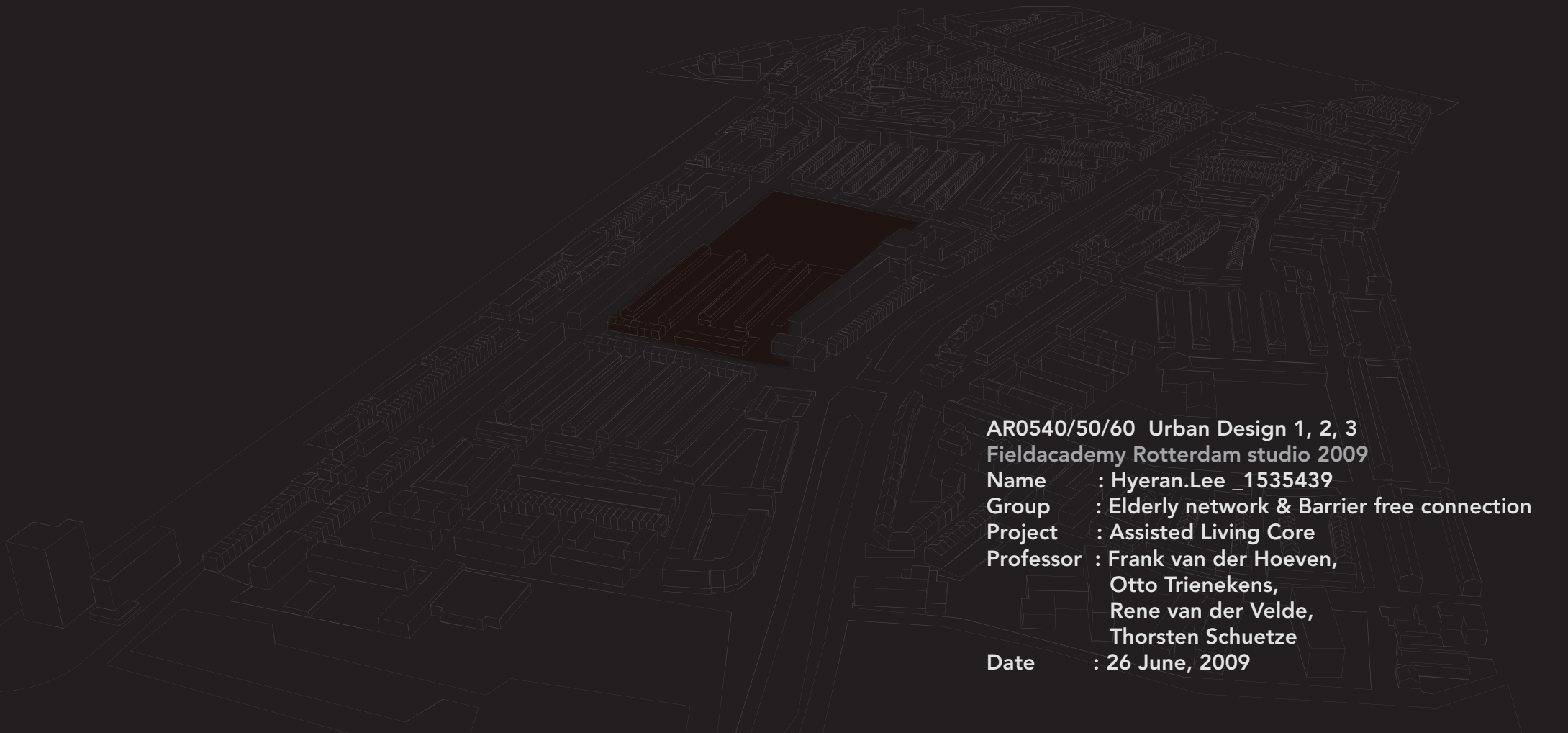


Assisted Living Core

clustered village in Oud Charlois_2009 Msc 2 Urbanism



AR0540/50/60 Urban Design 1, 2, 3
Fieldacademy Rotterdam studio 2009

Name : Hyeran.Lee _1535439

Group : Elderly network & Barrier free connection

Project : Assisted Living Core

Professor : Frank van der Hoeven,
Otto Trienekens,
Rene van der Velde,
Thorsten Schuetze

Date : 26 June, 2009

CONTENTS

1. INTRODUCTION

2. RESEARCH & CONCLUSION

- Problem statement
- Synergy programming
- Sustainable social network
- Routing and GPS research

3. MASTERPLAN

- Scheme
- Strategy
- Layers

4. STRATEGIC PROJECT

5. PROJECT DEFINITION

6. GOAL

7. STRATEGY

8. CONTEXT

9. DESIGN

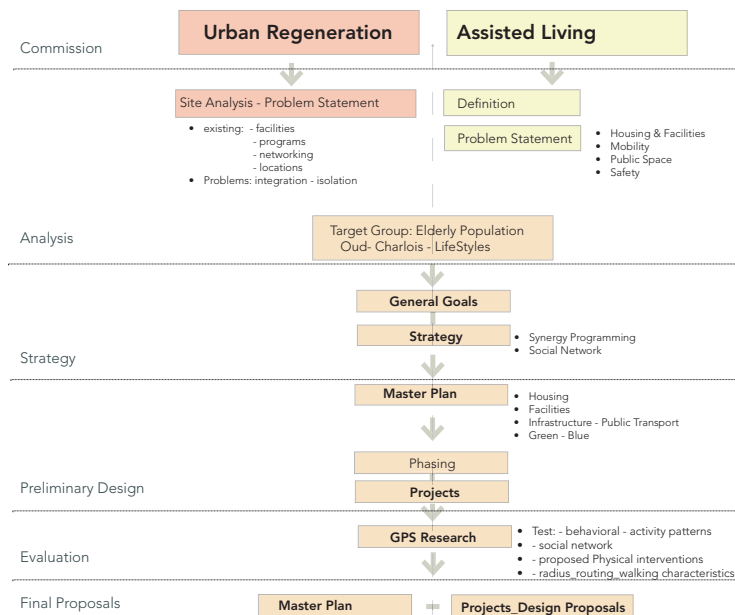
- Concept
- Situation Plan
- Facilities
- Paratransit system
- Housing typology
- Access ways and routing
- Sustainable Development

10. REFERENCE

11. EVALUATION

- Regeneration
- GPS

12. CONCLUSION



Within the cadre of the Urban Design (AR0540) course we were charged with a double commission, on the one hand to scout the implementation of the assisted living and moving in Oud Charlois. and the other hands, to deal with the need of urban regeneration of the area. This double commission recites the need of a parallel at the beginning, and combined later on work at tries to give an effective solution in both sides of the problem.

This set of tools was then spatially translated to a Master Plan. The transition from planning into design come with the division to the 5 most important 'strategic' projects, which deal with a distinctive design task. At this point the group planning work superseded by the individual design proposals.

1. INTRODUCTION

This booklet shows how an assisted living area can be realized in Oud Charlois. From the municipality of Rotterdam there is a wish to realize such an area in this part of the city. However in Oud Charlois nowadays there are several urban problems, amongst others about safety, vacancy and low quality of housing and public space. Developing the assisted living area should therefore be combined with urban regeneration.

As students from the Veldacademie (course AR0540 Urban Design) our aim was to develop a masterplan for creating an assisted living area in Oud Charlois. Because of combining urban regeneration with assisted living, the research contains two tracks: one about assisted living, one about urban regeneration. This methodology is explained on left.

By analyzing assisted living (need for facilities), problem statements, target group of the elderly, and lifestyles, sustainable social network and synergy programming were applied to the main strategy for the masterplan.

During the planning of this masterplan, a research is executed about mobility of elderly. With GPS receivers data about routing and choice of location of activities is gathered. The impact of the conclusions of this research are discussed to the assumptions of the masterplan.

For the individual work, the masterplan and the strategy behind it was the starting point.

2. RESEARCH & CONCLUSION

Problem Statement

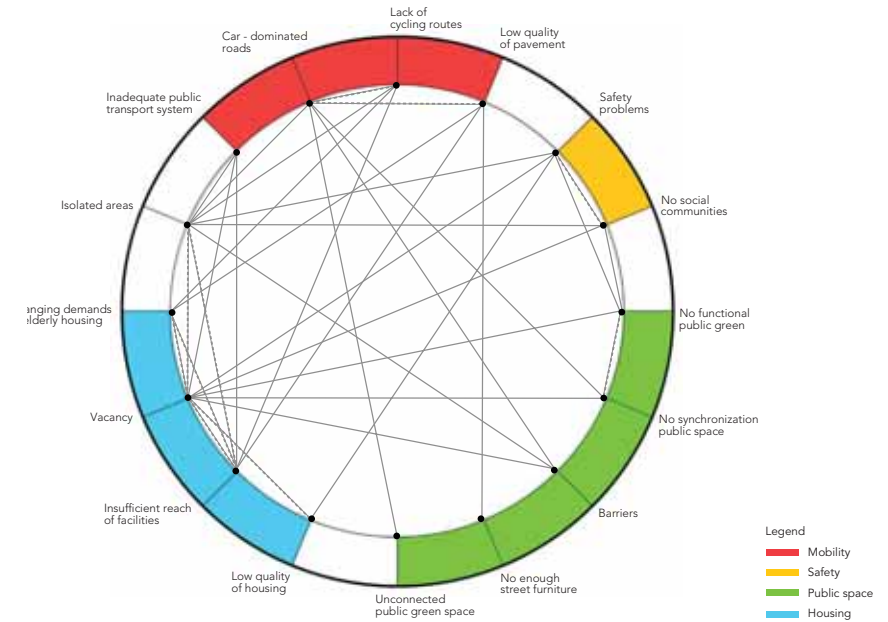
In Oud Charlois there are several urban problems, like safety problems, vacancy and low quality of housing and public space. The development of the assisted living area is therefore combined with urban regeneration. Also in the analysis both items are analyzed.

When annualizing the urban fabric of Oud Charlois, quite a lot of problems appears. Many of them are related to the fact that it is not attractive to be outside your home. Because of a social community is often realized and maintained outside home, also this community weak in Oud Charlois.

Reaching an other destination is only easy when using a car. The quality of connections by public transport or by walking are not good. So the ways of transportation which encourage social contacts are in disadvantage. Only individualistic car driving remains. Also the green doesn't have an important social function because it is often difficult to reach, isolated and there are no places to rest, meet and talk.

Vacancy has a strong relation with the low quality of housing and is also caused by the unattractiveness of public space. Safety is influenced by many items, like vacancy, isolated areas and the lack of social communities. But it is difficult to find a direction in those relations. Most probably they will enforce each other: decrease of safety will result in more people who leave Oud Charlois. This migration results in more vacancy and less social community. Those two problems creates again a lower safety.

When trying to improve the neighbourhood of Oud Charlois, it is important to be aware of those relations. It will be not successful when only one of the related problems is solved, an integral approach is needed.



unconnected public green



Public green not functional



Barriers through the neighborhood





no event public place



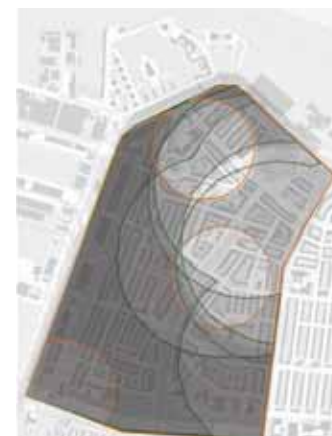
isolation area



Low quality of housing



Vacancy



Insufficient reach of facilities



Changing demand for elderly housing



Safety problems



Street furniture



Inadequate public transport system



Low quality of pavement system



car dominant roads



Lack of cycling routes

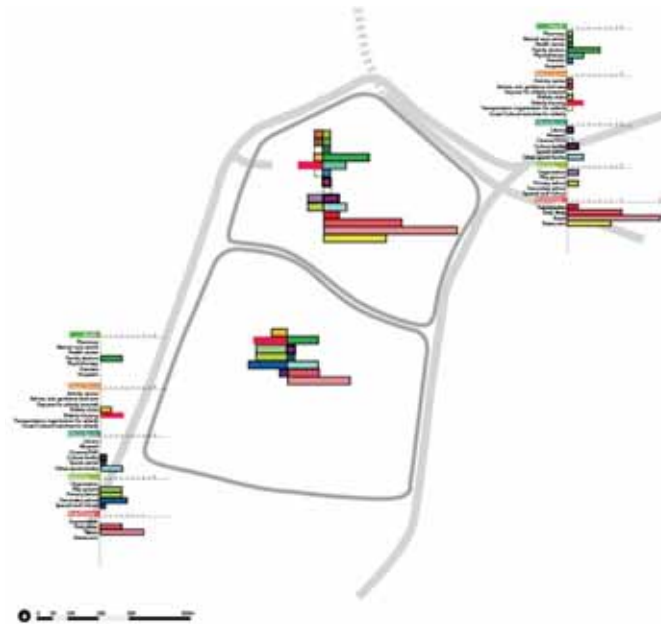


2. RESEARCH & CONCLUSION

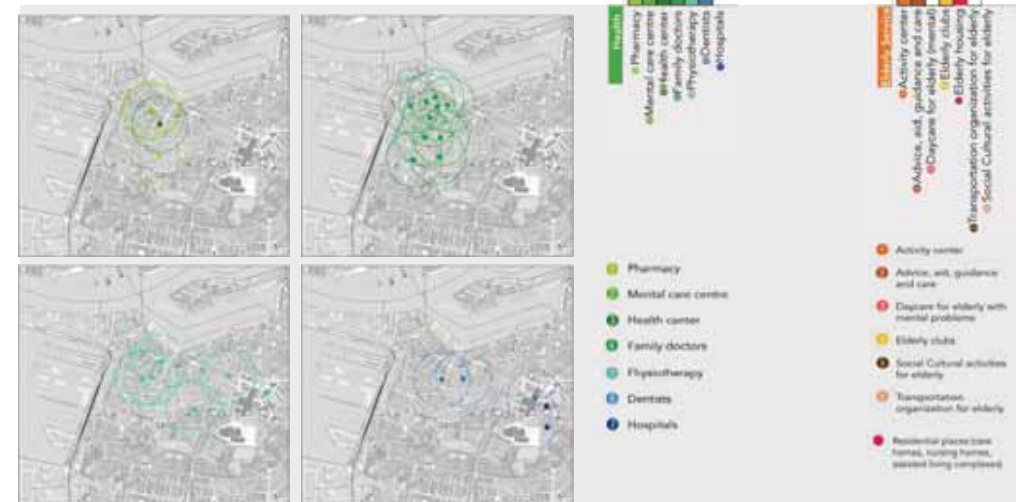
Synergy Programming

By analyzing location and number of existing facilities, new programmes are suggested. New facilities would be developed mainly in the south and the north part facilities would be remodeled and improved by adding few programmes.

