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Grundrisse Regelgeschoss Maßstab 1:1000
25–26 Hausgemeinschaft: Kompetenzzentrum De-
menz, Nürnberg, 2006; Architekten: feddersen-
architekten; 96 Plätze in 8 Wohngemeinschaf-
ten mit Wohnküche und Loggia für je 10–12
Einzelzimmer, drei Häuser mit Zentrum als Pa-
tio, geborgene Wohnhöhle oder Bauernstube
27 Hybrid Hausgemeinschaft/Wohnbereich: Kom-
petenzzentrum Beraten, Wohnen, Pflegen,
Forchheim, 2014; Arch.: feddersenarchitekten
28 Integration in Altstadtstruktur: Seniorenzentrum
Nauen, 2005; Arch.: feddersenarchitekten;
63 Heimplätze in Gruppen von 9–12 Personen,
Tagespflege: 14 Plätze und 5 Wohnungen

Grundrisse Erdgeschoss Maßstab 1:2000
29,30 Hoornwerk, Deventer, 2008; Architekten: KCAP
Architects & Planners; 90 Wohnungen, davon
26 als Pflegewohnung
31,32 Dorfstruktur: Bèguinage du Moulin, Vieille Égli-
se, 2010; Arch.: Pierre Bernard; 15 Wohnungen

to eight patients live together in a single large
space. The beds, screened off by mobile spa-
tial divisions, form the only private realms.
Lighting and colours may be used as sensory
stimuli, and the space is permanently occu-
pied at a central point by a member of the
nursing staff. Although disputed in profession-
al circles, the care oasis is a bid to allow peo-
ple in the final stages of dementia a maximum
degree of participation in the life around them
and to combat isolation.
Since such patients can rarely furnish informa-
tion about the way they experience their envi-
ronment, conclusions have to be drawn from
their behaviour and from impressions of their
sense of wellbeing. In the meantime, certain
design principles have become virtually undis-
puted. Architecture for people with dementia
should seek to aid orientation and convey a
sense of security. A clear spatial structure is
essential. Colour contrasts, which may be ac-
centuated by the lighting, are additional aids.
Flooring that is shiny or in blue tones should
be avoided, since residents may perceive this
as an area of water. Warm colours can be
better differentiated than cool, pastel tones.
The design of corridors and the layout of
communal realms should take account of the
cognitive limitations of patients. Spatial se-
quences should be as straightforward as pos-
sible, whereby a certain rhythm can be given
to corridors through the use of light, colour,
varied floor finishes and small projections.
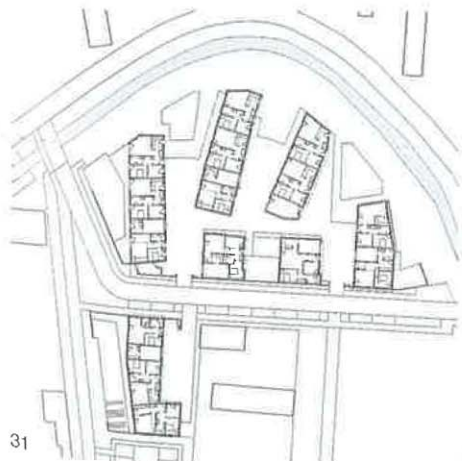
A lot of layouts permit residents to follow a
round route and return to the point where
they started. The mobility this allows within a
protected environment helps to counter feel-
ings of unease and the urge to be overactive
often experienced by dementia sufferers. Ide-
ally, corridors can be obviated if the residents'
rooms all adjoin a central space where people
can cook and dine together. Since patients in
this kind of home are usually confined to the
building, it is important to offer them different
atmospheres. Qualitative architectural design
expresses itself in an environment that allows
a wide range of sensuous experiences.
Integration and the creation of a network of
relationships are key aspects of future hous-
ing for the elderly, who should not live in insti-
tutions removed from the surrounding social
fabric. Instead, residential districts should be
attuned to the needs of seniors, allowing the
coexistence of young and old. The Scandina-
vian countries and the Netherlands are exem-
plary in this respect. In view of the demo-
graphic changes taking place in society, the
care and support structures one has known
hitherto no longer meet the needs of the
growing number of people who require help
in old age. Concepts related to a particular
neighbourhood have three mainstays: accom-
modation appropriate to old age, social sup-
port and the provision of care. The first re-
quirement is housing that allows people to
lead independent lives for as long as possible.

Social support embraces advice, the coordi-
nation of outpatient services and help in eve-
ryday affairs. Finally, care must be provided
for people in an extreme state of need. This
will take place in small dwelling groups. The
success of projects integrated into a neigh-
bourhood depends to a large extent on soft
factors such as cooperation with other citi-
zens and a close collaboration with people
who are important for the social environment:
the municipal authorities, the housing econo-
my, organizations providing aid and so on.
This comprehensive approach is a feature of
universal design, a strategy that has its origins
in the US in the 1970s and that is based on a
self-determined lifestyle, regardless of age,
education and wealth. Universal design prop-
agates the creation of everyday objects and a
built environment that are of benefit to every-
one (ill. 14). One basic principle is a flexible,
all-round use of the public realm; for example,
a terraced design for an open space with
seating for older people as well as areas
where children can play. In this way, the ad-
aptation of a neighbourhood to the needs of
specific groups becomes superfluous.
This integrative strategy is a key to architec-
ture in the future. Aesthetic design remains
essential; for people who suffer from disabili-
ties need spaces that are not just functional,
but also beautiful. Universal design is not a
strategy for fringe groups. It is an investment
in the future of our society.

Floor plans scale 1:1000
25, 26 Housing community, competence centre for de-
mentia in Nuremberg, 2006; architects: fedder-
senarchitekten: 96 places in eight groups with
a kitchen-cum-living area and loggia for every
10–12 single rooms; three blocks of different
typology at the centre; patio
27 Competence centre with hybrid structure for
counselling, residence and care in Forchheim,
2014; architects: feddersenarchitekten
28 Integration of Nauen centre for senior citizens
into historic urban structure, 2005; architects:
feddersenarchitekten; 63 places in groups of
9–12; day care for 14 places and 5 dwellings

Layout plans scale 1:2000
29, 30 Hoornwerk, Deventer, 2008; architects: KCAP
Architects & Planners; 90 dwellings, 26 of which
are in care section
31, 32 Village structure: Béguinage du Moulin, Vieille
Église, 2010; architects: Pierre Bernard;
15 dwellings

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