

Feeling at home

Find the similarities,
cherish the differences

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Year:

2021-2022

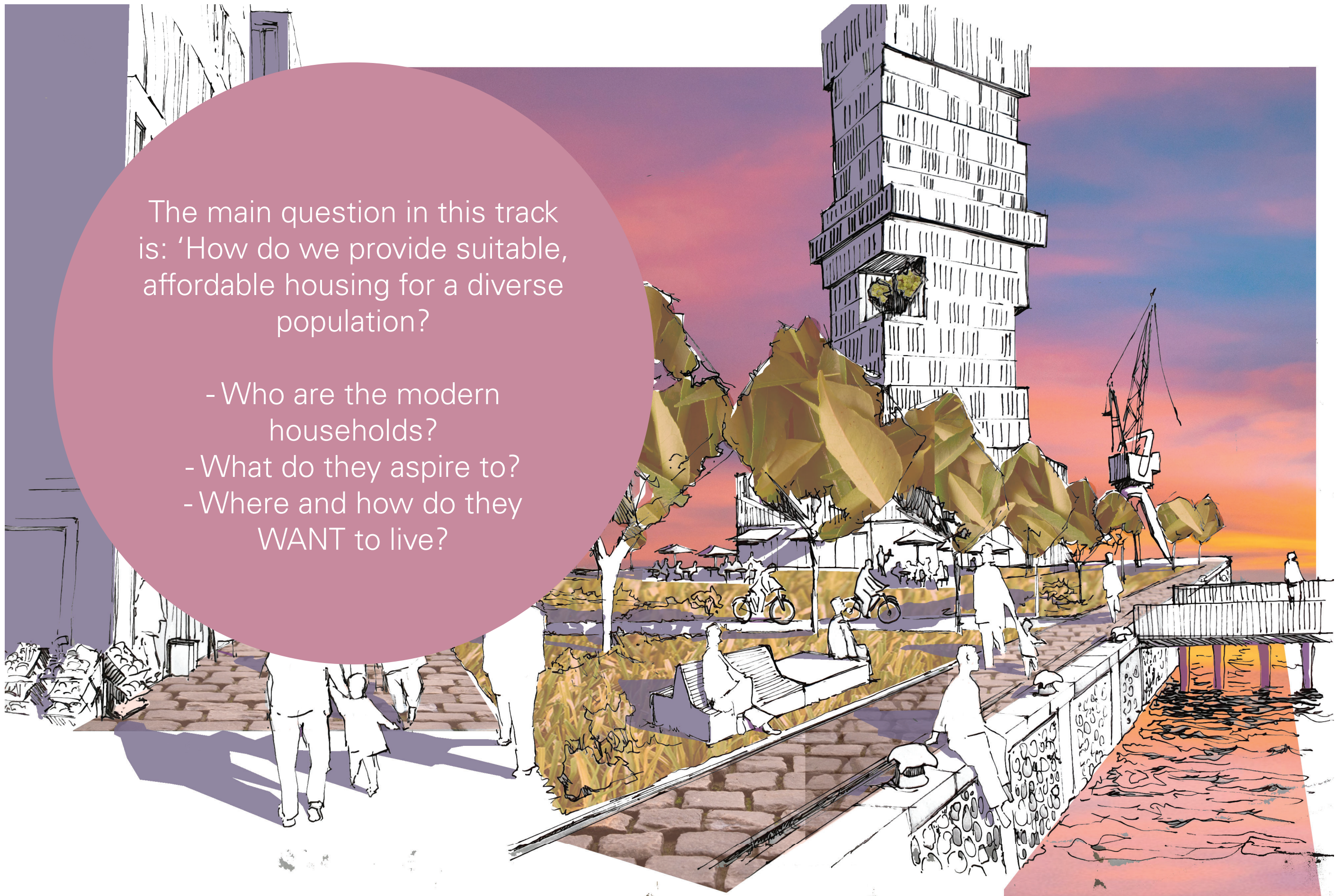
Hand in date:

08-12-2021

@Home | Advanced Housing Design

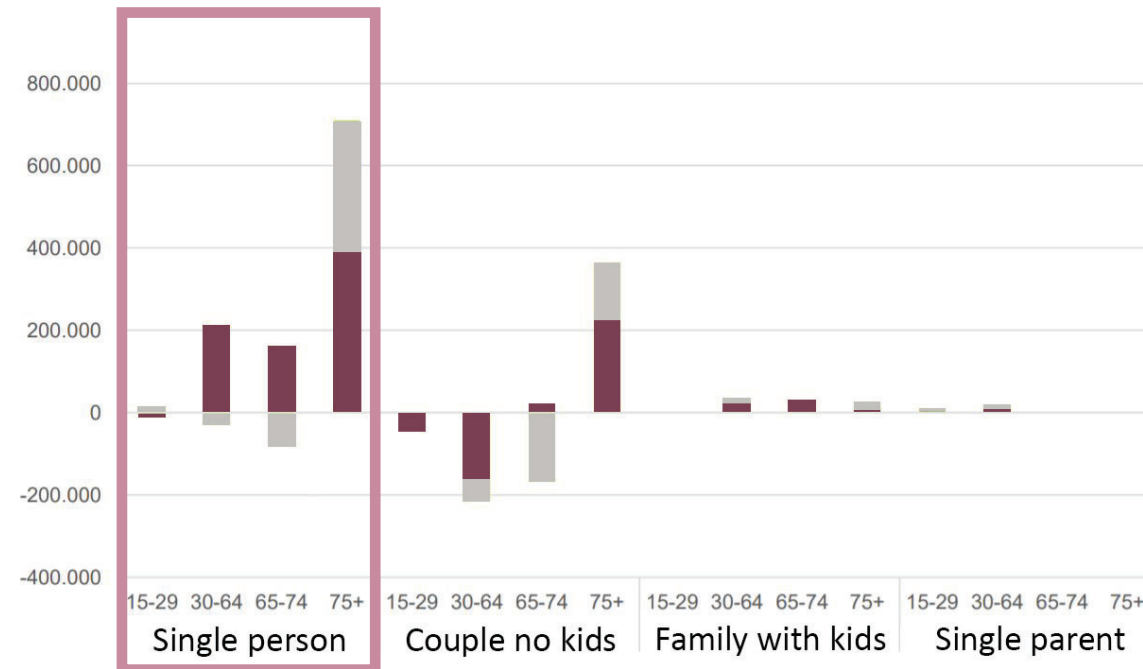
The main question in this track is: 'How do we provide suitable, affordable housing for a diverse population?

- Who are the modern households?
- What do they aspire to?
- Where and how do they WANT to live?



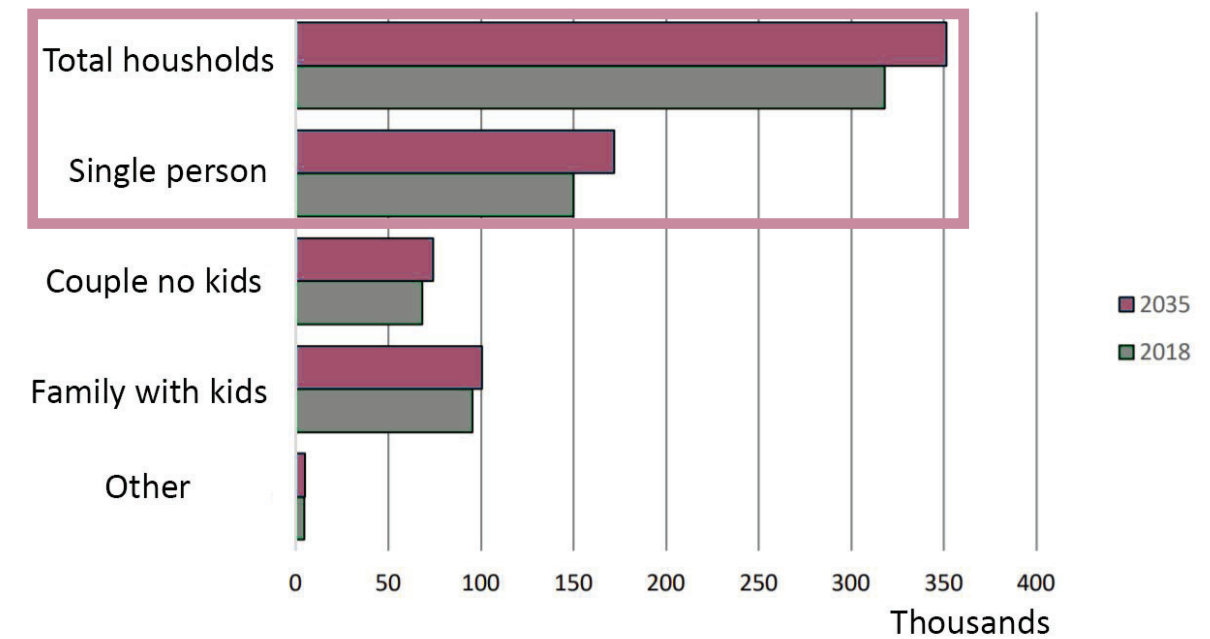
Modern households

Expected percentage of national household growth



Source: CBS, 2019

Expected percentage of household growth in Rotterdam



Source: Hoppesteyn, Permentier & Van der Zanden, 2018

In 1971, a household consisted of 3.2 persons on average; at the beginning of 2018 this had dropped to 2.2 (van Duin, te Riele & Stoeldraijer, 2018)

At the beginning of 2018, single households made up 38 percent of all households; from 2045 this is expected to be 43 percent (Luyten, Emmery, Pasteels & Geldof, 2015)

All singles have one thing in common: they are all small households. However, it is also a heterogeneous group, with different wishes, ages, income and lifestyles (Buijs, 2018)

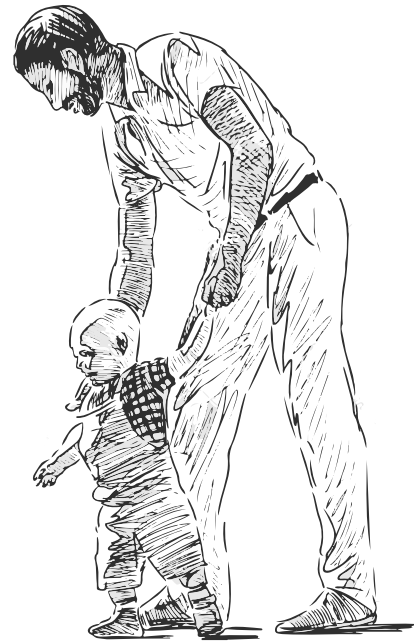
Who are the future residents?



Young professionals
(up to 35 years old)

New household: single people who were not yet a reference person and not a partner in other households

Happy single: single people who never form a couple and never get children



Middle group
(from the ages 35 till 65)

Empty nester: single people who were single-parent households, where the (last) child left the household

Divorced: single people who were previously part of a couple and whose ex-partner has not died

Happy single: single people who never form a couple and never get children



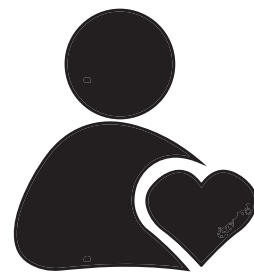
Elderly
(65 years old and over)

Widowed: single people who were previously part of a couple and whose partner has died

Happy single: single people who never form a couple and never get children

“How to design a future-proof residential complex where single people of all ages and backgrounds will feel at home?”

Comfort



Basic needs & User-friendliness

Feeling of safety



Protection & Freedom

Social interaction



Encounters & Hospitality

Identity



Recognition & Ownership

CORONA ACHTERGRONDEN

NOS NIEUWS

ECONOMIE

VR 3 APRIL, 09:26

Steeds meer thuiswerkers zitten erdoorheen, spanningsklachten nemen toe

De Telegraaf

NIEUWS

SPORT

ENTERTAINMENT

FINANCIËL

VROUW

LIFESTYLE

WAT U ZIET

NEUWS

BINNENLAND

PREMIER

Wat komt van De Telegraaf

'Staar niet te lang naar dat beeldscherm'

Thuiswerken in coronatijd: hernia ligt op de loer

de Volkskrant

NIEUWS

WERK EN MOBILITEIT NA CORONACRISIS

Onderzoek: thuiswerken en -vergaderen raken ingeburgerd na coronacrisis

AD

Nieuws

Regio

Sport

Show

Video

NLblijftThuis

Thuiswerken zonder trammelant: zeven tips om veilig thuis te werken

EENZAAMHEID

T26 REPORTAGE

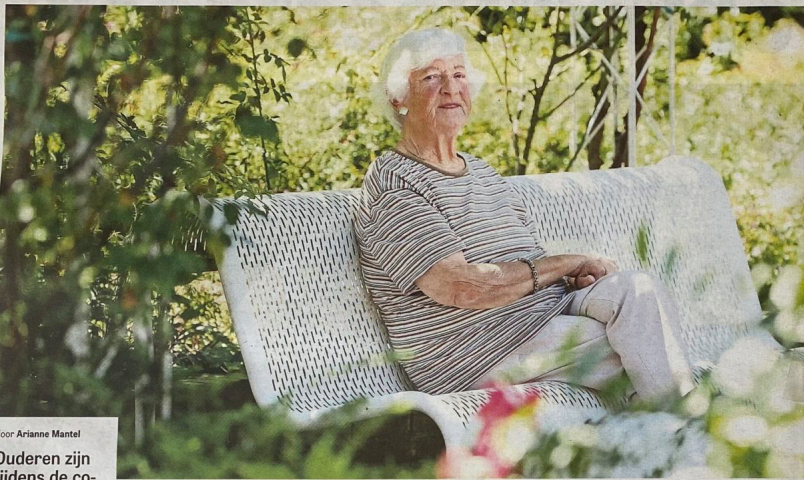
DE TELEGRAAF

ZATERDAG 27 JUNI 2020

IC-PROTOCOL

SENIOREN WILLEN MEEPRATEN OVER LEVEN EN DOOD

'Aan ouderen wordt niets gevraagd'



door Arianne Mantel

Ouderen zijn tijdens de coronacrisis als kwetsbaarste groep aangevoelen. Het is de groep die premier Rutte beloofde te beschermen.



oek Middel uit Rosmalen is 95, maar de jaren hebben maar in beperkte mate vat op hem gehad. De oud-militaire begint zijn dagen standaard met pittige tai-chi-oefeningen. „kookt, wast en strijkt nog zelf. Hij apst regelmatig met zijn familie in Bandung waar hij ter wereld kwam en in 1944 als militair krijgsgevangene werd gemaakt. Negen jaar



Zelf heb ik al besloten dat ik geen plekje op de le hoof. Mijn leven is al voltooid sinds mijn vrouw vier jaar geleden stierf”, zegt hij ge-deideerd.

Ouderen moeten mee kunnen praten over of ze wel of niet in aanmerking komen voor een te-opname als er een tekort aan bedden is in het ziekenhuis. Dat is één van de adviezen die de Leyden Academy on Vitality



van kwetsbaar krijgen, maakte sommigen woed.”

De woordvoerder van de artsenfederatie KNMG be-grijpt de gevoeligheid. „La-ten we voorstellen dat we hopen dat we dit protocol neer nooit nodig hebben. Maar het is voor artsen wel een geruststelling om een draaiboek te hebben als de capaciteit het niet houdt. Het is een superbelijf on-derwerp waarbij we op ver-



kijken waar het protocol wellicht moet worden aan-gepast.”

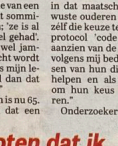
Integer

Liane den Haan van oude-renvereniging ANBO. „Wij hebben inderdaad aan tafel gezeten en vinden het pro- tocol een integer en door- wrocht stuk. Maar een leef- tijdsriterium wijzen we af. Het is goed dat ouderen aan- geven meer gehoord te wil-



Dolly Kluiters (92) werd in 1927 in Den Haag geboren en haalde haar HBO-diploma in de voorlop. Ze heeft twee zoons en een dochter die helaas overleden is. „Ik ben een postief mens. Mijn leven was gezellig en leuk tot de epidemie uitbrak. Het kwam voor mij als een verrassing dat er in ons welvarende land mogelijk een tekort aan le- bedden kan zijn.”

FOTO'S ALDO ALESSIE



oek naar de conditie van een patiënt. Ik snap dat sommi- ge mensen denken: 'ze is al 92 en heeft het wel gehad'. Maar ik vind het wel jam- mer dat er zo gedacht wordt voor en over ons. Is mijn le- ven minder waard dan dat van een veertiger?”

Haar oudste zoon is nu 66. Kluiters: „Ik vind dat een



in dat maatschappelijk be- wuste ouderen in staat zijn zelf die keuze te maken. Dat protocol 'code zwart' ten aanzien van de te-bedden is volgens mij bedoeld om art- sen van hun dilemma af te helpen en als hulpmiddel om hun keus te legiti- men.

Onderzoeker Jolanda Lin- denberg kreeg veel van



Merapi Obermayer (72) werd in 1947 in Indonesië geboren. In 1952 verhuisde het gezin naar het Nederlandse Heerde, waar haar ziele vader 13 jaar lang in een leprakolonie verbleef. Ze werd in een internaat geplaatst en bracht de vakanties door bij haar ouders. „Bij terugkeer mochten de andere kinderen mij niet aanraken. Net zoals bij corona kon je besmet zijn zon- der symptomen. Dat gevoel heb ik.”

