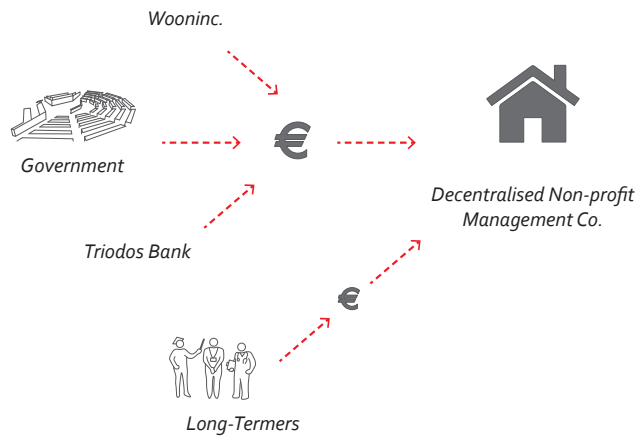
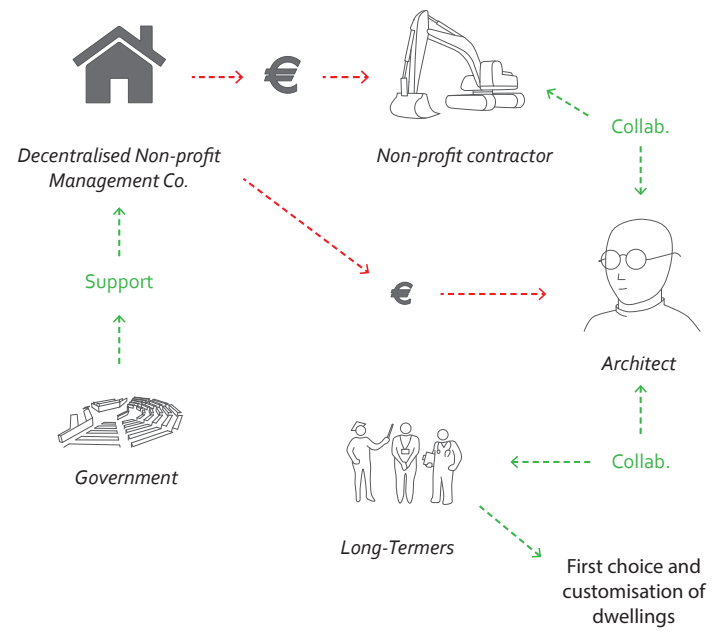


Management Scheme

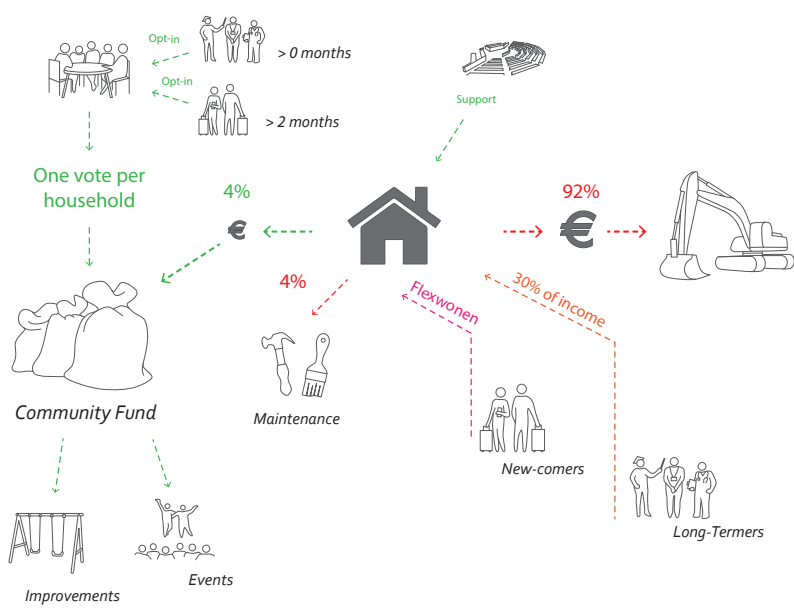
Start-up capital



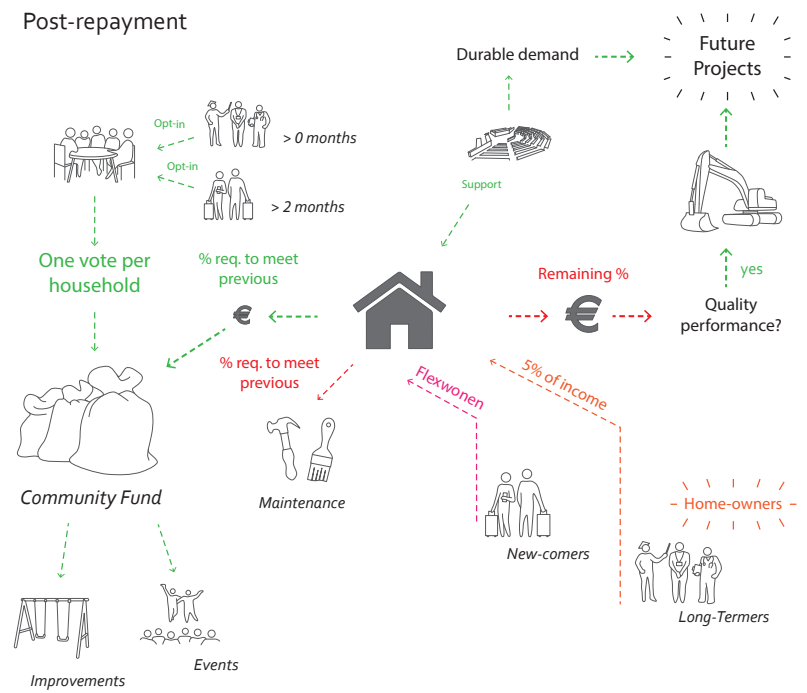
Initial design and construction



Repayment period



Post-repayment



Long-termers (40%)



People employed in health care, social care, or the education sector and their families

Role Support the economy and society, at all times

Rental Arrangement Option to pay 30% of take-home pay

Qualities Generally have a more intimate knowledge of the city, area and culture

Rewarded with Their right to the city is retained, emphasised and celebrated

New-comers (60%)



Expats, foreign workers, students, graduates, refugees, etc.

Role The necessary force required to drive the economy forwards

Rental Arrangement Awarded with flexwonen contracts of up to two years

Qualities Provide new perspectives and forms of expertise

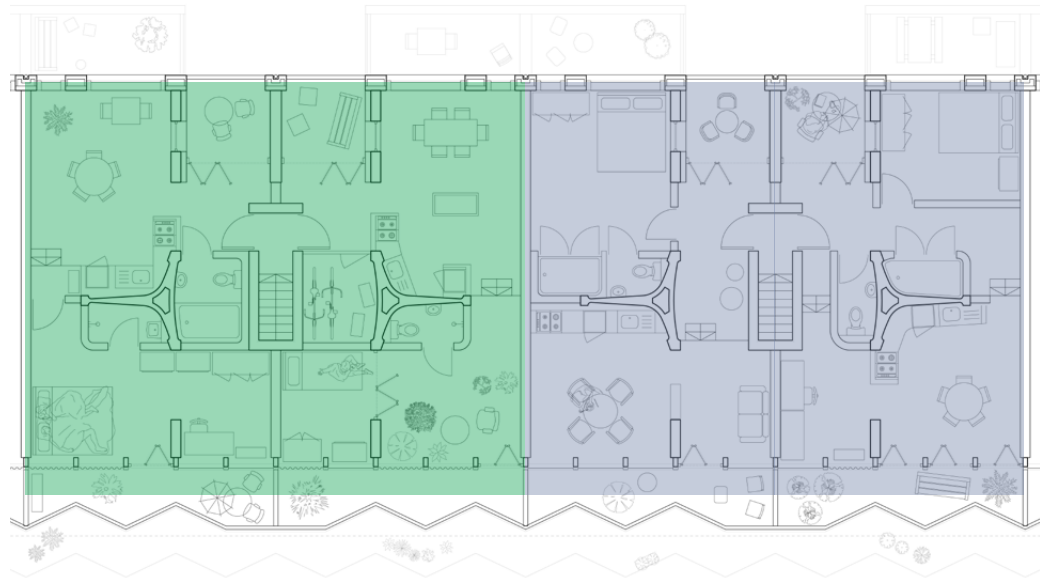
Rewarded with A stronger mode of integration

