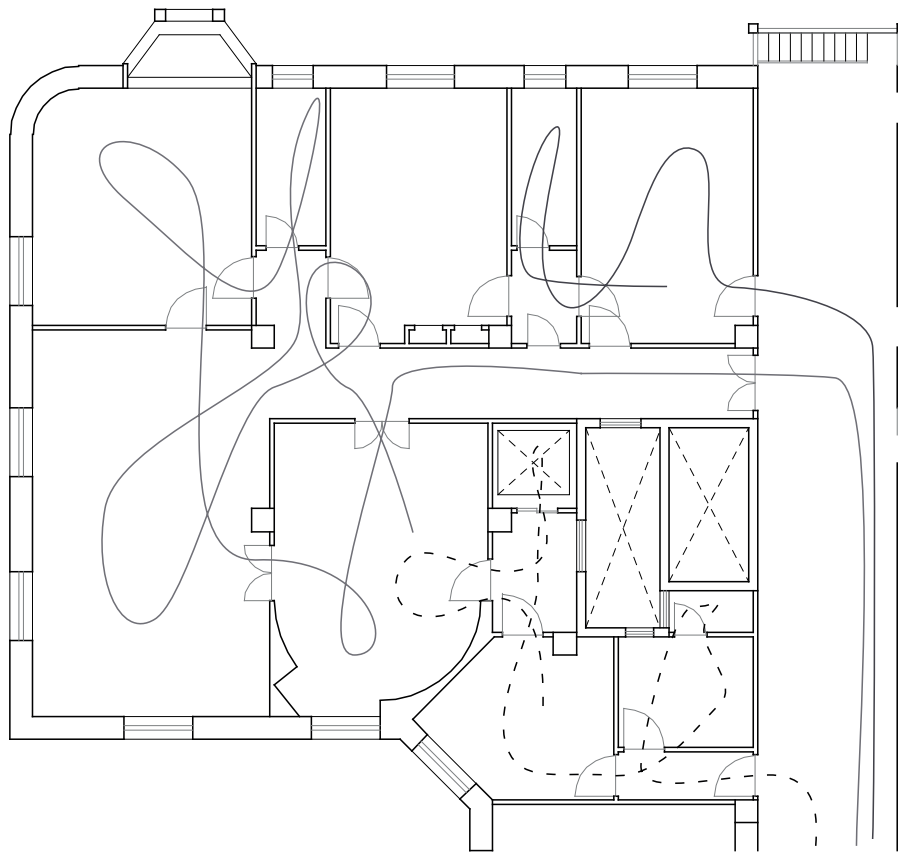


Project Journal _ Precedents and References

City Hotel, Amsterdam



Project Journal _ Precedents and References
Milou Blok
4480953
29.06.2021

MSc3 Architecture
Interiors, Buildings, Cities
AR3A1100
Tutors; Mark Pimlott, Mauro Parravicini, Daniel Rosbottom, Sam de Vocht

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Precedentens and References

After the P2 presentation and the feedback I got, I realized that I was focussing on the wrong precedents. While the hofje and hotel particulier seemed like the right models to look at at first, in the following weeks I will focuss on the residential hotel, housing cooperatives and co-living.



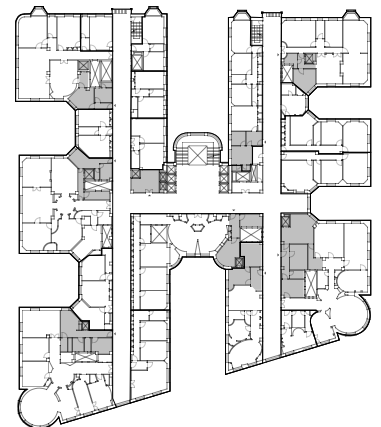
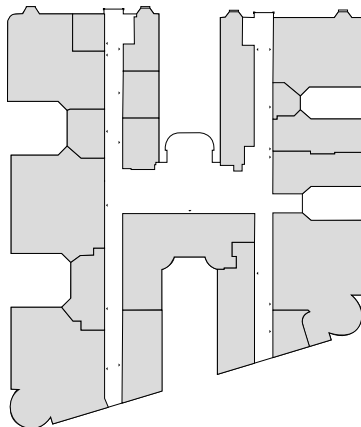
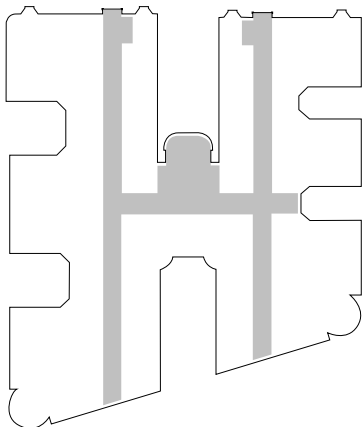
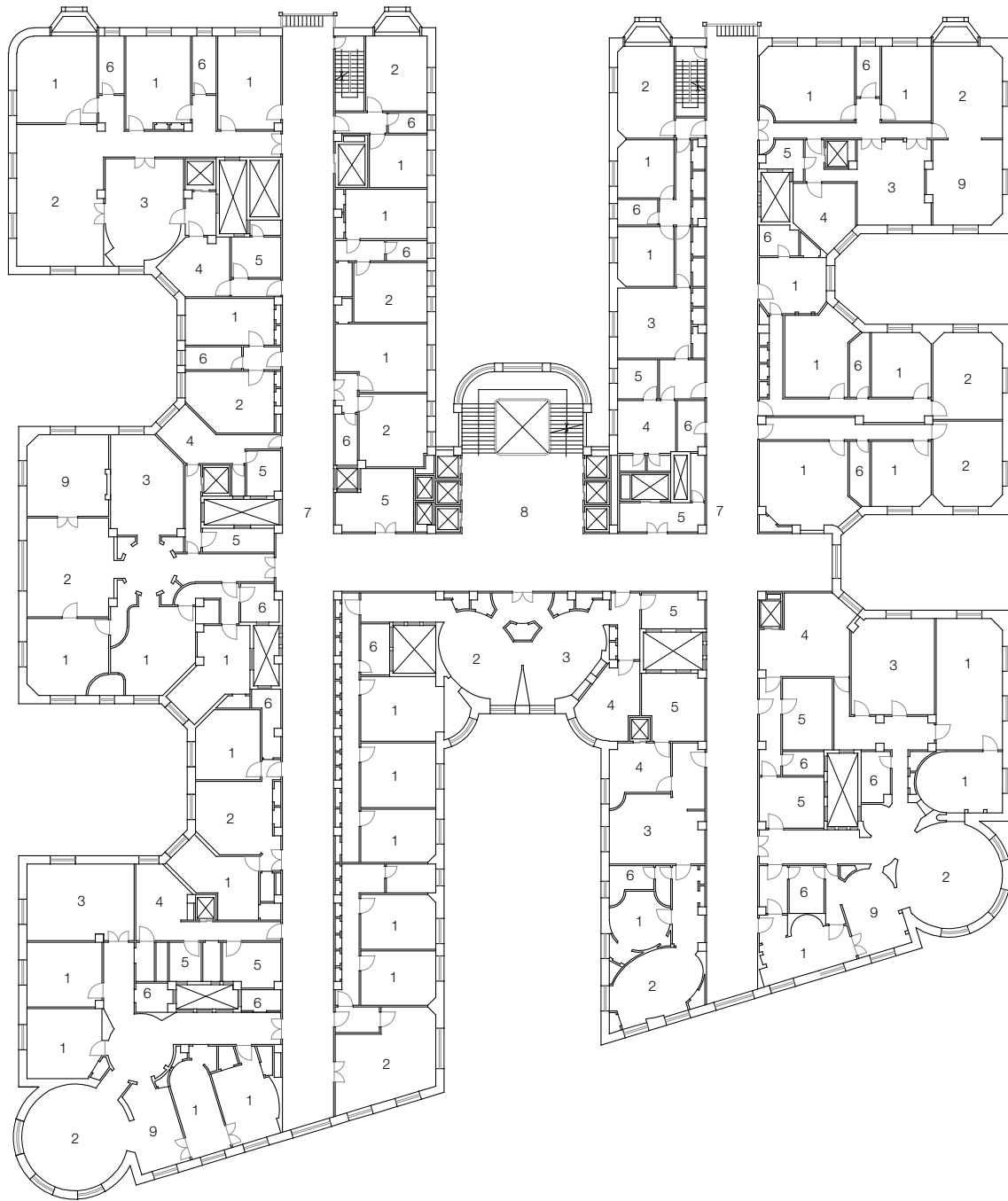
The Ansonia Hotel, Steven Zeller

Residential hotel

In the second half of the 19th century, the idea of the residential hotel arose in America. It was a combination between a European apartment and an American hotel type. It represented the idea of collective domestic services, by taking out some of the elements which one normally had in his home, and placing it in the public sphere. For example dining rooms, kitchens, and vacuum systems. Placing these elements in the public sphere caused interaction between different residents, combining public, semi-private, and private spaces. The residential hotel became a social merger. By providing different apartments in the same building, ensured that it satisfied the wider demands of all inhabitants.

As can be seen on the drawings, the Ansonia hotel houses very different sizes of apartments. Besides their difference in size, the kind of resources per apartment differed as well. While some of the bigger apartments housed their own kitchen, dining room and even a library and space for the servants, the smaller units sometimes did not even have their own kitchen.

While the Ansonia has a way larger scale than my building, the division between what is shared and what is private can be very interesting to analyze. As is the configuration of the program. With the public functions on the ground floor, connecting to the street and the city and the private functions on the upper floors.

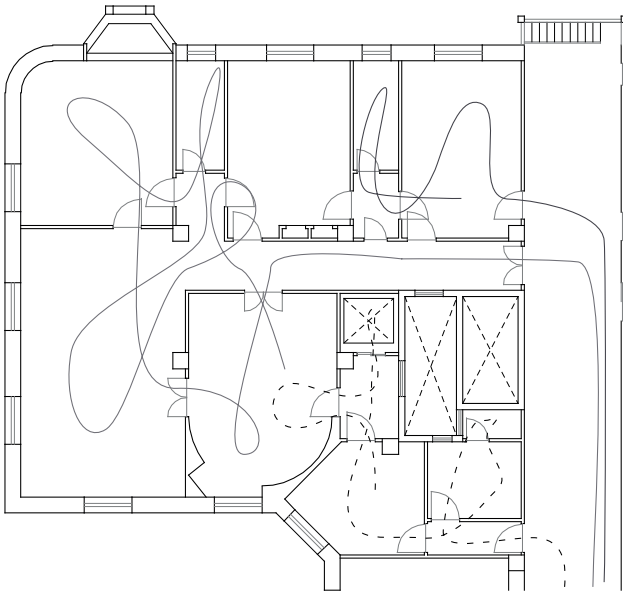


Top; Ansonio floorplan typical floor. Bottom left; circulation space. Bottom middle: Rooms and entrances. Bottom right: Servant space and entrances



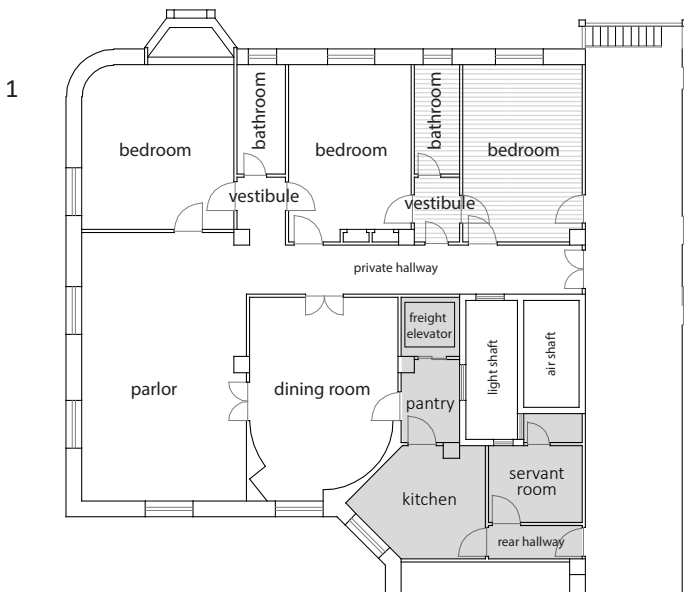
- two chambers, bathroom and parlor
- chamber, bathroom and parlor
- multiple chambers, parlor, dining room, kitchen and servants space
- chamber and bathroom

Configuration of different apartments on a standard floor in the Ansonia Hotel



This diagram shows the different routes in the apartment. The dashed line shows the route of the servant, accessing the apartment through a different entrance, entering the 'rear hall'. The servant has access to his own room, the kitchen, the pantry and the freight elevator. These parts function as the backhouse for the apartment.