Facility	Inner Site	North	South	New No
Health				
Pharmacy	1(1out)	1	0(1out)	1s
Mental Care	1	1	0	1s
Health Care	1	1	0	1s
Family doctor	10	6	4	1s
Physiotherapy	3	3	0	3s
Dentist	1	1	0	1s
Hospital/Clinic	0	0	0	1s
Elderly Service				
Activity Centre	1	1	0	0
Advice, Aid info	1	1	0	1s
Day-care(mental)	0(1out)	0(1out)	0	1n,1s
Elderly Club	3	1	2	1s
Social/Cultural Ins	0	0	0	1s
Transportation org	0(1out)	0(1out)	0	1s
Elderly Housing	357			400
Culture/Sports				
Library	1	1	0	1s
Museum	0	0	0	1n
Cinema/DVD	0(1out)	0(1out)	0	1n
Organization	2	2	0	0
Culture facilities	3	2	1	0
Sports Centre	1	0	1	1s
Other Sports	7	3	4	1s1n
Education				
Playground	4	0	4	1s1n
Primary School	6	2	4	0
High School	5	0	5	0
Special-tech School	1	0	1	0
Shop/Dining				
Super market	2	2	0	0
Daily shop	21	17	4	2s
Shop	64	56	8	10s
Restaurant	8	8	0	3s
Others NEW				
Beauty Care				1s
Convenience				1s
Spa&Sauna				1s
Sneck Bar & Coffee				3s
Bookstore				1s
Bank				1s
Multi-Hall				1s



Facility	Inner Site	North	South
Health			
Pharmacy	1(1out)	1	0(1out)
Mental Care	1	1	0
Health Care	1	1	0
Family doctor	10	6	4
Physiotherapy	3	3	0
Dentist	1	1	0
Hospital/Clinic	0	0	0



Facility	Inner Site	North	South
Activity Centre	1	1	0
Advice, Aid info	1	1	0
Day-care(mental)	0(1out)	0(1out)	0
Elderly Club	3	1	2
Social/Cultural Ins	0	0	0
Transportation org	0(1out)	0(1out)	0
Elderly Housing	357		

Facility	Inner Site	North	South
Library	1	1	0
Museum	0	0	0
Cinema/DVD	0(1out)	0(1out)	0
Organization	2	2	0
Culture facilities	3	2	1
Sports Centre	1	0	1
Other Sports	7	3	4

Facility	Inner Site	North	South
Playground	4	0	4
Primary School	6	2	4
High School	5	0	5
Special-tech School	1	0	1

Facility	Inner Site	North	South
Super market	2	2	0
Daily shop	21	17	4
Shop	64	56	8
Restaurant	8	8	0



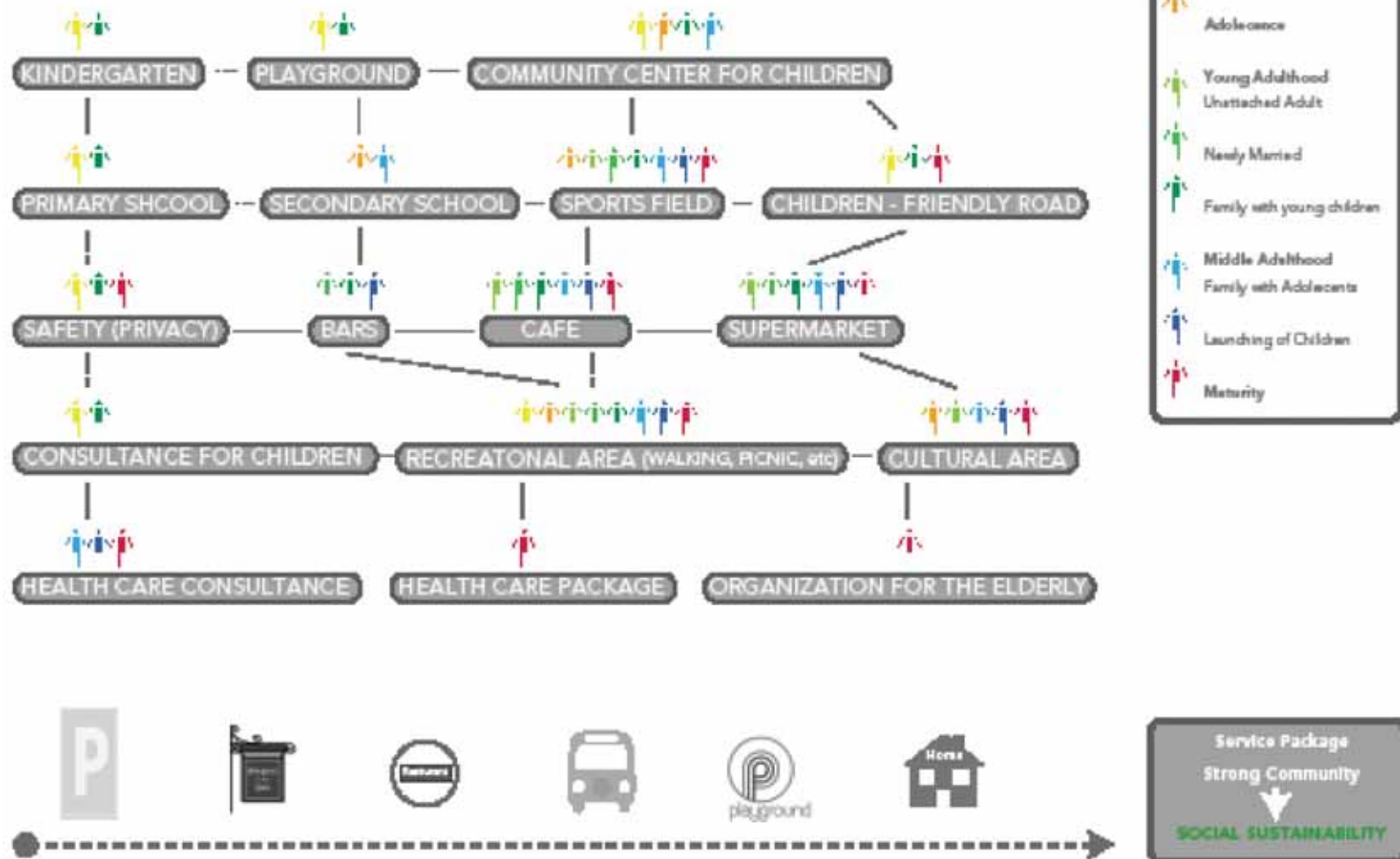
2. RESEARCH & CONCLUSION

Sustainable social network

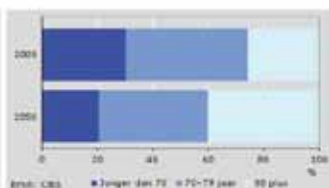
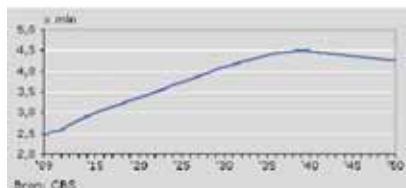
By defining group of elderly people as targets and analyzing their life style, characteristic and needs, the research made routing assumptions bases on existing facilities. Then GPS research followed up to check and evaluate the assumptions by recording elderly routing from site area.

One of the strategy for the masterplan was to make sustainable social networks by organizing programmes. Not only for the elderly but also for the neighbourhood community, places were input programmes where people could be interactive. From the lifestyle and life cycle, places where people can gather were defined so that the existing programmes were improved by this logic and new facilities suggested in the way could make events for various aging group of people.

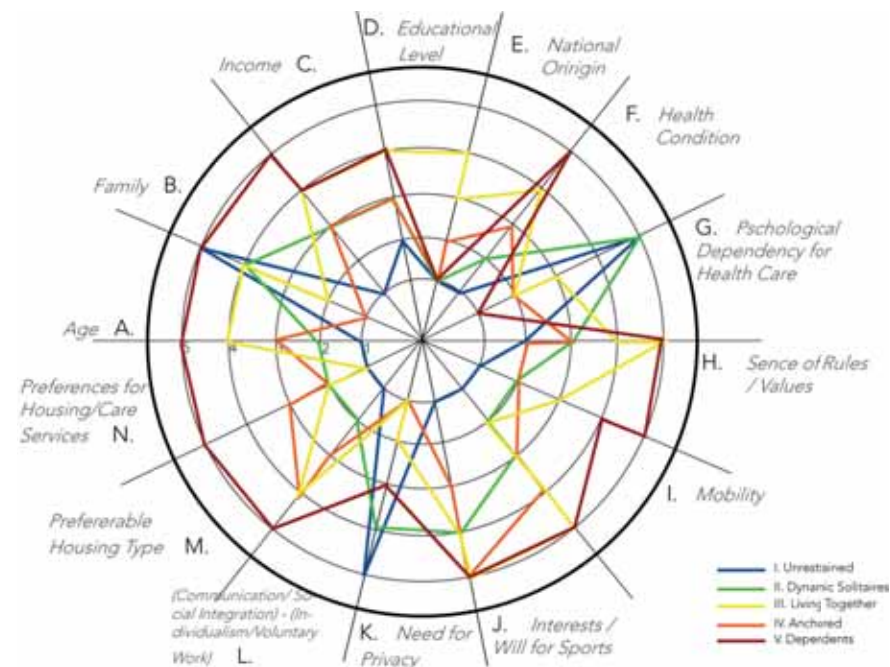
For instance, on their routings between anchor programmes and housings, those kinds of programmes are located to be influence each other.



Trends



LifeStyles



Lifestyle Profile	General Characteristics	Person A	Person B
I. Unrestrained	- "Young" - active, sporty - individualism - high sophisticated	- living at the north-west edge of Oud Charlote near the waterfront	- living at the edge of Oud Charlote at the inside area of Dockland street
II. Dynamic Solitaires	- native Dutch - small family - "cozy at home" - reserved people	- living at the right side of the signal - interested in gardening, has space at its backyard for a garden	- living at the left side of the signal - no space to do its gardening around its house
III. Living Together	- immigrant origin - family orientated - living in family environment - extended social network among its fellow countrymen, - quite integrated in Dutch society	- living close the historical center of Oud Charlote - 2nd generation Moroccan - able to visit regularly the Community Center	- living at the south of Oud Charlote - Surinamese - visits regularly the communal playground at the middle of the Oud Charlote
IV. Anchored	- native Dutch - recently moved to assisted living - quite active as social	- live in the Westeinstein assisted living settlement, at the south-west side of the neighborhood	- live in the Albatros assisted living settlement, at the south-east side of the neighborhood
V. Dependents	- native Dutch - old, heavy health problems - living in a nursing home - limited mobility	- more mobile person, going for a short walk at the morning	- not able to move - obligated to stay all day at the Westeinstein nursing home

	Childhood	Adolescence	Young Adulthood	Middle Adulthood	Maturity
Human Development	Childhood	Adolescence	Unattached Adult	Family with young children	Family on later life
Family Life	Childhood	Adolescence	Unattached Adult	Family with young children	Family on later life
Age	0-11	12-18	19-40	40-60	60-∞
Development	- Biological - Psychological	- Biological - Psychological	- Psychological	- Biological	- Biological - Psychological
Needs / Changes	- growing physically, - learning, - finding a place within the family	- acquire the cognitive, social, and emotional skills and abilities required to navigate life. The experience of adolescence varies for every youth: culture, gender, and socioeconomic class are important influences on development.	- differentiates her or himself from parents, - develops peer relationships, - establishes a place in the world of work	Forming of a new unit and realigning the individual self to incorporate a significant other into the established arrangement of family and friends Tasks associated with this stage include adjusting to marriage, accommodating to children and parenting, and experiencing one's own parents as grandparents	Encompasses the fifth stage, where flexibility in parenting is required. Mid-life marriage, career, and concerns for the older generation are also present during this period This is a time when parents become a couple, when they deal with their relationships with their children, and when they may be required to face the illness, disability, and death of a spouse or parent

2. RESEARCH & CONCLUSION

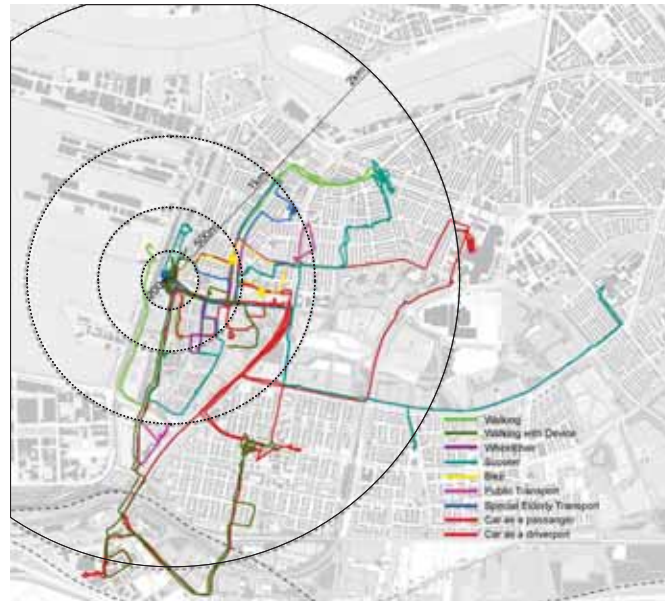
GPS routings & masterplan assumptions

From May 25 to 27 the research the research was executed in front of the Waelestein buildings (Oud Charlois, Schulppelein). Waelestein consist of a nursing home and a apartment building for independent senior living. In total 26 tracks (routing of a trip) were collected from 21 different participants (some participants made more then one trip).