Stories from Eindhoven

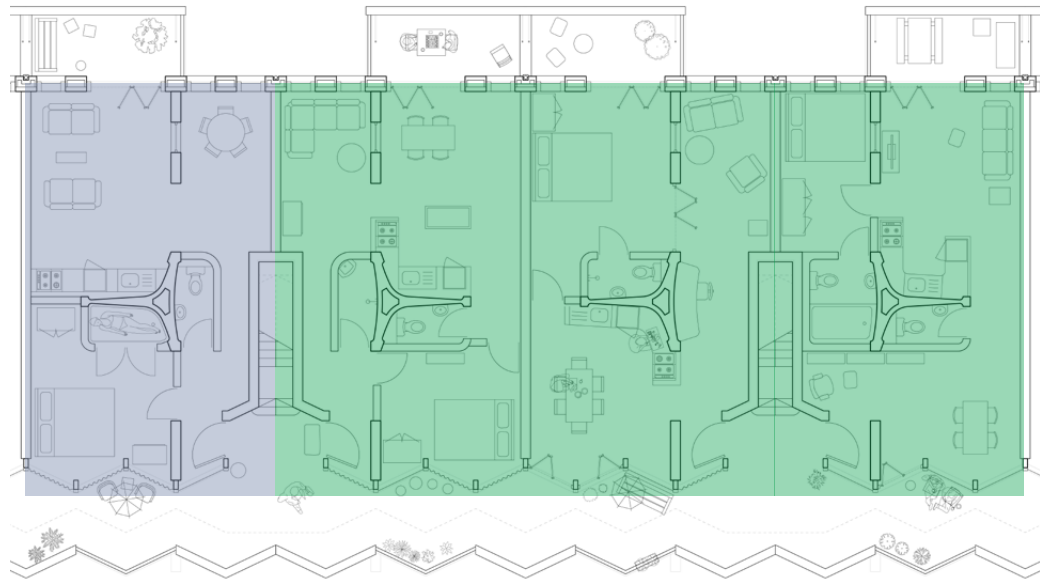
Permanent

Temporary

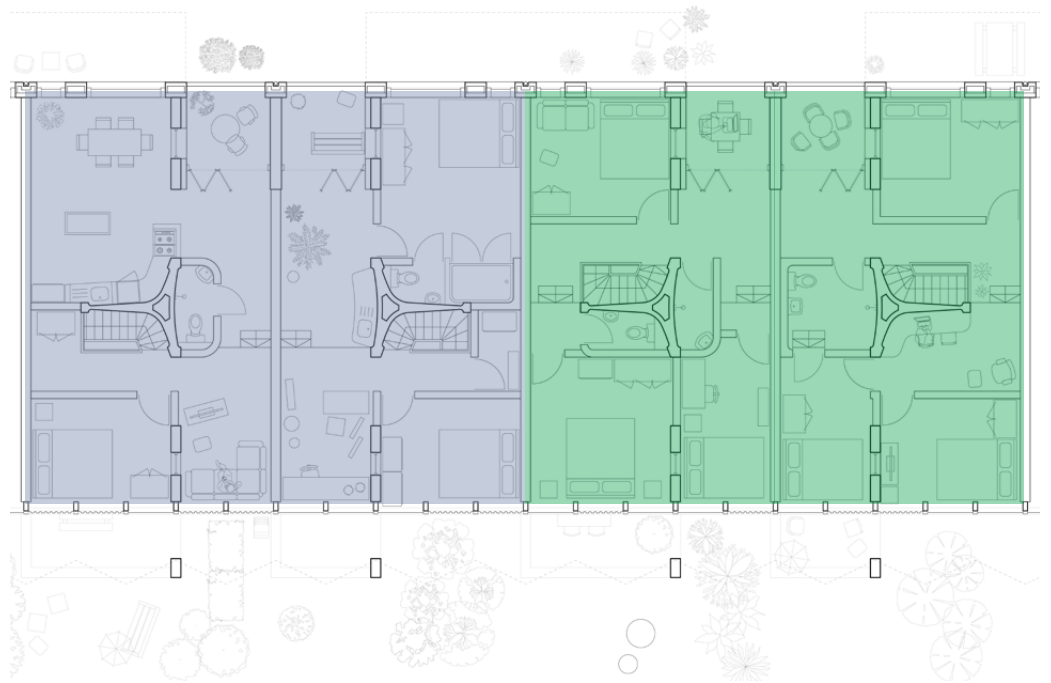
Floor 03
Flats



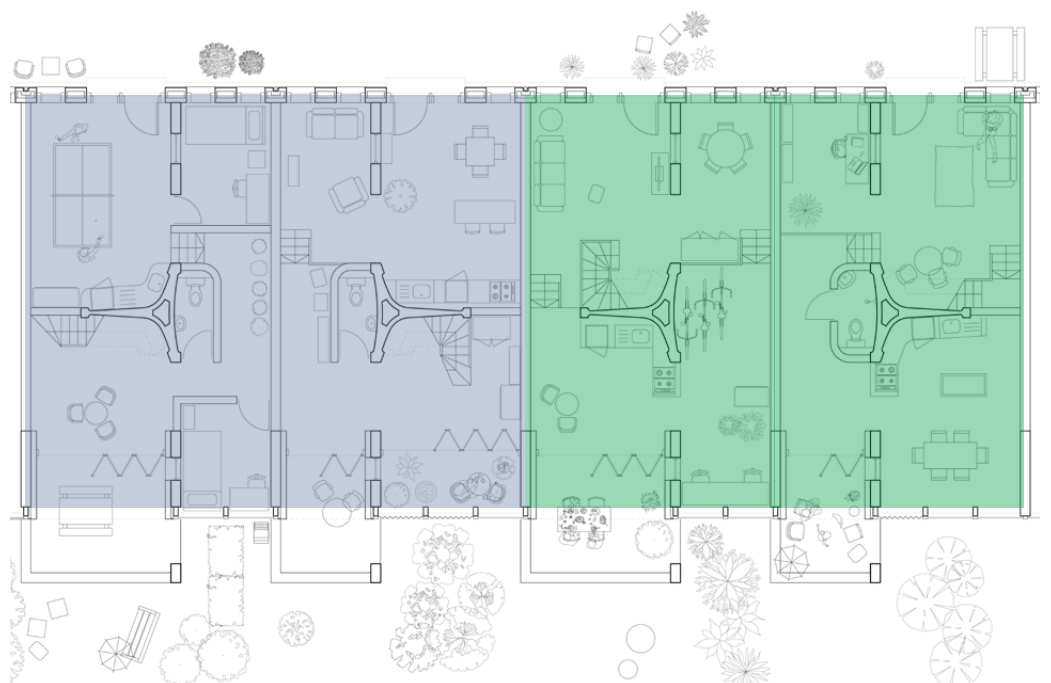
Floor 02
Flats



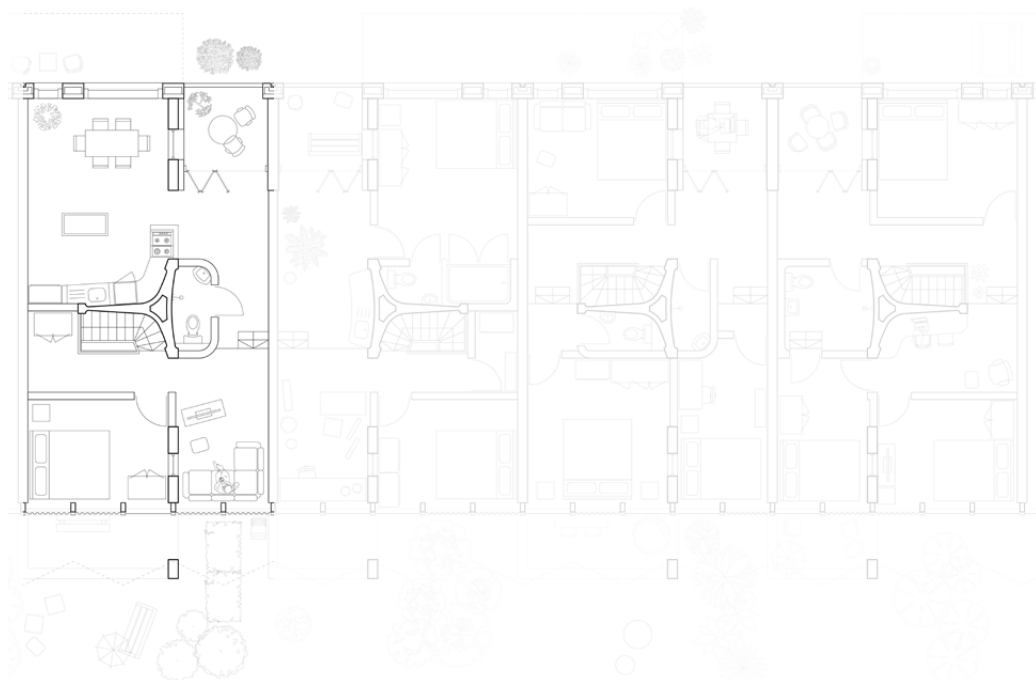
Floor 01
Row Houses pt. II



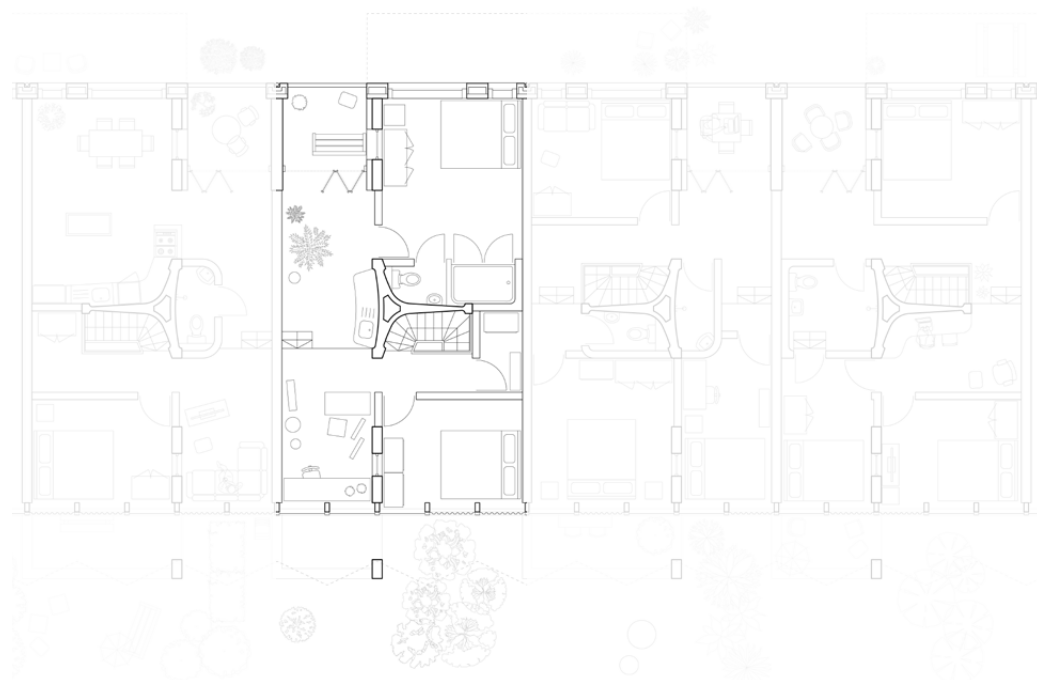
Floor 00
Row Houses pt. I



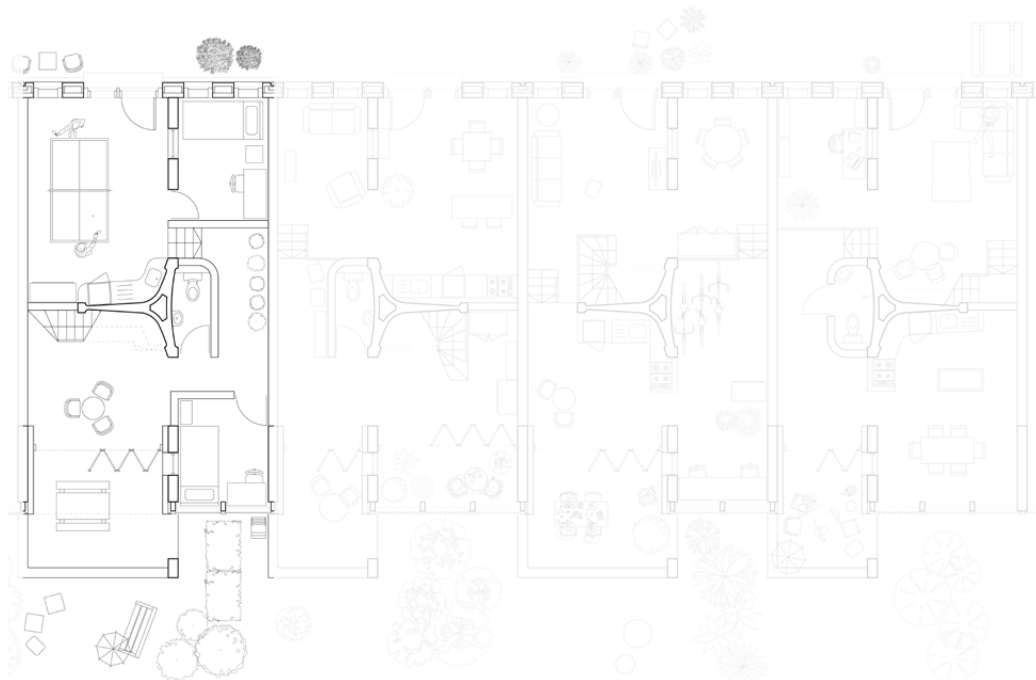
Stories from Eindhoven



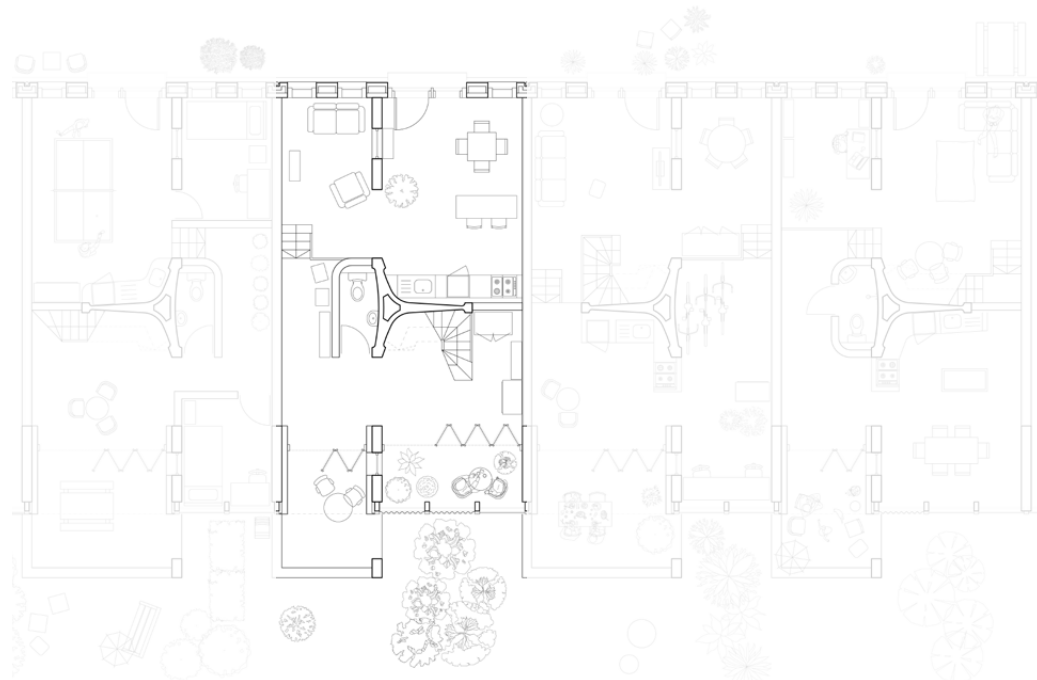
Floor 01
Scale 1:200



Floor 01
Scale 1:200



Floor 00
Scale 1:200



Floor 00
Scale 1:200

Row House #1

Number of residents: three

Country of origin: The Netherlands

Type: permanent

Favourite spot: snug area on the first floor for reading books and watching movies

Mathijs is a nurse at the local hospital, and lives with his two children. The two young children have small bedrooms on the ground floor, and like to use the area facing the square as a games room. The family also plays board games together next to the loggia. The large kitchen upstairs allows Mathijs some space to spend time with friends without disturbing the children downstairs.

Row House #2

Number of residents: two

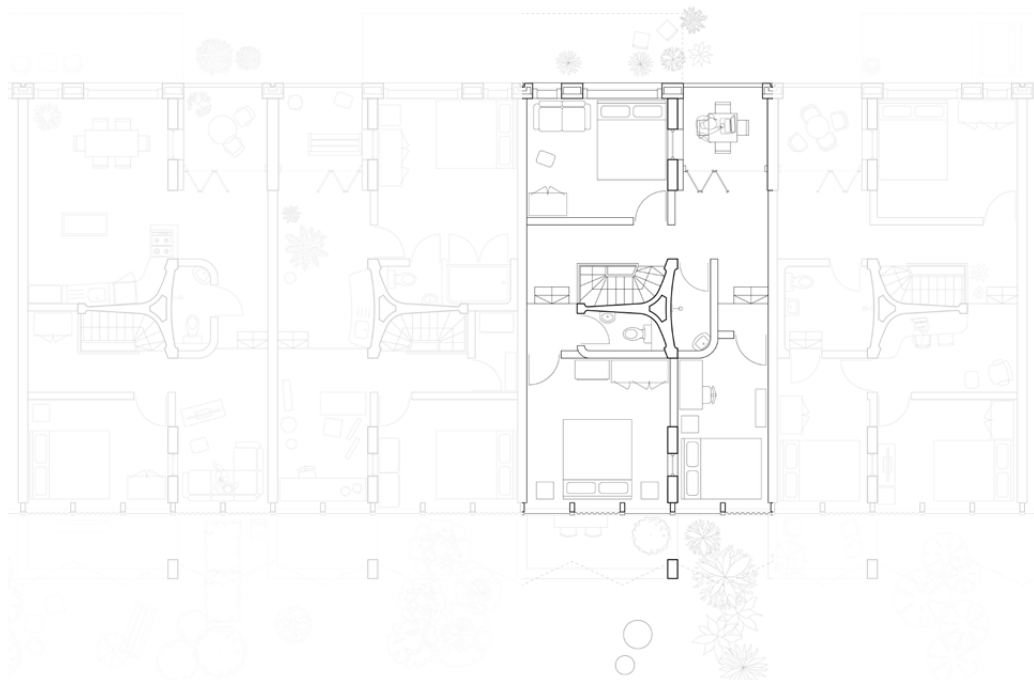
Country of origin: Belgium

Type: permanent

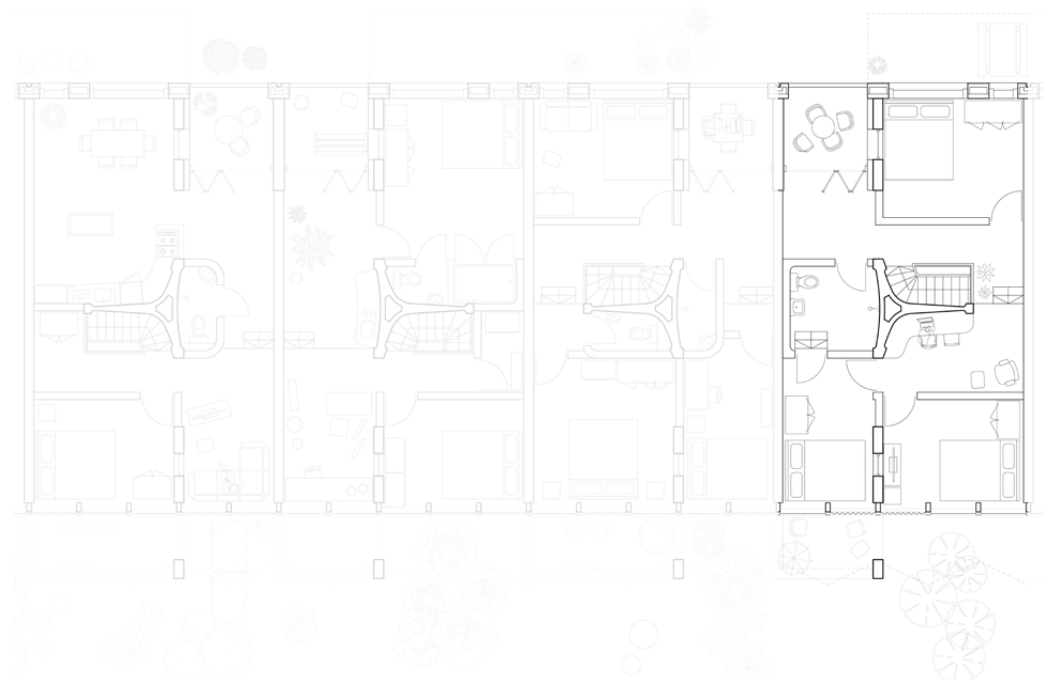
Favourite spot: niche overlooking the shared garden used as a home studio, with a sink for paints and tools plugging into the nearby central unit

Jean-Pierre is a teacher at the local high school, and he lives with his wife Julia who works part-time at the foodstore and also as a freelance artist. On the ground floor, the couple wanted to build their own winter garden for a more seamless connection with nature. There is a large kitchen for entertaining next to the public square, and a large bedroom with an ensuite bath for the couple upstairs.

