

# Planning Concepts of the Three Generation Family Apartment in Korea

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## I. Introduction

The Concept of a 'nuclear family' has widely spread as an ideal family model for today's industrialized society. However, it is being reevaluated as it reveals various malfunctional aspects of this society. This trend led to people's interest in the idea of a three generation family living. The idea was relatively ignored because of the diffusion of the nuclear family. In fact, the three generation family living showed many positive aspects which are still desired in this industrial society.

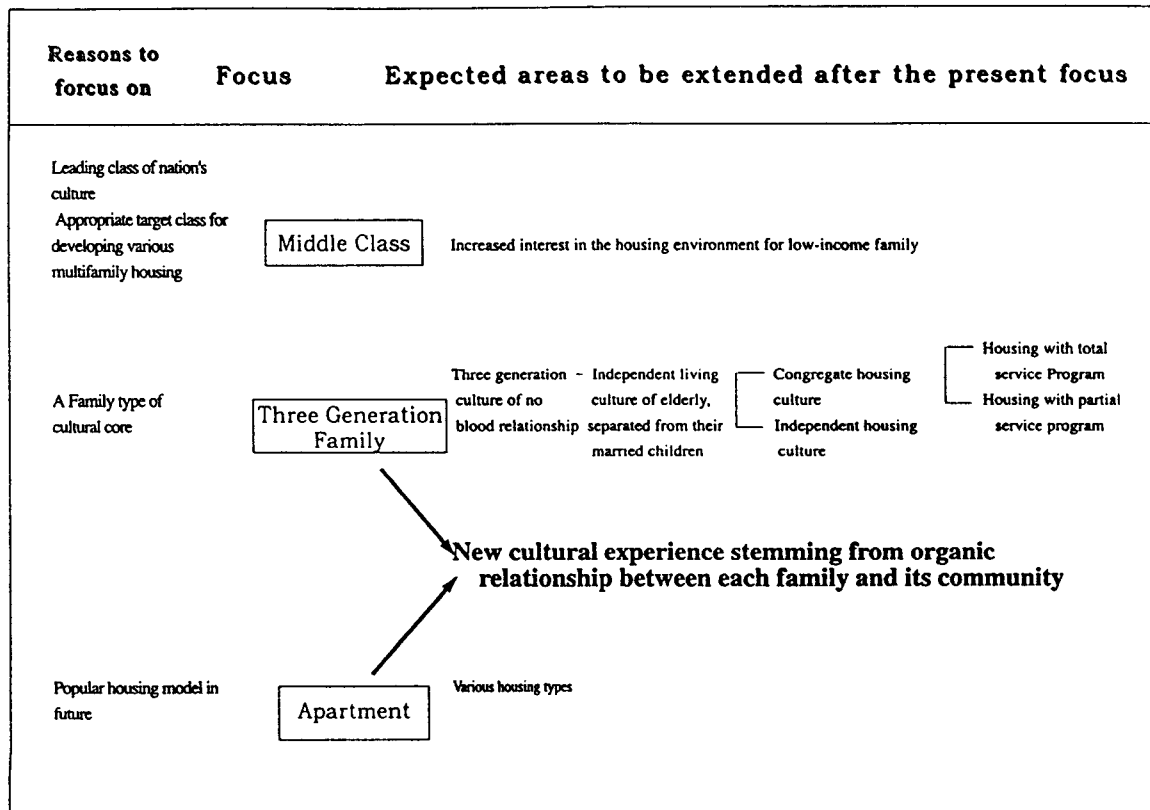
With respect to elder's welfare, the three generation family housing fits well with the Korean elder's welfare policy, namely 'family first and social support next', and with our cultural contexts as well. Nevertheless, the concept has not received adequate attention from scholars and thus has not well developed. As a result, it failed to

contribute to alleviating family and social problems.

