

The Old Harbour: The Next Step in the Housing Career of Modern Elderly



Ricardo Kemp | 4363485

P5 presentation | Graduation studio: Advanced Housing Design

Tutors: Theo Kupers | Ferry Adema | Anne Kockelkorn | Pierijn van der Putt

Delegate: Laura Cipriani

Contents

1. Introduction
2. Research
3. Urban Plan
4. Design
5. Dwelling types
6. Facades
7. Construction and climate

Studio assignment

- 1 million homes by 2030 due to housing shortage
- Modern households



Achtergrond

Miljoen woningen erbij voor 2030: Gaat dat wel goed?

25 augustus 2018 09:48

Laatste update: 28 augustus 2018 09:20

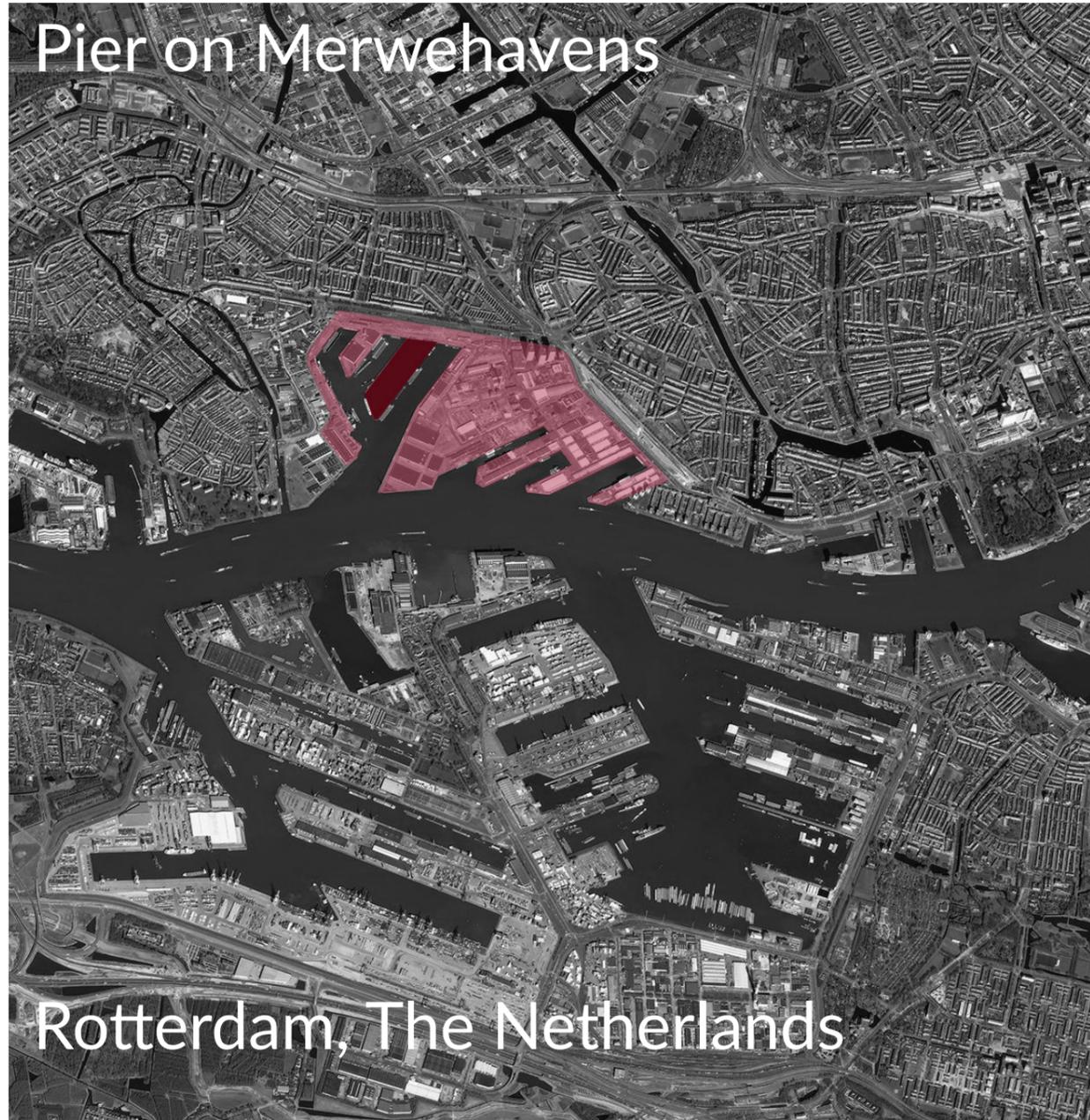
133 NUjj-reacties



In elf jaar tijd moeten er een miljoen extra woningen komen, stelde minister van Binnenlandse Zaken Kajsa Ollongren in mei dit jaar. Of dat gaat lukken is de vraag, want de grond raakt op, de overheid laat de bouw grotendeels aan gemeenten over en onze woonbehoefte is veranderd.

Source: <https://www.nu.nl/wonen/5427335/miljoen-woningen-erbij-2030-gaat-wel-goed.html>

Location



Source: <https://www.rijnmond.nl/nieuws/194606/Geen-vuiltje-aan-de-lucht-satelliet-maakt-kraakheldere-foto-s-boven-Rijnmondgebied>



Source: <https://siebeswart.photoshelter.com/image/I00000o5IY8vFYk>

Elderly as my user group



AD

Honkvaste ouderen houden woning bezet

Senioren blijven plakken in hun onaangepaste huis, zelfs als ouderdom en ziekte op de loer liggen. Dat blijkt uit onderzoek van de ANBO en woonorganisatie Woonz onder ruim 12.000 mensen. Veel ouderen vinden verhuizen een te grote stap, maar belemmeren zo de doorstroming.

Edwin van der Aa 01-04-15, 08:18 Laatste update: 11-01-16, 19:33

Source: <https://www.ad.nl/binnenland/honkvaste-ouderen-houden-woning-bezet~ac412238/>

Bevolkingscijfers

Nederland in 2050: veel meer ouderen en eenpersoonshuishoudens, en dat heeft consequenties



Ouderen van een zorgcentrum in het Rotterdamse Crooswijk genieten van een ijsje. Beeld ANP, Jerry Lampen

Source: <https://www.trouw.nl/binnenland/nederland-in-2050-veel-meer-ouderen-en-eenpersoonshuishoudens-en-dat-heeft-consequenties>

Tekort van 80 duizend woningen voor senioren, en dit cijfer stijgt alleen maar

04-05-2019 18:13 Geld en werk

Auteur: Jan Ponsen



Bron: ANP

In het hele land is een groot tekort aan geschikte huizen voor ouderen. En dat tekort groeit de komende jaren snel. "Overheid en gemeenten weten dit al jaren maar doen hier nog te weinig aan: laks en onvoorstelbaar", zegt belangenvereniging ANBO.

Source: <https://eenvandaag.avrotros.nl/item/tekort-van-80-duizend-woningen-voor-senioren-en-dat-wordt-nog-veel-meer/>

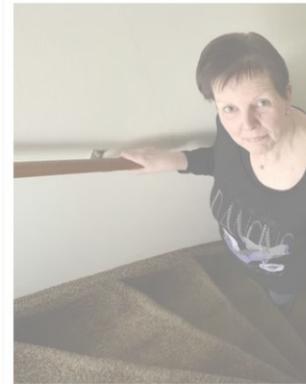
'Tekort aan seniorenwoningen'

'Zorg voor zelfstandige ouderen moet en kan beter: meer woningen rap nodig'

15 januari 2020 16:46

Aangepast: 15 januari 2020 17:00

Elderly as my user group



AD

Honkvaste oude bezet

Senioren blijven plakken in hun en ziekte op de loer liggen. Dat t woonorganisatie Woonz onder r verhuizen een te grote stap, ma

Edwin van der Aa 01-04-15, 08:18 L

Source: <https://www.ad.nl/binnenland/ing-bezet--ac412238/>

NOS

Gemeenten: gebrekkige doorstroming ouderen oorzaak van problemen woningmarkt

DO 30 DECEMBER, 06:00

n moet en nodig'

Source: <https://nos.nl/artikel/2411305-gemeenten-gebrekkige-doorstroming-ouderen-oorzaak-van-problemen-woningmarkt> Aangepast: 15 januari 2020 17:00

Jerry Lampen



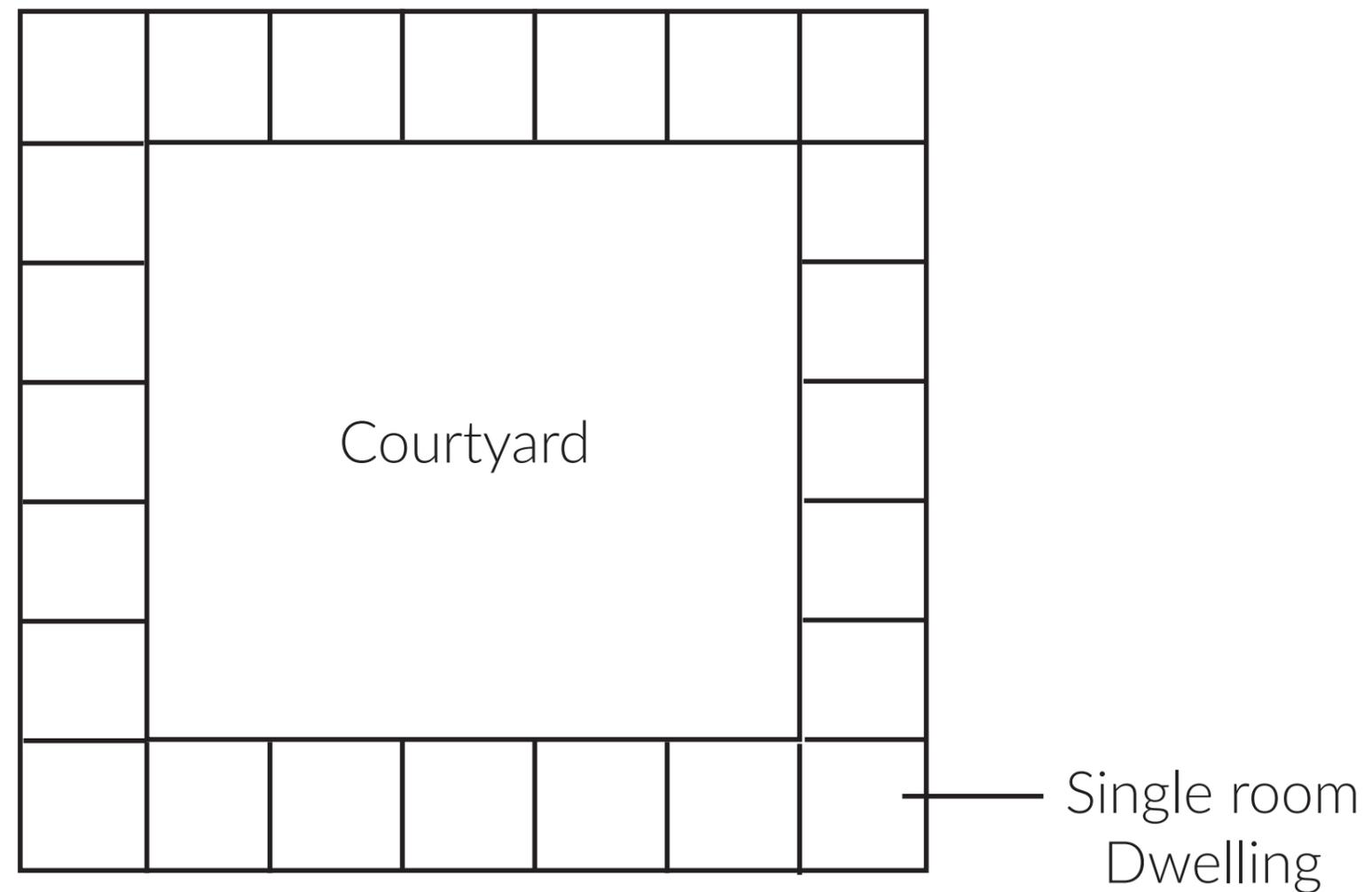
Research

Research question

What are the functional needs of a building suitable for residents above the age of 55, whether they are healthy or physically impaired and considering that they come from different social and economic backgrounds?

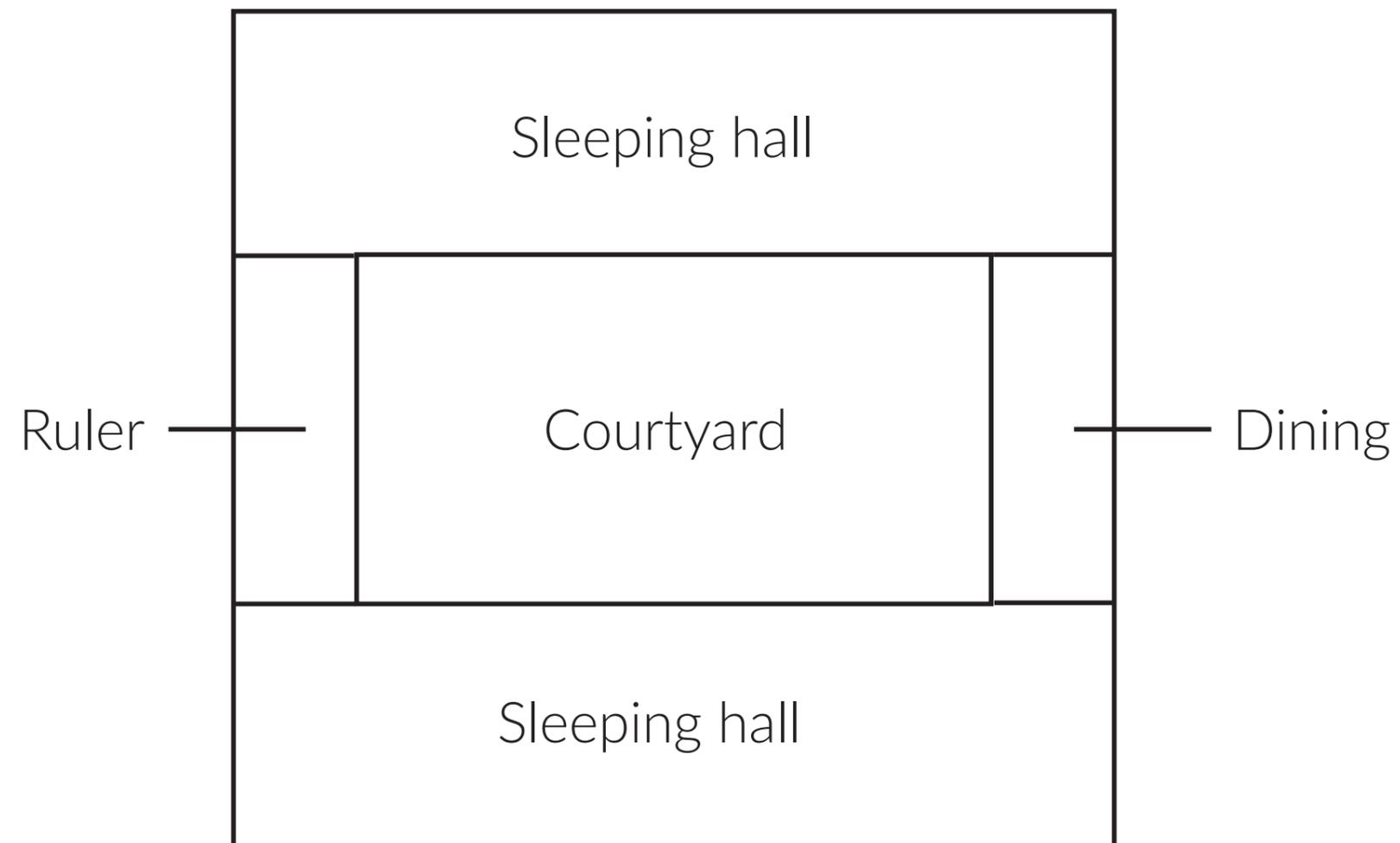
Timeline Elderly housing in The Netherlands

**Hofjes and
proveniershuizen**
12th century - 1900



Timeline Elderly housing in The Netherlands

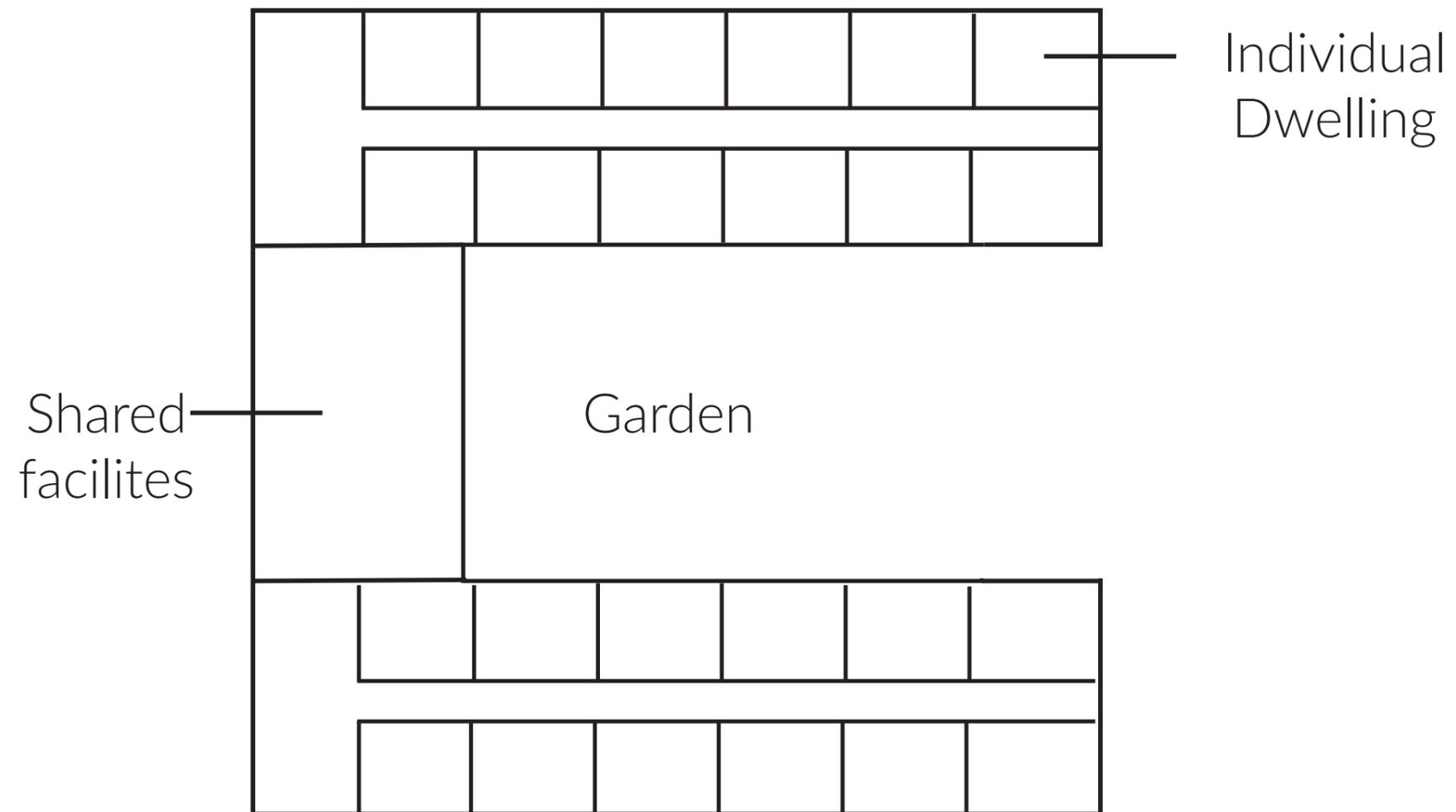
Oudemannen- and
Oudevrouwen
huizen & Houses
for the poor
1700-1945



Timeline Elderly housing in The Netherlands

Retirement homes

1945- now



Why did I start with the age 55?

Average age of having first child is 32

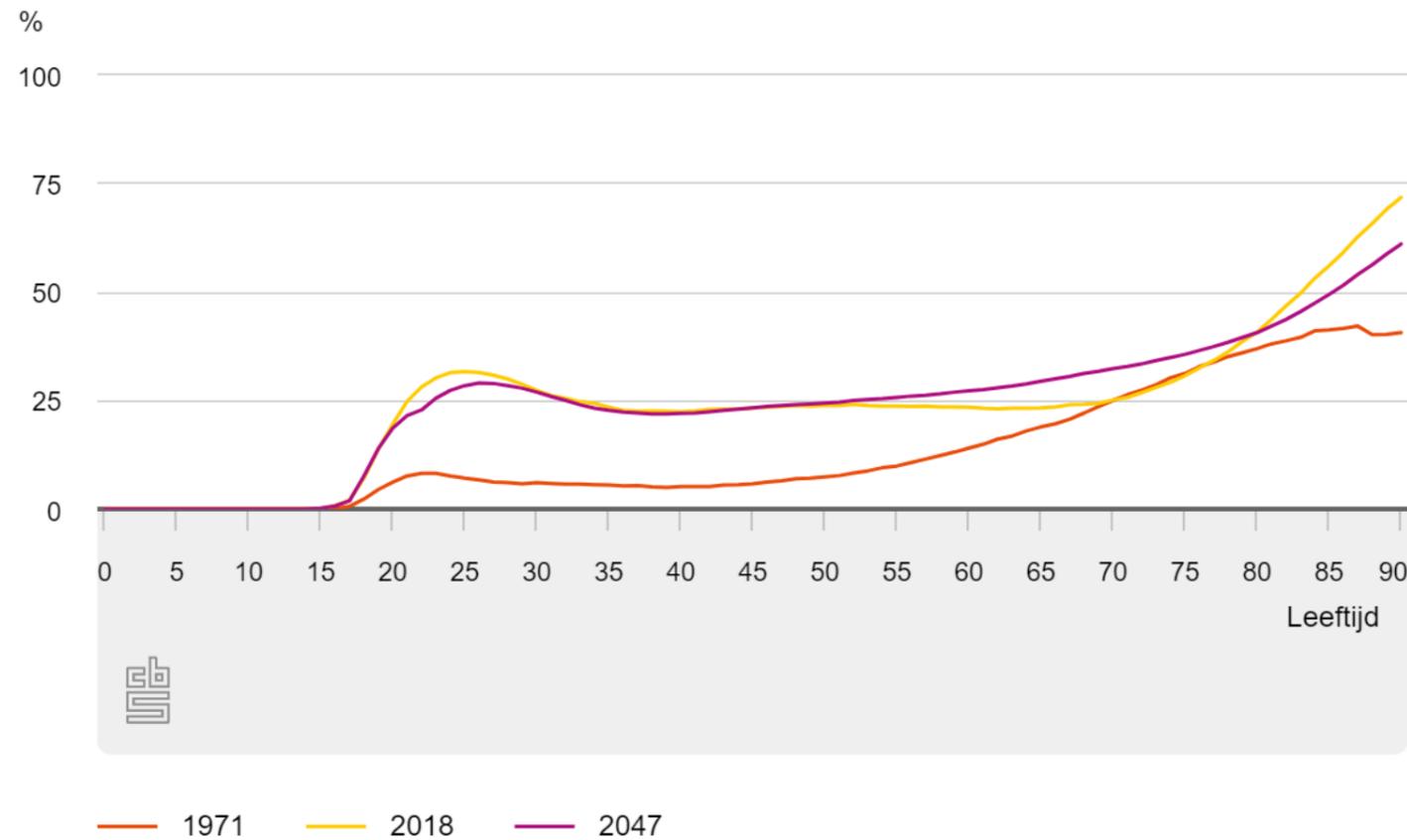
Average age of moving out is 23



Statista. (2020, August). Average age of mother at the birth of a child in the Netherlands in 2019, by number of children. Retrieved on May 20, 2021 from <https://www.statista.com/statistics/520840/average-age-mother-at-birth-in-the-netherlands-p>
Eurostat. (2019). When are they ready to leave the nest? Retrieved on May 20, 2021, from <https://ec.europa.eu/eurostat/web/products-eurostat-news/-/EDN-20190514-1>

Single person households

One person households according to age



2018

23-24% at age 55-67

>25% 68+

2047

25-35% at age 55-67

>35% 68+

<https://www.cbs.nl/nl-nl/achtergrond/2018/26/honderd-jaar-alleenstaanden> Translated by author

Home occupation

51% of the population above 55 in the Netherlands lives in a purchased large family home, i.e. a multi story row house



Blije, B., Gopal, K., Steijvers, R., Stuart-Fox, M., Van Zoelen, S. (2021). Monitor Ouderenhuisveting 2020. Delft: ABF Research.

Willing to move

26% want to move to specific elderly housing



55+

67% want to move to specific elderly housing



75+

Mobility

Mobility is good before retirement

Mobility decreases after retirement

20% of the population at start of retirement
80% after the age of 85



55-67



68->

Schoemaker, C. Van der Wilk, E. Van Wieren, S. Zanitnge, E. (2011).
Gezond ouder worden in Nederland. RIVM.

Main user groups

55-67 YEARS OLD

Most likely still working

Singles:
23-24% Single
25-30% Single
(CBS, 2018)

or

Couples:
76-77% (2018)
70-75% (2047)



68 + YEARS OLD

Retired

More home

Possibly grandchildren that want to visit

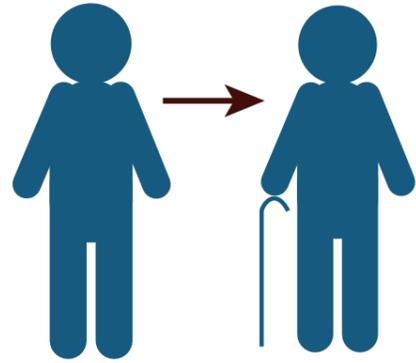
Singles:
25-35%
>40%
(CBS, 2018)

or

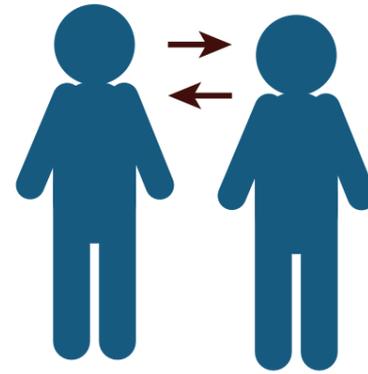
Couples:
60-75% 68-80 (2018)
<60% 80+ (2018)



Conclusions for building



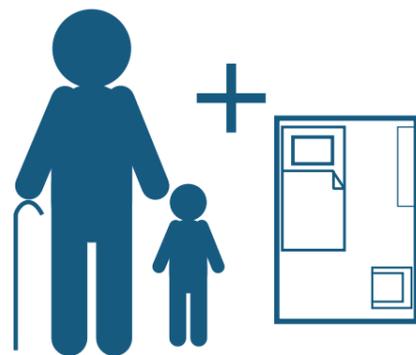
55 years old as starting point



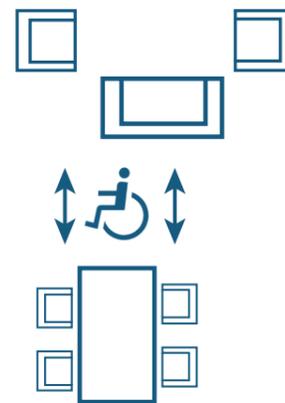
Places for interaction



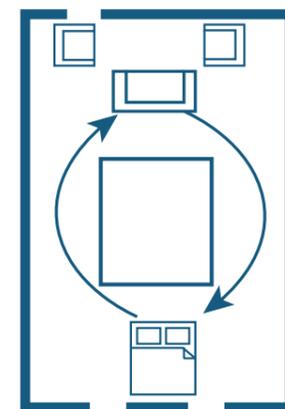
Possibility for care



Visiting (grand) children



Easy movement



Adaptability



Urban plan

Urban plan: Plots



- Existing buildings
- My building plot
- New building plots
- Surrounding buildings

