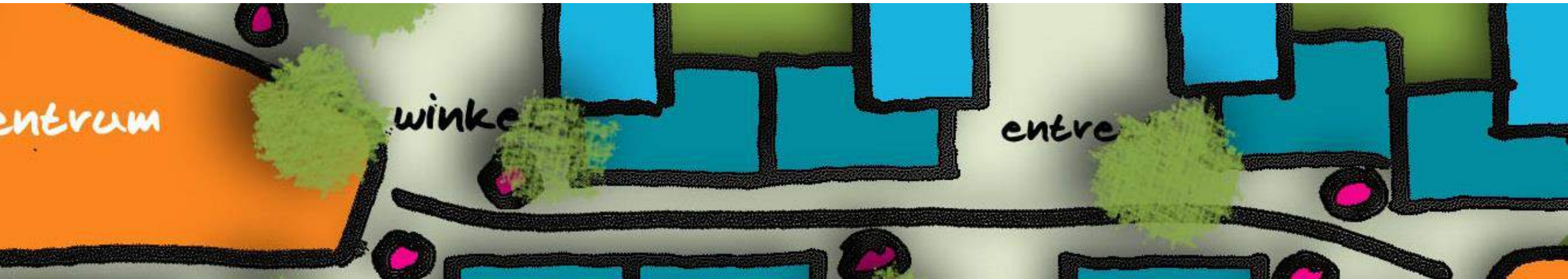


# NURSING HOME “DE BREEDE VLIET” ROTTERDAM, NL

A HOME FOR PEOPLE WITH DEMENTIA

MES 2018 - Kazan - Oct 4<sup>th</sup> - Arnold Burger, architect | director



Argos Zorggroep

*Een leven met kleur*

# Dutch Hospital Design

4 important requirements of a healthcare building:

- **functional**  
(for an efficient organisation)
- **a stimulating environment**  
(for patient and staff)
- **adaptable**  
(so that it will remain efficient and pleasant)
- **fits in its surroundings**  
(in the broadest meaning of the word)

# DESIGNING A NURSING HOME

WITHOUT STIGMATIZING



# Typical nursing homes



# Typical nursing homes



# Typical nursing homes



# Who wants to live in an UFO?





# Dutch Hospital Design

1. PEOPLE WANT TO LIVE IN A NORMAL ENVIRONMENT
2. DEMENTING PEOPLE ARE PEOPLE





## Dutch Hospital Design

1. MEDICINE WILL DEVELOP RAPIDLY NEXT DECADE
2. WHAT IF A MEDICINE AGAINST DEMENTIA APPEARS?

# Transforming care buildings to a typical Dutch street



typical care block



1 level less



splitting up



entrances

# Care building as a traditional living environment

living group



enclosed garden



# Adaptability supports mixed living and increases the asset value



# Senior social housing



# Mix elderly and families (social housing)



# MODEL STUDY

SOME DIFFERENT APPROACHES



Argos Zorggroep

*Een leven met kleur*

# Model 1: BLOCKS

Model BLOCKS offers separate residential blocks

+ residential area

+ large gardens

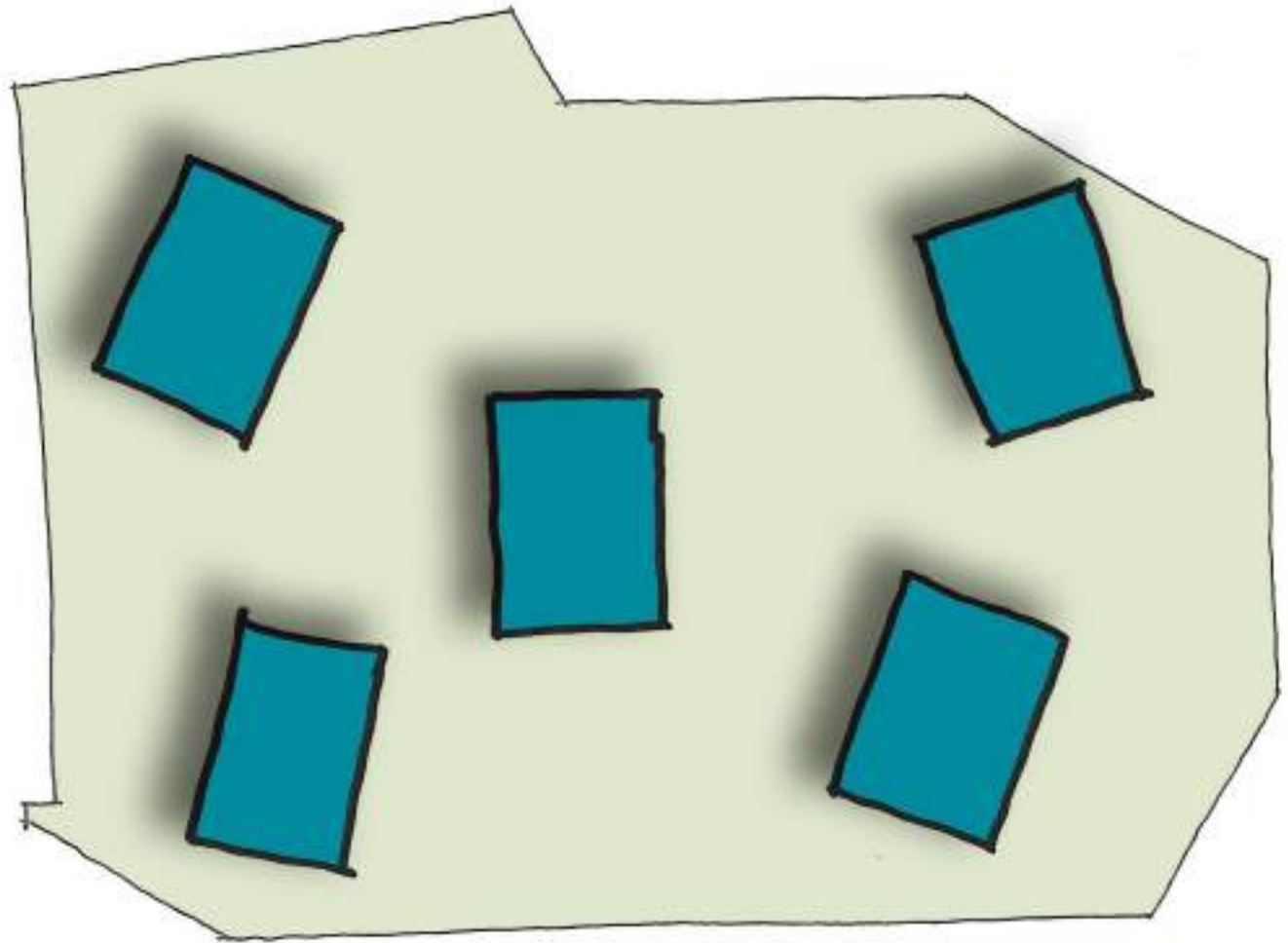
+ views

+ convertible

- logistics (connections)

- min. 3 layers necessary

- need for fence or hedge (institutional)

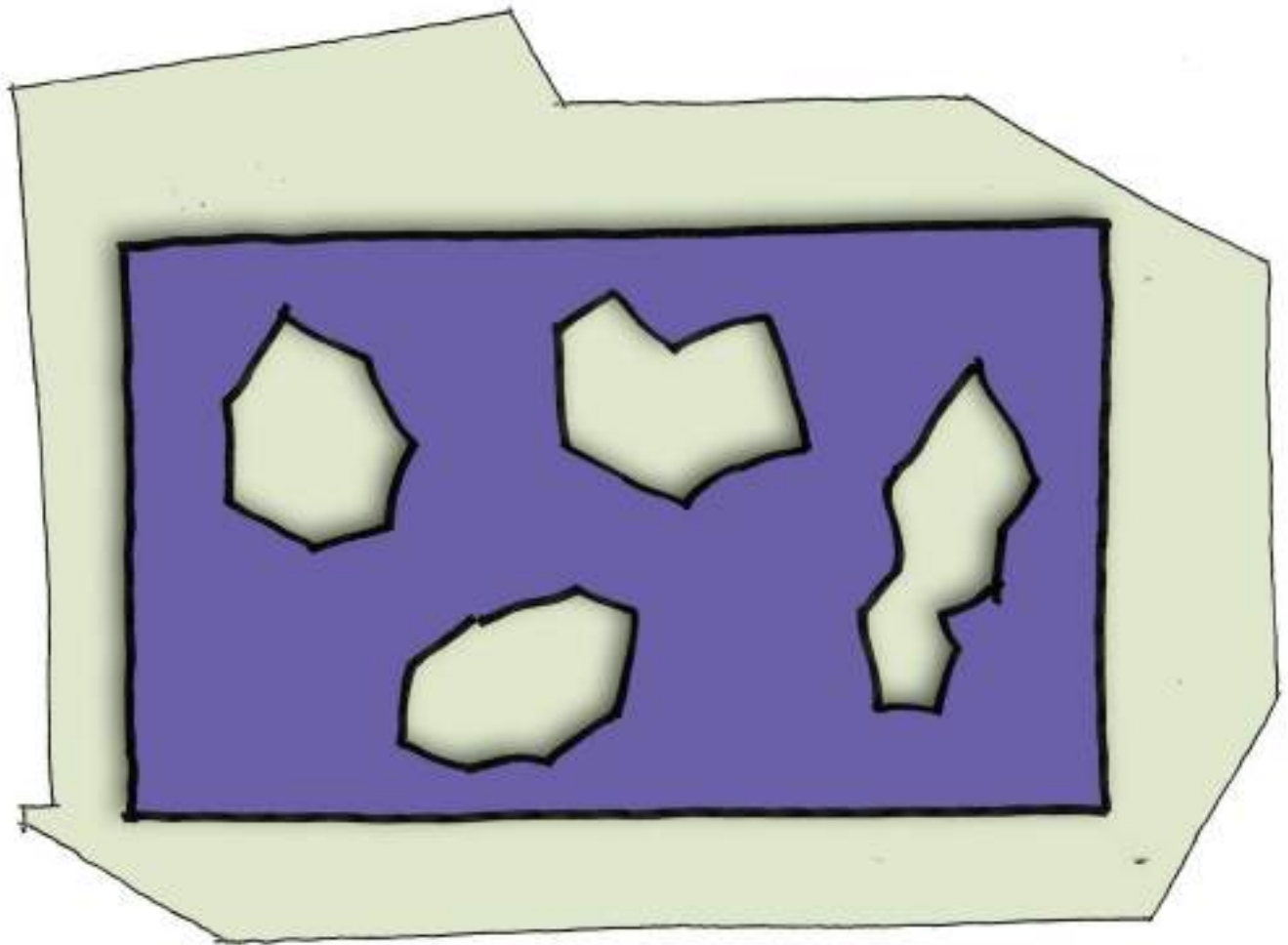




## Model 2: CHEESE

Model CHEESE is the inverse of model BLOCKS: everything is connected

- + relative low
- + logistics
- + enclosed gardens
- almost not convertible
- orientation
- introvert



