

**BAN**

a r c h i t e c t s

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1. **WHAT** IS COLIVING?
2. **WHY** COLIVING LIKE A WAY OF LIFE?
3. **HOW** WE MAKE COLIVING?
  1. DESIGN PROCESS
  2. BUILDING INFORMATION MODELING (BIM) AS WORK SYSTEM
  3. SBT & MMC AS A METHOD OF DESIGN & BUILD AND QUALITY IMPROVEMENT
4. WORK EXPERIENCE

## 01. WHAT?

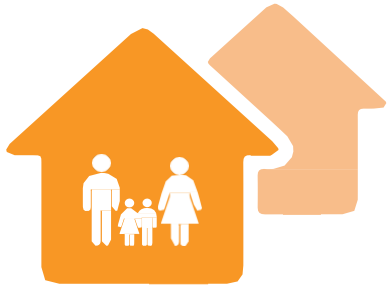
Co-living is a concept brought to life. It is a way of living in cities that's focused on community and convenience. Live as part of a community, sharing wonderfully designed shared spaces and inspiring events, with the comfort of being able to retreat to your own fully furnished private space at the end of the day. Everything you need to make the most of city life.

The idea is based on a cell that confers the necessary privacy to each of the community residents and the possibility of sharing experiences, knowledge, skills and values with related cohabitants that enrich and enhance your personal development.

The building has to be flexible, adaptable and comfortable.

