

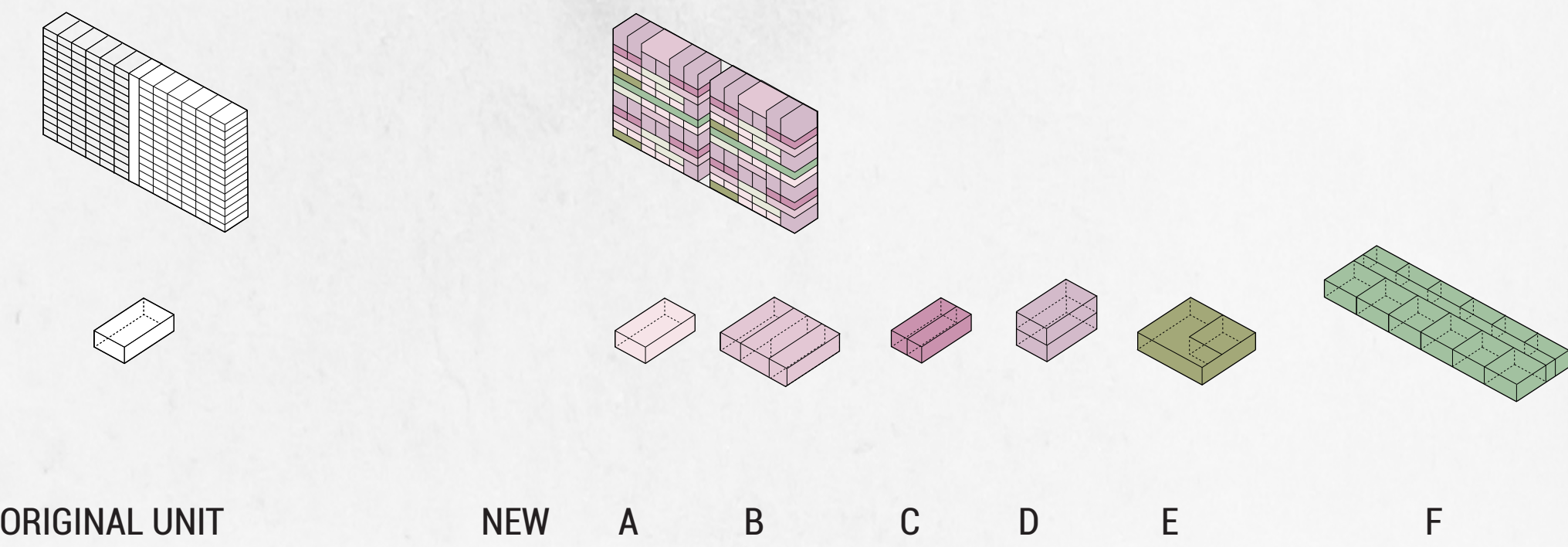
# OMMOORD, HET NIEUWE SAMENWONEN

A healthy neighborhood, for all generations & sustainable renovation for ERA gallery flats

