EFL
EUROPEAN FEDERATION
FOR LIVING

# EFL
# DESIGN COMPETITION
## ACCESSIBLE HOUSING
### 2015-2016

## JURY REPORT &
## THE BOOK OF DESIGNS

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Development Centre of Finland

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# 1. GENERAL

## 1.1 Foreword by Sampo Vallius, Chairman of the jury

*"Ageing population is Europe's biggest challenge in the forthcoming decades. Every European state has to define new strategies to cope with the emerging need of services. They will have to develop current structures holistically. Housing is the key factor to success. If we can offer ageing populations enough accessible housing, where even home care is taken into account, we can significantly postpone the need to move into a nursing home. Living at home is always more affordable and less stressful solution to an individual person.*

*The biggest demand for accessible housing is estimated to take place in the 2040's and in some following decades after. We need urgently radical measures because of the limited amount of existing accessible apartments. Every new constructed apartment should be accessible and suitable for a person who uses moving aids by nature. Therefore we wanted to raise awareness of accessibility and strengthen the expertise of architects. Building industry needs top experts in the future and for an architecture graduate accessibility in designs should a self-evident part of planning from now on.*

*This framework of challenging forthcoming years was the main trigger for the Housing Finance and Development Centre of Finland to launch this design competition. It was also a part of the national Housing Development Program for Older Population. European Federation for Living (EFL), as a close international partner of ARA, was a natural choice as an*

*organizing partner. Design competition was planned and organized by a multinational working group. Jury members are top experts of accessible design from each partner states.*

*To me this competition was a very strong proof of the power of international collaboration and also a major success in term of its results. Entries were of extremely high quality and they were filled with new ideas. For the jury it was not only a challenging task to assess the entries but also a very delightful one. The winning entries are innovative and excellent proposals to solve the challenges of future housing. It was also gratifying to notice how wide range of various other important themes was explored along with accessibility. For instance multigenerational districts, communal living, modular construction and renewable energies were among those themes."*

Sampo Vallius
Chairman of the Jury
Development architect,
The Housing Finance and Development
Centre of Finland (ARA)

## 1.2    Introduction: Ageing population in Europe and growing need for accessible housing

One third of the European population will be over 65 in 2050

The ageing population in Europe is projected to grow substantially in the next decades, by 2050 one third of the European population will be aged over 65, says the United Nations. Therefore, new challenges will need to be addressed in terms of mobility, transports, social support, community services and housing. The growth of the European ageing population is caused by three phenomena: increase of life expectancy, persistence of low fertility rates and transition to retirement of post-war baby boomers. Low fertility dynamics in most of the EU member States are expected to spur the ageing population phenomenon. In 2060, Europe is projected to count 517 million inhabitants, only 16 million more than in 2010. Furthermore, the population will decline in half of the EU countries, stresses the European Commission *(Population ageing in Europe: facts, implications and policies report, 2014)*.

Today, EU is aware the European population is getting older and older and that European policies need to be adapted to this new demographic dynamic. However, this awareness and positive perspective towards the challenge of the ageing population is quite new. Indeed, in the 50s ageing was considered as a "problem" while in the 60-70s optimistic assessments started to be more frequent. Nowadays, the main concern regarding this demographic change is the labour market. In fact, the age class 15-64 will decline from 67 % of the population structure in 2010 to 56.2 % in 2060. This situation opens up questions such as how the working-age class will be able
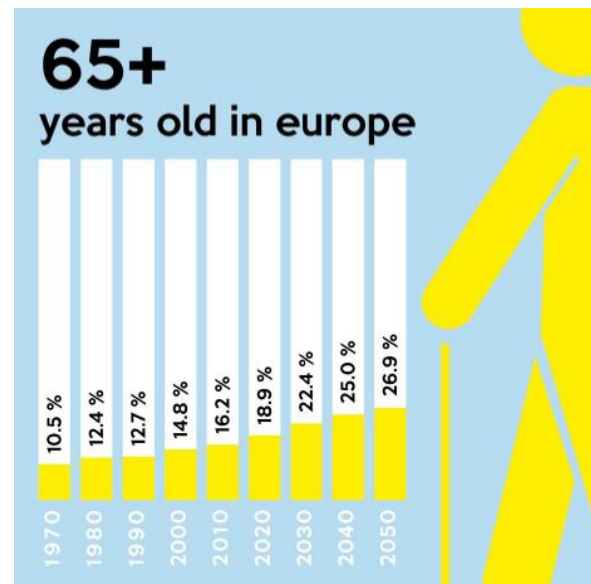


to finance elderly pensions. Today, there is 4 working-age persons for every person aged over 65, it is projected to be only 2 for 1 in 2060, says the European Commission *(Ageing report 2015)*.

The growth of the ageing population in Europe is more than ever a big challenge for the next decades. Indeed, this demographic change will have a huge impact on urban planning and architecture, as cities must fit to people's needs. The European Commission emphasizes that *"population ageing is one of the most important phenomena influencing policy directions in the multidimensional context of social, labour market and economic transformations"*.

How the European Union and member States are facing the challenge

In order to face the ageing population challenge, European Union policies focus on economic growth, innovation and employment. The EU has identified the shrinking of the

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workforce as the most important problem induced by this demographic change. Indeed, the European Commission says the decrease of the age-working class will have a considerable impact on future economic growth and fiscal sustainability. Thereby, the Europe 2020 strategy goals focus on promoting active ageing policies, reforming social protection systems and fostering "*solidarity, cooperation and understanding between generations*" (European Commission).

The European Union considers there is a need to develop human capital in order to respond to this demographic change. This goes through the development of age-integrated life phases and the promotion of older workers' skills. This aspect is very important as "*actual productivity decline related to age is much smaller than the decline perceived by employers in many cases*" says a European Commission report.

However, the responsibility for planning, funding and managing the ageing population policies is still in the hands of national governments. "*[EU is] dealing with urgent issues of common interest to which all the member States need to respond*" says *the EU green paper on demographic change*. In fact, the role of the EU is to determine a global strategy on ageing, while member States are in charge of the implementation of ageing population policies, such as housing accessibility regulations. According to Dr. Elizabeth Mestheneos (Greek Council Member and elected Vice President on the Executive of the AGE-Platform), EU could help in the "*promotion of standards in housing, transport, build environment and public facilities*". Nevertheless, only a few governments already enforced accessibility policies based on EU standards, highlighted Dr. Elizabeth Mestheneos in her report *Ageing in place in the European Union.*

## Towards an holistic approach of accessible housing

Today, ageing population policies are starting to be viewed as an overall society matter and not only designed for elderly people. The reason is that retirees are now considered as people with skills and knowledge which could benefit the society they live in. The ageing population phenomenon is moving from a "challenge" to an "opportunity" perspective. Indeed, active older people could be a resource for the community and the economy, as long as their physical and psychological well-being is guaranteed. In return, it is also proved that active elderly people have a greater satisfaction in their life (Lim and Putman, 2010). Therefore, accessible housing will surely play an important role in the commitment of elderly
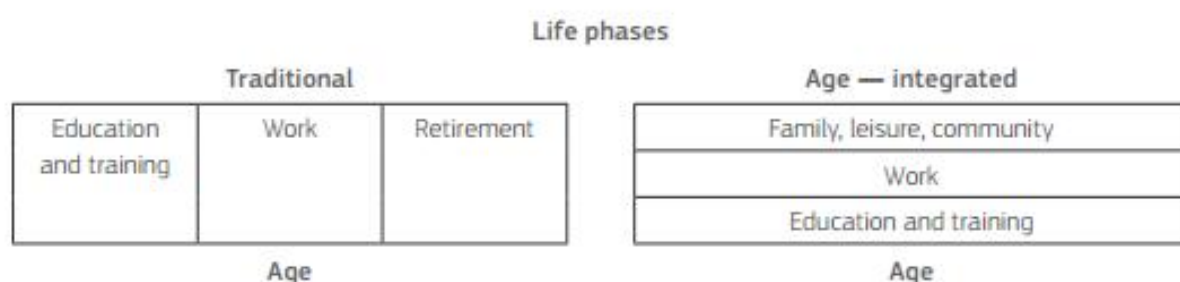


*Figure 1 Age-integrated life phases (source: European Commission report "Population ageing in Europe")*

people in their local community. According to the European Commission, an adapted living environment is one of the key of successful ageing, as well as good health, education, marital status, favorable financial situation, family networks or the socio-cultural context.

The EU-funded research project "Multilinks" (how demographic changes shape intergenerational solidarity, well-being and social integration) emphasizes the fact that ageing demographic changes affect all people (young, middle-age and old). Seniors may become key actors in society if civic engagement was encouraged. Thanks to their availability, skills, knowledge and life experience, elderly people are a rich source of third-sector volunteers. This could only be possible subject to great psychological and physical well-being. More than ever, the living environment of the elderly should be tailored to their needs.

Active ageing population also benefits the economy and the labour market. The Europe 2020 strategy aims to invest in the human capital of employees to counteract the deterioration of productivity potentials at older ages in order for people to remain active as long as possible in the labour market. Indeed, the growth of the ageing population goes along with an increase in life expectancy, mandating the rise of the retirement age, says the European Commission. Accessible housing could help people to remain active by designing healthier living spaces. It also should be noted that the ageing population is a source of potential economic growth thanks to the

development of a new economic dynamic, referred as the "silver economy". The growth of the ageing population in Europe is going to create new market opportunities to serve the needs of people aged 50 and over, *"including both the products and services they purchase directly and the further economic activity this spending generates"* (Oxford Economics).

All in all, the development of a holistic approach towards ageing also affects accessible housing policies. The World Health Organization (WHO) created a framework for assessing the "age-friendliness" of a city. Among social support from relatives, friendly and inclusive public spaces, community services, transport and mobility, housing plays an important role. Thus, a familiar location, "care-ready" housing, multi-units apartments and clustered living centers with shared facilities seem to be key-elements to successful ageing.

## Accessible housing: a "Design for all" guideline

The holistic perspective on ageing results in a "design for all people and all ages" approach. Universal design aims to create housing which *"could be used by everyone regardless of ability or disability"* (Halime Demirkan – European Group for Research into Elderly and Physical Activity). Along with prescribed requirements for accessible housing (wide doors, sufficient clear space for wheelchairs, grab bars...), designs should promote social inclusion, human diversity and equality. This is a real challenge for architects because of the clinical outlooks accessible housing can sometimes have. In-

deed, people need to feel their apartment is a Home, that is to say a place where they feel safe, satisfied and independent, mentioned Oya Demirbilek (Associated professor build environment and liveable cities, University of New South Wales, Australia).

Architectural shapes should promote social inclusion, intergenerational interaction, affordability, flexibility and adaptability. The purpose of accessible housing is beyond health and safety issues: it is the starting point for the building of inclusive communities. Nowadays, inclusive designs are more than ever necessary in order to fully optimize resources of the ageing population, says the European Commission in its ageing report: "*Involving different generations in multigenerational dialogue and using their potential to pass on local traditions and culture to the younger generation is an important component of building cohesive local societies.*"

The growth of the ageing population in Europe is an inescapable demographic change opening questions on social support, community and health services, mobility, transports and housing. Hence, communication between researchers, governments, employers, societies and architects is required to address the ageing population challenge.

