

GODE BOLIGOMRÅDER, EKSEMPLER FRA PRAKSIS



Stafr
BUILDING THE FUTURE

LOCAL



HVORDAN PÅVIRKER BOLIGSITUASJONEN OG MILJØET OPPLEVELSEN AV LIVSKVALITET?



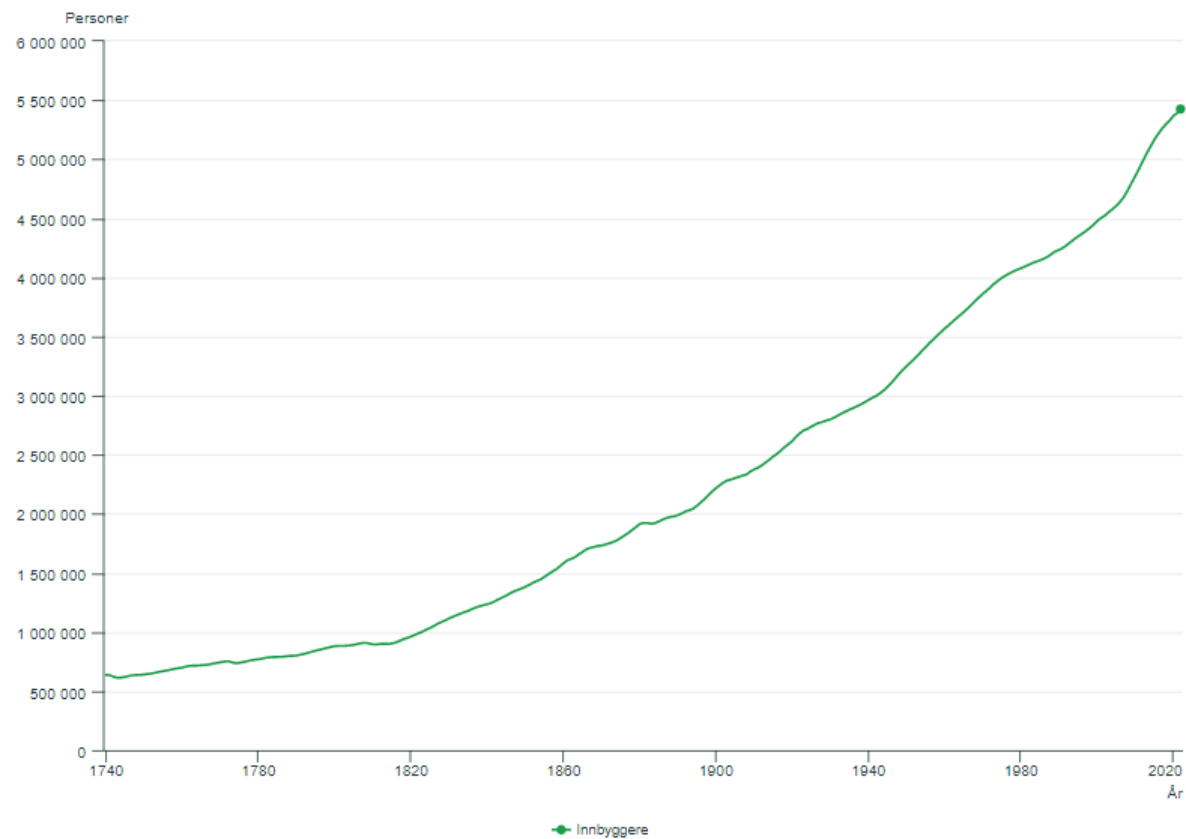
HVORFOR MÅ VI HA ALDERSVENNLIGE SAMFUNN?



