
Urban regeneration and Assisted Living

Linear park = Synergy

Veldacademie Oud Charlois Rotterdam 2009



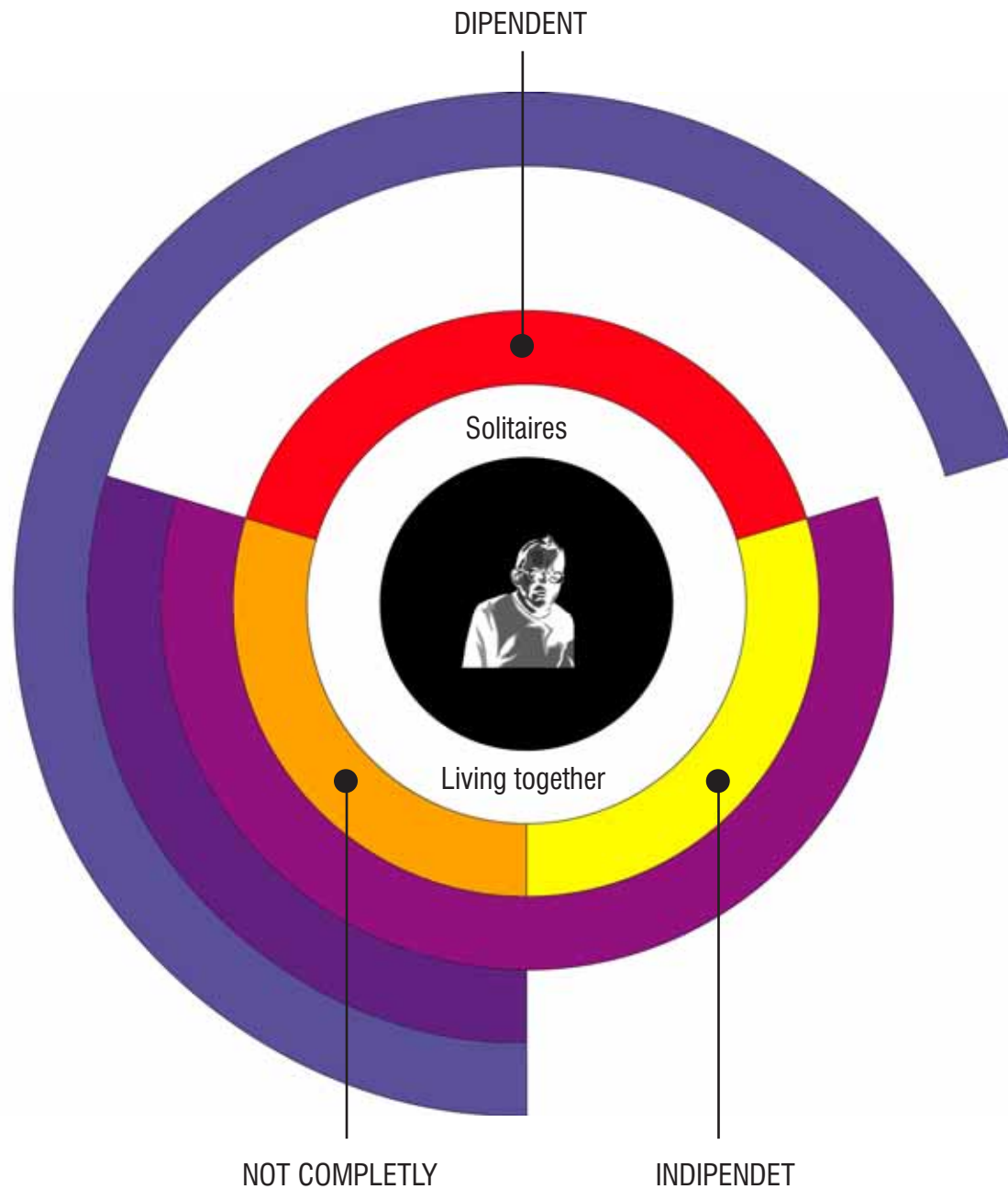
by Silvia Balzan and Amandine Mennechez

The project reflects on the urban regeneration of Oud Charlois, through the introduction of Assisted Living Areas for elderly people. The intervention is constituted by two new concentration elders housing areas, one situated in the north part and one in the south part of the district. By this way, the main goal is balancing the different featured parts of the settlement, in order to create a well served and efficient area in the middle. Through the implementation of the daily facilities' number, the project wants to provide a new commercial circuit that conduct the people from the north to the south in a smarter way. The realisation of a new community centre, as new point of the attraction in the south part, gives the alternative to the historical centre in the north. The attractions will be connected through a Linear Park, built on the existing blue, green, grey axis, but more extended. This new public space (with added recreational shared facilities) will be the element will constitute the synergy with a free barrier community network, not only for elders. The park will give the chance to Oud Charlois to become a very accessible and friendly place to live.

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The approach of the research about the elders' reality was based on the mobility criteria. Through this concept we have divided the elders, taking in consideration their possibilities to move, to be free to reach the facilities. The same criteria was used to divide the Assisted Living typologies (some already existing in the district and some new to introduce). A peculiar reflection has been done about the elders' needs, and above all their relationship with the outdoor environment. Which are the factors that can give quality to the elders' life and at the same time to the outdoor environment? Which type of supportiveness can we give to the environment through an urban design project? Which are the most suitable landscape typologies for the elders?

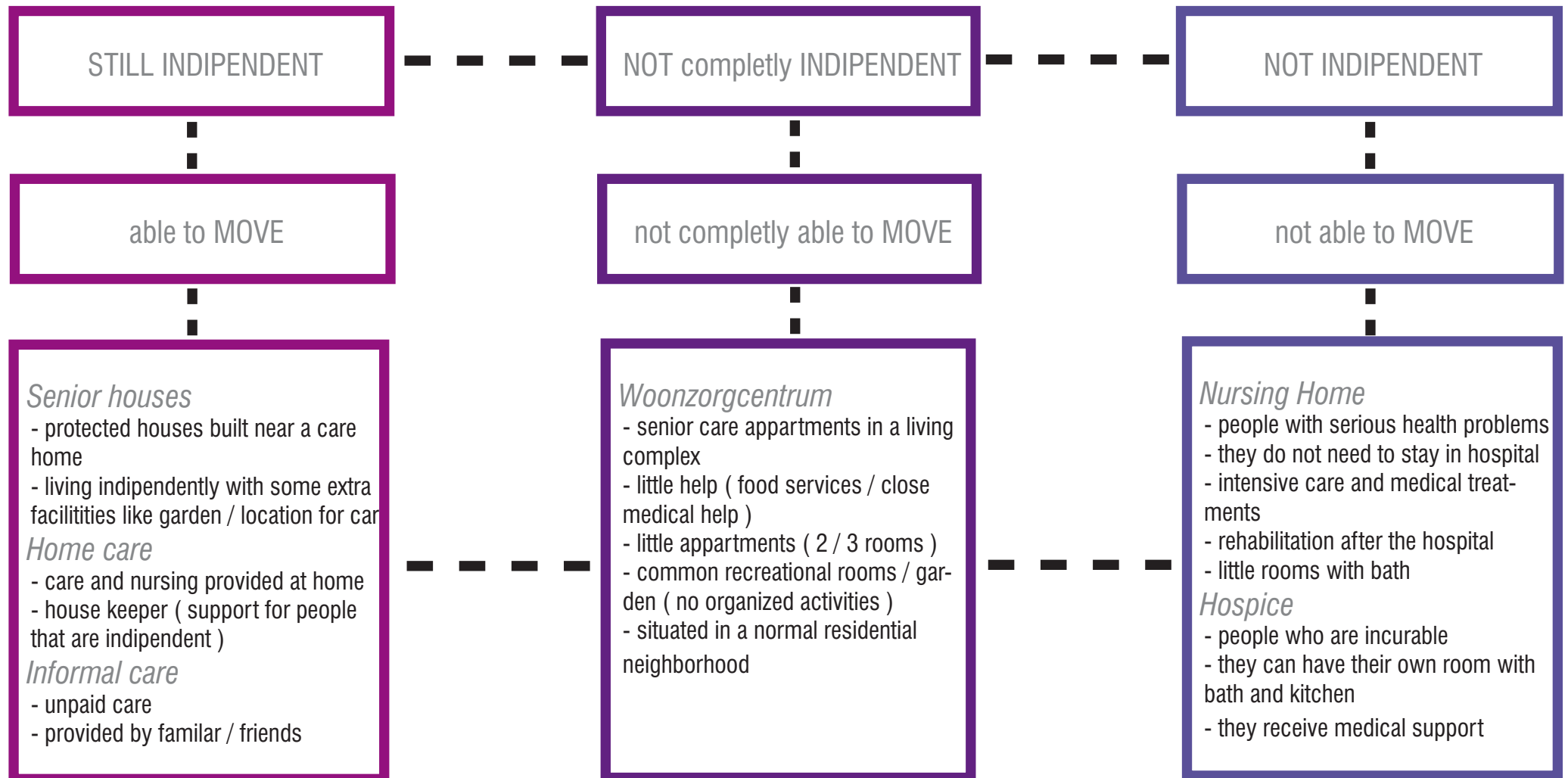
After these researchs, we have analyzed the problems concerning the site of Oud Charlois. Which are its main features? Which are its potentialities? Is it really fitted to place an Assisted Living area or not? We have discovered many differences between the north and the south part. We have understood that it was necessary a balance between them, in order to create an efficient settlement in all of its parts, ready to give hospitality to the increasing number of elders. The green spaces have been one of the main points of reflection. Their presence is very important in the district. There are many typologies of public green in Oud Charlois, but most of them are not well organized or situated in isolated areas. They are not reachable or perceived like unsafe places.

