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Manfred Berthold

Prof Arch DI Dr

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Fakultät für Architektur und Raumplanung

Eine Heimat für ältere Menschen in Prizren

A home for the elderly in Prizren

Emonda Shefiku



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Abstract

Old age can be a time when the future feels uncertain. Most seniors ask themselves many questions about how they want to spend this particular stage of their lives.

Considering that in some cities, as well as in several countries, the idea of independence from the family and living far away from the domestic environment is still a taboo, there are few efforts to find an answer to this problem. The aim of this work is to design a new and different type of facility, in harmony with nature, where elderly people can not only find safety and a new home, but also enjoy new life opportunities and have new meaningful experiences.

The study of similar facilities, the analysis of their advantages and disadvantages, and the consideration of the requirements and needs of the elderly served as the basis for achieving such a project.

Considering that many seniors feel the need to participate in various activities, to feel safe and comfortable, to experience social interaction, but also the need to be alone, all these facts lead to a design that provides private and devotional spaces, common and care areas, a serene atmosphere and also a playful courtyard so that they can feel the serenity.

As a result of all this research and commitment to respond to all requirements and needs, the final architectural result represents a fusion of structure and nature, creating the possibility of a new experience with flexible indoor settings that can be visually and physically associated with the beauty of the countryside.



Image 1.1 / Personal space

Kurzfasung

Das Alter kann eine Zeit sein, in der sich die Zukunft ungewiss anfühlt. Die meisten Senioren stellen sich viele Fragen darüber, wie sie diesen besonderen Lebensabschnitt verbringen wollen.

In Anbetracht der Tatsache, dass in einigen Städten und Ländern die Idee der Unabhängigkeit von der Familie und des Lebens außerhalb der häuslichen Umgebung immer noch ein Tabu ist, gibt es nur wenige Bemühungen, eine Antwort auf dieses Problem zu finden. Ziel dieser Arbeit ist es, eine neue und andere Art von Wohnanlage zu entwerfen, die im Einklang mit der Natur steht und in der ältere Menschen nicht nur Sicherheit und ein neues Zuhause finden, sondern auch neue Lebensmöglichkeiten genießen und neue sinnvolle Erfahrungen machen können.

Die Studie ähnlicher Projekte, die Analyse ihrer Vor- und Nachteile und die Berücksichtigung der Anforderungen und Bedürfnisse älterer Menschen dienten als Grundlage für die Entwicklung eines solchen Projekts.

In Anbetracht der Tatsache, dass viele Senioren das Bedürfnis haben, an verschiedenen Aktivitäten teilzunehmen, sich sicher und wohl zu fühlen, soziale Interaktion zu erleben, aber auch das Bedürfnis, allein zu sein, führten all diese Tatsachen zu einem Entwurf, der private und Andachtsräume, Gemeinschafts- und Pflegebereiche, eine ruhige Atmosphäre und auch einen spielerischen Innenhof bietet, damit sie die Ruhe genießen können.

Als Ergebnis all dieser Forschungen und des Engagements, auf alle Anforderungen und Bedürfnisse einzugehen, stellt das endgültige architektonische Ergebnis eine Verschmelzung von Struktur und Natur dar und schafft die Möglichkeit einer neuen Erfahrung mit flexiblen Innenräumen, die visuell und physisch mit der Schönheit der Landschaft verbunden werden können.



Image 1.2 Group activities

„A society that does not value its older people denies its roots and endangers its future. Let us strive to enhance their capacity to support themselves for as long as possible and, when they cannot do so anymore, to care for them.“

-Nelson Mandela-





Table of content

	Abstract			4. Design	47
1.	Introduction	7		5.1 Site plan	49
2.	Situation analysis	11		5.2 Floor plans	51
	2.1 Location	13		5.2.1 Ground Floor (whole floor)	51
	2.1.1 Kosovo	13		5.2.1 Ground floor southern part	52
	2.1.2 The city of Prizren	14		5.2.2 Ground floor middle part	53
	2.1.3 Nasheci	15		5.2.3 Ground floor northern part	54
	2.1.4 Building site	16		5.2.2 Basement	55
	2.1.5 Site plan	17		5.2.3 First Floor	56
	2.1.6 Zoning	18		5.3 Room Typologies	57
	2.2 Case studies	19		5.4 Sections	69
	2.3 Demographics of Kosovo	23		5.4.1 Section A-A	69
	2.4 Kosovo population projections 2017-2061	24		5.4.2 Section B-B	71
3.	Aims and Objectives	25		5.6 Elevations	
4.	Methodology	29		5.5.1 East Elevation	73
	4.1 Concepts	33		5.5.2 West Elevation	75
	4.2 Concept design	37		5.7 Facade cross section	77
	4.3 Primary considerations	38		5.7.1 Details	79
	4.4 Terrain analysis	31		5.8 Visualisations	81
	4.5 Views and connections	32		5.9 Animation	99
	4.6 First room typologies	39	6. Spaces evaluation		101
	4.7 Connections	43	7. Conclusion		107
	4.8 Functions diagram	44	8. List of references		111
	4.9 Construction overlap	45	9. Curriculum Vitae		117
	4.10 Structure details	46			

1. INTRODUCTION



Introduction

Life still has a lot to offer even at an advanced age. Numerous activities, belonging to a social group, an attractive environment surrounded by greenery and the river that flows nearby are just some of the elements that offer the possibility of a new and very different life for this age group. Going from the fact that in Prizren as the selected location, due to the predominant mentality, most seniors find it very difficult to commit to leaving their place of residence despite the fact that they are very often alone, without company and especially without outside assistance, they do not find opportunities to engage in a circle and a facility where they can feel safe and accepted. Even for the elderly who can imagine such a life, it is very difficult to find a place that offers them real opportunities, because the lack of such centers is clearly noticeable in the region. Considering these important issues, the operation of such a project is more than essential.

Because such a matter is very important, offering a facility that meets the conditions and includes the elderly is a needed solution. Such a solution can be achieved not only by offering a place for habitation, but by presenting them the interaction between nature and interior design that breaks the design rutlines and offers new elements that this age group has never seen and experienced before, being this is the only way to convince them to leave their comfort zone and live a new experience full of adventures.

Considering that seniors often feel excluded from other social groups and lose the desire to participate in activities, the focus is precisely in giving them back the desire to spend every day living in a shared environment with people who understand and support them. And where better to regain this precious part of society than in a place between greenery and water, far from the daily noise of the famine city. A direct and indirect connection with nature and convenient spaces where this part of society can spend their days with many activities, either in groups or by themselves. Numerous private spaces to enjoy the peacefulness, spacious rooms for organizing group events, exceptional views from the rooms directly to the outdoors and also various opportunities in an outdoor landscape completely different experience.

2. SITUATION ANALYSIS





Kosovo



Kosovo

Kosovo as a country is located in southeastern Europe. Its geographical position in the middle of the Balkans prevents the access to the sea, but as a country it is still characterized by a mountainous relief that provides winter tourism. The state of Kosovo has an area of about 10,887 square kilometers and borders on neighboring countries: Albania, Northern Macedonia, Montenegro and Serbia.

Geographically, Kosovo is divided into two areas known as: Kosovo Plain in the east and Dukagjini Plain in the west. The largest city and also the capital of Kosovo is Prishtina, where the main government institutions are concentrated. It is the second largest city in Europe inhabited by Albanians after the Albanian capital Tirana.

Image 2.1 Kosovo map

City of Prizren



Image 2.2 Prizren map



Image 2.3 Stone bridge in Prizren



Image 2.4 Halveti Tekke Prizren



Image 2.5 Ethnographic Museum Prizren

City of Prizren

Prizren is the second largest city in Kosovo as compared to Pristina. It has an area of 640 km² and is situated in the southwestern part of Kosovo with about 74 localities and about approximately 175,000 inhabitants. It borders the municipalities of Gjakova, Rahovec, Suhareka, Shterpca, Dragash, Mamusa, as well as with Albania and Northern Macedonia.

Prizren has been known since ancient times as a unique place in the Balkans for its cultural values and heritage, as well as for the connection between different religions. Thanks to its favorable geographical location, Prizren is a central point connecting countries, and in recent years the number of tourists visiting the city, as well as the number of new businesses from different countries has increased significantly. Thanks to the numerous cultural institutions, but also because of the numerous monuments, Prizren is often called a museum city.

Nasheci



Image 2.6 Nasheci Village map

Nasheci

Nasheci is located in the northwestern part of the city of Prizren, at a distance of 8 km from the center.

It is characterized by a very attractive greenery, steep terrain with beautiful views and landscapes.

The crossing of the river Drini i Bardhë makes the village not only an attraction for its inhabitants, but also for the tourists.

Nasheci is located at an altitude of about 350 meters above the sea level.



Image 2.7 Nasheci village



Image 2.8 Drini River

Building site



Image 2.9 Site photo



Image 2.10 Site photo



Image 2.11 Site photo



Image 2.12 Site photo



Image 2.13 Site photo

The Current situation

In the selected part there is an old hotel destroyed. Behind the hotel, it crosses the main street of the village, which connects directly with the city. On the front part of the plot is surrounded by greenery and the river that runs through. The direct view is into the village hill beyond the river. The houses of the village are all 1-2 stories high and no view is blocked from either side.

The main purpose of this project is to revitalize this attractive part of the city, to develop a reconnection with the nature, and to give the seniors the possibility to find a second home and spend quiet days in the greenery and the clean air. Since the river and the hill are located near the property, it is important to create a link between these natural factors and the architecture. In order not to lose the beauty of the surroundings, special care is required in the use of appropriate materials such as wood and the selected colors.

Site plan

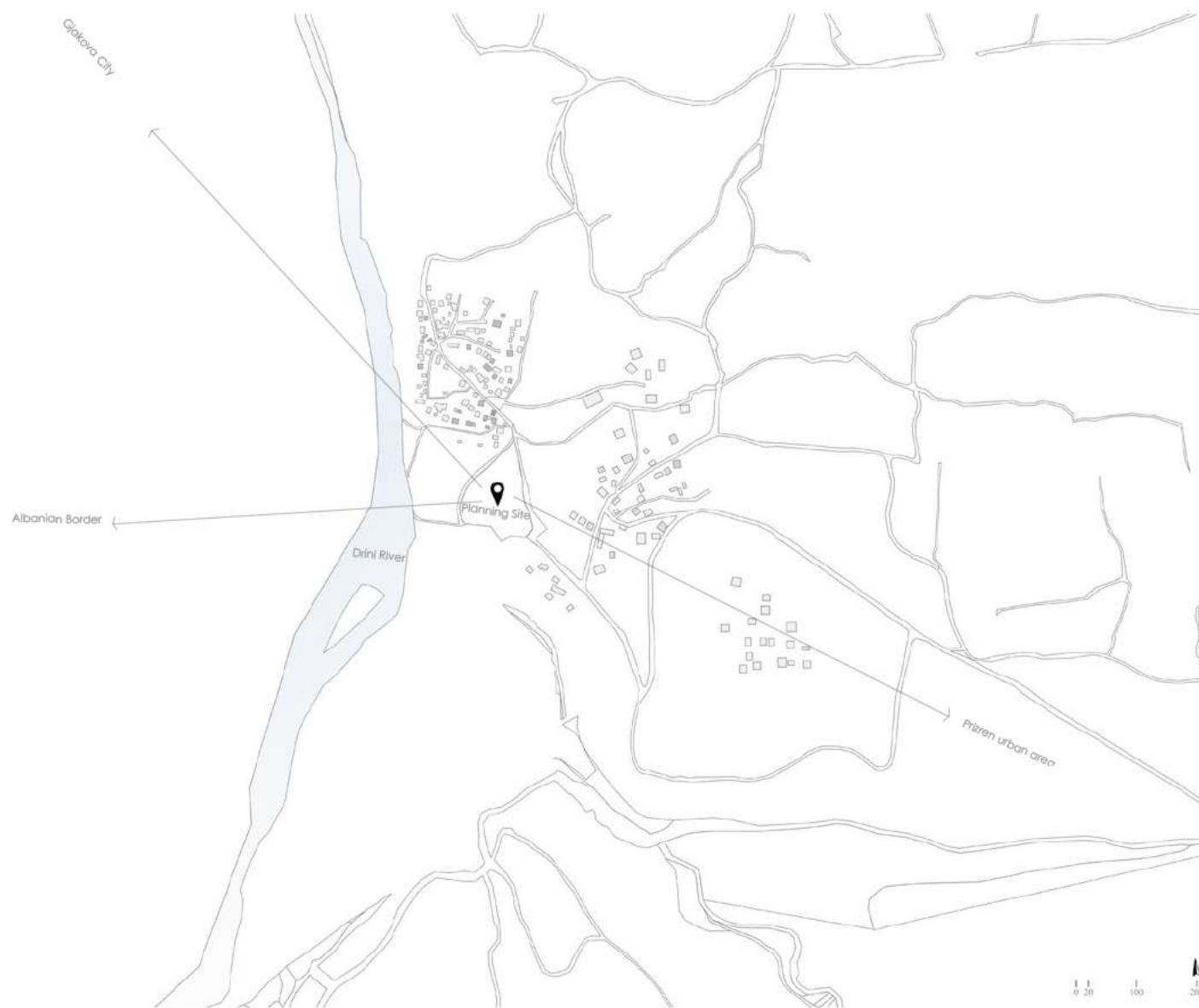


Image 2.14 Different connections

Selection of the location

The building site is located near the city, but in a quiet part, away from the urban noise.

It is surrounded by green areas and is located on the bank of the river. Not having high-rise and industrial buildings makes it possible to enjoy a portion of the fresh breeze.

The advantageous location of Prizren near cities such as Gjakova, Suhareka, Dragash and the neighboring border with Albania make this location a strategic point for the development of such a facility.

Zoning

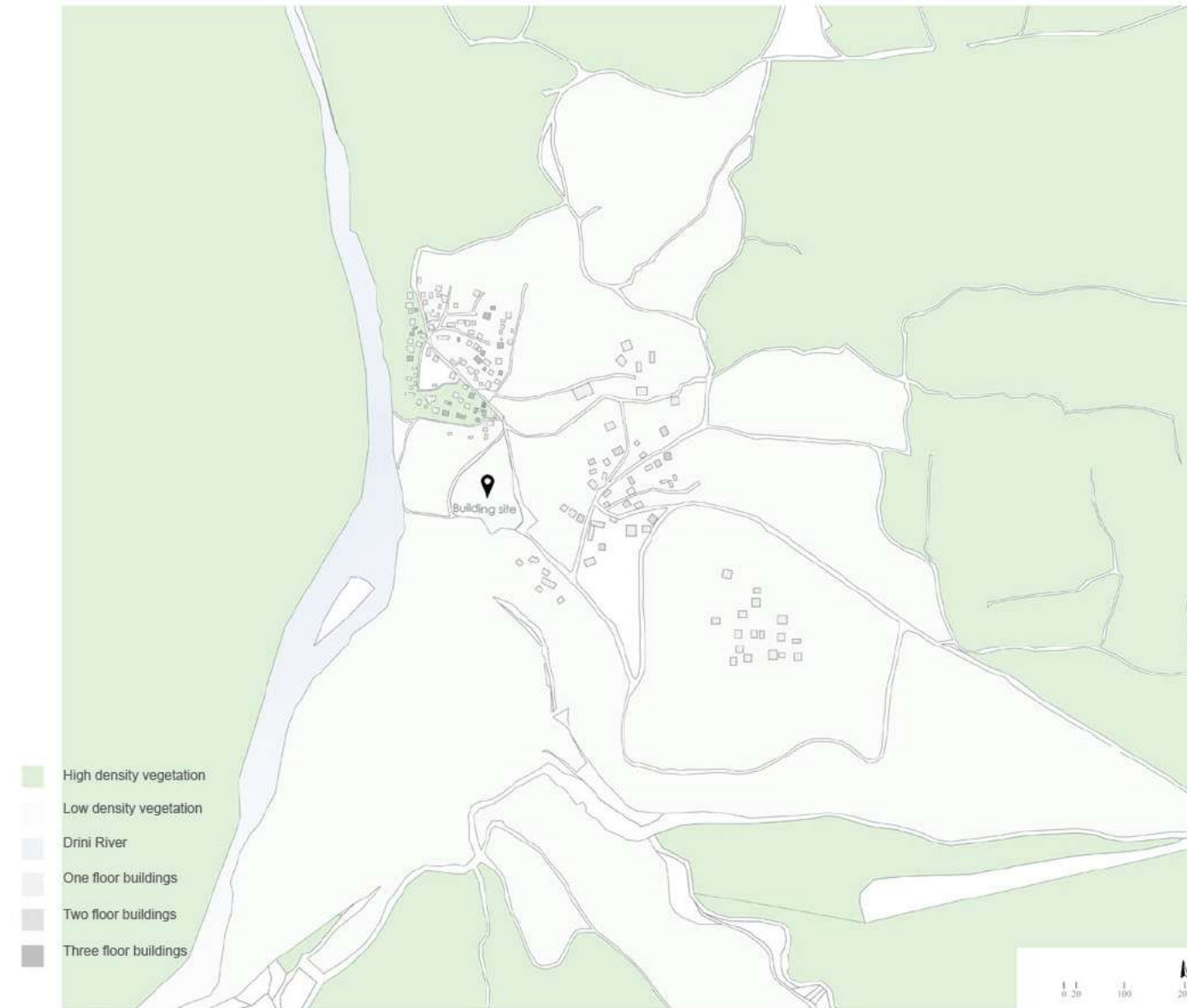


Image 2.15 Zoning

Zoning

The spatial distribution plan illustrates the characteristics of the area in question, such as its land use, the river and roads network, current condition of buildings, connection of the village with the neighborhood.

Despite the weak development, there are a number of activities that might take place in this area as fishing, camping, preparing traditional food, log cabins and walking in nature that also could contribute to the revitalization of this part of the city.

Case study 1 „Jetimat e Ballkanit“



Image 2.16 Nursing home in Kosovo

Jetima e Ballkanit

This facility is a center for the elderly in the town of Suhareka, Kosovo. It has an area of 13000 square meters. The various facilities includes 80 rooms, a common kitchen, a restaurant, 5 emergency rooms, 1 laboratory for analysis, a physiotherapy room with professional equipment and six beds for treatment as well as rooms for dental treatment and an inside swimming pool. The center also offers common areas for the development of various activities.



Image 2.17 Interior space

Case study „Nursing Home and Center for Seniors / Dietger Wissounig“



Image 2.18 Facade



Image 2.19 Interior atrium

Nursing home and center for seniors

Located on the edge of Graz, facing a public park, the residence is designed as a two-story schemed prism of wood construction and cladding. This compact volume is breached to create eight residential communities for the elderly - with four communities per floor - that share a set of atriums and gardens subordinated to a central space that acts as a plaza and gives the building a certain public character.

Each community has space for thirteen residents and consists of rooms connected by a common kitchen and dining area to create a domestic and, as far as possible, family atmosphere. The common spaces in each of the eight residential communities are painted a different color to facilitate circulation within the building.

Case study 3 „Santa Rita Center for the Elderly / Manuel Ocana“



Image2.20 Exterior design



Image 2.21 Connections

Santa Rita Center

The Santa Rita Geriatric Center in Menorca - Spain, is a habitat for constant recovery, where users will spend the next - or last - months of their lives. There are no corridors or architectural barriers, as it is entirely housed on a single floor on the ground level.

Every single room at Santa Rita Geriatric Center provides direct access to a large garden lobby as well as common areas.

The architecture played a crucial role as the whole space is designed in one floor connecting the outer space with the inside with the different glass walls providing good connections.

Case study 4 „Houses for Eldery People in Alcácer do Sal / Aires Mateus“



Image 2.22 Exterior design

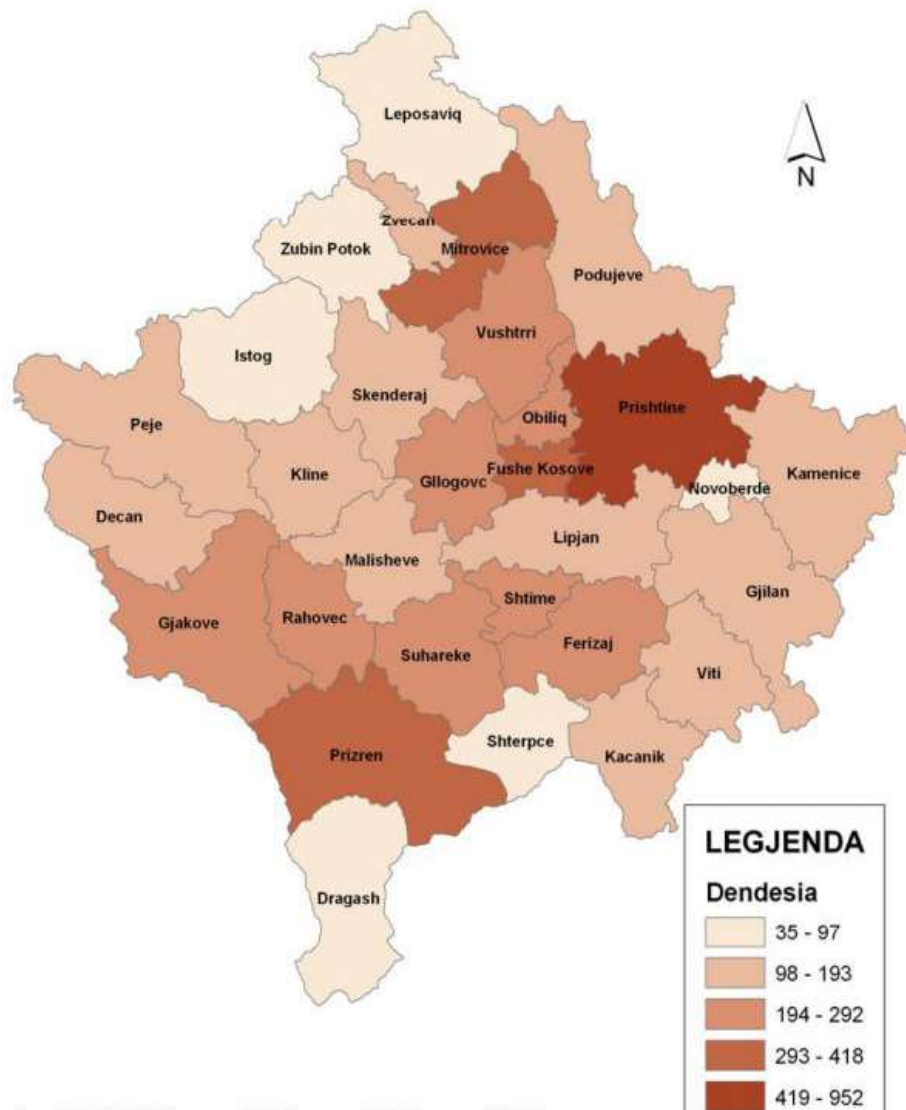


Image 2.23 Care rooms

Houses for Eldery People in Alcácer

Located in Portugal this facility is to be understood somewhere between a hotel and a hospital that seeks to understand and reinterpret the connection between the social and the private. Separate, independent units come together to form a unique structure whose design is expressive and clear; the limited mobility of those who will live in the building suggests that any displacement should be an emotional and variable experience. The distance between independent units is measured and drawn to transform the idea of the path into life and its time into form. The building creates a path that increases in the topography giving different experiences from different inside areas. White walls and huge openings identify this facility.

