



Minimal dimensions / Maximum life

A proposal for collective self-organised housing for starters in Amsterdam

P5 presentation
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10-11-2016

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Structure of the presentation

Introduction

Scenario

The cooperative

Architectural design

Building process

Living together

Conclusion

Introduction





Starters?

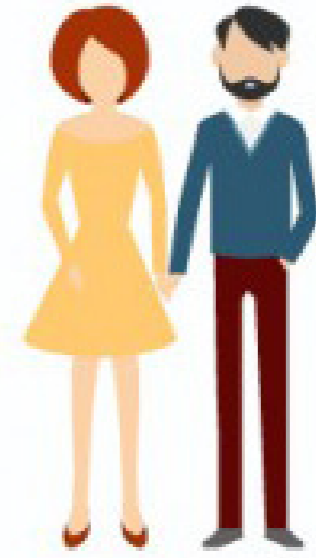


Single parents?



Elderly?

Starters



'Niet genoeg huizen voor single starters door oververhitte woningmarkt'



© ANP (Archieffoto)

Alleenstaanden die voor het eerst een huis willen kopen, hebben steeds meer moeite om daarvoor een hypotheek te krijgen, blijkt uit onderzoek van hypotheekadviseur De Hypotheker. De oplossing: meer woningen bouwen.



[Nieuws- en persberichten](#) [Perscontact](#) [Beeldmateriaal](#) [Agenda](#) [Feiten en cijfers](#)

ING Woonbericht: Starters tasten dieper in buidel voor woning

'Single en starter op huizenmarkt kansloos in grote steden'

05 Jul 2016 90

Woningzoekenden in de knel door hoge huren

25 augustus 2016

Een betaalbaar huurhuis vinden wordt steeds moeilijker. Dat merken starters die in de vrije sector naar een woning zoeken,

A ECHT AMSTERDAMS NIEUWS

Nieuws 112 Politiek Gossip Cultuur Ajax TV Gespot

'Starters kunnen komende jaren beter thuis blijven zitten'

woensdag 05 oktober 2016 | 20:11













housing corporation



waiting list

not fulfilling criteria

social housing



housing corporation



waiting list

not fulfilling criteria

social housing

mortgage



bank



insufficient savings

temporary work contract

housing corporation



waiting list

not fulfilling criteria

social housing

mortgage

bank



insufficient savings

temporary work contract



renting

commercial developer



expensive

overcrowded market

income requirements

housing corporation



waiting list

not fulfilling criteria

social housing

mortgage

bank



insufficient savings

temporary work contract

commercial developer



expensive

overcrowded market

income requirements

renting

illegal subletting /
anti-squatting

private landlord



temporary contracts

uncertainty



housing corporation



bank



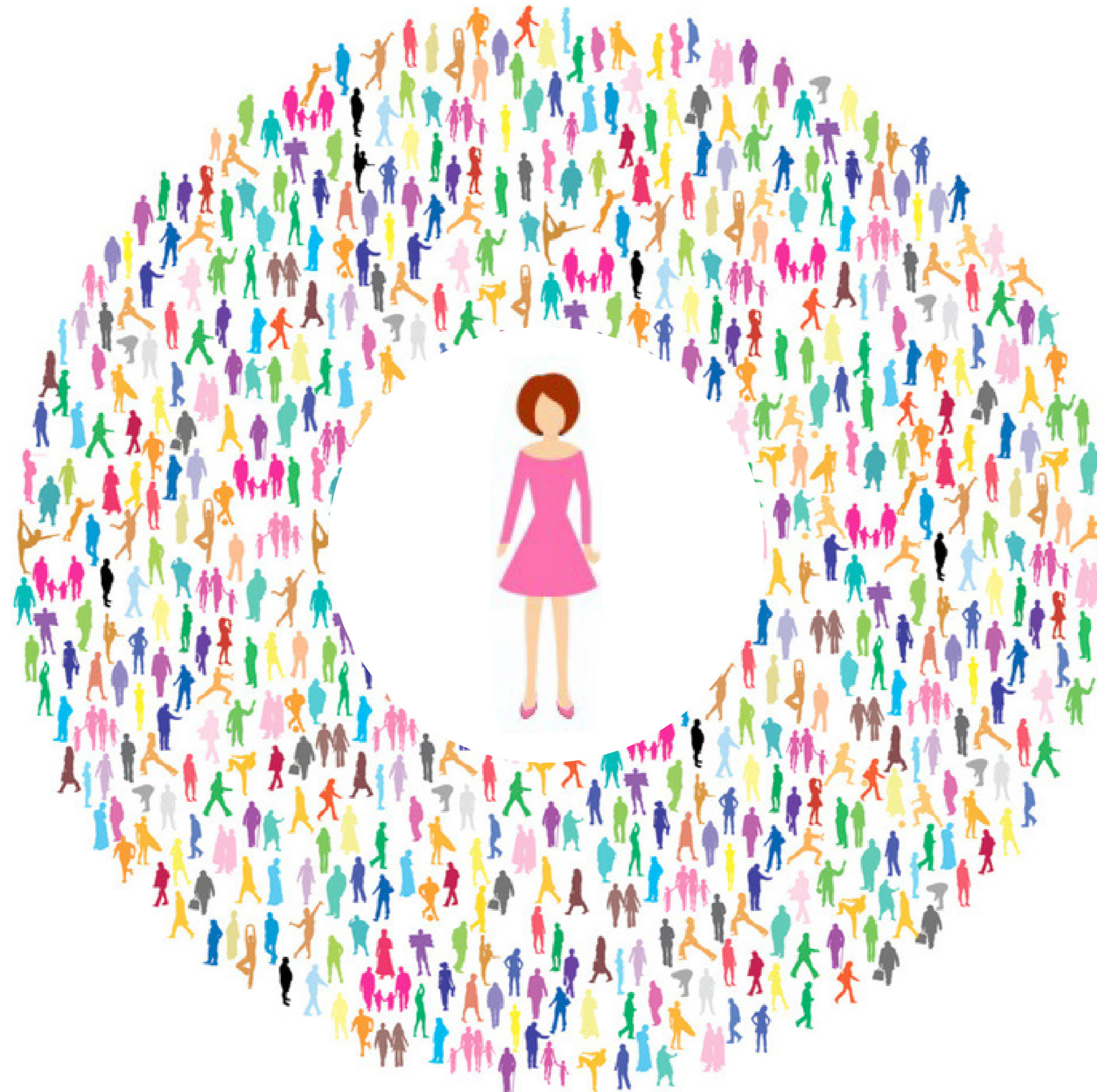
commercial developer



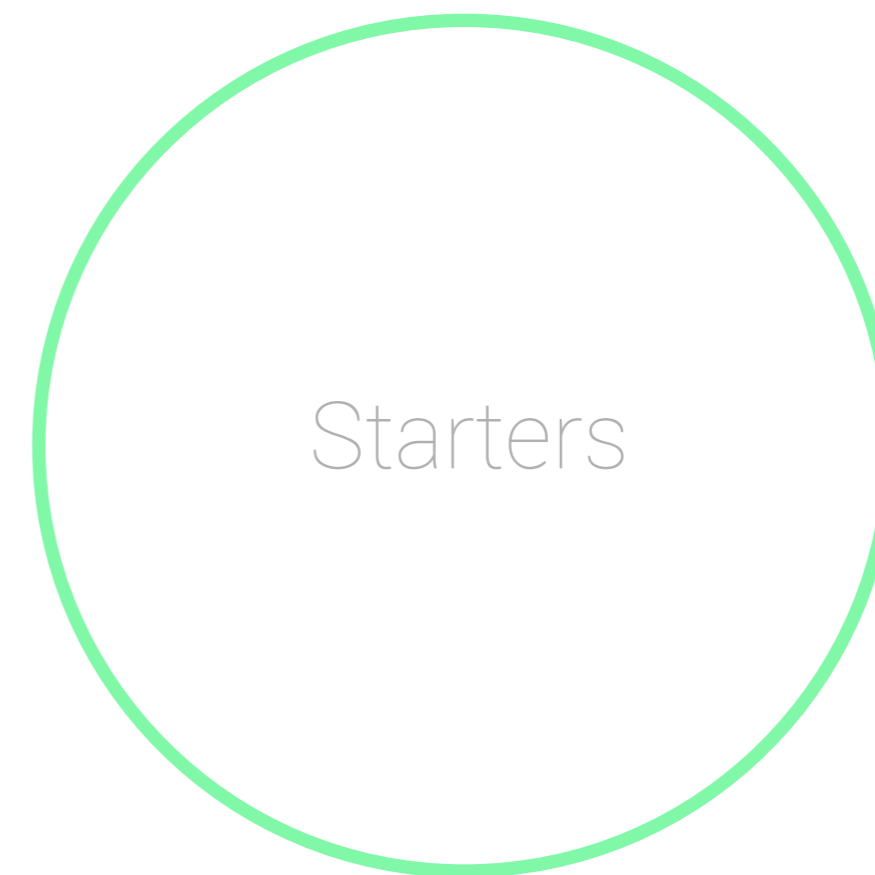
private landlord



How can starters organise themselves to create affordable housing?

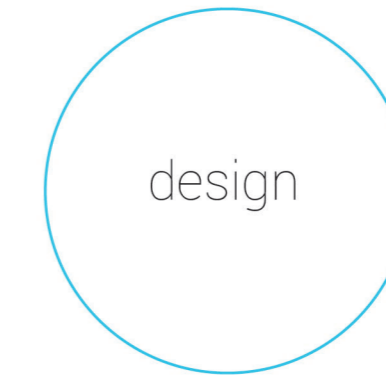


Research question



How can aspects of collective self-organised (CSO) housing contribute to affordability for starter households?

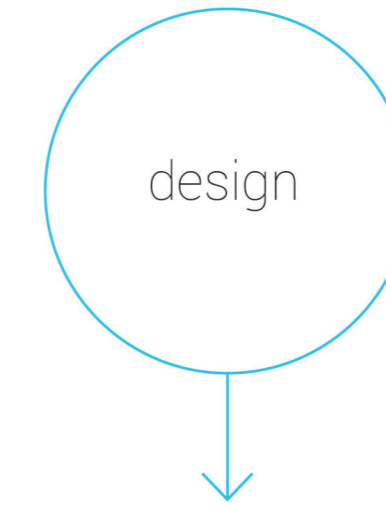
Graduation project



Goal of research and design



determine which aspects
contribute to affordability
of CSO housing



design a housing block in Amsterdam
in which people share a substantial part of their
living space in order to achieve
greater quality of living

Graduation project



Graduation project



Graduation project



Graduation project



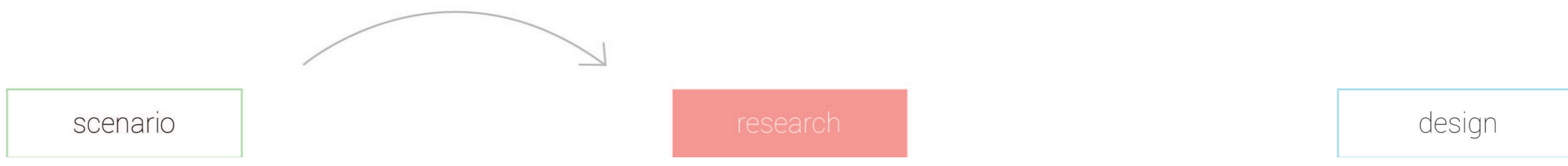
Graduation project



scenario

research

design



scenario

research



design

scenario

research

design

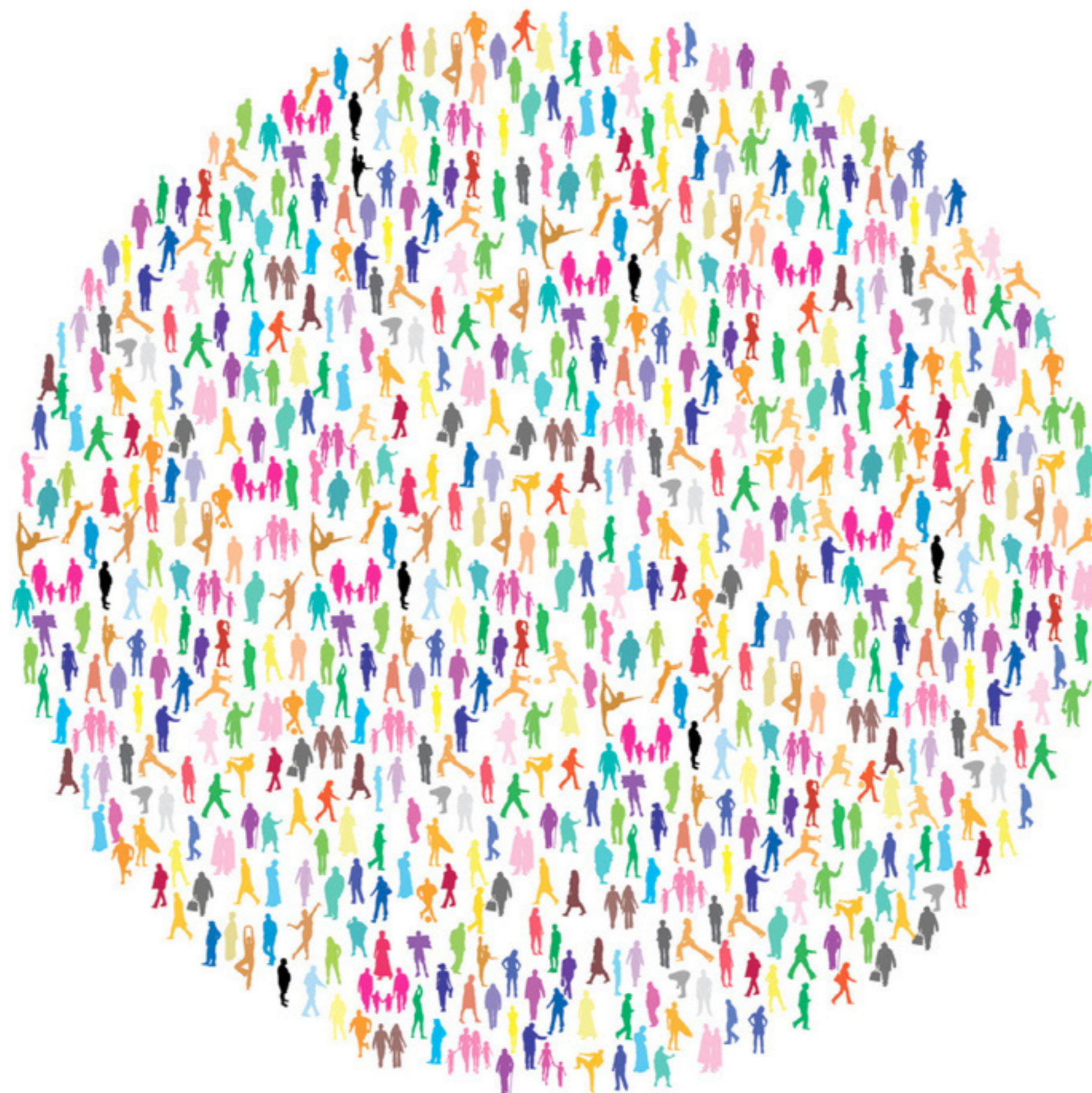


scenario

research

design

100 starters form a group



what legal form?

scenario

research

design



Amsterdam



Brussels



Zurich

Individual ownership

Cooperative ownership

Mortgage + savings



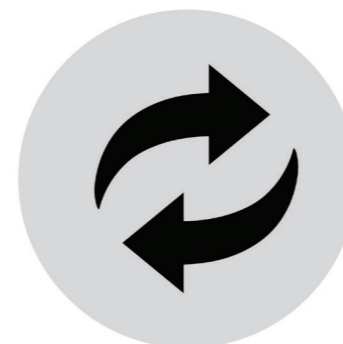
Cost-rent + share in the coop

Owners association

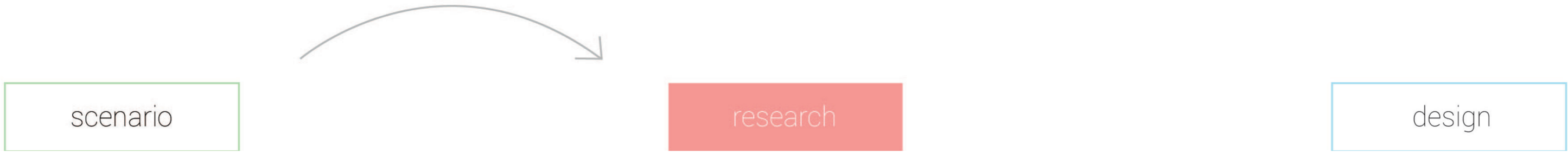


Non-profit organisation

Moving in / moving out



Possibility to change apartment within block (when household composition changes)



Amsterdam



Brussels



Zurich

Individual ownership

Cooperative ownership

One-time solution



Long term accessibility

Speculative



Anti-speculative

Common for CSO projects in NL, BE and DE



Institutionally, financially and politically not supported in many EU countries

scenario

research



design



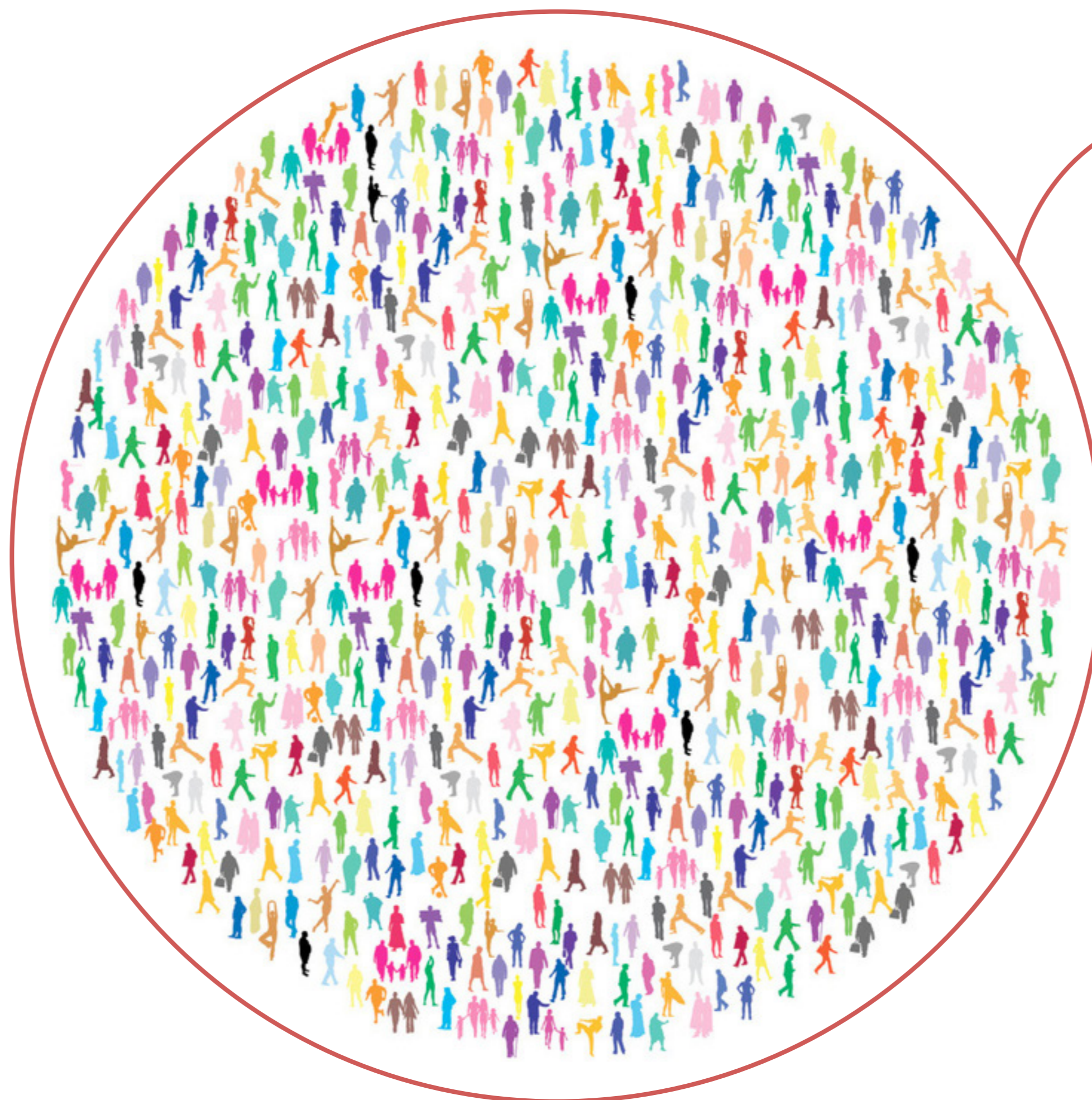
Cooperative ownership

scenario

research

design

group finds a coop



elects a board
to manage the
process

scenario

research

design



finding location



feasibility of the plan



strategy

scenario

research

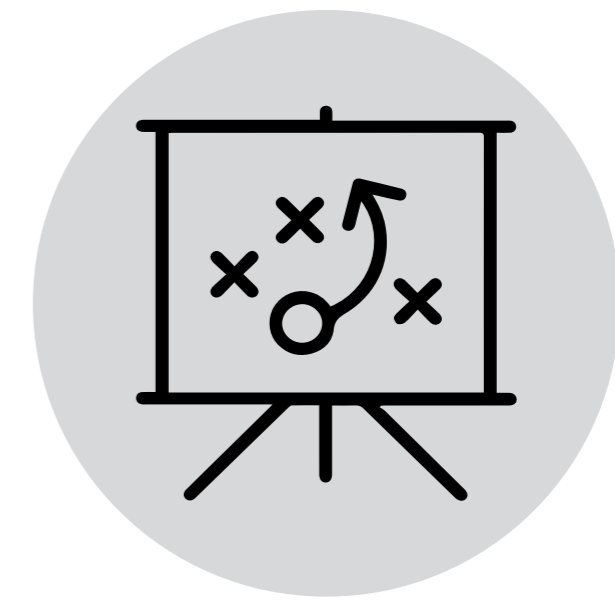
design



finding location



feasibility of the plan



strategy



Location

Another important recommendation is that the project can include commercial space. If the location and infrastructure are sufficient for market parties to be interested in renting or buying the space, it can contribute to the overall feasibility of the plan.

But land on a good location is expensive, so we need to look for a location on the edge of the city.

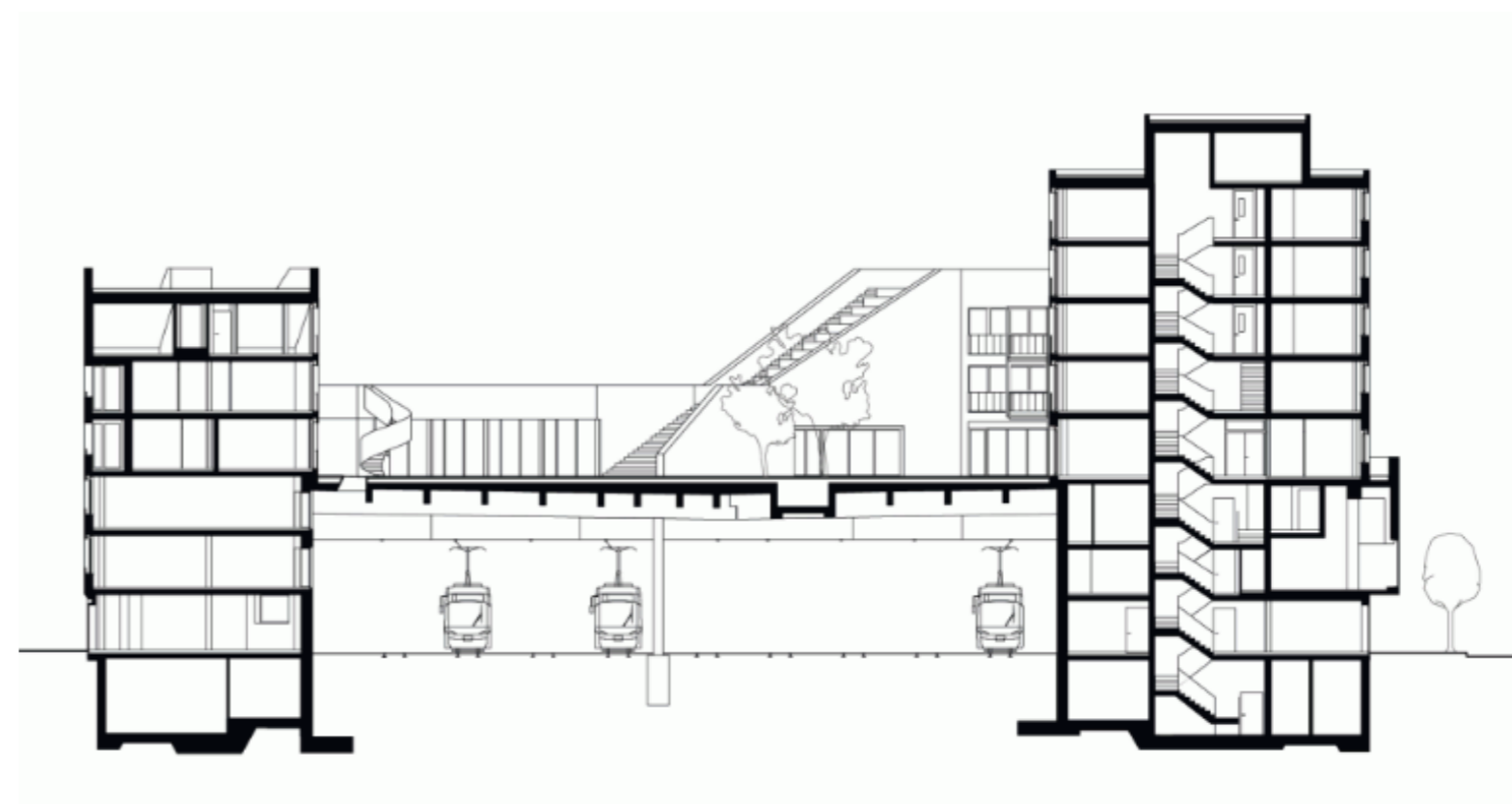
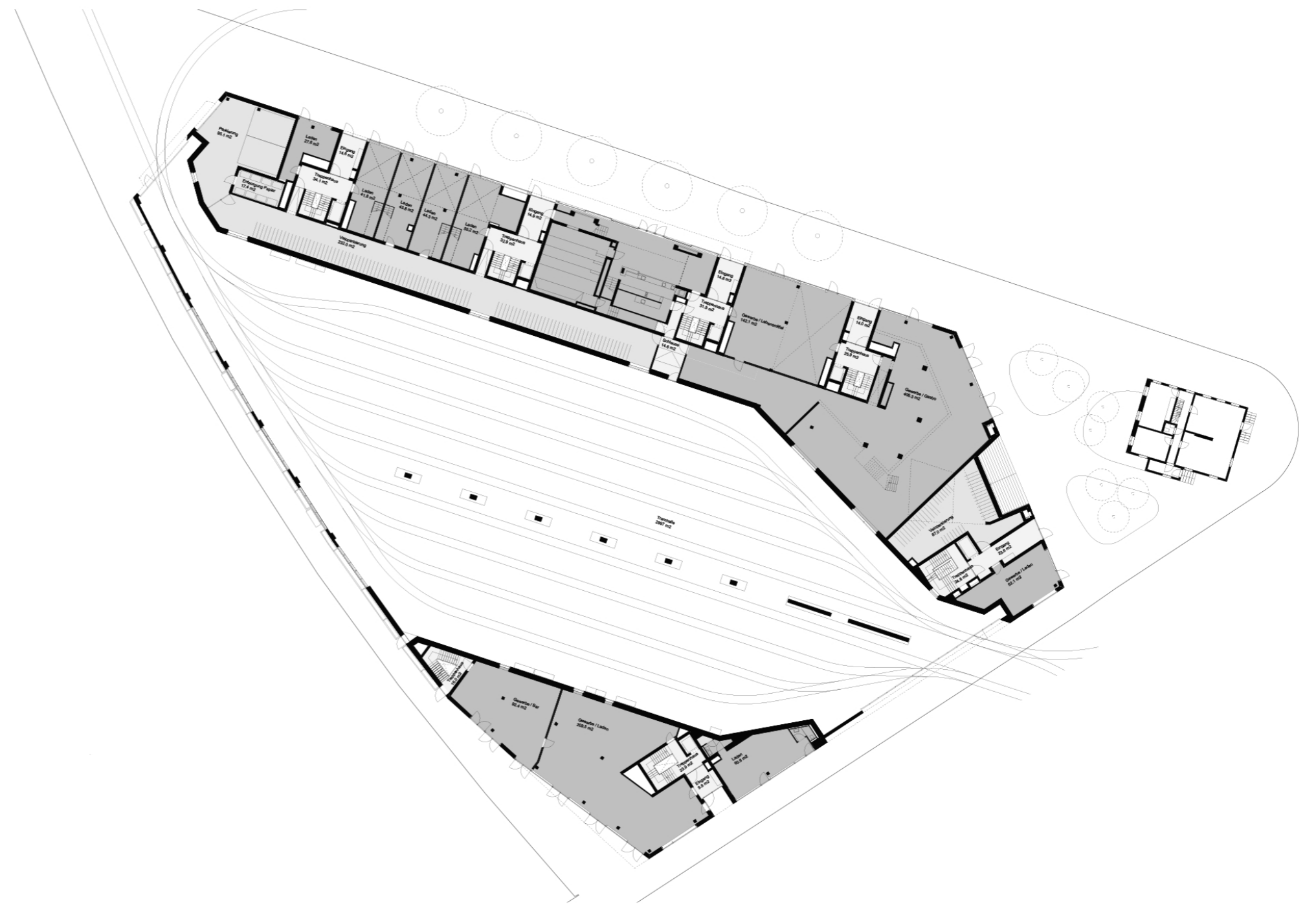
scenario