## HOUSE CONCEPT

### HOUSING TYPES



#### FAMILY HOUSES

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UNIFAMILIAR

SEMIDETACHED HOUSE

APARTMENT IN A NEIGHBORHOOD

APARTMENT IN A BUILDING

LOFT



## COLIVING CONCEPT

### VARIOUS CONNECTIONS



#### COLIVINGS

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SELF SPACE

SPACE CONNECTORS

COMMON AREAS

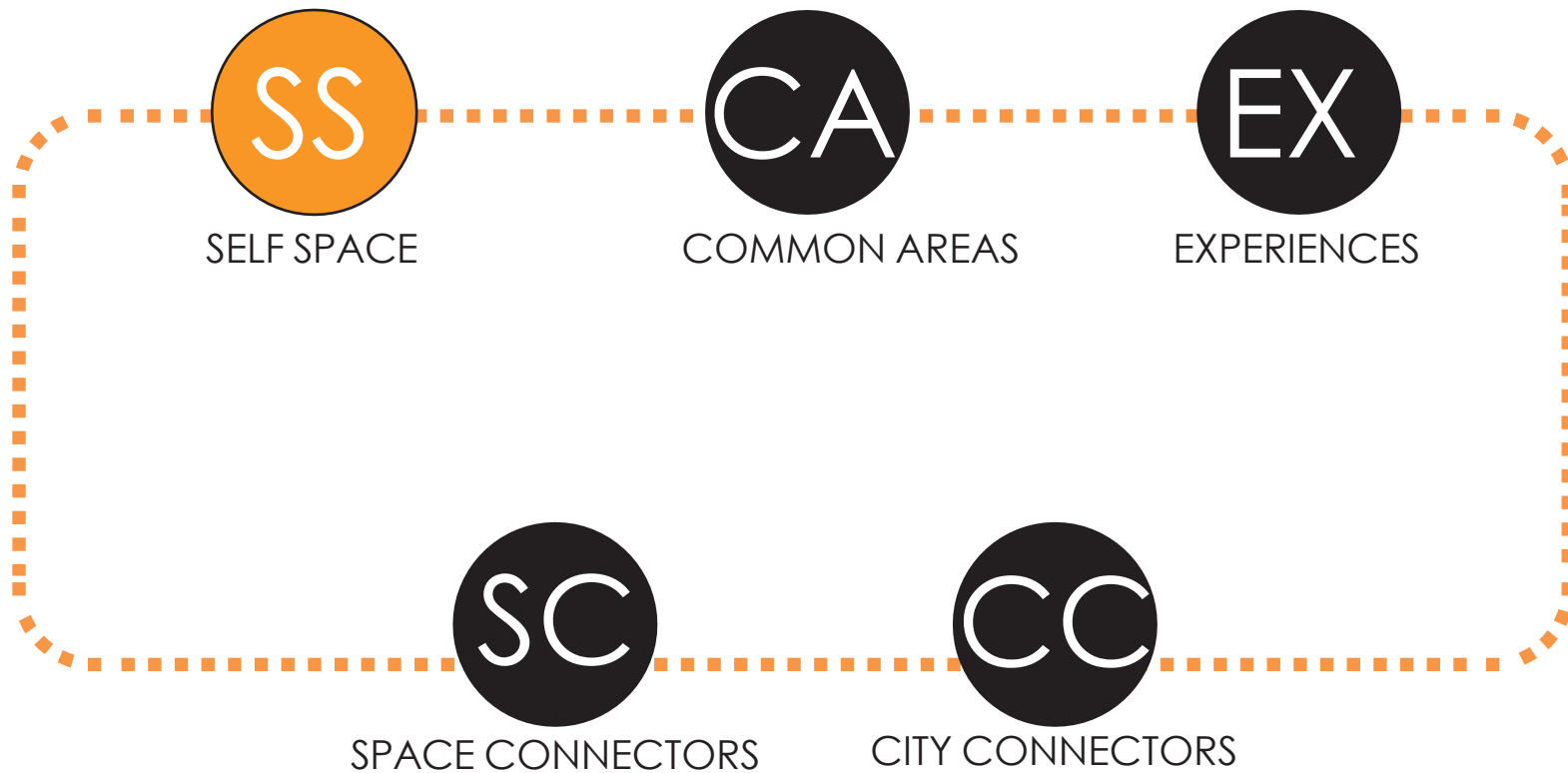
SHARED AREAS

CITY CONNECTIONS



## WHAT IS A COLIVING?

### ELEMENTS



PRIVACY

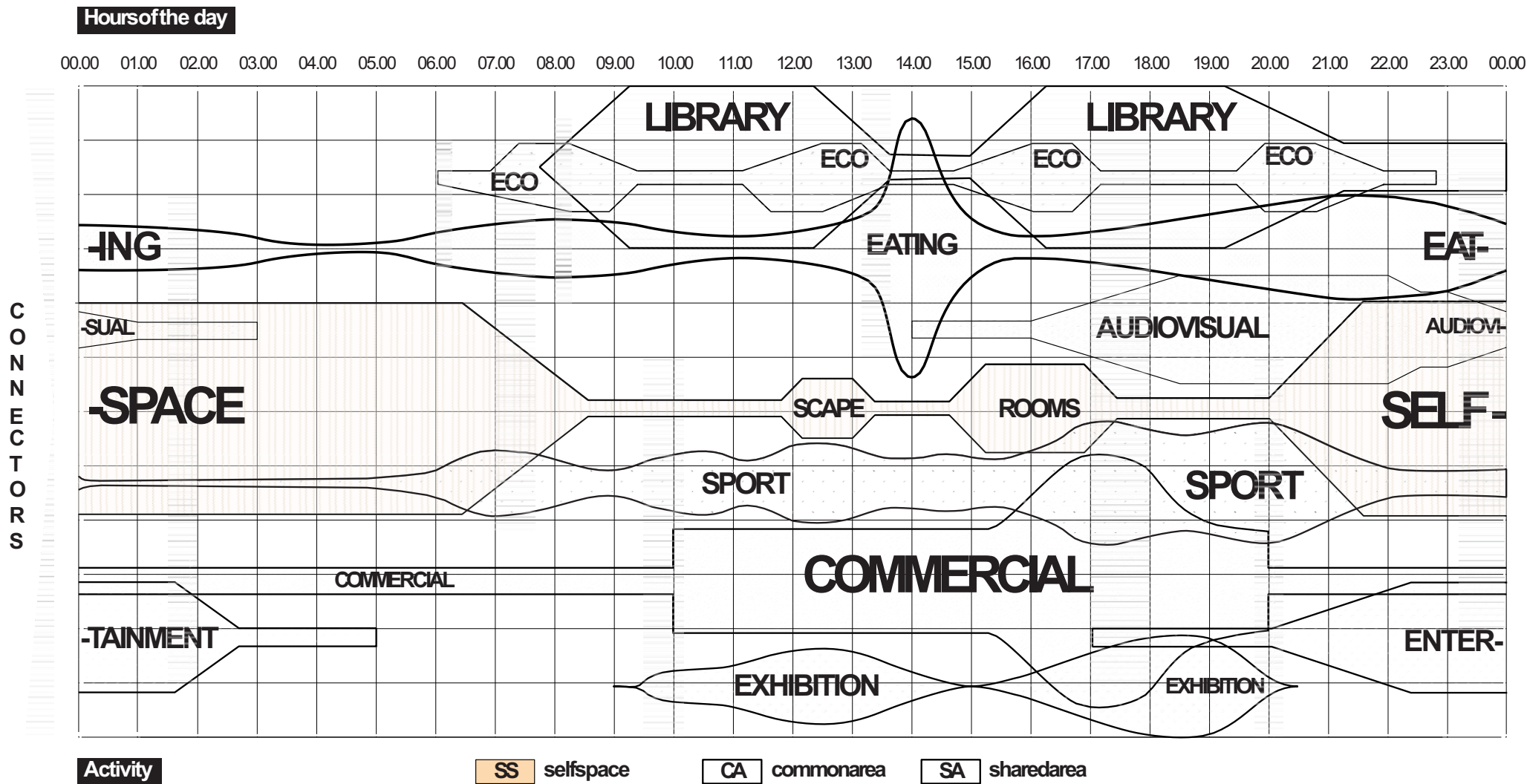
+

EXPERIENCE

+

CONNECTIONS

ACTIVITY PROGRAM  
HOW DO WE USE SPACE



## 02. WHY ?

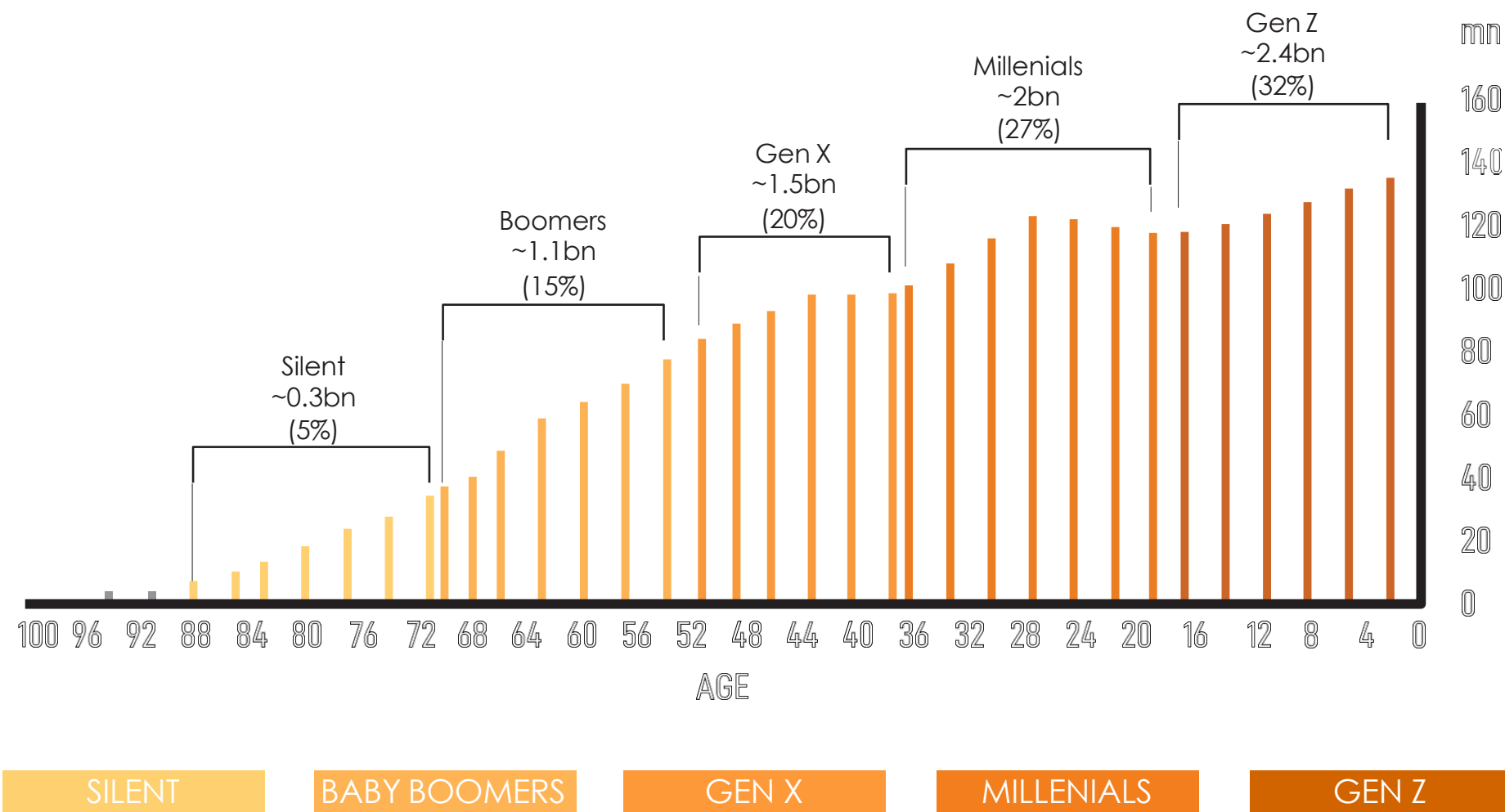
World population and tendencies are demanding new ways to live out of traditional ways which are based to reach the independency once you are economically independent.

The traditional city model is composed by independent houses not related in between them and the urban space is the element in charge of relate the people with the different surrounding spaces.











Co-living works like a city into the building you are living, where you have your small cell that it gives you the privacy you need and offer you the possibility to share certain activities with the rest of the residents with same concerns than you, for example, sports, cooking, gaming, cinema...

On the other hand, those buildings have incorporated the new technology in it selves giving to people who is living there, all the facilities and amenities they need and claim in the easier, comfortable and faster way.

