

positive
embrace

embrace

homework

Home-based workers: need for a typology

Home-based workers exist in a broad variety. A freelance text editor, an after-work-sewer, a graphic designer just graduated, an IT-helpdesk-consultant, an architect, a ceramist, an actor going from set to set, a fashion stylist... the list could be much longer.

Over the last years, the phenomenon of home-based working has become more and more mainstream: there has been an increase in small, self-employed businesses of people working from their own home. However, there is no matching housing typology yet. In Rotterdam, most houses stem from an era where the family of two – possibly with one or two kids – was the standard to build for. The typical house in the Northern part of Rotterdam is between 75 and 100 m². Houses smaller than that are rare, or the result of owners splitting up houses to earn more money from rent, and are more often than not of questionable quality. A type that combines working and living is even harder to find.

Functional neutrality

Working from home provides a lot of flexibility and possibilities, but also puts forward a couple of issues; home-based workers are an invisible workforce in the city, and miss the representational identity of an office building or studio. A dwelling typology that combines working and living needs to address this in its architecture: 'Homework' is neither an office building, nor a residential one. 'Homework' aims to bring a new typology to the city of Rotterdam, that responds to the specific question of a single home-based worker. The goal is to bring high quality dwellings, in an extremely compact setting.

Civic space: impact on the city

The building sits in the Wijkpark Oude Westen, close to Rotterdam's Central Station – pressed between two characteristic busy city streets: West-Kruiskade and Nieuwe Binnenweg. The current park is fairly new: its original inhabitants – an orphanage and a nursing home – were demolished in 1996. The new infill combines both the original morphological structure (dating from 1970) as well as the apparent need for green and empty spaces in the city. A thin building of only 5 metres wide embraces the park in a gentle but defined way. The building doesn't claim the park, but surrounds it. The park up until now has not been able to live up to its full potential: its facades are backside, making the atmosphere so pressing that gates have to be shut at night. The new building should offer a sense of security by providing multiple eyes on the park.

Hallway

Cores are deliberately placed on the outside, in an ornamental way. Architecturally, this leaves the floors intact. Simultaneously, the cores make the park into a hallway, transforming it in public space in its purest sense: circulation, space where interaction can happen. A moss of nothing, where you can be whatever you want to be.



