



The
Revival
of the
Social Housing Community

providing
secure tenure
and
quality housing
for the
urban poor

Jort van den Broek
4458028

The
Revival
of the
Social Housing Community

re · vi · val

/rɪˈvʌɪv(ə)l/

an improvement in the condition, strength, or fortunes of someone or something.

so · cial hou · sing

/ˌsəʊ.ʃəl ˈhaʊ.zɪŋ/

rental housing with the aim of providing security and shelter for the urban poor

com · mu · ni · ty

/kəˈmjuːnɪti/

a group of people living in the same place or having a particular characteristic in common.

Content

Problem Field

Project Focus

Planning & Governance

Project Location

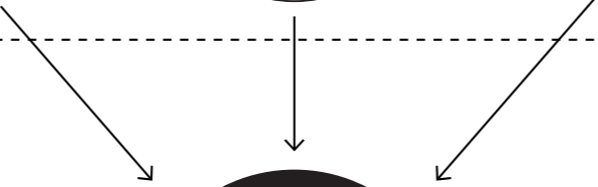
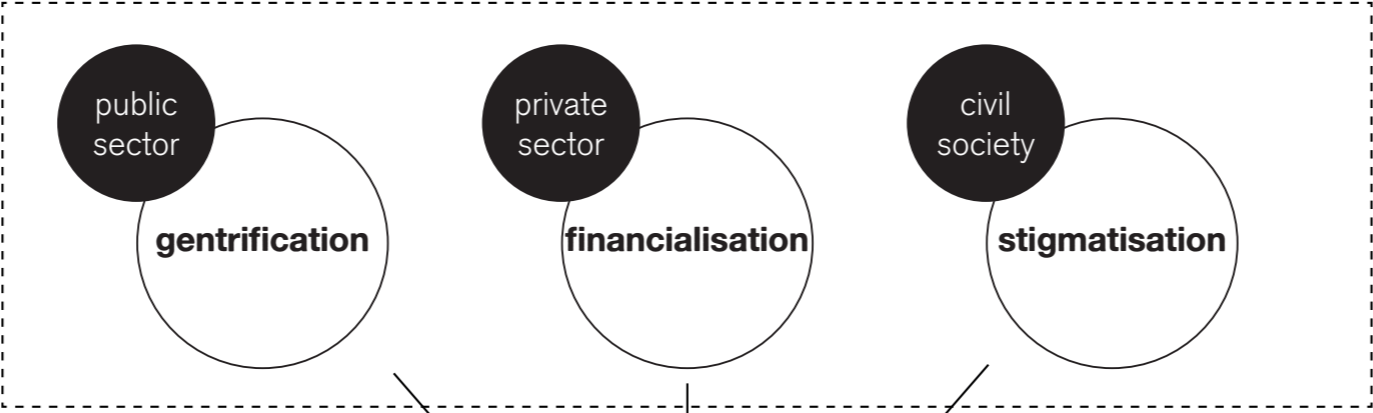
Alternative Housing Concepts

Roadmap Towards Revival

People's Plan

Vision





on the social housing community

Financialisation & Privatisation of Housing



Gentrification

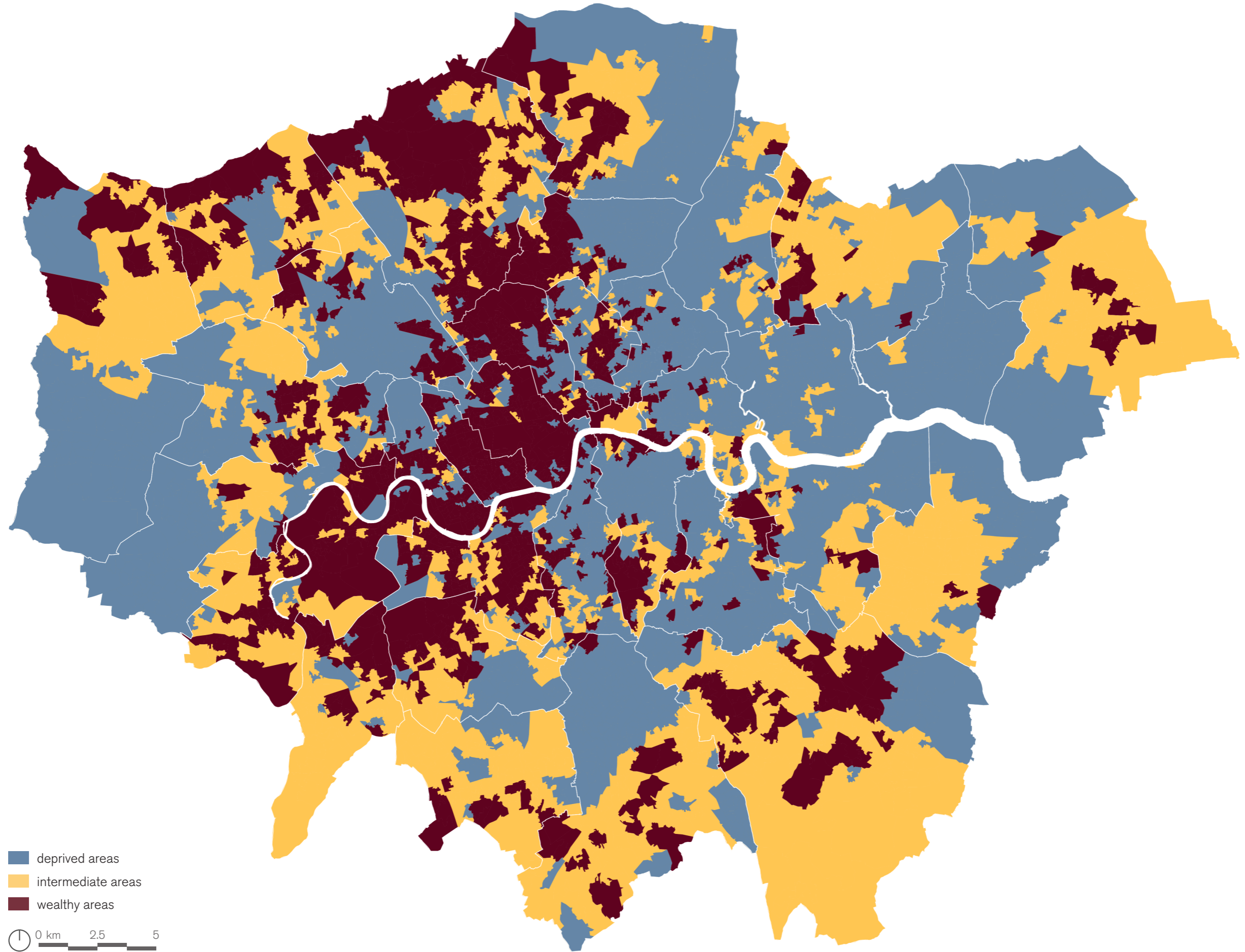
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A Scattered City

9

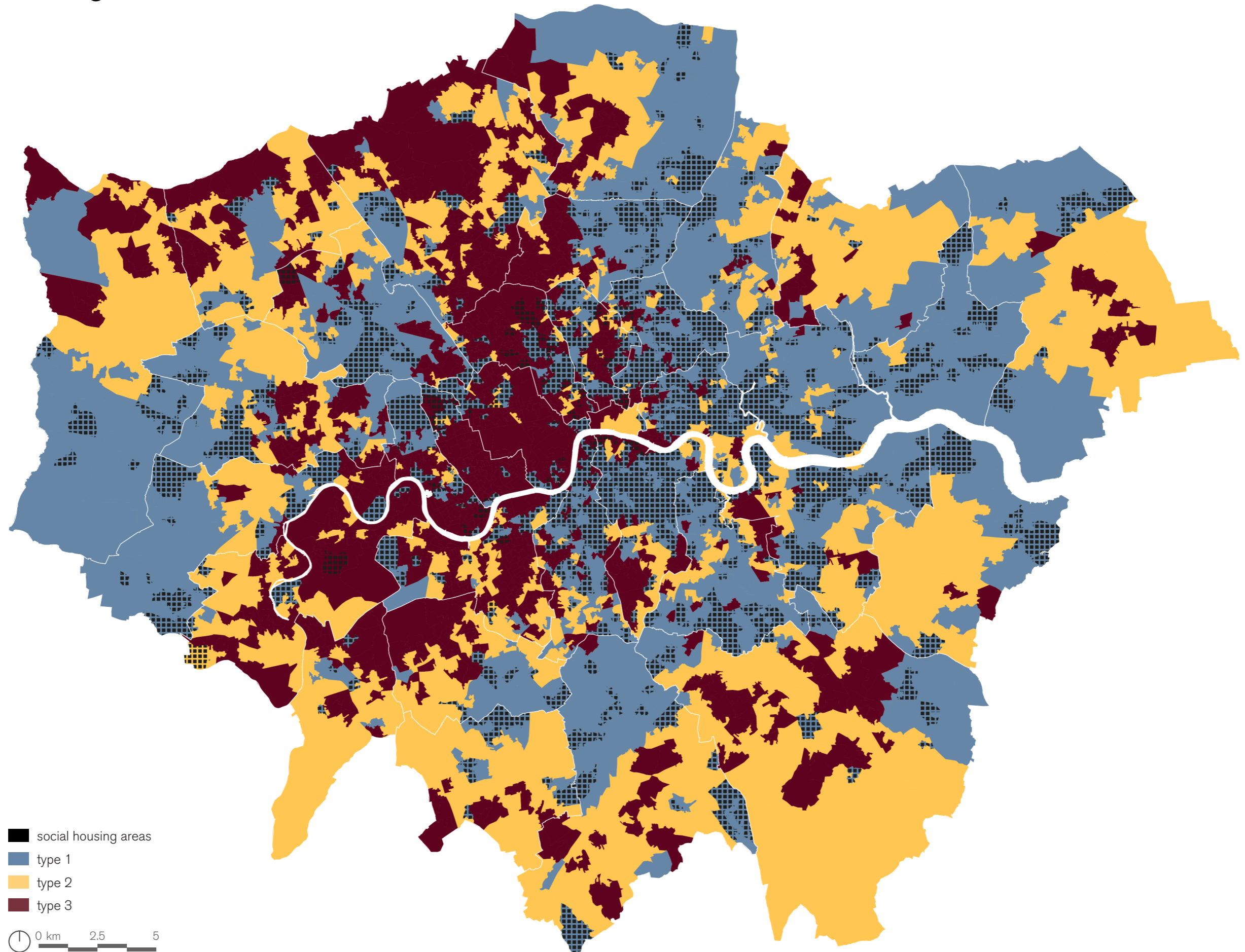


deprived areas
intermediate areas
wealthy areas

0 km 2.5 5

Social Housing Areas

10



- social housing areas
- type 1
- type 2
- type 3

0 km 2.5 5

“ **Neoliberalism** reinforced a process of **financialisation** of housing and **privatisation** of property, which transformed housing from a **social good** to a **financial asset**. Land values and housing prices skyrocketed, resulting in a severe housing crisis. Social housing is **neglected** by authorities and **stigmatised** by society. Local, low-income residents are dispossessed and **displaced**, and social housing is close to **disappearance**. London has become a **fragmented** and **unequal** city, with an **unbalanced governance**. The power of the private investors induces that residents cannot make use of their **right to the city**. To recover the right to the city for all residents and to counteract the displacement and dispossession, a shift has to be made towards **a revival of the social housing community**, providing **secure tenure** and **quality housing** for the entire population.