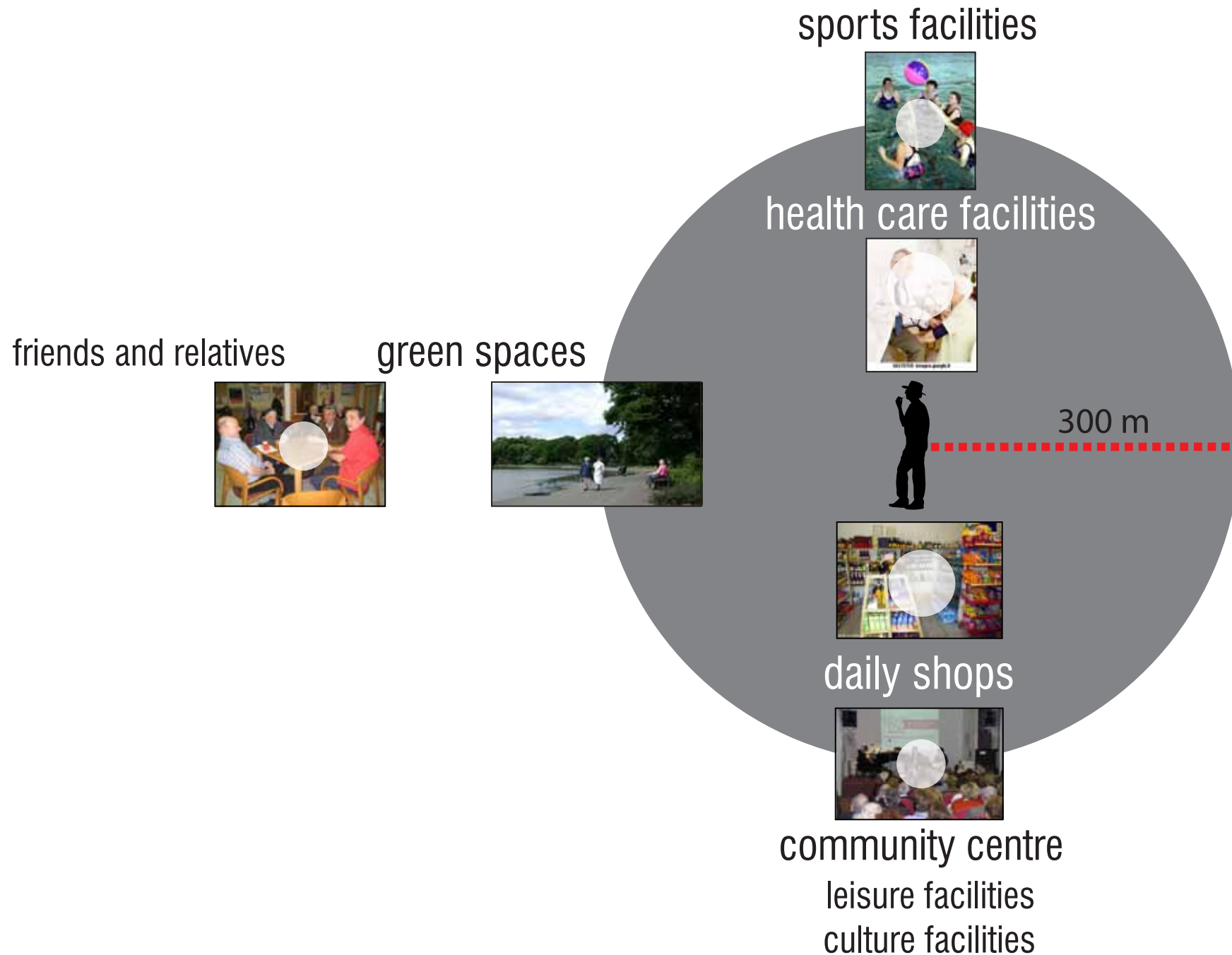


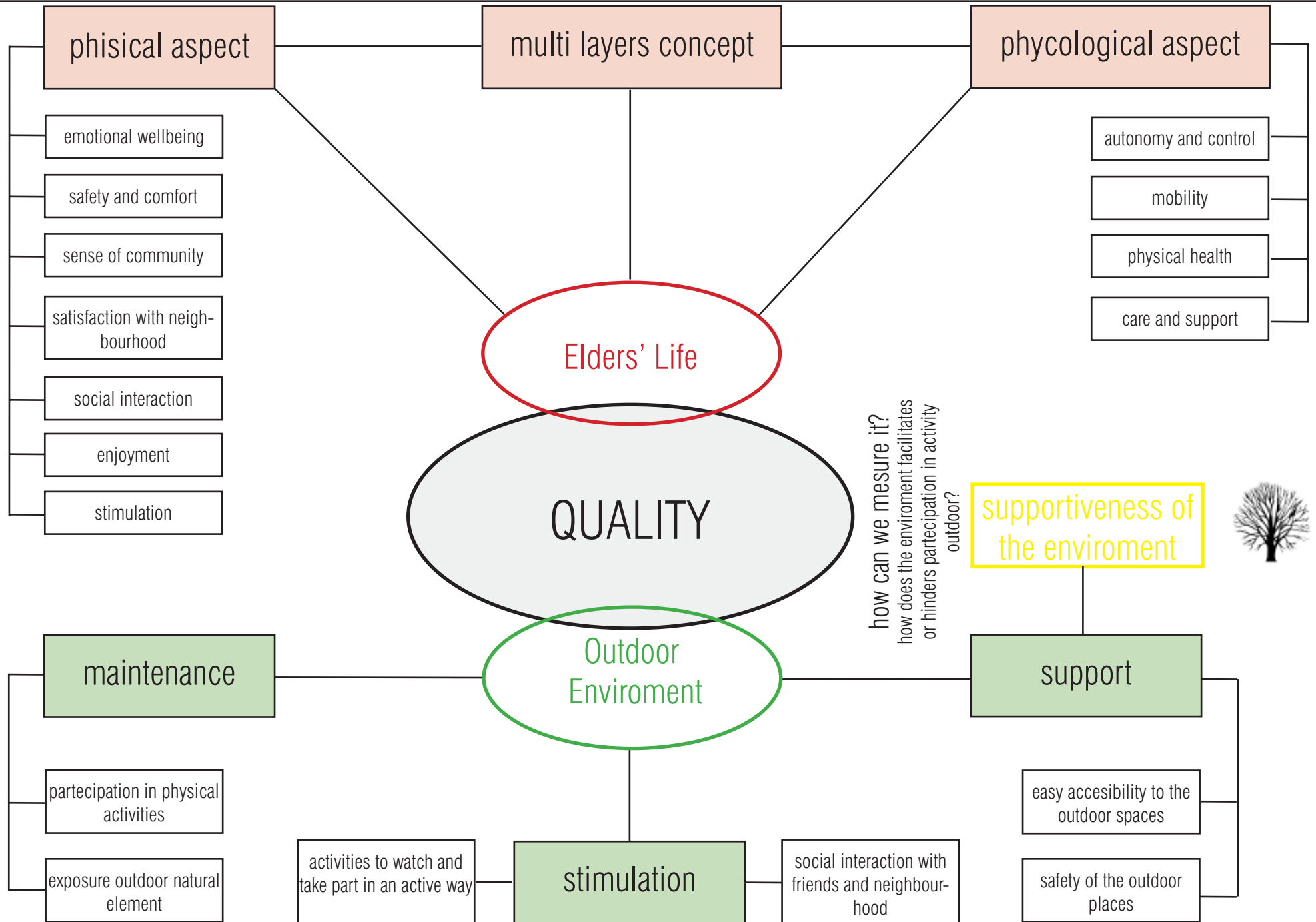
time / distance / mobility

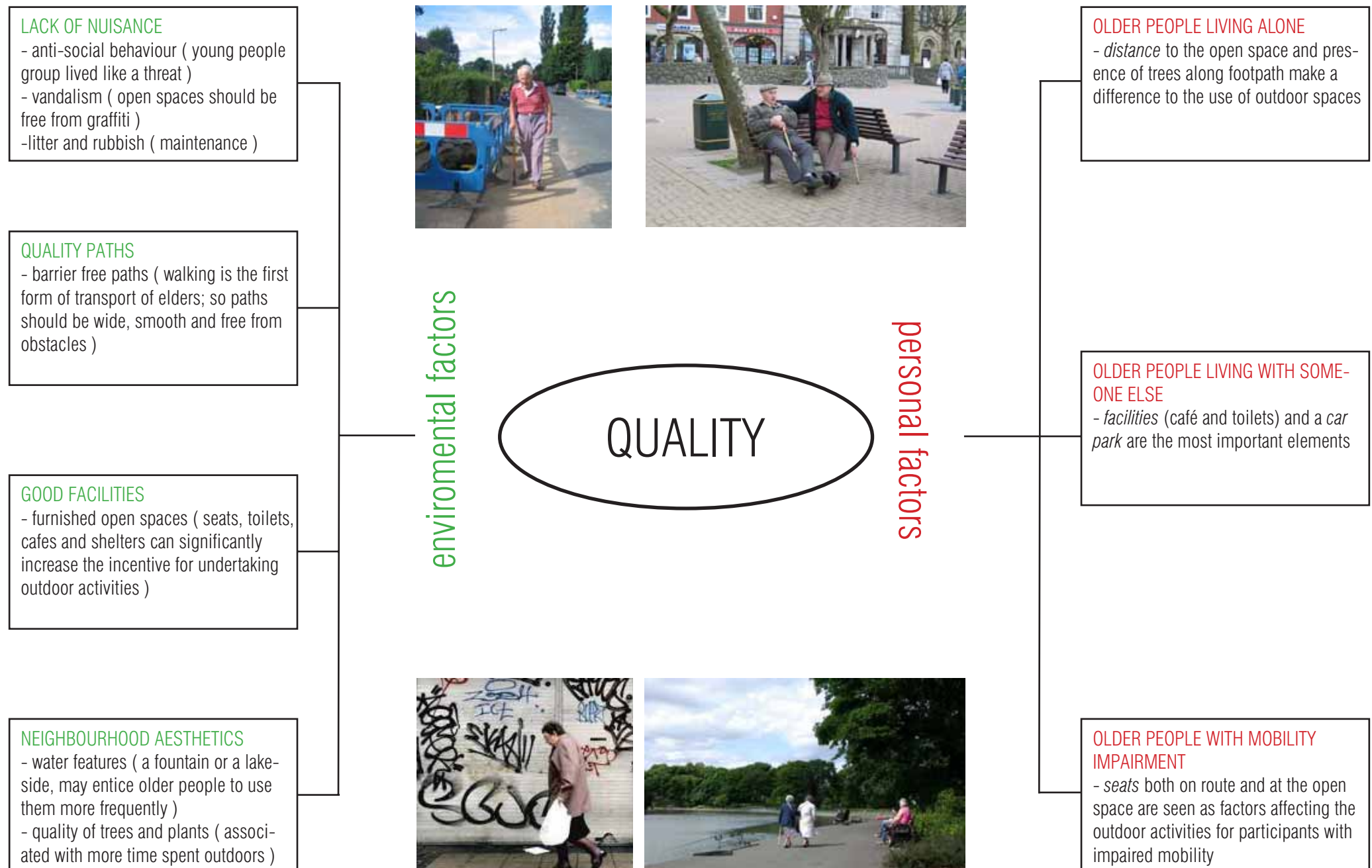
“Alternative on the continuum of care for people, seniors, who cannot live independently in a private residence, but who do not need the 24 hours medical care provided by a nursing home.”

“Bridge” between INDIPENDENT LIVING and SKILLED NURSING FACILITIES









How often and when do the elders go out?

- spending time in their gardens and balconies

75 %

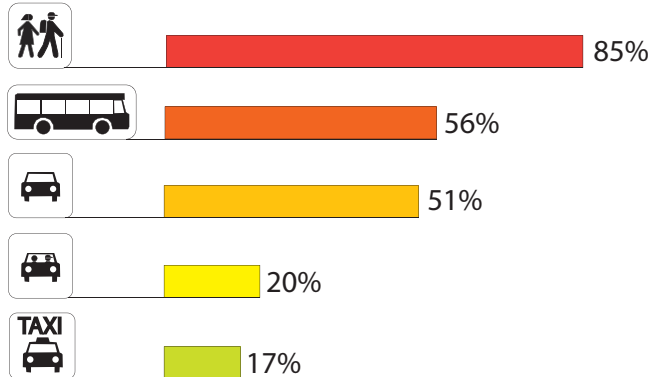
- local neighbourhood

89%

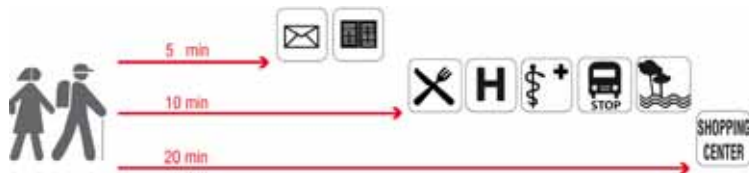
Where do the elders go in their local neighbourhoods?



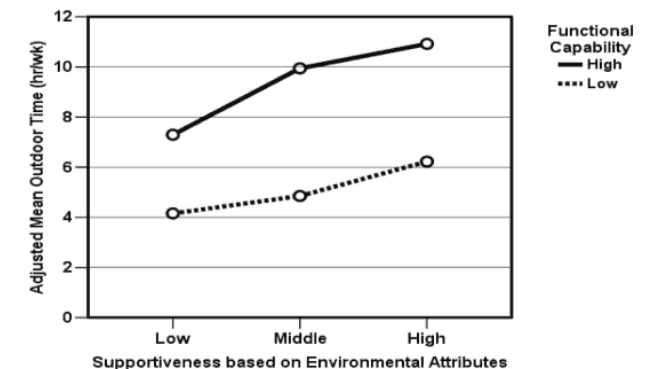
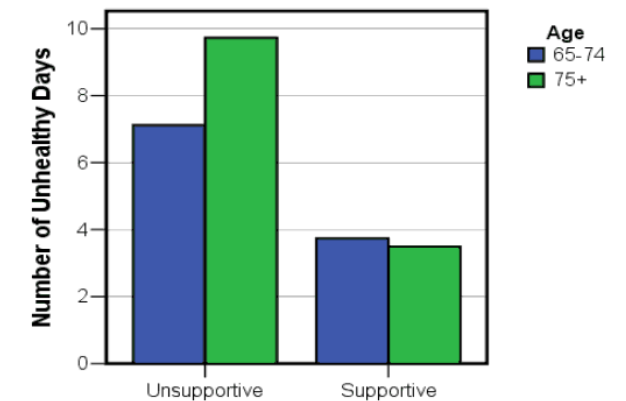
