MSc 3 Independent Group

Design and Research
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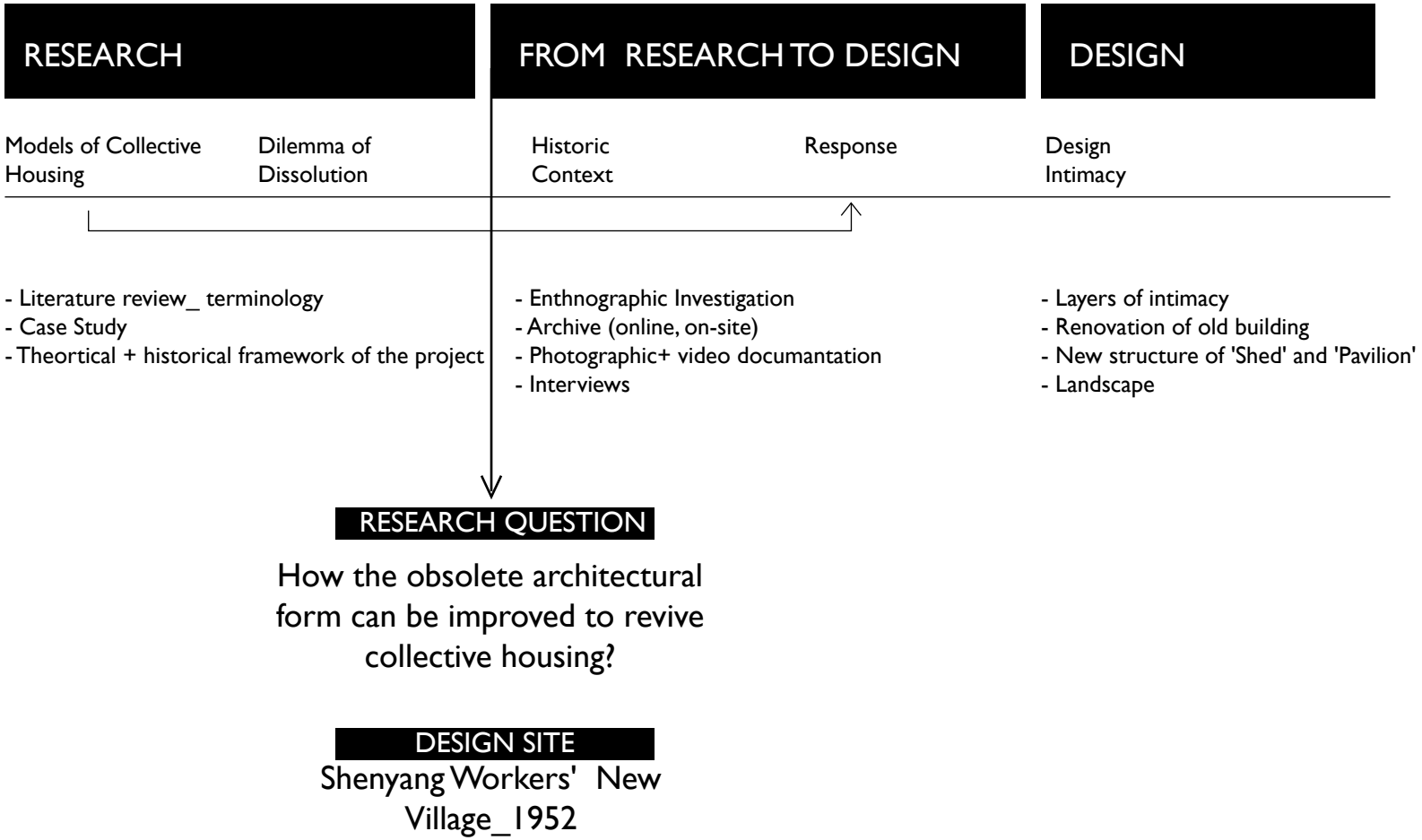
Interiors Building Cities

COLLECTIVE INTIMACY

Revive the collective housing as a utopian oasis

Xinyue WU
5323657



Xinyue WU-5323657

Part 1. Collective housing & dilemmas

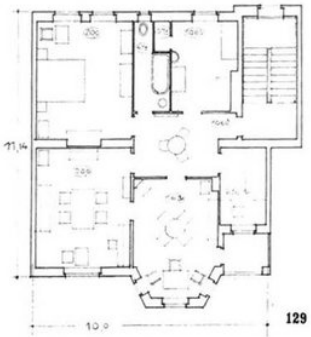
List of case studies

	Collective housing	*Region*	*Descriptions & Relevance*	*Individual Units*	*Shared Elements*
1825	New Harmony Community	UK	an ideal living model combining education, leisure, and consumption	for families	a central kitchen, dining halls; shared bedrooms for children; educational facilities such as a library, meeting rooms, and a school; other facilities- gymnasiums, an inn, and a hospital ward.
1829	The Phalanstery	FR	the dissolution of family, different units for children, working people and the elderly; mixed societal classes.	N.A 1620 people	apartments with various sizes and prices; collectively organized spaces; rues-galeries, a walkable roof; interior courtyards, workshops; central kitchen and dining rooms,
1849	Cite Napoleon	FR	a community for the working class in every district, for a philanthropic and controlling aim	rents for different units- 200 families	from 100 francs for a room to 300 francs for larger units; free services: toilets, a crèche, free doctor, a laundry and a drying room; strict rules: inspectors and a gate curfew.
1849	Familistere residential	Guise FR	support families with shared spaces and facilities	for families; 500 units for 2000 people	a social palace; a central kitchen and dining room; collective bathrooms, laundary, schools, nurseries, and a library, a swimming pool, a theater and various shops.
1903	Homesgarth House	Letch-worth UK	part of Letchworth Garden City	for 24 families; 48 apartments	a central kitchen, dining hall, recreation rooms, a nursery, a collective colonnade, a central courtyard
1918	Karl-Marx-Hof	Vienna AU	to provide the starving people with shelter and food after war	1382 apartments with own toilets, 5000 residents	shared faciloities in central courtyards: baths, a launderette with 62 washing stations, 2 kindergartens, a maternity counseling service, a library; clinics, a tuberculosis care center, a pharmacy; a post office, a restaurant, coffee houses, shops, and assembly halls.
1930	Narkomfin (Kommunalka)	Moscow USSR	A complete collectiv-ization dissolution of the family units	23 apart-ments , 15 living cells, 8 family apartments	hall kitchens, recreation rooms, cafeteria, library, gym, laundary, rooftop terrace
1951	Workers' Village	Shenyang PRC	to provide standardized rooms for employees working at state-woned factories	64 buildings, 7000 units for working-class families	1 standardized unit: 4 rooms with 2 kitchens and 2 toilets. Central courtyards, schools, kindergarten, proper food stores, restaurants, photo shop, rice stores, post offices and banks.

Model	*Collective housing*	*Region*	*Individual Units*	*Shared Elements*
Hostels & Boarding Houses	Rehhoff straße Hostel	Hamburg 1913	112 single functional and furbished rooms of 8m^2, for men only	cleaning and laundry rooms and toilets, a bathhouse,a restaurant with dining room, leisure areas, a reading room, a coop store, and administrative offices, a steward
	Lettenhof Women's Colony	Zurich 1927	29 apartments, 22 single rooms for 60 single women	an alcohol-free restaurant, shared bathrooms for several rooms, various kitchens,
Central-Kitchen	Service House	Copen-hagen 1925	26 separate apartments,	a central kitchen (only for employees) ; Laundry and dry cleaning services by employees
	John Ericsons-gatan House	Stockholm 1935	50 apartments each with a small kitchen connected by a waiter from the central kitchen	a nursery (baby rooms, sleeping auarters), a restaurant (these were open to the public after 1980)
Community settlements	Høje Søborg Collective Housing	Copen-hagen 1925	124 apartments, 223 residents	shared ground floor: a restaurant, cafeteria kitchen, daycare, various creft rooms
Cooperative living	For the first time, community cohabitation and participation became central intentions of collective living, with the desire for community and exchange now exceeding economic consideration			

[Existenzminimum_CIAM debate]

Movement-efficiency comparison
By Alexander Klein (1928)

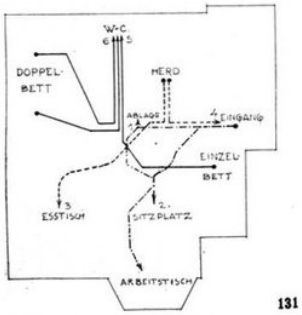


129

Beispiel eines ausgeführten Geschoßgrundrisses. Die Verteilung der Möbel ist die des Originals.

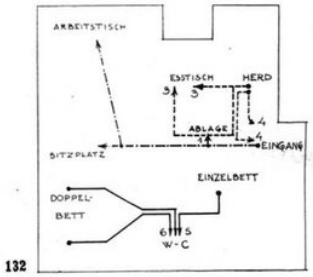
130

Studie des Verfassers zu einem Grundriß der gleichen Größe wie Abb. 129 unter Verwendung der oben angeführten Grundsätze. Treppe umgelegt, um im Erdgeschoß den Durchgang zu vermeiden und den Wohntyp durchführen zu können.



131

Verlauf der Verkehrswege und Ganglinien im angenommenen Beispiel. Alle Lebensfunktionen verlaufen auf sich kreuzenden Wegen.

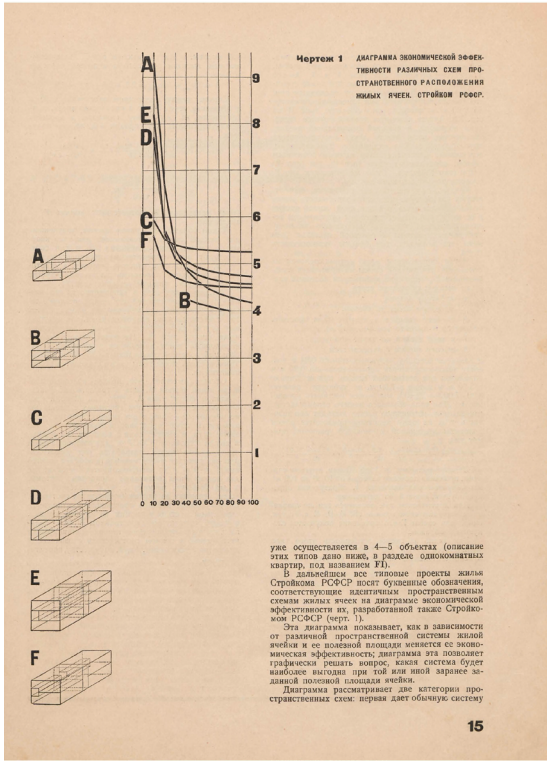


132

Verlauf der Verkehrswege und Ganglinien in der Grundriß-Studie. Die Verkehrswege kreuzen sich nicht, wodurch die ordnungsmäßige Abwicklung

[USSR Association of Contemporary Architects (OSA)]

Diagram of economic efficiency
By Moisey Ginzburg

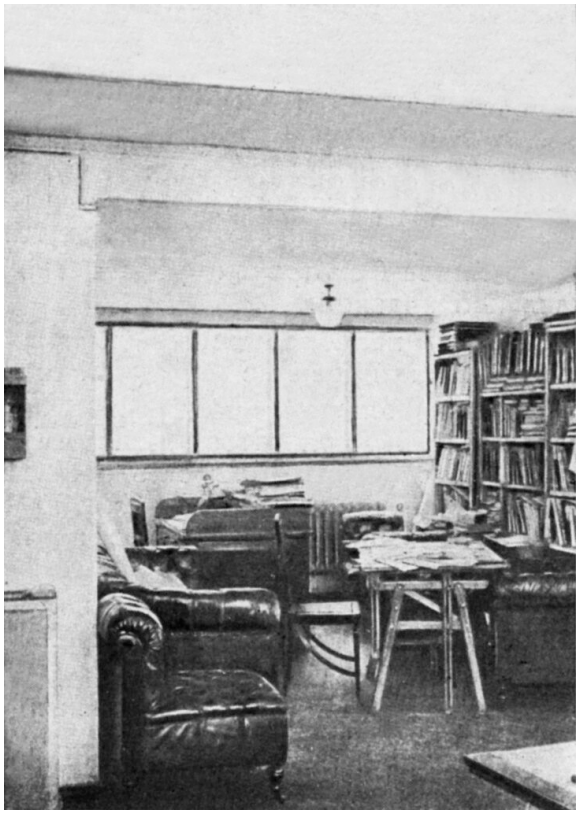


Comradely Competition for Preliminary Design of Housing for Workers_the Standardisation Department at Stroykom RSFSR

Source: Stroykom's album Tipovyye proyekty i konstruktsii zhilishchnogo stroitel'stva, rekomenduyemyye na 1930 g, 1929.

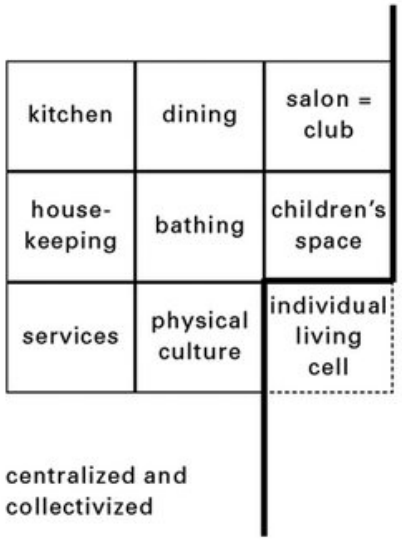
[Minimum dwellings from II CIAM]

[Narkomfin by Ginzburg]



From left to right: View of a bachelor room (Junggesellenzimmer), architect Kienzle (Giedion, 1929); Parisian micro-flat (Ghislain, student, in his fifth floor 10m2 apartment; Macherez, 2015).

[Collectivist reconstruction_Karel Teige]



Collectivist reconstruction of dwelling

Schema of a collective dwelling:

the centralization and collectivization of the economic, cultural, and social factors of the dwelling process;

the reduction of the "apartment" to an individual living cell. One room for each adult person,

whose content (function) is a living room and a bedroom;

the reproduction of a single space undifferentiated dwelling on a higher level;

material and organizational basis for socialist forms of life.

Social-democratic election posters illustrating changing family ideals within the labor movement
Sources: COLLECTIVE HOUSING IN SCANDINAVIA — HOW FEMINISM REVISED A MODERNIST EXPERIMENT

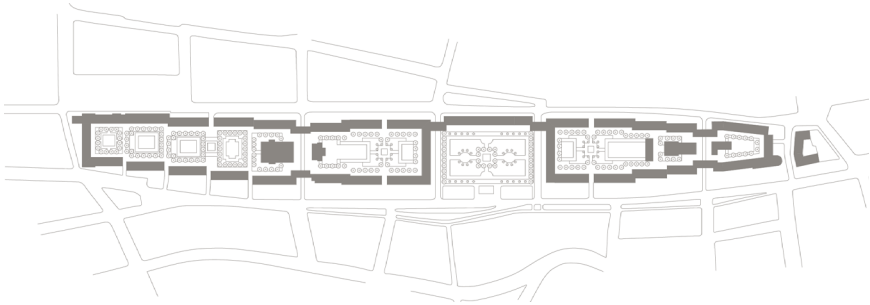
Prastgardshagen
Alvsjo, Stockholm, 1983

Sources:Vestbro, D. U. (2014). Cohousing in Sweden, history and present situation. Unveröffentliches Manuskript. Stockholm: kellektivhus.

".....cooking, baking, sewing,child-rearing and other house-bound activities would be enjoyable if carried out together and would be time-saving....when carrying out everyday chores together, a simple type of attractive togetherness is created....." the group argued (Berg et al 1982)

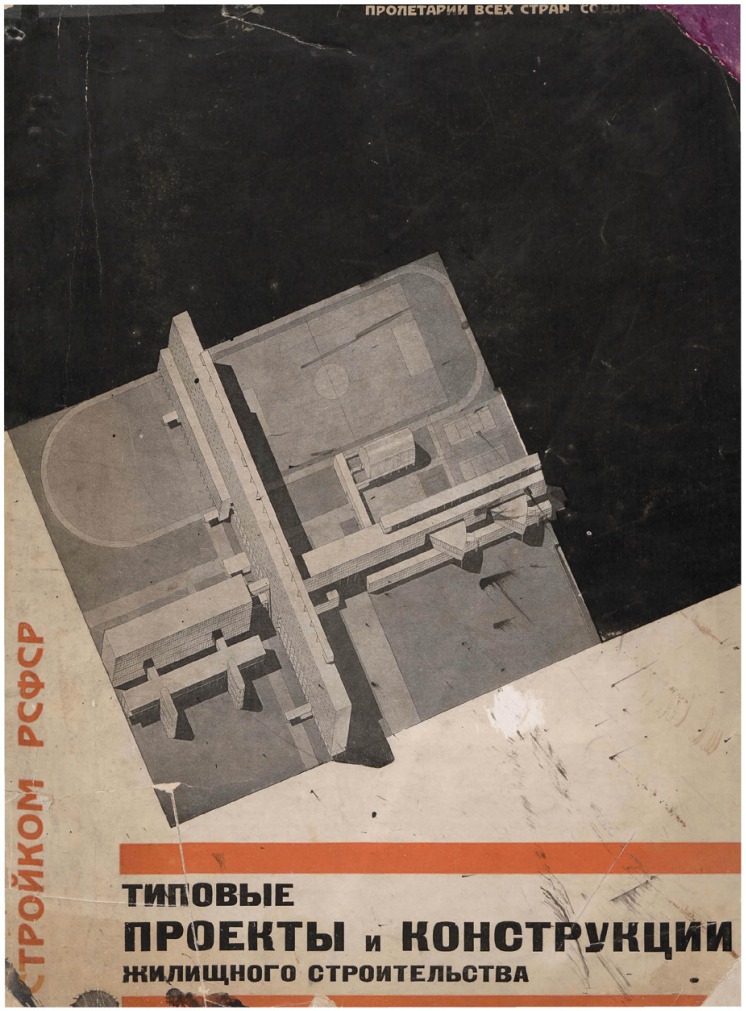
Karl-Max-Hof
Wien, 1930

Sources: *The Red Vienna in the Laundromat*
Association Red Vienna Collection



Types of Projects and Standards for Housing Construction,
Recommended for the year 1930, *USSR*

Sources: From Sovremennaya Arkhitektura 4–5, 1927.

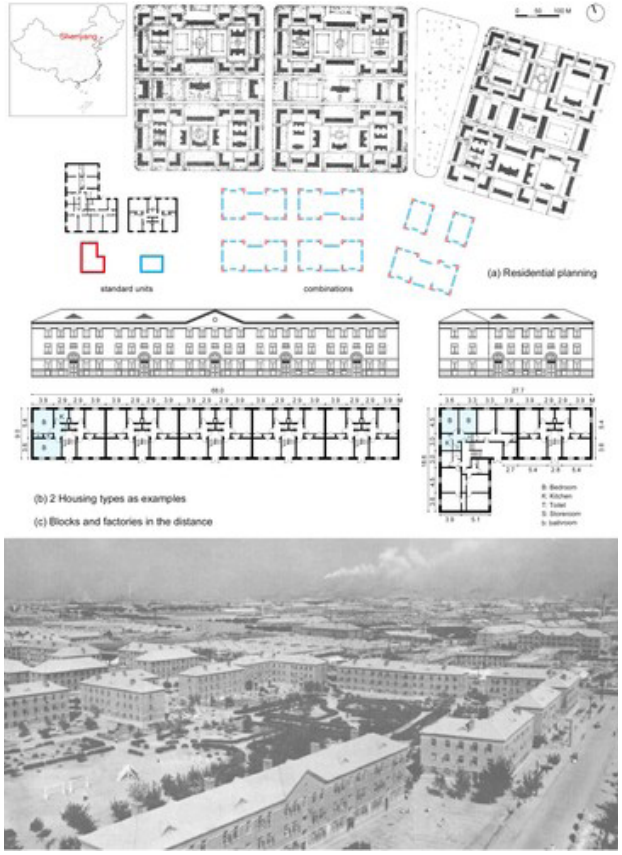


[An ideal life for the working class in new China]

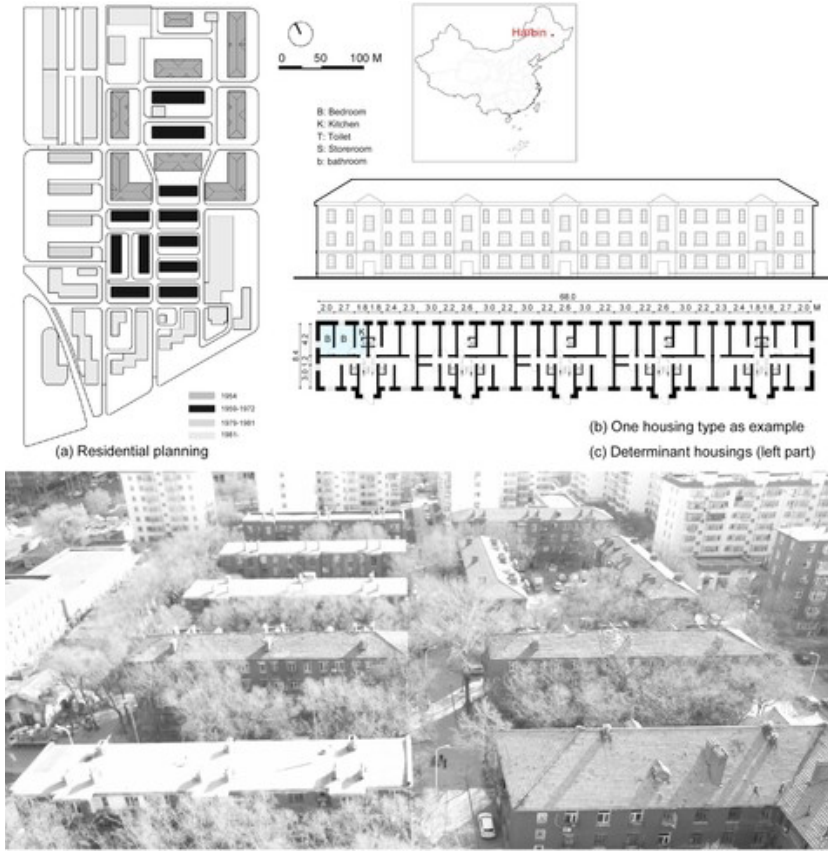
工人阶级必须领导一切

The working class must exercise leadership in everything (1970)

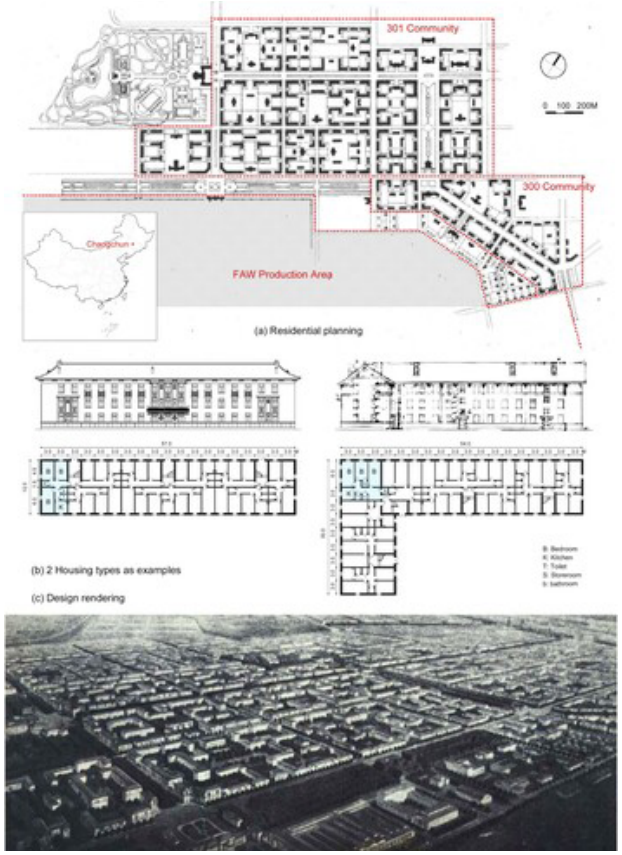
Sources: https://chineseposters.net/posters/e13-859



Shenyang Workers' New Village, 1952



Tianjin Workers' New Village, 1954



Shanghai Workers' New Village, 1951

A UNIVERSAL DILEMMA

Q: What happens when form loses its original intentions?

A UNIVERSAL DILEMMA

Karl Marx Hof
Wien, 1930

Sources: *The Red Vienna in the Laundromat*
Association Red Vienna Collection

Previous_ shared bath house

Now_ exhibition halls

A UNIVERSAL DILEMMA

Narkomfin
Moscow, 1930

Sources:
1. Simon Elmer, *Narkomfin: Regenerations, Appropriations, Betrayals*
2. *INT2 architecture*

Previous_ social housing

Now_ premium apartments

Workers' New Village
Shenyang, 1951

Sources:
https://www.sohu.com/a/213064962_696058

Previous_ social housing

Now_ premium apartments

" I pay 330 yuan (42.25 euros) monthly for the rent, it's a quarter of my salary, but I think the room can be better. "

Interviews in Workers' New Village
Shenyang, 2023

Part 2. Historical context

1652
Manchu Period

Manchu Capital

1896
Russian Colonization

South Manchuria
Railway Company

1914
Japanese Colonization

Tiexi District
Industrialisation + Urbanization

1949
Founding of PRC

The People's
Republic of China is
officially proclaimed

1951
The Workers' Village

Shenyang Daily Newspaper

1978
Chinese Economic Reform

Reform of state-owned
enterprises
mass layoffs of workers

Manchu Period

1652
Manchu Capital

Manchu Period

1652
Manchu Capital

Russian Colonization

1896
South Manchuria
Railway Company

Japanese Colonization

1914
Tiexi District
Industrialisation + Urbanization

Manchu Period

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Founding of PRC

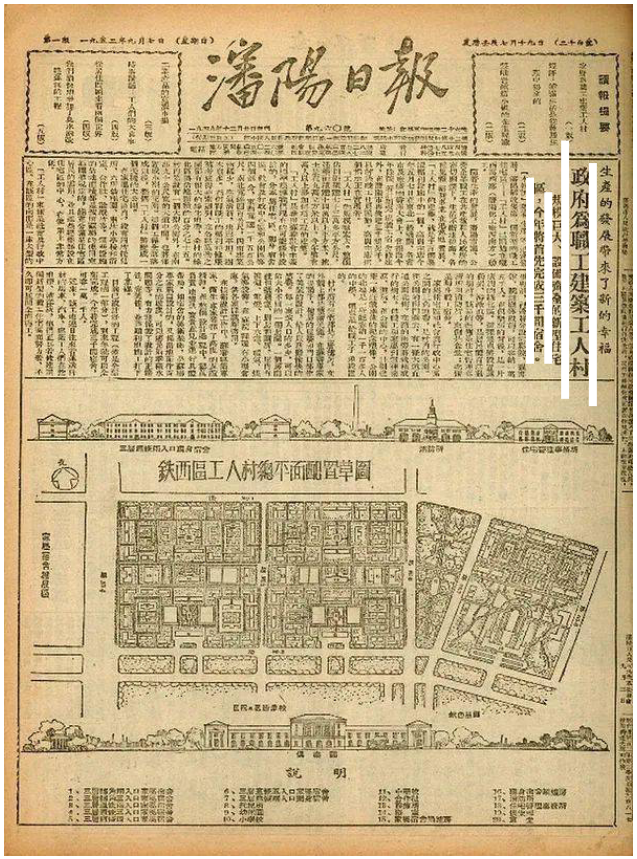
1949
The People's Republic of China is officially proclaimed

Planned Economy

The Workers' Village

1952

[An ideal life for the working class in new China]


瀋陽日報

政府爲職工建築工人村

鐵西區工人村總平面圖

說明

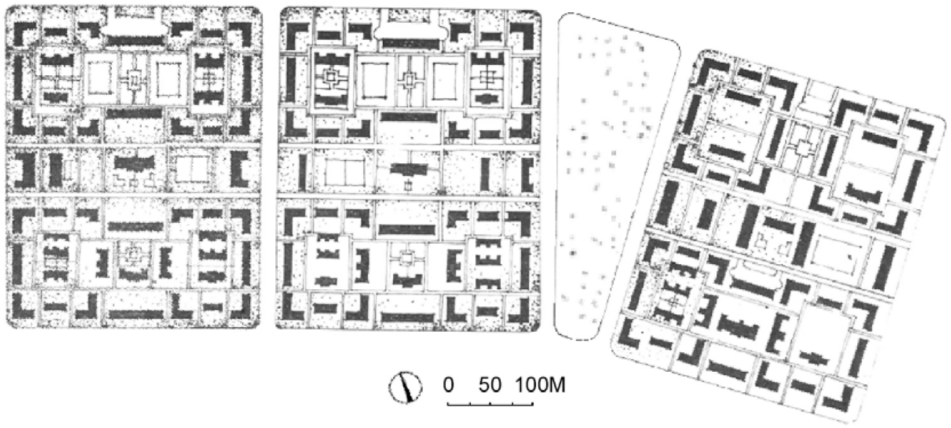
"The development of production brings new happiness

The government builds the village for workers staff

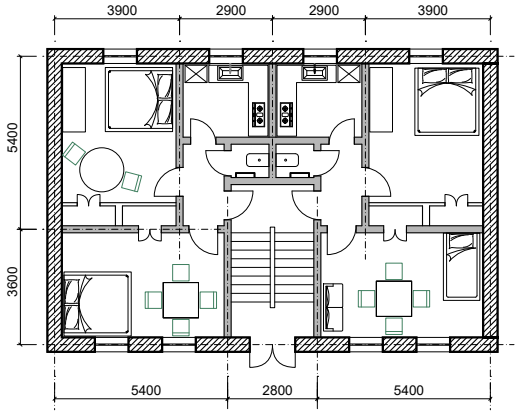
Huge and well-equipped new type of residential complex with seven thousand dormitories will be completed this year"