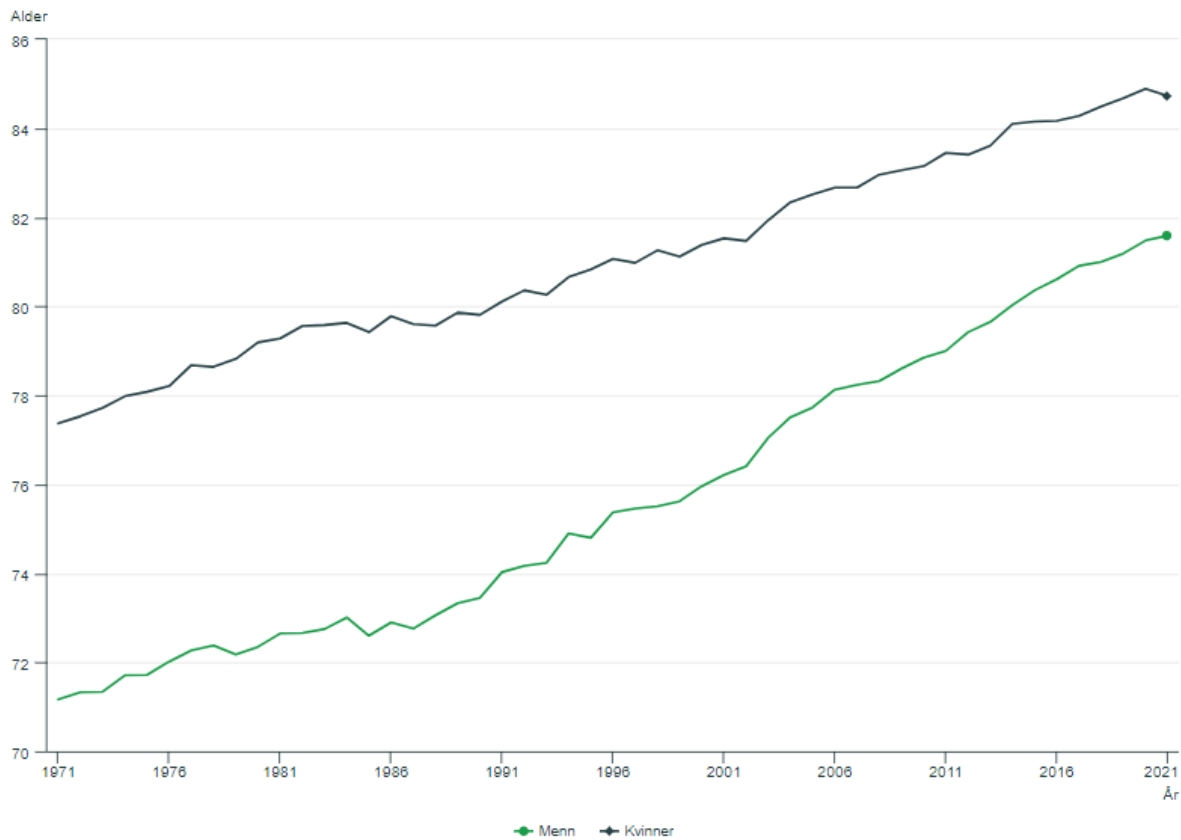
Innbyggere i Norge

4. kvartal 2021

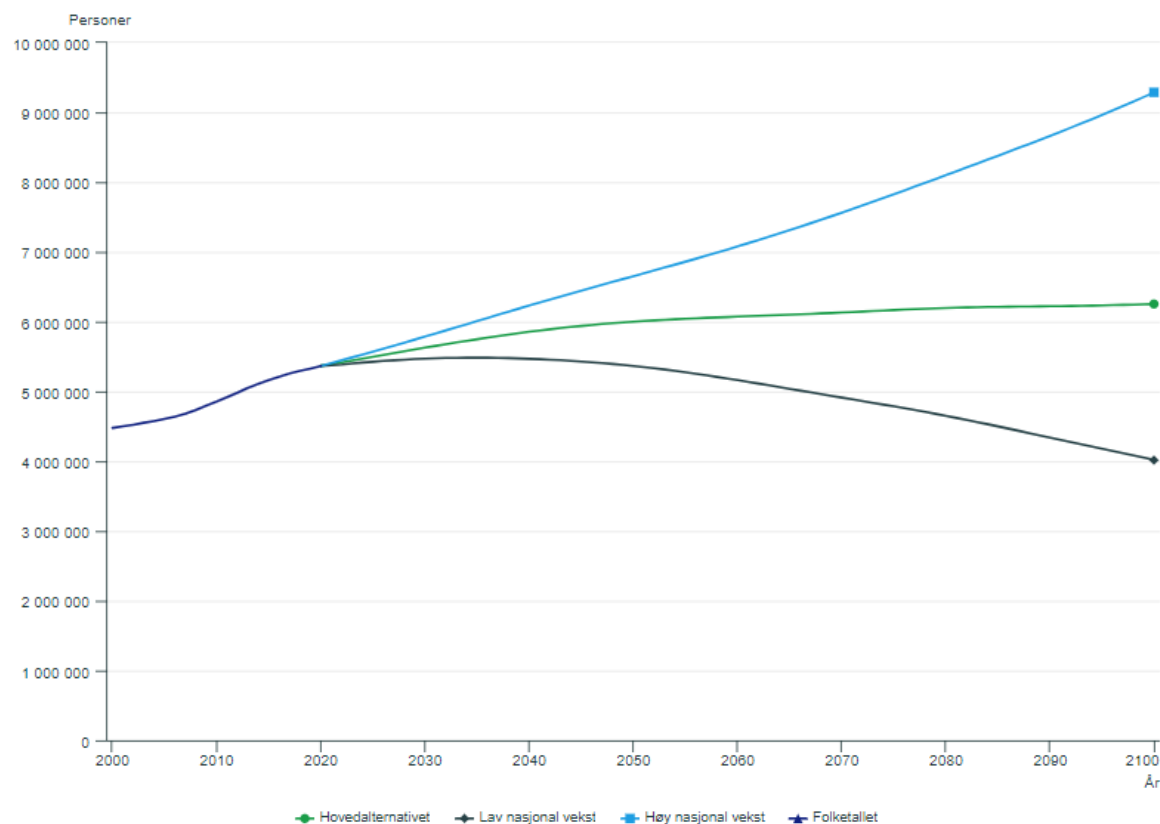
5 425 270 personer



16% av befolkning er 67-90 år eller eldre



Befolkning (høyalternativ, HHH) 6 233 432
Befolkning (hovedalternativ, MMM) 5 856 848 ←
Befolkning (lavalternativ, HHH) 5 469 668





2020

LEVEALDER 83,2

2040

Forventet levealder (høyalternativ, HHH) 88,2

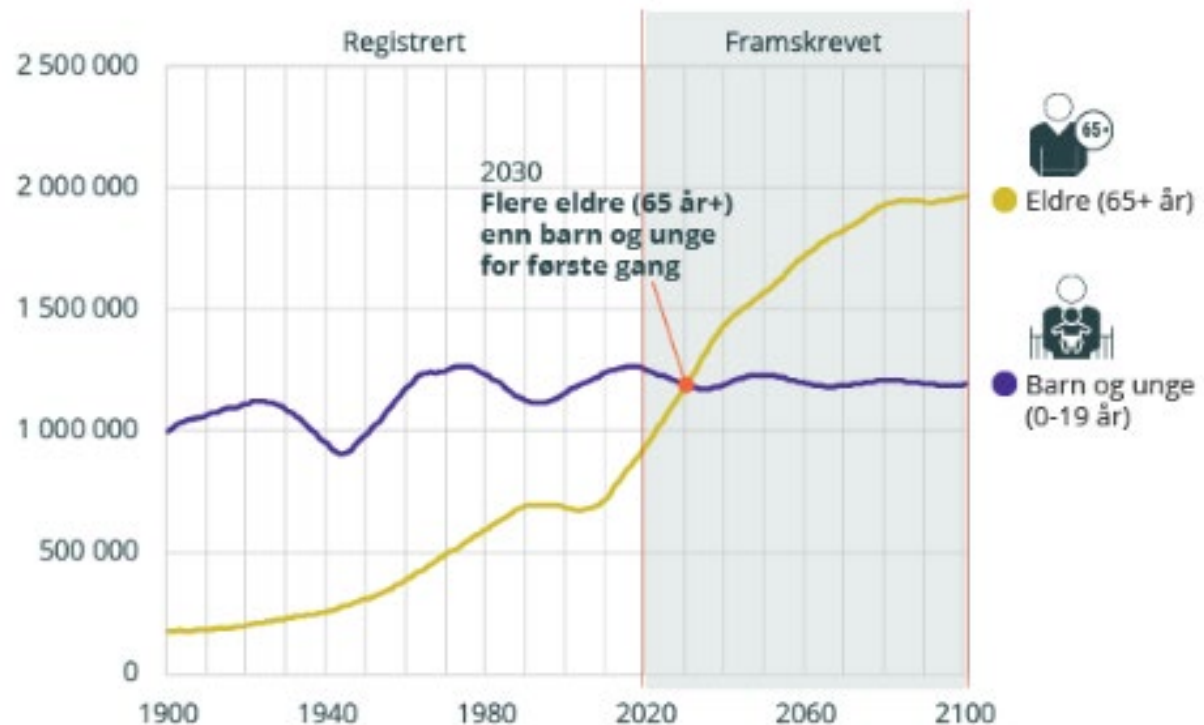
Forventet levealder (hovedalternativ, MMM) 86,9 ←

Forventet levealder (lavalternativ, HHH) 85,5



Flere eldre enn barn og unge

Hovedalternativet (MMM)



www.ssb.no/tabell/12881





VI LEVER LENGRE – OG KVALITETSKRAV ENDRES

Kompleks befolkning krever bedre planlegging og høyere kvalitetskrav



De viktigste tema

Offentlig arealpolitikk

Hverdagsmobilitet

Boligtype og flytting



Arealpolitikk

Medvirkning, lokale eksperter

Kommunens arealbehov, hvor?

Møteplasser i hverdagen



Hverdagsmobilitet

Nedprioritering av privateide biler
og eget parkeringsareal

Oppgradering av gang- og
sykkelveger

Detaljene og forståelsen, hvem sykler?



Boligtype og flytting

Funksjonsmiks og nye boligtyper

Fortetting i eksisterende nabolag

Medvirkning og endringsprosess



Et aldersvennlig samfunn er bra for alle

Kvalitetskravene som kommer av mer
kompleks befolkning, bedre boligområder

Planlegg og bygg for både 8 og 80



**Mer sammensatt
befolkning betinger
bedre planlegging**



Eksempler på planer for livskvalitet

Fortetting, Florø sentrum



Eksempler på planer for livskvalitet

Asheimtunet, Sandnes



Møllekvartalet, Sandnes



Eksempler på planer for livskvalitet

Nodhagen, Sandnes



Sverdrupskvartalet, Stavanger



Eksempler på planer for livskvalitet

Asheimtunet, Sandnes



Møllekvartalet, Sandnes



**Hva hvis vi tar
aldersvennlig
samfunn helt på
alvor?**



LOCAL

Grey matter

Where would you like to
live when you grow up?

old

LOCAL



+



LOCAL





CONSIGNES DE VISITES
En respect des consignes
de l'Agence Régionale de Santé

**VISITES INTERDITES
EN EHPAD ET USLD**

aux personnes extérieures à l'établissement
POUR UNE PÉRIODE INDÉTERMINÉE

Merci de votre compréhension.

**FACE AU CORONAVIRUS :
POUR SE PROTÉGER ET PROTÉGER LES AUTRES**



Se laver
très régulièrement
les mains



Tousser ou éternuer
dans son coude
ou dans un mouchoir



Utiliser un mouchoir
à usage unique
et le jeter



Saluer sans se serrer
la main, éviter
les embrassades

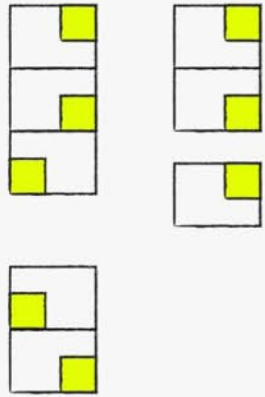
Vous avez des questions sur le coronavirus ?

