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PILOT PROJECTS

# INVISIBLE CARE

New spatial concepts of care

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# PILOT PROJECTS

## New spatial concepts of care

### Context

Flanders (Belgium), the people and territory

Ambitions on level of 'care', 'space' and 'architecture'

The policy to achieve the objectives

### The concept of 'Pilot Projects'

Objectives

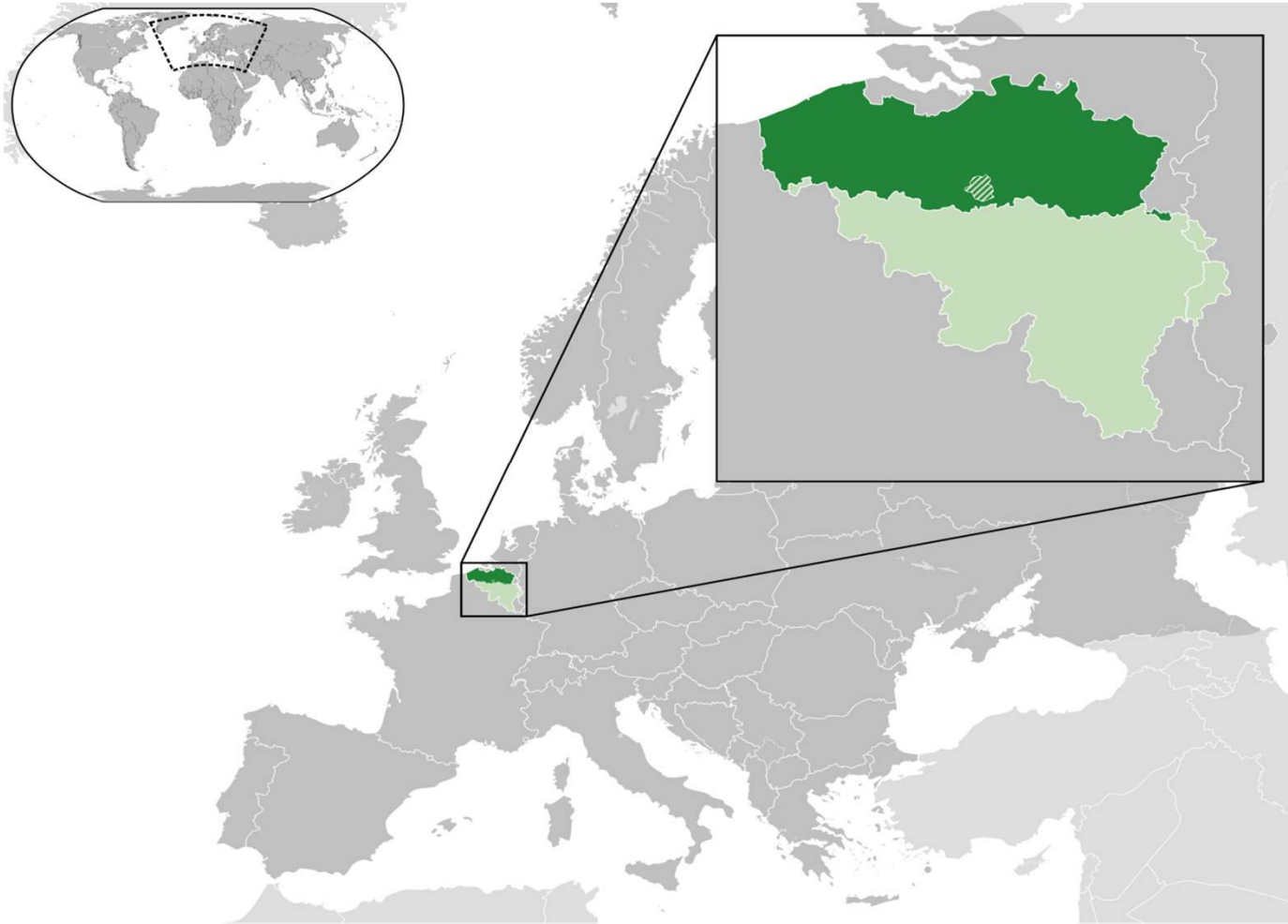
Method

### The results of the 'research by design'

5 Examples of qualitative forms of 'housing with care'

Research by design - the CITY, the PROJECT AREA, the LIVING UNIT

# Flanders



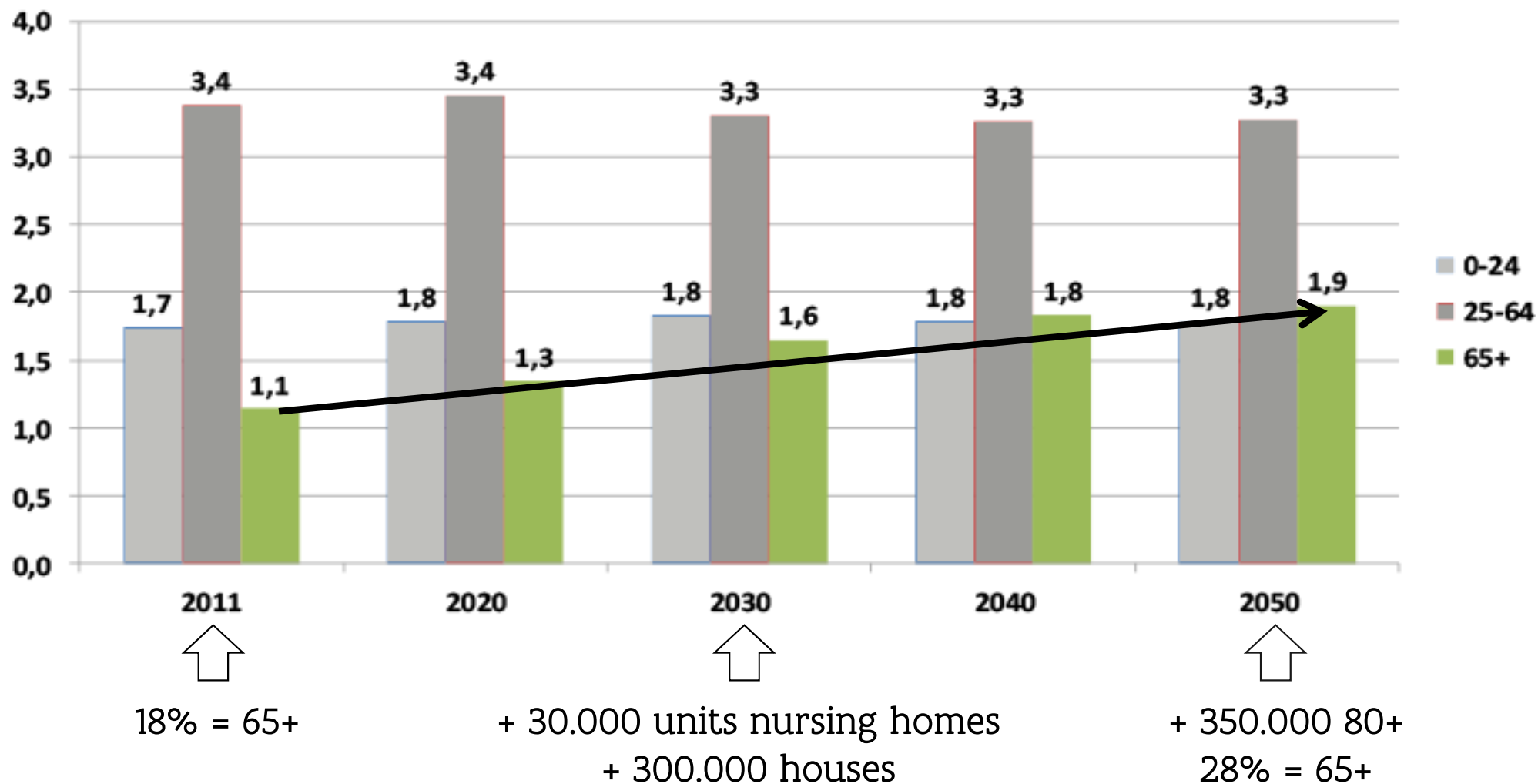
Northern federated  
state of Belgium

6.5 million  
inhabitants

Area 13.500 km<sup>2</sup>

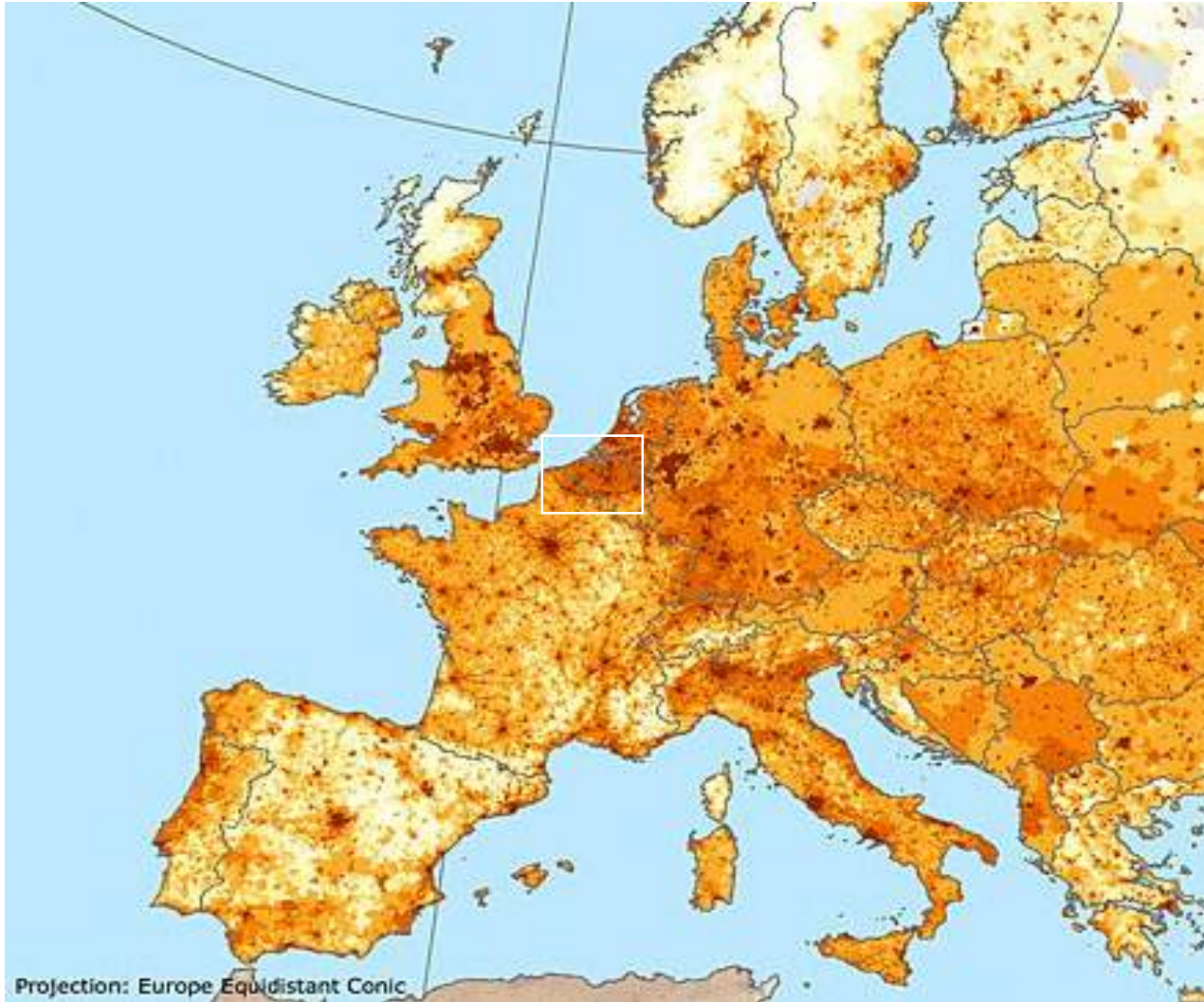
# Challenges Flanders 2011-2050

## Demography



# Challenges Flanders 2011-2050

## Spatial planning



### 1. Very densified

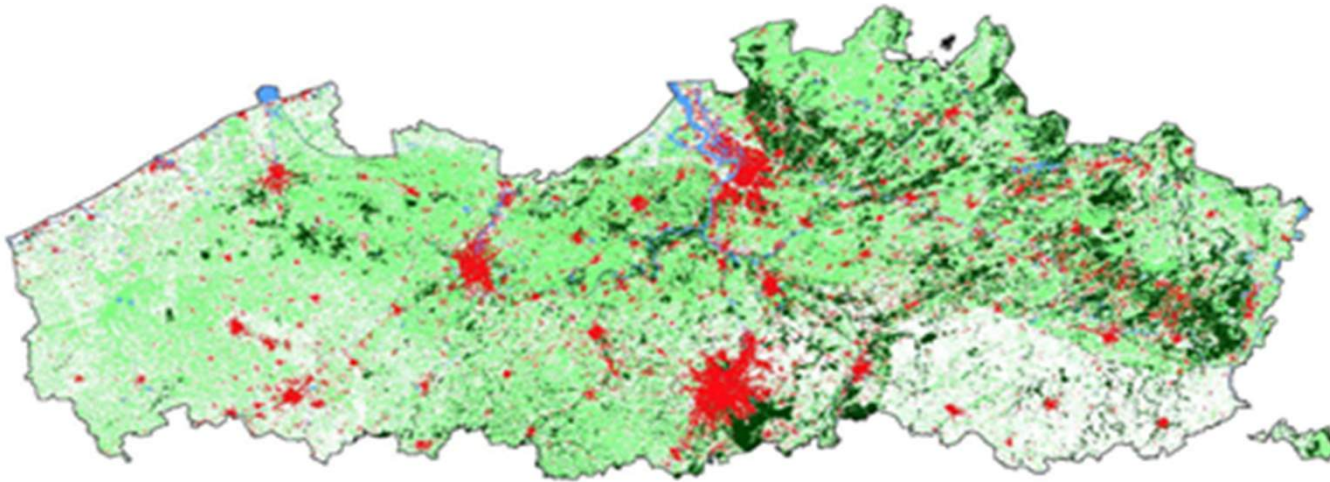
- Flanders : **474** inhab/km<sup>2</sup>
- The Netherl : **403** inhab/km<sup>2</sup>
- UK : **262** inhab/km<sup>2</sup>
- Germany : **227** inhab/km<sup>2</sup>
- France : **114** inhab/km<sup>2</sup>

