

***Presentation  
FLEX LIVING***

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***Trondheim, juni 2012***



**NTNU – Trondheim**  
Norwegian University of  
Science and Technology

# *Flex-back*

*(Project Hippocrates  
te Groningen)*

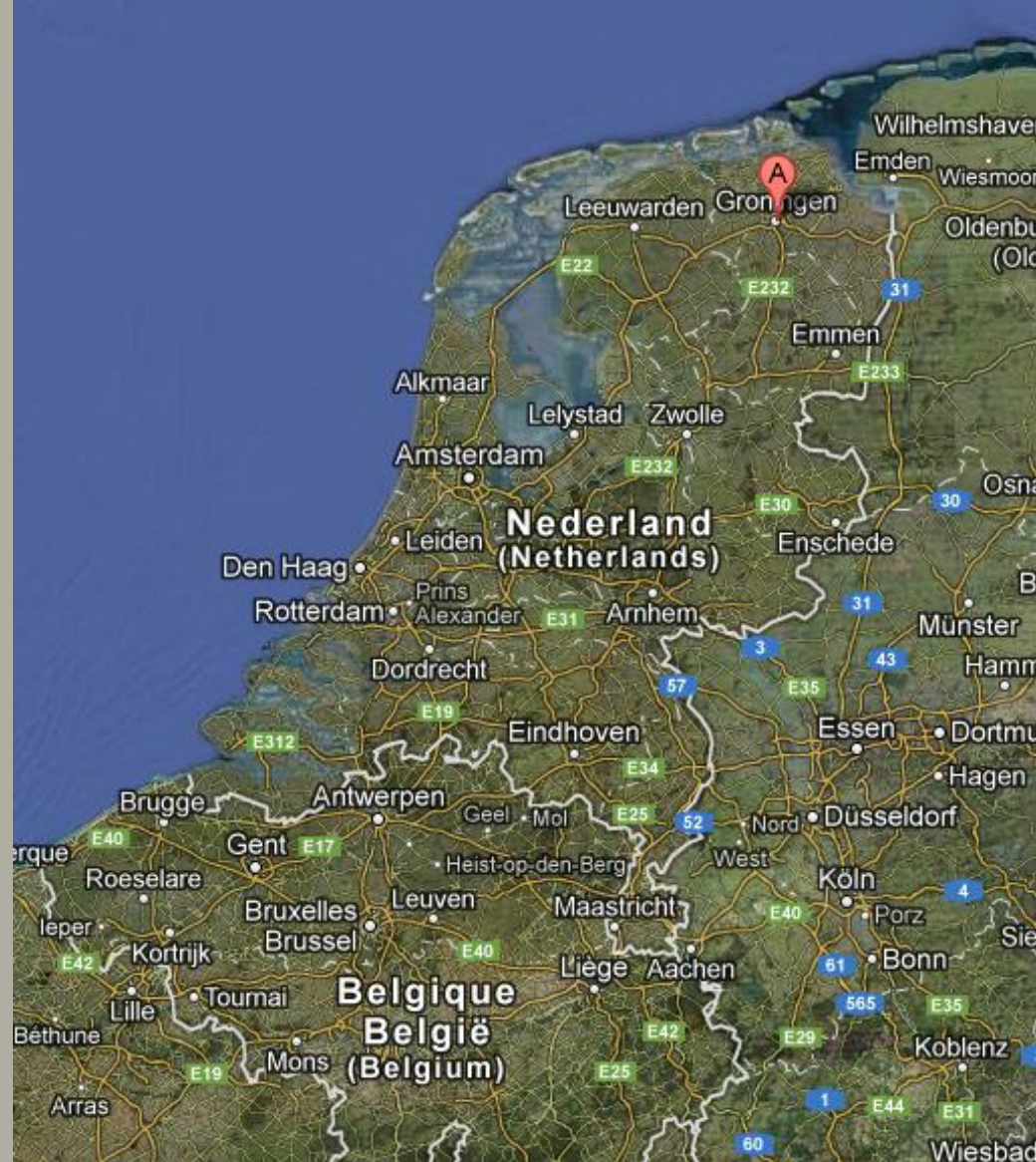
*A project >> A concept  
Other typologies*

*Flex-up*

*Flex 4 life*

*Flex-start*

*Flex 4 rent.....*



*in an collective planned residential area out of the fifties*



- HERINRICHTING OPENBARE RI...
- HERINRICHTING GROEN
- HERPROFILERING

**FLEXWONEN**

C O R P U S   D E N   H O O R N



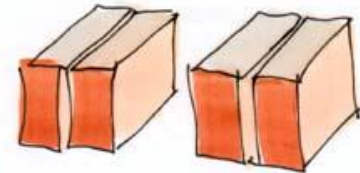
**Building element:  
6 meter wide =  
Urban grid of 6 meters**

**Rij = 6 m.  
Zij = 9 m.  
Vrij = 12 m.**

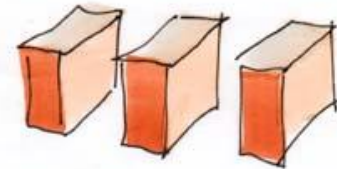
Dus we hebben:



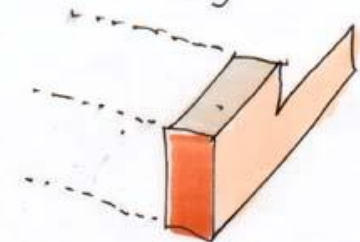
Rij



Zij



Vrij



cind

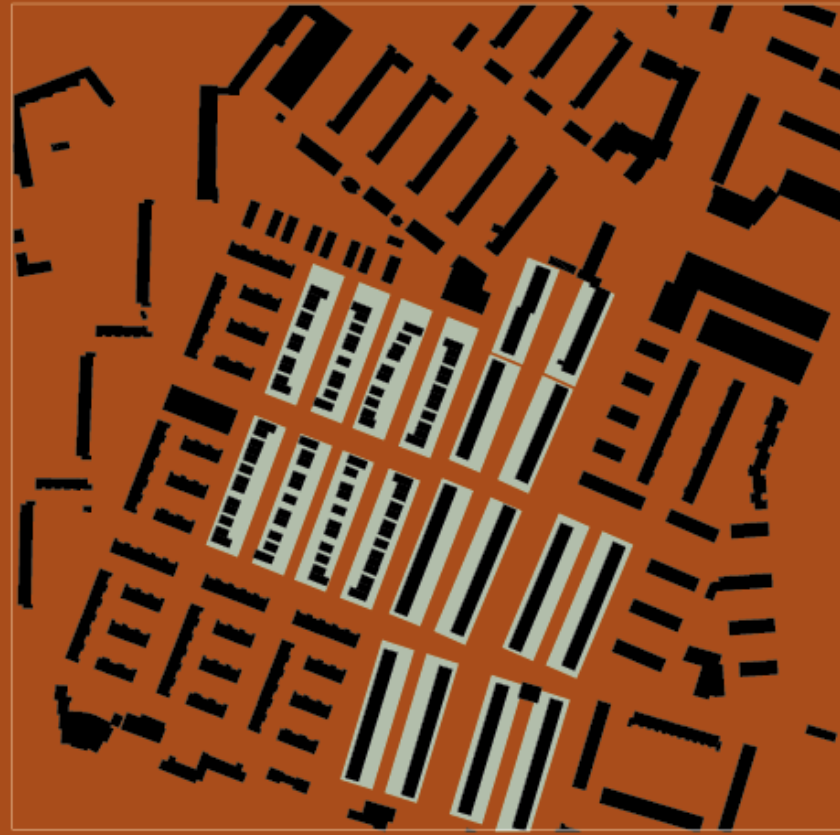


*Diversity of houses asks  
for a clear urban lay out*

*Simple rows,  
central park strip  
Urban grid, not a plan*

***urbanism:***

***Embedding variation in the stamp / stroke structures***

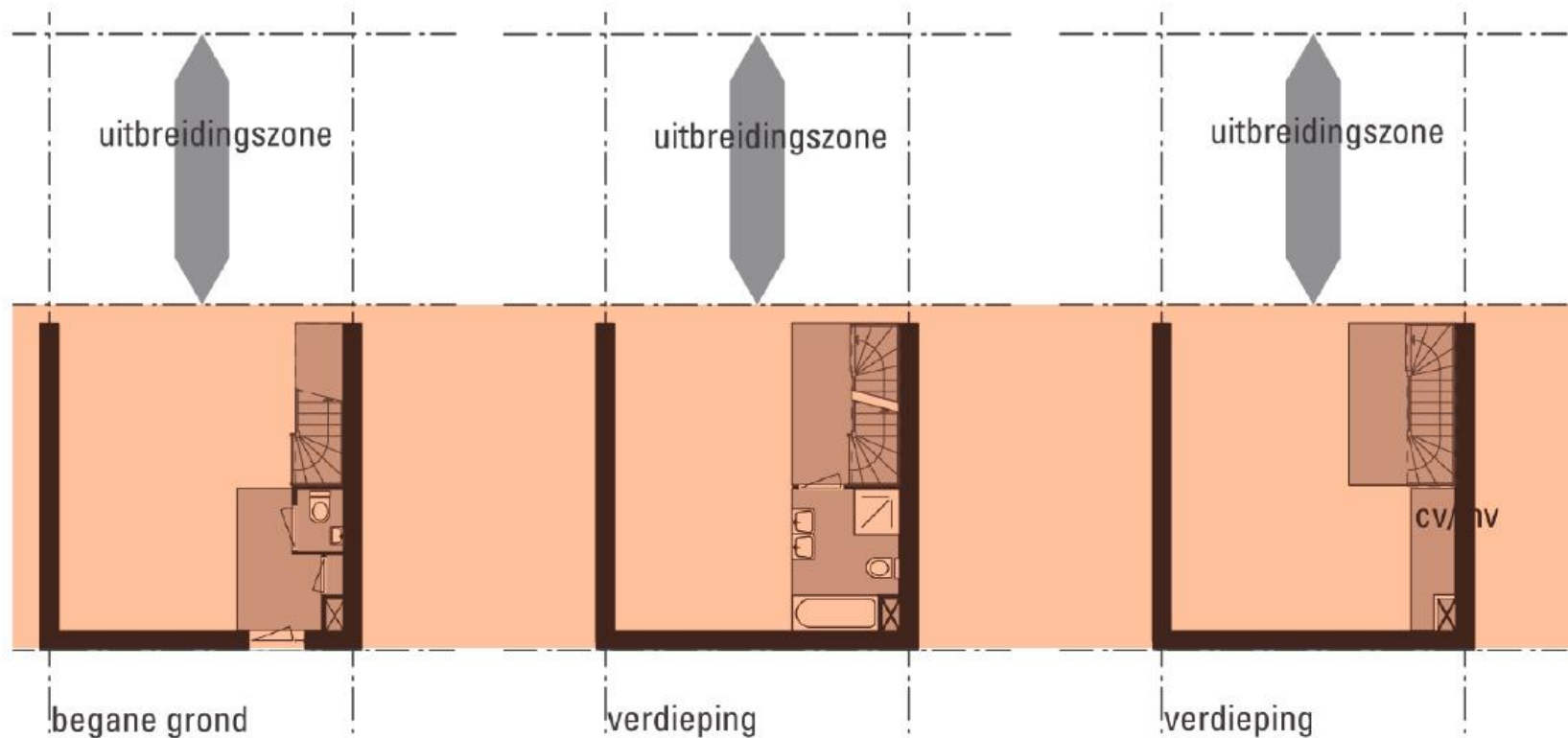


*Front house - back house*  
*Representation - informal flexibility*



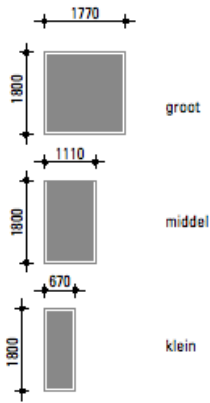


*The front house*  
*formal, brickwork*  
*3 floors, ready and finished*  
*Fixed technique, flexible lay out*