## Model 3: RING

In model RING a common and enclosed garden arises

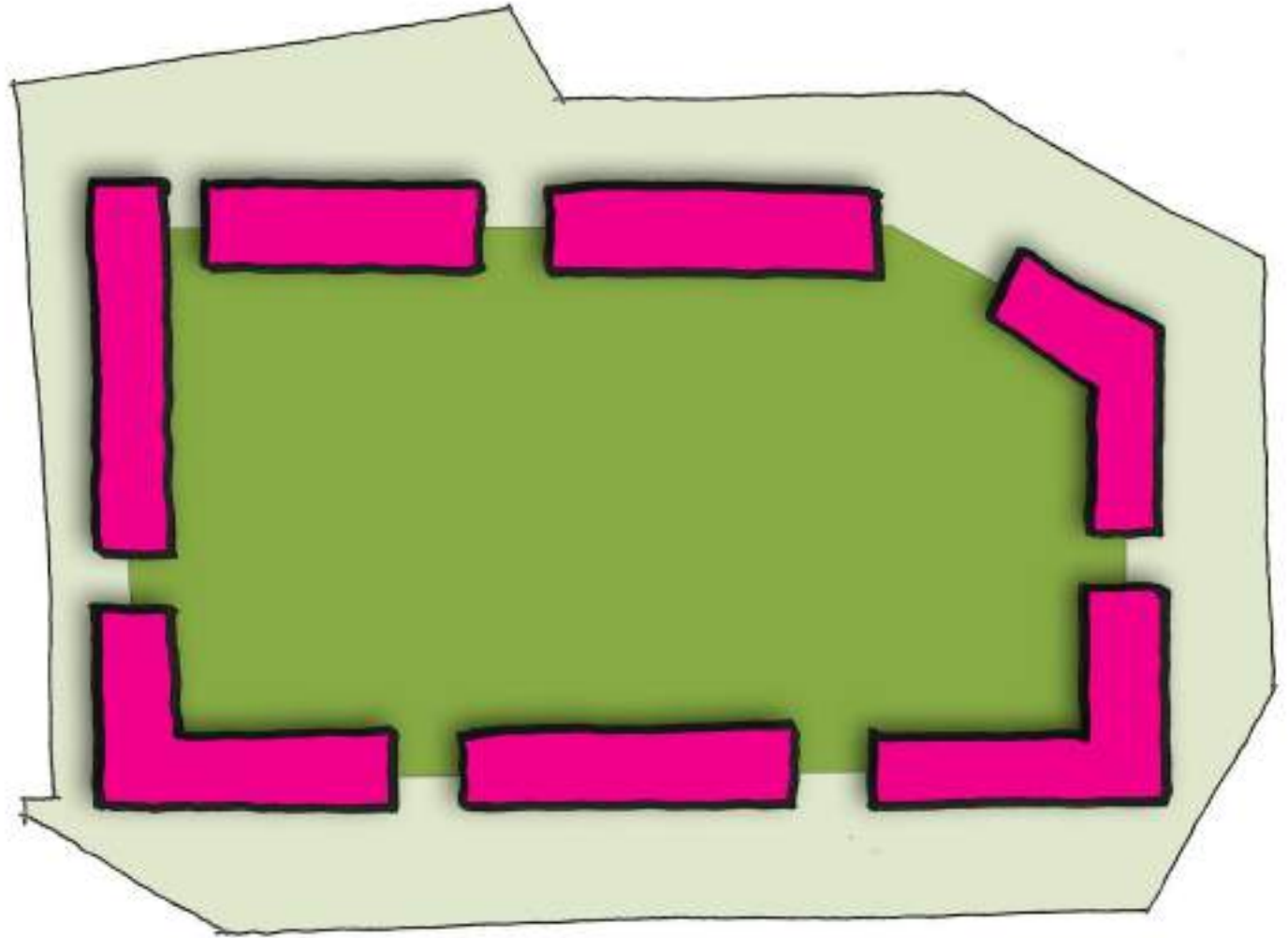
+ large garden

+ "a walk around"

- logistics (connections?)

- 3 layers

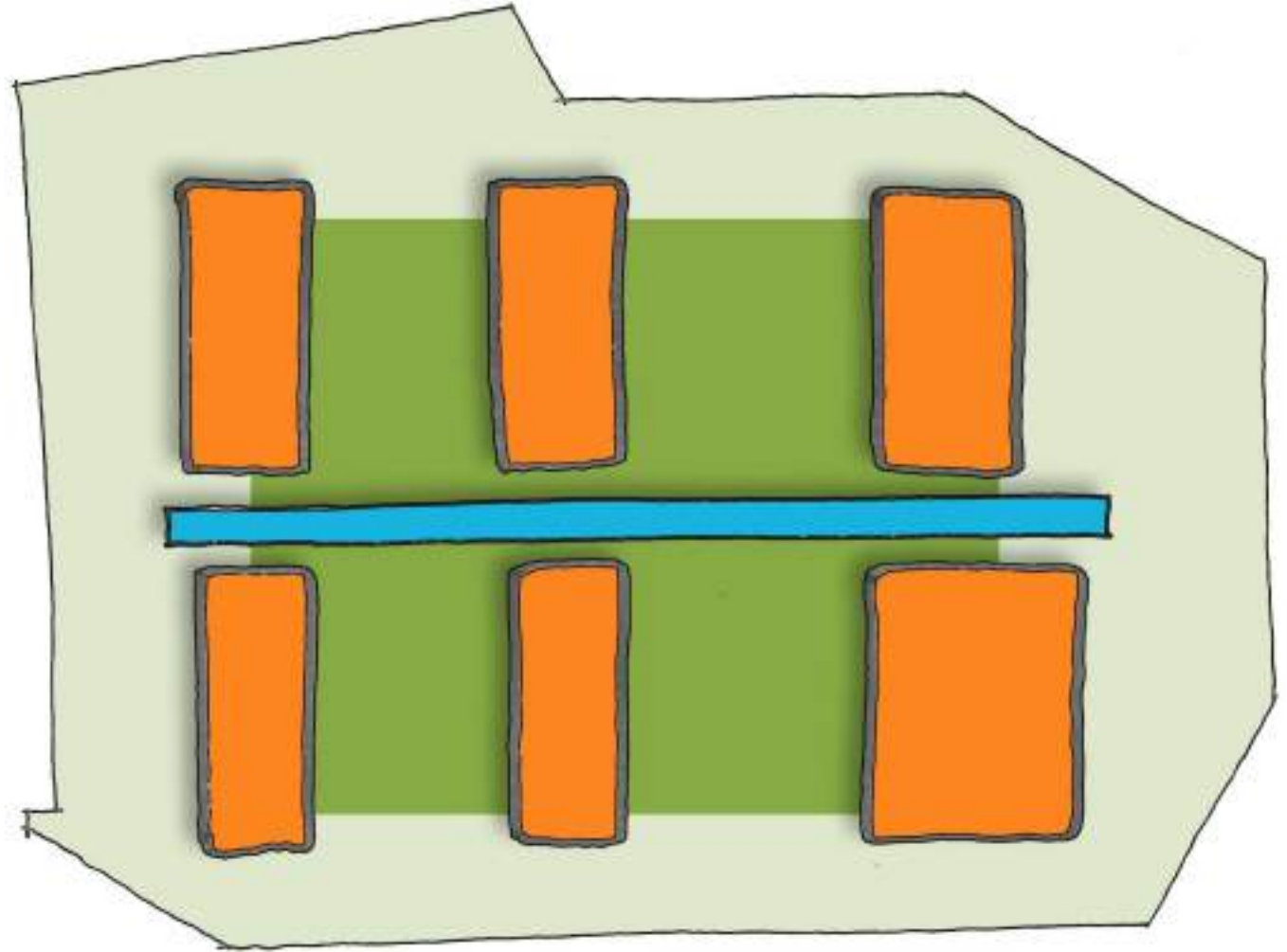
- introvert



## Model 4: STREET

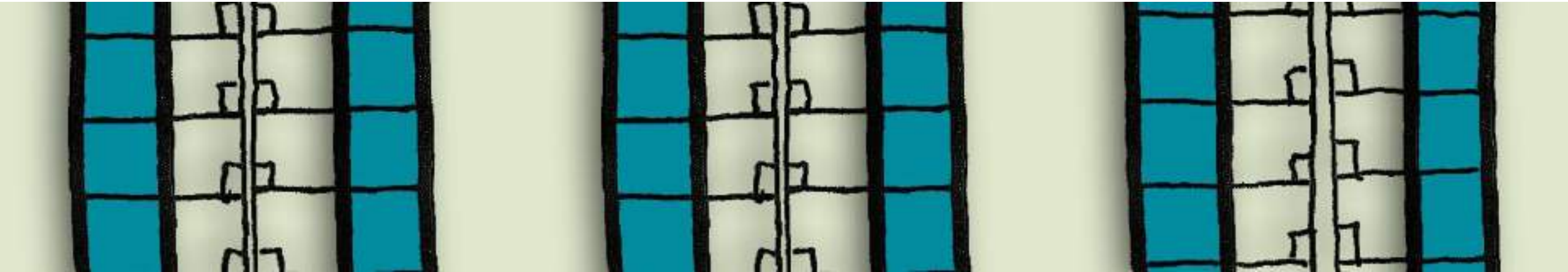
Model STREET searches for a combination

- + residential area
- + gardens
- + logistics
- + compact: 2 layers?
- + surrounded by nature
- + convertible
- no enclosed gardens (fences needed)