Margot Hervé
EFL Consultant
European Federation for Living

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## 1.3 Introductory words from jury members



Joost Nieuwenhuijzen
General Director
European Federation for Living

*"Building new homes that meet the demands of an ageing population will be vital for all European countries and this competition has produced some exciting ideas about how we do this in future. I'm delighted that the competition has inspired these excellent architecture students to think so creatively about accessible housing in their designs. The future is bright if we can ensure such designs are implemented in practice."*



Eckhard Feddersen, Architect
Feddersen Architects, Germany

*"International competitions for students are a very rare species of its kind itself. But student competitions that deal with social needs are even rarer – and this makes this one extra precious. The remarkably memorable result of this special competition concerned with the life of elderly showed two faces: one that the universities that so far have already set up departments for social architecture show excellent results. And a second: That there are only a few universities already specializing in this field and that there is still a lot to do to install departments with this special excellence.*

*It has been a great pleasure for me to be a part in this international jury in which from the first moment a feeling of mutual understanding took place. But what a jury needs are entries that are able to convince, to stay in mind and in this way show an excellence that other students and professionals are taking in their upcoming career. We were lucky enough to receive such excellent entries and to find such a broad range of very well worked out architectural expression that we can only emphasize to call out more and more of the kind of competition especially dealing with social culture."*

Jeremy Porteus
Director
Housing Learning and
Improvement Network

*"I was really impressed by the quality of the submissions from all the students about their vision of how we best design homes for our ageing populations across Europe. Its more than just 'home', it's also about place, community, lifestyles and social networks. A credit to them for the considerable thought and time they spent putting their entries together."*

Jacqui Rennie
Access Advisor
Centre for Accessible Environments

*"The high calibre of the designs was great to see and made it a difficult decision to choose the winners. As we look towards long-term solutions in meeting the challenges of our ageing populations, accessible housing and communities must play an increasing role. The competition proves the skills are there, now decision makers need to choose inclusion and accessibility for all."*

Kirsti Pesola, M.Arch., Lic.Tech.
Retired; former Director of the Accessibility
Centre ESKE at the Finnish Association of
People with Physical Disabilities

*"It was inspiring to see the various aspects and solutions concerning the same topic. The submissions showed clearly how we all have a different viewpoint resulting to interesting proposals where the needs of elderly people are in focus. Accessibility and the awareness of the demands of the aging society are the key elements in all design: the future is designed and built now. I hope you bear this in mind and wish you all a successful career as a designer."*
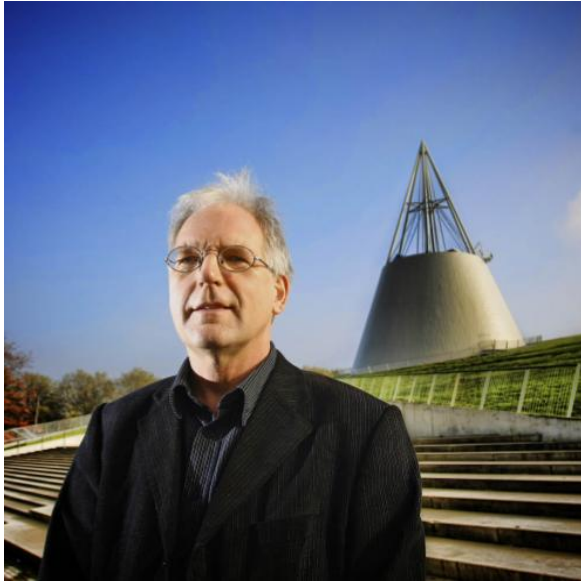
Theo van der Voordt, Professor,
Delft University of Technology,
Faculty of Architecture

"I was impressed by the enthusiasm of all students who have submitted their design proposals. It made me happy that the students showed an eagerness to solve societal problems such as isolation and loneliness by creating a community through a mix of tenants regarding age and life style and integration of various functions on the same spot. They not only paid much attention to access for all, but also to relevant topics such as simplicity, wayfinding, safety, a clear zoning "from public to private", natural light, gardening, and adaptability to future changes. Remarkably, much less attention was paid to costs and affordability, connections between types of dwellings and particular target groups, and post-occupancy experience, use and management of the environments."



Renée Floret-Scheide, Architect
Agence Floret-Scheide Architecte

"Elderly people do not want to be a "useable source" of society. They enjoy to be socially integrated, surrounded by family, friends and medical care, souvenirs and projects for the future, active as long as possible, being an 100% part of the society.

Bringing people together in old age and create activity around them is important, as well as mixing the generations. To provide all the everyday necessities that the resident might need, from supermarket, and daily need services open 24 hours a day, laundry service, pharmacy and healthcare. The key to elderly well-being is to answer their needs. Depending on their level of independence, they might need help with food preparation, company, health services, etc. It is important to understand that their needs are not unique and providing such services will benefit other groups in the community.

Life is a journey that never ends. We just pass through different phases of life, amazed of what we can do throughout life. I recommend to have a look at the book of Jiro Taniguchi : "The walking man".

Architecture is storytelling."

# 2. COMPETITION ARRANGEMENTS

## 2.1. Organizer of the competition

The European Federation for Living (EFL) is a unique cooperation association of European organizations, active in the field of real estate development, financing and control. Furthermore EFL works in cooperation with research institutes, public bodies and the business community. It has the objective of a mutual realization of sustainable residential and living areas in Europe and the exchange of knowhow and experiences.

The main aim of EFL is learning from each other by sharing experiences and expertise. As a network of practioners, members learn from co-creation and 'doing together'. EFL is in the first place a platform of players in the European housing industry, with a focus on providers of affordable housing. Together with scientific institutes and commercial partners from related industries, EFL reaches synergy for its members by combining different fields of expertise and interest. The EFL staff is deployed for the benefit of members and associates.

The first foundations of the EFL were laid in 2005 when the Dutch-German Connection (NDC) was established. EFL was formally established in 2007 on the initiative of Rob van der Leij (major CEO of the Van der Leij Groep BV) with drs. Joost Nieuwenhuijzen MSRE (former director of the Amsterdam-based housing company Rochdale). At present, EFL comprises of members and associates from 9 European countries: 19 housing providers, 17 commercial associates and 8 scientific institutions and universities.

The actual work is conducted in the Topic Groups. This is where members and associates meet to share their common interests. The groups are focused on themes selected by the members themselves with a focus on delivering concrete outcome. The design competition is a project carried out by Topic Group Accessible Housing.

The competition is funded by ARA, The Housing Finance and Development Centre of Finland. ARA has been an EFL member organisation since 2014. ARA has major responsibility for the implementation of Finnish housing policy and belongs to the administrative branch of the Ministry of the Environment. ARA grants subsidies, grants and guarantees for housing and construction and controls and supervises the use of the ARA housing stock. In addition, ARA participates in projects related to the development of housing and expertise in the housing market, and produces information services for the industry.

## 2.2. Timetable

The competition period launched on October 2015.

Deadline for submitting competition questions was 30 November 2015.
(No questions were received that would have required a public "Question and Answer" section.)

Competition deadline was 15th of January 2016.

The results of the competition will be published at the official competition award ceremony on 12th of May 2016, as a part of EFL Spring Conference in Helsinki.

## 2.3.   Right to participate

The competition was open to all registered degree, bachelor, master or diploma students of university-level institutions from countries with an EFL partner member (Belgium, Finland, France, Germany, Netherlands, United Kingdom).

It was possible to enter either as an individual or a team. Multi-disciplinary teams were actively encouraged, as long as one team member was an architecture student in their final year of bachelor's or any year of master's study.

## 2.4.   Jury

The jury members are:
| | |
|---|---|
| Sampo Vallius , Chairman | The Housing Finance and Development Centre of Finland (ARA) |
| Joost Nieuwenhuijzen | General Director, EFL, Netherlands |
| Jeremy Porteus | Housing Learning and Improvement Network, UK |
| Jacqui Rennie | Centre for Accessible Environments, UK |
| Eckhard Feddersen | Feddersen Architects, Germany |
| Theo van der Voordt | TU Delft, Netherlands |
| Kirsti Pesola | Retired; former Director of the Accessibility Centre ESKE at the Finnish Association of People with Physical Disabilities |
| Renée Floret-Scheide | Agence Floret-Scheide, France |

Competition secretary:
| | |
|---|---|
| Kaisu Kammonen | The Housing Finance and Development Centre of Finland (ARA) |



*The jury meeting in Delft, Netherlands. (Renée Floret-Scheide missing from the picture).*

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## 2.5.  Evaluation process

The competition entries were received by email. The competition secretary made sure that the entries remained anonymous for the jury during the whole evaluation process.

The jury had only one possibility to review the entries together, so following process was practiced:

Each jury member received all the material from competition entries. Each of them assessed the entries individually, with help of an assessment checklist with main criteria presented later in this document. Each entry was graded from 0 to 10 points.

The jury had a meeting in Delft on February 2016. In the meeting the jury had a discussion on every entry, and total points were counted. That's how the rough order of the entries was created. Finally the jury had another conversation about the most popular entries. According to this discussion, the winners and honorable mentions were chosen.

By unanimous decision, the jury decided to distribute the prize money differently as presented in the competition brief. The jury wanted to raise more than just 5 promising entries, so they decided to split the two prizes of €500 into two parts. Hence four honourable mentions of €250 each were granted.





*The jury at work: meeting in Delft*

## 3.   PURPOSE AND GOALS OF THE COMPETITION

### 3.1   General

What?  *An EFL funded, accessible housing building with a focus on individual dwellings.*
How? *Reasonably priced, accessible, adaptable, innovative and comfortable.*
Why? *The population is ageing; there will be a great need for accessible housing.*

The competition brief outlined the changing needs of European housing in response to demographic shift towards an increasingly ageing society. The students were asked to design accessible residential building with a focus on the individual dwellings, assuming a blank canvas upon which to design. The competition was a conceptual ideas competition where solutions were sought at any scale from a single building to an entire district.

What was important in this brief is to identify the need for accessible housing as outlined and to create a bold vision for the future. The aim was for entrants to consider the problem field of accessible housing in the future and to identify themes to explore in more detail in their design. The description text of the entry was asked demonstrate what the entrant's vision is of accessible housing in the future and its principal themes.

The themes to be highlighted and explored may have to do with health, community, new forms of work, new housing service concepts, construction, technology etc. There were no limitations to this. However, there are three primary themes to be addressed: accessibility, health, and affordability.