GOVERNEMENT.FR/CORONAVIRUS 0 800 130 000

Logo: Cig - Centre de la Loire
Logo: arS
Logo: Santé publique France
Logo: www.cig-mt-marian.fr

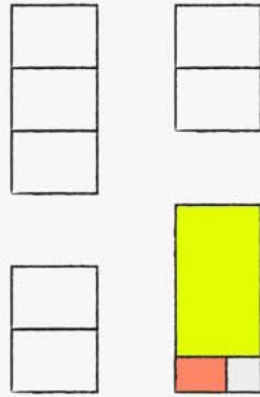
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Health institutions have progressively moved away from cities the bigger they became



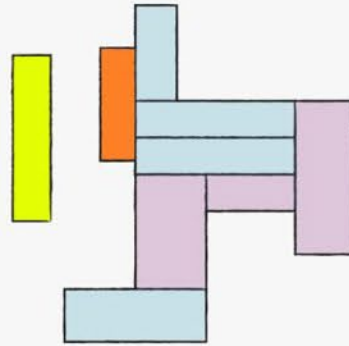
Aging at home

Generational house
in villages or town



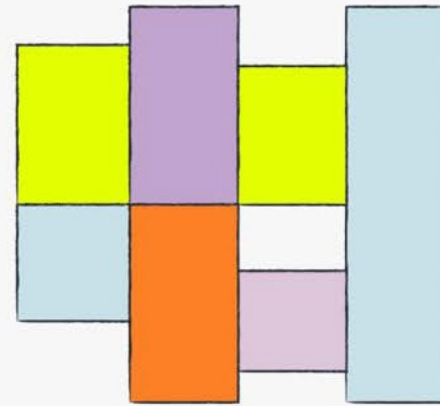
Independent living

Wozoco's apartments for elderly
people. Amsterdam-Osdorp,
Holland MVRDV, 1994-1997



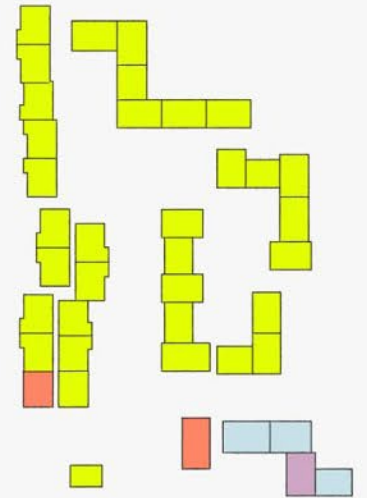
Assisted living

Sheltered housing at Daventry
Northamptonshire Phippen
Randall and Parkes, UK



Skilled nursing care

French EPHAD model



The Village

Oakham Retirement Village, UK

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A large orange circle and a large orange triangle overlap. The circle is on the left and the triangle is on the right, pointing towards the right. The text is centered within the overlapping area.

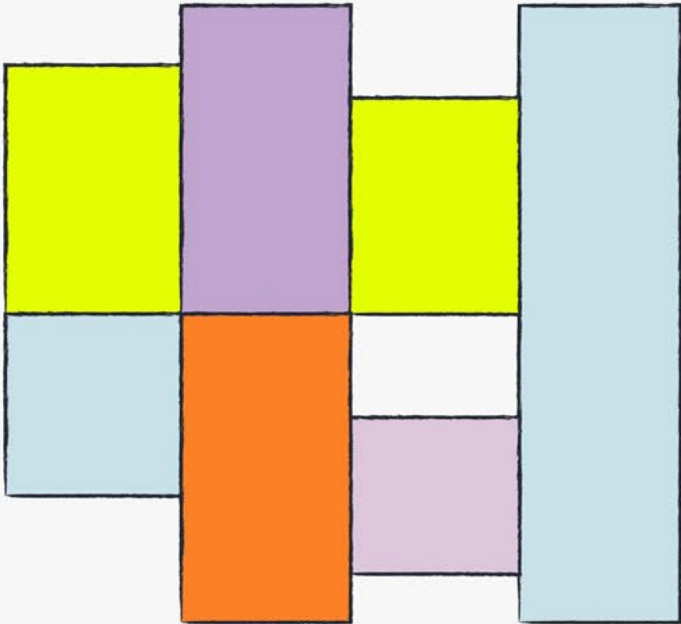
How to reimagine the ecology
of health as a new productive
civic landscape for our city ?

LOCAL

Institution

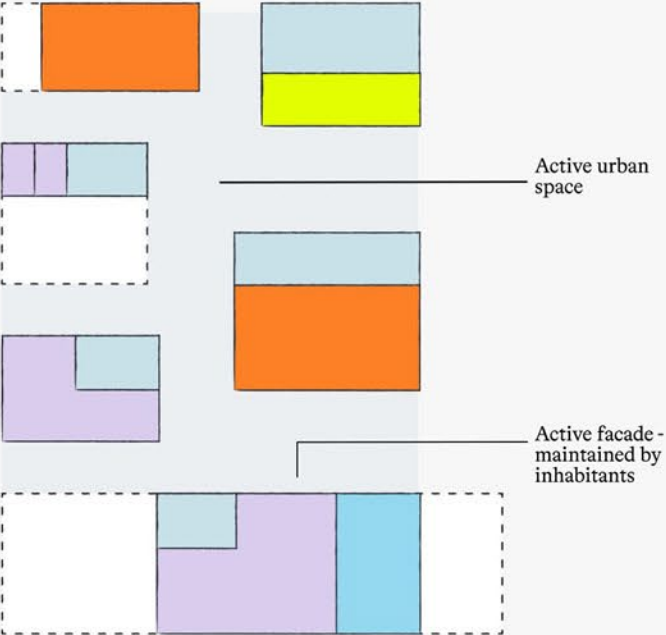
- Typical Program
- Assisted living
 - Assisted living long stay
 - Adapted living
 - Adapted living short stay
 - Healthcare services
 - Administration
 - Technical

Introverted
and disconnected



Ecology

- Typical Program
- Assisted living
 - Assisted living long stay
 - Adapted living
 - Adapted living short stay
 - Healthcare services
 - Administration
 - Technical



LOCAL

Grey matter is a strategic vision for developing an innovative urban healthscape, using the ecology of Health to revitalise durably our town centres, seniors at the heart of our civic life



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A place where our future selves
would
want
to live



LOCAL

Productive city = focused on youth?



LOCAL

What if the driving force of urban renewal wasn't focused only on the youth but overcoming a fortuitous age segregation to focus also on senior?



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The way we grow old is changing,

1/3 of the population in Europe will be above 65 years old by 2060

4 working people per pensioner, today in Norway

Around 2.5 working people per pensioner in 20 years

EUROSTAT, SSB STATISTICS

2020

0

20

40

60

60

70

80



we are healthier longer

Europe healthy life expectancy is 74.4 years, Norway approaches the 81 years old

EUROSTAT

In Norway, we will be short of 18,000 health professionals and 28,000 nurses by 2035



Healthy life expectancy in Norway

Holds 75% of total private assets

In Europe 9.5% are economically active, Norway rises up to 18.9%

SILVER ECONOMY STUDY, EUROPEAN COMMISSION 2018

Europe healthy life expectancy is 74.4 years, Norway approaches the 81 years old

EUROSTAT

70

80

90

60



The risk of poverty

In Europe 29% female +65 are at risk of poverty (5.7 million) and 21% of male (1.5 million)

EUROSTAT



Half provide help to others

70

80

90

100

We have higher degrees of independence, high and low skills,

I would love to work in the library some day and in the week-end help with events

I have been working in science all my life, I would really enjoy helping young researcher as mentor, contribute to the research in some way.