Demographics of Kosovo



Demographics

Kosovo is a small Balkan country with about 2 million inhabitants. About 90% of the population are Kosovo-Albansians, followed by various communities such as Turks, Serbs, Ashkali, etc. As Kosovo has been involved in wars, especially the recent war with Serbia, many inhabitants have left the country and have not returned. Kosovo is a country known for its young population, which has been decreasing in recent years due to various reasons, such as low birth rates or even the emigration of young people for education or employment in European countries. According to some forecasts and analyses of recent years, Kosovo is experiencing a significant decline in its population, which is expected to intensify in the coming years.

Image 2.24 Demographics

Kosovo population projections 2017-2061

Total fertility rate

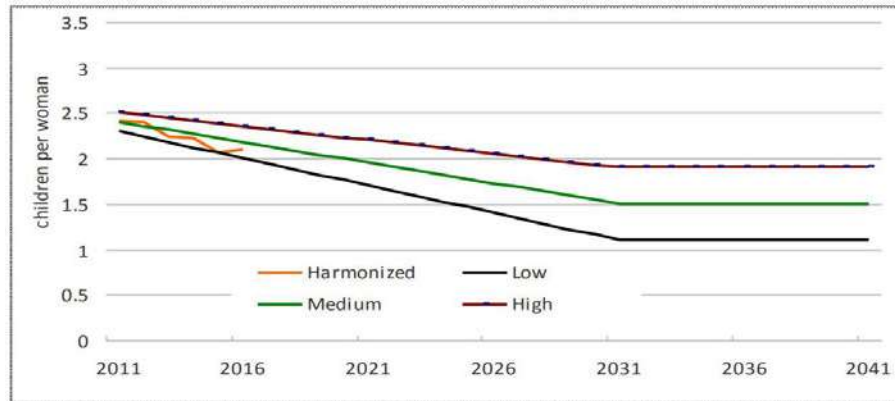


Image 2.25 Fertility rate

Life expectancy at birth

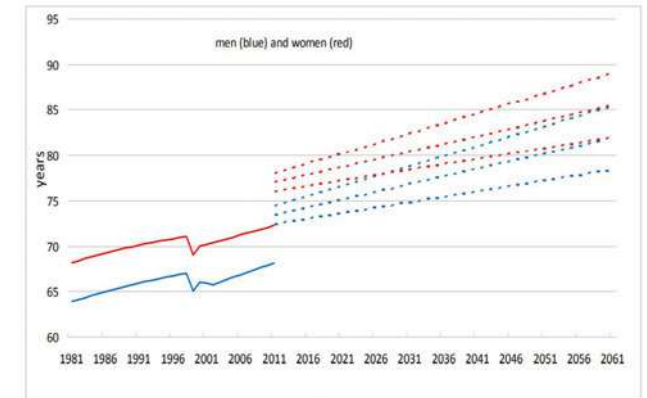


Image 2.27 Birth rate

Age specific death rates

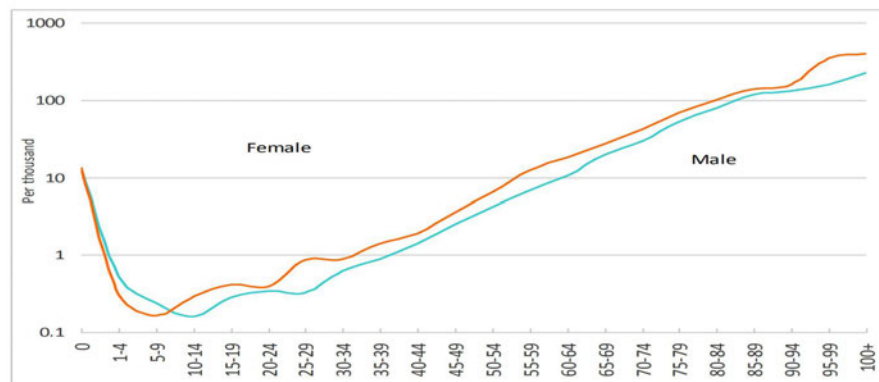


Image 2.26 Death rate

Age distribution of net migration

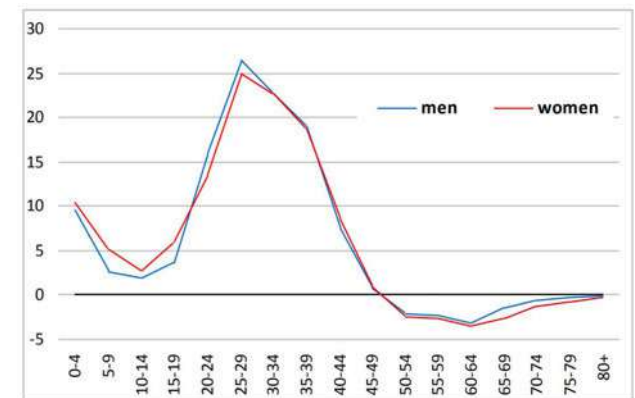


Image 2.28 Migration rate

3. AIMS AND OBJECTIVES



Aims

The choice of such a thematic in a city like Prizren results mainly from the numerous problems of the elderly that I have been witness to. The large number of migrants in Kosovo in recent years and the emancipation of women in various professions have changed life significantly. Many seniors now live alone having families in different countries, but even those who live in a family group are usually without help and support during the day. Based on such problems, I believe that a warm environment where this social group can find themselves is more than necessary in the Prizren area. In order to create the most comfortable design, I derive from Maslow's hierarchy of needs, which best explains the social needs from the most fundamental to the self-perception. All this leads to a project that can be completed to its full potential only if it meets all the requirements in every way.

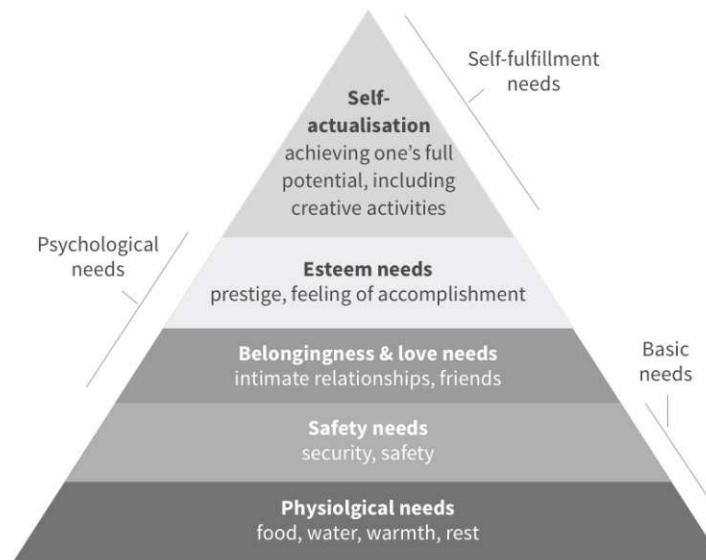


Image 3.1 Maslow's hierarchy of needs

Objectives

In analyzing Maslow's hierarchy of needs and the necessities of the elderly in Prizren, I focused on the following points:

Physiological needs

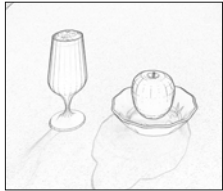


Image 3.2 / Good food



Image 3.3 /
Comfortable room



Image 3.4 / Care

Belongingness / Love



Image 3.5 / Outside
activities



Image 3.6 / Personal
interaction

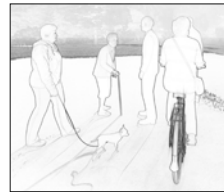


Image 3.7 / Group
activities

Safety needs



Image 3.8 / Counseling

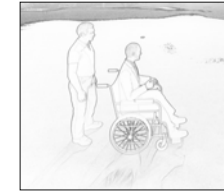


Image 3.9 / Care from
others

Esteem needs / Self fulfillment



Image 3.10 / Sport

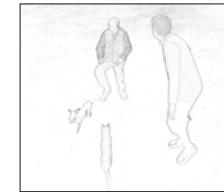


Image 3.11 /
Challenges

When designing the project, some crucial aspects were very important.

- Offering different comfortable personal rooms
- Providing common but also private spaces for cooking
- Offering spaces for the development of various social activities
- Creating areas for wholesome living
- Designing a sufficient outdoor environment, surrounded by a lot of greenery

Images 3.2-3.11 Representation of needs

4. METHODOLOGY

Methodology

Retirement housing is a relatively new concept in our society, especially in the city of Prizren.

Due to various factors such as the migration of young people abroad, the employment and emancipation of women, the need for privacy among young couples leads to the fact that more and more elderly people live alone without proper care. Despite these difficulties, the mentality that prevails in our district is hardly changeable. Family problems aside, it is still unacceptable for children to send their parents to a care facility outside the family circle.

In the hope that this trend will soon change, it is imperative that these facilities be designed to provide suitable conditions for a more comfortable retirement. To achieve such a goal, the choice of location is of particular significance to begin with. A place surrounded by greenery, near a river or a mountain ensures that the elderly can enjoy the great natural landscape. In addition, the closeness of the urban area with regard to necessities and emergencies is of great importance. After the selection of the location near the center of the city, but at the same time away from noise and urban chaos, followed the selection of a concept.

The selected design concept emerged after the site analysis. This concept was more suitable for the given site, as it offers a fusion with nature, different visual views from all angles, natural lighting from every corner and height adjustment to the surrounding structures.

For the decision on the internal orientation and overall functionality, the study of similar objects in different countries of the world was of particular importance. As a result of the analysis, elaboration of plans and the arrangement of various functions, a result was achieved that meets the aimed conditions and provides new and attractive opportunities for the elderly in the city of Prizren.

In addition to fundamental requirements, the use of materials such as wood and glass as well as the incorporation of certain finishing features in the interior design were of particular importance in the process of design. The use of the mullion transom wooden façade allows communication with different outdoor spaces, but also brings a problem such as temperature and sometimes unwanted light. As a solution to this problem, some objects can be used, such as: various interior curtains, overhangs, vertical blinds, light shelves, blinds or even adjustable louvers. The use of ramps as an additional complement to the stairs and elevators, in turn, allows the best possible communication for the elderly residents of the building. In addition to the ramps, the use of different colors within the building allows better orientation in the building. Each room has a different view of the surroundings, which also affects orientation as well as giving the feeling of a larger and more comfortable space for daily living and sleeping. Offering interior features such as hot tubs in the bedrooms embedded in the floor with the possibility of opening or closing at certain moments attracts this age group by making them experience something they have not experienced before and convince them of a new life and atmosphere in this facility. Exterior elements such as the green roof, skylights that provide lighting for interior corridors, and the installation of solar panels around the perimeter of the roof are also key factors in the architecture of the building. Playing with the external environment and creating appropriate spaces for daily life, as well as planting many trees around the building, also have a very important role in the communication between inside and outside. Taking into account all these factors, this facility aims to provide very suitable facilities, whether for outdoor, public or private purposes.

Concept 1

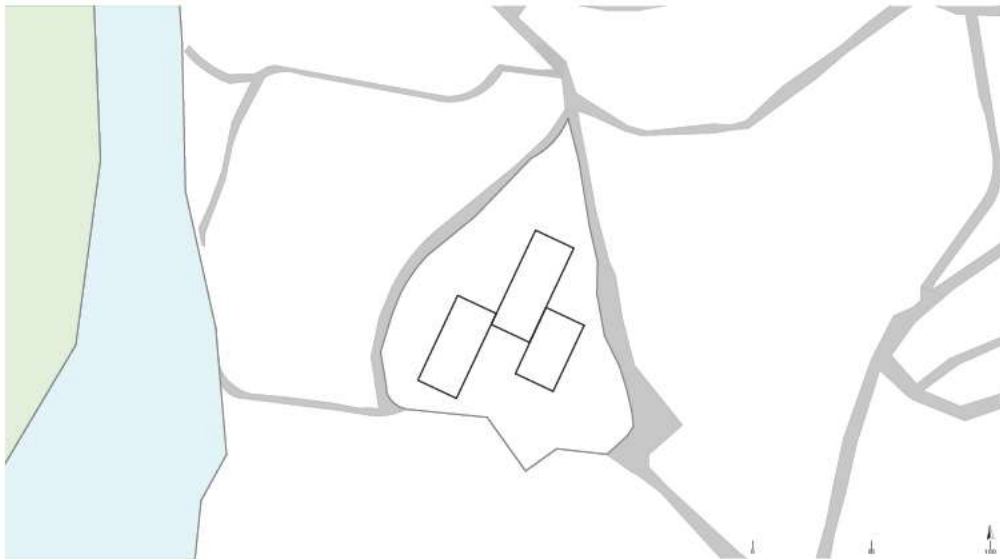


Image 4.1 First concept plan

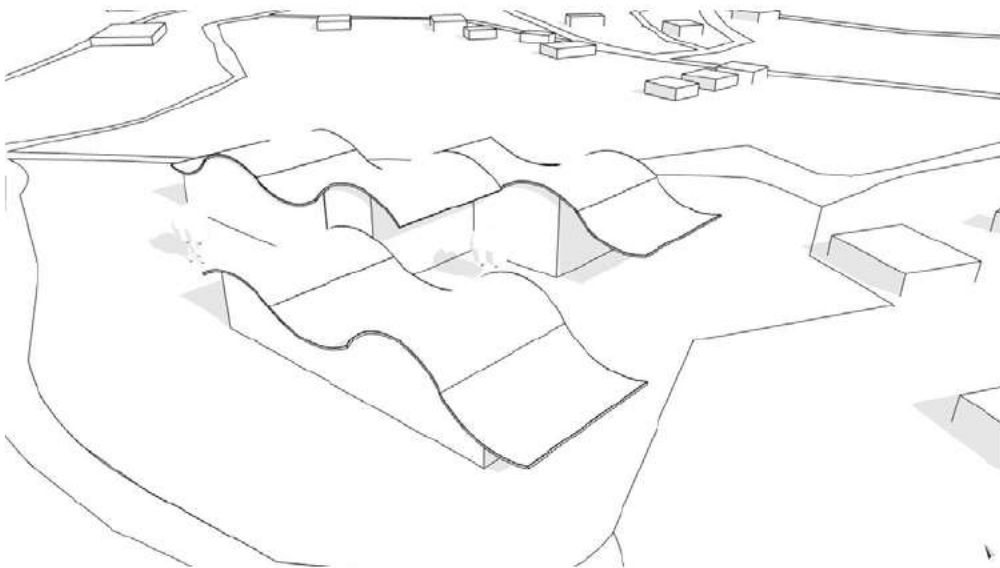


Image 4.2 First concept 3d Image

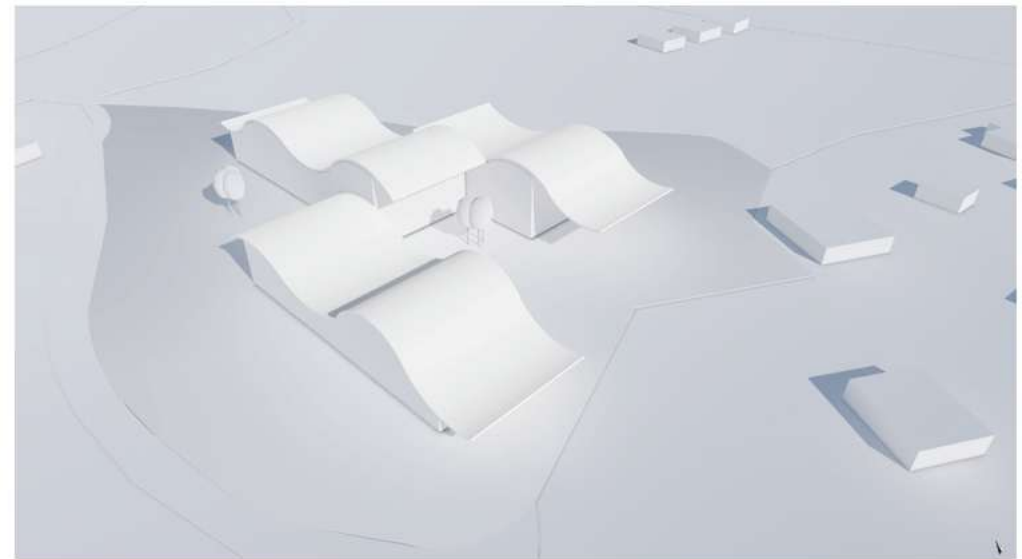


Image 4.3 First concept 3d Image

Concept 1

- Different building blocks interconnected
- Divided functions
- Different heights in different parts of the object
- Togetherness / Intimacy

Concept 2

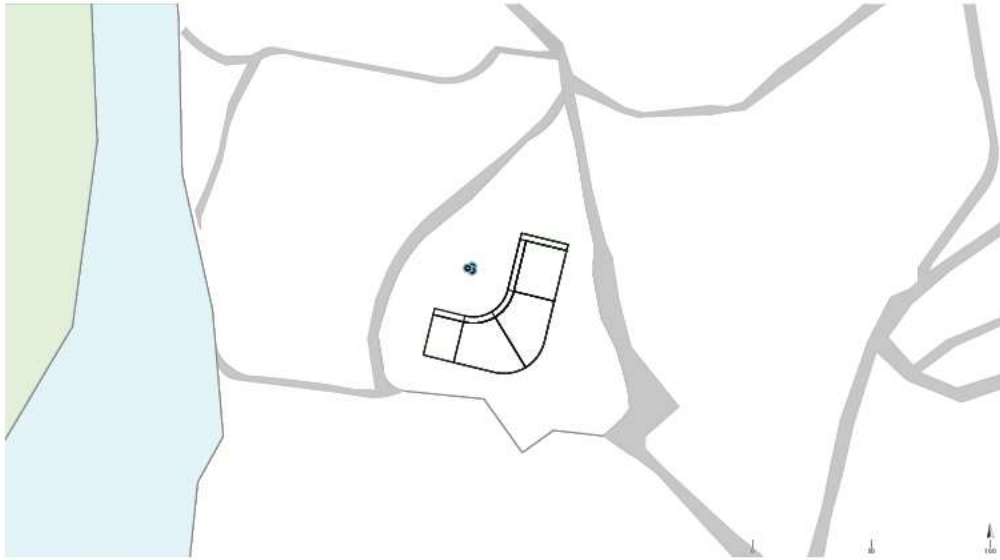


Image 4.4 Second concept plan

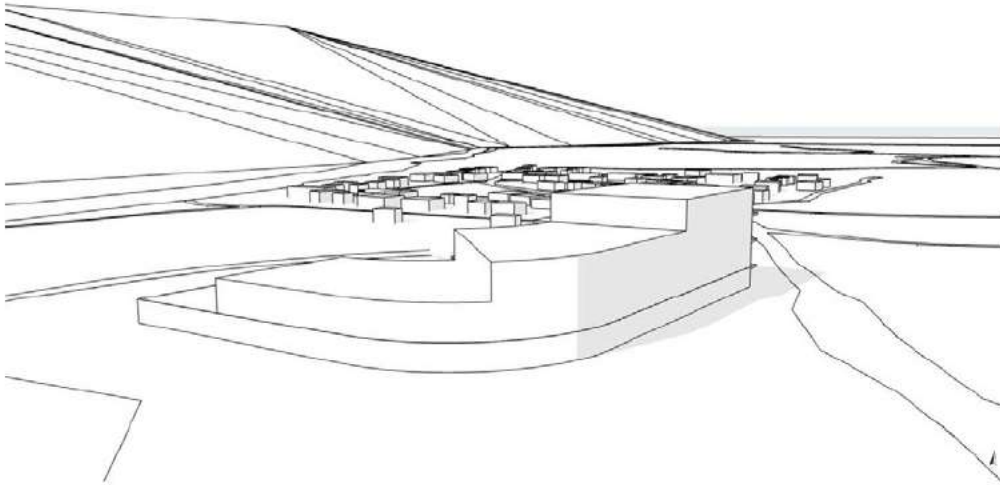


Image 4.5 Second concept 3d Image

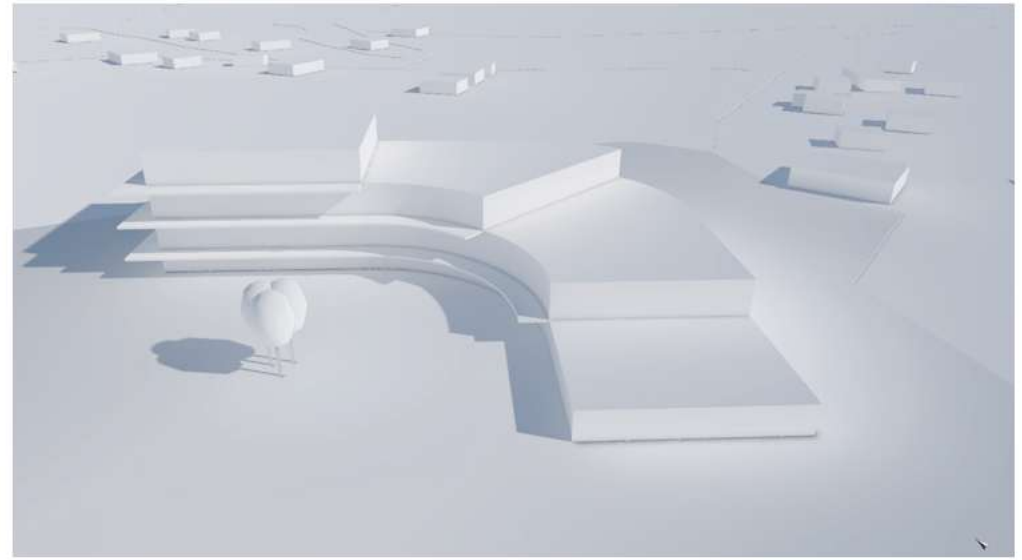


Image 4.6 Second concept 3d Image

Concept 2

- Sleeping rooms with balconies
- Divided functions in heights
- Green roof
- The front facade direct view to the river/hill