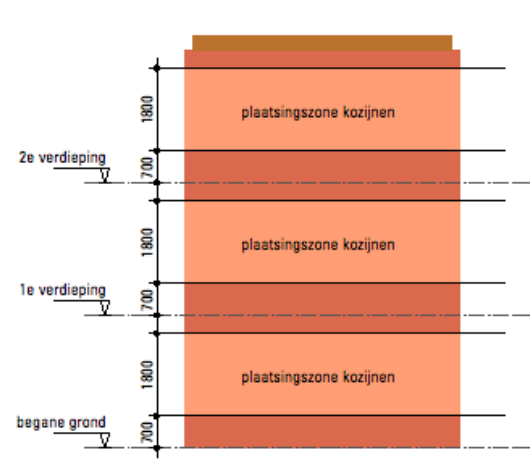


# facades: some rules, optimal freedom

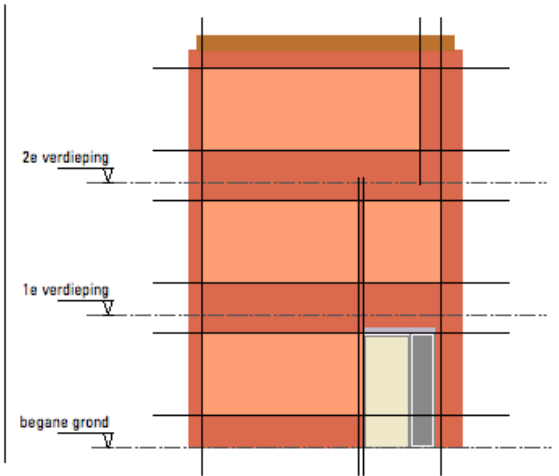
1 kies uit deze drie kozijnen



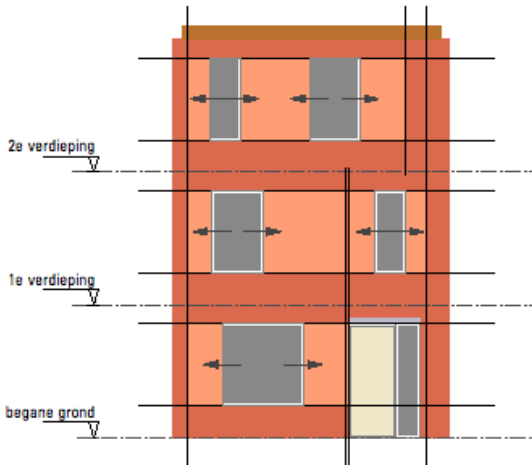
2 plaats de kozijnen in de vaste zone



3 let op de vaste positie voordeur en de plaats van de wanden



4 schuif de kozijnen binnen de zones



5 het resultaat: unieke gevels in een samenhangend beeld



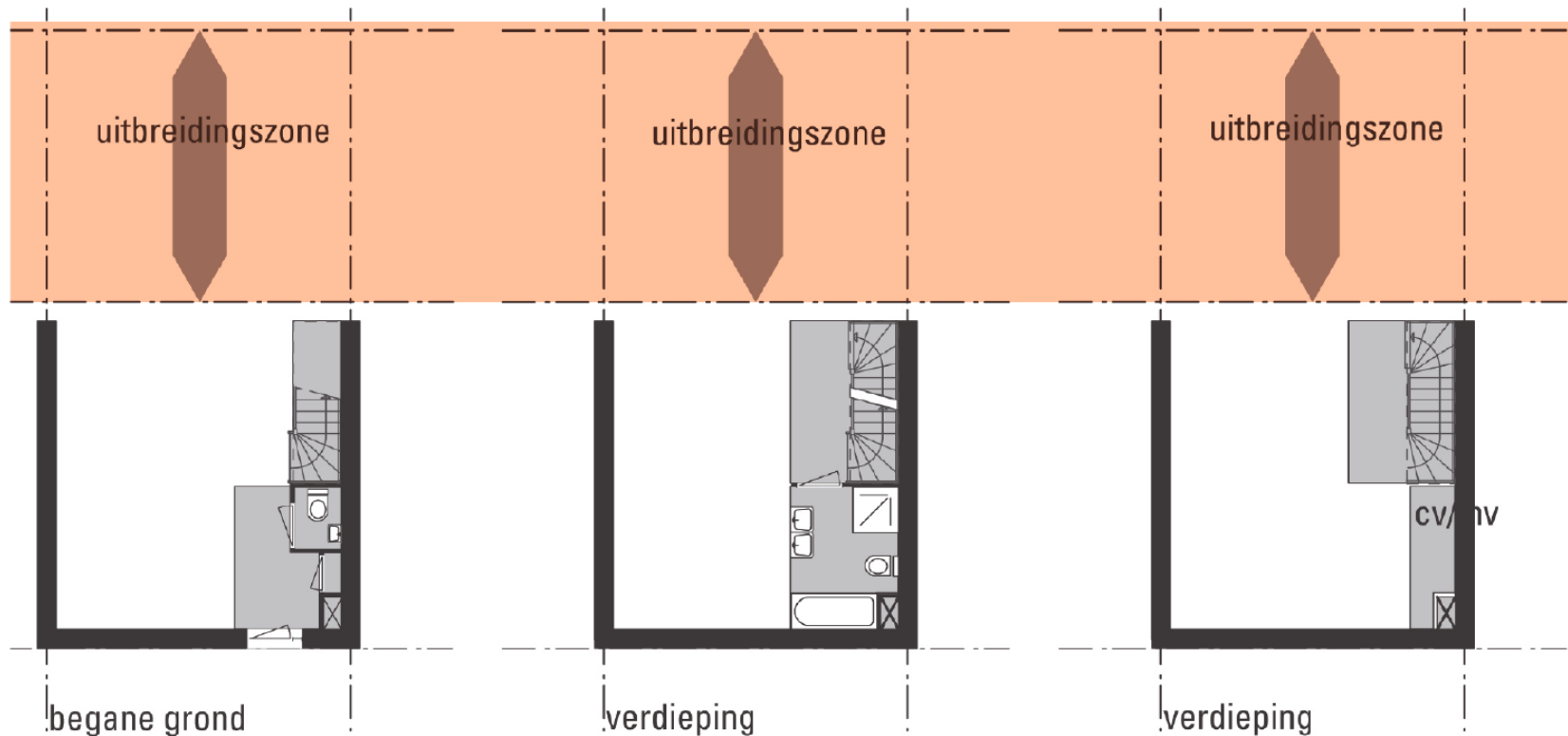
# *Character of the neighbourhood: colorful ensemble*

## *Sustainable and stable*





*The back house*  
*informal, wooden facades*  
*Flexible, also in the future*



*Successful flexibility:  
reasonable pricing*





*phase 1*

*2003 - 2007*

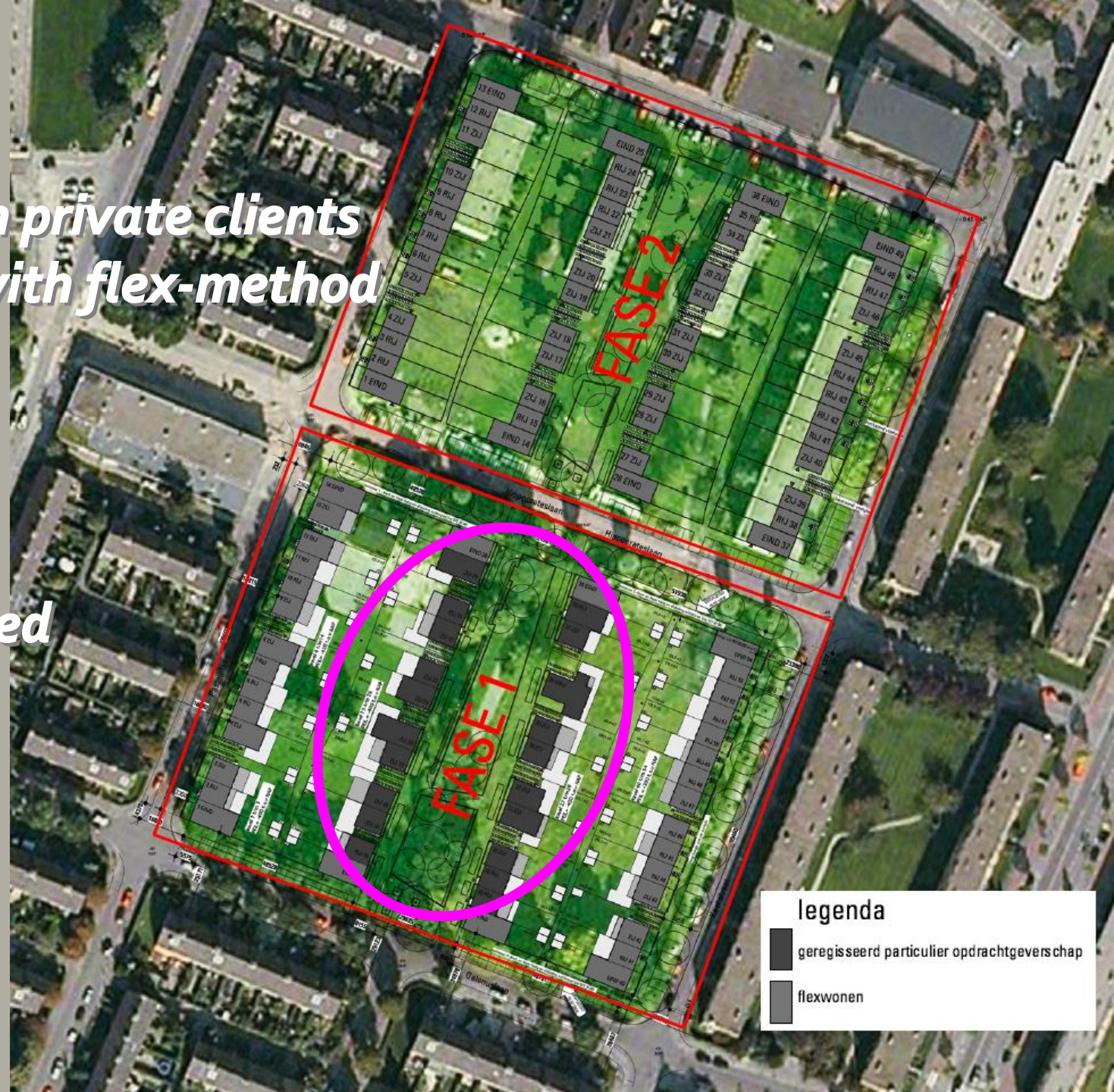
*Started with private clients*

*Continued with flex-method*

*phase 2*

*2008 - 2010*

*Both tendered*



**legenda**

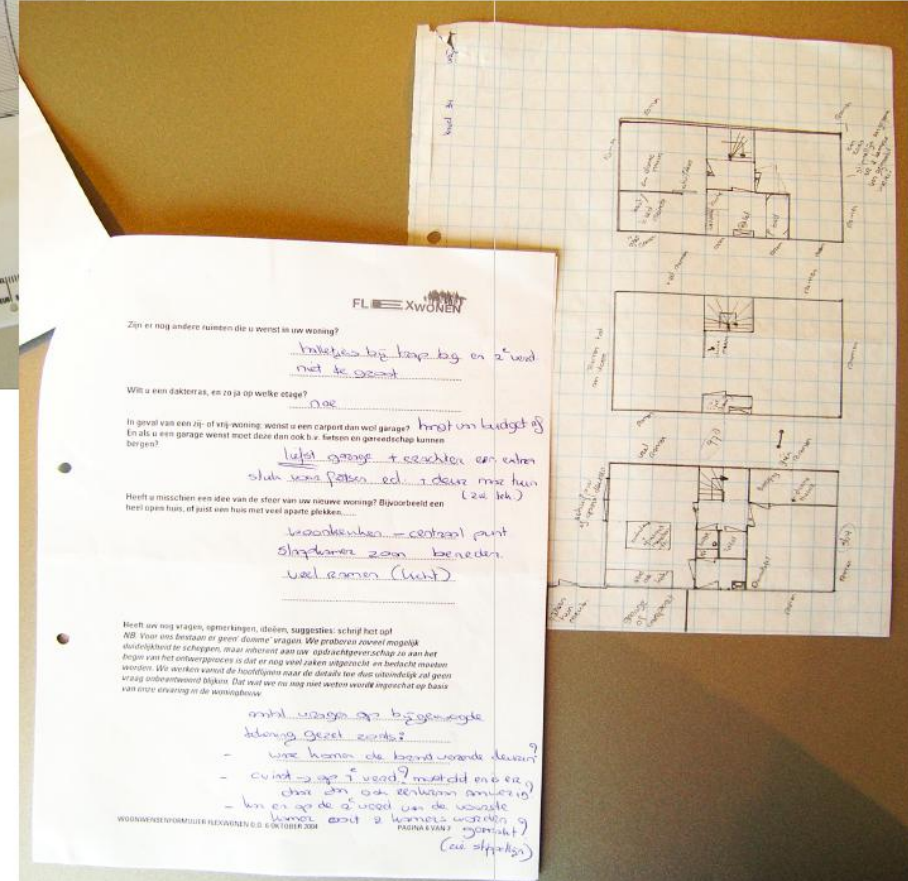
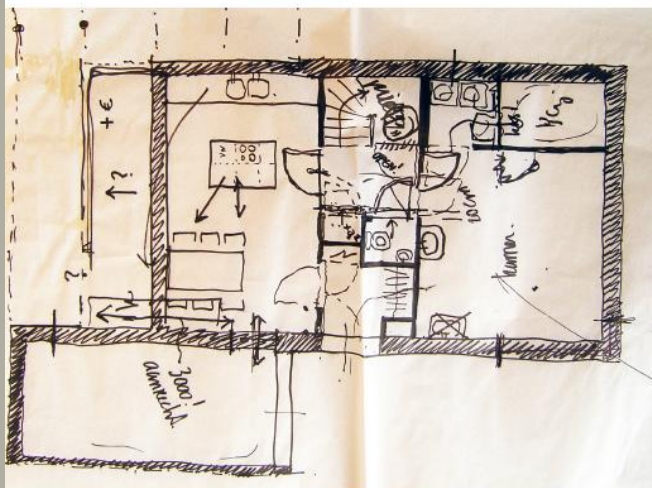
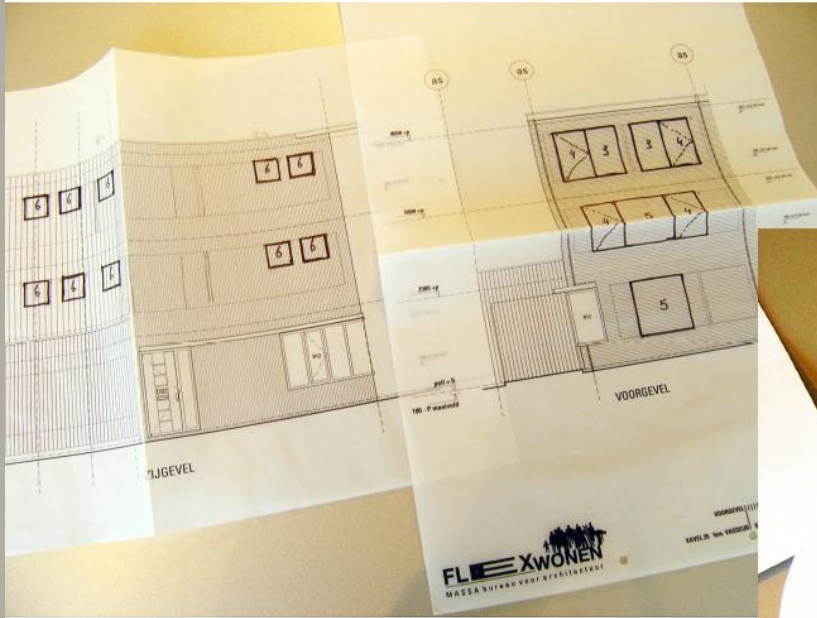
-  geregisseerd particulier opdrachtgeverschap
-  flexwonen



