

TOEKOMSTBESTENDIGE OUDEREN MAKEN EEN TOEKOMSTBESTENDIGE STAD

Een nieuwe generatie woningen voor een nieuwe generatie ouderen



INDEX

WHY

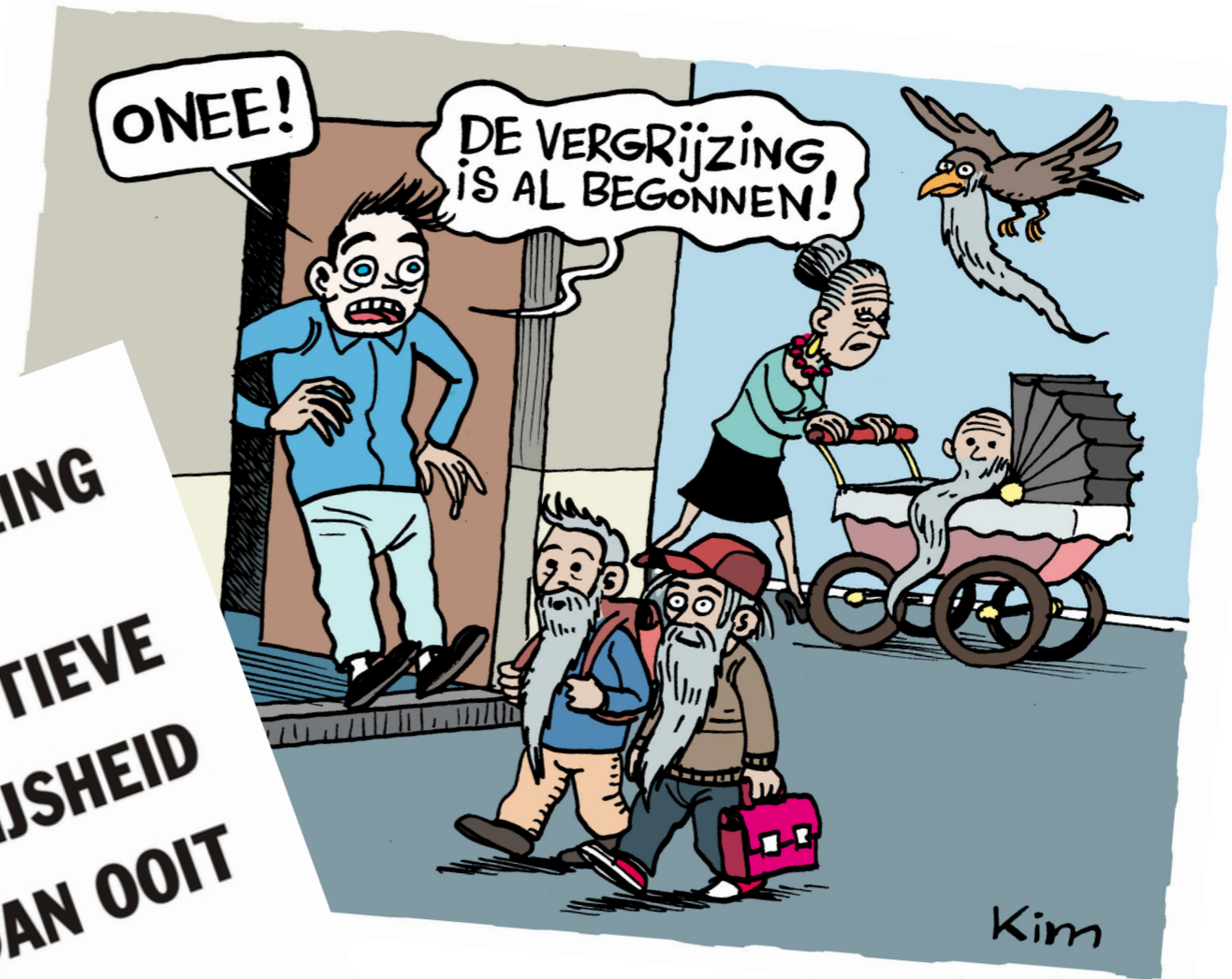
HOW

WHAT

WHY

Waarom dit onderzoek?

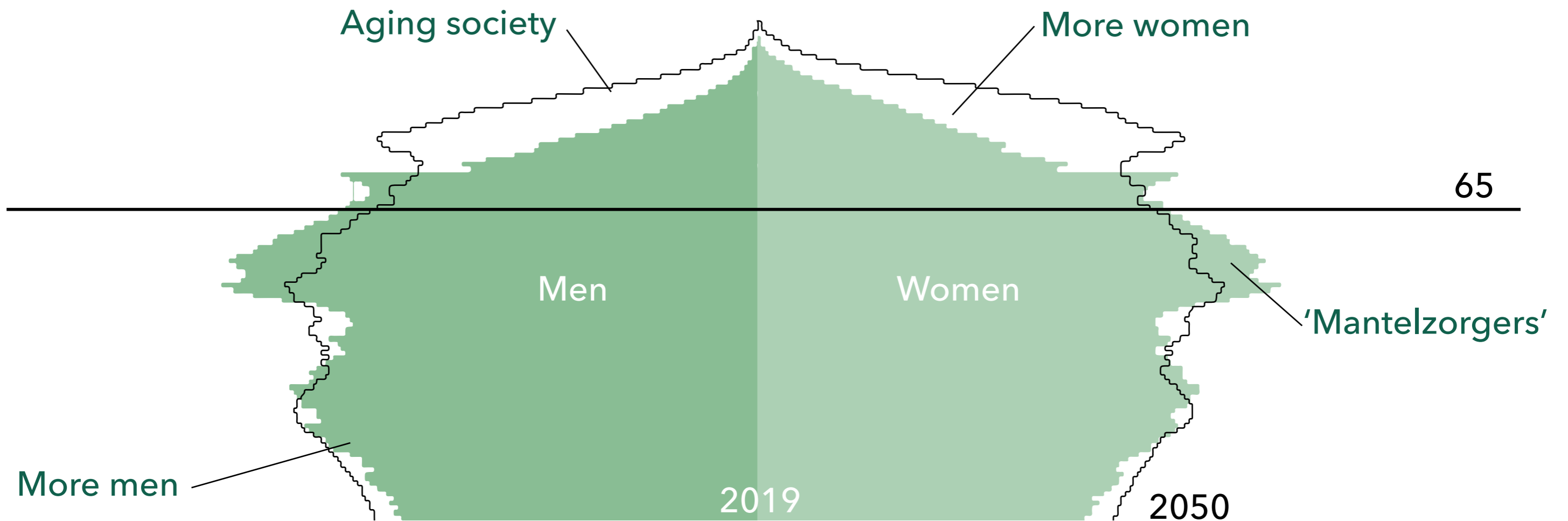
1. Aging population Vergrijzing



**VERGRIJZING
DE COLLECTIEVE
LEVENSWIJSHEID
IS GROTER DAN OOIT**

Loesje

1. Aging population Vergrijzing



(CBS)

2. Changing long term care Andere zorg

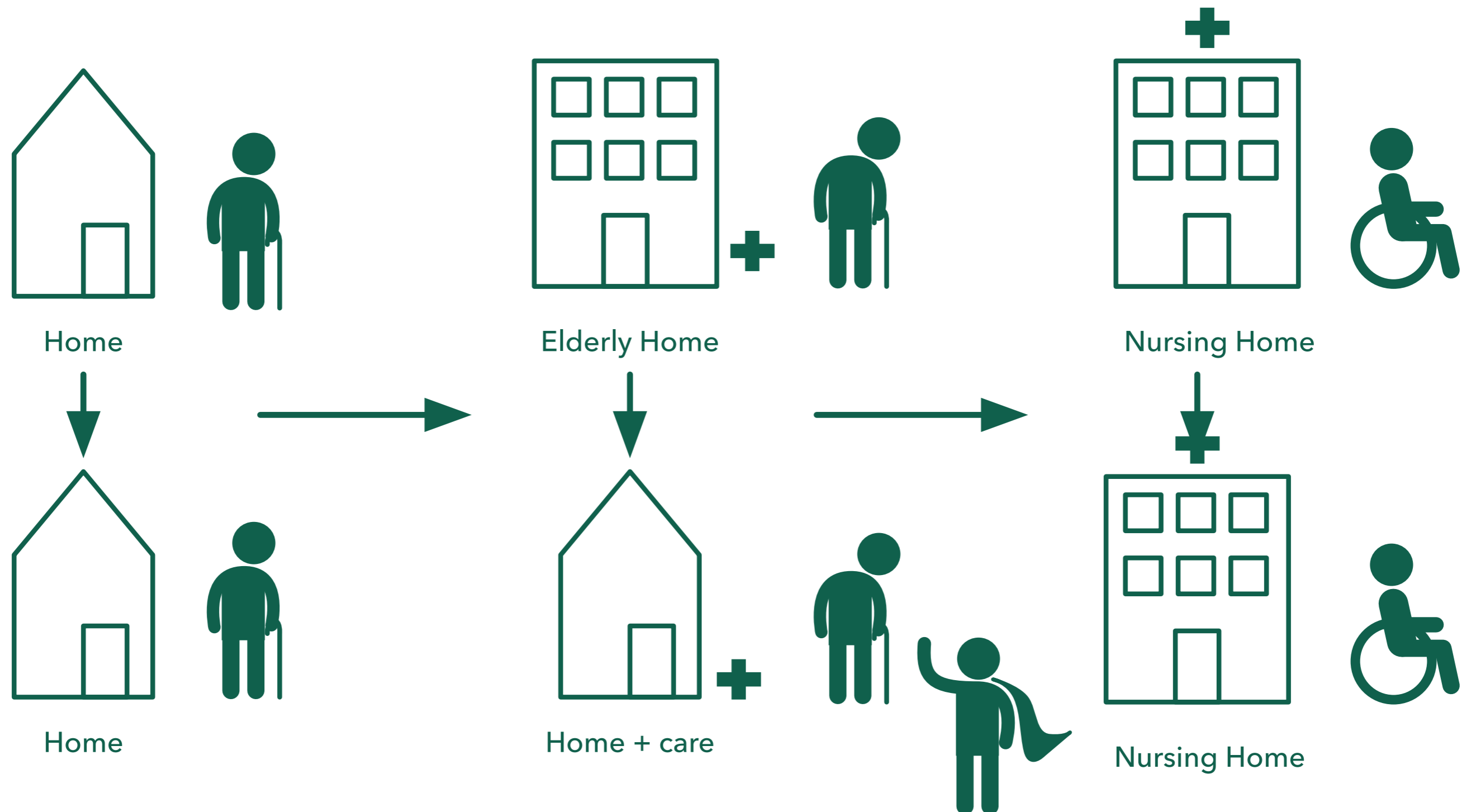
From "Care state" into "Participation society"
Van zorgstaat naar participatiemaatschappij



2. Changing long term care Andere zorg

From "Care state" into "Participation society"

Van zorgstaat naar participatiemaatschappij

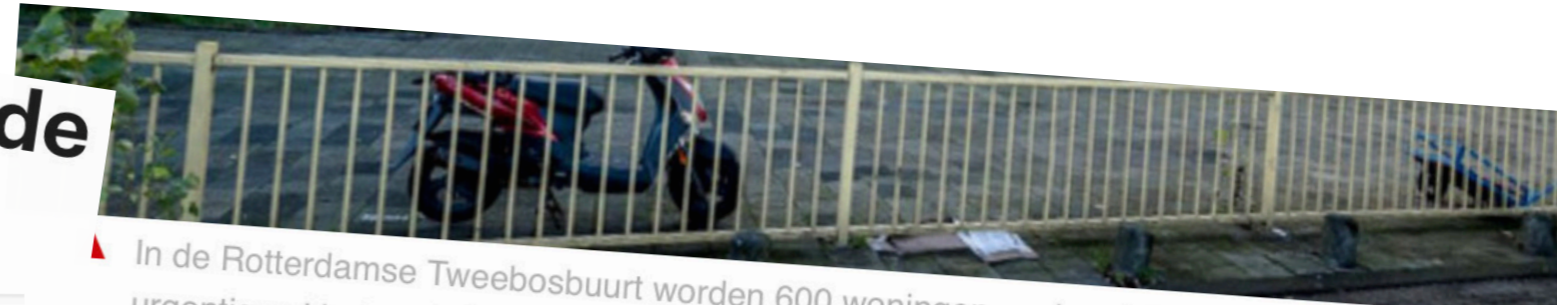


3. Scarcity of appropriate homes

Tekort aan geschikte woningen

De woningnood is terug: negen jaar op de lijst voor een huis

15 november 2018 06:33
Aangepast: 15 november 2018 11:01

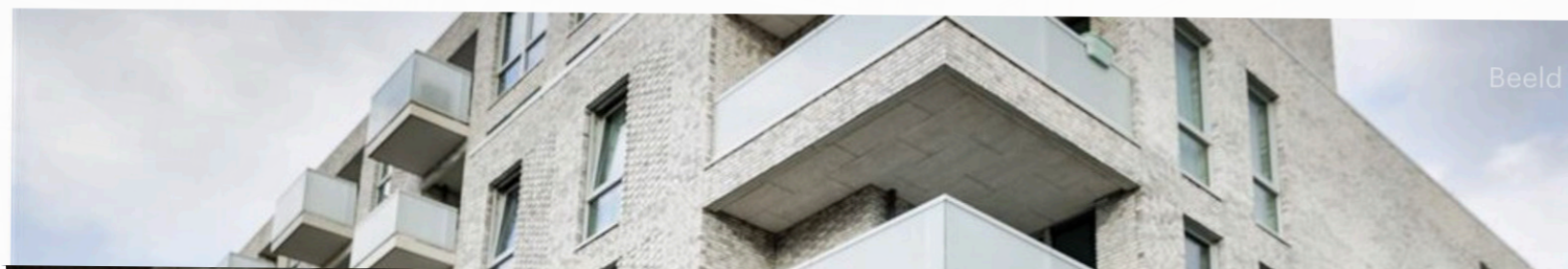


▲ In de Rotterdamse Tweebosbuurt worden 600 woningen gesloopt. De mensen die daar wonen krijgen een urgentieverklaring. © Jan Kok

Met je bejaarde moeder in één bed door woningnood

20 november 2018 17:21
Aangepast: 21 november 2018 03:01

Woningnood in Rotterdam verergert: explosieve stijging urgentieverklaringen



Beeld

▲ Joey en Chandler waren net als Rachel en Monica huisgenoten in de populaire comedyserie Friends. Nu wordt er onderzoek gedaan voor hoe we in Nederland moeten omgaan met woningnood? Corporatie Woonlinie onderzoekt dit.

Serie Friends voorbeeld bij onderzoek naar oplossingen woningnood

Woningtekort blijft nog tot zeker 2030 groot probleem

De woningnood waar we momenteel in Nederland mee te kampen hebben blijft zeker tien jaar duren. In 2030 zijn er nog steeds 200.000 woningen te weinig. Met name in de Randstad blijft de situatie nijpend. Dat blijkt uit onderzoek van ABF voor het ministerie van Binnenlandse Zaken.

“The quality and the amount of housing for elderly people is and has been not sufficient and future-proof.”

“De kwaliteit en het aanbod van ouderenhuisvesting is niet voldoende en niet toekomstbestendig.”

“How can we prevent elderly people from aging in a bad environment?”

“Hoe kunnen we voorkomen dat ouderen in een slechte omgeving oud worden?”

FUTURE-PROOF HOMES

TOEKOMSTBESTENDIGE WONINGEN

1. HEALTHY: GEZOND = Minder zorg nodig
Prevents or postpones the need for care

2. INDEPENDENT: ZELFSTANDIG = Langer thuis wonen
**Ensures elderly people can live independently
for a long amount of time**

3. FUTURE PROOF: TOEKOMSTBESTENDIG = Houdbare oplossing
**Stays available for elderly people,
stays valuable and incorporates the values of its users**

HOW

Hoe kunnen we de problemem oplossen?

1

2

3

WHY

Aging population
Vergrijzing

Participation
Participatie

Shortage
Tekort



HOW

Healthy
Gezond

Independent
Zelfstandig

Future proof
Toekomst-
bestendig



WHAT

?

?

?

RESEARCH QUESTION

“What are the requirements for future-proof homes for elderly people that ensure they can live independently longer?”

“Wat zijn de vereisten voor toekomstbestendige woningen voor ouderen die er voor zorgen dat ze langer zelfstandig thuis kunnen blijven wonen?”

RESEARCH QUESTIONS

1. What are the requirements for a home that limits the need for care?

Wat zijn de vereisten voor een woning die de zorgvraag beperkt?

2. What are the requirements for a home that enables elderly to live independently?

Wat zijn de vereisten voor een woning die er voor zorgt dat ouderen langer zelfstandig kunnen blijven wonen?

3. What are the requirements for a future proof home?

Wat zijn de vereisten voor een toekomstbestendige woning?

1. What are the requirements for a home that limits the need for care?

BODY: Possibility to participate in activities

De mogelijkheid om te mee te kunnen doen aan activiteiten

MENTAL: Spaces for dosed social interaction

Ruimtes voor gedoseerd sociaal contact

LIFE: Sense of well-being

Thuis voelen

ENVIRONMENT: Light/air/space/nature

2. What are the requirements for a home that enables elderly to live independently?

Availability of care on demand

Zorg op vraag beschikbaar

Facilitation of an early move to a suitable home

Eerder kunnen verhuizen naar een geschikte woning

Small home with less maintainance

Kleine woningen met weinig onderhoud

Facilitaties for social interaction and activities

Faciliteiten voor sociale interactie en activiteiten

3. What are the requirements for a future proof home?

People: Properly designed for its users
Ontworpen voor de gebruikers

Profit: Stays valuable and is suitable for long-term demands
Blijft beschikbaar en bruikbaar voor vraag op de lange termijn

Planet: Efficient in its use of resources and nature-inclusive
Efficient in het gebruik van grondstoffen en natuur-inclusief

PROGRAM OF REQUIREMENTS:



Care on demand is facilitated



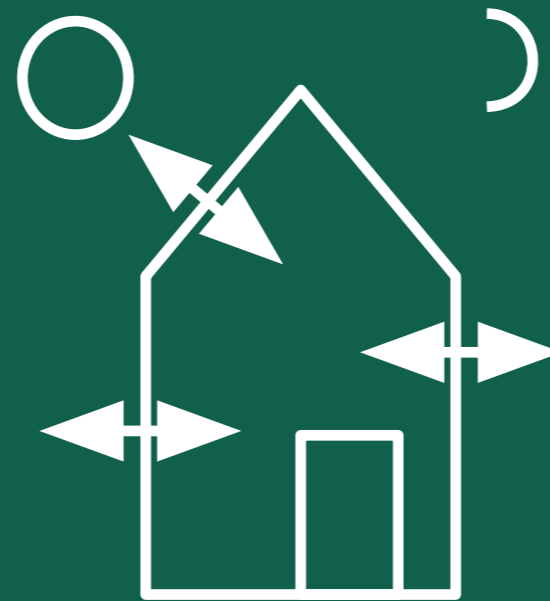
Small homes tailored for single individual life



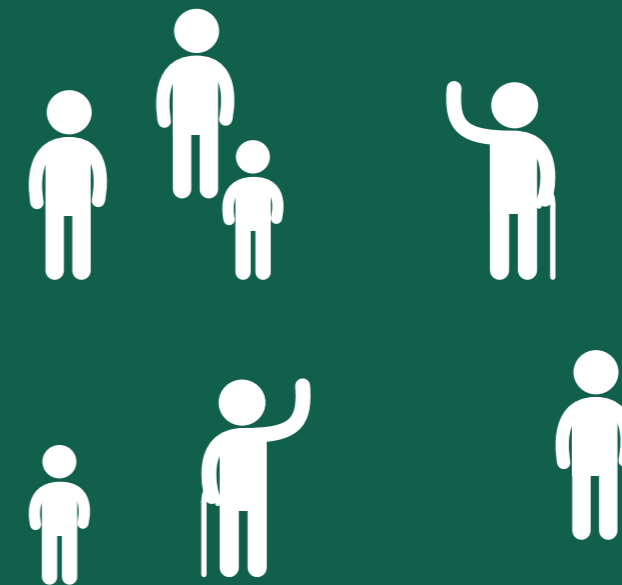
Many collective, semi-collective and public spaces, for activities



Easy access and clear wayfinding



Good inside/outside relation, day/night, seasons, nature

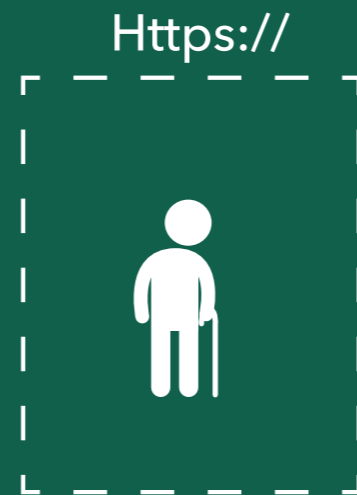


In an active environment

PROGRAM OF REQUIREMENTS:



Attractive



Gives a sense of safety
but not locked-up



Relation with nature and
good inside outside
relation

Identity and character
that fits the occupants
(babyboomers and
later generations)

What is the future of elderly housing?

Wat is de toekomst van ouderenhuisvesting?