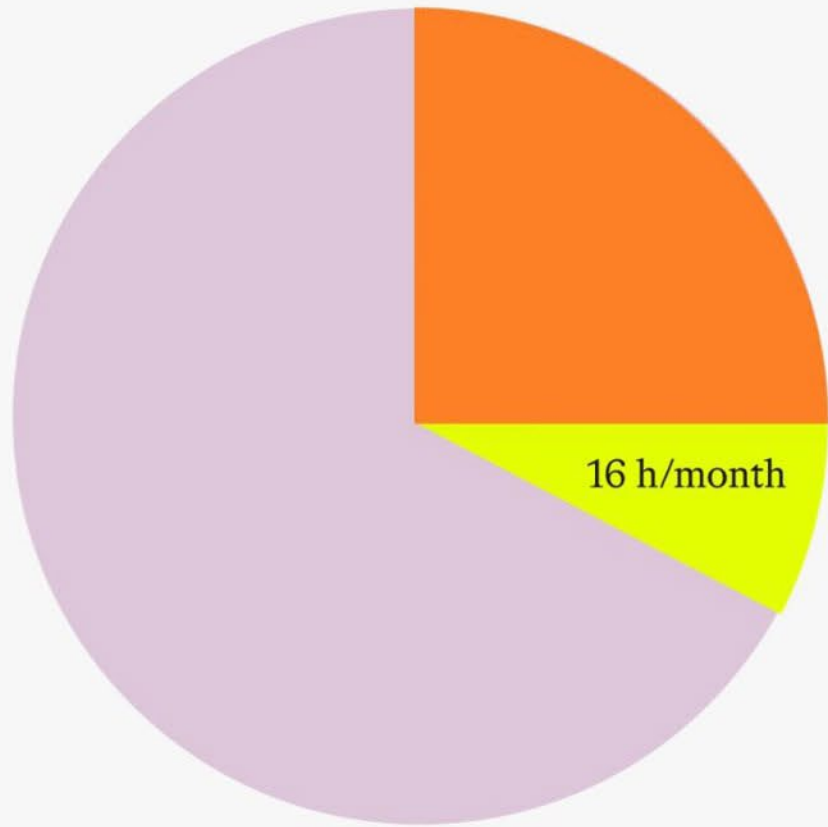


My parents are getting older but are very independant, it is missing a place for that type of seniors, where you can feel surrounded by your peers.

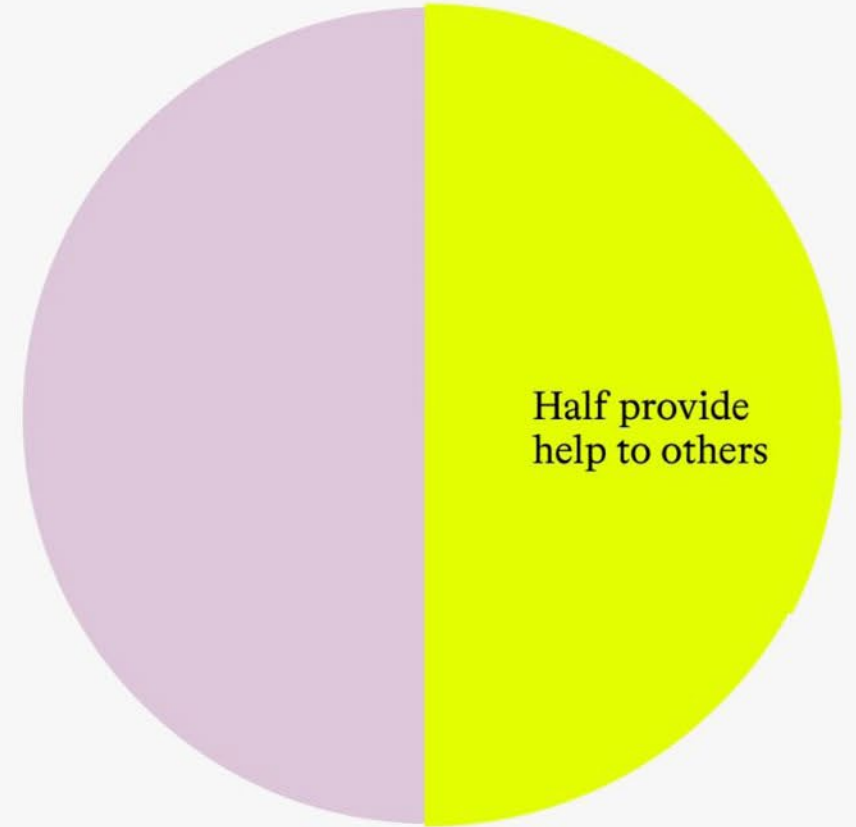
I retired earlier to study something else instead and start a new business

LOCAL

and will to contribute to our society



A third works voluntary
around 20% work over
16 hours per month



Half provide
help to others

LOCAL

2. Fetter Tyggen: – Hadde ikke gått uten pensjonen



Fetter Tyggen galleri og kafé i Steinkjellergaten åpnet 15. juli. Stedet drives av ekteparet Kristin Arntzen Andersen og Morten Simon Andersen. Foto: Tor Høvik



Bodil Selberg, assistentar Ingrid Trefall og David Almenningen, Brynhild Horvei, Svanhild Gjøstein (bak), Johannes Hylland, Anna Bidne (bak), Martha Solveig Sandvik, Borghild Moen (bak), Anne Sofie Hjortland Berge og Sigurd Byrkje. Foto: Karl Ystanes

No er grindbygget på plass på Vetleflaten



NRK Vestland ✓
1 h · 🌐



NRK.NO

Eldre sel husa sine for å flytte i nye leilegheiter
FØRDE (NRK): Oddny og Jostein selde huset og flytt...

Denne gjengen vil bli gamle sammen. I Stavanger har de funnet idealet.



positvly
Published by Teriethus Lee / 11 - July 1, 2017 · 🌐
More companies should adopt this. Agree?

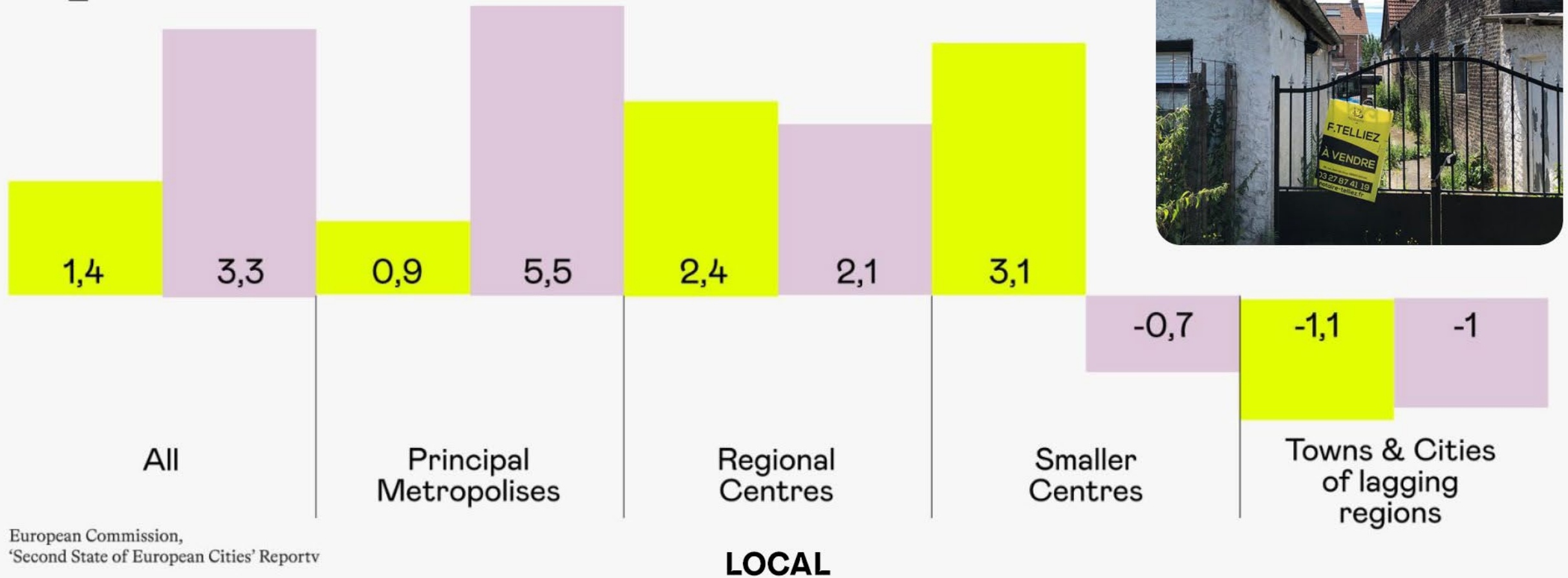
South Korean Company, EverYoung, Hires Only Seniors Over 55



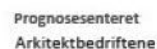
This South Korean tech start-up hires only seniors over 55, to prove a point

LOCAL

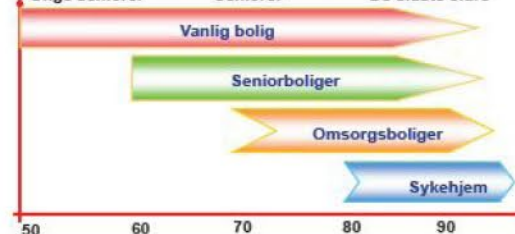
The process of global shrinkage particularly affects cities that are not or no longer able to “hook up” to the networks of modern global capitalism.