## APPARTMENT

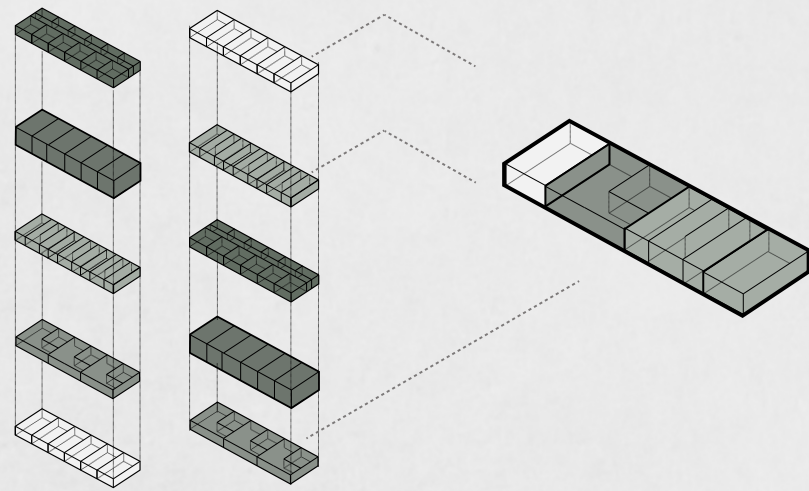
### Transformation of apartments

The floor plan of the ERA apartment buildings offer lots of flexibility. In this project, different possibilities of flexibility are explored within the existing load-bearing structure. The possibility exist to combine and or split apartments. This flexibility makes it possible to cater to new needs of our current society. The Netherlands is dealing with an aging society. In about fifteen years, one third of our population will be older than sixty-five. Thirty-seven percent of our current housing originates from the post war period and the majority of this stock is not equipped for elderly. For this reason it is essential to start looking for suitable elderly housing and new ways of living together within the current stock. Because it is important to incorporate this growing group of people into society and not treat them as a separate entities. The newly designed apartment types promote this new way of living together, and try to prevent social isolation.



### Combinations

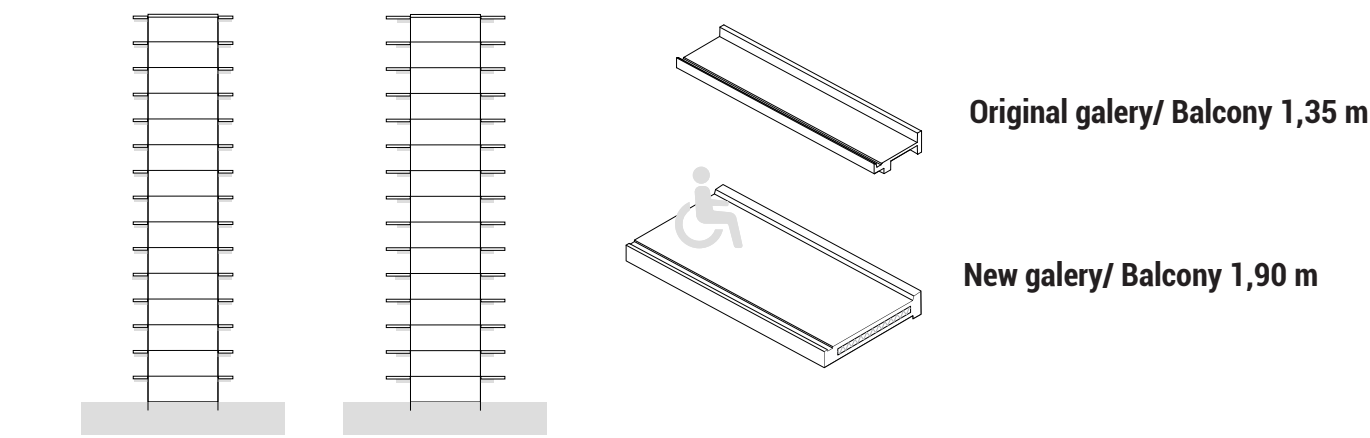
It is possible to combine different apartment on one single floor. Apartments are stackable. One building can either be completely transformed or just a part of the building.