Most conclusions from the GPS research support the assumptions and principles of the masterplan. From al the different tracks and answers it is clear that elderly are indeed not homogeneous. There is difference in mobility and preferences for (location of) activities. From the complains about the lack of shops in the direct environment can be concluded that indeed elderly want to be free in their choice and like to meet 'new' people in regular shops. The fact that Wielewaal is still important for some previous inhabitants, emphasis the important role of social network for elderly.

In the masterplan often elderly facilities (like the shelters) are combined with green areas. From the fact that almost all people chose to go to the park for walking and not to normal streets, this seems to be a good choice.

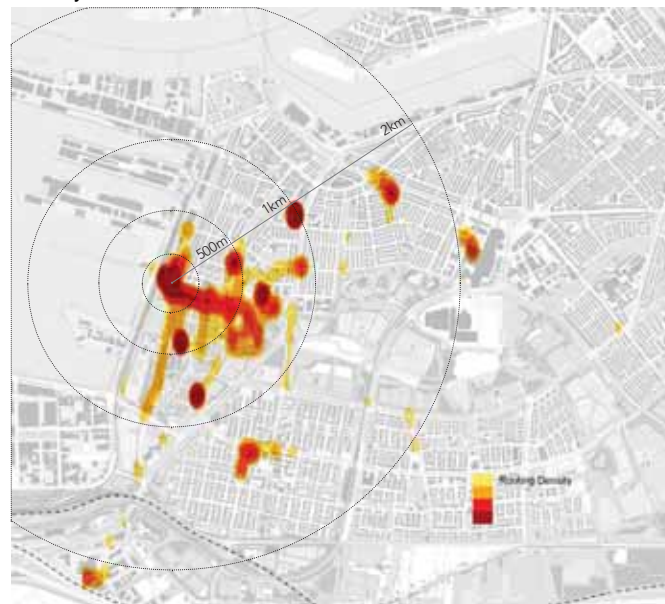
Most conflicting result is the use of facilities outside Oud Charlois. However this has a lot to do with the accessibility of facilities. In the analysis it was already signalized that this is a problem in existing situation and it will be improved. From Waelestein there is a direct connection to the core of the neighbourhood and with Wolphaertsbocht. Special attention must be paid to the accessibility of the bus itself. When the shuttle bus drives often, most probably elderly like to use it. It has the advantages of the neighbourhood bus but will be much more flexible. For support walking, a maximum distance for a resting place is 400 metres.



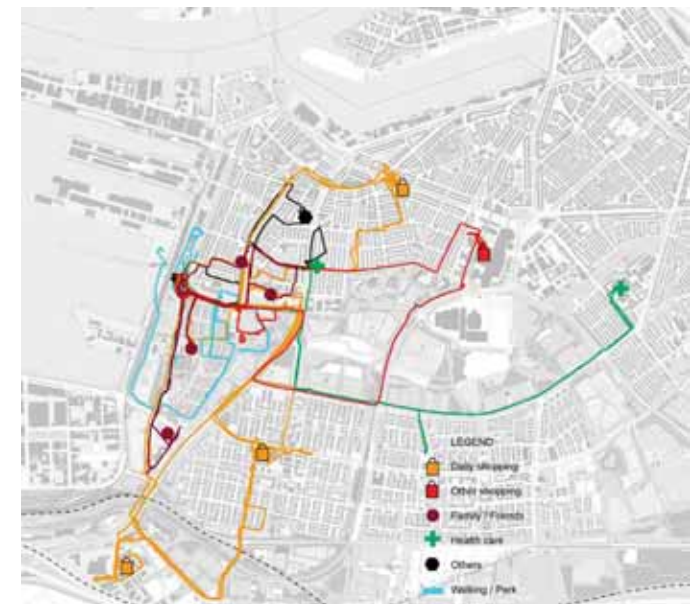
mobility



duration



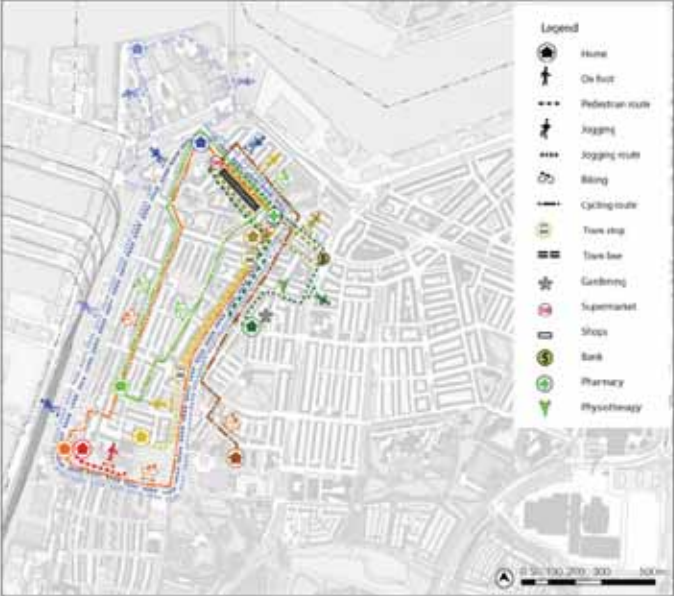
density



destination

Routing assumptions

Routing A. (9-12 am)



LifeStyle Schedule	Person A.	Person B.
I. Unrestrained	- going for jogging - shopping to the local super-market	- going for jogging - shopping to the local super-market
II. Dynamic Solitaires	- gardening - bank + shopping - visit to the physiotherapist	- bank + shopping - visit to the physiotherapist
III. Living Together	- going to the pharmacy, the bank and the shops, walk	- going to the pharmacy, the bank and the shops, by bus
IV. Anchored	- Shopping by bike	- Shopping by bike
V. Dependents	- Short walk around the nursing home	- no movement outside nursing home

Routing A. (12-3 pm)



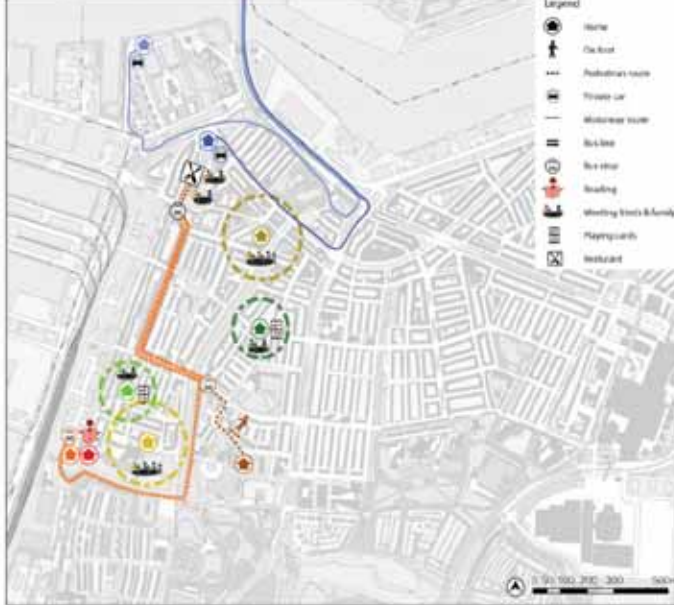
LifeStyle Schedule	Person A.	Person B.
I. Unrestrained	- taking a short nap	- taking a short nap
II. Dynamic Solitaires	- seeing the dentist	- seeing the dentist
III. Living Together	- Appointment to the hospital, going by bus	- Appointment to the hospital, going by bus
IV. Anchored	- Visit by their family doctor with in the assisted living building	- Visit by their family doctor with in the assisted living building
V. Dependents	- Socializing with their cohabitants	- Socializing with their cohabitants

Routing A. (3-6 pm)



LifeStyle Schedule	Person A.	Person B.
I. Unrestrained	- playin tennis, going by bike	- playin tennis, going by bike
II. Dynamic Solitaires	- gardening or short walk at the Zuidpark - taking its grand-child from the primary school - accompany it to the playground - waiting for it - accompany it the way home	- gardening or short walk at the Zuidpark - taking its grand-child from the primary school - accompany it to the playground - waiting for it - accompany it the way home
III. Living Together	- Participating at the recreational facilities of the Weststein nursing home	- Socializing with their neighbors
IV. Anchored	- Recreational facilities at the ground floor of their nursing home	- Recreational facilities at the ground floor of their nursing home
V. Dependents	- Recreational facilities at the ground floor of their nursing home	- Recreational facilities at the ground floor of their nursing home

Routing A. (3-6 pm)



LifeStyle Schedule	Person A.	Person B.
I. Unrestrained	- going to the city center by it private car for movie and an art exhibition	- going to the city center by it private car for movie and an art exhibition
II. Dynamic Solitaires	- playing cards with its partner and a friends from the around area at home	- playing cards with its partner and a friends from the around area at home
III. Living Together	- Dinner at a friendly house, for a celebration of a fete at their origin country	- Dinner at a friendly house, for a celebration of a fete at their origin country
IV. Anchored	- Dinner with their partner at the local restaurant, meeting their children	- Dinner with their partner at the local restaurant, meeting their children
V. Dependents	- Reading for some time before sleep	- Reading for some time before sleep

3. MASTERPLAN

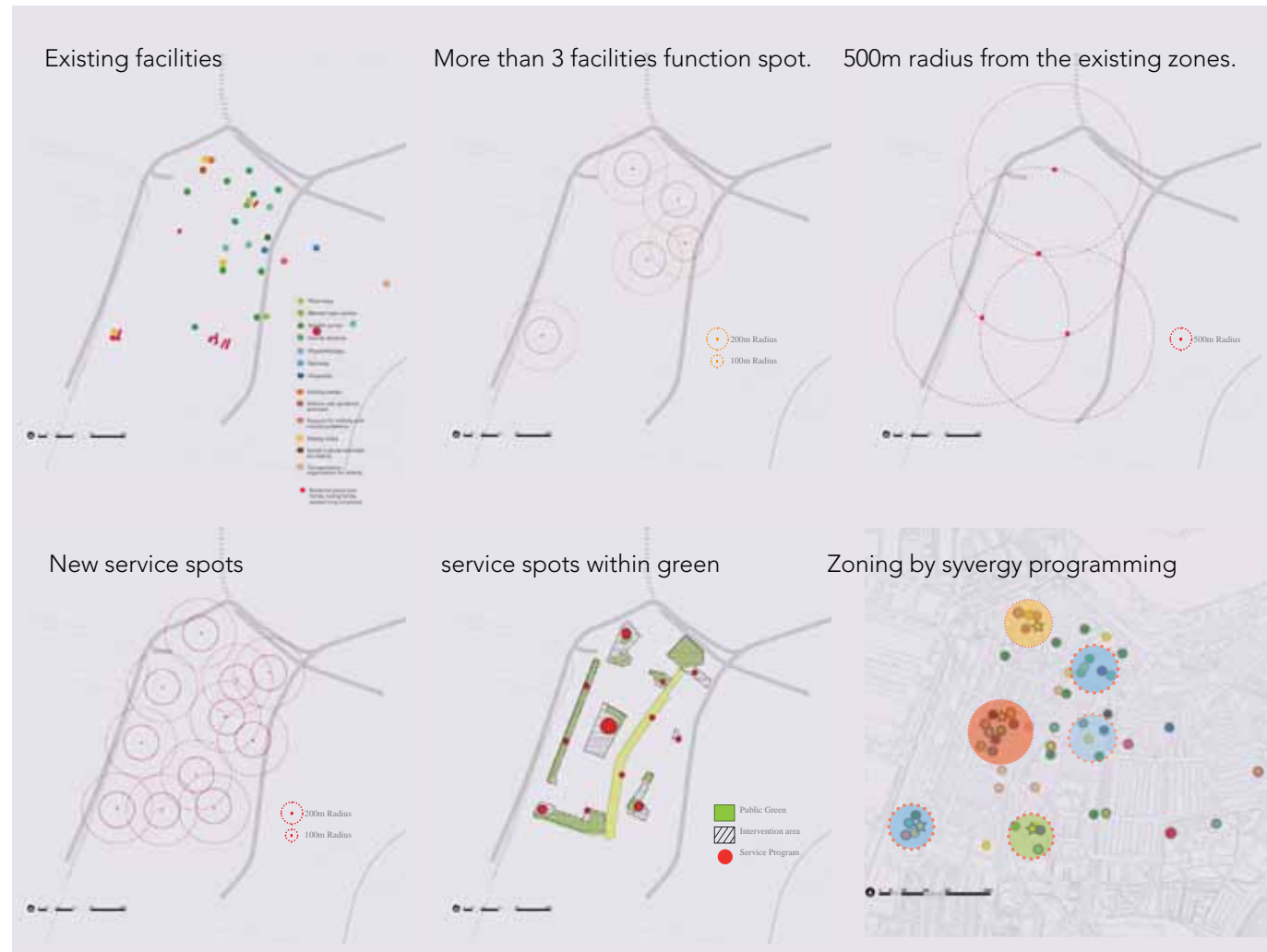
To embed assisted living concept in Oud Charlois, making synergy programming and sustainable social network were two of main issues. Providing new facilities are located near public spaces to function together and those interventions are connected each other by barrier free connections. By improving the connections, mono-functional public spaces which were isolated could reuse as multi-functional area related to assisted living area.

