



UTBYKULLE

AUT 164 RESIDENTIAL HEALTHCARE - HOUSING FOR SENIORS

ELSA ALM, ELLEN LUNDH, LEOPOLD PRETZEL, JIAMING YE

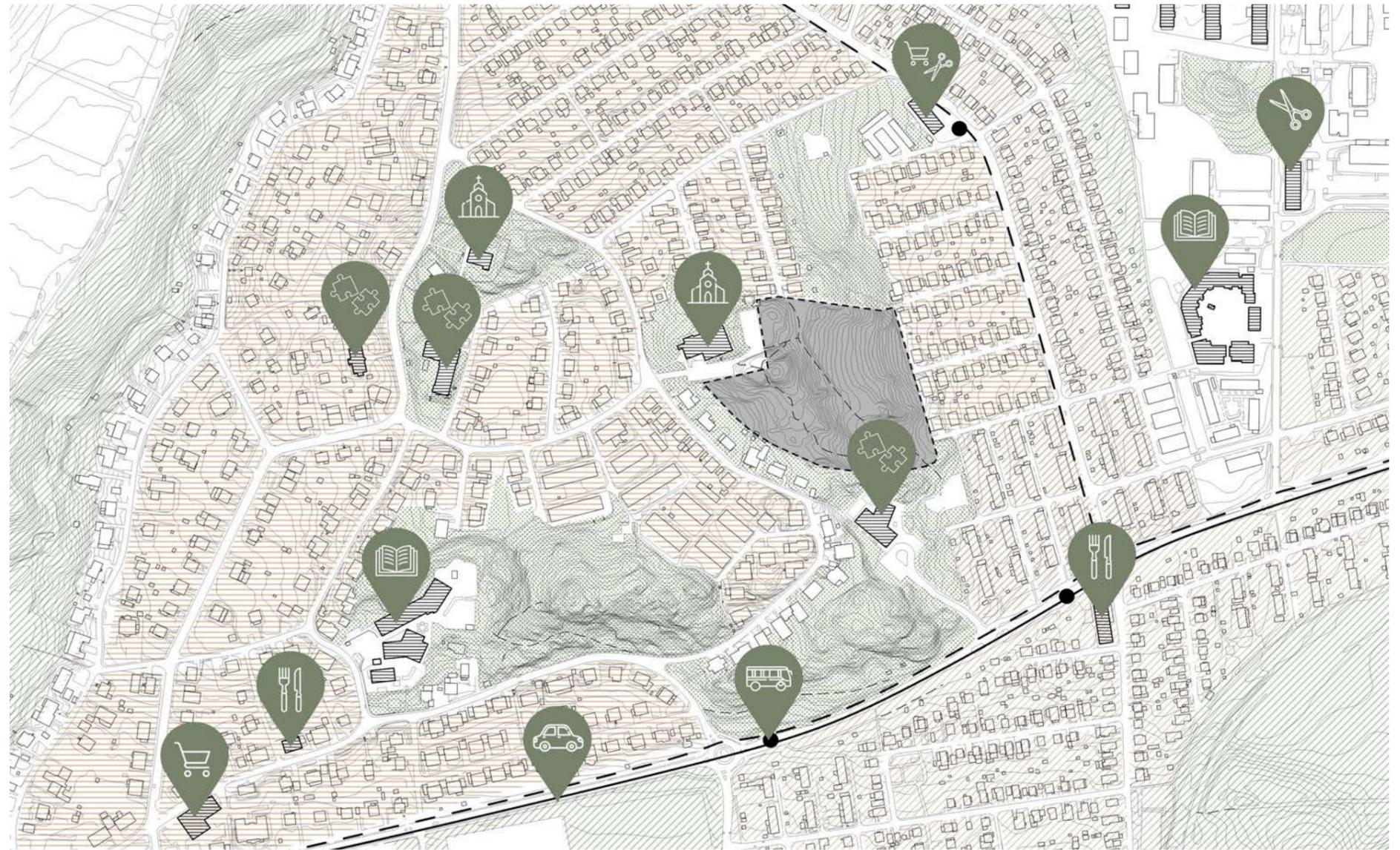
BRIEF & CONTEXT

The assignment has been to design a dementia village on a given site. To create a safe environment for the elderly where it's possible to connect with the local community but also to get a sense of freedom and home.

UTBY

To meet the increasing demand for elderly care facilities, the city of Gothenburg has decided to evaluate a potential site in Utby for an elderly care home. The suburban area of Utby is located northeast of central Gothenburg. The neighbourhood consists mainly of single-family households, schools and pre-schools, a grocery store, and small shops. Utby has many green areas both within and surrounding the community.

The area is home to many typical Swedish houses with colourful wood facades. During autumn, these colours flourish and blend well together with the surroundings. The house typologies are primarily one or two storey buildings with gabled roofs in various shapes and sizes.



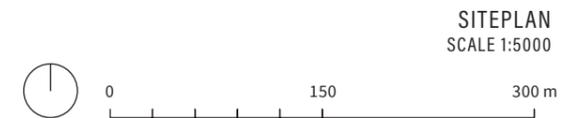
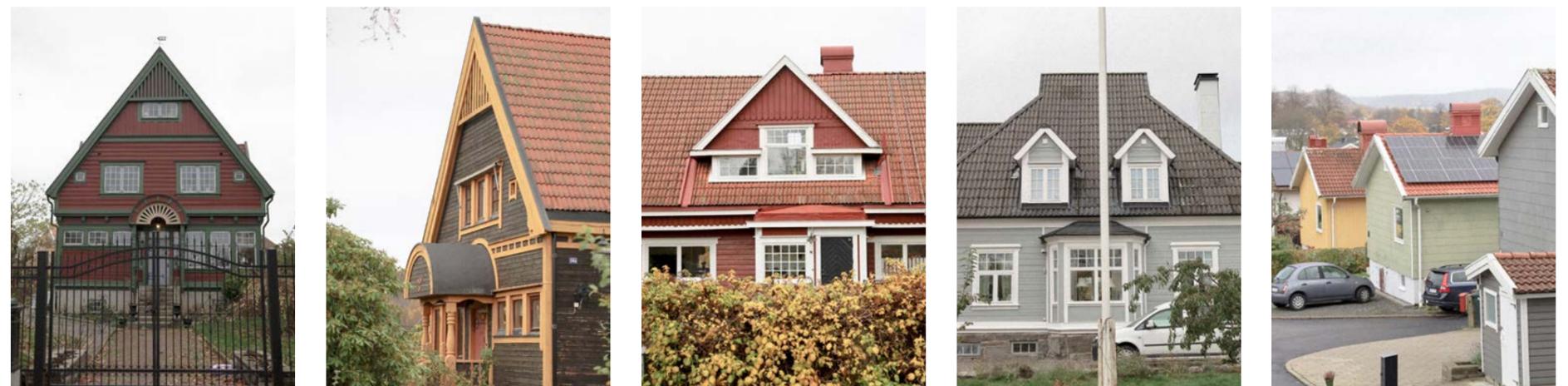
DEMENTIA

Sweden, like many European countries, has a large ageing population that is growing each year. Out of 10 million inhabitants, 20 percent have passed the retirement age of 65 years. By 2040, the number will be 23 percent. At the same time the average life expectancy is one of the highest in the world. The increase of seniors demands for expansion of housing facilities adapted to the resident's needs. These facilities will lay the foundation of how the older generation will cope with ageing with sustained life qualities.

Many of the facilities designed for the future will have to be tailor-made for one of the most fragile user groups with cognitive impairments. Today 130 000 – 150 000 people have dementia in Sweden, and around 20 000 – 25 000 people are diagnosed with dementia each year. These numbers are increasing along with the population. In 2050 Sweden will approximately then have 500 000 people suffering from dementia.



NEIGHBOURHOOD AESTHETICS

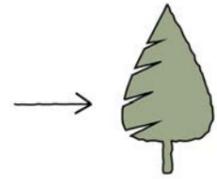


THE DESIGN

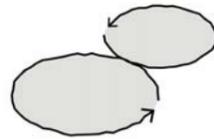
The building complex nestles into the challenging topography and flows along the sloped terrain where it is the steepest. By this procedure, the flat areas are preserved and used for accessible outdoor spaces. In order to integrate with the neighbourhood, the dementia village emphasizes on the village typology and builds up fragmented facades, gabled roofs and traditional Swedish colours.

The number of materials used was kept at a minimum in order to give a calm and simplistic appearance of the village. The public buildings use a rigid brick façade to symbolize its urban functionalities and distinct from the residential buildings. The units all share a mix of simple brick facades and wood claddings. These are commonly found in and around of Gothenburg and incorporate well into the existing neighbourhood. For the interiors, the material choice of exposed CLT and simple wood finishing was made to reduce noise in the surfaces and create a warm overall atmosphere throughout the dementia village.