Residential buildings of the future should be accessible. How will the concepts of acces-

sibility manifest themselves in architecture? Submissions should at least be obstacle-free, with unhindered access both indoors and outdoors. Some of the additional themes to be explored were:

• *Flexibility and adaptation to residents' needs at various stages of their lives*
• *Adjustable spatial solutions*
• *Integrated ICT technologies*
• *Modular components which allows for transferability to existing housing stocks*
• *Inclusive (or universal) design.*

Given the ageing nature of the European population, housing will also need to be designed with health in mind. How can building design be used to encourage healthy living for residents of all ages and abilities/disabilities? Dwellings must be affordable for housing organizations to build. Although the means for achieving reasonable cost may vary, this aspect must be taken into account in the competition entries. Costs per resident may be reduced for instance by investing in high-quality common rooms, new methods of construction, or any other number of approaches entrants might take.

Whether consisting of one or more residential buildings, the competition entry must include homes for several households. The type of building was not determined, but it was required that all submissions must be designs for newly constructed buildings, not adaptations of existing structures. The accessible home may be a skyscraper, a high rise building, a small apartment house, a row house, a city low-rise building, a hybrid, or something completely different. The type of housing assumed was housing in the affordable rental sector. The room schedule of the entry must be based on the type of building designed and the themes explored. The building(s)

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designed may include common rooms, commercial space and workshops in addition to homes. Parking must be taken into account in the entry, however, it may be outlined in relation to what the transport system may or may not be in place. The quality of and linkages to the environment should also be addressed in the entries. Designing and presenting the immediate environment of the building was part of the competition brief. The aim was to create an accessible and obstacle-free, visually pleasant and highly functional urban space that is comfortable for its residents.

## 3.2. Judging criteria

The main criteria in the evaluation process were:

1.     Site and garden plan:
functionality and accessibility, safe routes and division between pedestrian and car traffic, cosiness

2.      Apartments:
Functionality and accessibility, scale and relation of individual spaces and rooms, availability of natural light, innovative solutions

3.      Common spaces and corridors:
dimensions, functionality and accessibility, share of total area, cosiness, usability

4.      Architecture:
Overall touch, quality, innovations, affordability, and feasibility

*© Elina Aho-Kemppainen*

## 4.    COMPETITION ENTRIES RECEIVED

EFL received 31 entries from universities in United Kingdom, Netherlands, Finland, Germany and France. Entries in the same order as received in the competition:

| 1 | School of Life (Pseudonym: Dreamer) |
|---|---|
| 2 | Intervention |
| 3 | Steel web |
| 4 | Pack-Home (Pseudonym: 14032612) |
| 5 | Tampere Interlace |
| 6 | Tulus |
| 7 | Active Living |
| 8 | The Core |
| 9 | Pulse |
| 10 | the grid |
| 11 | gran cottages |
| 12 | Kulma |
| 13 | Garden bridge |
| 14 | Connectagon |
| 15 | Trading Triangle (Pseudonym: Keutio) |
| 16 | Blurring the limits |
| 17 | Responsibility Brings Purpose |
| 18 | Patchwork Forest (Pseudonym: Creative Hub) |
| 19 | 3Scales |
| 20 | Jointly Singles |
| 21 | Collaborative Living (Pseudonym: The Magicians) |
| 22 | Shared Houses (Pseudonym: LF) |
| 23 | Pocket Neighbourhood (Pseudonym: Petulemo) |
| 24 | Scale Chain |
| 25 | The Wandering Realm (Pseudonym: Agora) |
| 26 | Naturally Modular (Pseudonym: Aaron Senior) |
| 27 | Politics of cooperation |
| 28 | Sharing is Caring! (Pseudonym: Kairos) |
| 29 | Florence Parker |
| 30 | Villa Marina (Pseudonym: Saska) |
| 31 | The Circles of Life (Pseudonym: Blue) |

# 5. RESULTS OF THE COMPETITION

## 5.1. Prizes and honorable mentions

First Prize     € 5000          Responsibility Brings Purpose
Samu Pitkänen, Tampere University of Technology, Finland

Second Prize   € 3000          School of Life
Darina Bunak, Tampere University of Technology, Finland

Third Prize     € 1000          Pulse
Elina Aho-Kemppainen, Tampere University of Technology, Finland

Honourable mentions, € 250 each

Garden Bridge
Antti Tuure, Tampere University of Technology, Finland
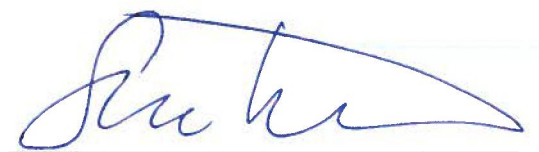
Kulma
Ananda Frigiére, Ecole Nationale Supérieure d'Architecture de Saint-Etienne (Ensase), France/
Tampere University of Technology, Finland

Pocket Neighbourhood
Petra Moravcová, Czech Technical University in Prague, Czech Republic/
Tampere University of Technology, Finland

Patchwork Forest
Miro Saloranta, Tampere University of Technology, Finland

## 5.2. Signing of the jury report

The jury report is signed by the chairman of the jury on behalf of the jury.

Sampo Vallius
Chairman
Lahti, Finland, 3.5.2016

# 6.    ENTRY EVALUATIONS

## Awarded entries

1st Prize:
## Responsibility Brings Purpose
## Samu Pitkänen



*© Samu Pitkänen*

*"Activities and responsibilities for a more meaningful old age. "*

The title of this project describes well the main idea: The key to welfare and long age could be keeping busy and having certain daily responsibilities. The residents of this community have much pleasant responsibilities: gardening, taking care of sheep in the summer, and taking part in the activities of the kindergarten situated in the entrance floor. The building also offers facilities to social interaction and maintaining physical health.

Gardening and the greenery play an important role in the project. In the summertime the center of the yard is filled with residents' gardens. They can work in the garden if they like, but they don't have to. The garden can be quite unattractive place during the winter months, a cold,

*© Samu Pitkänen*

open space. In the summertime it's indeed attractive and inviting. Different yards have different characters. Public functions and housing are wisely differentiated from each other. There are also glazed winter gardens on the rooftops, and a glazed cube with a big tree inside. The glass cube is the central venue of communal activities: there is a cafeteria with a view to kindergarten's play area, communal dining room and an exercise area.

The building is a modular system: each staircase with surrounding apartments forms a module. The modules can be connected diagonally, which gives opportunities for alternative apartment layouts. The system is very flexible and allows the changes to apartments during the building's life span. The shape of the building guarantees good access of sunlight for each apartment.

The author has thought about the question, whether elderly people should be concentrated in one area, or mixed with people of all ages. He comes to a conclusion, that it's better to concentrate them near each other, to save practical nurses' time. Still it's important to have different people around, so also young people and families are welcome to live in the house.

In a lively urban structure there's a good selection of services and public functions: a daycare, where the elderly can take part in the activities if they want, a café and a sauna etc. The glass cube offers many kinds of aid and services. This is a place for many kinds of people, not only for the elderly.

The architecture is attractive: the surface of facades is divided into smaller elements. It makes the buildings look interesting and also makes the scale more human. Use of wood makes the appearance of building warm and cosy. Windows are facing to two or three directions in every apartment, to let the sunlight in. Apartments of three different sizes with variations are flexible and accessible. Each apartment has a private balcony.

The idea of mixing generations and addressing responsibilities to create purposeful life is innovative. The project is visionary and ahead of its time.

## 2nd Prize:
## School of Life
## Darina Bunak
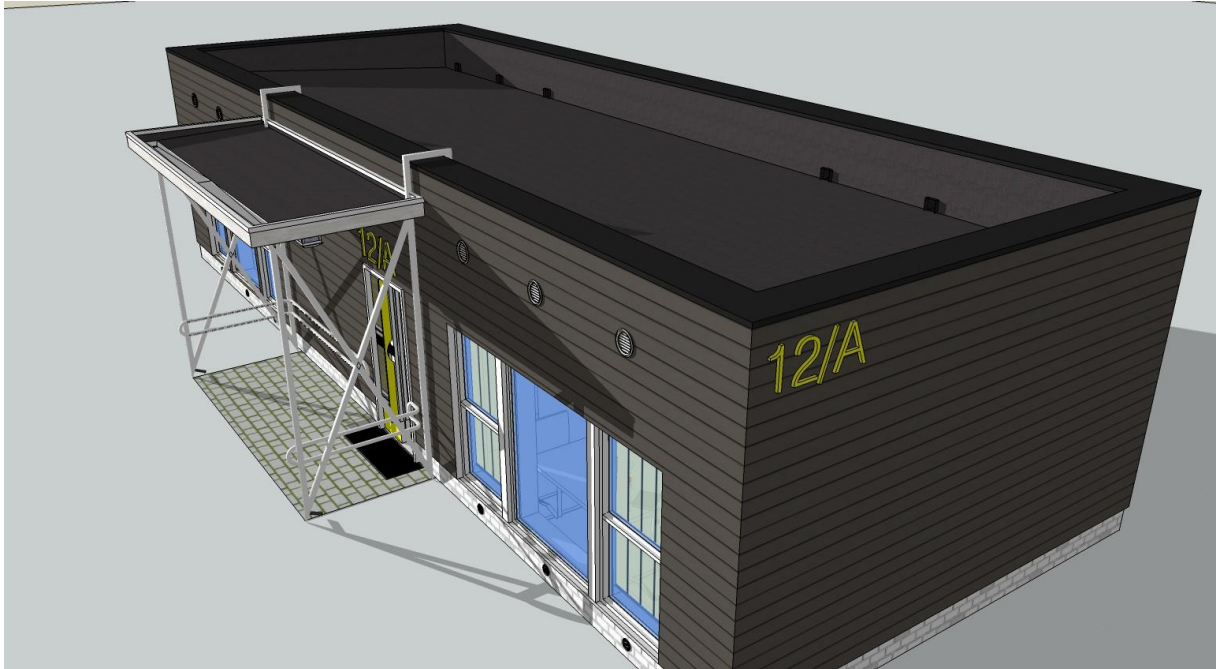


*© Darina Bunak*

*"The youth and the elderly learning from each other."*

The main theme of this imaginative project is providing surroundings for learning and teaching. Isolation is addressed as a main problem, and a solution is combining youth with the elderly, and letting them share their knowledge with each other. A schedule of School of Life's weekly supply of "courses" sounds way funnier than in any other school.

The location of the project is surrounded by nature, but still near city center. Green surroundings are vitalizing and calming. The area consists of 88 standard units: 72 of them are for housing (1 or 2 apartments per unit), and 16 of them for other uses, like sports, shops, catering and culture. The possibility of extending the area has been taken into account: the underground car park holds additional parking lots. Extending can happen also vertically, thanks to pre-installed fixtures that allow adding second floor on top of the first one.

Measures in the project seem to be fairly well thought – the apartments are reasonably sized, and can be built affordably. The author has also pictured, how the area would work in practice, and what would the normal day be like for the inhabitants. The author has paid attention to details. For example the adjustable furniture, doors with rubber handles and easy locking system were presented. The jury considered these small-scale innovations very successful. These details take accessibility to next level.

