



Arkitektur- og designhøgskolen i Oslo  
The Oslo School of Architecture and Design

## **DIPLOMA PROGRAM FALL 2018**

**Diploma candidate:** Eva Bakke Negård

**Institute:** Institutt for form, teori og historie

**Main supervisor:** Erik Langdalen

Second supervisor: Joakim Skajaa

Company cooperation:

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**Title of project:**

“Collective transformation: Cooperative housing in existing structures”

# PRE-DIPLOMA

Eva Bakke Negård

Collective transformation: Cooperative housing in existing structures.



*The Vrijburcht community, Amsterdam*

Supervisor: Erik Langdalen  
Second supervisor: Joakim Skajaa

## INTRODUCTION

In my diploma I want to investigate how to transform former industrial and office buildings into housing cooperatives. I want to create a project that will study a way of living collectively in existing structures. What possibilities and limitations this will have on such a program and to suggest a form of living in the city that is more social.

Combining building preservation and collective living, I want to find a logical connection between the two. There are some benefits, such as the environmental advantage in reuse, and keeping the continuity of the city in its historical structures. To create a new sense of identity in the act of inhabiting existing edifices that originally was meant for a different usage. Collective ways of living demands a new way of shaping spaces, and the limits of the existing situation can open up for interesting spacial proposals.



*La Borda in Barcelona, a meeting with the cooperative*

## COLLECTIVE HOUSING

With the growing population of the cities and increasing urbanization, people live closer together in smaller spaces. However, I experience that it often lacks a sense of community and sense of belonging. People often do not know their neighbors, and loneliness is an increasing issue.<sup>1</sup> To live in a collective or cooperative, with different forms of shared spaces and functions, is a way to live more social, affordable and sustainable in the city.

There are different forms of living collectively, ranging from students living together in flats, to old people in nursing homes. A trend in other European cities is that a group of people in different walks of life gather to form a cooperative.<sup>2</sup> There are different models of this. What they have in common is that the people involved joins the process from an early stage. Together, they develop a

<sup>1</sup> <https://theconversation.com/many-people-feel-lonely-in-the-city-but-perhaps-third-places-can-help-with-that-92847>

<sup>2</sup> <https://www.cohousing.org/node/1537>

project with different shared spaces. Everyone involved contribute to use and maintain the spaces. This is the type of program I want to incorporate in my project.

Living collectively in this sense has not been common in Norway just yet (with a few exceptions), but this is starting to change. That is why I want to create a collective shared space housing in Norway.

Housing cooperatives fall into two general categories: non-ownership, you rent a flat (referred to as non-equity or continuing) and ownership (referred to as equity or strata), you own your flat and a part of the shared spaces.<sup>3</sup> I want to investigate the latter, to create a variety in sizes of individual flats for people in different stages of life. First time buyers, family with kids, old couple and so on. The thing they have in common is the interest in living together and sharing different functions. Making dinner together, watch each others kids, create workshops and gatherings. When you buy a flat you also buy a part of the common spaces.



*Dinner together in the R50 Baugruppen project in Berlin*

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3 <https://cohousing-solutions.com/faq/#1>

## THE PROJECT

The project and program will adapt in relation to the site, but the main idea is to create a space to live and work as a collective. This will be housing for all sorts of people interested in such a way of living. There should be flexible private flats in different sizes to fulfill the needs of families as well as single people of all ages and backgrounds. Shared facilities such as a big kitchen and common rooms (auditorium/event space) is connected to the flats. There will also be a playroom for kids, and other recreational and usable common areas. The flats have all necessary functions, but I want to make the shared spaces attractive and easy to access so that spending time together is preferred. I also want a co-working space and a workshop included so that people that work from home, start-ups, artists and such can have access to the working spaces they need.

