



# Intergenerational Care

The Policies and Architectures of  
Intergenerational Care in Northern  
Europe

Byera Hadley  
Traveling Scholarships  
Journal Series  
2017

Casey Bryant





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Casey Bryant was awarded  
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# The Policies and Architectures of Intergenerational Care in Northern Europe

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create links between  
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access to an extended family.

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## 1

## Introduction

## Background

By 2060, the percentage of Australians aged 65 and over is projected to rise from 14%, to 22%<sup>1</sup>. Our society needs to accommodate more elderly people. Our current aged-care model of “retirement villages” on the city’s outskirts often institutionalizes their residents in a closed society, away from broader communities. Increasingly, Sydney’s aged-care policies are removing elderly people from social interactions with the generations below them, and the social isolation can have detrimental health effects<sup>2</sup>.

Likewise, there is a need to provide more childcare resources in urban centers. Current facilities suffer from high fees and low availability<sup>3</sup>. The City of Sydney Council is actively developing new childcare facilities across Green Square and in the CBD, and is encouraging their inclusion within private mixed-use developments. However, current models of childcare are fenced enclaves with little community interaction, and some suffer from under staffing<sup>4</sup>.

Multi-generational housing, where a nuclear family lives with one or more grandparents, is becoming popular in Australia, supported by migrant families used to living this way within Asian and Eastern European cultures. The working parents benefit from the in-house childcare, grandparents remain connected to the full demographic of society, and children learn from their elders. This is an example of the elderly contributing to societal interactions, whilst still receiving any care needed, and gives value to all the age groups, not just those that can work. However, it relies on the amicable relationships and

geographic immediacy of the particular family. Can this model of mutual benefit and exchange be applied to the community at large? Are community institutions and care providers able to develop intergenerational relationships within their policies to provide a higher level of service, and improve the broader community?

In Germany, Mehrgenerationenhaus (Multi-generational house) are a type of community center that actively encourage seniors to participate in activities alongside and within childcares<sup>5</sup>. There is no overnight accommodation, but it provides facilities for those who live alone and wish to interact with the community. In 2012, the German government funded 450 of the centers across the country through a social benefit funding policy. Each are given €40,000, and are run mostly through sponsorship, revenue from events, and volunteering.

This example was the starting point for this research, and inspired exploration into if this could be applied in Sydney. In February of 2015 the NSW Government’s Social Impact Investment Policy Statement of Opportunity<sup>6</sup> highlights the need for greater focus on community based-care and innovative service provision models. There is an appetite in Sydney for exploring new forms of community focused care, and perhaps a new intergenerational building or policy type can help to satisfy this need.

*An intergenerational retirement environment reduces the potential for isolation and the health impacts associated with loneliness.*

## Aim

The aim of this research is to explore facilities that create links between generations for those who do not have immediate access to an extended family. The research is an exploration of intergenerational facilities, across a range of typologies, and in both converted existing and new building types.

The research explores questions of design, policy and project delivery. It seeks to identify the context, procurement, operation, service and architecture of the case studies to identify trends that contribute to the delivery of intergenerational care. The core outcome is to generate a set of policy and architectural recommendations for how to develop this building type. The analysis of case studies will highlight the repeated ideas and systems that have benefit.

The research also aims to explore whether or not intergenerational communities display particular benefit to the provision of care. If so, which interactions are valuable, and how can they be replicated?

## Social Impact and Importance

There are great benefits in combining aged-care and childcare facilities:

Moving out of home and into retirement can be daunting. In many cases, people retire away from a broad and multi-generational setting into a single generation community. An intergenerational retirement environment reduces the

potential for isolation and the health impacts associated with loneliness.

Many older people are experienced in childcare - through looking after their own children and grandchildren. Volunteering by experienced seniors at community childcare facilities may assist in reduce staffing burdens. This would in turn lower costs and increase the accessibility of these facilities.

An intergeneration community is socially collaborative. It allows all generations to be involved and contributory, not just those that work and thus have financial benefit. It is important for people to feel valued, and for a society to appreciate social worth.

Different generations have a lot to teach each other. Exchanging ideas and knowledge between generations helps to keep knowledge alive and continuous, but also exposes all parts of our community to new and innovative technology.

Different generations have different physical limitations. Working together, a broad community can share tasks that would otherwise be difficult or daunting. Shared experiences also help to dissolve the stigmas of age, and reduce personal boundaries caused by these limitations.



*An intergeneration community is socially collaborative, allowing all generations to be involved and contributory,*



## Architectural and Policy Implications

Research into innovative new models of care help to make the community aware of - and encourage them to ask for - better facilities. Active engagement by the public creates opportunities for developments that prioritize good design, and are architect led.

This attitude is currently being exemplified by other community driven development trends like Nightingale housing in Melbourne, and Baugruppe development in Berlin. These two examples show that community awareness and engagement can be tool to convert architectural innovation into policy development.

Whilst architecture is often considered an innovative profession, it is always limited by the public and private policies it must work within. A discourse between the architectural profession and our clients helps to drive buildings that are better for their users, and inspires people to invest in their places. A discourse between architects and policy makers helps drive the potential for new types of buildings that are better suited to a broader range of people.

This research is interested in how operational case studies overseas can inform how we develop new innovations in Australia. By observing operating examples, new considerations emerge as the building is tested and evolved by its users. However, it is important to recognize the policy differences of a foreign context, and understand which parts of building may or may not be replicable within our local policy context.

## Research Method

The core of this research is a study of precedents in Europe. The travel component of this research visited Netherlands, Germany and Switzerland during September 2016. Nine precedents were visited, including a mix of typologies and scales.

The precedents were sourced from journals, through online research, and through a contact who lives in Germany. Each precedent was visited to explore how they worked, and to observe some of the outcomes of their architecture and their policies.

Due to the nature of the buildings visited (care providers and people's homes) the extent of exploration was limited. The amount of each building seen varied from one to the next, as did the amount of time allowed in each. There was also a varied amount of interaction with staff and users. Only one building intended for visiting was not reached (the Stuttgart West Mehrgenerationenhaus), due to privacy concerns of the staff.

At each building visit, all the main public facilities were inspected, and photos were taken. In all cases, taking photos of people was not allowed. Unfortunately, videos of people and their interactions was a key goal of this research, and it was not possible. Instead, this report attempts to describe some of the key interactions within the buildings with diagrams.

At all but two of the buildings, an interview with a staff member or a resident was conducted. These discussions were invaluable in understanding how the building was used and which parts are successful.

### Key Questions

At the center of this research are five key questions. These questions interrogate how each building came about, what are its implications, and what are the best lessons learnt. For some of the case studies, it was easy to answer each question while for others it was difficult to negotiate the complexities of the development or user group. For some, the questions exposed complex structures that lead to some interesting findings.

The five main questions are linked to five topics. Each case study section of this report comments on each of these topics, and attempts to answer each question:

#### 1. Context - What is the community context that the building exists within?

Some of the precedents are in cities, others in suburbs, and others in countryside like locations. Does this have an effect? Often there are other building types nearby that have had an effect on this development. It is also important to understand the community that this building is being inserted into. Some areas it was clear that a care facility was needed, and in others there was a clear need for a place for generations to meet. It was also interesting to find out in some situations if the context has responded to the building, or if the community changed around it in reaction to this new service.



*Is intergenerational care a mixing or overlap of existing care types, or has a whole new typology and service arisen?*



## **2. Procurement - How was the facility started, and what building was undertaken?**

It is important to understand how each building was conceived in order to understand if each is repeatable, and under what circumstances. This varies greatly across the precedents, and the effects of different procurement methods, different proponents, and different financial models are noticeable. In some cases, this information was hard to find, and in others it was a critical part of the project. The effects of different construction undertakings were also investigated. Some of the precedents are custom made to be intergenerational, converted to suit, or has just coincidentally become so through its use.

## **3. Operation - Who runs the faculty, and how is it funded and operated?**

Carrying on from procurement, this section explores how the facility and the services run. It is important to understand staffing arrangements, and how the users interact with the staff. In some instances, there is a strong reliance on volunteers, and in others a very conventional staffing is maintained. Again, the various business, financial and social motivations of each operator is noticeable. It is important to recognize the differences between each so as to plan for new development types and predict the effects.

## **4. Service - What events and services are offered. How do the generations meet?**

A core interest of this research is the provision of an alternative type of service model. Is intergenerational care a mixing or overlap of existing care types, or has a whole new typology and service arisen? Most importantly, how do the generations come together, and within what types of services is this interaction easiest, and/or most beneficial? Within this question, activities and services were collected and collated in order to find out which are the most effective, which require specialized facilities, and which generations initiate, participate in, and benefit from each.

## **5. Architecture - What parts of the building are most used and enjoyed?**

The buildings range from bespoke architecture to fairly standard buildings. However, it is interesting to explore if this really matters. Within each building, parts were identified which were particularly useful or special in creating intergenerational interactions. It was also important to ask if the architecture typical of aged care facilities need to change to accommodate children, or visa versa? The focus of this research is a guide for a new architectural type, and understanding the built implications of this service is very important.

## Case Studies

Nine case study projects are presented in this report. They vary greatly in size and complexity, typology and function. A mix was deliberately chosen to allow consistent issues to be seen beyond varied functions or service. The precedents range in architectural quality and ambition, as care provision buildings are not always architecturally illustrious.

The original intent of this research was to investigate buildings that are simultaneous providers of senior and child care. However, it became clear that the provision of intergenerational care is not simply covered by these building types. The scope of research was expanded to explore forms of intergenerational and multi-residential housing. Whilst each precedent in this study is subtly different, a distinction between two key types exist:

### Care Facilities

With a primary purpose of providing care or encouraging community interaction, these facilities contain no housing. Some include hospital or hospice rooms, but not residential facilities. This type ranged from simple, flexible community centers, through to specialized care providers.

### Community Housing Types

The community housing types creates an intergenerational care offering within a residential community. The difference to the Care Facilities type is that here the care is focused on involving the occupants, and is considered a part of the lifestyle. They are often partially open to the public, and the surrounding community is encouraged to interact with the residents.

#### 1. Haarlem Hofjes

*Community Housing.* A historic seniors housing type found in the center of Haarlem. There are several still in use, all following the same model of subsidized seniors units accessed via a communal garden that is open to public visitors.

#### 2. Humanitas Berweg

*Community Housing + Care Facility.* A large scale seniors living and nursing home in a dense urban context. There are several community facilities, including a childcare, inserted into the building.

#### 3. Groot Klimmendaal

*Care Facility.* A rehabilitation clinic that deliberately combines patients of all generations, and provides a community for them whilst undergoing treatment. The building is also open to other surrounding care facilities.

#### 4. Wohnproject Heißenbergweg

*Community Housing.* A collaborative, and deliberately multi-generational community housing building. The residents maintain an even split of each generation, and work together to develop their community.

#### 5. HG Paulus Carree

*Community Housing.* A multi-residential apartment building that is run by the senior residents, most of whom are subsidized renters. The building incorporates informal care facilities for all the generations.

#### 6. Mehrgenerationenhaus Lebens Wert

*Care Facility.* A traditional community center building, that has been custom built as a “multi-generational-house” building type that is directly funded by a recent German government policy.

#### 7. Anna Haag Mehrgenerationenhaus

*Care Facility.* A large nursing home that includes a childcare and trade school for disabled adults. Whilst it has been operational since the 50s, it is now in a new building, also funded by the “multi-generational-house” policy, that caters to their established practices.

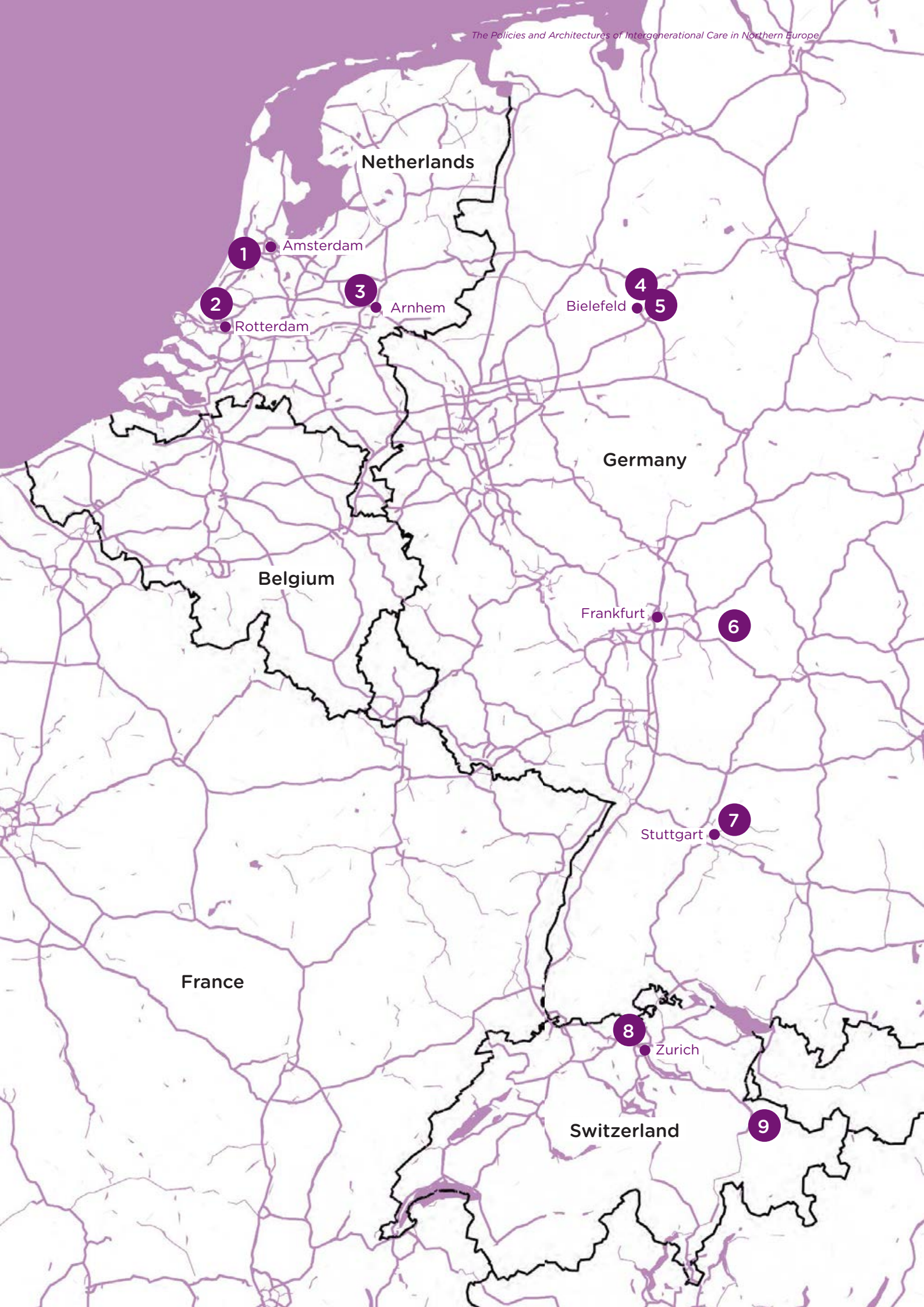
#### 8. Seidlung Frieden

*Community Housing.* A seniors living housing development that includes a seniors health care clinic and two childcares in it's ground floor.

#### 9. Alterszentrum Bündler Herrschaft

*Care Facility.* A rural nursing home and hospice that provides facilities for the extended community, and the neighboring school. The locals often visit to undertake activities with the residents.

*This map shows the location of each case study.*



Netherlands

1

Amsterdam

2

Rotterdam

3

Arnhem

4

Bielefeld

5

Germany

Belgium

Frankfurt

6

Stuttgart

7

France

8

Zurich

Switzerland

9



Haarlem Hofjes



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# 3.1

## Haarlem Hofjes

10 .....

Type	Community Housing
Features	Seniors Housing + Community Gardens
Location	Haarlem, NL
Date built	Various 13th - 17th cent.
Architect	Various
Operator	Various
Size	Small

The Hofjes of Haarlem are a unique seniors living typology. They are rental units purpose built for single women over 55. The type was first seen in 1395 when Hofje Van Bakenes was built by a wealth widow. Since then, and particular in the early 17th century, Hofjes have been built all through the central city district of Haarlem.

There are now 22 Hofjes in Haarlem, with populations ranging from 4 to 20 people. The most recent, Johannes Enschedé Hof, was completed in 2007, and although contemporary, still follows the typology.

All Hofjes are specifically designed and available for single women over 55. They are all rented, and have various operators (landlords) ranging from churches to local government. Traditionally, they had a caretaker in residence, who lived in a small unit on site. Now they have a remote caretaker.

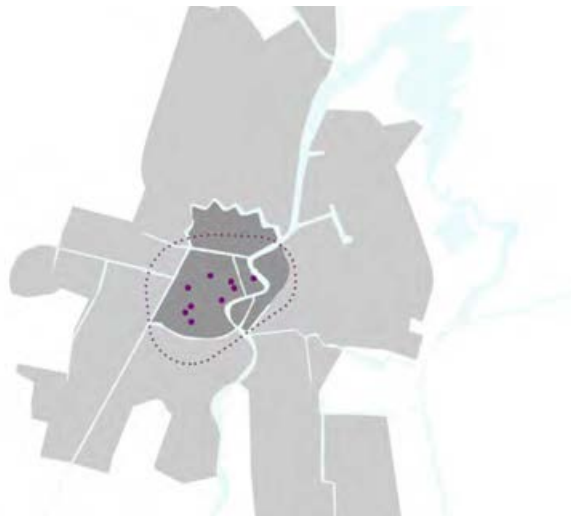
Hofjes are consistently planned with a central courtyard garden, which is entered from the street through a single, non-descriptor door. The courtyard is the central circulation and the main outdoor space for each unit. The courtyard is open to the public at certain times of the day, by buzzing at the front door.



*Hofje Van Bakenes*



*A historic seniors housing type found in the center of Haarlem. There are several still in use, all following the same model of subsidized seniors units accessed via a communal garden that is open to public visitors.*



Location relative to Haarlem



Haarlem figureground

### Context - What is the community context that the building exists within?

Haarlem is a very dense city, with a population of 155,000 packed into a small metropolitan area (similar to Sydney's Inner West Council). Shops, churches, housing and community buildings are scattered throughout the irregular and sometimes very deep blocks. Since the Hofjes are charitable initiatives, they tend to occupy the left over spaces in the center of these blocks - often donated by benefactors divided off part of their estate.

The Hofjes are quietly inserted into the existing fabric. They are not noticeable from the street and so create

secluded courtyard residences and allow the residents to feel private and part of the city. They are often located nearby many public amenities such the main town square (1), a theatre (2), and shopping streets (3).

Haarlem has an inclusive public lifestyle, with on-street cafes and well publicized community events. During the summer months many people eat outside, and bike ride around town in groups. This lively city nature is reflected in the Hofjes. Several residents sit in the courtyard chatting to each other and are happy to speak to visitors. It seems that the community values and sharing of public space has encouraged and enabled to Hofje model.

*“I moved to Haarlem from Denmark as a nurse ... and decided to stay on as I became a part of the community.”*

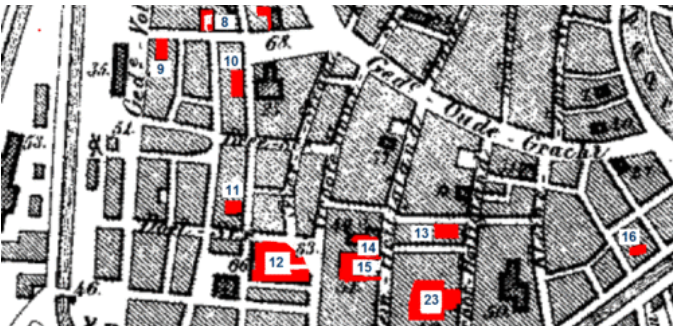
**Resident of Hofje In den Groenen Tuin**

12 .....

**Procurement - How was the facility started, and what building was undertaken?**

In the middle ages, it was common for women over 50 to be widowed. They enjoyed better health than their husbands, and remained very capable of living alone and keeping a house. However, they had no financial means to live in a house without the husband's income.

The Hofjes were a philanthropic endeavor to keep these women in the community, as their role in the community was seen as advantageous. Most Hofjes were funded by private wealth. In most cases, the funder had no children, so the Hofje was a way of carrying on a patron's name and legacy, and hence most are named after their benefactor. In a few cases, a Hofje was formed by a workers guild (the best example being the Brewers Hof). This was an opportunity for a guild to support their workers, or their workers' families, when they retire. Since these Hofjes were located nearby to the guild, it enabled younger members of the guild to draw on existing knowledge.



Map of Haarlem showing Hofjes in red (Wikipedia)

**Operation - Who runs the faculty, and how is it funded and operated?**

Traditionally, Hofjes included a caretaker who lived on-site permanently. Now, most Hofjes are run with remote assistance from whichever body controls the building (Church / charity etc). Each Hofje entry has a notice board for events, as well as a schedule of shared tasks to be undertaken by the residents. Some noted a time for an external cleaning or gardening service to visit.

The public interactions are not directly operated by anyone. Each Hofje establishes a time when the garden is open to the public. The local tourism agency then advertises these times so that tourists can visit. They also publish a map and guide book to promote the Hofjes.

**Service - What events and services are offered. How do the generations meet?**

Very few formal services are provided for the residents. Instead, the Hofjes rely on their architectural typology to create encounters. We witnessed many residents talking over meals just outside their front doors, and while gardening together.

The central gardens create interaction. The public visit because they are beautiful places, and then inevitably meet and talk to the residents. Because of having to buzz to get in, visitors know that they are entering a special place, and understand that a certain behavior is required. Equally, they also know that a conversation is likely and so are happy to talk with the older residents.



