

Graduation Plan for aE Studio Students

Personal Information

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Studio

Architectural Engineering Graduation Studio

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Argumentations of choice of the Studio

As affording for a home has been a topic for a typical Chinese family since the beginning of the 21st century. Due to the Hukou policy, an official address in a big city worth not only a real estate but also invisible properties. Since the reform and opening policy, dwellings are open to the housing market. This absorbs the citizens' increasing deposit, enhancing the liquidity, and raises the housing price significantly. The Netherlands' metropolises situation is better than in Beijing; however, the lack of affordable housing is still afflicting the young generation who start their career and limiting their creativity in their professions. I choose to join in the 1MillionHomes Studio in order to find a solution for the Dutch housing problem and learn from the experience.

Title

The Flexible Layout in Co-housing Project – Possibility for Affordable Customized Home

Graduation Project

Problem Statement

To get everyone, no matter rich or poor, an affordable home was impossible in ancient times. Nowadays, the situation is not as cruel as the days back then, but many countries are still suffering from a potential housing crisis. The shortage of affordable housing has been a global phenomenon. Housing as a commodity becomes luxury with a significant profit margin when there is a scarcity. However, housing is not a piece of dispensable luxury. Having a place to live is a basic human right (Hala and Farooq Hasan, 2020).

Objective

The government, market parties and housing associations are trying different ownership patterns such as a co-housing project to liberate the young generation from unaffordable mortgages. Co-housing is one of the collective self-organized housing initiatives and attempts that involve much dwellers' participation and cooperation and the authorities' support (Czischke Ljubetic, 2017, Krokfors, 2012) to against marketing influence on housing. The price gets higher when the physical dwelling characteristics improve. However, when these

characters are customized and handcrafted by the dwellers, the flexibility will enhance spatial efficiency, thereby saving the unnecessary cost. In conclusion, the objective is the flexibility demand in a co-housing project.

Overall design question

De Nieuwe Meent is the first housing cooperative in Amsterdam organized entirely around the principles of communing. The systematic housing organization aims at building up an affordable housing community for people with a diverse background. My design and research will be based on this project. With the process, the following question will be answered:

How to build up a customized co-housing flow that is affordable?

Thematic Research Question

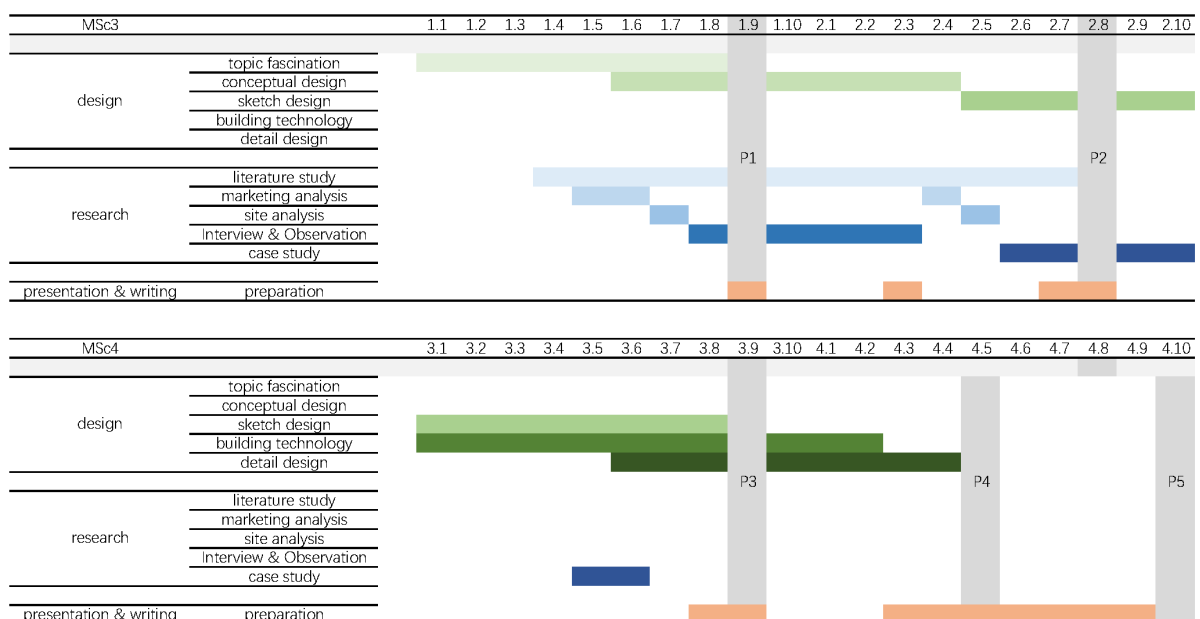
Among all the physical dwelling factors, interior flexibility is what the dwellers could control themselves. By leaving the layout's customization flexibility, the dwellers could live in an ideal home with their own efforts and save the money they need to spend on housing. The thematic question is: how much flexibility is needed in a co-housing project on the customized layout?

Methodologies

Since this is a qualitative research question on flexibility measurement, to identify flexibility is the first step. The research focuses on de Nieuwe Meent Project, a co-housing project under process in the Oost Amsterdam.

1. The research's main body is to analyze the survey done by the architect, Roel van der Zeeuw Architects for the VO design in 17. May 2020. The survey asked the project members to fill in the floor plan with provided pieces of furniture including beds, closets and other options. The research on the potential of spatial division is divided into two parts. The first is the comparison of the spatial components between three types of layout. The second part is the analyze of the room division from the living group floorplans.
2. De Nieuwe Meent cooperative organizes regular zoom meetings on diverse working-group agendas, architectural design, and financial issues. Through the participation of the group and observation, the research gets access to the dwellers' view.

Planning



Relevance

With the growth of metropolises, the time lag between the increasing population and the housing construction causes a shortage of affordable housing. Cohousing, a type of community consisting of independent households with collaborative management and sharing spaces, appears to some extent against the rising housing price by real estate investment. The project aims to answer how to reserve potential space for a co-housing design that suits dwellers from diverse backgrounds in an international city such as Amsterdam.

Literature

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