TEAM SPIRIT LIVING
MODERN COHOUSING IN A TRANSITION AREA

Name  :  Cynthia van der Harg
Student number :  1502727

Studio  :  Msc 3&4 Architecture & Dwelling
At Home In The City I Amsterdam

Teachers  :  Olv Klijn (main teacher),
Ype Cuperus (building technology),
Karel Vollers (external examinator)

P5 presentation  :  05-07-2013
OVERVIEW

Site

Personal problem statement

Research question

Cohousing

Urban design

Ensemble design

Dwelling design

Facade design
Position of Ronetteterrein in Amsterdam
Current situation

SITE - COHOUSING - URBAN - ENSEMBLE - DWELLING - FACADE
TEAM SPIRIT LIVING - MODERN COHOUSING IN A TRANSITION AREA
SITE

Future zoning plan

Source: [Gadet & Smeets, 2009, pp. 12, 13, 16]
SITE - COHOUSING - URBAN - ENSEMBLE - DWELLING - FACADE
TEAM SPIRIT LIVING - MODERN COHOUSING IN A TRANSITION AREA

Future zoning plan

Future connections

Education facilities
Connection cyclists & pedestrians
Car connection
boardwalk along Duivendrechtse vaart

Source: [Gadet & Smeets, 2009, pp. 12, 13, 16]
PROBLEM STATEMENT

The shortage of amenities in the immediate surroundings of transition areas, like the Ronetteterrein, does not attract residents to live there.
How can residents be attracted to live in transition areas, like the Ronetteterrain, where there is a shortage of amenities in the immediate surroundings?
“Cohousing is a project where each household has a private residence, but also shares extensive common facilities with the larger group, such as a kitchen and dining hall, children’s playrooms, workshops, guest rooms, and laundry facilities.”

Trudeslund in Birkerød, Denmark

Pedestrian street
Trudeslund in Birkerød, Denmark

Children’s play area & meeting place parents
Trudeslund in Birkerød, Denmark

Floor plans common house & terrace

1. dining room, 
2. kitchen, 
3. TV room, 
4. bathrooms, 
5. guest room, 
6. children’s pillow room, 
7. children’s room, 
8. library, 
9. terrace, 
10. teen room, 
11. storage, 
12. photography darkroom, 
13. freezer, 
14. furnace, 
15. workshop, 
16. laundry, 
17. store.
Trudeslund in Birkerød, Denmark

Common dining room, workshop & music room
Bondebjerget in Odense, Denmark

Children’s play area in each cluster courtyard
Bondebjerget in Odense, Denmark

Floor plans common houses
Bondebjerget in Odense, Denmark

Common kitchen & dining room
Bondebjerget in Odense, Denmark

Floor plans different dwelling types
(one-bedroom 58 m² & four-bedroom units 112 m²)
Cohousing in Denmark

20-30 dwellings

COMMON HOUSE
Cohousing in the Netherlands

- 4-10 dwellings
  - Cluster Rooms
  - 4-10 dwellings
  - Cluster Rooms

COHOUING
Characteristics of cohousing in the Netherlands

- targeted for all households
  (young & old, rich & poor, single & couple, with & without child(ren))

- organized, planned and managed by the residents themselves
  (building design, community activities, maintenance)

- selection process for new residents to fit in the group
  (give-and-take mentality, contribute to collectivity)

- each household has its own private resident

- households can freely use common facilities in cluster rooms
  (living room, kitchen, laundry)

- dwellings clustered around pedestrian street(s) or courtyard(s)

- the size of a cohousing project ranges from 4 to 160 residences
Woonkollektief Purmerend

SITE · COHOUSING · URBAN · ENSEMBLE · DWELLING · FACADE
TEAM SPIRIT LIVING · MODERN COHOUSING IN A TRANSITION AREA
### Woonkollektief Purmerend

#### Principle building & garden

- **Cluster of dwellings & common space**
- **Cluster garden**
- **Common garden for all dwellers**

#### Cluster section

<table>
<thead>
<tr>
<th>Category</th>
<th>2.5</th>
<th>2.5</th>
<th>3.5</th>
<th>3.5</th>
<th>4.5</th>
<th>4.5</th>
</tr>
</thead>
<tbody>
<tr>
<td>Students</td>
<td></td>
<td></td>
<td>2</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Seniors</td>
<td></td>
<td></td>
<td></td>
<td>3.5</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Single parent with 1 or 2 children</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>4.5</td>
<td></td>
</tr>
<tr>
<td>Family with 2 or more children</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>4.5</td>
</tr>
</tbody>
</table>