*The central gardens create interaction.  
The public visit because they are beautiful  
places, and then inevitably meet and talk  
to the residents.*



*Bruiningshofje*

*The repetitive Hofje architecture is a great model for creating intergenerational interactions and passive communities.*

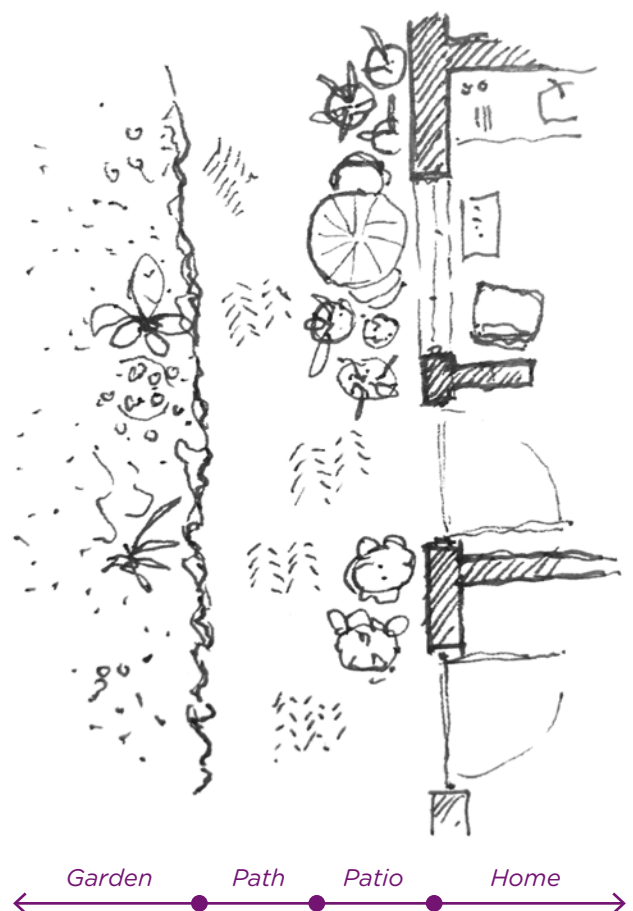
**Architecture - What parts of the building are most used and enjoyed.**

Hofjes are typical Dutch buildings. They have brick walls, a gabled roof and very large windows. They are always two storey, and each unit contains a kitchen and living room on the ground floor and a single bedroom upstairs in the gable roof form.

The kitchen always has a very good view out to the courtyard. To access each unit, you enter into a little foyer next to the kitchen, through a wide, two panel barn style front door. At most Hofjes, residents would have the top section open to see out, whilst still maintaining privacy. This combined with the large kitchen window means that the ground floor can be very open, and has a great outlook to the garden courtyard.

Each unit is very small and so is affordable and manageable for one older lady. They have a large fireplace for cooking and heating. The upper floor bedroom seems to be a passive device for keeping the residents fit.

The courtyards often have the same planning. Within 1m of the front wall of each Hofje unit, the resident places large amounts of pot plants and a table and chairs. This is like their front porch. The next 1m is the main walkway around the courtyard. This means that someone sitting on their porch, and someone walking past almost always says hello. The center of the courtyard is a lawn and / or thick garden, which are always beautiful to look out onto. Some Hofjes also had a small community room or a garden shed too, but it was a rare to see.



*Diagram of typical porch and courtyard*

*"I am able to live in the center of town ...  
everything is here that I need."*

**Resident of Hofje In den Groenen Tuin**

..... 15

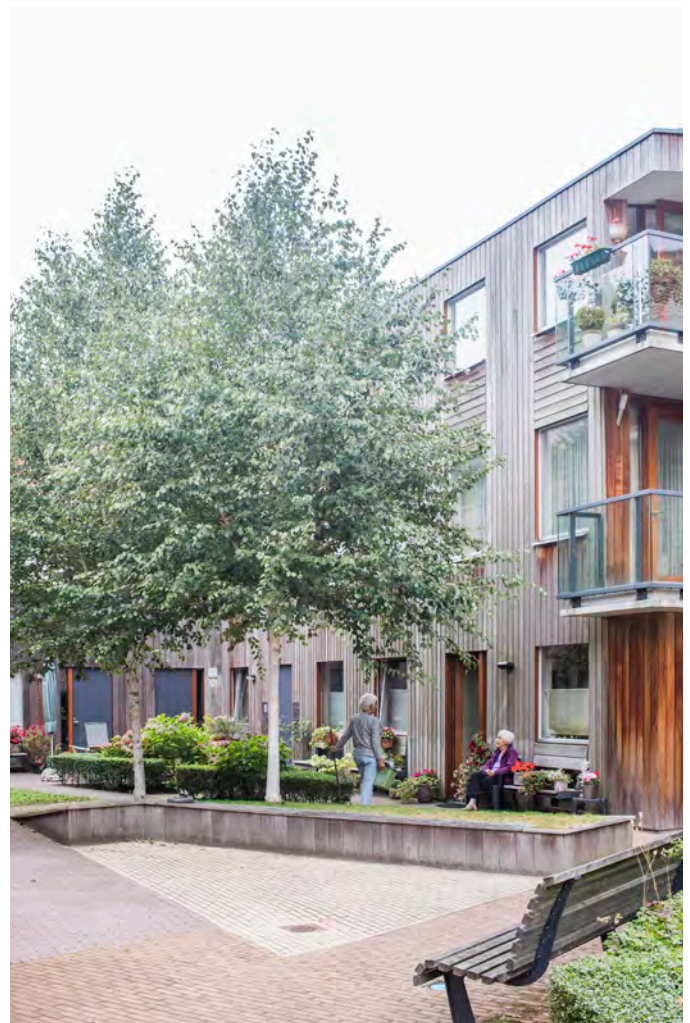
The zone 2m inside and outside of the front wall of each unit is clearly the most used and enjoyed. This is always where you see people talking and eating. The garden itself is more a visual benefit than an occupied space. This was particularly obvious at the most recently completed Johannes Hof, where the most cost and effort of the project had been directed at the façade facing into the courtyard. Here there are built in seats and planters, and the walls are clad in a rich timber.

### Conclusion

The repetitive Hofje architecture is a great model for creating intergenerational interactions and passive communities. However, the somewhat charity mode of procurement would make it hard to justify outside of an established system like the city of Haarlem.

The architecture of these buildings is simple but strongly diagrammatic. Privacy and community engagement are subtly controlled through behavior that is created by the building itself, rather than by implementing rigid rules, or enforced activities.

The Hofje is an important model of inclusive retirement, removing fences and instead encouraging interaction. The Hofjes were the first precedent visited on this trip, and established the historical context of community focused seniors housing.



Johannes Hof



Humanitas Bergweg



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## 3.2

# Humanitas Berweg

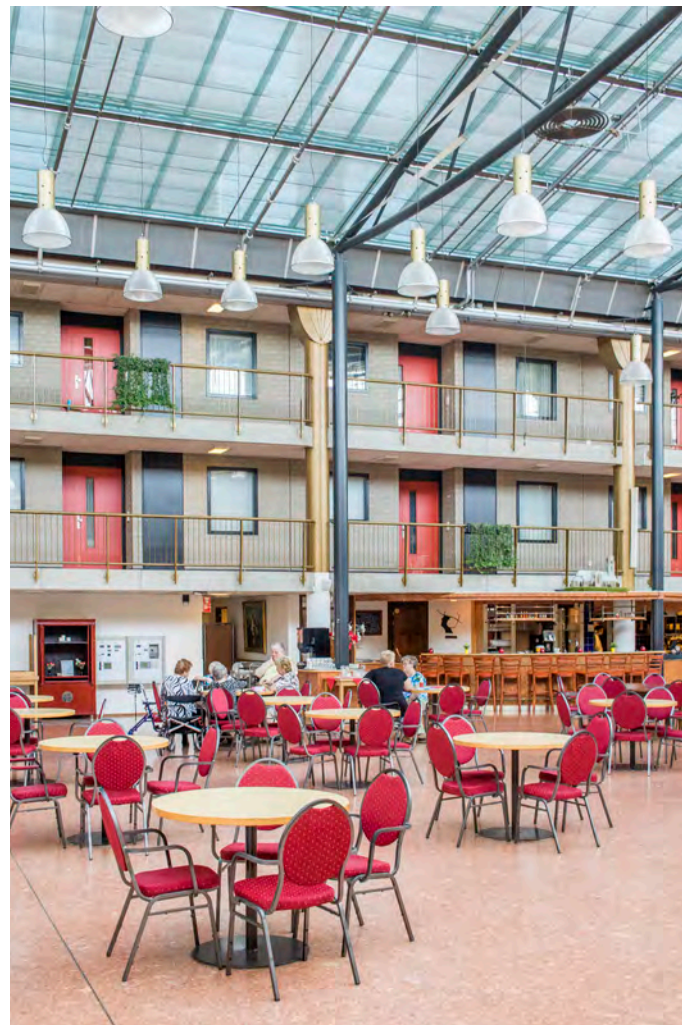
18 .....

Type	Community Housing + Care Facility
Key Features	Seniors Housing + Assisted Living + Childcare + Social Services Center
Location	Rotterdam, NL
Date built	1991
Architect	EGM Architecten
Operator	Stichting Humanitas (NGO)
Size	Large

Humanitas Berweg is a large building containing a collection of residential and community functions. It was built over 25 years ago as a flagship facility for the aged care provider Stichting Humanitas. The company is now huge, with 30 facilities across the Netherlands. A handful, including Berweg, operate an intergenerational model, providing additional facilities beyond aged care as part of it's community focused offering.

The core function of the building is a residential home for seniors that operates an “age in place” model - providing for independent living, assisted living and full time nursing. The seniors occupy the first floor and above, arranged around a large and bright enclosed atrium. The atrium contains a collection of community activities, as well as the main desk, food and beverage outlets and assistance. Entry to each unit is via open walkways that ring around the atrium for several floors.

There is a childcare, and other community facilities for non residents, located in the ground floor. From the main entrance, there is a large escalator to take you straight up to the inward looking main atrium on the first floor. Below, the ground floor is outward looking to engage with the community.

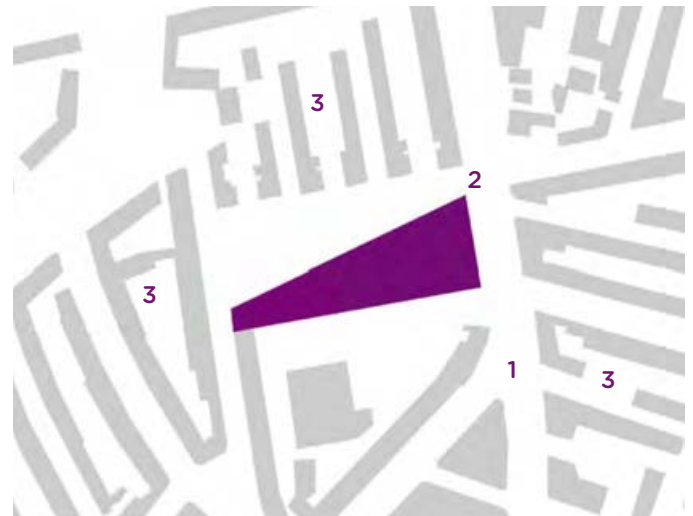


Central atrium with residences looking down

*A large scale seniors living and nursing home in a dense urban context. There are several community facilities, including a childcare, inserted into the building.*



*Location relative to Rotterdam*



*Humanitas figureground*

### **Context - What is the community context that the building exists within?**

Humanitas Bergweg is located on the northern edge of the Rotterdam metropolitan area. It is on a major road (1) that has a dedicated bike path, bus stop and tram stop right outside (2). To travel by public transport or bike to the center of town takes approximately 10 minutes.

The Greater Rotterdam area has a population of 1.4 million (about the same as Auckland), and contains Europe's largest port. The city attracts a lot of people to work, and to access a broader range of social services. The metropolitan area is characterized by walk-up scale

apartment buildings (3), small streets, very good public transport, and like all Dutch towns - large amounts of cyclists. It is often busy and a bit chaotic.

The local area around Humanitas Bergweg has a high proportion of migrants, and young families. It would be fair to say that the majority of locals relied on public transport, and benefit from good access to amenities and workplaces. The need for community amenity, combined with the high numbers of locals meant that this building is in a prime position to provide large amounts of community facilities that might not have already been available.

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*Humanitas helps people to live their lives in their own way. As independent as possible. We find happiness the most important thing. We focus on the fun things in life. Humanitas offers a wide range of products and services in the area of care, living and well-being. Everything to get old and happy.*

## Stichting Humanitas Mission Statement

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*Humanitas viewed from the busy main street*

*Byera Hadley Traveling Scholarships Journal Series*

### **Procurement - How was the facility started, and what building was undertaken?**

Data on the procurement of this building and its operation is not available. However, it is easy to speculate that the sale of privately owned residential units made all of the additional community facilities in the building financially possible. It would seem otherwise too difficult to fund several philanthropic entities in one go.

### **Operation - Who runs the faculty, and how is it funded and operated?**

Stichting Humanitas are aged care operators. Each unit is privately owned or rented, but the level of care can be adjusted to the residents requirements. For example, you might start living independently, only using the shared recreation spaces. Later you might progress to using the meals preparation and delivery service, and finally advance to fully assisted living. These services can change without the residents having to move, allowing the residents remain in touch with each other, and with the local community. This system allows the residents to remain in charge of their lives, and exercising their cognitive abilities, for the longest possible time.

Beyond the aged care, the building includes community facilities that the residents can use and interact with on a daily basis. Within the atrium, residents have access to cafes, games and gardens. Beyond the atrium there are various shops, rentable work spaces and meeting spaces, a migrants language school, and a childcare. All of these facilities are open to the public.

*“Everyone has something useful to offer other residents and staff, whether it is professional skills, years of experience living with a particular condition or simply spare time. People are therefore encouraged to contribute, and Humanitas rewards each volunteer.”*

**David Birkbeck**

(Article in AD profile no 228)

The community facilities are independently operated by specialist providers. They are also independent from the aged care operation. As a result, there is a separation and a confusion between each facility. When visiting, we were not sure where each was, how to get there and what we were allowed to see or interact with. You can walk through the building at leisure, but there is not much signage or guidance. There did not seem to be any direct or facilitated interactions in operation.

#### **Service - What events and services are offered. How do the generations meet?**

The central area hosts a lot of activities for the residents, and events seem to focus on gatherings in this space. The games area, that included pool tables was very busy with a group of men. Sitting nearby the café, was a women's group having a round table discussion. Further research discovered that Stichting Humanitas puts on several craft sessions, and musical events for the residents to be involved in. It is unclear if the childcare is directly involved, but the local community attends. Volunteering is important to the Humanitas model.

The childcare operates in a normal way, running small activities within itself. It has separate rooms and a separate outdoor play area. There seems to be very little formal overlap of activities or meetings of the generations. An informal interaction was found in the proximity of the aged care residences looking directly into the childcare. This was echoed by a chair at the very end of the atrium positioned at a window onto the outdoor play area.



*Looking down to the childcare*

*The building includes community facilities that the residents can use and interact with on a daily basis.*

**Architecture - What parts of the building are most used and enjoyed?**

Humanitas Bergweg occupies half of a city block. It is a very large and noticeable building, and can be seen from a distance, rising up like a mountain. Interestingly, “Bergweg” in Dutch translates to “Mountain Road”, and the reference is obvious in the architecture. It is clear that this building was intended to be a beacon within the local context - as a place to go to experience community.

Behind the front façade, the building’s layout holds two public space - the internal atrium which forms the Hofje-

like model (1), and the childcare playground (2), which is cradled by the bulk of the building, but open on one side to a neighboring public park and community garden (3).

These two spaces are the most used and enjoyed. However, there is very little interaction between them. Moving from one to the other requires walking down a back stair (4) and through some quite corridors. It is also hard to see between the two - with only a small window, shown above. This shows it is not enough to simply have the two elements in the building, they must be designed to interact.

**Conclusion**



First floor plan



*“ A care organization has an important role, not just in cleaning people and giving injections, but in providing an extended family.”*

**Hans Becker, Chair of Stichting Humanitas**



Games area in the Atrium

Humanitas Bergweg provides a large, flexible and ultimately very useful range of community facilities. The building and its operation supports those facilities in a conventional way, but there is no interaction between them.

However, it is possible that at this scale of building, these different groups of the community need to be separated. Perhaps it is enough to know that they are there, and can be visited and interacted with, without having to be overrun by the large numbers of another demographic entering your space.

The various facilities felt isolated by their locations in the building. The childcare in particular felt like a back room. There were no efficiencies being created by having them in the same building. Instead it felt as if the ground floor was a separate entity sited below a larger building.

This building highlights the important role that architecture and spatial planning plays in encouraging intergenerational activities and interactions. It is not enough to simply co-locate various community facilities, there needs to be a connection between them.



# Groot Klimmendaal

source: [www.koenvanvelsen.com](http://www.koenvanvelsen.com)



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## 3.3

# Rehabilitation Center Groot Klimmendaal

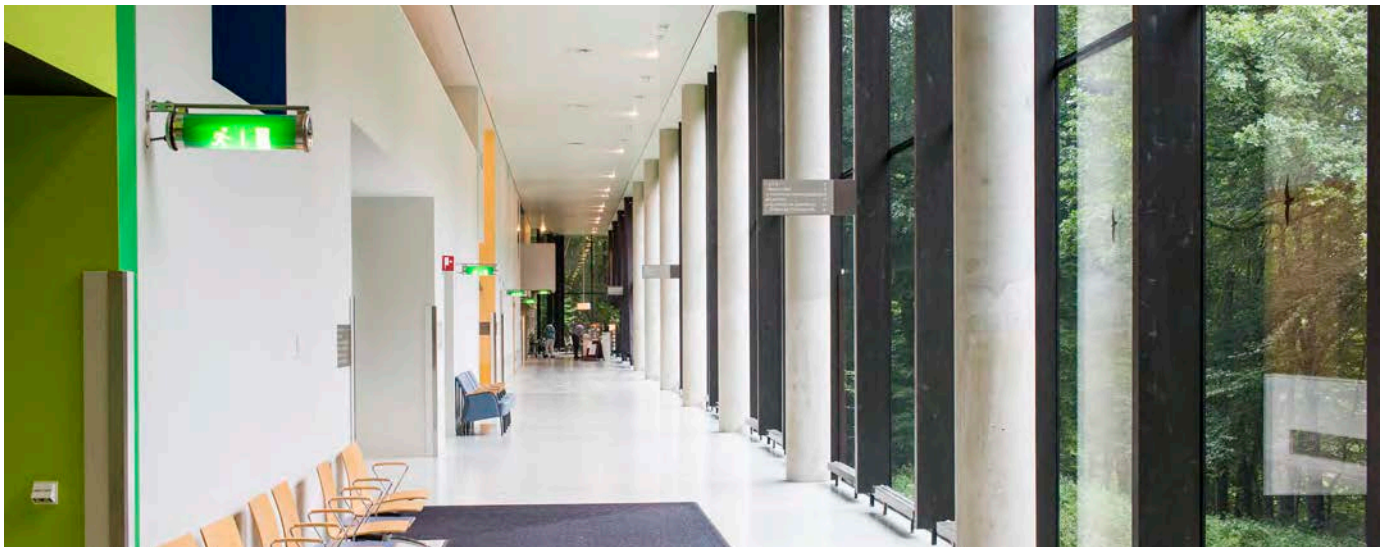
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Type	Care Facility
Key Features	Seniors and Juniors Rehabilitation Center
Location	Arnhem, NL
Date built	2010
Architect	Architectenbureau Koen Van Velsen
Operator	Klimmendaal (NGO) / Ronald McDonald House (Charity)
Size	Large

Groot Klimmendaal is a physical health care and rehabilitation center. The building houses facilities for medical treatment, physiotherapy, indoor sports, and an intensive care / overnight treatment wing with beds. These facilities are available for all age groups.

The building is a single large slab, with multiple stories of facilities stacked within. The front of the building is a mega-sized porch that opens onto a shared lawn and amphitheater. Visitors enter through this porch, and circulate through the building along a large corridor which eventually leads to the main café and restaurant.

The corridor is the building's key space - with a close view of a vibrant forest it is used to orient visitors and create intergenerational exchanges.

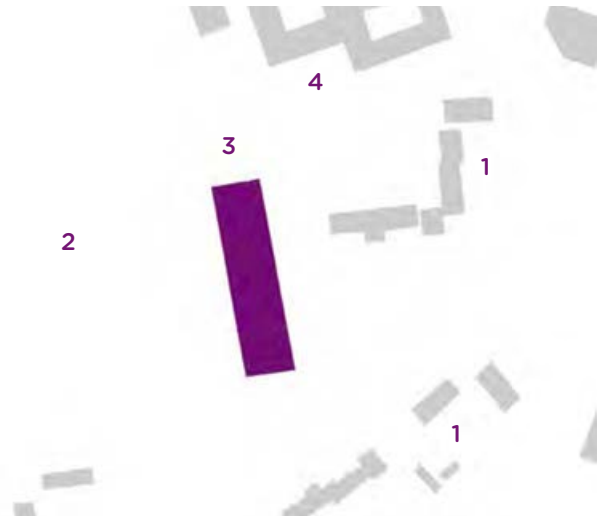


Central atrium with residences over

*A rehabilitation clinic that deliberately combines patients of all generations, and provides a community for them whilst undergoing treatment. The building is also open to other surrounding care facilities.*



Location relative to Arnhem



Groot Klimmendaal figureground

### Context - What is the community context that the building exists within?

Arnhem is a small town with a rich historical center, and large manor houses through the suburbs. It has a population of around 150,000 (similar to Newcastle). It is on a major train line, and so would be home to people who want to commute to work in Amsterdam. The central location nationally then suggests why it can support the significant health care facilities of Klimmendaal.

Groot Klimmendaal is part of a large compound of health and care buildings (1), set on the outskirts of Arnhem. The compound is set within a forest (2), and has its own network of roads and parking. Across from the porch and lawn (3), there is a school for disabled children (4).

Groot Klimmendaal adds to the existing context of care and education buildings. The facilities inside the building are shared by the surrounding buildings, and in particular - the school children use the sports facilities often.

*Nursing staff organize events on the lawn for all the residents and visitors to attend, such as concerts, sports games and picnics.*

**Procurement - How was the facility started, and what building was undertaken?**

Groot Klimmendaal is the first building finished as part of a masterplan for the Arnhem Klimmendaal compound, which involves consolidating the existing facilities into three main buildings. “Groot” (which in Dutch translate to “big”) is the large central care facility, and will be joined by a large education building, and a residential building.

As a result of this form of procurement, the building was able to be designed with an understanding of the needs of it’s occupants, and their already established practices. It also meant that the tenants, and the amount of use was known, and could be prepared for.