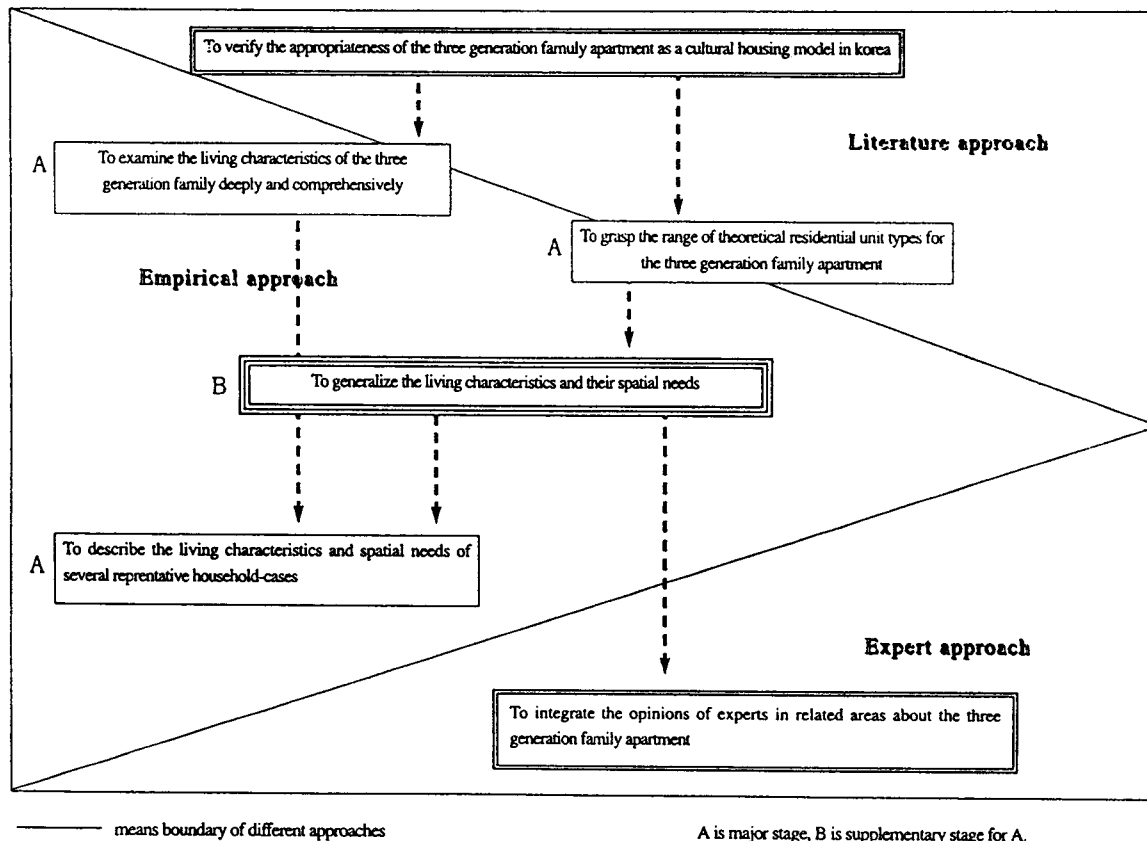
Especially, multi-family apartments have widely spread out in the nuclear family culture and will become more popular in the future. Because of these facts, the multi-family housing is worth reviewing and one must understand the spatial needs of a three generation family. Also, to solve the elder's problem in Korea, the idea of the three generation apartment must develop.

The project, developing the three generation family apartment have been proceeded as a cultural policy the me in Korea. Since this project is a comprehensive one, it dealt with various related aspects. Various research methods, including the literature surveying, interviewing, mailing survey and delphi method, were employed.

The focus of the project is shown in Fig. 1. The Reseach Design overview of the project is shown in Fig. 2. This paper presents only the contents on architectural aspects of a three generation family apartment.