Concept 3

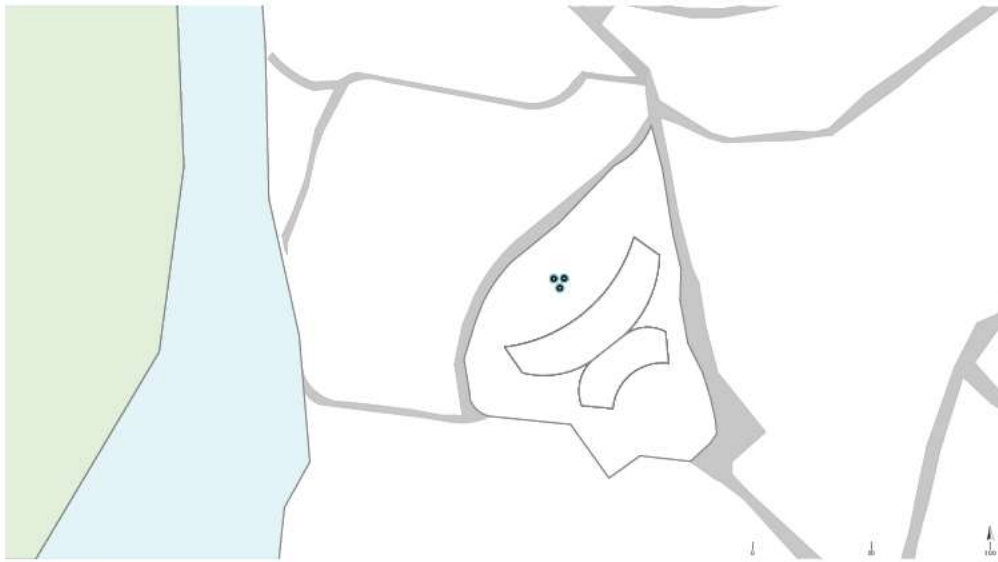


Image 4.7 Third concept plan

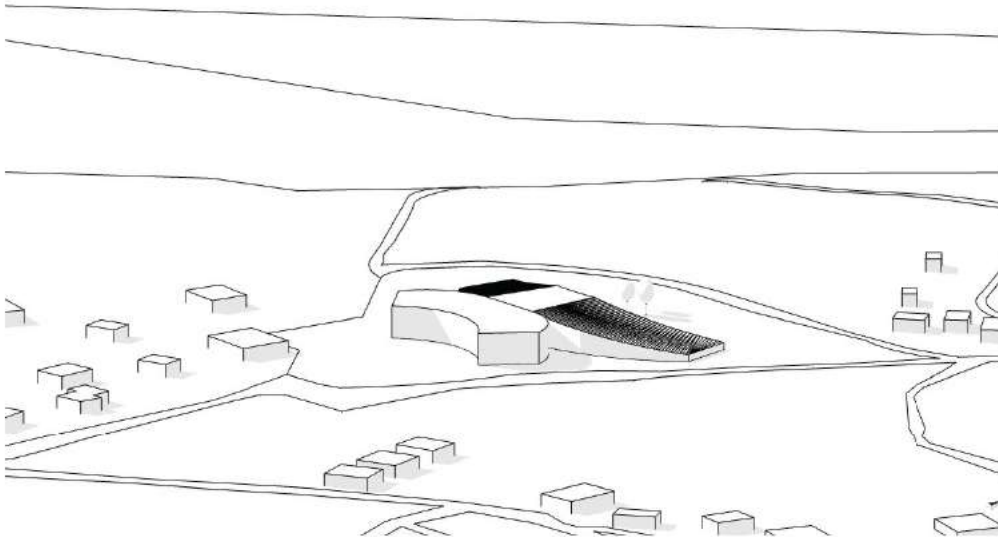


Image 4.8 Third concept 3d Image

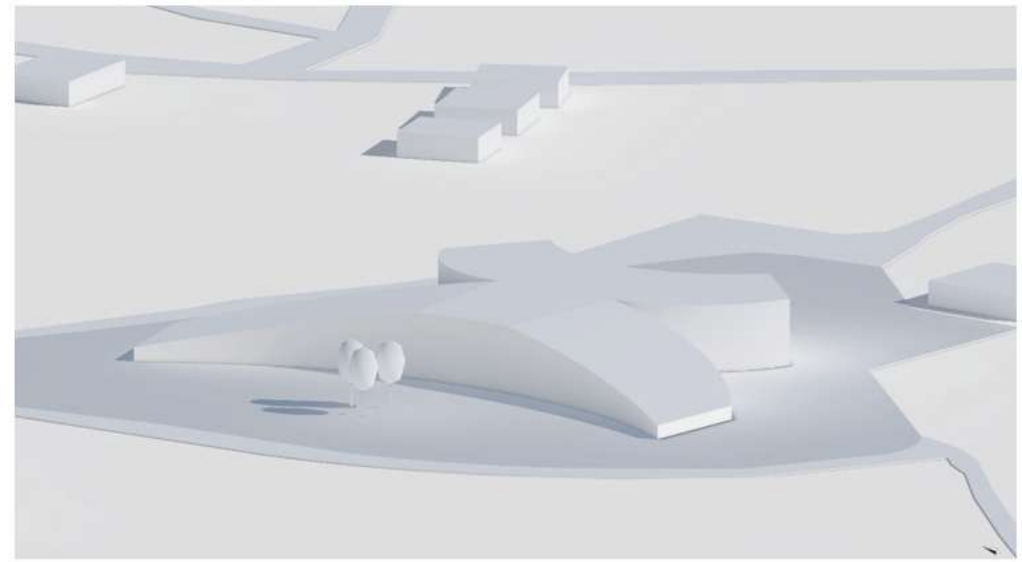


Image 4.9 Third concept 3d Image

Concept 3

- Mirrored C building
- Divided functions
- Entrance in the back
- Green roof
- Sleeping rooms with direct view to the river

Concept 4

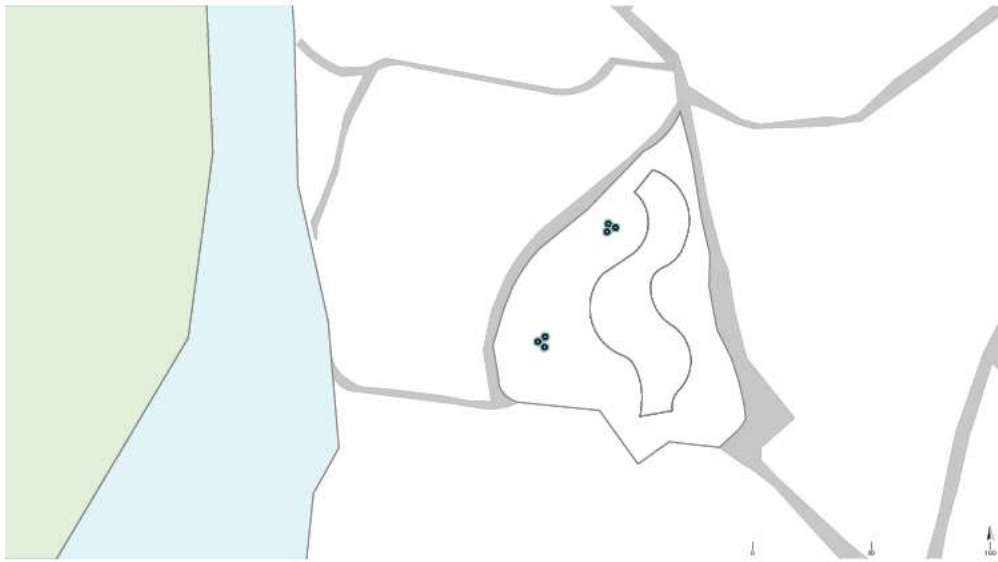


Image 4.10 Fourth concept plan

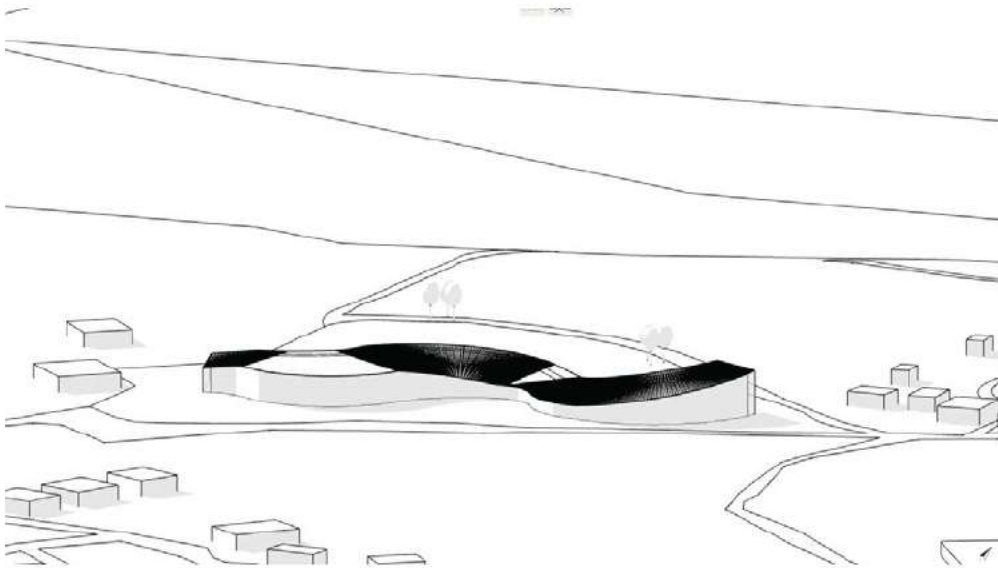


Image 4.11 Fourth concept 3d Image

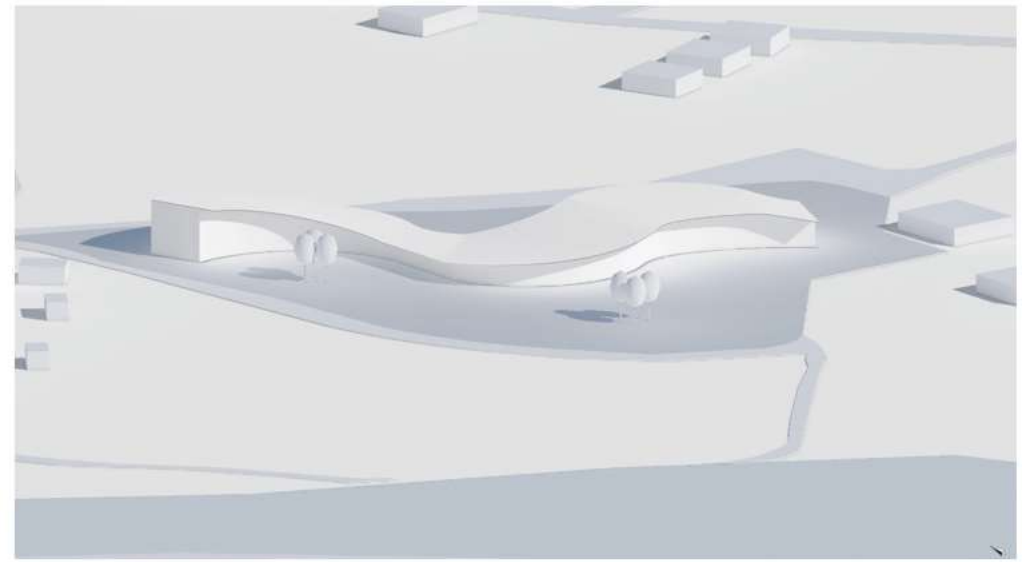
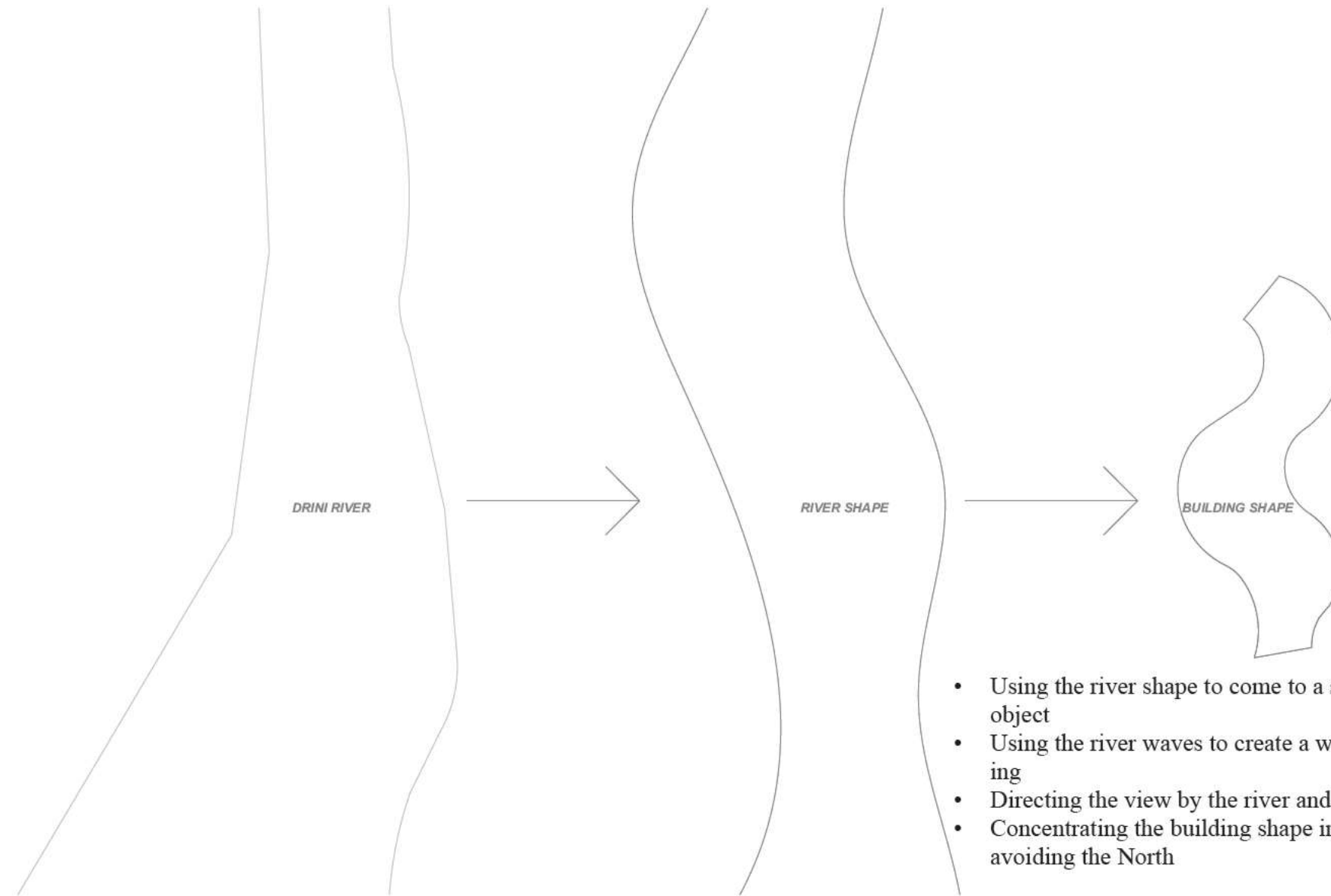


Image 4.12 Fourth concept 3d Image

Concept 4

- River flow shape / wavy roof
- Glas facade / sleeping rooms direct view to the river / hill
- Green roof / solar pannels

Concept design



- Using the river shape to come to a similar shape for the object
- Using the river waves to create a wavy roof for the building
- Directing the view by the river and the hill
- Concentrating the building shape in the East and West avoiding the North

Image 4.13 Shape finding

Primary considerations



Image 4.14 Building and roof shape

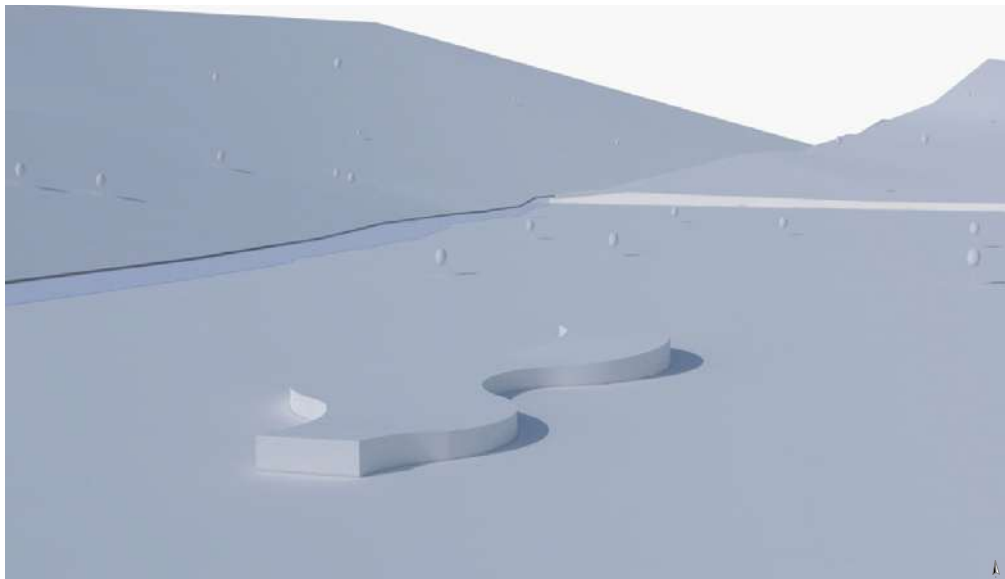


Image 4.15 Building placement

- The retirement home integrates in the surrounding and the green roof recreates the lost space in the ground floor.
- The object offers different view points from every room being the river, the hill or the village.
- The facade would remain open by huge glass windows by allowing the exterior to melt into the interior.
- The building could be reached in two entrances by different interested groups.
- The greenery and the plants also play an important role in the yard.
- The wavy roof allows to have different heights inside the building and also creates shading by its cantilevered part following the perimeter.

