

HEALTHY AGING IN THE TARWEWIJK

AGE-FRIENDLY DESIGN FOR ELDERLY IN THE TARWEWIJK, ROTTERDAM



ARCHITECTURE GRADUATION STUDIO

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5272157
19-06-2025

TU DELFT BOUWKUNDE
MSC ARCHITECTURE, URBANISM AND BUILDING SCIENCES
AR3AD110 - DESIGNING FOR HEALTH&CARE

AGING INDEPENDENTLY IN TARWEWIJK



Image: <https://www.trouw.nl/nieuws/domweg-gelukkig-in-een-verzorgingshuis-b76c3923/?referrer=https://lens.google.com/>

AGING INDEPENDENTLY IN TARWEWIJK



WILLEN WE IN DE
TOEKOMST NOG HANDEN
AAN HET BED?
DAN IS DE NVZ NU
AAN ZET

HOOR ONS
ZIE ONS
WAARDEER ONS

We waren de helden en kregen applaus
Dat is fijn maar kan je niet van leven
Dus als men wil dat we blijven werken
Moet de NVZ voor de nieuwe CAO meer gaan
geven

De zorgverleners staan altijd klaar voor
de patiënten
Waardeer ze in de nieuwe CAO dan ook
met genoeg procenten
Waardeer en beloon ons met een
verdiend gebaar
NVZ kom over de brug 10% erbij in 1

ZO WREED
DE ZORG WORDT
UITGEKLEED

HET VOORSTEL
VOOR ONZE CAO IS EEN
NO GO! 

RESEARCH QUESTION

“How can the living environment in, for instance, Tarwewijk be improved to enable elderly people to live independently at home for longer?”

SUB QUESTIONS



1. What is the current housing situation for elderly people in Tarwewijk?

2. What are the needs of the elderly regarding their living environment?

3. Which elements from existing age-friendly reference projects can be applied to the living environment in Tarwewijk?

LOCATION



Note. This image is retrieved from: Google LLC (2023)

FIELDWORK LOCATIONS



Note. This image is retrieved from Google LLC (2022)
Apartment Building in Crooswijk, Rotterdam

FIELDWORK LOCATIONS



Note. This image is retrieved from Google LLC (2022)

BruVille, Bruinisse

CASE STUDIES



Note. This image is retrieved from: Knarrenhof© (n.d.)



Note. This image is retrieved from Atelier Pro (n.d.)



Note. This image is retrieved from Zeeuwland (2016)

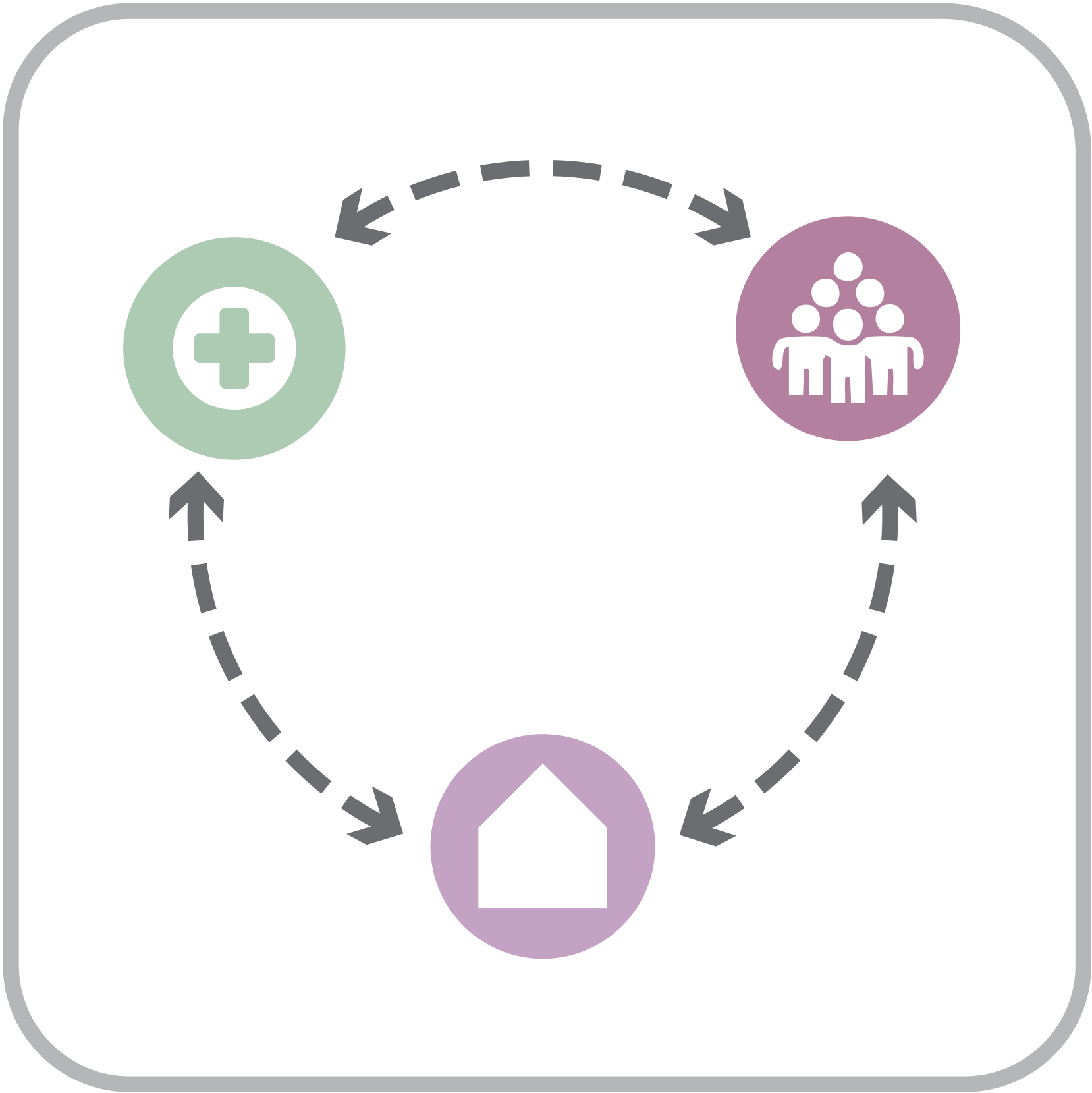
CASE STUDIES



a
minimal space

Note. Own image

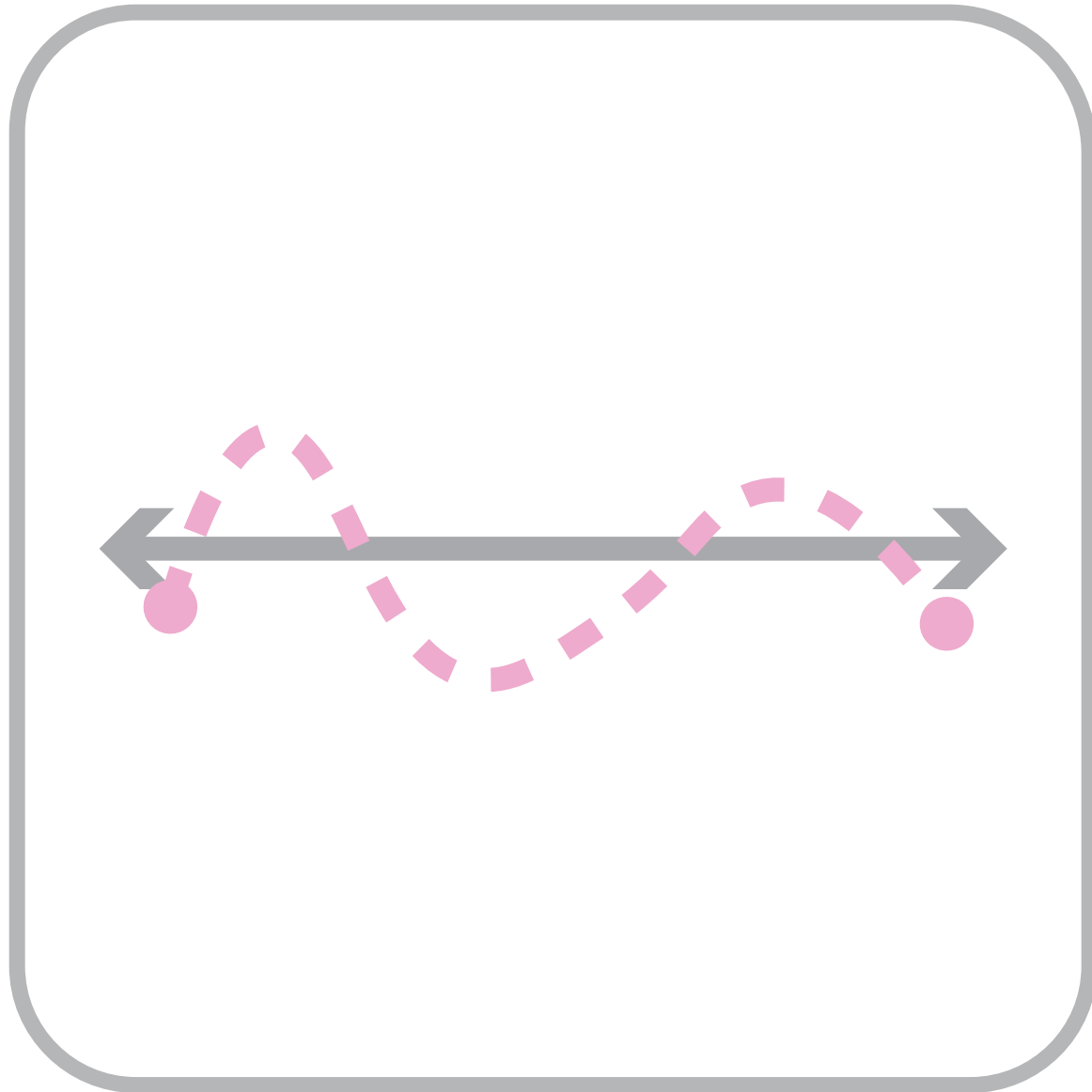
THREE PILLARS: CARE, COMMUNITY, AND BUILDING



Three pillars: care, community, and building

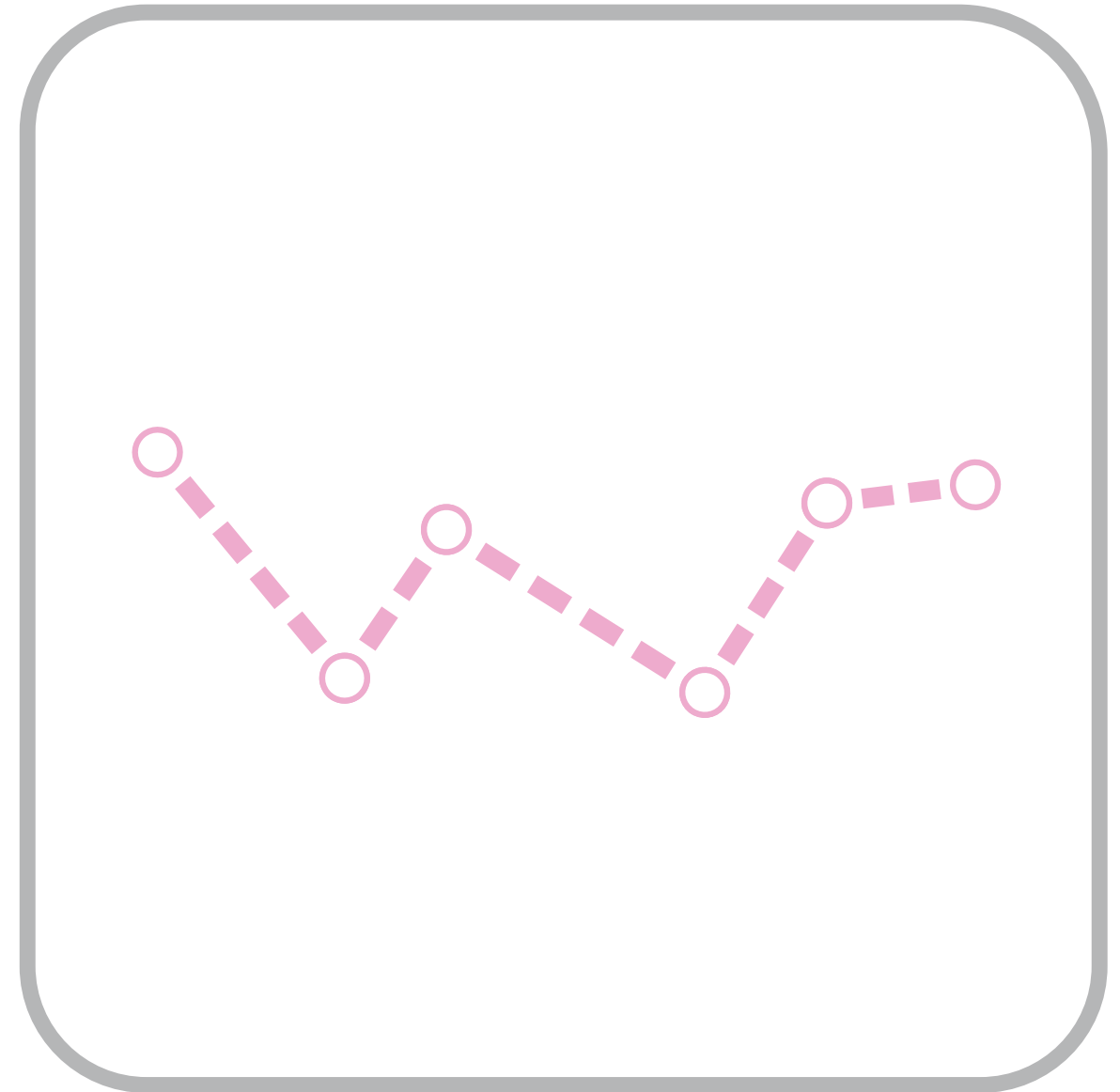
Note. Own image

ROUTE



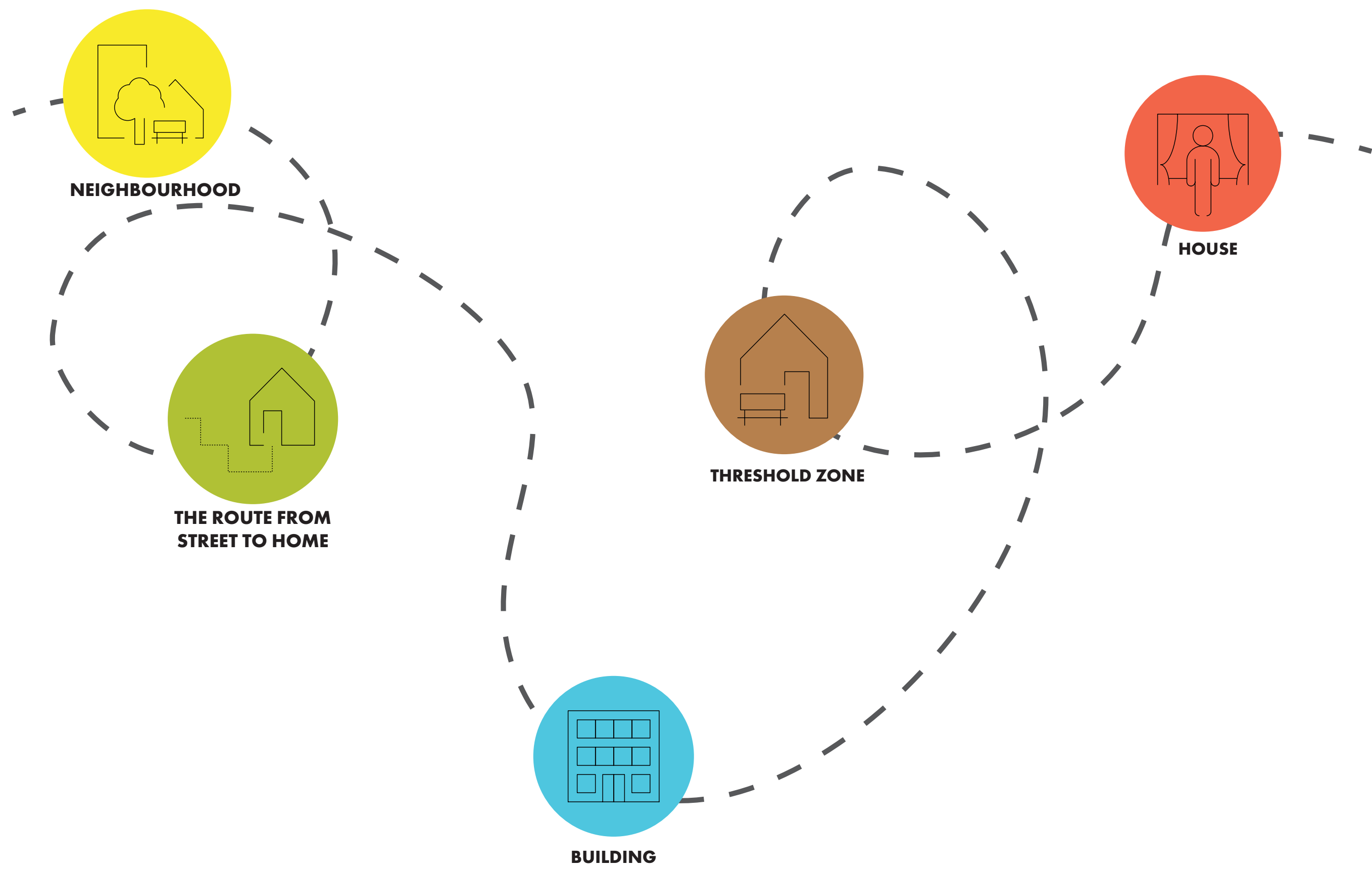
USE THE ROUTE HOME AS AN OPPORTUNITY TO MEET EACH OTHER. ALONG THE WAY, PROVIDE PLACES TO PAUSE AND STAY. SLOWING DOWN IS MORE IMPORTANT THAN SPEED.

Note. Own image



PROVIDE PLACES TO STAY ALONG THE ROUTE SO THAT PEOPLE CAN MEET EACH OTHER.

DIFFERENT LEVELS OF ENCOUNTERS



Note. This image is retrieved and adapted from Mantingh and Duivenvoorden (2021)

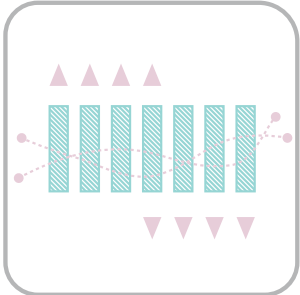
DESIGN PRINCIPLES



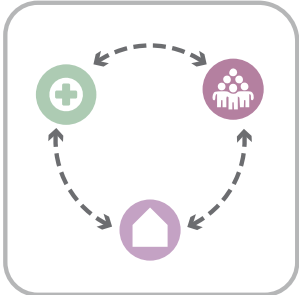
PROVIDE KEY AMENITIES LIKE GENERAL PRACTITIONERS, PHARMACIES, AND SUPERMARKETS WITHIN A 500-METRE WALKING DISTANCE.



ENSURE THAT ROUTES TO THE APARTMENTS INTERSECT.



ENSURE SAFE AND ACCESSIBLE ROUTES TO KEY AMENITIES



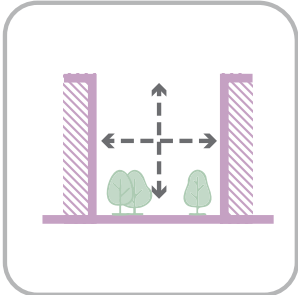
IN ADDITION TO HOUSING AND COMMUNITY ELEMENTS, INTEGRATE CARE SERVICES INTO THE LIVING ENVIRONMENT. LEVERAGE EXISTING CARE FACILITIES NEARBY FOR SMALLER-SCALE PROJECTS OR INCLUDE ON-SITE CARE SERVICES THAT ALSO SERVE THE SURROUNDING COMMUNITY. NOTE THAT A



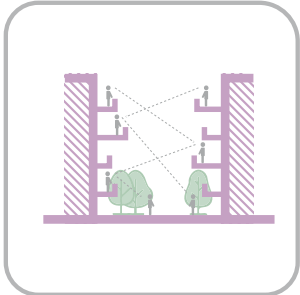
ENSURE THAT A SHOP, PHARMACY, AND GP ARE AVAILABLE WITHIN A 500M RADIUS FOR THE ELDERLY.



CREATE SMALL MEETING SPACES IN LOGICAL LOCATIONS WITHIN THE CITY WHERE ELDERLY CAN ENCOUNTER EACH OTHER SPONTANEOUSLY



ENSURE THAT THE HEIGHT-TO-WIDTH RATIO REMAINS APPROPRIATE FOR THE HUMAN SCALE.



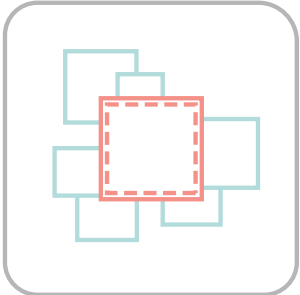
ENSURE THE CONNECTION IS MAINTAINED IN HIGH-RISE BUILDINGS, ALLOWING RESIDENTS TO CONTINUE SEEKING CONTACT WITH ONE ANOTHER.



PROVIDE ACCESSIBLE OUTDOOR SPACES WITH WELL-MAINTAINED PATHS, KERBS, AND CROSSINGS, PAYING PARTICULAR ATTENTION TO RESIDENTS WITH MOBILITY LIMITATIONS, SUCH AS WHEELCHAIR OR MOBILITY SCOOTER USERS.



DESIGN HOMES THAT ACCOMMODATE DIVERSE CARE NEEDS, WITH FLEXIBLE LAYOUTS THAT CAN BE ADAPTED AS CARE REQUIREMENTS CHANGE, ENABLING RESIDENTS TO AVOID RELOCATING.



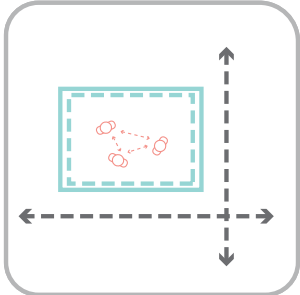
ENCOURAGE THE USE OF SHARED FACILITIES, SUCH AS COMMUNAL ROOMS OR GARDENS, TO ACTIVELY INVOLVE RESIDENTS IN THE COMMUNITY. ENSURE THESE SPACES ARE WELCOMING AND ACCESSIBLE.



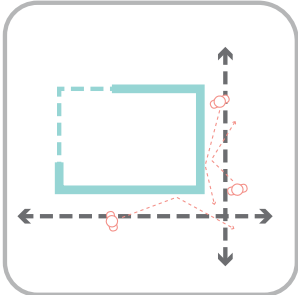
ENSURE A DIVERSE RESIDENT GROUP WITH A BALANCED MIX OF AGE GROUPS. DURING A HOUSING SHORTAGE FOR OLDER ADULTS, CAREFULLY MONITOR THE ALLOCATION TO MAXIMISE AVAILABILITY FOR SENIORS.



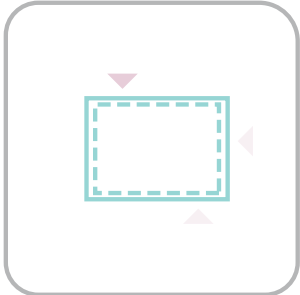
ENSURE CIRCULATION ROUTES RELY ON LOW-TECH SOLUTIONS; DO NOT SOLELY DEPEND ON LIFTS, CONSIDERING THE POSSIBILITY OF MALFUNCTIONS.



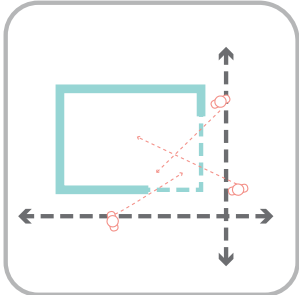
DESIGN COMMUNAL SPACES THAT ENCOURAGE SPONTANEOUS MEETINGS, SUCH AS SEATING AREAS IN HALLWAYS, GARDENS, AND OTHER CENTRAL GATHERING PLACES



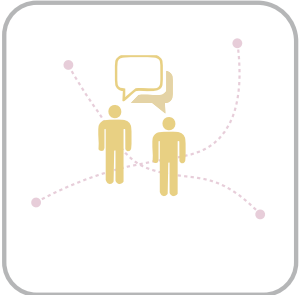
AVOID HIDDEN COMMUNAL SPACES. MAKE COMMUNAL SPACES AS VISIBLE AS POSSIBLE



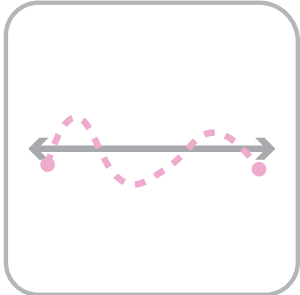
AVOID DESIGNS THAT LIMIT SOCIAL INTERACTION, SUCH AS SEPARATE ENTRANCES



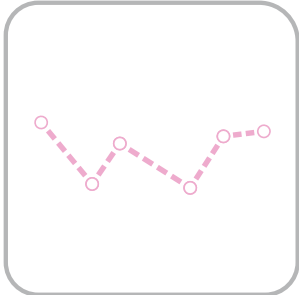
AVOID HIDDEN COMMUNAL SPACES. MAKE COMMUNAL SPACES AS VISIBLE AS POSSIBLE



CREATE PATHWAYS THAT NATURALLY ENCOURAGE ENCOUNTERS AMONG RESIDENTS, FOSTERING SPONTANEOUS INTERACTIONS. AVOID SEGREGATED ROUTES TO INDIVIDUAL HOMES.



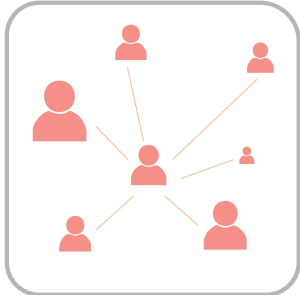
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PROVIDE PLACES TO STAY ALONG THE ROUTE SO THAT PEOPLE CAN MEET EACH OTHER.



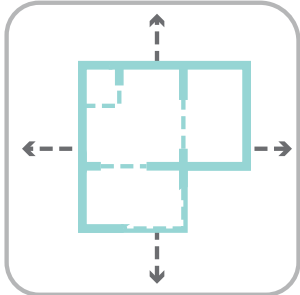
CREATE OPPORTUNITIES FOR RESIDENT PARTICIPATION, SUCH AS INVOLVING THEM IN ORGANISING ACTIVITIES AND MANAGING THE BUILDING. MANY OLDER ADULTS REMAIN ACTIVE WELL INTO LATER LIFE.



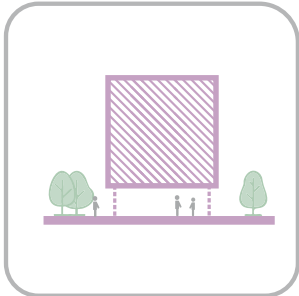
PROVIDE OPPORTUNITIES FOR RESIDENTS TO MAINTAIN AND EXPAND THEIR SOCIAL NETWORKS THROUGH SHARED ACTIVITIES AND EVENTS. THESE NETWORKS MAY CONSIST OF CASUAL ACQUAINTANCES RATHER THAN CLOSE FRIENDS, AS WEAK SOCIAL TIES ARE OFTEN HIGHLY VALUABLE.



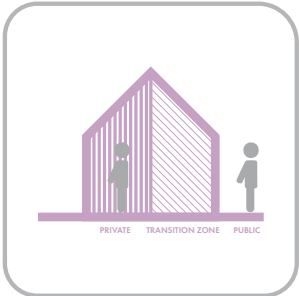
ESTABLISH CLEAR COMMUNICATION CHANNELS BETWEEN RESIDENTS AND MANAGERS, ENSURING RESIDENTS ARE ACTIVELY LISTENED TO AND RECEIVE PROMPT RESPONSES TO THEIR REQUESTS.



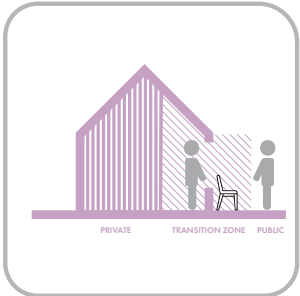
DESIGN HOMES THAT ACCOMMODATE DIVERSE CARE NEEDS, WITH FLEXIBLE LAYOUTS THAT CAN BE ADAPTED AS CARE REQUIREMENTS CHANGE, ENABLING RESIDENTS TO AVOID RELOCATING.



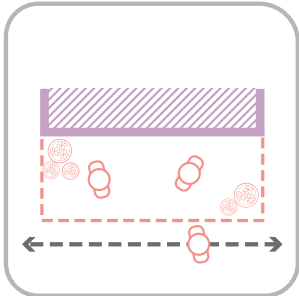
ENSURE THE GROUND LEVEL IS ATTRACTIVE AND INVITING, AS PEOPLE LOOK AHEAD RATHER THAN UP, SO FOCUS MOST ATTENTION AND DETAIL ON THE BASE



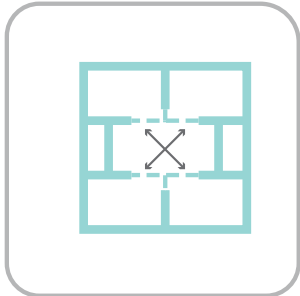
PAY ATTENTION TO THE TRANSITION FROM PUBLIC TO PRIVATE, PARTICULARLY AT THE FRONT DOOR.



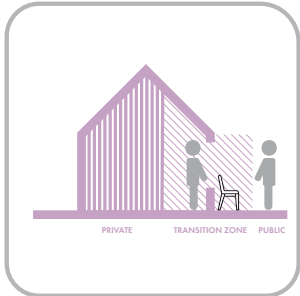
PAY ATTENTION TO THE TRANSITION FROM PUBLIC TO PRIVATE. CREATE A THRESHOLD ZONE THAT RESIDENTS CAN USE. THIS WILL LEAD TO MORE INTERACTIONS.



PAY ATTENTION TO THE TRANSITION FROM PUBLIC TO PRIVATE. CREATE A THRESHOLD ZONE THAT RESIDENTS CAN USE. THIS WILL LEAD TO MORE INTERACTIONS.



ENSURE A FLEXIBLE AND ADAPTABLE LAYOUT, SO THAT THE APARTMENT REMAINS SUITABLE IN THE EVENT OF CHANGING CARE NEEDS.



