



living  
large  
in a  
compact  
setting

small urban residential housing  
with common facilities

## **Small urban residential housing with common facilities**

There is high demand for more housing in cities. But urban land is scarce and expensive, so building homes with smaller footprints makes sense. The quality of life of the urban resident must however be guaranteed. A smaller living space is of course primarily compensated by urban life and all amenities a city has to offer. But this is not enough. Some needs that are conditional for life quality no longer have a place in a small housing unit, but have to be available within walking distance. It is important to provide facilities for communal use, such as indoor and outdoor leisure spaces, a launderette, bicycle storage, fitness room and work-at-home space. The positive effect will be that these spaces, if properly managed, can lead to a sense of community and ownership not only with the apartment itself, but also with the building as a whole. This has already proven to have a positive effect on the wellbeing and mental health of residents, as well as management of the building.

**What we love, we will maintain.**

In this flyer we illustrate this idea with some of our recent works.

Charlotte ten Dijke, Bart Mispelblom Beyer  
Tangram Architecture and Urban Landscape  
Amsterdam, September 2022



O u r D o m a i n  
R o t t e r d a m  
m o r e t h a n j u s t  
6 5 0 u n i t s



ARC22 Architectuur - nom  
ARC22 Detail - nom  
ARC22 Interieur - nom

## Living large in a compact setting

### OurDomain

OurDomain provides accommodation for a community of students and starters. It is located on a site charged with history in the heart of old Rotterdam. The seventy-meter high residential tower stands on a constrained plot that had not been redeveloped since it was bombed in May 1940. With the construction of OurDomain, the last piece of the puzzle of the city's reconstruction was placed. It closes the 'gap' in the urban perimeter surrounding the centre and creates a new 'entrance gate', and with its open plinth at street level it provides an active façade.

### Design

OurDomain is built on a tiny plot with a triangular shape and a five-metre height difference, and development seemed improbable for a long time. The nine hundred square metre site now accommodates a 30.000 sqm of programme, which includes more than six hundred apartments. The residents live within walking distance of the city's main amenities, and they enjoy excellent public transport links. The building sits at the centre of an axis of university buildings, medical centres and high-end corporate services.

The split-level layout at the building's base have street entrances at different levels. The plinth has an open character all around, as street life continues into the building. It does so by providing space to collective facilities for gaming, laundry, cinema, music, fitness, study and a bar. Bicycles and household items can be rented, so that they do not have to be bought.

The climax is a roof terrace of six hundred square metres, with views over the city skyline and the river Maas. The challenges of building in a densified city are reflected in the approach to technical details. The site left no room for the contractor compound, traffic movement had to be limited, and a short construction time was desired. The facade was therefore completely prefabricated, and the building was weatherproof in a short time. Constraints to this method were compensated with the fitting of an extra inner shell.

The facade panels were based on an archive photo of the destroyed city, and its production has led to process and material innovations. Together with facade suppliers and designers a special double etching process has been developed to embed the image in the aluminium sheet. The anodized panels are layered due to a double anodization process. The vibrant print radiates gold and bronze as the sun hits the façade at differing angles.

### Sustainability

Sustainability drives manufacturability, logistics, material use, maintenance requirements and reusability. This has led to the use of untreated materials such as raw concrete and etched aluminium. All elements can be disassembled, which is an important condition for circularity. The prefabricated can be replaced using the building maintenance unit on the roof, which doubles as a pergola to the terrace.