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© Darina Bunak

General accessibility is very good both inside and outside. The courtyards are very nice and interesting for individual use, half private and half public. The outdoor space has a good selection of common areas with nice ideas: covered benches, height adjustable tables, partitions for ice rink. Semi-open yards and walking streets with slow and fast lanes are cosy and inviting. The main axis with pedestrian lines could have been less monotonous. It could have some curves to make the journey more interesting.

The disadvantage of the project is a rather simple and raw architecture. The modular system of boxes is very functional but not so cosy. The buildings resemble containers, and the simple and cheap-looking style makes the dwellings feel like a non-permanent solution. The rawness is an initial impression, but when you look closer, you can find lots of dedicating design and warmth in the dwellings. The buildings and yards are a bit too similar to each other, which might lead to monotonous surroundings and orientation problems in the area. Continuous area of box-like buildings wouldn't necessarily create a good environment, but the house type would work better in units of one or two of these boxes. However, modular system has also advantages:, such as production costs and ease of transfer.

## Pulse
### Elina Aho-Kemppainen



*© Elina Aho-Kemppainen*

*"The heartbeat of the neighborhood:
almost like individual small houses in a block of houses."*

This is such a unique typology: Three different shapes of modular detached houses are brought into a structure of 5-storey apartment building. The modules are flipped, rotated and mirrored, and collected around inner courtyard, filling the whole quarter. Every apartment has its own, spacious terrace between the modules. Terraces are almost like private courtyards.

The concept seems to work well. In addition to apartments there's also a reasonable share of public and commercial activities located reasonably in the block. Activities, such as a gym, a supermarket, a daycare and pharmacy, are targeted to both residents of the building and people of the neighborhood. Most of them are situated in the first floor, but some of them are in upper floors. Different surface materials separate them from the housing. Just for a building of this size (51 apartments) this amount of commercial services would be too much, so there must be a

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real demand for them in the neighborhood. In addition to these commercial and public services, there are also common spaces, where residents can meet and socialize: a cinema, a dining space, a music room, a sauna and so on. In top of it all there's a rooftop training space and a garden.

The building is designed for all kinds of people. Accessibility in this project is seen as "design for all". You don't have to move away, if your life situation changes. Accessibility in traditional sense is taken into account in many details. Corridors are wide and open. Tactile paving and colorful front doors help visually impaired to move in the building. Bright colors also help remembering one's own apartment.
Apartments are accessible. Some of them are two-storey loft apartments (two modules situated in top of each other), but they have survival floor in the first floor.


© Elina Aho-Kemppainen

The apartments are good quality and comfortable. They are almost like individual small houses. The author's skill in housing design is visible in the floor plans: there are no mistakes, even though the tricky shapes of modules lead to apartments with diagonal walls and sharp corners. All the conventional solutions and problems are avoided. For example, even though the apartments are near each other, there are no windows facing neighbors' windows. The apartments are also flexible.

The downside of this extraordinary shape is a large amount of building envelope, which makes the project expensive and energy-inefficient. This might still be possible typology in the future, assuming that the insulation techniques become considerably cheaper and more effective. It would allow this kind of solution.

The openness of the building raised some concern on the air shifts blowing through the building. Would the otherwise inviting inner courtyard have a pleasant micro climate? Fortunately the building is not as open as it first looks: many openings are closed with glass terraces, but the ground floor is open. That's where the problems may appear.

Honourable Mention:
Kulma
Ananda Frigière
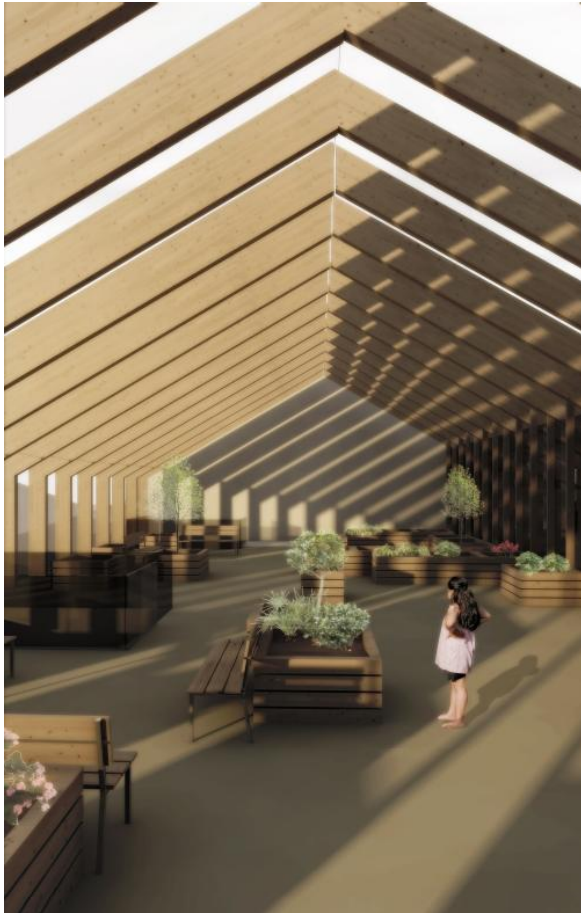


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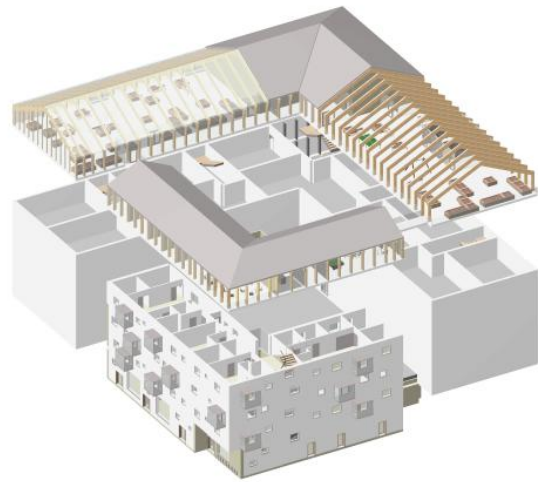


*" Something old, something new - everything under the same roof"*

"Kulma" is a housing concept for urban structure. An L-shaped building adapts to different urban blocks and suits well for densifying existing structure. It can be scaled and built in many kinds of sites. The entry shows some examples of urban adaptation, and presents one of them more in detail.

The chosen plot is integrated to an existing housing block from the 70's. The entry is utilizing existing building, but still the new building is on a spotlight, as defined in the competition brief. The extension improves also the old building's usability, because of the new lobby with lifts. The building was formerly reached only by stairs. The attic floor is the binding structure that connects the old and the new building, providing communal spaces for both.

A couple of commercial spaces in the new building vitalize the street level, which would otherwise remain too mute with technical and storage spaces. Apartments are situated in second, third and fourth floor, 4-5 apartments in each floor. Apartments have a big variation in size: big-

*© Ananda Frigière*

gest ones are 100 square meters, and are suitable for big families or communal lifestyle. Smallest ones are only 27 square meters, including space-saving integrated furniture. They seem to be accessible and quite flexible. An apartment of 90 square meters can be divided into two smaller flats. Living spaces in flats tend to be roomy. There's room for pianos and bookshelves – not only for necessary furniture.

The luminous attic floor is the "diamond" of this project: it's packed with public and semi-public functions: a café, a gym, a lovely greenhouse area with benches, a terrace with a place for grilling and playground for kids. They can be in public use, accessible from street level with elevators, or privatized only for residents. The top floor is very inviting.

This project has somewhat realistic approach. The form is well-thought and architecture is clean. The project considers different stages of human life as a global challenge: childhood, adulthood, ageing disabilities. The target group of residents is diverse: not particularly elderly or disabled, but a mixture of different life situations in one building.

## Honourable Mention:
## Garden Bridge
## Antti Tuure



© Antti Tuure

*"Quality housing and gardening in the heights, instead of a parking street."*

This is another entry addressing urbanization as a global challenge, and presenting an infill project as a solution. These houses "reclaim the street": the site is an old parking street, now re-utilized for housing.

The buildings consist of three different sizes of modular dwellings, made from CLT-elements. The modules can be stacked in top of each other to create different typologies. In this case the parking street is filled with a set of 9 apartment buildings. They are 6 to 8 floors high and connected with a bridge.

The bridge, which pierces the buildings in the heights is the most characteristic feature of this project. Its function is to offer residents a safe recreational space outdoors and a possibility to urban gardening. Parts of it are glazed for winter gardening. The bridge resembles High Line in New York, but has higher level of privacy.

The bridge evoked controversial opinions. It was seen as interesting idea, offering perfect views to the park. The biggest problem is that about 8 meters wide bridge blocks natural light from the apartments below. There should absolutely be something else than apartments right below the bridge. Some of the common spaces could be situated there. The advantage of the bridge is questionable. Is it actually even necessary? The project would work great even without it. On the other hand, it's the most interesting and characteristic element of the project.

Despite of some disadvantages, the buildings are very well designed. Apartments of various sizes, most of them facing to two directions and with big balconies, can be divided. Floor plans are open and beautiful. They are well designed, except oversized bathrooms. Accessibility is taken into account and orientating elements are used. Big balconies get a good spray of light during the day.

There's a nice variety of realistically sized common spaces in upper floors and the street level is all public with commercial activities. The building itself is structurally and architecturally good, as is the chosen plot, taken from the wide street. There are homes for all ages in the project, not only for the elderly.

The project is clearly based on light traffic and public transportation. A plenty of parking space would disappear if the houses were built. There's no new parking presented at all. On the other hand, there is a planned tram line next to the houses, and new, nice bike lines are presented in the site plan.

# Honourable Mention:
# Patchwork Forest
# Miro Saloranta

*"Simplicity is the key"*

The project is located next to intended future subway station. It's currently covered with forest, but the project would create a natural connection between the existing services of the area. The new housing consists initially of 4 closed blocks, and more can be built in the future. There is a school in the area, so the mixture of generations would be created naturally.

The location surrounded by the forest is beautiful. Nature is present also inside the closed blocks: each one of them has a little forest in the inner courtyard. Every block has its own, uni-

que identity based on the tree species in the courtyard, as well as different colors and paving materials.

The description text is very developed and includes many thoughts about accessibility that deserve to be mentioned: "Accessibility is something that makes life easier for everyone. It's something that is achieved when it isn't noticed". The most important components of accessibility, according to the author, can be narrowed down to three: "First of all it's important to design with clear connections. Secondly spaces must be flexible. Finally the third factor is that the design must be done around people and not cars".

These themes come true in design. It's simple but it works well, and is very flexible. The simplicity is a virtue in this case. Apartments consist of prefabricated modules that can be transported to site. Modules can be combined differently to create different apartments. The project is feasible and affordable, but also pays attention to high architectural quality. Apartments are accessible and obstacle-free. The route from elevator to apartments is an open gallery bordering the inner courtyard. Apartments have windows to two directions.

Many kinds of common areas activate street level. There's a clear division between public commercial services by the main pedestrian route, semi-public communal areas off the pedestrian route and semi-private inner courtyards.

