

AFFORDABLE HOUSING IN AMSTERDAM, MICRO APARTMENTS FOR THE NEW URBANITES

P4 Presentatie • Roely Rijpkema
Teachers: T. Kupers, P. van der Putt & F. Adema



1. CURRENT SITUATION



2. RESEARCH



3. DESIGN

1. CURRENT SITUATION



Onderzoek De stille woonrevolutie

Van hippiestad tot pretpark voor hoogopgeleiden

10 mei 2017 In Amsterdam wordt ruim een kwart van de huizen gekocht zonder geleend geld, meldt De Nederlandsche Bank (DNB) deze week. In februari van dit jaar beschreef Floor Milikowski in 'De Groene' hoe de liberalisering van de woonmarkt ervoor zorgt dat lage inkomen naar de rand van Amsterdam worden gedreven.

<https://www.groene.nl/artikel/van-hippiestad-tot-pretpark-voor-hoogopgeleiden> (retrieved 9 May 2017)

De onweerstaanbare, onbetaalbare stad

⌚ 9 mei 2017

<https://www.nrc.nl/nieuws/2017/05/09/huizenprijzen-de-onweerstaanbare-onbetaalbare-stad-8757571-a1557893> (retrieved 11 May 2017)

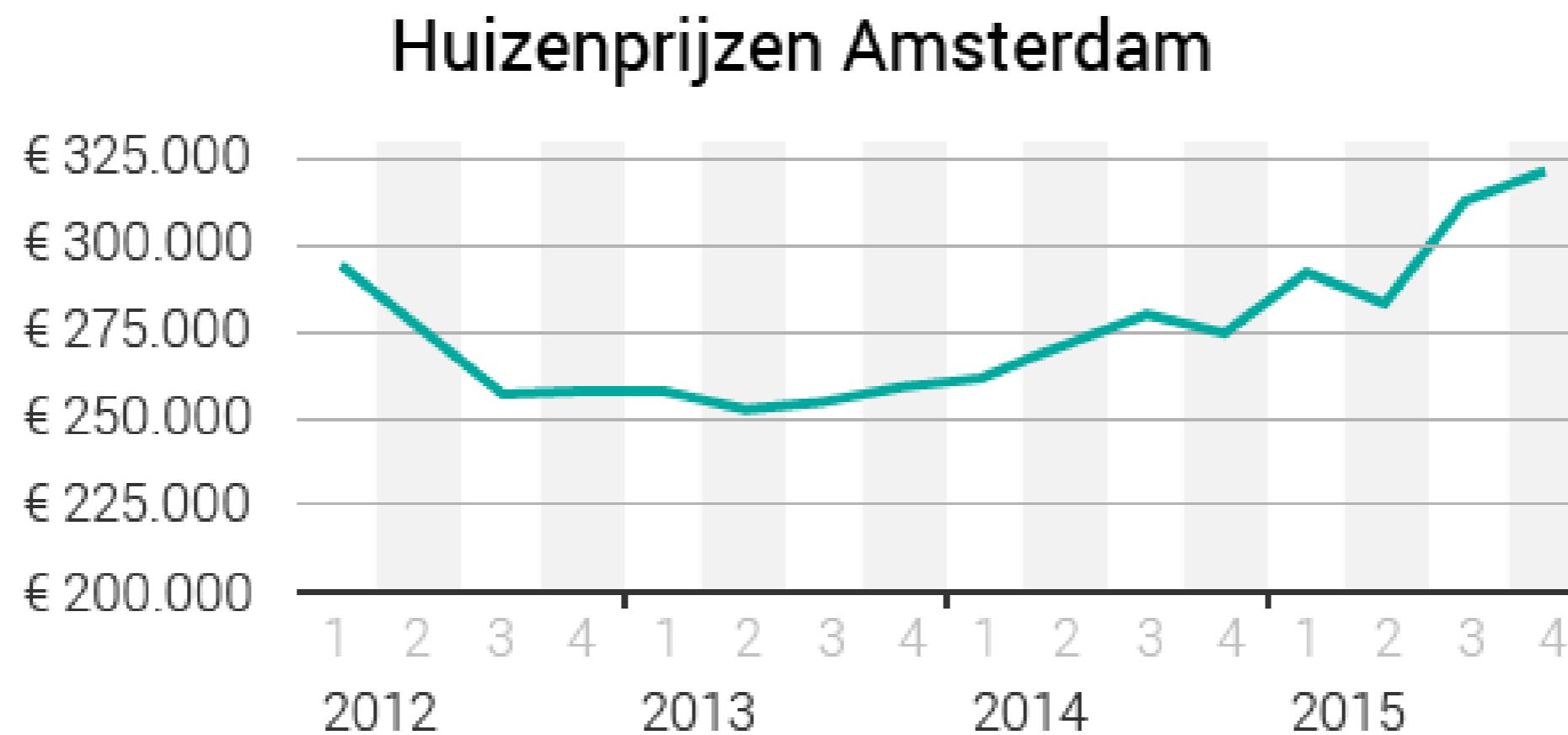
Newspapers 10th of May

Betaalbare huurwoningen voor middeninkomens: hardnekkig probleem

⌚ DINSDAG, 18:39 ECONOMIE



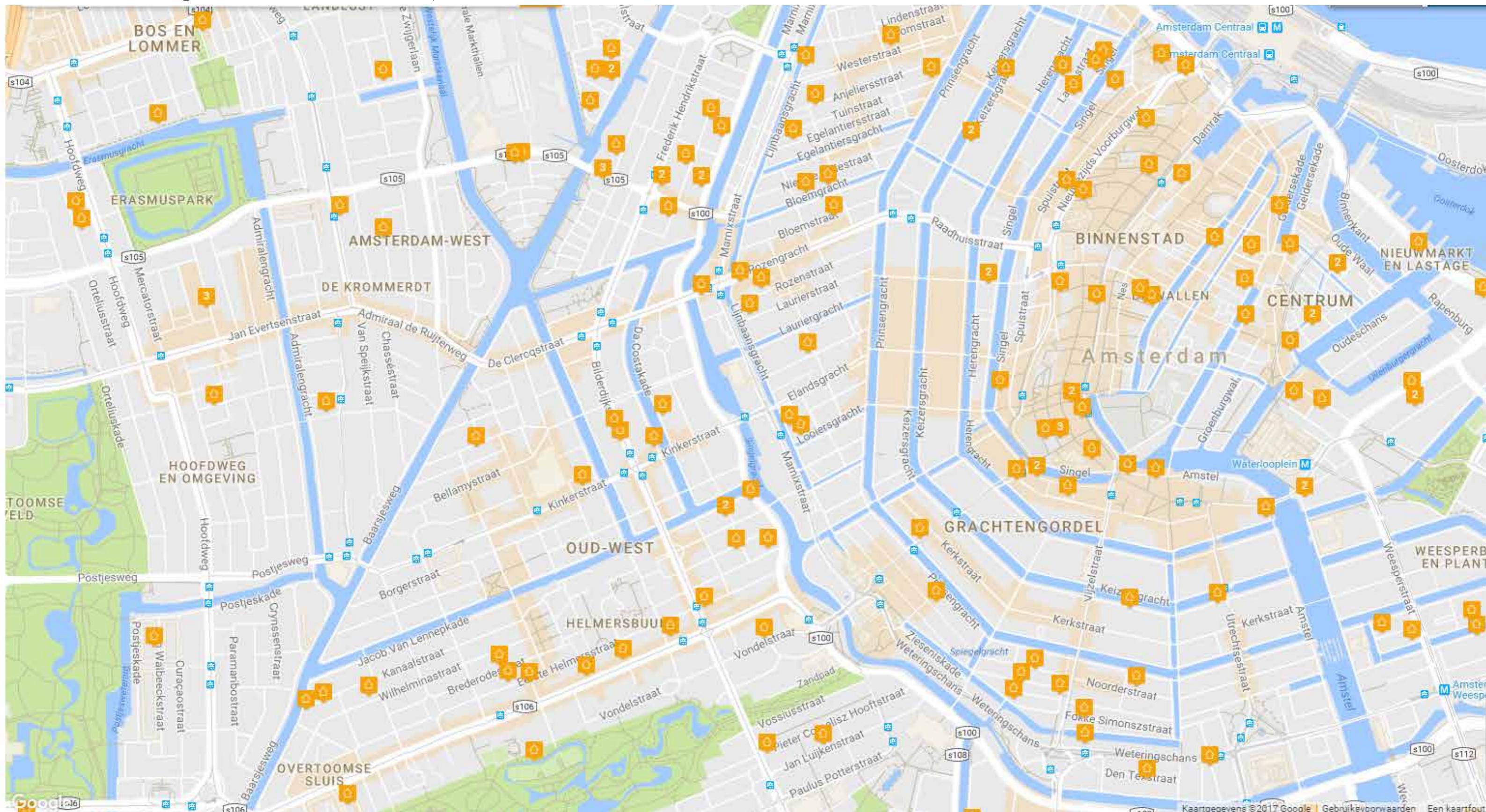
<http://nos.nl/artikel/2172307-betaalbare-huurwoningen-voor-middeninkomens-hardnekkig-probleem.html> (retrieved 9 May 2017)



- **25,03** euro per m² in city centre
- An apartment of 75 to 100 square meters will cost more than **2,100 euros** per month of rent or around **€337.000** to buy it

1. CURRENT SITUATION | HOUSING MARKET

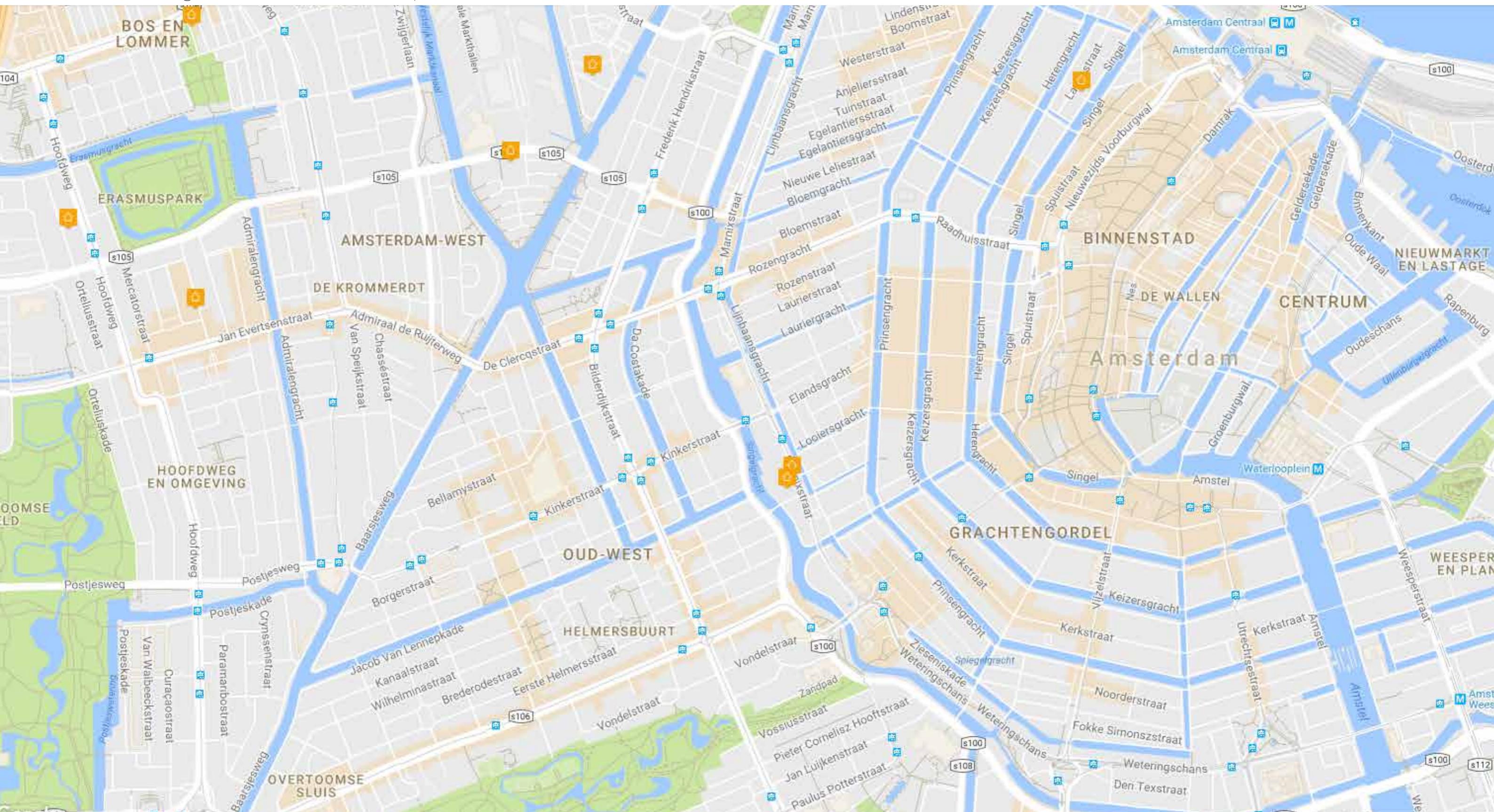
rentable housing **1250-1750** euro per month



1. CURRENT SITUATION | HOUSING MARKET

rentable housing **900-1250** euro per month

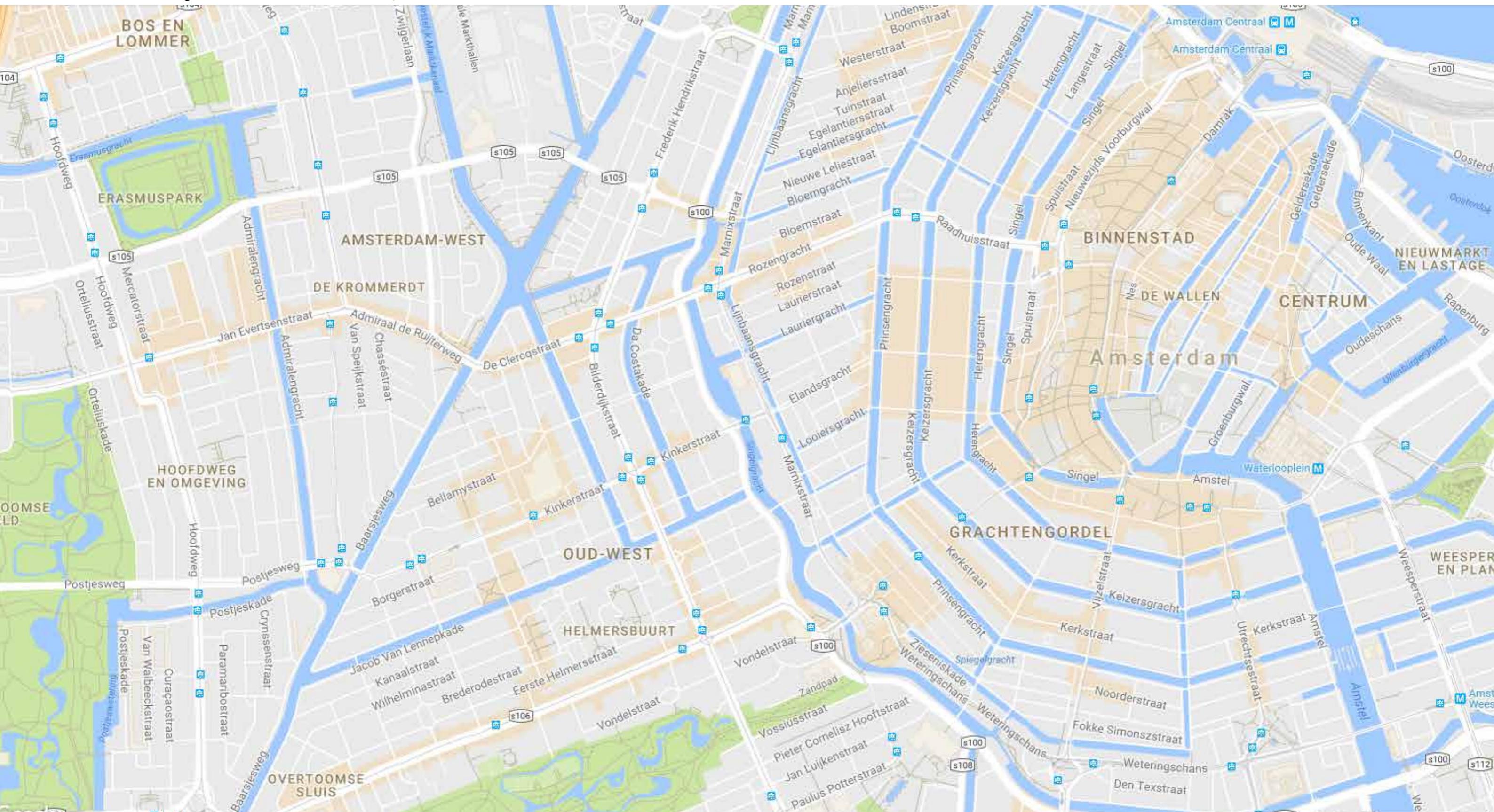
7



1. CURRENT SITUATION | HOUSING MARKET

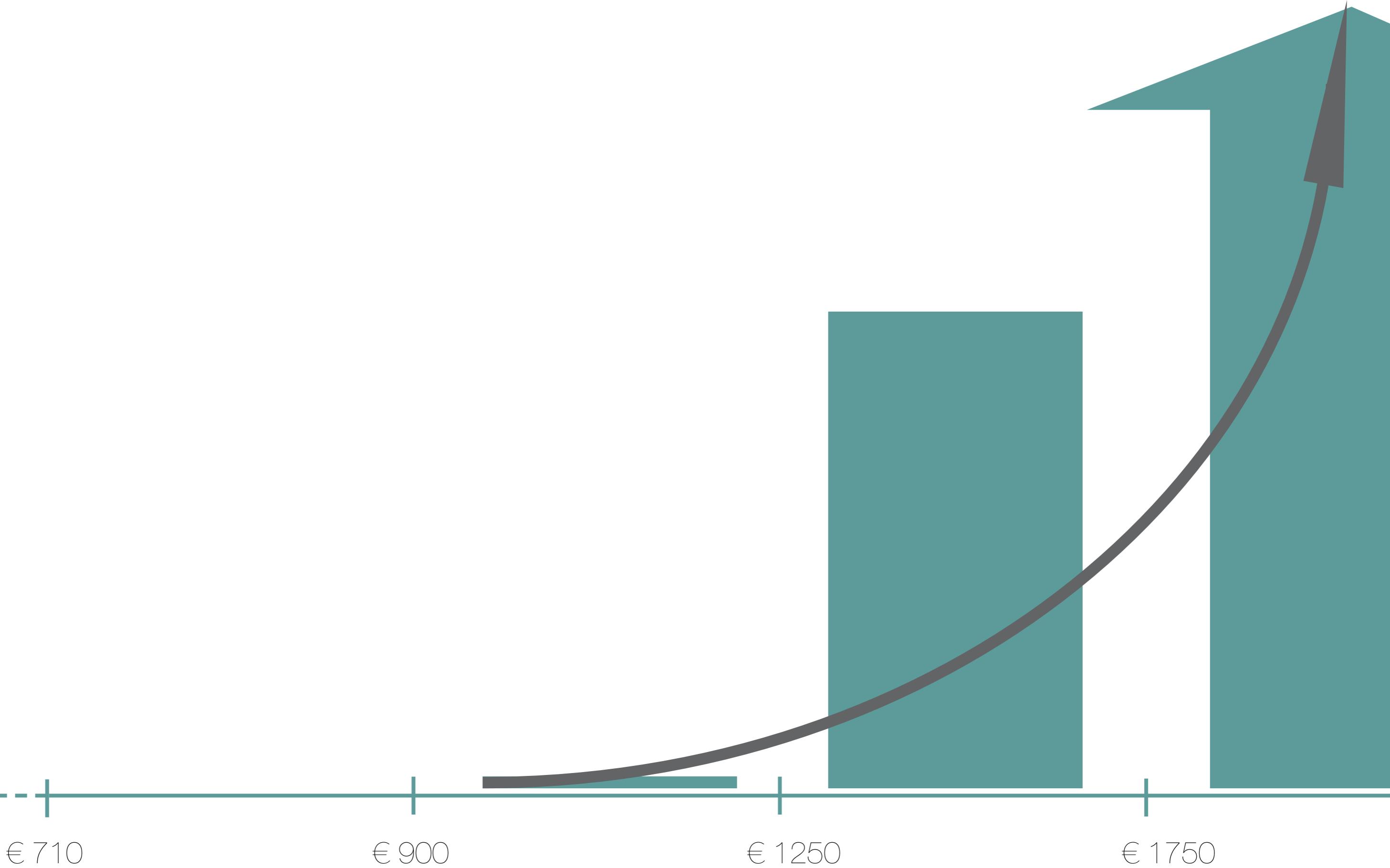
rentable housing **700-900** euro per month

8

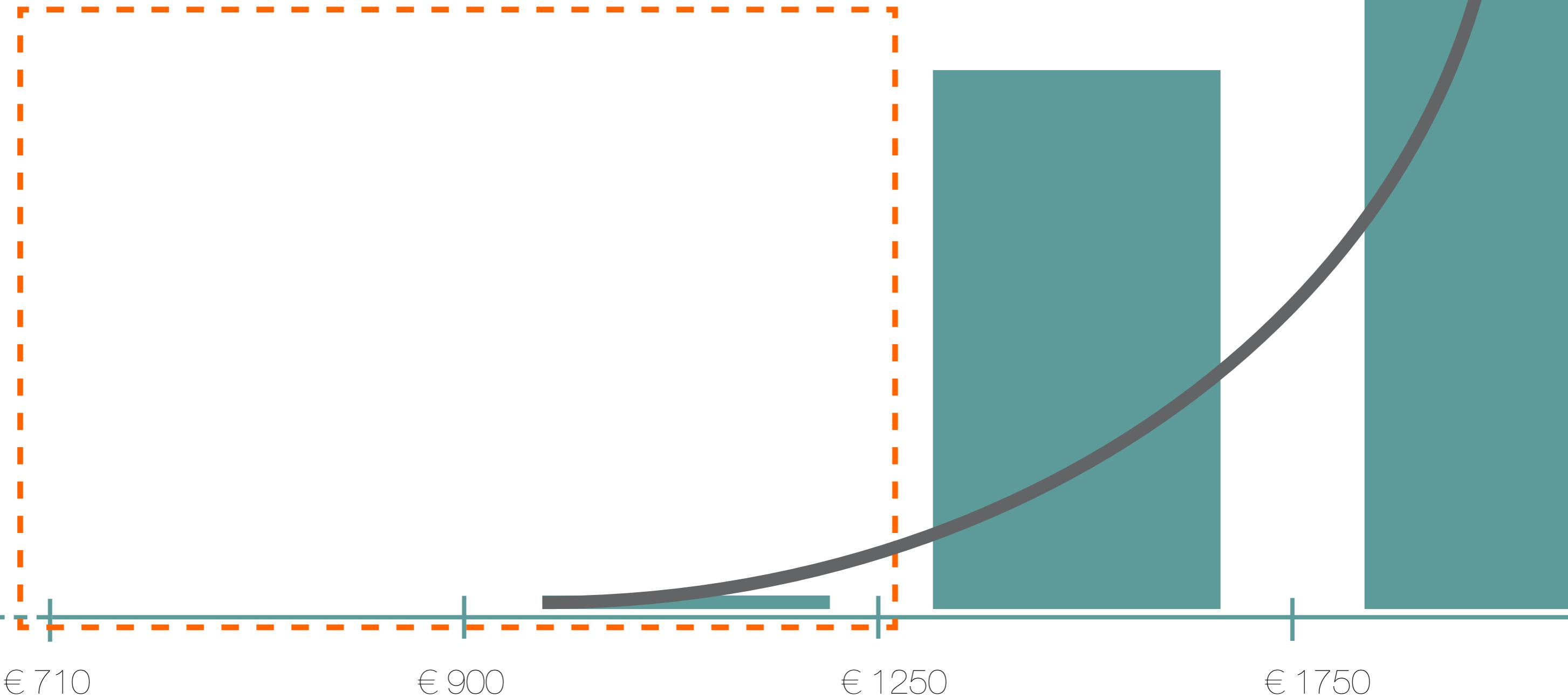


1. CURRENT SITUATION | HOUSING MARKET

9



1. CURRENT SITUATION | HOUSING MARKET



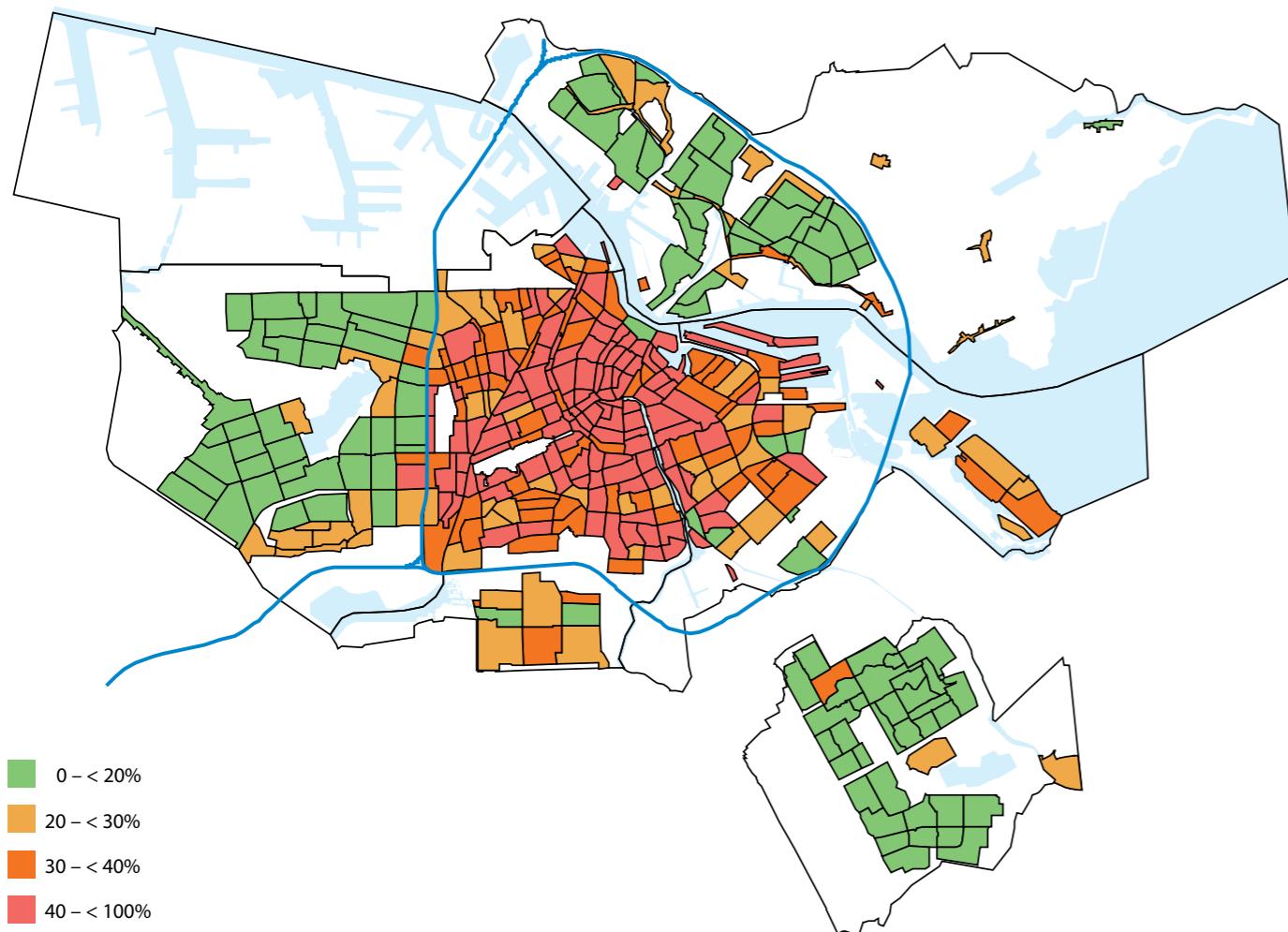
Eric Brunge of nArchitects, designer of the first micro-apartment building in New York, states;

*"It's very important that cities remain affordable. It's not just a question of human right and ethics, **it's the only key to a really diverse and vibrant and social and economic resilient city**".*