Rekordhøye nivåer for helse og sosialbygg, etter flere år med relativt lav bygging



Unge seniorer Seniorer De eldste eldre

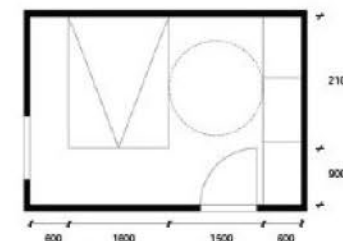


Student Onno Selbach interacts with two nursing home residents at Humanitas in the Netherlands. Selbach helped create an intergenerational program there that offers students rent-free housing. Photo courtesy of Humanitas

 Herbank

little evidence is provided by these

21.10.2011

 Husbank

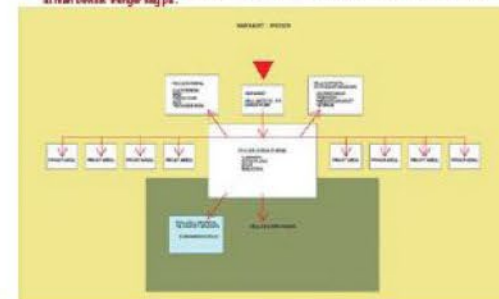
- Mål på parseng minst 1600 mm x 2100 mm
- Nødvendig betjeningsareal for rullestolbruker foran skap
- Snusinkel utenfor dørens slagradius

little about the growth response.

44 JOURNAL OF DOCUMENTATION

Hogwarts

Uformingen af private og fælles søner og hvordan disse ligger i forhold til hinanden, er avgørende for
 de opståede sociale netværk. Bolognas organisering skal tilrettelægges for at tilfældige møder bliver stedet
 at man bliver tvunget til at møde på.



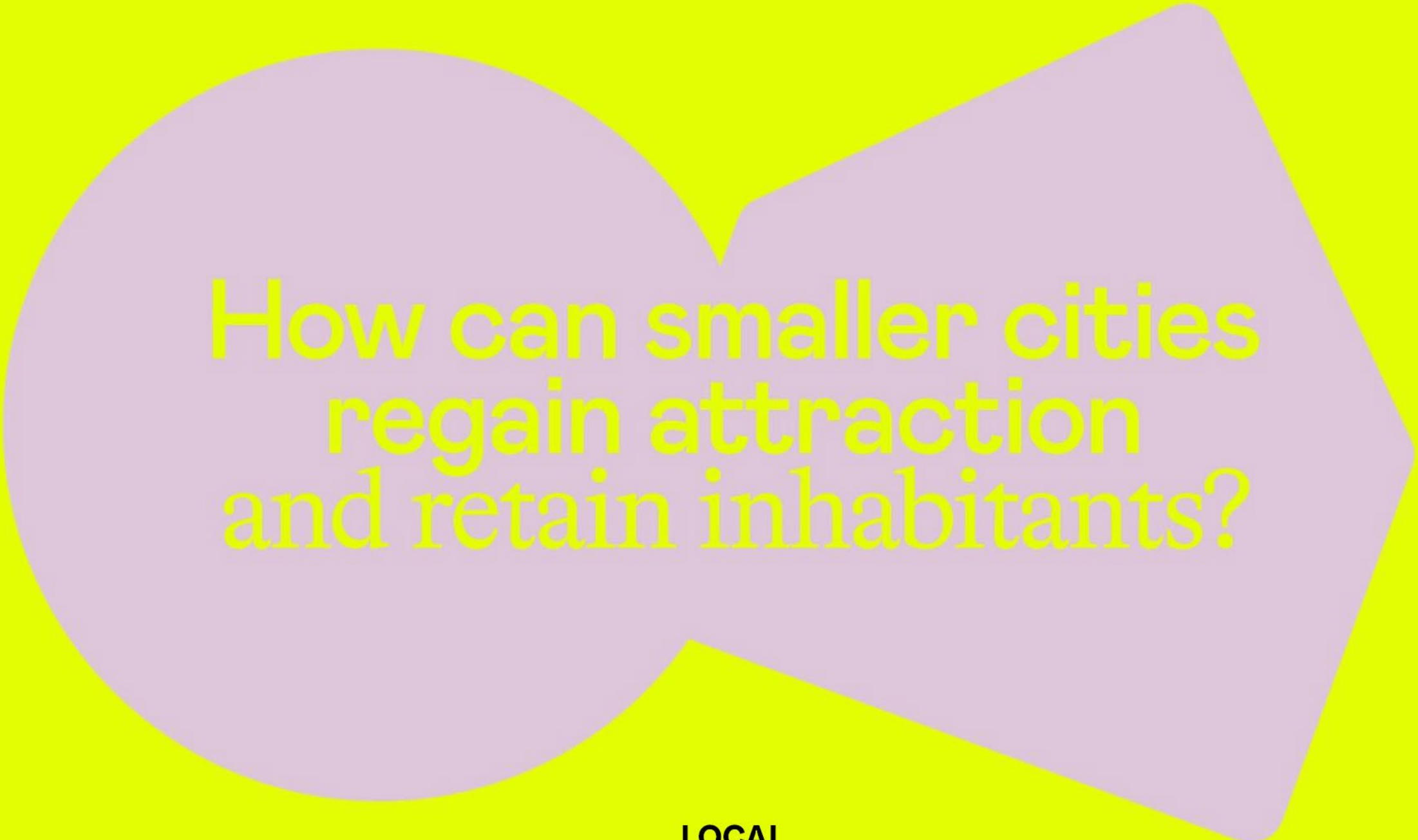
A hand-drawn map of a village. At the top left is a house labeled 'BOLLA'. An arrow points from it to a school building labeled 'SCHOOL'. To the right of the school is a bus stop labeled 'BUS STOP' with a bus icon. Further right is a market labeled 'MARKET' with a shop icon. Below the market is a water pump labeled 'WATER PUMP' with a person icon. To the right of the water pump is a water tank labeled 'WATER TANK' with a tank icon. At the bottom left is another house labeled 'BOLLA'. An arrow points from it to a water pump labeled 'WATER PUMP' with a person icon. To the right of this water pump is a lake labeled 'LAKE' with a boat icon. Further right is a water tank labeled 'WATER TANK' with a tank icon. At the bottom right is a house labeled 'BOLLA'. An arrow points from it to a water pump labeled 'WATER PUMP' with a person icon. To the right of this water pump is a lake labeled 'LAKE' with a boat icon. Further right is a water tank labeled 'WATER TANK' with a tank icon. At the bottom is a scale bar from 0 to 2000 meters. A north arrow is at the top right.