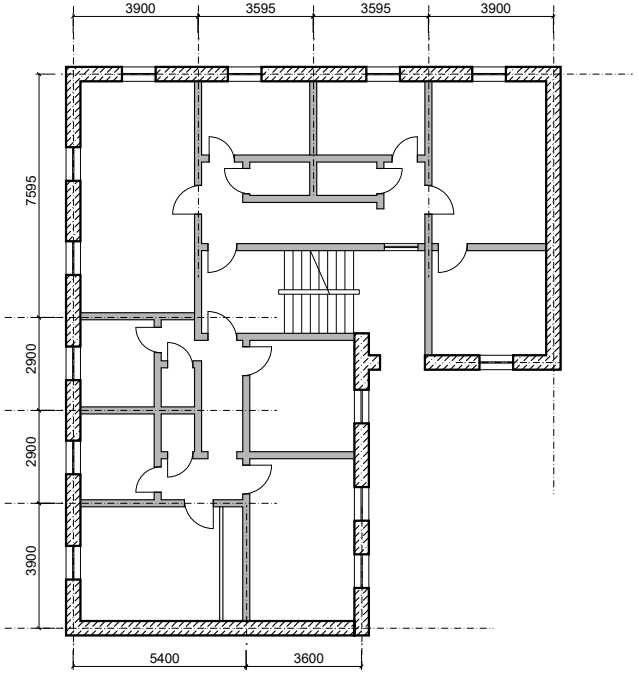
Shenyang Daily Newspaper, First edition, 7th Sep, 1952

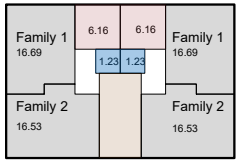
Sources: https://news.sohu.com/a/680267333_121124709


0 50 100M

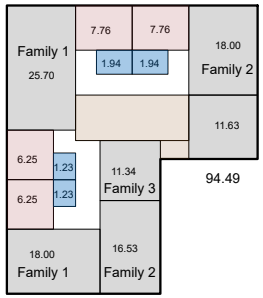
[Minimized living unit]





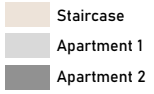


97.36 m2



94.49

77.18



[Shared Service]

State-owned factories inTiexi district, 1980s

Sources: https://www.sgss8.net/

[An ideal life for the working class in new China]

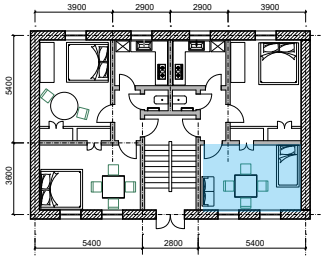
Dwellers sitting in the courtyard at the Workers' Village, 1950s

Sources: https://www.sgss8.net/

[Minimized living unit]

Dwellers sitting in the courtyard at the Workers' Village, 1980s

Sources: https://www.sgss8.net/



前面是死胡同，再也走不通了

把住宅纳入正常消费之中

本报记者　龚义龙

几十年来，由于把无偿分配住房当成社会主义制度的优越性，使我们国家背上了一个大包袱，而且这个包袱随着时间的推移还在不断地加重加大，以至于超过了国家财力的承受能力。在经济发达的国家，人们的住房不是"分配"的，而是个人攒钱或分期付款买来的，当然，这样的住房也成了人们自己的。

由于有价的住房在"分配"上是

决住房中的不合理现象和不正之风，也只有这样，才能解决"住房难"这个"老大难"问题。事实证明，无偿分配住房和住房低租金的制度，已经走进了死胡同，再也走不下去了。

寻找出路，把住房纳入消费

无偿分配住房、低租金住房，是几十年一贯制的制度，这种制度在人们头脑中形成的观念也根深蒂

的时候，虽然只是个人拿1000元或拿3000元（而且到一定时候还能退回这笔钱），就可以拿到钥匙，但许多人却不愿干这桩"赔本的买卖"，现在则不同了，一些企业单位已坚定地迈出了住房制度改革的步伐，取消了无偿分配住房的办法，实行向职工补贴出售住房。企业的厂长、经理带头买房，职工们看到分房的路堵死了，也横下心拿出钱来买房，靠分房也许十年八年轮不到，而又急需住房的人们，当他们拿到新房的钥匙，当他们搬入宽敞明亮的新居时，会是怎样的心情？他们"破费"了，却也得到了住房。

据了解，有些企业实行买房后，购

"人搞为止"，钱虽然还是自己的，子却成了别人的了。现在，这些人不已。

我国经济体制改革的一项重要就是砸碎"大锅饭"，打破"靠国家分配的"铁饭碗"，因为只样，才能使住房建设走上良性循环道，进一步加快住房建设的步伐。离不开消费，住房也是消费，把住人们的正常消费中，让二者有机合起来，只有住房进入了消费，也正成了商品，才能实现其本来的我们的"住房难"的问题才能真到解决。

铃……沈阳北站公安派出所响起一阵急促的电话铃声，里面传来焦急的声

社会面面观

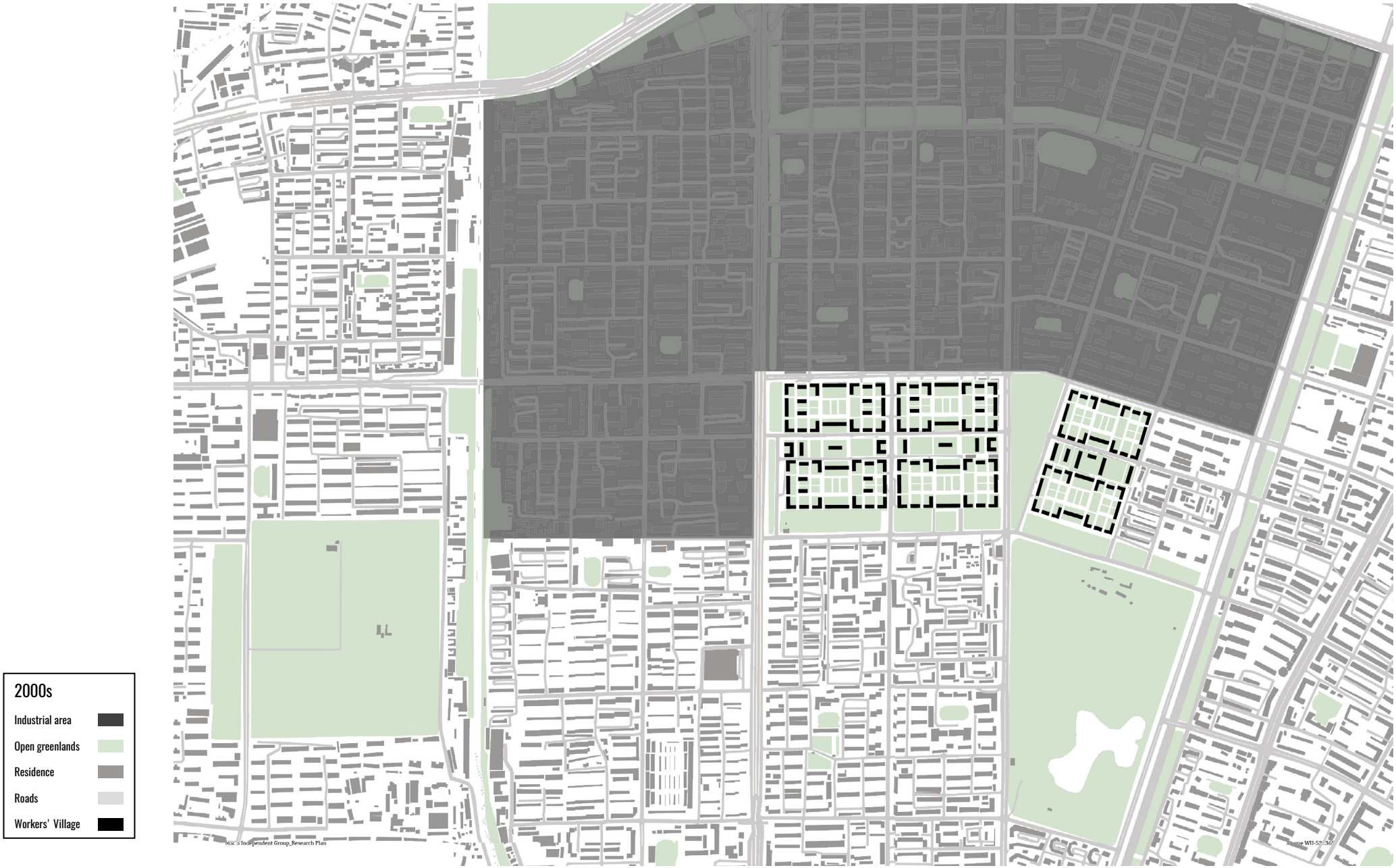
沈阳矿务局前屯煤矿工人黄某因传授犯罪方法罪，于3月23日被新城子区法院判处2年有期徒刑。

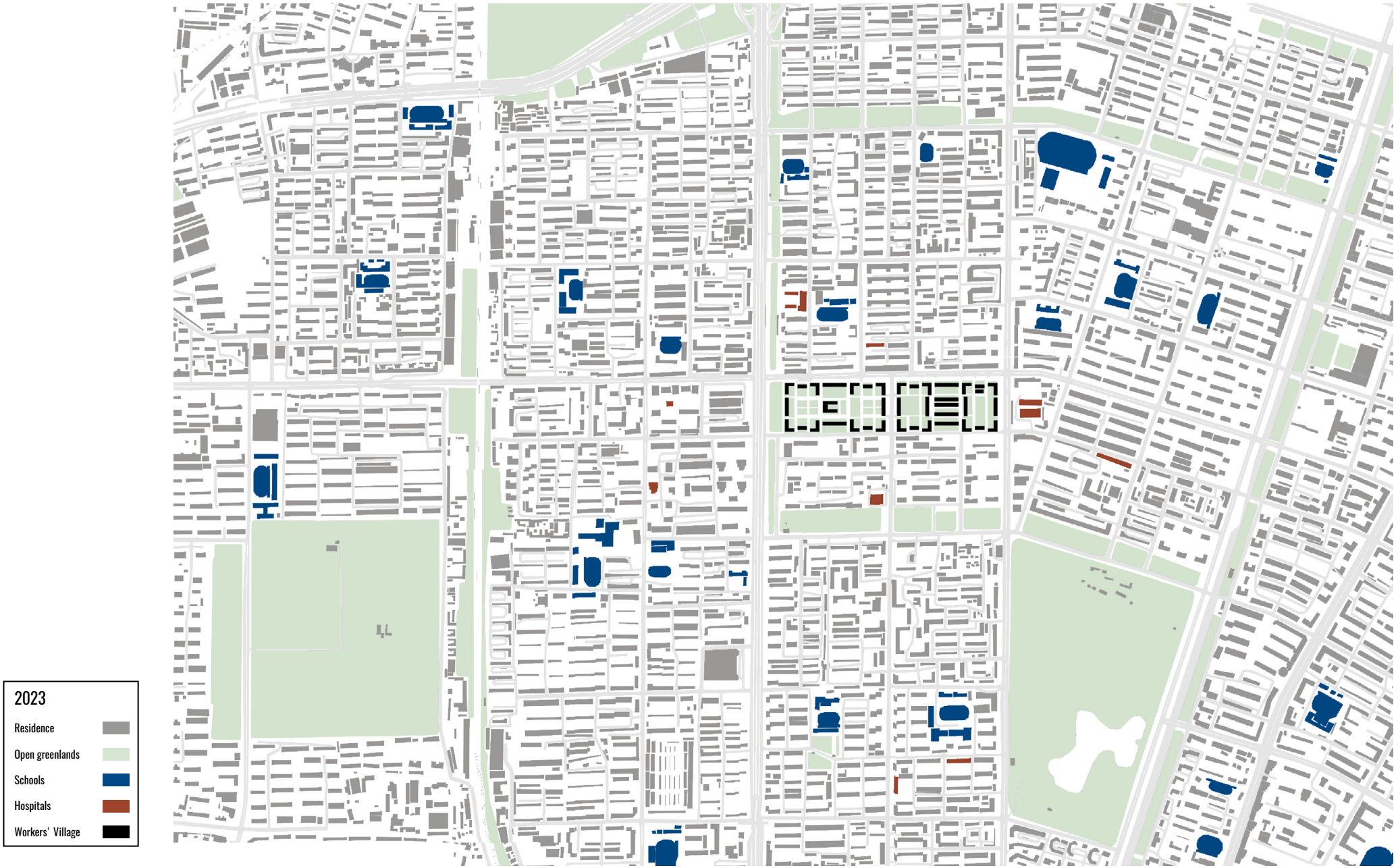
"Including housing in normal consumption"

"For decades, our country has been saddled with ***a big burden by treating the distribution of housing without compensation as a superiority of the socialist system.....***"

Shenyang Daily Newspaper, 1992

Sources: https://m.jiemian.com/article/6784570.html


2000s
Industrial area
Open greenlands
Residence
Roads
Workers' Village
MSc 3 Independent Group_Research Plan
Xinyue WU-5323657


2023
Residence
Open greenlands
Schools
Hospitals
Workers' Village

Workers' New Village
Shenyang, 2000

Sources:
https://www.sohu.com/a/213064962_696058

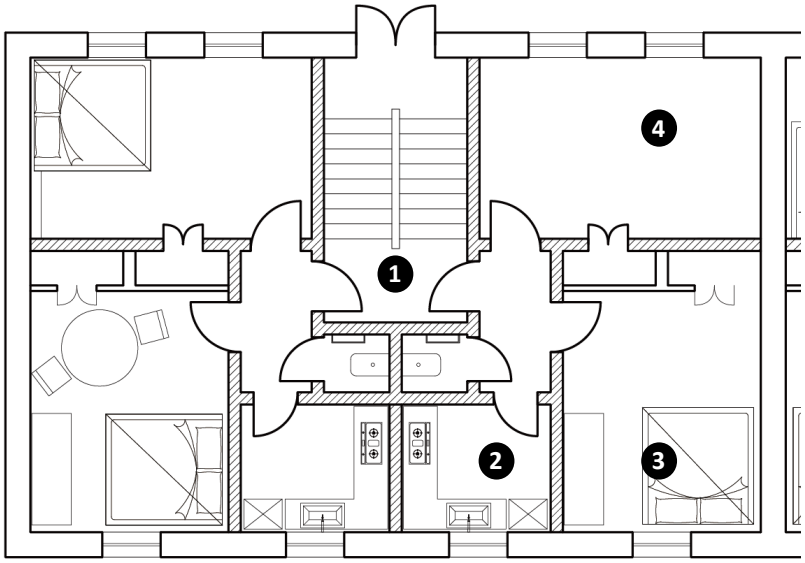
Partly deconstruction of the Workers' Village, 1980s

Sources: https://www.sgss8.net/

Shenyang insudtrial heritage

Sources: https://www.sgss8.net/

[Impact living unit]



330 yuan (42.25 euros) a month

In 2022, the average monthly salary of employees in Shenyang's urban non-private units is 8,752.5 yuan (1121 euros)_Shenyang Statistic Bureau

[Impact living unit]

[External extension]

[Flexiable usage]

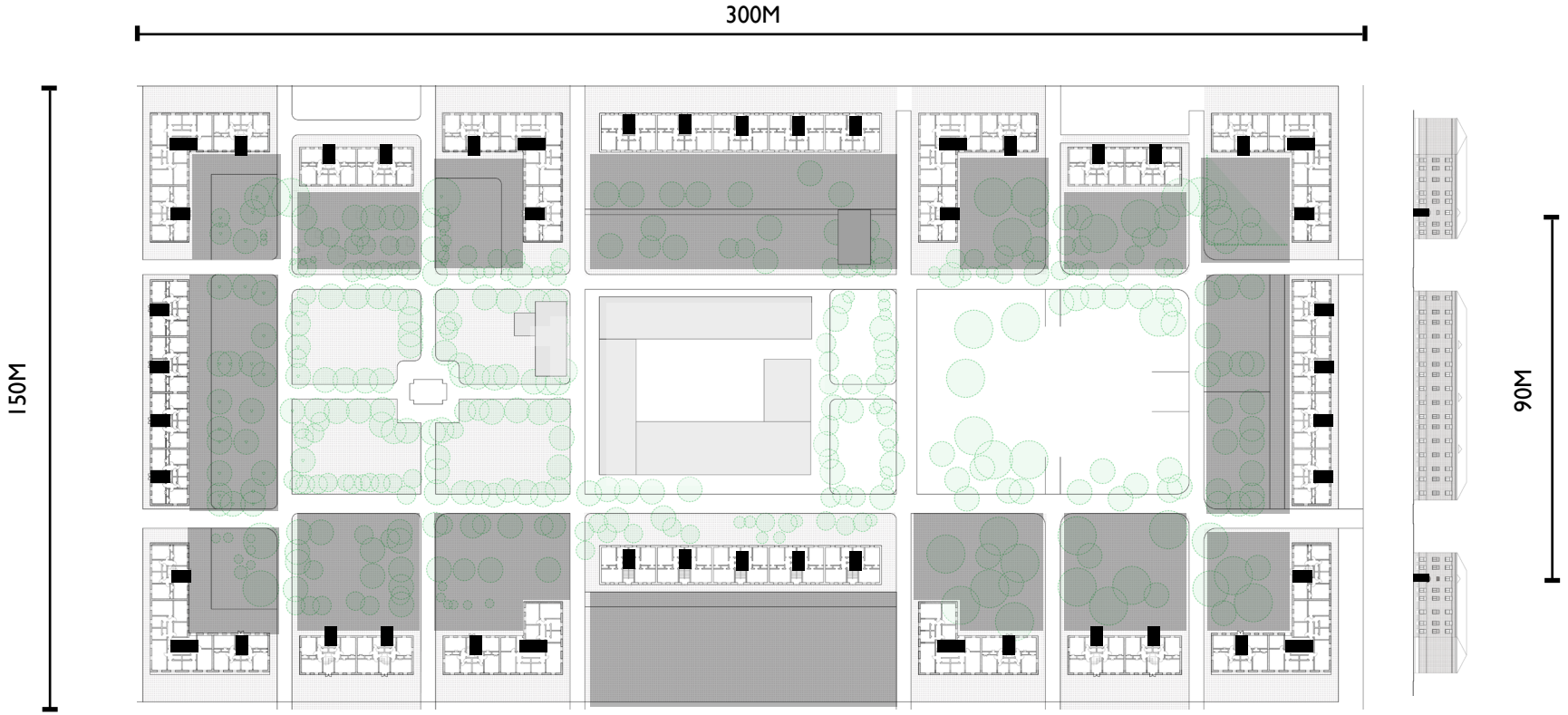
[Flexiable usage]

No.36_Nursery home

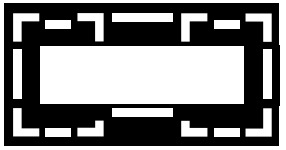
No.35_Daycare

No.2_Museum

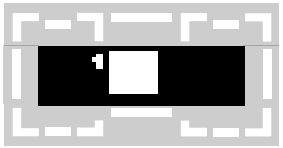
[Monumental courtyard]



[Monumental courtyard]



[Monumental courtyard]



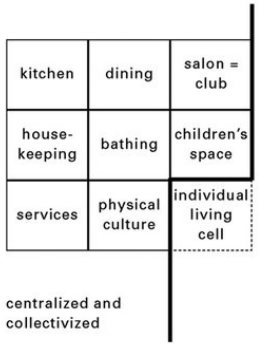
trees

grid roads

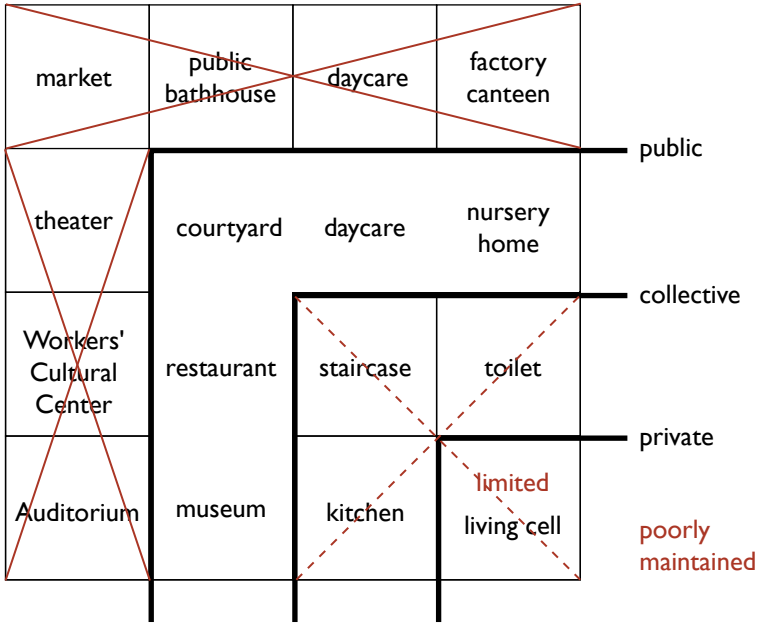
installations

[Public infrastructure]

[Scema of Shenyang Workers' Village]



[Collectivist reconstruction_Karel Teige]



Part 3. From research to design

RESEARCH QUESTION

How the obsolete architectural form can be improved to revive collective housing?

DESIGN

?

Projects Info Contact

En / 中文

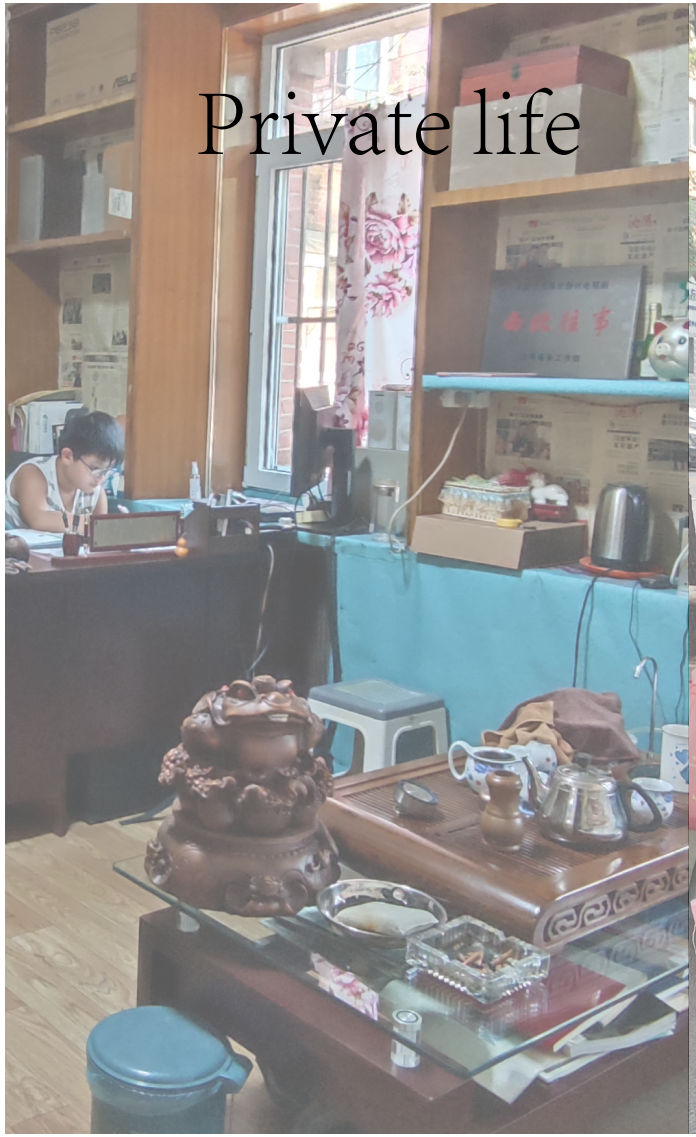
Vanke Shenyang Workers' Village

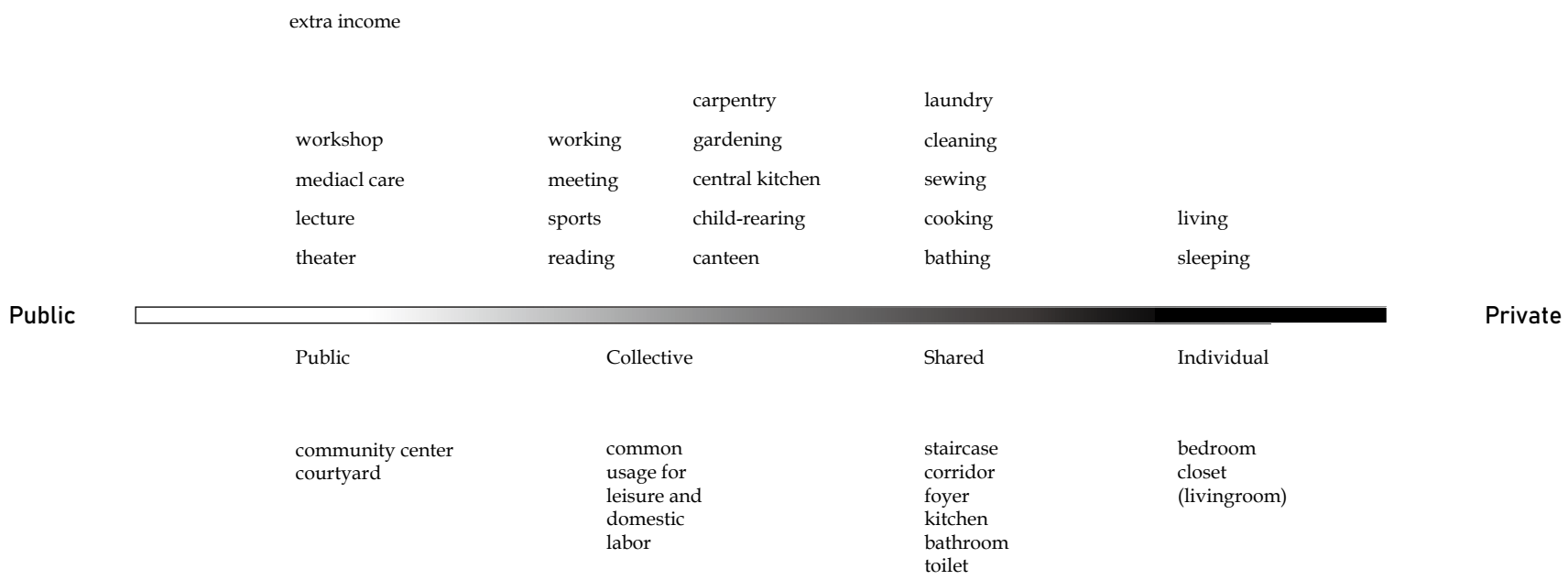
Communal Heritage

Client	Sector	Status
Vanke	Mixed Use & Transport, Retail & Leisure, Urban Renewal	In Progress
Location	**Scope**	**Scale**
Shenyang, Liaoning, China	Architecture	16,000 sqm

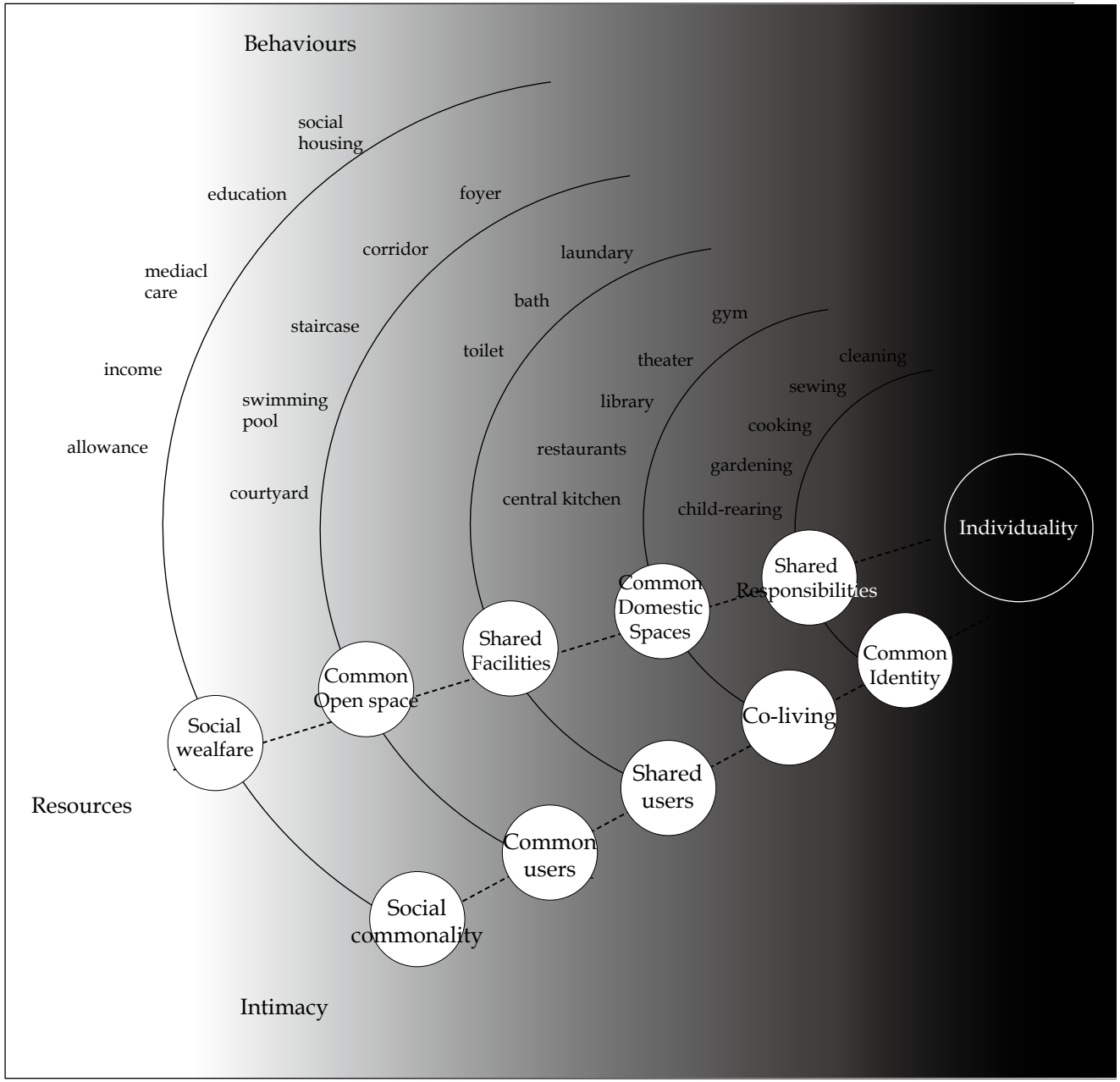
"The existing building fabric is characterised by 3-storey blocks surrounding large central courtyards, two of which now become the focus of contemporisation into ***a tourist, educational, and rich commercial destination***."

[Layers of intimacy]





NOTES: we call activities 100% private when they involve only one person; and activities in which uncountable numbers of individuals take part in, we call 100% public. Analogous to the Nolli Map, we use black for private spaces. The lighter the color gets the more public space is. And last but not least, thresholds are the architectural elements (e.g. walls, doors, partitions) that help to frame the gradient.