Important principles in goals and strategy are:

- to stimulate elderly to live independent
- to make elderly connect to the sustainable social network of the neighbourhood
- to regenerate the area environmentally and economically sustainable.

Together with this there is a big awareness that elderly are not homogeneous so that different lifestyles and preferences ask for different living environments and facilities.

Elderly facilities are located with public-green spaces and new facilities are not competitive existing facilities but complement to make synergy between new facilities and existing facilities. Barrier free connections will make social network improvement.





- Independent housing
- Cluster housing
- Assisted Building
- Assisted Care Living
- Pedestrian Route
- Public Green
- Connection
- Shuttle Bus line
- Shuttle Bus stop
- Existing Bus line
- Existing Bus stop
- New Bus line
- New Bus stop
- Tram line
- Existing Tram Station
- New Tram Station
- Basic Community Unit (Alarm, Shelter, Community spot)
- Commercial programme

3. MASTERPLAN

Layers

Elderly housing demands and supply

Type	Existing	Demolish	Re-use	Add extra	Total	Demand
A. Independent	>80	51	>30	300	>330	350
B. Assisted living, cluster	0		0	130	130	130
C. Assisted living, complex	143		143	30	173	170
D. Care home / nursing home	134	104	20	30	50	50
Total no.	357			390		700

Housing Typology

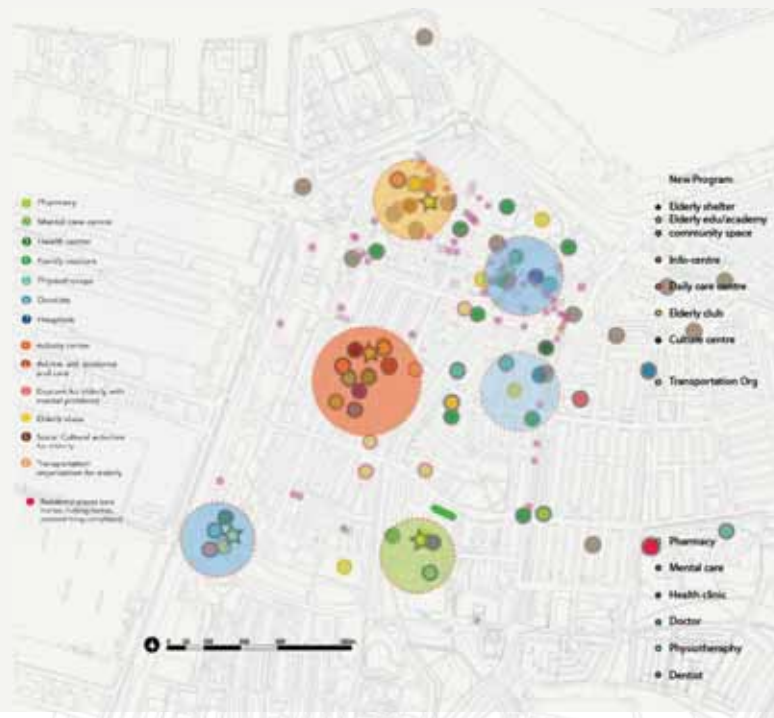
From analysis of future demands of assisted living, this site should provide number of new housings. The table upper is showing different type of assisted livings and new housing numbers

Service Facilities

By connecting and adding new facilities, 5 service points could be positioned near the existing facilities and one of new central-ized service points is made on the middle of area. Each of those zones has different role for the area, for instant health, culture, recreation etc

Public Transportation

There are missing links in the public transportation system so that bus lines added on the North part and the South part. By the new development master plan, one of the new tram stations planned on the middle of the site and new shuttle line planned to connect each of intervention areas. The shuttle bus would be used by elderly, children and public parking users



Street Network

Street networks were planned by concerning improvement of pedestrian networks. Two of recreational routes are located along the public linear parks and main pedestrian routes were defined. To improve the accessibility, pedestrian bridges were planned.



Green / Blue Network

By improving the pedestrian routes, public green spaces are well connected as well semi public green spaces. Those green connections are switching from large park in the South to the north park which is located out of dike.



Community Network

All of community spots are located on the green connection and each of spots would have different functions. Basically, the alarm system and shelters could be organized equally on these spot and exercise spot and meeting rooms would be provided for few spots.

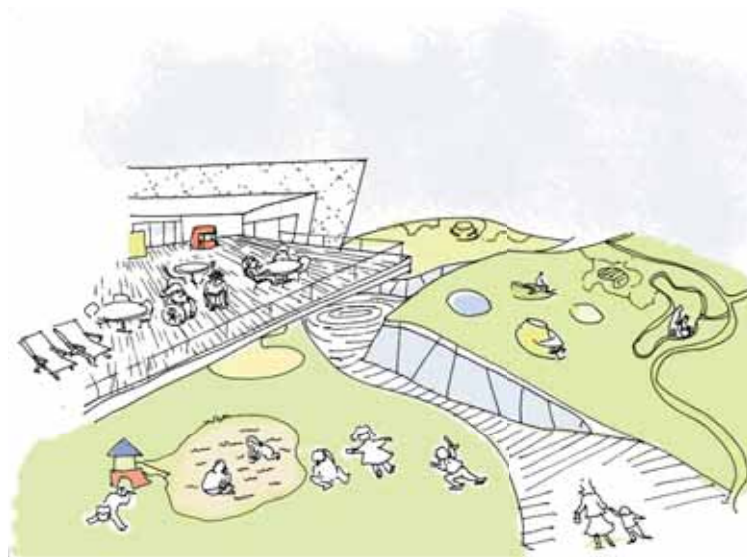


Assisted Living Core

clustered village in Oud Charlois_2009 Msc 2 Urbanism



AR0540/50/60 Urban Design 1, 2, 3
Fieldacademy Rotterdam studio 2009
Name : Hyeran.Lee _1535439
Project : Assisted Living Core



Relation between elderly living and public space.

to make social network stronger, elderly programmes used to combine to children space and neighbourhood community. To be developed as children friendly spaces, public park had to be improved together.

4. STRATEGIC PROJECT_Assisted Living Core

Assisted Living Core, the design project is located on the middle of Oud charlois. This project is one of the strategic projects from the masterplan which suggested by the group 'Elderly network and Barrier free connections'.

The Assisted living core planned to offer various of living environment within well connected social network.

The main goals of the masterplan were to stimulate elderly to live independent, to make elderly connect to the sustainable social network of the neighbourhood and to regenerate the area concerning environmental and economical sustainability issues. Together with this, different lifestyles and preferences ask for different living environments and facilities so that diversity in housing typology is provided and facilities were planned to be shared with other users (non-elderly) as well. This project has role for Oud charlois to provide assisted living centre so that the site has character as clustered elderly village as well compact service point

By considering elderly mobility problems, this site area was chosen for a centre of the existing facilities within 500m radius and the most important issue was providing missing programmes and number of elderly housings to cover up Oud Charlois for the future demands. For better service environment and efficiency of maintenance, diverse housing environments and various service will be proposed by this compact village. The location was fulfilled to be one of the 1 point service areas to connect dispersed housing and facilities within network because of it has good connections to the tram station, bus stop and shuttle bus stop even near to the identified main green axis. Improving pedestrian routes will connect this area to the other public green area as well different community spots.

This report is showing that how the assisted living area could be realized on this site suitably and flexibility. As well to plan sustainable village, economical, ecological and social aspect were concerned. Finally what would be achieved from this proposal will be generated.

5. PROJECT DEFINITION from research and masterplan

Many of elderly want to stay in a cherished home for as long so possible. The best option for the Assisted living is to make them stay longer and help at their own home. But all of facilities and services could not be supplied for all of independents because of limited space and budget. To propose Assisted Living area, providing central positioned service was main issue to connect dispersed facilities and housings within network.

“There is no place like home”.

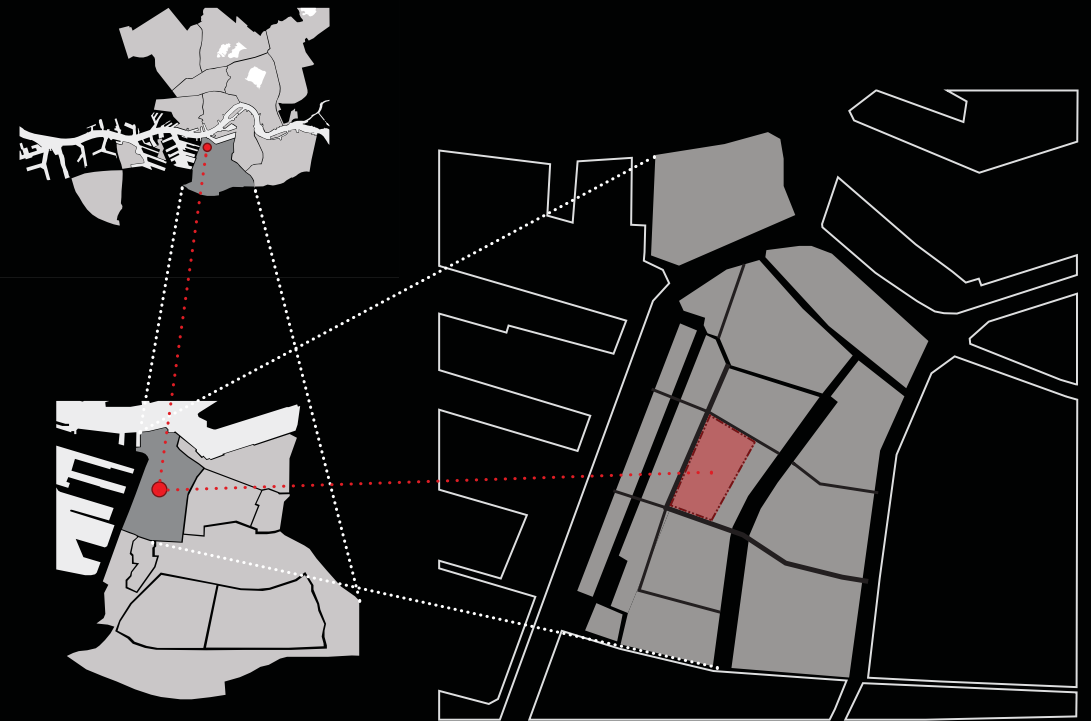
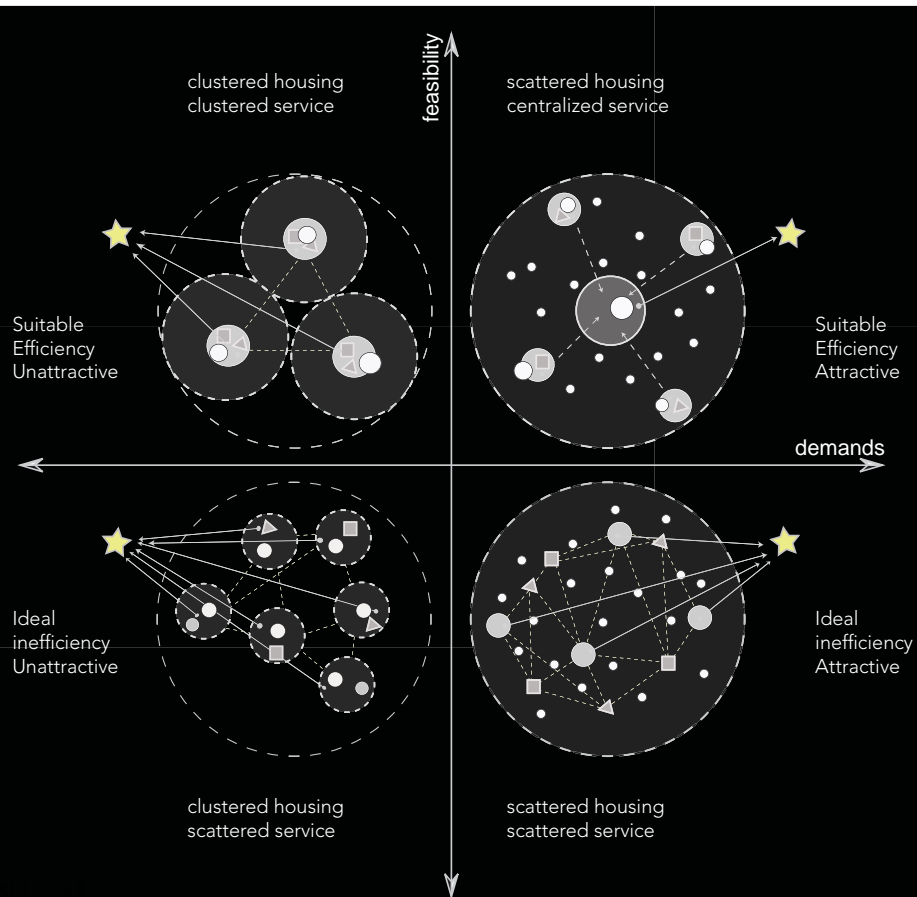
- Dorothy, The Wizard of OZ.

