



Cohousing Here!

## Participative Design Processes & Tools for **Collaborative Housing Projects**

Architekt Inka Drohn



**arch.id**  
architektur  
quartier  
entwicklung

**arch.id**  
architecture  
urban quarters  
facilitation



## Inka Drohn

Dipl. Ing.- Architect

- Initiative + founding of **POI-Cooperative** for creative space + housing
- Initiative + founding board member of „**ANKER**“-Healthcare-Cooperative
- Founding member of „**EWG-Cooperative**“, now „**Zusammenkunft Berlin Coop**“
- Initiative + founding board member of **NIWo eV**, Network of Integrated housing
- Initiative + founding of joined owner builder group „**Suedwestsonne**“
- Initiative + founding board member of **Bodhicharya** Buddhist Center for peace and understanding
- 2004 founding of own studio arch.id, since 2016 as GmbH
- 5 yrs of project management for large government buildings
- 2 yrs State Exam for Higher Technical Building Administration
- 2 yrs Employée at the architectural Studios in Graz/Austria
- 5 yrs Engeneering Diplom TUM Munic + TU Graz/Austria
- 1 yr Continuing Ed at Harvard Extension School, Boston/USA
- Born in Caracas/Venezuela, grown up in Munic/Bavaria



## GREEN BERLIN





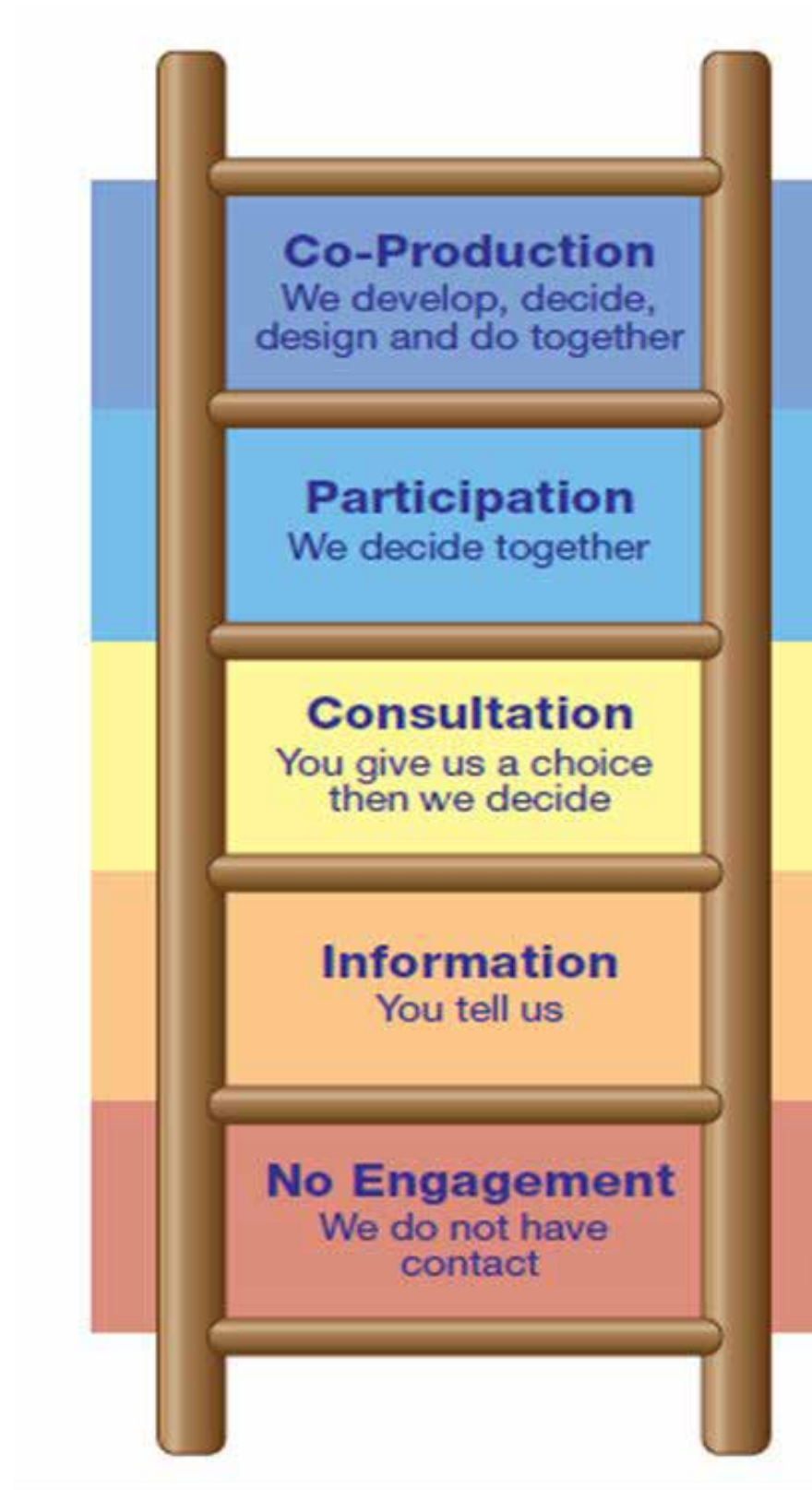




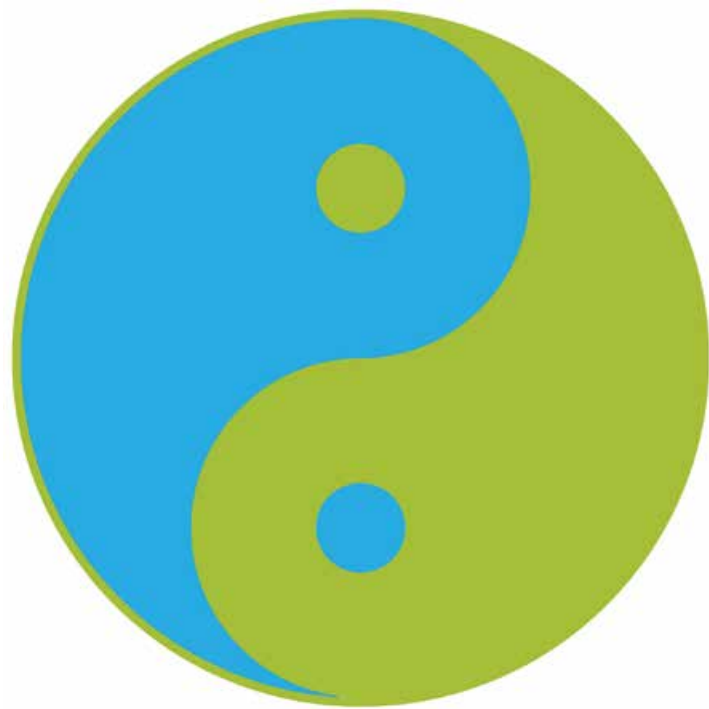
## BuddhaBees



## Ladder of Participation



## WHY the effort?



Holistic Approaches integrate and balance multiple demands and functions striving for WIN-WIN-Solutions in the sense of an „AS WELL ... AS“ instead of an „either ... or ...“

**Participation creates** better integrative solutions for multiple demands, such as:

- sustainability instead of gentrification and climatic change
- affordability by saving costs or gains for external developer [ the users become the developer]
- resource saving solutions **also** reduce running costs
- **bespoke** designsolutions fitting userneeds including
- gender diversity **as well as** universal design solutions
- urban density **as well as** natural environment
- privacy **as well as** community/shared spaces for encounter
- shared offers and spaces **enable** additional options