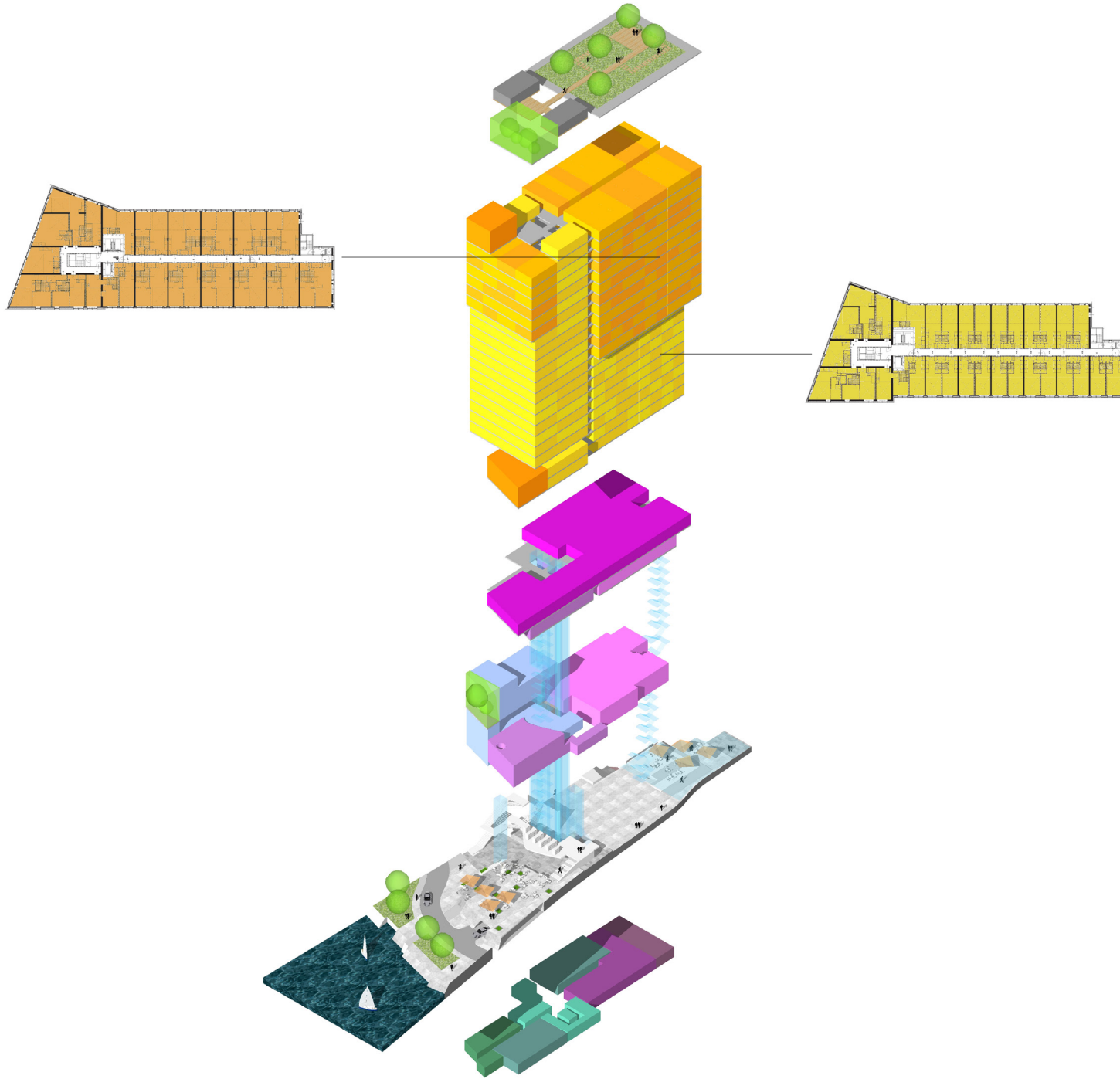
alles van waarde is weerloos

 HOGESCHOOL ROTTERDAM

**site**  
footprint: 940 m<sup>2</sup>  
building area:  
30.000 m<sup>2</sup>  
fsi=32  
(FloorSpaceIndex)  
tiny plot for a large program