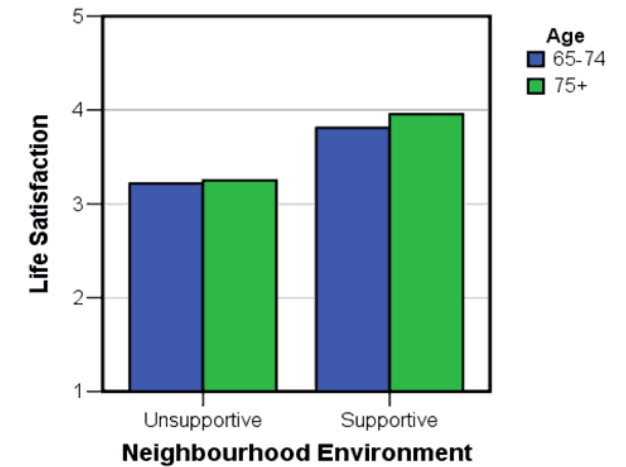
What forms of transport do the elders use?

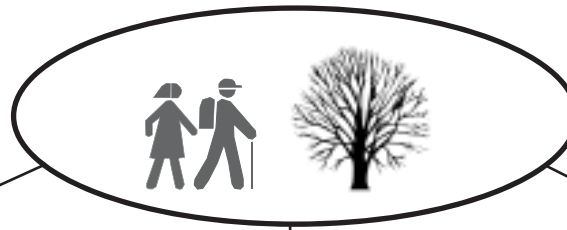


Walking distances to destinations



Source : "I'DGO Inclusive Design for Getting Outdoors" research consortium





Linear promenade by coastal/riverside edge

- **Path activity** (leisurely movement of people moving back and forth)
- **Edge activity** (visual and physical engagement with water, such as viewing, gazing, and fishing)
- **Path distanced from water edge** by level change or spatial structure (river bank, dunes, shingle beach)

CON's : Making provision for conflicting needs, such as car users, pedestrians, joggers, and cyclists
PRO's : Making a good edge, that is, places to stop, sit, view, and gaze out