## BUILDING

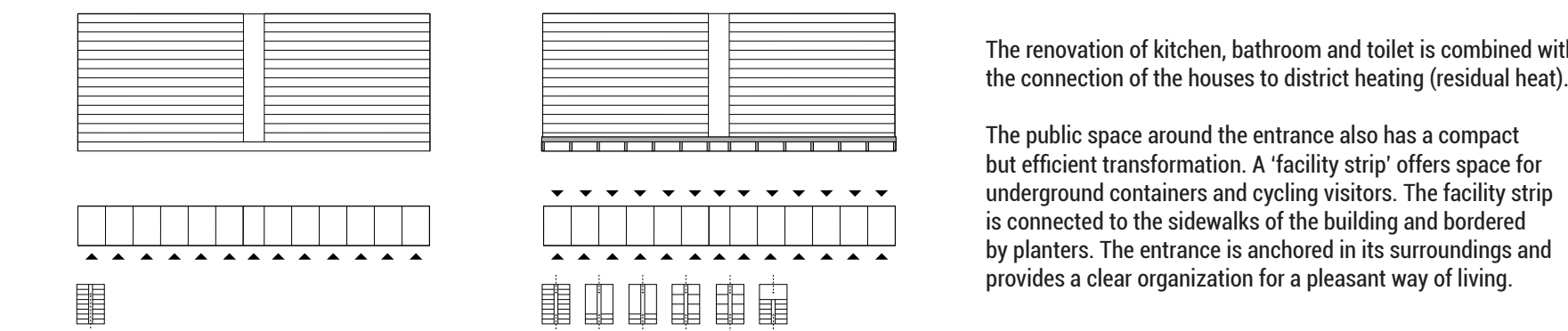
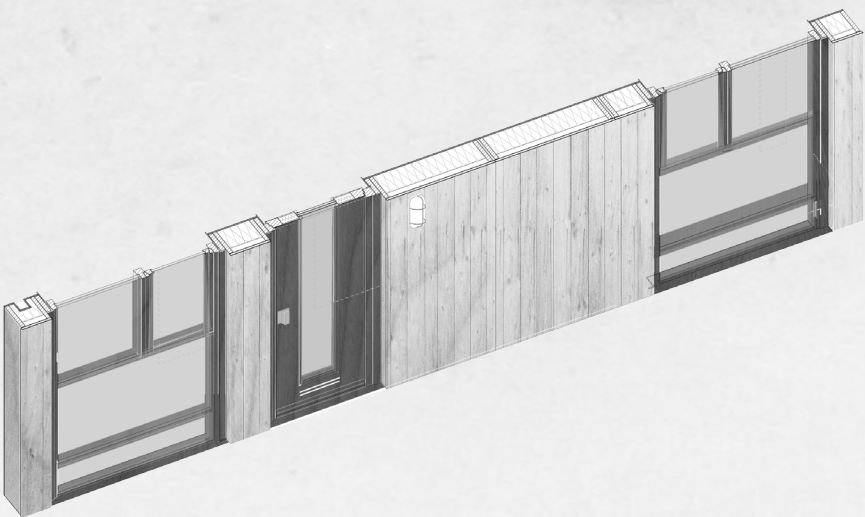
### Adjustments

To improve the living conditions of elderly, which incorporate safety, comfort, accessibility etc, several improvement to the gallery flat have to done. The galleries and balcony are made wheelchair friendly. This means wheelchair friendly thresholds and a suitable depth to allow wheelchair users to enter their houses and use their balcony without a hassle.

