

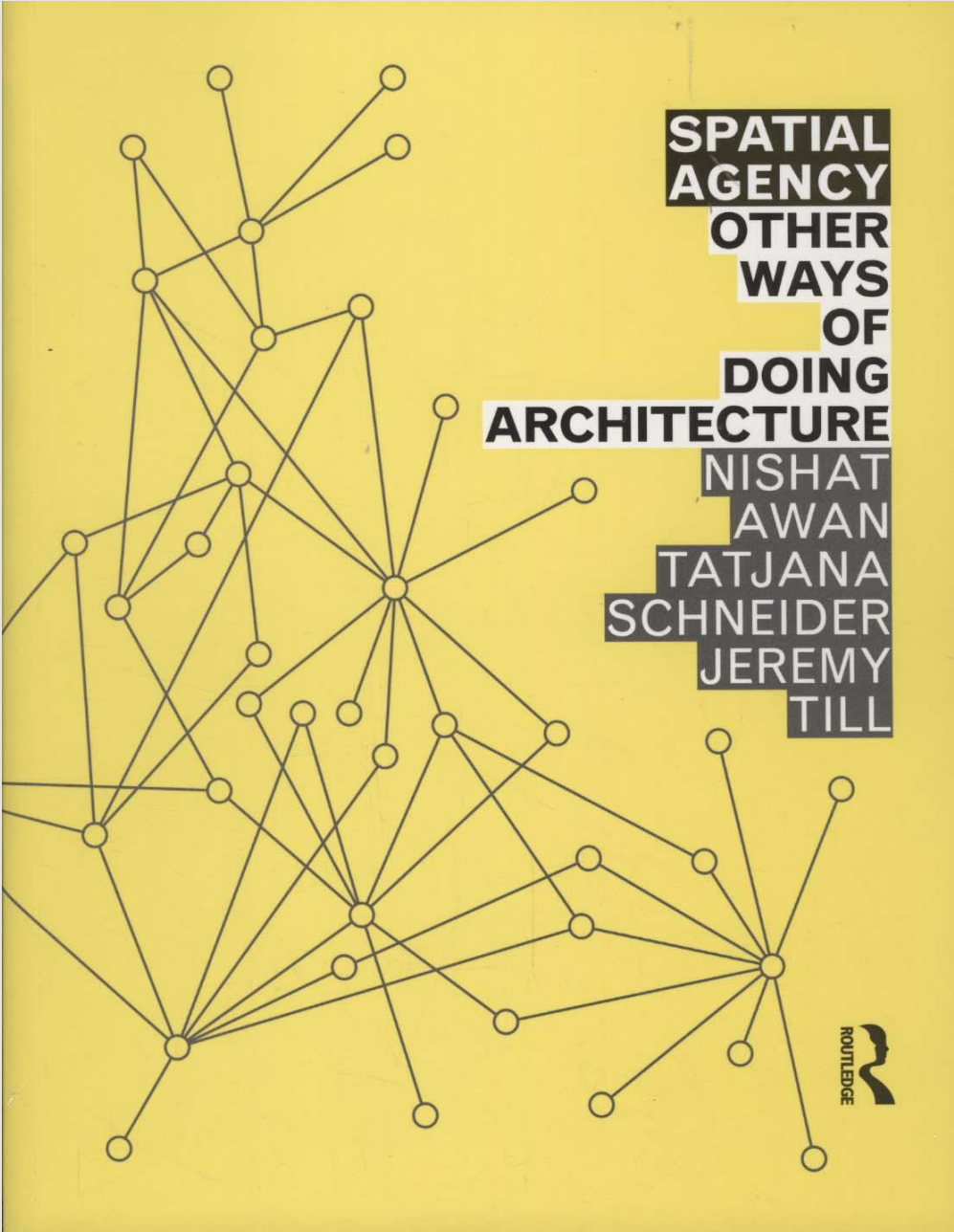
Dutch Housing Commons:
non-speculative housing
within and against
the housing market

Sebastiaan Vork
P5 08.02.2024

ir. Micha de Haas
prof. dr. Janina Gosseye
ir. Rufus van den Ban
prof. dr. ir. Henk Visscher

Dutch business commons

spatial agency



**SPATIAL
AGENCY**

**OTHER
WAYS**

**OF
DOING**

ARCHITECTURE

**NISHAT
AWAN**

**TATJANA
SCHNEIDER**

**JEREMY
TILL**

ROUTLEDGE




preamble: problem statement + aim

01

what is there?

housing shortage
in the Netherlands
and top-down
strategies fail to
provide desired
answers and
direction



housing
shortage

01

what is there?

housing shortage
in the Netherlands
and top-down
strategies fail to
provide desired
answers and
direction



02

what does it?

citizens are eager
to seek for
solutions
elsewhere
through
bottom-up
initiatives



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housing shortage
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02

what does it?

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through
bottom-up
initiatives



03

what is the effect?

however, the
development of
these initiatives is
evolving only
slowly, resulting
in little impact in
the Netherlands



01

what is there?

housing shortage
in the Netherlands
and top-down
strategies fail to
provide desired
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direction



02

what does it?

citizens are eager
to seek for
solutions
elsewhere
through
bottom-up
initiatives



03

what is the effect?

however, the
development of
these initiatives is
evolving only
slowly, resulting
in little impact in
the Netherlands



04

what is the
intention?

supporting this
development by
demonstrating a
different reality on
housing in the
Netherlands



preamble: research question



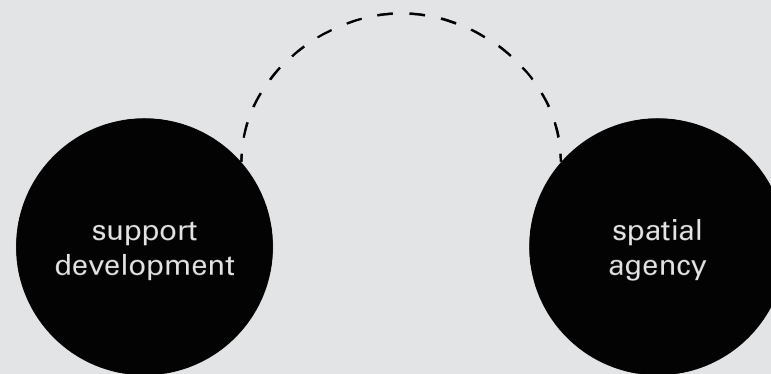
preamble: research question



preamble: research question

research question

how can
Spatial Agency
support the
development of
Housing Commons
in the
Netherlands



preamble: the play

Dutch business Commons

sebastiaan verk

**non-speculative housing
within and against the housing market**

abstract

This stage play features a fictional polylogue between people of different professional backgrounds on the imaginative and future development of housing commons in the Netherlands. The play, which is set in the year 2043, offers its spectators an optimistic and critical image of the future of housing commons in the Netherlands and reflects on this speculative transformation of the Dutch housing market. Housing commons are depicted as a non-speculative way of housing in which a variety of facilities are being shared to alleviate the overly stressed Dutch housing market.

cast

Anne Kockelkorn	Jan Bovy
Annet Akkerma	Jeremy McLeod
Arie Lengkeek	Jonah van Delden
Benedikt Altrogge	Mira Nekova
Daan Bossuyt	Paulien Klap
Ewoud Dekker	Peter Glas
Floris Alkemade	Peter Kuenzli
Irina Davidovici	Tom Avermaete
Ivan Illich	

setting

The setting of this stage play is determined by a train ride - from Amsterdam to Nijmegen - and a project visit to a housing common in Nijmegen.

preamble: speaker groups



Anne Kockelkorn
(Ghent University)



Anne Kockelkorn
(Ghent University)



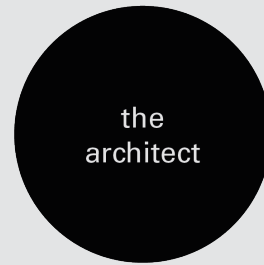
Arie Lengkeek
(co-author operatie
wooncoöperatie)



Anne Kockelkorn
(Ghent University)



Arie Lengkeek
(co-author operatie
wooncoöperatie)



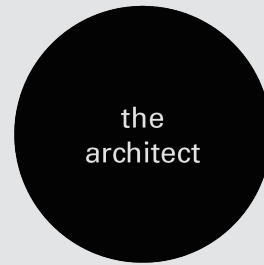
Mira Nekova
(Time to Access)



Anne Kockelkorn
(Ghent University)



Arie Lengkeek
(co-author operatie
wooncoöperatie)



Mira Nekova
(Time to Access)



De Lage Drempeles
(Amsterdam)



Anne Kockelkorn
(Ghent University)



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(Time to Access)



De Lage Dremfels
(Amsterdam)



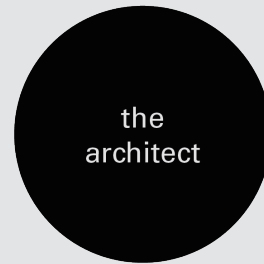
Paulien Klap
Jonah van Delden
(De Lage Dremfels)



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(Ghent University)



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De Lage Dremfels
(Amsterdam)



Paulien Klap
Jonah van Delden
(De Lage Dremfels)



Benedikt Altrogge
(GLS Bank)



the
academic

Anne Kockelkorn
(Ghent University)



the
advocate

Arie Lengkeek
(co-author operatie
wooncoöperatie)



the
architect

Mira Nekova
(Time to Access)



the
cooperative

De Lage Drenpels
(Amsterdam)



the
dweller

Paulien Klap
Jonah van Delden
(De Lage Drenpels)




the
bank

Benedikt Altrogge
(GLS Bank)




the
developer

Ewoud Dekker
Jan Bovy
(Creating Living
Spaces)




the
academic

Anne Kockelkorn
(Ghent University)




the
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(GLS Bank)



the
developer

Ewoud Dekker
Jan Bovy
(Creating Living
Spaces)



the
municipality

Annet Akkerma
(Gemeente
Rotterdam)

act 1	act 2	act 3	act 4	act 5
scene 1: housing crisis	scene 1: regulatory	scene 1: spatial agent	scene 1: the arrival	scene 1: the speech
scene 2: housing commons	scene 2: architectural	scene 2: design process	scene 2: creative land use	
scene 3: shift in thinking	scene 3: financial		scene 3: piece of a city	
	scene 4: legal		scene 4: expressive murals	
			scene 5: urban commons	
			scene 6: building entrances	
			scene 7: more with less	
			scene 8: dwelling typologies	
			scene 9: adaptability	
			scene 10: public and private	
			scene 11: frameworks	
			scene 12: long term thinking	

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scene 1: housing crisis	scene 1: regulatory	scene 1: spatial agent	scene 1: the arrival	scene 1: the speech
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act 1

act 2

act 3

act 4

act 5

housing
commons

public
frameworks

spatial
agency

Amsterdam > Nijmegen
trainride

the
project

the
dinner

Nijmegen
project visit

preamble: the trainride



Amsterdam

Nijmegen

[the play starts]

a stageplay on housing commons
within and against the housing market

Dutch business Commons

introduction

[08:54 - the group boards the train]

act 1: housing commons

scene 2: housing commons

[09:07 - the conversation starts]