Urban plan: Roads



-  Car road
-  Bike and pedestrian road
- P** Parking

Urban plan : Green

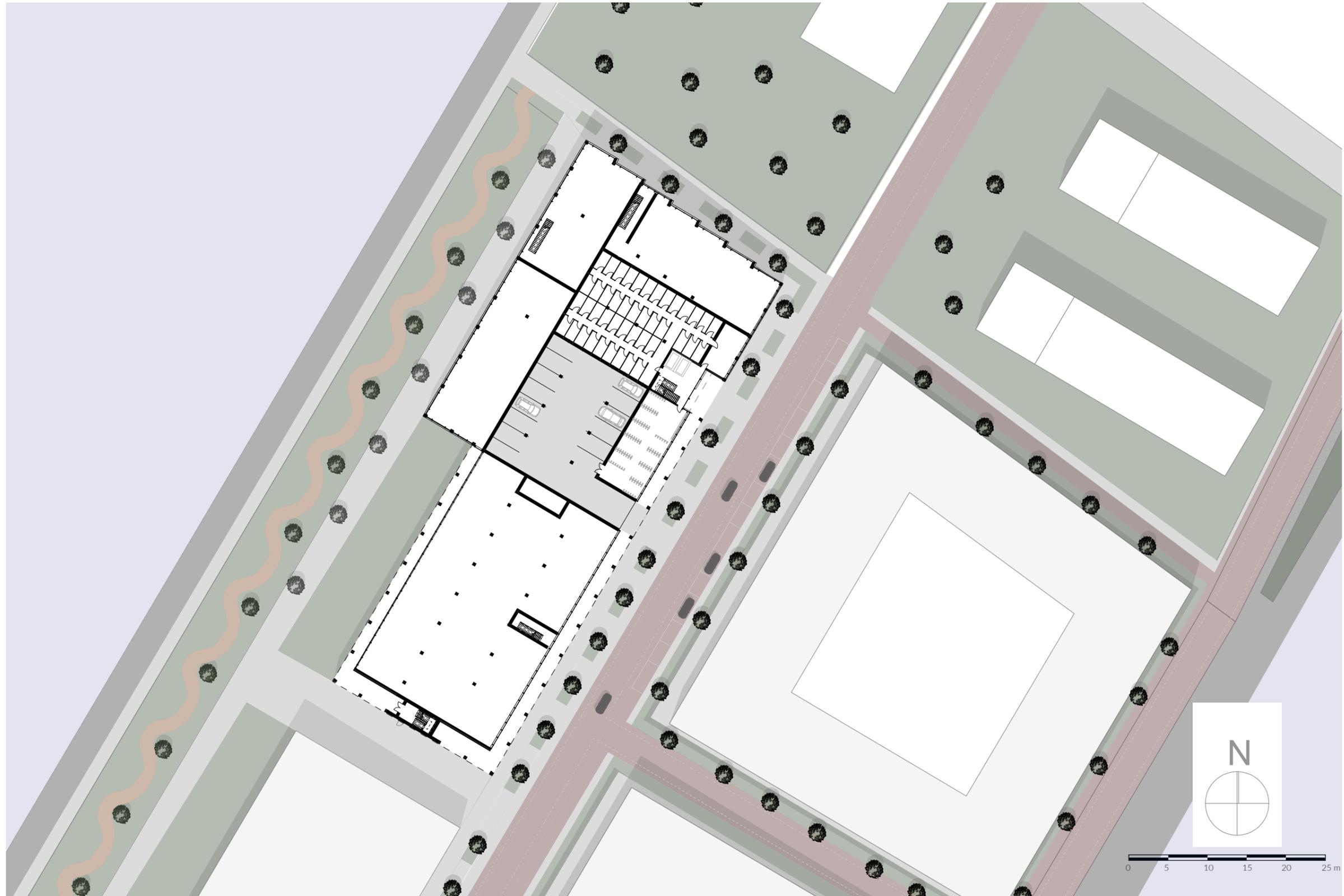


Green strip

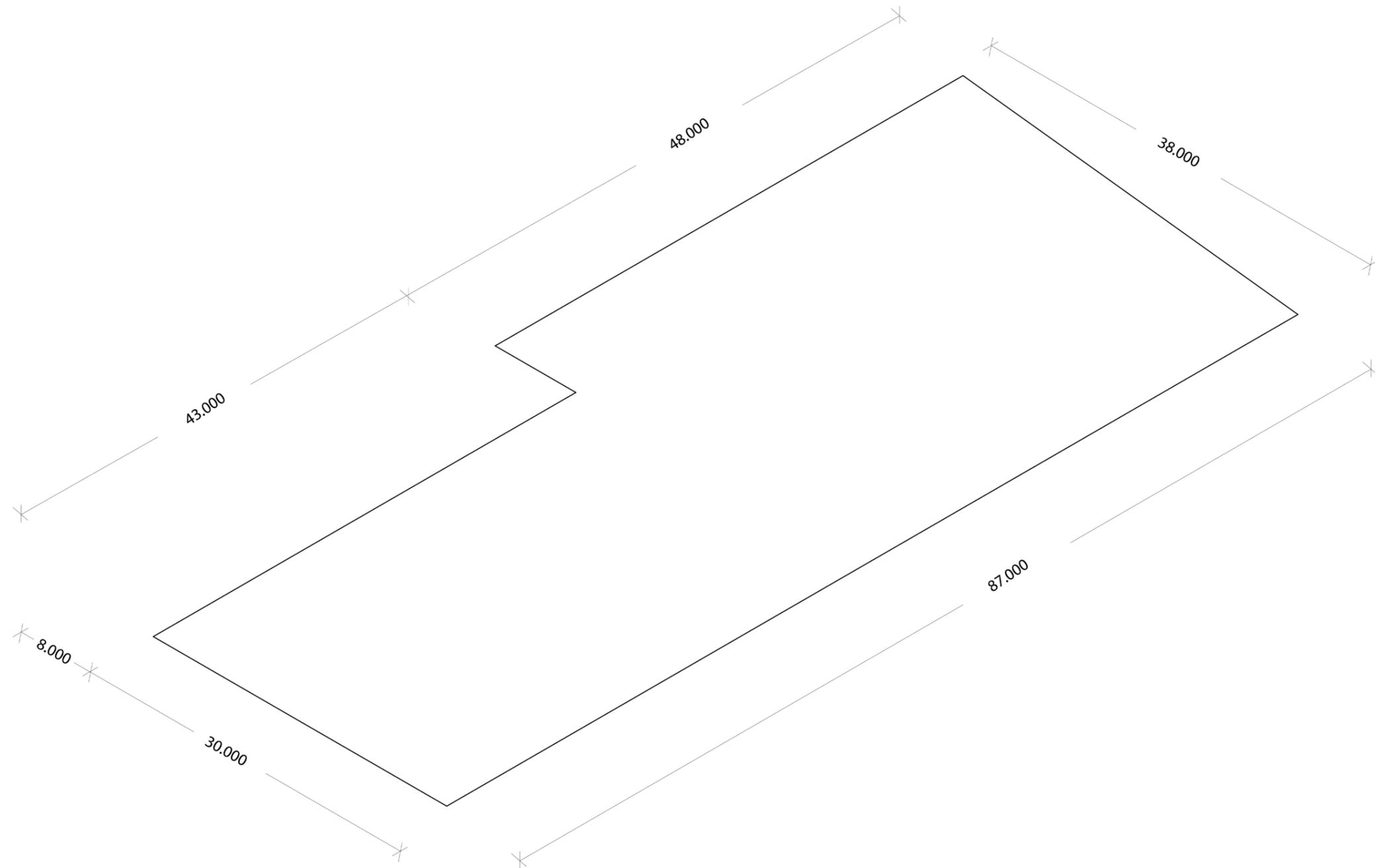


Design

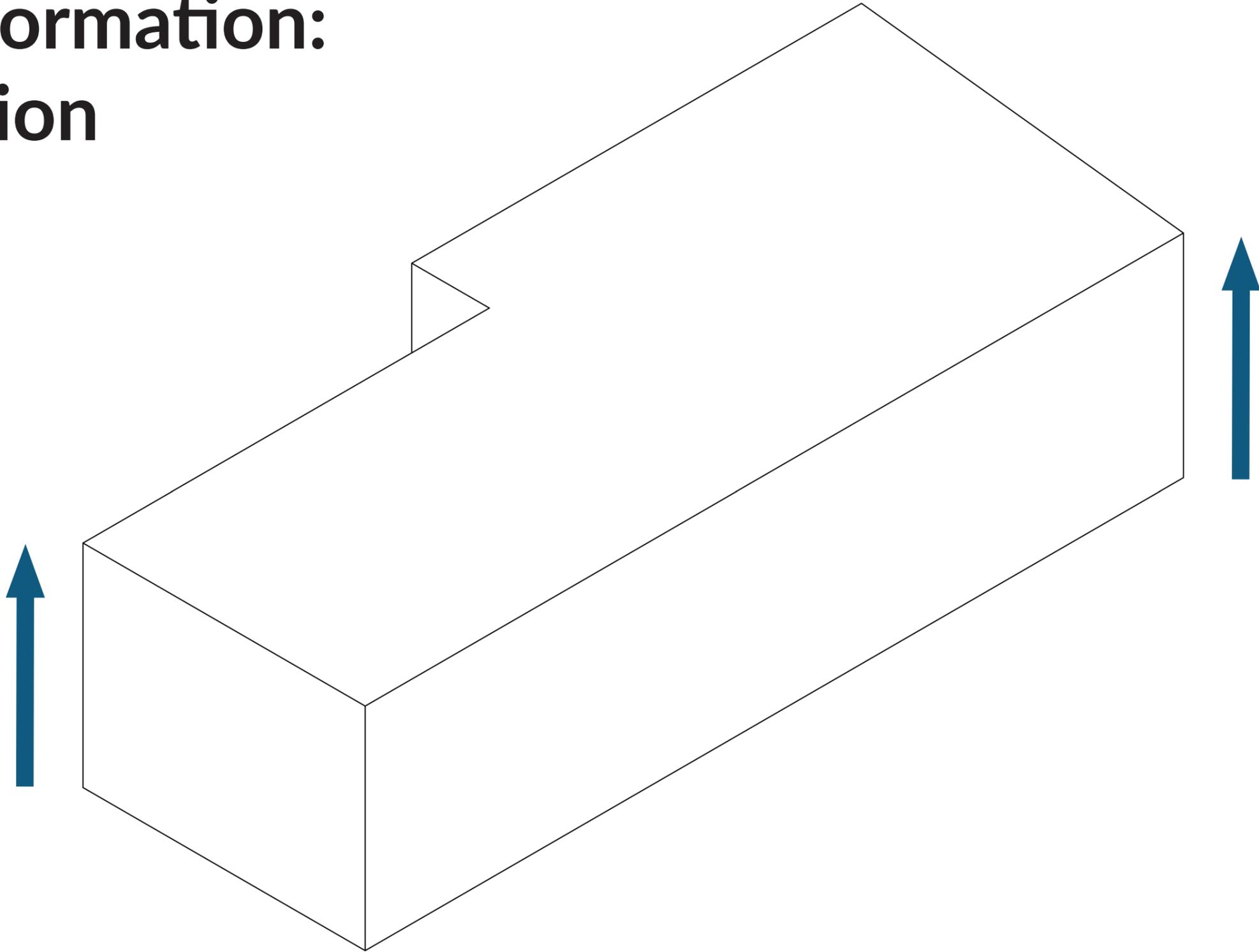
Area 1:500



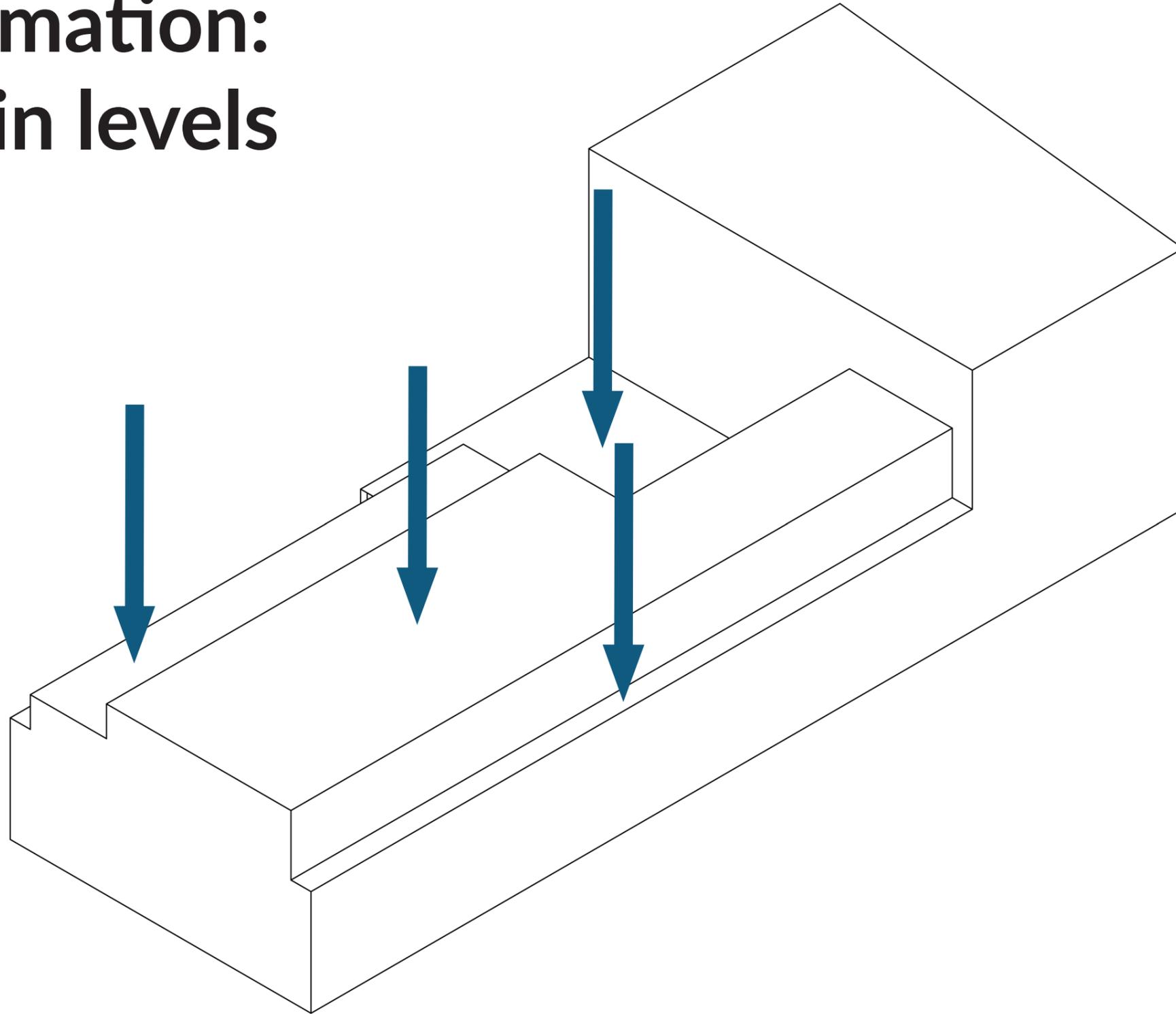
Mass formation: Plot



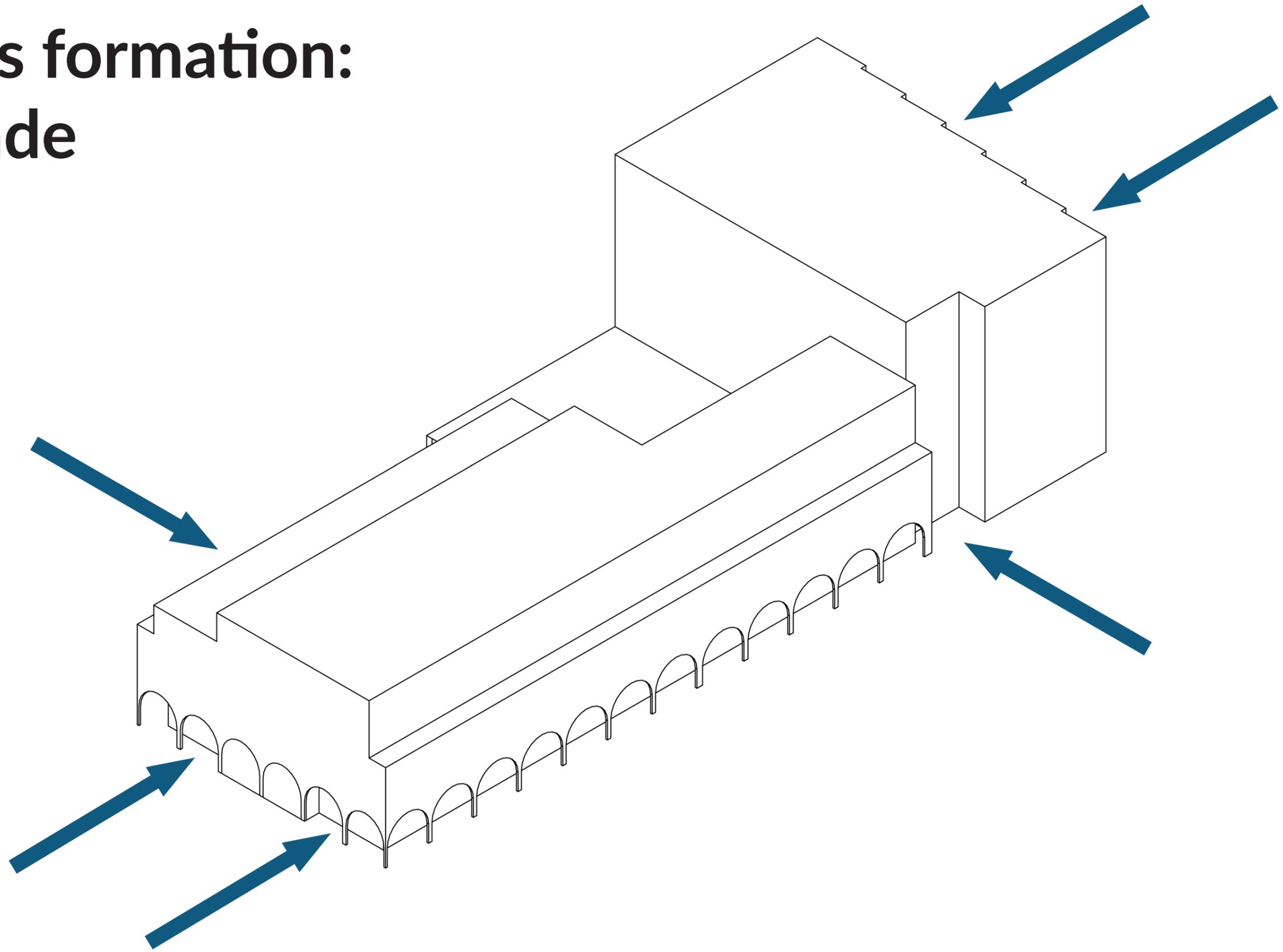
Mass formation: Extrusion



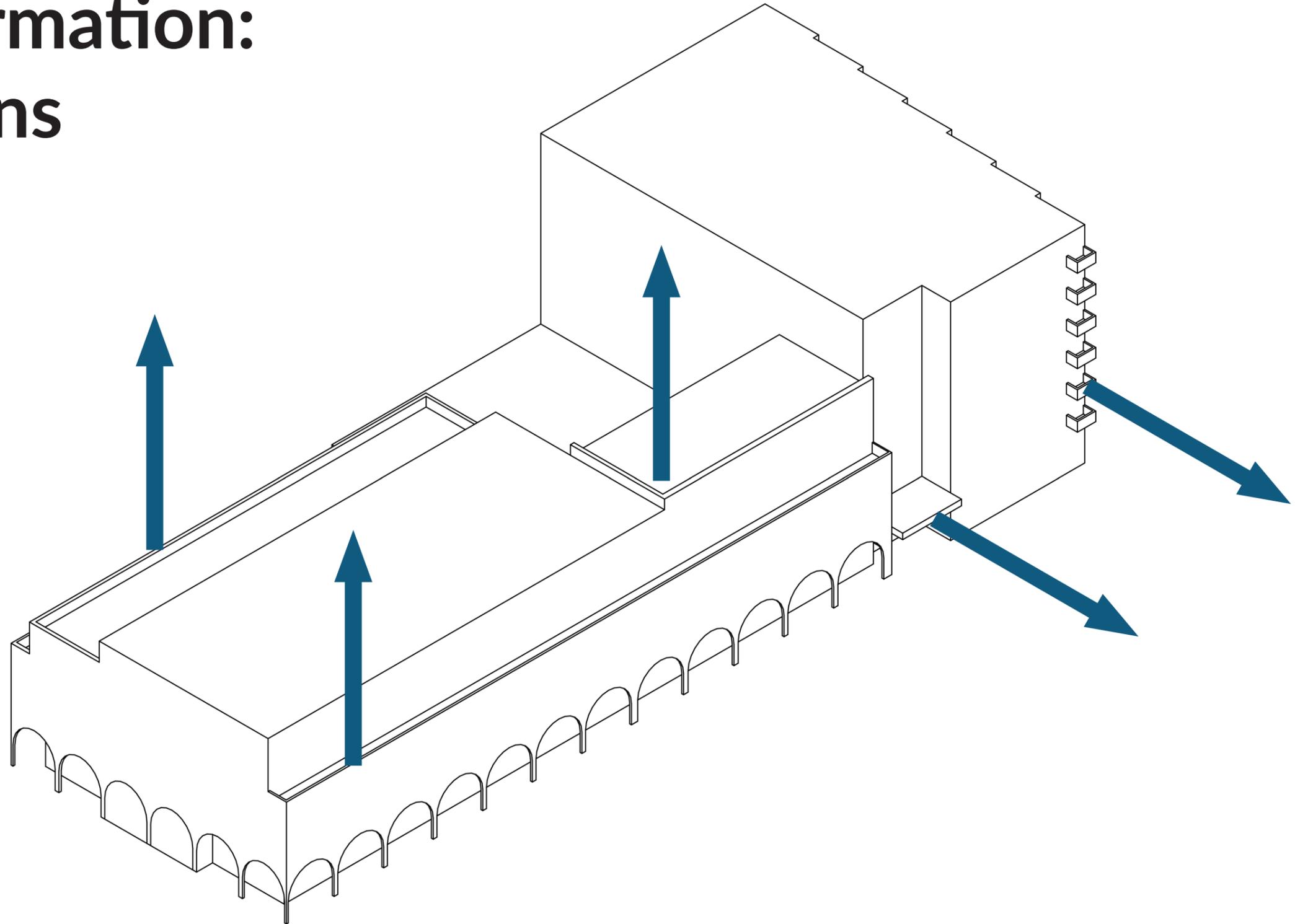
Mass formation: Pushing in levels



Mass formation: Facade

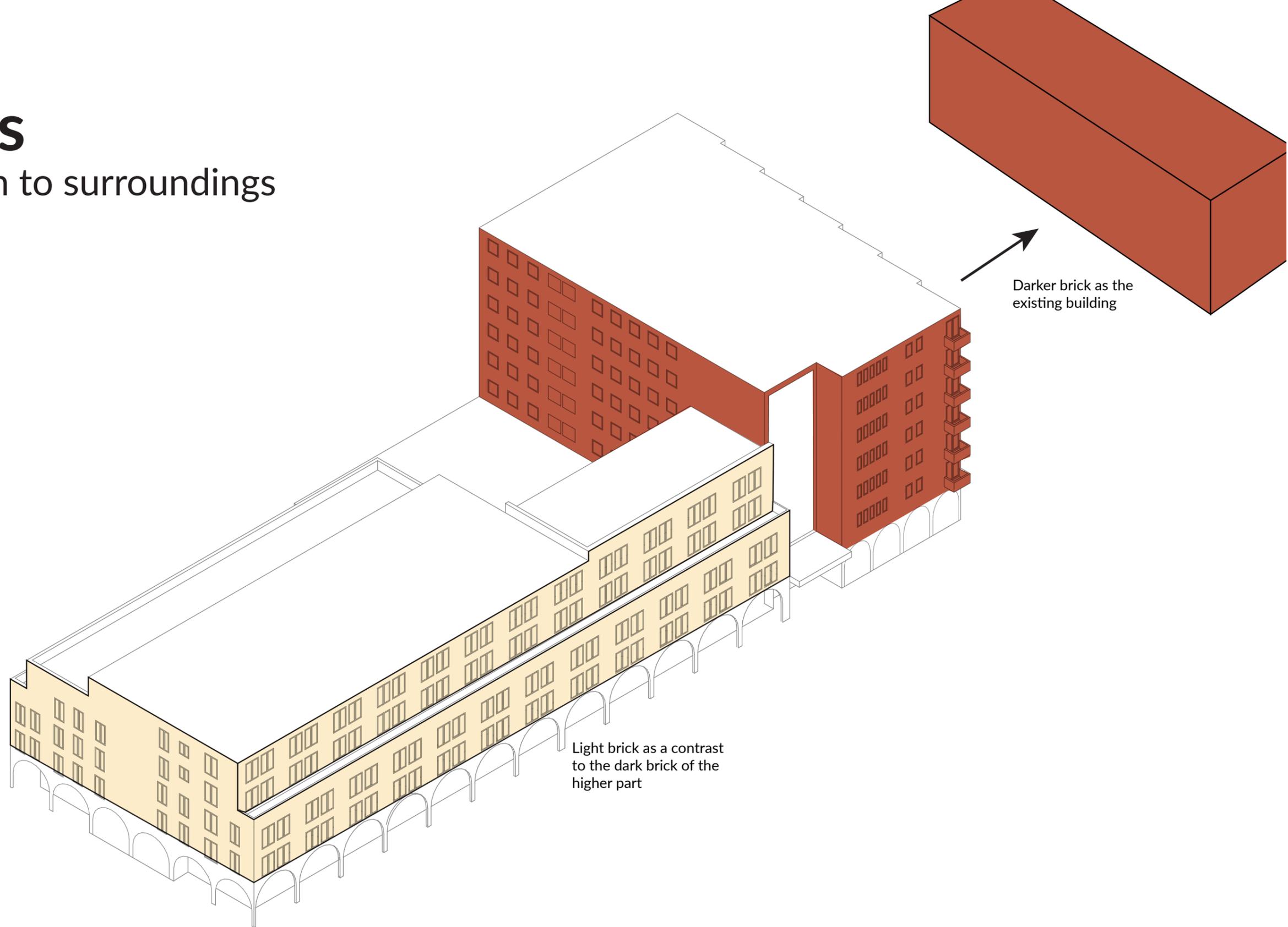


Mass formation: extrusions



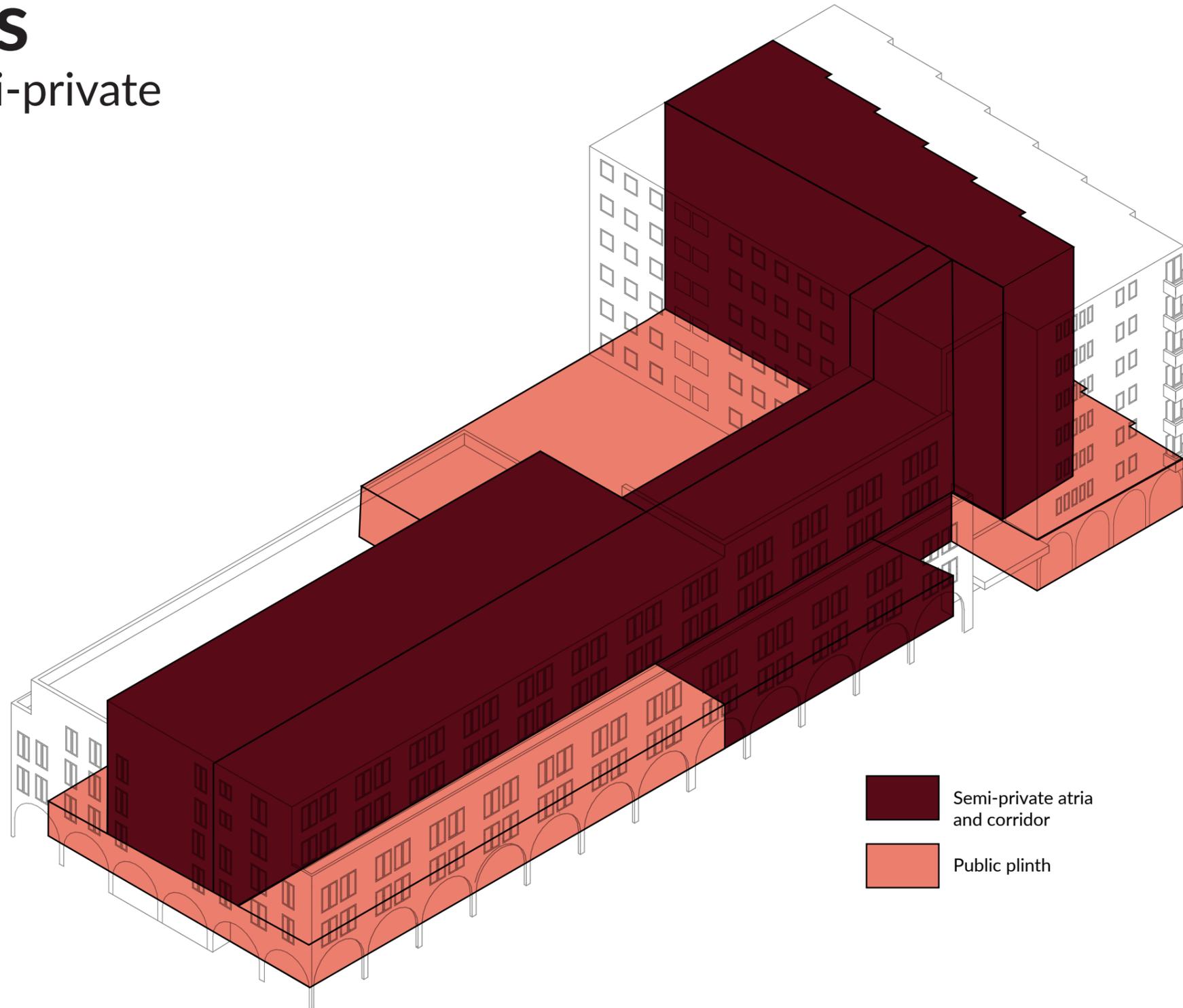
Concepts

Facade reaction to surroundings



Concepts

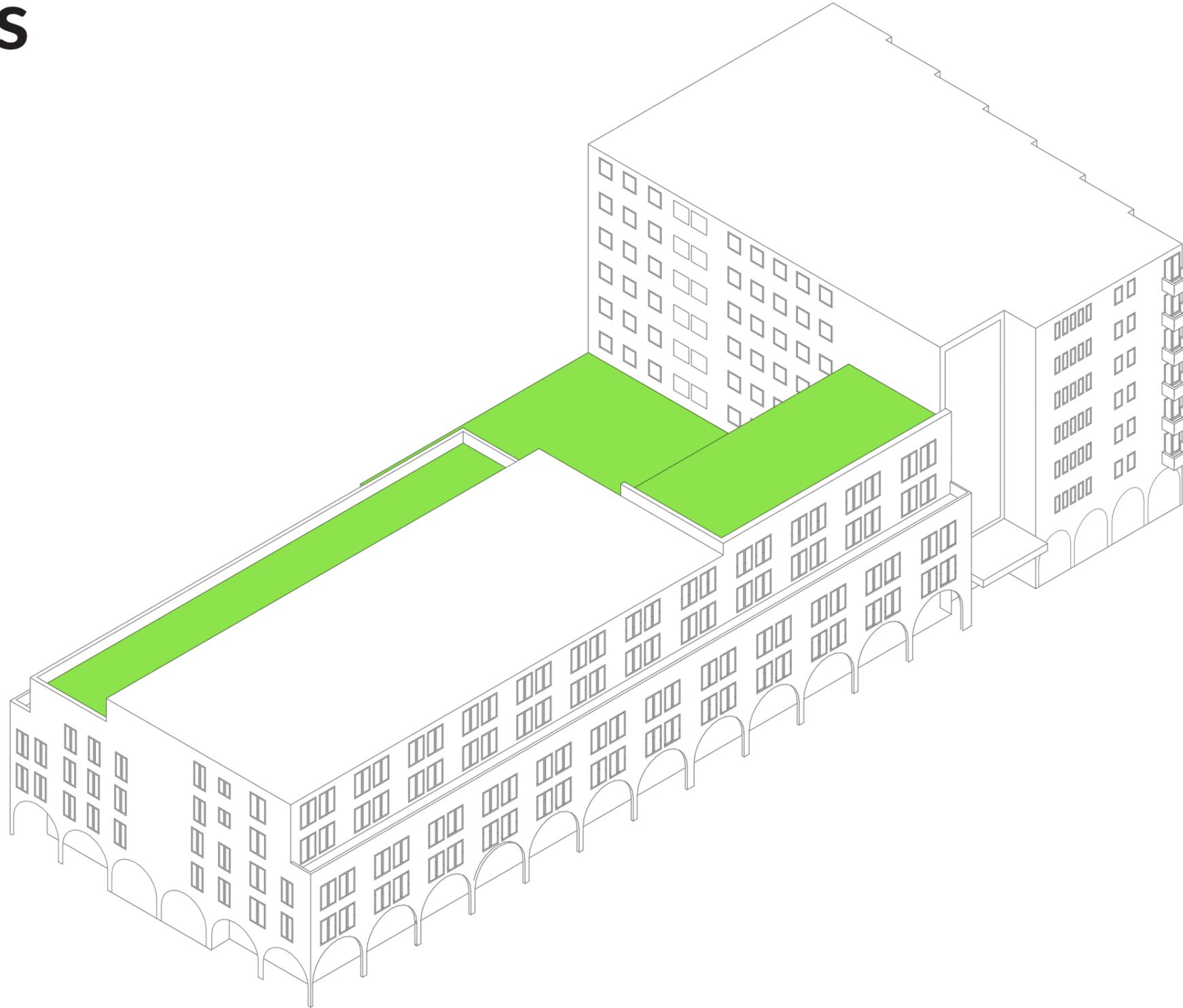
Public and semi-private





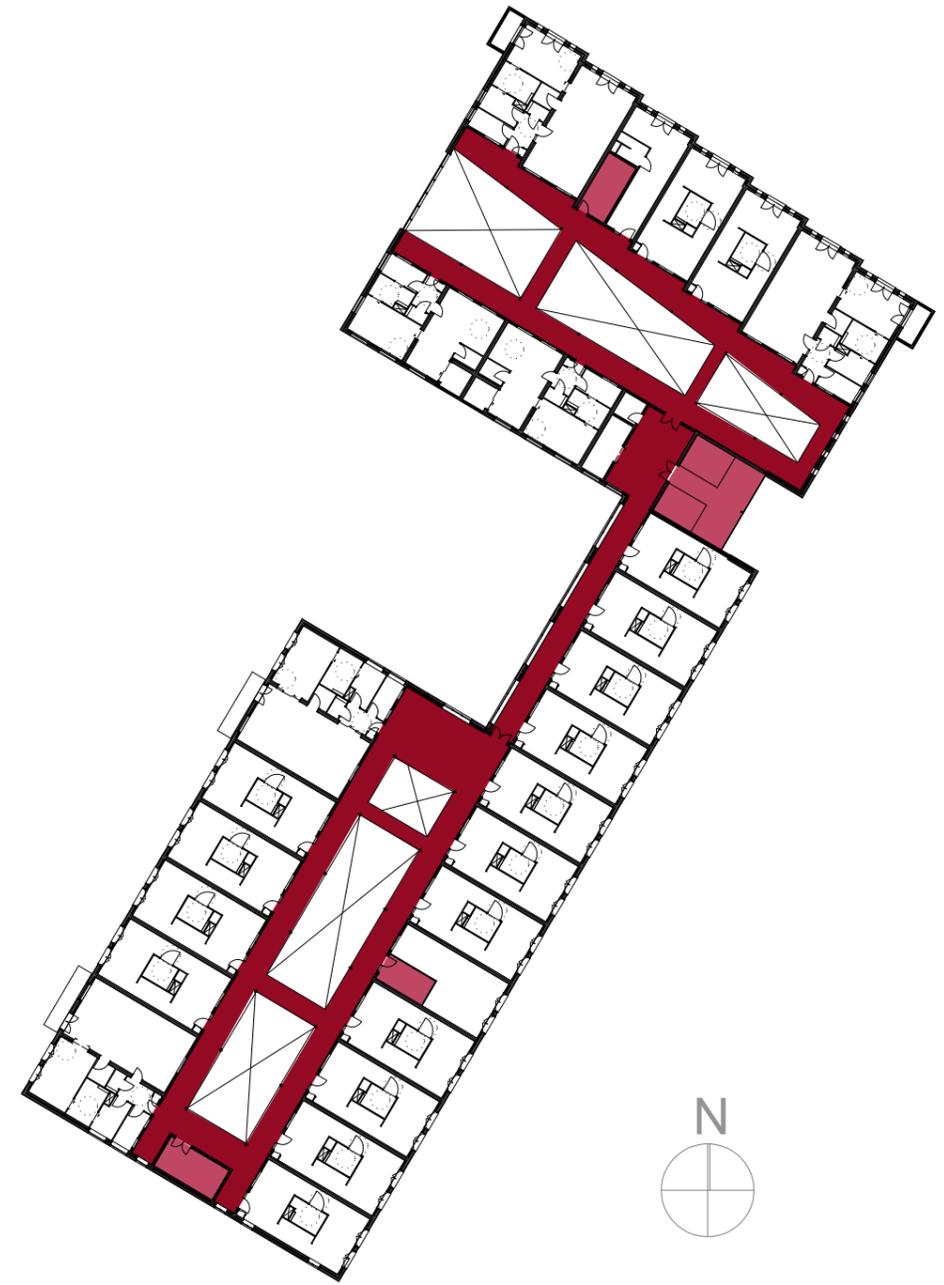
