

## Urban design

Assisted living and mobility -- project: hybrid living unit

Course: Urban Design

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# Master Plan



master plan



blue structure



green structure



service distribution



street net



community net



public transportation system



housing distribution

## Master Plan and strategy:

In our formal group work, the method to doing the research of the site is including two aspects. The first aspect is to find the emergent problem of the site. And the other aspect is to find the opportunities and problems for the assisted living. We intend to make good use of the existing opportunities and the projects for assisted living to give this area new blood for regeneration.

We made transformation plan for this site to provide enough assisted living houses, healthcare and culture service facilities, public transportation, communication space for elderly people according to the changed demands of the elderly people these days.

## Life style of the target group



## Project Location



## Historic Blocks

### Housing:

ideal housing type:

historiet building in the city centre + cozy house in a cluster

part of a small community

family:



single / with partner



with children / with children + with grand children

health condition:



stable health condition

### Activity:

will for sports:



short biking



short walking



gardening



watching / reading

communication:



willing to communication

### Mobility:

mobility:

traval midium distance



by foot



by bike



by tram / bus / shutter bus



by car

In the elderly living structure, the patterns are including integrated service cores and integrated elderly living units.

This project is an elderly living unit. According to the synergy analysis, the north part of Oud-Charlois is suitable for independent living. For the independent elderly people, we categorized them into different groups by life styles. For this project, I choose the group called “anchored” which have a special like of living in the historic buildings near city centre.

In the north part of Oud-chalois near the church, there two blocks are clusters of old / historic buildings. So the precise design site is the two blocks. And the target group is the so-called “anchored group”.

The working method is to compare the characters of other aspects of the life styles of the target group to the existing physical quality of the site, to find the shortage and the opportunities. The design goal is to provide suitable houses and semi-public places for the target group.



## Context - Routing



- medical care centre
- mental care centre
- physical health care centre
- main health care service area