*[09:11 - Irina, Peter and
Housing critic 2 leave the setting and
Mira and Housing critic 3 enter the
setting]*

act 2: public frameworks

scene 3: financial frameworks

[09:42 - the conversation continues]

*[09:45 - Anne and Housing critic 3
leave the setting and Chorus of
spatial agents enters the setting]*

act 3: spatial agency

scene 2: the spatial agent

[09:58 - the conversation continues]

*[10:15 - the train arrives and the
group leaves the train]*

act 1

act 2

act 3

act 4

act 5

housing
commons

public
frameworks

spatial
agency

Amsterdam > Nijmegen
trainride

the
project

the
dinner

Nijmegen
project visit

act 4: the project

scene 1: the arrival

[10:21 - the architect starts the tour]



Het Rek



Belastingkantoor Nijmegen

1960 - 1980: Rijksspreidingsbeleid



1960 - 1980: Rijksspreidingsbeleid



1980 - today



Rijksvastgoedbedrijf
Ministerie van Binnenlandse Zaken en
Koninkrijksrelaties

[Home](#) [Procedure](#) [Over ons](#) [Help](#)

[Login](#) [Registreren](#)

U bevindt zich op: [Home](#) > Stieltjesstraat 2 te Nijmegen

Voormalig kantoor belastingdienst Stieltjesstraat 2 te Nijmegen

Teruggetrokken



Belastingkantoor timeline

- 1960 Rijksspreidingsbeleid
- 1970 Start construction
- 1973 Used as office space
- 2015 Tax authorities move out
- 2015 Building becomes vacant

Belastingkantoor timeline

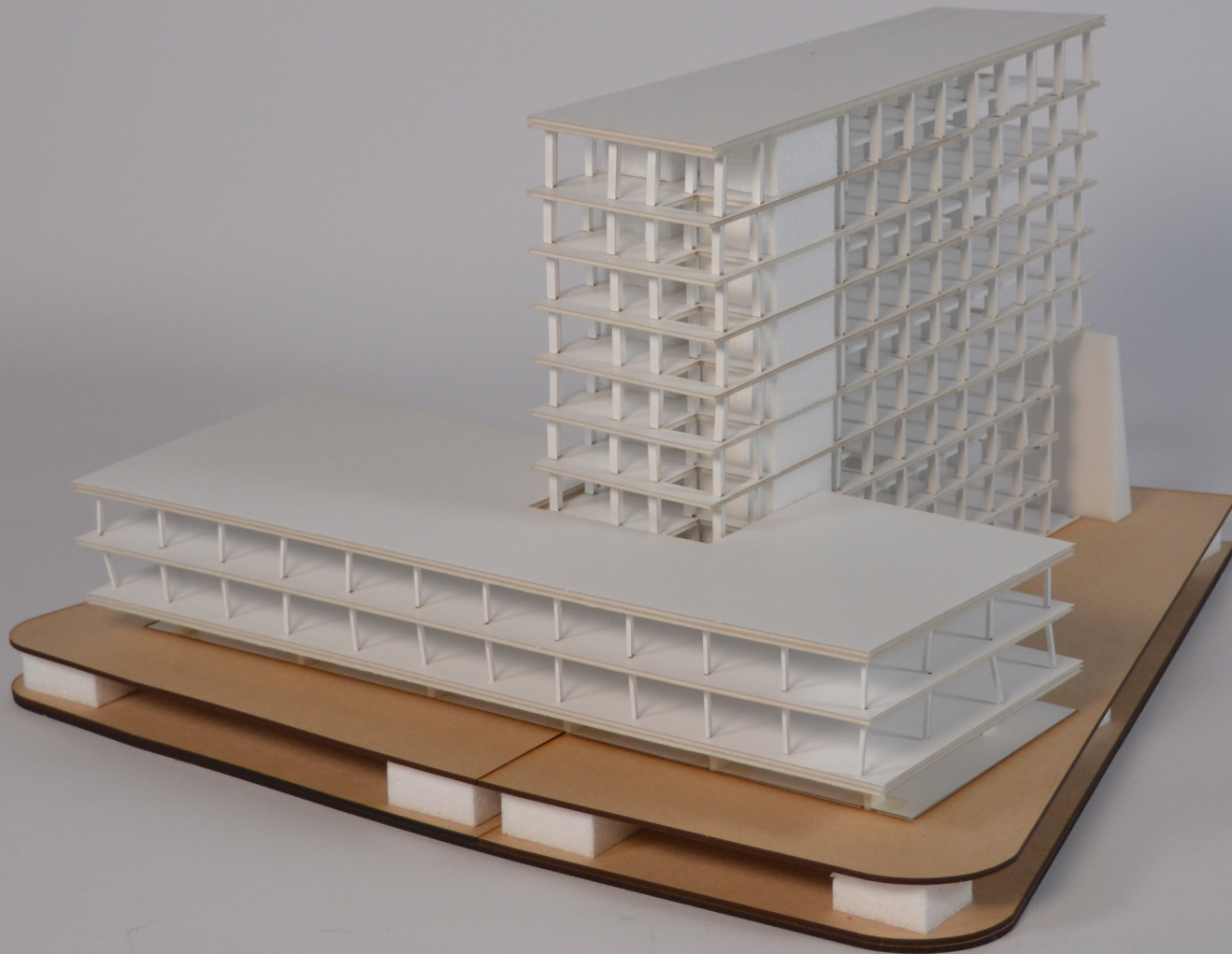
- 1960 Rijksspreidingsbeleid
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- 2019 Housing for vulnerable

Belastingkantoor timeline

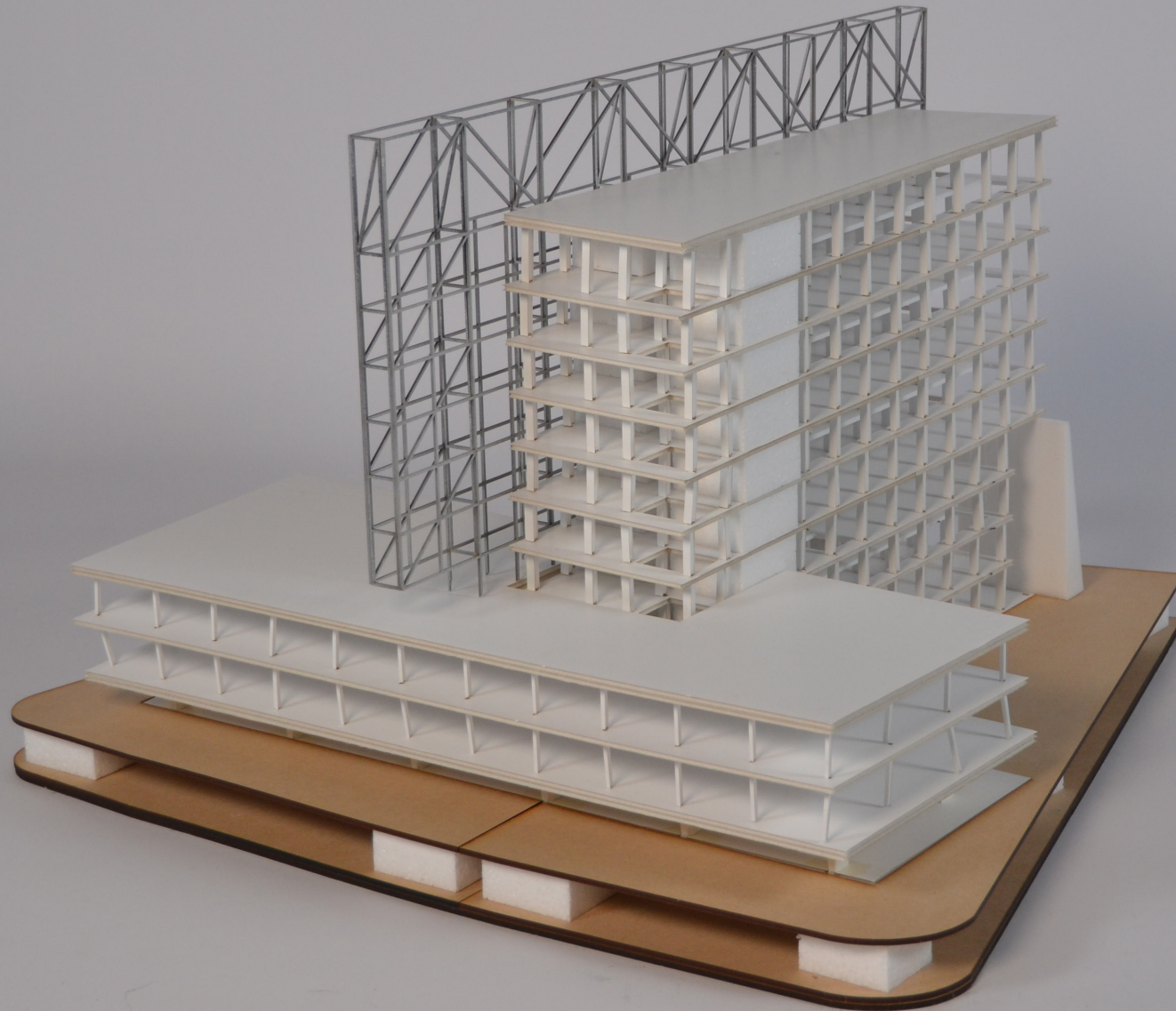
- 1960 Rijksspreidingsbeleid
- 1970 Start construction
- 1973 Used as office space
- 2015 Tax authorities move out
- 2015 Building becomes vacant
- 2018 Refugee shelter
- 2019 Housing for vulnerable
- 2031 Housing Common "Het Rek"