**=> CREATE WIN-WIN-SOLUTIONS TOGETHER !**





M15



Suedwestsonne



Bodhicharya



O111



NIWO eV



Andere Welt



POI, Wilde Früchte



K10



Bodhicharya

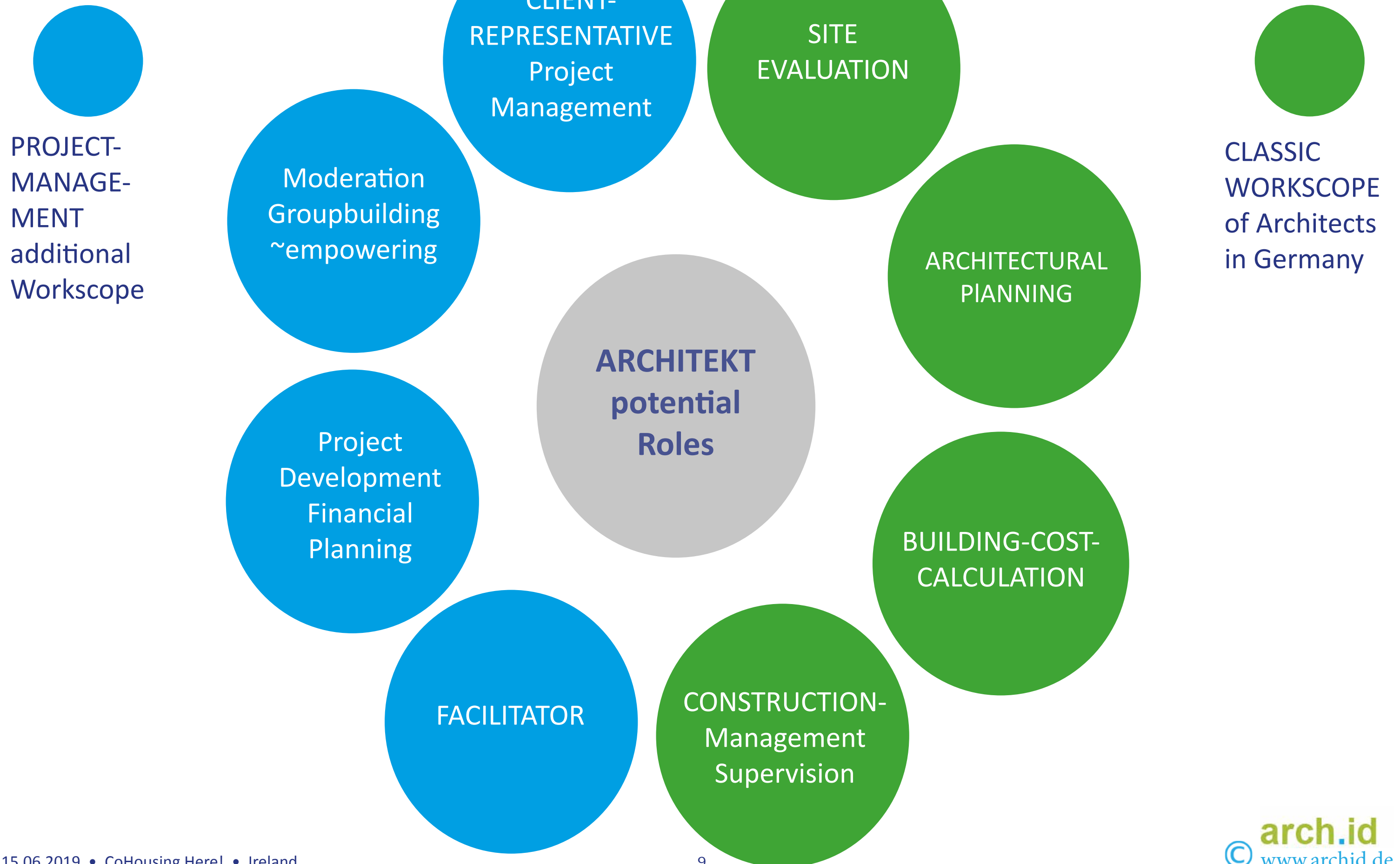


Lotos-Vihara eV



POI, Leipzig









Meetings  
Workshops



Projektmanager  
as Mediator



Rules





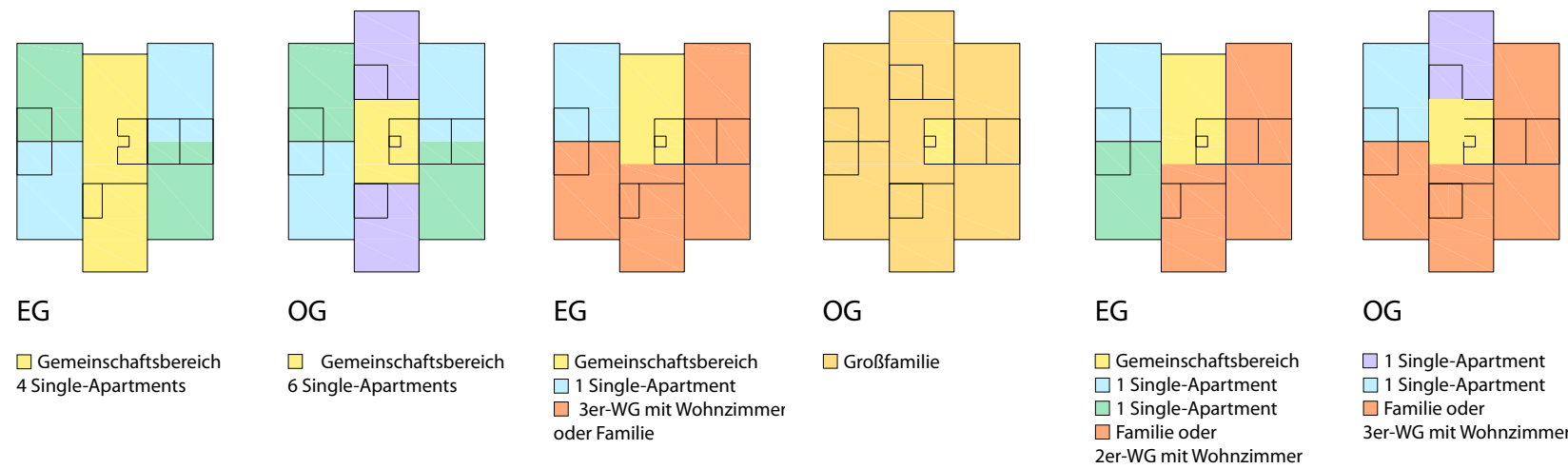
Cost - Transparency



Flexibility



■ Gemeinschaftsbereich  
■ Single-Apartment  
■ Single-Apartment  
■ Familie oder WG mit Wohnzimmer  
■ Großfamilie



A] with modular design  
built upon standard  
sized containers

B] within conventional design  
(next page) offering  
the following options:

- different sized appartements for genderdiversity
- universal design, barrierfree
- including „cluster-housing“ for the NIWo eV



## VARIANT 1



### VARIANTE 1

1 x 1,5 Zi. (50 m<sup>2</sup>)  
 2 x 3 Zi. (63 - 63,5 m<sup>2</sup>)  
 1 x 4 Zi. (85 m<sup>2</sup>)  
 2 x 5 Zi. (102 - 125 m<sup>2</sup>)  
 1 x Clusterwohnung: 5 Appartements + Gemeinschaftsfläche (231 m<sup>2</sup>)