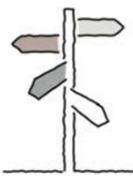
DESIGN STRATEGIES



INCORPORATE GREENERY



LOOPS OF WANDERING



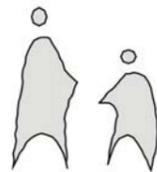
LOGICAL WAYFINDING



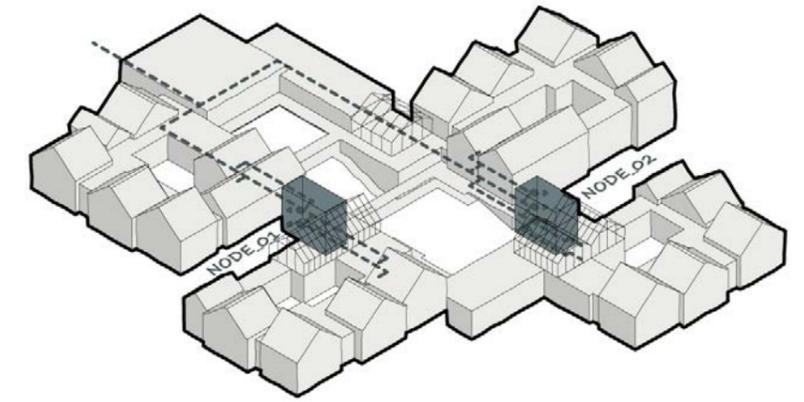
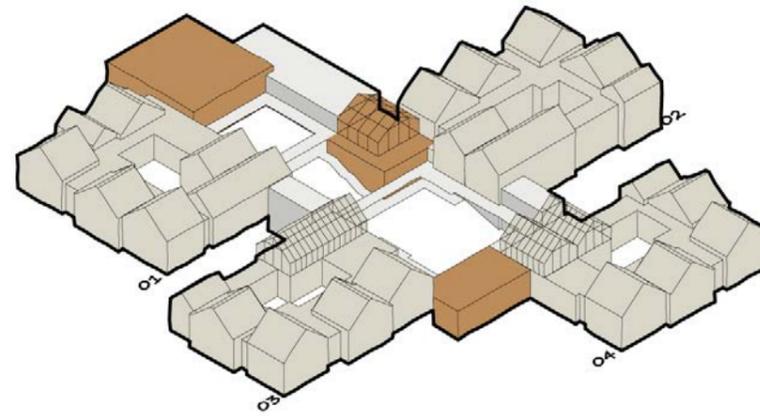
PRESERVE TOPOGRAPHY



VILLAGE SCALE



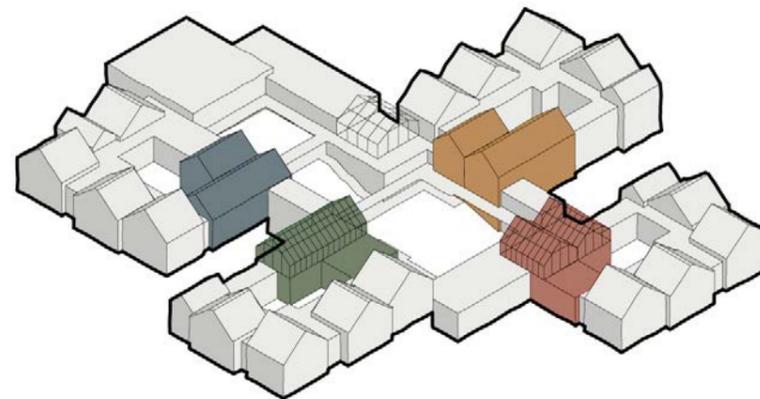
SOCIAL INCLUSION



PUBLIC BUILDINGS & UNITS

The appearance of an institutionalized building can be intimidating. Therefore, we treated the unit as a village and fragmented the functions as well as the facades. The public functions are scattered across the facility; however, everything is centred around the various courtyards.

BTA UNITS - 8100 M²
 BTA PUBLIC SPACES - 600 M²
 BTA COMMUNICATION/TEC - 2700 M²
 BTA TOTAL - 11 500 M²
 BYA - 4800 M²

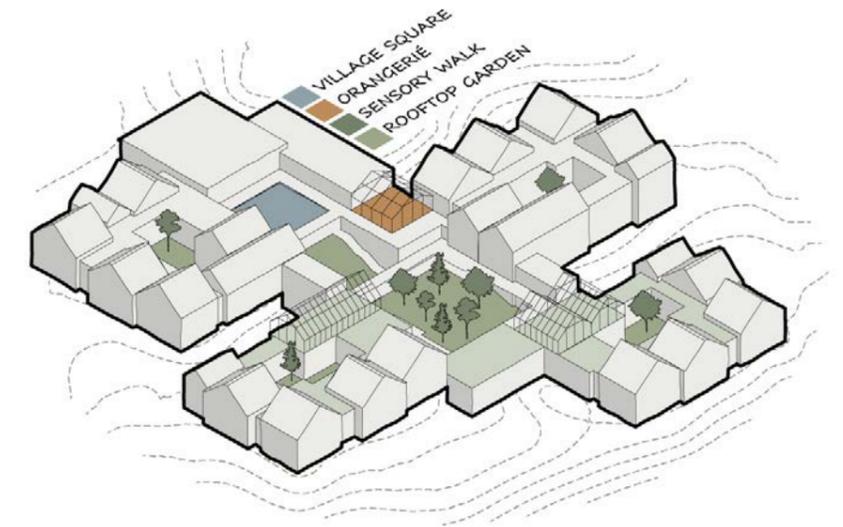


ORIENTATION

The dementia village takes cues from the colourful neighbourhood of Utby and uses vibrant colours to mark the unit buildings. Since all unit buildings are connected to the central courtyards, it becomes clear for residents to find their personal colour and understand their desired destination. We chose commonly used Scandinavian colours such as Falu Röd, Dalarna Grön, Blytungsgrå and Skåne Gul, which create a distinctive visual appearance while also protecting the wood facade.

FLOWS & CONNECTIONS

Wayfinding should be logical and easy for residents. When entering from the main entrance, there are 2 possibilities to choose from. Either one can continue forward and reach the public areas such as the café, village square and outdoor loops or one chooses to go left or right towards the connection nodes. They're intended to be reached easily from the ground floor and further connect all the unit buildings and floors in short walking distances.



OUTDOOR SPACES

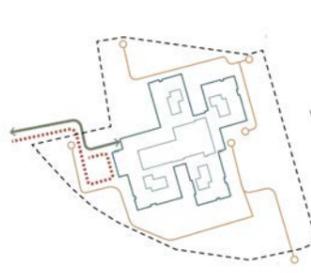
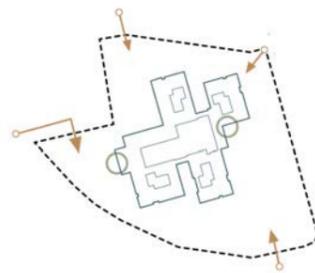
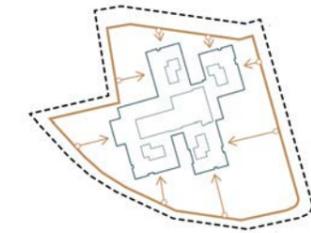
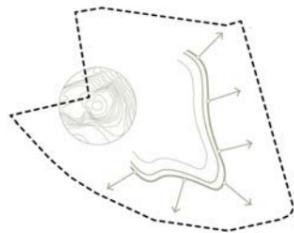
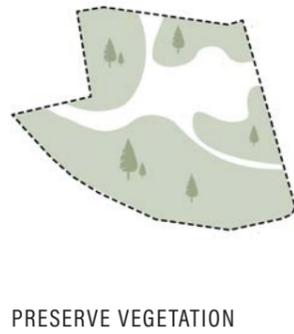
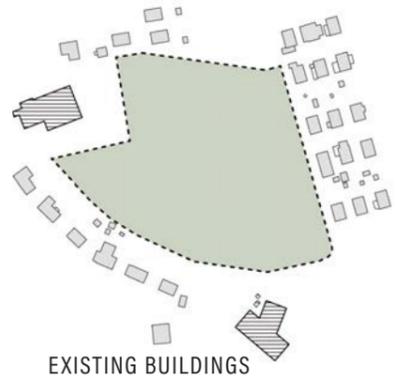
The outdoor environment is designed to be experienced on three different levels. The most intimate level is the private courtyard within each unit. The second level, the square and common courtyards, allows interaction with visitors and residents from Utby. The last level is the untreated natural environment and keeps a more wild and untouched natural experience.

THE SITE

The site offers a diverse, green environment that should be preserved as best as possible. Different areas of the forest serve as a buffer zone between the residential areas and the facility and give the residents a visual reference. The main entrance is located at the highest area of the site and connects to the existing street coming from the church. Delivery and visitor access will benefit from the short entryway and will be guided by the main building. The central public space connects not only the units but also the existing paths around the area to invite people from outside into the facility.

A second entrance building located in the east of the village can be used as an atelier for community events, artnights or other events for the neighbourhood. The walkpaths around the village connect it to the preschool and invite the pupils to extend their area of school related activities. The former allotment garden has been moved in front of the public rooftop garden, so residents and neighbours can grow vegetables and plants while having a visual and physical connection.

