

New construction case studies

More in-depth information about many of the case studies below can be found on:

<http://www.proficient-project.eu/Downloads/Executive%20SummaryD7.4Sota%20of%20CSO.pdf>

Table 1: driving forces behind case studies

Project	Project drivers
Lancaster Cohousing, UK	Core team from community
Erasmushove, NL	Individual initiatives, enabled by municipality
Livorno, IT	Urban regeneration program, cooperatives lead, public funding
FutureBuilt, NO	Government program
Broset, NO	Government program
GEN, NL	Government program
CSO examples, NL	Individual initiatives, municipalities stimulate, corporations support financially, most used professional process support
Derwenthorpe, UK	Foundation and housing trust
LILAC, UK	Core team from community
Mura S. Carlo, IT	Housing association in collaboration with municipality
Quattropassi, IT	Promoted by a cooperative
De Schrijver, NL	Core team with process consultant
Het Kwarteel, NL	Core team with process consultant, corporation financial guarantor
De Kersentuin, NL	Core team with process consultant, corporation financial guarantor, municipality stimulated
Vrijburcht, NL	Core team with architect in lead, corporation financial guarantor
Maison d'Elite, IT	Prototype of private developer
Ghandi, DE	Architect together with tenants, municipality stimulated
Kleehäuser, DE	Core team with process consultant and architect, municipality stimulated
Lindenhof, DE	Core team containing two architects
Prisma, DE	Core team with architect
Tannenhof-Süd, DE	Core team with architect, municipality stimulated
Westend, DE	Collective with architect as lead, municipality stimulated
Wolfsbusch, DE	Initiative from architects

Lancaster Cohousing, Lancaster, United Kingdom

The Lancaster Cohousing project is located a few kilometres outside of Lancaster, UK, on the banks of the river Lune. It consists of 41 dwellings, a mix of 1 bedroomed flats and 2 to 3-bedroom terraced

houses. 35 Dwellings are leasehold properties where the members have access to the use of the common facilities: Common House with kitchen, children's room, guest rooms, bike store, food store and laundry. The remaining six dwellings are freehold properties where the owners can choose to use the common facilities through associate membership. It is a newly built development and with construction completed in summer 2013.

Erasmushove, The Hague, Netherlands

The municipality of The Hague is actively promoting Self Organised building processes, collective or not. By selling plots of land to individuals rather than professional developers, prospective builders are encouraged to take matters into their own hands. This process is stimulated by reducing regulations by the municipality. End-users are encouraged to form communities by organising meetings where prospective builders can meet and exchange ideas, but further steps are left to the individuals themselves.

The Erasmushove consists of 25 individual plots for single freestanding dwellings, and one larger plot aimed at a CSO. The Erasmushove is unique in The Hague for the added requirement by the municipality that the new homes are to be energy neutral. The municipality is responsible for the site preparation, which completed in October 2013.

Sustainable refurbishment project in Livorno, Italy

In the Shangai District in Livorno, Italy, two separate housing blocks have been retrofitted by demolishing and re-constructing part of an existing residential district. Both projects have been developed by the same Cooperative and the same designers, and share many characteristics.

The first project (Lotto 416) consists of an apartment building containing 64 dwellings, while the second (Lotto Poerio) consists of an apartment building containing 48 dwellings.

Most of the apartments are owned by the inhabitants in one project (Lotto 416), with only a few apartments for subsidised rent. The other project (Lotto Poerio) contains mostly subsidised rental apartments, with only 10 privately owned. The projects includes co-housing units with private homes, community facilities at the district scale, workshops and shared outdoor spaces. The cooperatives of inhabitants can be considered CSOs because the associates are the future tenants/owners of the dwellings.

FutureBuilt, Oslo, Norway

FutureBuilt is a ten-year programme started in 2010 and aimed at promoting and developing carbon neutral urban areas in the municipalities of Oslo, Bærum, Asker, and Drammen. The programme's goal is to complete 50 pilot projects, as such as urban development and individual buildings, which have the prerequisite of having very low greenhouse gas emissions.