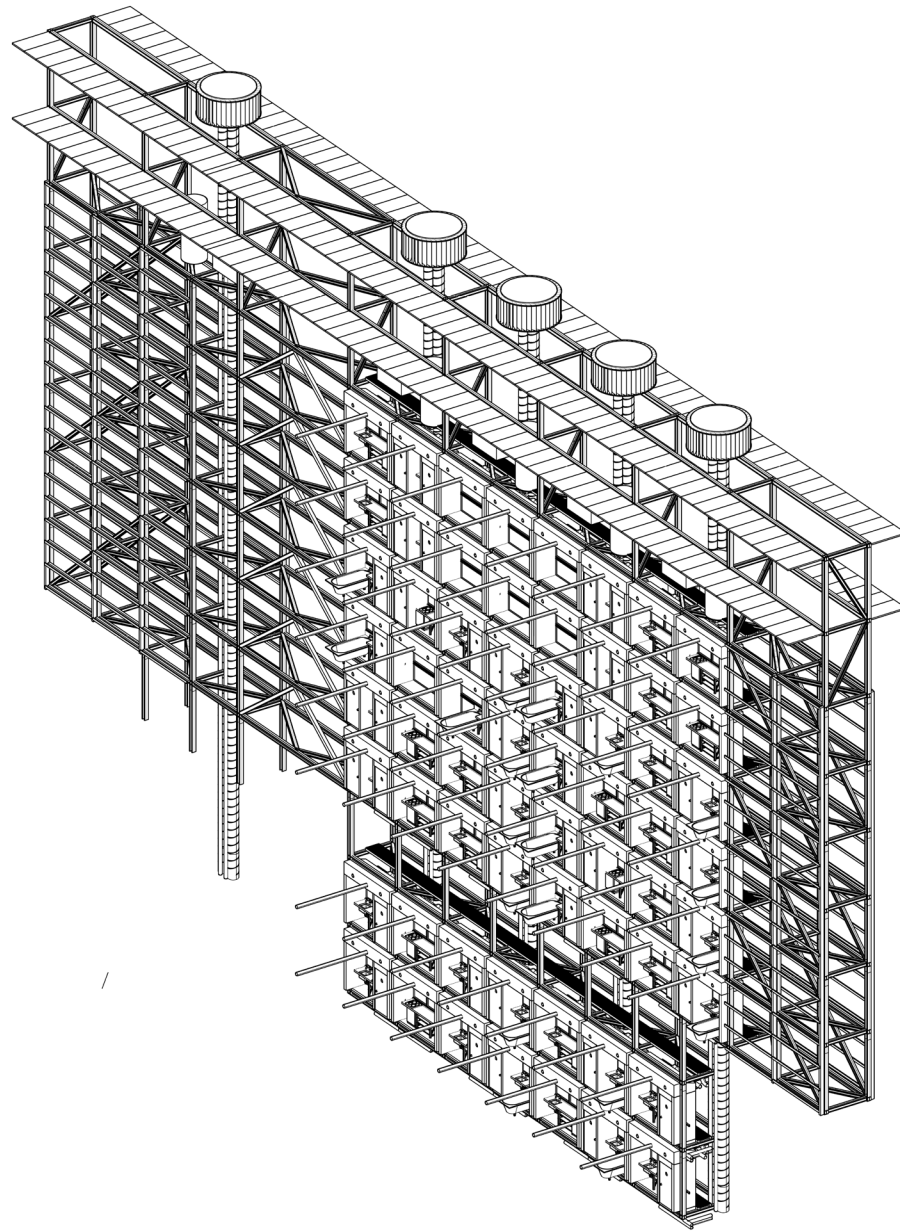
scene 1: the arrival



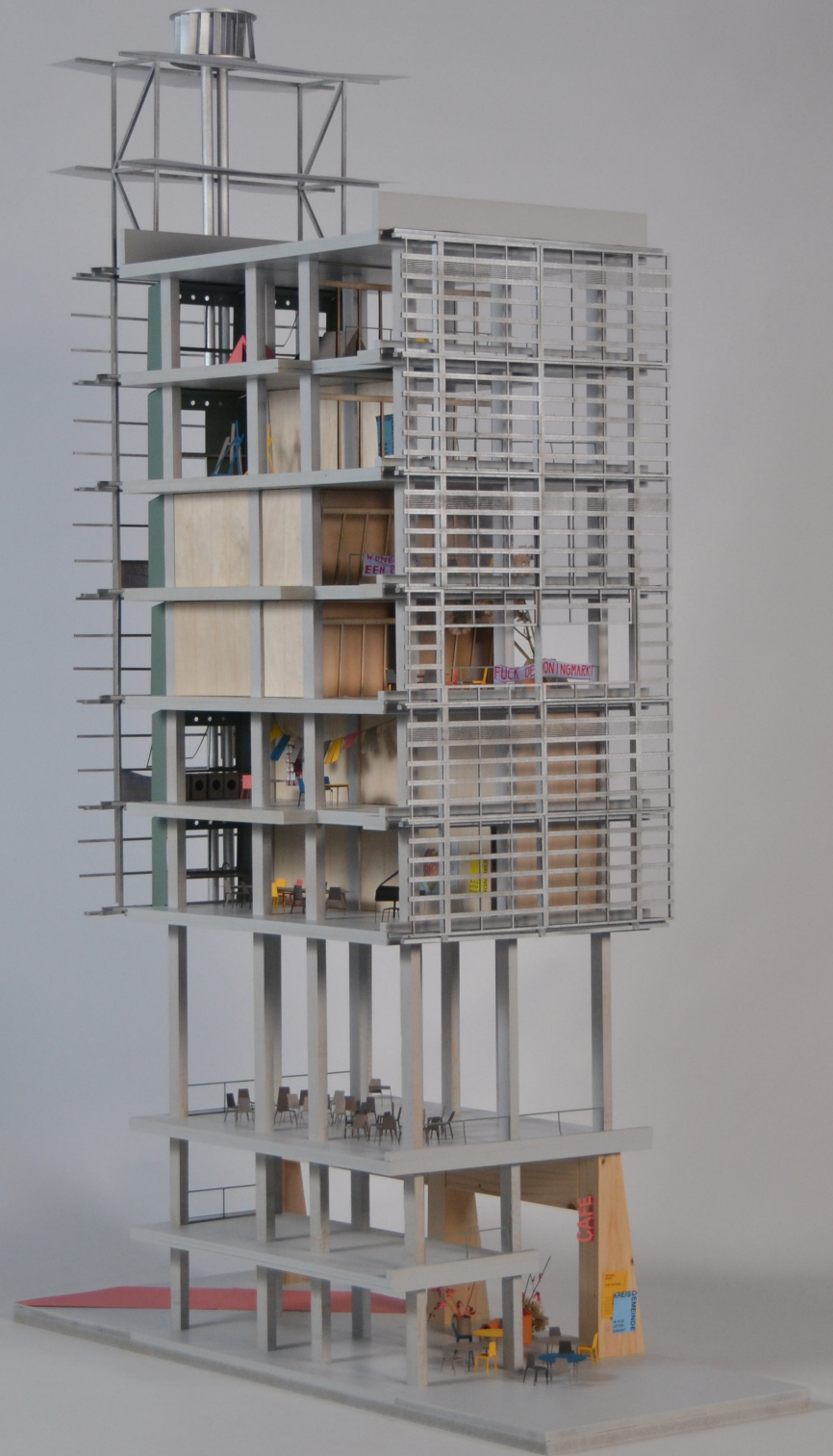
scene 1: the arrival



scene 1: the arrival



scene 1: the arrival



scene 1: the arrival



scene 1: the arrival



scene 1: the arrival



scene 1: the arrival

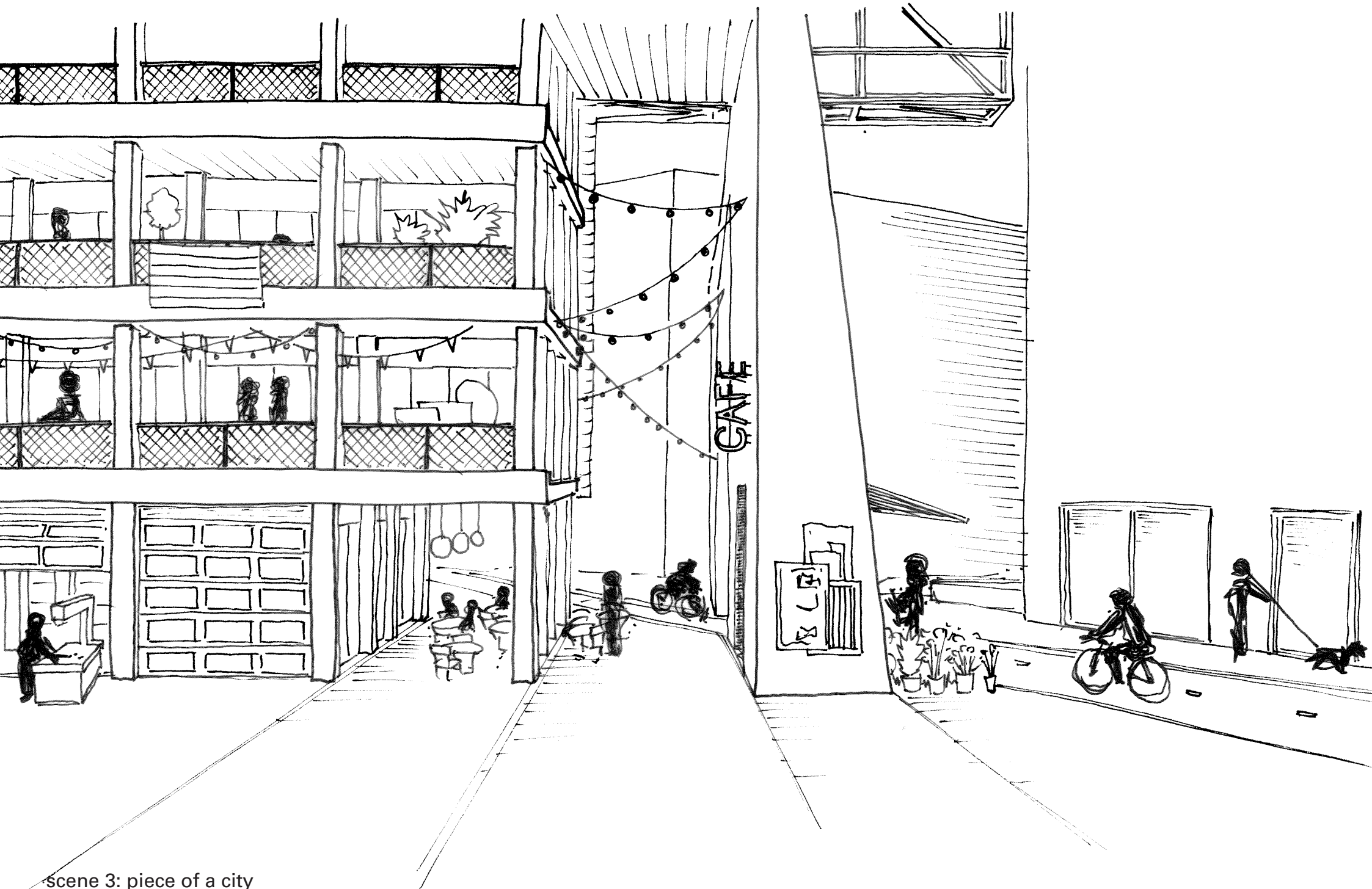


scene 1: the arrival



scene 1: the arrival

scene 3: Piece of a city



scene 3: piece of a city



scene 3: piece of a city



CAFE

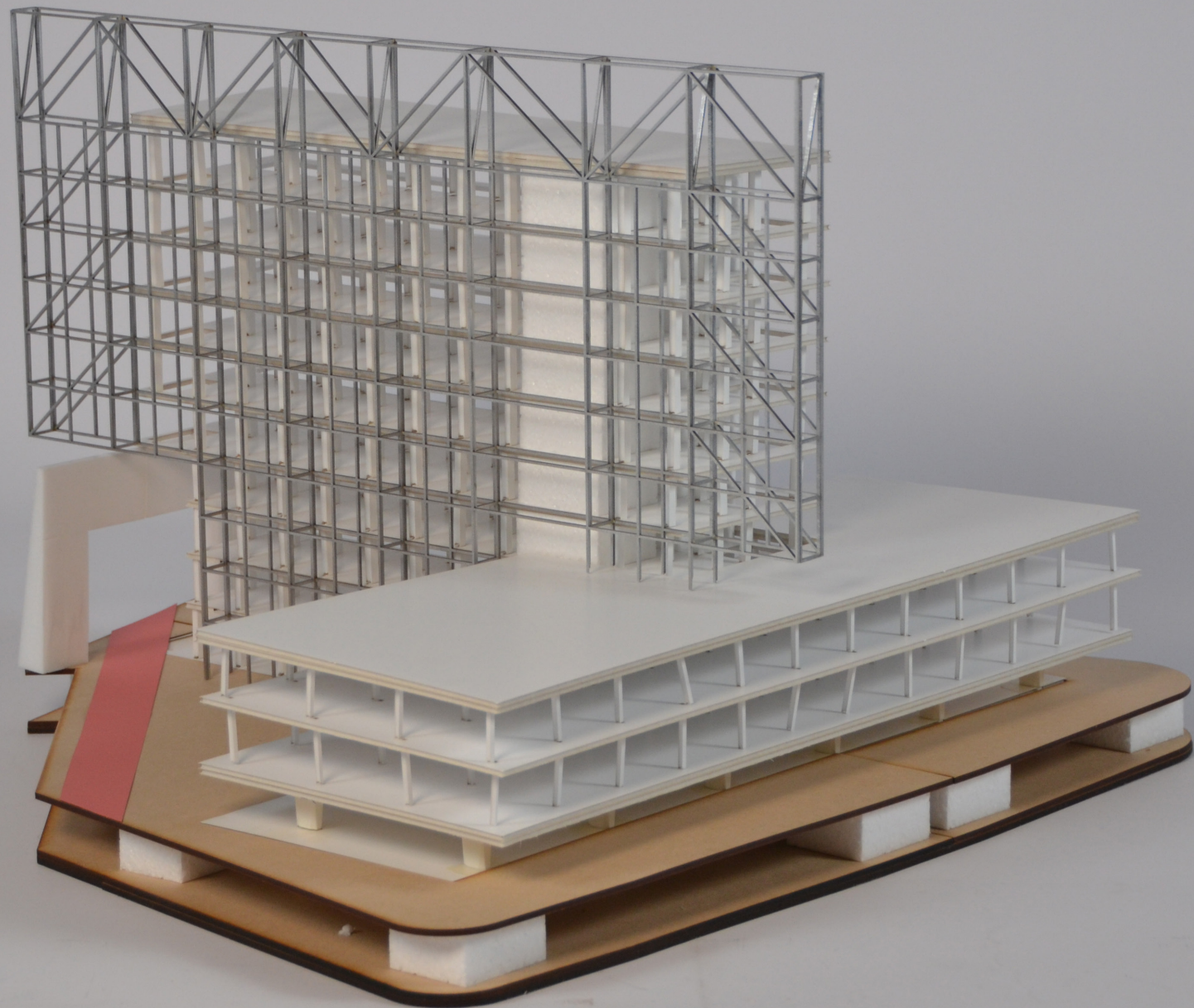
DEFINING
ARGUS