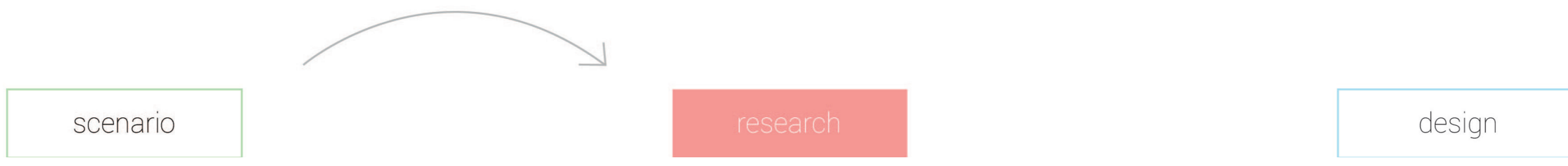
research

design

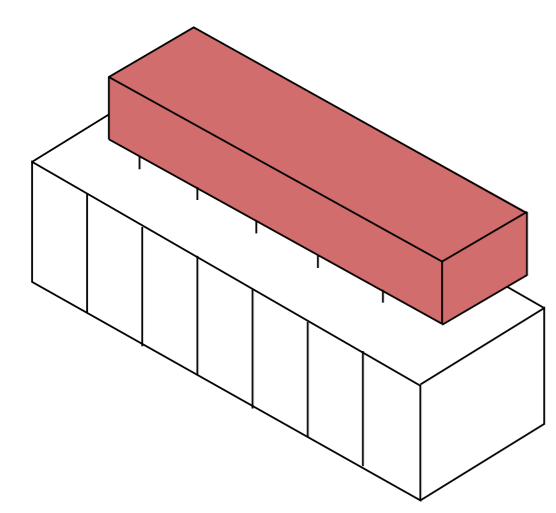


Zurich

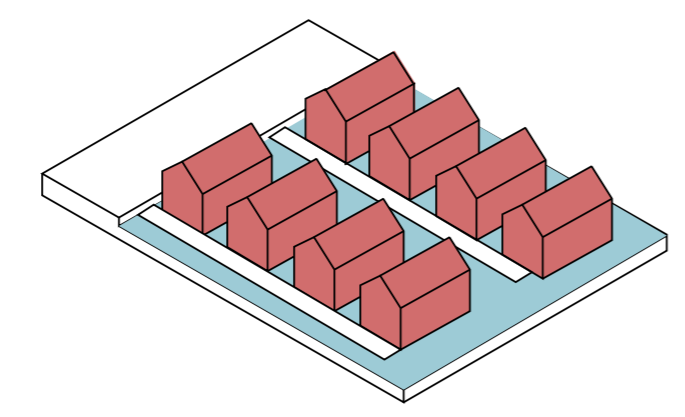




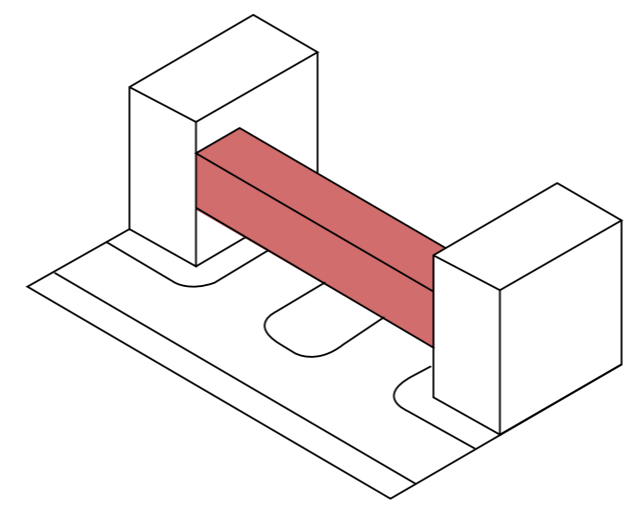
Double use of land



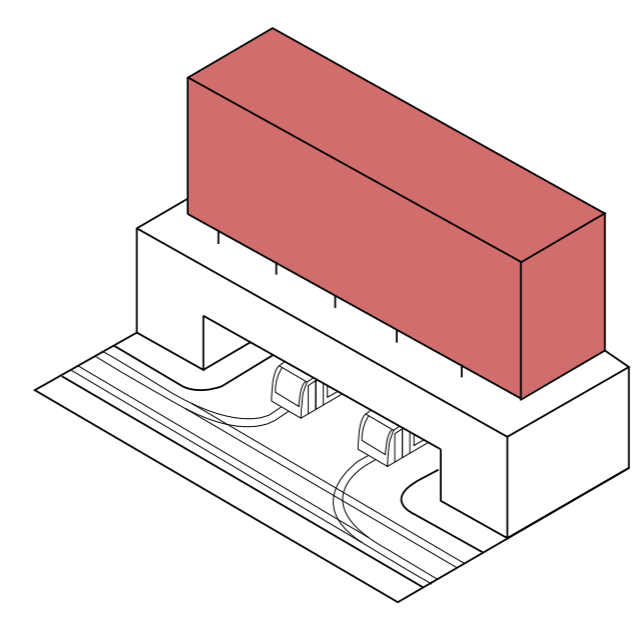
building



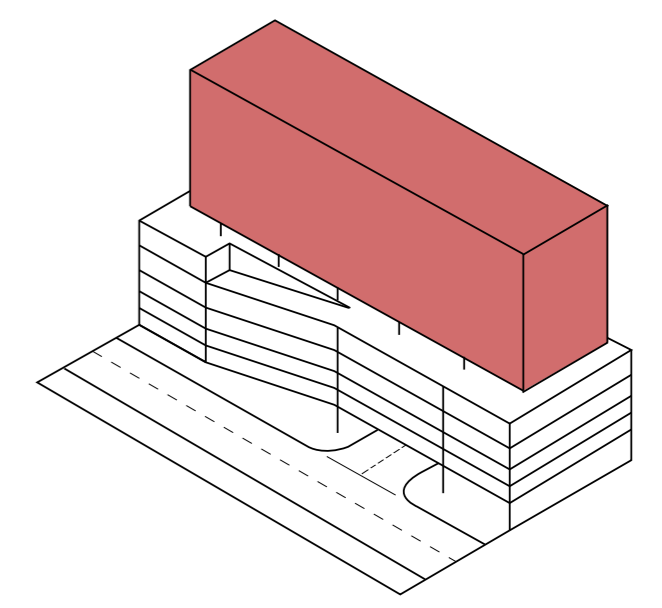
water



road



transportation
hub



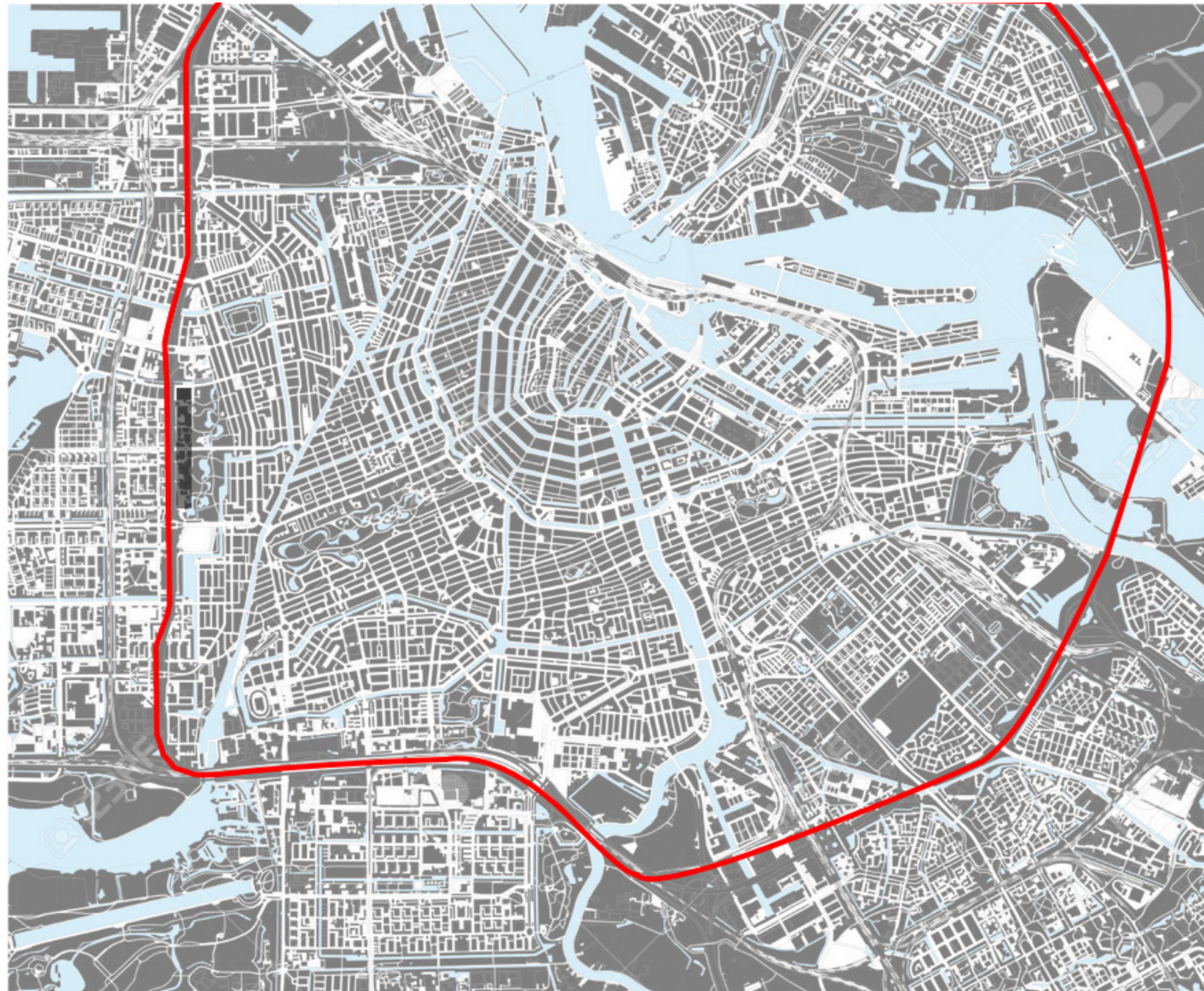
parking
garage

scenario

research

design

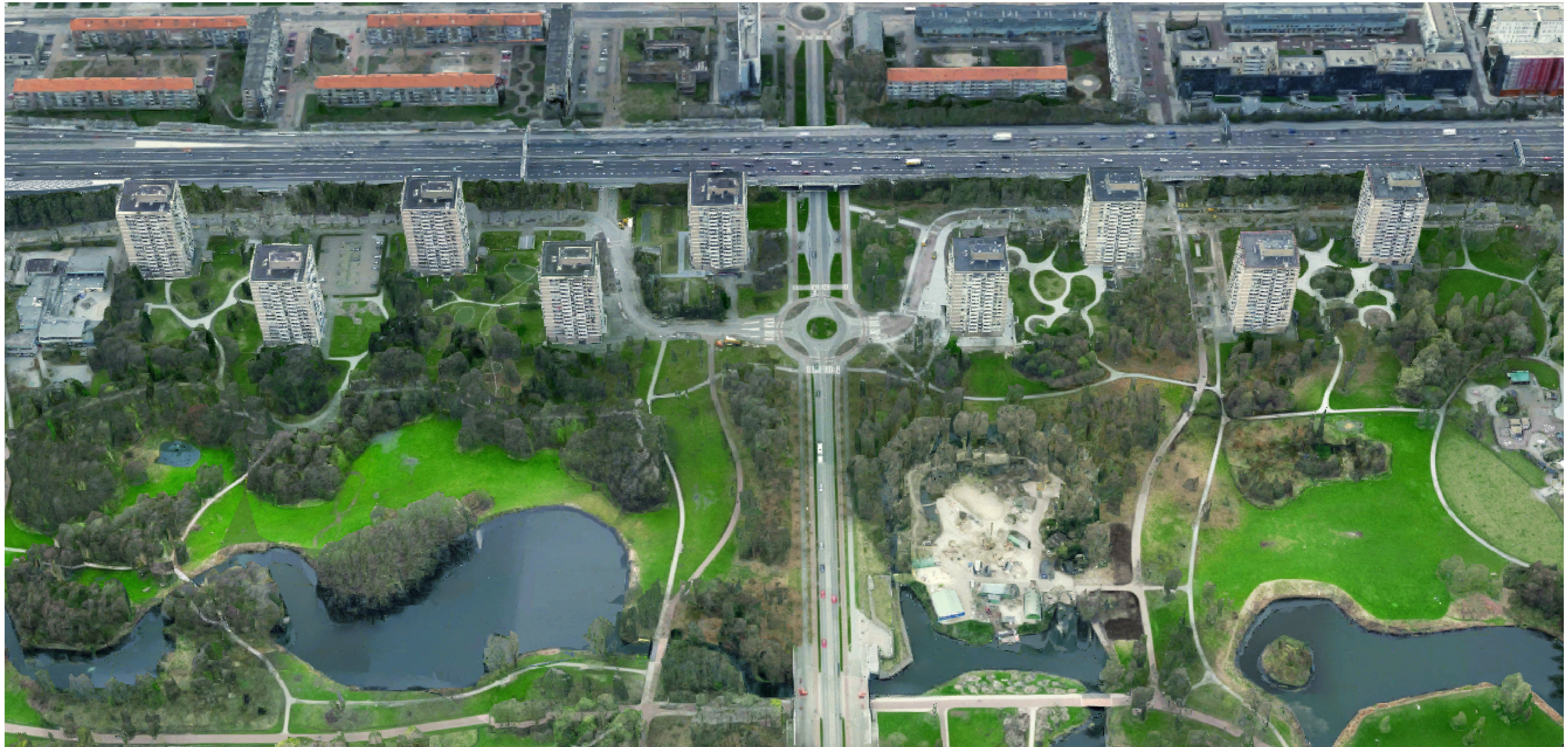
Amsterdam



scenario

research

design



scenario

research

design



scenario

research



design



scenario

research

design



scenario

research

design



scenario

research

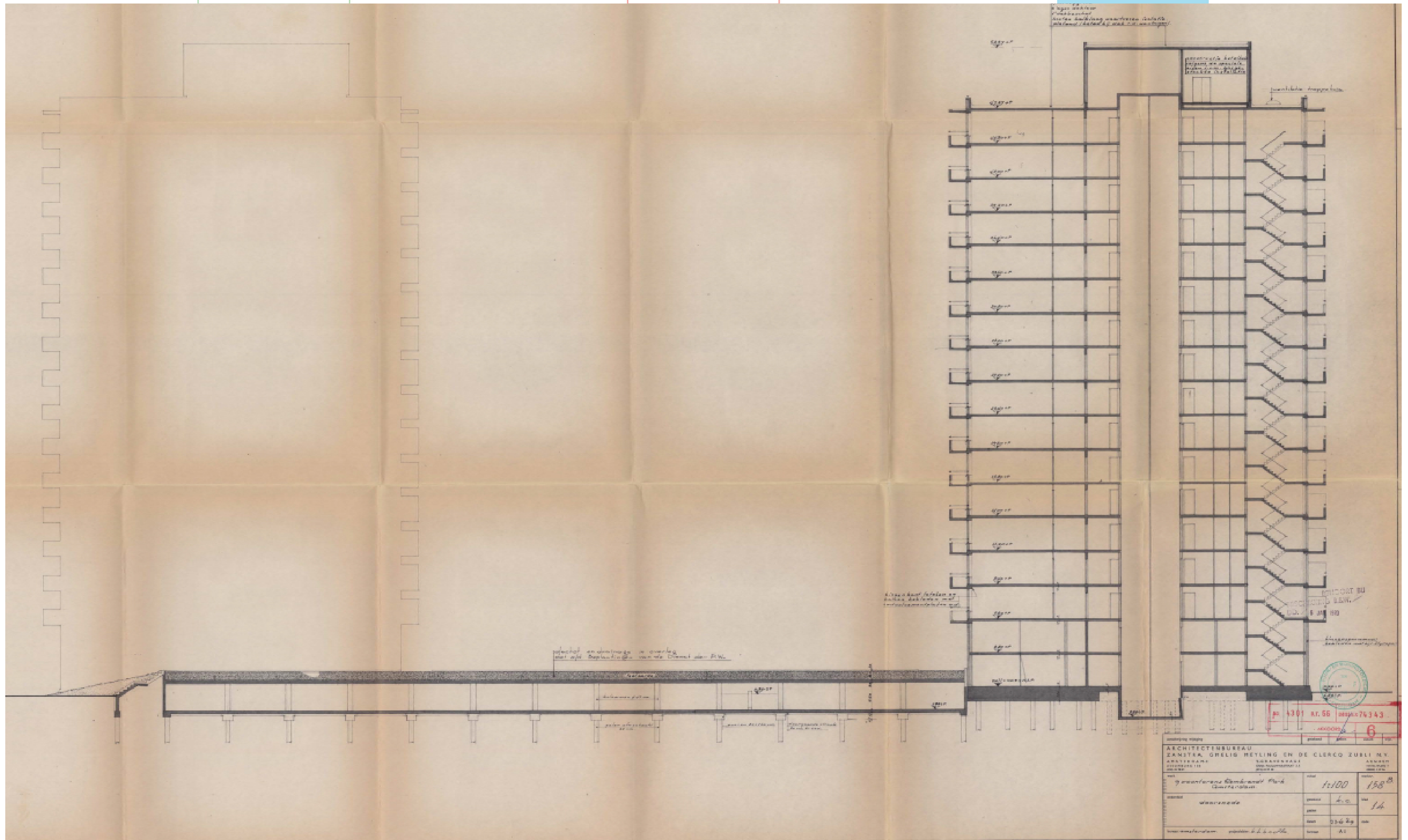
design



scenario

research

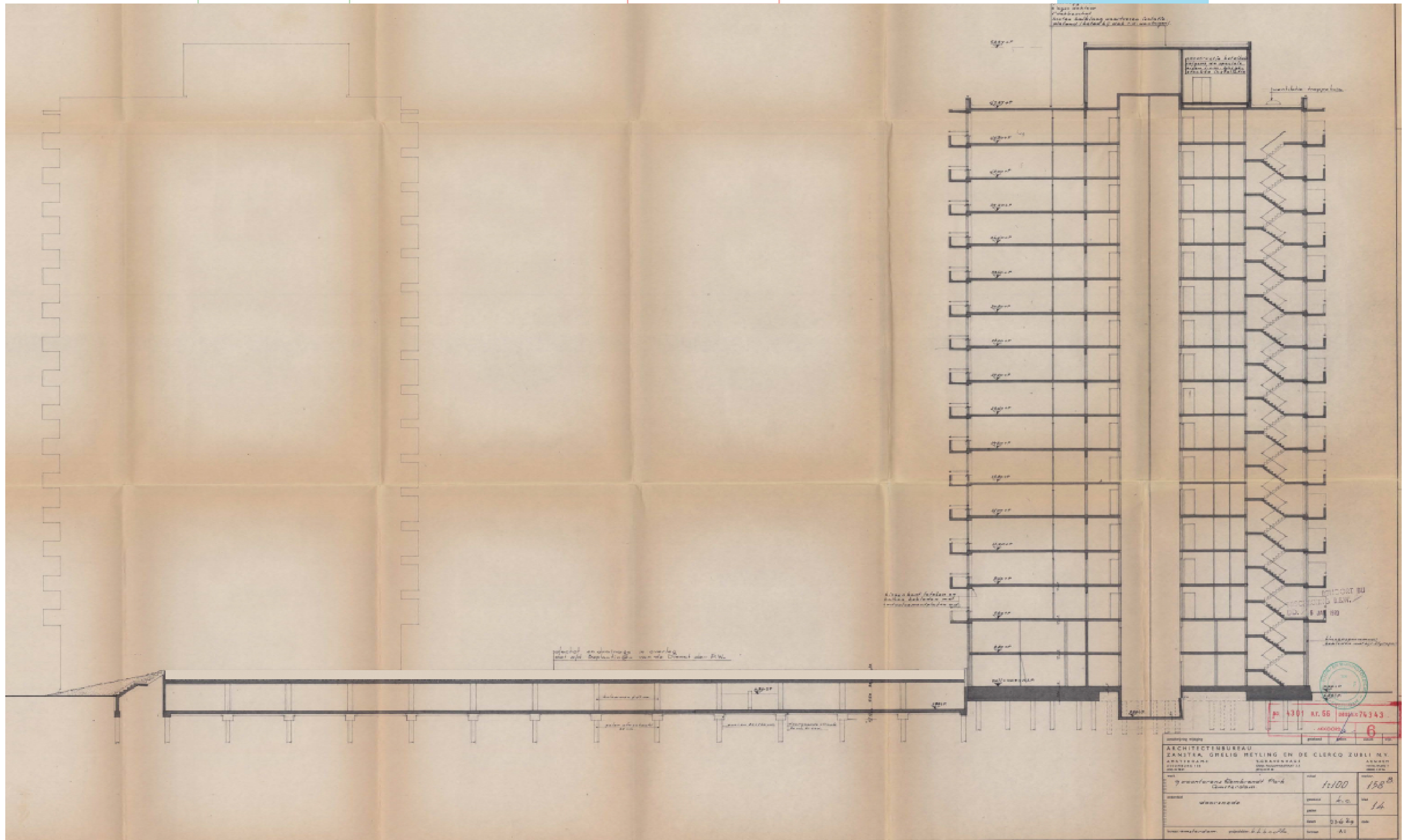
design



scenario

research

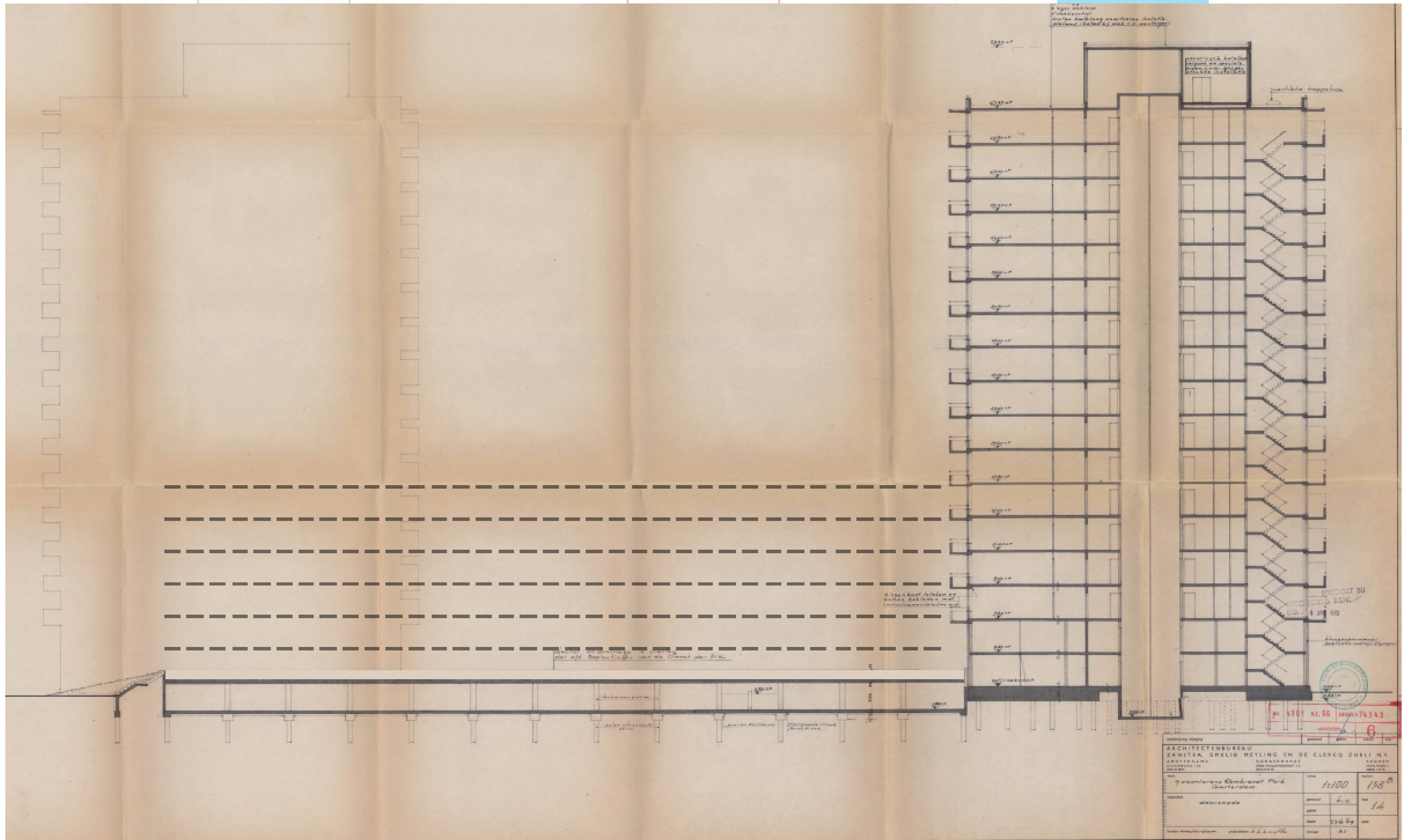
design



scenario

research

design



scenario

research

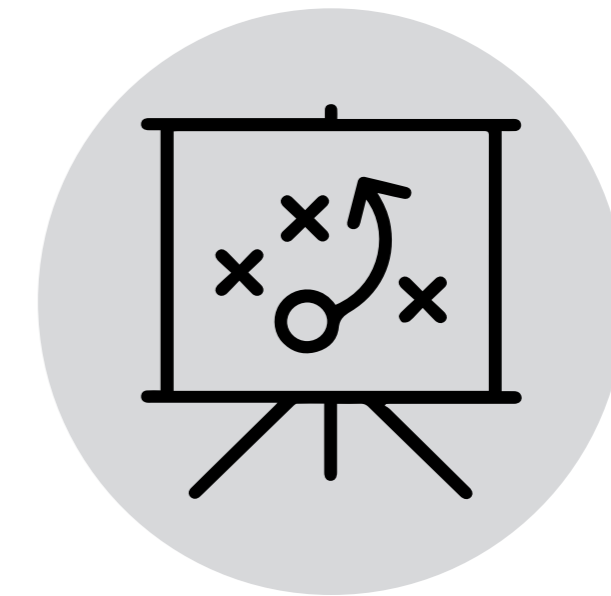
design



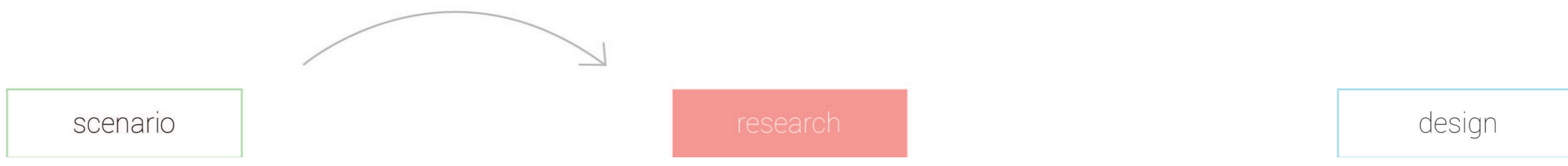
finding location



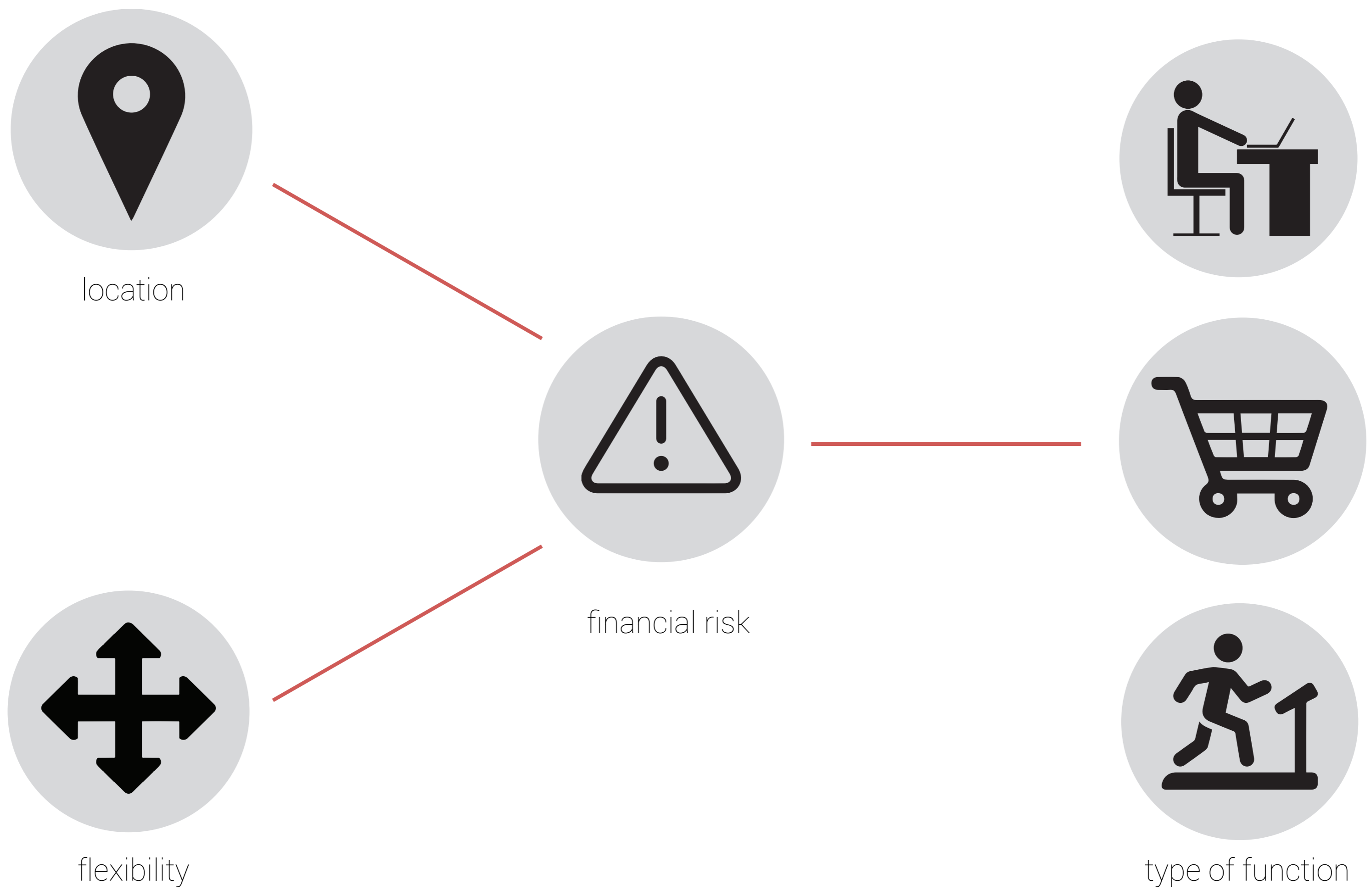
feasibility of the plan



strategy



Commercial functions



scenario



research

design



Brussels



scenario

research

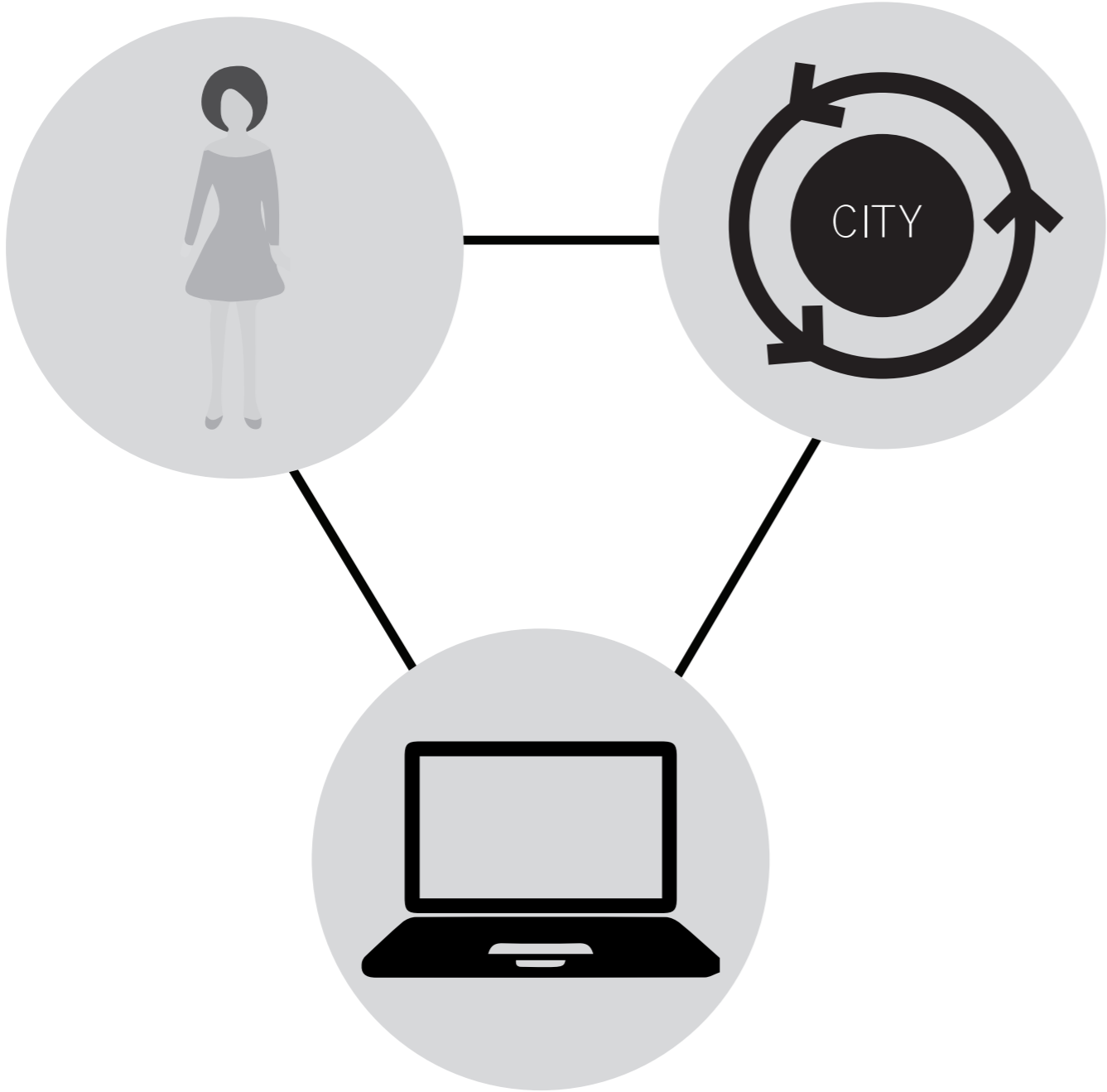


design

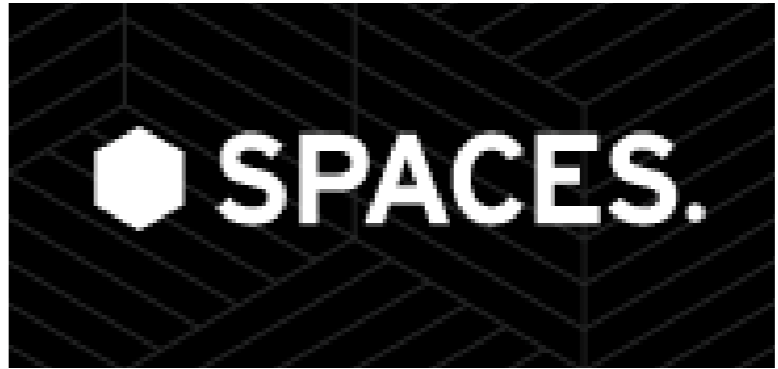
starters

outside of city centre /
ring road

co-working space



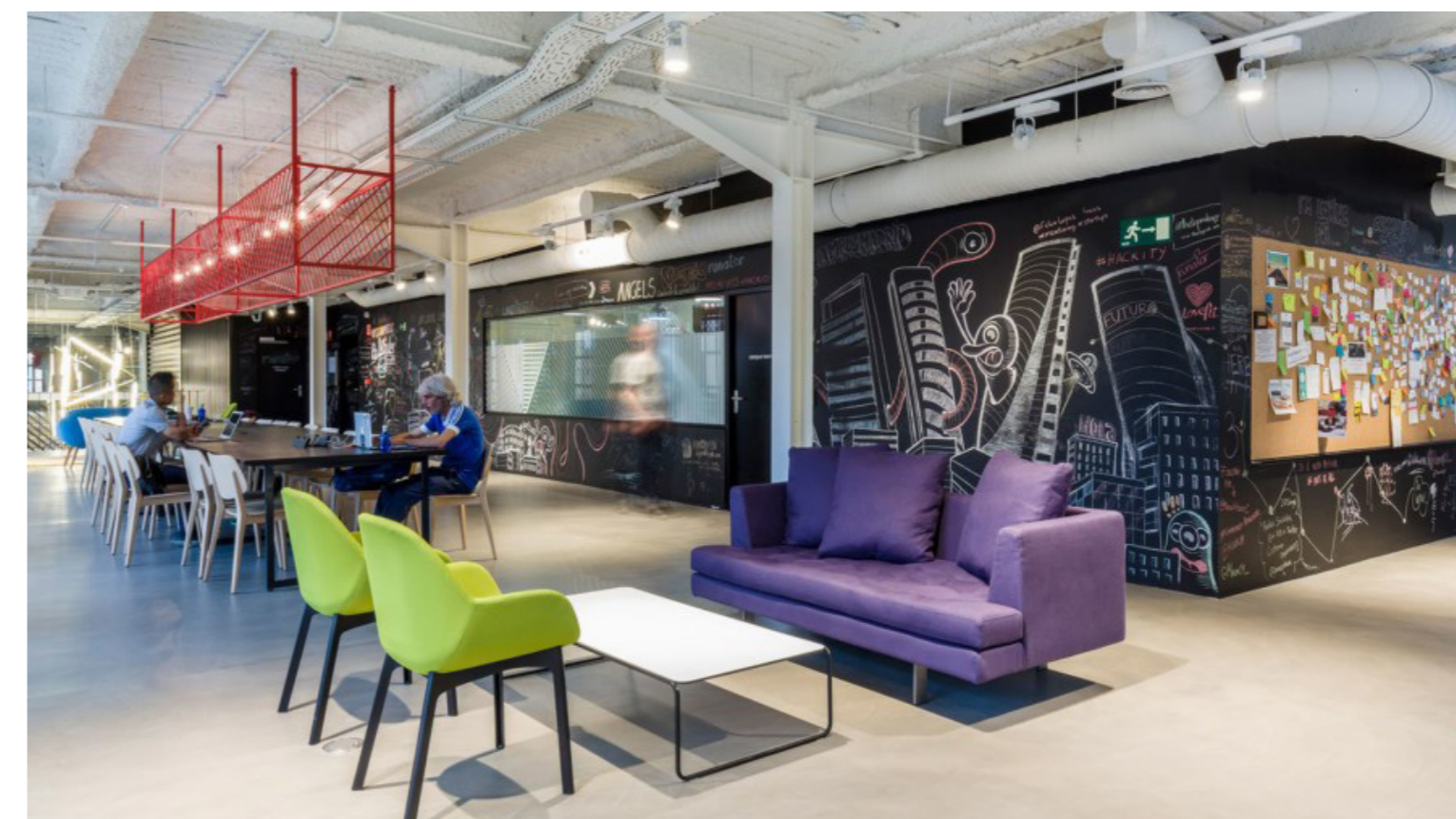