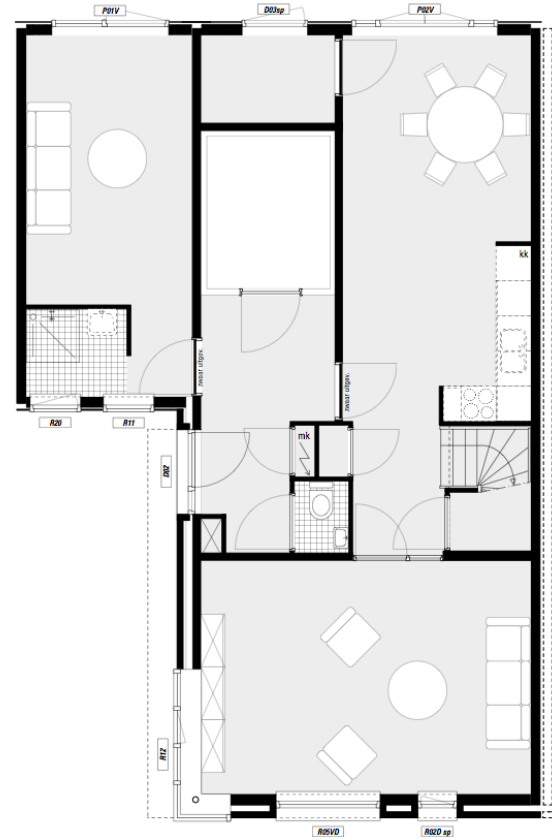
# Starting with private clients

## Interview, sketches, ready in 3 appointments

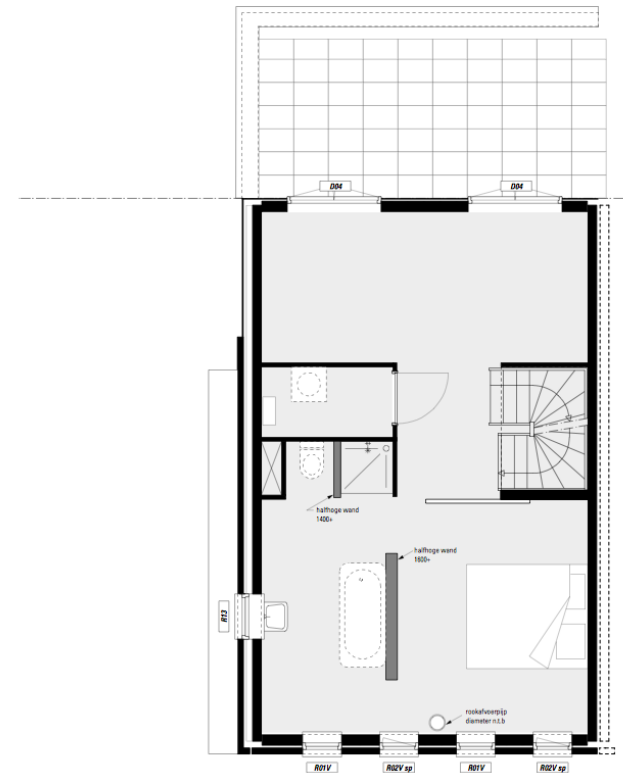
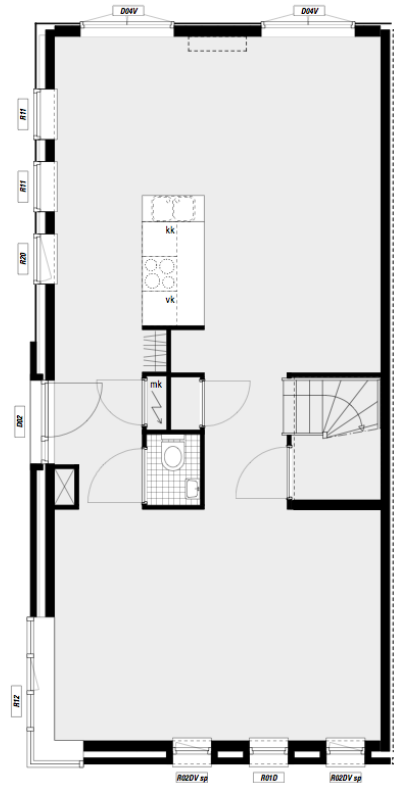
### FL ~~E~~XBACK



*Drumming in the middle.....*

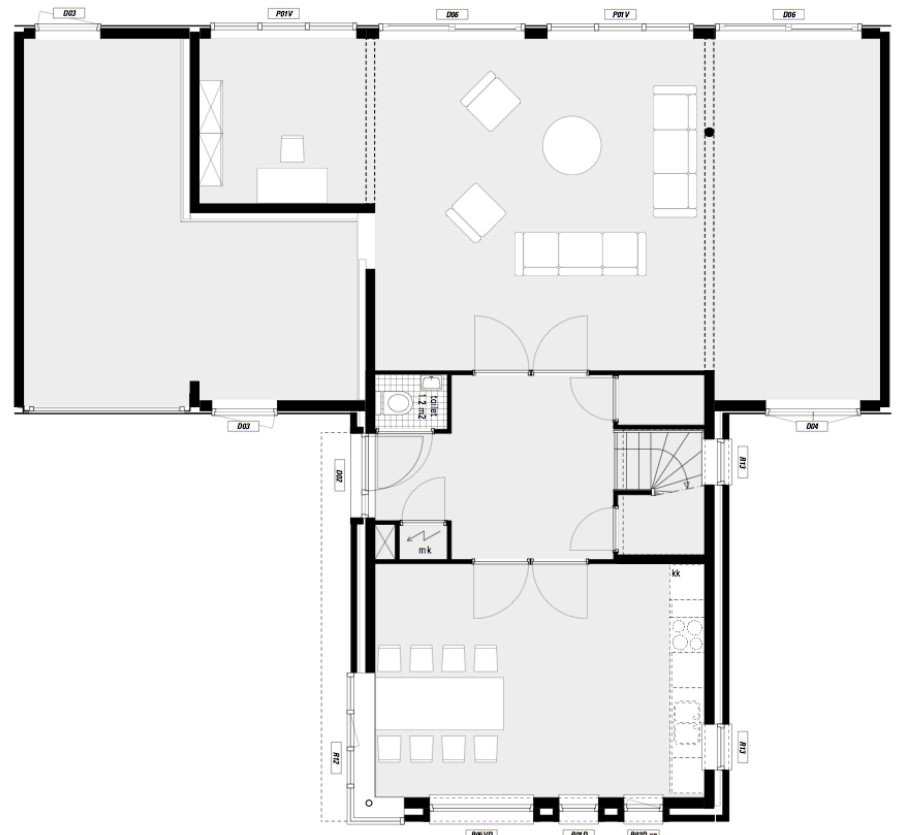


*No walls.....*





*Maximum stretch: two houses in one*





*limited group, project seems to fail.....  
Transition to more commercial method*



**FLEXWONEN**

A silhouette of a family consisting of a man, a woman, and a child, standing next to a ladder. The ladder is leaning against the man's back, and the child is standing in front of the woman. The entire graphic is rendered in a bright pink color.