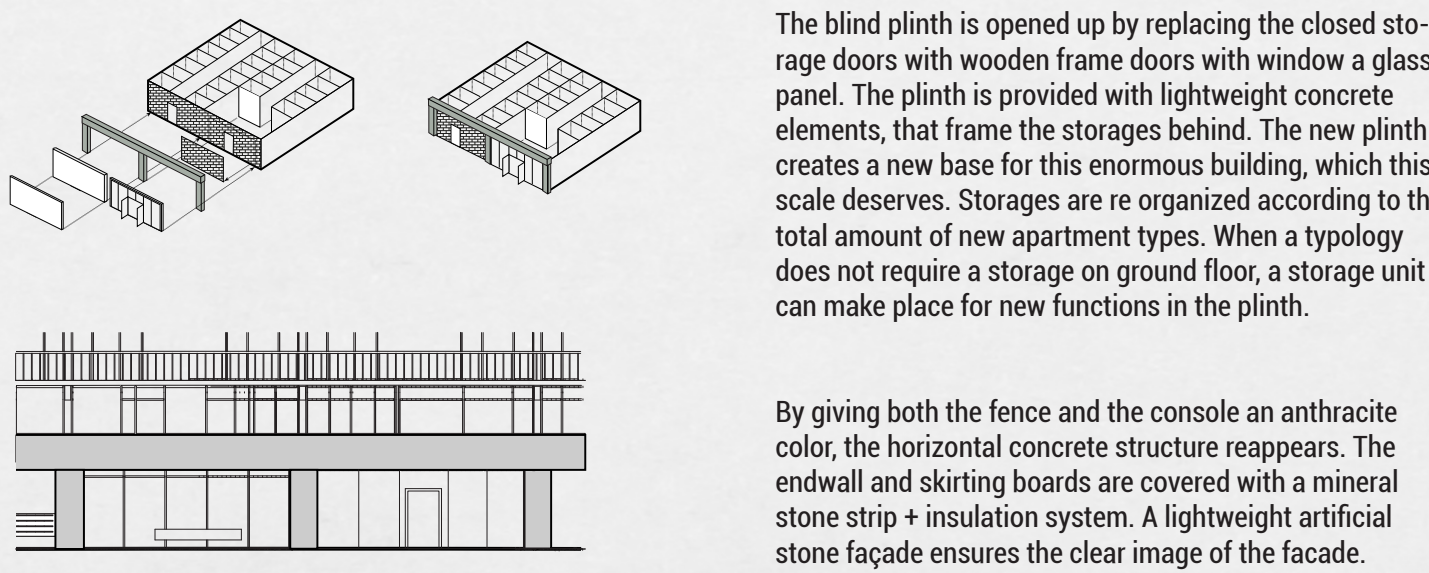


### New prefab facade panels

The new facade panel is prefabricated and has high insulation qualities which prevents the cold bridges from Gallery/ Balcony to the load-bearing structure. The new facade can be fixed onto the load bearing structure within a couple hours. This means that within one workday, one row of the building can be provided with a new facade.



The renovation of kitchen, bathroom and toilet is combined with the connection of the houses to district heating (residual heat). The public space around the entrance also has a compact but efficient transformation. A 'facility strip' offers space for underground containers and cycling visitors. The facility strip is connected to the sidewalks of the building and bordered by planters. The entrance is anchored in its surroundings and provides a clear organization for a pleasant way of living.