Circular promenade in urban park setting around body of **water**

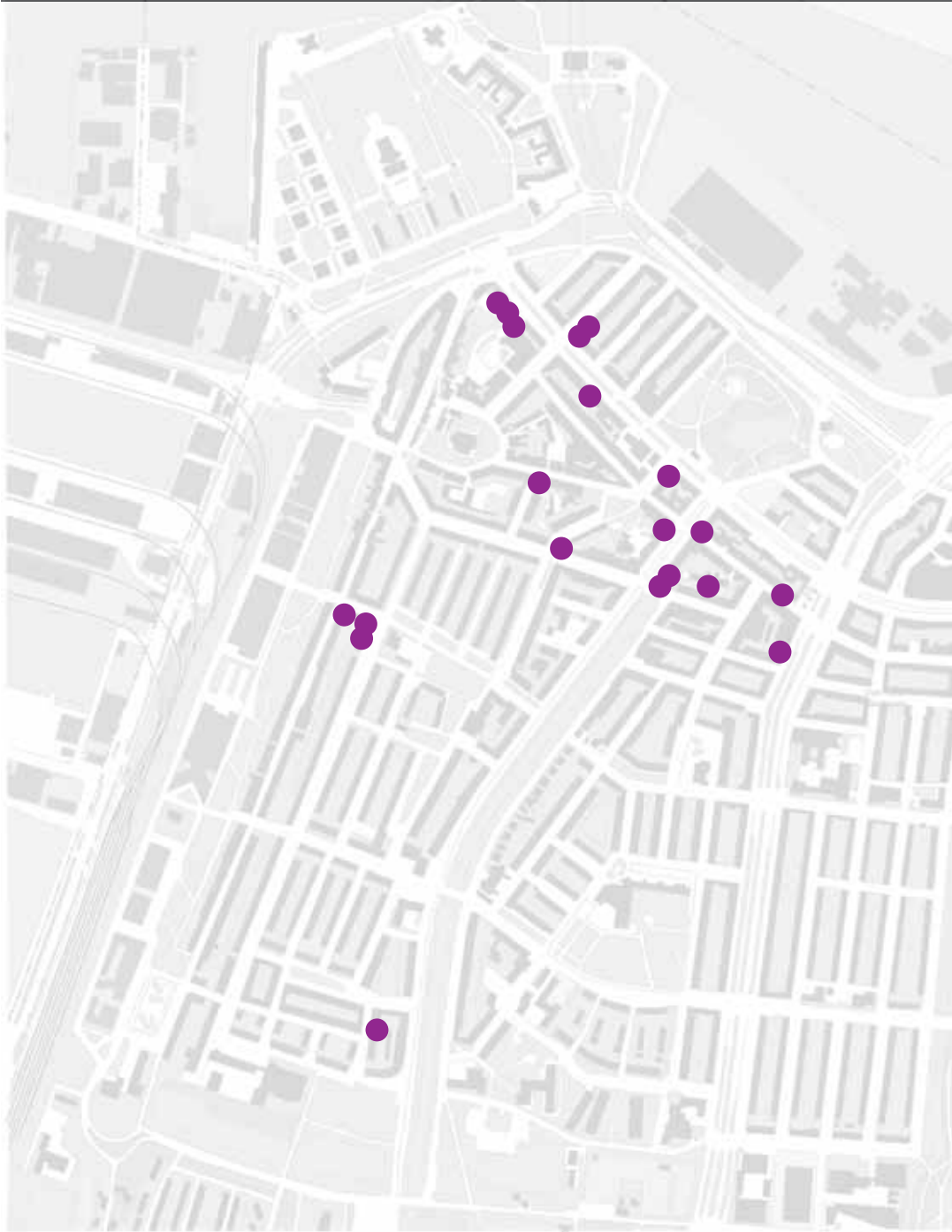
- **Path activity** (leisurely movement of people moving round water with people entering, leaving at different points)
- **Edge activity** (visual and physical engagement with water, such as gazing across water, feeding ducks, and watching other people)
- **Path and edge relationship** – act as one combined element and is more immediate and direct than at coastal/river-side)

CON's : Making provision for conflicting needs of users
PRO's : Making a good edge

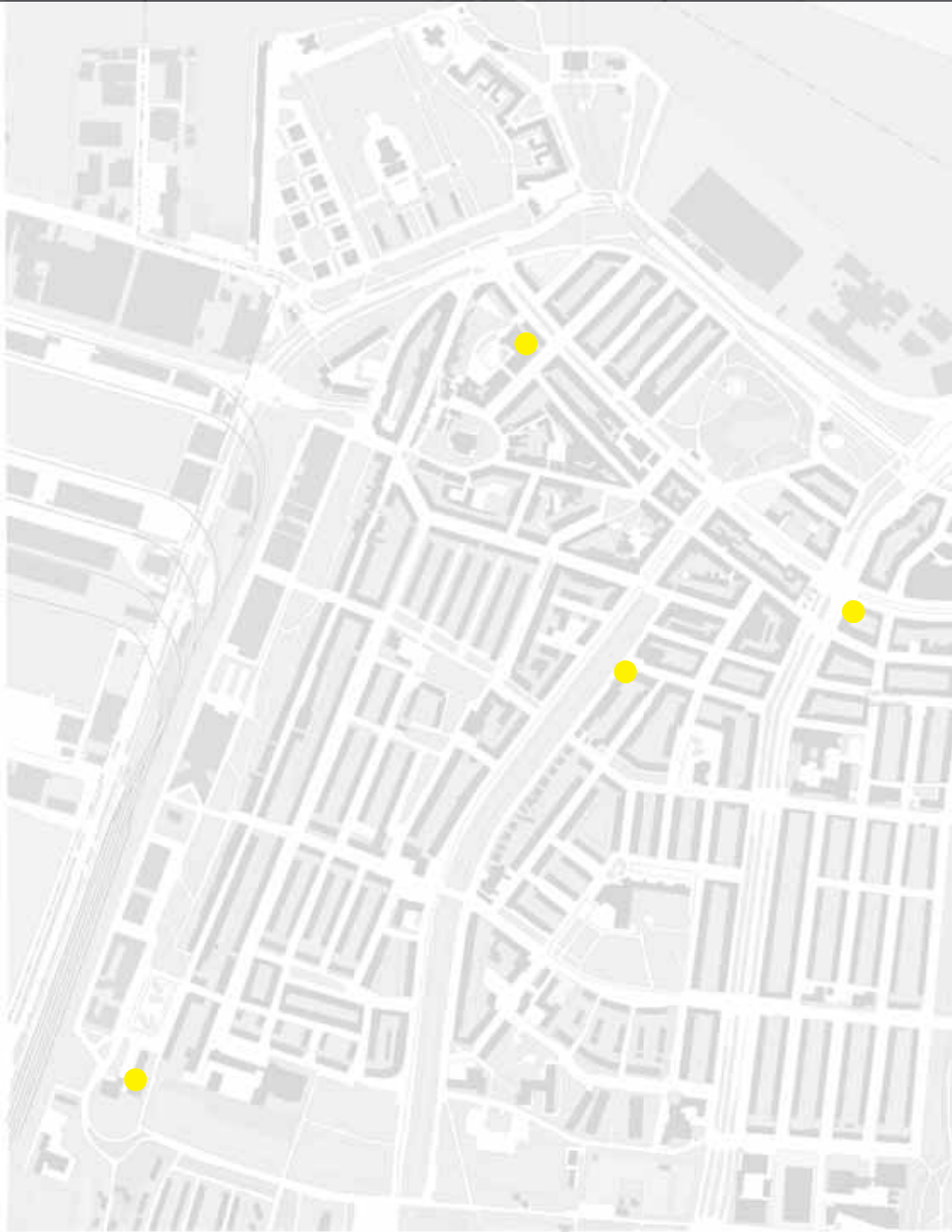
Urban neighbourhood and **pocket park with thoroughfares**

- **Path activity** (shoppers/people thoroughfaring through; dog walkers circuiting)
- **Space activity** (unstructured, such as football kickaround and structured, such as tennis)
- **Focal points and hubs of activity** (café, sitting terraces, and children's play area)