History of elderly homes

**Since 2000 BC people were getting old
(before people did not reach 40 y/o)**

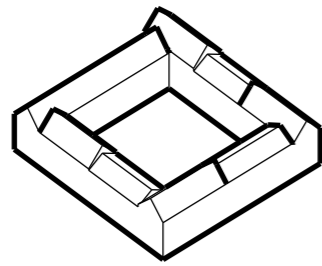
**1200 AD first "Begijnenhoven" for elderly women
(social inclusion)**

**1300 Communal living in "hofjes" and firsts "Gasthuizen"
for bedridden elderly people
(men and women seperated and funded by the church)**

1700 "bestedelingen huis" for poor elderly people

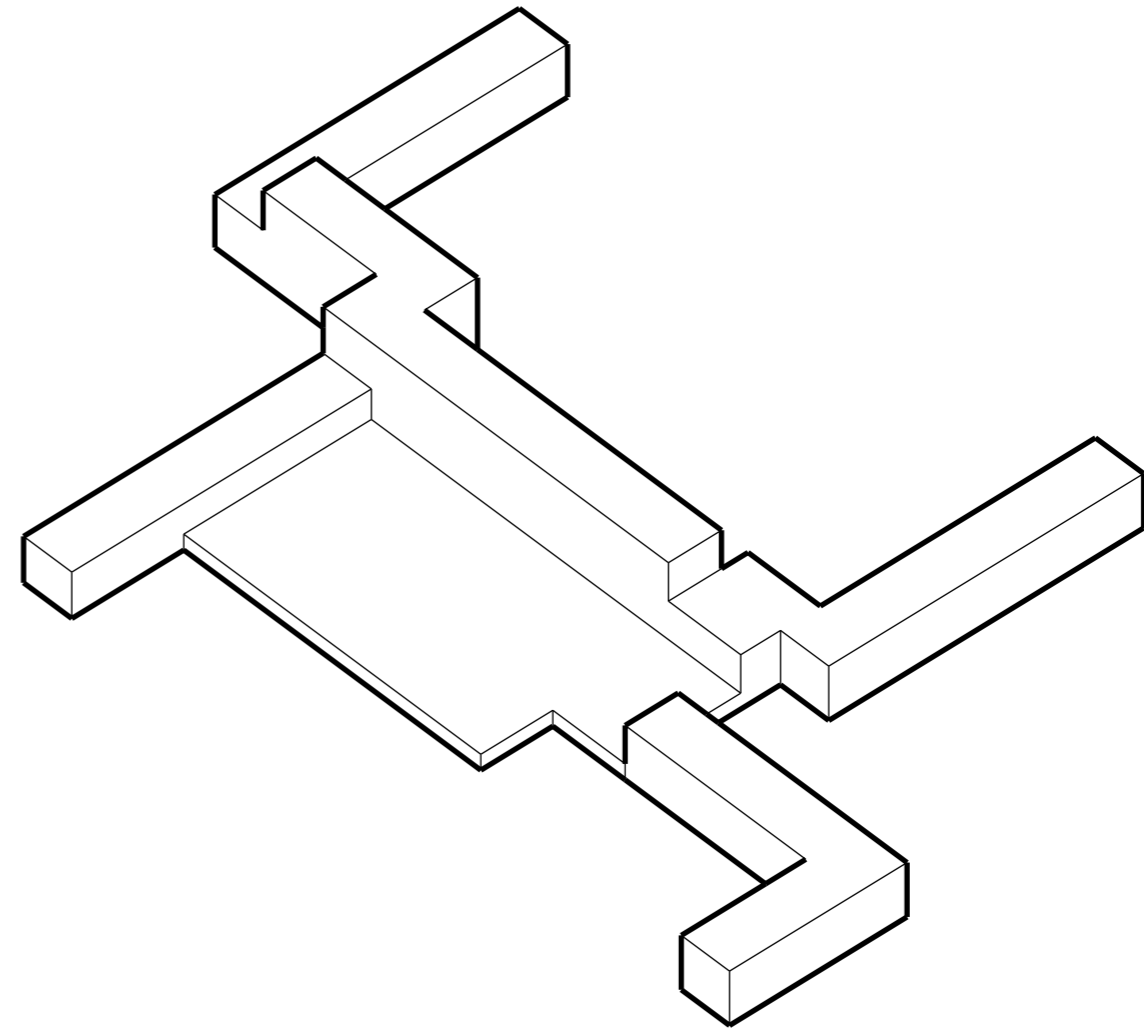
1945 "Verzorgingsstaat" by Willem Drees

1957 First "Bejaardenhuis"



Begijnenhof

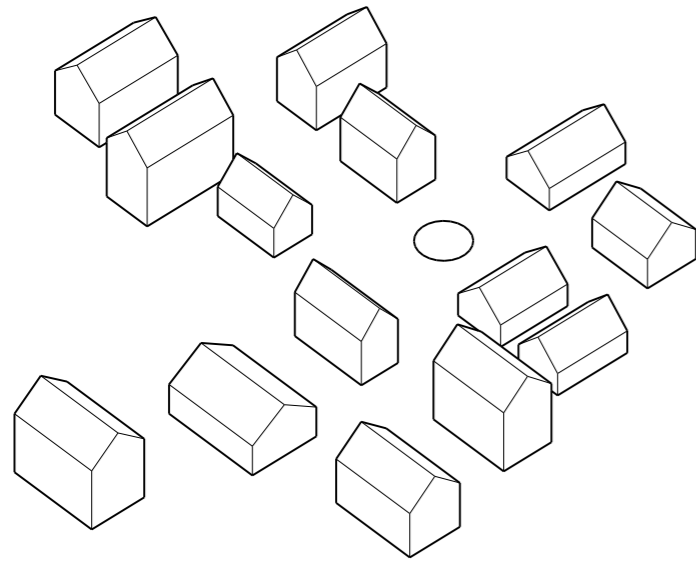
- Collective
- Small scale
- Green inside
- Within City
- Excluded
- Devided
- Safe by form



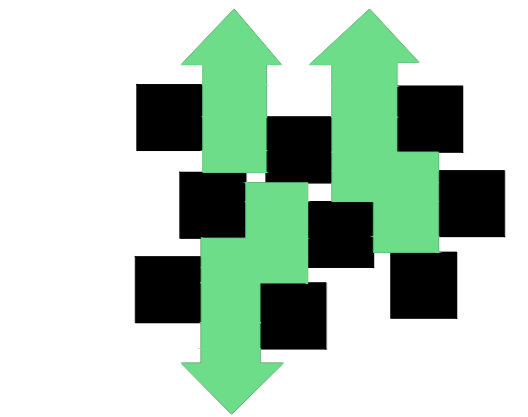
Bejaardenhuis

- Collective/individual
 - Big scale
 - Green around
 - Outside city
 - Excluded
 - Mixed
- Safe by exclusion

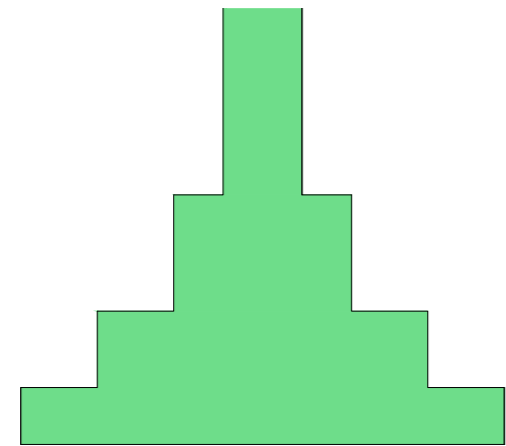
Collective/ Community	Collectief/ Gemeenschap
Small scale/ Passable	Kleine schaal/ Doorwaadbaar
Green	Groen
Within city	In de stad
Included	Inclusief
Safe by form	Veilig door de vorm



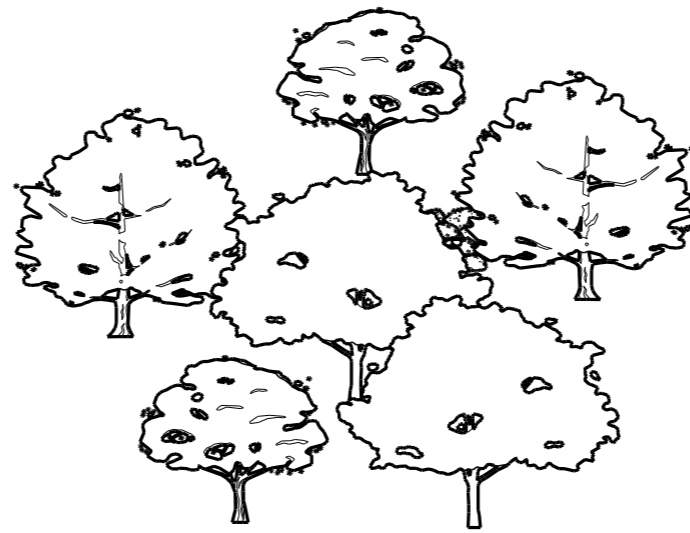
Village



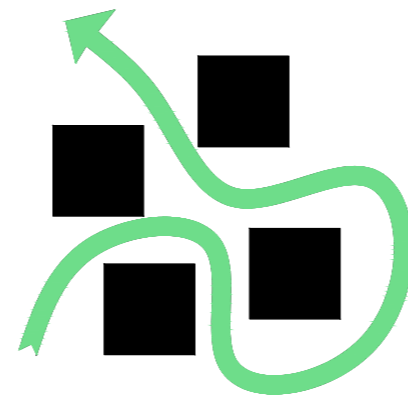
Small scale / Passable



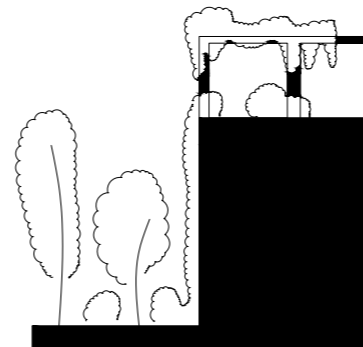
Collective / Community



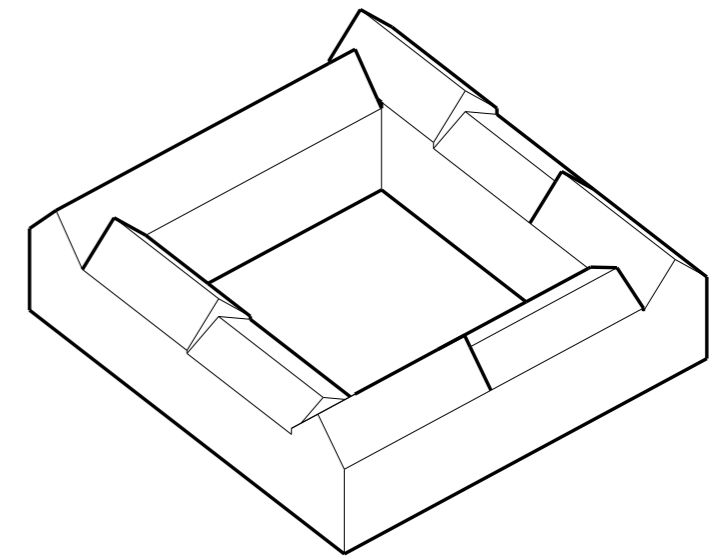
Nature



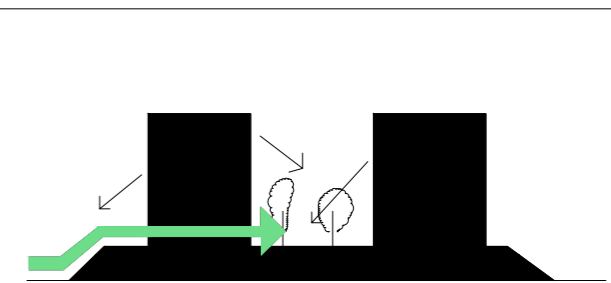
Green, Licht, Air, Space



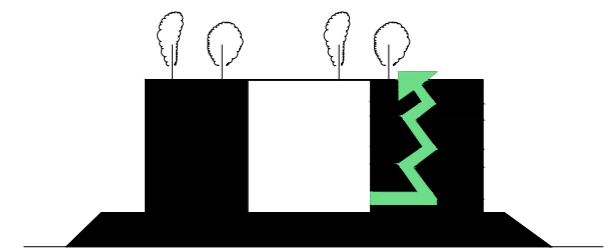
Nature inclusive



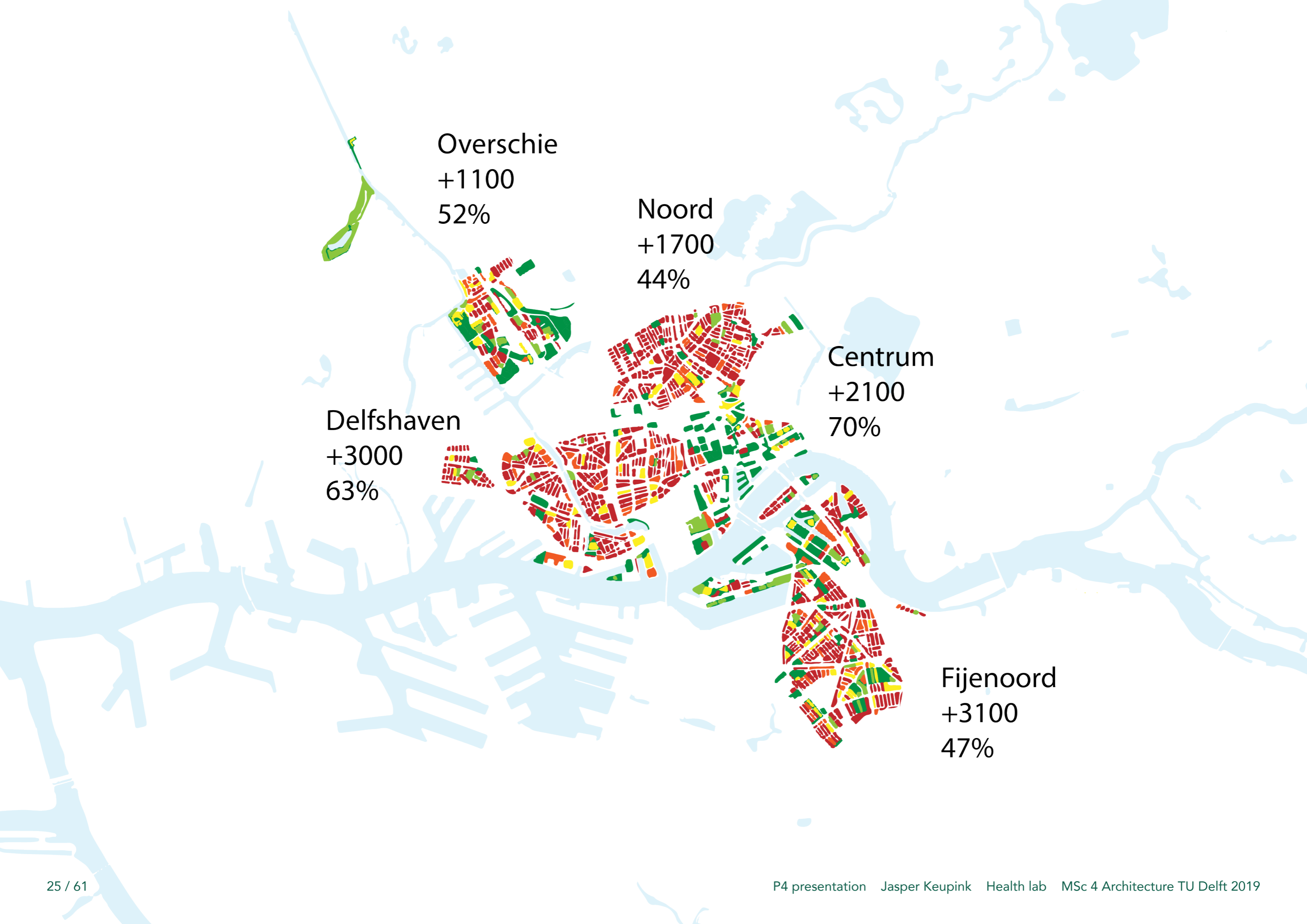
Courtyard



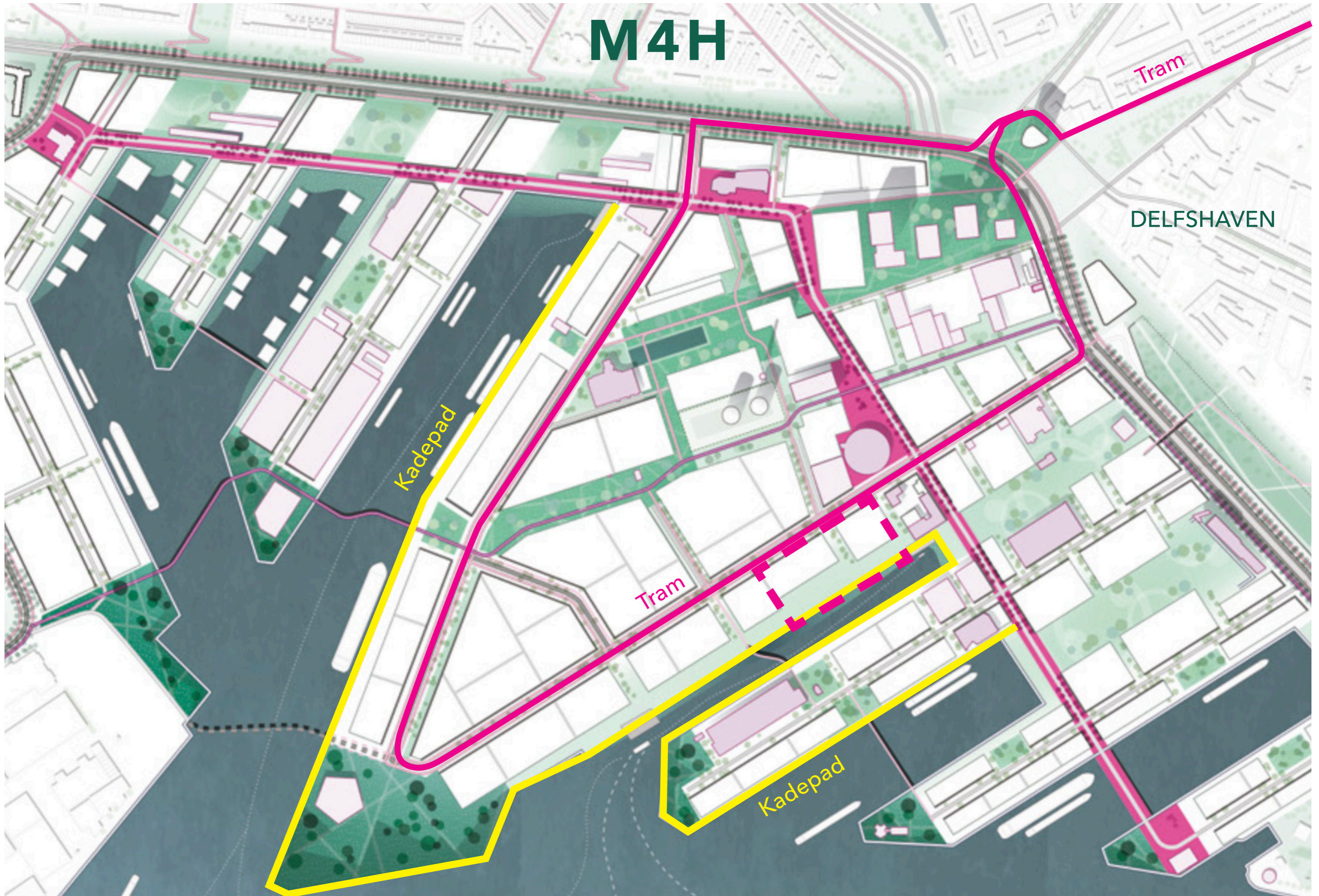
Safe



Protection



M4H



Tram

DELFSHAVEN

Kadepad

Tram

Kadepad

WHAT

Wat is een mogelijke oplossing?