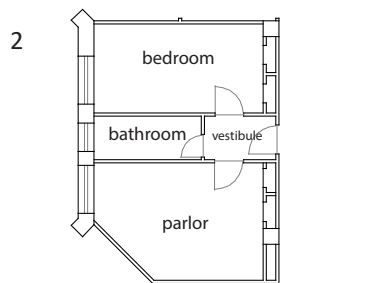
The residents themselves and their possible guests will enter through the main entrance, entering the private hall which leads to the salon. Connected to this room is the dining room. A little vestibule is designed to create a threshold between the more public spaces and the private bedrooms and bathroom.



It is remarkable that all rooms have multiple access points or doors, instead of one. This creates a totally different routing through the apartment.

Connected to both the hallway and the apartment is the adjoining room. Containing one bedroom and a bathroom. This room can be attached to the apartment when required, to temporarily extend it. This contributes to the flexibility of the hotel.

Through the arrangement of the hotel with its H-shape, each apartment receives a lot of daylight. In the deeper parts of the buildings this is controlled by light shafts.



The drawing of the left shows a floor plan of a smaller apartment, which doesn't provide everything one needs to live. Unlike the bigger apartments, this one only has a bedroom, a bathroom, and a living room, all accessible by the same small vestibule.



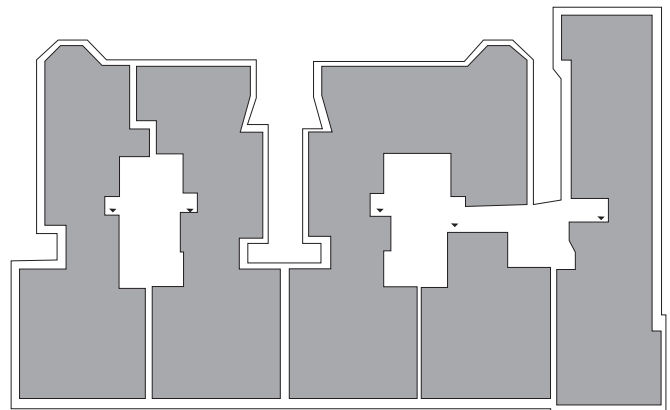
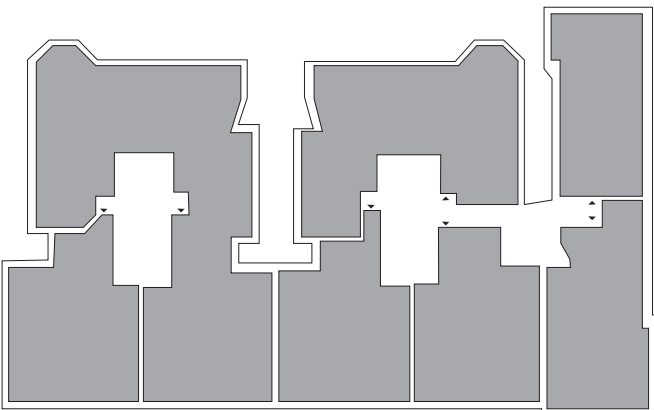
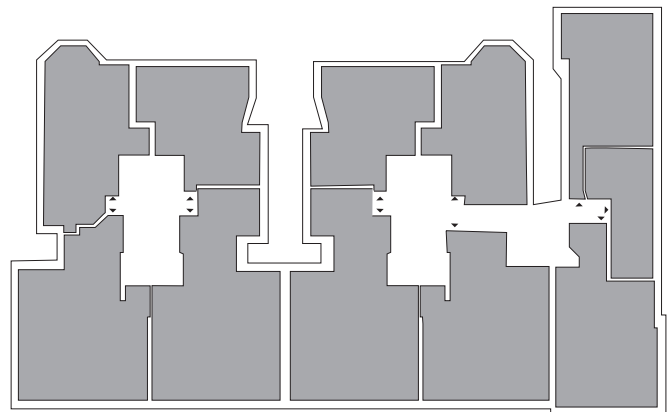
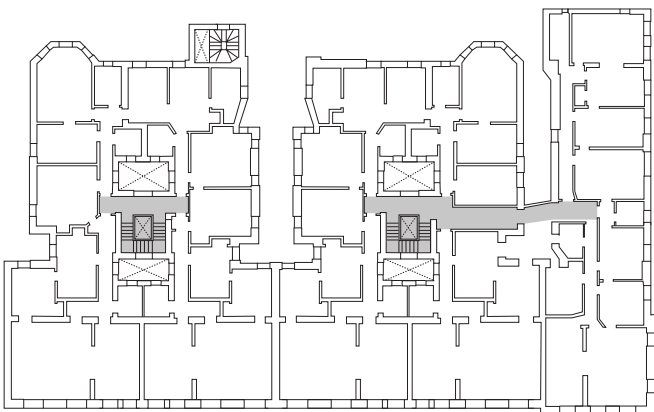
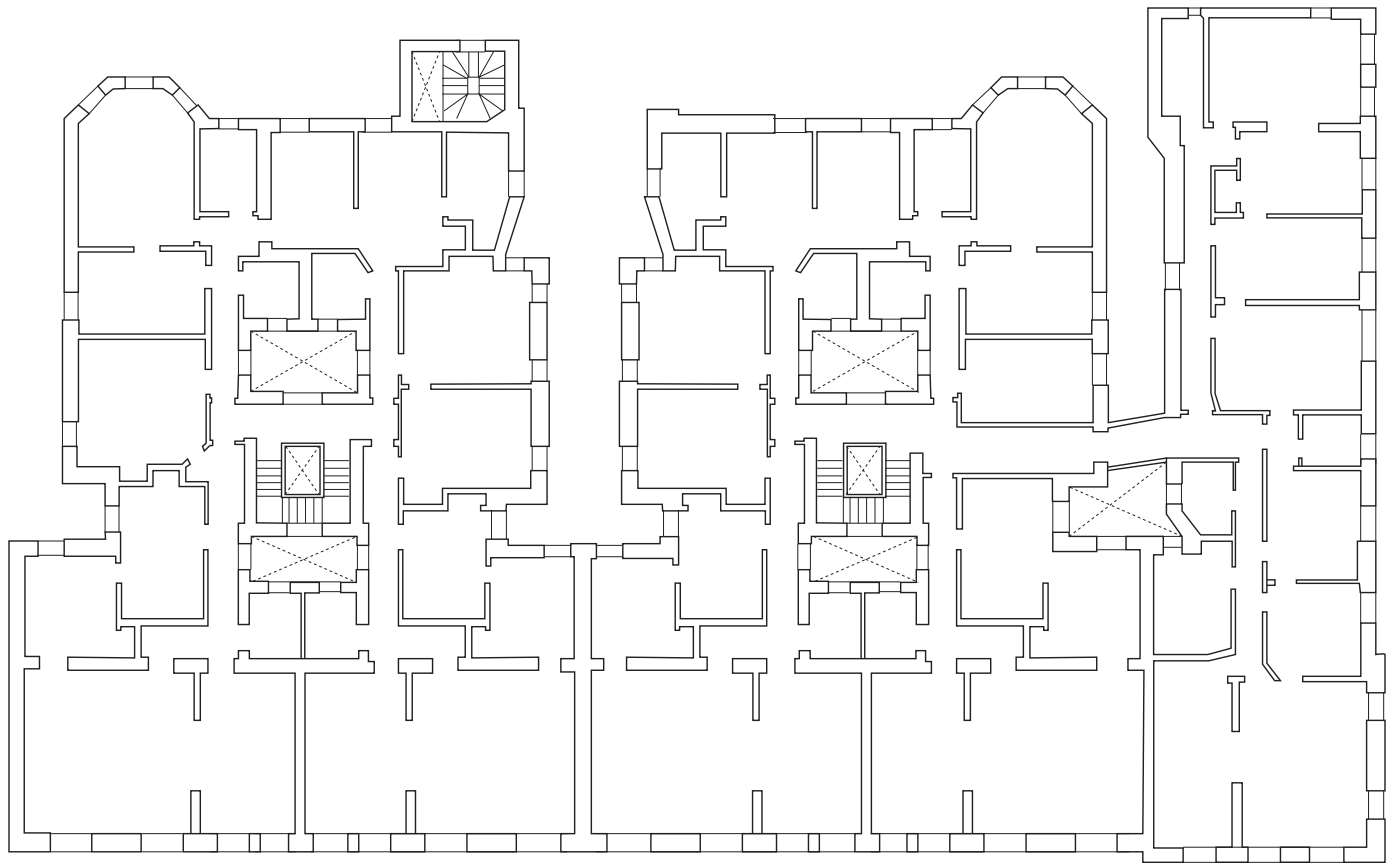
Hotel San Remo, New York, 1892

Another residential hotel, building further upon the idea of interchangeable rooms, is the San Remo. The hotel, built in 1891 near Central Park in New York, offered variable sized apartments that ranged from two rooms with bathroom to nine rooms with two bathrooms (Puigjaner, 2017). This was done by making a room between two apartments, connecting to both. This gave the ability to either merge the two apartments or to extend one of them.

