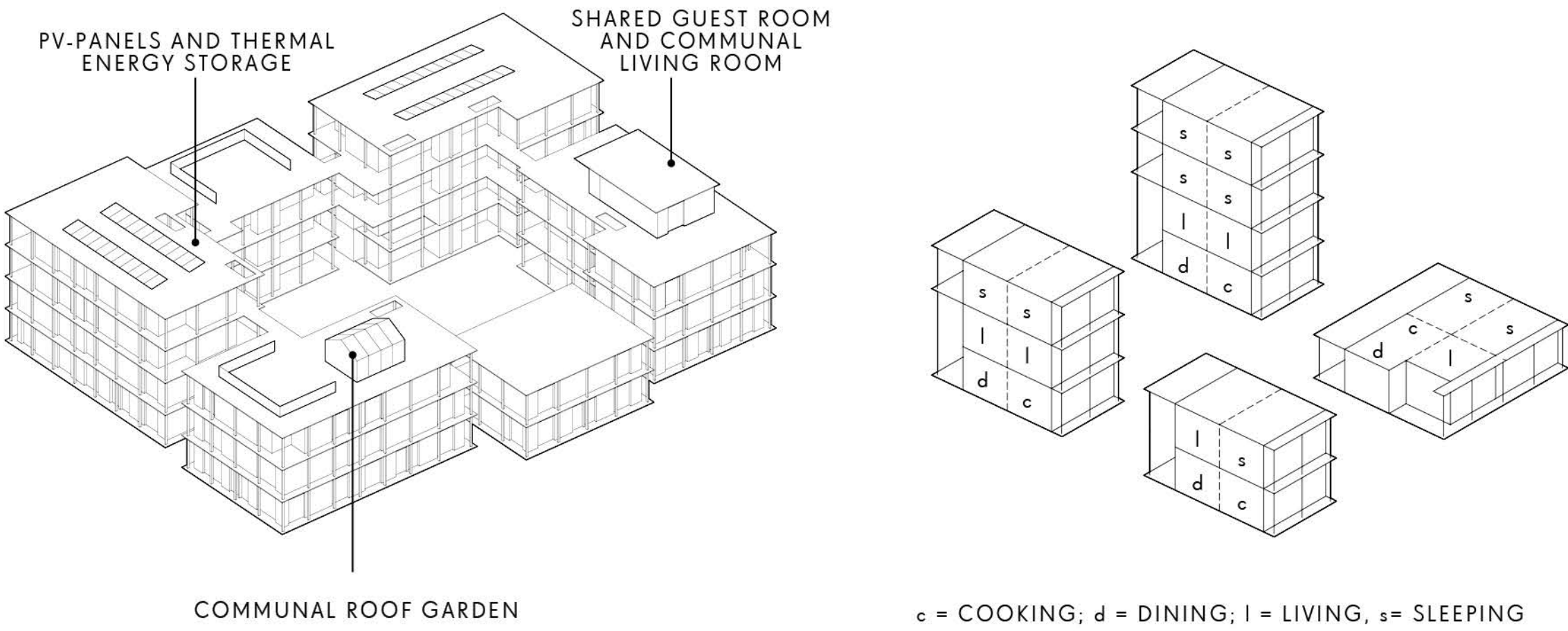


GROUND-ORIENTED APPROACH TO STACKED HOUSING TYPOLOGIES

See projecttext for more information.
The building block consists of units that are connected with walk-ways on the second and third floor. Different typologies are created and can be composed in several ways throughout the block:

2-layer dwelling (60m2): for 1-2 person households. Small dwellings as an alternative to apartments. This typology is either located on the ground floor, with an outdoor space at the courtyard, or on the third and fourth floor. In the latter case, the most active functions are located on the upper floor and connected to a roof terrace.

3-layer dwelling (90m2): for starters and small families. All dwellings of this typology are located at ground level, with an outdoor space at the courtyard.



4-layer dwelling (120m2): for large families. This typology is only scarcely introduced for wealthier target groups and encompass all four layers of the building block.

Single-level apartments (60m2): for seniors. These are located at the third and fourth floor and are accessed through stairs or an elevator. The size has been kept small as it is linked to several shared facilities such as a guest room and a communal kitchen. Outdoor spaces are located on balconies at the parkside.

