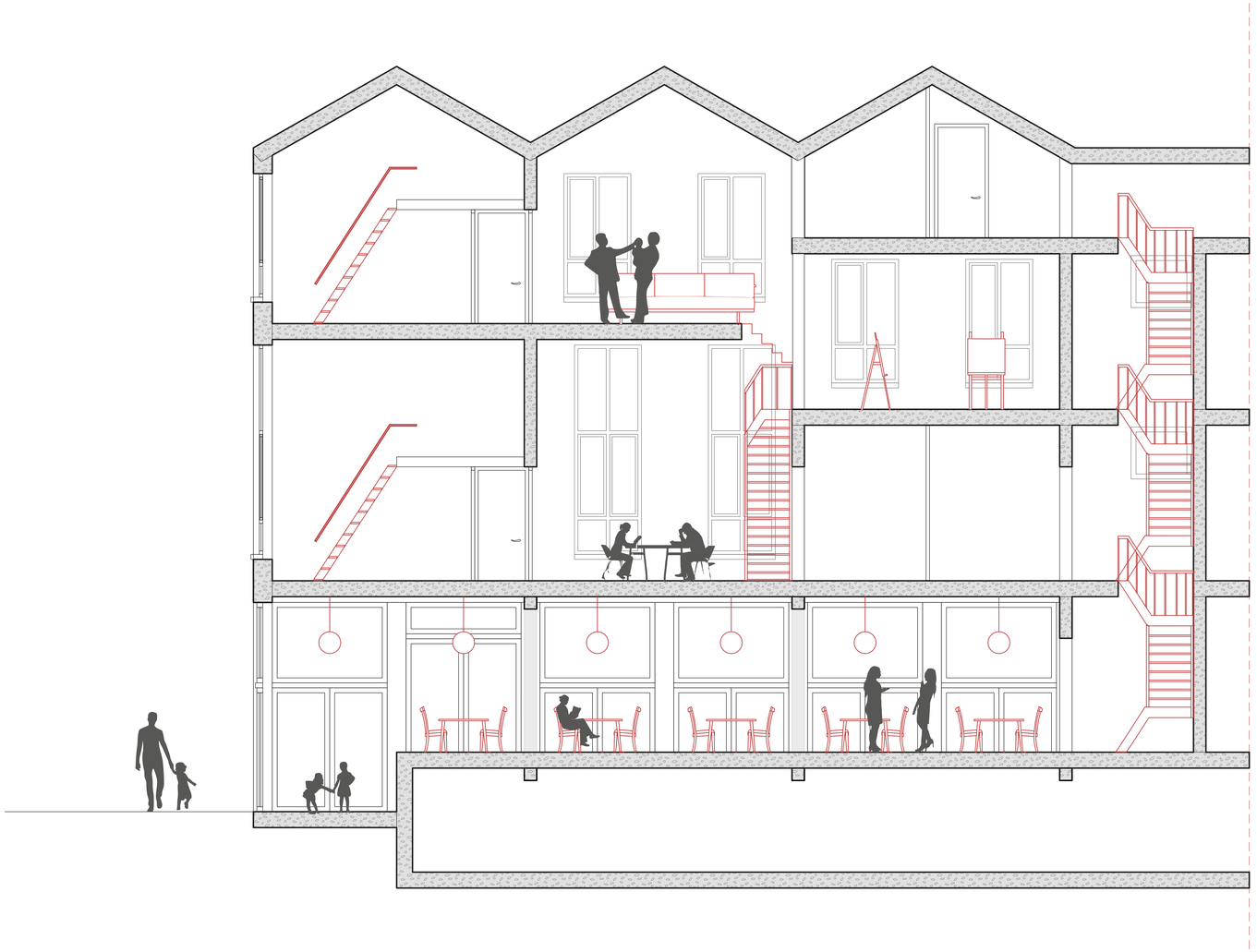
# Corner section



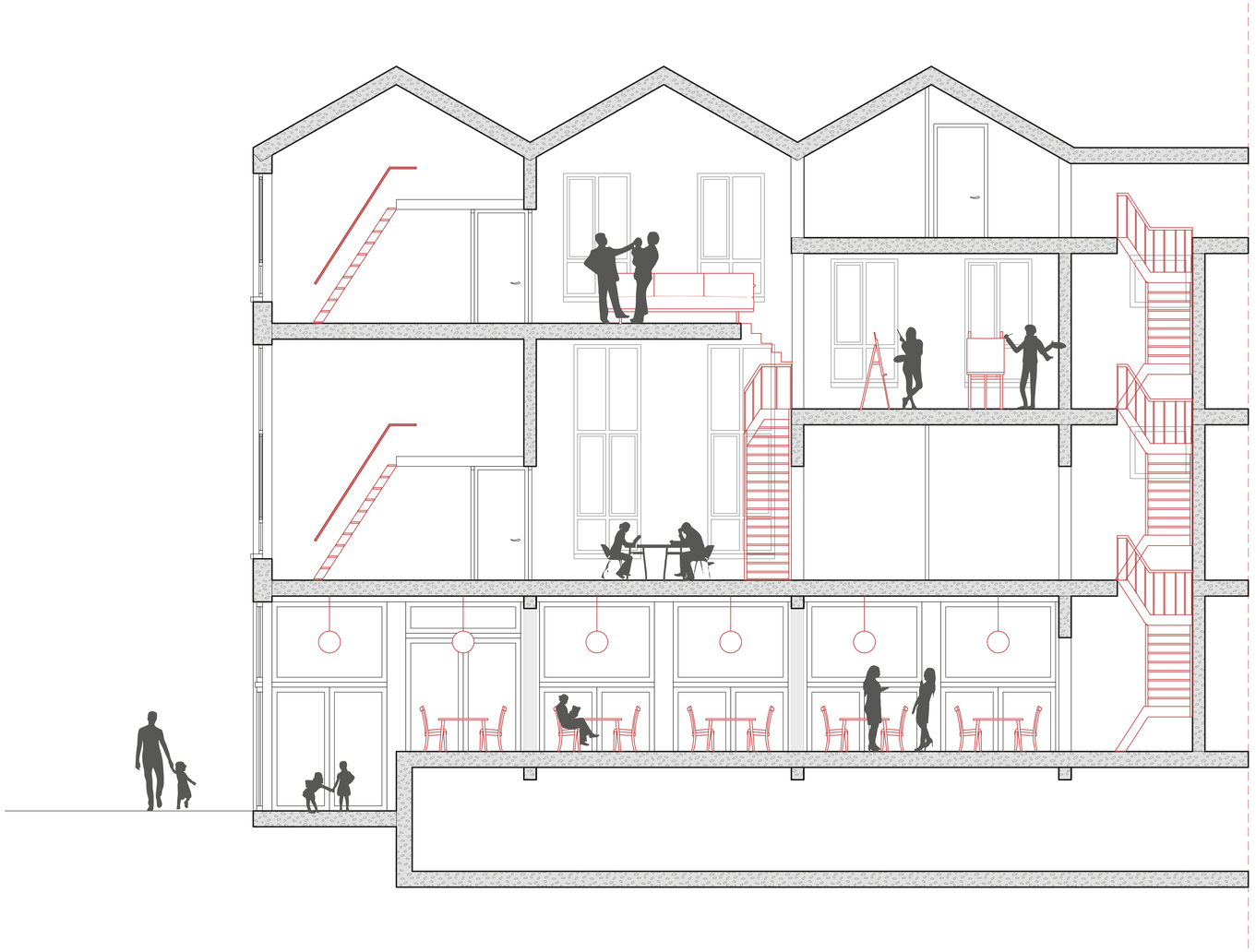
# Corner section



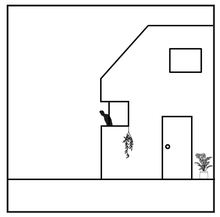
# Corner section



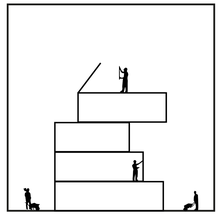