Terrain analysis

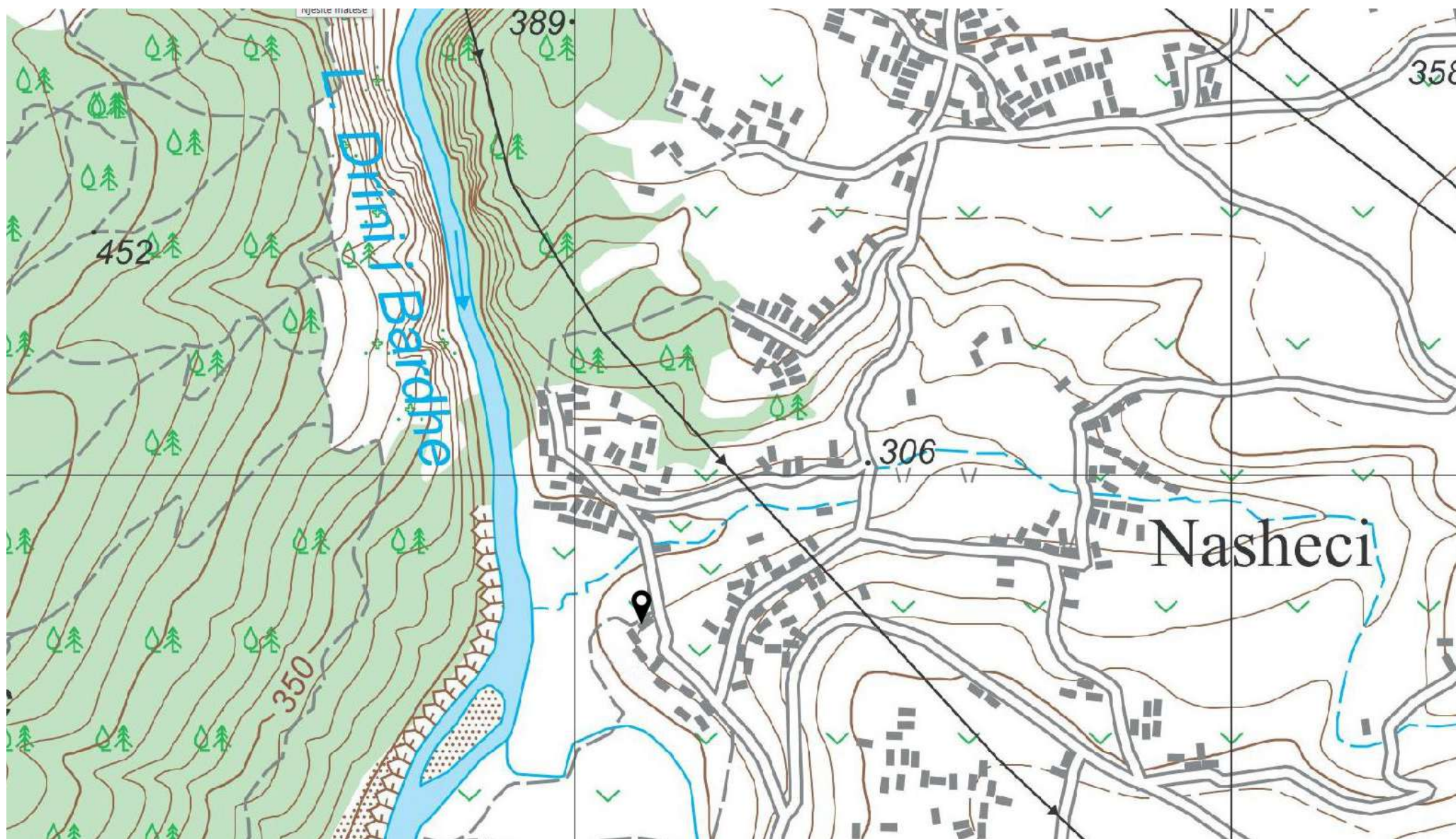


Image 4.16 Topographic map of the site

Views and connections

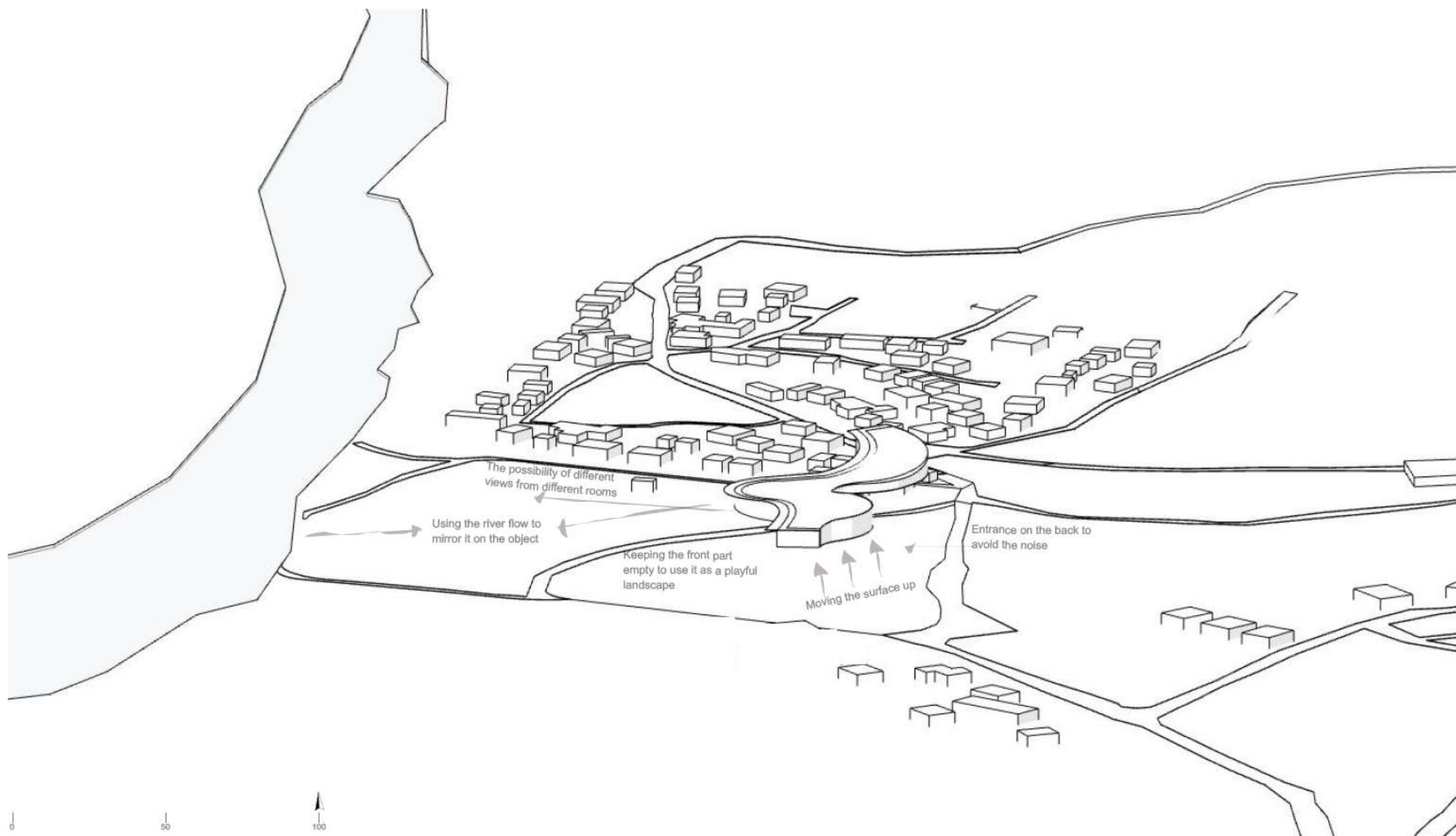


Image 4.17 Terrain and Views analysis

First room typologies

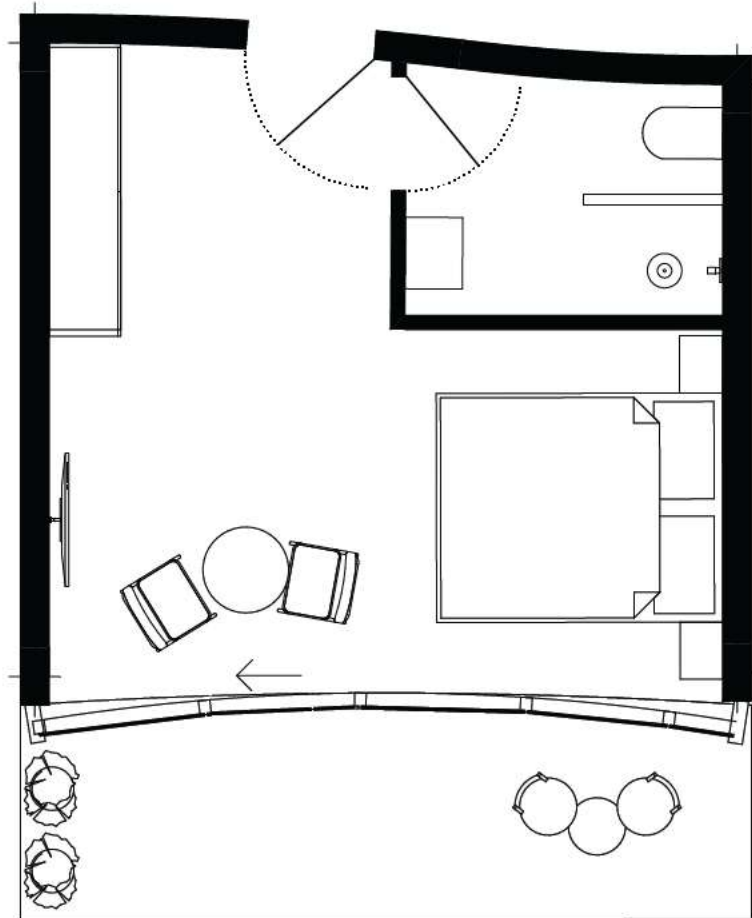


Image 4.18 Room type 1

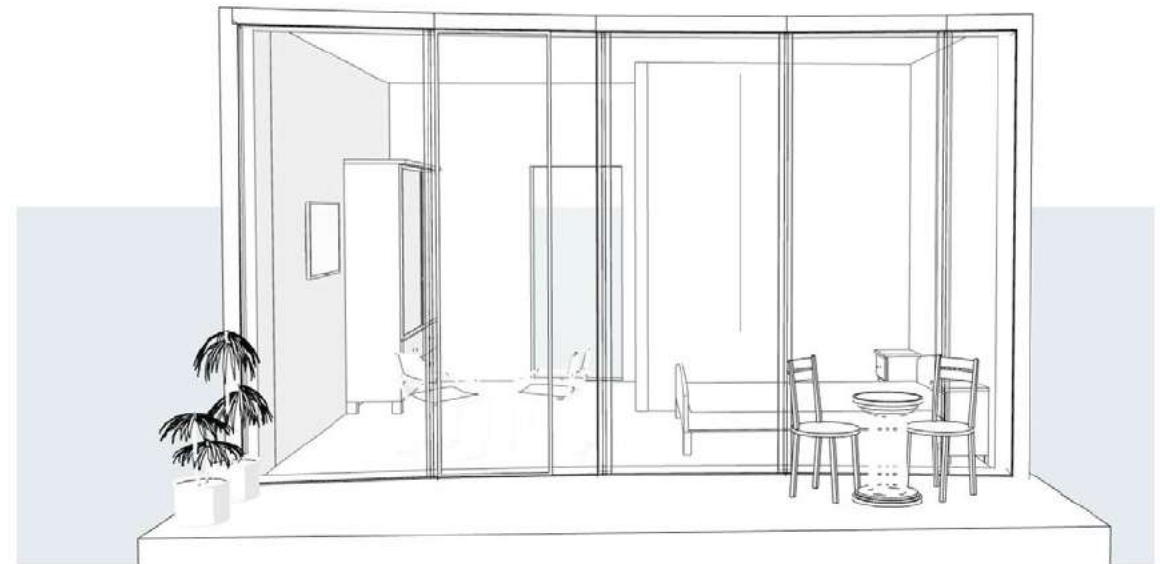


Image 4.19 3D

Type 1

Double room with a divided bathroom. The room had no flexibility, the terrace was too small and the bathroom was too strictly divided.

Room type 2

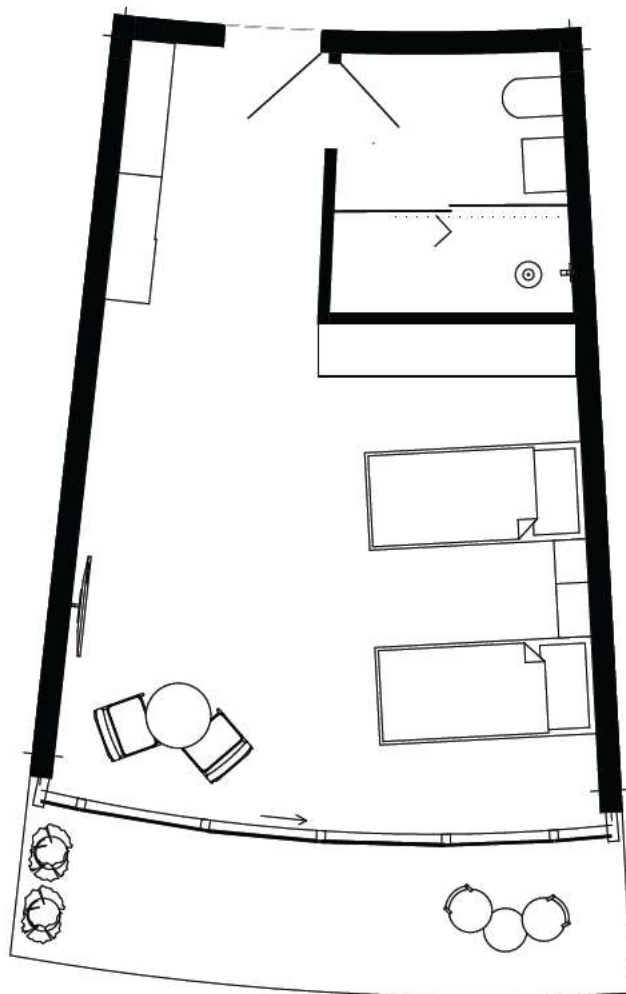


Image 4.20 Room type 2

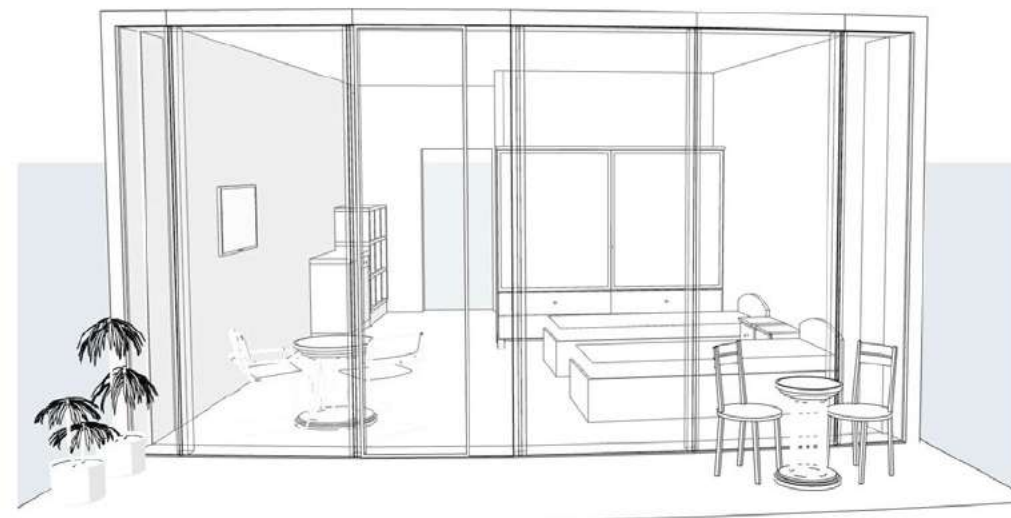


Image 4.21 3D

Type 2

Double room with a divided bathroom. The room had no flexibility, the space wasn't used at its full potential, the terrace was too small and the bathroom was too strictly divided from the room.

Connections

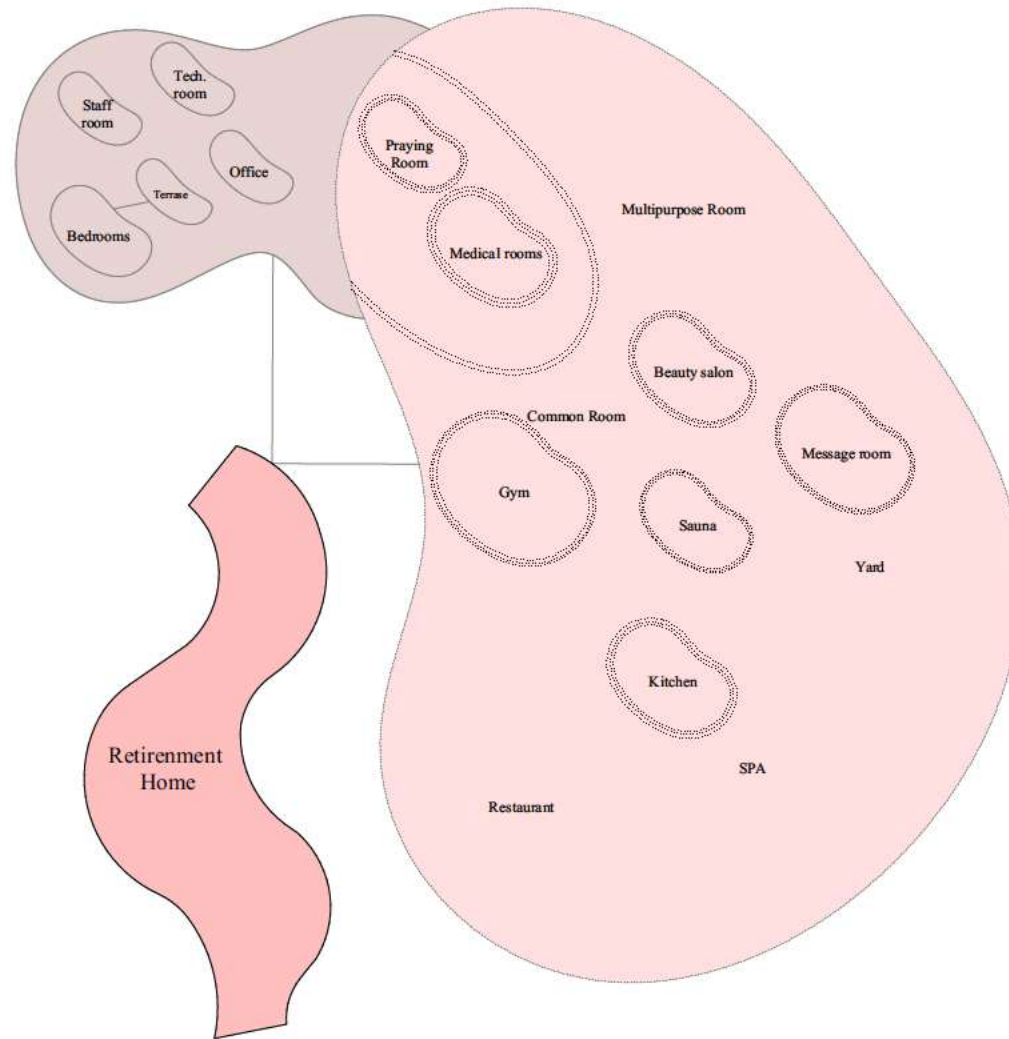
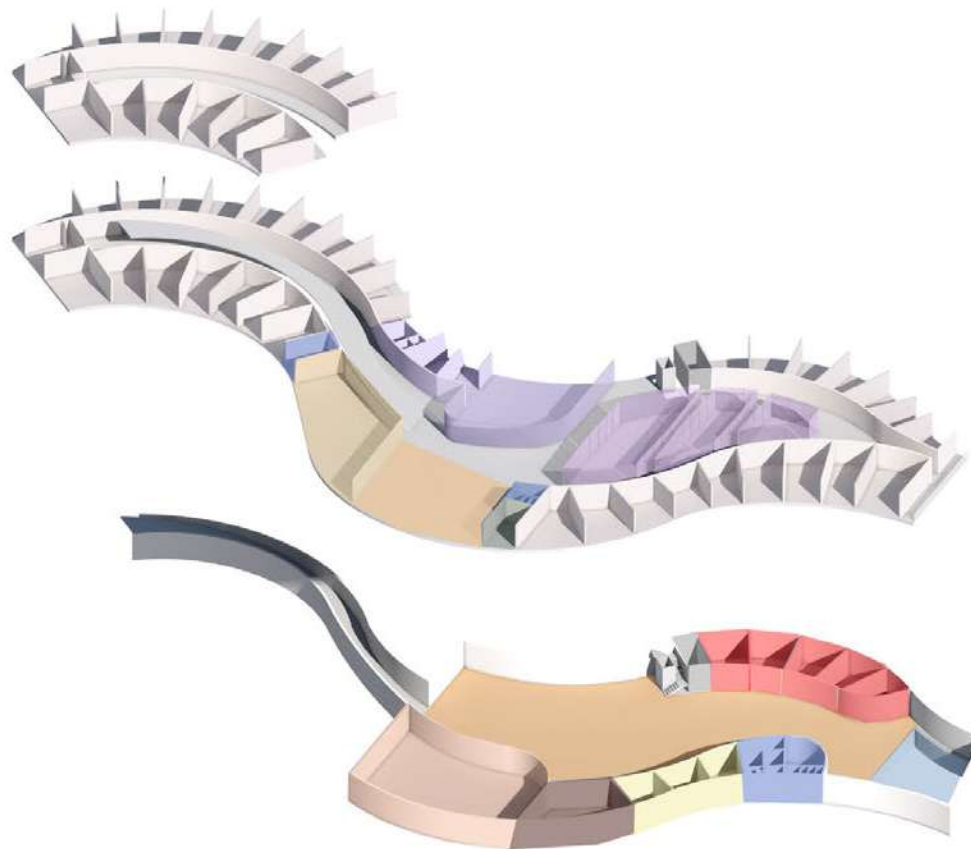


Image 4.22 Connections between the spaces

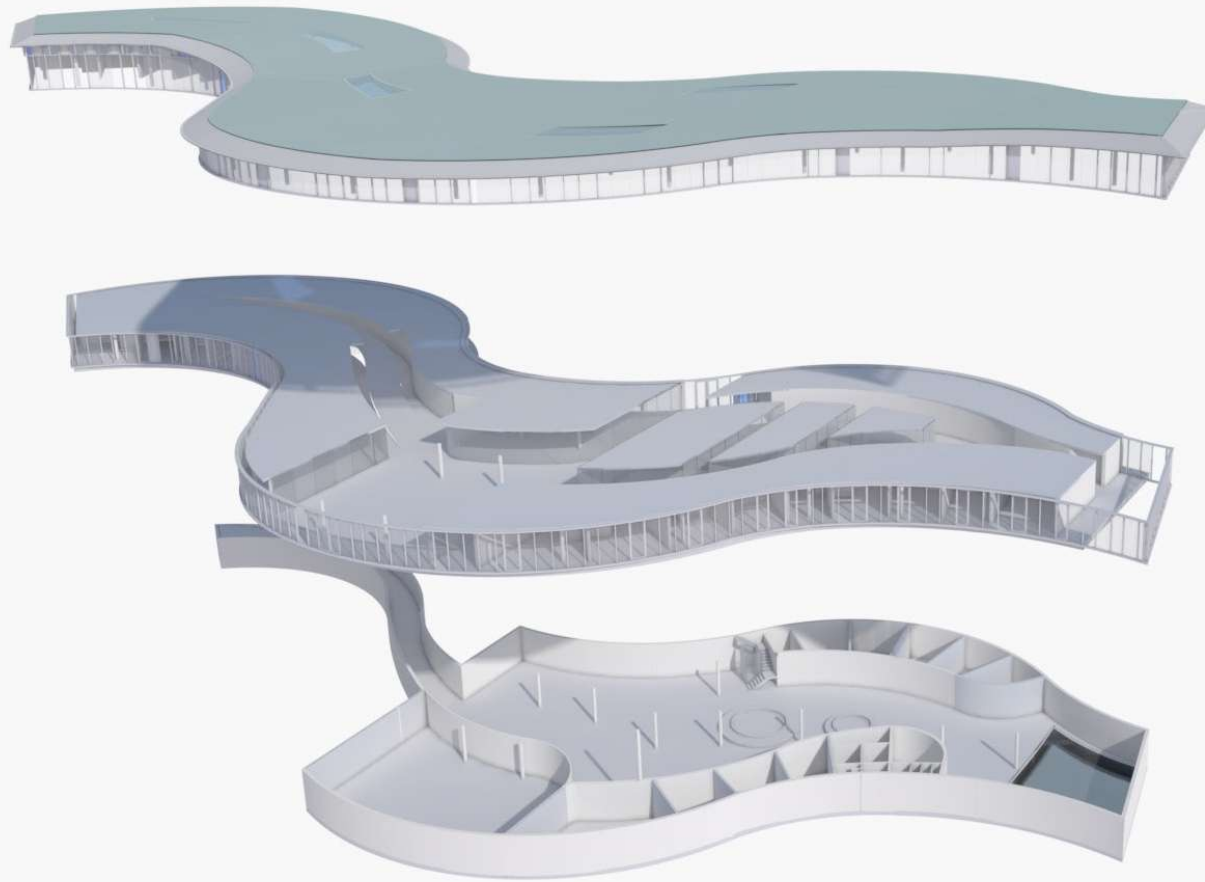
Functions Diagram



- Bedrooms
- Kitchen, storage, staff room
- Recreative spaces
- Open space
- Common closed room
- Sauna, massage room, praying room, beauty salon
- Cinema / Theater
- Gym
- Medical care
- Pool
- Toilettes / fitting room
- Circulation