(Fig.1)The focus of the project



(Fig.2) Research Design overview of the project

## II. The Conceptual Definition of a Three Generation Family Apartment (TGFA).

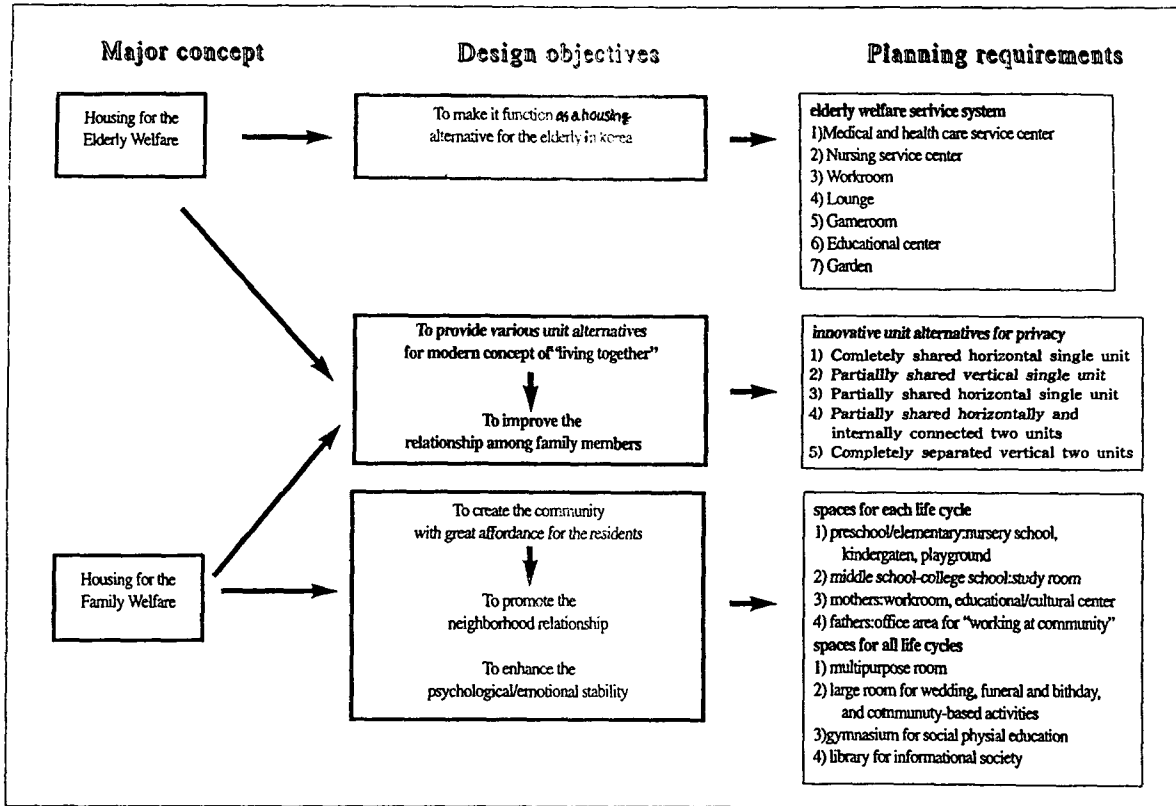
The applying concepts of housing for the elder's welfare and family welfare, relate to housing culture as well as to concepts of customary welfare. Fig. 3 shows the basic planning concept behind developing a three generation family apartment.

The characteristics of the apartment hypothesized here are the following : (a) various unit plans that provide different degrees of privacy between the elderly and their married children's living quarters, (b) a senior center that provides healthcare services and social activities for the elders, and (c) a family welfare center that provides a daycare center, a library, and a multi-purpose club house, exclusively for residents. Additionally, the overall construction of the apartment is geared towards promotion of resident's feeling of togetherness and attachment to the community, and towards a defensible urban system, Fig. 4 shows the idea of TGFA.