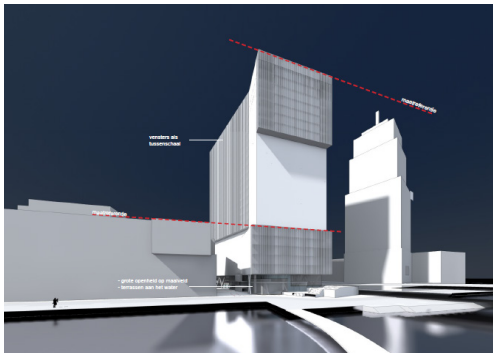
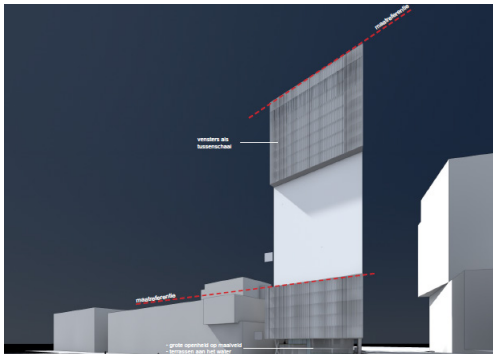
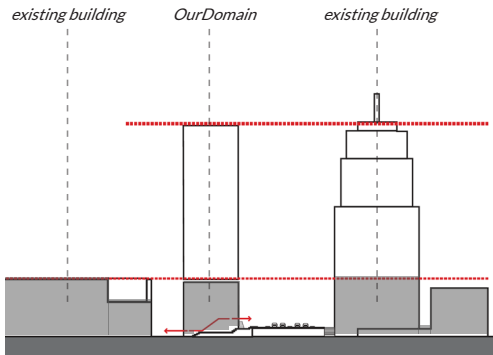


new social  
connections  
mixed use  
total 30.000 m<sup>2</sup>

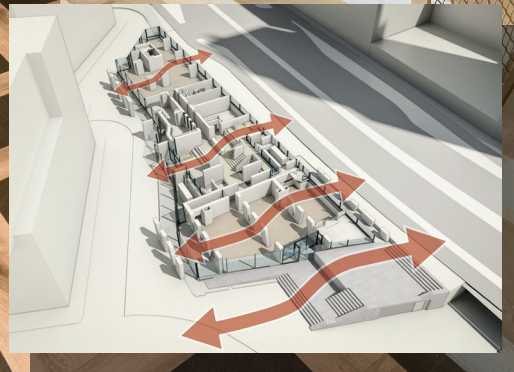


- roof terrace 
- cafe/sky lounge 
- gym/outdoor gym 
- apartments 50 m<sup>2</sup> 
- apartments 25 m<sup>2</sup> 
- special housing units 
- cinema/TV room 
- study area/library 
- hairdresser 
- back office/common work space 
- cafe/restaurant 
- game room 
- launderette 
- bicycle storage 

# connecting dominant city levels



connecting  
dominant city  
levels





# apartments: 25 - 50 m<sup>2</sup>



standard floor, studio 25m<sup>2</sup>



standard floor, studio 50m<sup>2</sup>



solo in the society



*coffeebar on top floor*

new social  
connections  
common amenities



*tools for rent*



*flexible workspace*



*music studio*



*game room*



*bicycle storage*



*laundrette*



*cafe/restaurant*



*hair studio*



*fitness indoor and outdoor (on roofterrace)*

new social  
connections  
rooftop garden  
with small bar,  
outdoor kitchens  
and outdoor  
fitness



living apart together

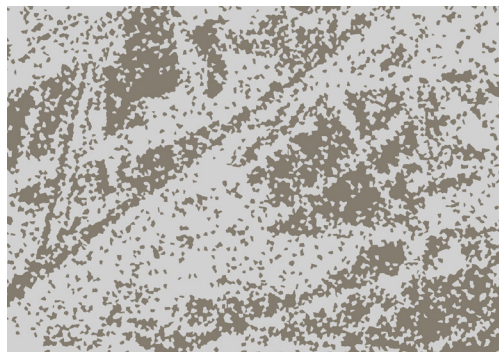
**connections in time**  
the facade: etched  
aluminium; an abstract  
layer to remember  
14 May 1940



