

ccc
ccc european
ccc collective
ccc housing
award



press dossier
finalists 2nd edition



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Collective housing is a cornerstone of Europe’s heritage, reflecting the continent’s rich history and values. From its roots in the development of centuries-old cities to its evolution through post-industrial eras, European collective housing exemplifies social cohesion, architectural innovation and urban sustainability.

At a time when access to housing has become the crossroad of economic, social and environmental pressures, collective housing stands as a European hallmark – a proven model for building cities that are fairer, more resilient, and worth living in.

the award

The European Collective Housing Award recognises the quality of collective housing initiatives across Europe, both for their architectural excellence and their positive impact on communities. The award celebrates all actors involved in making collective housing possible: architects and developers, policy-makers and housing cooperatives, construction companies and residents.

Organised by the Basque Architecture Institute (San Sebastián) and arc en rêve centre d’architecture (Bordeaux), with the support of the Department of Housing and Urban Agenda of the Basque Government, the award has been held since 2024.

In the first edition, the award for Best Renovation went to the conversion of a former wine warehouse in Basel (Switzerland) by Esch Sintzel Architekten, while Best New Construction went to the cooperative housing project La Borda in Barcelona (Spain) by Lacol.

2nd edition

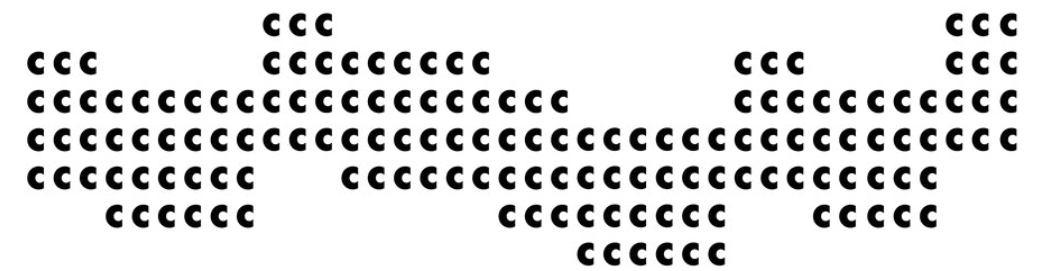
In the run-up to this edition, the award travelled. Roundtables, festivals, real estate fairs, and direct outreach to professionals across Europe – particularly in countries underrepresented in the international architectural conversation.

The goal was simple: to make the award as European as the challenge it addresses.

four European roundtables on housing

During the submission period, this took the form of a short European tour: four roundtables held in Barcelona, Amsterdam, Ljubljana and Sarajevo, bringing together activists, designers, housing cooperative networks, developers and politicians – the full range of actors who make collective housing happen, or fight to make it possible.

Each city offered a different lens on the same challenge. Together, they mapped something of the breadth and complexity of the European housing debate that no single perspective could capture alone.

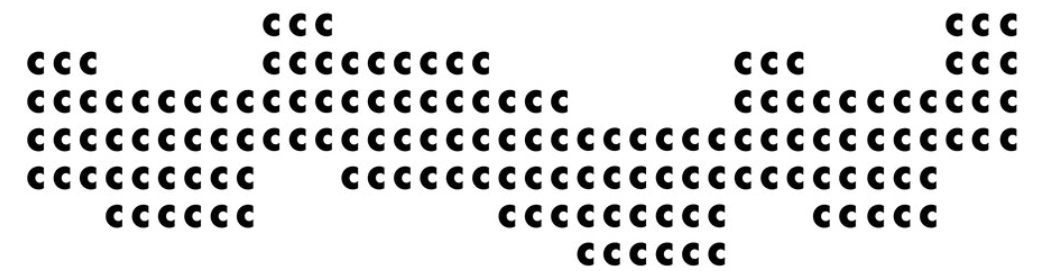


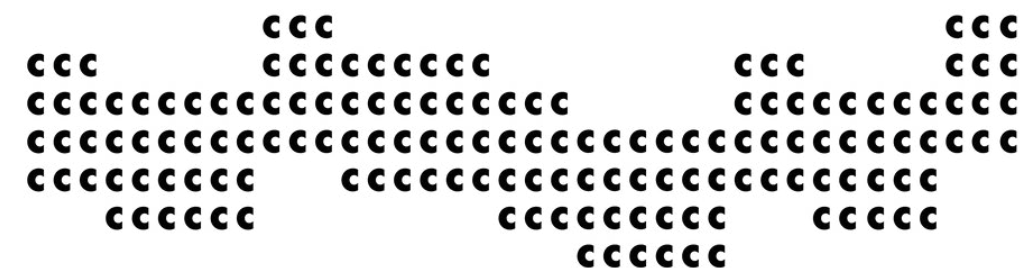
the jury

For the 2nd edition, the jury brings together five internationally renowned professionals with a wide range of perspectives and experience in the field.

- Carme Pinós, architect, recipient of the National Architecture Award of Spain in 2021
- Catherine Sabbah (France), Executive Director of IDHEAL and housing policy expert
- Jing Liu (USA), architect and SO-IL co-founder
- David Madden (United Kingdom), urban sociologist and Director of the Cities Programme at the London School of Economics
- Lucia Tozzi (Italy), urban researcher and journalist.

The composition of the jury reflects the award's commitment to promote collective housing that balances design, social responsibility, and environmental sustainability, while recognizing the diversity of the actors involved in its creation.





results of the submission phase

The response exceeded all expectations. The 2nd edition received 192 submissions from 36 European countries, up from 171 projects and 19 countries in the 1st edition.