# REVERSED DESIGNING

SHIFTING THE FOCUS FROM LIVING TO NURSING

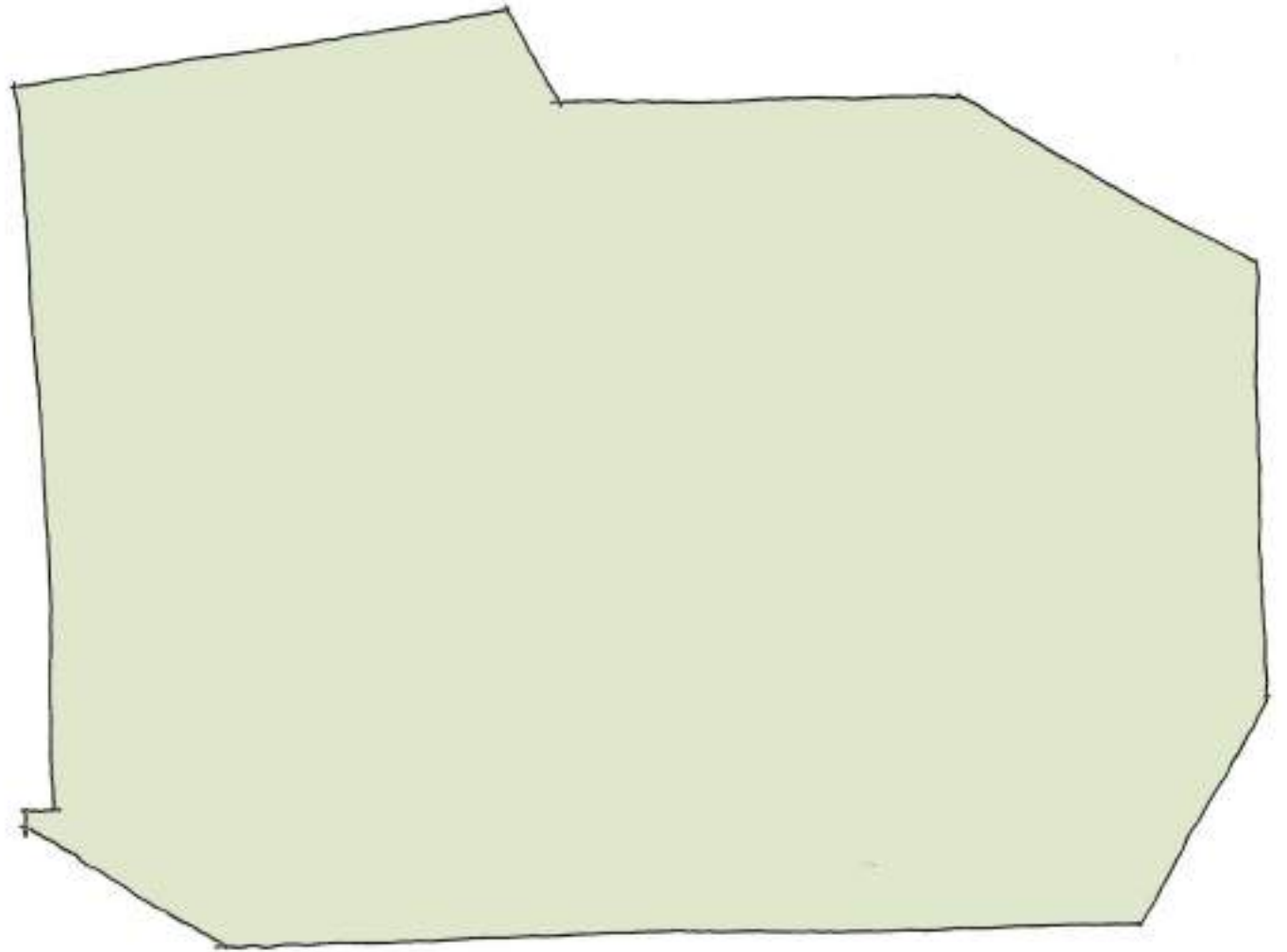


Argos Zorggroep

*Een leven met kleur*

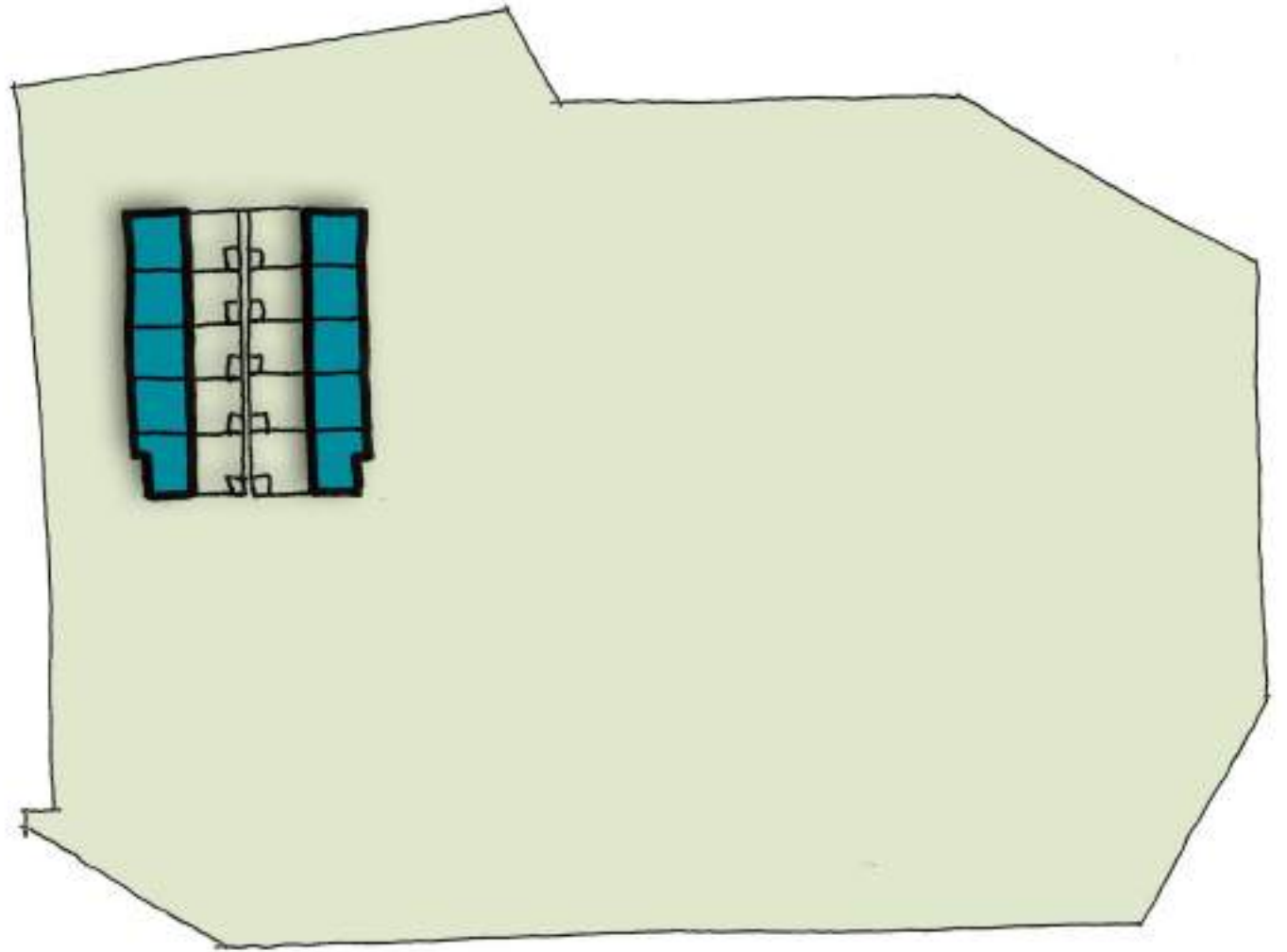
# Living area

The district originates from the terrain



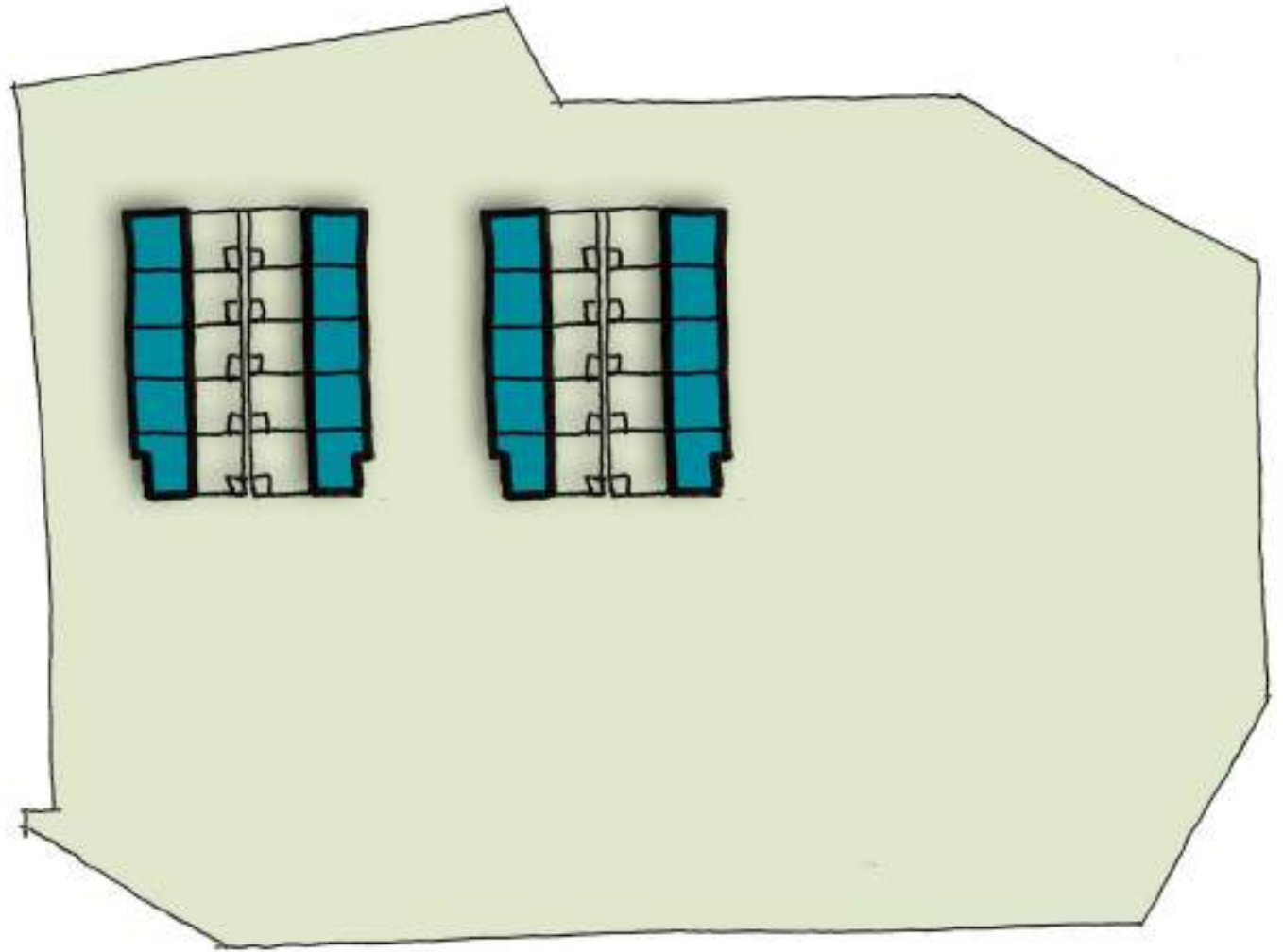
# Living area

The district originates from the terrain  
Then the houses come in.