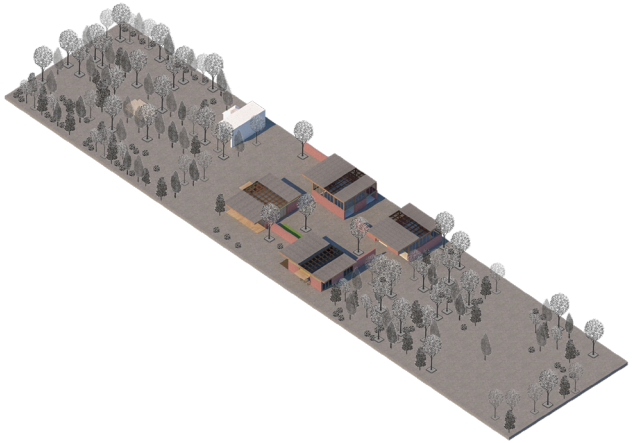
[Same scale model study]

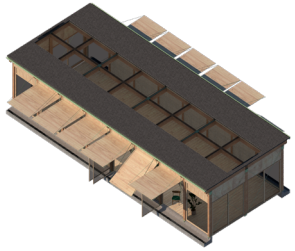
Collective intimacy is not a single notion, it is a series of togetherness with different degrees of cohesion and coordination between group members, formed primarily through varying degrees of resource gathering.

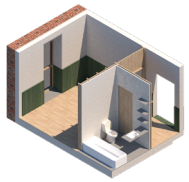
The degree of pooling of resources is progressive, ranging from relatively loose, such as social benefits, to strong ties, such as shared family space and shared responsibilities. Correspondingly, the range of intimate relationships is progressive. Occupants of collective housing have loose ties as co-users of communal open spaces, while these are much stronger when they share household responsibilities for the group as a whole. These ties are not linearly progressive; they sometimes overlap with each other.

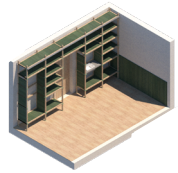
For example, in the case of the Workers' Village, social welfare, courtyards, toilets, bathrooms are all shared due to the common identity of the dwellers. In the case of Prästgårdshagen, responsibilities for common domestic spaces are taken by all tenants, which is also a way to keep the group united as those not participating in the group work are likely to be rejected by the residents' association.

Collective housing ultimately presents a complex sense of detachment and connectedness, and a series of relationships that are both close and distant.









Public

Private

workshop
mediacl care
lecture
theater

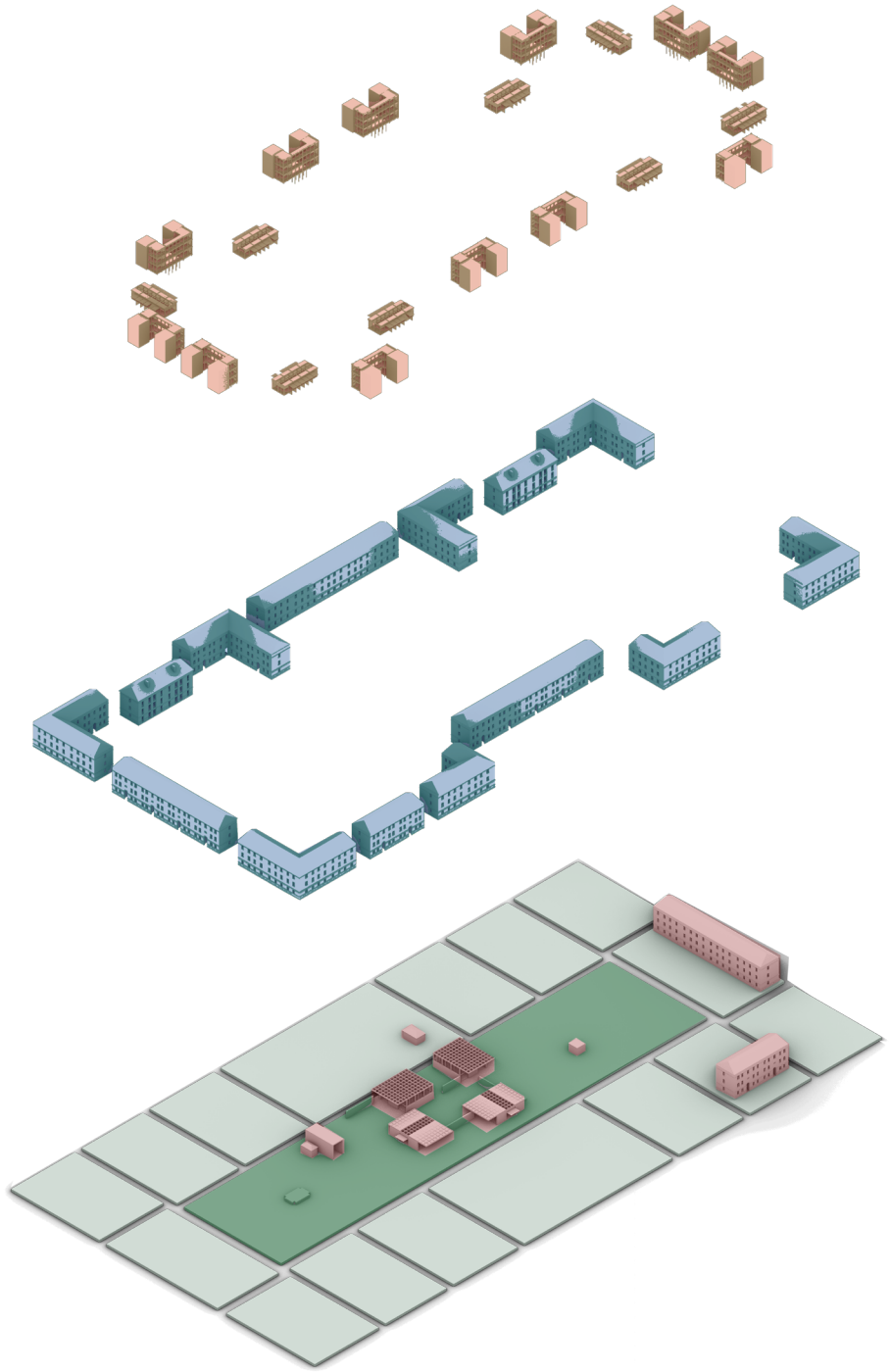
working
meeting
sports
reading

carpentry
gardening
central kitchen
child-rearing
canteen

cooking
working

laundry
bathing
cleaning
sewing

living
sleeping



18.5%

9.5%

5.4%

66.6%

PRIVATE — M² → 11,675

Cluster living	*8	3,543
Classic apartment	*34	8,132

COLLECTIVE — M² → 5,964

Shed		
kitchen + dining room	*2	228
quiet room (library)	*1	114
game & movie room	*1	114
Sauna & spa	*1	114
free room	*3	345
Residence		
Common space	*34	3,554
Extention	*16	1,495

PUBLIC — M² → 3,379

Renovation	
Nursery home	675
Exhibition	1,350
New	
Sanitation garage	274
Daycare	274
Workshop A	274
Workshop B (double height)	274
Existing	
Mechanical room	234
Shed	24

GREEN — M²

Ribbon	2,265
Open space	42,442

TOTAL OPEN AREA	44,707	
TOTAL BUILT AREA	18,168	+ private 1,995
		+ collective 915
		+ public 1,140
		→ 22.218

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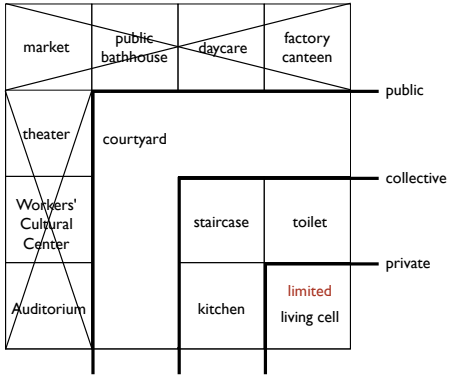
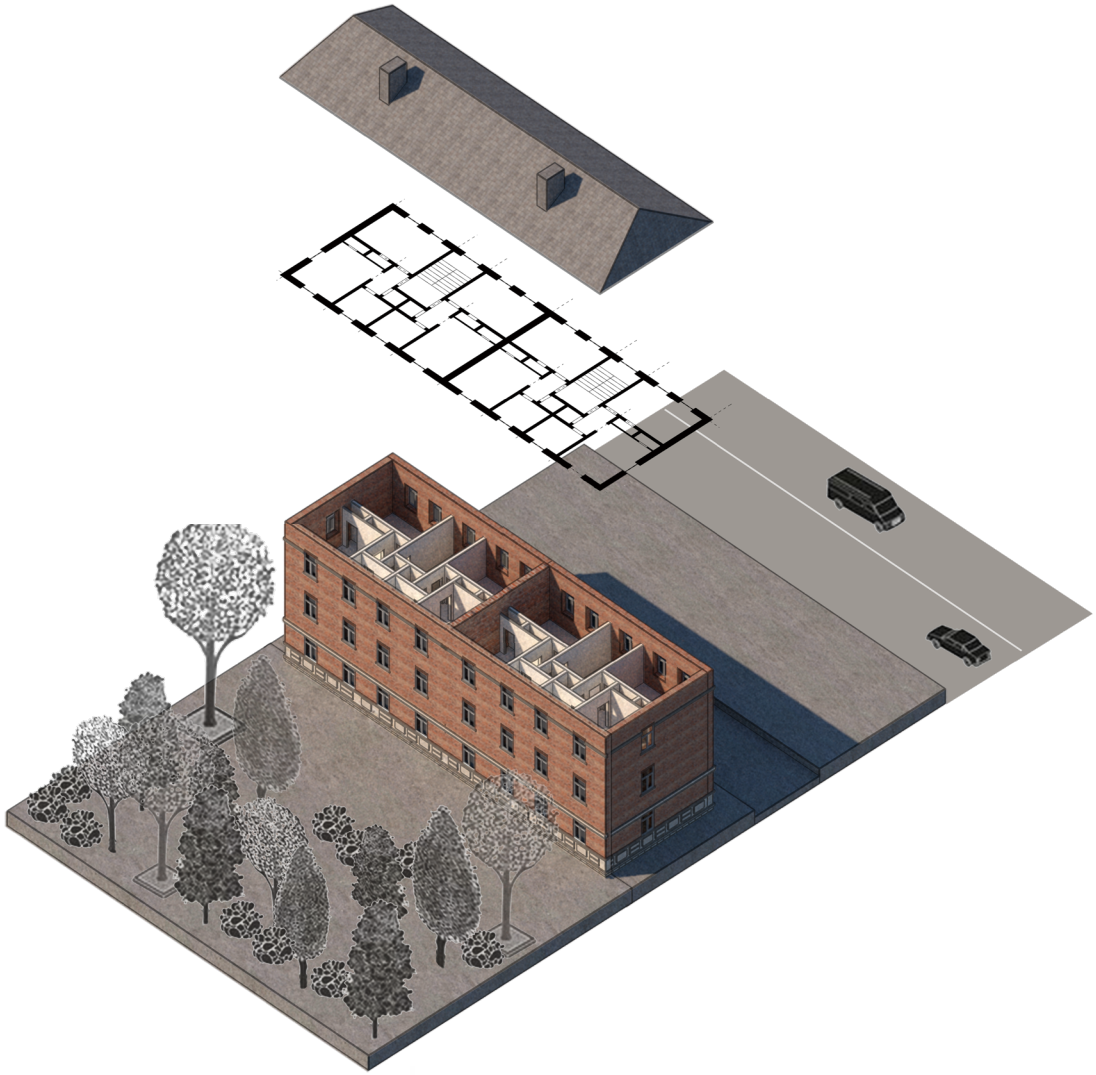
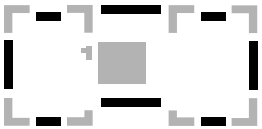
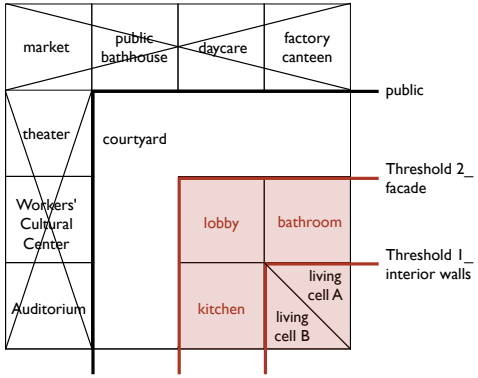
Part 4. Revival

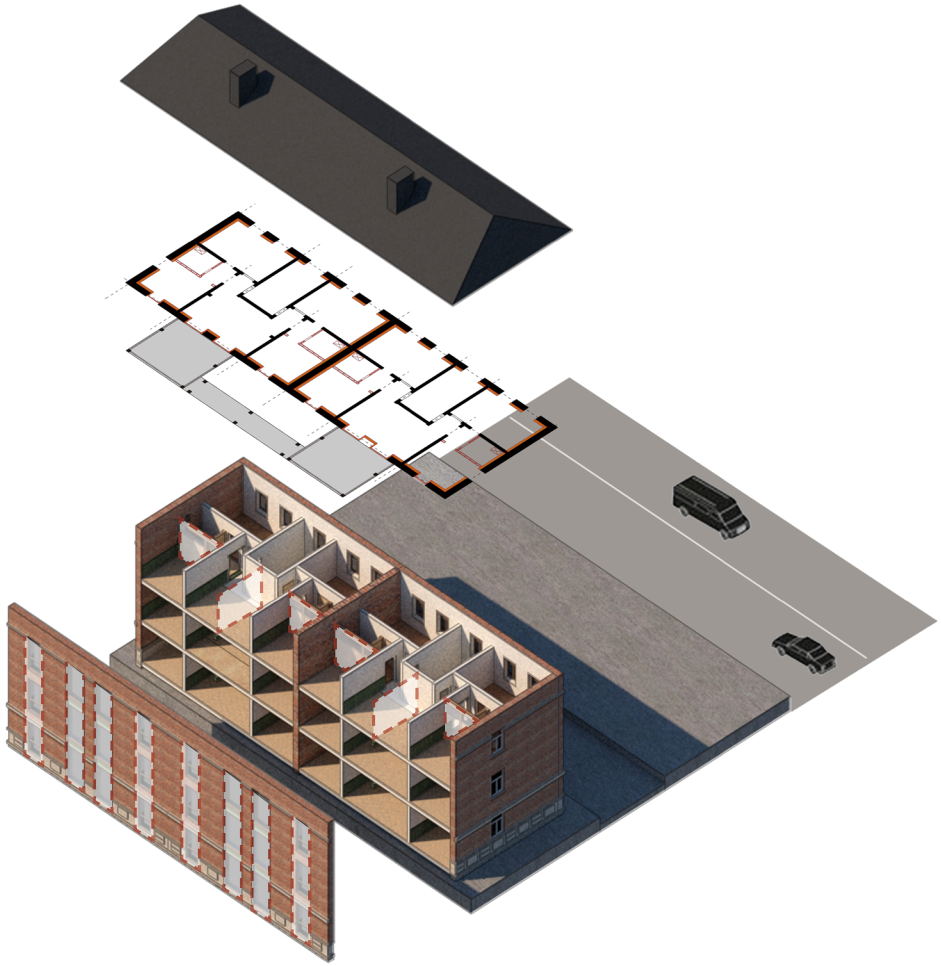
Collective intimacy

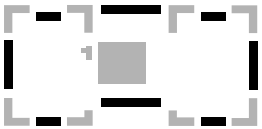

market
public bathhouse
daycare
factory canteen
public
theater
courtyard
collective
Workers' Cultural Center
staircase
toilet
private
Auditorium
kitchen
limited
living cell

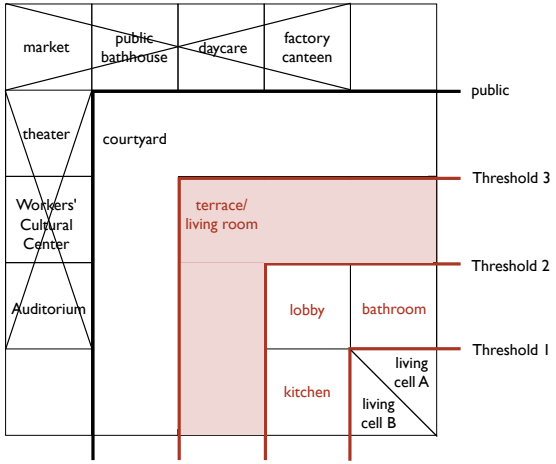


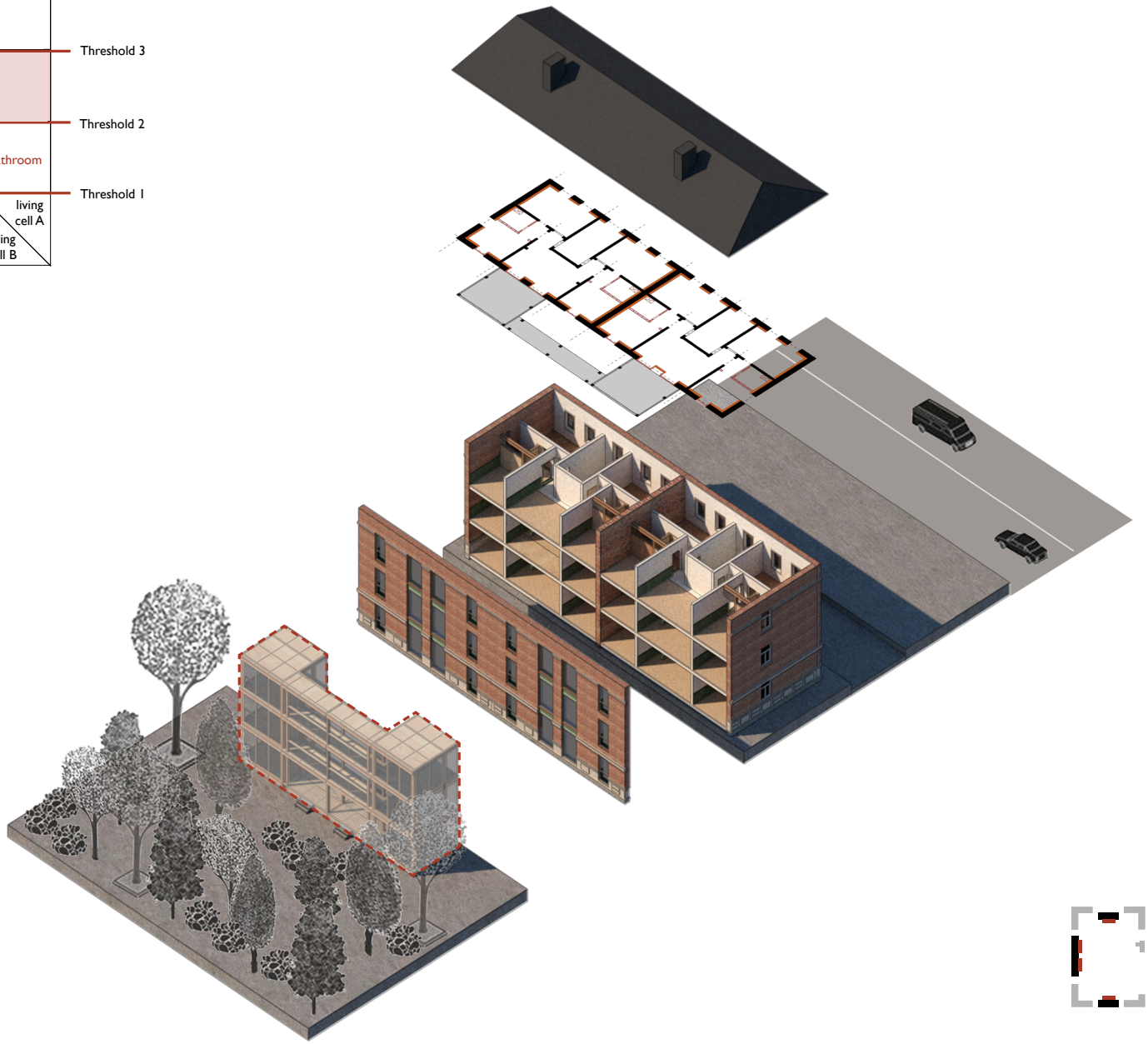


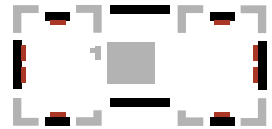

market
public bathhouse
daycare
factory canteen
public
theater
courtyard
Threshold 2_ facade
Workers' Cultural Center
lobby
bathroom
Threshold 1_ interior walls
living cell A
Auditorium
kitchen
living cell B

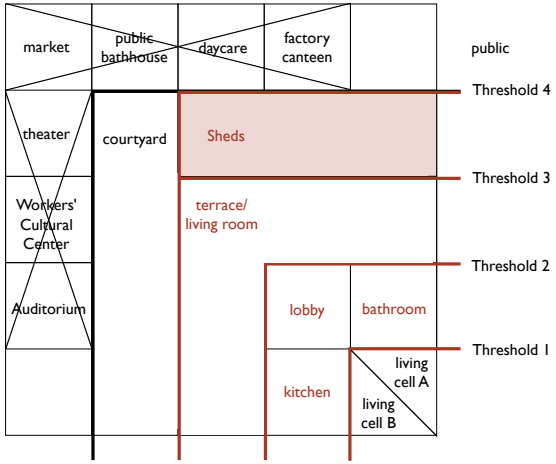


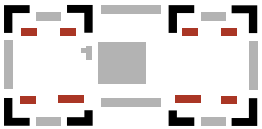


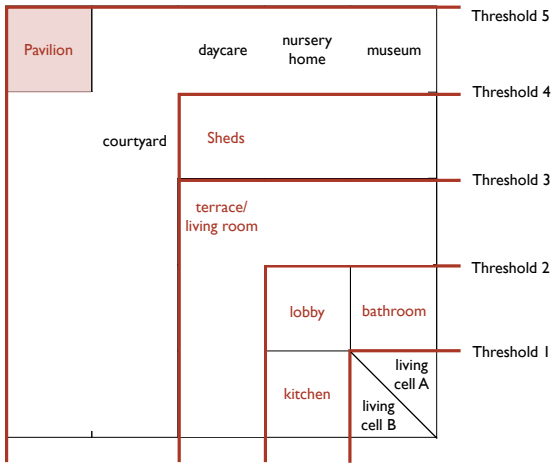

market
public bathhouse
daycare
factory canteen
public
theater
courtyard
Threshold 3
Workers' Cultural Center
terrace/ living room
Threshold 2
Auditorium
lobby
bathroom
Threshold 1
kitchen
living cell A
living cell B





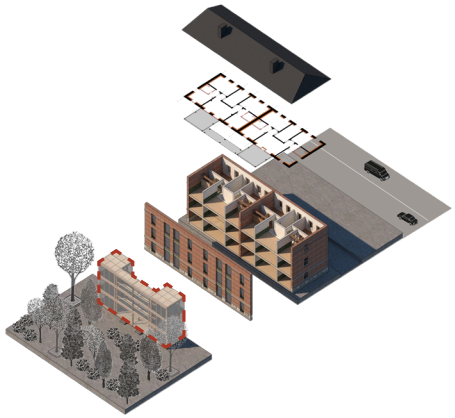

market
public bathhouse
daycare
factory canteen
public
Threshold 4
theater
courtyard
Sheds
Threshold 3
Workers' Cultural Center
terrace/ living room
Threshold 2
Auditorium
lobby
bathroom
Threshold 1
kitchen
living cell A
living cell B




Pavilion
daycare
nursery home
museum
courtyard
Sheds
terrace/ living room
lobby
bathroom
kitchen
living cell A
living cell B
Threshold 5
Threshold 4
Threshold 3
Threshold 2
Threshold 1

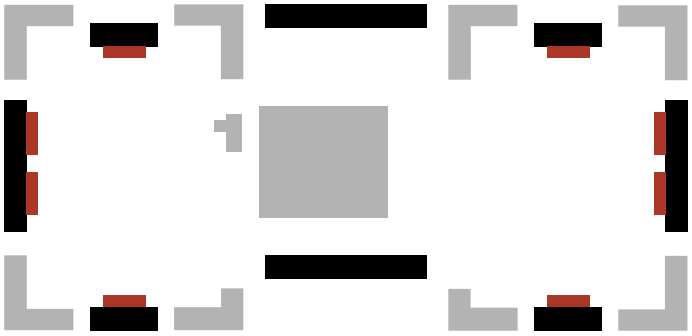
10
20
40

10
20
40



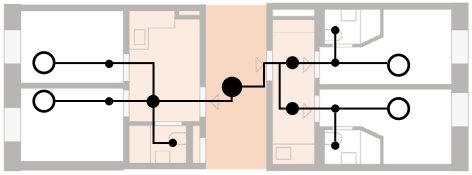
Section A

[Dwelling Threshold]

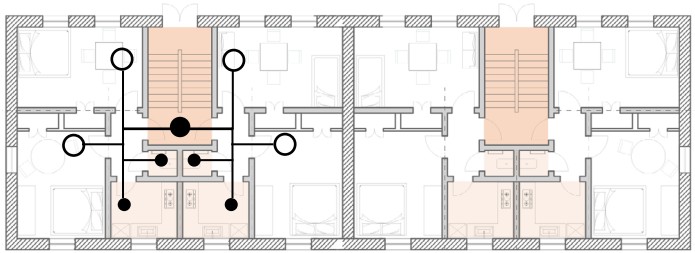


[Principles_Balance between privacy and collectivism]

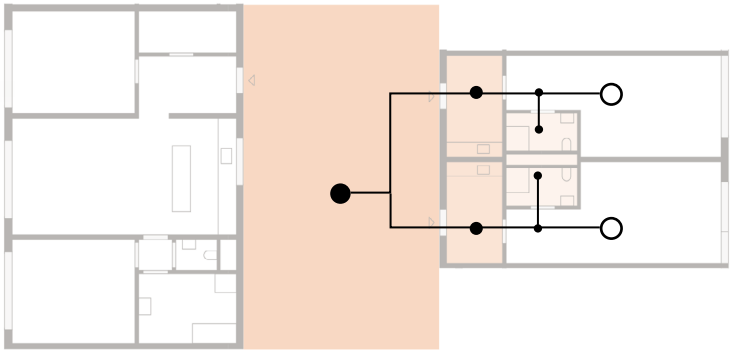
The Collective Old Oak, London, 2016



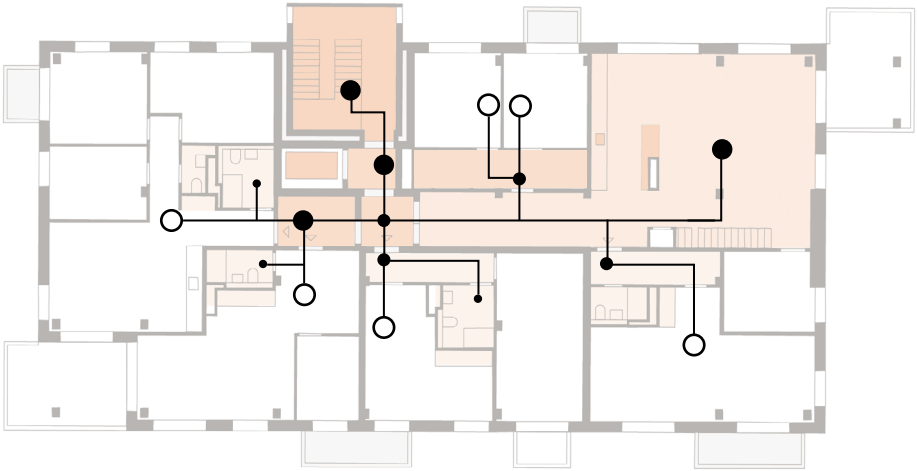
Workers' Village, 1952



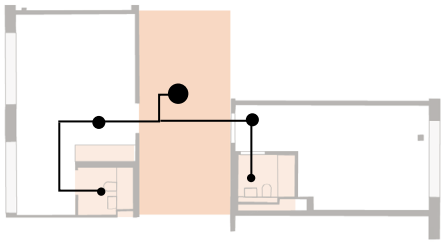
Poolhaus, Vienna, 2007

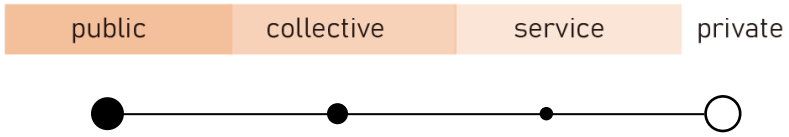


Spreefeld, Berlin, 2014

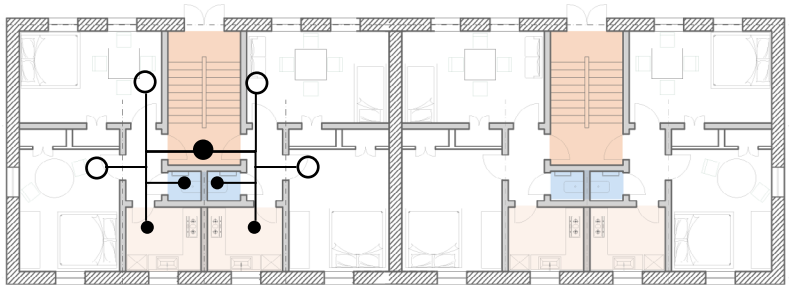


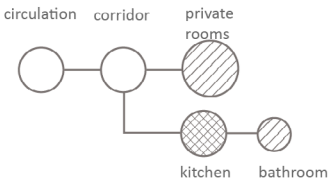
Kalkbreite, Zurich, 2014

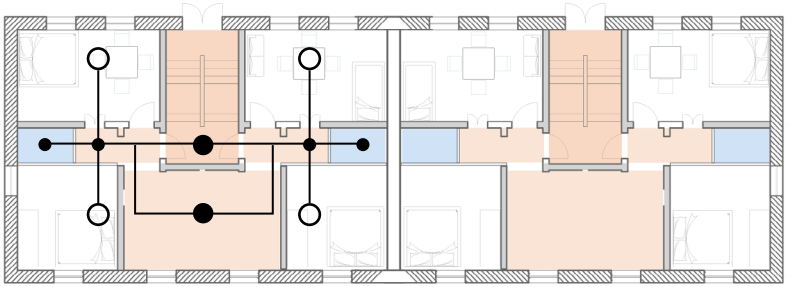


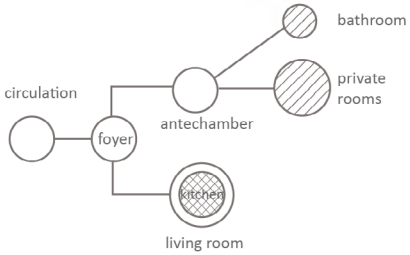


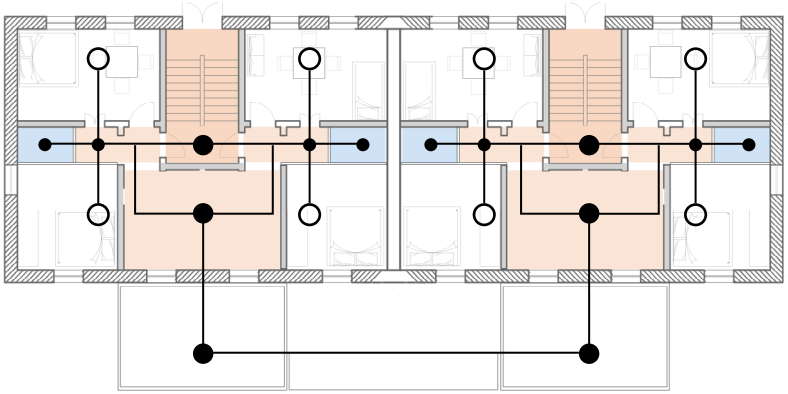
[Principles_Balance between privacy and collectivism]