**12 - Wohnungen Gesamt**

## VARIANT 2

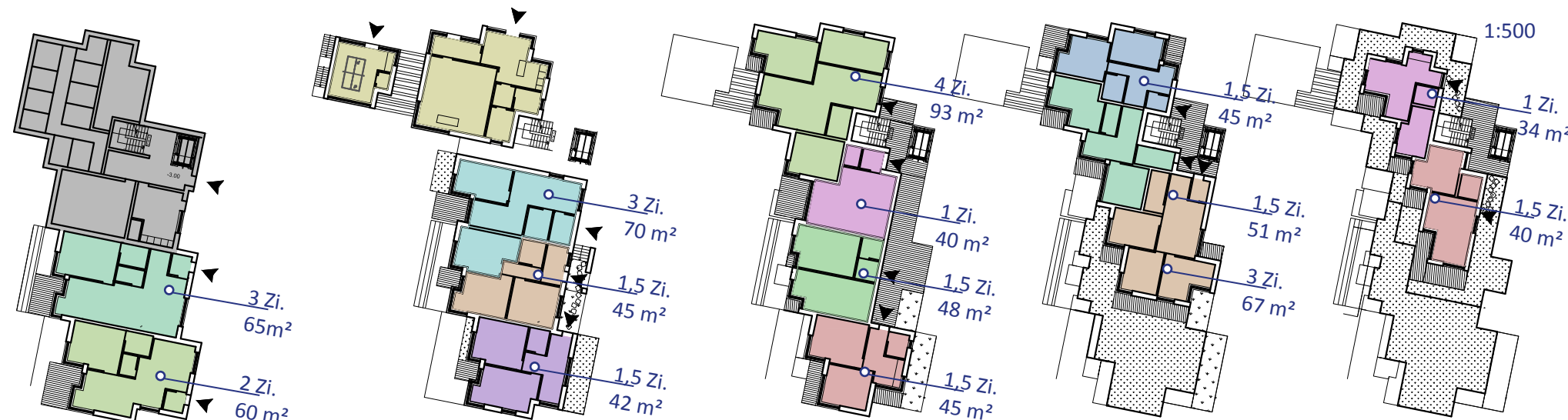


### VARIANTE 2

1 x 1 Zi. (34 m<sup>2</sup>)  
 7 x 1,5 Zi. (40 - 55 m<sup>2</sup>)  
 2 x 2 Zi. (60 m<sup>2</sup>)  
 4 x 3 Zi. (60 - 78 m<sup>2</sup>)

**14 - Wohnungen Gesamt**

## VARIANT 3



### VARIANTE 3

1 x 1 Zi. (34 m<sup>2</sup>)  
 7 x 1,5 Zi. (40 - 55 m<sup>2</sup>)  
 1 x 2 Zi. (60 m<sup>2</sup>)  
 3 x 3 Zi. (60 - 78 m<sup>2</sup>)  
 1 x 4 Zi. (93 m<sup>2</sup>)