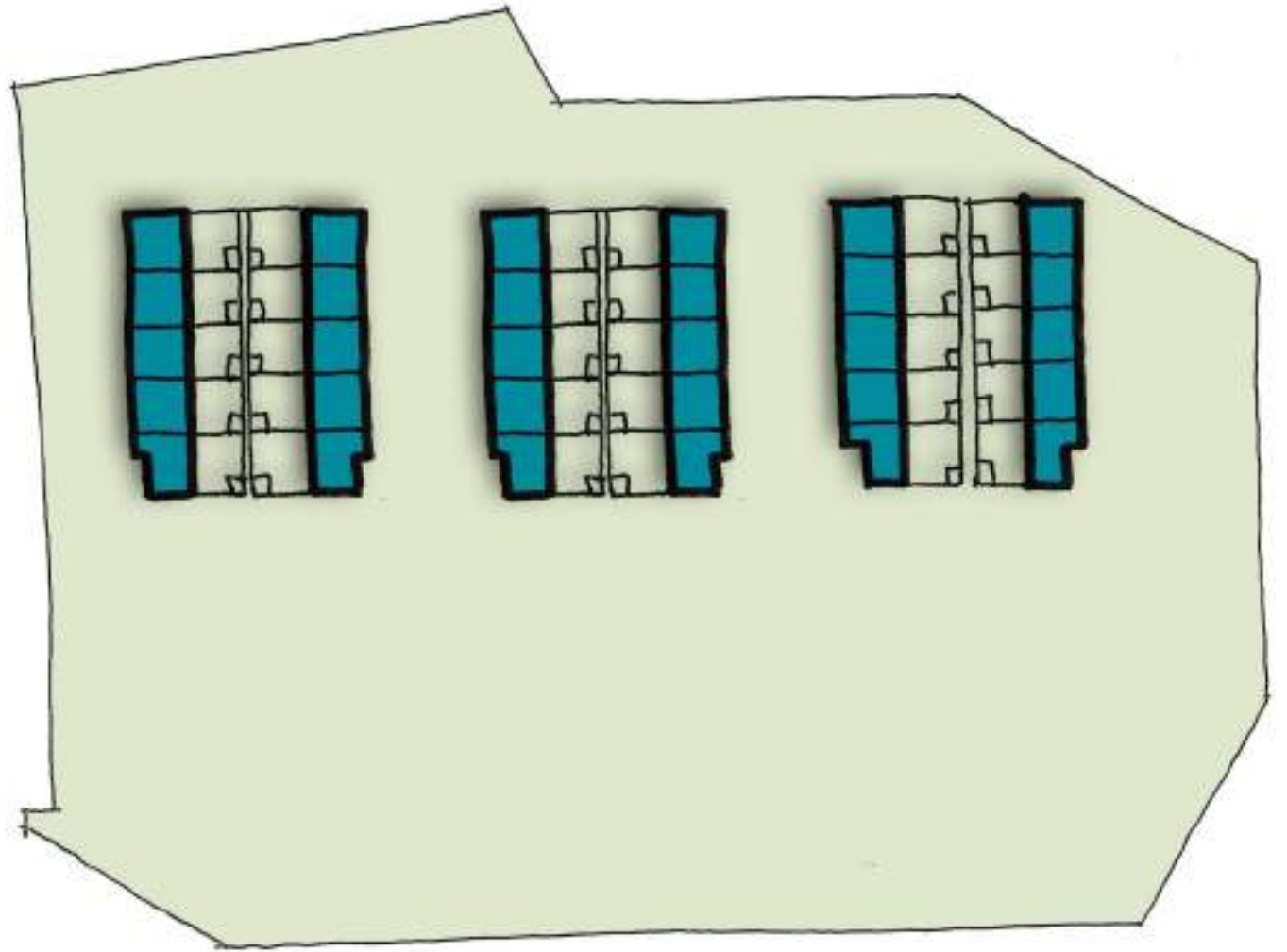
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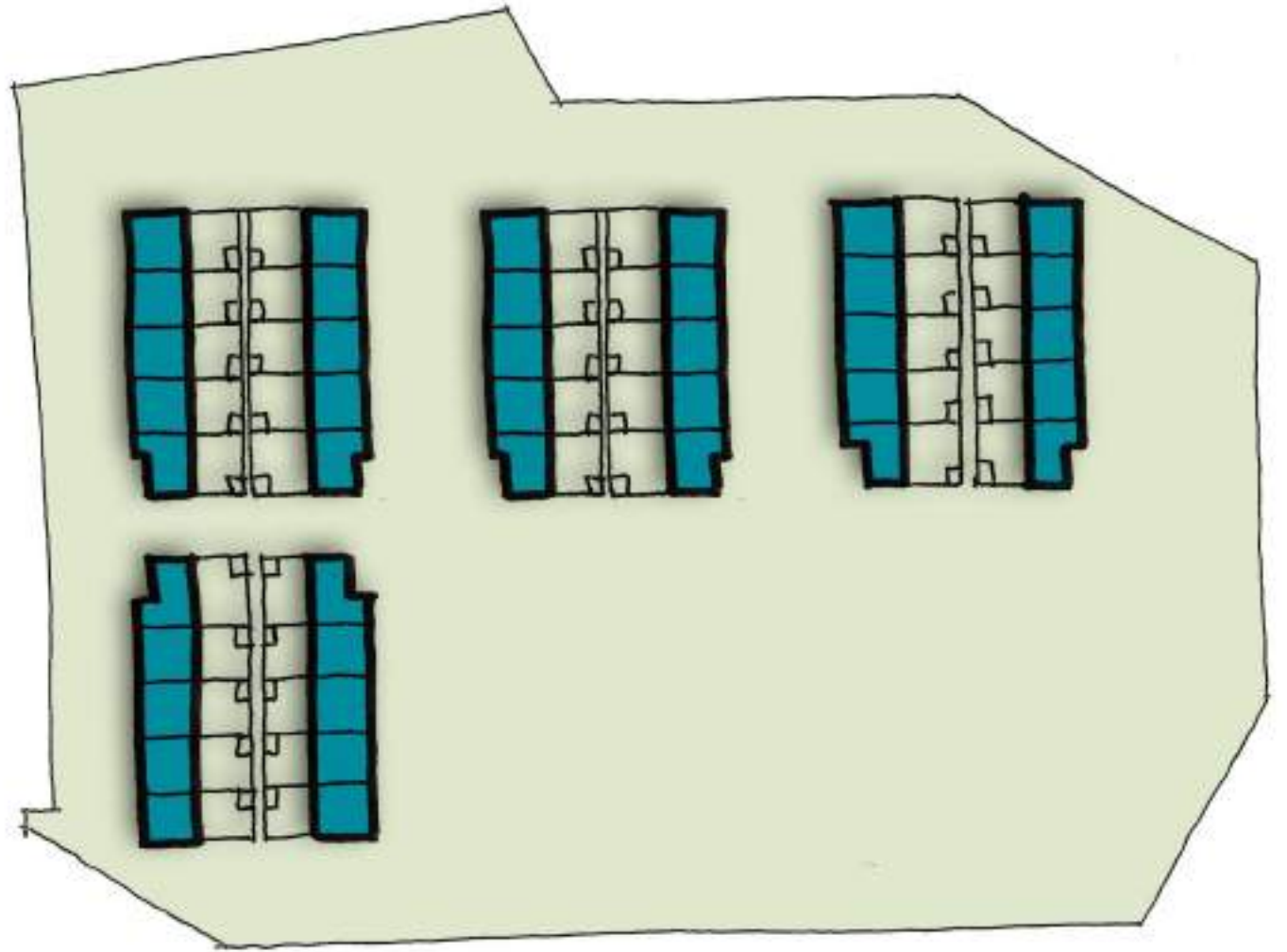
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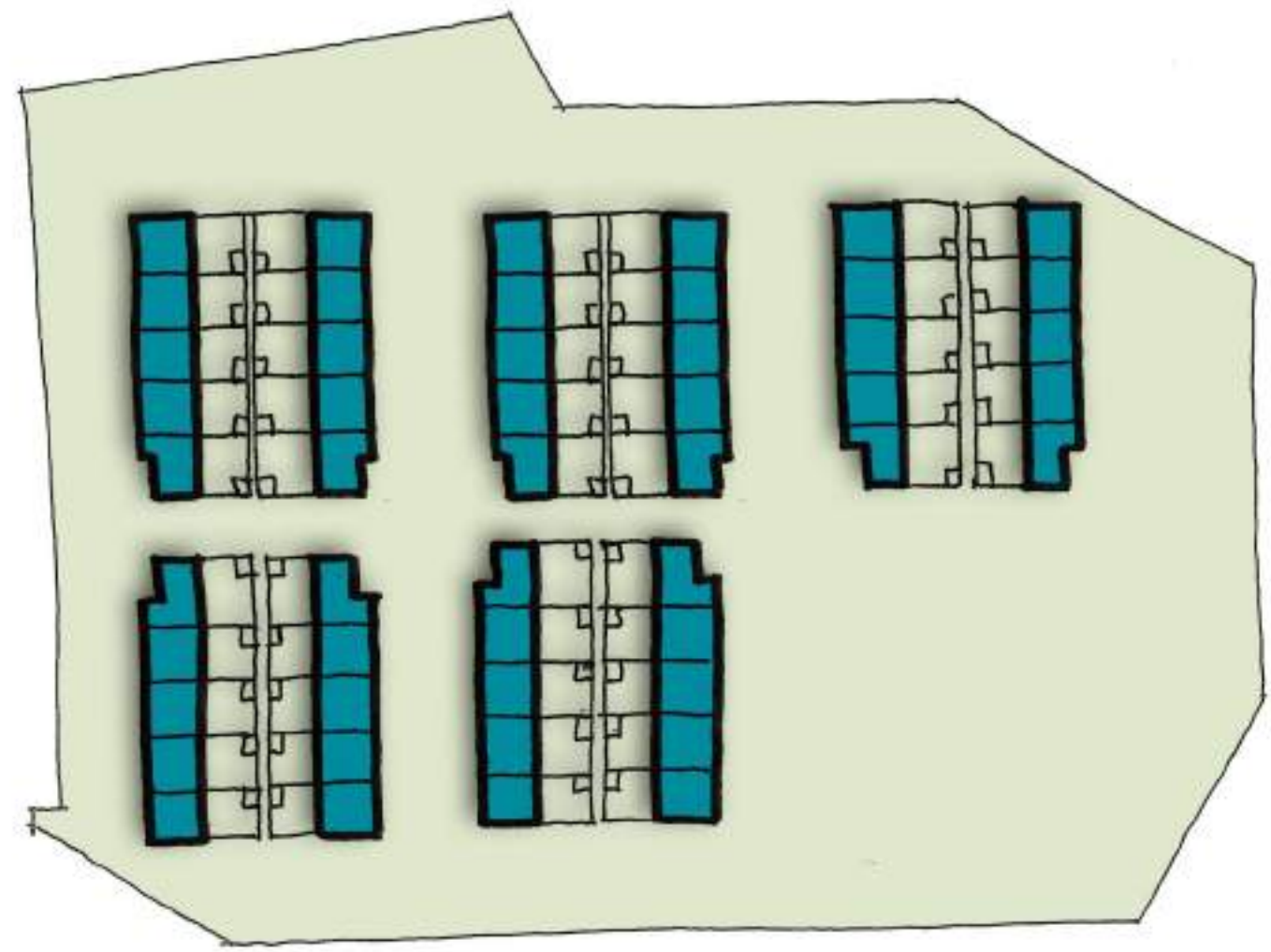
