

JANNINKKWARTIER ENSCHEDE

client	Van Wonen
category	Ground-level houses
project team	Marnix van der Meer, Mark Gijsbers, Mees Dijkman, Bart Jonkers
contractor	Nijhuis Rijssen
consultants	Alferink van Schieveen (construction advice), Peutz (fire and building physics consultancy)
program	30 free sector rental housing
area	5.375 m ²
period	2018 - 2022
location	Enschede

A closed building block on a prominent corner of Janninkkwartier marks the intersection of Zuiderval and Getfertsingel. The building block here forms a four-story urban wall, and on the inside of the Janninkkwartier connects with wide three-story houses to car-free streets and a car-free park. With a limited number of dwellings, a closed building block was created with two gateways to the courtyard. Making the houses shallow and orienting them widthwise not only creates light dwellings, but also creates space in the courtyard for parking and collective greenery.

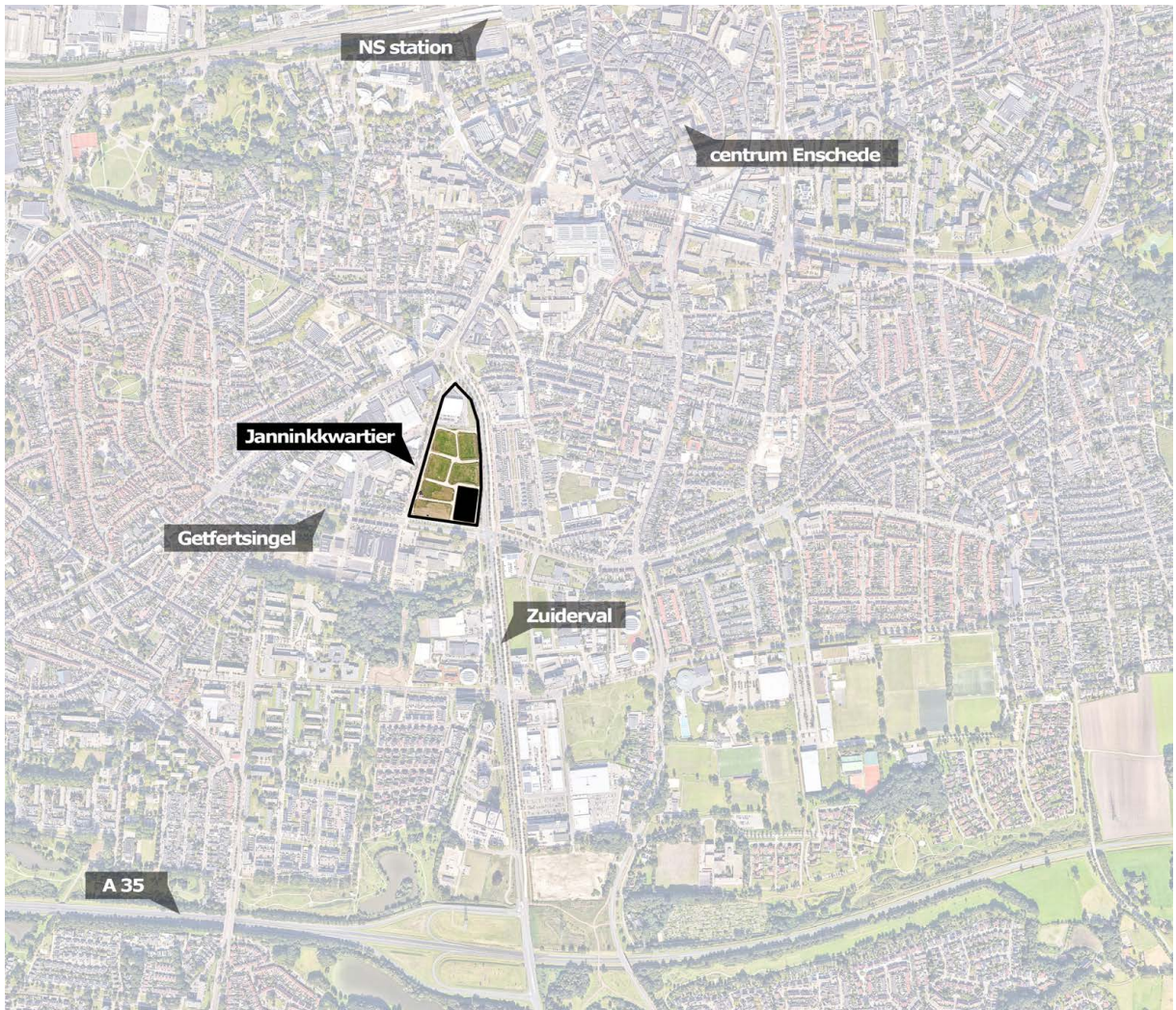
In the design much attention has been given to plasticity and corners of the block. At Zuiderval and Getfertsingel, the dwellings are elevated and have their entrance from a raised platform with individual steps and integrated greens. This raised transition zone contributes to the residential quality and at the same time gives stateliness to the building block. The four-story houses have the kitchen on the ground floor connected to the living room on the first floor by a void. Living over two floorlevels is emphasized in the architecture by double-height facades that allow daylight to enter deep into the house.



