

Value Programme

The Third Age

Senior Cohousing in Laanshøj

The Royal Danish Academy of Fine Arts
School of Architecture

Strategic Design and Entrepreneurship

Value Programme

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Introduction

The senior cohousing in Laanshøj is a housing project, focusing on strengthening the social bond and interaction between residents and the local neighbourhood. Through the compositional placement of dwellings and common functions, tied together by a zone division between private, common and public with nature as a central point, the project challenges the typical senior cohousing typology, where the social community is characterised by “tradition communities” with activities and events that are scheduled, fixed and therefore not occurring naturally by themselves.

In this project, the focus lies on creating possibilities and the spatial frames for informal social encounters in everyday life to happen between residents and the local neighbours of Laanshøj.

In this value programme a description of the values, concept, intentions, dwellings, functions, ownership and financial model will be elaborated.



Objectives

- To create a housing typology for seniors that lowers loneliness through social inclusion thus creating better quality of life
- To create a social inclusive cohousing project, that sets the frames through spaces that foster informal and spontaneous encounters with neighbours
- To create a cohousing that is extrovert towards the local neighbourhood by occasionally inviting them in, through the functions in the project
- To design common buildings that allows for adaptability, which enables the residents to alter the spaces to their needs and the different activities
- To create sustainable buildings that uses timber as the main building material
- To create a cohousing project where an active third age can be lived in close connection to nature



Definition of Residents

The residents in this project is defined as 50+ years, both singles and couples, without no children living at home.

By having the age defined as 50+ years, a broad age distribution is achieved. Experience have shown that when having 'younger' seniors living in a senior cohousing, it is easier to maintain the common activities. Furthermore, some will still have connection to the labour market while others have retired, which creates a diverse composition of residents.



Growers



Makers



Extroverts

Identities and Values

Three identities have been created to describe the intention of the project and hint to which type of residents this project will suit.

Growers

You are not afraid of getting your hands dirty. You enjoy seeing greenery, plants and flowers grow under your care. You enjoy being in a natural environment where you can relax under a tree with the open sky over your head, while observing the changing of the seasons.

Makers

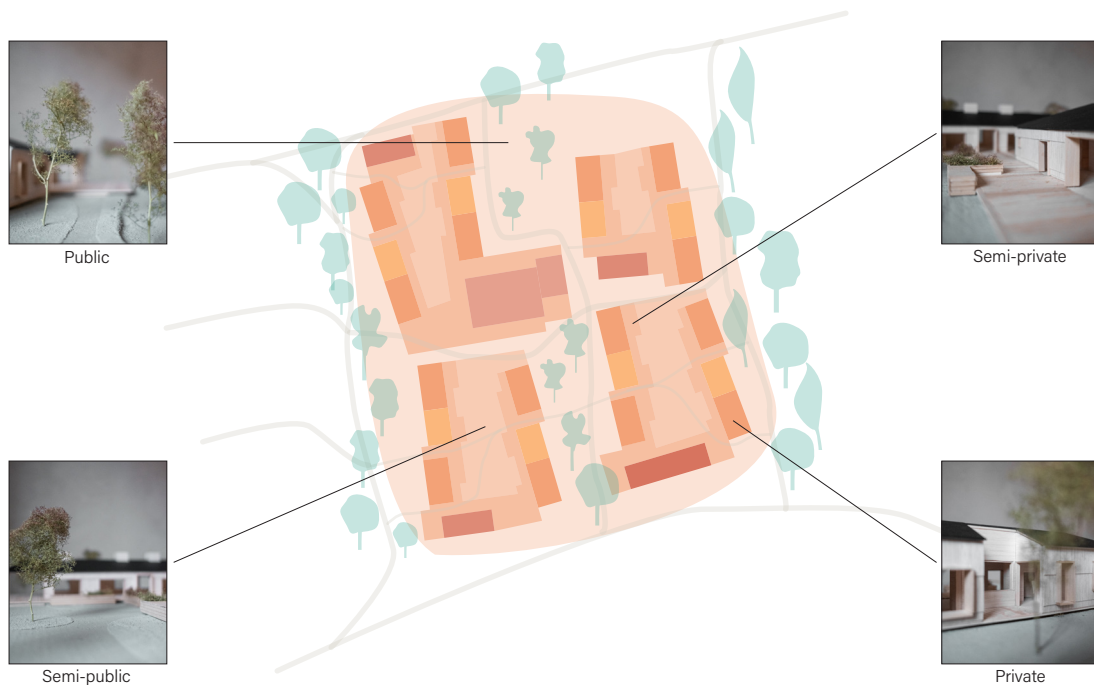
You like to create, produce, make and mend. Be it creating a banger knitted blanket, functional kitchen tools in wood or cooking a delicious meal. Maybe you enjoy cleaning and repairing your mountain bike after an exciting ride in the sweeping hills in the nearby area.