Brøset, Trondheim, Norway

The Brøset project is aimed at developing a carbon-neutral residential area in the neighbourhood of Trondheim (3 tons of CO₂ per resident per year). The area is owned by the Trondheim Council and partly

by the County of Sør-Trøndelag. The local municipal authorities decided in 2008 to take charge of the development process by buying the land where the residential development will take place in order to ensure that the goal of carbon-neutral settlement is achieved. The original plan comprises the construction of about 1200 residential unit which partially will be delivered to low-income families and other vulnerable social-groups. The final goal of this project is to deliver a self-sustained and energetically independent residential settlement provided with shopping and leisure activities, offices, and communal services (such as kindergartens).

Zero Energy Districts ('Gebieden Energie Neutraal', GEN), The Netherlands

A consortium of stakeholders in the energy efficient building sector called GEN (Gebieden Energie Neutraal – Zero Energy Districts) aimed to develop knowledge and tools to enable the energy transition towards zero energy districts. The consortium consisted of 10 big companies (both Dutch and international) from building, energy, engineering and financial sector and knowledge institutes. They worked together for over three years with financial support from the Dutch Ministry of Housing. This innovation program focused on advantages for the customer, companies and (local) government. Both researchers and employees from the building and energy companies worked in living labs and built up knowledge on the technologies, business cases and regulatory environment. Both a new built location (Katwijk, NL) and an existing residential neighbourhood (Apeldoorn and Rotterdam) have been analysed in depth. The consortium has delivered all its products and experiences in 2012.

Although, especially in the existing neighbourhoods, contact with the residents is a critical success factor, GEN was a top down approach where the initiative came from the consortium, not from a collective of home owners (CSO).

CSO examples in Almere, Rotterdam and more, The Netherlands

In the last ten years, the Dutch government has stimulated collective self-organised housing initiatives in the Netherlands. The evaluation of 60 (C)SO projects has been carried out by SEV, University of Utrecht, and TNO in 2010.

Derwenthorpe, United Kingdom

Derwenthorpe is an urban development on the edge of York city in the village of Osbaldwick. There are a total of 540 dwellings planned with a mix of 2, 3, 4 & 5 bedroom houses and the first phase has built 64 houses.

Derwenthorpe aims to provide:

- Highest quality 'lifetime' homes, meeting the needs of young families, people with disabilities and older residents
- Support to residents who wish to become involved in the development and management of this new community
- Sustainable, energy friendly principles supporting 'greener' lifestyles and low carbon footprint
- Pedestrian-friendly streets, reduced traffic flow, secure homes and safe open spaces
- Attractive communal facilities that enhance the experience of living at Derwenthorpe

- Robust transport systems, including car club, cycle ways and pedestrian links

LILAC, United Kingdom

LILAC has built a community of 20 homes and a common house to high ecological standards using cohousing design principles. In total there are six 1-bed, six 2-bed, six 3-bed and two 4-bed houses. It is on a site in Bramley, west Leeds owned and managed by Lilac Mutual Home Ownership Society. The aim of LILAC is to:

- have a low impact on the environment, build to the highest ecological standards and protect our resources in the face of climate change and energy scarcities;
- respond to the housing crisis by providing permanently affordable housing;
- build a beautiful, safe neighbourhood which maximises social interaction between its residents and gives them direct power over how their neighbourhood is run;
- and, make a positive contribution to its surrounding community.

Low Impact Living is at the heart of LILAC. Low Impact living simply means to live as lightly as possible on the earth.

Cohousing “Mura S.Carlo”, S. Lazzaro, Bologna, Italy

The project is located in the village of S.Lazzaro near Bologna. The new complex consists of a 4-storey building block with 12 apartments and a variety of shared outdoor spaces and common services: activities common room, laundry room, music room, crafts room, bicycle area, bricolage room, and bicycle laboratory. Common activities are mainly located at the ground floor, to allow direct access to public life and its use even to the neighbourhood residents

Cohousing “Quattropassi”, Villorba (Treviso), Italy

New construction of 8 single-family rectangular detached houses, two floors high, in three versions differing in size, depending on the needs of different families. Each house is characterized by: invariant elements - stairs and services - and variable elements such as inner walls and partitions.. Buildings are placed in the lot according to a principle of settlement which has as reference the village of the local tradition (as the current local legislation prescribes) reinterpreted in a contemporary way. All the elements of the project (buildings, parking and paths) are placed on the borders, in order to preserve as much as possible the central green as undivided space, which is that is the cornerstone of the eco village. A common building is the heart of the cohousing community. Besides of common rooms for meetings, relax and kindergarten, here are also leased a large storeroom in the basement, technical rooms for the centralized system, and renewable energy on the roof.

