Long-termers (40%)

People employed in health care, social care, or the education sector and their families

Role
Support the economy and society, at all times

Rental Arrangement
Option to pay 30% of take-home pay

Qualities
Generally have a more intimate knowledge of the city, area and culture

Rewarded with
Their right to the city is retained, emphasised and celebrated

New-comers (60%)

Expats, foreign workers, students, graduates, refugees, etc.

Role
The necessary force required to drive the economy forwards

Rental Arrangement
Awarded with flexwonen contracts of up to two years

Qualities
Provide new perspectives and forms of expertise

Rewarded with
A stronger mode of integration
Stories from Eindhoven

Permanent

Temporary

Floor 03
Flats

Floor 02
Flats

Floor 01
Row Houses pt. II

Floor 00
Row Houses pt. I
Row House #1

Number of residents: three
Country of origin: The Netherlands
Type: permanent

Favourite spot: snug area on the first floor for reading books and watching movies

Mathijs is a nurse at the local hospital, and lives with his two children. The two young children have small bedrooms on the ground floor, and like to use the area facing the square as a games room. The family also plays board games together next to the loggia. The large kitchen upstairs allows Mathijs some space to spend time with friends without disturbing the children downstairs.

Row House #2

Number of residents: two
Country of origin: Belgium
Type: permanent

Favourite spot: niche overlooking the shared garden used as a home studio, with a sink for paints and tools plugging into the nearby central unit

Jean-Pierre is a teacher at the local high school, and he lives with his wife Julia who works part-time at the foodstore and also as a freelance artist. On the ground floor, the couple wanted to build their own winter garden for a more seamless connection with nature. There is a large kitchen for entertaining next to the public square, and a large bedroom with an ensuite bath for the couple upstairs.
Row House #3

Number of residents: four

Country of origin: Peru, Finland, The Netherlands, India

Type: temporary

Favourite spot: eating together on the loggia after work (even when it rains there’s enough shelter)

Vernoica, Teemu, Sophie and Vivek are all working at the High Tech Campus to the southern edge of the city centre. On the ground floor adjacent to the square, they like to use the spaces for lounging on the sofa or playing cards just around the corner. During the weekends, Teemu and Vivek like to work on their startup project together in the office next to the garden. For a bit more privacy and some fresh air, Vivek also likes to do some coding on the loggia on the first floor.

Row House #4

Number of residents: four

Country of origin: United Kingdom

Type: temporary

Favourite spot: high table on the first floor curving around the central unit, the perfect place for the children to practice their Dutch homework

Sarah and Graham were concerned about the future economic situation in the UK, and decided to move to the Netherlands when Sarah was offered a job as a financier for Unilever in South Holland. Their two teenage children have their own half of the first floor to themselves, while the small office space on the ground floor offers the parents some privacy when they video chat with friends and relatives back in the UK.
Flat #1
Number of residents: one
Country of origin: Turkey-The Netherlands
Type: permanent
Favourite spot: relaxing in the bath
Azra works for a social care company in Helmond. She prefers to have more private space, so decided to close off her bedroom with polycarbonate modules and thick curtains behind. She spends most of her time reading and listening to music on the sofa, but when she feels like meeting someone she likes to sit under the pocket of shelter in front of her flat, usually with some coffee and cake.

Flat #2
Number of residents: one
Country of origin: Poland
Type: temporary
Favourite spot: playing chess on the private balcony with friends from work
Wojciech works as a mechanic at the local DAF distribution centre. He mostly likes to keep himself to himself. Wojciech decided to have a small bedroom so there’s more space for cooking and home exercises in the large, more-private living space.

Flat #3
Number of residents: two
Country of origin: Turkey
Type: temporary
Favourite spot: cooking in the large open kitchen, especially in the summertime when the folding doors can be left open
Nehir and Ruzgar moved to Eindhoven to be closer to friends who live in the nearby neighbourhood of Doornakkers. Both of them work as civil servants. Ruzgar often attends to his favourite hobby, model-making, at a large desk built into the central unit. Nehir likes to cook, and also likes to read fantasy novels in the snug lounge area.

Flat #4
Number of residents: two
Country of origin: Italy, Spain
Type: temporary
Favourite spot: sitting on the balcony overlooking the shared garden, cappuccino in hand
Chiara and Daniela recently moved to the Netherlands so that Chiara could take on a PhD position at TU Eindhoven. Daniela is unemployed while she looks for work better-related to her field, but manages to find some jobs as a neighbourhood “Lulu”. They like to spend most of their time in the more-private kitchen-living area, often eating on the picnic table outside facing the square.
Flat #5
Number of residents: two
Country of origin: France
Type: temporary
Favourite spot: weekend mornings in the bedroom, including breakfast on the sunny balcony

Marie-Anne and David both work for a company establishing and maintaining hydrophonic greenhouses for the growth of hemp for use in the construction sector. On the weekends, Marie-Anne likes to work on some freelance projects in the office overlooking the shared garden, while David enjoys writing poetry on the small balcony overlooking the public square.

Flat #6
Number of residents: one
Country of origin: The Netherlands
Type: temporary
Favourite spot: eating during a long lunch break, overlooking the shared garden

Flat #7
Number of residents: one
Country of origin: The Netherlands
Type: permanent
Favourite spot: eating during a long lunch break, overlooking the shared garden

Flat #8
Number of residents: two
Country of origin: The Netherlands, Italy
Type: permanent
Favourite spot: reading new research papers on the loggia overlooking the public square.