The growth in geographic reach is the most significant figure: nearly double the national representations of 2024 is a promising sign that the award is becoming a genuine reference point for collective housing across the continent.

housing initiatives submitted

192

represented countries

Albania	Georgia	Portugal
Armenia	Germany	Serbia
Austria	Hungary	Slovenia
Belgium	Iceland	Spain
Bosnia&Herzegovina	Italy	Sweden
Bulgaria	Latvia	Switzerland
Cyprus	Liechtenstein	Türkiye
Czechia	Montenegro	Ukraine
Finland	Netherlands	United Kingdom
France	Poland	

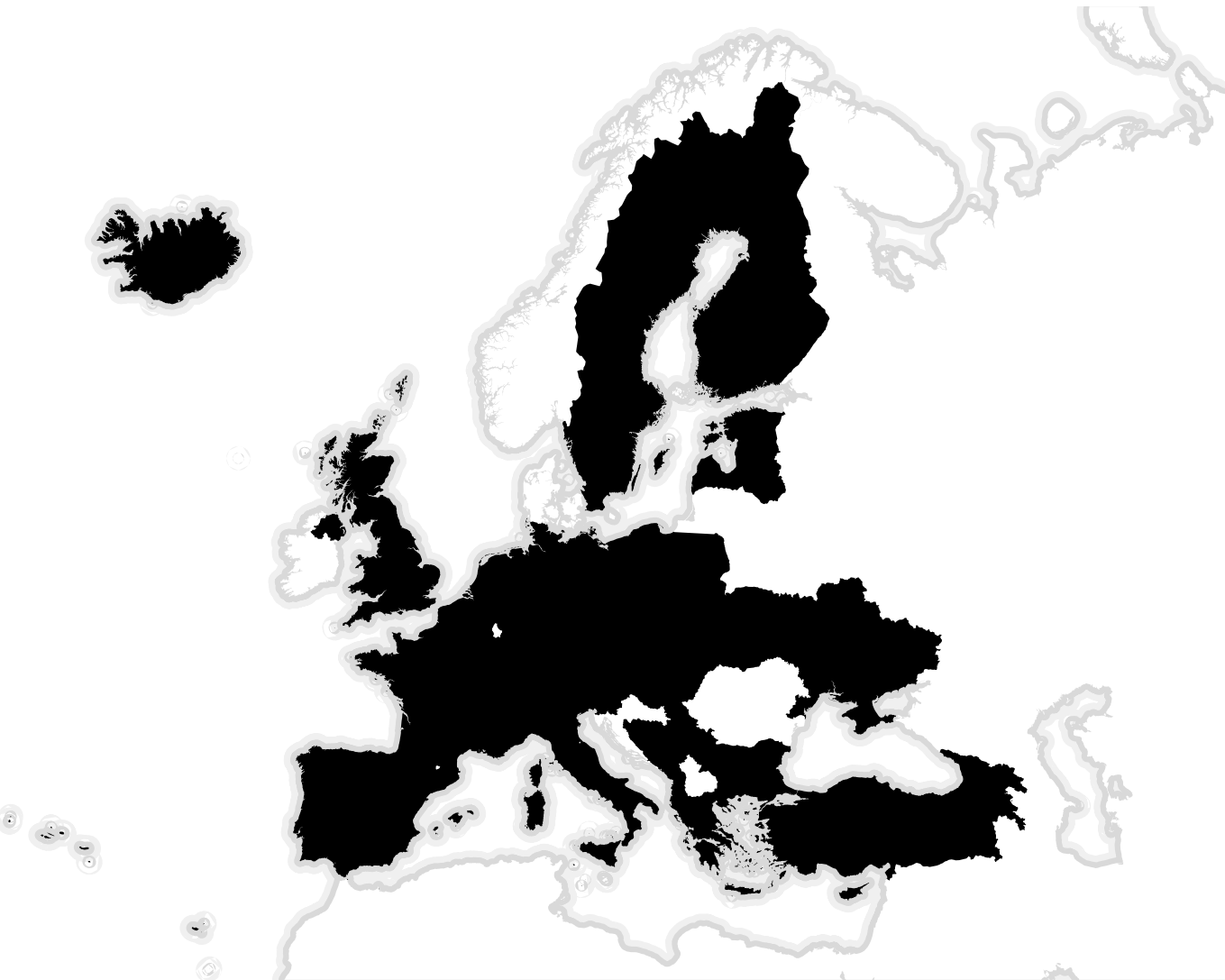
geographic expansion

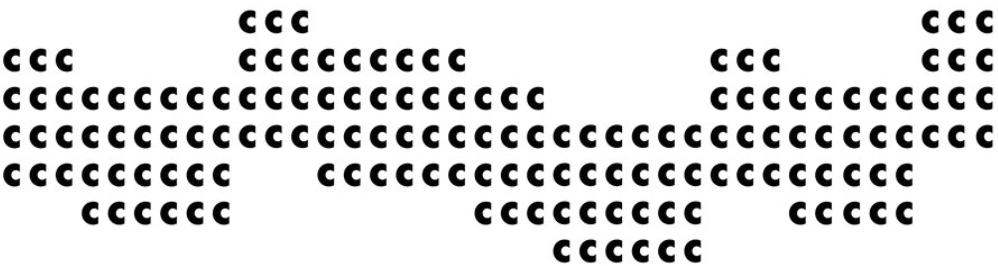
The area of influence of the award grew considerably from the 1st edition.