REPORTAGE T27



Al besloten dat ik

CORONA TREFT SENIOREN DUBBELHARD

Tekst Luuk Obbink Beeld Marijn van der Waa

Senioren wordt aangeraden zo veel mogelijk thuis te blijven en contacten uit de weg te gaan, om zo het risico op een besmetting met het coronavirus te minimaliseren. Dat zet echter wel de deur open voor een ander virus, dat ook graag ouderen opzoekt: eenzaamheid.

Wil jij mijn buddy zijn?

Let jij op mij, dan let ik op jou.

6

A place where you know your neighbours



A place where you're not limited to your apartment

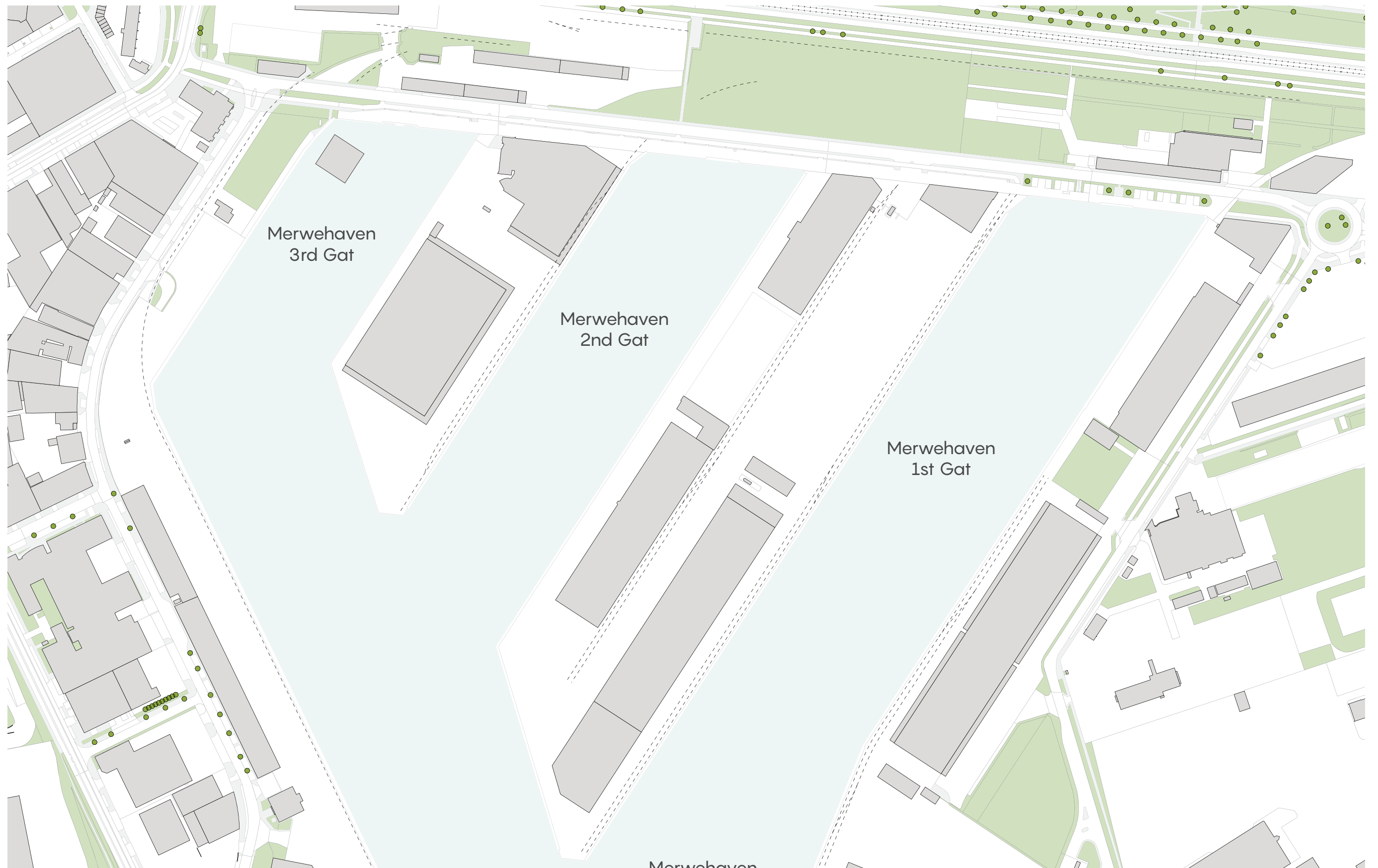


A place where you can help your neighbour

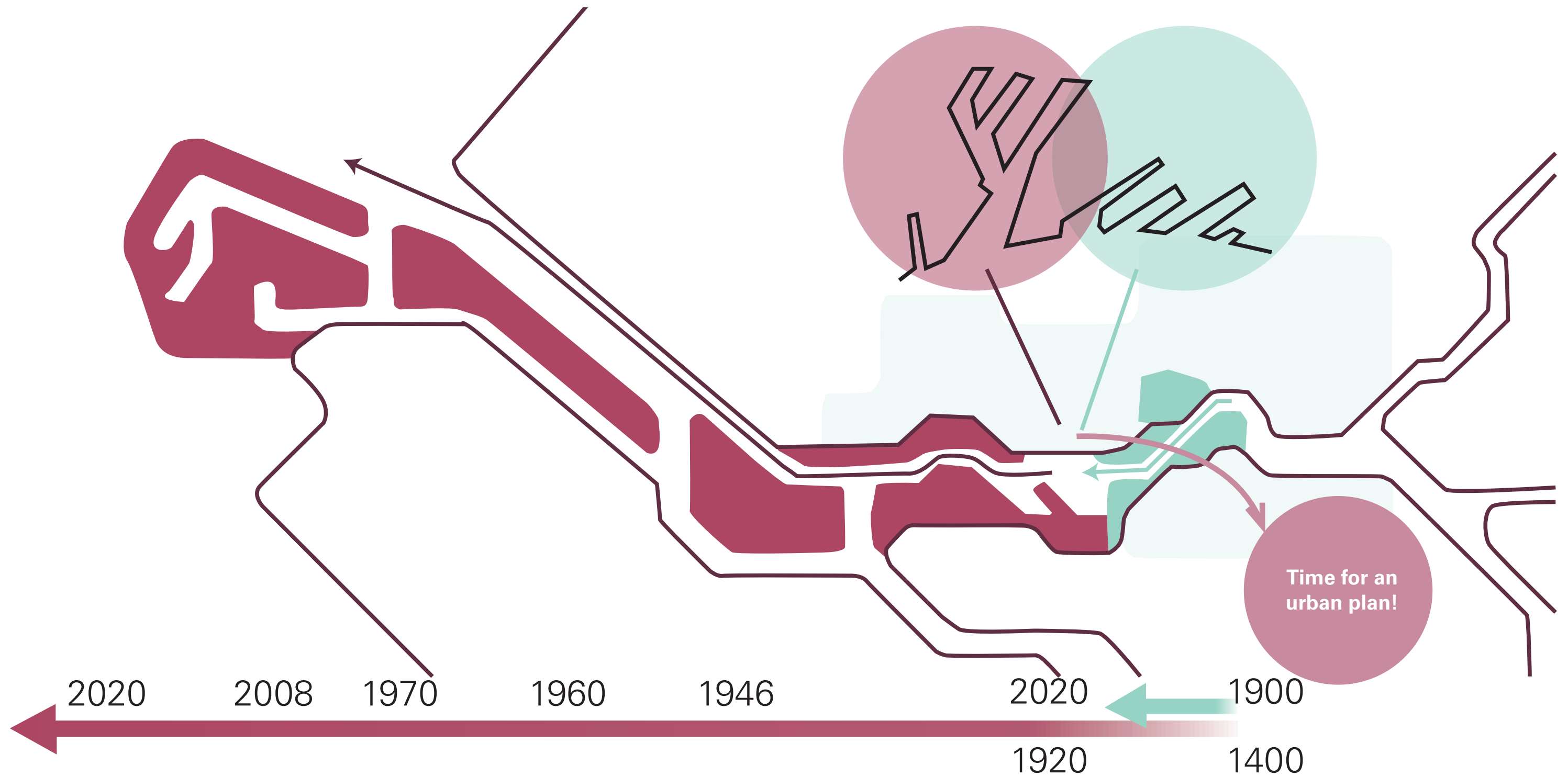


A place where you can feel at home

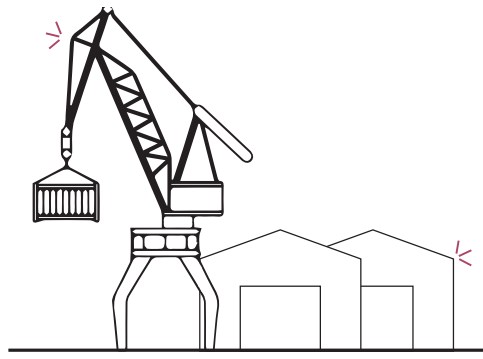




History in a nutshell



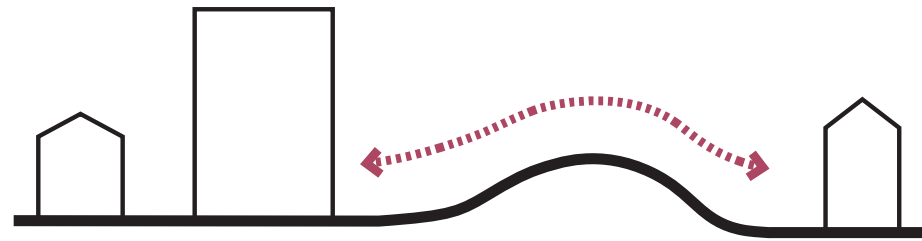
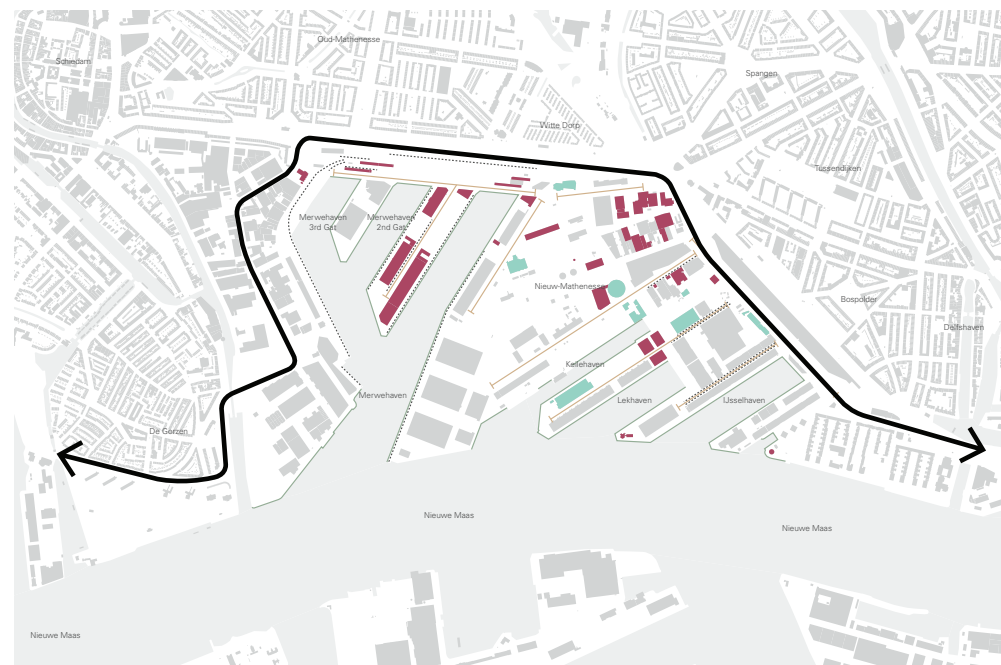
Urban plan principles



1. Preservation of the harbour identity

Respect the industrial character and preserve the characteristic elements.

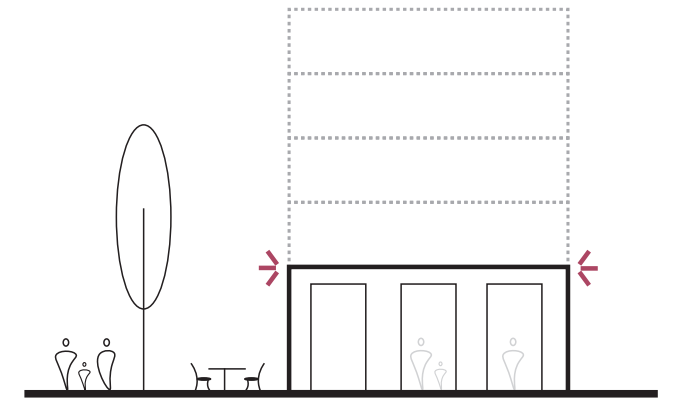
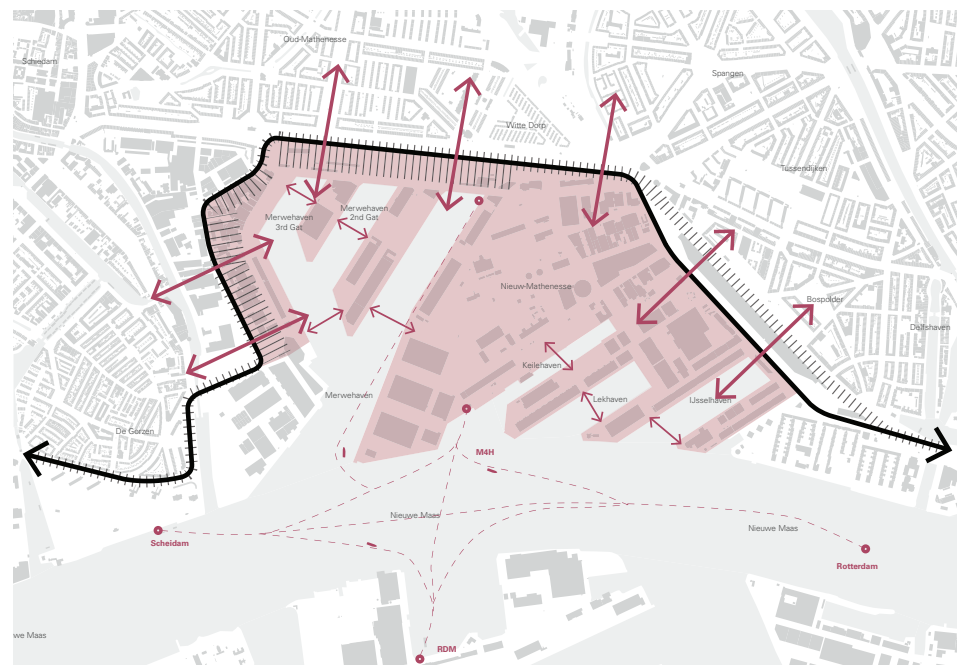
- Preserve the **rich variety of buildings, quays, tracks, and constructions** in Merwehaven. These image-defining objects form the basis of the identity of the area and contribute to value development.
- A **green heritage route** is proposed that follows three key points in the masterplan where the monuments are preserved.



2. Implementing a strong spatial structure

Restore the spatial connection with the surrounding area.

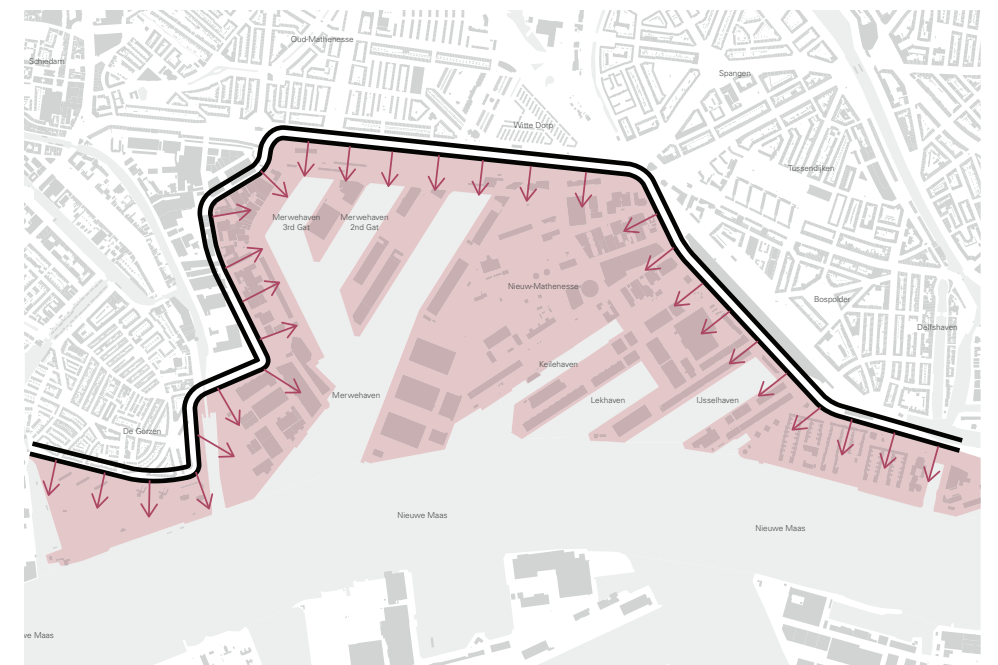
- Creating **good and safe connections** over water and land, at all levels and for all modes of transport.
- Connection to the **harbour**
- In order to connect the harbour with the city, **strong physical and functional connections** will be made to the adjacent neighbourhoods.