Image 4.23 Functions in different floors

Construction overlap



0

20

50

Image 4.24 Construction elements in different floors

Structure details

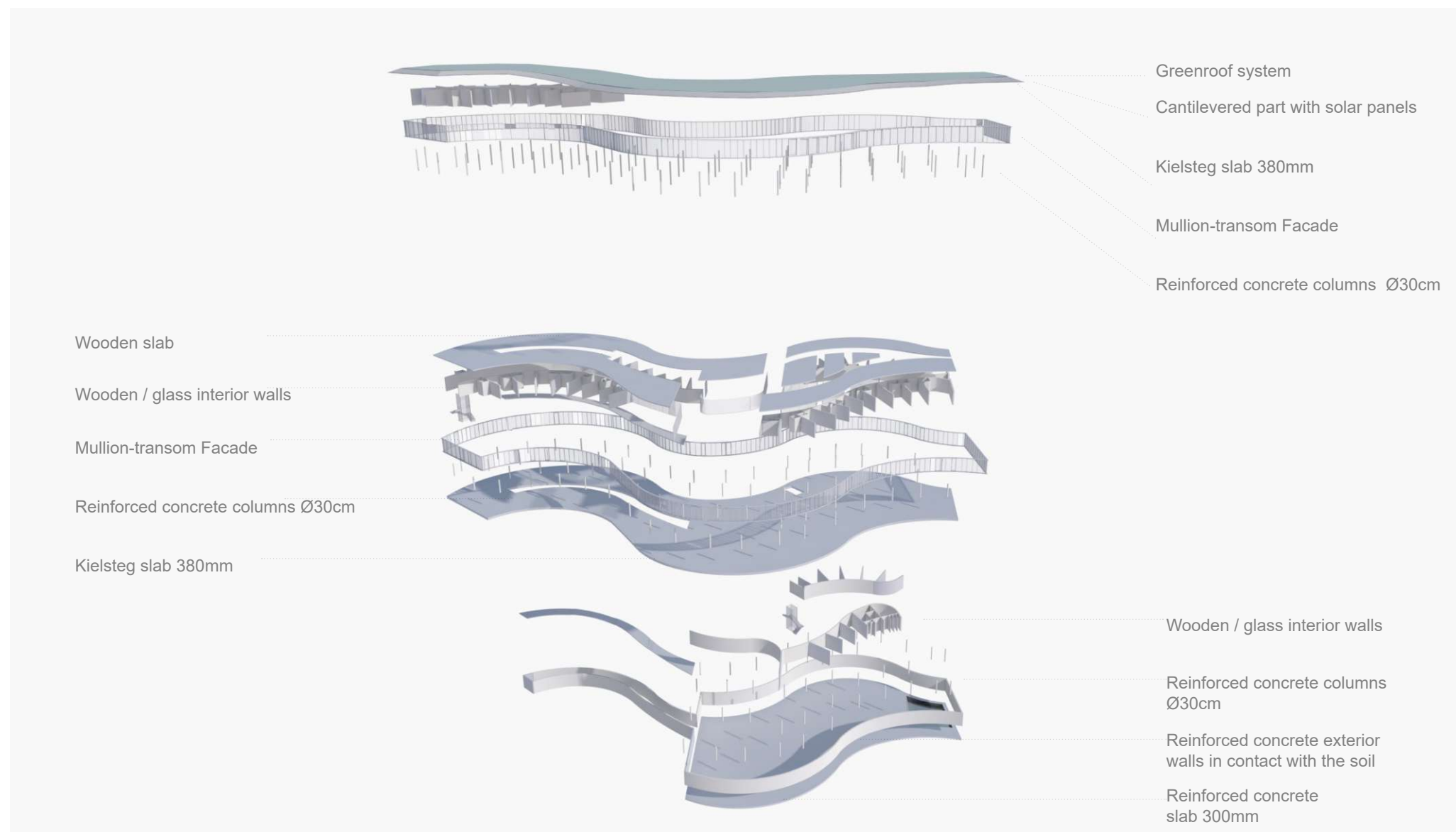


Image 4.25 Construction elements and materials

5. DESIGN

Site Plan

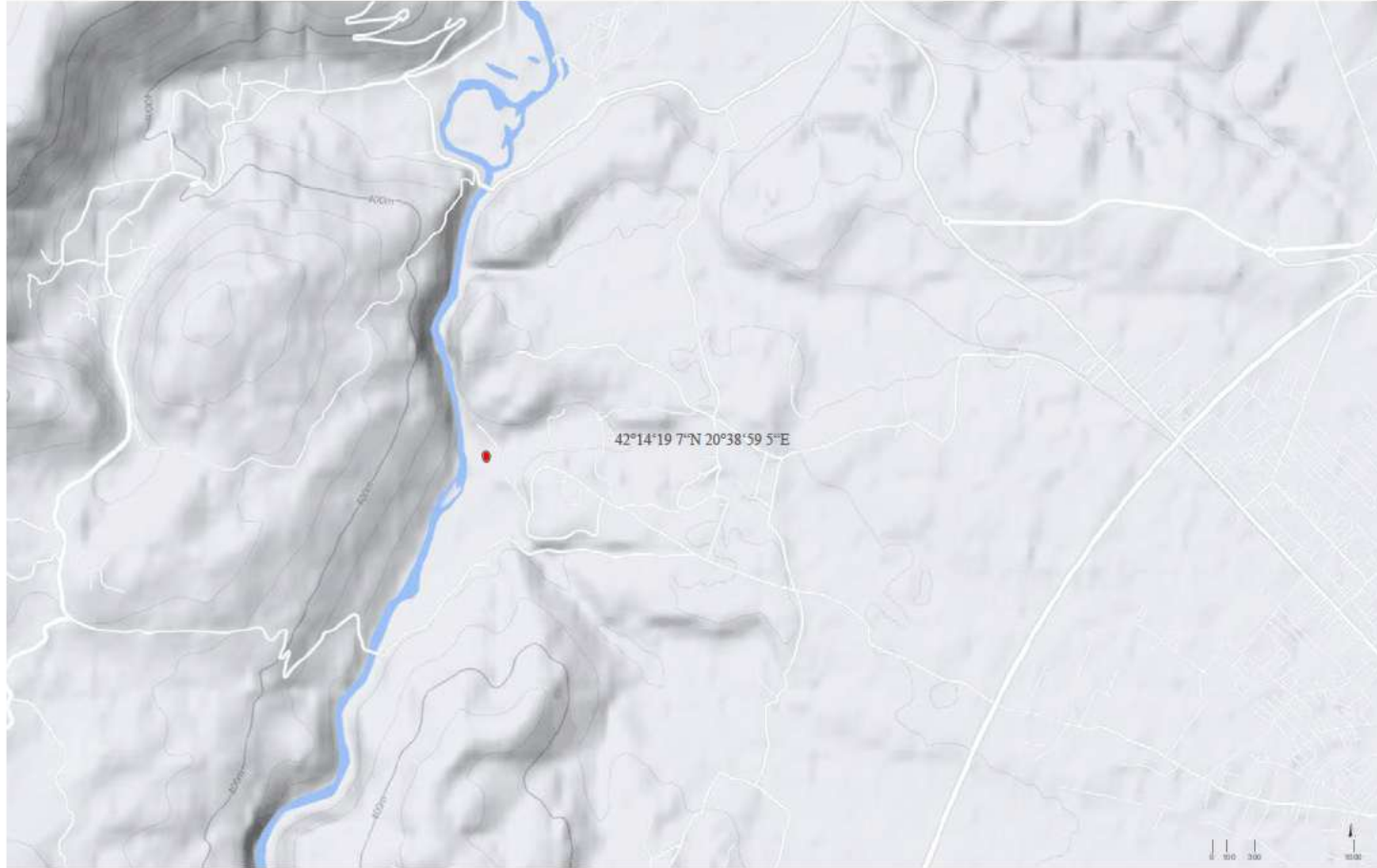


Image 5.1



Image 5.2

Ground Floor



Image 5.3

Ground Floor section



Image 5.4



Ground Floor section

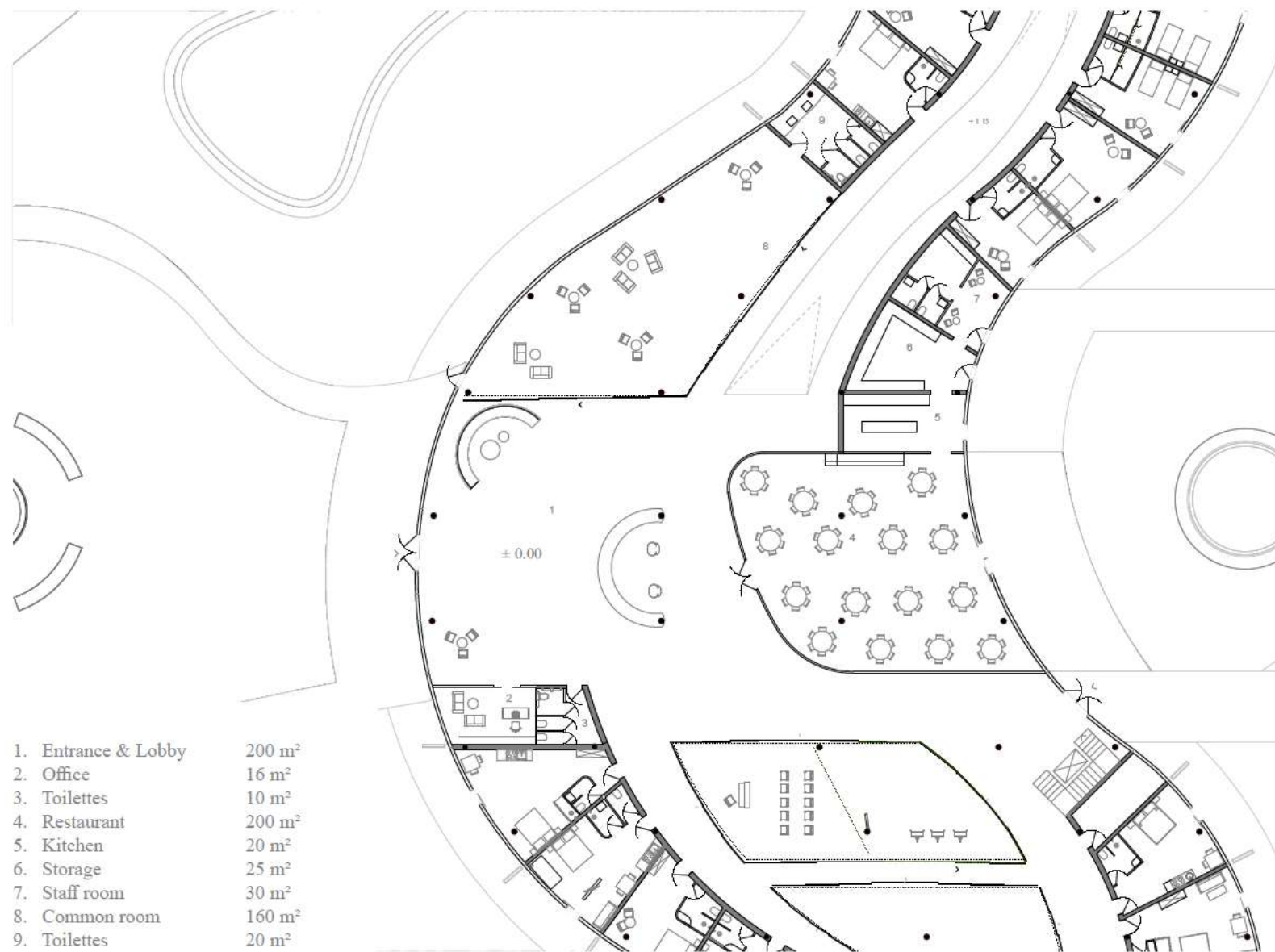
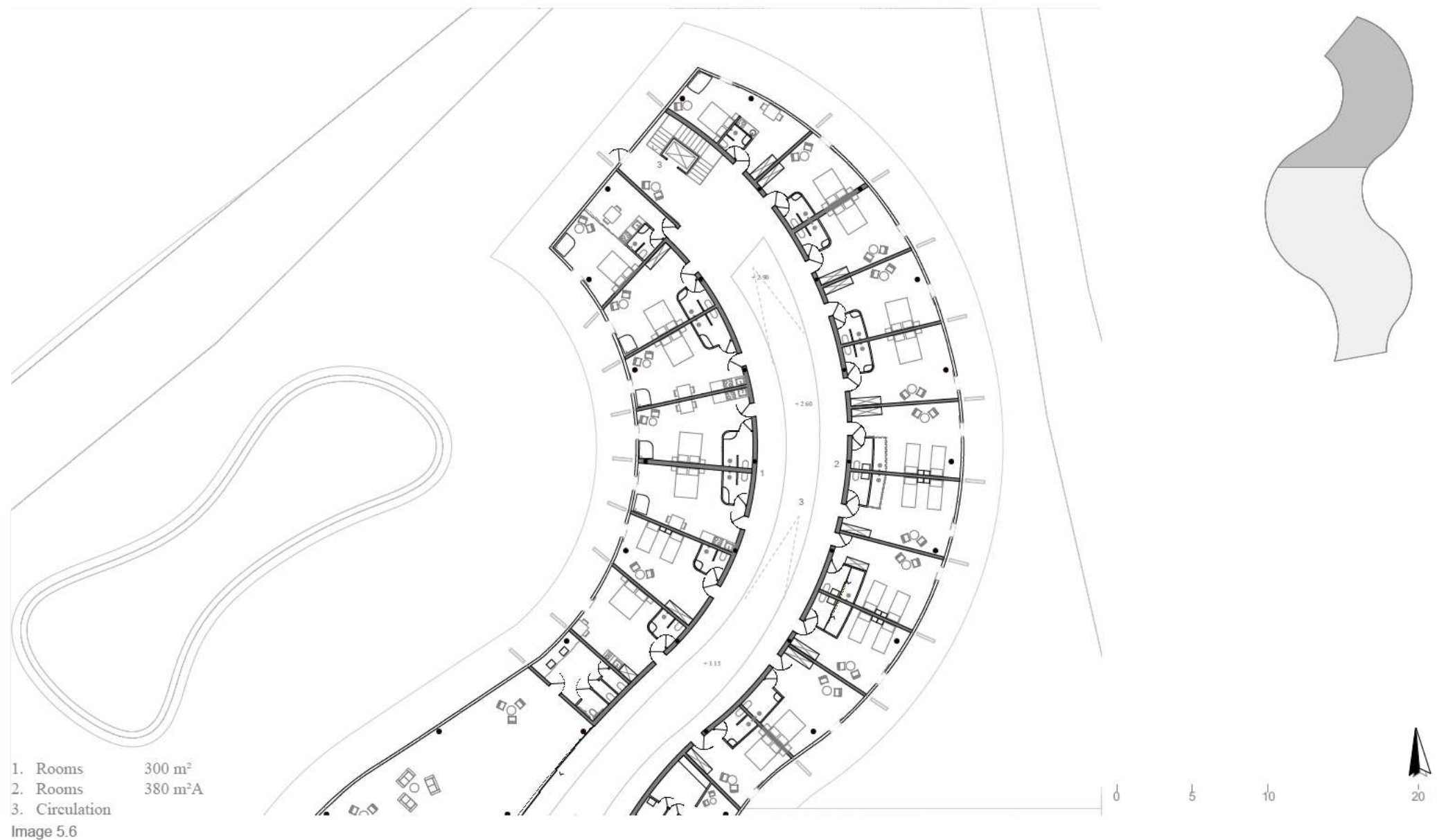


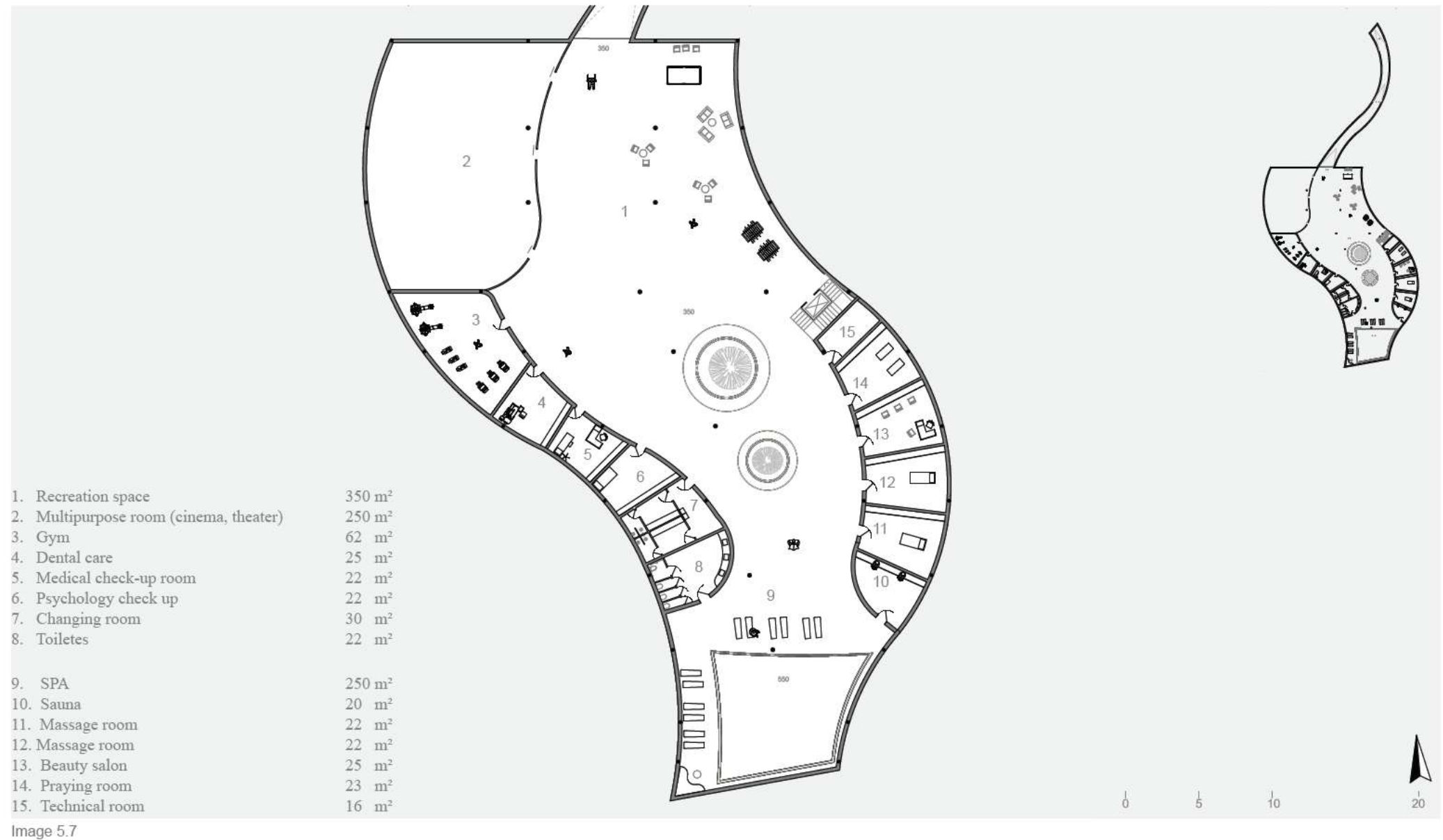
Image 5.5



Ground Floor section



Unerground



First Floor



Image 5.8

Room typologies

Bedrooms are the most important areas within the building, as the elderly spend a lot of time alone. Creating a comfortable environment would allow them to rest and enjoy their time in their rooms. The bedrooms are mainly oriented to the east and west, so that the rooms are illuminated by the sun. They are well structured, exude tranquility and provide a place to relax. The soft colors such as soft brown or white and the usage of wooden materials also help to relieve stress.

There are built-in bathtubs in the rooms, so the elderly have the opportunity to relax in front of the glass façade and be bathed in the sun. Glass walls in the shower area are also installed in the bathrooms for safety reasons and to avoid obstructing the view. Each room is equipped with furniture and movable walls that allow free motion, give the feeling of a larger space, and occasionally divide the rooms among themselves. These changes often result in the creation of new and different spaces in the very same rooms. This flexibility and transparency not only make the rooms feel comfortable and safe, but also offer a new perspective to the elderly.

The rooms vary in size and range from double rooms to small apartments. Some rooms are also adapted for the disabled and have a large bathroom and larger doors. Each room is illuminated thanks to the glass facade and the rooms on the first floor also have private terraces.