*Waalhaven, May 1940*



*pixelated in steps*



*final result etched in aluminium*

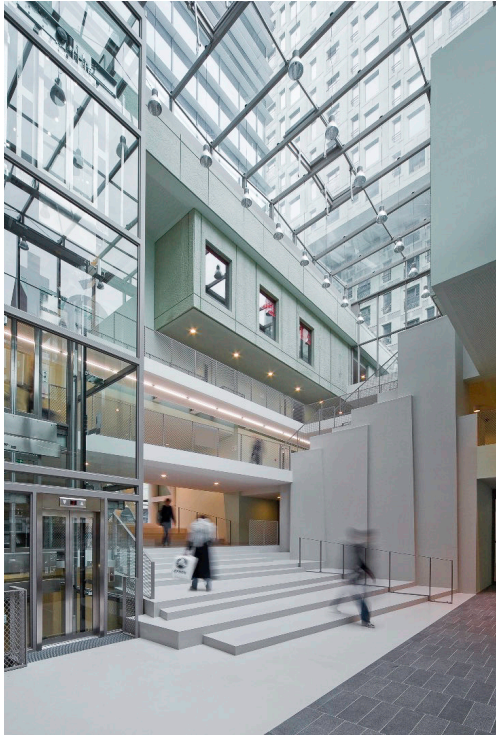


O u r D o m a i n  
R o t t e r d a m  
final key stone  
of city reconstruction





other examples of  
**urban residential**  
**housing (S, M, L)**



# Cité Rotterdam, 2010

student housing and short stay

500 units  
30/45/60m<sup>2</sup>+

1.500 m<sup>2</sup> flexible  
workspace

3.000 m<sup>2</sup> public  
amenities  
restaurant, fitness  
studio, small market

built parking 150 p

BNA Building of the year Award 2010 -nom.  
CBTUH Tall Building Award 2010  
VKG facade award 2010  
Top 3 best buildings NRC 2010

# ZuidOever, 2020 Amsterdam compact care building

total 5.000 m<sup>2</sup>

54 small residential units

special care amenities

common greenhouse for all

season use

central common kitchens

music and theatre space

common living and meeting

rooms

built parking for bicycles

and cars



ARC Interieur Award 2020 - nom.  
Nieuwbouwprijs Amsterdam 2021 - nom.



# Crystal Court, 2009

new concept for  
stacked apartments

8.000 m<sup>2</sup> flexible living  
space

300 m<sup>2</sup> common care  
facilities

built parking



BNA Building of the year Award 2009 - nom.  
Green Building award 2009  
Nieuwbouwprijs Amsterdam 2009



**Galaxy tower,  
2016 - 2024  
Utrecht**  
hotel and housing  
units

total 60.000 m<sup>2</sup>

Amrath Hotel  
250 rooms and  
facilities

320 residential units

3 common roof gardens

1.500 m<sup>2</sup> amenities

MyPup grocery services  
common workspaces  
fitness and swimmingpool  
restaurant

built parking 350 p

**Kavel 14, 2018**  
**Amsterdam IJburg**  
stay@home

small, medium and large  
residential units

special care amenities

built parking



**Campina, 2021-2024**  
**Alkmaar**  
stacked garden  
apartments

total ca. 20.000 m<sup>2</sup>

145 residential units  
(S, M, L)

common amenities

common roofgardens  
greenhouses and rooftop  
urban garden  
healthcare facilities  
meeting spaces  
work@home spaces

built parking for bicycles  
and cars



TANGRAM 

Pedro de Medinalaan 3b  
1086 XK Amsterdam  
+31 (0) 20 676 1765  
[info@tangramarchitekten.nl](mailto:info@tangramarchitekten.nl)  
[www.tangramarchitekten.nl](http://www.tangramarchitekten.nl)