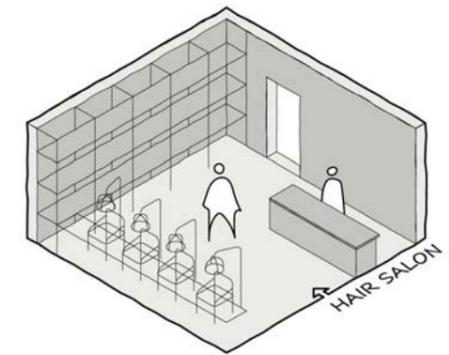
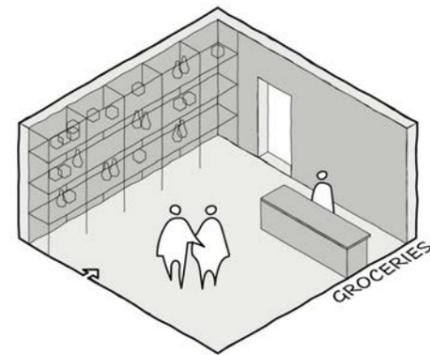
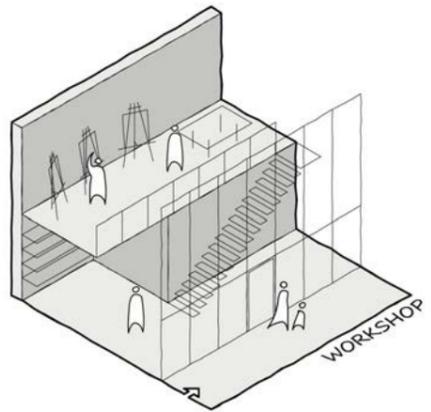
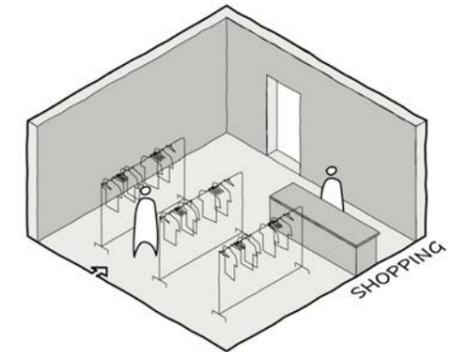
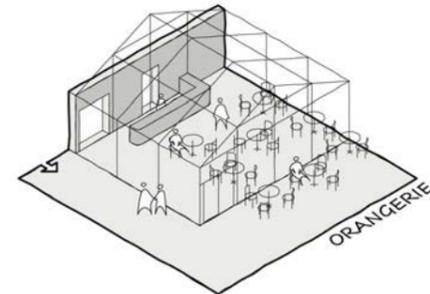
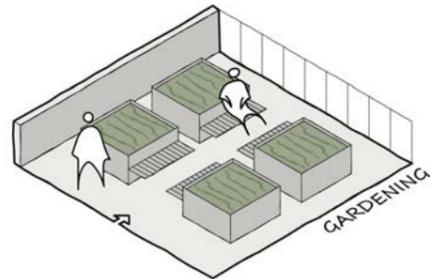
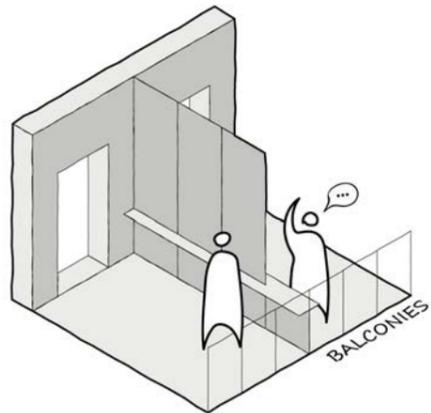
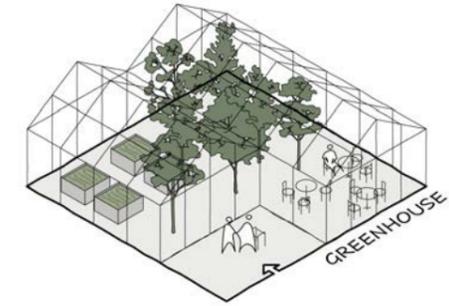
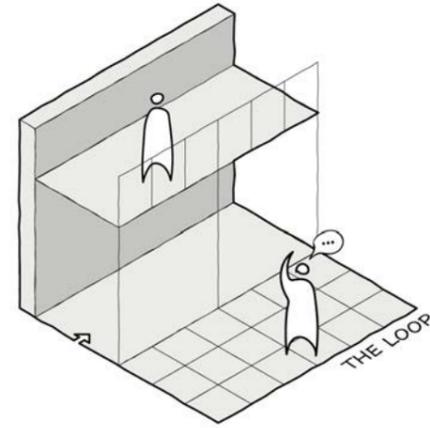
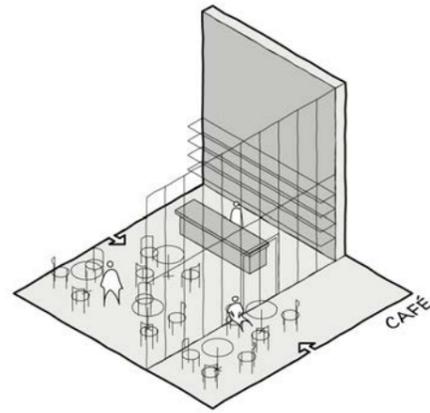
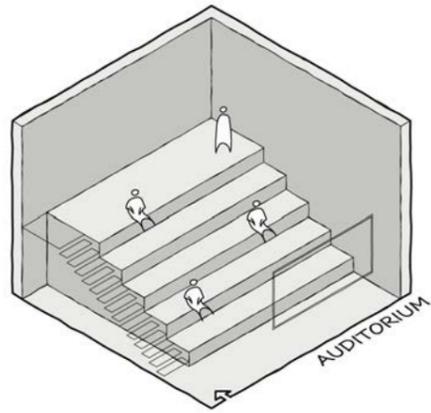
SITE-ANALYSIS