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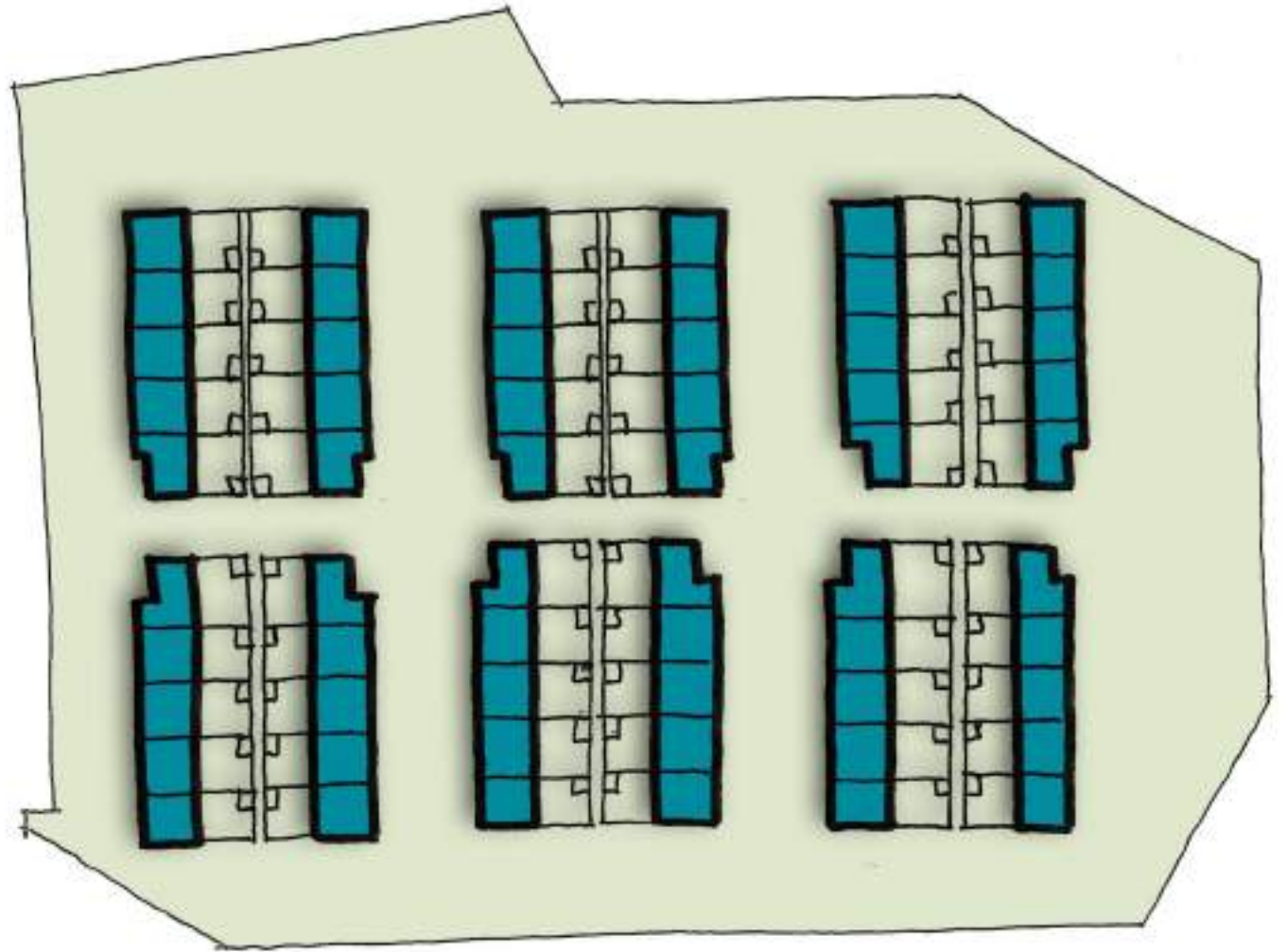
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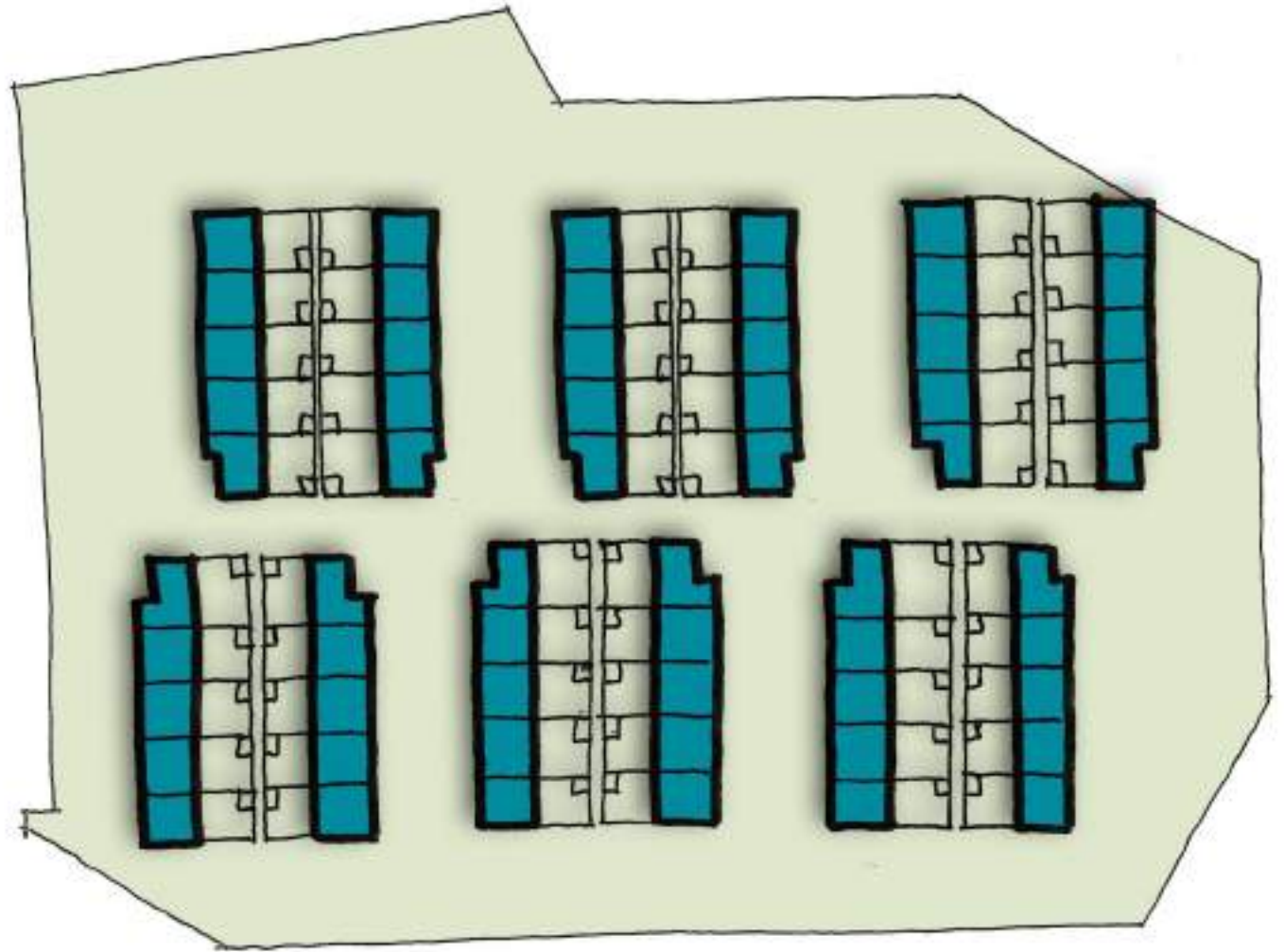


# Living area

The district originates from the terrain

Then the houses come in.