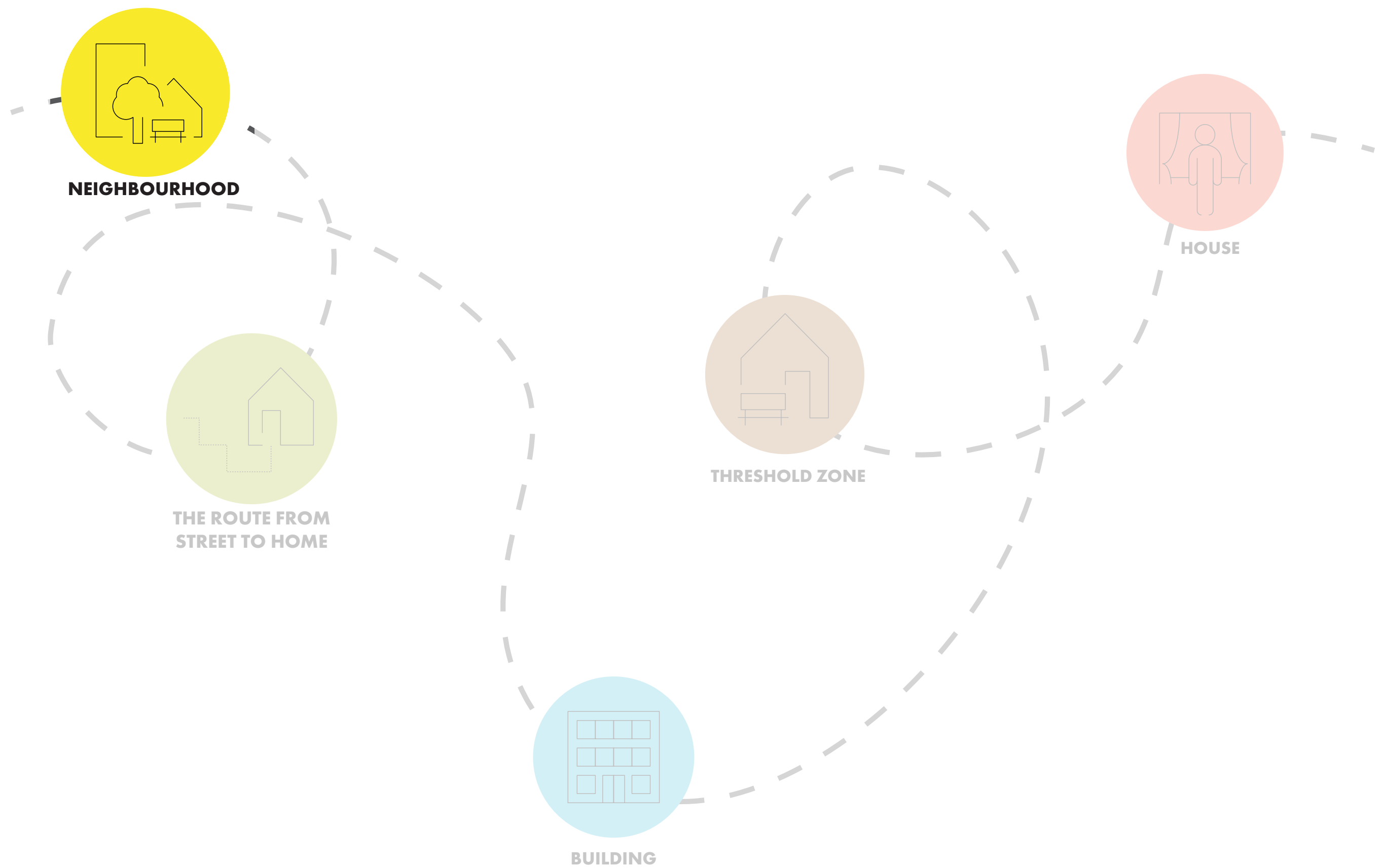
PAY ATTENTION TO THE TRANSITION FROM PUBLIC TO PRIVATE. CREATE A THRESHOLD ZONE THAT RESIDENTS CAN USE. THIS WILL LEAD TO MORE INTERACTIONS.



EMPLOY CLEANERS WHO ALSO SERVE AS SOCIAL CONTACTS FOR TWO OR MORE HOURS A WEEK. THESE SOCIAL CONTACTS CAN SUPPORT ELDERLY INDIVIDUALS.



IN A MULTICULTURAL GROUP OF RESIDENTS, TAKE NOTE OF LANGUAGE AND CULTURAL DIFFERENCES AMONG RESIDENTS AND PLACE MULTIPLE HOMOGENEOUS GROUPS TOGETHER.



SITE ANALYSIS



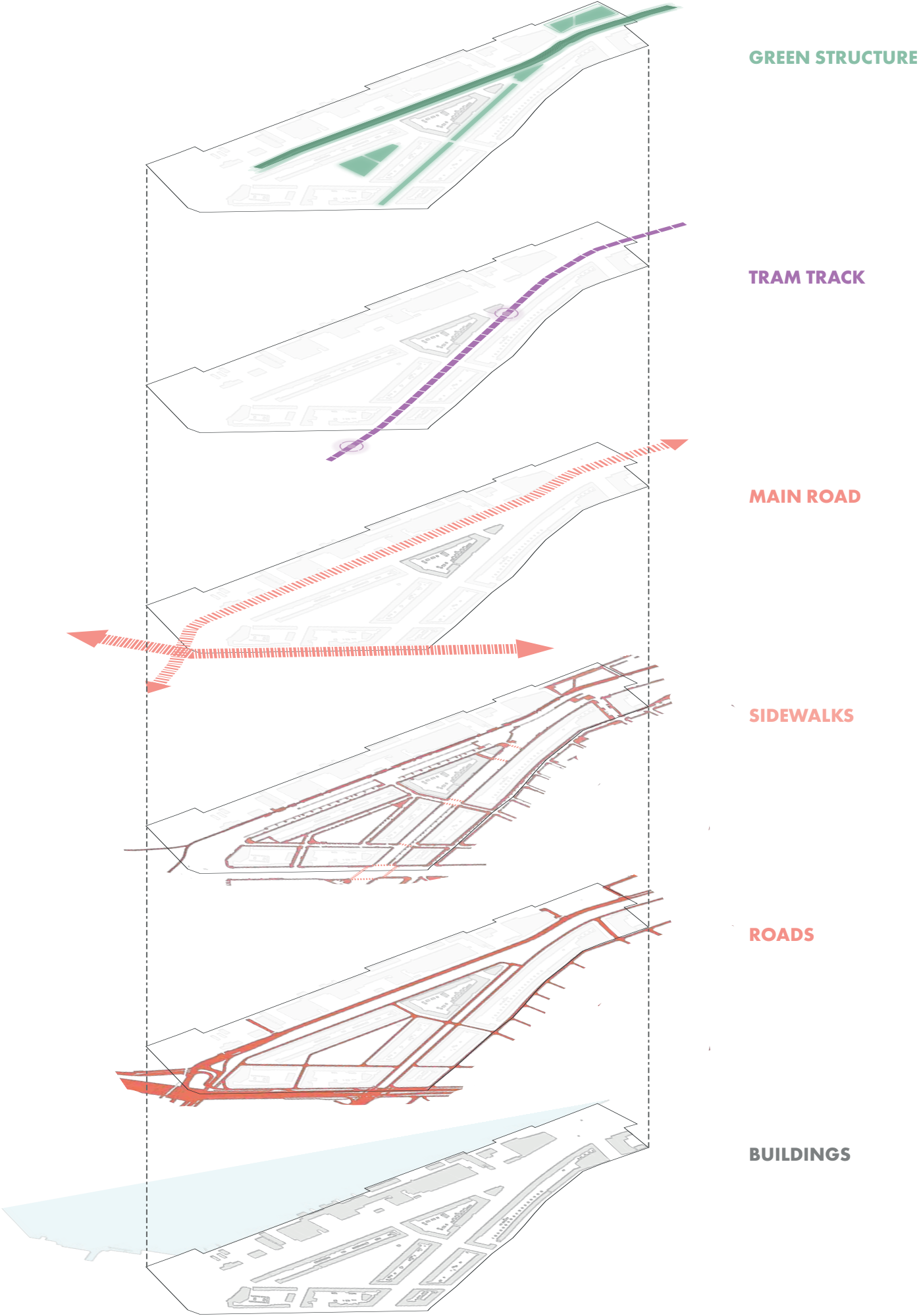
Note. Own image

CARE FACILITIES

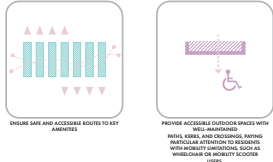


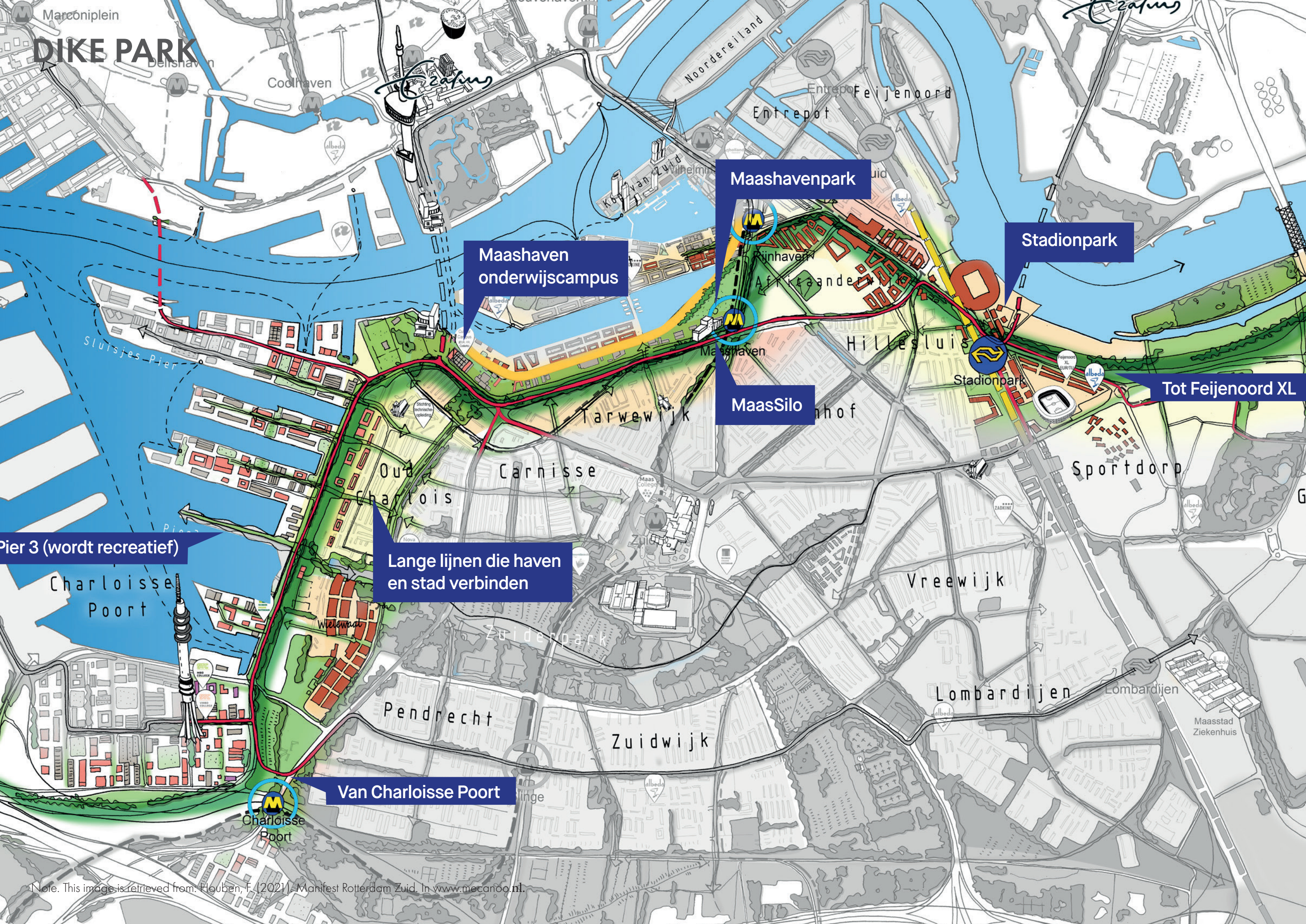
Note. This image is retrieved from: Presur  et al. (2024)

INFRASTRUCTURE



Note. Own image





DIKE PARK

Maashavenpark

Stadionpark

Maashaven
onderwijscampus

MaasSilo

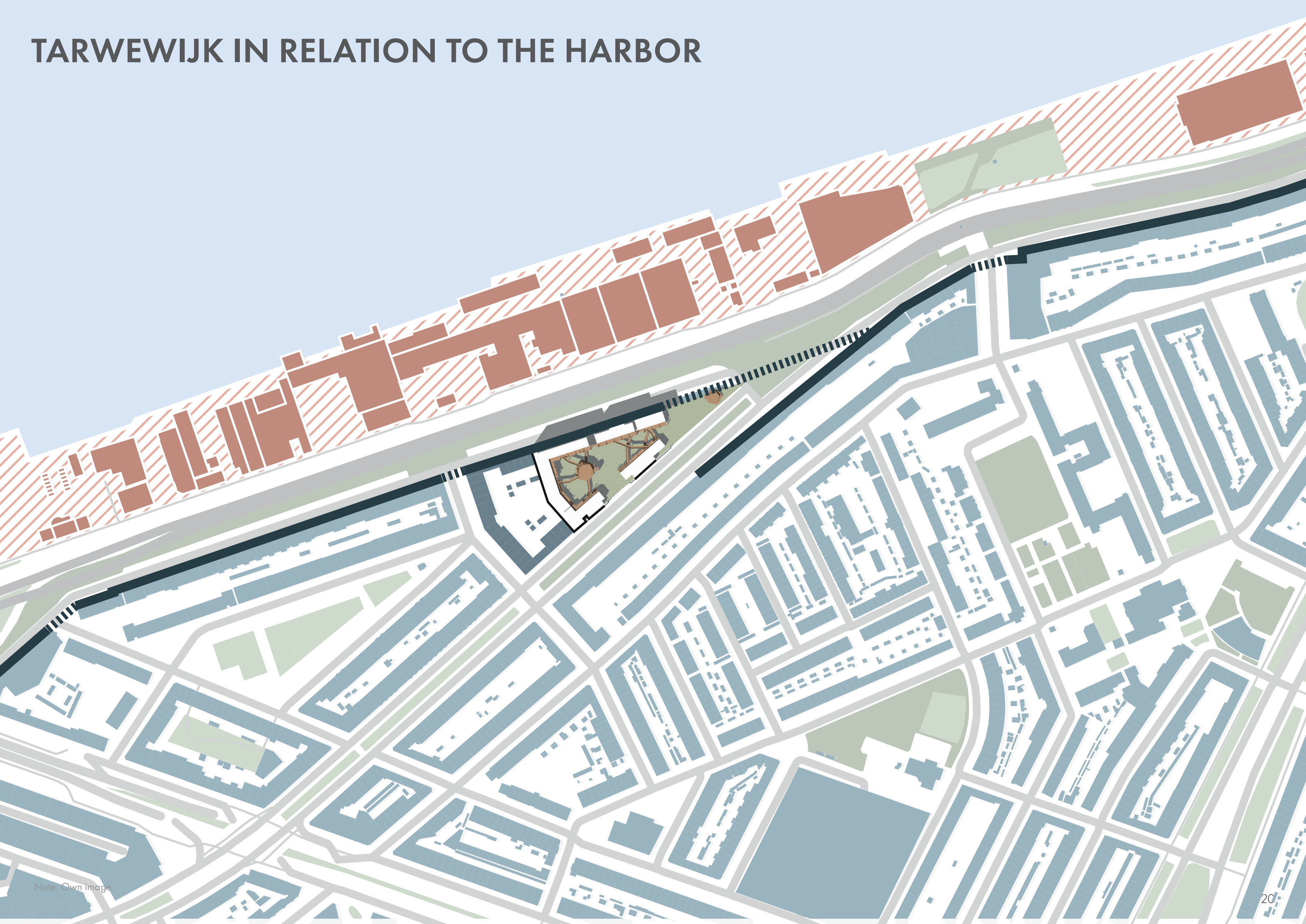
Tot Feijenoord XL

Pier 3 (wordt recreatief)

Lange lijnen die haven
en stad verbinden

Van Charloisse Poort

TARWEWIJK IN RELATION TO THE HARBOR



DESIGN - NEIGHBOURHOOD SCALE



ENSURE THAT A SHOP, PHARMACY, AND GP ARE AVAILABLE WITHIN A 100M RADIUS FOR THE ELDERLY.



PROVIDES KEY AMENITIES LIKE GENERAL PRACTITIONERS, PHARMACIES, AND SUPERMARKETS WITHIN A 500-METRE WALKING DISTANCE



INSURE SAFE AND ACCESSIBLE ROUTES TO KEY



PROVIDE ACCESSIBLE OUTDOOR SPACES WITH WELL-MAINTAINED PATHS, KERBS, AND CROSSINGS, PAYING PARTICULAR ATTENTION TO RESIDENTS WITH MOBILITY LIMITATIONS, SUCH AS WHEELCHAIR OR MOBILITY SCOOTER USERS.



ENSURE THAT ROUTES TO THE AMPLIFIERS



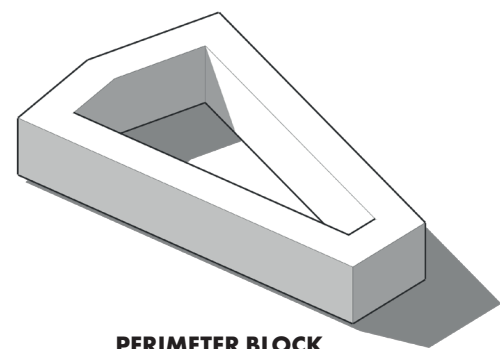
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CREATE SMALL MEETING SPACES IN LOGICAL LOCATIONS WITHIN THE CITY WHERE ELDERLY CAN ENCOUNTER EACH OTHER SPONTANEOUSLY



CONCEPT DESIGN



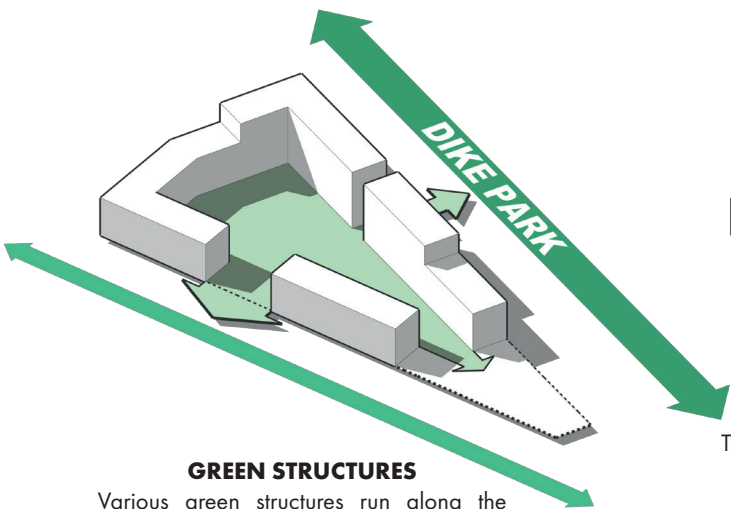
PERIMETER BLOCK

A standard perimeter block serves as the basis for the design.



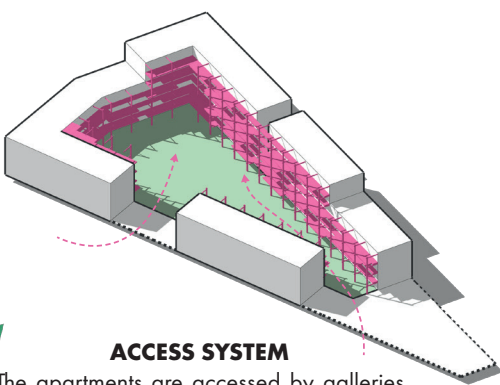
NOISE PROTECTION

The building is located on the edge of the Tarwewijk district. On the western side of the building, there is a busy harbour and a high-traffic road. To shield the residences from noise pollution, the section near the harbour is elevated, while the volumes towards the neighbourhood are lowered.



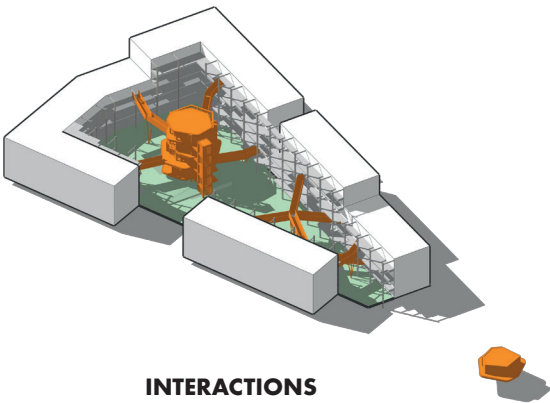
GREEN STRUCTURES

Various green structures run along the building, connecting to the dike park. The inner area is integrated with these green structures, drawing the greenery inward.



ACCESS SYSTEM

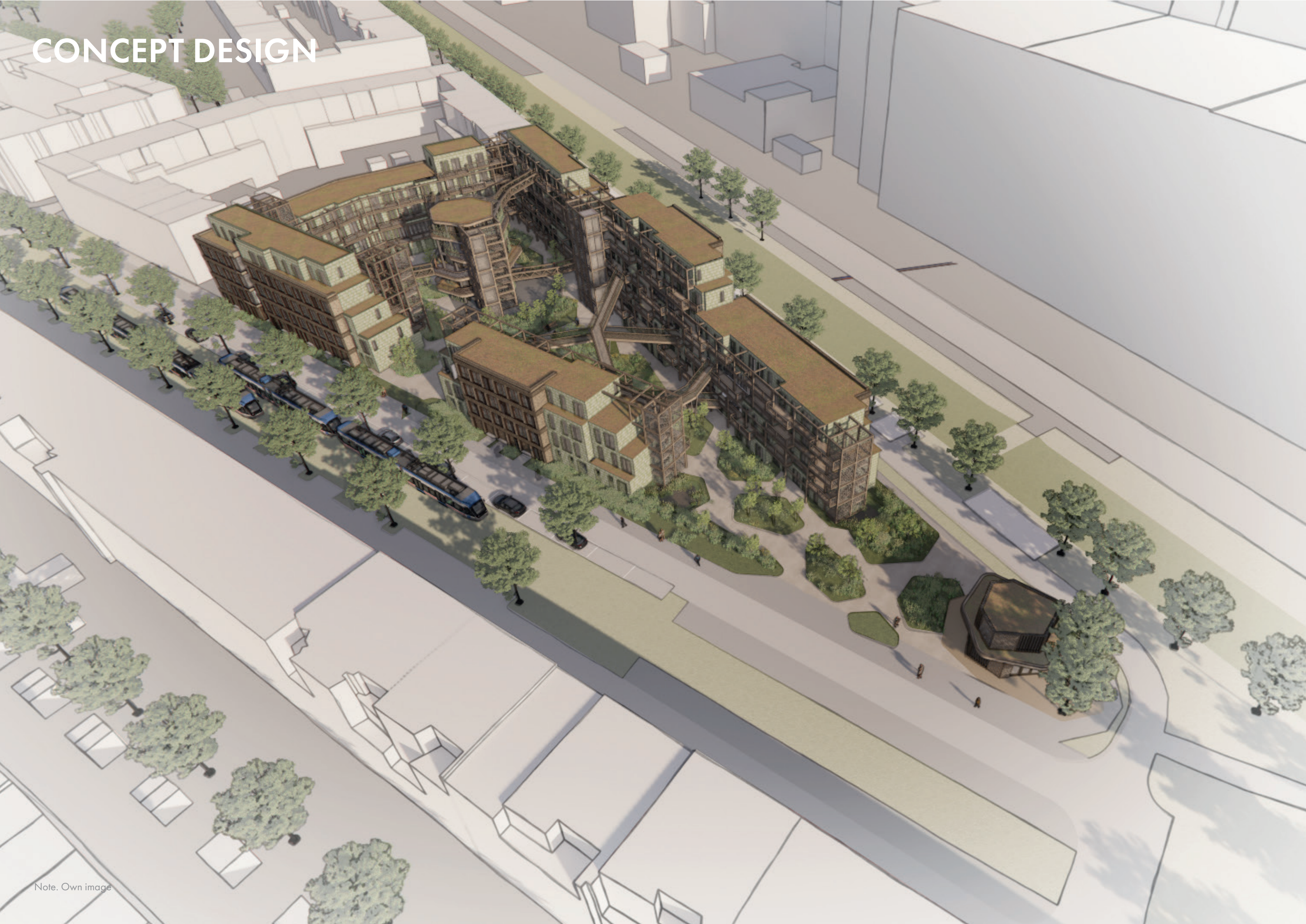
The apartments are accessed by galleries from the building's green courtyard.



INTERACTIONS

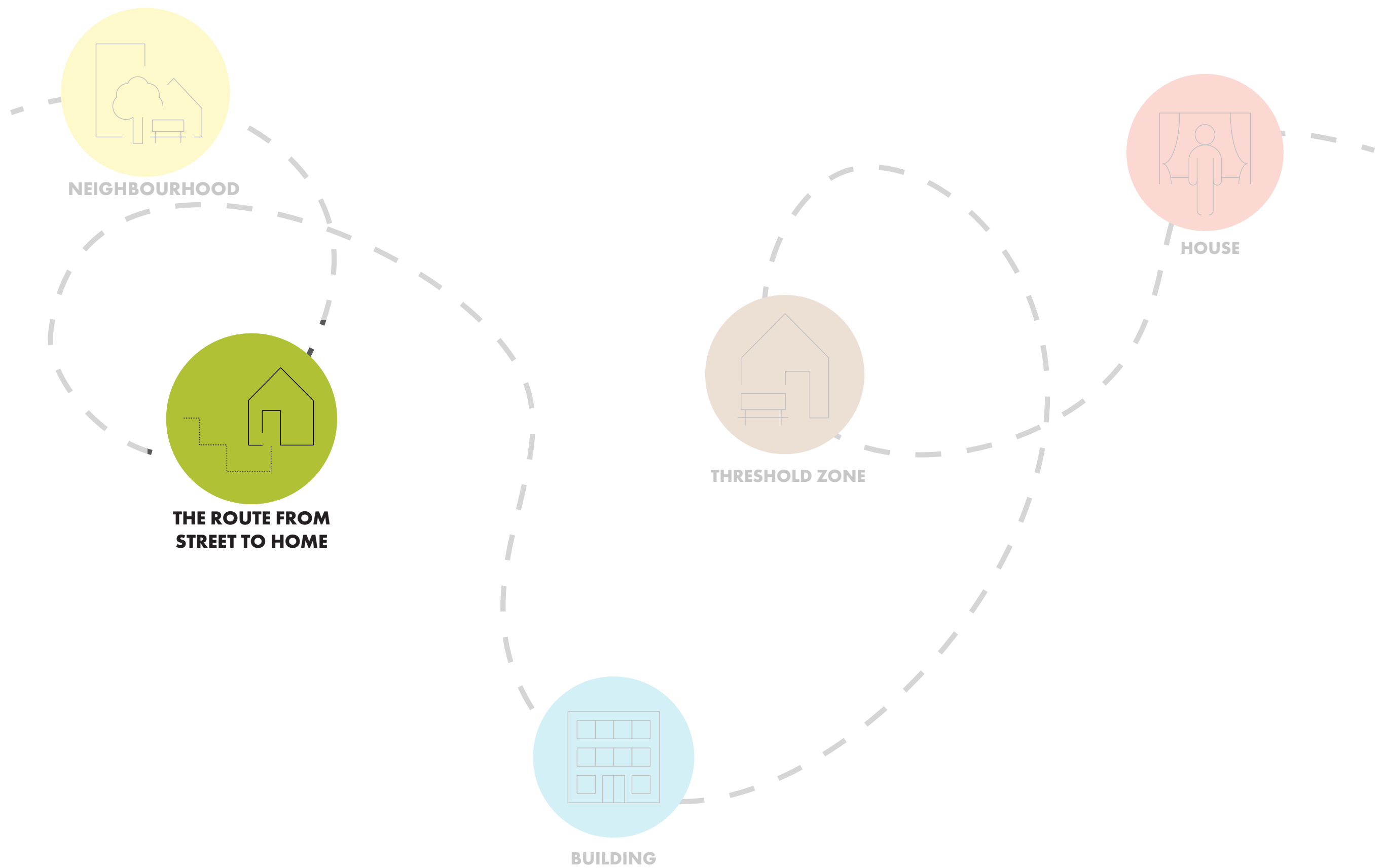
To foster encounters, the route to the apartments is designed so that residents can interact with each other. Several shared functions are also located along the route.