# Corner section



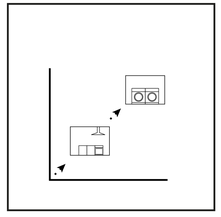
# Corner section



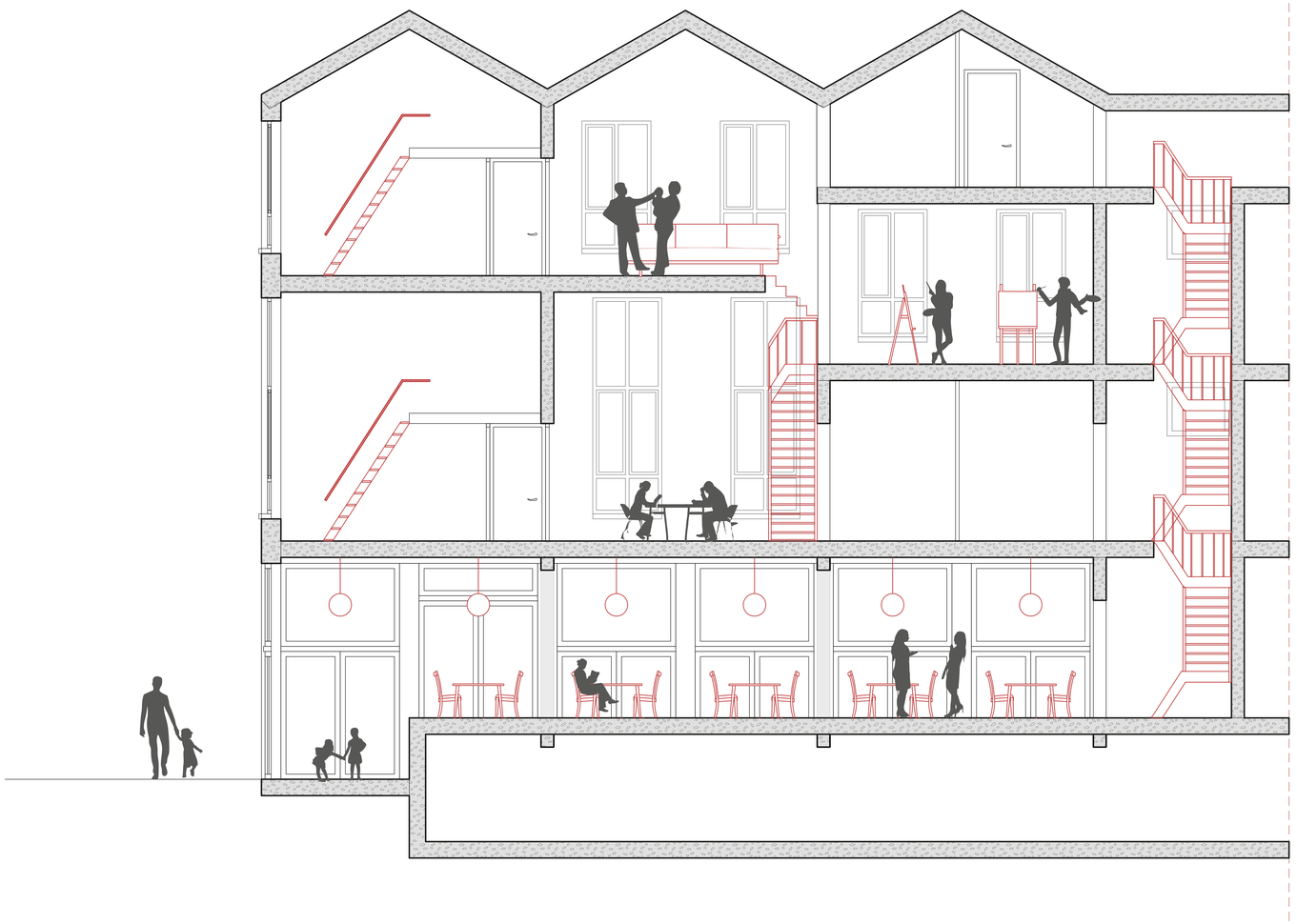
Transition zone

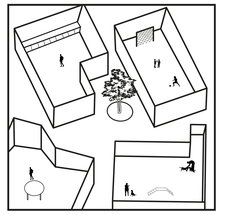


Leave space for community