#### Cluster room

- Living room
- Kitchen
- Laundry

COHOUSING - URBAN - ENSEMBLE - DWELLING - FACADE

TEAM SPIRIT LIVING - MODERN COHOUSING IN A TRANSITION AREA
Woonkollektief Purmerend

Principle all living spaces situated around common garden

Section dwellings

SITE - COHOUSING - URBAN - ENSEMBLE - DWELLING - FACADE
TEAM SPIRIT LIVING - MODERN COHOUSING IN A TRANSITION AREA
Woonkollektief Purmerend

Conclusions:

- Cluster rooms are only used one evening a week.
  or
- Cluster rooms are splitted up in individual storages

- Cluster consisting of 7 dwelling units with four different households works really well
  --> small enough to know each other
  --> big enough to continue common activities when some households do not participate
Cohousing as it was intended in the seventies/eighties
Cohousing as it now functions

INDIVIDUAL STORAGES
COHOUSING

Requirements for modern cohousing

- targeted for all households
- community activities & maintenance of the building organized, planned and managed by the residents themselves
- selection process for new residents to fit in the group
- each household has its own private resident with its own laundry facilities
- dwellings clustered around pedestrian street(s) or courtyard(s)
- cluster corridors, with a mix of 2 household groups, consist of 6-10 units (ideal: 7 units)
- households can freely use 5 collective facilities
- the size of a cohousing project ranges from 60 to 120 residences
- energy-neutral on the scale of the building
Layers of collectivity in cohousing anno 2013

- collective facilities
  - day care
  - multifunctional room
  - fitness room
  - workspaces
  - guest rooms
- cluster corridor
- dwelling units
Principle drawing cohousing anno 2013
Characteristics of the site
Points of departure

- saving trees

- view on the Duivendrechtse vaart

- 60-120 dwellings

- 4 different households

- 5 common facilities
Design steps
Design steps
Design steps
Axonometric view of the design
Circulation
ENSEMBLE DESIGN

Other functions

[Diagram of building ensemble]

SITE · COHOUSING · URBAN · ENSEMBLE · DWELLING · FACADE
TEAM SPIRIT LIVING · MODERN COHOUSING IN A TRANSITION AREA
ENSEMBLE DESIGN

Ground floor plan
Target groups

- Starters
- Elderly people
- Small families
- Big families
Starters’ homes & houses for the elderly
Starters’ homes & houses for the elderly
Structure

7.2 meter 7.2 meter 7.2 meter
Starters' homes & houses for the elderly
Climate
Climate

- PV glass slats
- Sun collectors
- Hot water
- Floor heating
- Site - cohousing - urban - ensemble - dwelling - facade
Starters’ homes & houses for the elderly
Starters’ homes & houses for the elderly
Cluster corridor

SITE - COHOUSING - URBAN - ENSEMBLE - DWELLING - FACADE
TEAM SPIRIT LIVING - MODERN COHOUSING IN A TRANSITION AREA
Small & big family houses
Small & big family houses
Small & big family houses
Small & big family houses

Diagram of small and big family houses with labels for living, bedroom, service shaft, toilet, entrance, balcony, and other features.

Additional text on the page includes:

- SITE - COHOUSING - URBAN - ENSEMBLE - DWELLING - FACADE
- TEAM SPIRIT LIVING - MODERN COHOUSING IN A TRANSITION AREA

Page 54
Small & big family houses
Small & big family houses
Small & big family houses
Small & big family houses (north facade)
North facade
Small & big family houses (south facade)
South facade
DESIGN

SITE - COHOUSING - URBAN - ENSEMBLE - DWELLING - FACADE
TEAM SPIRIT LIVING - MODERN COHOUSING IN A TRANSITION AREA
TEAM SPIRIT LIVING
MODERN COHOUSING IN A TRANSITION AREA

Name : Cynthia van der Harg
Student number : 1502727

Studio : Msc 3&4 Architecture & Dwelling
At Home In The City I Amsterdam

Teachers : Olv Klijn (main teacher),
Ype Cuperus (building technology),
Karel Vollers (external examiner)

P5 presentation : 05-07-2013