CONCEPT DESIGN




CONCEPT DESIGN







MASTERPLAN



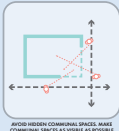
ENSURE THAT ROUTES TO THE APARTMENTS INTERSECT




AVOID DESIGN THAT LIMIT SOCIAL INTERACTION WITH ADJACENT ENVIRONMENTS




ENSURE SAFE AND ACCESSIBLE ROUTES TO KEY AMENITIES




AVOID DESIGN COMMUNAL SPACES, MAKE COMMUNAL SPACES AS VISIBLE AS POSSIBLE




IN ADDITION TO ACCESSIBLE AND COMMUNITY SPACES, PROVIDE: CAR PARKING AND BUS STOPS; CYCLEWAYS AND CYCLEWAYS; PLAY AREAS; AND OTHER AMENITIES THAT WILL ENHANCE THE COMMUNITY EXPERIENCE HERE



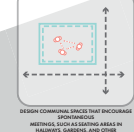
CREATE PROVISIONS THAT NATURALLY ENCOURAGE ENCOUNTERS: PROVIDE VISUAL LINKAGES, PROVIDE SEPARATED ROUTES TO INDIVIDUAL HOMES




DISCOURAGE THE USE OF SHARED ROUTES: SUCH AS CORRIDORS, BYWAYS OR ALLEYS, TO AVOID ROUTES THAT ARE NOT DESIGNED FOR THE COMMUNITY. ENSURE BASE SPACES ARE WELCOMING AND ACCESSIBLE



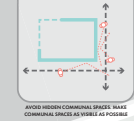
USE THE ROUTE HOME AS AN OPPORTUNITY TO MEET EACH OTHER, ALONG THE WAY, PROVIDE PLACES TO MEET AND ONE STOPPING POINT (A HOME) ALONG THE WAY



DISCOURAGE COMMUNAL SPACES THAT ENCOURAGE CONCENTRATED SOCIAL GATHERINGS: PROVIDE VISUAL LINKAGES, PROVIDE SEPARATED ROUTES TO INDIVIDUAL HOMES



PROVIDE ROUTES TO KEY AMENITIES, THE ROUTES SO THAT ROUTES CAN MEET EACH OTHER



AVOID DESIGN COMMUNAL SPACES, MAKE COMMUNAL SPACES AS VISIBLE AS POSSIBLE



[illegible]



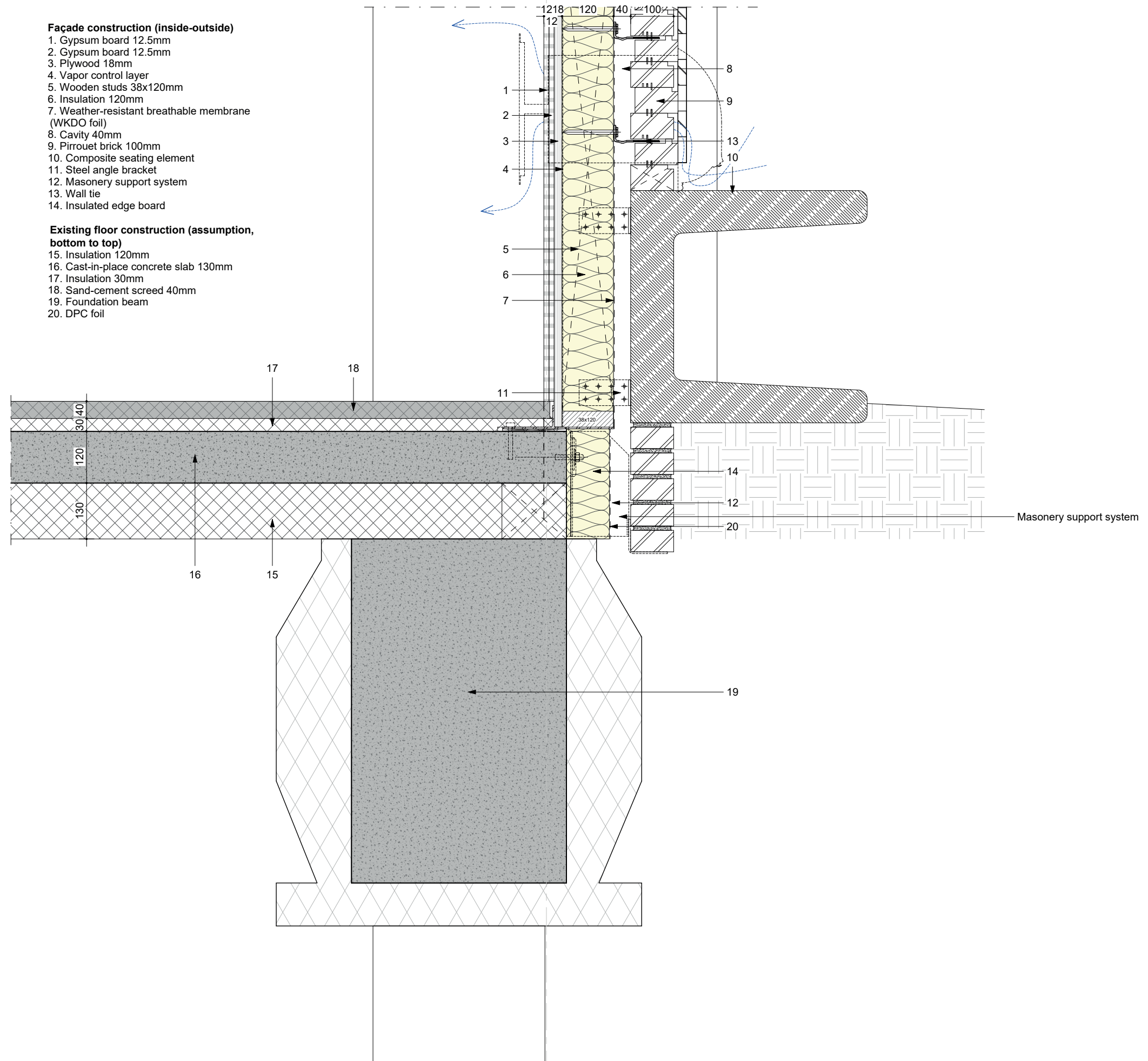


Façade construction (inside-outside)

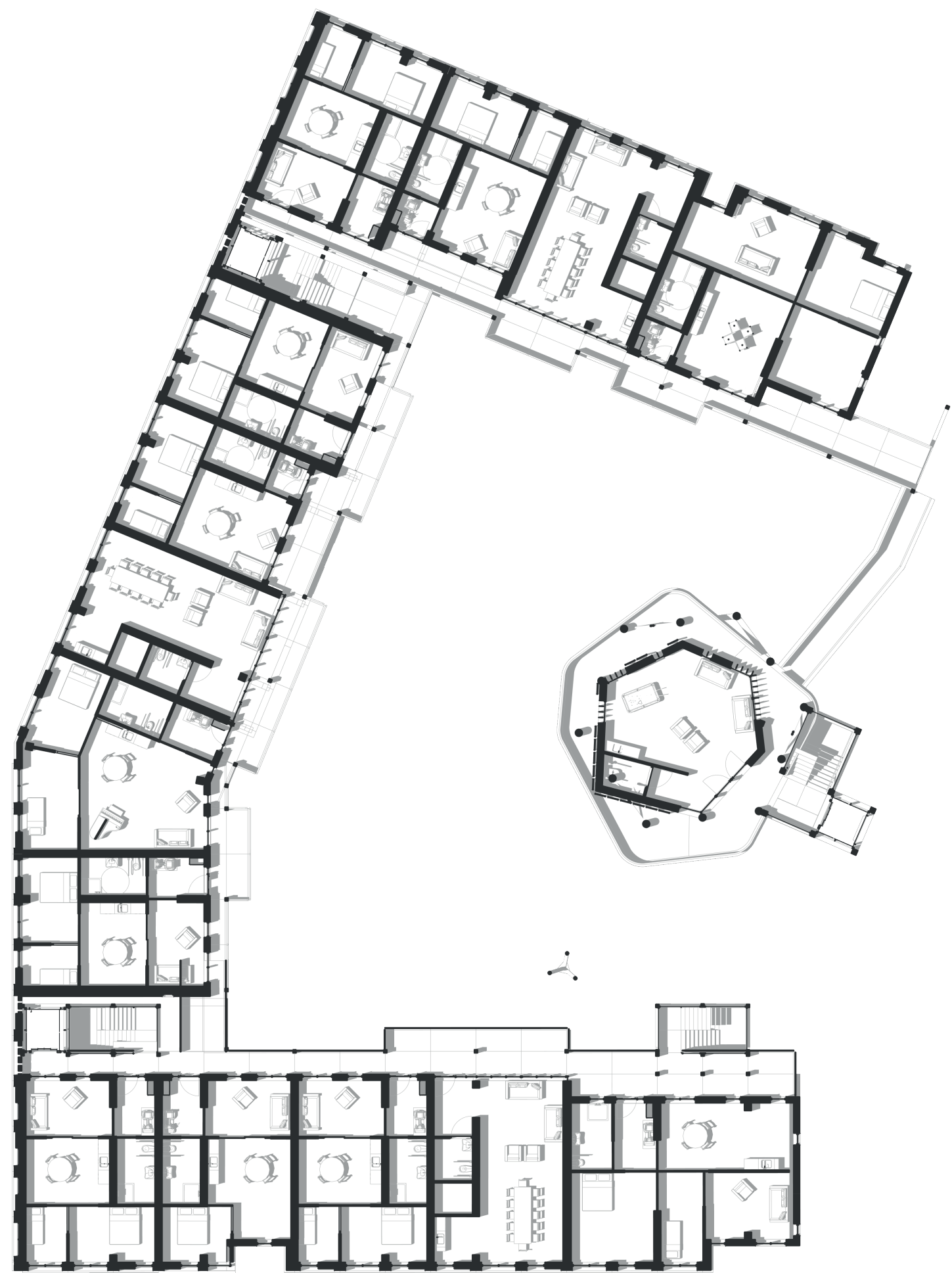
1. Gypsum board 12.5mm
2. Gypsum board 12.5mm
3. Plywood 18mm
4. Vapor control layer
5. Wooden studs 38x120mm
6. Insulation 120mm
7. Weather-resistant breathable membrane (WKDO foil)
8. Cavity 40mm
9. Pirouet brick 100mm
10. Composite seating element
11. Steel angle bracket
12. Masonry support system
13. Wall tie
14. Insulated edge board

Existing floor construction (assumption, bottom to top)

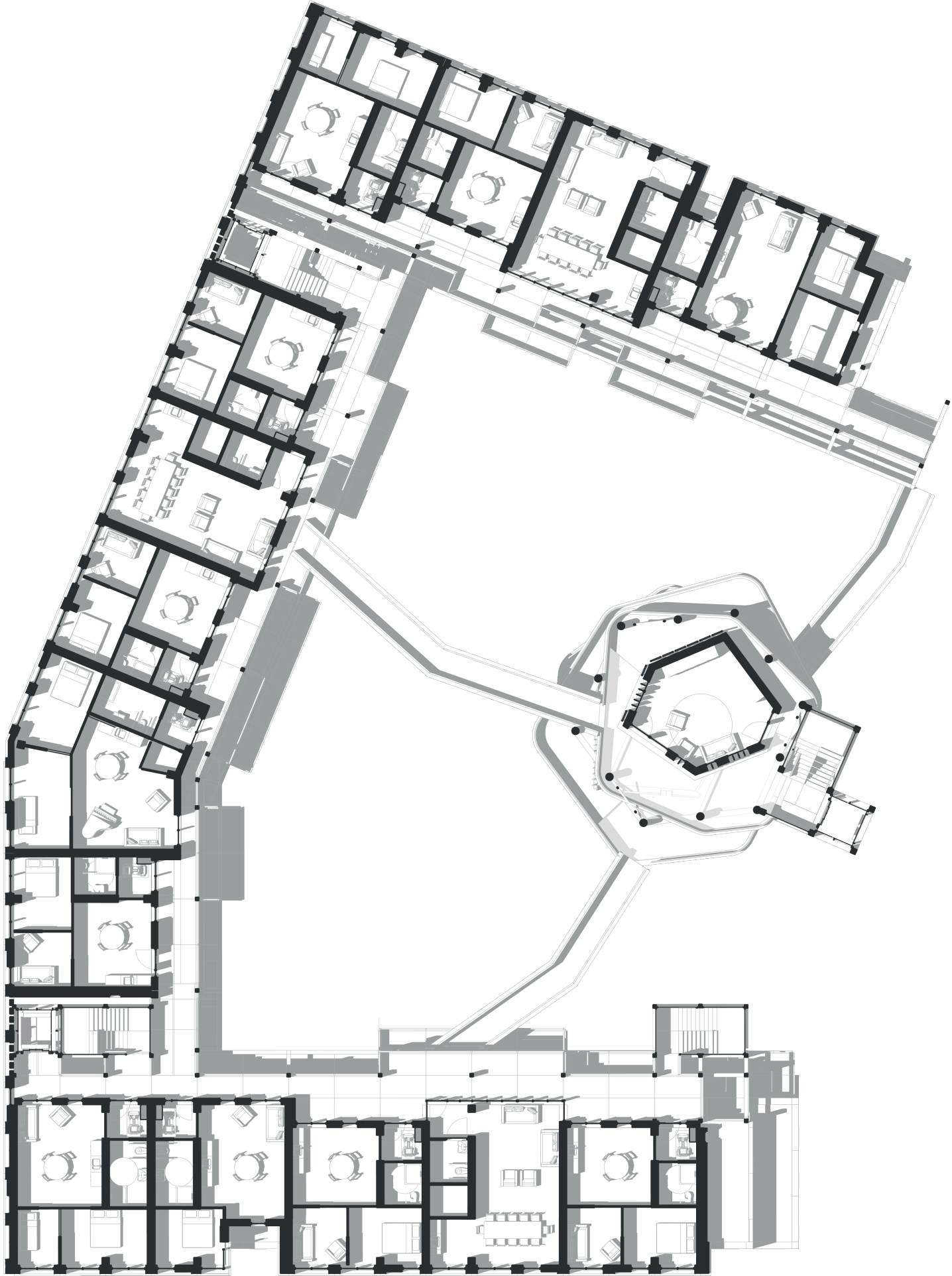
15. Insulation 120mm
16. Cast-in-place concrete slab 130mm
17. Insulation 30mm
18. Sand-cement screed 40mm
19. Foundation beam
20. DPC foil



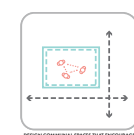
FIRST FLOOR



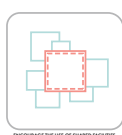
THIRD FLOOR




AXONOMETRY - GROUND FLOOR




DESIGN COMMONAL SPACES THAT ENCOURAGE GATHERING, SUCH AS SEATING AREAS IN HALLWAYS, LOBBIES, AND OTHER CENTRAL GATHERING PLACES.



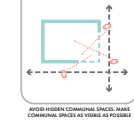
ENCOURAGE THE USE OF SHARED FACILITIES, SUCH AS COMMON ROOMS OR GARDENS, TO ACTUALLY PROVIDE BENEFITS TO THE COMMUNITY. ENSURE THESE SPACES ARE WELCOMING AND ACCESSIBLE.




DESIGN HIDDEN COMMONAL SPACES, MAKE COMMONAL SPACES AS VISIBLE AS POSSIBLE.




USE THE ROUTE VIEW AS AN OPPORTUNITY TO ADD ADDITIONAL SPACES TO THE ROUTE, SUCH AS PLACES TO PAUSE AND REST, SLOWING DOWN IN MORE IMPORTANT THAN SPACES.




DESIGN HIDDEN COMMONAL SPACES, MAKE COMMONAL SPACES AS VISIBLE AS POSSIBLE.



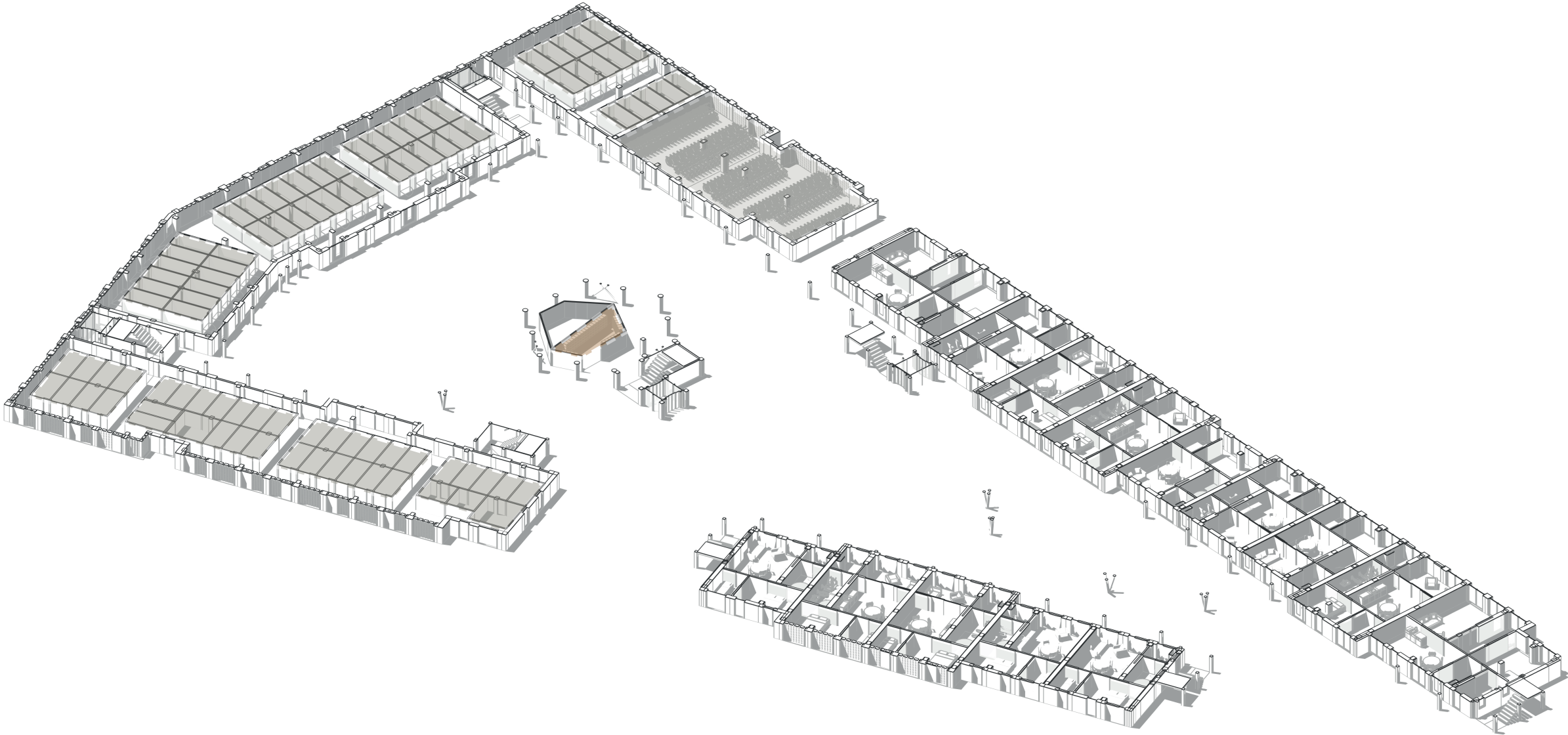
PAVED PLACES TO STOP ALONG THE ROUTE SO THAT PEOPLE CAN MEET EACH OTHER.



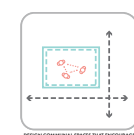
ENSURE THAT ROUTES TO THE AMBITIOUS INTERSECT.



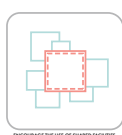
ENSURE THE CONNECTION IS MANAGED IN SUCH A WAY AS TO ALLOW RESIDENTS TO COME INTO CONTACT WITH ONE ANOTHER.




AXONOMETRY - FIRST FLOOR




DESIGN COMMONAL SPACES THAT ENCOURAGE GATHERING. PLACING SUCH AS SEATING AREAS IN HALLWAYS, LOBBIES, AND OTHER CENTRAL GATHERING PLACES.



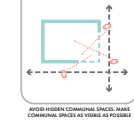
ENCOURAGE THE USE OF SHARED FACILITIES, SUCH AS COMMONS, ROOMS OR GARDENS, TO ACTUALLY PROVIDE BENEFITS TO THE COMMUNITY. ENSURE THESE SPACES ARE WELCOMING AND ACCESSIBLE.




DESIGN COMMONAL SPACES THAT ENCOURAGE GATHERING. PLACING SUCH AS SEATING AREAS IN HALLWAYS, LOBBIES, AND OTHER CENTRAL GATHERING PLACES.




USE THE ROUTE VIEW AS AN OPPORTUNITY TO MEET AND GREET. ALONG THE WAY, PROVIDE PLACES TO PAUSE AND REST, SLOWING DOWN IN MORE IMPORTANT THAN SPACES.




DESIGN COMMONAL SPACES THAT ENCOURAGE GATHERING. PLACING SUCH AS SEATING AREAS IN HALLWAYS, LOBBIES, AND OTHER CENTRAL GATHERING PLACES.



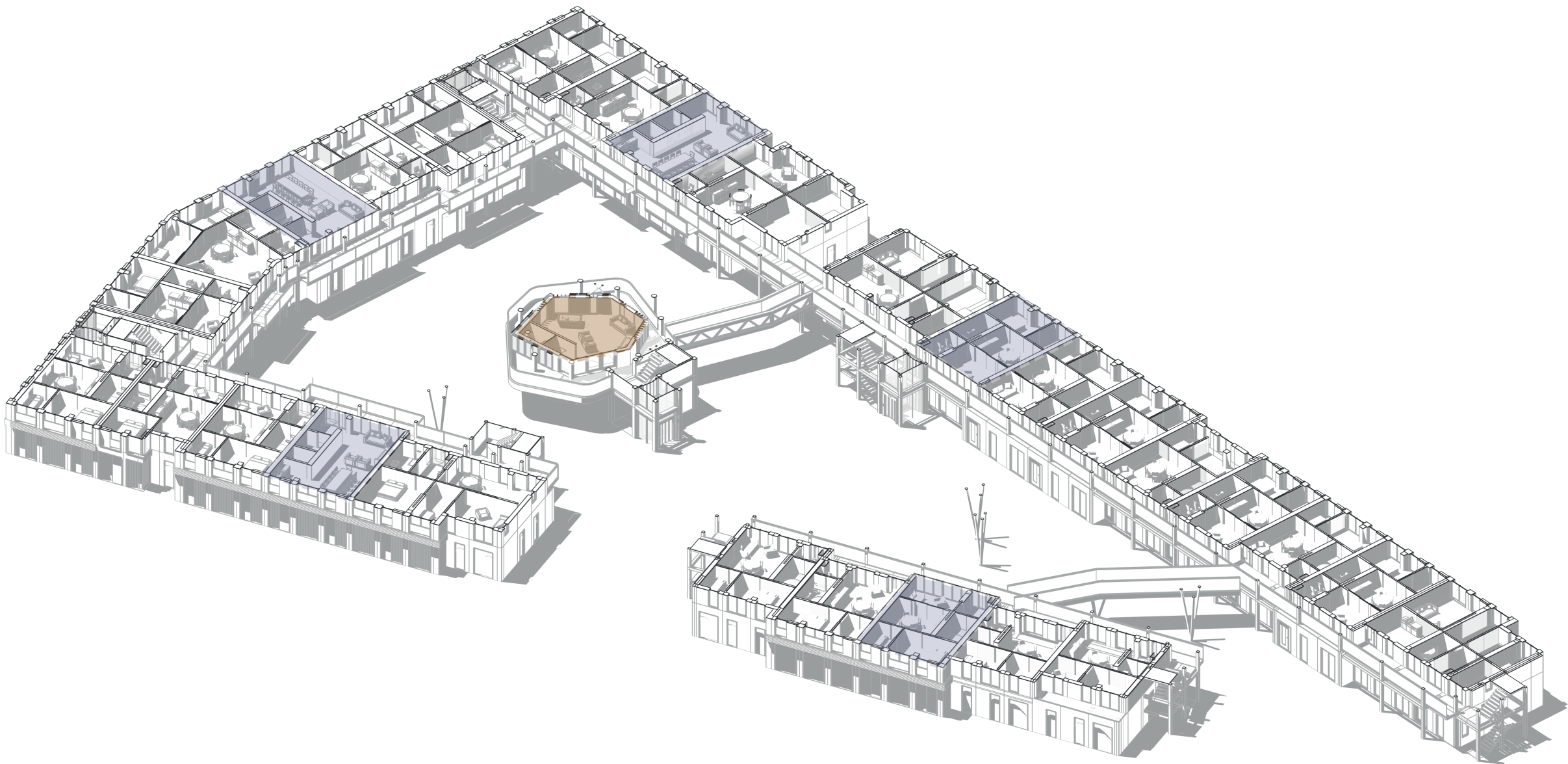
PROVIDE PLACES TO STOP ALONG THE ROUTE SO THAT PEOPLE CAN MEET EACH OTHER.



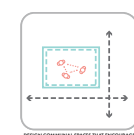
DESIGN COMMONAL SPACES THAT ENCOURAGE GATHERING. PLACING SUCH AS SEATING AREAS IN HALLWAYS, LOBBIES, AND OTHER CENTRAL GATHERING PLACES.



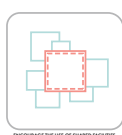
ENSURE THE CONNECTION IS MANAGED IN SUCH A WAY AS TO ALLOW RESIDENTS TO COME AND GO WITHOUT DISTURBING OTHERS.




AXONOMETRY - SECOND FLOOR




DESIGN COMMONS SPACES THAT ENCOURAGE GATHERING. PLACING SUCH AS SEATING AREAS IN HIGHLIGHT, GATHERING, AND OTHER CENTRAL GATHERING PLACES.



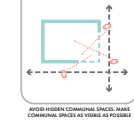
ENCOURAGE THE USE OF SHARED FACILITIES, ROOMS OR GARDENS, TO ACTIVATE PRIVATE SPACES BY THE COMMUNITY. ENSURE THESE SPACES ARE WELCOMING AND ACCESSIBLE.




DESIGN COMMONS SPACES THAT ENCOURAGE GATHERING. PLACING SUCH AS SEATING AREAS IN HIGHLIGHT, GATHERING, AND OTHER CENTRAL GATHERING PLACES.




USE THE ROUTES VIEW AS AN OPPORTUNITY TO ADD ADDITIONAL ROOMS, SUCH AS SEATING PLACES TO PAUSE AND ENJOY, SLOWING DOWN & BEING IMPROVED THAN SPACES.




DESIGN COMMONS SPACES THAT ENCOURAGE GATHERING. PLACING SUCH AS SEATING AREAS IN HIGHLIGHT, GATHERING, AND OTHER CENTRAL GATHERING PLACES.



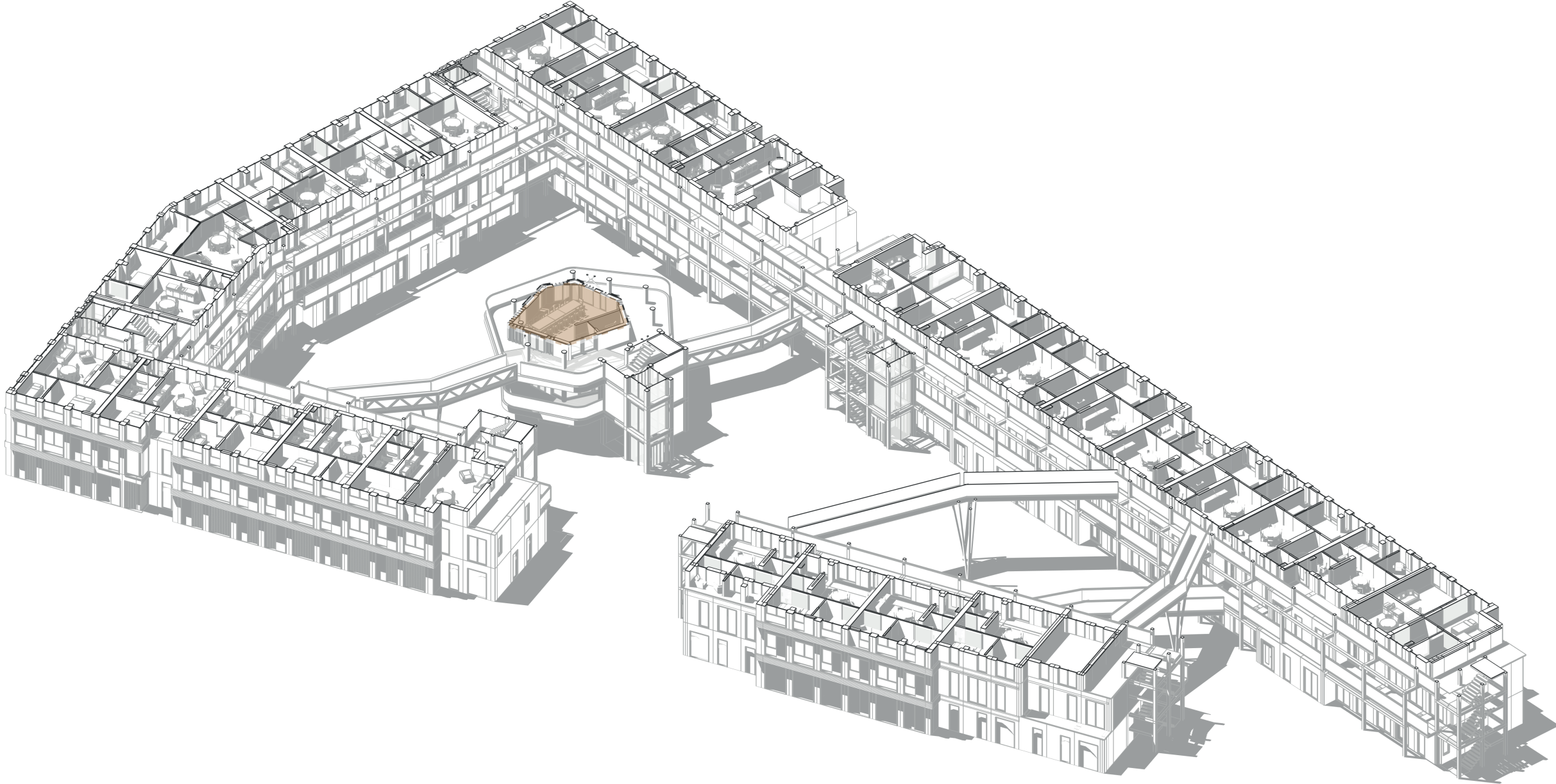
PROVIDE PLACES TO ENJOY ALONG THE ROUTES SO THAT PEOPLE CAN MEET EACH OTHER.



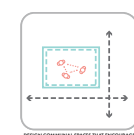
ENCOURAGE THAT ROUTES TO THE APARTMENTS INTERSECT.



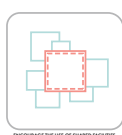
ENSURE THE CONNECTION IS MANAGED IN SUCH A WAY AS TO ALLOW RESIDENTS TO COME INTO CONTACT WITH ONE ANOTHER.




AXONOMETRY - THIRD FLOOR




DESIGN COMMONAL SPACES THAT ENCOURAGE
SPONTANEOUS
MEETING, SUCH AS SEATING AREAS IN
HALLWAYS, LOBBIES, AND OTHER
CENTRAL GATHERING PLACES



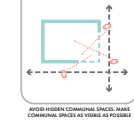
ENCOURAGE THE USE OF SHARED FACILITIES,
SUCH AS COMMUNITY
ROOMS OR GARDENS, TO ACTUALLY PROVIDE
MEANING TO THE COMMUNITY.
ENSURE THESE SPACES ARE WELCOMING AND
ACCESSIBLE




DESIGN HIDDEN COMMONAL SPACES, MAKE
COMMONAL SPACES AS VISIBLE AS POSSIBLE




USE THE ROUTE VIEW AS AN OPPORTUNITY TO
MEET AND GREET. DESIGN THE VIEW-SEEING
PLACES TO FOCUS AND ENJOY, SLOWING DOWN
A MORE IMPORTANT THAN SPEED




DESIGN HIDDEN COMMONAL SPACES, MAKE
COMMONAL SPACES AS VISIBLE AS POSSIBLE



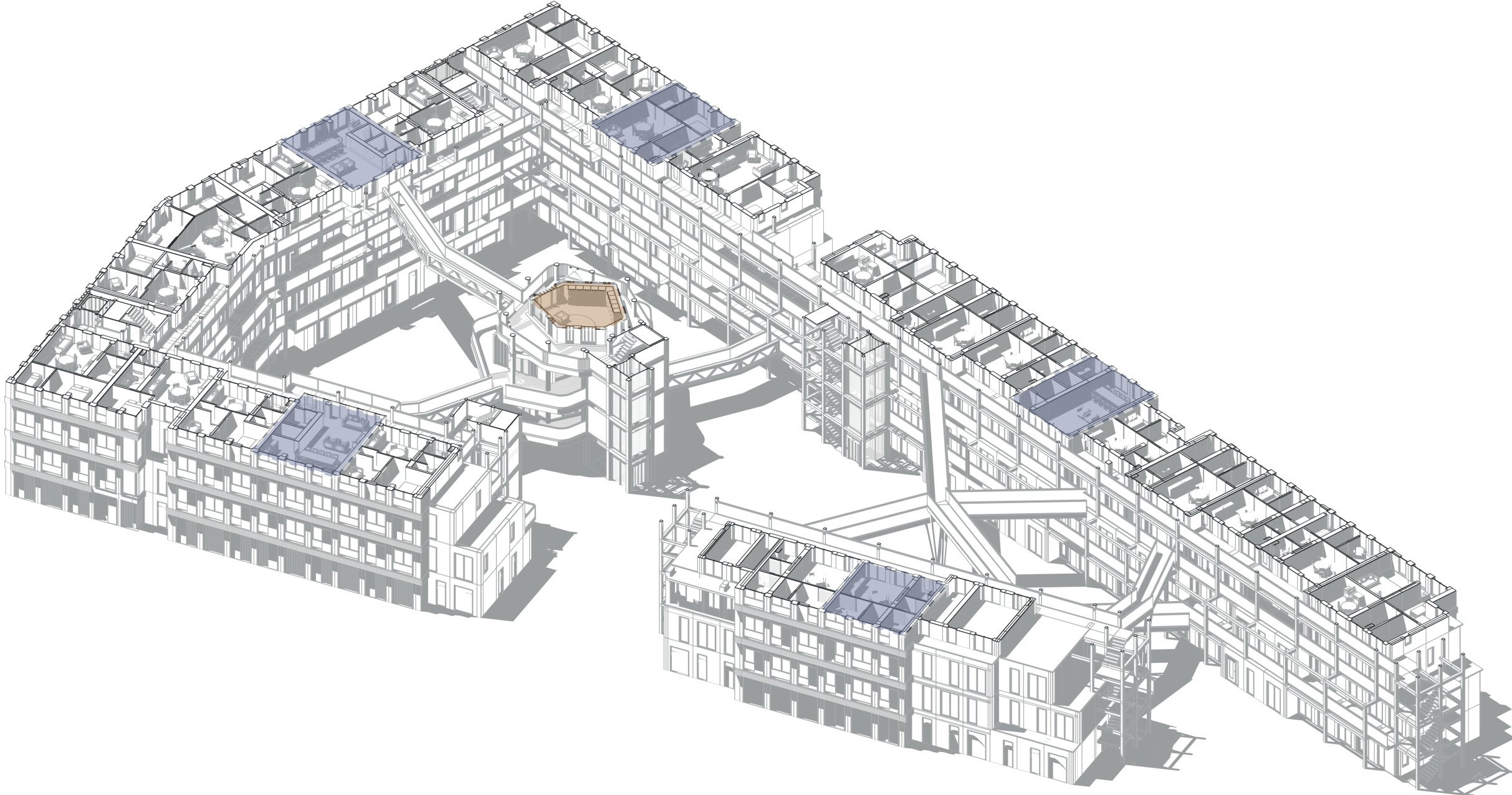
PROVIDE PLACES TO STOP ALONG THE ROUTE SO
THAT PEOPLE CAN MEET EACH OTHER



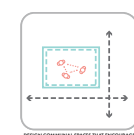
ENSURE THAT ROUTES TO THE APARTMENTS
INTERSECT



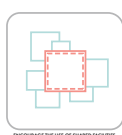
ENSURE THE CONNECTION IS MANAGED IN
HIGH-RISE BUILDINGS, ALLOWING RESIDENTS
TO COME INTO CONTACT WITH OTHER
APARTMENTS




AXONOMETRY - FOURTH FLOOR




DESIGN COMMONAL SPACES THAT ENCOURAGE GATHERING. PLACES SUCH AS SEATING AREAS IN HALLWAYS, LOBBIES, AND OTHER CENTRAL GATHERING PLACES.