Routes for health care



- super market
- shops
- coffee / bars

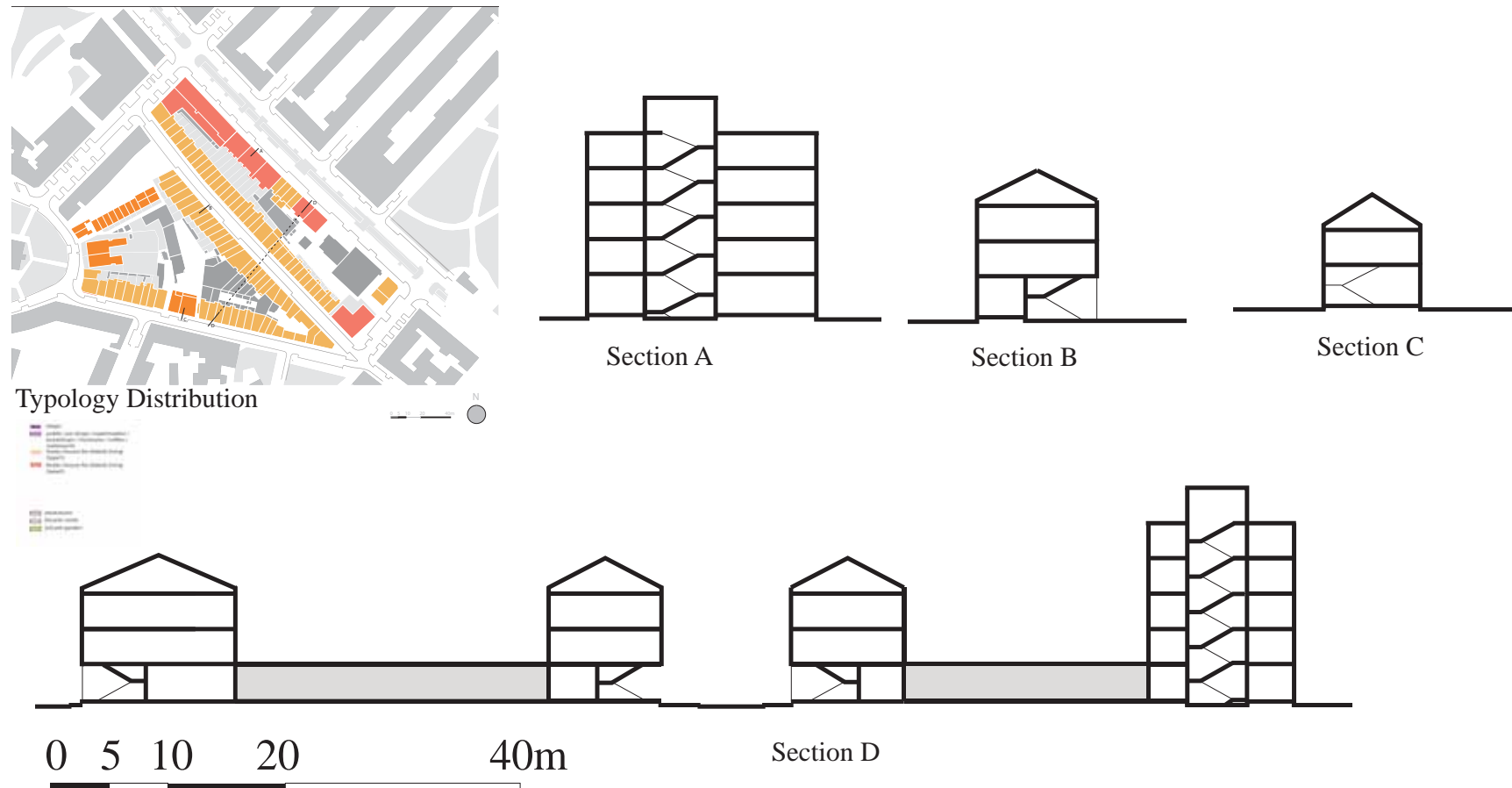
Routes for daily shopping



Routes for recreation

According to the whole strategy, I made an assumption of the circuits of the target group. The routes are including going for health care, going for daily shopping, and going for recreation or other activities.

# Problem Statement - Housing Typology



In the two blocks, there are three types of buildings. The first type is row house which is more than three floors and there are several houses share one stair room in a building unit. The second one is the building which has four houses in it and each floor has two houses. Also, the houses in the ground floor have their own entrance directly facing the street. The third type is the typical town house which is only one house in the two or three floor building. According to the different typology of the houses I will give three different kinds of interventions to provide more houses for the target group.

Also, in the neighborhoods, there are several flat buildings with luxurious indoor spaces. That is a good opportunity for provide indoor public place for the residents here.

# Problem Statement - Public Space



Residents are eager to communicate to each other but no semi-public space for them.



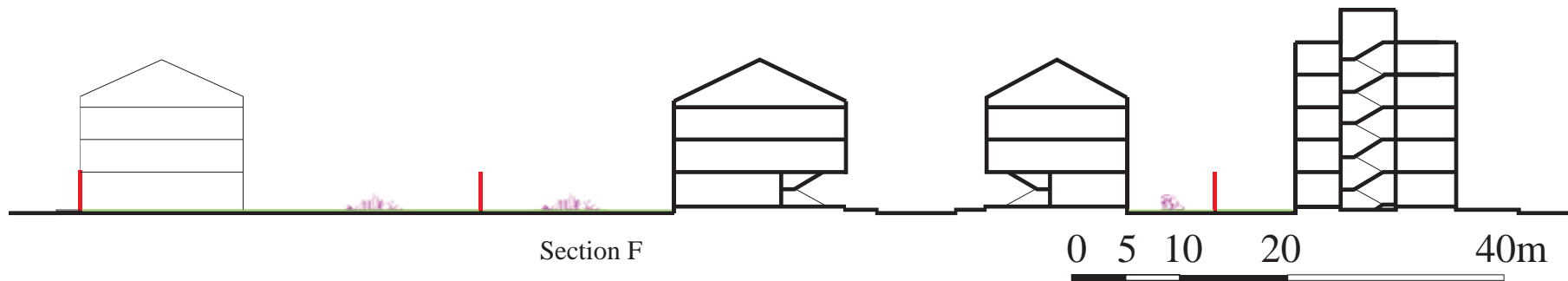
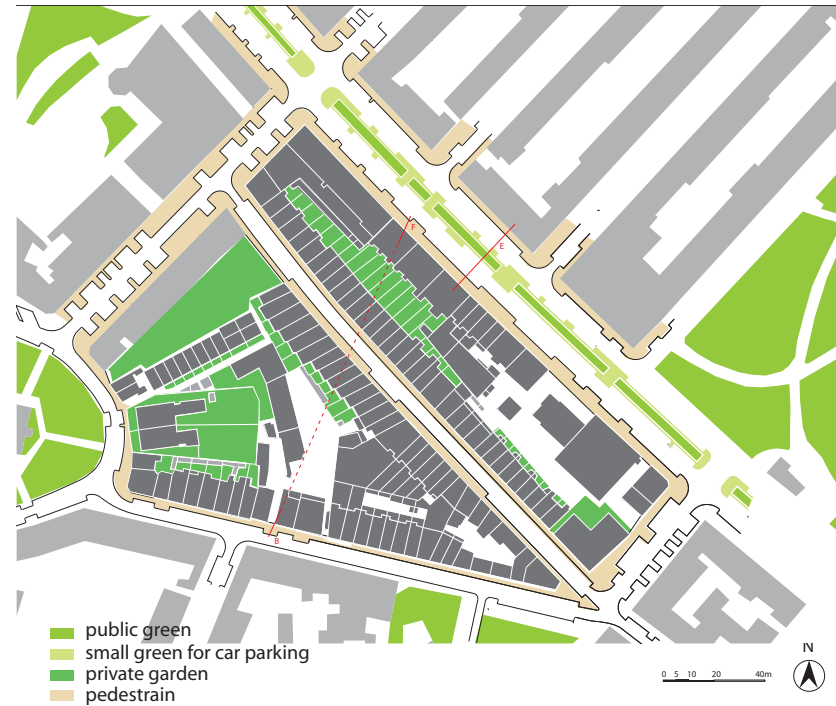
Residents like gardening but there are only small balconies for them.