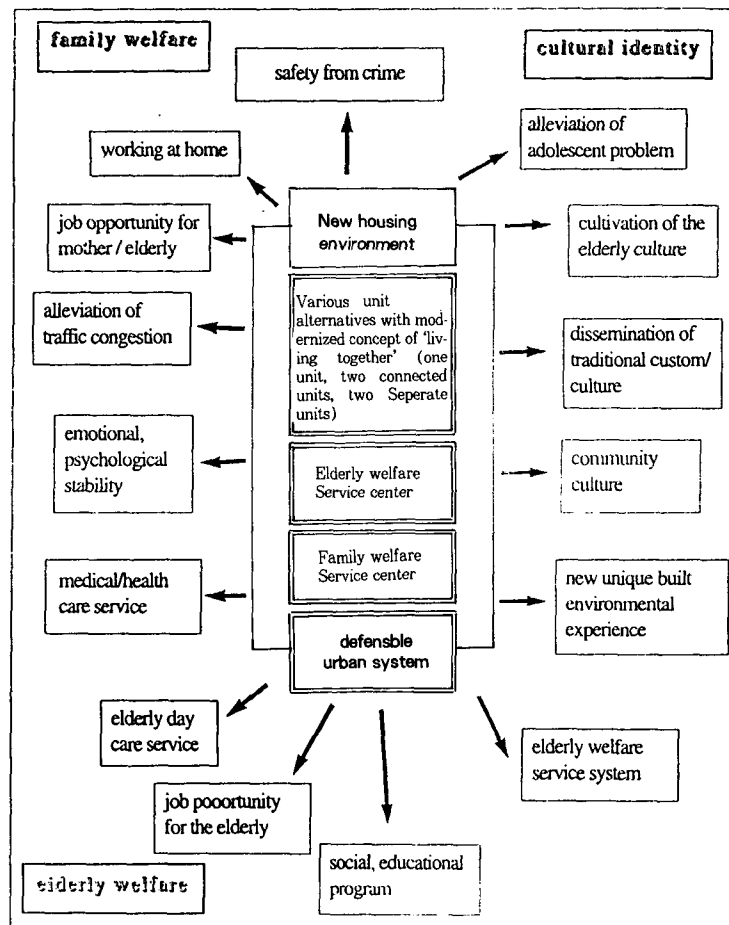
## III. Residential Unit Alternatives for a Three Generation Family Apartment

To suggest theoretical types of residential unit plans that can be applied to three generation apartment buildings, one must base the criteria from previous studies on the three generation housing. Important planning concepts, implicitly and explicitly mentioned in those sources, are (1) the concepts of units, (2) the number of the main entrance door, (3) directional relationship between quarters of the old generation and their married children's generation, (4) compositional characteristics of the connecting space between the elder's quarter and their children's, and (5) the degree of common areas. These five concepts have been reanalyzed and regrouped into three criteria, which in turn, will be applied as architectural planning concepts. The three are the distance, direction, and compositional characteristics of the unit space. By juxtaposing the three criteria as mentioned in Fig. 5, it generated 18 types of residential units, as Fig. 6 shows.

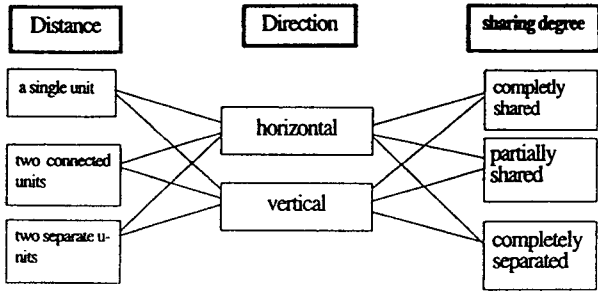
These types should help enhancing the quality of family life by decreasing the stress level that may develop between the elders and their married children living together. However, these types are only theoretical constructs. So, following these three generation families have identified some practical types with empirical supports and spatial needs. The latter can then generate the basic