### 2. Very fragmented

# Challenges Flanders 2011-2050

## Spatial planning

1976 – 1988 – 2000 – 2050



PhD Lien Poelmans KU Leuven, 2010  
3-4% paved

### 1. Very densified

- Flanders : **474** inhab/km<sup>2</sup>
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### 2. Very fragmented

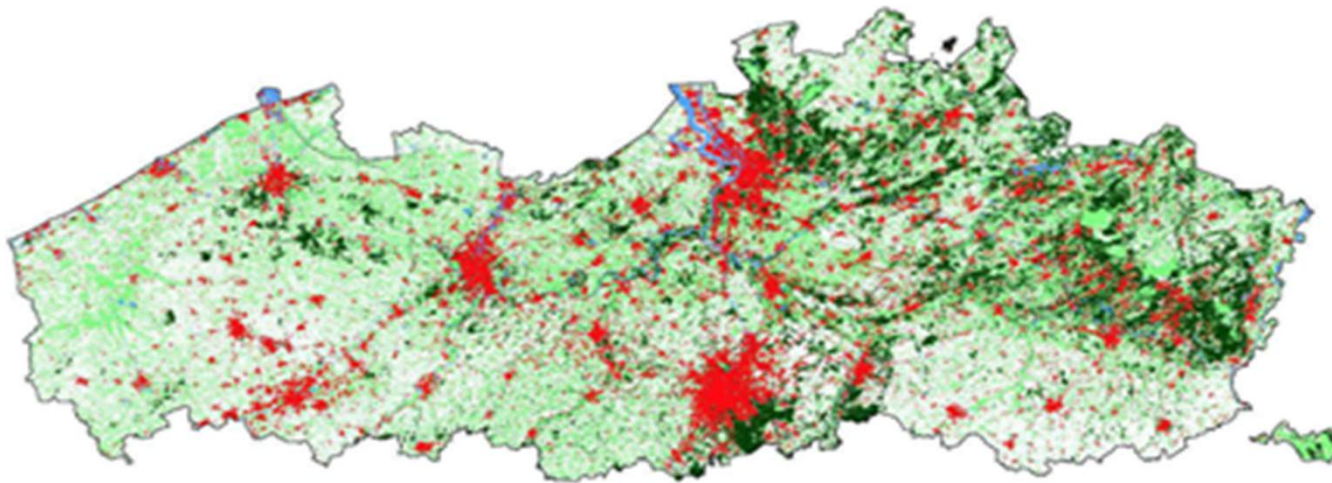
- Urban sprawl
- 1976 : 7,2 % built



# Challenges Flanders 2011-2050

## Spatial planning

1976 – 1988 – 2000 – 2050



*PhD Lien Poelmans KU Leuven, 2010*  
5-6% paved

### 1. Very densified

- Flanders : **474** inhab/km<sup>2</sup>
- The Netherlands : **403** inhab/km<sup>2</sup>
- UK : **262** inhab/km<sup>2</sup>
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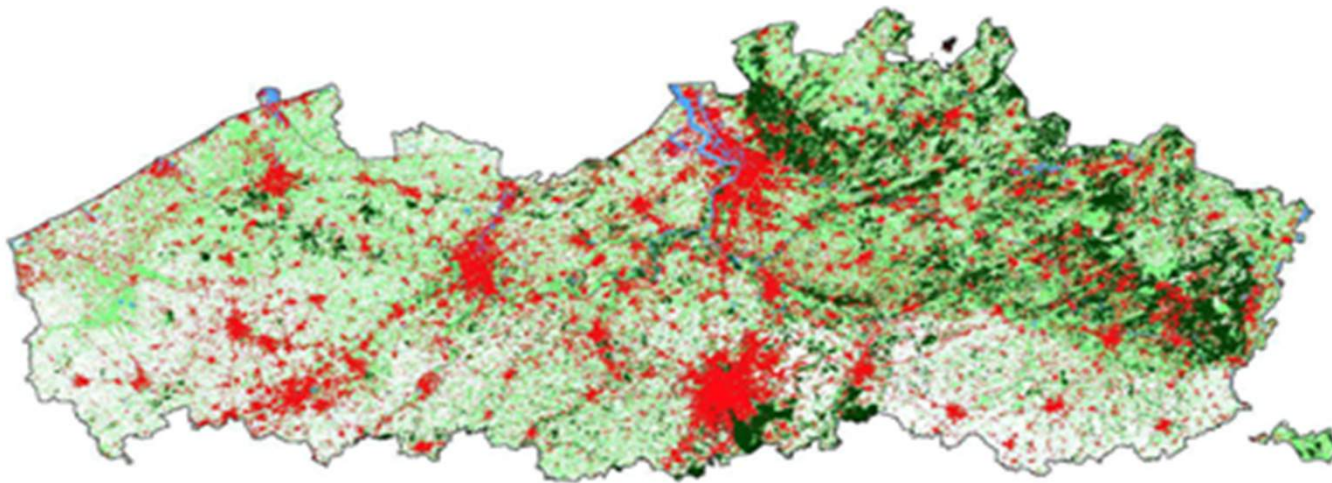
### 2. Very fragmented

- Urban sprawl
- 1976 : 7,2 % built
- 1988 : 11,7% built

# Challenges Flanders 2011-2050

## Spatial planning

1976 – 1988 – 2000 – 2050



*PhD Lien Poelmans KU Leuven, 2010*  
9-10% paved

### 1. Very densified

- Flanders : **474** inhab/km<sup>2</sup>
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- UK : **262** inhab/km<sup>2</sup>
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### 2. Very fragmented