“

How could

Planning

be used to

Revive

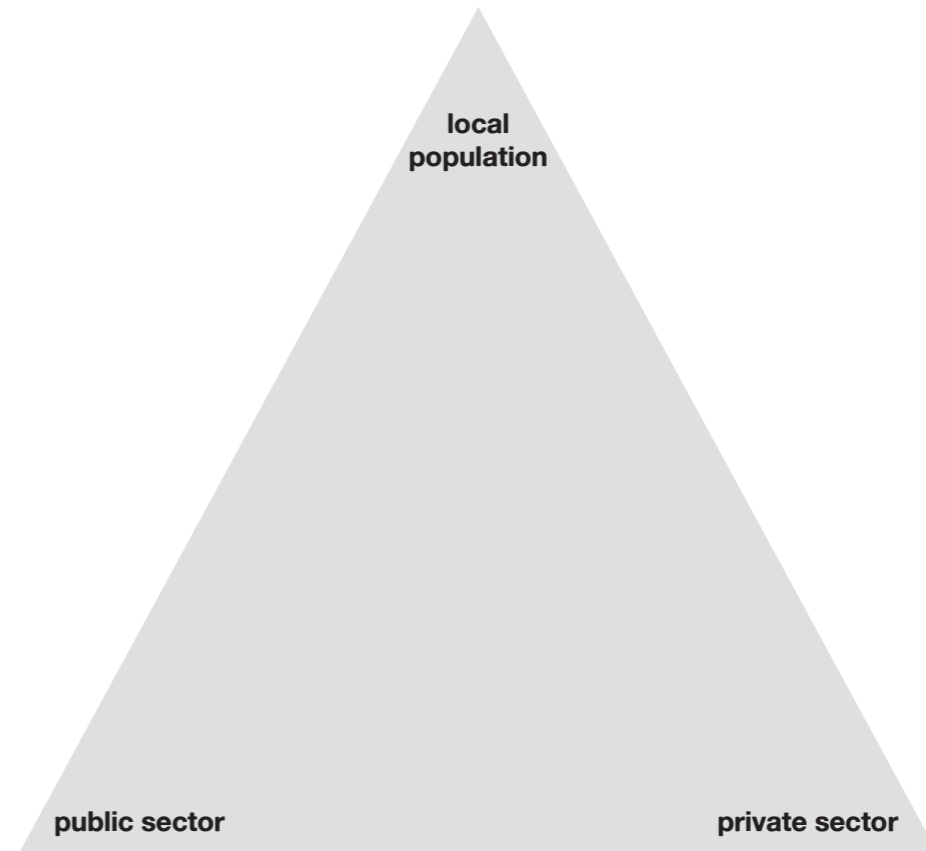
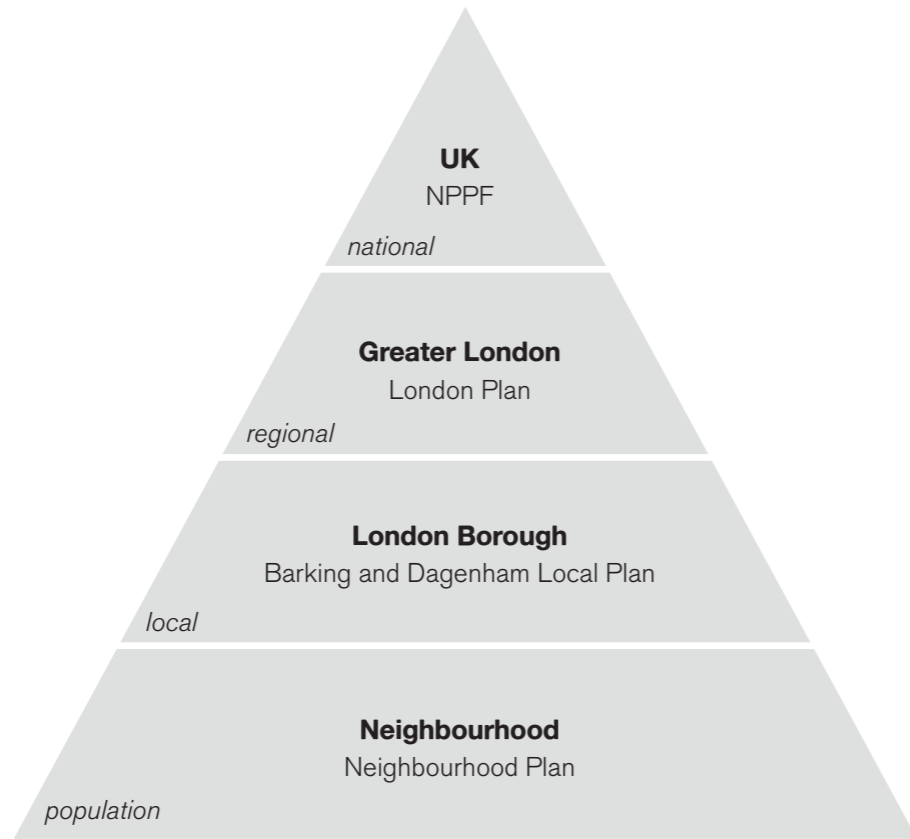
the

Social Housing Community

of the

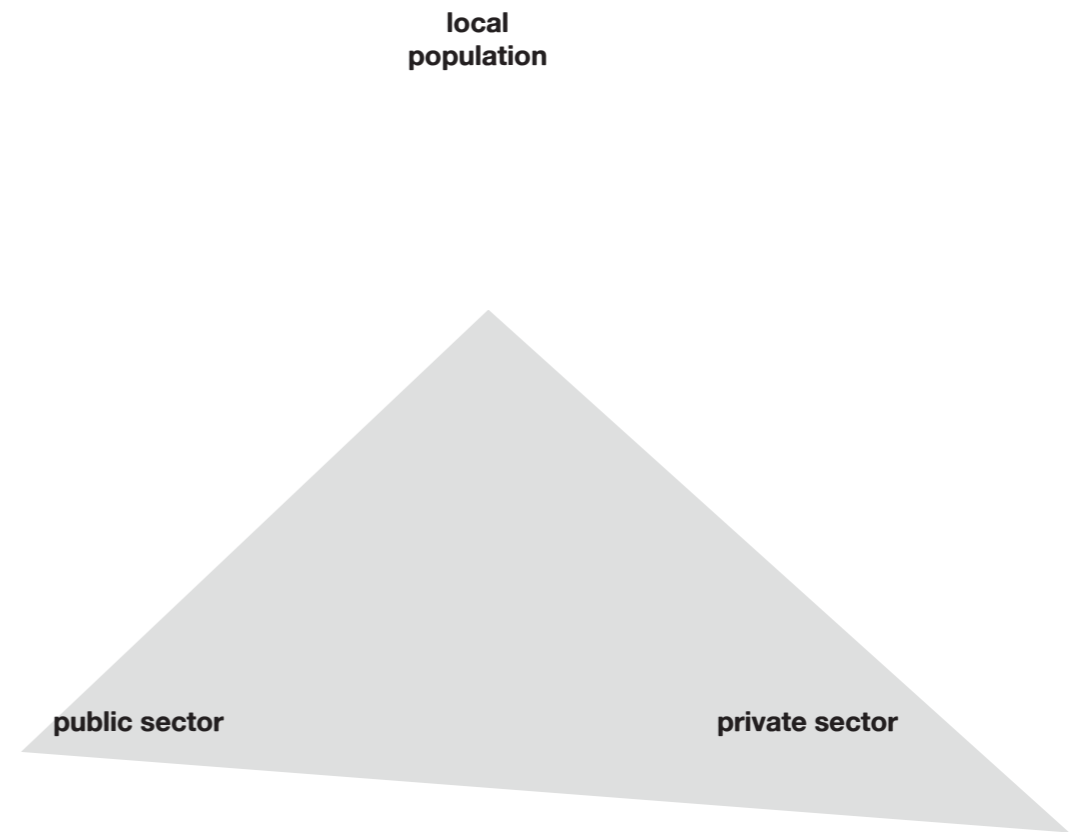
Gascoigne Estate?

Planning & Governance Structure



Planning & Governance Structure: Reality

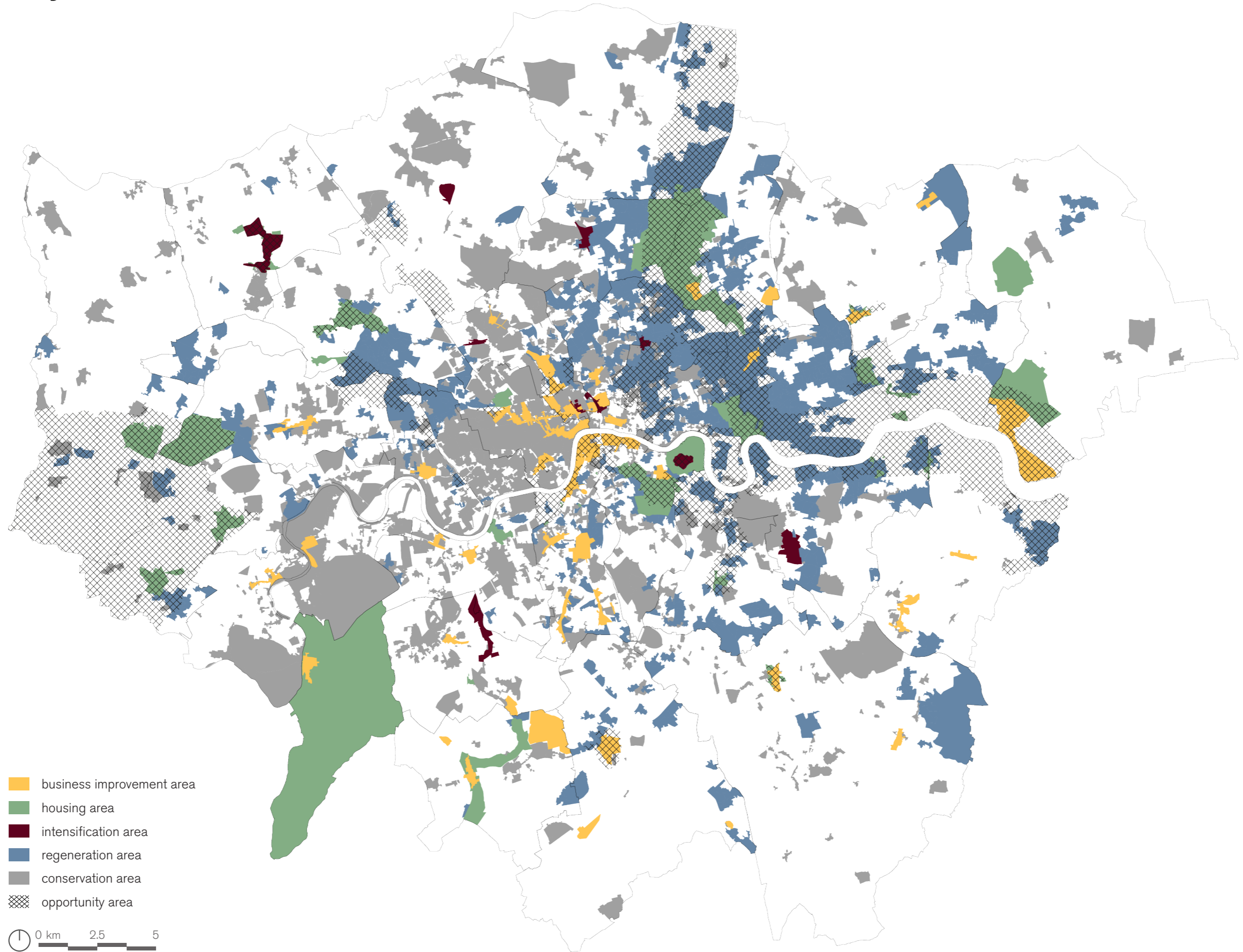
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Opportunity Areas