1

2

3

WHY

Aging population
Vergrijzing

Participation
Participatie

Shortage
Tekort



HOW

Healthy
Gezond

Independent
Zelfstandig

Future proof
Toekomst-
bestendig

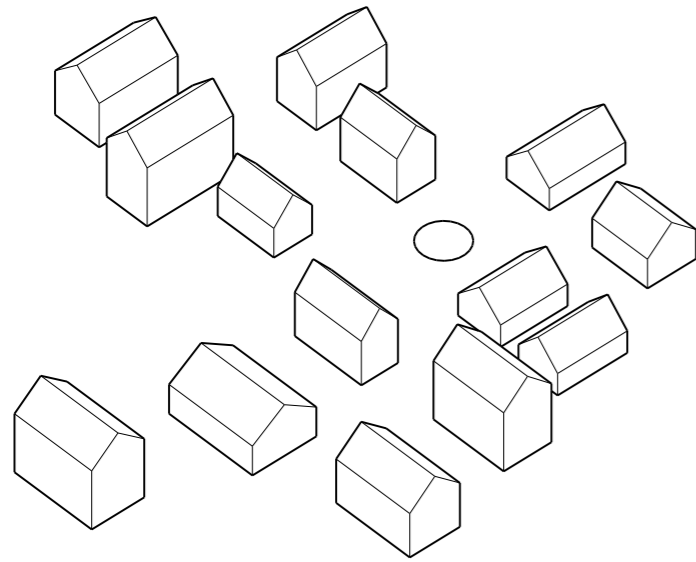


WHAT

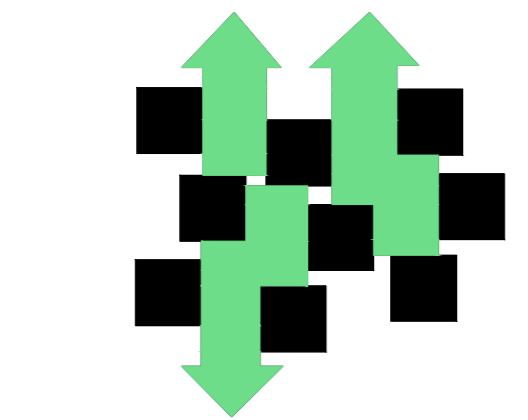
Nature
Natuur

Courtyard
Hof

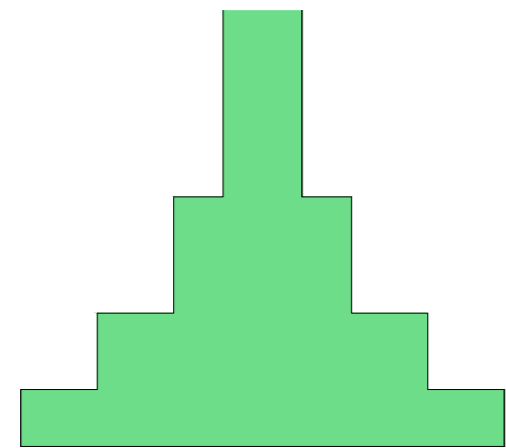
Village
Dorp



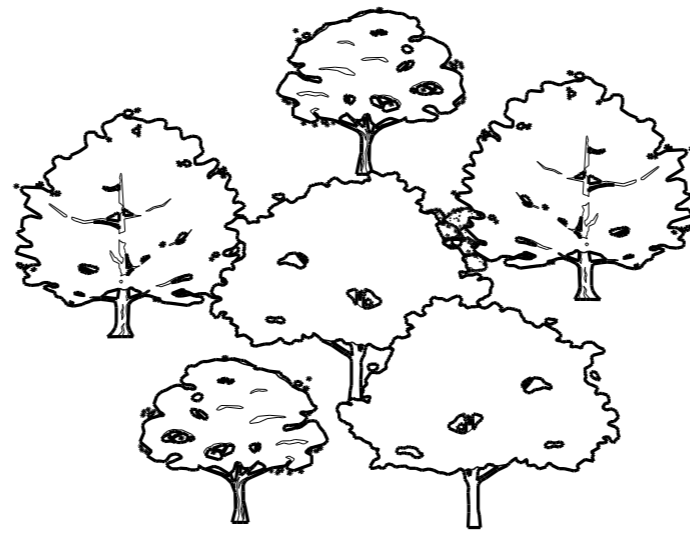
Village



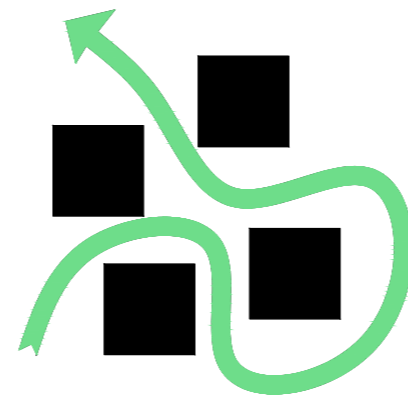
Small scale / Passable



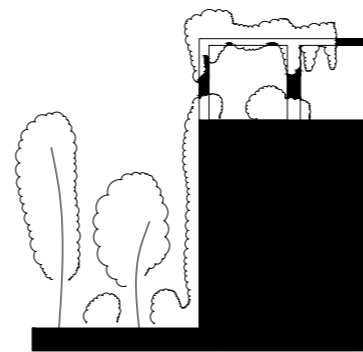
Collective / Community



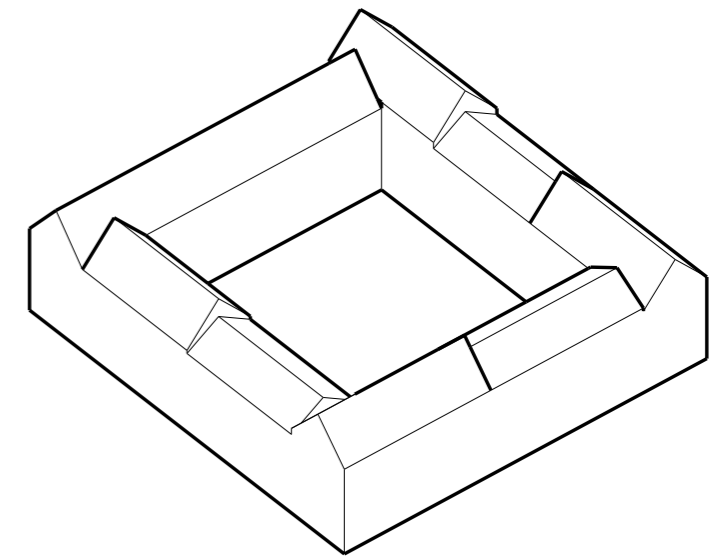
Nature



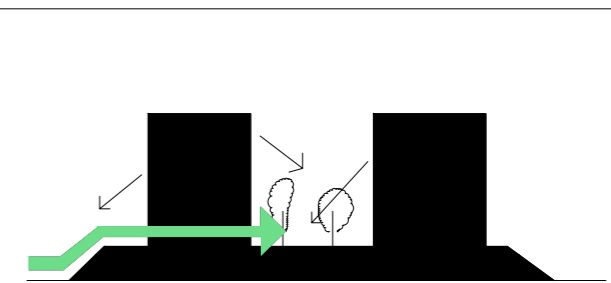
Green, Licht, Air, Space



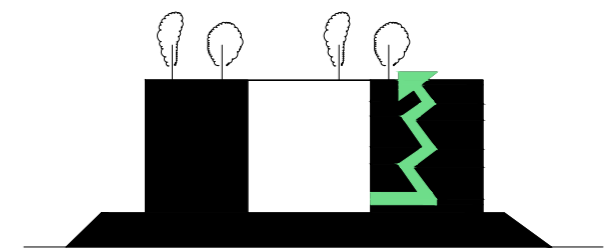
Nature inclusive



Courtyard

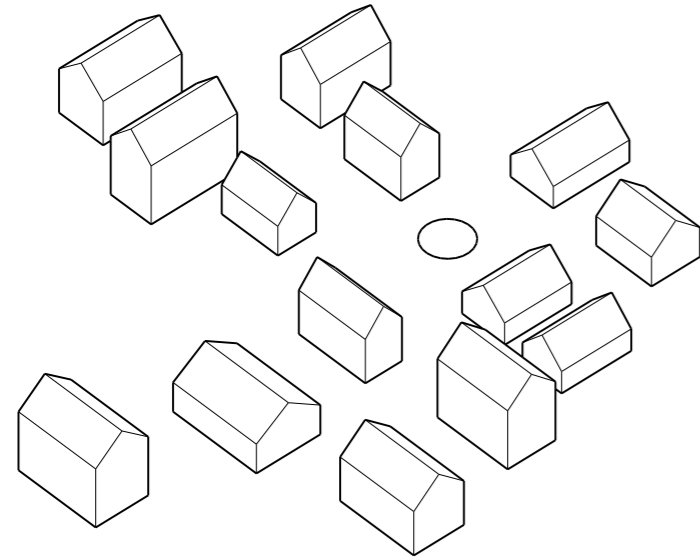


Safe

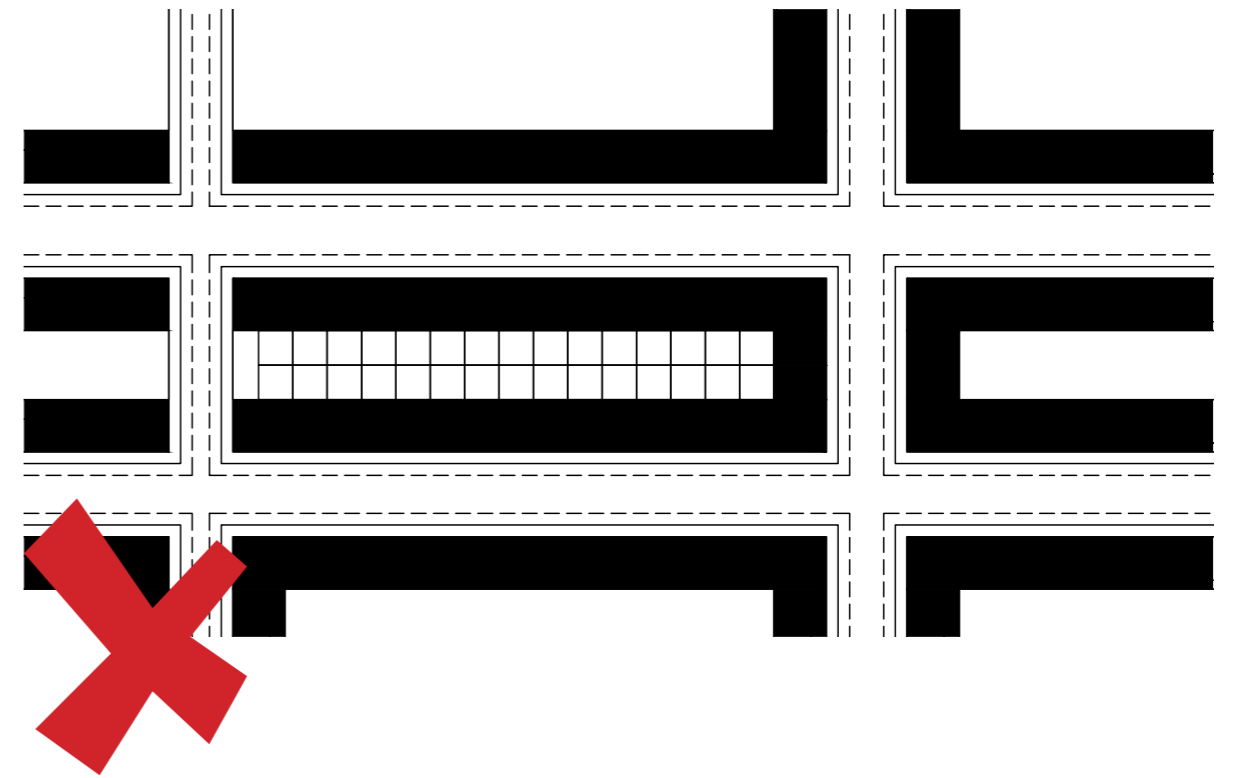
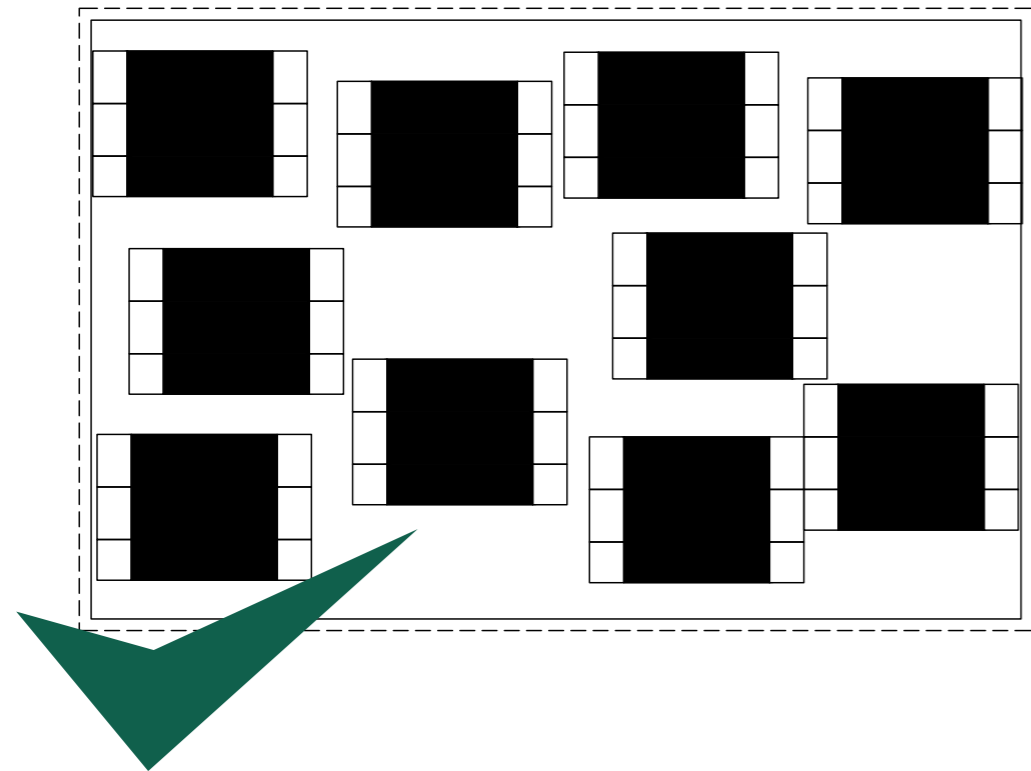


Protection

THE CONCEPT

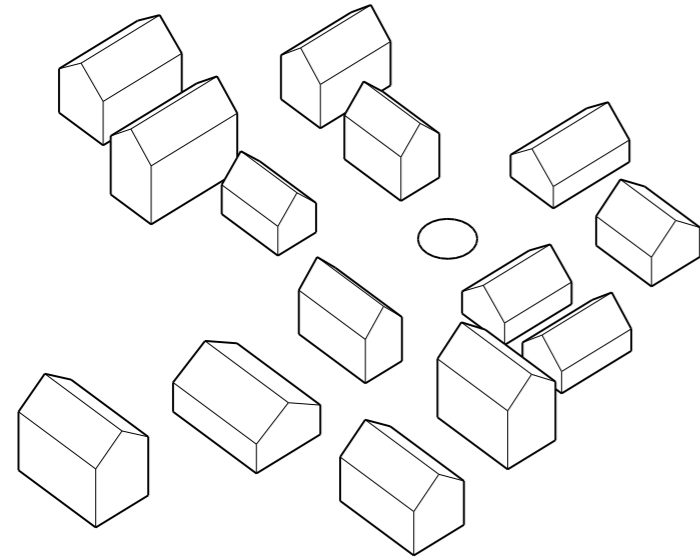


Village

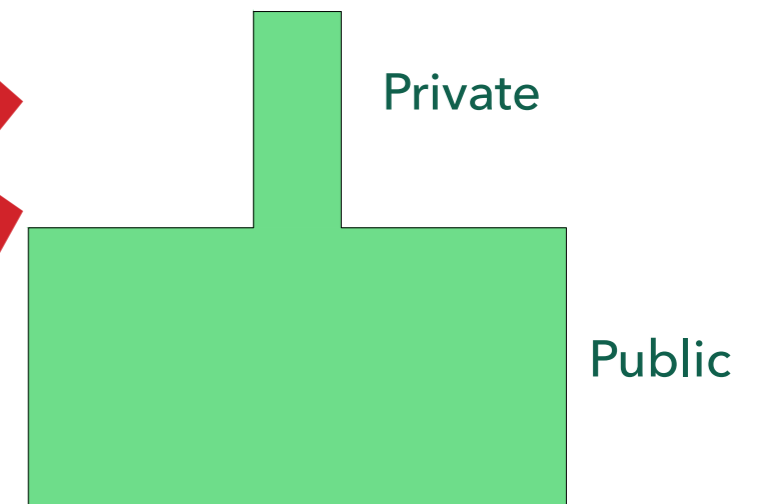
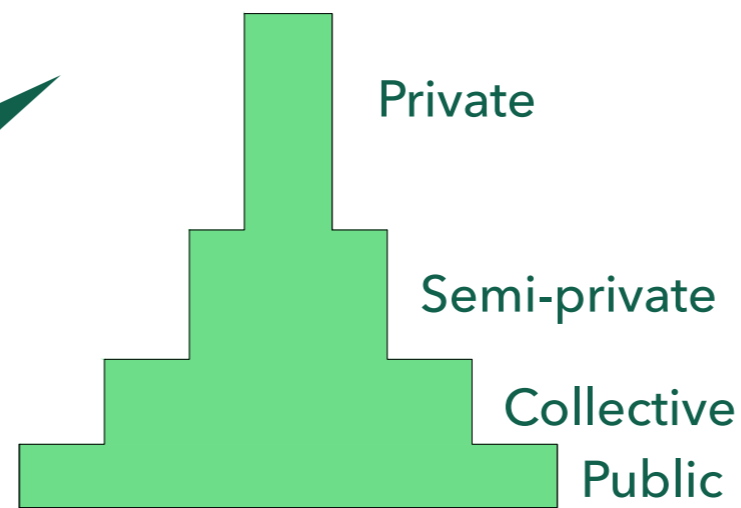
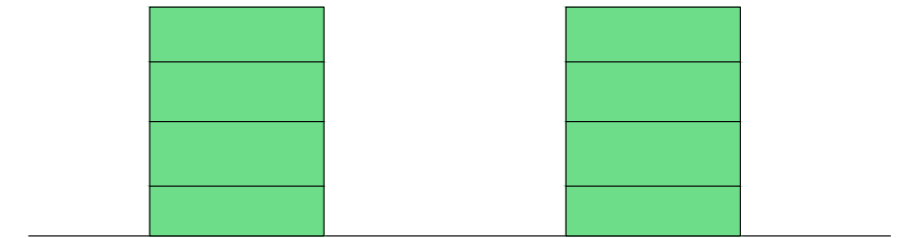
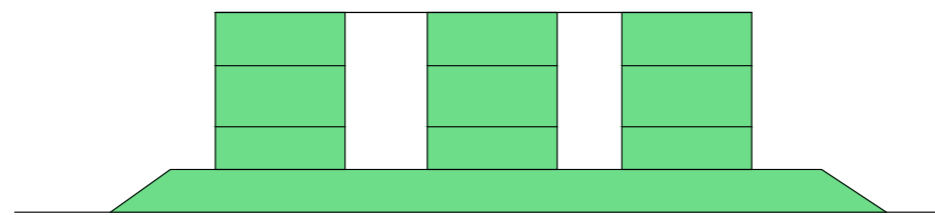


Small scale / Passable

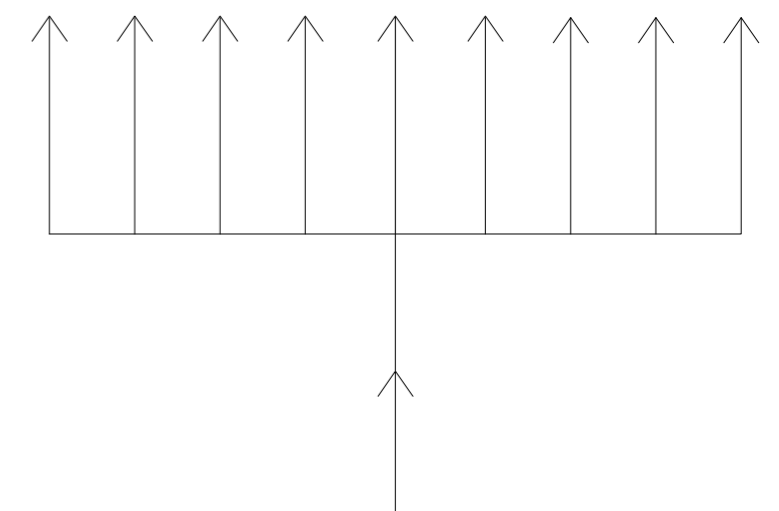
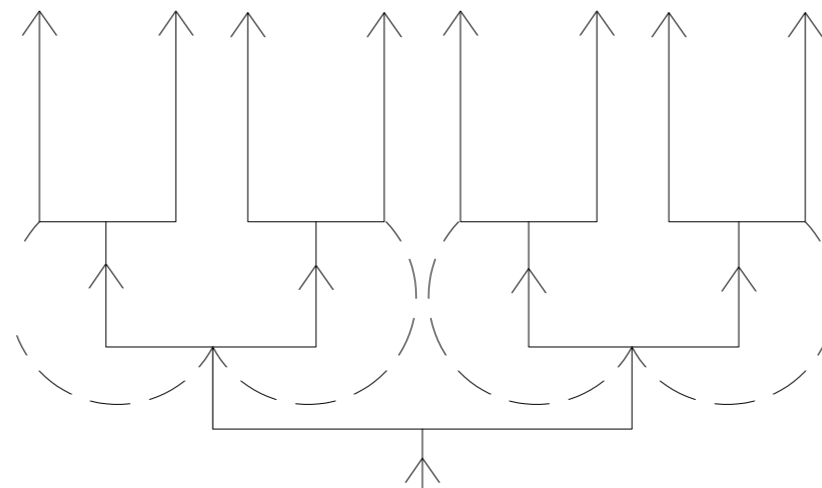
THE CONCEPT



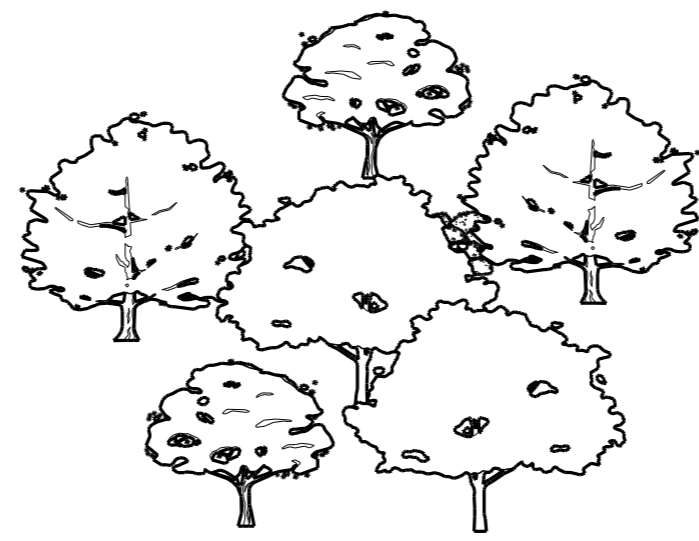
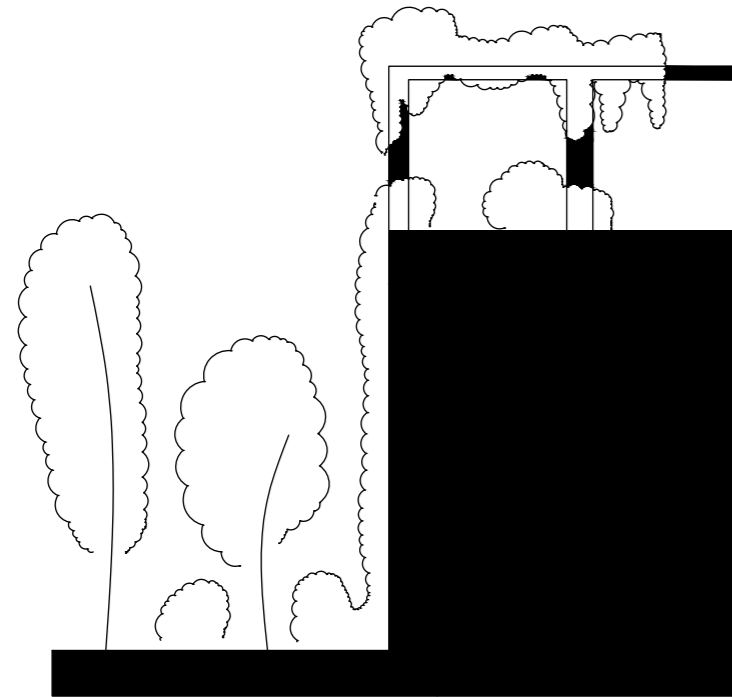
Village