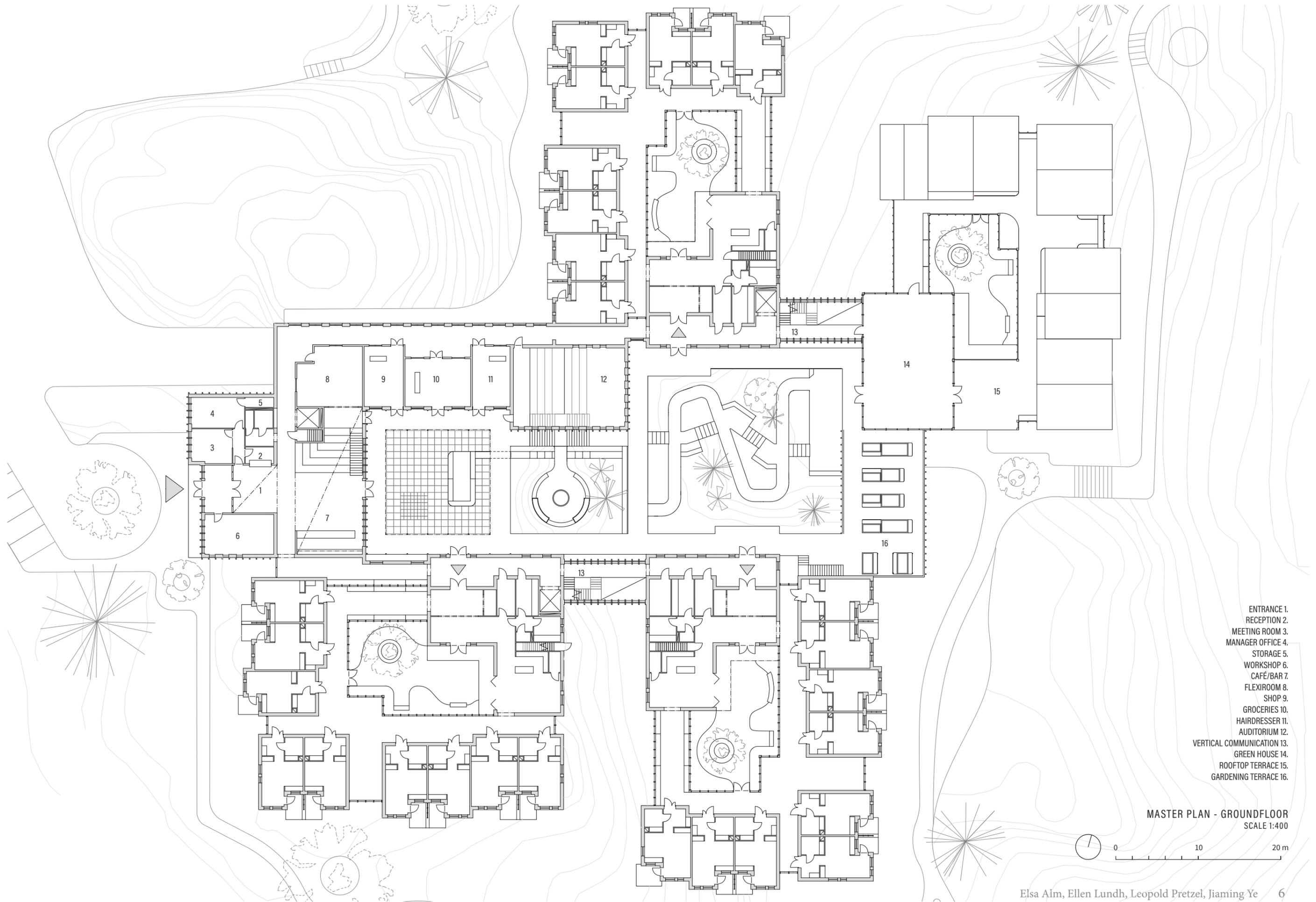


SITEPLAN
SCALE 1:1000



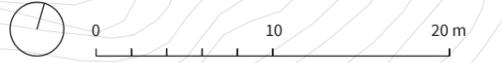
THE VILLAGE PROGRAM

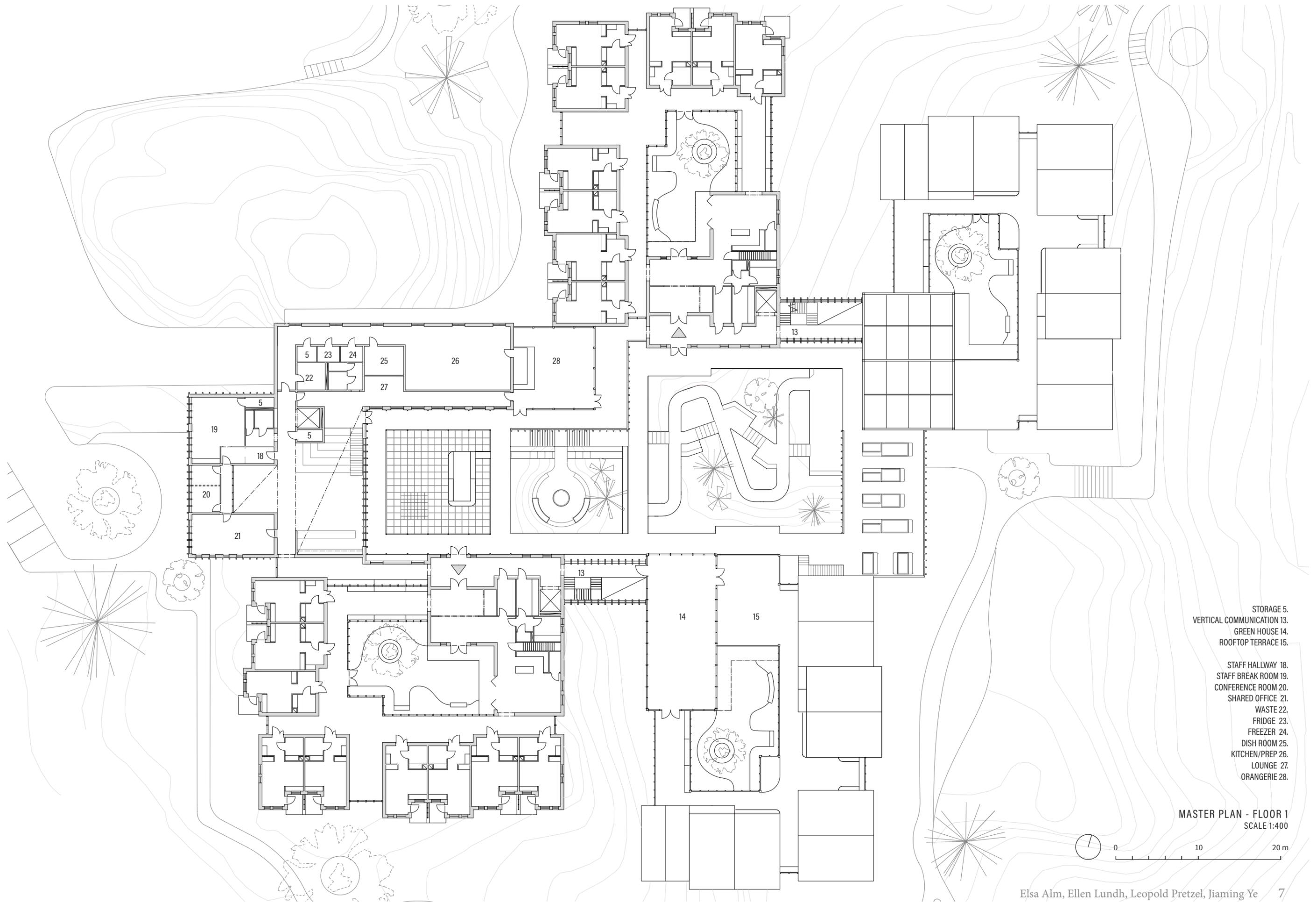




- ENTRANCE 1.
- RECEPTION 2.
- MEETING ROOM 3.
- MANAGER OFFICE 4.
- STORAGE 5.
- WORKSHOP 6.
- CAFÉ/BAR 7.
- FLEXIROOM 8.
- SHOP 9.
- GROCERIES 10.
- HAIRDRESSER 11.
- AUDITORIUM 12.
- VERTICAL COMMUNICATION 13.
- GREEN HOUSE 14.
- ROOFTOP TERRACE 15.
- GARDENING TERRACE 16.

MASTER PLAN - GROUND FLOOR
SCALE 1:400

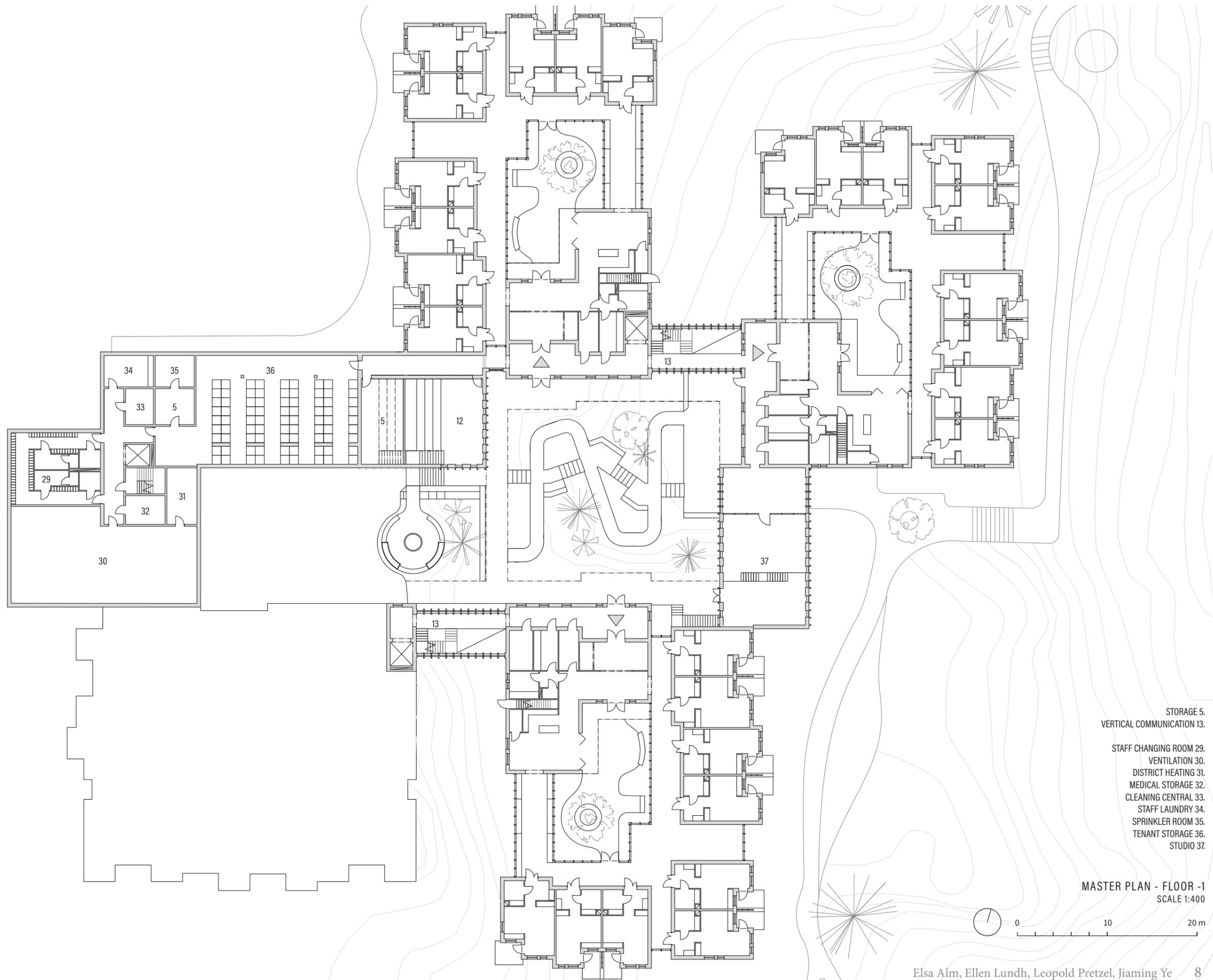




- STORAGE 5.
- VERTICAL COMMUNICATION 13.
- GREEN HOUSE 14.
- ROOFTOP TERRACE 15.
- STAFF HALLWAY 18.
- STAFF BREAK ROOM 19.
- CONFERENCE ROOM 20.
- SHARED OFFICE 21.
- WASTE 22.
- FRIDGE 23.
- FREEZER 24.
- DISH ROOM 25.
- KITCHEN/PREP 26.
- LOUNGE 27.
- ORANGERIE 28.