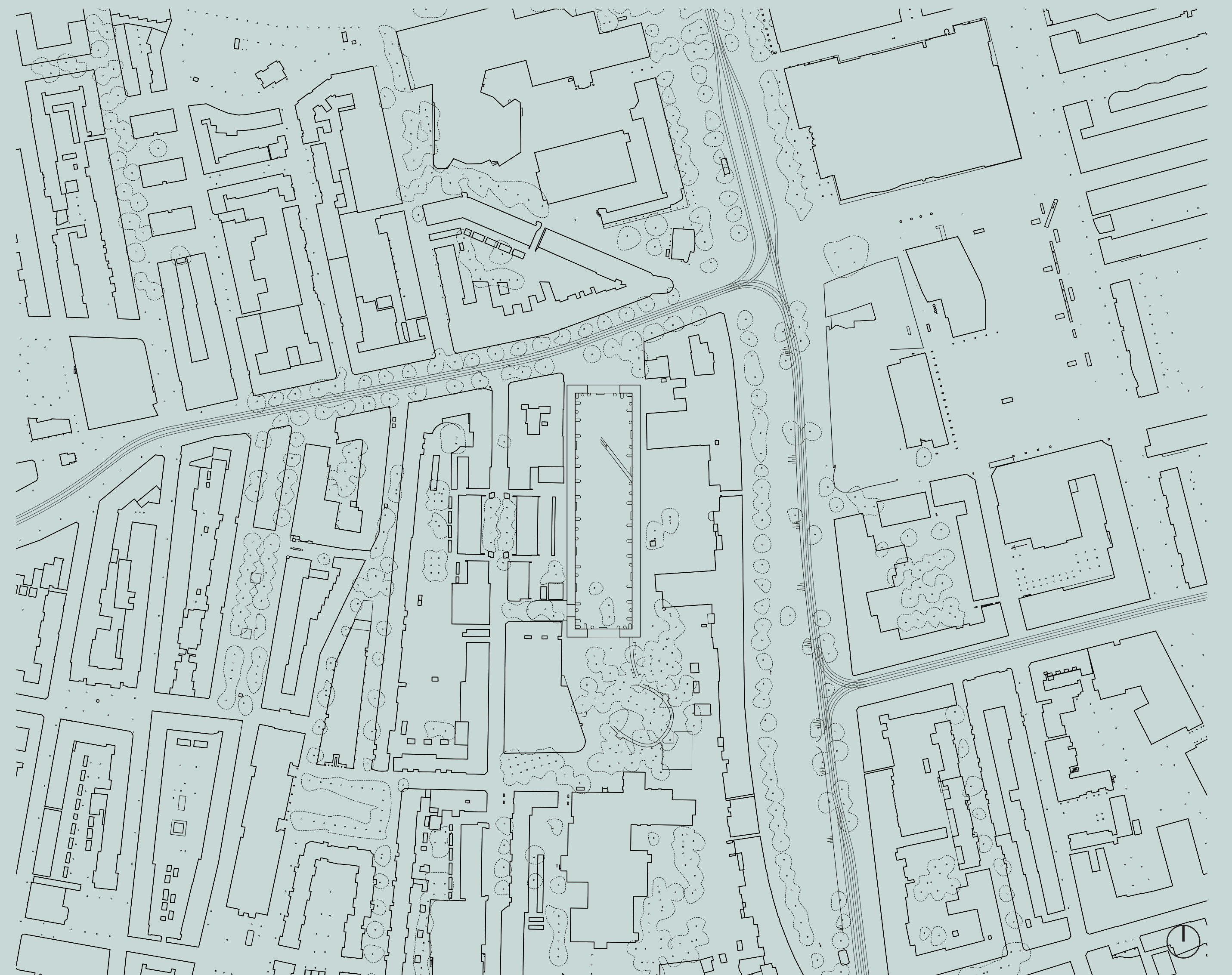
1970



2019

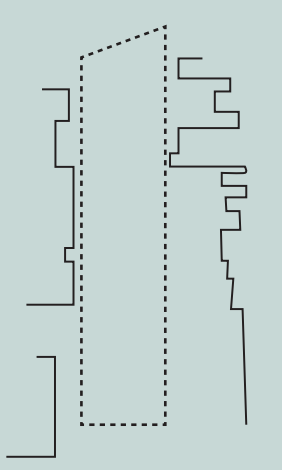


2030

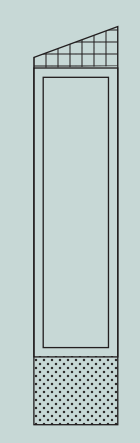


location: Wijkpark Oude Westen
Central Rotterdam, between West-Kruiskade and Nieuwe Binnenweg.