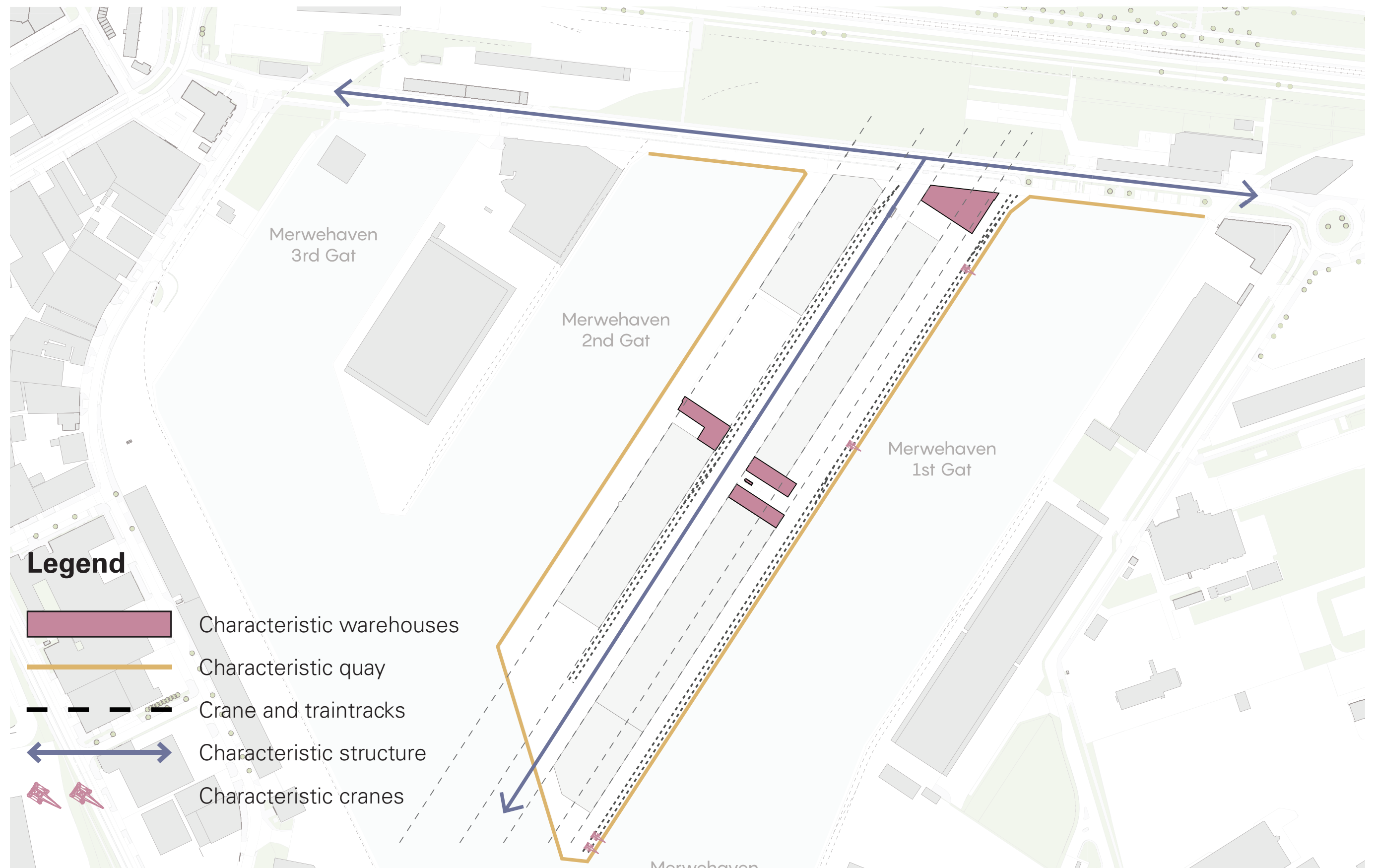


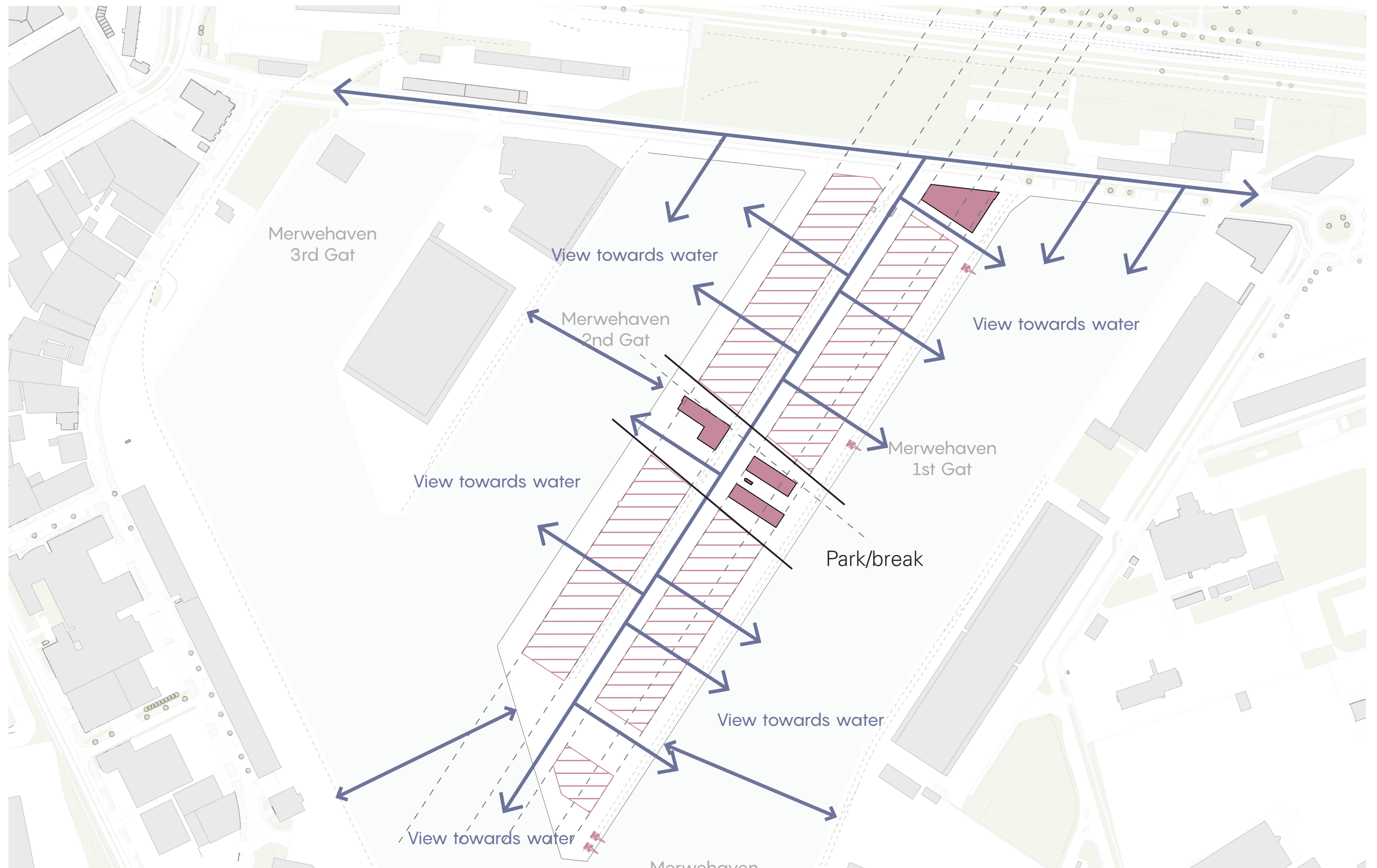
3. Create a strong programmatic structure with surrounding areas

Restore the programmatic connection with the surrounding area.

- Creating **high plinths** that define the image of the street with a **mix of commercial, cultural, and social facilities**.
- Realizing an **open innovation environment** with a varied mix of companies in different growth phases.
- In addition to the green heritage route, building block setbacks along the quay provide **space for greenery and leisure activities**.







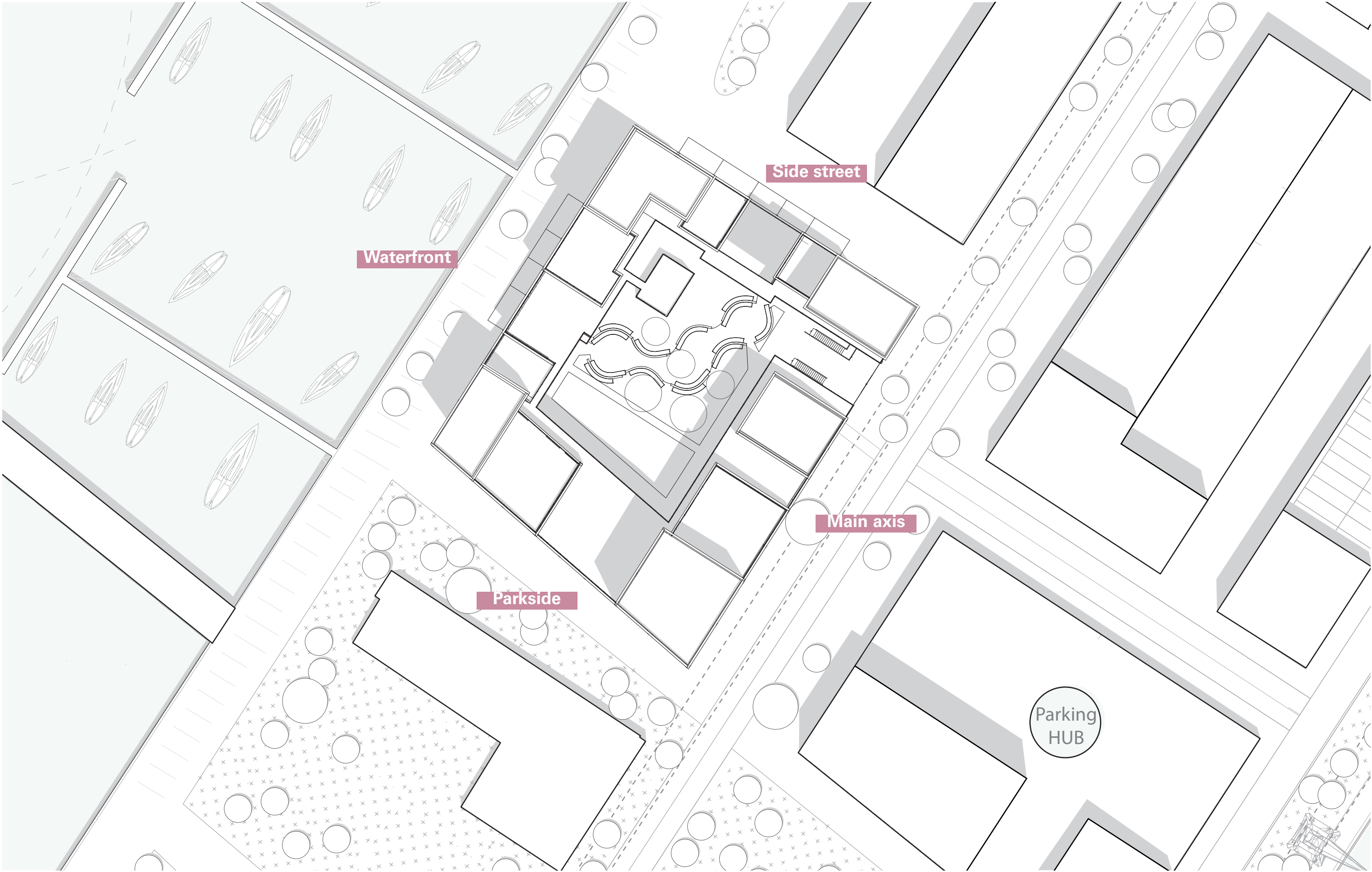




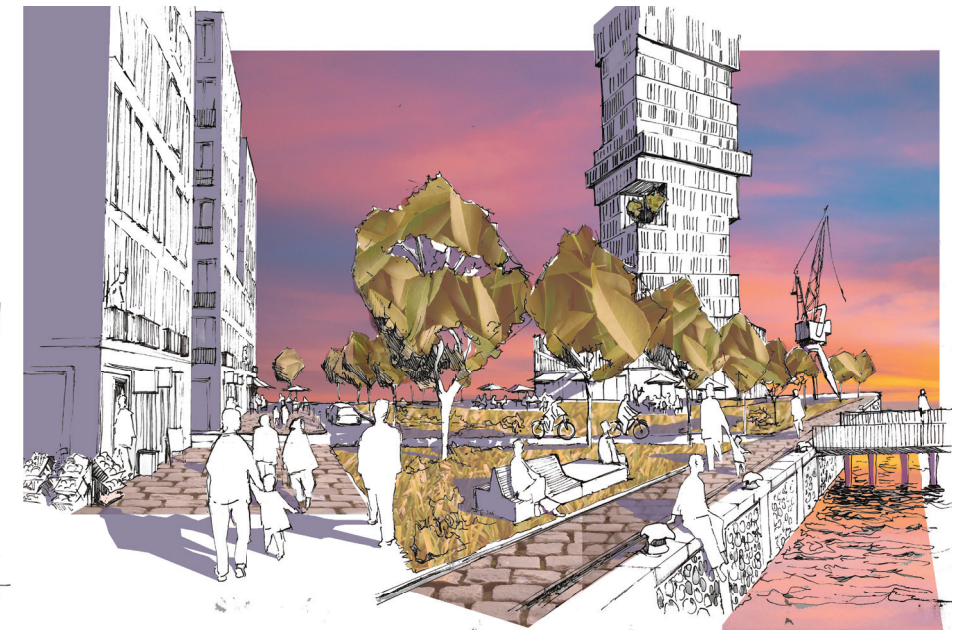
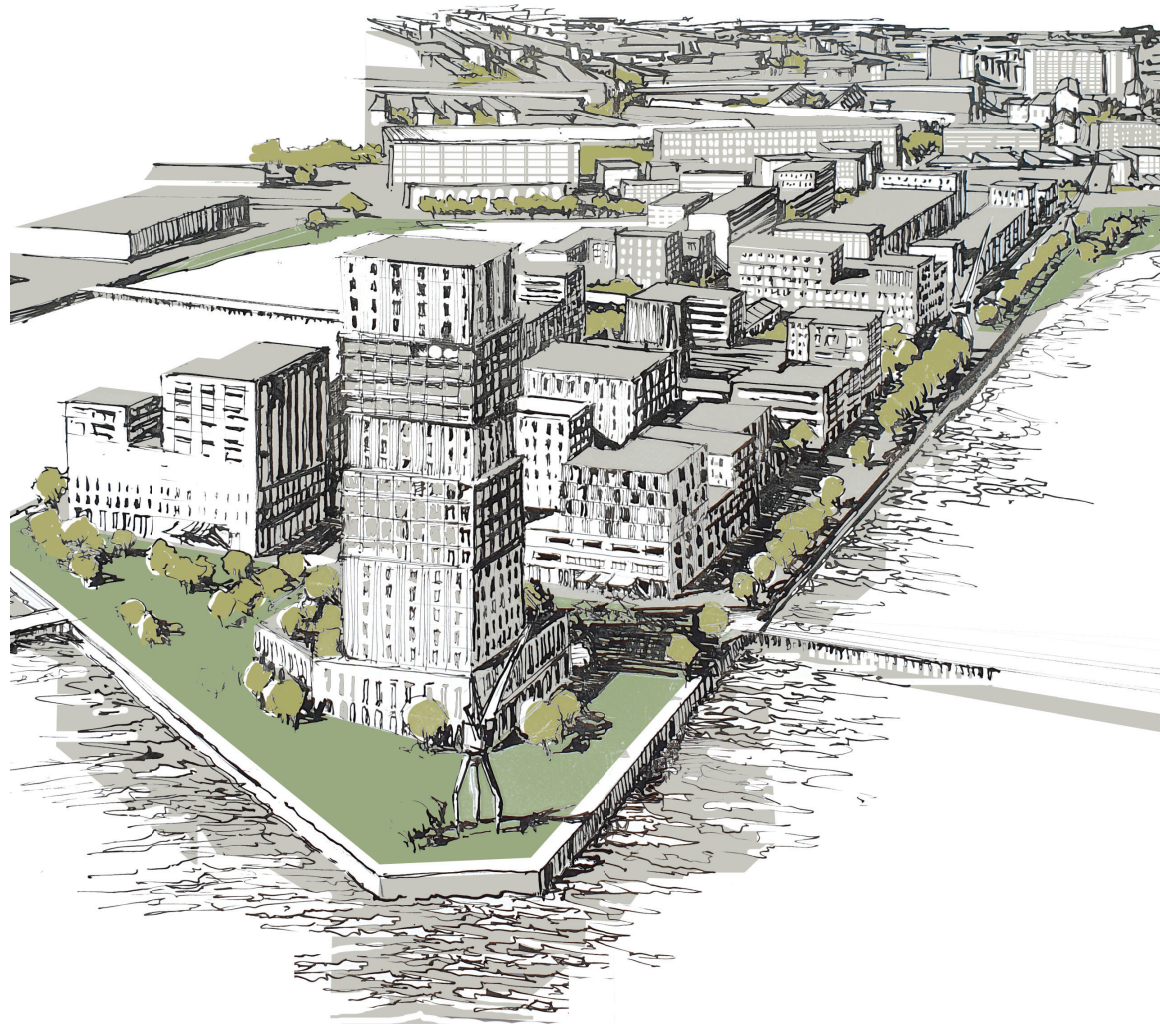
Eventual urban plan and chosen building plot