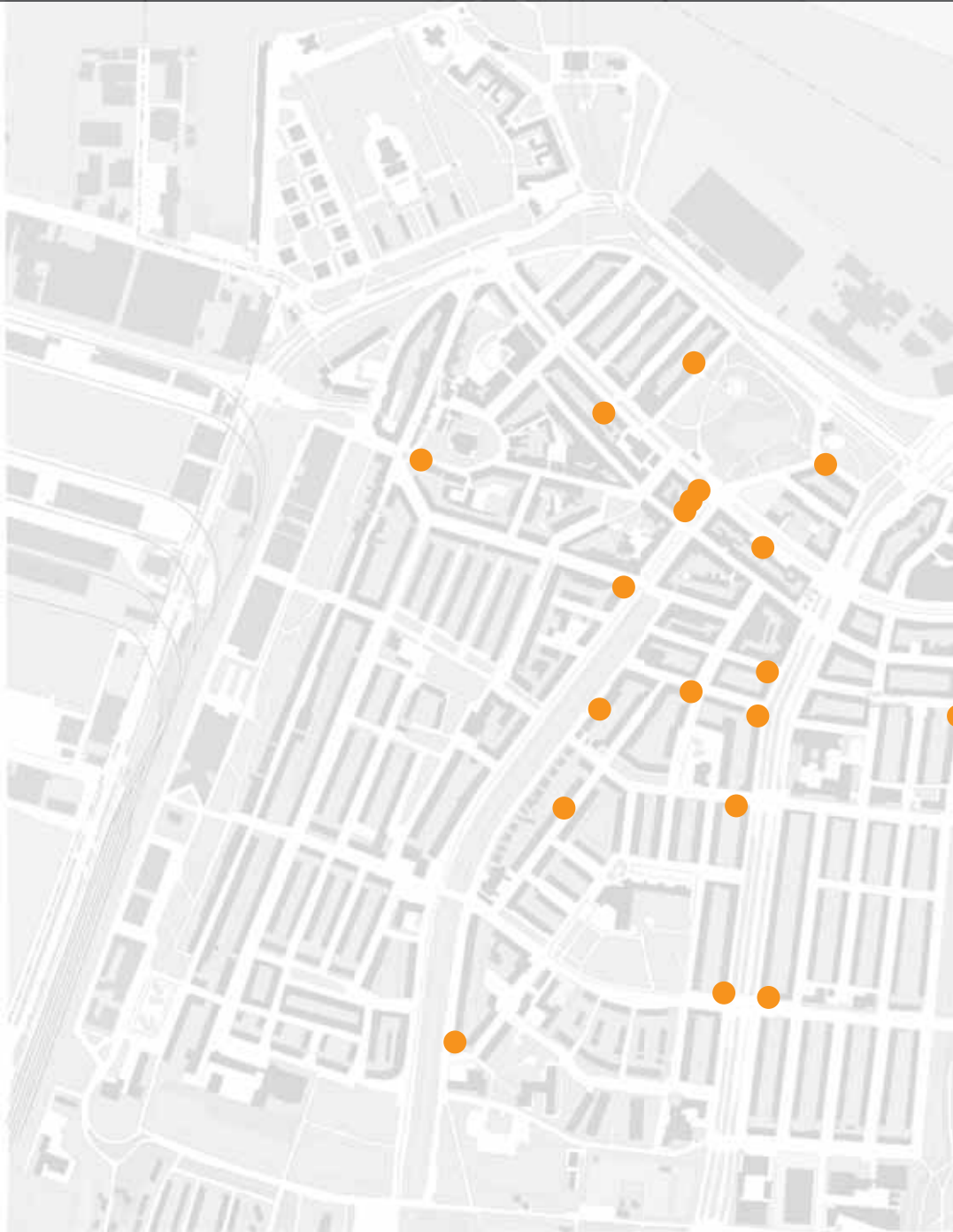
CON's : Making provision for passive and active uses of park of all age groups
PRO's : Thorough faring activity that will encourage incidental social interactions, such as sitting, watching



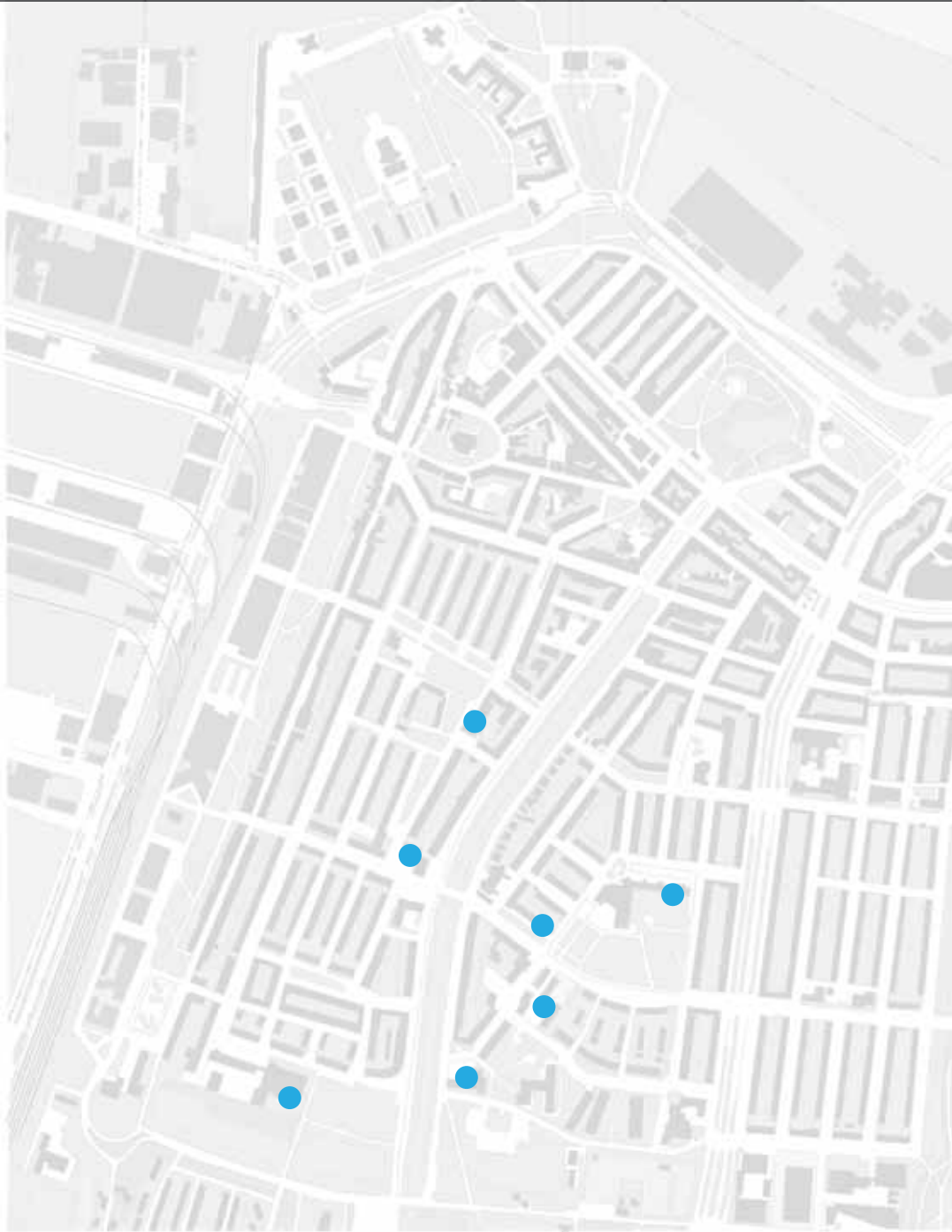
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- CULTURAL CENTRES / ACTIVITIES
- HEALTH CARE CENTRES
- SCHOOLS
- SPORTS
- EXISTING ELDERLY HOUSING