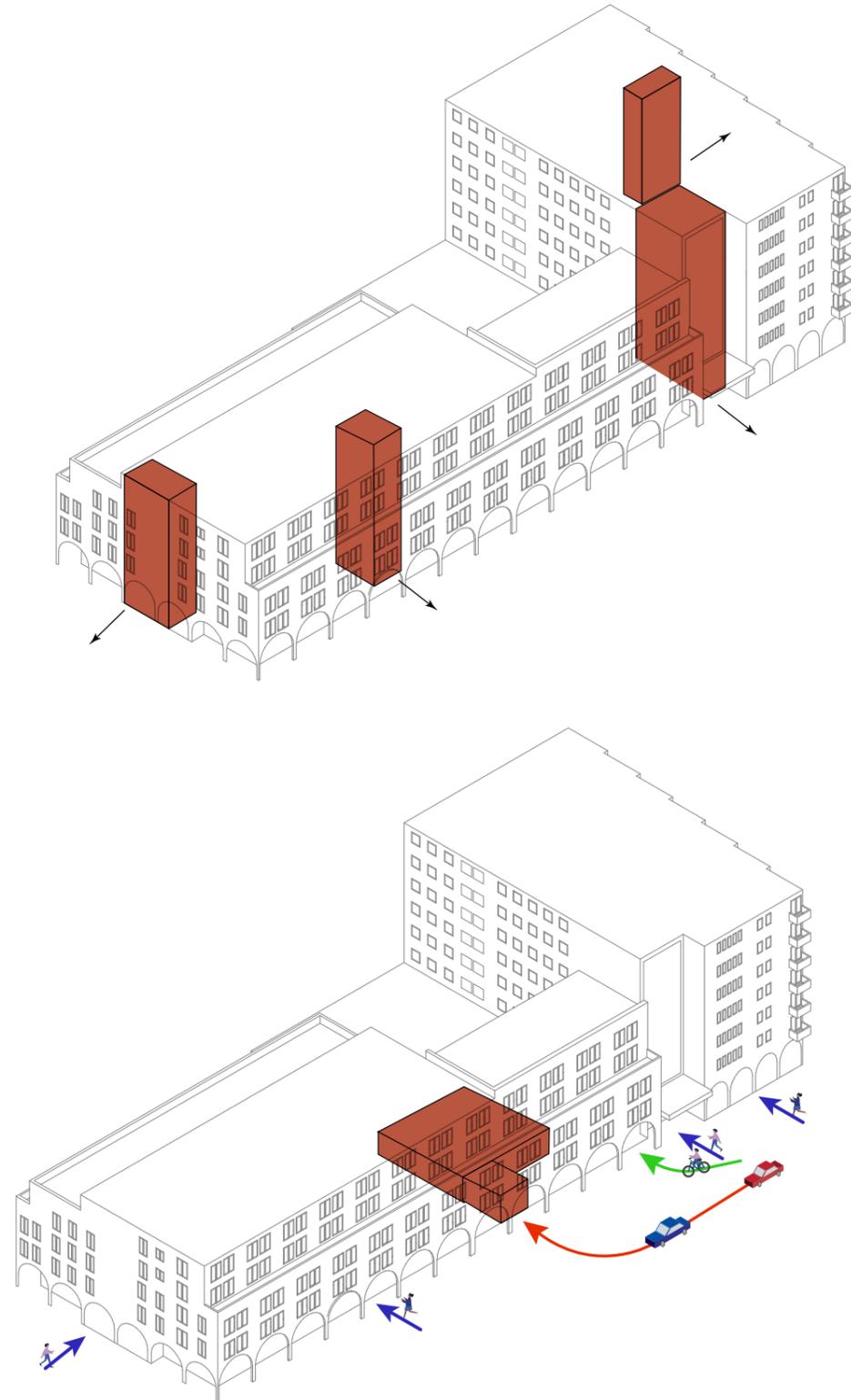
Concepts

Roof terraces

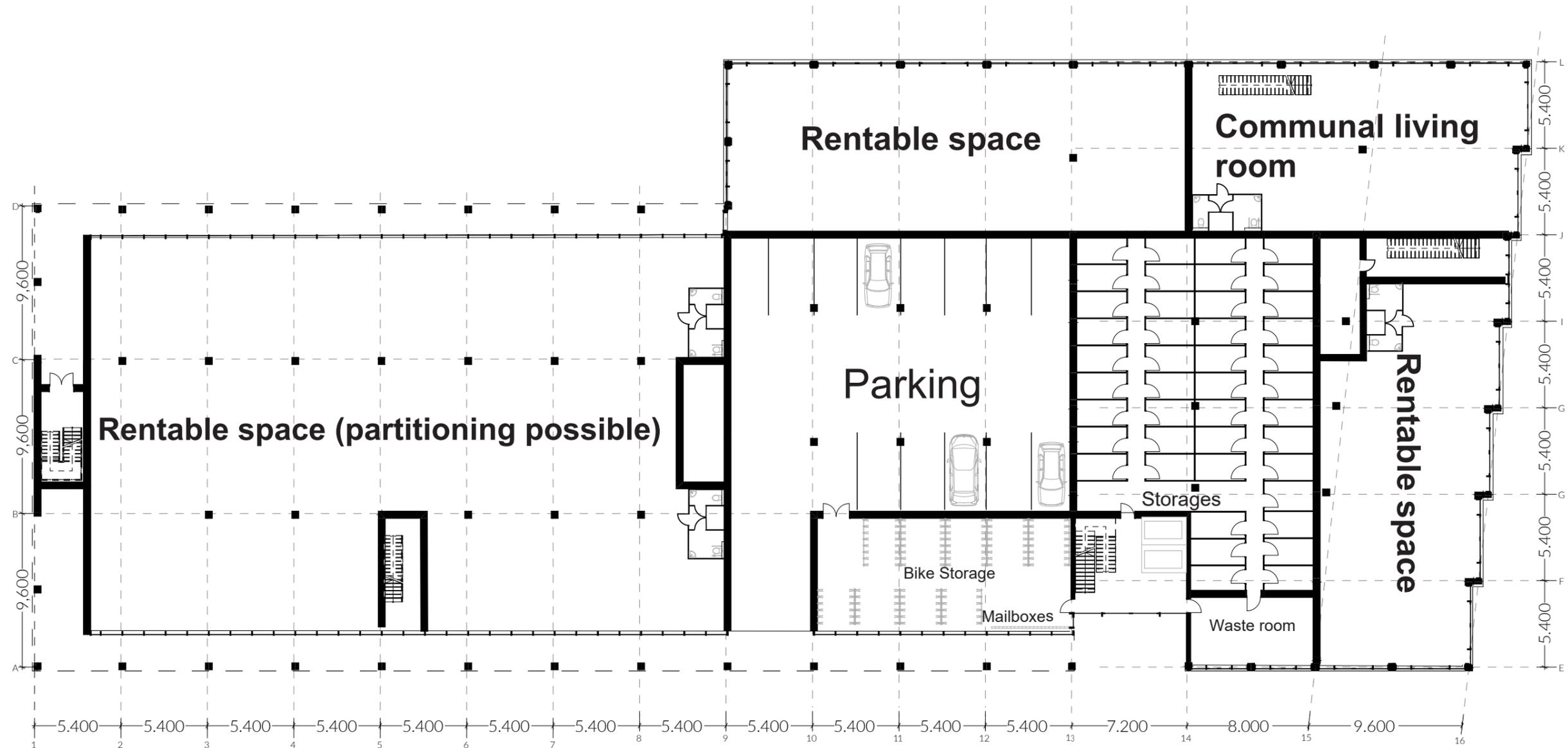




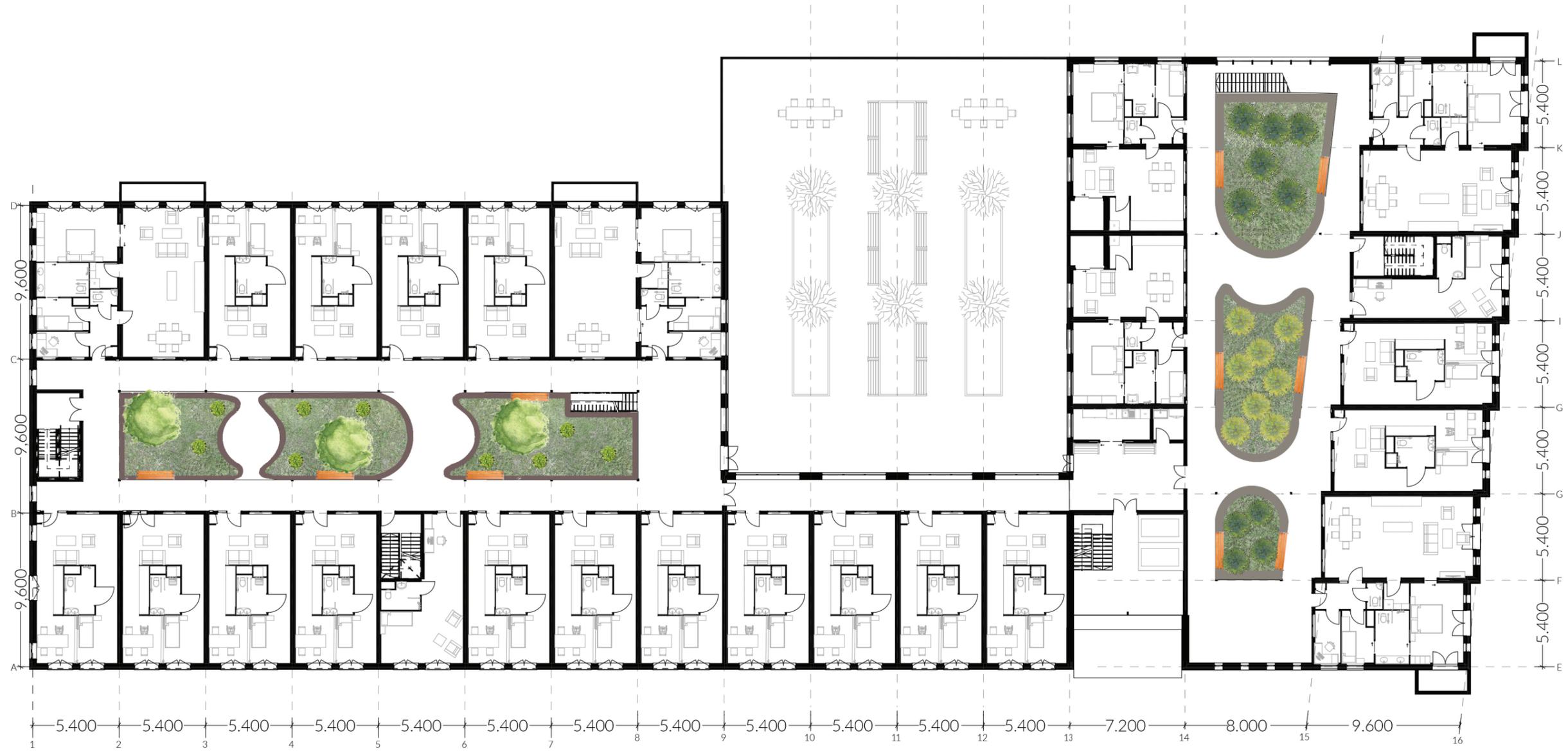
Circulation



Ground floor



First floor



Scale 1:250 0 5 10 15 20 25m

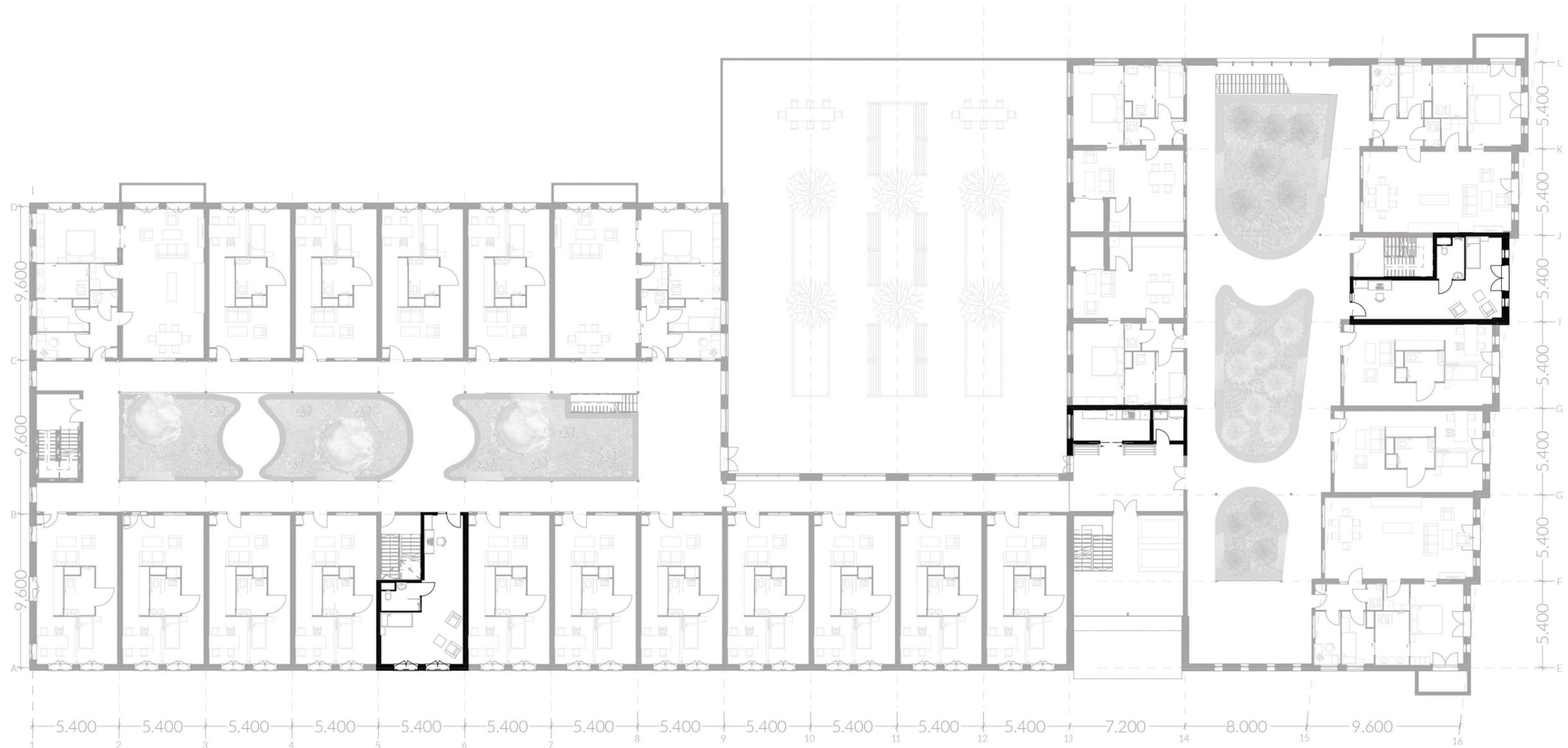
First floor

vertical circulation points



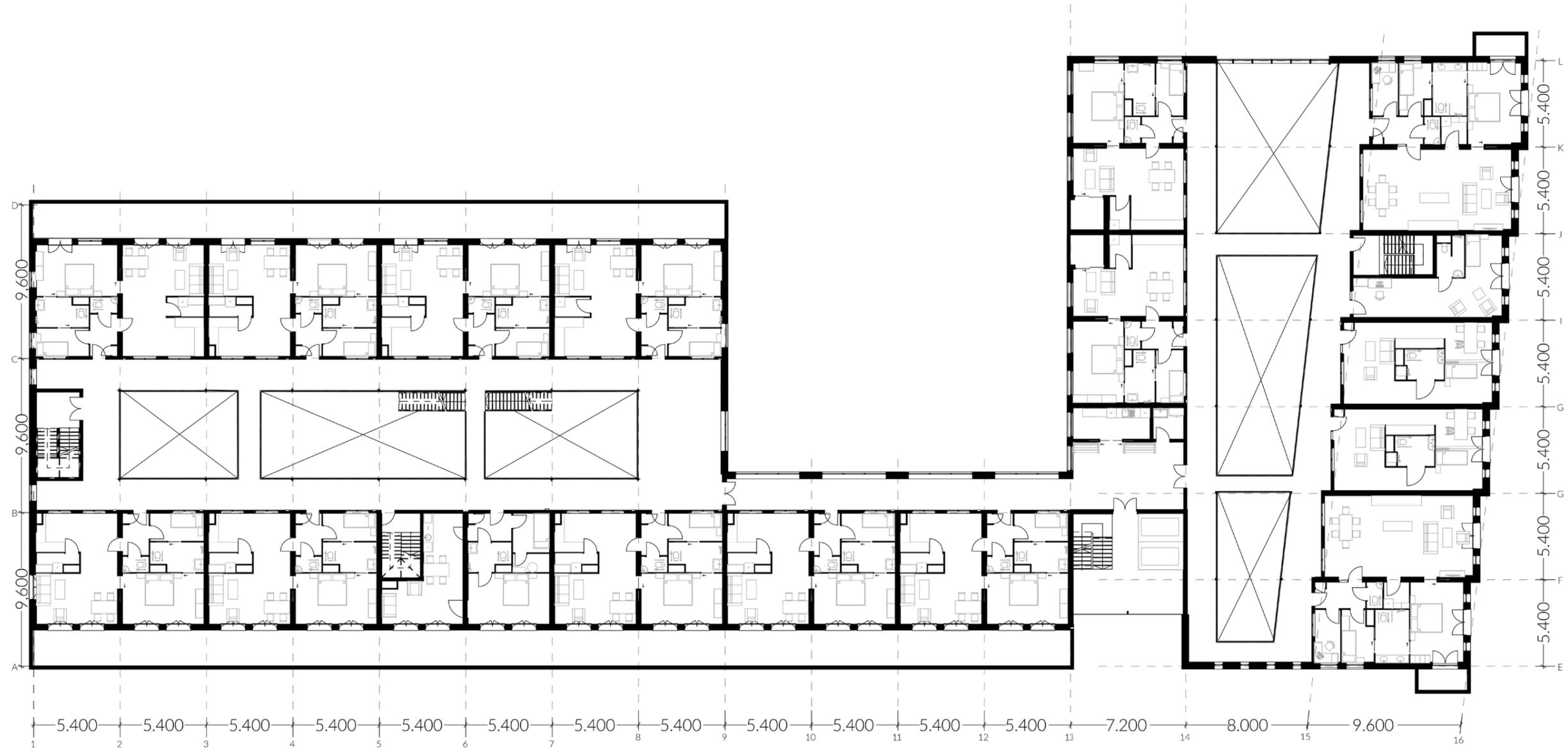
First floor

Additional functions



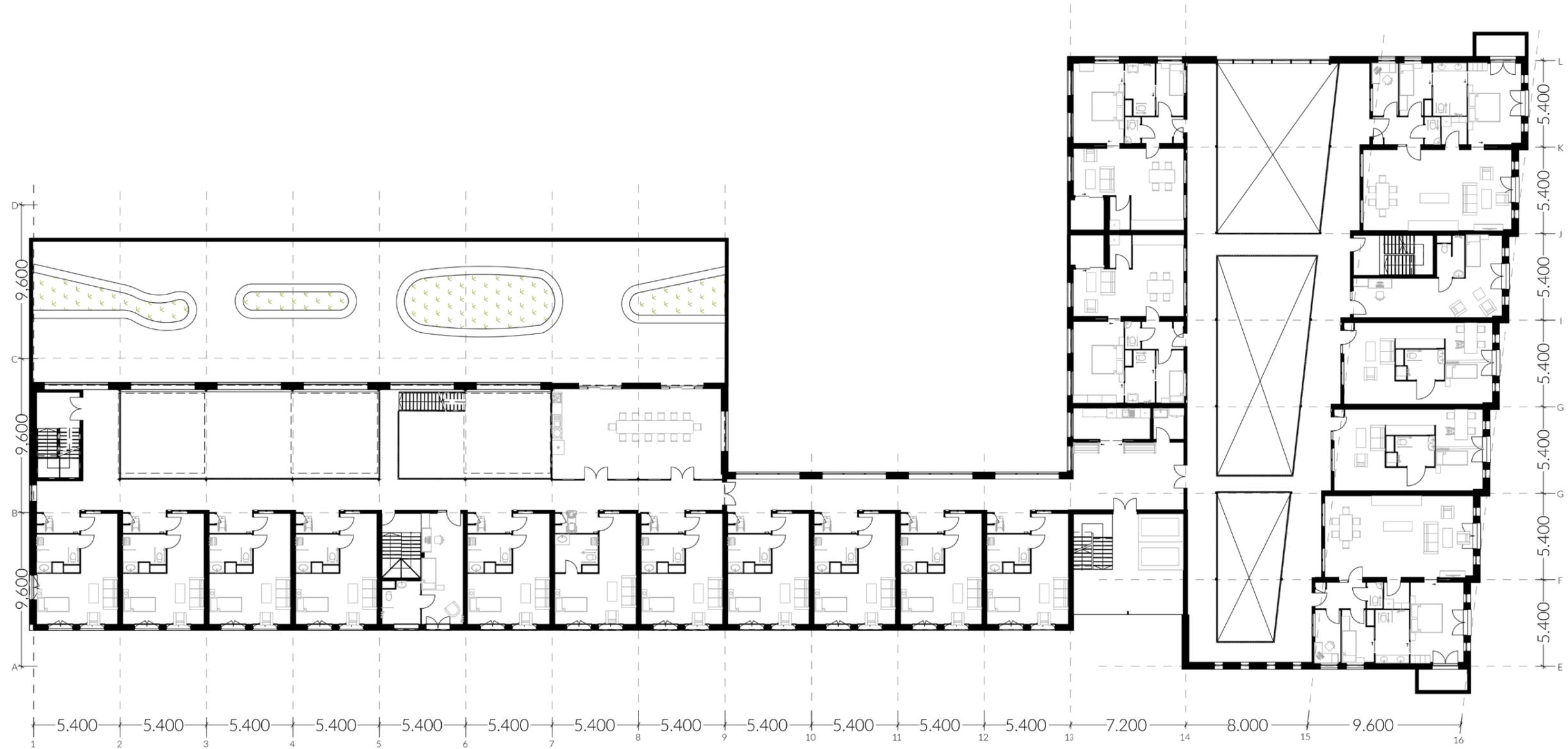
Scale 1:250 0 5 10 15 20 25m

Third floor



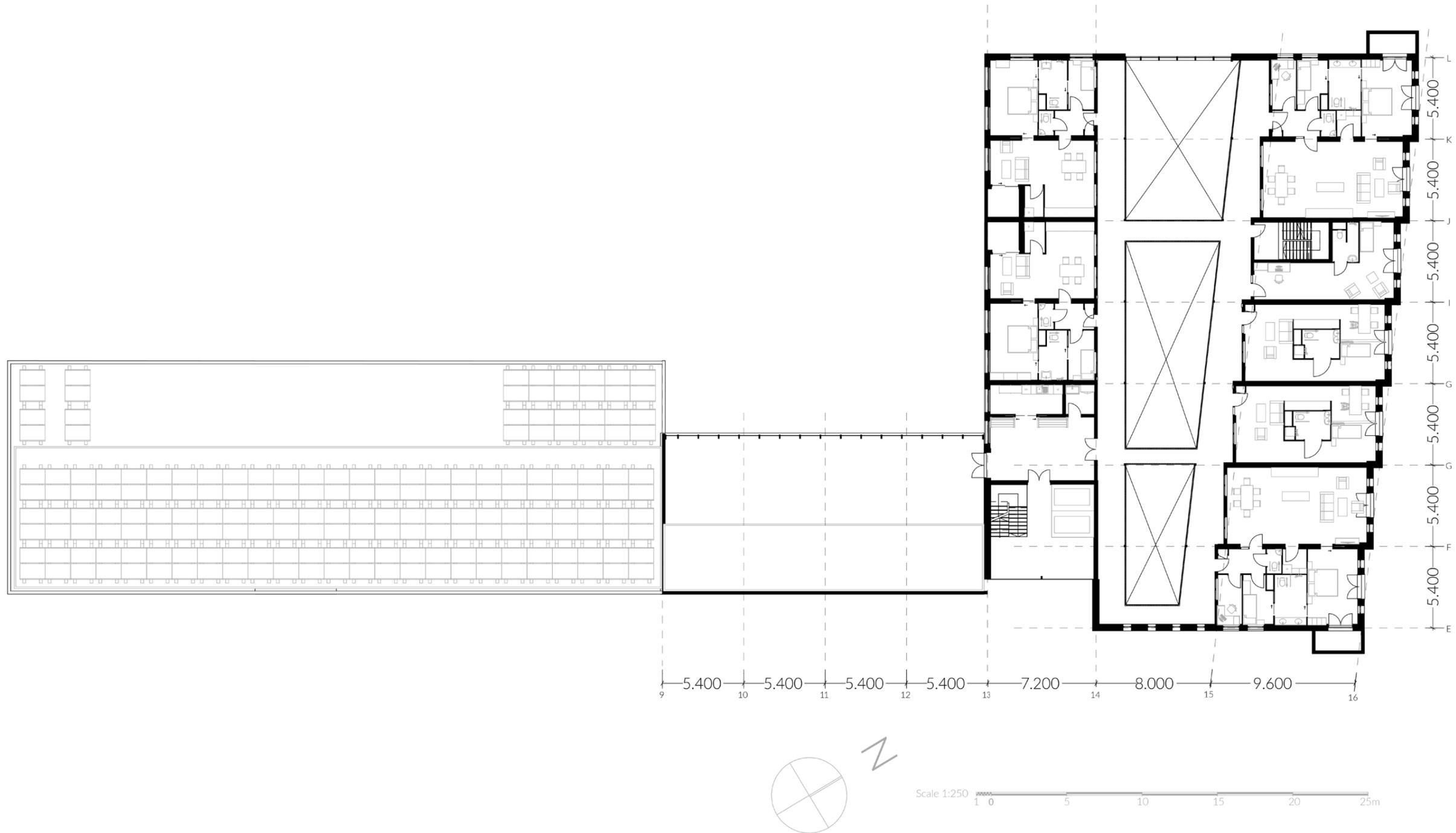
Scale 1:250
1 0 5 10 15 20 25m

Fourth floor

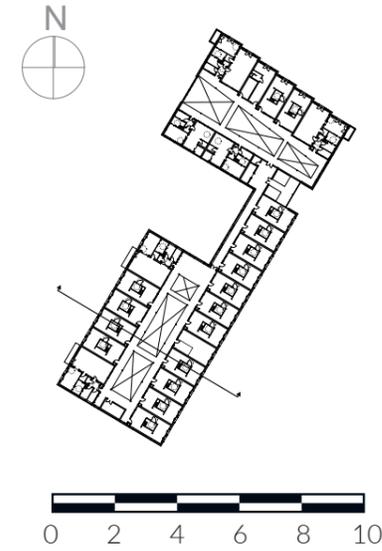


Scale 1:250
1 0 5 10 15 20 25m

Fifth and sixth floor

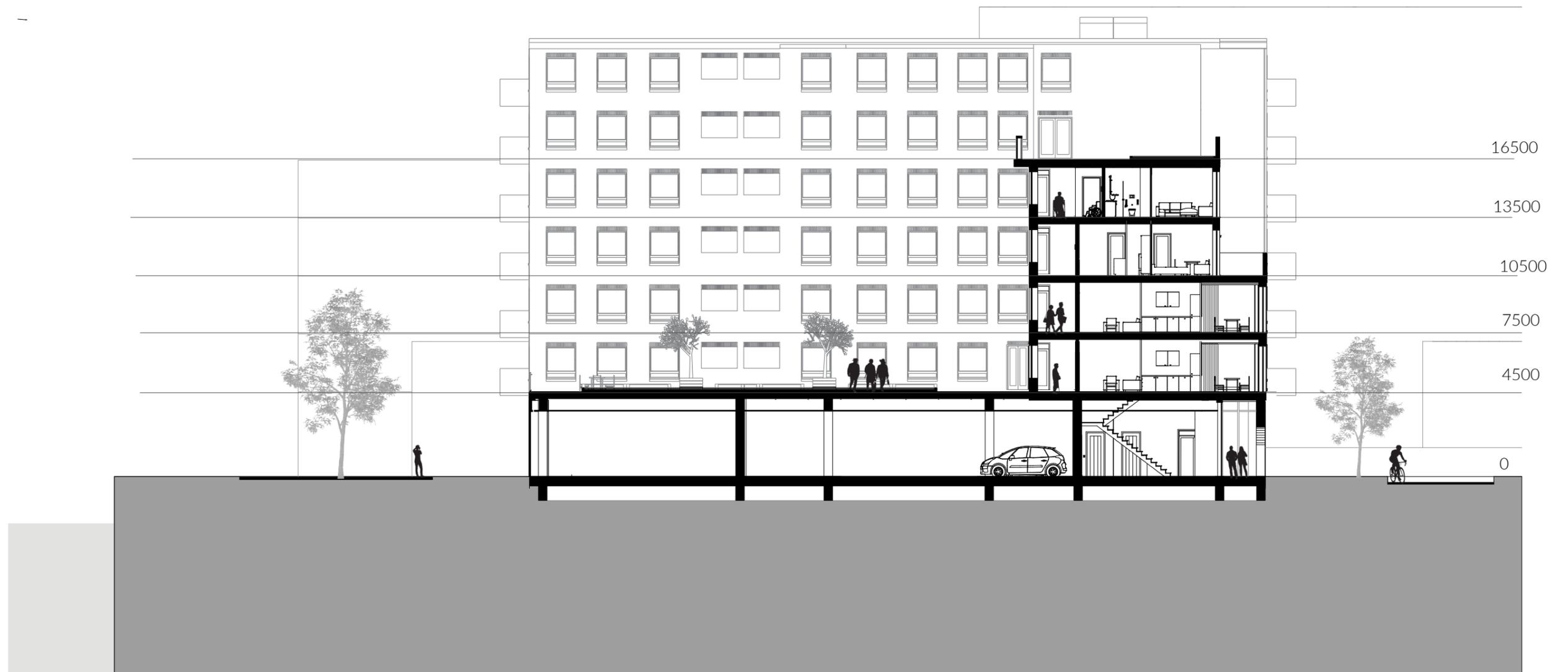
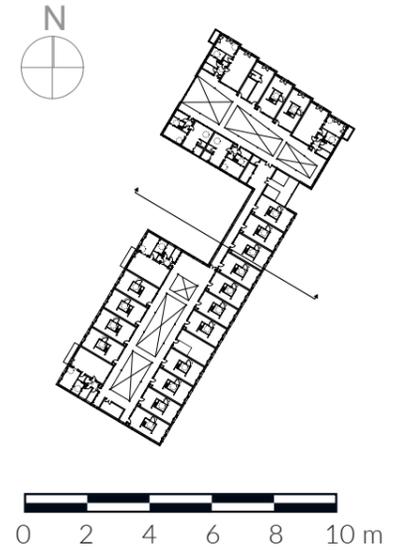