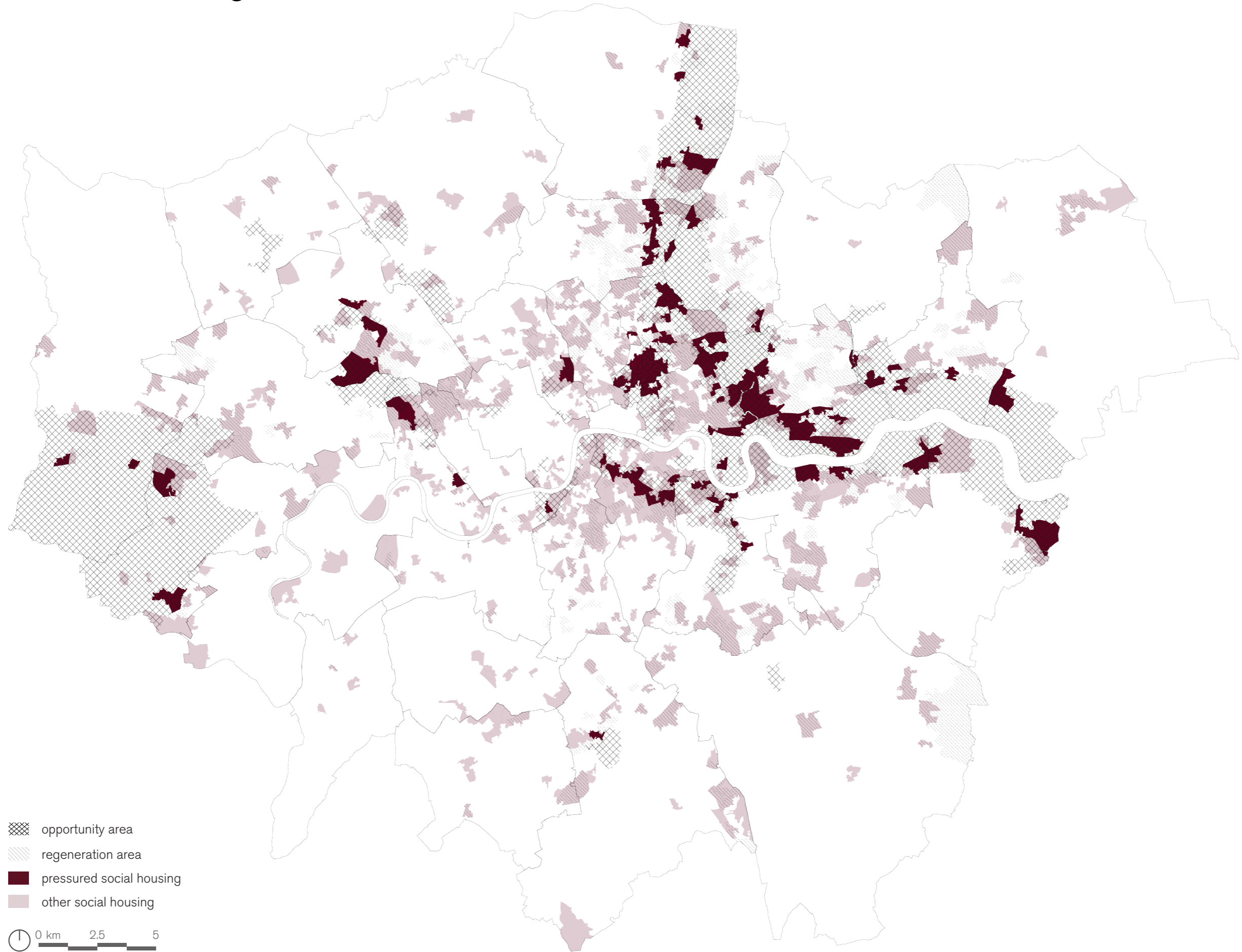
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RQ2



Pressured Social Housing Areas

16

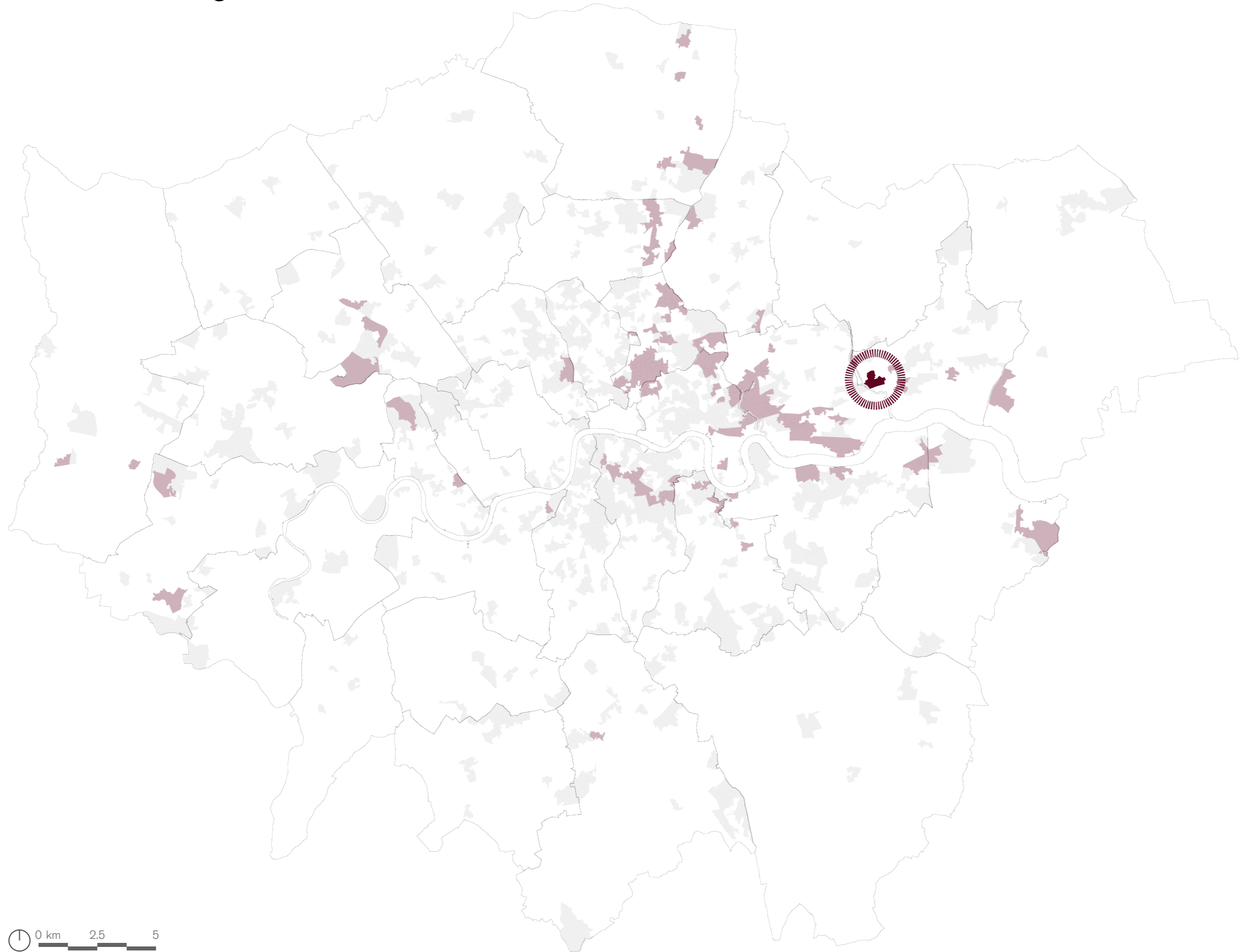


- opportunity area
- regeneration area
- pressured social housing
- other social housing