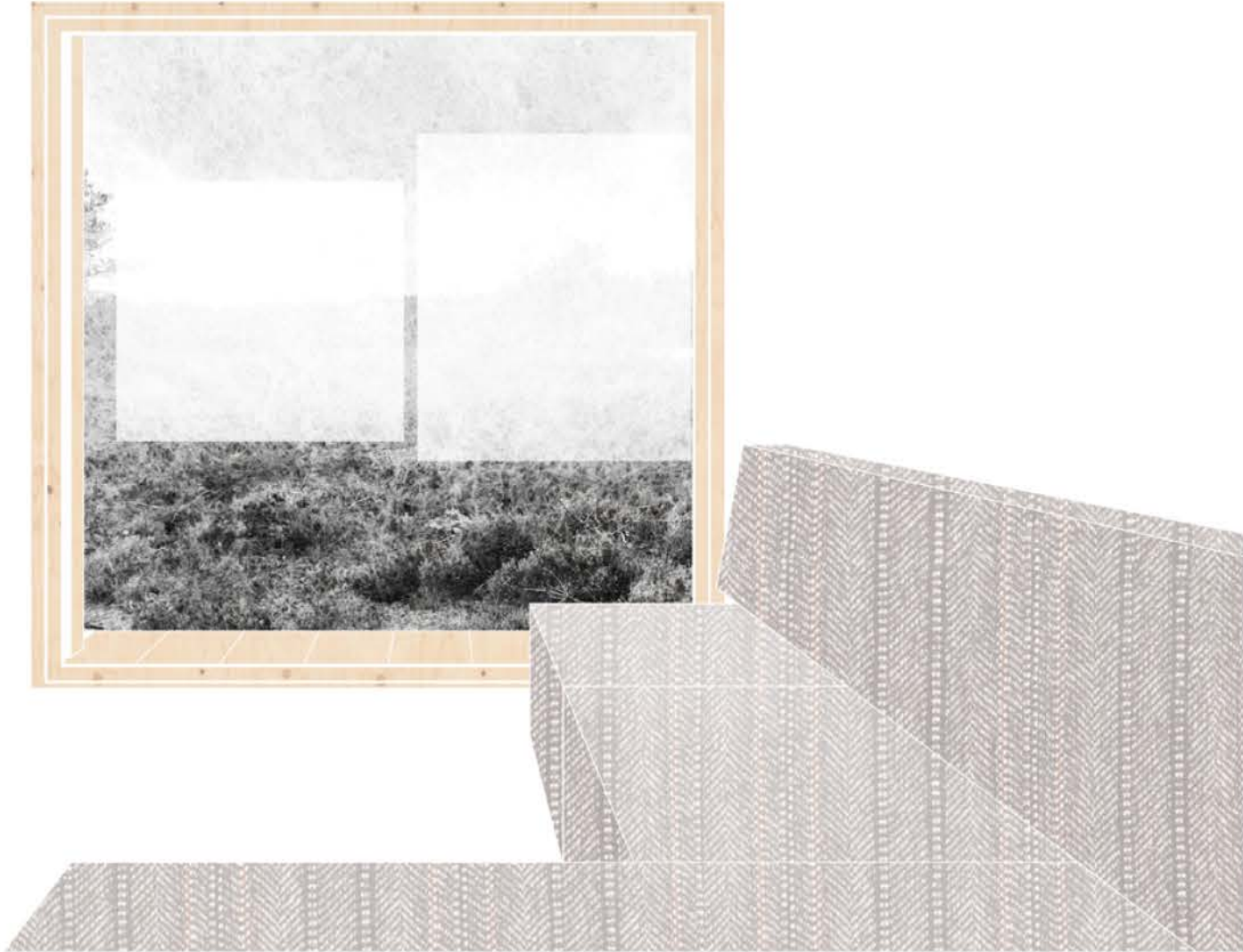
Typologies can be flexibly composed in different manners, resulting in blocks of 3, 4 or 5 layers. With the replacement of the current row houses this leads to a densification from 42 to ca. 100 houses spread among four building clusters (and combined with other functions).