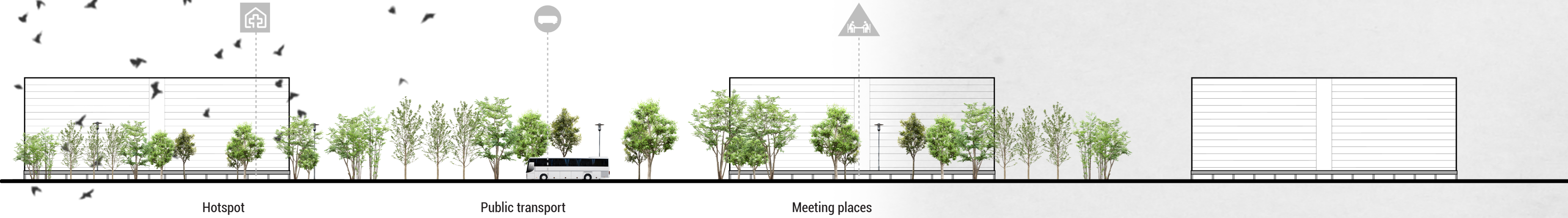
## NEIGHBOURHOOD

### Neighbourhood network

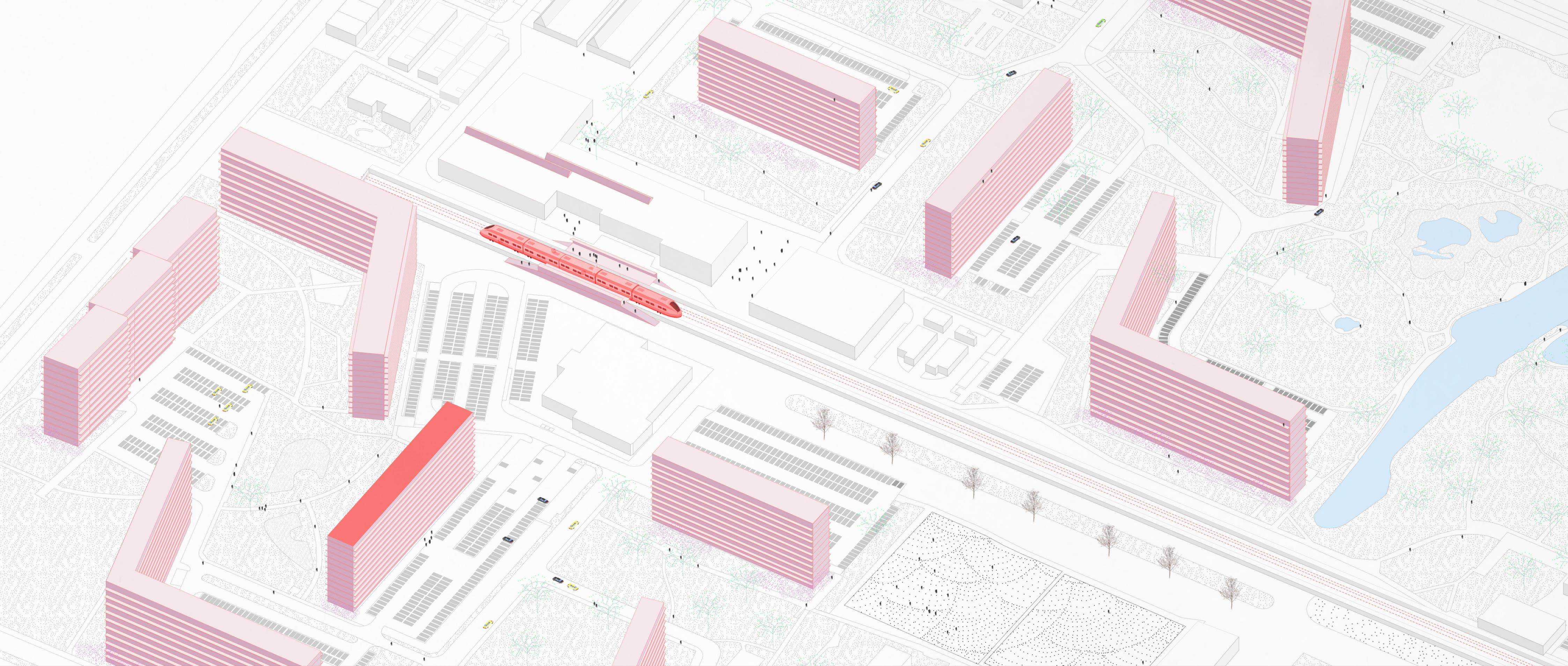
One in three elderly people is lonely. Loneliness leads to depression and other health problems. Immobilization strengthens social isolation. That is why a new network of pedestrian paths is created in the neighborhood, which support social integration and mobility. It connects all existing and new destinations in the neighborhood. The network consists out of a threshold free surface, with proper lighting. To help with orientation and 'way finding', all transformed ERA flats are clad with different brick patters and colors and create more diversity on eye level.

### Hotspots 'Cores'

Storages can make place for net functions in the plinth, and can incorporate health in the neighborhood, as well as make the neighborhood at eye-level more lively and thus increase the feeling of safety. New interpretations of a core can be: blood deposition, cardio, physio, flex workplaces (wifi) meeting facilities, general practice center, catering (tafelte dekke), daytime activities for elderly, neighborhood cafe etc.







# 01 NEIGHBOURHOOD

## THE NETWORK

The most delicate traffic system is pedestrian and bicycle traffic. Because the metro system and the car system are separated and can only provide a limited degree of accessibility, slow traffic is essential to interconnect neighborhoods in the Ommoord. In the original plans we find a system of foot paths and pathways that connect with all the apartment buildings, streets and facilities. It may be concluded that the walking and cycling paths have a very important function transportation system of the district, namely that it is the only truly connecting system and still has a very high use value.

The several pedestrian pathways in Ommoord functions as a connector between other transport systems and the different neighbourhoods and centres. Differently than initially designed, the paths have an organic arrangement, which leads to disorientation and long walking distances. Due to the fact that there are no direct connections, the pedestrian pathways have a labyrinth-like appearance.

The new network is an improvement of the already existing pedestrian system. One in three elderly people is lonely. Loneliness leads to depression and other health problems. Immobilization strengthens social isolation. That is why a new network of pedestrian paths is created in the neighborhood, which support social integration and mobility. It connects all existing and new destinations in the neighborhood. The network consists out of a threshold free surface, with proper lighting. To help with orientation and 'way finding', all transformed ERA flats are clad with different brick patterns and colors and create more diversity on eye level.