Marie works at TU Eindhoven as a lecturer, while her husband Eduardo works as a project manager as part of a multinational building management company. They chose to prioritise larger kitchen and office spaces overlooking the shared garden to the south, and often like to eat "al fresco" on the chevron balcony.
Wildflower garden
Leisure square
Civic square
North-south connecting route
Garden centre
Community workshop
Donations and second-hand store
Foodbank (existing) and surplus food store (new)
Language and tutoring centre
Public park
Lulu garage
Lulu kiosk
Civic square
PostNL Community Division National Headquarters
Opportunity for a showcase residential project
Opportunities for improving cultural understanding
Tools for assembling restorative spaces
Platforms for volunteering and connecting skilled people
Additional functions
Language and tutoring centre
Opportunity for a showcase residential project
PostNL Community Division National Headquarters
Lulu kiosk
Shared garden
Playground
Public promenade
Leisure area
Public route through Street
Wide boulevard
Meeting point
Small square
Picnic areas
Entrance square
Work
Home
Wildflower garden
Homes on floor 02
Work
Work
Arriving into shared garden
Bug hotel
Tiny play area
Picnic area
Park bicycle
Large lift, straight home
Straight road through Winding path for residents
Wide staircase with view over garden
Watching over city life on the square
Quiet time on the sofa
Quick visit to the winter garden
Drop work items
Floor 02
Scale 1:500

Floor 03
Scale 1:500
Summer sun
- 62° from horizontal
- Shading provided by structure
- Additional external shading for feeling of control

Ventilation
- Potential for cross ventilation depending on floor layout
- Can be opened discretely (see detail)

Winter sun
- 16° from horizontal

Rainwater
- Collected for use in the shared garden
- Is a celebrated, vertical expression on the facade

Cooling
- Additional cooling provided via services duct

Underfloor Heating
- Eco-friendly
- Zoned for flexibility
**Materials**

**Roof**
- Expression of drainage system at roof's edge
- Space for wild flowers and the rooftop garden

**Structure - Wood**
- CLT mass walls with punched openings for exterior
- Wooden dowels used as a formaldehyde-free alternative
- Rhythm of flat beams provides space for services

**Structure - Central Unit**
- Core of stacked prefabricated concrete elements
- Clad with Decoran™ ceramic tiles, made from 99% recycled glass
- Suited to curves and allows for artistic expression/variation
- References Dutch domesticity and kitchen as “heart”
- An “identity anchor” for each unit, inspired by the fireplace

**Heating and insulation**
- Jupiter ECO underfloor heating - eco friendly (recycled wood fibre)
- Corkboard insulation - eco friendly and damp-resistant
- Wood wool insulation - eco friendly and sound-resistant

**Dividing walls**
- Prefabricated hempcrete blocks - low-tech and sound-resistant
- Base material can be grown in hydrophonic greenhouses

**Facade: outward-facing**
- Stonelcycling™ bricks made from recycled demolition waste
- Range of colours/textures lends identity to the urban scheme
- Solid, tactile facade clearly marks public/private distinction

**Facade: garden-facing**
- Velfac™ wood-aluminium glazing for durability and sustainability
- Open, light facade suited to appropriation and views of garden
- Solid balcony elements expressed with cedar shingles
- Light balcony elements for “pockets” of space overlooking garden
1 210 x 100 x 50 mm Stonecycling recycled bricks
2 Stainless steel ties
3 50 mm air cavity
4 Waterproof layer
5 30 mm cork insulation board
6 50 mm wood wool insulation board
7 Vapour control layer
8 120 mm three-layer CLT wall
9 90 mm adjoining LVL lintel
10 5 mm aluminium covering
11 260 x 120 mm larch composite frame with
50 mm triple-layer glazing and durable wood covering
12 Drainpipe recessed within brickwork
Aluminium facing panel
200 x 60 mm larch-aluminium composite frame
with 22 mm horizontal boards, evenly spaced
Top-hung openable window set behind
160 x 60 mm larch-aluminium composite frame
6 mm translucent tri-wall polycarbonate corrugated sheeting
50mm triple-layer low-E glazing
240 x 120 mm glulam column
20. 22 mm finishing layer (e.g., tongue-and-groove boards)
21. 30 mm ECO-60U Jupiter underfloor heating
22. Trickle-proof barrier (PE membrane)
23. 90 mm three-layer CLT floor panel
24. Services (sprinklers) and acoustic insulation between
25. 200 mm five-layer CLT flat beams
26. Service cavity between flat beams with
27. 22 mm slats acting as cavity closers, evenly spaced
28. 280 x 130 mm LVL beam to support level change
29. Central unit clad with recycled glass tiles
30. Interlocking CLT structure
19 mm cedar shingles set onto battens
100 mm supporting frame
22 mm vertical larch tongue-and-groove boarding
Lightweight floor construction
Thermal break assembly
Galvanised steel support bracket with suspension rod
Planting
200 mm extensive single-course substrate
Filter course/mat
25 mm drainage course
Protective course
Roof sealing (root-proof)
120 mm rockwool thermal insulation
Vapour seal
260 mm five-layer CLT roof support
156 mm three-layer CLT parapet