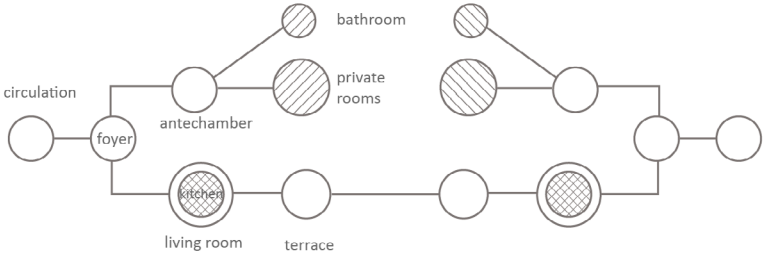












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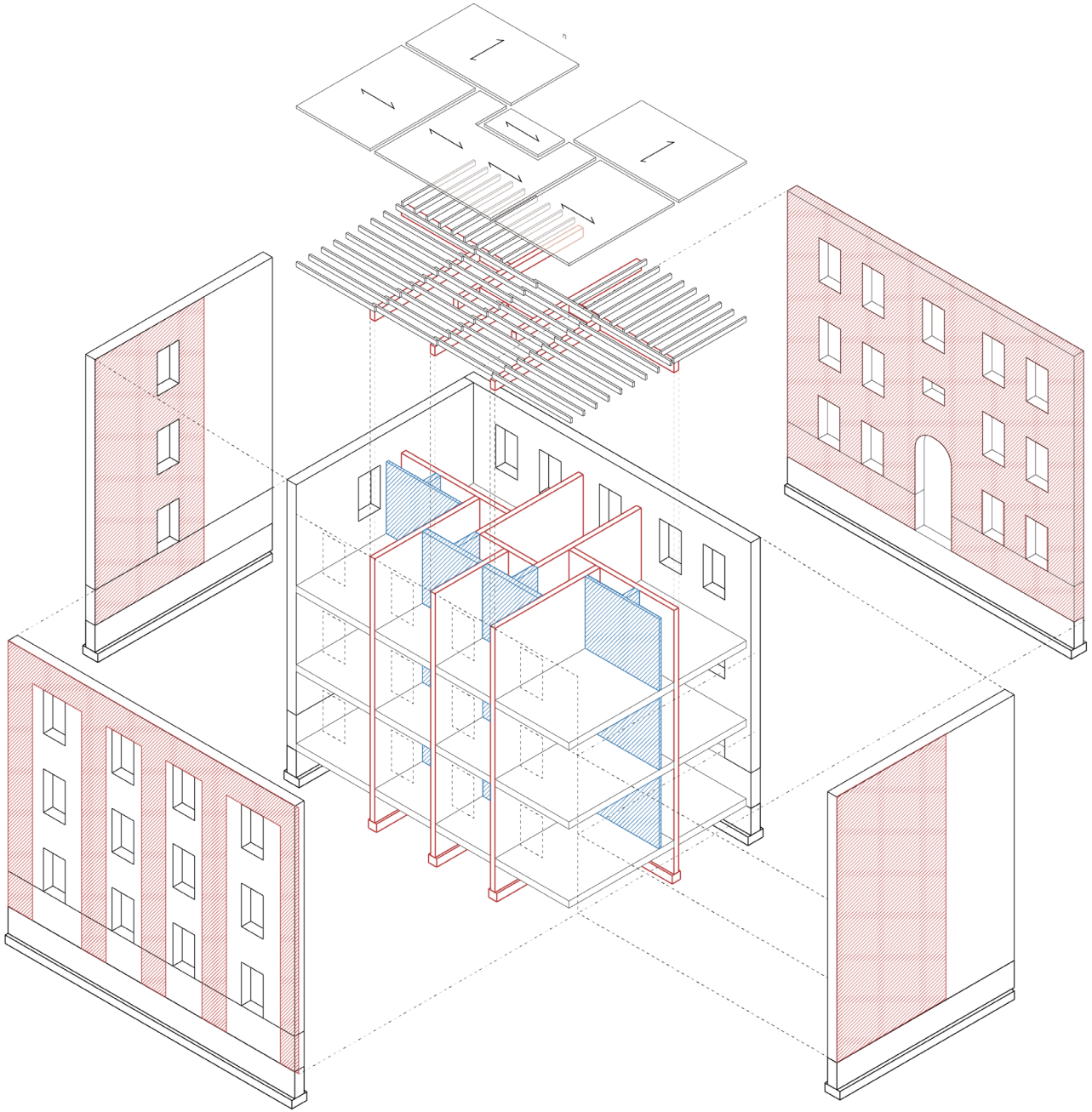
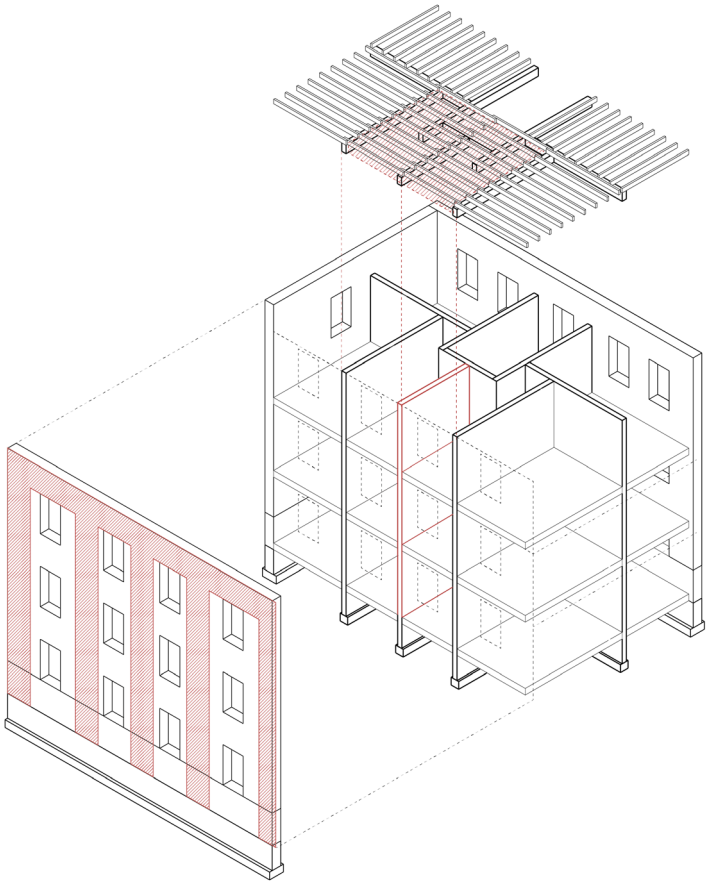
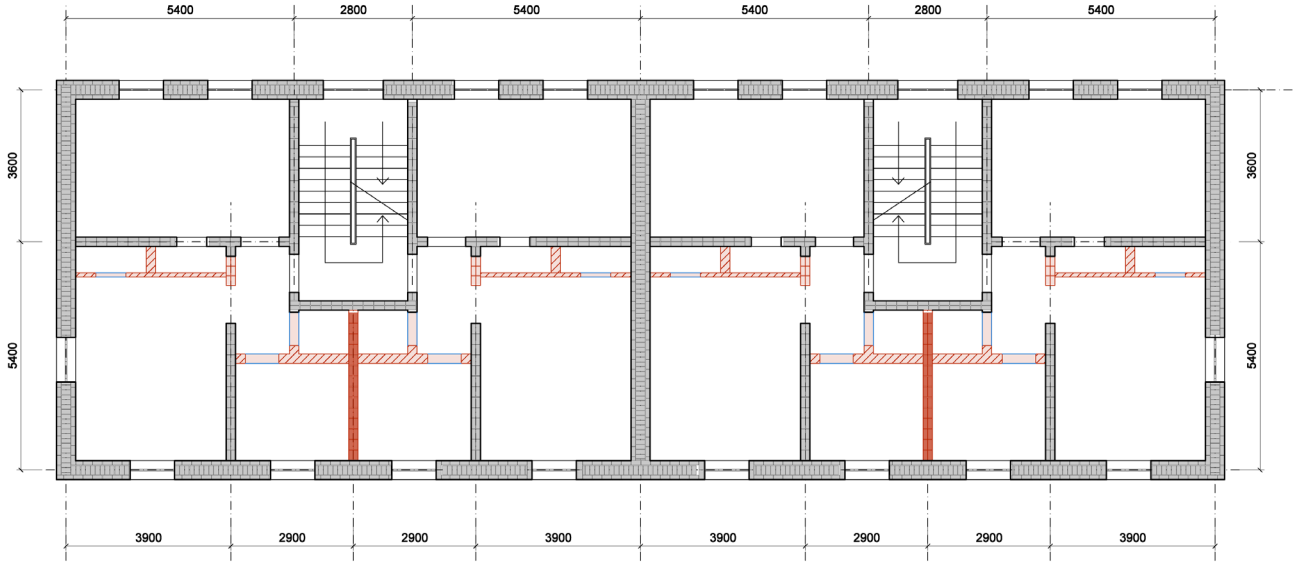
[Principles_Minimum intervention]



[Operations]

Step1. Walls removal



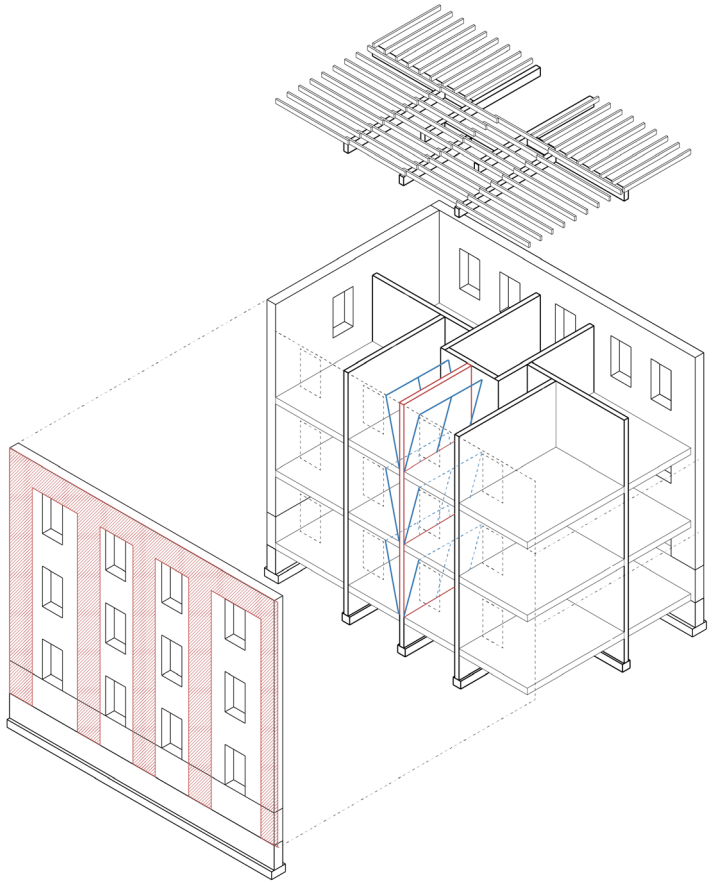


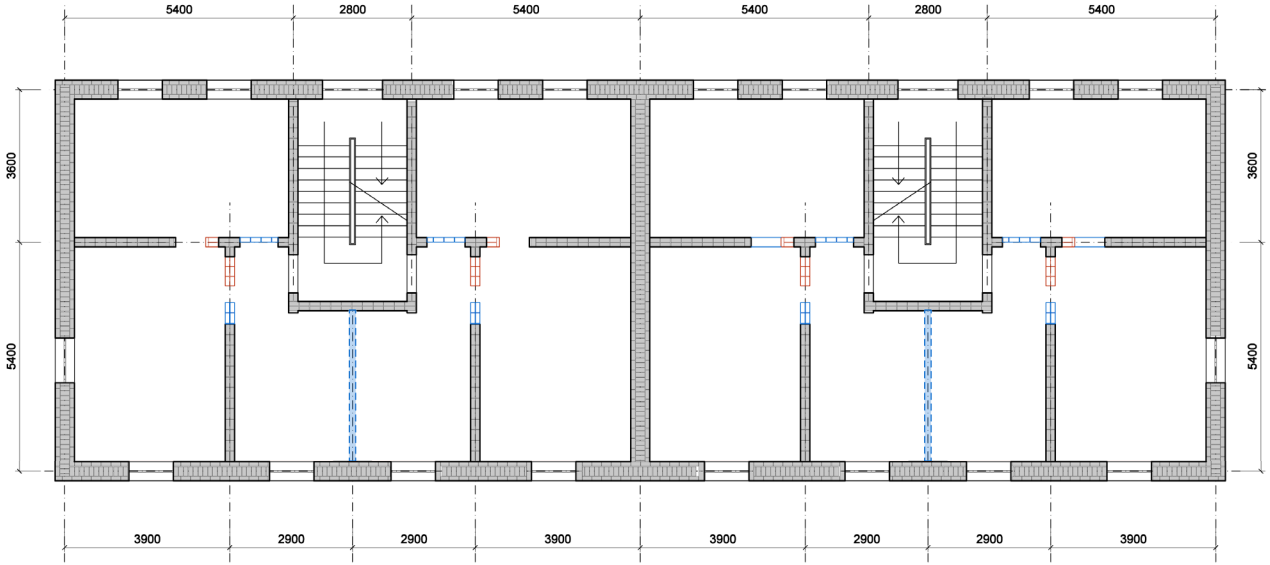
DEMOLISHED PARTITIONS

DEMOLISHED MASONRY WALLS WITH SPECIAL TREATMENT

[Operations]

Step 2. Temporary support and new beam



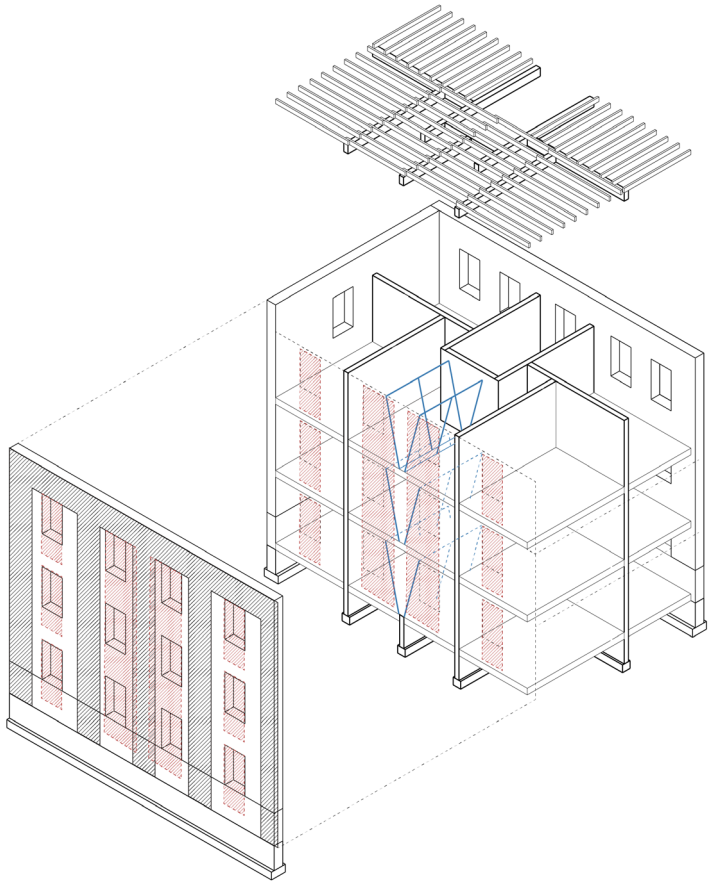


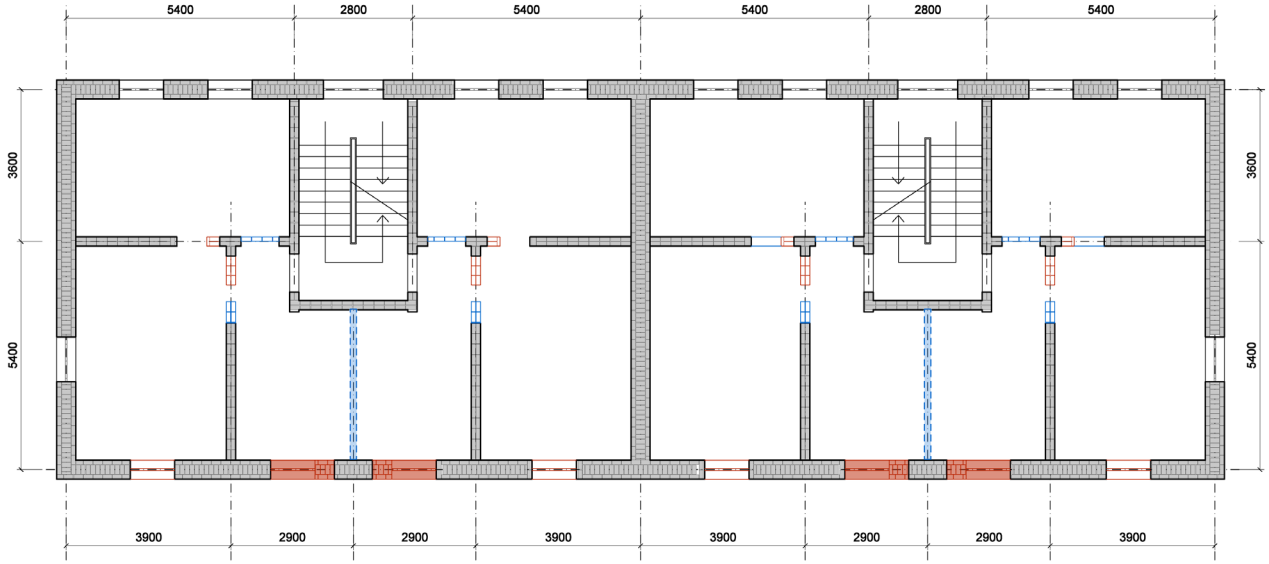
ADDITION

NEW BEAM

[Operations]

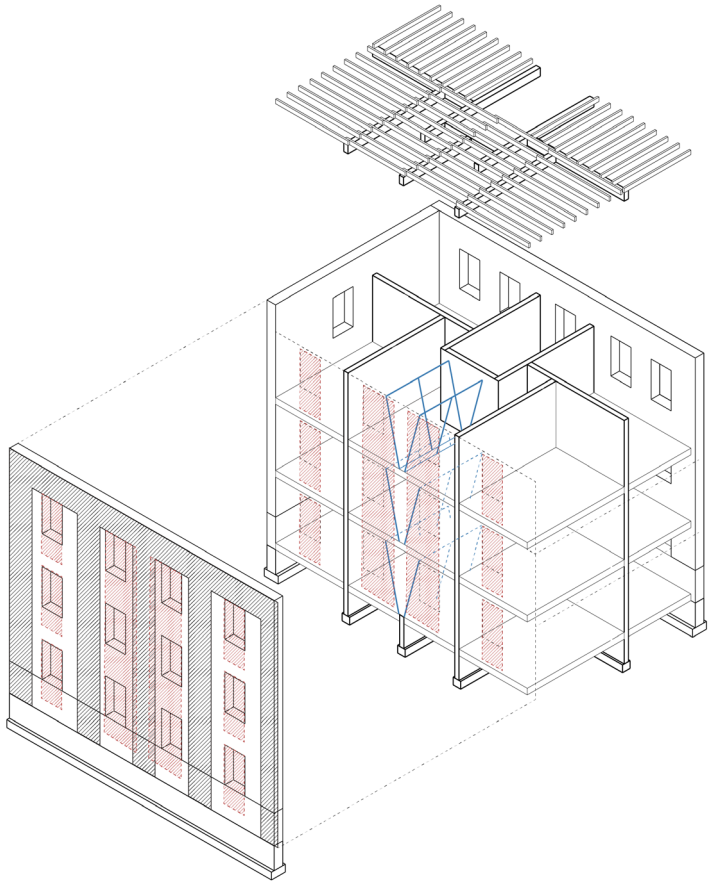
Step 3. Temporary support and new beam

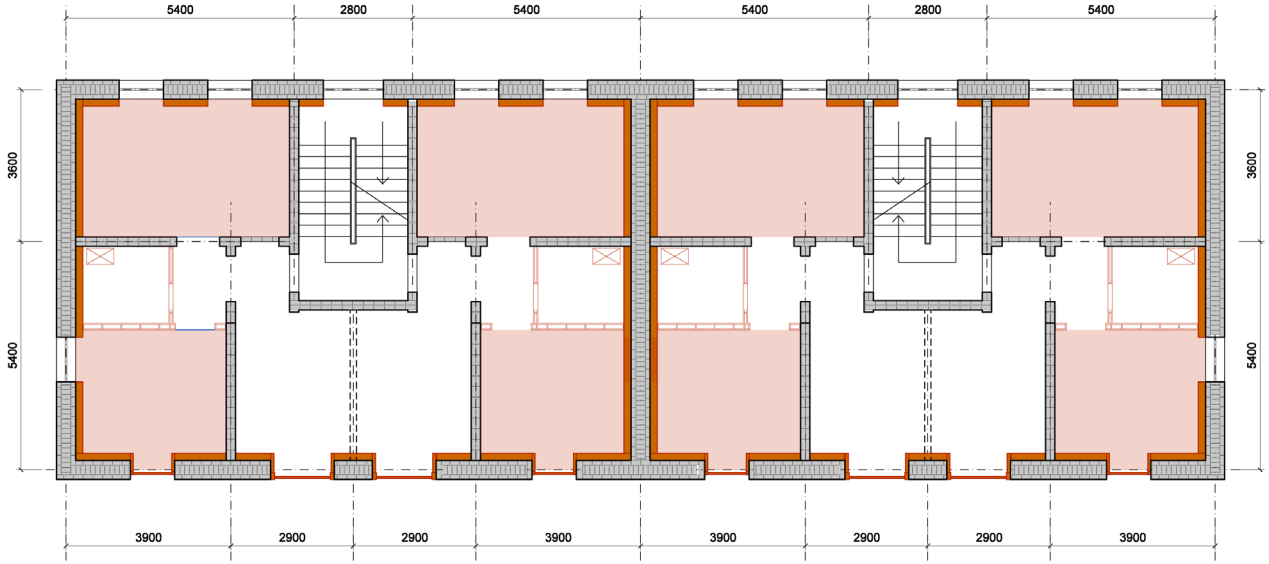




DEMOLISHED PARTITIONS

DEMOLISHED MASONRY WALLS WITH SPECIAL TREATMENT




5400
2800
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2800
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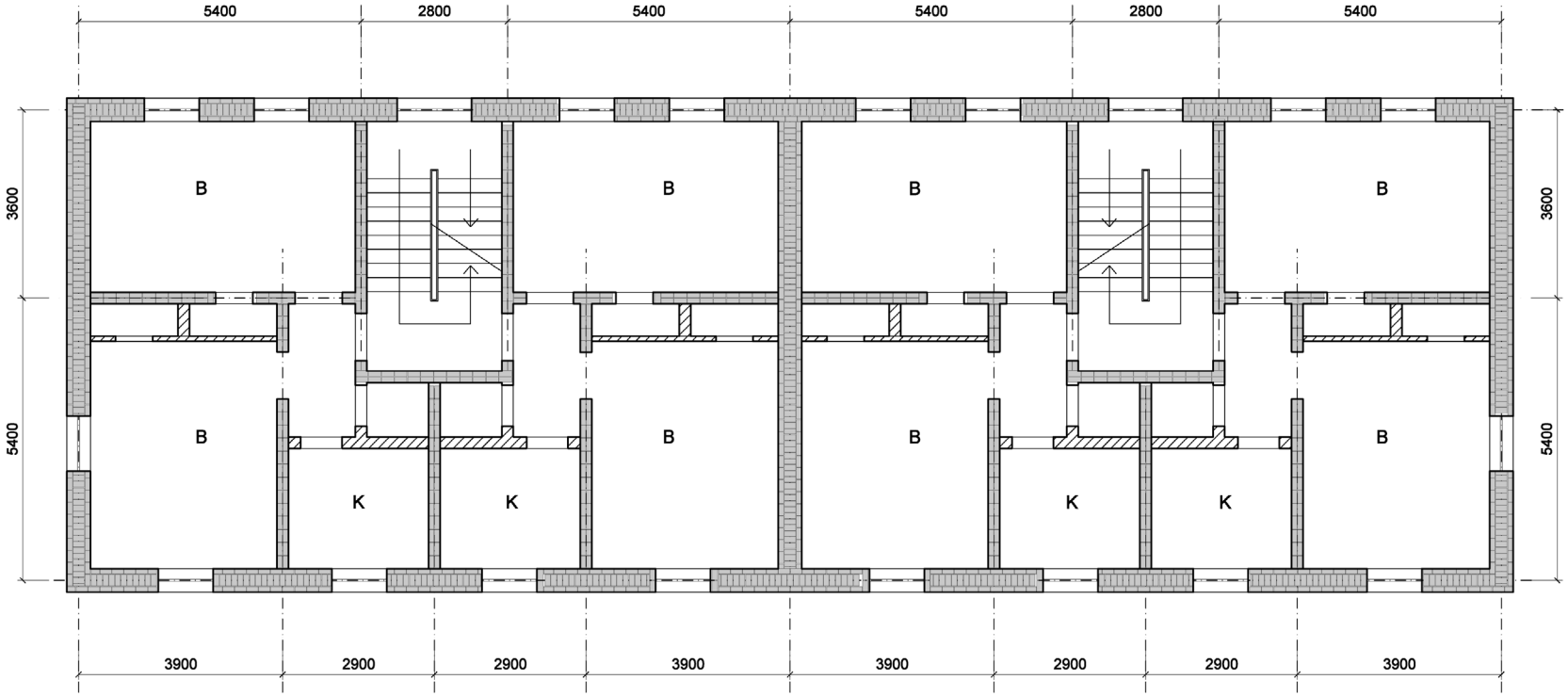
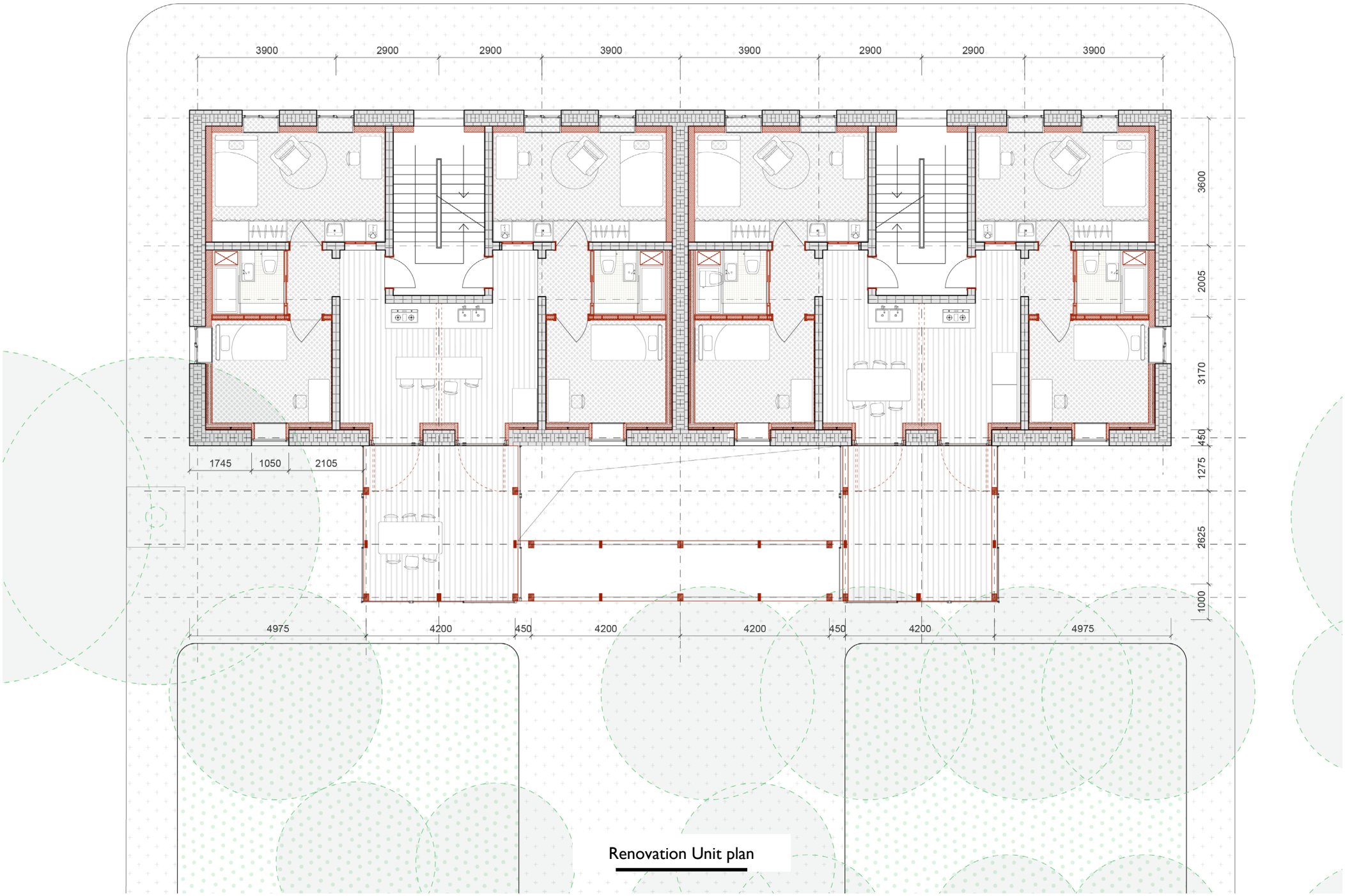
2900
3900
FLOOR HEATING
INSULATION