WORLD POPULATION

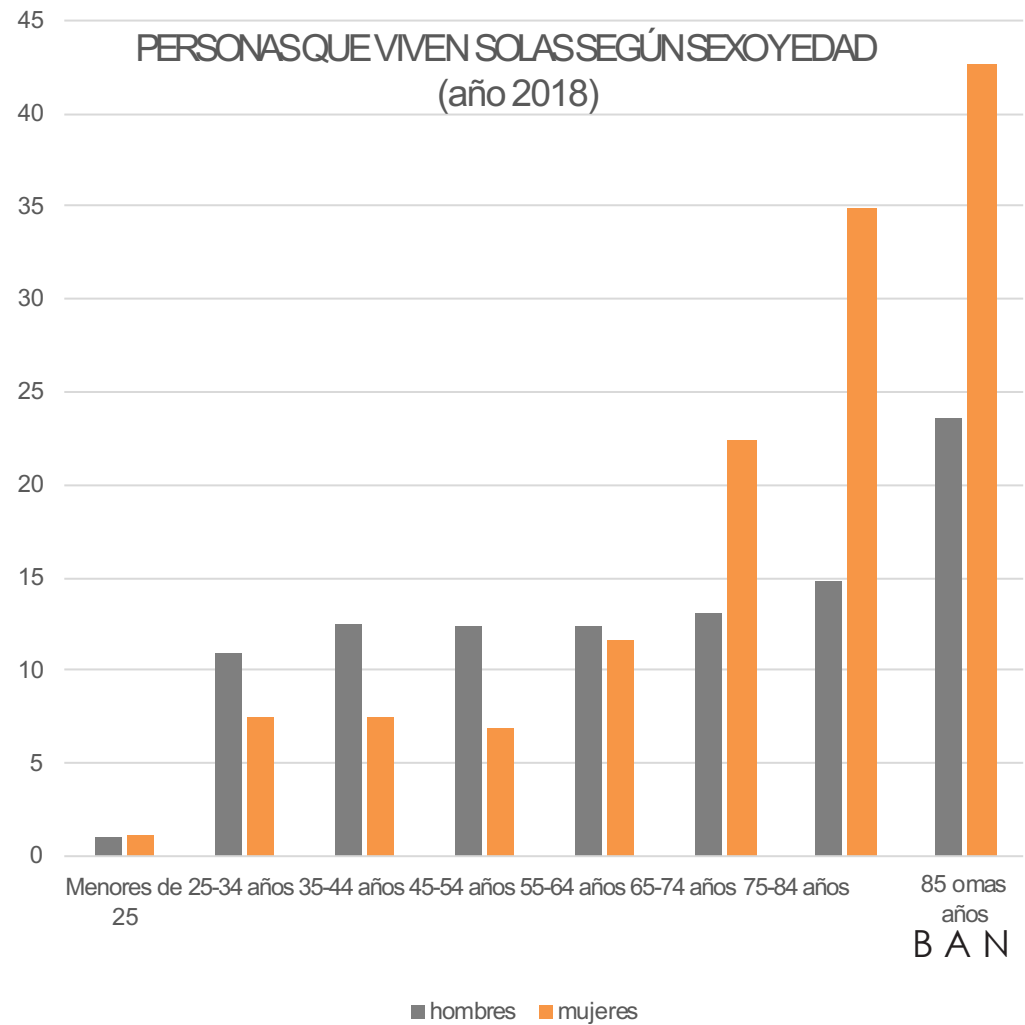
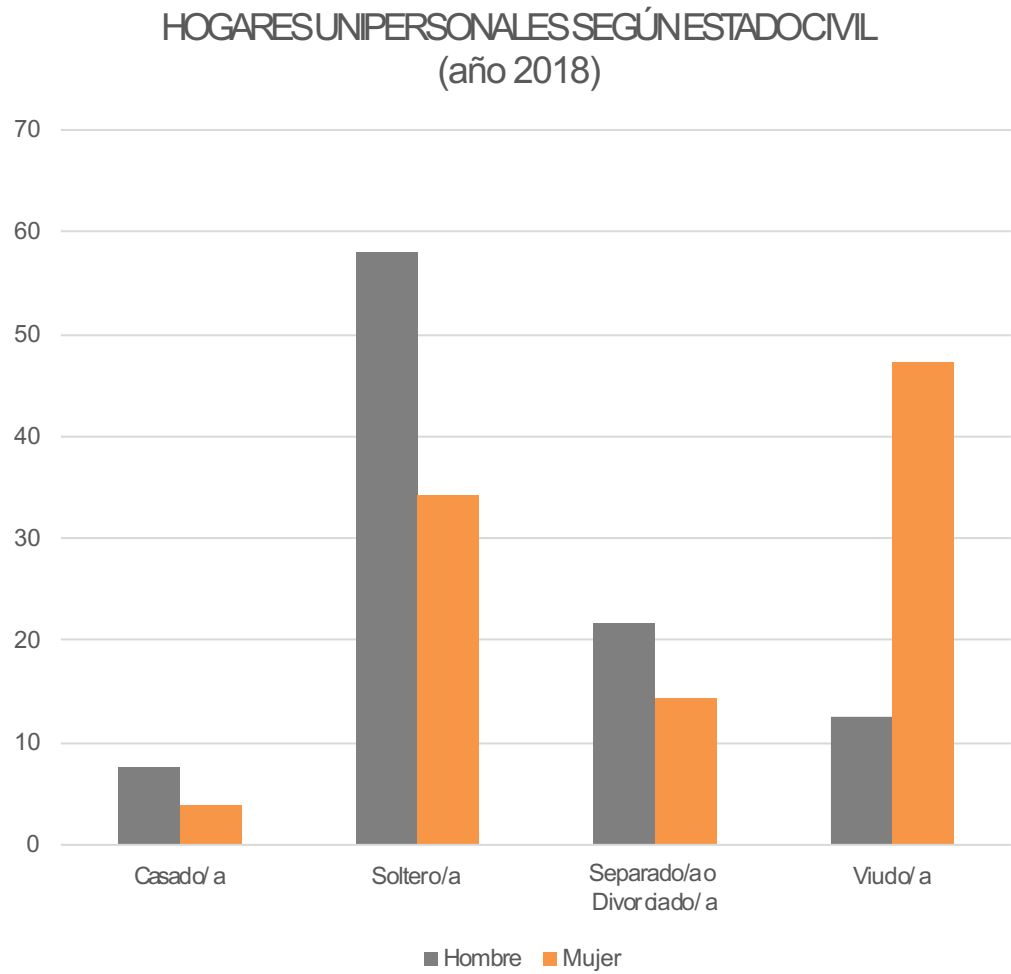


GENERATION DATA

	SILENT 1923 - 1945	BABY BOOMERS 1946 - 1964	GEN X 1965 - 1980	MILLENIALS 1981 - 1997	GEN Z 1998 - 2016
% POPULATION	5%	15%	20%	27%	32%
COMMUNICATION	 CARTA	 TELEPHONE	 MAIL	 SMS	 EMOJIS
HOBBIES	 READING	 WATCHING TV	 SURFING THE INTERNET	 VIDEO GAMES	 MUSIC STREAMING
CURRENT LIVING SITUATION	RETIREMENT HOME	SEMI DETACHED HOUSE	OWN SMALL APARTMENT	SHARING AN APARTMENT	PARENT'S HOUSE
DIGITAL PROFICIENCY	PRE-DIGITAL	DIGITAL IMMIGRANTS	EARLY DIGITAL ADOPTERS	DIGITAL NATIVES	DIGITAL INNATES

# HOW MANY ARE THEM?

SPAIN

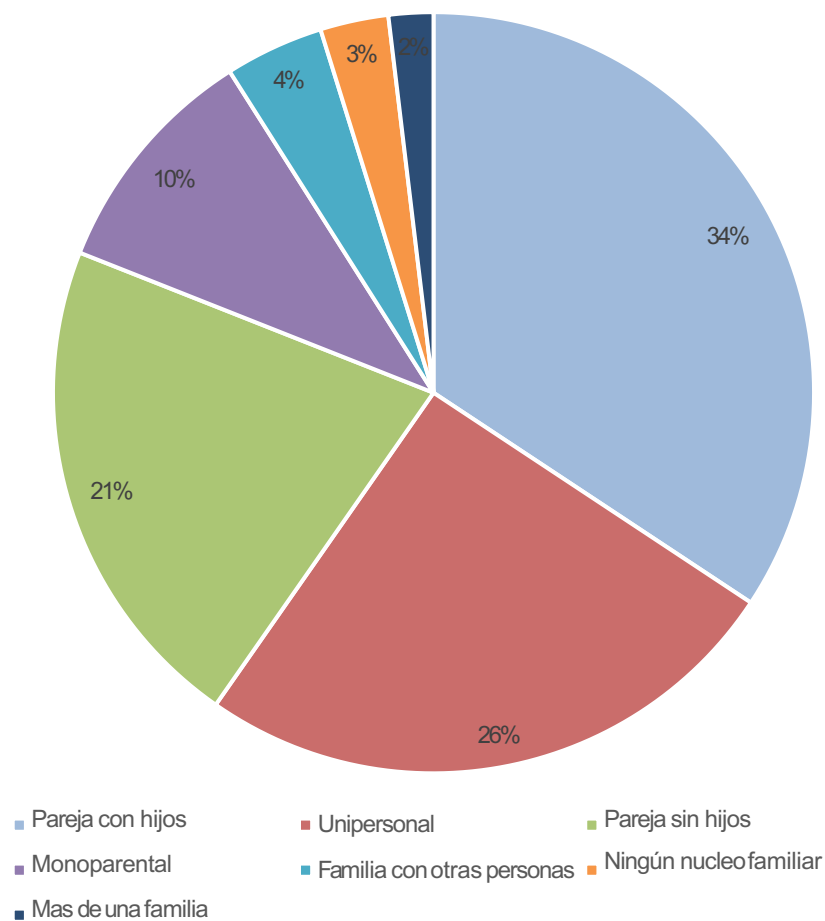


B A N

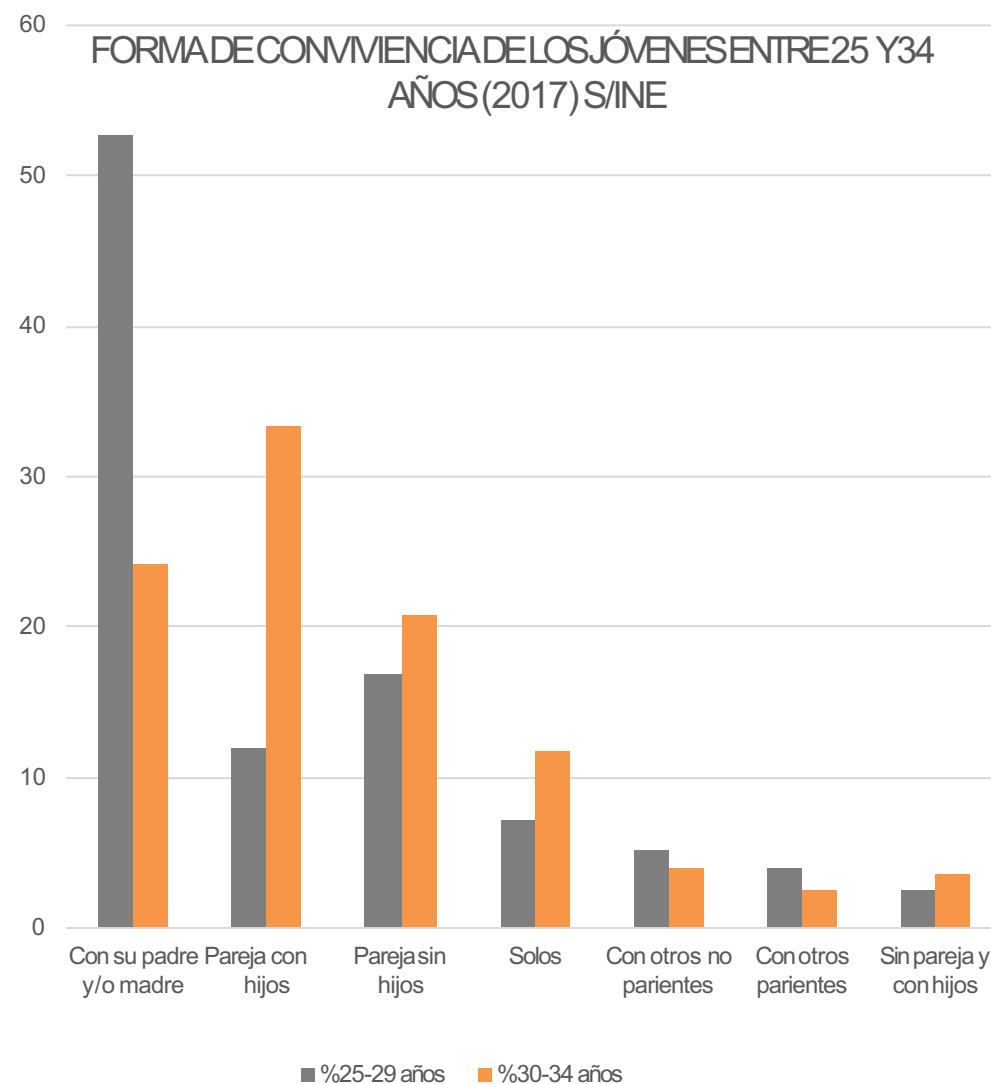
## HOW MANY ARE THEM?