*Each floor different choices  
Combine your house yourself .....*

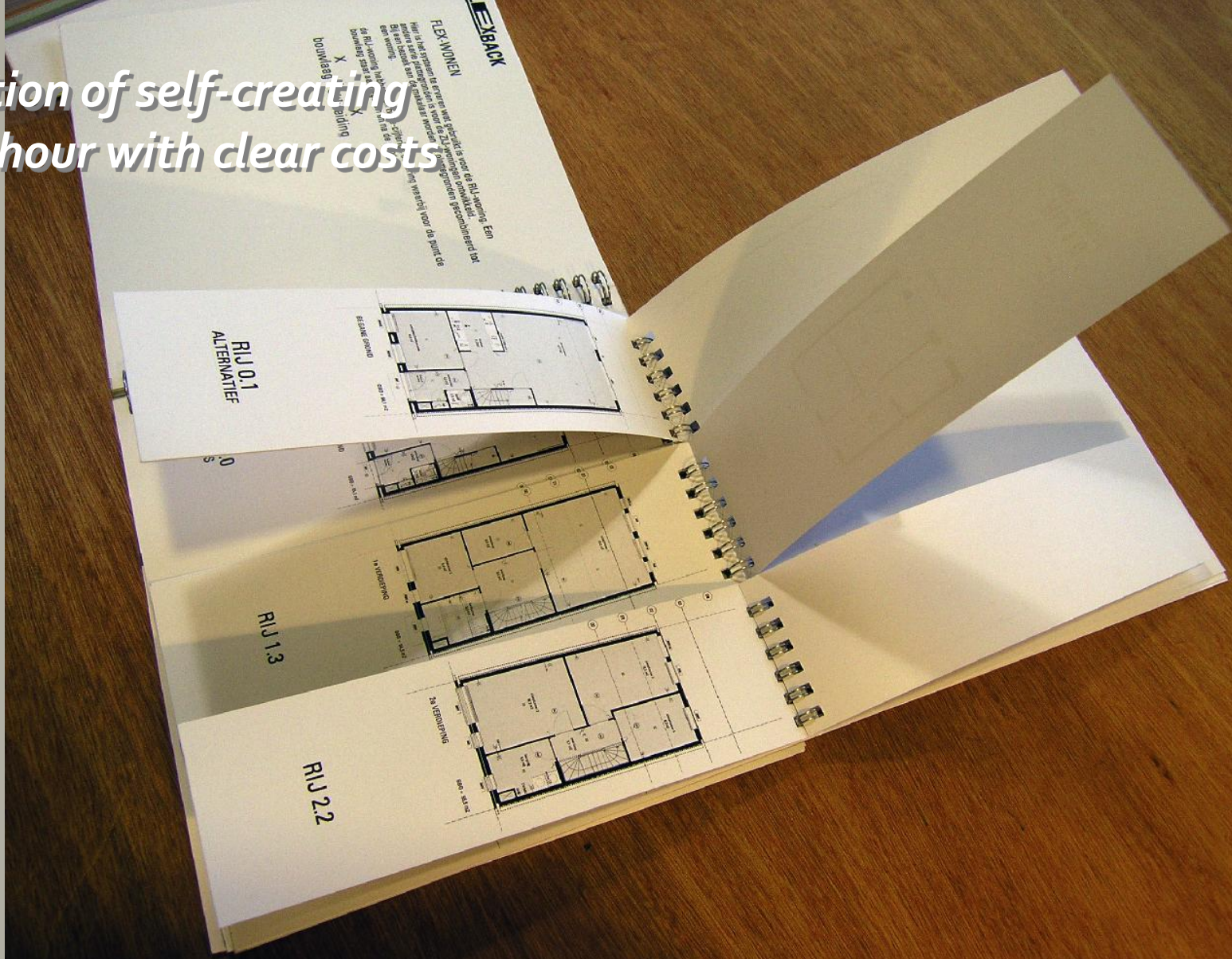
*Third floor*

*Second floor*

*Ground floor*



*Sensation of self-creating  
In one hour with clear costs*





*It works! Also in crises.*



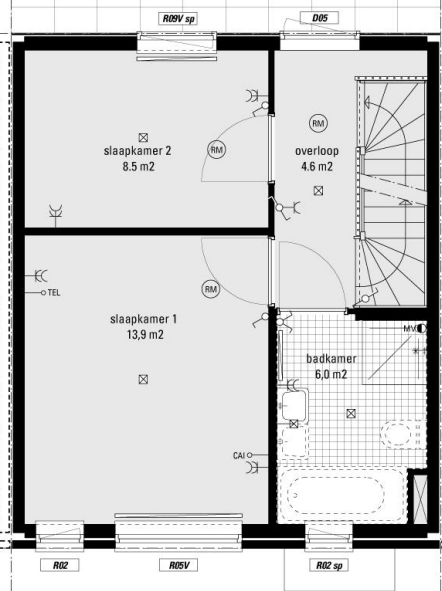
**FLEXWONEN**





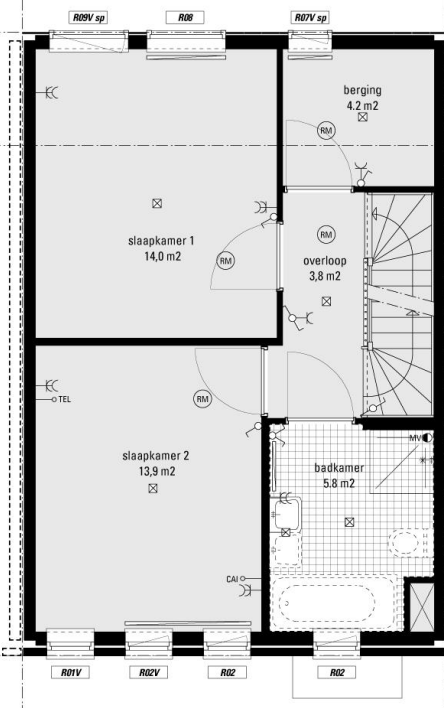


# Higher floors



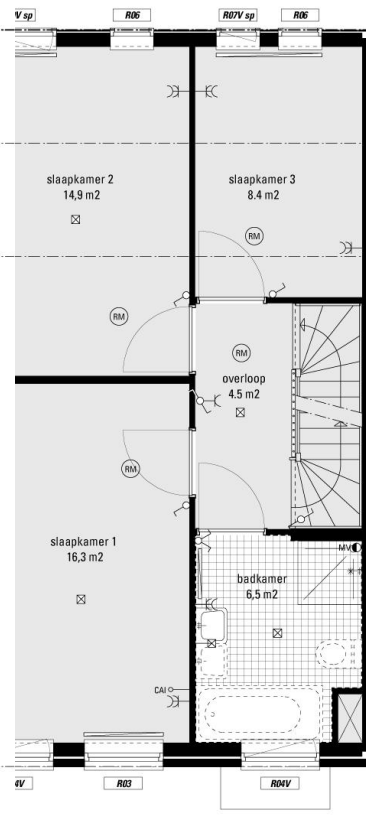
1e VERDIEPING

GBO = 37,4 m²



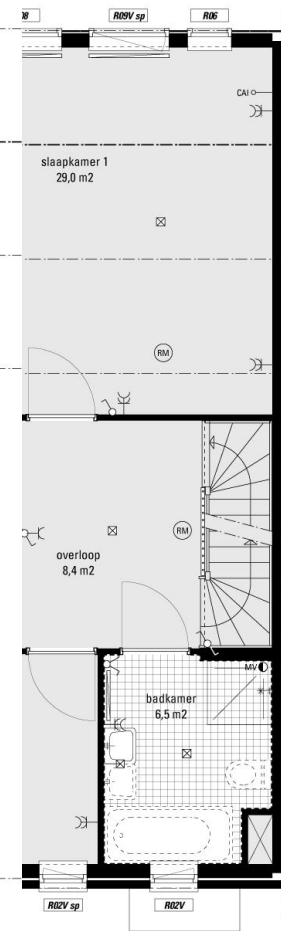
1e VERDIEPING

GBO = 46,5 m²



VERDIEPING

GBO = 55,5 m²



VG

GBO = 64,5 m²

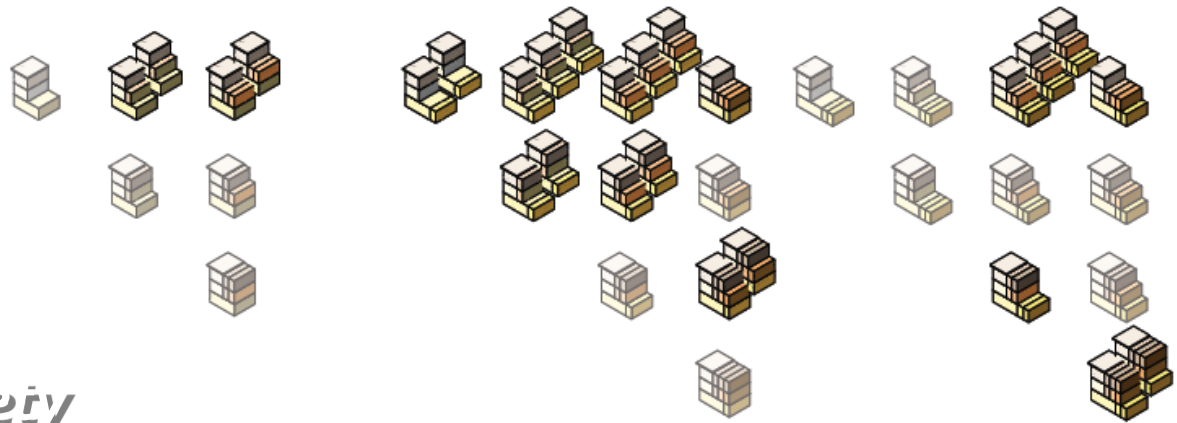


# FLEXWONEN

*Analyse the variety*

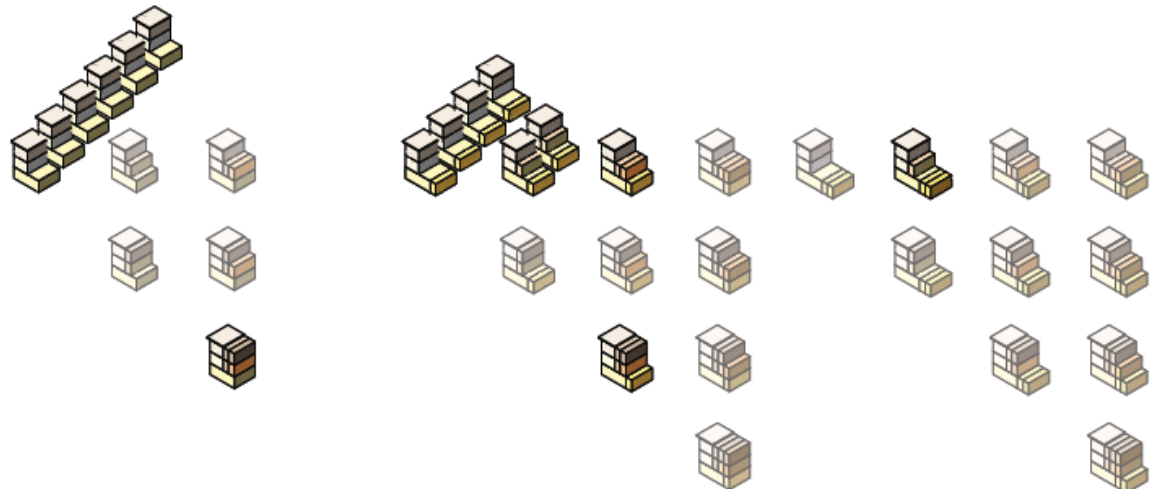
### VARIATIE TYPE ZIJWONING

basis < > maximaal



### VARIATIE TYPE RIJWONING

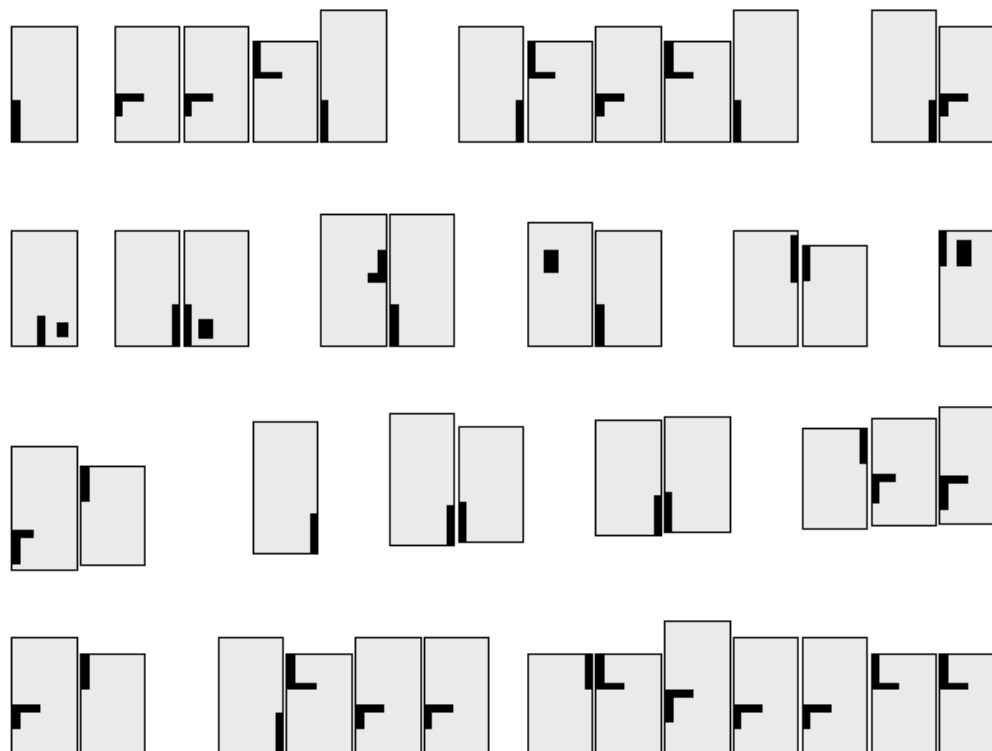
basis < > maximaal





*Position and form  
of the kitchen*

## KEUKENOPSTELLINGEN



keuken voor:	17	midden:	14	achter:	14
waarvan					
recht	13		0		6
hoek	2		13		7
eiland	2		1		1



- *A different process: structured working, professional and intense cooperation.*
- *Crises came over in second phase: the insight arise..*



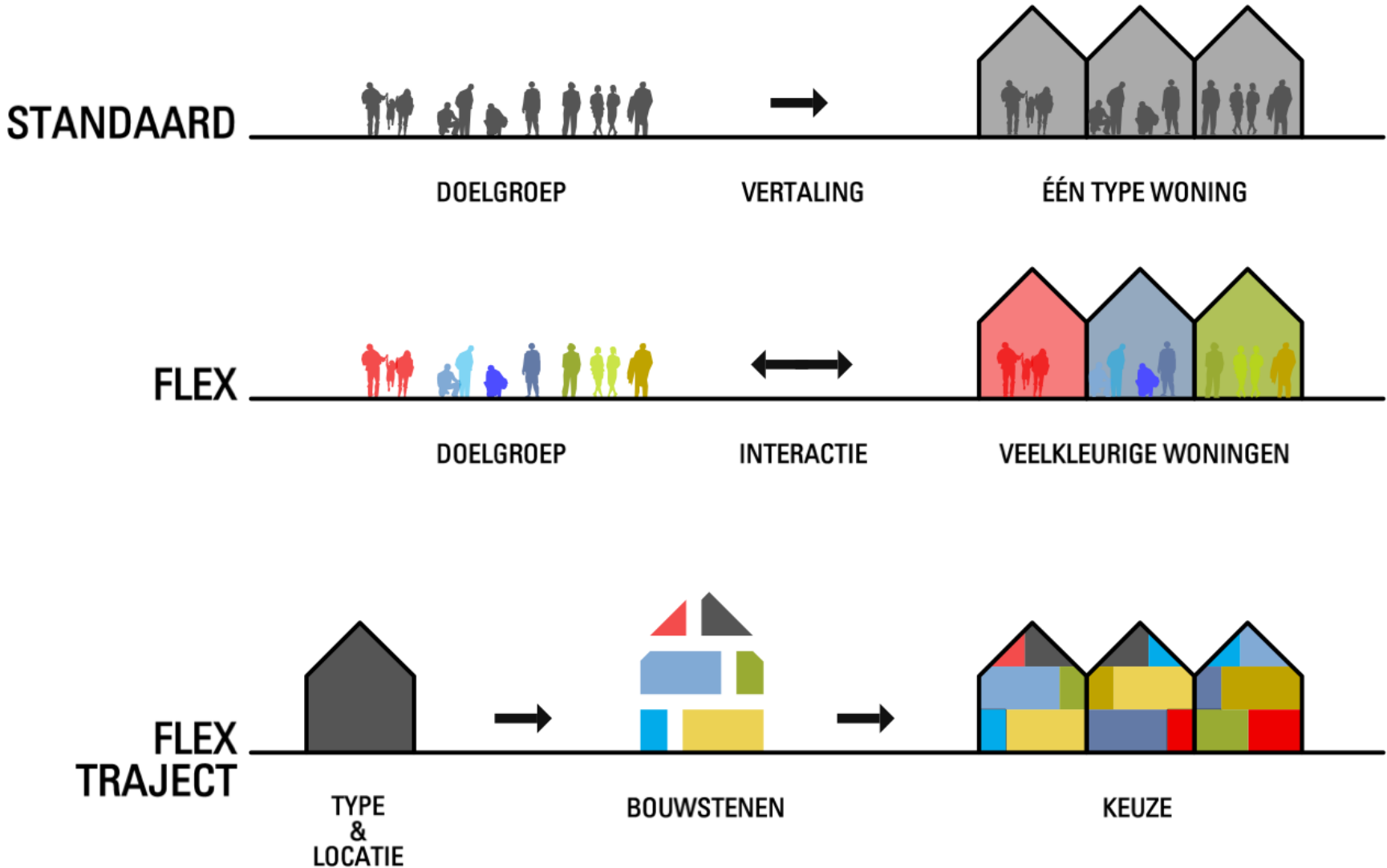
*Flex turns around  
targetgroup thinking:*