MASTER PLAN - FLOOR 1
SCALE 1:400





- STORAGE 5.
- VERTICAL COMMUNICATION 13.
- STAFF CHANGING ROOM 29.
- VENTILATION 30.
- DISTRICT HEATING 31.
- MEDICAL STORAGE 32.
- CLEANING CENTRAL 33.
- STAFF LAUNDRY 34.
- SPRINKLER ROOM 35.
- TENANT STORAGE 36.
- STUDIO 37.

MASTER PLAN - FLOOR -1
SCALE 1:400



THE MAIN BUILDING

The main building is structured around a double-height lobby area, which connects to various public spaces such as the workshop space, shops or meeting rooms. The shops are reached from the central plaza and connected through an internal pathway. Staff and administrative functions are situated close to the main entrance. When walking towards the units, residents and visitors can have a peek inside the public auditorium.

The upper floor of the main building is mainly reserved for staff and administrative functions, which gives the employees a more secluded area to retreat and rest between shifts. The connection to the loop above the plaza, allows not just the residents but also the staff to enjoy the outside. Reaching further into the residential area, the Orangerie offers a meeting point for visitors and residents.

The basement of the main buildings is used for storage and technical functions. Apart from its functional use, the basement extends towards the lower courtyard and opens the auditorium for visitors and residents.

The main building is directly connected with the walkable loops in the village. The ground floor extends into the village square and further reaches towards the public rooftop garden, while the first floor is connected to the private rooftop garden and orangerie and can be easily accessed through the second looping bridge pathway.

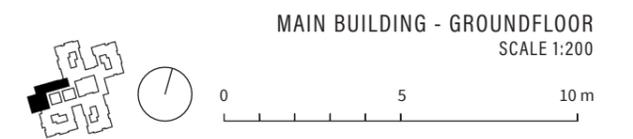
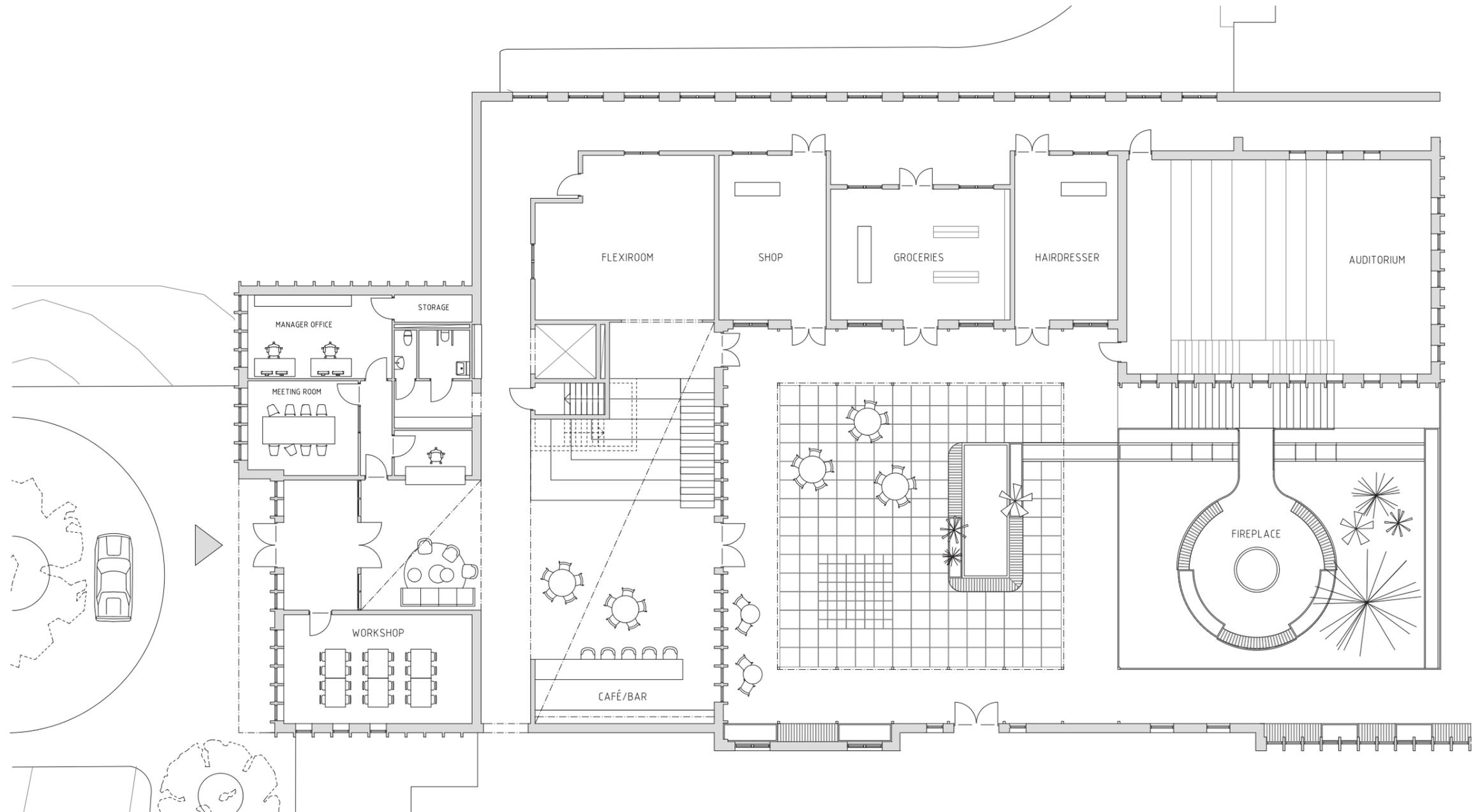
The common courtyards cascade down towards the east. The village square is directly accessible from the ground floor and reaches all the way to the public rooftop garden. The space flows along the auditorium down towards the sensory walk that leads the visitors and residents to the east entrance building. It intends to slow down and enable a sensory experience with options to enjoy nature.



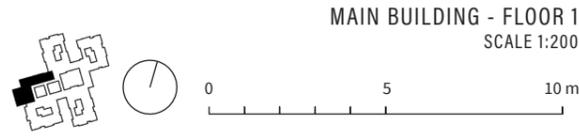
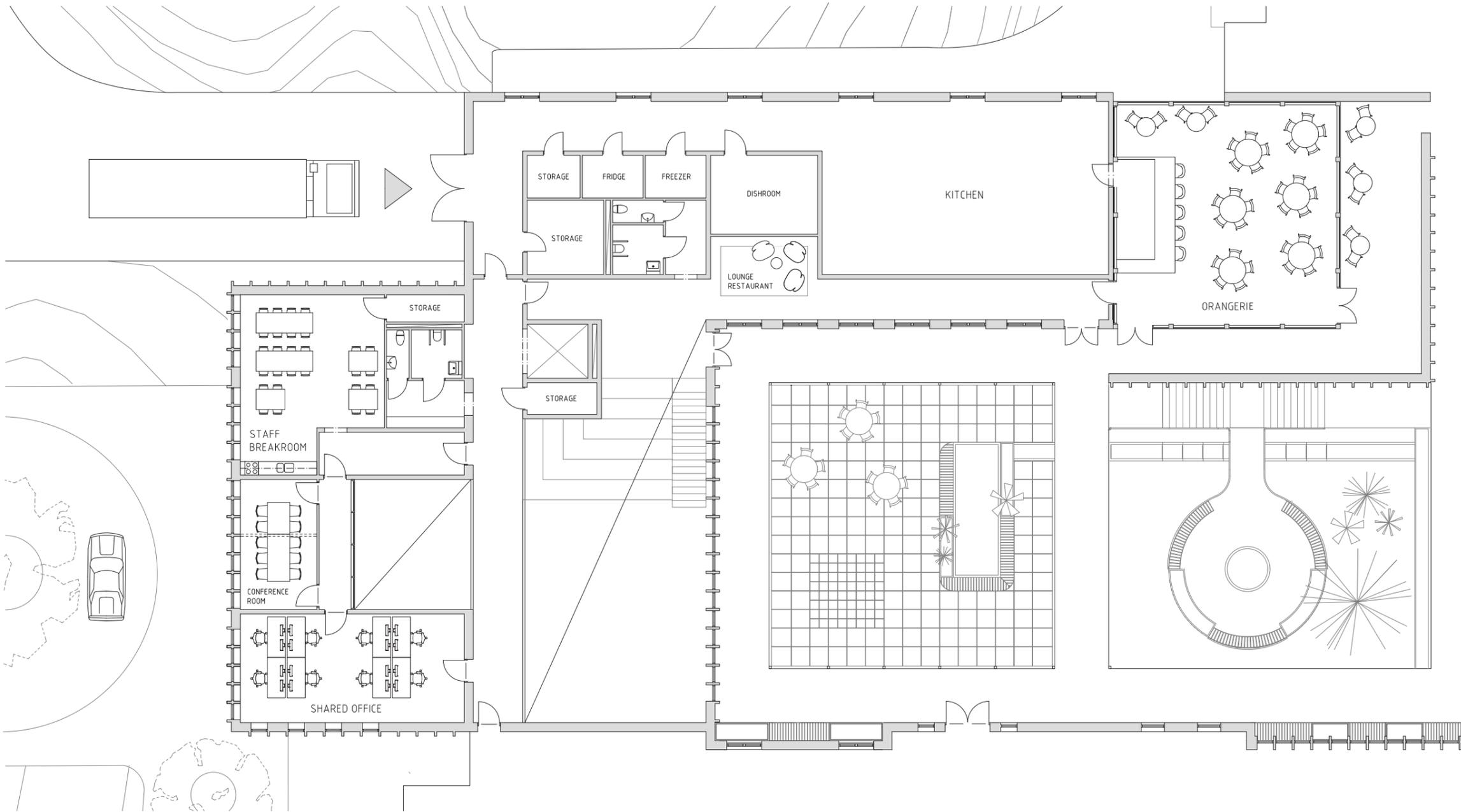
MAIN BUILDING - ELEVATION ENTRANCE
SCALE 1:100