SPAIN

%TIPOS DE HOGARES EN ESPAÑAS/INE



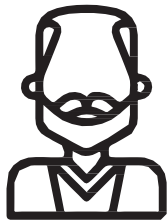
FORMA DE CONVIVENCIA DE LOS JÓVENES ENTRE 25 Y 34 AÑOS (2017) S/INE



## 02.WHY?



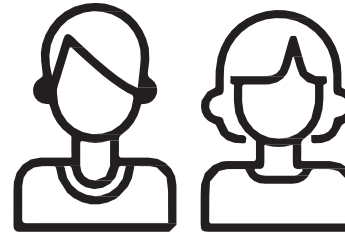
MATURE PEOPLE



SINGLE PEOPLE



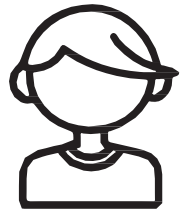
TRAVELLERS



YOUNG COUPLE



YOUNG PEOPLE

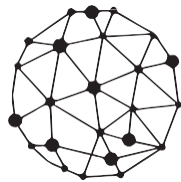


STUDENTS

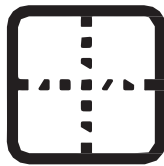
SHARED VALUES AND INTERESTS



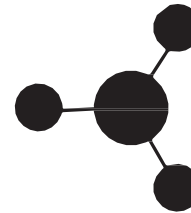
NEW PEOPLE



CONNECTIONS



CENTRAL LOCATION



SHARE



COLABORATIVE



HEALTHY



## 03. HOW?

THE TEAM: We are a multidisciplinary, international and experienced architects interested how people are connected and what is important for new generations, studying and analyzing new ways of life. In addition of our team, we work with our “partner in crime” Bardají studio , an experimented team in regeneration and urban innovation.

1.DESIGN: Attending to new generation needs and based in design as an DNA of BAN, we look for a balance in between program, comfortability, functionality and flexibility.

2.BIM: From the methodology point of view, BAN uses Building Information Modeling environment as work system adapting us to international working system and speed up the proces in between the differents stakeholders involved in a project.

3.SBT & MMC: From the concept stage, we introduce industrialization and new tech as part of our thoughts and design.

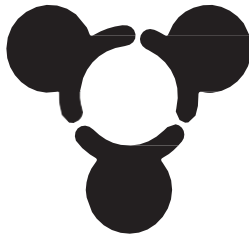
**Smart Building Technologies** give the building greater comfort and optimizes energy savings in order to achieve a sustainable building and almost zero energy consumption.

**Modern Methods of Construction** make easier the execution and maintenance during construction process of the building and after.

## BAN ADN

### TEAM STRENGTH

AS A BASE



### DESIGN

AS A CONCEPT



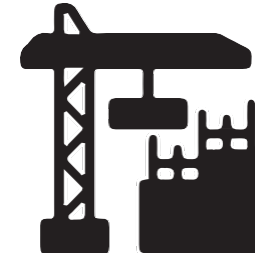
### BIM

AS A WORK SYSTEM



### MMC & NTA

AS A METHOD OF  
D&B



MMD Modern Methods of Construction  
SBT Smart Building Technologies  
BIM Building Information Modeling

# PROJECT ADN

## THE CONCEPT

### DESIGN

USER EXPERIENCE STANDS CENTRAL  
ENJOY LIFE

- ① Self-Space  
Privacy + Relax
- ② Space Connectors  
Walk & Talk
- ③ Common Areas  
Share áreas
- ④ Experiences  
Activities
- ⑤ City Connectors  
Build + City

## WORK SYSTEM

### BIM

MANAGEMENT

- ① Collaboration and Communication
- ② Control and Quality
- ③ Efficiency

## METHOD OF DESIGN & BUILD

### SBT & MMC

QUALITY

- ① Real Time Control
- ② Cost Control
- ③ Sustainable

BAN

EXPERIENCE



INNOVATION



FLEXIBILITY

MMD Modern Methods of Construction  
SBT Smart Building Technologies  
BIM Building Information Modeling

## 03.01. DESIGN

From **architectural** point of view we are based in a functional program related with the different uses we have in the building and we provide them with a specific design adapted to each space.

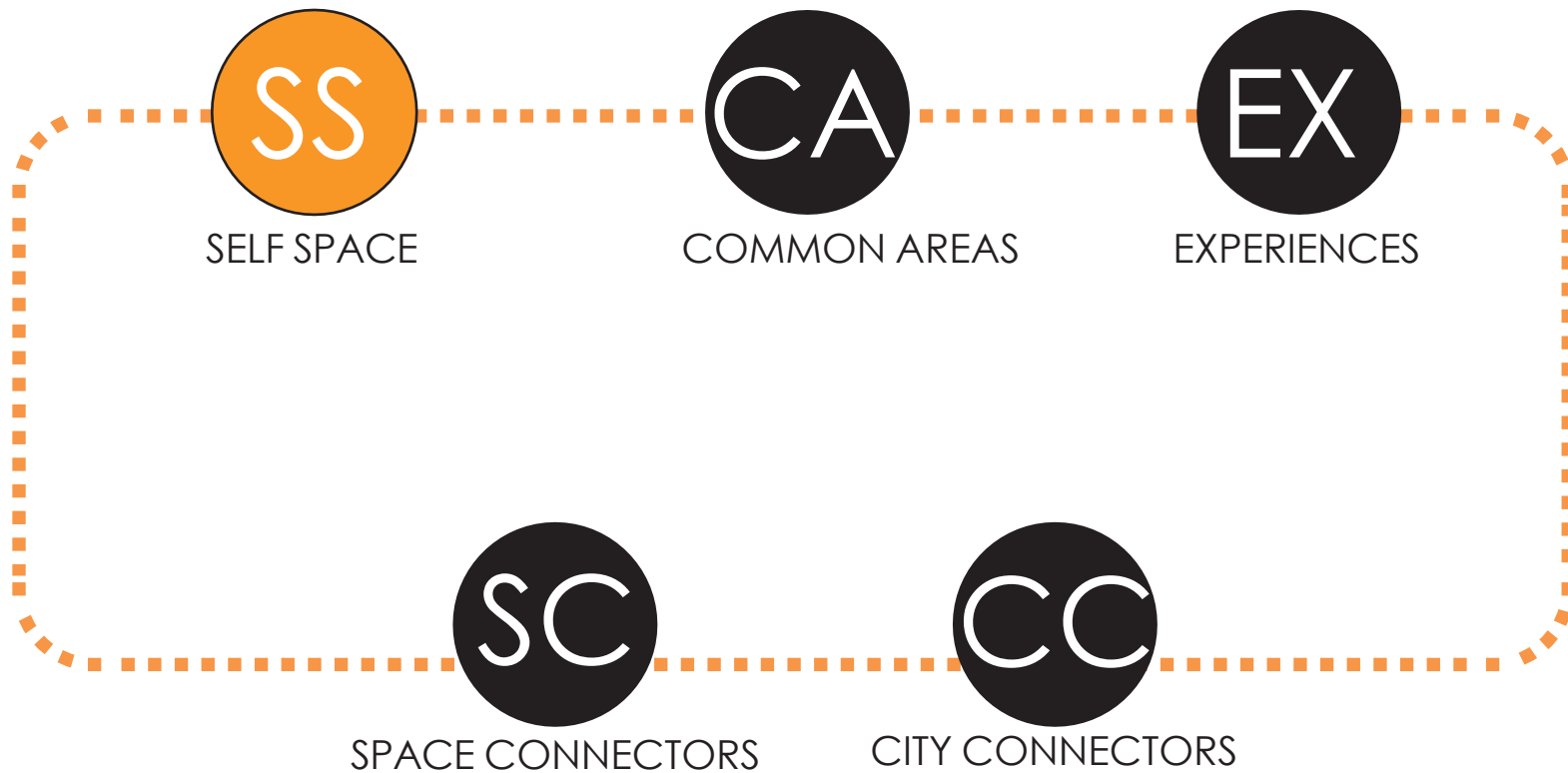
We provide a timeless design in order to please to the most of the residents are living there.