Section A 1:200



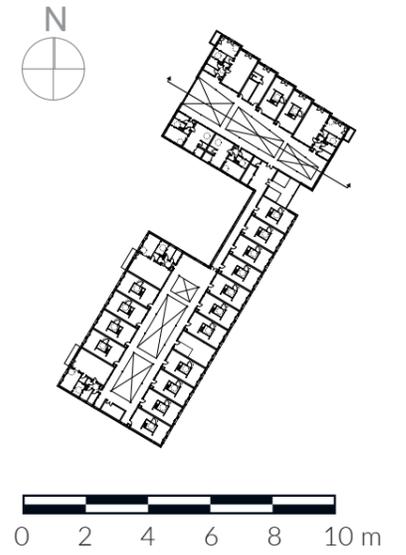


Section B 1:200





Section C 1:200

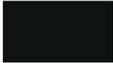


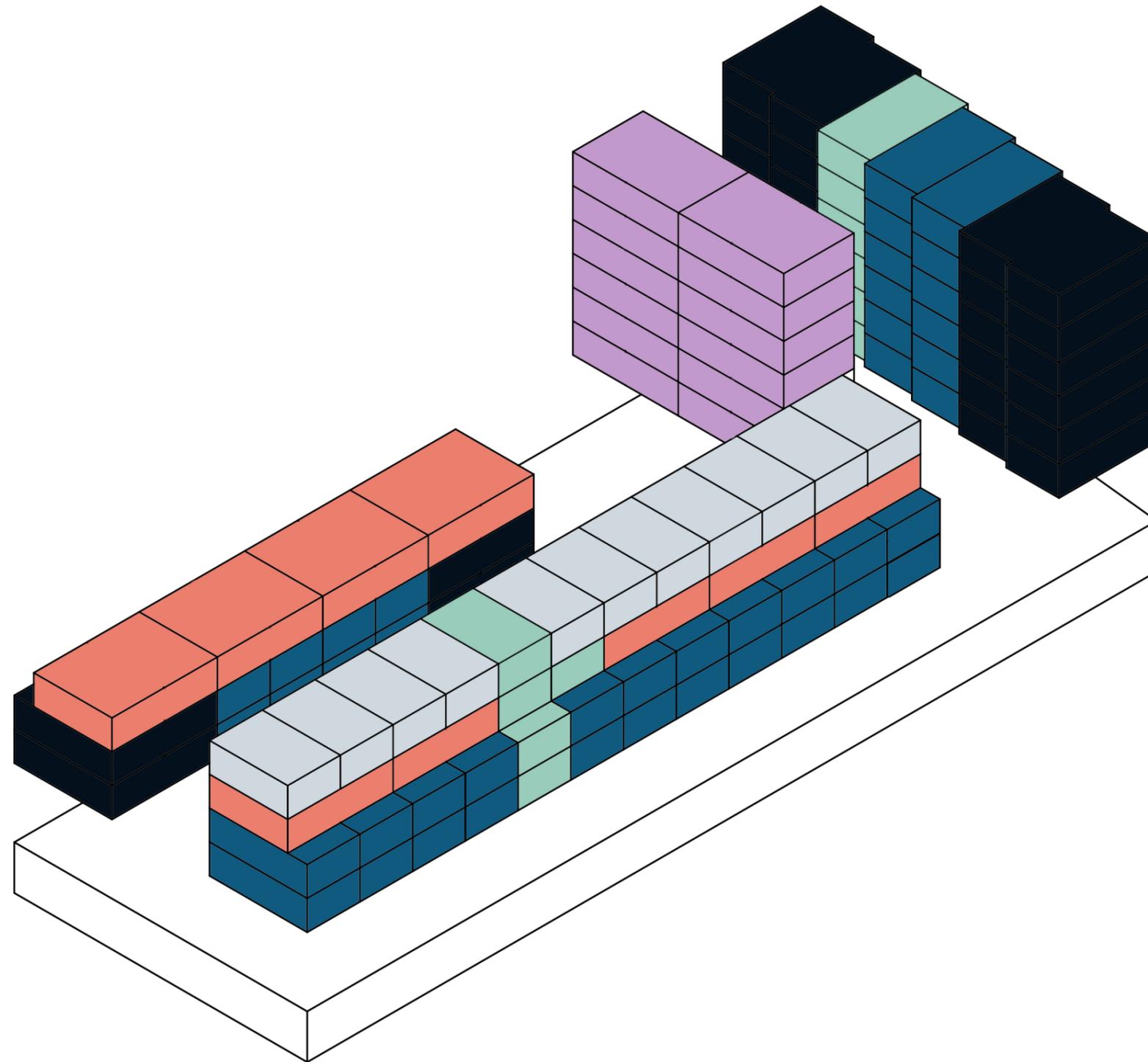


Dwelling types



Dwelling types

-  Dwelling type A (47 m²)
-  Dwelling type B (94 m²)
-  Dwelling type C (70 m²)
-  Dwelling type D (65 m²)
-  Dwelling type E (25 m²)
-  Exception



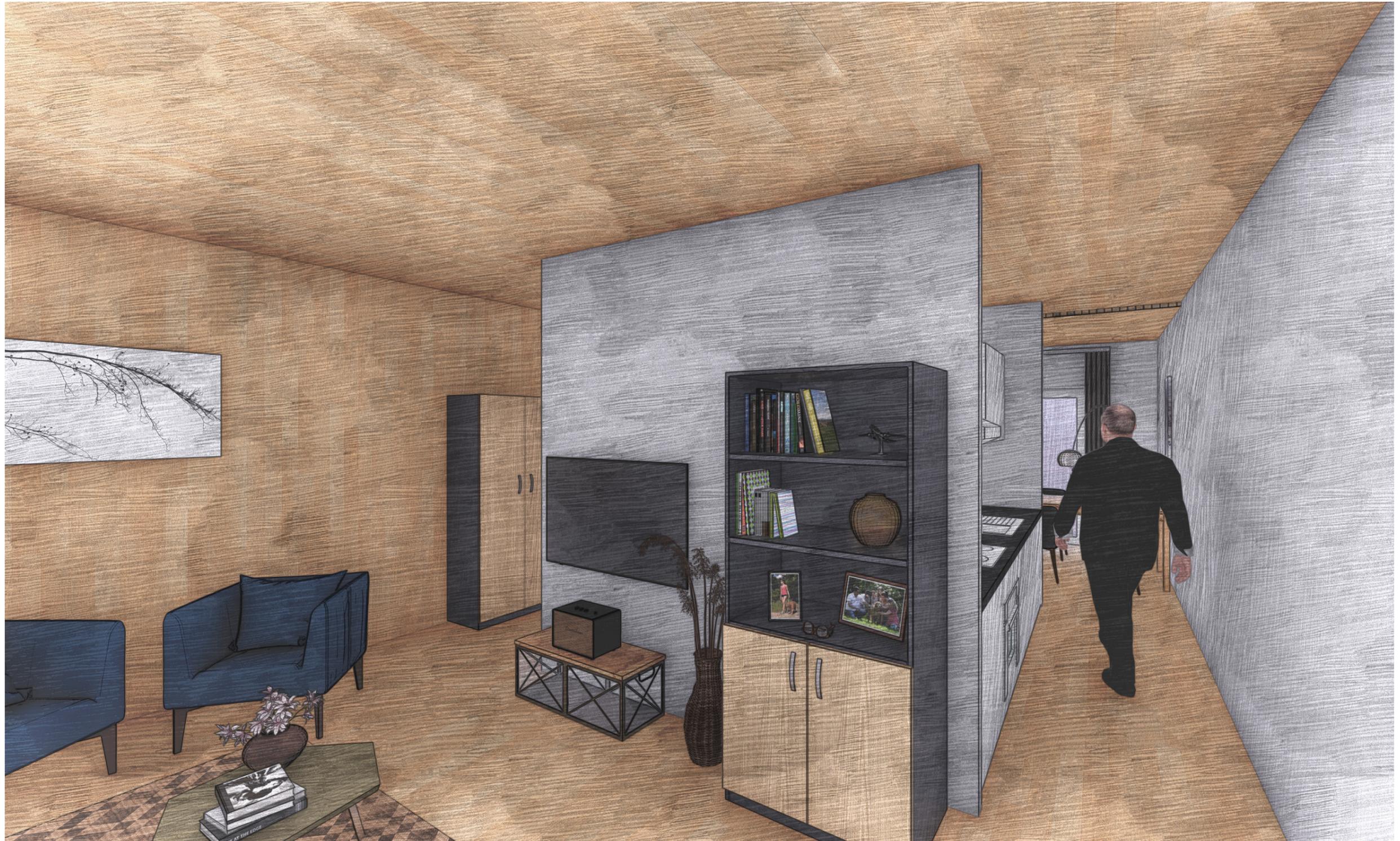
Entering the building



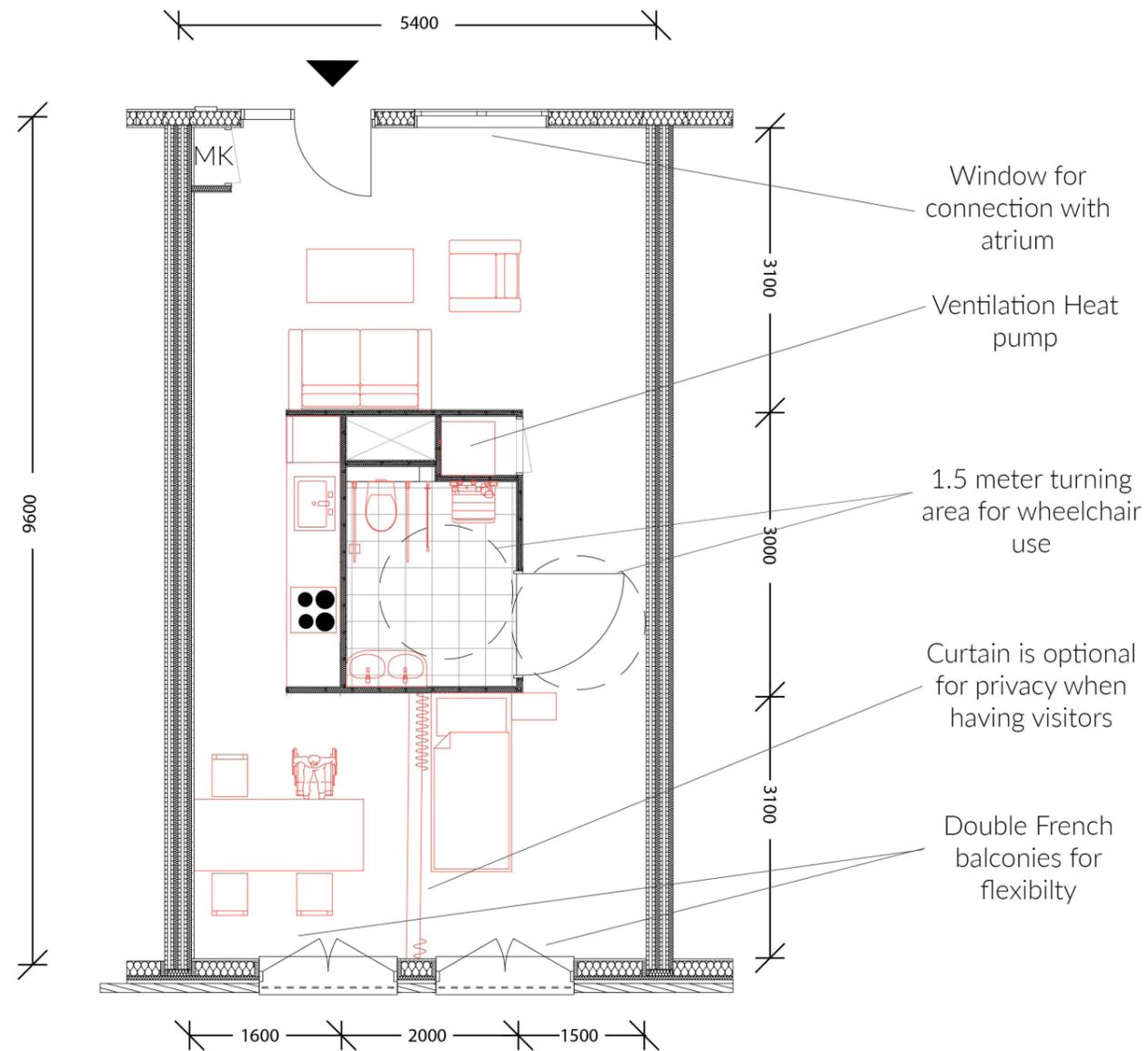
In front of the Dwelling A



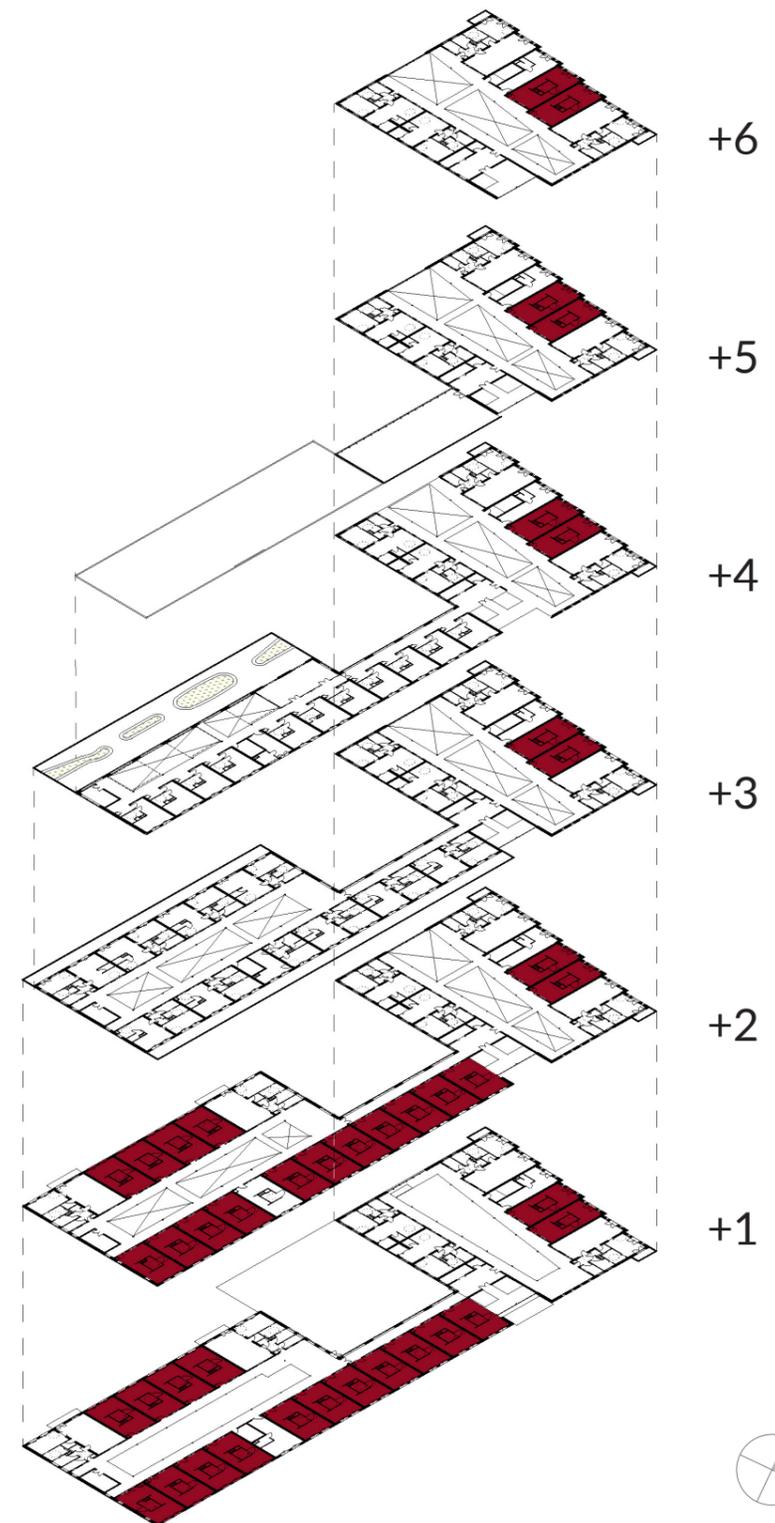
Inside Dwelling A



Dwelling A

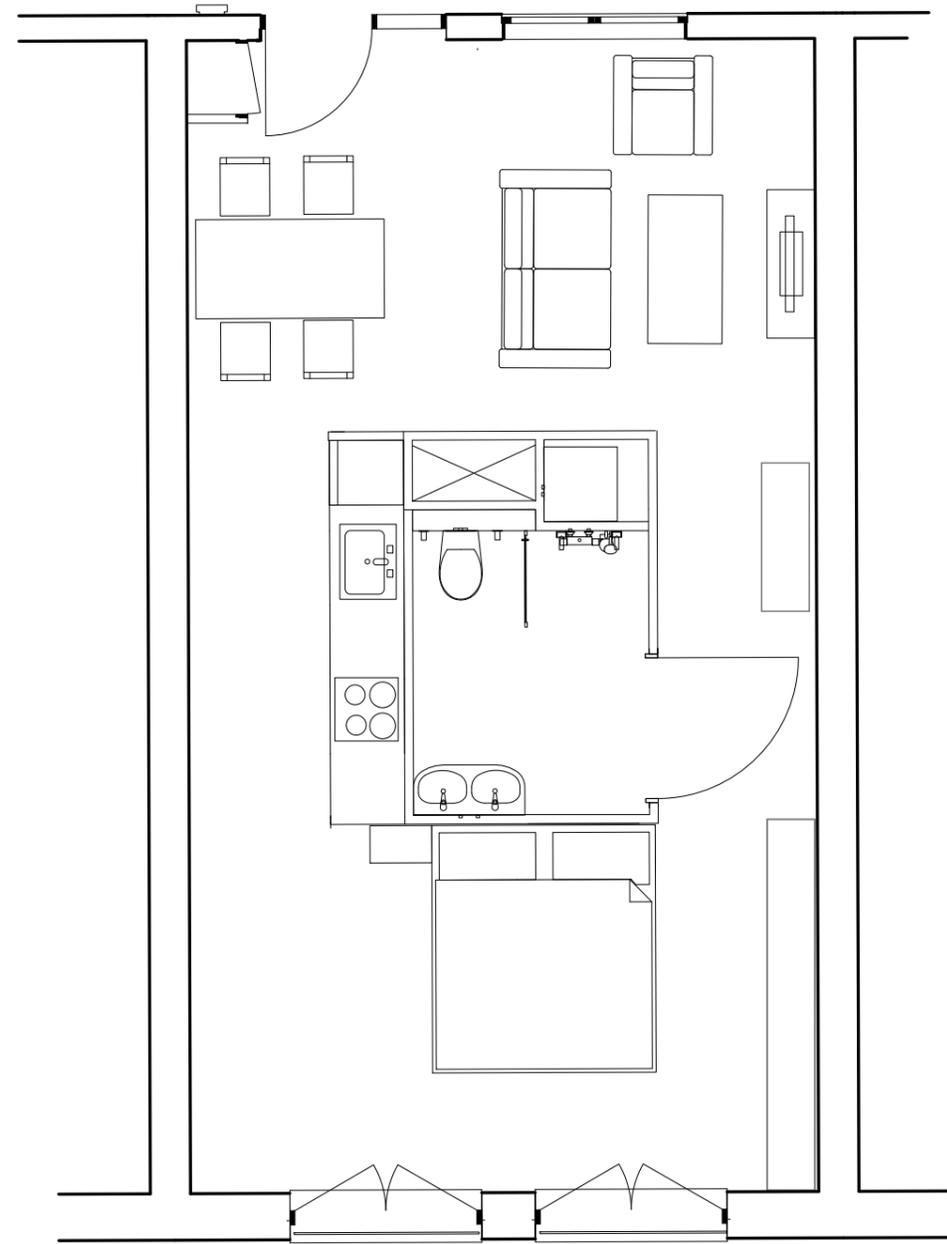


Dwelling type A (47 m²)
 Marked in Red
 Number of dwellings: 42



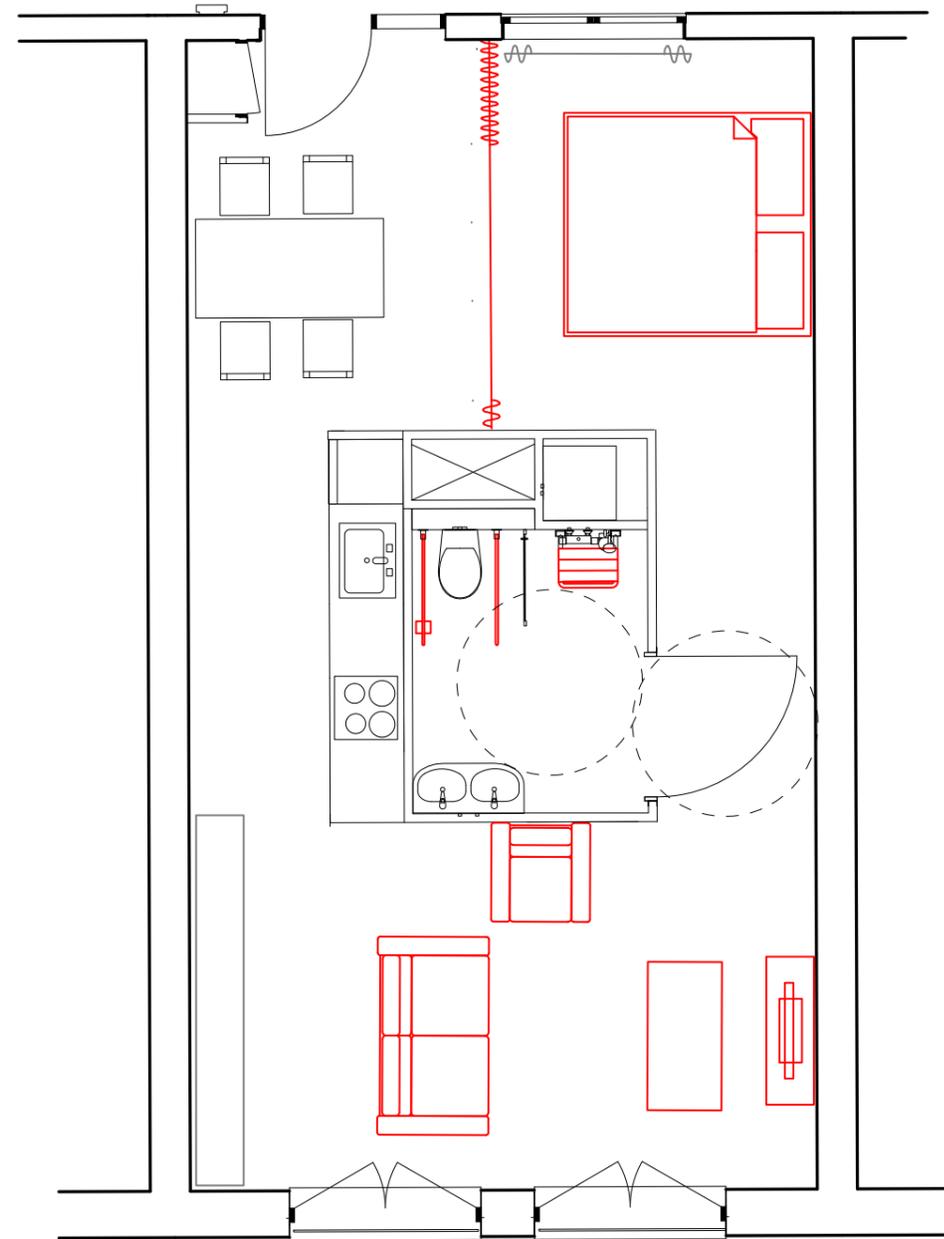
Floorplan Dwelling A

55 years old



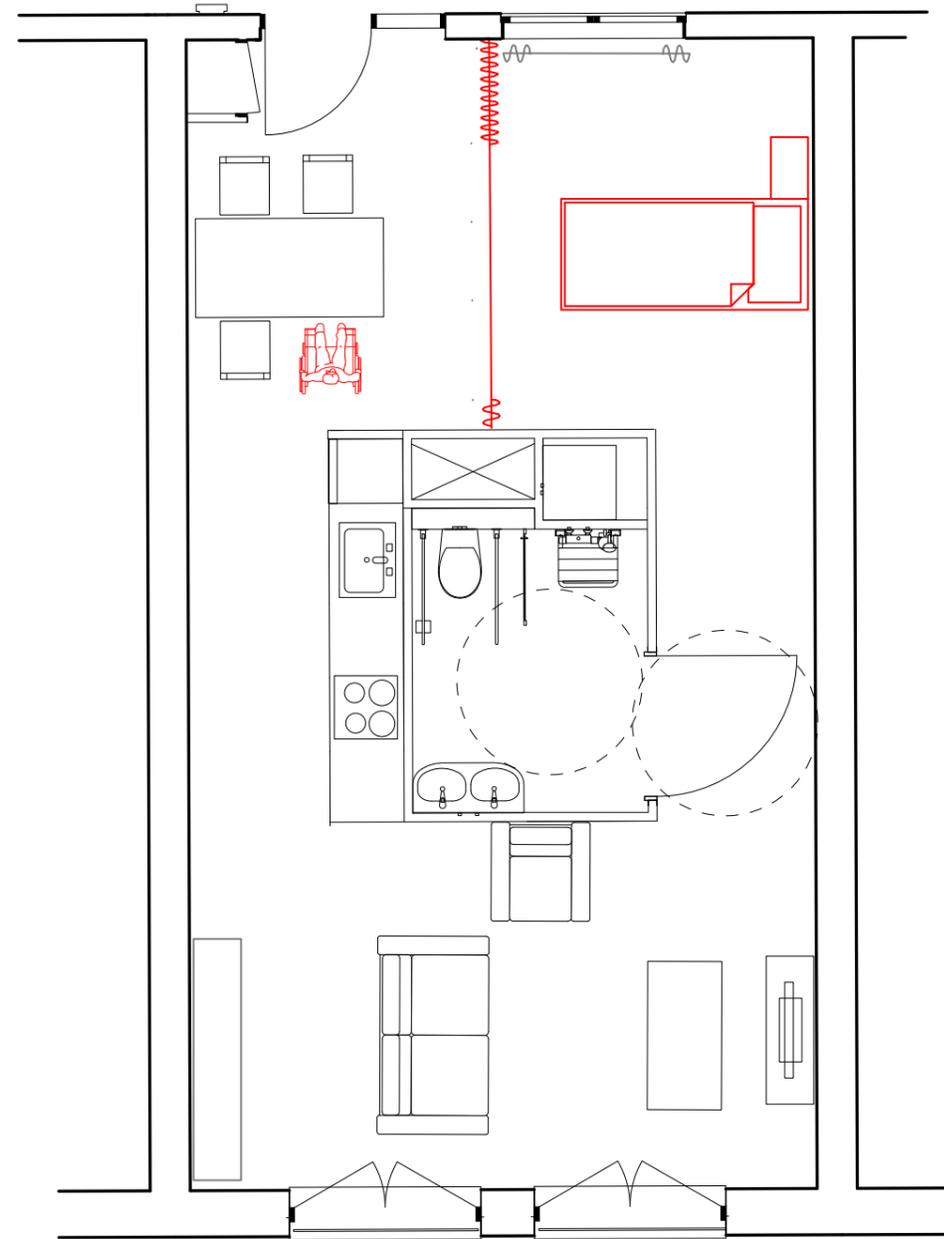
Floorplan Dwelling A

65 years old

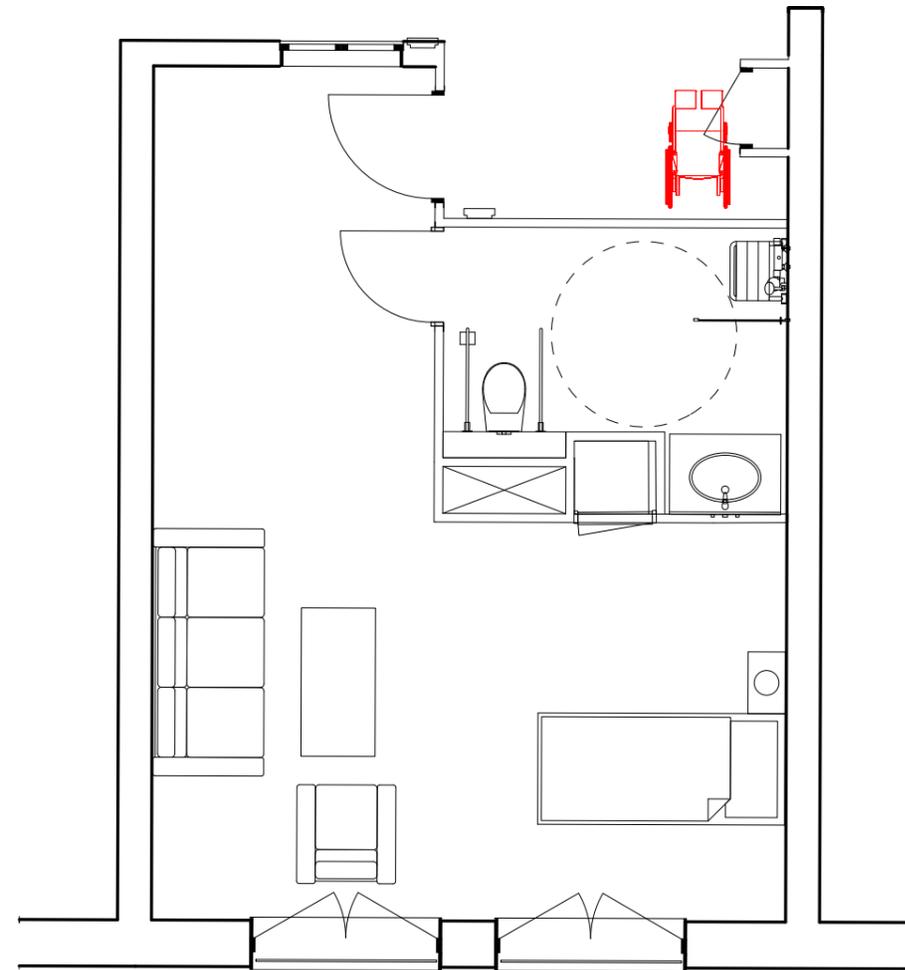


Floorplan Dwelling A

75 years old



Move from dwelling A to Care unit (E)