### Preservation aspect

Collective living demands different types of spatial needs. I want to explore how the limits and the possibilities of an existing structure can shape these spaces. The result will be different than if I were to build from scratch. The idea of using a piece of the city's existing fabric to create new type of spaces interests me. I think it can give the project a unique identity while maintaining the idea of sustainability in reuse, by applying the idea of adaptive re-use. A transformation project with this program has an economic and environmental advantage with reuse, both in sense of materials and spaces, and in sense of the historic continuity and identity of the city, as mentioned.<sup>4</sup>

### Stages of intervention

In my diploma I want to propose different stages of intervention. It will start at a temporary intervention and end up as a permanent one. With this it can become an example of a way of doing preservation.

Stage 1: The courtyard.

Develop the courtyard to a green space with possibilities for gatherings, second-hand markets, allotment garden and other. This intervention is temporary.

Stage 2: Inhabiting the building.

Semi temporary.

Stage 3: Suggest a more permanent project/ overall proposal. Including surrounding buildings and area.

By suggesting a new program and a usage with the shared spaces program, it can become more valuable in that people feel a sense of ownership of the space, in my opinion. This will add value to the building and over time develop into a more permanent proposal.

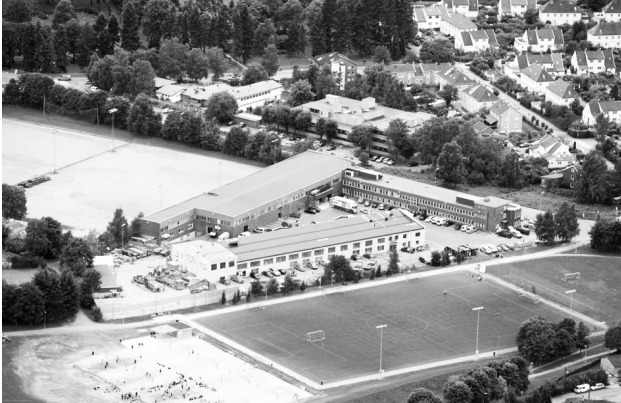
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<sup>4</sup> <https://formfindinglab.wordpress.com/2016/10/06/adaptive-reuse-how-can-we-make-old-buildings-more-sustainable/>

## PROJECT SITE

The chosen site is Uelandsgate 85 Tåsen, Oslo. Already existing on site is a vacated building from 1929. This building will be my main focus for transformation. Next to it is a building from the late 1960-s. This building is today used as offices for a veterinary clinic. Next to it is a vacated storage hall, build in the same year. These two is regulated for demolition, but I want to keep the buildings in my diploma to challenge its value.

The site is centrally located in Oslo, in a residential area with surrounding sports facilities and green spaces.



## **PROGRAM AND SUBMITTED MATERIAL**

### **Program:**

*Common spaces include:*

Big kitchen and dining room

Common rooms/auditorium/event space

Terrace

Playroom

Workshop and co-working space

Bicycle room

Laundry room and storage

Courtyard with green house and garden

Event space first floor

*Private spaces include:*

Flexible private housing flats or units connected to the common functions with essential functions.

Contains kitchen, bathroom and bedrooms

### **Submitted material:**

Plans 1:100/200

Sections and elevations: 1:100/200

Site plan 1:500/1000

Diagrams

Illustrations, axonometry

Model: Site model: 1:1000, Model: 1:200/500

Process and research booklet

## SCHEDULE

August:

33. Diploma report delivery the 19<sup>th</sup>, references and writing

*PHASE 1: Site and investigation*

34. Investigate existing structure. Establish drawings.

35. Site model and 3d model.

September:

36. Draw first concepts drafts

37. **First review 11<sup>th</sup>** 09.00-16.00 Focus on conceptual work and preliminary architectural studies = schematic design

*PHASE 2: Develop concept*

38. Establish work model. Develop drawings.

39. Develop program. Study trip?

October:

40. Draw schematic design.

41. Draw proposal and develop model

42. **Mid term review 16<sup>th</sup>** 0900-16.00 Focus on architectural solution = design development

*PHASE 3: Production*

43. Make necessary changes

November:

44. Focus on drawings

45. Focus on models: physical and 3d

46. Draft of presentation, land project.

47. **Review 20<sup>th</sup>** 09.00-16.00 Last input before final phase

*PHASE 4: Final phase*

48. Production of material: finish process book

December:

49. Production of materials: finish drawings and models

**50: 14<sup>th</sup> Delivery**



## REFERENCES

### Vindmøllebakken

Architects: Helen og Hard

Location: Stavanger

Year: Ongoing

Client: Indigo vekst and Gaia Trondheim

Program: co-living project based on the model of “gaining by sharing”, 54 units.

High density, small scale timber housing with shared spaces and a user participatory process.



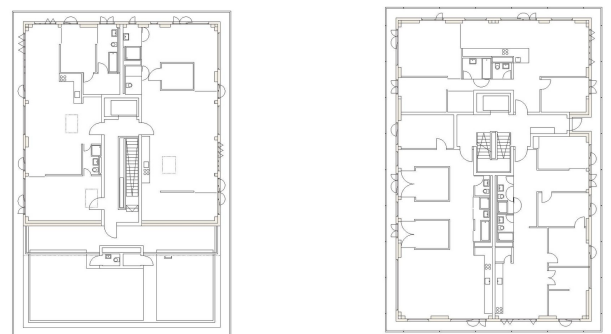
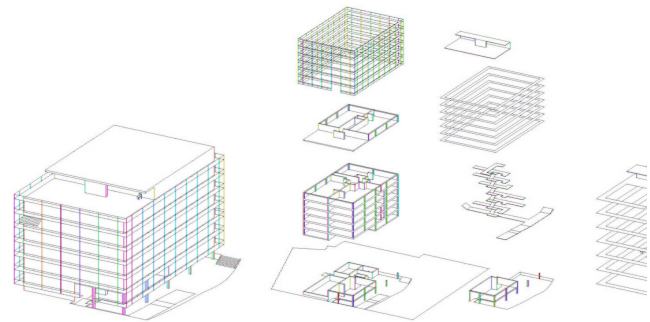
## R50 Baugruppen

Architects: Heide & von Beickerath

Location: Berlin, Ritterstrasse 50

Year: 2013

Architect-lead collectively founded housing with an open, flexible plan to customize layout for each unit. This to adapt to future life. A model for living affordably and collectively in the city. Consists of 3 floors with 3 units on each, a roof terrace, yard, common area on ground level.



## The Vrijburcht community, Amsterdam

Architects: CASA architecten

Location: Amsterdam

Year: 2000

Ambitious project based on a long, co-creating process with a group of families that consciously choose to live together. 51 units and 10 flats with common spaces such as café, kindergarten, theatre, workshop and green house plus courtyard and harbor. Collective decision-making with an organized assembly every two weeks.



126



127

Diagram of common spaces  
Floor 0 to 10

- 1. Shared courtyard
- 2. Workshop
- 3. Reception
- 4. Kindergarten
- 5. Café
- 6. Theater
- 7. Workshop
- 8. Theater
- 9. Reception