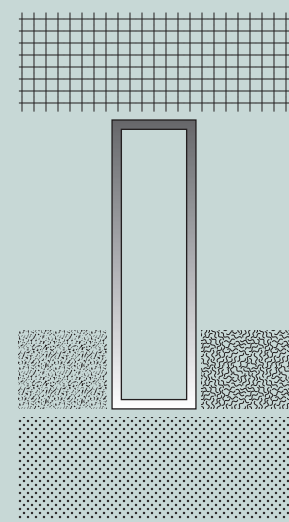
location 1 : 2 000



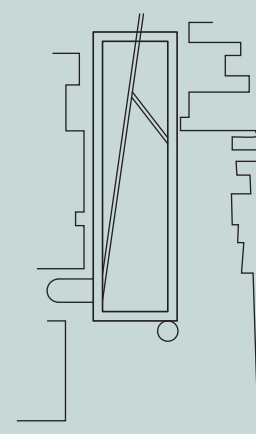
undefined edge



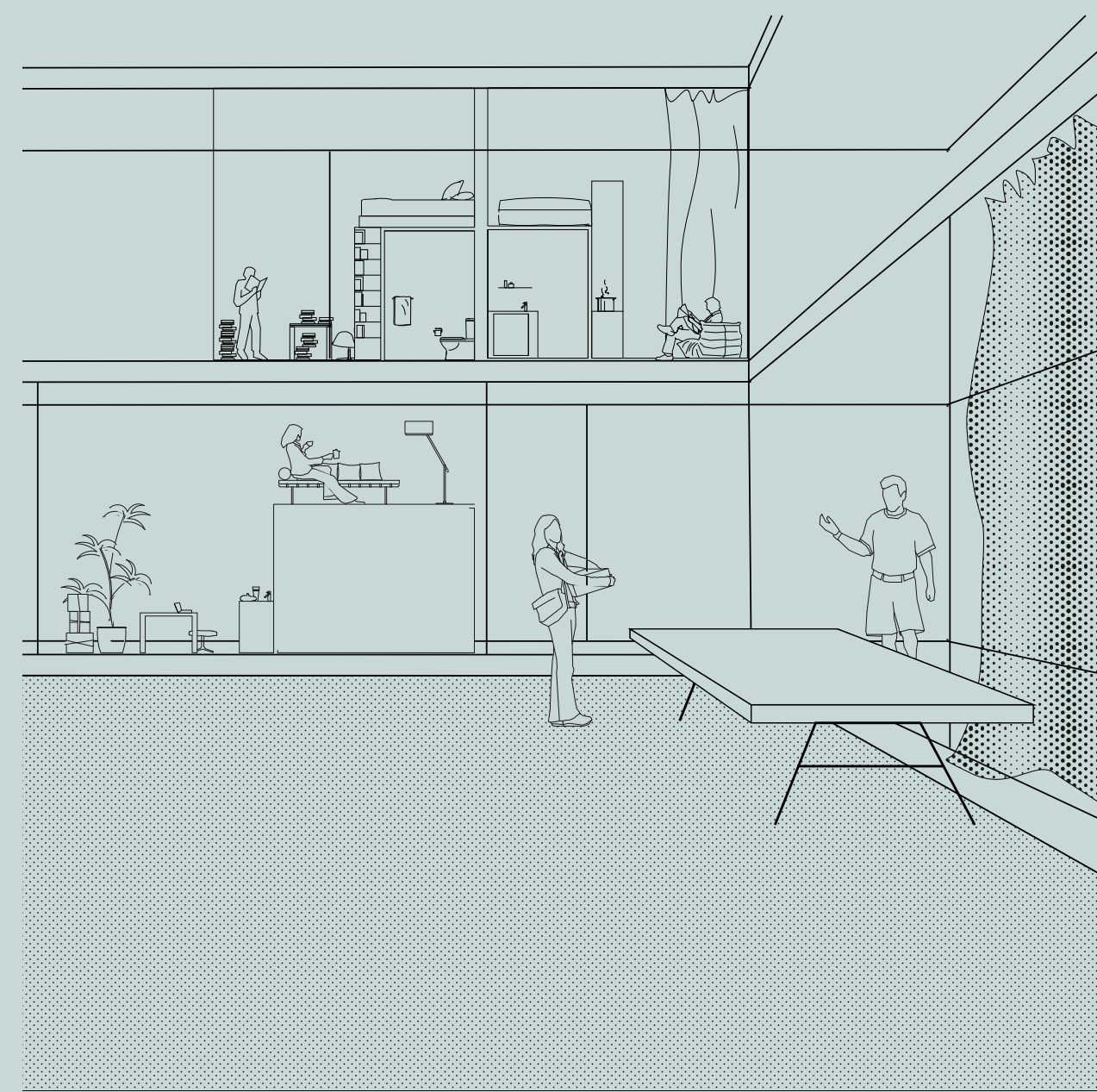
dense border defines space



the building absorbs the urban context



connectors



The workhome

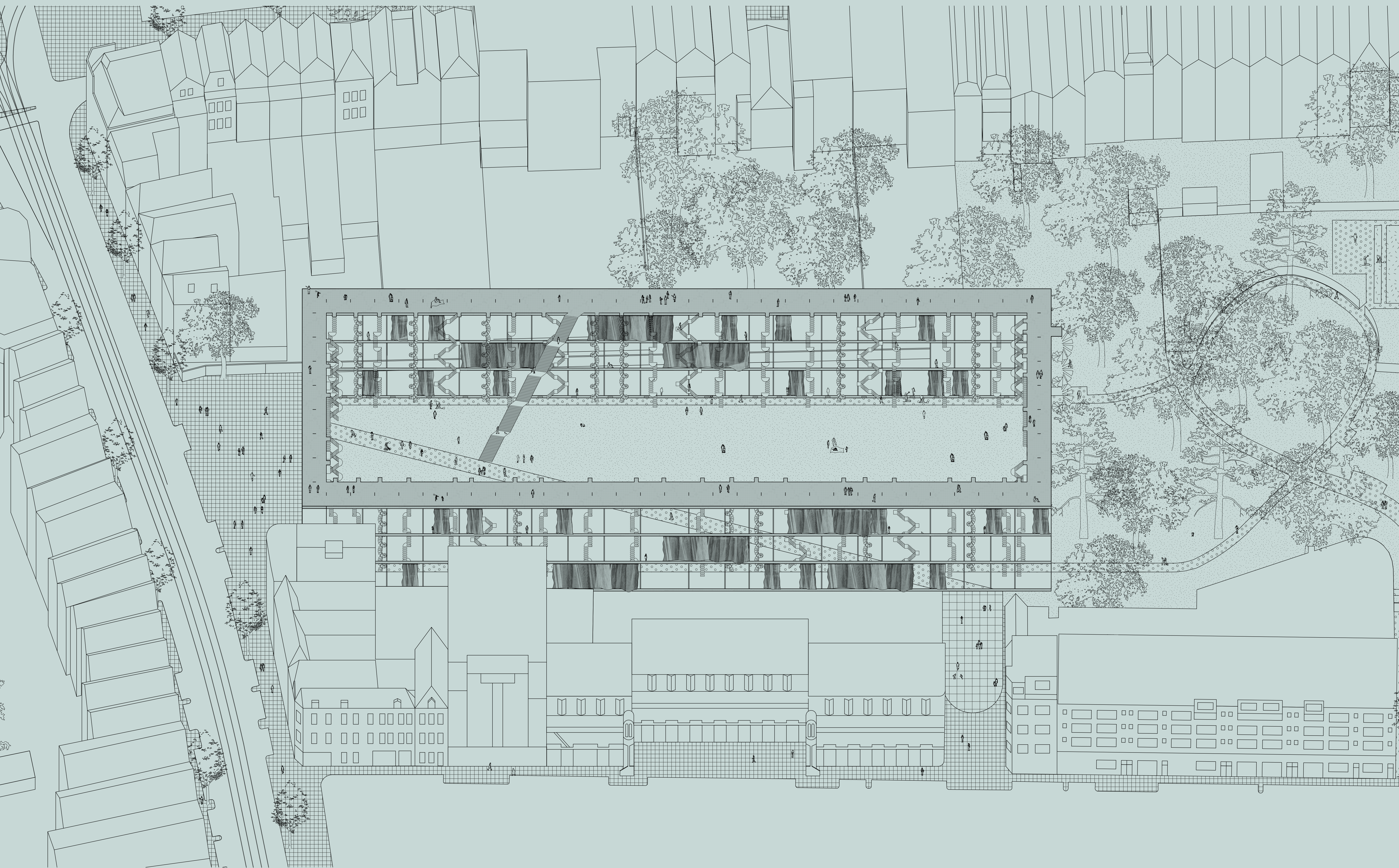
Units vary from 25 m² to 50m². All of them have high ceilings that offer a special spatial experience. The high ceilings allow for an additional substructure that provides all essential functions like a kitchenette, bathroom, storage, and a mezzanine with extra m².