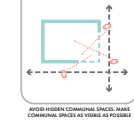
ENCOURAGE THE USE OF SHARED FACILITIES, ROOMS OR GARDENS, TO ACTUALLY PROVIDE BENEFITS TO THE COMMUNITY. ENSURE THESE SPACES ARE WELCOMING AND ACCESSIBLE.




DESIGN COMMONAL SPACES THAT ENCOURAGE GATHERING. PLACES SUCH AS SEATING AREAS IN HALLWAYS, LOBBIES, AND OTHER CENTRAL GATHERING PLACES.




USE THE ROUTE VIEW AS AN OPPORTUNITY TO ADD ADDITIONAL ROOMS, SUCH AS SEATING PLACES TO PAUSE AND ENJOY SCENIC VIEWS, WHERE APPROPRIATE.




DESIGN COMMONAL SPACES THAT ENCOURAGE GATHERING. PLACES SUCH AS SEATING AREAS IN HALLWAYS, LOBBIES, AND OTHER CENTRAL GATHERING PLACES.



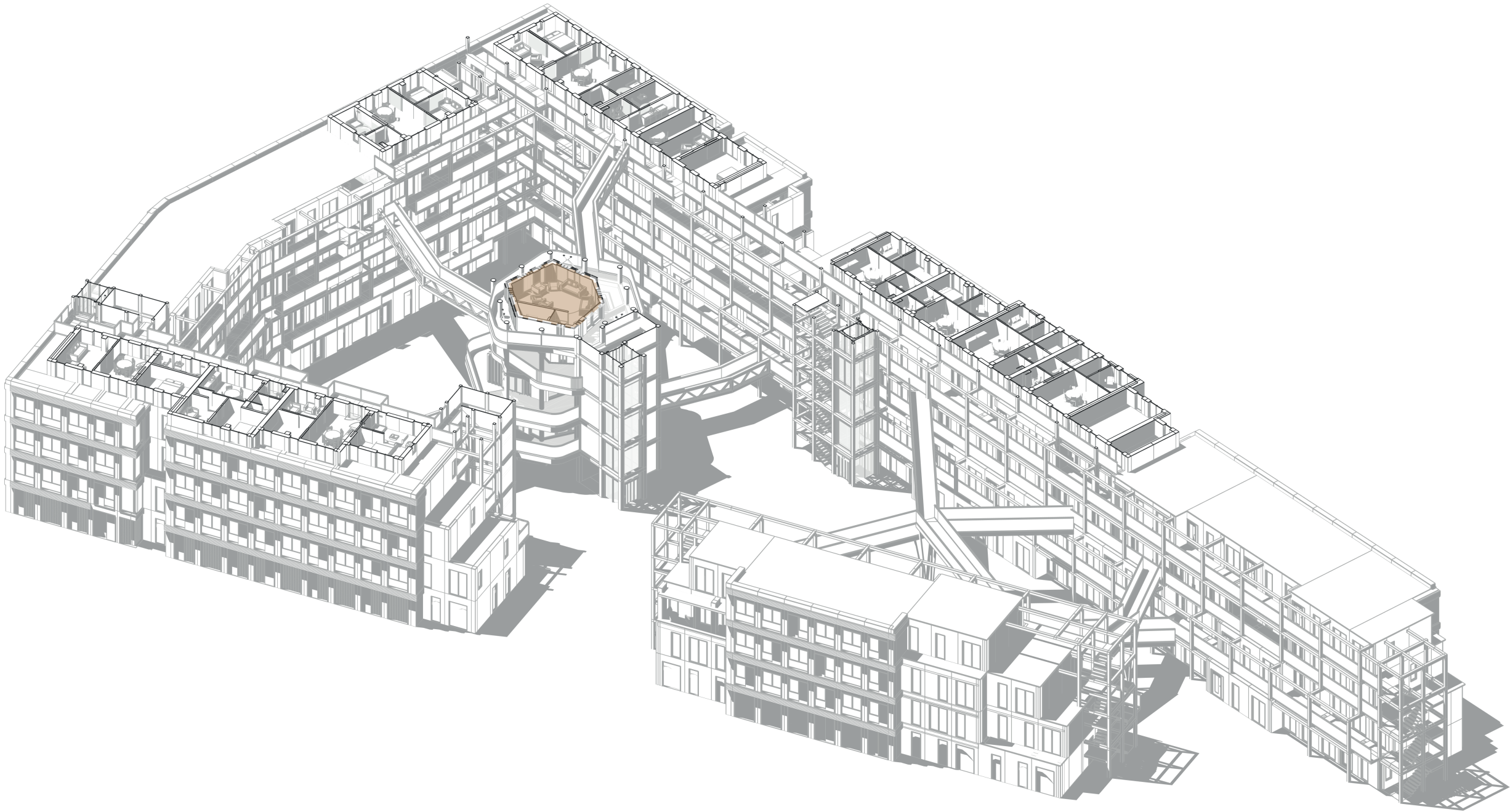
PROVIDE PLACES TO ENJOY THE ROUTE SO THAT PEOPLE CAN MEET EACH OTHER.



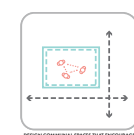
DESIGN COMMONAL SPACES THAT ENCOURAGE GATHERING. PLACES SUCH AS SEATING AREAS IN HALLWAYS, LOBBIES, AND OTHER CENTRAL GATHERING PLACES.



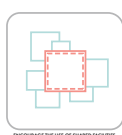
ENSURE THE CONNECTION IS MANAGED IN SUCH A WAY AS TO ALLOW RESIDENTS TO COME INTO CONTACT WITH ONE ANOTHER.




AXONOMETRY - FIFTH FLOOR




DESIGN COMMONAL SPACES THAT ENCOURAGE GATHERING. PLACING SUCH AS SEATING AREAS IN PLANNING, GARDENS, AND OTHER CENTRAL GATHERING PLACES.



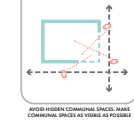
ENCOURAGE THE USE OF SHARED FACILITIES, SUCH AS COMMONS, ROOMS OR GARDENS, TO ACTUALLY PROVIDE RESOURCES TO THE COMMUNITY. ENSURE THESE SPACES ARE WELCOMING AND ACCESSIBLE.




DESIGN COMMONAL SPACES THAT ENCOURAGE GATHERING. PLACING SUCH AS SEATING AREAS IN PLANNING, GARDENS, AND OTHER CENTRAL GATHERING PLACES.




USE THE ROUTE VIEW AS AN OPPORTUNITY TO ADD ADDITIONAL SPACES TO THE ROUTE. PLACES TO PAUSE AND ENJOY SCENIC VIEWS OF THE SURROUNDING AREA.




DESIGN COMMONAL SPACES THAT ENCOURAGE GATHERING. PLACING SUCH AS SEATING AREAS IN PLANNING, GARDENS, AND OTHER CENTRAL GATHERING PLACES.



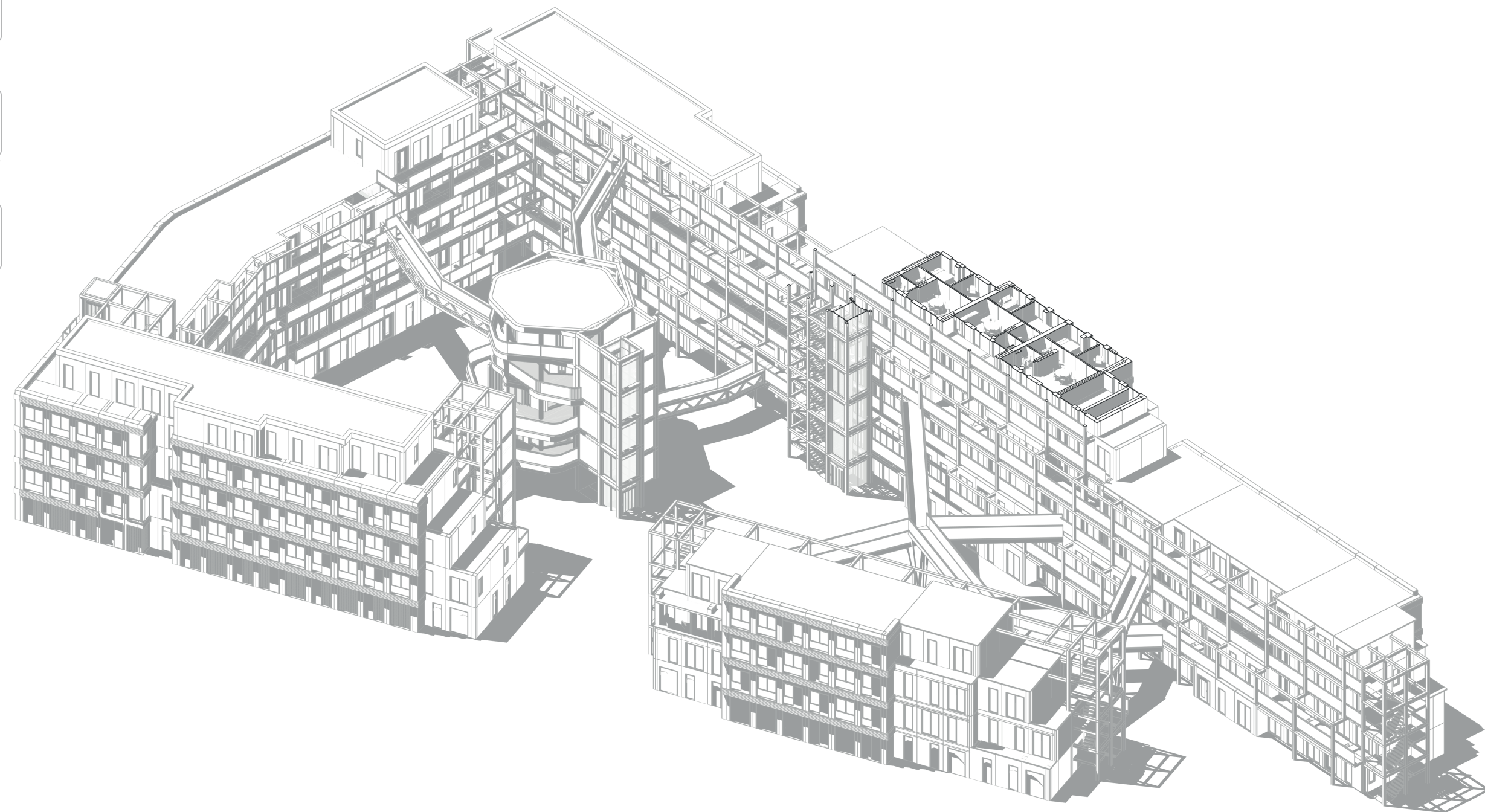
PROVIDE PLACES TO ENJOY ALONG THE ROUTE SO THAT PEOPLE CAN MEET EACH OTHER.



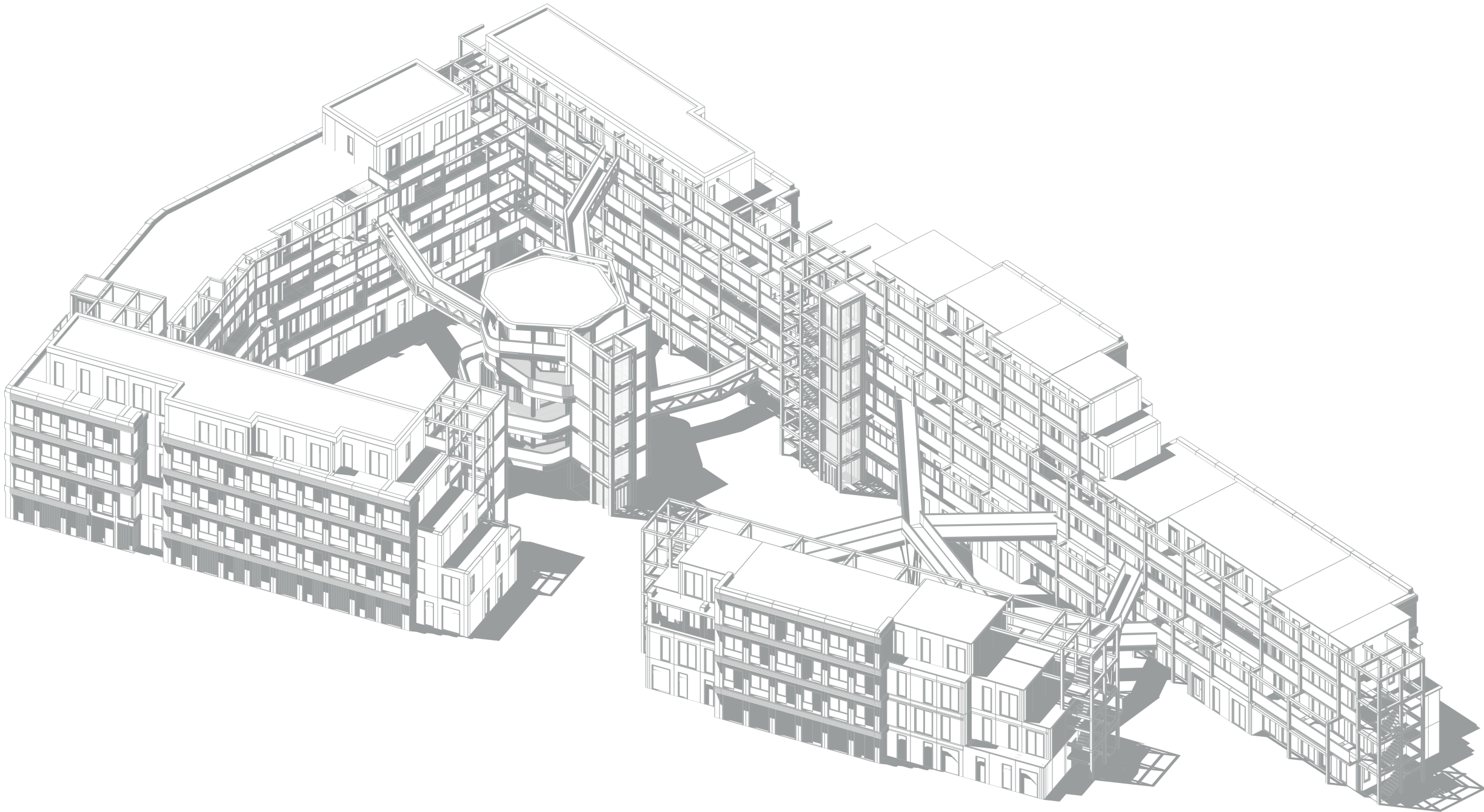
ENSURE THAT ROUTES TO THE AMBITIOUS INTERSECT.



ENSURE THE CONNECTION IS MANAGED IN SUCH A WAY AS TO ALLOW RESIDENTS TO COME INTO CONTACT WITH ONE ANOTHER.