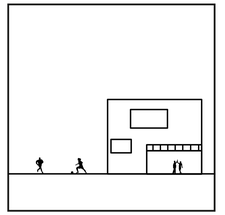


Public to private scale

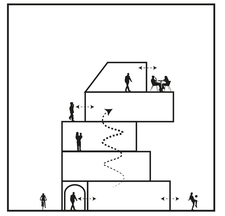




Diversity of communual spaces



Social space without consuming



Walking routes

# Mirrored group residences, cafe and daycare



# North facade





# Second floor



# Maisonnettes



# Sunken living room on the ground floor



# First floor

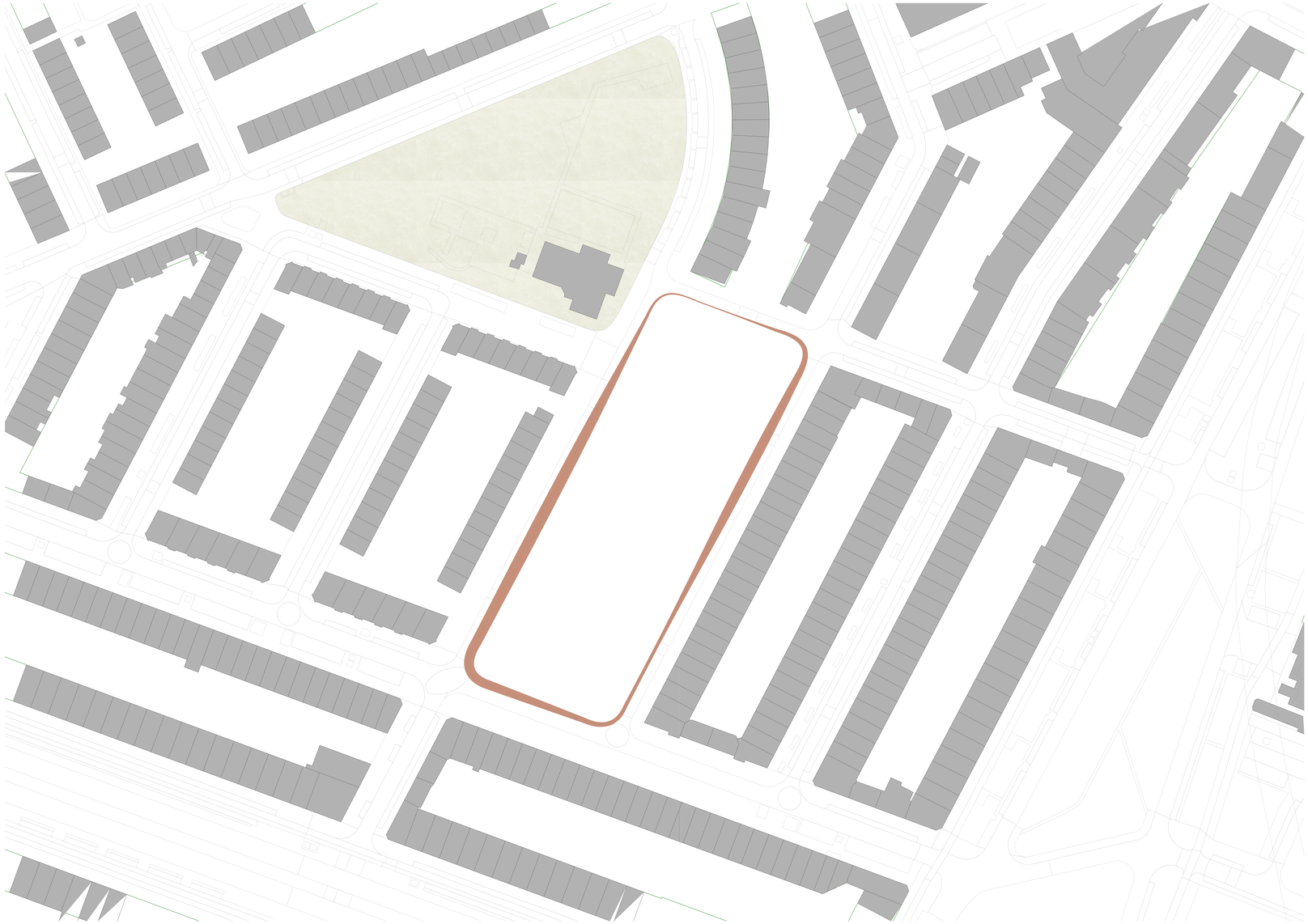