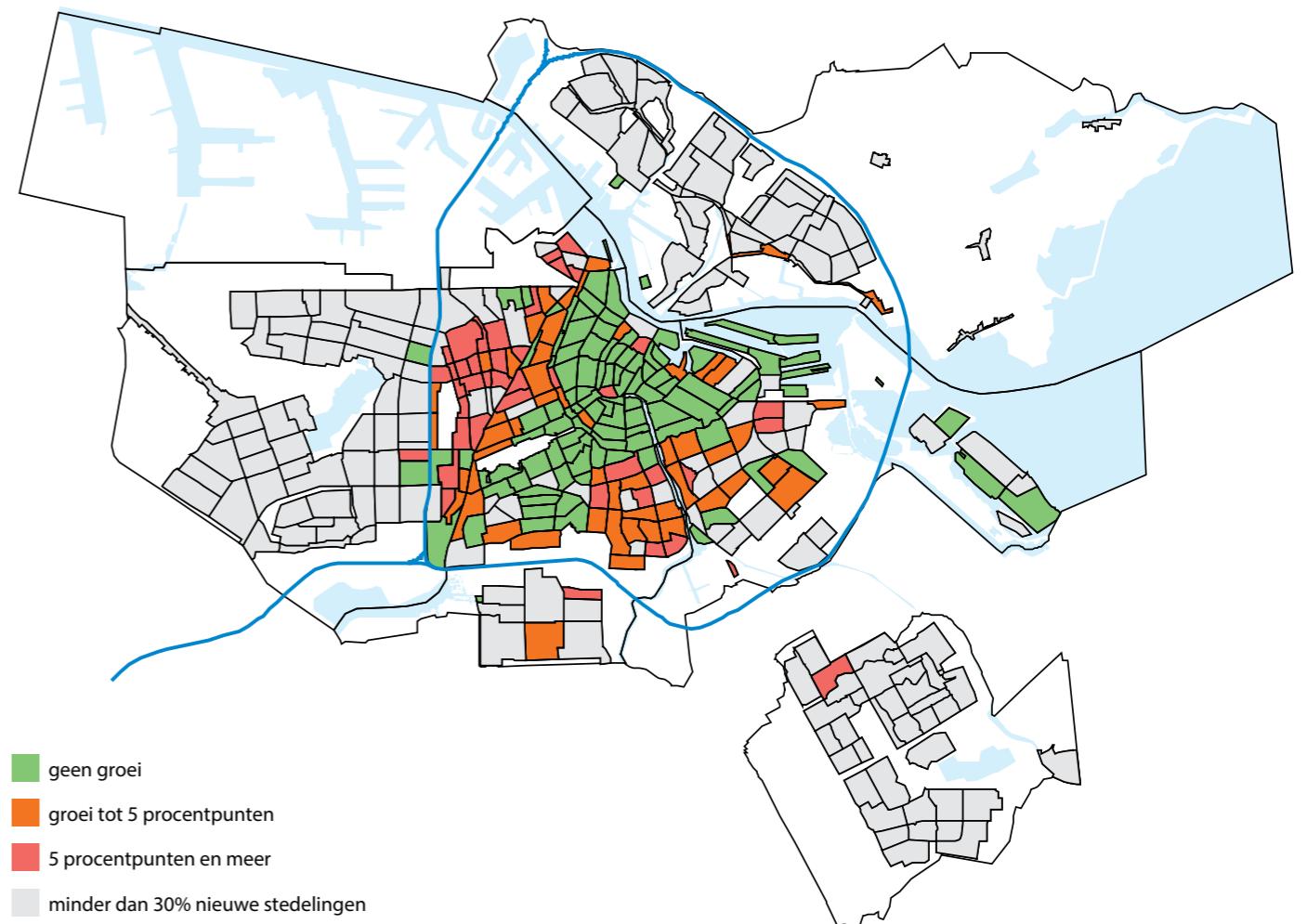
1. CURRENT SITUATION | THE NEW URBANITES

12

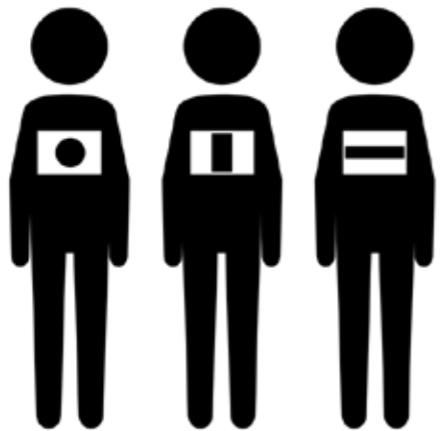
Number of new urbanites per neighborhood, 2012



Growth of the number of new urbanites per neighbourhood, 2002-2012



Persons of Dutch- or other Western origin
Come from outside Amsterdam
Are between 18 years 55 years old



Expats



Starters (20-35 years)



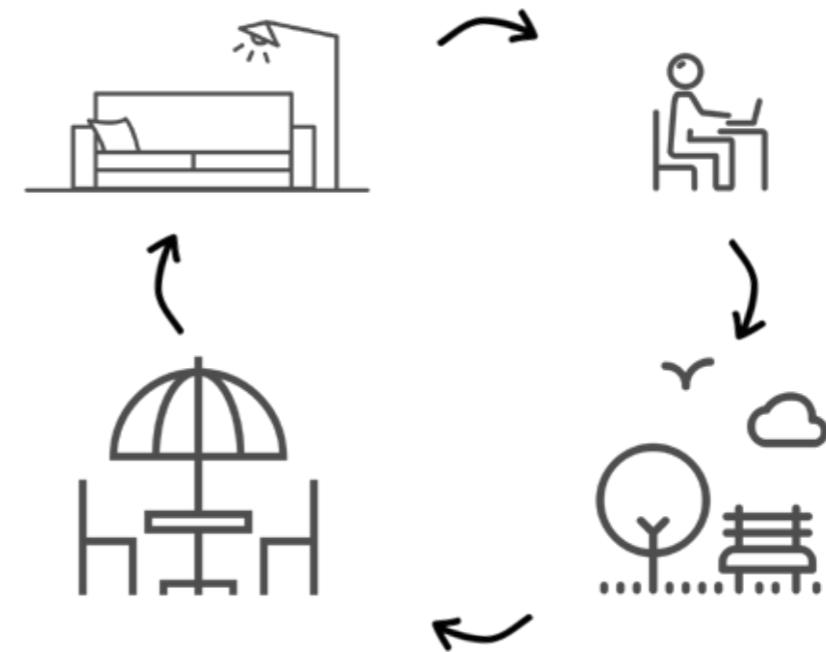
Working people (25-45 years)



=



The city is **there living room**, social network close to their home



They have a **flexible work- and living environment**

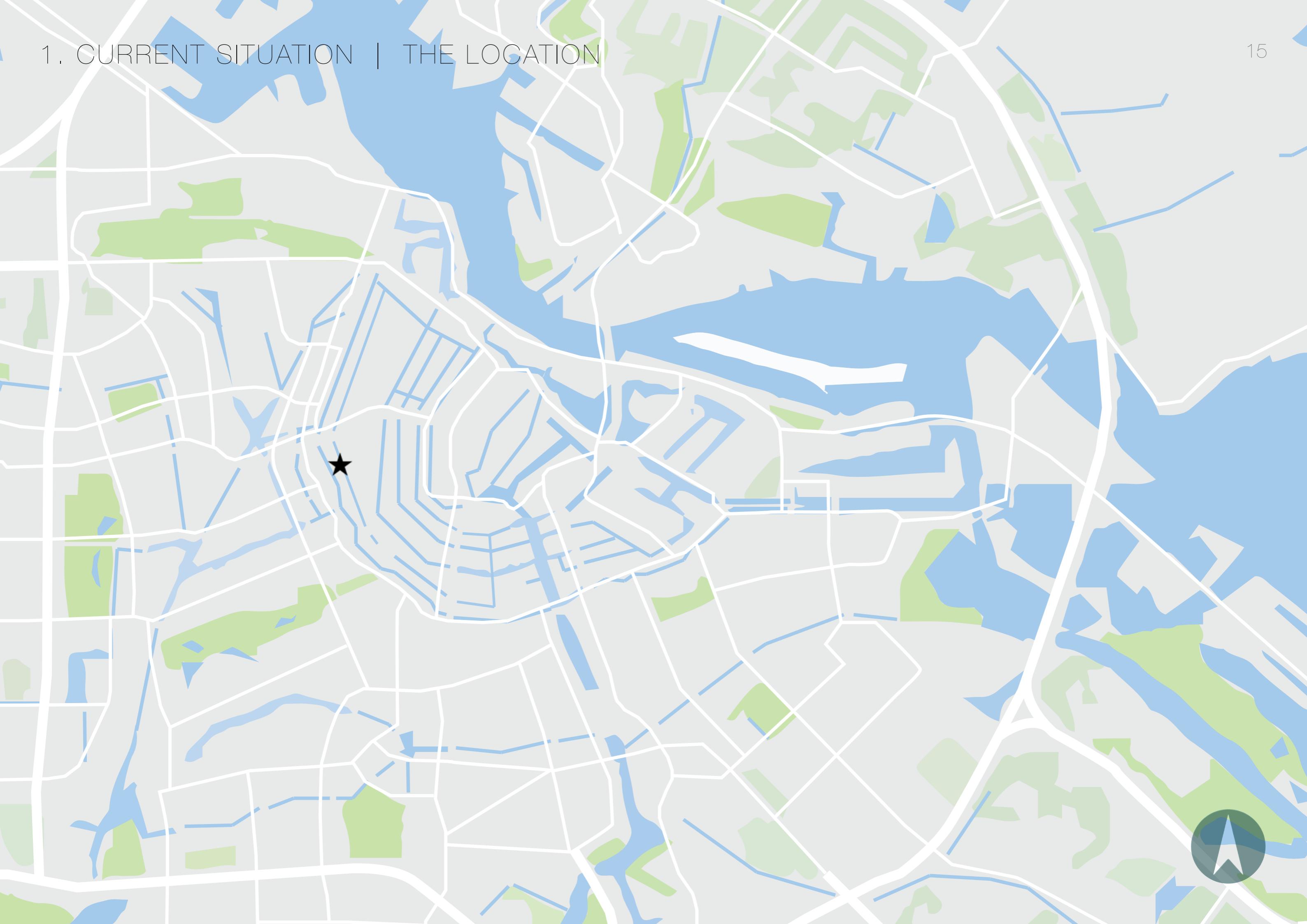


Sharing is the new way of owning



Sustainability is part of their lifestyle

1. CURRENT SITUATION | THE LOCATION



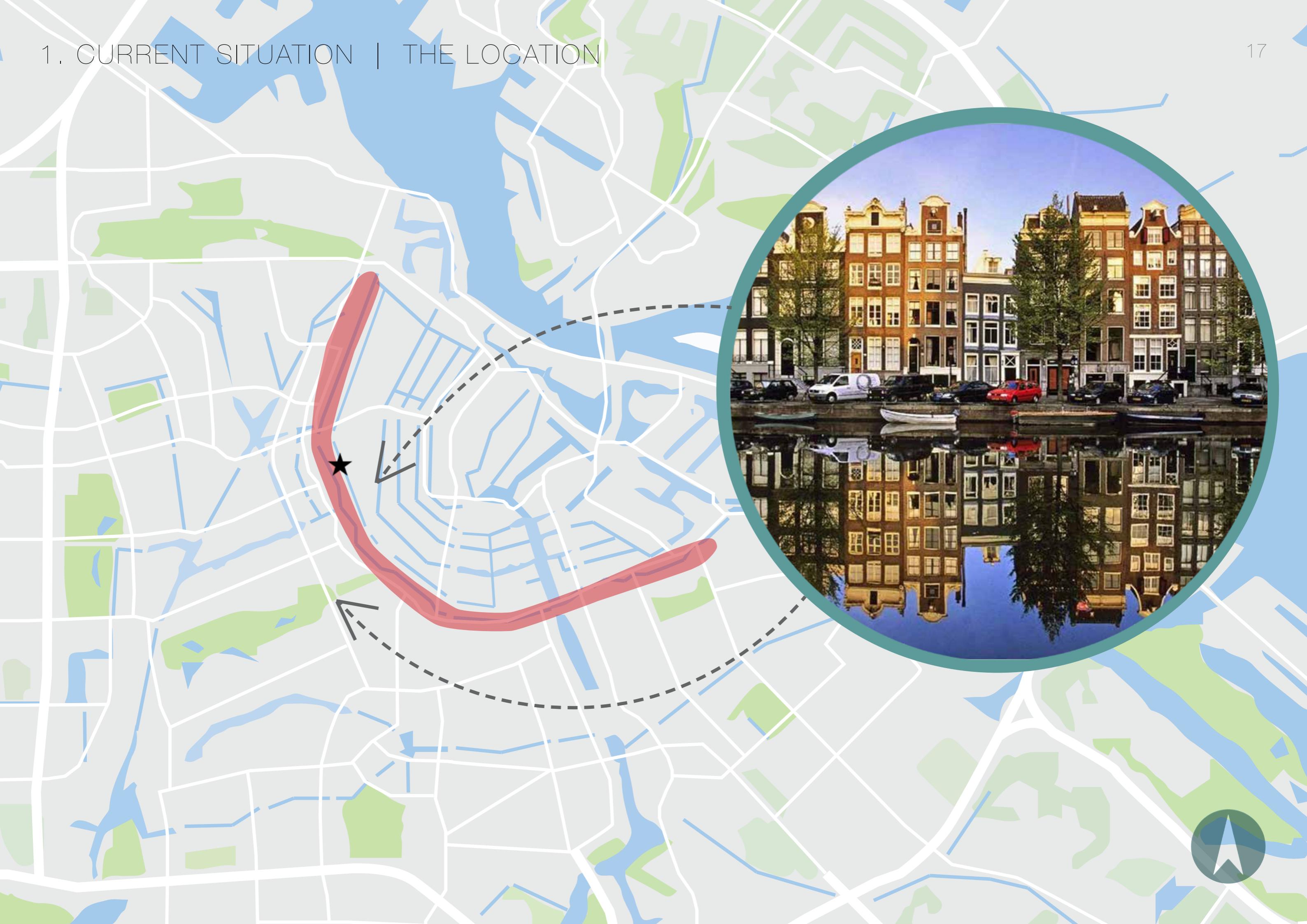
1. CURRENT SITUATION | THE LOCATION

16



1. CURRENT SITUATION | THE LOCATION

17



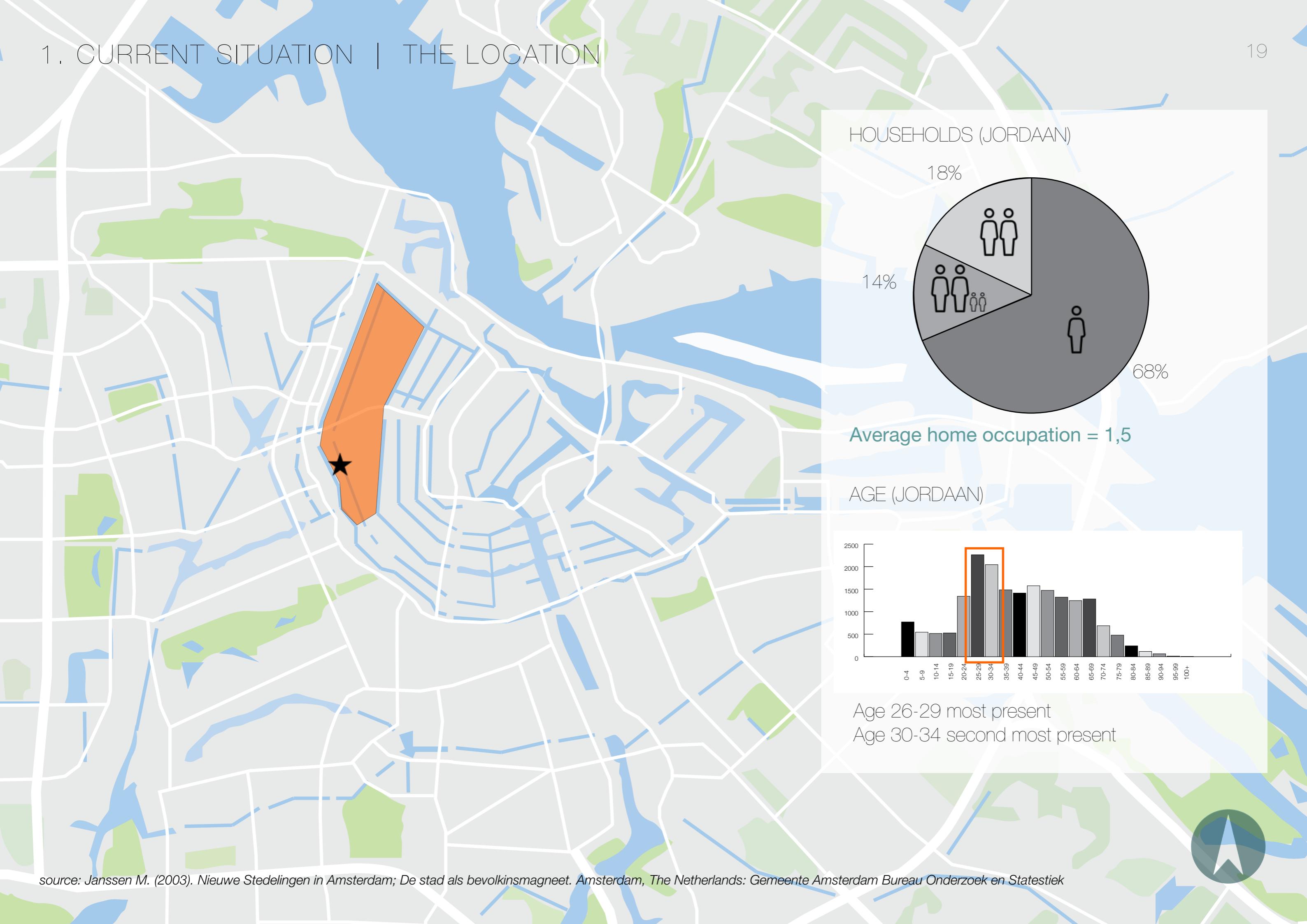
1. CURRENT SITUATION | THE LOCATION

18



1. CURRENT SITUATION | THE LOCATION

19



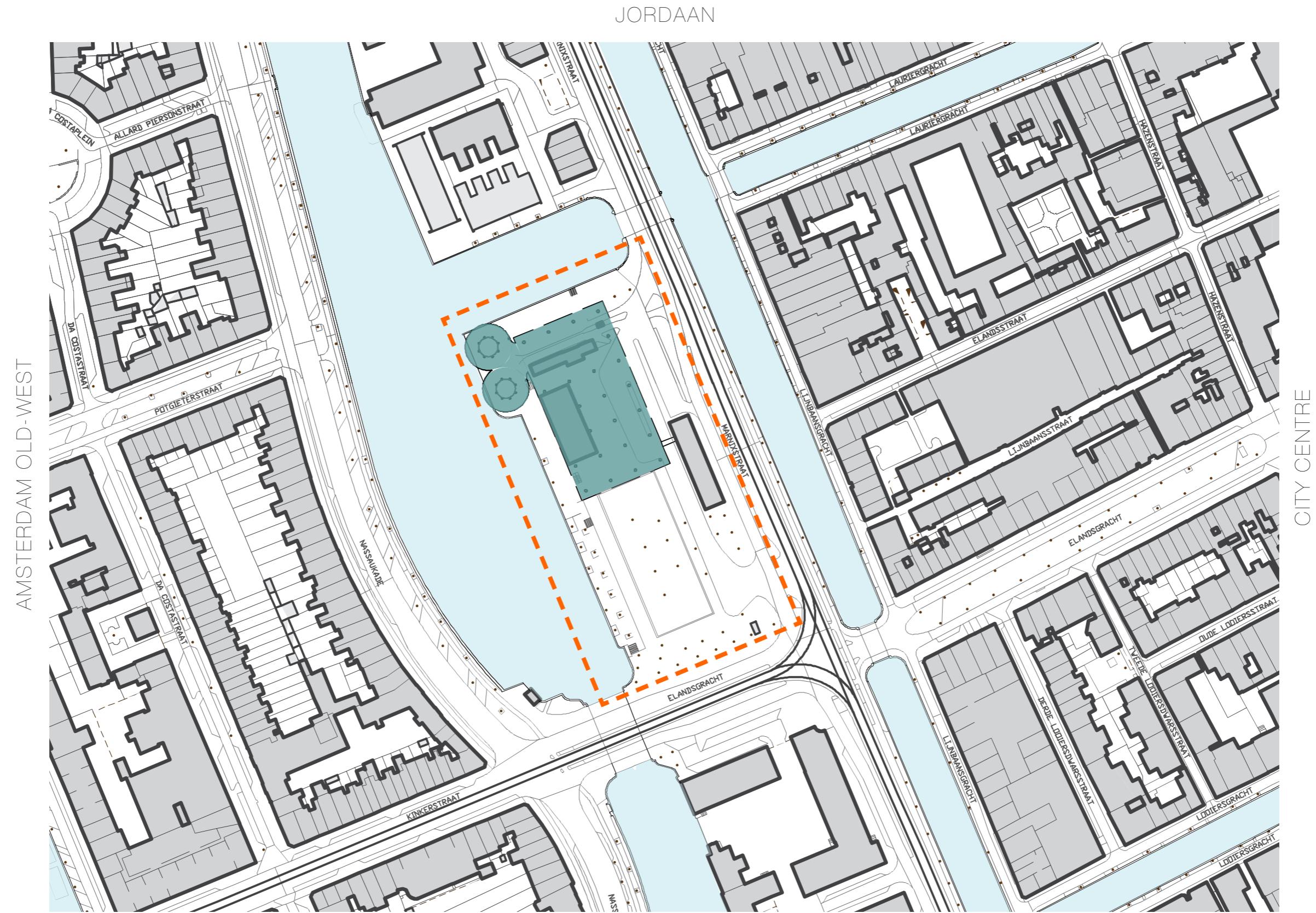
source: Janssen M. (2003). Nieuwe Stedelingen in Amsterdam; De stad als bevolkingsmagneet. Amsterdam, The Netherlands: Gemeente Amsterdam Bureau Onderzoek en Statistiek

1. CURRENT SITUATION | THE LOCATION

20

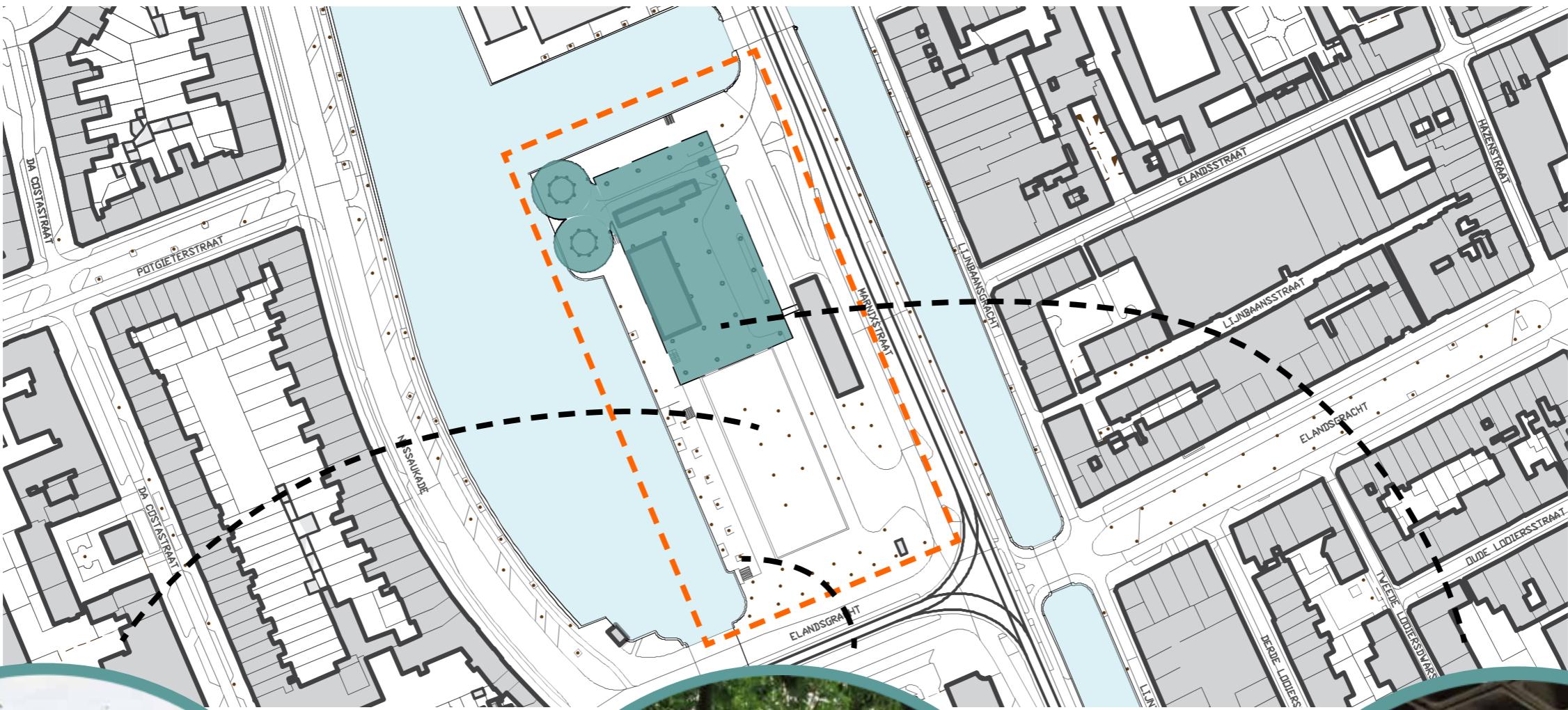


1. CURRENT SITUATION | THE LOCATION



1. CURRENT SITUATION | THE LOCATION

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Square with parking garage in the background



Boulevard and square with the parking garage in the background

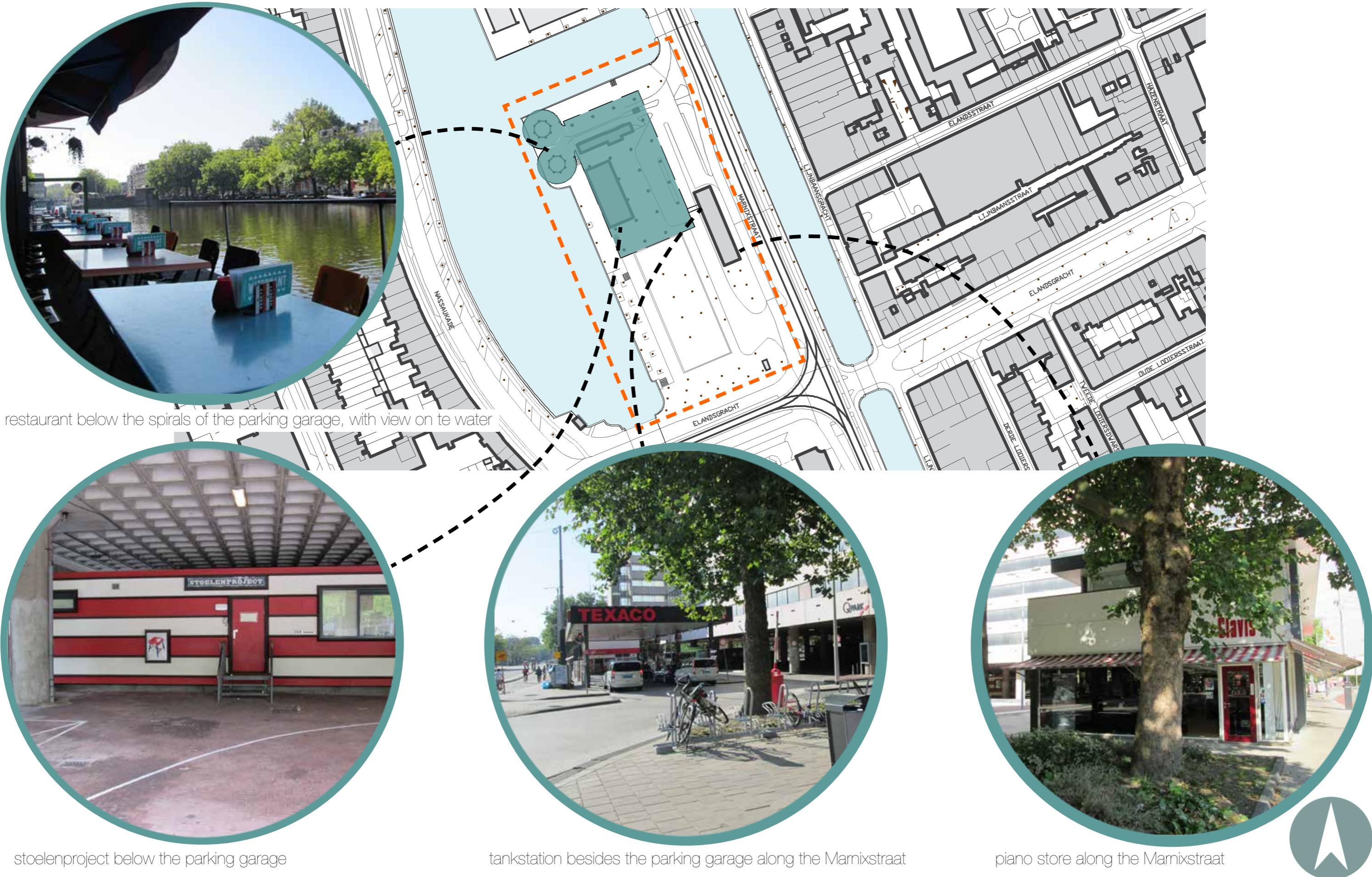


Open ground floor below the parking garage, overlooking the square



1. CURRENT SITUATION | THE LOCATION

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2. RESEARCH



Research Question 1

Which solutions can be used to keep the rent low,
but keep the living comfort high?

Zijn micro-appartementen in het stadscentrum de toekomst?

<https://vastgoedjournaal.nl/news/17493/57/Zijn-micro-appartementen-in-het-stadscentrum-de-toekomst/> (retrieved 17 October 2016)

Stad zoekt in 'Tiny Houses' betaalbare woonvormen

<http://hetkontaktharderwijk.nl/lokaal/stad-zoekt-tiny-houses-betaalbare-woonvormen-184904> (retrieved 16-11-16)

STADS WONEN OP 30M2 OF KLEINER

De opkomst van micro-appartementen

<http://www.residence.nl/interieur/binnenkijken/42645-stads-wonen-op-30m2-of-kleiner/> (retrieved 17 October 2016)

DE NIEUWE STEDELING WIL EEN MICRO-APPARTEMENT

Archief / Beleven / 14 januari 2016

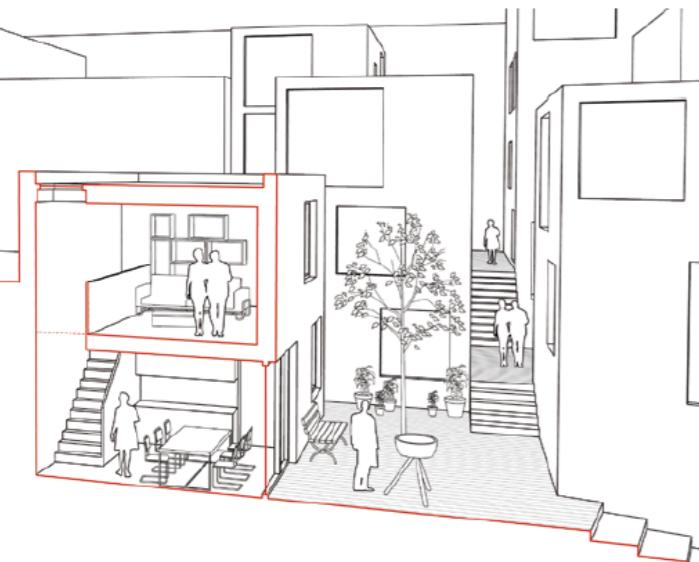
<http://elsevierjuist.nl/12239-2/> (retrieved 17 october 2016)

Rooilijn
Jg. 46 / Nr. 6 / 2013
www.rooijin.nl
P.389

Themanummer
De jonge stedeling

Rooilijn

Tijdschrift voor wetenschap en beleid in de ruimtelijke ordening



Stelling
Starters en studenten kunnen zelf hun stekje welvinden in een geheel vrije Amsterdamse woningmarkt

Achtergrond
Hebben laag opgeleide stedelingen nog perspectief?