(Fig.3) Basic Planning Concepts to develop the three generation family apartment



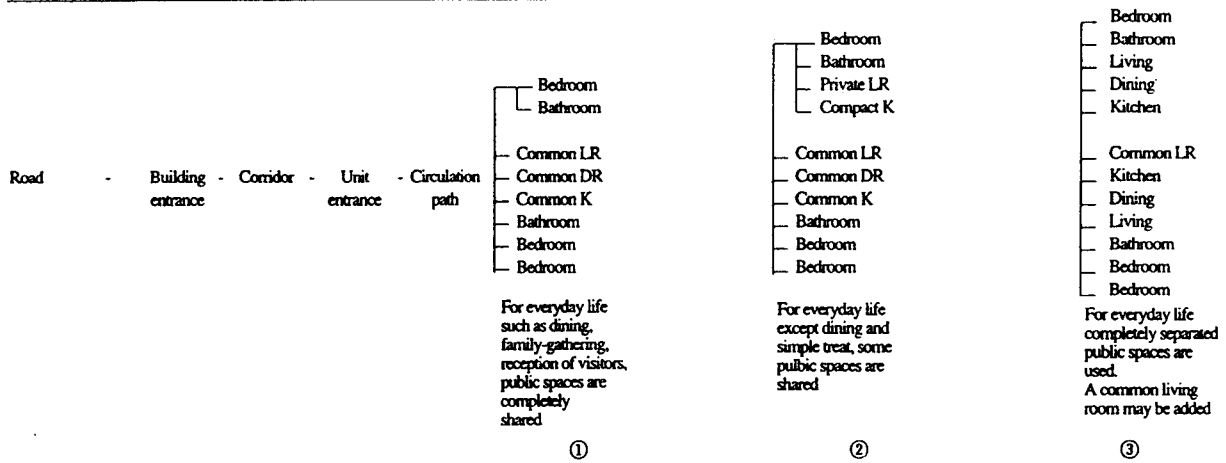
(Fig.4) Affordances of the three generation family apartment (Community)



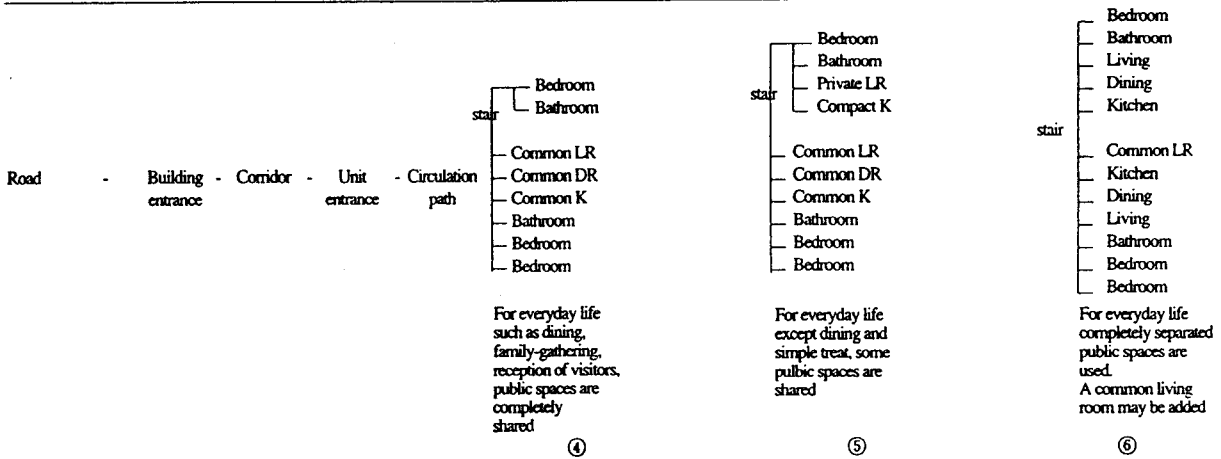
(Fig.5) Eighteen residential unit types generated by the factorial composition of three criteria

concepts behind the planning of a three generation family apartment. As a result, Table 1 shows the alternative plan which they selected when planning the apartment, the ratio of 49:19:10:22 for a single unit vs two connected units vs two separate units within a building vs two separate units in different buildings within an apartment community must be kept.