NY STANDARD MED KRAV TIL BOLIGER DU KAN BLIVE ÆLDRE I

1000

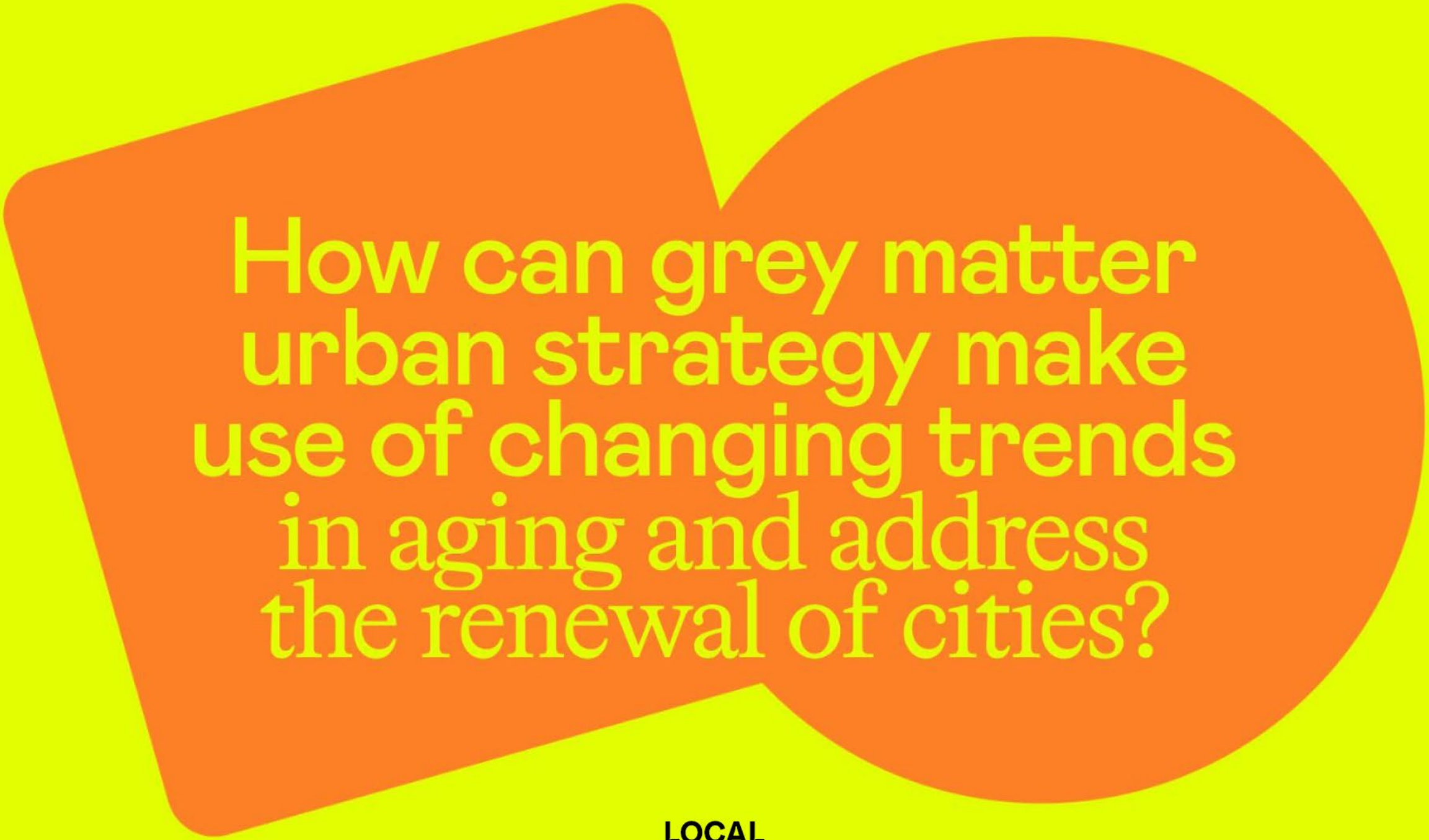
01-10-2017

LOCAL



How can smaller cities
regain attraction
and retain inhabitants?

LOCAL



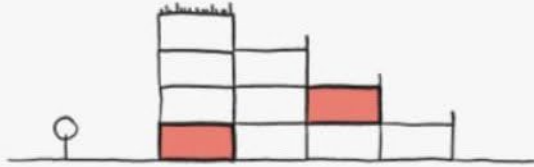
How can grey matter
urban strategy make
use of changing trends
in aging and address
the renewal of cities?

LOCAL

Identifying key users and creating new synergies



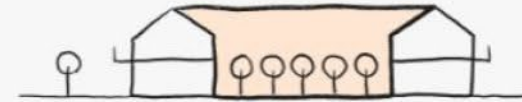
Independent or
Semi-dependent senior
+85 Years



Semi-assisted living
serviced residences



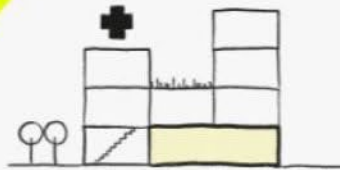
Dependent Senior
8% +60 Years
20% +85 Years



Assisted living
Care-home



Care-Givers Ration
care-giver /assisted
4.2 62% women

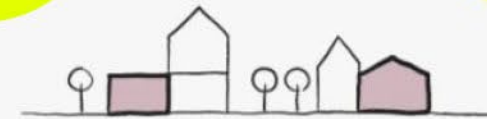


Health services health center,
Doctor practice nursing,
home support



Health professional
doctors, nurses,
psychology,
kinesitherapy, dentist...

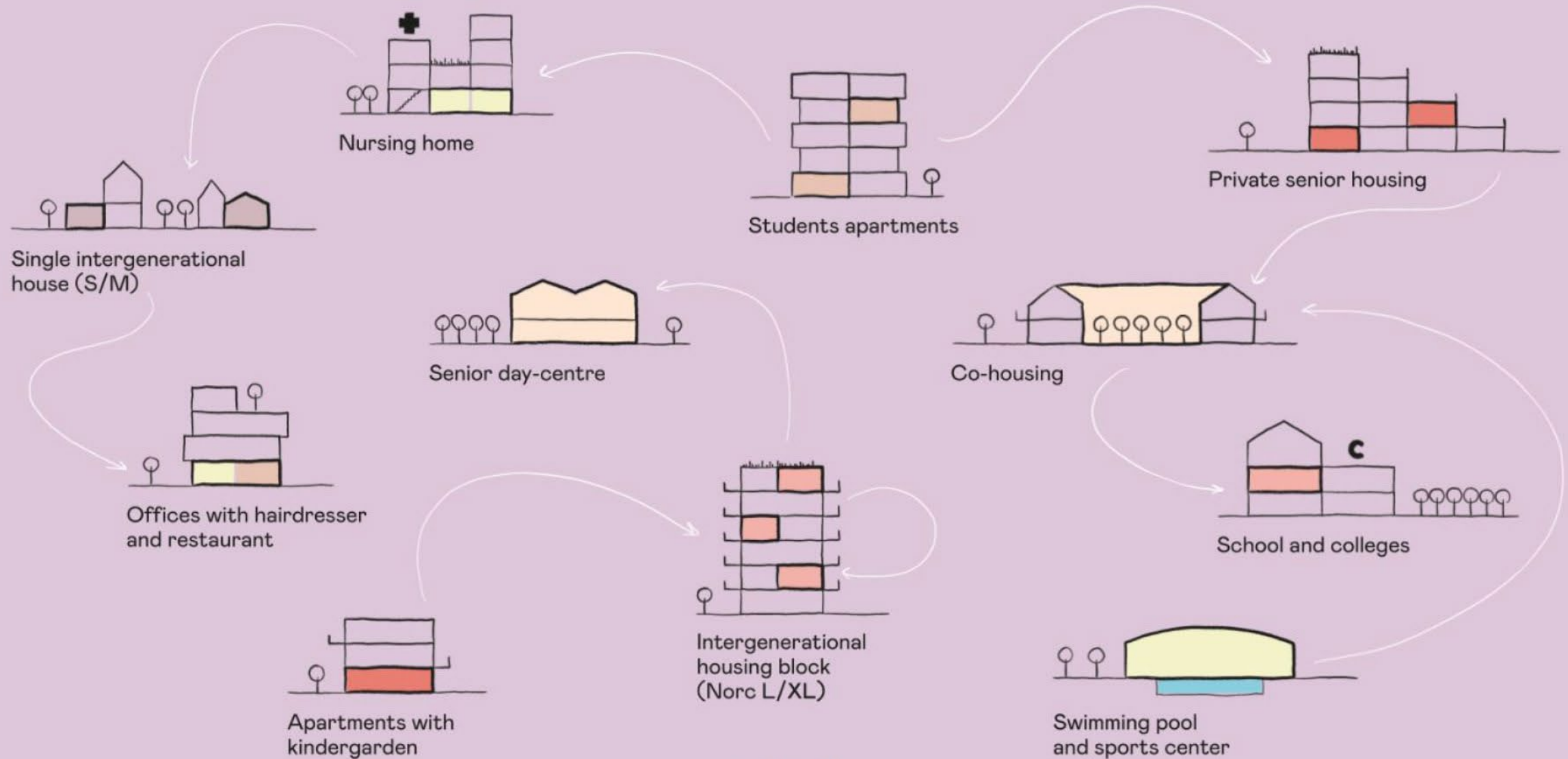
Norway will
lack 28,000
nurses by 2035
(SSB)



Housing, accomodations for care-giver,
Health professional visitor,
Autonomous senior

LOCAL

With others actors and at different scales



European15 Greymatter Aubry Phase 2 (2021-2022)

Un désert médicale au sein d'un territoire riche en services

Département : Nord 59
Den. médecin/population : élevée
Soit une moy. 400 médecins / 100 K pers.