Amsterdam
slachtoffer van eigen succes?

Toegang tot de stad met het vijfjarencontract

InBeeld
Jonge stedelingen ontwerpen voor de jonge stedeling

Interview
Minder bescherming is meer bescherming

Jongeren en stedelijke groei

Ontwikkelingen in de mobiliteit van jongvolwassenen

Jongeren uit Lima in en op beeld

The Macro View on Micro Units

The Urban Land Institute Multifamily Housing Councils were awarded a ULI Foundation research grant in fall 2013 to evaluate from multiple perspectives the market performance and market acceptance of micro and small units.



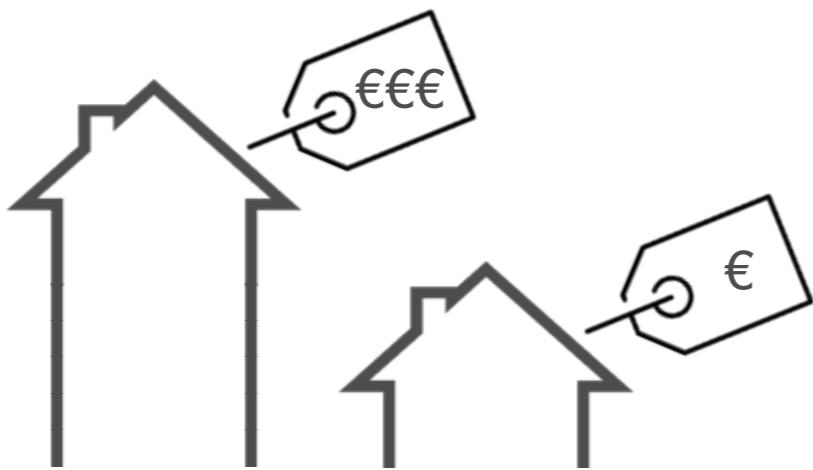
PLATFORM31
kennis van stad en regio

juli



Smart Small Living
Klein maar fijn

Maarten Hoorn, Platform31
Rob Kotte, Juli Ontwerp en Advies



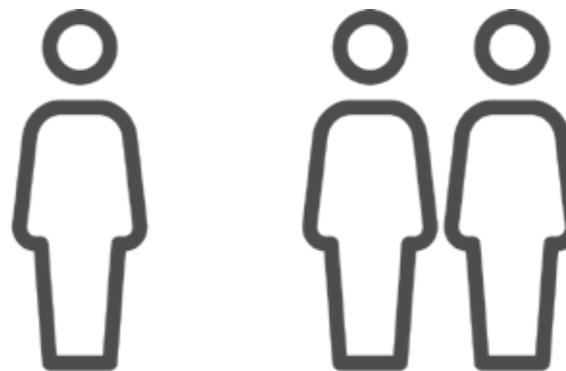
smaller, more affordable



sharing amenities in the building



sustainable and energy-sufficient



single or duo's

Research Question 2

Which solutions can be distinguished in micro apartments, in order not to make it claustrophobic?

Research Question 3

What do the new urbanites need in their apartments or in the building and is simultaneously a valuable contribution to the city?

2. RESEARCH

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Donghyum Kim's Micro Housing Concept



Gans Studio - Micro Housing Concept



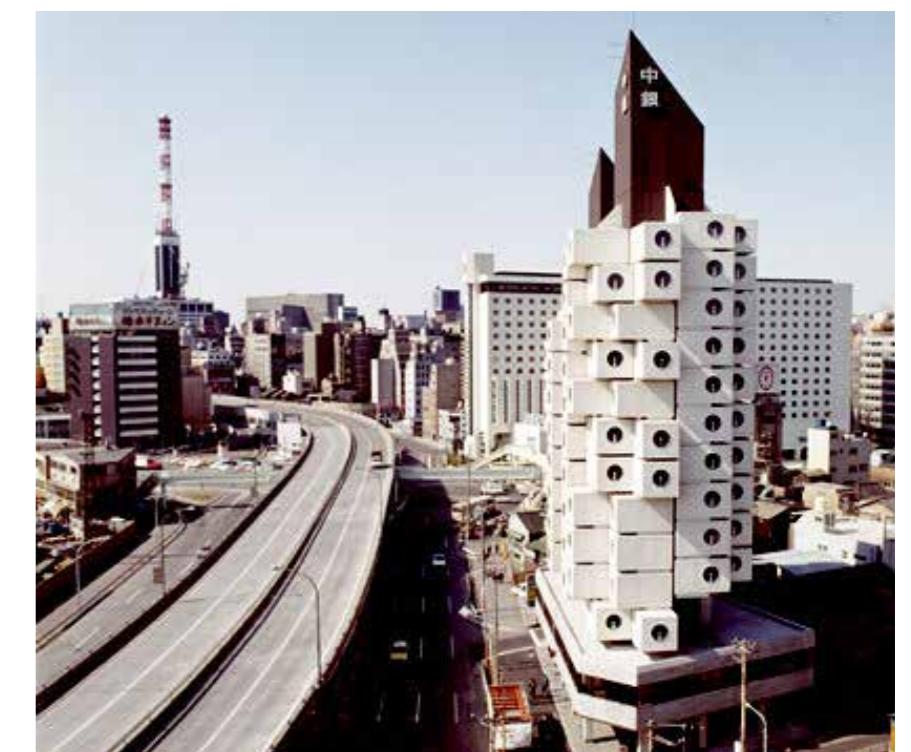
Micro Urban Prefab Project



EkoHaus Freedom Center



Ivy Lofts - micro apartments



Nakagin Capsule Tower



Micro Hunpong - Try-out



Smart City lofts



Songpa Micro Housing

2. RESEARCH | CASE STUDIES

CARMEL PLACE • NEW YORK



ZOKU HOTEL • AMSTERDAM



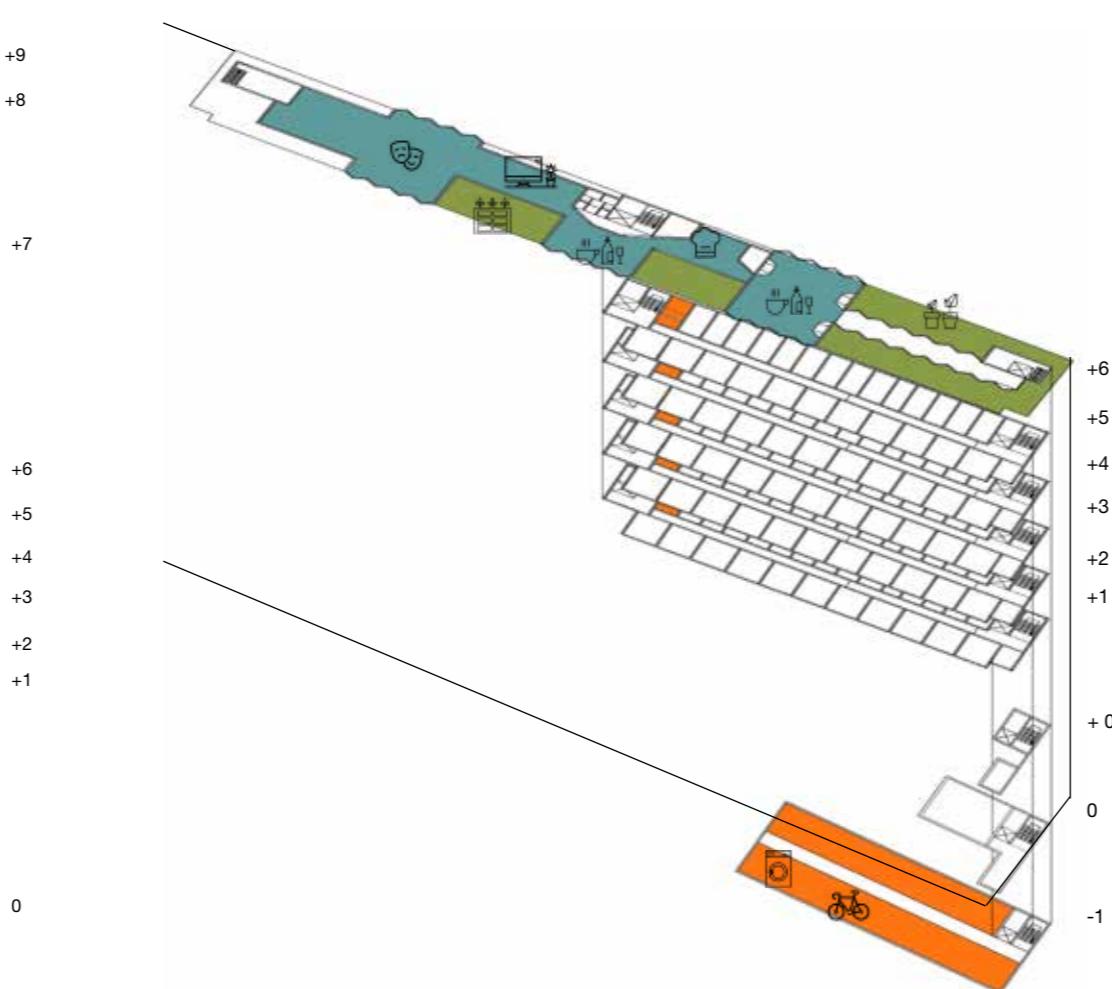
DE LOFTS 020 • AMSTERDAM



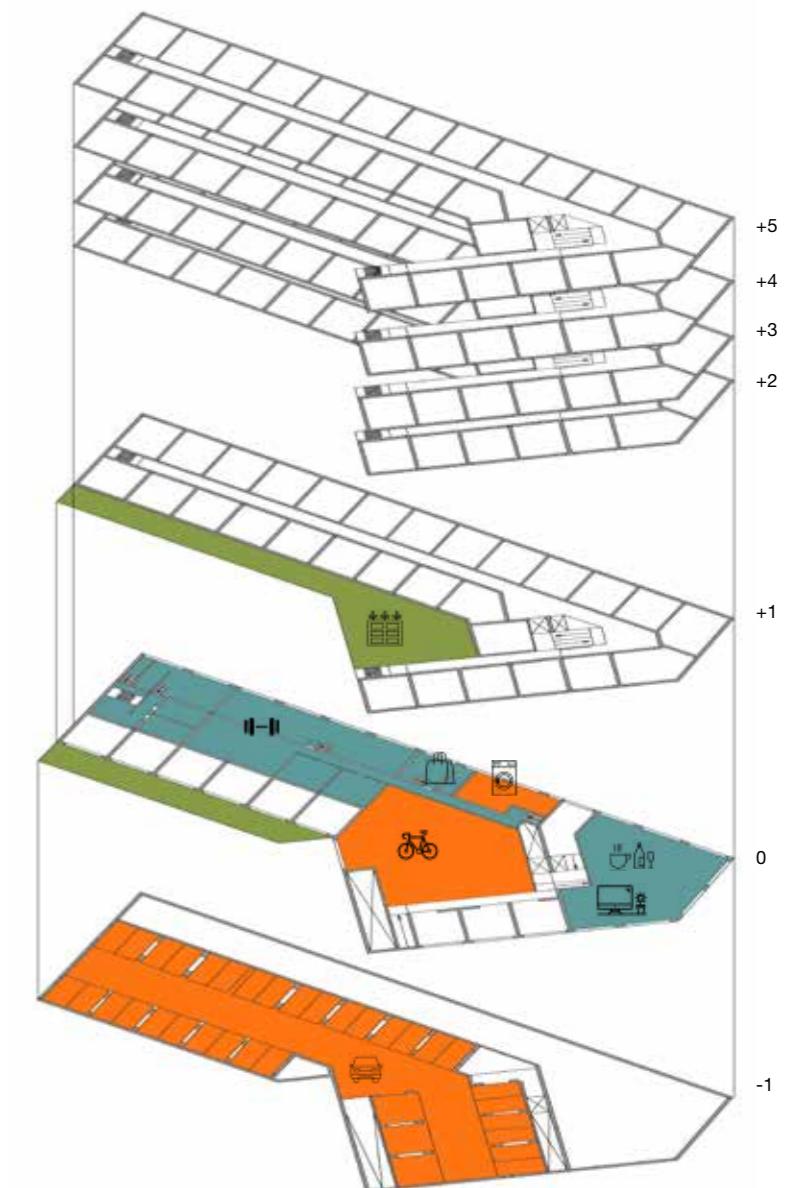
CARMEL PLACE • NEW YORK



ZOKU HOTEL • AMSTERDAM



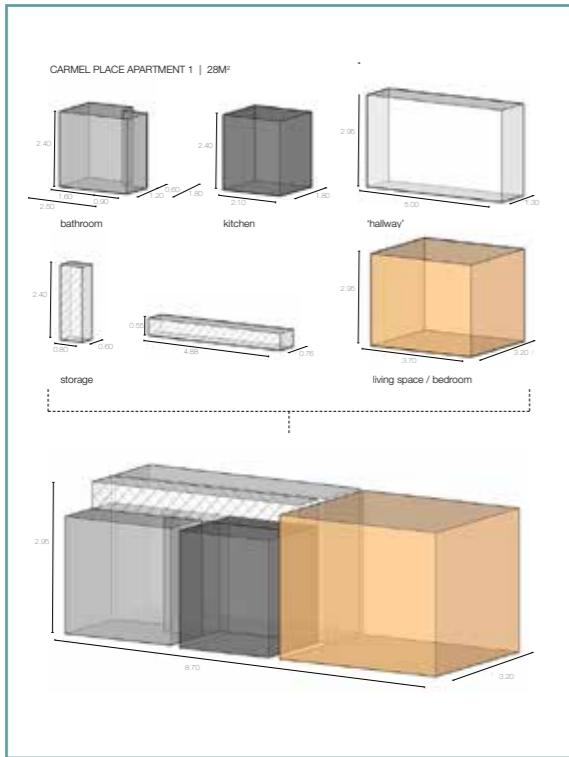
DE LOFTS 020 • AMSTERDAM



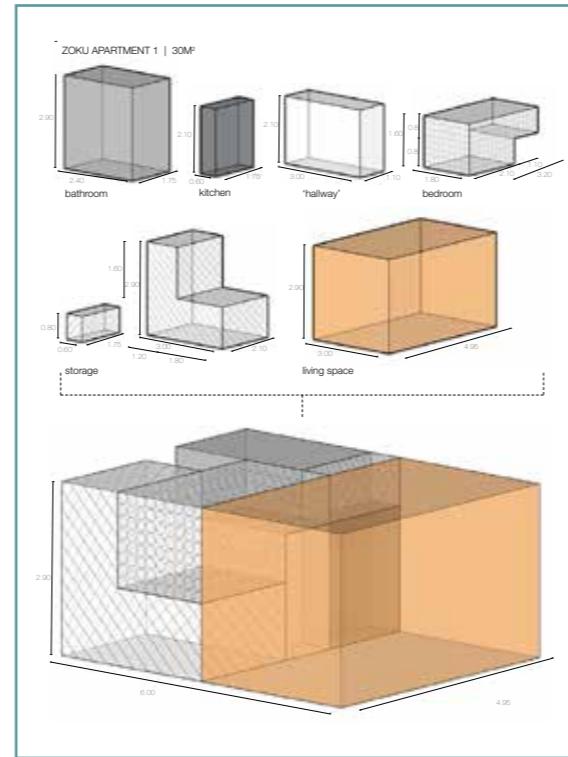
- communal amenities
- public amenities
- communal (roof) garden

2. RESEARCH | CASE STUDIES | APARTMENTS

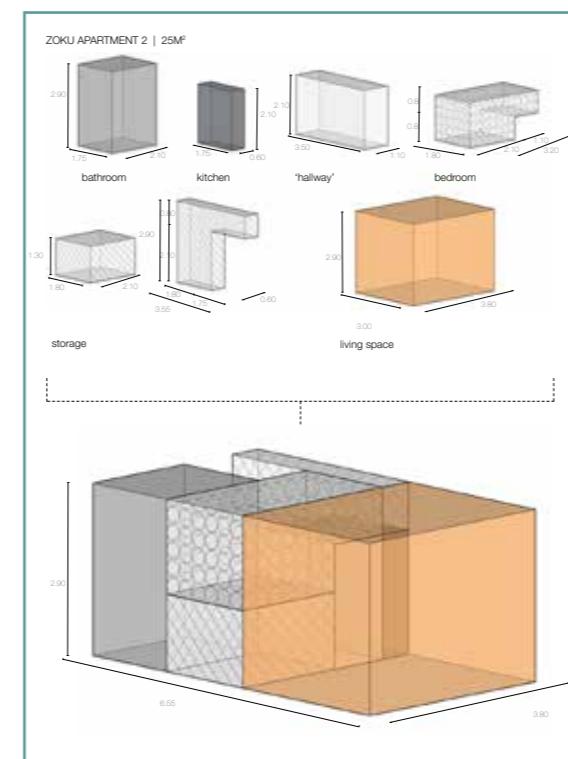
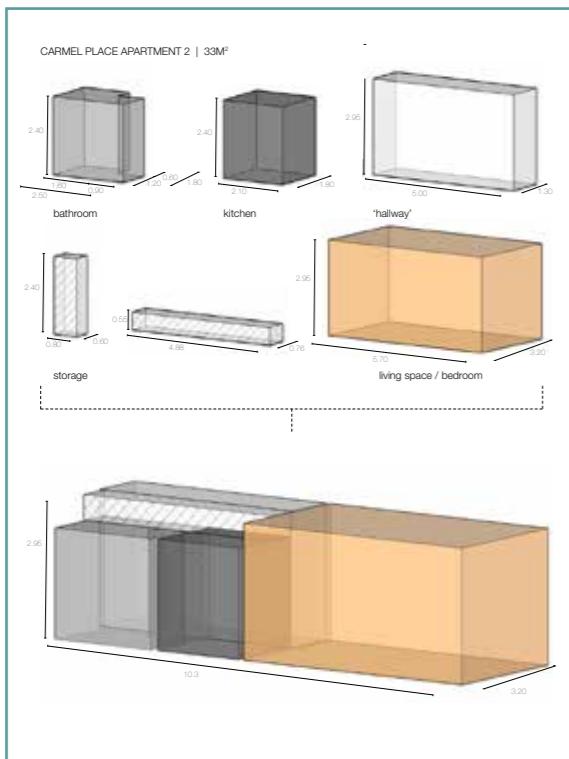
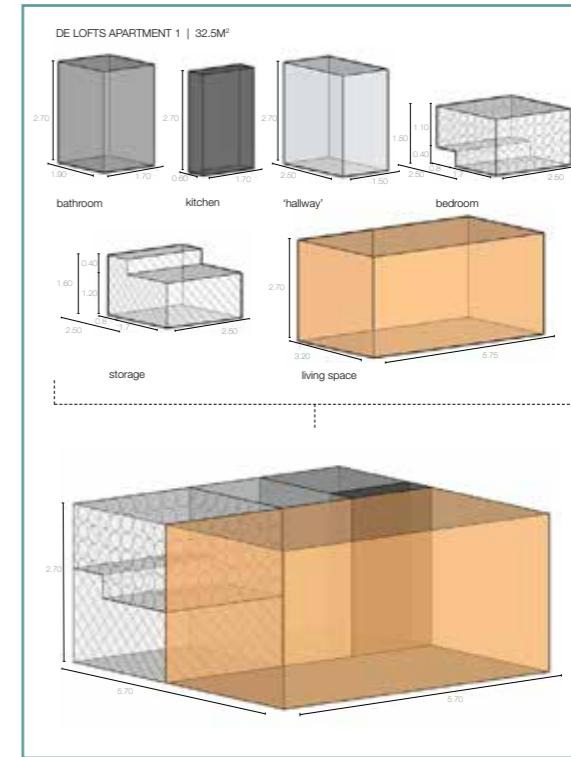
CARMEL PLACE • NEW YORK



ZOKU HOTEL • AMSTERDAM

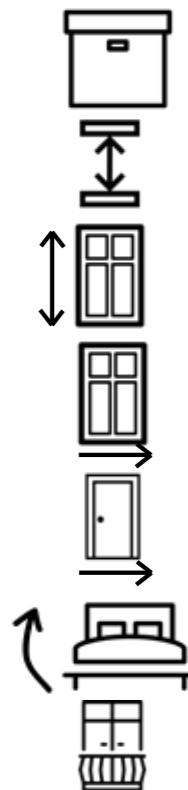


DE LOFTS 020 • AMSTERDAM



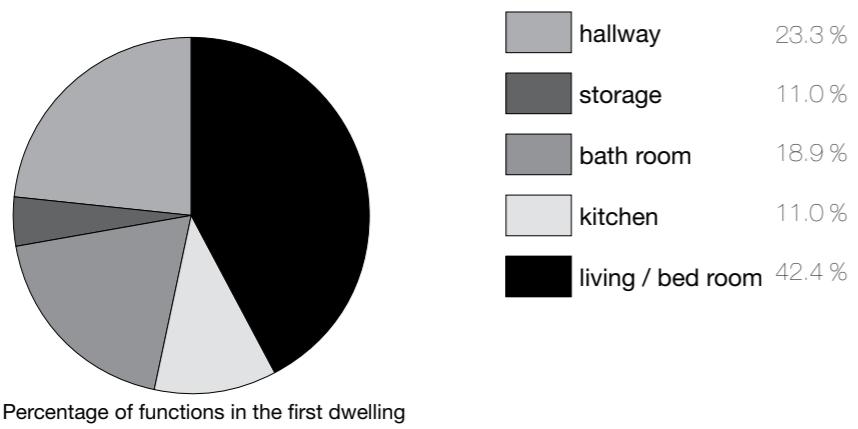
[Grey square]	hallway
[Dark grey square]	kitchen
[Medium grey square]	bath room
[Light grey circle]	storage
[X symbol]	bed room
[Orange square]	living room

SOLUTIONS



- extra storage space (under bed or above bath room)
- high ceiling (between 2.7 m - 2.95 m)
- big windows
- sliding windows
- sliding doors
- smart furniture
- juliet balconies or  bay window

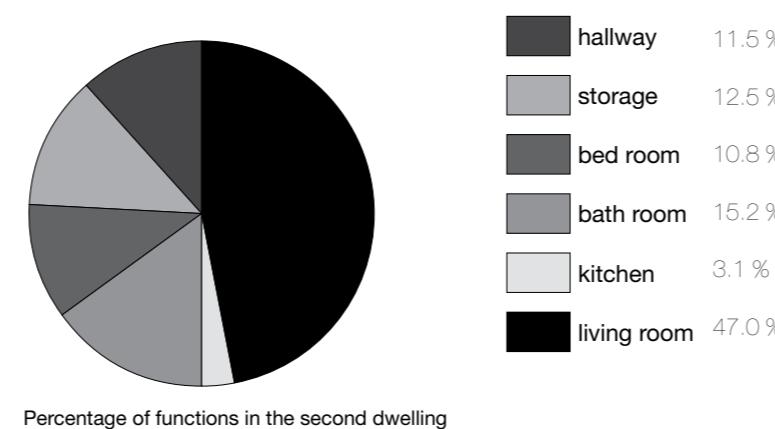
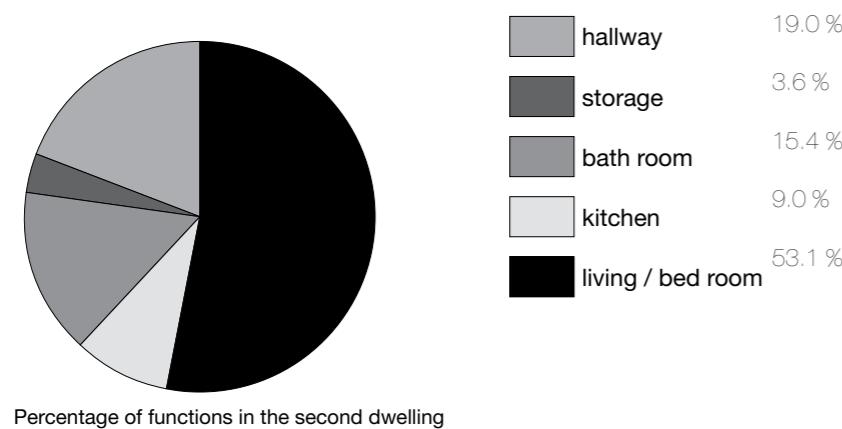
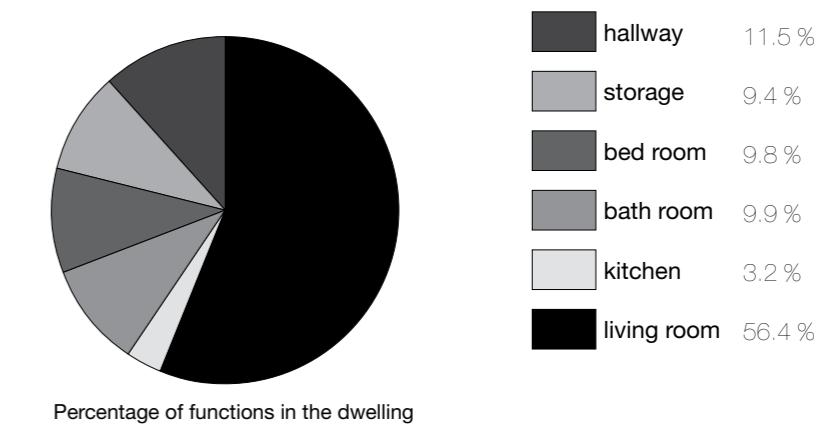
CARMEL PLACE • NEW YORK



ZOKU HOTEL • AMSTERDAM



DE LOFTS 020 • AMSTERDAM



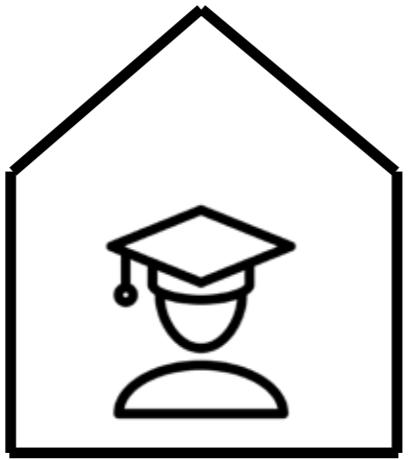
storage 10%
living room 50 %

What the future residents expect

- **20 - 30 % smaller** as most apartments
- expect **25-30 % less** rent as conventional apartment
- **location & price** is very important for them
- greatest hesitancy is the **lack of storage**
- ability to **life alone**

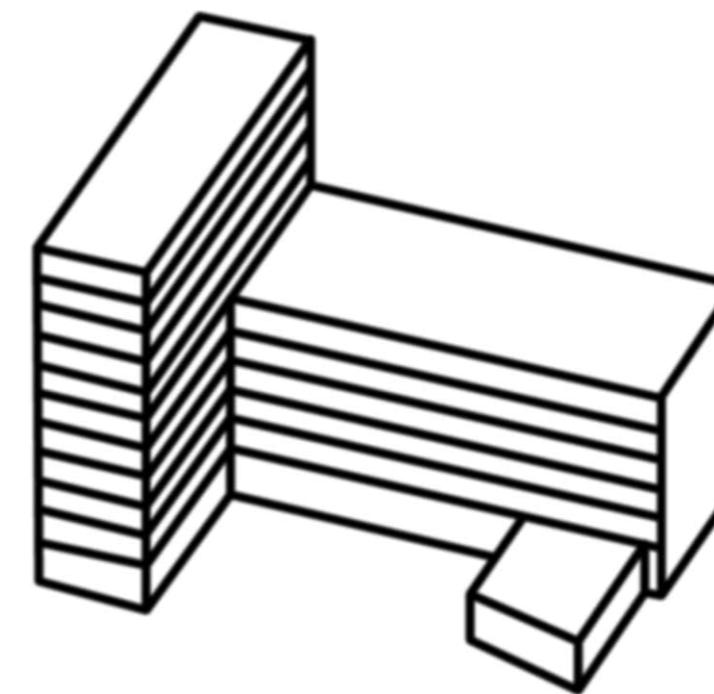


Hotel



Student house

- extra services
- no kitchen in the room
- stay for one or more days
- no extra services
- no kitchen and bedroom in the room
- stay for one or more years
- need to share spaces



Micro apartments with shared amenities

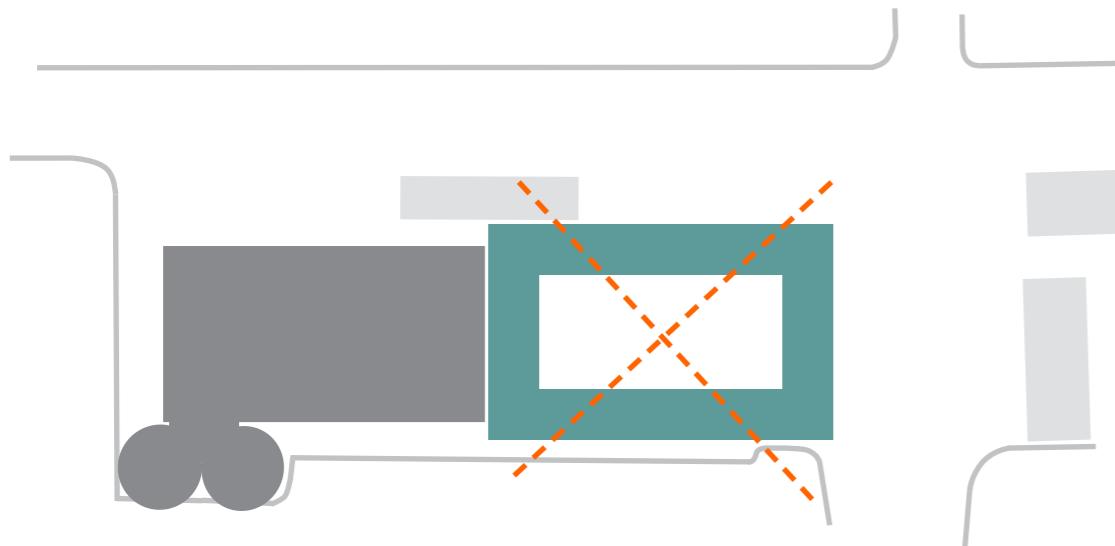
- no extra services
- kitchen and bedroom in the apartment
- stay between 3-5 years
- ability to live alone, but share spaces when needed or wanted