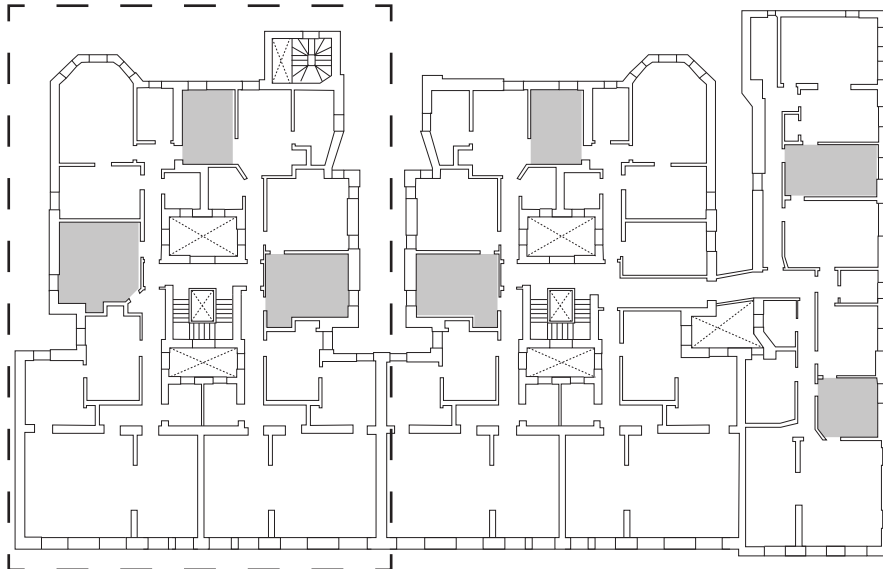
Another benefit of these interchangeable rooms, was that they could be rented out as hotel rooms when they were not used by residents themselves. This prevented rooms of staying vacant.

Two vertical circulation cores lead to all apartments, as can be seen on the first diagram. Just as in the Ansonia Hote, the San Remo makes use of light shafts, providing every room, including the bathroom, with natural daylight.

Unlike the Ansonia, even the bigger apartments do not have their own kitchen or dining room. Residents of the San Remo ate their meals in a common dining room on the top floor which offered views of the park.



Top: Typical floor plan San Remo upper floors. Bottom: diagram of circulation and possible configurations of rooms to apartments

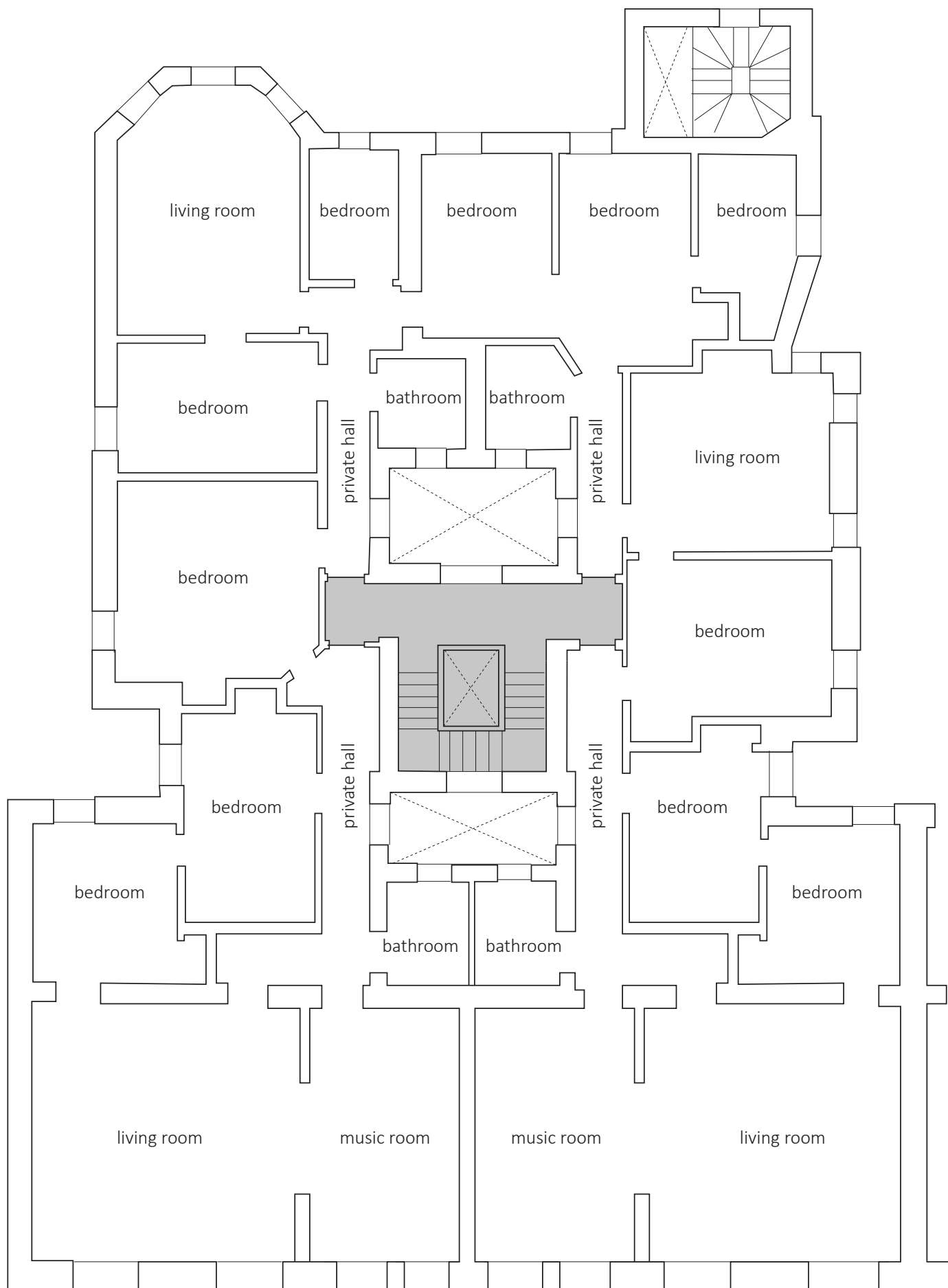


Interchangeable rooms in the San Remo hotel

On the drawing on top, the interchangeable rooms are highlighted. All of these rooms have doors to both adjoining apartments.

The drawing on the right zooms in on the left wing of the building. Showing one vertical circulation core and four possible front doors. In theory, this whole part could be connected to one big apartment.

All four bathrooms are centered in the middle of the building, receiving light through the light shafts.



Fragment of the typical floorplan including functions . Public circulation area highlighted in grey.



Book *More Than Housing*. Margrit Hugentobler (2016).

Cooperatives in Zürich

In Zürich, 25% of the apartments are nonprofit, owned by the municipality. Some cooperative examples:

- Kalkbreite (2014)
- Kraftwerk 1. Heizenholz
- Kraftwerk 2. Hadturmstrasse

- Hunizker Areal (Mehr als Wohnen) rent is 70-80% of market price

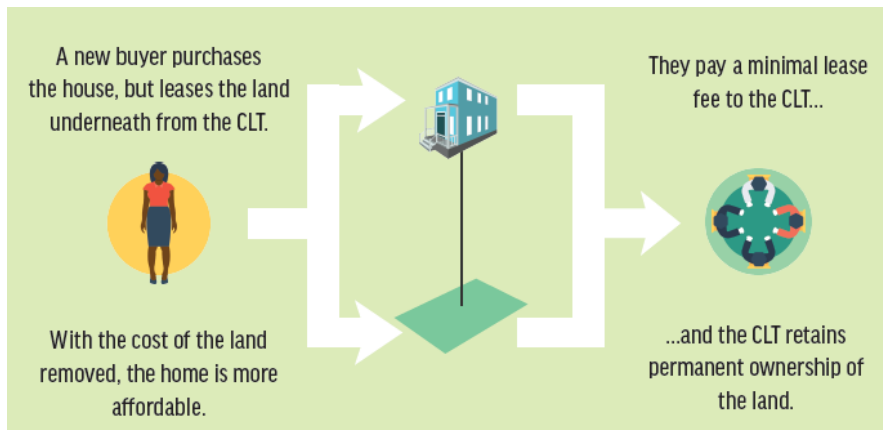


Diagram of the Community and Land trust model, Strong Town

Community and Land Trust

Combining individual property rights with collective land ownership. A non-profit cooperative cedes property to individuals and the community

- Affordable homes
- Collective gardens
- Public buildings
- Commercial spaces

Board of the cooperative consists of different members:

- Municipality
- Neighborhood
- Home owners

CLT goal in the Netherlands is to own 10% of the land on the market



Genossenschaft Kalkbreite, Volker Schopp

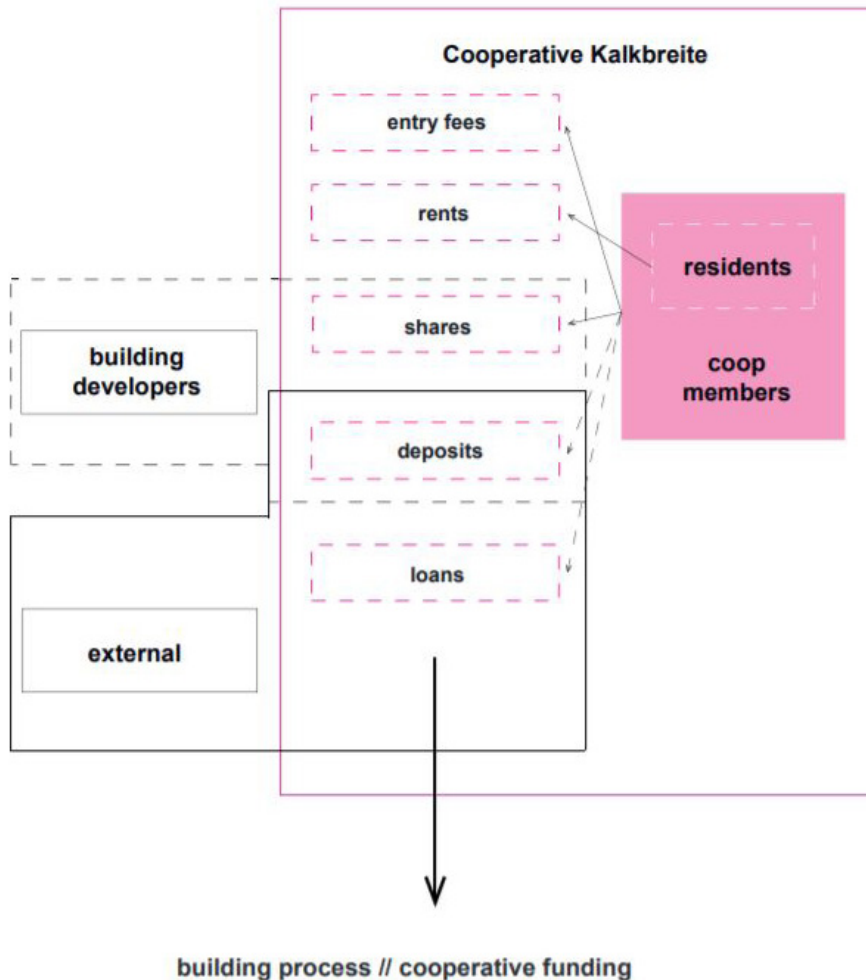
Genossenschaft Kalkbreite _ Müller Sigrist Architekten

The Kalkbreite Complex in Zürich, built in 2014, is a pioneering example of a housing cooperative. Consisting of a squatter stronghold existing in this area. The non-profit organisation was founded in 2007, and got building rights awarded by the city of Zürich. The demand was that the building had to integrate socially and structurally in the neighborhood, and create a lively center. The building is built on top of a tramline, which made the construction very complicated. The reason why I am looking at it is neither this complicated construction or the large scale of the building. I analyzed this building to on the one hand see how this non-profit organisation works economically and socially, and to see how different kinds of apartments and rooms are clustered.

