Affordable Seniors Housing Ideas Design Competition – Student Winner

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1 community

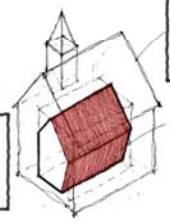
Ground Plan of St. Gall Monastery

The Plan of Saint Gall is a famous medieval architectural drawing of a monastic compound dating from the early 9th century. It is a self-containing monastery; it includes churches, houses, stables, kitchens, workshops, brewery, infirmary, mills, and gardens, which help monks and nuns work for their living as they live their religious lives. This "Community" within community idea influenced this particular competition project; "Community" idea will help senior citizens economically, providing job opportunities for them, as well as creating an environment which connects with surrounding community. There will be an area where public can rent / participate, creating a breathable environment between senior housing and residence / commercial areas around it.

2. memory of a building - adaptive re·use

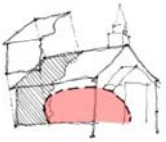
Recall: to bring back from memory; recollect; remember

example:
Gordon Matta Clark - Conical Intersect.



Old building frame remains. Metaphorical suggestion of experiences and memory.

Newly built senior housing inside the skeletal building frame. Recycling old building helps economic aspect of the project.



Old skin of the building being taken away = Fragments of memories being lost.

Our group began with reading two novels: The Stone Angel (by Margaret Laurence) and The Cave (by Jose Saramago). After reading both novels, we decided to focus on the word "Memory" and how it relates to senior citizens. I interpreted that even though people age and die, other people remember him/her as a part of their memory, and this interpretation can work on buildings too. For example, we still remember and cherish the memory of our grandparents even though they are gone, as we remember the church that we used to go to, or the first elementary school that you attended just around the corner. A building that is old enough to be demolished, should have certain amount of influence on the community it belonged. By taking away the skin of the building, and leaving a structural frame behind, it symbolizes that the building existed there before; building a new program within the existing frame, recycling the old site, structure, and some exterior / interior skin can represent a memory that cannot be taken away.
Senior housing should represent something more than just regular housing, it should speak experience and memory to users of the building and people around it.

3. Immaculata Catholic High School

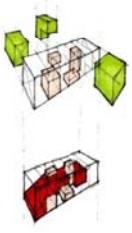
Rich history since 1928.

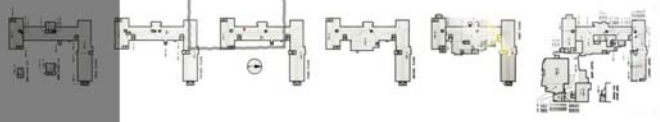
Immaculata Catholic High School has one of the richest history among Ottawa Catholic School Board. It also provides some programs which can be re-used after its demolition (presumption), such as chapel, gyms, hospitality lab, and cafeteria; in addition, the school creates its own boundary within its area with its parking lot, field and school itself, which makes it a suitable example to tackle on the "community" and "memory" ideas.

Current programs:
- Computer and Science labs.....re-use (computer labs)
- Chapel, Music room.....re-use (chapel)
- 2 Gyms, Weight room.....re-use (gym)
- Hospitality lab.....re-use (nursing room)
- Cosmetology lab.....discard
- Full service cafeteria.....discard
- Track & field facility.....re-use (parking lot)
- Drama rooms.....discard
- Student lounge.....re-use (staff lounge)
- Art rooms, library.....re-use (library)
- Classrooms.....discard

Diagram on the right shows that programs of the building can be taken away or left behind, and new programs merge with existing ones.