# East facade

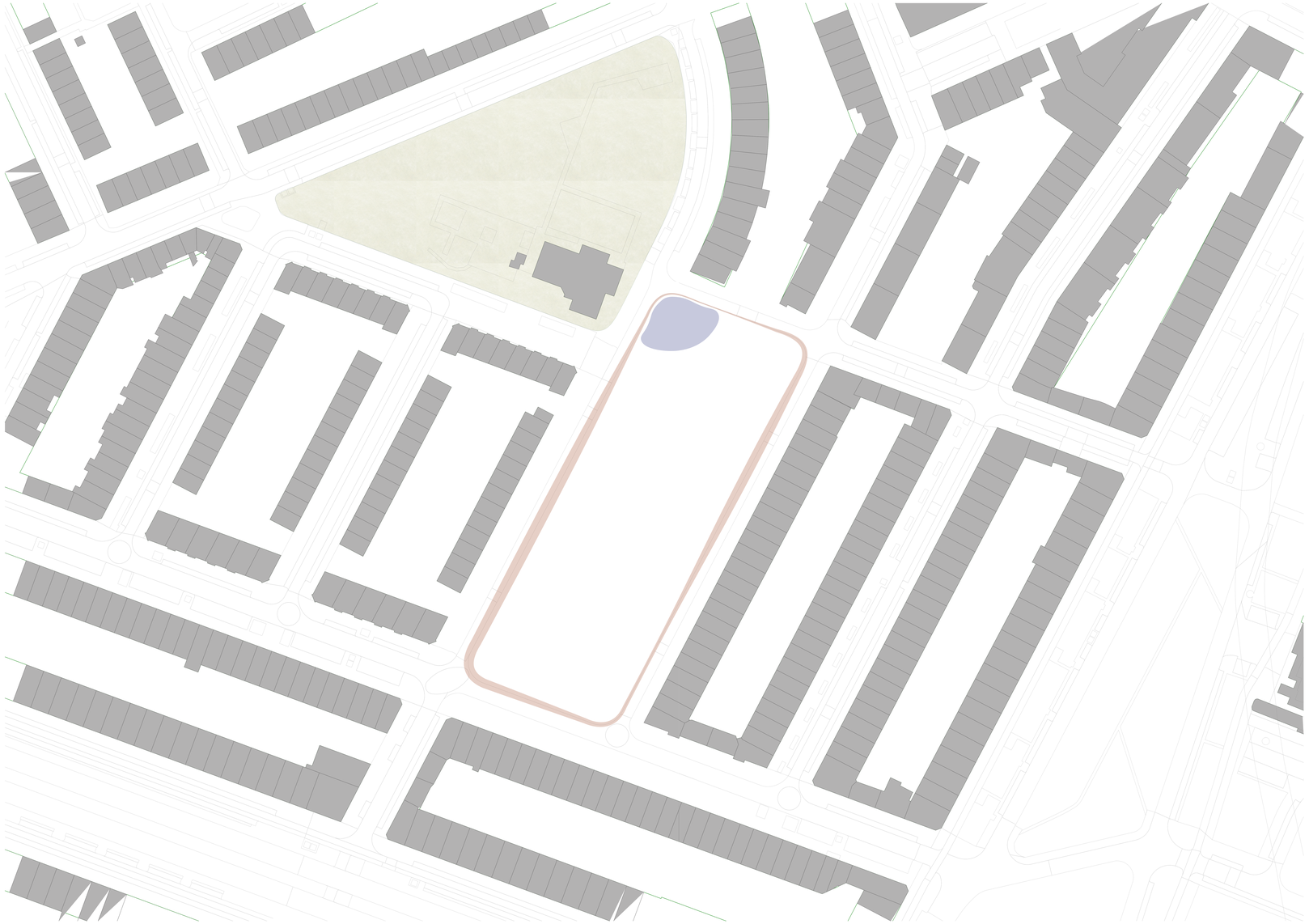




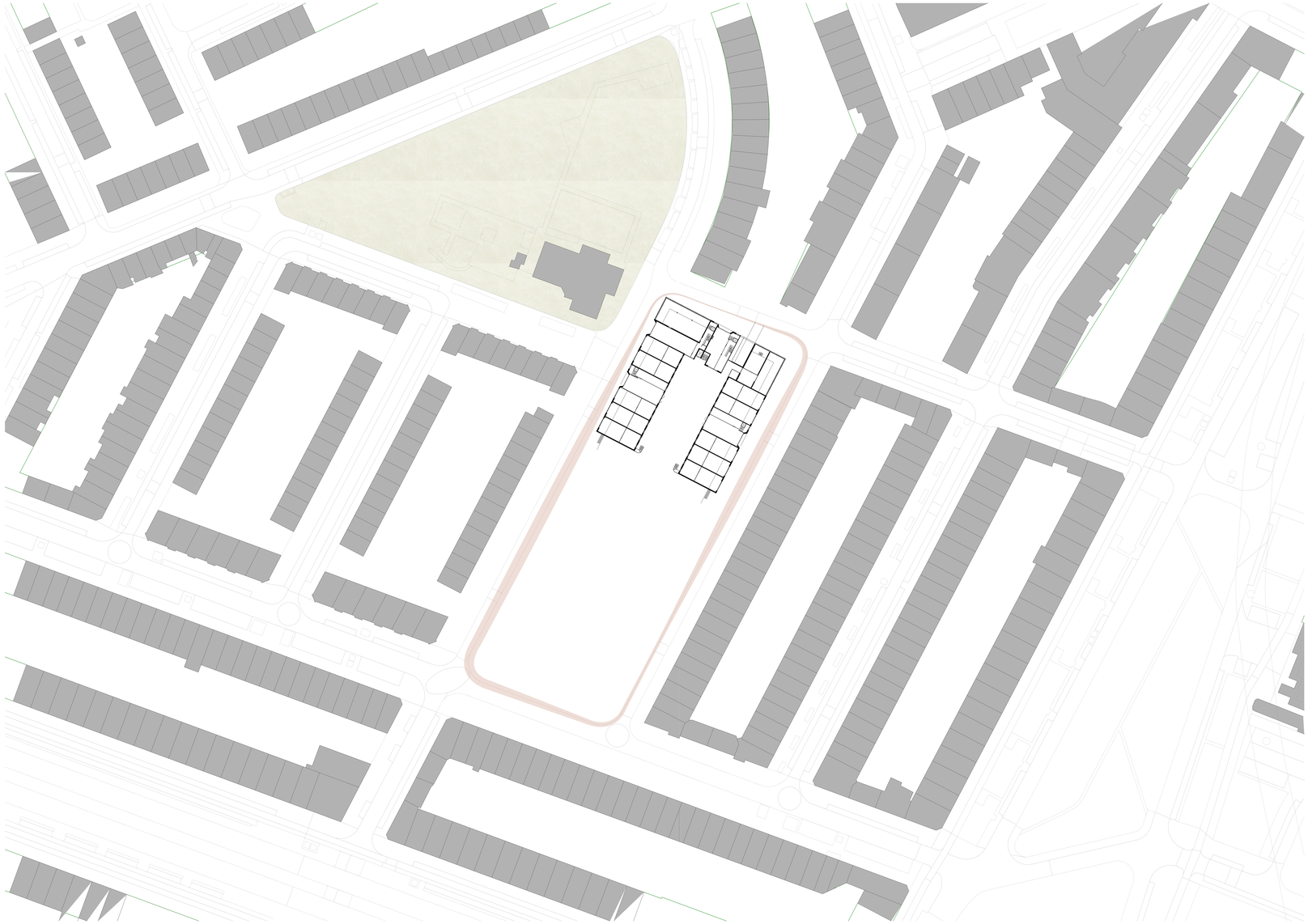
# Urban strategy



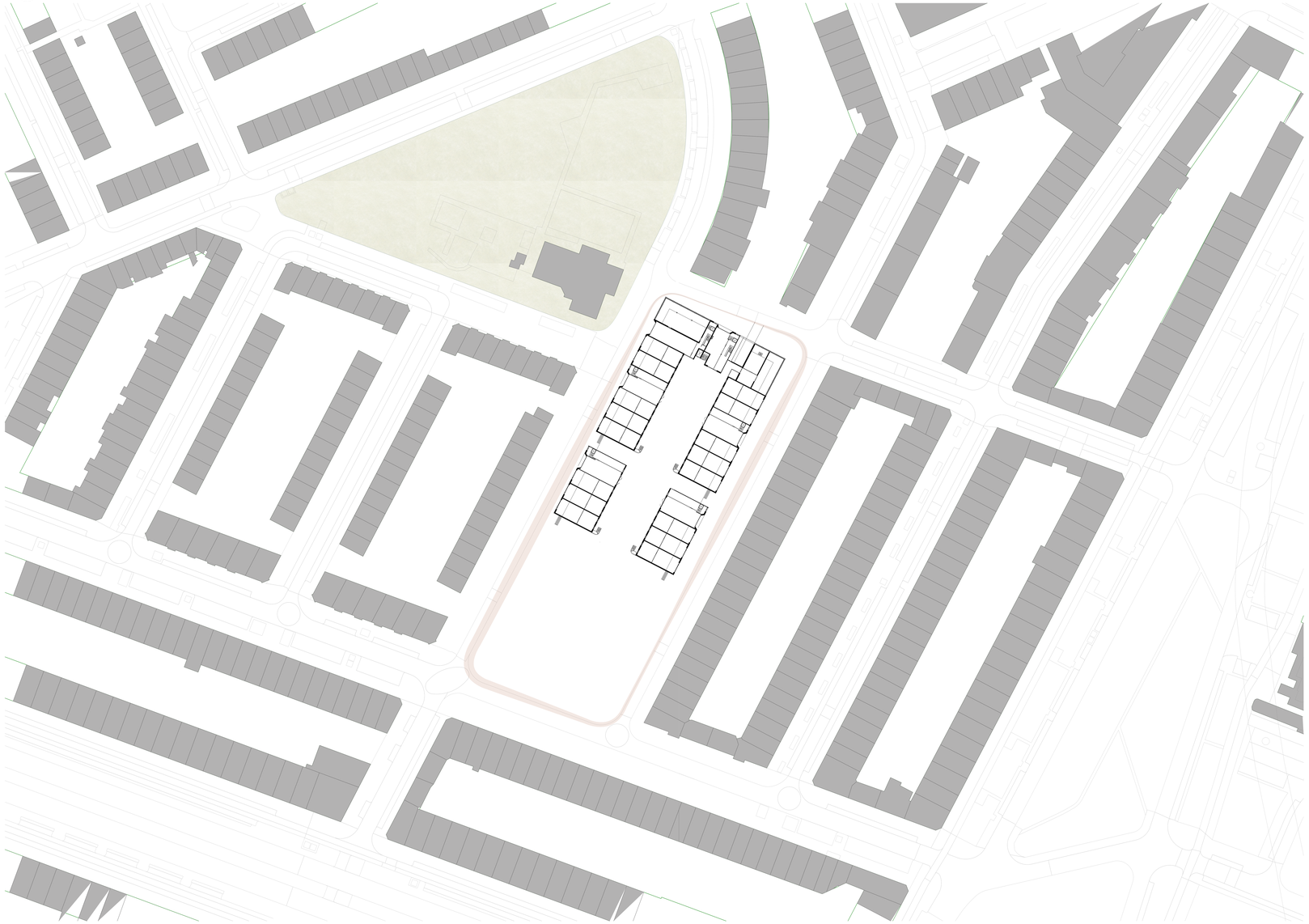
# Corner



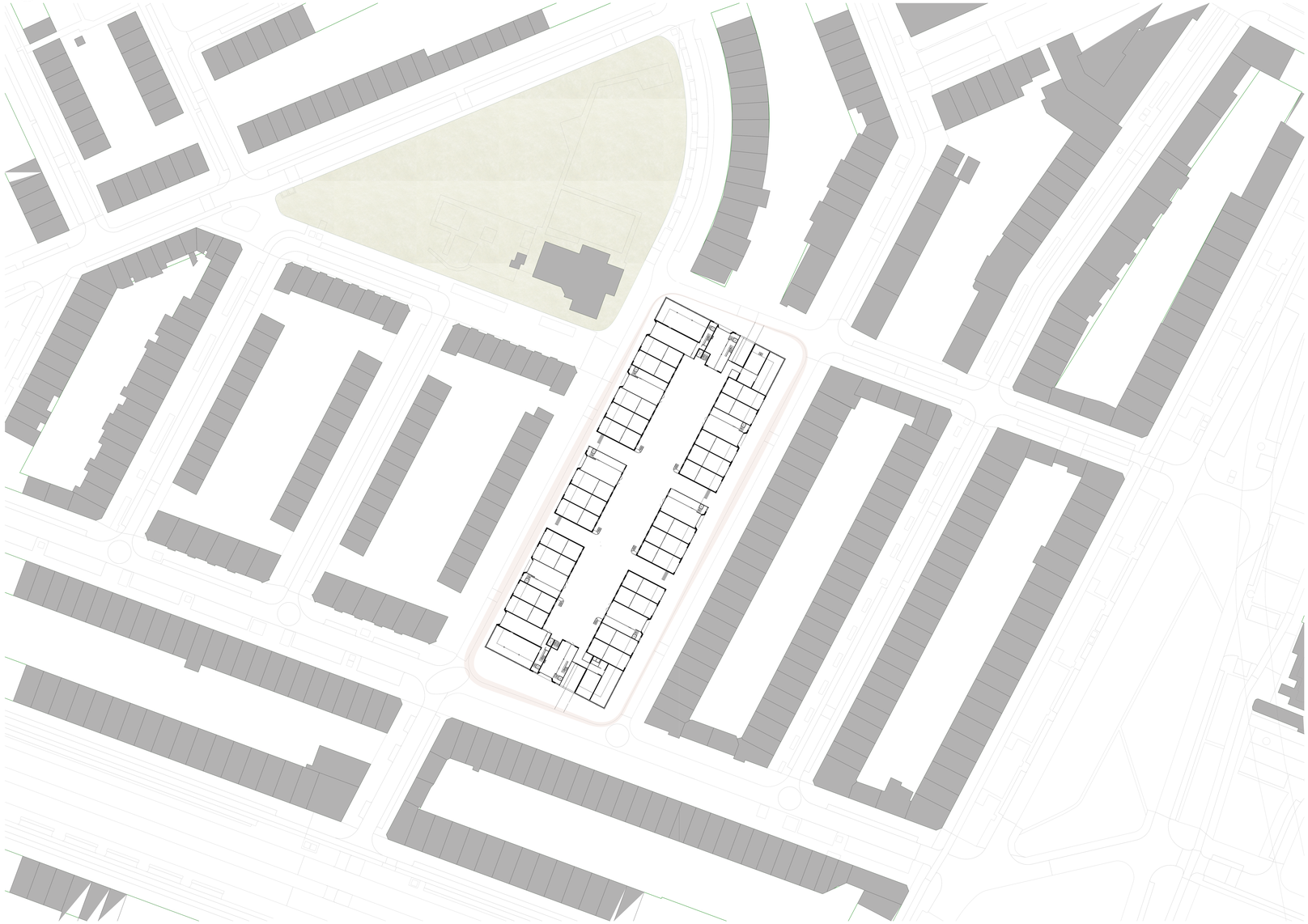