The outdoor space is sharply divided into pure public space and private space.



The shopping street is dominant by cars and not friendly to elderly people.



Judging the quality of the public space there according to the life style of the target group, there is a lacking of great shortage of gardening place near the houses, especially for the upper floor houses. The houses on the upper floor always have very small or no balconies. Also, the out-door space is sharply divided into private and public space by walls and doors. The third problem is that the residents there are willing to communicate to each other but there is no semi-public place for them. And then because of the residents seldom go to stay or have a fun on the streets around the neighborhood, the street is always unsafe.

The shopping street always have market which is a good opportunity to provide vitality public palce. But it is dominant by car and lack of greenery.



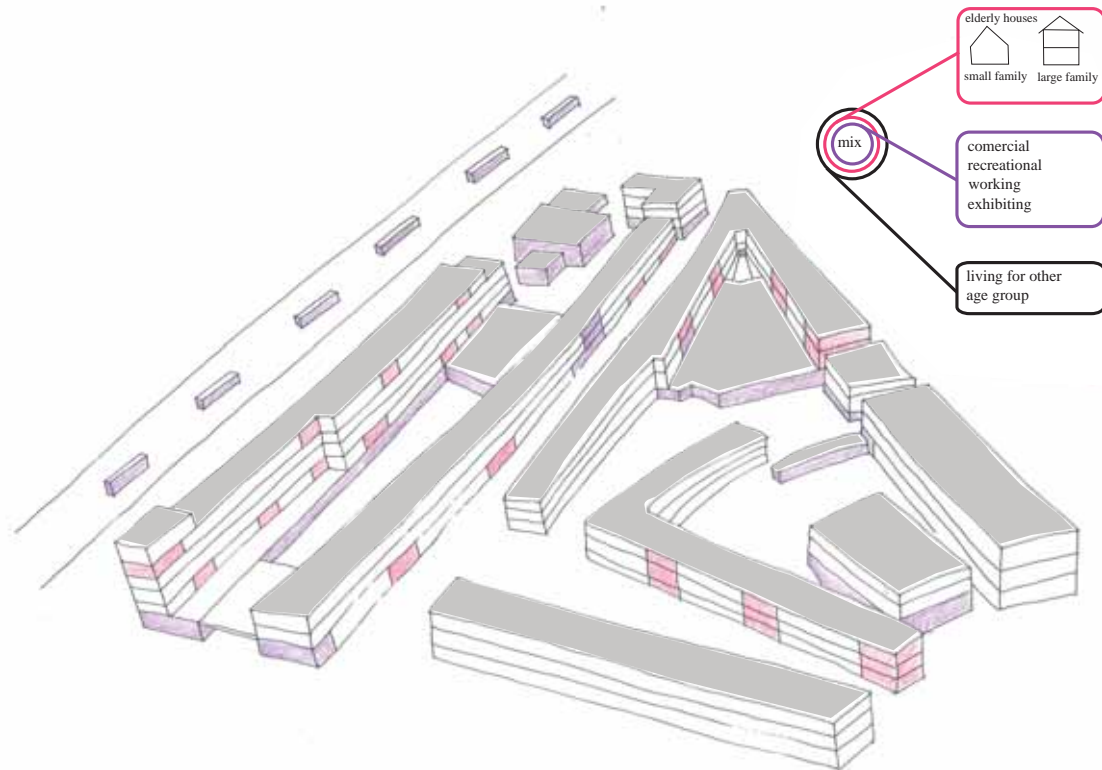
For the first type of the houses, I propose to adding elevator and corridor at the upper floor.



For the second type of the houses, I propose to change the ground floor to elderly living house.