*- targetgroup is colorful!*





# ***FLEX living: how it works***



*menu:*

*Flex-up*

*Stapelflex*

*Flex Start*

*Flex for life*

*Villaflex*

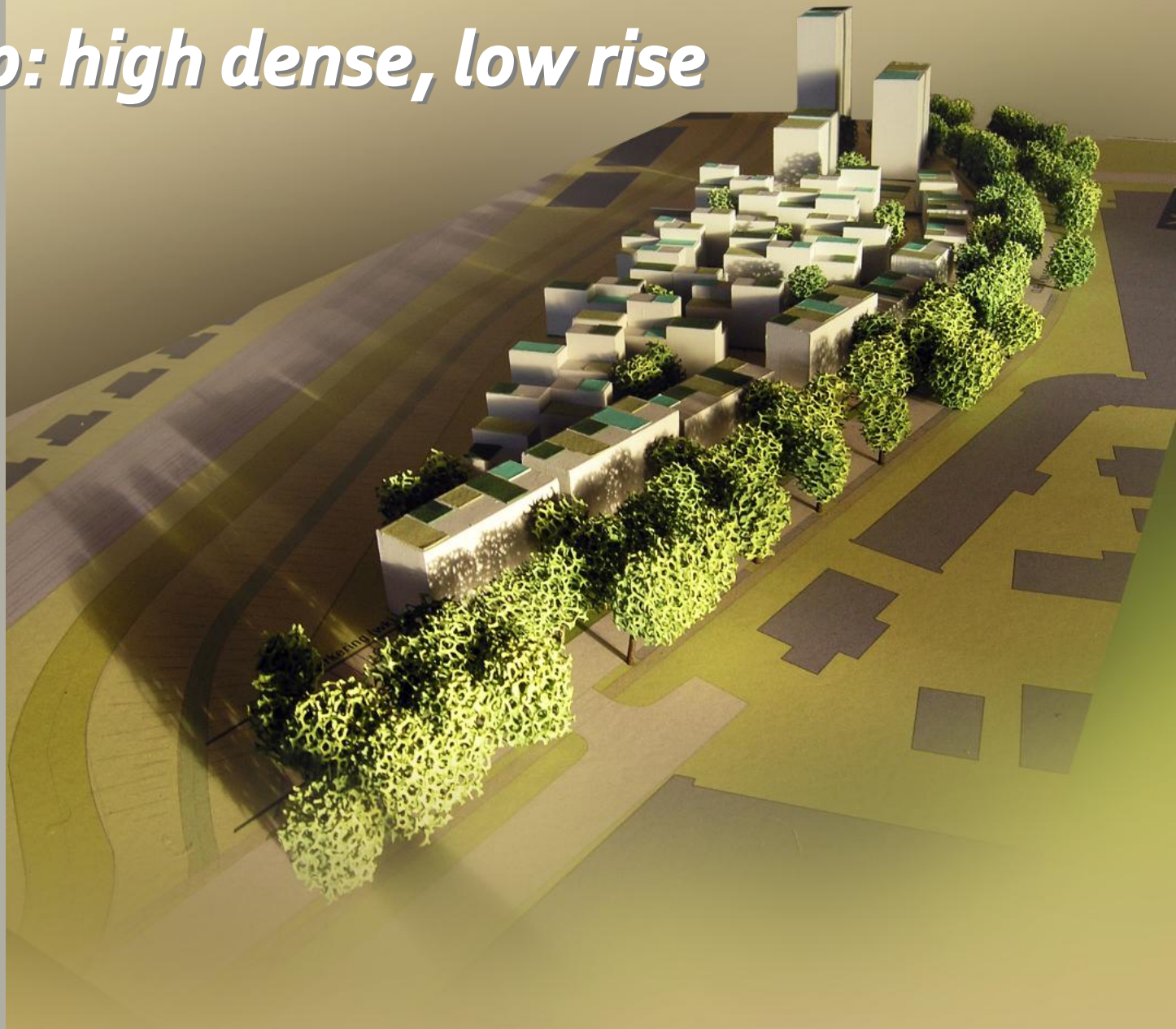
*IQ flex, woonwaaier*



**massa**

OFFICE FOR ARCHITECTURE

*enclave character*  
*flex-up: high dense, low rise*

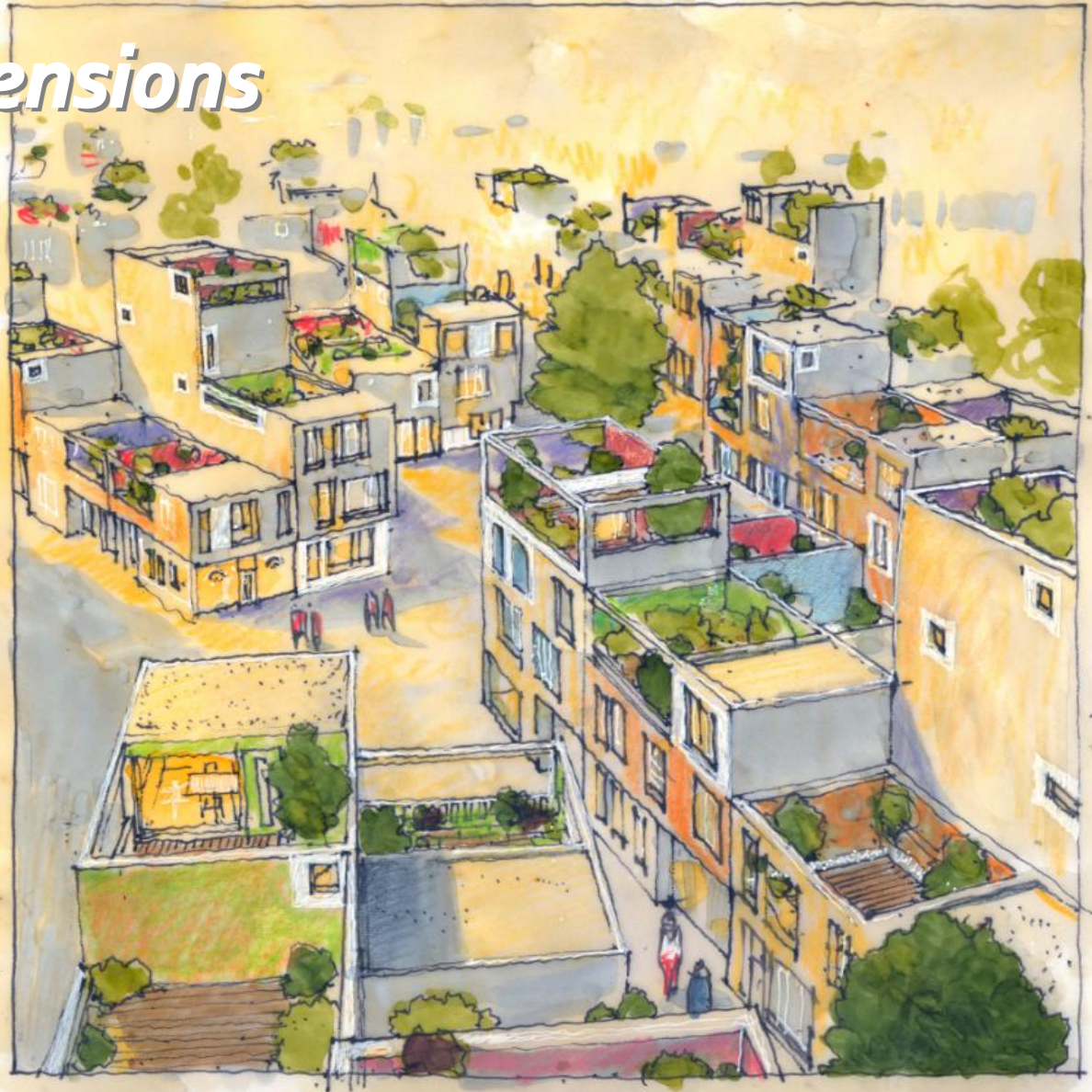




*New typologies possible  
concept for intense lowrise housing*

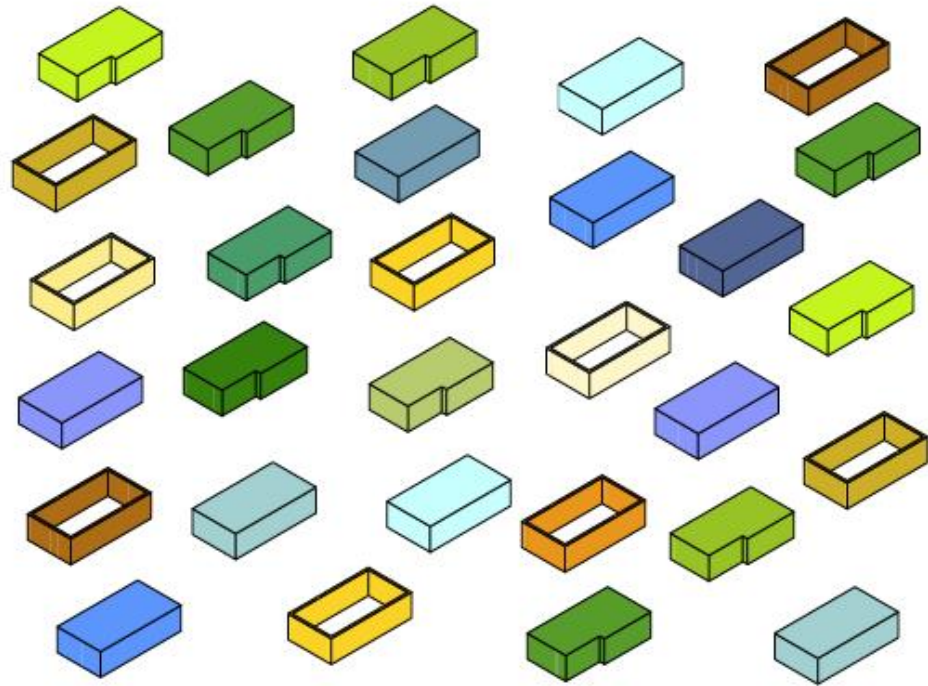


# *Flex-up vertical extensions*





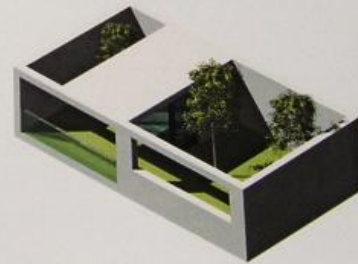
## *Building elements with facade and price*



De bouwstenen voor het huis zijn verschillende etages met daaraan gekoppeld een gevel en een prijs. Een begane grond, een zelf te bepalen aantal verdiepingen en een tuinkamer is dan een eenvoudige som, maar met ontelbare uitkomsten. Leuk om te doen en goed via internet te organiseren.



# Combine different floors ...

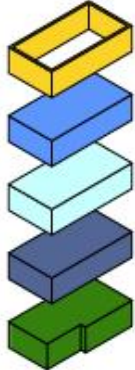



SUPERFLEX WONEN

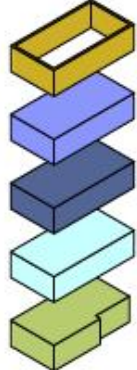

PLATTEGRONDEN

*two factors:*

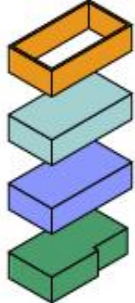

*think over how to organize the house*



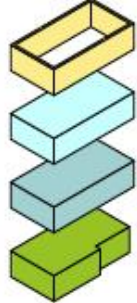

€  
€  
€  
€  
€ = €€€€€



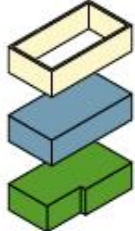

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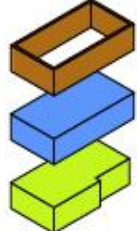