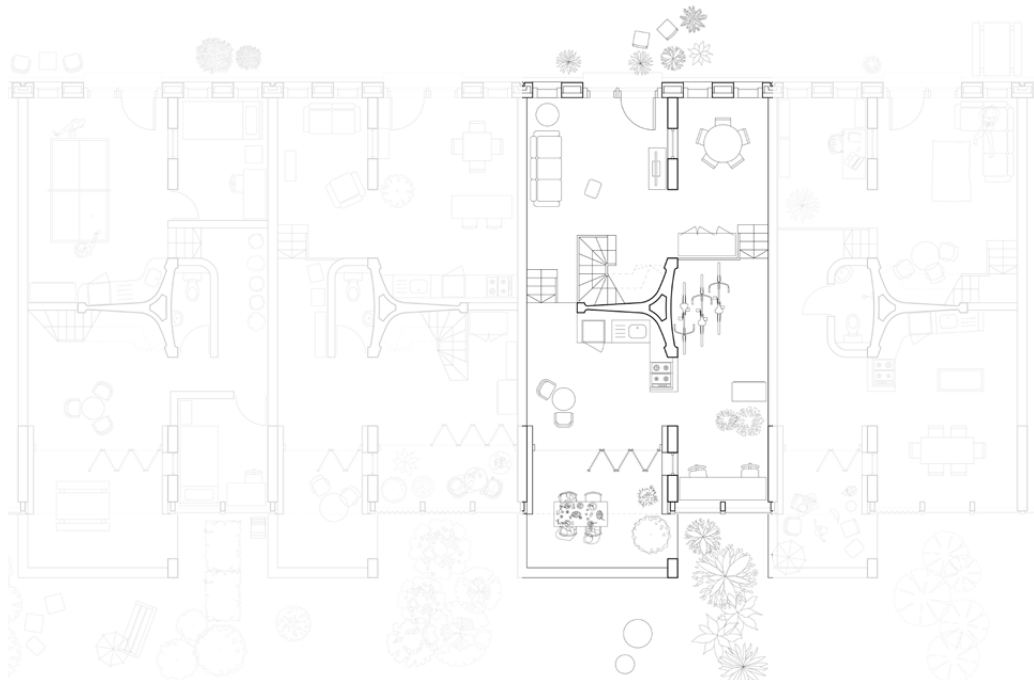
Stories from Eindhoven



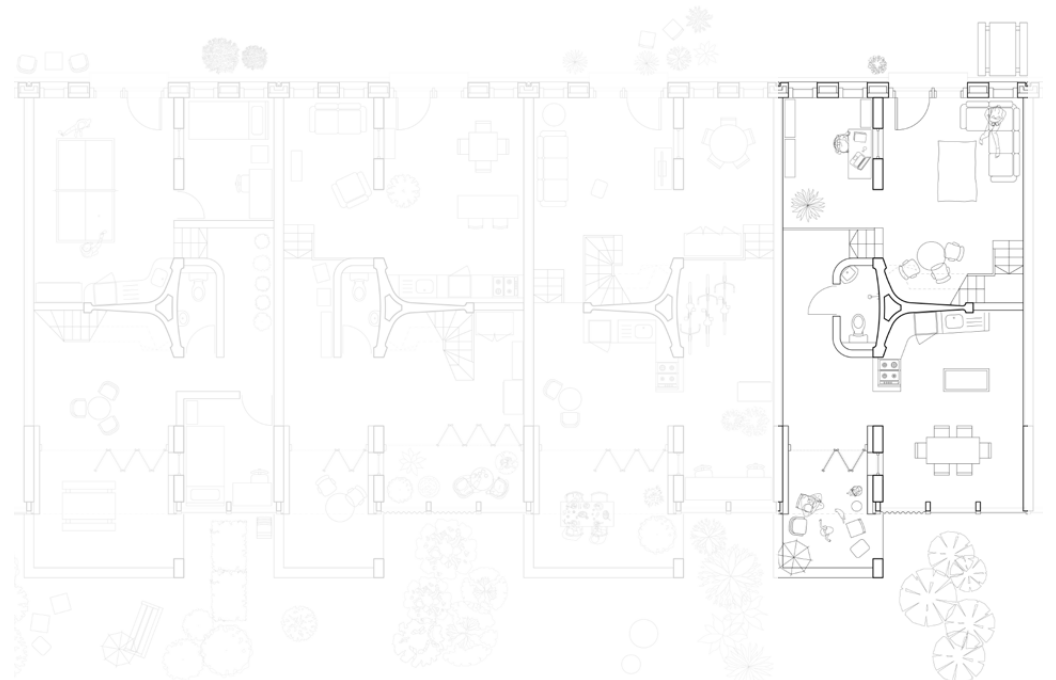
Floor 01
Scale 1:200



Floor 01
Scale 1:200



Floor 00
Scale 1:200



Floor 00
Scale 1:200

Row House #3

Number of residents: four

Country of origin: Peru, Finland, The Netherlands, India

Type: temporary

Favourite spot: eating together on the loggia after work (even when it rains there's enough shelter)

Vernoica, Teemu, Sophie and Vivek are all working at the High Tech Campus to the southern edge of the city centre. On the ground floor adjacent to the square, they like to use the spaces for lounging on the sofa or playing cards just around the corner. During the weekends, Teemu and Vivek like to work on their startup project together in the office next to the garden. For a bit more privacy and some fresh air, Vivek also likes to do some coding on the loggia on the first floor.

Row House #4

Number of residents: four

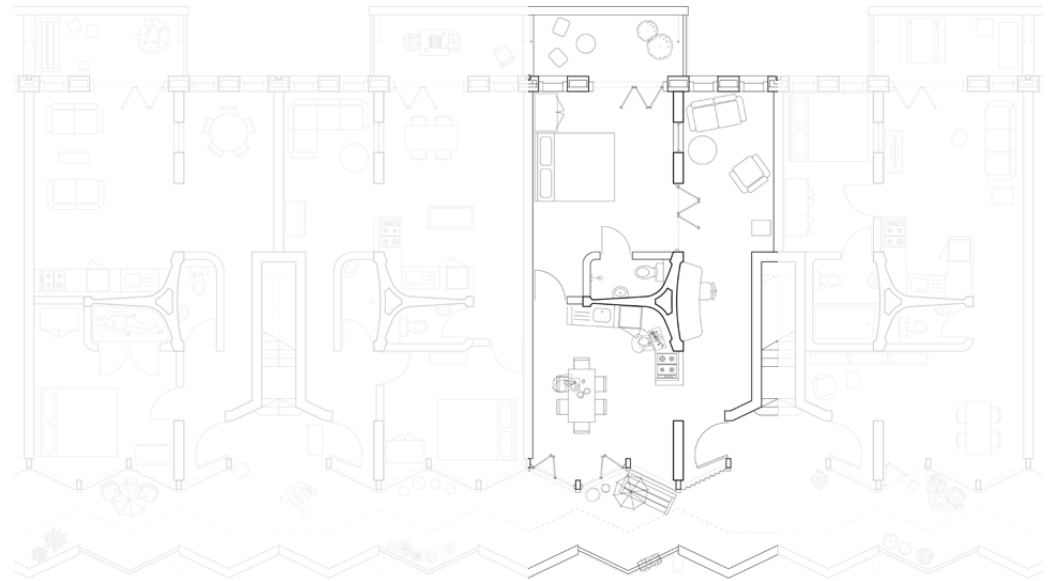
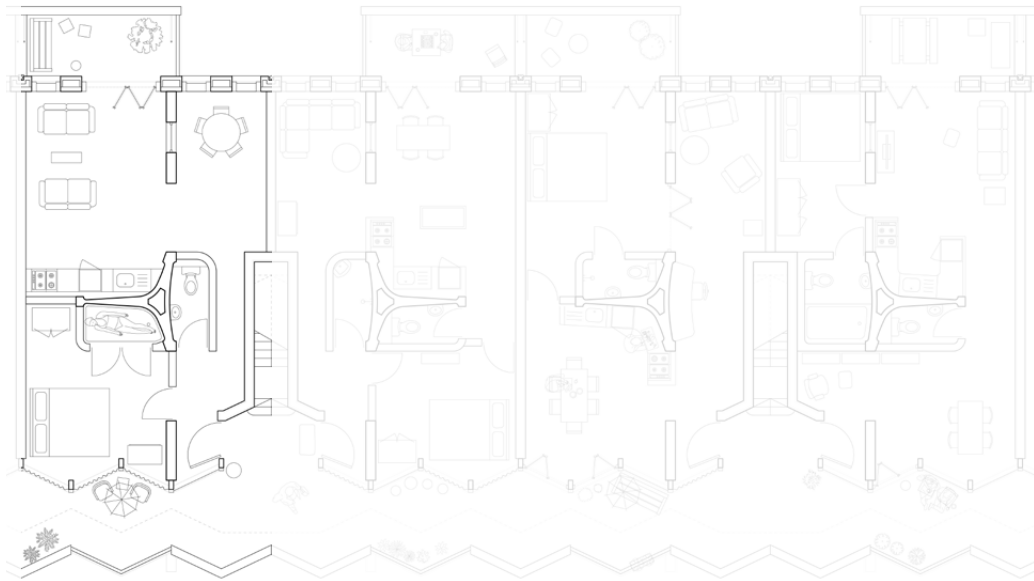
Country of origin: United Kingdom

Type: temporary

Favourite spot: high table on the first floor curving around the central unit, the perfect place for the children to practice their Dutch homework

Sarah and Graham were concerned about the future economic situation in the UK, and decided to move to the Netherlands when Sarah was offered a job as a financier for Unilever in South Holland. Their two teenage children have their own half of the first floor to themselves, while the small office space on the ground floor offers the parents some privacy when they video chat with friends and relatives back in the UK.

Stories from Eindhoven



Flat #1

Number of residents: one

Country of origin: Turkey-The Netherlands

Type: permanent

Favourite spot: relaxing in the bath

Azra works for a social care company in Helmond. She prefers to have more private space, so decided to close off her bedroom with polycarbonate modules and thick curtains behind. She spends most of her time reading and listening to music on the sofa, but when she feels like meeting someone she likes to sit under the pocket of shelter in front of her flat, usually with some coffee and cake.

Flat #2

Number of residents: one

Country of origin: Poland

Type: temporary

Favourite spot: playing chess on the private balcony with friends from work

Wojciech works as a mechanic at the local DAF distribution centre. He mostly likes to keep himself to himself. Wojciech decided to have a small bedroom so there's more space for cooking and home exercises in the large, more-private living space.

Flat #3

Number of residents: two

Country of origin: Turkey

Type: temporary

Favourite spot: cooking in the large open kitchen, especially in the summertime when the folding doors can be left open

Nehir and Ruzgar moved to Eindhoven to be closer to friends who live in the nearby neighbourhood of Doornakkers. Both of them work as civil servants. Ruzgar often attends to his favourite hobby, model-making, at a large desk built into the central unit. Nehir likes to cook, and also likes to read fantasy novels in the snug lounge area.

Flat #4

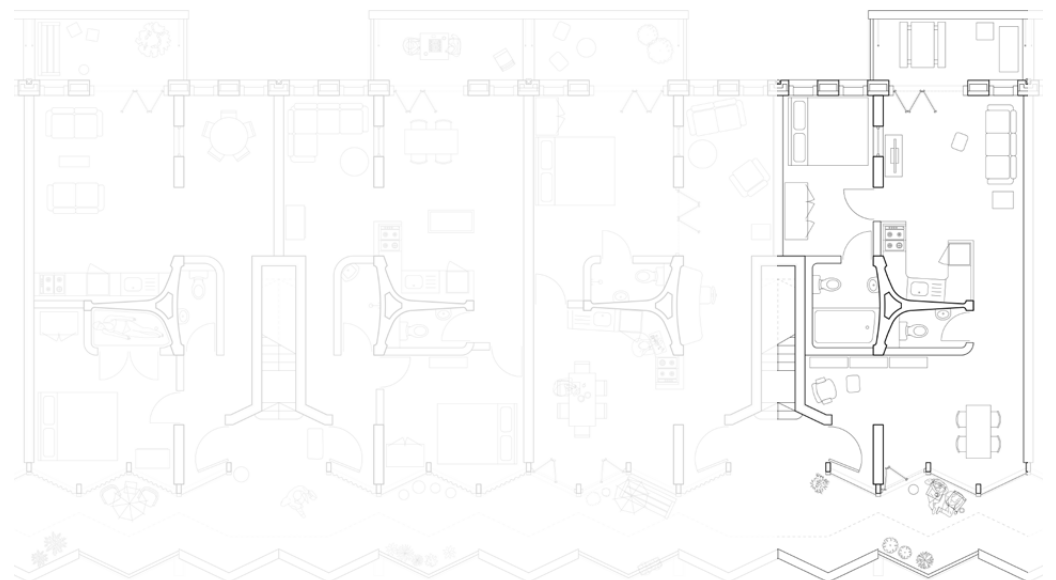
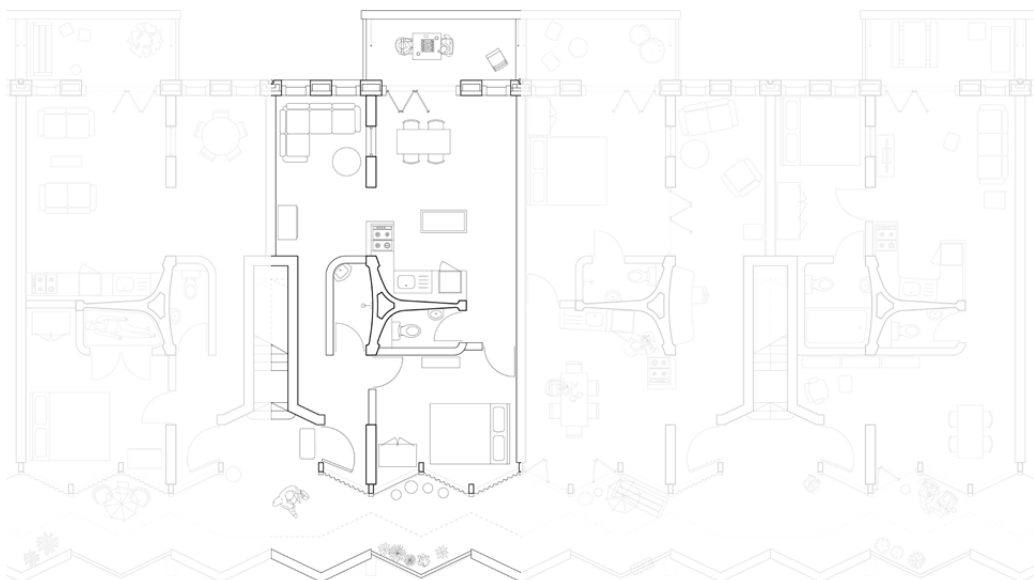
Number of residents: two