1:3000



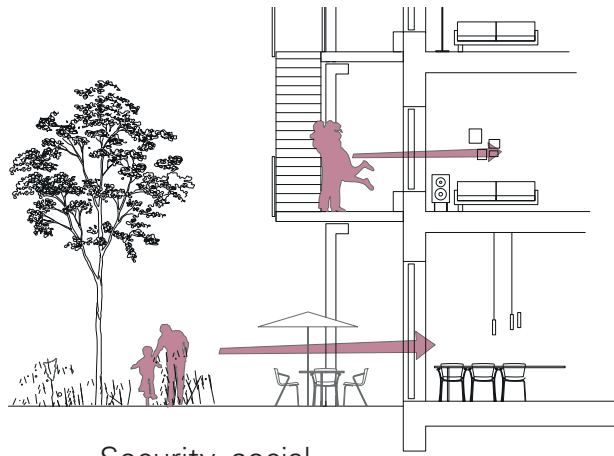


Atmosphere



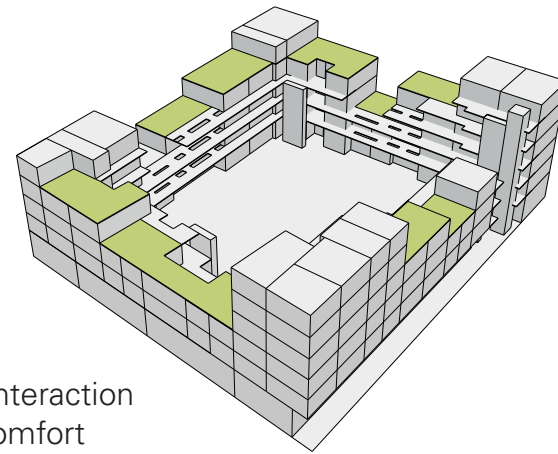
Starting design principles

Transition zones:
In front of homes on
all levels



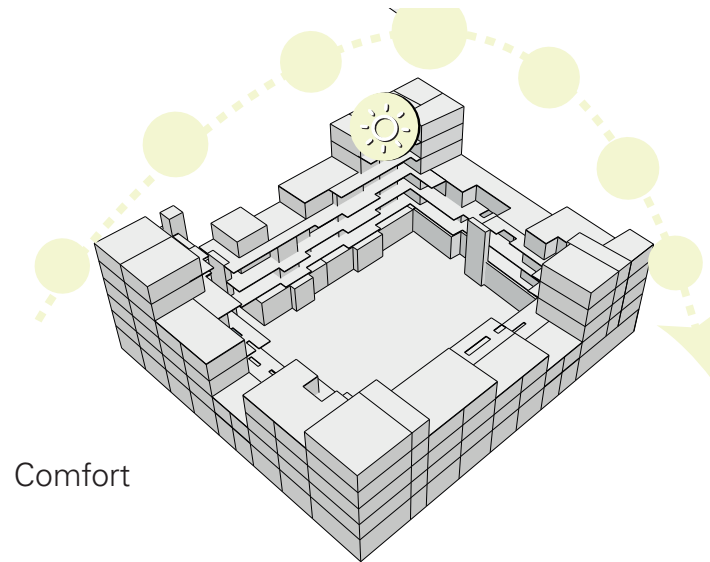
Security, social
interaction & identity

Roof:
meeting places



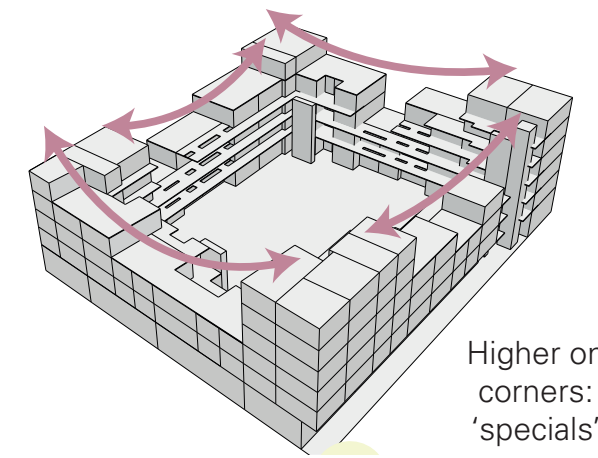
Social interaction
& comfort

Air, light
& space



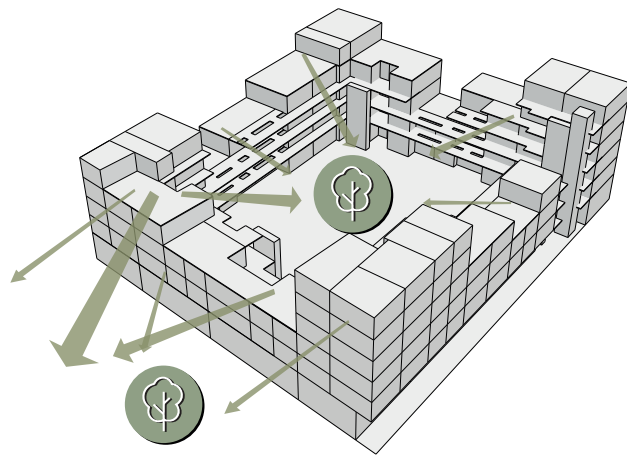
Comfort

Fitting in
the urban
plan

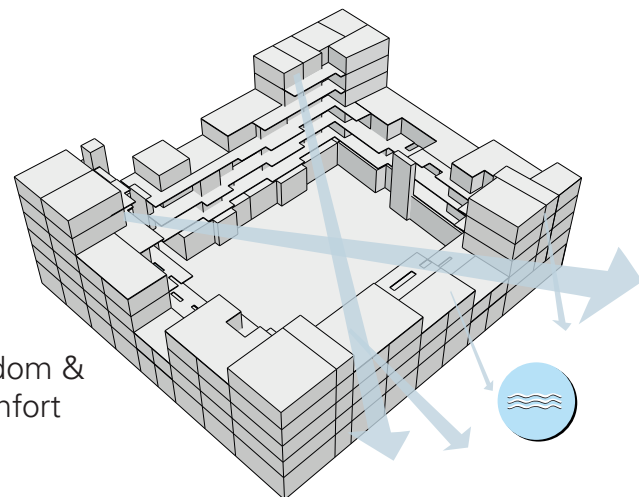


Higher on
corners:
'specials'

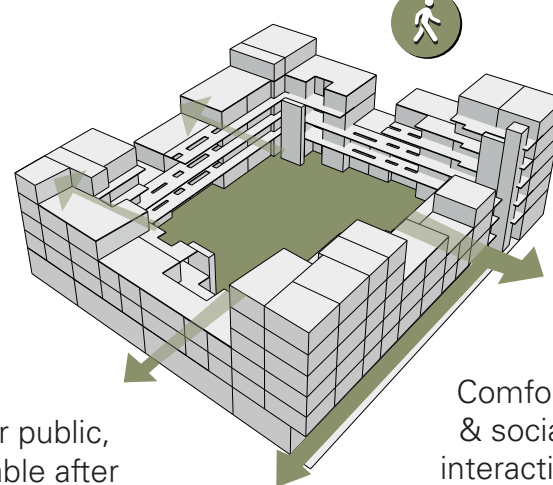
Views:
Towards water and green



Freedom &
comfort

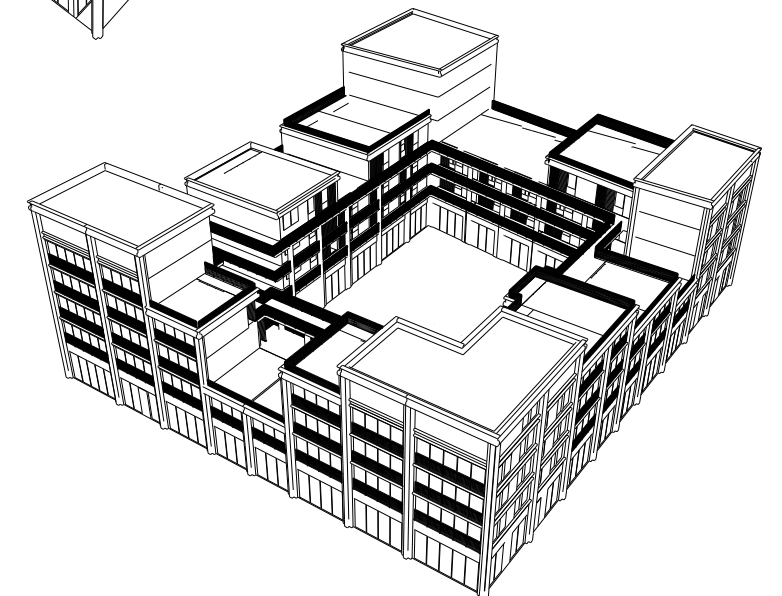
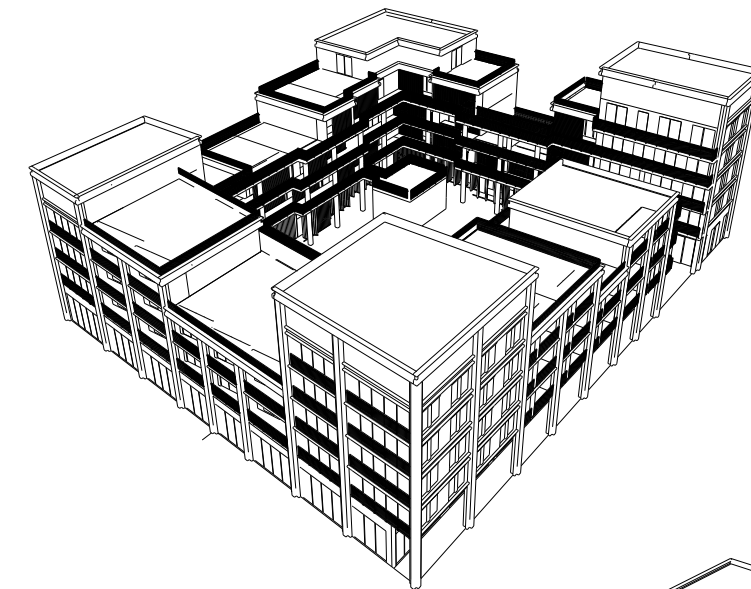


Public:
Partly open for public



Open for public,
but closable after
certain hour

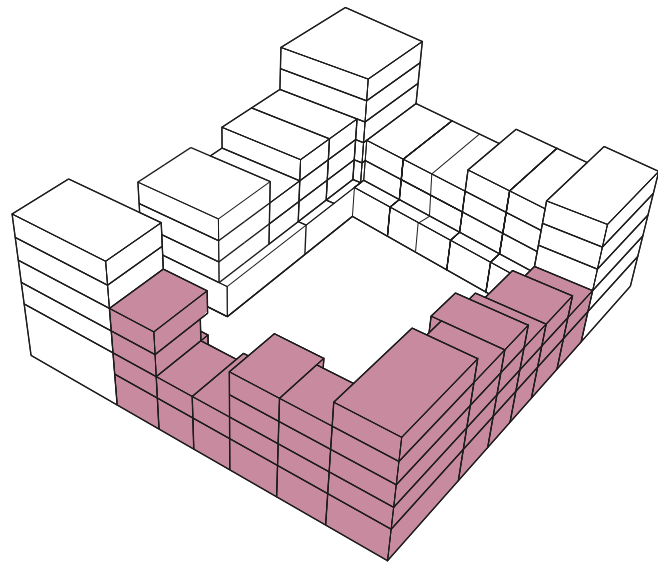
Comfort
& social
interaction



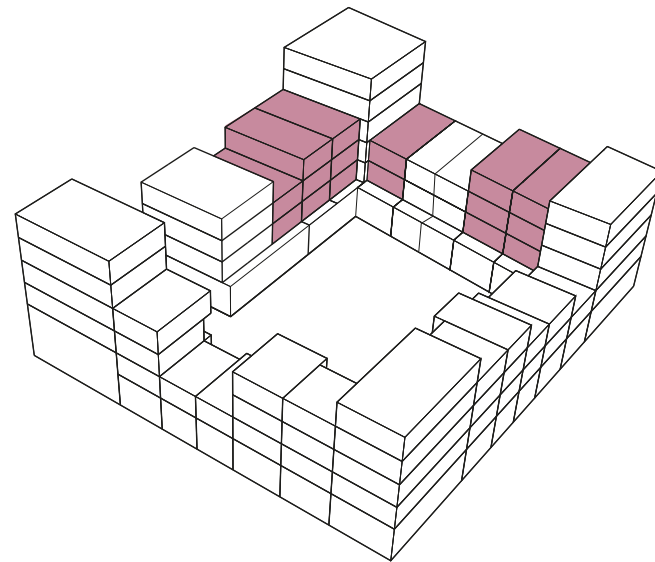
Urban plan impression



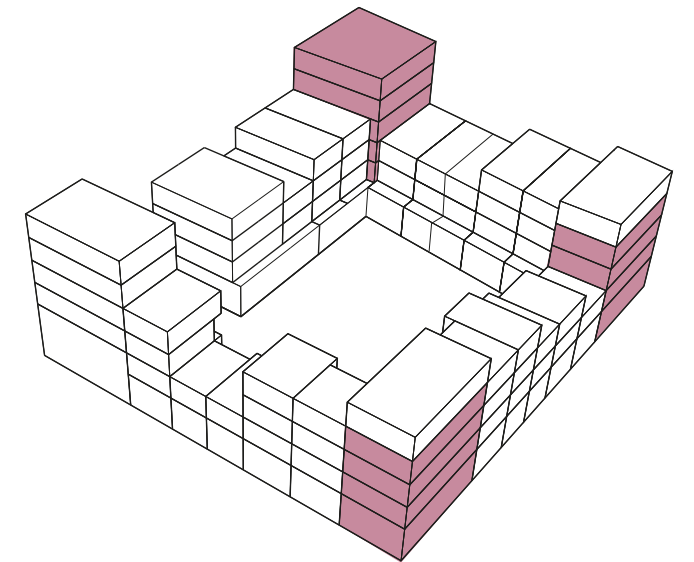
How does the building work?