3. DESIGN

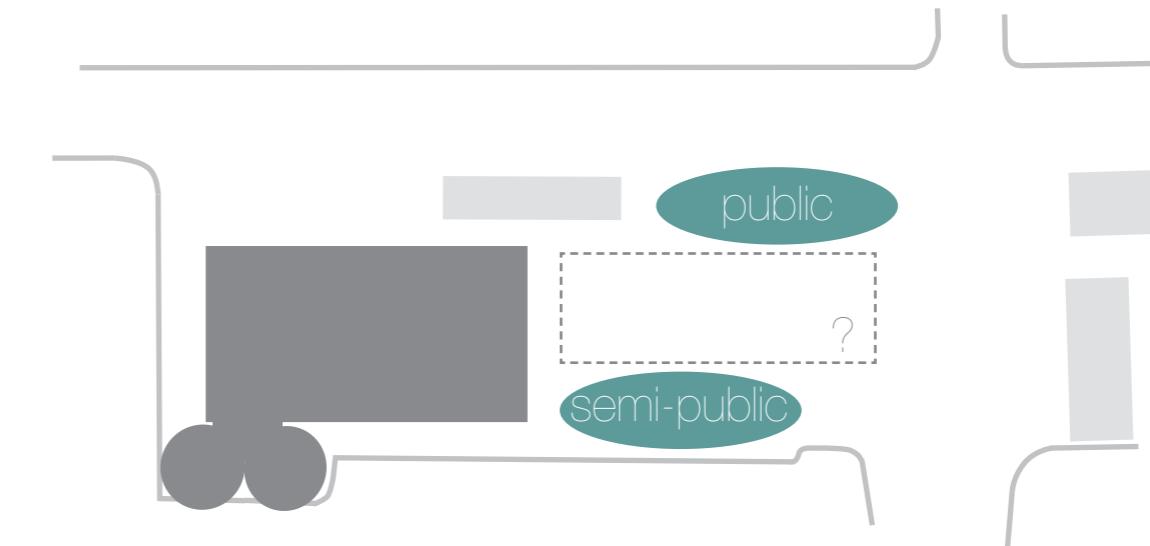
3. DESIGN | STARTING POINTS | ENSEMBLE

39

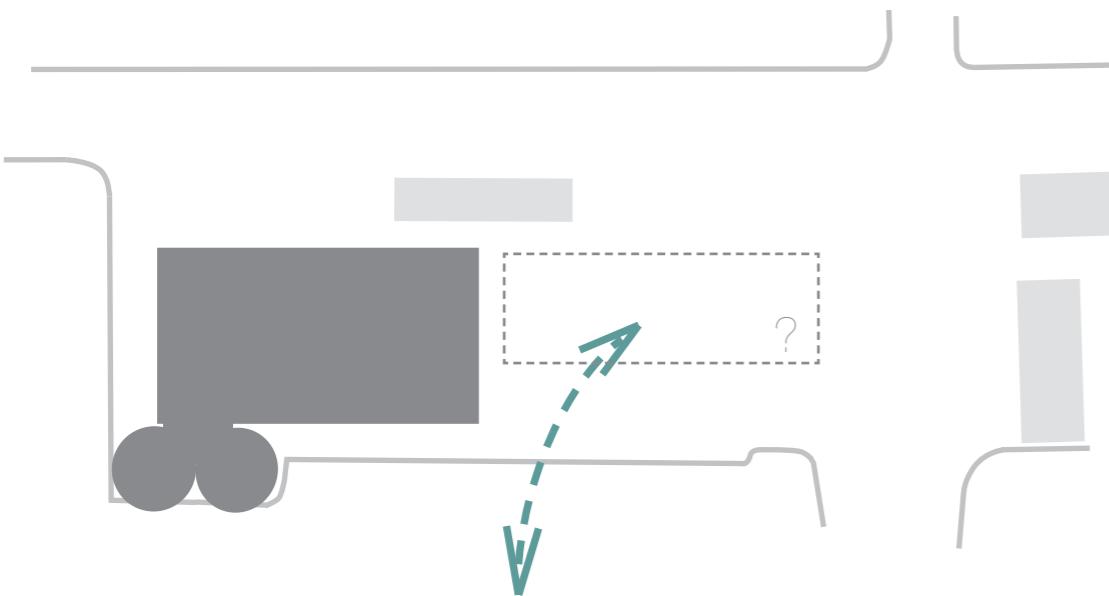
1. Keep the area part of the city, not excluded from the city



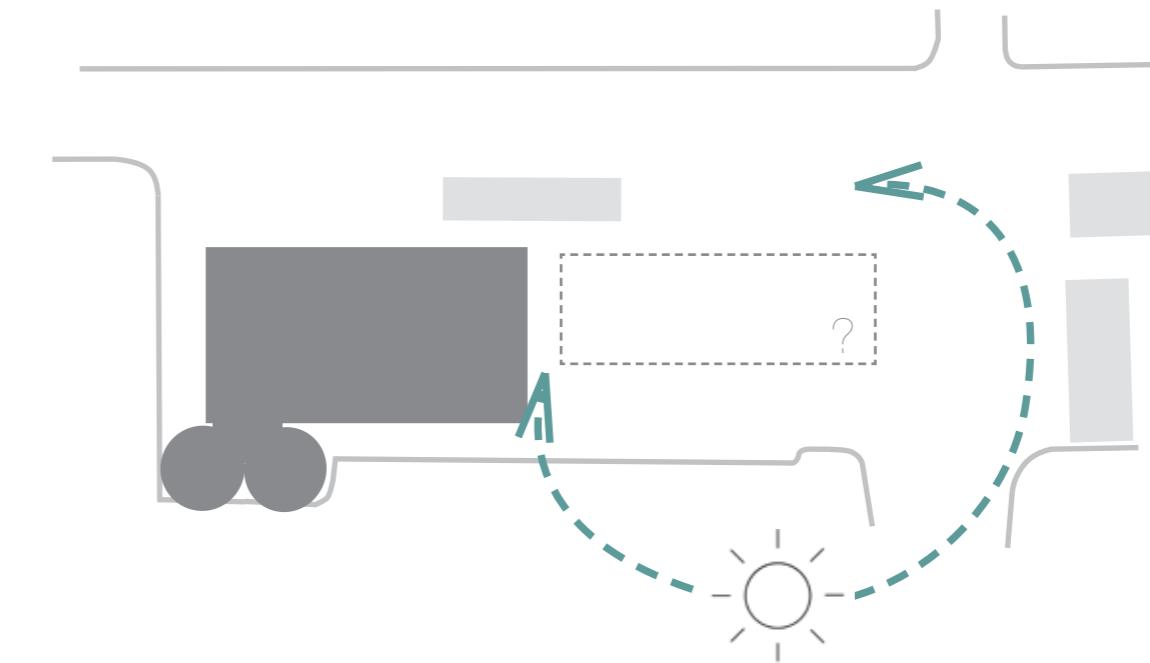
2. The building separates area in public and semi-public



3. Visible connection between the building and the Singelgracht



4. Keep sunlight in mind. No apartments with only a North facade



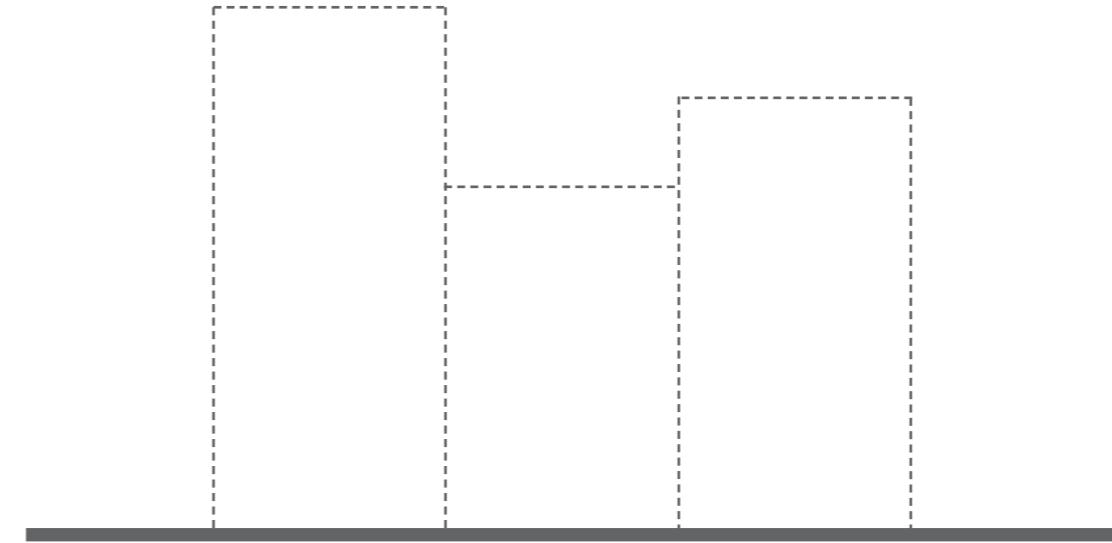
3. DESIGN | STARTING POINTS | BUILDING

40

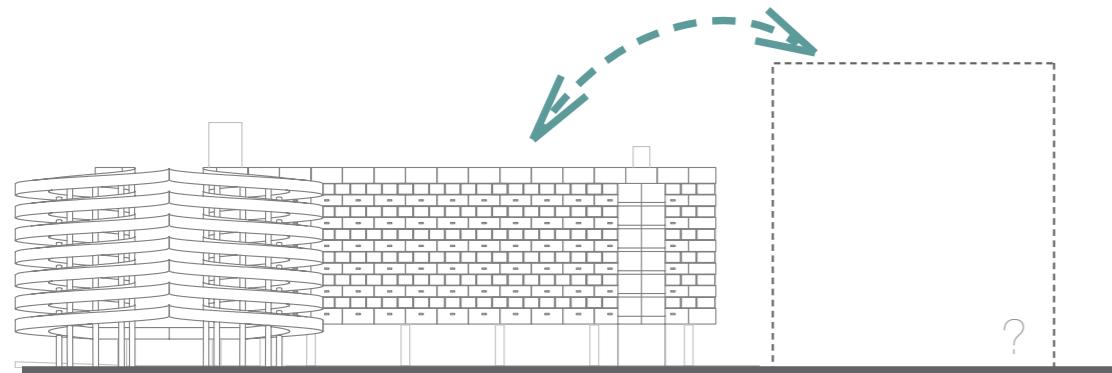
1. High rise building, for more affordability