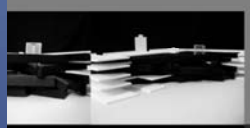
Green - programs being taken away
Pink - existing programs being left behind
Red - new programs interconnecting



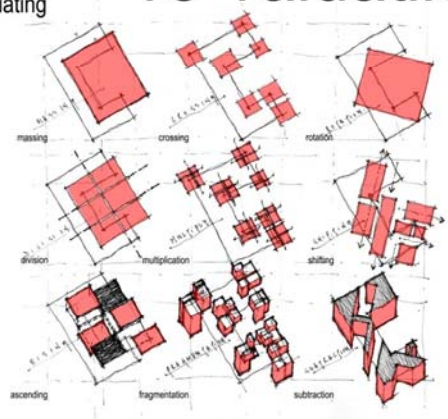


4. building development re-valuating

Diagram Matrix:
evaluating and re-valuating



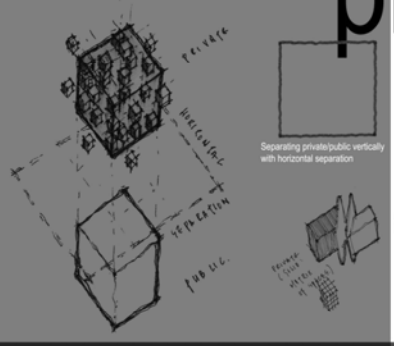
Working within boundary:
This project already has a basic building frame, which is an old building ready to be demolished. These diagrams show number of different ways of start designing within an existing boundary.



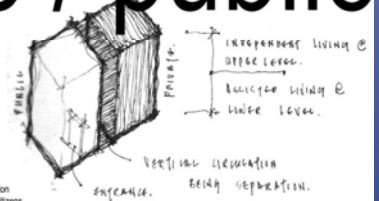
5. building development

private / public

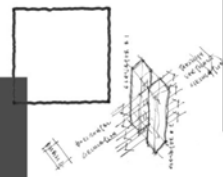
Degree of separation
between
private/public

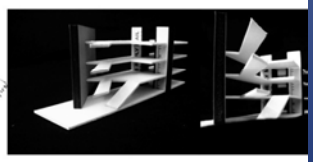


Separating private/public vertically
with horizontal separation



Maximizing vertical circulation
for aged / disabled senior citizens.
Horizontal circulation through
vertical circulations.





private:
- independent living
- assisted living

public:
- lobby with front desk
- staff area
- mech. area
- lounges
- nursing room

public - shared programs
- restaurant
- day care centre
- gym
- chapels
- library

6. community development

Three zones make community within community. Easy access by both driving and walking, creating breathable environment in urban area.

Zone #1 - private area
+ Private area, located in deep core of the "community." View to canal, easy access from local road, but far away enough to cancel out the noise. Surrounded by nature within urban fabric, easy access to necessities, since they are in "community."

Zone #2 - private / public area
+ Commercial area within neighborhood. Bridges private area and public area. Can be owned by senior housing residence for economic reason. Key idea of self-containing.

Zone #3 - public area
+ Newly added commercial buildings, facing Main st. Available for public real estate.

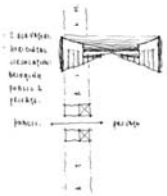
zones within community

7. interior development

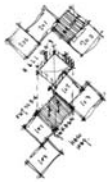
interior sketches

•Since second floor has the most number of public programs, main stairway at the atrium provides public visitors easy access to second floor. There are two vertical circulation (elevators) for senior citizens, providing a handicap accessibility.

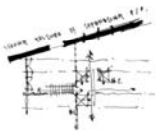
perspective study of atrium



two vertical circulations with horizontal circulation going through them

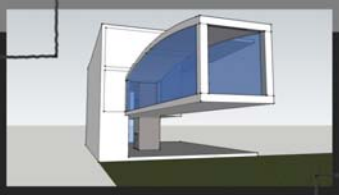


axonometric of first and second floor. slab opening for garden below



plan over atrium, entrance, and access way to housing units

8. skywalk - bridging zones



+ Light steel structure skywalk with concrete arch underneath, providing circulations at main and second level. It creates an easier and safer access for senior citizens.

Creating another circulation -

Outside has a pathway within a garden, which connects all three zones, providing an outside circulation under building canopy. Since this circulation is dangerously exposed to the driveway, this project proposes a "skywalk," another circulation up on a second floor level, providing senior citizens a safe circulation around the "community." In addition, it also provides an area for social interaction, as well as a public market.

Final Design Board