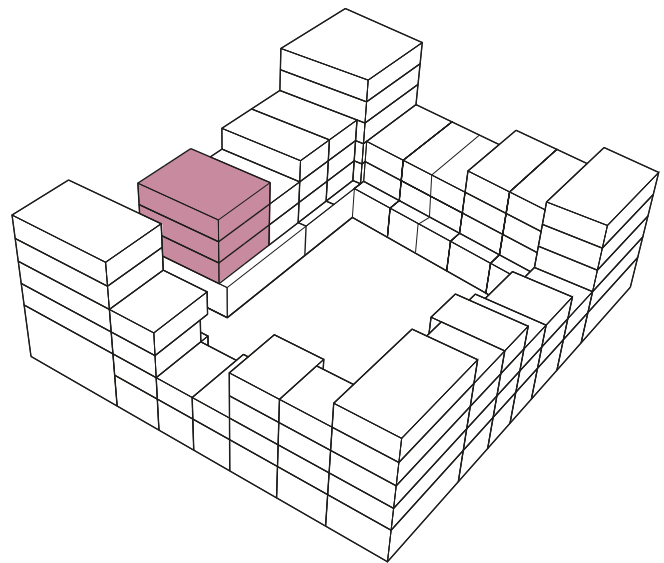
Co-living housing concept 1



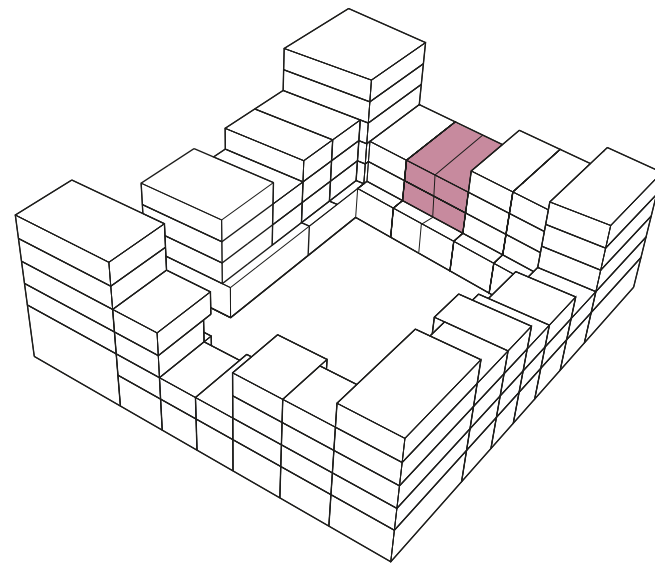
Housing concept 3



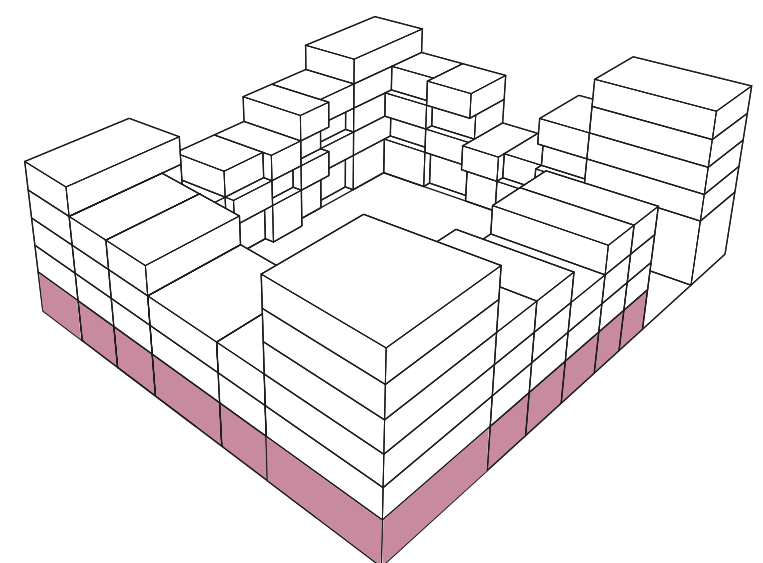
Shared living rooms
& workspaces



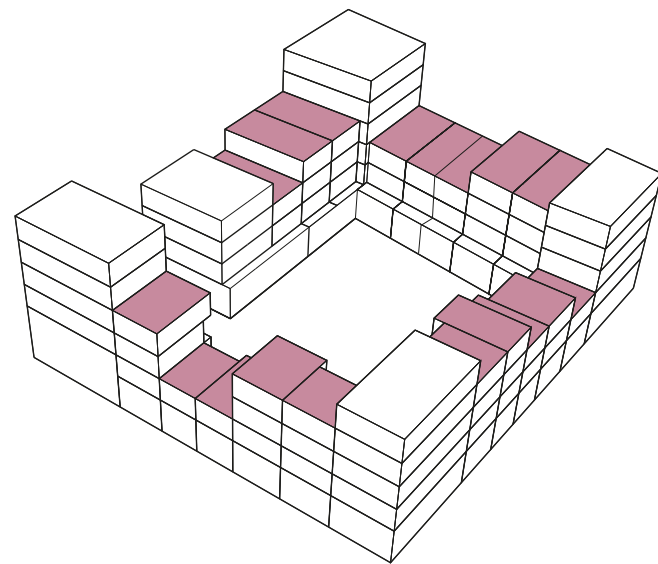
Co-living housing concept 2



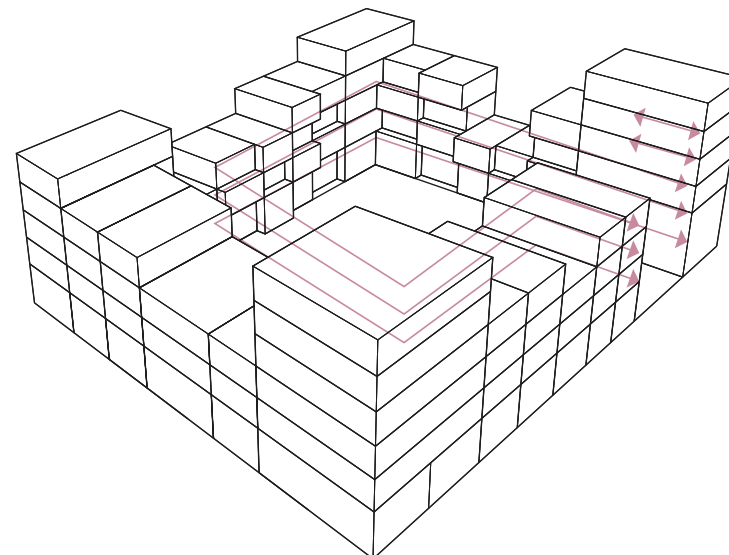
Housing concept 4



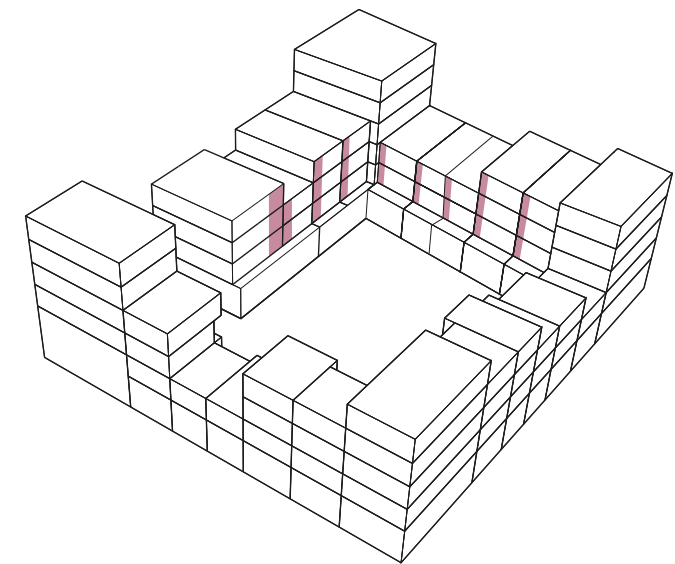
Public plinth



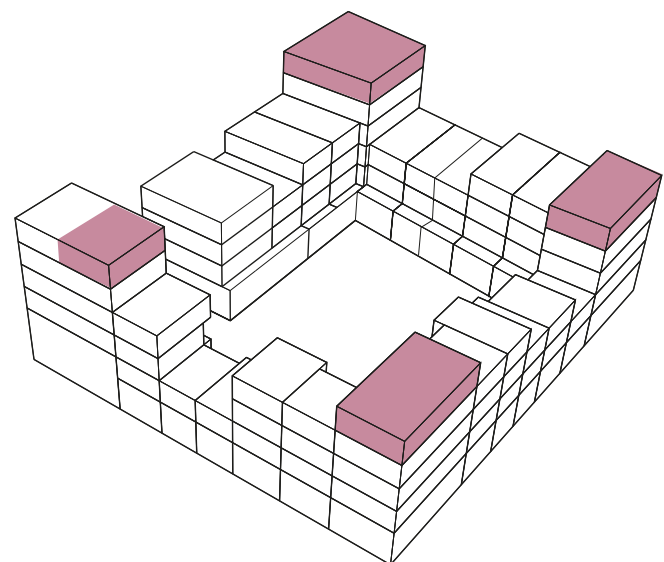
Shared roof terraces



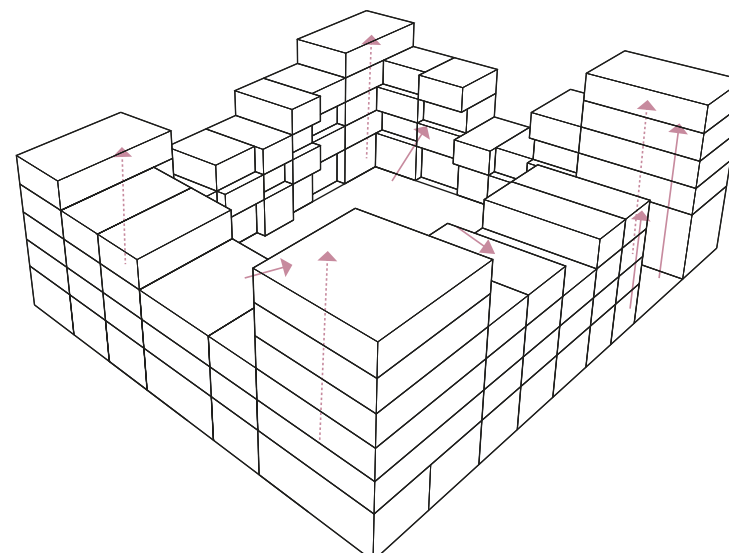
Horizontal circulation



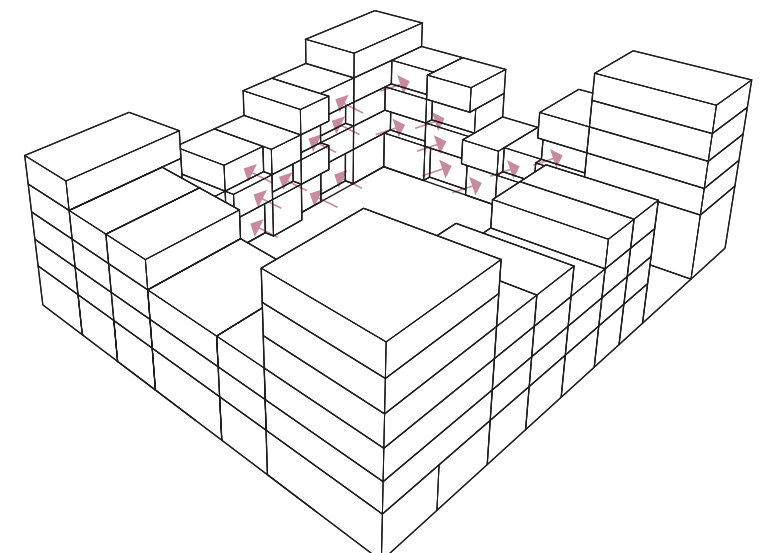
Pockets in north inner facade



Storage



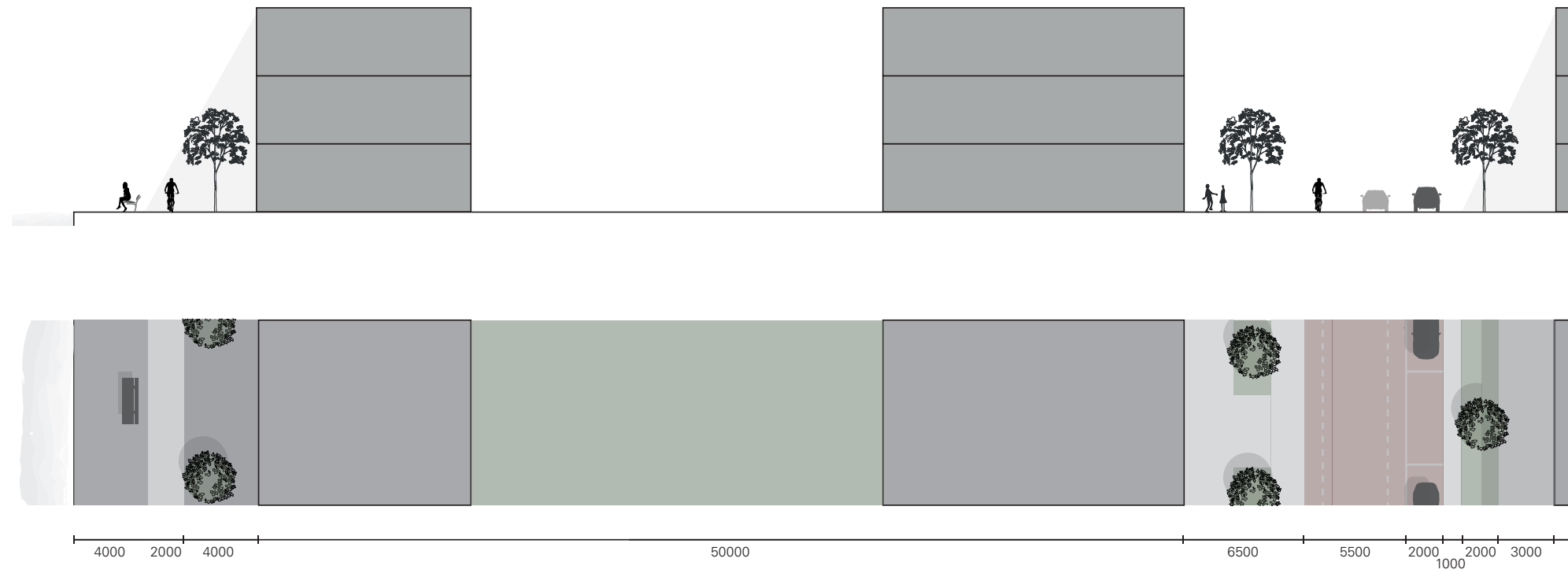
Vertical circulation



Setbacks in south inner facade

Public space profiles

1:500



Facade park side

1:200





Facade waterfront