5.1_Scenario Plan for Assisted Living

Making assisted living environment not idealistic way but suitable scenario for better efficiency & maintaining concerning existing situation

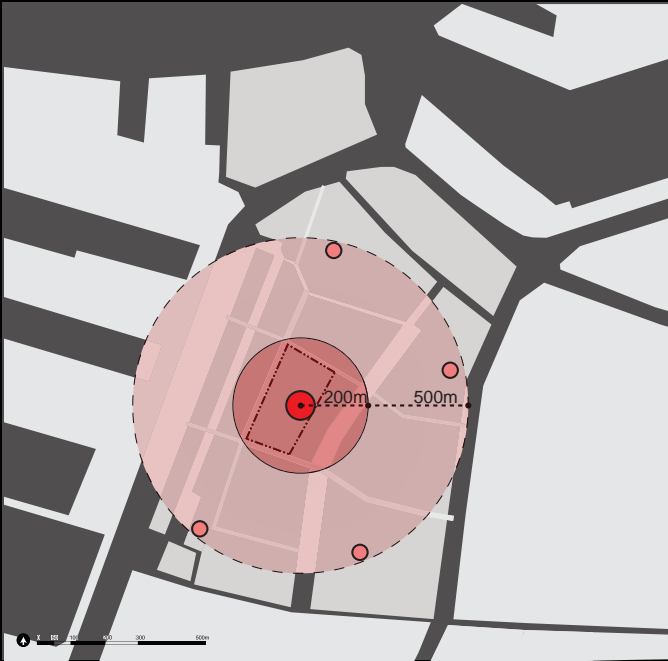
5.2_Location

Rotterdam south - Charlois - Oud Charlois - Central location of Oud Charlois



5.3_Role for Oud Charlois

Provide mixed facilities as a total service area on the middle within 500m radius from existing facility zones.



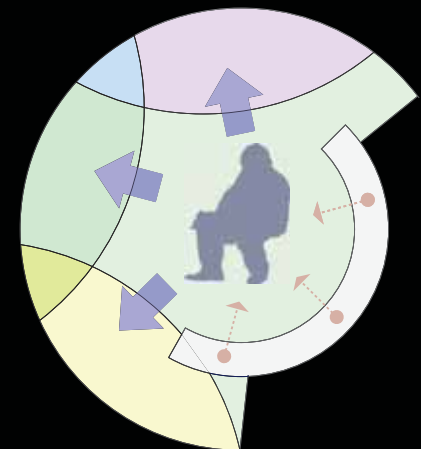
5.4_Open Space Positioning

Central position within linked green routings by improving pedestrian route on the masterplan



5.5_Role for the Elderly

Propose quality of living environment, Support and care to make them happy within social networks and maintain the networks



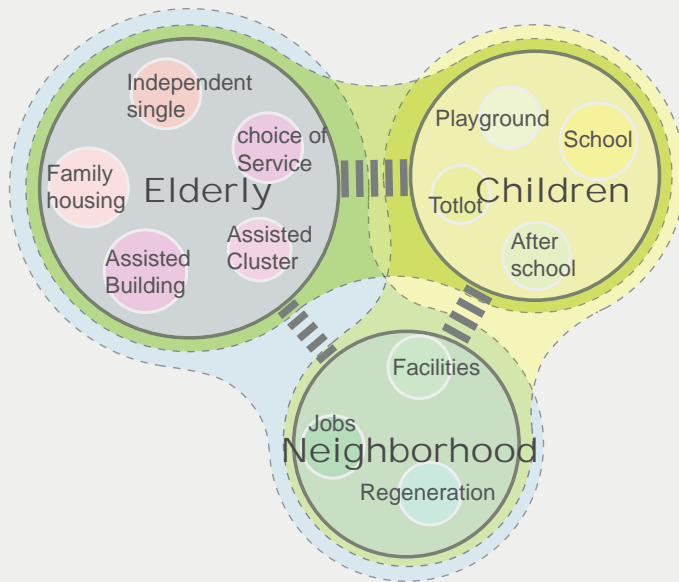
5. PROJECT DEFINITION from research and masterplan

5.6_Targets

Different type of elderly group, children and neighbors
Attract people from inside as well as outside of Oud Charlois

5.7_Sustainable Social Network

Various elderly housings, service types and facilities to accommodate different life styles and changing needs within social network
Enhance green accessibilities to make strong network.



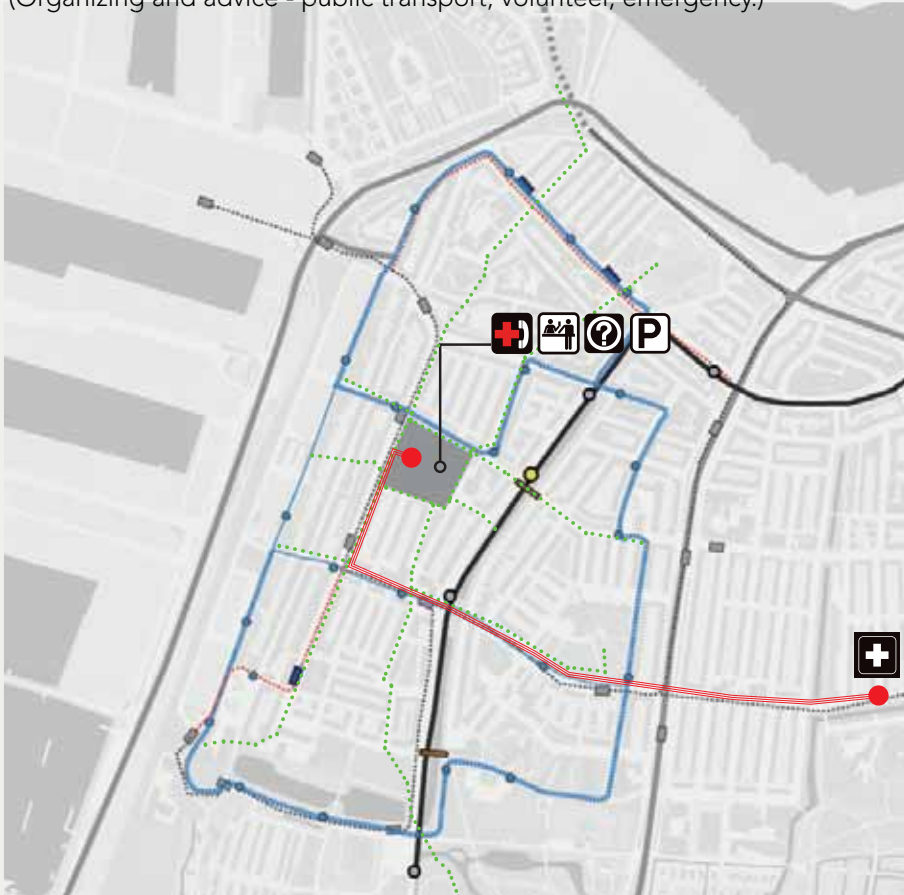
5.8_Synergy Programming

to vitalize the existing facilities - add new missing programmes
To make synergy and network between existing and new facilities -
characterized combination within programme relationship



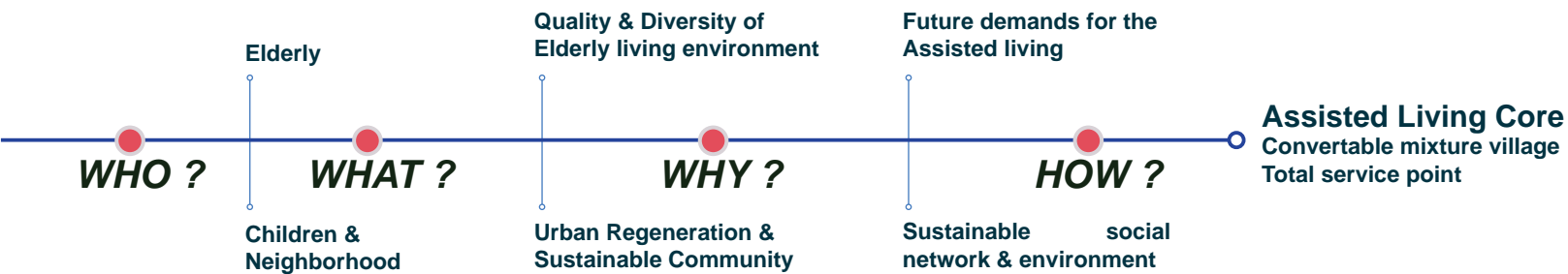
5.9_Paratransit Hub

To maintain their independency
- Define best routes to take to reach various destination
- Elderly information and transportation system
(Organizing and advice - public transport, volunteer, emergency.)



6. GOAL

The aim of this project is to make Assisted living Core in Oud Charlois for the elderly as well for the neighborhood. To make diverse elderly living environment for the future demands, urban regeneration problems should be considered together for sustainable social network. By concerning changing demands, the facilities and services will be provided with flexible and convertible options.



1. Propose diversity of living environments and facilities to integrate the elderly network to the local community
2. Stimulate a synergy programming that would combine the development of assisted living and urban regeneration of the neighbourhood
3. Link the public spaces to the elderly network, multi-functional public space for the children friendly space.
4. Sustainable development for the long term effectiveness

7. STRATEGY

Location strategy

New tram station
Main bus line
Good accessibility from main axis
Middle of the site area

Synergy Programming

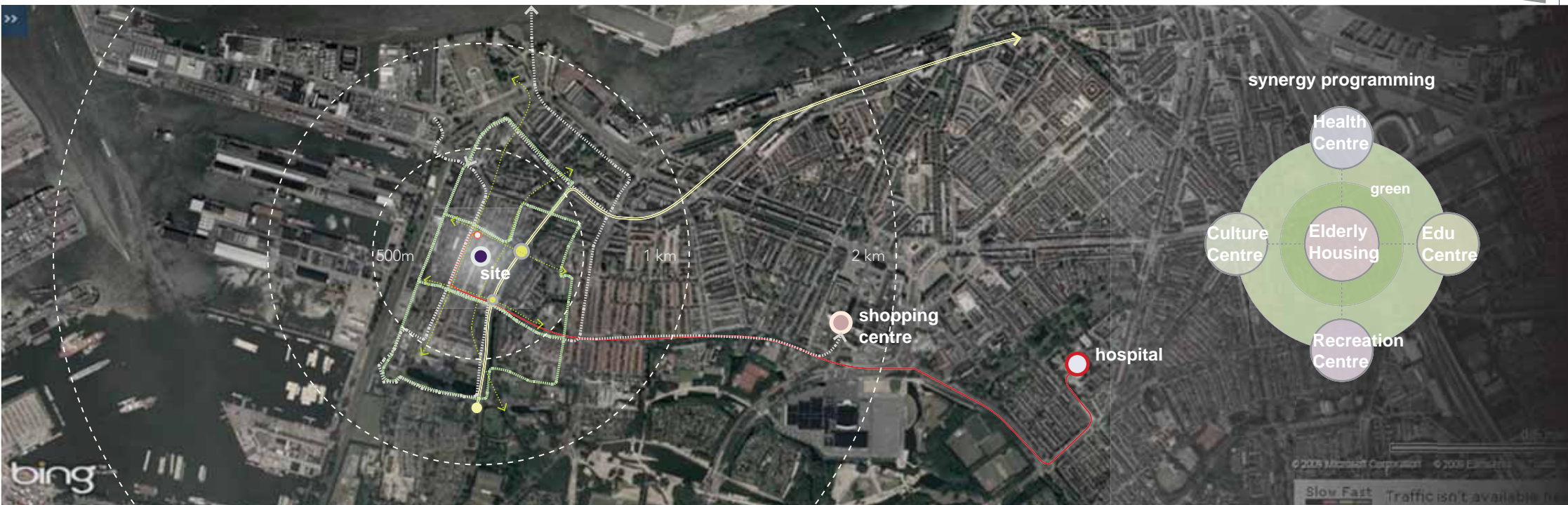
Elderly clustered village
Health centre
Culture and Edu centre
Recreation and refreshment centre