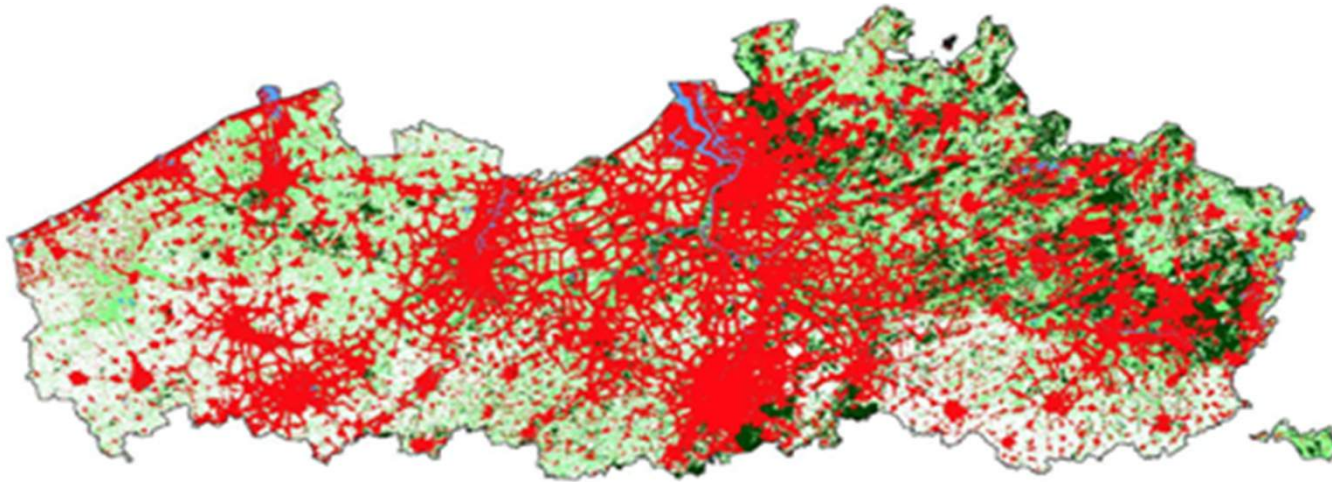
- Urban sprawl
- 1976 : 7,2 % built
- 1988 : 11,7% built
- 2000 : 18,3% built



# Challenges Flanders 2011-2050

## Spatial planning

1976 – 1988 – 2000 – 2050



*PhD Lien Poelmans KU Leuven, 2010*

“business-as-usual” scenario:  $\pm 20\%$  paved  
(same trend in pavement increase)

### 1. Very densified

- Flanders : **474** inhab/km<sup>2</sup>
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- UK : **262** inhab/km<sup>2</sup>
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- France : **114** inhab/km<sup>2</sup>

### 2. Very fragmented

- Urban sprawl
- 1976 : 7,2 % built
- 1988 : 11,7% built
- 2000 : 18,3% built
- 2050 : 41,5% built (according to average growth)

# Policy challenges

## Care / Spatial (and architectural)

- Aging
- Increase of the elderly
- Change of the elderly
- More infrastructure
- More staff
- Higher costs of residential care
- Less sector-related staff and infrastructure
- ...

- More (flexibel) infrastructure
- Keep open space
- Densification, mostly in cities
- More collectivity
- multiple use of the same resources
  - Finances, space, energy,...
- ...

# Policy and trends

## Care / Spatial (and architectural)

- High quality care
- High degree nursing homes  
1 unit per 5 80+
- Accessible care, well spread
- Meet the individual needs of the elderly
- Socialization of care, people taking care of people
- Try to keep the elderly live independently for a longer time
- ...

- Work on collectivity
- Design on the large scale
  - The city
  - Reasoned oversize for flexibility
- Design on the small scale
  - Organisation, materials,... like home
- Dare to program urban
- Let the private market feel responsible
- Adjust the regulations
- Research by design
  - Design feeds policy

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Research by design - the CITY, the PROJECT AREA, the LIVING UNIT

# Pilot Projects - objectives

- Focus on social issues and challenges
- Sector-based research incl. Architectural and spatial translation
- Alliances with the the responsible minister
- Partnerships with governments, partners, ...

They offer:

- Innovative content and policy insights
- A network of experts and triggers to clients with similar ambitions

Major steps:

- Ambition document
- Innovative concepts based on current and future needs
- Realization of exemplary projects based on research by design
- Adjust policy for a better match between policy and practice

Pilot Projects started for :

Care, Housing, blackfields, agricultural development, integration of art,...



# Pilot Projects - method

- A cooperation agreement between the minister of care and the Flemish Government Architect that formulated the ambitions
- Call for clients to realize five innovative concepts
- Selection of five Pilot Projects by a group of +/- 10 (internal and external) experts
- Compose a team of experts around each client
  - Project director,
  - Expert care,
  - Expert architecture
- Project definition, by the team of experts and the client, as a framework for the research by design
- Call for architects
- Selection of 3 design teams for each project to compose a vision documents for each project
- Selection of 1 out of 3 to concretize the vision document into a realized project

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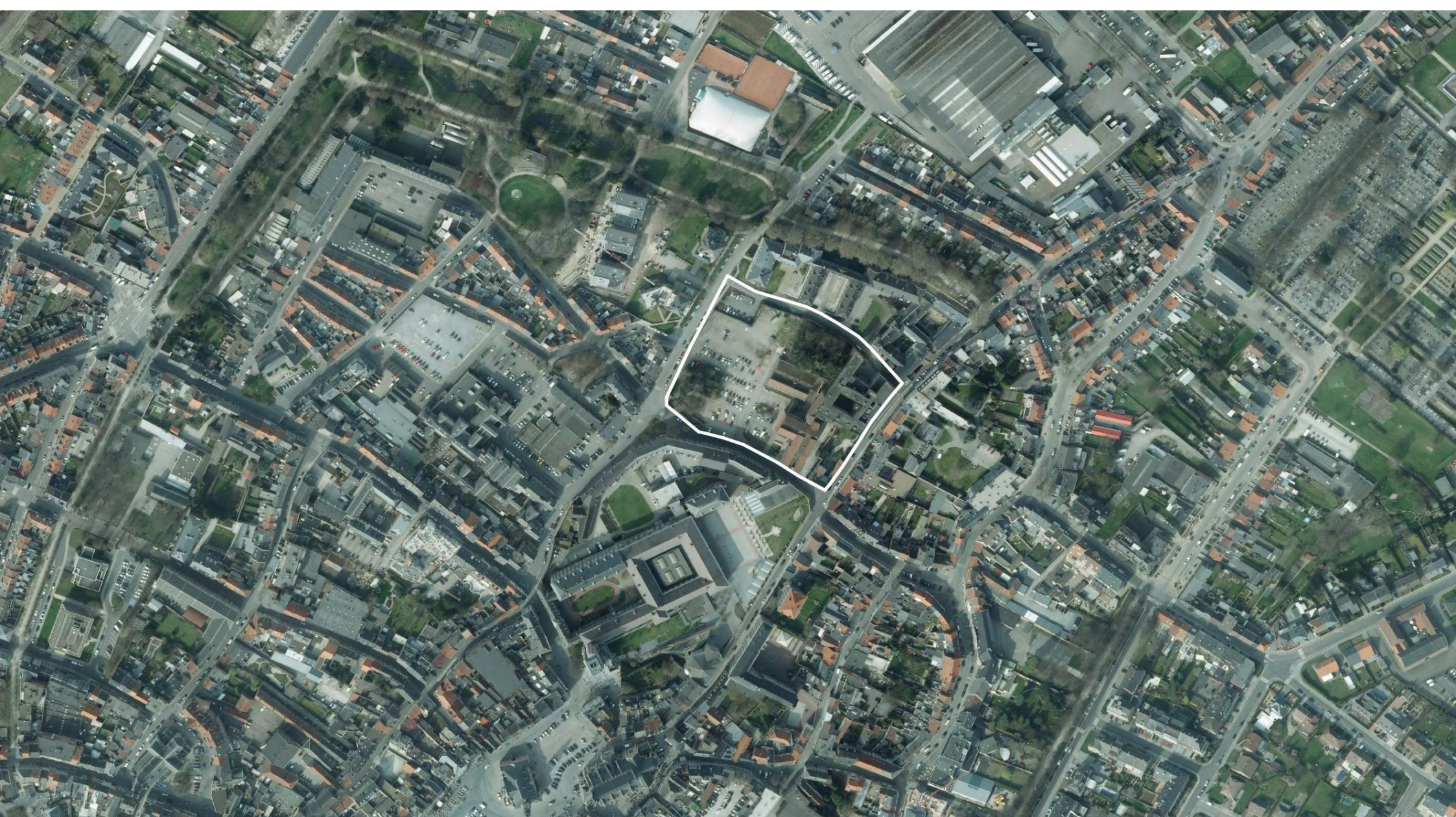
Research by design - the CITY, the PROJECT AREA, the LIVING UNIT



# CARE IS WHAT MAKES THE CITY

**Builder:** Sint-Trudo Regional Hospital NPO  
**Design team:** NU architectuuratelier / AR-TE / STABO / Denis Dujardin & Stefaan Thiers