TYPICAL BUILDING CLUSTER PLAN



PERSPECTIVE FROM KITCHEN AREA



PERSPECTIVE FROM LIVING AREA



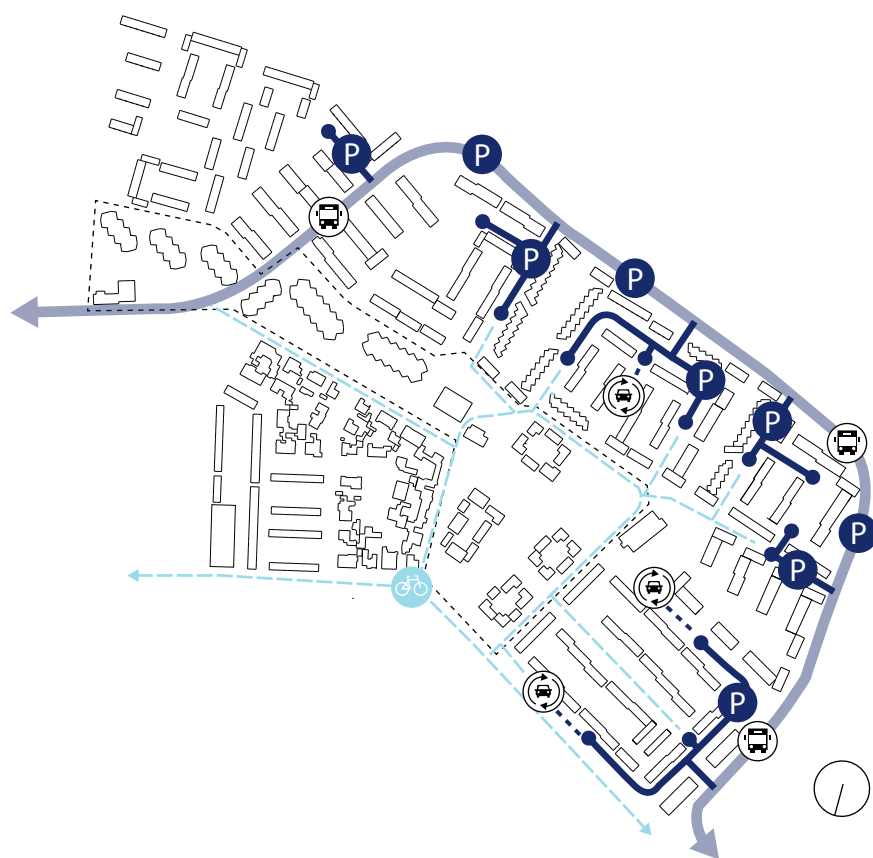
CURRENT SITUATION
The current situation of Groenewoud is characterized by the spatial and open structure, leaving room for large patches of green. However, these patches are scattered and separated by building blocks. The current Silvrettapark is isolated from the rest of the neighborhood because of rowhouses and the current school. Car-roads are laid in loops connected to the Berglandweg, isolating courtyards within building blocks.