For the third type of the houses, I propose to provide the multiple store houses to the elderly people who has a big family to live with.



social sustainability + economic sustainability

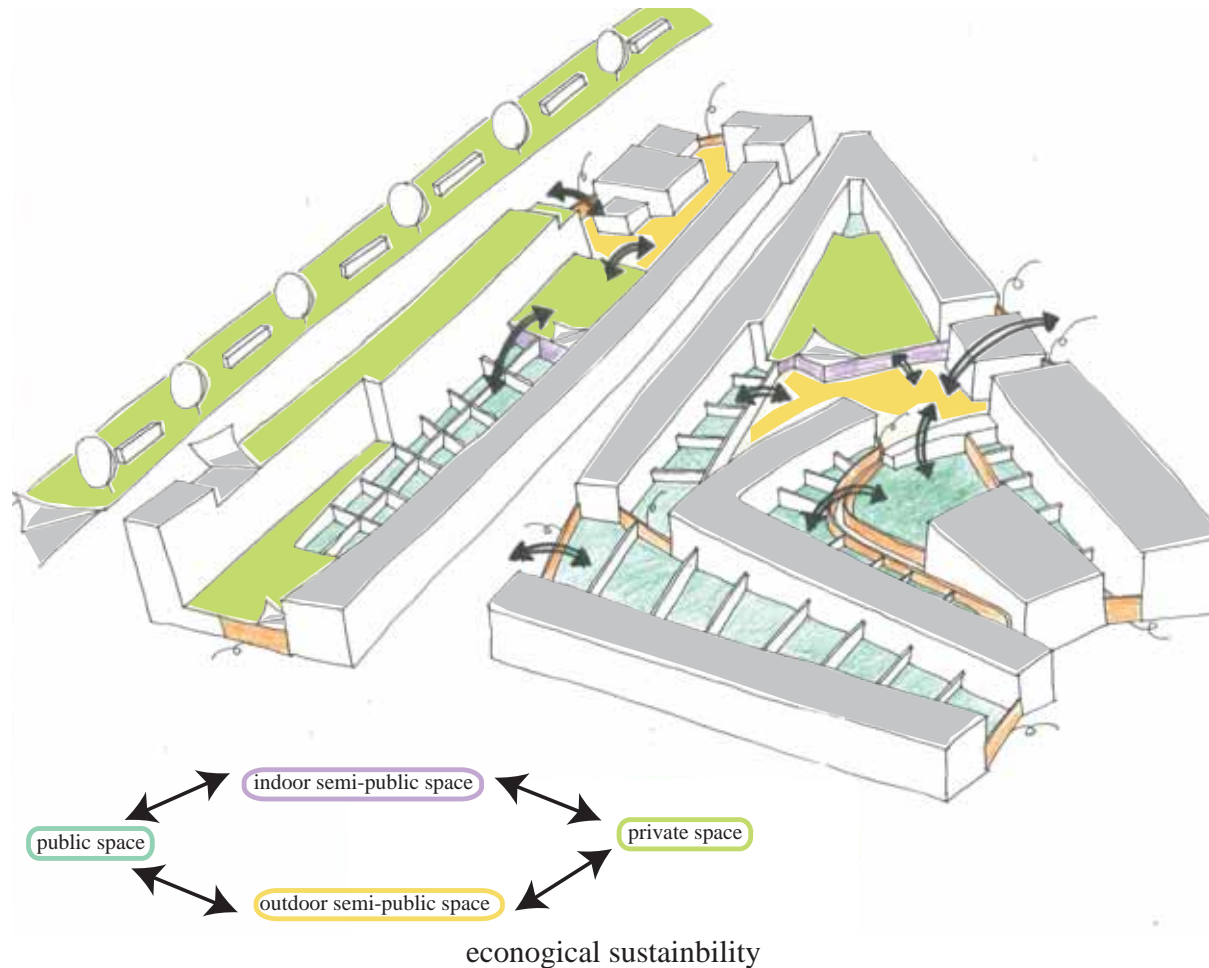
For the housing aspect, the strategy is to provide more houses for elderly people as multi-levels and mixed with commercial, exhibiting, working and other types of living in the block.

For the mixed using, the first is to adding small shopping units in the middle of the shopping streets. The second is adding commercial, exhibiting, working functions in the ground of the buildings facing the shopping street or at the corner. And also add commercial, exhibiting, working functions in the big flat building in the blocks.

For the elderly houses, we have different interventions for different typology of houses to provide more houses for elderly people in two types of families. Some houses can be suitable for smaller family which is combined by single or two elderly people. And some other houses can be suitable for bigger family which is combined by the elderly people and their children or grand children.



# Strategy- Public Space



The strategy of the public space is to providing a system of multi-level of out-door and indoor semi-public place. The semi-public is a bridge between houses and public space and also a node of the different functions in the block.

For the multi-level public space, we intend to adding green roof and roof gardens on the building.

For the outdoor semi-public space, we intend to join several private garden into courtyard gardens and open it to the street as semi-public place in the blocks.

For the indoor semi-public space, we intend to adding semi-public space combined with commercial, exhibiting and working places in the big flat buildings.

For the shopping street, we also suggest to adding pedestrian and greenery combined with the comercial and recreational used units.