The building combines living, working, cultural activities and leisure. 40 percent of the building consist of non-living functions, which is very high. The building contains 82 apartments, housing around 250 people. The offer of apartment types varies from individual to collective. Besides, it houses 11 rentable rooms, which are part of the guest house. Just like the Ansonia and San Remo, Kalkbreite houses some 'joker rooms' which can be part of different clusters or apartments.

The cluster on the right shows 8 one-bedroom apartments. Each with their own kitchen and bathroom. They share a kitchen, connected to a balcony, and a storage box.

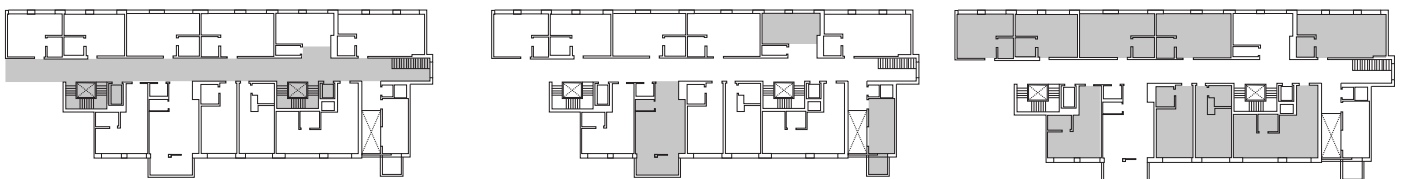
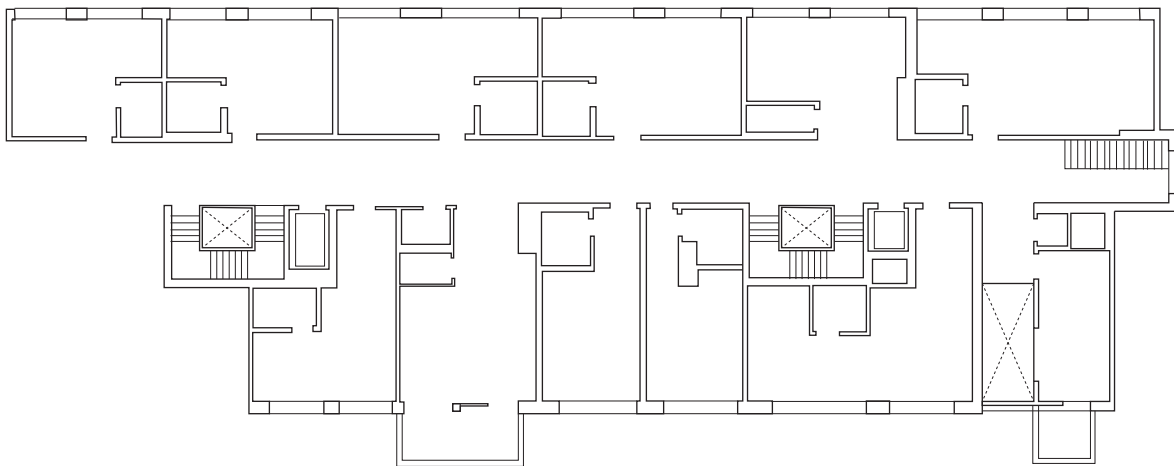
HOUSING CO-OPERATIVES



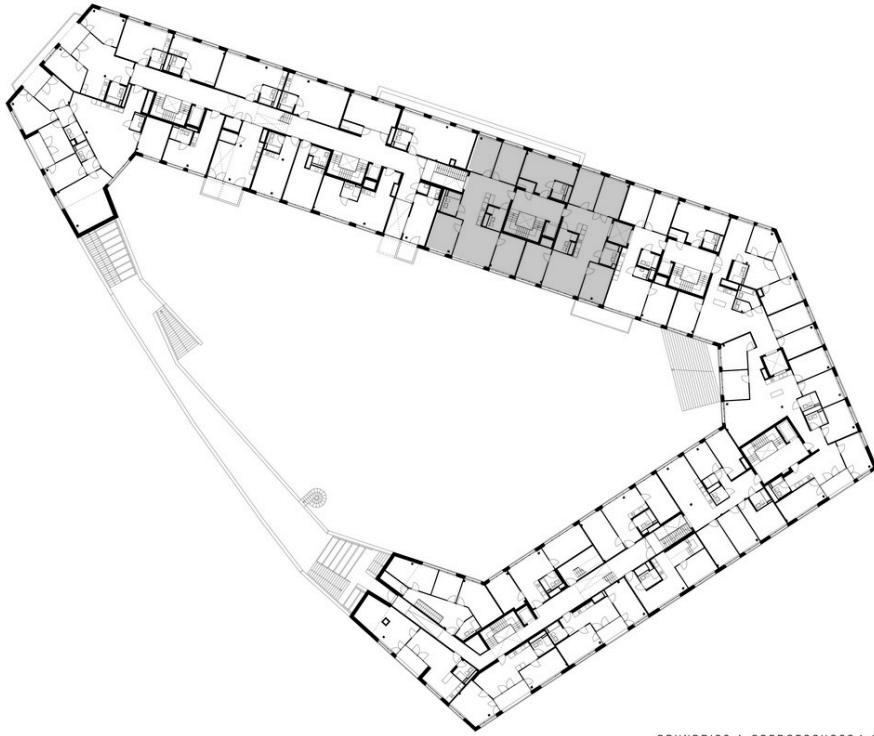


GRUNDRISS 4. OBERGESCHOSS 1:400

MÜLLER SIGRIST ARCHITEKTEN AG
HILDASTRASSE 14 • CH-8004 ZÜRICH TEL 044 201 91 09 FAX 044 201 91 08 MAIL INFO@MUELLERSIGRIST.CH

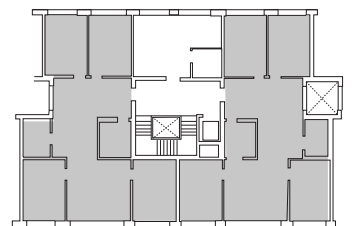
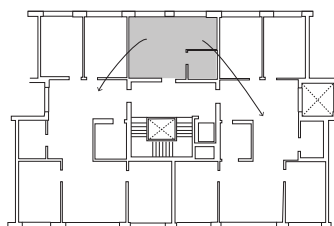
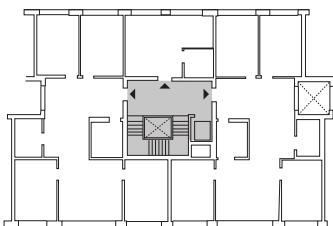
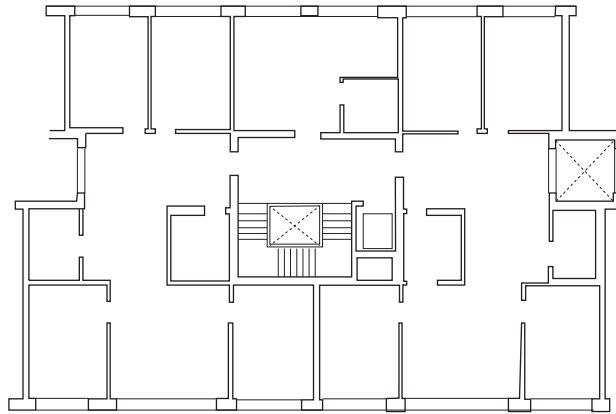


Drawing of floorplan, zooming in on a cluster with one-bedroom apartments. Each with their own bathroom and kitchen.



GRUNDRISS 4. OBERGESCHOSS 1:400

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Drawing of floorplan, zooming in on two apartments with an adjoining room in the middle. This room provides flexibility and could be added to both apartments, or could be rented out as a room on its own.



Section of prototype 1, Iwo Borkowicz

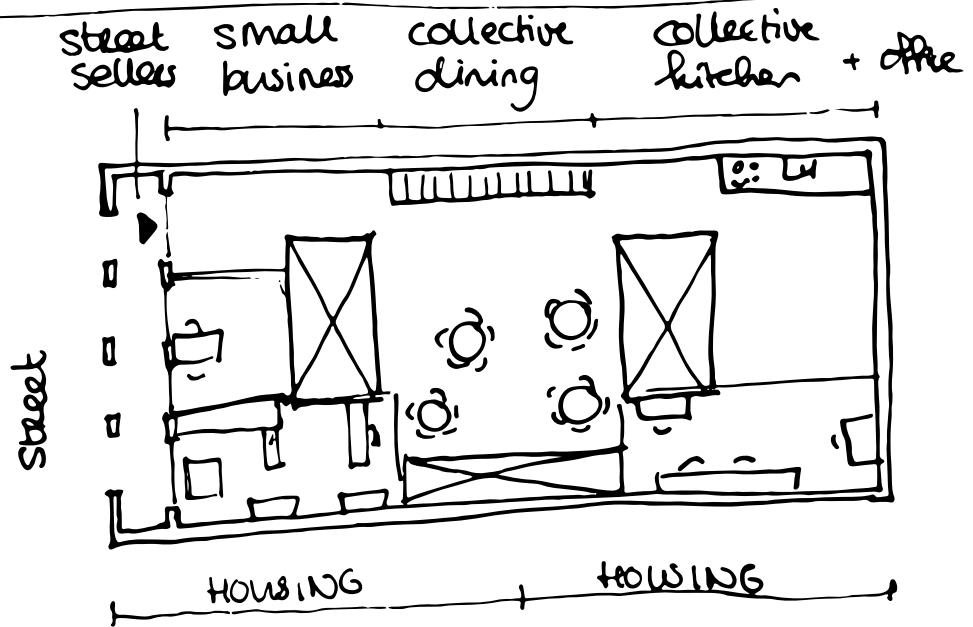
A symbiotic relation of cooperative social housing and dispersed tourism in Havana Vieja _ Iwo Borkowicz

This project proposes buildings, consisting both flats for local Cubans and a number of hotel units weaved into them. These units will provide money to pay off the loan for the construction of the building. By taking care of the guests, the Cuban inhabitants are making a living at the same time. By mixing tourism and housing citizens, the touristic income will be spread more evenly across the inhabitants, instead of only big hotel chains and investors benefitting from it. Besides, it would avoid mass-tourism hubs but instead creates a dispersed economy.