emergence of flexible working



scenario

research

design

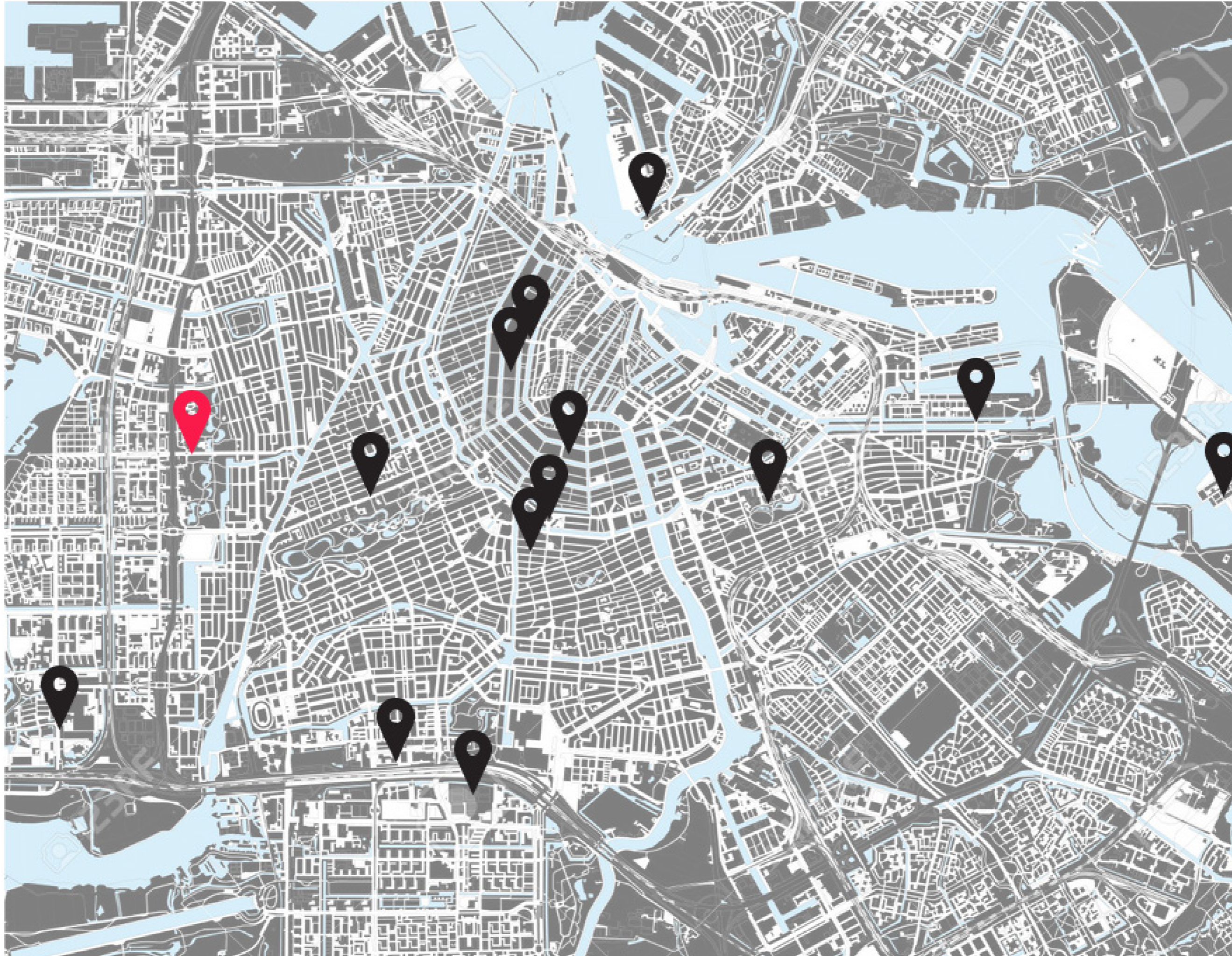


scenario

research

design

Existing co-working spaces in Amsterdam and project location



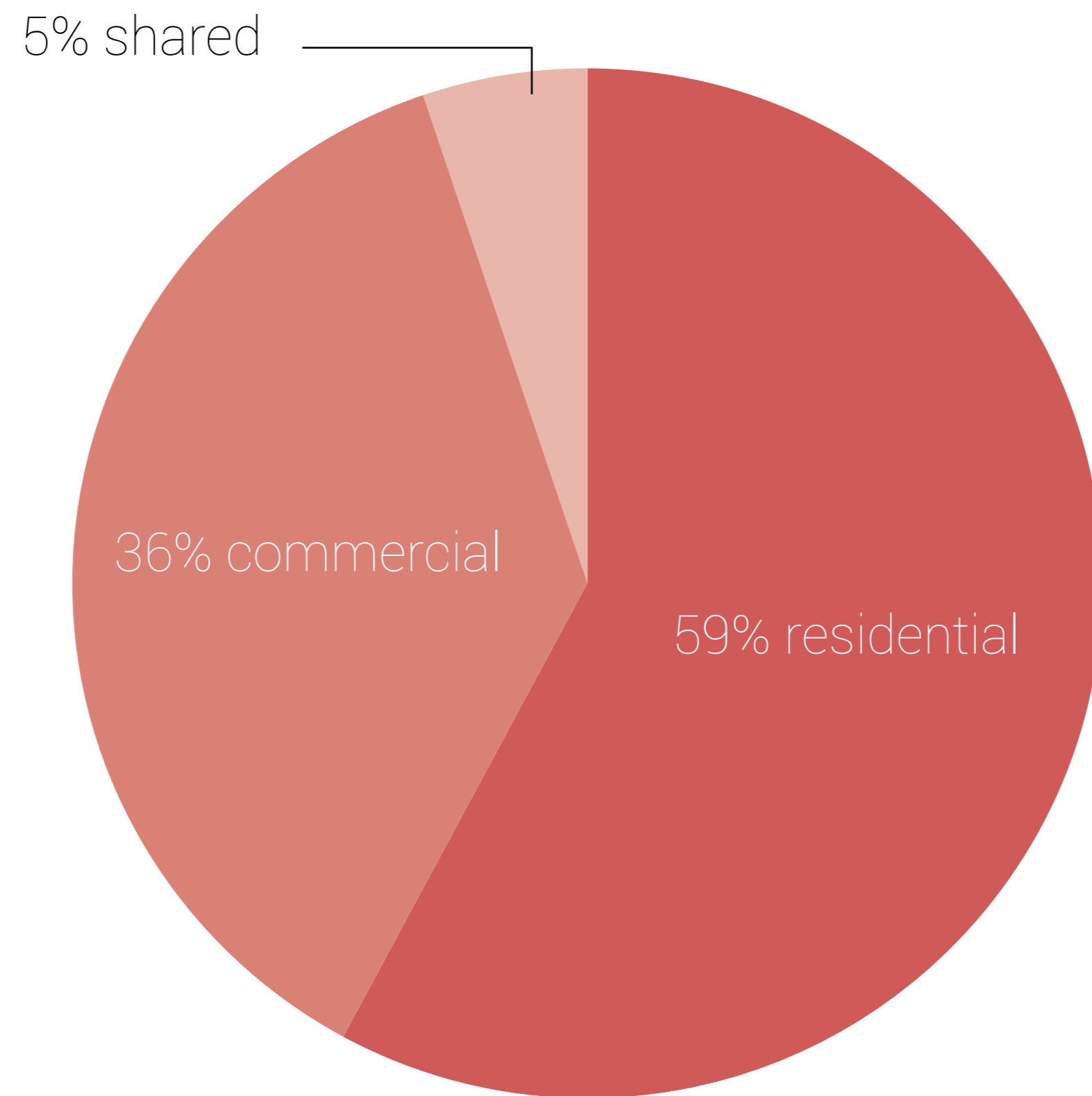
scenario

research



design

Ratio commercial / shared / residential



scenario

research

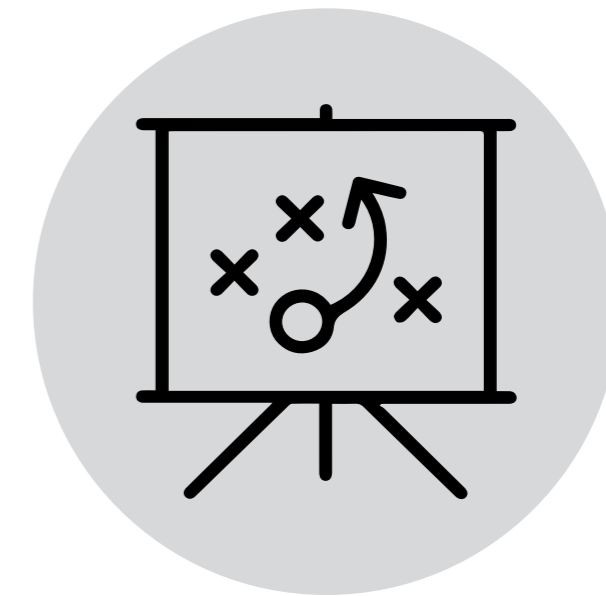
design



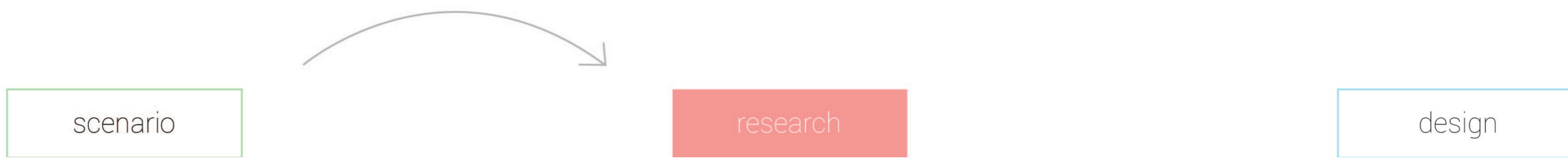
finding location



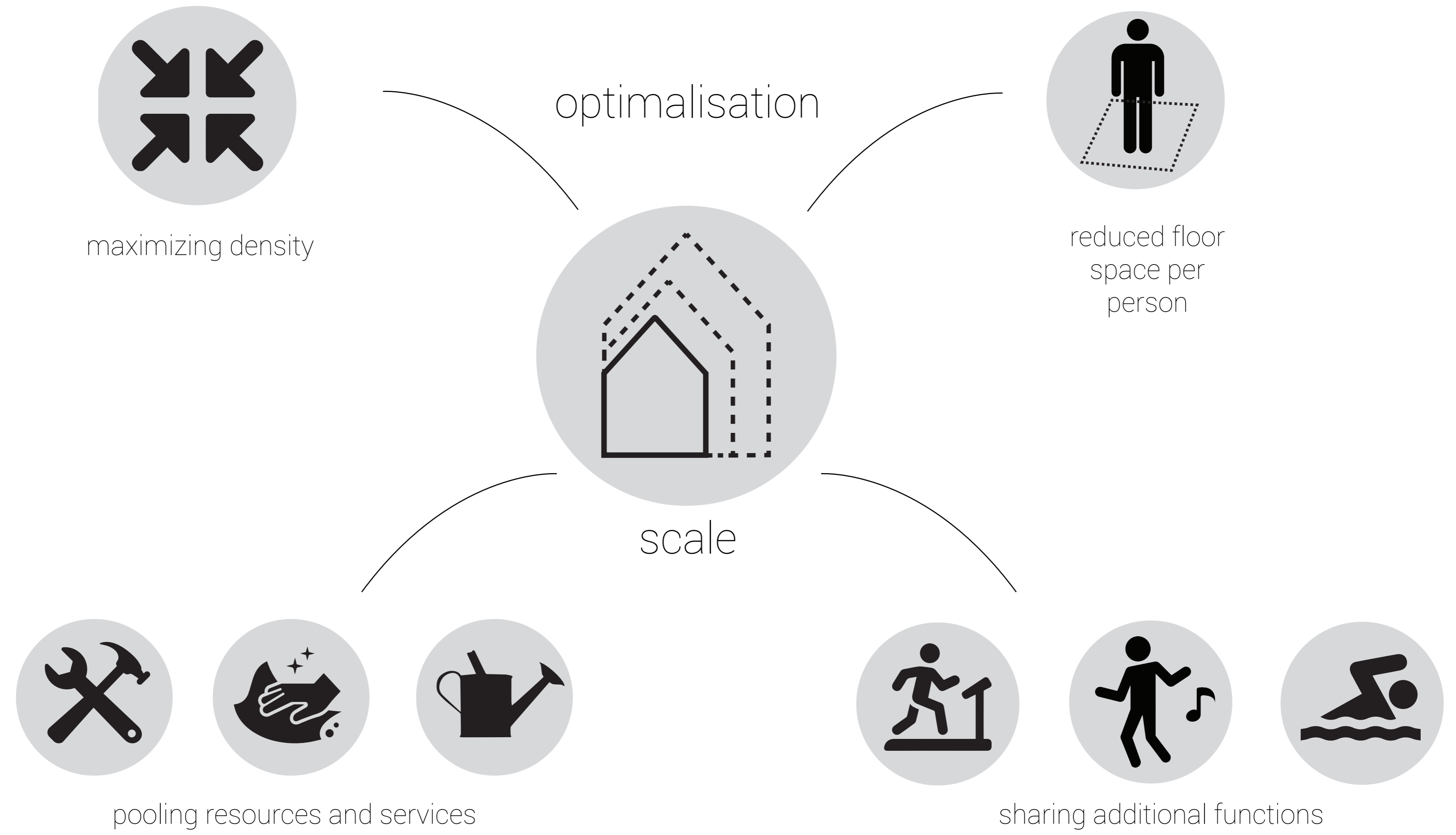
feasibility of the plan



strategy



Forming a strategy



scenario

research

design

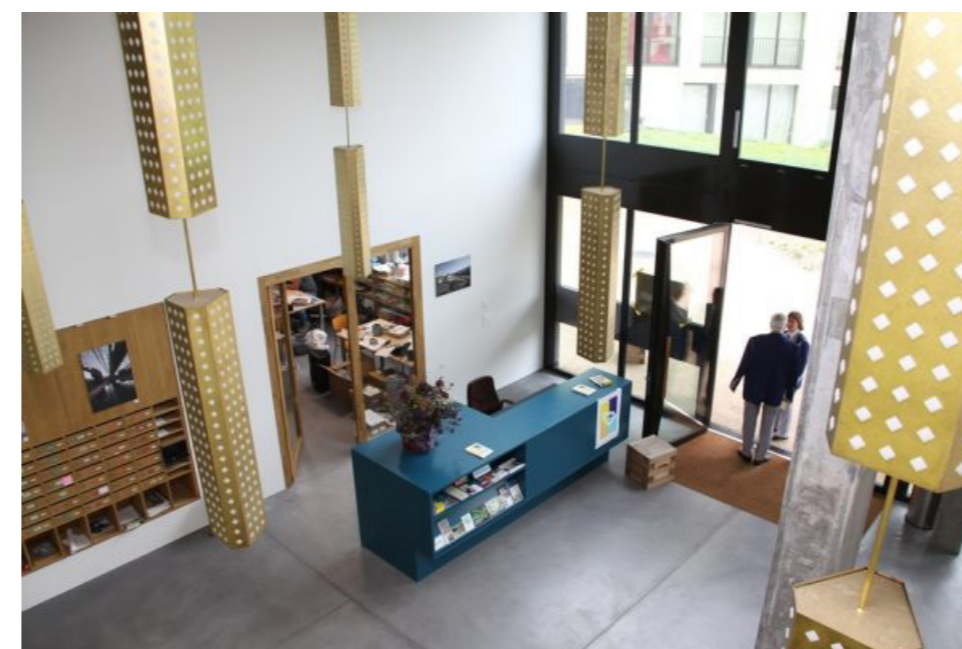


Zurich

reduced floor surface to 35 m² per person

5 m² per person shared space, results in:

- shared kitchens
- multi-functional spaces
 - bike storage
 - guest bedrooms
 - laundry room
 - sauna
 - gym
 - sewing room
 - art space



scenario

research

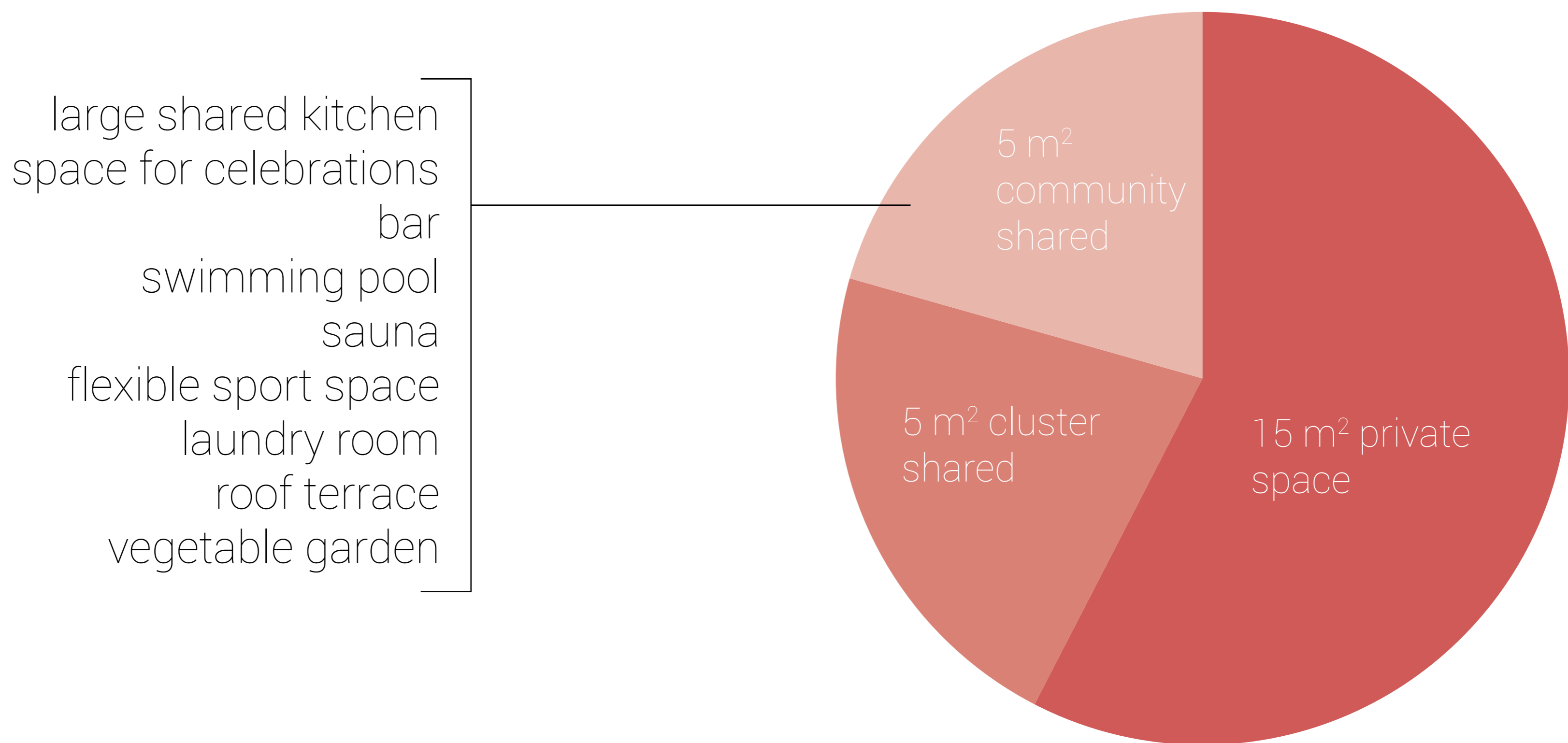


design

Reduced private space - enlarged shared space

Average citizen of Amsterdam: 31 m² of living space

Reduce to 25 m² - Increase shared space to include extra functions



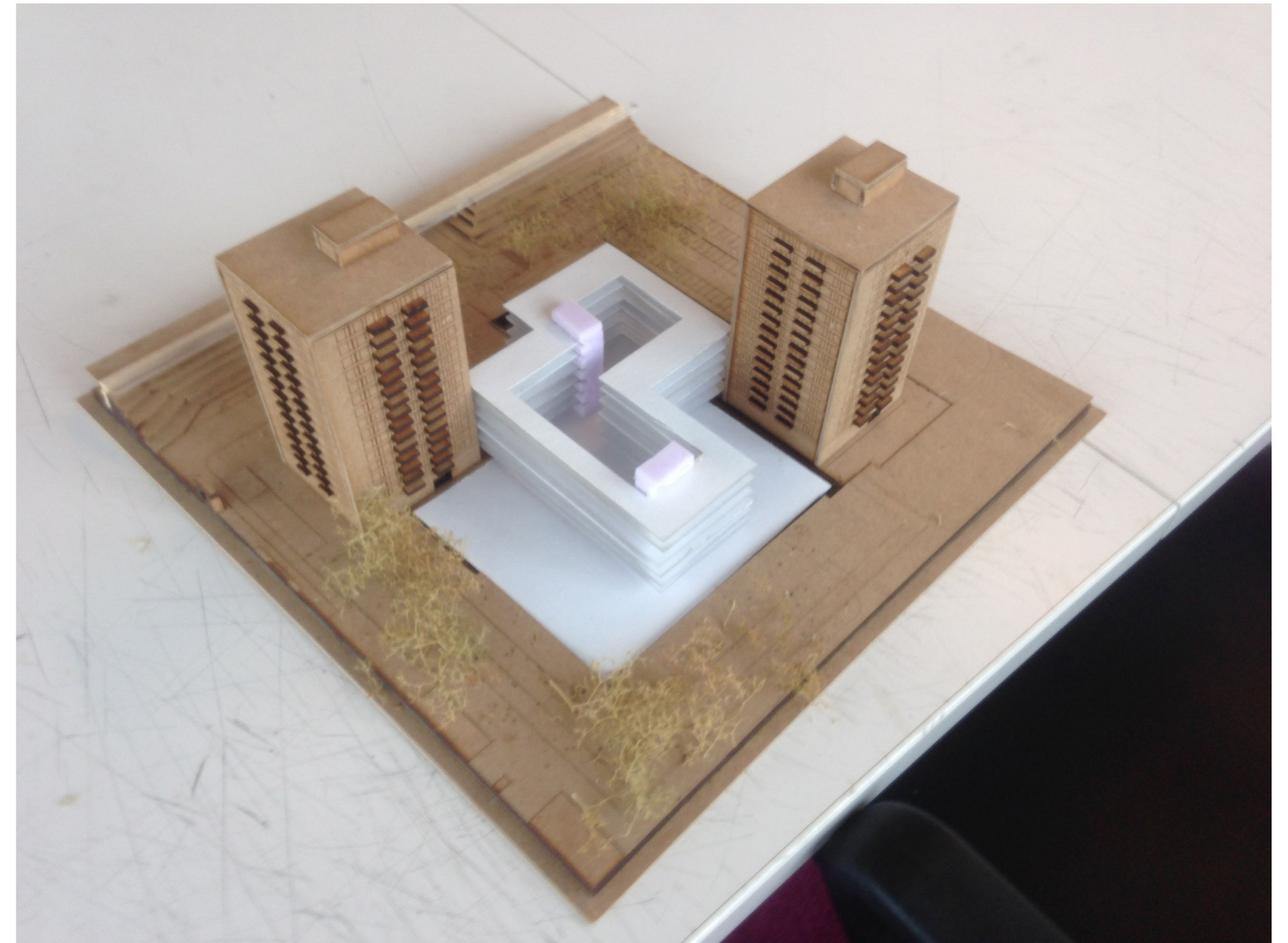
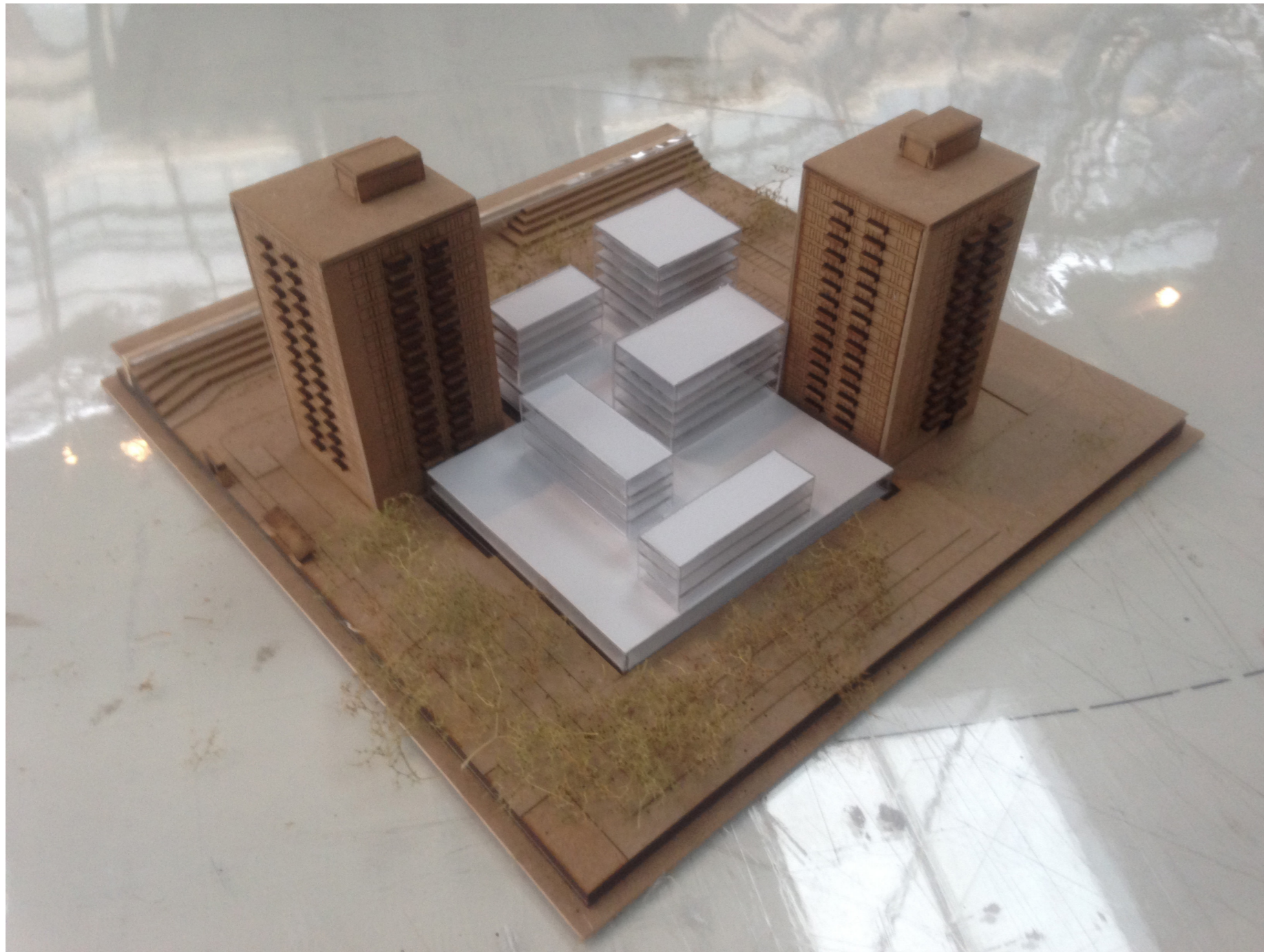
Architect: proposal

Block

Site characteristics

grid
max. 6 storeys
street - park
views from towers

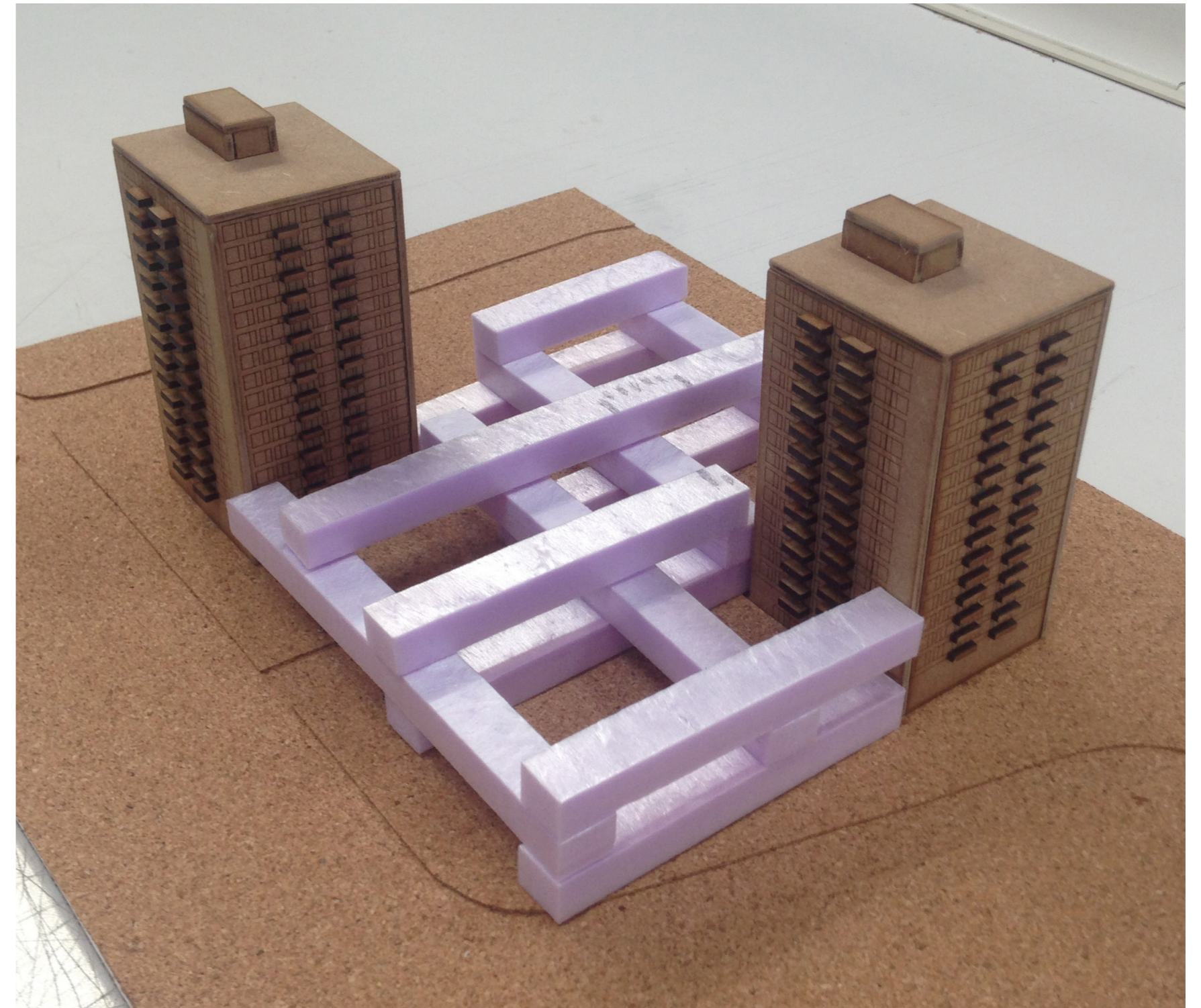
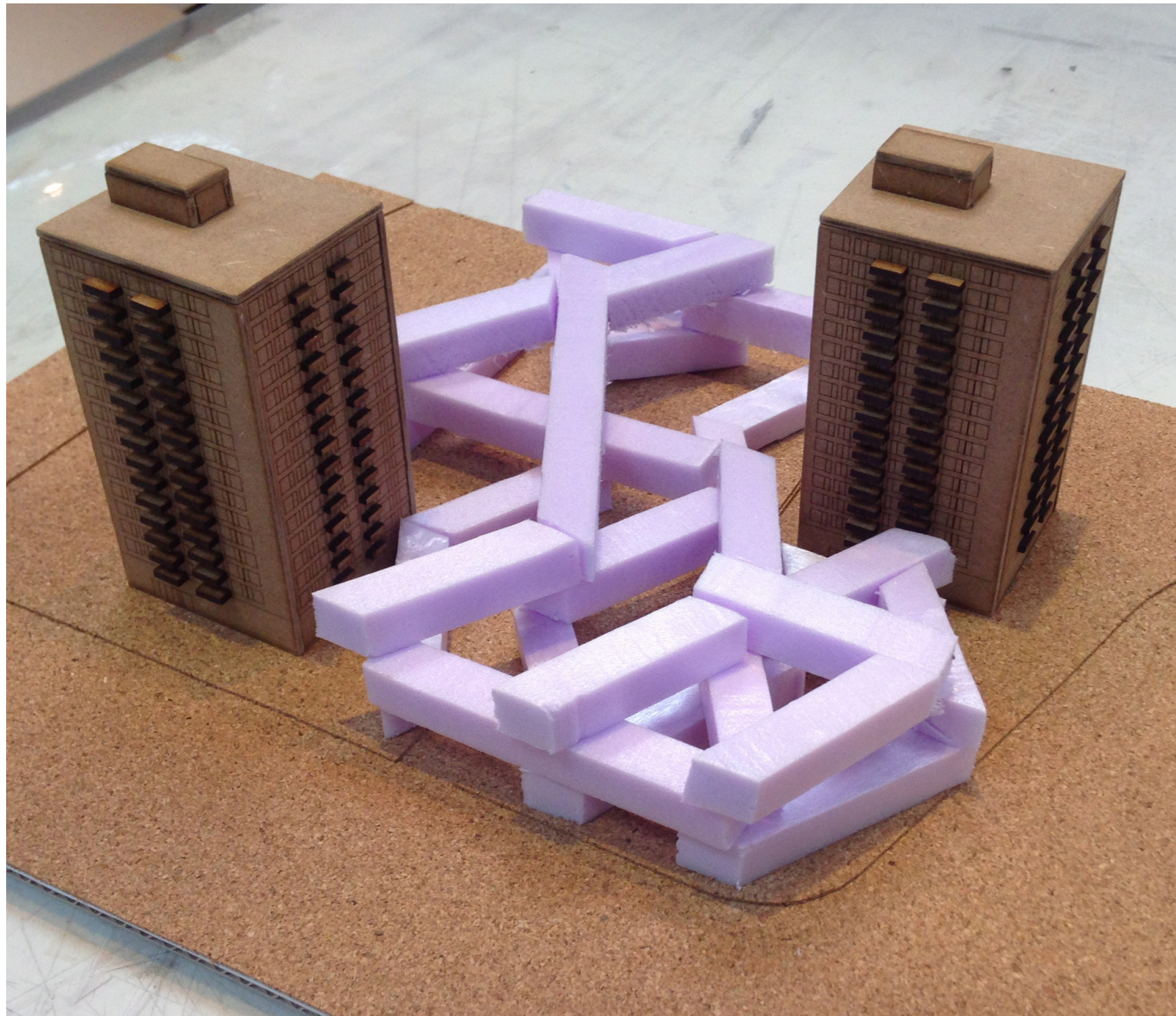
Form studies