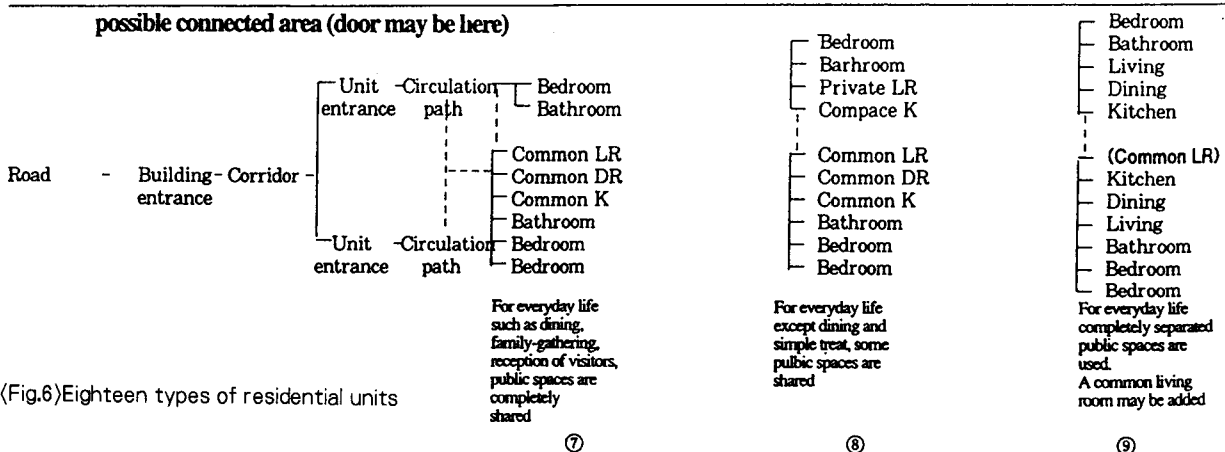
### A single unit on a single floor. with one entrance