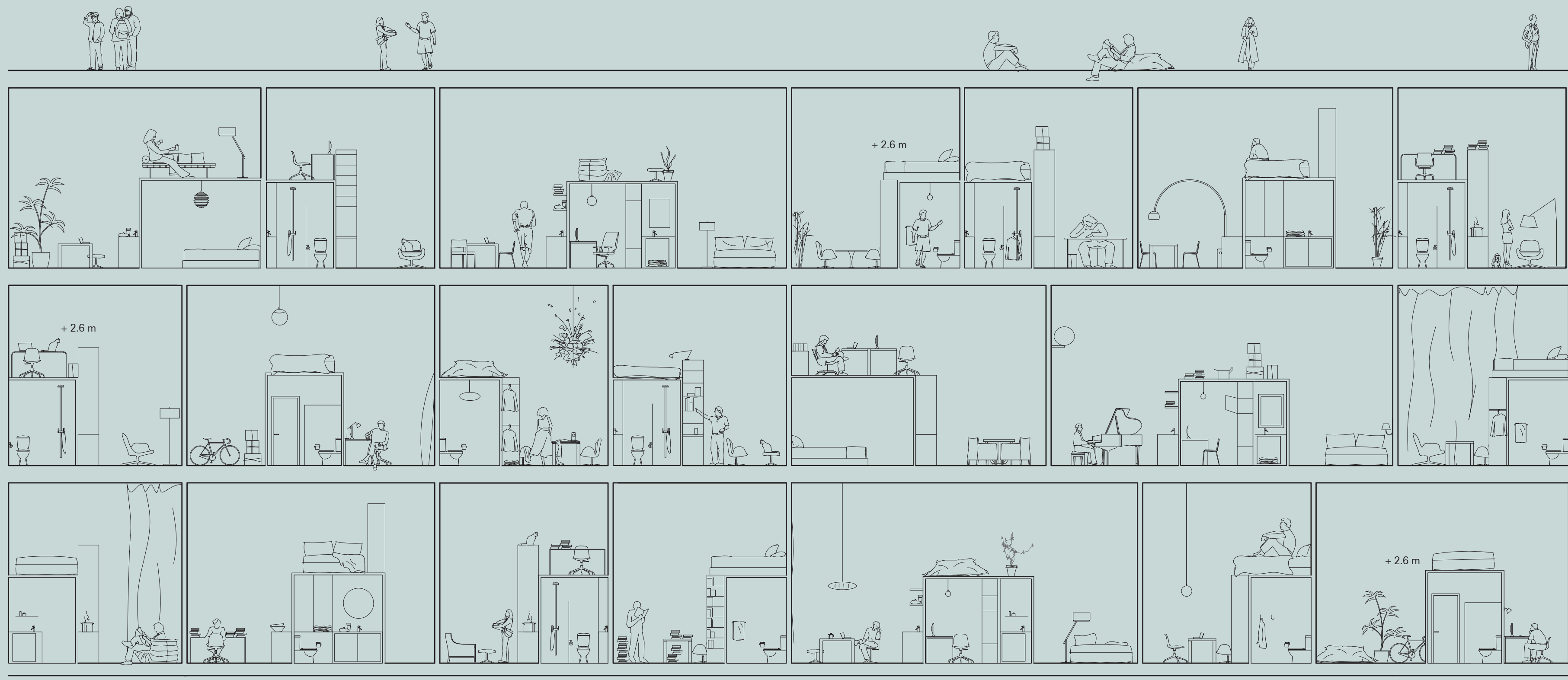
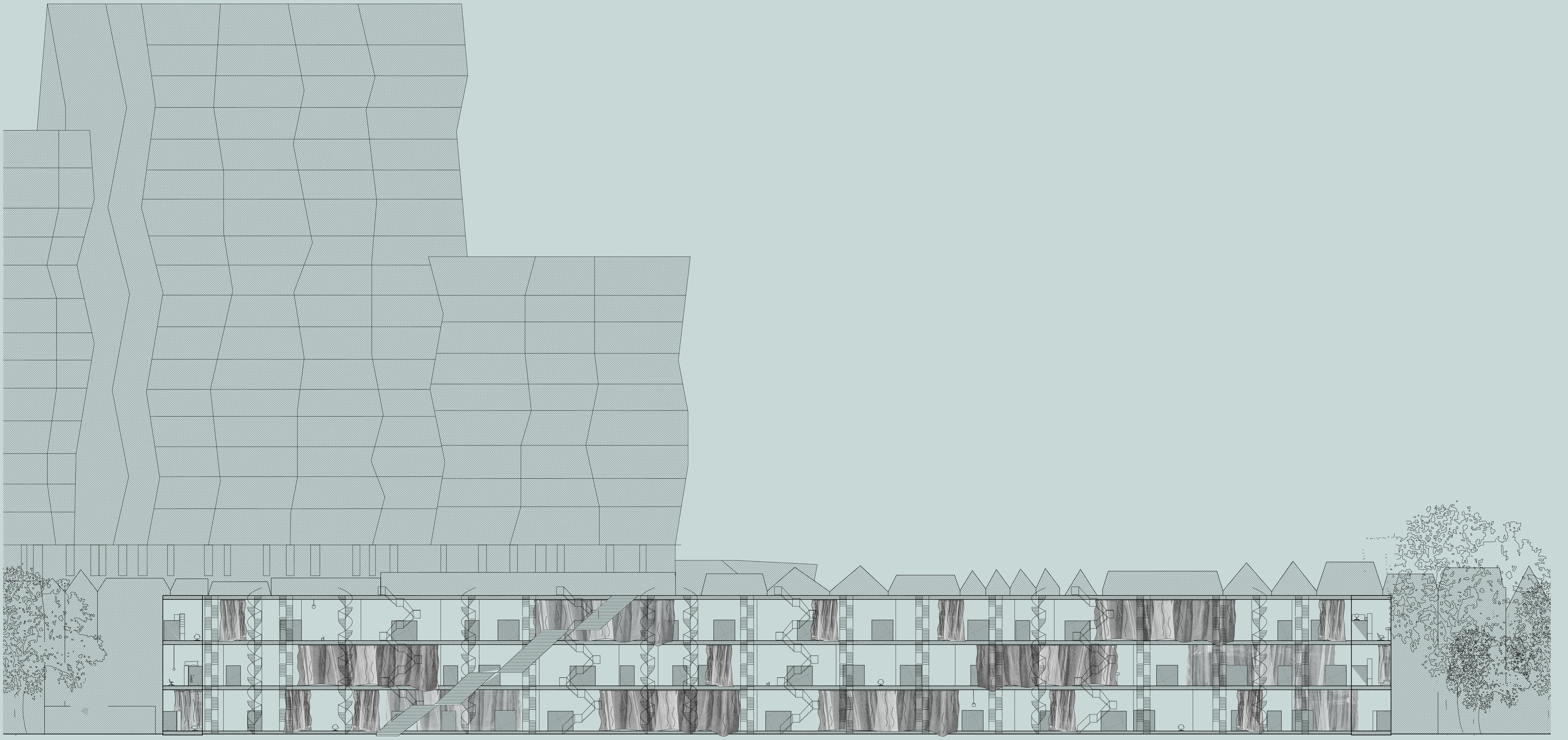
Each type separates work and relaxation in a different way: by elevating the bed into the air, hiding the workspace as a cave for focus, or lifting up the desk for inspirational views outside.