1st edition



2nd edition



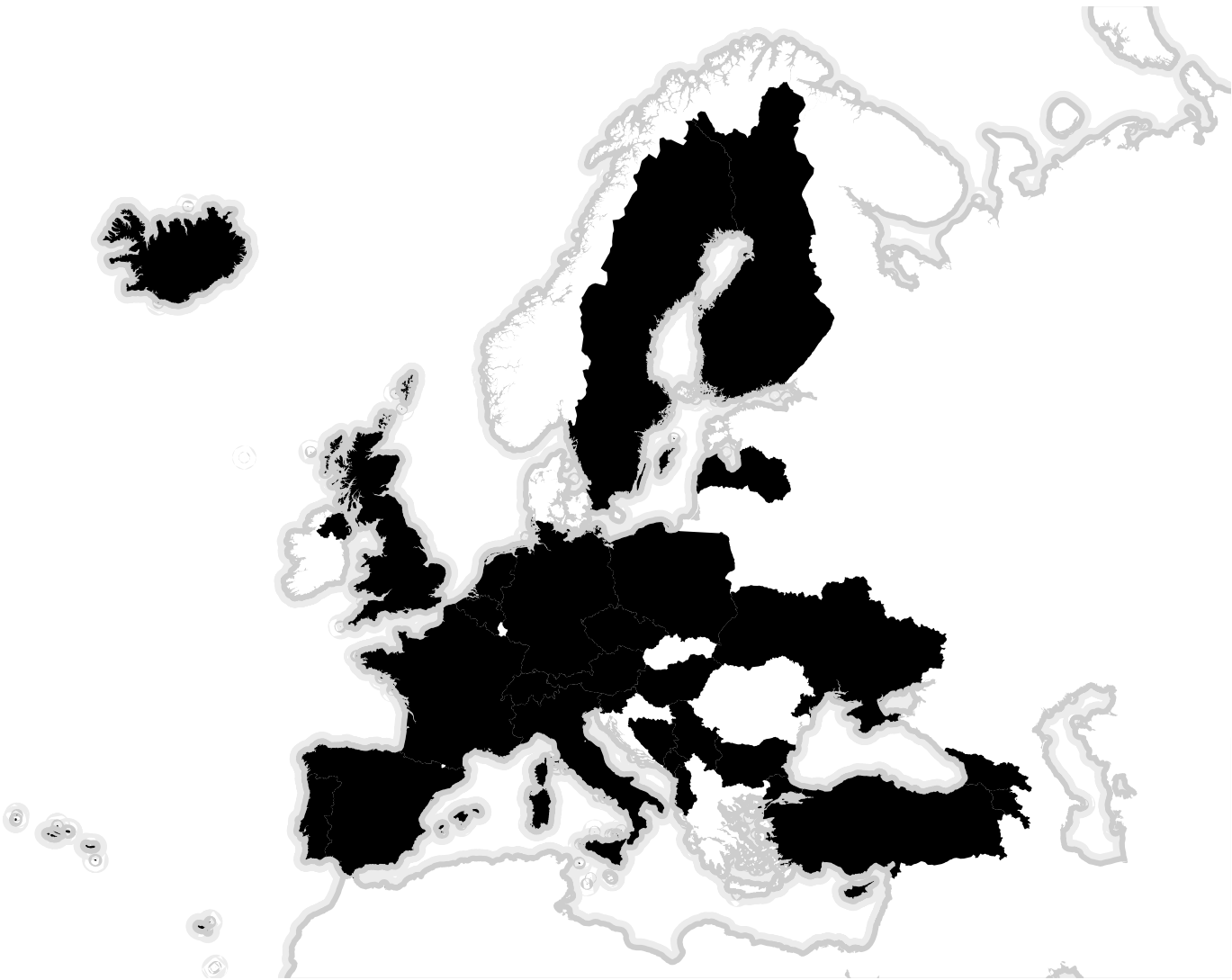


2nd edition finalists

best new construction

submissions in this category

152

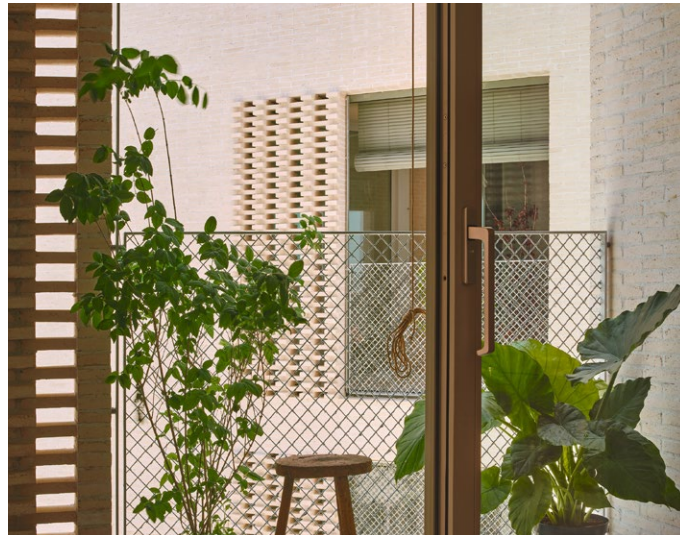


air passage

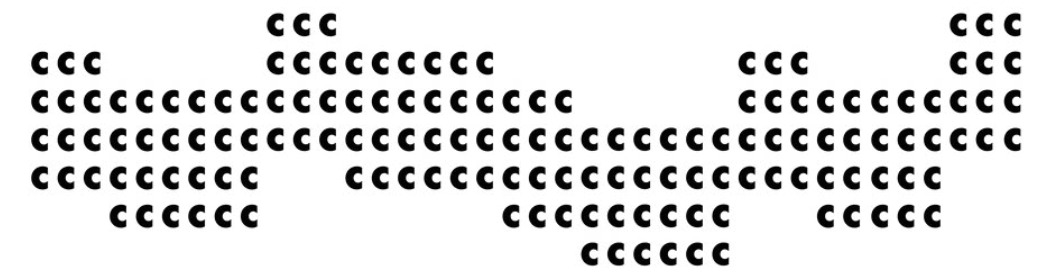
Authors: Peris+Toral Arquitectes

Location: Masnou, Spain

Year: 2024



Photos: José Hevia



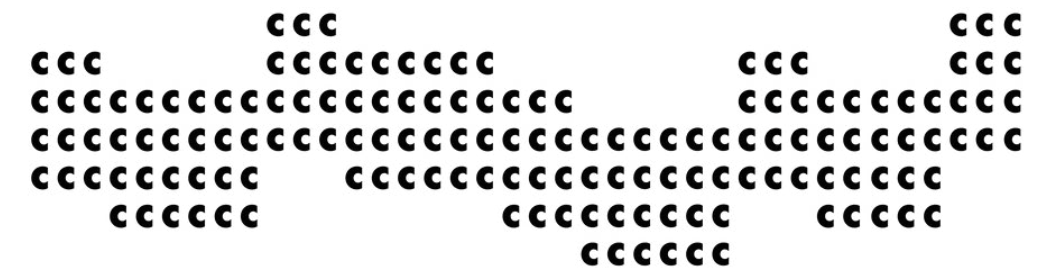
The site called for an L-shaped building on a plinth. What was built instead is something more generous: a fragmented volume that breaks the corner to extend an existing street, lifting the roof of the ground-floor facility into a public square. Residents do not enter from the side streets – they cross the square to reach their homes, turning a daily routine into an opportunity for encounter. A stepped staircase connects this square to the wider urban core, making the passage a shortcut toward the adjacent municipal sports complex.

The passage is not only a circulation route. It is the bioclimatic spine of the project. All dwellings are organised around three cores so that every unit benefits from cross-ventilation. The ground-floor facility and two parking levels are naturally ventilated and lit through open courtyards in the plinth, ensuring a minimum of twenty air changes per hour. Trees and climbing vegetation in the courtyards absorb CO₂ and are designed to allow the parking levels to adapt to other uses as mobility patterns change.

Floodable planting beds around the perimeter provide privacy for ground-floor dwellings and function as a sustainable drainage system, collecting rainwater for irrigation and regulating air humidity. The apartments offer three typological variations. In summer, the thermal inertia of exposed concrete slabs and masonry walls reduces cooling demand. In winter, glass curtains on the terraces create a solar-gain gallery connecting the living room and at least one bedroom to the exterior through an intermediate climate zone.

The facade is handmade brick fired with biomass, unified across the ensemble through varying bonds and latticework that allow air and daylight to pass through. The self-supporting brick skin ensures continuous insulation with no thermal bridges, achieving below 0.2 W/m²K. A centralised aerothermal heating system powered by photovoltaic panels achieves an A energy rating.