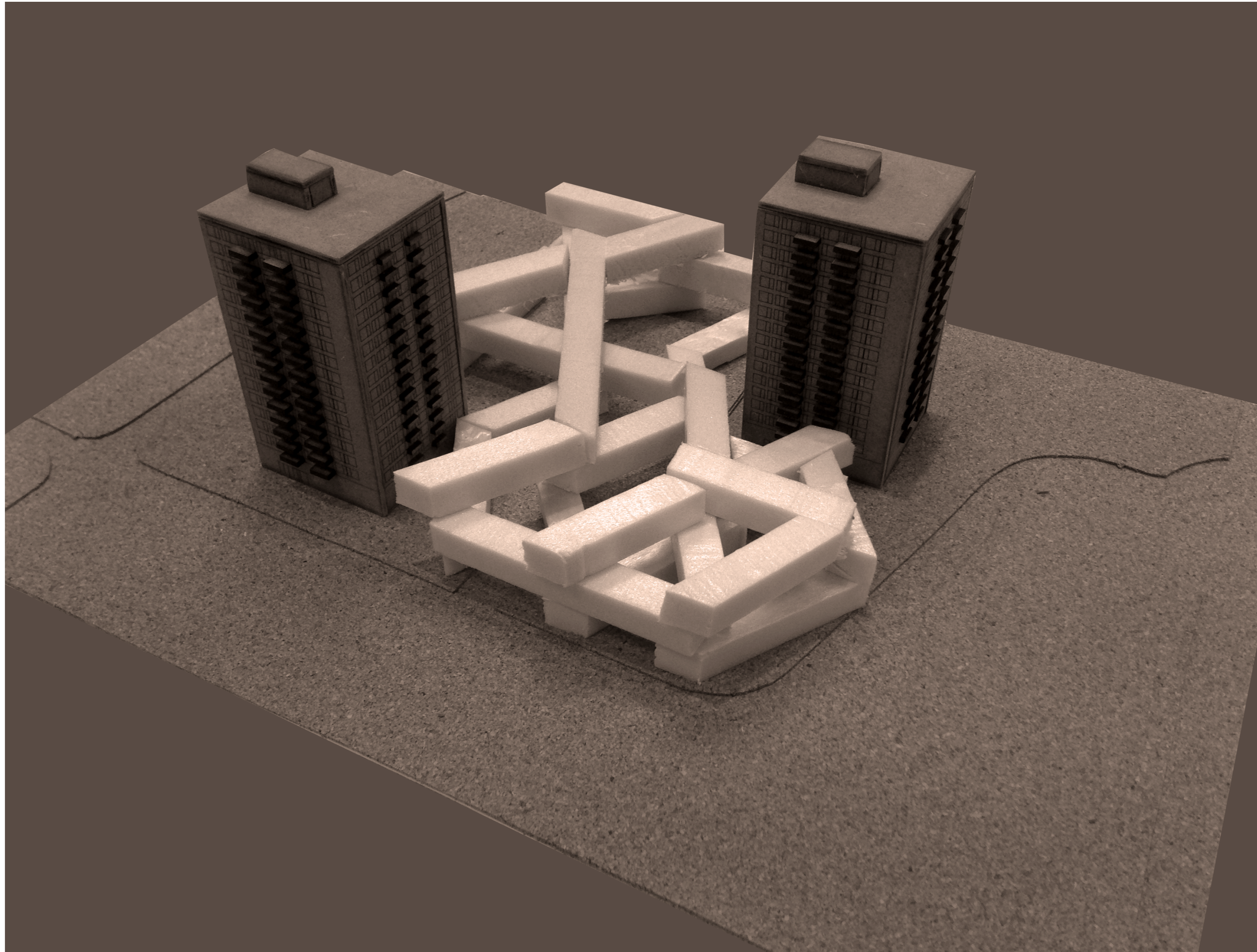
Form studies

spatial principles

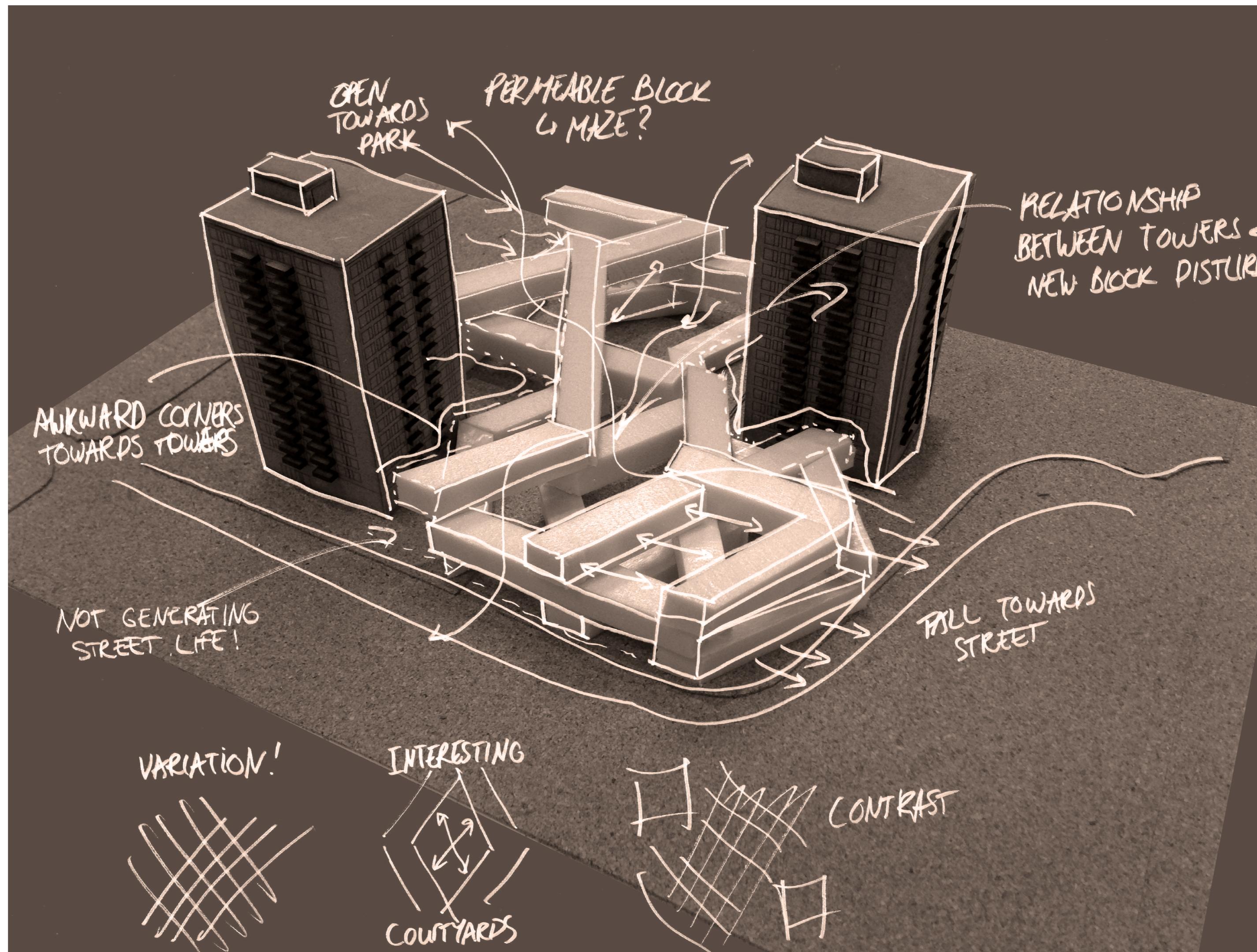
Form studies



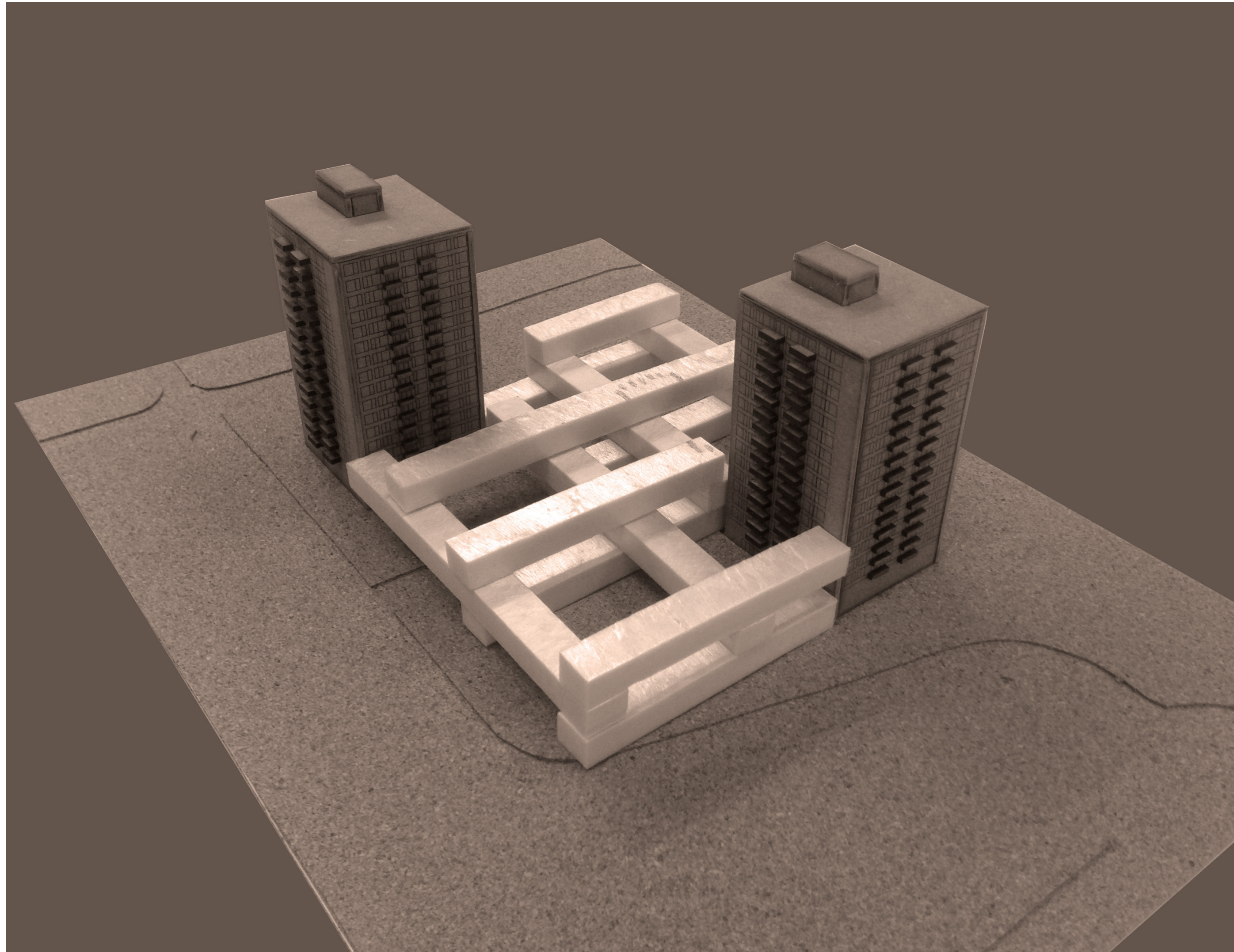
Form studies



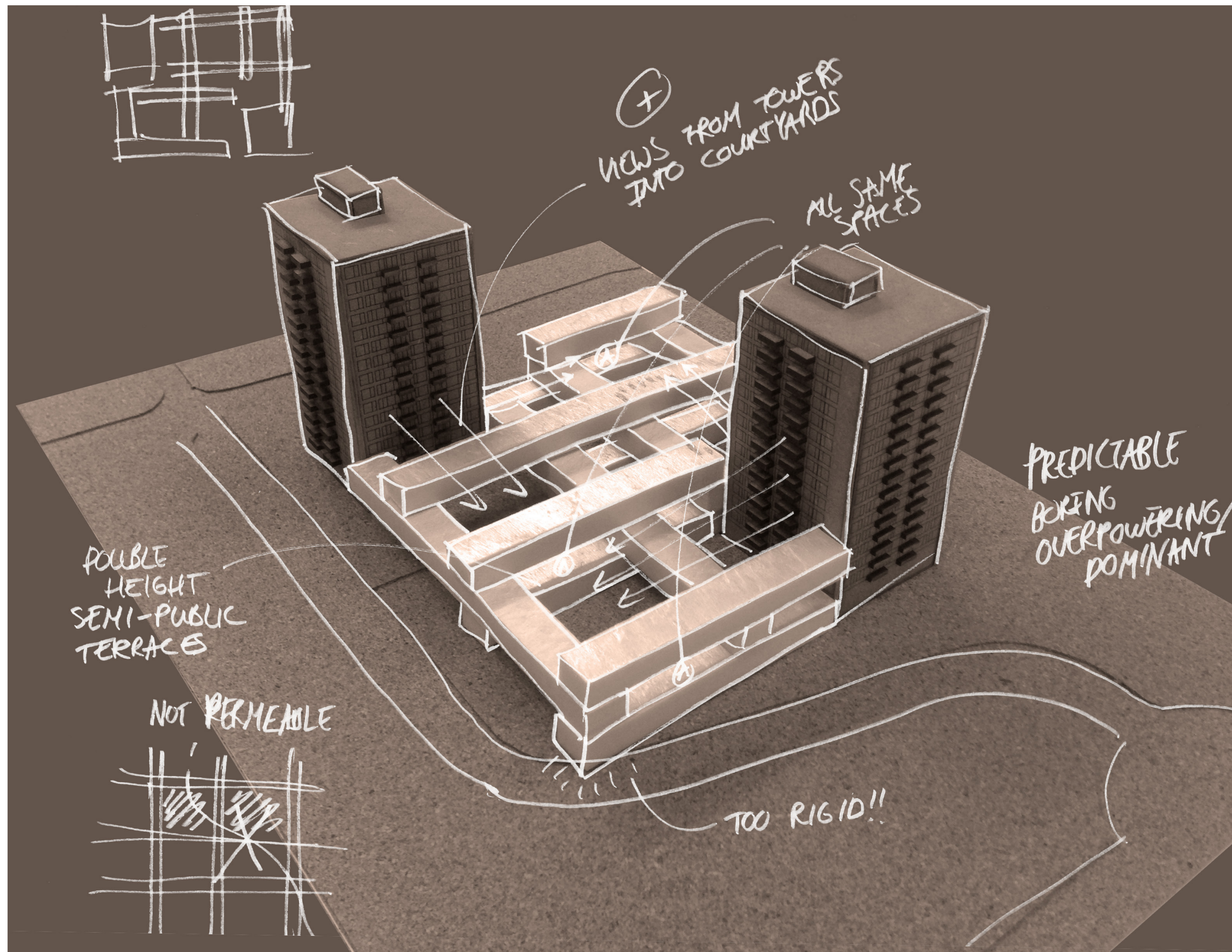
Form studies



Form studies



Form studies



Form studies

combining:

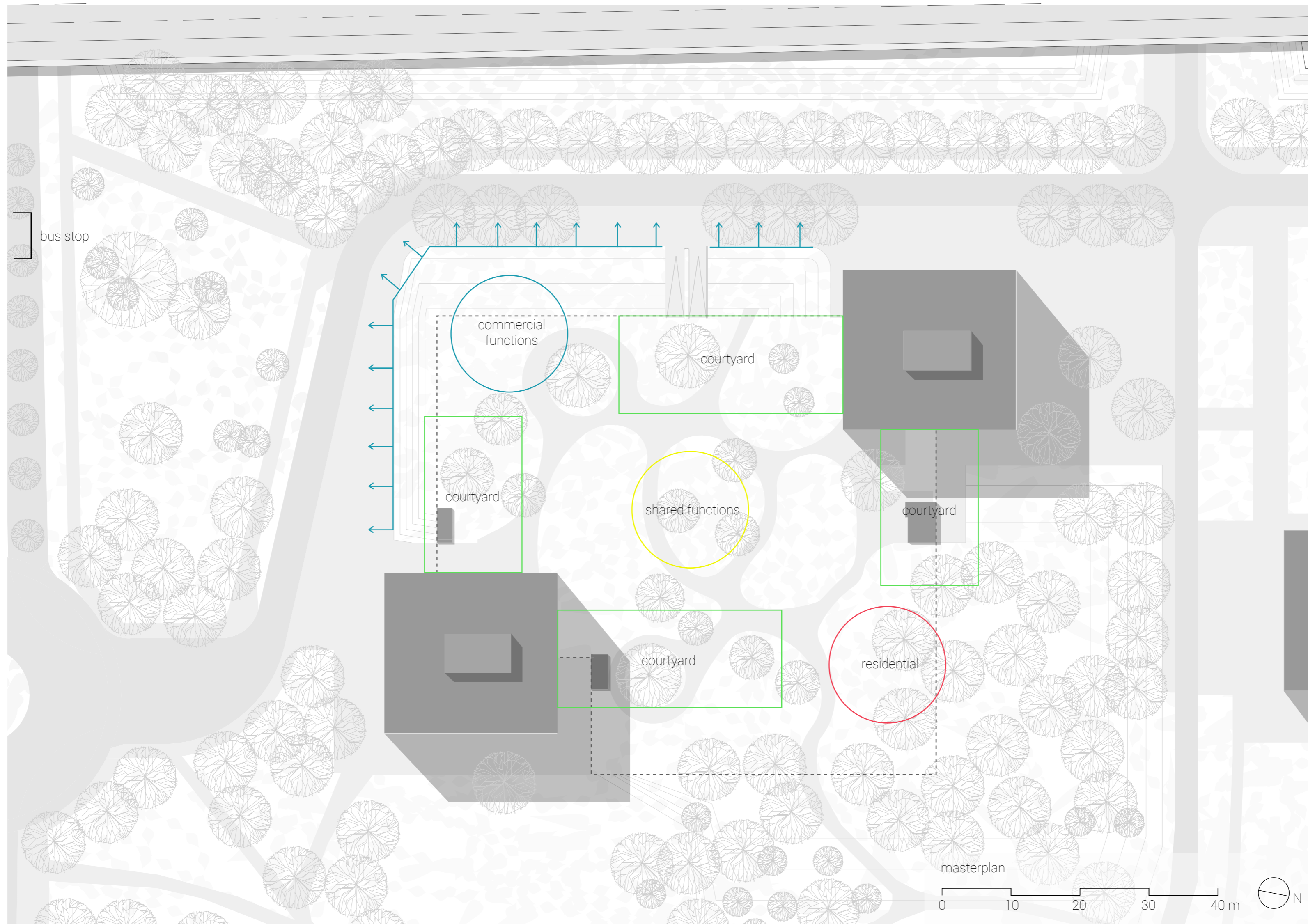
diagonal -> variation + permeable block

orthogonal -> courtyards + views from towers + daylight access

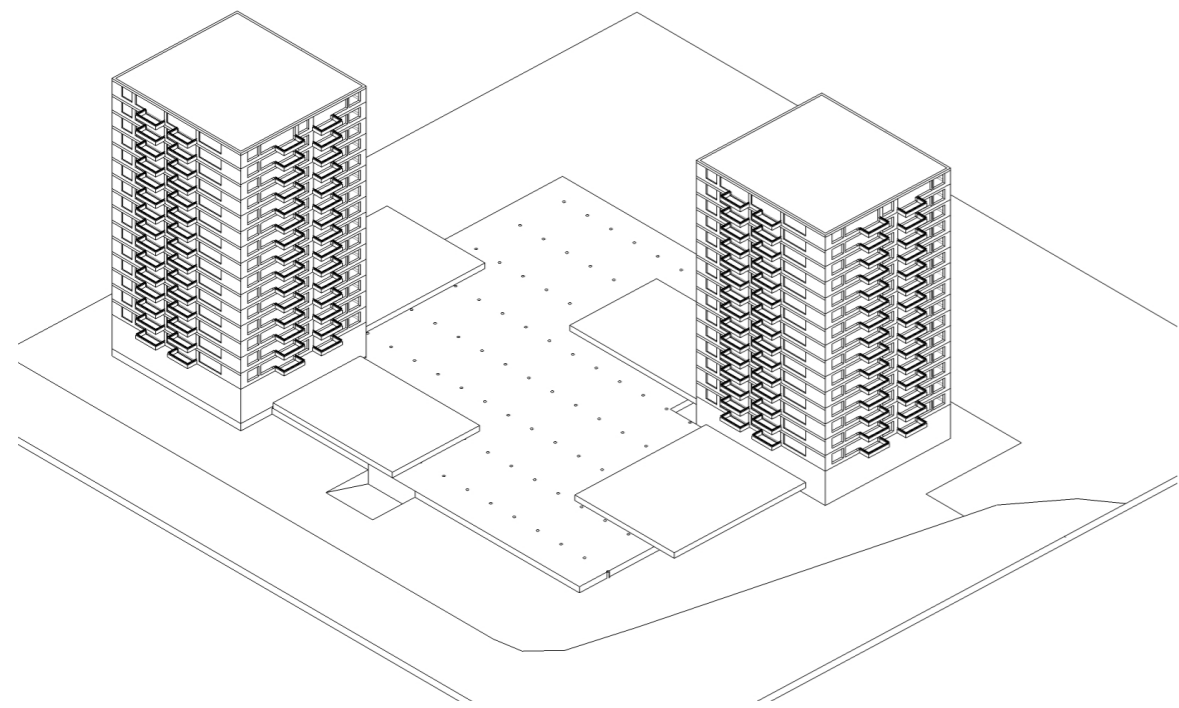
Site



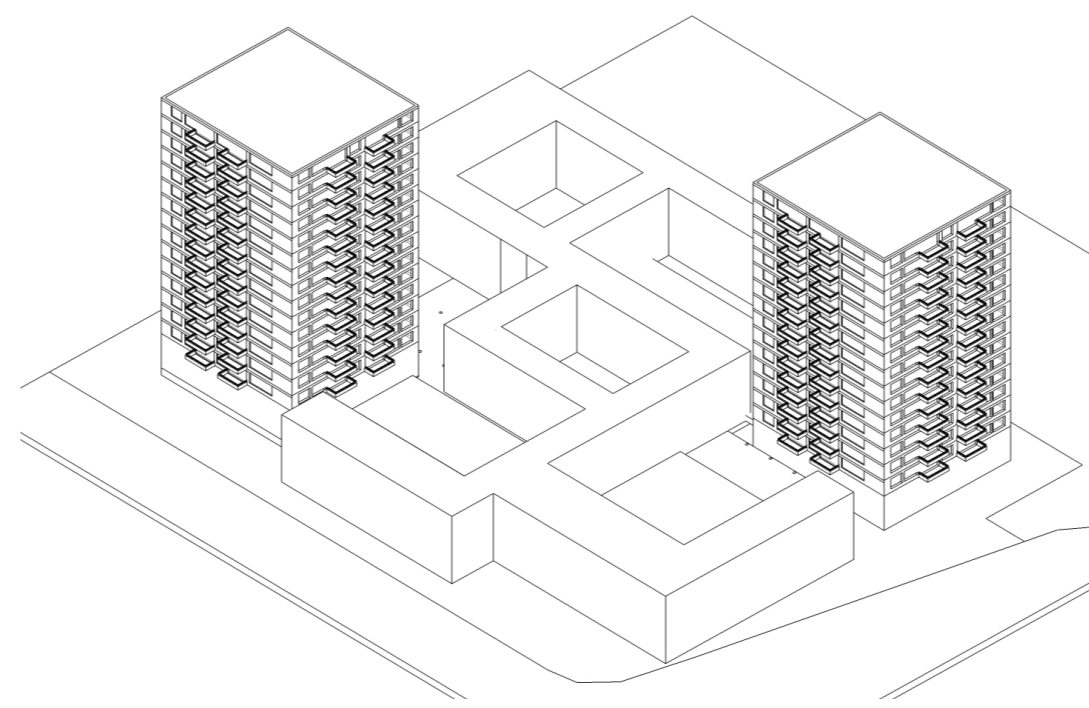
Masterplan



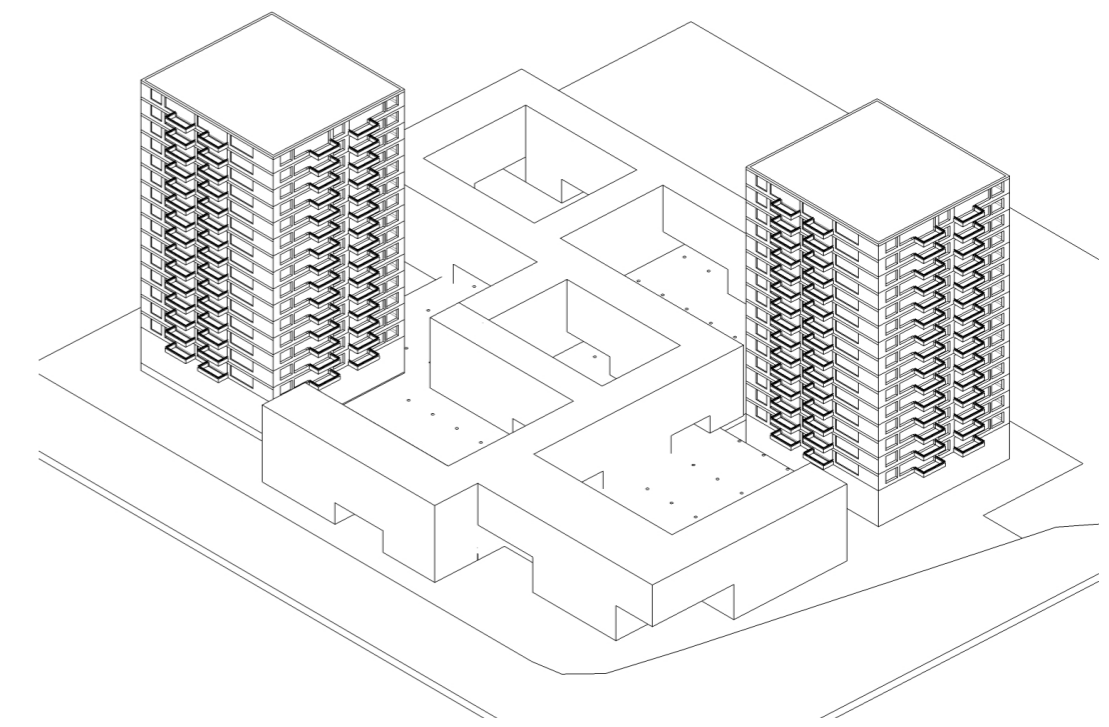
Concept of stacked blocks



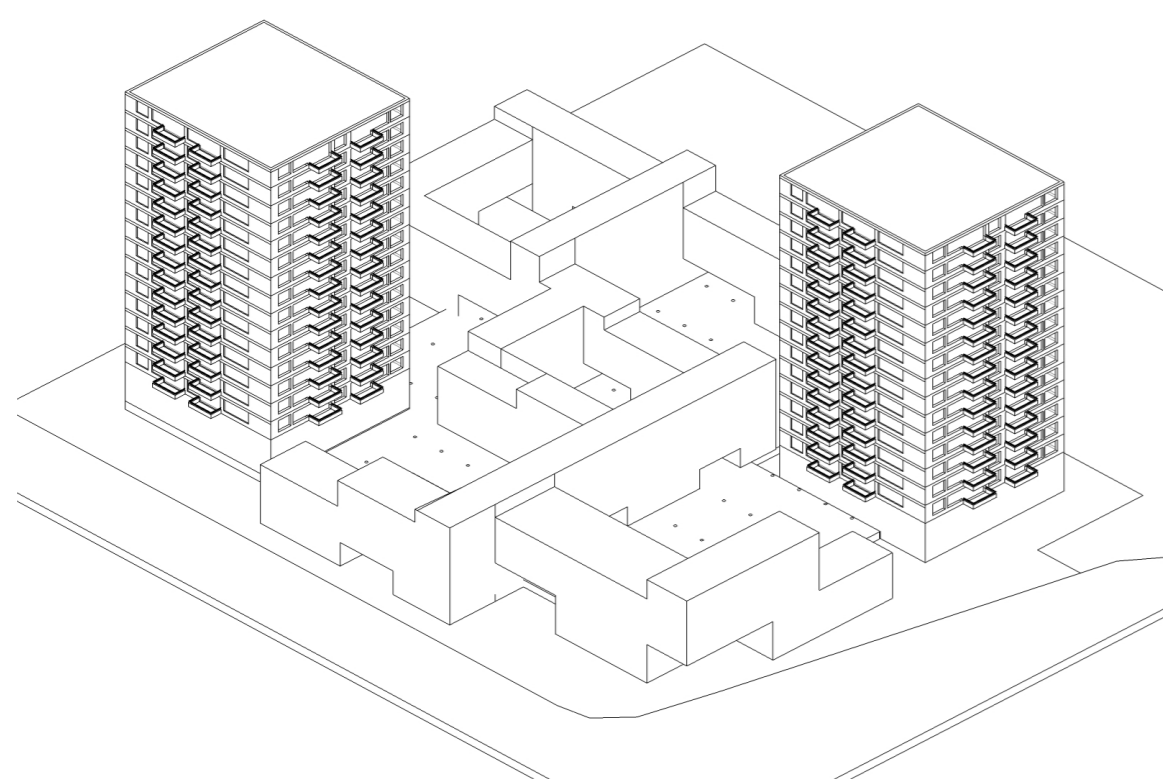
basis



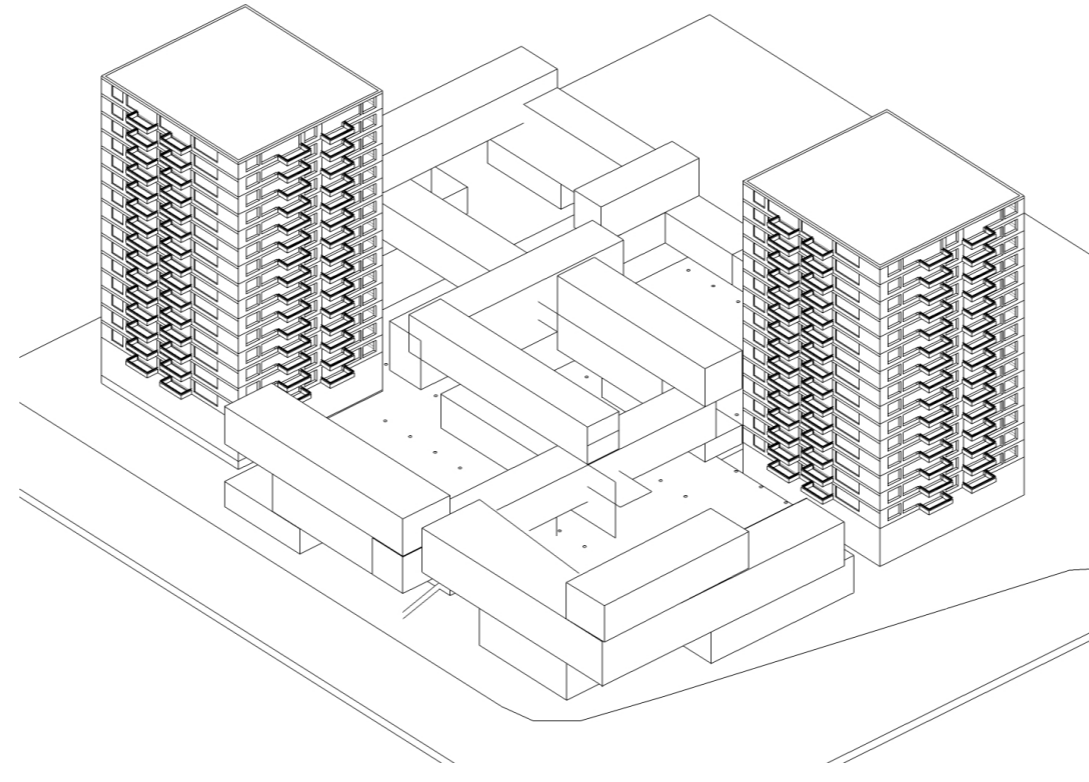
enclose



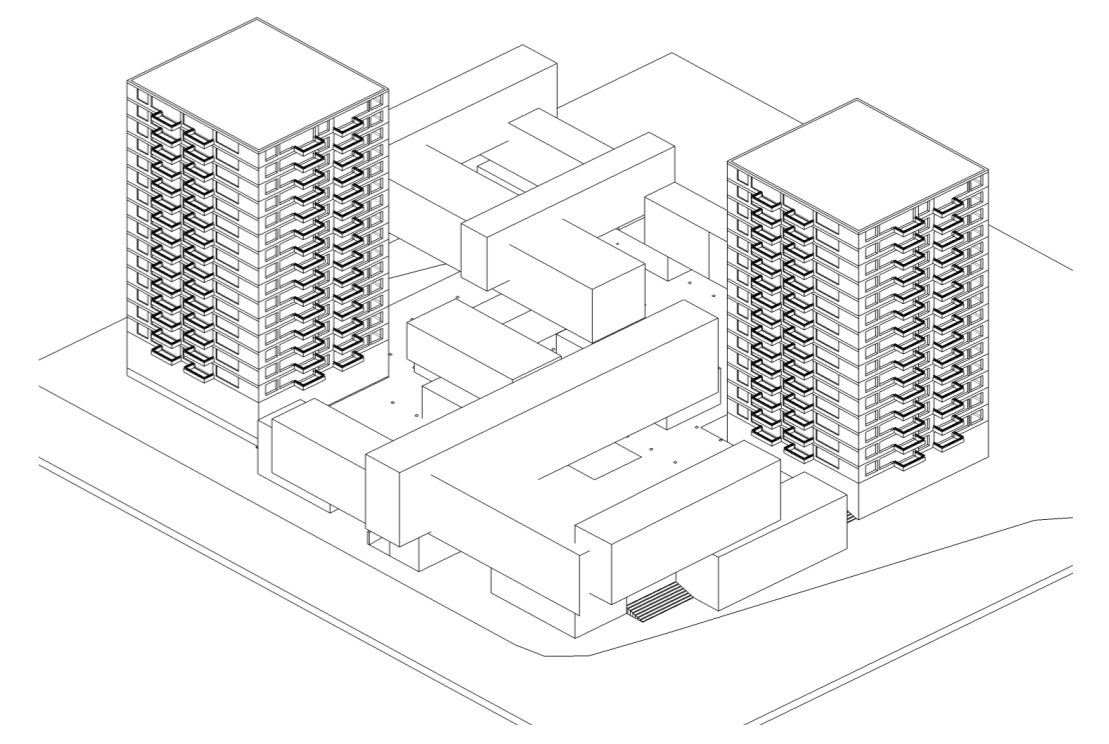
passages



height difference

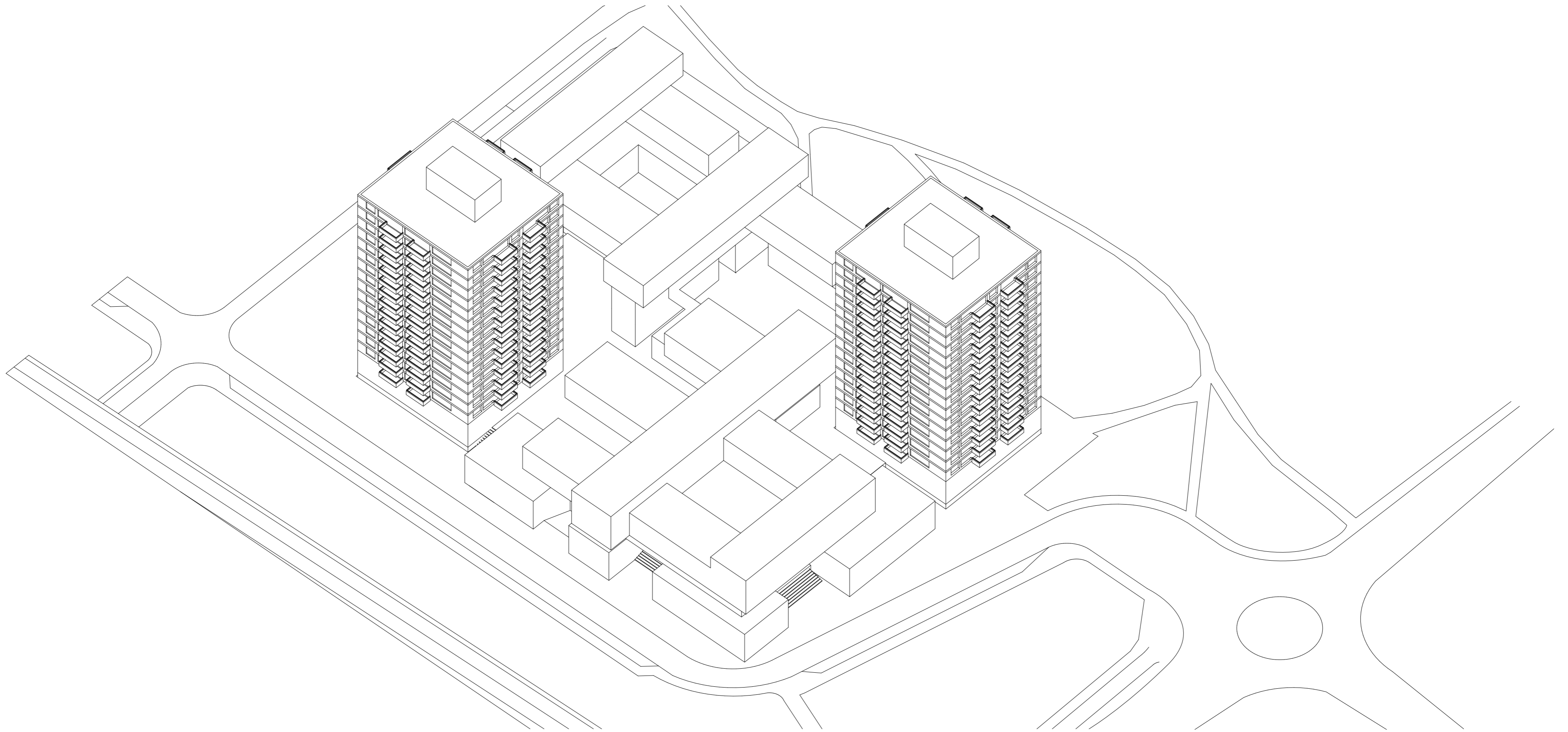


convert to beams

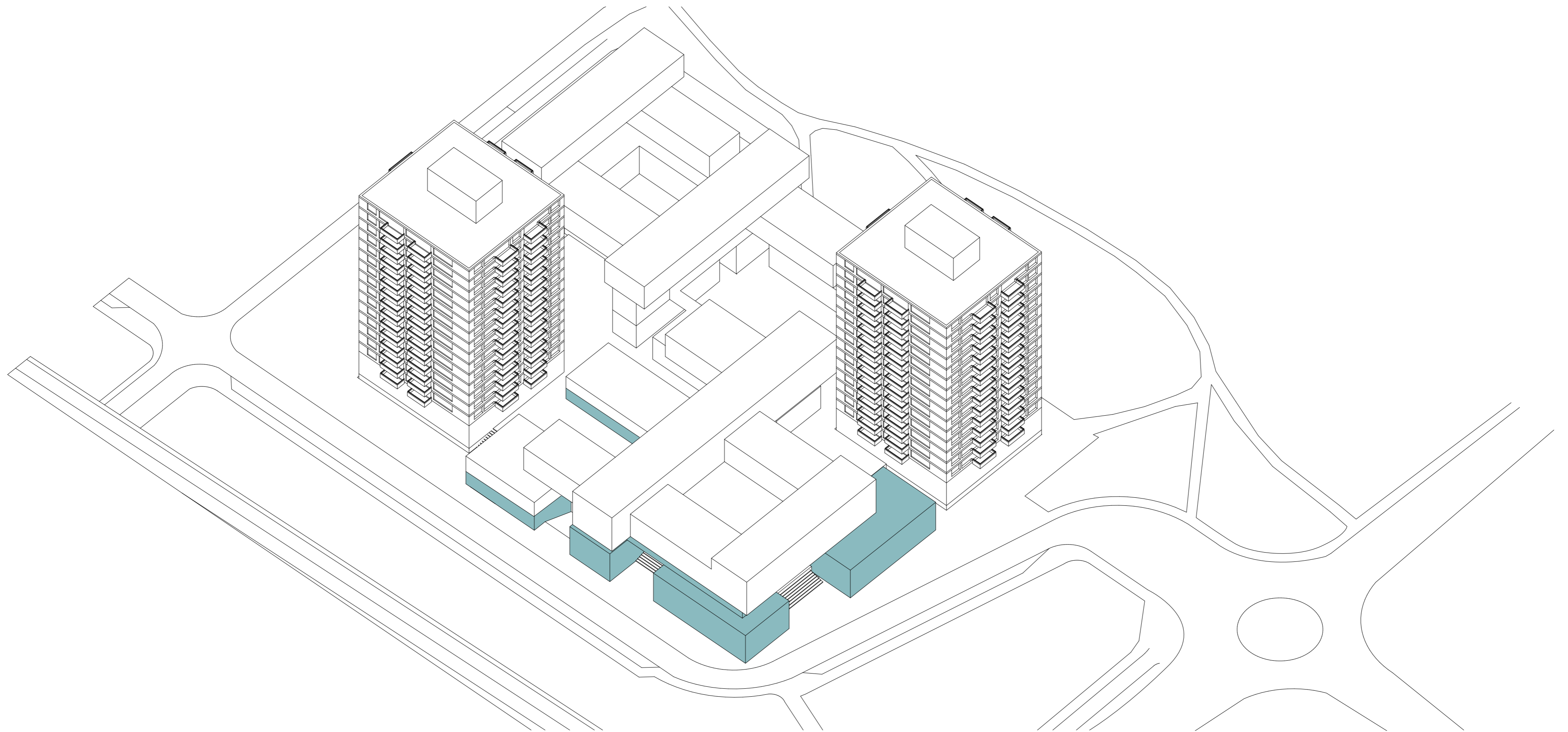


simplify

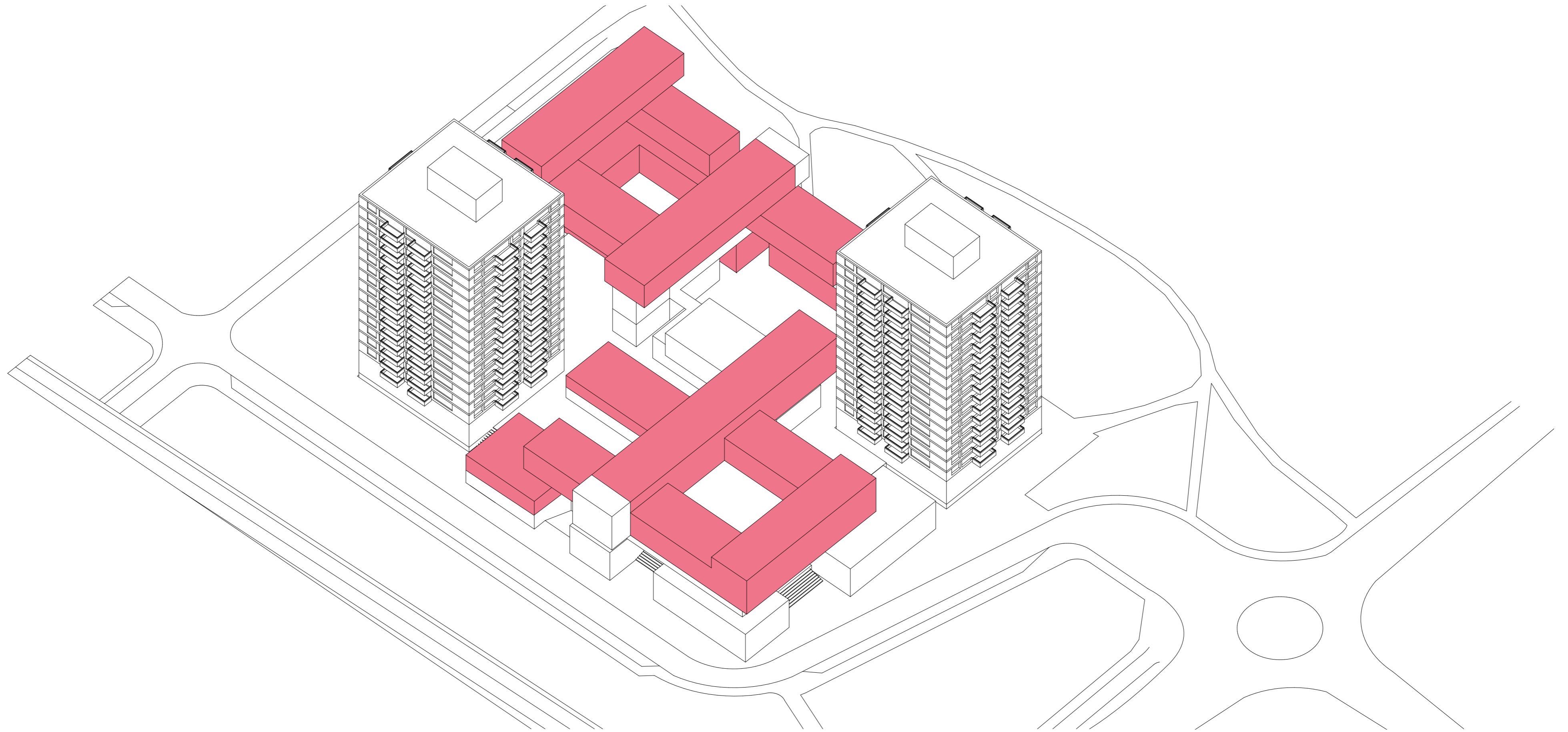
Overview



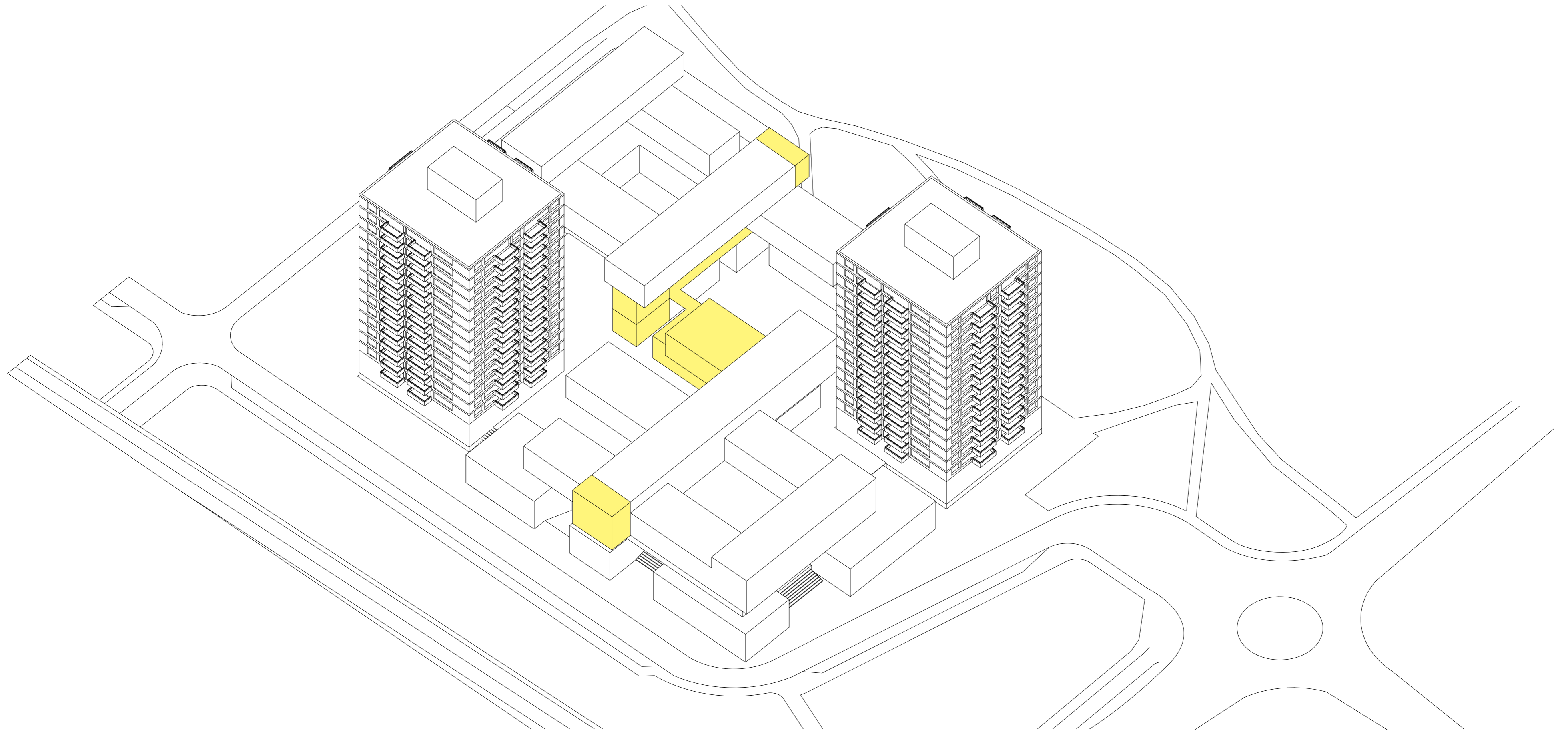
Working

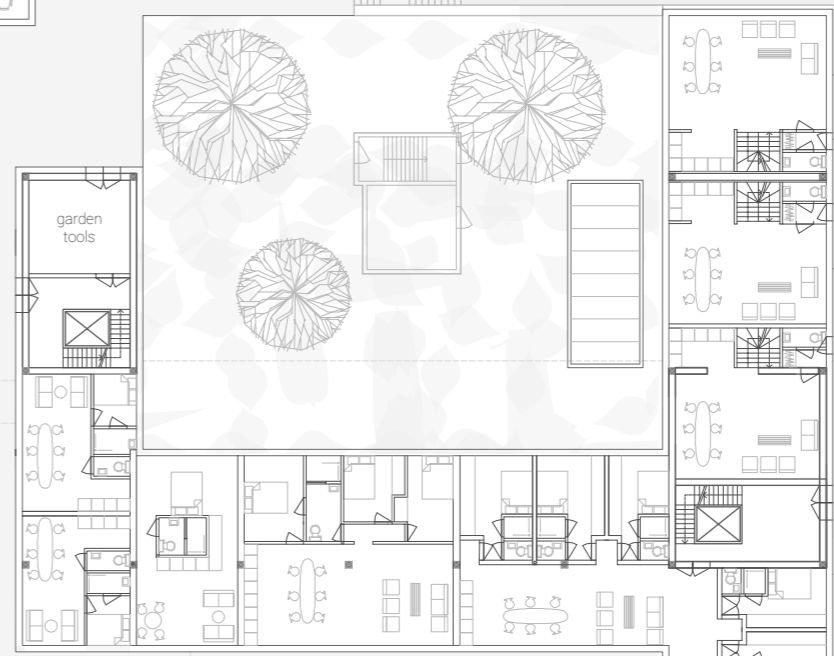
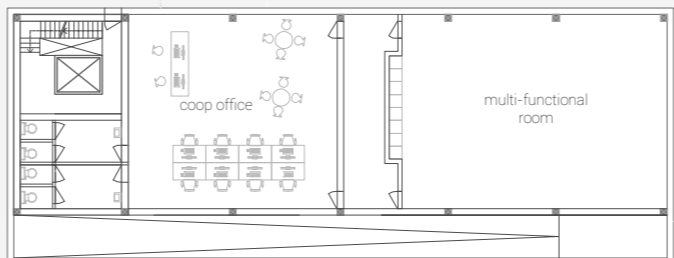
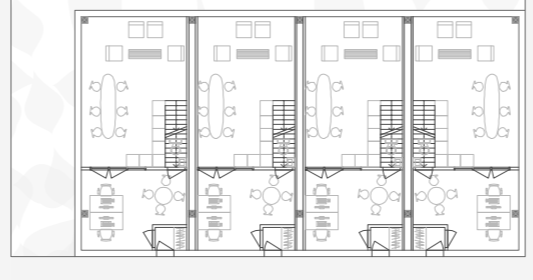
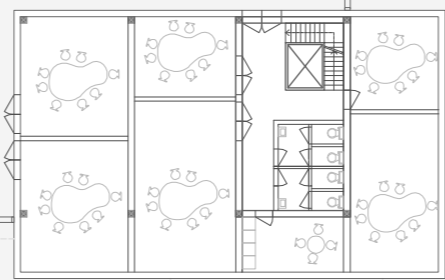
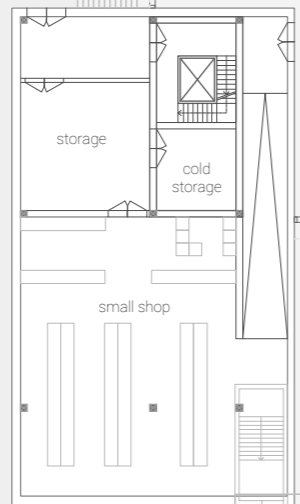
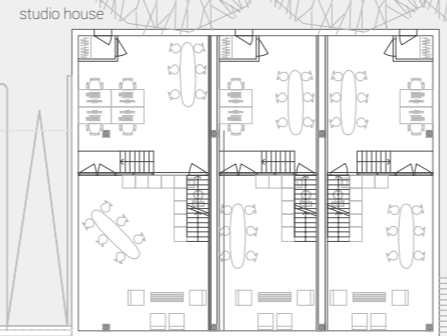
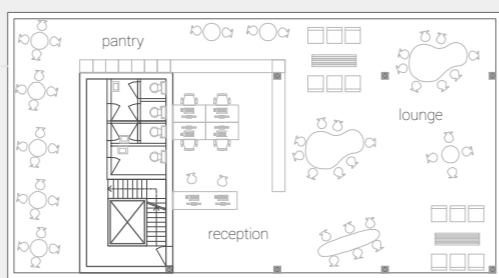