0 km 2.5 5

Case Selection: Gascoigne Estate

17



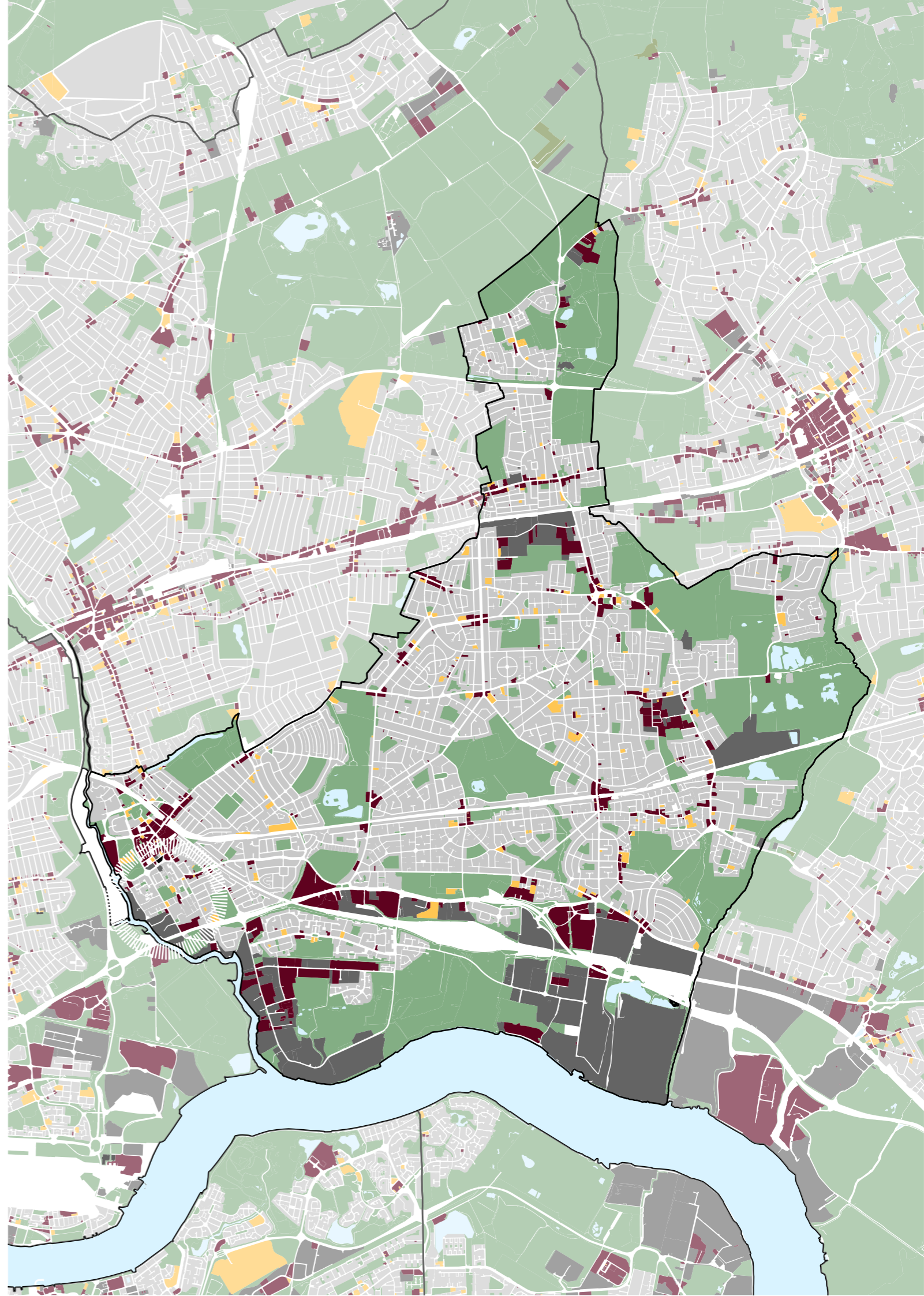
0 km 2.5 5

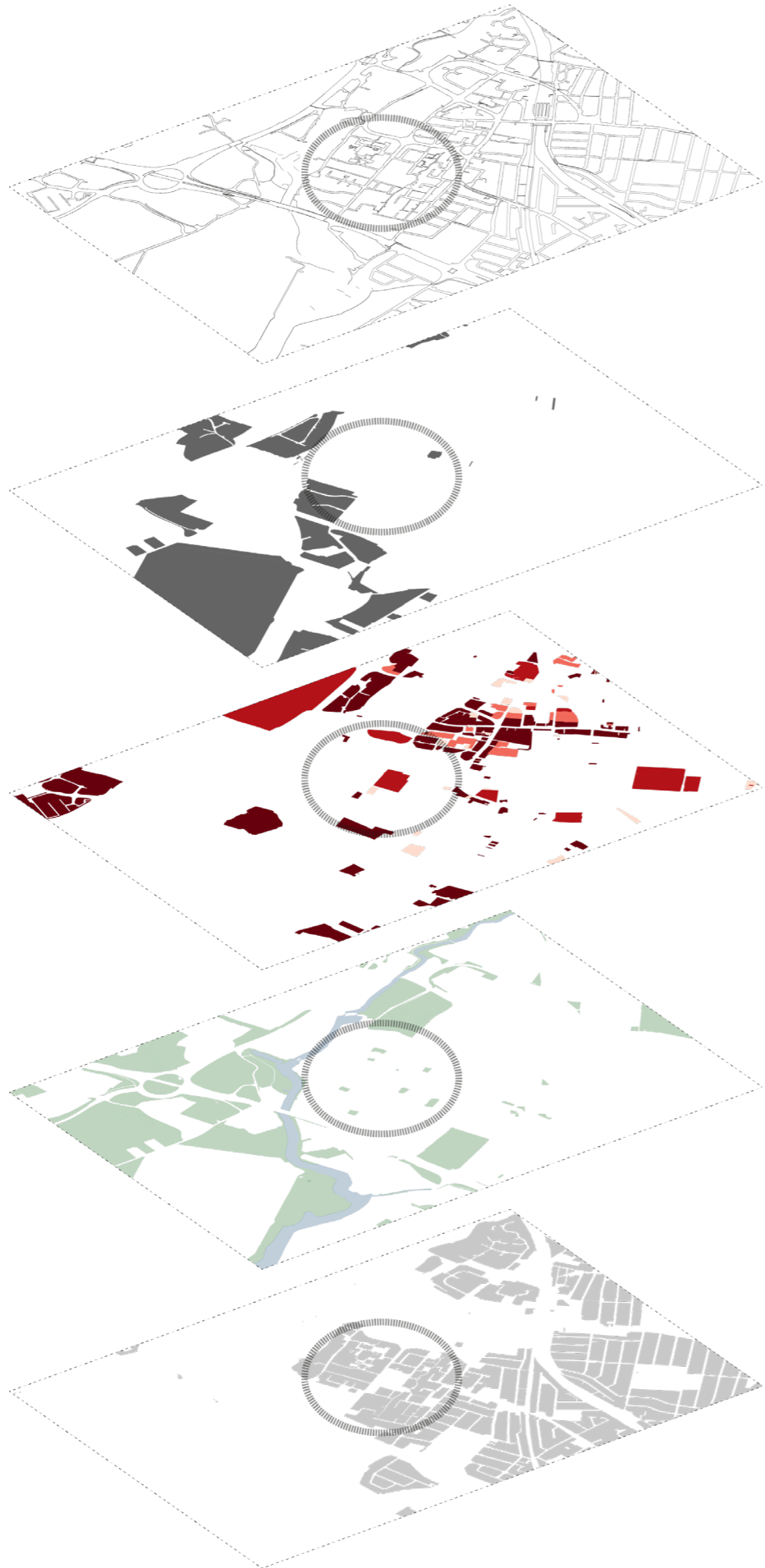
Barking & Dagenham

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- commercial
- community health services
- industrial
- housing
- green space
- water
- gascoigne estate





- community health services
- offices
- education
- retail
- residential
- industry
- green
- water
- transport
- gascoigne estate



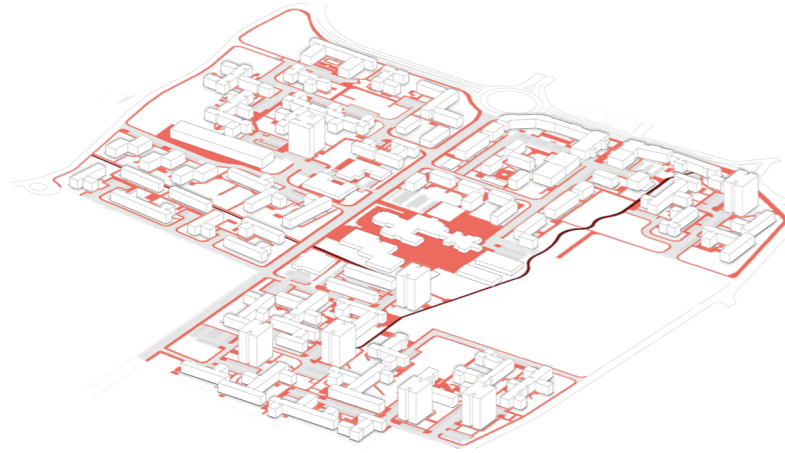


Territories

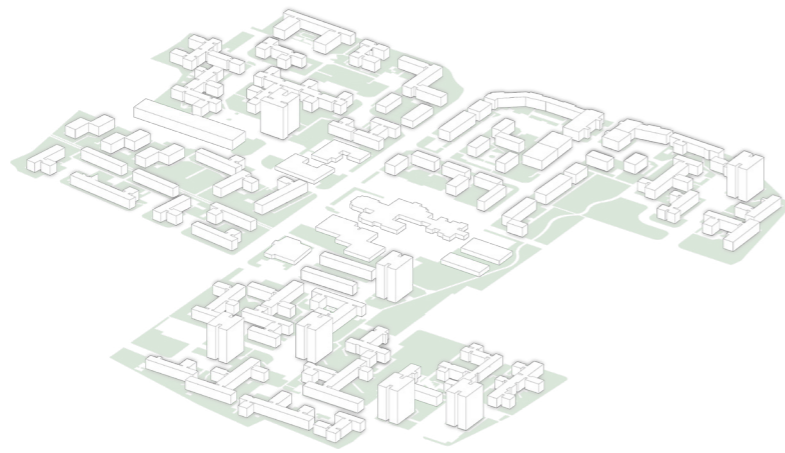
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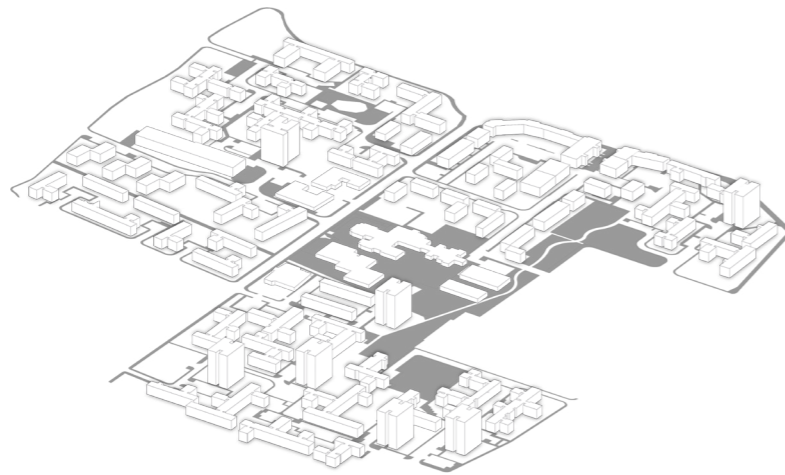
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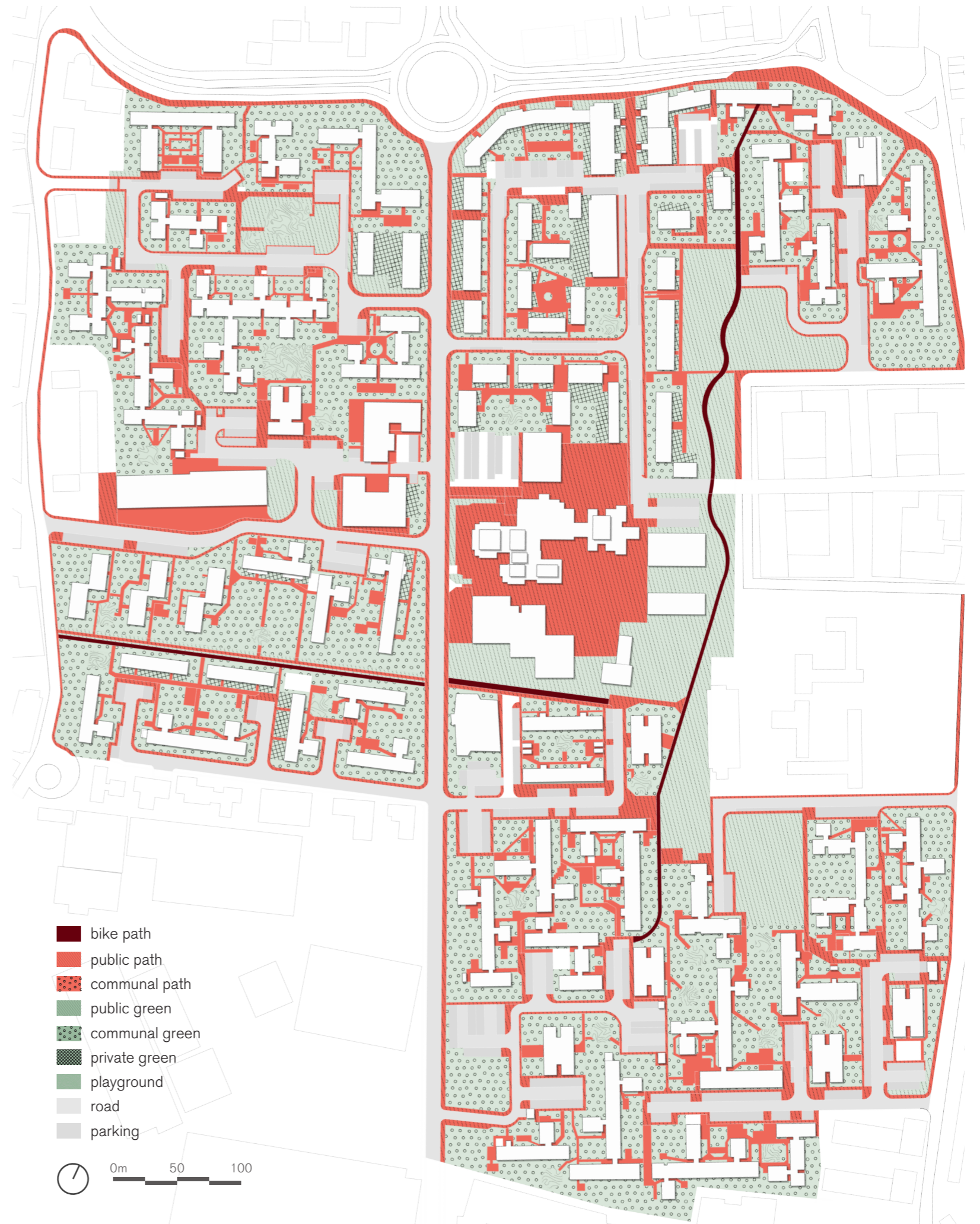
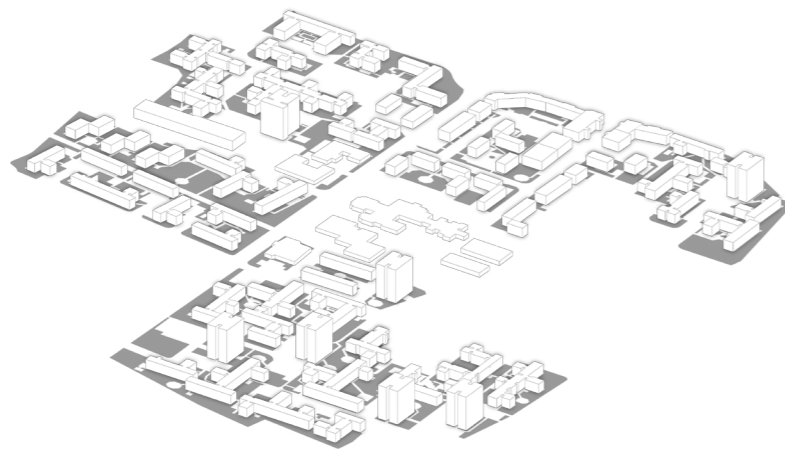
green