Perhaps you are interested in getting behind the computer to learn how to edit videos or photos or you are still connected to the labour market, and wish to have a co-working space for working with neighbours from the community and local neighbourhood.

Extroverts

Having good social relations with your neighbours in a community where you feel secure, is something you value. Furthermore, you are interested in having a stronger social connection with the other residents of Laanshøj, by getting together with them on an occasional basis.





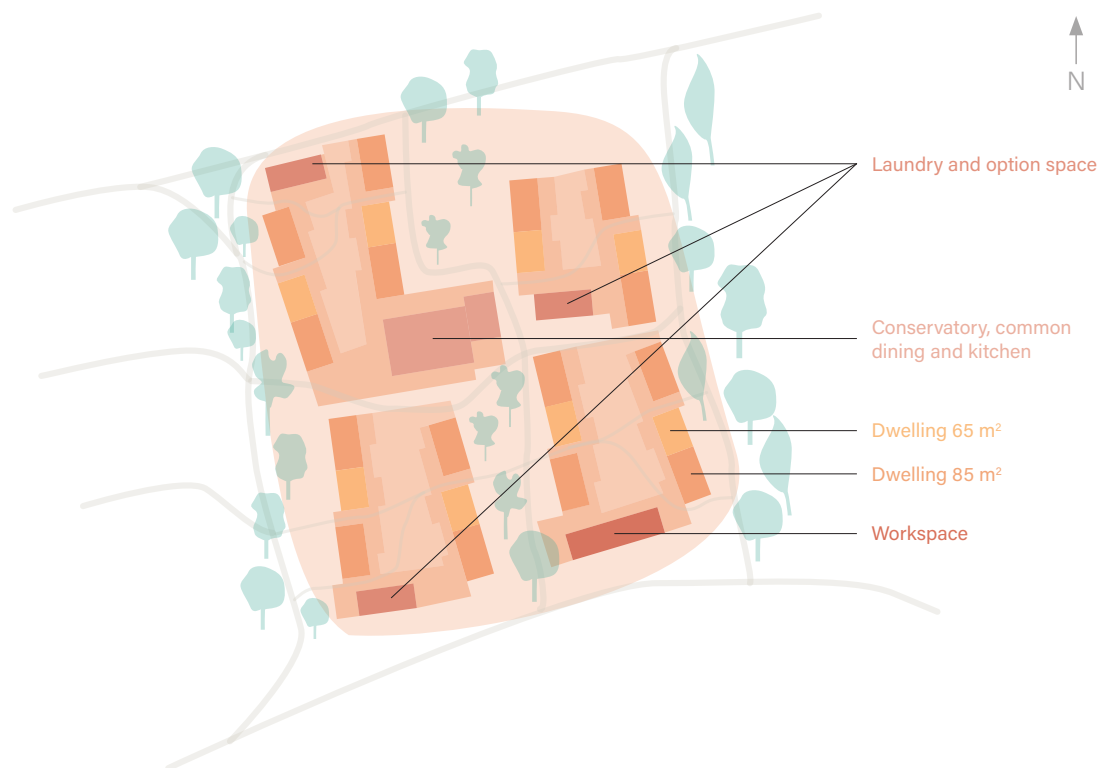
Private, Common, Public

The site is divided into 4 zones: Private, semi-private, semi-public and public.

The zones define the different layers of public, common and private spaces. They have a soft transition between them, insuring a connection between the residents and potentially also the neighbours from the local area, through the public zone.

An elevated plateau connects the private dwellings and acts as the semi-private zone, allowing for residents to move around the site, with the possibility to stumble into other residents while doing so.

The focal point for these zones, has been on creating the possibilities for informal social encounters to happen between the residents, through working with the transition from inside to outside and between the different zones.