**Operation - Who runs the faculty, and how is it funded and operated?**

The building is run as a regular medical building. This includes a range of staffing types (nursing, administration, service, and catering staff), established clinical functions (care rooms, gym, pool, clinics, and consultation rooms), and clinical practices (physiotherapy, hydrotherapy, specialist medial consultation, passive care and recovery, and meals services). What is unique about this building is the overlap and sharing of these functions and practices.

Klimmendaal is a large care provider in The Netherlands, operating in several cities. Thus this buildings funding and operation are influenced by larger decisions, and are assisted by additional staffing such as public relations and human resources teams.

The building appears to be open 24 hours, but there is a single secure entrance with a main desk. Whilst we visited, people came and went without having to check in or out, and the public corridor, outdoor porch and lawn enjoyed a buzz of patients, visitors and staff interacting regularly.

A Ronald McDonald House is located on the top floor of the building. The House is a place for families to stay while their children are being treated, allowing them to stay in close contact. The house is a charity, funded by a mix of cash donations, sponsorships and payment from guests for using the facility. There are three staff that run the house, and a large number of volunteers.

**Service - What events and services are offered. How do the generations meet?**

The core service of the building - rehabilitation care, is conventional, and kept separate for young and old guests. The different age groups require different treatment and different conditions to receive care, and so it is sensible to retain the usual operating procedures for such things. This also ensures that new staff will be familiar with conventional practices.

Staff noted that visitors are often using the facilities and that the nearby school uses the sports facilities regularly. Whilst no formal intergenerational services are offered, the nursing staff organize events on the lawn for all the residents and visitors to attend. Some examples include concerts, sports games and picnics. These are all communicated through the staff, and via pinboard.



*The corridor is the building's key space  
- with a close view of a vibrant forest  
it is used to orient visitors and create  
intergenerational exchanges.*



*Central corridor looking into the pool*  
source: [www.koenvanvelsen.com](http://www.koenvanvelsen.com)

*The architecture, more than the service offering, creates intergenerational interaction.*

**Architecture - What parts of the building are most used and enjoyed?**

At Groot Klimmendaal, the architecture, more than the service offering, creates intergenerational interaction. Within the main corridor, all ages can be seen walking around and talking to each other on an equal level. The corridor is the spine of the building, and the device that creates interactions.

Along one side there are windows looking into various treatment rooms. Their tapered shape and bright colours frame views into the rooms, whilst offering privacy when within due to the deceptively small size of the window.

By seeing into the rooms being used by others, you get a sense of what is happening, and you feel an energy and effort being put in by the people in rehabilitation. Older guests can see kids playing in the gym, and enjoy watching their games. Younger guests can see the older guests working on particular machines, and are interesting in what is happening.

These windows are finely tailored to reveal hints of how every room is being used, inspiring conversation and discussion to find out more. They allow everyone to see what the other generations are doing, and to feel part of greater community all going through the same rehabilitation.

The main corridor is wide enough for people to stop and talk, for multiple wheelchairs to pass without fuss, and for groups to gather comfortably.



*Looking into the gym*



*“The building deliberately does not have the appearance of a health building but is open, transparent and accessible.”*

**Koen Van Velsen Architecten**



Corridor becomes the main hall of the cafe  
source: [www.koenvanvelsen.com](http://www.koenvanvelsen.com)



Quieter cafe alcoves are open but divided for privacy  
source: [www.koenvanvelsen.com](http://www.koenvanvelsen.com)

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*"We can set our own events and use the building to bring people together"*

**Nurse at Groot Klimmendaal**

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*Main porch and lawn source: [www.koenvanvelsen.com](http://www.koenvanvelsen.com)*

*Without the larger active spaces, the subtle interactions of the internal devices would not carry any further, and without the subtle introductions, the large activities would be confronting and unpopular.*

Opposite the wall of internal windows is a full view of the adjacent forest, so close it feels like you are outside with them. Mirrors along the length of the corridor reflect the forest inside the building, and add more colour in addition to those of the internal window frames.

The corridor blends seamlessly into the café seating areas, making the corridor feel like an extension of the social space. These areas were well used when we visited, and we saw the different uses of the large open eating hall, and the smaller private alcoves with individual tables.

It was clear that the two different types of spaces were needed to cater for both quiet groups, and large family groups. The large hall is bright and energetic with skylights, mirrors and colourful window framing continuing from the corridor. The private alcoves are immersed in the forest through the large amounts of glass.

Outside, where many of the intergenerational activities that are organized take place, there is a triple height porch and open lawn. The lawn has been designed so you can sit around the edges and feel connected, but not have to be physically involved. The porch and lawn were being used a lot while we were there and everyone was very visible, but there was also a sense of privacy afforded by the grid of columns and the sheer size of the grass area.

## Conclusion

Groot Klimmendaal is a great example of how a conventional building type, with conventional services, can be made to foster interaction and community. Internal windows, colour and various offerings of immersion, into either the community or the forest, are relatively simple devices that do not compromise the running of the facility. However, they allow the users to feel connected to a larger group of people.

While these simple devices create passive intergenerational exchanges, the large outdoor areas provide an opportunity for active intergenerational events. The passive internal interactions, and the active external interactions have different functions, and rely on each other to create comfortable communities. Without the larger active spaces, the subtle interactions of the internal devices would not carry any further, and without the subtle introductions, the large activities would be confronting and unpopular.

The facility's ability to draw on an existing collection of people and systems has allowed it to evolve to a more sophisticated level of operation. Ambitious buildings like this one rely on an established mode of practice, a developed charity model, or a school nearby that can become patrons. It is this base level of care and community that is necessary before complex intergenerational communities can be developed.



Wohnproject Heißenbergweg



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## 3.4

# Wohnproject Heißenbergweg

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Type	Community Housing
Features	Private Housing + Community Gardens
Location	Bielefeld, DE
Date built	2009
Architect	Klaus Beck
Operator	Residents
Size	Medium

Wohnproject Heißenbergweg is a community lead multi-generational housing project, set within an inner suburb of a medium size town. At first glance, it appears to be a conventional apartment building, but with closer interrogation a complex procurement and operational system can be found.

Specific to Bielefeld, a “Wohnproject” is a socially focused alternative housing development conceived and designed in consultation with the future residents. They aim to foster community interaction, and always strive to contain a minimum of 1/3 seniors, and 1/3 young families. The Wohnproject on Heißenbergweg [street] was the first of it’s kind in Bielefeld, and has since developed into a working case study of the type. The community has had time to reflect on the process of it’s conception, and to learn more about how to live together.

The building’s ground floor and basement contain a range of shared communal spaces, and above are 24 units of various shapes and sizes, that currently house 30 adults and 7 children. Each unit faces south for optimum solar access, and have large balconies, while along the north side are external corridors with places to sit and talk. Surrounding the building is a communal garden, play areas, small service buildings and carparking.



*The building is set into a garden, and has large balconies*

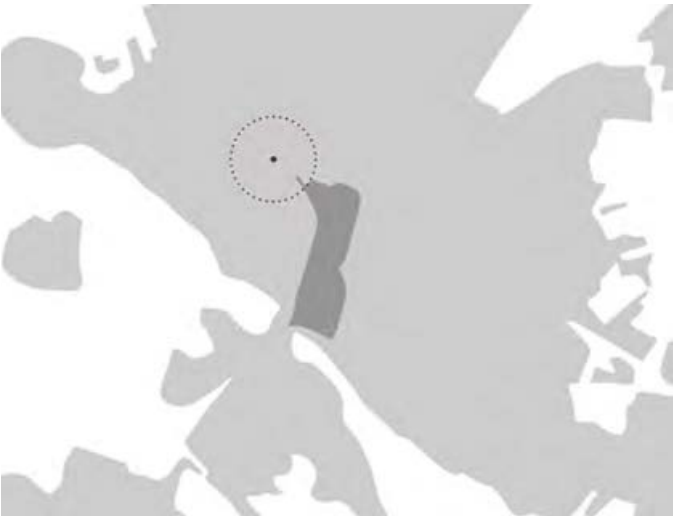
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*A collaborative, and deliberately multi-generational community housing building. The residents maintain an even split of each generation, and work together to develop their community.*

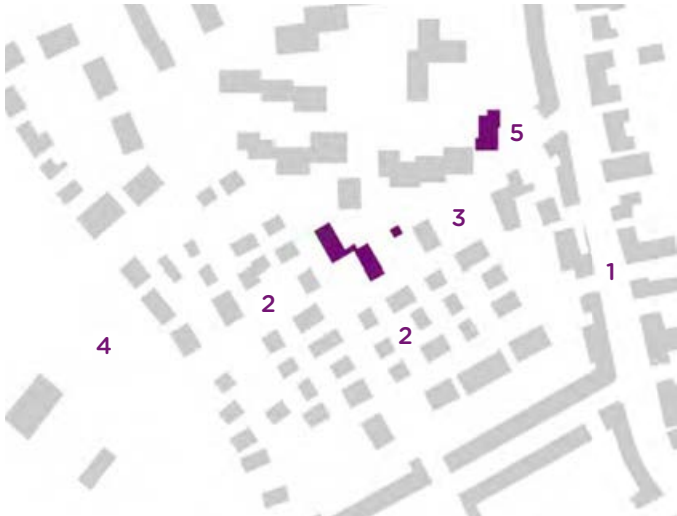


*“The aging generation are starting to think about how they want to age.”*

**Klaus Beck, architect**



*Location relative to Bielefeld*



*Wohnproject Heißenbergweg figureground*

**Context - What is the community context that the building exists within?**

Bielefeld is a small city, with a population of just under 400,000 (the same as Canberra). The city itself is quite dense (3 times the density of Canberra), and it supports a larger surrounding rural area. There are a lot of 3 and 4 storey walk up type buildings, and single houses often have very small footprints. Discussions with locals suggested that many people move to Bielefeld from smaller surrounding villages to start a family, or to retire. This is often to access services and culture, whilst still being a short drive from the countryside. It is thus the ideal place for this intergenerational housing model.

Heißenbergweg is a small street within a first ring suburb of Bielefeld, approximately 2km from the bustling center of town. It is just off a main road out of the city (1), and is the access way for maybe 20 apartment buildings (2) of the same scale as the Wohnproject. The street (3) is designed for pedestrian activity more than cars, and is paved with car slowing features, speed bumps, and large gardens either side. There is no separate footpath, so people walk on the street. As a result the whole street feels like a garden pathway. At the end of the street is a linear nature reserve (4).

Nearby is a Mehrgenerationenhaus community center (5).

*minimum 1/3 seniors, 1/3 young families*

### **Procurement - How was the facility started, and what building was undertaken?**

Wohnproject Heißenbergweg project began when a group of retired friends started to think about how, and where they wanted to live, and how they wanted to age. The architect for several Wohnprojects, Klaus Beck, noted that many are championed by women, who in Bielefeld generally have more social influence<sup>13</sup>.

The group established a rule to have a minimum 1/3 seniors and 1/3 young families and put out ads for others - pitching it as an opportunity to live together in a small village setting with shared resources. This is common for people from the countryside, but the Wohnproject is for people who also wanted to live close to town.

Initially, it was easy for the group to find more like minded seniors, but finding enough young families to achieve their 1/3 minimum was harder. This was generally because a young family is concerned about enduring the long planning and development process whilst raising a family. They eventually collected enough prospective residents to fill the building, and approached the architect Klaus Beck to design a building for them.

Wohnprojects have a very complicated and unstable procurement process as there is not one lead developer or single client. Heißenbergweg took 3.5 years of planning. While the full group of future residents were all involved, one of them taking on an informal leadership role. There was one architecture firm from the beginning, and a conventional builder for construction.

The initial capital from the residents was enough to start the project, and their collective borrowing power was enough to fund the construction through a conventional loan. However, this has not been the case for any of the subsequent Wohnprojects in Bielefeld. The next case study, HG Paulus Carree will discuss this further.

The cost of each unit was set at a square meter rate of €2,100 / m<sup>2</sup>. The units range in size from 40m<sup>2</sup> to 130m<sup>2</sup> (€84,000 to €273,000). This price covered the cost of the site, the planning and construction. Although there was a single conventional builder, the residents also became involved in the construction process to save costs. They took on whole and discrete tasks such as laying timber flooring, and laying tiles. Since the whole resident group was involved throughout, this was a great community bonding exercise, and developed relationships before they even lived together.



*Community meeting at Heißenbergweg  
source: P. Wehowsky*

*The residents assist each other - this is where the benefits of an intergenerational mix become clear.*

The design of the building was established by a strict building envelope set by the local Council. Then each resident submitted their own brief, and the envelope was filled with unique units to suit. When speaking to architect Klaus Beck, he bemoaned the process - saying it's like designing 24 houses, with only the fee for one.

Beck described the process as the design of a "social architecture, not a technical architecture." There is a "social climate" to the residents group, and the design must be flexible to their needs and concerns.

Beck described the process of developing the building: First you need the idea, and you need to build the idea. Then you need the space. Once you have the space, you can return to the idea, and re-orient it to fit the space. Then you need an injection of capital to make the idea real.

**Operation - Who runs the faculty, and how is it funded and operated?**

The building is run by the residents, and they self manage every process. They employ external advice, including legal contract establishment, financial advice, and design and construction advice both initially and ongoing if required. There is no external staffing or funding.

The residents elect a small group to coordinate the building, and have sub groups to organize activities such as gardening and maintenance. They have an annual meeting, and additional meetings as required for special issues. The group decides on everything together.

There is a levy for ongoing maintenance and building costs, which is different for each unit, established by an equation that takes into account the size, and location of each. The billings for power and water are tracked with sub-meters, and divided up by use, not by pro-rata.

**Service - What events and services are offered. How do the generations meet?**

The residents meet and interact through the activities and services they develop for each other. Most activities become intergenerational simply because of the demographic of the building. The residents meet for coffee every Friday in the building's communal room. They do gardening together, and there is play equipment shared by all the children. They organize concerts and dances three or four times per year.

They assist each other, and this where the benefits of an intergenerational mix become clear. They operate an informal car share program, where the older residents borrow cars from the younger families. There is a bike shed and one resident helps with maintenance and repairs. It is common for a resident to do grocery shopping for the others. The building has a communal laundry, communal storage room, and a shared workshop. The workshop tools are owned by individual residents, and left there for others to use as needed. Task or assistance trades are common. For example, one of the older residents we spoke to had recently received assistance from one of the teenage residents in setting up a new personal computer. In exchange, he taught the teenage some carpentry skills in the workshop.



*“Sharing spaces - eg; community room.”*  
*“Sharing objects - eg; lawn mower.”*  
*“Sharing time - eg; baby sitting.”*  
*“Sharing knowledge - eg; financial advice”*

**Klaus Beck, architect**



*Different generations are catered for throughout*

One retired female resident organizes childcare (or baby sitting) once a week. She provides this for families in the building, and looks after the children herself, using the community room. We were told that most other residents think that the garden and musical events is as much child care as they would want, and prefer not to baby sit etc.

**Architecture - What parts of the building are most used and enjoyed?**

The architecture of Wohnproject Heißenbergweg is fairly conventional for the area. The first three floors are concrete construction, while the top floor is timber framed to include more ecological materials into the construction. The units are well lit from large windows and doors, and can be totally sealed to create a passive house effect. Each unit has it's own small heat exchange unit to provide passively heated fresh air when sealed.

The building is arranged around a central stair and lift, off which two wings extend on each floor. The central vertical circulation spaces are enclosed, but naturally lit, and contain notice boards, children's drawings, and pot plants. Open corridors on the north side provide circulation to the units, and get wider at each entry to provide a place to sit in the shade during summer, to keep a bike or pram, or have pot plants.

The south side of each unit opens onto large balconies that are continuous across adjacent units. The wider sections hold tables and chairs, while the thinner sections divide the space without separating neighbours. The residents really like this feature, as it means they can share a meal

*“Social architecture, not technical architecture.”*

**Klaus Beck, architect**



*Shared balconies*

on their adjoined balcony, kids can run between units, and they can look after each others balcony gardens (of which there are many). Pot plants inhabit almost every outdoor space of this building, hinting again at the resident’s joy at gardening and sharing the outdoors.

Throughout the ground floor and basement, there are a series of communal spaces, such as the laundry, workshop and storage areas. The most important is the community room, which they all share, and can be reserved for larger events. It includes a kitchen, bathroom and large seating areas. It also opens onto an outdoor terrace surrounded by garden.

This room is very simple, but is the facilitator for all of the community interactions. It is an essential part of the building, providing services that cannot be normally accommodated in one person’s unit, such as large dinners for an extended family. It also allows everyone to meet in a neutral area, without having to invite the whole building into their home, and so fosters an equality amongst the community.

Whilst sounding very open and exposed, the building skillfully conceals a locked entry, meaning only the residents have access to the communal spaces and corridors. The garden is also enclosed in plants and trees, and can be see from all the circulation corridors - making it feel safe enough to leave children, but not so safe it feels like a prison. The passive security and overlooking of this building are very clever, providing both security and openness.

*The elderly residents did not have family that lived locally, and so relied on the other residents for company and interaction. For some, the building was also a hobby to keep them occupied and engaged, after having finished their working lives.*



*The community room*

## Conclusion

Wohnproject Heißenbergweg is an example of passive intergenerational care. In this instance, the aged residents have decided to foster their own version of intergenerational care and living, providing for their own needs, whilst also offering something to the other generations that support them.

The residents we met were very happy people. For the most part, the elderly residents did not have family that lived locally, and so relied on the other residents for company and interaction. For some, the building was also a hobby to keep them occupied and engaged, after having finished their working lives.

This level of community commitment does not suit everyone, nor is it accessible to everyone, but it seems that there is enough of a demographic for whom this is a great way to live. Several Wohnprojects have been developed in Bielefeld, and several more are underway. For the people we spoke to about this mode of development, it was an opportunity to integrate the community service that they desired into their living arrangements.



HG Paulus Carree



## 3.5

### HG Paulus Carree

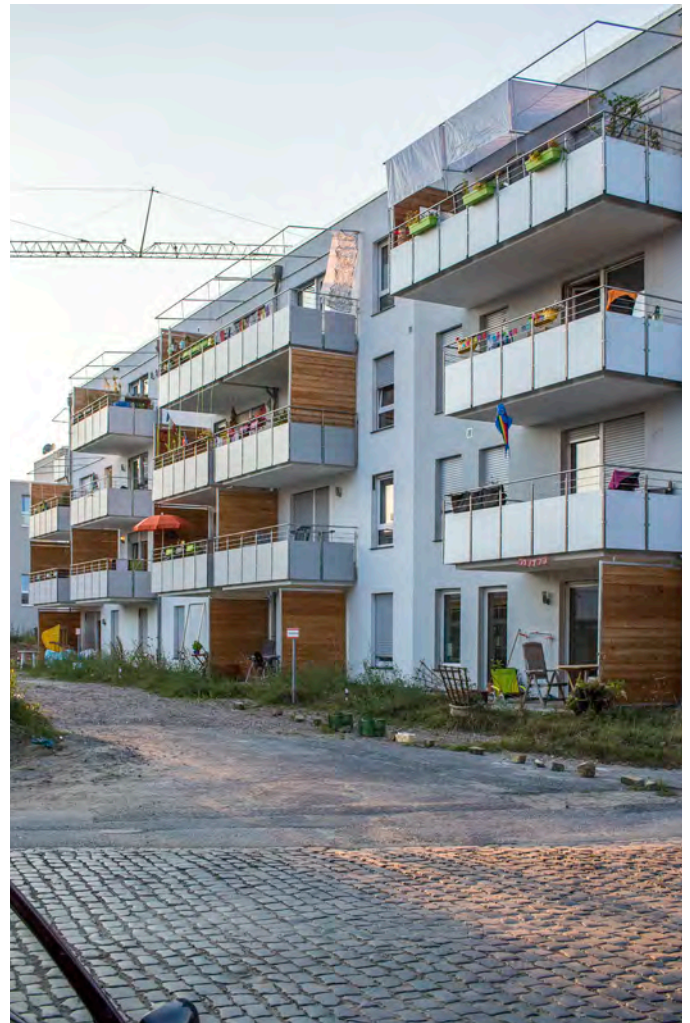
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Type	Community Housing
Features	Private Housing + Rental Housing + Social Housing + Community Gardens
Location	Bielefeld, DE
Date built	2015
Architect	Residents
Operator	Residents
Size	Medium

HG Paulus Carree is another Wohnproject in Bielefeld, similar to Wohnproject Heißenbergweg, but it is newer, and did not involve an architect in its development. It also contains a broader demographic - including renters, social housing and refugees.

Like all Wohnprojects, HG Paulus Carree was initiated and driven by a residents group. In this instance, the residents group were not all purchasers, and the leading resident is a renter, receiving social benefits. Her social and welfare status did not effect her ability to motivate and deliver the project. The building contains 24 units over 4 floors, of which 11 are owned, and 13 are rented. Of the 13, 8 are rented with a social welfare subsidy, and 2 are reserved for refugees. There is an intergenerational mix, with young families and seniors, but the building has an usually high proportion of single women over 55.

The layout is similar to Heißenbergweg, with outdoor circulation corridors on the north side and semi-shared balconies on the south side. The ground floor contains some units, but also a series of communal rooms. There is a basement with storage, services, a laundry and a games room. All parts of the building are totally accessible to someone in a wheelchair.

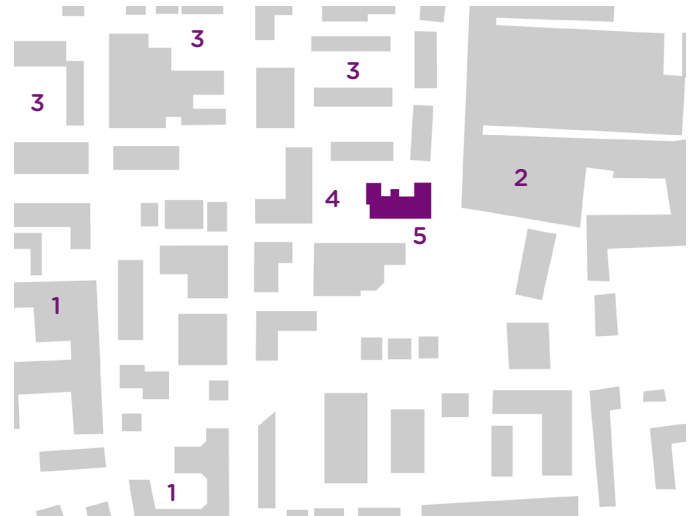


*The south facade*

*A multi-residential apartment building that is run by the senior residents, most of whom are subsidized renters. The building incorporates informal care facilities for all the generations.*



*Location relative to Bielefeld*



*HG Paulus Carree figureground*

### **Context - What is the community context that the building exists within?**

HG Paulus Carree is also located in Bielefeld, approximately 2km from the center of town. It is part of a development precinct in an industrial area, surrounded by new infrastructure and public facilities (1). There is a school directly adjacent (2).