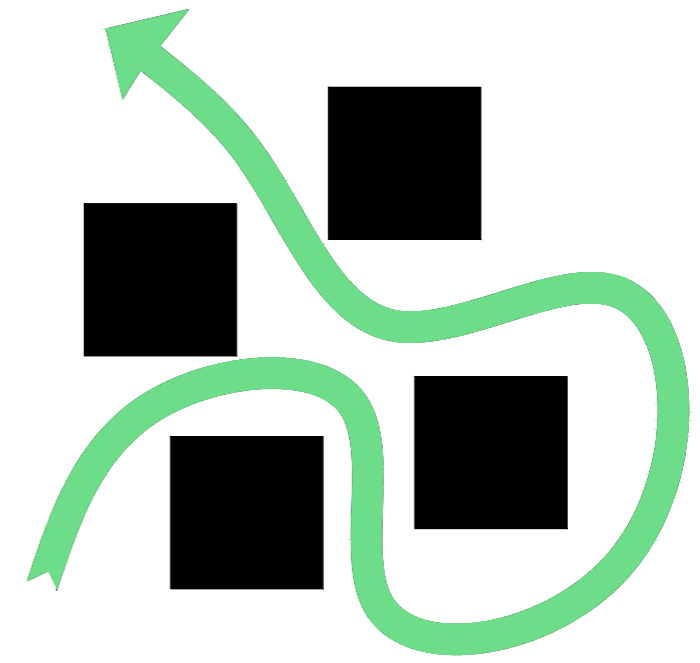
Collective / Community



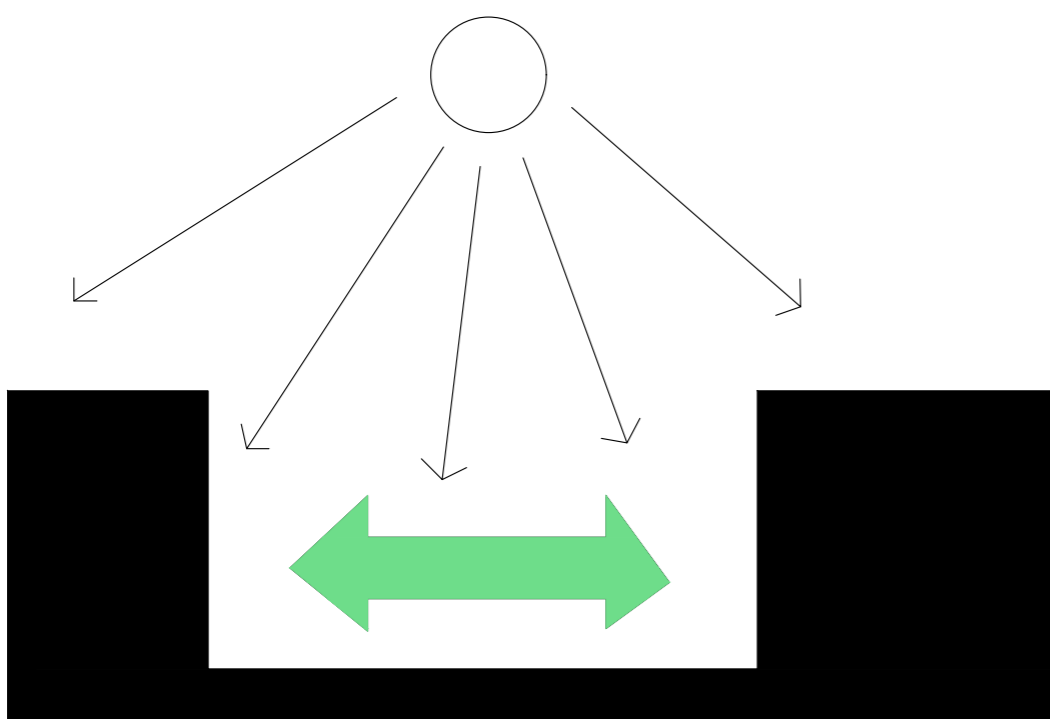
THE CONCEPT



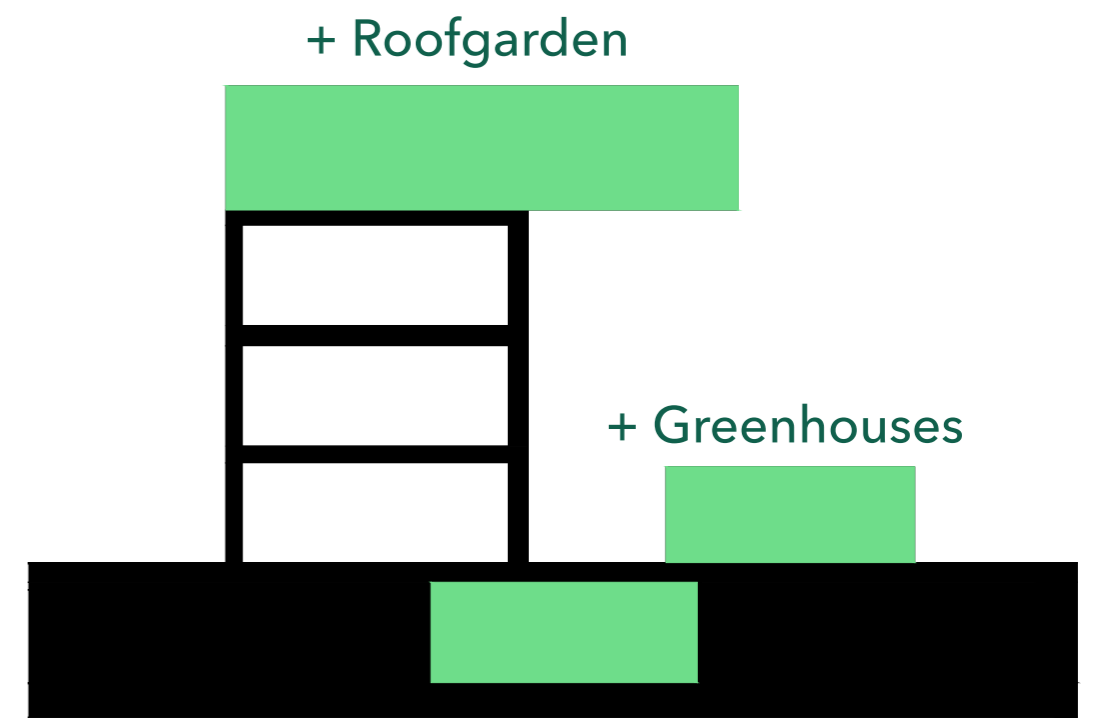
Nature



Green, Licht, Air, Space

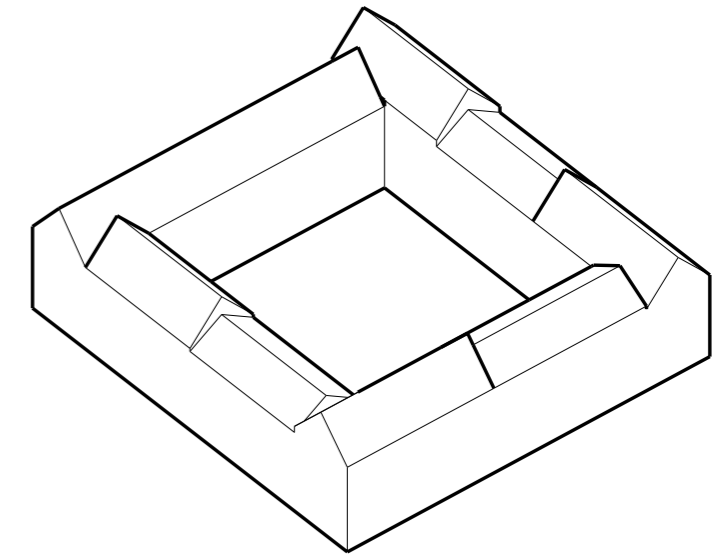
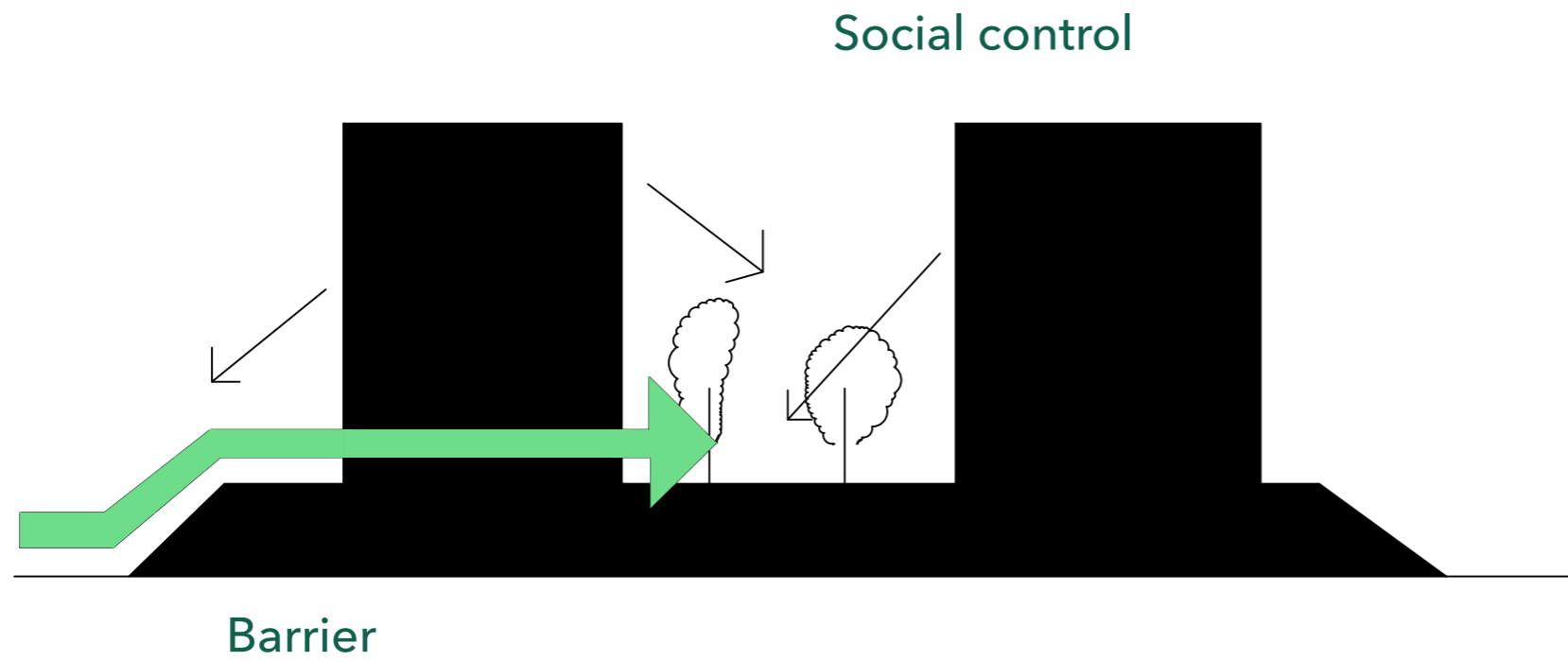