Image 5.9 / 5.11 Different room typologies

Room type 1

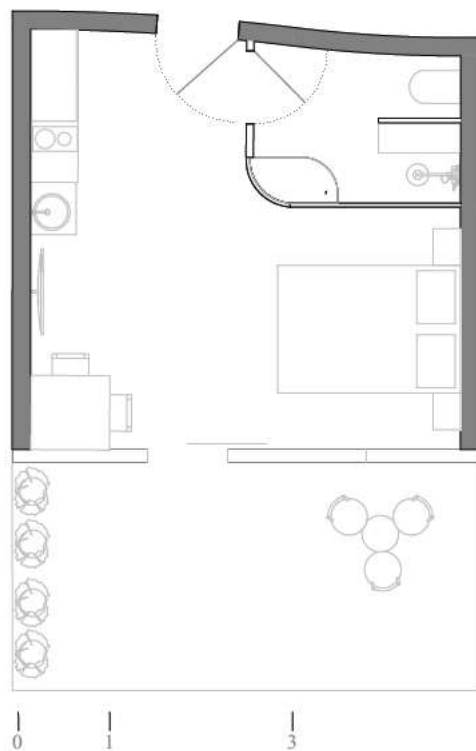


Image 5.12

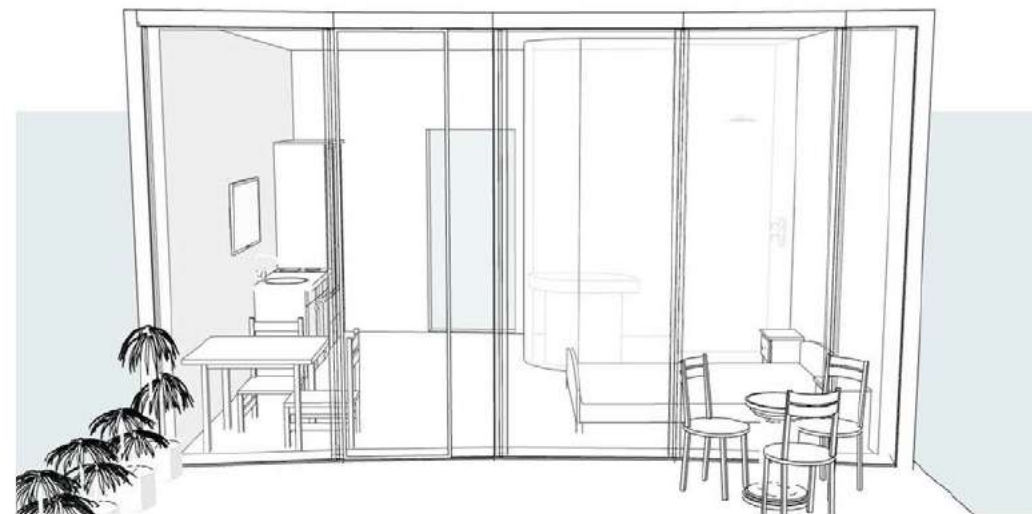


Image 5.13

TYPE 1

- Area 24 m²
- Double room
- Bathroom
- Small bar and eating area
- Terrace 12 m²

Room type 1



Image 5.14

TYPE 1

- Movable bed for creating a open space
- Movable shower bench in the bathroom
- Glass wall by the showering area
- Closed toilet

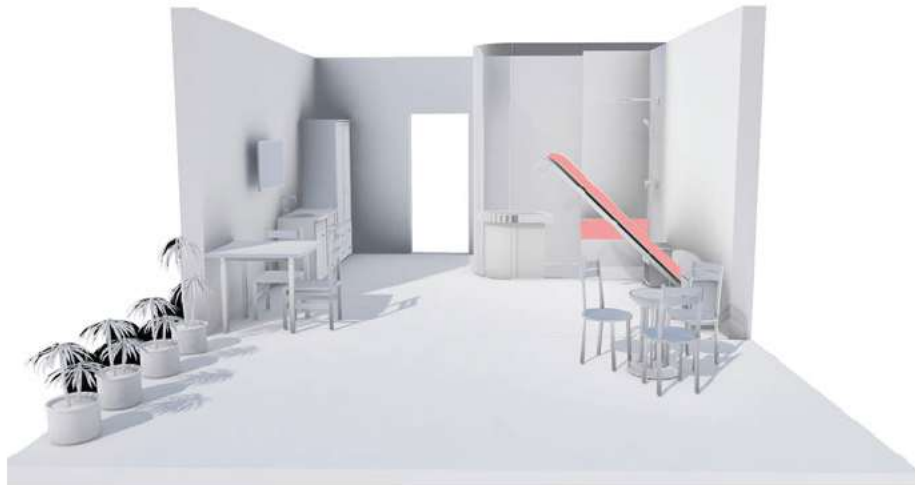


Image 5.15

Room type 2

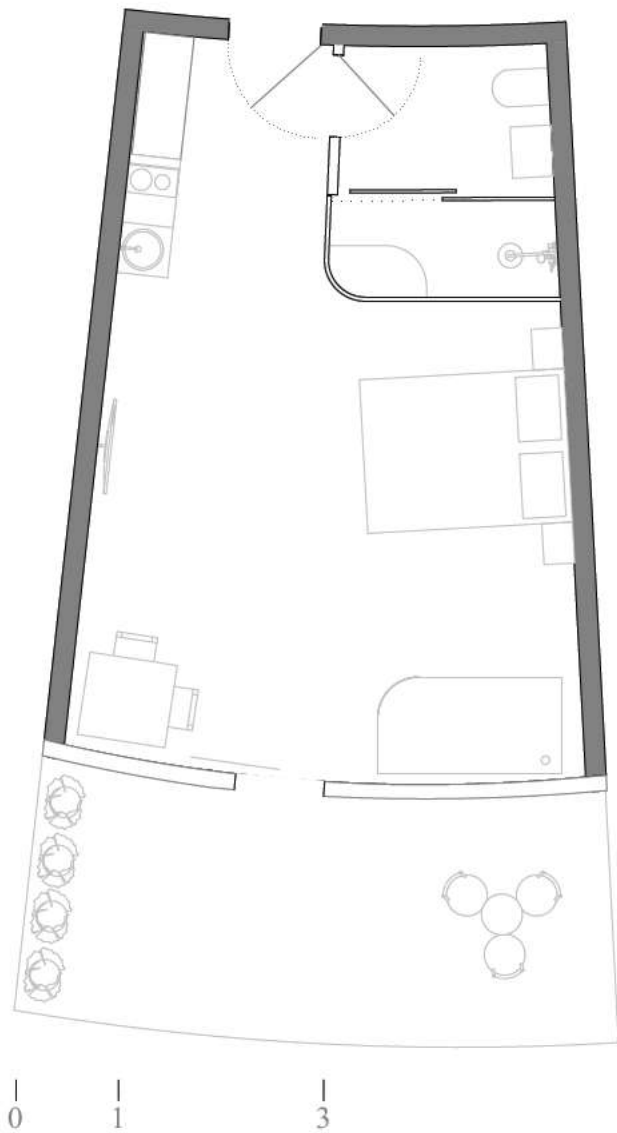


Image 5.16



Image 5.17

TYPE 2

- Area 35 m²
- Double room
- Bathroom
- Small bar and eating area
- Terrace 15 m²

Room type 2

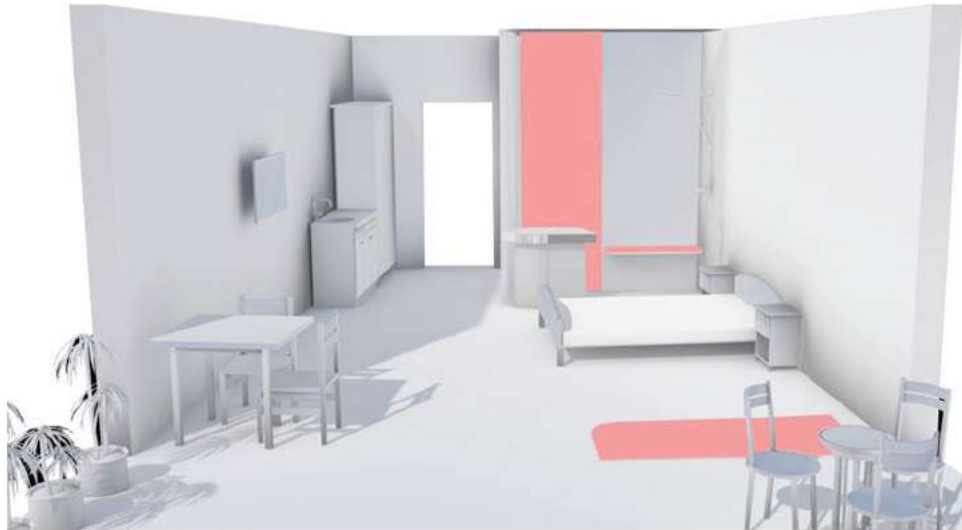


Image 5.18

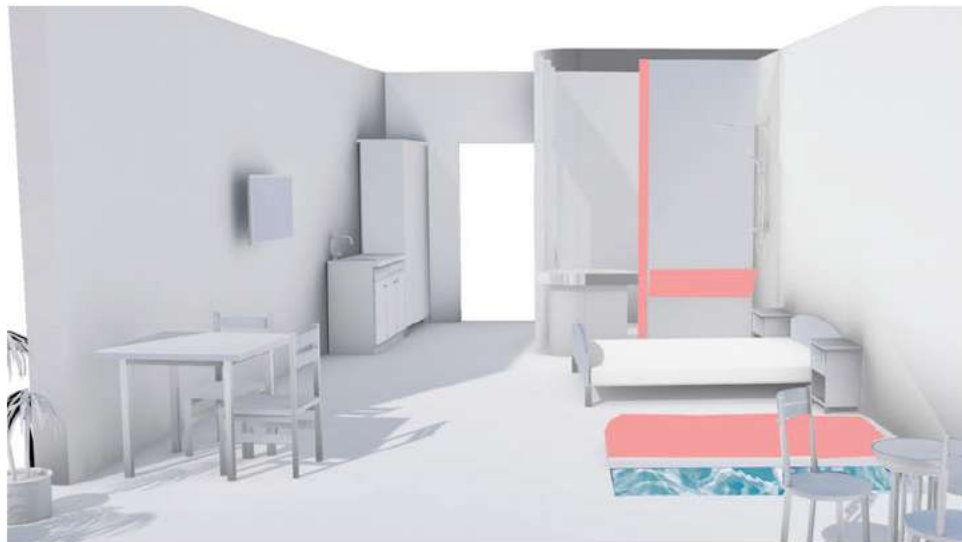


Image 5.19

TYPE 2

- Movable wall for dividing the bath from the toilet
- Movable shower bench in the bathroom
- Glass wall by the showering area
- Movable floor part over the bathtub installed in the floor

Room type 3

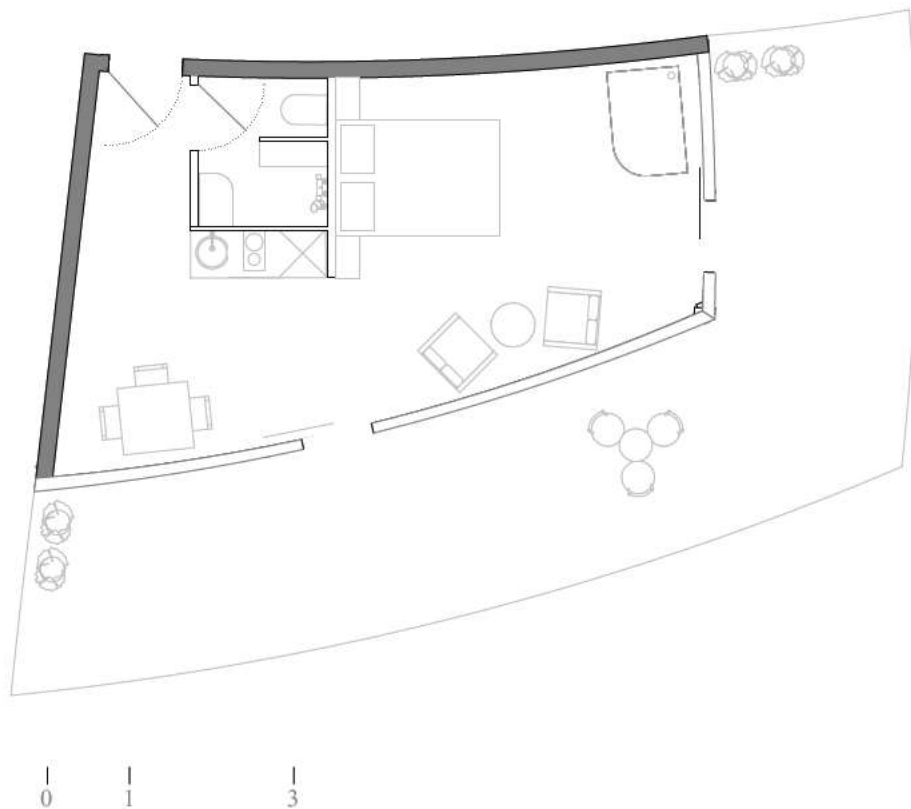


Image 5.20



Image 5.21

TYPE 3

- Area 35 m²
- Double room
- Bathroom
- Small bar and eating area
- Living area
- Double terrace 32 m²

Room type 3



Image 5.22

TYPE 3

- Foldable wall for dividing the bedroom from the living and kitchen
- Movable shower bench in the bathroom
- Glass wall by the showering area direct to the kitchen
- Movable floor part over the bathtub installed in the floor

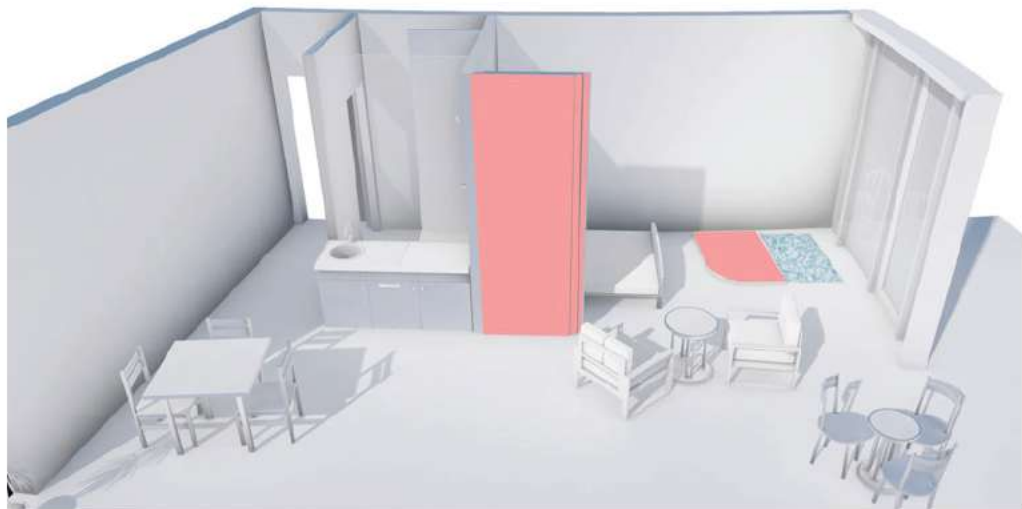


Image 5.23

Room type 4

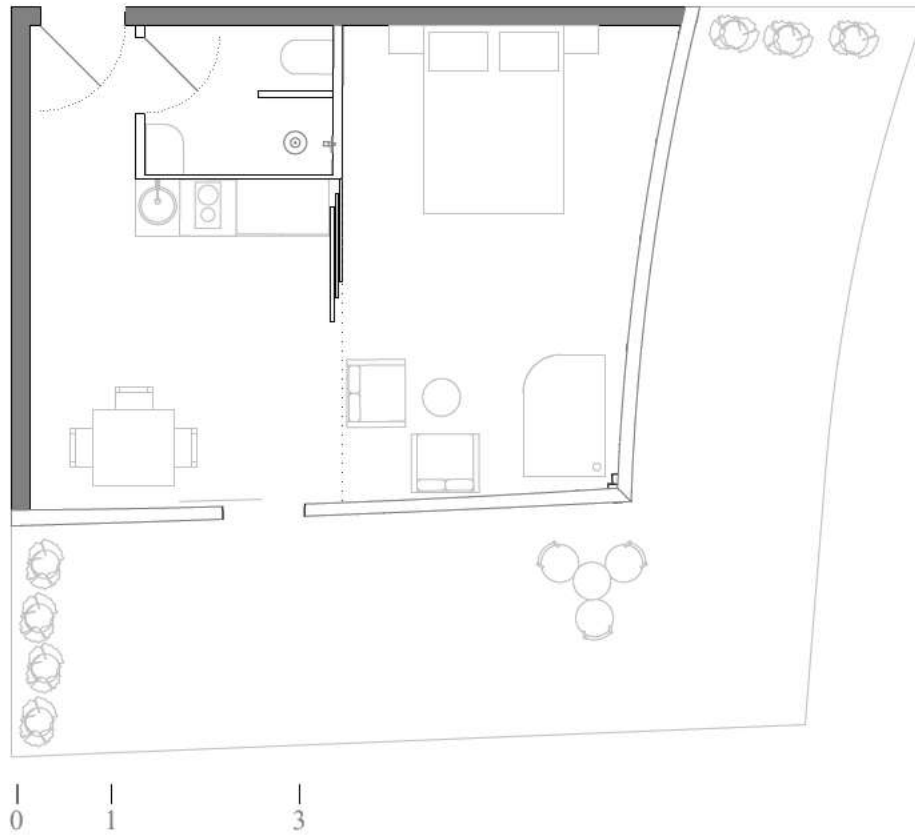


Image 5.24

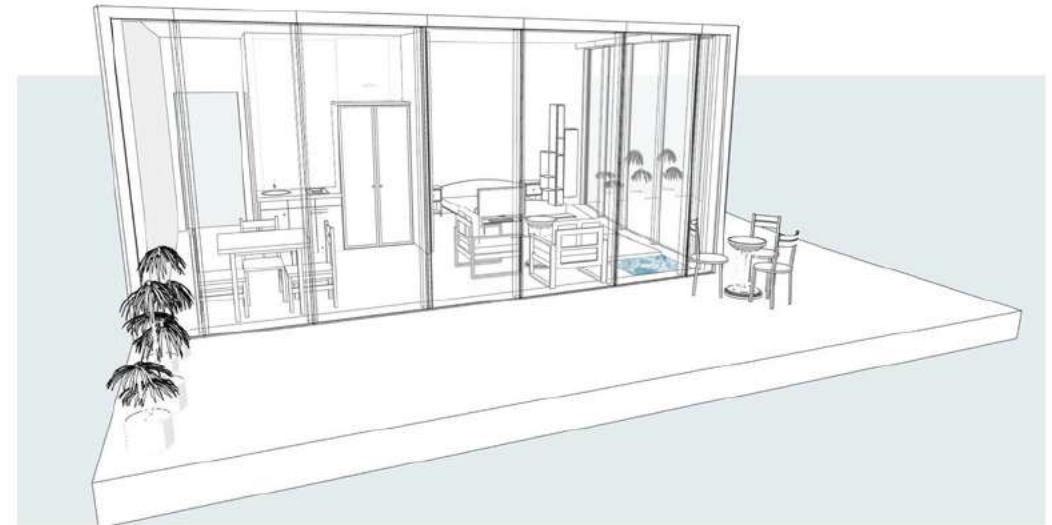


Image 5.25

TYPE 4

- Area 37 m²
- Double room
- Bathroom
- Small bar and eating area
- Living area
- Double terrace 31 m²

Room type 4

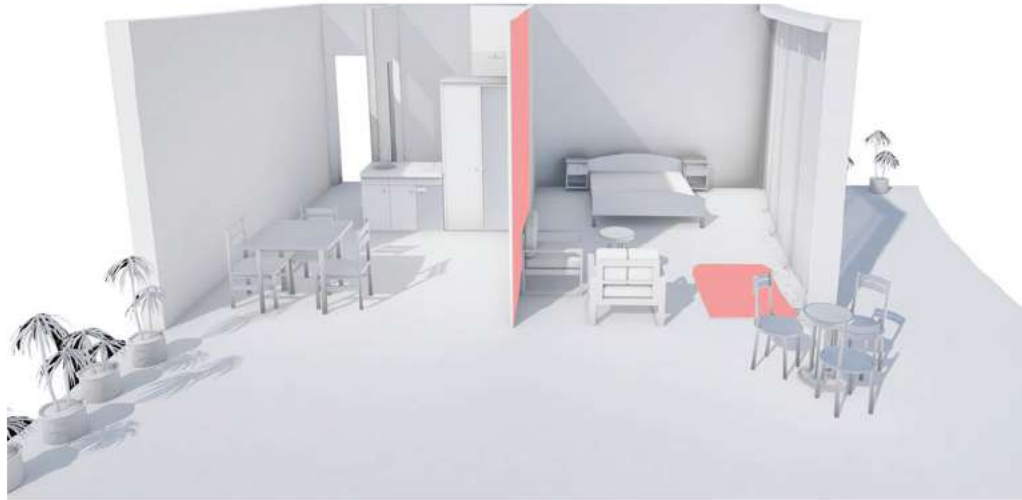


Image 5.26

TYPE 4

- Foldable wall for dividing the bedroom from the kitchen
- Movable shower bench in the bathroom
- Glass wall by the showering area direct to the kitchen
- Movable floor part over the bathtub installed in the floor



Image 5.27

Room type 5

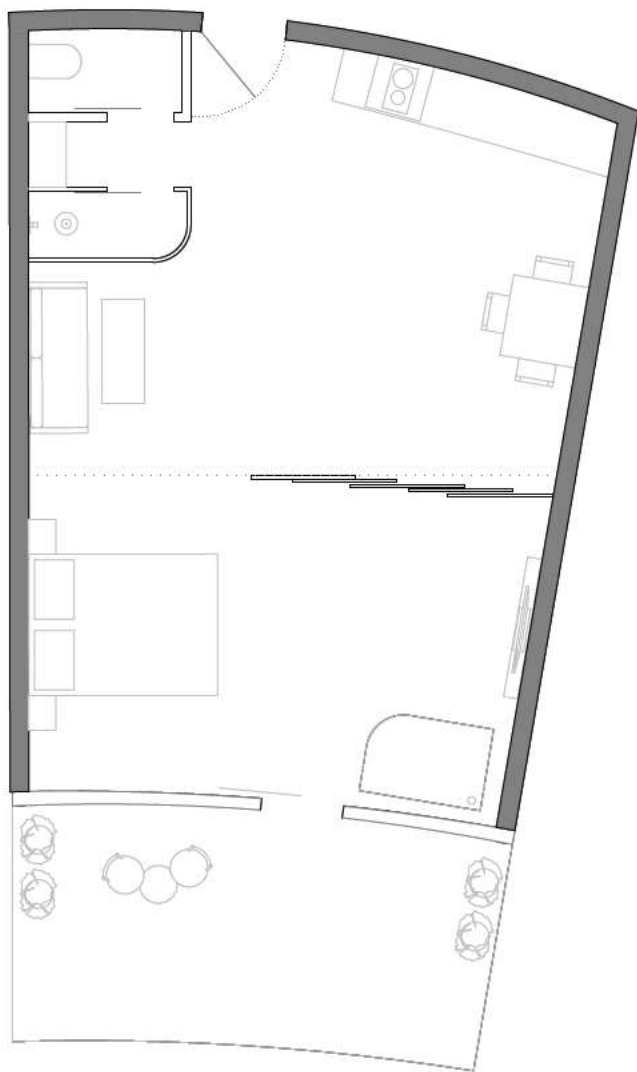


Image 5.28



Image 5.29

TYPE 5

- Area 47 m²
- Double room
- Bathroom
- Small bar and eating area
- Living area
- Double terrace 13 m²

Room type 5



Image 5.30

TYPE 5

- Foldable wall for dividing the bedroom from the kitchen and the living
- Movable shower bench in the bathroom
- Closed toilet
- Glass wall by the showering area
- Open basin between the toilet and the showering area
- Movable floor part over the bathtub installed in the floor