16.00 / 04.05.2023

KREIS
GEMEINDE
18.10.22
LETTEN-
VIADUKT

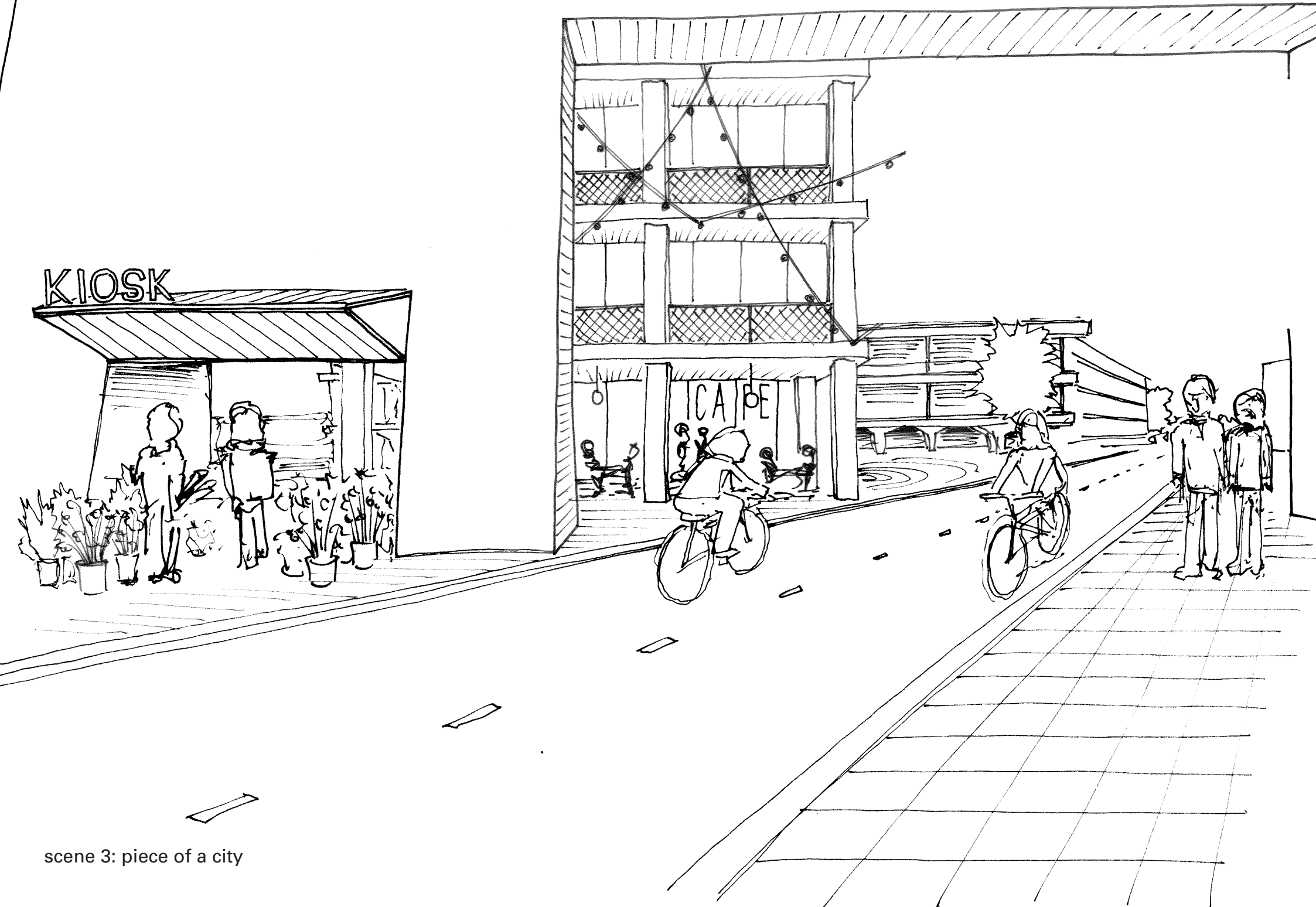
scene 3: piece of a city



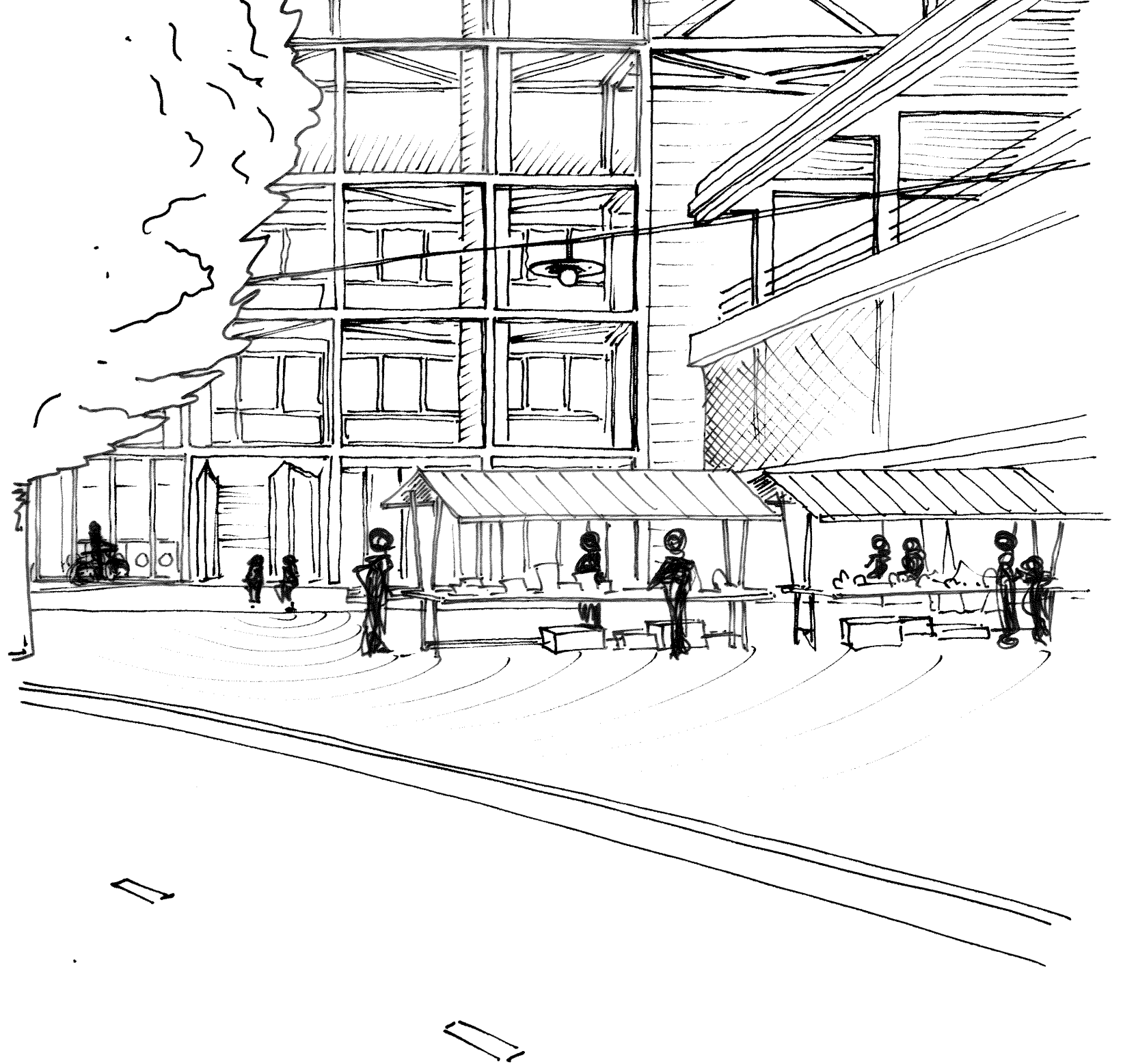
scene 3: piece of a city



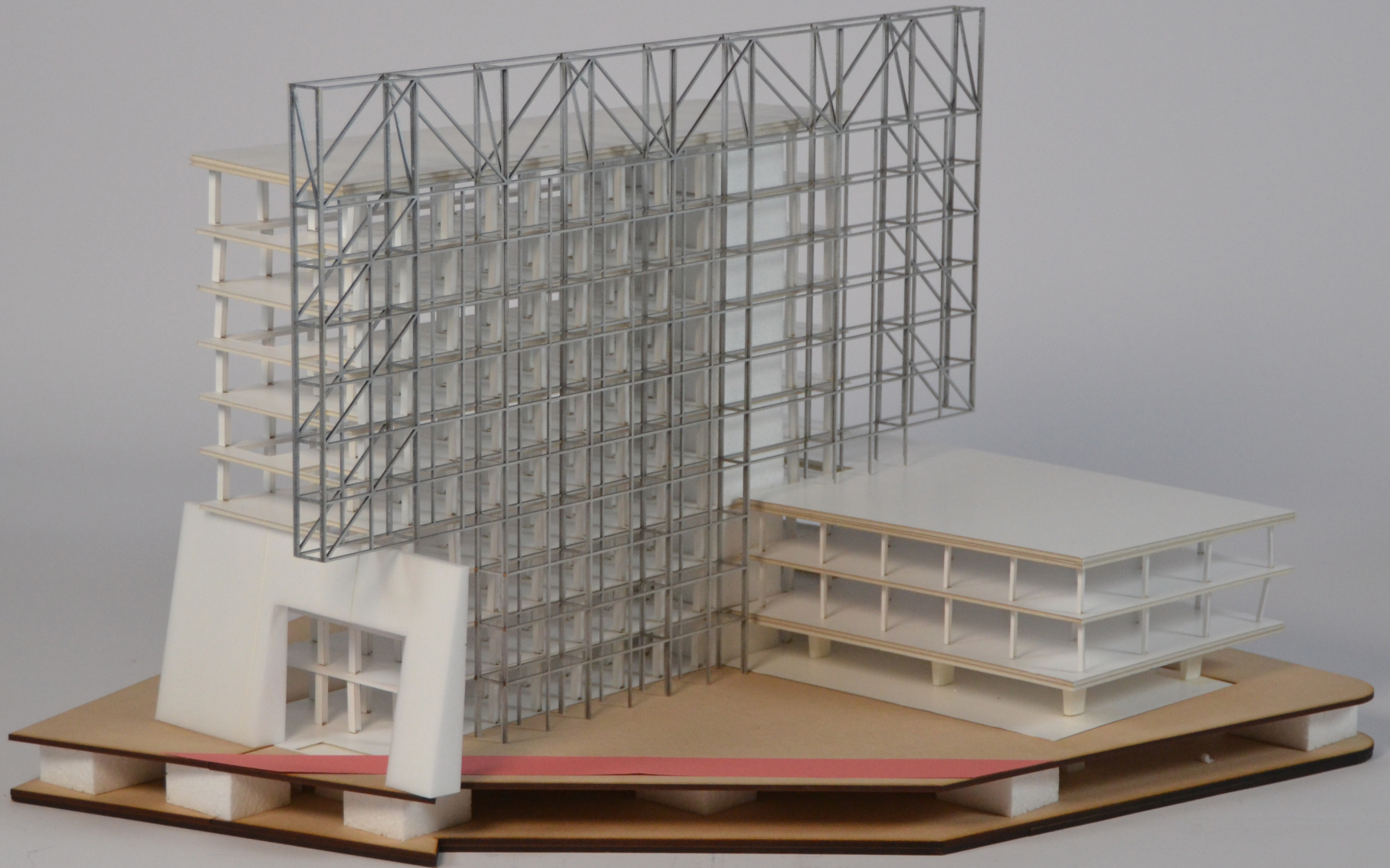
scene 3: piece of a city



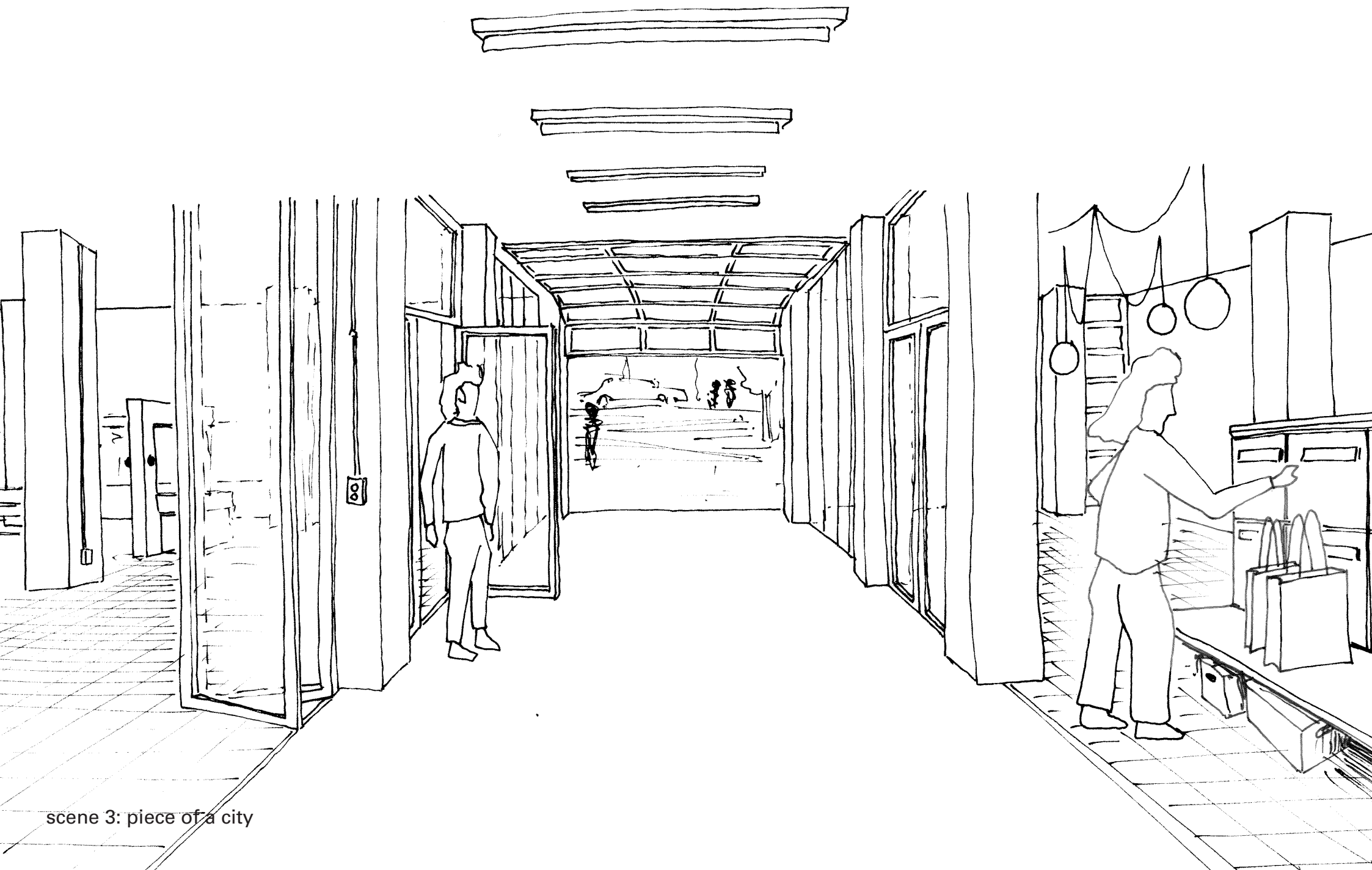
scene 3: piece of a city



scene 3: piece of a city



scene 3: piece of a city



scene 3: piece of a city

scene 7: More with less



scene 7: more with less



scene 7: more with less