THE MAIN BUILDING



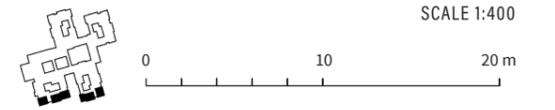
THE MAIN BUILDING



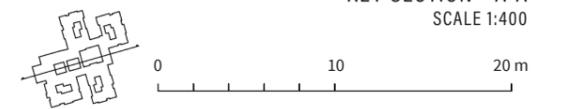




ELEVATION - SOUTH FACADE
SCALE 1:400

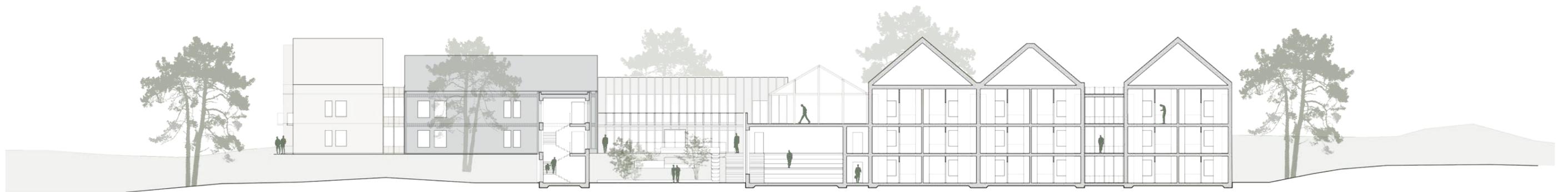
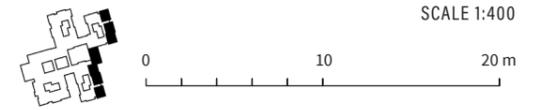


KEY SECTION - A-A
SCALE 1:400

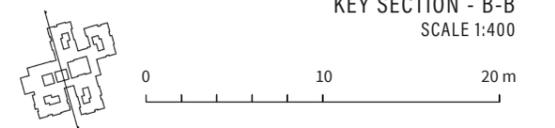




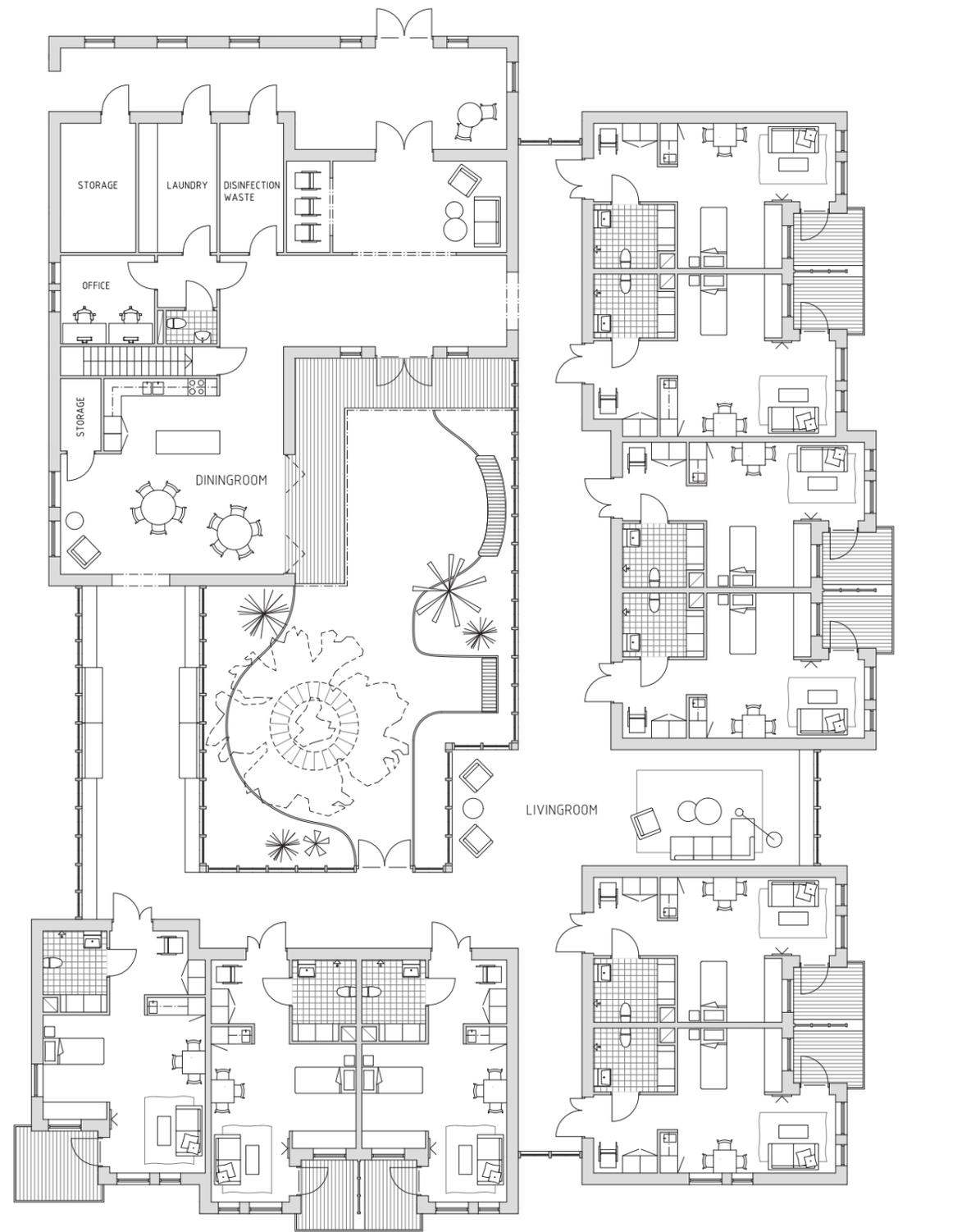
ELEVATION - EAST FACADE
SCALE 1:400



KEY SECTION - B-B
SCALE 1:400



THE UNITS

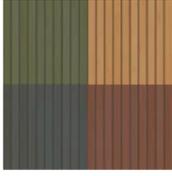


0 5 10 m



The unit follows an L-shape typology which has been further developed to maximize use of the courtyard and incorporate staff functions. The apartments are accessed from a corridor around the private courtyard. The common rooms (living and dining) are close to the apartments and act as a transition between the staff area and the private areas.

The unit incorporates a separate staff area with a small office and toilet. Staff can more easily take care of the unit residents and isn't required to move back and forth from the main building. The unit itself also offers plenty of spaces to rest, relax and retreat. The corridor connecting all the functions within is repurposed into a leisure space and loops around the private courtyard.