1:200





Facade main street

1:200

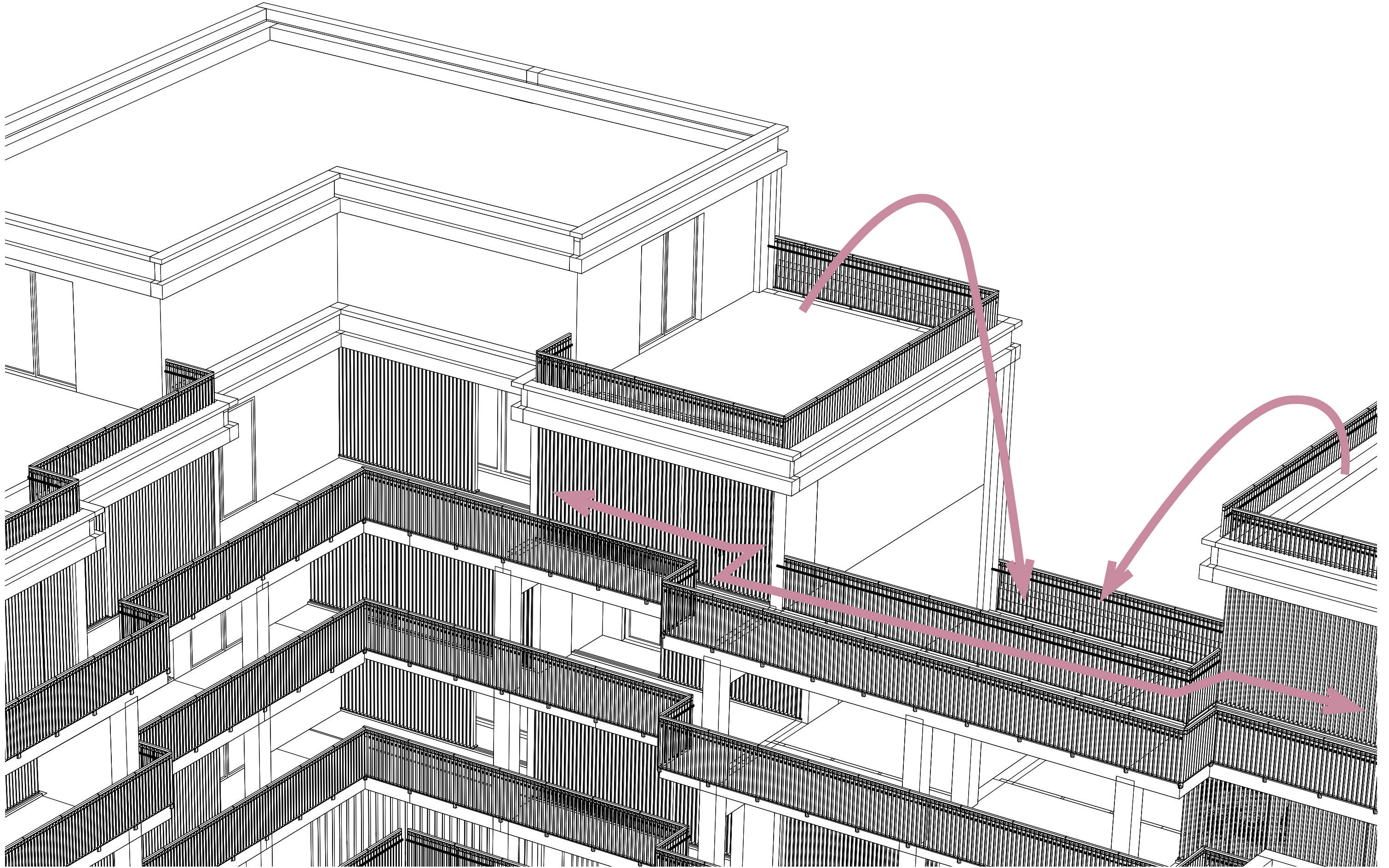




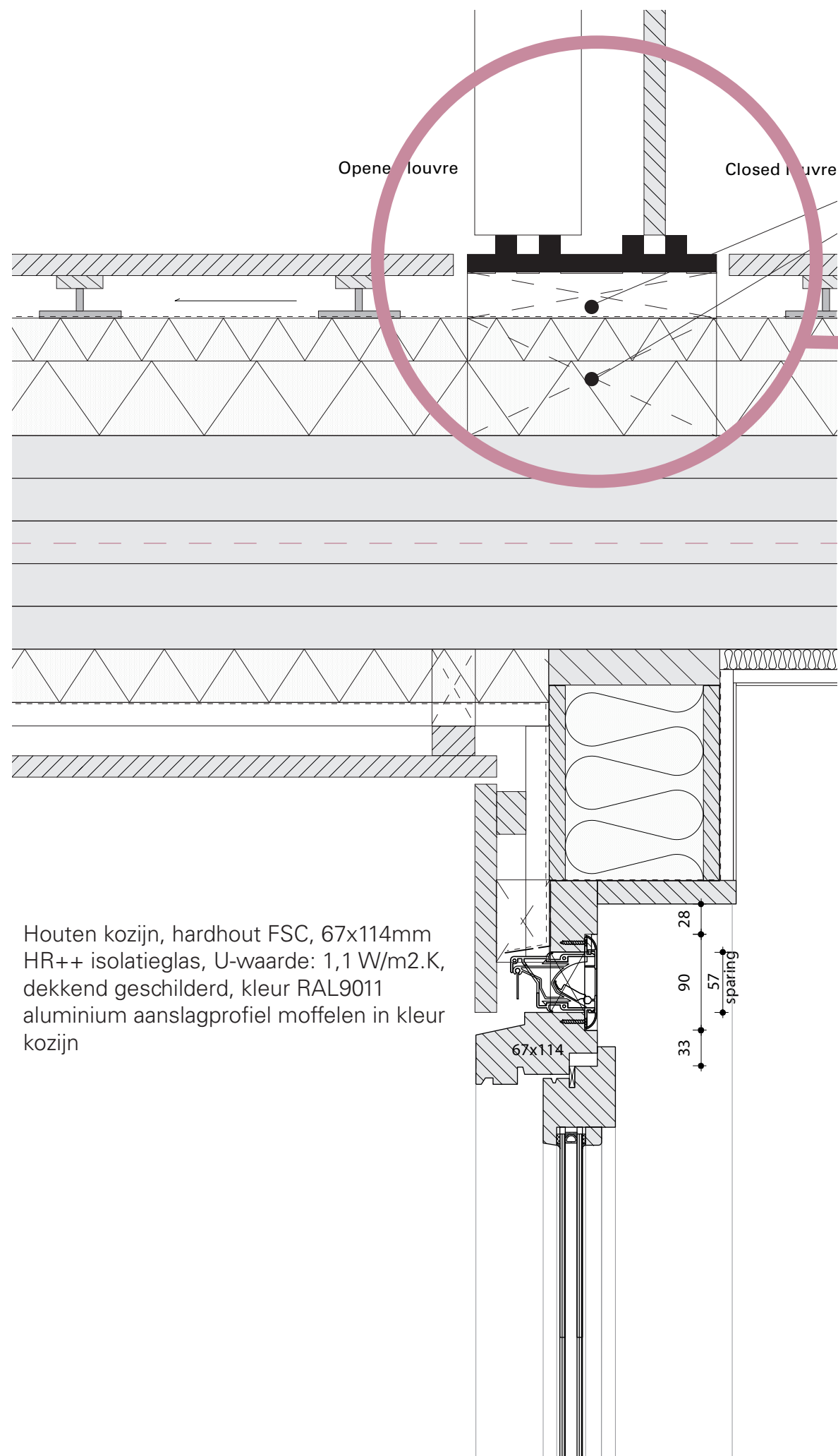




Different people different wishes



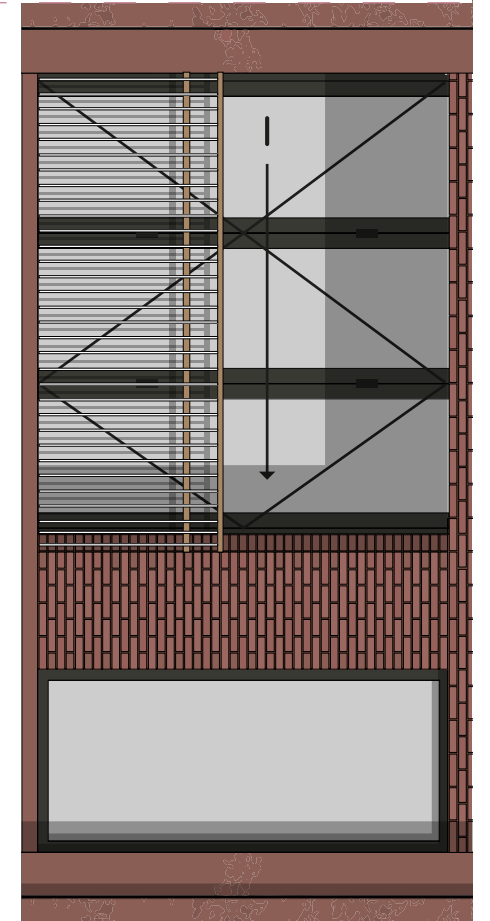
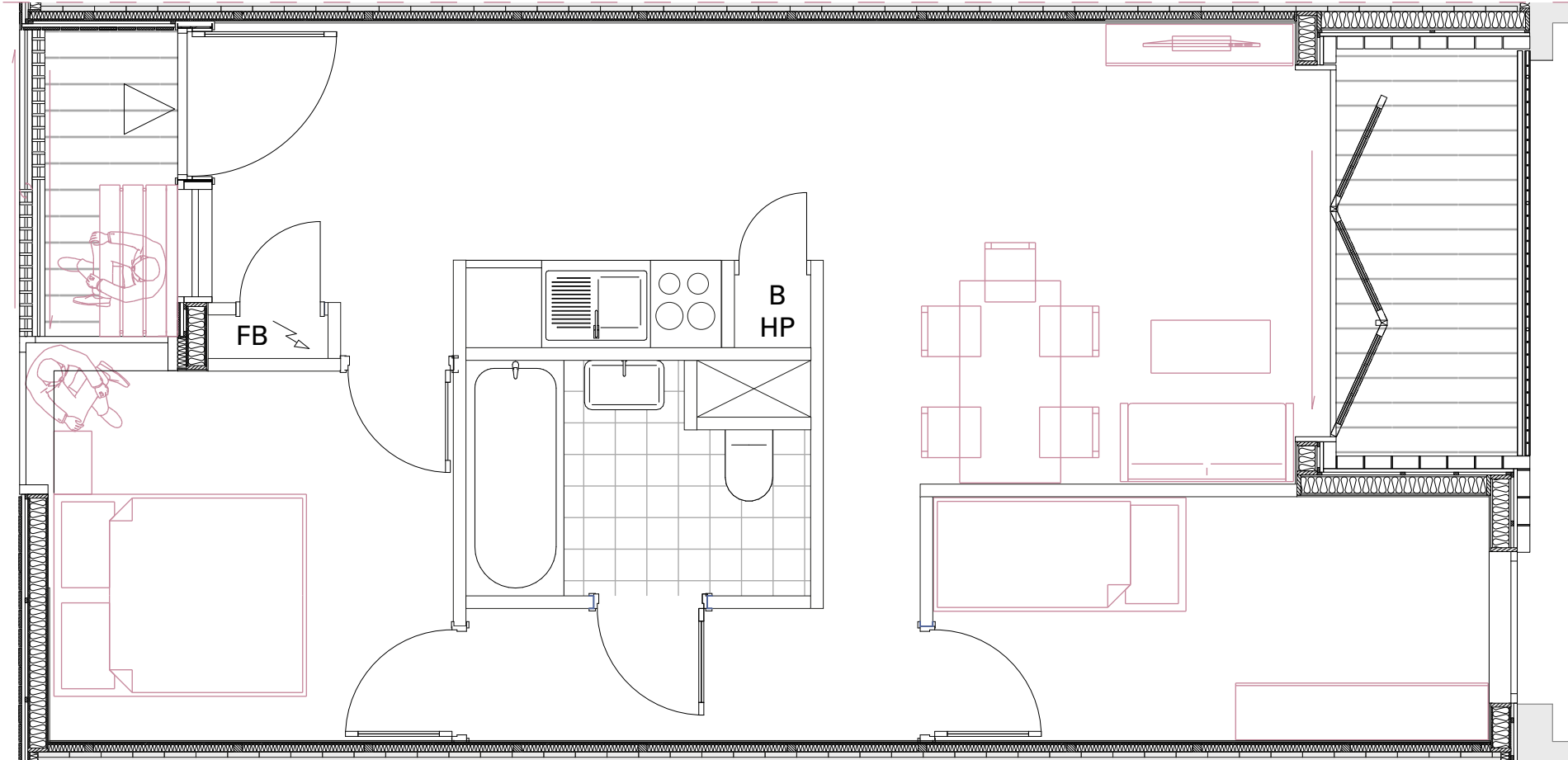






How do the dwelling principles work?

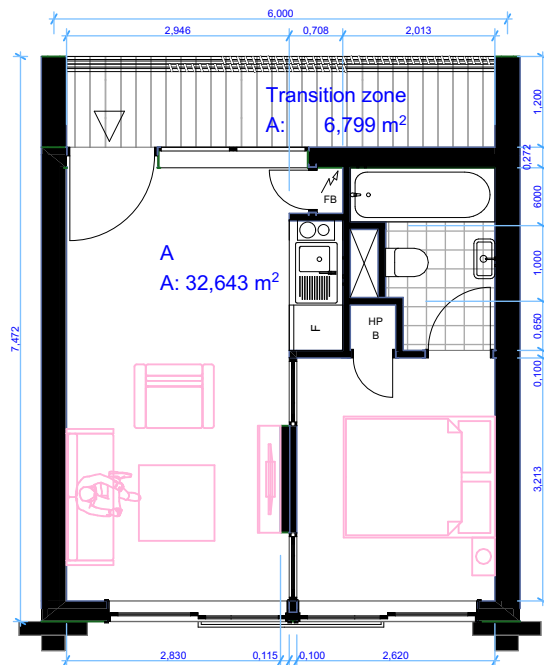
1:50



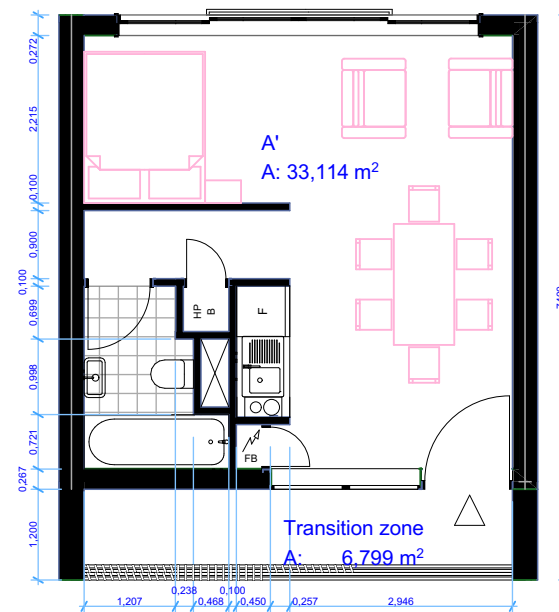
Dwelling types

Housing concept 1 For singles who are interested in a co-living concept with a shared living room and roof terrace

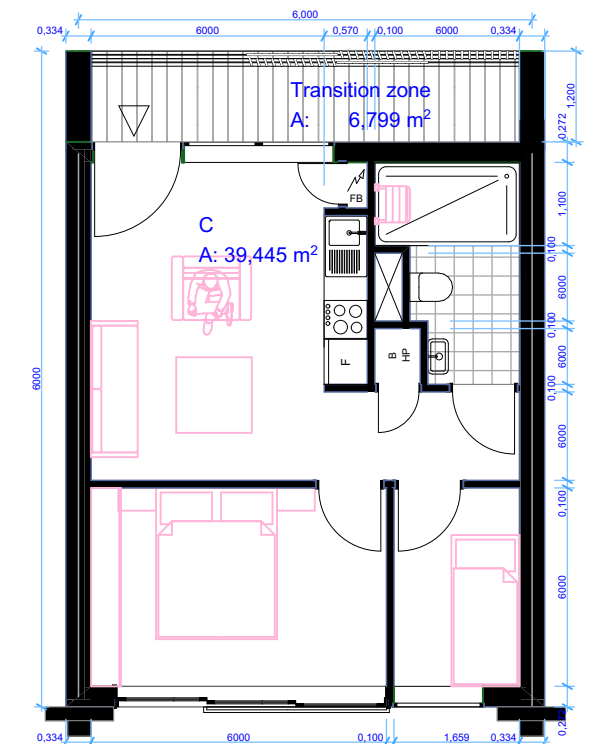
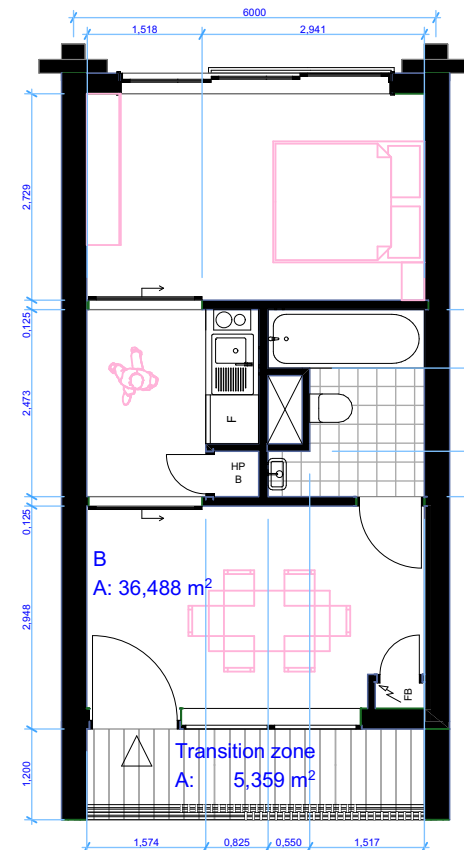
Dwelling type A



Dwelling type B

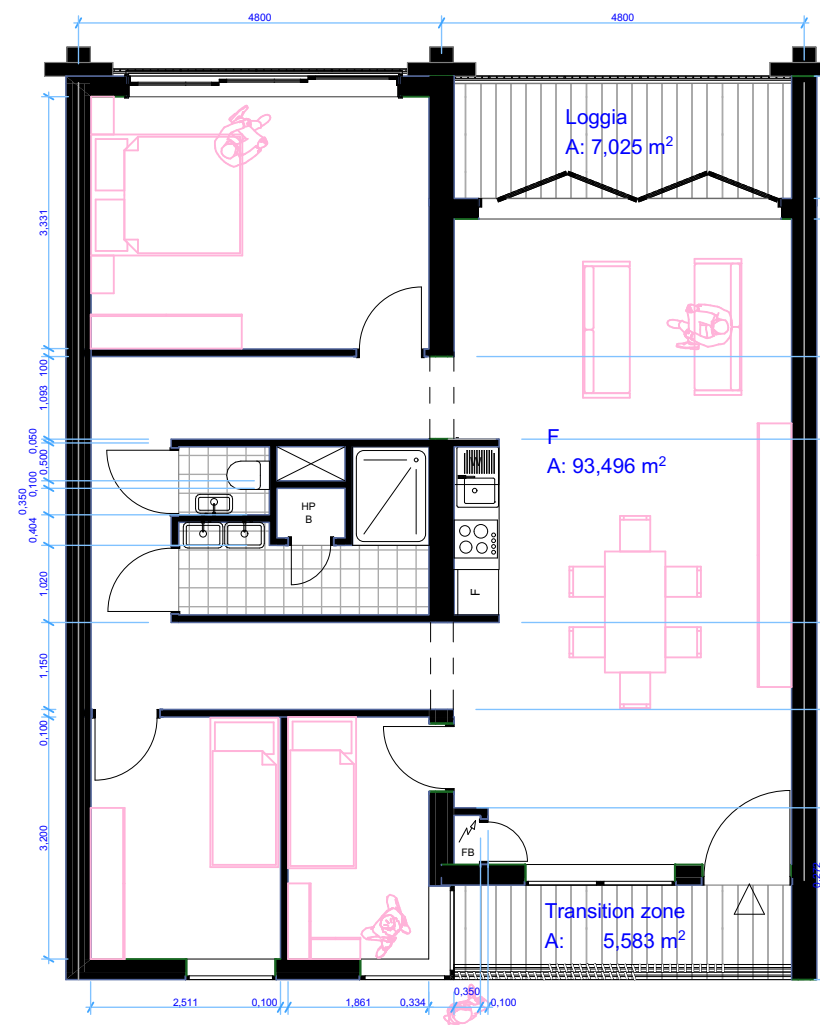


Dwelling type C



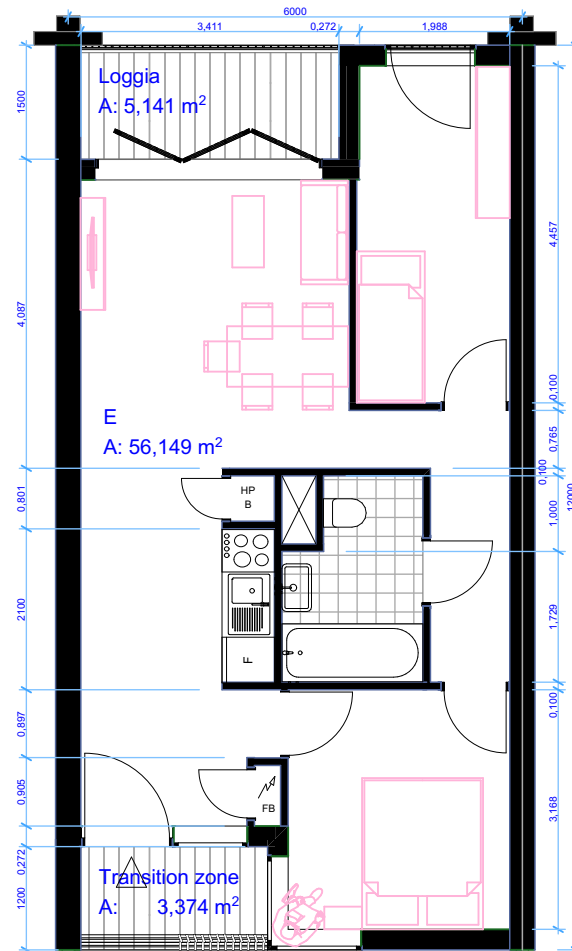
Housing concept 2 Co-living on a dwelling scale