Nature inclusive

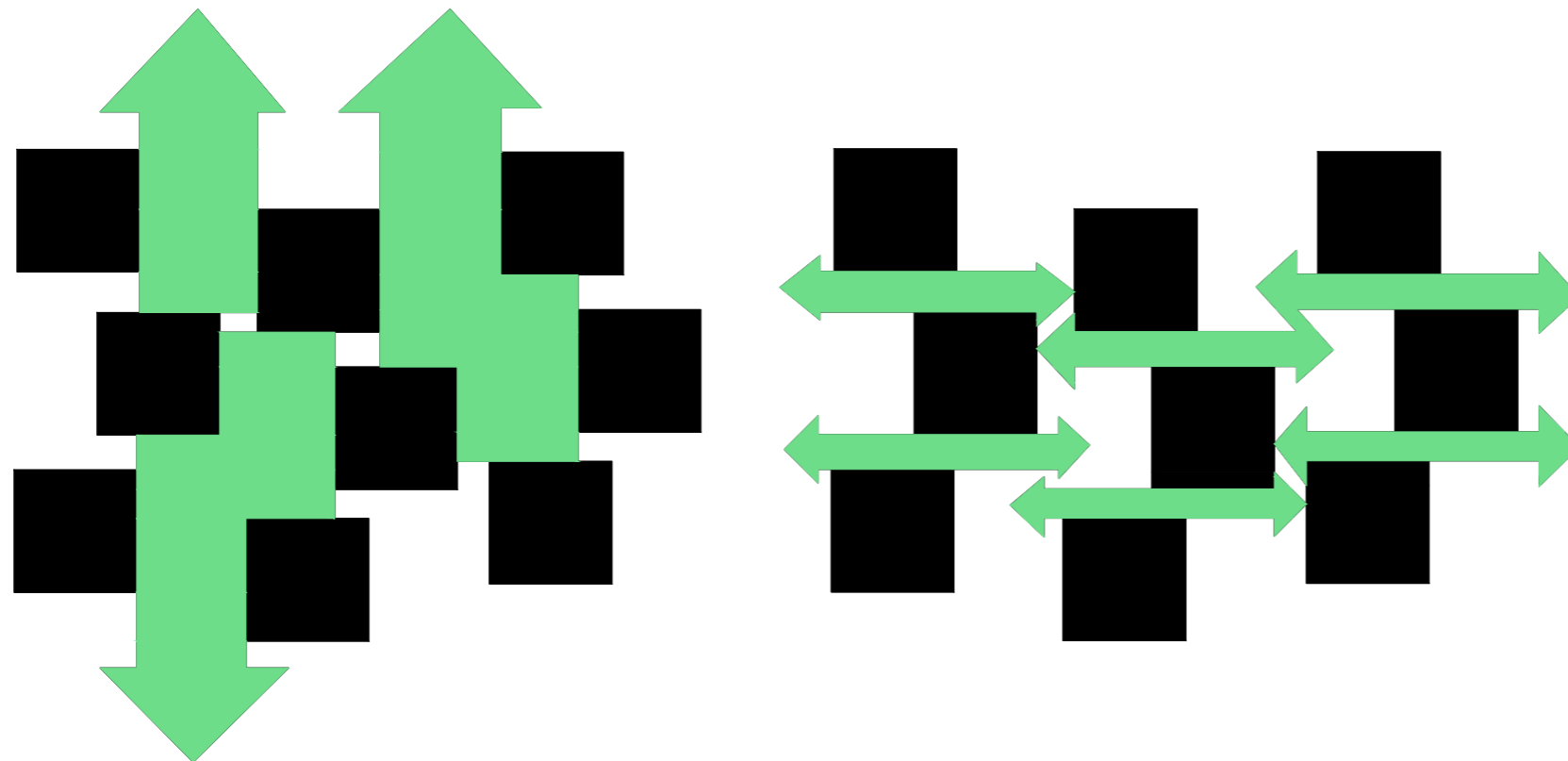


+ Parking underground

THE CONCEPT

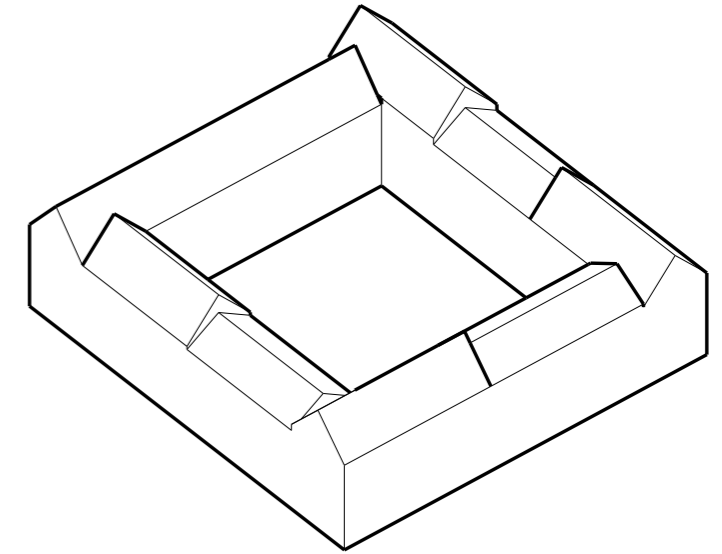


Courtyard

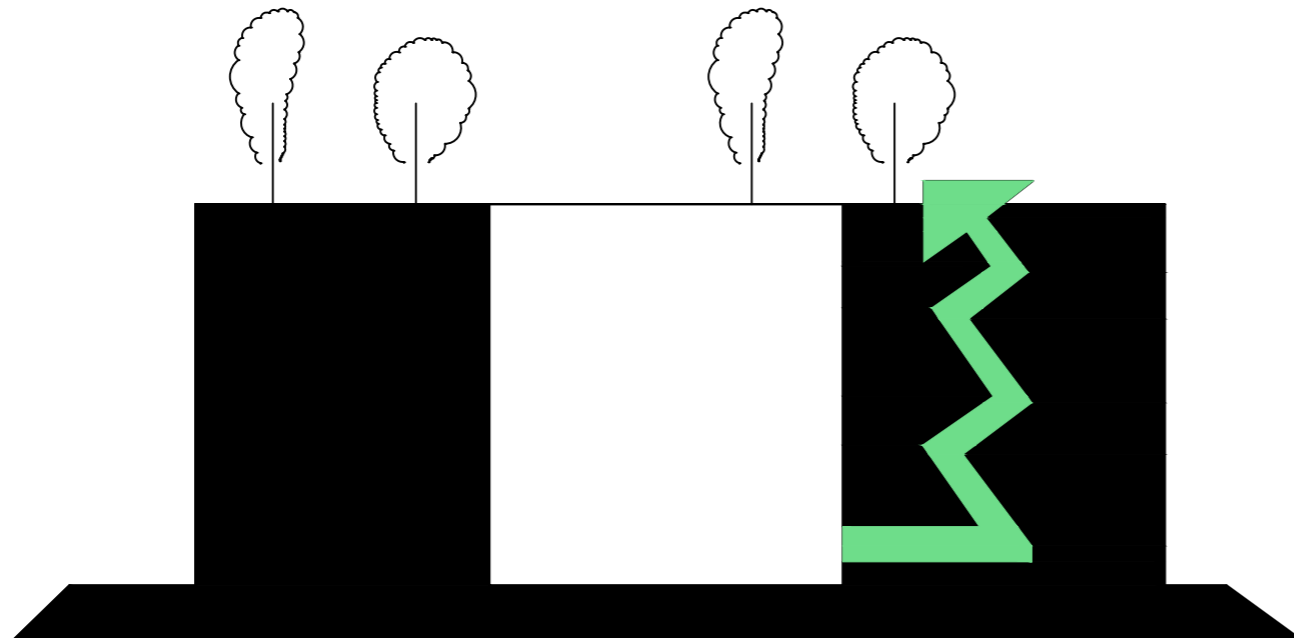


Safe

THE CONCEPT



Courtyard

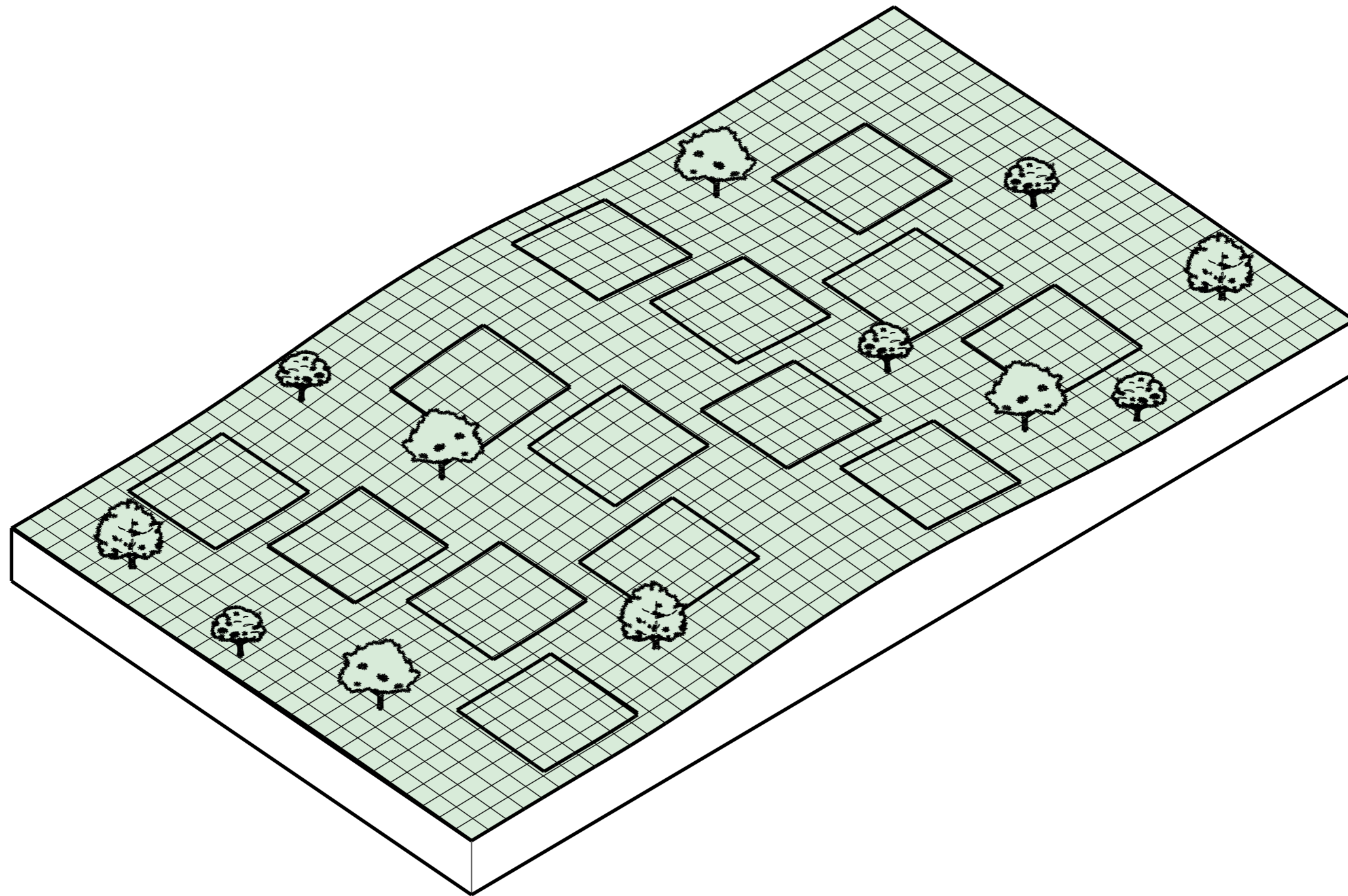


Collective roofgardens only
accessible through the houses

Safe

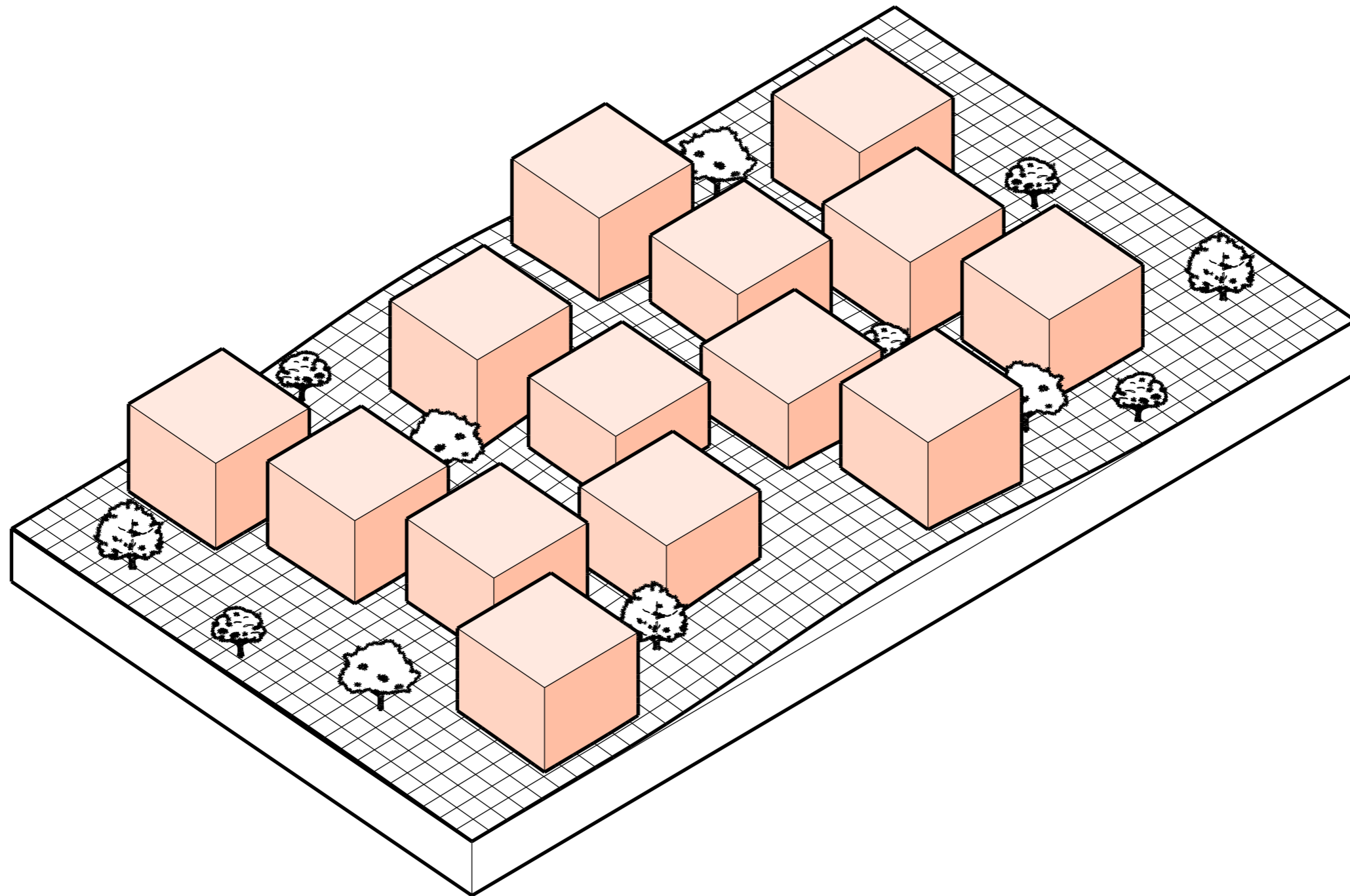
DESIGN

Green landscape



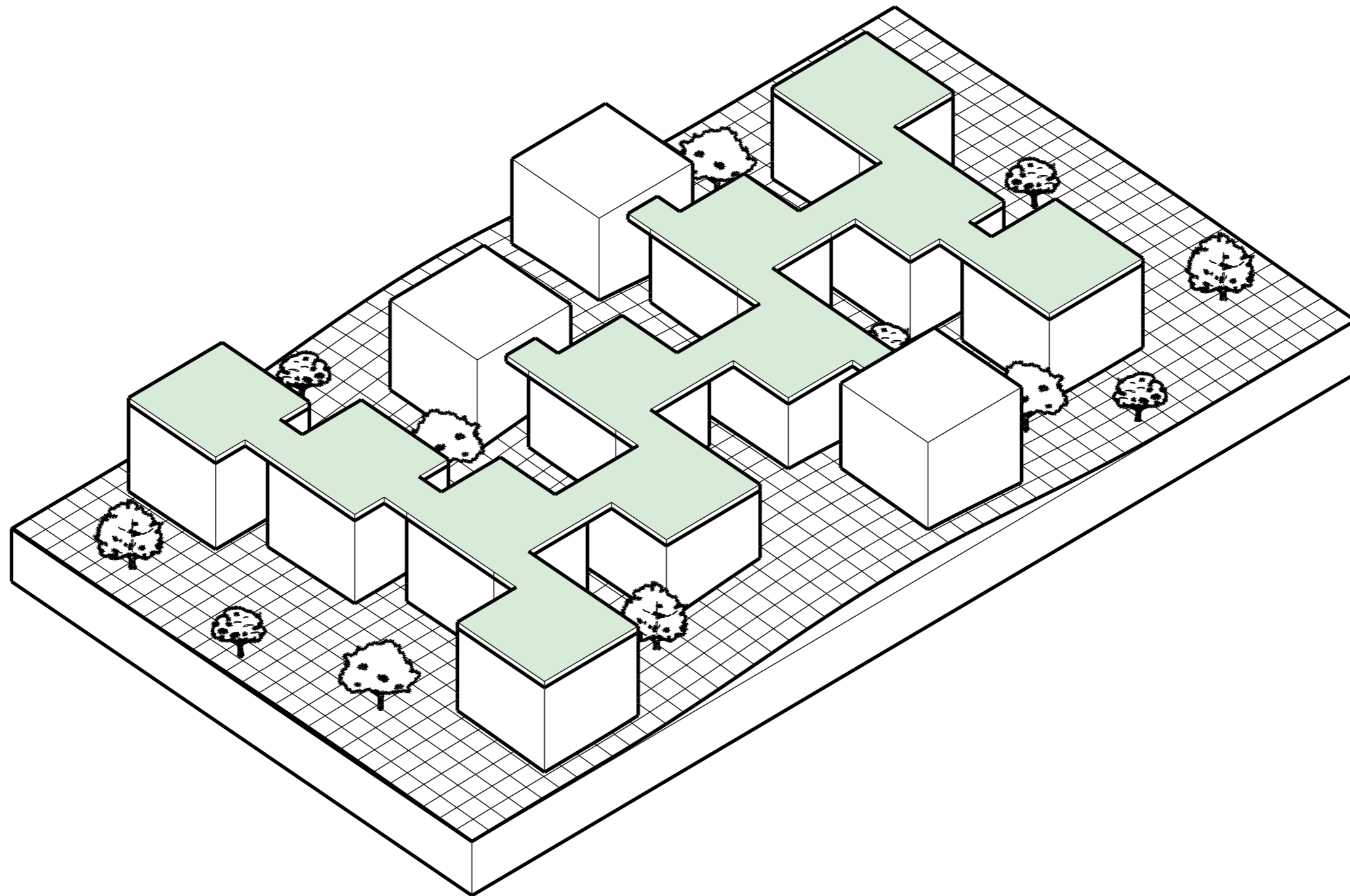
DESIGN

Clustered, fine-grained, community



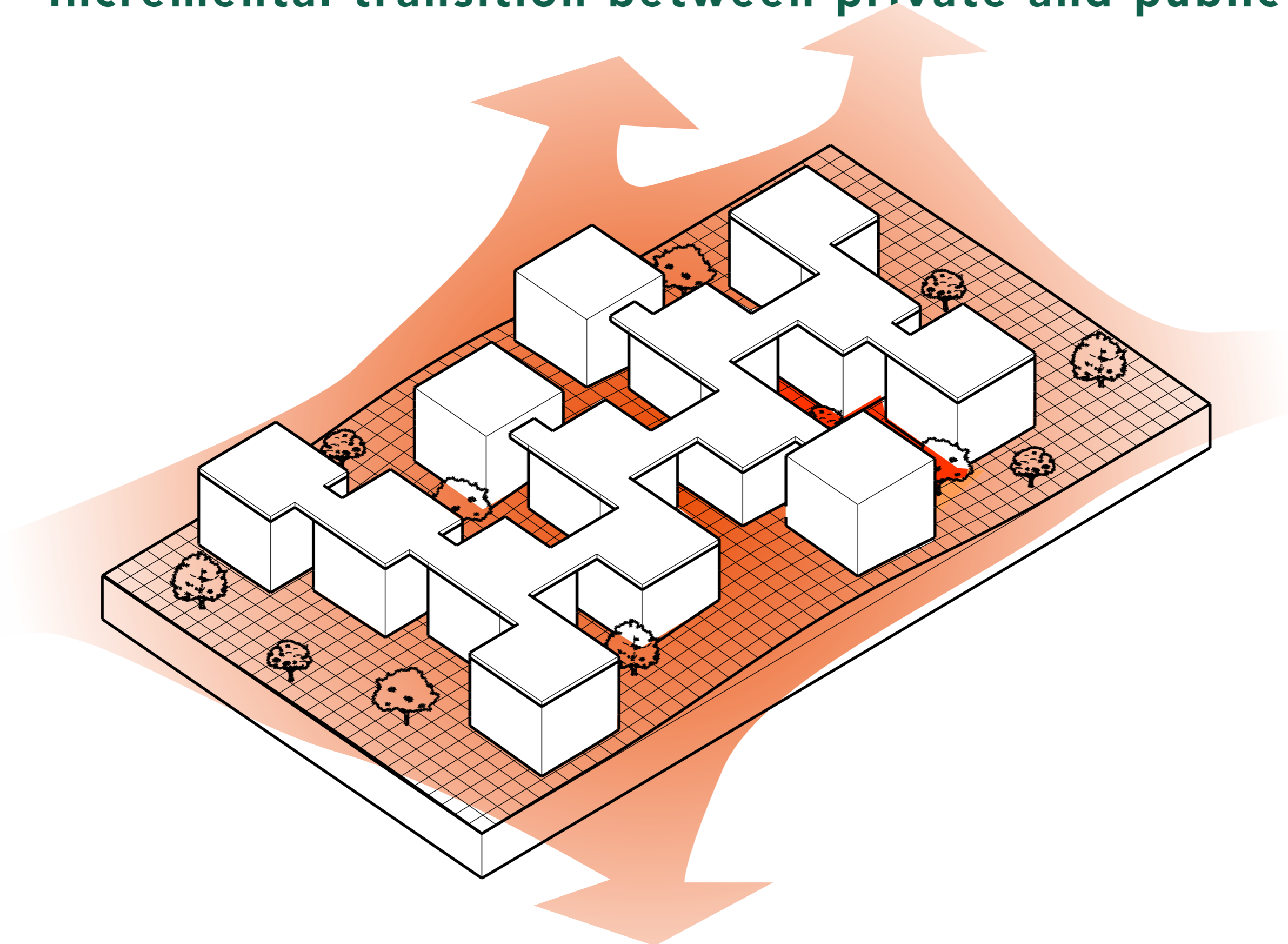
DESIGN

less private, more collective, more safety

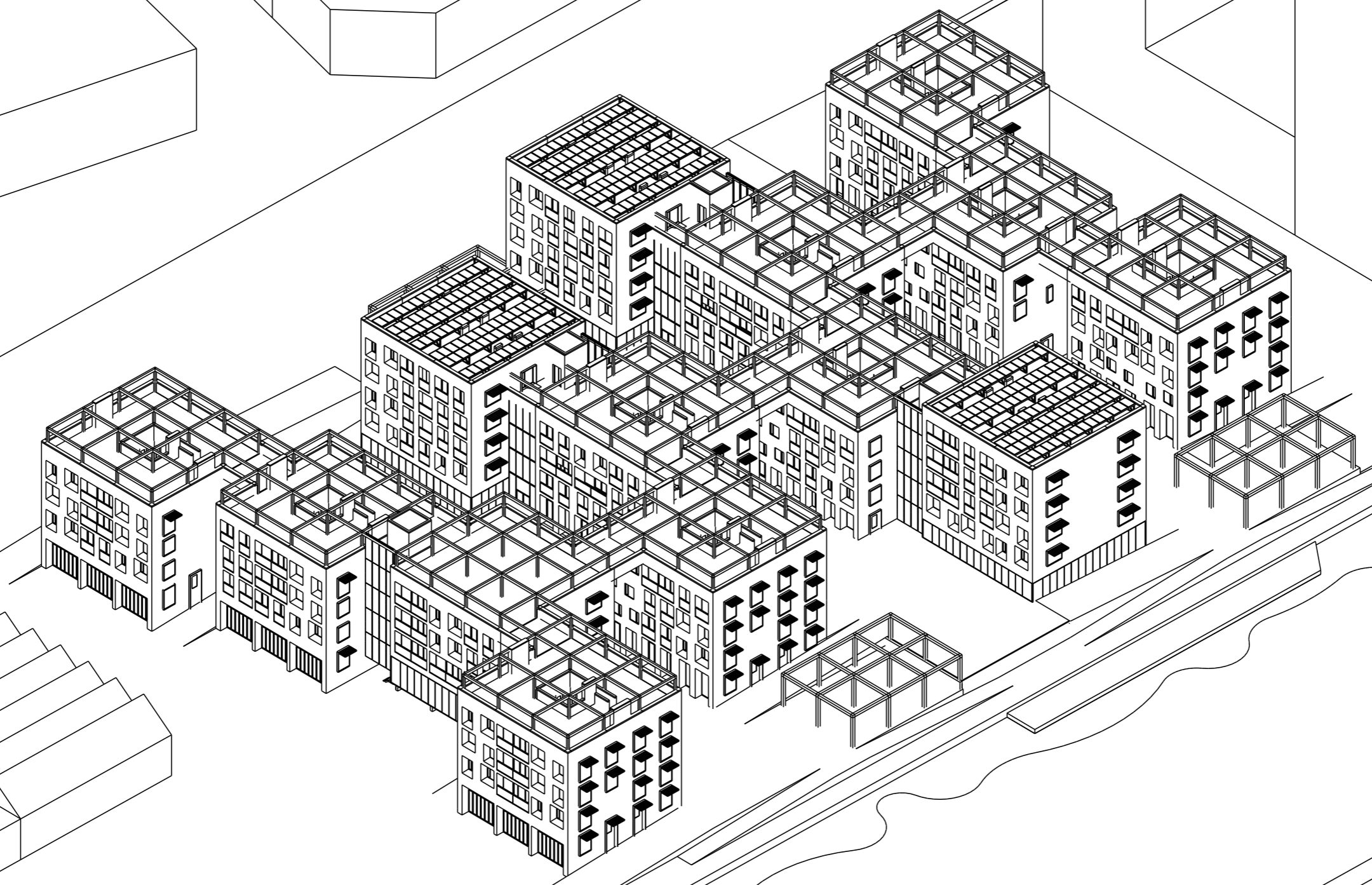


DESIGN

Incremental transition between private and public



DESIGN



DESIGN

Mix of different typologies for different families

22 x Couple elderly home 50 m²

18 x Family home chain 120 m²

12 x Family home corner 120 m²