APL : Accessibilité potentielle localisée est l'indice qui permet de mesurer les déserts médicaux en France. Il dépend de plusieurs paramètres :

- > Trajet +/- 20 min pour des urgences
- > Âge de la population
- > Nombre de médecins / population
- > etc ..

Un indice faible témoigne d'un désert médical et à l'inverse un indice fort montre un accès facile aux soins.

Lille APL > 5,8
Aubry APL > 4,7
Douai APL > 3,8
Lens APL > 6



Aubry et son territoire proche n'est considéré comme un désert médical par l'INSEE et la DRESS.

Et pourtant ... des incidents dramatiques sont souvent reportés par la presse locale et certaines même outre-Atlantique avec un article dans le New-York times.

2021

Aujourd'hui le conseil municipale stipule qu'il n'y a plus qu'un seul médecin, prochainement retraité.

Les MSP: un espoir pour les déserts médicaux

MSP : Maison de santé pluri-professionnelles

Elles bénéficient d'un statut spécial et avantageux pour les professionnels de santé :

- > Facilitation d'installation et d'association des métiers de la santé
- > Les professionnels peuvent exercer comme libéral et salarié
- > Attirent les jeunes diplômés dans des territoires délaissés



Une population vieillissante en proie à la **solitude** et aux logements souvent trop grands et vétustes ainsi qu'inadaptés à leurs besoins.

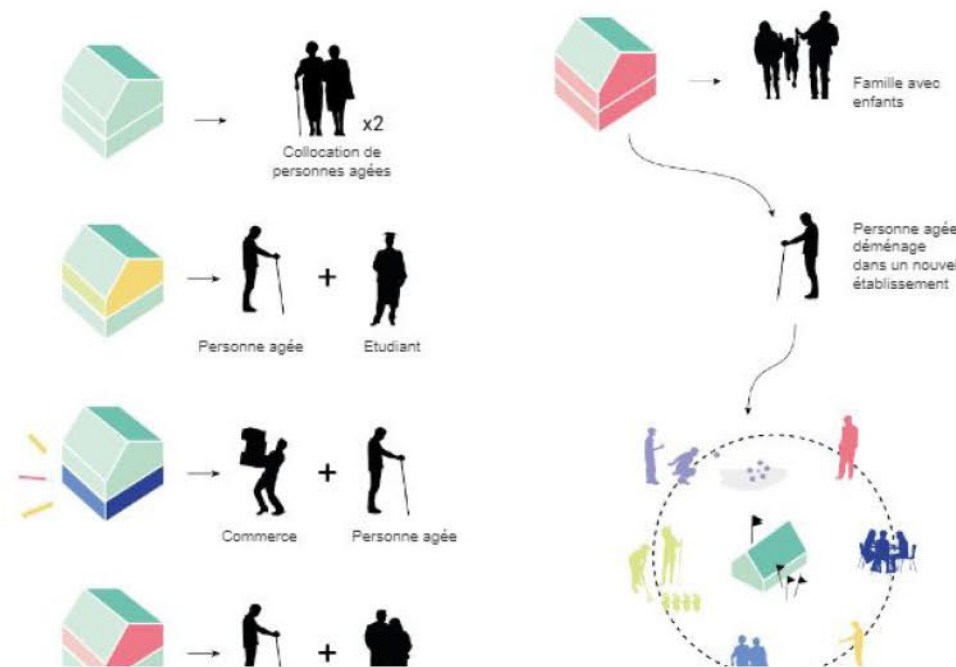


Logement T4 et +



+ de 65 ans à Aubry

Solutions et schémas organisationnels envisageables :



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Ambition paysagere
Jardin pédagogique, culturel et
thérapeutique

Des
appareils
de motricité
adaptés.

Des allées
et massifs
favorisant le
déplacement.

Plantation et culture de plantes
médicinales, fleurs et légumes

De la médiation
végétale et initiation
à la biodiversité
urbaine.
Une bibliothèque
extérieure.



Professionnels de la santé
impliqués dans la remise
en forme des habitants

Événements
ponctuels avec
intervenants



Salon de coiffure, spa, sauna
dédié à la relaxation

Des dispositifs
thérapeutiques
et sensoriels.

Des ateliers de
jardinage actifs

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This architectural elevation drawing illustrates the building's facade. It features a long, low profile with a complex roofline including several gables and a prominent double-peaked roof on the left. The facade is composed of different materials and colors: a dark grey base, a light grey upper section with vertical stripes, and large glass panels. Landscaping elements include stylized green trees and a motorcycle parked on the left. Human figures are used to provide a sense of scale.

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Europas15 Greymatter Auby Phase 2 (2021-2022)

Ambition paysagère
Jardin pédagogique, culturel et thérapeutique



Villeneuve-d'Ascq : un jardin thérapeutique et partagé à l'EHPAD La Ritournelle

Un lieu stimulant, accessible à tous, un lieu de vie, aussi, où pourront se rencontrer plusieurs générations.



Ruelles vertes: un atout pour le voisinage

Montréal invite ses citoyens à s'investir dans l'aménagement de ruelles vertes.



Créer un jardin en impliquant les résidents: l'Ehpad de Peyrehorade, lauréat du tout premier prix du Jardin thérapeutique

L'Ehpad Nauton Truquez de Peyrehorade, situé dans les Landes, comprend un parc de plus de 22000 hectares. Une chance que l'établissement a bien saisi en travaillant, depuis 2009, à la création d'un jardin thérapeutique.



Occupation temporaire et urbanisme transitoire, développer la ville comestible - pédagogie & appropriation interstices

Ferme Ecologique Ephémère (FEE) en 2017 sur la friche dite «MBK», le long du Canal de l'Ourcq.



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Europar15 Greymatter Auby Phase 3 (2022)



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BAS Greymatter Vestlandet - Førde, Lonevåg, Osøyro (2021)



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Poignée d'amour with BAS og Philipp von Hase (2021)





Mathew Stiller and Ivar Sandgren med
Osterøy
Tobbi Tomassen, Osterøy Utvikling
Havratunet - Marit Adelsen Jensen