**13 - Wohnungen Gesamt**





Roles



Independent Mediator



Gardens



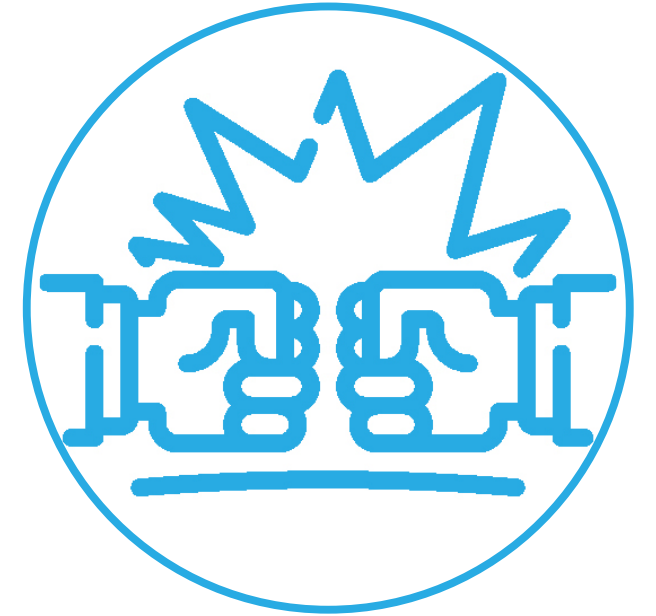
„2 Year Rule“



Timeline/Liability



EXIT's +  
Worst Case Solutions

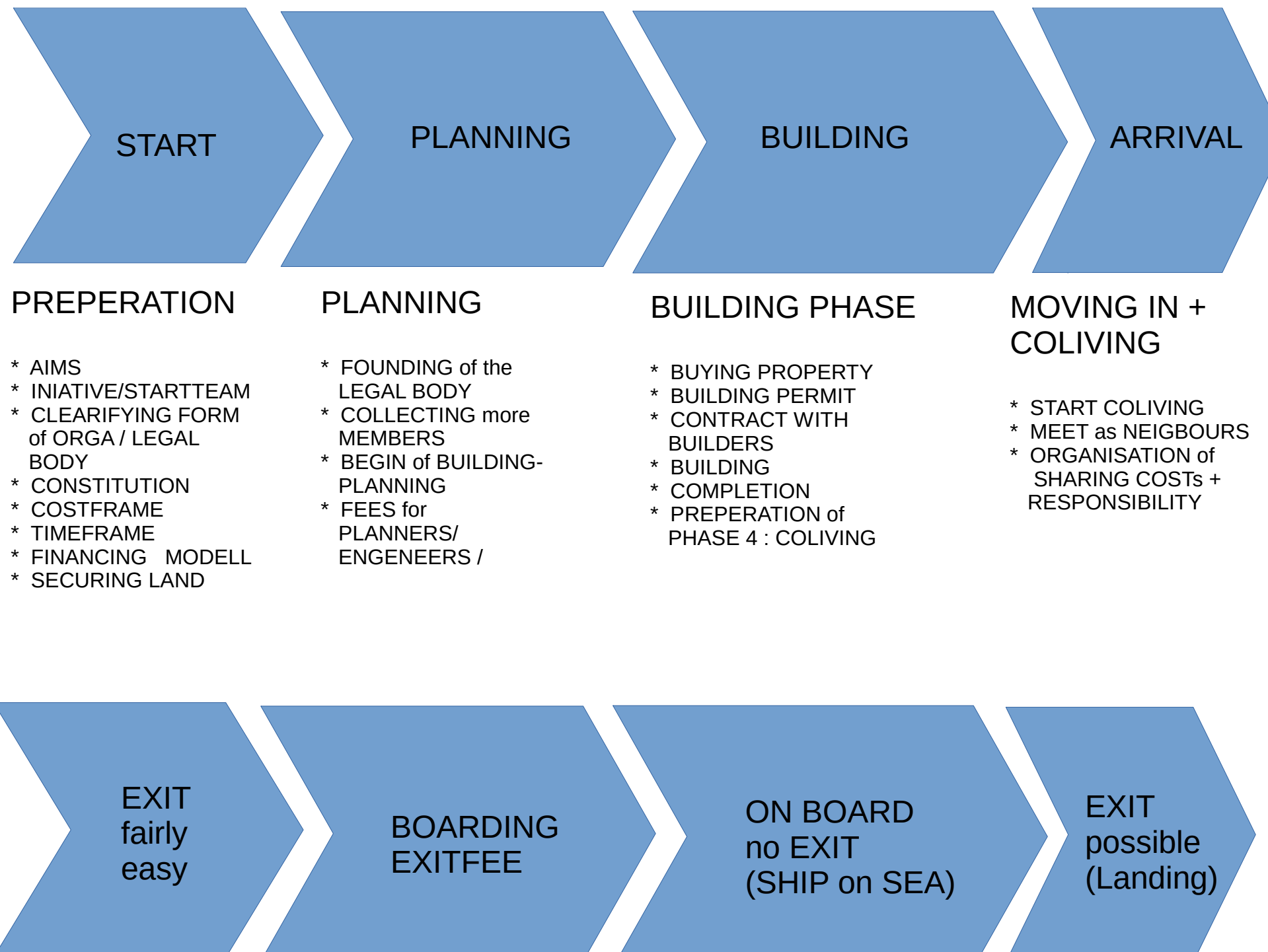


Conflict of Interests



„Needs vs. Wishes“

## Timeline / Liability





### Conflict of Interests



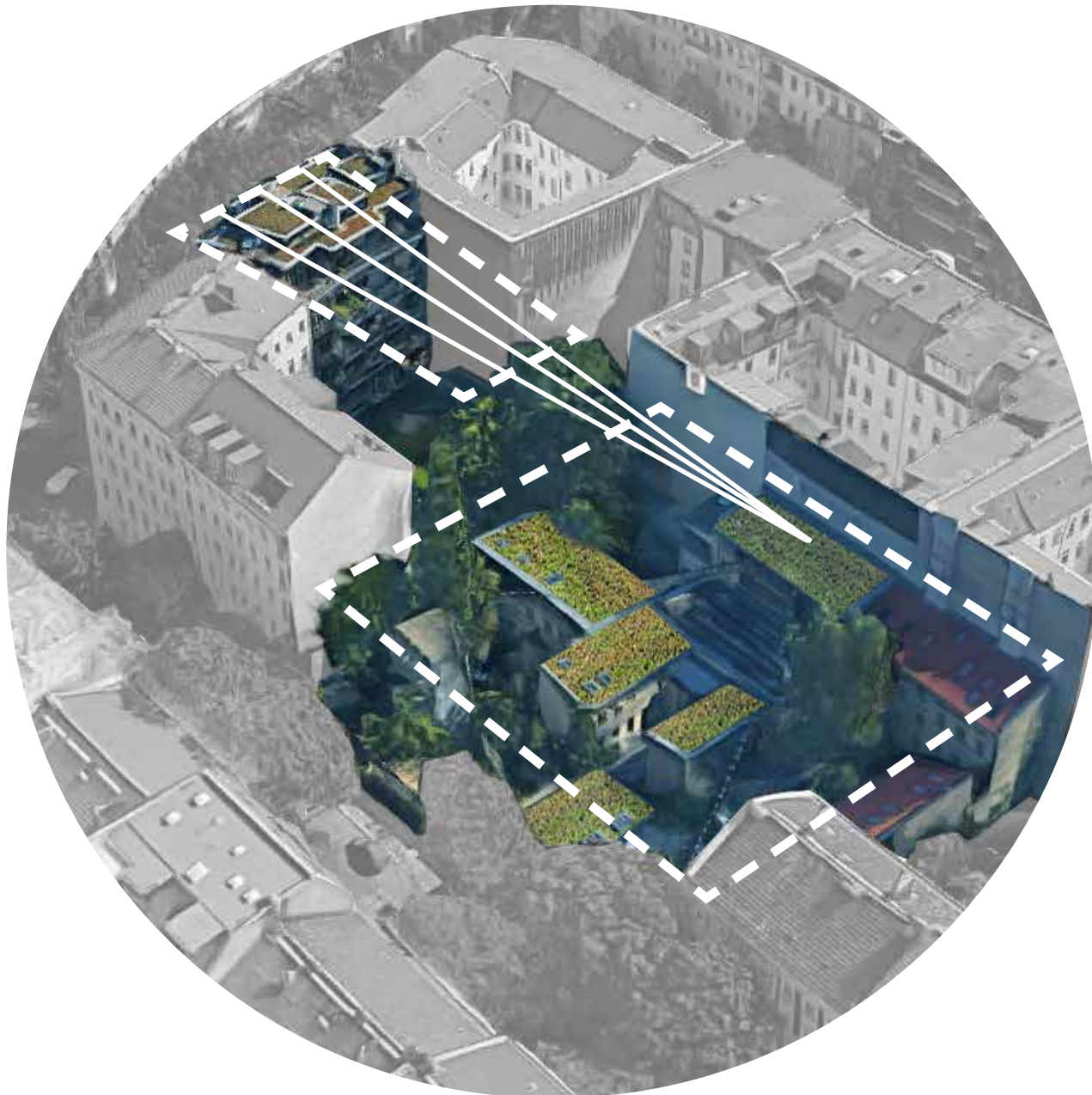
Earth provides enough to  
satisfy every man's needs,  
but not every man's greed.

- Mahatma Gandhi



...focus on clarifying what  
is being observed, felt, and  
needed rather than on dia-  
gnosing and judging...

- Marshall B. Rosenberg



- All Participants in the Prozess grow
- In the long run participants also tend to take over more responsibility for their neighbourhood and environment
- These projects often have a radiating effect, triggering the development of more similar ambitious projects, such creating a network