2. No mono form, but different heights

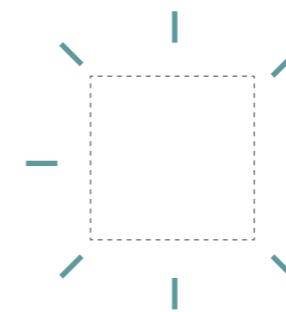


3. Mass of the building response to the mass of the garage

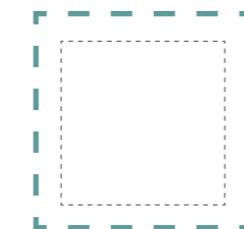


3. Three area's in de building

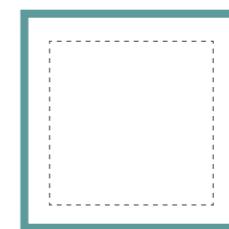
PUBLIC
for neighbourhood
ground floor

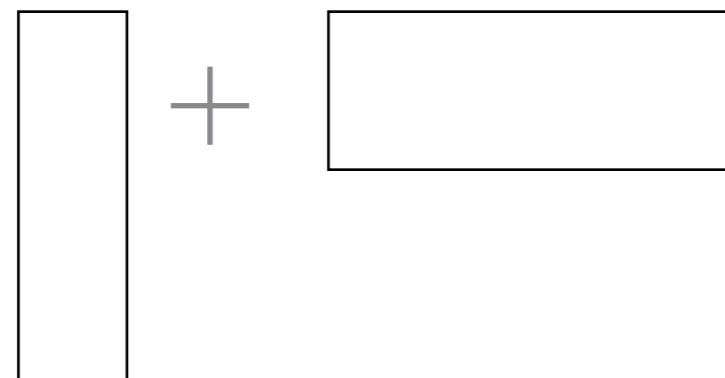


COLLECTIVE
for community
on every level

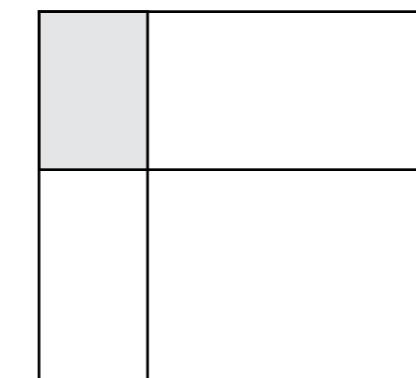


PRIVATE
for residents
apartments

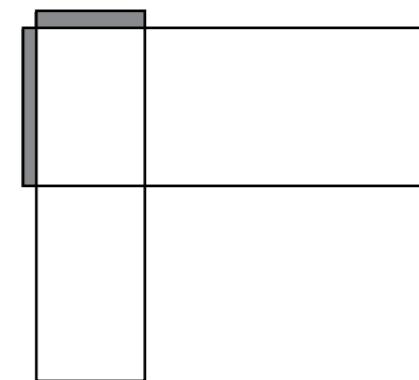




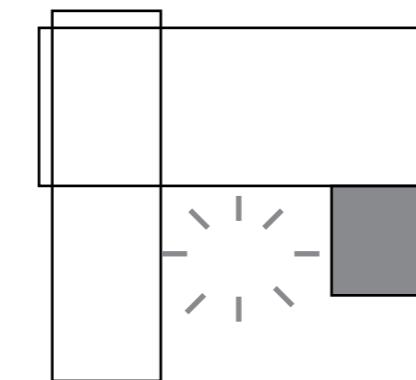
1. TWO MASSES



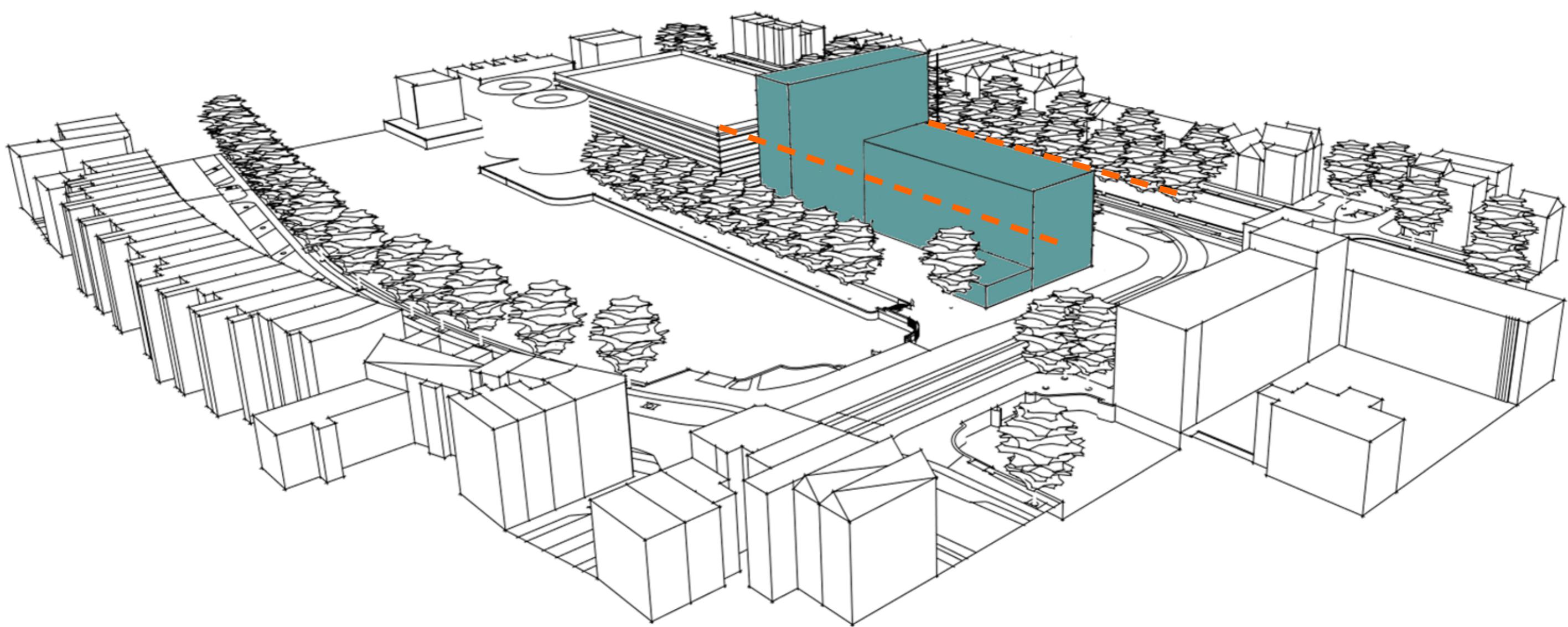
2. COMBINE MASSES

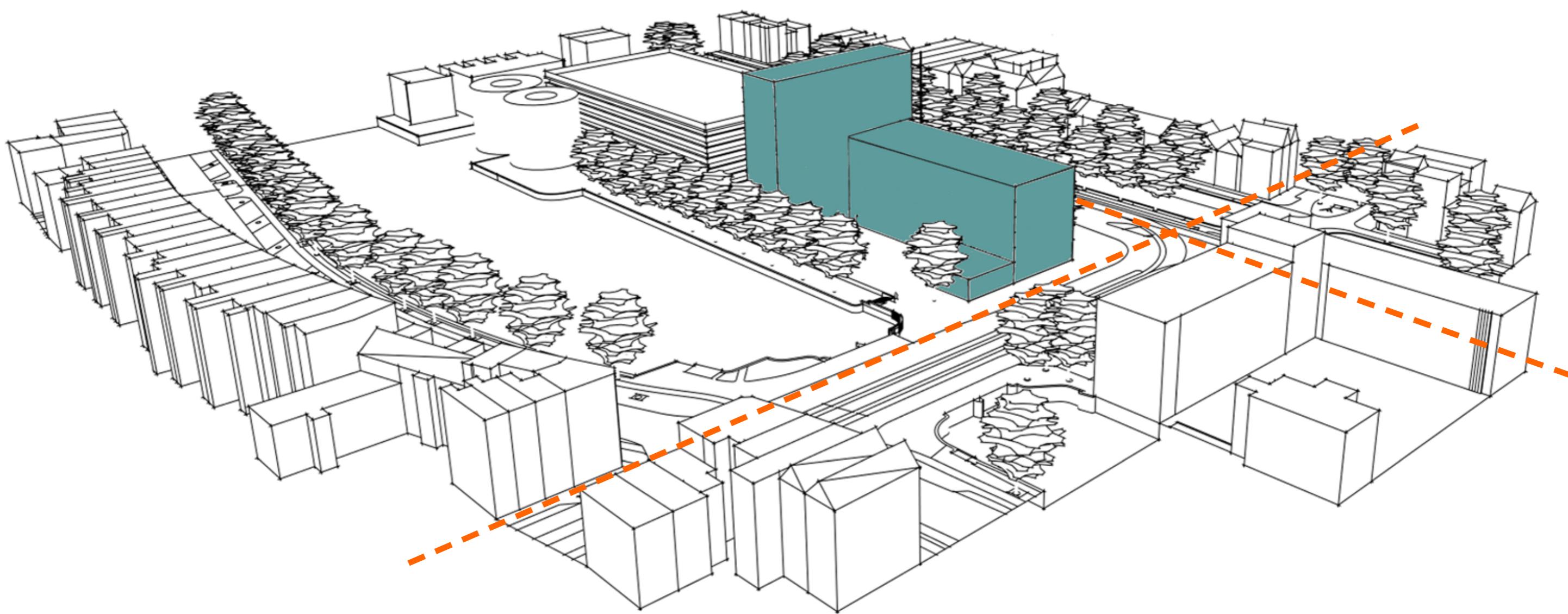


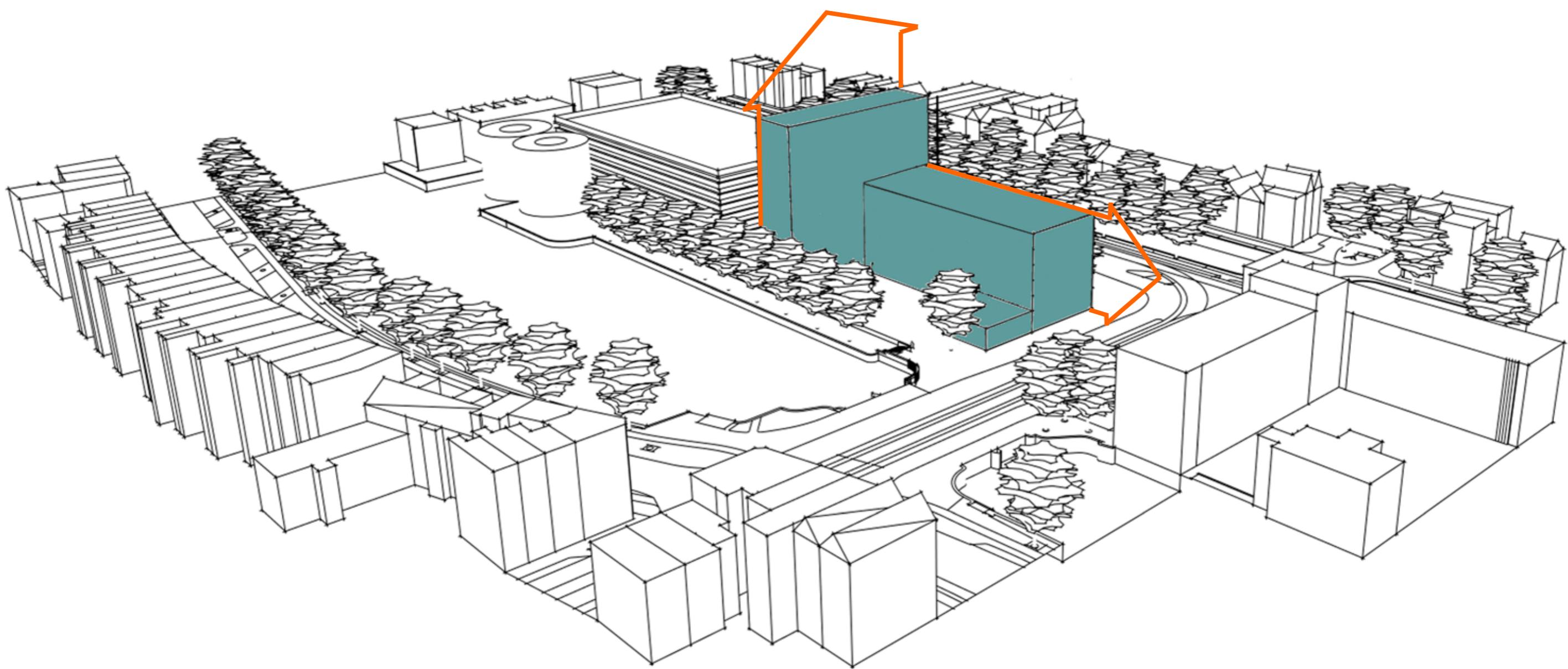
3. OVERHANG ON TWO SIDES

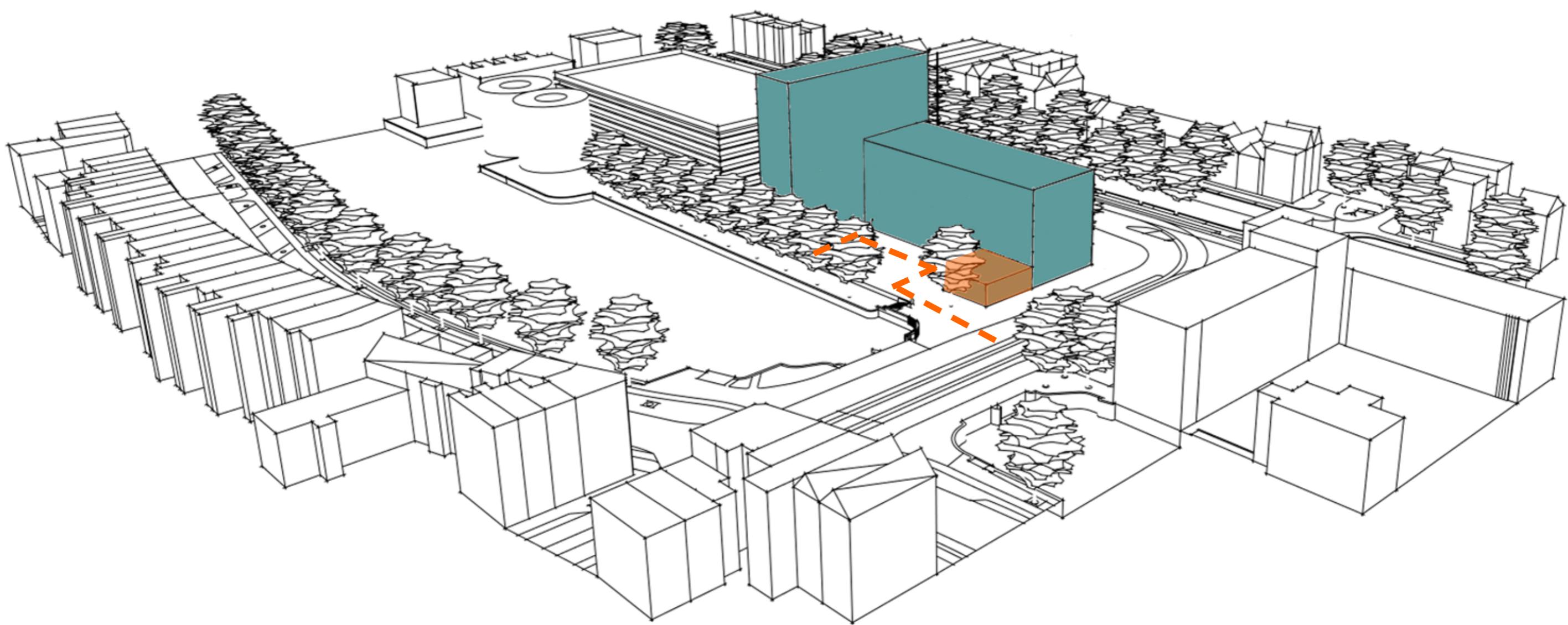


4. SECRETORY SPACE













Floor

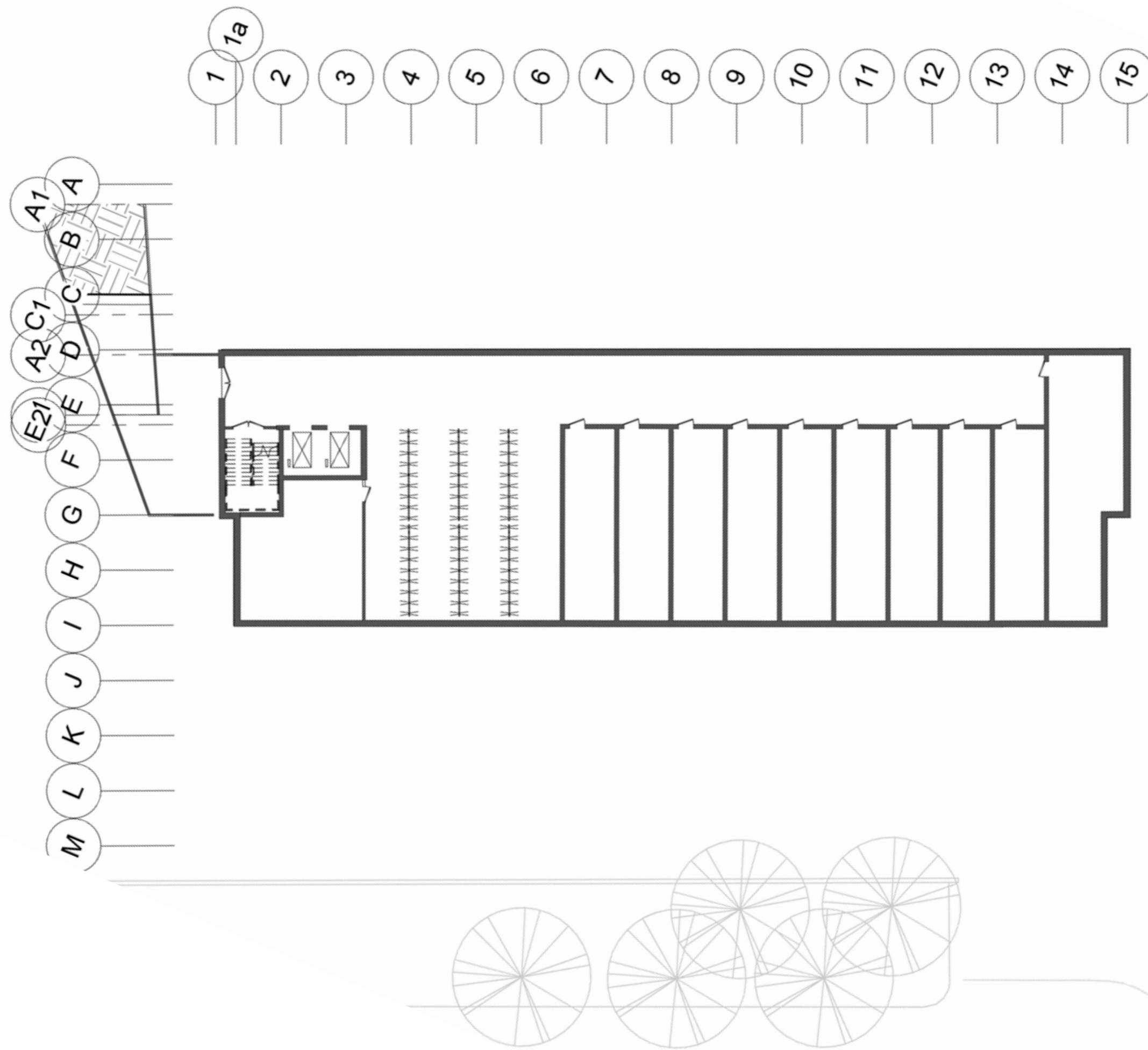
31 year

single

freelance webdesigner



cycling home



3. DESIGN | SECTION

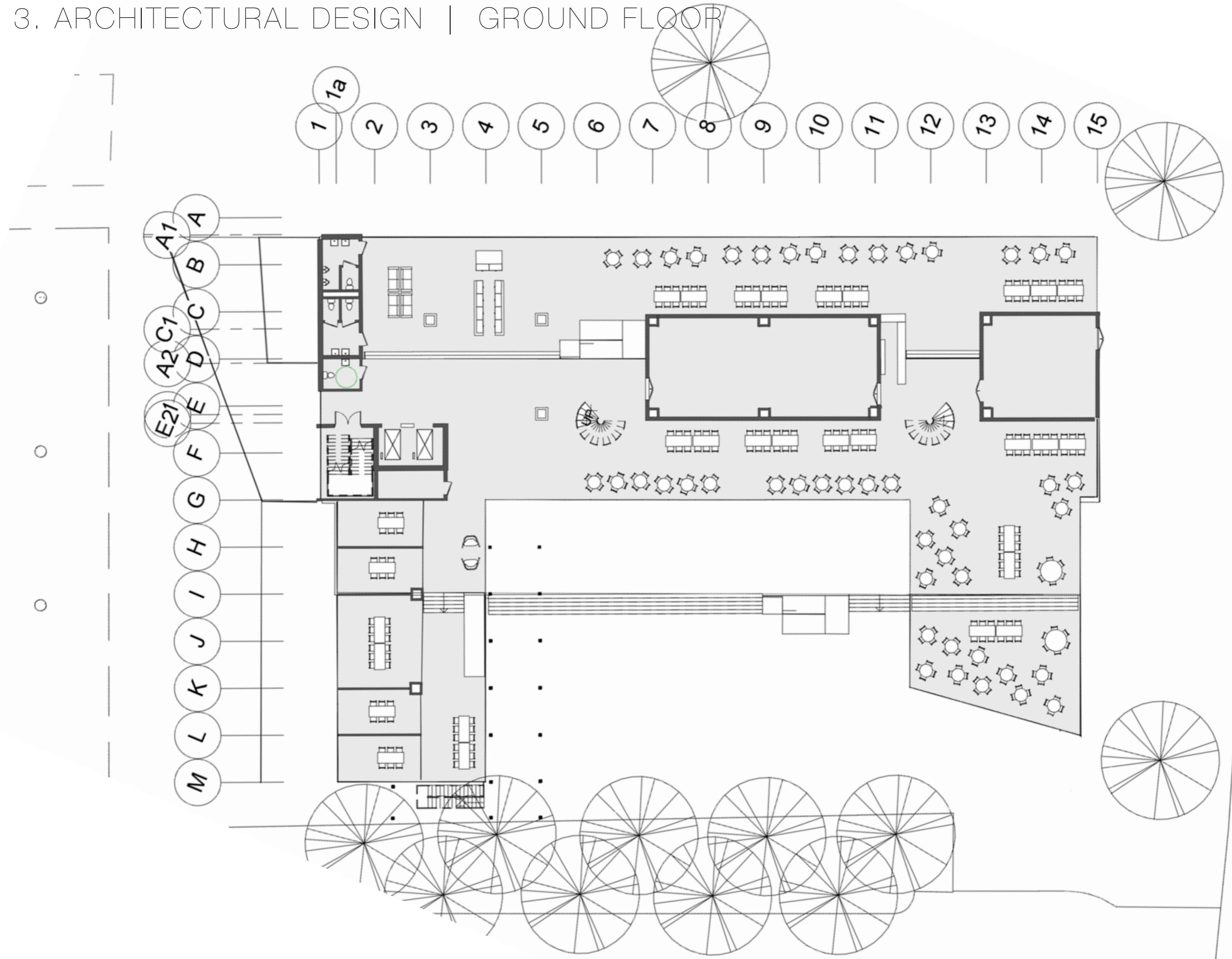




having a meeting with an employer

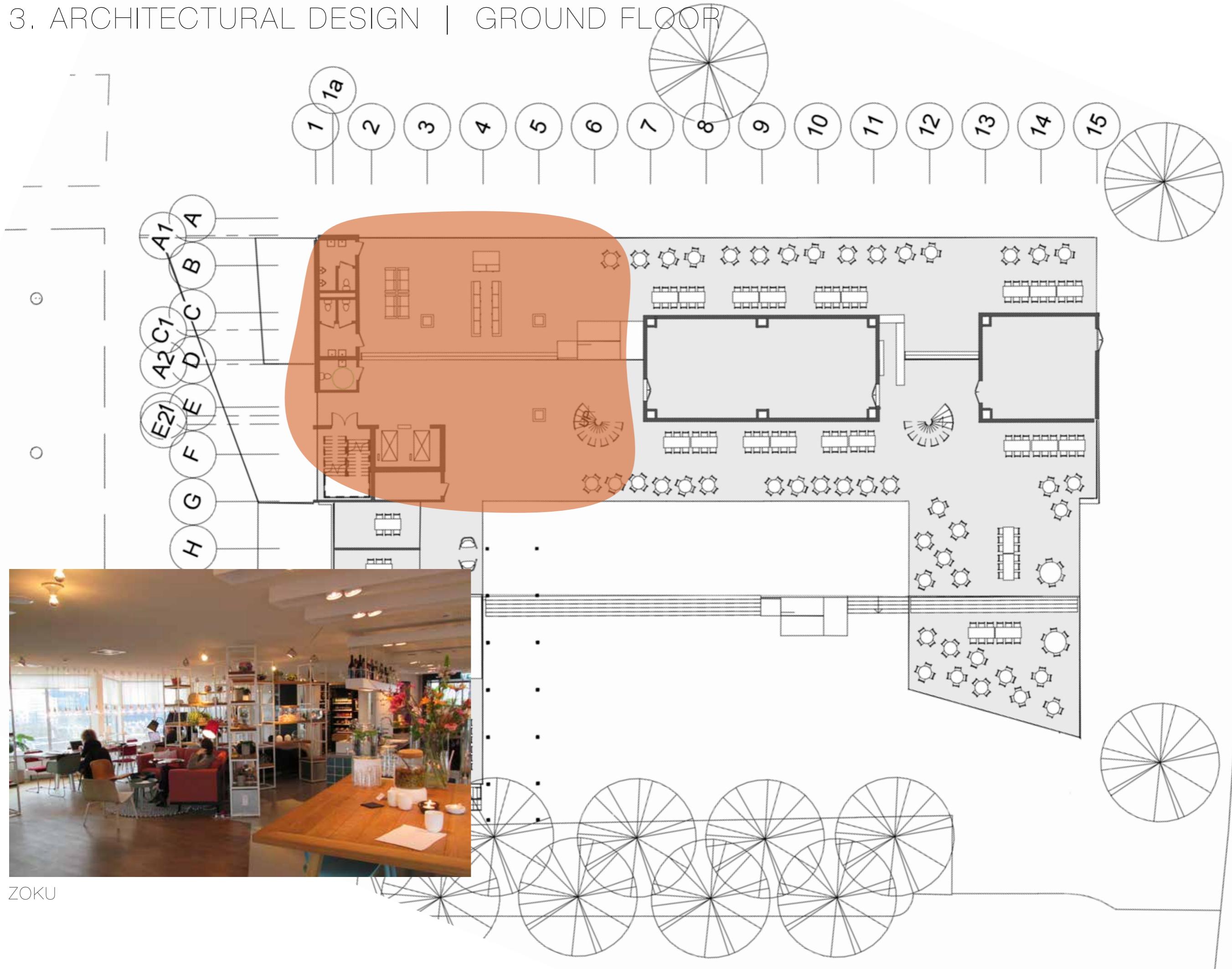
3. ARCHITECTURAL DESIGN | GROUND FLOOR

52



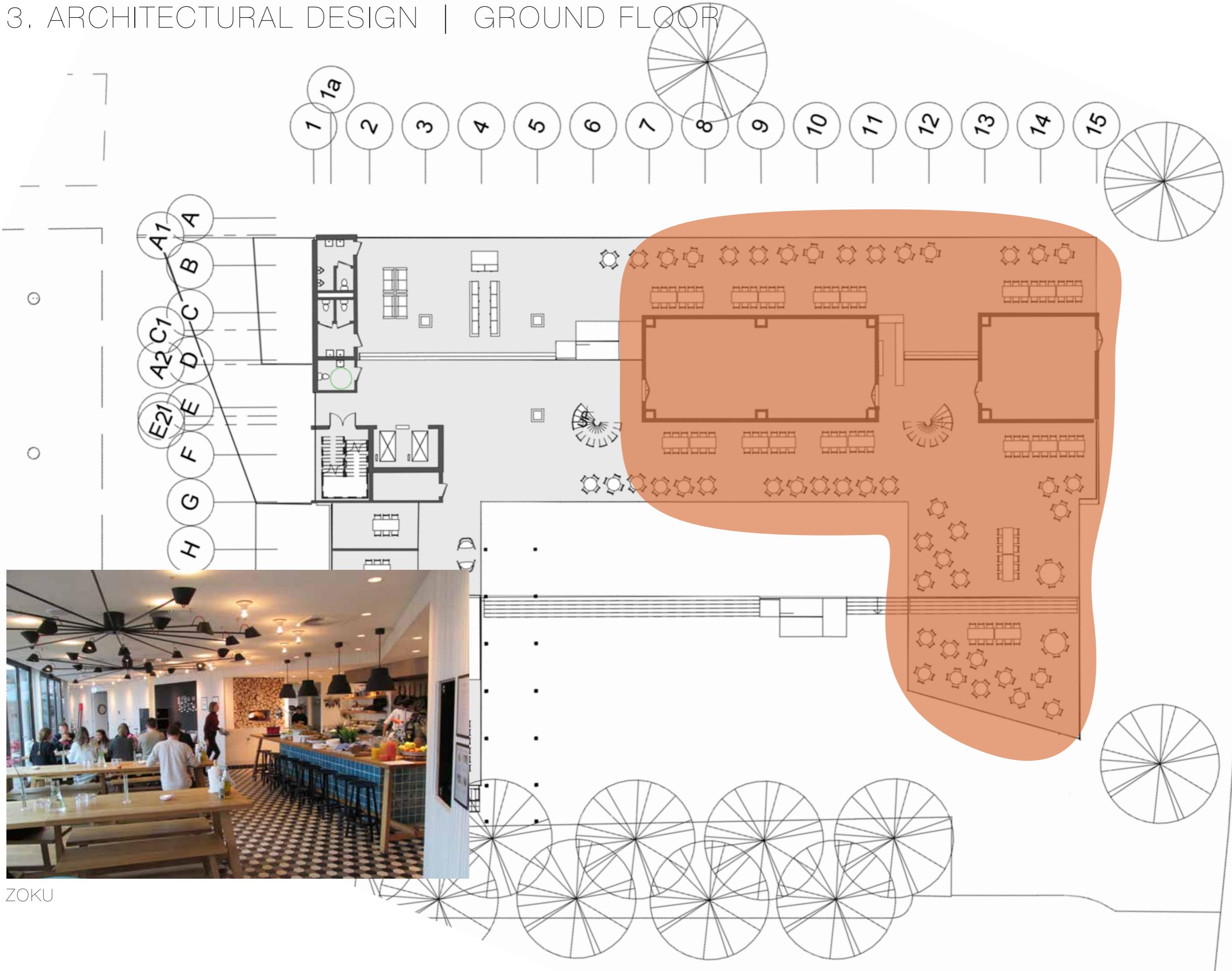
3. ARCHITECTURAL DESIGN | GROUND FLOOR

53



3. ARCHITECTURAL DESIGN | GROUND FLOOR

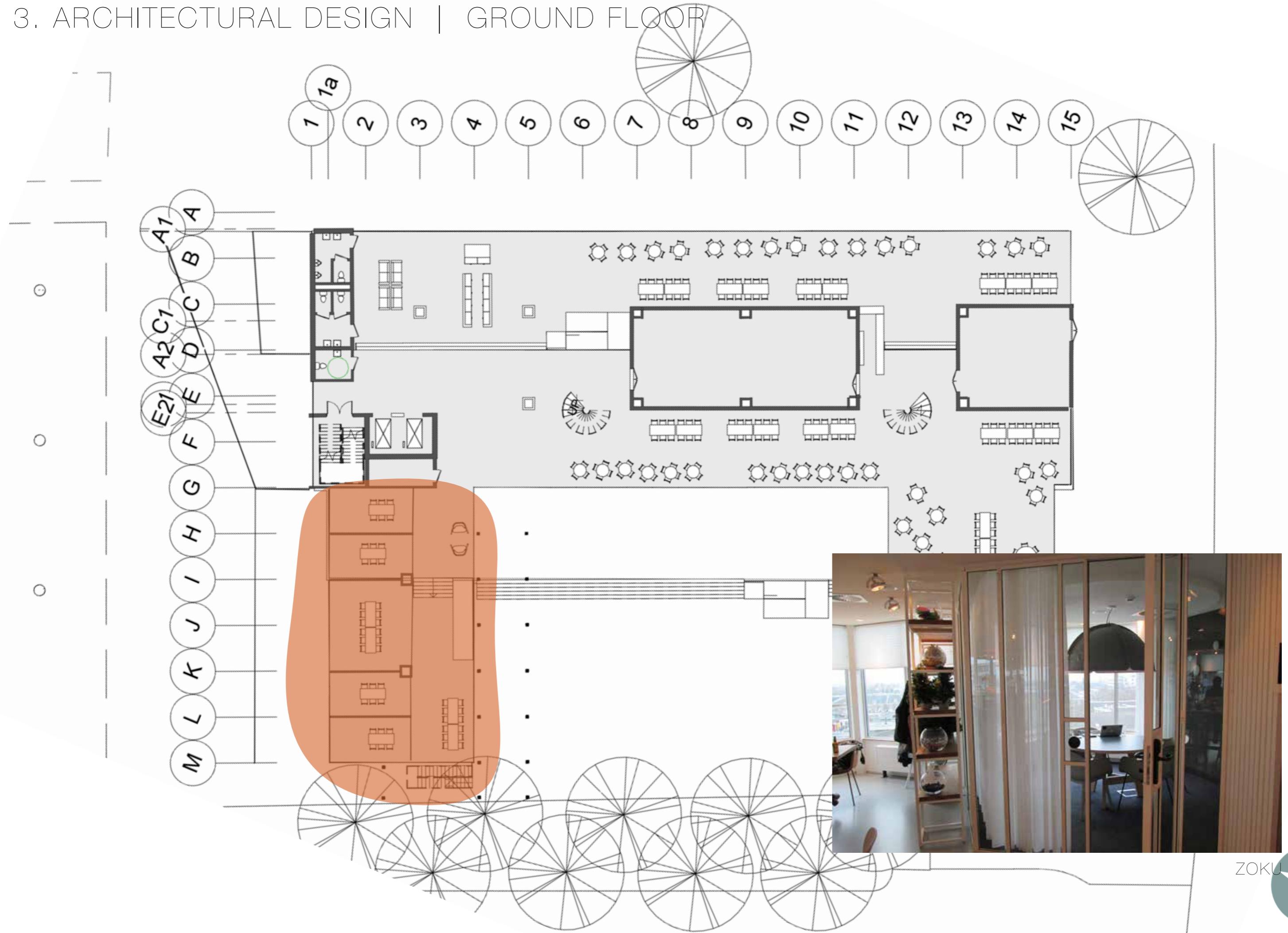
54



ZOKU

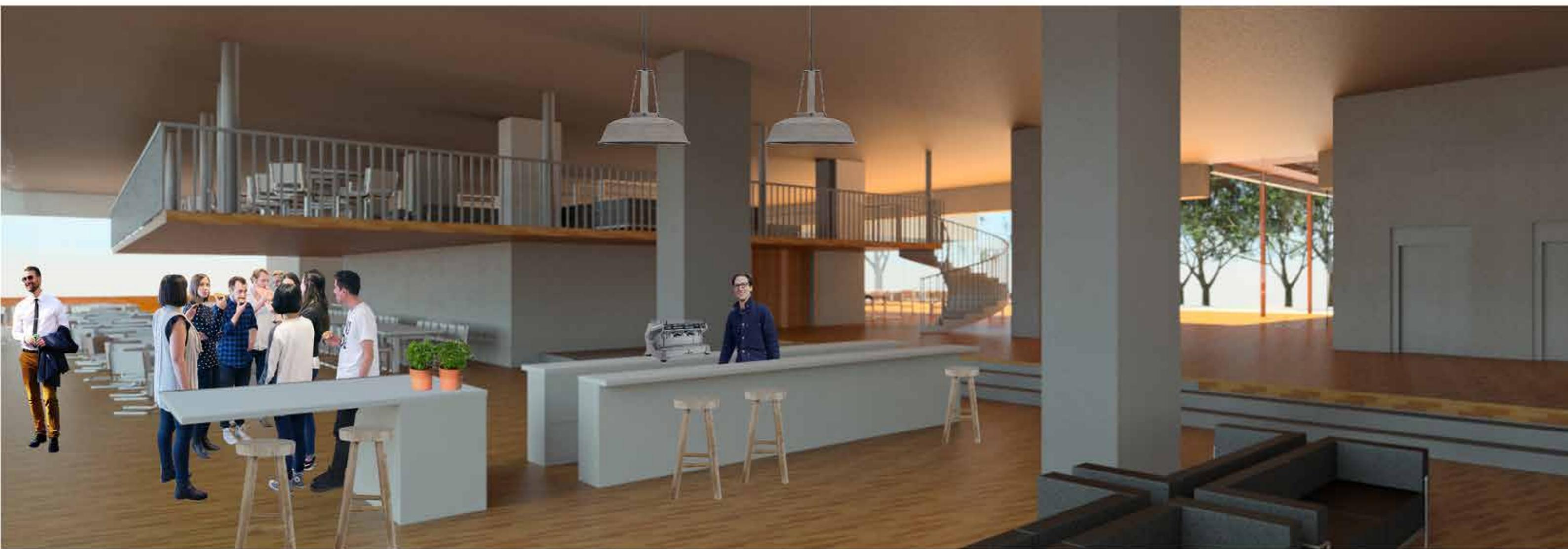


3. ARCHITECTURAL DESIGN | GROUND FLOOR



3. ARCHITECTURAL DESIGN | GROUND FLOOR