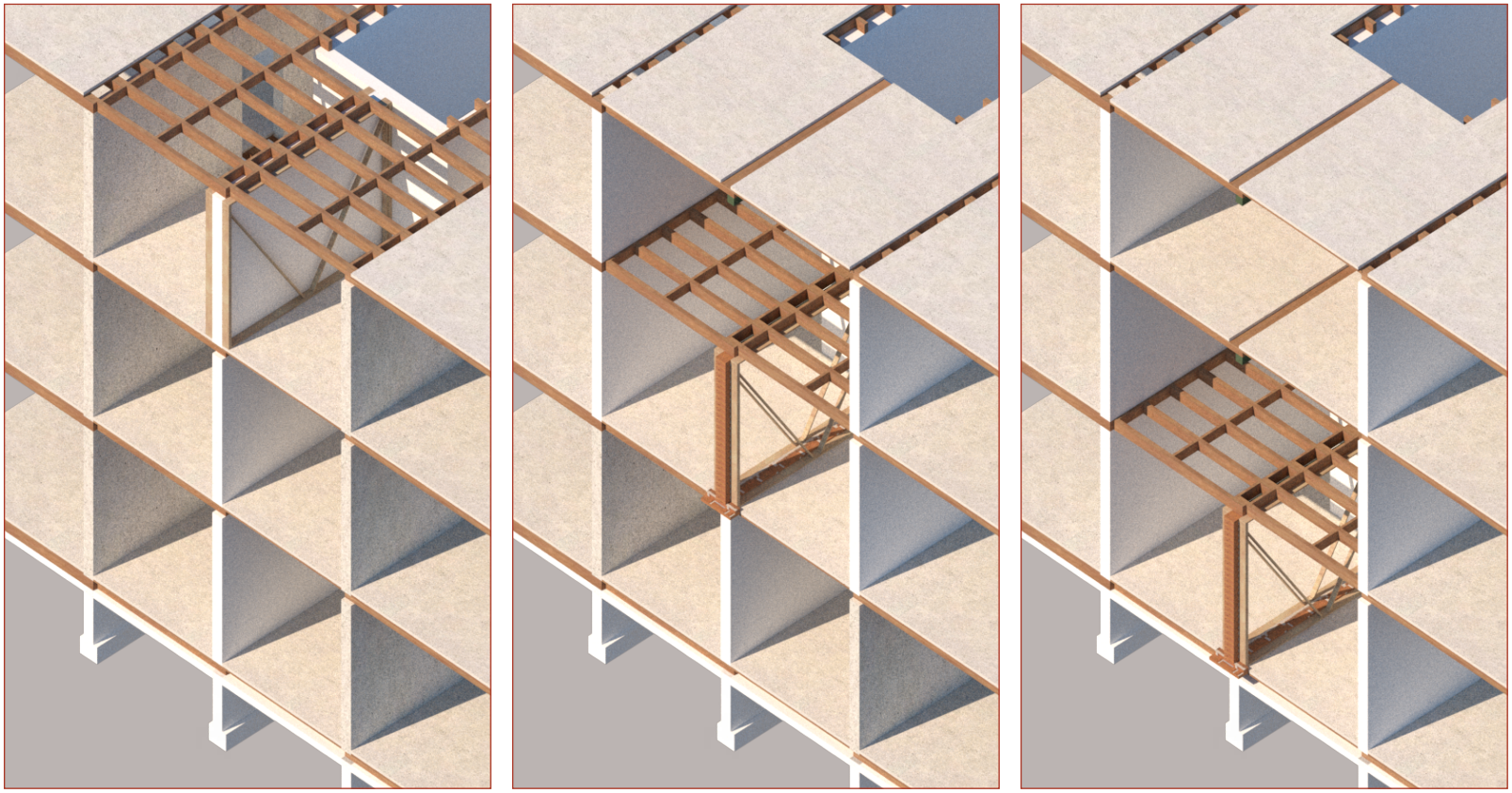
Original Unit plan



Renovation Unit plan

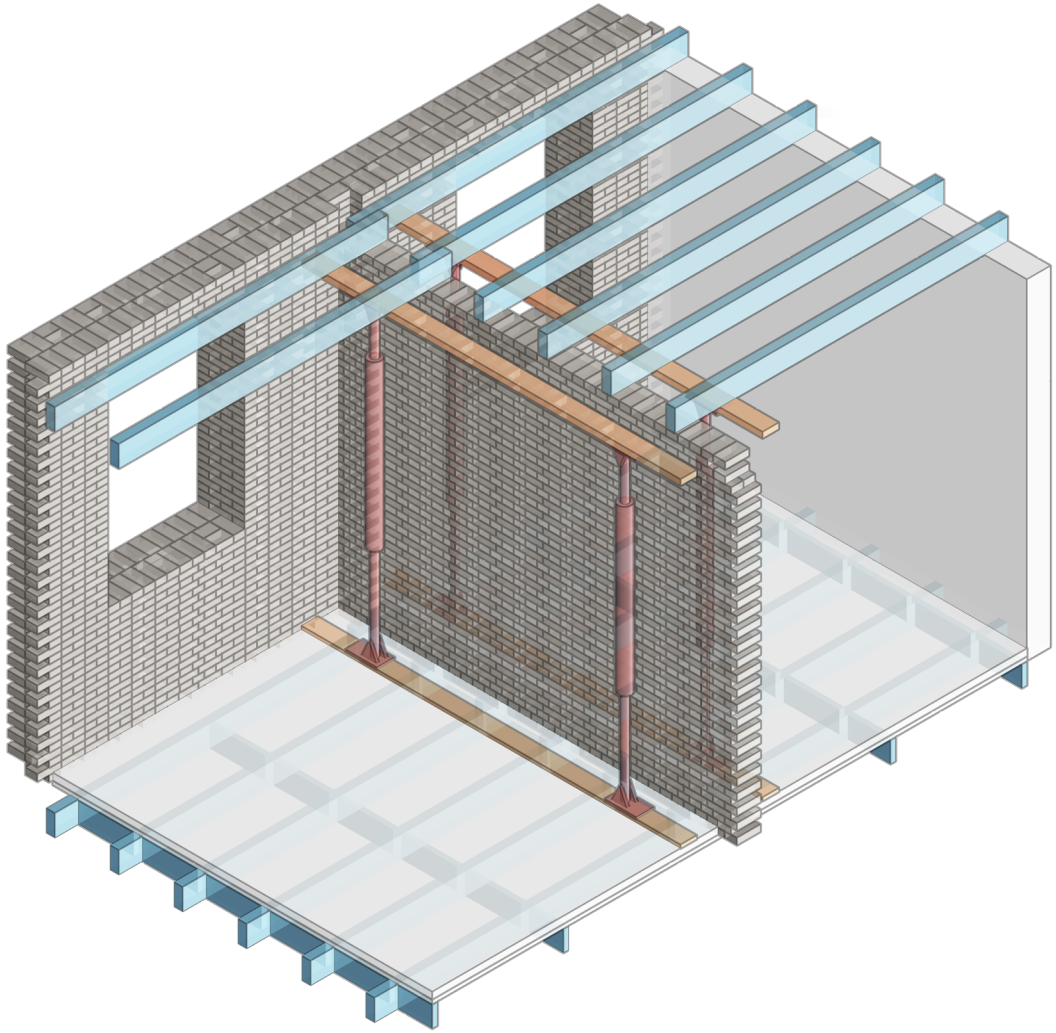
[Renovation_Old building]

1. Structure update
2. Facade update
3. Interior update

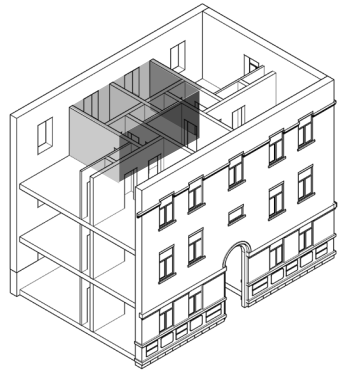


[Renovation_Old building]

1. Structure update
2. Facade update
3. Interior update



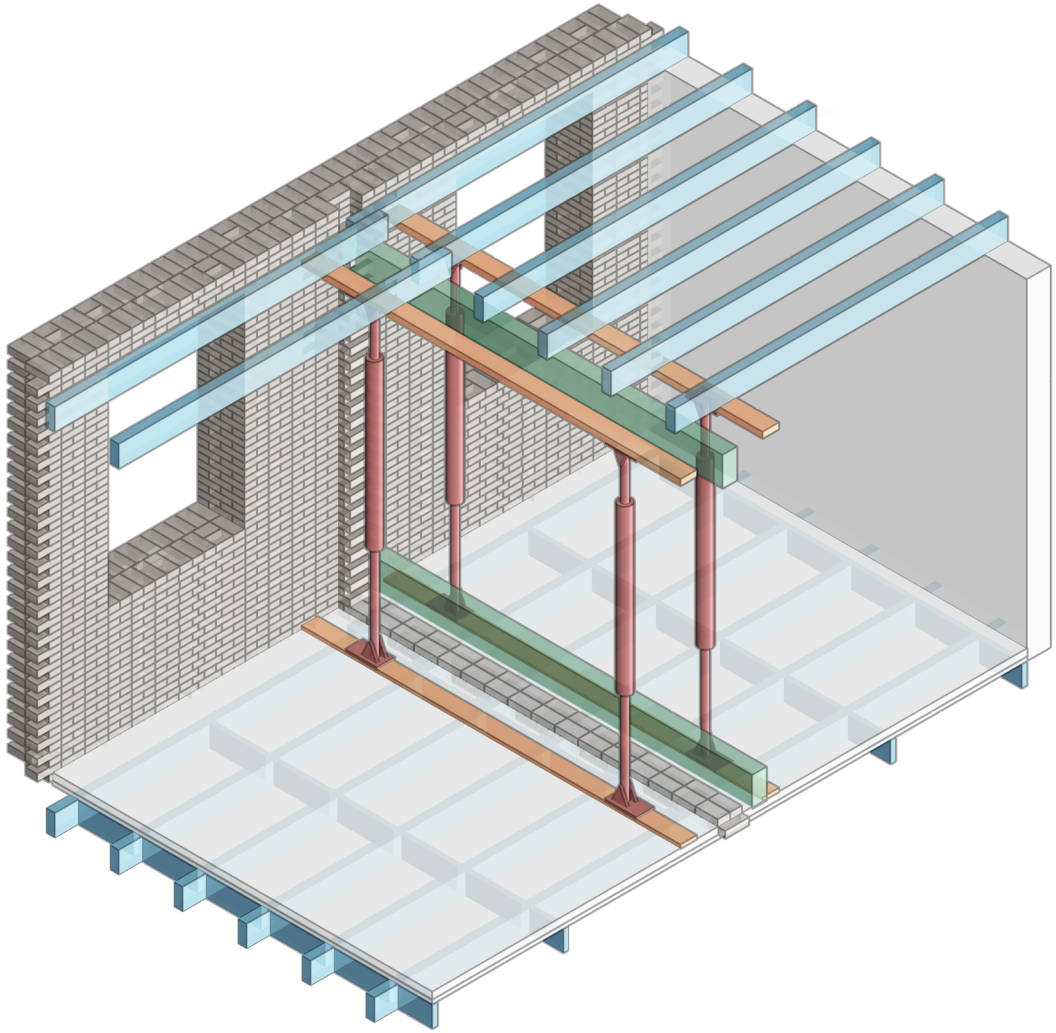
Floor joists
Lumbers
Jack posts



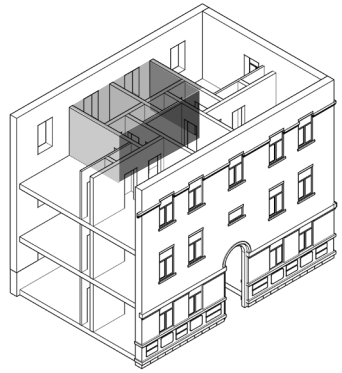
Xinyue WU-5323657

[Renovation_Old building]

1. Structure update
2. Facade update
3. Interior update



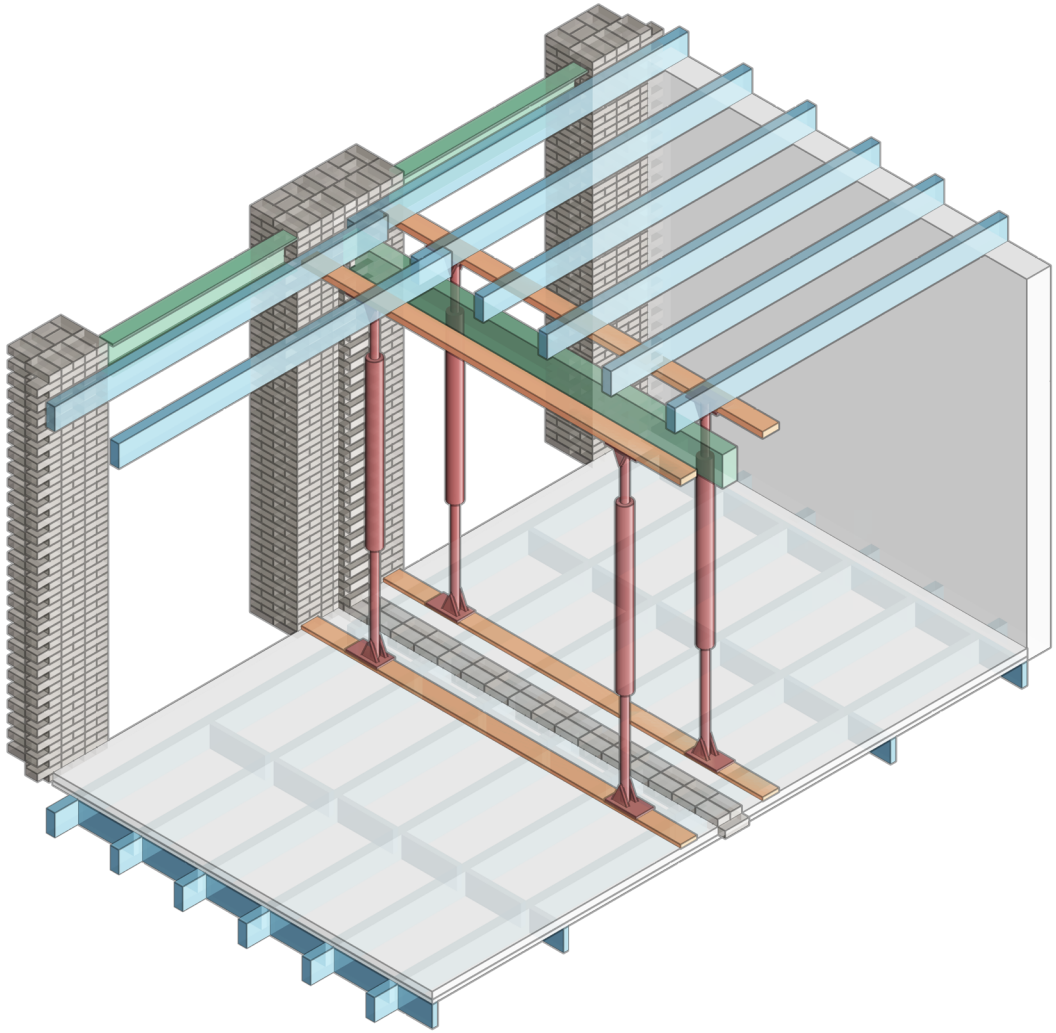
Floor joists
Lumbers
Jack posts
New structure



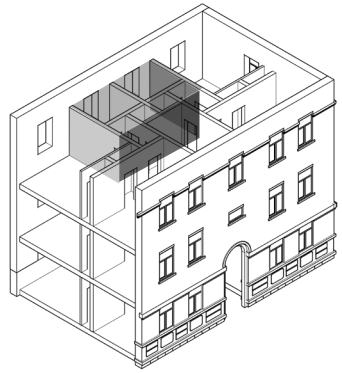
Xinyue WU-5323657

[Renovation_Old building]

1. Structure update
2. Facade update
3. Interior update



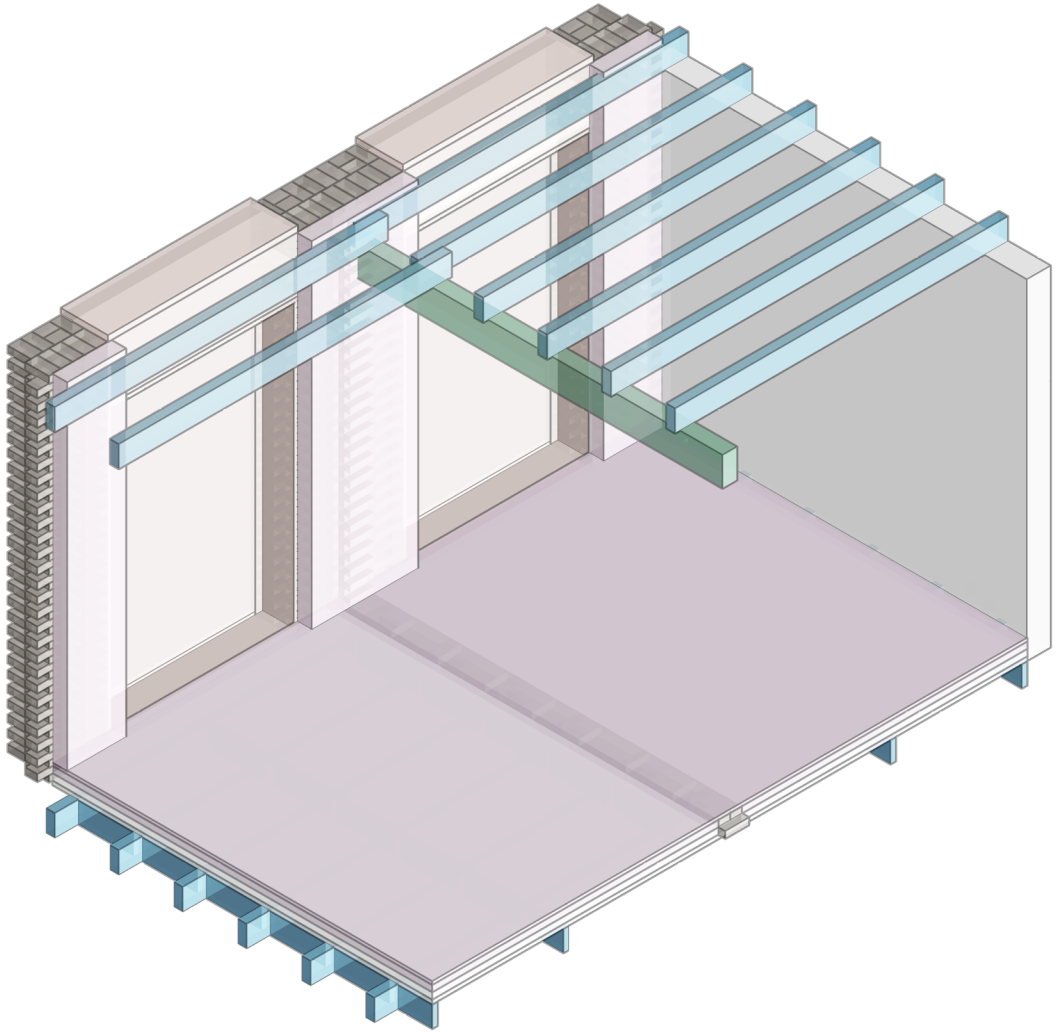
Floor joists
Lumbers
Jack posts
New structure



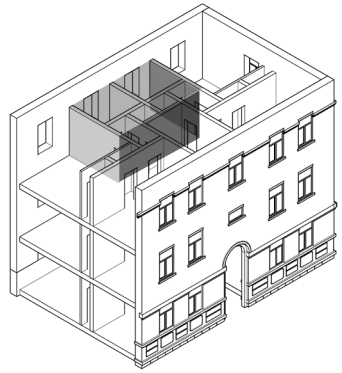
Xinyue WU-5323657

[Renovation_Old building]

1. Structure update
2. Facade update
3. Interior update

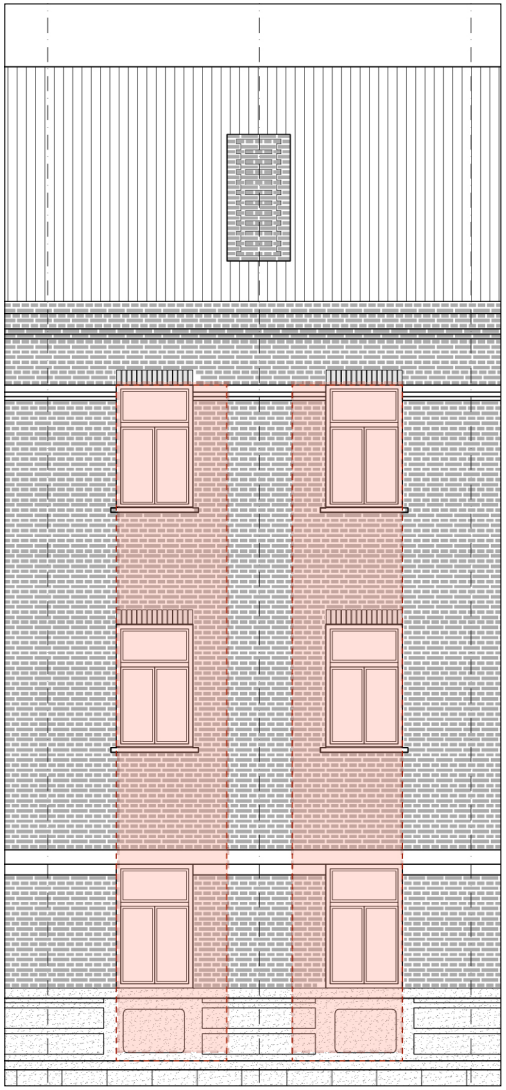


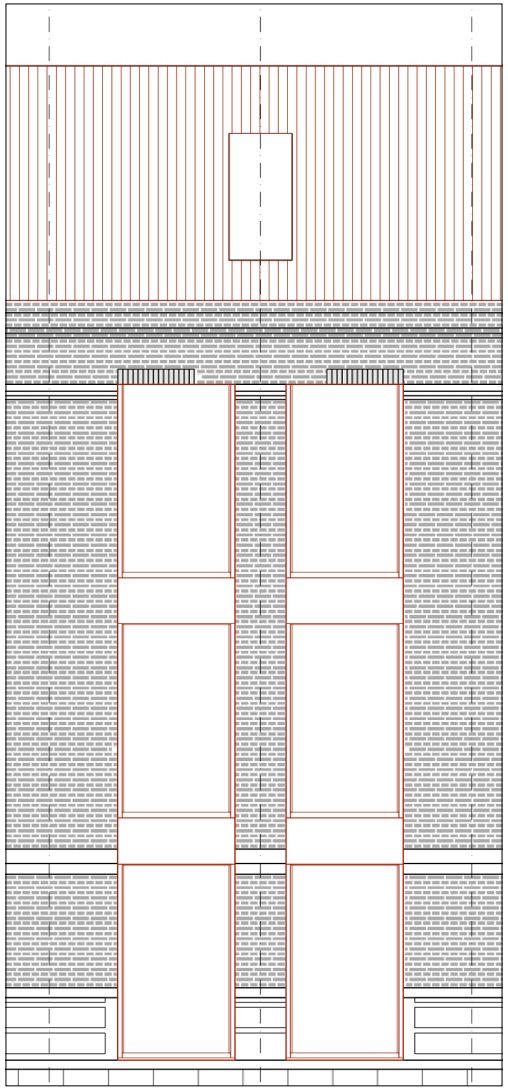
Floor joists
New beam
New envelop
Insulation

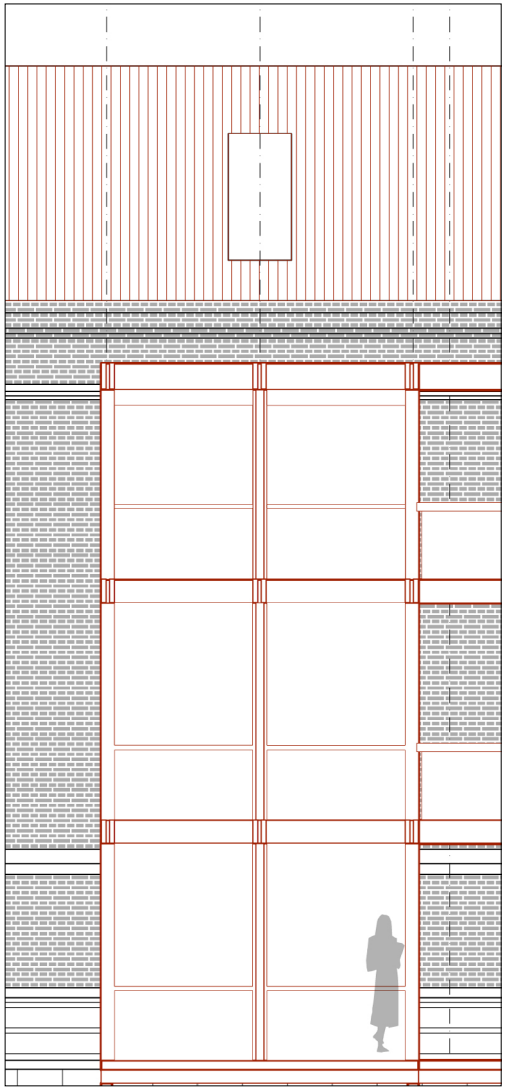


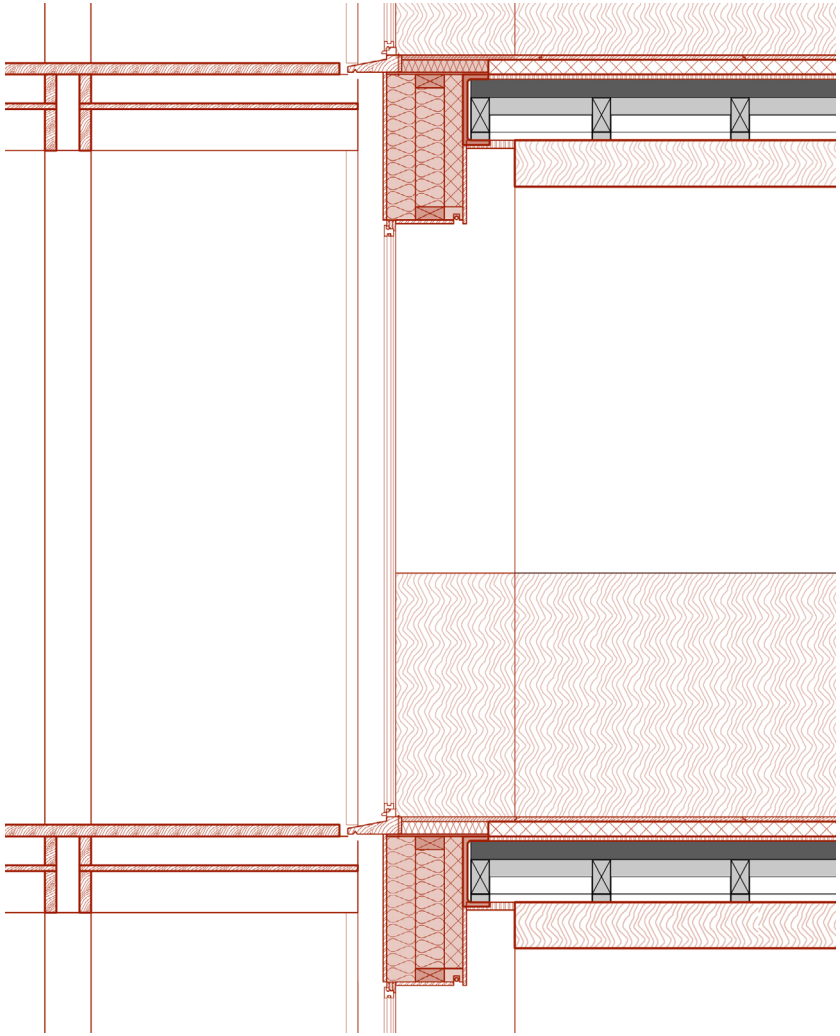
[Renovation_Old building]

1. Structure update
2. Facade update
3. Interior update









[Changing fenestration]

[Renovation_Old building]

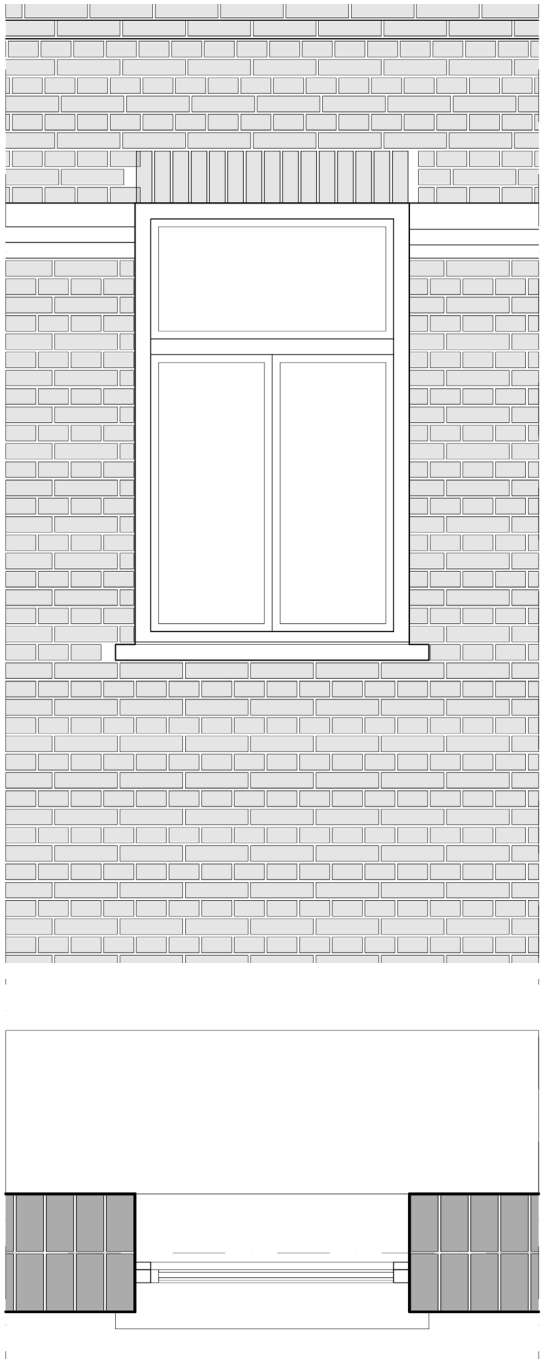
1. Structure update
2. Facade update
3. Interior update