We introduce some elements which offer to the building flexibility to adapt new situations to the way of life.

From **interior design** point of view we want to highlight is the simple, basic and clean design we consider for the rooms in order to be easy to personalize them for the inhabitant.

## WHAT IS A COLIVING?

### ELEMENTS



PRIVACY

+

EXPERIENCE

+

CONNECTIONS

## ARCHITECTURAL SPACES

HOW DO WE RELATE THE ELEMENTS



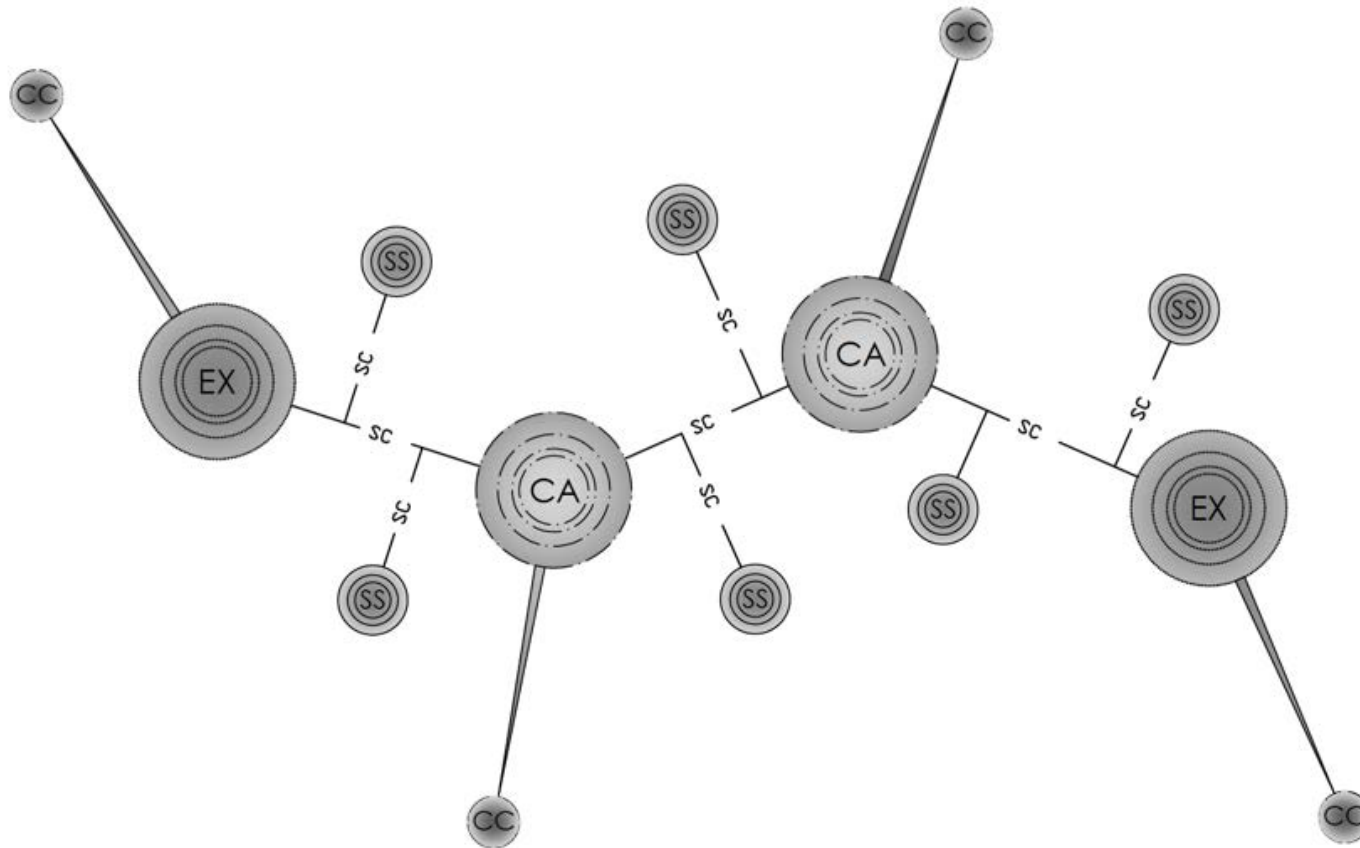
SELF SPACE

SPACE CONNECTORS

COMMON AREAS

EXPERIENCES

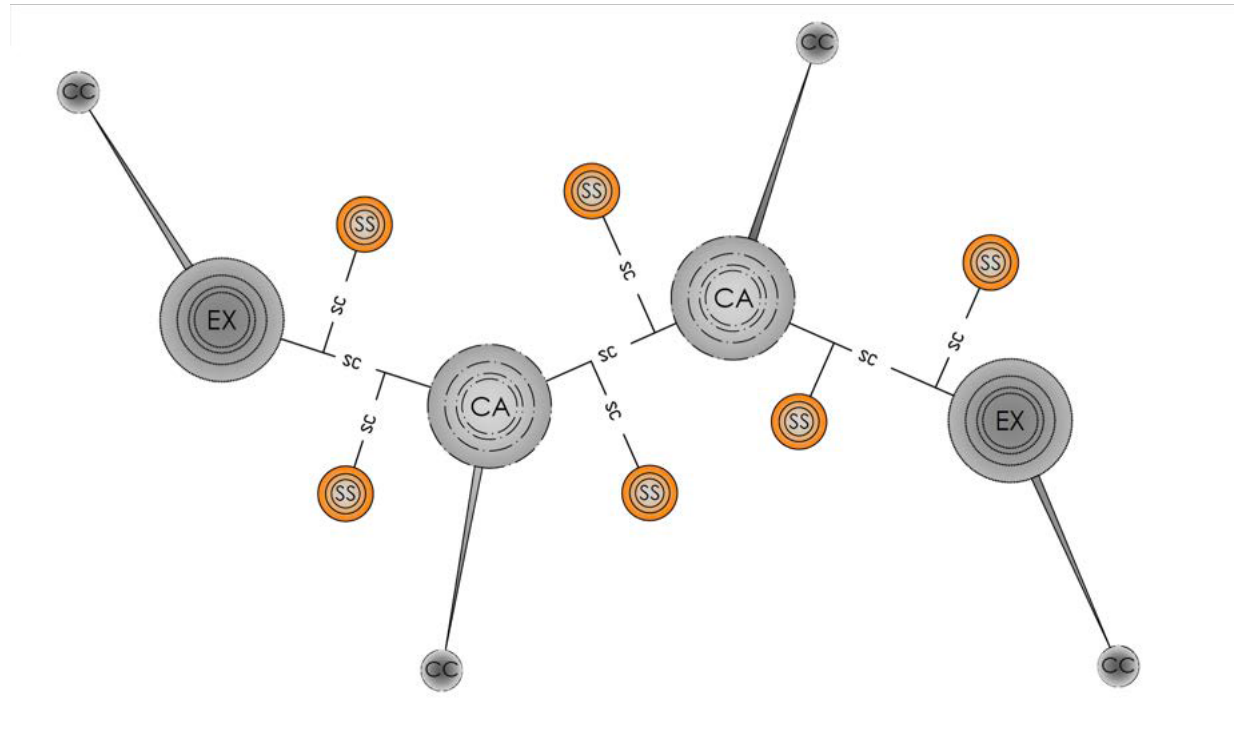
CITY CONNECTORS



SS

## SELF SPACE

### SPACE AS A PERSONAL HOME



This is the housing unit where the people reach the privacy and their own space.  
 On the other hand the room Will have flexibility to adapt to each resident mood.  
 Thanks to our experience we are able to design rooms with maximum performance in an optimized format