85 years old

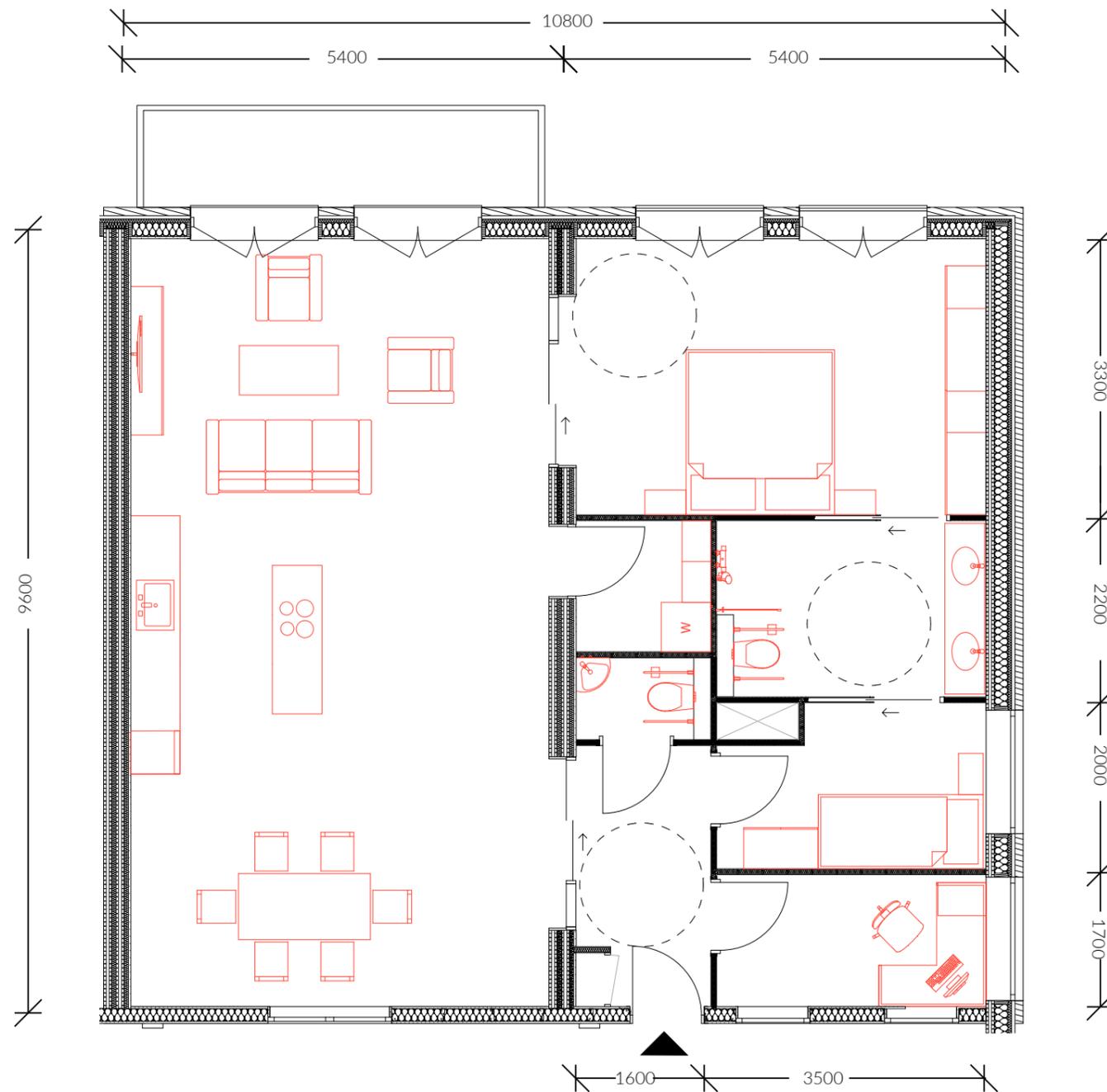


Outside the care unit

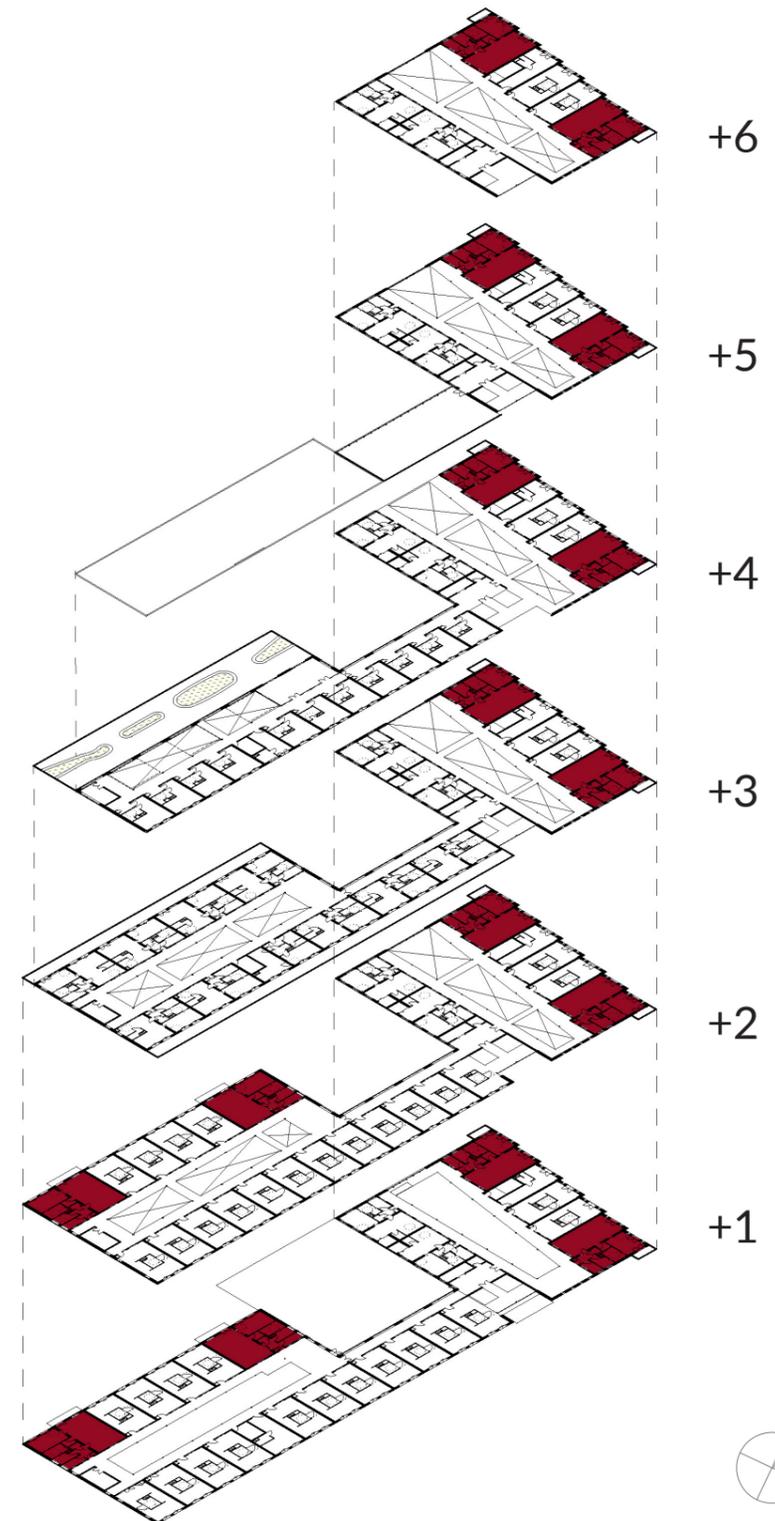
Inside the care unit



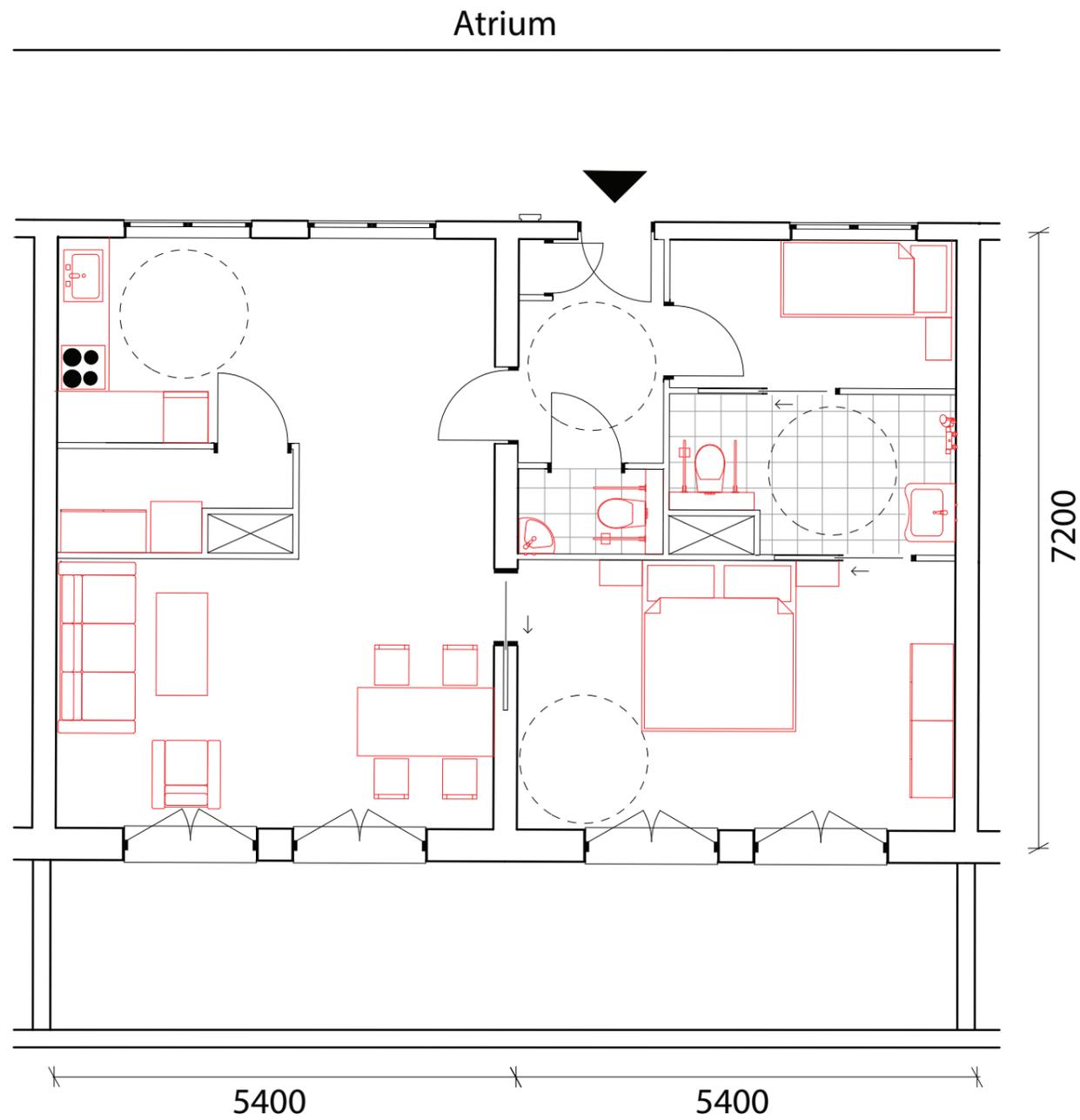
Dwelling B



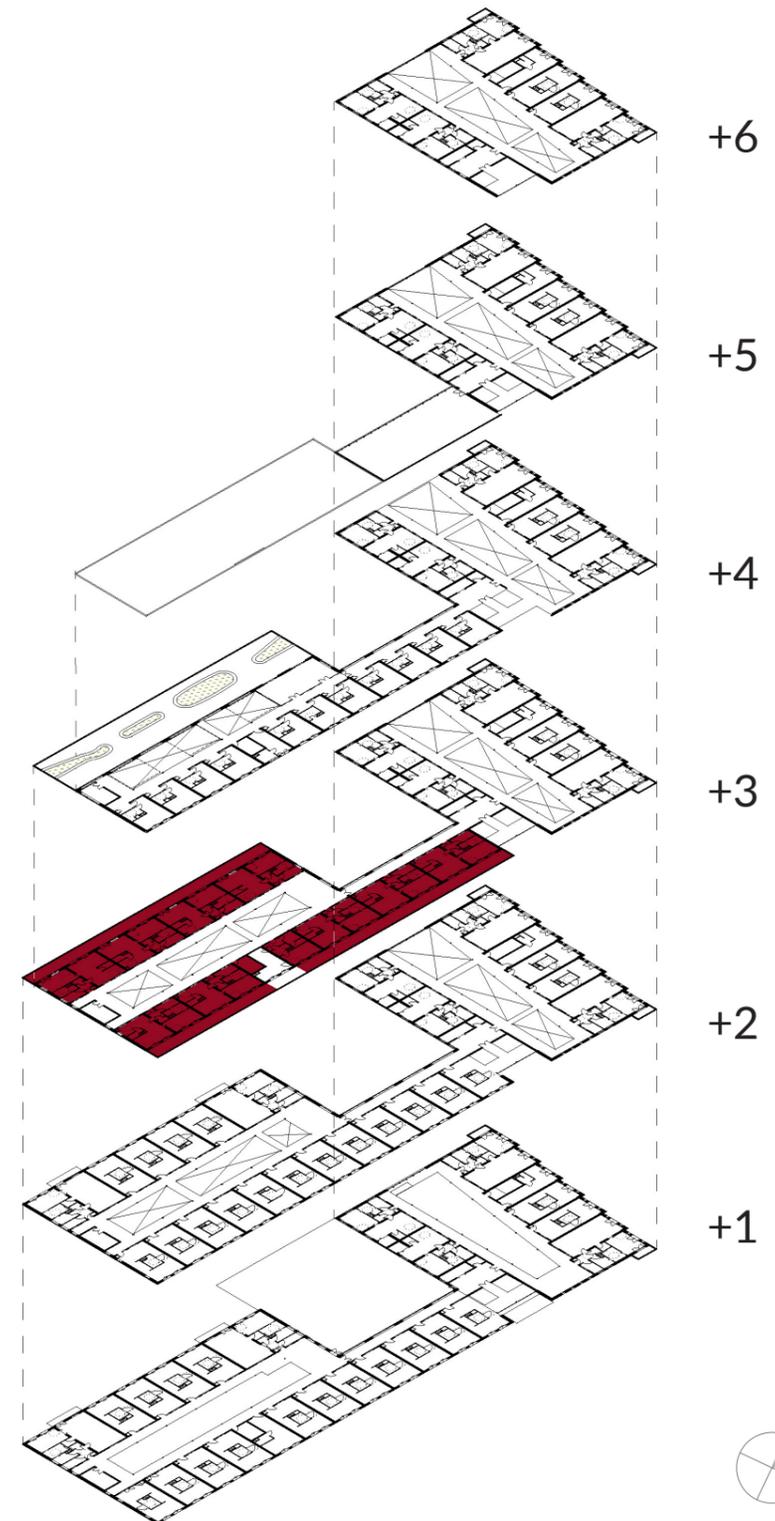
The Large dwellings (94 m²)
 Marked in **Red**
 Number of dwellings: 16



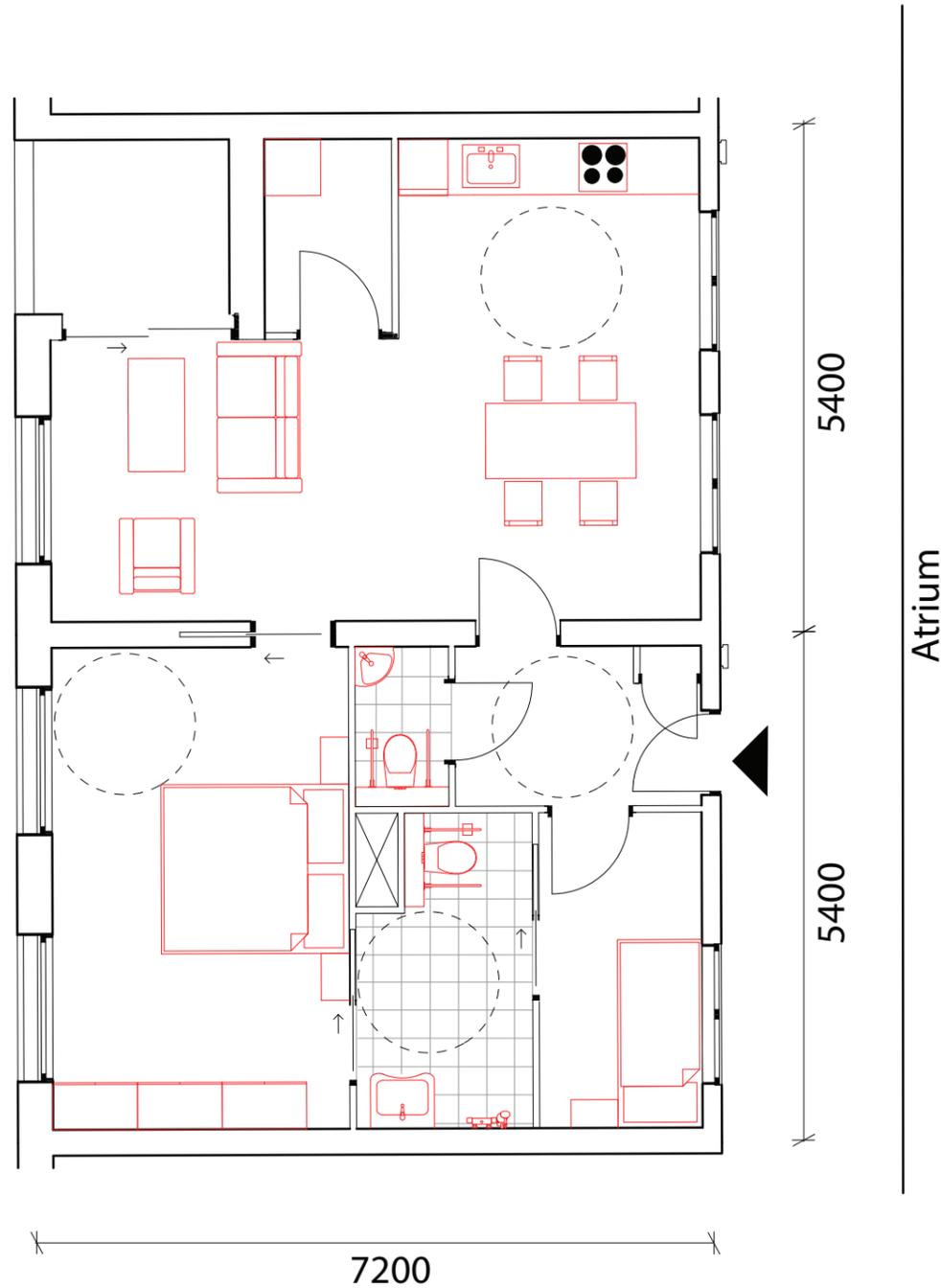
Dwelling C



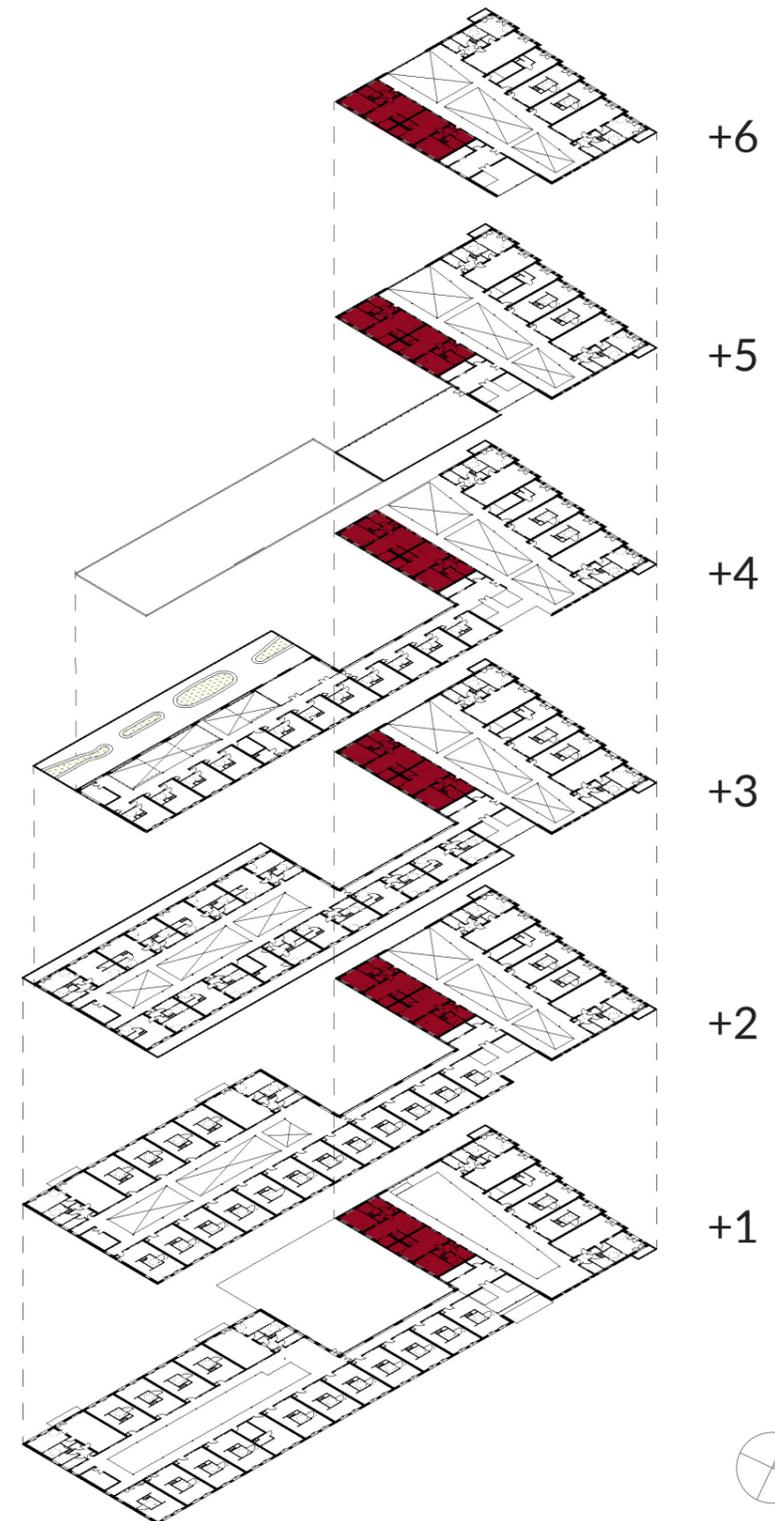
Dwelling C (70 m²)
Marked in **Red**
Number of dwellings: 12