## Suedwestsonne joined builder-owner group



**Wohnen in Gemeinschaft**  
Berliner bauen Soziale Nachbarschaften

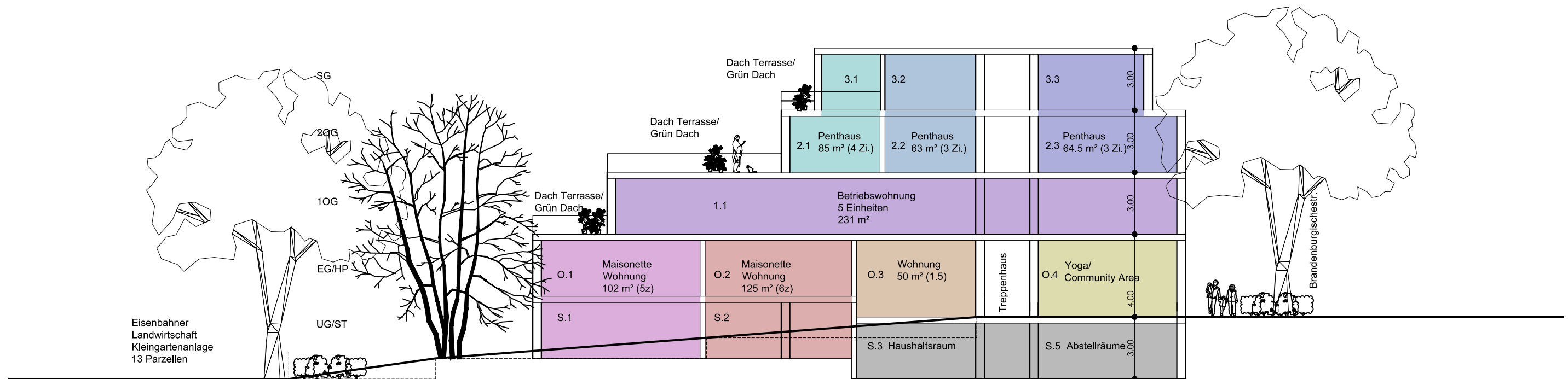




**NIWo eV**, network of inclusive housing, selfdetermined living and housing up to the end, Association







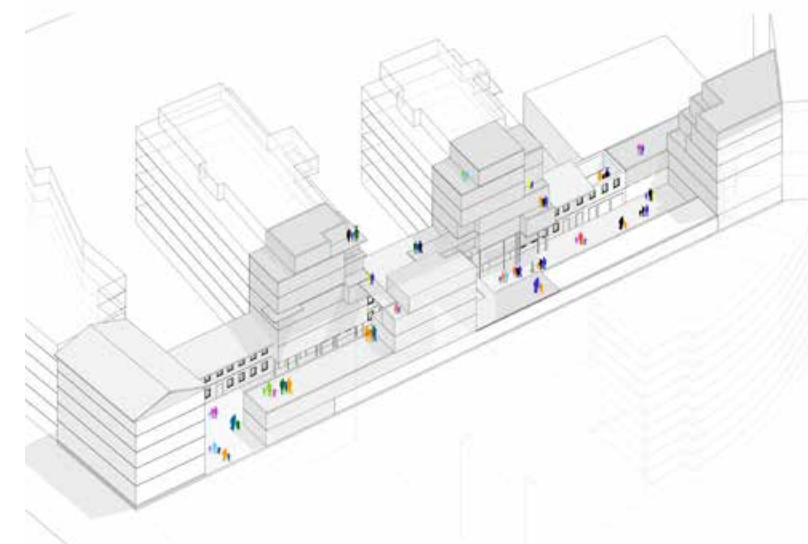
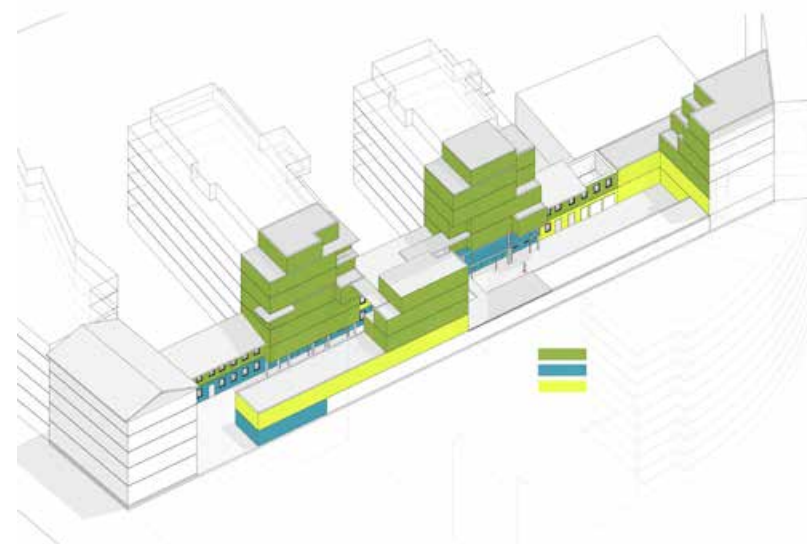
POI Geno,  
**Wilde Früchte** (wild fruit)  
Young housing cooperative





**K10, Künstlerhof**  
(artist's courtyard)

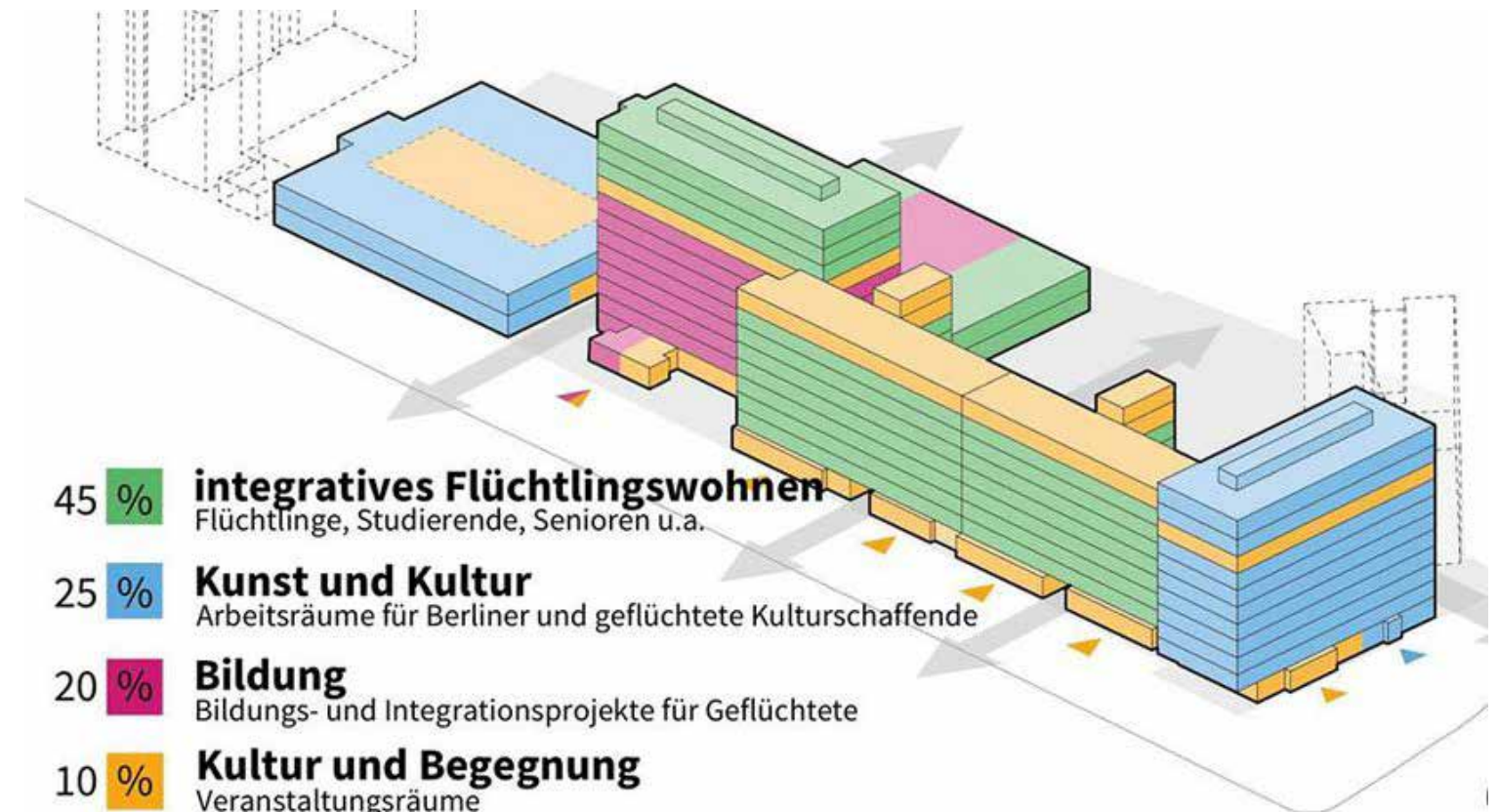
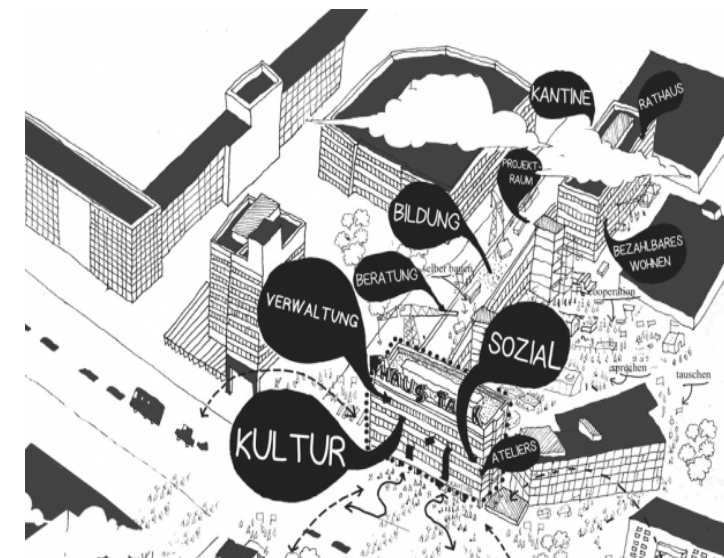
development together with  
POI Cooperative