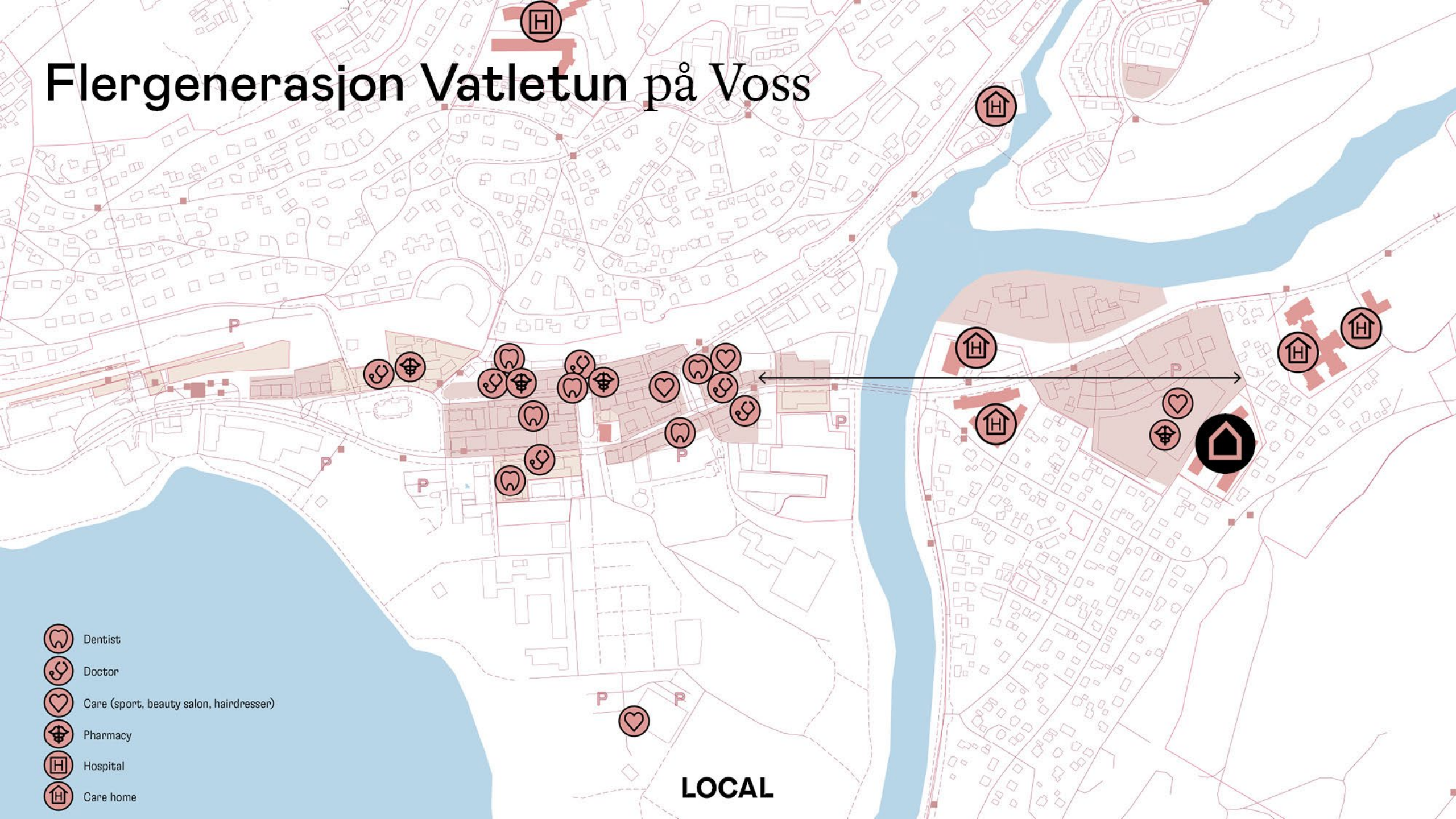
CAL

Flergenerasjon Vatletun på Voss



LOCAL

Flergenerasjon Vatletun på Voss



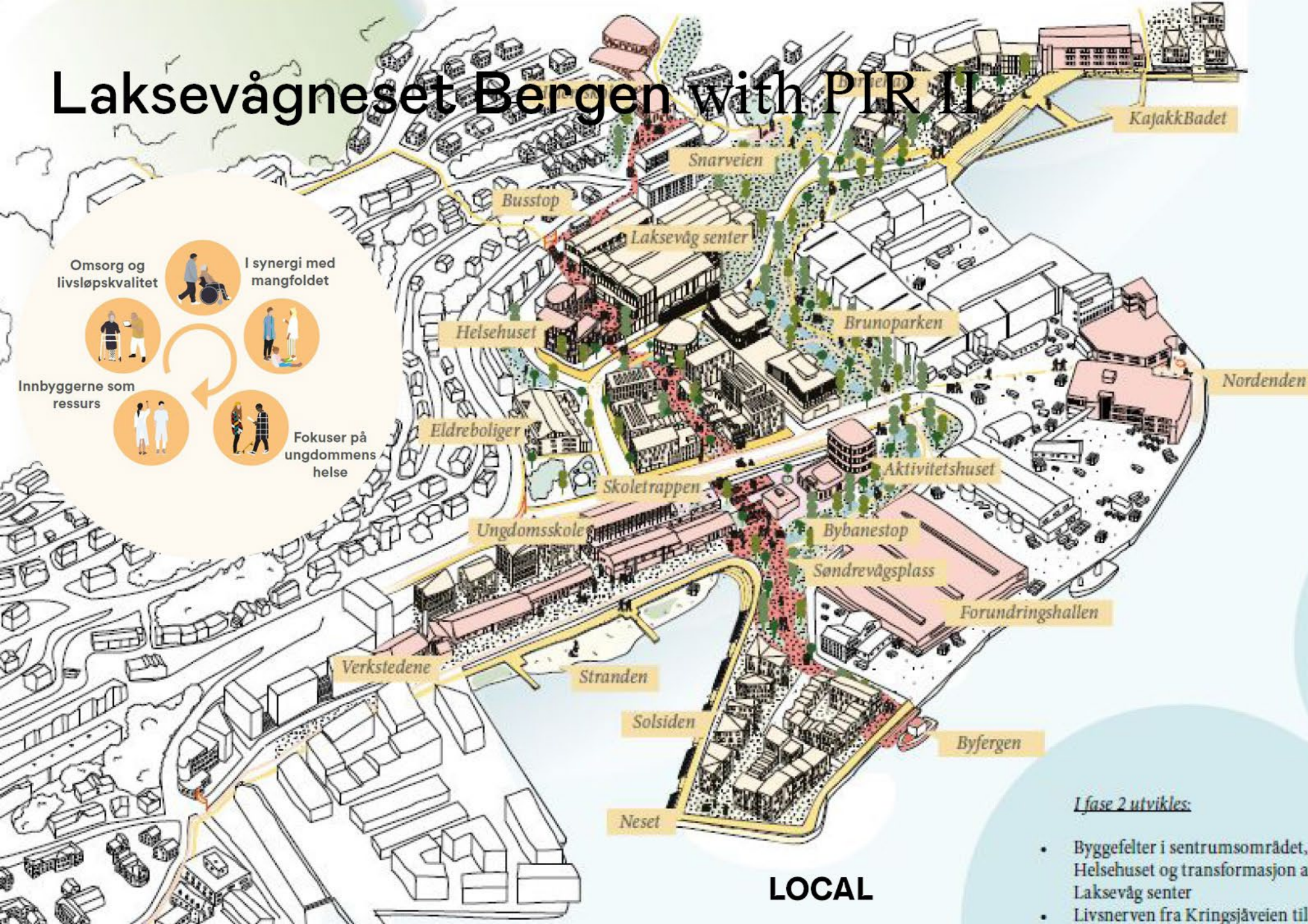
-  Dentist
-  Doctor
-  Care (sport, beauty salon, hairdresser)
-  Pharmacy
-  Hospital
-  Care home

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Laksevågneset Bergen with PIR II



Laksevågneset Bergen with PIR II



Omsorg og livsløpskvalitet

I synergi med mangfoldet

Innbyggerne som ressurs

Fokuser på ungdommens helse

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Forundringshallen

Når mange industriområder transformeres, forsvinner etter hvert de store og fleksible byggene. På Laksevågneset kan det være gøy for en periode å ta i bruk "L12" og gjøre den om til et sted for ulike arrangementer. Det kan være konserter, utstilling eller verksted for kunstnere. Det kan foregå flere ting smaltid og det kan være skiftende bruk gjennom året, slik at det alltid er spennende å ta en tur innom.

I fase 2 utvikles:

- Byggefelter i sentrumsområdet, inkl. Helsehuset og transformasjon av Laksevåg senter
- Livsnerven fra Kringsjøveien til

Greymatter Bergen Seoul biennale 2021



SEOUL BIENNALE WINNER *
SEOUL BIENNALE WINNER *
SEOUL BIENNALE WINNER *

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