Common Functions

Conservatory, common dining and kitchen

The conservatory is the largest building on the site, which references back to the historic dining halls of Laanshøj. The space consists of a large dining area, with space for all the residents to eat together - also with guests. The dining space is encircled by a circulation space, which invites for staying and it is possible to grow herbs or other greenery, which can be used for the common dinners. Furthermore, a communal kitchen with visual connection to the dining space is located next to the large space.

Workspace

A common multi-use space that can be used for different activities, be it crafting, wood workshop, bike repair, co-working or doing work on a computer in general.

Furthermore, it is possible that the space can be used by organisations or the residents to have events, activities or workshops for the residents in the senior cohousing and/or others from the local neighbourhood or outside of Laanshøj.

Laundry and option space

The laundry space is a common space, envisioned for use by the residents in the senior cohousing only. Besides its function as a laundry, the space is characterised as an 'option space'; a space that the residents can inhabit and alter to fit their needs and interests, and change over time if they desire.



Dwellings

The dwellings are of two sizes: 65 and 85 m²

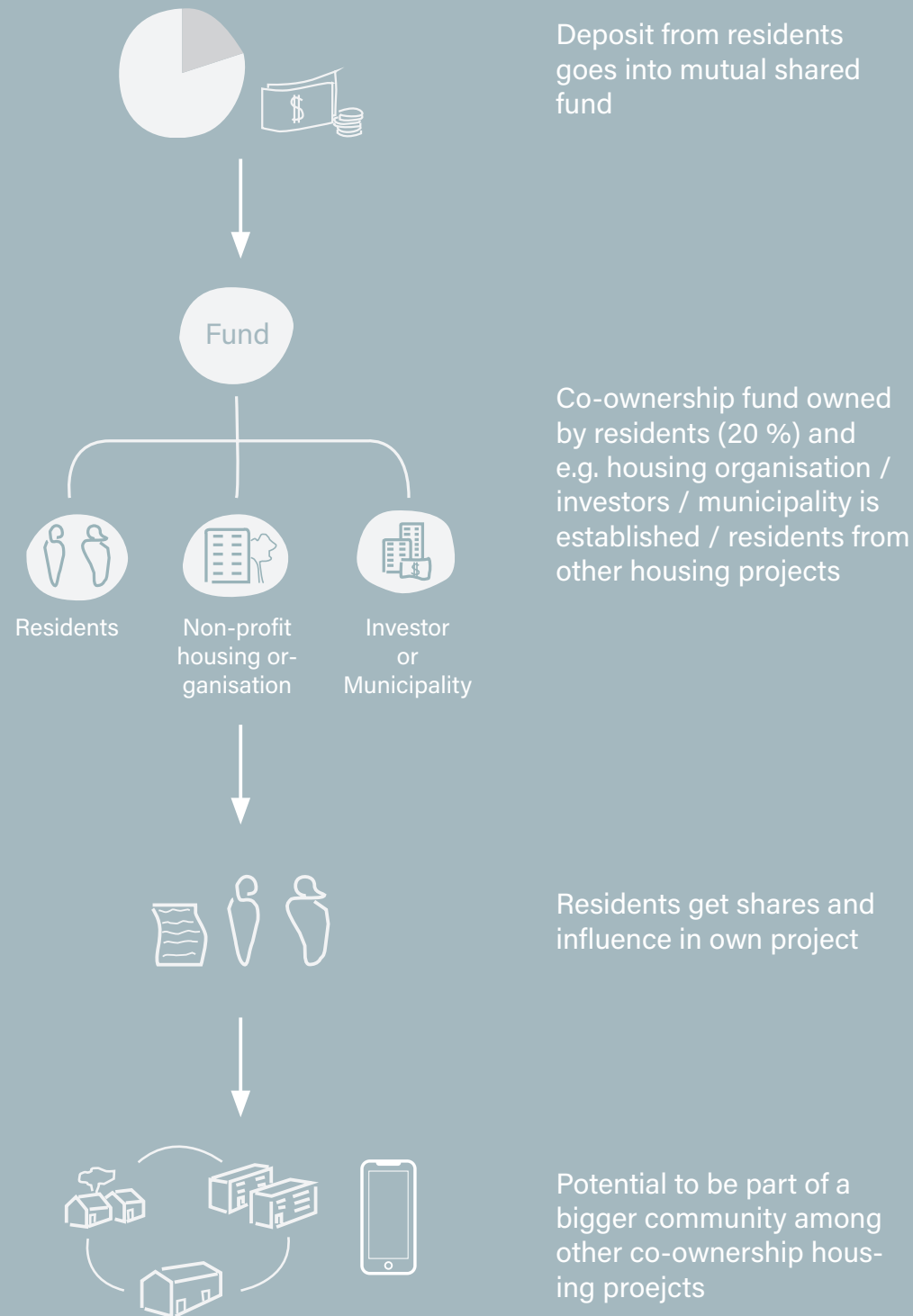
They have been designed so that singles and couples can inhabit both of them. It is therefore a decision for the residents to make, of how small or large they want to live in their third age.