A building that treats regulation as a starting point rather than a ceiling.



common woods

Authors: Space&Matter

Location: Amersfoort, Netherlands

Year: 2025



Photos: Riccardo De Vecchi

At the edge of the historic Nimmerdor forest in Amersfoort, Common Woods brings together 56 homes across social, mid-priced and private housing – a deliberate mix designed to build a neighbourhood where people from different backgrounds share the same streets, greenhouse and forest.

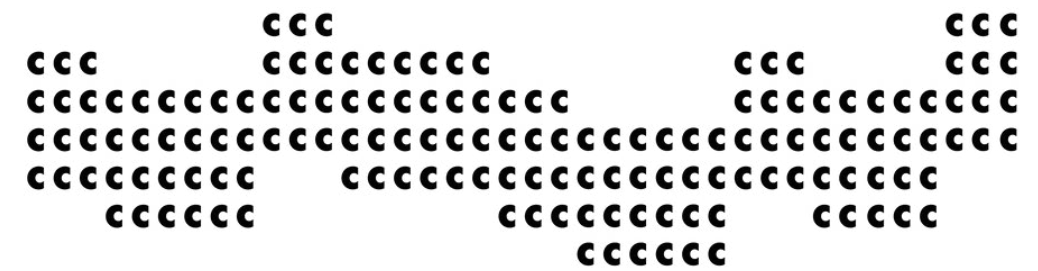
The layout is organised around collective clusters rather than a conventional grid. Plot boundaries are invisible, allowing the forest to flow through the site and form boskamers – intimate woodland rooms that embrace the buildings. Transitions between private and shared space are subtle and continuous. At the heart of the scheme, a central square and communal greenhouse serve as the social anchor: places where residents grow food, mark the seasons together and develop the informal relationships that make a neighbourhood feel alive.

Within the apartment buildings, circulation areas are conceived as social spaces as much as routes of movement. One building features a generous atrium with open stairs and a skylight that draws daylight deep into the plan. Another introduces an outdoor living gallery where living rooms open onto collective terraces. At a prominent corner of the largest building, a flexible multi-level space is held open for future communal use – generous enough to adapt to activities not yet imagined.

The architecture draws from its forest setting without mimicking it. Building volumes are broken down and woven into the landscape, with a shared colour palette of earthy reds, smoky blacks and sandy beiges echoing bark, soil and seasonal vegetation. Habitable facades, nesting features and native planting actively support biodiversity – birds, insects and bats are treated as stakeholders in the design from the outset.

The construction is primarily cross-laminated timber, reducing embodied carbon while enabling prefabricated precision. Circular principles run through material choices, building methods and long-term adaptability.