## LIVING TOGETHER

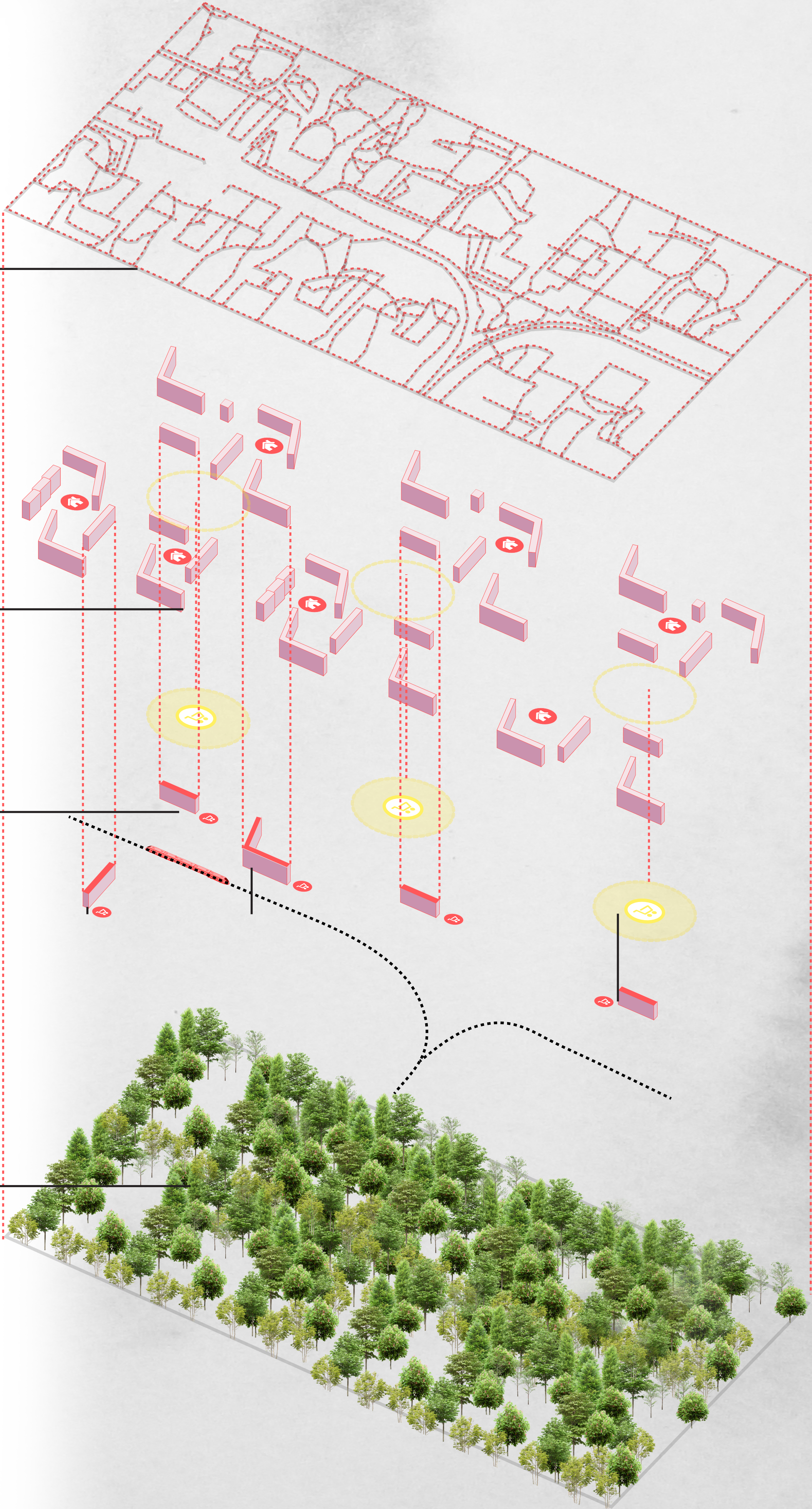
'Het nieuwe samenwonen' allows people with a need for care to live longer in their familiar environment and creates affordable living space for new residents in the Rotterdam district. Unused housing in the homes of a care-dependent is used to accommodate new residents in the district. This "part-living" affords affordable housing for example to starters, expats or students. At the same time, care and support are affordable and personal. The environment is adapted to this and the neighborhood and care network is optimally utilized. This forms the basis in an idealistic but feasible solution for care.

## CORES

On an individual level, homes are adapted for those needing care and at the same time new residents occupy the unused space. At neighborhood level, storage units of corners of residential blocks are enhanced with public functions to bring the elderly and young people in contact. The combination of existing and new residents offers a perspective for new social connections. A revival of the power of the community.