The blocks comply to the shape of the terrain.

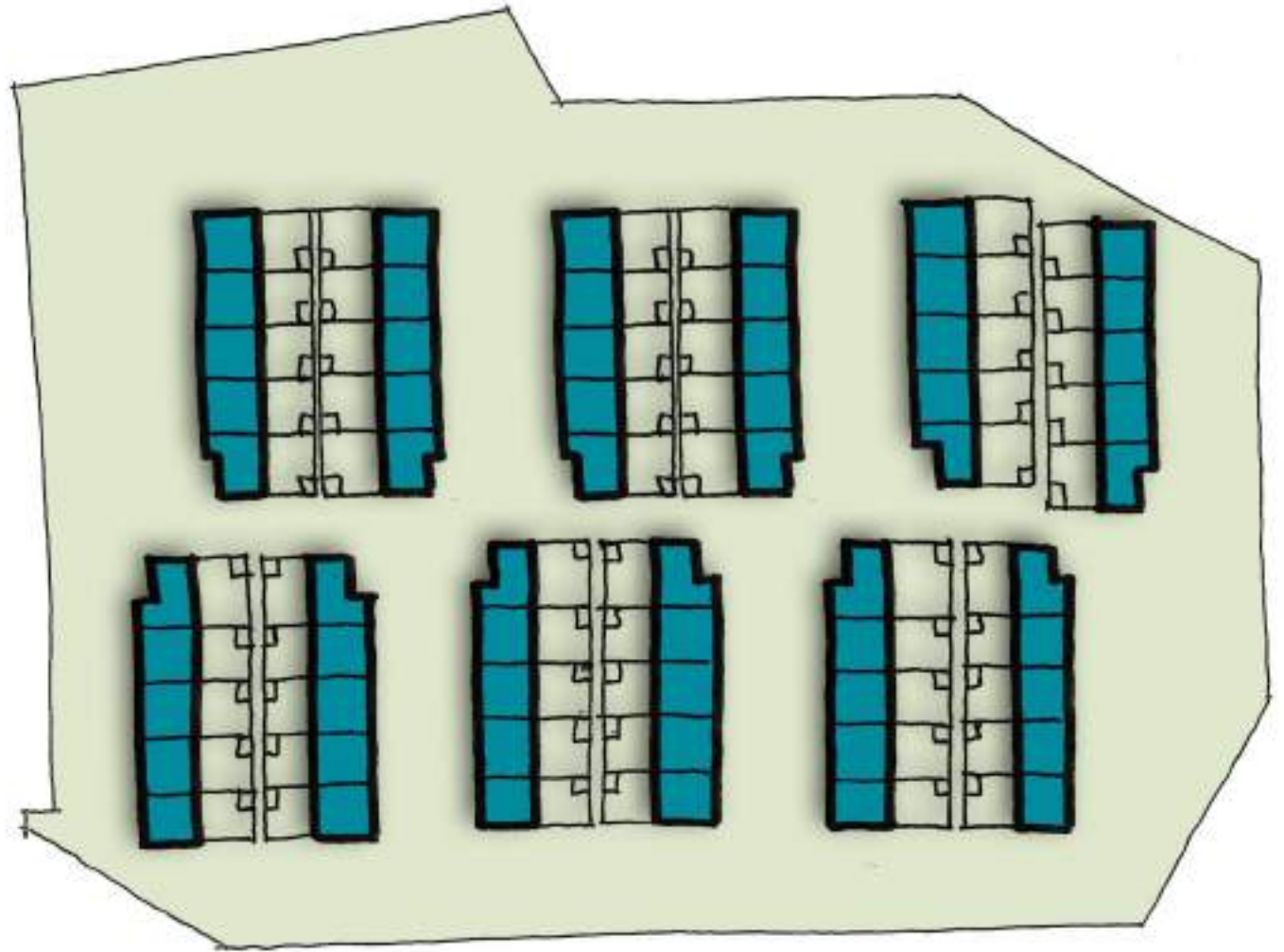


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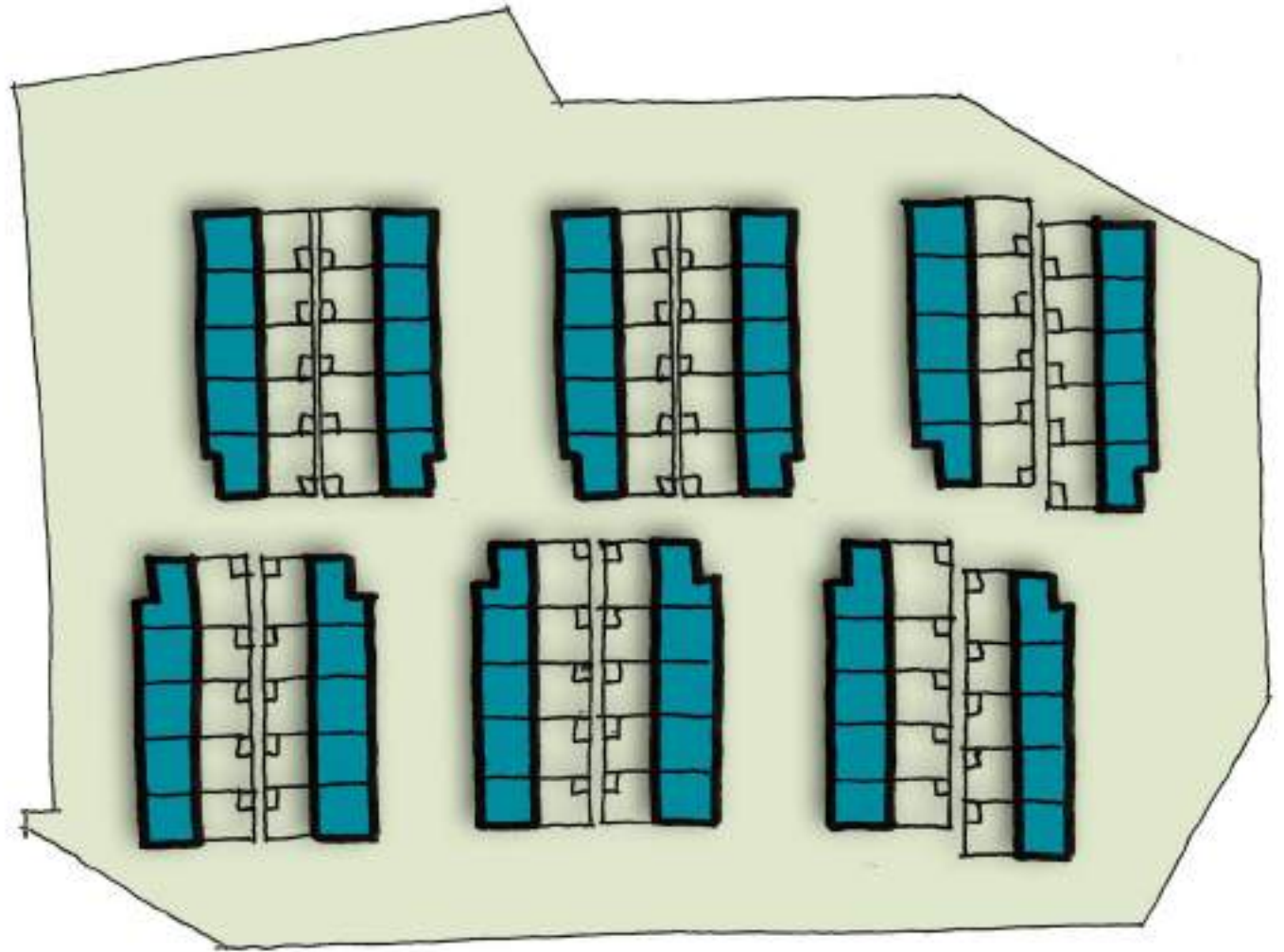


