DE WOON-MAKER

A BUILDING FOR MAKERS: WORKSHOP AND RESIDENCE.
HAVENSTAD Working and Living combined

Havenstad

Minervahaven

72.650
58.208

11.620
7.747
9
A strong community behind the concept

CRCLR Building, Berlin

Fenix Lots, Rotterdam
RESEARCH

A community that combines work and life

CRCLR Building, Berlin

Fenix Lots, Rotterdam
CONCEPT

Living in a community

- Like-minded people in one location
- Inspiration from others
- Flexible lifestyle
- Social interaction in the city
- Organisation as cooperative
- Collaboration of skills
- Security of community
- Childcare
- Being close to home
- Shared outdoor spaces
- Public and private events
CONCEPT

“Making makes happy”
TARGET GROUP

- People living in the building
- Makers that work in the building
- Customers and other people attracted by the makers' community
Location Minervahaven

MASTERPLAN

connection to main streets

connection to main streets

to the sportspark

naar Coenhaven

to the park
Dense Work/Life Neighbourhood
Views to the water

Views to the park

Course of the sun

Main wind direction
TARGET GROUP

VERTICAL SEPARATION

PUBLIC: FLEXIBILITY FOR THE MAKERS

- Collective workshop
- Additional work space
- + access to
- + to rent temporarily

PRIVATE: SPATIAL NEEDS FOR LIVING

- Collective housing for temporary rent
- Individual apartments of several sizes

Conclusion from the Research
THE LINK BETWEEN WORKING AND LIVING
DWELLINGS

Collective Functions

- Community room
- Urban Gardening
- Child day care
- Playground
Urban Block and Surrounding

PUBLIC PLINTH

Building Block given from the master plan to the sportspark naar Coenhaven to the park connection to main streets
PUBLIC PLINTH

Public access from all sides + Makerspace in the centre
Collective Makerspace & Public Courtyard
Apartment Block on top of the public plinth

DWELLINGS
Efficient access by cutting out the volume and adding a gallery
Small bay widths allow efficient units
Elevations

East Elevation - looking from the waterfront

South Elevation - looking from the main street
Material

Concrete for working

Wood for living

Differentiation of materials
Wenn Betonteller fertig ist, fängt im Makerspace die Produktion der Einbaumoebel an. So wird die Community gebildet, bevor man eingezogen ist.
CONSTRUCTION

Prefabricated timber on top
CLIMATE DESIGN

LIVING

- under floor heating
- natural cross-ventilation
- exhaust ventilation
- ventilation unit on the roof using heat recovery
- fresh air
- triple glazing
- load-bearing structure in wood
- rain water collection
- sewage system
- summer sun
- winter sun
- rain water collection
- green roof
- stale air out
- fresh air in

MAKING

- air source heat pump with heat recovery
- air in
- air out
- fresh air in
- machines
- green roof
- workshp
Overview of Types

**Dwellings**

<table>
<thead>
<tr>
<th>Type</th>
<th>Floor 1</th>
<th>Floor 2</th>
<th>Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>Type A</td>
<td>38 m²</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Type C</td>
<td>59 m²</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Type D</td>
<td>59 m²</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Type B</td>
<td>79 m²</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Maisonette</td>
<td>76 m²</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Shared Apartment</td>
<td>95 m²</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Shared Maisonette</td>
<td>190 m²</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Sections**

- Loggia
- Gallery
A combination of apartment types is shown in the diagram. The total number of apartments is 152.

- **Type A**: 62x
- **Type B**: 26x
- **Type C**: 16x
- **Maisonette**: 7x
- **Shared Apartment**: 12x
- **Shared Maisonette**: 2x
Example Smallest Single Unit

- 38 m²
- + 5 m² balcony
- 1-2 people
- 1.5 rooms

Collective workshop
Additional work space
Flexible room
Between apartments
Access to

Individual workshop
Collective housing for temporary rent
Individual apartments of several sizes
"Desk" space

Example Smallest Single Unit

|                   | DWELLINGS |
|-------------------|--|---|
|                  | 25 | 3.50 |
|                  | 25 | 85 |
|                  | 25 | 1.50 |
|                  | 11,20 | 1.90 |
|                  | 125 | 3.50 |
|                  | 125 | 3.75 |
|                  | 2,27 | 8 |
|                  | 1,15 | 1,15 |
View from bed niche
Example Shared Apartment

- 95 m²
- + 13,5 m² balcony
- 4 people
- 5 rooms
- 4 ind. rooms of 14 m²

Collective workshop
Additional work space
+ to rent temporarily
+ included in collective
+ flexible room
+ access to
Individual workshop

Collective housing for temporary rent
Individual apartments of several sizes
"Desk" work space
Example Shared Apartment (Maisonette Type)
DWELLINGS

Smart Furniture

Daytime

Night time
70 individual storage units ca. 5 m²

storage ca. 18 m²

machine room

machine room

bike stalling for ca. 300 bikes

technical inst. ca. 37 m²

technical inst. ca. 80 m²

machine room

storage

storage

storage

storage

storage

storage
APARTMENT TYPES

Type B

79 m²
+ 11 m² balcony
2-4 people
4 rooms

Collective workshop
Additional work space
+ to rent temporarily
+ included in collective
+ flexible room
between apartments
+ access to
Individual workshop
Collective housing for temporary rent
Individual apartments of several sizes
"Desk" work space
APARTMENT TYPES

Type C/D

- Type C: 58.5 m²
  + 5.2 m² balcony
  2-3 people
  3 rooms

- Type D: 58.5 m²
  + 11 m² balcony
  2-3 people
  3 rooms
APARTMENT TYPES

Maisonette

- 76 m²
- + 10,4 m² balcony
- 2-4 people
- 4 rooms

Collective workshop
Additional work space
Flexible room
Access to
Individual workshop
Collective housing for temporary rent
Individual apartments of several sizes
"Desk" work space
CONSTRUCTION

Concrete construction

Wood construction

Load-bearing structure