## GREEN

The green structure in Ommoord is one of the main features of the site. The building blocks are situated in a park like environment with an abundance of green space (fig. 4). The urban design of Ommoord is based on a collection of high rise buildings organized in a rectangular shaped plot. High-rise needs public greenery. A proper balance between buildings and green spaces which is accessible to residents is a prerequisite for living in a high rise building. To fully be able to benefit from the greenery in Ommoord, the network also continues through the several neighborhood gardens.







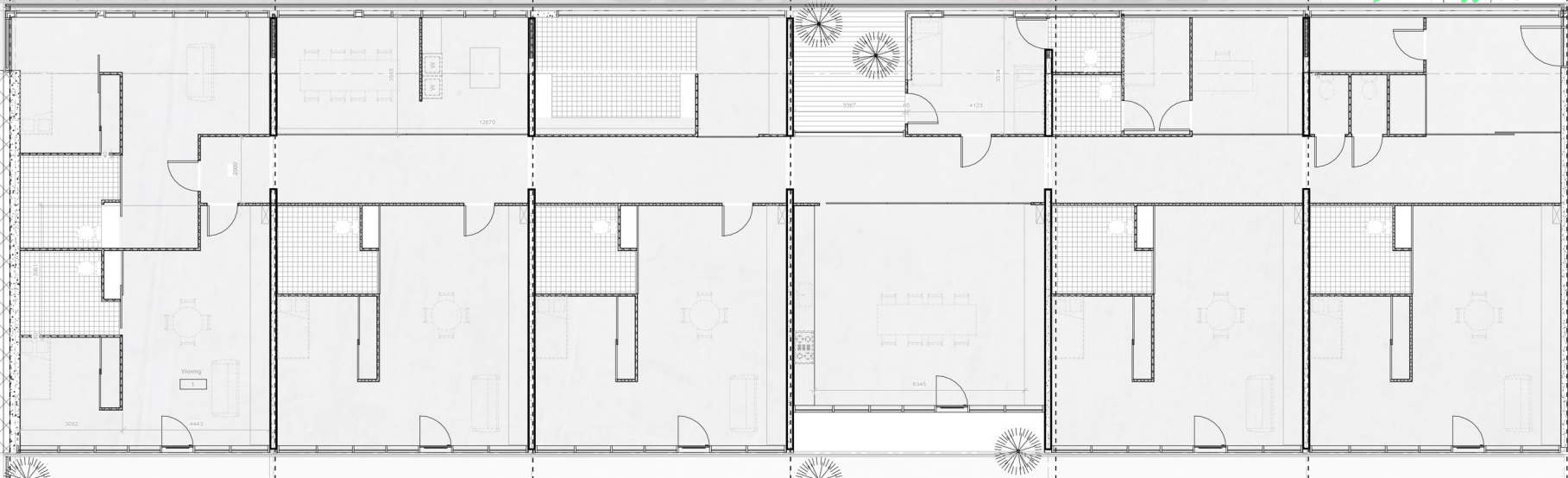
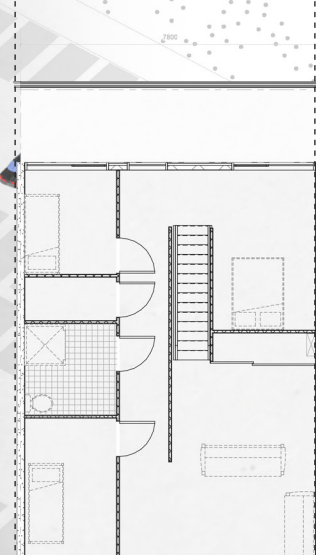
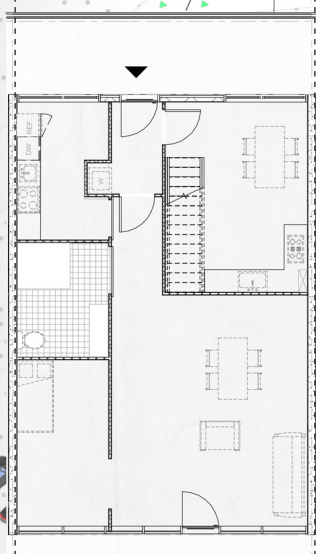
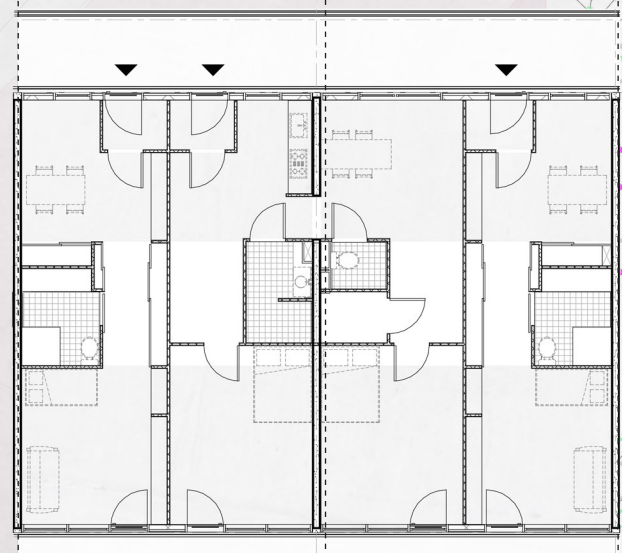
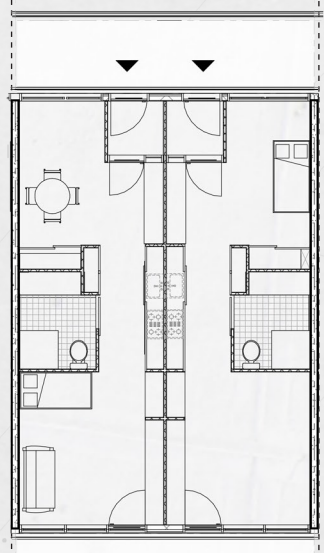
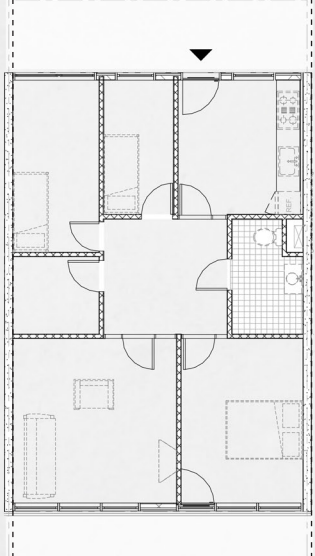
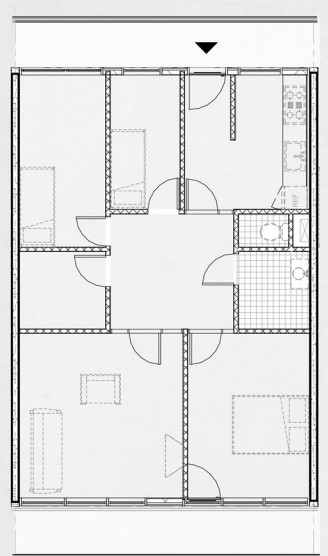
## 02 BUILDING







