

COLLECTIVE RE-USE  
A REINTERPRETATION OF THE PORTIEK DWELLING

Problem statement

Research question

The Portiek

Collective living

Target groups

Design principles

How can the the post war portiek flat dwelling bereinterpreted to accomodate collective living to advance the regeneration of the neighbourhood?

What is the Portiek flat?  
What is the theoretical and historical framework in which it was developed?  
What are the characteristics, strengths and weaknesses of the Portiek in general, and in Vogelbuurt specifically?

What is collective living?  
What are the specific types of housing situations, and the spatial characteristics they require?

What are the suitable target groups for collective housing and what does each of these groups need?

I. Principles that apply to all target groups  
II. Principles regarding energy performance and sustainability  
III. Specific design principles for each target group



Location map



**Rotterdam South**  
Historic significance  
700.00 portiek flat dwellings were built in NL between 1945 and 1975 :  
10% of the total housing stock  
29% in the city of Rotterdam  
73% in Carnisse

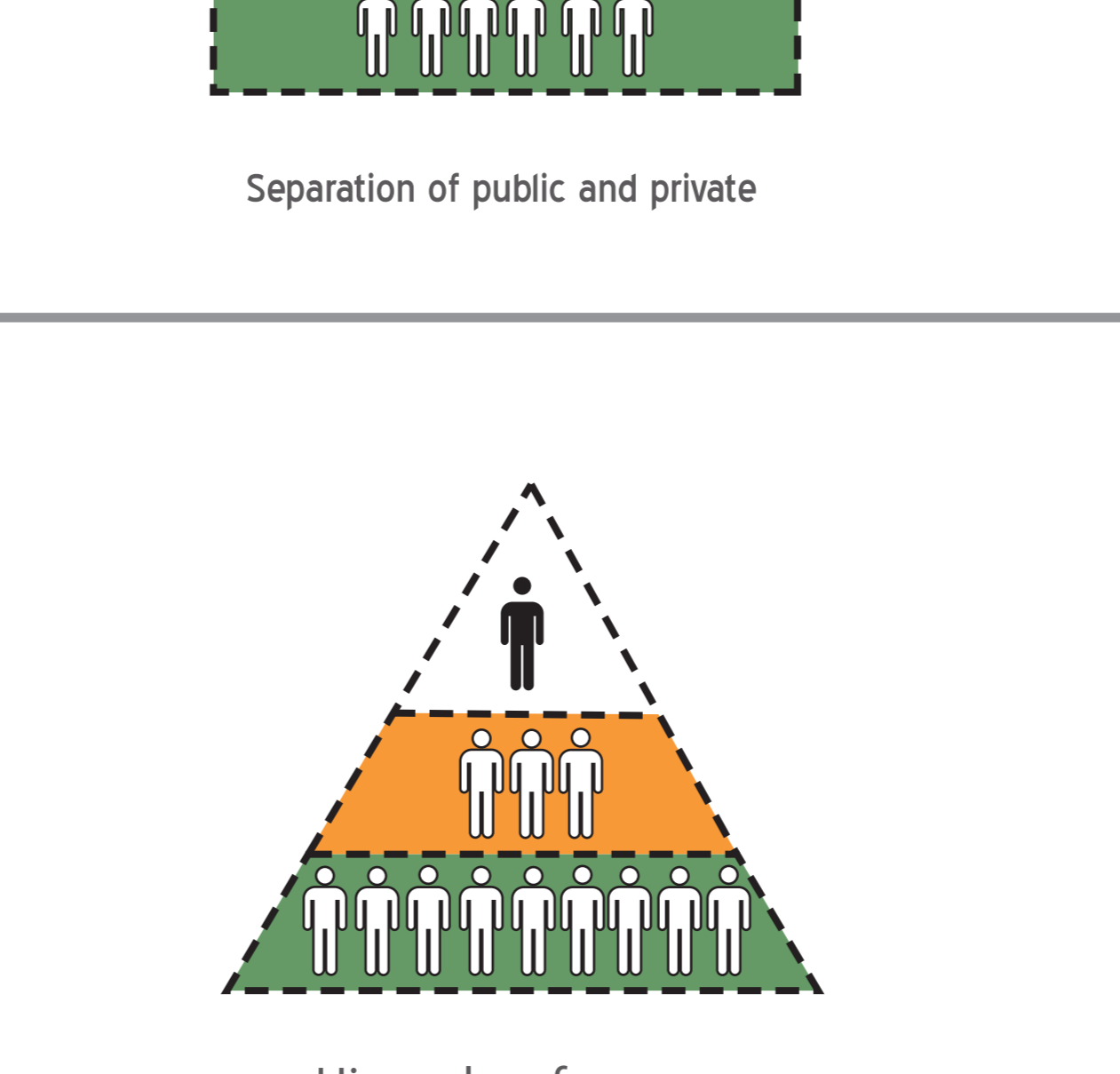
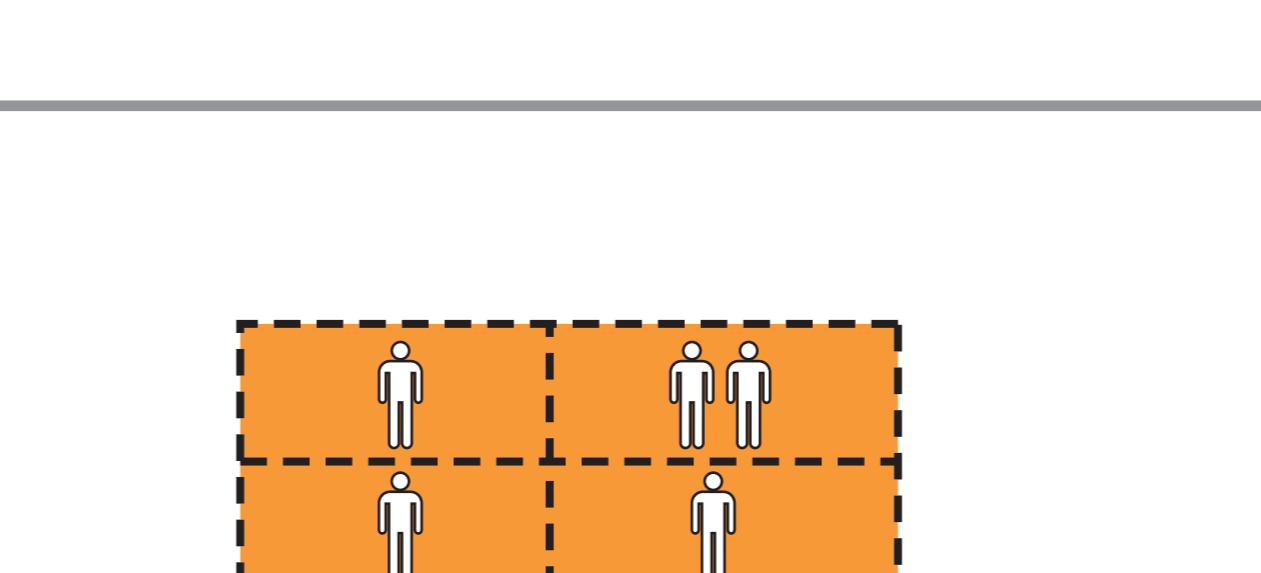