22 x Single elderly home 35 m²

5 x Group elderly home 220 m²

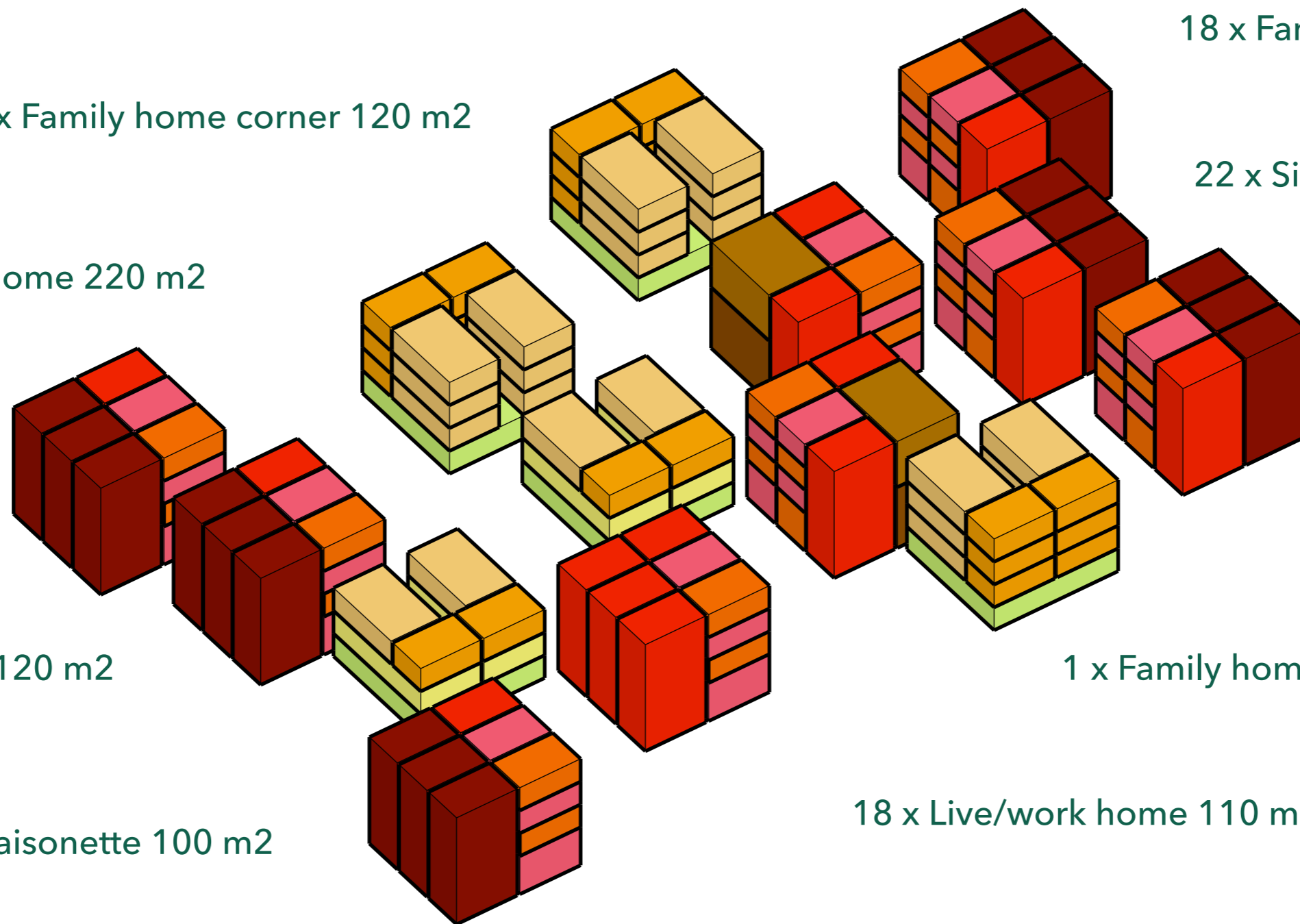
2 x Kangaroo home 120 m²

1 x Family home row 110 m²

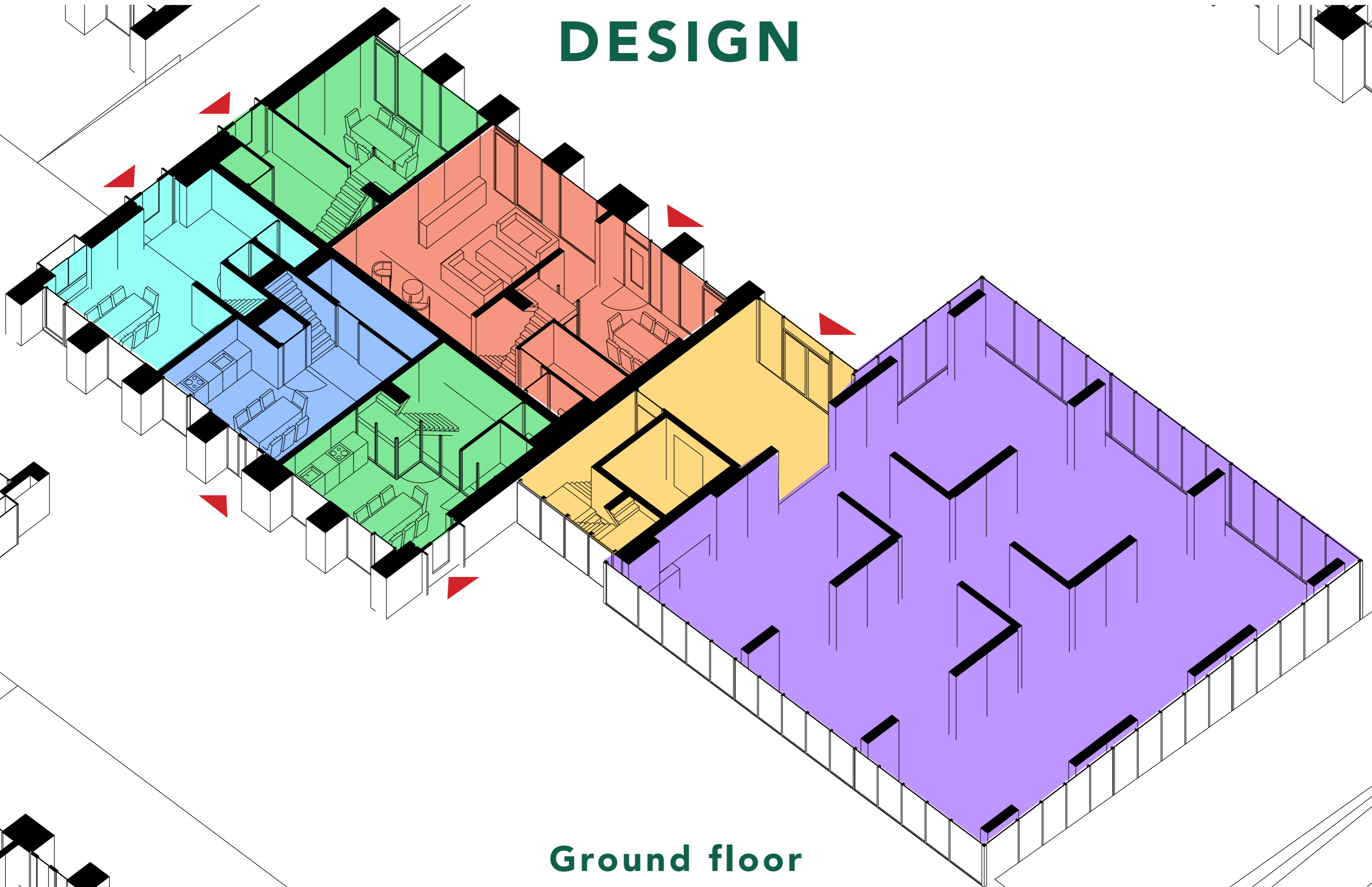
4 x Family home maisonette 100 m²

18 x Live/work home 110 m²

4 x Couple elderly home big 110 m²

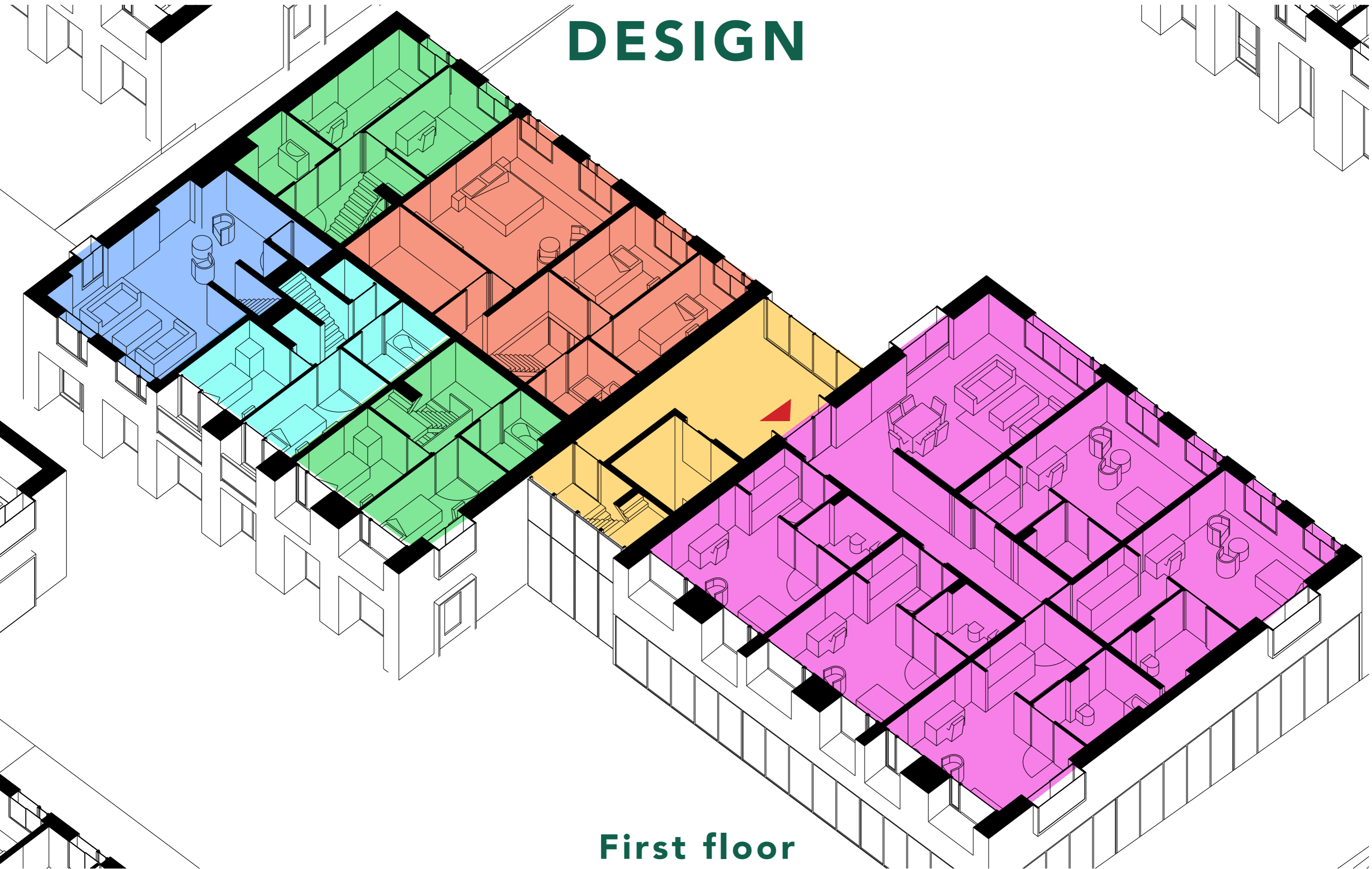


DESIGN



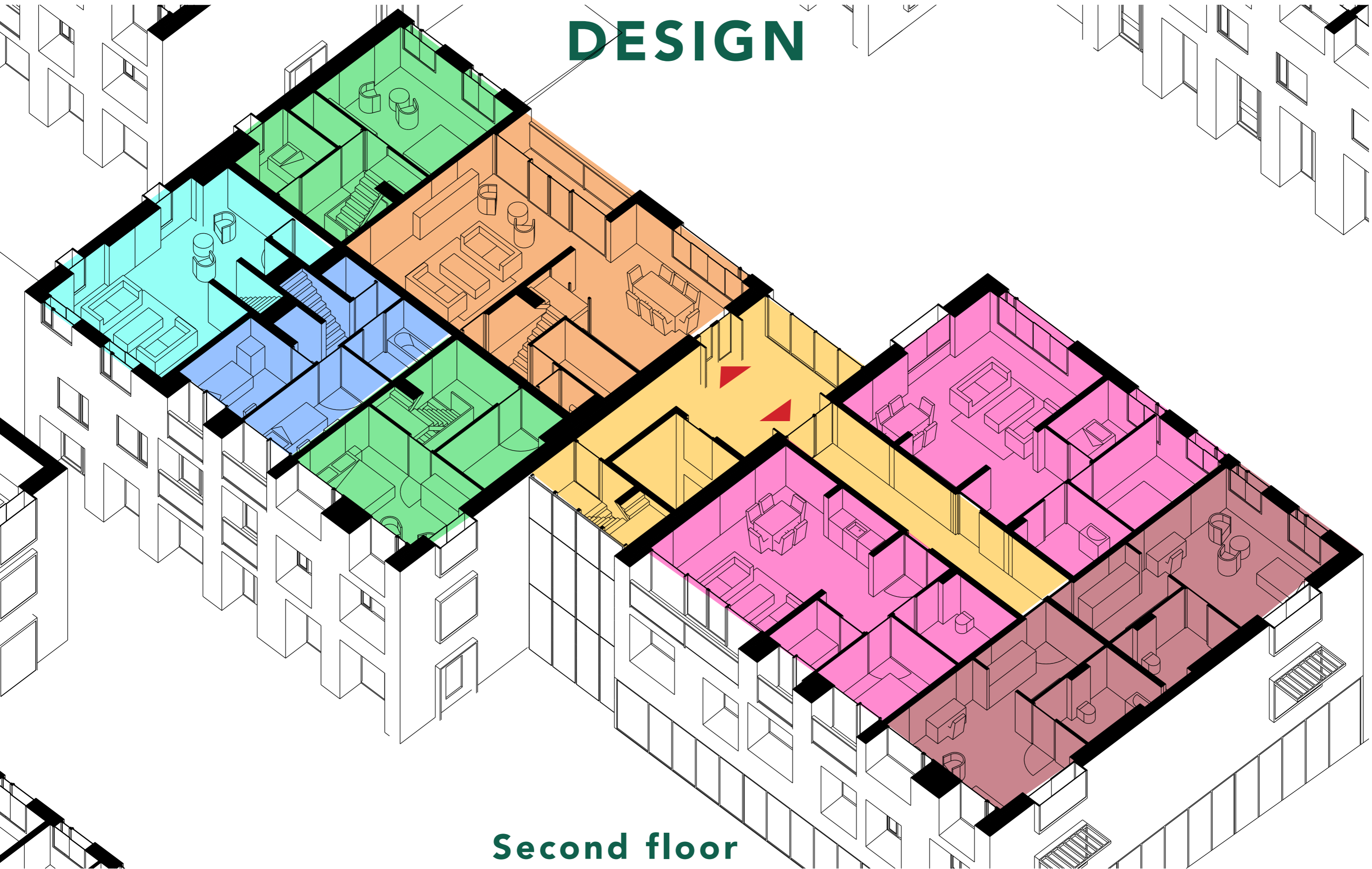
Ground floor

DESIGN



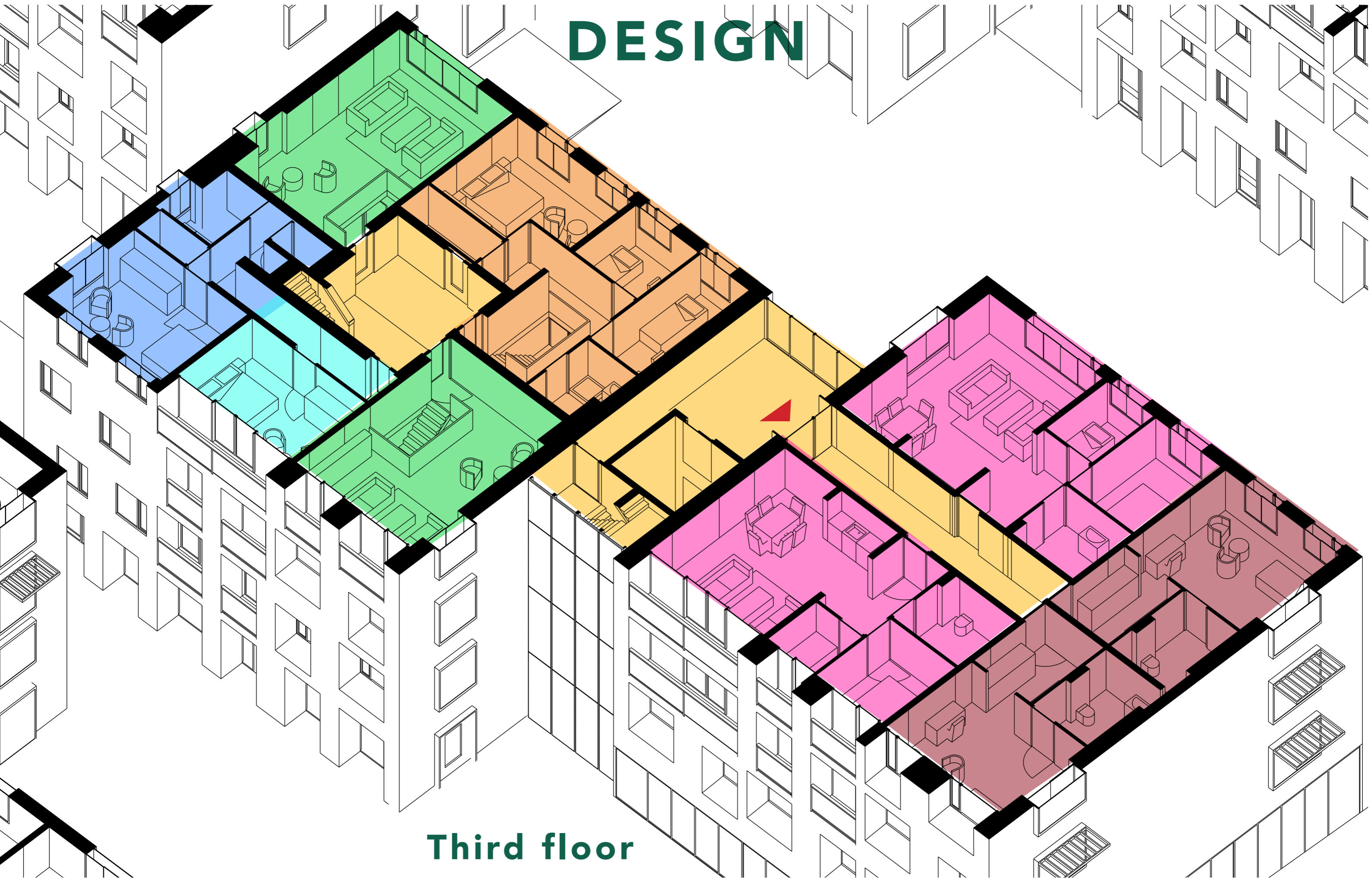
First floor

DESIGN



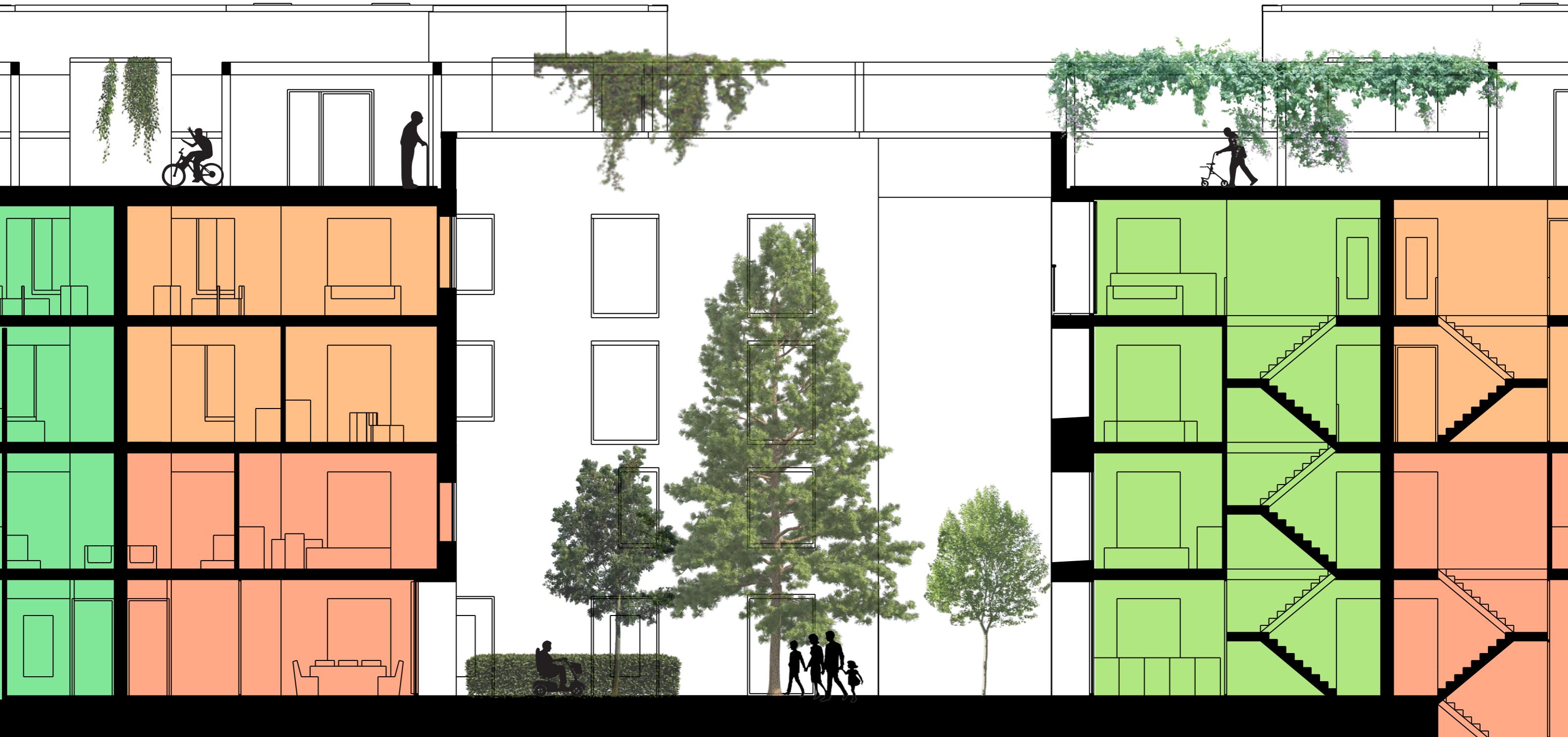
Second floor

DESIGN



Third floor

DESIGN



Courtyard

DESIGN



Alley

DESIGN



DESIGN



DESIGN

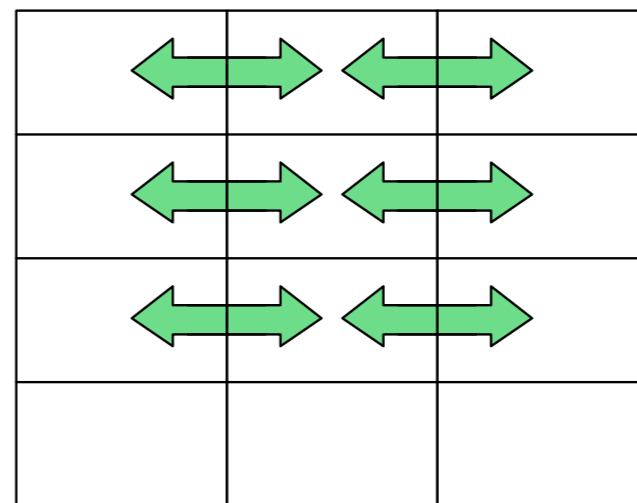
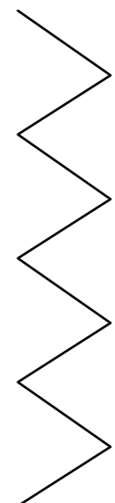
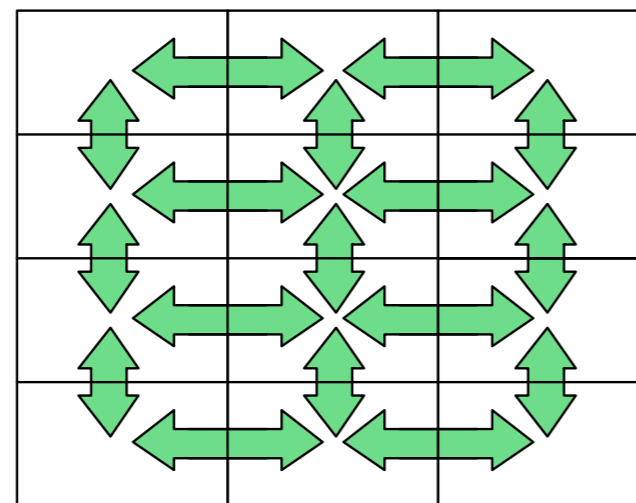
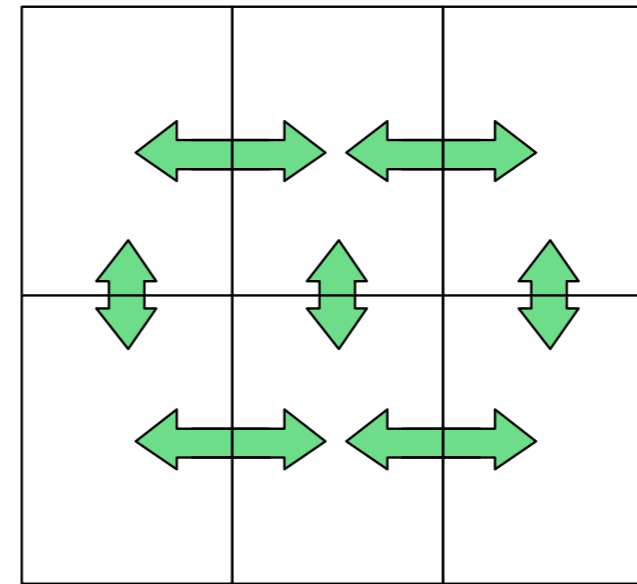
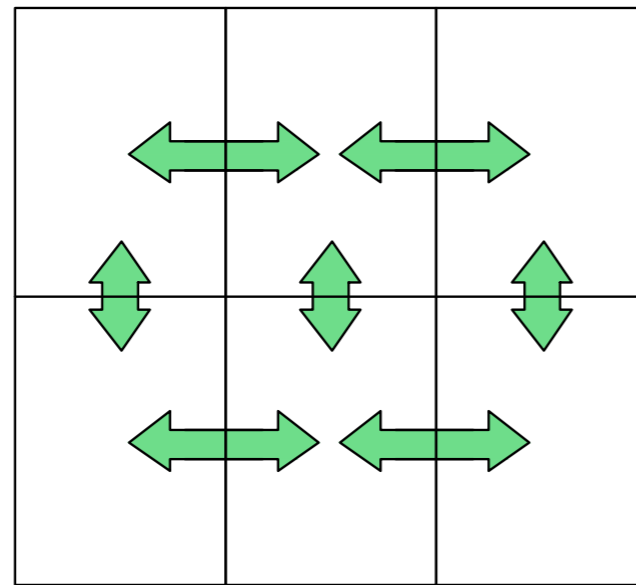