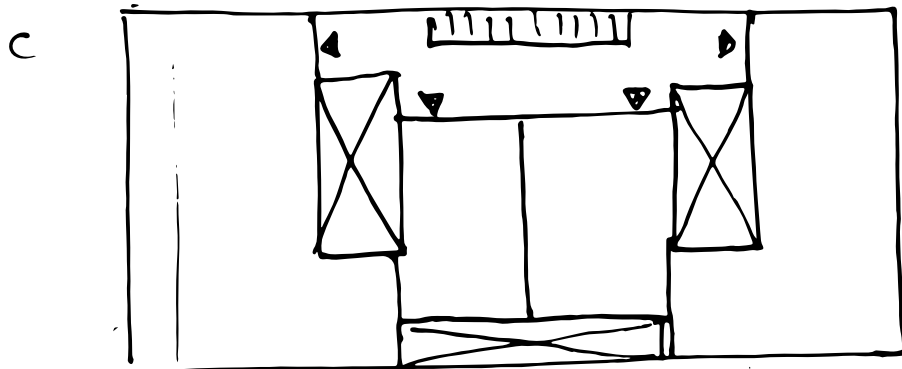
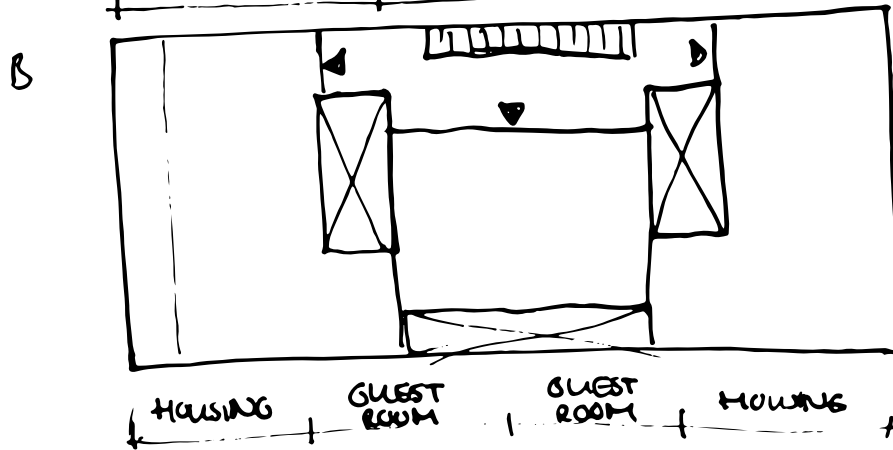
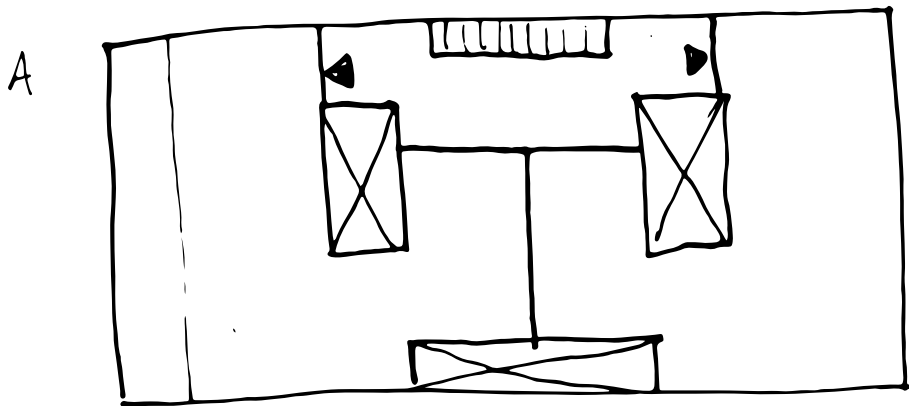
The architectural set-up of the design is very flexible, and supposed to adapt to changing needs for hotel rooms or apartments in the future. This can be seen in the analysis of the upper floors on the right. Besides, the floorplan makes use of inner courtyards or atriums, which is very beneficial for airflow in the Cuban climate, as well as for bringing the light in the building.

While this model sounds very relevant for the model I want to make, it does not become very clear how it actually works. Who is main responsible for the guest rooms? Who is responsible for the public spaces? What is shared, and what is private? All these questions are essential to answer for my own design.

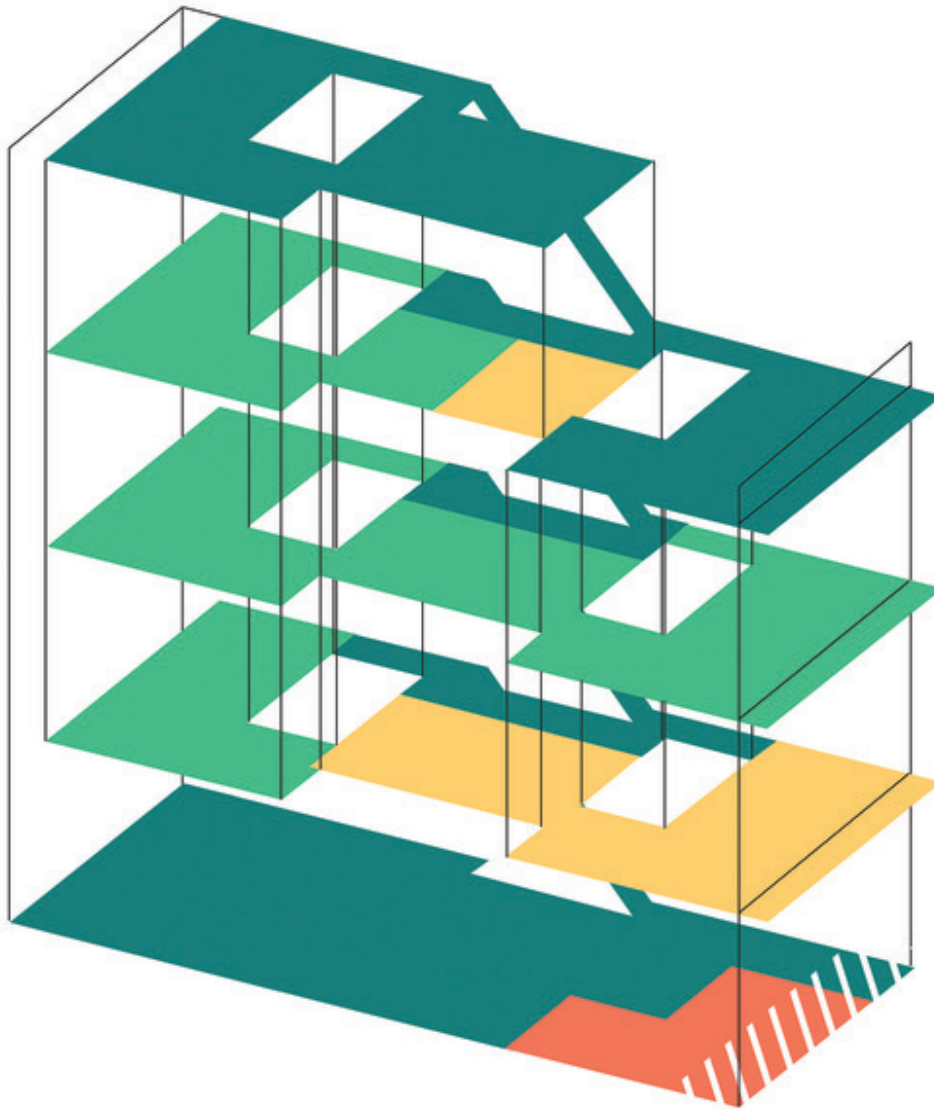
GROUND FLOOR



POSSIBLE UPPER FLOORS

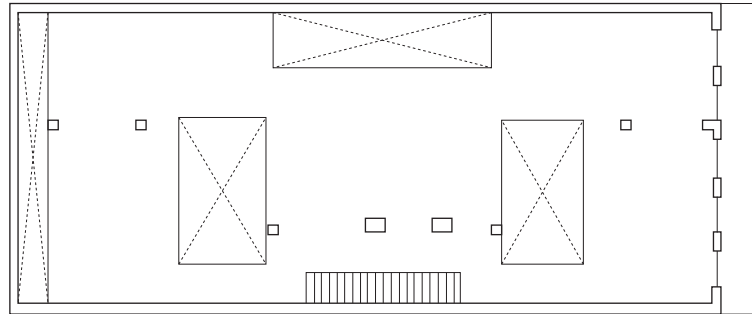


possible zoning

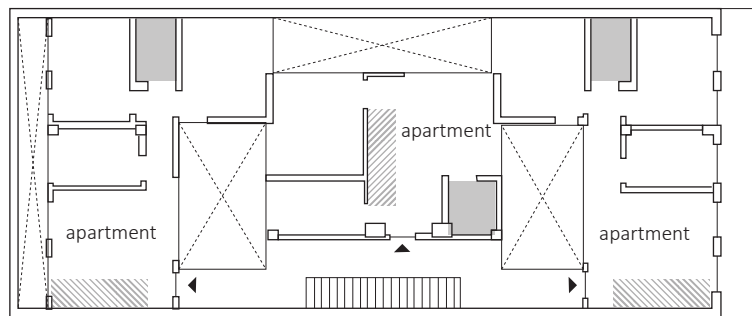


- collective
- housing
- guest rooms
- business
- publicly accessible

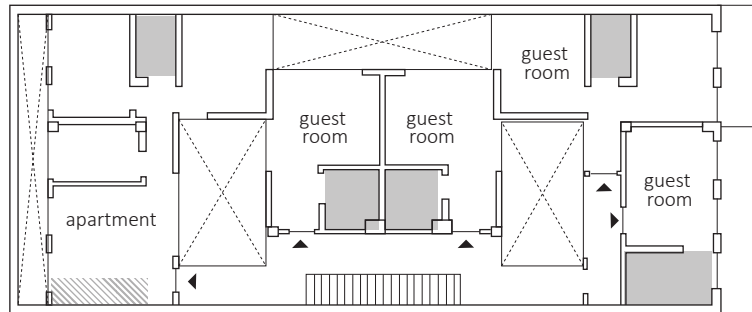
structural floor plan



3 apartments

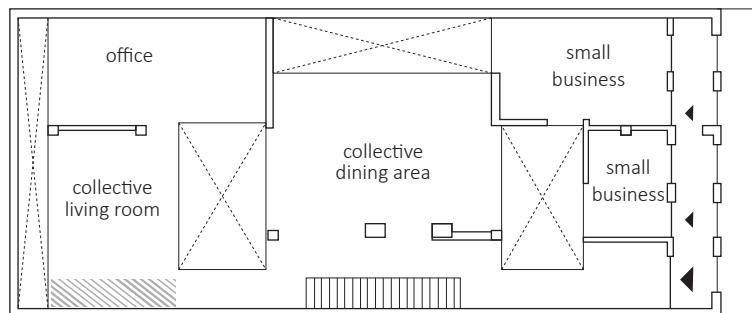


1 apartment
4 guest rooms



■ bathroom
▨ kitchen

collective ground floor





Communal Terrace

Wohngenossenschaft Heizenholz _ Zürich

Because a lot of the co-living examples I was looking at were designed on a very big scale, I wanted to find some precedents that were more relatable to the scale of the Driehoekstraat. Bau- und Wohngenossenschaft Kraftwerk1, designed the communal house Heizenholz as a multi-generational house, consisting of clusters, single-family apartments and a big communal terrace.

The construction and housing cooperative Kraftwerk1 plans and implements ecologically and socially innovative settlement projects of high density and diversity in and around Zurich. The greatest possible diversity of people should have access to the apartments and business space, including people who have little chance on the regular market. Participants purchase a membership share of CHF 500). All members have voting rights at the general meeting of the cooperative. Non-tenants can also be members. You benefit from information about new projects and have the right to apply for rental space. All tenants pay an income-based, monthly contribution. This is used to reduce the rent for low-income people in solidarity or to make collective purchases for the settlement.