Country of origin: Italy, Spain

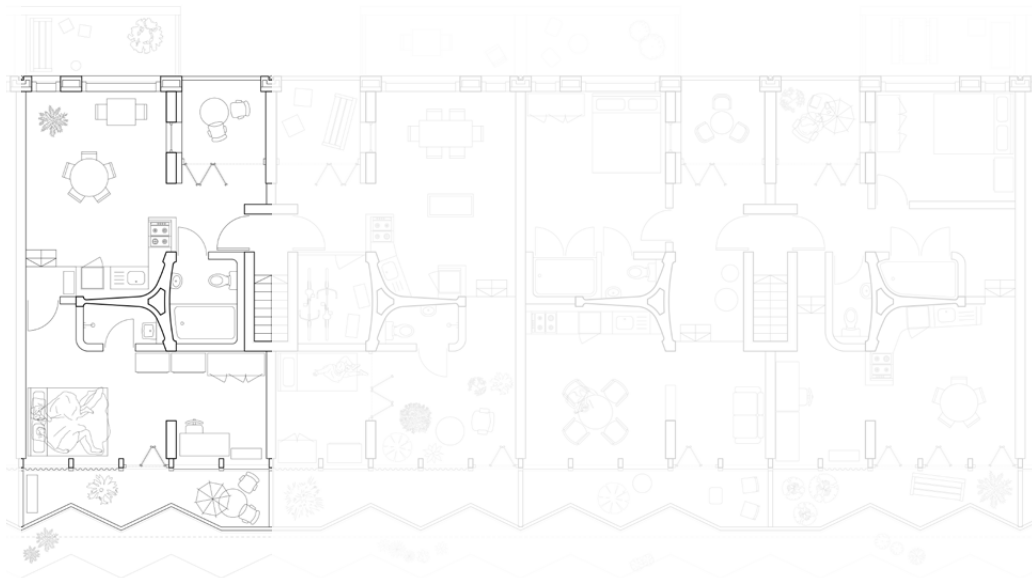
Type: temporary

Favourite spot: sitting on the balcony overlooking the shared garden, cappuccino in hand

Chiara and Daniela recently moved to the Netherlands so that Chiara could take on a PhD position at TU Eindhoven. Daniela is unemployed while she looks for work better-related to her field, but manages to find some jobs as a neighbourhood "Lulu". They like to spend most of their time in the more-private kitchen-living area, often eating on the picnic table outside facing the square.



Stories from Eindhoven



Flat #5

Number of residents: two

Country of origin: France

Type: temporary

Favourite spot: weekend mornings in the bedroom, including breakfast on the sunny balcony

Marie-Anne and David both work for a company establishing and maintaining hydroponic greenhouses for the growth of hemp for use in the construction sector. On the weekends, Marieanne likes to work on some freelance projects in the office overlooking the shared garden, while David enjoys writing poetry on the small balcony overlooking the public square.

Flat #6

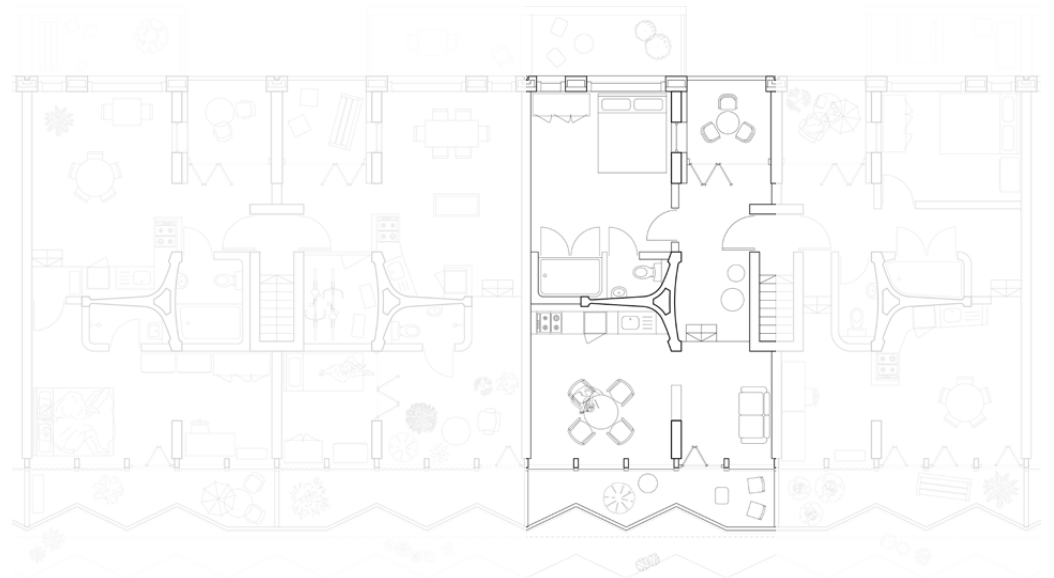
Number of residents: one

Country of origin: Iraq

Type: temporary

Favourite spot: cosy bedroom with adjoining winter garden

Abdel is a refugee who is currently undertaking the "inburgerings" process in The Netherlands. During this time, he works as a neighbourhood Lulu (gardener) and also volunteers at the surplus foodstore. Abdel discovered a passion for cycling and fixing bikes after moving to the Netherlands, and often cycles eastwards to Helmond along the old canal. Choosing to have a very small bedroom allowed Abdel more space to personalise the living spaces in his apartment.



Flat #7

Number of residents: one

Country of origin: The Netherlands

Type: permanent

Favourite spot: eating during a long lunch break, overlooking the shared garden

Sanne works in the postal service headquarters just next door. She likes having a large bedroom, and most-enjoys watching movies with her friends from work in the snug next to the kitchen. Sanne also teaches Dutch at the local tutoring centre, where she met some others teachers from the nearby neighbourhood of Doornakkers. They are planning on building some new garden furniture together at the community workshop.

Flat #8

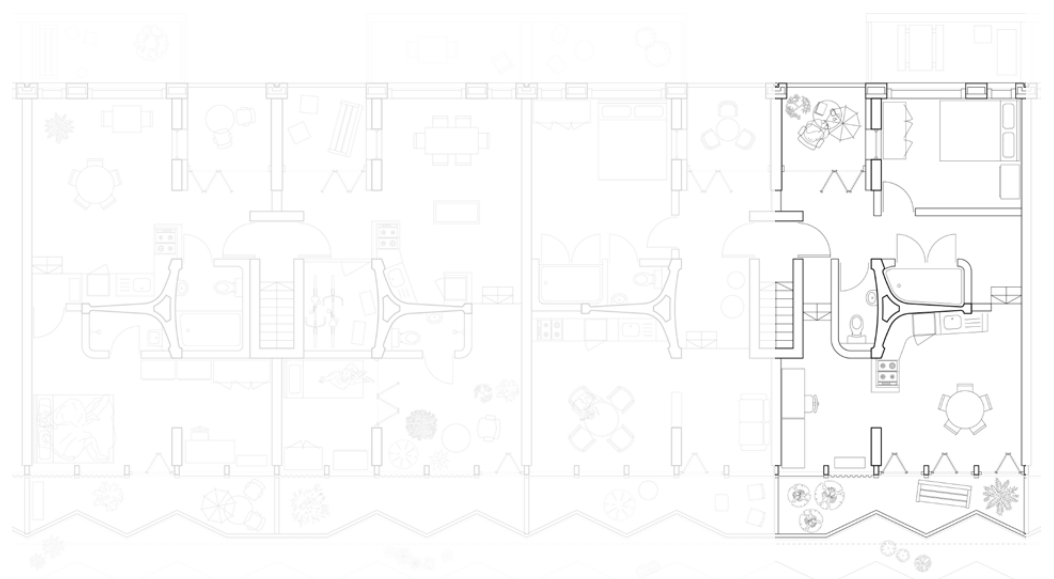
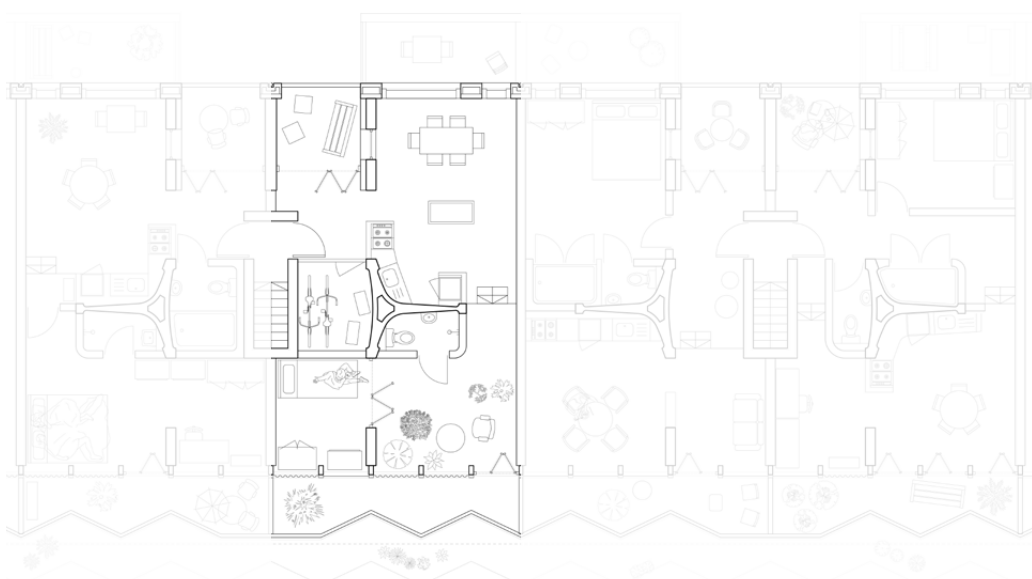
Number of residents: two

Country of origin: The Netherlands, Italy

Type: permanent

Favourite spot: reading new research papers on the loggia overlooking the public square.

Marie works at TU Eindhoven as a lecturer, while her husband Eduardo works as a project manager as part of a multi-national building management company. They chose to prioritise larger kitchen and office spaces overlooking the shared garden to the south, and often like to eat "al fresco" on the chevron balcony.