# Honourable mention:
## Pocket Neighborhood
## Petra Moravcová



*© Petra Moravcová*

*"Social and green small-scale neighborhood of the suburbia"*

The project focuses on suburban areas. City growth causes a risk of uncontrolled suburban housing with its uninvited side effects. The project offers more friendly, affordable and accessible solution for suburban housing – the one that encourages social interaction.

Social interaction happens in the yards. There are many different outdoor areas – front yards, backyards, inner courtyards- with different levels of privacy. The yards with gardening options and small neighborhood piazzettas are inviting. It's easy to believe, that neighbors spend time outside and socialize with each other.  More private outdoor areas can be found from inner courtyards in the middle of the houses. There are also roof terraces on top of houses.

EVERY SINGLE UNIT IS FLEXIBLE AND CAN BE ADAPTED TO DIVERSE CHALLENGES OF FAMILY LIFE PATTERN **LIFESPAN** HOUSING IS FULLY **ACCESSIBLE & ADAPTABLE** UNIT'S **CUSTOMABILITY** SUPPORTS LOCAL FEELING OF **IDENTIFICATION**

**POCKET NEIGHBORHOOD** OFFERS CLUSTERS OF HOUSES GATHERED AROUND SHARED GARDEN COURTYARDS, ALLOWS **LOCAL FOOD PRODUCTION** BASIC NEEDS OF DAILY LIFE ARE AVAILABLE THERE, VARIED **SERVICES** INFILL EMPTY GAPS OF PUBLIC SPACES

POSSIBLE SOLUTION MIGHT BE LOW & DENSE **URBAN BELT** SUSTAINABLE THAT **STRENGTENS** OUTER CITY BORDER **& CONTROLS** CITY GROWTH **FLEXIBLE URBAN PATTERN**

BY **2060** OVER HALF OF THE EUROPEAN POPULATION WILL BE PAST **RETIREMENT AGE** LAND VALUE VARIATION AND ABILITY TO PAY **= AFFORDABILITY** DESCENDS WITH THE DISTANCE FROM THE CENTRE

**SUBURUBS** ARE GROWING 160% FASTER THAN CITY CENTERS **THE HIDDEN COSTS** OF SPRAWLING DEVELOPMENT ARE PAID BY ALL CITIZENS CITIES & TAX PAYERS COULD SAVE **$$$** MILLIONS WITH **HIGHER URBAN DENSITY** DEVELOPMENT **SPRAWL** IS NOT SUSTAINABLE

*© Petra Moravcová*

The scale of housing is small and human, which makes it look inviting. Basic shape of a house is always the same, each house containing 2 to 8 apartments. The apartments of various sizes suit for many kinds of people. Some of them are really large, suitable for immigrants and larger families. Customizable facades make the architecture interesting and let residents express their personality. There's enough variation even though the shape of houses remains the same. Large apartments can be divided or combined. Apartments are otherwise accessible, but there are no elevators, just space reservations. In this scale the solution is somewhat justified, as long as the space reservation exists.

The proposal is well thought, realistic, and it doesn't have big mistakes. Lively presentation is like a book of life, growing from one picture to the other. The neighborhood could be implemented right away. On the other hand, the proposal is even too safe and doesn't take any risks or find new, visionary aspects to theme. As the author writes, this concept could also be developed for more urban zones.

# Non-awarded entries
## (in the same order as received in the competition)

## Intervention
## Hsu Ming-Tsuan



*© Hsu Ming-Tsuan*

*"Honeycombs of spacious hexagons."*

The basis of this project is the idea that corners of 120° are more useful in apartment design that corners of 90°. That's why the shape of hexagon is chosen as a basic shape of modular apartments. The idea is interesting, but it remains unfinished and conceptual. The shape of hexagon leads to wide and open spaces, but also limits the design solutions. Apartments are accessible and pretty functional, although they are even too wasteful when it comes to use of space.

The shape fits perfectly to author's idea of an organic system that can be expanded. The concept could be developed to fit in high density urban structure. In this entry surroundings are not integrated in the planning. Communal dimension is also lacking. There are some floor plans with wide lobbies, but they are not ready: there's a huge amount of empty space and very few functions. Of the main themes, accessibility was taken into account, but affordability and health concepts are missing.

# Steel Web
# Bruno M. Campos Pereira



*© Bruno M. Campos Pereira*

*"Flexible modular units on a grid of steel"*

This urban infill project is based on a grid of steel pillars beams. The grid is constructed first, and modular housing units are added afterwards. The construction of the whole building itself is flexible: new apartments can be joined or removed both horizontally and vertically. A basic unit fills two squares of 5 x 5 meters from the steel pillar web. The size of basic unit is handy for the elderly or students, which are addressed two main target groups of the project. The units can be combined to create more spacious apartments for families. The apartments are accessible, but a tubular shape is difficult when it comes to the supply of natural light. Some living rooms are situated next to a lobby, so they don't get natural light at all, which is a clear mistake.

There's a good share of public spaces on the ground floor. The functions can serve whole neighborhood. The ground level is not very open to the surroundings. It could be more inviting. There is a plenty of common areas without a specific function in the building. Excess space means extra costs. The system is interesting, but movable and removable units should be developed more to make them affordable.

# Pack-Home
# Weronika Kaczmarek & Patrycja Krawiec

*"Movable homes for nomads"*

Interesting concept of prefabricated homes that can be moved anywhere in the world. You don't have to do all the packing - just pack your home and ship it anywhere. It would be handy for example for retired grandparents, who want to go wherever their children and grandchildren go. One can even rent an apartment module through a mobile application. The entrants haven't settled to design a standard building. Thinking out of the box is a good basis – especially in a concept competition. This is an intriguing concept, even though it's not the most realistic one. Architecture is storytelling and this is definitely a story. This story isn't just so easy to believe in. Some people would love to move with their own apartments, but for some, a new home is part of the fun of moving. Shipping homes around doesn't seem very sustainable, but it could be a solution for regressive areas.

Base module is 6 x 6 square meters. An apartment can consist of 1, 1.5, 2 or even 2.5 modules. In the example project there is a nice garden with allotments in the middle. Wide open corridors circulate the building facing to the garden. The garden and the corridors are nice on a warm season, but not all year round.  Apartments are located as string by the corridors. Common spaces are located in a corner of the block, in a "health cube". It allows elderly people to stay healthy in body and mind. The apartments seem to be comfortable, functional and accessible. Modular system is very functional but lacks certain cosiness. Individual spaces are less available in the modular system and transformations are always in the limits of the modular system. The curious and somewhat futuristic system of moving furniture by an electromagnetic lifting system is presented. It sounds handy, when relocating the apartments.



*© Weronika Kaczmarek & Patrycja Krawiec*

# Tampere Interlace
## Cristian-Marian Stoian

*"A sculptural, modernist giant"*

This entry looks back to the 1940's modernist architecture. Le Cobusier's Unité D'Habitation is the nearest reference of this massive apartment and care building. According to the text, the scale comes from old industrial buildings nearby. The building consists of 3 volumes: 2 base volumes and the biggest one on top. The whole building is situated in wide, park-like surroundings. The massive scale of the building and a great amount of apartments makes it feel like an institutional building. The scale doesn't really promote well-being. The intelligent guidance system to find the way home is probably necessary for the residents.

Apartments are located around long, shifting passages in the middle of the building. Because of the wide frame of the building, the rooms are quite tubular. It makes them dark, and they only get sunlight either in the morning or in the evening. It's expensive and a little weird decision to put two accessible toilets in a two-bedroom apartment. Some of the rooms can be combined to make one big space. Accessibility level is good.

In every second floor there's a plenty of common areas. The scale is excessive in many of them. The mixture of functions is interesting: there's a concert hall for music school, the elderly daycare and a kindergarten. Despite the problem in scale, lots of effort has been put in this entry. You can find nice and well-thought details from the pictures.



*© Christian-Marian Stoian*

# Tulus
# Heikki Vuorinen



*"Slice apartments"*

The building seems to be quite conventional apartment house. Semicircular shape is its most characteristic feature. Use of wood in the façade gives it warm appearance. Overall size of the project is reasonable: just 5 stories in highest. Apartments are combined from desired amount of 15° sectors. They are nicely structured along the curved façade. The shape is quite impractical, limiting the use of space. When studying the project in detail, not many spaces are very appealing. Especially the smallest ones are very hard or even impossible to use. Narrow corners are problematic in terms of accessibility. On the other hand, some of the living spaces on the outer rim are very roomy. Certain flexibility is presented inside: there are no partitions as a binding structure. The porch zone is convertible according to one's needs.

There are no common spaces inside that allow people to meet spontaneously. The only shared space is a sauna with a clubroom, but it has private character: normally these shared saunas are used by one family at a time. Apartments are reached from impractically narrow, uncovered galleries bordering the inner rim. There's no space for stopping by and chatting with neighbors. Fortunately there are wider terraces in upper floors.

© Heikki Vuorinen

# Active Living
# Juulia Juselius



*© Juulia Juselius*

*"Services and activities from the elderly to the elderly"*

This entry believes in communal activity and supporting self-determination of the elderly. Services of the neighborhood are partly provided from the elderly themselves to activate them and support their physical and social wellbeing. These themes are taken into practice comprehensively. The project consists of six buildings, three of which have spaces for services. One of them houses cultural services, other one health services and third one care services for basic needs. The culture building is presented in detail. In addition to three floors of cultural activities and multifunctional workspaces, some apartments have home offices.

The concept brings living, working and free time together. There are tempting common terraces in each floor. The mixture of functions is an advantage, but the amount of public and working spaces is not fully credible. It remains unclear, how work spaces would be utilized. It would have been a good idea to divide the commercial spaces more evenly, and place them on the ground floors of buildings, where it's easier to stop over. Apartments are mostly well designed, even though some mistakes can be found in floor plans.  Apartments have lots of light. Facades are playful and colorful.

# The Core
# Tomas Hartman



*© Tomas Hartman*

*"The social heart of the building"*

The building consists of three different types of spaces with different levels of privacy. Apartments in the outer rim provide a personal area for residents. Bigger ones are fully equipped, but smaller ones share a communal kitchen with dining area (one kitchen per 3-4 apartments). There are many sizes of apartments for various kinds of households. Apartments are accessible and very well designed, although the smallest one don't have even a small kitchenette or water tab (except in toilet).

The core area in the middle of the building is dedicated for public functions. The proportion of public functions is sensible. The transparency of the rooms for common activities in each floor invites people to join the activities. Inner space allows some light in through light well, but the lower levels of the core may remain quite shady. There's lots of greenery and benches outside the building, but an open parking place next to the building gets too dominant role.

# The Grid
# Natalia Batrakova



*© Natalia Baratkova*

*"Two scales of living"*

The project combines small houses and residential towers. It's possible to add modular houses of both types. The idea of the neighborhood growing like roots is nice, but sets certain challenges to use of space.