Common Woods proposes a model in which architecture, ecology and community form a single integrated system – designed not only for the people who live there now, but for the species and communities that will inhabit it over time.



illa glòries

Authors: Ciertto Estudio
Location: Barcelona, Spain
Year: 2024



Photos: José Hevia, Marta Vidal

Illa Glòries is a social housing complex in one of Barcelona's most charged urban locations – where the Eixample grid meets the 22@ technology district, facing the future Glòries Park and neighbouring Torre Agbar, the Encants Market and the Museum of Design. The building does not turn its back on this context. It responds to it.

Part of a larger development of 238 subsidised homes across four units, Ciertto Estudio designed one of the four, contributing 51 residences while coordinating with three other design teams to ensure coherence across the ensemble. The result is a dense, permeable block that maintains the Eixample urban grid while opening itself to the city through a pedestrian passage connecting Diagonal Avenue to the Encants Market.

The two housing volumes open onto quiet internal courtyards – protected from the street, designed as spaces where residents can gather and simply be neighbours. Two communal rooftops complete the shared programme, adapted as urban gardens and places to rest with views across the city. Green areas cover 60% of the plot.

The structural system combines a concrete slab base with cross-laminated timber walls and slabs across the seven upper floors – a material choice guided by lifecycle carbon considerations and a near-zero energy target.

The apartments are organised around three principles of adaptability: porosity, which makes each home feel larger than its floor area suggests; room ambiguity, which allows the same space to serve different purposes over time; and multiple entry points, which allow rooms to be reassigned as households change. A continuous communal balcony runs along the building – a threshold between private interior and the life of the courtyard beyond.

The design incorporates a gender perspective throughout, from shared spaces to individual apartment layouts – an acknowledgement that housing quality is not only an architectural question but a social one.

Community life is not an amenity added to a residential block. It is the organising principle of the building itself.

The result is a building that holds the city together at the scale of the street while offering every resident a private relationship with both urban life and green space. The dual orientation is not a luxury – it is the organisational logic from which everything else follows.

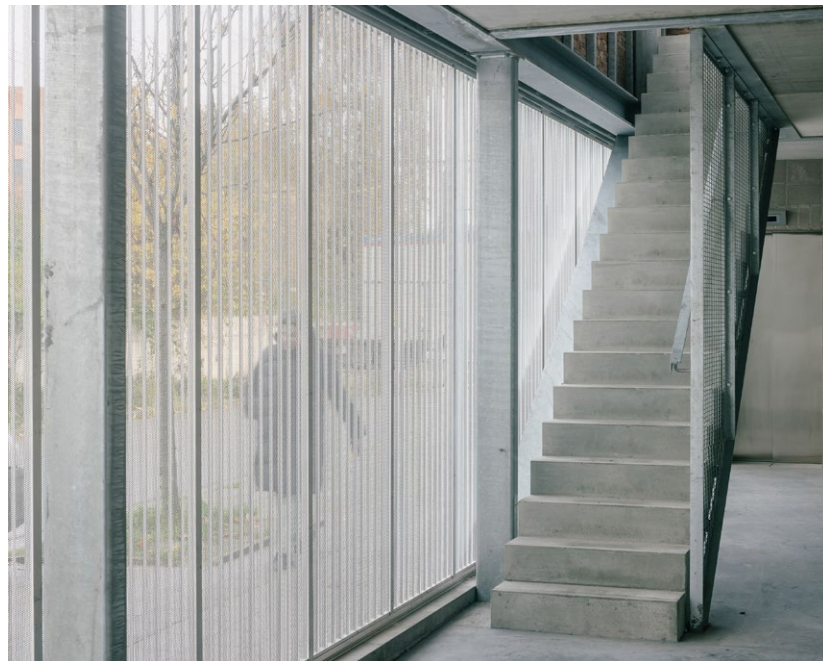
best new construction

yimby

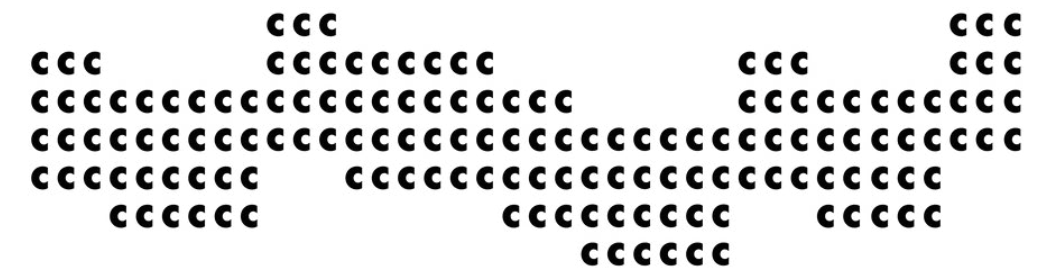
Authors: Maker Architecten

Location: Kortrijk, Belgium

Year: 2025



Photos: Stijn Bollaert



In a neighbourhood of 54 homes built in 1924 in Kortrijk, the original garden city concept had quietly unravelled. Private gardens had been enclosed or converted into garages, severing the connections between homes and neighbours. Rather than demolishing and starting again, this project takes a different approach: a precise, acupuncture-like intervention that revitalises the area from within.