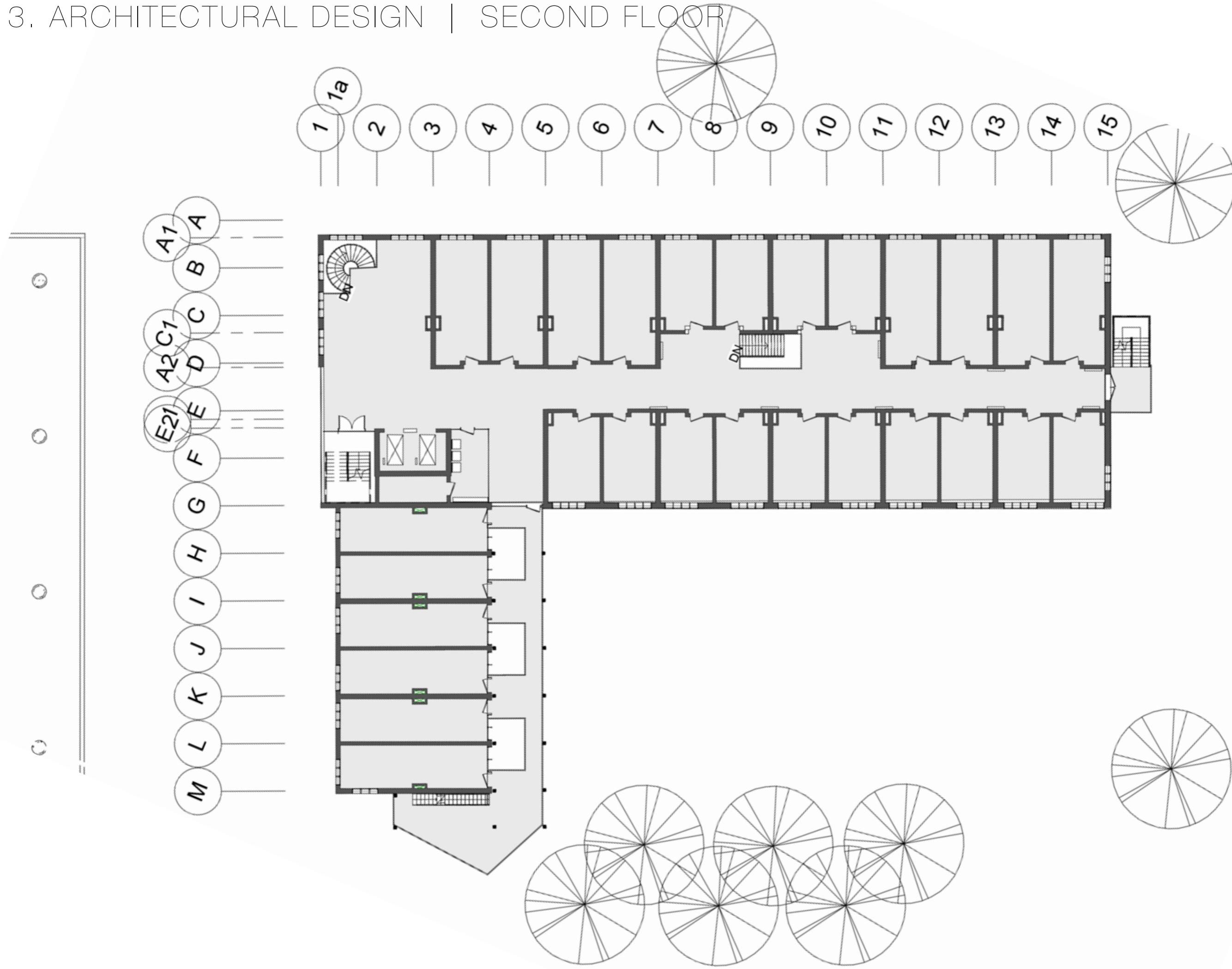
56





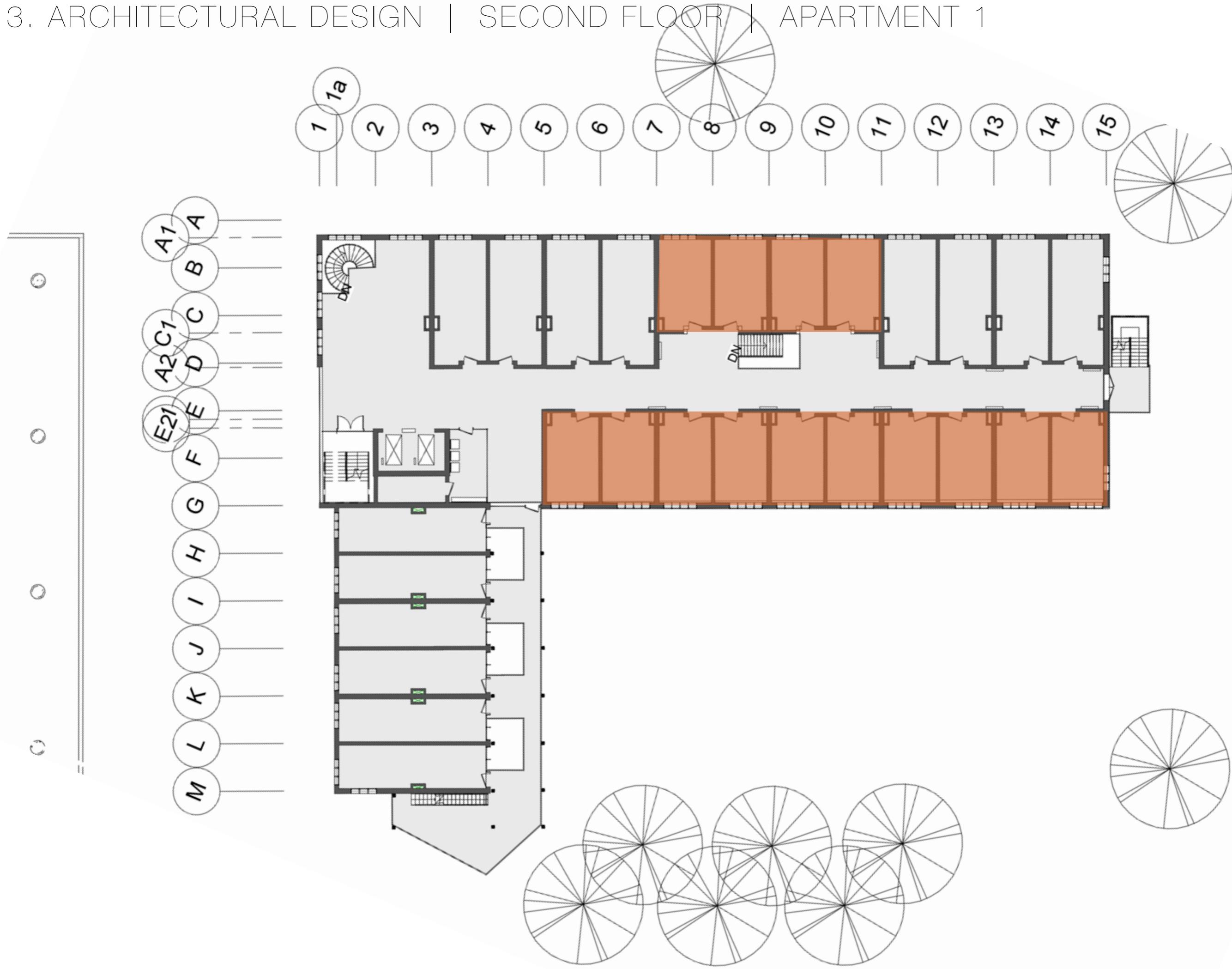
going to her apartment

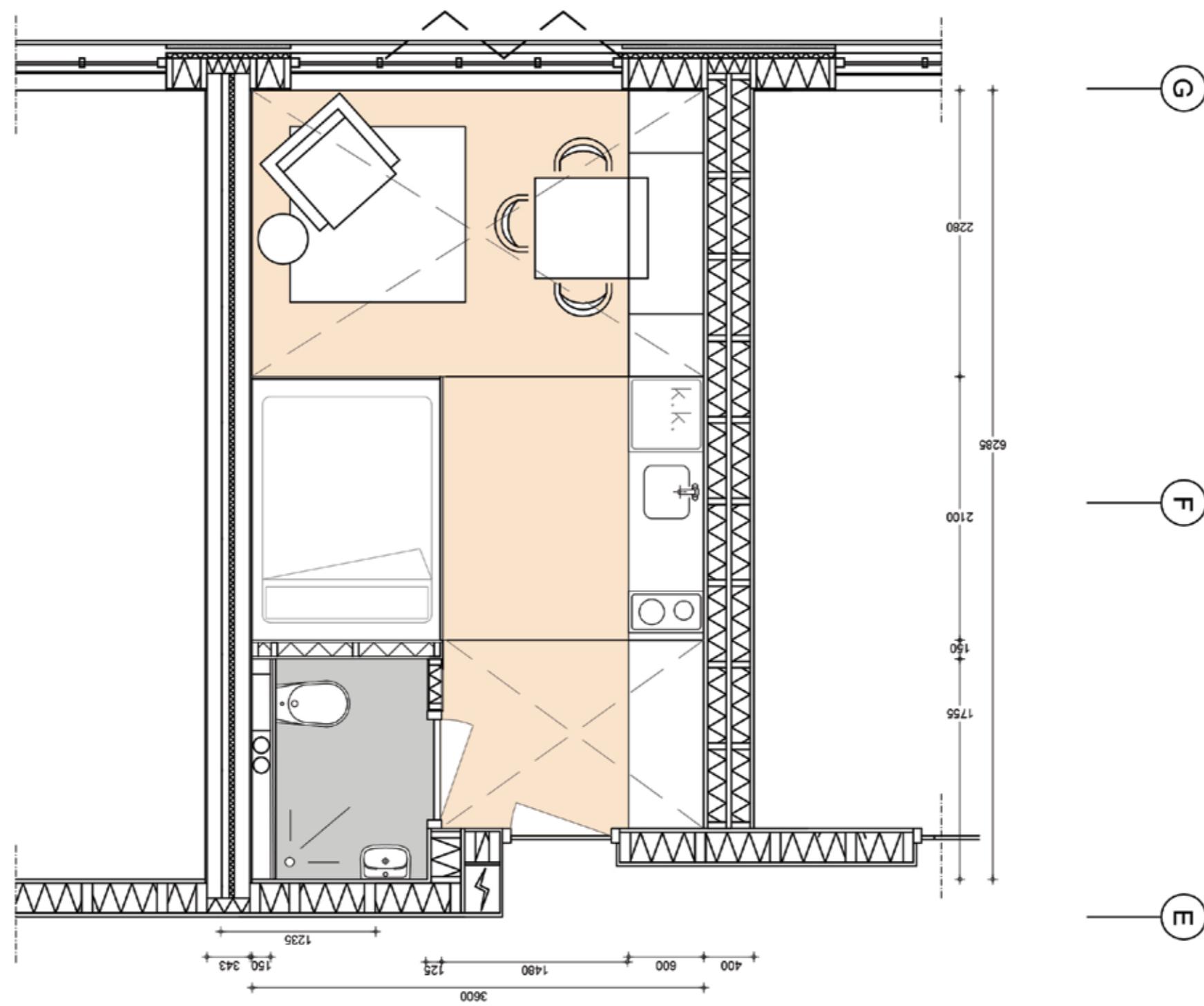
3. ARCHITECTURAL DESIGN | SECOND FLOOR

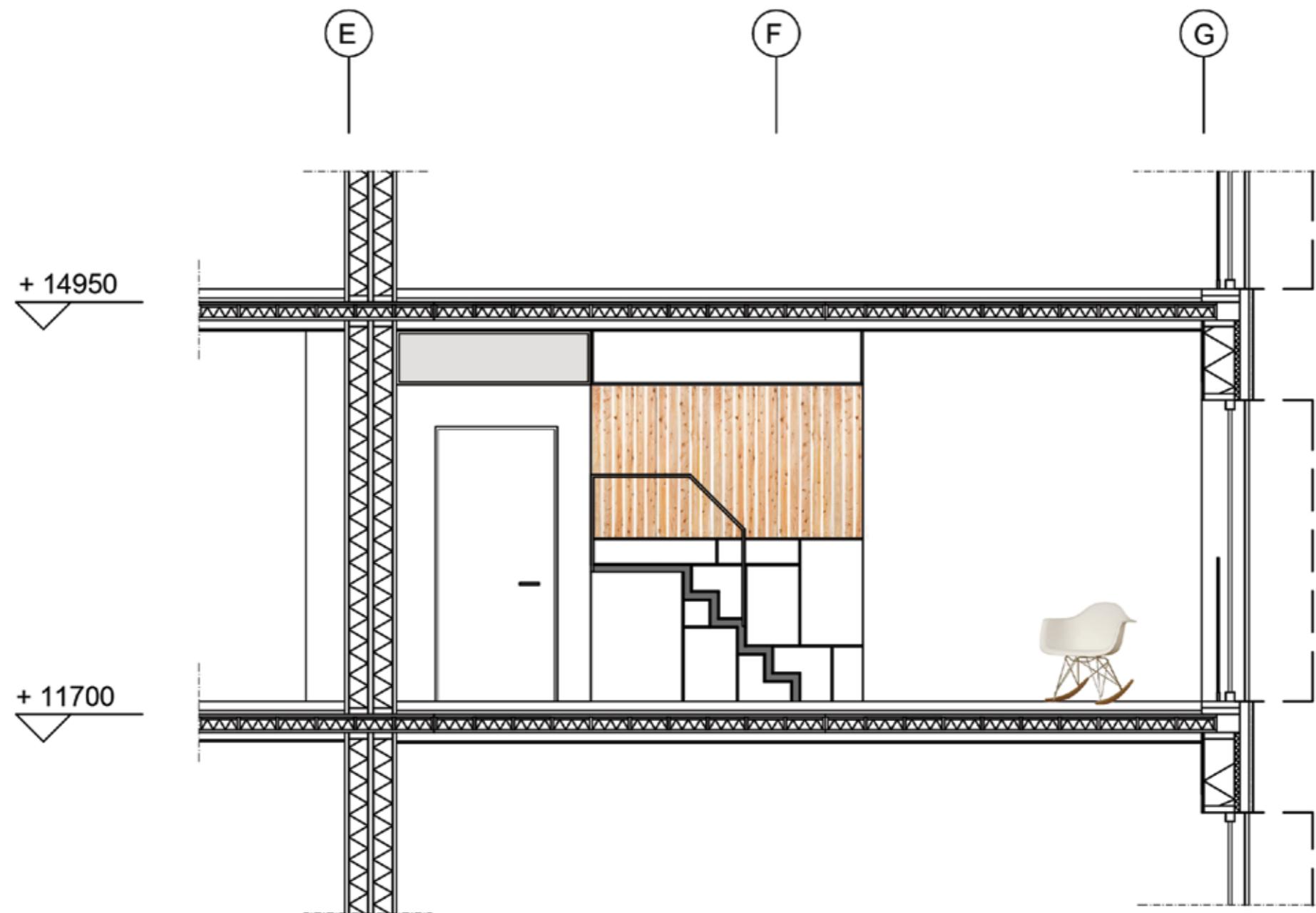


3. ARCHITECTURAL DESIGN | SECOND FLOOR | APARTMENT 1

59

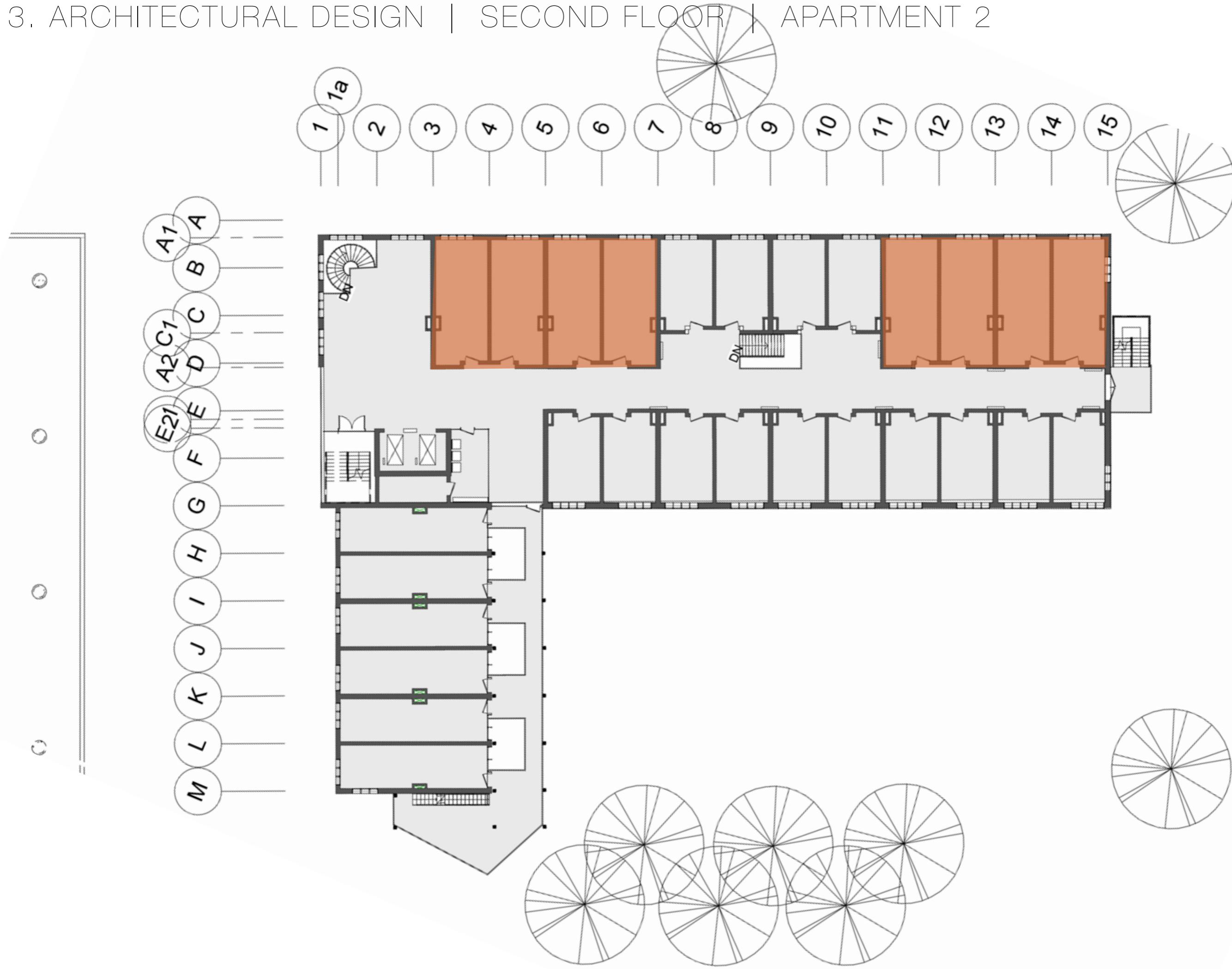


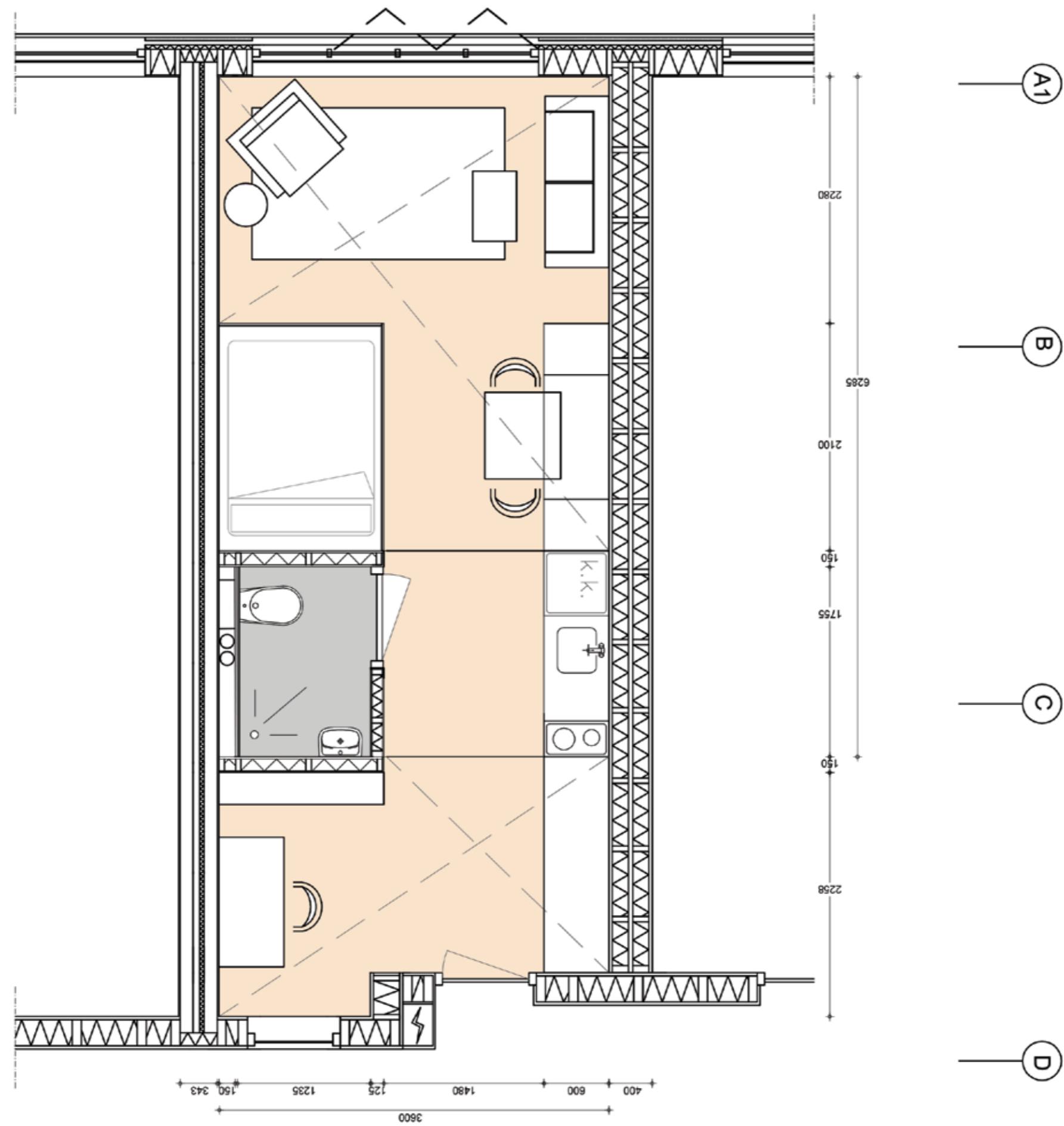


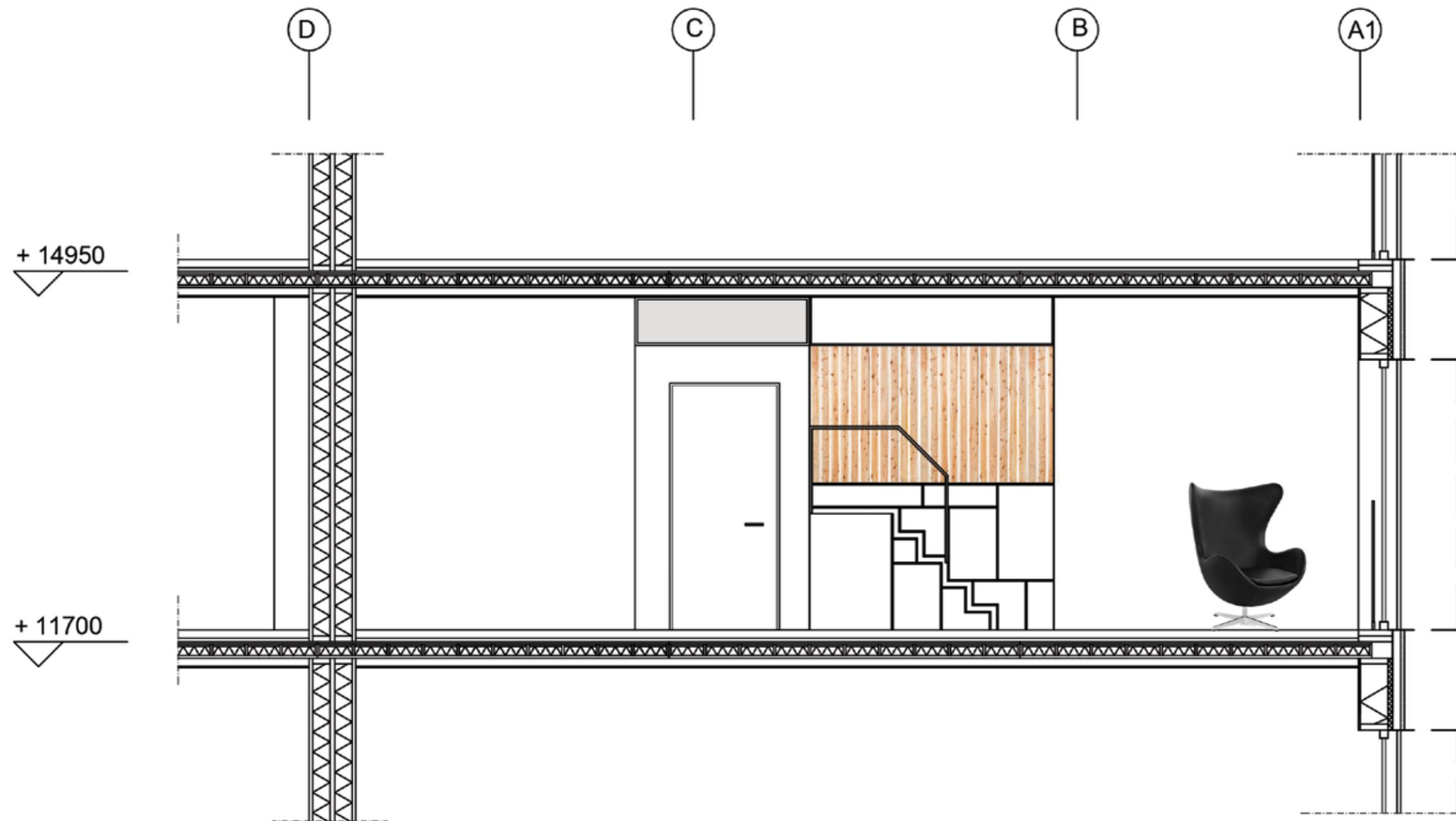


3. ARCHITECTURAL DESIGN | SECOND FLOOR | APARTMENT 2

62

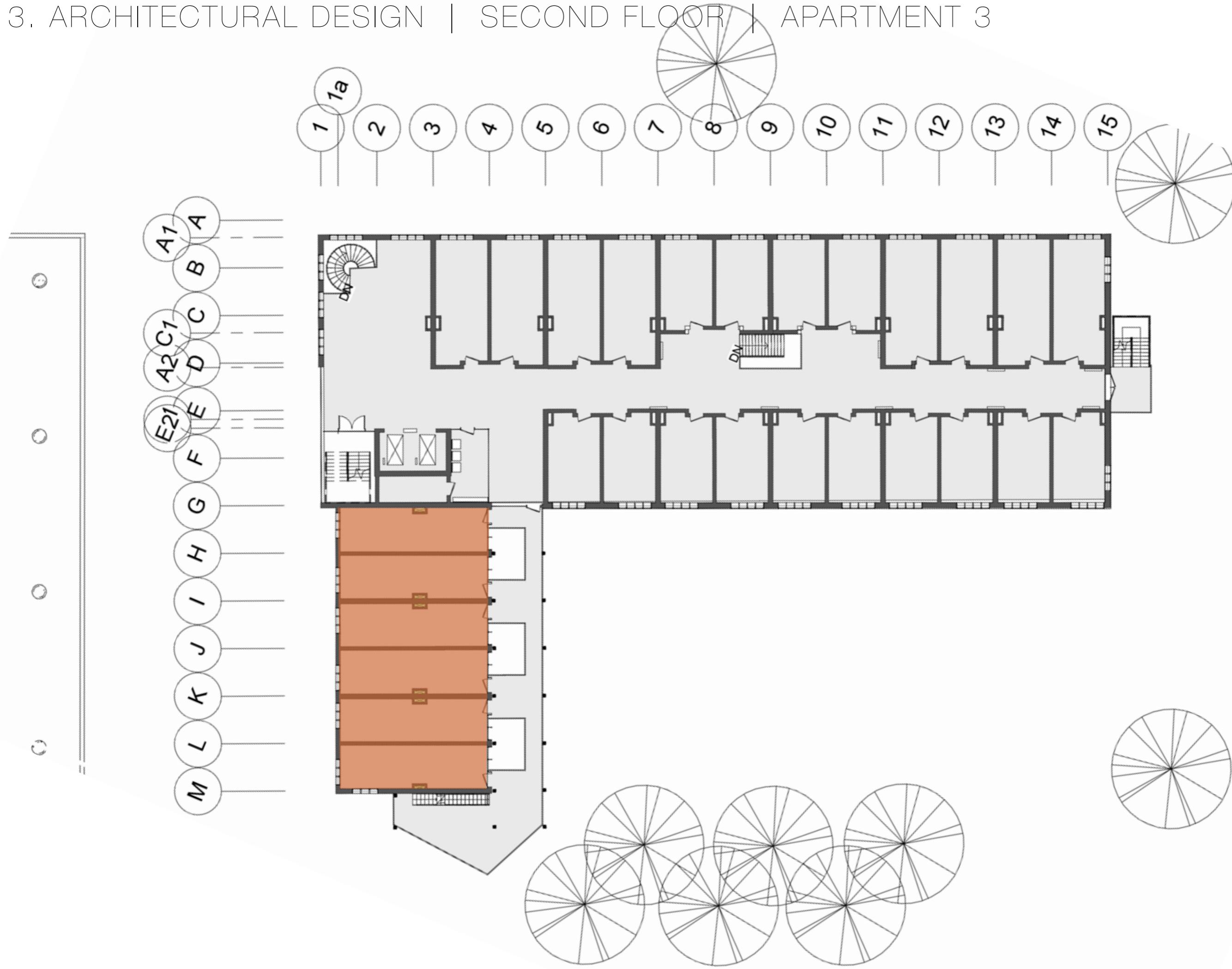


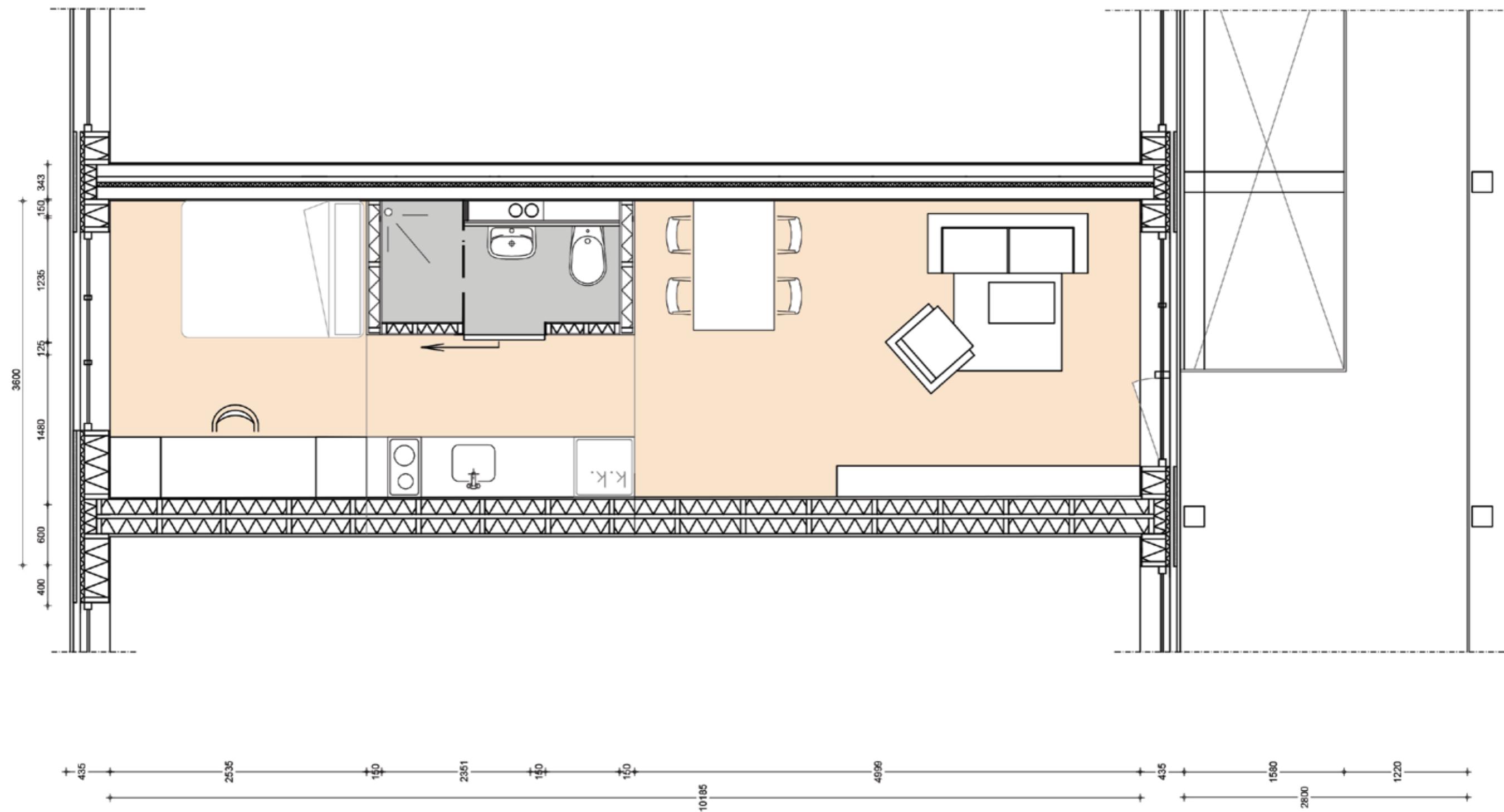


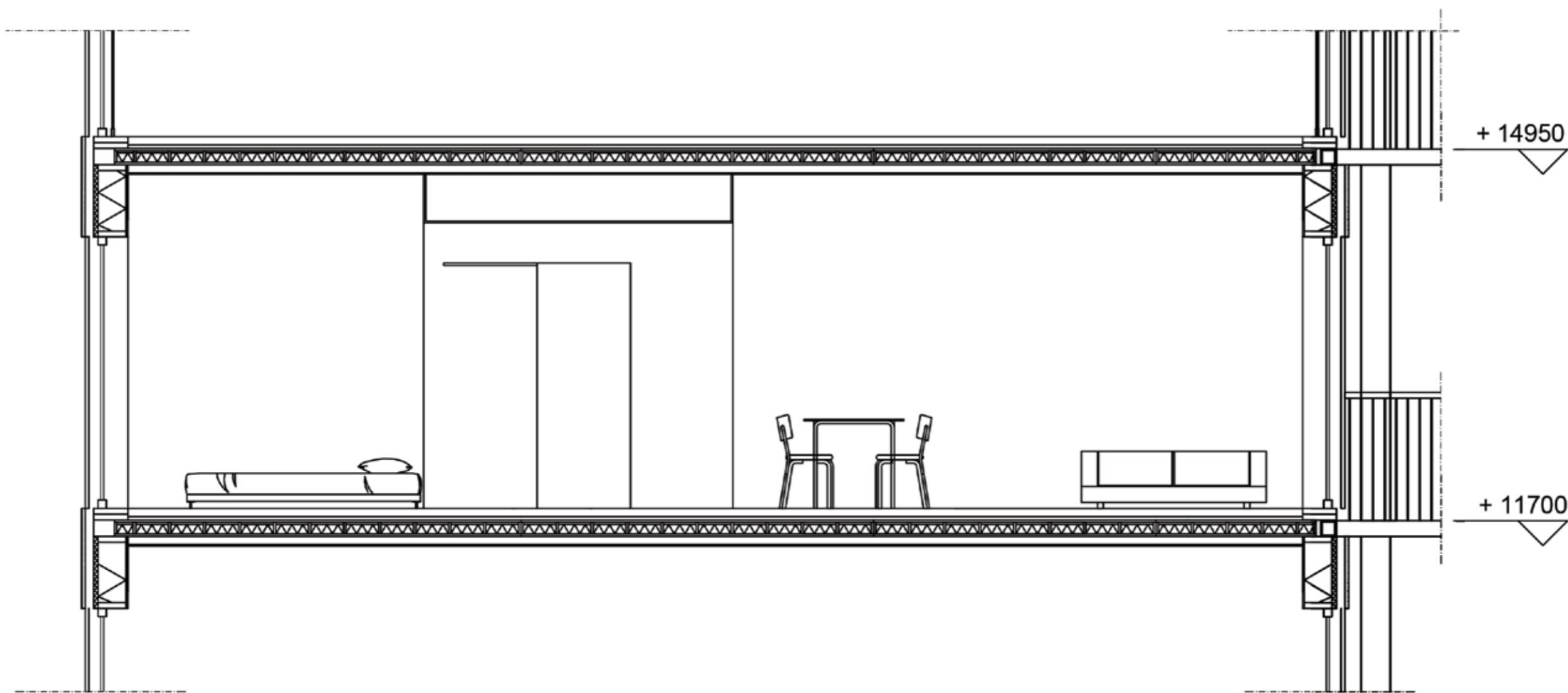


3. ARCHITECTURAL DESIGN | SECOND FLOOR | APARTMENT 3

65





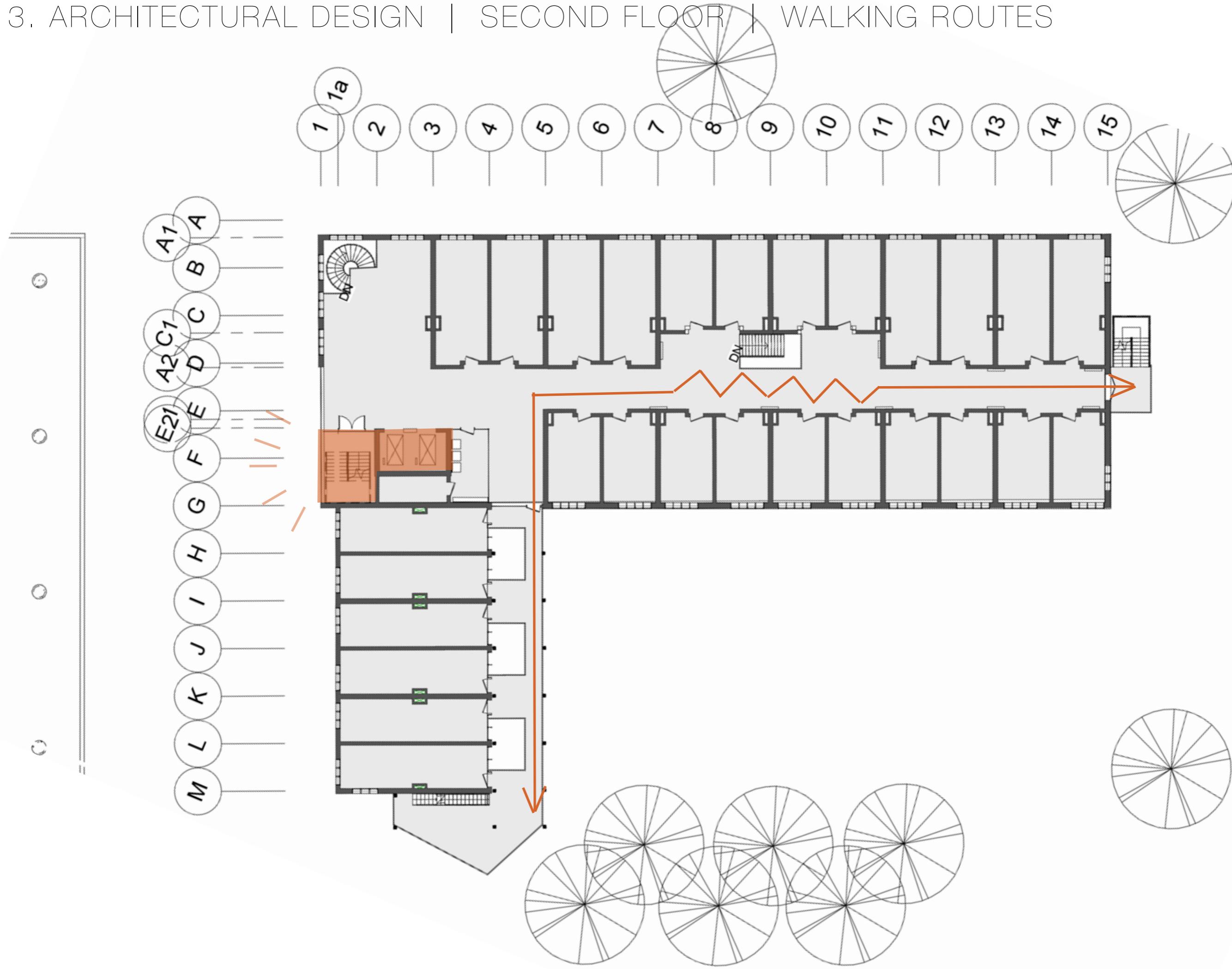




having dinner with the neighbours

3. ARCHITECTURAL DESIGN | SECOND FLOOR | WALKING ROUTES

69



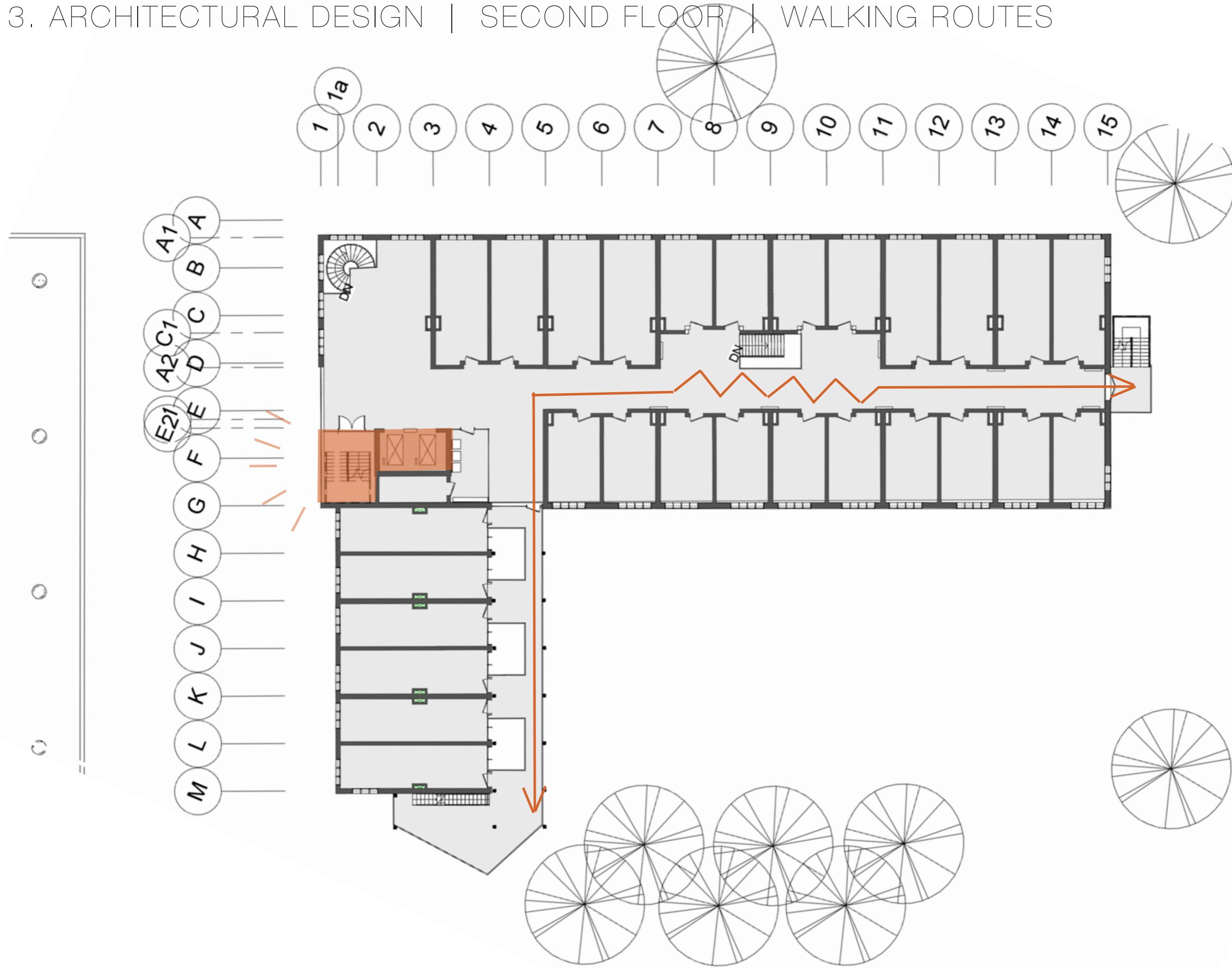
3. ARCHITECTURAL DESIGN | GALLERY

70



3. ARCHITECTURAL DESIGN | SECOND FLOOR | WALKING ROUTES

71



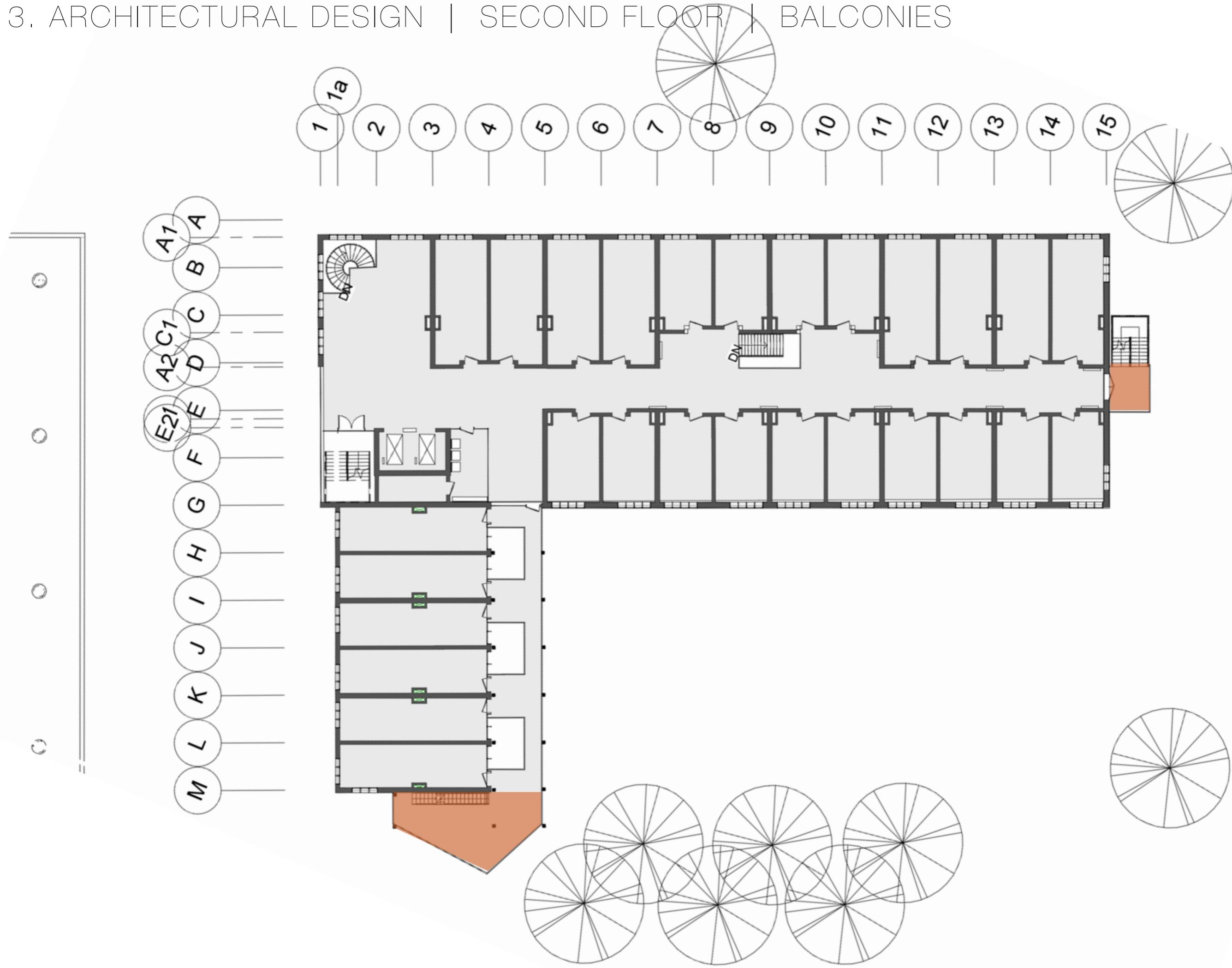
3. ARCHITECTURAL DESIGN | CORRIDOR

72



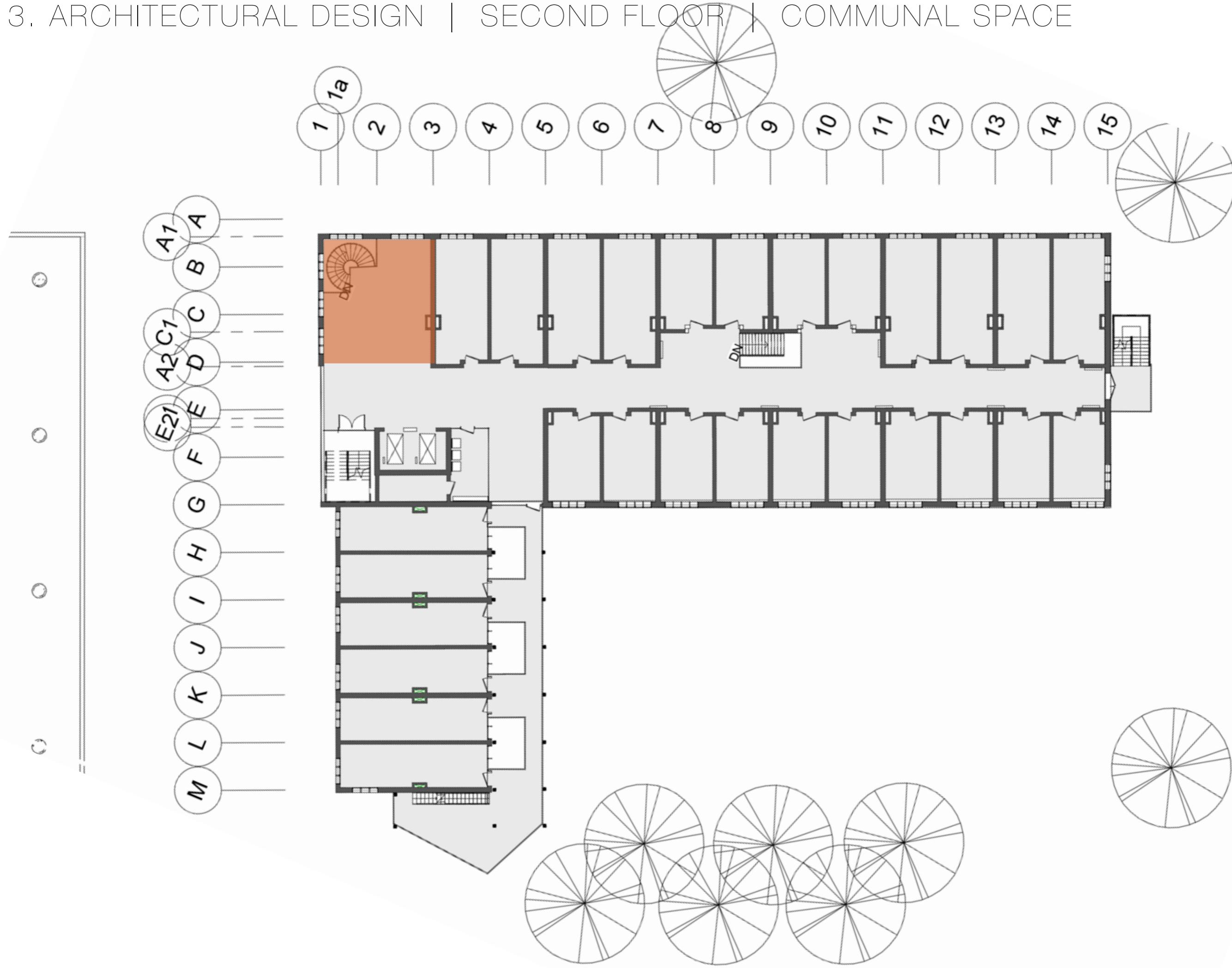
3. ARCHITECTURAL DESIGN | SECOND FLOOR | BALCONIES

73



3. ARCHITECTURAL DESIGN | SECOND FLOOR | COMMUNAL SPACE

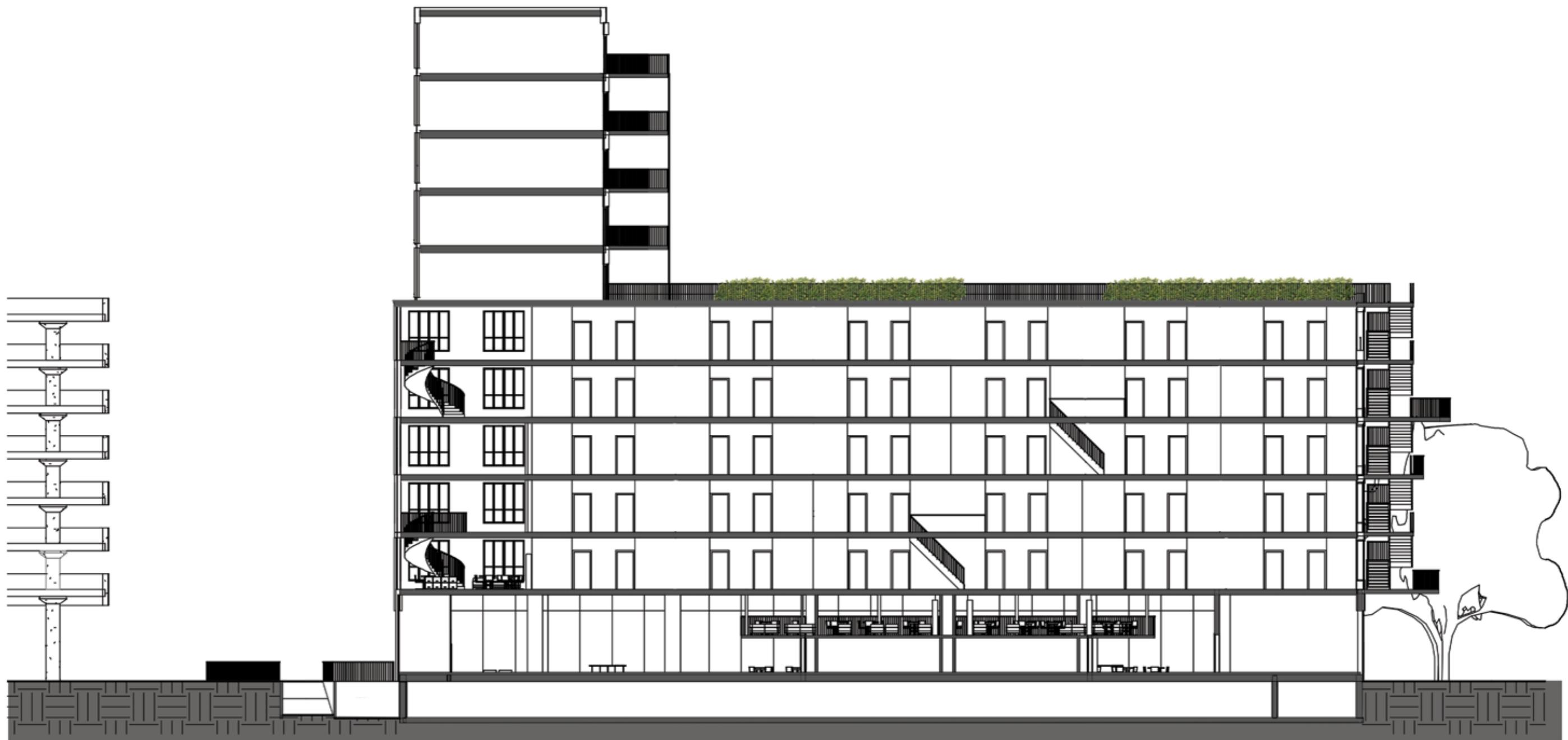
74



3. ARCHITECTURAL DESIGN | COMMUNAL SPACE



3. ARCHITECTURAL DESIGN | SECTION 1

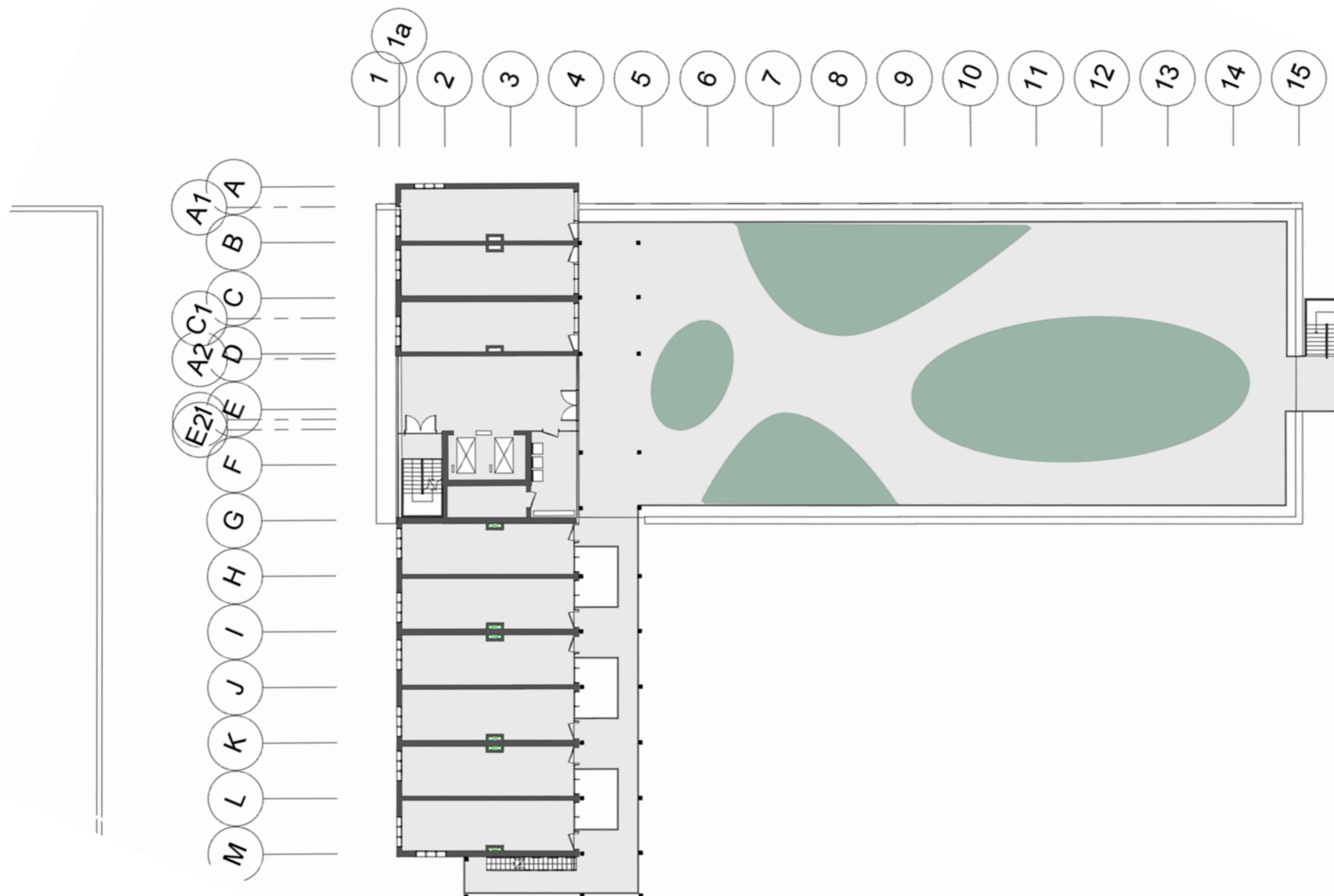


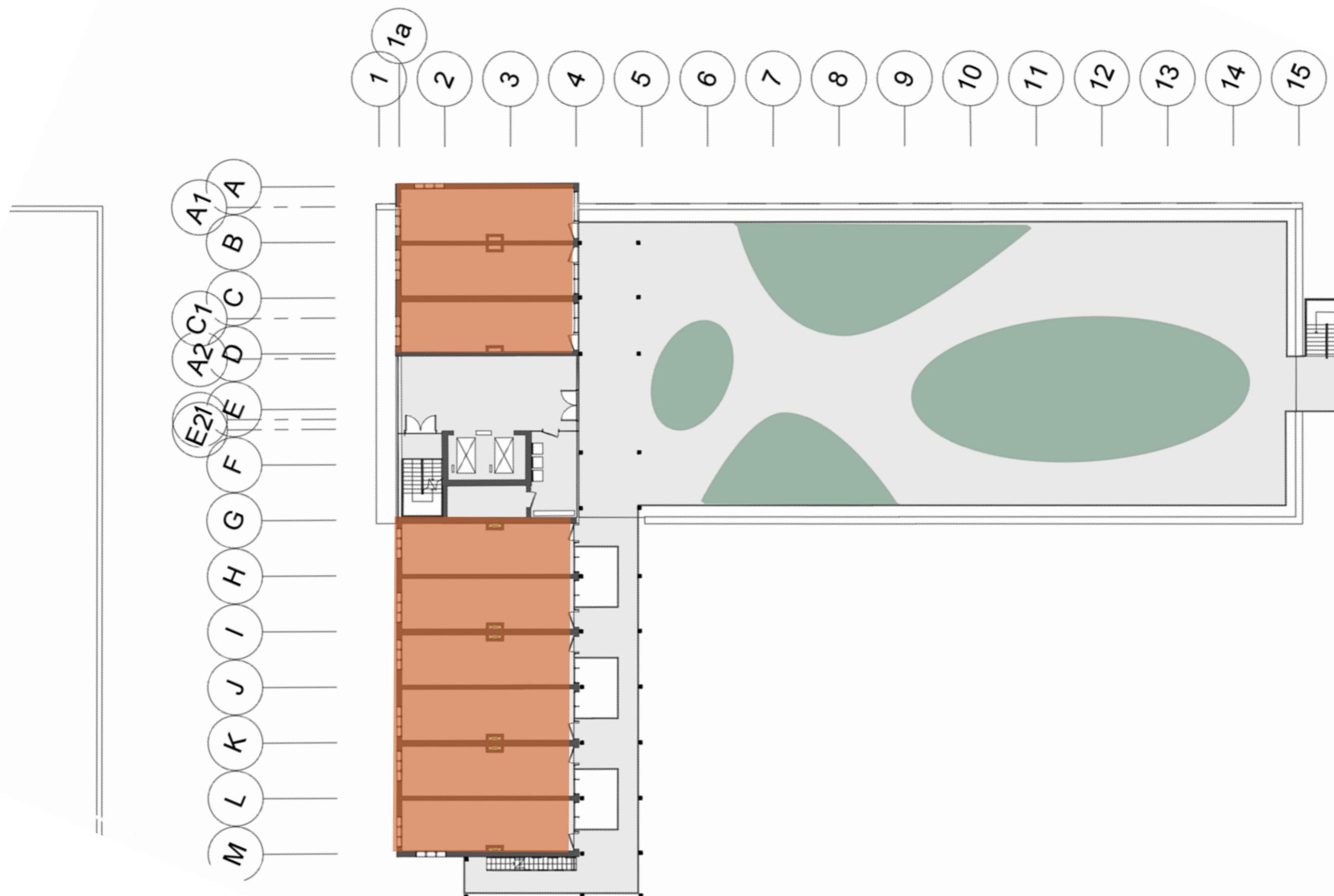


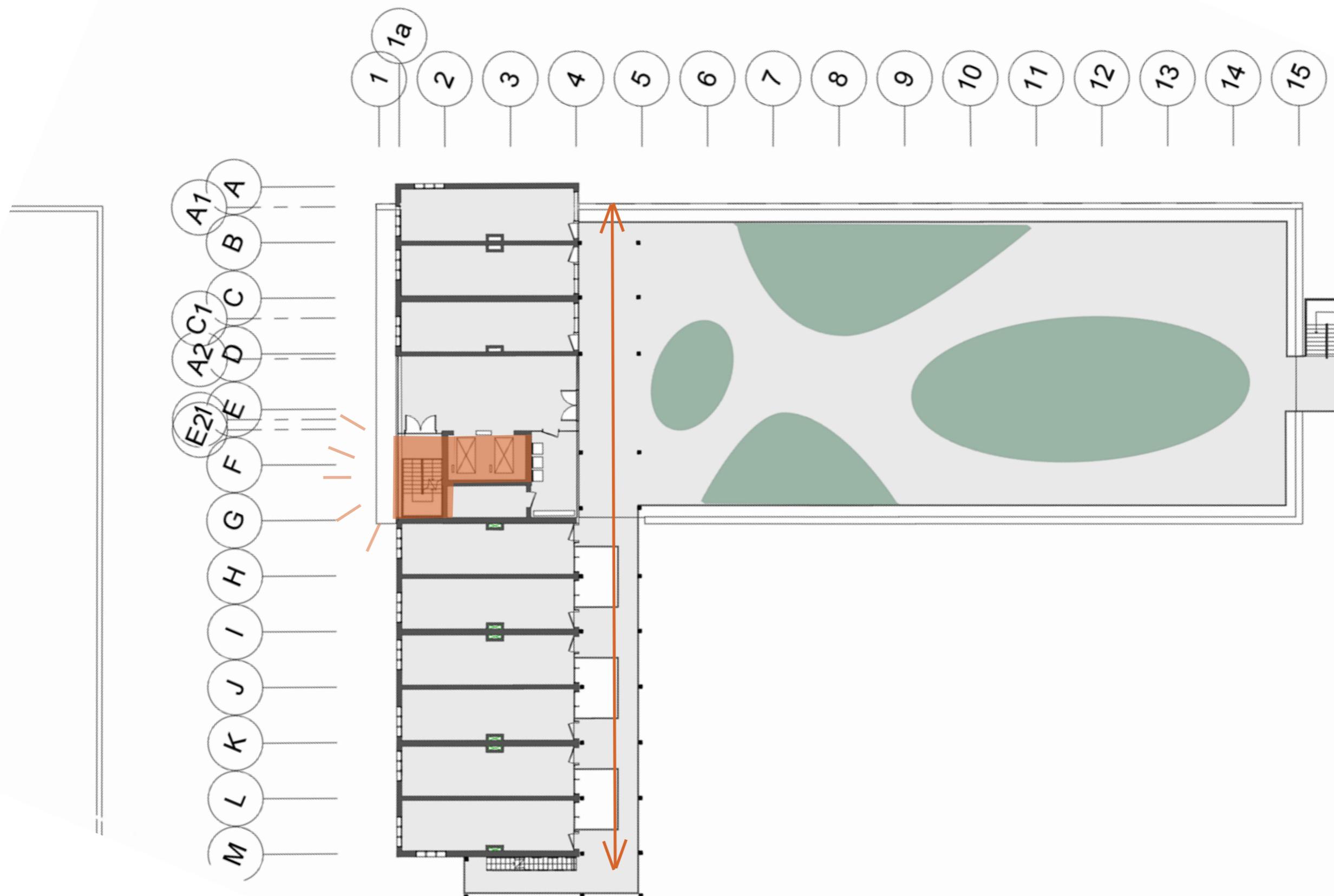