DESIGN



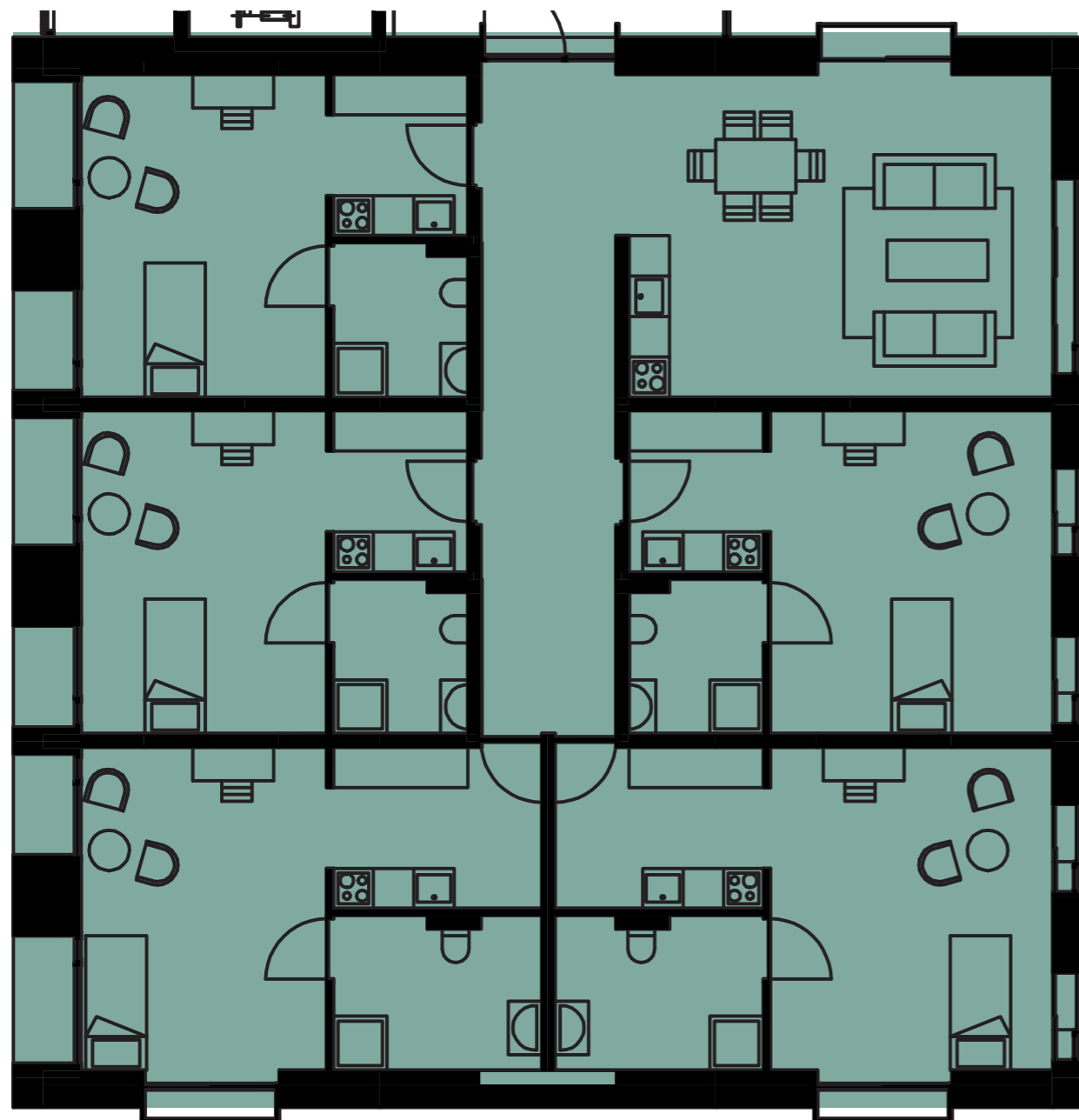
TECHNICAL DESIGN

Flexibility

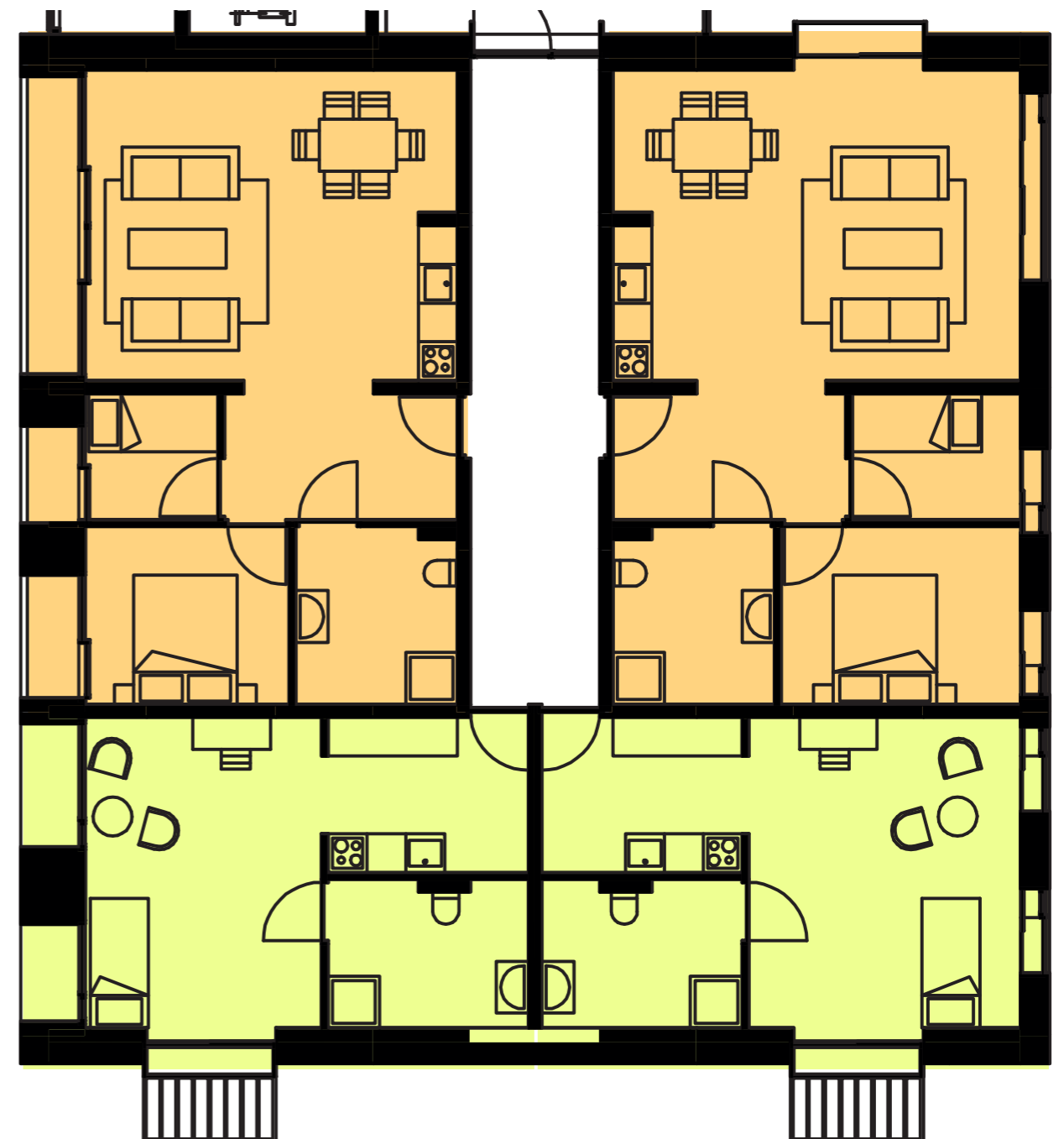


Flexibility

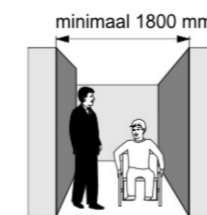
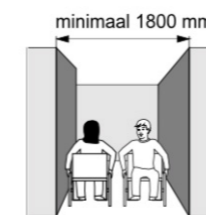
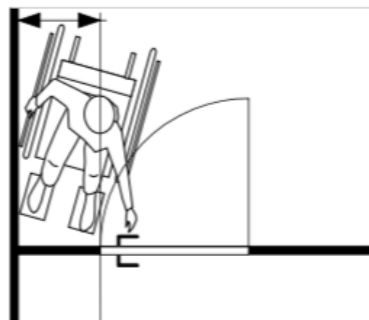
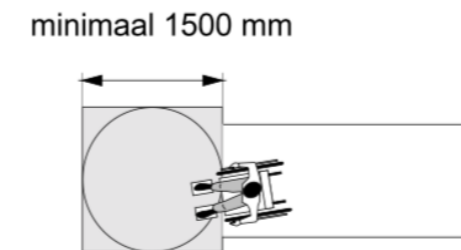
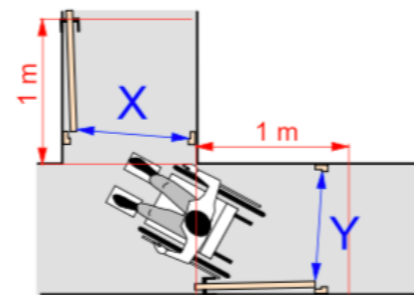
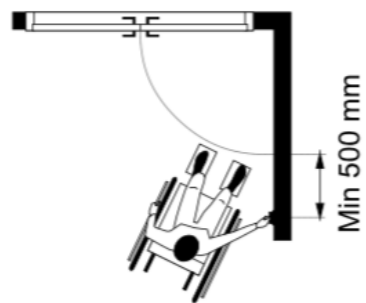
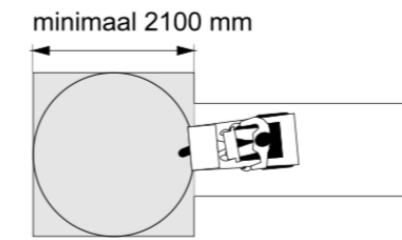
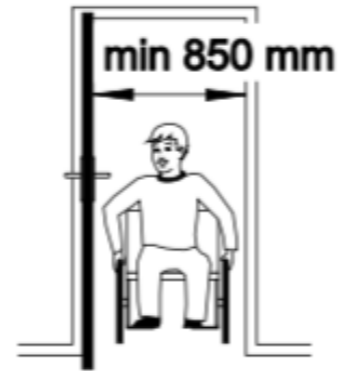
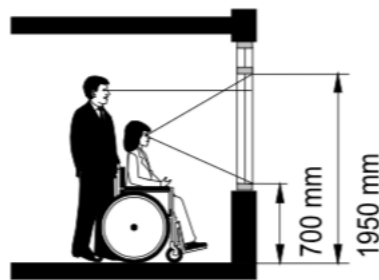
Group elderly home 220 m²



2x single elderly home 35 m²
2x couple elderly home 50 m²



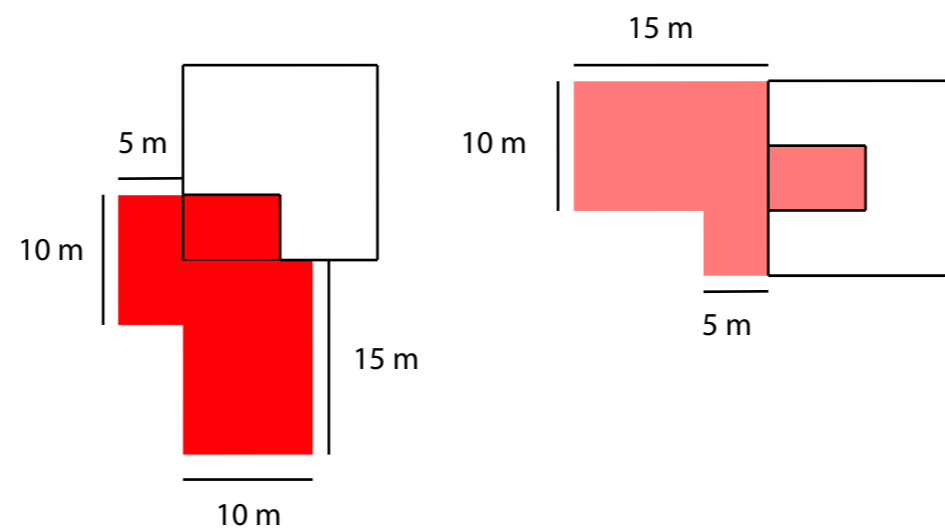
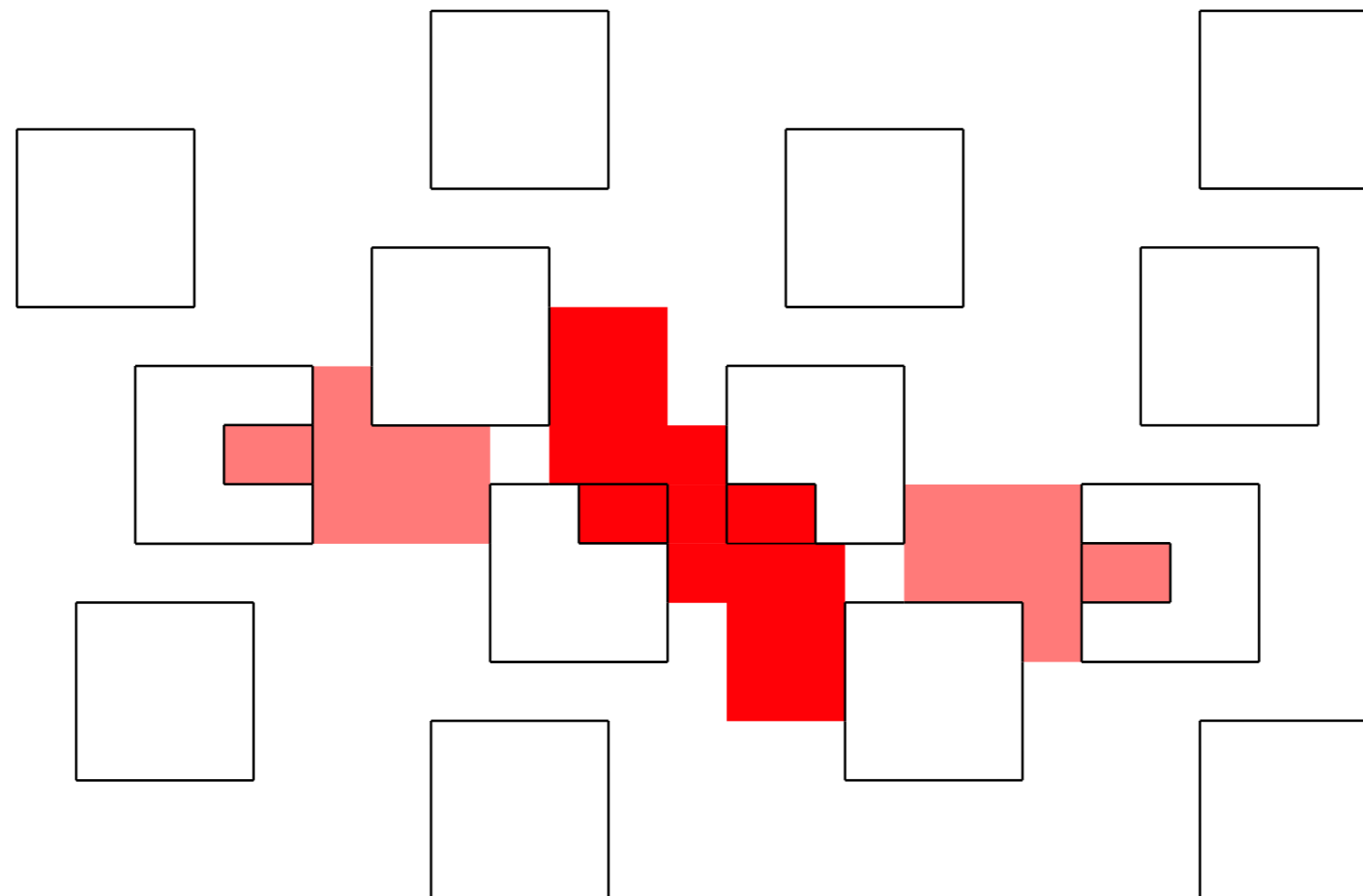
Accessibility:



(Toegankelijk bouwen BAT)

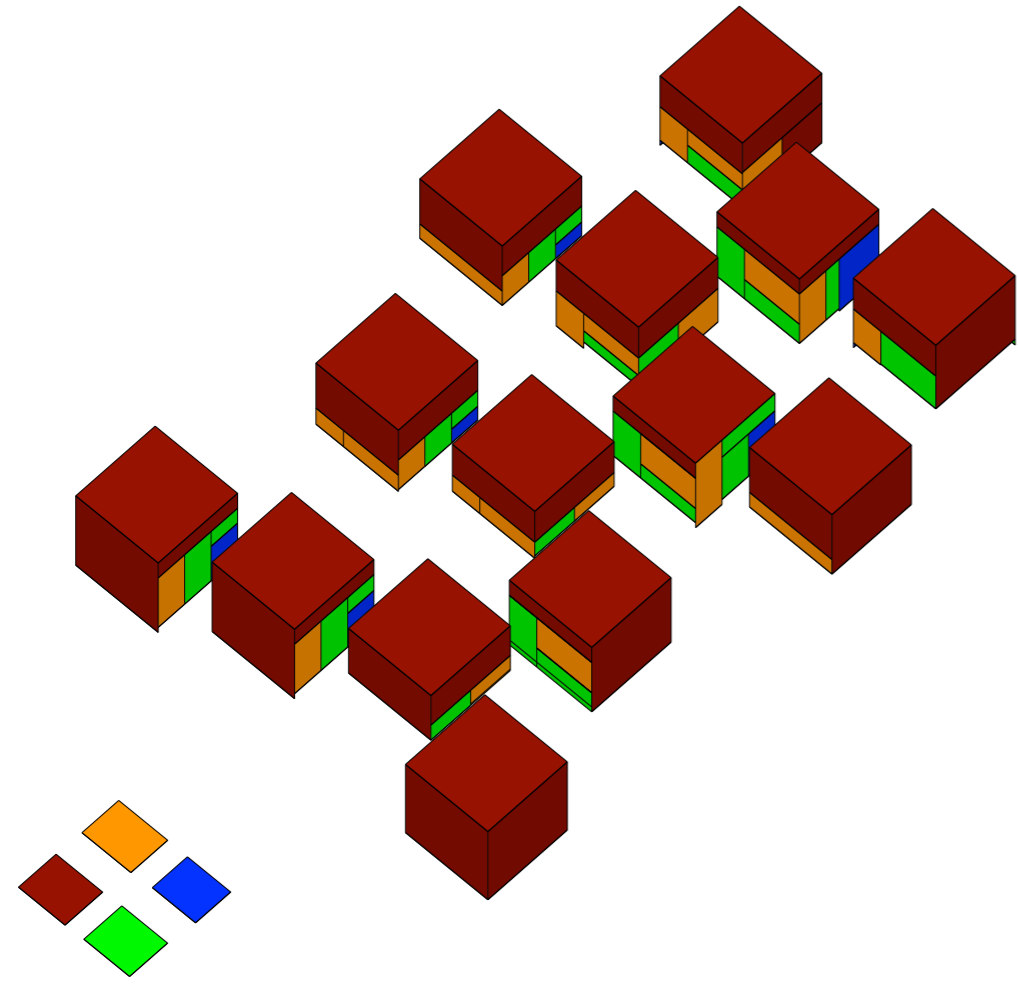
Comfort:

Daylight

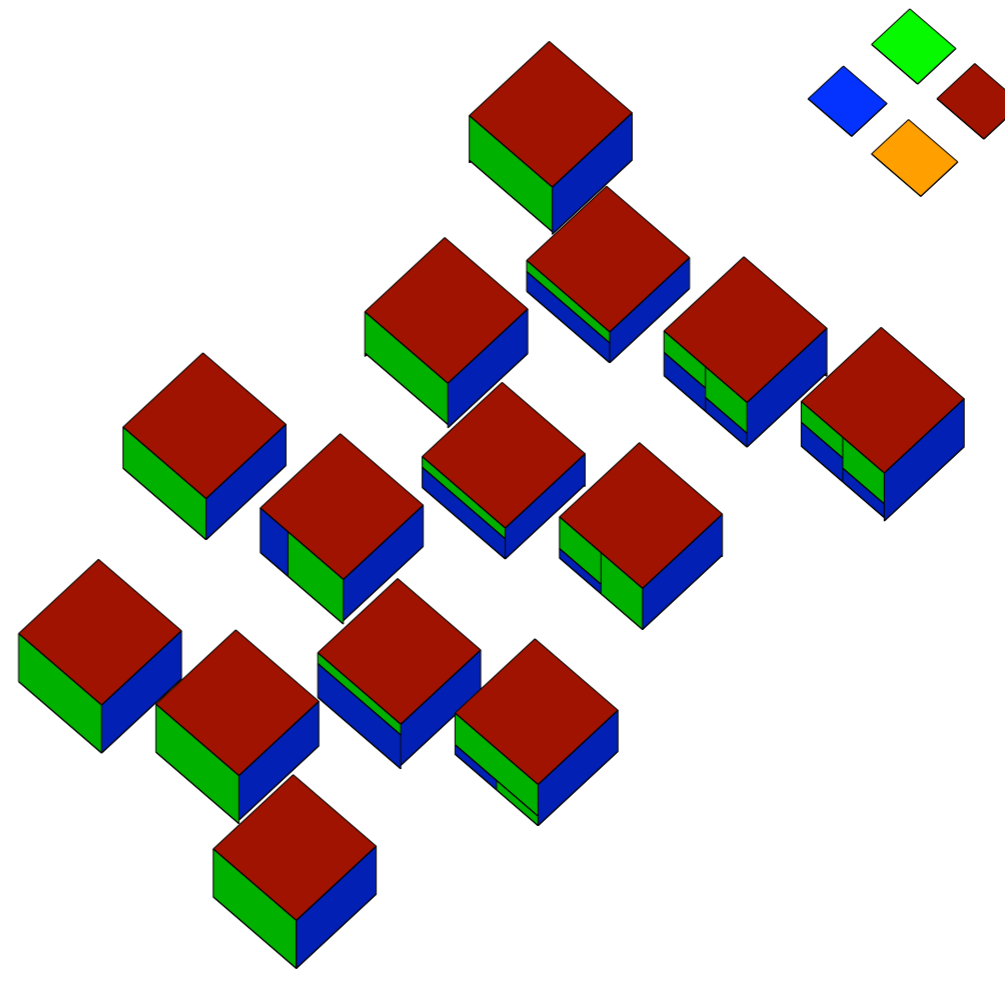


Climate:

Solar gain



South-West



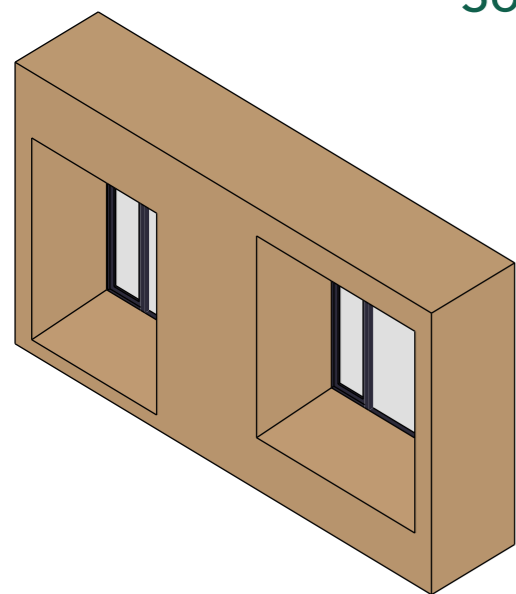
North-East

Red = >6 u

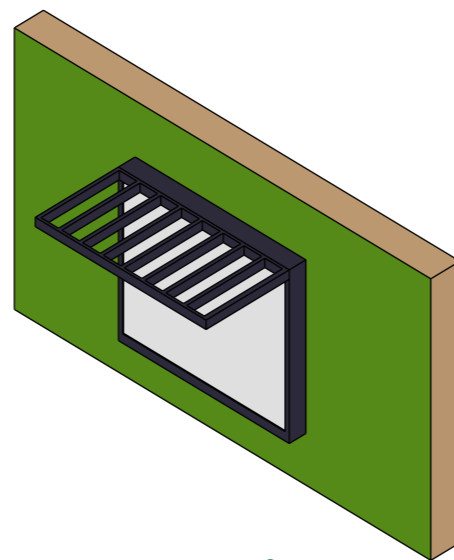
Orange = 6-4 u

Green = 4-2 u

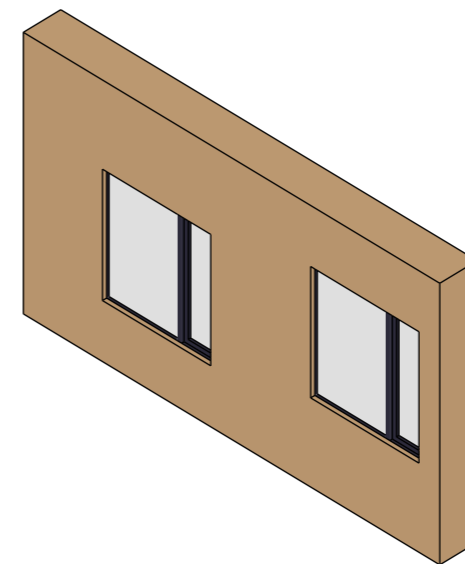
Blue = 2-0 u



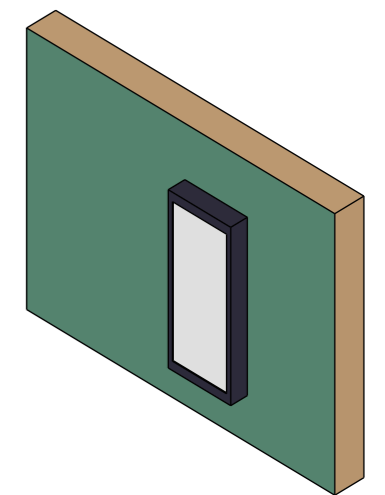
West



South

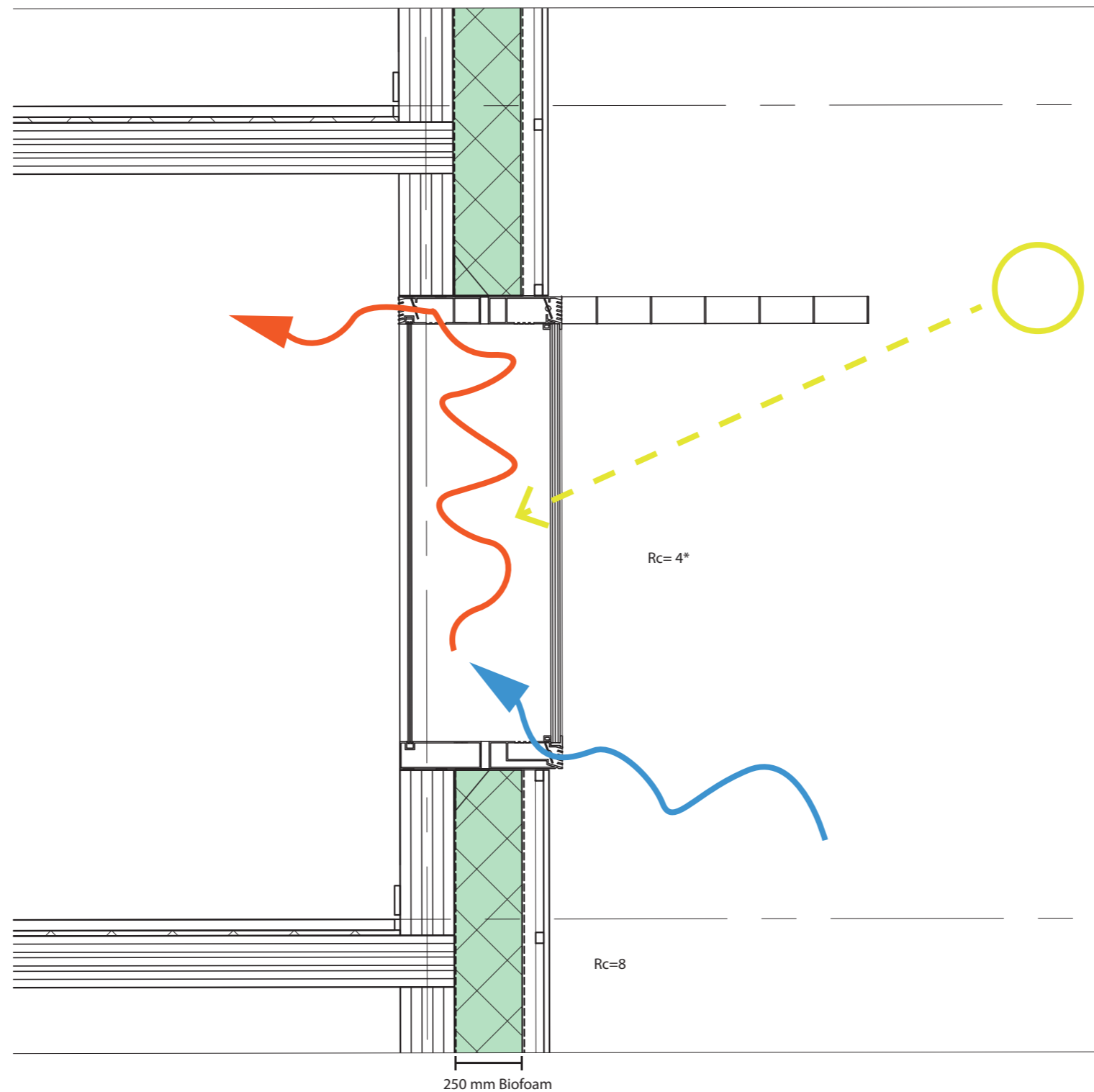


East

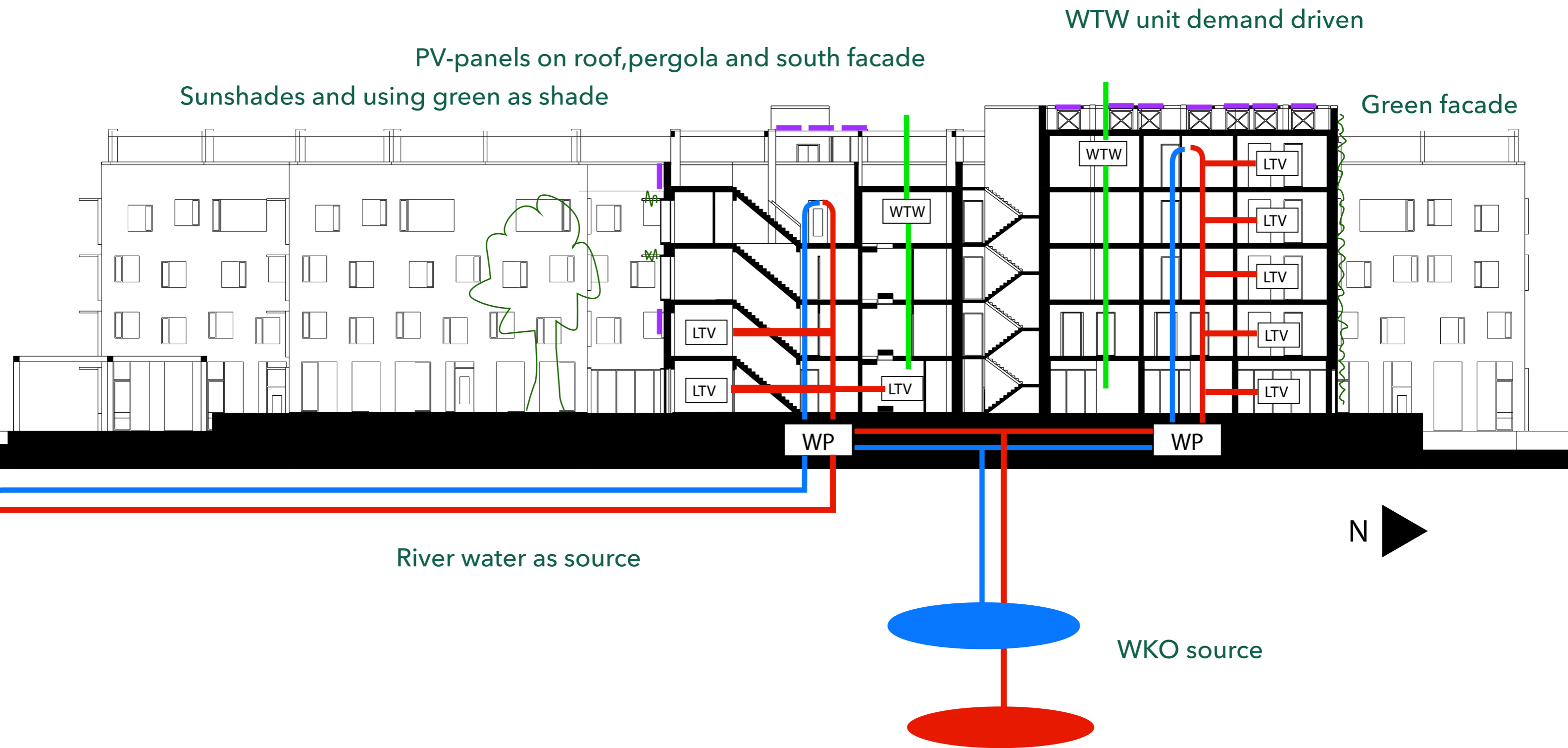


North

Climate: Insulation

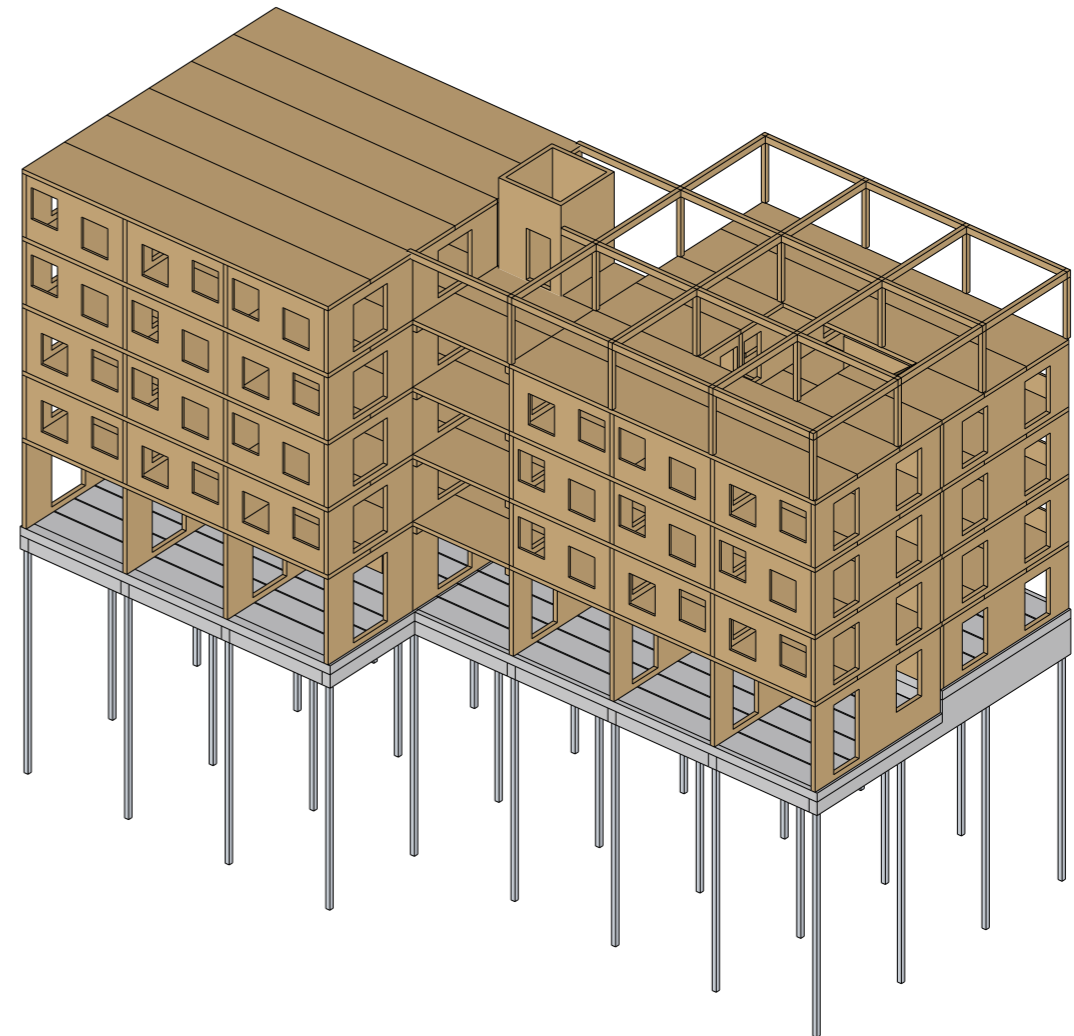
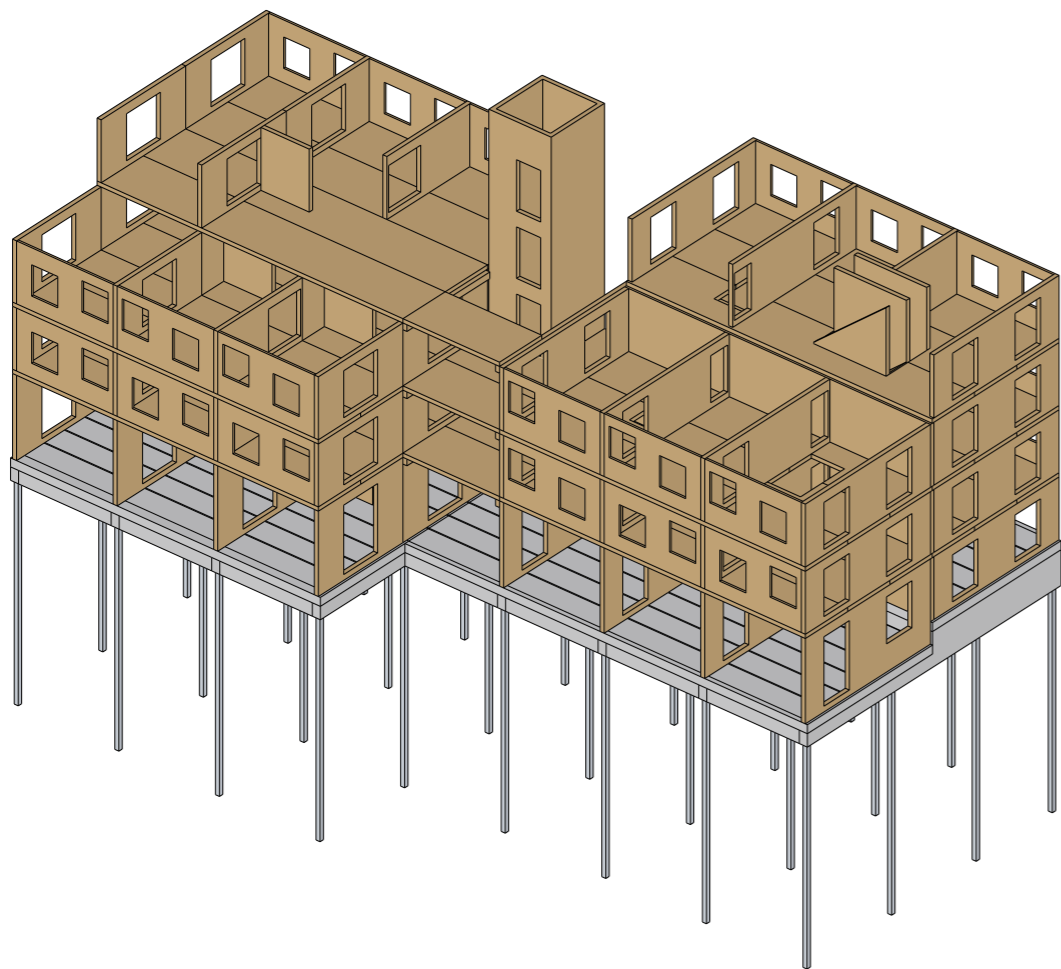
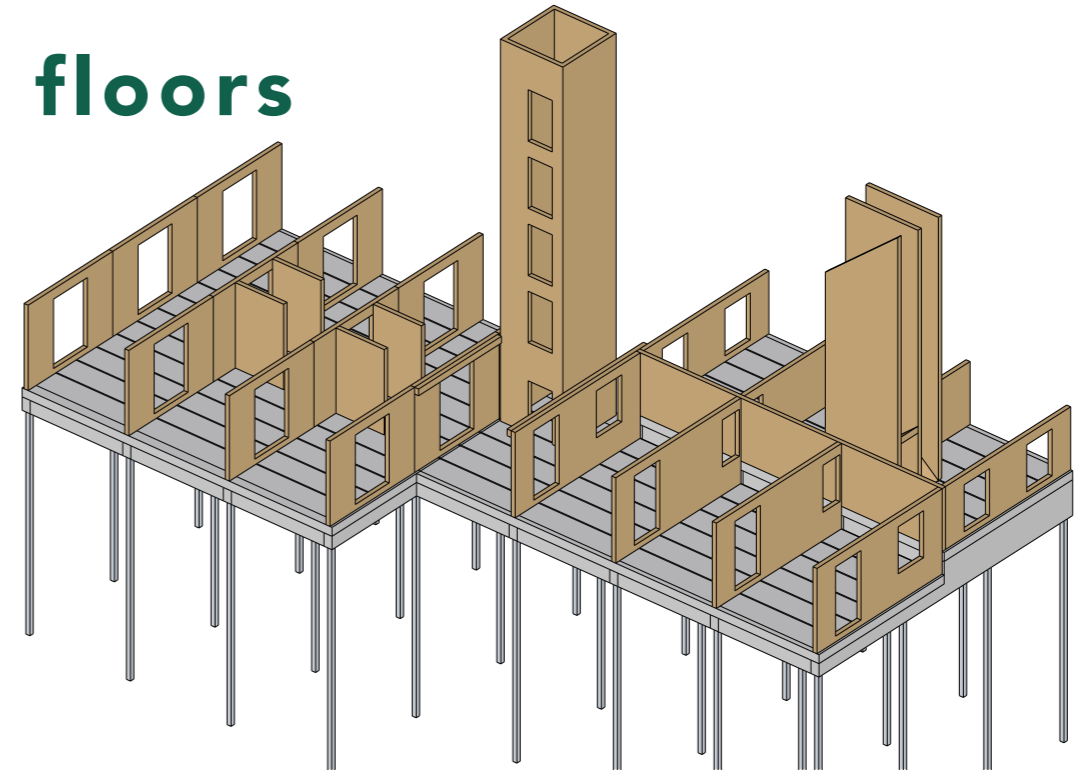
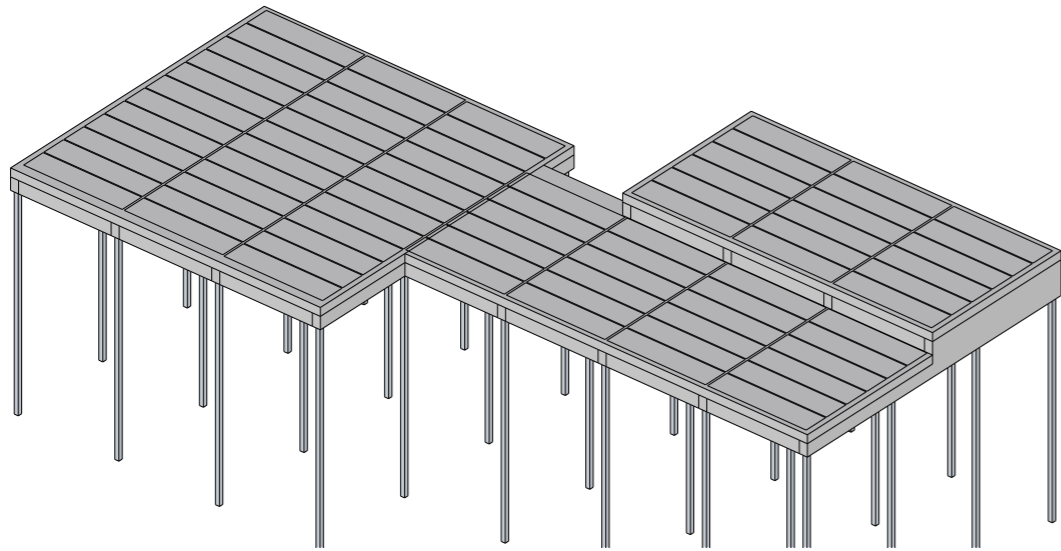


Climate concept:



Structure:

CLT walls and floors



Thank you

TOEKOMSTBESTENDIGE OUDEREN MAKEN EEN TOEKOMSTBESTENDIGE STAD

Een nieuwe generatie woningen voor een nieuwe generatie ouderen