scene 7: more with less



scene 7: more with less



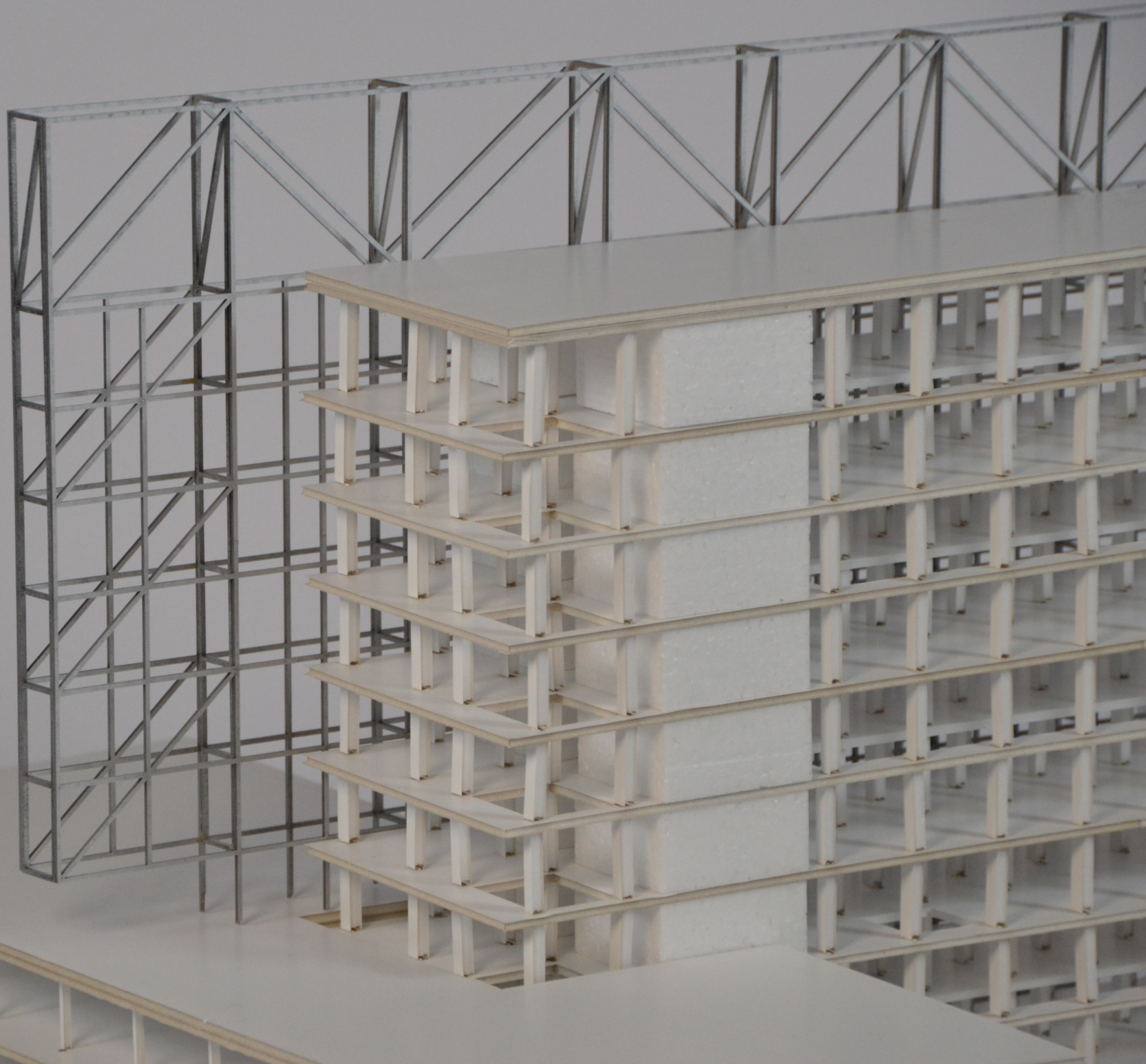
scene 7: more with less



scene 7: more with less



scene 7: more with less



scene 7: more with less



CENTRAL STAIRCASE



BATHING

LAUNDRY

BATHING

LAUNDRY

BATHING

LAUNDRY

DINNER

MUSIC

YOGA

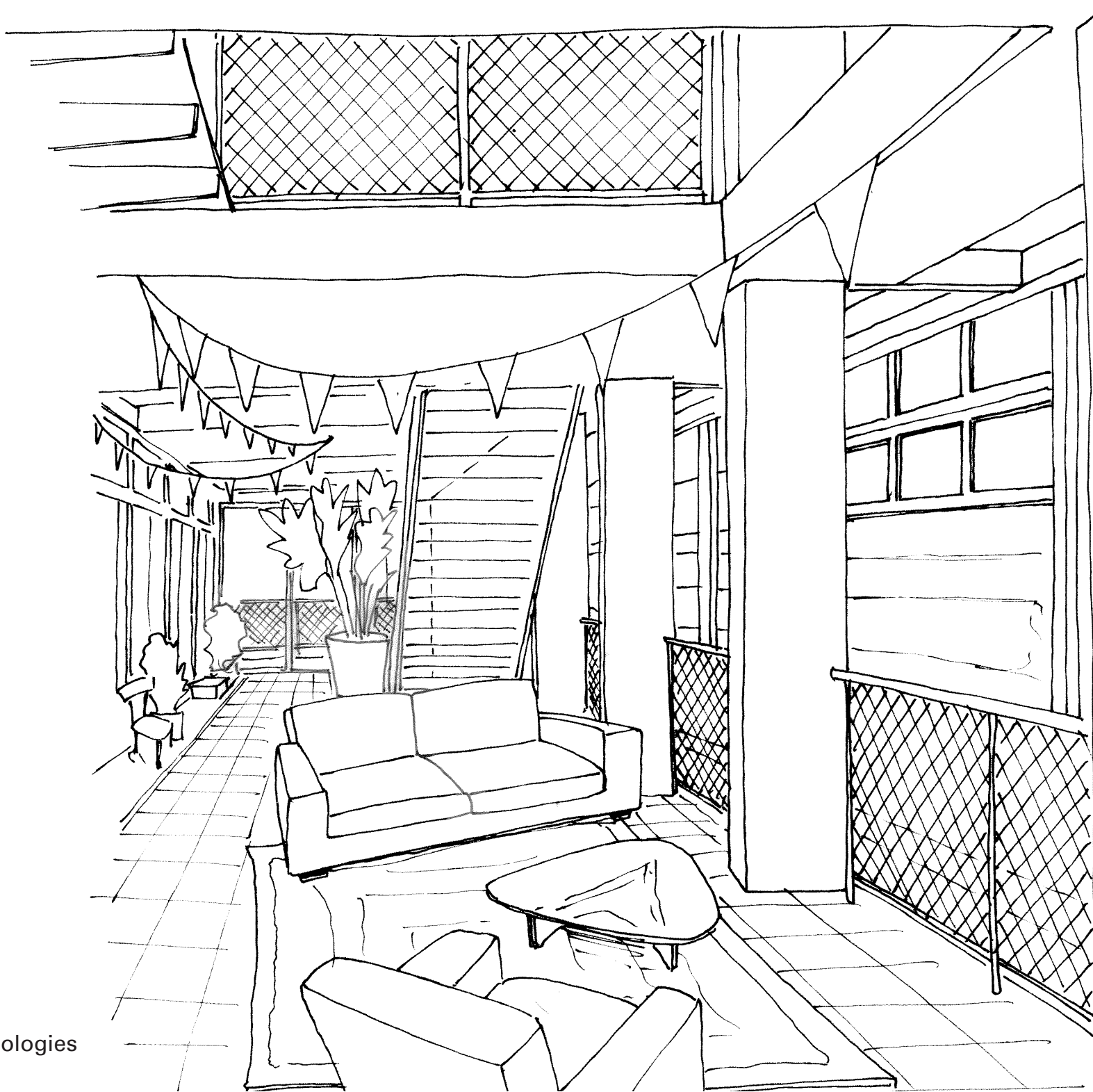
KITCHEN

ATELIER

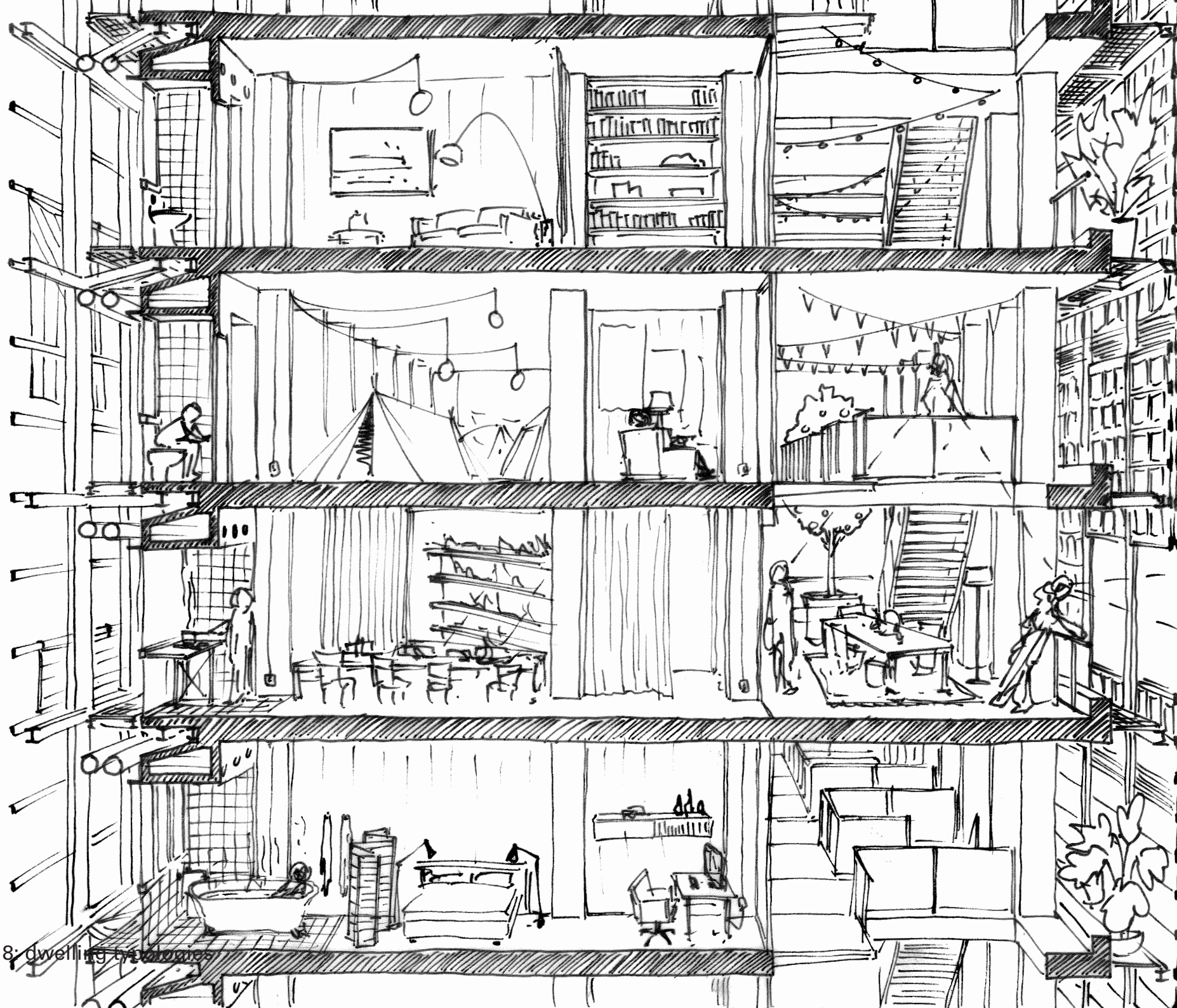
GYM

scene 7: more with less

scene 8: Dwelling typologies



scene 8: dwelling typologies



scene 8: dwelling by zones



