

Summery

Raising of housing quality through occupant adapted modernisation of prefabricated housing in the new Federal states and Berlin (East).

Part 3:

Living experience with sheltered housing – design recommendations for senior citizens' and disabled persons' housing.

In prefabricated housing there live approx. 1m people older than 60. They are to be enabled to continue living there with progressively detrimentally effected health.

For this reason the aim of this paper was to point out ways of independent living for senior citizens as opposed to in nursing homes.

The centre area of analysis were possible building construction solutions of senior citizens' and disabled persons' adapted alterations to existing building stock in prefabricated housing estates.

In this context especially structural construction- and building economic problems of the senior citizens adapted alterations of flats and residential buildings to DIN 18025 part 2 "Accessible Dwellings" or disabled persons adapted alterations to DIN 18025 part 1 "Accessible Dwellings for wheel chair users" respectively were being dealt with. . The analysis "Sheltered housing in prefabricated buildings" and the development of proposals of solutions for senior citizens' housing took place in parallel.

Results

1. Evaluation of living experience in sheltered housing through solution examples. For evaluation served a list of criteria developed on the basis of already existing experience from the old Federal states and the Free State of Thuringia.
2. Solution proposals for the creation of construction requirements, as e.g. the creation of accessible entrances to the buildings and flats through the creation of ramps and positioning or integration of lifts respectively, the removal of thresholds and the redesign of bathrooms to the requirements of the occupants.
3. Solution proposals for plan alterations of 4- to 6-storey residential buildings, 10- to 11-storey residential buildings and high-rise blocks of flats.
4. Solution proposals for the complex senior citizens' and disabled persons' adapted alteration of buildings to the example of one (1 #) residential building each of block- or prefabricated construction as well as of former 'after work' recreation centres. Development of a design project "senior citizens' dwelling Blankenburg Spa" with in-house care base and construction economical evaluation of the project.
5. Guidelines to construction management with projects for sheltered housing and to the costs for housing adaptation measures as well as design- and action recommendations for the senior citizen- and disabled adapted redesign of the living environment, the residential buildings and flats.

For certain, with age the need for care increases. Consequently in future, also in prefabricated housing, an increased need for senior citizens' housing with caring facilities will be required.. For this reason this new way of living for senior citizens and people with disabilities should continue to be subsidized by the state.