Living

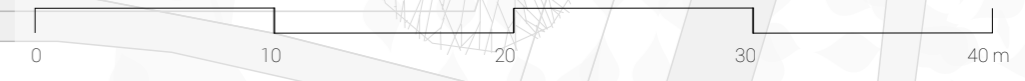


Sharing





ground floor plan 1:200

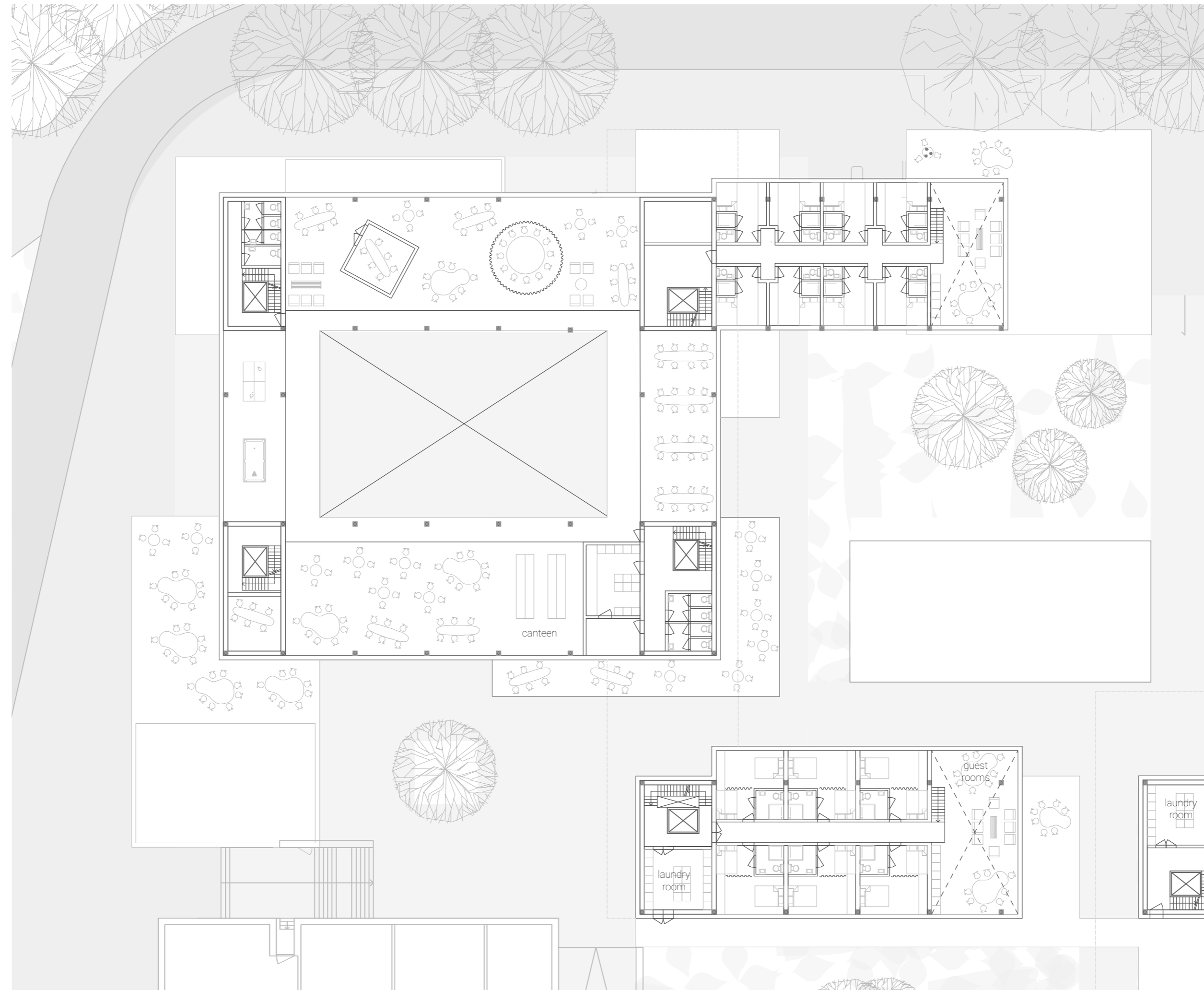


Working

Ground floor plan



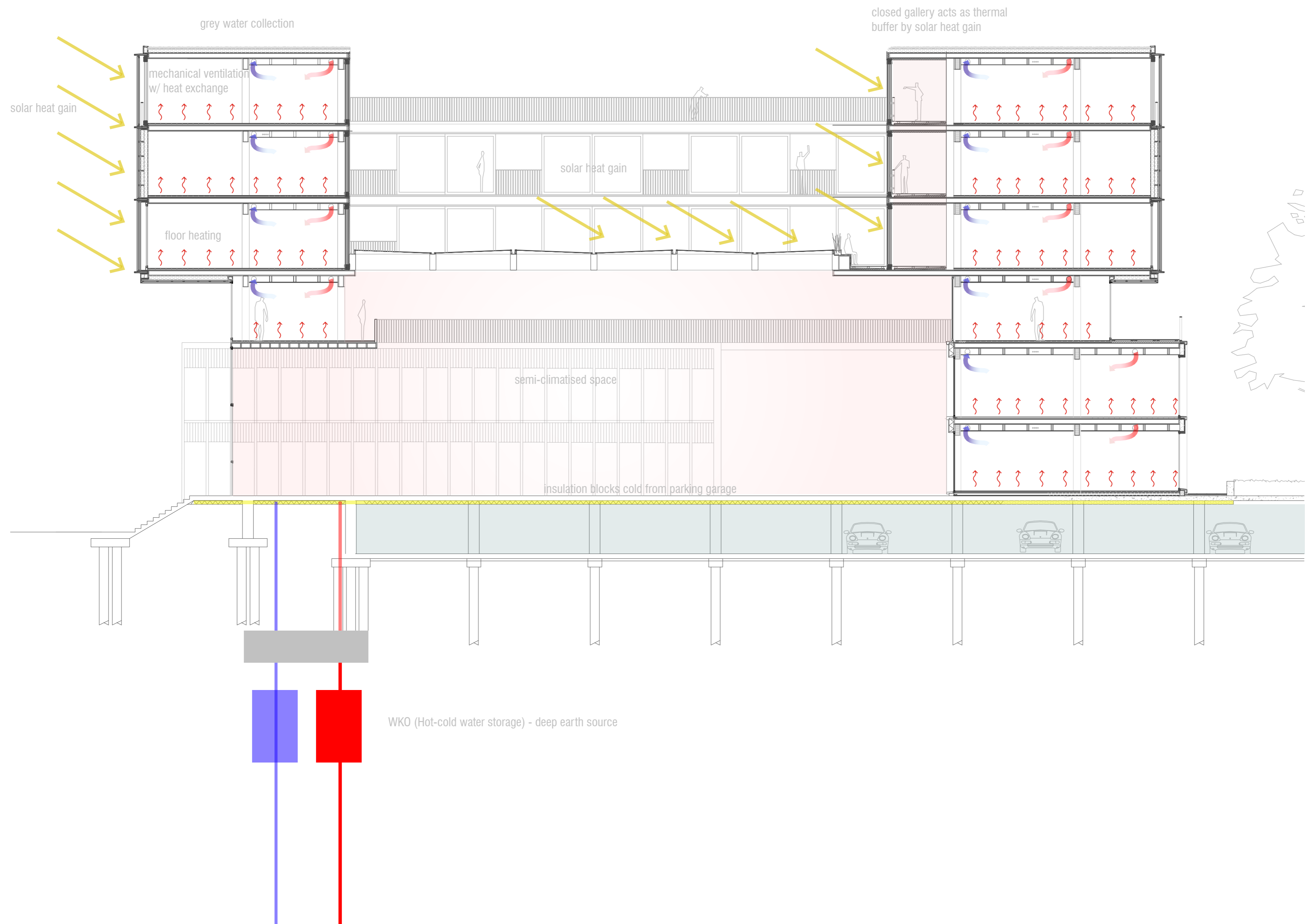
Second floor plan



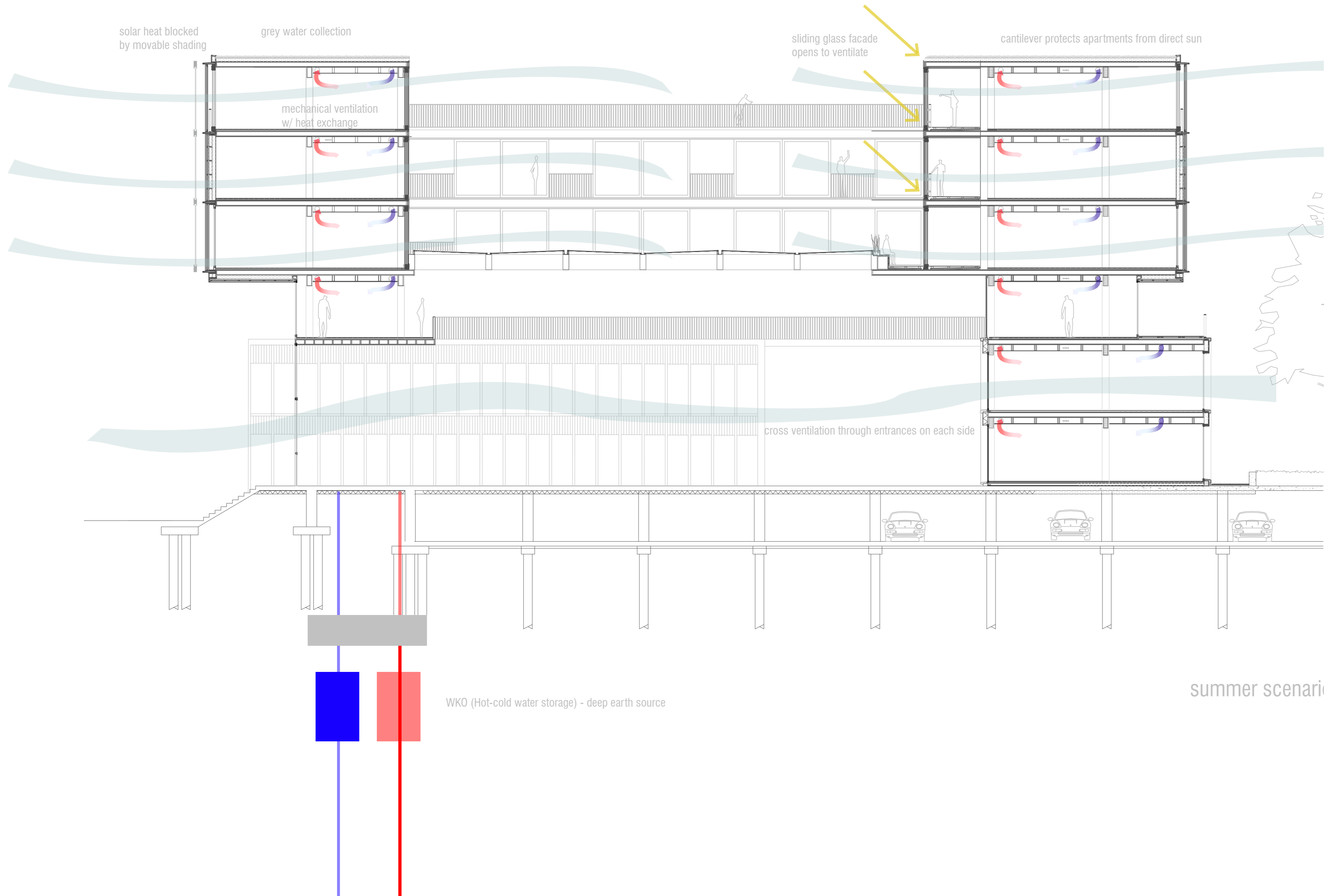
Section



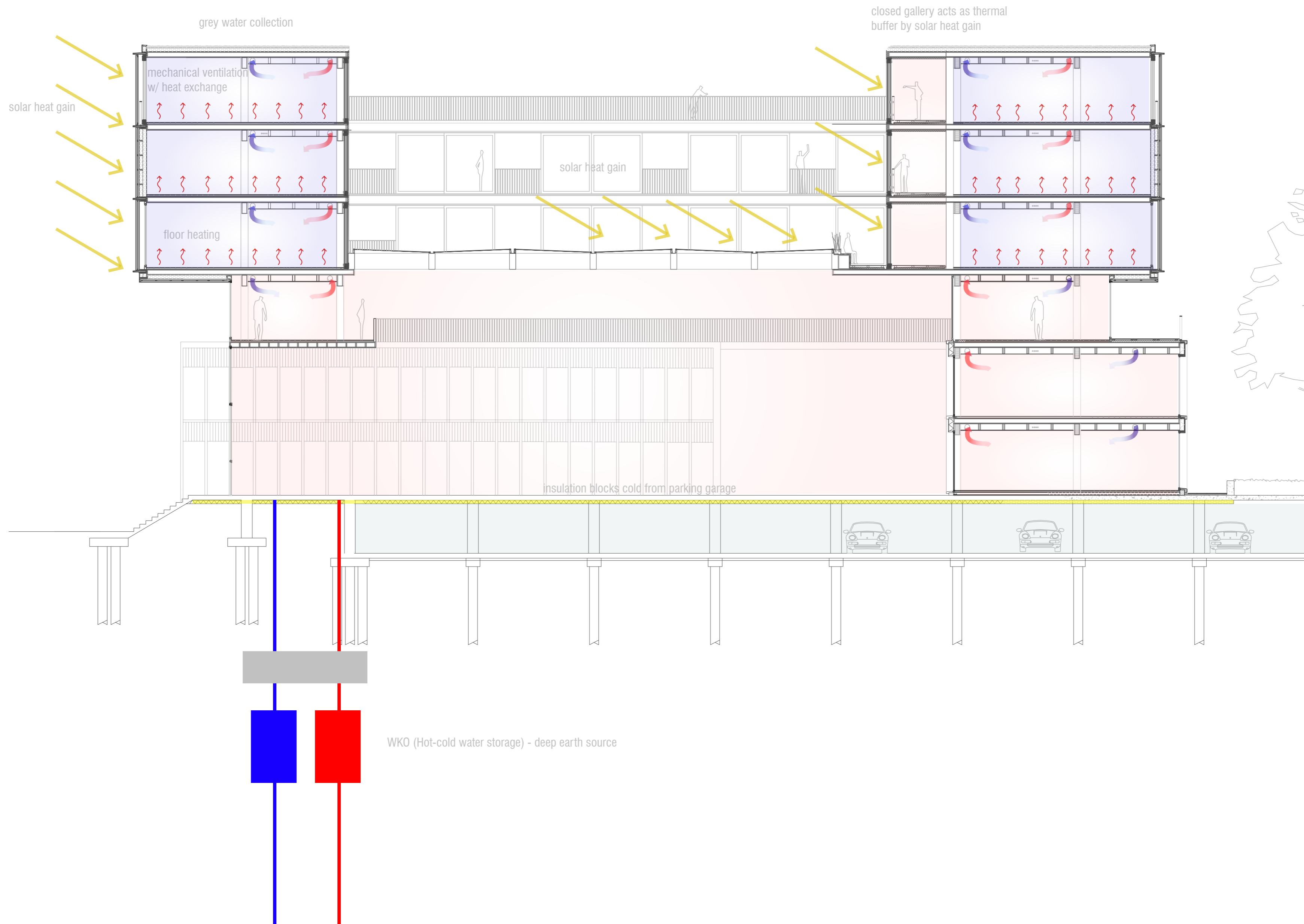
(Extreme) winter section



(Extreme) summer section



Autumn / spring season



Working



perspective studio houses



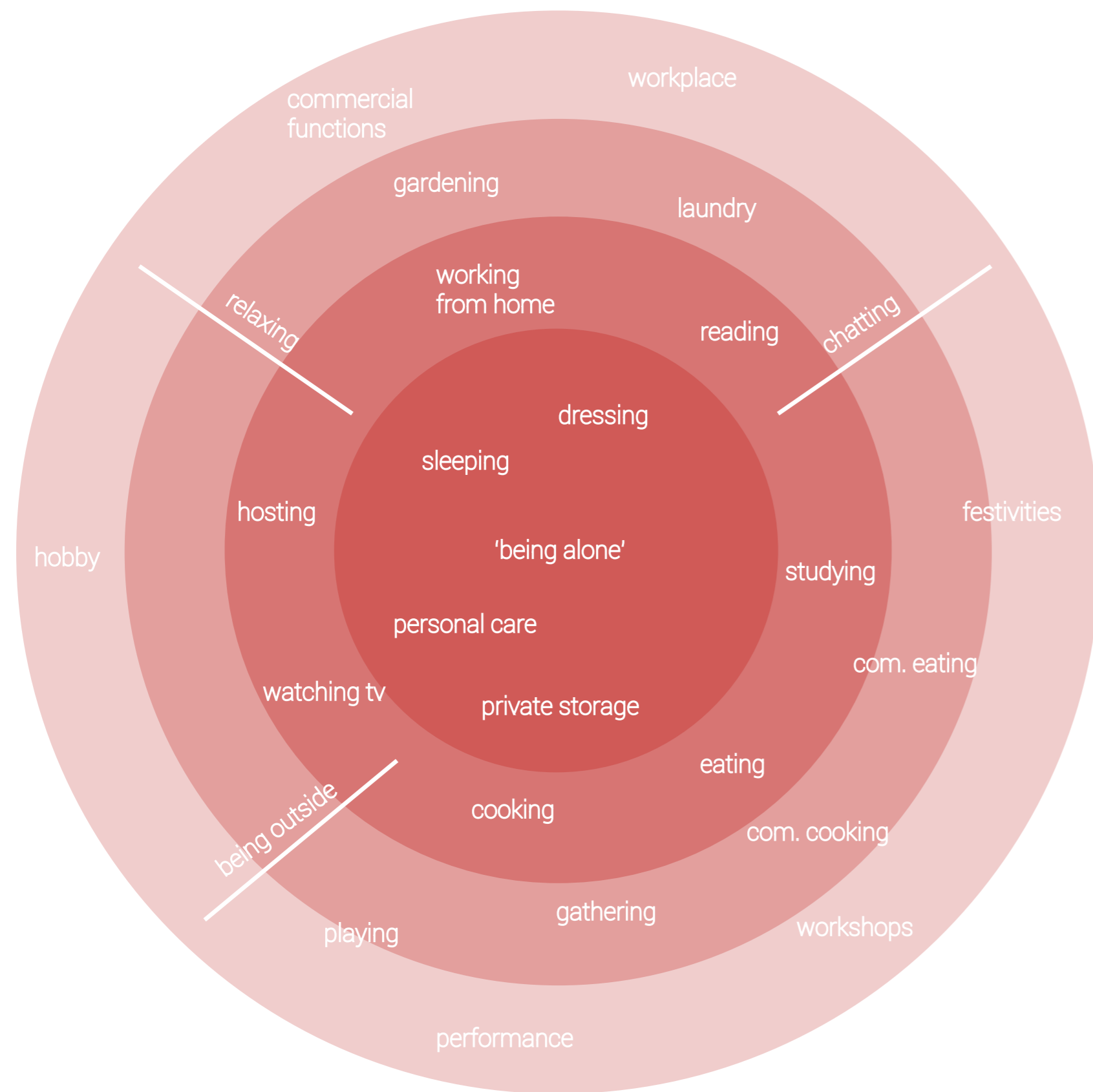
Living

Aim

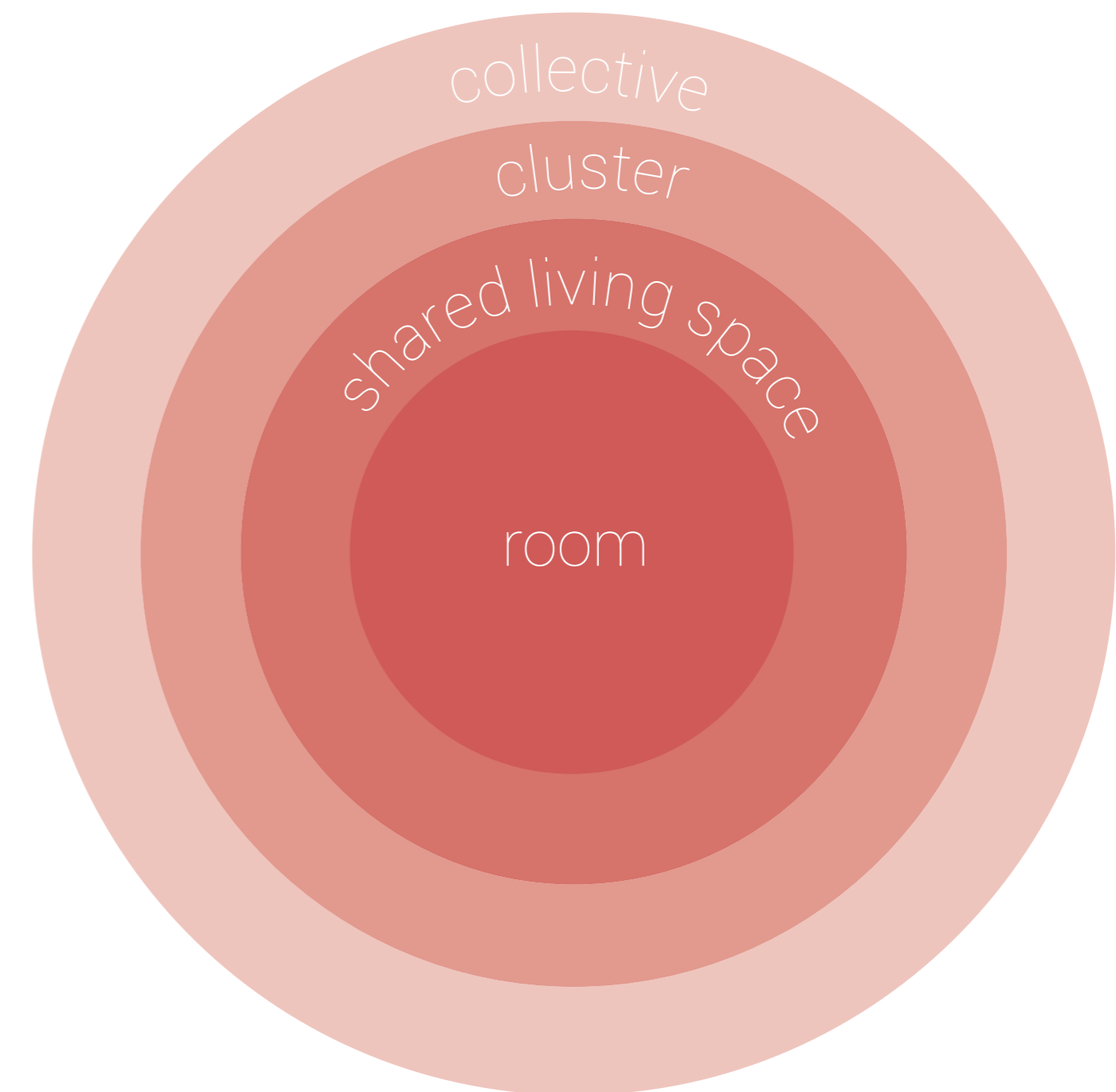
Reducing private space -> increasing shared space + functions

Living together comfortably

activities

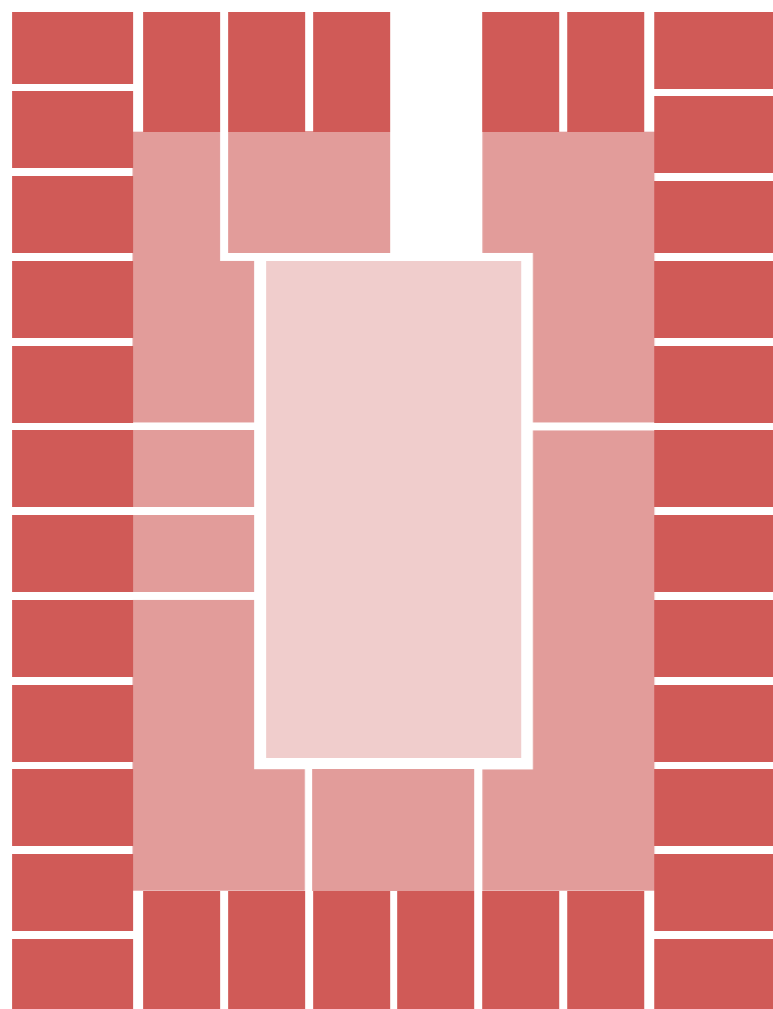


spatial translation

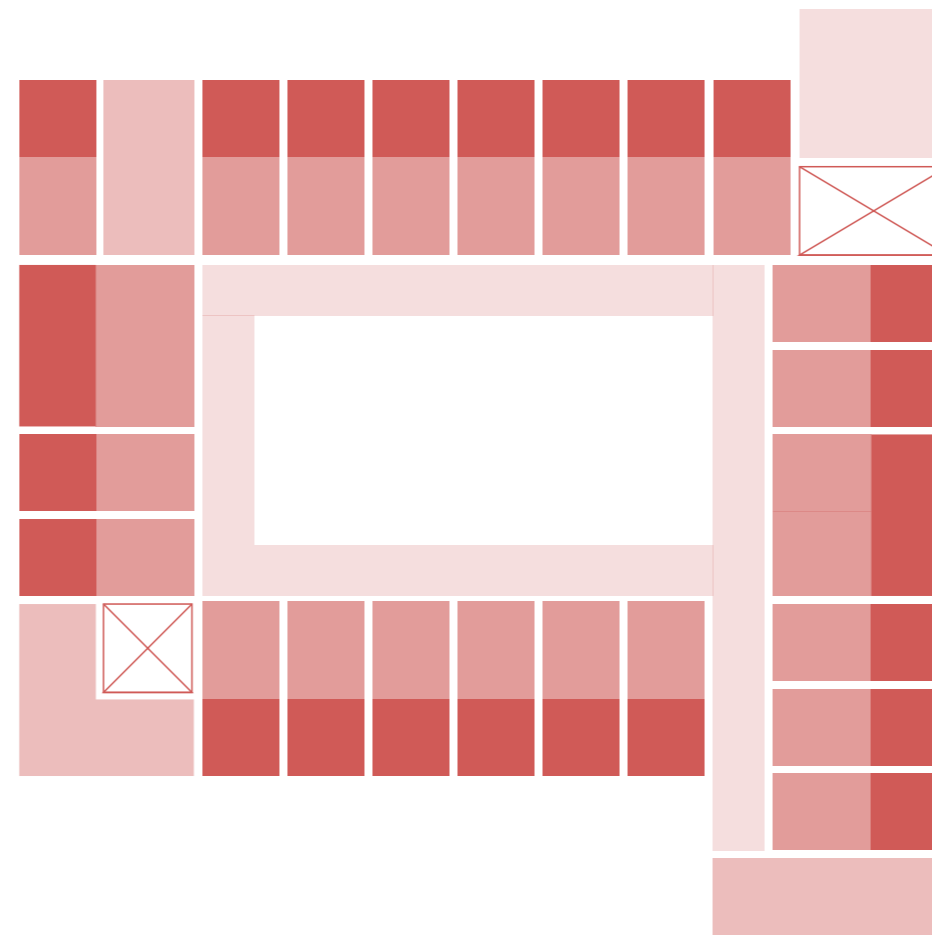


Living

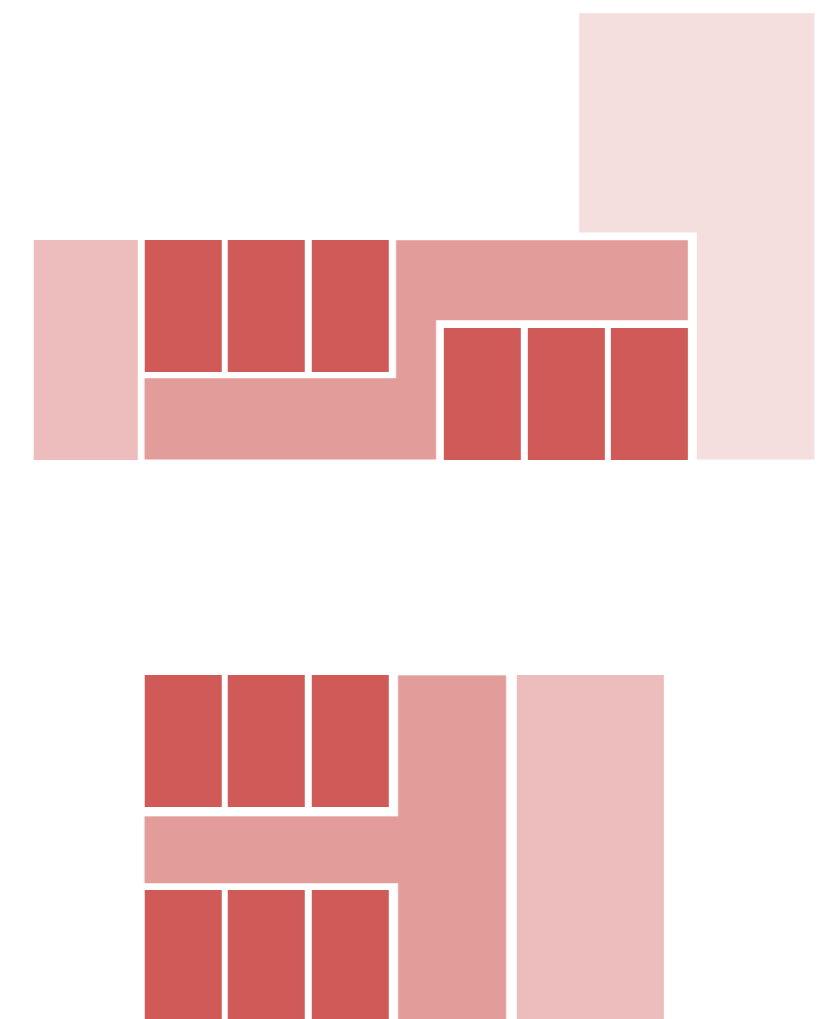
3 typologies



courtyard

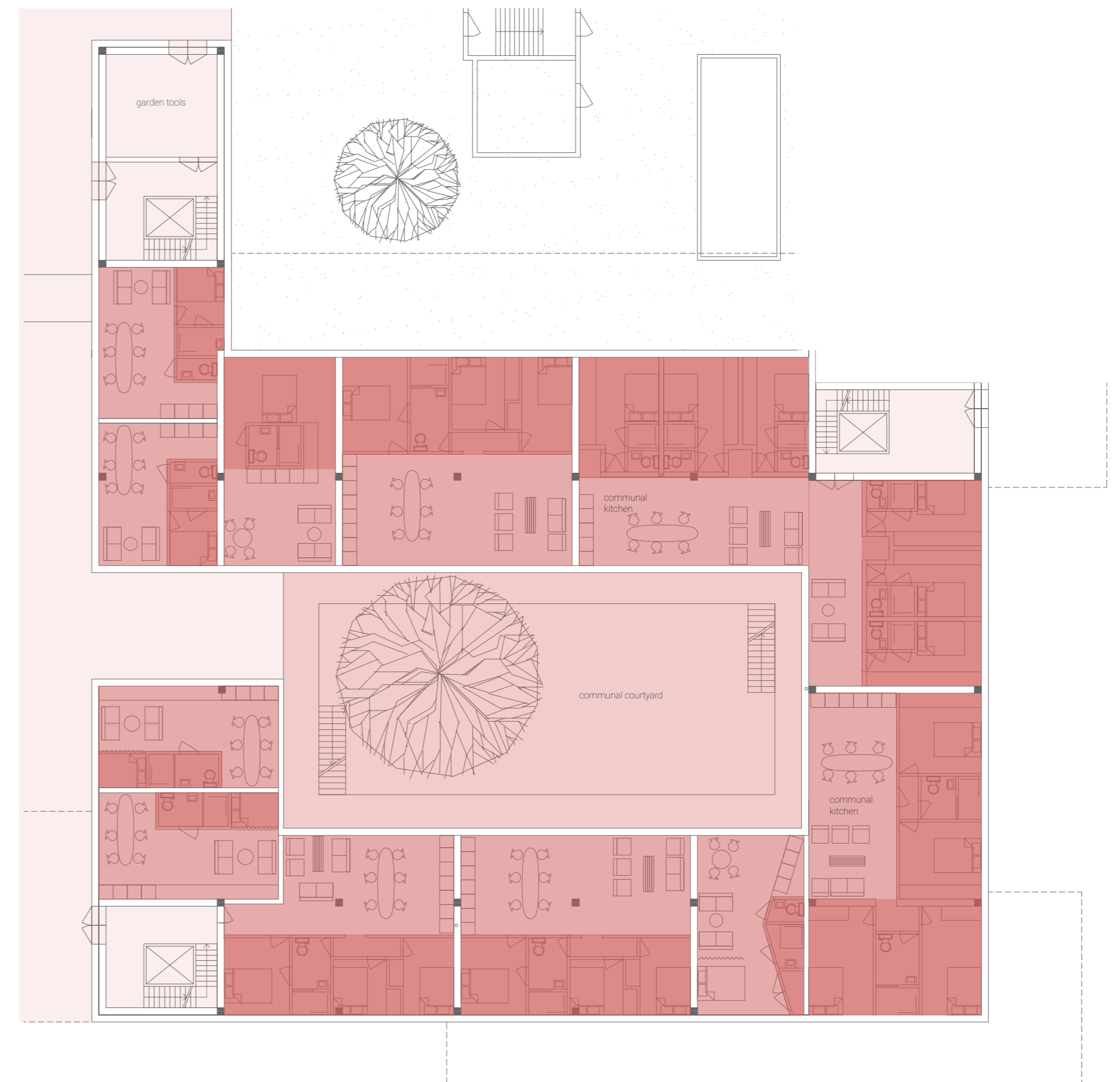
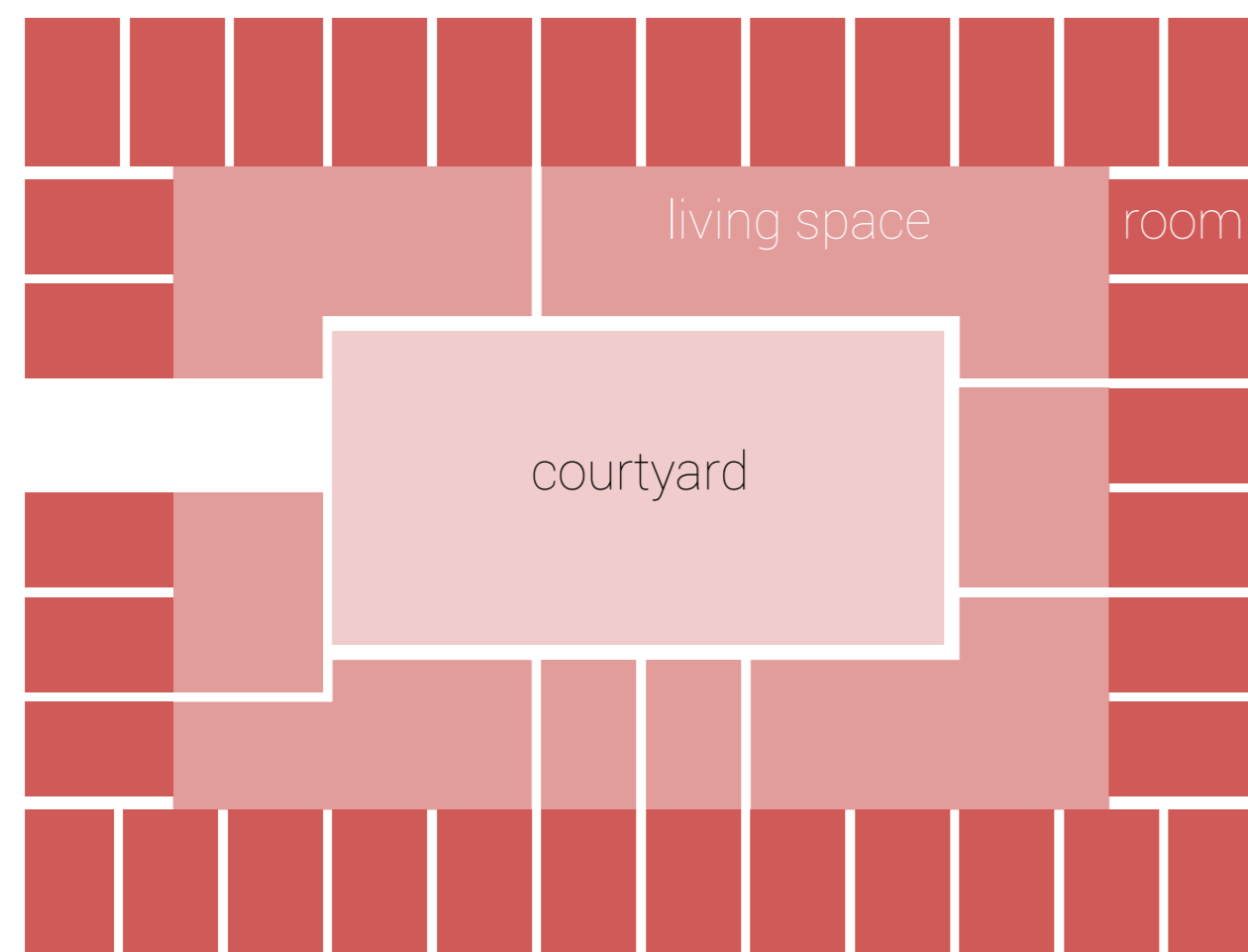


gallery



roof terrace

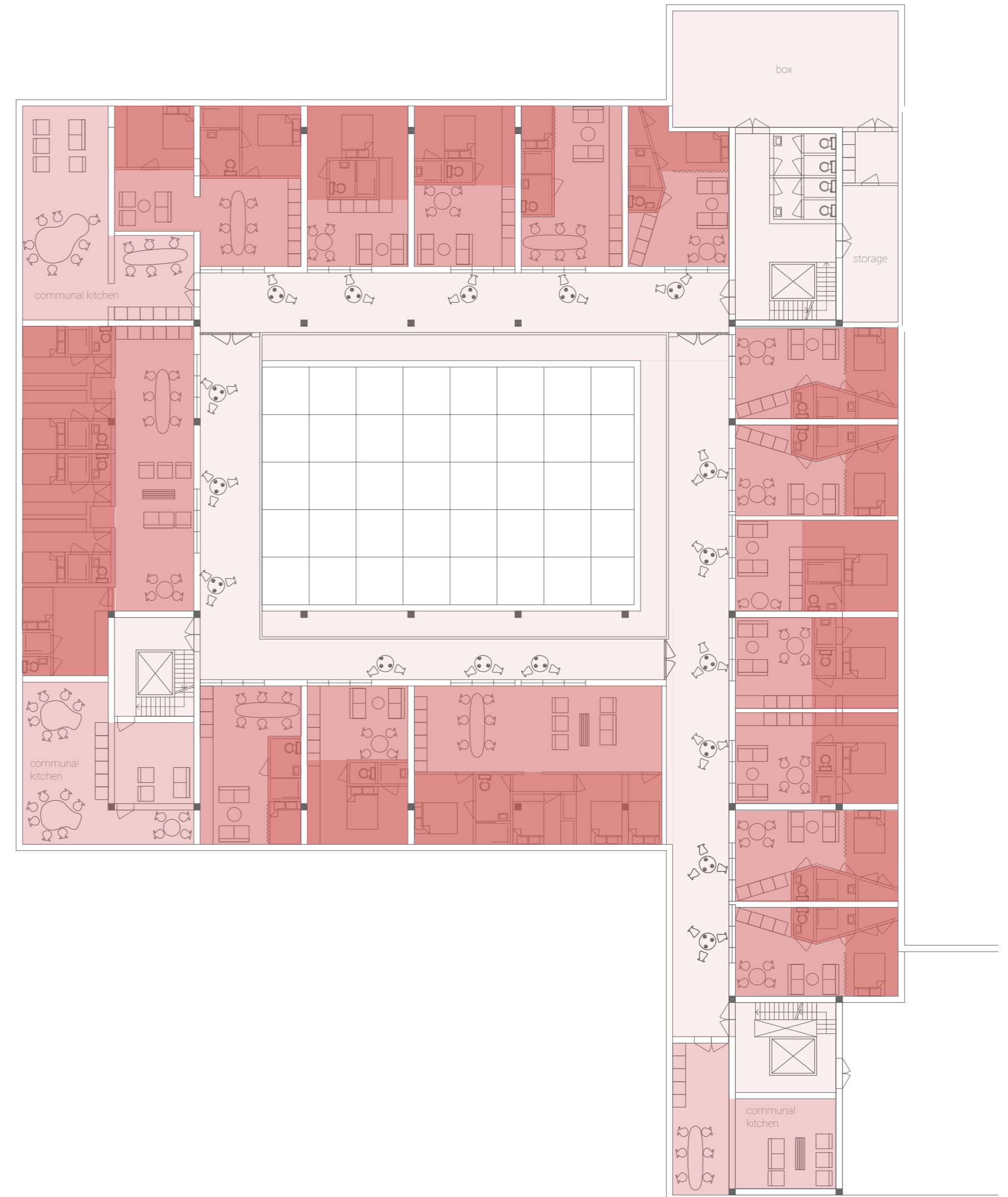
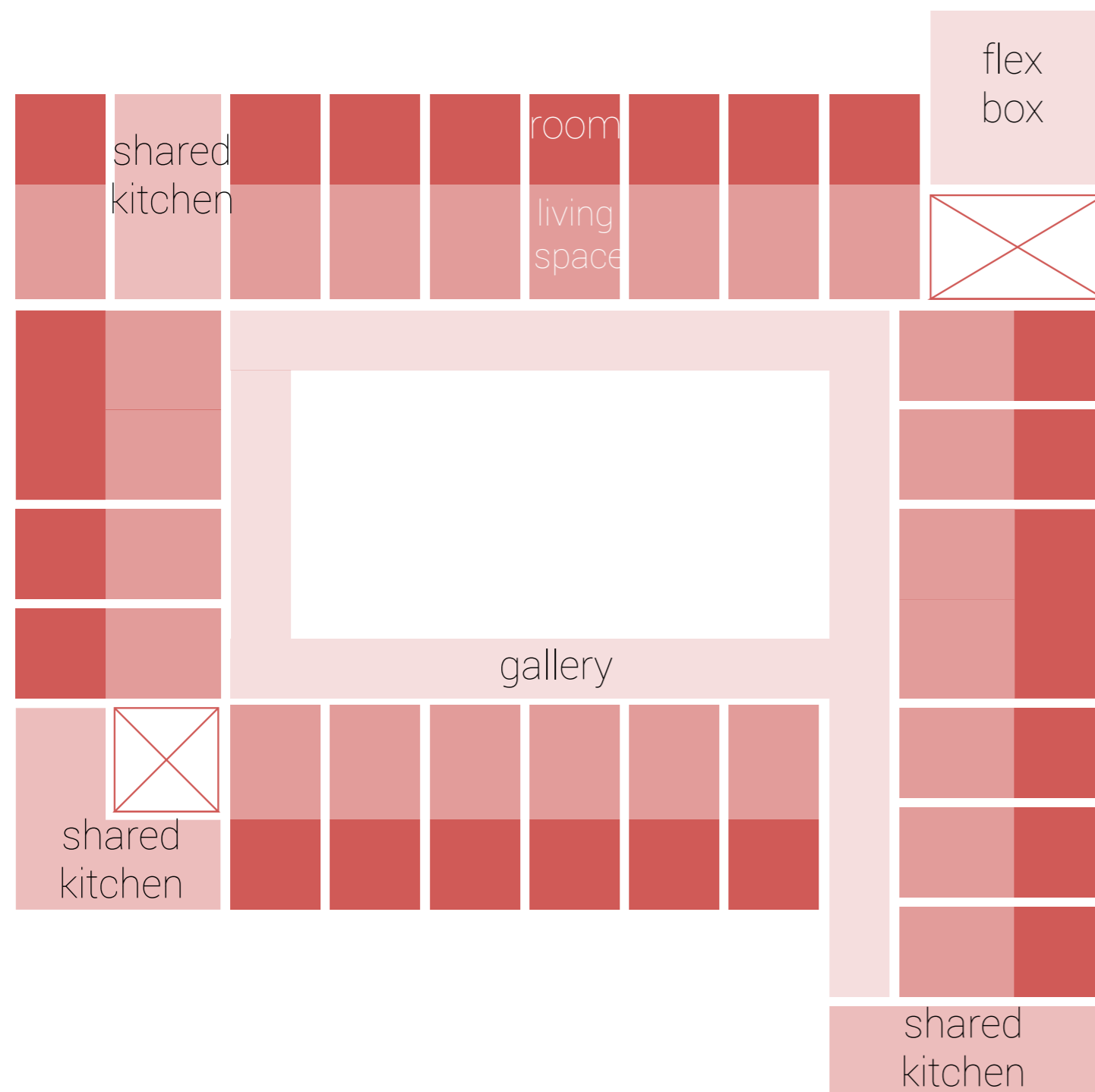
Courtyard typology