VIADUKI

scene 8: dwelling typologies



scene 8: dwelling typologies



scene 8: dwelling typologies



scene 8: dwelling typologies



scene 8: dwelling typologies



scene 8: dwelling typologies



scene 8: dwelling typologies



scene 8: dwelling typologies



scene 8: dwelling typologies



scene 8: dwelling typologies



scene 8: dwelling typologies

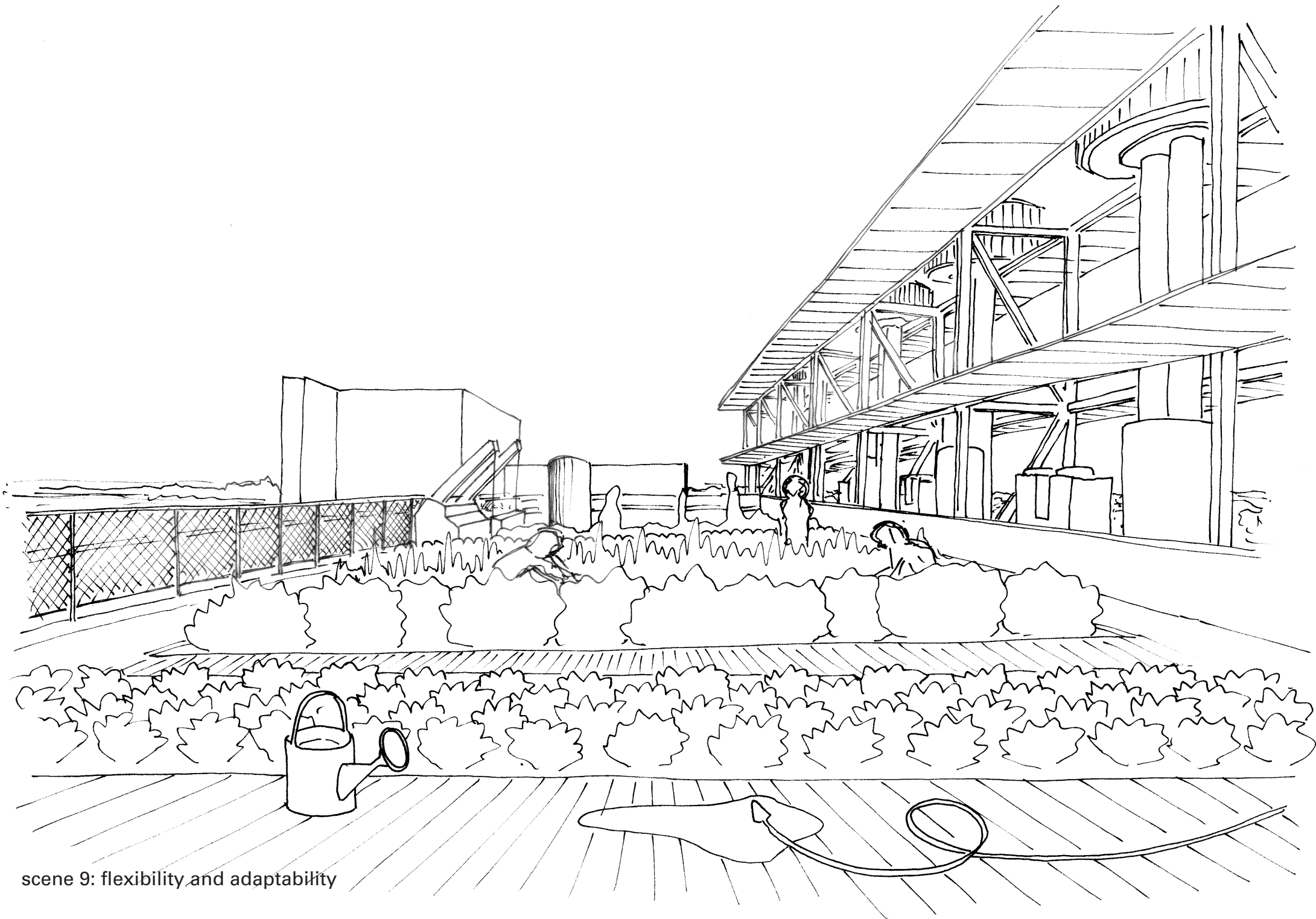


scene 8: dwelling typologies



scene 8: dwelling typologies

scene 9: Flexibility and adaptability