public space

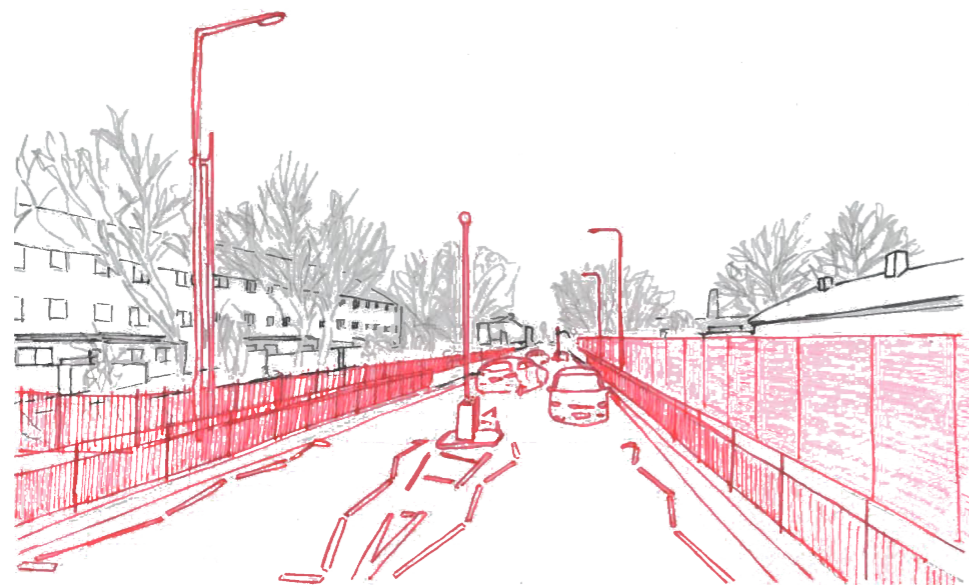
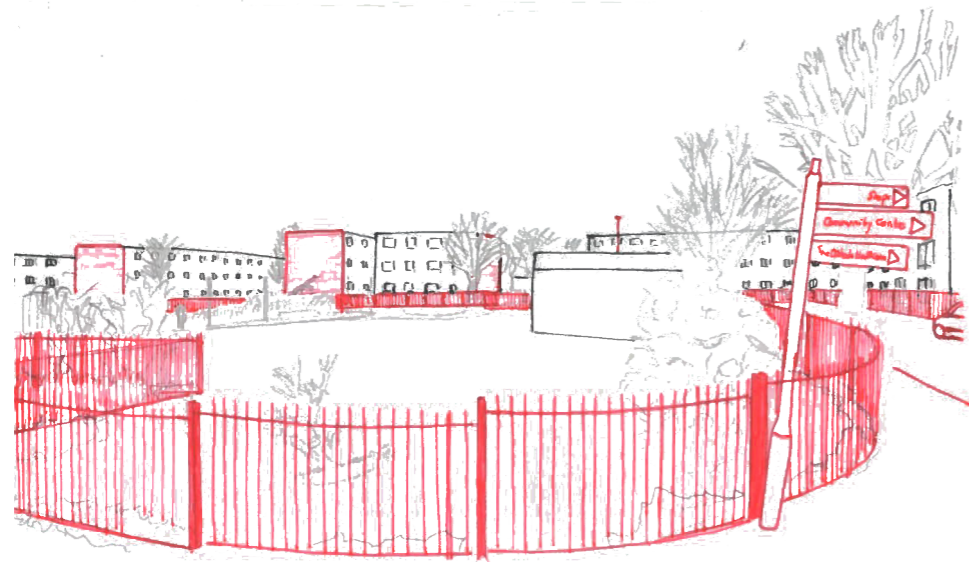
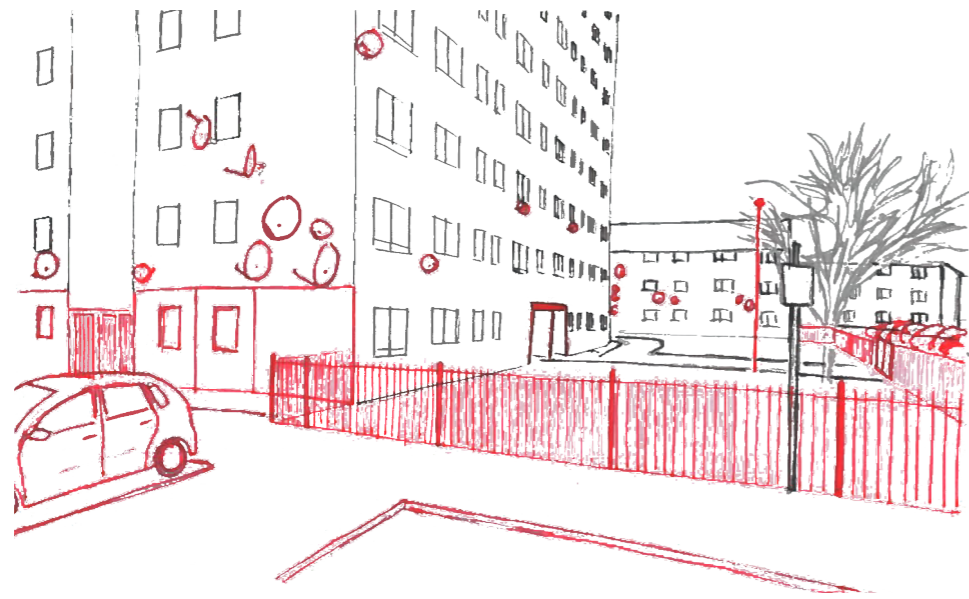


communal space



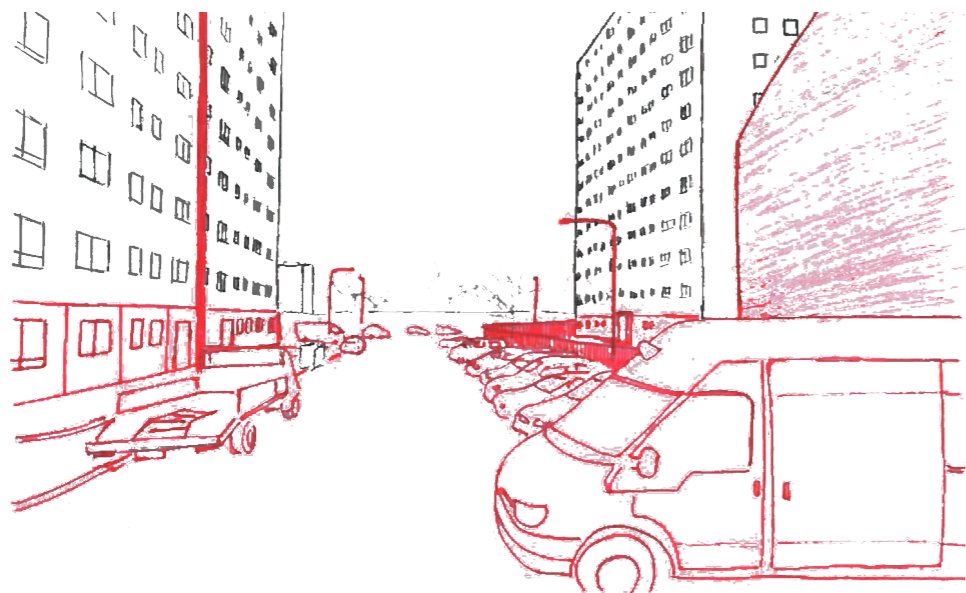
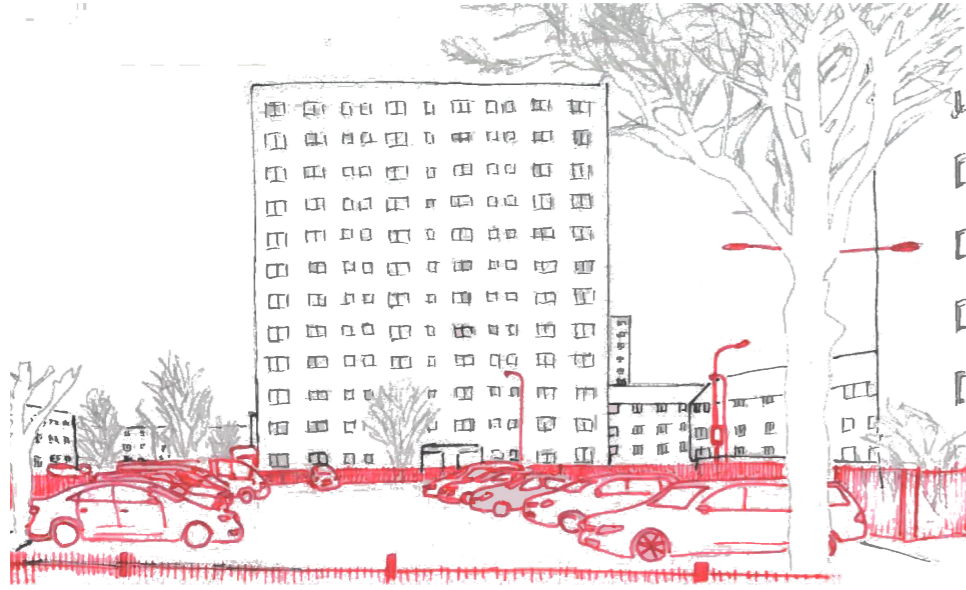
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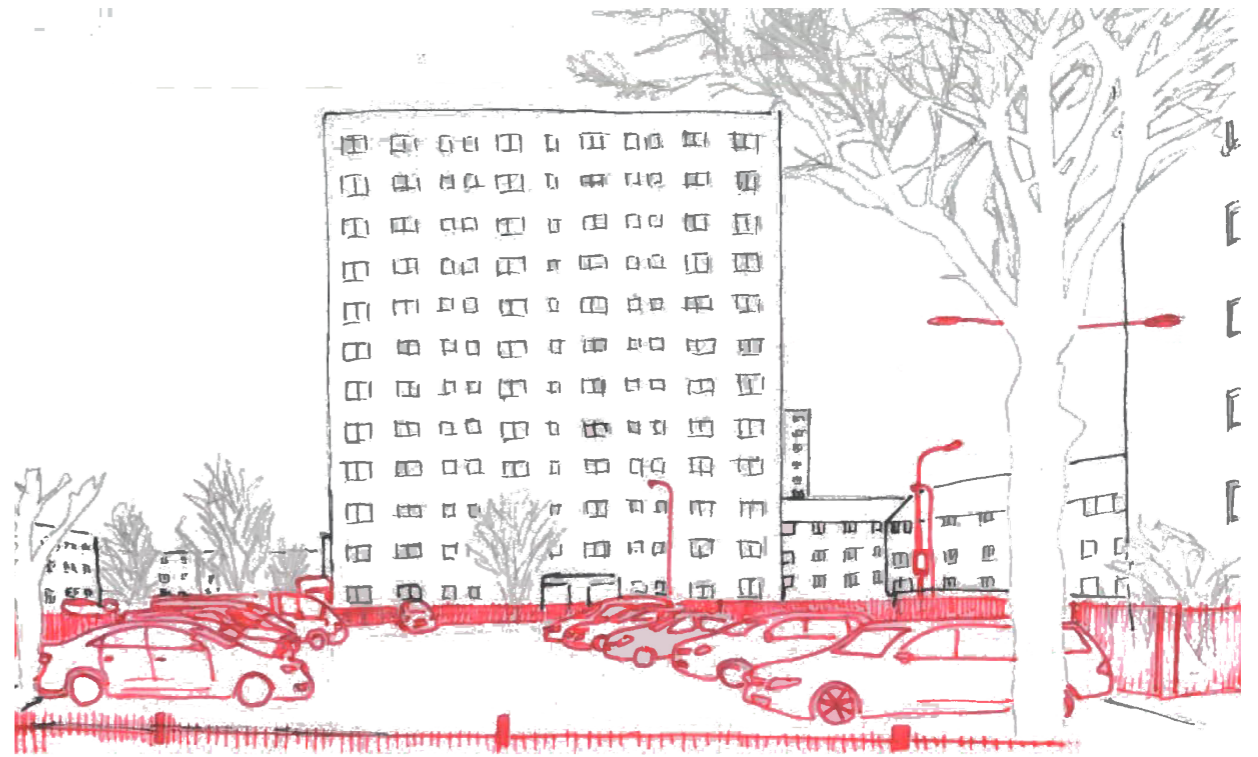
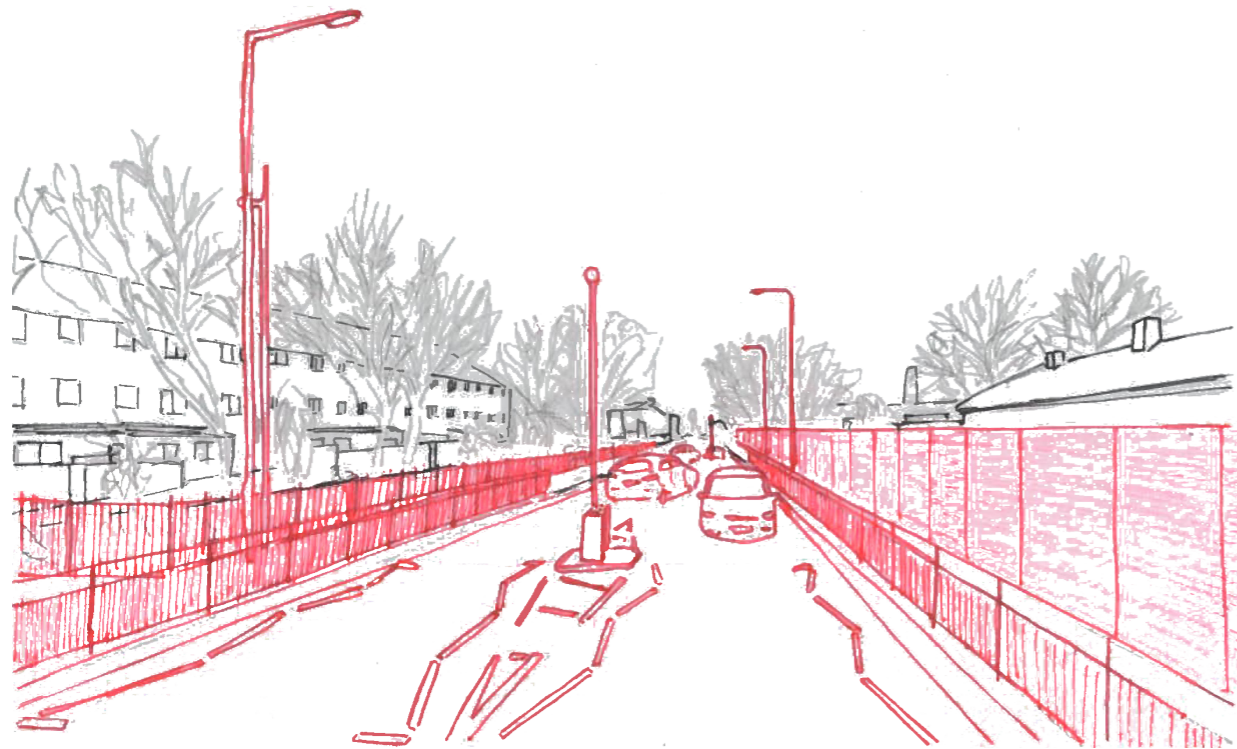
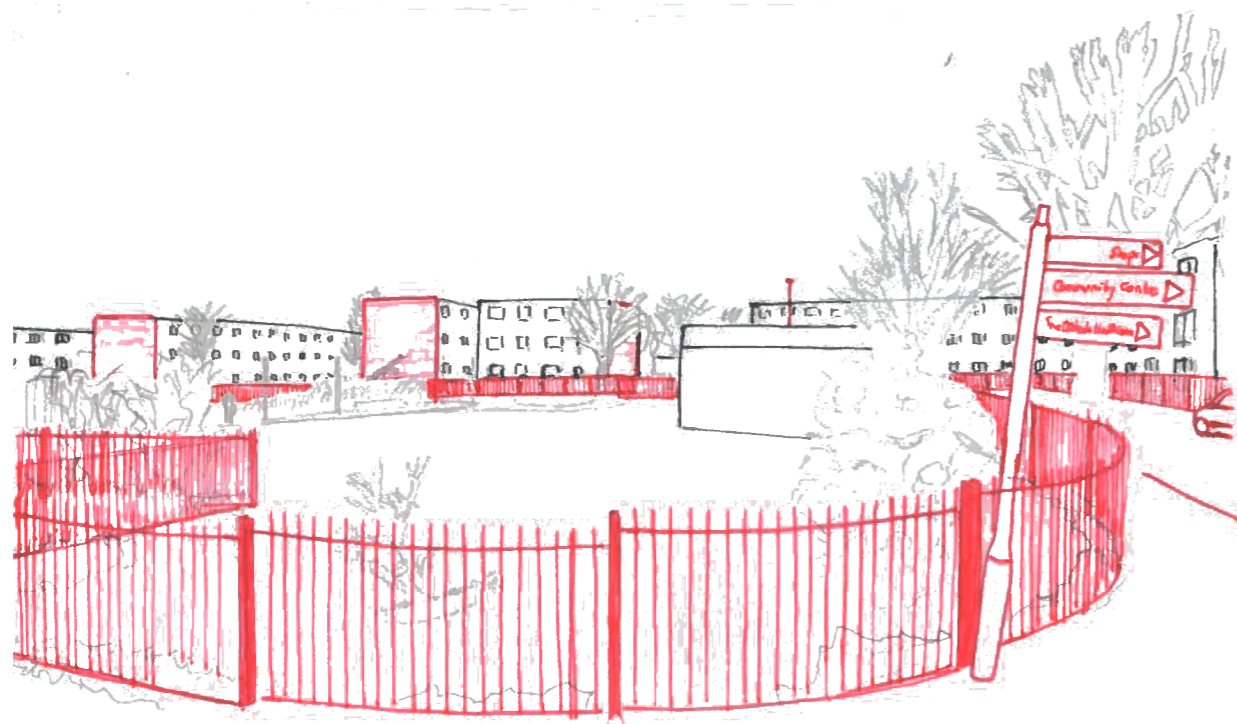
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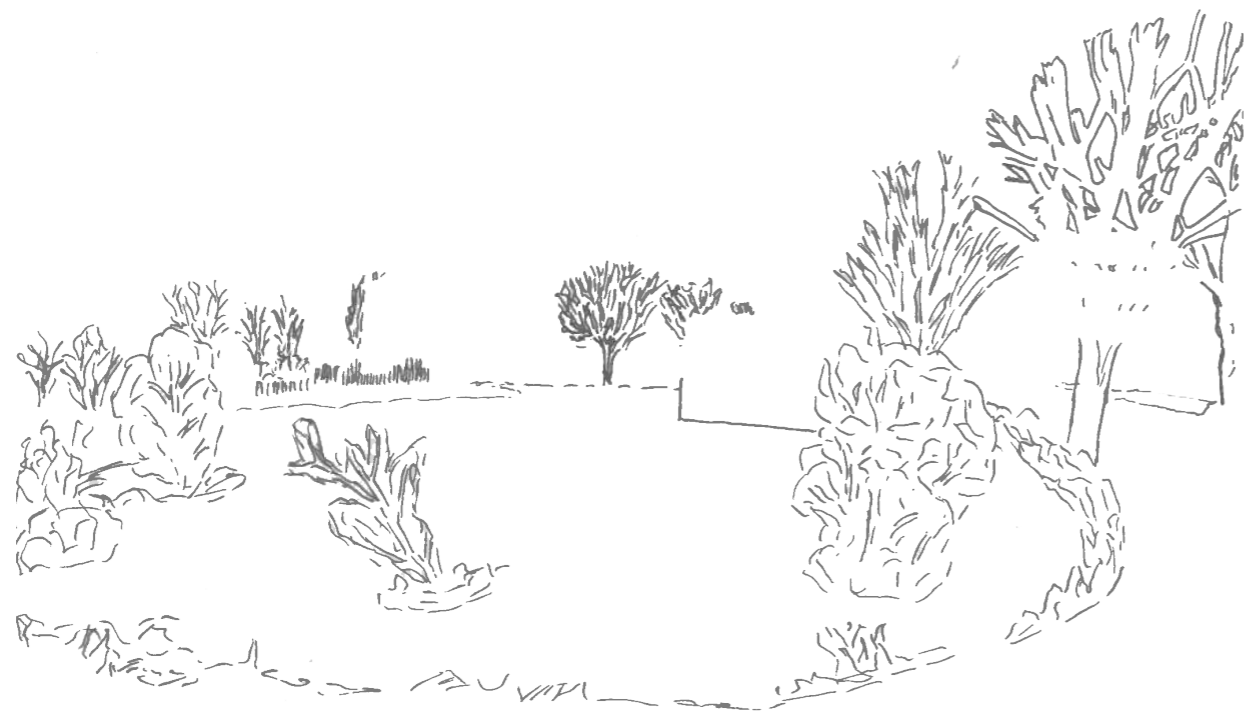