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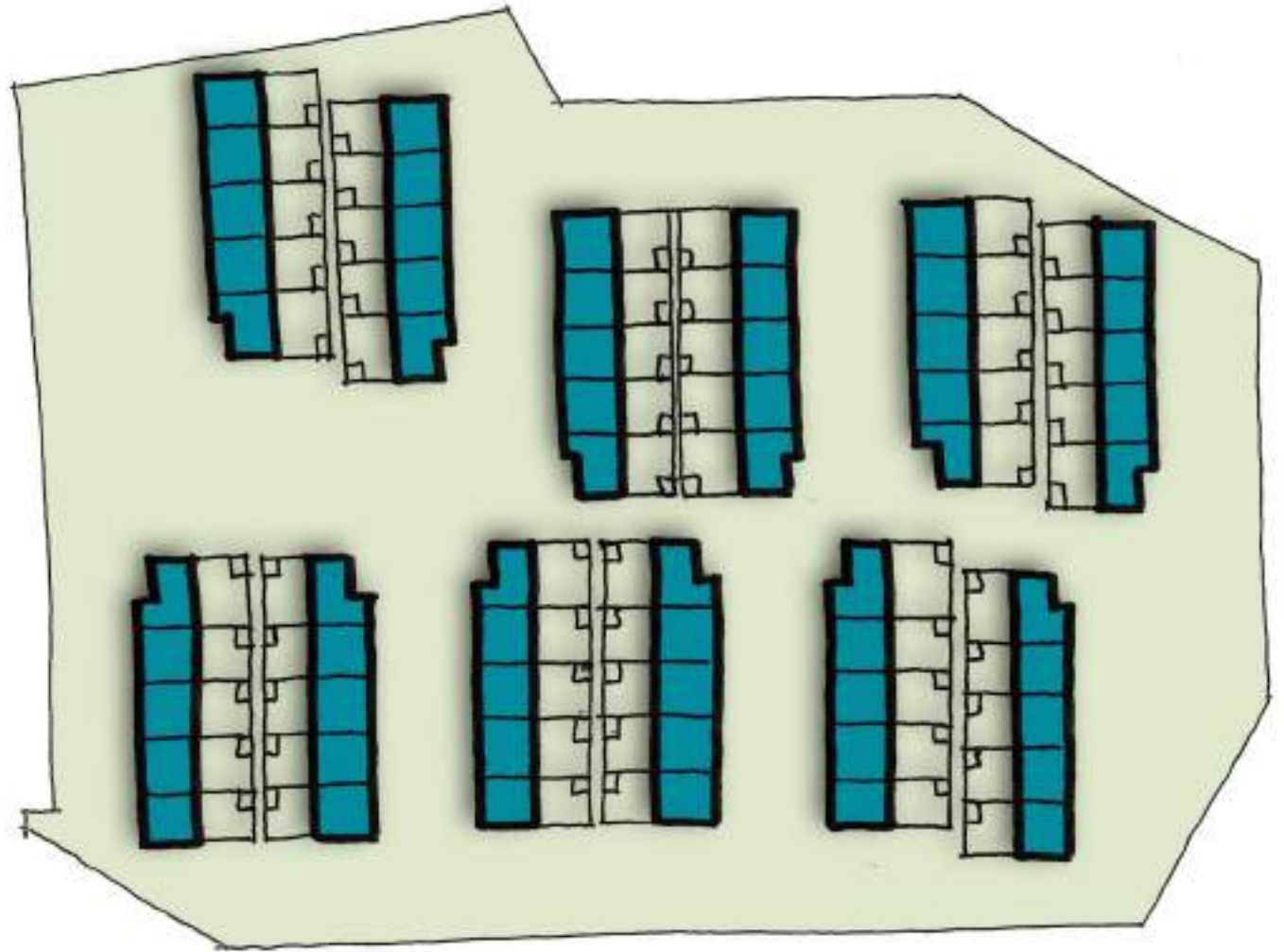


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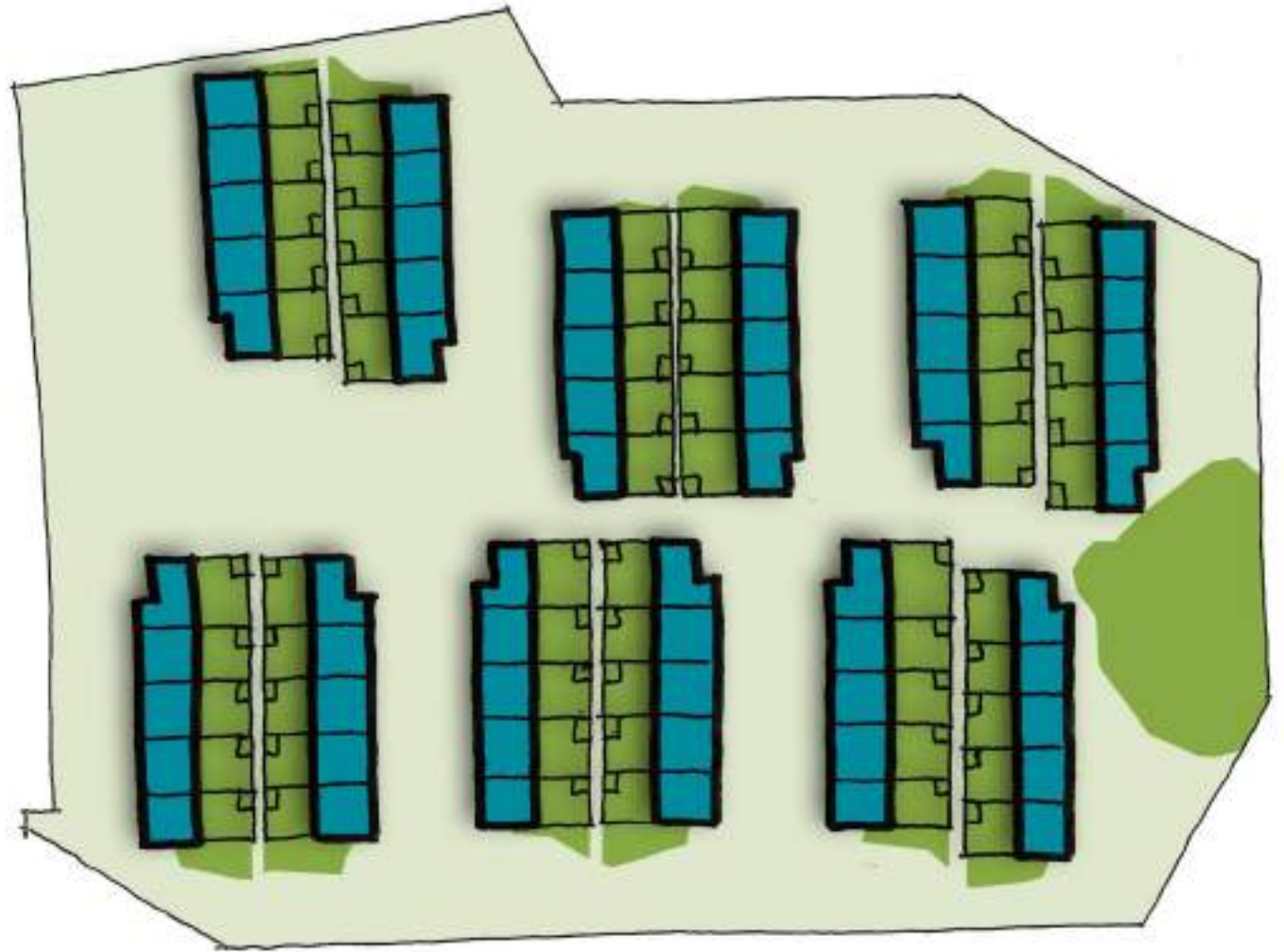
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The blocks comply to the shape of the terrain.

Gardens are added.





# Living area

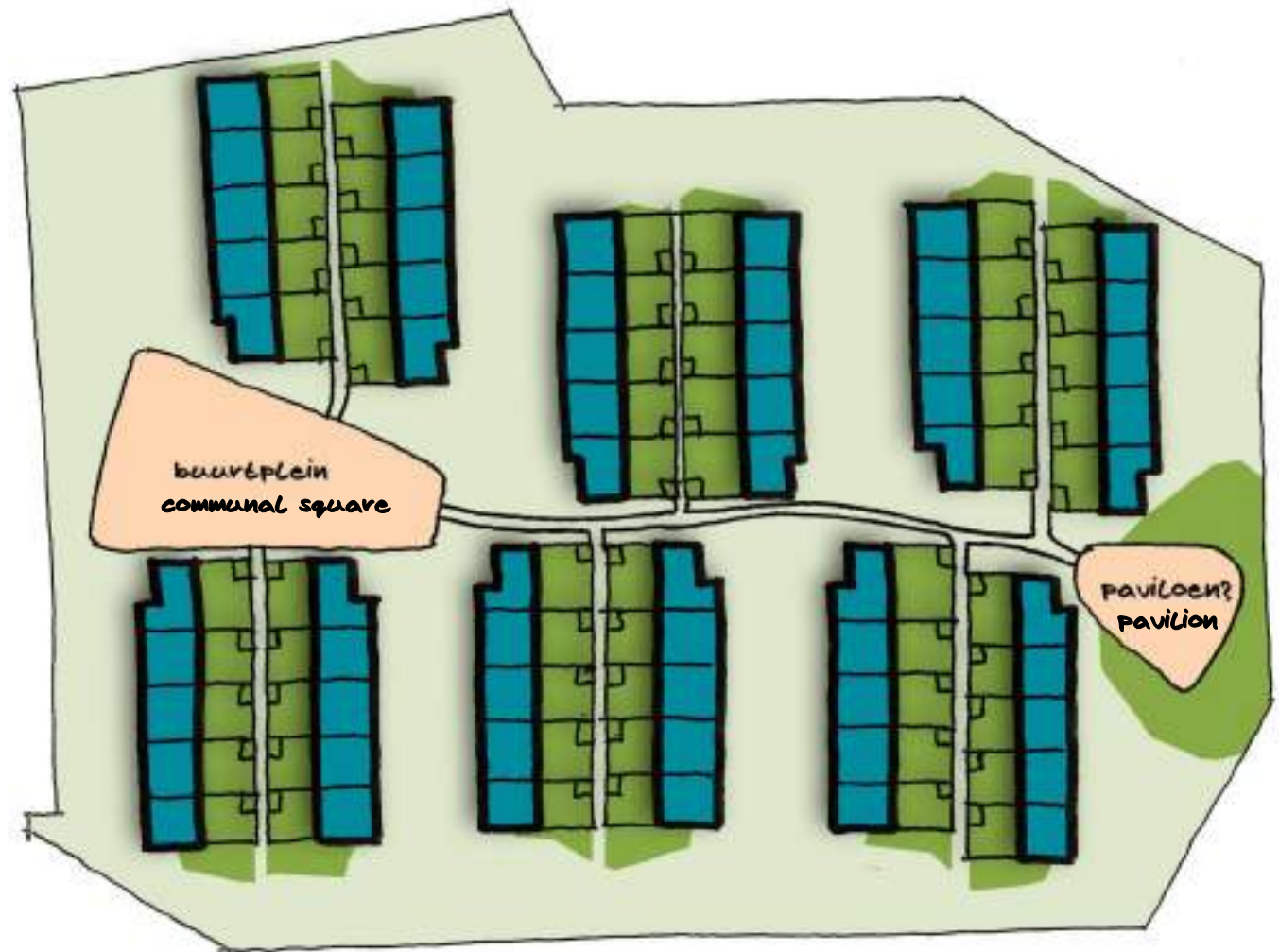
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Gardens are added.