Courtyard typology



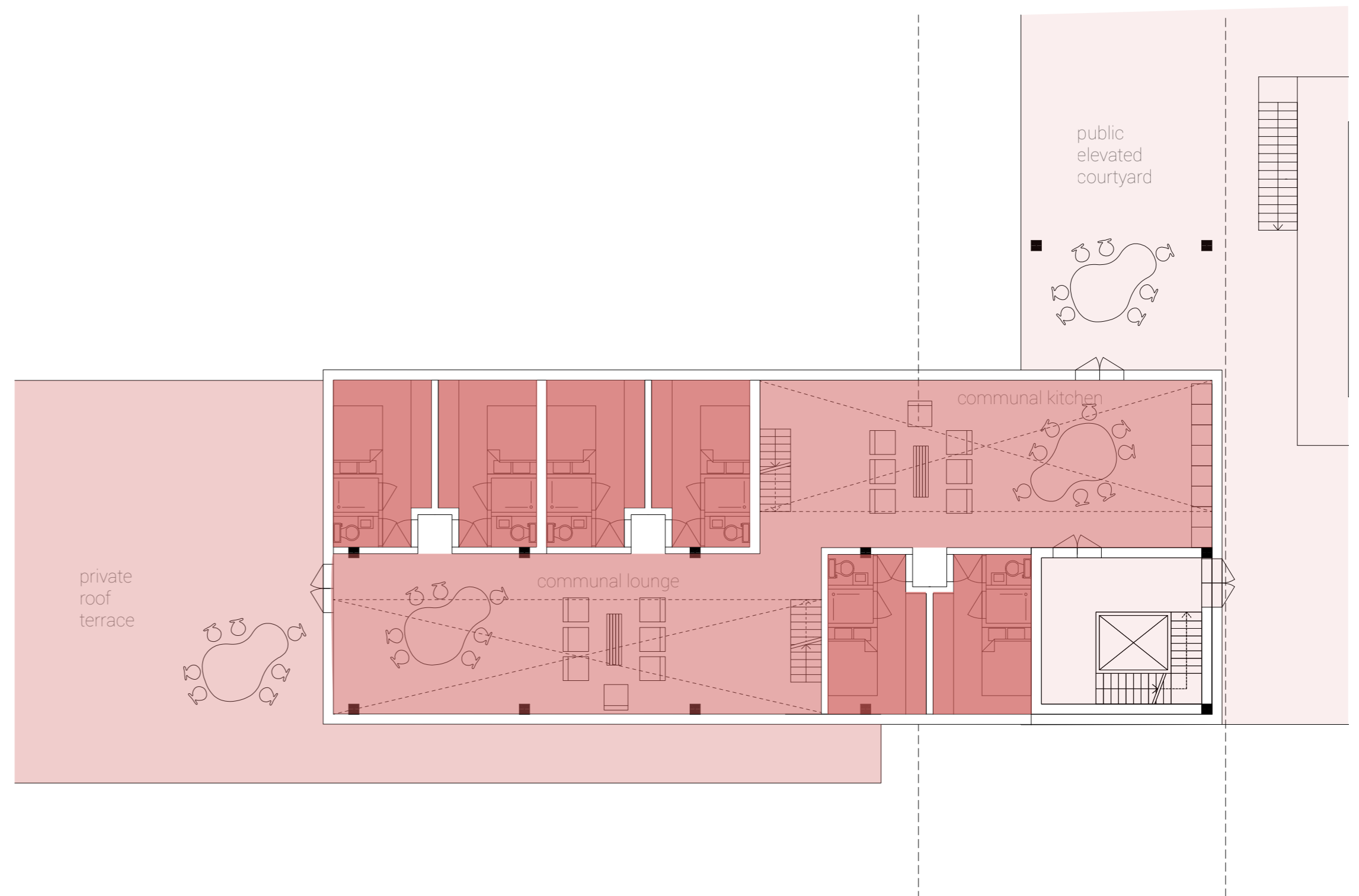
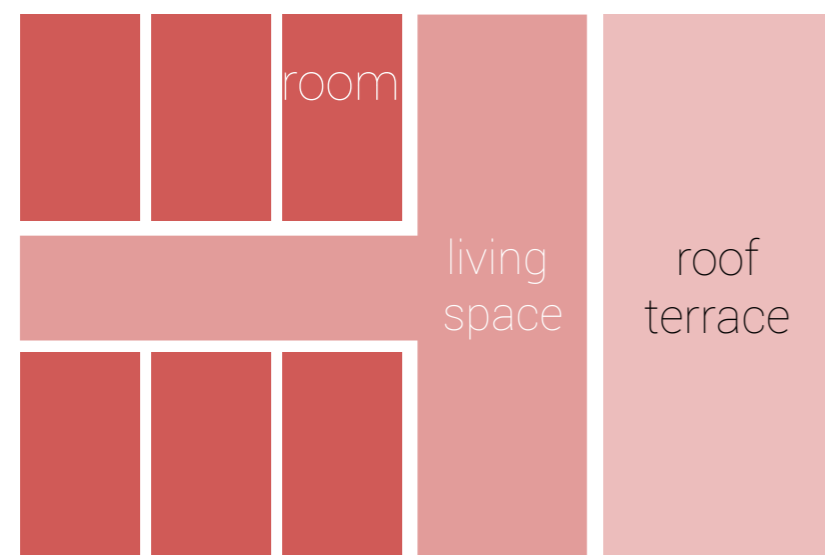
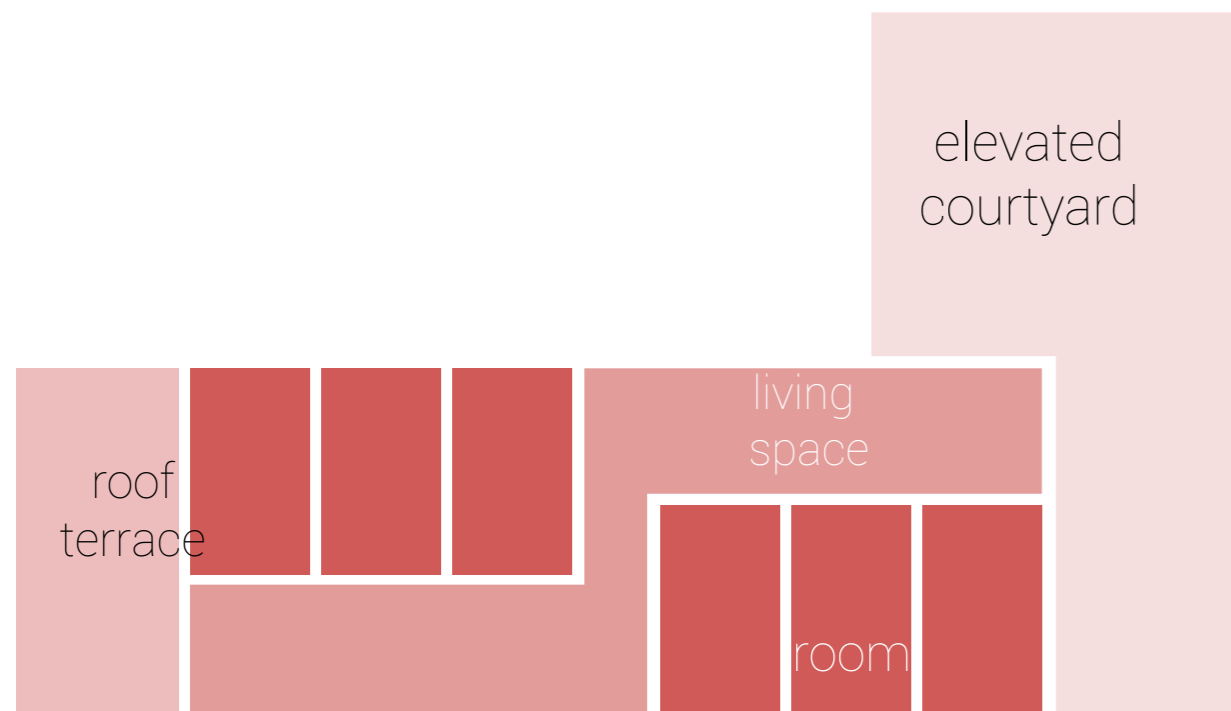
Gallery typology