Parking

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Social housing in London is pressured by the decreasing quality and awaiting demolition.



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'The Revival of the Social Housing Community' proposes alternative housing concepts tackling both pressures, aiming for quality housing and secure tenure.

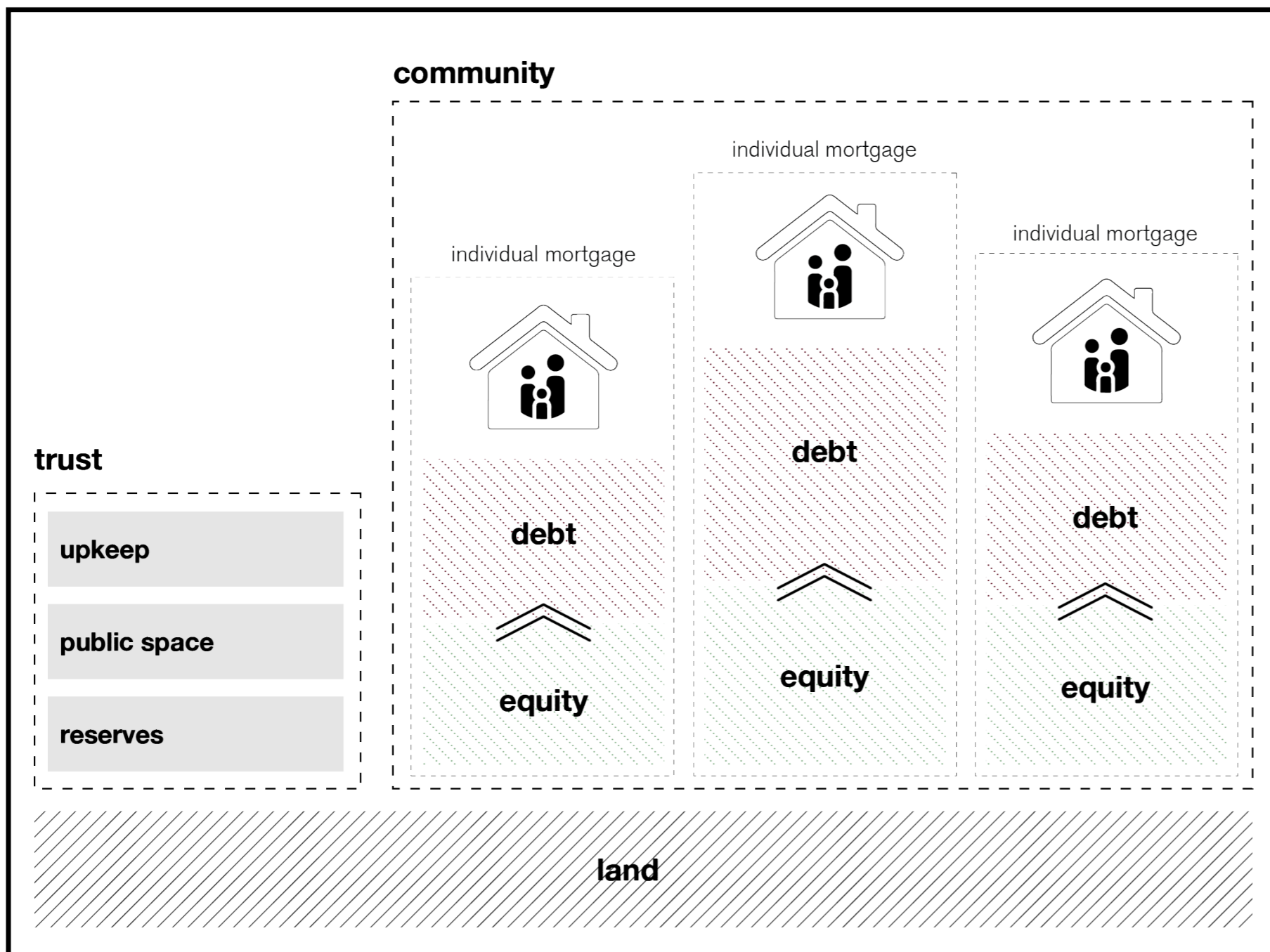


Social housing in London is pressured by the decreasing quality and awaiting demolition.