€  
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€  
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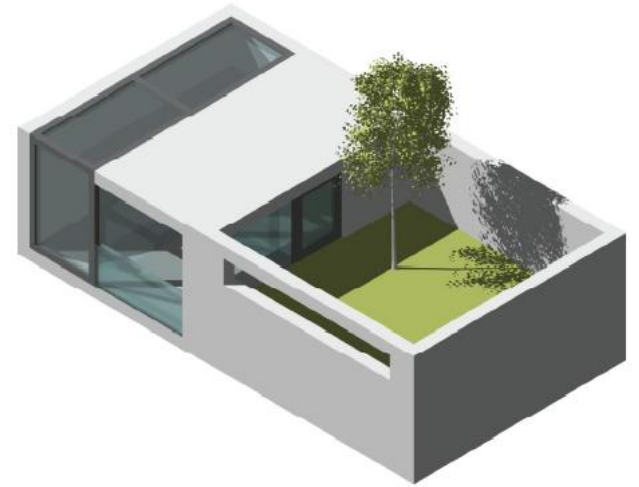
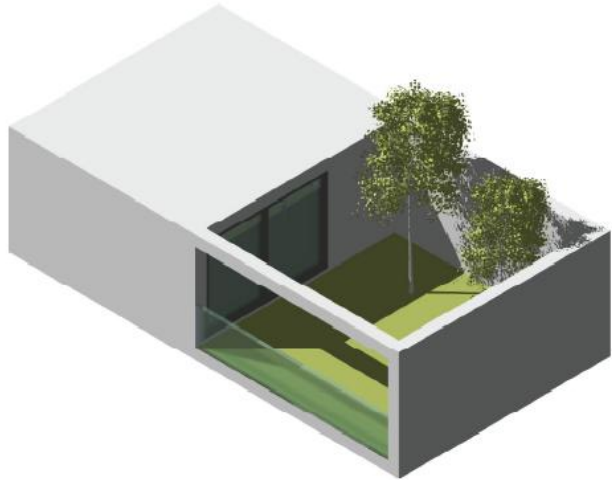
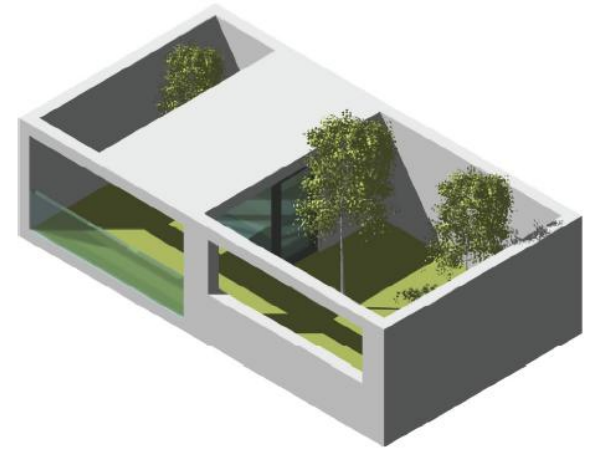
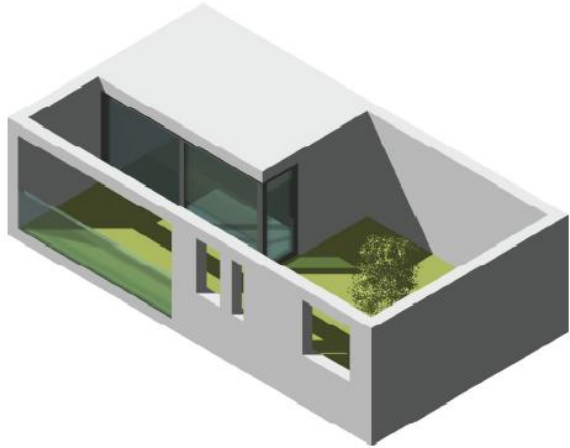


€  
€  
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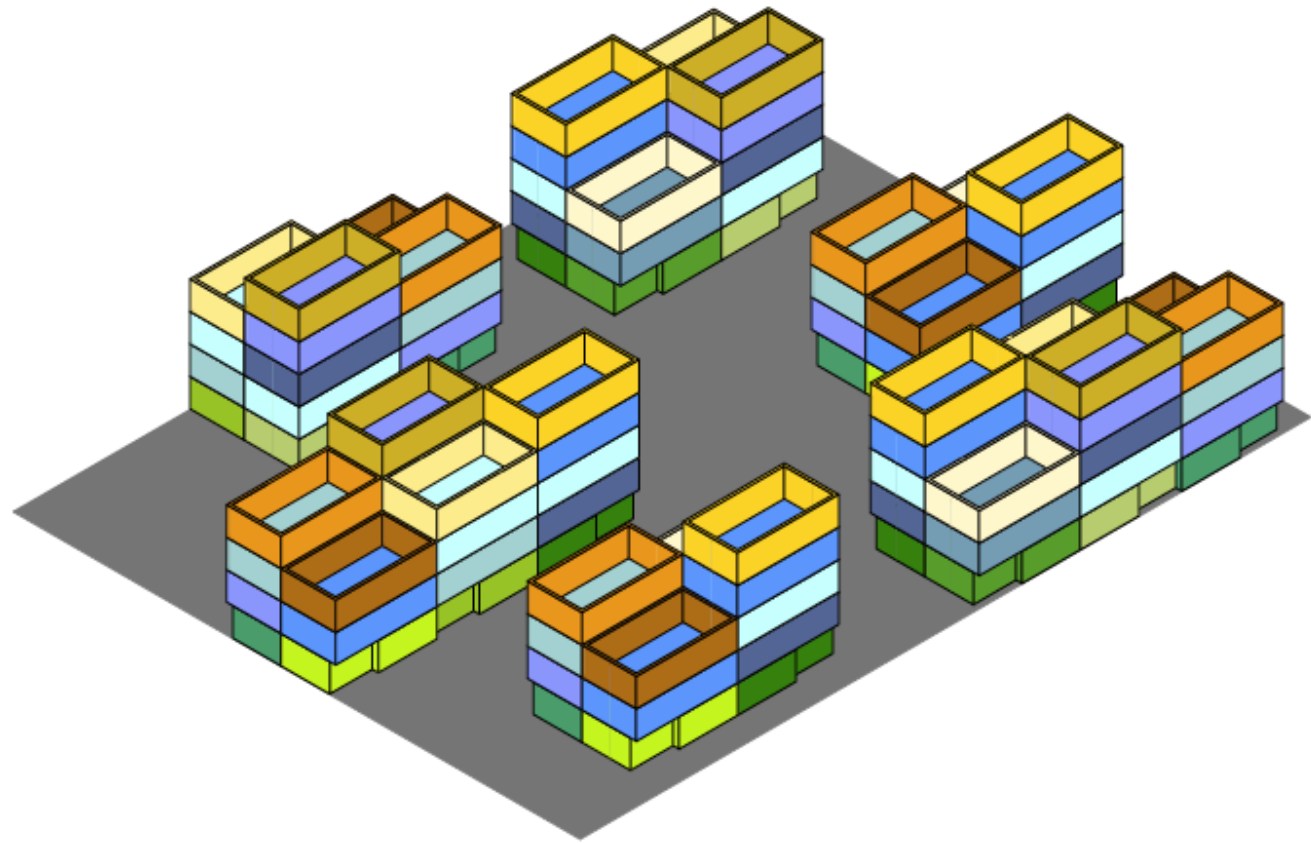
€  
€  
€ = €€€

*on top: maximum privacy in sunny roof-patio*

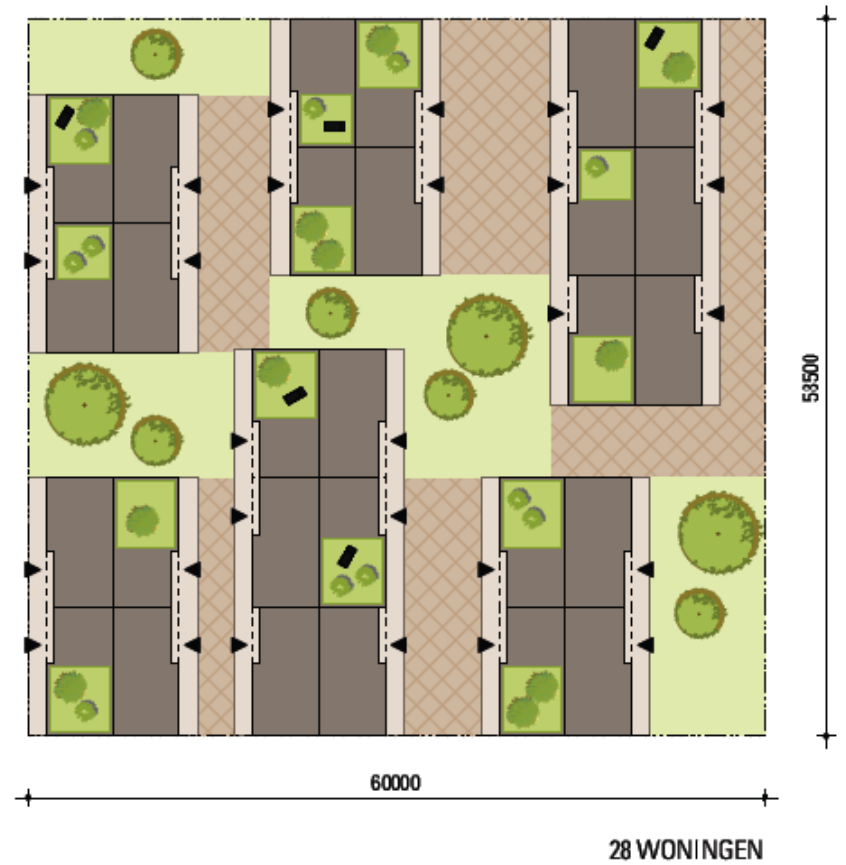
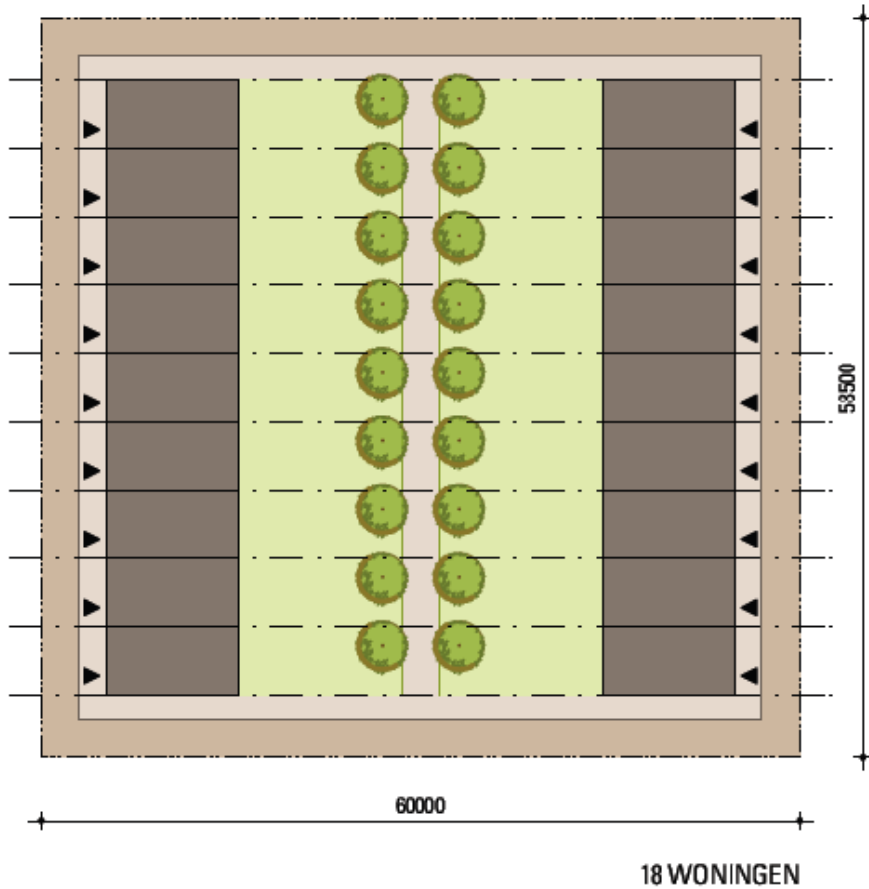