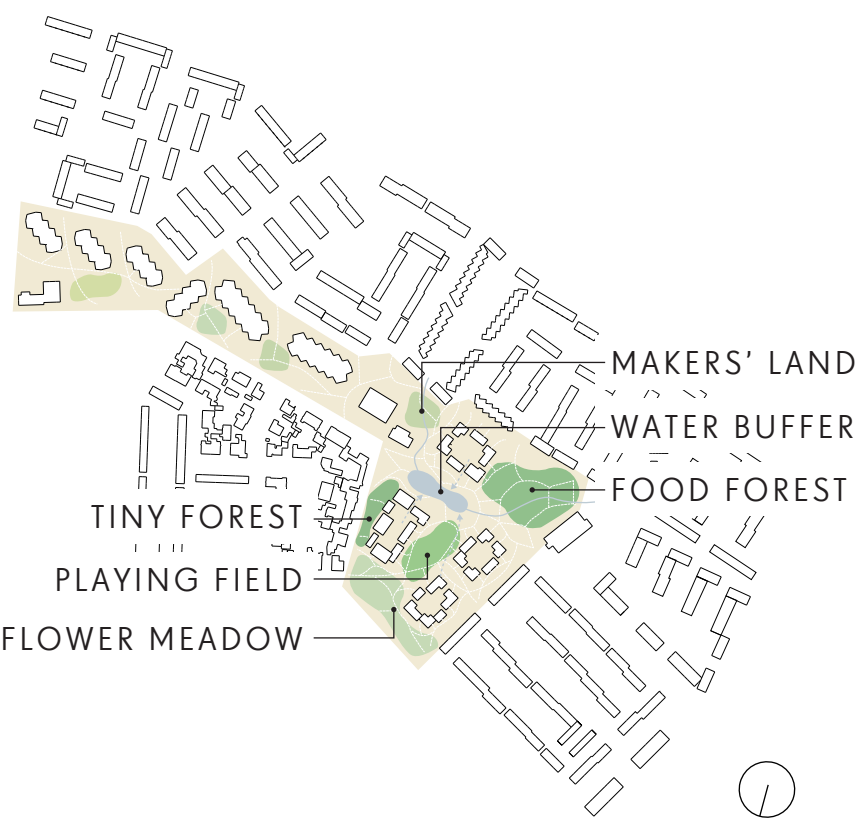
PARK STRATEGY
The intervention of the plan starts with the expansion of the parkstructure to facades facing the park and beyond. A variety of biotopes is created connected to different functions in public space, leading to a diverse landscape.



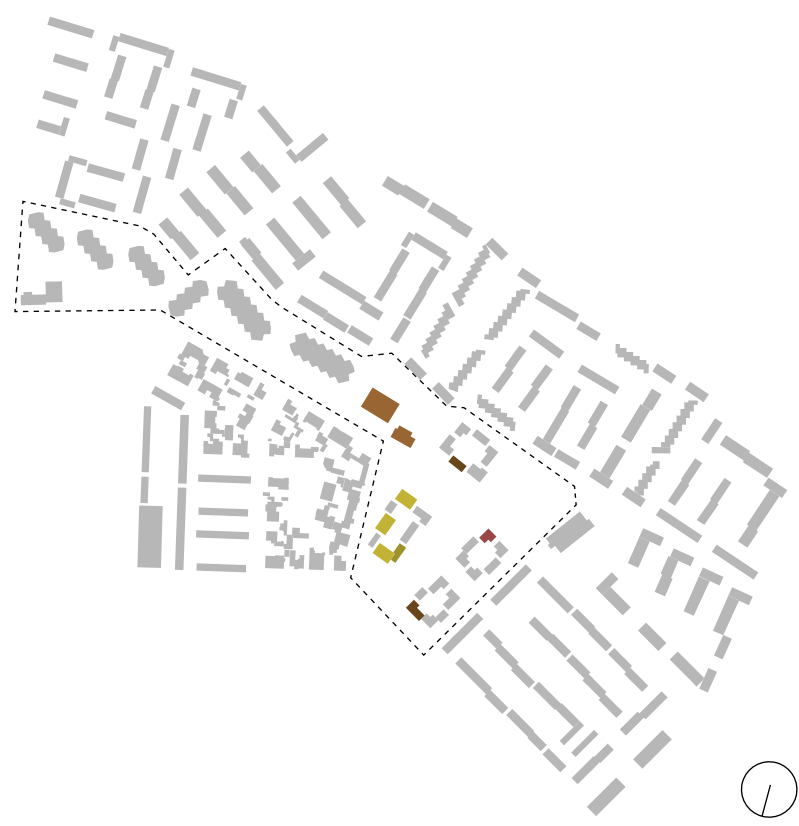
BUILDING CLUSTERS
The building clusters function as guests in the green park. Their shape is based on sightlines and a composition with staggered building lines, so that long narrow spaces are avoided and the park can move freely around them.



MOBILITY
The current loops of car-roads are cut off, so that the park can be expanded until the building-lines facing it. The park is mostly car-free, stimulating the use of bicycles and offering a green space to move through when taking the car. Exceptions are made for moving-situations and emergency services, which move via cart-tracks on the paths of the park. In general the parking norm will be lowered, however the necessary extra parking space is created in some of the streets that are currently dominated by paved front gardens or storage rooms, and in parking areas next to the Berglandweg. Shared cars are located close to the park.