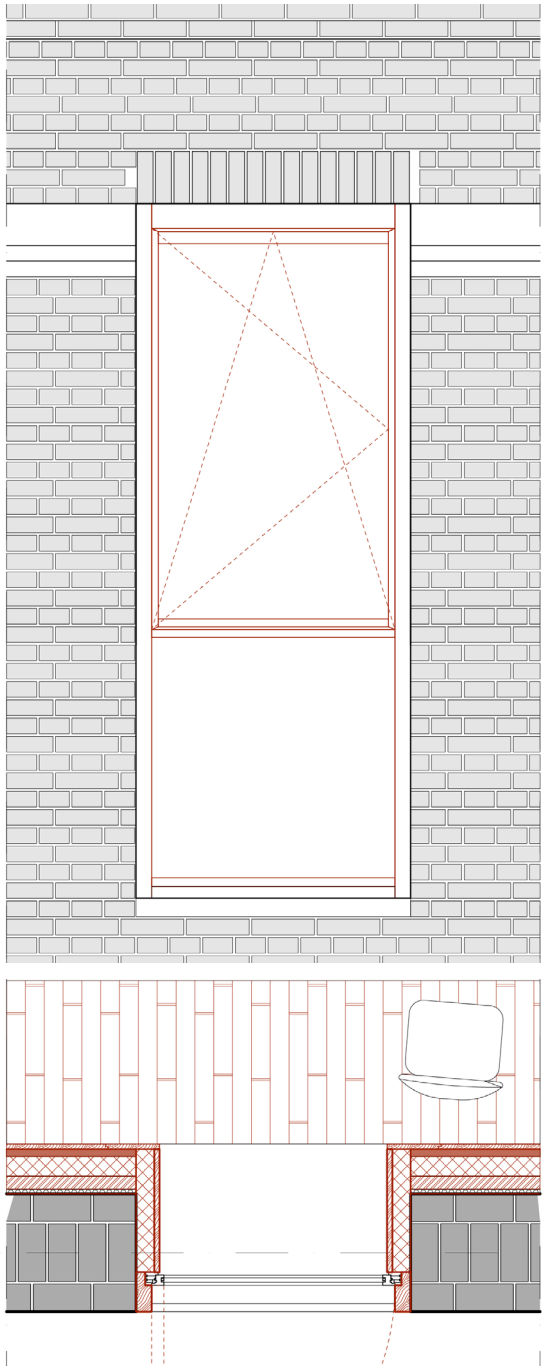
Original Facade

[Renovation_Old building]

1. Structure update
2. Facade update
3. Interior update

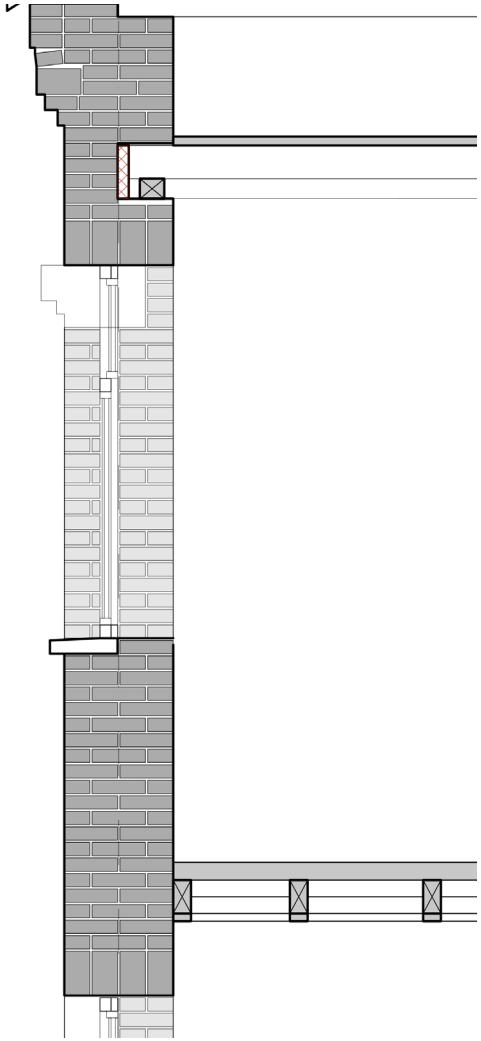
Updated Facade

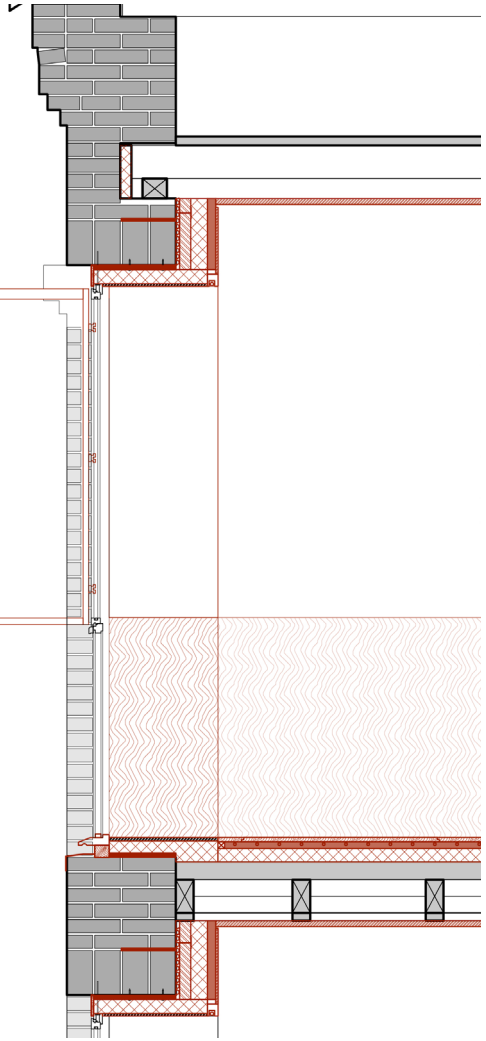




[Renovation_Old building]

1. Structure update
2. Facade update
3. Interior update



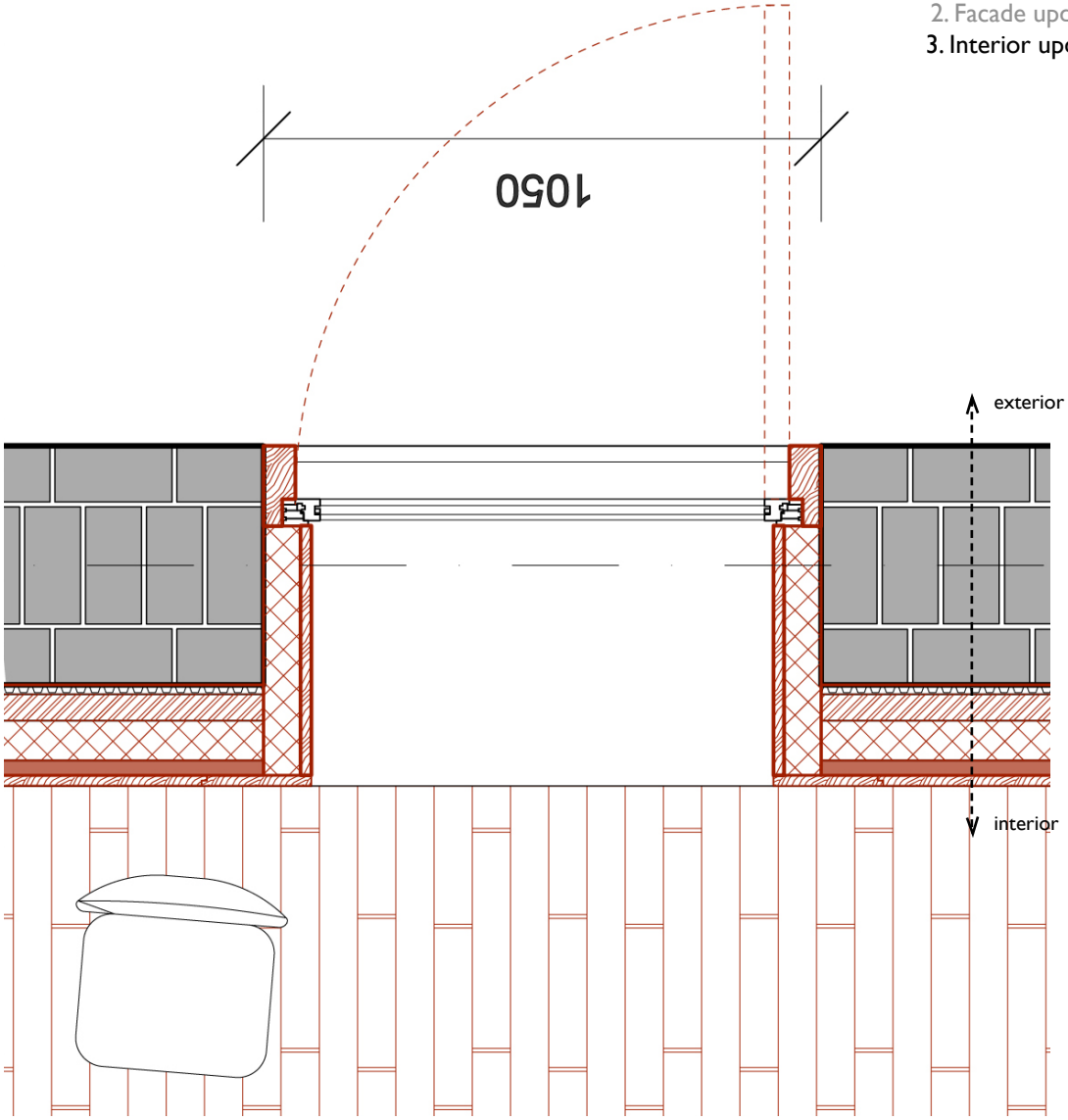


[Renovation_Old building]

1. Structure update
2. Facade update
3. Interior update

[Renovation_Old building]

1. Structure update
2. Facade update
3. Interior update



(New) Silane/Siloxane Penetrating Sealer
(Existing) Mass Masonry Wall

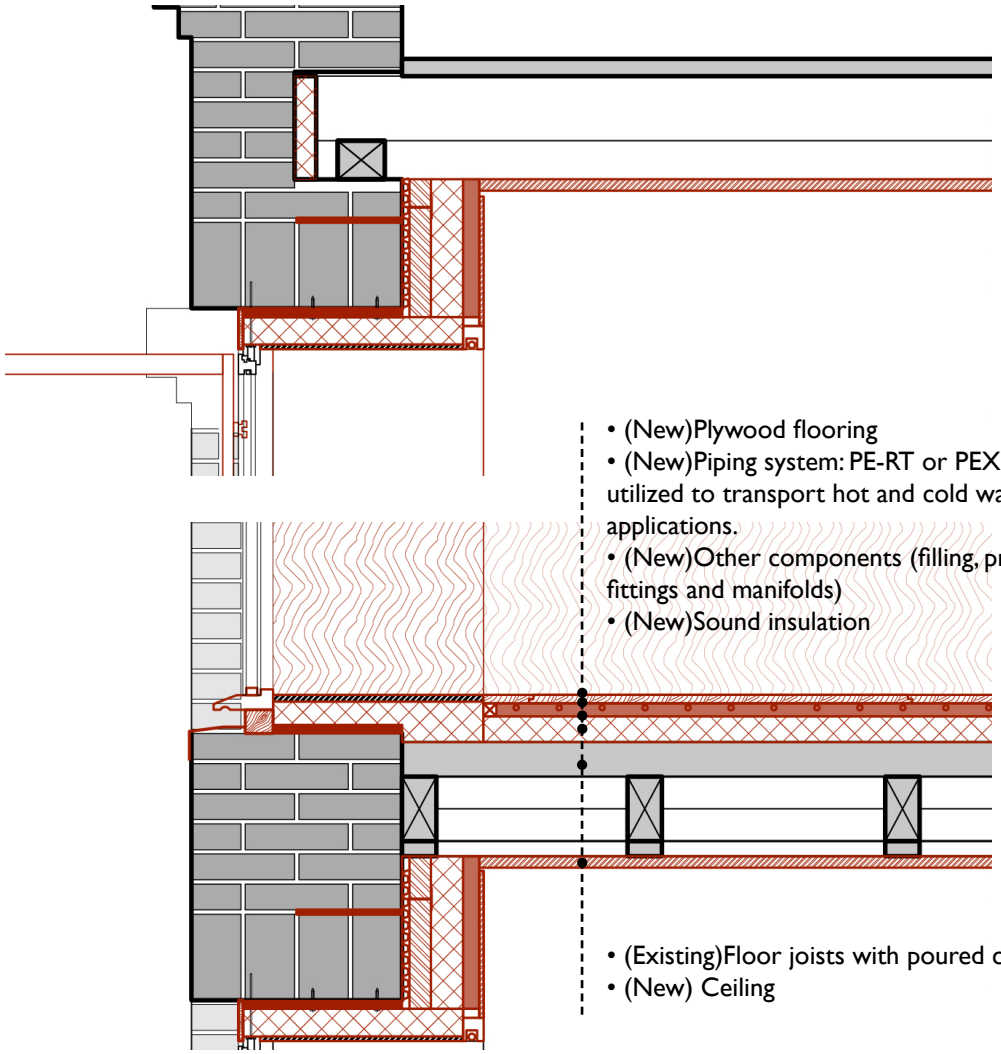
(New) Taped Interior Dimple Mat w/ Primer
(New) Closed Cell Spray Foam
(New) 2x4 Framed Interior Wall
(New) Mineral Wool Batts
(New) Gypsum board

(New) Plywood Board_Dark green

(New) Plywood Floor_ primary color

[Renovation_Old building]

1. Structure update
2. Facade update
3. Interior update

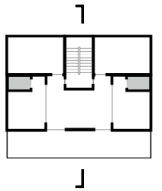


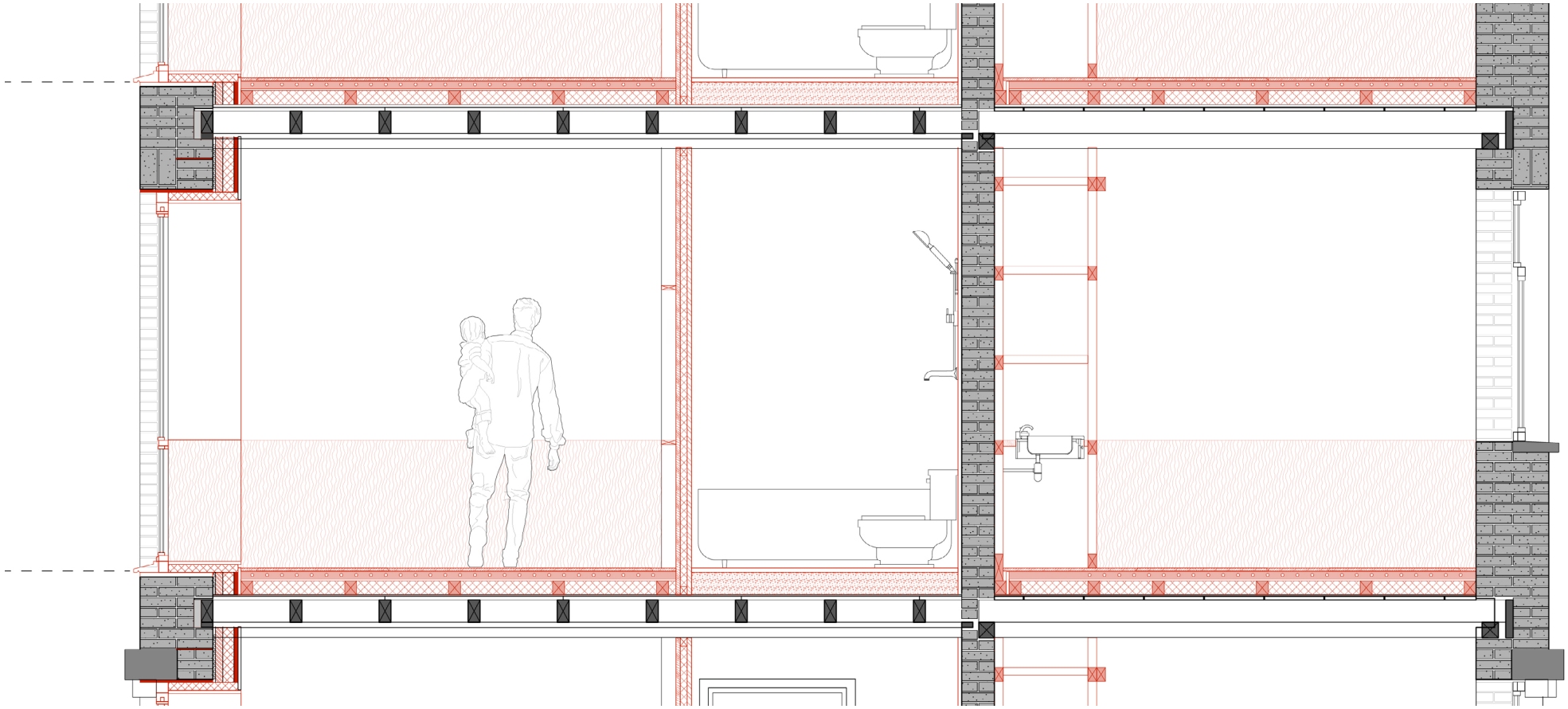
- (New)Plywood flooring
- (New)Piping system: PE-RT or PEX Ø10 x 1,1mm pipe which is utilized to transport hot and cold water for underfloor heating applications.
- (New)Other components (filling, primer, perimetric tape, pipe fittings and manifolds)
- (New)Sound insulation

- (Existing)Floor joists with poured cement
- (New) Ceiling

[Renovation_New structure]

1. Structure update
2. Facade update
3. Interior update





INTIMATE LIVING

Workers' Village, Shenyang
Type A, Baogong Street 1/44/45

Shenyang CoHousing

Xinyue WU-5323657

INTIMATE LIVING

Workers' Village, Shenyang
Type A, Baogong Street 1/44/45

Shenyang CoHousing

Second room

·Anhydride base sealed (insulation)
·Walls painted white and protected by dark green skirting made of wood-based panel (OSB–Oriented Strand Board)
· Ceilings painted reflecting light or left natural
·Wood-metal windows, partly re-used
·Wardrobe made of wood material
· Oak floor
· Underfloor heating
· Simple ventilation system

Bath

·White flooring tiles
·Walls tiled white
·Apparatus ceramic white,
· Sink partially re-use
· Mirror cabinet
· House technic
· Underfloor heating
· Simple ventilation system

Visualization Koko WU Architects

INTIMATE LIVING

Workers' Village, Shenyang
Type A, Baogong Street 1/44/45

Shenyang CoHousing

Xinyue WU-5323657

INTIMATE LIVING

Workers' Village, Shenyang
Type A, Baogong Street 1/44/45

Shenyang CoHousing

Visualization Koko WU Architects

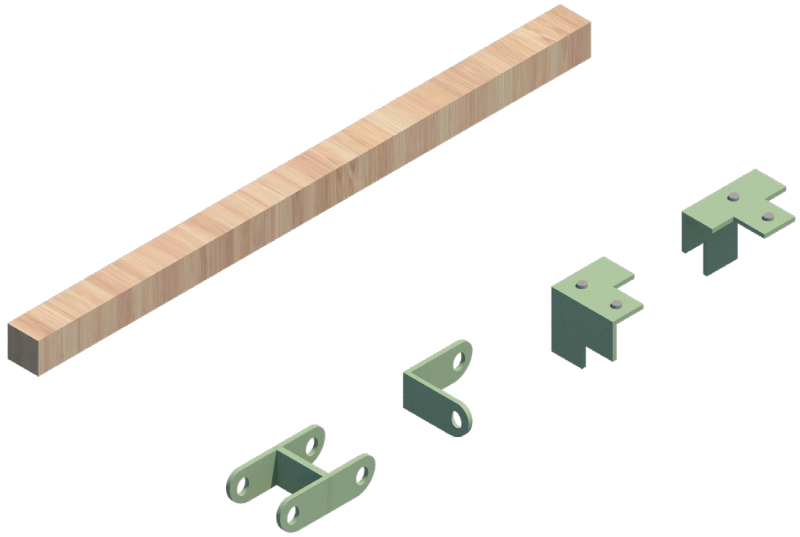
<u>Small Kitchen</u>
Chrome steel work surface
Chipboard cabinets with white synthetic resin surface
White synthetic resin surface
Appliances Electrolux (glass ceramic hob, 2 ovens, dishwasher)
Double glazing
Inside curtain rail

<u>Balcony</u>
Wooden floor
Metal railing, partly re-used
Sun protection vertical blinds fabric light

INTIMATE LIVING

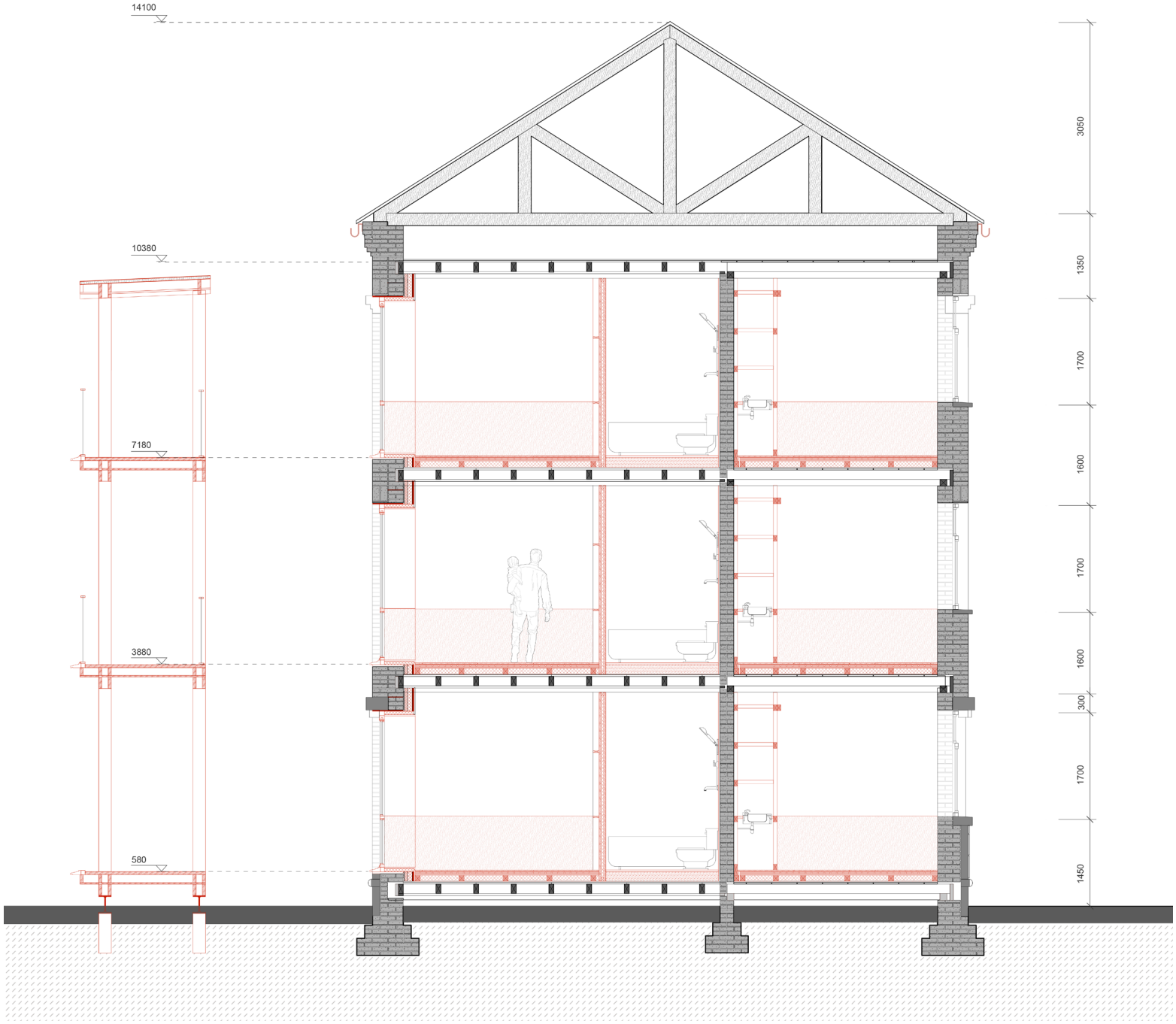
Workers' Village, Shenyang
Type A, Baogong Street 1/44/45

Shenyang CoHousing

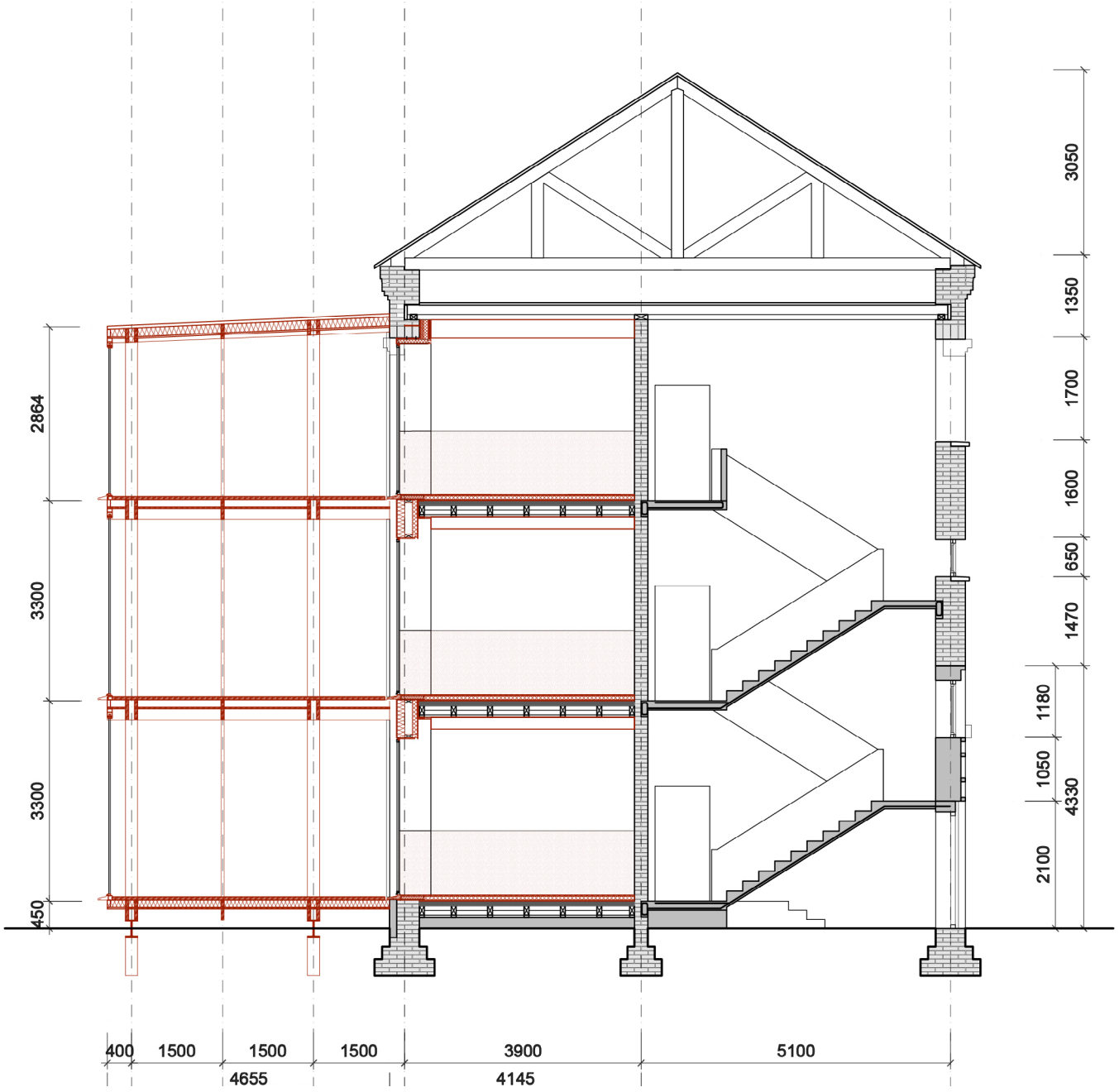


the system consists of wooden beams held together by different metal joints

[Renovation_Extention]



[Renovation_Extention]