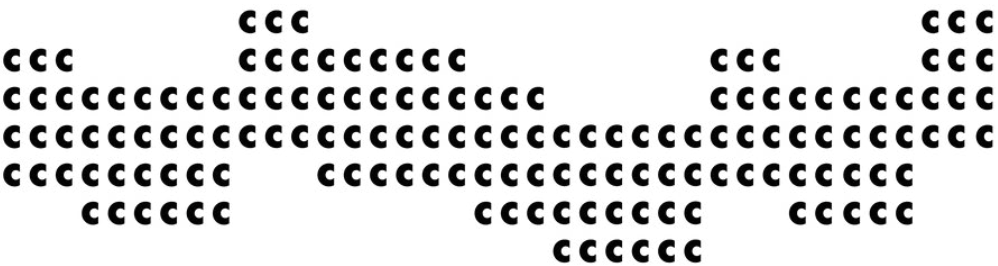
Of the 54 homes, 18 plots remain under public ownership. Working within this footprint, the project densifies the neighbourhood from 16 to 31 units without displacing the existing community. At the heart of the proposal is the «kangaroo» housing concept: two distinct but interrelated dwelling units that can function independently or as a single combined home. The arrangement supports intergenerational living, live-in care and multigenerational households, allowing residents to expand or contract their living space without relocating. Shared elements – a common entrance hall, winter garden and collective garden – encourage encounter while preserving privacy.

Seven plots on the edge of the district are consolidated into three compact volumes. The inner block space is reactivated as a shared garden, transforming what was once the back of the neighbourhood into a second front.

The participation process was central to the design. Door-to-door interviews uncovered a range of needs beyond those of the most vocal voices. The project did not arrive with a predetermined solution – it listened first.

Sustainability runs through every scale. Streets are transformed into pedestrian pathways through blue-green zones. Timber-frame rear extensions are designed to evolve from covered outdoor spaces into residential units over time. One-hundred-year-old facade bricks and clay tiles have been salvaged, tested and reused on site. Bricks that did not meet structural standards were repurposed as gabion boundary walls. New bricks were laid using a hybrid mortar selected to allow future reclamation.

The reclaimed bricks carry the memory of the neighbourhood into its next chapter – a material continuity between what the place was and what it is becoming.