A unit faces both city and park. Windows of anti-reflective glass – to generate maximum transparency. The building becomes a showcase of different activities. And even though there is a repetitive logic behind the structure of the building, all units have a different quality depending on their place in the building. Dwellings that are situated in the plinth will be occupied by the workers who seek attention or might need outside space to saw or chop. The quiet corner in the forest will be a perfect base for the writer.

Seen or unseen

Control over the fine line between in- and outside is in the hands of the inhabitants. The detailing of the floors offers a little space for flowy curtains. They are the barrier between being seen or unseen. A shiny thin line between public and private, emphasizing the building's horizontality in a theatrical way.

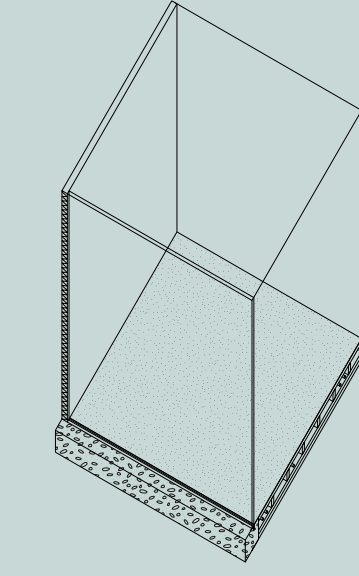




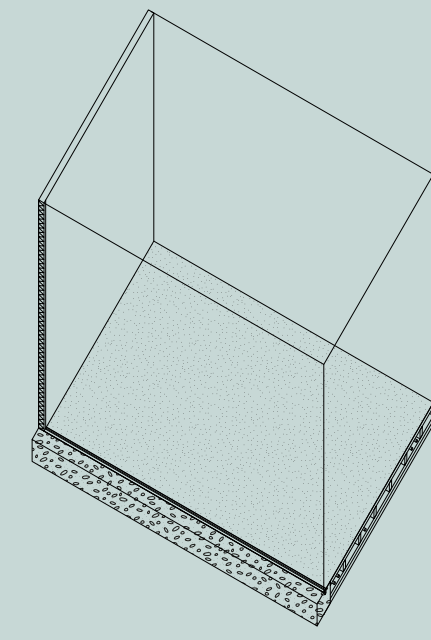
Windows of extremely transparent non-reflective glass have small frames sunken into the floors and walls.

The rough concrete floors stick out, offering a little space for flowy curtains. They are the barrier between being seen or unseen. A shiny thin line between public and private.

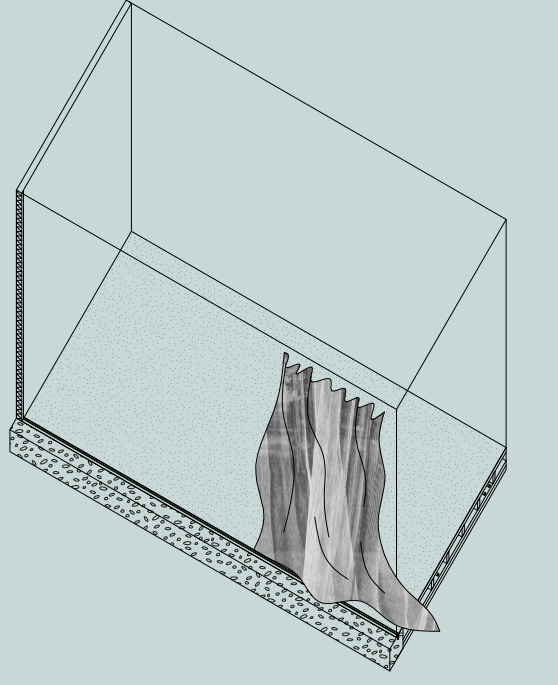
Horizontal theatre.