AXONOMETRY - ROOF



PROGRAM



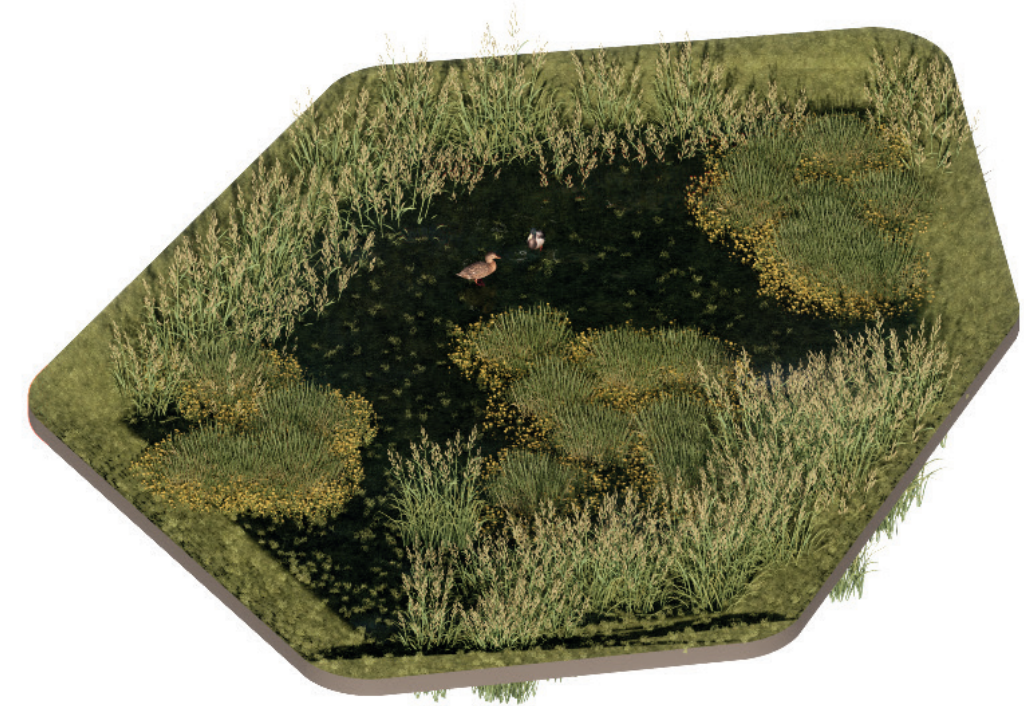
Note. Own image



COMMUNITY

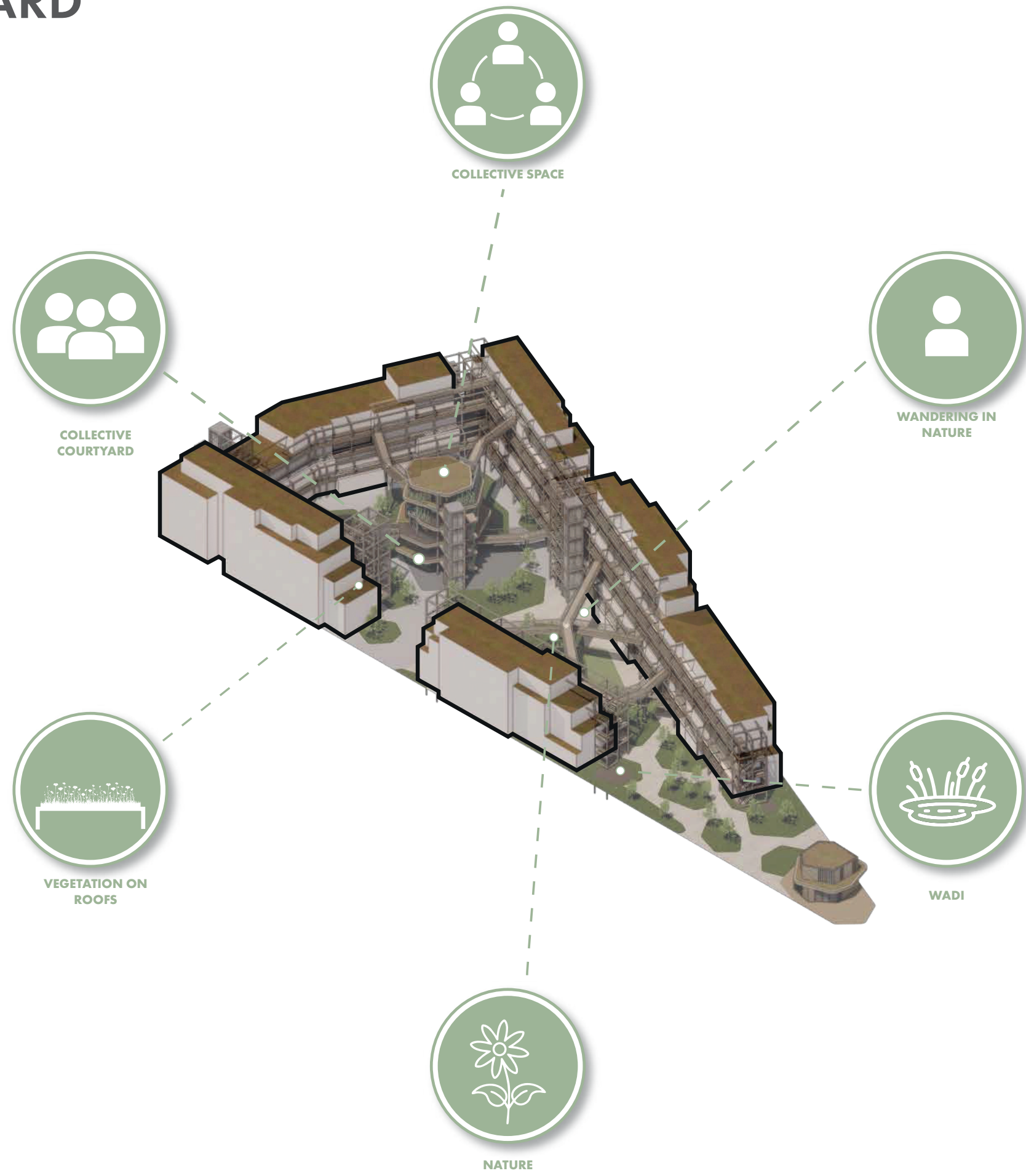


NATURE

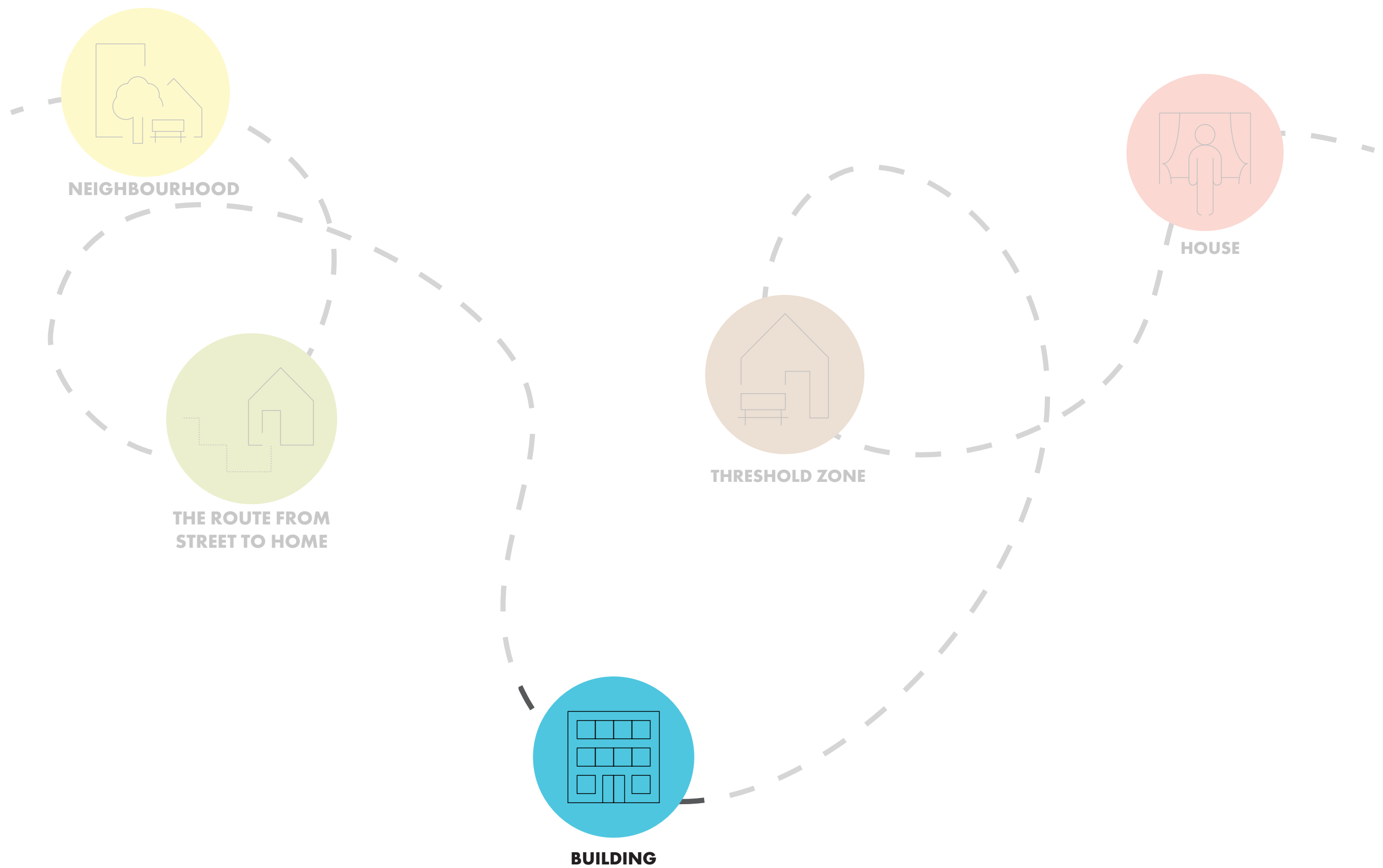


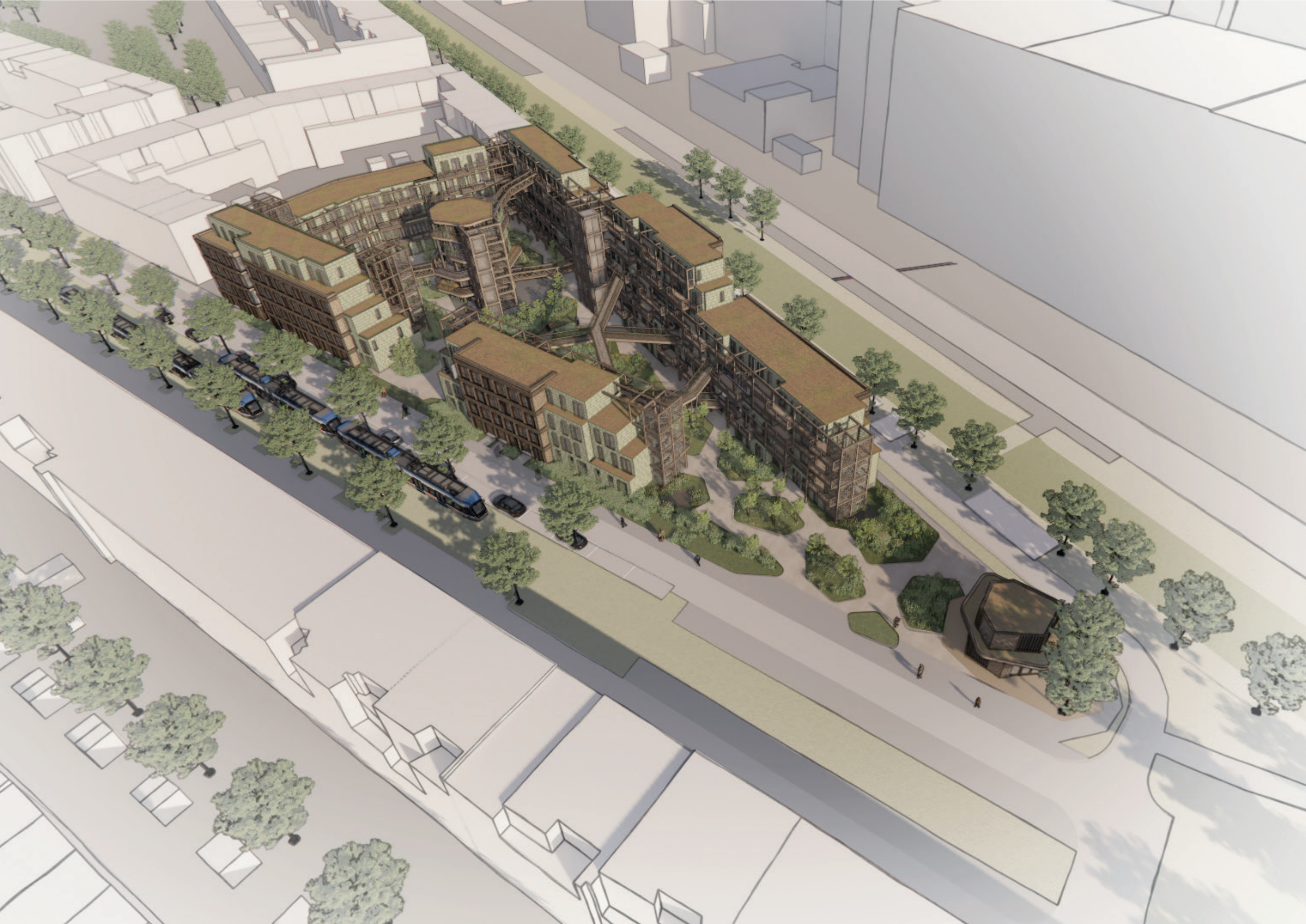
WADI

GREEN IN COURTYARD

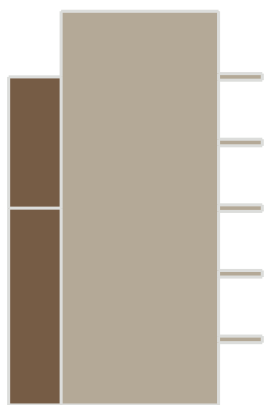




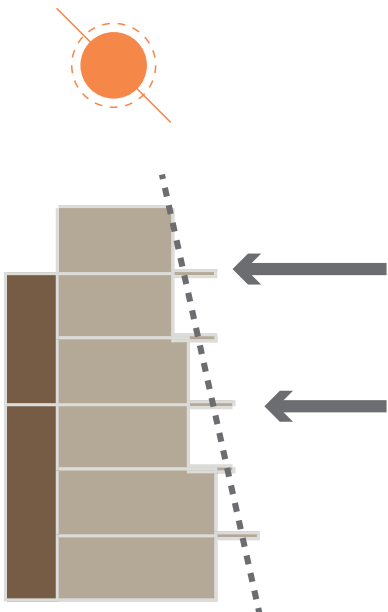




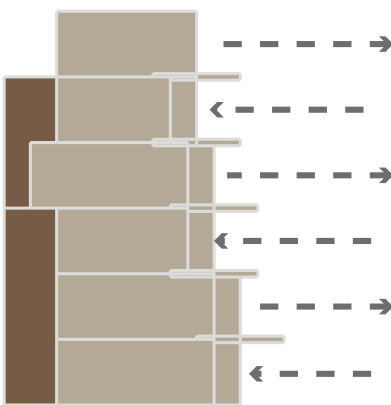
CONCEPT



Hard boundary + soft inside

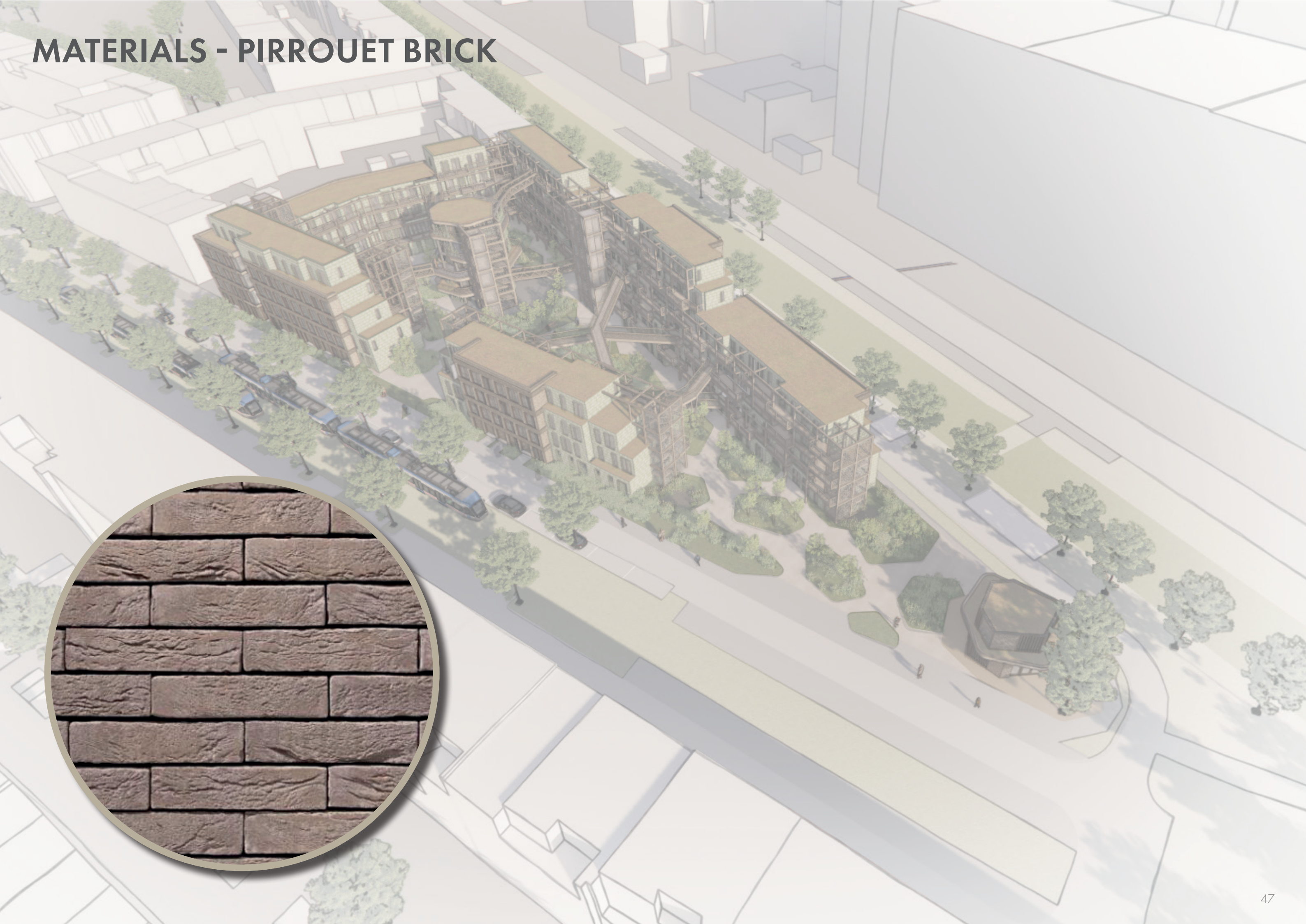


Optimization for sunlight

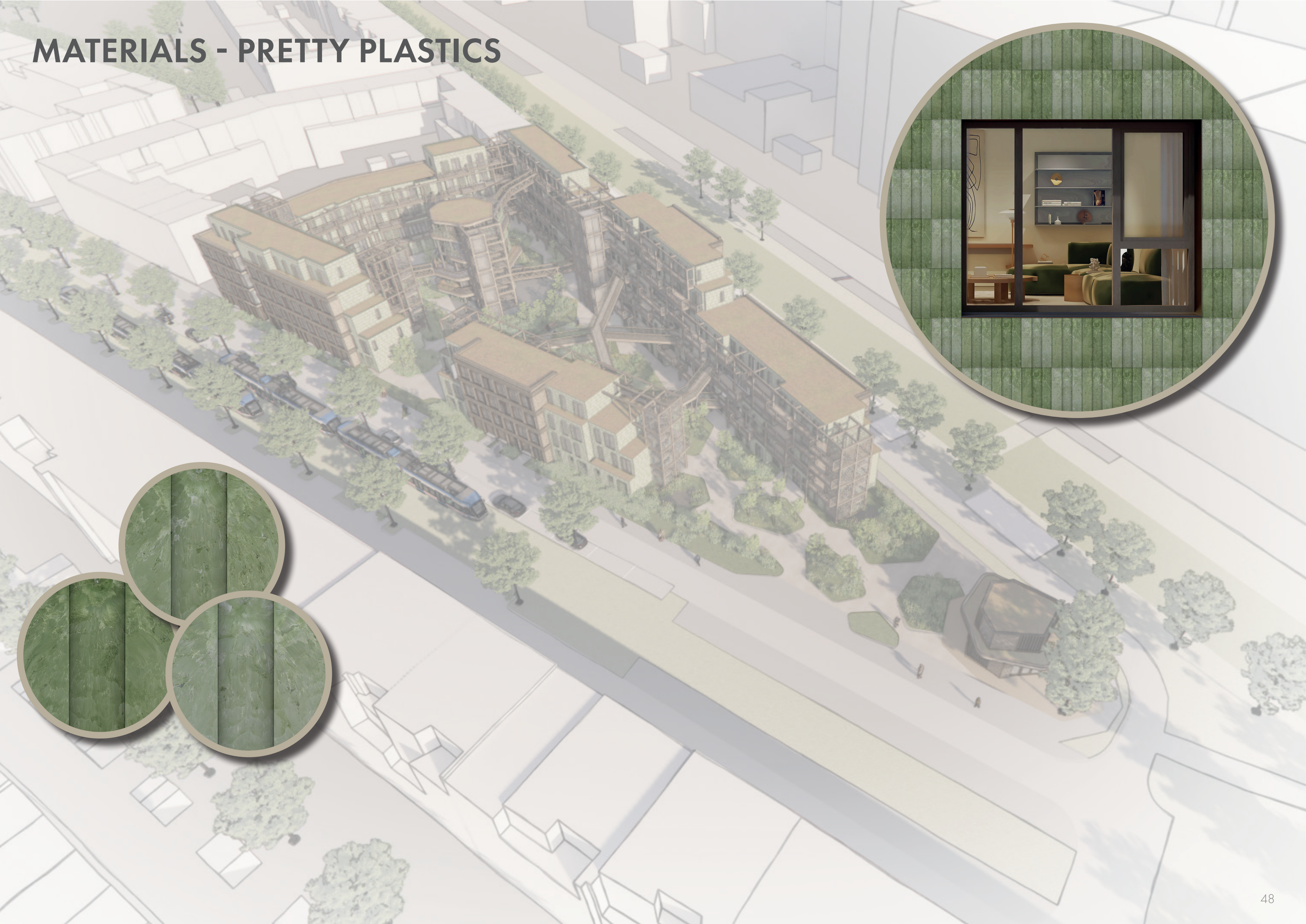


Treshold zones

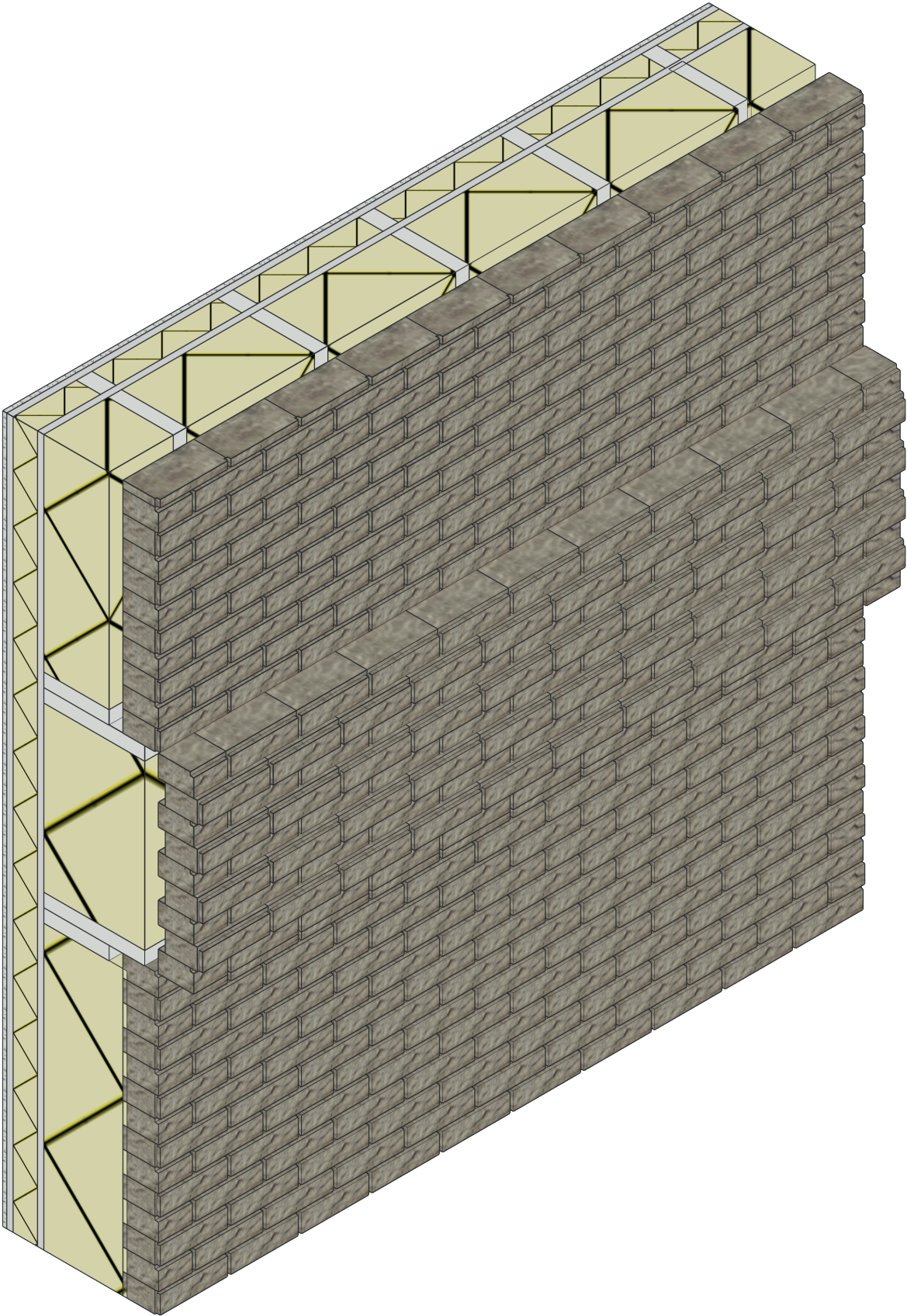
MATERIALS - PIRROUET BRICK



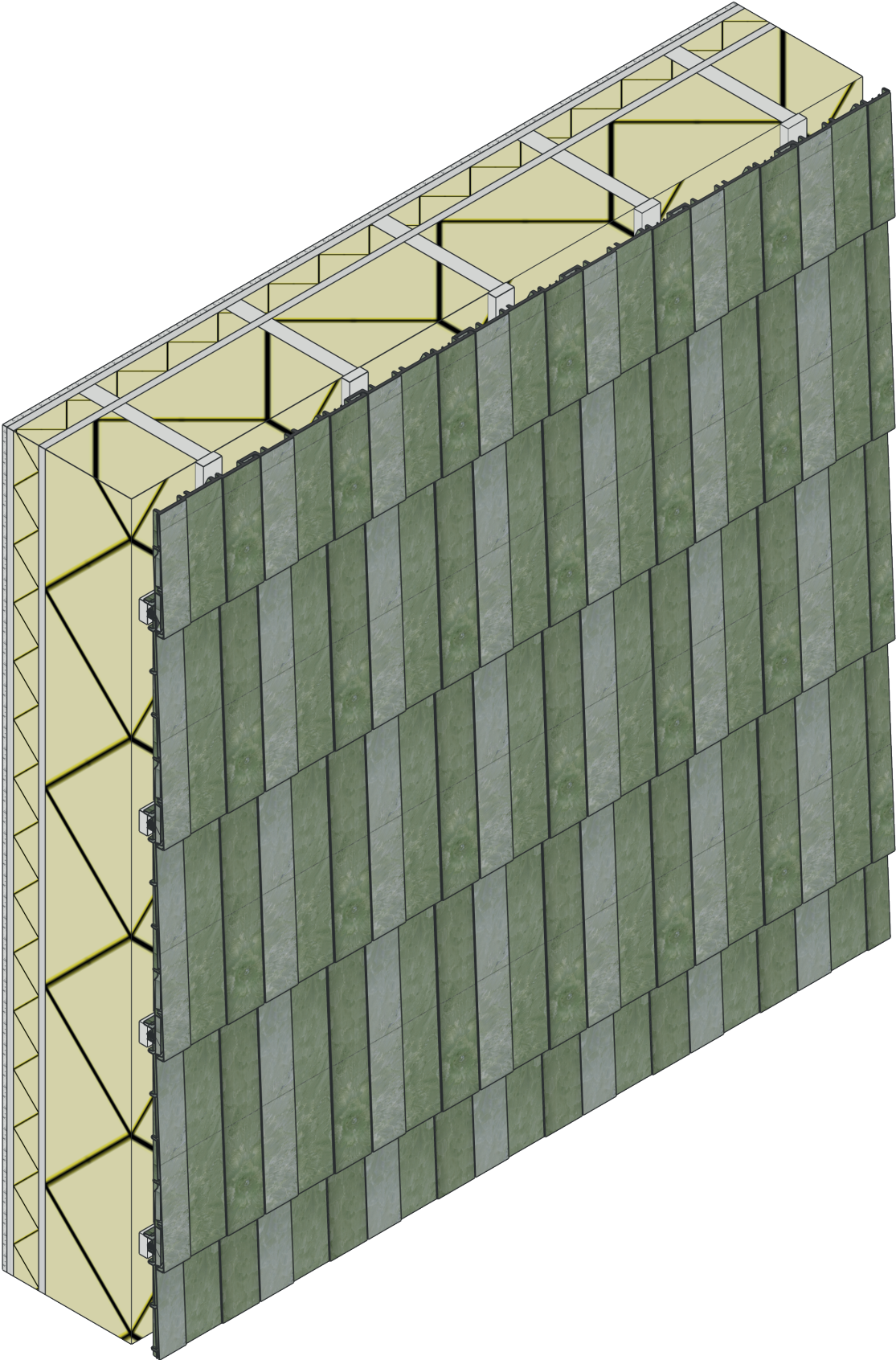
MATERIALS - PRETTY PLASTICS



BRICK FAÇADE



PRETTY PLASTICS FAÇADE

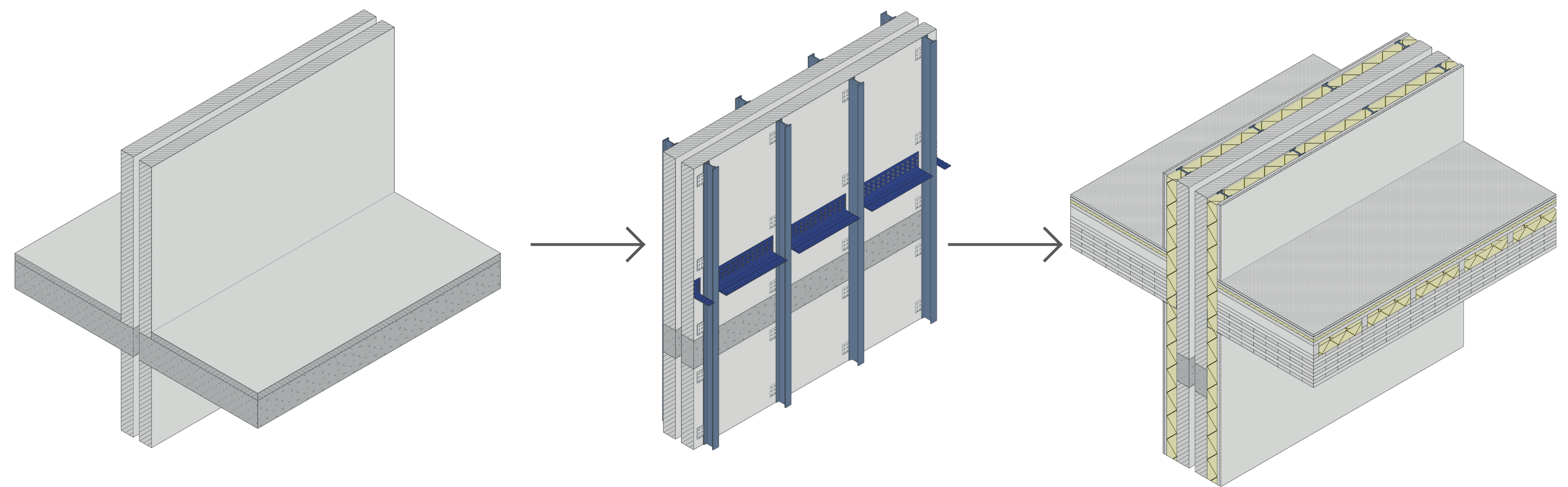




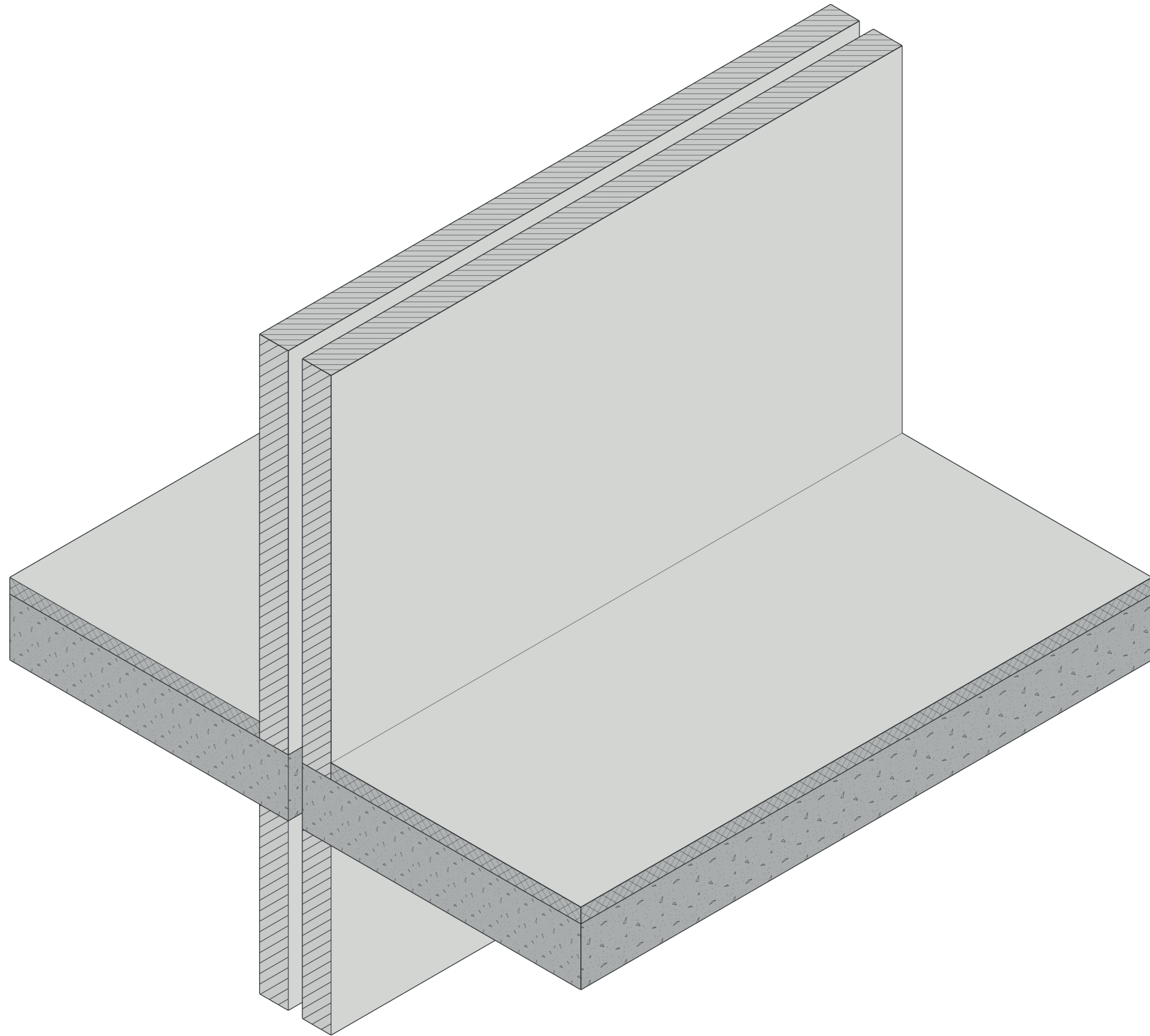




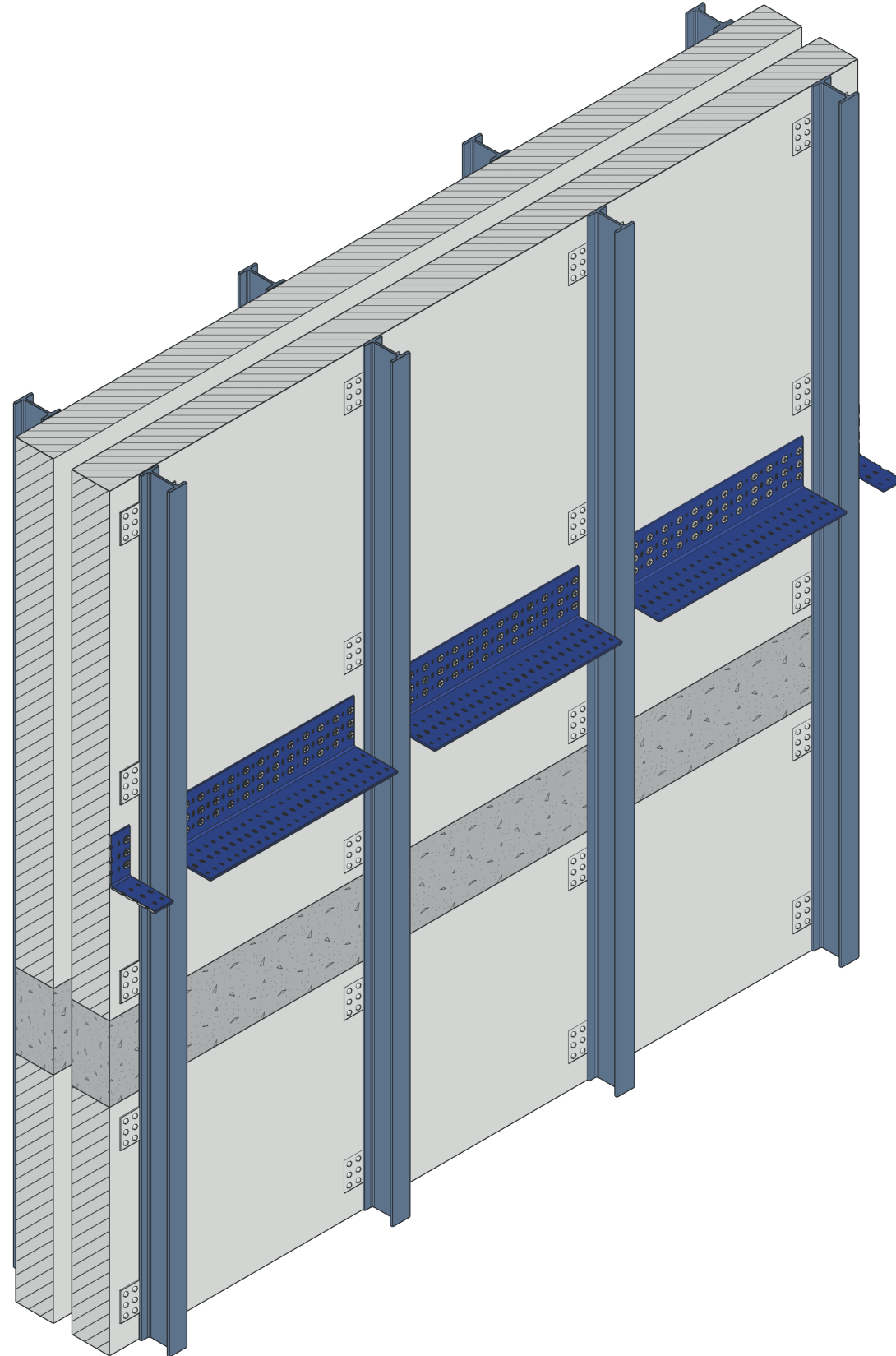
REUSING EXISTING LOAD-BEARING STRUCTURE



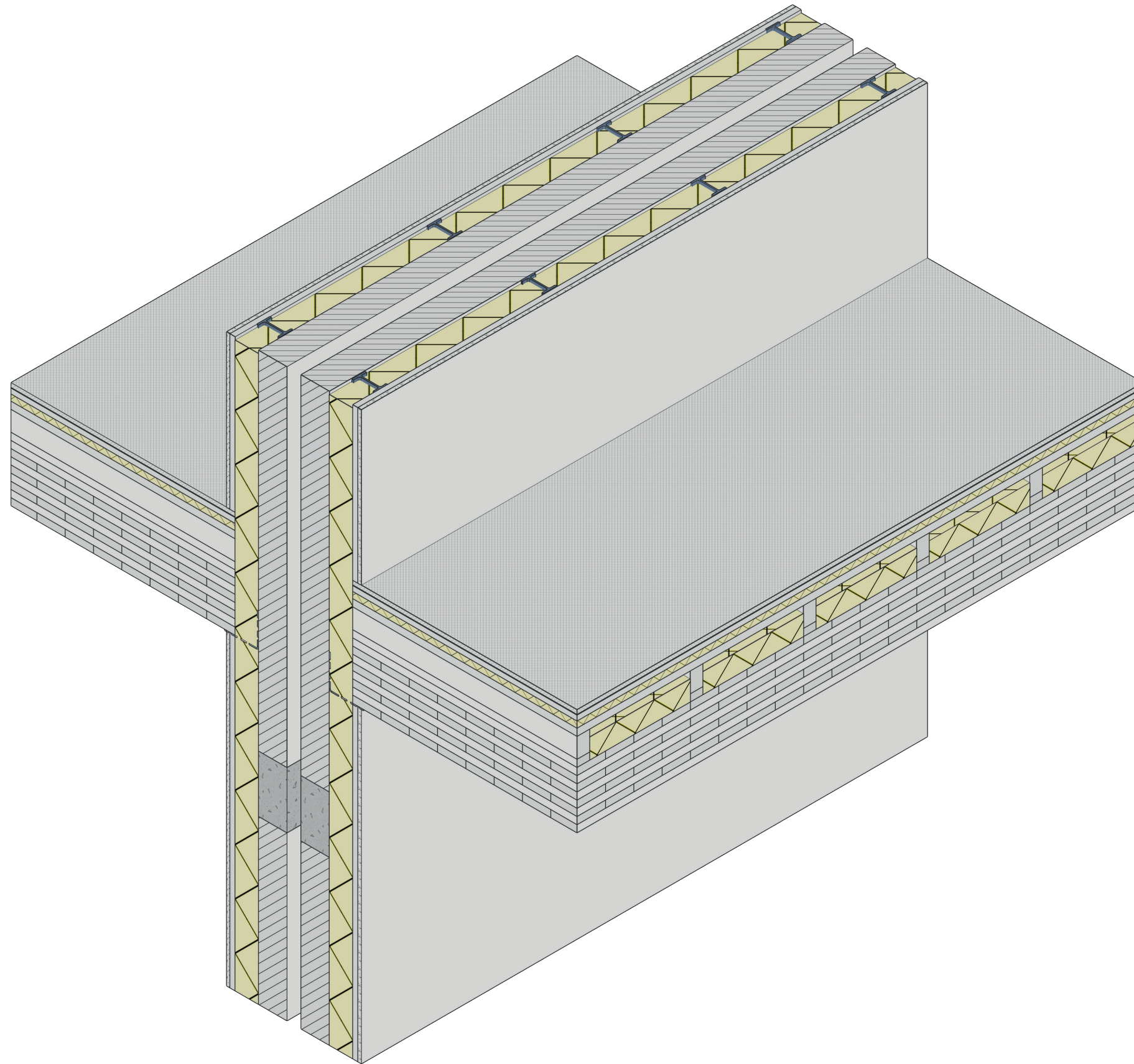
EXISTING LOAD-BEARING CONCRETE WALL



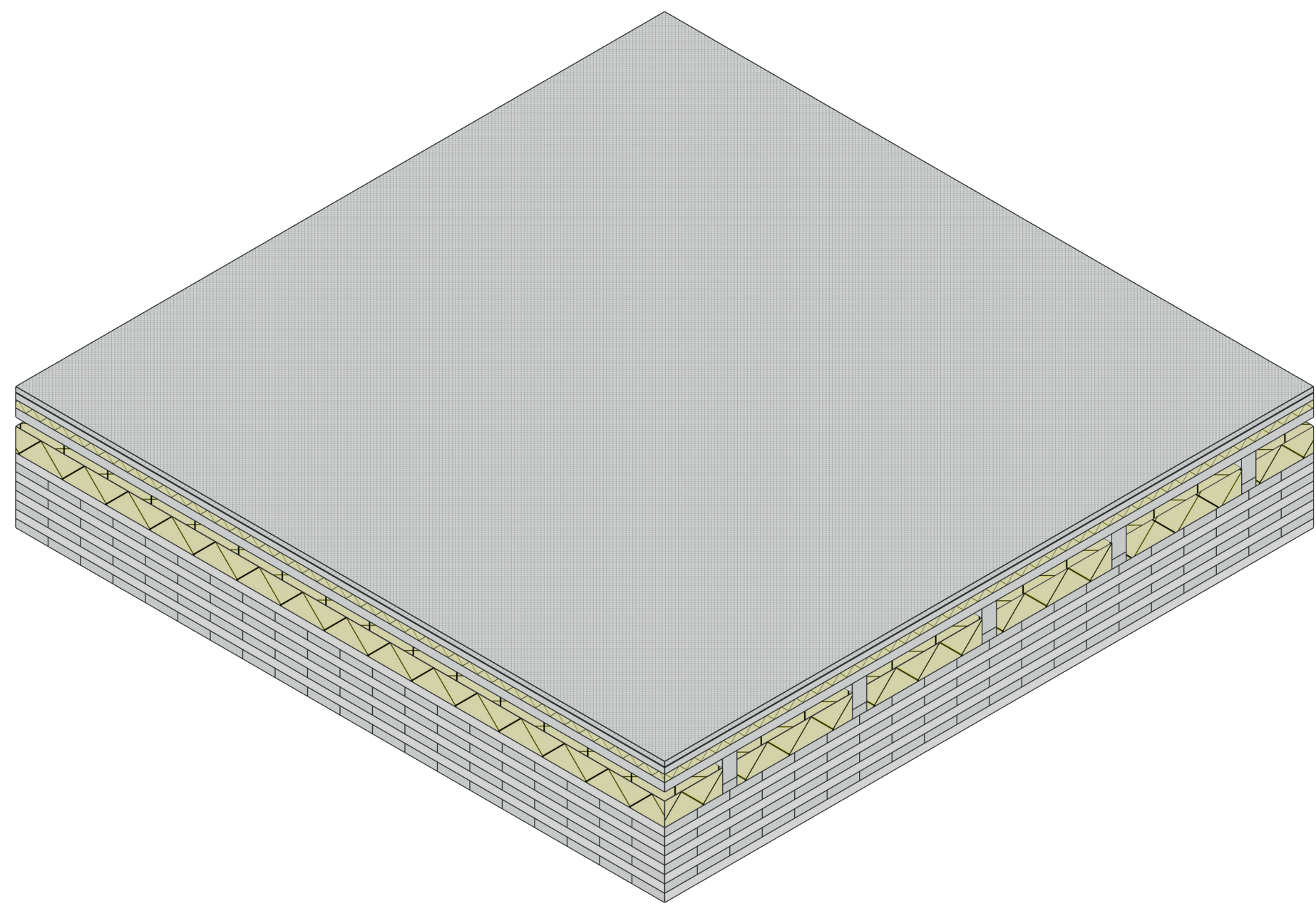
REINFORCING EXISTING LOAD-BEARING WALL



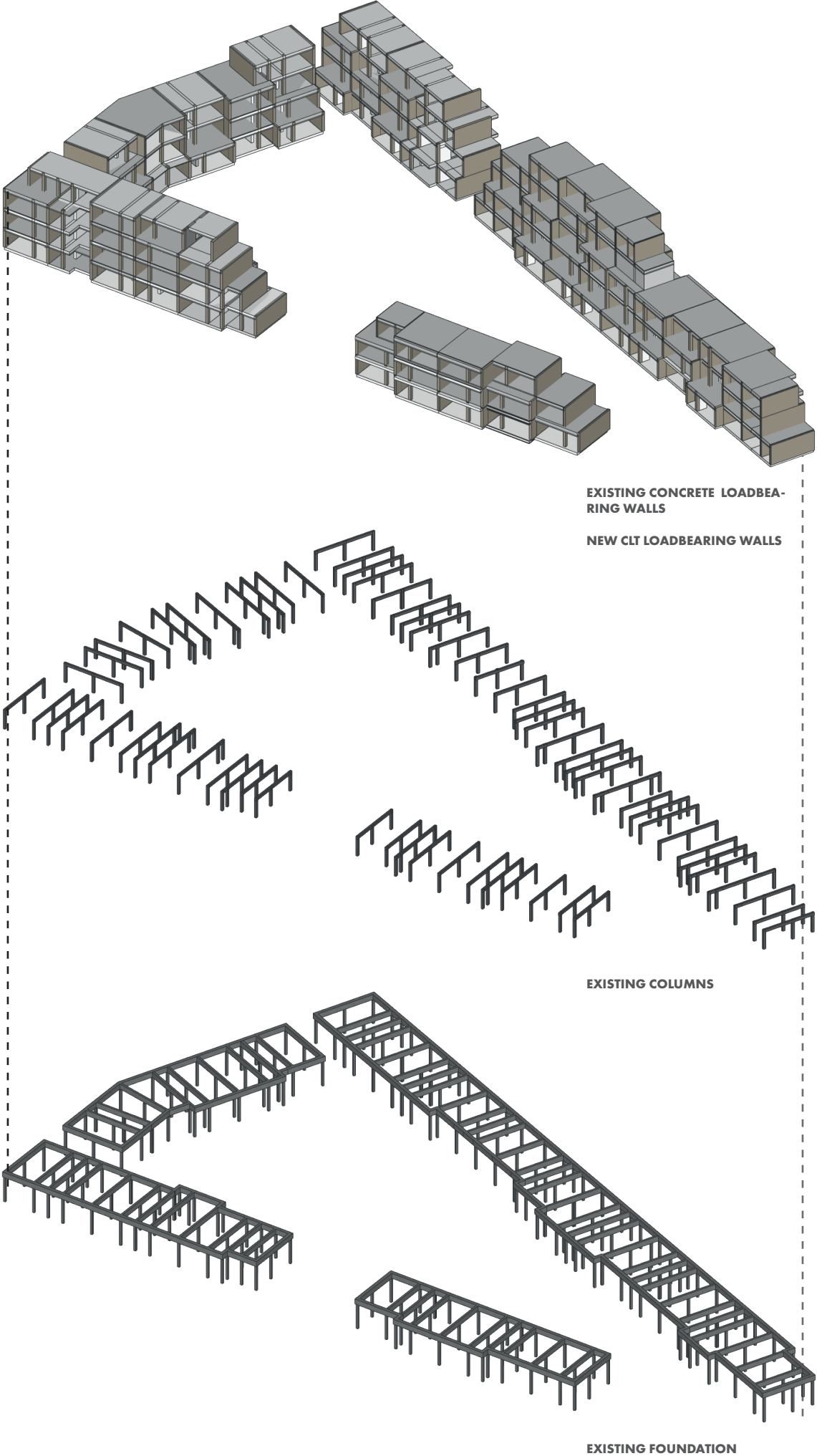
REUSING EXISTING LOAD-BEARING WALL



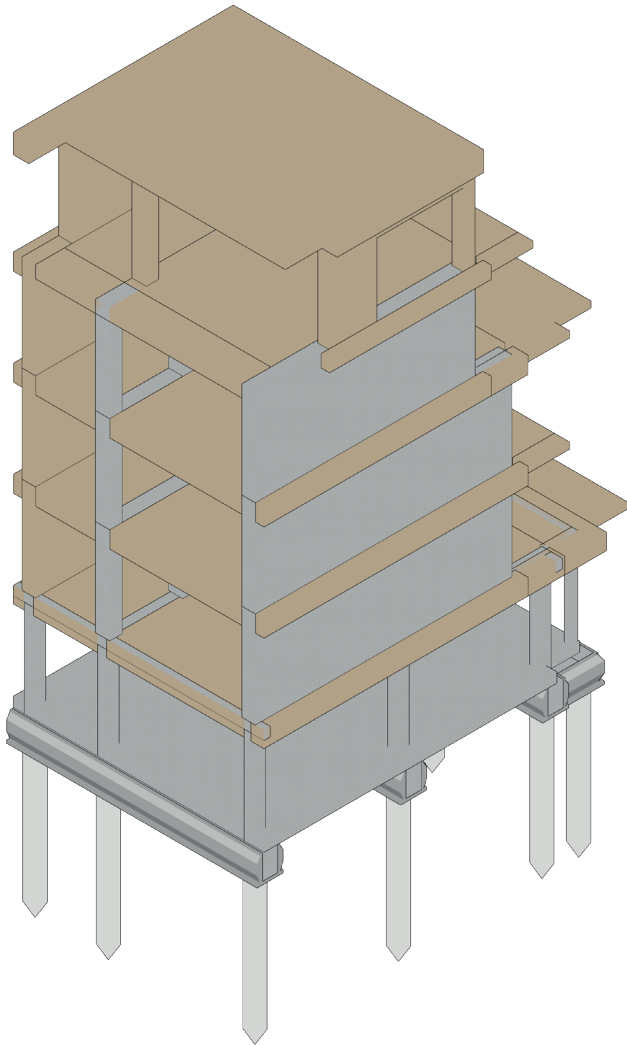
CLT FLOOR



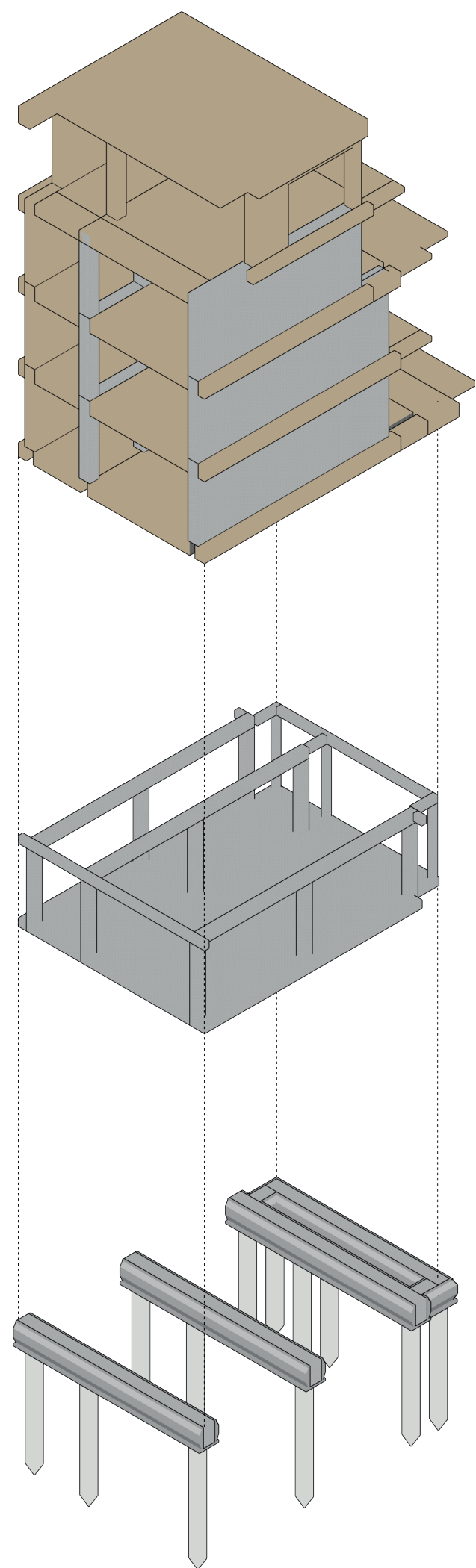
STRUCTURE



STRUCTURE - 1:50 FRAGMENT



STRUCTURE - 1:50 FRAGMENT



SHARED FUNCTIONS IN COURTYARD



SHARED FUNCTIONS IN COURTYARD

COMMUNAL GARDEN

SHARED KITCHEN

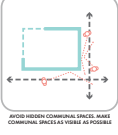
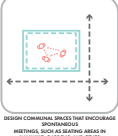
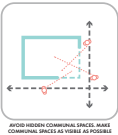
COMMUNAL SPACE

SHARED DINING ROOM

LAUNDRY

MAILBOXES

Note. Own image



SHARED FUNCTIONS IN COURTYARD

DESIGN COMMUNAL SPACES THAT ENCOURAGE SPONTANEOUS MEETINGS, SUCH AS SEATING AREAS IN PLAZAS, GARDENS, AND OTHER CENTRAL GATHERING PLACES

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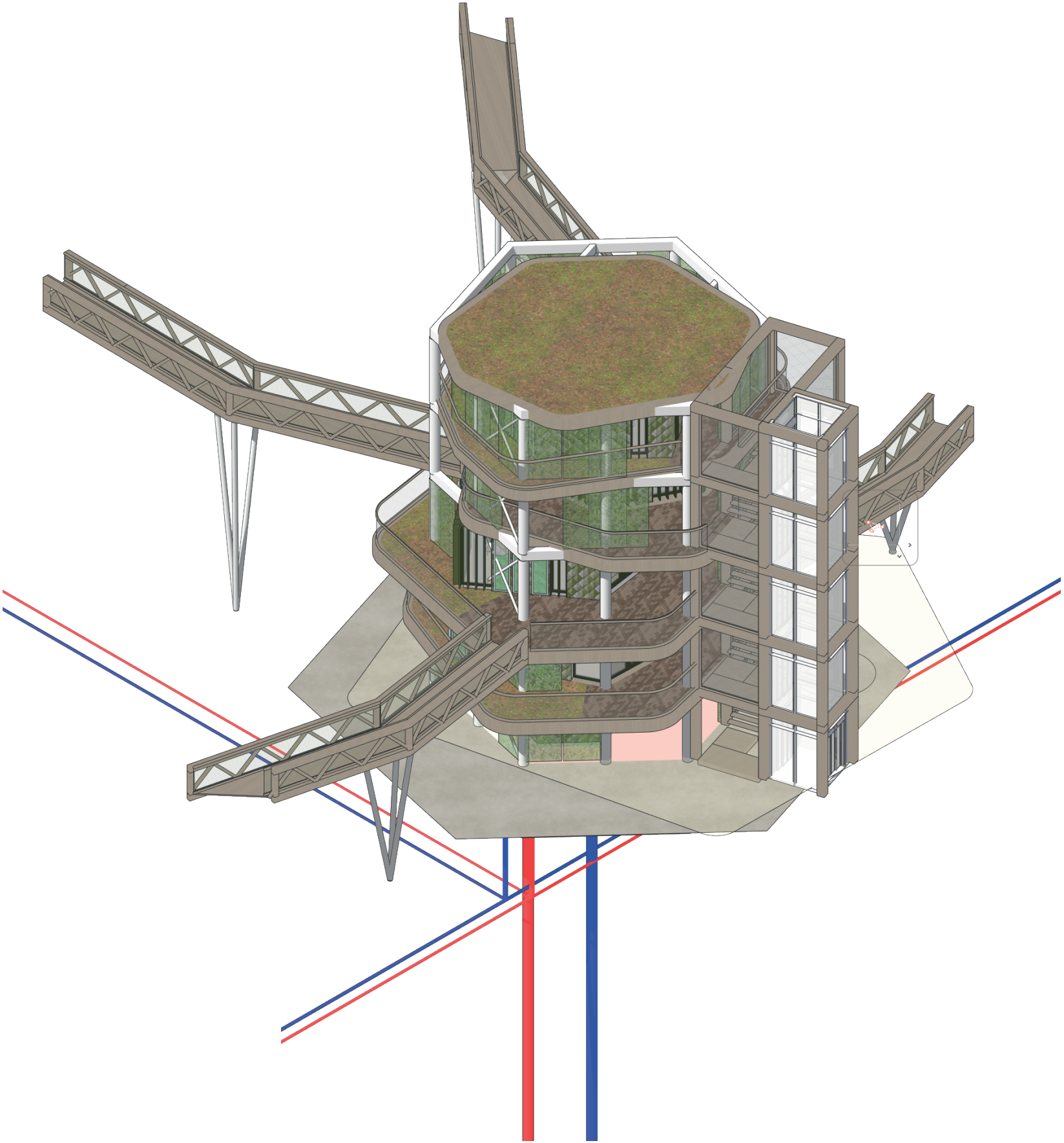
DESIGN COMMUNAL SPACES THAT ENCOURAGE SPONTANEOUS MEETINGS, SUCH AS SEATING AREAS IN PLAZAS, GARDENS, AND OTHER CENTRAL GATHERING PLACES

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SHARED FUNCTIONS IN COURTYARD



SHARED FUNCTIONS IN COURTYARD - GROUND FLOOR

DESIGN COMMUNAL SPACES THAT ENCOURAGE GATHERING. MEETING, SUCH AS SEATING AREAS IN PLAZAS, GARDENS, AND OTHER CENTRAL GATHERING PLACES.

DESIGN COMMUNAL SPACES THAT ENCOURAGE GATHERING. MEETING, SUCH AS SEATING AREAS IN PLAZAS, GARDENS, AND OTHER CENTRAL GATHERING PLACES.

DESIGN COMMUNAL SPACES THAT ENCOURAGE GATHERING. MEETING, SUCH AS SEATING AREAS IN PLAZAS, GARDENS, AND OTHER CENTRAL GATHERING PLACES.

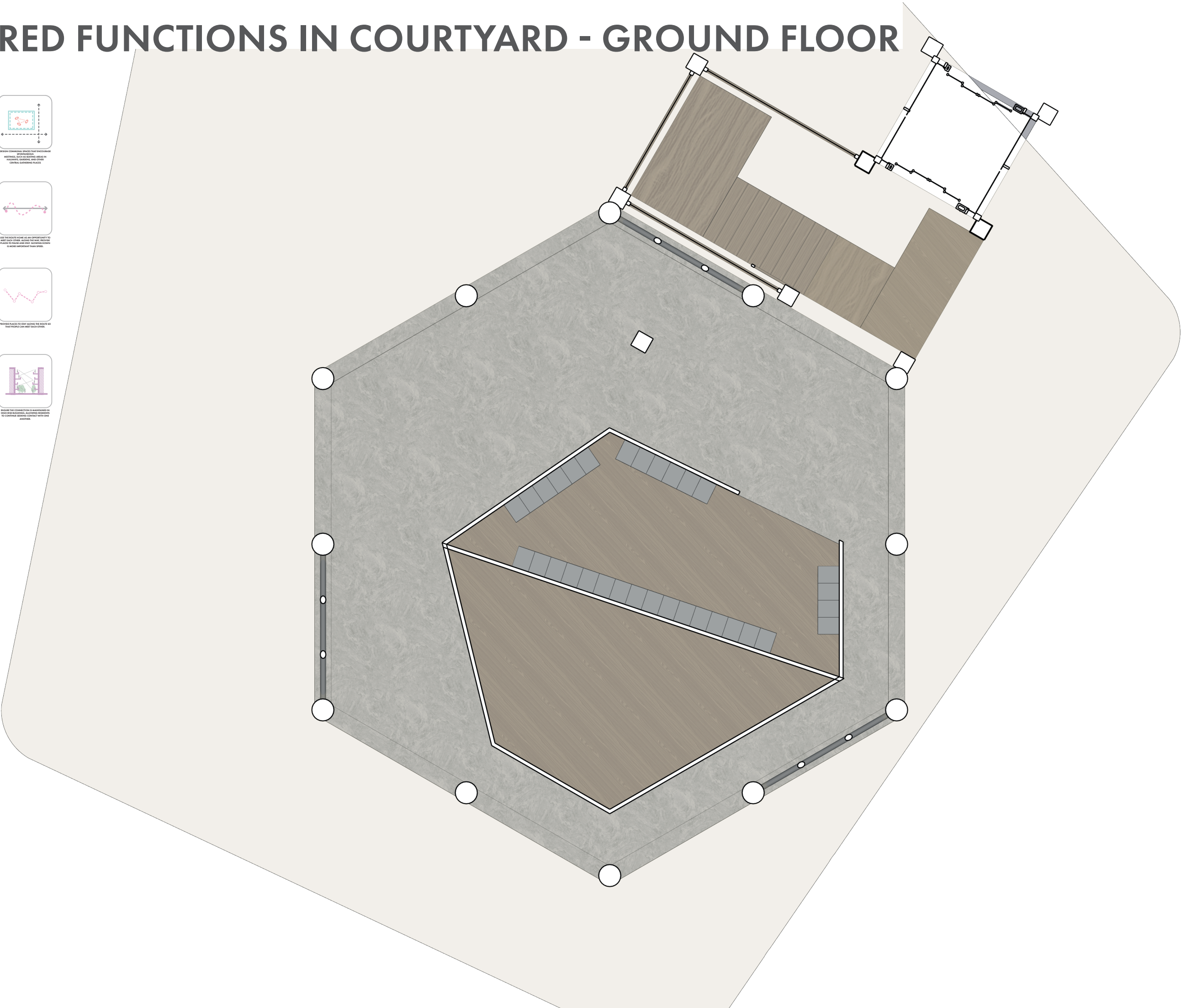