Dwelling D



Dwelling D (65 m²)
Marked in Red
Number of dwellings: 12



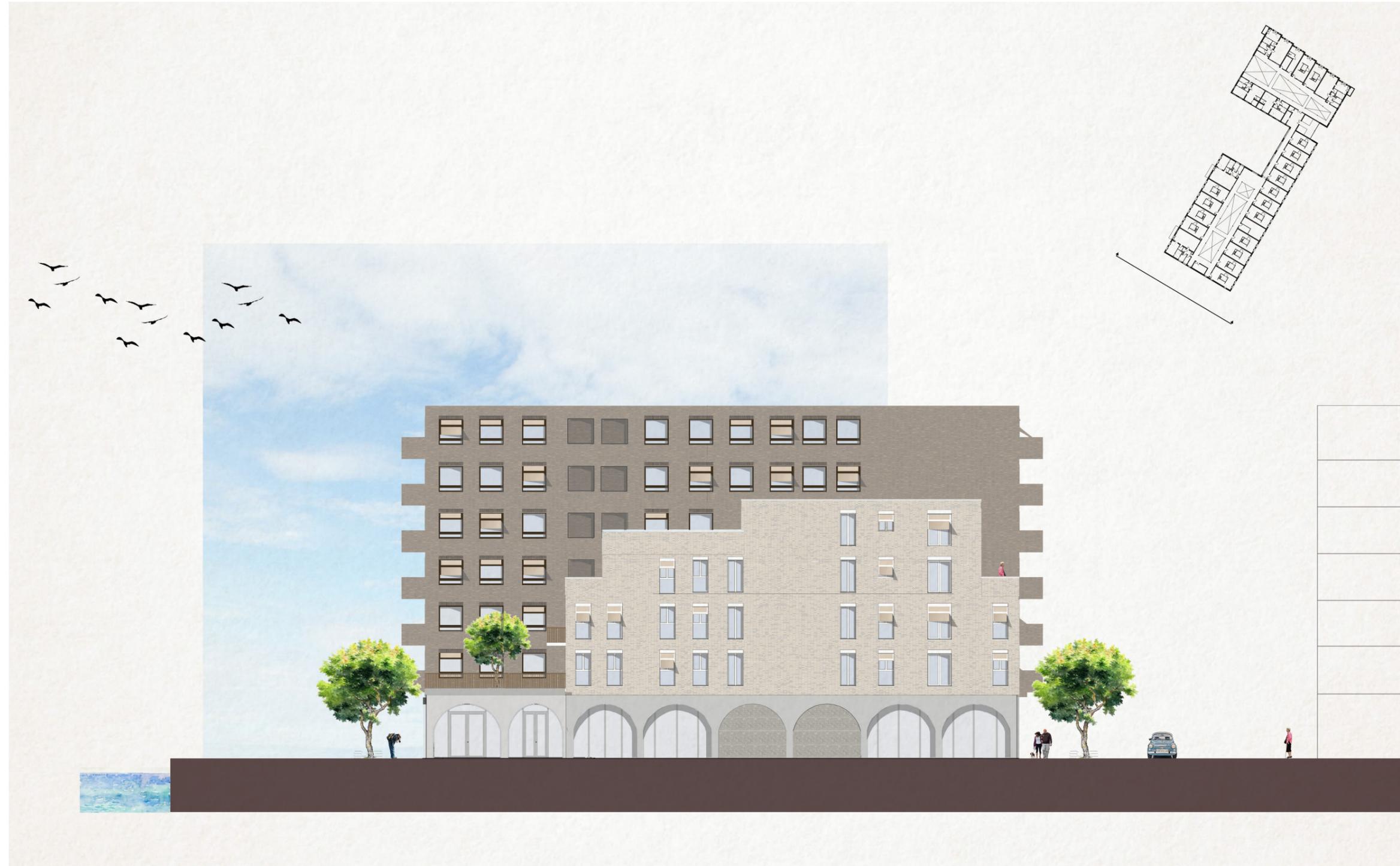


Facades

North-Eastern elevation



South-Western elevation



North-Western elevation



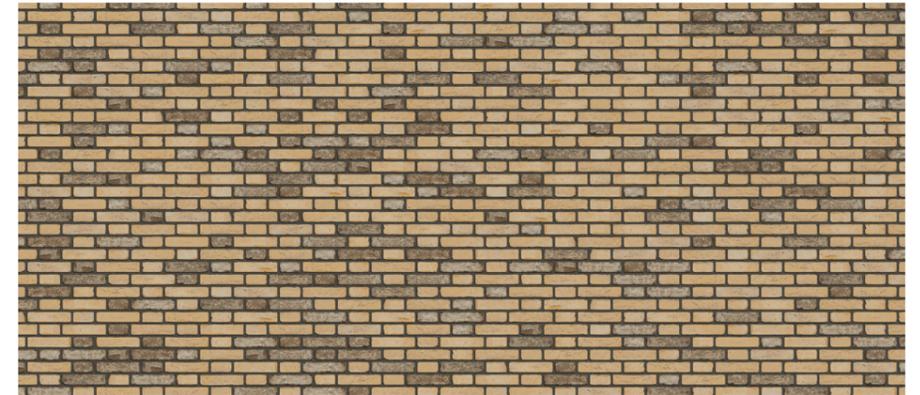
South-Eastern elevation



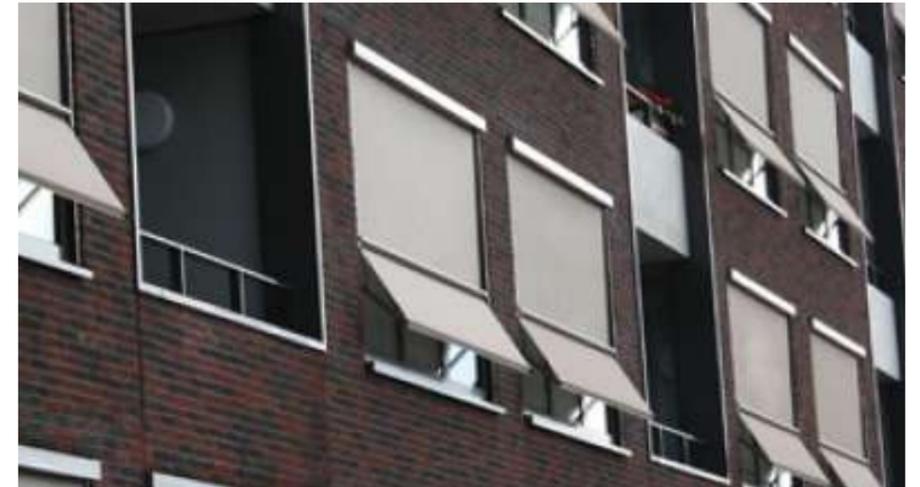
South-Eastern elevation



Facade zoomed in



Light brick in Flemish bond



Markisolette sunscreens

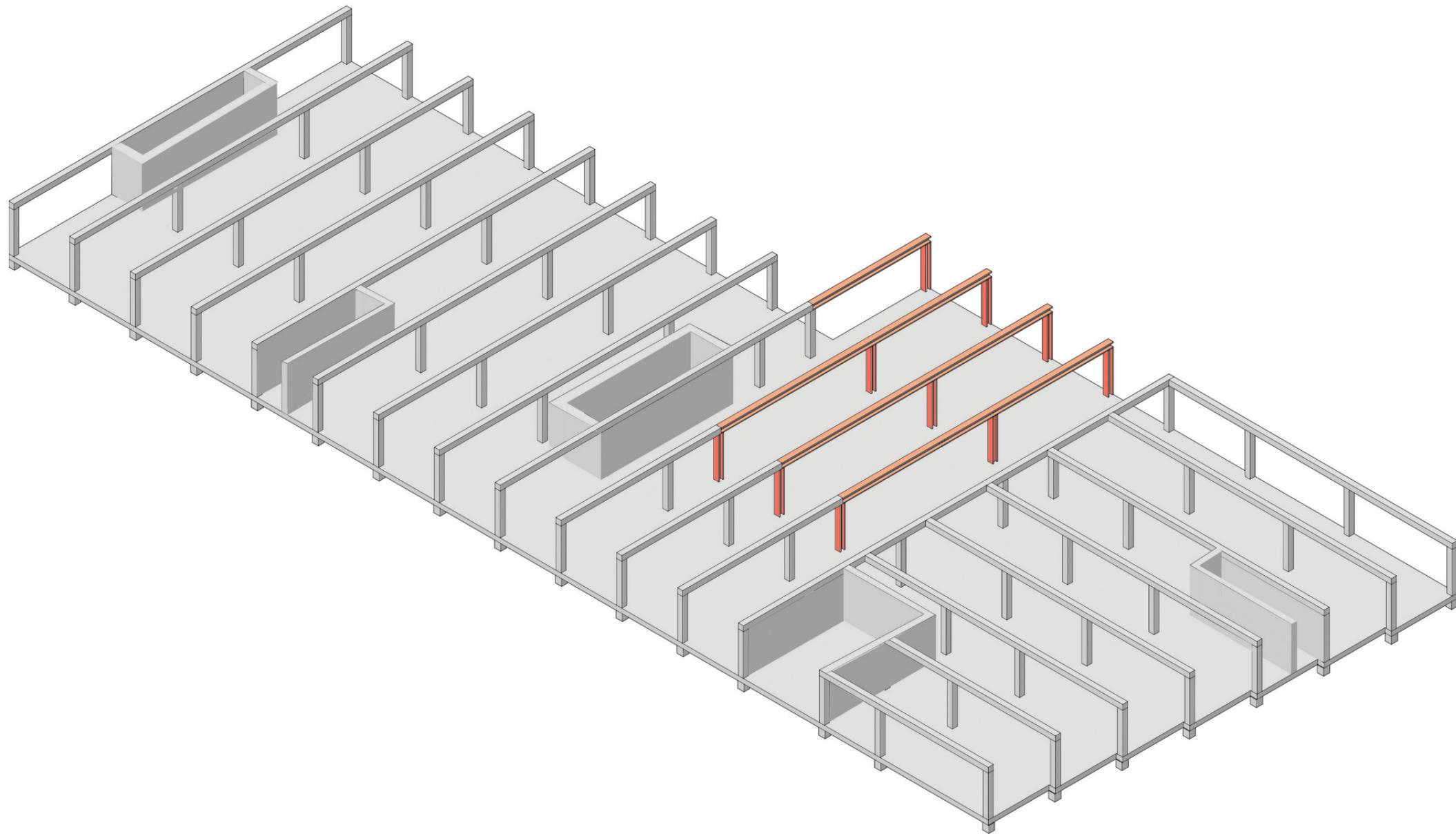


Wood textured concrete

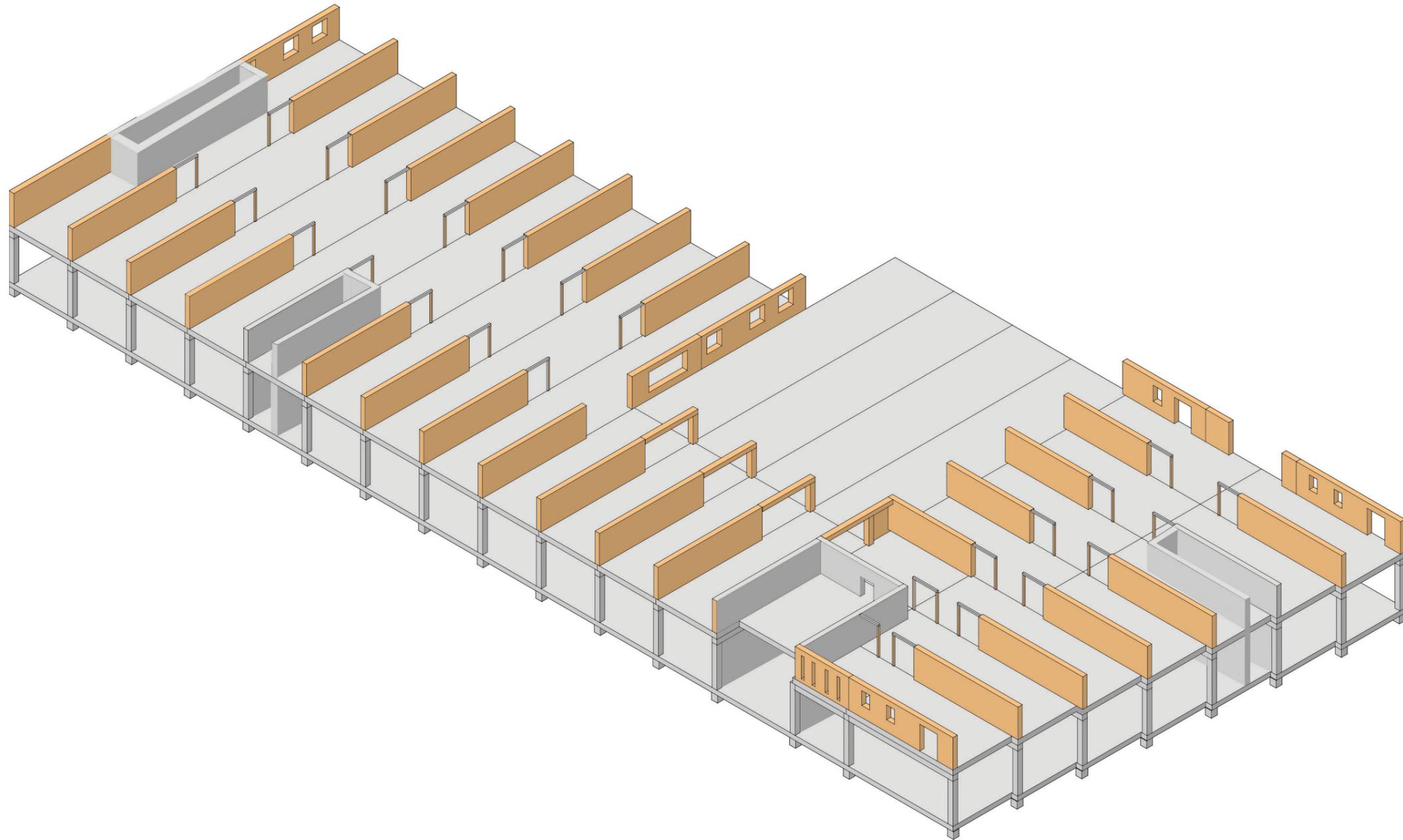
Construction and Climate



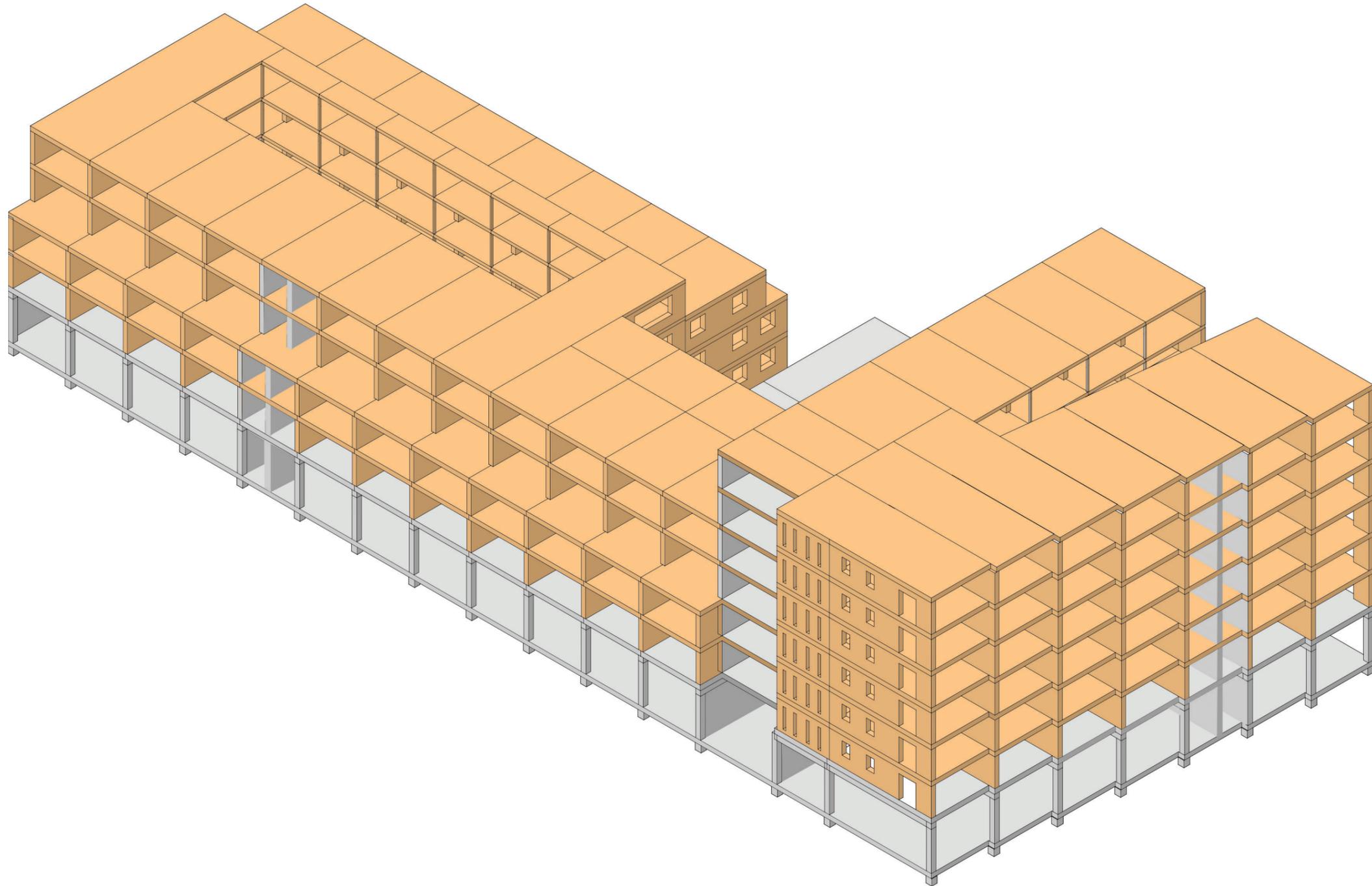
Ground floor assembly



Second floor assembly

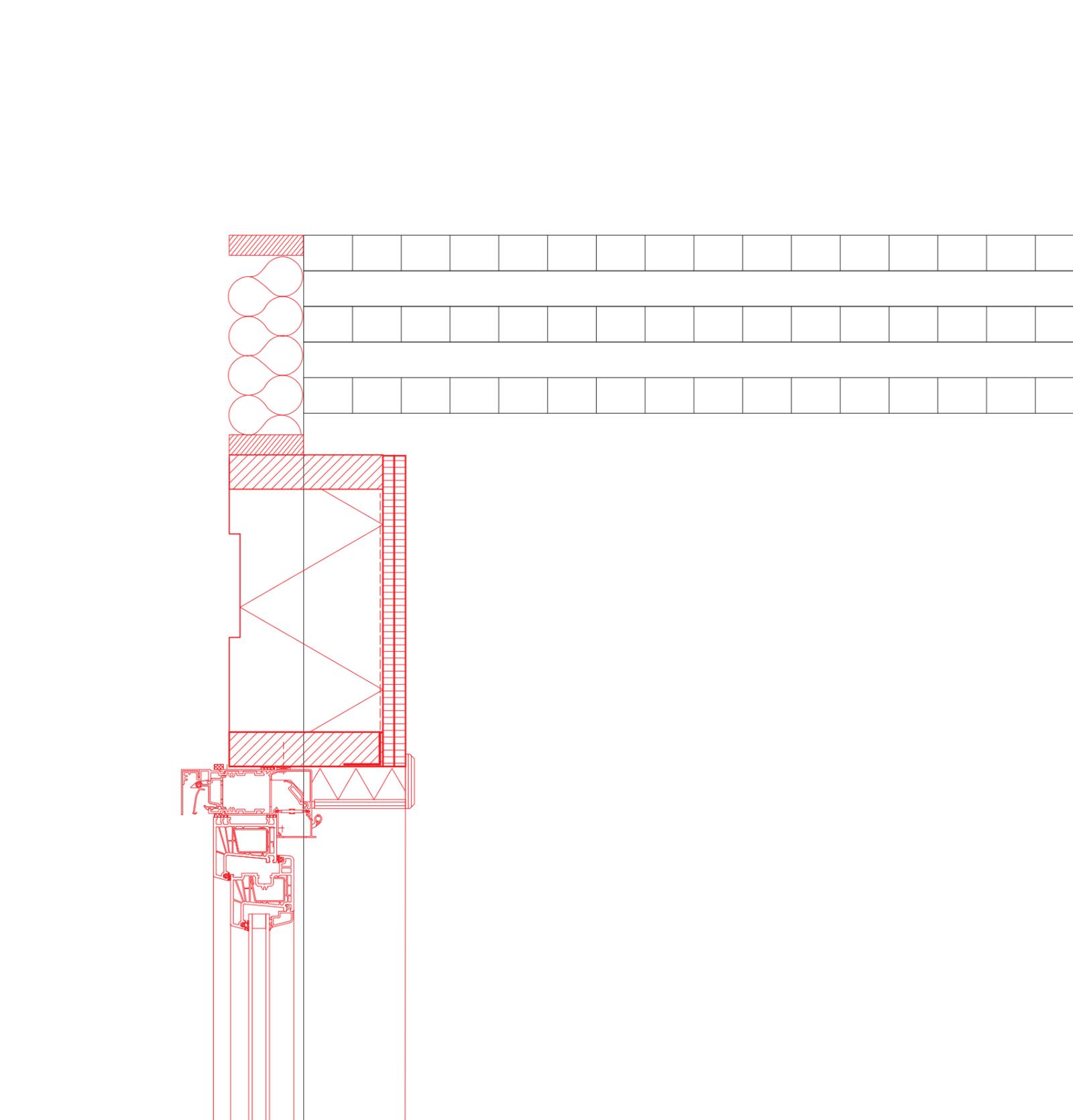


Additional floors assembly



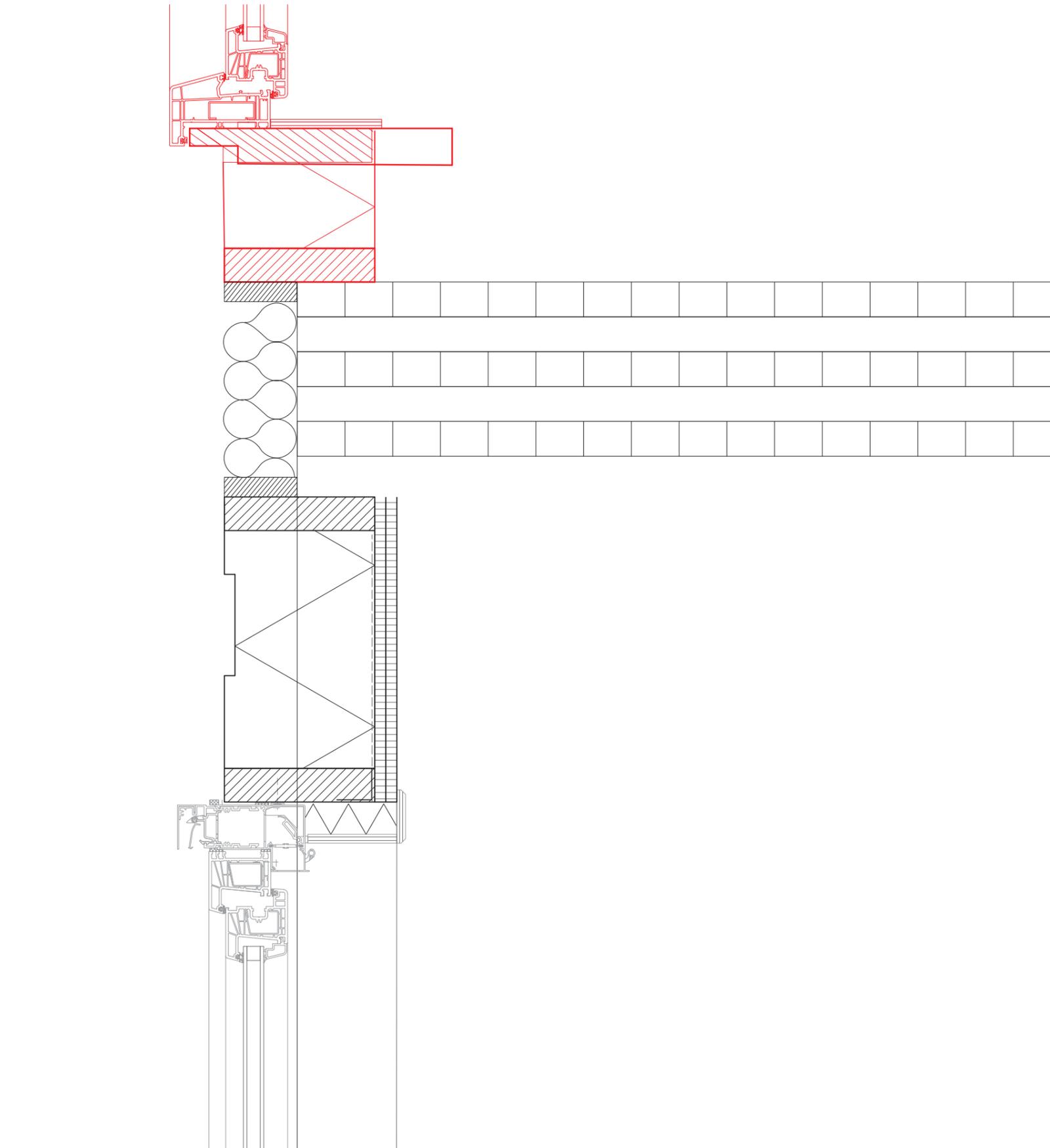
Assembly

2



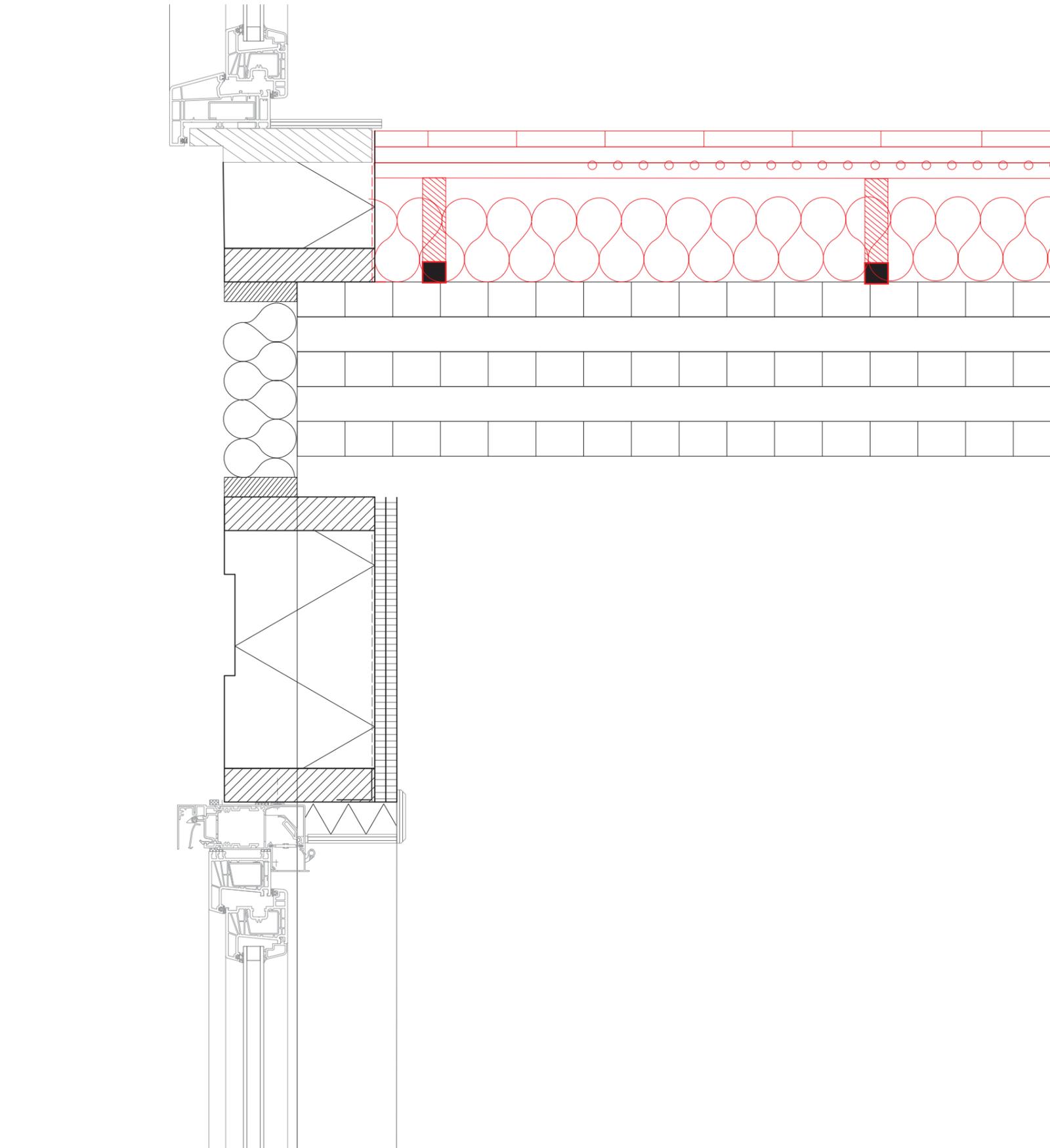
Assembly

3