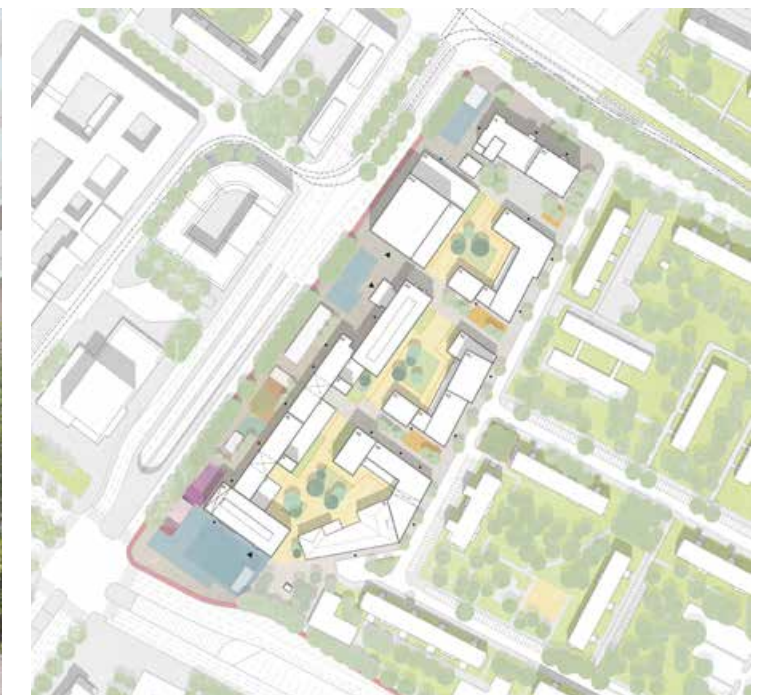
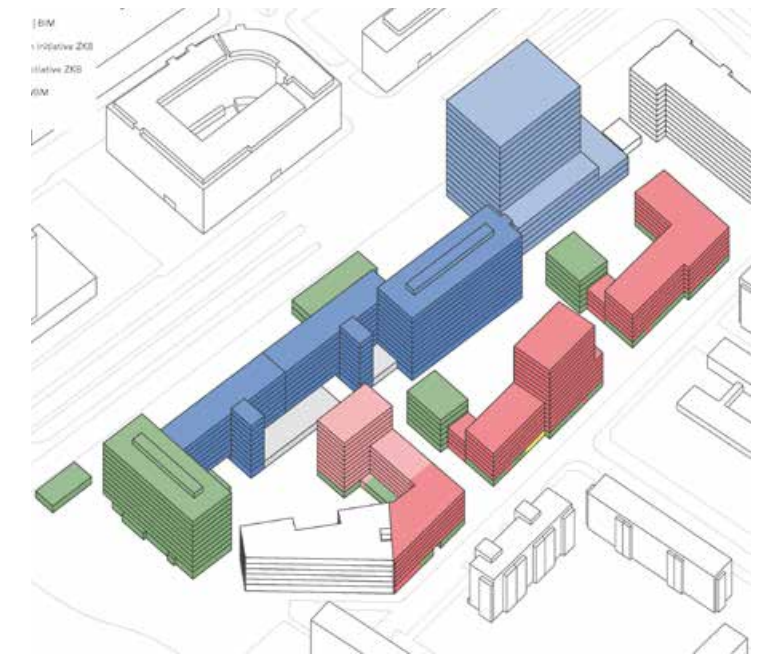
## HdS, Haus der Statistik

development of the „Zusammenkunft Berlin Cooperative“





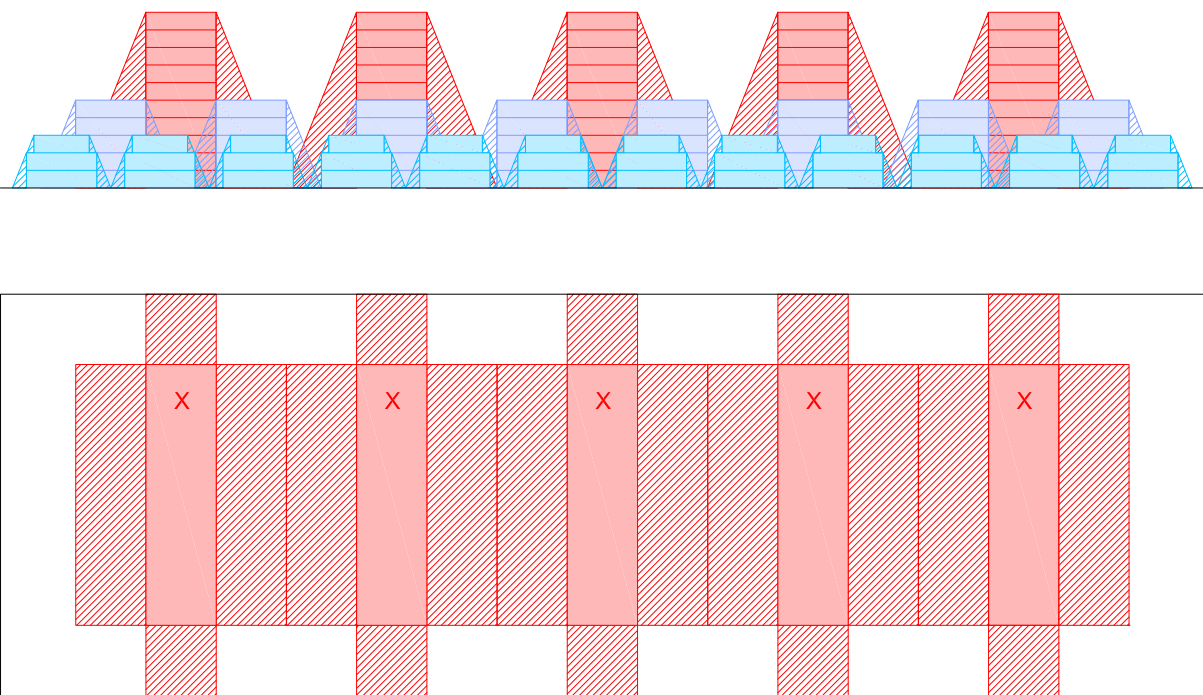
**HdS, Haus der Statistik**  
2019 RESULT of the  
WORKSHOP's  
DESIGN TeleInternetCafe und  
Treibhaus