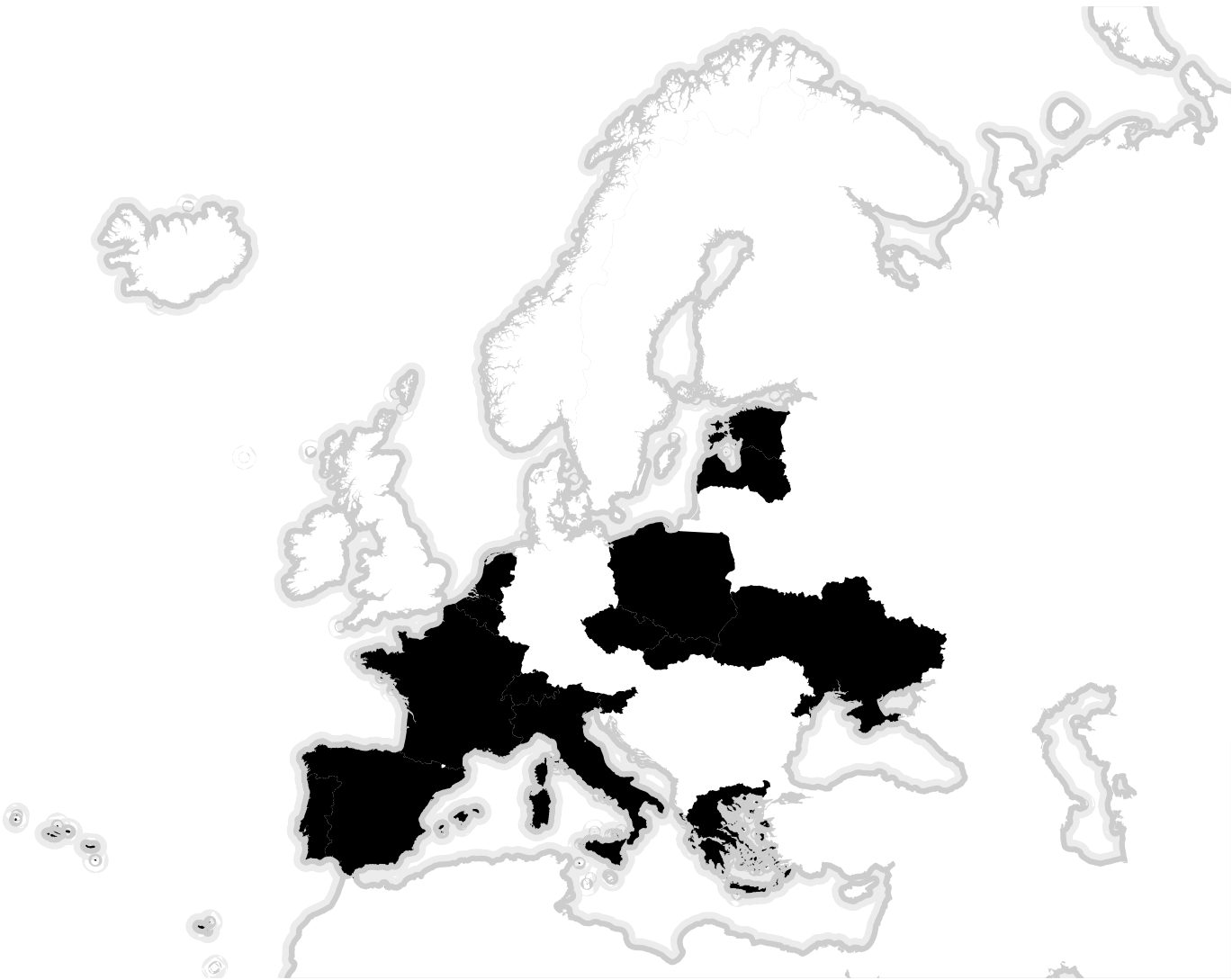


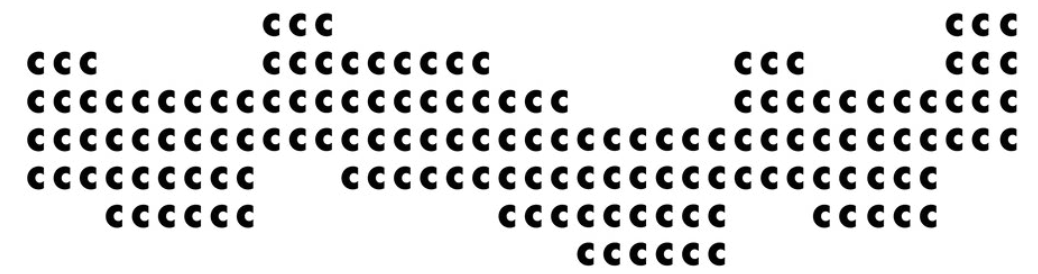
2nd edition finalists

best renovation

submissions in this category

40





conversion and extension of a former garage to create 63 apartments and a shop

Authors: Atelier Téqui Architectes

Location: Paris, France

Year: 2025



In Paris's 11th arrondissement, a 1957 garage designed by Grand Prix de Rome laureate Claude Béraud has been transformed into 63 apartments. The iconic street-facing facade — cantilevered concrete bands, a marker of the automobile's place in the city's history — is preserved. The ramps are gone. In their place: planted courtyards, natural light and 63 ways of living.

The first design decision was to minimise demolition. Slabs, columns and beams were retained; the existing split-level grid was kept and worked with rather than erased. The ramps were removed to create the courtyards that now bring air and light into a building previously sealed off from both. A second facade, set back from the original, uses wooden panels and folding sliding doors to create winter gardens in the space between the two skins — outdoor spaces usable year-round whenever the sun shines, embodying a way of inhabiting the climate rather than enduring it.

The vertical extension rests on a steel post-and-beam structure combined with CLT floors and timber-framed facades clad in larch. Bio-based materials reach up to 99 kg/m² in the extension — wood used throughout according to function, from structure to joinery to cladding. The project illustrates a possible transition for European cities: from a construction culture based on extraction to hybrid systems that combine structural reuse with the timber industry.

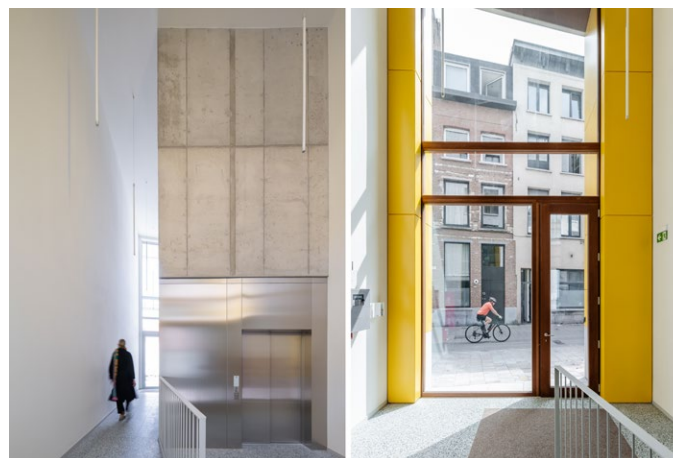
The apartments range from one to four bedrooms, each with a specific connection to the outdoors — winter garden, loggia or rear terrace. Most are dual-aspect. The exposed beams of the existing structure are retained in the renovated section, giving each apartment a distinct identity rooted in the memory of the place. From the street, a wide porch opens onto a central courtyard garden. The roof is planted and houses a shared vegetable garden.

A disused, opaque mass transformed into a residential building with planted courtyards and generous terraces. Urban density not as a constraint, but as a resource.

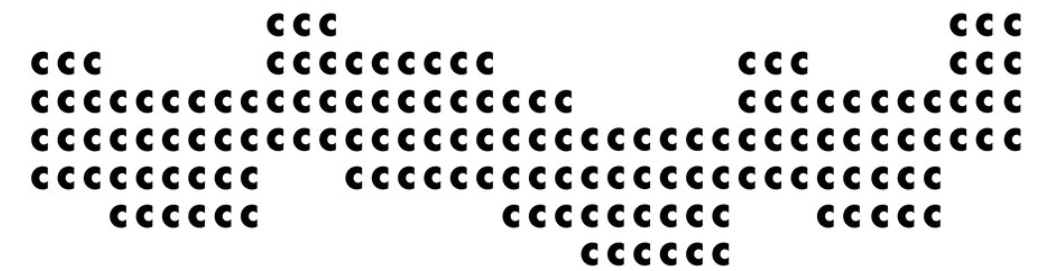
Photos: 11h45 - Florent Michel, Schnepf Renou

oudemansstraat

Authors: Woonwerk Architecten
Location: Antwerp, Belgium
Year: 2024



Photos: Aiste Rakauskaite

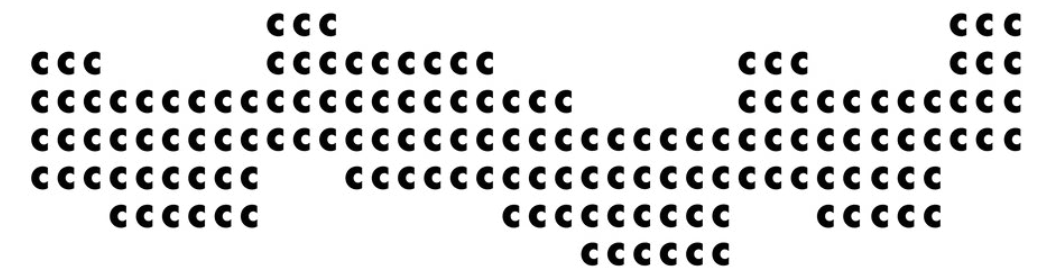


In Antwerp's Schipperskwartier – a neighbourhood long associated with prostitution and gradually being transformed into an urban residential area – this project converts a former nightclub on Oudemansstraat and three adjacent buildings on Crauwelengang into affordable housing. The intervention is modest in scale and precise in ambition: to contribute to the district's transition while creating homes that work for the people who live in them and the street they face.