The author states that the elderly and disabled should live among other members of the community. Despite of that elderly people are placed in small houses, and therefore separated from the rest of the community; young adults, families and middle-aged people. The explanation for that remains unclear.

Several mistakes can be found in apartment design: bathrooms opening to dining space, too big bathrooms, small bedrooms or just alcoves. Direct entrance from the pedestrian street to the living room is questionable. Only some of the apartments are accessible. Architectural style of small houses is peculiar – it's a matter of taste if one likes it or not.

The site is well chosen and developed. Small houses have own gardens, which is an advantage. Space between the buildings looks interesting. Small houses don't have eaves or shelters to provide shelter from the rain. The scale of the residential towers could be reduced to connect them more closely to small houses. The towers have some flexible solutions: rooms that can be merged into already occupied flats or rented out. Services on the entrance floor of high rise buildings are ok: cafes, day activities and working places.

# Gran Cottages
## Iina Myrsky



*© Iina Myrsky*

*"Welcome to the future!"*

The housing is intended only for the elderly, not for mixed use. The concept doesn't cater for elderly people's integration into society. Introduction text is full of ideas, how to utilize today's techniques for safe and active life for the elderly. They are good and imaginative, some of them even very daring and wild. The ideas include a handy delivery space for goods and groceries. In each apartment there's a gym device chosen for resident's specific needs, and by exercising he or she could earn service vouchers as incentives for active life. Gym devices can also be connected to produce electricity for the building.

Apartment modules are all the same size, suitable for one or two people. There's also a possibility of dividing the module into a side apartment. Some minor variations can be made inside apartments, but they are not particularly flexible. They are accessible, but the supply of natural light is limited in some parts. There are one or two entrances in every apartment, but no entrance halls – only the delivery space. Apartments are inside a big, glazed indoor garden, which creates utopic atmosphere: small huts under a glass roof are funny idea, like a community in the Moon. The garden has semi-private and more public parts. Advantage in glazed roof is that you don't have to freeze when you go "out". It's safe and easy place for recreation for elderly inhabitants with memory problems or poor physical condition. The architecture of "cottages" is interesting and refreshing, yet a little kitchy. Everyone is invited to customize their own facades with different colors, façade materials, plants and fences.

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# Connectagon
## Bert van der Sluis & Sieta van der Val



*© Bert van der Sluis & Sieta van der Val*

*"A city-building board game"*

This is another one of the two entries in this competition, based on a hexagonal form. The whole idea develops from the wheelchair driving round and therefore needs hexagon. The argument was seen unconvincing by the jury - what about wheelchair users that dance or play basketball? A wheelchair user doesn't need specialized solutions of this scale – just normal level of accessibility. The network of hexagon is taken into a scale of town-planning, and combined with Ebenezer Howard's Garden City- ideas. The outcome is a strict and a little bit old-fashioned concept. The whole environment is divided into hexagons – even nature and water. Hexagons form villages that are equal to each other. Services are scattered inside the villages. The idea is to make people visit other villages. They're even connected with flat escalators.

The hexagonal housing units can be assembled from prefabricated parts. They can be built and customized by residents themselves, and hexagons can be added and subtracted, according to certain regulations that guarantee accessibility, natural light and emergency access to every apartment. The whole idea with hexagons and rules resembles a futuristic community-building board game, but would it be applicable in real communities? The apartments need more development. They are not very practical or really accessible. Some rooms are small and the walls form very useless corner spaces.

# Trading Triangle
# Outi Keskinen



GROUND FLOOR 1:200

© Outi Keskinen

*"A village-like neighborhood back in the city"*

Trading Triangle is quite conventional, centrally located group of trapezoid-shaped city blocks. It's designed for a mix of different people, who create their own community. There is a barter system for exchanging services and trading goods. It reinforces interaction between all kinds of target groups and prevents loneliness and isolation. The system is based on a website and an application. The building offers a good variety of common spaces on the ground floor to support this exchange economy. Some of them can be open for outsiders, some only for residents and some can be rented out.

There are different sizes of apartments in the buildings. The flexibility consists of "free rooms" that can be attached on studio apartments or used as working studios. The apartments aren't very successful, even though the basic dimensioning and accessibility is ok. Bathrooms are often opening uncomfortably onto living areas. There' are no big mistakes in the project, but neither nothing new. Architecture and surroundings could be developed – now they remain quite plain. The project seems to be affordable and feasible.

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# Blurring the Limits
## Particia Llasera
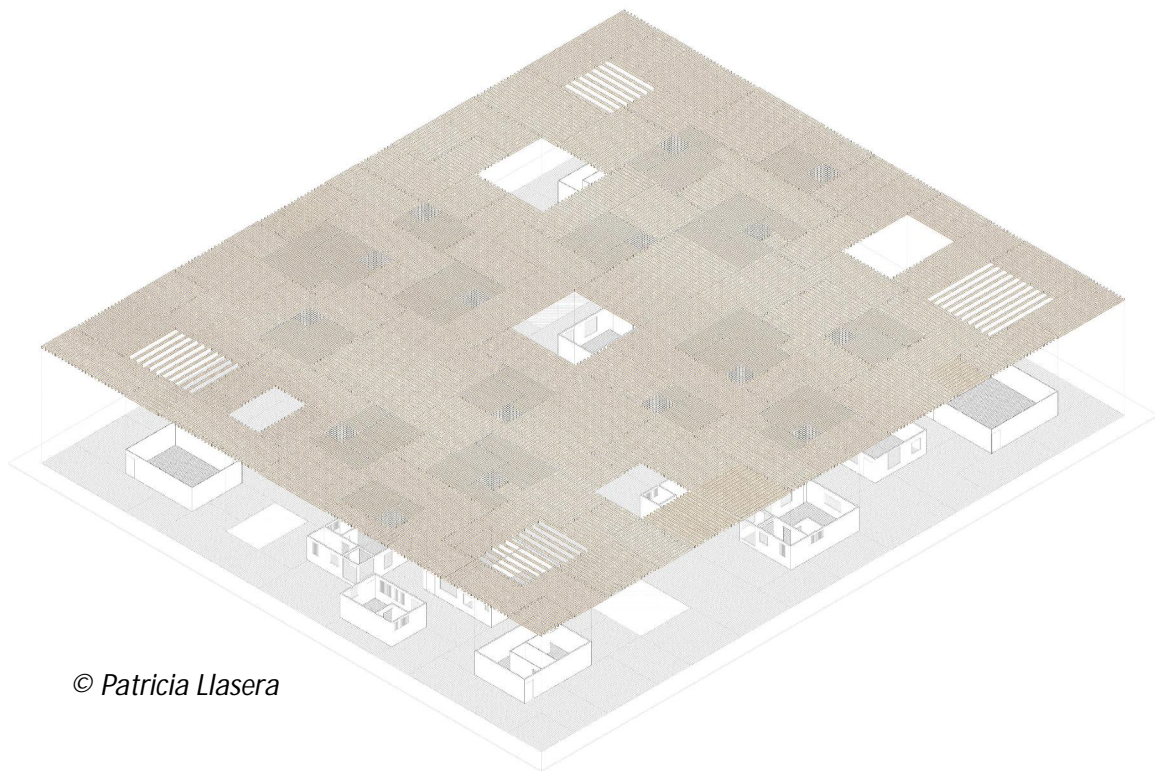


*© Patricia Llasera*

*"A conceptual play with squares"*

This entry is a systematic, structural sketch. It's more like a play with a modular system instead of real plan. The basic concept is literally "blurring the limits", graduation between inside and outside, as well as public and private. The use of homogenous pavement materials both inside and outside is intended to create flowing spaces.

Modular apartments are one-floor high. They are enclosed with each other. The whole area is covered with wooden grating. The modules can also be put beside and above each other to make high rise buildings. A basic dimension is a square of 2 x 2 m, which is the dimension of a bathroom in this project. The dimension proves to be unpractical, leading to accessibility problems. Systematic approach to social solution is very difficult, and it needs much work to succeed. Presentation techniques made it difficult to read and review the project.

## 3Scales
## Teemu Paasiaho

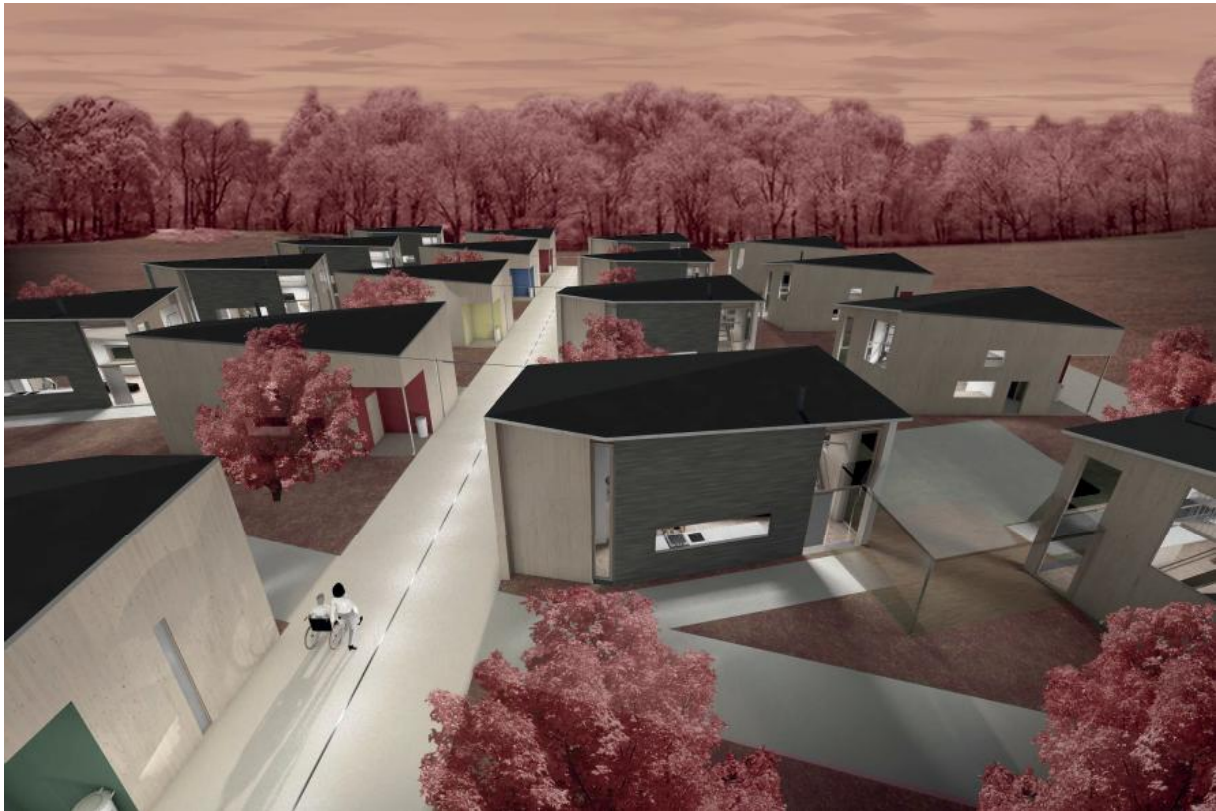*"An old factory area brought to life"*



View from pedestrian route

© Teemu Paasiaho

The major challenges addressed in this project are socio-economic problems caused by shrinking working-age population and growing retired population, housing problems of ageing population, and immigration-related challenges. The author presents well-developed introduction to these themes, with thoughts on how to meet these challenges. In means of architecture we can help to build communities, where people help each other. Tax redirection can benefit both residents and the country, helping achieve the same goals.