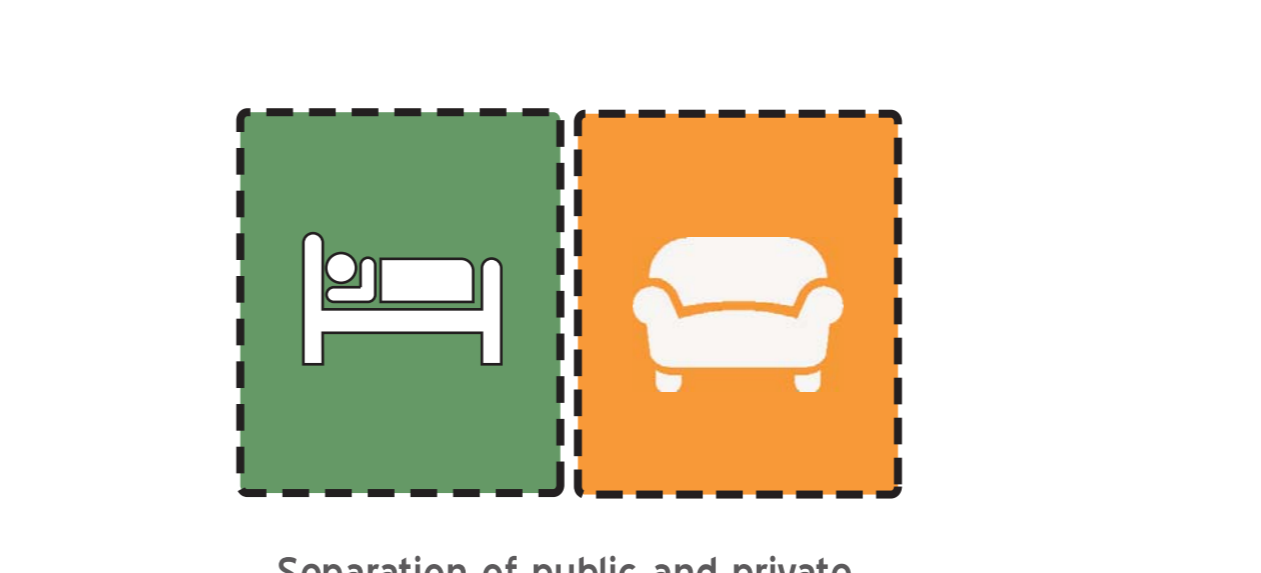
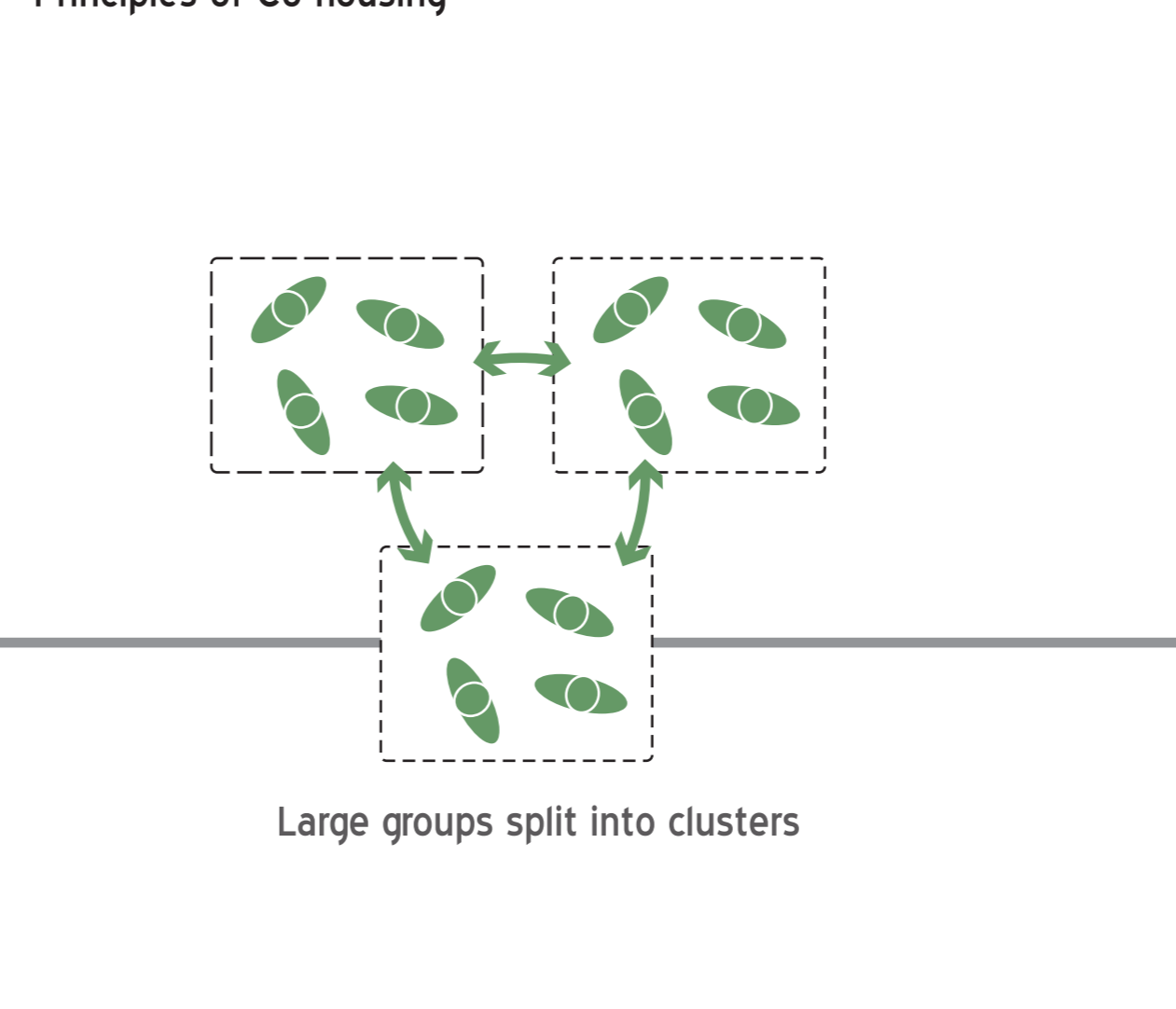
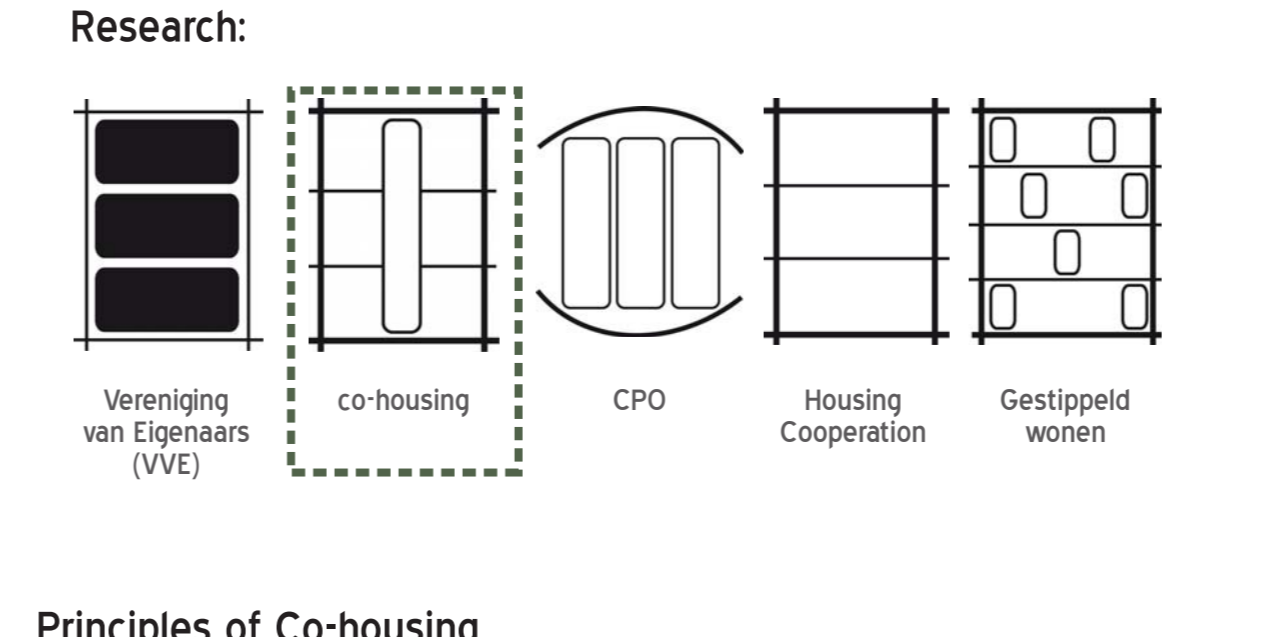
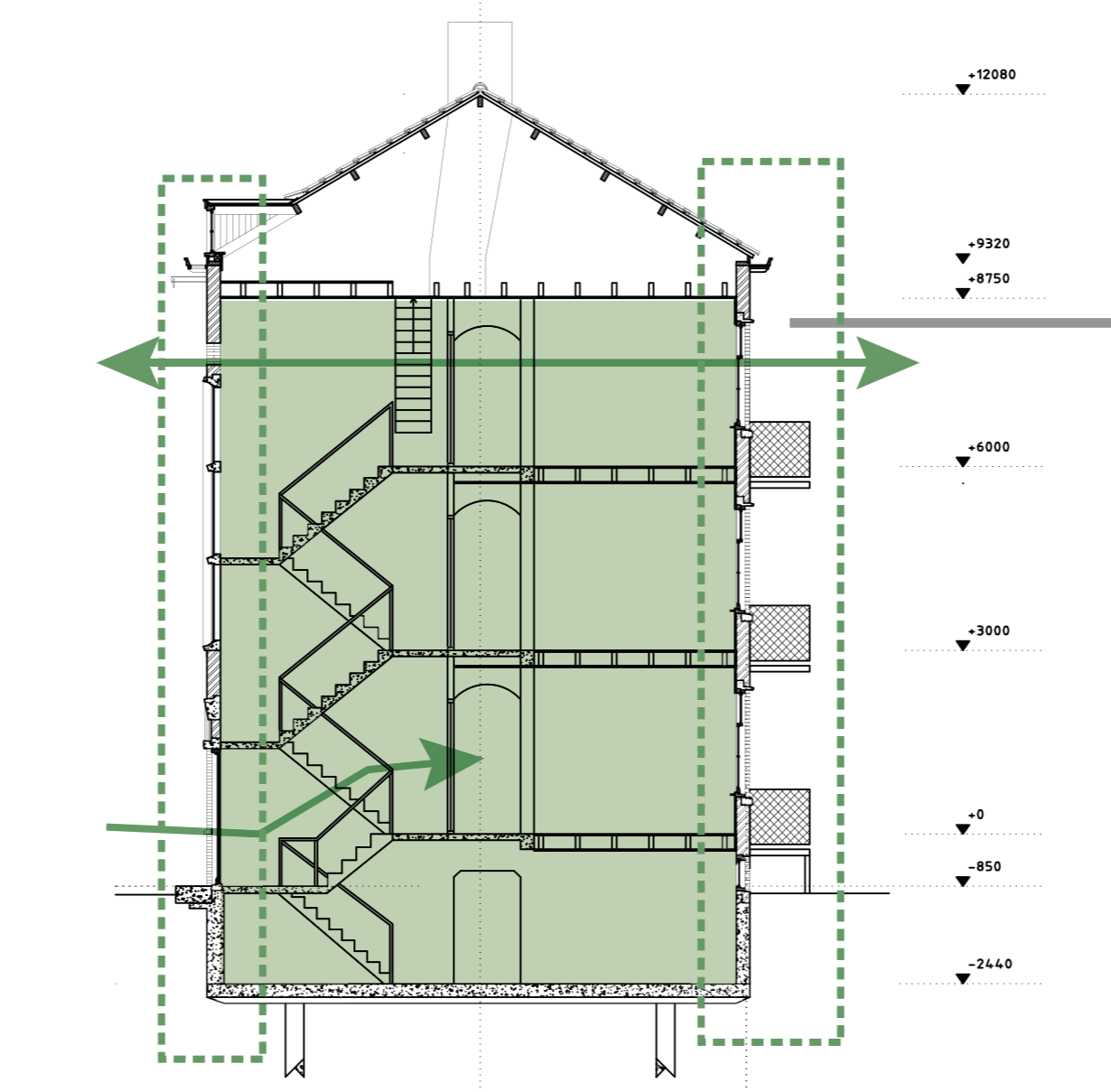
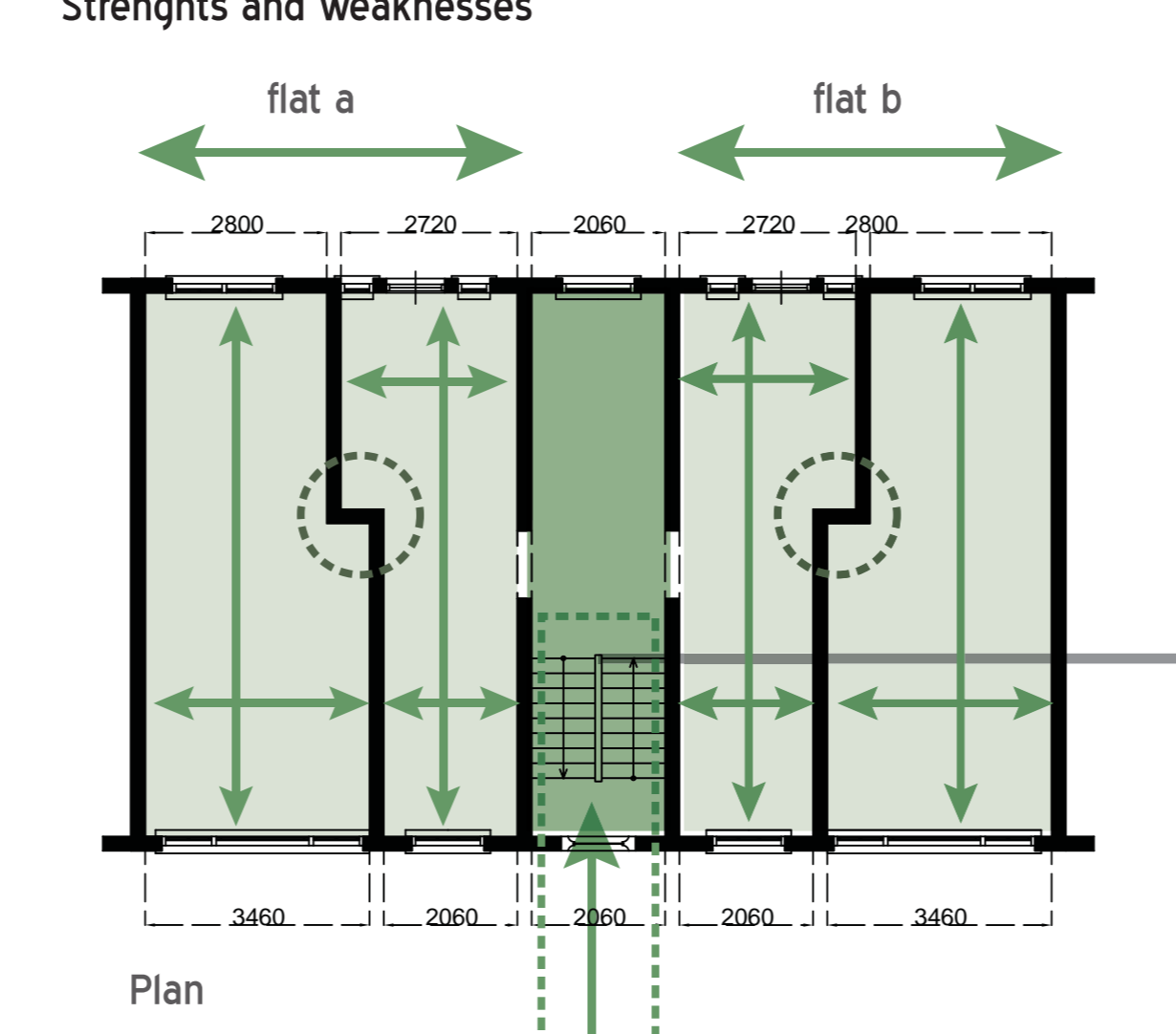
**Carnisse**  
**Vermeer neighbourhood**  
**Vogelbuurt**