XXS 1 grid
5 x 5 m
25m²



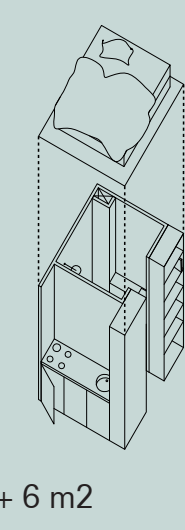
XS 1,5 grid
5 x 7,5 m
37,5 m²



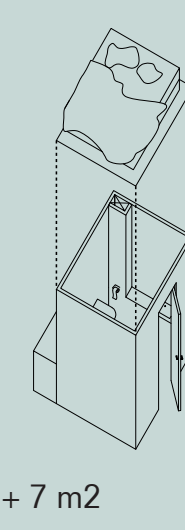
S 2 grids
5 x 10 m
50 m²

A light, reflective aluminum substructure provides all essential functions like a kitchenette, bathroom, storage, and a mezzanine with extra m².

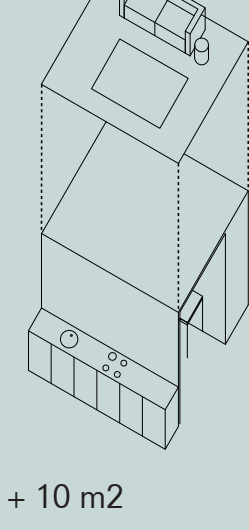
Each type separates work and relaxation in a different way: by elevating the bed, hiding the workspace as a cave for focus or lifting it up the desk for inspirational view in the park.



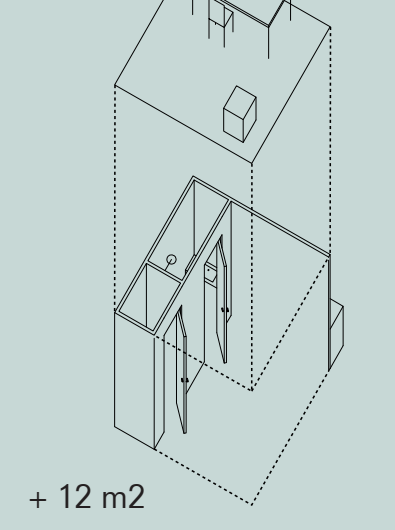
+ 6 m²



+ 7 m²

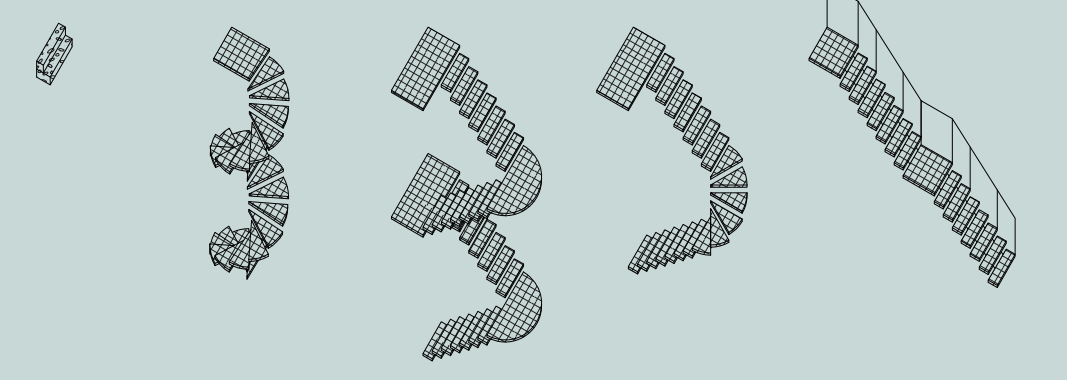


+ 10 m²



+ 12 m²

Stairs from grating steel are connected to the floors sticking out.



On the ground floor, two concrete steps form a barrier between public park and private dwelling.

basement

ground floor

first floor

mezzanine

roof