# Building block



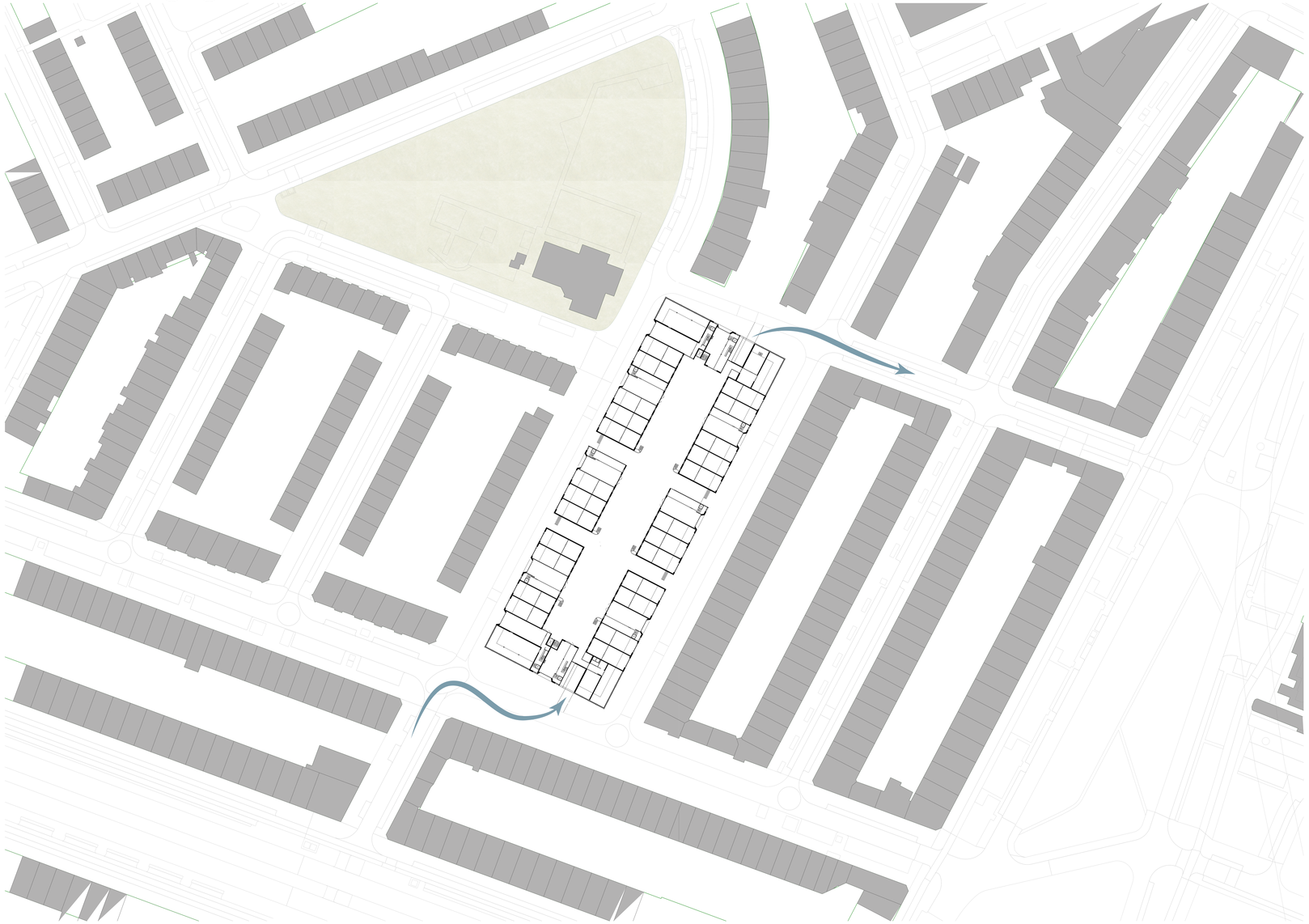
# Repeated building block



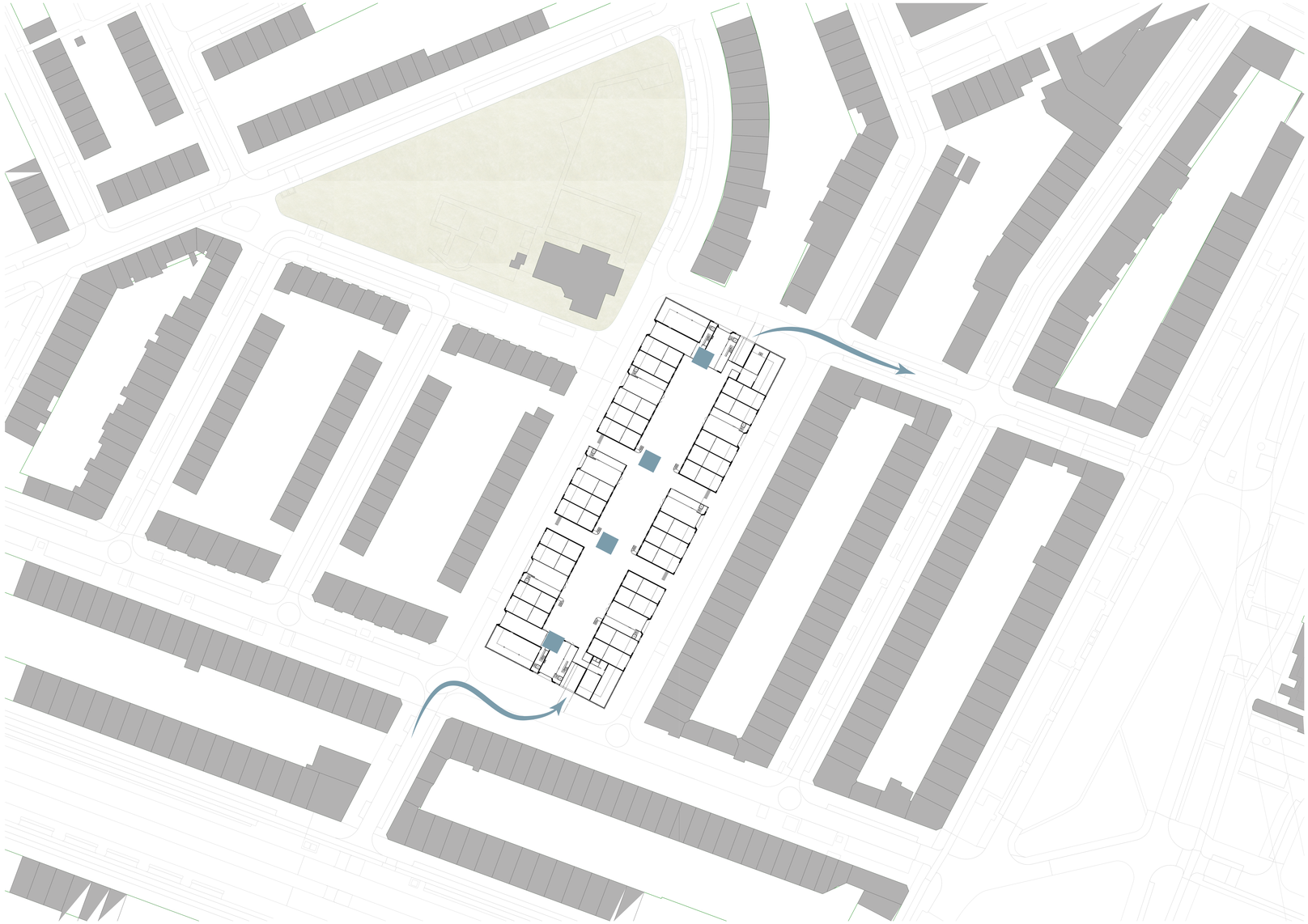
# Repeated building block



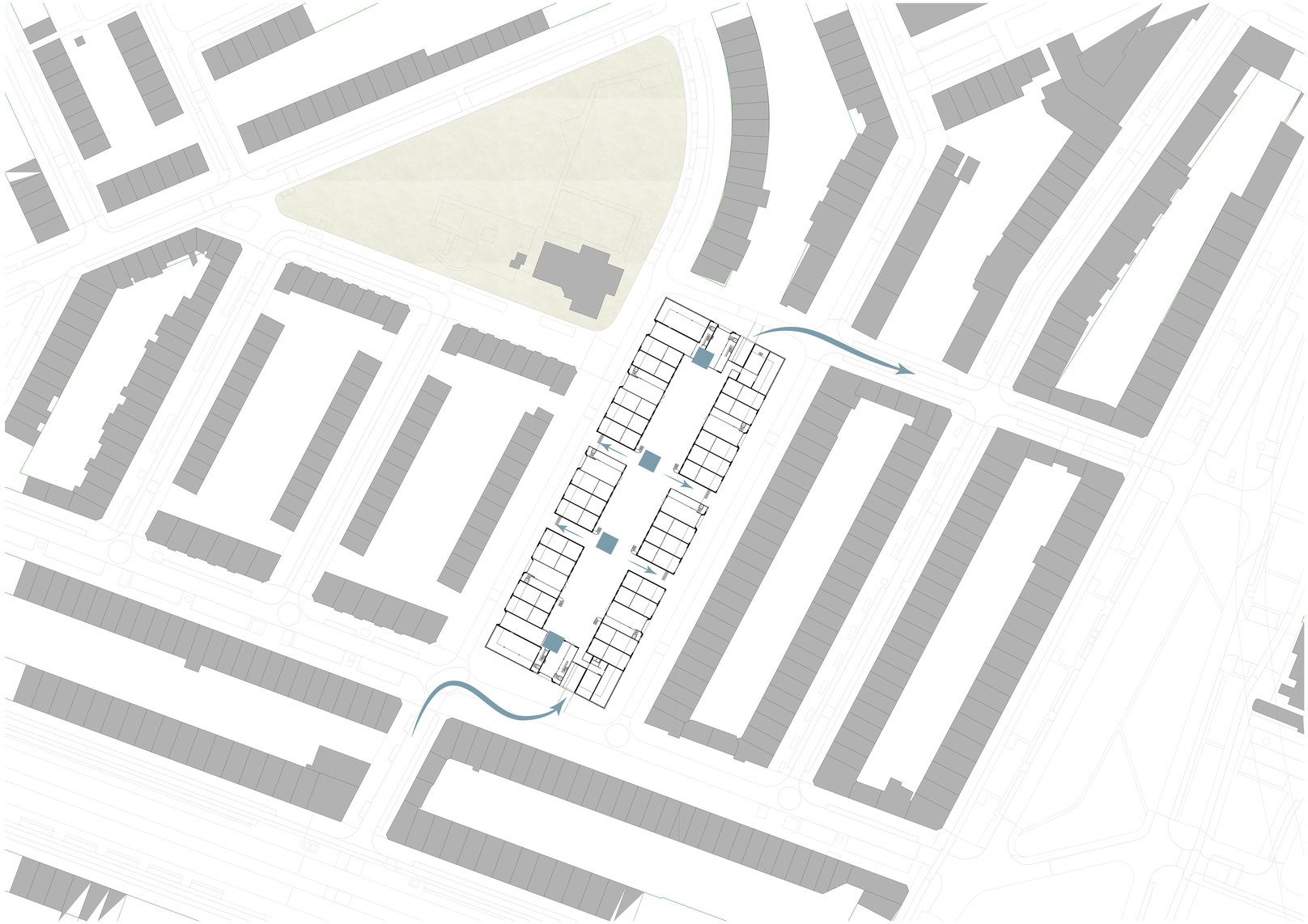