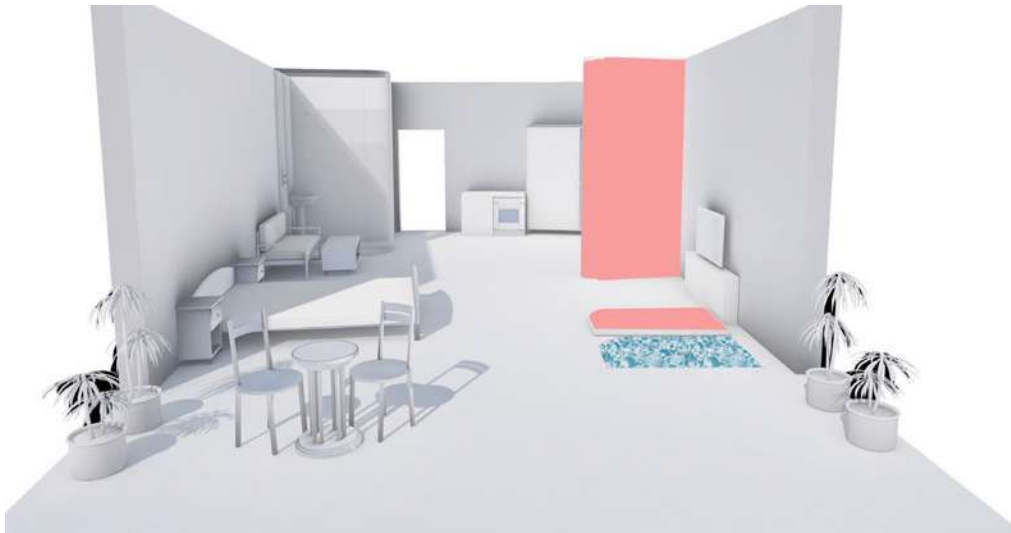


Image 5.31

Section A-A

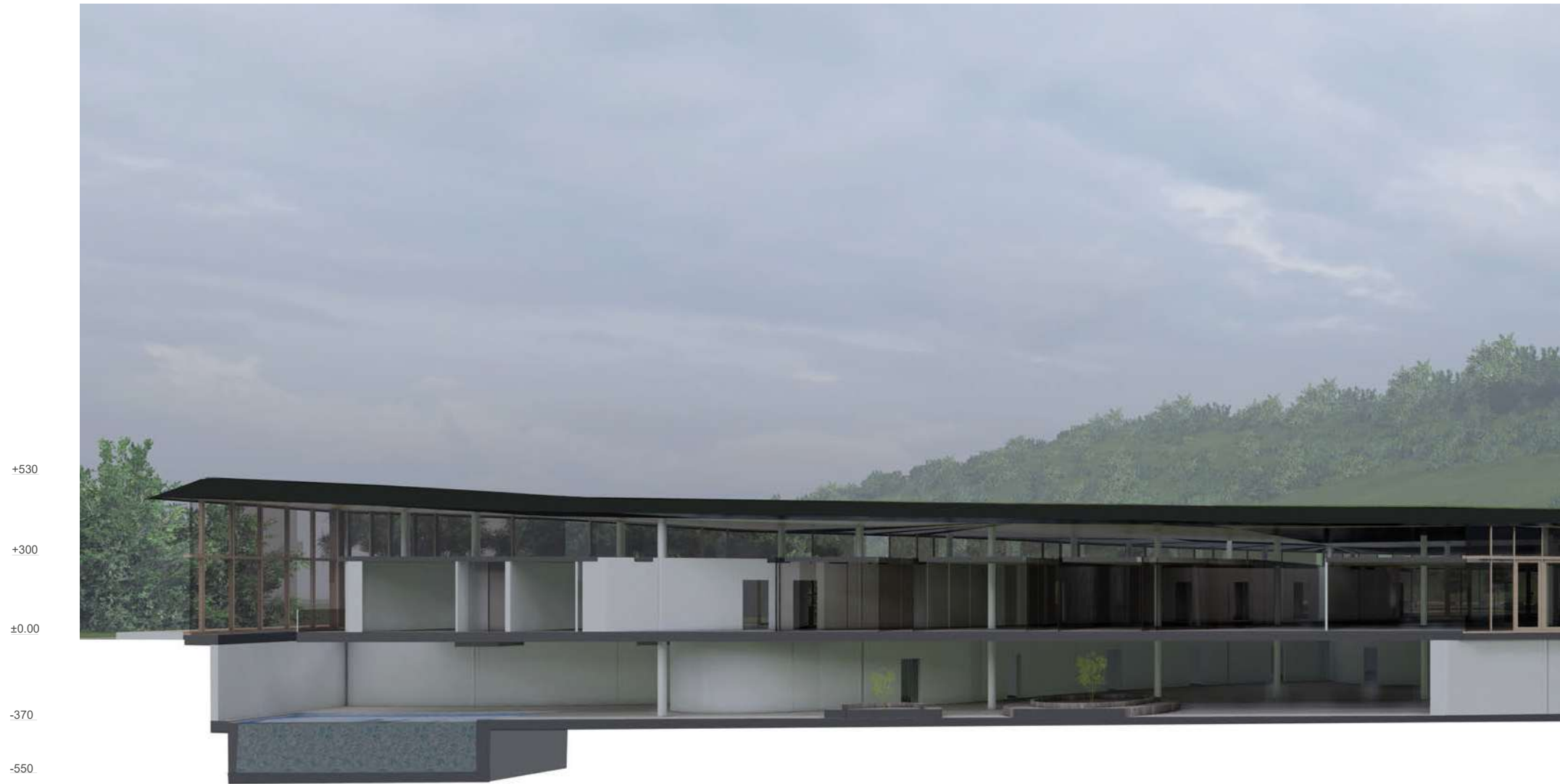


Image 5.32 Section A-A



0

5

10

20



Section B-B



Image 5.33 Section B-B



West Elevation



Image 5.34 West Elevation



East Elevation



Image 5.35 East Elevation

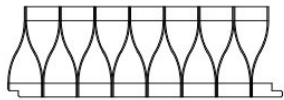


Facade cross section

1 Green roof system

- purifies the air
- reduces the ambient temperature
- reduces noise
- increases biodiversity
- creates a fire-resistant layer
- provides a rainwater buffer

2



Kiel - Steg Slab

- large ceiling spans
- high flexibility
- fire resistance without additional finishing measures
- high degree of prefabrication
- short assembly time

3 Solar panels

- saving energy
- reducing carbon emissions
- creating renewable energy
- low maintenance

4 Mullion - transom facade

- penetration of natural light
- visual connection interior-exterior
- attractive appearance
- quick installation

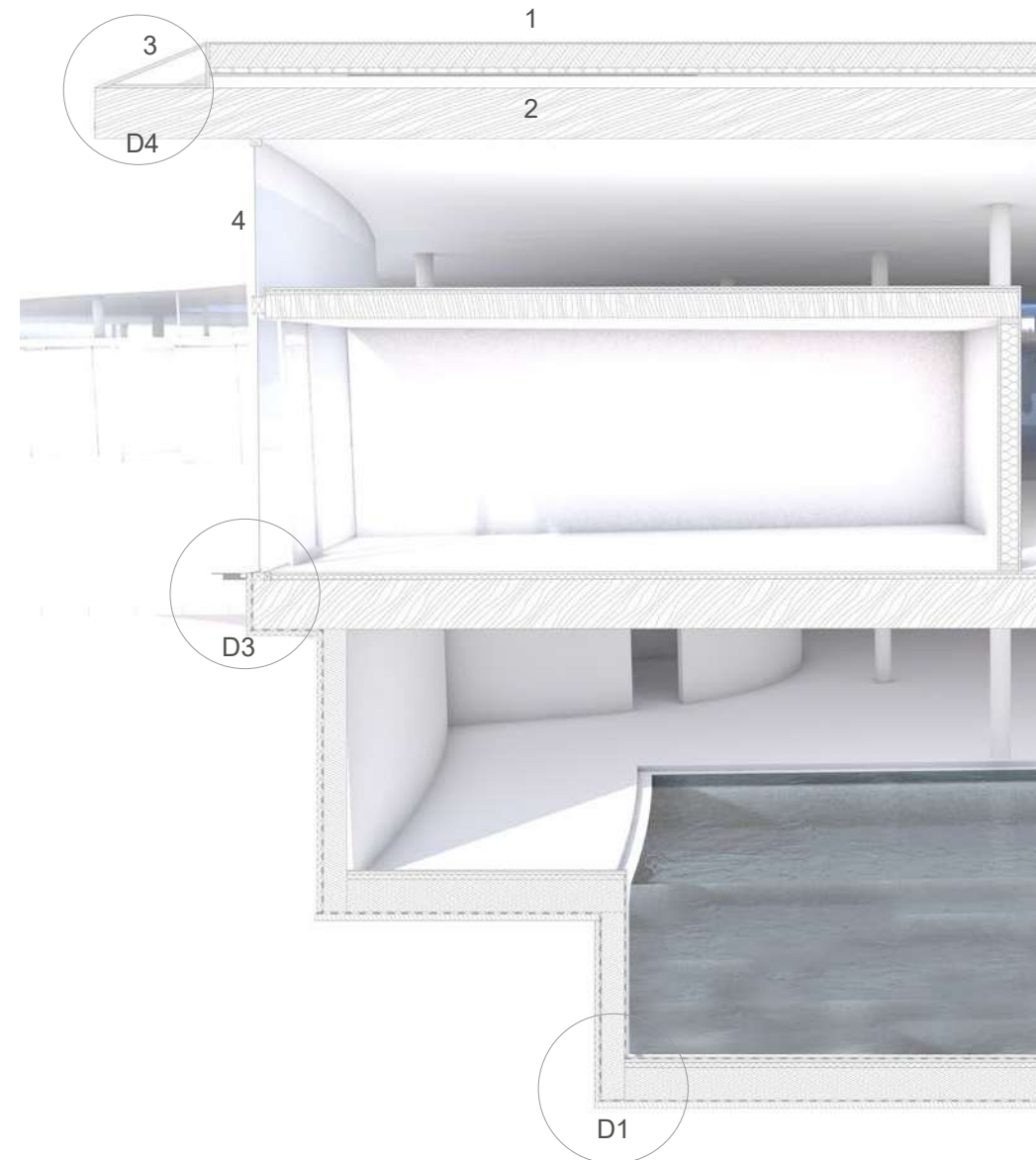


Image 5.36 Facade cross section

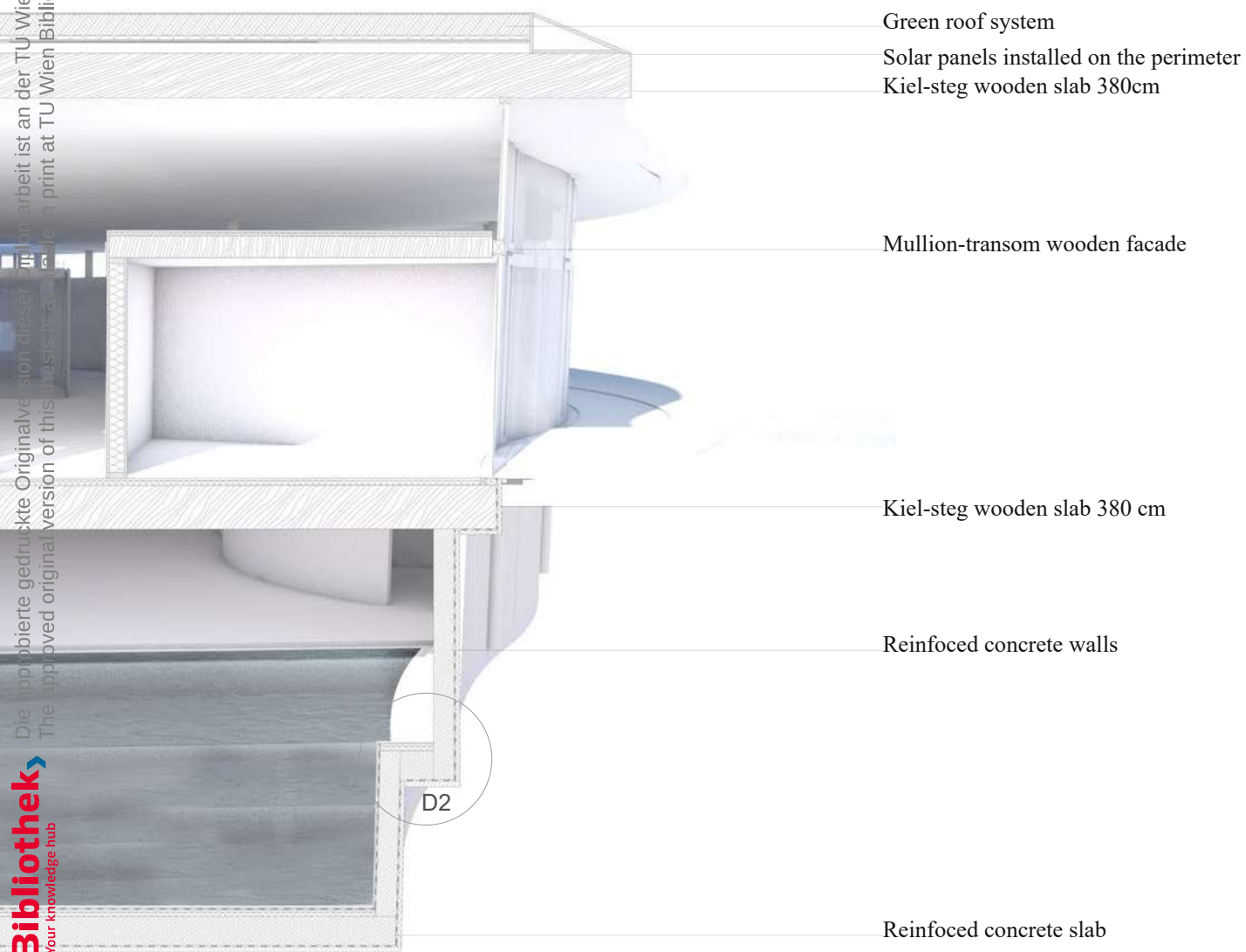
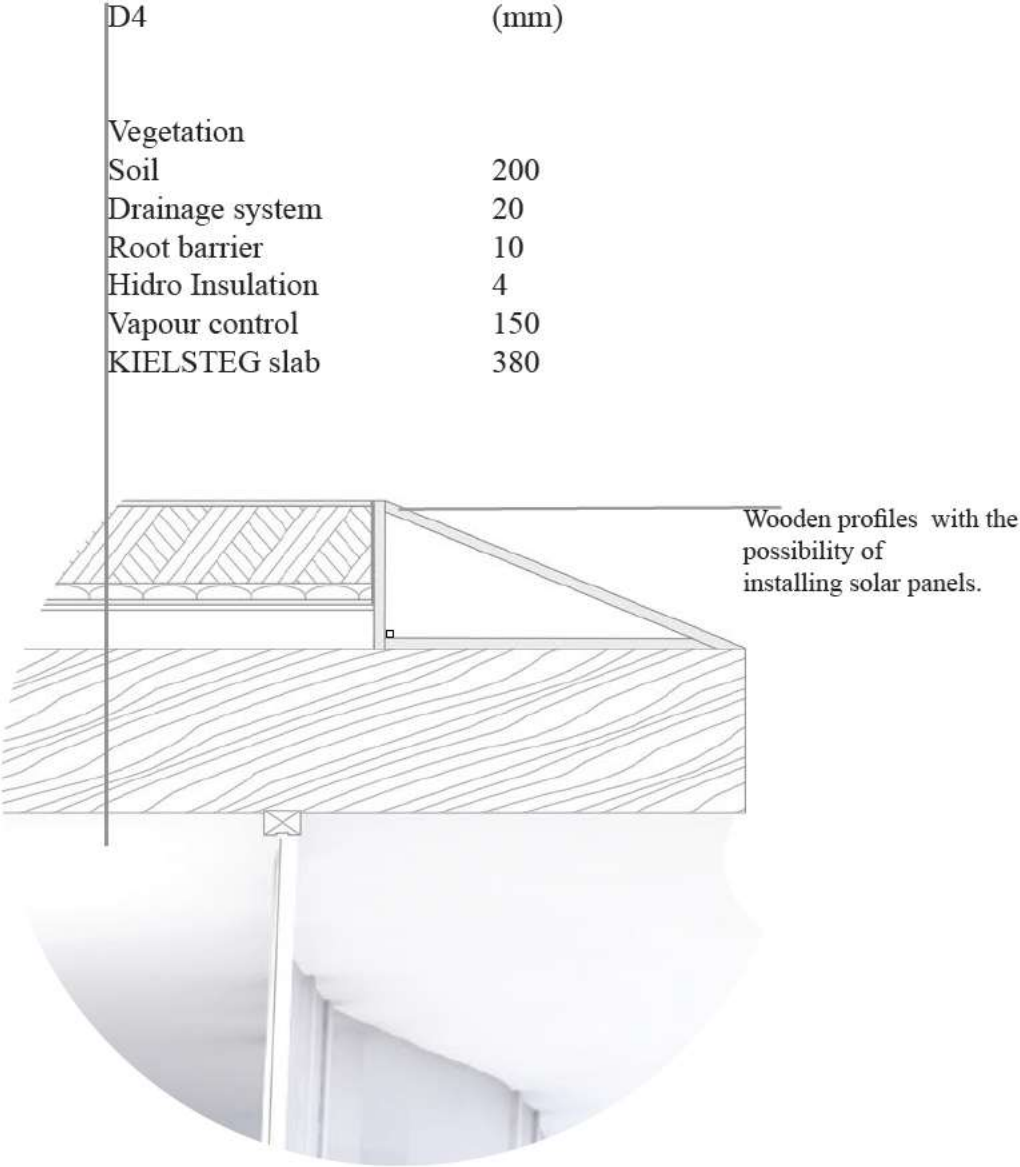
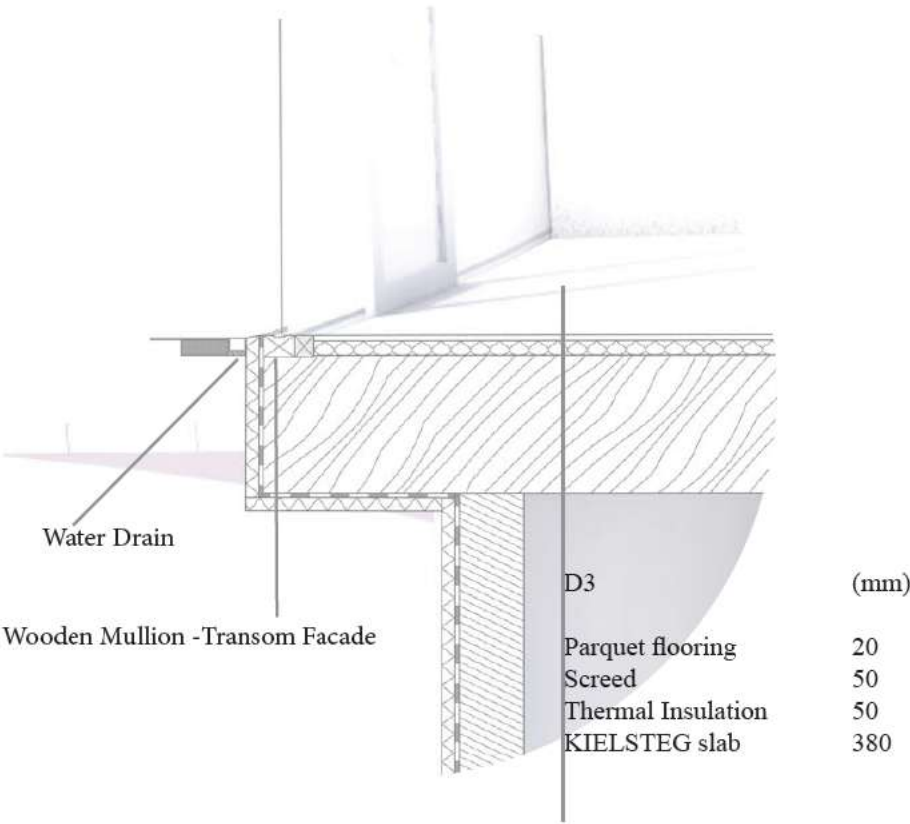
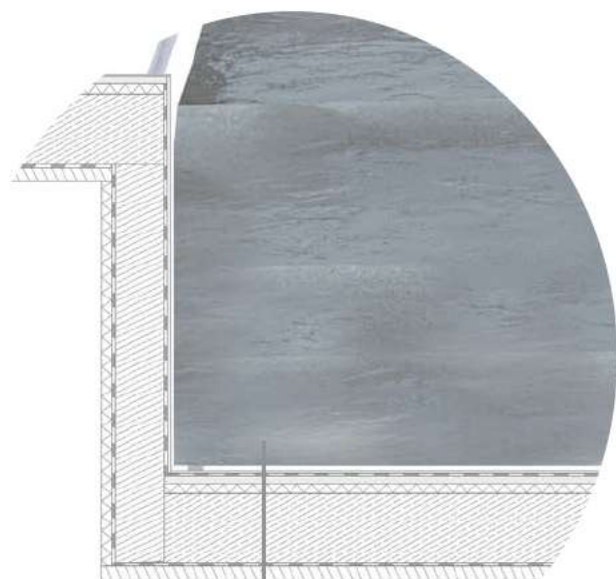


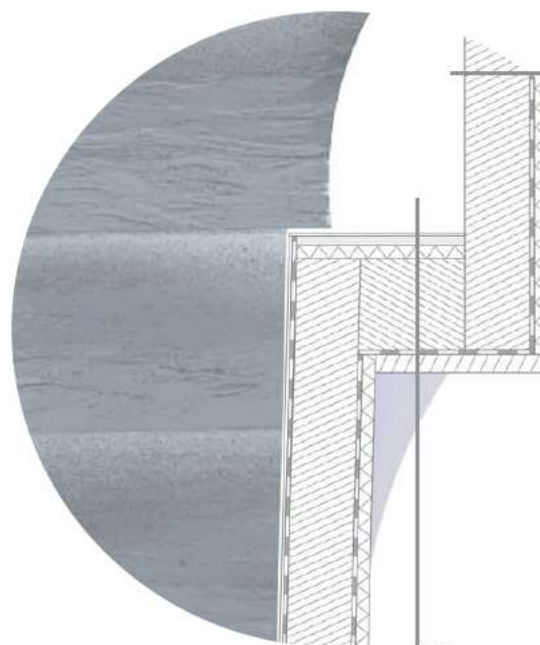
Image 5.37-5.40 Details

Details





D1	(mm)
Mosaic Ceramic	4
Double layer Insulation	4
Screed	50
Thermal Insulation	80
Reinforced Concrete Slab	300
Pe foil	1
Hidro Insulation	3
Lean Concrete	50
Gravel	



D2	(mm)
Ceramic	4
Pe Foil	1
Screed	50
Thermal Insulation	80
Reinforced Concrete Slab	300
Pe foil	1
Hidro Insulation	3
Lean Concrete	50
Gravel	

Exterior wall / Underground	(mm)
Interior clading	20
Reinforced Concrete Wall	250
Hidro Insulation	3
Thermal Insulation	80
Gravel	

