

UGC Delft

User Generated Content (UGC) is a project delivered for the competition for multi-storey family housing Casa Nova. The competition was organised by Stadsgewest Haaglanden (a cooperation organisation of the towns in the The Hague region) and took place in October 2009. The competition brief asked for multi-storey family housing on the edge of the historical town centre of Delft. The challenge was to provide attractive urban dwellings at a reasonable price, as an alternative to the migration of young families to suburban locations. The location chosen by the organisers was a school building, built in various phases and including some open space around it.

The project proposes to reuse the older parts of a school building, transforming them into large street access two-floor units with private gardens. These dwellings are delivered as ready to use. The re-use of the existing facades and load-bearing construction provides houses with large floor areas and gardens, but at competitive prices. On top of the existing building another two floors are added, with the necessary construction reinforcements, to provide a structure, which the future inhabitants would fill in themselves. These dwellings are delivered with only basic amenities: a bathroom, kitchen and a small bedroom, while the rest of the volume of the house is left for appropriation by the future inhabitants. Access to these upper dwellings is via an open deck on the roof of the old school buildings. The reuse of the existing spaces and the process of transforming them creates a particular identity and bond between the inhabitants and the spaces they modify. The creation of, and thus investment in, the house is in this way spread on more years and is controlled by each of the owners.

Between the two older volumes a multifunctional building is inserted. Its ground floor is of a double height and can be used for commercial or communal activities organised by the inhabitants. The 3 floors above it are meant for parking. Parking your car becomes a spectacle by using an open industrial lift to bring it to the desired floor. The height of these parking floors allows their future transformation into dwellings or offices in case there is less need for parking space. The roof provides a wide view towards Delft's historical centre and is open to all the inhabitants of the complex.

The organisation of the volumes separates the plot into two semi-public courts. One is oriented to the north (the main streets) and is covered by existing large trees. It is the place for children playgrounds, BBQs and cooled environment in the summer. The other is a vegetable garden oriented to the south. Working the ground together or buying products from each other enforces strongly the bond between the dwellers helping the creation of a sense of community.

facts

location:	Delft, the Netherlands
status:	3rd prize competition 2009
site:	plot 4.470m ² , total built-up area 4.350m ²
program:	housing (21 units)
client:	Stadsgewest Haaglanden
budget:	-
collaborators:	-