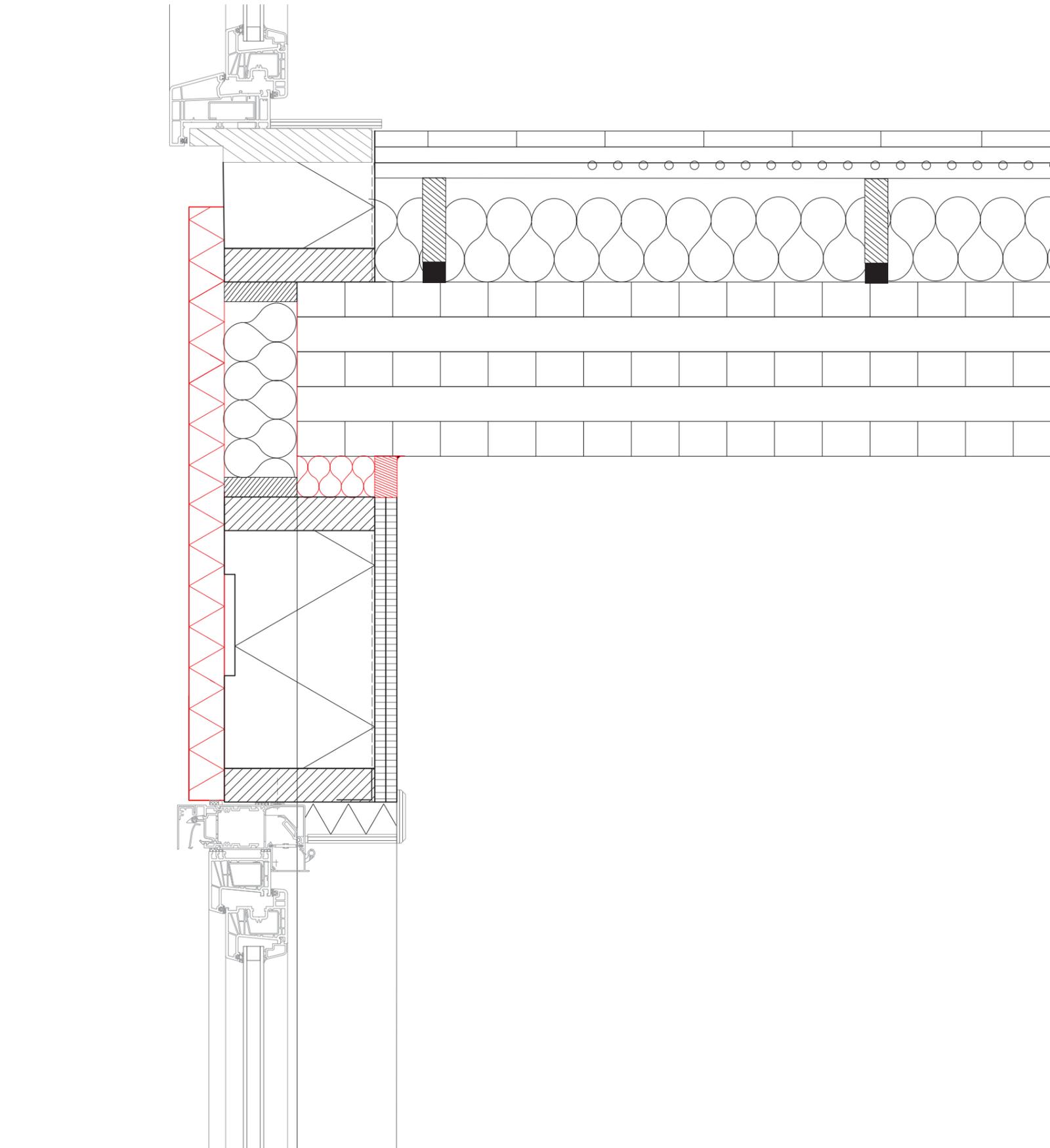
Assembly

4



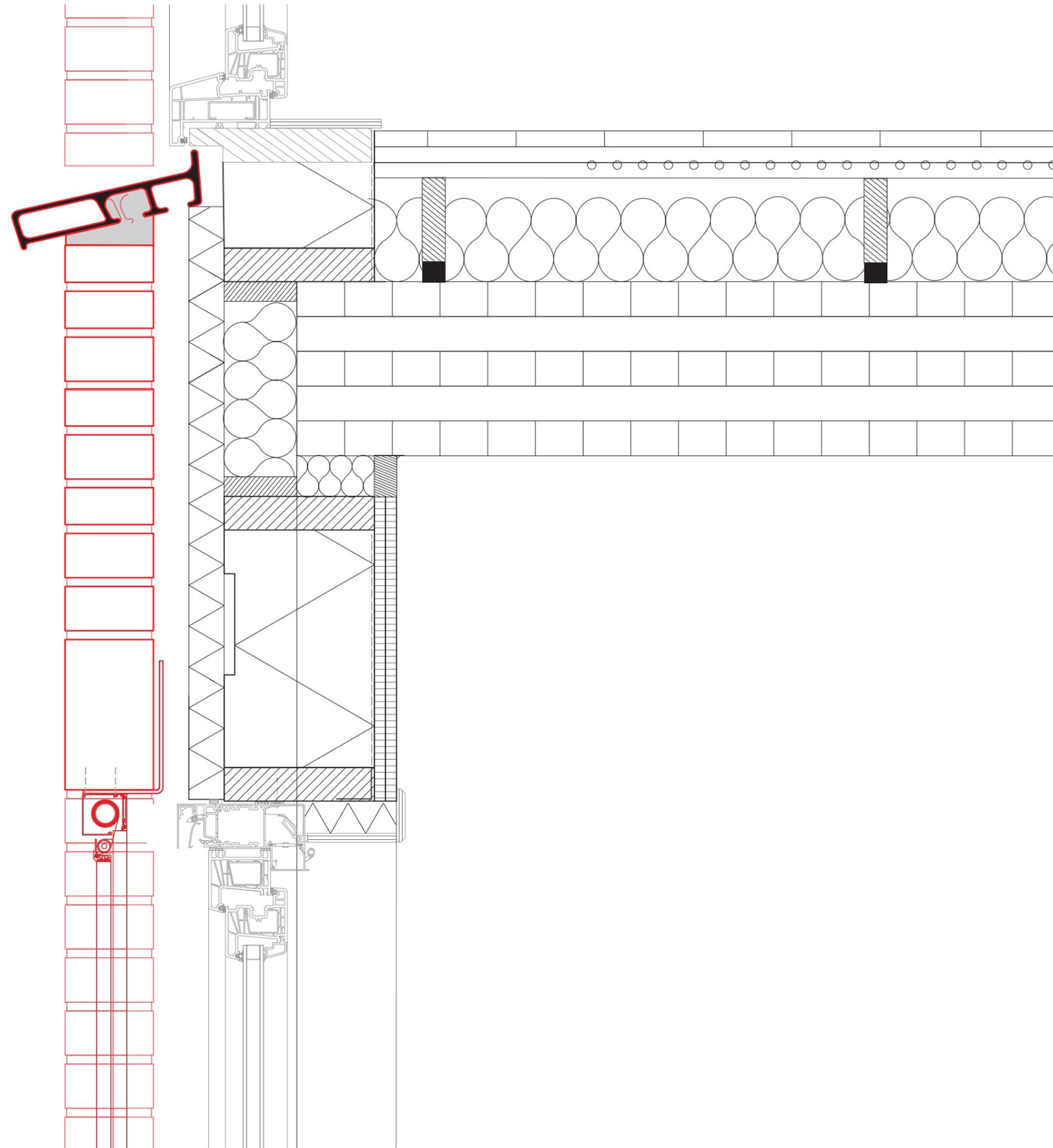
Assembly

5

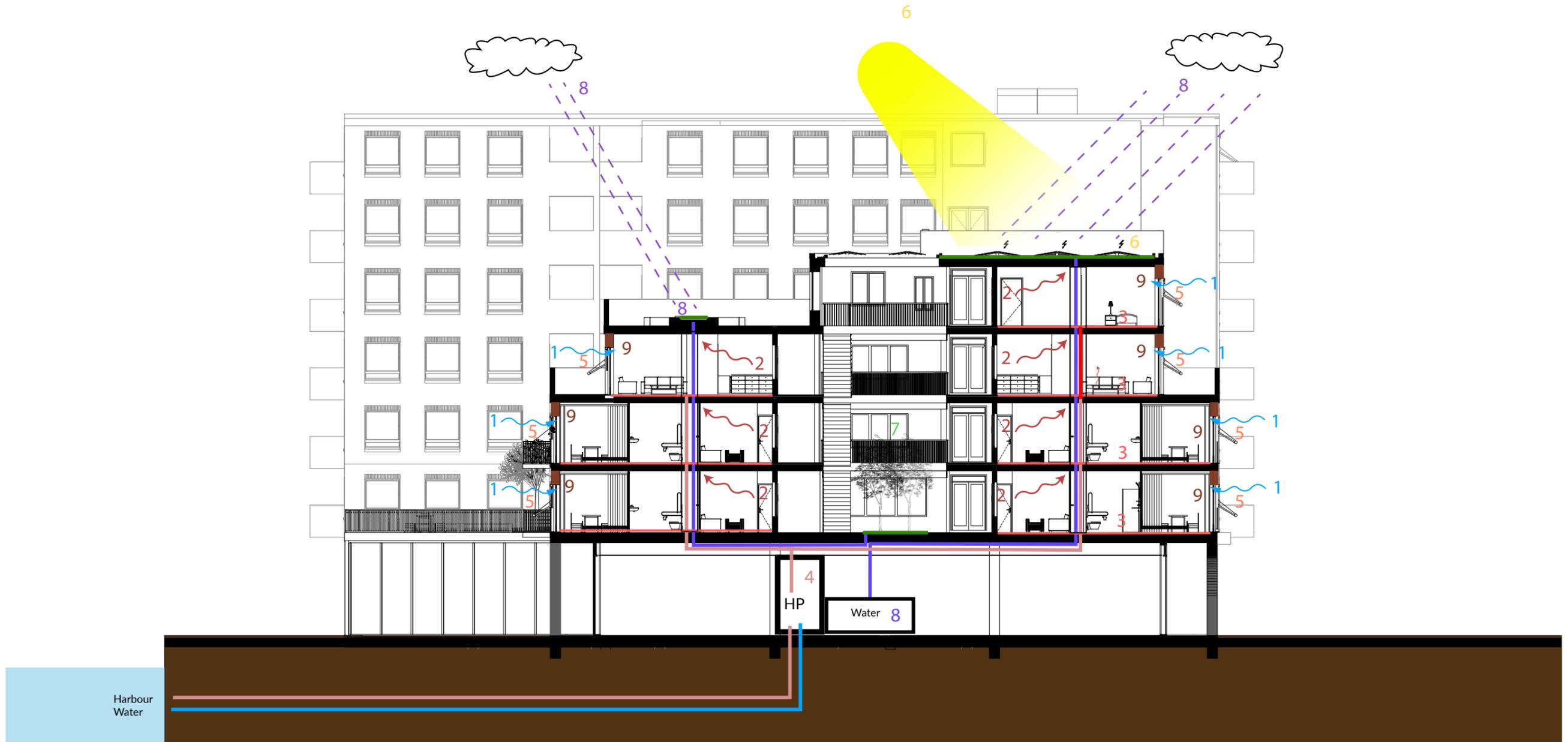


Assembly

6



Climate and sustainability concept







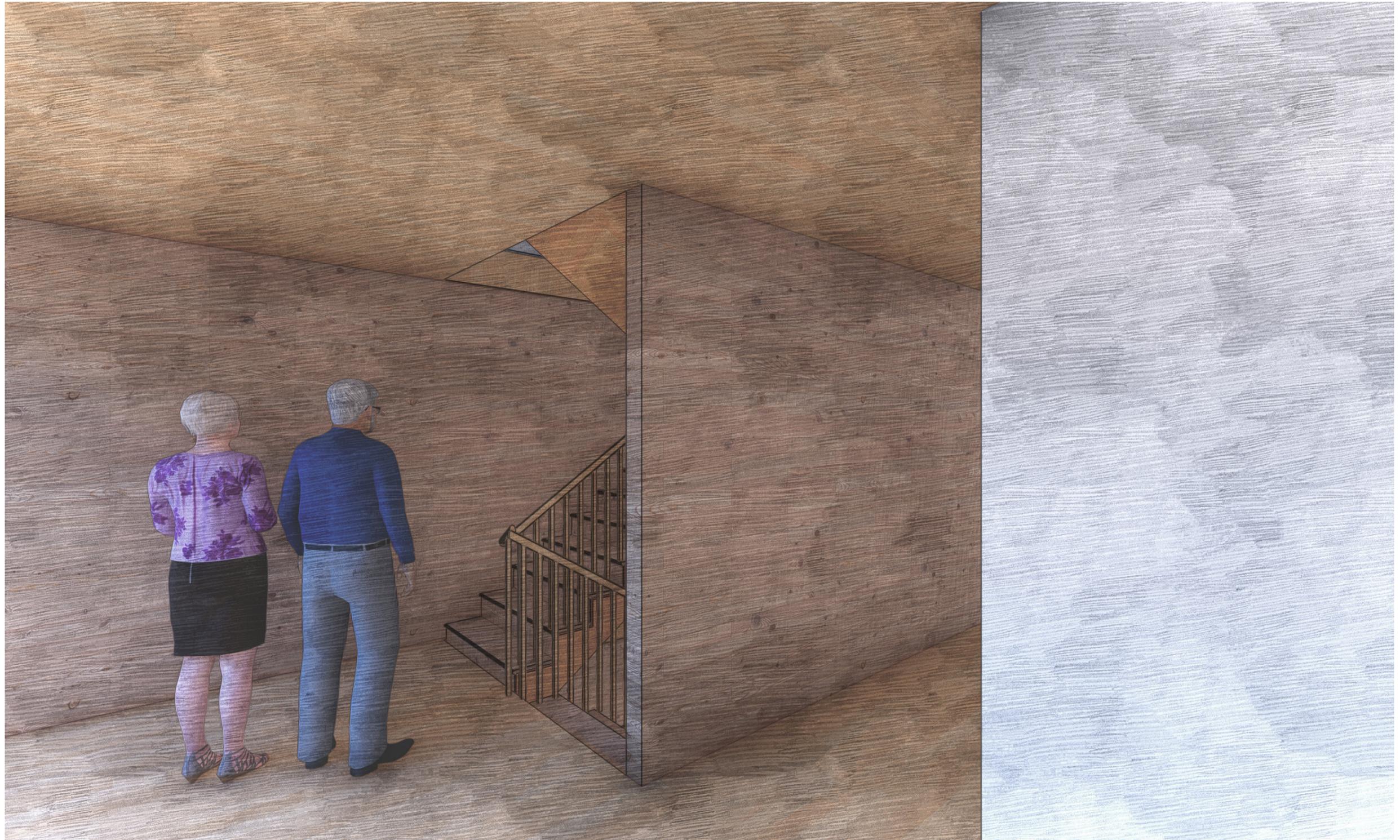
Thank you for listening

Are there any questions?

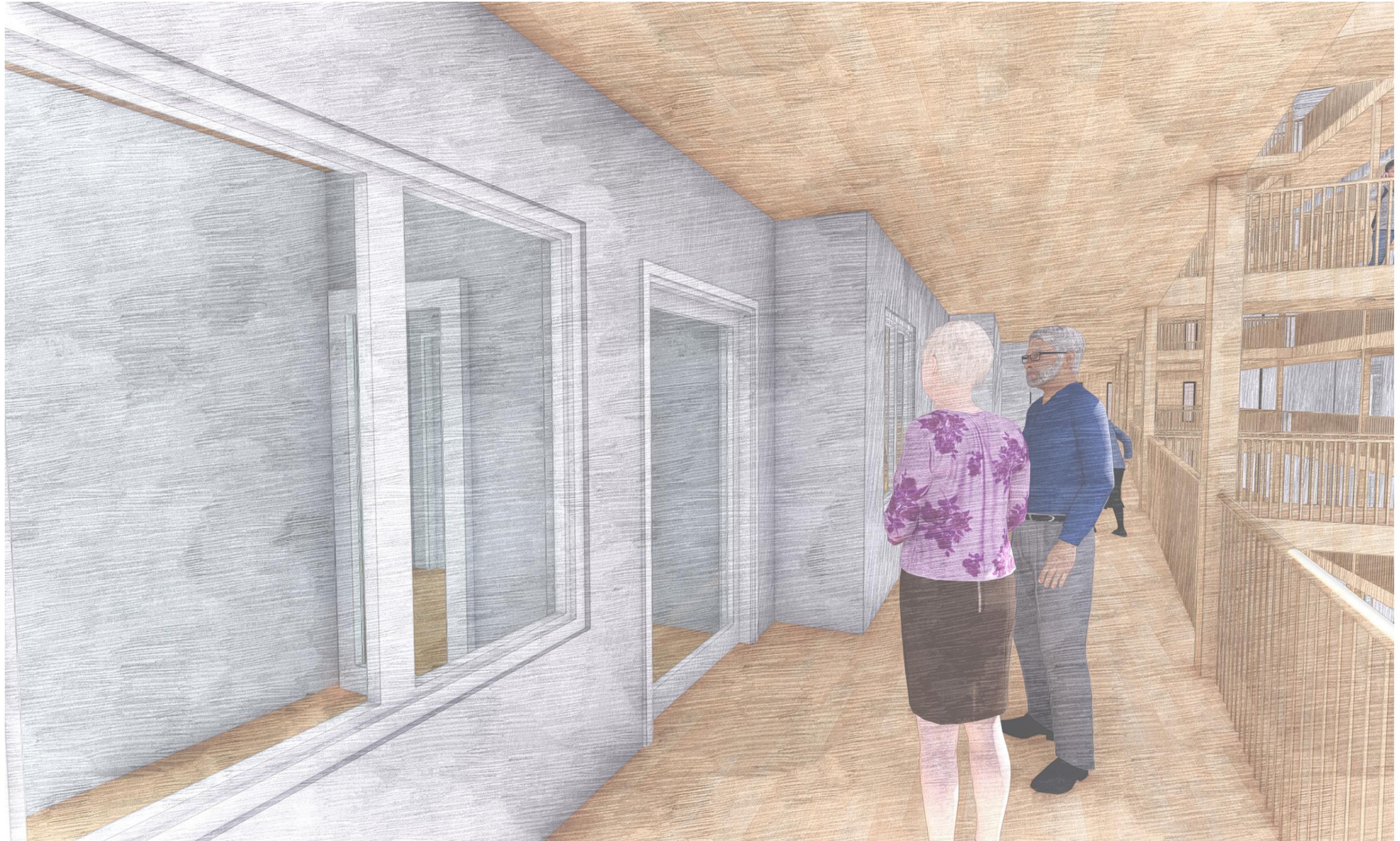
Inside Dwelling B



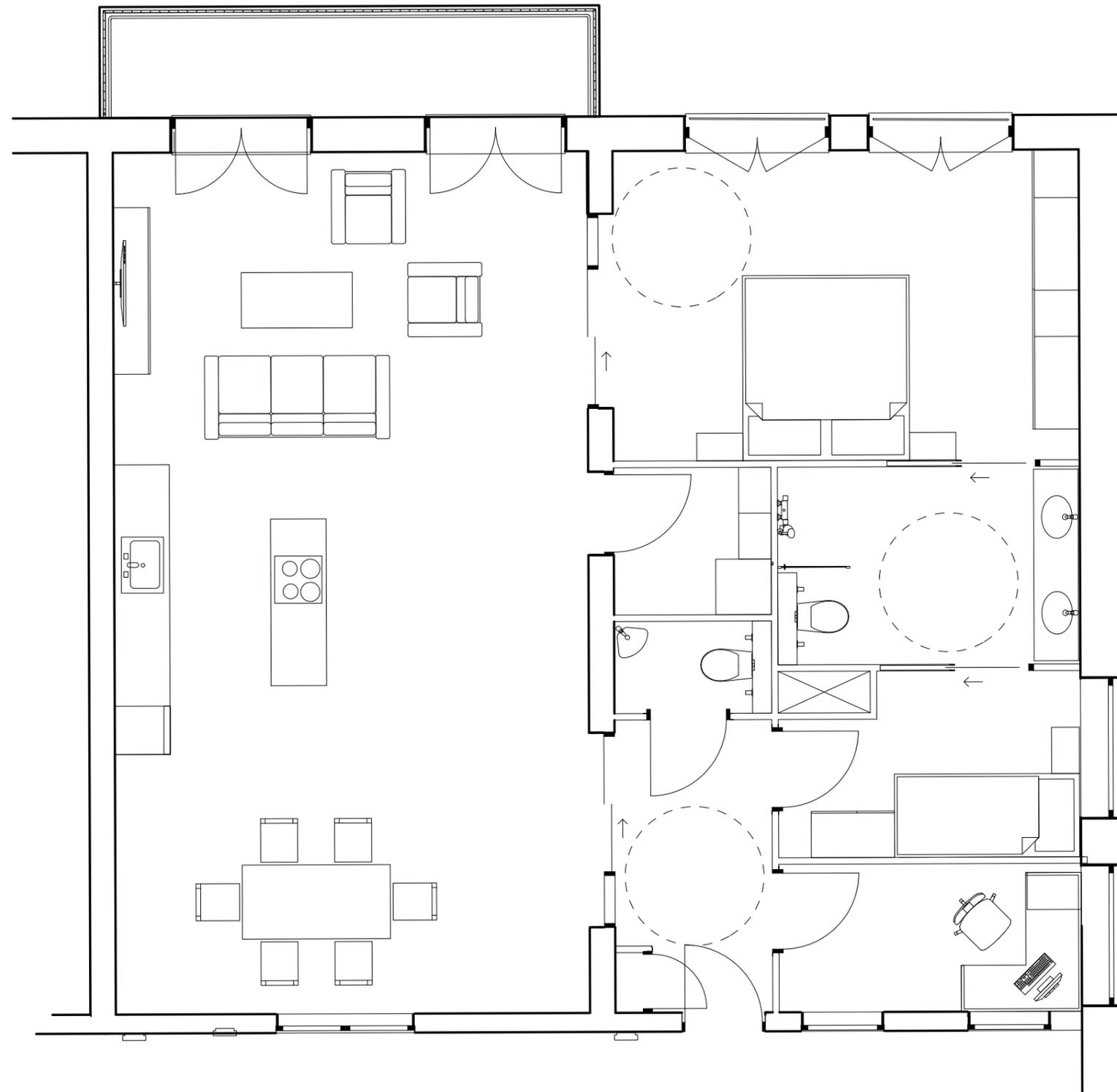
In the stairway towards Dwelling B



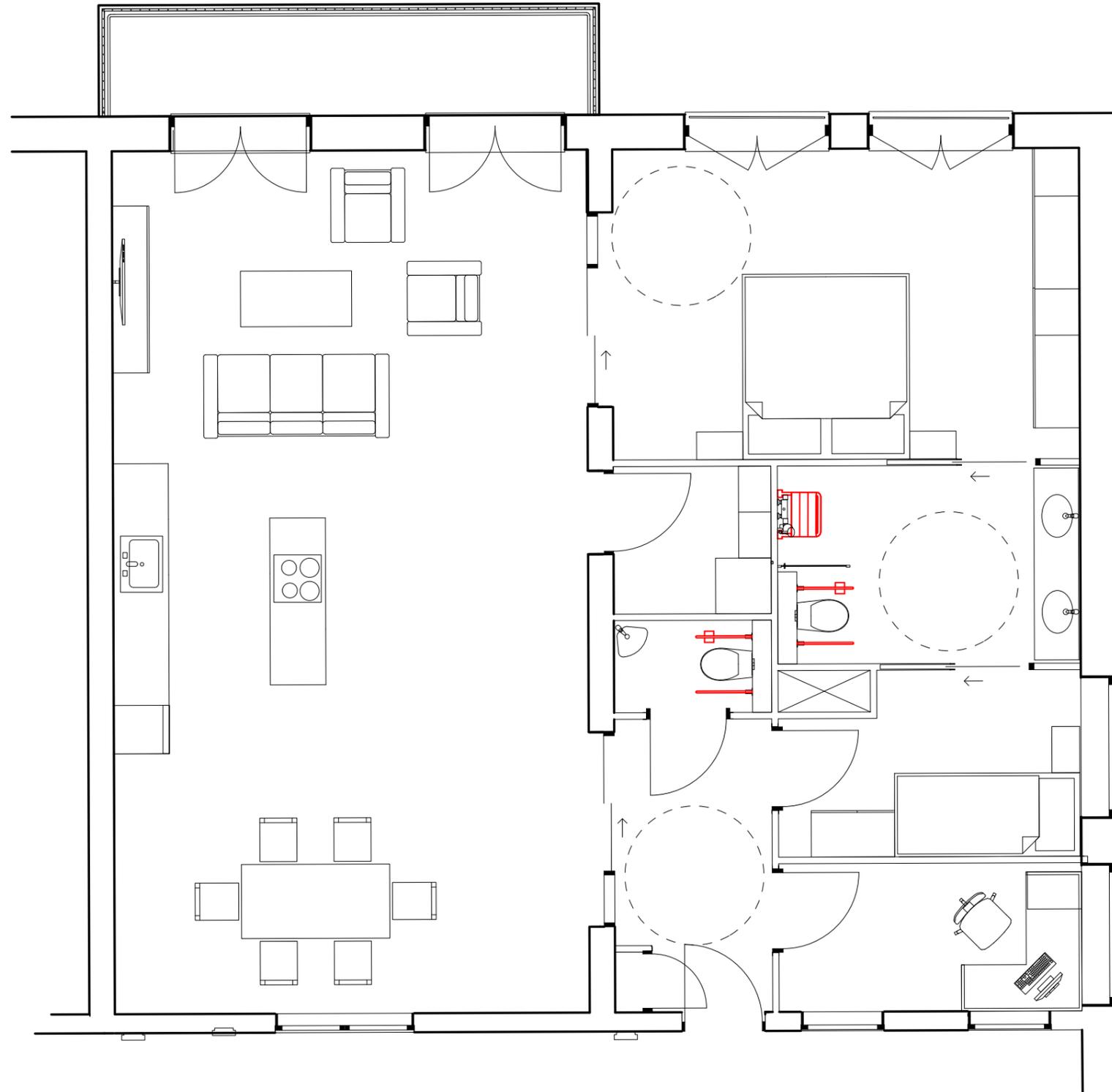
In front of Dwelling B



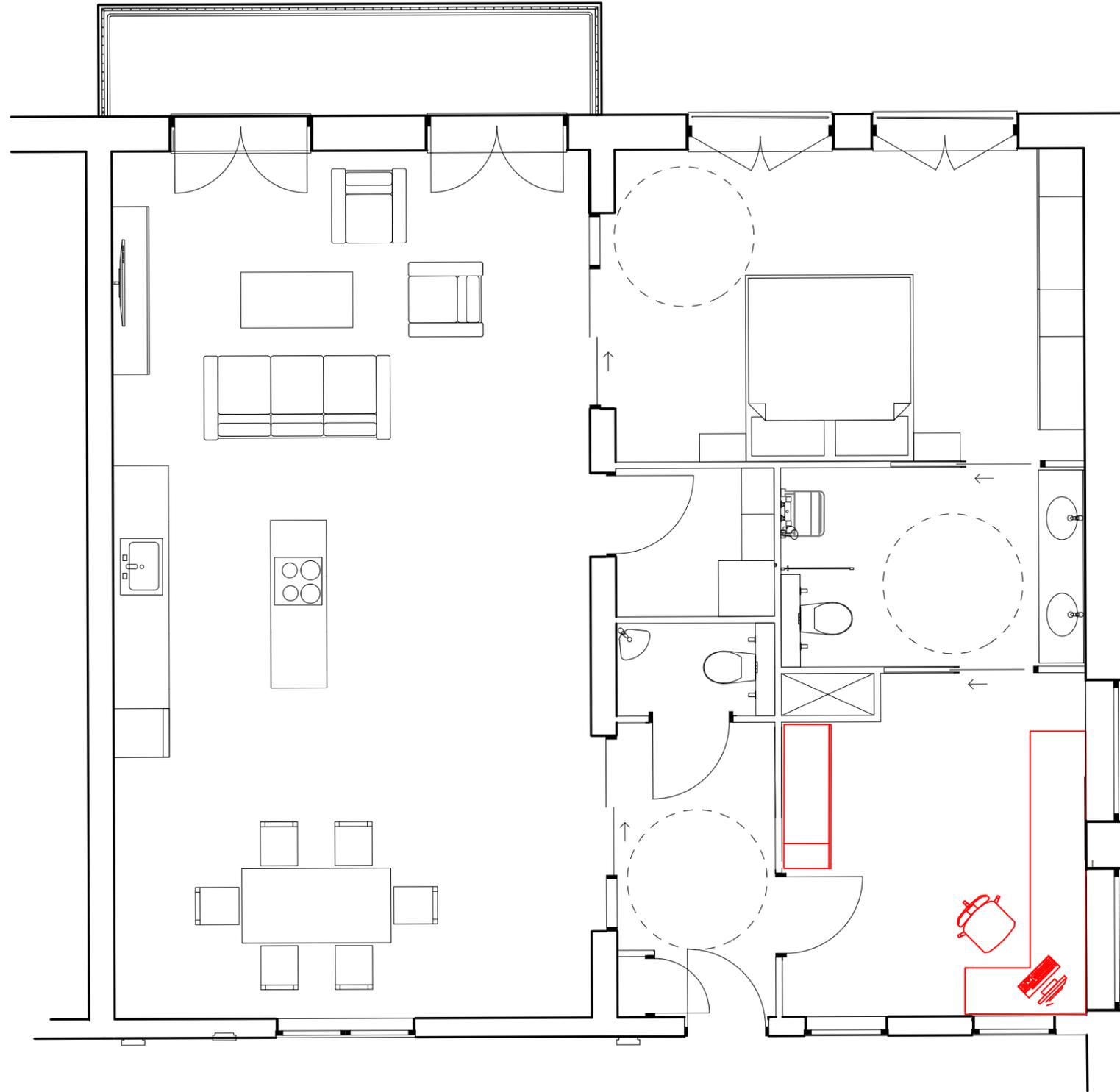
Floorplan Dwelling B at 55 years old



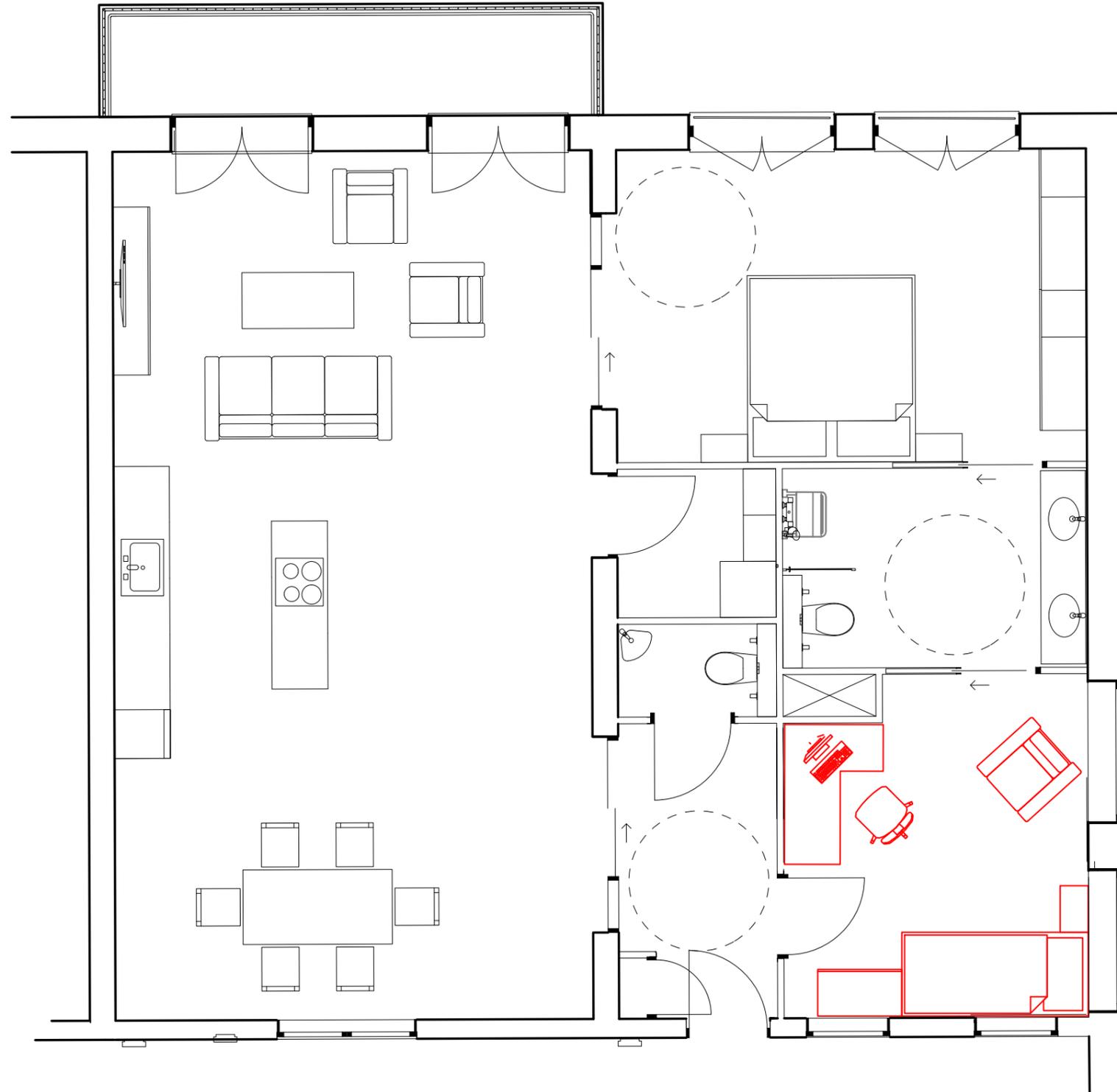
Floorplan Dwelling B at 65 years old



Floorplan Dwelling B at 75 years old



Floorplan Dwelling B at 85 years old

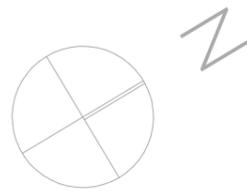
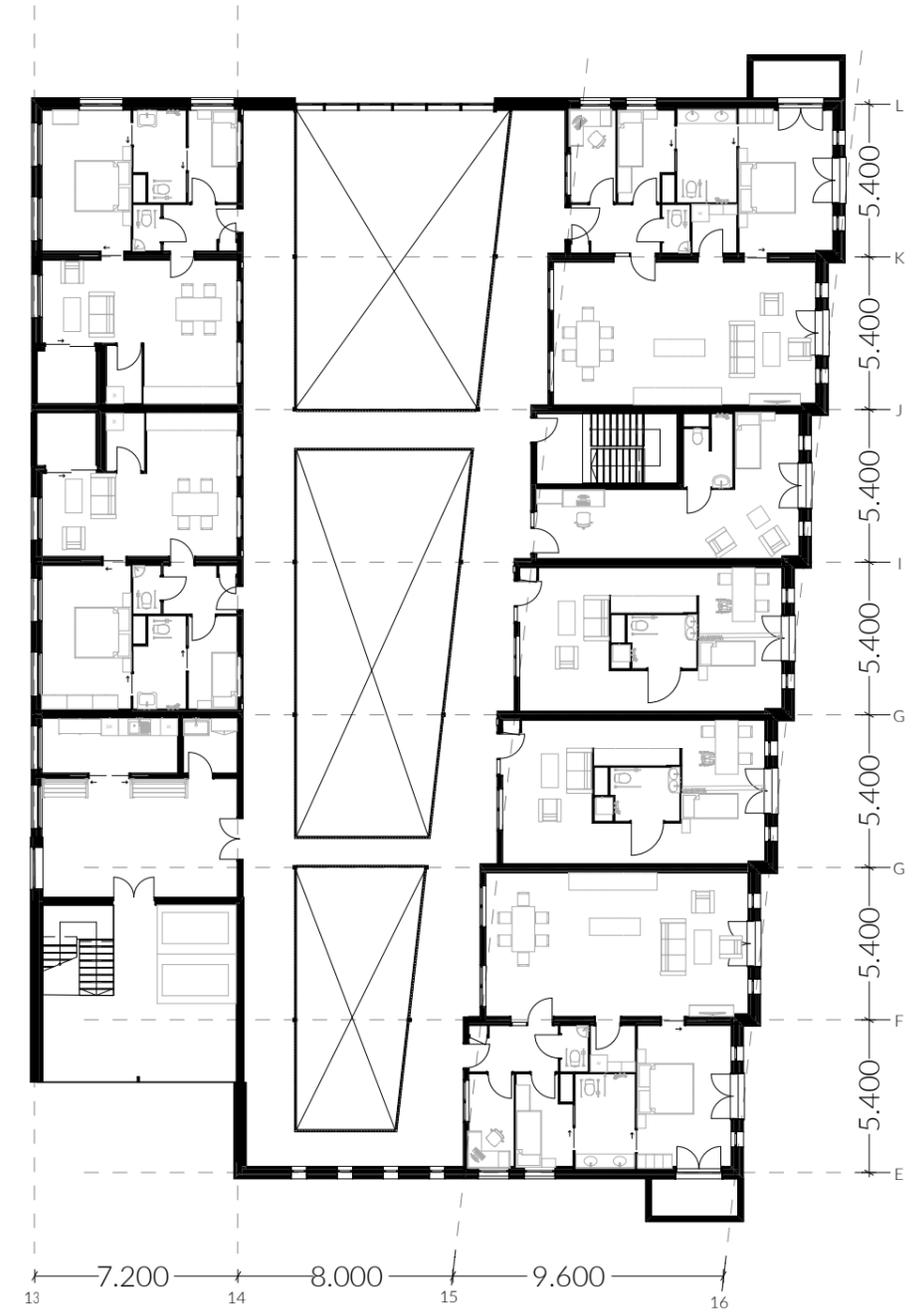