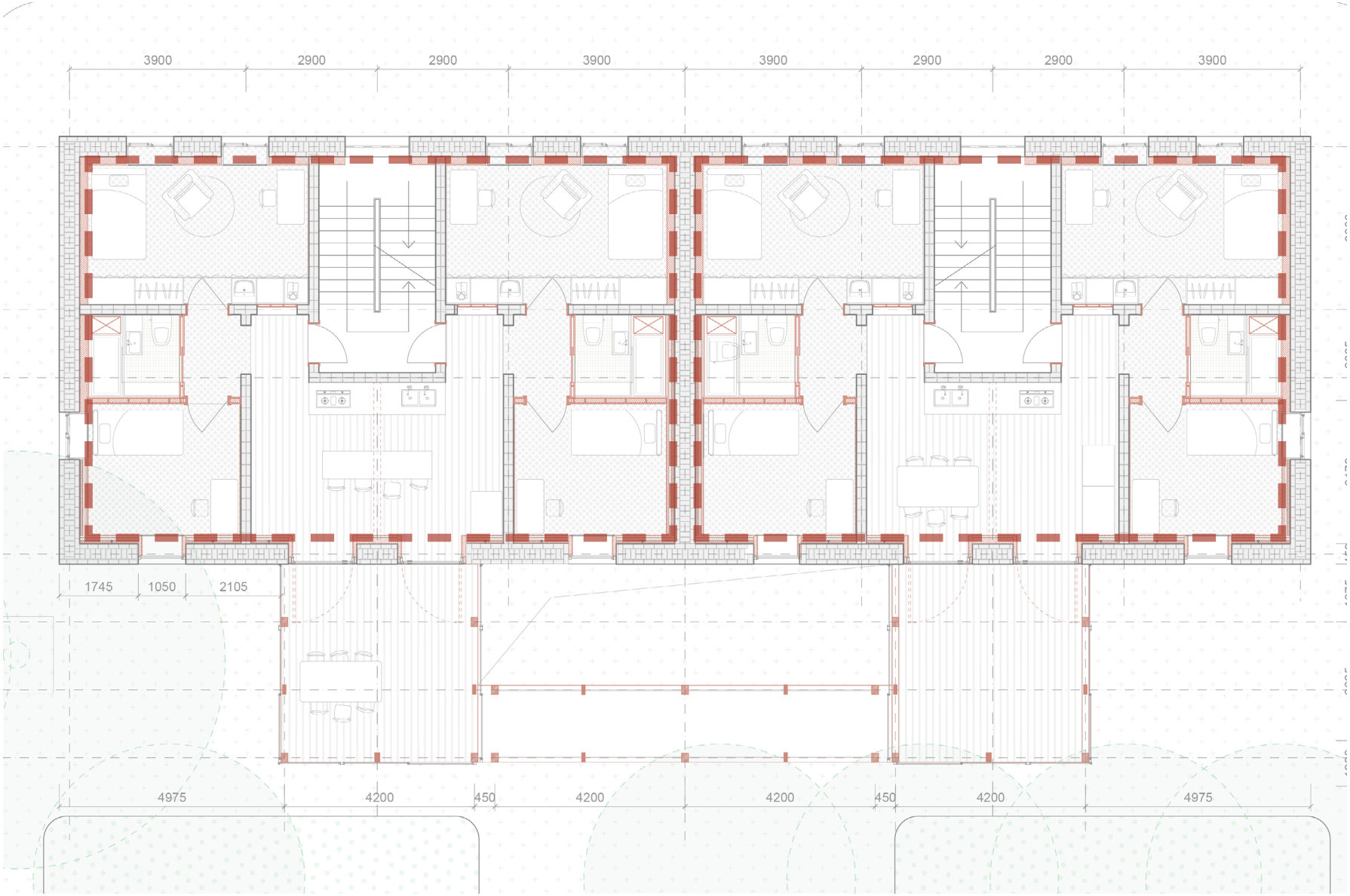


[Renovation_Extention]

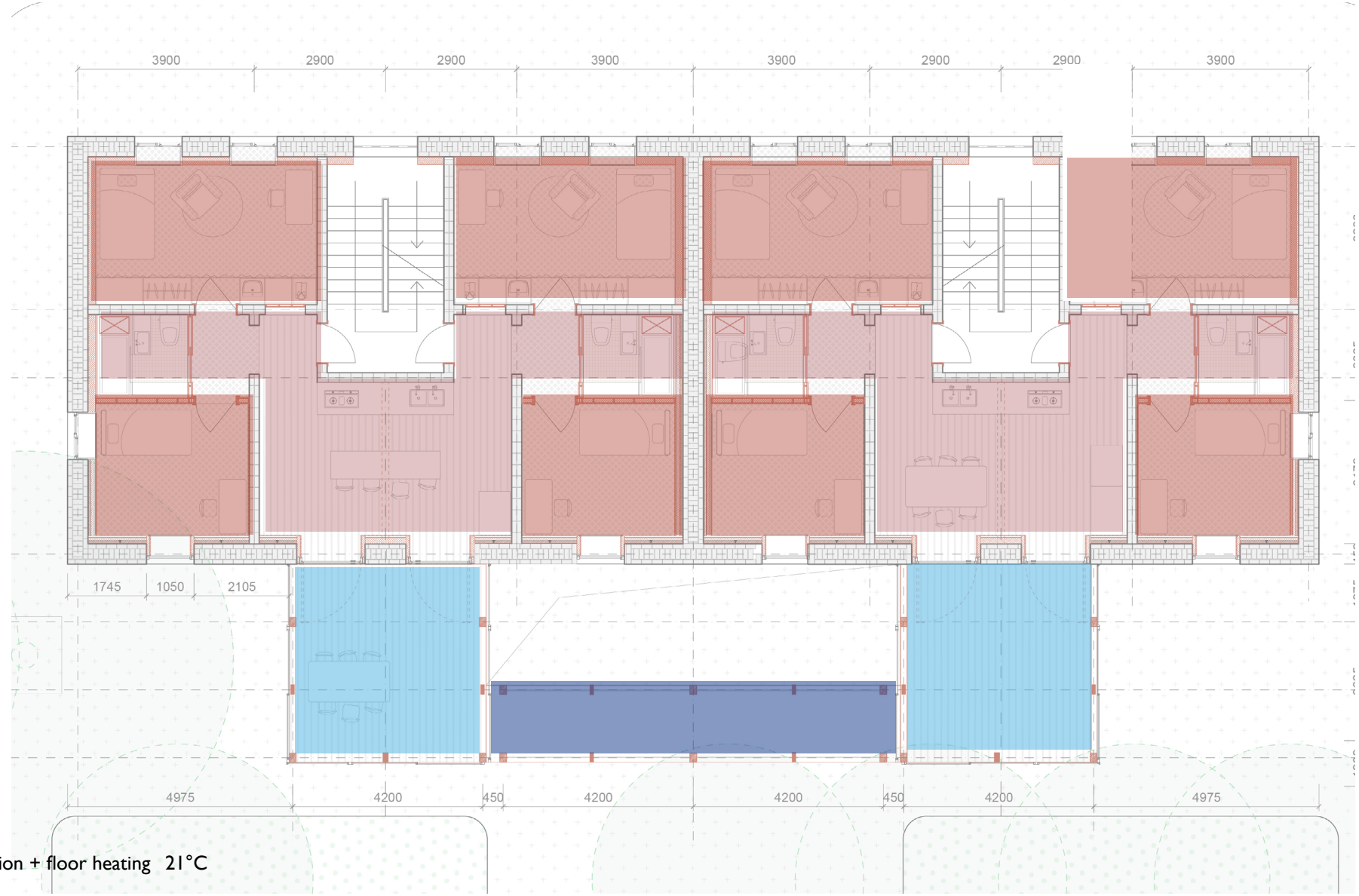
[Renovation_Extention]

[Renovation_Extention]

[Climate support]

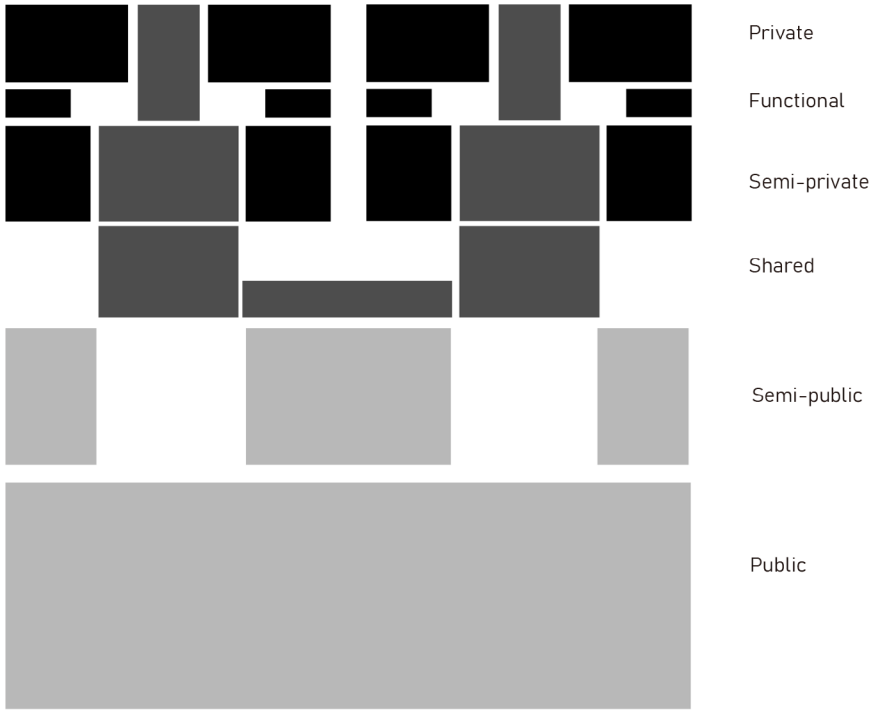


[Climate support]



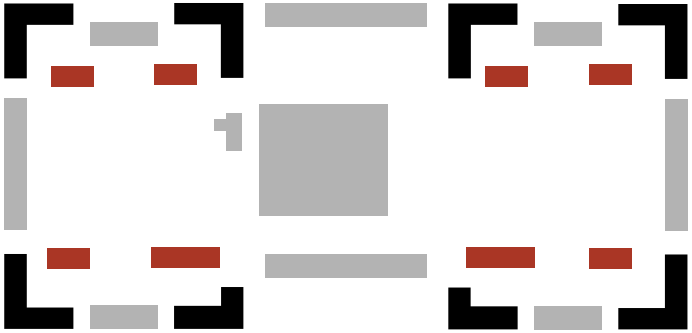
insulation + floor heating	21°C
insulation, no heating	15°C/23°C
insulated envelope	10°C/21°C
no envelope	1°C/25°C

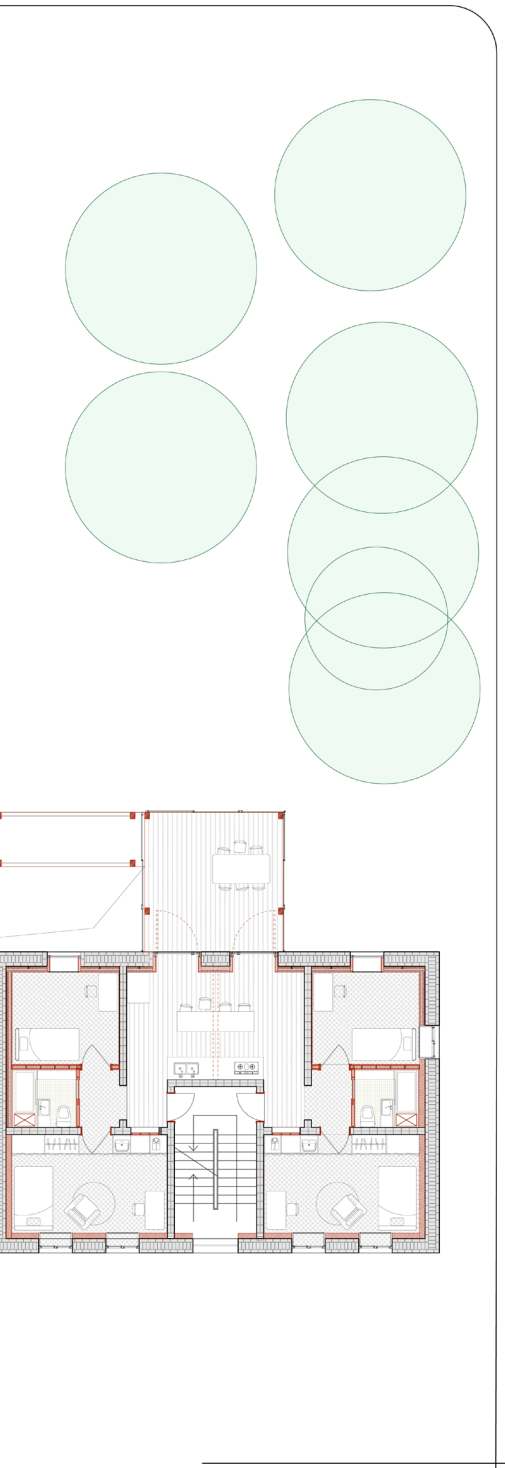
[Climate support]

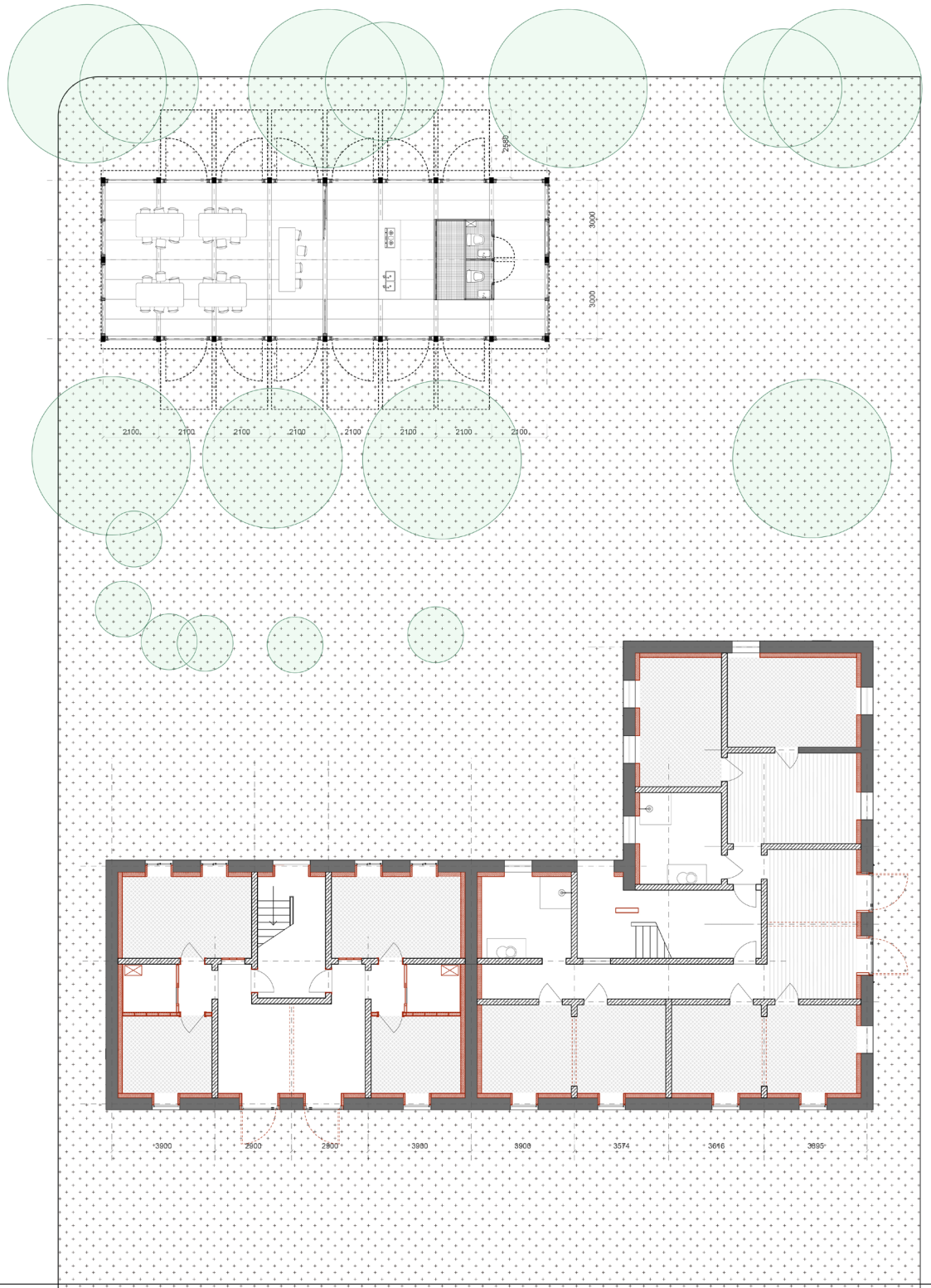


Section B

[Collective Threshold]



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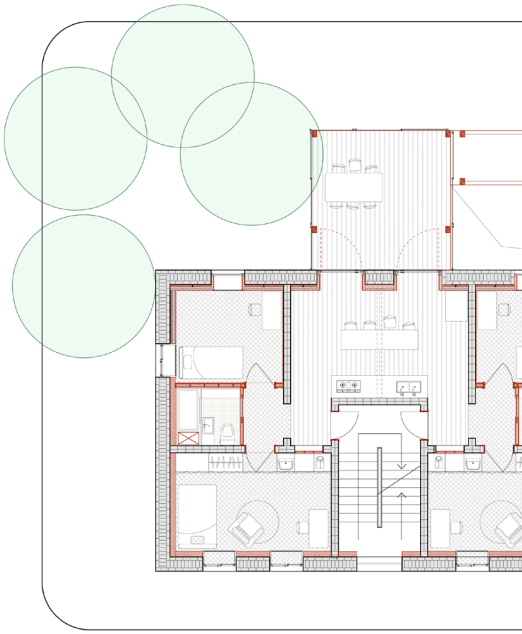
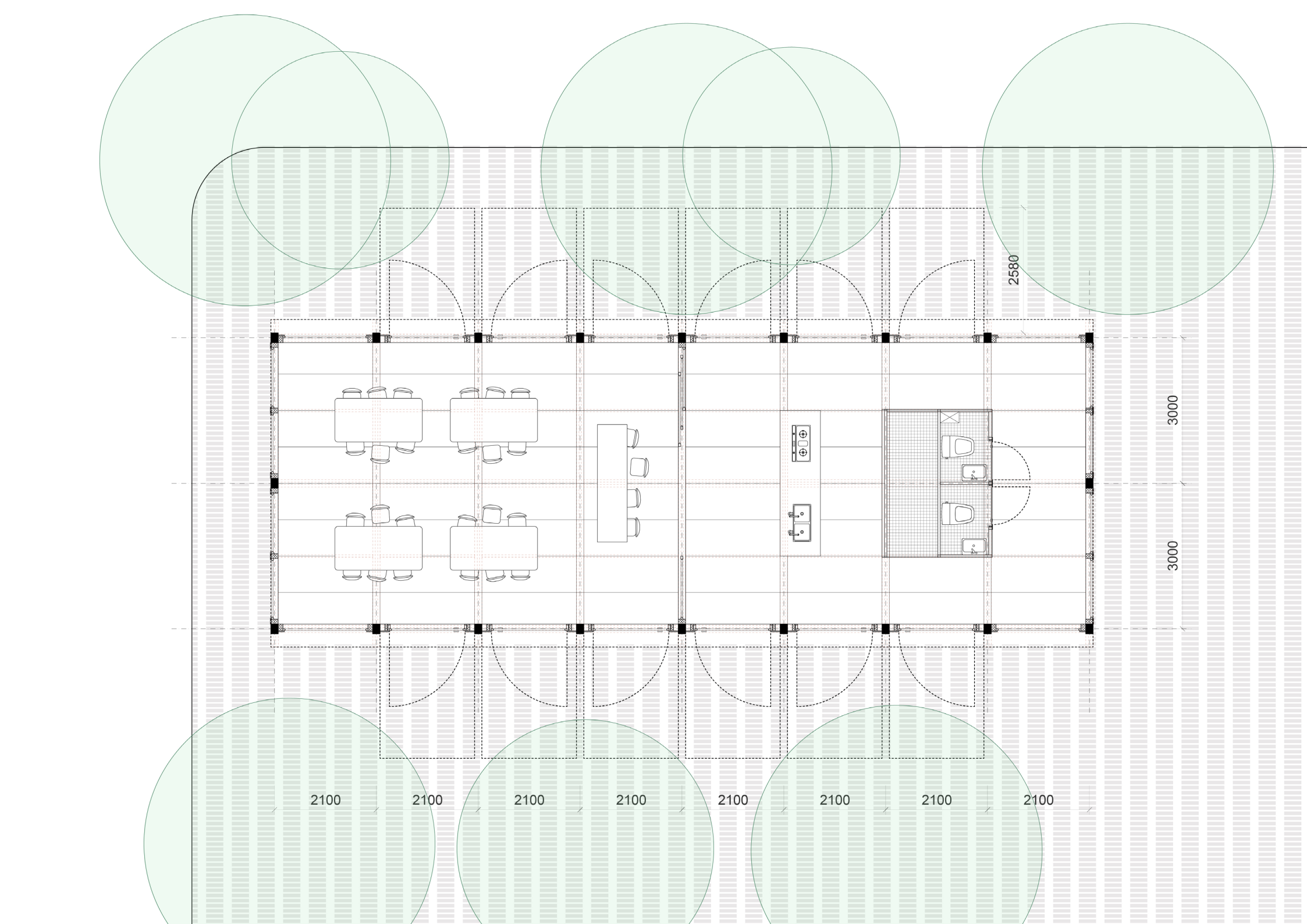


0 1 2 4 (m)
810
2815
150
2680
3000
3000
3600
17259
5400
2680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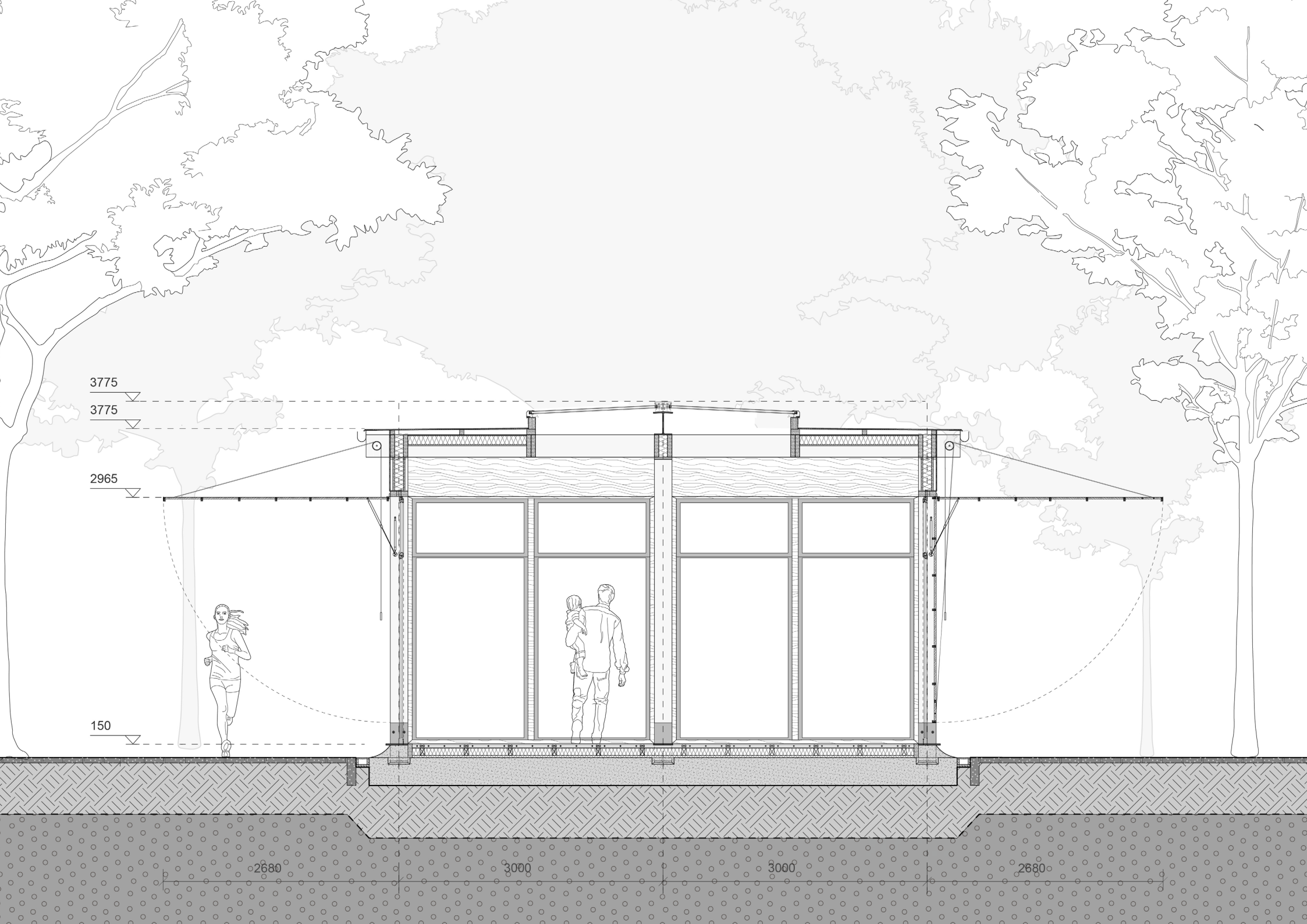
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3000
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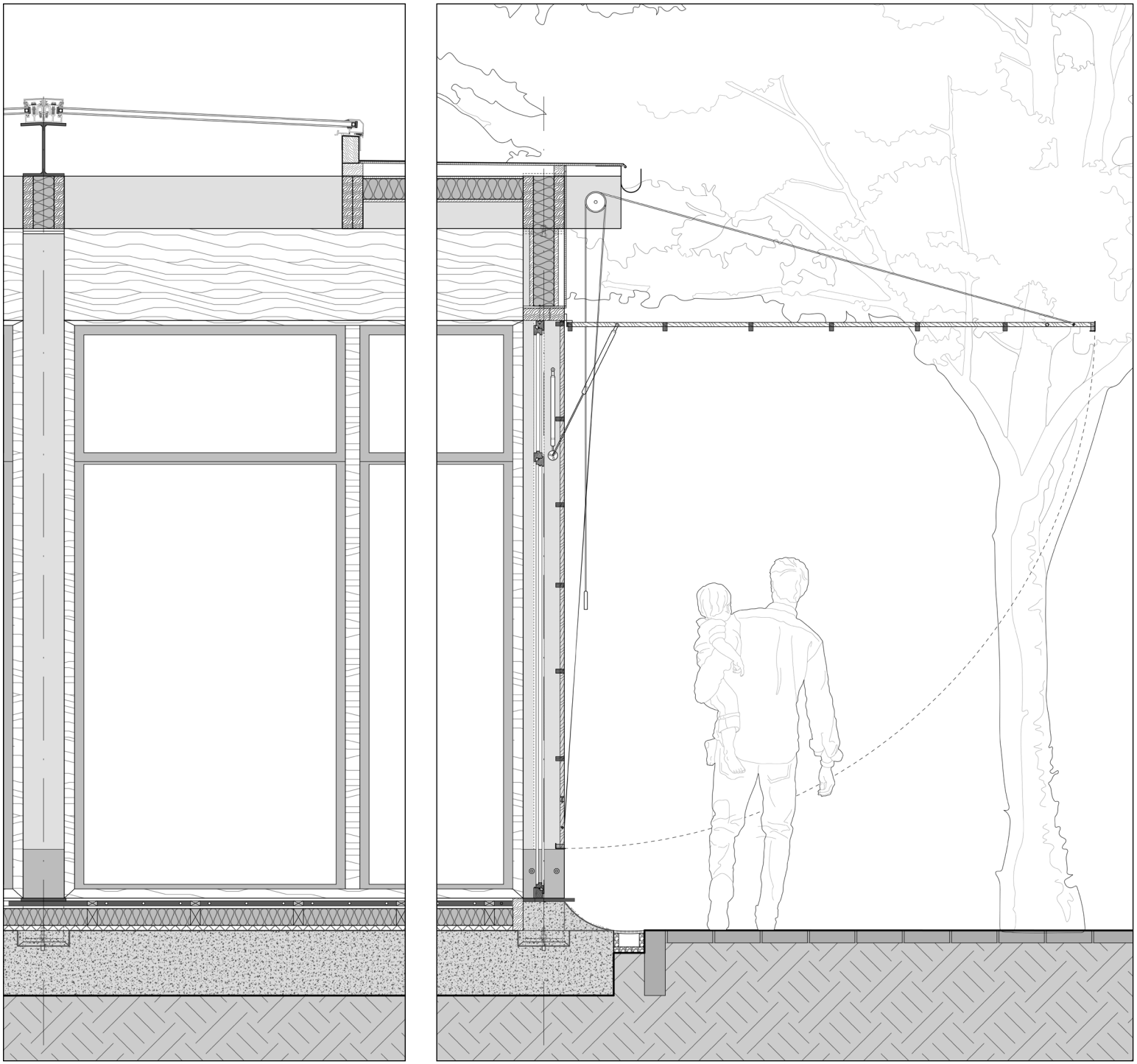
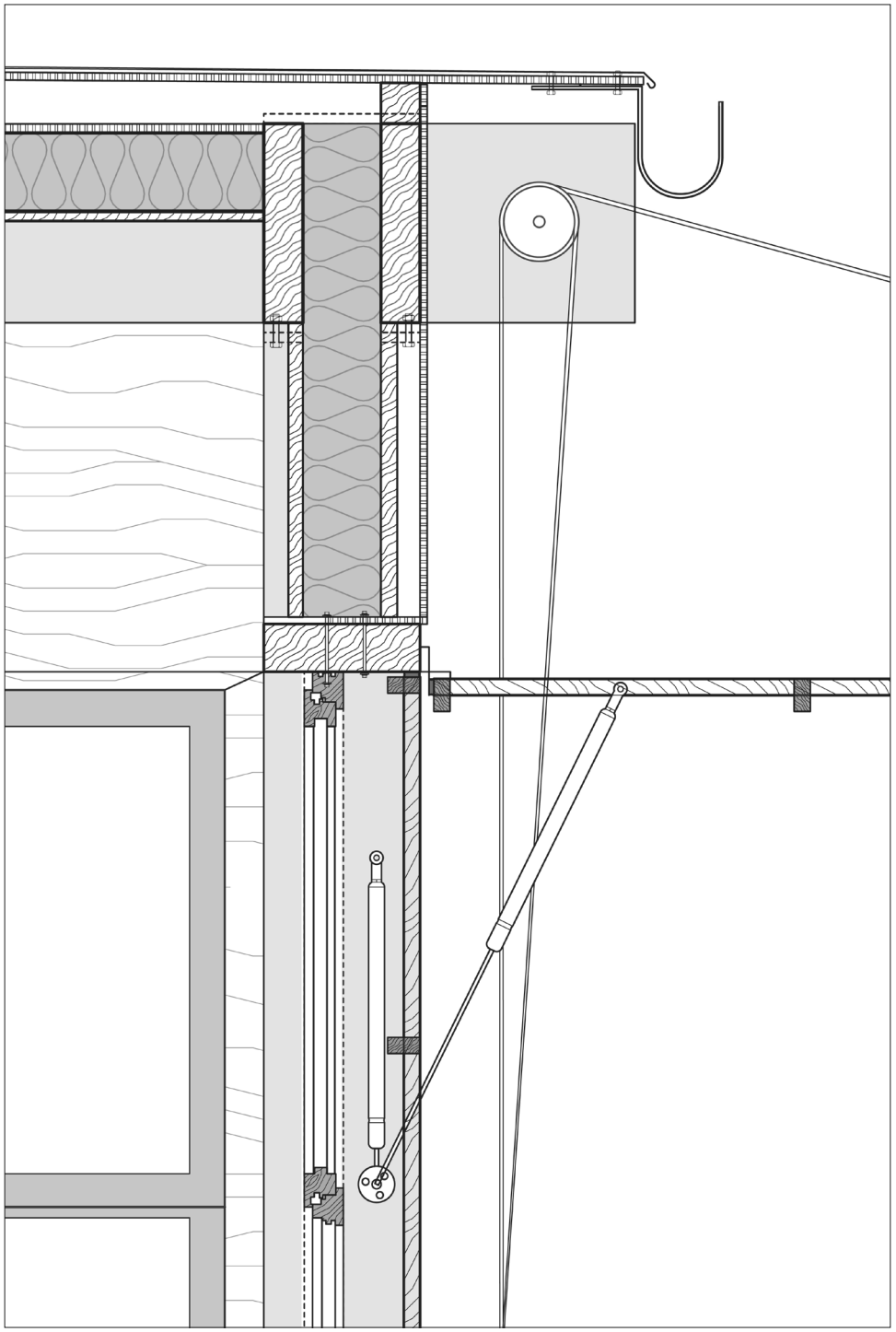
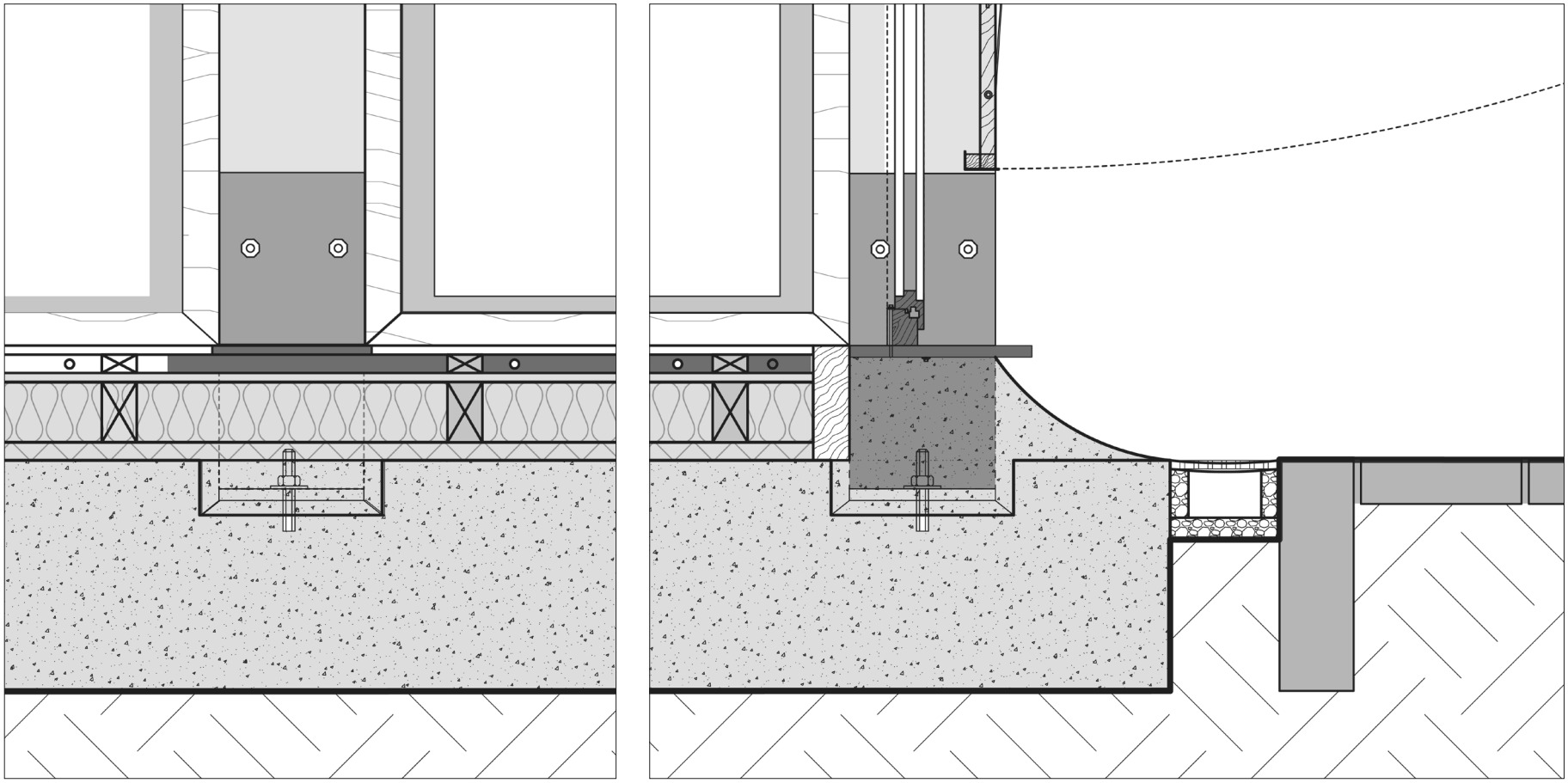
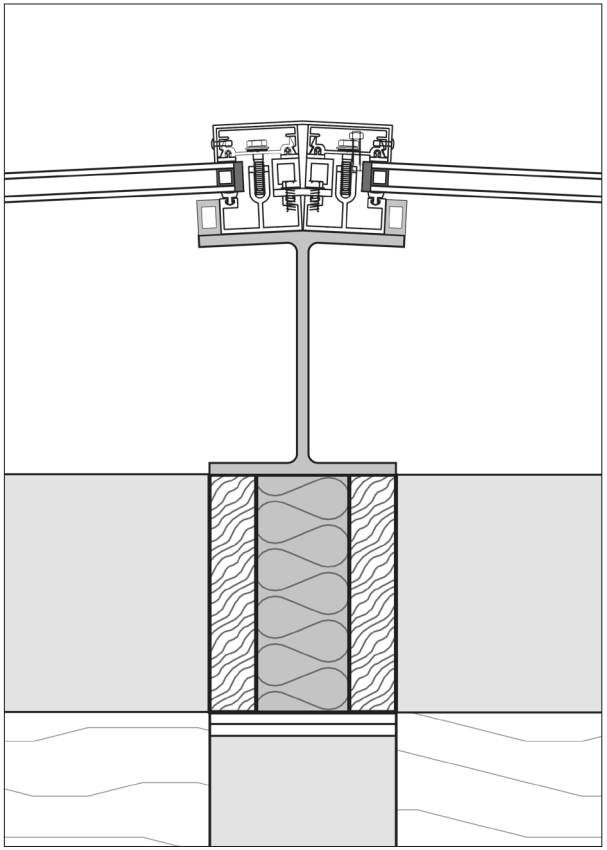
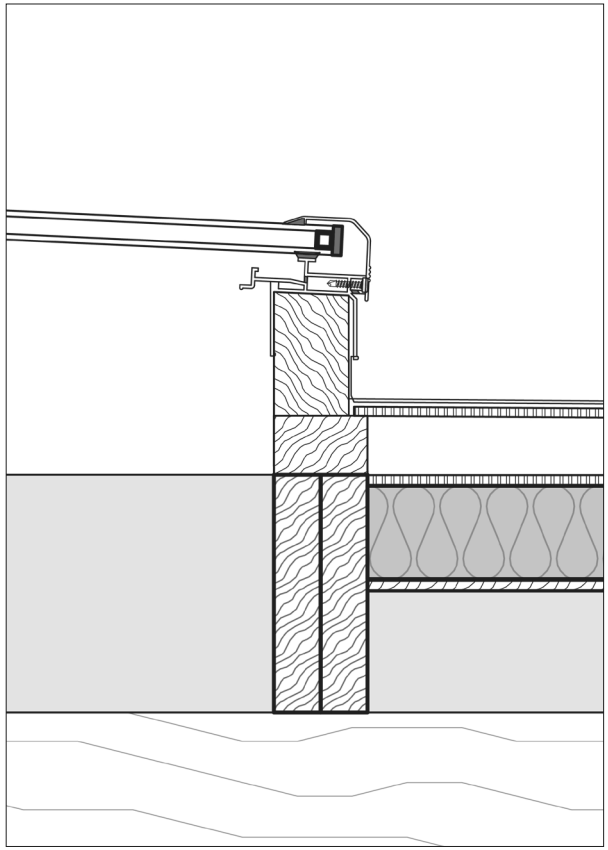