Sustainable Development

Sustainable social network
Maintaining quality of services_social issue
Flexible and convertible living choices_economical issue
Eco-park, green roof, rainwater reusing, atrium_energy saving and ecological issue

Green Connection

Improve access way for better accessibility
Design attractive and comfortable routings



8. CONTEXT_SITE

Negative Features to be overcome



Lack of space for children



Less using of public space & segregation of public park



Unattractive assisted building



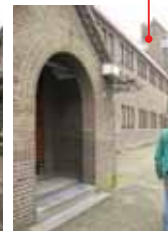
Assisted building on site_5F



Old building_need redevelopment



Enclosed playground



Bad quality of outdoor space_school 01

Bad quality of access way_school 02

8. CONTEXT_SITE

Positive Features to be exploited



Fountain next to the new bridge



Well grown trees



Identified main axis with tram line



Tram_public transportation



Elderly housing and community

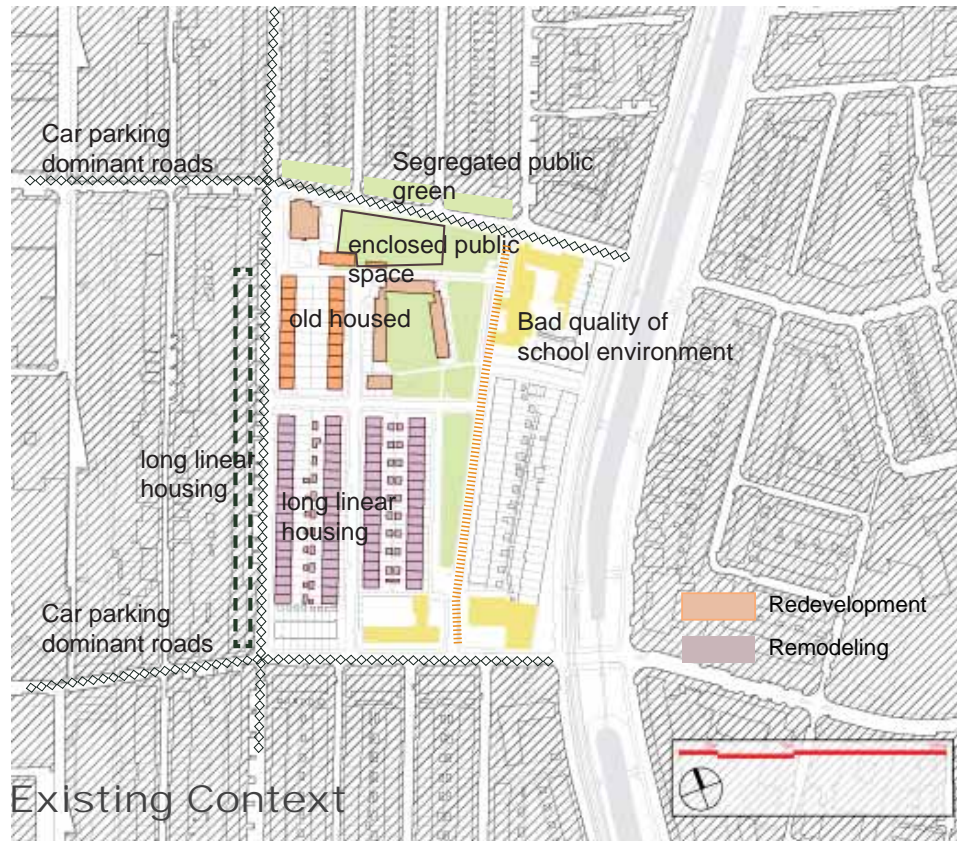


Routing for dog walks

8. CONTEXT_SITE

Problem statements on site

Car parking dominant roads,
Segregated public green and enclosed children space
Poor quality of school environment
Old housing and long linear housing as a spatial barrier



Strategy

Open for the elderly, children and neighbourhood
Improve access ways



9. DESIGN

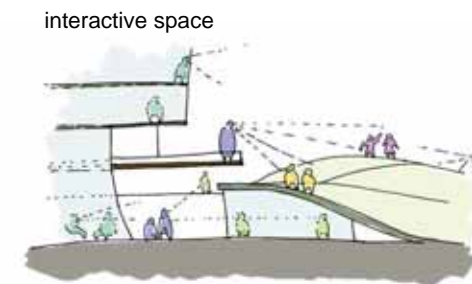
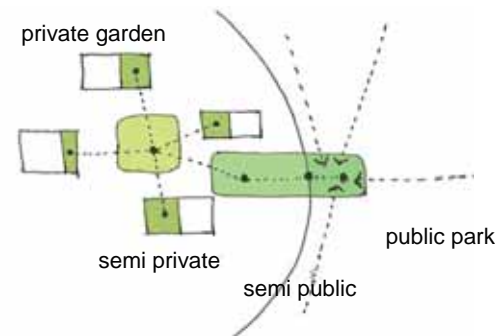
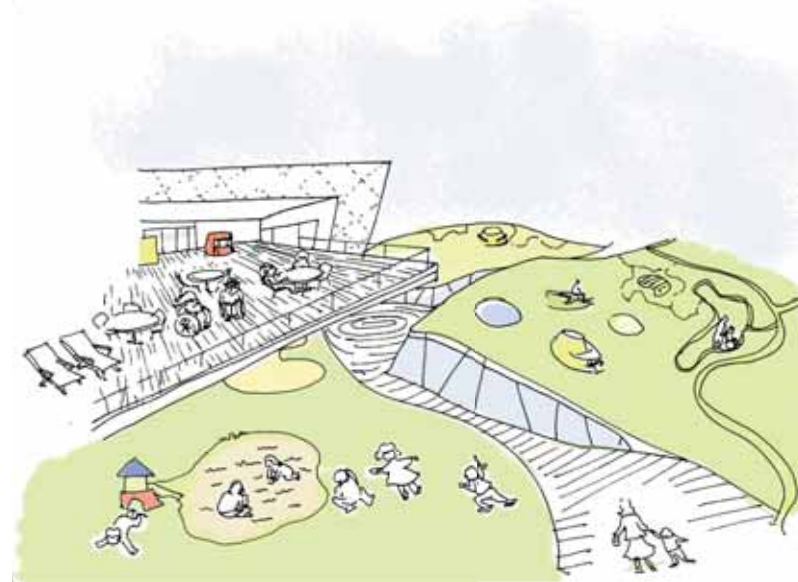
Concept

Propose diversity of living together with total service facilities

Link the public spaces to the elderly network,

Multi-functional public space for the children friendly space.

Main design issue is how to maintain the size of existing public green space and improve it with new development so that the green flow is intersected between private space and public space. By programming on that, the park could be multi functional and then it will make strong network.



9. DESIGN

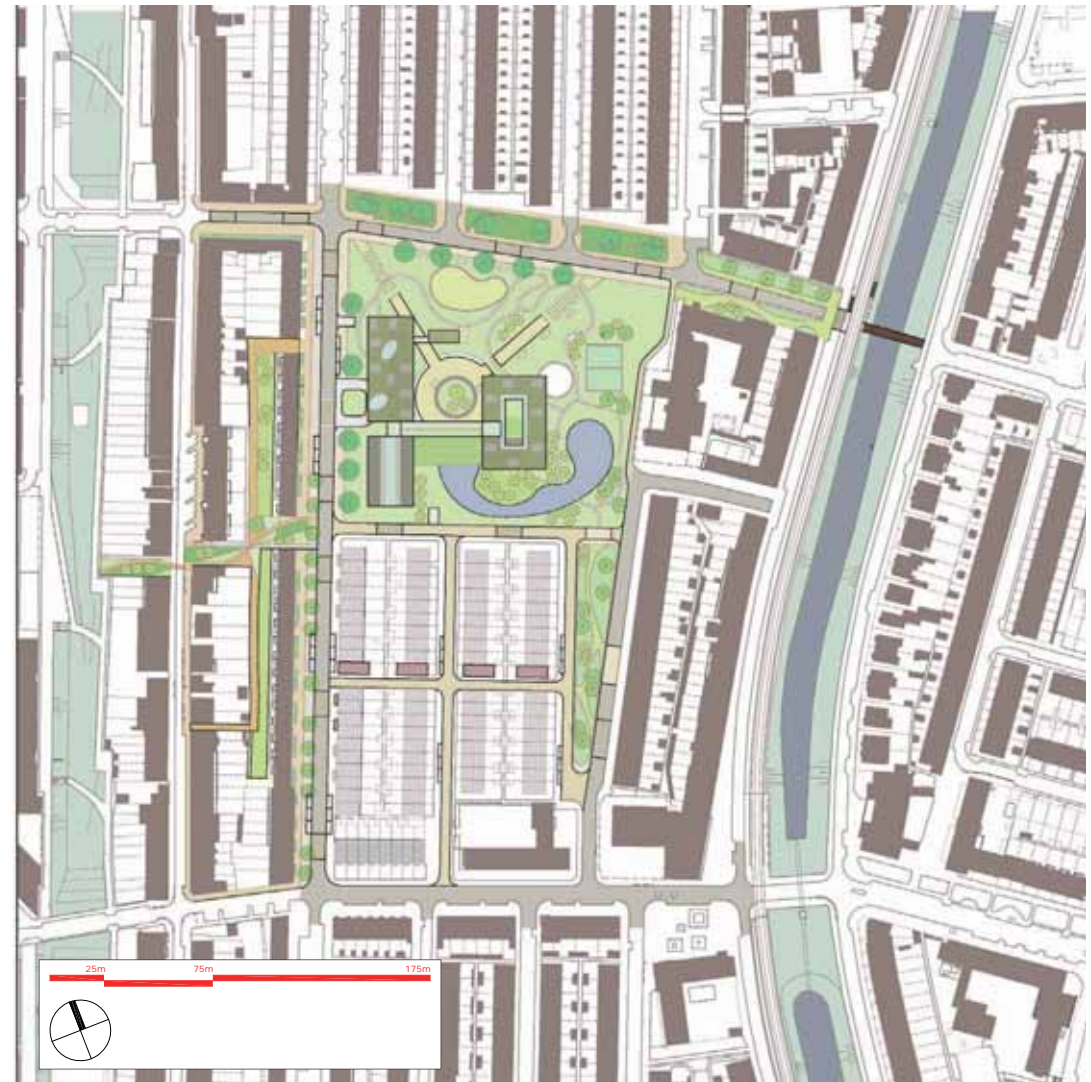
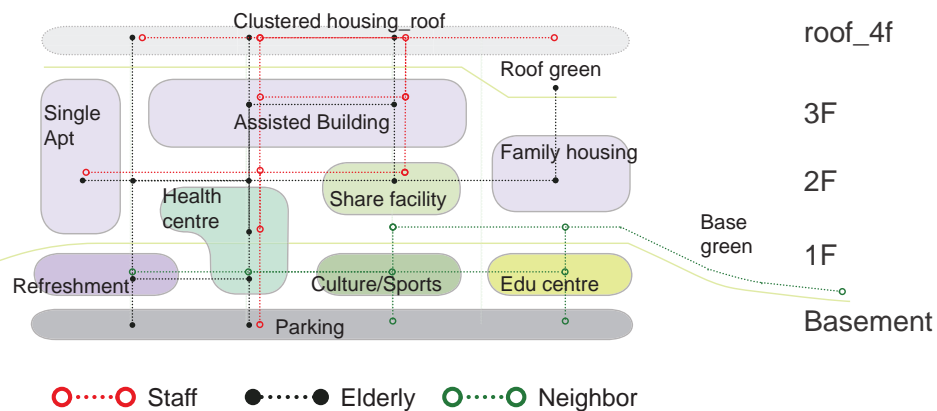
Situation Plan

The Assisted living core is planned to offer various of living environment within well connected social network. From the Masterplan on this location, 20 independent housings, 30 assisted building types, 30 clustered types and 20 dependent housings should be provided.

Different lifestyles and preferences ask for different living environments and facilities so that diversity in housing typology and facilities planned to be shared with other users (non-elderly) as well.

This project has role for Oud charlois to provide assisted living centre so that the site has character as clustered elderly village as well compact service point

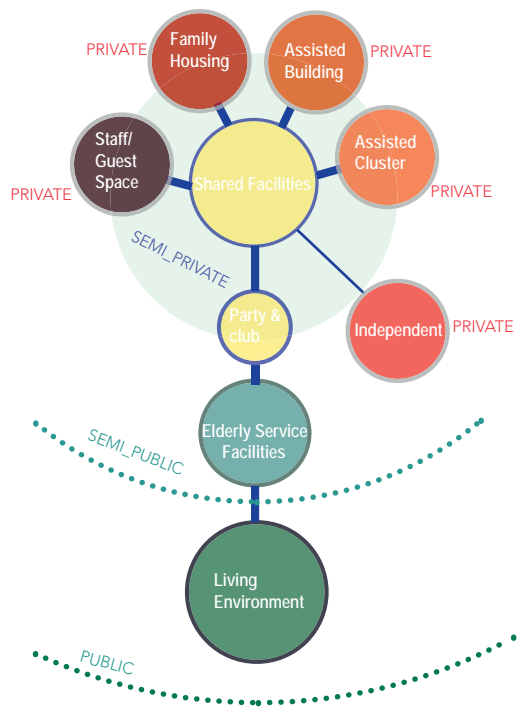
Section Diagram_circulation



9. DESIGN

Service Facilities

Different lifestyles and preferences ask for a diversity of living environments and facilities.