SITUATION 1

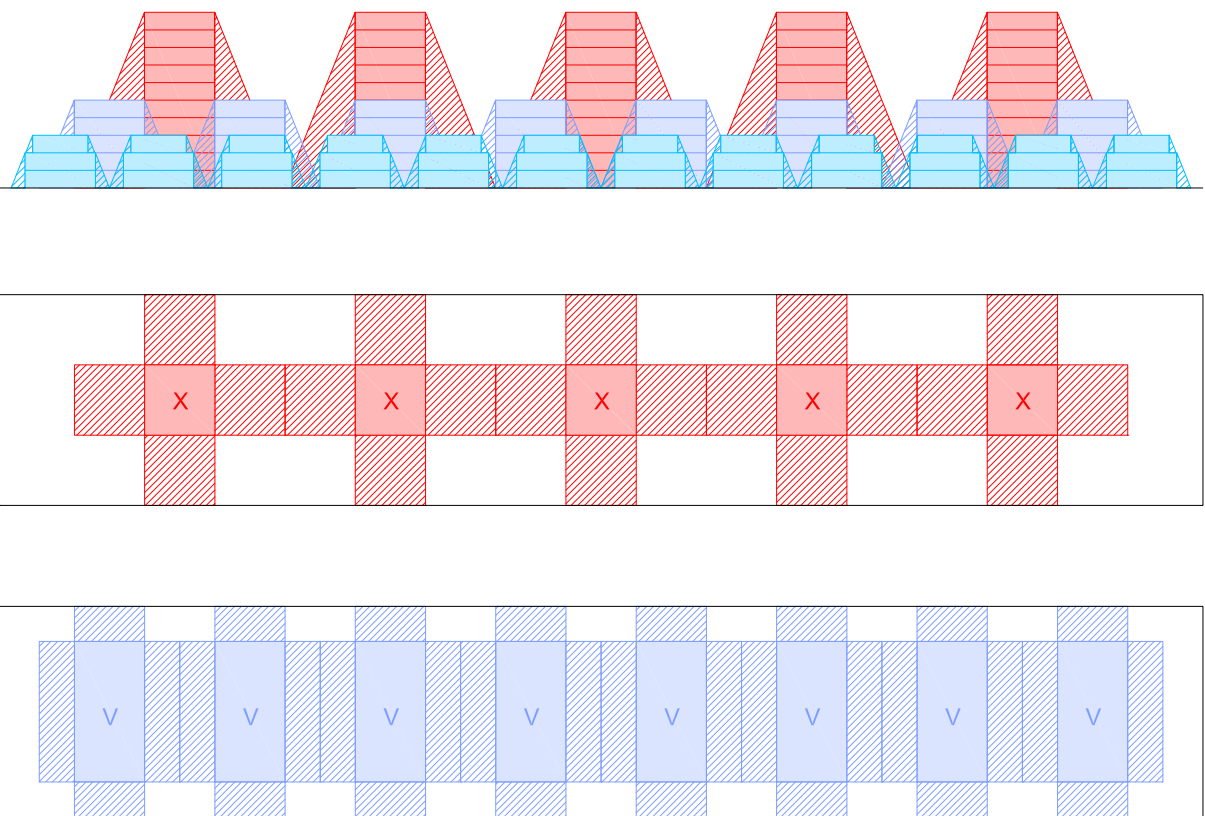
PLOT SIZE: 19.200 m² - 240mx80m (2 football fields)



| Anzahl<br>Geschosse | BGF<br>(in m²) | Grundstücksfläche<br>Überbaut (in m²) | GFZ  | GRZ  |
|---------------------|----------------|---------------------------------------|------|------|
| 2,75                | 34.373         | 12.499                                | 1,79 | 0,65 |
| 5                   | 36.960         | 7.392                                 | 1,93 | 0,39 |
| 10                  | 36.400         | 3.640                                 | 1,90 | 0,19 |