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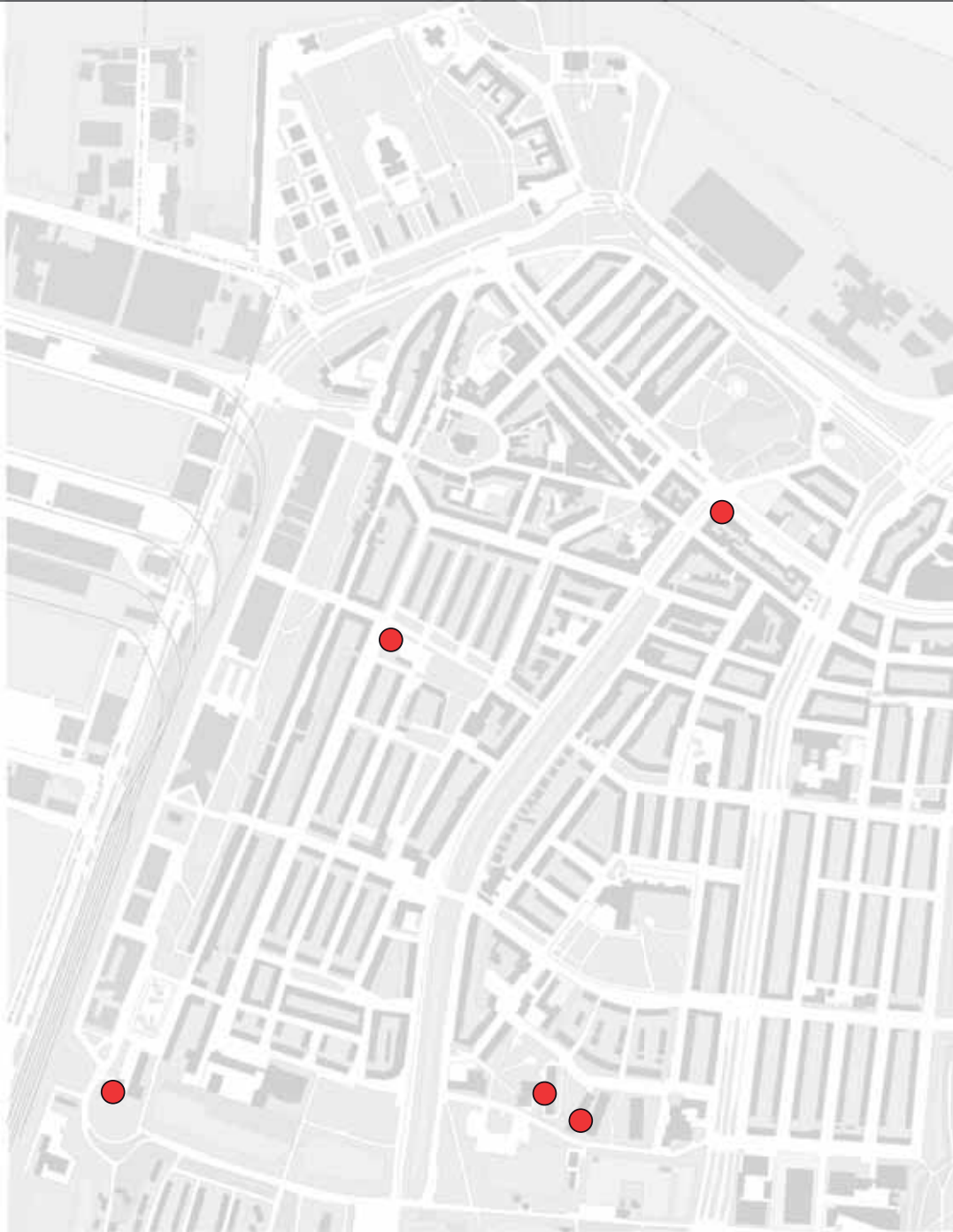
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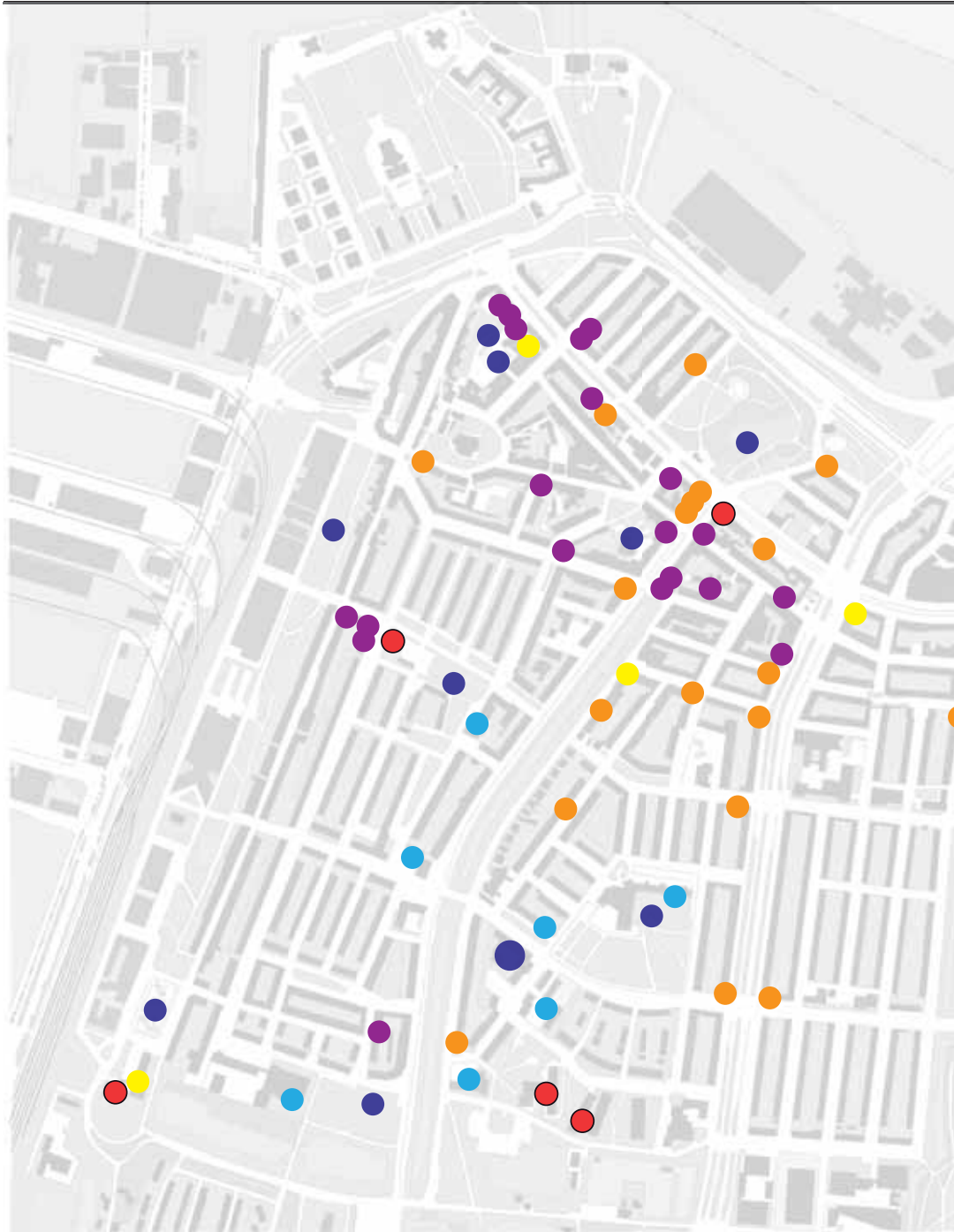
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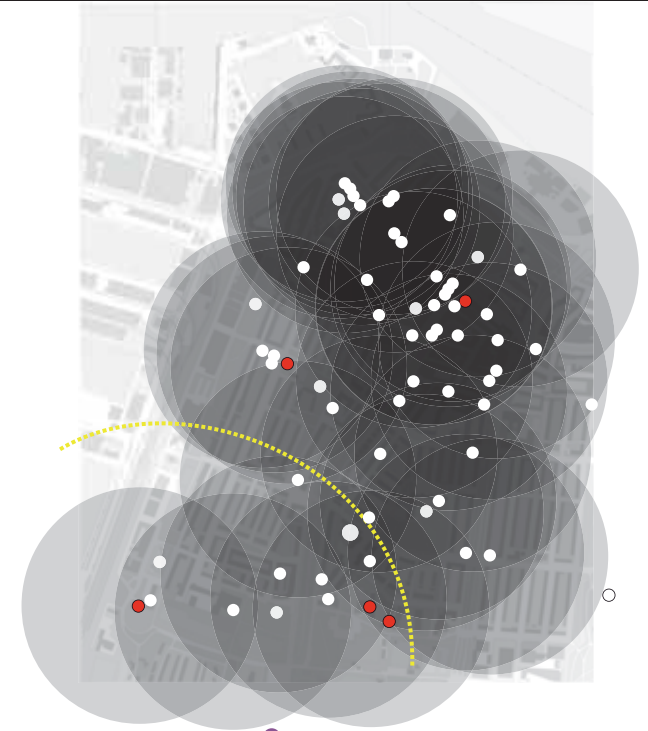
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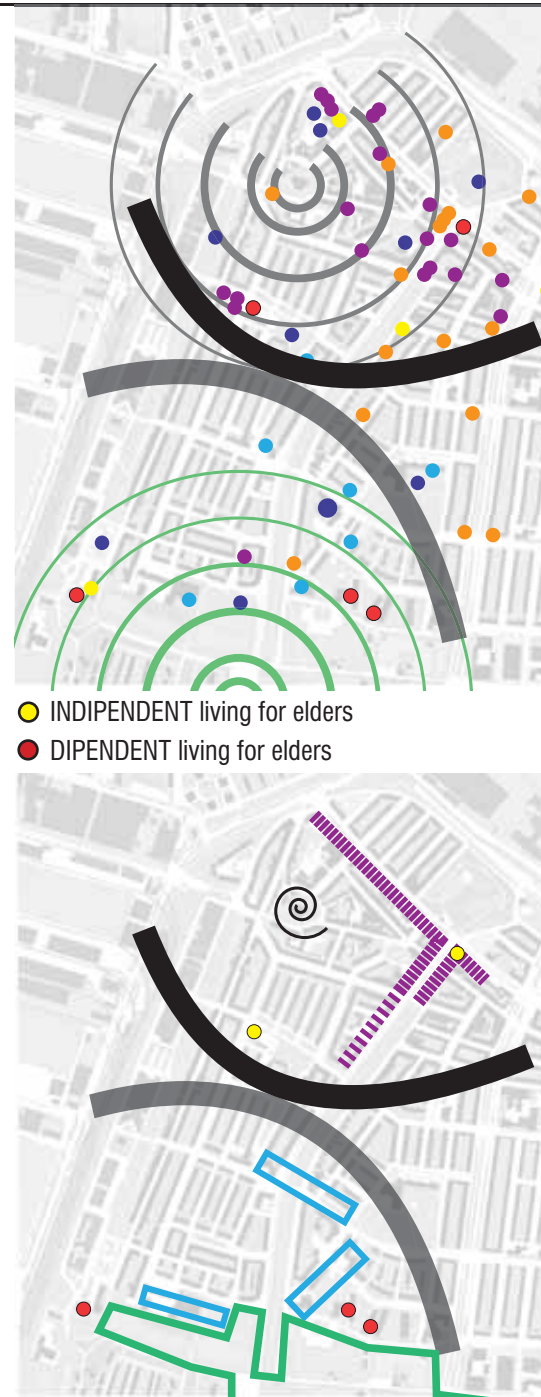
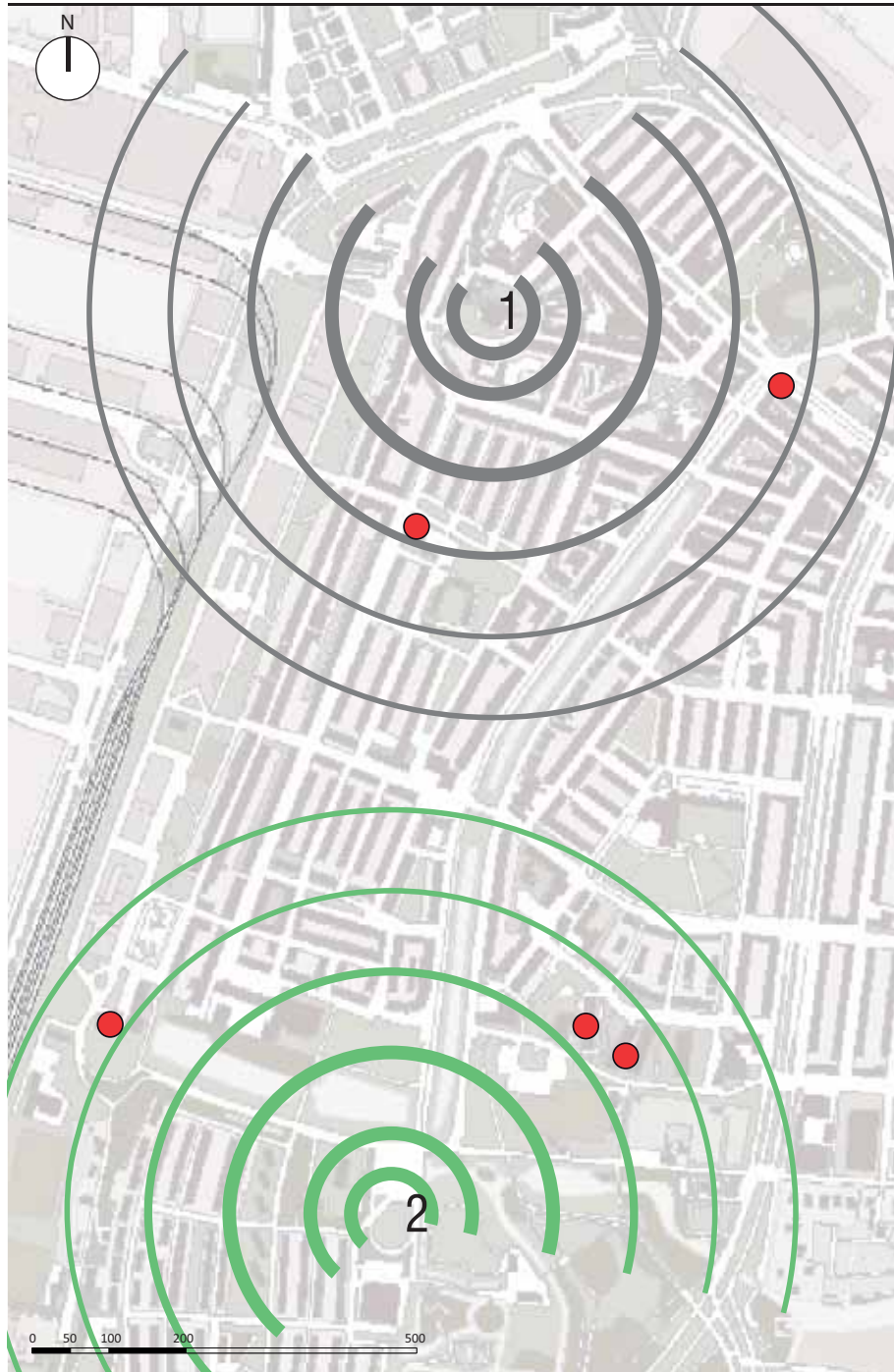
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300 m reach bubbles diagram