**Current challenges**  
/ Average size less than minimum designated  
/ Uninsulated  
/ Old kichen and toilet facilities  
/ No easy access to flats: stairs only



Existing situation

**Definition:**  
"De zoektocht van de functionalistisch georiënteerde architecten naar helderheid en repetitie, leidde tot een nieuw verticaal ontsluitingstype, de zogenaamde moderne portiek. Een gemeenschappelijke voordeur geeft toegang tot een collectieve trap die in twee halve steken twee appartementen per verdieping ontsluit. De plaats van de woning is op iedere verdieping gelijk en diep in de woning gelegen, wat de gevel vrijhoudt voor verblijfsruimten."  
(Leupen & Mooij, 2008 p. 144)



**1. Migrant workers**

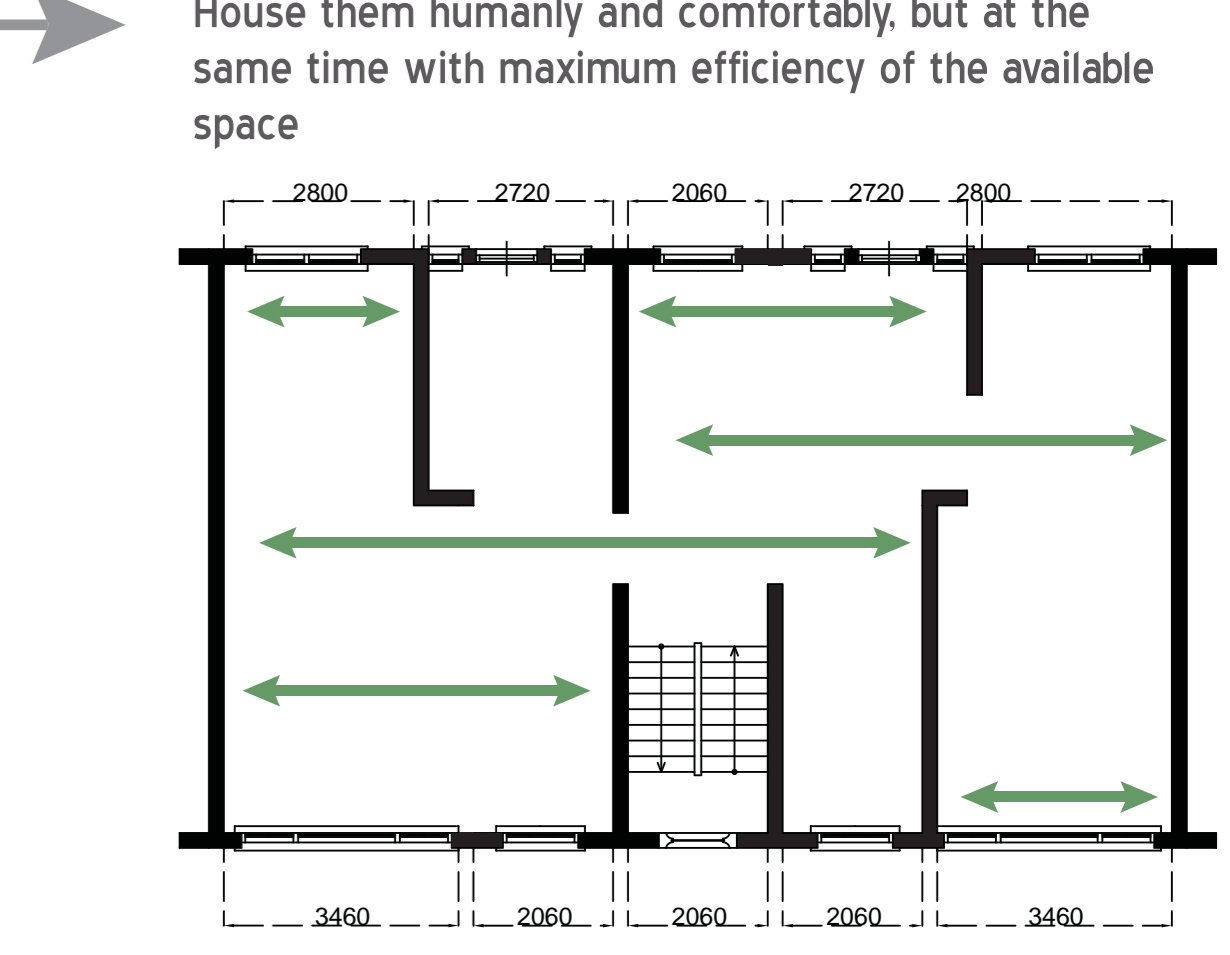
Visiting or temporary workers, usually involved in unskilled or manual professions for short or middle term. In 2010, 340.000 migrant workers came to the NL.  
Usually they live in cramped and squalid conditions. In Vogelbuurt are possibly 8-12 people in each flat