PRIVACY • FLEXIBILITY • COMFORT

STUDENT SELF SPACE



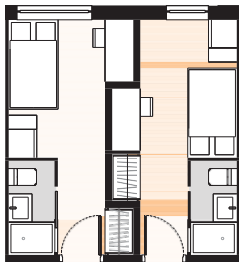
s: 11.55m<sup>2</sup>



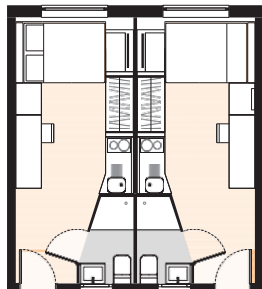
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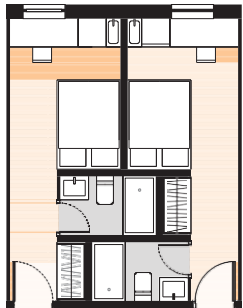
s: 14.04m<sup>2</sup>



s: 11.64m<sup>2</sup>



s: 13.17m<sup>2</sup>

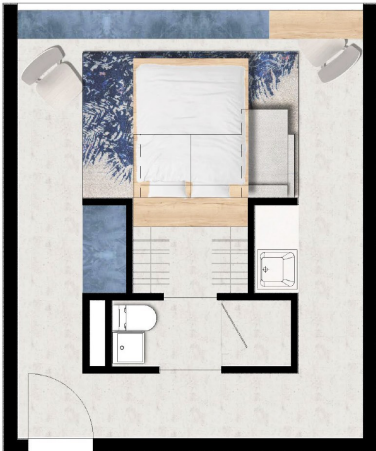


s: 13.69m<sup>2</sup>

PROFILE SELF SPACE



30m<sup>2</sup>



30m<sup>2</sup>

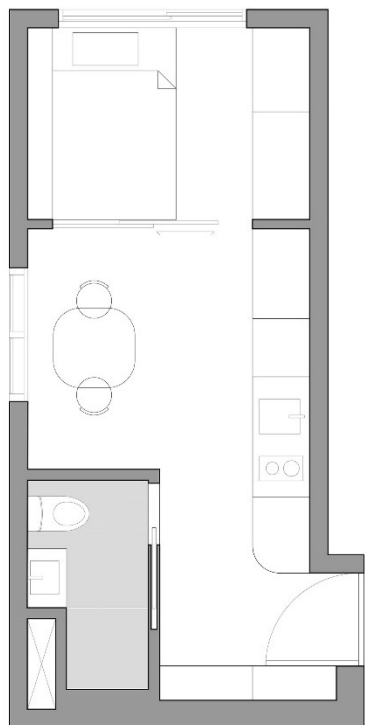
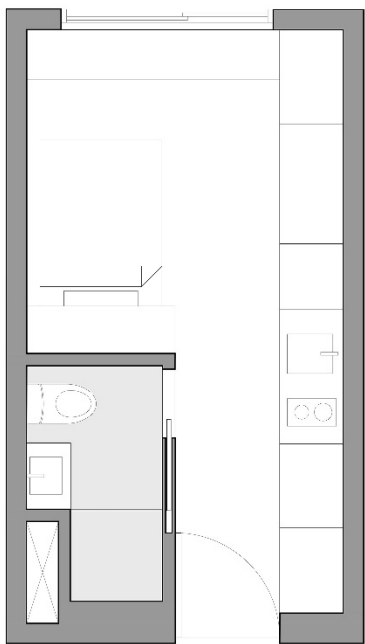


30m<sup>2</sup>



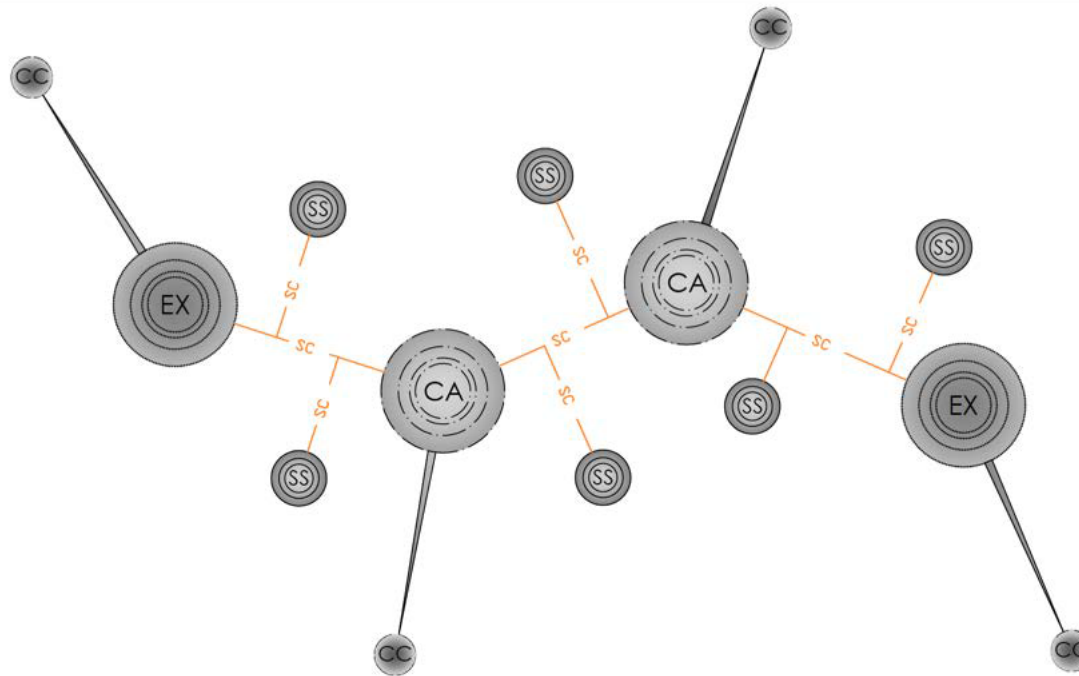
30m<sup>2</sup>





# SC SPACE CONNECTORS

## FUNCTION AS SPACES



The connectors in between the different spaces have some functionalities.

The connectors in between the different spaces have to be measured according with the people flow. Depending of project configuration, apart of transportation functionality, could have some adjacent functionalities like seating area, meeting area, vending area, etc. Those elements have to be dynamic and well lighted.

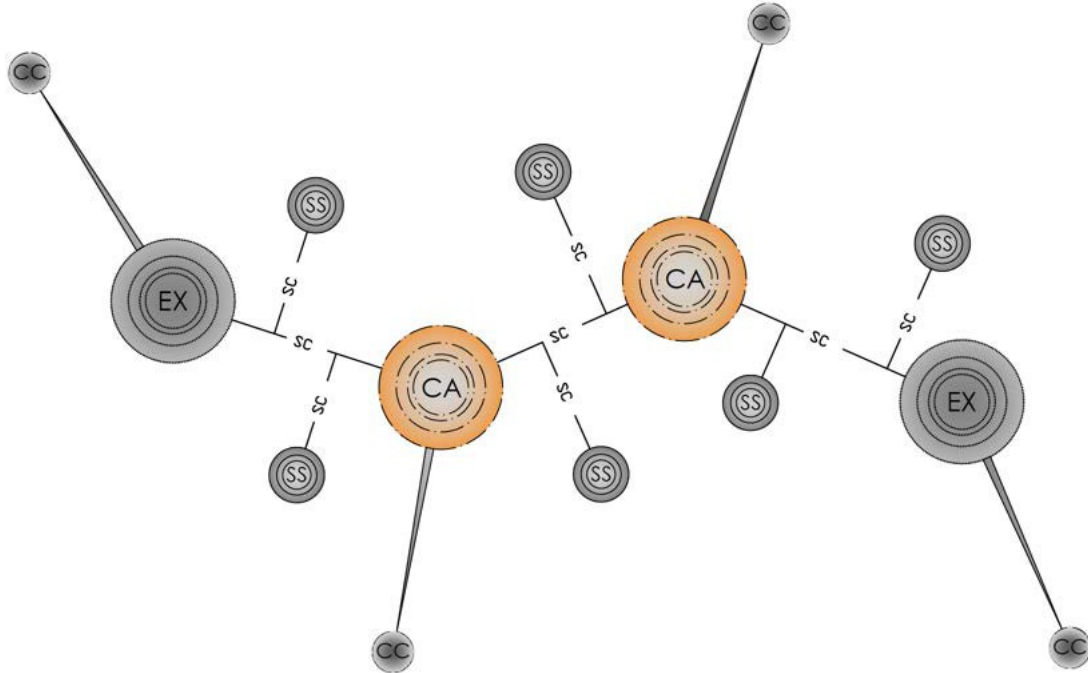
CONNECTIVITY • SEATING AREA • MEETING AREA