problem quite large number of facilities, but concentrated above all in the north and middle areas. The south part is isolated.

- area with higher concentration of
 - commercial / social activities
 - daily health facilities
- area with higher concentration of
 - greenery
 - presence of children (schools)



Two main spheres of influence

- 1 historical / commercial area



- 2 Zuider park





300 m radius from the existing elderly houses

EASILY REACHABLE zones to create new elderly housing

- AREA 1 (north)
near historical part
near facilities
presence of vacancy houses



vacancy houses in Oud Charlois



- AREA 2 (south)
near the Zuider park
presence of vacancy houses



Car

problem _ barrier west | est

Bus lines

problem _ isolated north area

Tram line

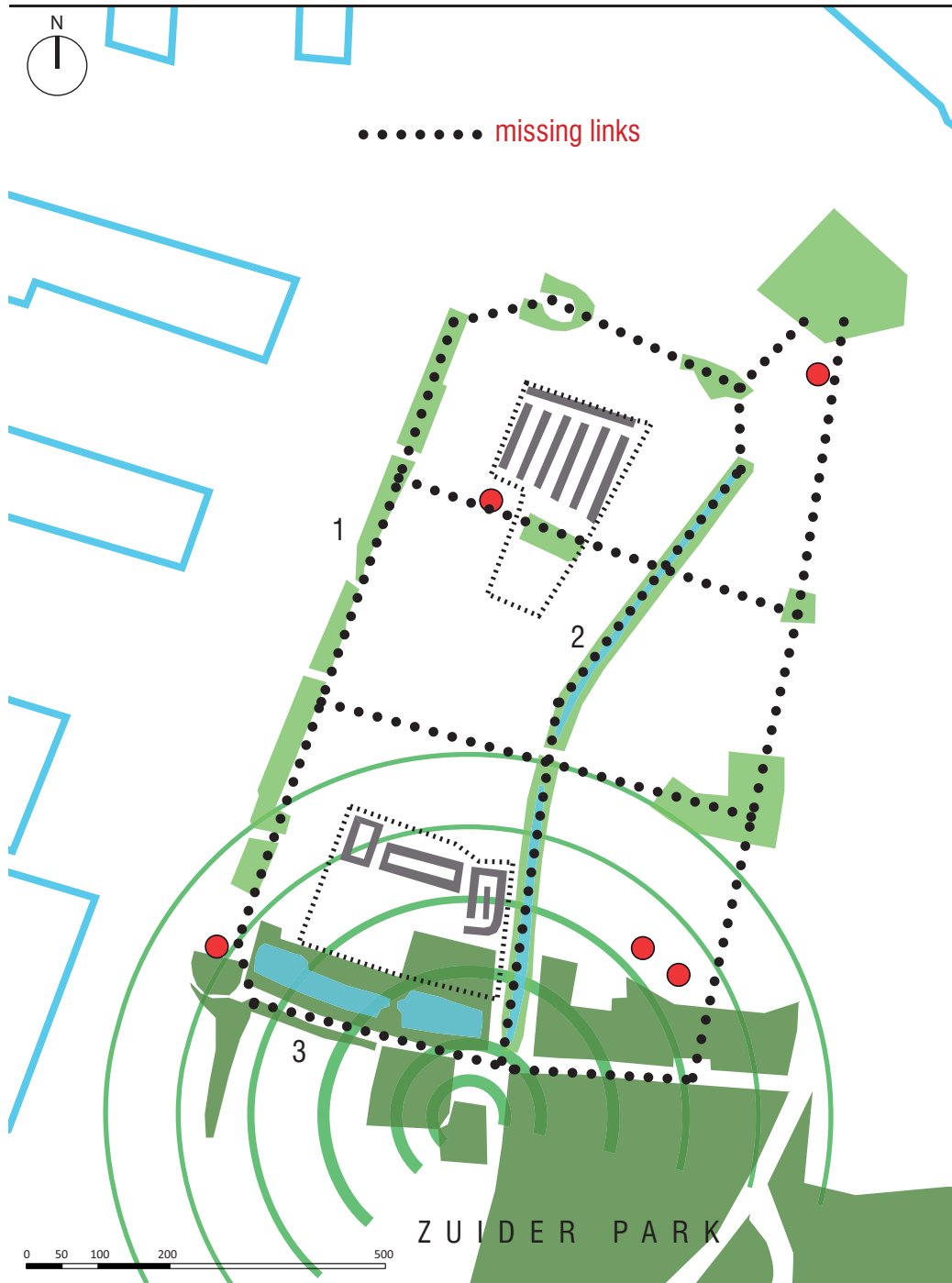
problem _ isolated west | est



- regional level (very fast)
- urban level (fast)
- district level (slow)
- distric level (very slow)

The three bus lines serve in a efficient way almost the entire district.
The extreme north part of Oud Charlois is quite isolated.
The two areas, chosen for the intervention, are widely reachable from the public bus line.

The tram line is along the main axis, that is also the main barrier through the district.
The west and east part are not easily reachable from the last one.