# *Different houses grouped with 4 or 6 in one block*



*high density (140%)  
lively ground level*



# *streetview: high quality collective space*





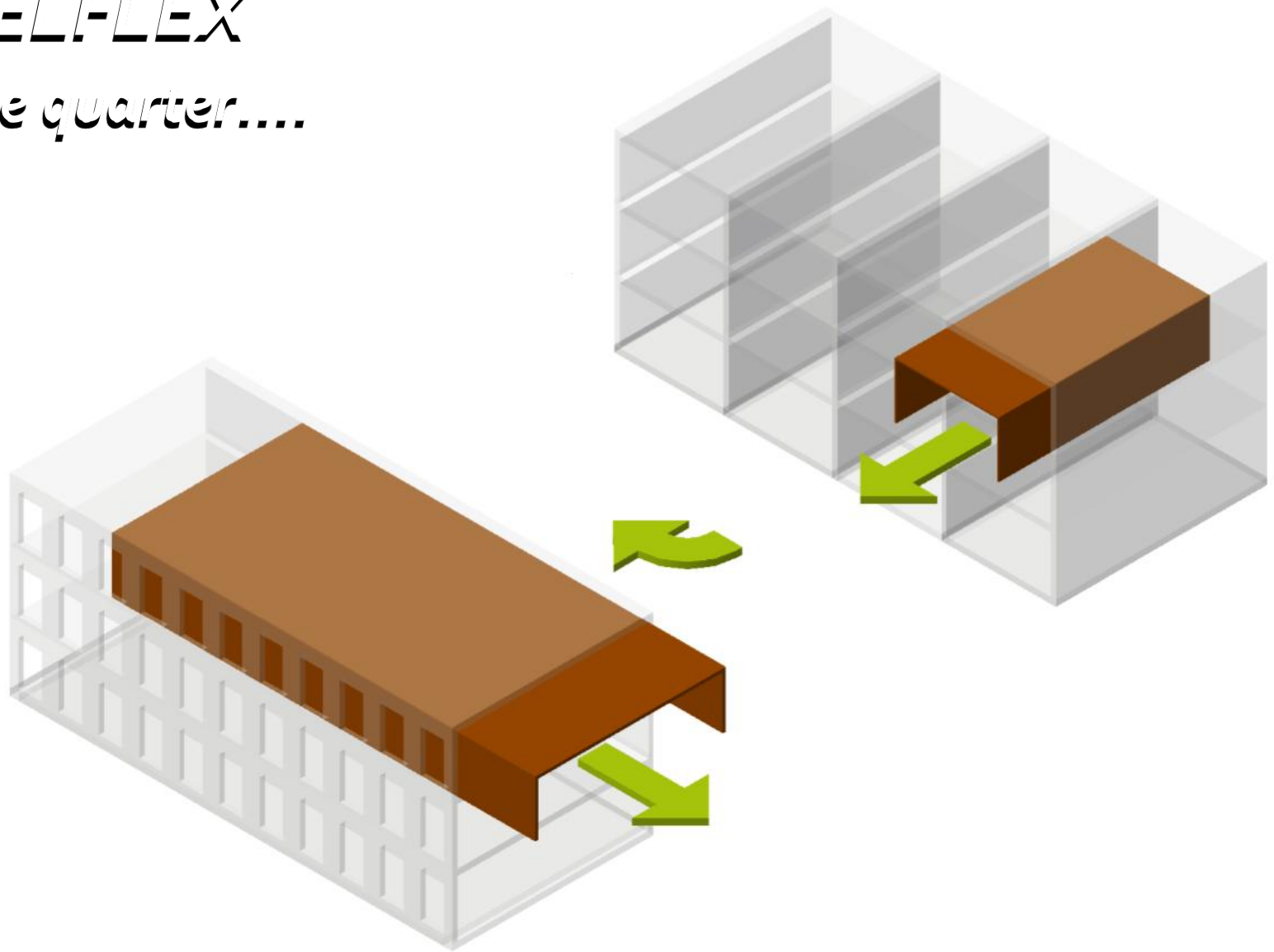
# ***STAPELFLEX***

***High rise gallery apartments***



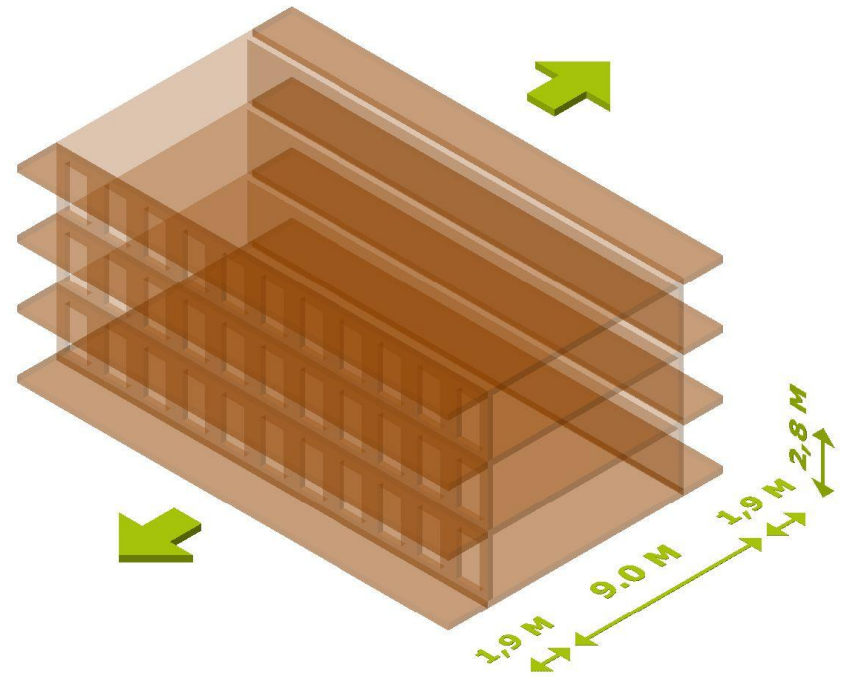
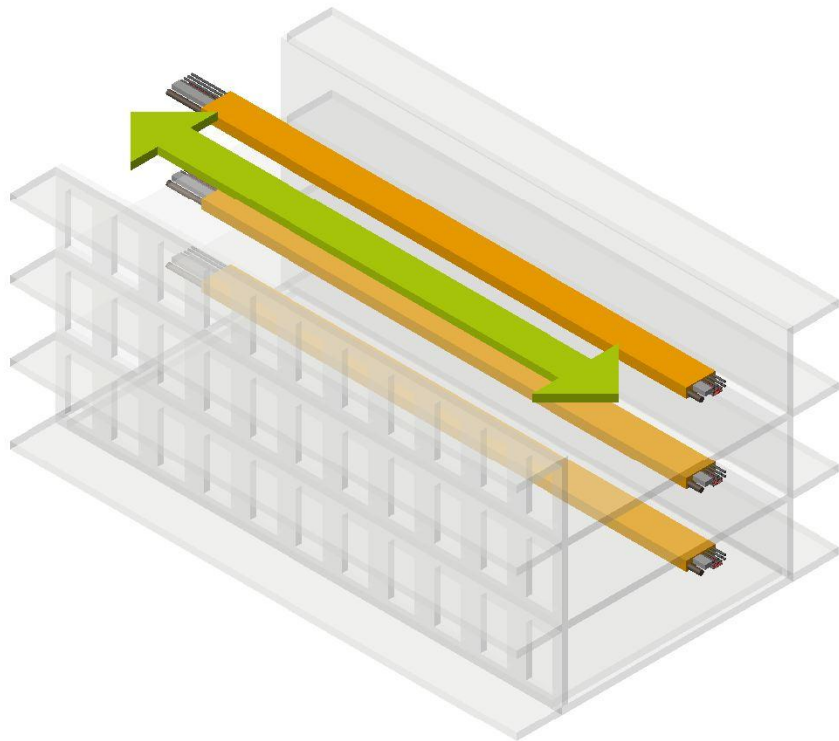
# ***STAPELFLEX***

*Turn one quarter....*



# ***STAPELFLEX***

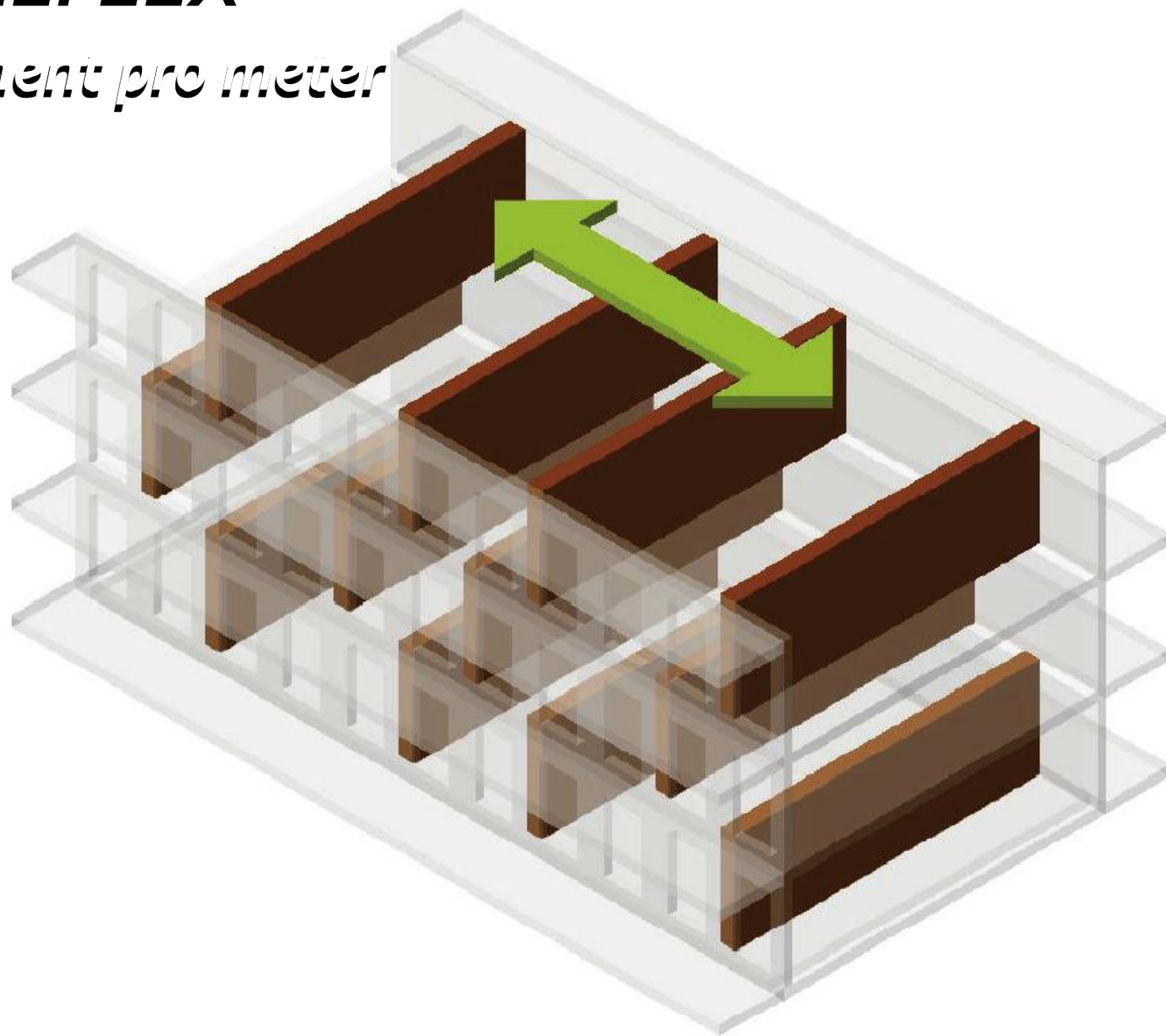
*Horizontal shaft,  
one prefab element*





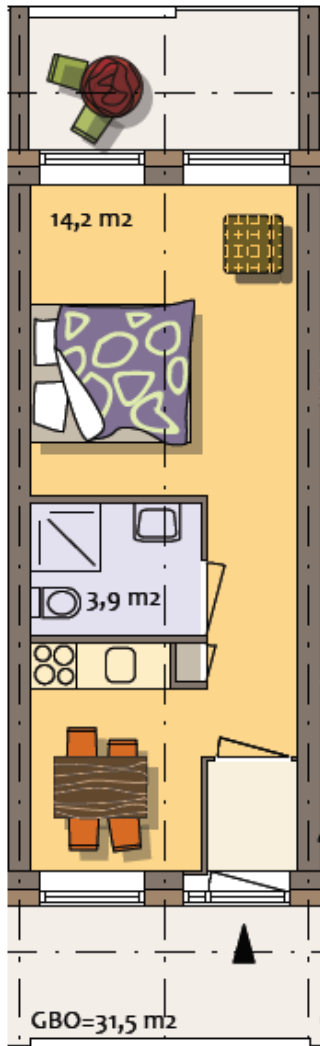
# *STAPELFLEX*

*Appartment pro meter*

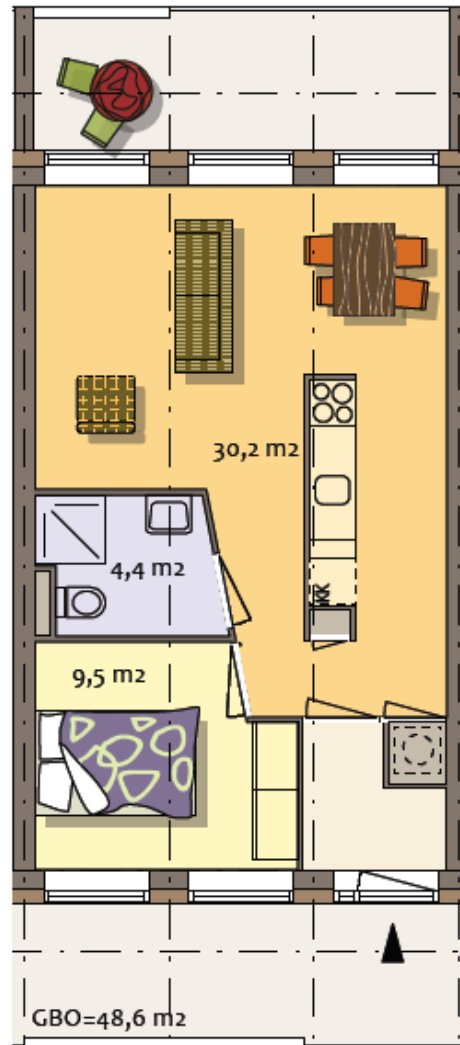


# STAPELFLEX

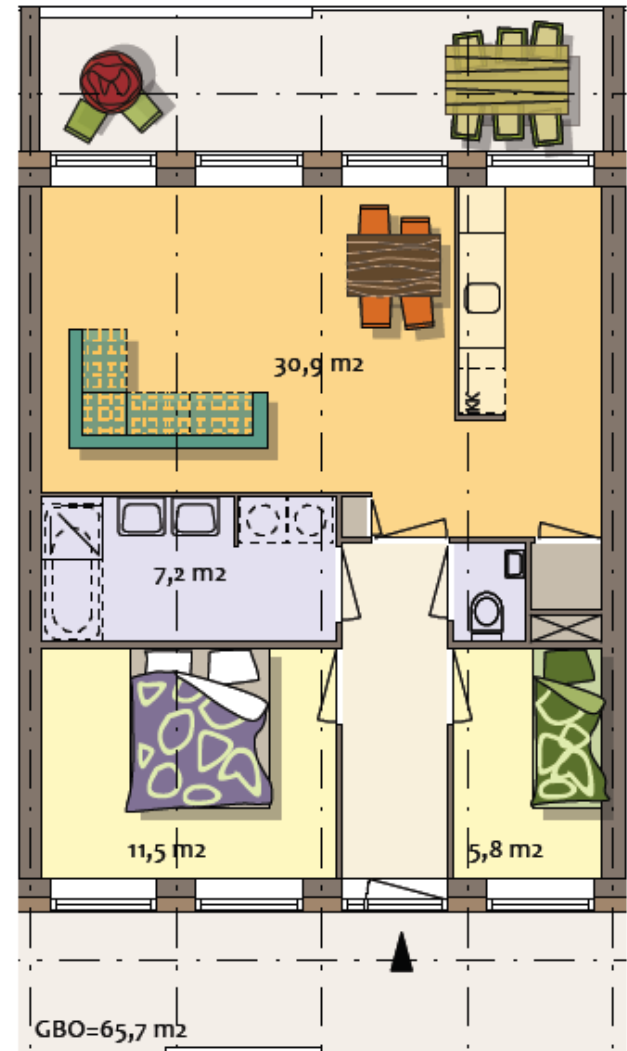
*From hotelroom, via starters- to standard apartment..*