Private Home Evironment	Semi-Private Shared Facilities	Semi-Public Elderly Service Point	Public Living Environment
<div>Independent Single</div>	<div>Party Hall (Birthday, Family party) Elderly Club Rooms</div>	<div>Health Centre<ul style="list-style-type: none">- Dentist- Medical Advice /Clinic- Pharmacy- Physiotherapy- Hydrogymnastic</div> <div>Culture Centre<ul style="list-style-type: none">- Elderly Advice, Aid Centre (Mobility, Housing, Service)- Multi-Hall (Music, Convention...)- Library- Faith Room- Community&Seminar Room- Art & Hobby Room- Garaoke- Internet Room- Snooker, Ping-pong...- AV Room</div> <div>Edu/ Academy<ul style="list-style-type: none">- Elderly academy- After school- Playground- Children Day Care</div>	<div>Fitness & Sports Centre<ul style="list-style-type: none">- Aerobic/Yoga- Rocket ball- Squash- Golf training- Swimming pool</div> <div>Refreshment/Recreation<ul style="list-style-type: none">- Spa & Sauna- Beauty Care Centre- Shop (Sports, Beauty, Daily)- Convenience Store- Restaurant & snack bar- Coffee House- Bookstore</div>
<div>Assisted Cluster</div>	<div>Dining Room Living Room Family Room Activity Kitchen</div>		
<div>Assisted Building</div>	<div>Lobby</div>		
<div>Family housing & Guest house</div>	<div>Mail Resident Laundry</div>		
<div>Staff Space Kitchen,Storage,Office Reception,Retreat, Laundry,Observation, Assisted Bath</div>	<div>Restrooms Storage Porch</div>		
<div>Indoor Outdoor</div>	<div>Indoor Outdoor</div>	<div>Indoor Outdoor</div>	<div>Indoor Outdoor</div>
<div>Balcony, Terrace Garden</div>	<div>Garden (Vegetable&Flower) Sun Room Deck</div>	<div>Playground Jogging Track Exercise Track Garden</div>	<div>Gate ball & Park golf Outdoor spa Park and Shelter Water Space</div>

9. DESIGN

Paratransit System_Parking and roads

From the masterplan, public transportation system and street network will be improved and this site will offer public parking space for better routes and access ways. As a paratransit hub, elderly transport organization centre will inform and advice elderly to move around within barrier free connections

Transportation considerations

1. to maintain their independence
2. the best routes to take to reach various destinations

Public transportation

Bus, tram (fixed route Service)

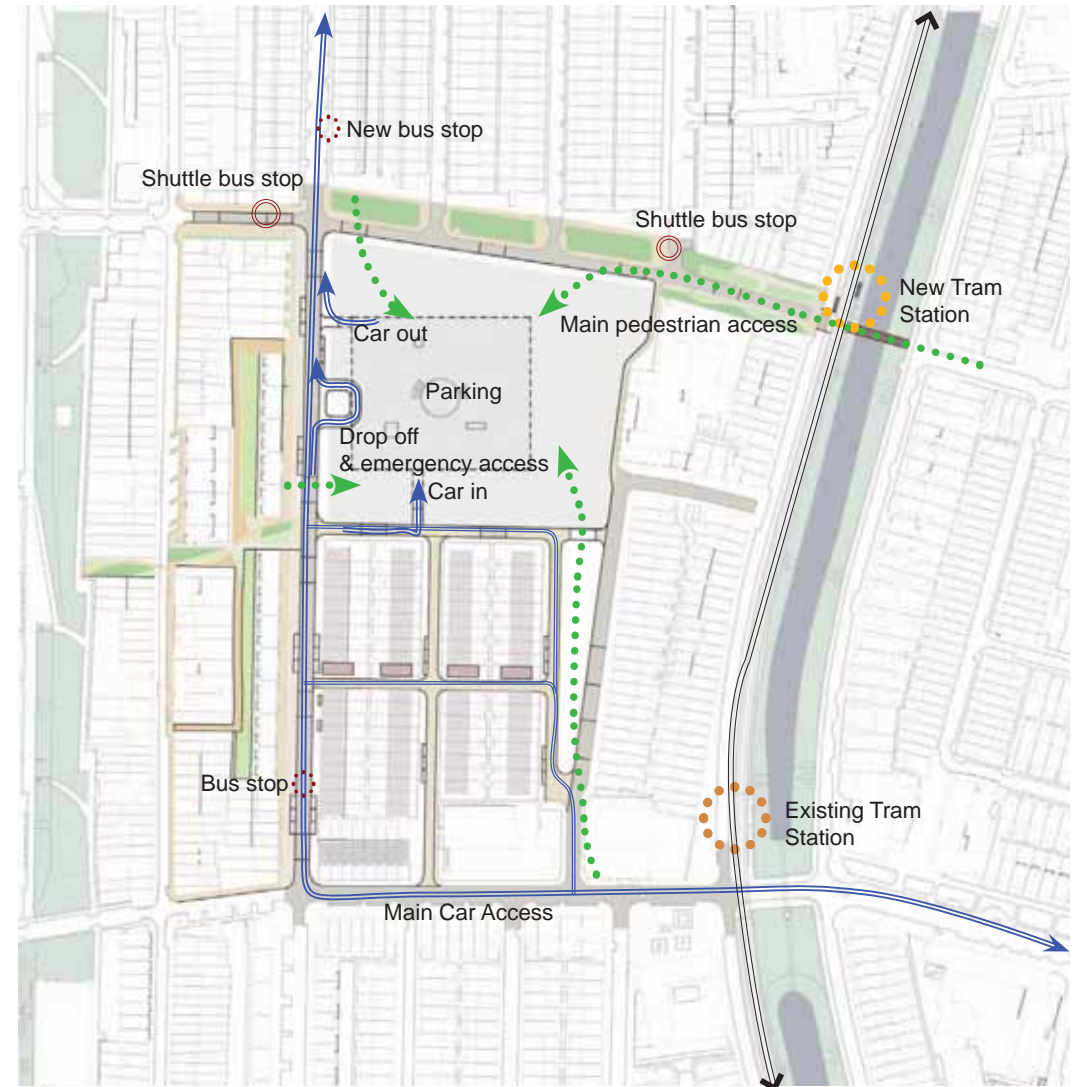
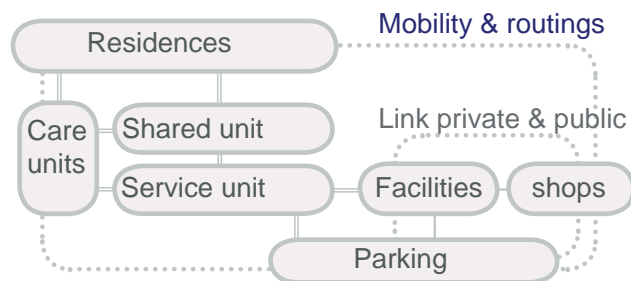
Para-transit Service

Shuttle bus (flexible route and stop available)

taxi, car, sharing car, volunteer driver, van (flexible route)

curb-to-curb, door-to-door, door-through-door (Escort)

Shopping, doctors, recreation, one way, round trip, multi-shop





9. DESIGN

Open space plan

Main design issue is how to maintain the size of existing public green space and improve it with new development so that the green flow is intersected between private space and public space. By programming on that, the park could be multi functional and then it will make strong network.



9. DESIGN

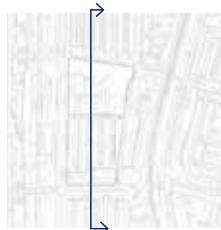
Housing typology & Lifestyle

To promote the development of assisted living in Oud Charlois in order to cover the future demands, package of living environment was proposed with wide range of in home support services. Diversity of elderly housing typology will accommodate changing need and demands by convertible and flexible choices.

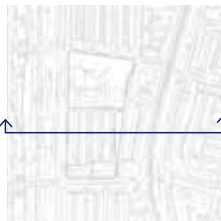
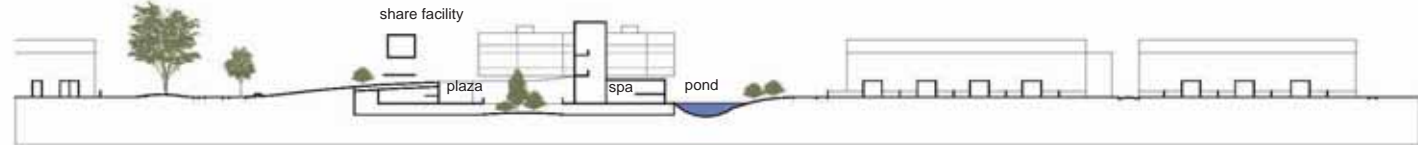


9. DESIGN

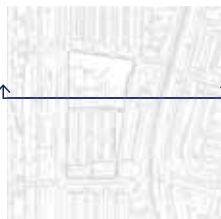
Sections_living environment



section 01



section 02



section 03

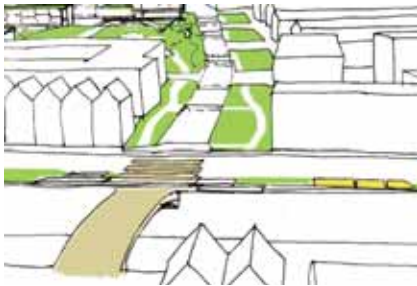


9. DESIGN

Accessibility and Routing

Improve access way for better accessibility
Design attractive and comfortable routings

Main Access from new Tram station



Perspective _ Access view

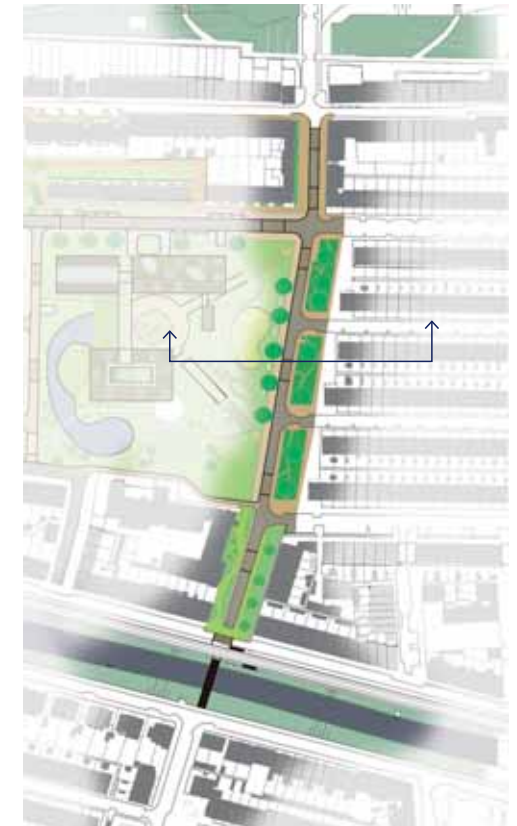
Before



After



pedestrian car road
public green space building



9. DESIGN

Accessibility and Routing

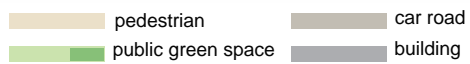
New Access to the public green space



Before



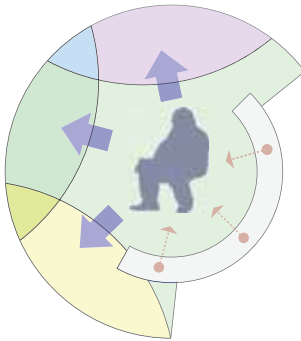
After



9. DESIGN_ Sustainable Development

Maintaining quality of services_ for the sustainable social network

support personal development and care to make them happy within social networks



Maintaining Services

1. Changing needs & Preference

Convertible & flexible housing design
Choice of diverse living service

2. Service quality 24 supervision, assistance activities, health service...

Compact & Centralized Service for efficiency
with Staff environment

3. Community & Social life

Improvement system by community
family, elderly, staff, community

4. Personal development

After school, Children day care, Health,
Fitness, Beauty, Refreshment...