<input type="checkbox"/>	9 UNITS Á 900 M ²	APARTMENT	
<input type="checkbox"/>	9 APARTMENTS Á 36 M ²	APARTMENT	
<input type="checkbox"/>	ENTRANCE SEATING AREA	COURTYARD	
<input type="checkbox"/>	KITCHEN & DINING ROOM	UNIT BUILDING	
<input type="checkbox"/>	LIVINGROOM CONNECTED TO OUTDOORS		
<input type="checkbox"/>	PRIVATE COURTYARD WITH TERRACE/BALCONY		
<input type="checkbox"/>	STAFF OFFICE IN EACH UNIT		
<input type="checkbox"/>	LAUNDRY ROOM		
<input type="checkbox"/>	WASTE ROOM		
<input type="checkbox"/>	DIRECT CONTACT WITH COMMON COURTYARD/ROOFTOP LOOP		

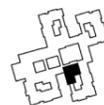
THE UNITS

Each unit uses colour and materiality to create a distinctive feeling and good recognition among the residents. The apartment buildings are structured in simple and traditional materials of wood and light brick, while the common areas are constructed as wood frames with plenty of translucent surfaces to bring in daylight and offer a visual connection to the outside. The administrative building is coloured in our guiding colours to help with orientation and recognition.

The private courtyard enables the residents to experience a natural environment up-close. Some of the units use their rooftops to allow residents and visitors to get a great view and do activities such as gardening.

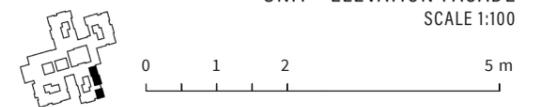


UNIT - ELEVATION ENTRANCE
SCALE 1:100





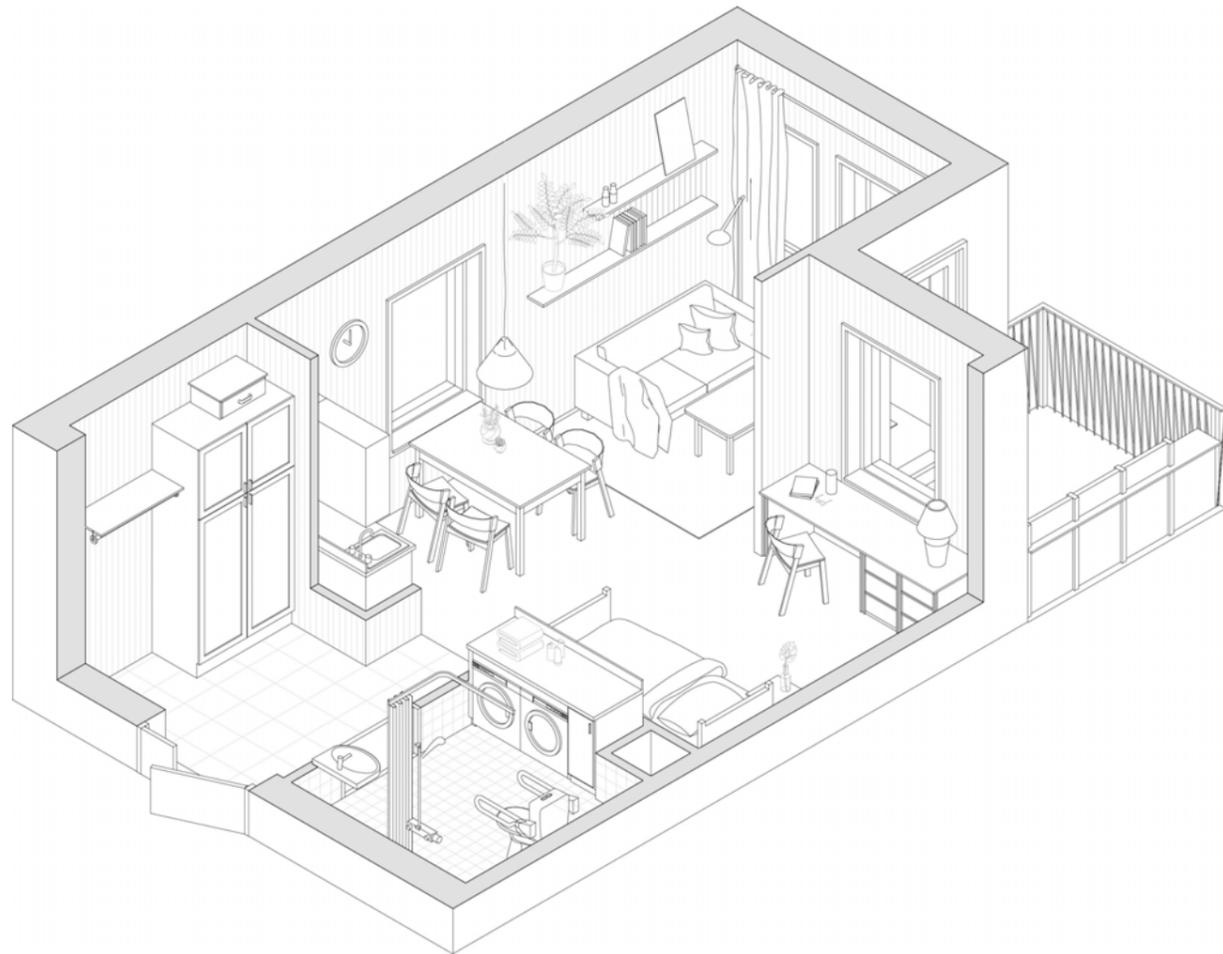
UNIT - ELEVATION FACADE
SCALE 1:100



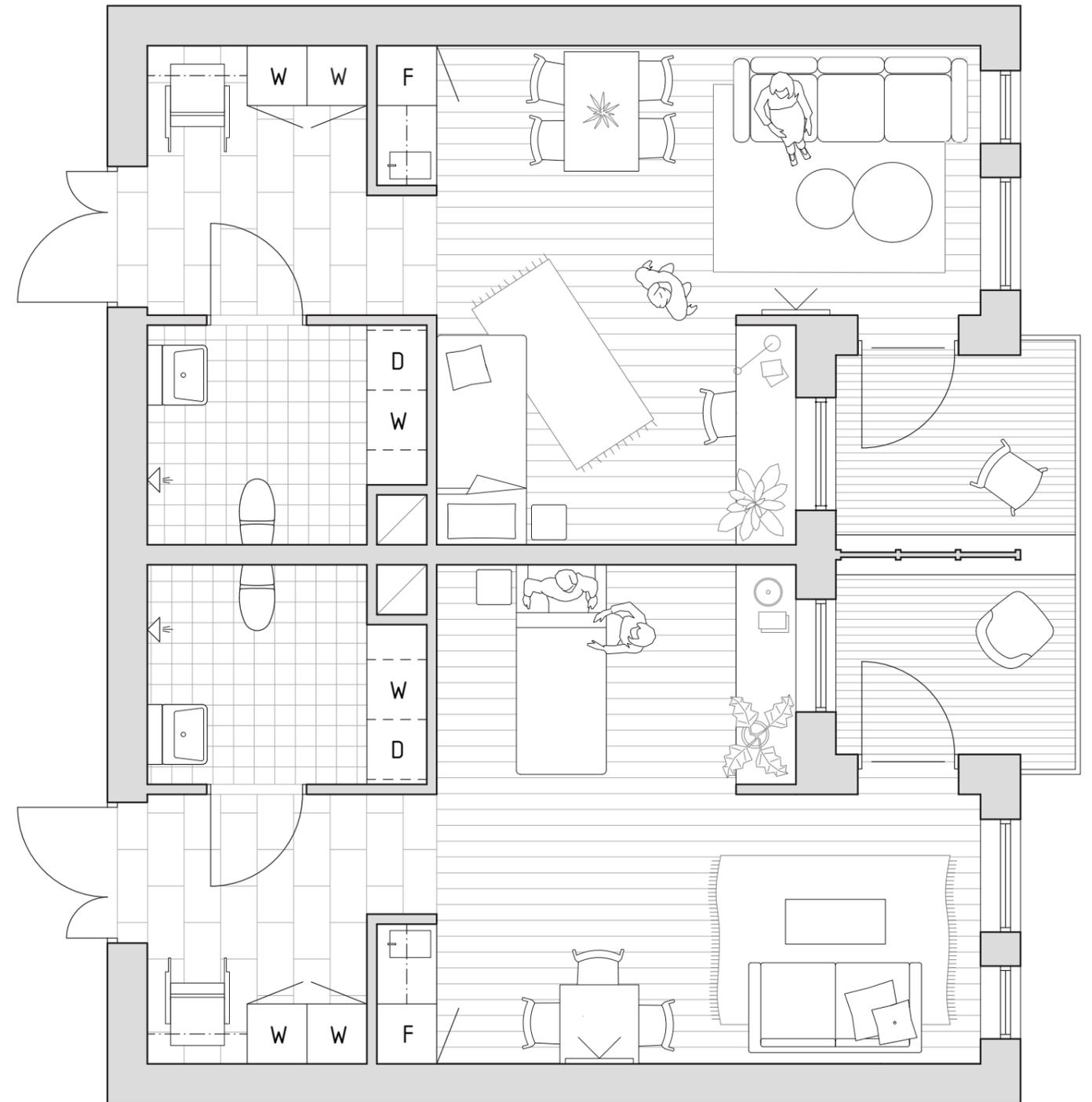
THE APARTMENTS

The layout of the apartment sorts functions according to their respective use. The bedroom and the living area are located close to the balcony and façade and offer the maximum amount of natural light. The bedroom is visually divided from the living room and helps the resident to separate functions and furnish the rooms more easily. Close to the entrance, the resident has space to store personal items and accessories.

