CITY > HOME
Y O U N G  P R O F E S S I O N A L  L I V I N G

S T E F A N  K L A S E B O E R
SPRAWL

Leiden and Katwijk aan zee - 1900

Leiden and Katwijk aan zee - 2000
Amsterdam 1900
500,000 inhabitants
15km²

Amsterdam 2000
750,000 inhabitants
200km²

= 50,000 inhabitants
POPULATION VS DENSITY
PERSONAL USE OF SPACE

DEVELOPMENTS

- Changed Demographics
- More Personal Space
- Less Average Building Height

1900
5 persons per dwelling
Average dwellings size 40m²
220 inhabitants
4 shops (55 persons per shop)

2050 prediction
2 persons per dwelling
Average dwellings size 195m²
220 inhabitants
4 shops (55 persons per shop)
COMPACT CITIES

- Compact and Polycentric
- Well Connected
- Multi-functional
- Socially Inclusive
- Environmentally Responsible
- Support of good Design

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TOTAL SITE AREA
GROUND SPACE INDEX
OPEN SPACE INDEX
FLOORSPACE INDEX

GROUND SPACE INDEX

Source: De Jordaan - Amsterdam: Google Maps
STEPPED DESIGN
SHAPING THE PUBLIC SPACE
SHAPING THE PUBLIC SPACE
GROUND FLOOR PROGRAM
TARGET GROUP

Young Urban Professionals

- 20-35 years old
- Higher Educated
- Ambitious
- Affluent Lifestyle
- Outgoing
- Open-Minded/Trendy
- Service Lifestyle
EXTENDED HOME

COLLECTIVE

PUBLIC
YOUNG PROFESSIONAL LIVING

- Collective
- Public
- Communal Study and Library
- Communal Cafe
- Communal Kitchen
- Co-working Spaces
- Micro-Apartment

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UNATTRACTIVE ROUTING

Source: the degrees virtual tour - Collective Old Oak - London (thecollective.com/co-living/old-oak)
ADJUSTED TYPOLOGY

1. 

2. 

3.
PRIVATE AND COMMUNAL REALM

PRIVATE
CIRCULATION SPACE
FLEXIBILITY

X

60m²

X

60m²
FLEXIBILITY

A
30m²

A
30m²

A
30m²

A
30m²
Flexibility
DWELLING TYPOLOGIES

Diagram showing dwelling typologies with labeled areas A, B, C, D, E, and F, indicating living room and communal areas.
CROSS CULTURAL INSPIRATION

Japanese Concept

- ZASHIKI
- TSUGI-NO-MA
- NAKANO-MA
- CHA-NO-MA
- DIADOKORO
- YUDONO
- OTEARAI

Function

- SLEEPING
- EVACUATION
- WASHING
- EATING
- COOKING
- WORKING
- FAMILY GET-TOGHETER

Western Concept

- LIVING ROOM
- BEDROOM
- DINING ROOM
- KITCHEN
- UTILITY ROOM
- BATHROOM
DWELLING TYPOLOGIES

Micro-Unit A
29.13 m²

Micro-Unit B
19.07 m²

Micro-Unit A
29.13 m²

Micro-Unit B
19.07 m²

Micro-Unit A
29.13 m²

Micro-Unit B
19.07 m²

Micro-Unit A
29.13 m²

Micro-Unit B
19.07 m²

Micro-Unit A
29.13 m²

Micro-Unit B
19.07 m²
DWELLING TYPOLOGIES

TYPE C(m) - 34.6m²
TYPE D - 23.0 m²

TYPE E - 26.3m²
FACADE STRUCTURE
FACADES
LOAD BEARING WALLS
FIRE SAFETY
FOURTH FLOOR
FIFTH FLOOR
EXTENDING GREEN STRUCTURE
GREEN LIVING FACADE
GREEN LIVING FACADE
GREEN LIVING FACADE - CONCEPT

INVITING THE GREENERY
CONNECTING INSIDE THE BUILDING
Thank you for your Attention!