Dwelling type F



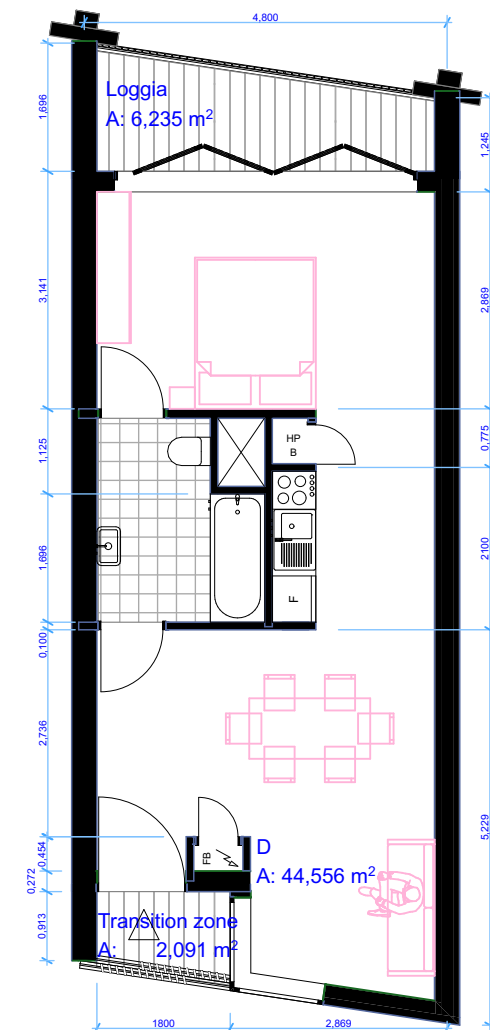
Housing concept 3 Independent owner occupied homes