scene 9: flexibility and adaptability



scene 9: flexibility and adaptability

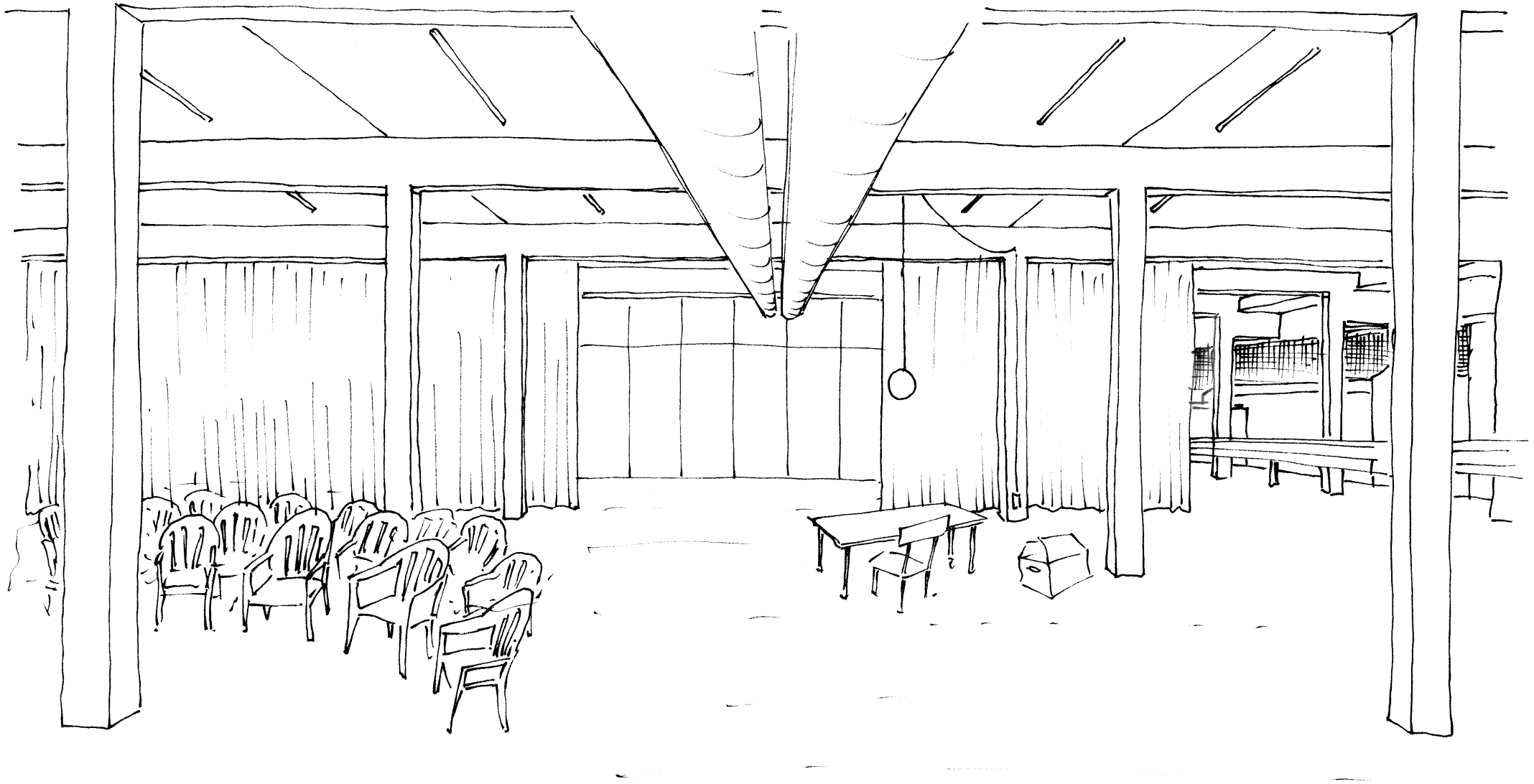


scene 9: flexibility and adaptability

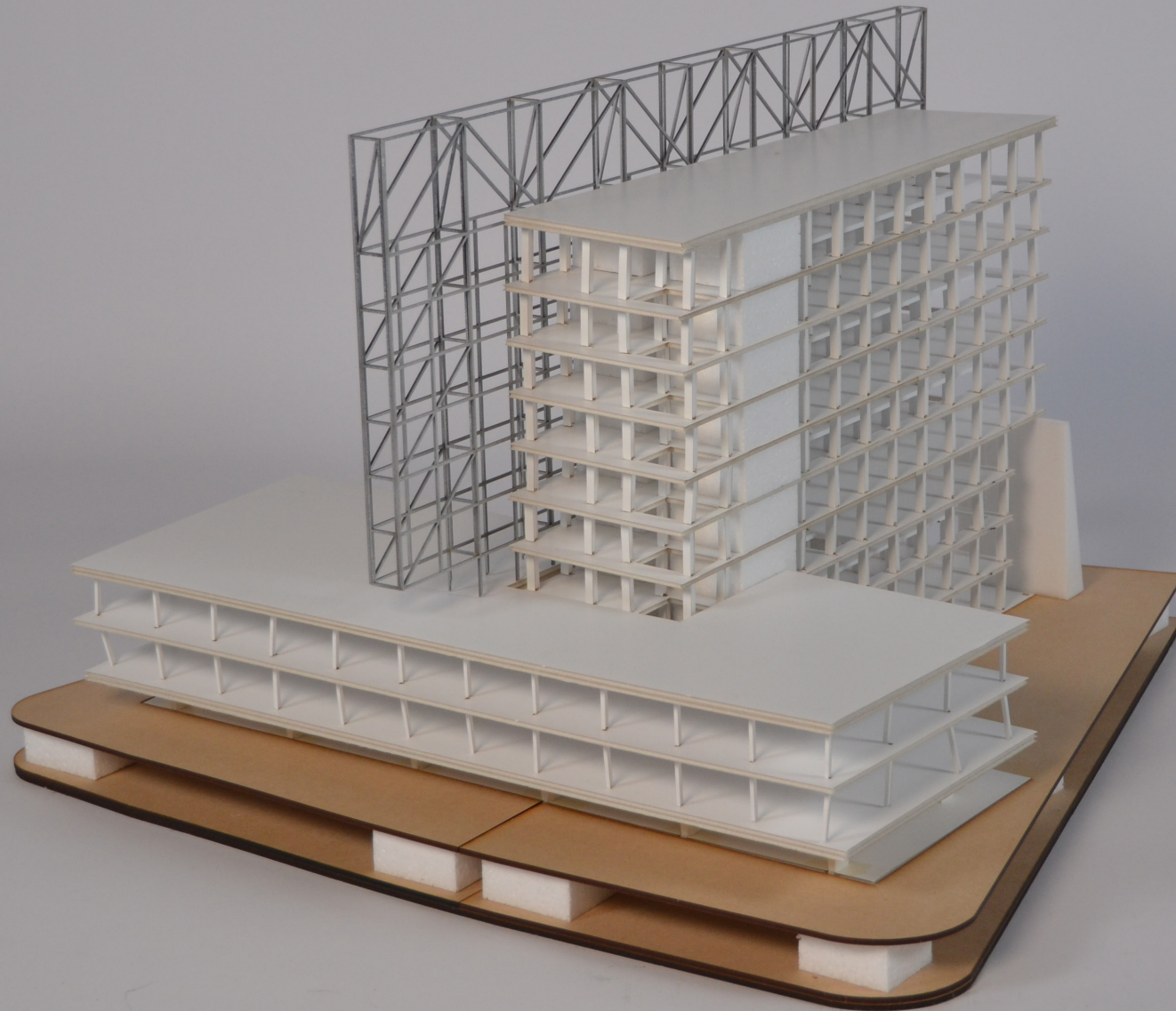


scene 9: flexibility and adaptability

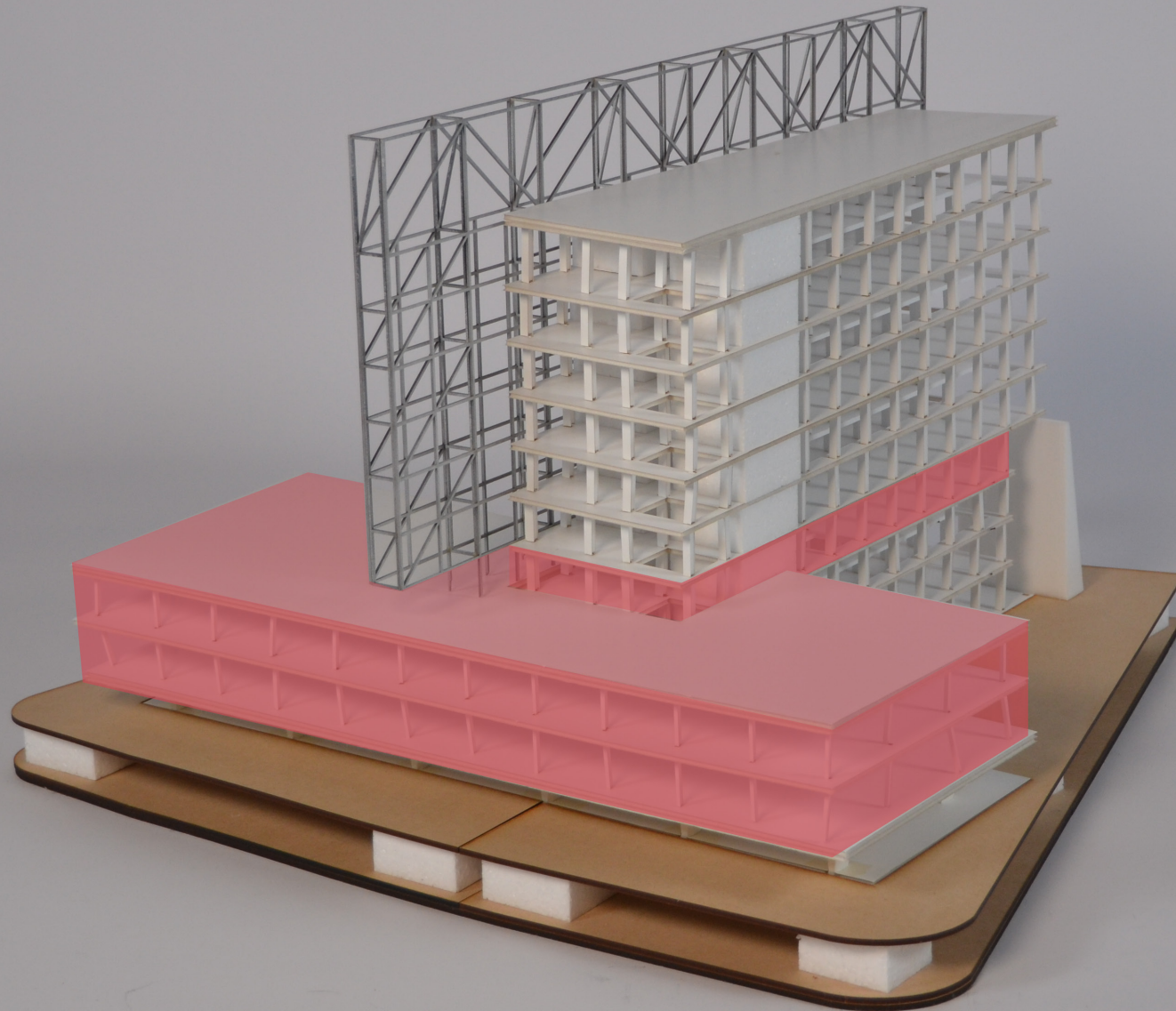
scene 12: Long term thinking



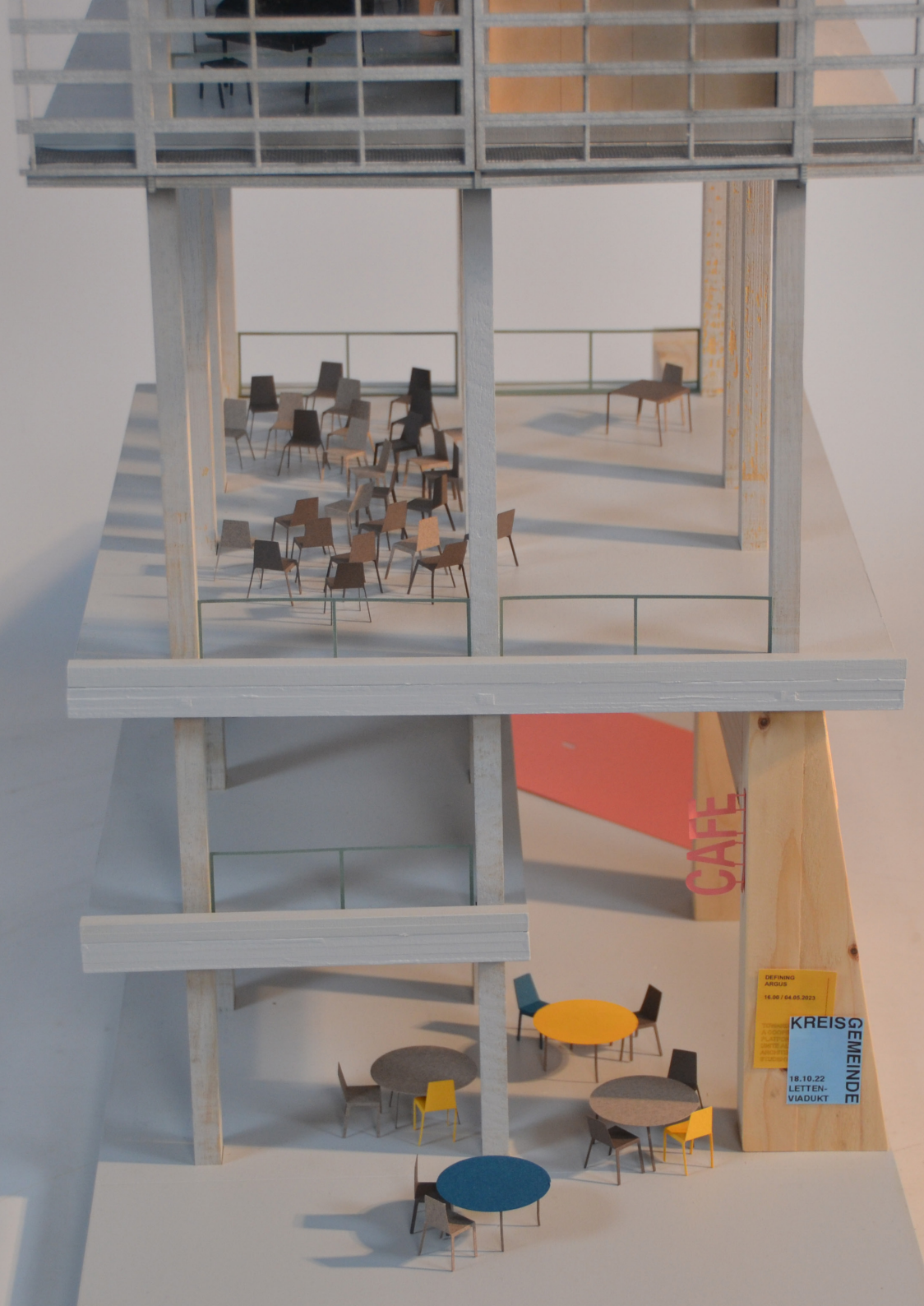
scene 12: long term thinking



scene 12: long term thinking



scene 12: long term thinking



DEFINING
ARGUS
18.09 / 04.05.2023

KREIS