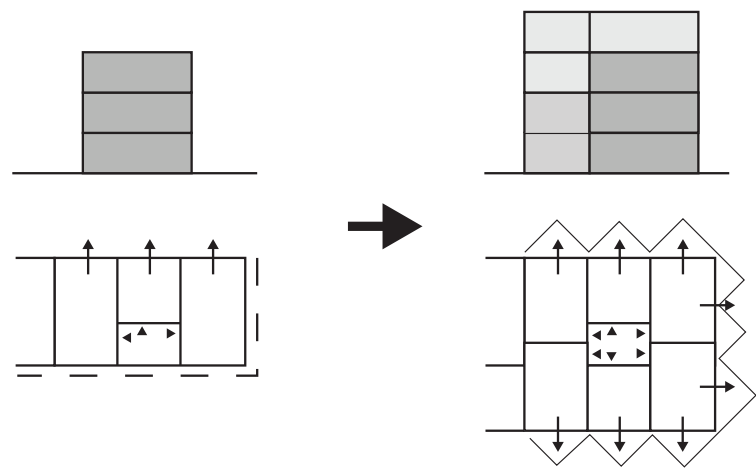


ECOLOGICAL IDENTITIES
The project area consists of a diverse and intense natural landscape, where different ecological identities are connected to functions in the buildings (see text). The flower meadow contains field flora, extensive maintenance increases its value for biodiversity. The playing field offers open space for different kinds of recreation. A tiny forest with native species is adopted and planted by the new primary school, and functions as a study-object for children and other interested parties. The food forest, after the popular concept, is maintained by volunteers from the wider area. The new building clusters are not connected to the general sewage system, instead the water is collected in a water buffer and transported through ditches to the natural water system. The makers' land offers land for studio-owners to cultivate their materials.

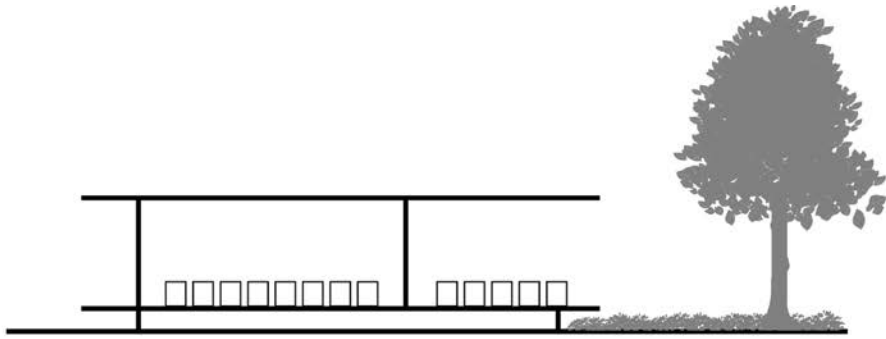


BUILDINGS
Four building clusters are introduced in the park area, each containing mostly dwellings and their own specific functions. All clusters and the expansion of the porticoflats is done in a similar architecture, increasing the character of the park as a whole, using biobased hempcrete and wood.

- School
- After-school care in plinth
- Neighborhood kitchen in plinth
- Ateliers, exhibition space with café in old farm
- Other neighbourhood functions in plinth



DENSIFICATION STRATEGY OF PORTICOFLATS
The existing portico flats in the project area are densified by adding volume on top and on the north side. In the current situation, the flats have a clear orientation to the backside leading to nearly blind facades. The new volume is used to create an all-sided volume. The first two layers of the addition consist of ground-based typologies for 1-2 person households, the rest of apartments for seniors. This leads to an increase from 126 to 174 houses. A structure of outside spaces has been added and is formed by open corners, extending sightlines and integrating greenery.



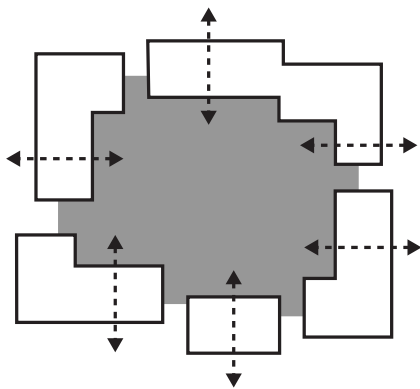
OPEN AIR PRIMARY SCHOOL
The location offers the perfect possibility to re-introduce the concept of open-air schools. Historically, these were used for children with health issues and were focussed on the air. In this case, it offers the possibility for a radically biophilic approach, teaching in covered outside spaces or in the surrounding natural surroundings. The adopted tiny forest and the water buffer create natural boundaries to the schoolyard.