## CA



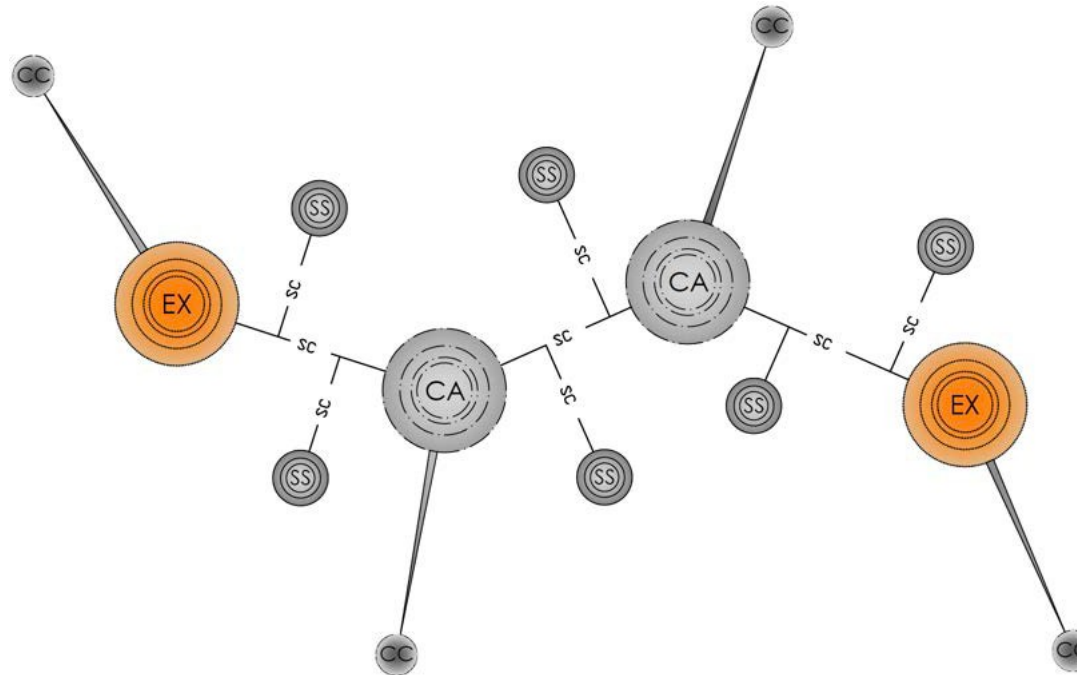
The common areas offer the user different services such as gym, library, study rooms, entertainment spaces, restaurant or cafeteria, enriching the user experience. It favors the increase of human relations among the members of the community.

RELAX • STUDY • WORK • SPORTS • ENTERTAINMENT



# EX EXPERIENCES

## USER EXPERIENCES



In addition, the shared areas offer the same services as the common areas and are open to the outside – public-, which makes possible the reactivation of the environment through the social interaction of people from different sectors and ages.

RELAX • STUDY • WORK • SPORTS • ENTERTAINMENT

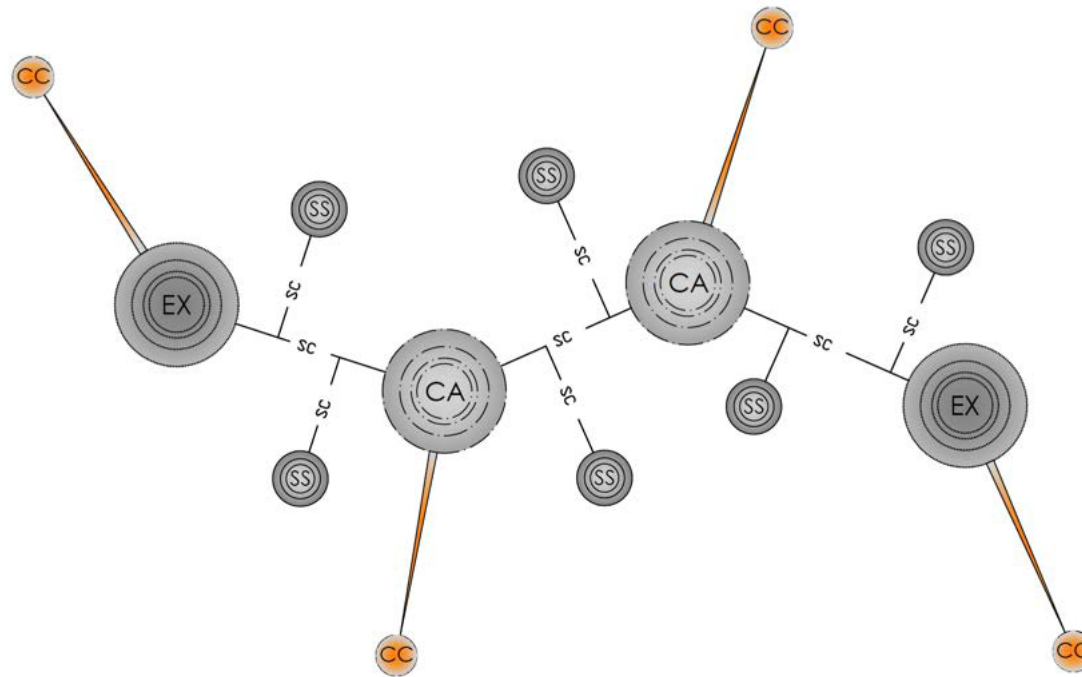






# CC CITY CONNECTION

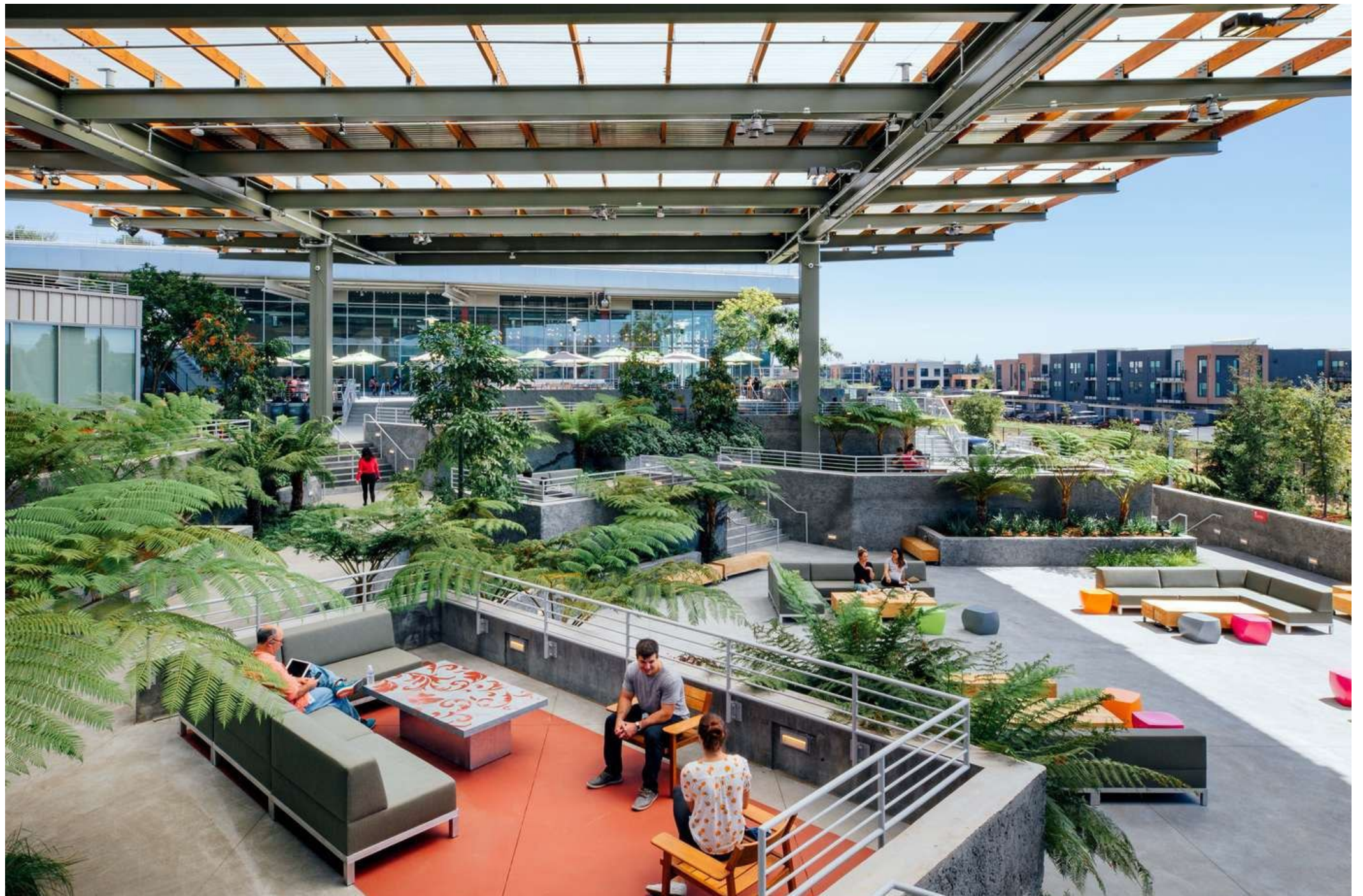
## SURROUNDINGS CONNECTIVITY



We understand the project like a machine which need to have a relationship with the city where is placed.  
 Because of this, we concern diferent inputs to improve the project.  
 Facade, landscape, rooftop, visuals, terraces are diferent elements that we've developed intensely in order to  
 connect the building with the surroundings.  
 Also including technologies and big brands, like PO box Amazon, and bike parkings into the project.