DESIGN COMMUNAL SPACES THAT ENCOURAGE GATHERING. MEETING, SUCH AS SEATING AREAS IN PLAZAS, GARDENS, AND OTHER CENTRAL GATHERING PLACES.

DESIGN COMMUNAL SPACES THAT ENCOURAGE GATHERING. MEETING, SUCH AS SEATING AREAS IN PLAZAS, GARDENS, AND OTHER CENTRAL GATHERING PLACES.

DESIGN COMMUNAL SPACES THAT ENCOURAGE GATHERING. MEETING, SUCH AS SEATING AREAS IN PLAZAS, GARDENS, AND OTHER CENTRAL GATHERING PLACES.

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DESIGN COMMUNAL SPACES THAT ENCOURAGE GATHERING. MEETING, SUCH AS SEATING AREAS IN PLAZAS, GARDENS, AND OTHER CENTRAL GATHERING PLACES.



SHARED FUNCTIONS IN COURTYARD - FIRST FLOOR

DESIGN COMMUNAL SPACES THAT ENCOURAGE SPONTANEOUS ENCOUNTERS, SUCH AS SEATING AREAS IN PLAZAS, GARDENS, AND OTHER CENTRAL GATHERING PLACES

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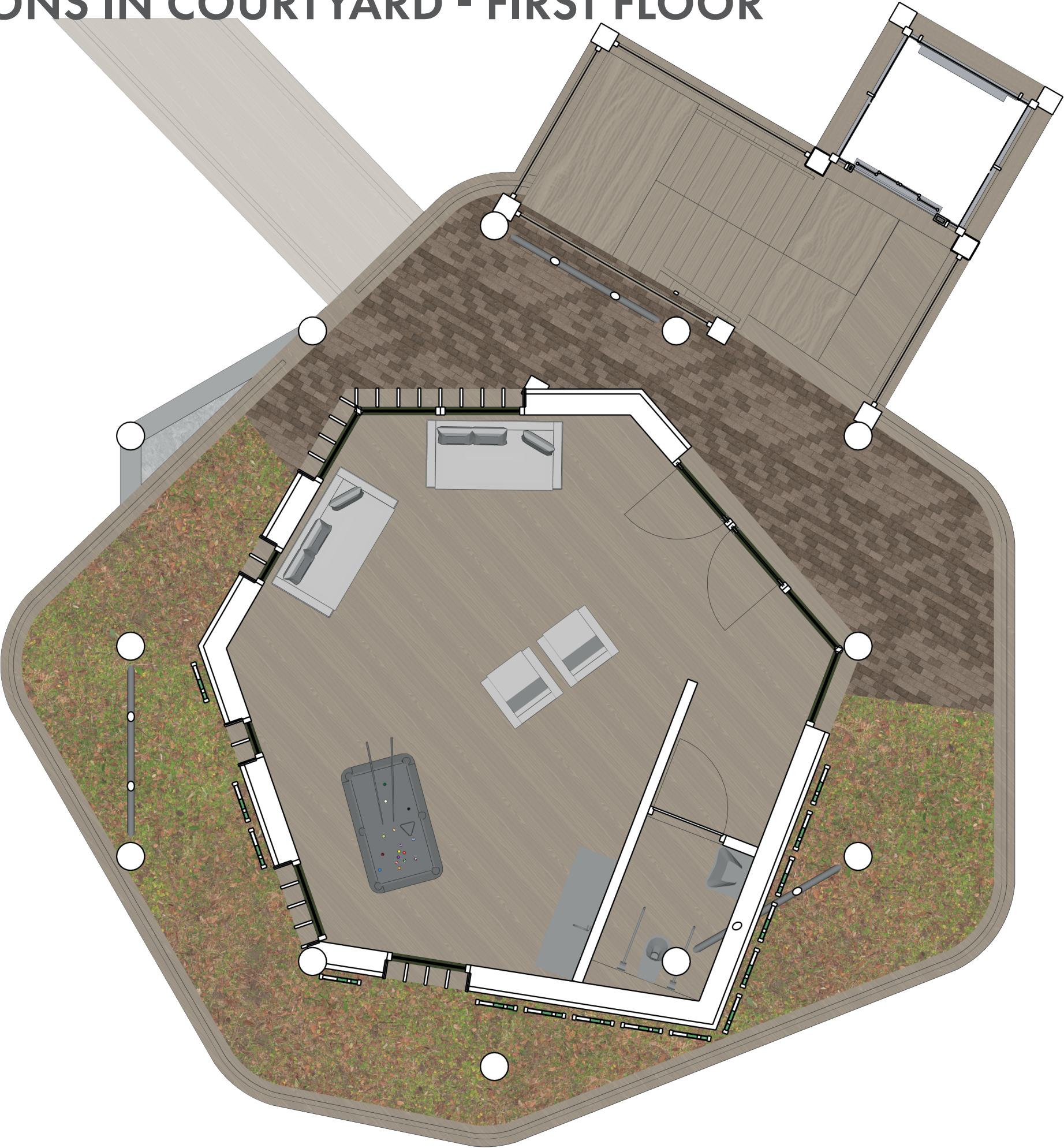
DESIGN COMMUNAL SPACES THAT ENCOURAGE SPONTANEOUS ENCOUNTERS, SUCH AS SEATING AREAS IN PLAZAS, GARDENS, AND OTHER CENTRAL GATHERING PLACES

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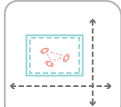
DESIGN COMMUNAL SPACES THAT ENCOURAGE SPONTANEOUS ENCOUNTERS, SUCH AS SEATING AREAS IN PLAZAS, GARDENS, AND OTHER CENTRAL GATHERING PLACES

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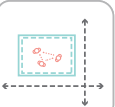
DESIGN COMMUNAL SPACES THAT ENCOURAGE SPONTANEOUS ENCOUNTERS, SUCH AS SEATING AREAS IN PLAZAS, GARDENS, AND OTHER CENTRAL GATHERING PLACES



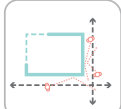
SHARED FUNCTIONS IN COURTYARD - SECOND FLOOR



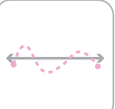
DESIGN COMMUNAL SPACES THAT ENCOURAGE GATHERING
METHODS, SUCH AS SEATING AREAS IN PLAZAS, GARDENS, AND OTHER CENTRAL GATHERING PLACES



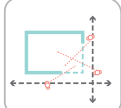
DESIGN COMMUNAL SPACES THAT ENCOURAGE GATHERING
METHODS, SUCH AS SEATING AREAS IN PLAZAS, GARDENS, AND OTHER CENTRAL GATHERING PLACES




DESIGN COMMUNAL SPACES THAT ENCOURAGE GATHERING
METHODS, SUCH AS SEATING AREAS IN PLAZAS, GARDENS, AND OTHER CENTRAL GATHERING PLACES




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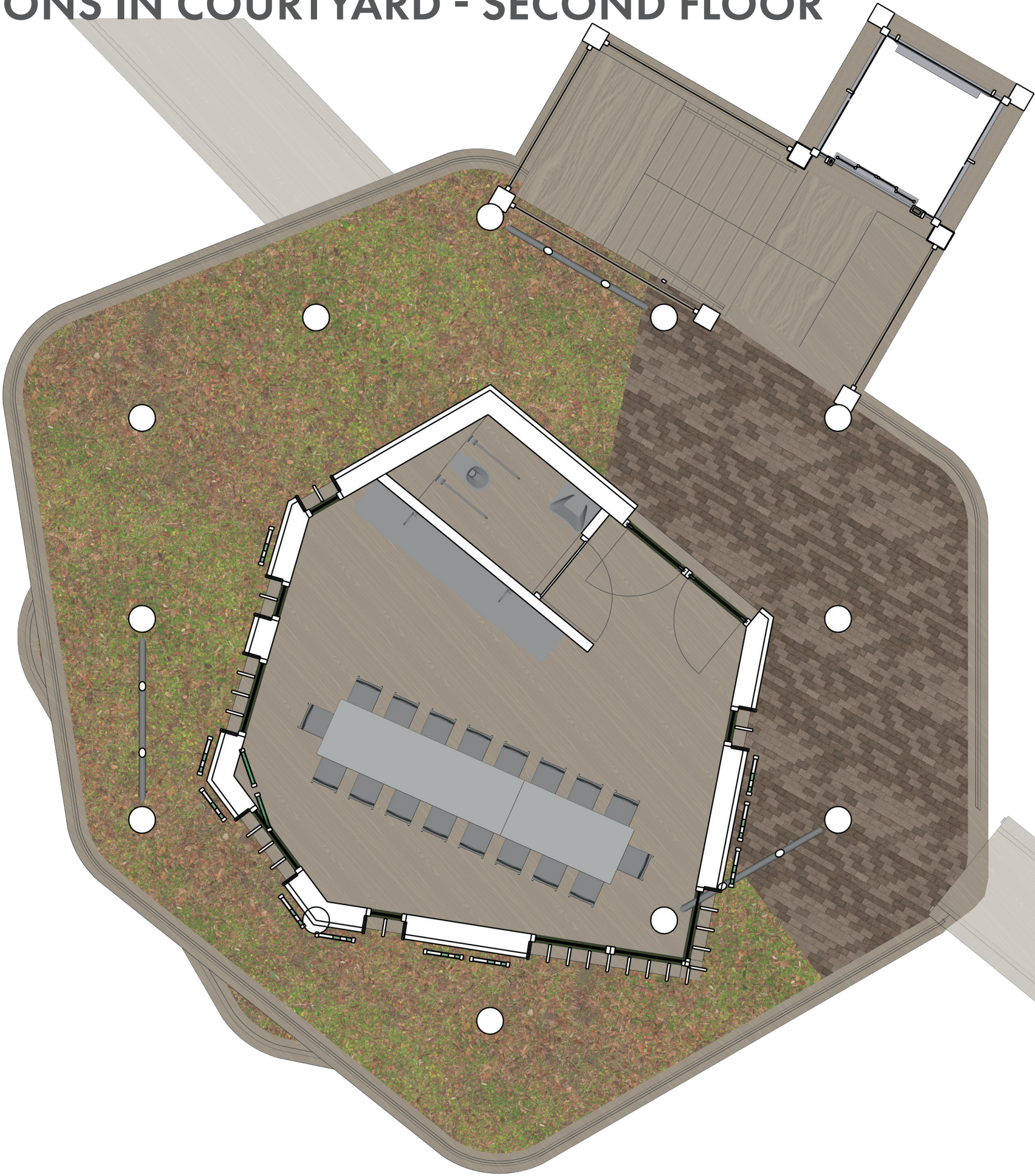
DESIGN COMMUNAL SPACES THAT ENCOURAGE GATHERING
METHODS, SUCH AS SEATING AREAS IN PLAZAS, GARDENS, AND OTHER CENTRAL GATHERING PLACES



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METHODS, SUCH AS SEATING AREAS IN PLAZAS, GARDENS, AND OTHER CENTRAL GATHERING PLACES

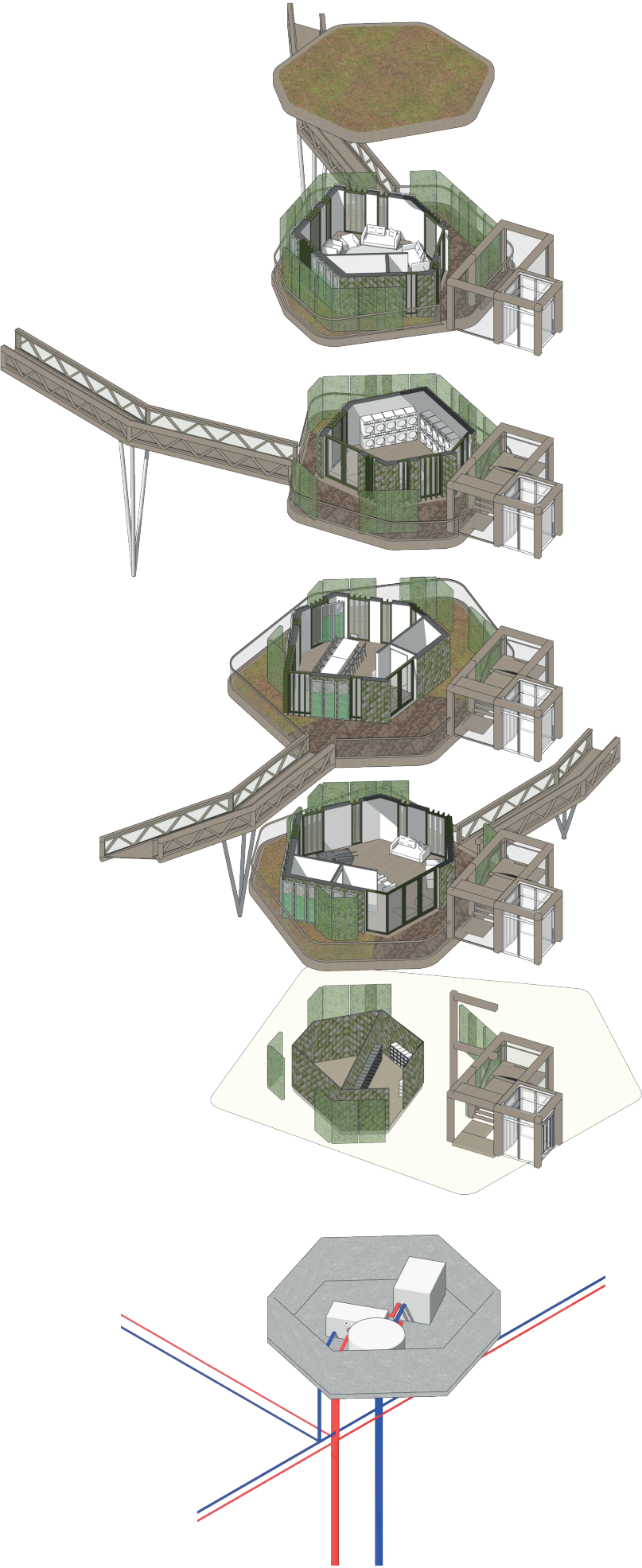


DESIGN COMMUNAL SPACES THAT ENCOURAGE GATHERING
METHODS, SUCH AS SEATING AREAS IN PLAZAS, GARDENS, AND OTHER CENTRAL GATHERING PLACES

