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:

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 exiting 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. 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. There are different models of this. What they have in common is that the people involved joins the process form an early stage. Together, they develop a

2 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. 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](image)

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.  

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.

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 19th, 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 11th 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 16th 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 20th 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: 14th 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.
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


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


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
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 marked in stead of ownership.
- An additional new tower with housing will be added to the project.