Second floor



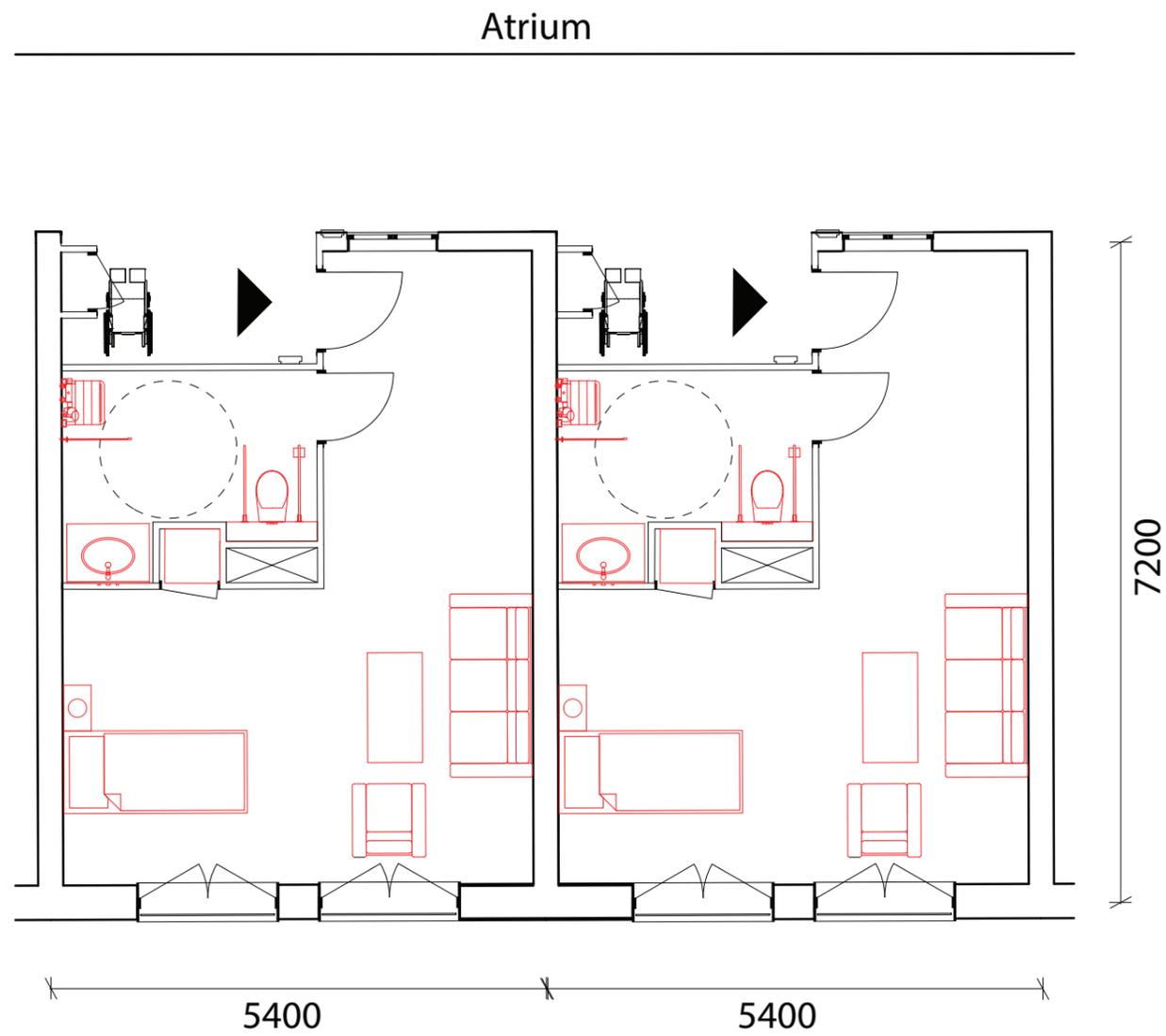
Scale 1:250
1 0 5 10 15 20 25m

Sixth floor 1:250

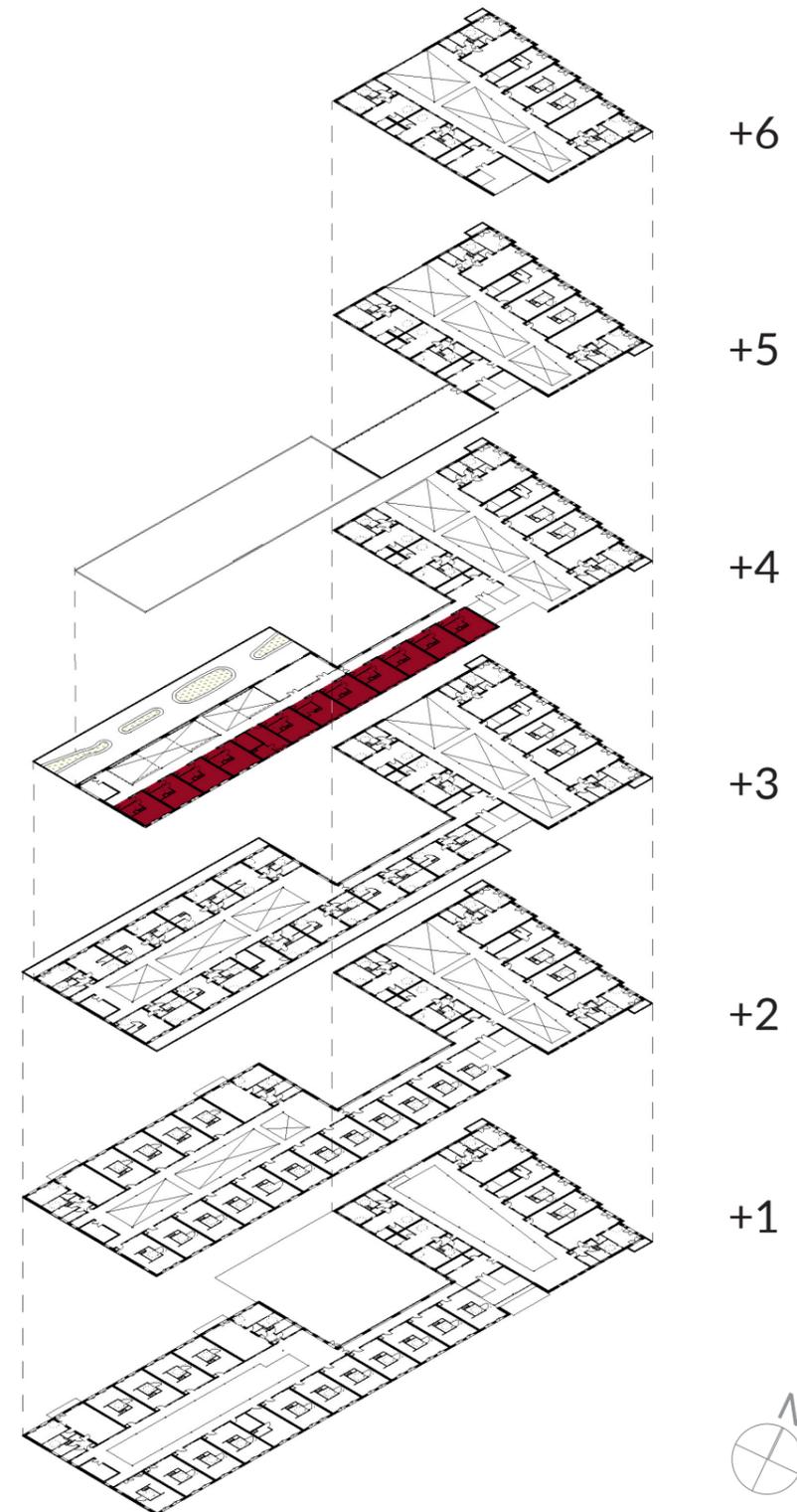


Scale 1:250
1 0 5 10 15 20 25m

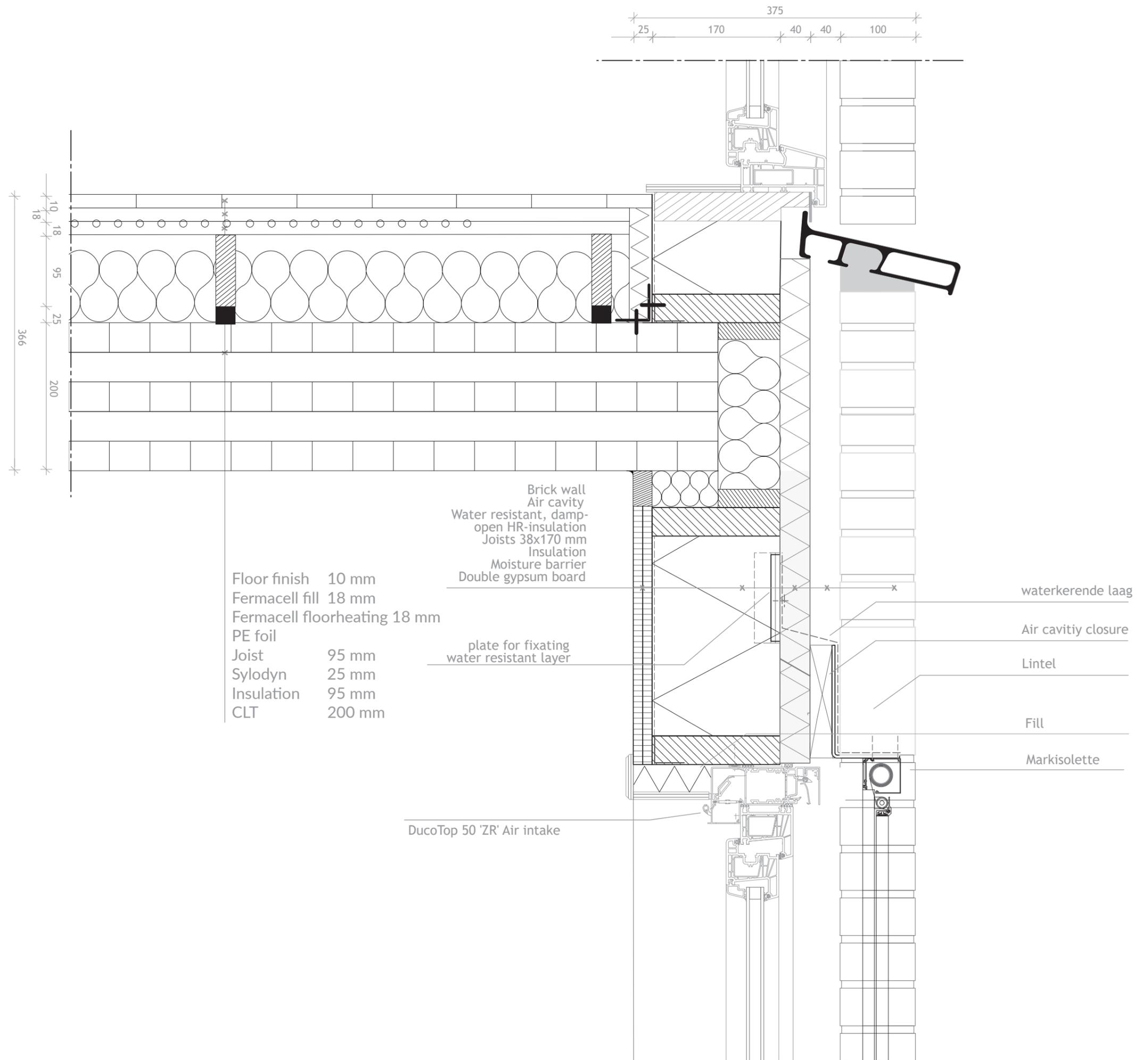
Dwelling E



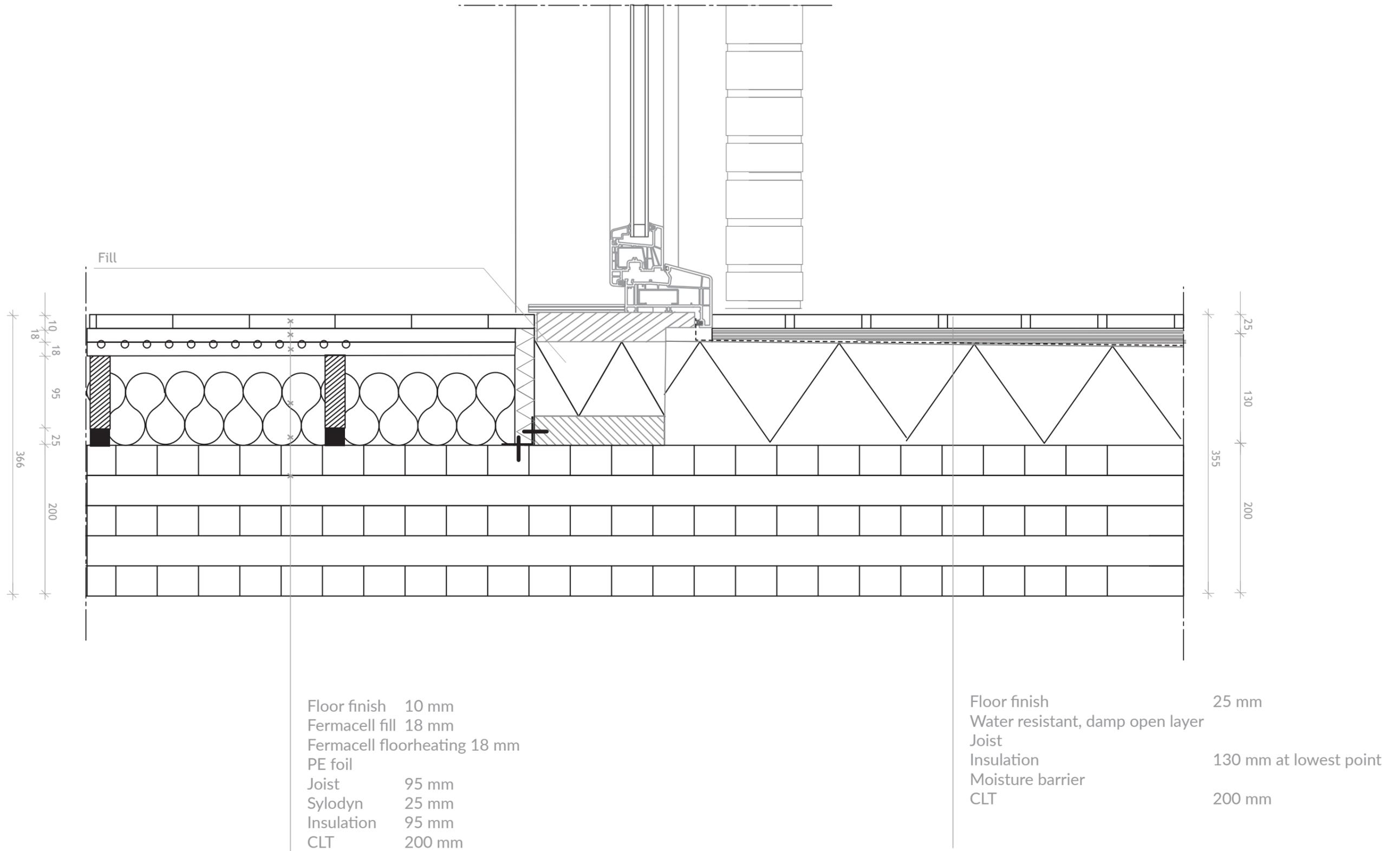
The Care units (25 m²)
Marked in **Red**
Number of dwellings: 11



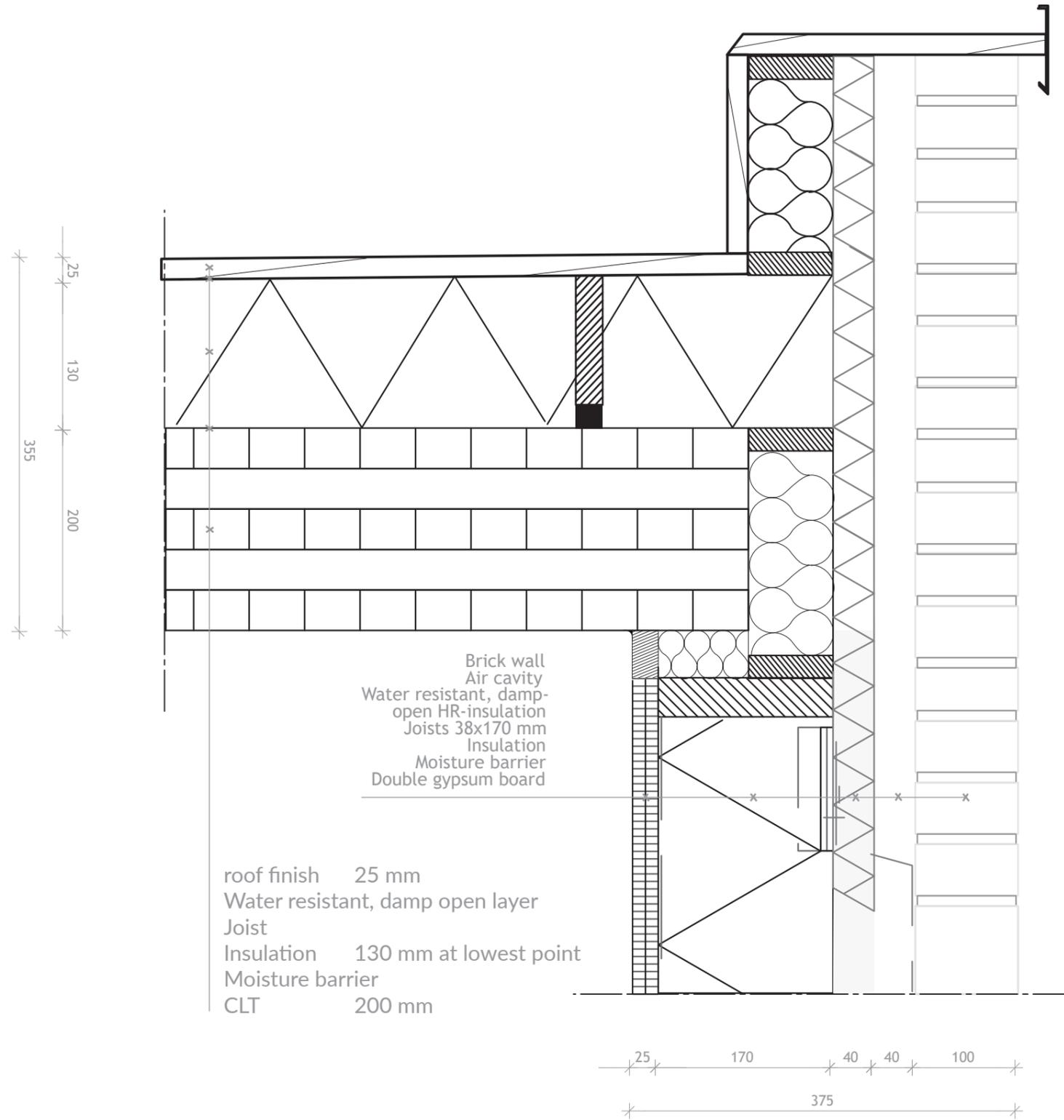
1:5 A



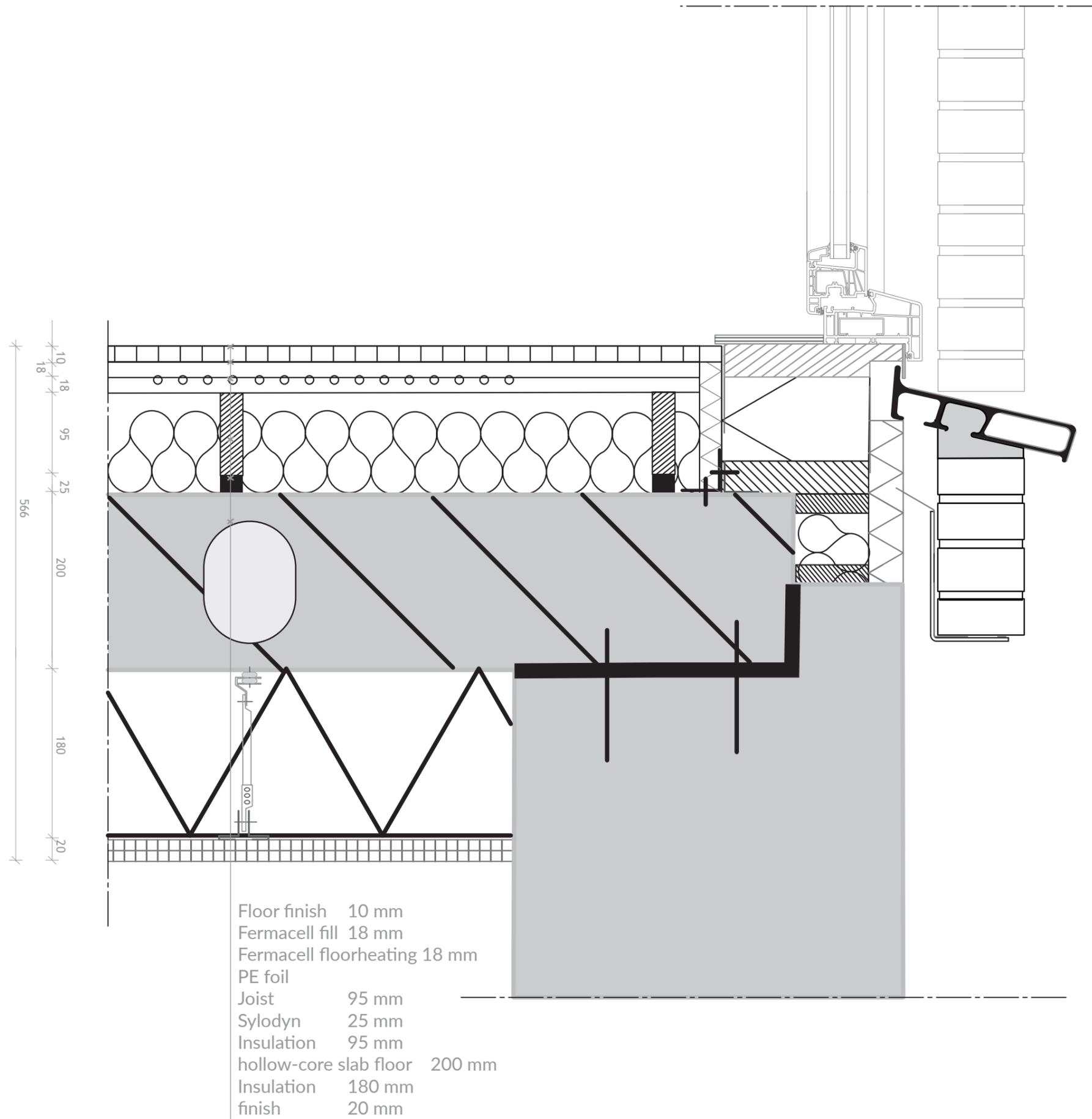
1:5 B



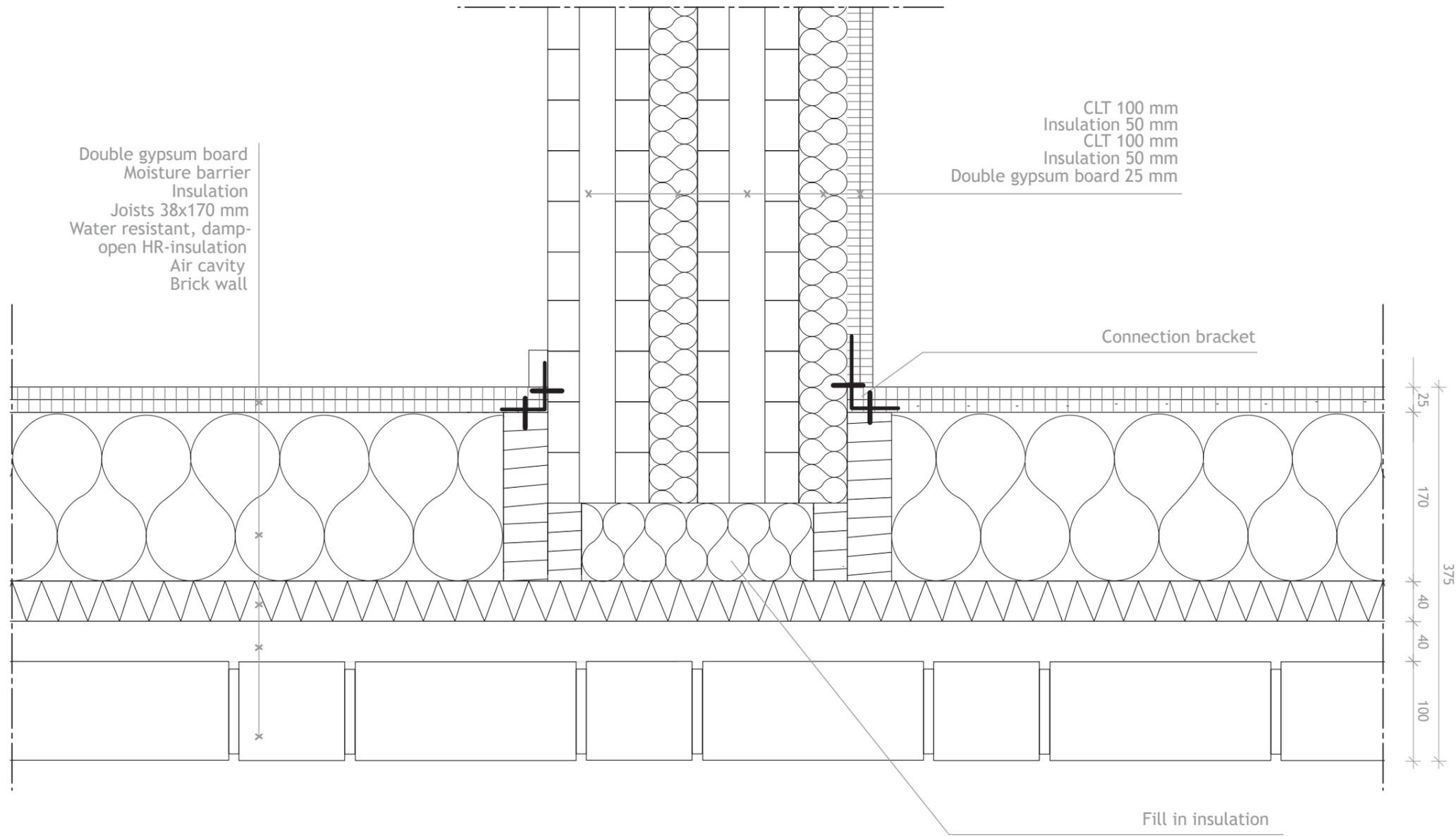
1:5 C



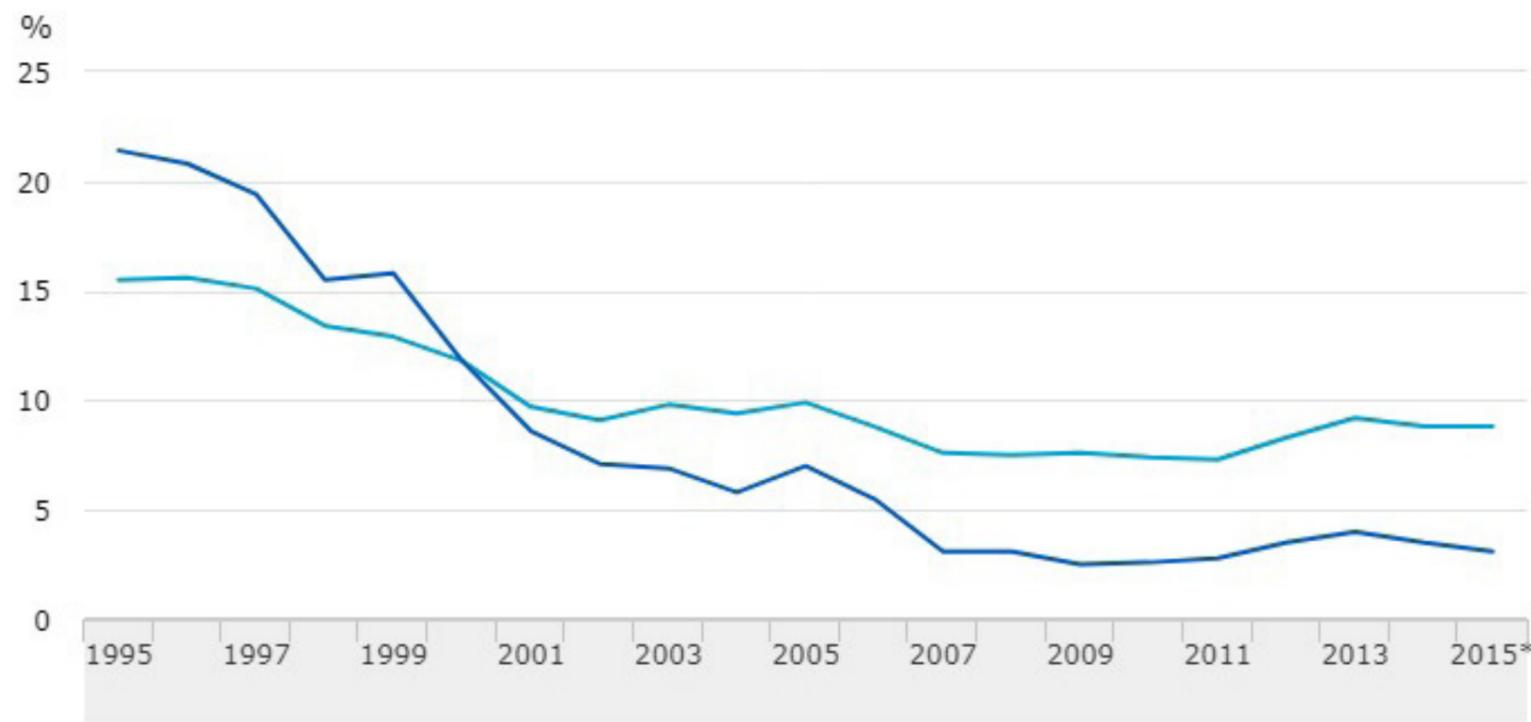
1:5 D



1:5 E



Percentage of households with a low income



After 2000 the population above 65 earns more than the general population on average.

— All households — Main earner above 65 years old



<https://www.cbs.nl/nl-nl/nieuws/2017/10/ontwikkeling-inkomen-en-vermogen-65-plussers-na-95> Translated by author