The kind of mix they make in different living typologies is very much in line with my own ambition. Combining clusters, family-homes and guest rooms is something I will do in my design as well.

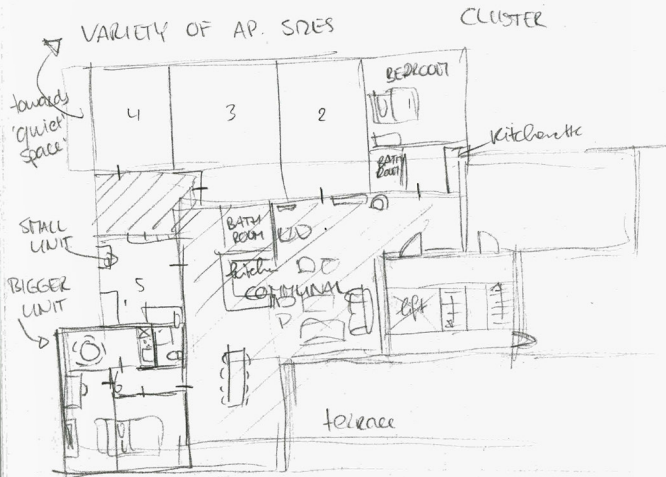
KRAFTWERK 3, HEIZENHOLZ

29.01.21

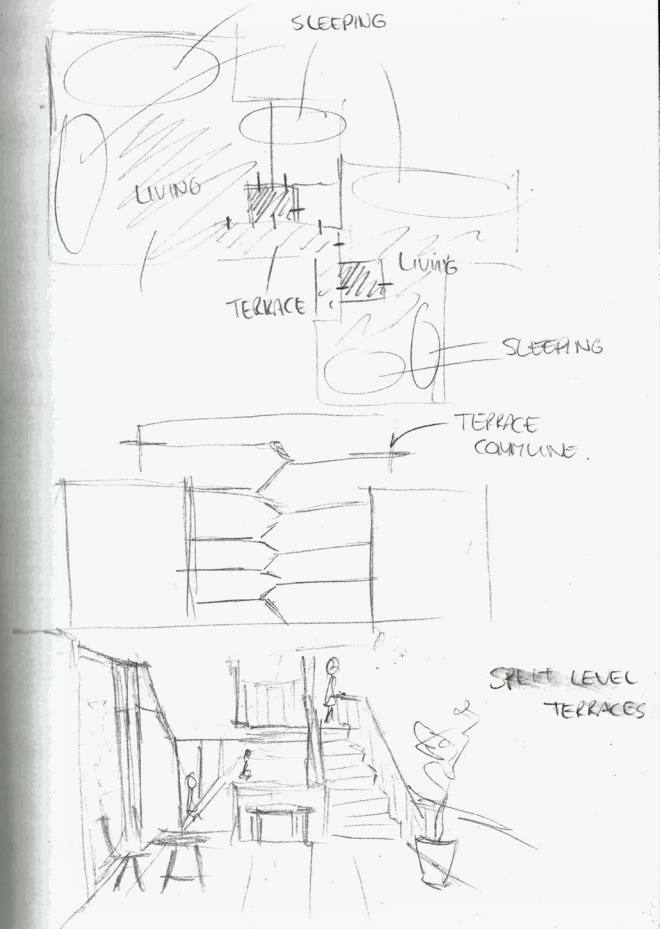
Terrace → if not an escape route, you can use it however you want.

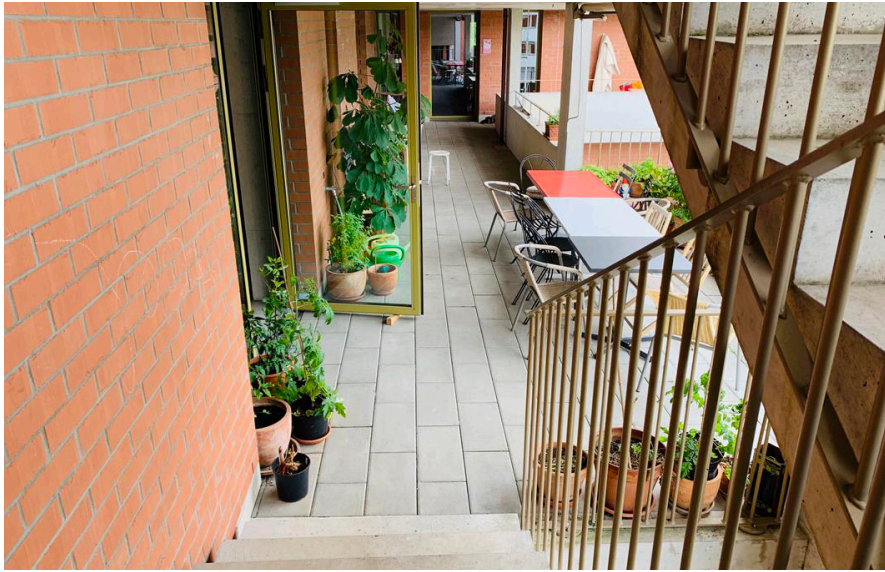
Meergeneratiehuis - milieuvriendelijke levensstijl
 gemeenschappelijk terras
 2 clusterappartementen

Public 'square' towards street



GROUND FLOOR:
 COMMUNAL KITCHEN
 SPACE FOR MEETINGS
 PARTIES
 COCKTAIL CLUB





Heizenholz, communal terrace (Kraftwerk1)

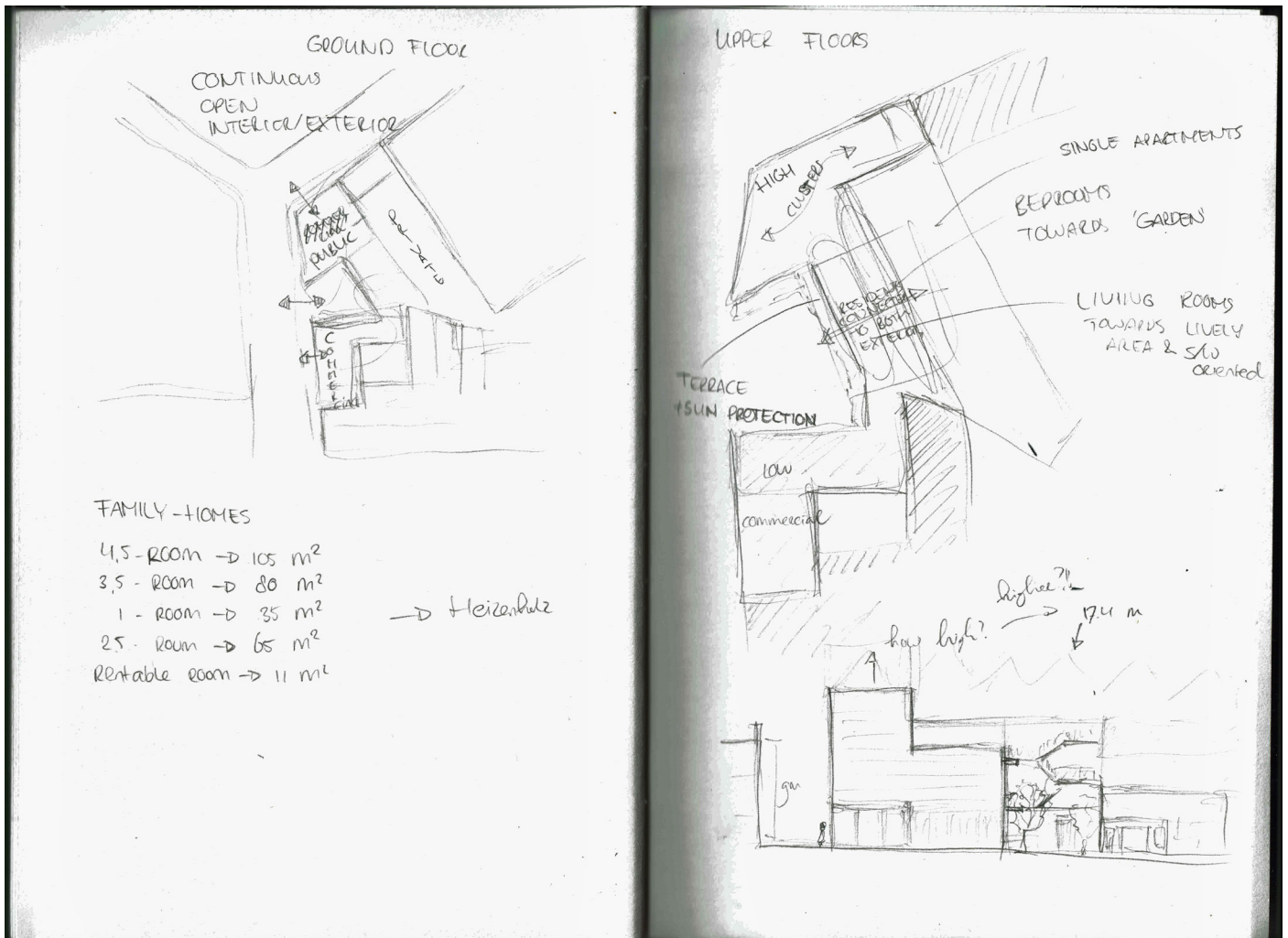
Some of the design elements used for the Heizenholz building, can be very interesting for my own design as well. The scan from my sketchbook on the right shows some of these ideas.

Facing living rooms towards the street and open courtyard, and the bedrooms towards the more private garden

Having an exterior space connected to all living rooms.

Making use of some kind of exterior gallery/space, which can also serve as sun shading on the south/east side of the building.

Public spaces on the ground floor, to connect to the neighborhood and also provide something more than only living.





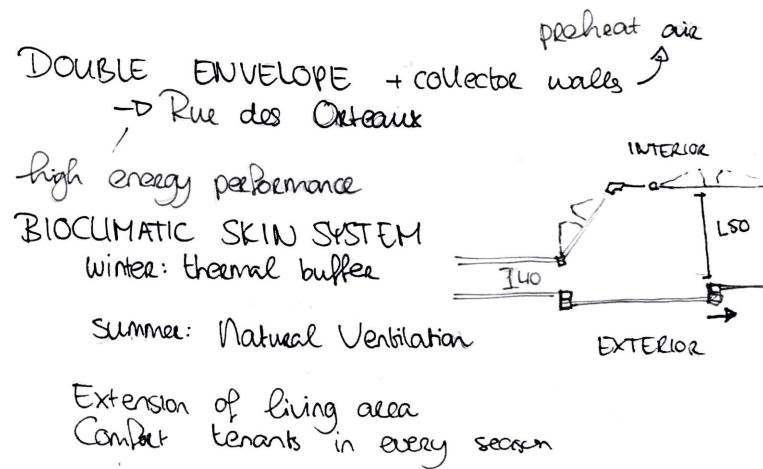
Facade Casa Quatre Amics

Casa Quatre Amics, Poblenou _ Lussi

Together with Swiss architect Thomas Lussi, four couples from Barcelona have built a joint residential complex. The Casa Quatre Amics consists of 5 apartments with a number of common areas. Each couple has access to their own floor. Together they share, among other things, a common courtyard and a roof terrace with a swimming pool. On the first floor is another commercial space used by an architectural firm.