# CARE IS WHAT MAKES THE CITY

PILOT PROJECTS  
New spatial concepts of care

5 PILOT PROJECTS    project 1 / project 2 / project 3 / project 4 / project 5



# Building program

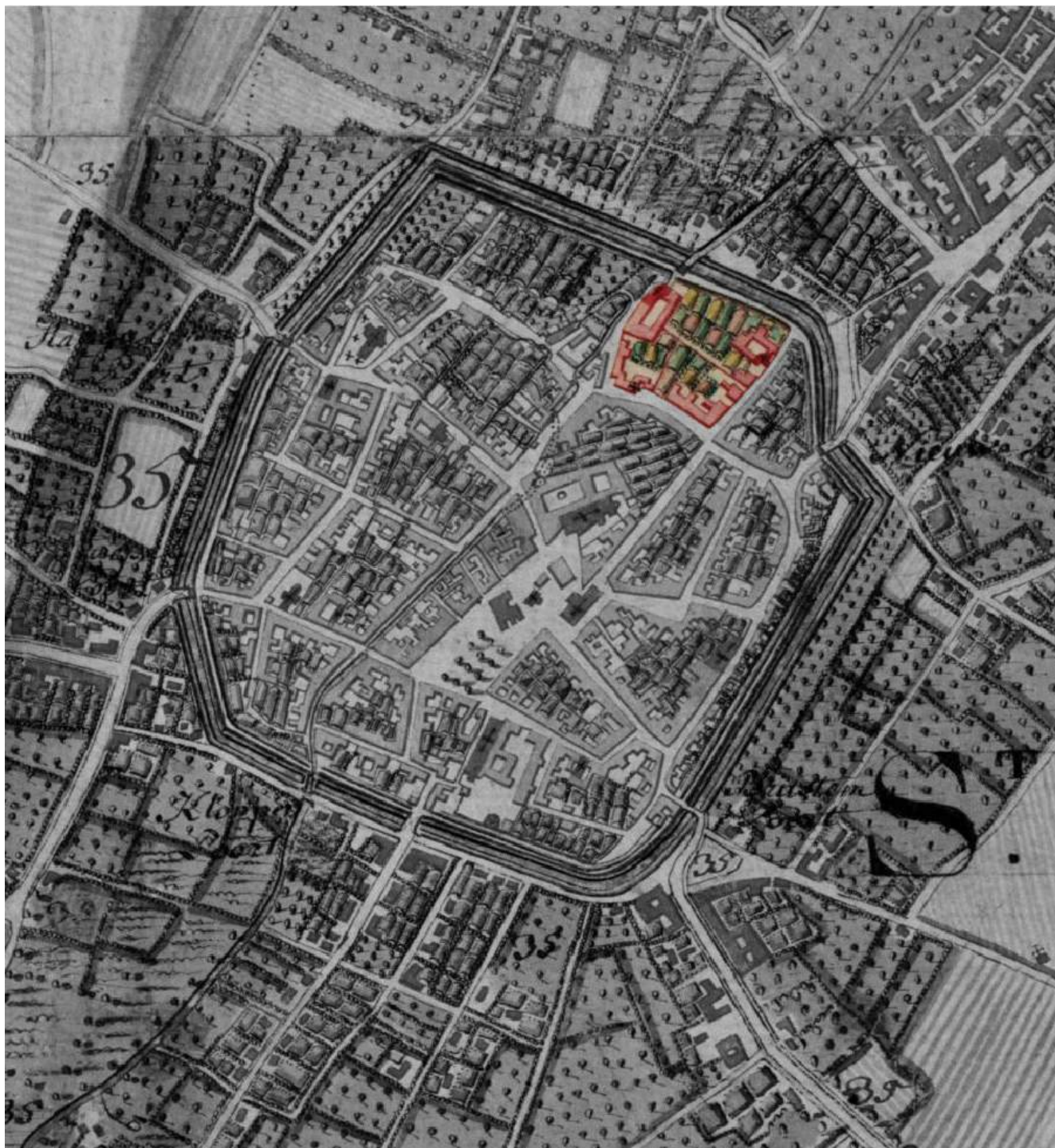
Redevelopment of a former hospital site to an innercity commuting location with an innovative assisted living concept.

- A housing and care center with 90 units
- 50 homes with assistance
- A local, service center
- A carehotel with 5 à 10 units
- A recovery stay with 10 à 20 units
- Collective housing

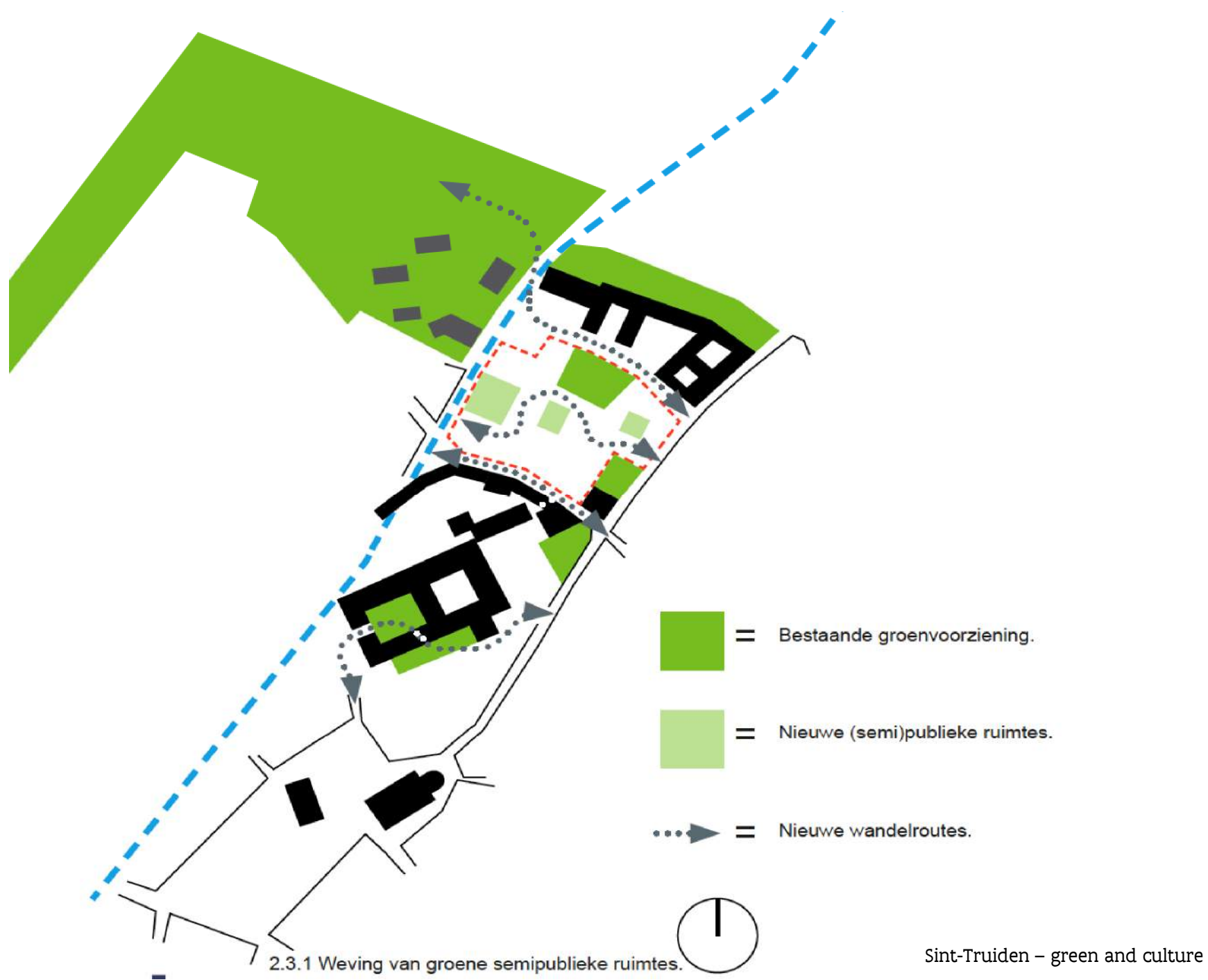


# Characteristics

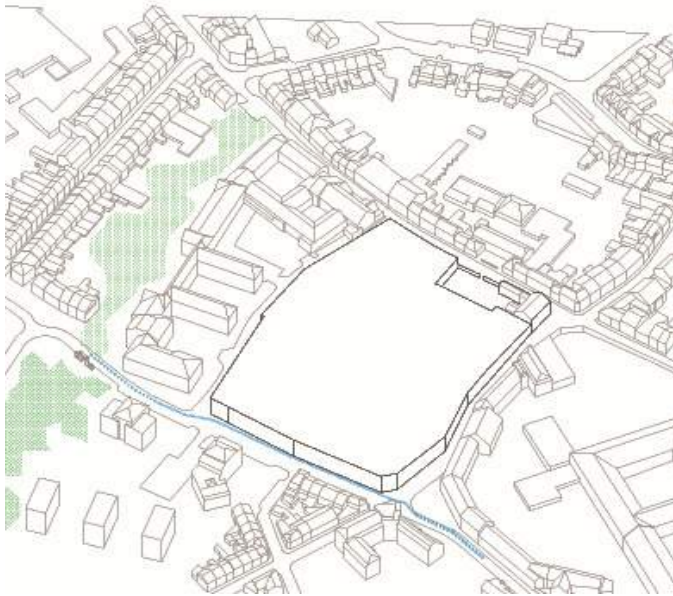
- Urban integration of care
- Care is about collectiveness
- Radical blending of care and housing
- Housing typology is separate from care profile
- Large scale engenders generosity