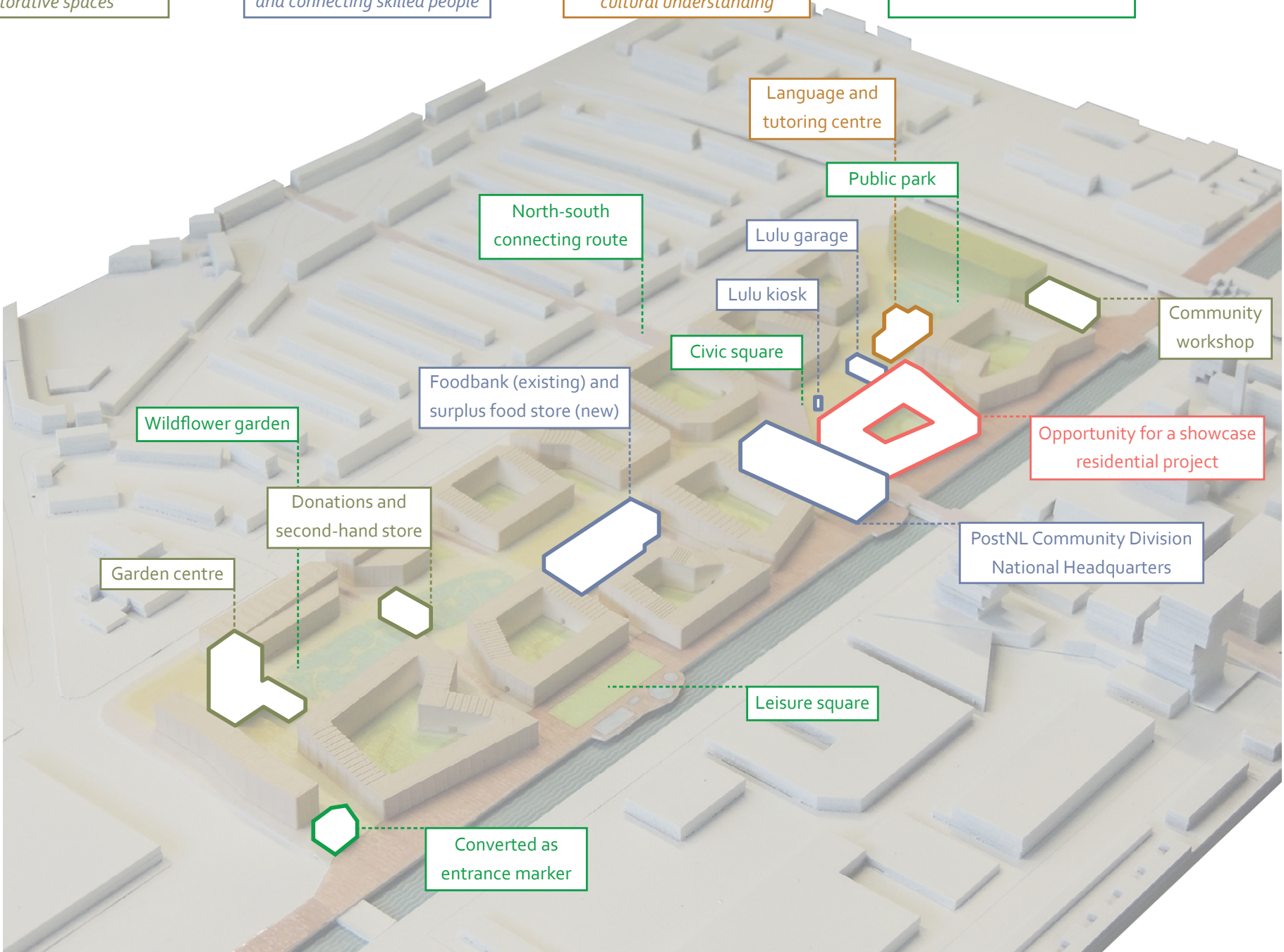


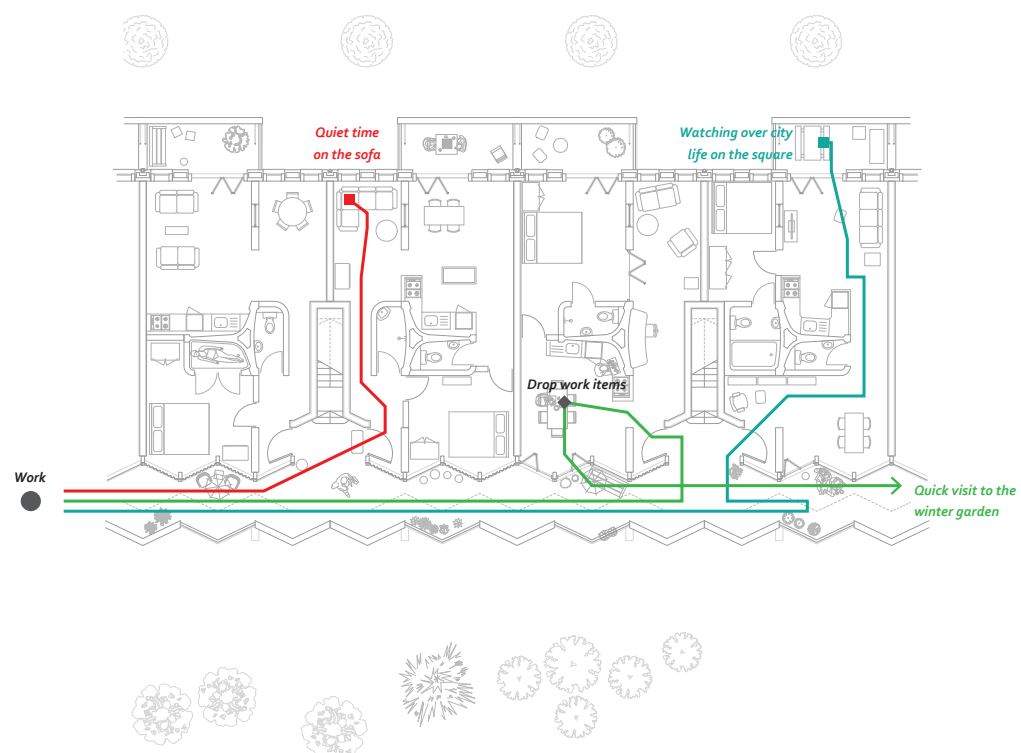
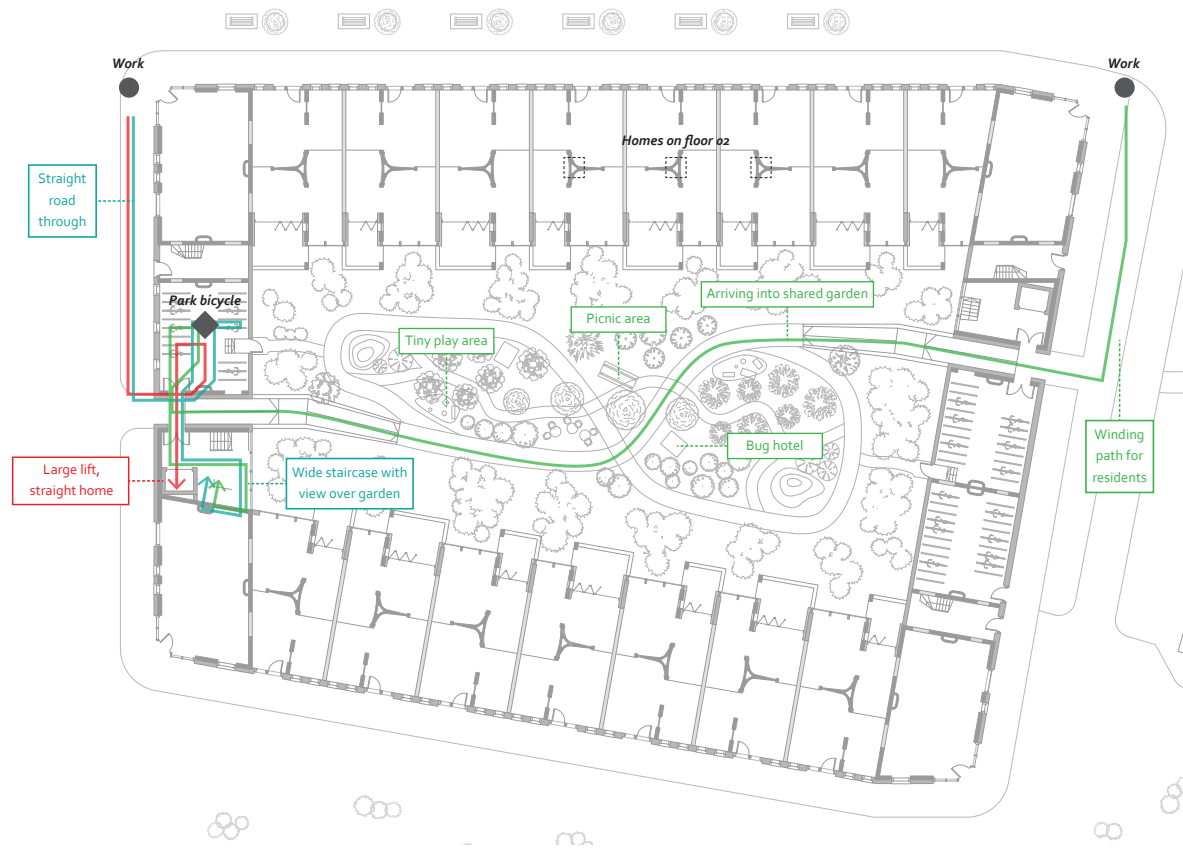
Tools for assembling restorative spaces

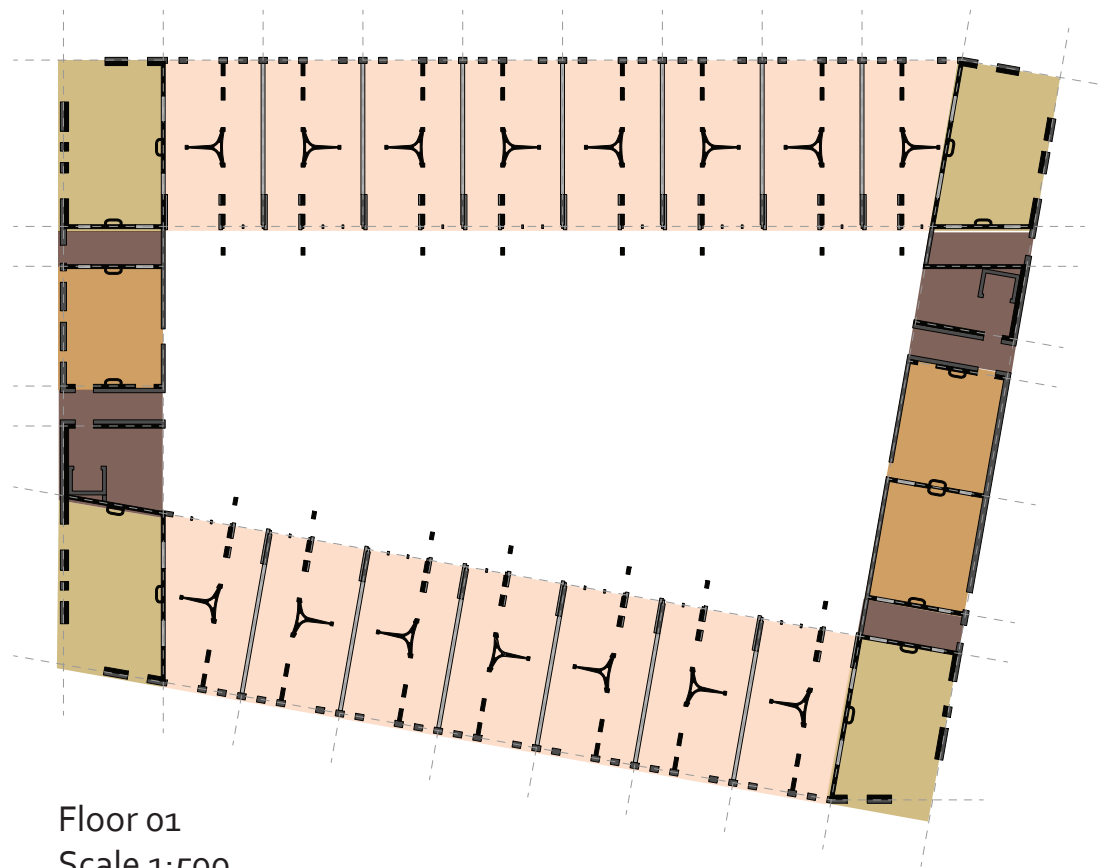
Platforms for volunteering and connecting skilled people

Opportunities for improving cultural understanding

Additional functions

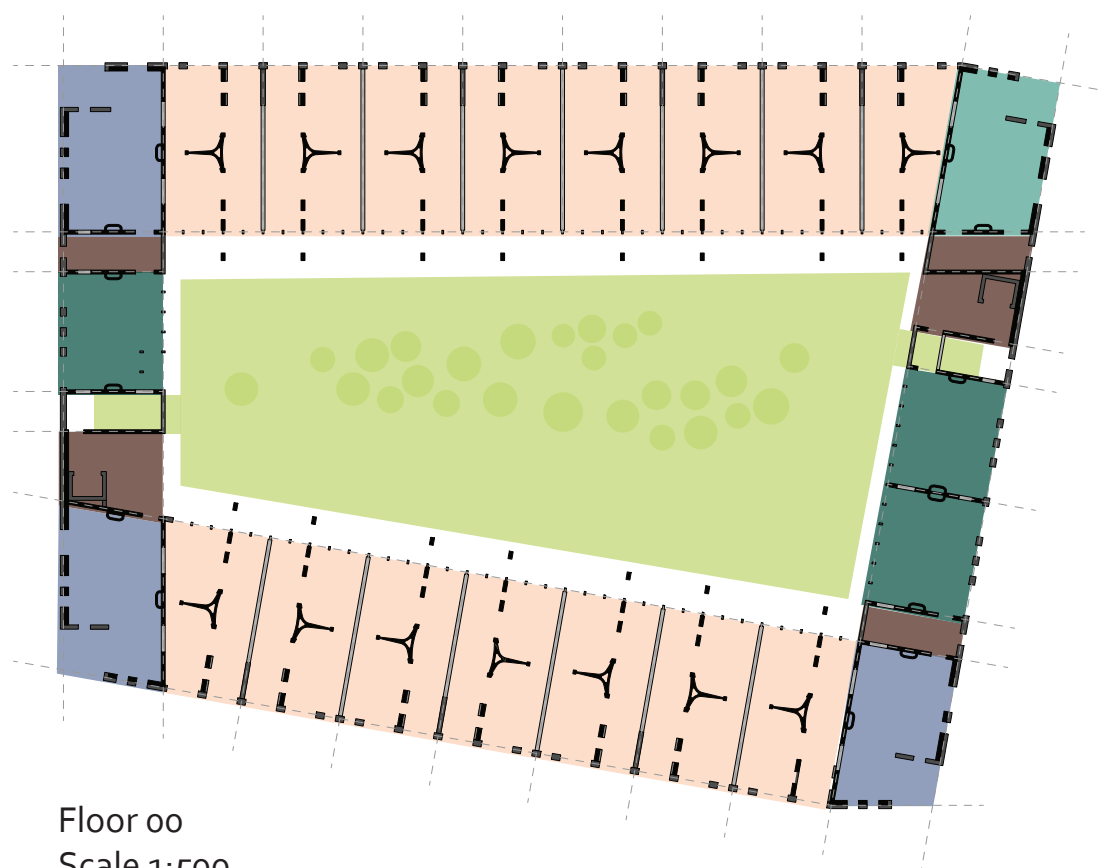






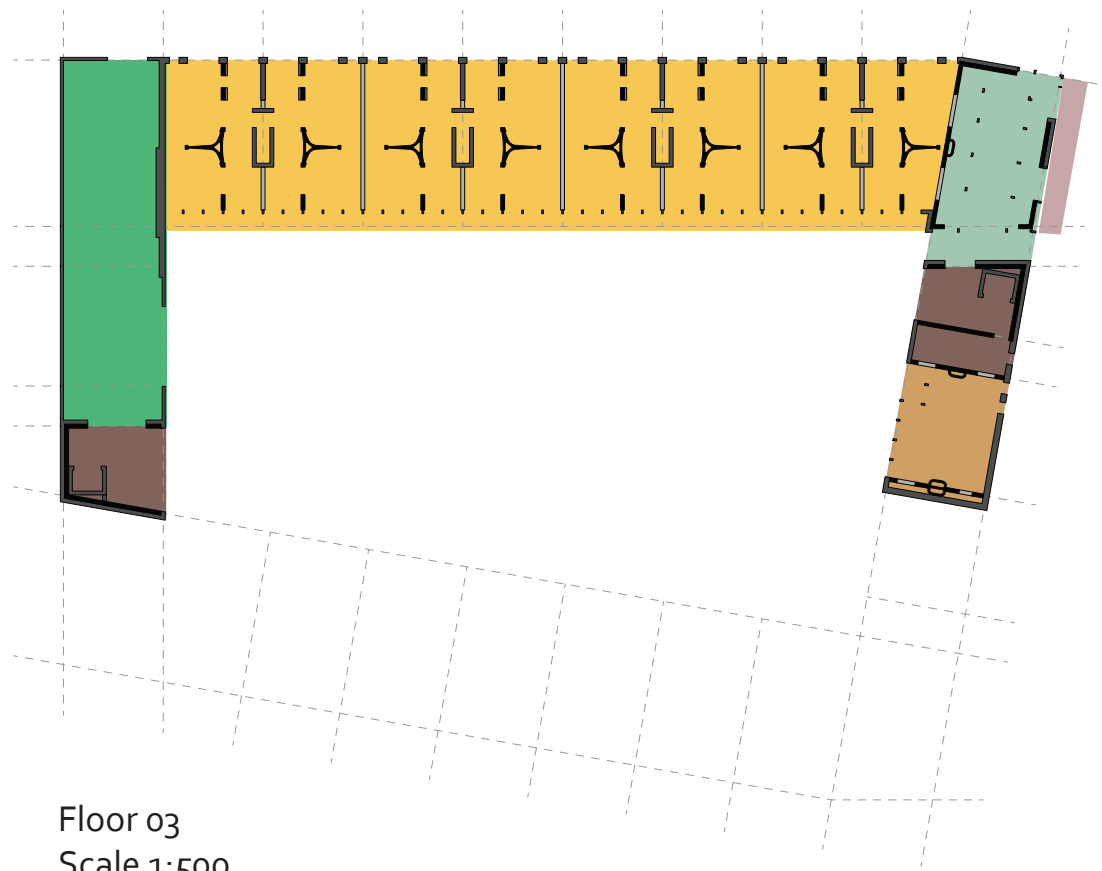
Floor 01
Scale 1:500

- Row houses
- 2-2.5 storey apt's
- Corner Apt's
- Cores / circulation / services