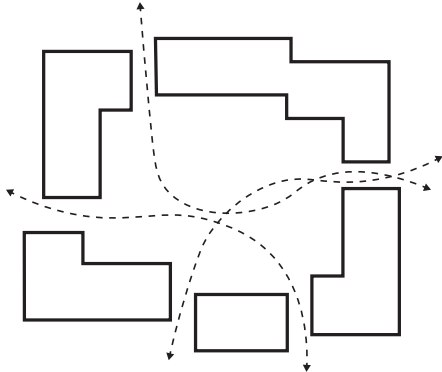
IMPRESSION FROM THE DOLOMIETENWEIDE TOWARDS THE PARK



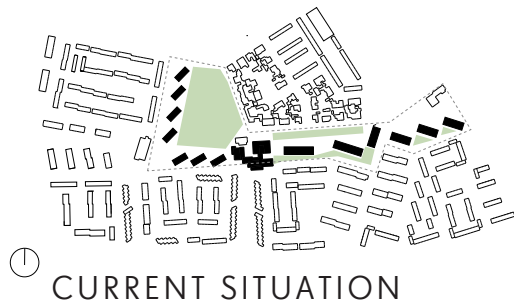
BUILDING CLUSTERS
Blocks are composed as islands within the green area. Staggered building lines and in-between spaces offer space for greenery to finish the composition.



COLLECTIVE INNER COURTYARD
The buildings are designed with a clear front- and backside, and clustered in a way that creates collective inner courtyards.



OPEN BLOCKS
Openings between the buildings continue ecological structures, flora and fauna is able to freely wander between the inside and outside space.



① CURRENT SITUATION



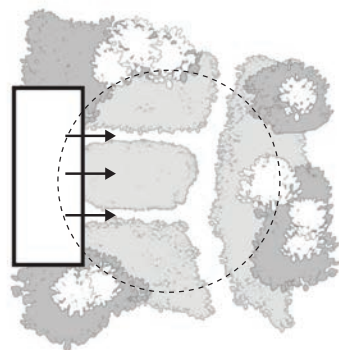
① PHASE 1



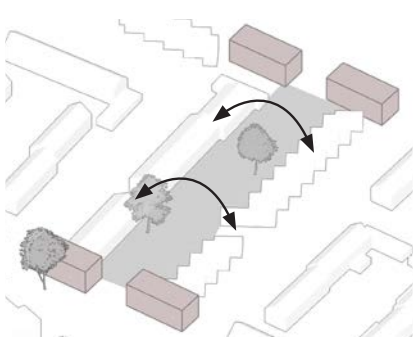
① PHASE 2



① PHASE 3



DEFINING SPACES WITH BUILDINGS AND GREEN
The green public space is designed as a fabric of defined spaces. For each open space, one or more building units are used to address it, creating a sense of presence. Different heights of green are used to make defined spaces, the paths move independently creating a diverse route from green chamber to chamber.



DENSIFICATION STRATEGY
In the reflection area, densification to compose courtyards behind current backyards. The inhabitants will form coöperations to propose a strategy for the green area. In other areas, densification is used where blind building units face public space.

IMPLEMENTATION STRATEGY
The project offers a strategy that remains adaptable through the implementation process. The proposal is to first create only one cluster that encompasses dwellings, the primary school and after-school facilities, at a location where no current buildings have to be torn down, maintaining social structures. This cluster will function as a pilot project (ca. five years), from which lessons can be learned about the actual functioning of the new typologies. In the second phase (ca. ten years) the remaining building clusters in the project area can be realized, meanwhile the reputation of the neighborhood is changing towards its strong natural character. In the end, the project area functions as a catalyst for the rest of the neighborhood, where similar strategies can be implemented through smaller scale interventions. In each of the phases, the development of the design will take place in close collaboration with future potential inhabitants, to acquire insights in how the dwellings will be used and experienced.