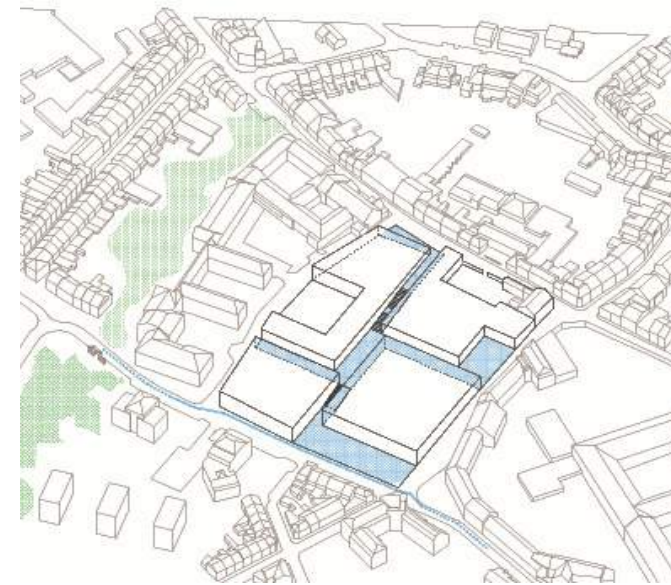
Sint-Truiden - history



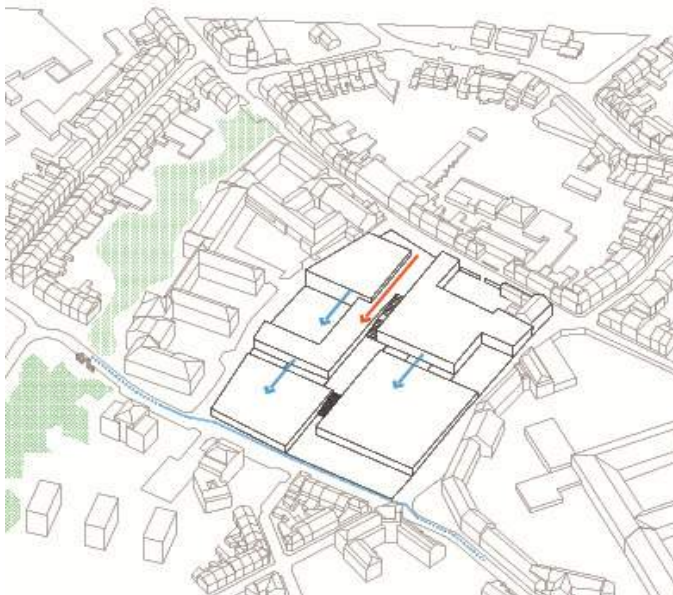




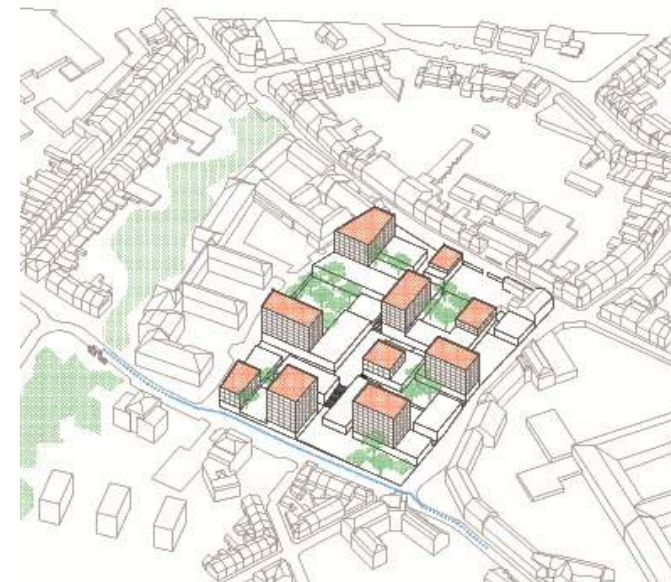
Plinth



Grenspelen en doorsteken



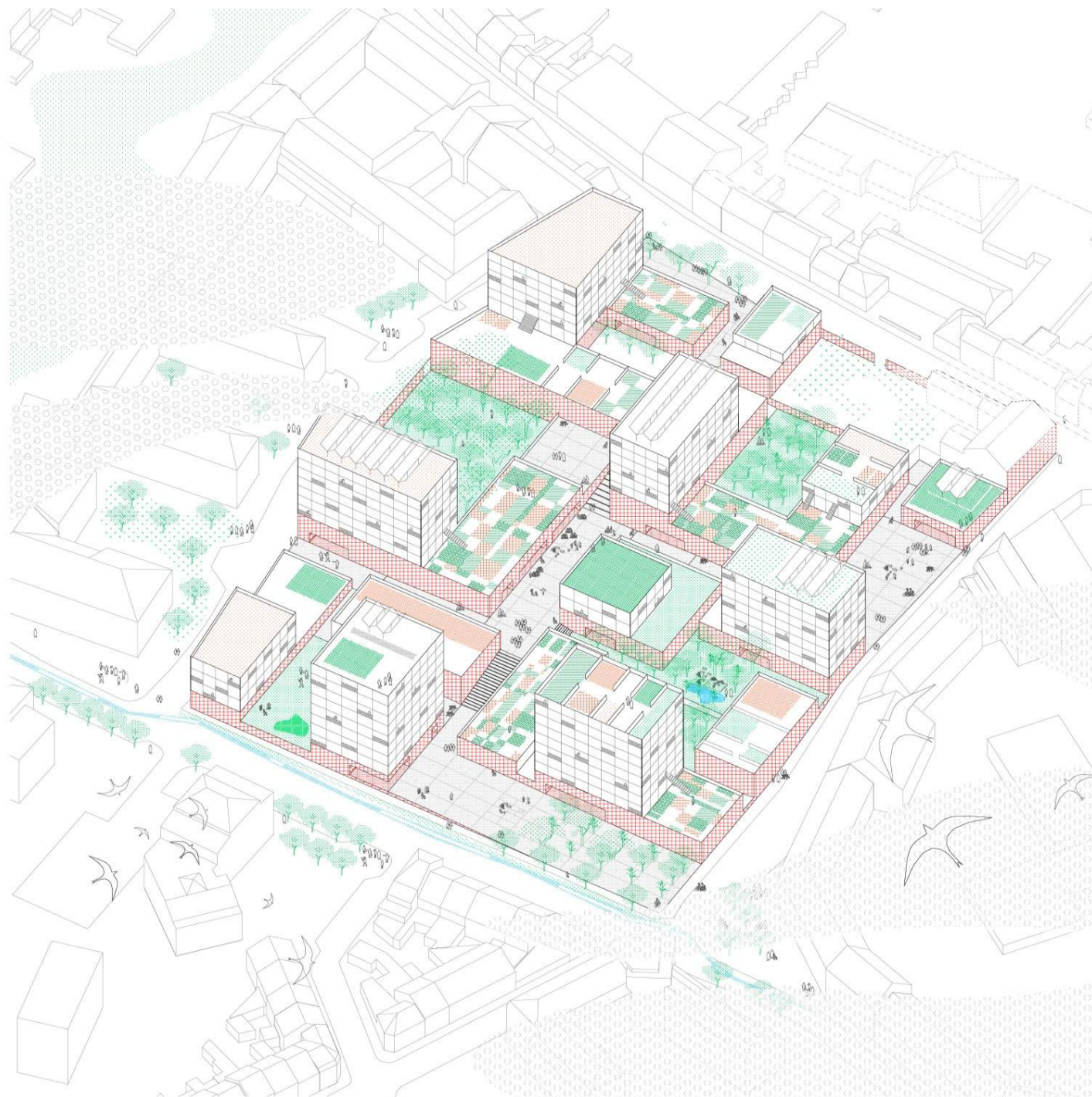
Terraces



Verticality

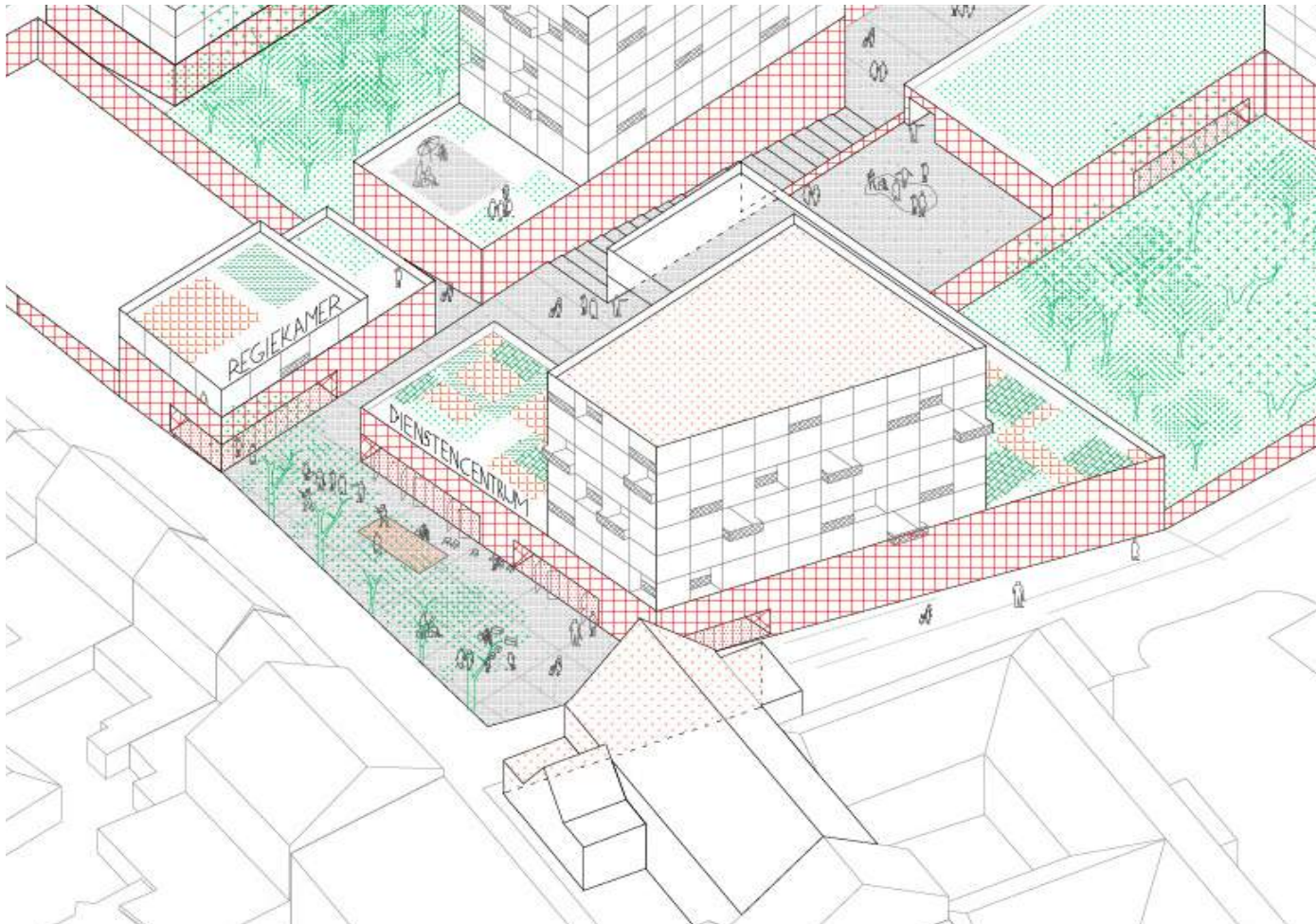
Sint-Truiden – concepts



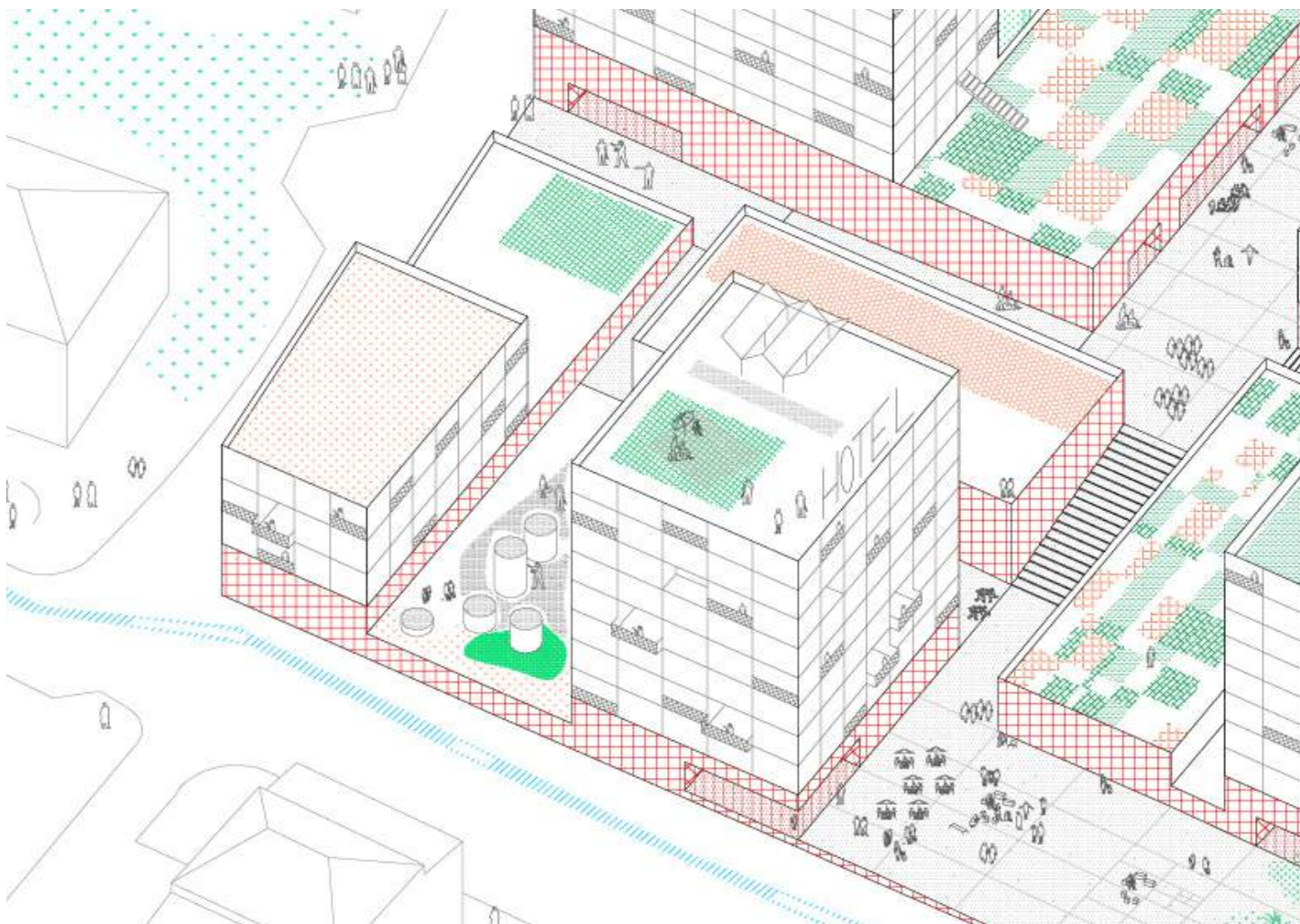


Master plan



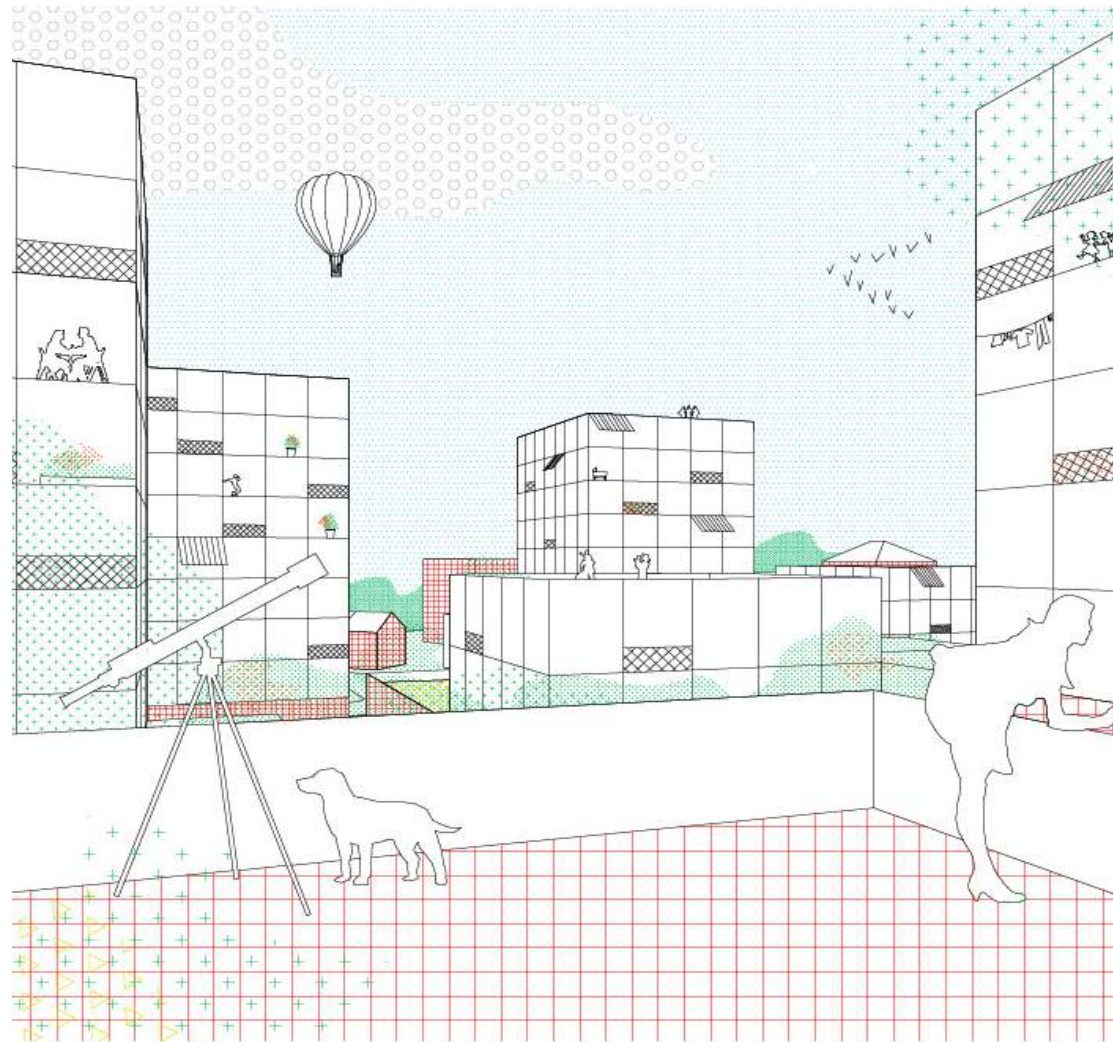