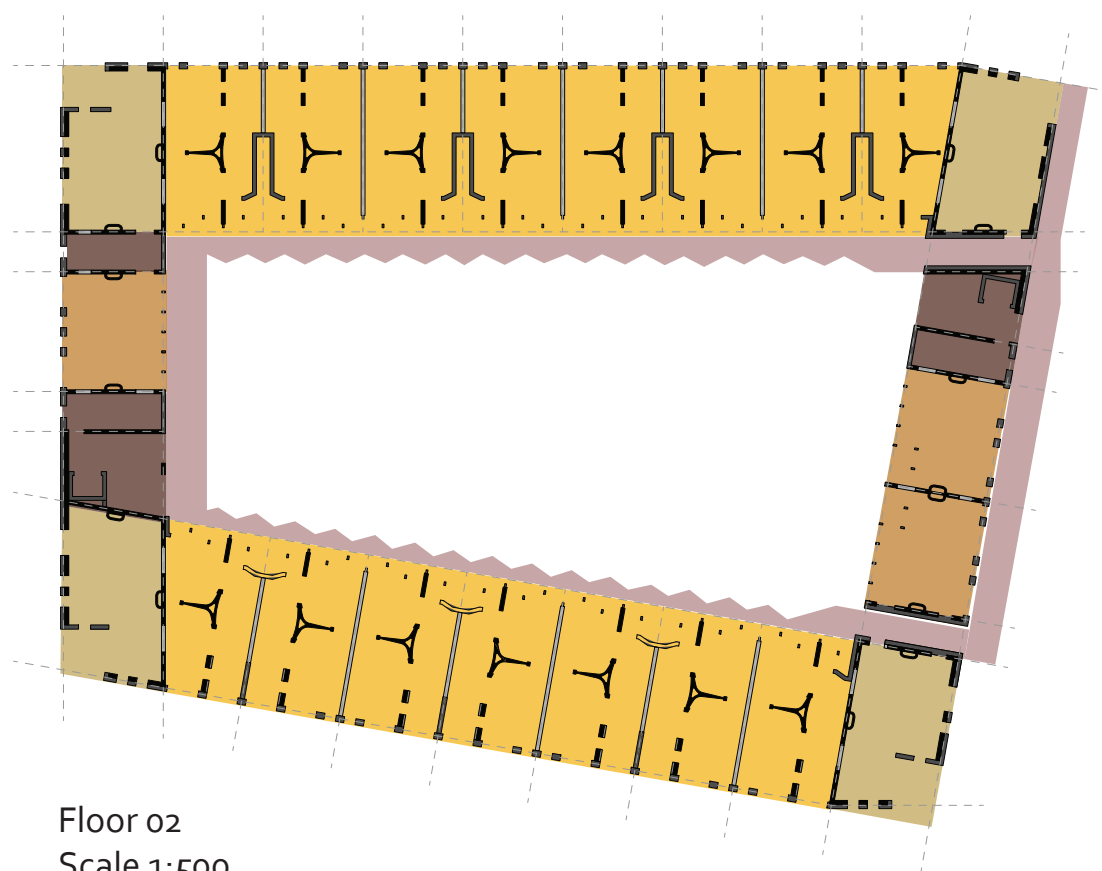


Floor 00
Scale 1:500

- Shared garden
- Row houses
- Bike stores
- Kindergarten
- Office / retail
- Cores / circulation / services



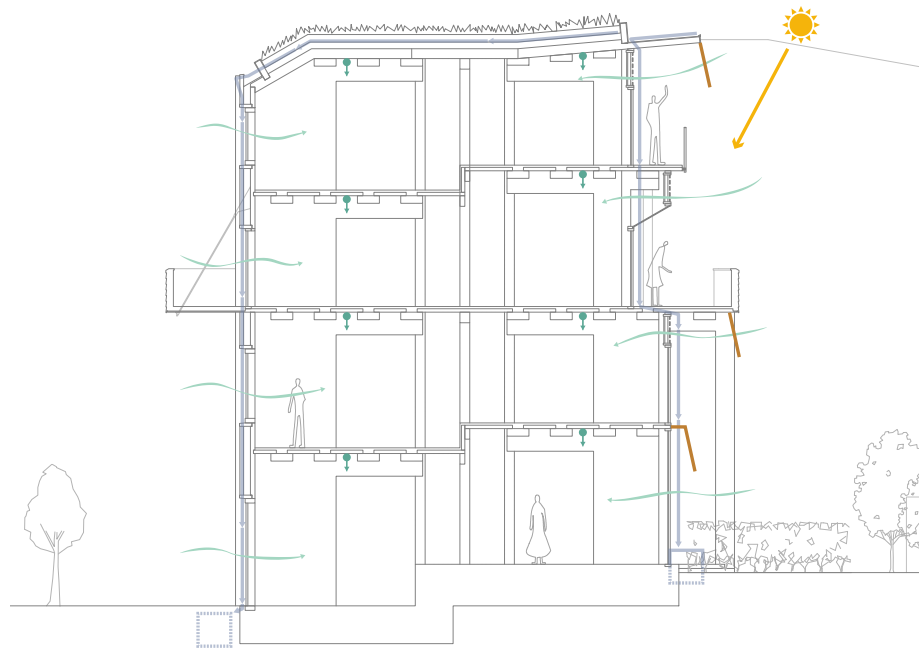
Floor 03
Scale 1:500



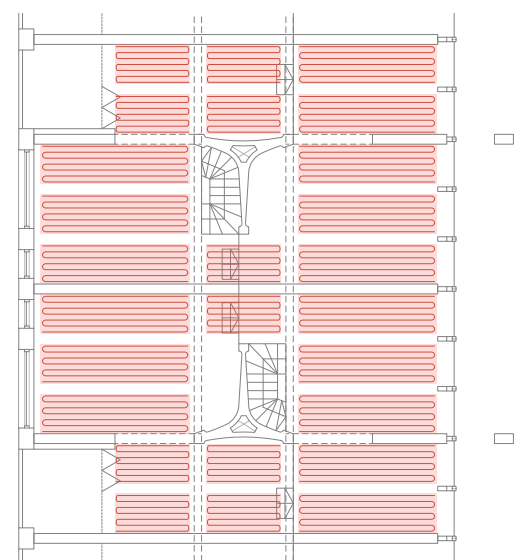
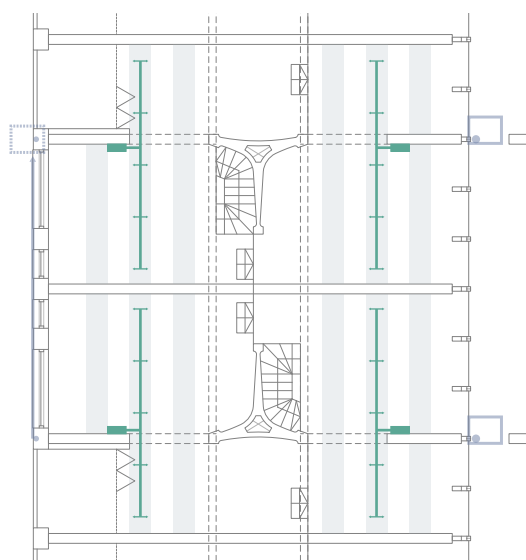
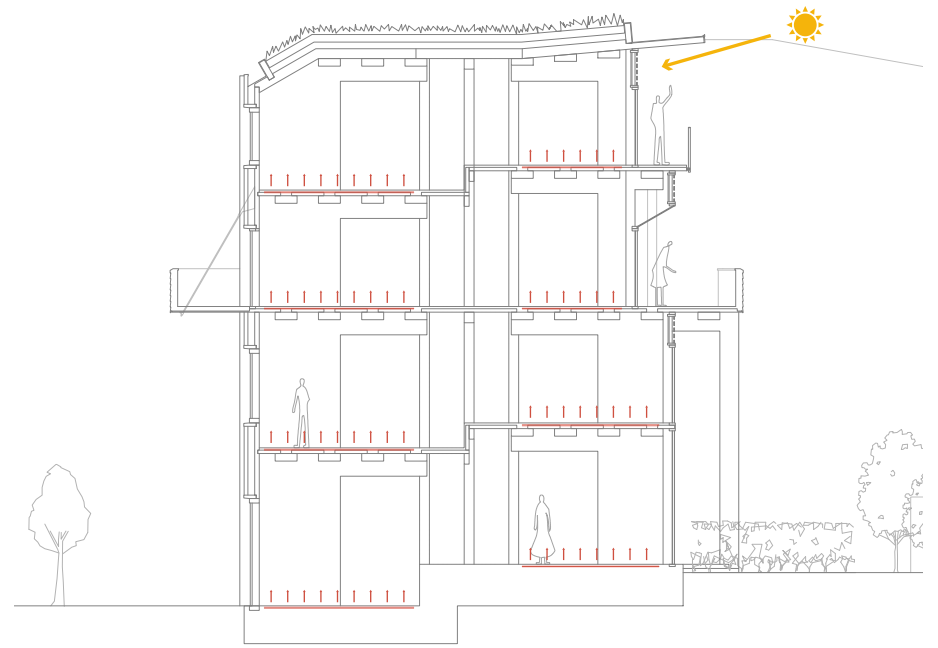
Floor 02
Scale 1:500

Climate

Summer
Scale 1:200



Winter
Scale 1:200



Summer sun

62° from horizontal
Shading provided by structure
Additional external shading
for feeling of control

Ventilation

Potential for cross ventilation
depending on floor layout
Can be opened discretely
(see detail)

Cooling

Additional cooling provided
via services duct

Winter sun

16° from horizontal

Underfloor Heating

Eco-friendly
Zoned for flexibility

Rainwater

Collected for use in the
shared garden
Is a celebrated, vertical
expression on the facade

Materials

Roof



Expression of drainage system at roof's edge

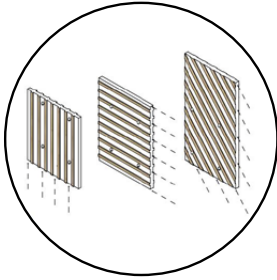


Space for wild flowers and the rooftop garden

Structure - Wood



CLT mass walls with punched openings for exterior



Wooden dowels used as a formaldehyde-free alternative

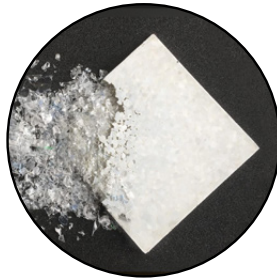


Rhythm of flat beams provides space for services

Structure - Central Unit



Core of stacked prefabricated concrete elements



Clad with Decoran™ ceramic tiles, made from 99% recycled glass



Suited to curves and allows for artistic expression/variation



References Dutch domesticity and kitchen as "heart"



An "identity anchor" for each unit, inspired by the fireplace

Heating and insulation



Jupiter ECO underfloor heating - eco friendly (recycled wood fibre)



Corkboard insulation - eco friendly and damp-resistant

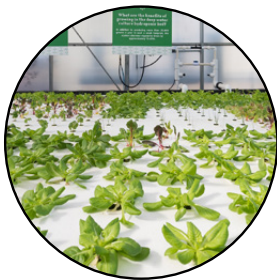


Wood wool insulation - eco friendly and sound-resistant

Dividing walls



Prefabricated hempcrete blocks - low-tech and sound-resistant



Base material can be grown in hydroponic greenhouses

Facade: outward-facing



Stonecycling™ bricks made from recycled demolition waste

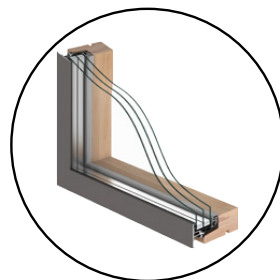


Range of colours/textures lends identity to the urban scheme



Solid, tactile facade clearly marks public/private distinction

Facade: garden-facing



Velfac™ wood-aluminium glazing for durability and sustainability



Open, light facade suited to appropriation and views of garden



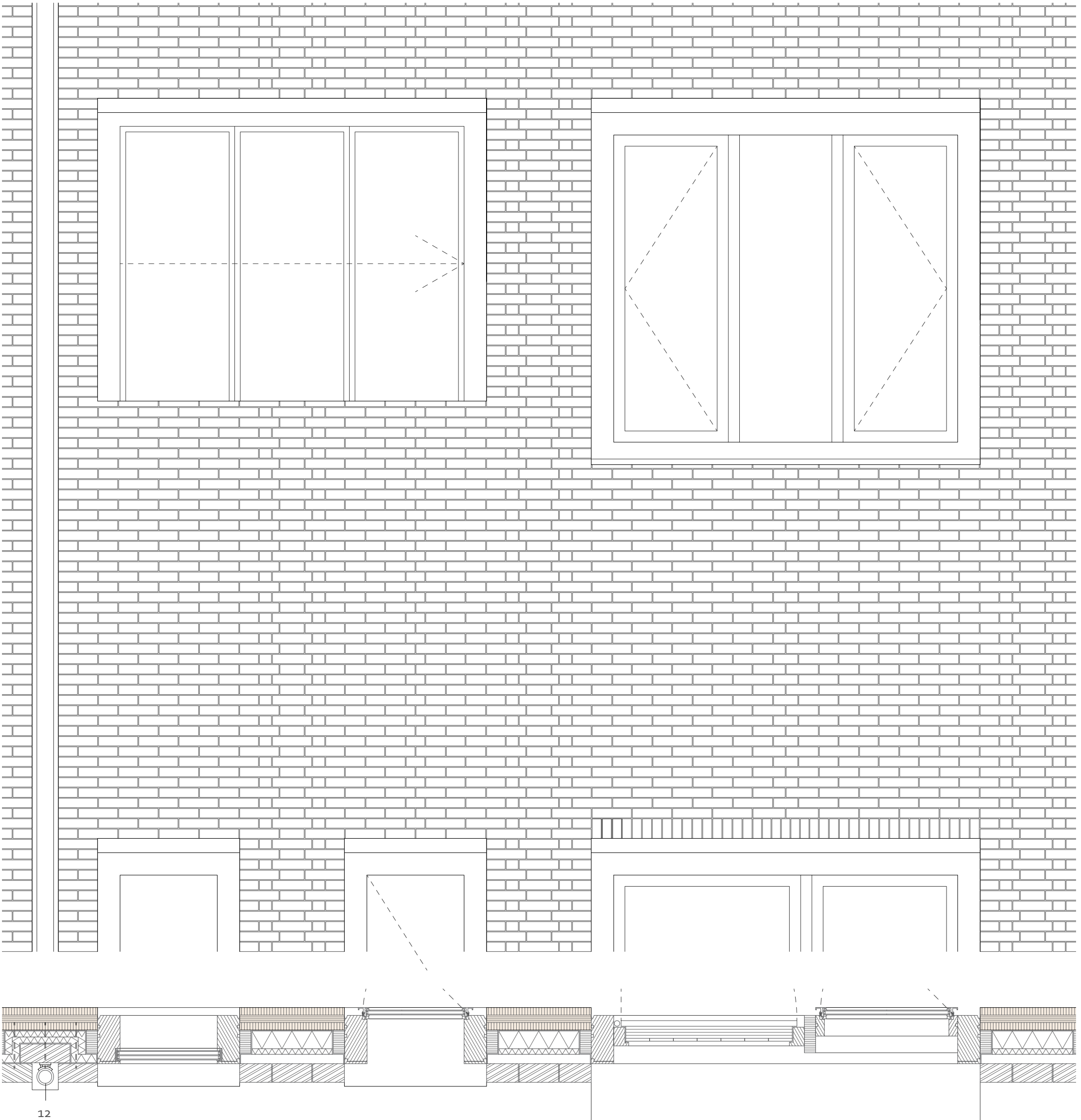
Solid balcony elements expressed with cedar shingles