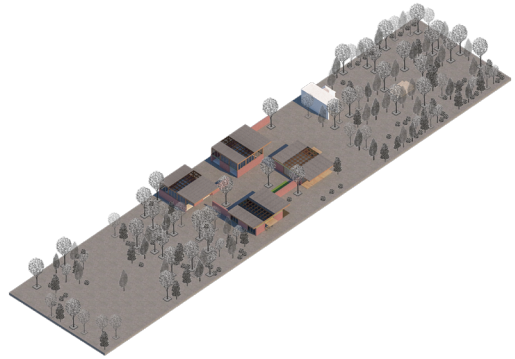






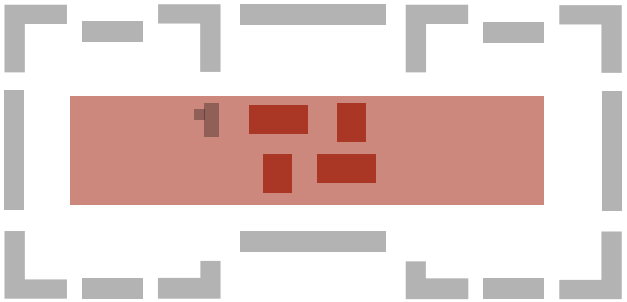


[Natural Threshold]



Section C

[Dwelling Threshold]

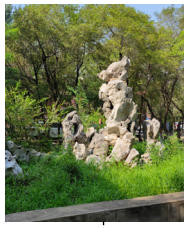


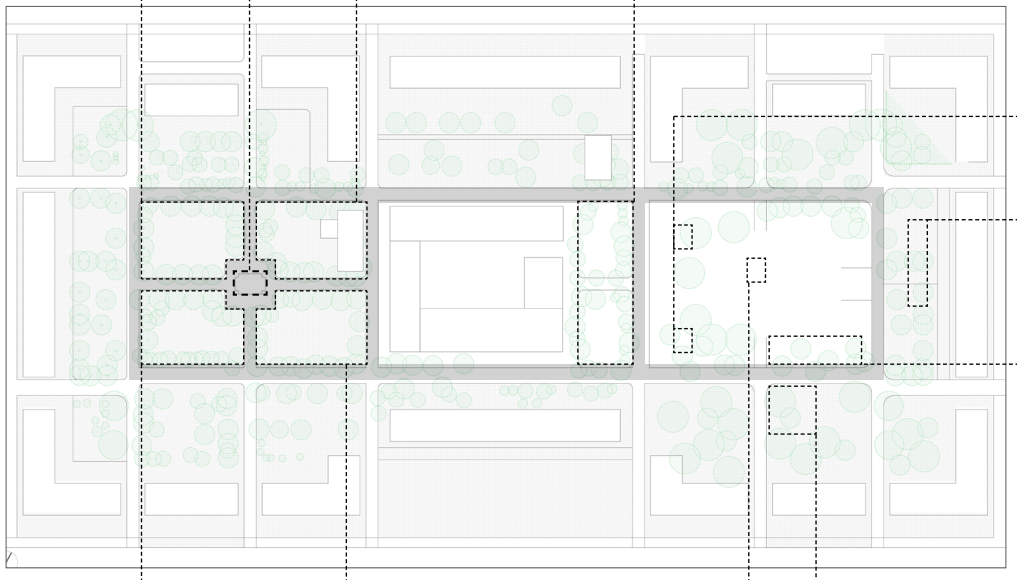
fitness equipment

taihu stone

sanitary garage

car parking





small pavilion

small pavilion

fitness equipment

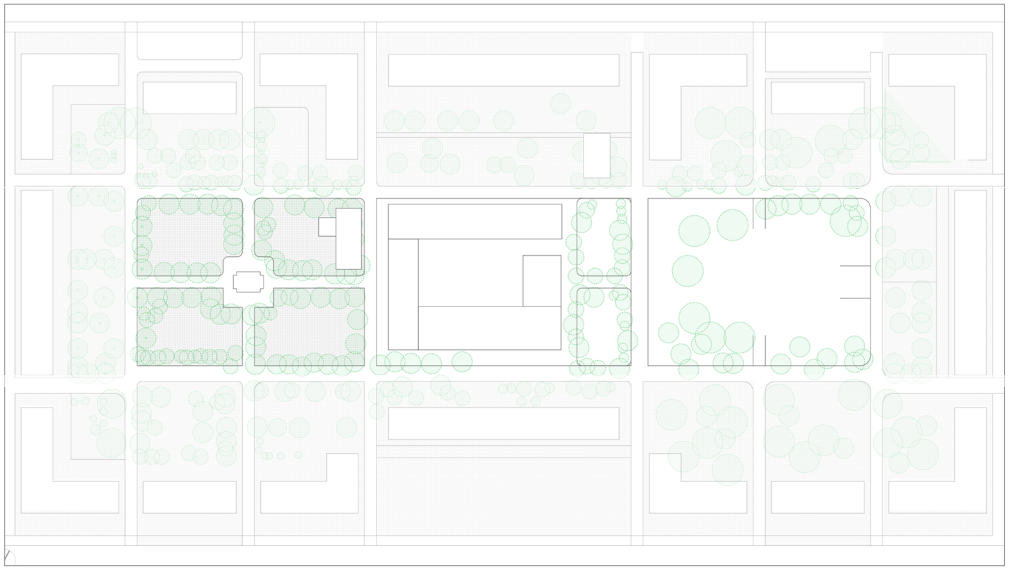
nothing

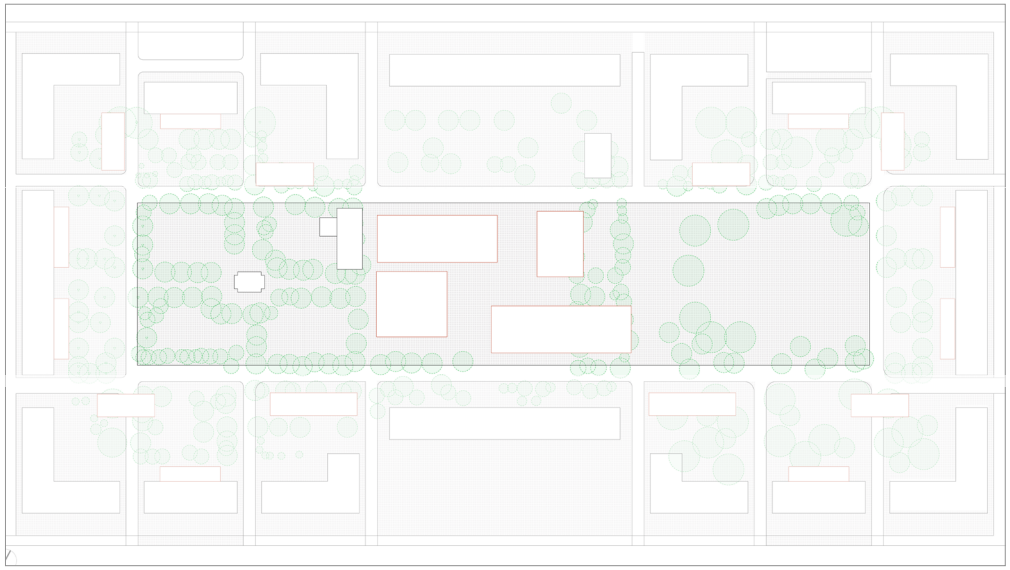
badminton court

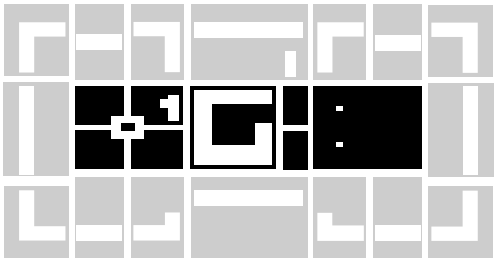
sculpture

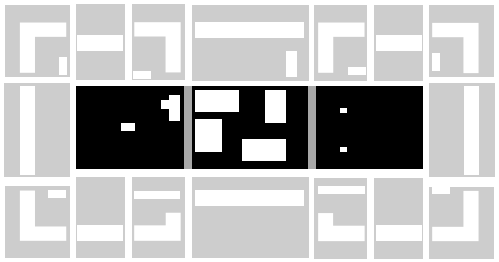
slide

[Eliminate height differences]









the center part is a continuous garden, with no height difference and public accsssible

in the center it will also provide new public spaces

3150.6 m^2
bricks

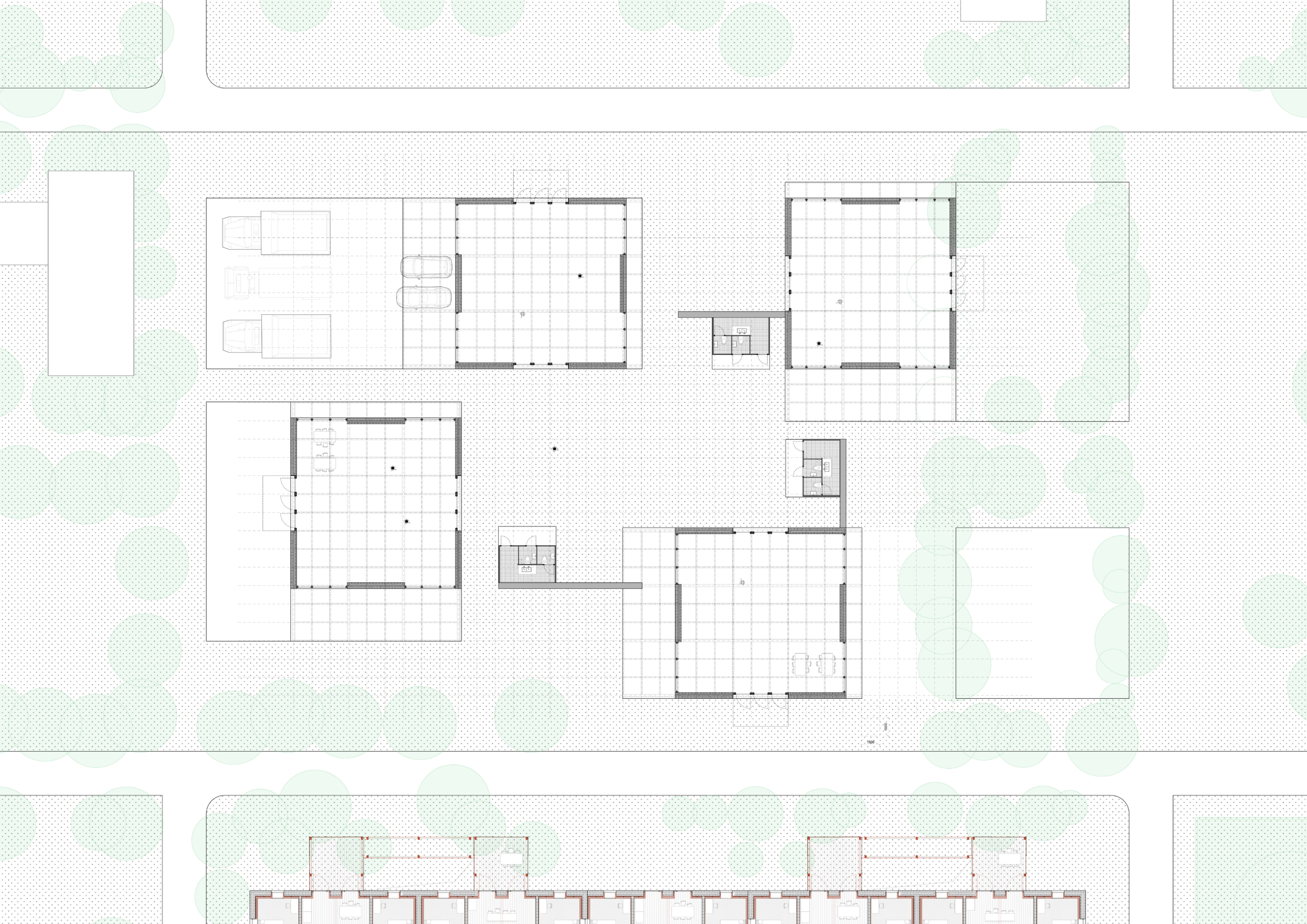
2132.8 m^2
permeable bricks

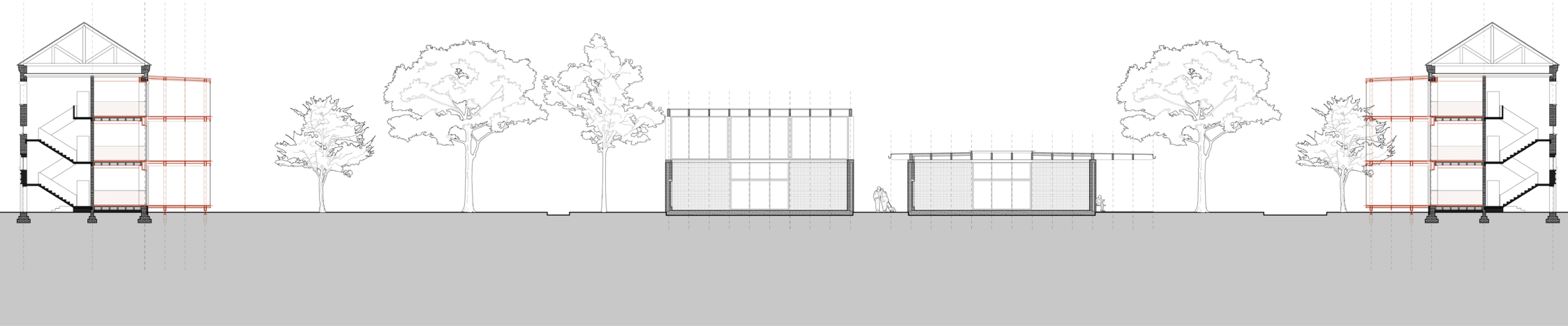
3632.8 m^2
stone tile

PAVEMENT
RECYCLING

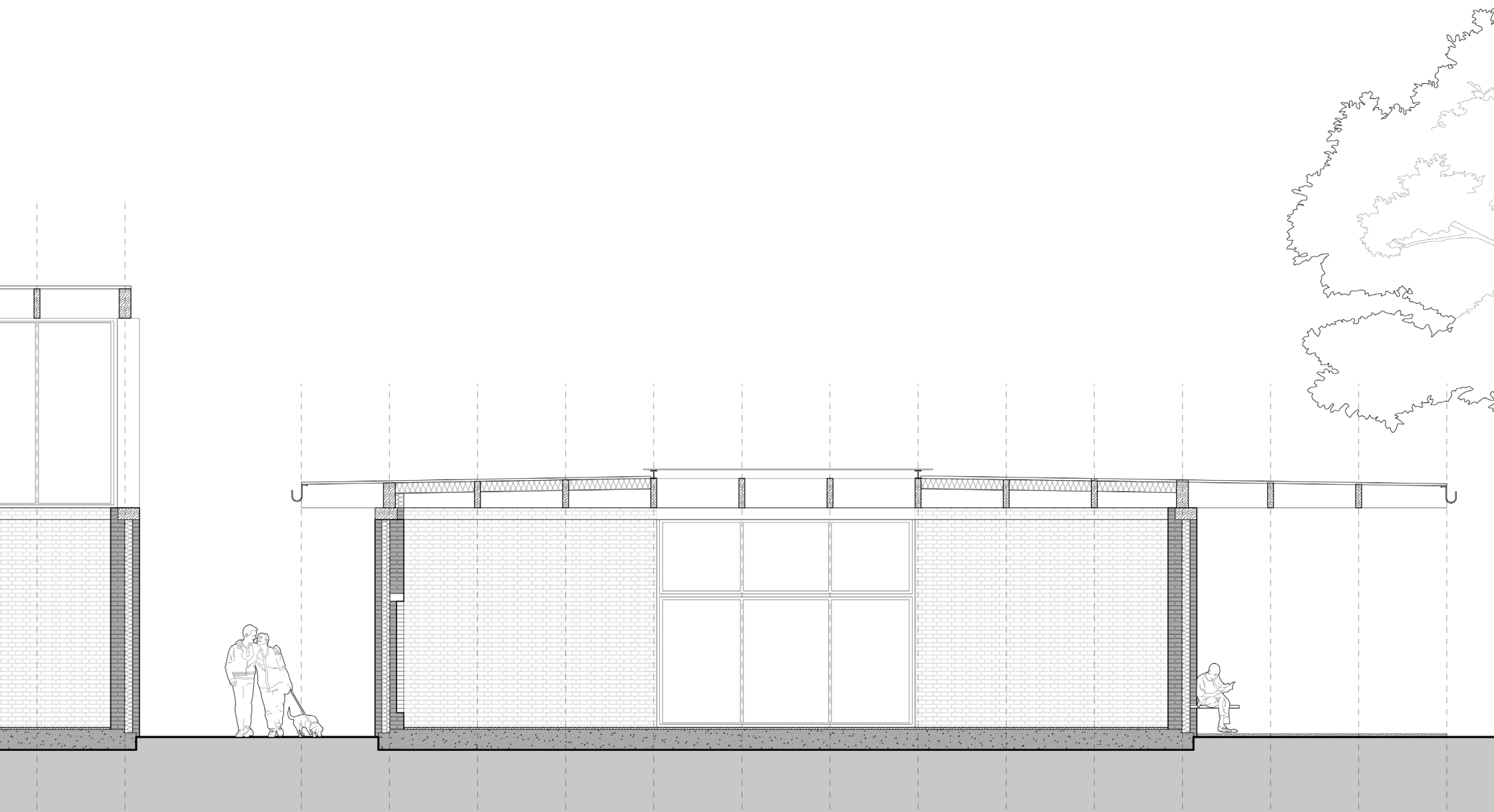
full pieces

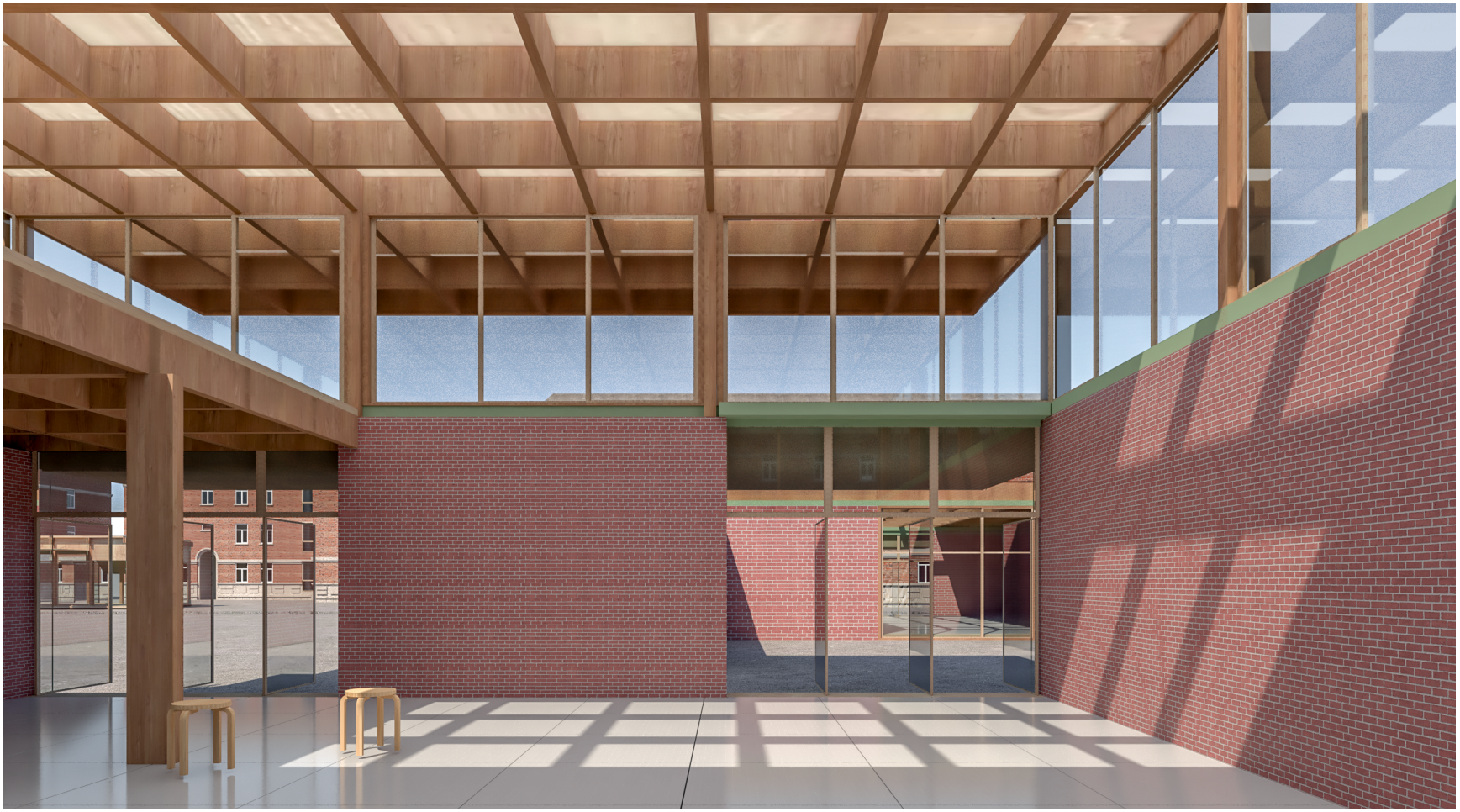
smashed pieces





0 10 20 40 (m)





INTIMATE LIVING

Shenyang CoHousing

Business and studios

Commercial, communal and studio spaces enliven the ground floors in the planing mill. They are meeting points for the tenants and connect the area with the surrounding neighborhoods.

Option 1

Double floor is nice for workshops or even rental office. 274 square meters, 9m ceiling height and good ventilation options help with distance rules

Option 2

Seated and with tables-suitable for workshops, meetings and meals

274 square meters, 9m ceiling height- a free area for acting, dancing, gymnastics, yoga and much more, come and define it bu yourselves!

Option 3

274 square meters, 4.2 m ceiling height- The studio room is fully developed and can be rented. The commercial premises are larger and still need to be expanded. Areas can also be merged.

10
20
40

COLLECTIVE INTIMACY

Revive the collective housing as a utopian oasis

2024.01.18

Xinyue

Tianyi

Mary

WU Jun

GUO Chunrong

Jagger

Yangyu

Jiaxin

Amanda

Thank you

Daniel

Mark

Koen

Kristina

Weili

Max

Aris

Alex

Tuyen

Thea

Aleksandar