### A single unit spread out two floors. with one entrance

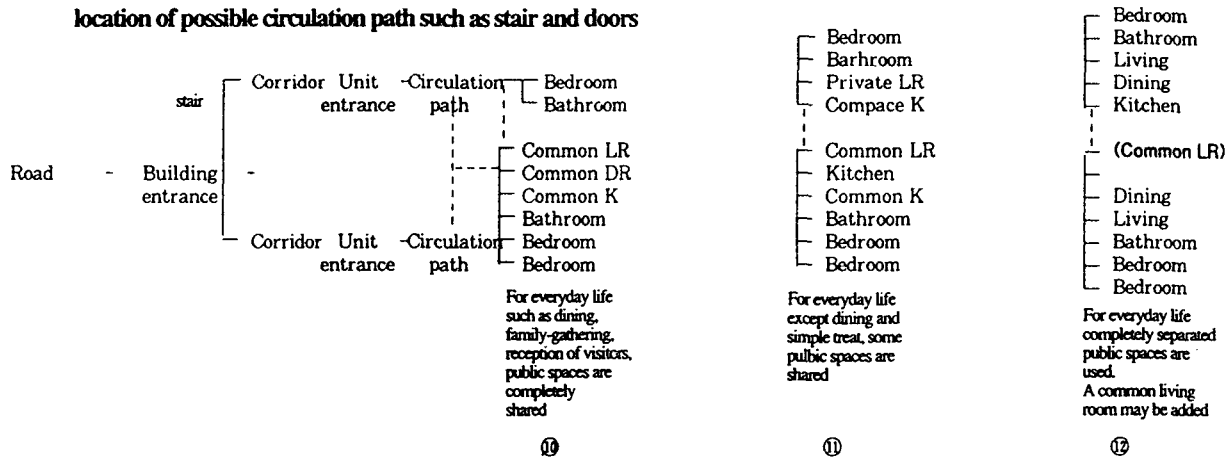


### Two next-door units with separate entrances and an inside circulation path

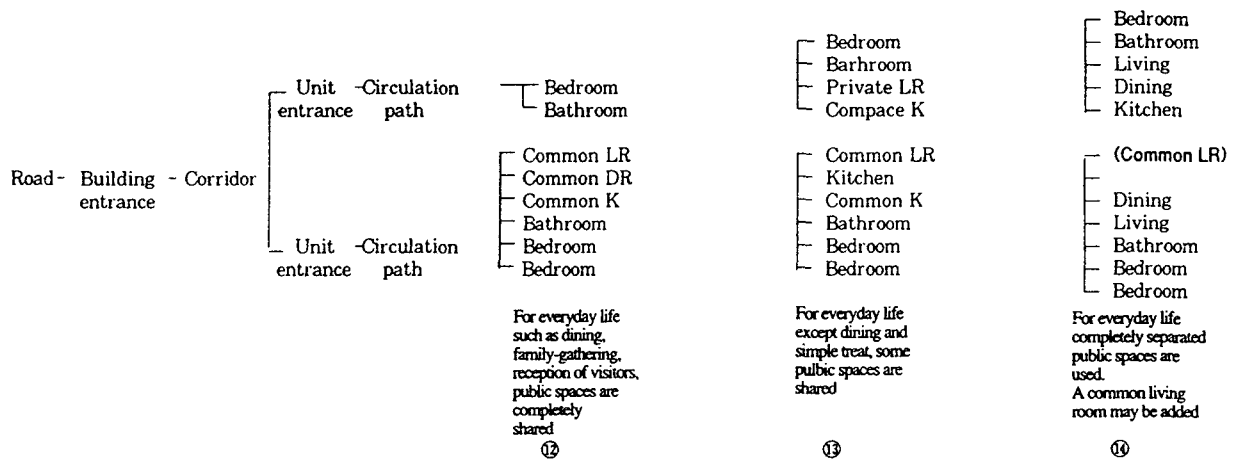


(Fig.6) Eighteen types of residential units

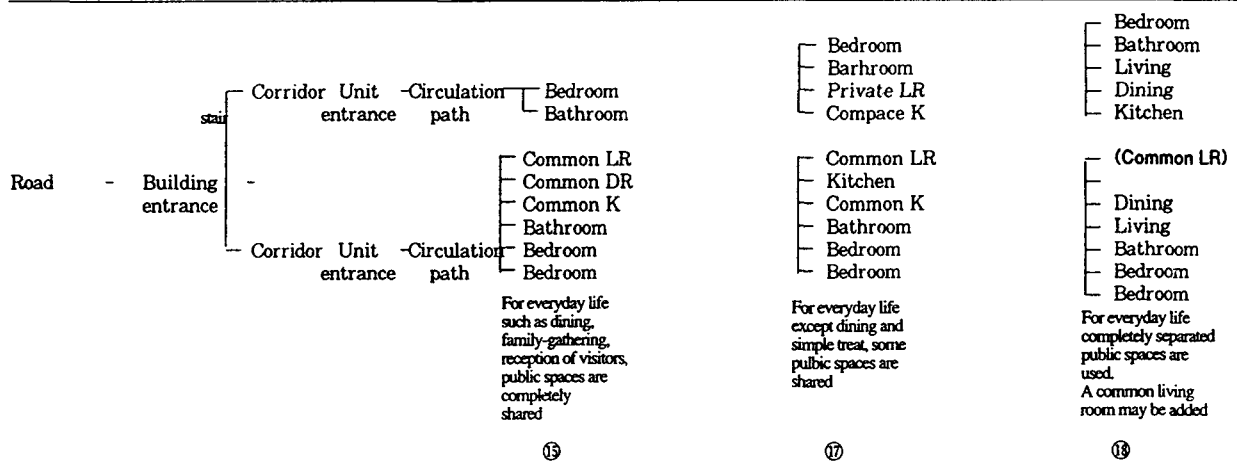
## Two units vertically separated on different floors, with an entrance for each and an inside circulation path



## Two completely separated units located on the same floor



## Two completely separated units located on different floors in the same building



(Fig.6) Eighteen types of residential units

(Tab.1) Preferred alternatives among the residents who selected one within the apartment