Dwelling type E



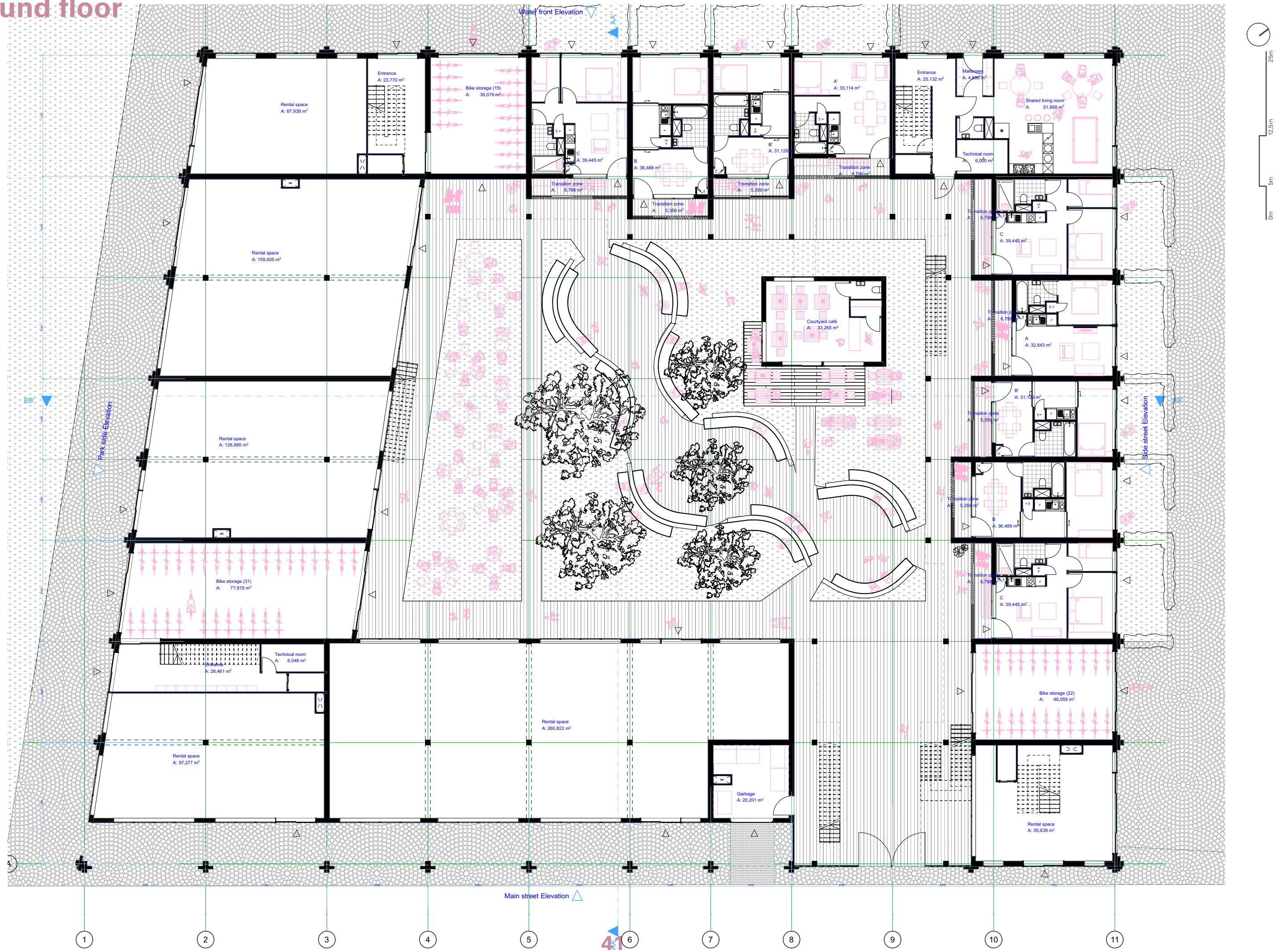
Housing concept 4 Rent

Dwelling type D



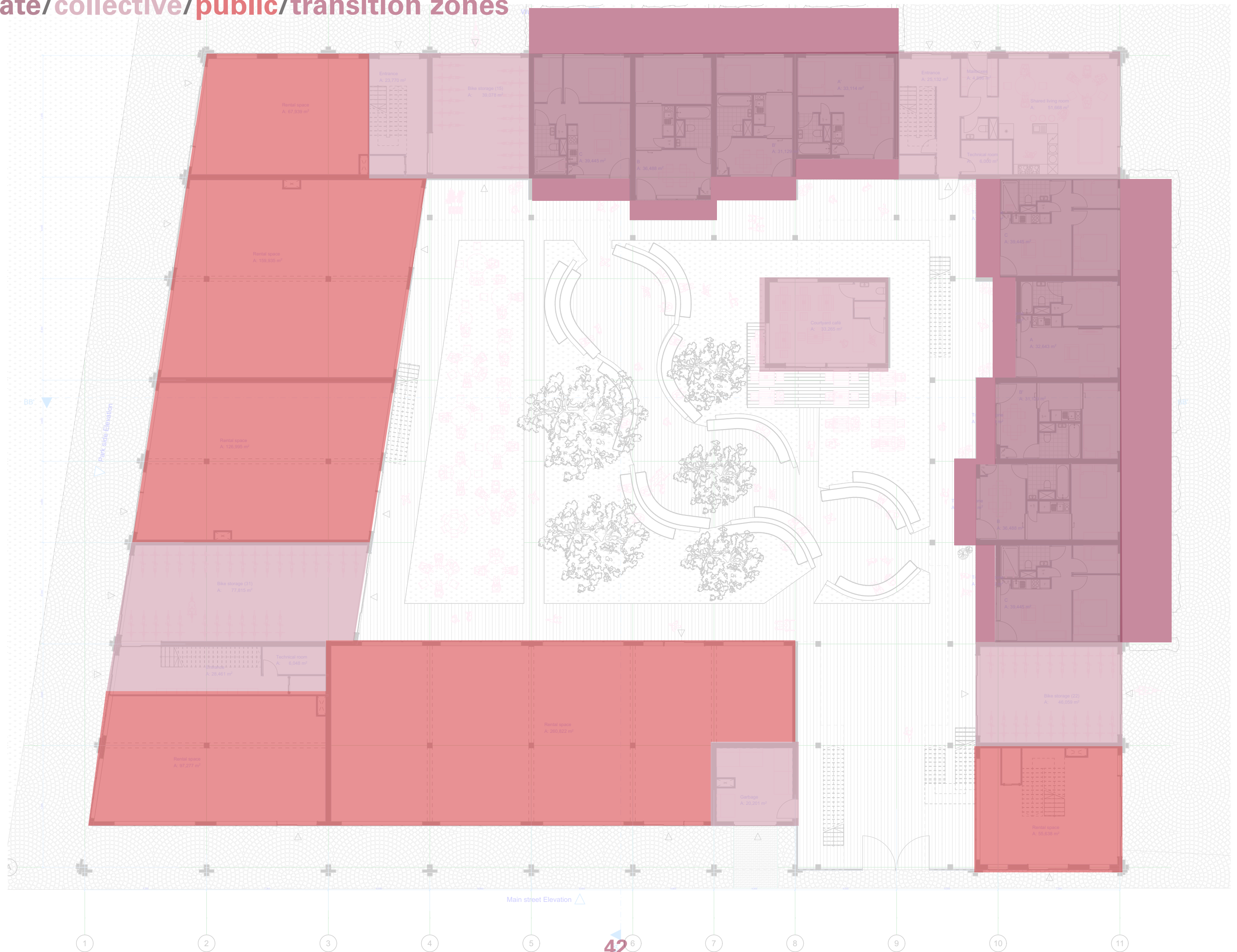
Ground floor

1:200



Private/collective/public/transition zones

1:200



Circulation







COURTYARD CAFE

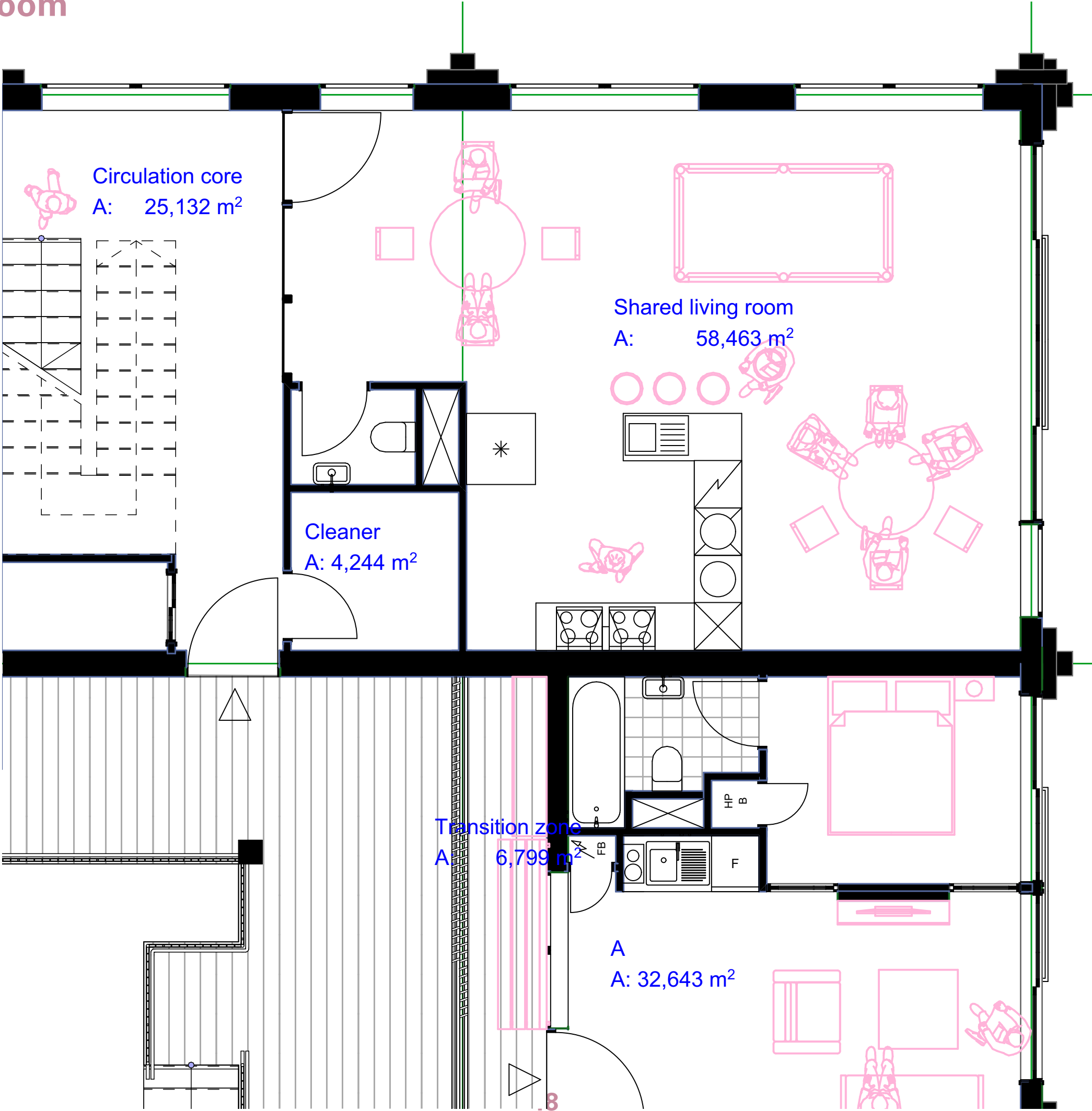


First floor

1:200



Shared living room
1:50



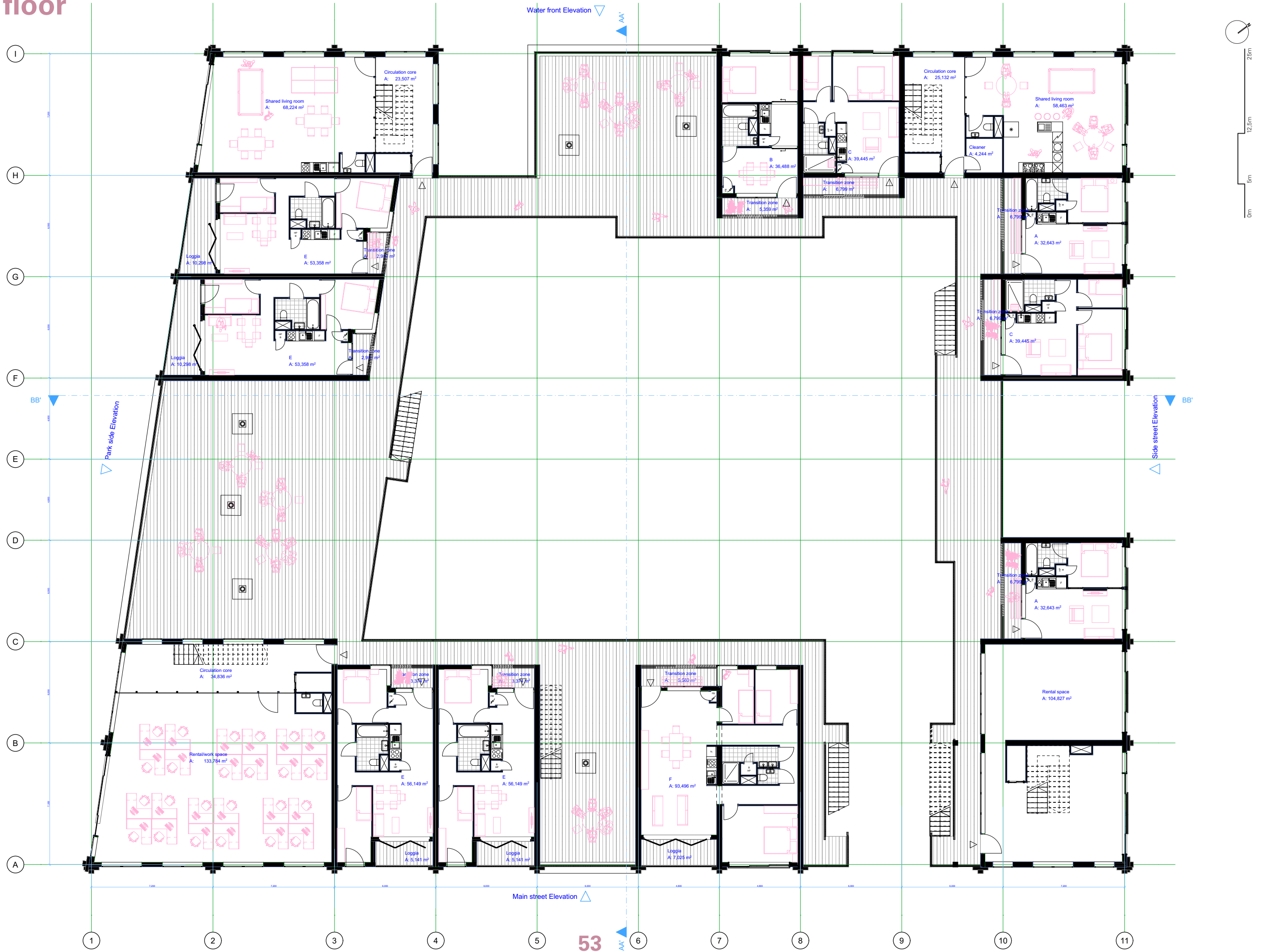




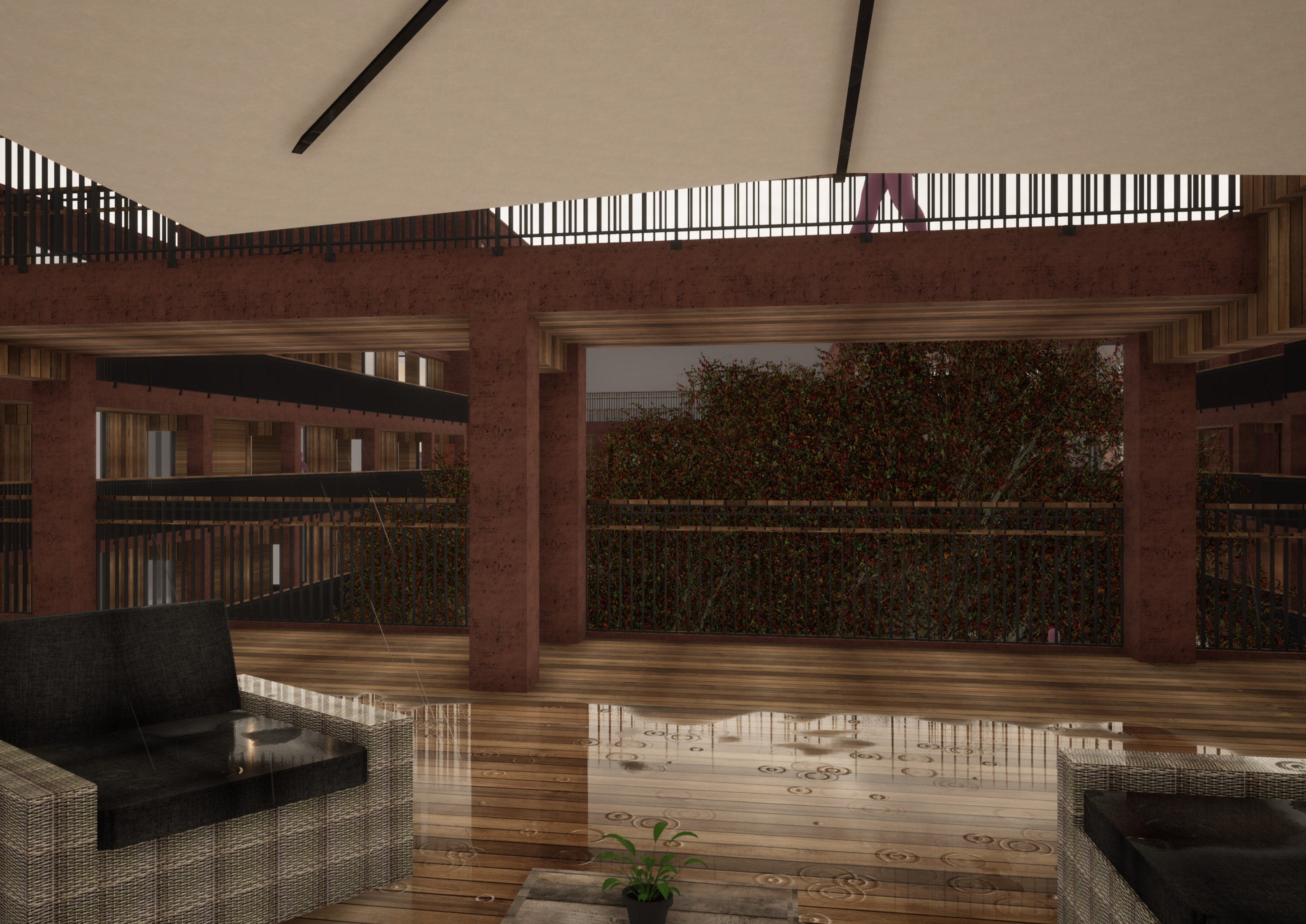




Third floor







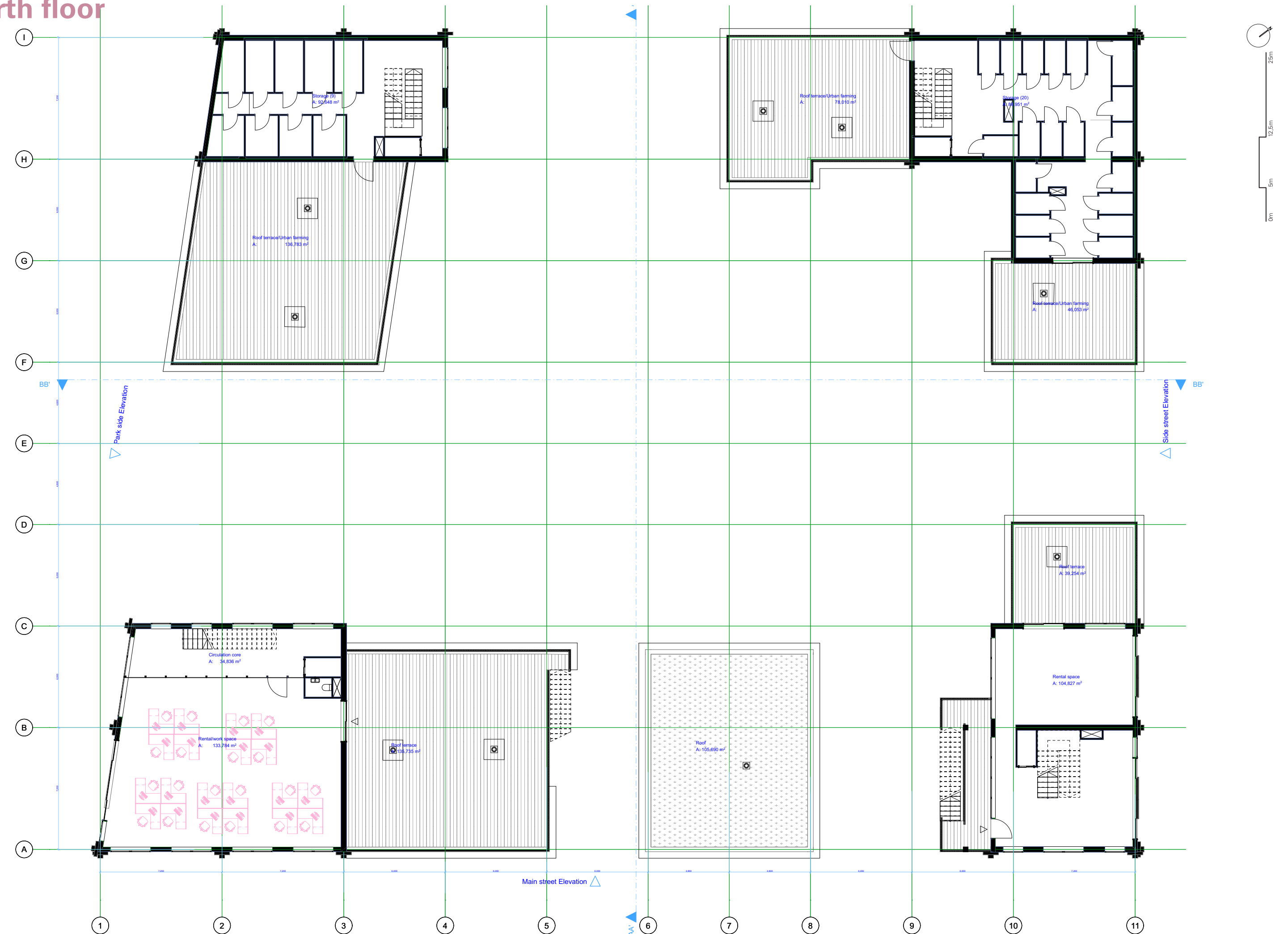


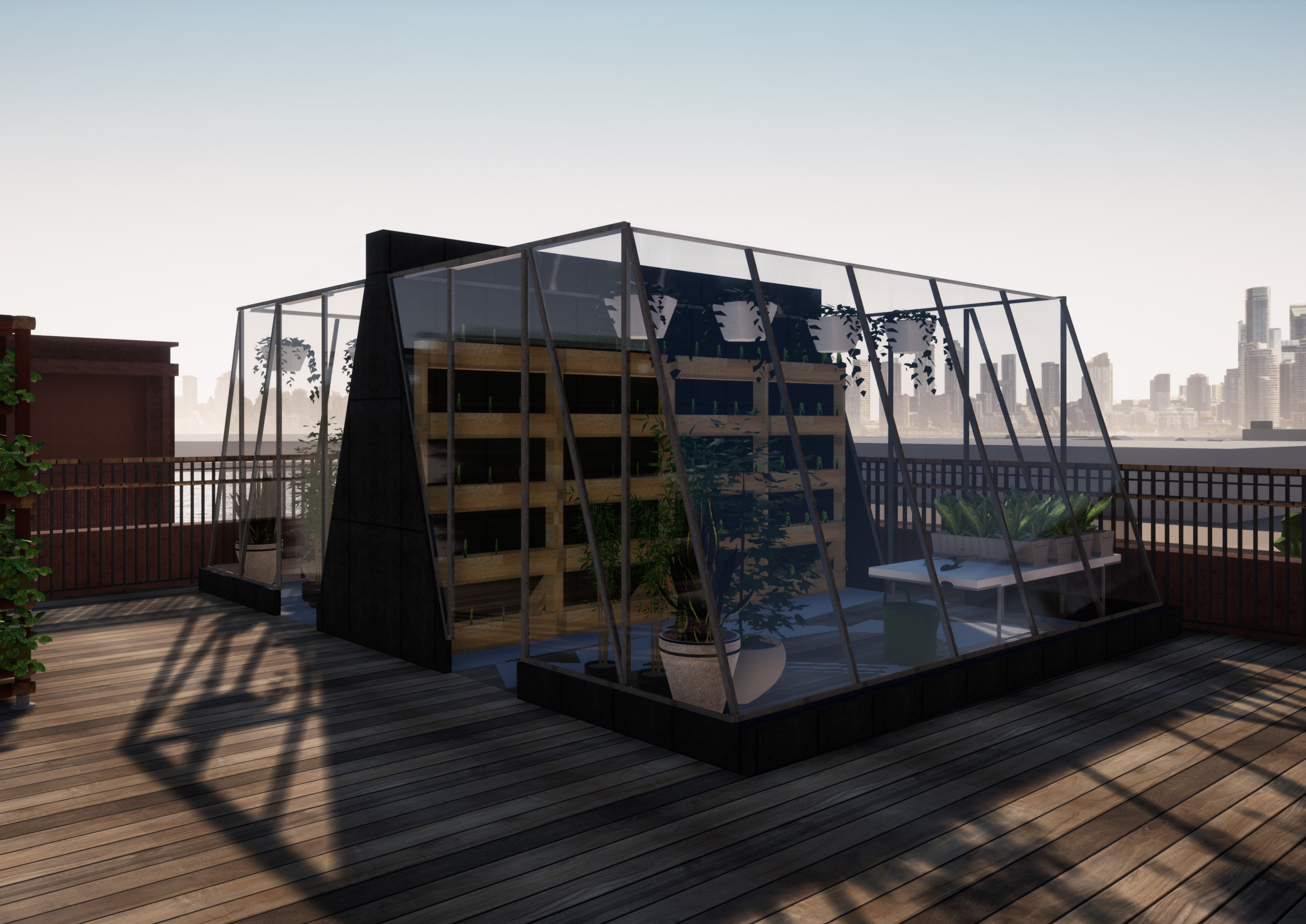




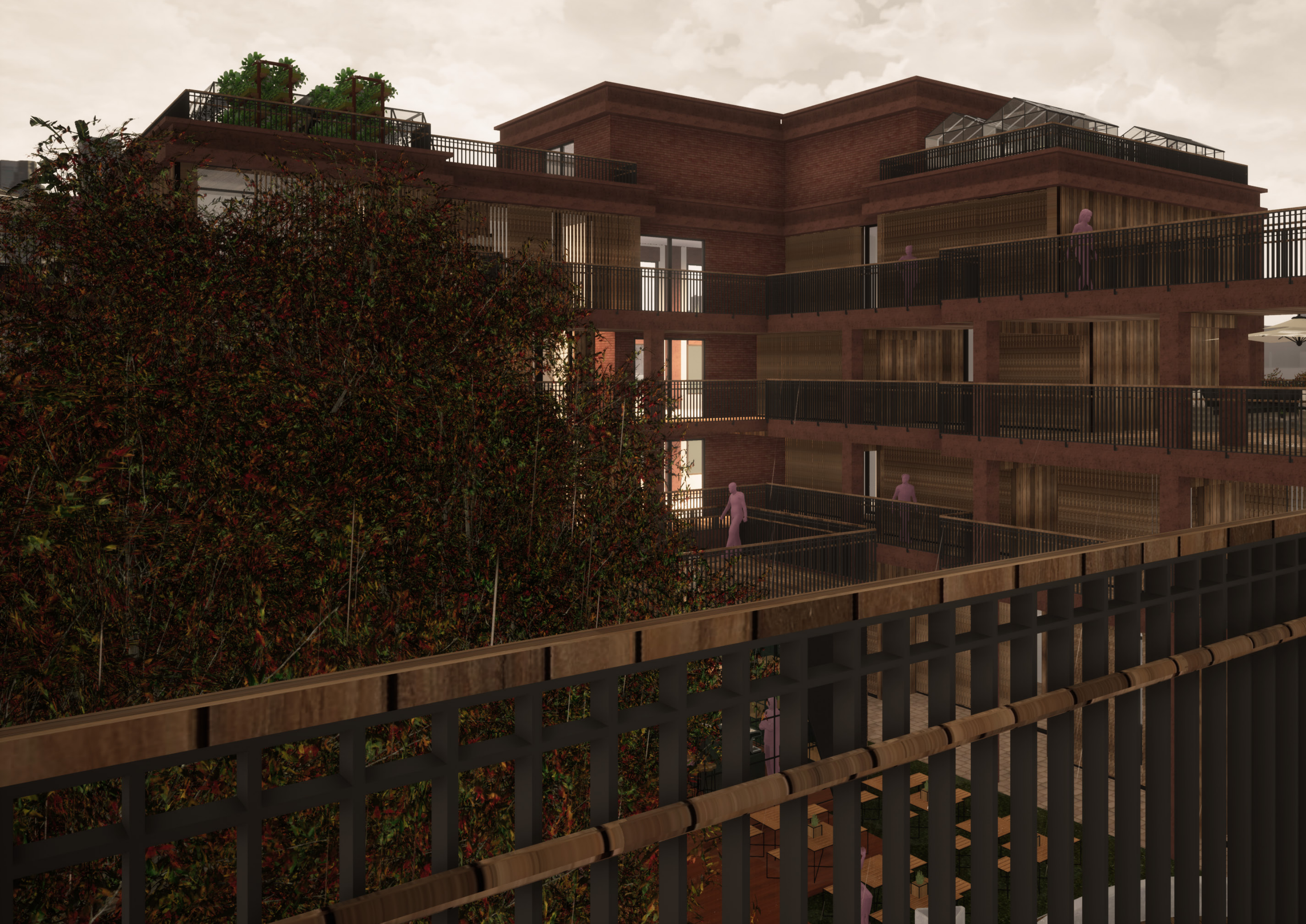
Fourth floor

1:200









Thank you!

Questions?

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Ferry Adema
Pierijn van der Putt

Year:

2021-2022

Hand in date:

08-12-2021



Advanced Housing Design