1_ **problem**
 _ not well organized green spaces
 _ lacks of benches, seats



2_ **problem**
 _ green space that none can exploit
 _ it is a barrier

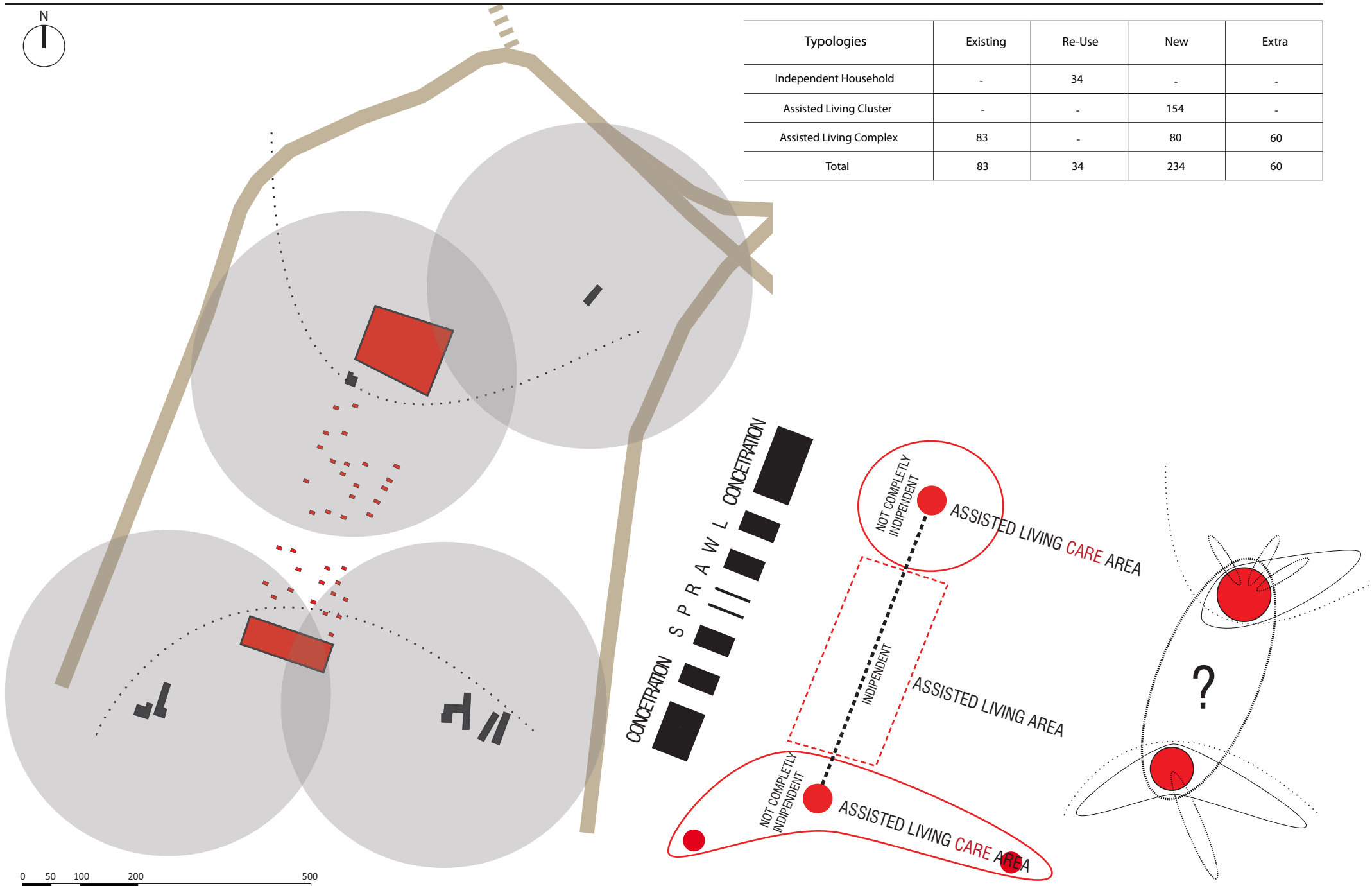


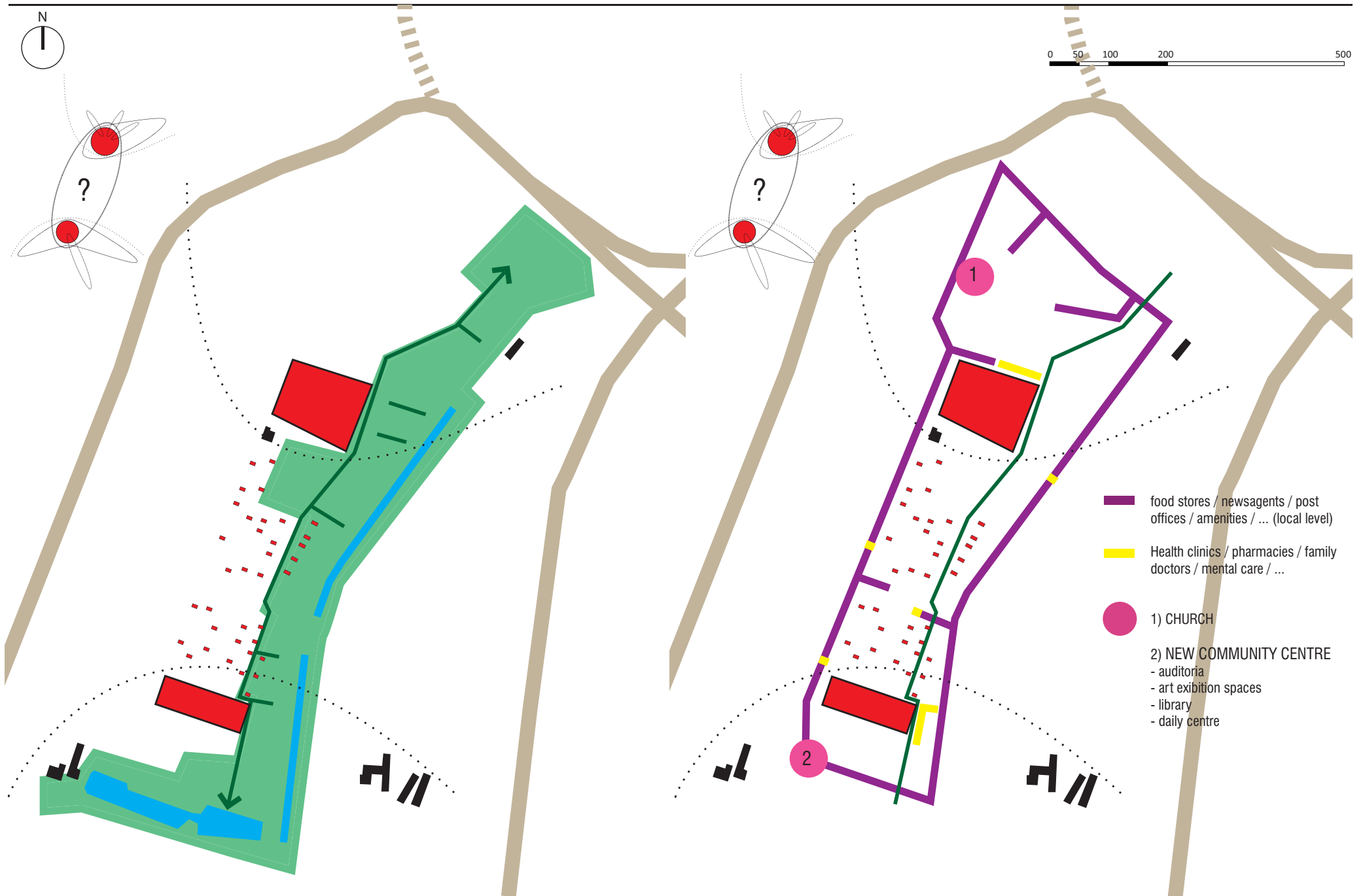
3_ **problem**
 _ not well organized green space and water square
 _ lacks of points of support for elders



The strategy's concept is based on two concentration areas of intervention, where we want to place different typologies of Assisted Living. In the middle of the two area we suppose to introduce a sprawl of Independent Living. We have found out the areas, studying the 300 m reach bubbles from the existing elders housings (dependent living in the south, independent living in the north). The next step has been: how to connect the two area in order to create a very well served area in the middle? The project provide for a new commercial loop, putting in a stronger relation the north and the south; the creation of a new pole of attraction in the south and the new development of the main north-south connection. We want to exploit the presence of the canal and the greenery to enlarge it toward the first blocks of housing on the left. By this way we provide a new green corridor, making of different featured green parts. The corridor will be characterized by new recreational facilities (like a sport and beauty centre and new equipped public spaces). The park wil be overlaped also to a new west-east network of free barrier pedestrian routings. By this way we want to let the main axis become from barrier to link.

Typologies	Existing	Re-Use	New	Extra
Independent Household	-	34	-	-
Assisted Living Cluster	-	-	154	-
Assisted Living Complex	83	-	80	60
Total	83	34	234	60





Goals

- renewal of elderly housing supplies

two concentrated intervention areas

- connecting the existing green structure
“green as relation between elders and city”

- development of a new commercial programme

local level / urban level, connecting the north part and the south part of Oud Charlois