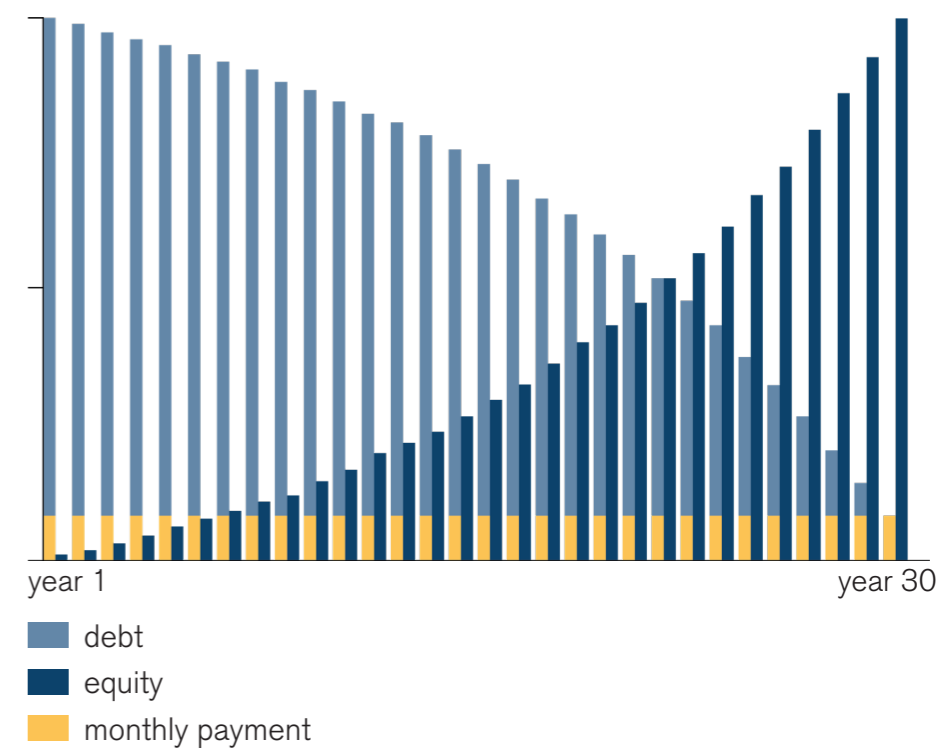
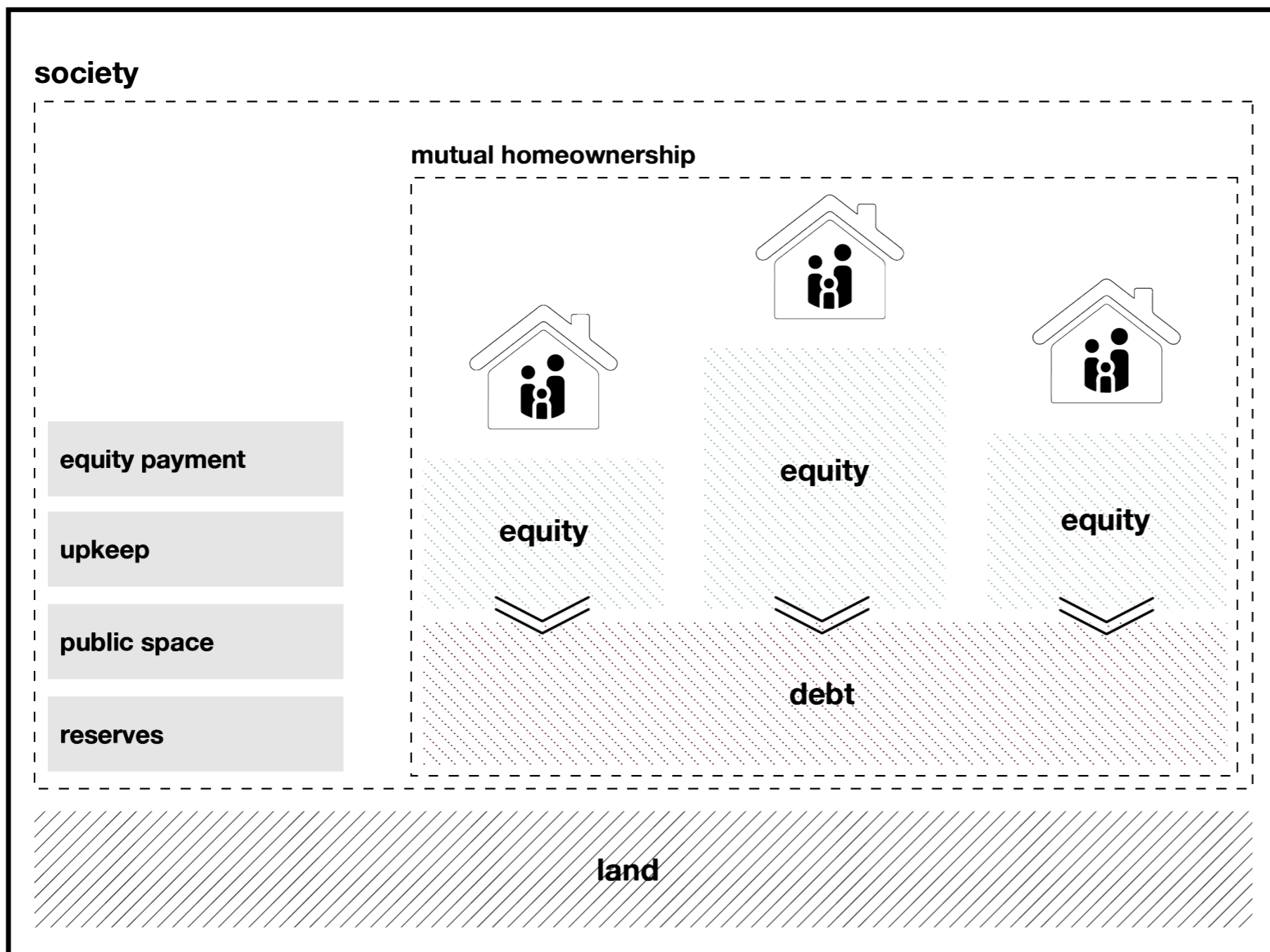
'The Revival of the Social Housing Community' proposes alternative housing concepts tackling both pressures, aiming for quality housing and secure tenure.

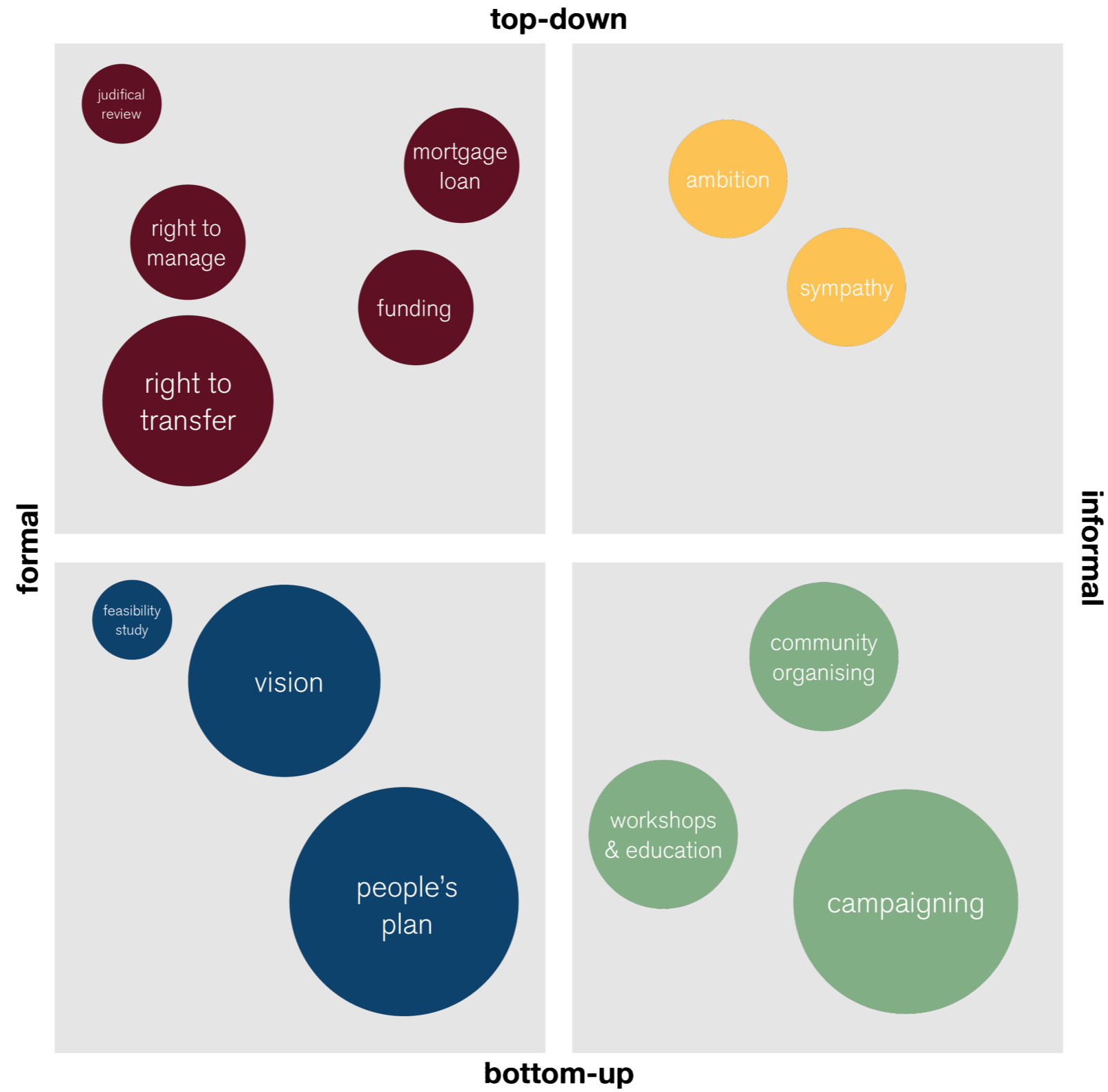
The housing concepts contribute to the right to the city paradigm, the de-financialisation of housing, and de-stigmatisation of social housing.