The dwellings do not have a front or backyard. Instead, the backyard has been substituted for a private courtyard, where it is possible to enjoy the outdoors, while being private or open up the doors and take in the surrounding nature.

On the front side of the house, the above mentioned semi-private zone is located. This zone is a timber clad, elevated plateau, that acts a place for walking and for staying. Plant-boxes has been placed at the edge, to ensure that there is comfortable seating in front of the house, and also greenery to tend to. Furthermore, it is possible to open up the facade to the dwelling, and in that way blend the private zone with the common.

The courtyard space in between the dwellings, acts as a space, where residents can meet and the life inside the dwelling can flow into. It can be used for common dinners in smaller groups, activities or small gatherings of different kind.

Co-ownership rental-housing



Ownership

The ownership model of this senior cohousing project is based on a co-ownership rental-housing model.

Residents will pay a deposit that is larger than typical rental dwellings, which goes into a fund shared by stakeholders and investors, which will then be converted to shares. By doing this, residents get influence in the housing project they are living in and it will strengthen the community feeling. In this project, the residents will own 20 % of the project, and the rest of the shares will be split between the other stakeholders.

If residents have more liquidity, from e.g. selling their former house, they have the ability to invest into other kinds of co-ownership housing funds - a type of crowd funding in other words.

By doing that, there is a possibility that co-ownership projects like this can be part of a bigger community, where it is possible for residents to swap dwellings internally and across projects more easily. Combining this with the implementation of digital tools, it will also be possible for projects and residents to e.g. communicate, host events, activities or request assistance across the projects

The deposit, due to it being higher than with usual rented dwellings, can result in a lower rent for the residents.



Organisation and Maintenance

Due to this project being owned by the residents, the daily and minor maintenance tasks will be lifted by themselves. Experience from other senior cohousing developments have shown that it is an effective way of bringing residents together and maintaining the social part of the community. Another advantage is that, by doing this, the rent can be lowered, as the maintenance tasks should not be provided by third party supplier.

If the residents decides to they want some tasks to be done by a third party service provider, they will be able to request it through the stakeholders in the project.

During the initial workshops, which will be elaborated on the next page, the residents are encouraged to delegate roles or responsibilities among them, either to individuals or smaller groups.

Meeting possible future neighbours
Map out interests
Initial ideas for option spaces
Initial ideas for common dinners

1

Assess the initial suggestions
Further designing spaces
Defining roles

2

Workday on the outdoor areas
Helping to build the project
Common dinner

3

Follow up after moving in
Changes to be made?
What works and what does not

4

Social Design

To ensure that the social community and union between the future residents gets off to the best possible start, it is important to have workshops, with a focus on the social design and bonding between residents.

On the left, a sketch of the intentions and contents of the workshop are shown.

1. Initial workshop

On the first initial workshop, the most important aspect is to get the future neighbours to know each other and find common interest. Furthermore the design and function of the option spaces and how to organise common dinners can also be initiated.

2. Design workshop

Look at the initial suggestions and start to shape the spaces. Explore different roles that are needed in the community - e.g. who keeps track of the workspace, who ensure the kitchen is functioning, who is the social mediator. It can be individuals or smaller groups.

3. Workday

Workday on the project after construction has begun. Starting to plant trees, building plant-boxes etc. Finish off with the first common dinner on the building site.

4. Follow up

A workshop to follow up after moving in. What works and what does not? Are there any changes to be made, new roles and responsibilities to be delegated etc.



