1ste Januar 1880.

# Arbejdernes Byggeforening,

Husene fordeles til Eje blandt Medlemmerne ved Bortlodning. Foreningen optager nye Medlemmer af alle Samfundsklasser, af begge Kon og enhver Alder.

## Bidraget er 35 Øre ugentlig for én Andel.

Tæller nu 9365 Medlems-Andele. - Opsamlet Kapital: ca. 990,000 Kr. Har opført 319 Huse.



En Gade af Byggeforeningens Huse ved Østerfarimagsvej.

### Introduction

The first attempt to build a Danish cohousing community began in the winter of 1964 when Danish architect Jan Gudmand-Hoyer gathered a group of friends to discuss current housing options. As early as 1968, Gudmand-Hoyer was working with a group to develop a more collective and integrated cohousing project. Known as the Farum Project, the design called for dwellings for families and singles clustered around an interior common area including a school, all connected by a glass covered Pedestrian Street.

At a housing exhibition in 1970, this proposal attracted the interest of several non-profit housing developers. Meanwhile in 1971, the Danish Building Research Institute sponsored a national design competition for low-rise, clustered housing. All of the winning proposals emphasized common facilities and resident participation in the design process. The competition was well publicized and had a tremendous impact on the Danish housing debate. Five years later, Tinggarden, the first rental cohousing community, was completed, designed by the winning architectural firm Vandkunsten, sponsored by the Institute, and

built by a non-profit housing developer. By 1982, twenty-two owner-occupied cohousing communities had been built in Denmark.



Elevation and Plan of Co-operative housing by the "Workers Building Society"

#### History

The First Co-operative housing can actually be dated back to the mid-19th Century as developers began to realise that a booming economy in Copenhagen brings opportunity for development substantial profit for them. Around this time the land prices began to soar due to the high demand development, this forced developers into designing high rise and high density living accommodation for the new population. Consequently this led to very compact living conditions which were described at the time as "virtually slums in tall buildings, close together, without common amenities".



Site Plan of Proposed Farum Project, 1968

At this time, Ferdinand Ulrick, the District Medical officer for the Christianshavn quarter of Copenhagen, was observing the living accommodation of the English miners and how towns were established as an approach to building high quality affordable housing for the influx of new workers in Copenhagen.

He first pitched his new philosophy to the shipyard workers of Copenhagen, known as the "Workers Building Society", which led to the first Co-operative housing scheme. Members of the society agreed to pay a very small amount of money into a fund on a monthly basis. When the fund reached a certain amount the

The History of Co-Operative Housing in Denmark and the impact of Cultural Changes over time STUDENT NAME: Shane Madden , 4TH Year Architecture, DSA / DIT



society would buy land for development. As dwellings were completed a lottery took place to determine who would get the finished houses.

Once the family would move in, they them on the market making substantial would continue to pay the same fee on a monthly basis until the entire cost of the house was met at which point they would take full ownership of the for living accommodation and land for house. Members had the option to opt out of the Co-operative after a ten year period if they had not yet received a home, at which they would receive their entire contribution plus any interest. Although the Co-operative was initiated by the "Workers Building Society" of the shipyard workers, it was open to people from all walks of life.

In the Mid-1960s, while Copenhagen was exploring projects of mass scale and community occupation, groups were experimenting in the philosophy of Co-operative housing that we know today with smaller communities building closer together and sharing communal amenities. This led to much experimentation as to what level of community living is optimal for living, the ratio between families and common facilities. A variety of options were The houses were two storey however tested, from fully equipped dwelling with the top floor was built to be a separate low use of communal space to minimally apartment as the owner was obligated equipped accommodation with a high to rent the space to a family that was use of communal space. Over the years still waiting for a home within the Coof typology experimentation, there is operative. The projects however did not no clear way to distinguish which form contain the use of common facilities and is the optimal design for Co-operative the Co-operative living areas as of today development, with each ratio of family and of projects previously developed to communal living having achieved both success unsuccessful aspects.





