Public Familiarity

Architectural Strategies for Social Inclusion in Assisted Living

Urban Masterplan 1:5000

Place in the urban fabric

The transformation of the Spaanse Polder from a industrial district into a vibrant, mixed-use residential area, guided by the ZUS-Plan, requires a new type of social infrastructure. This project acts as an important piece in that urban masterplan. By dismantling the "barrier-experience" that is typical for traditional care isolated facilities, the building serves as an inclusive beacon that integrates residents with intellectual disabilities into the neighborhood. Instead of a seperated fortress model, this building offers a low treshold where the city and the care environment meet.

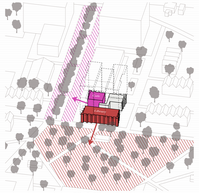
Emancipation

The project's core agenda is driven by social inclusion and the emancipation of its residents. By translating CIZ-disability scores into a vertical gradient of Social Hubs and Sanctuaries, the architecture provides a practice ground for community participation while ensuring safety for the most vulnerable. Affordability and efficiency are achieved through shared programmed spaces in the plinth, maximizing the building's social yield within its 30x30m footprint.

Scaled Impact

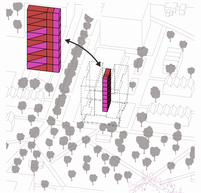
On a large scale, the project supports the ZUS-Plan's ambition of creating a resilient, productive district by introducing a permanent residential population that fosters 24/7 social safety. On a local scale, the public plinth, housing a library and community café, functions as a social magnet: this program attracts both neighbors from the direct surroundings and visitors, housing the casual, low-threshold encounters necessary for public familiarity. By putting the human scale of care within the industrial transformation of the Spaanse Polder, the project establishes social infrastructure as the essential scaffold for the emancipation of the residents and their recognition as active citizens.

2 minute video showcasing the project

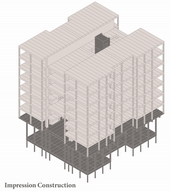


Plinth Orientation

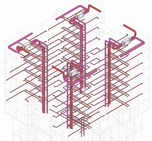
Dwelling Floors



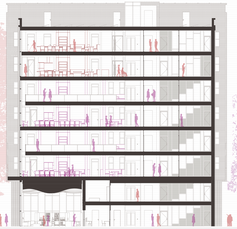
Alternating Staircase



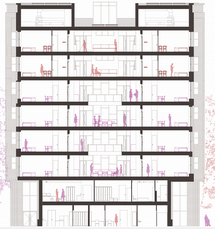
Impression Construction



Impression Ventilation

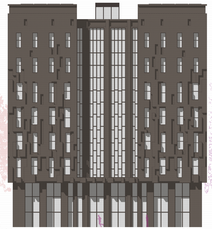


Section A-A 1:150



Section B-B 1:150

Right Facade 1:150



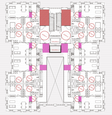
Rear Facade 1:150

1300mm < x < 2000mm | x > 2000mm — HALL WIDTH

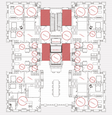
Ground Floor 1:300

1st Floor 1:300

2nd & 4th Floor 1:300



3rd & 5th Floor 1:300

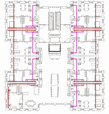


6th & 7th Floor 1:300

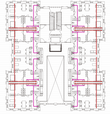
Supply | Exhaust — VENTILATION

Ground Floor 1:300

1st Floor 1:300



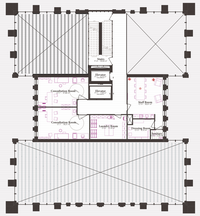
2nd & 4th Floor 1:300



3rd & 5th Floor 1:300

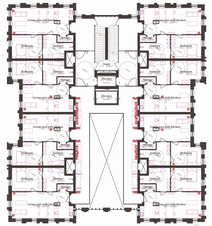
6th & 7th Floor 1:300

Ground Floor 1:150

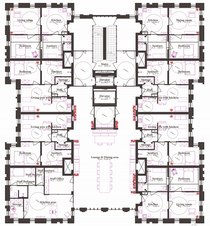


1st Floor 1:150

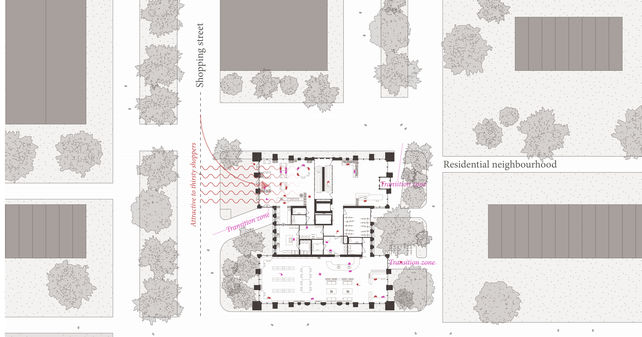
2nd & 4th Floor 1:150



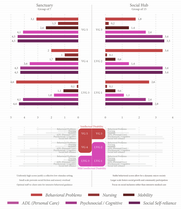
3rd & 5th Floor 1:150

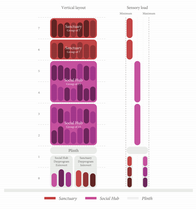


6th & 7th Floor 1:150



Situation 1:200





Dweller Profile

The project focuses on residents with various intellectual disabilities, specifically the MID (Mild Intellectual Disability) profile LVG1, LVG2 and LVG3 and the ID (Intellectual Disability) profiles VG3, VG4 and VG5. These residents often face a "barrier-experience" within the built environment. The design addresses their specific need for predictability and stimulus regulation to minimize cognitive fatigue, adjusting to a group that ranges from highly mobile individuals to those requiring intensive physical and psychosocial support

Housing Type

The chosen typology is an integrated form of assisted living. The building is clustered according to a vertical hierarchy of social and sensory gradients, consisting of private studios clustered into two types of collective environments:

Social Hubs: Larger groups (15 residents) designed for those who benefit from social dynamics and active participation.

Sanctuaries: Small-scale groups (7 residents) providing a secure, low-stimulus environment for residents with more intensive behavioral guidance needs.

Programming of Collective Spaces

The programming acts as "social infrastructure" to support the emancipation of its residents.

Internal: Collective spaces within the clusters (specifically the Social Hubs) serve as a practice ground for social interaction.

Public: The building's plinth houses an active public function, such as a library or community café. This programming is essential for establishing "public familiarity", facilitating the casual, low-threshold encounters between residents and the neighborhood (Spaanse Polder) that reduce social stigma and enhance local community safety.