Light balcony elements for "pockets" of space overlooking garden

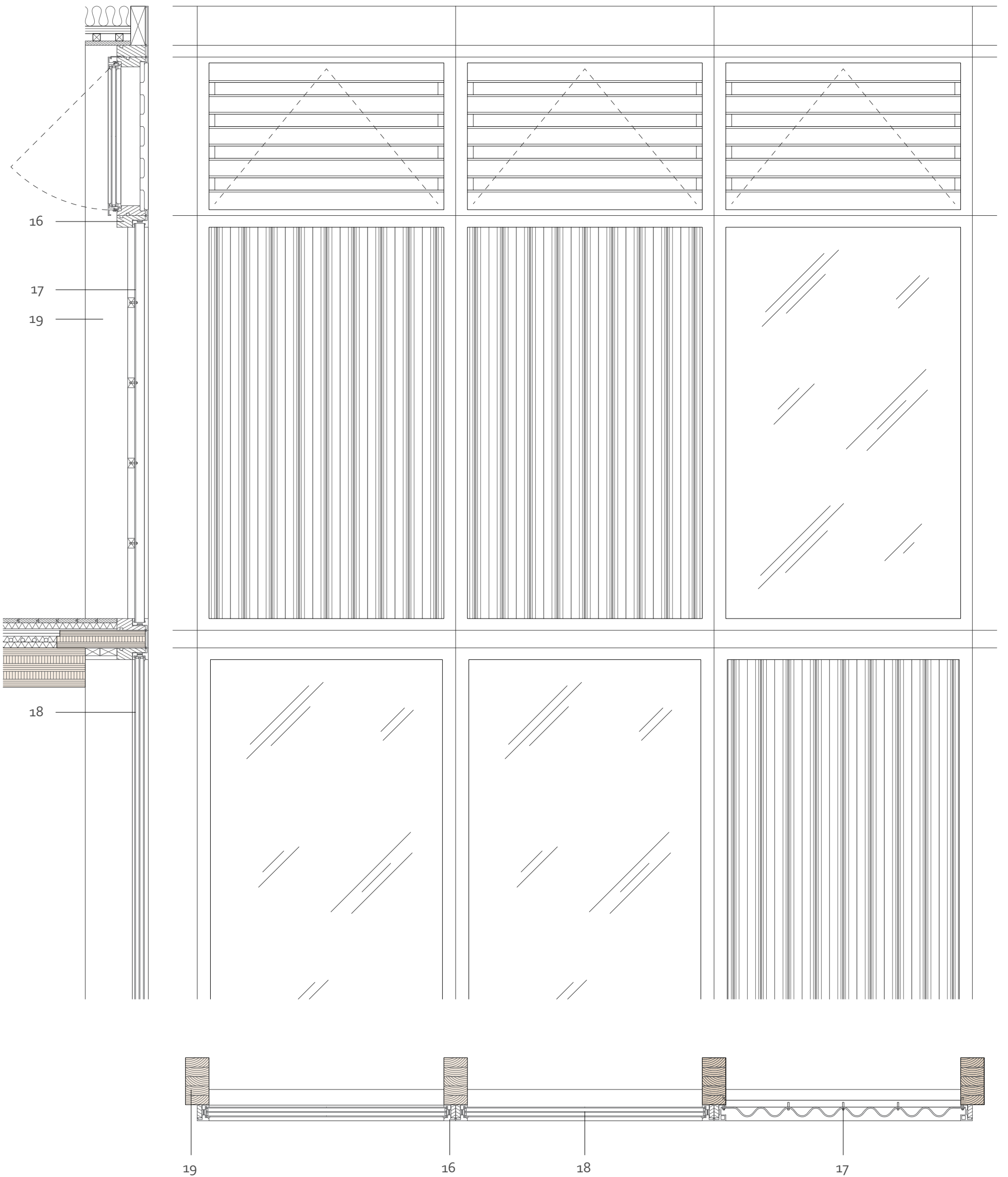
Outward-Facing Facade - Elevation with Horizontal Detail 1-20 and Vertical Details 1-5

- 1 210 x 100 x 50 mm Stonecycling recycled bricks
- 2 Stainless steel ties
- 3 50 mm air cavity
- 4 Waterproof layer
- 5 30 mm cork insulation board
- 6 90 mm wood wool insulation board
- 7 Vapour control layer
- 8 120 mm three-layer CLT wall
- 9 90 mm adjoining LVL lintel
- 10 5 mm aluminium covering
- 11 260 x 120 mm larch composite frame with 50 mm triple-layer glazing and durable wood covering
- 12 Drainpipe recessed within brickwork



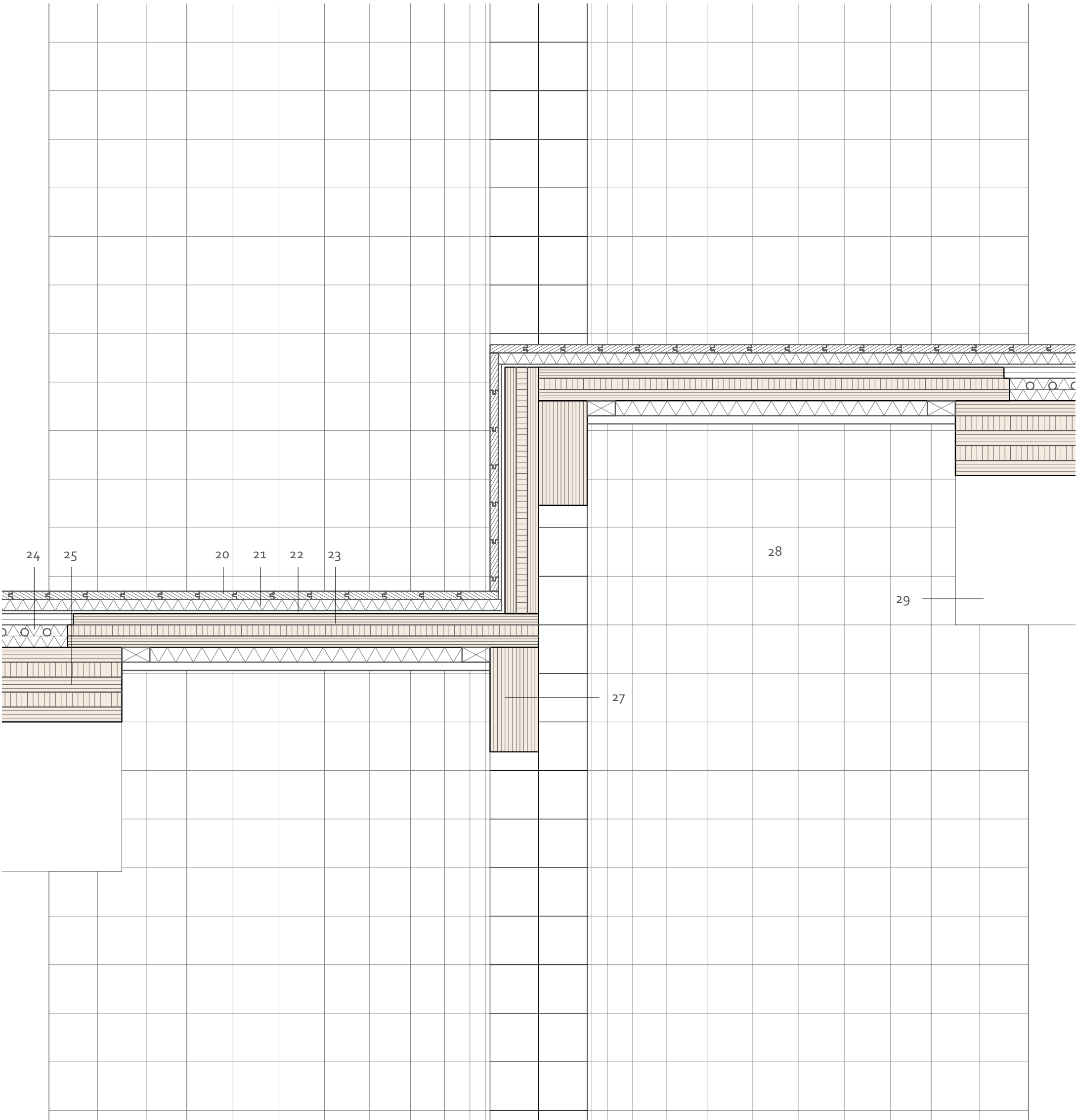
Garden-Facing Facade - Elevation with Vertical & Horizontal Details 1-20 and Vertical Details 1-5

- 13 Aluminium facing panel
- 14 200 x 60 mm larch-aluminium composite frame with 22 mm horizontal boards, evenly spaced
- 15 Top-hung openable window set behind
- 16 160 x 60 mm larch-aluminium composite frame
- 17 6 mm translucent tri-wall polycarbonate corrugated sheeting
- 18 50mm triple-layer low-E glazing
- 19 240 x 120 mm glulam column



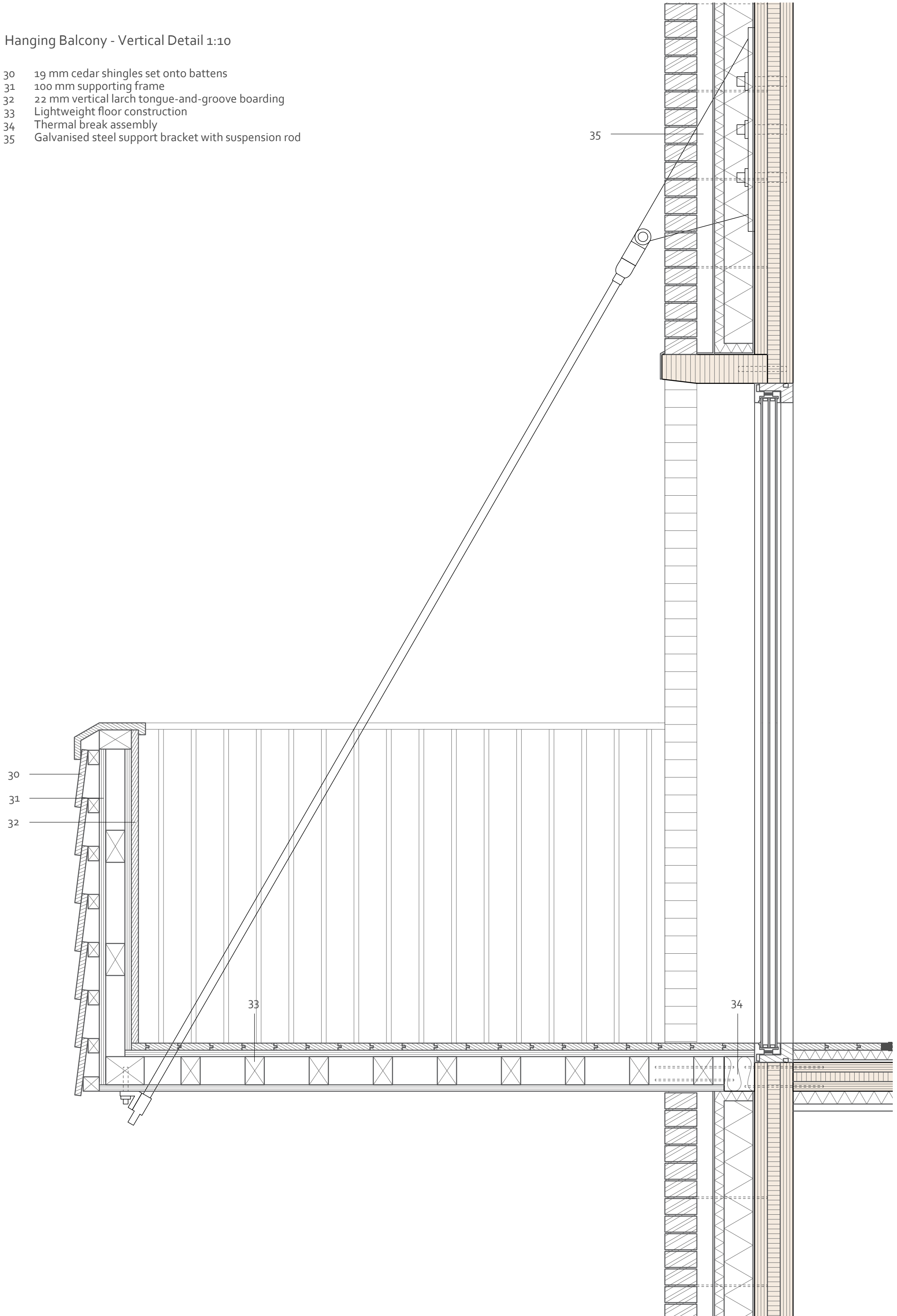
Floors - Vertical Detail 1:10

- 20 22 mm finishing layer (e.g. tongue-and-groove boards)
- 21 30 mm ECO-60U Jupiter underfloor heating
- 22 Trickle-proof barrier (PE membrane)
- 23 90 mm three-layer CLT floor panel
- 24 Services (sprinklers) and acoustic insulation between
- 25 200 mm five-layer CLT flat beams
- 26 Service cavity between flat beams with 22 mm slats acting as cavity closers, evenly spaced
- 27 280 x 130 mm LVL beam to support level change
- 28 Central unit clad with recycled glass tiles
- 29 Interlocking CLT structure