The project is an urban infill project utilizing abandoned factory area near the centrum of a middle-sized Finnish town. Old factory buildings are reused for public functions like sports and culture, and new housing is built. The area is divided with clear zones of movement. A public pedestrian street is crossing the yard. It may be a problem in sense of security. The housing is suitable for as diverse mixture of people as possible: students, immigrants, families and elderly people. Apartments are well designed, accessible and genuinely flexible: Apartments can be connected easily thanks to built-in double door system. Some apartments have too many bathrooms, but that's due easy flexibility. Wide walking balconies around the house, and "multifunction cubes" are pleasant places for random encounters. Common facilities are situated in the entrance floor.

# Jointly Singles
# Pekko Sangi

*"Cottages for grannies and grandpas"*

The project consists of 26 similar small houses, designed specifically for elderly people who live alone. They are situated almost side by side, to prevent isolation. The area almost by the lake is lovely. The houses are open, cosy and simple, but also luxurious in terms of space. Windows open to all directions giving nice views. High rooms are airy, and allow building a loft, that can be used as a guestroom. Unfortunately steep stairs makes it inaccessible for most of the elderly residents. Except that, the accessibility is very good. There's a selection of smart, little details that can make life easier, such as adjustable table and an electrical closet that stores items in many shelves, but any shelf can be set to a height of 800 mm for easy use. The target group is very limited and don't promote mixing of generations. The apartments are actually suitable only for singles because there is no natural place for double bed. What if a person finds a new companion in the old age?

For a single elderly person the concept is striking: little houses with original floor plans and own gardens, not too much cleaning and enough space for grandchildren. They remind of summer cottages or English park homes in seaside summer resorts. Nevertheless, putting 26 of them together makes the environment disorientating and too repetitive. Even though orientating is relieved with differently colored entrances and illuminated stripes on streets, the area remains monotonous. Even though neighbors live next to each other, there are no common spaces, except glass terraces shared by two neighboring houses.

# Collaborative Living
## Nima Morkoc, Max van der Westerlaken &  Kevin Westerveld



*"Communal interaction in the neighborhood and online"*

*© Nima Morkoc, Max van der Westerlaken & Kevin Westerveld*

The entry is very conceptual, and has a good epoint of view to topic: The elderly alone should not be in center of discussion, but a society, with the elderly as a part of it. Entrants approach the challenges by imagining their own old age in 2060's. These challenges are the elderly people's feeling of uselessness, and wasting the knowledge of older generations. Accessibility themes are also well studied in the text.

The architectural solution is a building, where generations can live together and share their knowledge. The subtitle of the entry says that "The building is the oldest social medium". Therefore it's natural to have a social mobile app as a part of the project. With the app residents can easily ask and offer services, company or whatever they want. The building itself is not ready, regarding the architecture. The goals of the text can't be found in the building that looks like a typical nursery home. Common spaces are located in the middle, and apartments around it. In between there's an open zone with common kitchens, dining and living spaces. The private space for residents is minimized – There's only a bedroom and a place to sleep, but not even a small kitchenette.

# Shared Houses
## Laura Follin

*"Common houses as interfaces in a sharing of know-how, hobbies and knowledge."*

The project is an example of an urban scaled building with vertical growing. It would be interesting concept for dense, urban locations. The city block is structured around three themes: living together, evolutivity and ecology. 4 common houses (House of Sciences, Culinary House, Club House and House of Arts) work as interfaces in a sharing of know-how, hobbies and knowledge. There are also semi-private greenhouses on the roof, common workshops and repair centers. In near future we will need this kind of cooperation between people, socially, economically and politically. Flexible structure, a grid of pillars with no bearing walls, allows building to evolve according to user's needs. Parts of the apartments can be added to other apartments. Energy production is well-thought: electricity is provided with photovoltaic panels, and partly generated from the movement of sports practitioners in the house gym. The electricity-producing gym is a good idea that also promotes physical wellbeing of seniors.

The panels are quite hard to read, because of the presentation techniques. It's not clear, which aspects are shared, and which one of the common houses is which. Apartments are a little old-fashioned and not really accessible. Some of them have long indoor corridors. Diversity and flexibility are best features of apartments. The architecture is still on a concept phase, and needs further developing.

# Scale Chain
# Severi Hellstén



*© Severi Hellstén*

*"Shared accessible saunas and rooftop recreational areas"*

This apartment house fits for several different empty slots in urban structure, even on top of existing buildings. The core of the concept is a stairwell, with easy access to all apartments with long side corridors. The side corridor is an idea that we're not used to, but they seem to work, allowing lots of natural light in. The courtyard would have needed more work. Now the street level parking site gets quite big role. Entrance floor of the house is quite typical with supporting functions, but there's also a gym, health care and communal spaces. Each floor has a recreational area on top of lower level's roof. They serve gardening, calming down, barbeque, sports and games.

Apartments form a simple but flexible system, based on a module of 39 m2 and adjustable units that include a sauna, a bathroom and one bedroom. Units can be joined and extracted to form different types of apartments: there are 6 variations, from 39 to 113.5 m2. There are homes for all ages and different groups of people. Flexibility works, even though joining apartments leads to some quite small apartments having two bathrooms. Private saunas are typical in Finland, and this project has also numerous saunas. Every two apartments share a sauna, and there's even one common sauna with an access to balcony in each floor. All saunas are accessible, which is not so typical, but definitely an advantage.

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# The Wandering Realm
# Harriet Walton



© Harriet Walton
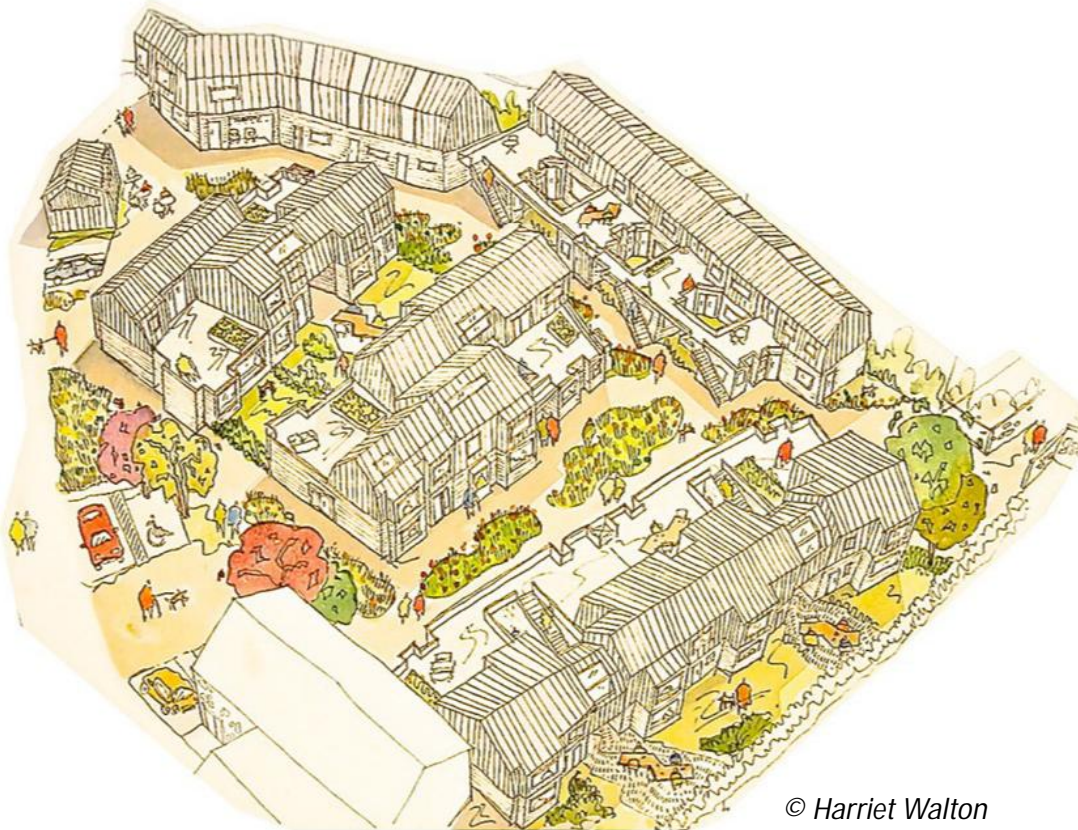
*"Wandering through home, the site and the city"*

A sympathetic low and dense neighborhood of detached houses is situated in an English small town. The presentation technique is beautiful and unique, even though it's hard to get a sense of scale in the presentation. The scheme is presented with a story, a journey through home, the site and the city. The site with gardens and meandering paths is green and attractive, offering sensory experiences and places for easy encounters. There's also a building dedicated for common activities.

Apartments are kept moderate sized, to give elderly people a change to downsize. We shouldn't get too economical, when it comes to space – it may lead to difficulties with accessibility. There are comfortable nooks in the apartments (for example for a dining table), but those nooks are useless for a wheelchair user. According to a text, second floor apartments should be fully accessible via apartment cluster's shared lifts. However, those lifts couldn't be found from the pictures. Looks like the second floor apartments have only a stair access, which makes them inaccessible. Even though the presentation is lovely, it doesn't give all the information needed. It may even give misleading impression.

# Naturally Modular
## Luke A. Hurley

*"An ordered but still organic frame"*

The entry has a strong objective on social aspect and age-inclusive housing. The project is aimed to people of all ages and life situations. Rent subsidies for community tasks are offered, for both young and elderly people. These tasks, like childcare, also help keeping the elderly socially and physically active. The project is based on a modular system, a precast reinforced concrete structure. Prefabricated modules can be fitted into the structure. The apartments are affordable and possible to build even without construction experience. The project is quite technical with good ideas regarding to different products and construction techniques. There is also sustainable dimension: using straw-bales as insulation material. Straw is waste material produced nearby, recyclable, carbon-neutral and suitable for self-building. Another technical invention is light/ventilation void between floors.

The concrete frame spreads to surroundings organically.
It's surrounded by a nice green lawn with picnic and bbq area and allotments. Parts of the framework are left empty and covered with ivy, which gives the structure soft and natural looks. Modules can be added and subtracted to and from the apartments – both horizontally and vertically. The example apartments are quite tight, and some of them hardly accessible. The downside of this project is that only the entrance floors of apartments are accessible. Common spaces weren't presented except in outdoors. They could be created with the same modular system.