De Schrijver, Eindhoven, The Netherlands

De Schrijver ('The Writer') is the repurposing of an old 1930s school building into 10 apartments, complemented with 10 newly built apartments. The target group of the CSO is people of 45 years and over.

Het Kwarteel, EVA-Lanxmeer, Culemborg, The Netherlands

Het Kwarteel is a new development of 24 apartments in the sustainable neighbourhood of EVA-Lanxmeer in Culemborg. The target group of the CSO is people of 45 years and over.

The decision for construction was made in 2000, building process started in September 2002, and finished in November 2003.

De Kersentuin, Leidsche Rijn, The Netherlands

De Kersentuin (the cherry garden) is a CPO in Leidsche Rijn that consists of 28 rental and 66 privately owned homes.

The first initiative to start a CPO started in 1996. The building process started in 2002, and was finished in 2003.

Vrijburcht, IJburg Amsterdam, The Netherlands

Vrijburcht is a CSO containing 52 new construction apartments, including 10 low-cost ones aimed at lower income groups. The missed income of these apartments is discounted in the operation of the entire project.

In addition to the apartments, the complex contains 3 commercial areas, a care housing commune with 6 homes, a day care centre, inner garden, café, theatre, common space and two shared guest rooms.

The first initiative started in 2002, the building process finished in 2007.

Maison d'Elite, Seregno, Monza-Brianza, Italy

Maison d'Elite is a prototype built to test the possibility given by the system model created.

The new residential development consists of 30 new dwelling units around a 1978-built villa. The intervention consisted in the renovation of the villa to improve the energy performance and subjected to roof extension and in the realization of the 30 residential units.

The dwellings are configured as two-storey condominium buildings. The residential units are based on a module type of 50 m². The dwelling sizes are 50 m² to 130 m² (1 or 2 modules horizontal or vertical doubled).

The renovated villa hosts:

- ground floor and the basement: the communal services (common kitchen, common rest and dining-room, pool, gym, etc.)
- 1st and 2nd floor: guest apartment units, library.

The case study has defined an interesting process model in which the integration of SME assumes a relevant role in the entire process through a catalogue of products compatible with the technological and typological system and responding to EeB standards.

Ghandi, Stuttgart, Germany

Type of houses:	multi-storey-apartment-building 4 1/2 storeys
Number of units:	8 residential units, one of them is for rent; kindergarten with 4 groups (100 children on 1.010 m ²)

Realisation in: 2006
 Target group, motivation: low cost housing with children, integrated Kindergarten and children`s playground

Kleehäuser Vauban, Freiburg, Germany

Type of houses: 2 multi-storey-apartment-buildings, 3 and 5 storeys
 Number of units: 25 residential units, 40 % for rent, 70 tenants
 Realisation in: 2005- 2006
 Target group, motivation: low-cost individual and energy-efficient living multigenerational housing

Lindenhof, Rostock, Germany

Type of houses: row houses and apartment buildings
 Number of units: 17
 Realisation in: 2006 - 2007
 Target group, motivation: Families with children, individual and multigenerational housing
 Tenants: young families, singles, disabled, elderly

Prisma, Tübingen, Germany

Type of houses: multi-storey-apartment-building 5 1/2 storeys
 Number of units: 11 residential units, 2 commerce units
 Realisation in: 2005
 Target group, motivation: multi-generational housing

Tannenhof-Süd, Konstanz, Germany

Type of houses: mix of row-houses, flats and maisonnettes, 3 storeys with roof gardens
 Number of units: 8 residential units
 Target group, motivation: living in lofts, living and working with plants, multigenerational housing

Westend, Tübingen, Germany

Type of houses: multi-storey apartment building 5 1/2 storeys
 Number of units: 17 residential units, 3 of them are for rent
 Realisation in: 2008
 Target group, motivation: multi-generational housing, living with families, low-cost, flexible and individual configuration of the units

Passive houses Wolfsbusch, Stuttgart, Germany

Type of houses:	row houses 2 storeys + cellar
Number of units:	20 residential units,
Realisation in:	2005 -2006
Target group, motivation:	energy- efficient living with children