The development follows a pattern of 4 storey blocks with a constant 12m separation (3). Between are public gardens, designed so that people can walk between neighboring buildings. Directly adjacent there is a new public square (4) and bike path being built (5).

Currently the building is in the center of the precinct, and is one of the most visible. This is the reason the site was chosen - as the residents planning the development wanted to be open to a broader community.

### **Procurement - How was the facility started, and what building was undertaken?**

HG Paulus Carree was initiated and developed by a group of people who wanted to live together in a shared intergenerational community. Many of them could not afford to buy a house, so this was an opportunity for them to design and build their own homes within their means.

*“1 - 5 year olds need their parents supervision still, 6 - 10 year olds get very involved, and over 10 years they tend to be less interested.”*

## Resident

The resident group initially generated funding to pay for consultant services, such as legal and financial advisors. Whilst they consulted with an architect, an architect did not design or document this building.

Once a plan was formed, they approached investors to support the build process. The idea was for those who could afford the purchase cost of their unit to buy their own, and for investors to own the rental apartments, and gain income through ongoing tenancy. The building proceeded with a single investor - the builder. It was a good investment for the builder, as they could fund the development, build it at cost rate, and then sell or rent individual units as required. In the same way as all Wohnproject, each unit price was set by taking a square meter sale price, and modifying it based on a set of agreed factors (location in the building, orientation etc).

Also as per the standard system, each unit has a level of uniqueness to suit to it's future tenant. At HG Paulus Carree however, there was no architect to design each unit, and so a system was conceived that delivered a repeated framework, and then allowed each resident to customize their unit within certain parameters. For example, in a 1 bedroom apartment, the walls that divide living room to bedroom and kitchen to bathroom are fixed for two thirds of their length. They are structural, and set the minimum required widths for these rooms. The remaining third of the wall, as well as the space between the bedroom and bathroom, and between the living and kitchen, is free for the owner to infill as suits them. The kitchen itself is also totally free to be designed by the owner. Extra walls can be designed to fit an existing piece

of furniture. Window locations are set, but residents can change the size and operation (within reason). Balconies are shared by two apartments, but can be split with pot plants if desired. They have stainless steel open frames over for residents to add their own shading, lighting, or hanging plants as desired.

Beyond the items that are customized by the residents, the built fabric is very standard. This has allowed the building to be procured and delivered in a very economical way, and reduced the financial risk of the development.

### **Operation - Who runs the faculty, and how is it funded and operated?**

When we visited, the ongoing operation is still being worked out. Everything is done by the residents, there is no staffing, and there is no funding. Maintenance and ongoing tasks are shared by the residents. Task and events are coordinated through a Whats-app group that each resident subscribes to.

Community tasks are run by individuals who decided to champion things or have ideas about what they want to do. If someone has an idea or an activity they want to run, they ask for assistance, then form a small group of interested helpers. (Our meeting was run like this - one lady was the organizer, and others came along to chat).

There is a group expectation that people will offer and contribute. This is the foundation of the group, and people enter into this living arrangement knowing that there will be an expectation.

*“In summer it is very easy to get people involved, and everything is busy, whilst in winter it is much harder to get people involved.”*

**Resident**

#### **Service - What events and services are offered. How do the generations meet?**

Due to the open and flexible nature of their operation model - the residents can organize any type of event or service they want. The list of activities on offer when we visited included weekly yoga, weekly gardening sessions, a monthly flea market, movie nights, Thursday afternoon coffees, Saturday lunches, Sunday breakfasts and Sunday excursions to the zoo, or the circus.

These activities are open to any resident or member of the local community (mostly just within the immediate development site, as they don't advertise). The single senior women, and the children between 6 and 10 get very involved with these events. Young families and their children are less regularly involved, so the intergenerational nature of the building allows the children to go without their parents and still be supervised. They noted that in summer it is very easy to get people involved, and everything is busy, whilst in winter it is much harder to get people involved, and often residents become a bit more reclusive.

Incidental exchanges and short notice activities are very common. The best example of this was the whatsapp group - which some use to ask for assistance with kids, if they cannot look after them after school. Apparently, in most cases there are at least one or two of the senior residents who are keen to help out.



*Communal gardening underway*

*It is often the single elderly residents, and families with children up to 10 who benefit the most from intergenerational activities.*

**Architecture - What parts of the building are most used and enjoyed?**

As well as organized events, there are chance meetings and informal exchanges that occur around the building. This is due to the buildings C-shaped plan, in which the circulation corridors face each other. The corridors are quite wide, to allow for wheelchair access, and allow space to gather outside at tables and chairs and chat.

On the ground floor of the building is a community room. This has a kitchen, a meeting area, and a kid's area, between which are sliding panels, allowing all three to be fully connected, or separated as required. The community room is a blank canvas for the residents to add to as they use the space and work out what is needed. Off the community room there is an office, and a studio apartment, for guests of residents to stay. This is especially useful for the older residents who live in a one bedroom apartment, and want to have family to visit.

The basement contains shared facilities which are open and uncontrolled. The shared laundry in particular does not work as everyone has brought their own machines. Shared facilities need shared services to foster a sense of collective responsibility. This is why the community room works well, as there is a system for who uses it, and a set of rules for how it should be shared.

The ground floor of the building is totally open to the public, and non-residents often walk by and visit. However, the open circulation corridors are not accessible unless you are invited in.

**Conclusion**

HG Paulus Carree is a great example of how an unconventional group development model can generate better living conditions for those who cannot afford to be a part of a close community. The residents are all engaged and excited to be a part of it, mostly because they have either worked very hard during the procurement process.



*Communal room*

.....

*Intergenerational exchanges are not  
reliant on the architecture to exist, but  
can greatly benefit from an architecture  
tailored to their needs.*

..... 51

It is also an example of how a set of intergenerational policies can operate without much need for architecture or design. However, there are many instances where a more thorough design would have solved issues they are now facing. The policies and activities that create both organized and informal intergenerational exchanges are not reliant on the architecture to exist, but can greatly benefit from an architecture tailored to their needs.

The resident group here shows that it is often the single elderly residents, and families with children up to 10 who benefit the most from intergenerational activities. The group also illustrates how a set of activities can be trialled and developed to suit the building and the specific intergenerational mix.





**Mehrgenerationenhaus Lebens Wert**



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## 3.6

# Mehrgenerationen- haus Lebens Wert

54 .....

Type	Care Facility
Features	Community Center
Location	Goldbach, DE
Date built	2016
Architect	Architekturbüro Schuler & Schickling
Operator	Markt Goldbach (Local Council)
Size	Small

In Germany, Mehrgenerationenhaus (multi-generational-house) is the name given to a type of community center that encourages old and young to interact. There are approximately 550 of these facilities in Germany<sup>5</sup>. They are given federal funding in order to operate an intergenerational model, but rely on local partners and volunteers. The program has been running since 2006<sup>5</sup>.

There are different types of Mehrgenerationenhaus in Germany, from small annexes to large specialized centers. Many are existing community halls that have changed their operational model to become a Mehrgenerationenhaus, and access the associated funding. As such, most weren't specifically designed to be intergenerational.

Lebens Wert however is a brand new facility, and one of a small few that were built to be Mehrgenerationenhaus. It was also built just as the federal program reached it's tenth year, and as such, it provides an interesting insight into how to best design for the type.

The building itself is three stories plus a small basement, and has two wings, containing one main room per floor per wing. At first glance, it appears to be a conventional community center, but for its users, there are several key points that make it uniquely intergenerational.

*Byera Hadley Traveling Scholarships Journal Series*



*Viewed from the street*

*A traditional community center building, that has been custom built as a “multi-generational-house” building type that is directly funded by a recent German government policy.*



*Location relative to Goldbach*



*Mehrgenerationenhaus Lebens Wert figureground*

**Context - What is the community context that the building exists within?**

Lebens Wert is located 45 minute drive east of Frankfurt in the small village of Goldbach. It is located within a traditional town structure with old houses and tight winding roads. There are forests and mountains nearby.

Lebens Wert is adjacent to a new public plaza (1), across which is the town hall and Local Council (2). There are shops scattered among a main street (3). The majority of local elder people live independently, so the location of this building was chosen specifically for its centrality and convenience for the village population.

**Procurement - How was the facility started, and what building was undertaken?**

The building is an initiative of the Local Council, and is built partly on property they already owned. The building is a renovation of two existing houses, the west wing originally a Council owned and operated “youth house” (similar to a PCYC), and the east wing a derelict house.

The Council set about to renovate only the youth house into a Mehrgenerationenhaus. Following the success of the type through Germany, it acquired the adjacent house, and held a design competition for the center. The renovation coincided with adjacent plaza upgrades -

*It is the middle generation who are the organizers - putting on events and services for the younger and older generations.*

allowing the Council to pool it's construction resources. The funding model for the building is unknown, but likely included mostly Council funds, with a small boost from the Mehrgenerationenhaus funding scheme.

**Operation - Who runs the faculty, and how is it funded and operated?**

Lebens Wert is funded and run by the Goldbach Local Council. There are 3 to 5 staff working at any one time, of which one is an employee, and the rest are volunteers. Volunteers are often students between high school and university, sponsored by "Erasmus" exchange program.

The center's activities are not very structured, and are constantly changing and evolving. The volunteer staff all propose activities, develop them with the help of the manager, then apply for funding and ask other volunteers for assistance. The activities are therefore often generated from the volunteers own interests and skills. The is a pattern that it is the middle generation who are the organizers - putting on events and services for the younger and older generations.

**Service - What events and services are offered. How do the generations meet?**

As mentioned, the activities are varied, and are driven by individual volunteer staff. Currently the activities offered include:

- > Children's daycare
- > A school for immigrants new to living in Germany
- > A language school and a language café for practicing
- > Book exchange and flee markets
- > Cooking classes
- > Rentable play areas with toys, video games or movies
- > A bike workshop and bike maintenance classes
- > Dancing classes and musical performances
- > Gymnastics and exercise classes

While most of these don't seem intergenerational, they all involve one generation teaching another. Most involve an exchange of skills or items that an older or a younger person might know more about than the other. For example, a cooking class were an elderly local teaches young immigrant families how to cook traditional German dishes. One of the classes for immigrants involved a younger member of the community teaching some of the older refugees about how to pay taxes. The children's daycare always involves a volunteer staff member, but often is made easier by the older visitors who help out.

The staff explained that the challenge is to involve all the generations at once. Often an event is targeted at one generation, and then involves another passively - but they have to be enticed to get involved. Often one is learning and another is offering to teach. The student is eager, as they receive training, but the teacher is harder to convince, as they might be busy or not interesting in assisting. Often events are held at times when the passive, or teaching, generation will naturally be present at the center, and it is the active, or learning, generation that needs to make more of an effort to attend.

.....

*“The house has a positive society  
and contributes to a forward-looking  
approach to the societal challenges of  
demographic change.”*

**Markt-Goldbach**

..... 57



Games room  
source: [www.markt-goldbach.de](http://www.markt-goldbach.de)



Language and craft school for migrants  
source: [www.markt-goldbach.de](http://www.markt-goldbach.de)

.....

*Often an event is targeted at one generation, and then involves another passively - but they have to be enticed to get involved. Often one is learning and another is offering to teach.*

58 .....



*Flexible and open rooms with lots of equipment*

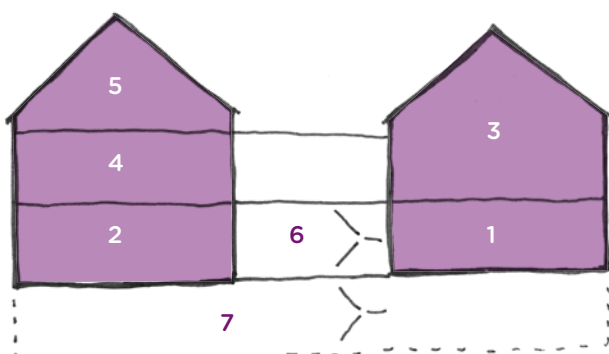
*The architecture doesn't really enable the intergenerational activities, it just needs to be flexible enough to let it happen.*

### Architecture - What parts of the building are most used and enjoyed?

Lebens Wert has been designed with vast functional flexibility. This is due to not knowing how the building would be used, and instead allowing for any possible use. It is similar to a standard community center, but has more rooms, and more opportunities to control room layouts.

The ground floor has a kitchen that caters the facility and runs the cooking school (1), and a large room that can be divided into two (2). Upstairs is a large performance hall (3), and next to it are two smaller games rooms (4). Above them is a loft with games for older kids, a pool table and a gym (5). Every room has its own TV and AV equipment, and a dedicated supply of furniture.

The center of the building holds a stair and lift (6), and large pinboards for events notices. In the basement are service rooms and bathrooms (7). There is a manager's office and staff room next to the entry.



The street facade of the building blends into the village environment, retaining the existing character. The back facade, facing the new civic plaza, is fully glazed and operable. This façade, as well as the interior of the building, is modern and ultra functional, and provides all the tools required to run a vast array of events. Outside to the north is a courtyard, overlooked by the building's balconies. This is mostly used by the bike workshop which is across the courtyard, but can also allow the main function rooms to overflow in the summer months.

### Conclusion

There is nothing specifically intergenerational about Mehrgenerationenhaus Lebens Wert. The building does not make it intergenerational, but it is essential for ensuring that intergenerational activities can occur without having to worry about the functional issues that might arrive. The building's flexibility inspires the volunteers to think of potential activities and ways of meeting and interacting. The architecture is an inspiration and a facilitator, but never the catalyst or the organizer.

The operational model here, and the learnings about passive and active involvement are invaluable in understanding how to best create intergenerational policy. This community facility illustrates how community activities can be crafted to be more inclusive and open to all ages. Most importantly, the activities of this building are an indication of the benefits gained by combining generations.



# Anna Haag Mehrgenerationenhaus

source: Roland Halbe



## 3.7

# Anna Haag Mehrgenerationen- haus

62

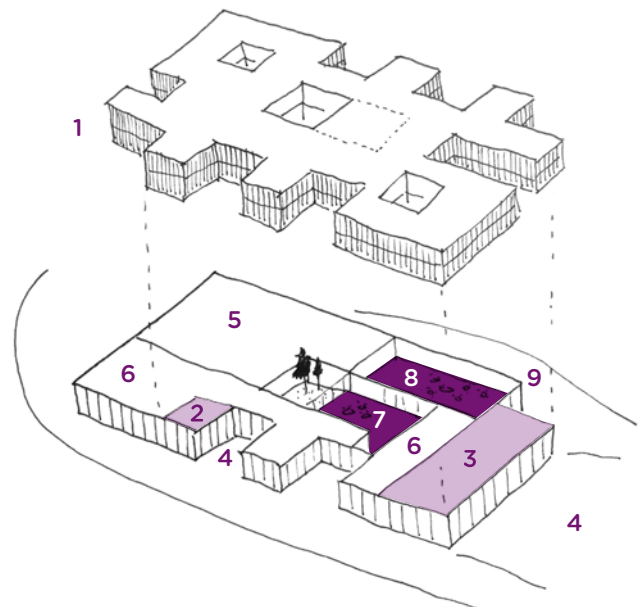
Type	Care Facility
Features	Seniors Assisted Living + Childcare + Trade School for Mentally Disabled
Location	Stuttgart, DE
Date built	2007
Architect	Aldinger Architects
Operator	Anna Haag MGH (NGO)
Size	Large

Anna Haag Mehrgenerationenhaus is the oldest Mehrgenerationenhaus in Germany. It started in the early 50s, and has expanded into a new, larger building. Anna Haag has three main and equally important functions.

Occupying the top two floors of the three storey building is a full care assisted living center for 84 seniors (1). It includes individual rooms with personal amenities, supported by several shared spaces with larger kitchens and eating facilities. The facility offers hospice type services, and there are several residents with dementia.

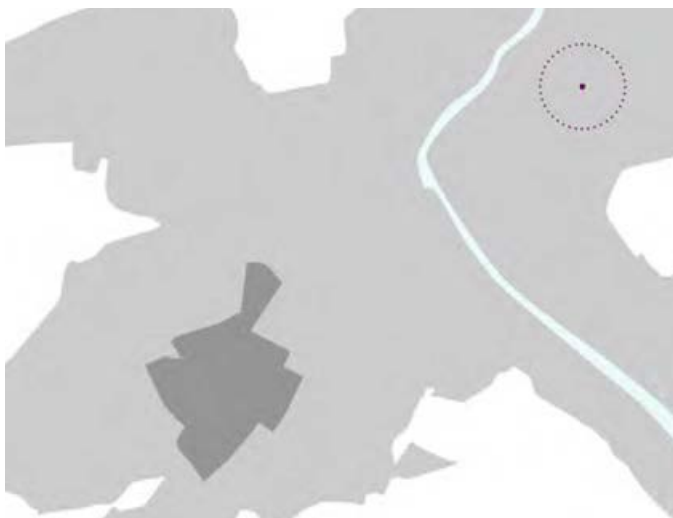
On the ground floor are two childcares - a smaller 0-1yr childcare for 10 kids (2), and a large 1-7yr childcare for 60 kids (3). These are connected to their own playgrounds around the outside of the building (4).

Also on the ground floor is a hospitality training school for disabled adults (5). This school has conventional style teaching facilities, such as classrooms, and a large teaching kitchen. The buildings offices and staff areas are also located on the ground floor (6). At the center of the building is a large atrium known as the marketplace (7), and adjacent to it is a large café (8) and several outdoor spaces (9).



Aerial view and exploded axonometric  
image source: google maps

*A large nursing home that includes a childcare and trade school for disabled adults. Whilst it has been operational since the 50s, it is now in a new building, also funded by the “multi-generational-house” policy, that caters to their established practices.*



*Location relative to Stuttgart*



*Anna Haag Mehrgenerationenhaus figureground*

### **Context - What is the community context that the building exists within?**

Anna Haag is located in a suburban area of Stuttgart, about 7km from the city center. The Stuttgart urban area has a population of approximately 600,000, but the city services a larger, most rural area with a population of over 5 million.

Anna Haag is located on the edge of this high density inner ring, and so is mostly surrounded by 6 - 10 storey apartment buildings (1). This high density housing is complimented by parks and walking trails and is intermixed with several institutions, including a hospital (2), a school

(3), a library (4), a church (5), and a city farm (6). These institutions, along with the Mehrgenerationenhaus, have formed an events cooperative, and share resources. For example, the Mehrgenerationenhaus community go on excursions to the farm, or use the sports facilities if needed.

The “Blue House” (8) is a nearby seniors housing, structured as independent living. The residents of the Blue House often come to the Mehrgenerationenhaus and take part in the activities. Whilst they do not live there now, they can move in later in life when they need assisted living arrangements - and will arrive already a part of the community.

*“The overall concept of the Anna Haag multi-generational house is based on three pillars: intergenerational life, inclusion and neighborhood concepts. Our conceptual heartpiece has always been the coexistence of the generations with many encounters between young and old. In the course of our development, inclusion and neighborhood approach were added as conceptual priorities.”*

## Anna Haag Mehrgenerationenhaus eV

### **Procurement - How was the facility started, and what building was undertaken?**

Anna Haag started in Stuttgart in 1951 as a dormitory for single women, and included a youth hostel, library, pottery and carpentry workshops, and an informal childcare for local families. In the 1970s, the resident women formalize their group and began to offer home economics classes to the local youth, alongside a childcare service. In the early 1980s, a formal residence for seniors care was established, as well as a formal childcare<sup>16</sup>.

Funding groups and subsidiary companies provide financial investment and support for these services. In the early 2000s, the group became a company and began planning a new building to combine all the services and increase intergenerational activities. Three years were spent securing funding<sup>16</sup>, with a large amount coming from an independent foundation whose mandate is the support of youth and aged welfare. The new building was completed in 2007, and the seniors care and child care facilities expanded immediately to fill the new spaces.

### **Operation - Who runs the faculty, and how is it funded and operated?**

Anna Haag is a NGO, employing approximately 300 staff who have specialized roles in childcare, nursing, catering, and training<sup>17</sup>. There is a management team who coordinate the facility. Staff remain specific to each age group, in traditional roles.

The seniors care is run as a hospital, but provides additional facilities for the residents to feel like they have autonomy. For example, meals are provided, but there are also shared kitchens that can be used freely.

The childcares are conventional, and can be autonomous if needed. They have a 1 to 10 staff to child ratio<sup>17</sup>. The hospitality school also follows a conventional operational model. Each student apprentices in the building, and many stay on to work in the café and catering services.

The three conventional, and otherwise isolated facilities are brought together at an operational level by the intergenerational activities coordinator - Lisa Von Berg. Her role is to propose, design and deliver intergenerational activities and events. The intergenerational activities are funded by a discrete budget allocation, and appear to not be predefined by any guidelines or requirements. The activities are free to take any form, and can be guided by suggestions from users and staff. Anna Haag is the only facility visited that has this specialized role, and it seems to be key to inclusive intergenerational care.

For the most part, intergenerational activities are organized and delivered by internal staff, and using the buildings facilities. However, external specialists are contracted if required for special events, for example music teachers, or art teachers are often employed to help with an event.

The building and its activities are funded by fees and charges of the users, complimented by donations, foundations, endowments and inheritances.



*“Structured events and activities are essential in keeping the different generations excited about being around each other .... continuous interaction can be overwhelming for the seniors.”*

**Lisa Von Berg, intergenerational activities coordinator**



*Conventional kindergarten room and playground*

**Service - What events and services are offered. How do the generations meet?**

Lisa, the intergenerational activities coordinator designs and facilitates all of the events and services offered. She describes them as projects, each with a clear role for each of the generations, and a prescribed time frame. Some examples include:

Theatre shows are put on by groups comprising of five people from each generation. They rehearse together over a long period of time and then put on a show for all the residents and their families.