Rather than conventional ground-floor apartments, the design introduces seven maisonette homes with elevated individual entrances that overlook the street while preserving residents' privacy. At the rear, a raised terrace provides a gradual transition between home and shared inner garden. A double-height entrance on Oudemansstraat leads to this communal garden, which also improves the permeability of the city block. The passerelle – an elevated walkway connecting upper-floor apartments – functions as an informal meeting point, allowing residents to enjoy the shared garden and encounter their neighbours as a matter of daily movement. All communal areas and upper-level apartments are fully accessible for people with limited mobility.

The construction approach was guided by selective demolition, preserving existing walls, floors and facade openings wherever possible. The ground floor was raised using a solid timber structure built with bio-based materials. The rooftop extension uses cross-laminated timber, keeping overall weight to a minimum – a critical consideration given the entire building sits above a basement. Existing infrastructure, including original septic and rainwater tanks, was recoated and integrated into the new project. Mid-construction, the war in Ukraine and rising energy prices prompted a design revision: the heating system was replaced with a heat pump installation, future-proofing the building against volatile energy markets. The result is a near-energy-neutral building with low E-levels and a minimal carbon footprint.

The facade is robust – brick cladding, concrete plinth, bold timber entrance portals – calibrated to the rhythm and character of the surrounding streetscape. At the rear, lighter materials and colours soften the transition from home to garden.



transformation of the Cité de Beutre

Authors: Christophe Hutin Architecture

Location: Mérignac, France

Year: 2025



Photos: Philippe Ruault

On the edge of a forest near Mérignac Airport, the Cité de Beutre carries a complex legacy. Born out of post-war emergency housing, it was designed as temporary. Fifty years of occupation made it permanent – shaped, modified and inhabited by its residents, many of them construction workers who extended and adapted their homes over time with shelters, gardens and functional additions.

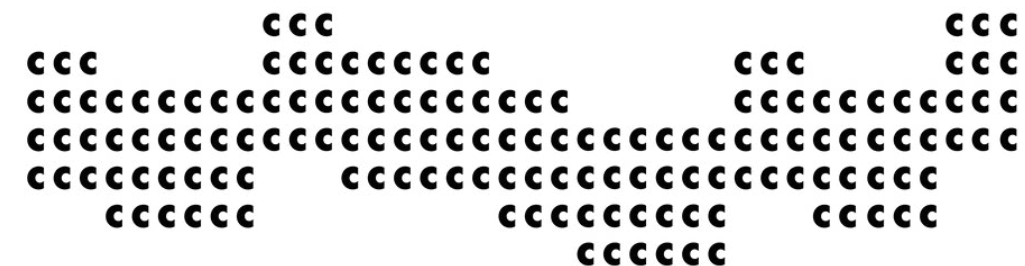
The project, launched in 2018, did not treat these informal modifications as problems to correct. It recognised them as a resource. Rather than imposing a predetermined form, the architects chose to support a process already underway. The existing fabric – with all its irregularities and histories – became the foundation for transformation.

The design process began with an in-depth survey, conducted house by house. Each dwelling was assessed for floor area, occupancy, structural condition, patterns of use and family life stories. The survey dismantled assumptions: the perceived problem of overcrowding, for instance, was resolved by adding just five bedrooms across the entire site of 93 homes.

The architectural intervention is based on a grafting principle. Lightweight timber-frame extensions are added to existing homes to integrate technical functions – plumbing, circulation, accessibility – while preserving the modifications residents had already made. Interior spaces are reconfigured to improve continuity between rooms and connect homes to their gardens. Prefabrication kept costs and timelines under control across a wide diversity of individual situations. The 93 homes were renovated in 14 months at a total cost of €12.8 million.

Beyond the individual homes, impervious surfaces were removed, pathways redesigned and existing gardening practices enhanced. The planting and landscaping reflect the multiple migration histories of the residents – a diversity treated as integral to the place's identity rather than incidental to it.

Beutre proposes an alternative to demolition and reconstruction. The collective here is not an architectural form. It is built through shared practices, relationships and time – an architecture that does not start from scratch, but treats history as a material.



The European Collective Housing Award is organised by the Basque Architecture Institute and arc en rêve centre d'architecture, with the support of the Department of Housing and Urban Agenda of the Basque Government.

basque architecture institute, san sebastián

The Basque Architecture Institute focuses on architectural outreach for the general public, as well as encouraging debate about architecture, urban planning, landscape and design. The centre is supported by the Department of Housing and Urban Agenda of the Basque Government, in partnership with the Department of Culture, Cooperation, Youth and Sport of Gipuzkoa Provincial Authority.

arc en rêve centre d'architecture, bordeaux

Founded in 1981, arc en rêve is an independent architecture center dedicated to fostering dialogue, critical inquiry, and public engagement around architecture, cities, and the built and natural environment. Through exhibitions, workshops, lectures, and publications, it works to broaden the understanding of architecture as a cultural, social, and environmental practice that shapes the way we inhabit and transform the world.

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Hi-res images of Finalists

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