# Politics Of Cooperation
## Nicolás Barrena Lázaro & Irene Jiménez Nacimiento

Axonometric

© *Nicolás Barrena Lázaro &*
*Irene Jiménez Nacimiento*

*"Theoretical study of an organic structure"*

The urban structure and dimension of the projects seems to request a big urban scale. It's an interesting, organic 3D concept and combination of units. Private and public spaces are combined in an organic structure. Some models of apartments in various sizes are presented. Only one of them is accessible with a wheelchair.

It's an interesting presentation, but unfortunately the quality of the PDF does not show easily all the details of the project, and limited information leaves the basic idea unclear. Also the possible social side of the scheme was impossible to read from the material.

# Sharing is Caring
## Elena Balzarini



*© Elena Balzarini*

*"Dutch townhouses with communal aspect"*

The objective of the project is to integrate the elderly to urban life and community as much as possible. The chosen housing type is an inclusive urban block. It's situated to existing structure, to substitute demolished buildings. The specialty is the administrative model: apartment block would be owned by the government, but administrated by the community: everybody would be made responsible for their premises. The inner courtyard is promising place for communal interaction, but it's presented only on a general level. Entrance floor houses a variation of communal and public functions.

The apartments gathered around the large inner courtyard are long and narrow, as it is typical for Dutch apartments. They are cost-effective, but the shape causes problems, such as lack of natural light.  Only some of them are accessible – the ones that are designed specifically for elderly people. Some of the apartments are in two floors, connected by steep stairs. In most types toilets aren't accessible either. The apartments don't have entrance halls, so you enter to living room. Some flexibility is possible inside the apartments, and also by connecting overlapping apartments.

Florence Parker
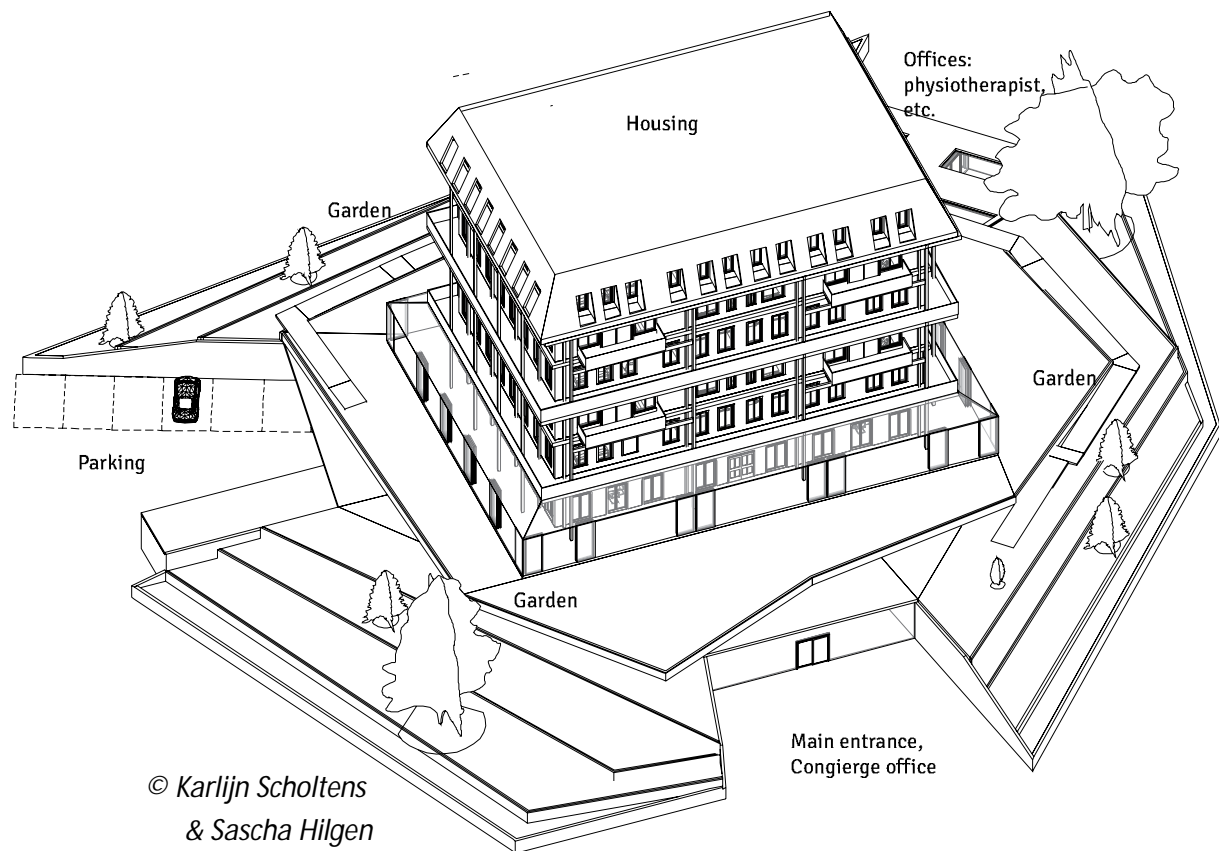Evangeline Frances Rowles

*© Evangeline Frances Rowles*

*"Organic core hides roomy houses and shared inner courtyard"*

The project is to develop cozy homes that prevent loneliness of the elderly. Hand rails and other assistive adaptations often look clinical, but it's important to personalize the apartments to make them feel comfortable. The project is first outlined with a group of case studies leading to a conclusion. The solution is a group of four roomy houses, all gathered around the "back yard". The author is inspired by Chinese quadrangle housing typologies, as well as organic and parametric surfaces.

The outcome is very original: floor plans with organic spaces. Outer walls have a very complex form that can be seen both inside and outside. It's difficult to understand the idea behind the design. The rooms are accessible, but they feel oversized. Each home is meant to house 2 adults, and if needed, also 2 children. The houses don't show specific flexibility. Living and dining spaces open to inner courtyard, where fences are eliminated to make it a place for social interaction with neighbors.

# Villa Marina
## Karlijn Scholtens & Sascha Hilgen



Offices: physiotherapist, etc.

Housing

Garden

Garden

Parking

Garden

Main entrance, Congierge office

*© Karlijn Scholtens & Sascha Hilgen*

*"A boarding house concept for social and independent seniors"*

"The Community Boarding House" is a concept of communal housing, both for adults (40+) and seniors (60+). The team of students of architecture and occupational therapy has made research while developing the concept, and even interviewed an elderly resident of a mixed-shared house. The ground floor offers health care services, like a physiotherapist's practice. Above the ground floor there is a nice garden, which is open for public and accessible via elevator. Inside the building there is a selection of additional facilities that serve both the residents and the neighborhood: a restaurant and space for events.

Upper floors are for housing. Two of them consist of four apartments with all the facilities. Three floors are more communal, with private bedrooms and shared facilities. Six rooms share common kitchens and bathrooms in each floor. Communal floors resemble a traditional group home for demented elderly, even though they are not the intended residents, according to the brochure. Accessibility is taken well into account, also in the details like electric doors and elevated gardening tanks. There is a good selection of different outdoor spaces: gardens, terraces and balconies. They are all accessible by wheelchair. Also the selection of common spaces is very good. Architecture of the wooden house is pretty traditional.

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# The circles of life
## Caroline Mellberg



*© Caroline Mellberg*

*"Homes with curved walls and varying floor levels"*

This building is based on the circular shape. It consists of three circles blending to each other. Circular shape is repeated on ramps and staircases that connect floors. The center of the lobby is a circular courtyard with a growing tree in the middle and a ramp rotating around it. There are three different sizes of apartments, suitable for many different kinds of people. They are adaptable, adjustable and additive - but unfortunately not fully accessible. Some of the apartments contain floor level differences to keep residents active and dynamic. When the aim is full accessibility, it's a strange idea to make apartments with different levels. The benefits achieved are not significant enough, when the solution weakens the accessibility of the apartments radically. There are nice ideas of flexibility and multi-use of space in the smallest apartments, but they are not fully convincing. The option to add not to add private kitchen is a good idea: a resident can choose, whether to save space in the apartment and rely on a shared, communal kitchen.

There are wide, undefined common areas on the entrance floor. The project doesn't seem to be affordable, because of all that empty space, round shape and a number of elevators in this rather small building. Architecture is coherent: the shape gives the building its character and the scale is pleasant. The roof is covered with spaces for play and recreation. Roof level is inviting, even though most of the space remains undefined. Residents can keep in shape using the sports fields in the courtyard, a gym in entrance floor, or climbing up the stairs or ramp. Sustainable energy is produced with photovoltaic panels on the highest roof level.

# 7.    EPILOGUE: OVERALL CONCLUSIONS

The jury was highly satisfied with the high standard of this competition. New, fresh ideas were asked, and new ideas were also received. The students shared ideas in many scales: from furniture details to city scale visions. Some of them were concretely related to a building, and some to social and communal side of the theme. Technical innovations were utilized in many projects. Even though the competition brief highlighted the theme of accessibility, the students brought up a diversity of additional themes related to main theme. Many of the challenges were related to demographic changes, but also challenges of urbanization and sustainability were addressed. Many good solutions for densifying existing urban structure can be found among the entries.

Nevertheless, the challenges of accessibility weren't forgotten. In most cases accessibility was presented as a natural feature of the building. Accessibility inside the apartments was handled quite well by the students. There were still some problems. In some projects, the comprehensive accessibility wasn't clearly the objective. Should it be? As stated in the introduction, the number of the elderly in Europe is increasing, and so is the number of those in need of accessible homes. It's also good to remember the change of having an accident and becoming temporarily disabled. It can happen to any of us any day. The cost of accessibility in new apartments is rather moderate, as long as the designers know, what they are doing. So why would we limit some people's choice by designing and building new, non-accessible houses?

Accessibility in the car parking was not observed enough, except in very few entries, such as "School of Life". Still it's one of the most important problems to solve in the field of accessibility. There must be an easy way home from the street.

Who are the expected inhabitants? Who are the houses designed for? Are they exclusively for the elderly, or for all kinds of people? In some cases you could read it from the text, or reason from the functions, but sometimes it remained unclear. The jury sees mixing different people of different ages as healthier solution, than settling the elderly in their own neighborhoods. This counts especially in larger scale projects. It's good and vitalizing to have different people around. Of course everyone wants to enjoy solitary moments every now and then, so there should be private area- indoors and preferably also outdoors – for everyone. The company and energy of small children is vitalizing, so daycares are welcome services nearby elderly people's homes, but not all of them want to have children around. Peace and privacy should be guaranteed for everyone.

Flexibility and ageing in place were among popular themes. Use of modular units and possibility to combine or share them different apartments was often seen as a solution that enables flexibility. Many entries were based on a strict modular system. Prefabrication of modules or elements was often mentioned, as it improves affordability and makes the construction process faster and easier. Some of the entries succeeded in creating very well-functioning modular systems, but in some cases the modular system finally resulted in limited flexibility.