Music groups are formed, but that are separated by age groups. They have found that each generation has a different way of rehearsing - and so it is too difficult to have intergenerational bands. However, they then put on shows for the other generations in concerts for the whole building.

Nintendo Wii is a very useful tool for intergenerational games. The younger generation take great pride in teaching older generations how to use it, and it is accessible for the elderly.

Intergenerational gardening sessions are held. The older generation is keen to teach the children how to garden, and what plants are active at various times of the year. The children in turn do the physical work of gardening, that the elderly residents cannot manage any more.

*Nintendo Wii is a very useful tool for intergenerational games. The younger generation take great pride in teaching older generations how to use it, and it is accessible for the elderly.*

Activities can be for all three generations, or just two. Often it is better to accept that one generation may not be appropriate for an activity, than to try to force intergenerational activities and have them fail.

Activities where external teachers and supervisors are needed are very successful, and the formal structure allows everyone to be taught together. This causes the different generations to feel equal in their abilities, and to develop together without realization of age.

They have also noticed children are less likely to be conscious of an age-specific activity. For example, many children are wanting to be involved in senior's health activities in the gym. Unawareness of age specificity allows for a more casual and even interaction between age groups.

Lisa notes that structured events and activities are essential in keeping the different generations excited about being around each other, and that continuous interaction can be overwhelming for the seniors. The childcare and hospitality school only operates on weekdays, and so there is deliberate quiet time for the seniors on the weekend. Apparently seniors start to complain towards end of week that the children are too noisy, but then on Sunday they are looking forward to them coming back. This is illustrative of the need for private (non-intergenerational) time in such facilities.

**Architecture - What parts of the building are most used and enjoyed?**

The marketplace atrium at the center of the building is where all the intergenerational activities begin. It is a space that can be seen from most parts of the building. There is a stage behind a large curtain, and loose seating. It has display boards and large planters, giving it a village atmosphere. It is also a breakout space for the offices and the hospitality school.

On the ground floor, all circulation goes through it, and the front desk looks straight at it. Above, the senior's levels contain open seating and lounge areas that look down onto any activity below. It is easy for residents to observe what is going on, but the balconies are quite deep, so seniors who stress at high levels of activity can retreat to the back, without being totally disconnected.

Just off the marketplace is the large café. It is a safe place where the residents can feel like they are out, and talk to people from other generations, without the effort of leaving the facility. For many this can be physically or mental difficult. The café is also open to the public, and so becomes a place for broader interactions with the surrounding suburb.

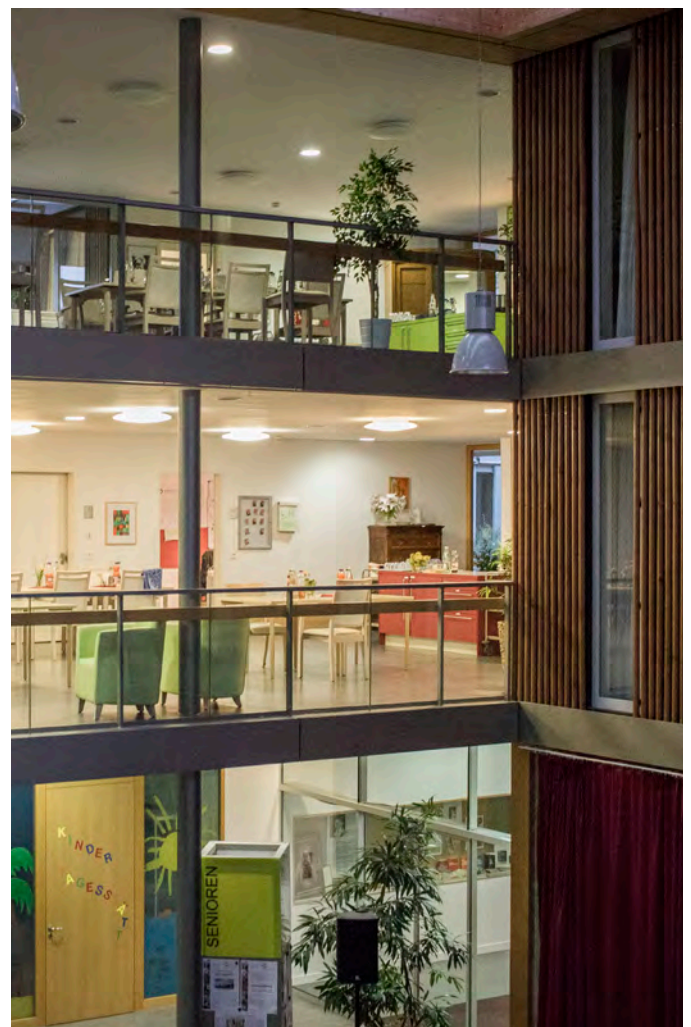
The childcares are separated into private corners, with discrete entry from within the building. However, they are very obvious and accessible from the outside of the building. Seniors in the building are aware of what is happening in the childcare, and can visit whenever they want. They often become actively involved with the

“[The seniors] have balconies where they can look down, but still be separate if needed.”

Lisa Von Berg, intergenerational activities coordinator



The marketplace and front desk



Seniors communal areas looking onto the marketplace

*“It is very important to look out for all generations”*

**Lisa Von Berg, intergenerational activities coordinator**



*The generations garden*

children through reading and sharing games. This is an informal activity, enabled by the discrete nature of the childcare, and allows the seniors to control how much interaction they have - being able to leave at any time.

There is a shared garden, tended to by the residents. It is called the Generations Garden, as it has a combination of planter types that suit the different age groups. High gardens suit the seniors who can no longer bend down, and low garden beds suit kids who cannot reach very far. These beds are interspersed with each other, and are emblematic of the approach to intergenerational care within this building - Mixing people together, whilst being specific and appropriate to each generation. “It is very important to look out for all generations” - Lisa Von Berg.

**Conclusion**

Anna Haag Mehrgenerationenhaus is the most successful intergenerational care facility visited as part of this research. Its success is largely due to the systems in place to create and foster intergenerational interactions. The staffing and systems have evolved over a long history of service, and is now contained within a custom made building.

The building itself is informed by the institutions established strategies of intergenerational care. The care informs the architecture, instead of the architecture controlling how the people are cared for. The spaces have been carefully arranged to suit the way the organization operates, and has allowed them to grow, and involve a wider community.

.....

*The building itself is informed by the institutions established strategies of intergenerational care.*



*Looking across a playground to the larger childcare*



Seidlung Frieden



## 3.8

# Seidlung Frieden

72

Type	Community Housing
Features	Seniors Housing + Childcare + Community Center
Location	Zurich, CH
Date built	2011
Architect	Pool Architekten
Operator	SAW Zurich (Developer)
Size	Large

Seidlung Frieden is a multi building seniors living development. It contains 93 apartments designed for independent and assisted living and a collection of independently run community facilities. Three buildings occupy the block, and create a series of new laneways which are used to access the various facilities.

The three towers contain only residences, and all of the public facilities are located on the ground floor. Two of the towers have single story podiums, one contains a community scale nursery and childcare, the other a community center catering for families with young children, and a restaurant. Beneath the third building is a medial center for the use of the residents.

**Context - What is the community context that the building exists within?**

The development is located in Affoltern, an outer suburb of Zurich, 5km from the main center, surrounded by forest and farmlands. It is structured like a satellite garden city, stretched along a main road (1) (which Seidlung Frieden is on), and contains many apartments set within gardens (2). Many people seem to walk, and there are good connections between streets, lined with trees.



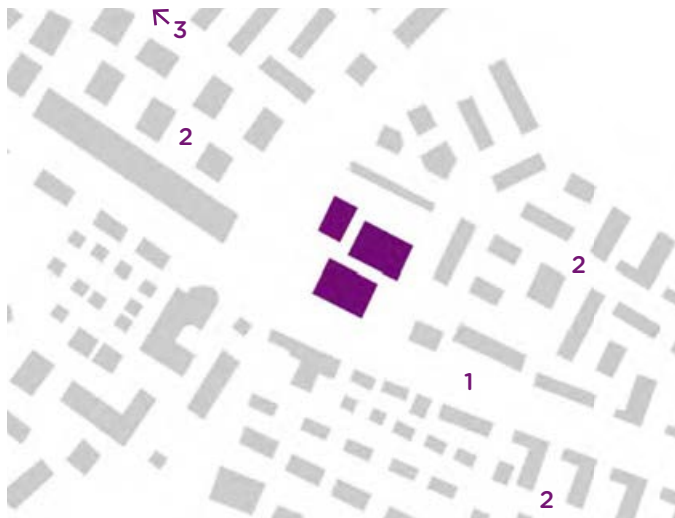
*Location relative to Zurich*

Affoltern has the ambiance of a country town, while maintaining amenity through it's proximity to Zurich. Immediately around Seidlung Frieden there are only residential buildings, however the town center, containing shops and a train station, is within 500m walk (3).

**Procurement - How was the facility started, and what building was undertaken?**

The buildings are a development of Stiftung Alterswohnungen der Stadt Zürich (SAW) - a City of Zurich housing provider, who provides low-cost rental housing for people over 60<sup>20</sup>. SAW currently runs 34 developments in and around Zurich as an independent

*A large nursing home that includes a childcare and trade school for disabled adults. Whilst it has been operational since the 50s, it is now in a new building, also funded by the “multi-generational-house” policy, that caters to their established practices.*



*Seidlung Frieden figureground*

organization, but is directly affiliated with the City of Zurich, and the Swiss Health and Environmental Department.

It is common for their buildings to provide in house social services, medical services, and living assistance programs. A small number of their buildings (including Seidlung Frieden) have incorporated facilities for the wider community, such as libraries and childcare centers. At Seidlung Frieden, it was a condition of development that childcare facilities be included. The three buildings are all new, and were one development. A local architect, Pool Architekten won the commission by competition.

#### **Operation - Who runs the faculty, and how is it funded and operated?**

SAW is a not-for-profit business entity, with its own equity and investments<sup>20</sup>. It has been around since the 1940's, but has only been able to grow into new developments in the last 20 years, thanks to a high level of demand for affordable seniors housing, and reactionary investment.

SAW is responsible for the rental housing, as well as the in house medical center. These are both run in a conventional manner, with direct rental agreements. Two separate entities run the community facilities. The nursery and childcare, called Huus Kaya, is run by Krippenverein Affoltern - a City of Zurich subsidized private childcare provider. This childcare cares for children 3 months to kindergarten age. It is funded predominantly by subsidized fees, and is operated like a standard childcare, albeit with long hours - 6:30am to 6:00pm.

The community center catering for families with young children is run by ELCH Zurich, an association that runs 4 similar community centers in the local area. ELCH is a volunteer and donation funded entity, whose aim is to provide support, education, and community for local families with young children. At Seidlung Frieden, they organize events, host a community library and a toy sharing service. Staffing is offset by community volunteer programs, where member parents can offer a half day of their time per week to assist in looking after other children, or running simple events. The restaurant seems to be an isolated tenancy.

*The playgrounds are heavily used, with toys and furniture littered around.*

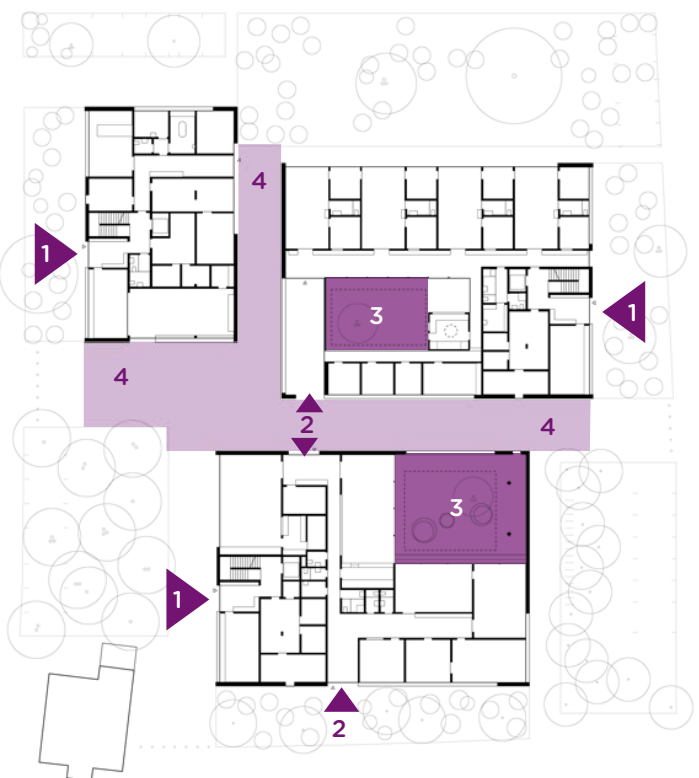
**Service - What events and services are offered. How do the generations meet?**

Despite the building's inclusion of various facilities, there appear to be no events or services that combine the different user groups. The individual community facilities provide their own independent activities, and there is not any collaboration or shared resourcing.

The seniors housing itself is physically separated by not being on the ground floor at all. The only place where seniors use the ground floor is at the entries to their apartments (1). However, these are always located on a different façade to the community facility entries (2), and so there is no interaction.

**Architecture - What parts of the building are most used and enjoyed?**

The community facilities are both located in the wide podiums of the residential towers, and within each podium is an open screened courtyard (3). These spaces are heavily used, with toys and furniture littered around. Through screens, you can see into these spaces from the laneways, but they are too obscure to provide any meaningful connection. As a result, the laneways themselves are very desolate, and they contain no planting or street furniture (4). These new laneways are physically the only places where people from different parts of the building could meet, yet they are not nice places to linger, and one imagines would be avoided.



Ground floor plan  
source: [www.poolarch.ch](http://www.poolarch.ch)



*A single developer can create a new precinct that includes a wide array of intergenerational facilities and hold several different types of community service providers.*



*Courtyard playground*  
source: [www.poolarch.ch](http://www.poolarch.ch)

## Conclusion

Seidlung Frieden is a great example of how a single developer can create a new precinct that includes a wide array of intergenerational facilities. It holds several different types of community service providers, and as a whole the building can cater to a vast array of needs within the extended community.

However, it is also an example of how it is not enough to simply put a series of community facilities in proximity to one another. A conscious decision needs to be made (and then designed into the building) that a development will seek to encourage intergenerational activities. This building shows how important the in-between spaces are, as they can easily become boundaries between the different generations using the building.



*Laneways between the buildings that interface with podium facilities*



Alterszentrum Bündner Herrschaft

**Alterszentrum Bündner Herrschaft**



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## 3.9

# Alterszentrum Bünder Herrschaft

78 .....

Type	Care Facility
Features	Seniors Assisted Living (Nursing Home)
Location	Maienfeld, CH
Date built	2013
Architect	Bhend.Klammer Architekten and Isler Gysel Architekten
Operator	Senesca (Nursing Home Provider)
Size	Medium

Alterszentrum Bünder Herrschaft is an assisted living nursing home with 54 rooms, catering for those needing full time care, as well as those with dementia. It is a four storey building, with a large central atrium, around which there are three levels of rooms, collected into groups of 8 - 12, each sharing a collection of smaller private sitting and dining areas. On the ground floor, the building has a public café and activity rooms for public use.

While it does not contain facilities for other generations, it is located next to a school, and encourages generations to come into the building and interact with it's occupants.

### Context - What is the community context that the building exists within?

Maienfeld is a very scenic small country village. It is surrounded by mountains and greenery, and has a river running through it's center. It is predominantly a tourist destination, due to local wineries, and attractions relating to the story Heidi, which was set here. Subsequently there is a very small permanent population, serviced by amenities that are oversized to cater for tourists.



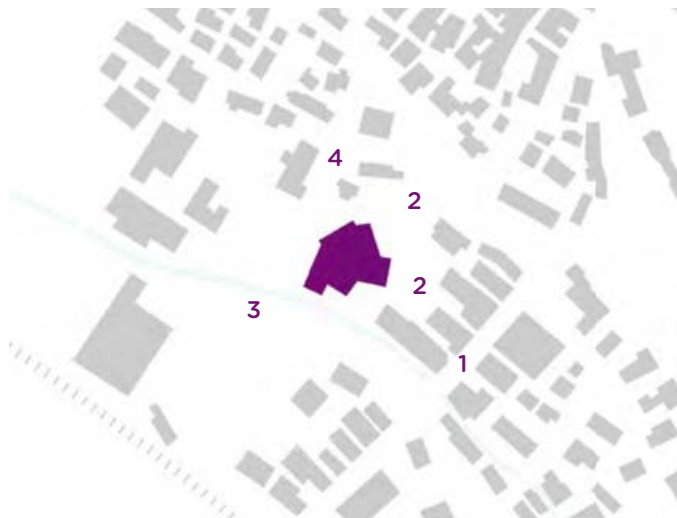
*Location relative to Maienfeld*

The Alterszentrum is located in the center of town. It is one of the largest buildings in Maienfeld, but is hidden behind a row of buildings that forms on side of the main street (1). It is quite detached from the road network, and instead is mainly accessed by a series of public footpaths that weave through the town (2), across to a canal and park (3), and up to the neighboring school (4).

As a result of it's location, the residents are able to easily walk a short distance to nearby amenities without passing vehicles. Also, children from the school are able to walk straight from school grounds onto the Alterszentrum grounds.

*A rural nursing home and hospice that provides facilities for the extended community, and the neighboring school. The locals often visit to undertake activities with the residents.*

79



*Bündler Herrschaft figureground*

**Procurement - How was the facility started, and what building was undertaken?**

The facility was a conventional construction project. The design was developed by architectural competition.

**Operation - Who runs the faculty, and how is it funded and operated?**

Senesca, a private aged care provider runs this building, and a small medical facility nearby. The center is funded by fees for care, which are set by the Local Council, and take into account the level of care required, level of pension, and their potential contribution to the community<sup>21</sup>.



*The building can be glimpsed from the main street*

*Internal windows throughout the building allow residents who are not able to physically interact to still take part in the community in a passive way.*

The facility is operated like a conventional retirement village. There is a main front desk and shared access ways to the individual rooms. Throughout the facility are nurse's stations, but they are concealed to encourage an atmosphere more akin to a home than a hospital.

**Service - What events and services are offered. How do the generations meet?**

Whilst the building does not include any specific intergenerational facilities, it hosts a number of activities to encourage other generations from the surrounding area, and students from the neighboring school, to interact with the residents. There are informal after school care groups, and activities rooms that can booked for family groups to spend time together. There is a noticeboard of events held, and while we visited, there were a few large family groups having lunch at the café.

**Architecture - What parts of the building are most used and enjoyed?**

The central atrium is the most active part of the building, and facilitates the crossover between residents, their visitors, and members of the public. It is a light and busy place, and can be seen from throughout the building thanks to internal windows that look down from the above. These windows allow residents who are not able to physically interact to still take part in the community in a passive way. It is a flexible enough space that the staff and residents can curate it to suit their needs, and large enough so that multiple activities can occur at once. The abstract layout of the atrium creates useful corners and



*The central atrium, and windows into the care areas above*

.....

*Allocating spaces to create intergenerational interactions is a key way that this typology can evolve to foster and intergenerational community.*

..... 81



*The shared garden*

alcoves around its edges. There is a toy storage area that is wide enough for young children to play while not being in the way. Other corners provide quiet alcoves for families to gather, or for shy residents to look on.

A large flexible use hall is located on the ground floor and is used by the residents, and by extended school groups. A series of outdoor terraces surround the building, and a working garden is located between the Alterszentrum and the school. All these spaces are available for public use, and are places where the school students can spend time during their school day. The garden in particular is a useful crossover between students and seniors - located between the Alterszentrum and the school, and can be accessed directly from the grounds of each.

### Conclusion

Whilst Alterszentrum Bündler Herrschaft is not an specifically intergenerational facility, it is great example of how a conventional seniors home can be carefully located and operated in a way that encourages intergenerational activity and passive community engagement. The central location and adjacency to a school makes this building a key part of the town, and allows a broad range of people to be involved in the lives of the residents.

The generous garden and grounds, along with the operator's open door policy, enable the openness required for public engagement. Allocating spaces to create intergenerational interactions is a key way that this typology can evolve to foster and intergenerational community.

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# 4

## Key Learnings and Findings

The following pages present key learnings in terms of the five questions of context, procurement, operation, service and architecture. Each is explored individually to assess what are the factors that impact on this type.

Within each section, key ideas are presented that were found to be consistent, productive, or required across the case studies. Together they form a series of key findings that could be used to develop the type in Sydney.