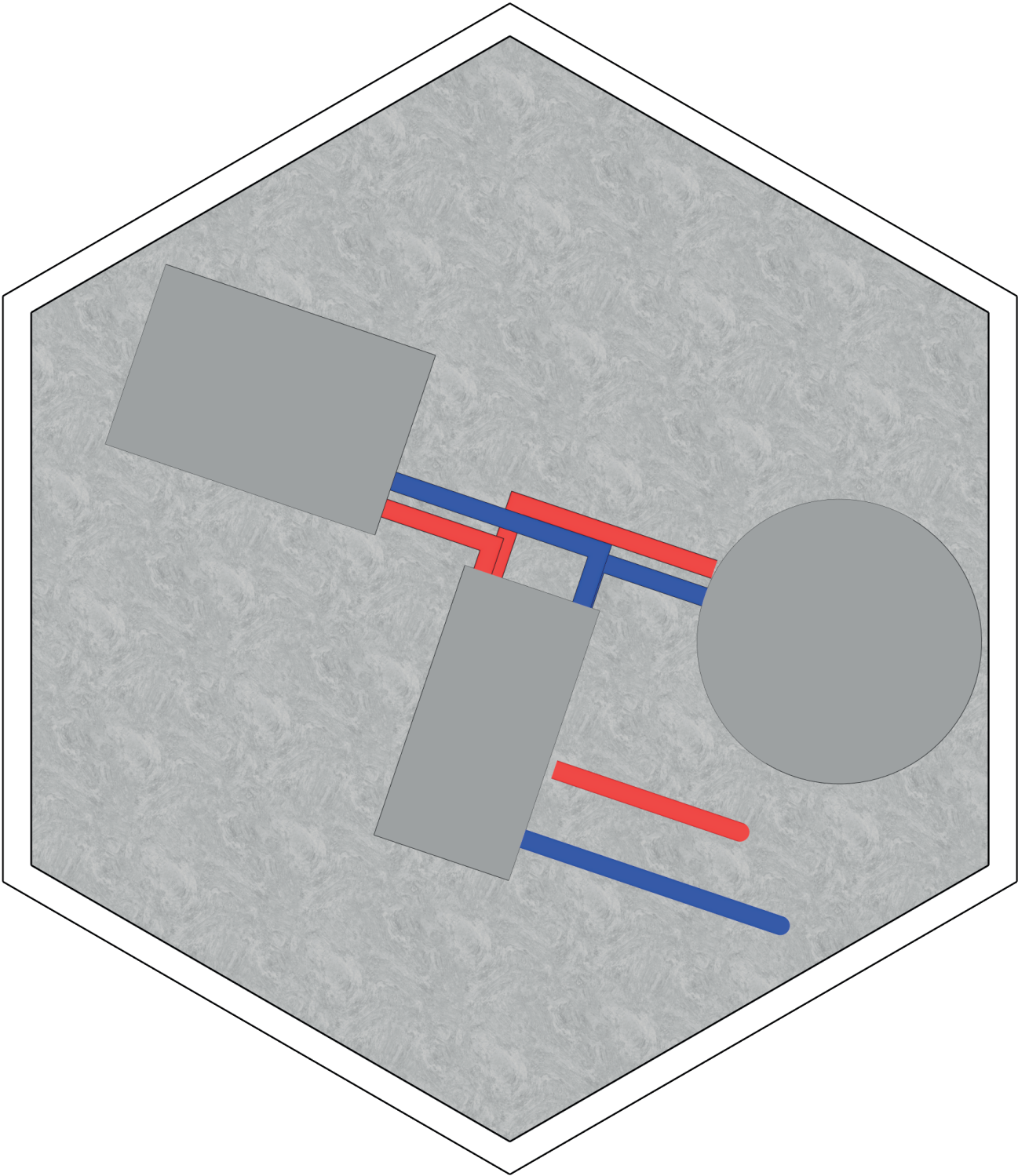




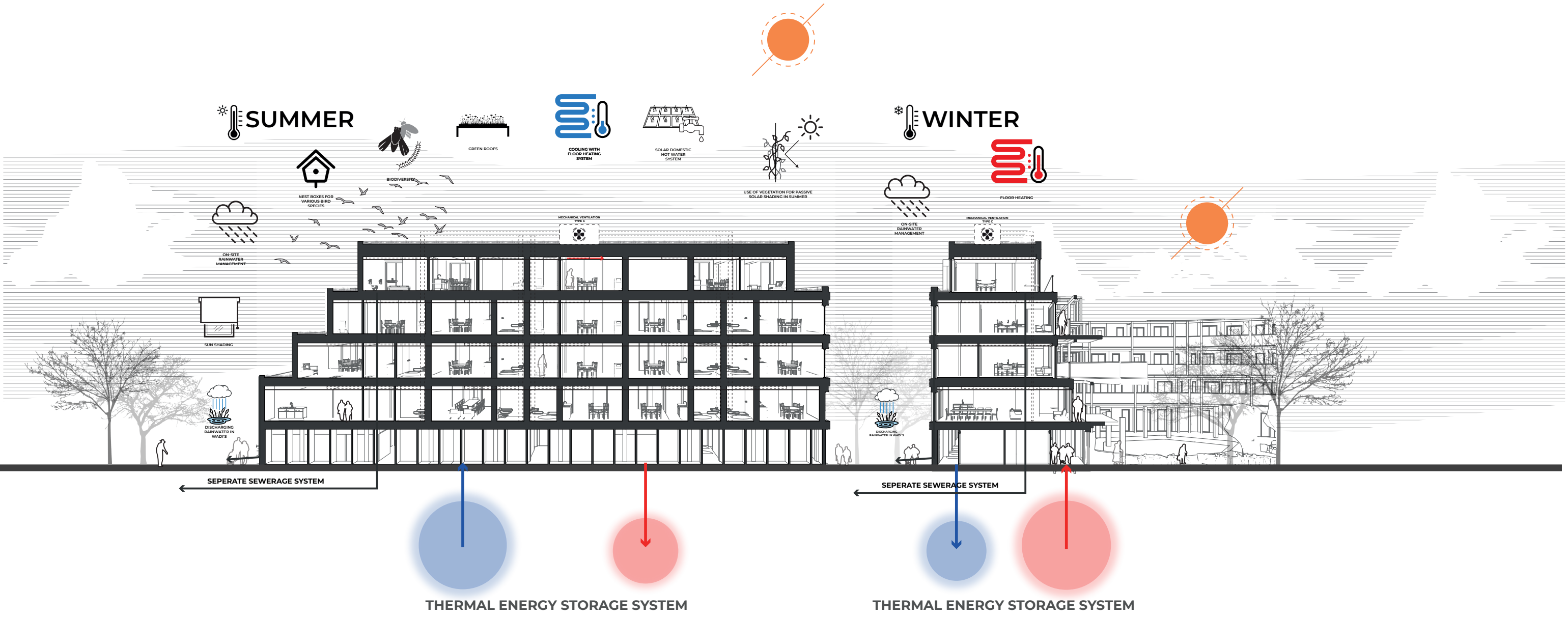
SHARED FUNCTIONS IN COURTYARD - EXPLODED VIEW



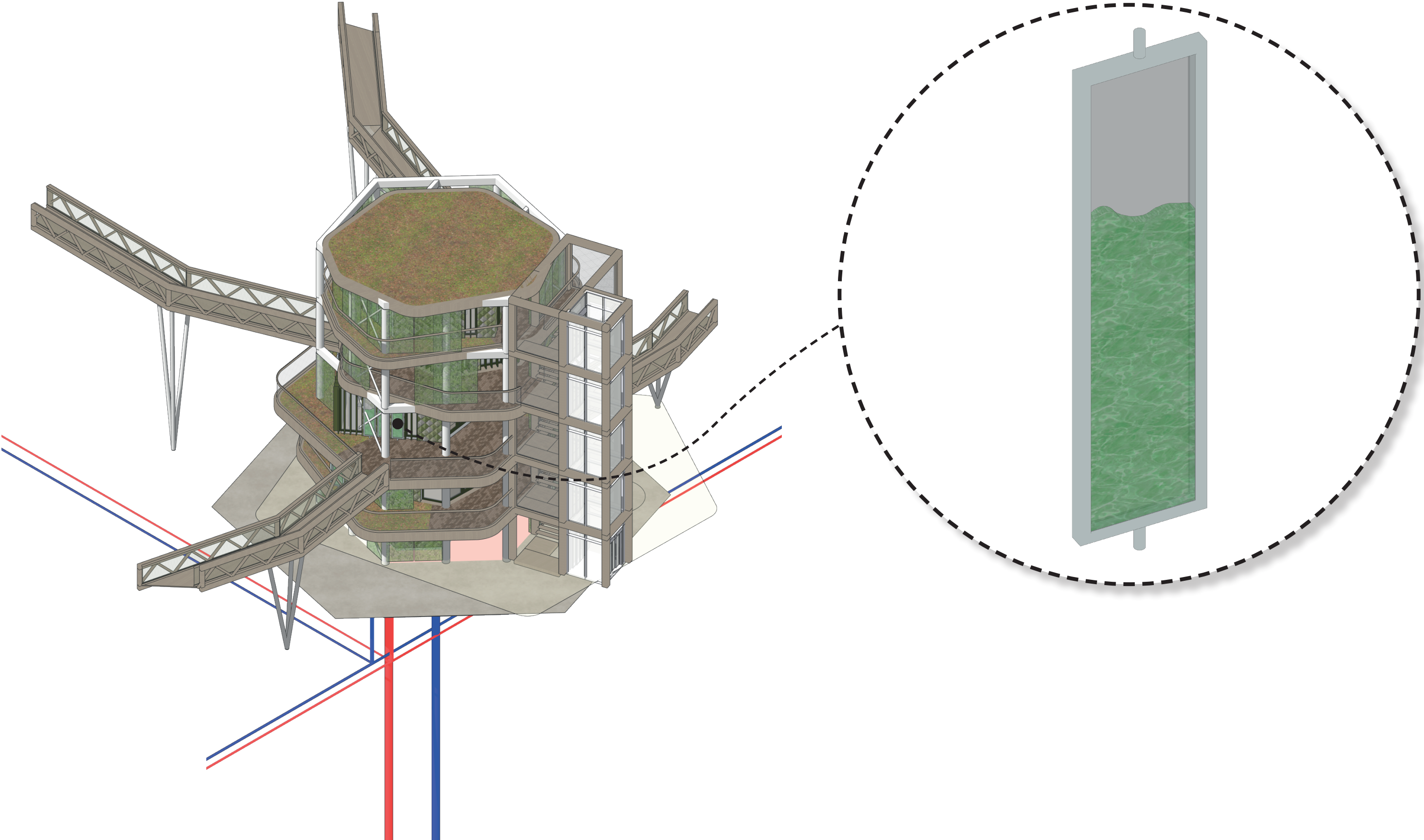
SHARED FUNCTIONS IN COURTYARD - BASEMENT



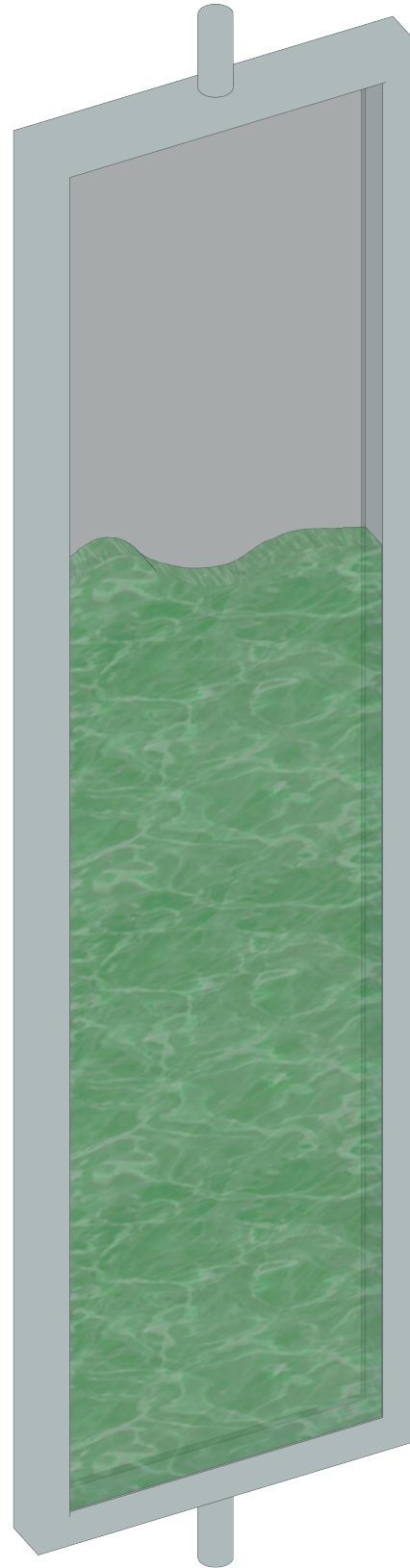
CLIMATE SECTION



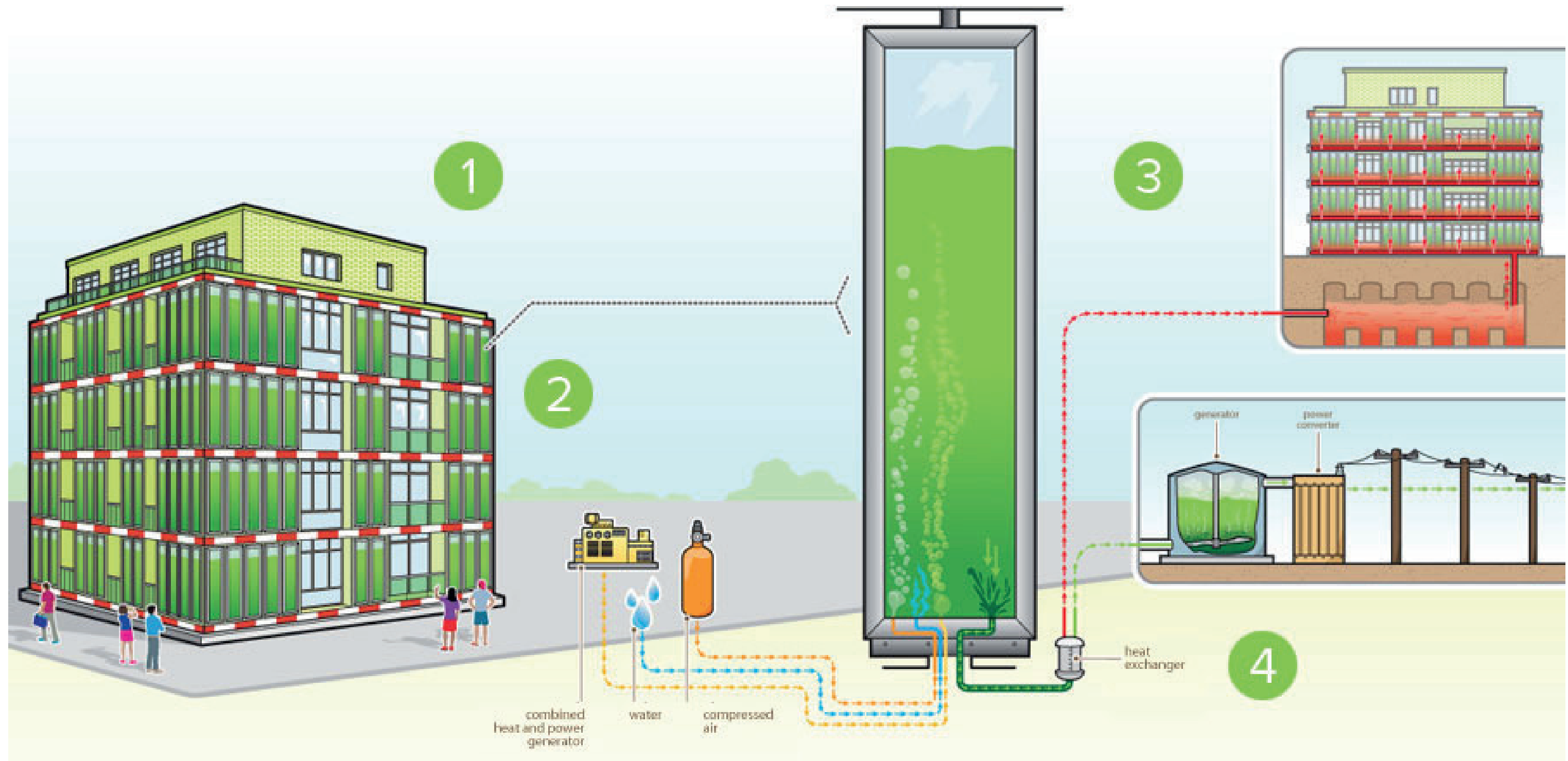
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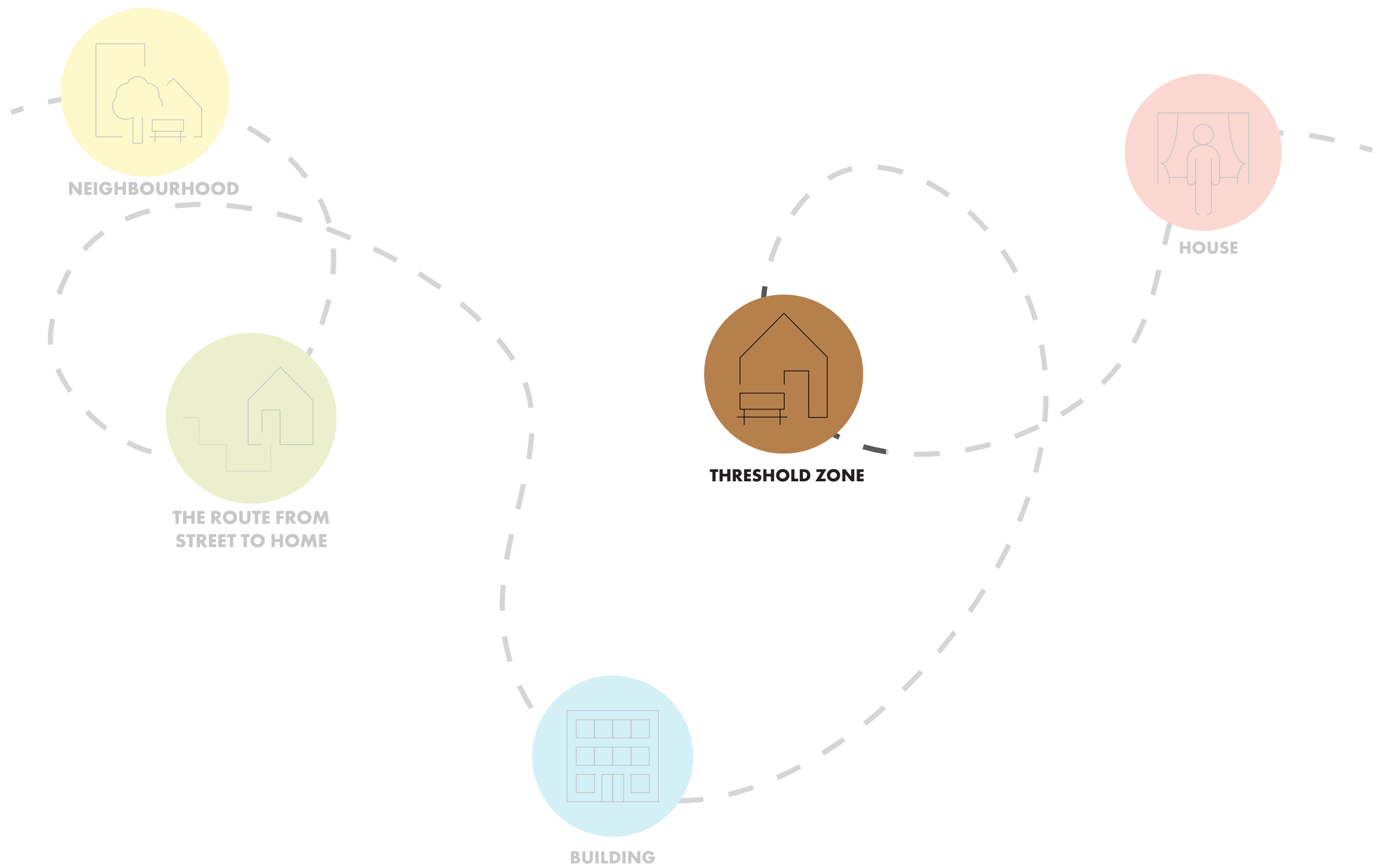


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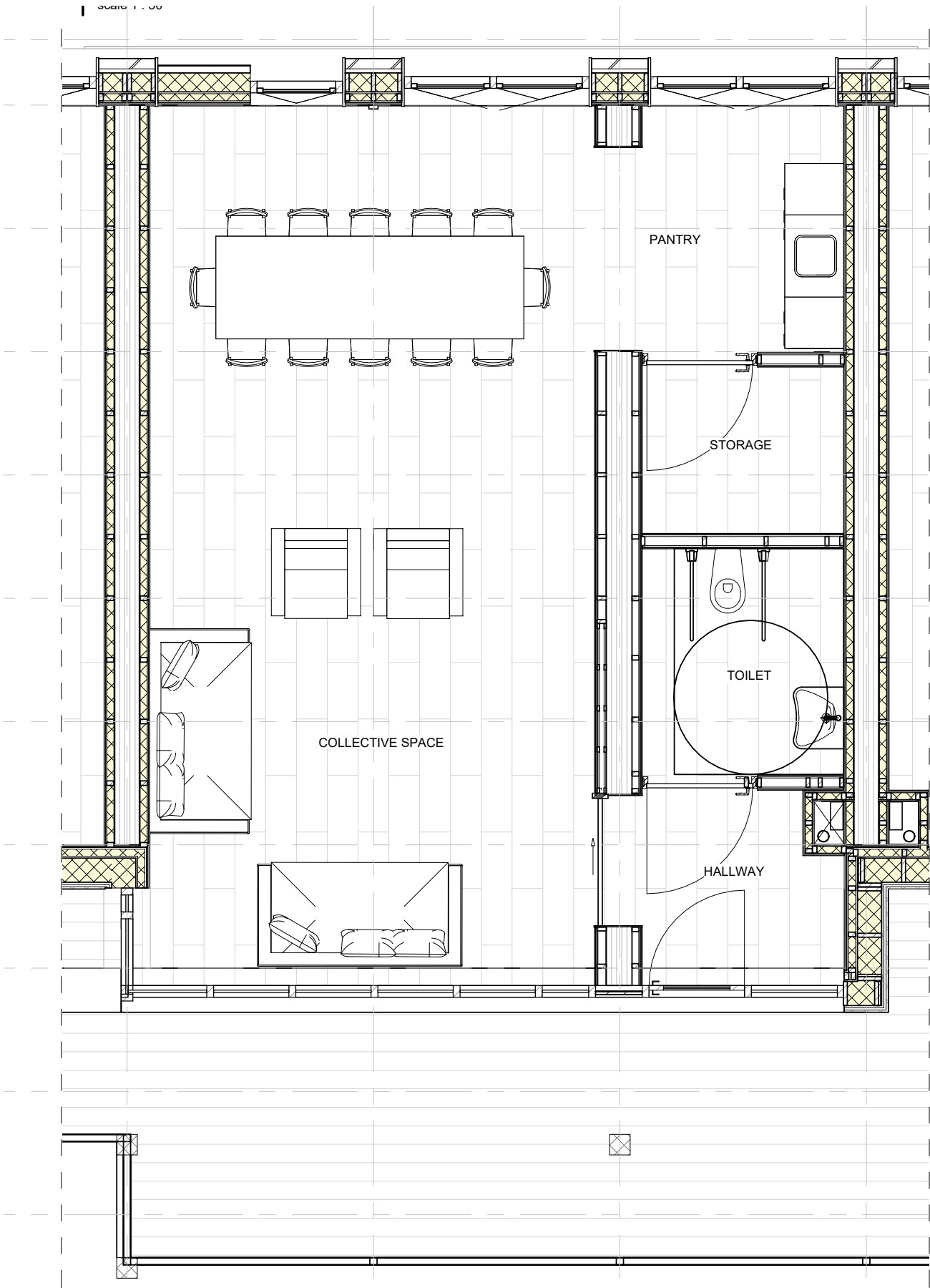
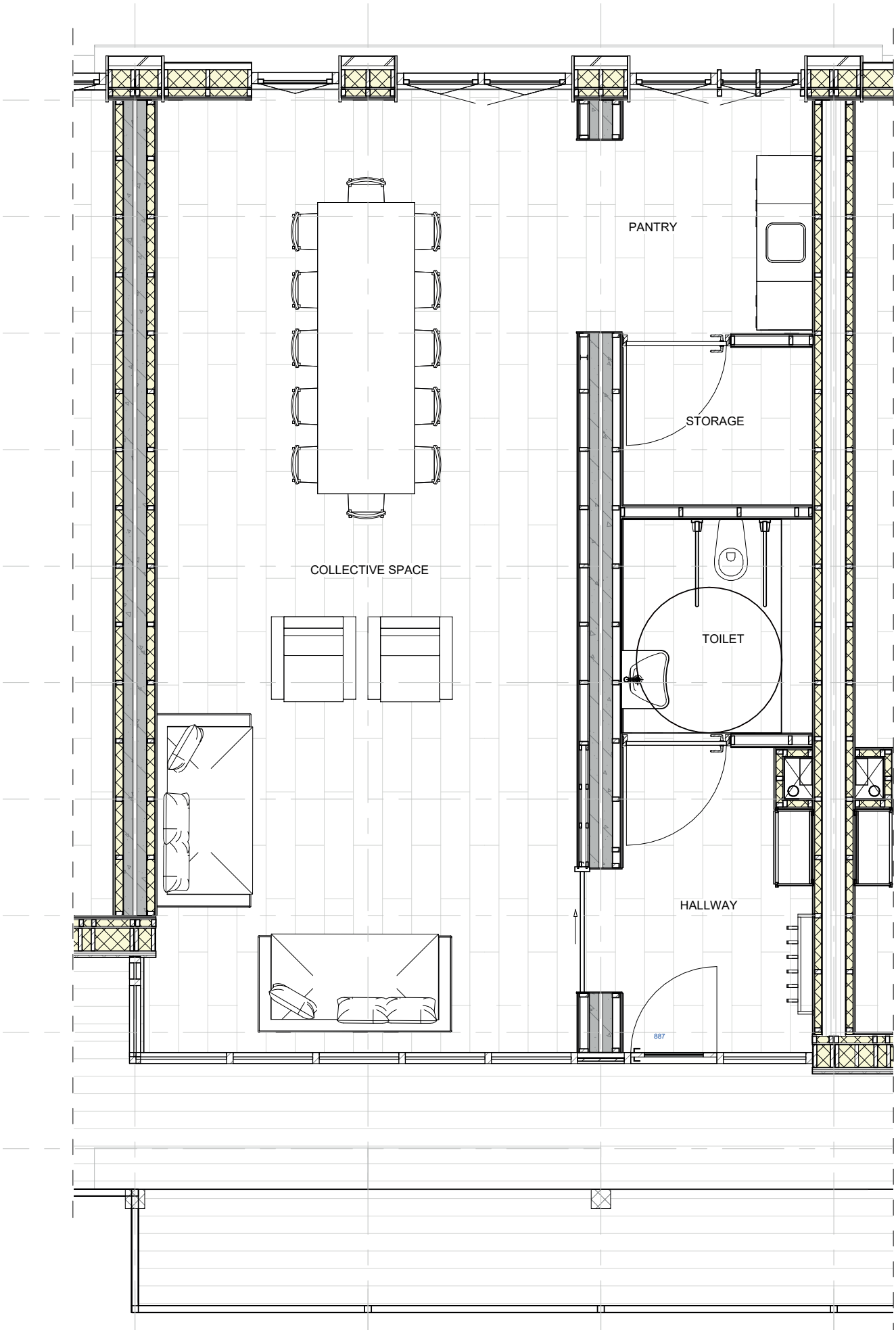
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COLLECTIVE SPACE