And public spaces to stay.



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The district originates from the terrain  
Then the houses come in.

The blocks comply to the shape of the terrain.

Gardens are added.

And public spaces to stay.

Roads make the houses accessible.



# Living area

The district originates from the terrain

Then the houses come in.

The blocks comply to the shape of the terrain.

Gardens are added.

And public spaces to stay.

Roads make the houses accessible.

And trees accomplish the neighbourhood.



# Care area

The Care area is based on the client (patient) groups with their living rooms and enclosed gardens.



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The Care area is based on the client (patient) groups with their living rooms and enclosed gardens.

A street is created between the care areas starting with a district centre and ending in a pavilion.



# Care area

The Care area is based on the client (patient) groups with their living rooms and enclosed gardens.

A street is created between the care areas starting with a district centre and ending in a pavilion.

The pavilion is connected to the public park. The district centre is connected to the surrounded living area. Here one can find the entrance. Space is created in the street for special locations such as shops.



# Care area

The Care area is connected to the surrounding



A covered street





Street reference

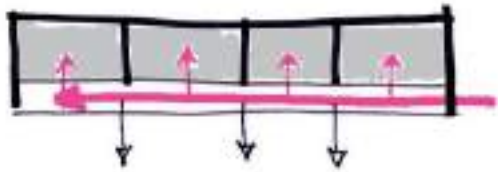
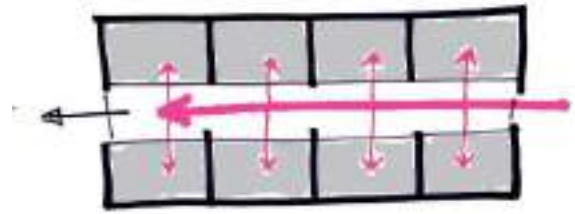




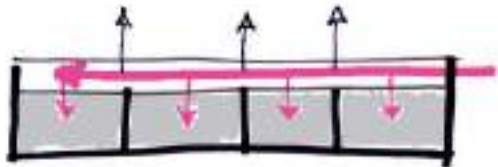
Gravenstraat

Wine & Beer

# Living group: 9 residents



single corridor - daylight and views!



# Like a normal living area

Every group has its own street, garden and front door.

There is no main entrance of the building. It is just like in a normal living area.

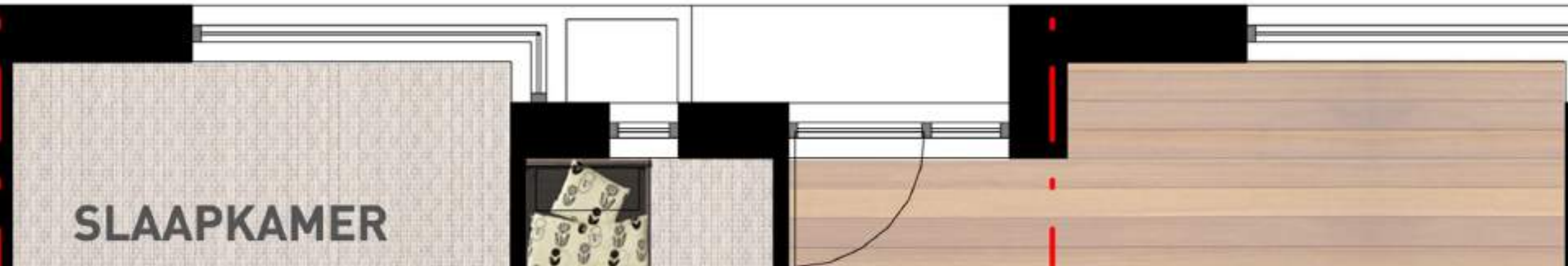


One of the streets



# CONVERSION POSSIBILITIES

HOW TO MAKE HOMES OUT OF ROOMS



Argos Zorggroep

*Een leven met kleur*

# Urban exploration

A conversion has to lead in the first place to a good quality living area. Therefore several options have been explored.

## OMBOUWMOGELIJKHEDEN

### OPTIE 1a en b

8 gezinswoningen (ca. 150m<sup>2</sup> bvo) | 8 gezinswoningen (ca. 150m<sup>2</sup> bvo)  
4 gelijkvloerse appartementen (180m<sup>2</sup> bvo) | 4 gelijkvloerse appartementen (1)



## OMBOUWMOGELIJKHEDEN

### OPTIE 3a en b

12 gezinswoningen (ca. 150m<sup>2</sup> bvo) huidige bouwblok met 1,3 meter verlengen voor 6 identieke woningen

10 gezinswoningen (ca. 150m<sup>2</sup> bvo)  
2 gezinswoningen met kleinere bouknaat



Optie 3 gaat er  
gen. Optie 3a |  
gelijke woning  
worden verter  
daarmee een |  
Optie 3b gaat |  
er kleinere er  
orientatie is if

## OMBOUWMOGELIJKHEDEN

### OPTIE 2

8 gezinswoningen (ca. 150m<sup>2</sup> bvo)  
2 gezinswoningen met kleinere bouknaat



24 twee-kamer appartementen (ca. 73m<sup>2</sup> bvo)  
galerij en lift toevoegen  
huidige bouwblok met 1,3 meter verlengen

## OMBOUWMOGELIJKHEDEN

### OPTIE 4a, b en c

20 twee-kamer appartementen (ca. 58m<sup>2</sup> bvo) | 16 drie-kamer appartementen (ca. 87m<sup>2</sup> bvo)  
(met kleine algemene huiskamer)  
huidige bouwblok met 1,3 meter verlengen  
12 vier-kamer appartementen (ca. 116m<sup>2</sup> bvo)  
huidige bouwblok met 1,3 meter verlengen

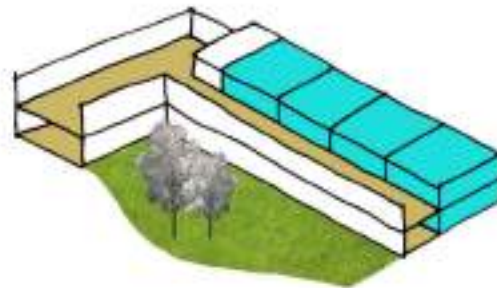


# From nursing to high-care

Combining two rooms results in an easy conversion to a high-care unit.



**BASIS APPARTEMENTEN**  
28 m<sup>2</sup> bvo



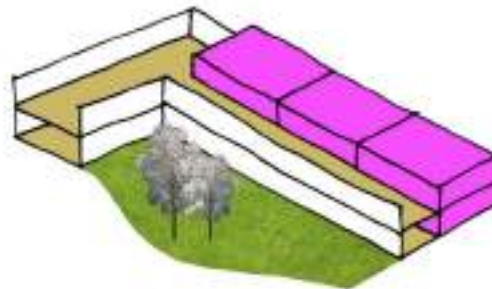


# From nursing to a 3-room apartment

3 rooms can make a 3-room apartment. The corridor will stay.



**BASIS APPARTEMENTEN**  
28 m<sup>2</sup> bvo

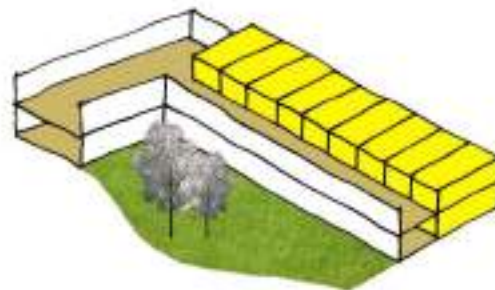


# From nursing to a single family house

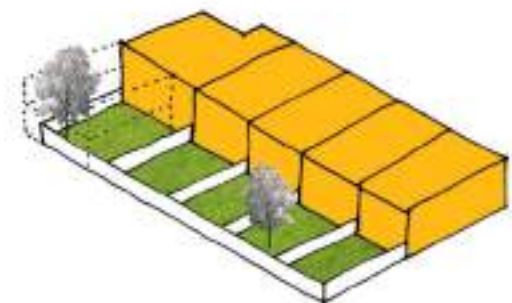
A combination of two times two rooms on top of each other can be converted into a two layer family house.



**BASIS APPARTEMENTEN**  
28 m<sup>2</sup> bvo



**VERDIEPING GEZINSWONING**  
75 m<sup>2</sup> bvo

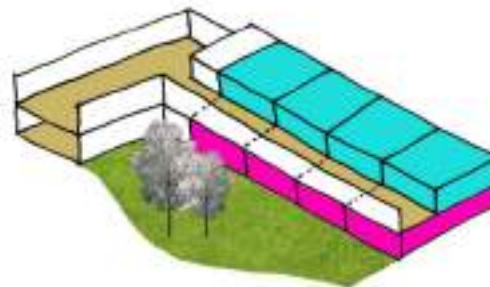


# From nursing to larger apartments (corridor included)

The building can also be partly converted f.i. only the base floor. In that case the space of the corridor can be included in the apartment.



**BASIS APPARTEMENTEN**  
28 m<sup>2</sup> bvo



# Future value

We already explored the value of the converted houses. It learned us that this value equals the current investment!

This means that writing off the building does not need to exceed the conversion costs!



# (VIRTUAL REALITY) IMAGES

Argos Zorggroep

*Een leven met kleur*

# District centre



Street with activity areas



# Street with activity areas





# Living room



# Pavilion



# Pavilion



A view on the restaurant



An architectural rendering of a modern hospital courtyard. The scene features two-story buildings with a mix of grey, white, and brick facades. A glass-enclosed bridge connects the buildings in the background. In the foreground, a paved walkway leads towards the bridge, with a silver car parked on the left. A person in a dark suit is walking away from the viewer, and a cyclist is riding towards the right. The sky is blue with scattered white clouds and several birds in flight. Green trees and bushes are planted throughout the courtyard. The overall atmosphere is bright and clean.

thank you for your interest!

 Dutch Hospital Design

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