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# 4.1

## Context

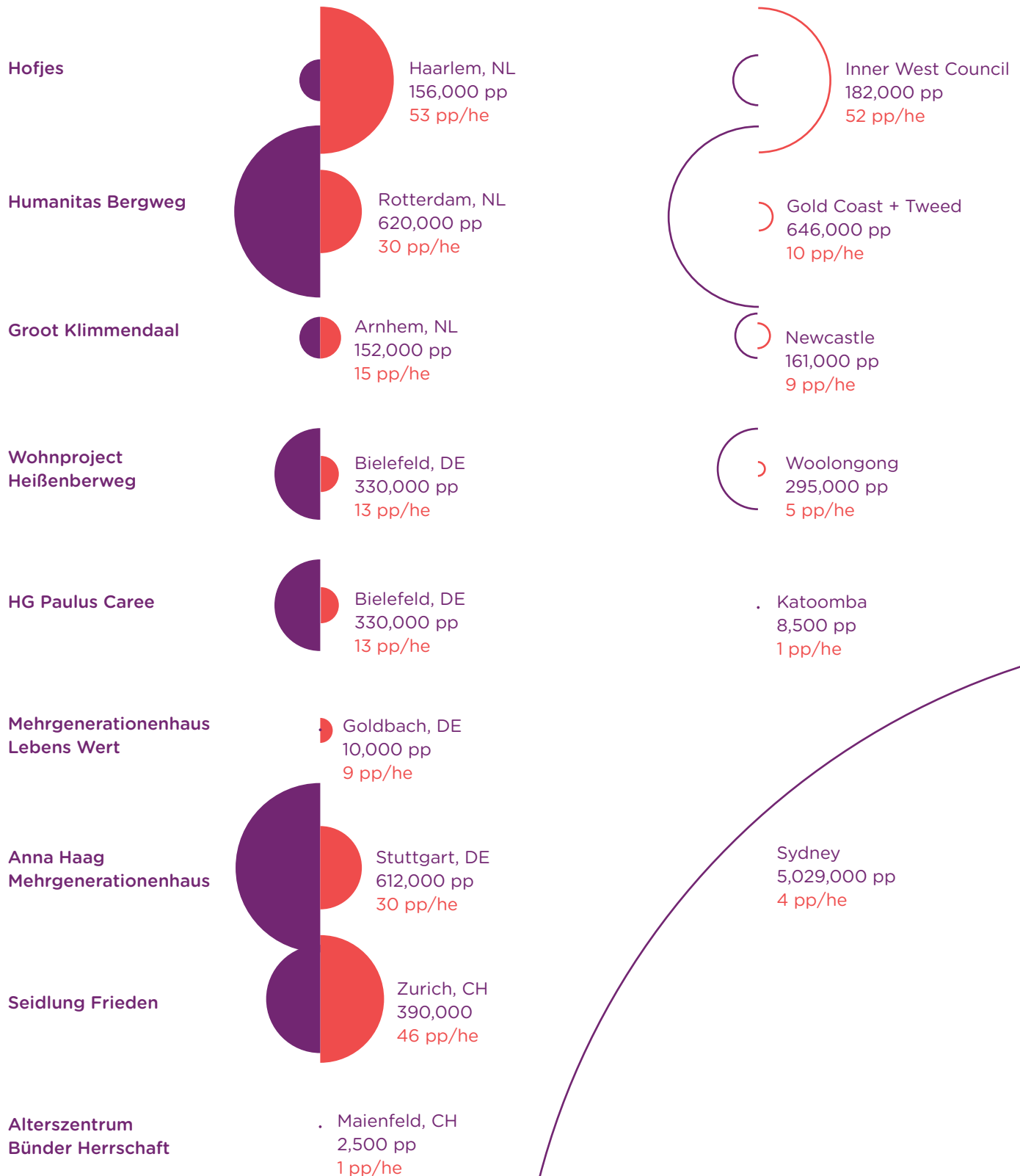
A critical part of understanding these case studies, is comparing their context to Sydney. It is important to understand at what scale of town and community they are occurring at, and within what context we should aim to replicate them.

The following diagrams show the city where each case study is located in terms of its population and density. Similar NSW cities are shown in the same terms for comparison. It is immediately apparent that case study cities are more comparable to country towns, or council areas, and not to Sydney as a whole.

For example, the Hofjes, that require a dense inner city community, would only be theoretically replicable once you reach the density of an inner city council area, such as Sydney's Inner West Council. Likewise, the intergenerational housing models of Bielefeld, are likely more replicable in country centers such as Wollongong and Newcastle.

It is simply too difficult to consider the community context, and to interact with the larger community of Sydney all at once.

**Any intergenerational care development in NSW should consider the closer locality context, and draw upon it for community interaction.**



*Most Intergenerational facilities are located close to high density residential areas, within walking distance of parks or wilderness, but not always nearby other community facilities.*

Most case studies visited have developed a relationship with, or been driven by, other facilities in the immediate context. This is an important factor, as in some cases, such as the Alterszentrum Bündler Herrschaft, they rely on an adjacent school to activate and interact with the resident community.

The following diagram shows for each case study the key elements of their adjacent context. These are all within walking distance. It also describes for each the distance from the nearest CBD. Some key findings emerge:

**Most are located close to high density residential areas, whilst those in low density areas are often further from the houses.**

This likely indicates that there is a critical mass of community population that makes these buildings work. This is affirmation that the senior users of these buildings prefer to be in areas of high community activity. These buildings likely would not work in isolated locations.

**All of the case studies are within walking distance to either parks and gardens or wilderness areas. This suggests that proximity to outdoor activity and nature is a critical requirement for intergenerational care facilities.**

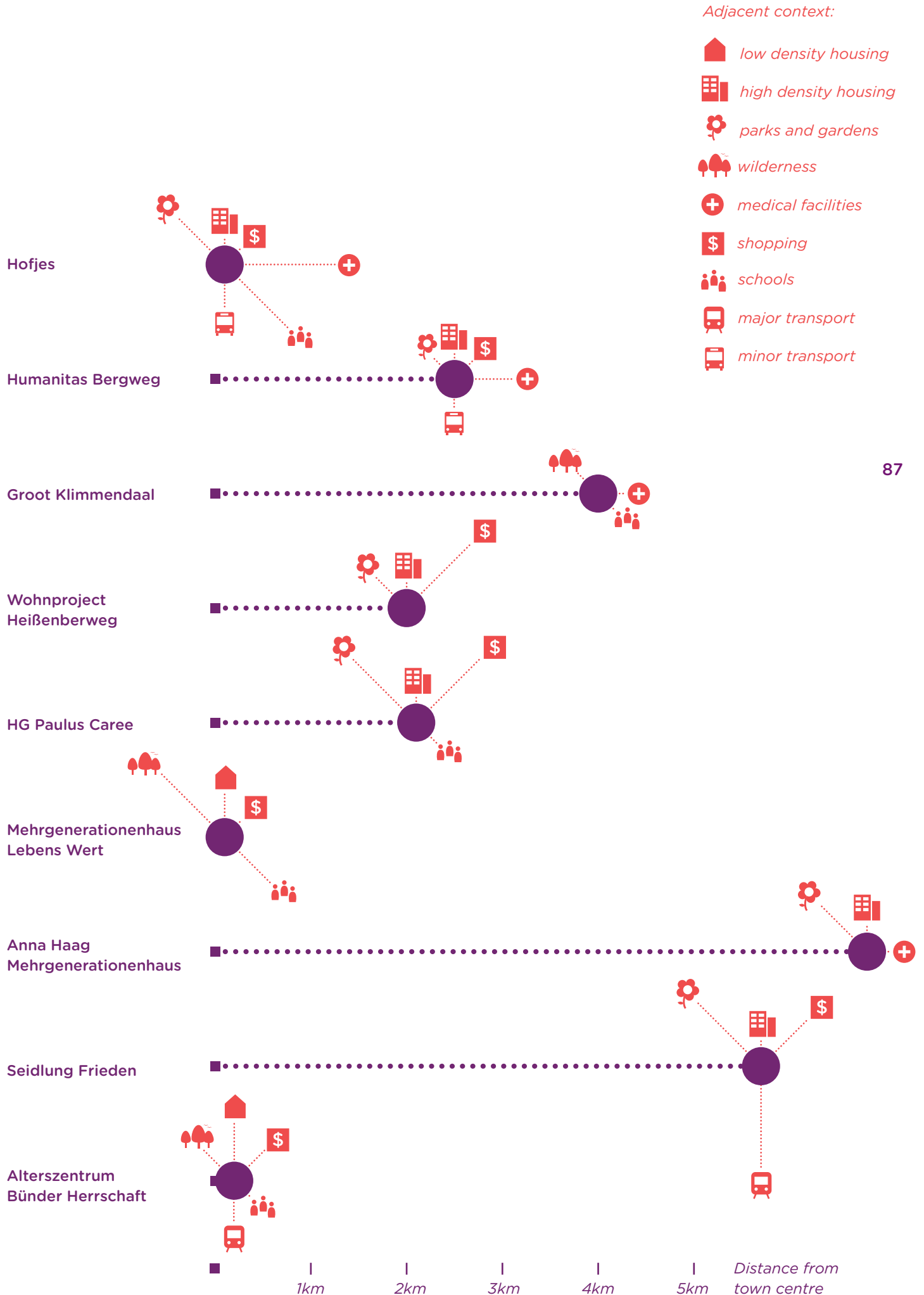
Medical and shopping facilities are not consistently available nearby. This is often due to the full care nature

of the buildings not needing the additional services in their immediate context. For others, such as Wohnproject Heißenbergweg, the intergenerational community is able to provide car share and other services to access shops and services further away.

This is also the case for adjacency to public transport, either the users of the building do not need to travel often, or the other users of the building provide for this need.

**Whilst most are not nearby to schools, those that are adjacent, such as Groot Klimmendaal and Alterszentrum Bündler Herrschaft, build their intergenerational community around the school population. Most of the activities and services of these buildings are tailored to including those students.**

Interestingly, only those case studies located in small towns were found near the town center, indicating that perhaps proximity to the center is not essential. This suggests that the case studies rely more on the establishment of suburban facilities and communities.



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## 4.2

# Procurement

The case studies visited came about through a variety of procurement methods. There was a mix of non government organization (NGO) service providers, charities, councils, and self-formed resident groups. Often two or more were involved in the procurement process, but there seemed to always be one key procurer, or driver, behind the project.

The following diagrams quantify the key factors of each procurement, related to the relative sizes of the projects, and highly some trends. Each case study has been assigned a size in this report.

*Small projects are those under 1000m2, and whose build cost would have been less than a few million dollars.*

*Medium projects ranged in size, but contained on average between 24 and 50 units for residents, and have a small staff contingent.*

*Large projects are all over 10,000m2, had build costs over \$30 million, and create their own substantial communities. Large projects often have staffing in excess of 50 people.*

**In most cases, the large case studies have been delivered by NGO service providers, who aim to either expand their existing care offering, or provide a more community engaged care model. They are all established and experienced organizations who have been providing care in previous buildings and are upgrading.**

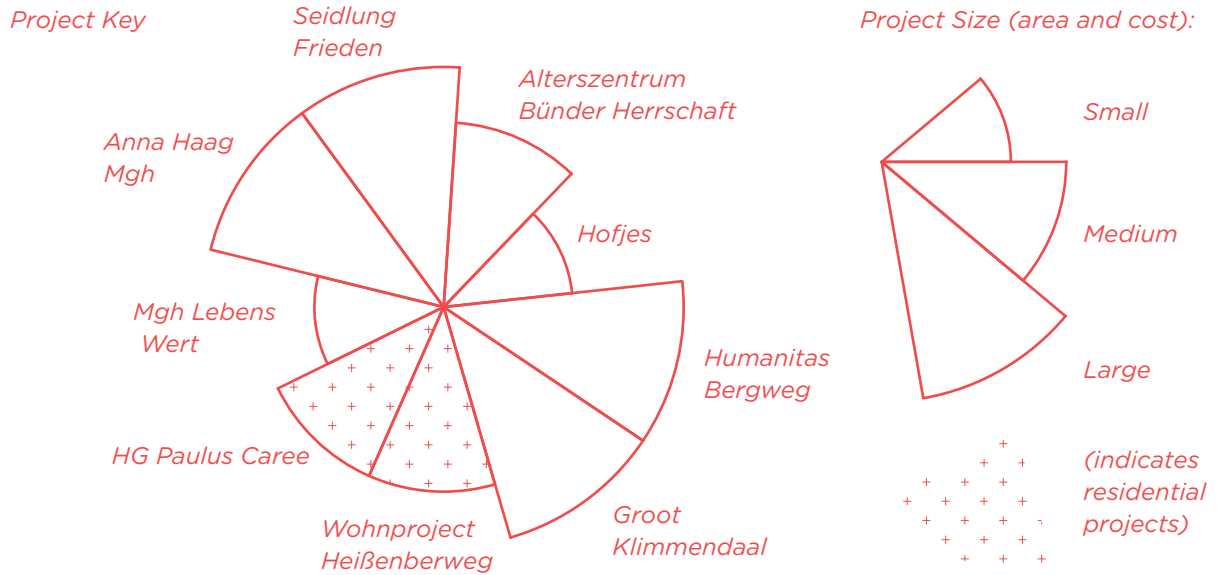
The small case studies tended to have more obscure procurement stories, such a Council with no care experience who is just looking increase local activity (Mehrgenerationenhaus Lebens Wert)

The two medium sized, self-formed residential projects visited in Bielefeld are an exception to the other trends. They were both independently driven and had the aim to provide a better form of housing for themselves.

**The majority of the projects visited were funded with a traditional development model - providing capital costs by sales and fees associated with the finished building, and its services.**

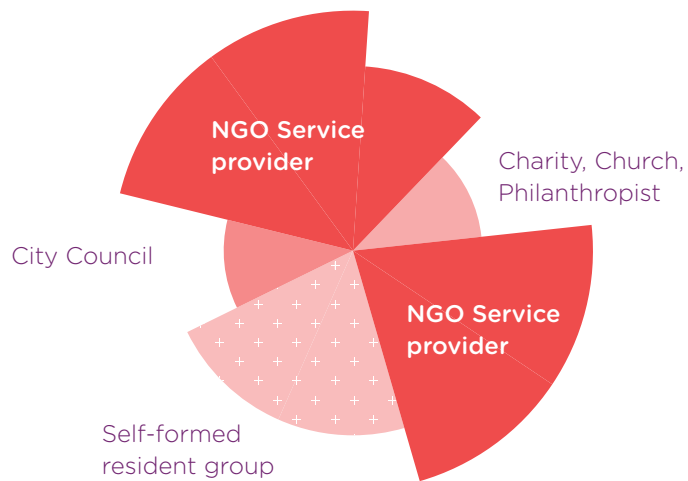
It is important to realize that the provision of care is a business (albeit often not-for-profit), and not a charity. As such the buildings and their operations need to consider income and expenses at all stages. This is likely different to most people's assumption that care is provided as part of a government's mandate. Whilst most users of these care facilities receive government subsidies to do so, the actual business of care provision is not without private financial responsibility.

A small amount were completely funded by philanthropic or government granted external funding. It is interesting to see a large project (Anna Haag Mehrgenerationenhaus) funded in this way, as they would require a substantial charity input. This is made possible due to the history and community involvement of this organization.

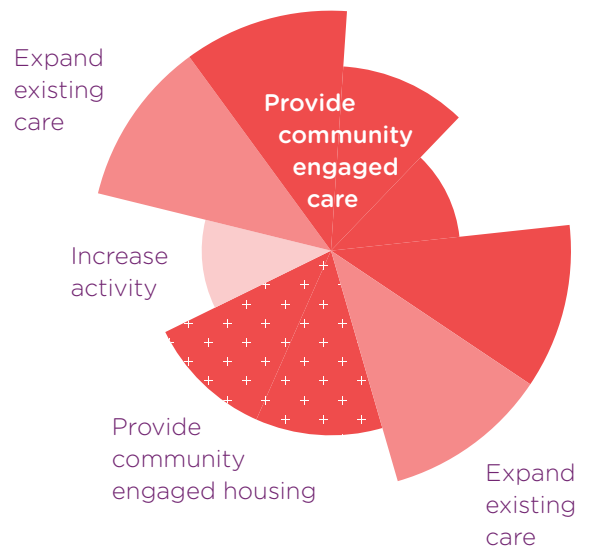


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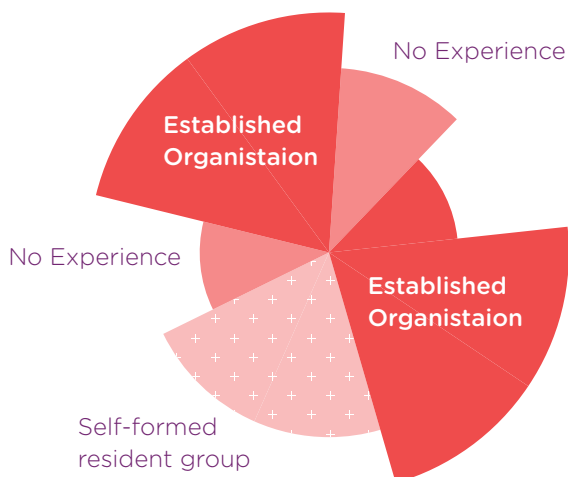
### Procurement Group



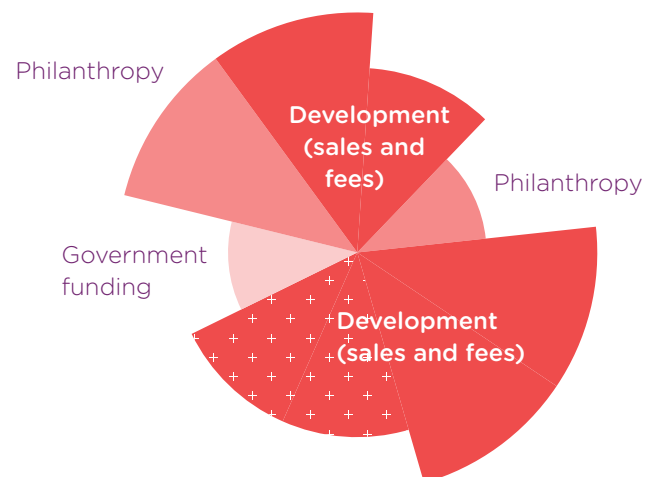
### Reason for Procurement



### Procurer Experience



### Capital Funding



## 4.3

# Operation

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Each case study ran a very different core operational model, from various types of care programs, to housing, and community facilities. However, there were some key things that became apparent.

The following tables again describe the projects according to size (small, medium or large), and show some trends in terms of how the basic operation of each is conducted.

The large facilities are all run by staff, whilst most of the smaller ones are run by residents or volunteers. This highlights how there is a critical size, beyond which an intergenerational facility can no longer be self-managed by the users. At HG Paulus Carree, this was being discovered as we visited, with the residents finding it hard to get people excited about certain activities.

**The best facilities often drew on existing collections of people, systems and operations. The existing practices were all evolved into a more sophisticated level of operation through a new architecture, but the core delivery of care remained unchanged.**

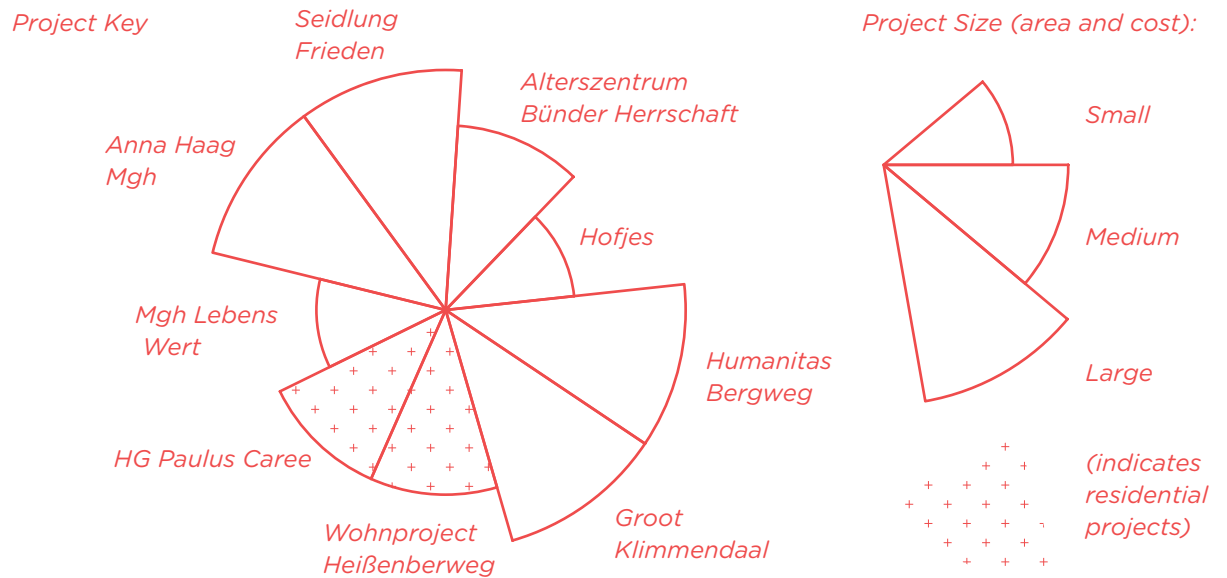
For example, the staff at Groot Klimmendaal and Anna Haag are very experienced, and so are able to build upon what they already know, and provide extended and more in-depth experiences. These facilities had involved and integrated intergenerational operations in place that enabled a good mixing of demographics.

**The key communication method was mostly a pinboard or notice board.** This was often noted to be the best way of sharing information across generations who do not have equal access to, and ability with, technology. It was also often seen as a way of including the broader, perhaps more passive parts of the surrounding community.

**Whilst only a handful of the case studies had staff or occupants specifically assigned roles coordinating intergenerational activities, these roles were found to often create the best results.**

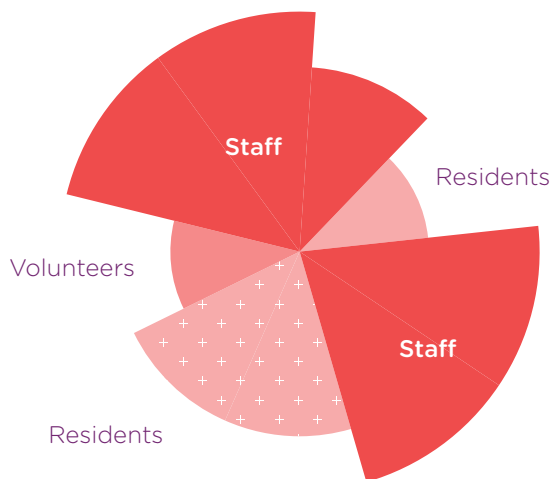
At Anna Haag Mehrgenerationenhaus, a specialized “intergenerational activities coordinator” is responsible for creating intergenerational activities and ensuring a good level of interaction. The result was an array of successful events and services, and a strong sense of community.

Other examples, like Wohnproject Heißenbergweg and Mehrgenerationenhaus Lebens Wert had a similar role within their organizational structure. Seidlung Frieden showed how not having this role can cause a lack of interaction between the different generations. Groot Klimmendaal showed that people will volunteer themselves into the role if they see the building is not operating at full potential, as did the nursing staff who saw the potential to organize specifically intergenerational activities.