The apartments themselves are about 80 m² and each has two terraces. One terrace overlooks the courtyard, the other the street. Both facades have high windows. By opening these the wind can blow through and thus provides sufficient ventilation. The terraces are screened with wooden shutters. They determine the appearance of the facades.

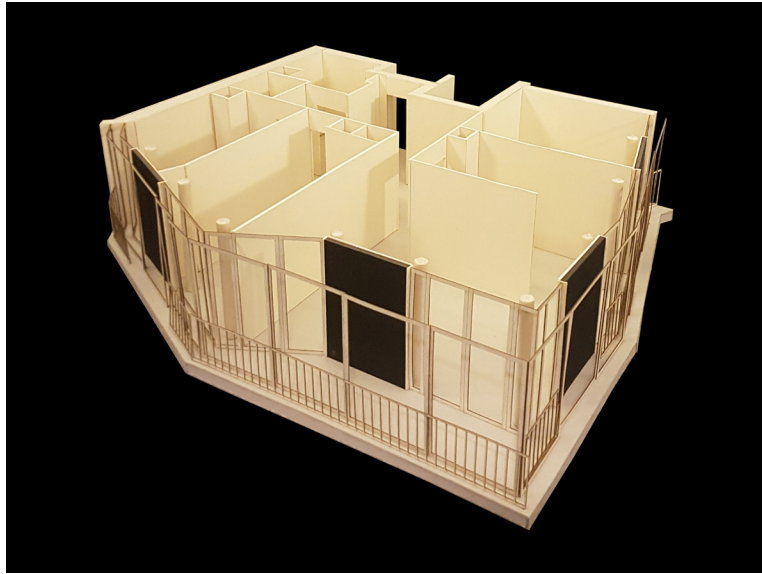
The idea of a double facade is one that really interests me. It will contribute into a more passive architecture, and form a thermal layer as well as sun-shading. Besides, it can add a lot of quality to the living spaces.



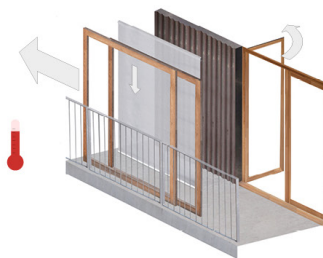
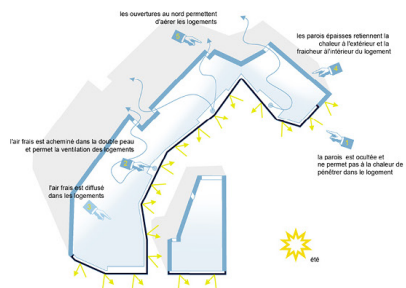
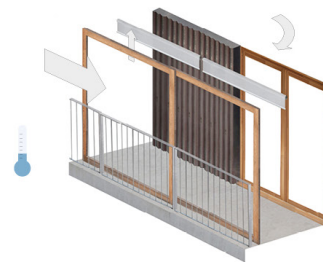
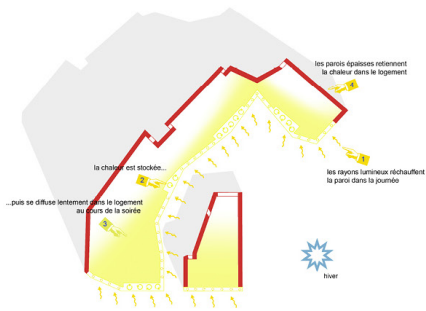
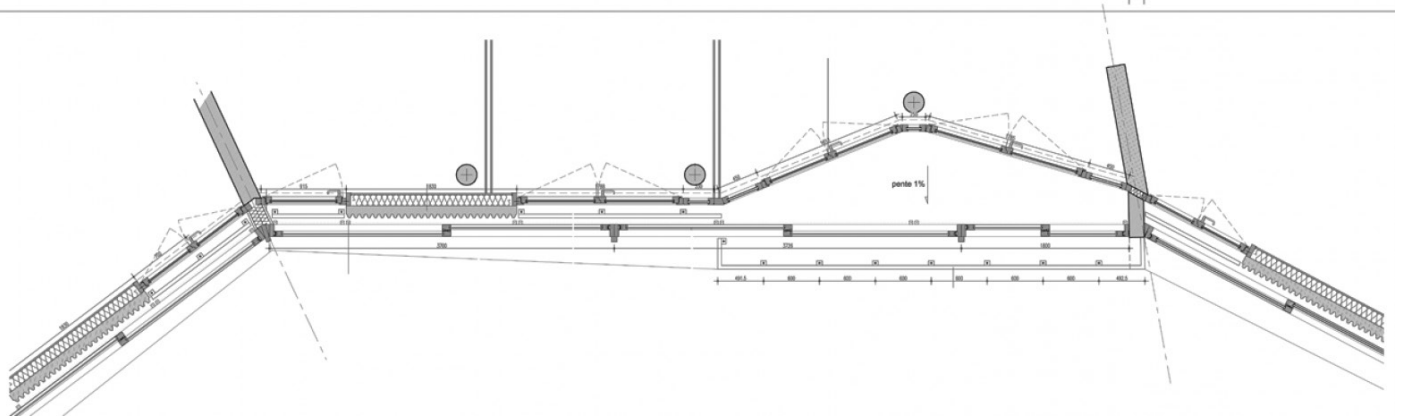
Page from sketch book _Analysing apartment building Rue des Orteaux

Rue des Orteaux, Paris _ Babled Nouvet Reynaud architects

This social housing project in Paris interests me because of the double envelope, or the 'bioclimatic skin'. An extra layer of glass, combined with collector walls, function as a thermal buffer between the exterior and the interior.

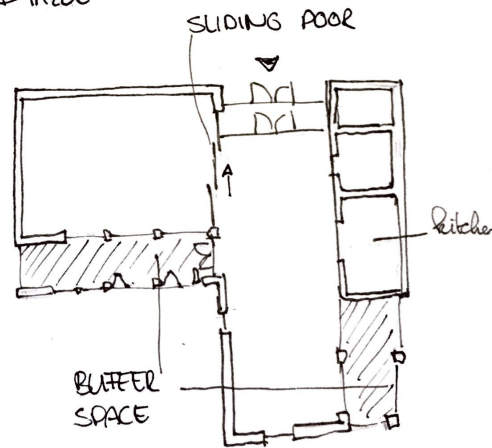


Top_ model of corner of the building, Antony Vajou
Bottom_ Bioclimatic skin at its widest point; 1,50 m



Top_ Detail bioclimatic skin, Rue des Orteaux
 Bottom_ Bioclimatic skin in summer and winter

Adaptable walls + thermal buffer zone
TELECLUB - Binza



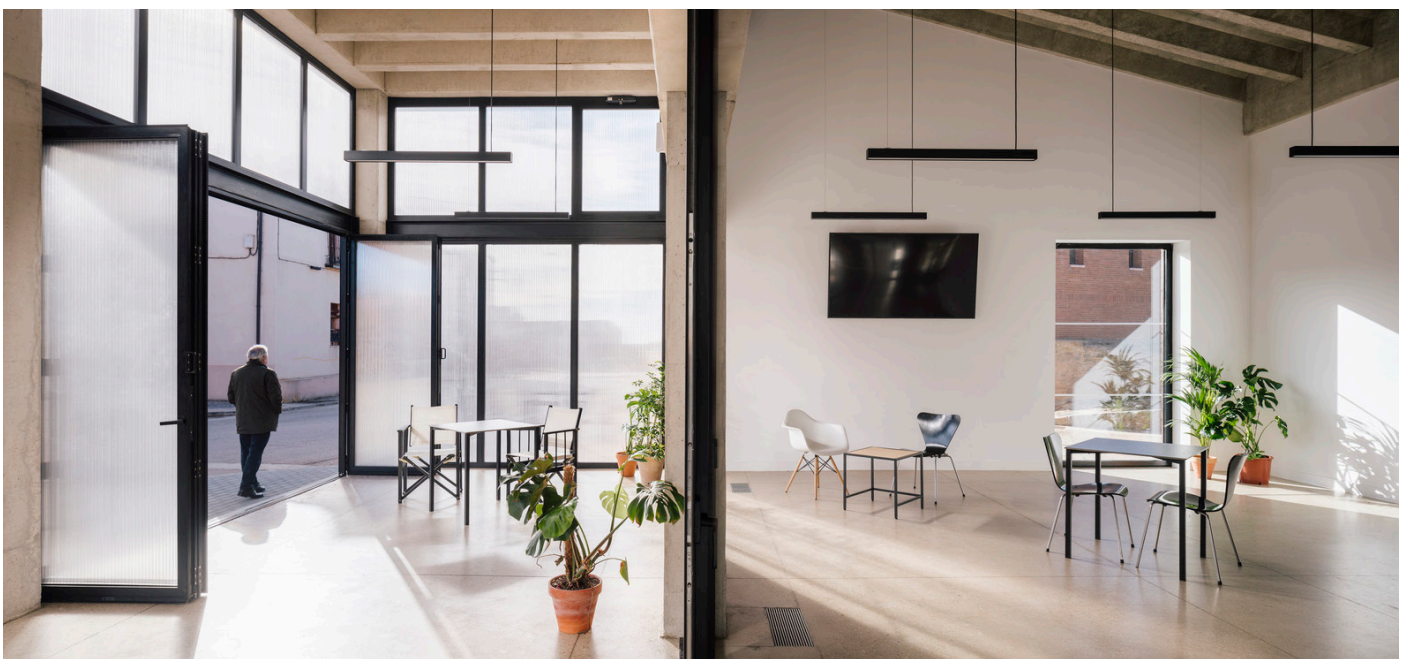
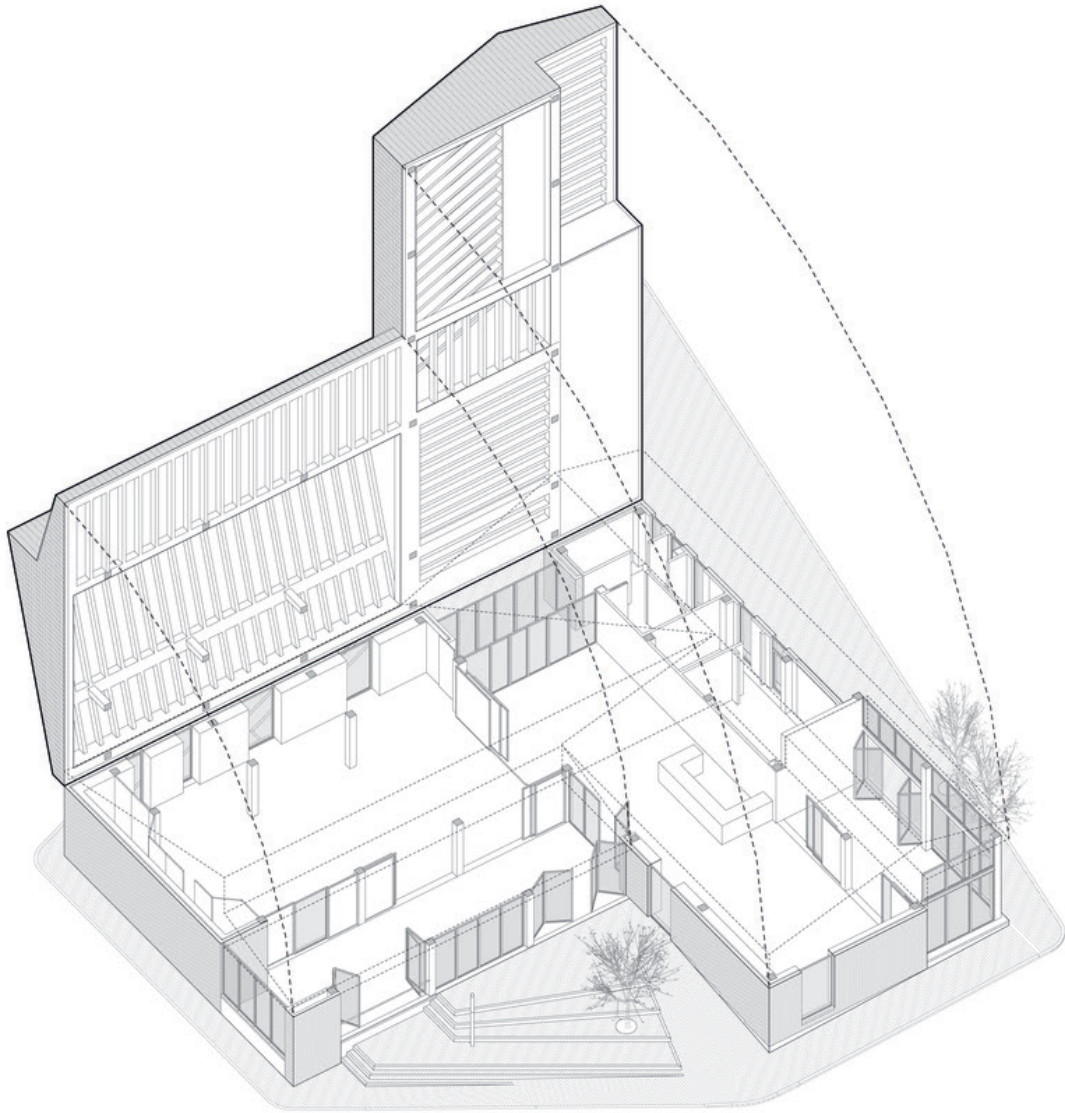
Page from sketch book _Analysing thermal buffers Teleclub