Diagram of common spaces  
Floor 0 to 10



128

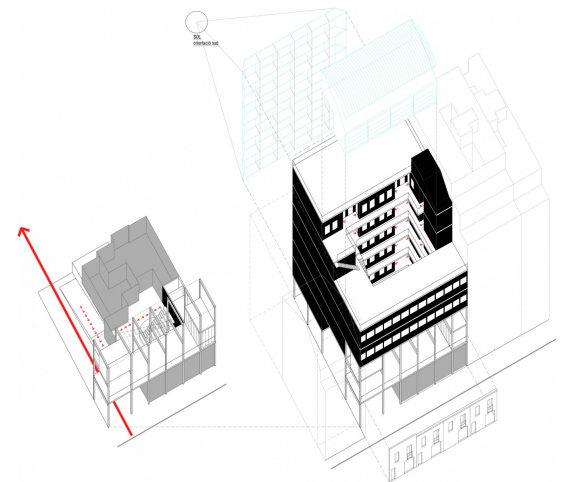
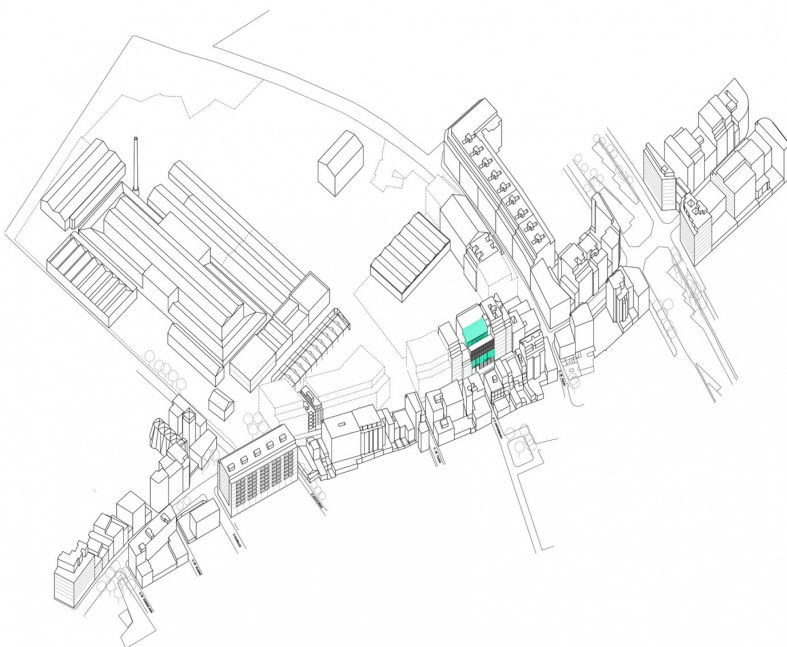
## La Borda

Architects: LaCol cooperativa

Location: Barcelona

Year: ongoing

As solution to the housing problem in Barcelona, a group of people form a cooperative, with inter-generational 28 families. It consists of small apartments, and shared big kitchen, laundry room, large dining room, terrace and book space. They changed car parking space to bicycle parking and build with wood (which is unusual for Spain)



## Other references to mention

Borettslaget Friis' gate 6, Oslo

Ormsundveien Økogrend

Bergligata 13, Trondheim

Lange Eng, Denmark

Lilac (Low impact living Affordable), Great Britain

Färdknappen, Sweden

Spreefeld Genossenschaft, Berlin Germany

## Links

*Webpages:*

Vindmøllebakken: <http://www.helenhard.no/projects/vindmøllebakken>

R50, Baugruppen: <http://blogs.kcrw.com/dna/berlins-r50-baugruppe-is-a-model-of-living-affordably-collectively>

The Vrijburcht community: <https://citiesintransition.eu/interview/co-housing-in-europe-2-vrijburcht-amsterdam>

<https://theconversation.com/many-people-feel-lonely-in-the-city-but-perhaps-third-places-can-help-with-that-92847>

<https://www.cohousing.org/node/1537>

<https://cohousing-solutions.com/faq/#1>

<https://formfindinglab.wordpress.com/2016/10/06/adaptive-reuse-how-can-we-make-old-buildings-more-sustainable/>

*Literature:*

Baum, Martina (2012): *City As Loft*, gta Verlag

Bollack, Françoise A (2013): *Old Buildings, New Forms – new directions in architectural transformations*, The Monacelli Press

Prosser, Sarah (2017): *Pilotbydel for gode boligsosiale løsninger, Bydel Gamle Oslo*, Oslo kommune.

## **Program changes**

Notes on what kind of changes has happened to my diploma project during the semester:

- I propose an experiment, more than a set final proposal.
- Not a stage by stage proposal, as mentioned in the report.
- The project will relate to the renting market instead of ownership.
- An additional new tower with housing will be added to the project.