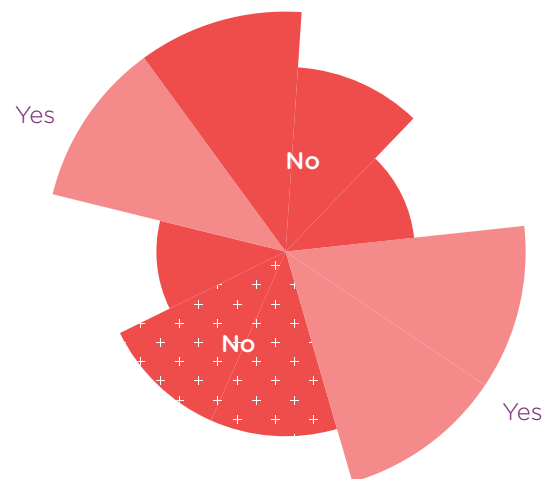


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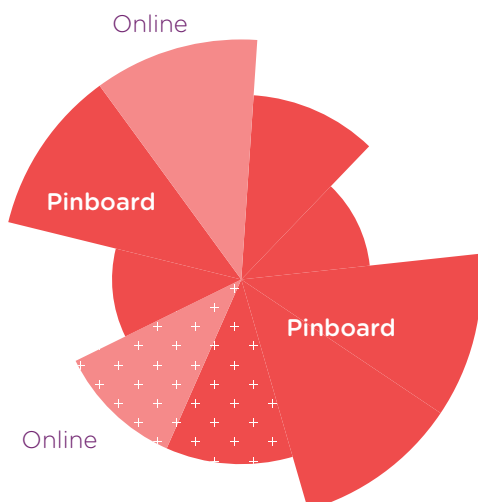
### Operators / Organisers



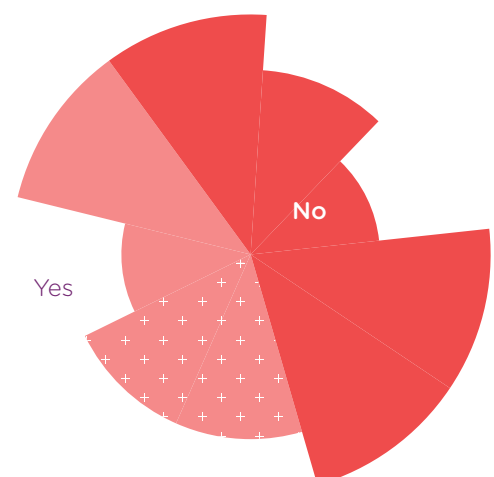
### Existing Operations Team



### Key Communication Method



### Deliberate Intergenerational Operations



## 4.4

# Services, Events and Activities

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The buildings visited held a wide range of intergenerational activities and events. These are a key tool for creating interactions, and fostering community. These are shown in the table across the page.

Both passive and active meetings occur through different exchanges and activities. The following table is a subjective attempt to establishing which of the buildings fostered more passive or active interactions. The scale indicates how many, or how frequent, and added together each row might suggest how successful the facility is at creating intergenerational communities.




































Passive interactions occur through consistent activities, like sharing a meal. The generations involved are able to meet over a familiar experience, in a familiar environment. They come and go as they please, and interact as much as they feel comfortable. Passive interactions are generated more by the architecture than by events.

Active events are deliberate, planned, and normally led by one generation. They often involve a particular set of skills that one generation brings, or they learn together. For example, children at Anna Haag teach seniors how to play Nintendo Wii, while seniors at Wohnproject Heißenbergweg teach young residents carpentry skills.

Both are required to create a strong community across generations. Without passive interaction, people may be too shy or private to communicate, without active interactions, people have no reason to collaborate and do not evolve their connections to one another.

	Passive	Active
	Intergenerational Exchange	Intergenerational Activities
Hofjes	○ ○ ○	
Humanitas Bergweg	○	● ●
Groot Klimmendaal	○ ○ ○	● ●
Wohnproject Heißenbergweg	○ ○ ○ ○ ○	● ●
HG Paulus Caree	○ ○ ○	● ●
Mehrgenerationenhaus Lebens Wert	○	● ● ● ● ●
Anna Haag Mehrgenerationenhaus	○ ○ ○	● ● ● ● ●
Seidlung Frieden	○	
Alterszentrum Bündler Herrschaft	○ ○ ○	●

*Without passive interaction, people may be too shy or private to communicate with the other generations, without active interactions, people have no reason to collaborate and do not evolve their connections to one another.*

	Passive			Active				
	Coffee / meals together	Gardening	Flee market	Games	Music concerts	Exercise	Skills sharing / classes	External excursions
Hofjes								
Humanitas Bergweg								
Groot Klimmendaal								
Wohnproject Heißenberweg								
HG Paulus Caree								
Mehrgenerationenhaus Lebens Wert								
Anna Haag Mehrgenerationenhaus								
Seidlung Frieden								
Alterszentrum Bündler Herrschaft								

*The senior generation is always involved, and any intergenerational activity organized should expect an elderly person's attendance, and account for their potential lack of physical mobility.*

The following icons describe for each activity, which generations are involved as participants, which generation is the organizer or key contributor (circled), and what space (if any) is required to hold the event.

Some activities do not include all three generations. For example, classes in a workshop may not be appropriate for young children, and games may not interest adults.

Most activities are organized by the senior and middle (adult) generations. However, occasionally children can create an intergenerational exchange, mostly due to knowledge about a technology.

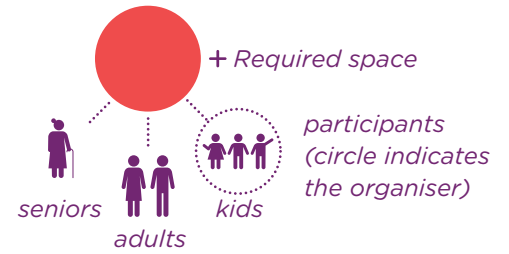
The senior generation is always involved. It seems that they

are the ones who benefit most from the intergenerational activities. It also means that any intergenerational activity organized should expect an elderly person's attendance, and account for their potential lack of physical mobility.

A range of spaces are required to support a range of activities. There is never a single flexible space that can fit all the activities on offer.

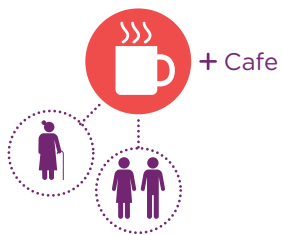
**Even at Mehrgenerationenhaus Lebens Wert, a flexible space for the community, there are several different types of rooms. This suggests that flexible rooms are not adequate, and a more appropriate solution is a collection of specific rooms which together form a flexible building.**



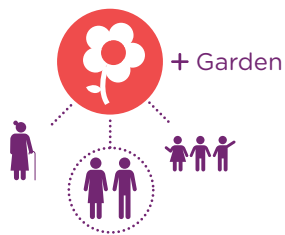


95

#### Coffee / meals



#### Gardening



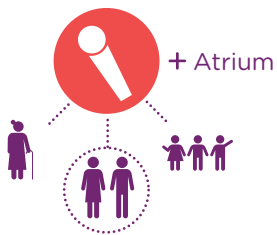
#### Flee market



#### Games



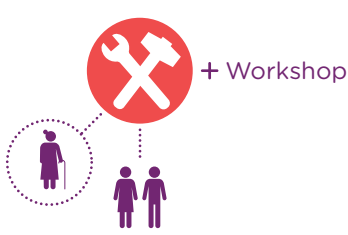
#### Music concerts



#### Exercise



#### Skills sharing



#### Excursion



A collection of different spaces at Lebens Wert, all are flexible, but are also tailored to specific activities  
source: [www.markt-goldbach.de](http://www.markt-goldbach.de)

## 4.5

# Architecture

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The buildings visited ranged in size, layout, architectural style and ambition. Some are highly resolved designs; others are very simple buildings with no aesthetic aspirations. All but one contains a shared meeting space (1) that is often central to the building, and is open to the public.

The care facilities (2) or residential spaces (3) are usually arranged around or off this space. In most instances, the entry to the building leads you straight into the central space. In all of these buildings where care spaces exist, they are conventionally planned and arranged. They are often slightly isolated, removed, or at least controlled - so that they are not totally open to the public.

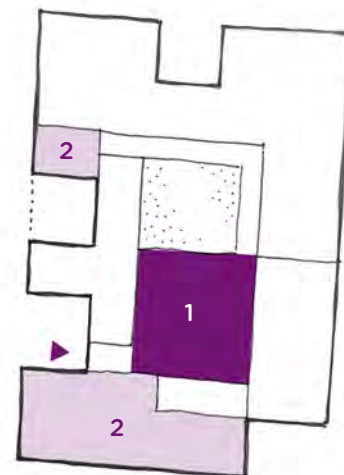
**The design of an intergenerational building type is not the generation of new and unique care typologies, but the creation of new spaces that bind the conventional care facilities together.**



1. Haarlem Hofjes



4. Wohnproject Heißenbergweg



7. Anna Haag Mehrgenerationenhaus

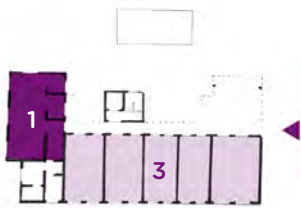


2. Humanitas Berweg



3. Groot Klimmendaal

97



5. HG Paulus Carree



6. Mehrgenerationenhaus Lebens Wert



8. Seidlung Frieden



9. Alterszentrum Bündler Herrschaft

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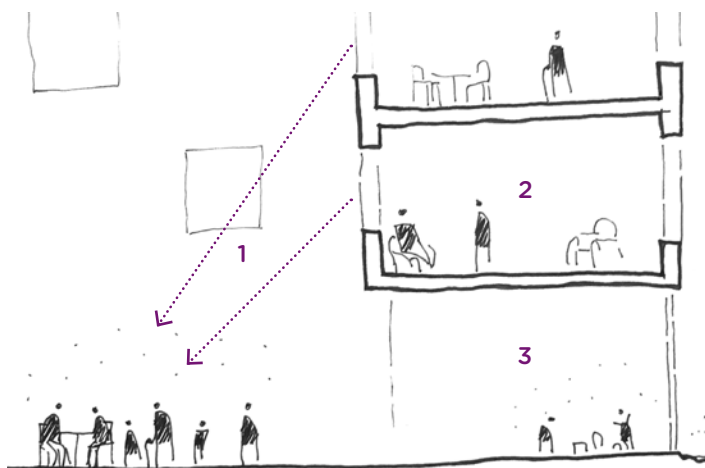
*"The marketplace is a mixing pot for the generations"*

**Lisa Von Berg, Anna Haag**  
intergenerational activities coordinator

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A central meeting place is a very useful device for intergenerational interaction. The best versions of these atriums and courtyards have a good visual connection (1) with other parts of the building, allowing the other adjacent single generation care spaces (2) to observe or be observed.

Often atriums contain smaller side areas (3) where someone can shelter from a loud event if needed, or a little group can meet without having to use the whole space. These atriums are often the heart of the building, and especially in the large buildings, are the main circulation.



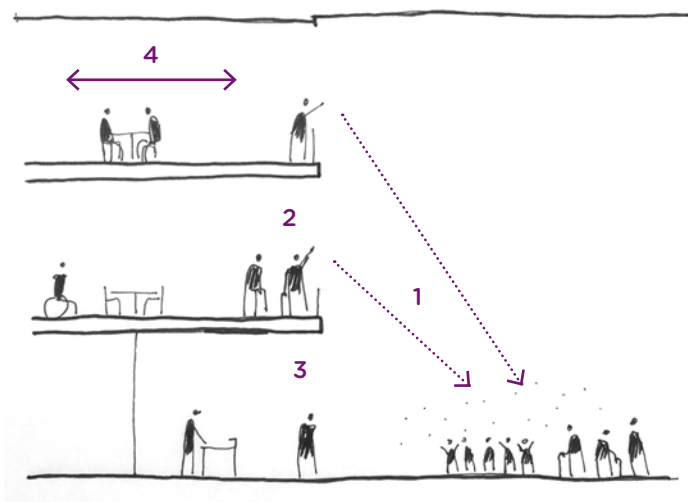
*Alterszentrum Bündler Herrschaft*



*A central meeting place is a very useful device for intergenerational interaction. The best versions of these atriums and courtyards have a good visual connection with other parts of the building,*

At Anna Haag, the seniors care levels are deep balconies, that allow residents to move closer to, or further from the action depending on how involved they want to be (4).

Various levels of privacy and immersion are critical. Users need to be able to choose how much interaction they want / can handle.



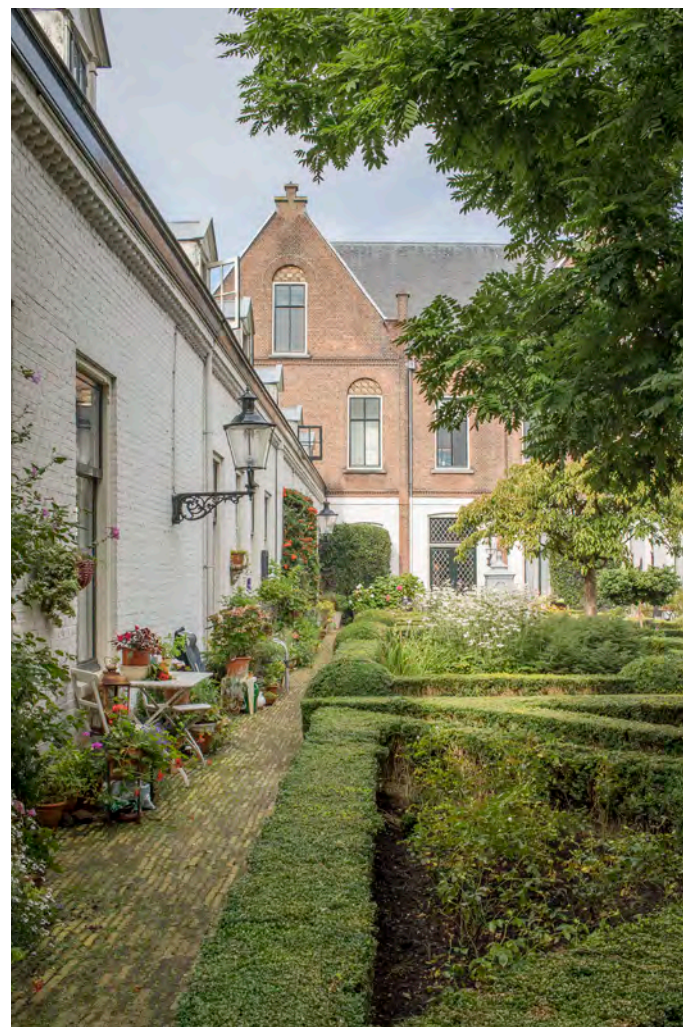
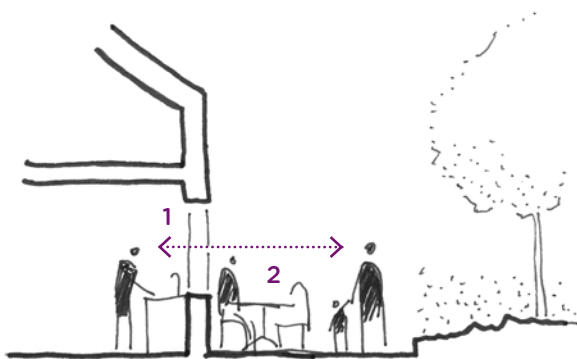
Anna Haag Mehrgenerationenhaus  
source: Roland Halbe



*Spaces for meeting and sharing.*

100 

A Hofjes large kitchen window (1) and porch (2) create strong interaction with passers by. However, they can be closed to control privacy if desired.



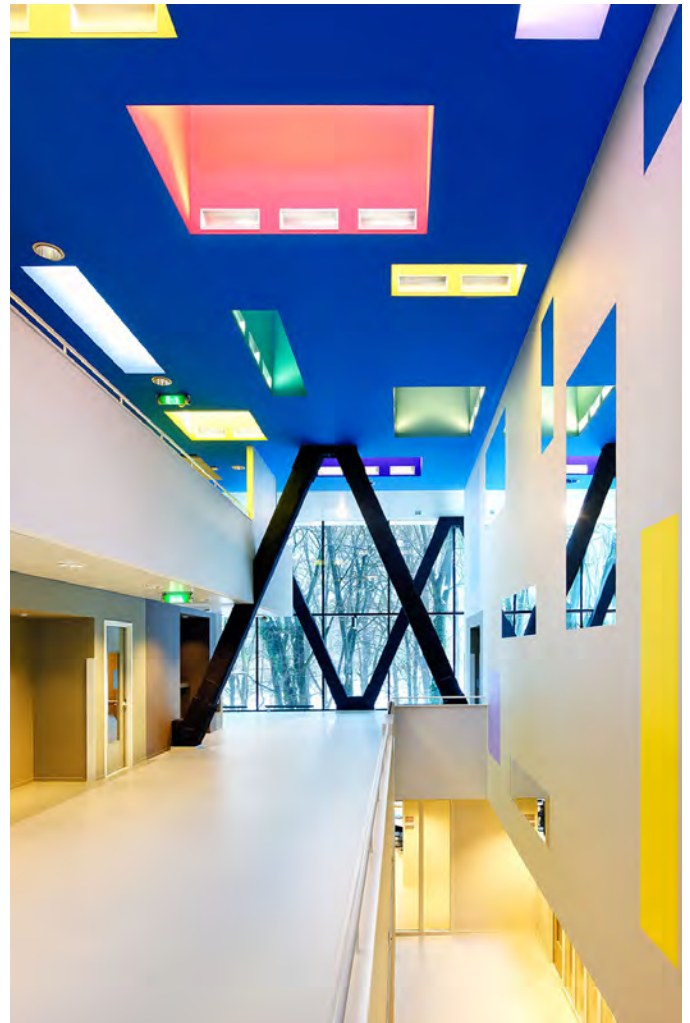
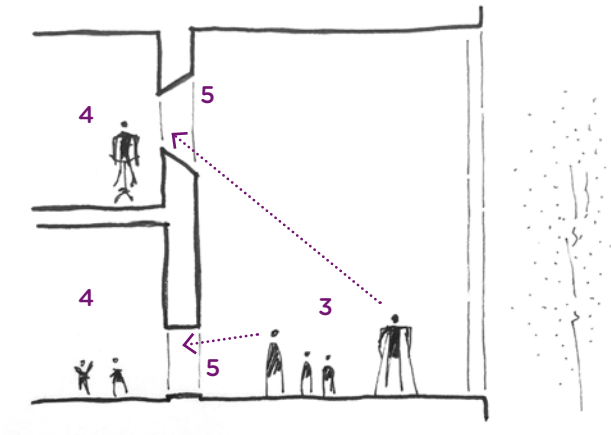
*Hofje In den Groenen Tuin*

.....

*Various levels of privacy and immersion are critical. Users need to be able to choose how much interaction they want / can handle.*

..... 101

At Groot Klimmendaal, the main corridor is a space for meeting and mingling with other patients (3). From here, you can see into the conventional care facilities (4) through deep internal windows (5). Thanks to their small size and tapered shape, if someone undergoing care prefers privacy, they are able to move away from the windows.



Groot Klimmendaal  
source: [www.koenvanvelsen.com](http://www.koenvanvelsen.com)

*Gardens are great places for combining generations.*

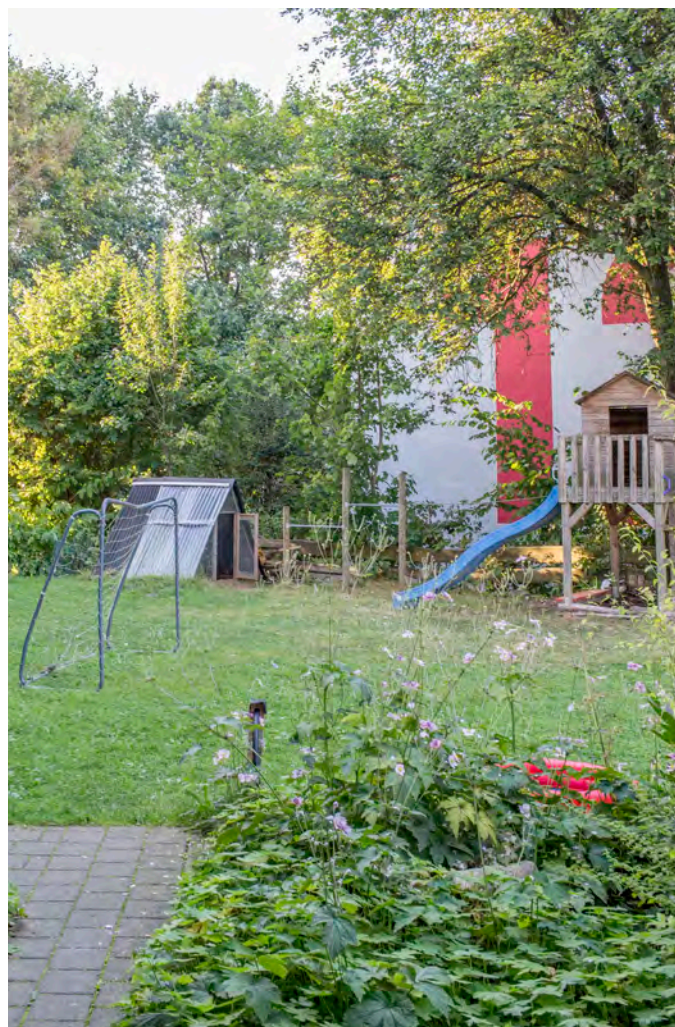
Gardens are great places for combining generations. Caring for a garden is a task that most people enjoy, and the regular regime of maintenance builds relationships though informal teaching and shared responsibility.

At many of the buildings visited, the older generations took great pride in sharing their plant knowledge with the younger generations, who in return assisted with some of the required physical labor.

The generations garden at Anna Haag Mehrgenerationenhaus is a great example of a space tailored for different generations to work together within their means. The planters cater for physical differences between the generations, but there is nothing that signposts that different people should go to different places, thus the whole experience feels very inclusive.

The gardens surrounding Wohnproject Heißenbergweg and HG Paulus Carree are play spaces for the younger generations, and projects for the older generations.

Shared balconies and porches allow the garden to expand onto the building, and prompt informal intergenerational exchange, allowing an elderly resident to host a neighbours child after school, or to share a meal with a neighboring family, without compromising the privacy of their own home.