A special feature of the design is the corner of this facade wall formed by two unique homes. The corner house has a double-height loggia oriented to the south as an outdoor space, the other a balcony facing west overlooking the green courtyard.

On the other side of the block, the houses are rotated, maximizing their orientation to the park. A deep recess with awning and sliding doors connects the homes to this green space, allowing residents to optimally experience the park from the comfort of their own living room. The homes on the traffic-free streets distinguish themselves with a different facade composition. On the ground floor, the houses will have a large facade with a window sill at seating height. The entrance is emphasized by a continuous awning and tiled masonry.

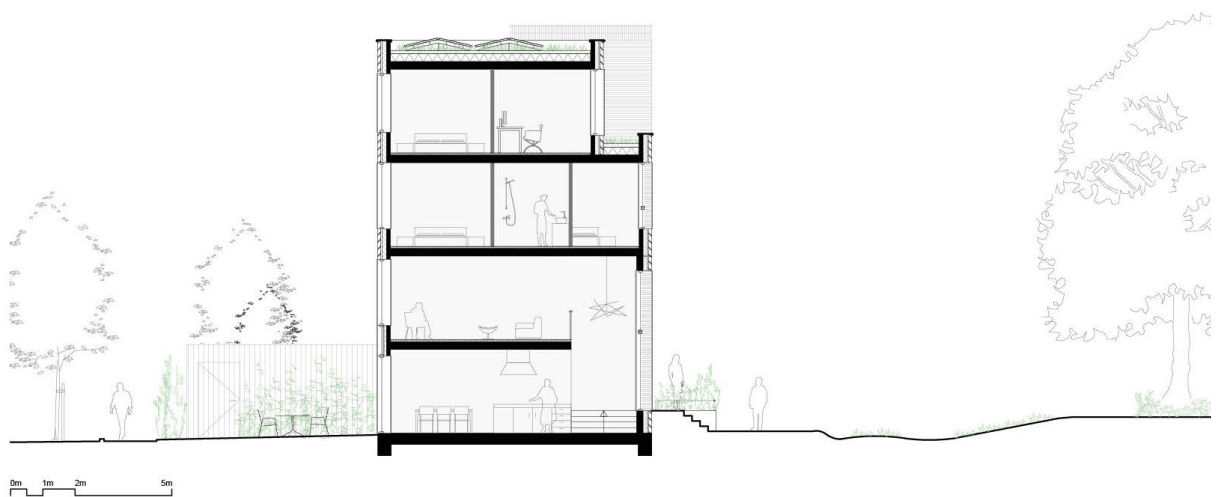
The block is completely bricked in three grades from a 'Groningse strengers' brick: a tightly nuanced brick that gives a lively facade image. The use of three grades creates subtle differences that give size and scale to the block without losing cohesion. The alternating execution of openings in the masonry with deep and less deep negges enhances the overall depth of the architecture.