1-kamer woning



2-kamer woning



3-kamer woning

# STAPELFLEX

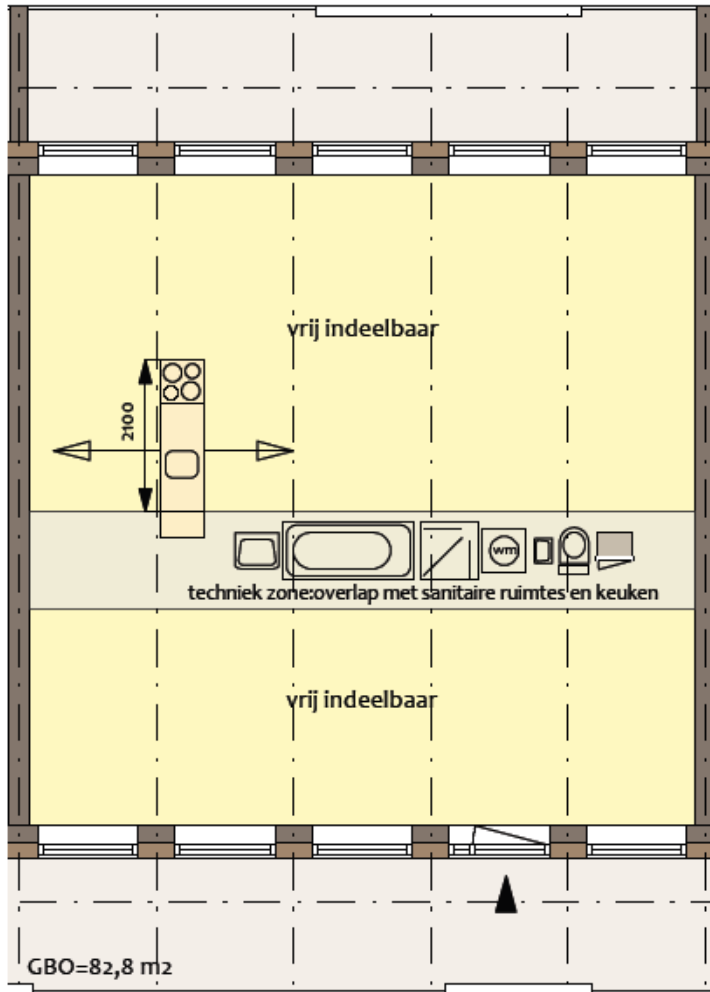
*efficient lay out: less meters, more rooms*



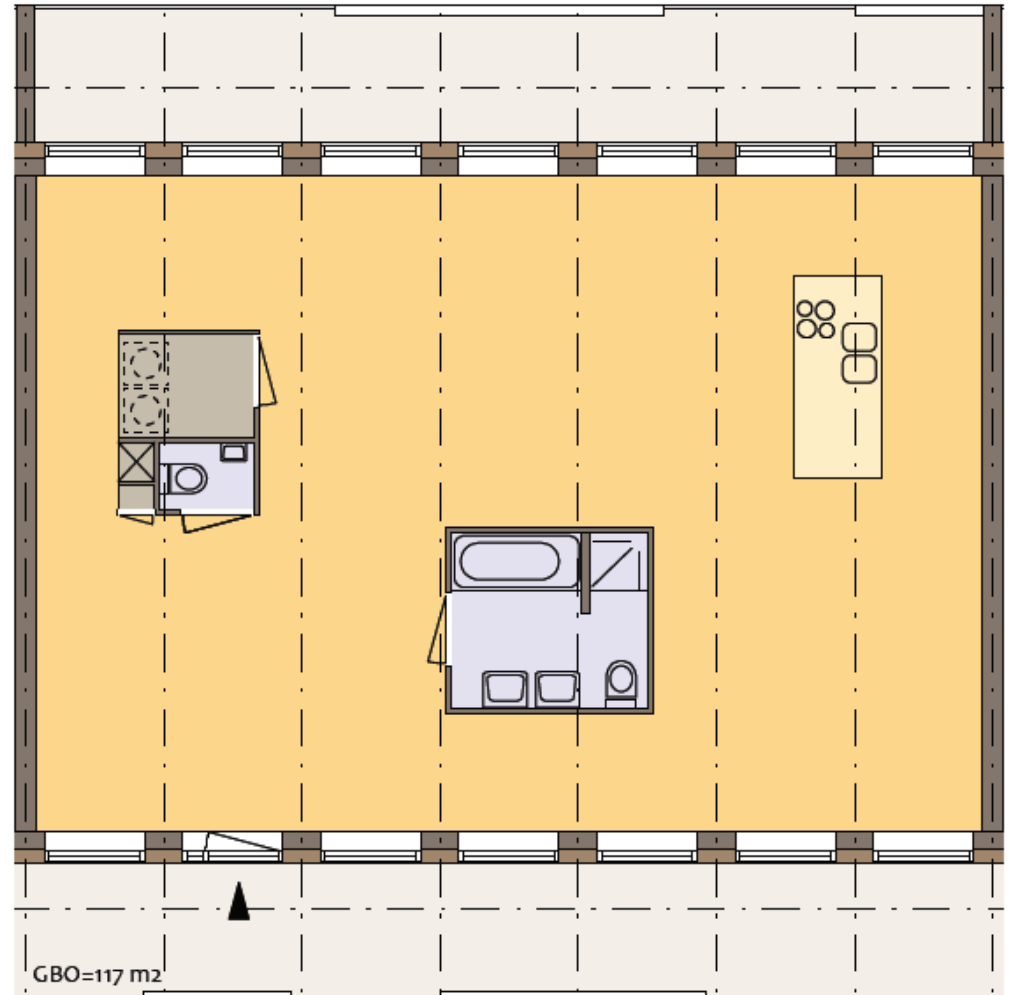


# STAPELFLEX

*Do it yourself apartment, free space loft*



vrij indeelbaar



Loft

# ***STAPELFLEX***

*Shows the urban variety*





*Minimal variation: low budget*





*Some more variation: we expect this result...*



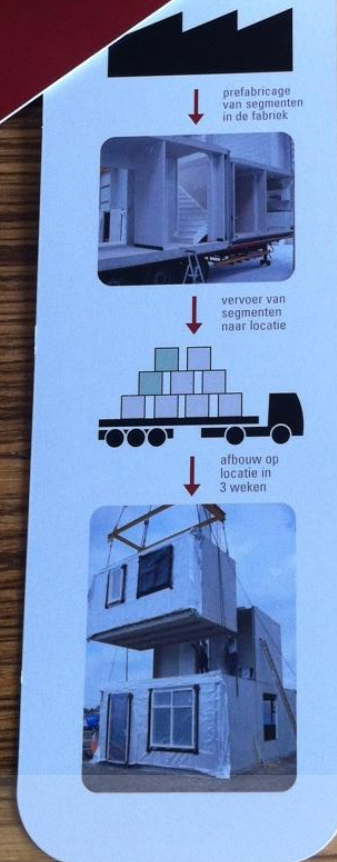


*More variation in time: more is better....!*





*Combine flex with prefabricated housing:  
IQ flex. The flex-segments are literally  
Concrete prefabricated elements*



VEEL  
WOON-  
PLEZIER!

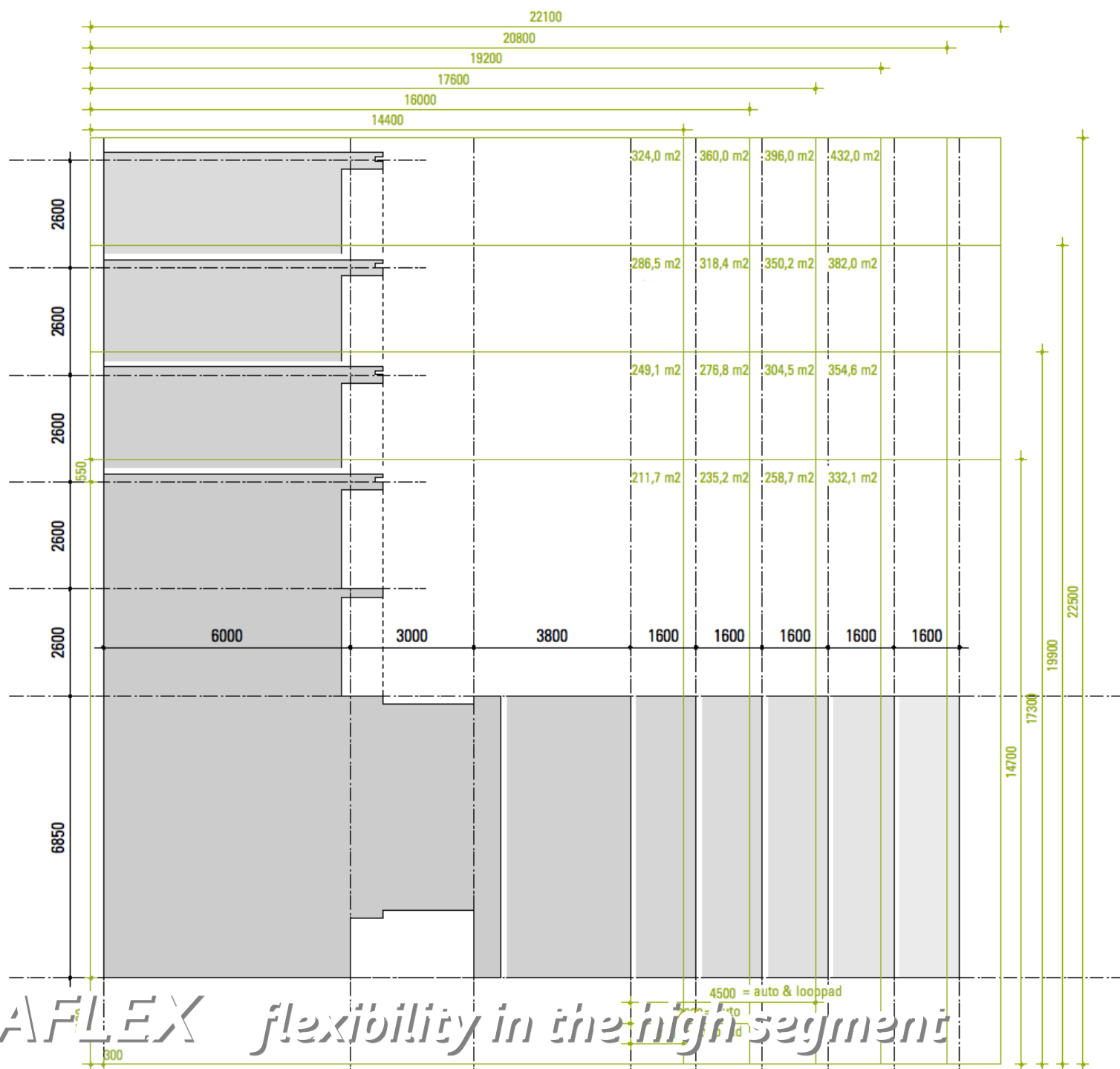
**ORIGINEEL IQ**



*housing fan deck*



**ORIGINEEL IQ**



**VILLAFLEX**

*flexibility in the high segment*

4500 = auto & looppad



*Groundplan,  
the house embrace the garden*





*Three wings: streetwing, and upper wing*





*Three wings*



- *Flex not bounded by design, typology or building system*
- *Way of thinking, in each context investigate the freedom of choice in relation to a consistent architecture and a responsible urban implementation. Future adjustments incorporated*





- *Sustainability: precious projects, comprehensive quality*



*Thanks for your attention!*



**massa**

**BUREAU VOOR ARCHITECTUUR B.V.**