**2. Senior citizens**

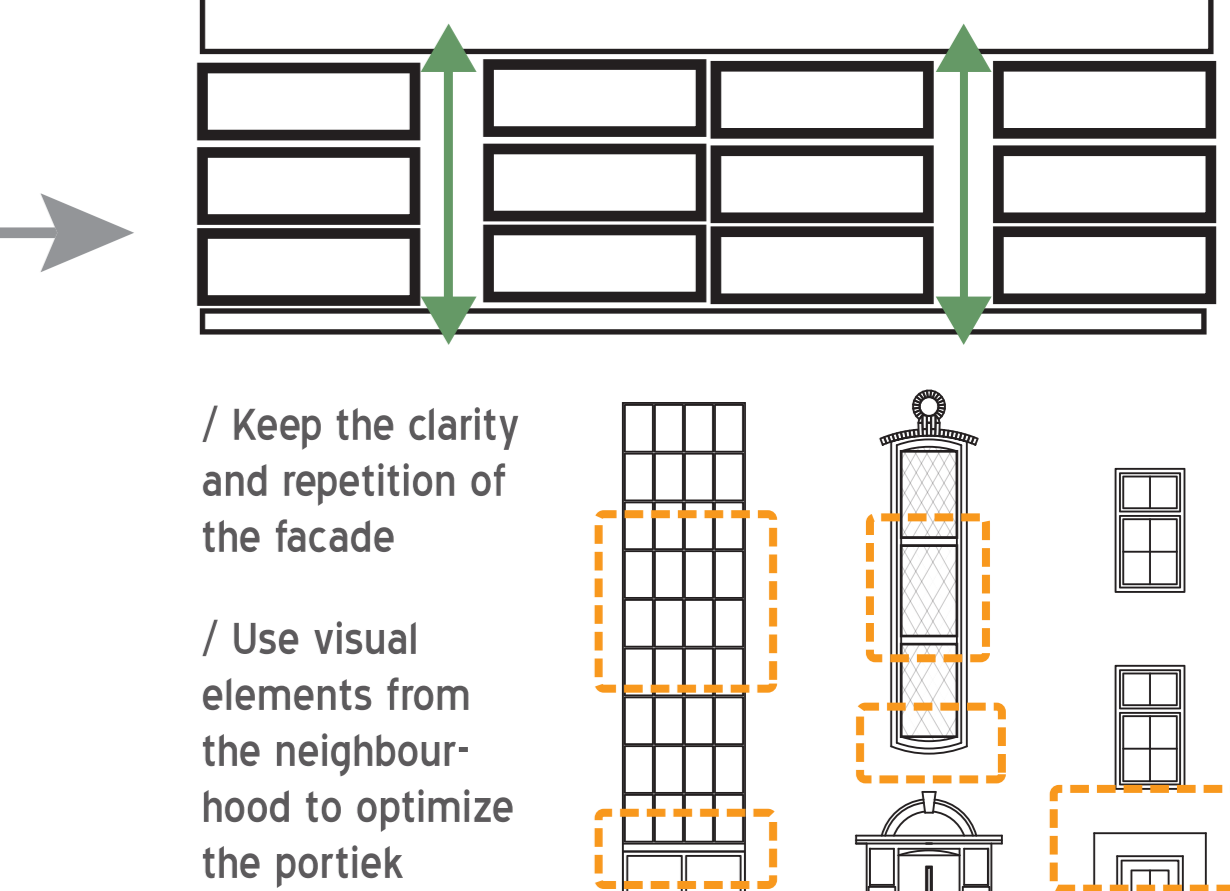
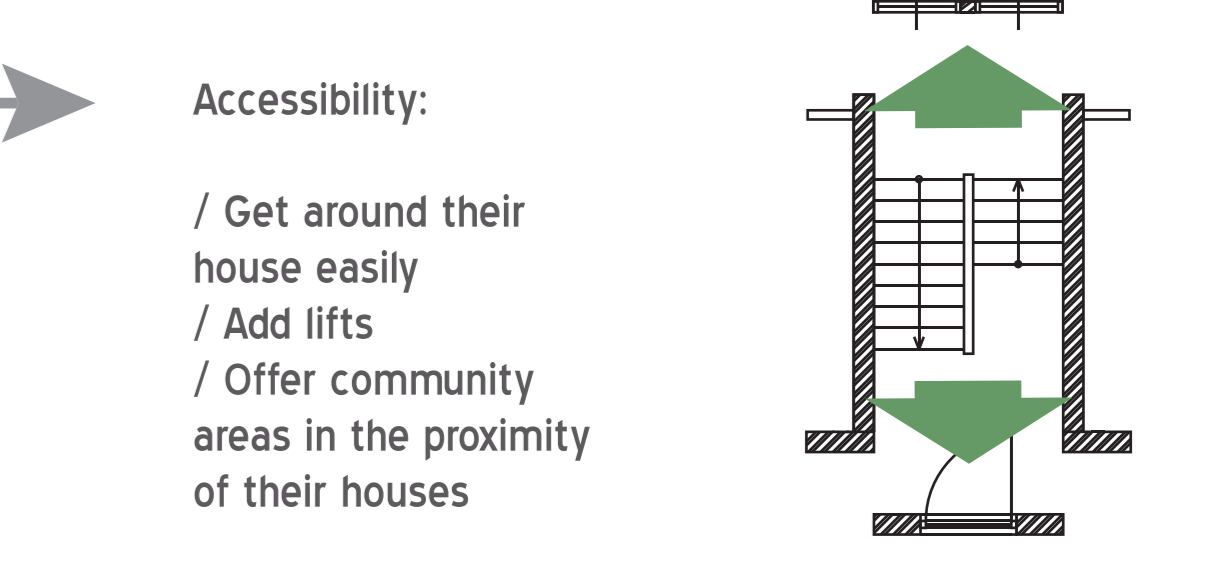
The aging Dutch population wants to stay independent as long as possible, but in the neighbourhood they know.  
Accessibility and thermal comfort are the main challenges.

**3. Single parents**

Independent adults living with underage dependants.  
Flexible and adaptable spaces are essential.



/ Overcome the narrow load bearing structure to open-up the interior  
/ Preserve the central access stairwell  
/ Open up the narrow entrance lobby



Add insulation, reduce energy losses

/ Shared spaces, but keep autonomy for every family.  
/ Raise adaptability and flexibility of spaces