having drinks at the roofgarden

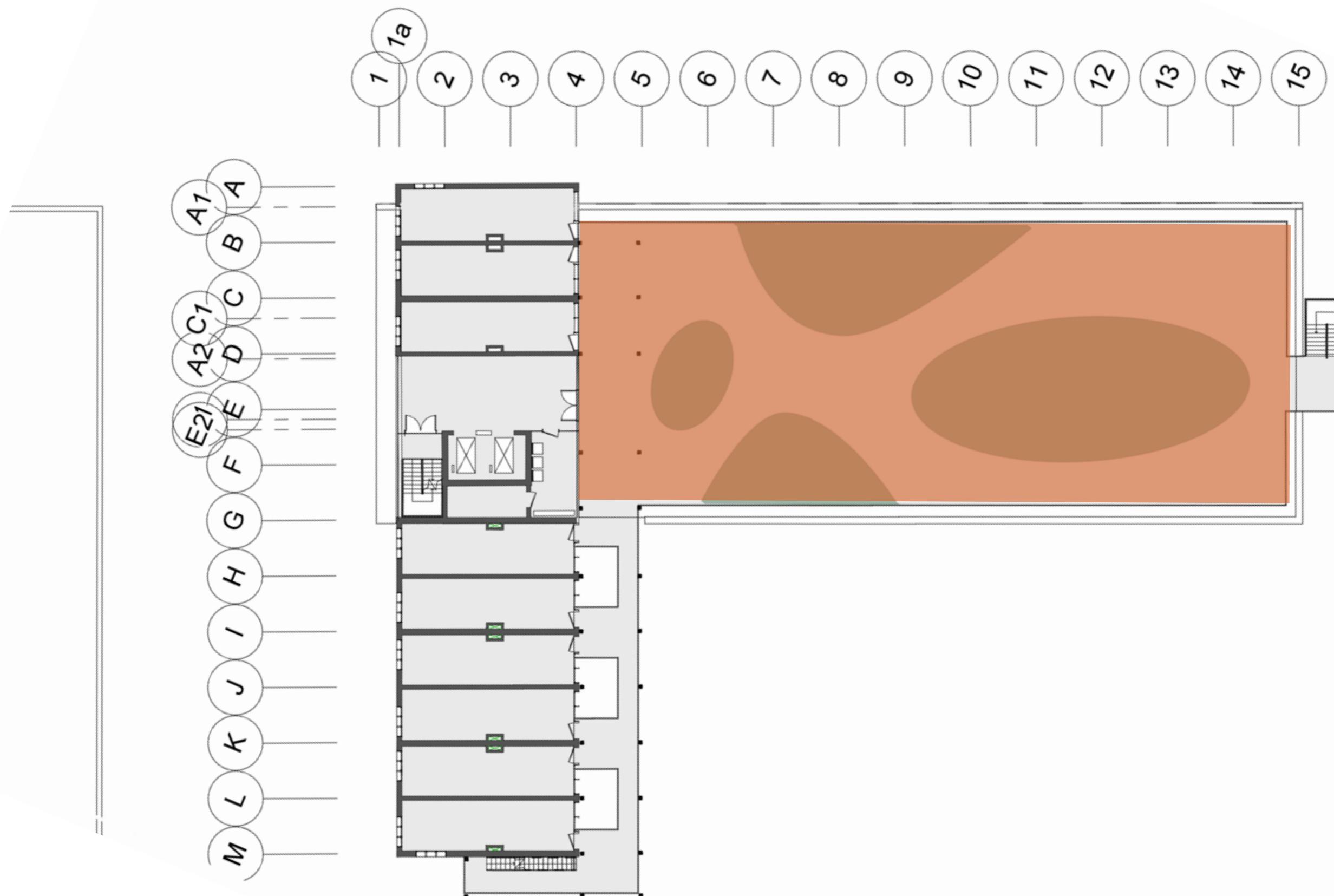
3. ARCHITECTURAL DESIGN | SIXTH FLOOR

78









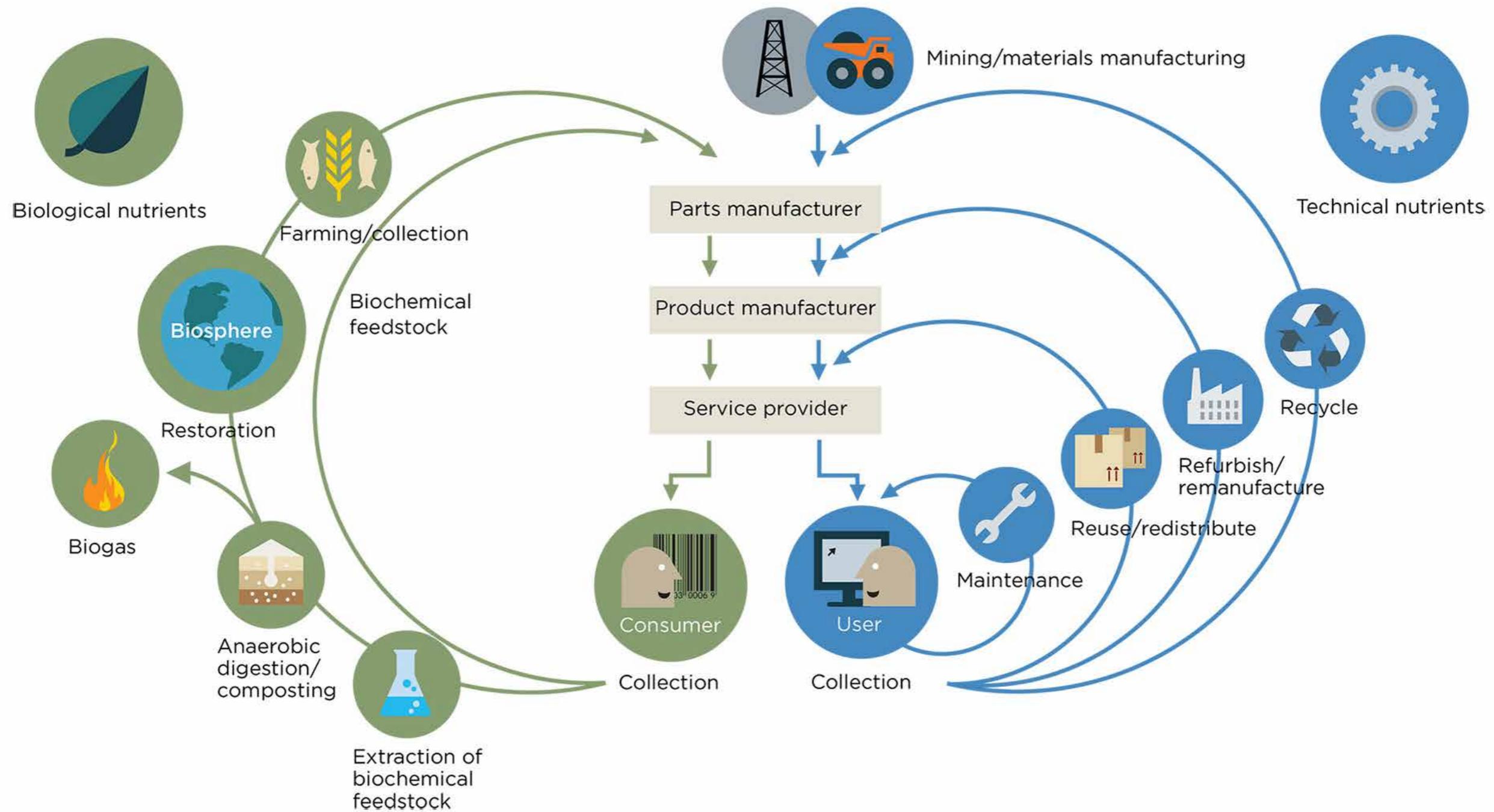
3. ARCHITECTURAL DESIGN



3. ARCHITECTURAL DESIGN | GROUND FLOOR



4. TECHNICAL DESIGN



OFFICE ALLIANDER • DUVEN



TOWN HALL • BRUMMEN



TEMPORARY COURT • AMSTERDAM



- demountable
- reuse of several materials

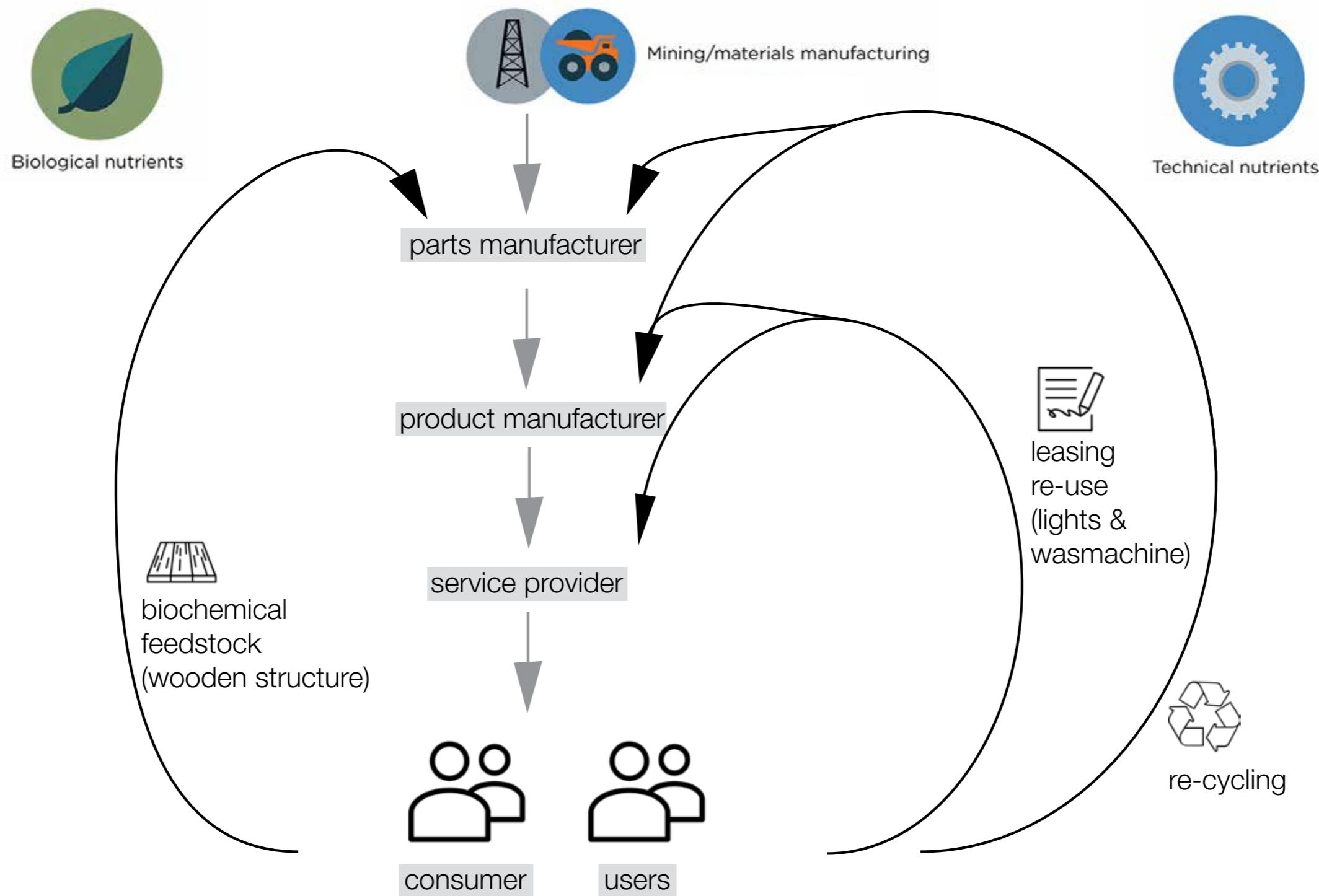
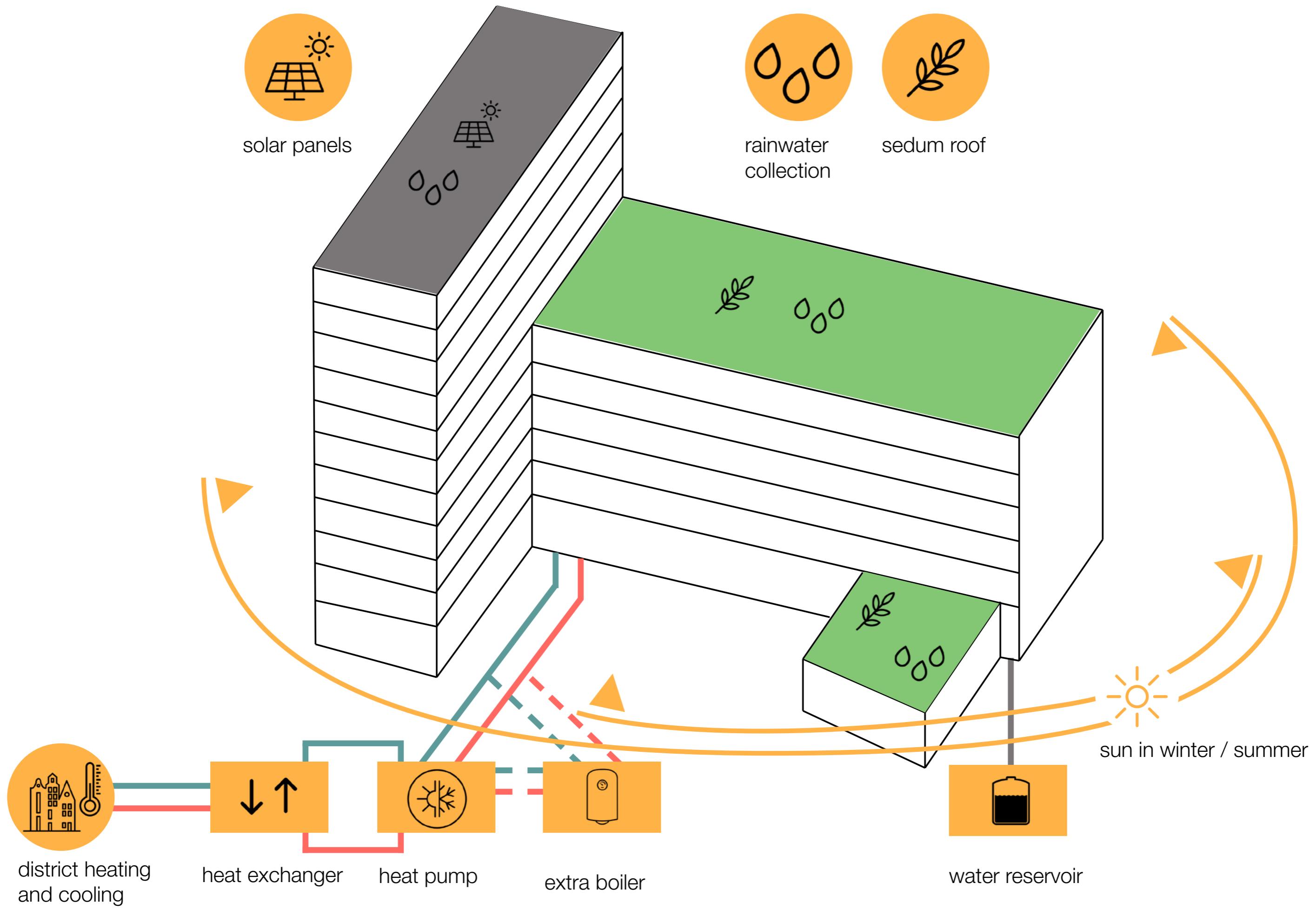
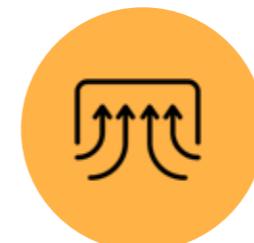
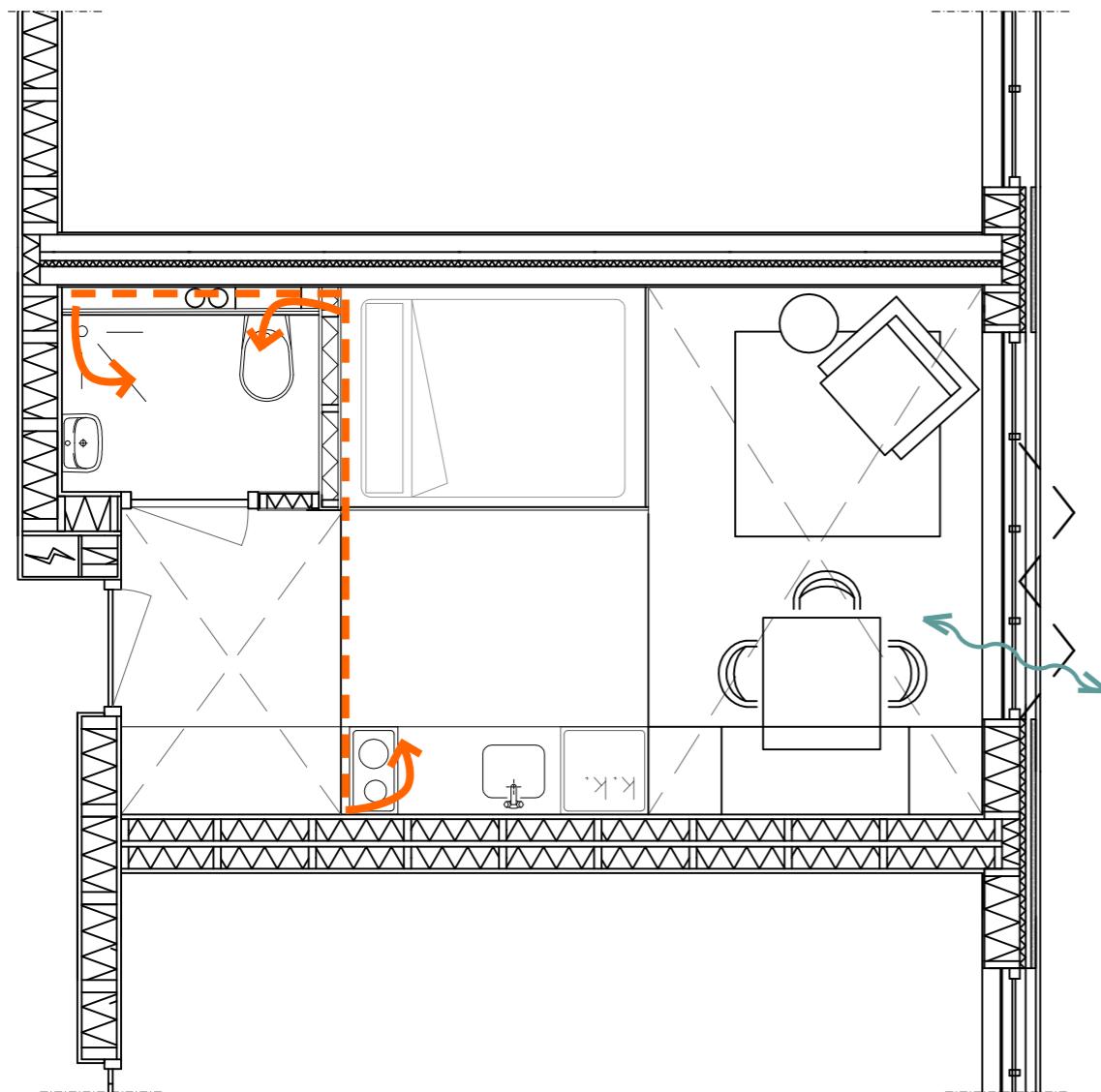
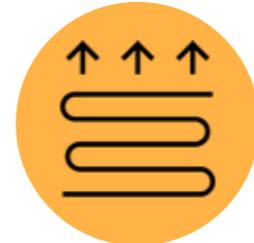


Diagram of the application in the building





mechanical extraction



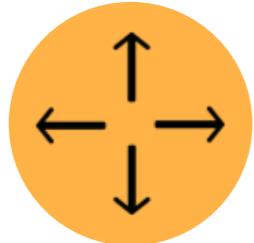
floor heating
(& cooling)



natural ventilation



Water-saving
sanitation



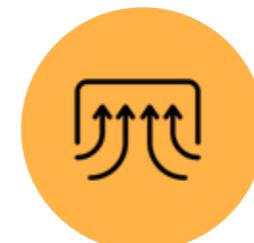
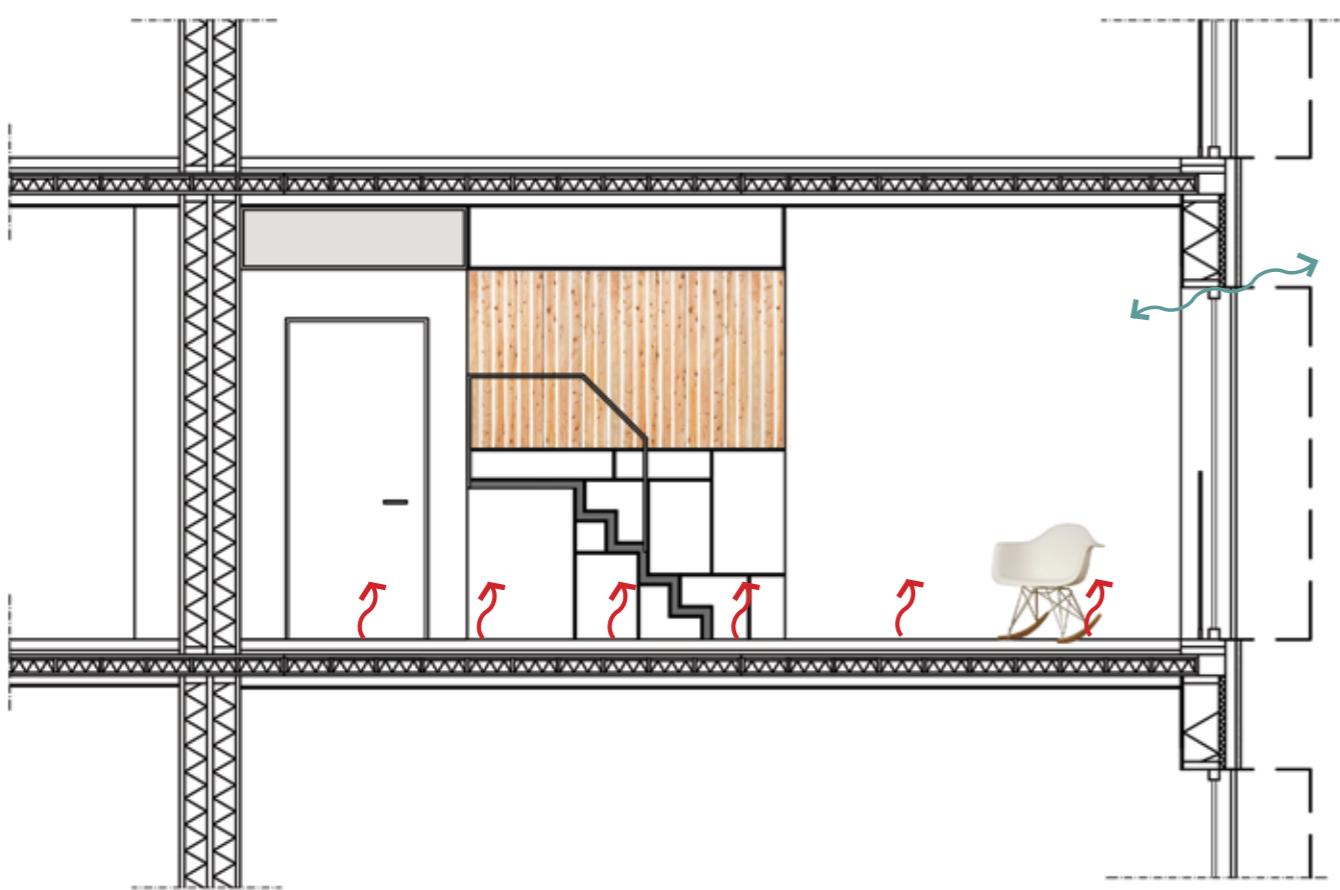
adaptable
wall



demountable
construction



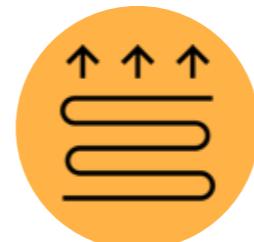
determine
facade openings
by residents



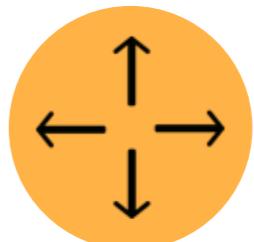
mechanical extraction



Water-saving
sanitation



floor heating
(& cooling)



adaptable
wall



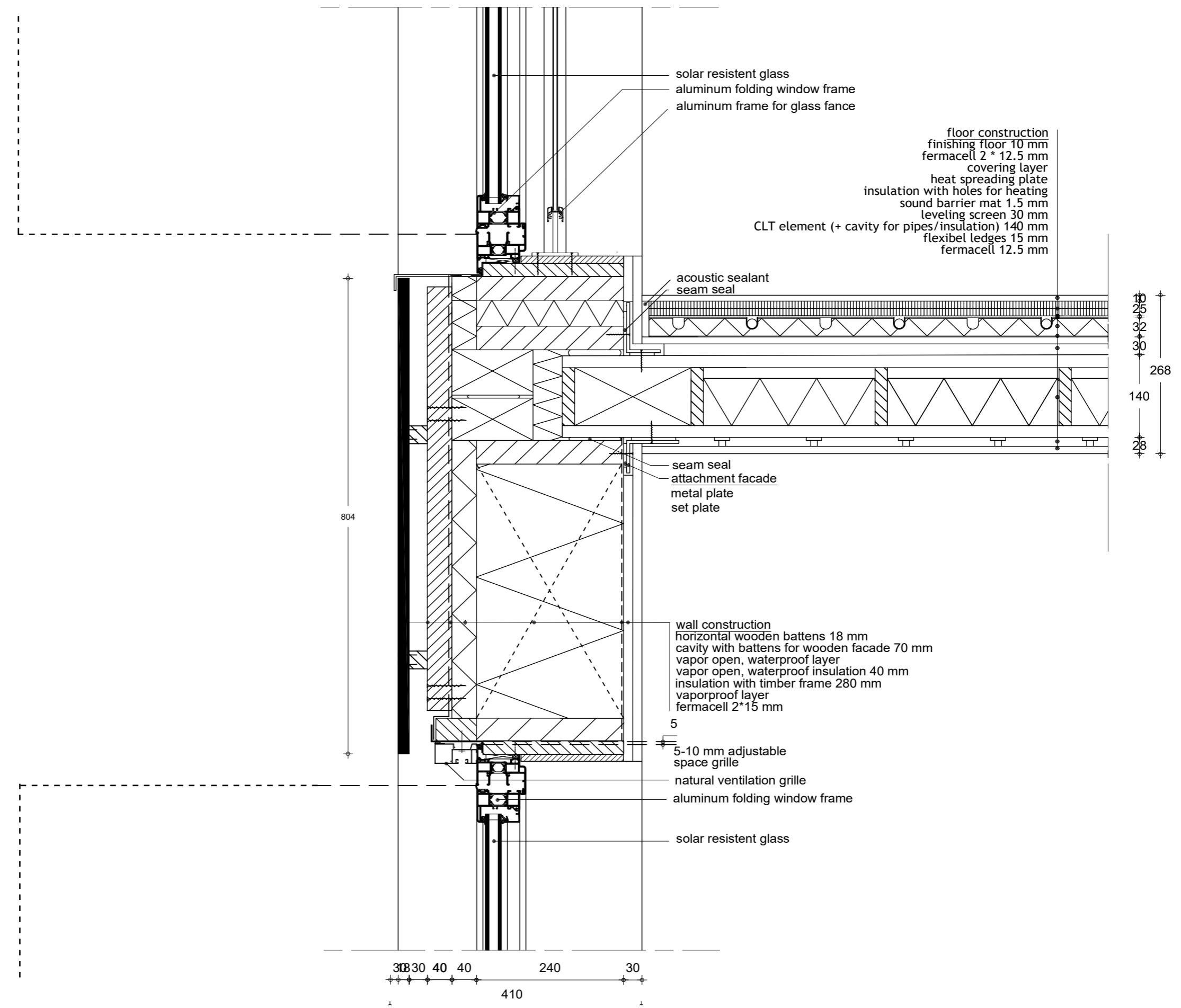
natural ventilation



demountable
construction

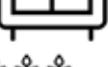


determine
facade openings
by residents

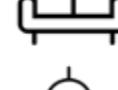


5. CONCLUSION

SHARED AMENITIES

-  laundrette
-  bicycle storage