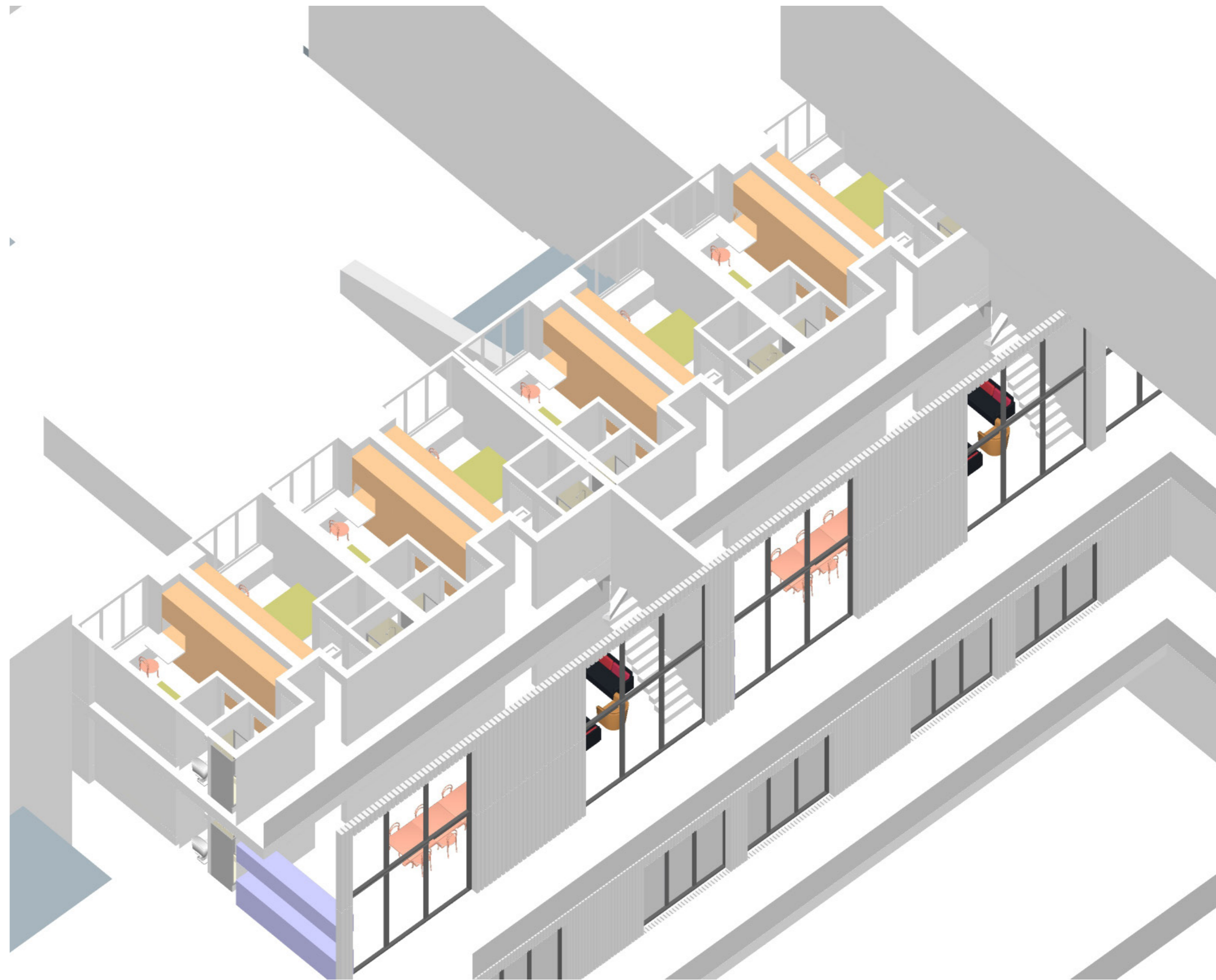
Gallery typology



Roof terrace typology

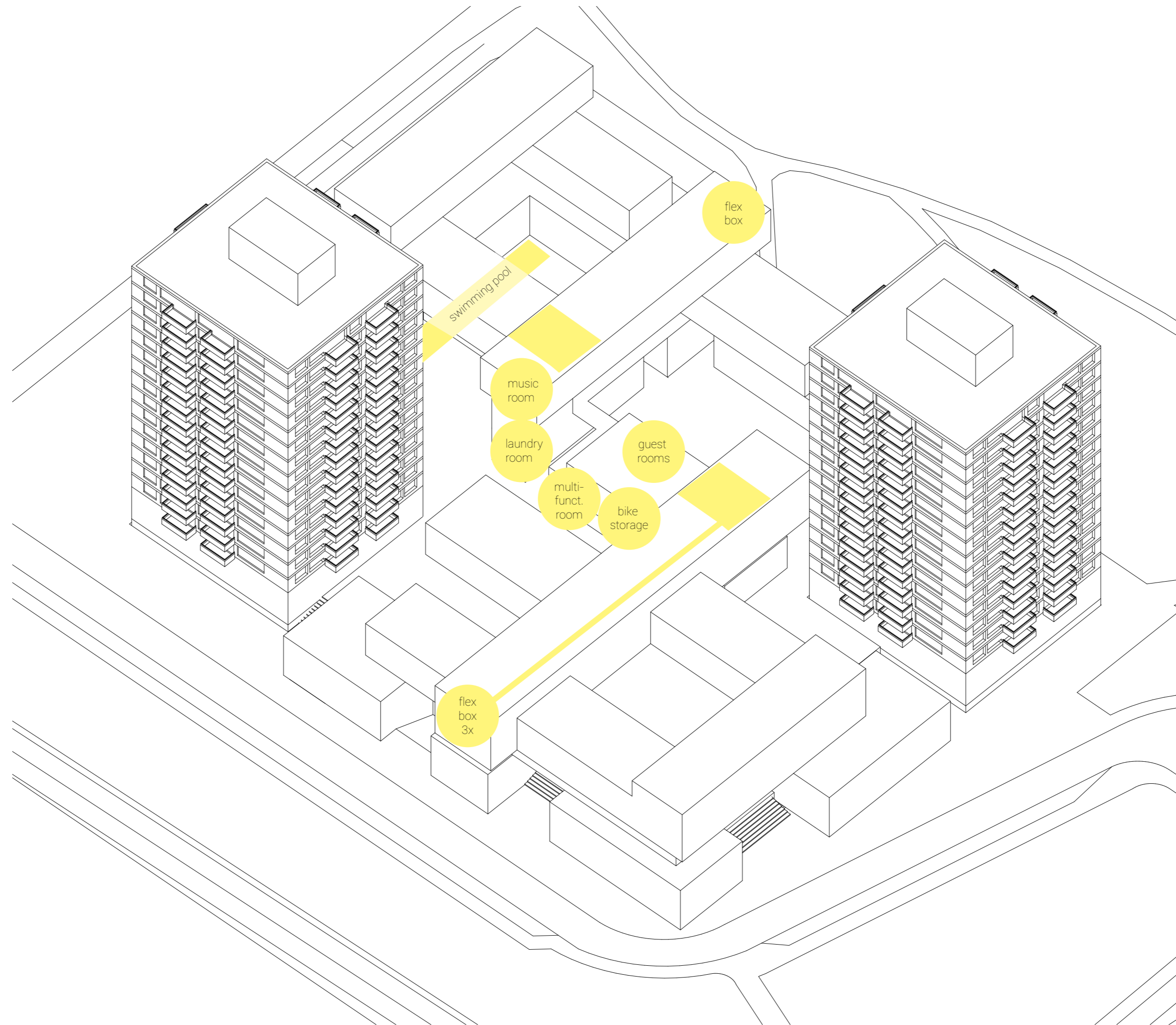


Roof terrace typology

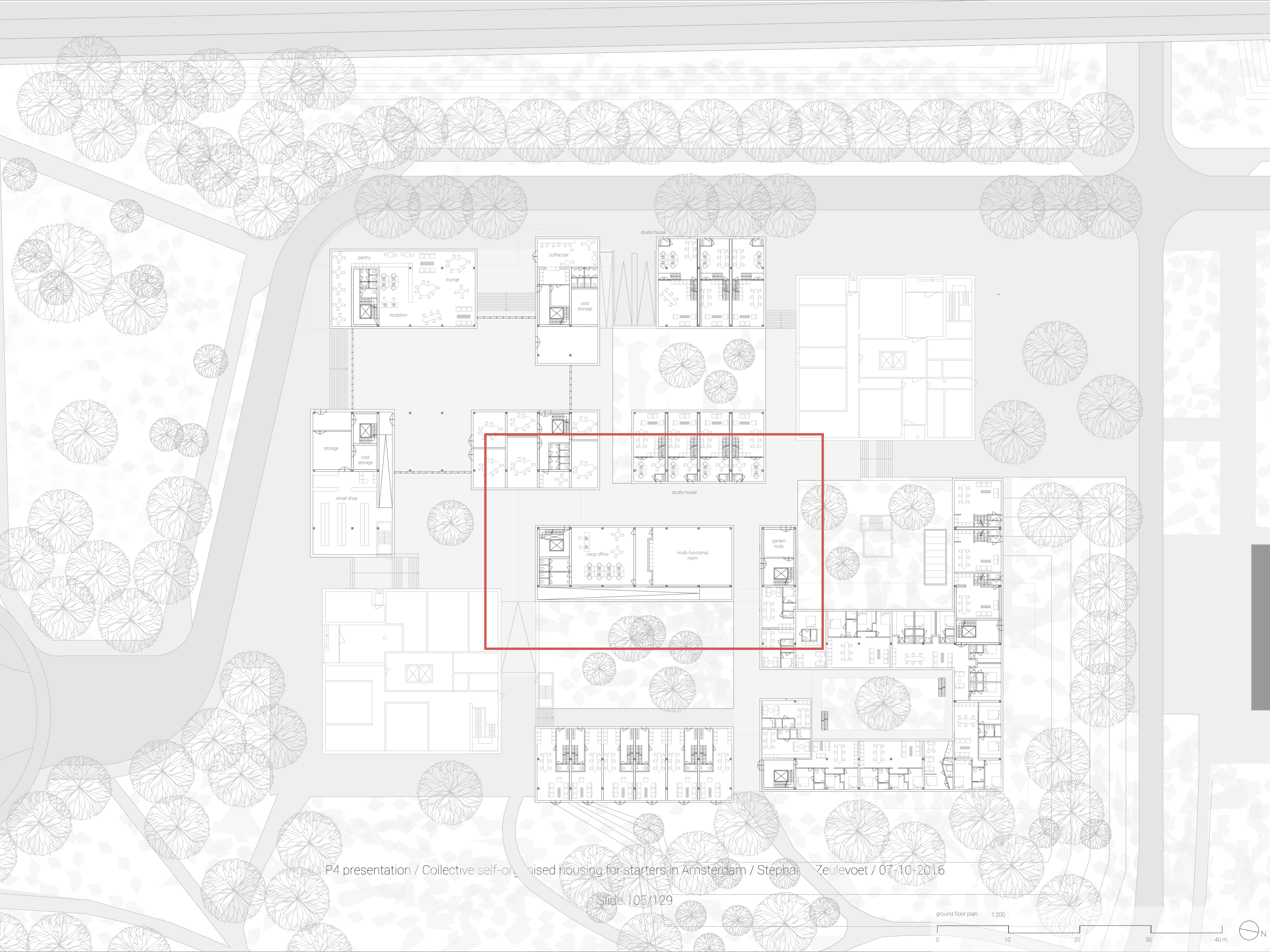


Sharing

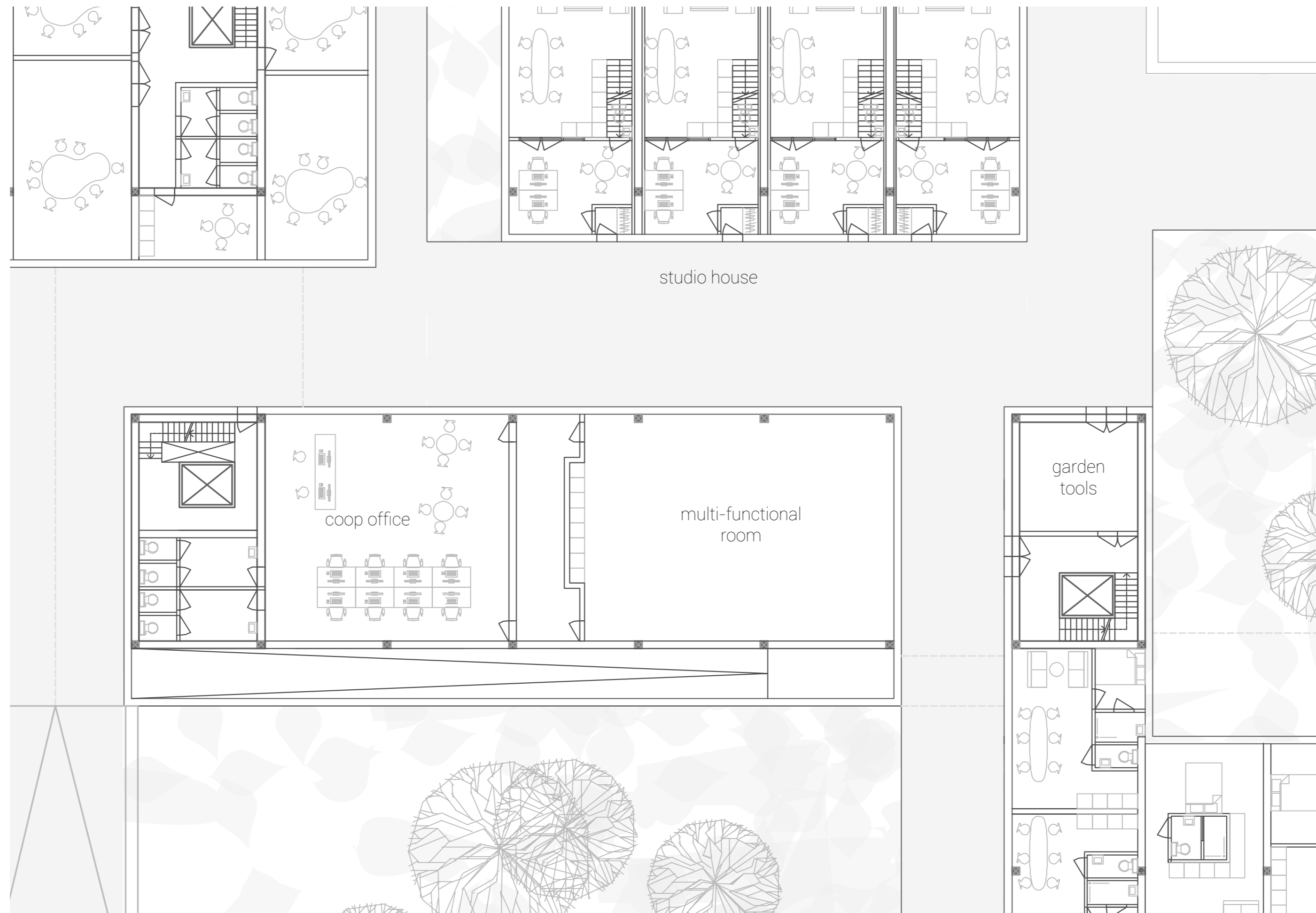
Overview



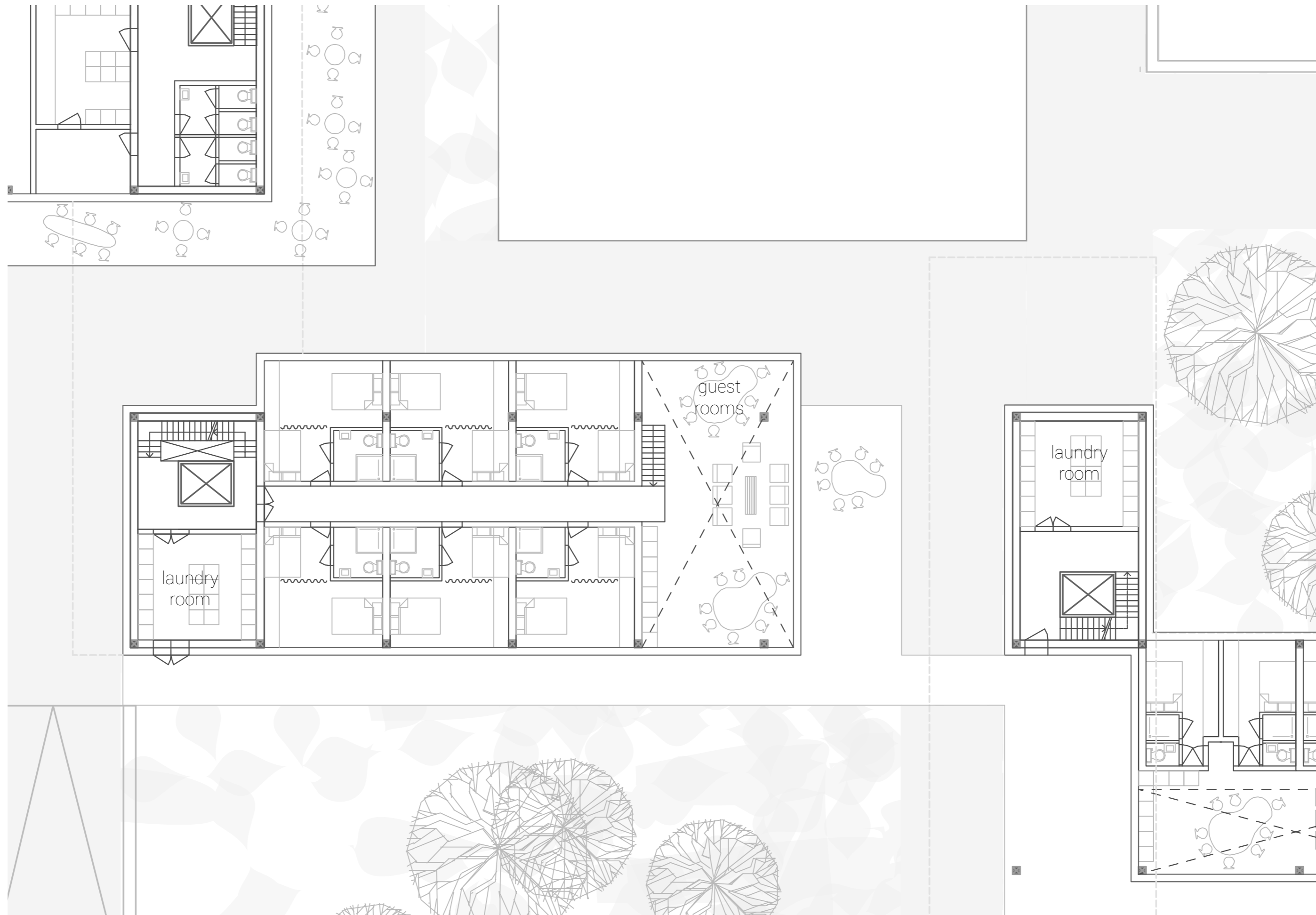




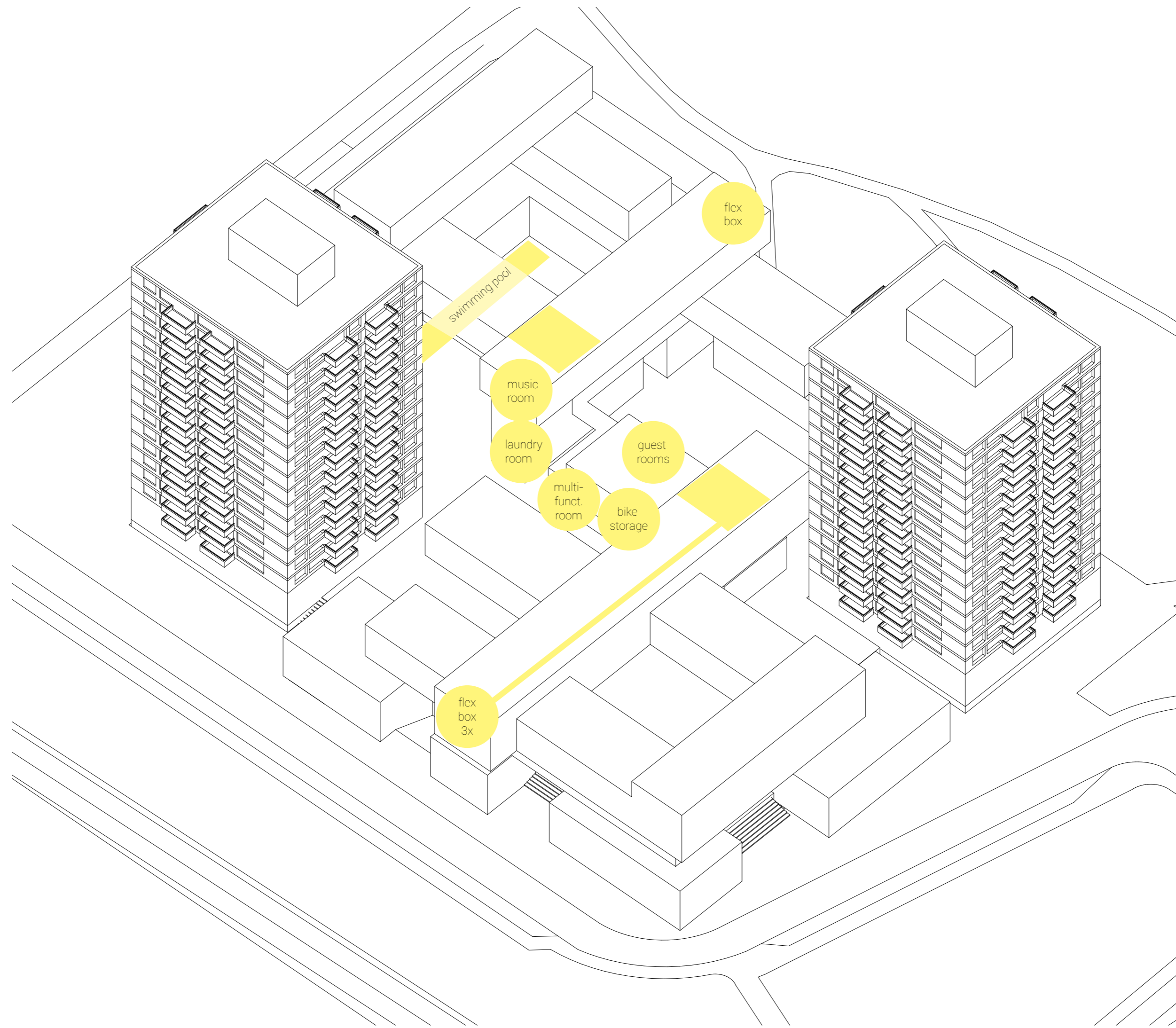
Ground floor plan



Second floor plan



Flex box



Flex box



Communal dinner



Yoga



Lecture

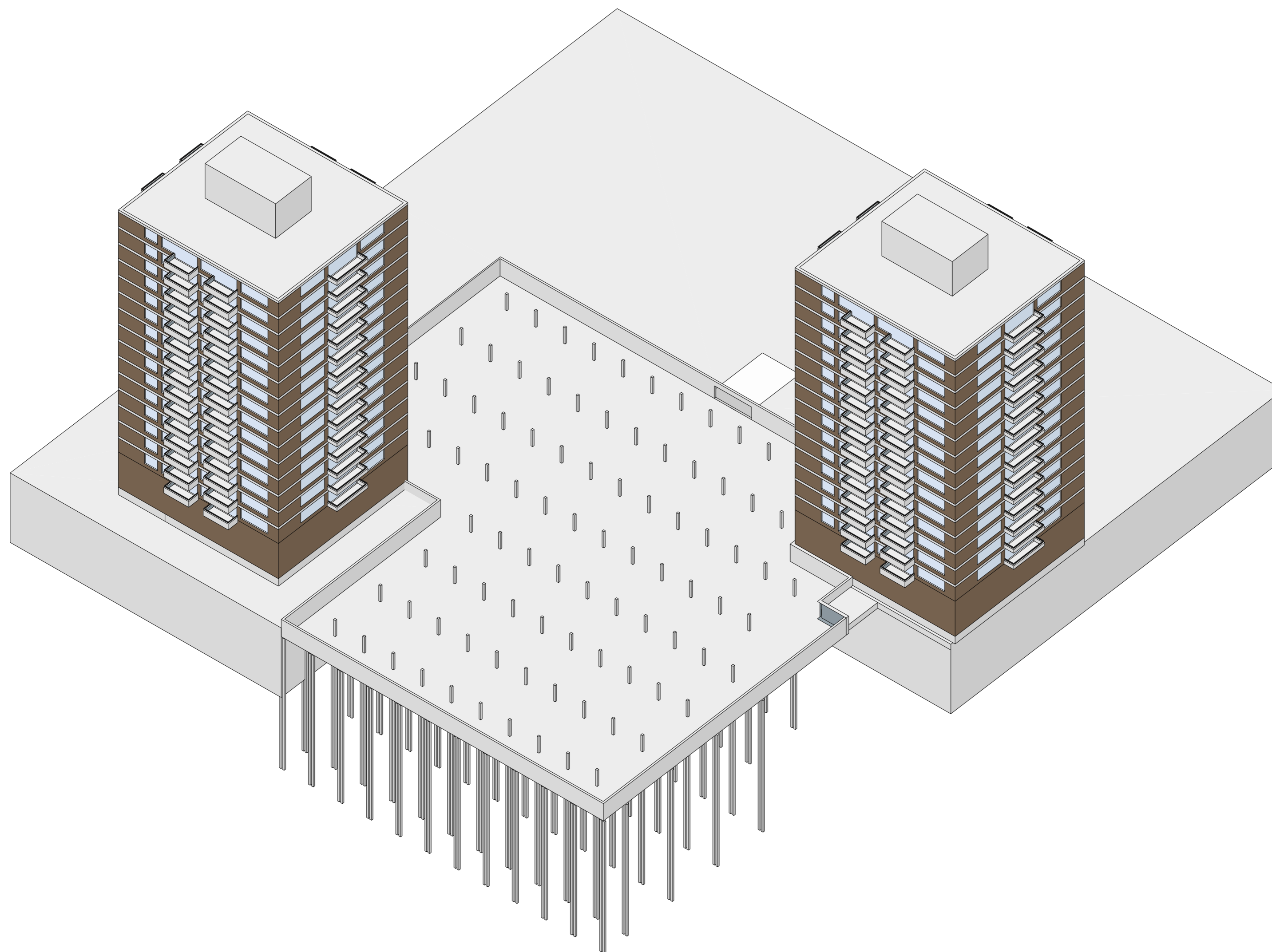


Party

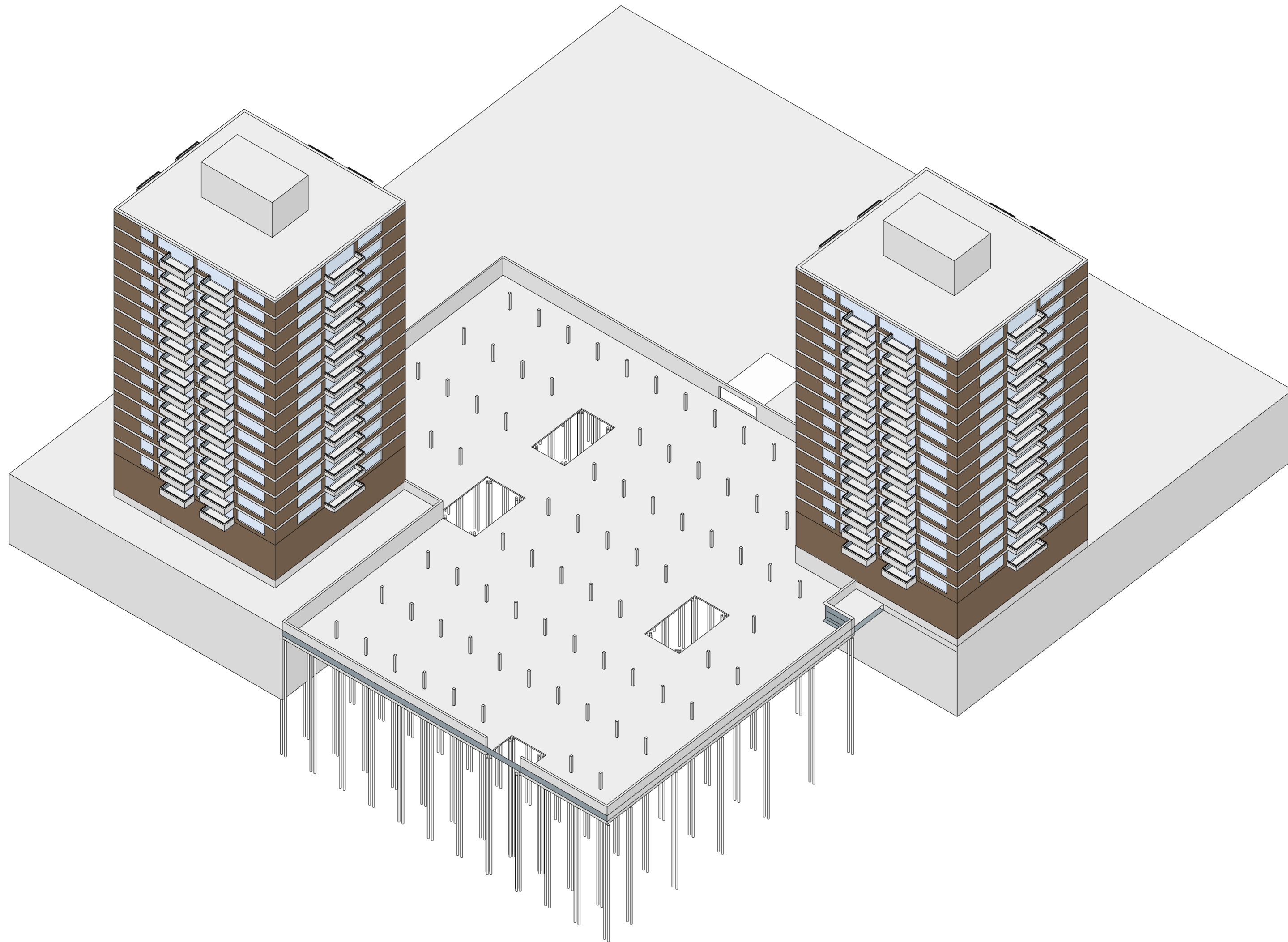


Start building

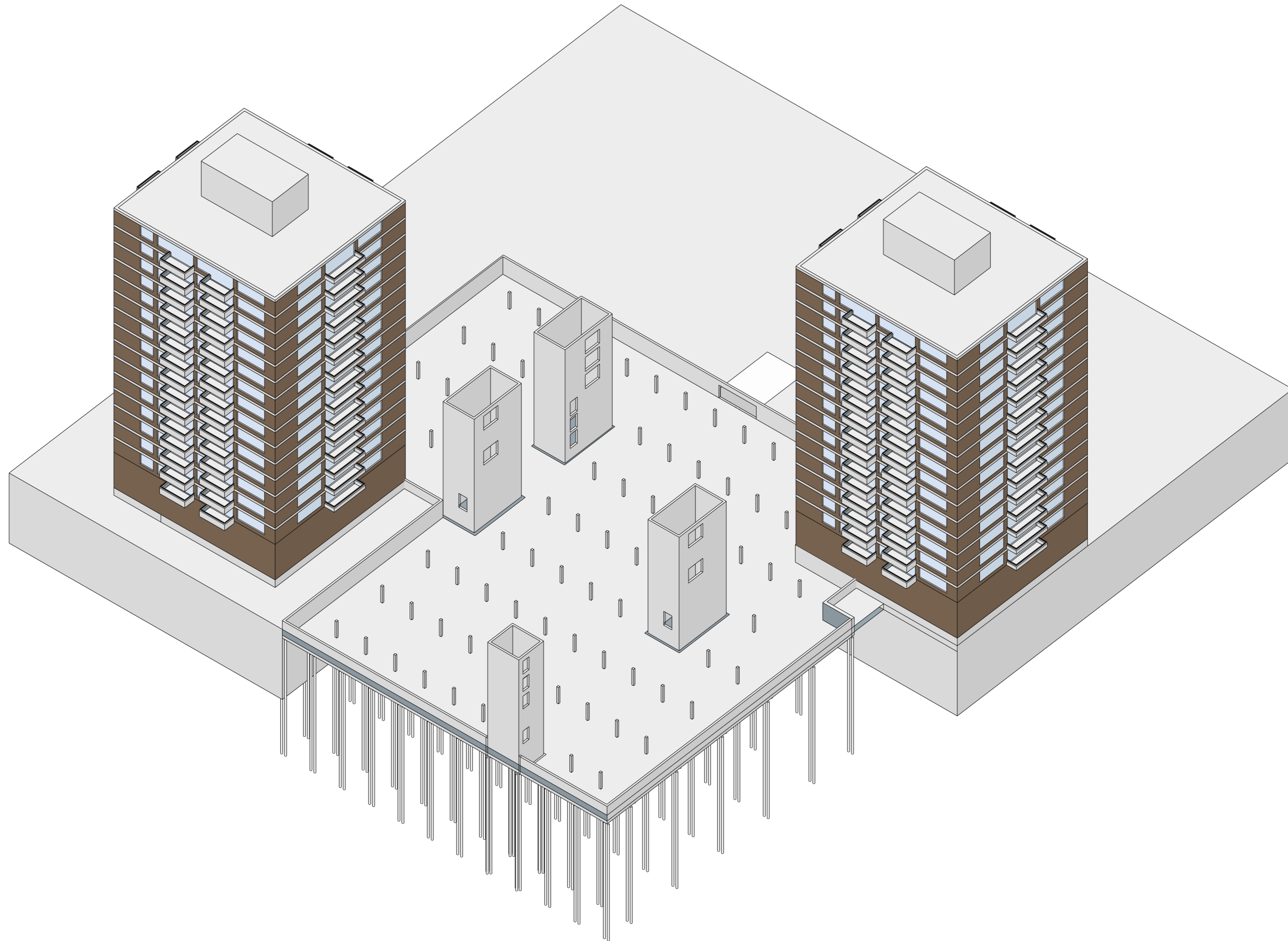
Step 1: current situation



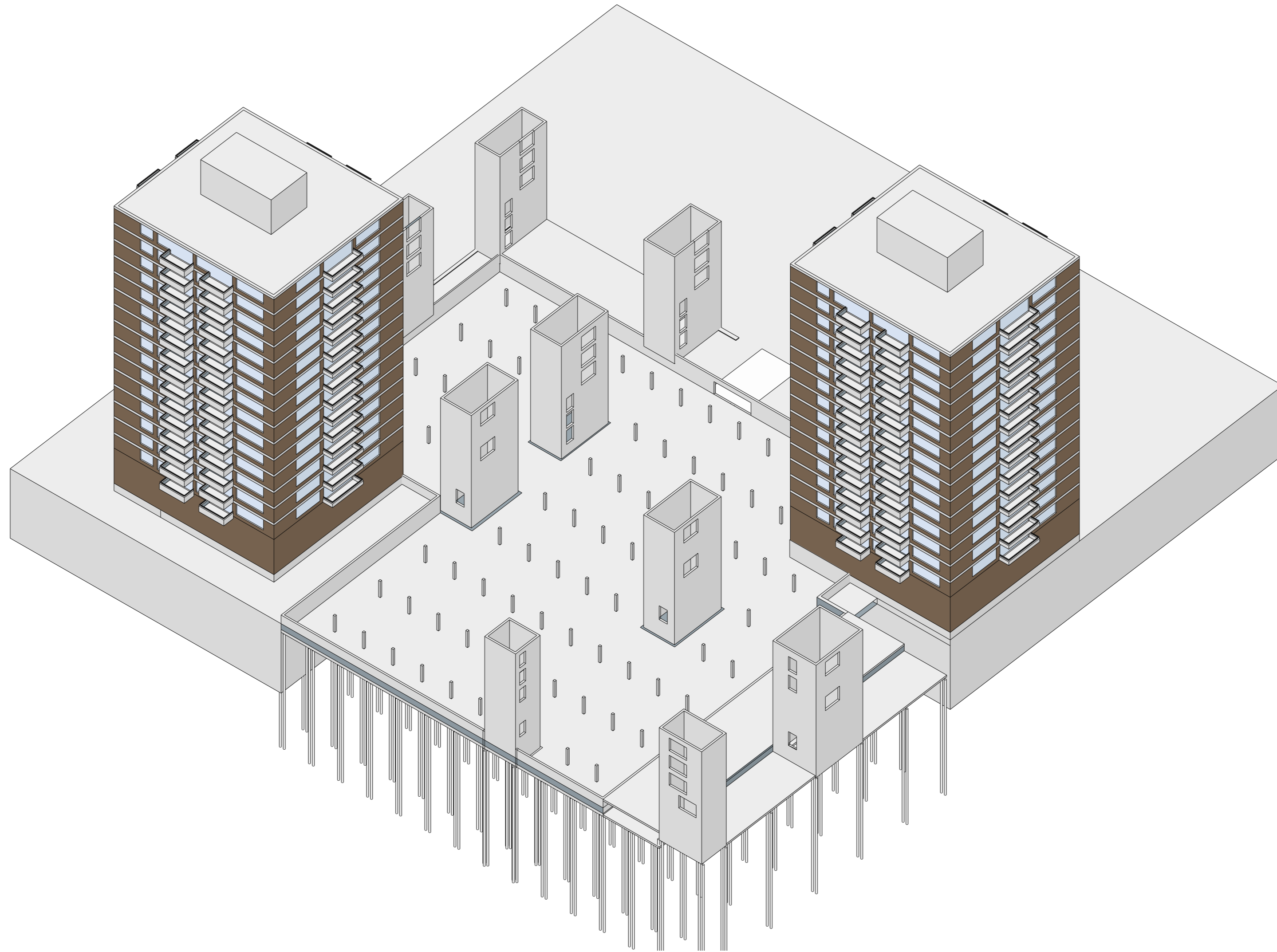
Step 2: reinforcing foundation



Step 3: in situ pouring of concrete cores



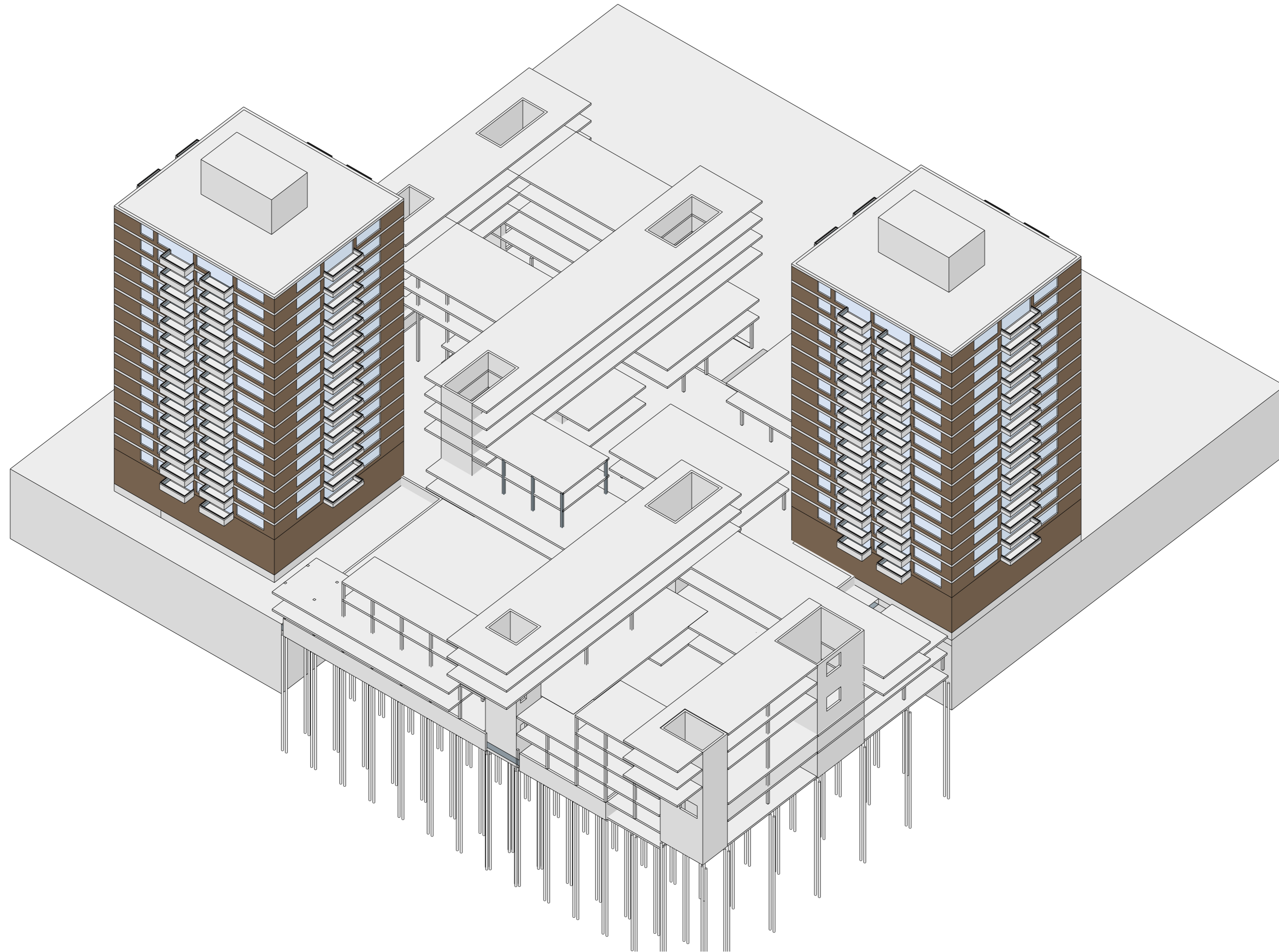
Step 4: foundations and cores around garage



Step 5: construction on top of existing garage roof



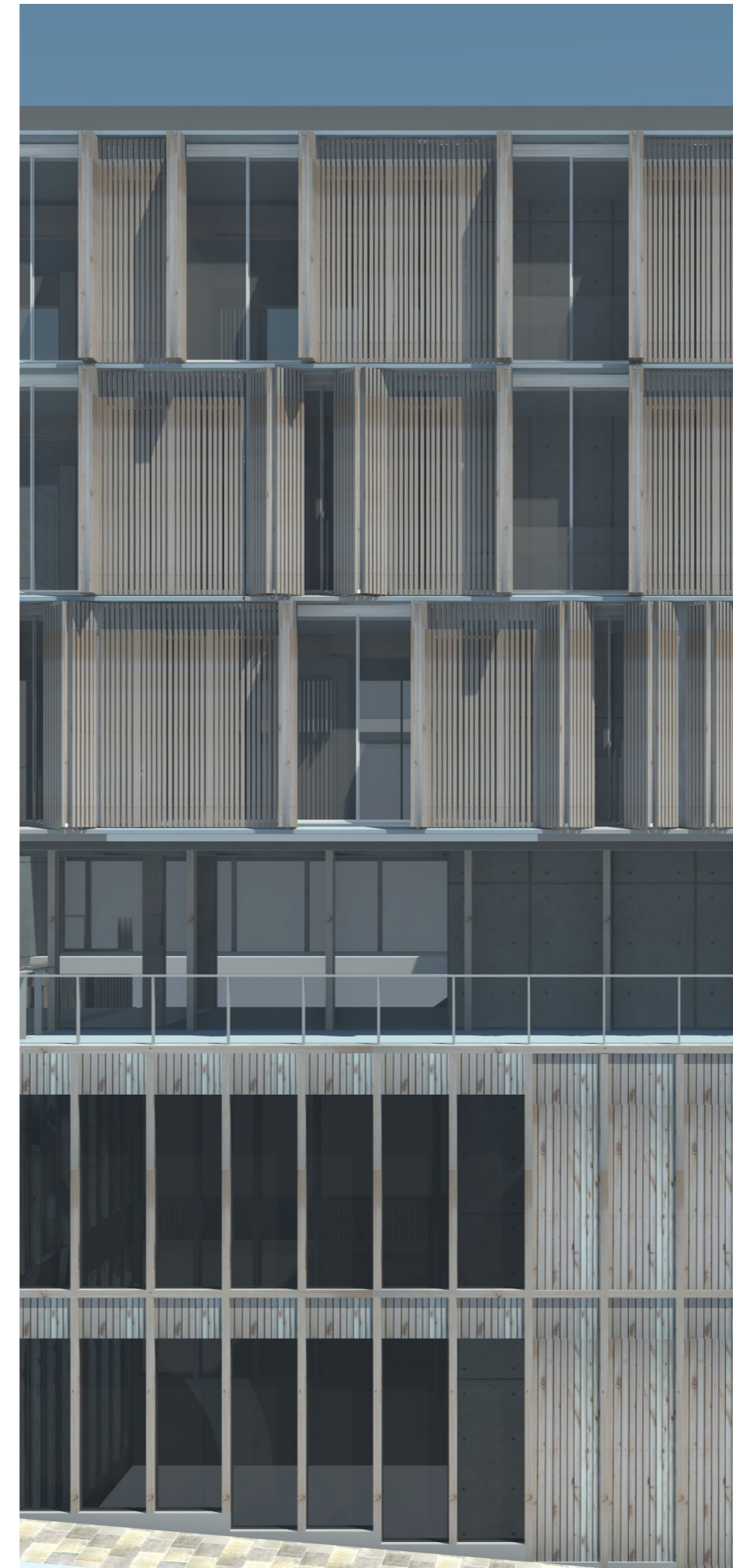
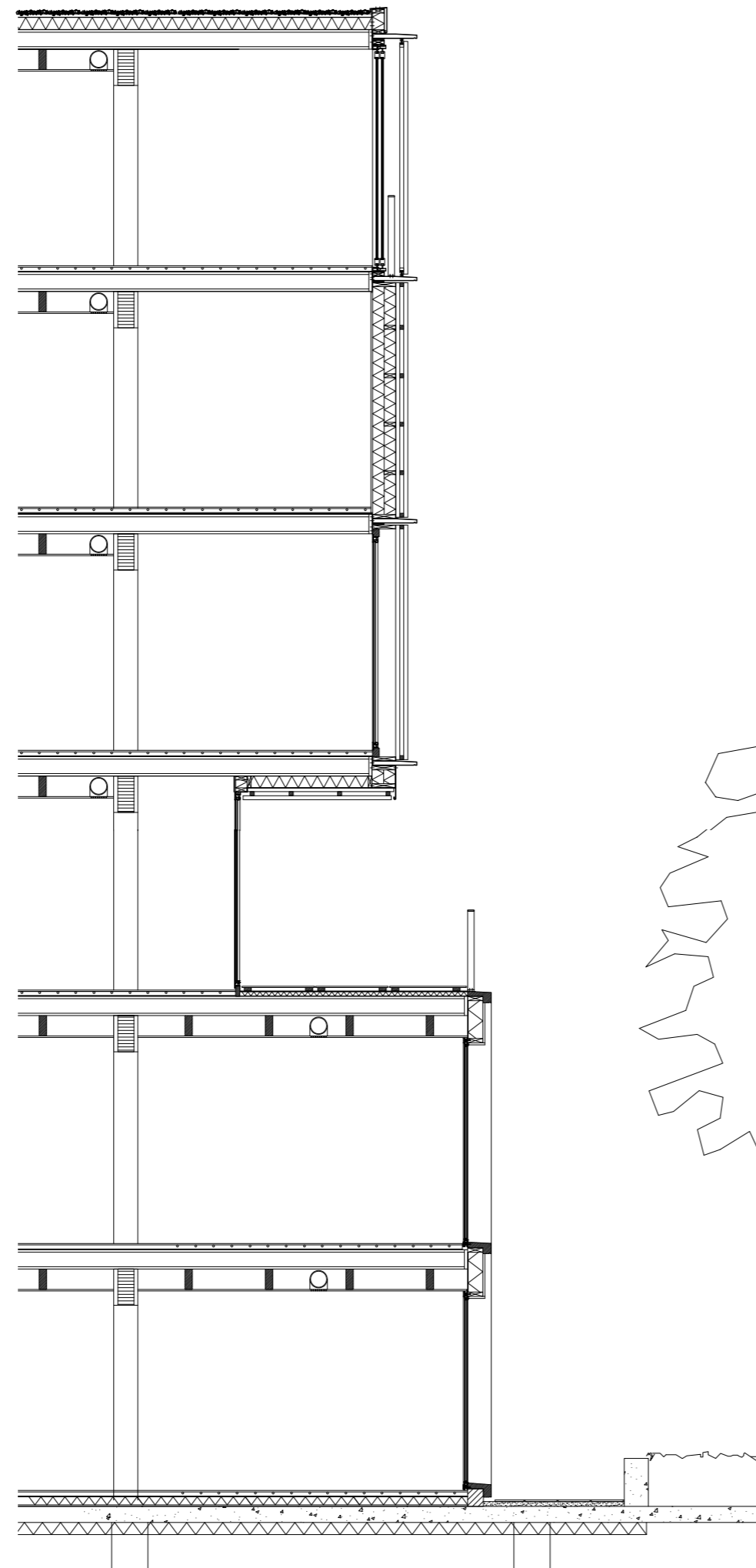
Step 6: completion of construction



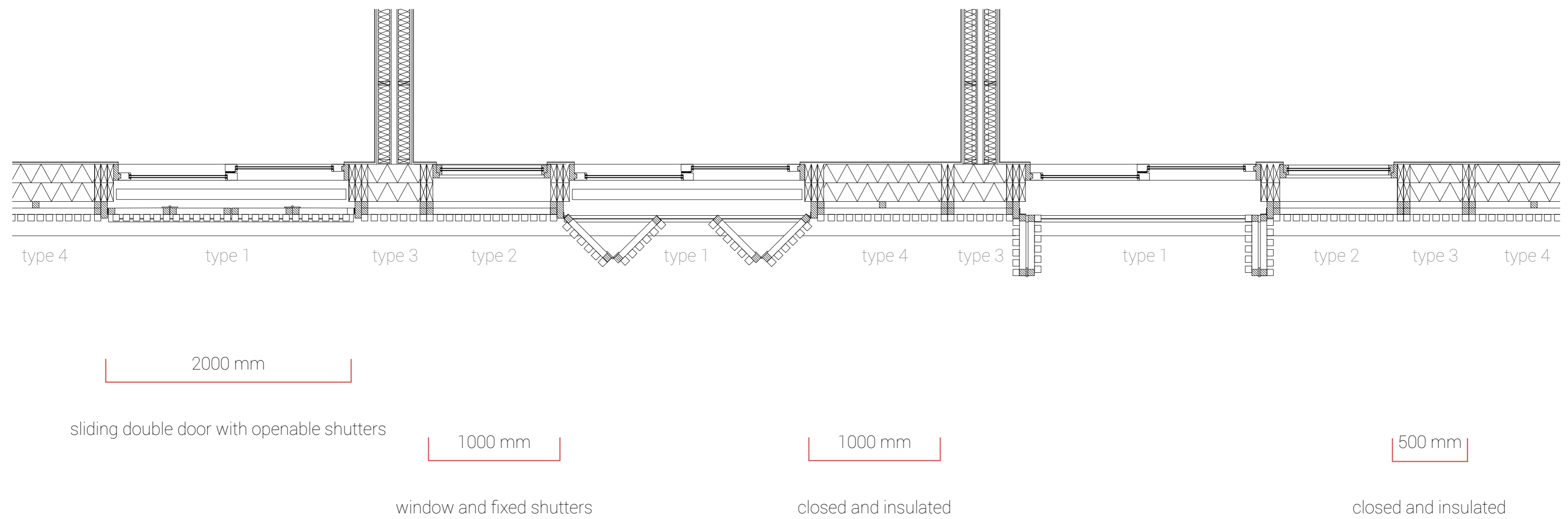
Step 7: allocation of functions + apartment types

Step 8: mounting of facade elements

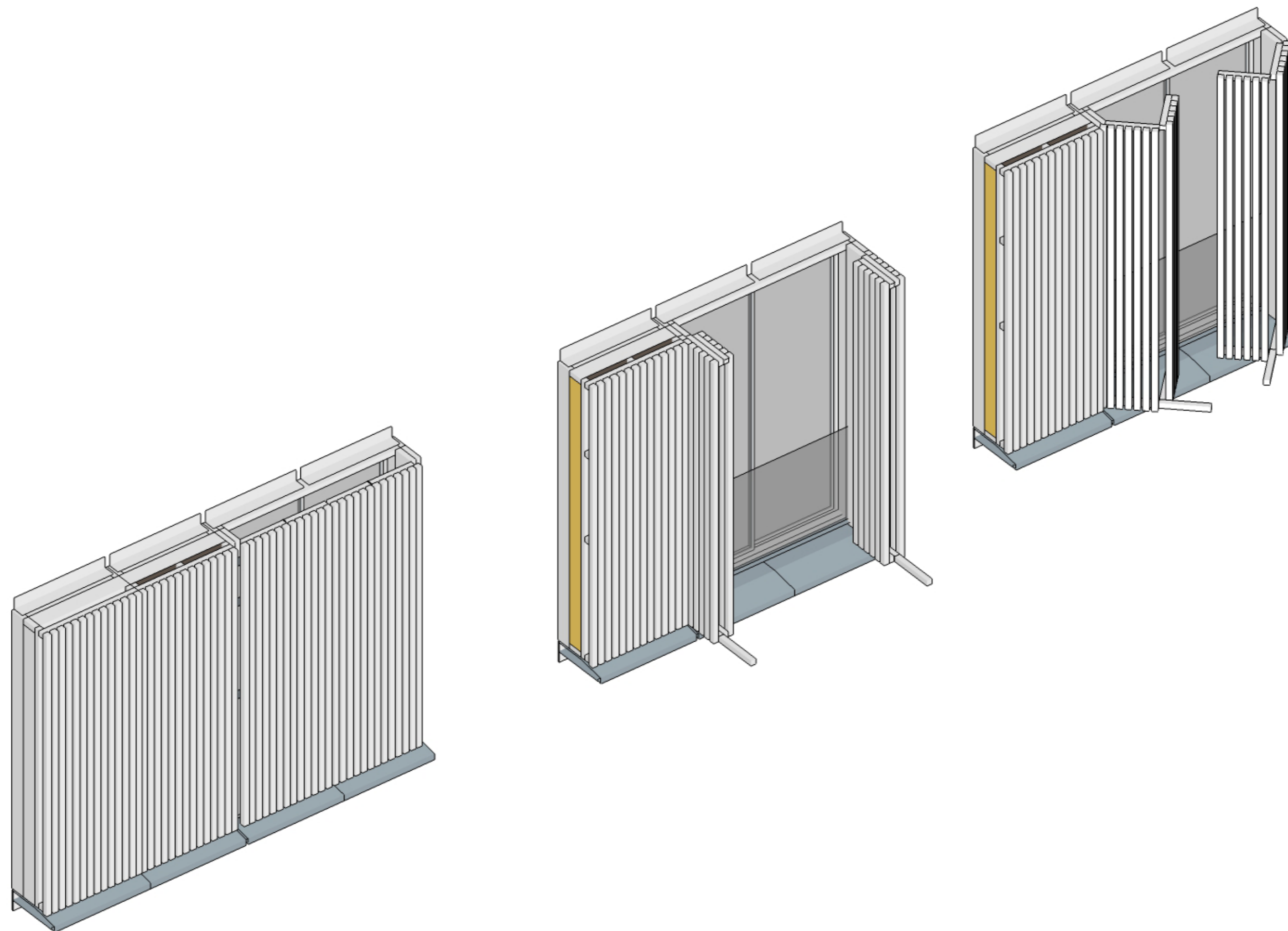
Detail



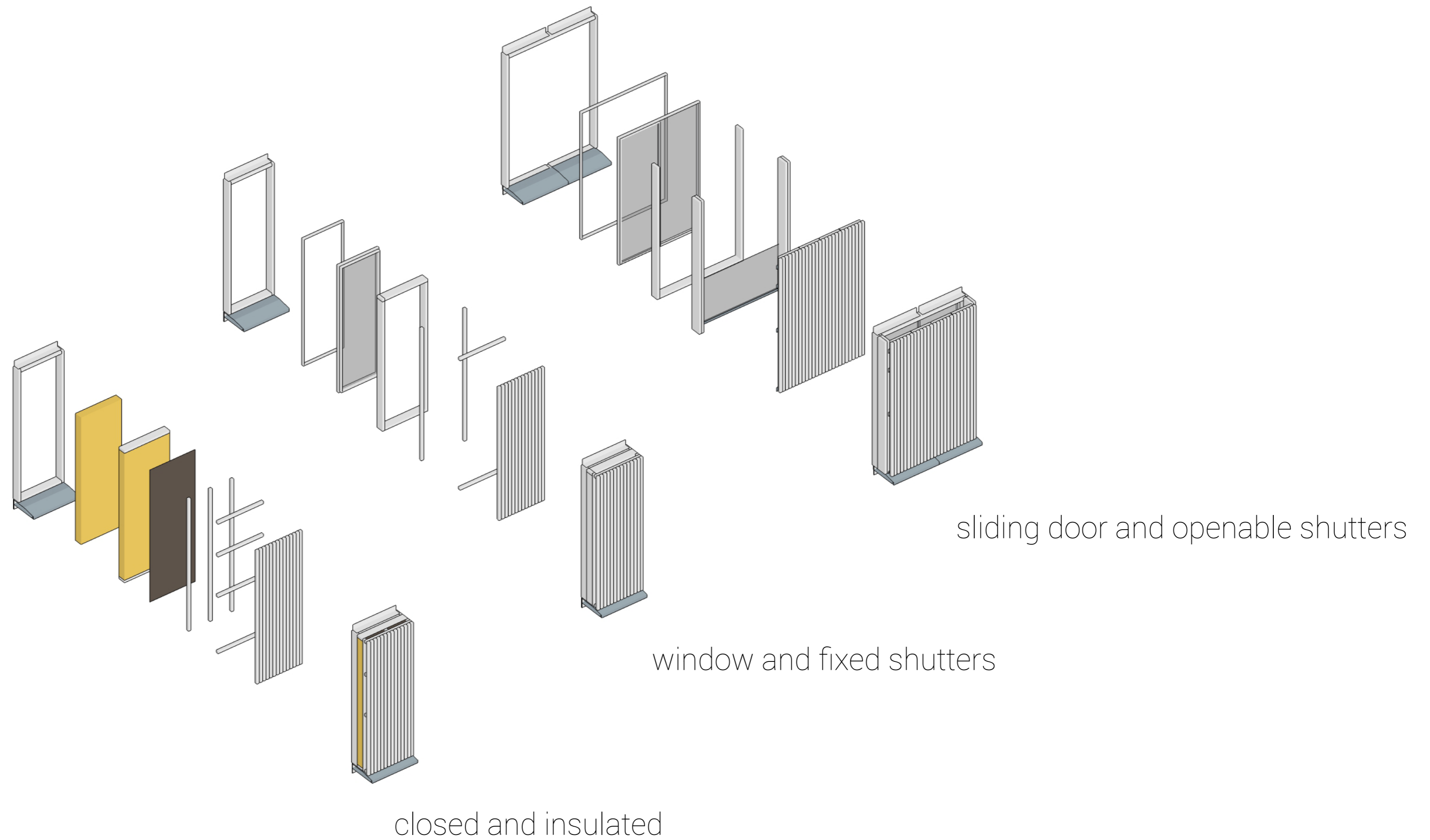
Horizontal detail



Openable shutters



Different elements



Building in use

view from apartment to elevated courtyard



gallery