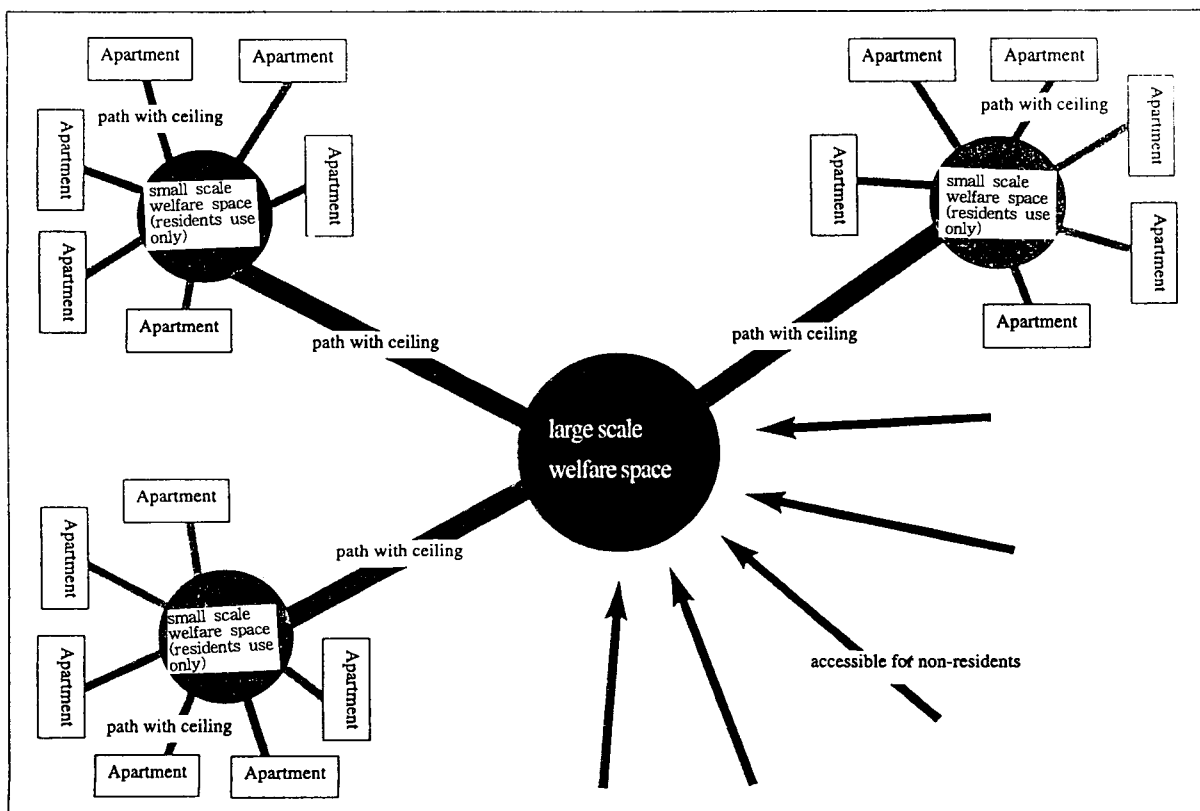
scale 1	f	%	scale 2	f	%
single unit	220	49.0	single unit	220	49.0
two connected units	85	18.9	two connected units	85	18.9
two separate units in a building	46	10.2			
			two separate units	144	32.1
two separate units in a apt. community	98	21.8			
total	449	100.0	total	449	100.0

#### IV. The Three Generation Family Apartment Community Design

The planning community is designed on the basis of data collected from literature reviews and delphi survey. For the delphi survey, professionals in the areas of building construction, tax, sociology, elder's welfare, family welfare, and housing, were respondents.

Layout of the three generation family apartment community consists of some groups of apartments, a small

scale welfare space, and a large scale welfare space. In such groups of apartments, there is a small scale welfare space exclusively for the residents. In the center of the community, there is a large scale welfare space for the neighborhoods as well as community residents. The ceiling of path that connects each apartment and welfare space is covered, for the convenience of transfer, especially for elders. Fig. 7 shows this concept of community environment.



(Fig.7) Conceptual drawing of the three generation apartment community design