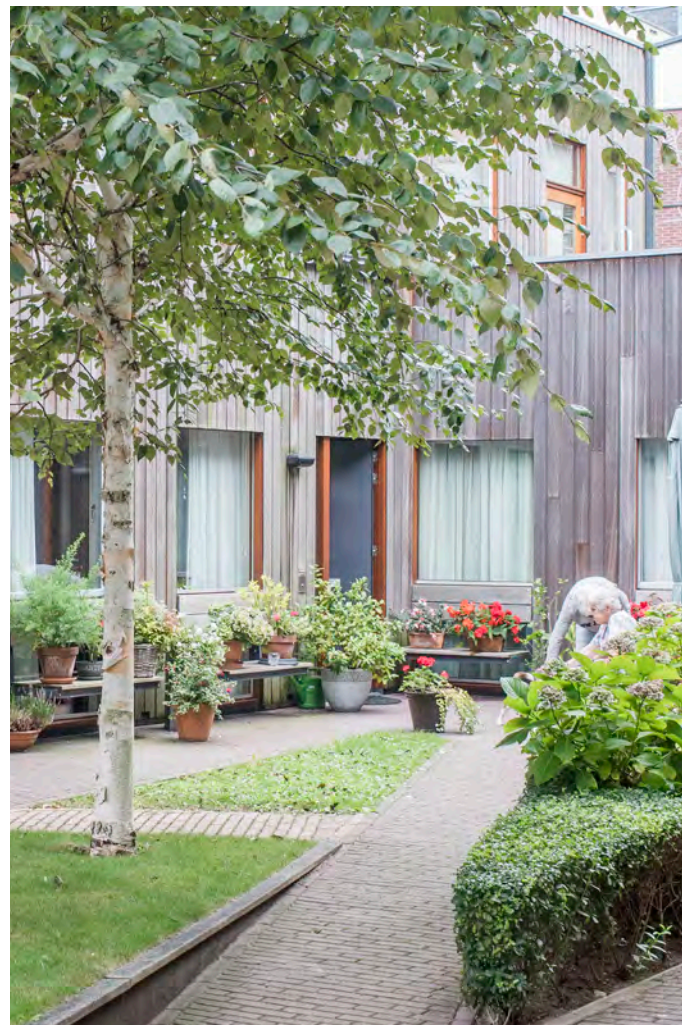


*The garden at Wohnproject Heißenbergweg*

Shared porches and verandahs are useful tools for creating intergenerational sharing and activity without compromising the privacy of more intimate spaces.



Front porches at Wohnproject Heißenbergweg



The central garden and front porches at Johannes Hof

*Cafes are key meeting places and allow lots of different activities to be discussed and undertaken.*

Cafes are communal rooms were often found to be the key meeting places for the buildings residents and users. They seemed to be the most functional spaces, and allowed for lots of different activities to be discussed and undertaken.

In the two residential projects, Wohnproject Heißenbergweg and HG Paulus Carree, the communal rooms are the most important places for intergenerational exchange. They are where the generations meet, and have both been tailored to suit a range of age groups.

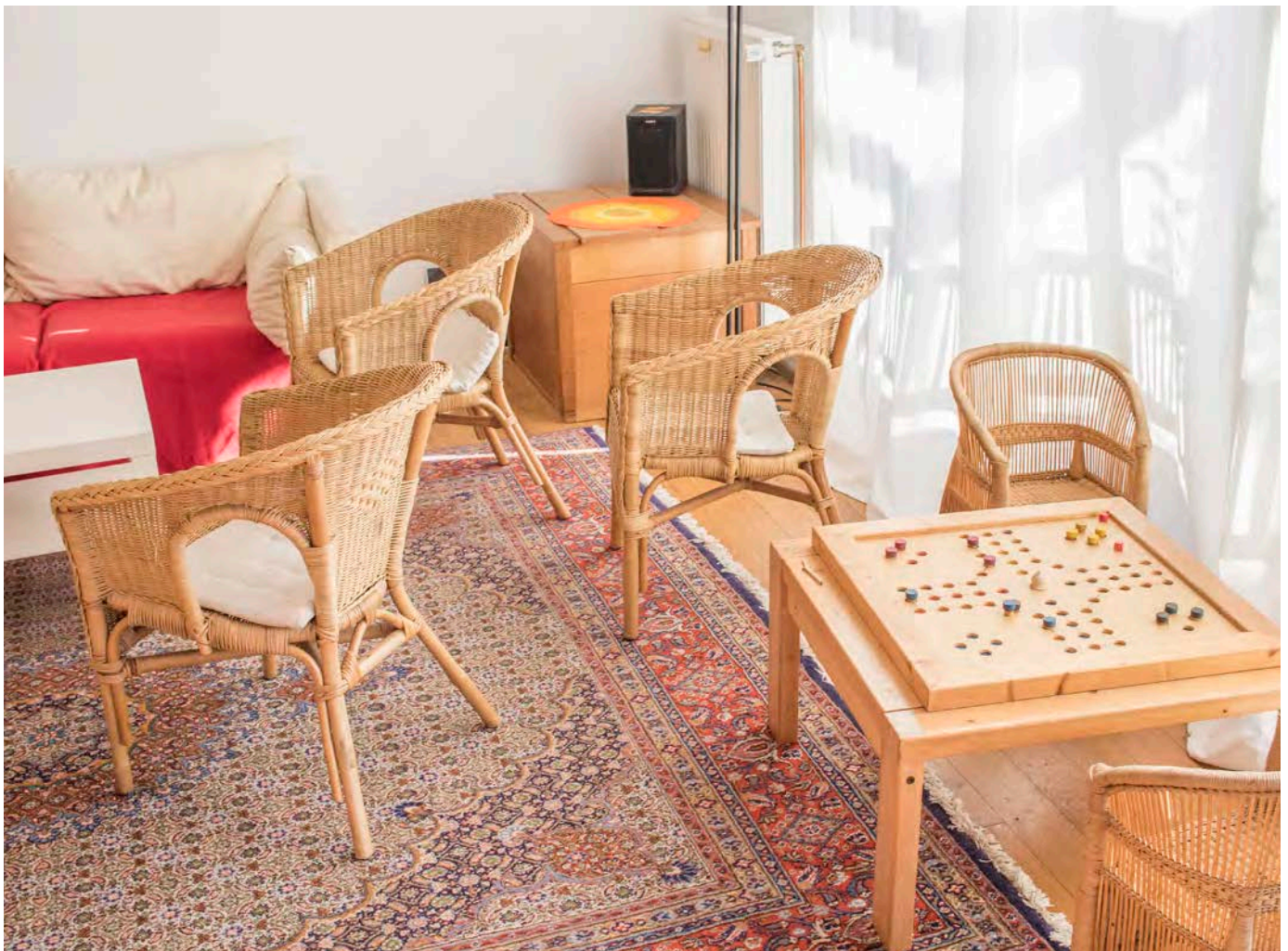
Often the rooms are petitioned or subtly arranged to allow the children to be separate if needed, but retaining the option to be combined for a larger event. This presumably helps with controlling noise, but also allows the toys and children’s furniture to have a permanent home among the adults.



*The cafe at Groot Klimmendaal is a flexible and inclusive meeting place*



*Toys and children's furniture are allowed to have a permanent home among the adults.*



*Age specific furniture at Wohnproject Heißenbergweg*

*Completely loose flexible spaces do not work - they need to have a level of functionality tailored to foreseeable uses, to support activities to occur.*



*Specialist areas to the side of the flexible atrium at Alterszentrum Bnder Herrschaft*

Across the range of buildings visited, some types of spaces were common at each. The following table shows which spaces are present in each building. It highlights that gardens, cafes, playgrounds, and the central atrium are all very common in intergenerational buildings.

The spaces vary from flexible areas that can accommodate a range of activities, through to more specialized spaces that only allow for one thing to happen. Most buildings have this range of spaces, indicating that it is important to have a mix of flexibility and specialization.






































**Intergenerational buildings need spaces that allow for innovative activities and events to evolve, but also areas equip for more complex, or technology intensive interactions to take place.**



*Flexible spaces at Lebens Wert*

However, completely loose flexible spaces do not work. Spaces need to have a level of functionality tailored to foreseeable uses, to support activities to occur. Even the main flexible room at Mehrgenerationenhaus Lebens Wert has a kitchenette, room dividers, furniture, and AV equipment.

*Intergenerational buildings need spaces that allow for innovative activities and events to evolve, but also areas equip for more complex, or technology intensive interactions to take place.*

	Flexible ← → Specialized							
	Public front porch	Garden	Courtyard / atrium	Cafe	Resident's communal room	Playground / games area	Shared laundry / workshop	Rentable office space
Hofjes								
Humanitas Bergweg								
Groot Klimmendaal								
Wohnproject Heißenberweg								
HG Paulus Caree								
Mehrgenerationenhaus Lebens Wert								
Anna Haag Mehrgenerationenhaus								
Seidlung Frieden								
Alterszentrum Bündler Herrschaft								

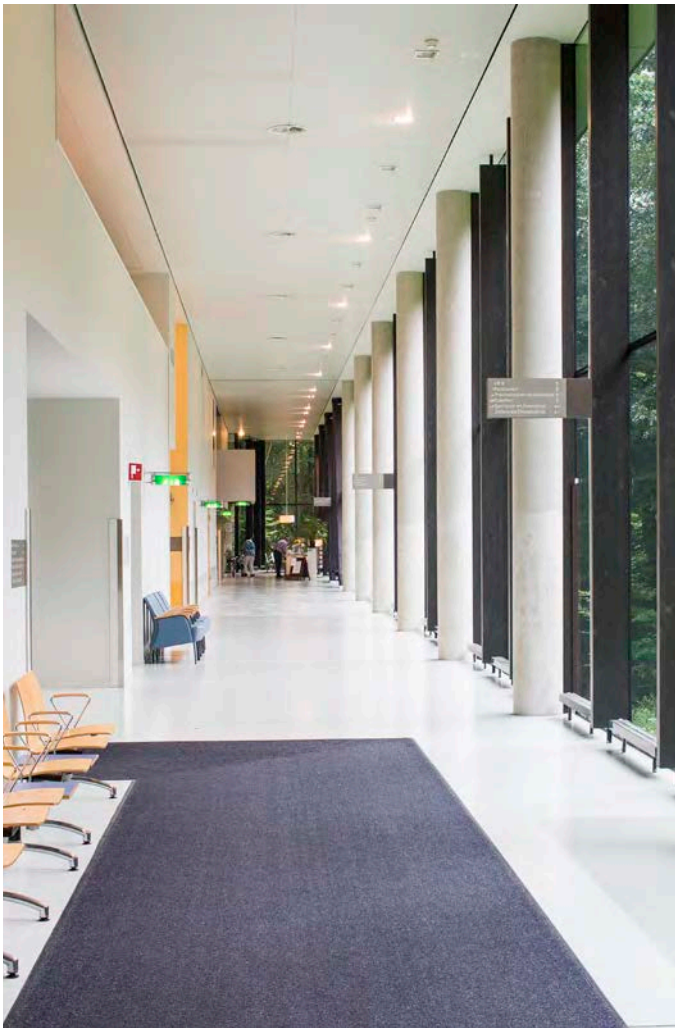
*Typical layouts allow the public to enter and feel welcome in an intergenerational facility, without compromising the privacy of the building's core facilities.*

The main types of spaces were noted to have common relative sizes and adjacencies across a lot of the buildings. The following diagram shows a typical layout for a community type building, and for an intergenerational housing type building.

Community type buildings are always entered via the atrium, inside or directly adjacent to which are the games areas and cafe. The care facilities are accessed from the atrium too.

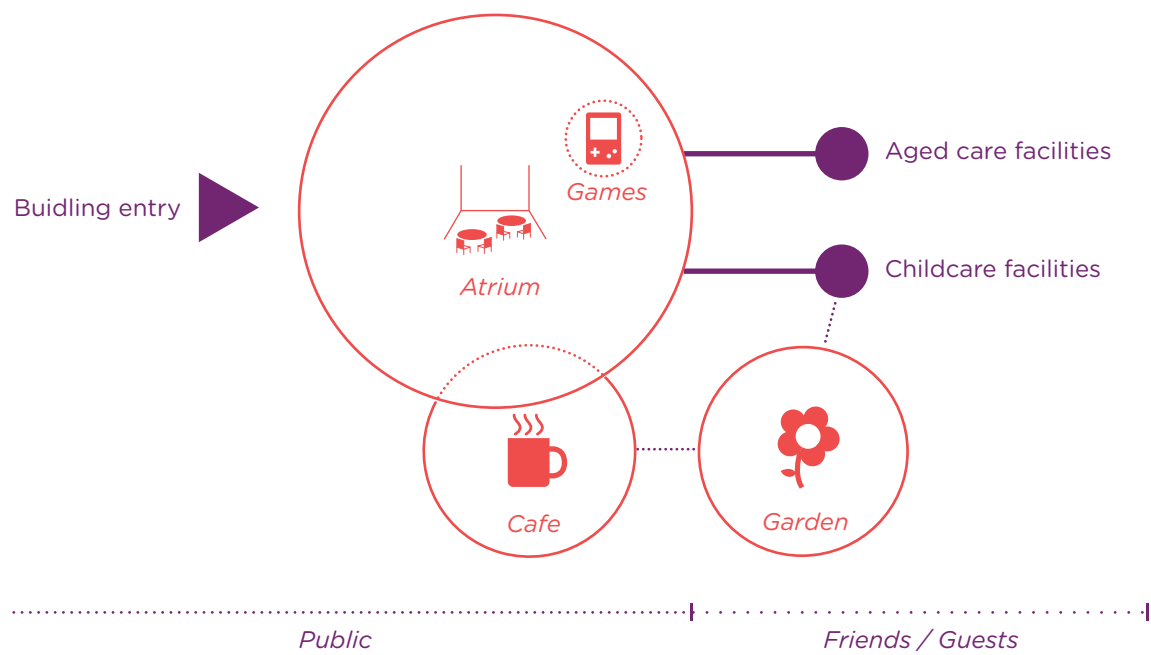
Housing types are a bit different, as they often do not have a single main atrium. Instead they are often entered through their gardens, of which the communal room has direct access. The residences and shared facilities are in turn access from there. This allows the community to invite friends and guests into the building whilst still maintaining a level of privacy to their own houses.

**These typical layouts describe a planning that allows the public to enter and feel welcome in an intergenerational facility, without compromising the privacy of the building's core facilities.**



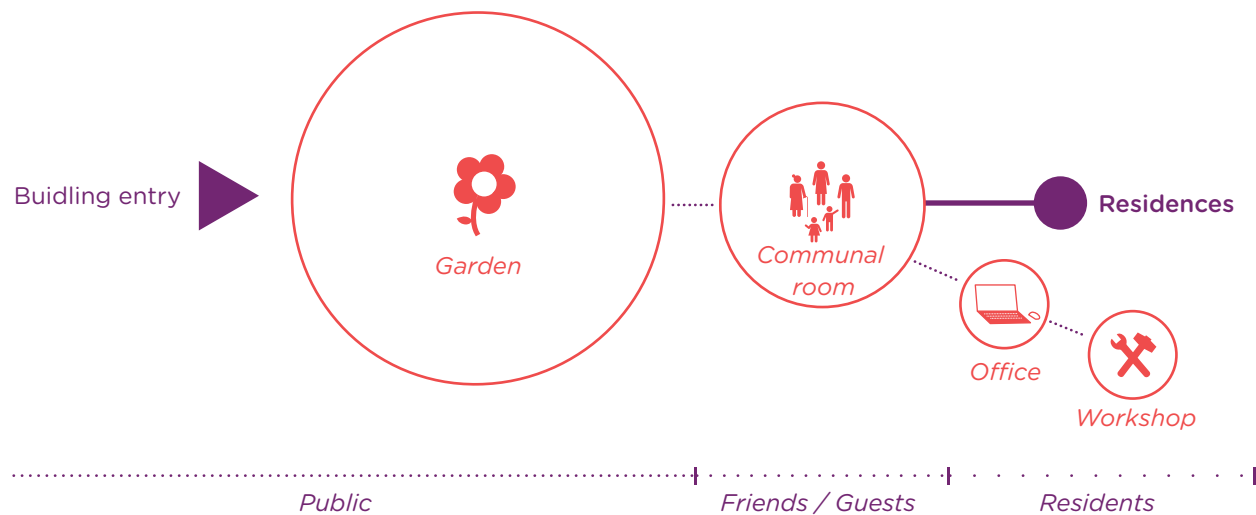
*Corridor atrium at Groot Klimmendaal that holds the cafe at one end, and is the main access to care facilities*

### Relative size and adjacency of spaces - community care type



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### Relative size and adjacency of spaces - housing type



## Conclusions and Recommendations

Intergenerational care buildings represent a great opportunity to build strong and inclusive relationships. They operate best when the needs of each generation are well considered and the interaction between them is allowed to be flexible, innovative, and within your own personal control.

There are several implications for replication of this type. They involve both policy concerns and architectural considerations. There are activities, roles and operational items that really assist the intergenerational mix. Likewise, there are key spaces and physical concerns that influence how well an intergeneration community can form. Overall though, the best buildings rely more on their good policy than good architecture. An intergenerational facility cannot exist without a strong policy of inclusion and activity.

### Policy Implications

Any intergenerational care development in NSW should consider the closer locality context, and draw upon it for community interaction. It is likely better to consider them as a part of the Local Council, than a part of greater Sydney.

Higher density residential areas are likely more suited to intergenerational facilities, as they have more community to draw from. Building in these areas will also allow residents to remain within their communities, and in turn encourage others to join in.

Intergenerational facilities should be within walking distance of parks or wilderness to encourage outdoor activities. It is not necessary to be nearby other community facilities, but if so, then the new facility should seek to interact with the existing community by providing shared activities and events. For example, inviting the students of nearby school to use the new building.

Non-governmental organization (NGO) service providers are in the best position to deliver intergenerational facilities. Operators should be established and experienced in providing care in previous buildings, and should be interested in complimenting their care offering with an intergenerational community, not totally reinventing the way they operate.

In Sydney, projects should consider traditional funding models - providing capital costs by the sales and fees associated with the finished building and its services. This study found that intergenerational care need not be considered as a charity, and is able to provide sufficient ongoing revenue to fund the building and its operation costs.

Intergenerational facilities often provide the best service when their care components are operated separately and in a conventional way. It is better to establish intergenerational operations in addition to, not instead of the base care offering. It is important that the provision of particular types of care can continue unencumbered.

A specialized "intergenerational activities coordinator" greatly increases the operation and benefit of an intergenerational facility. They are able to generate strong intergenerational community, and facilitate shared activities and events that best cater for all ages without causing segregation. They are able to act independently of the conventional care providers and generate activities that fit in well for possibly conflicting daily schedules.

Both passive and active intergenerational exchanges should be considered and encouraged in order to create a rich and supportive community. Passive interactions build familiarity, knowledge and willingness to share. Active interactions then convert awareness into experience and personal development. Both are required to create a strong community across the generations. Without passive interaction, people are too shy or private to communicate with the other generations, without active interactions, people have no reason to collaborate and do not evolve their connections to one another.

People are usually keen to interact, but they need a reason or a medium to do this in. Activities should be deliberately organized and suited to all age groups. Successful activities include sharing meals, gardening, video games, music concerts, communal exercise sessions (like yoga) and sharing skills (like craft or technology).

Each generation should be encouraged to organize activities. Not all operational responsibility should sit with the middle generation. Each generation has the ability to teach the other two unique skills and activities.

With each activity - care should be given to which generation is giving their time and knowledge, and the activity scheduled to convenience them. The learning generation will be more willing to go out of their way to receive the benefit.

## Architectural Implications

An intergenerational building does not necessarily need to generate a new and unique care architecture. Instead, the building can revolve around the inclusion of new spaces that bind conventional care facilities together. Like staffing - intergenerational spaces should be provided in addition to the core care offering as a way of bringing them together productively.

A central meeting place is a very useful device for intergenerational interaction. It should have a good visual connection with other parts of the building. Single generation care spaces should be located adjacent so that they can observe or be observed.

Various levels of privacy and immersion are critical. Users need to be able to choose how much interaction they want / can handle. The architecture in between single generation spaces and intergenerational spaces should be considered carefully, and include devices that allow people to control how much involvement they have.

Intergenerational buildings need spaces that allow for innovative activities to evolve, and areas equip for complex, or technology intensive interactions to take place. A range of spaces are required to support a range of activities. Loose fit open rooms are often not adequate, and a more appropriate solution is a collection of specific rooms that together form a flexible building.

Intergenerational building layouts should allow the public to enter and feel welcome in the facility, without compromising the privacy of the building's core facilities.

The senior generation is always involved in activities, and so any intergenerational activity organized should expect an elderly person's attendance, and account for their potential lack of physical mobility. However, spaces that do not highlight differences between generations create much stronger passive links between people. Often children do not notice the difference between generations, and so the different spaces should be no different.

Toys and children's furniture should have a permanent home among the adults. This is important to ensure that the youngest generation is considered, as often they do not have the means to speak for themselves. However, there should be consideration given to how the building controls noise and intensive activity.

Shared porches and verandahs are useful for creating intergenerational activity without compromising the privacy of more intimate spaces. They are best when open and communal, but should remain associated with a single generation's domain. This way one group can take responsibility for hosting the space.

Gardens are great places for combining generations. Caring for a garden is a task that most people enjoy, and the regular regime of maintenance builds relationships though informal teaching and shared responsibility.

Cafes and communal resident's rooms are key meeting places for activities to be discussed and undertaken. They are better than formal meeting rooms as they allow people to come and go and make the intergenerational exchange a core part of the day instead of a chore.

The architecture is an inspiration and a facilitator, but never the catalyst or the organizer. Successful operation of an intergenerational facility is more critical than articulated design.

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# 7

## About the Author

### Casey Bryant

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I graduated with Honours from the University of Sydney in 2010 and am a registered architect in both NSW (#9652) and Victoria (#18129). I was a member of the 2015 Dulux Study Tour, and contributor to the architectural community through several committees within the Australian Institute of Architects.

I am one of three directors of the firm TRIAS - an emerging architecture studio based in Sydney. In 2017, TRIAS was included in the Wallpaper\* Architect's Directory of the year's top emerging architecture practices from around the globe.

Throughout my career I have been interested in how people live their lives, and how we inhabit spaces. I am fascinated about how this sentiment can go beyond residential architecture, and believe that an appreciation of how people spend their time is the starting point of all good design.

This research has been a great opportunity for me to explore this beyond built elements - and look at how policy, operation and activity can collaborate with architecture to effect positive change in a community. It has helped me to develop my thinking into something more rounded and appreciative of the complexities of the built environment.

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