Visualisation



Image 5.41 Exterior design



Visualisation



Image 5.42 Exterior design



Visualisation



Image 5.43 Exterior design

Visualisation



Image 5.44 Exterior design

Visualisation



Image 5.45 Room typology

Visualisation



Image 5.46 Room typology

Visualisation



Image 5.47 Room typology

Visualisation



Image 5.48 Room typology

Visualisation



Image 5.49 Room typology

Visualisation



Image 5.50 Room typology

Visualisation



Image 5.51 Pool with gallery

Visualisation



Image 5.52 Common area

Visualisation



Image 5.53 SPA

Visualisation



Image 5.54 Restaurant

Visualisation



Image 5.55 Sauna

Visualisation



Image 5.56 Art room



Image 5.57 Animation sequences



6. SPACE EVALUATION



Areas and Volumes / Statistical parameters / BKI

Retirement homes

Grundflächen		>	Fläche/NUF (%)		<	>	Fläche/BGF (%)		<
NUF	Nutzungsfläche		100,0			64,1	67,0		70,2
TF	Technikfläche	1,6	2,0		2,4	1,1	1,4		1,6
VF	Verkehrsfläche	18,3	22,2		27,8	11,8	14,6		18,1
NRF	Netto-Raumfläche	119,6	124,1		129,7	79,3	82,8		85,6
KGF	Konstruktions-Grundfläche	21,5	26,0		32,5	14,4	17,2		20,7
BGF	Brutto-Grundfläche	143,2	150,1		157,4		100,0		

Image 6.1 BKI

Areas and Volumes / Statistical parameters

Grundflächen	Fläche	NUF (%)	BGF (%)
Nutzungsfläche	3023 m²	100%	55.36%
Technik ^ Verkehr	2040 m²	67.48%	37.37%
Netto Raumfläche	5063 m²	167.48%	92.70%
Konstruktions Grundfläche	395 m²	13.06%	7.20%
Brutto Grundfläche	5458 m²	180.54%	100%

Image 6.2 Areas and Volumes

Areas and Volumes / Statistical parameters

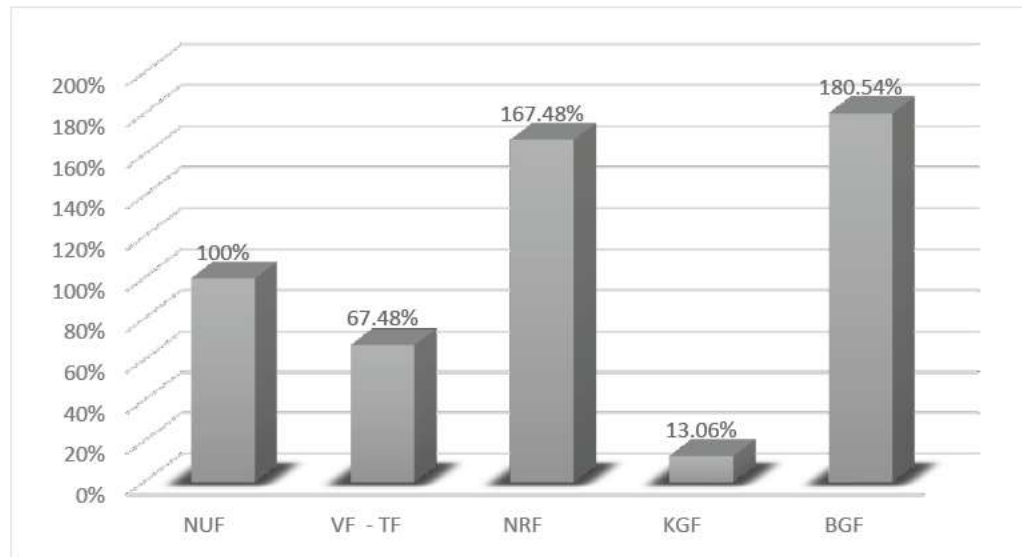


Image 6.3 Usable area

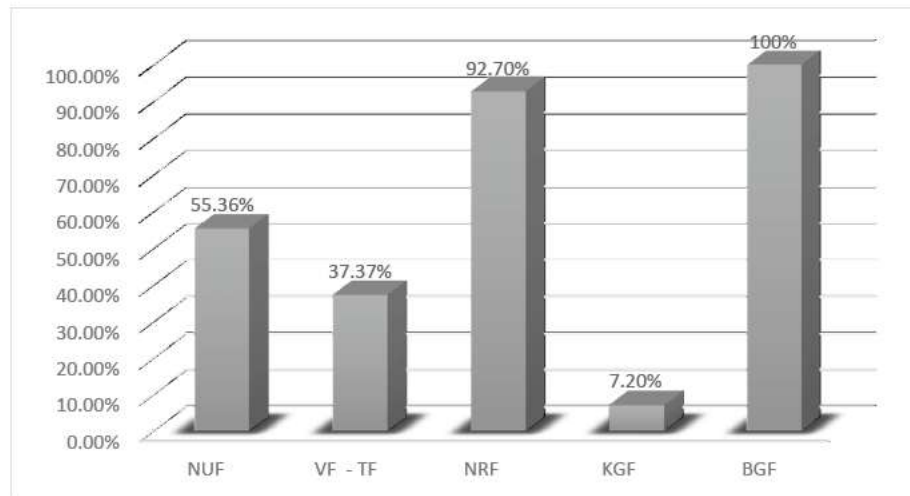


Image 6.4 Gross floor area

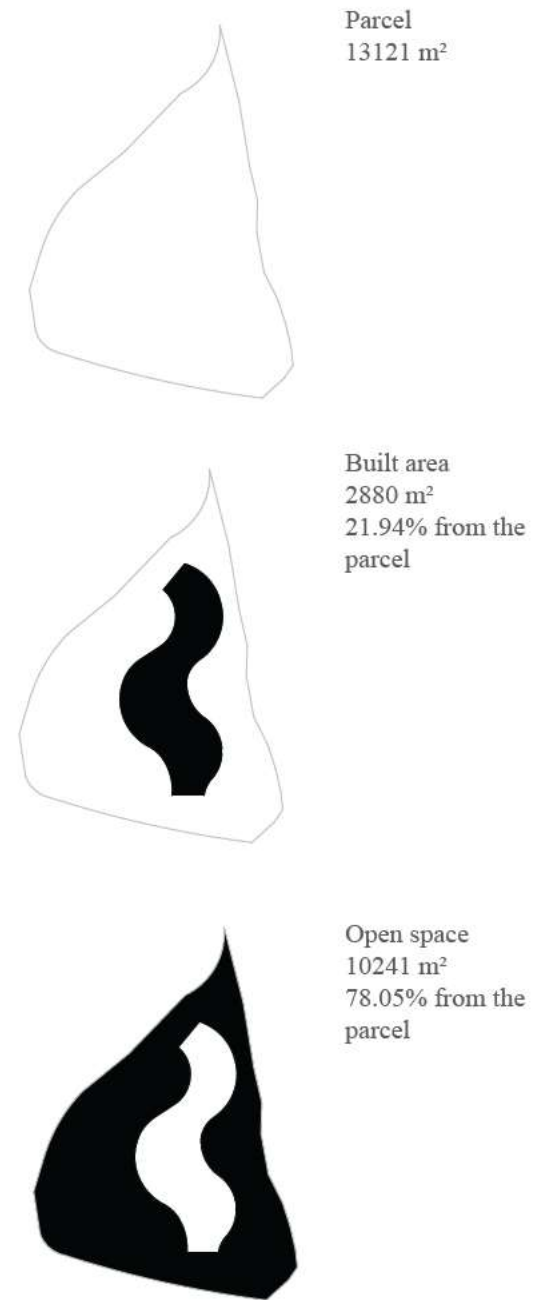


Image 6.5-6.7 Parcel

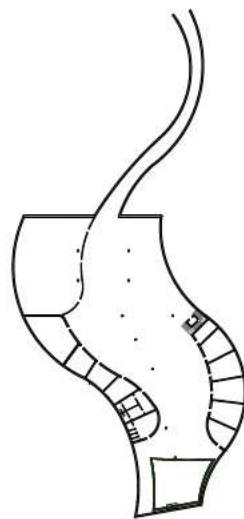
Underground



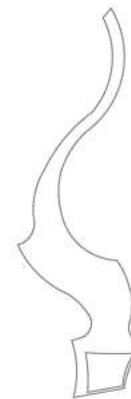
Built area
1822 m²



Netto space 855 m²
46.9 % from the built area



Structure 105 m²
5.7% from the built area



Circulation 862 m²
47.3 % from the built area

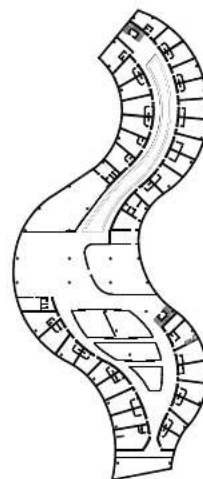
Ground floor



Built area
2880 m²



Netto space 1718 m²
59.6 % from the built area

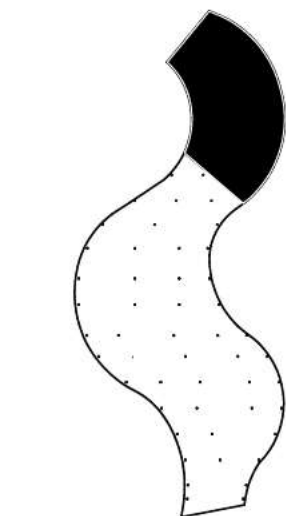


Structure 214 m²
7.4% from the built area

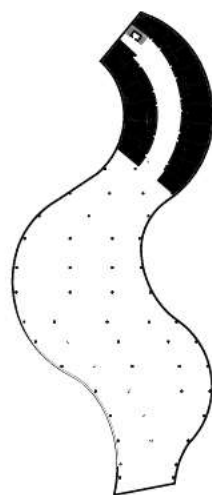


Circulation 948 m²
32.9% from the built area

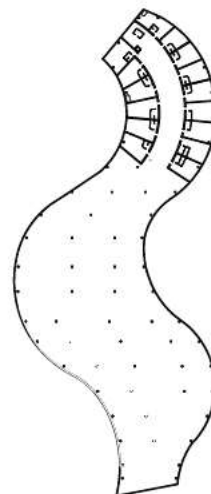
First floor



Built area
756 m²



Netto space 450 m²
59.5% from the built area



Structure 76 m²
10% from the built area



Circulation 230 m²
30.4% from the built area

Image 6.8-6.19 Area in the floors

7. CONCLUSION



Conclusion

One of the most important factors in architecture is the human factor. We design for the specific needs of society for various reasons. In this case, this project is dedicated to the elderly and creating a suitable environment for them. Since we often choose to ignore this age group because we do not appreciate their prominence, we also harm them because we do not take care of their needs and desires. Considering the fact that there is no such facility dedicated to this social group in the selected city, this paper aims precisely to show the requirements and needs for the construction of such a facility. One of the ways to influence the society and social rules is through architecture as well. By offering suitable living conditions, we solve one of the most important problems, which is housing. This project is a combination of nature and the basic requirements of comfort and safety. The main goal is to make every resident feel comfortable, safe and fulfilled. By choosing a flowing form of the building, each resident has the opportunity to experience nature from a different angle inside or outside the building in a new perspective. The use of materials such as wood and glass also allows for a connection from the outside to the inside, creating a visual flow and removing the strict barriers between the two spaces. In addition to a suitable environment with plenty of open spaces for daily living and various activities, the greenery that surrounds the building and is accessible to the residents also plays a very important role. One of the main needs of this age group is rest, and where better to relax and spend unwinding moments than near green spaces, mountains and a river. This is a project that is welcoming to residents and entices them with various design options. The main objective is to adapt to the location, penetrate into nature and offer a new environment that is different from what this age group can expect, offering them new experiences and letting them know that life does not have to end yet. They have new opportunities to explore their talents, meet new friends and spend time together, and also rediscover themselves in the private environment this facility provides. Flexibility, privacy, the great nature and new experiences - these are the main points that were taken into account when planning this project. As architecture evolves every day, the possibility of creating new spaces, the use of new materials, various changes in the orientation of the interior and many other elements can be reconsidered, and of course the most accurate use of space remains a challenge that always requires more research and new answers.

„Do not grow old, no matter how long you live.
Never cease to stand like curious children before the great
mystery into which we were born.“

-Albert Einstein-

8. LIST OF REFERENCES



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List of images / Plans

Image 1.1: Old man reading in privacy, visited 10/04/2022 Link at: <https://free.clipartof.com/details/78-free-retro-clipart-illustration-of-man-reading-book-while-sitting-in-chair>

Image 1.2: Couple dancing showing togetherness, visited 10/04/2022 Link at: <https://www.shutterstock.com/image-vector/dancing-seniors-happy-old-people-have-758470132>

Image 1.3: Drini River in Nashec, visited at 10/04/2021 Link at: <https://www.youtube.com/watch?v=9Gub3uDOUPk> (image edited with Photoshop, Emonda Shefiku, Vienna 2022)

Image 2.1 Kosovo map, visited at 13/04/2022, Link at: [https://commons.wikimedia.org/wiki/File:Kosovo_in_Europe_\(de-facto\)_\(-rivers_-mini_map\).svg](https://commons.wikimedia.org/wiki/File:Kosovo_in_Europe_(de-facto)_(-rivers_-mini_map).svg),

Image 2.2 Prizren map, visited at 13/04/2022, Link at: [https://commons.wikimedia.org/wiki/File:Kosovo_in_Europe_\(de-facto\)_\(-rivers_-mini_map\).svg](https://commons.wikimedia.org/wiki/File:Kosovo_in_Europe_(de-facto)_(-rivers_-mini_map).svg),

Image 2.3 Stone bridge Prizren, visited at 14/04/2022, Link at: https://www.ecmandryshe.org/repository/docs/PRIZRENI-VENDTAKIM_I_CIVILIZIMEVE_eng.pdf

Image 2.4 Halveti Tekke Prizren, visited at 14/04/2022, Link at: https://www.ecmandryshe.org/repository/docs/PRIZRENI-VENDTAKIM_I_CIVILIZIMEVE_eng.pdf

Image 2.5 Ethnographic Museum, visited at 14/04/2022, Link at: https://www.ecmandryshe.org/repository/docs/PRIZRENI-VENDTAKIM_I_CIVILIZIMEVE_eng.pdf

Image 2.6 Nasheci Village map, visited at 10/04/2022, Link at <https://www.bikemap.net/de/r/4050635/#16.29/42.238816/20.650567>

Image 2.7 Nasheci Village pic, visited at 10/04/2022, Link at: http://dspace.epoka.edu.al/bitstream/handle/1/1779/Thesis_Gent_Kolukaj.pdf?sequence=1&isAllowed=y

Image 2.8 Drin River, visited at 10/04/2022, Link at: http://dspace.epoka.edu.al/bitstream/handle/1/1779/Thesis_Gent_Kolukaj.pdf?sequence=1&isAllowed=y

Image 2.9 - 2.13 Site photography, Emonda Shefiku at 25/03/2022

Image 2.14 Site drawing connections, Emonda Shefiku, Archicad, Vienna 2022

Image 2.15 Zoning, Emonda Shefiku, Archicad, Indesign, Vienna 2022

Image 2.16/2.17 Elderly house in Kosovo “Jetimat e Ballkanit”, visited at 12/04/2022 Link at: <https://zeri.info/aktuale/382433/perurohet-shtepia-e-te-moshuarve-nga-jetimat-e-ballkanit/>

Image 2.18/2.19 Nursing home Graz, visited at 12/04/2022 Link at: <https://www.archdaily.com/565058/peter-rosegger-nursing-home-dietger-wissounig-architekten>

Image 2.20/2.21 Elderly house in Spain, Ciutadela de Menorca , visited at 13/04/2022 Link at: <https://www.archdaily.mx/mx/626312/centro-sociosanitario-geriatrico-santa-rita-manuel-ocana>

Image 2.22/2.23 House for elderly people in Alcacer do Sol, visited at 13/04/2022 Link at: https://www.archdaily.com/328516/alcacer-do-sal-residences-aires-mateus/51116f6ab3f-c4b870400004c-alcacer-do-sal-residences-aires-mateus-photo?next_project=no

Image 2.24 Density of population in Kosovo map, visited at 13/04/2022 Link at: <https://www.esiweb.org/pdf/bridges/kosovo/8/2+a.pdf>

Image 2.25 Total fertility rate, visited at 13/04/2022 Link at: <https://ask.rks-gov.net/media/3741/kosovo-population-projection-2017-2061.pdf>

Image 2.26 Age specific death rate, visited at 13/04/2022 Link at: <https://ask.rks-gov.net/media/3741/kosovo-population-projection-2017-2061.pdf>

Image 2.27 Life expectancy at birth, visited at 13/04/2022 Link at: <https://ask.rks-gov.net/media/3741/kosovo-population-projection-2017-2061.pdf>

Image 2.28 Age distribution of net migration, visited at 13/04/2022 Link at: <https://ask.rks-gov.net/media/3741/kosovo-population-projection-2017-2061.pdf>

List of images / Plans

Image 3.1 Maslow's Hierarchy of Need, visited 08/04/2022 Link at: <https://mrjoe.uk/maslows-hierarchy-needs-psychology-myth-busting-1/>

Images 3.2/3.11 The hierarchy of needs, Emonda Shefiku, Lumion, Vienna 2022

Image 4.1 /4.12 Design Concepts, Emonda Shefiku, Archicad, Vienna 2022

Image 4.13 Concept design shape finding, Emonda Shefiku, Archicad, Vienna 2022

Image 4.14 Building and roof shape, Emonda Shefiku, Archicad, Vienna 2022

Image 4.15 Building placement, Emonda Shefiku, Archicad, Vienna 2022

Image 4.16 Topographic map of the Site, visited at 04/2022, Link at: <http://geoportal.rks-gov.net/>

Image 4.17 Terrain and view analysis, Emonda Shefiku, Archicad, Vienna 2022

Image 4.18 / 4.21 Room typologies, Emonda Shefiku, Archicad, Vienna 2022

Image 4.22 Connections between the spaces, Emonda Shefiku, Archicad, Photoshop, Vienna 2022

Image 4.23 Functions in different floors, Emonda Shefiku, Archicad, Photoshop, Vienna 2022

Image 4.24 Construction elements in different floors, Emonda Shefiku, Archicad, Photoshop, Vienna 2022

Image 4.25 Construction elements and materials, Emonda Shefiku, Archicad, Photoshop, Vienna 2022

Plans

Image 5.1 Site Plan, visited 20/05/2022 at <http://geoportal.rks-gov.net/search?municipalityId=20> , edited from Emonda Shefiku, Archicad, Photoshop, Vienna 2022

Image 5.2 Site Plan, Emonda Shefiku, Archicad, Photoshop, Vienna 2022

Image 5.3 Whole floor plan, Emonda Shefiku, Archicad, Photoshop, Vienna 2022

Image 5.4 Floor plan southern part, Emonda Shefiku, Archicad, Photoshop, Vienna 2022

Image 5.5 Floor plan middle part, Emonda Shefiku, Archicad, Photoshop, Vienna 2022

Image 5.6 Floor plan northern part, Emonda Shefiku, Archicad, Photoshop, Vienna 2022

Image 5.7 Underground floor, Emonda Shefiku, Archicad, Photoshop, Vienna 2022

Image 5.8 First floor, Emonda Shefiku, Archicad, Photoshop, Vienna 2022

Image 5.9-5.11 Room typologies visualisations, Emonda Shefiku, Archicad, Lumion, Photoshop, Vienna 2022

Image 5.12-5.31 Room typologies and interior flexibility, Emonda Shefiku, Archicad, Photoshop, Vienna 2022

Image 5.32 Section A-A, Emonda Shefiku, Archicad, Lumion, Photoshop, Vienna 2022

Image 5.33 Section B-B, Emonda Shefiku, Archicad, Lumion, Photoshop, Vienna 2022

Image 5.34 West Elevation, Emonda Shefiku, Archicad, Lumion, Photoshop, Vienna 2022

Image 5.35 East Elevation, Emonda Shefiku, Archicad, Lumion, Photoshop, Vienna 2022

Image 5.36 Facade cross Section, Emonda Shefiku, Archicad, Photoshop, Vienna 2022

Image 5.37-5.40 Details, Emonda Shefiku, Archicad, Photoshop, Vienna 2022

Image 5.41-5.56 Visualisations, Emonda Shefiku, Archicad, Lumion, Photoshop, Vienna 2022

Image 5.57 Animation sequences, Emonda Shefiku, Archicad, Lumion, Photoshop, Vienna 2022

Image 6.1 Flächen und Rauminhalte, visited at 05/2022, Link at: https://zeus.h1arch.tuwien.ac.at/tuwis_img/berthold/planB/Berthold-Diplom-Planungskennwerte.pdf?fbclid=IwAR2RVpbVfu7Plt3cnf8XSwVIIzp9qsO_-qpfA9CkbeXreQ1hDtiY-R0yGrz4

Image 6.2 Areas and Volumes, statistical parameter, Emonda Shefiku, Excel, Archicad, Vienna 2022

Image 6.3 Usable Area, statistical parameters, Emonda Shefiku, Excel, Archicad, Vienna 2022

Image 6.4 Gross floor area, statistical parameters, Emonda Shefiku, Excel, Archicad, Vienna 2022

Image 6.5-6.7, Parcel and building area, Emonda Shefiku, Archicad, Vienna 2022

Image 6.8-6.19 Built area, netto space, structure, circulation in different floors, Emonda Shefiku, Archicad, Vienna 2022

9. CURICULUM VITAE





Emonda Shefiku

Tel: [REDACTED]
Email: [REDACTED]
Adress: [REDACTED]

Education

(2010-2013)	High School	-	Loyola Gymnasium
(2014-2018)	Bachelor studies	-	TU Graz
(2019-2022)	Master studies	-	TU Wien

Work experience

2016	Student supervisor at the „Returns of Knowledge“ exhibition, HDA Graz, 2016
2019	Participant and movie producer in the „In the ruins of Derogulation“ exhibition Belgrade, 2019
2018-2022	Architect at EBK - Building company Kosovo
2022	Freelance Architect

Computer skills

Archicad
Autocad
Lumion
3ds Max
Adobe (Photoshop, Indesign, Lightroom, Illustrator)
Office applications (Word, Excel, Powerpoint)