-  kitchen
-  living space
-  roof terrace
-  balconies

APARTMENTS

-  bed
-  kitchen
-  diner-, workspace
-  storage space
-  living space
-  bathroom

PUBLIC

-  working spaces (small / big, rentable)
-  bar / restaurant
-  gym
-  retail

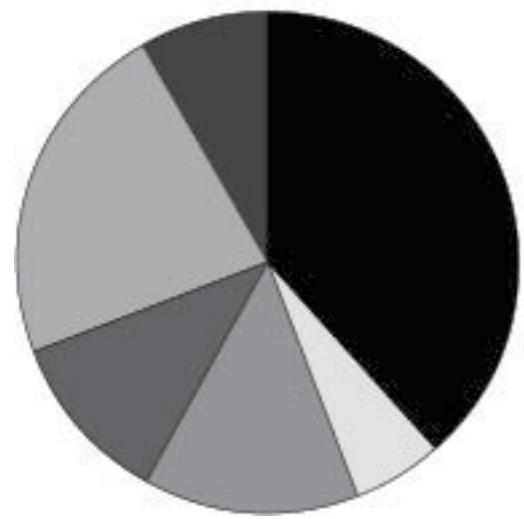
SMALL SOLUTIONS

-  extra storage space
-  high ceiling
-  big windows
-  sliding door
-  juliet balcony

5. CONCLUSION

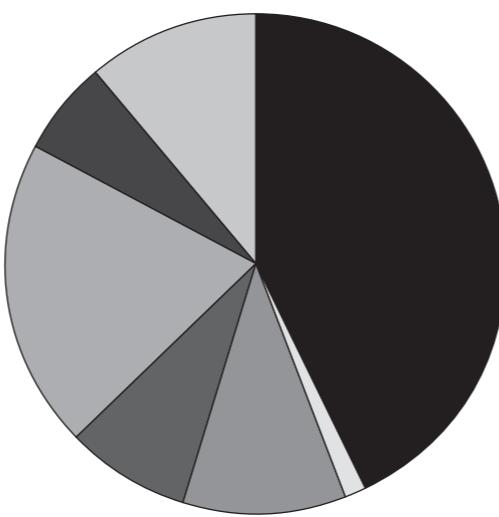
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APARTMENT 1



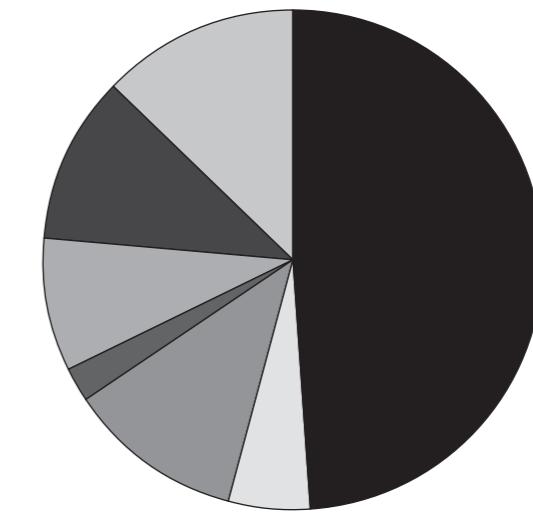
bed room	8.07 %
hallway	22.8 %
storage	11.1 %
bath room	1.6 %
kitchen	5.7 %
living room	38.4%

APARTMENT 2



office	10.9 %
bed room	6.1 %
hallway	20.1 %
storage	7.8 %
bath room	10.6 %
kitchen	1.3 %
living room	43.2 %

APARTMENT 3



office	12.6 %
bed room	10.9 %
hallway	8.7 %
storage	2.2%
bath room	11.4 %
kitchen	5.2 %
living room	49.8 %

5. CONCLUSION

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Price average apartment Amsterdam (60m²)
30 % of average price
25 % of average price

€ 303.000,00
€ 212.100,00
€ 227.250,00

price per m² dwelling (centre Amsterdam)

€ 5.000,00

shared space per level

gallery / corridor

420 m²

amount of apartments per level

28 (total 185 dwellings)

apartment 1

23m²

€ 189.821,43

37.4%

apartment 2

30 m²

€ 224.821,43

25.8%

apartment 3

30 m²

€ 224.821,43

25.8%

MICRO APARTMENTS FOR THE NEW URBANITES