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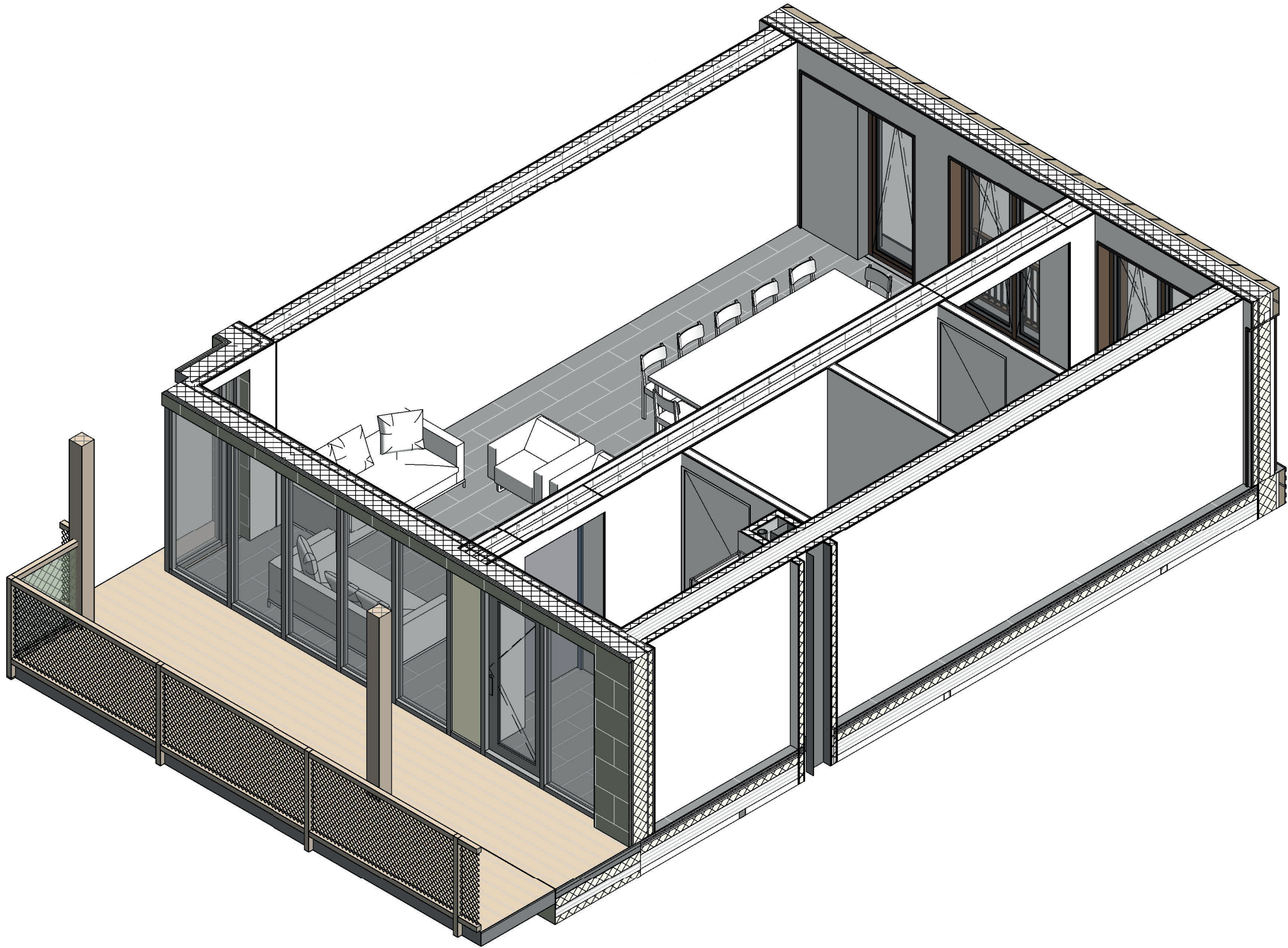
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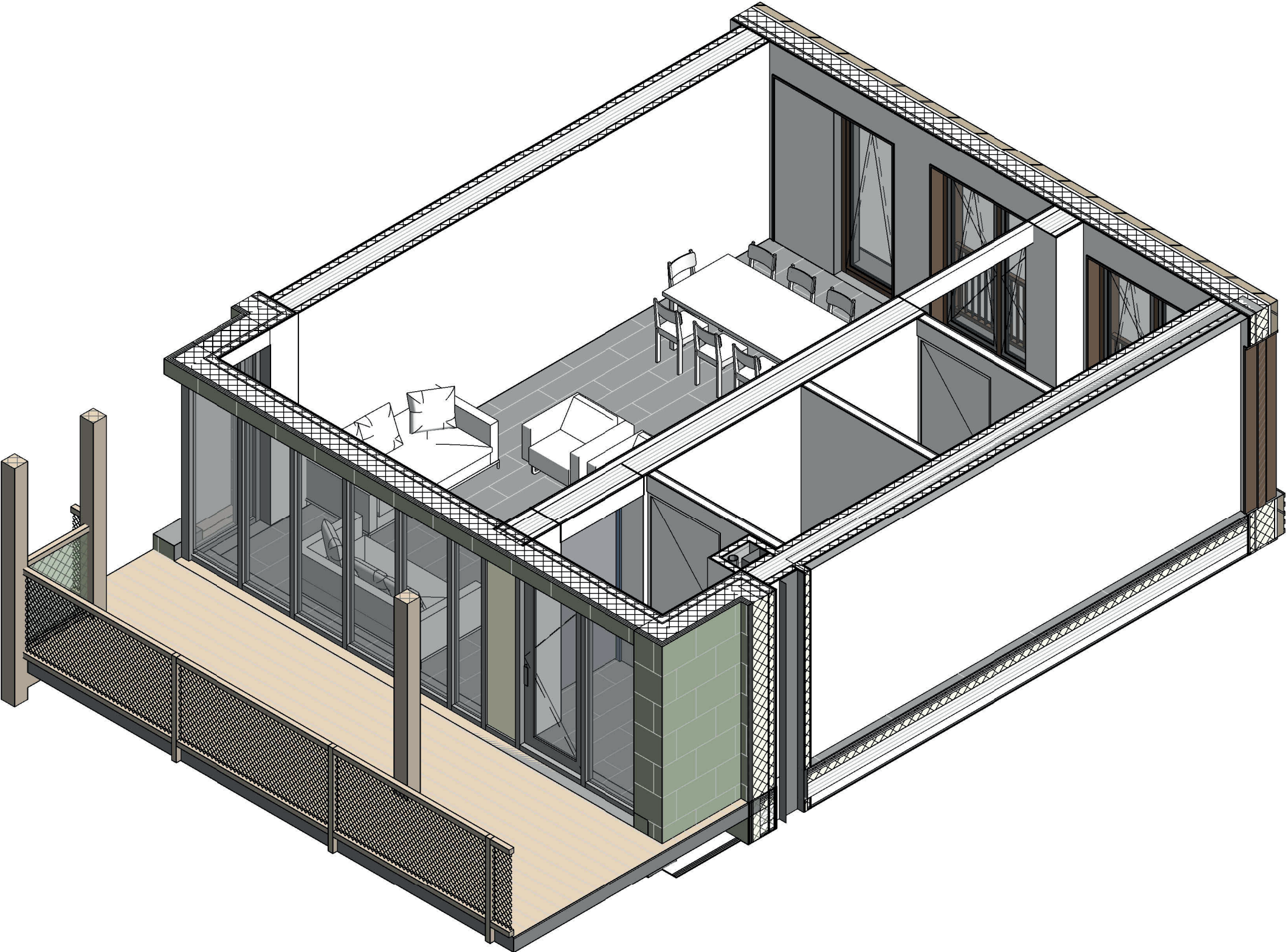
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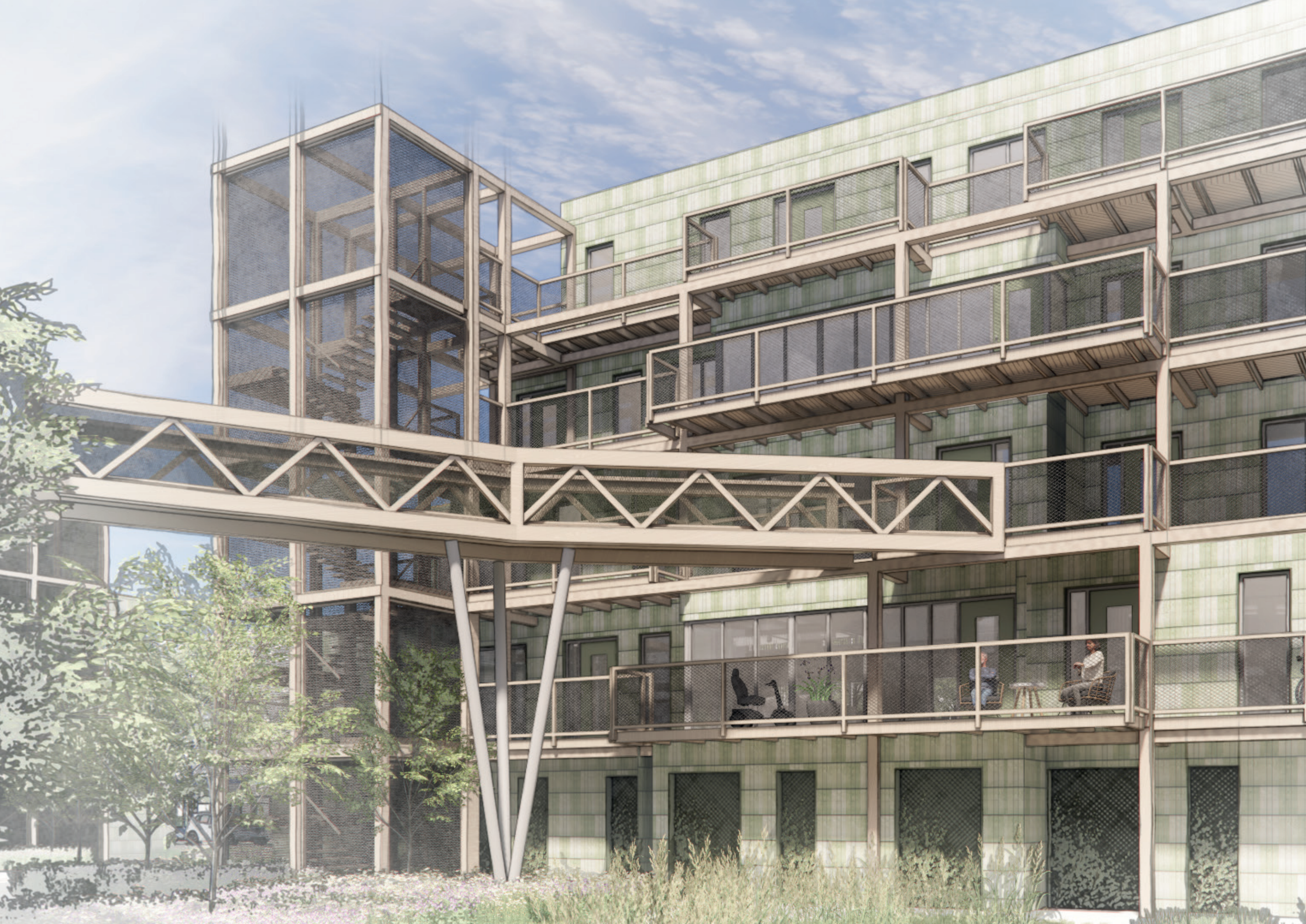
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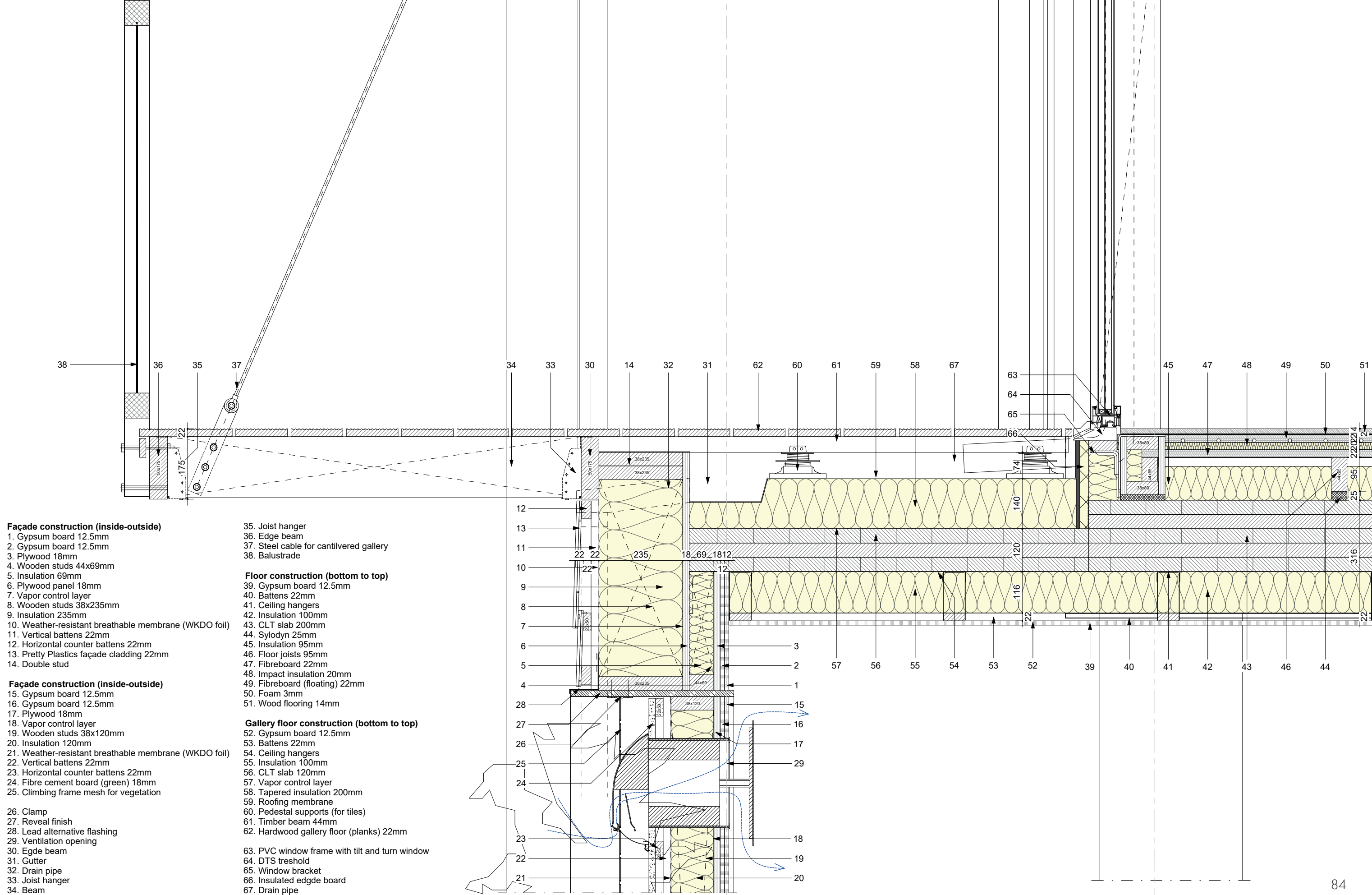




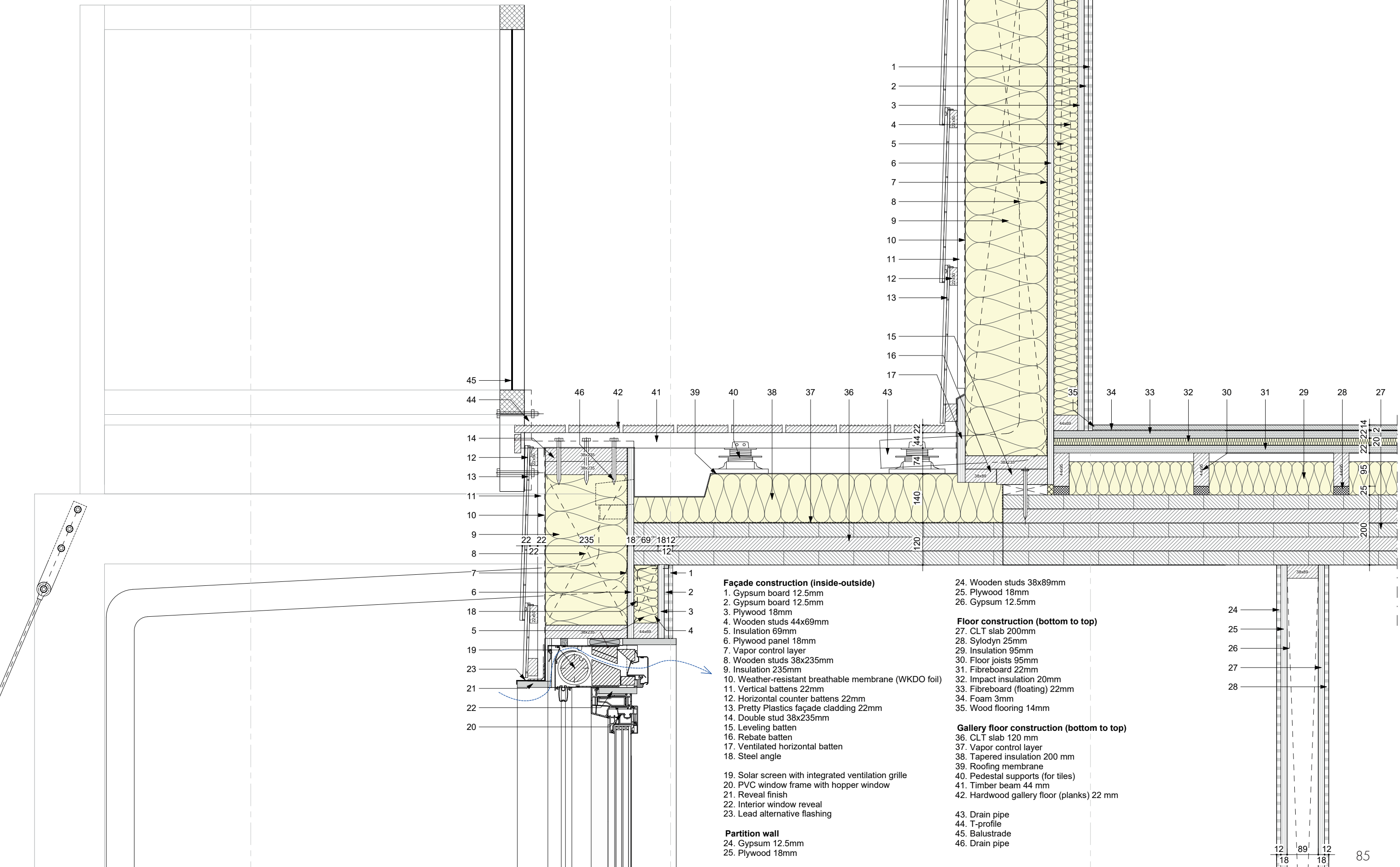


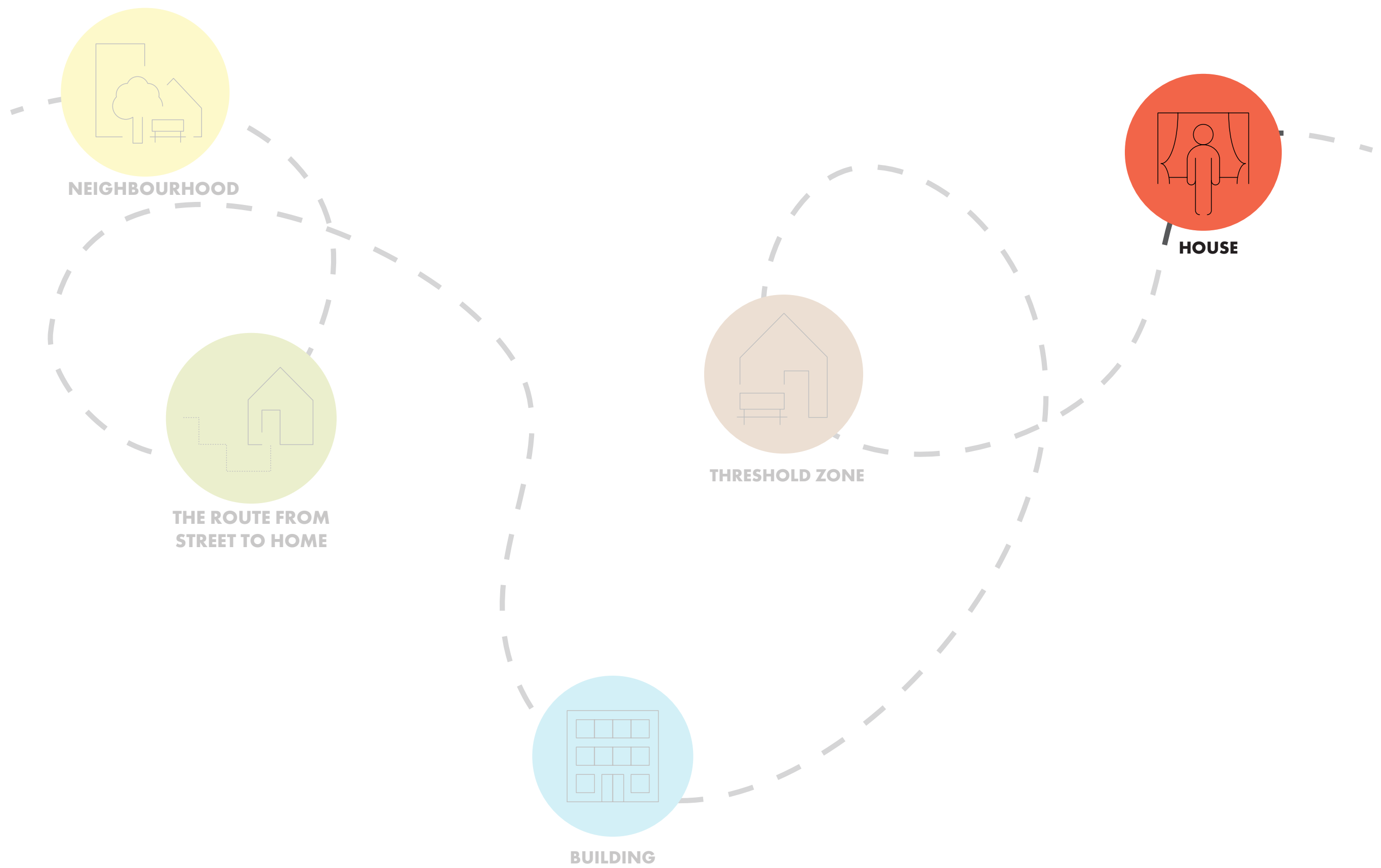


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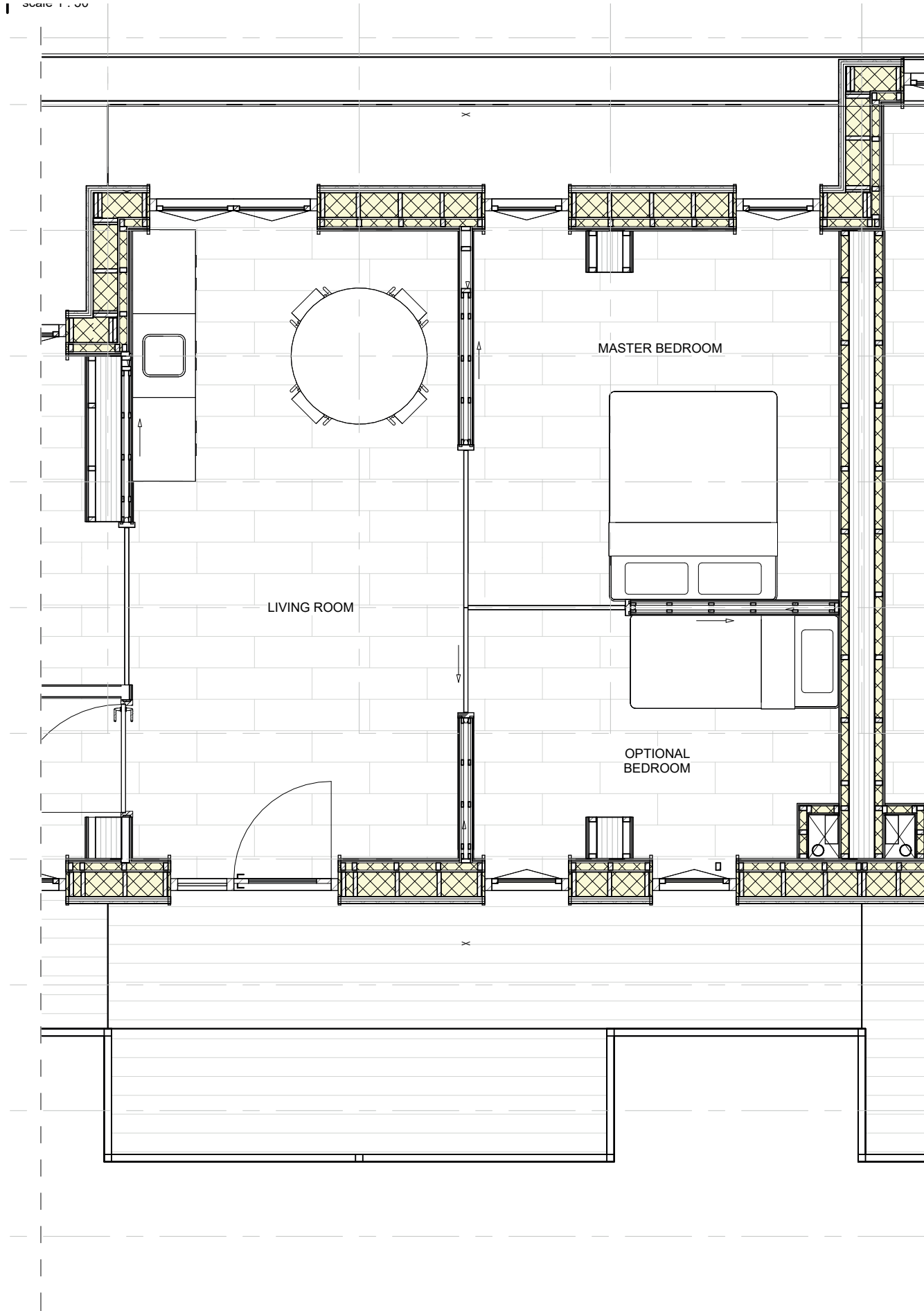
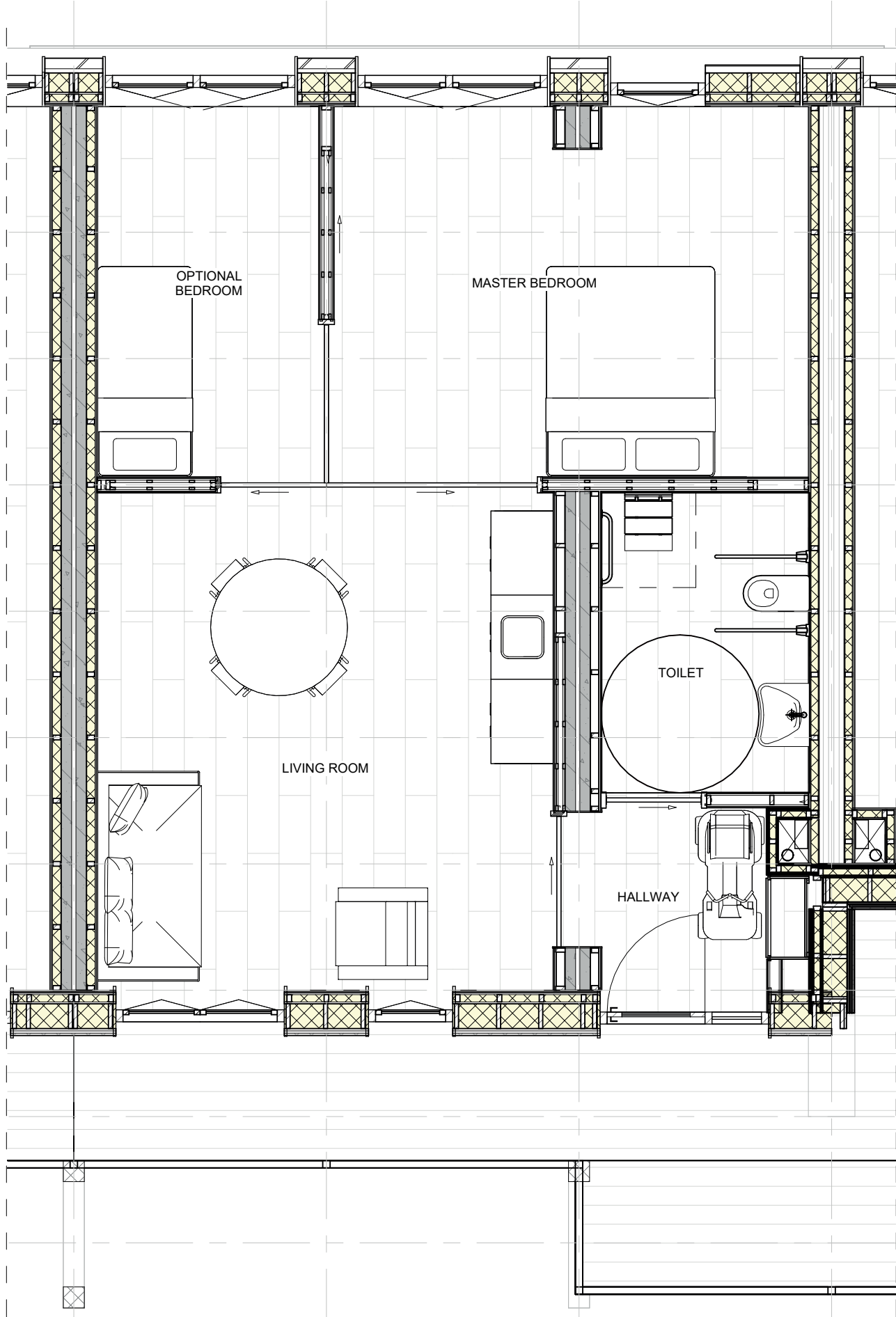


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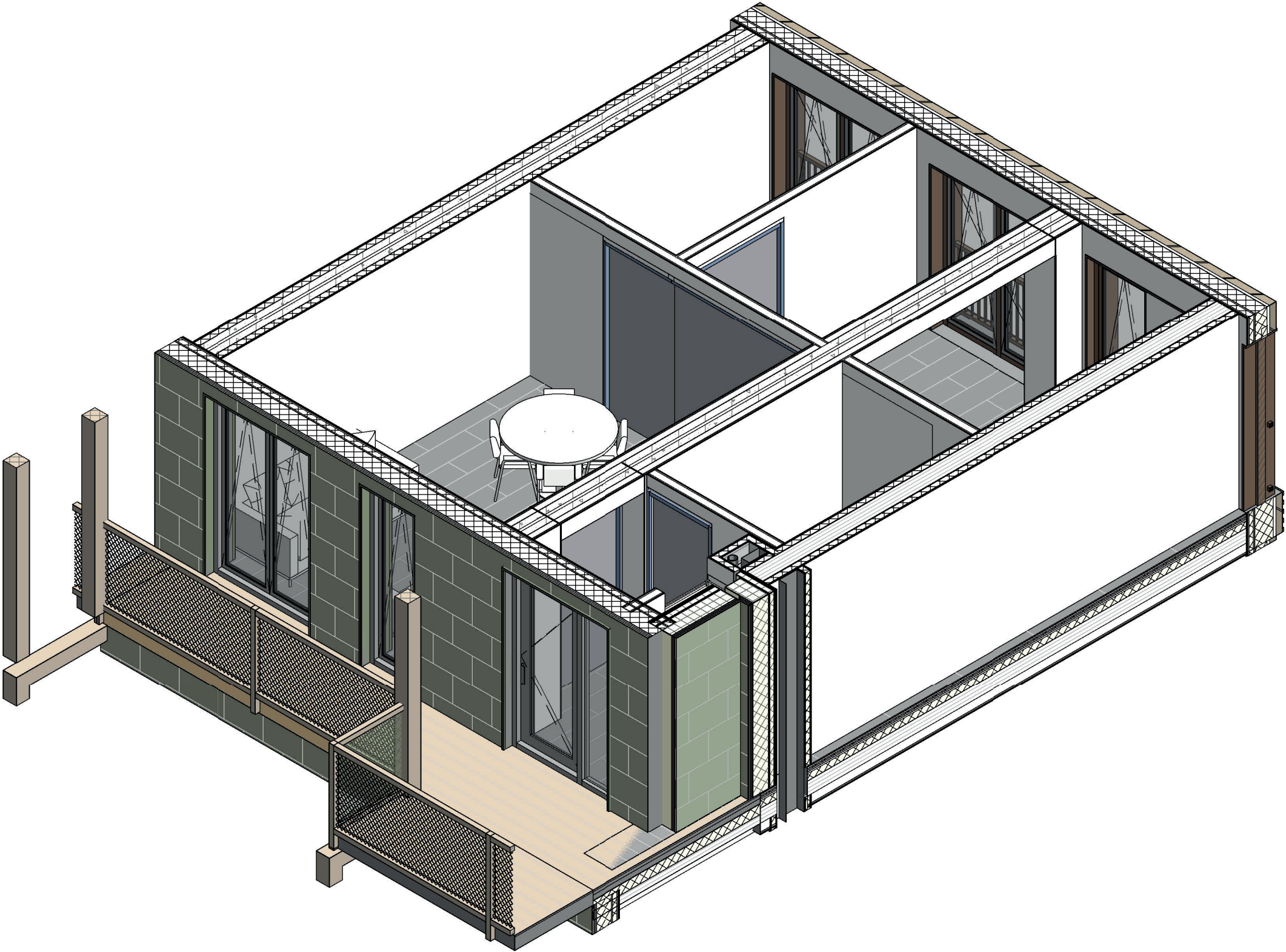
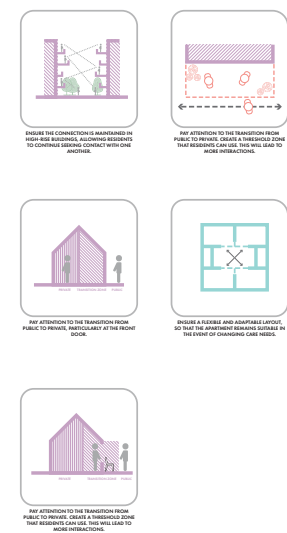




APARTMENTS



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