Sint-Truiden – care service center

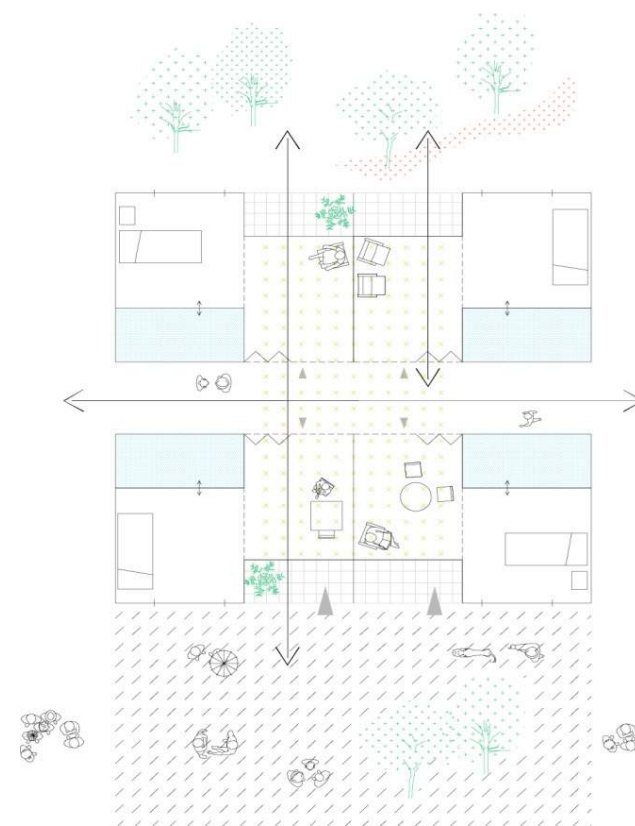


Sint-Truiden – hotel and spa

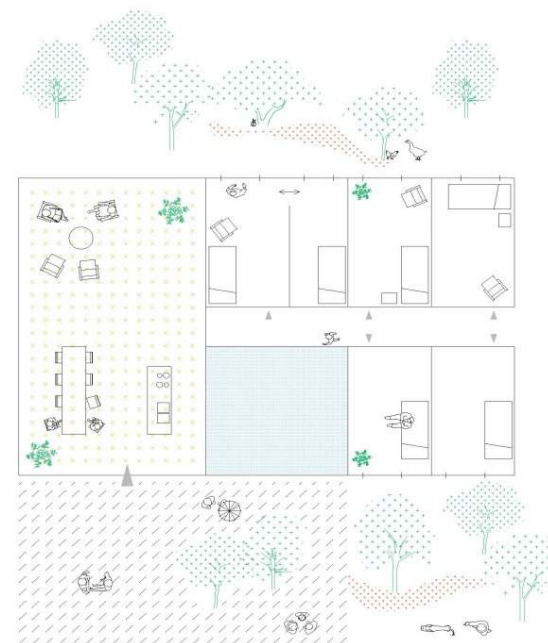
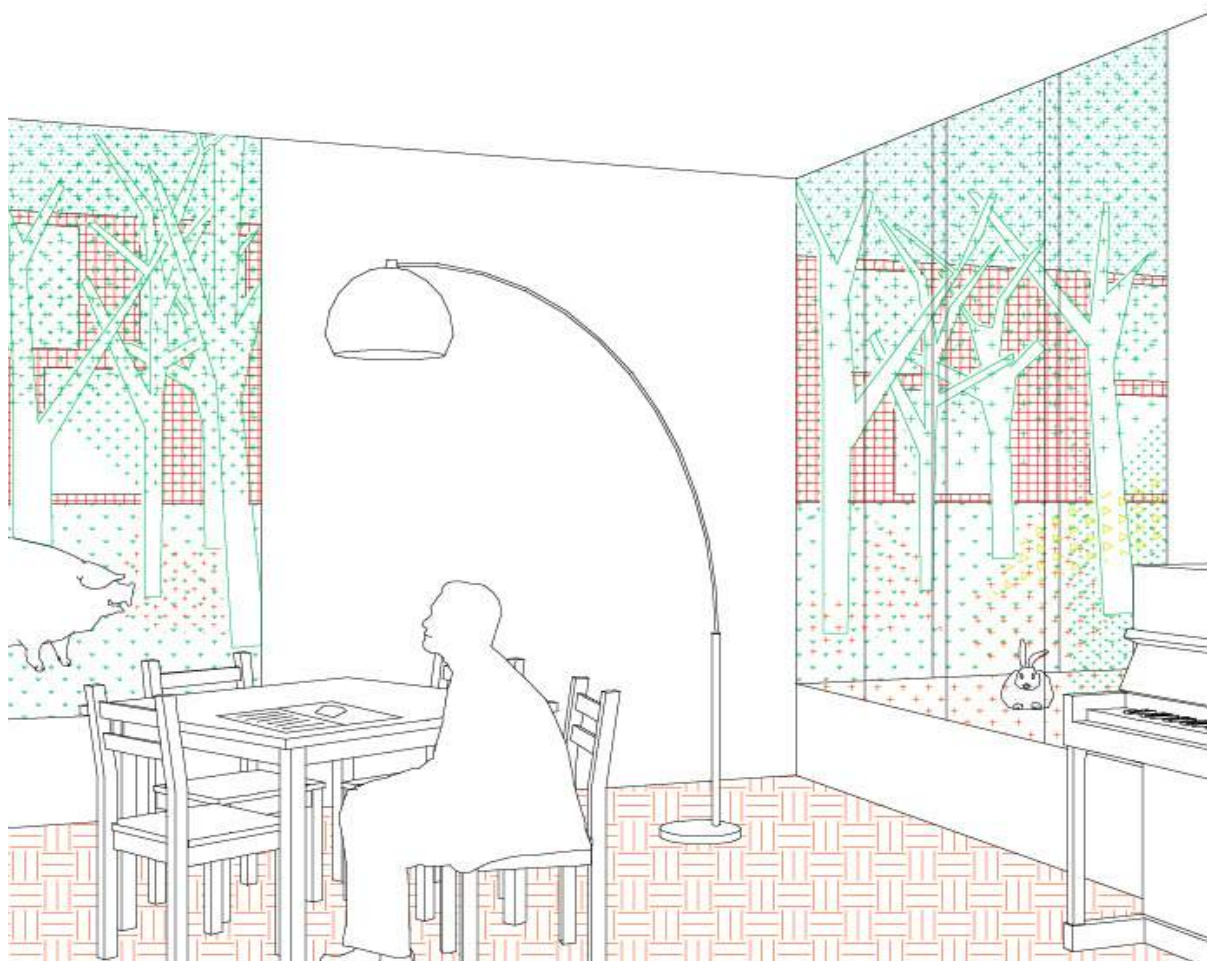




Sint-Truiden – terraces and roofgardens



Sint-Truiden – 'somatic' housing

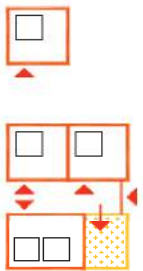


Sint-Truiden – 'dementia' housing

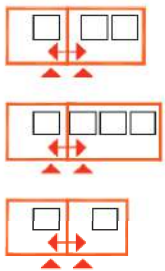


## Combinaties

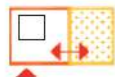