GEMEINDE
18.10.22
LETTEN-
VIADUKT

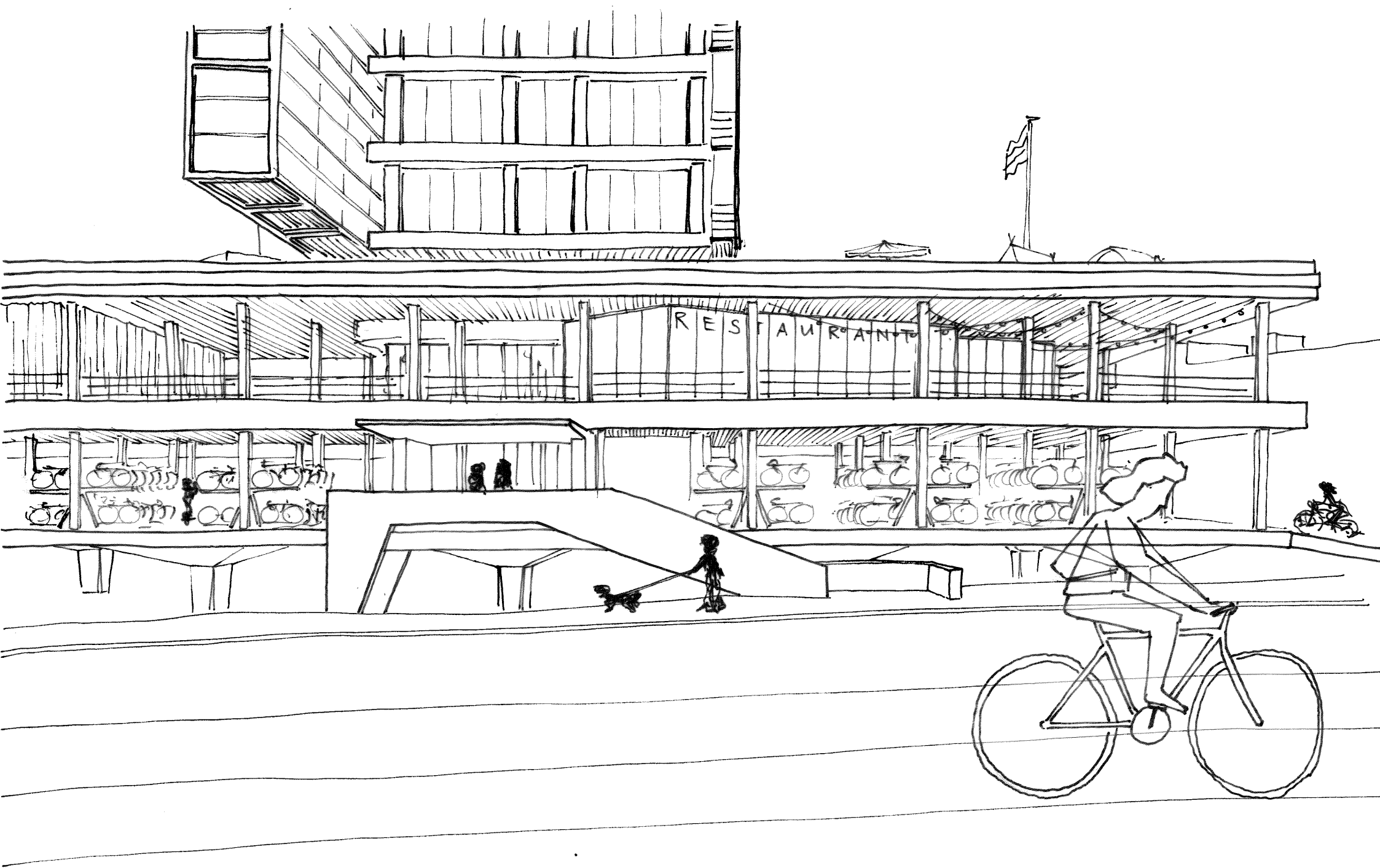
scene 12: long term thinking



scene 12: long term thinking



scene 12: long term thinking



scene 12: long term thinking

act 5: the dinner



View from Oosterhoudsedijk



Het Rek 39m

Het Rek in skyline



Stevenskerk 71m

Nimbus 79m

Het Rek 39m

Spoor- en fietsbrug

Skyline Nijmegen



Aerial of Nijmegen 1:10000



Belastingkantoor



De Waal



Railway



Stationsgebiet



Kronenburgerpark



Zoom in Stationsgebied