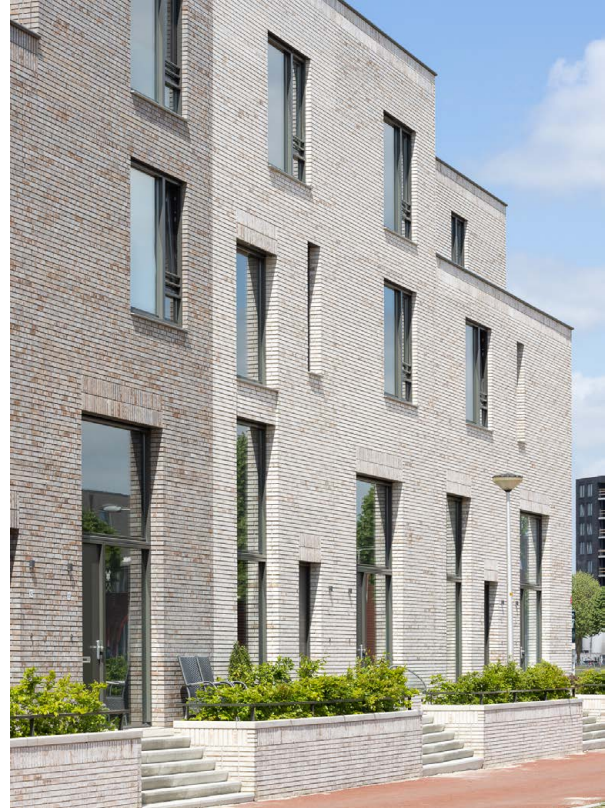
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GROUNDING ARCHITECTURE



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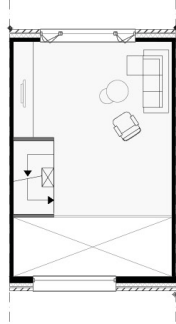
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G R O U N D E D A R C H I T E C T U R E

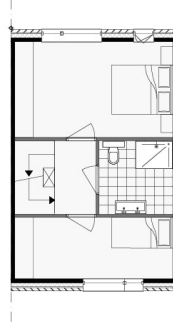




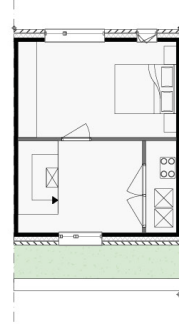
Begane grond



1e Verdieping



2e Verdieping

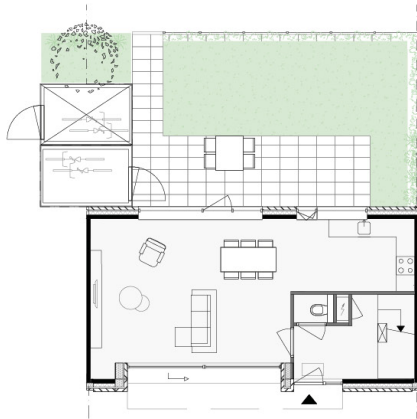


3e Verdieping

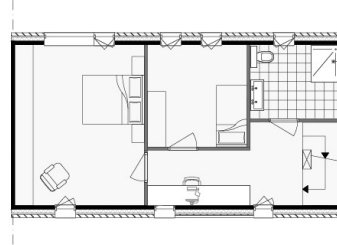


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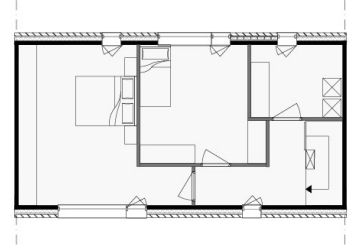
GROUND ED ARCHITECTURE



Begane grond



1e Verdieping



2e Verdieping



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