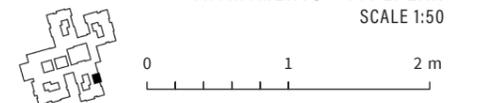
Each apartment incorporates a balcony or patio, which gives residents a private space for themselves. The balconies that are adjacent to each other are divided by a functional wall which can be used as a shelf for plants or personal items. The front part of the wall opens up and allows neighbours to come together and have a fika.



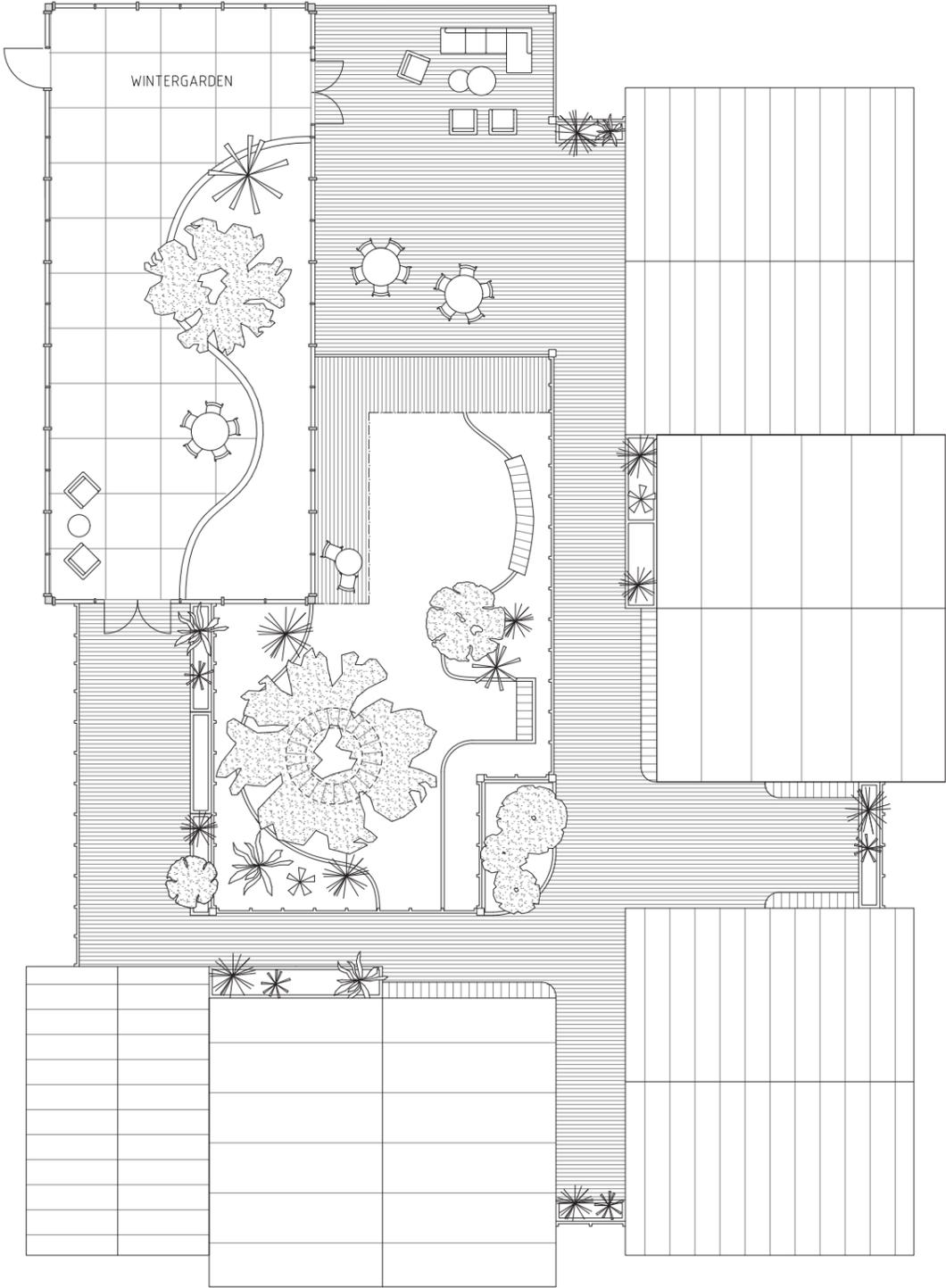
APARTMENT - ISOMETRIC VIEW



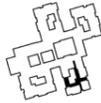
APARTMENTS - TYPEPLAN
SCALE 1:50



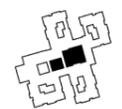
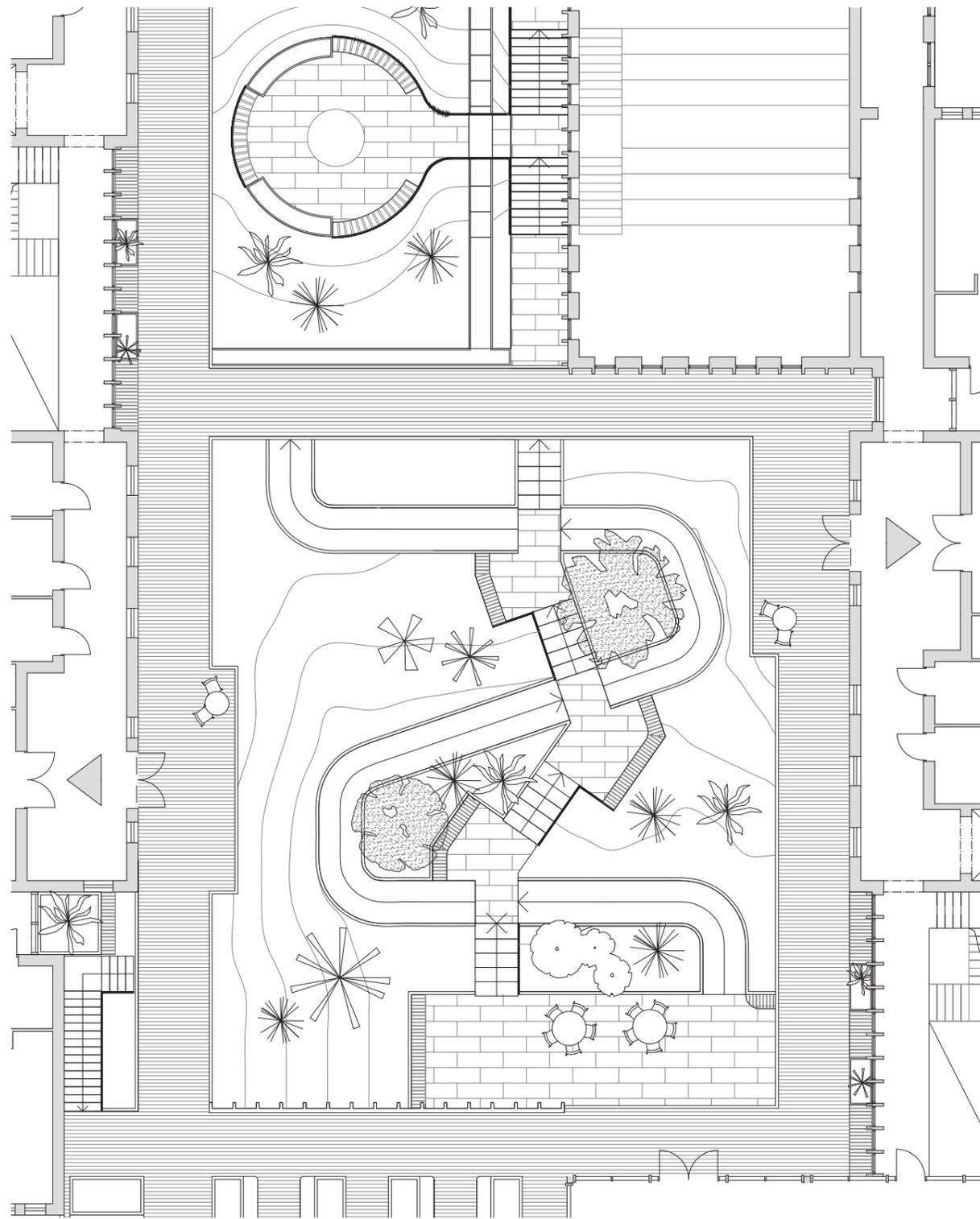
THE ROOFTOP GARDEN



UNIT ROOFTOP - PLAN
SCALE 1:200



THE SENSORY WALK



COMMON COURTYARDS - PLAN
SCALE 1:200