FACADE • LANDSCAPE • ROOFTOP • VISUALS





## 04. WORKS

This is our work experience doing coliving projects. New residential architecture adapted to a new life style, new rules, new situations...

Our team is adapted to work at home but highly connected and coordinated to obtain a great quality result.



# TAIPEI CO HOUSING

Taipei, Taiwan

TYPE: COMMISSION

BUILT-UP AREA ABOVE GROUND: 8.567 m<sup>2</sup>

BUILT-UP AREA UNDER GROUND 1.300m<sup>2</sup>

STATUS: Finished 2009

ROOMS NUMBER: 193

ROOM TYPE A: 50m<sup>2</sup>



# TAIPEI CO HOUSING

Taipei, Taiwan

ROOM TYPE B: 40m<sup>2</sup>





# TAIPEI CO HOUSING

Taipei, Taiwan

ROOM TYPE C: 35m<sup>2</sup>





# MILLENIEALS COLIVING

Doha, Qatar

TYPE: COMMISSION

BUILT-UP AREA ABOVE GROUND: 3.600 m<sup>2</sup>

BUILT-UP AREA UNDER GROUND-m<sup>2</sup>

STATUS: Tender

ROOMS NUMBER: 85

ROOM TYPE A: 30m<sup>2</sup>





# MILLENIEALS COLIVING

Doha, Qatar

ROOM TYPE B: 30m2





# #REGENERATION & URBAN INNOVATION through co living and SENIOR co housing

## Proyectos Ganadores de Reinventing Cities1. MADRID Premio Concurso Mundial de Regeneración urbana



El Tercer Sonido. Villaverde. MADRID - Coliving



El Mercado Habitado II. Orcasur. MADRID - Cohousing Senior





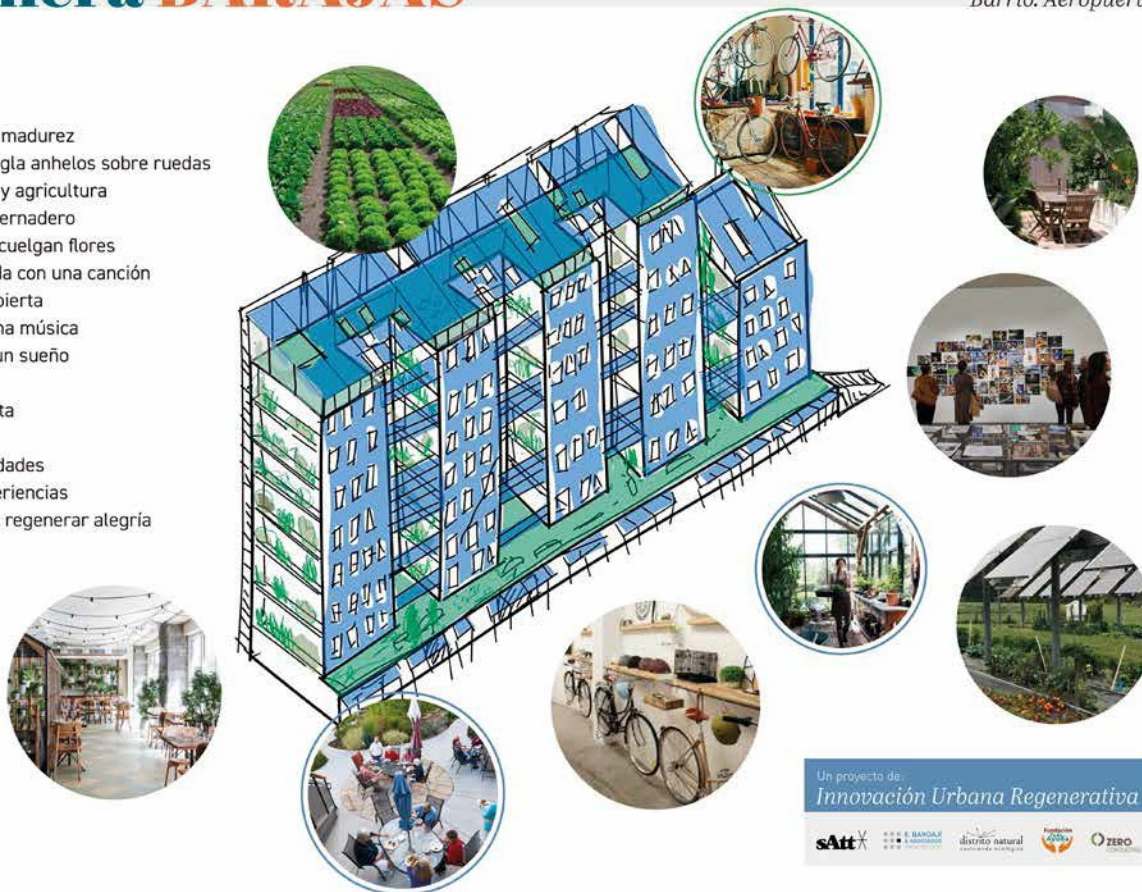
# #REGENERATION & URBAN INNOVATION through co living and co housing

Reinventing Cities 2. MADRID  
Proyecto finalista

## Regenera BARAJAS

Barrio: Aeropuerto

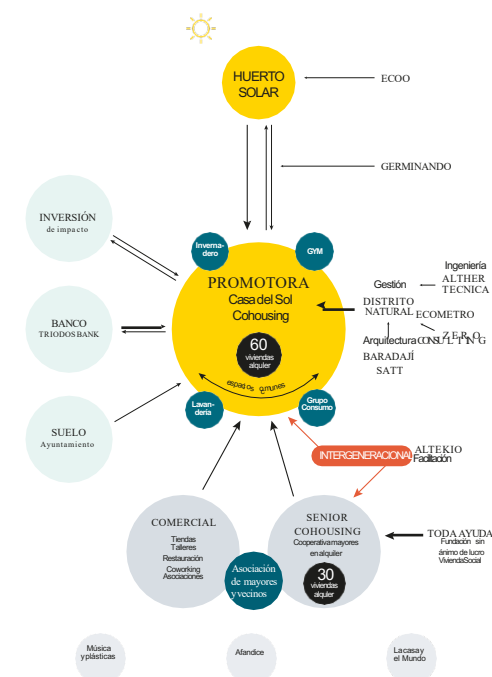
Un compromiso  
Una exposición  
La luz  
Una charla con la madurez  
Un taller que arregla anhelos sobre ruedas  
Combinar cultura y agricultura  
Sonrisas en el invernadero  
Pacios en los que cuelgan flores  
Comida compartida con una canción  
Ventilación en-cubierta  
Poco ruido y mucha música  
Volar y aterrizar un sueño  
El día y la noche  
Escuchar al planeta  
Vivir para ver  
Construir comunidades  
Intercambiar experiencias  
Generar energía y regenerar alegría



Un proyecto de:  
Innovación Urbana Regenerativa



Innovación Urbana Regenerativa  
Regenera BARAJAS



Reinventing cities 2 | 29-5-2020 | Fase 1

Barrio del Aeropuerto - Edificio CohousingIntergeneracional

■ ■ ■ E. BARDAJÍ  
■ ■ ■ & ASOCIADOS  
■ ■ ■ ARQUITECTOS

B A N



# #REGENERATION & URBAN INNOVATION through co living and co housing



**KING STREET.** Due Diligence Urbanística en parcela de Rivas Vaciamadrid (Coliving)



**KING STREET.** Due Diligence Urbanística en parcela de San Sebastián de los Reyes. MADRID (Coliving)



**METROPOLITAN HOUSE.** Consultoría energética, arquitectónica y de modelo de gestión en dos edificios de Sant Joan Despí. BARCELONA



**METROPOLITAN HOUSE.** Consultoría energética, arquitectónica y de modelo de gestión en un edificios de Badalona. BARCELONA



**KRONOS HOMES.** 120 viviendas en Barañain. NAVARRA (Rental y coliving)



**NEINOR HOMES.** 150 viviendas Rental + 274 viviendas Rental + Coliving en Zorrozaurre. BILBAO