# Entrance and exit parking garage



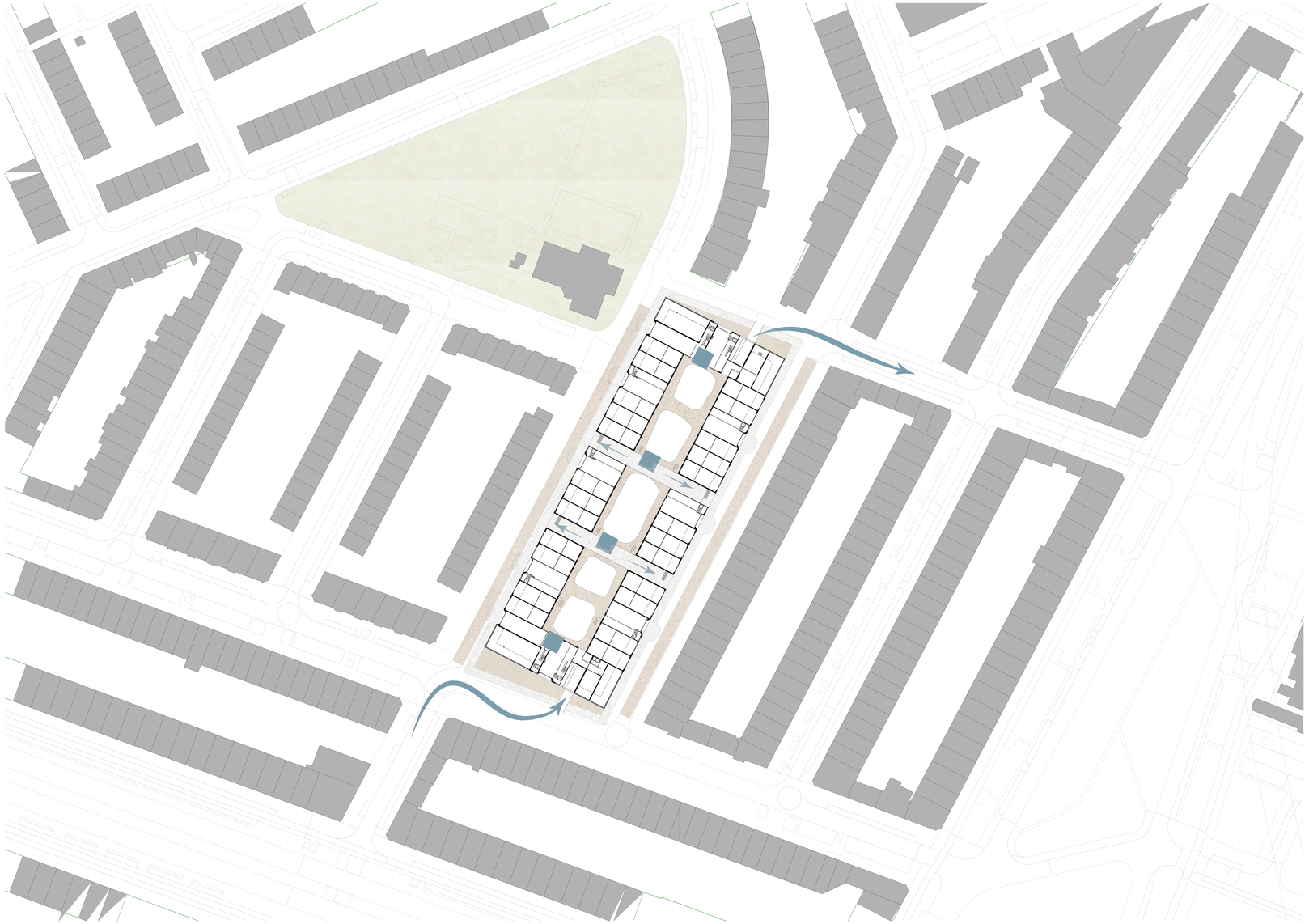
# Pedestrian exits



# Pedestrian exits for people outside of the community



# Pedestrian friendly streets



# With a lot of space for green



# With a lot of space for green



# Special attention to the corners



# Special attention to the corners



# New version





**‘We shape our buildings, and afterwards our buildings shape us’**

*Winston Churchill*