## 03 APARTMENT



### TYPE A

The age proof house is an adjusted house with no major changes. The focus of this transformation is the improvement of accessibility and comfort within the house. Many elderly have difficulties walking or use a wheelchair. This apartment is made threshold free and wheelchair friendly. Bathroom and kitchen are designed with wheelchair friendly dimensions.

### TYPE B & C

In this form of residence, people choose to live together as one group. The elderly live in independent living spaces, share common spaces and undertake certain activities together. Residents have the willingness for joint activities and mutual assistance. The residents together form an association whose members, in joint responsibility, occupy the project and decide for themselves, who is admitted as a new resident. Cheap living space for students, in exchange for living in a community together with elderly. This is the basis of the student living group. The elderly residents profit from company from young people, which gives them a change to enlarge their social circle and the students do not have to borrow money for expensive rent and the empty rooms are not lost.

### TYPE D & E

The kangaroo house is a living form where people who need care can live independently and be part of the household of a caregiver (family member). The house consists of two independent apartments with each their own bathroom, living room, kitchen, bedroom, etc. The two apartments are placed side by side or above each other and by means of a connecting door or an intermediate staircase it is possible to go to one another.

### TYPE F

Designed for residents who need more day-to-day assistance than independent living, assisted living communities have staff and programs in place that support and assist residents with daily living and basic care in a homelike or apartment setting. 24h care is possible in this living group.