COOPERATIVE HOUSING SYSTEMS ELECTIVE / CIVIC HOUSING WORKSPACE

during this time in Denmark such as the Brumleby Project 1853 and Classen Project in 1866. Eventually these houses began to be highly sought after properties as owners began to put profits with only the more prosperous in Copenhagen being able to afford them.

Section and Perspective View of Proposed Farum Project, 1968

### Jystrup Savvaerk

Built in 1984, Jystrup Savvarek is seen as an example of illustrating how communal space can be.

The typology of the building is an L-shape single two storey construction containing individual personal spaces either side of the glass enclosed central "street". The communal area is located to the central joint corner of the development containing kitchen, living areas, laundry rooms, workshops, hobby and music rooms as well as guest rooms.

With government subsidies not allowing for additional spending allowance on common areas (of which account for 40 % of Jystrups Savygerk total floor area), the design was offset by creating very small individual dwellings subsequently leaving very small floor area for private living.

The enclosed street by skylight glazing also allows for extra floor area to be utilised for communal living throughout the year.

With such high demand on communal shared living within this model, not all people have thrived and have thrived and being acceptance of the model, with such a high expectation on participation and voluntary work, particularly with high emphasis on shared meal times. Everyone from the age of ten years old must participate in the making of meals within the Cooperative with six separate meal groups in rotation throughout the year. The new meal group for the week meets on Saturday with all residents and plan the meals for the next week and buy the food.

Of the original 21 families that moved into the Co-operative when it was established, 5 still remain. Any new prospective residents must meet with a committee, consisting of the two neighbours adjacent to the house, a resident from across the street as well as the committee chief. After a formal interview takes place, the prospective owner attends a Friday dinner, a workday and a business meeting. This is to allow all existing residents to me the prospective owner as well an opportunity for them to experience life within the Co-operative.





Located South of Copenhagen and built in 1974, Tinggarden is the result of successful and effective trading personal space for the use of more a design competition for alternative settlements organised by the Danish Government who required the need for an alternative, smaller industrial development on the wake of the energy crisis that gripped Europe at this time.

> The apartments have a flexible design layout allowing for adaptability allowing residents within each building to expand or shrink their house over time as they so desire. With this process of adaptability, this means that the adjoining apartments can gain rooms

> In 1972, many projects similar to the co-operative in Tinggarden, looked for the support and ideas for housing in which the residents would be given the initial responsibility. However, as the design phase progressed it became clear that the owners could not be responsible for the crucial decision making required, particularly in a design process new to most at the time. Therefore after the initial decisions and design meetings had taken place the final decisions were left to the architects, who eventually redesigned significant portions of the proposal.

> The development is arranged in small rows of houses clustered around a central communal space. Each building contains an individual common area containing the kitchen, living and service spaces.







## Tubbervaenge

Tubbervaenge Co-operative is located south of Copenhagen. Built in 1984, the Architects formed a concept derived from a previously designed cooperative housing scheme using a technique of creating a greenhouse "overcoat" between the exterior and the internal living spaces which in turn creates a communal living space for the dwelling houses.

The Dwelling are subsidised rental units modelled of traditional Danish housing. Unlike previous examples, this co-operative housing scheme contains individual and fully equipped living units with individual and therefore more personal living and dining accommodation while also containing their separate private gardens to the rear of the house.

Unlike the previous two case studies, participation in communal activities within the co-operative is entirely voluntary, with some occupants taking more of an advanced role in the activities than others.

The project at Tubbervaenge has proven to be very successful, particularly in social terms, with all residents of the co-operative taking full advantage of the communal living space within the greenhouse structure, many of whom attempt to prolong the annual use of the space by using storage heaters in the colder winter months.

In the following years, the development of Tubbervaenge has furthered with the additional housing units being built adjacent to the existing site. Residents of the existing housing were given the opportunity to help and develop the new scheme; particularly on the positive and negative effects the living accommodation has impacted on their living. One of the main design decisions to feature out of this collaboration was the relocation of the communal greenhouse living accommodation to the centre of the housing project with housing flanking either side, interestingly similar to that previously designed and studied at Jystrup Savvgerk.





#### Tinggarden

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