assistentiewoning



kangoeroewoning



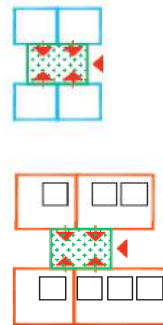
dagverzorging



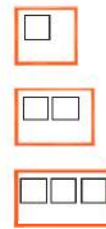
nachtverzorging



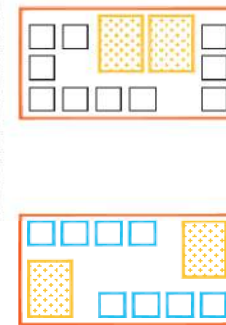
co-housing



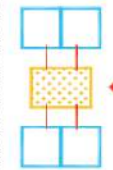
privaat wonen



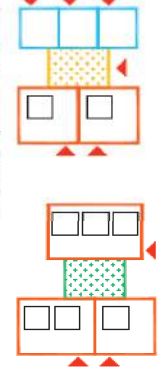
woongemeenschap



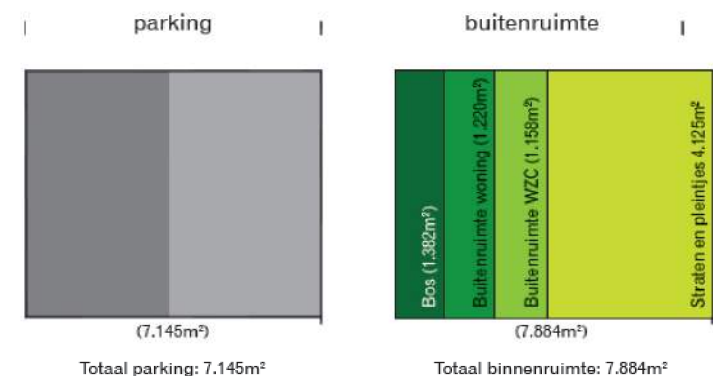
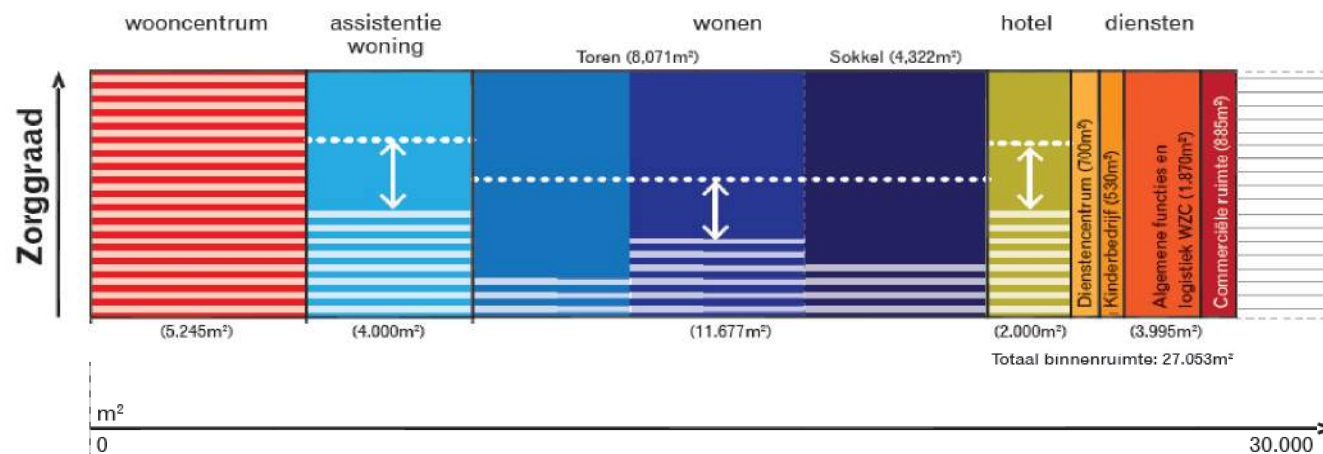
hotel