9. DESIGN_ Sustainable Development

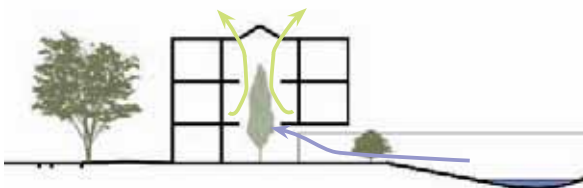
Flexible and convertable living choices_economical issue



9. DESIGN_ Sustainable Development

Eco-park, green roof, rainwater reusing, atrium_energy saving and ecological issue

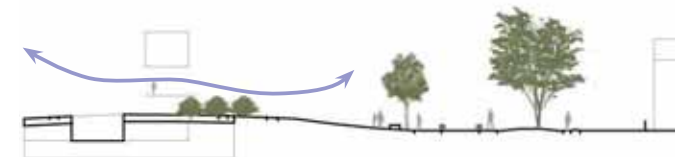
Independent & board house
Atrium



Clustered housing
Roof garden



Garden deck
community house
Natural ventilation



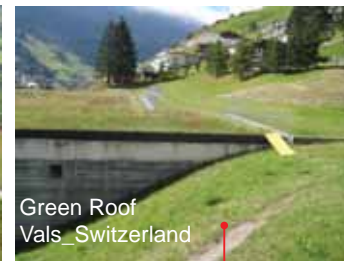
Rainwater reusing
IBA_Germany



Rainwater reusing
IBA_Germany



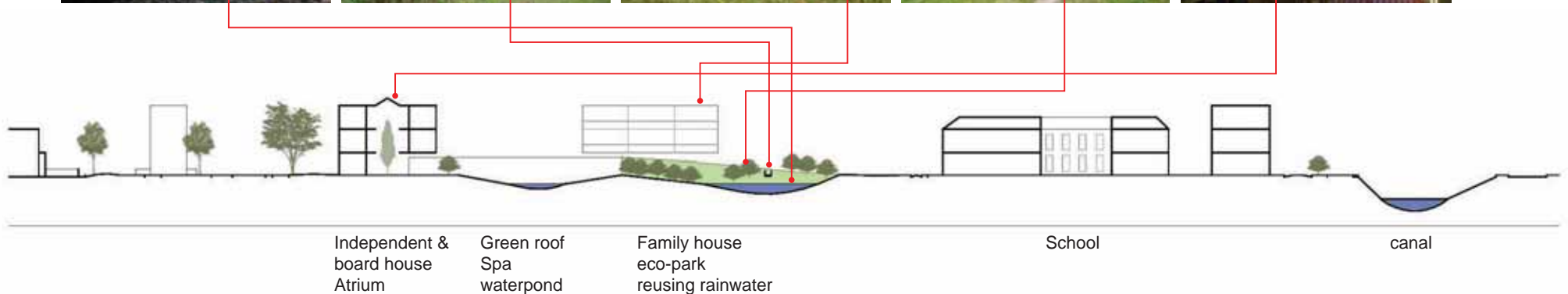
Green Roof
Vals_Switzerland



Green Roof
Vals_Switzerland



Atrium
Cell solar



Independent &
board house
Atrium

Green roof
Spa
waterpond

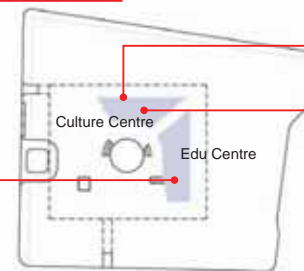
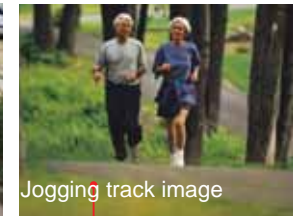
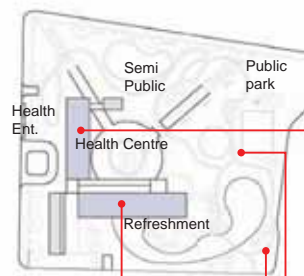
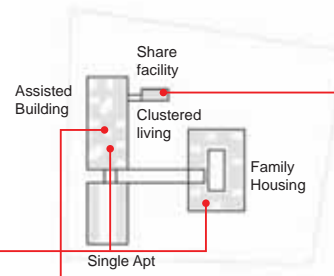
Family house
eco-park
reusing rainwater

School

canal

10. REFERENCES

Housing, Shared facility,
Health, culture and sports, edu facility,
Recreation and refreshment facility



11. EVALUATION

Problems and achievement



11. EVALUATION

Reflection GPS research to Masterplan

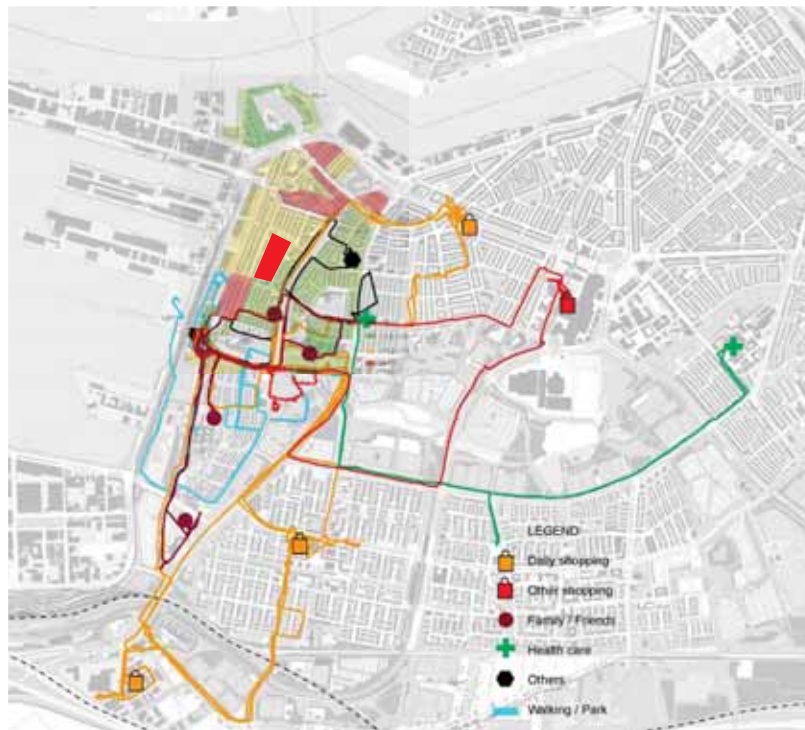
Most conclusions from the GPS research support the assumptions and principles of the masterplan. From all the different tracks and answers it is clear that elderly are indeed not homogeneous. There is difference in mobility and preferences for (location of) activities. From the complains about the lack of shops in the direct environment can be concluded that indeed elderly want to be free in their choice and like to meet 'new' people in regular shops.

The fact that Wielewaal is still important for some previous inhabitants, emphasis the important role of social network for elderly.

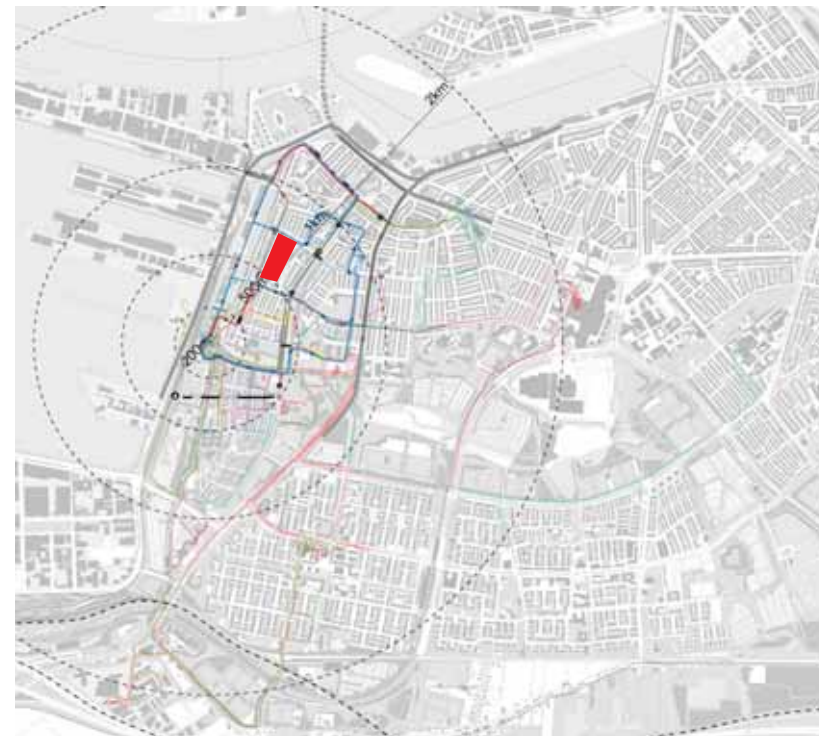
In the masterplan often elderly facilities (like the shelters) are combined with green areas. From the fact that almost all people chose to go to the park for walking and not to normal streets, this seems to be a good choice.

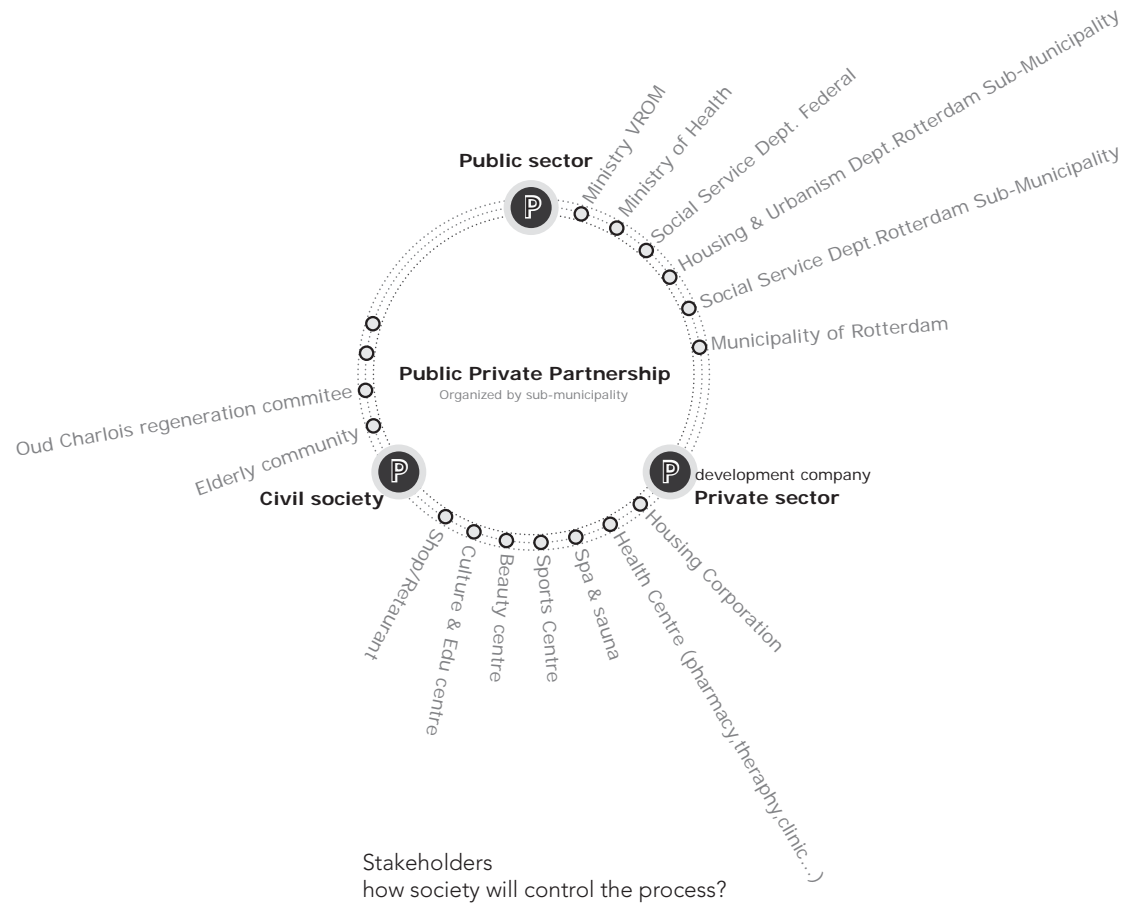
Most conflicting result is the use of facilities outside Oud Charlois. However this has a lot to do with the accessibility of facilities. In the analysis it was already signalised that this is a problem in existing situation and it will be improved. From Waelestein there is a direct connection to the core of the neighbourhood and with Wolphaertsbocht. Special attention must be paid to the accessibility of the bus itself. When the shuttle bus drives often, most probably elderly like to use it. It has the advantages of the neighbourhood bus but will be much more flexible. For support walking, a maximum distance for a resting place is 400 metres.

Violence map with destination map



Public transportation(masterplan) system with mobility map





12. CONCLUSION

This project was conducted belong to the strategic process. It is started from analyzing and researching the area on local scale as well on neighborhood scale to embed new development which named 'Assisted Living core'. From the general goals and strategy of Masterplan, the project area has role for the oud charlois and the position of the project were defined in detail on the project level.

The new development planned with regeneration issues and by the scenario plan, assisted living core will be the centre positioned service village as well diverse living environment will accommodate changing demands and various needs. For the long term effectiveness, sustainable development considered for the strategy of project within social, economical and ecological aspects.

There is no reference like this clustered village(combining service and housing together) in the Netherlands so that it has risk to be developed by public sector. To be realize, public-private partnership is needed and compare to existing elderly housing (used to develop housing corporation) the scale of development will be wider and more complex.

This project will be one of the options for the assisted living area. It is planned to be suitable for Oud charlois but the logic for organizing facilities and making sustainable social network could be experiment for the other locations.