Community Center Teleclub, Spain _ BIZNA estudio

'The two main spaces are configured so that they can be used independently or together, and can accommodate all the inhabitants at once. Sliders, mobile partitions and doors allow the extension of these main spaces towards the thermal buffers; interstitial spaces that, besides favouring the thermal behaviour of the building, generate a spatial relief by diluting the division between square and building, extending the activities towards the square.'

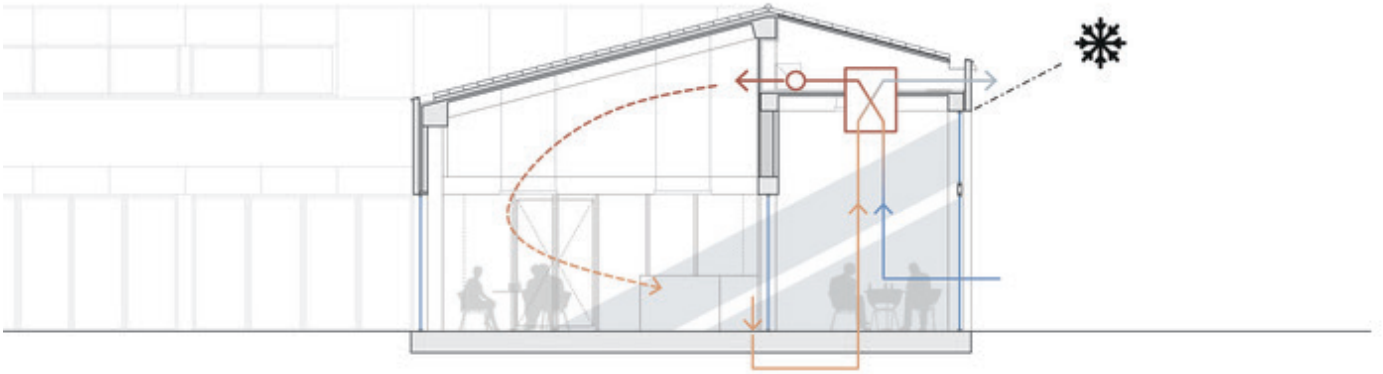
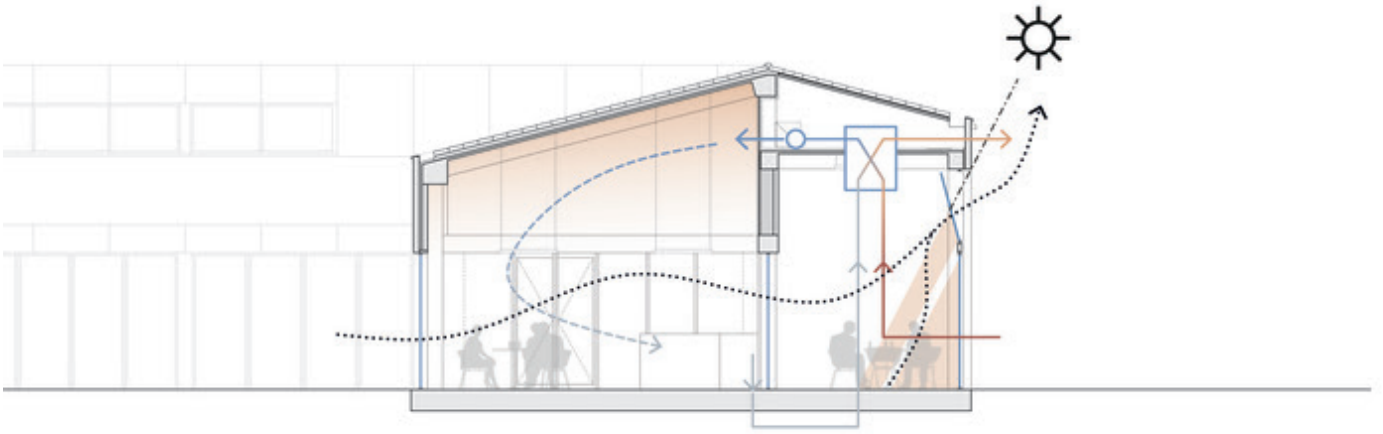
The thermal buffers in this design are an extension of the real interior space, and create a link between outside and inside. Besides, it has a lot of benefits for the heating and cooling of the building.

Another interesting thing in this design is the flexibility of the spaces. Not only do the buffer zones allow the two separate spaces to be extended, there is also a moving partition wall that can either combine or separate the two spaces.



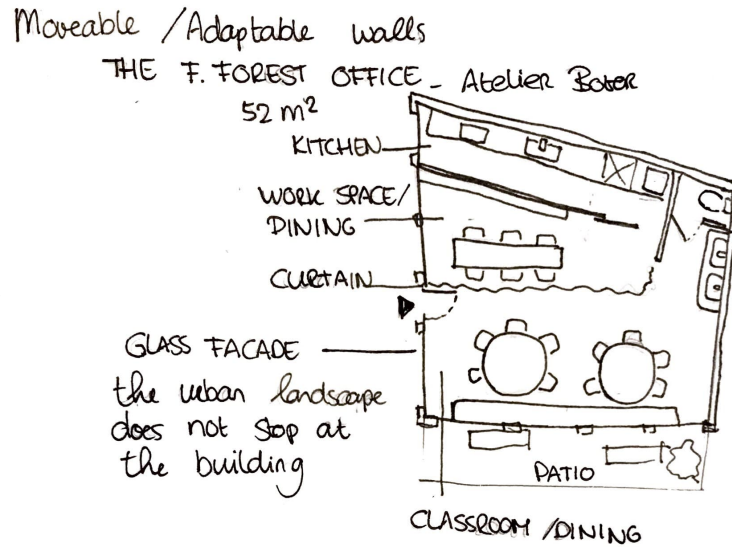
Top _ axonometric community center Teleclub, Bizna estudio

Bottom _ transition from bufferzone on the left to interior on the right, Miguel de Guzman



Top_ section buffer zones, Bizna estudio

Bottom_ buffer zone seen from the square, Miguel de Guzman



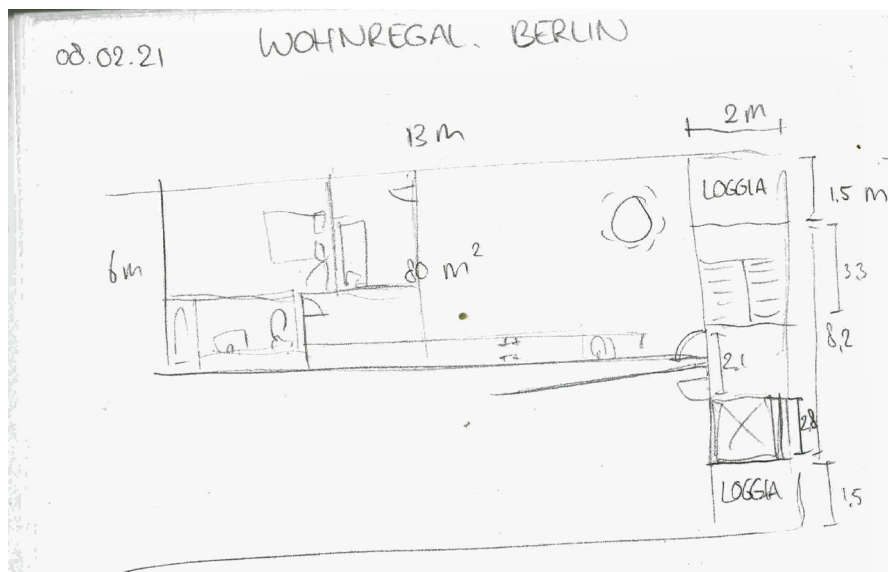
Page from sketch book *_Analysing the public interior*

The F. Forest Office _ Atelier Boter

'The interior space area of 53 square meters is designed to contain an 8 people work space, a 20 people classroom and a kitchen. In order to increase the flexibility of the open space, we used fabric curtains as a soft partition to make it convenient to combine the work space and classroom into a 30 people banquet dining space. As the transparent glass windows allow the interior to be clearly visible from the streets, the urban landscape does not stop at the building; it continues the landscape with wooden materiality instead of the cold iron outer wall.'



Interior photos F. Forest Office, James Lin



Page from sketch book *_Analysing apartment building Quatre Amics in Paris*

Wohnregal Apartments and Ateliers, Berlin _ FAR frohn&rojas

The “Wohnregal” is a 6-story building housing life/work ateliers. What interested me in this design was the circulation core, which seemed very efficient. Providing both a staircase and an elevator in a small, narrow stroke, giving acces to two sides. This can be a very good solution for my own design, since I would like to give acces to different apartments/units from one circulation core.

