

DE DORPSE FLAT

SOCIAL, COSY, FLEXIBLE

assignment Residential development in the Waalsprong quarter

location Nijmegen, NL **size** 2.780 hectare property, 4860 sqm GFA

client Stichting Volksbelang van 1895, Woningstichting Tali's **services** architectural, urban, structural planning and functional concept

status completed, 2020 **team** Martin Sobota, Isabel Driessen, Max Petit, Shubam Thakur, Michal Komosinski **cooperation** Kenny Vonk, W-inst Rotterdam

For the Waalsprong quarter in Nijmegen, CITYFÖRSTER created a design for 70 social rental homes. The skyrocketing housing shortage is linked directly to the climate crisis and biodiversity loss. Seeing the potential of new social housing, we focused on high density, flexibility and low-tech design solutions to propose a circular construction.

A large main volume adjacent to a large sports hall is combined with smaller building volumes facing the park: An exciting combination with a high density of housing that still retains the community feeling of a small-scale, cosy neighbourhood. The various buildings, terraces, squares and apartments are connected by a network of stairs and bridges with a central lift core in the main volume, which invites you to explore, exchange and interact.

The main volume and the smaller buildings are built from the same modular wooden elements, allowing the constructions to be disassembled and reused at the end of their lifespan. The floor plan of all apartments can be arranged flexibly. The units can be joined together so that the new development can easily adapt to changing housing demands without high costs or complicated interventions.

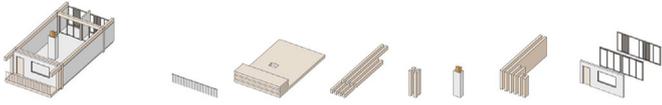
Low-tech design solutions such as an awning, conservatories and solar chimneys ensure low energy consumption and reduce material use. Other installations are set up as demountable modules to round off the circularity concept.



location map



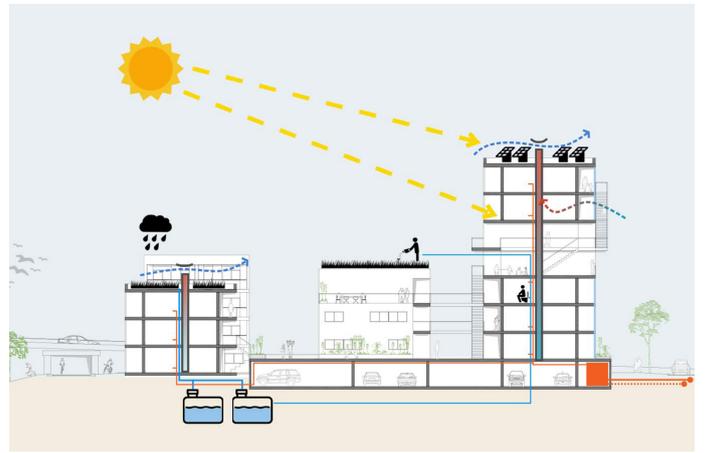
Connected through green open space, stairs and balconies.



Circularity: Building with demountable and reusable modules.



section



energy concept



De Dorpse Flat: A small community within the city.



site analysis



social, green, connected - The Dorpse Flat