tijdelijke huisvesting



Sint-Truiden – typology and combinations



Verdeling zorgwonen en regulier wonen

Sint-Truiden – the financial masterplan and the mixing table



# SOCIAL ENTERPRISE IN CARE

**Builder:** PEKA CV

**Design team:** architecten devylder vinck taillieu / Technum Tractebel Engineering





# SOCIAL ENTERPRISE IN CARE

PILOT PROJECTS  
New spatial concepts of care

5 PILOT PROJECTS

project 1 / project 2 / project 3 / project 4 / project 5

# Building program

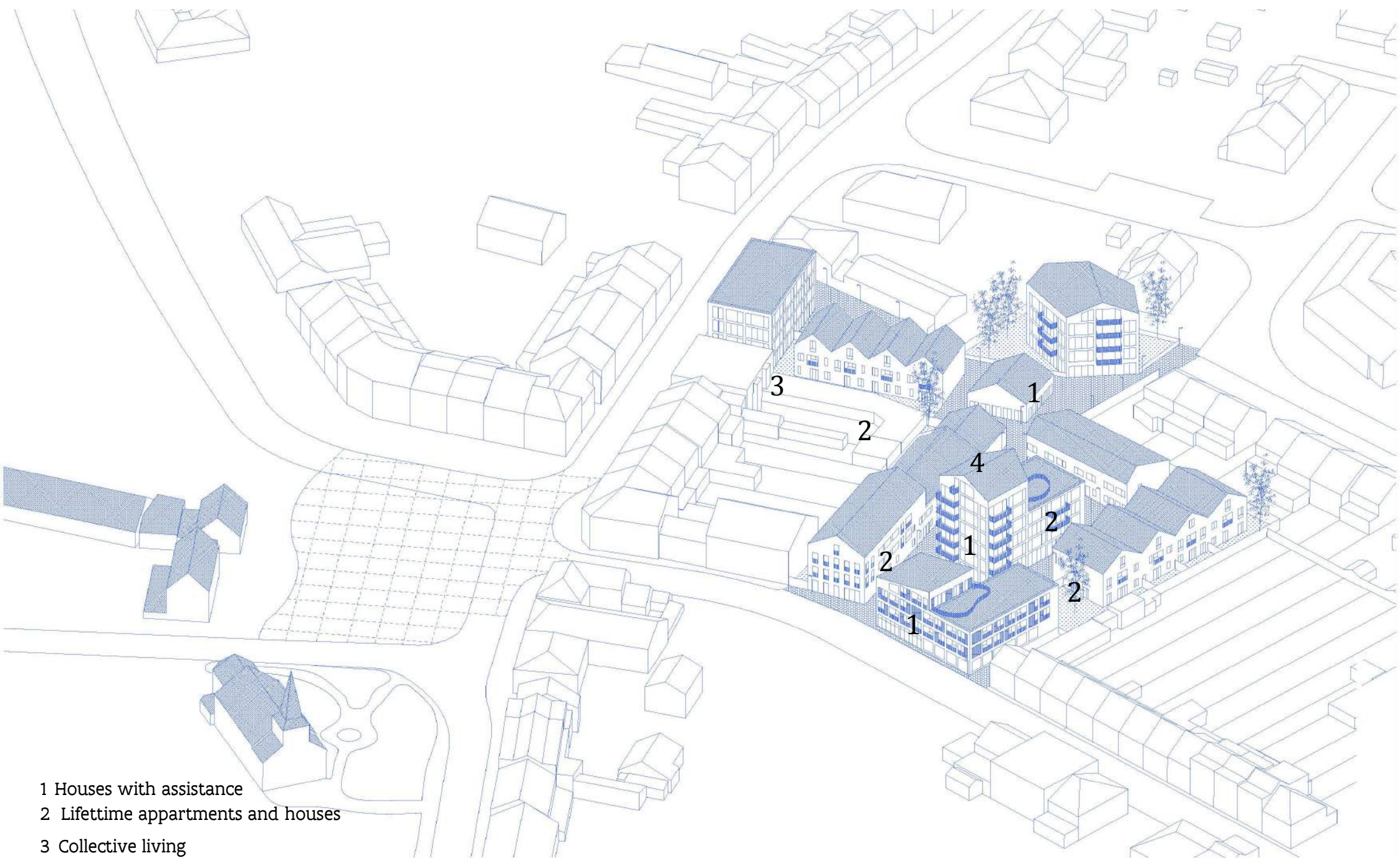
Intergenerational residential zone with homes with assistance, group housing for elderly, adapted housing for disabled persons, activity center and regular housing

1. Housing and care center with 85 units and a center for short stay with 5 units.
2. 100 homes with assistance.
3. Local service center.

# Characteristics:

- Private initiative produces quality
- Intergenerational housing supports care
- Care boosts the village center
- Large-scale programme is fragmented in recognisable form

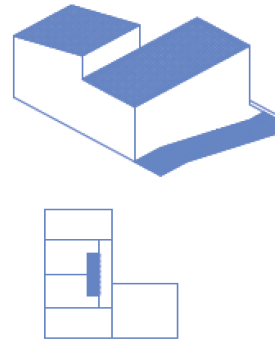




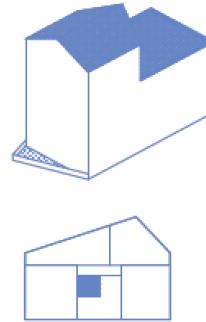
- 1 Houses with assistance
- 2 Lifetime apartments and houses
- 3 Collective living
- 4 The activity center



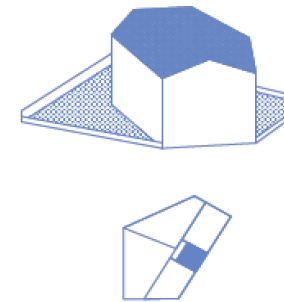
**Woningen met assistentie**  
Cluster



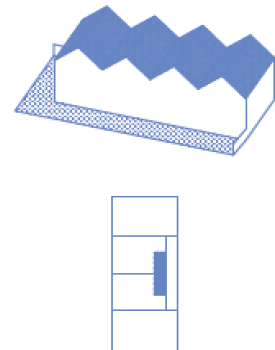
**Woningen met assistentie**  
Cluster



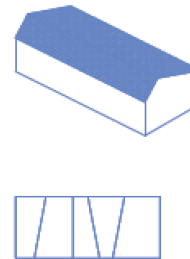
**Woningen met assistentie**  
Cluster



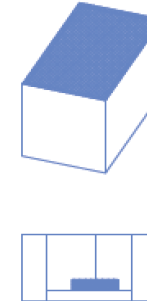
**Aangepast wonen voor mensen met lichte beperking**  
Blok



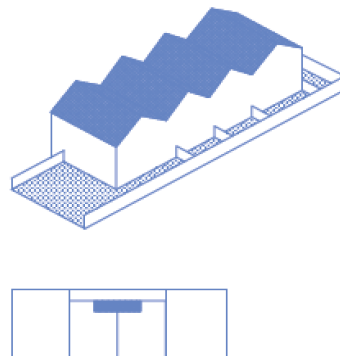
**Levensloopbestendige woningen**  
Lint



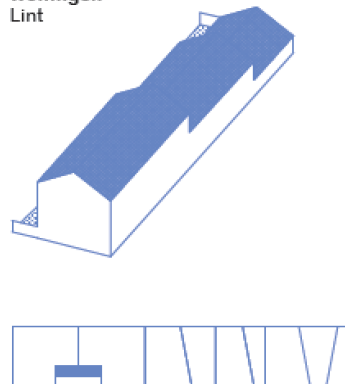
**Groepswonen voor senioren**  
Blok



**Levensloopbestendige appartementen**  
Lint



**Levensloopbestendige appartementen en woningen**  
Lint



**Activiteitencentrum**  
Lint













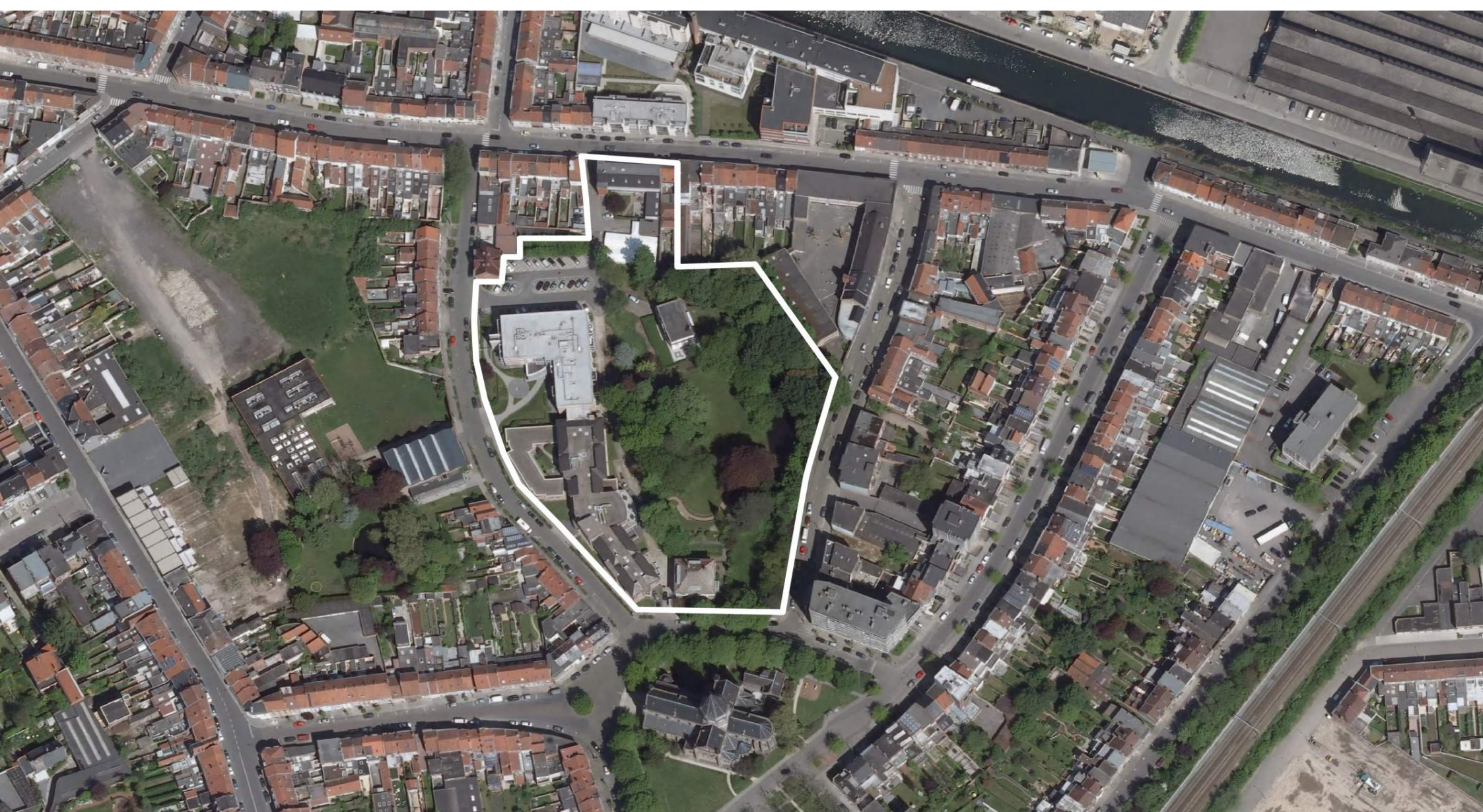


# CONVERSION AND HERITAGE AS CARERS

**Builder:** De Korenbloem not-for-profit organisation

**Design team:** Studio Jan Vermeulen / Tom Thys Architecten / Sergison Bates Architects





# CONVERSION AND HERITAGE AS CARERS



# Building program

## *A – Het Portiek*

- new build near Portiek: 5 x 9 group homes for young people with dementia and 5 family care flats
- renovation Portiek: passage home with day care center for persons with young dementia, know-ledge center and neighborhood and community action/local service center

## *B – Landhuis*

- new building near the Landhuis: 2 group homes for 10 persons with somatic care needs (stroke) and 6 family care flats
- renovation Landhuis: day care center for persons with dementia, a living for somatic residents and a knowledge center

## *C – Day Care Center*

- Renovation day care center

# Characteristics

- Integration of historical heritage as part of care
- Care gets local residents involved
- Small scale optimises housing