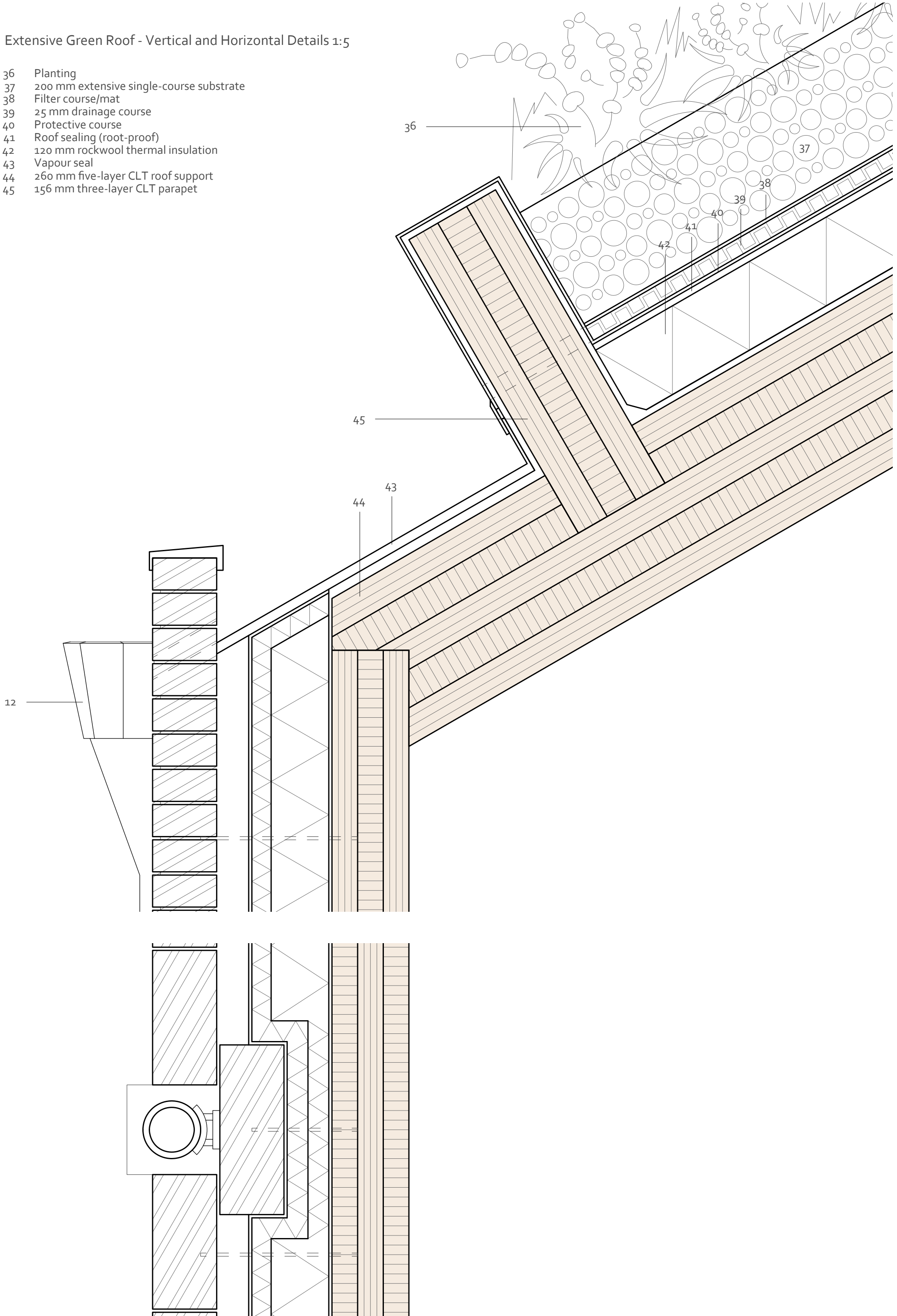
Hanging Balcony - Vertical Detail 1:10

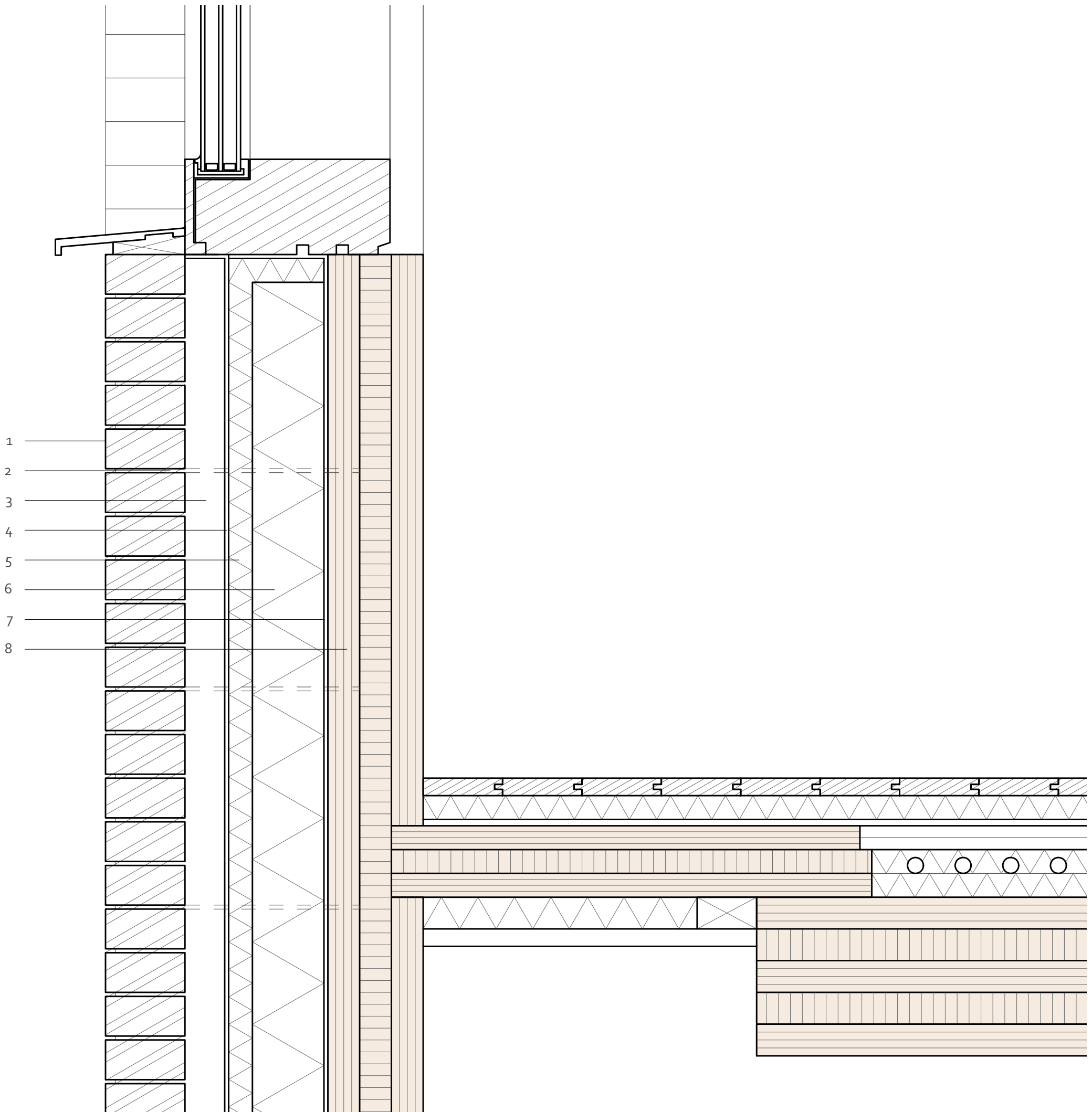
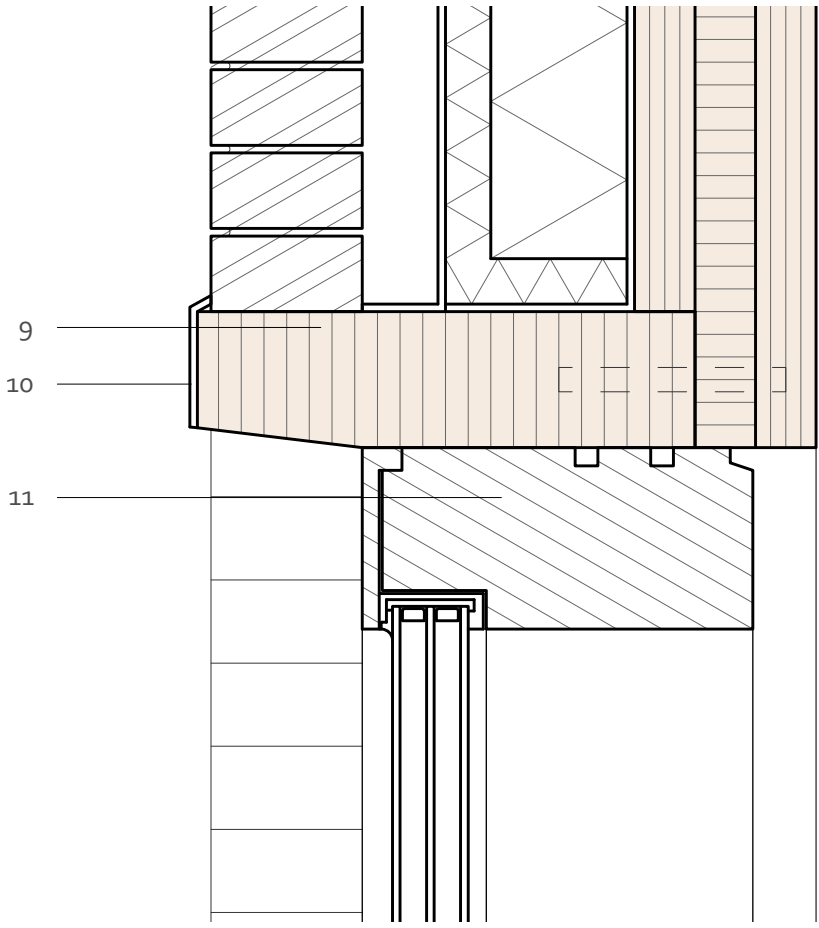
- 30 19 mm cedar shingles set onto battens
- 31 100 mm supporting frame
- 32 22 mm vertical larch tongue-and-groove boarding
- 33 Lightweight floor construction
- 34 Thermal break assembly
- 35 Galvanised steel support bracket with suspension rod

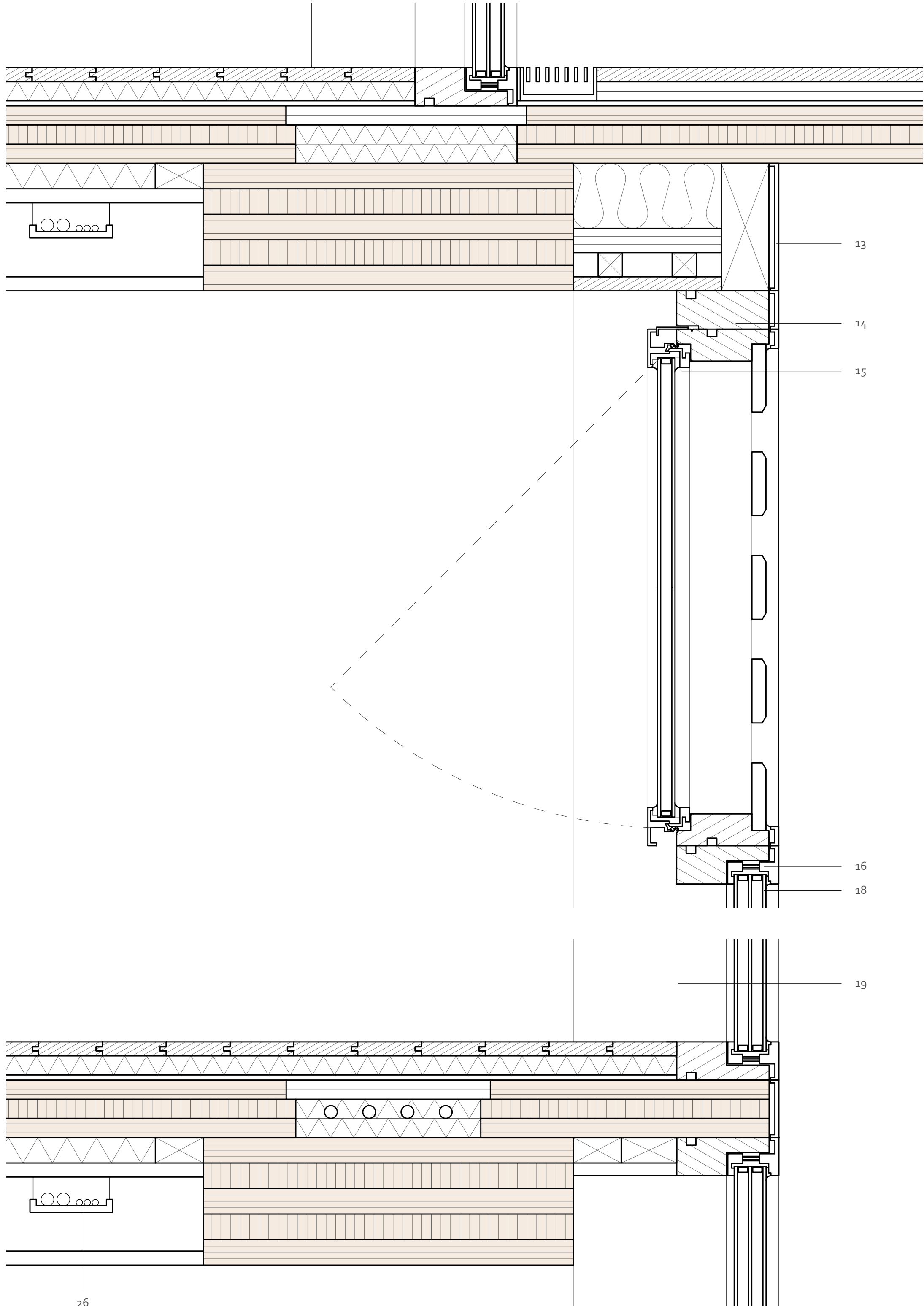


Extensive Green Roof - Vertical and Horizontal Details 1:5

- 36 Planting
- 37 200 mm extensive single-course substrate
- 38 Filter course/mat
- 39 25 mm drainage course
- 40 Protective course
- 41 Roof sealing (root-proof)
- 42 120 mm rockwool thermal insulation
- 43 Vapour seal
- 44 260 mm five-layer CLT roof support
- 45 156 mm three-layer CLT parapet







13

14

15

16

18

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26