SITUATION 2

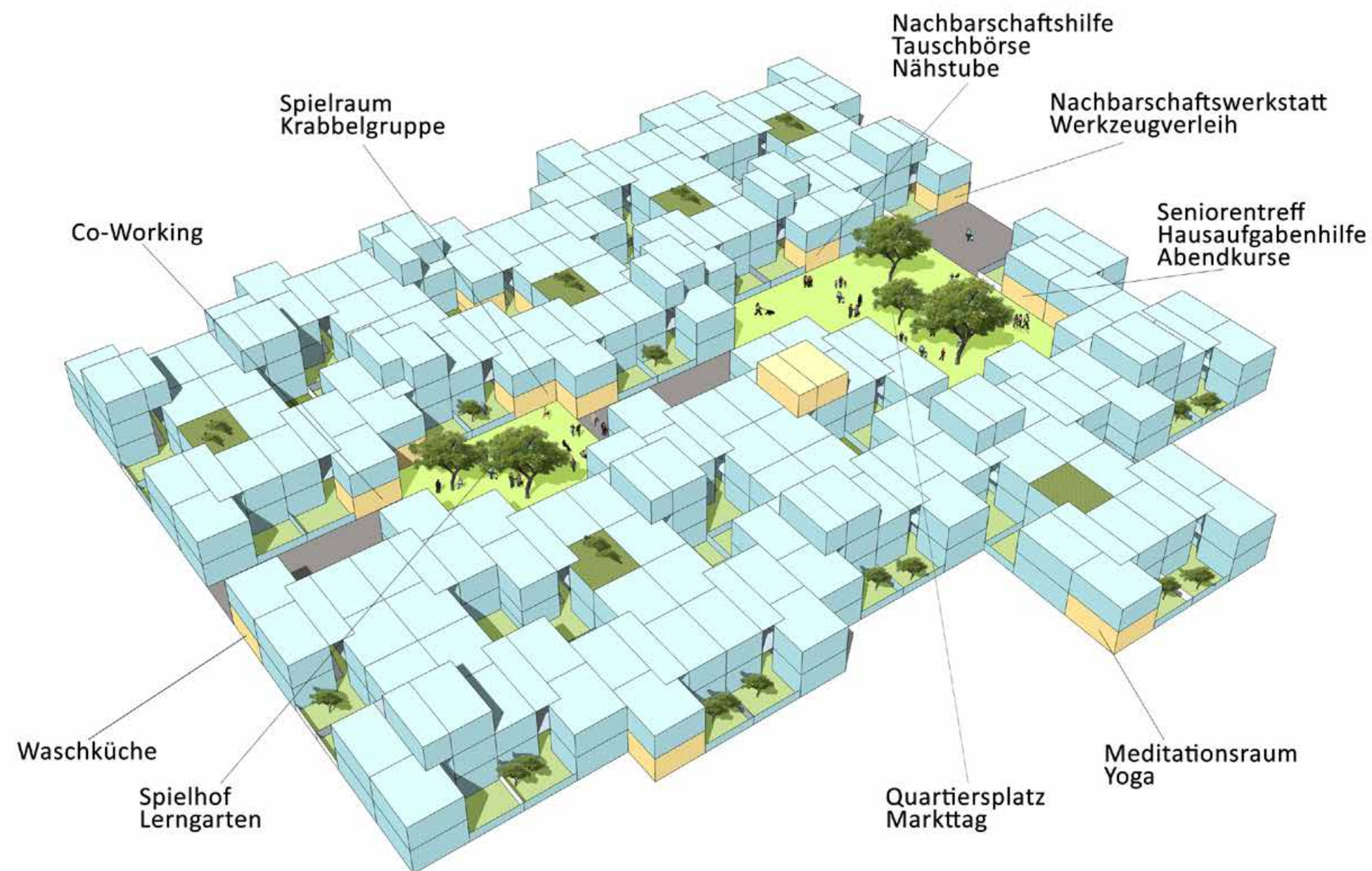
PLOT SIZE: 10.080 m² - 240mx42m



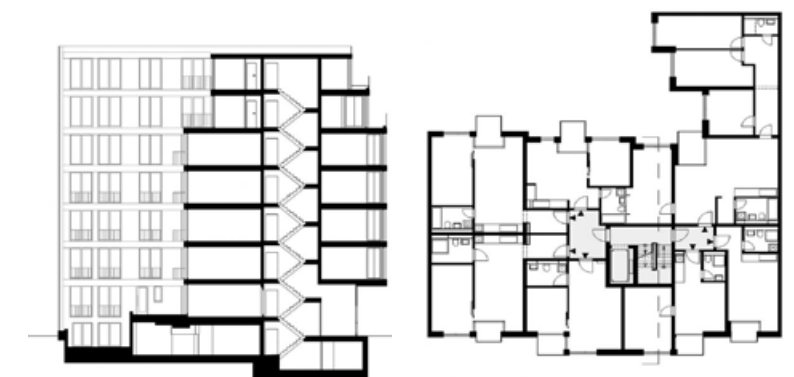
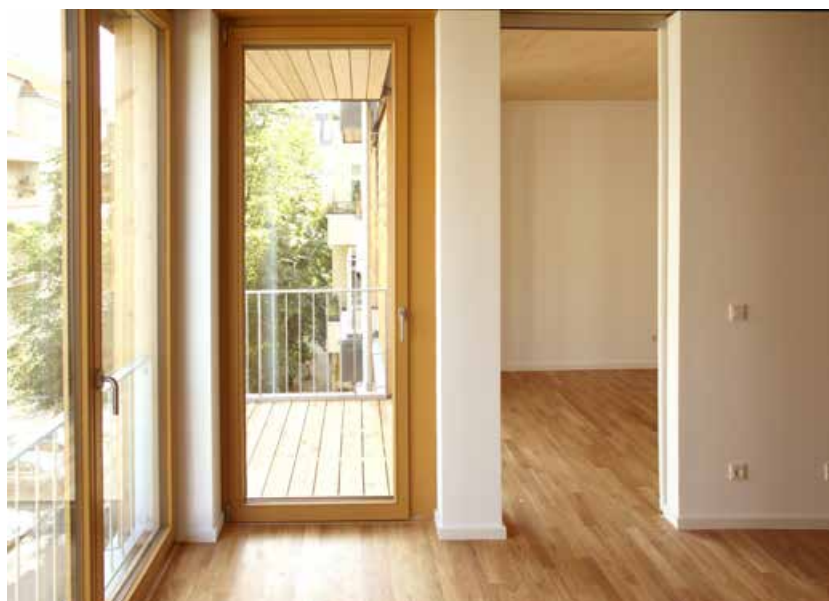
| Anzahl<br>Geschosse | BGF<br>(in m²) | Grundstücksfläche<br>Überbaut (in m²) | GFZ  | GRZ  |
|---------------------|----------------|---------------------------------------|------|------|
| 2,75                | 16.817         | 6.115                                 | 1,67 | 0,61 |
| 5                   | 15.680         | 3.136                                 | 1,56 | 0,31 |
| 10                  | 9.800          | 980                                   | 0,97 | 0,10 |

GFZ = Floor Space Index  
GRZ = Site Occupancy Index  
BGF = Gross Floor Area













- greenroofs for insects

- excellent heat-insulation

- renewable RAW-Materials: wood + adobe

- cradel to cradle



- Solar-Energy

- Combined Heat-Powerplants

- decentrals Heatrecovery

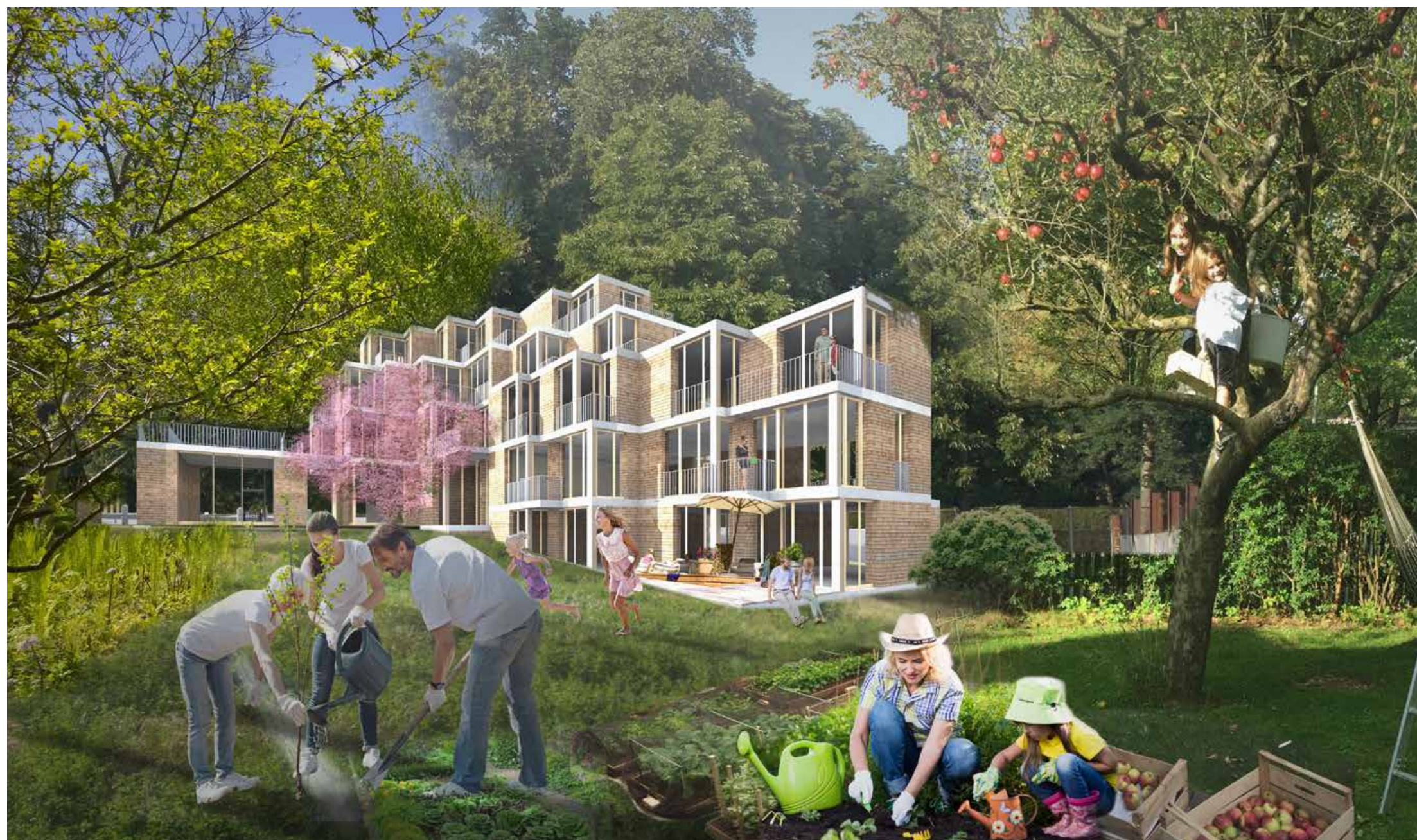
- Central Heating with Wood Pellets

- urban gardening eadable gardens









Thank you  
for your attention!

See more of our work:  
[www.archid.de](http://www.archid.de)