Community Land Trust

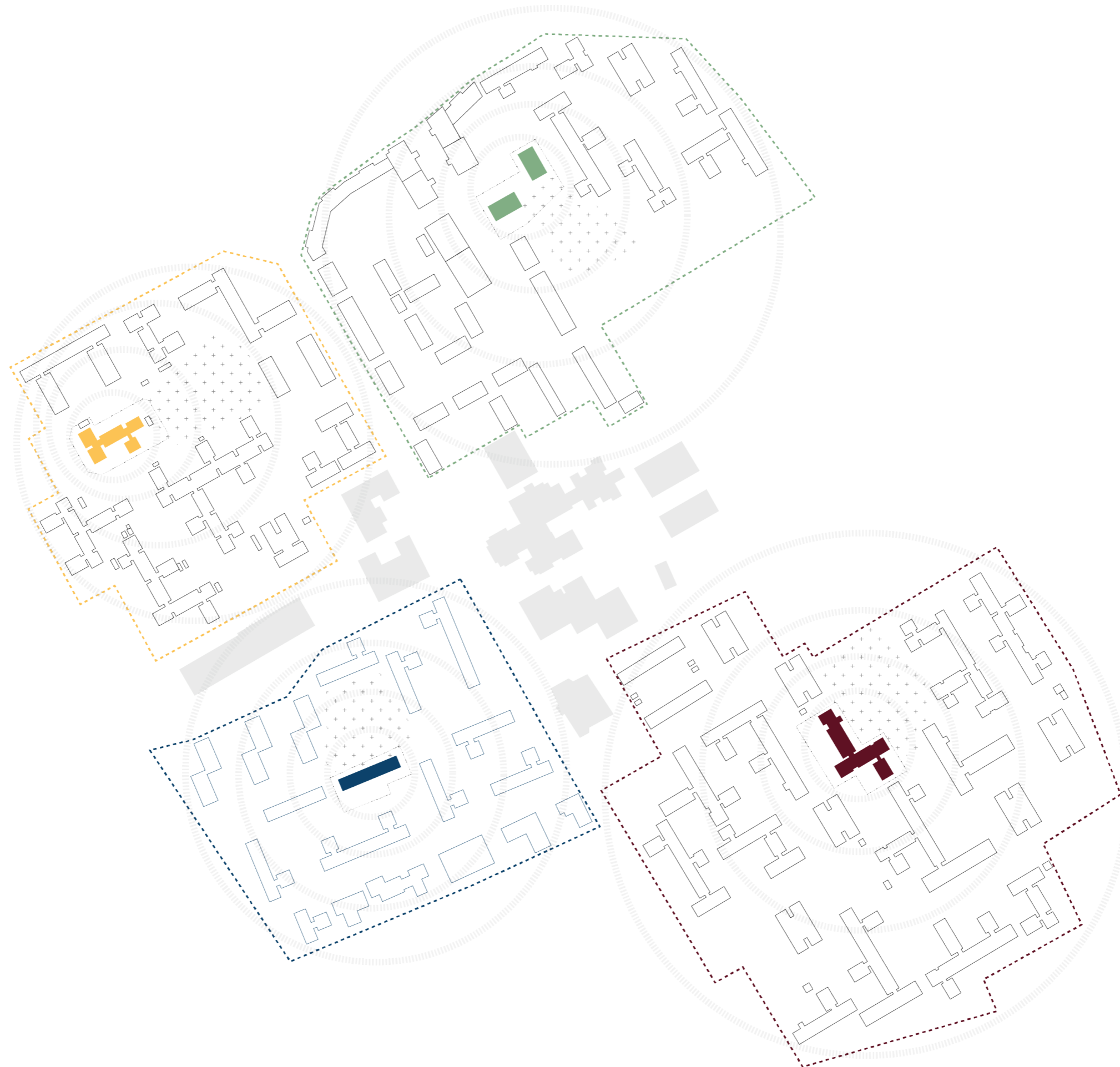


Mutual Homeownership Society



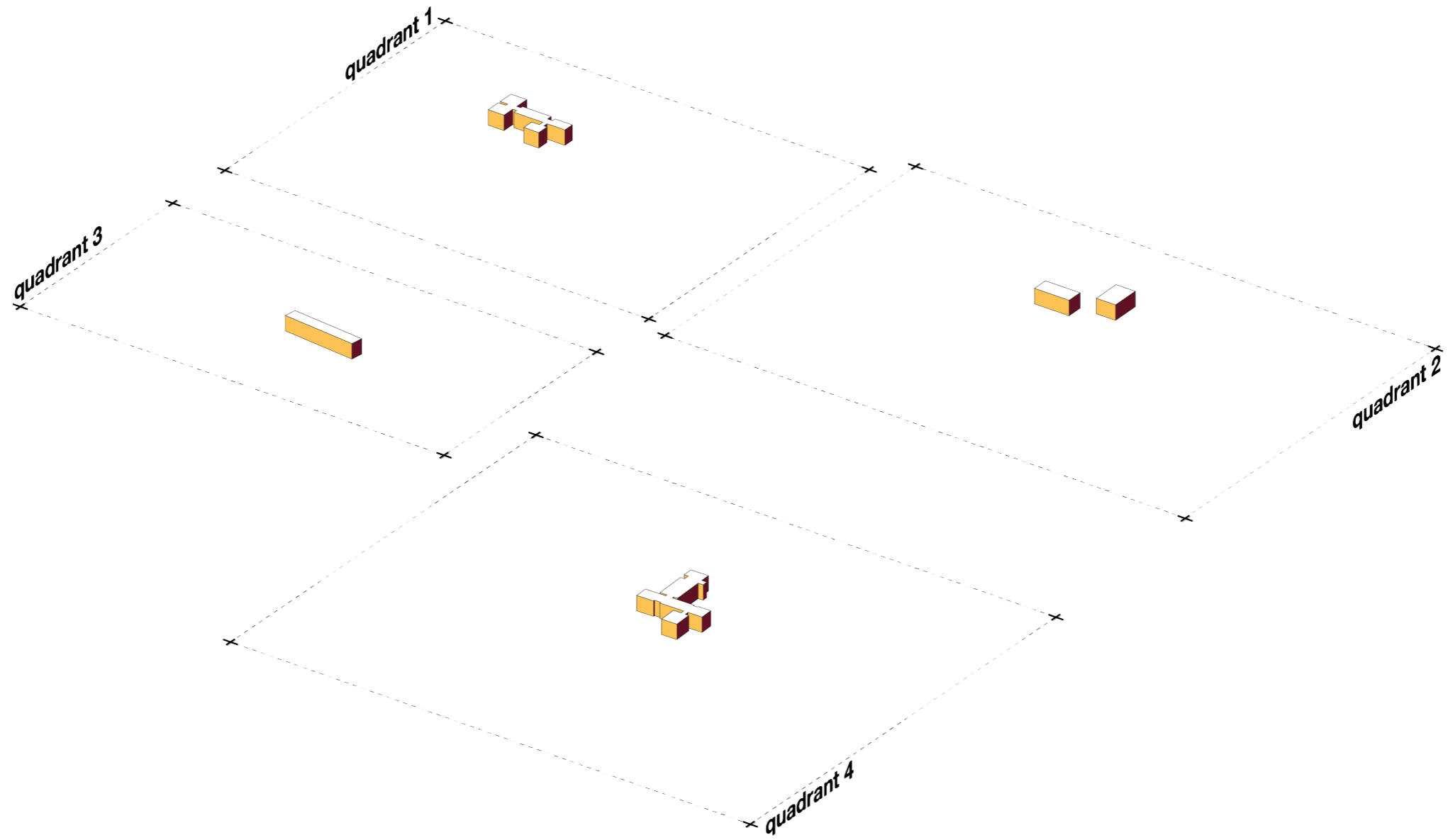


A CLT Growth Model



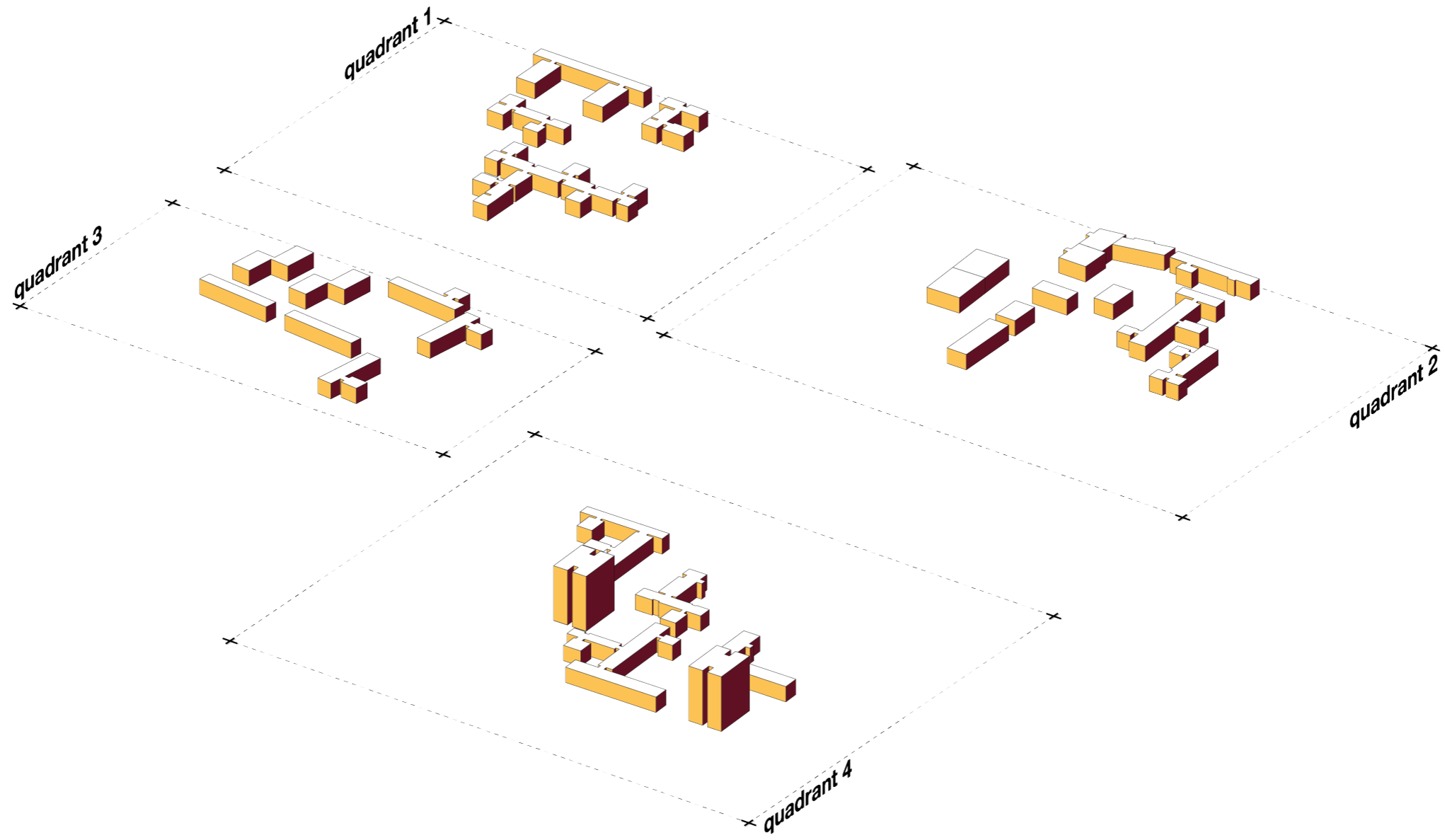
A CLT Growth Model

33

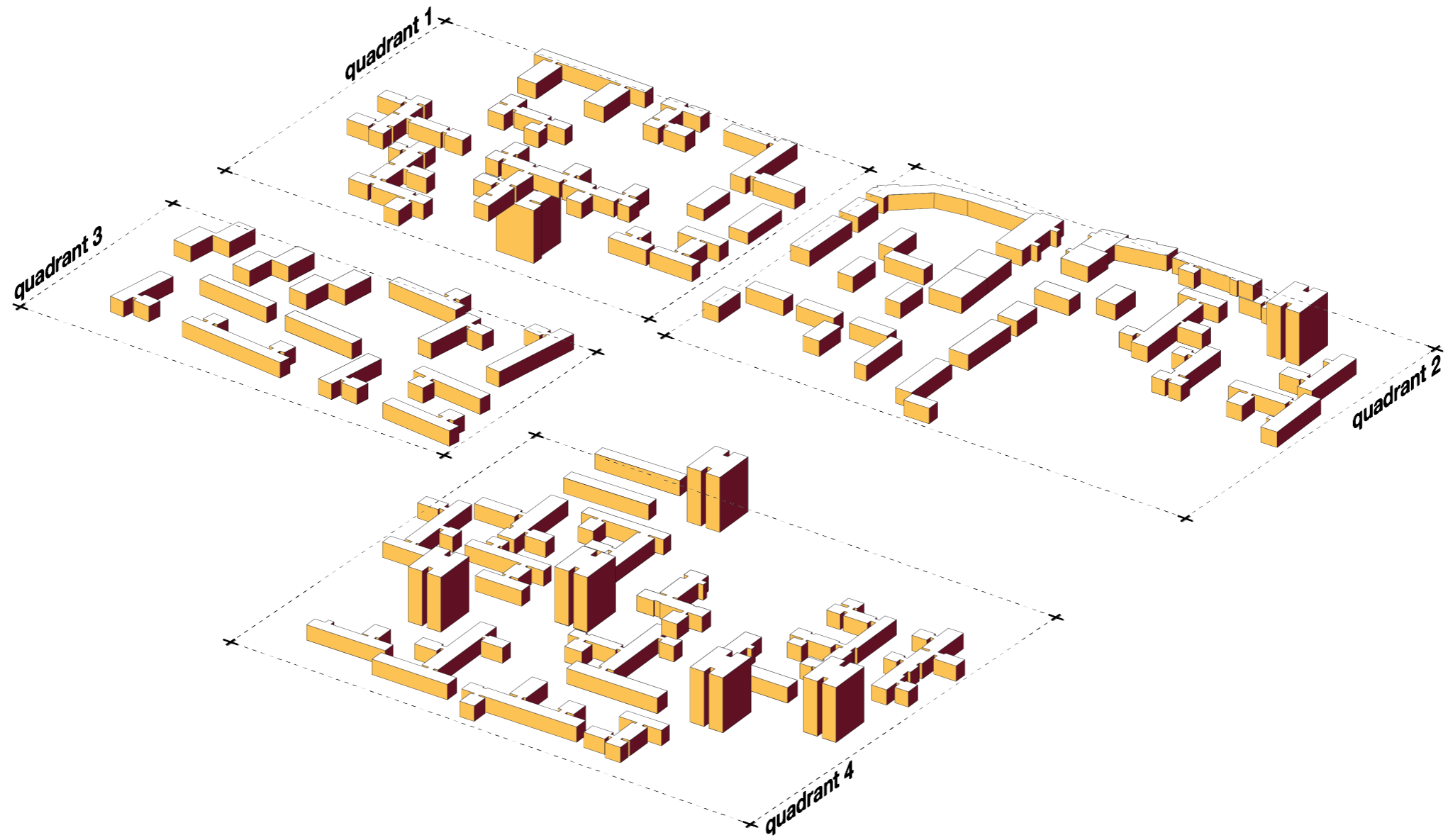


A CLT Growth Model

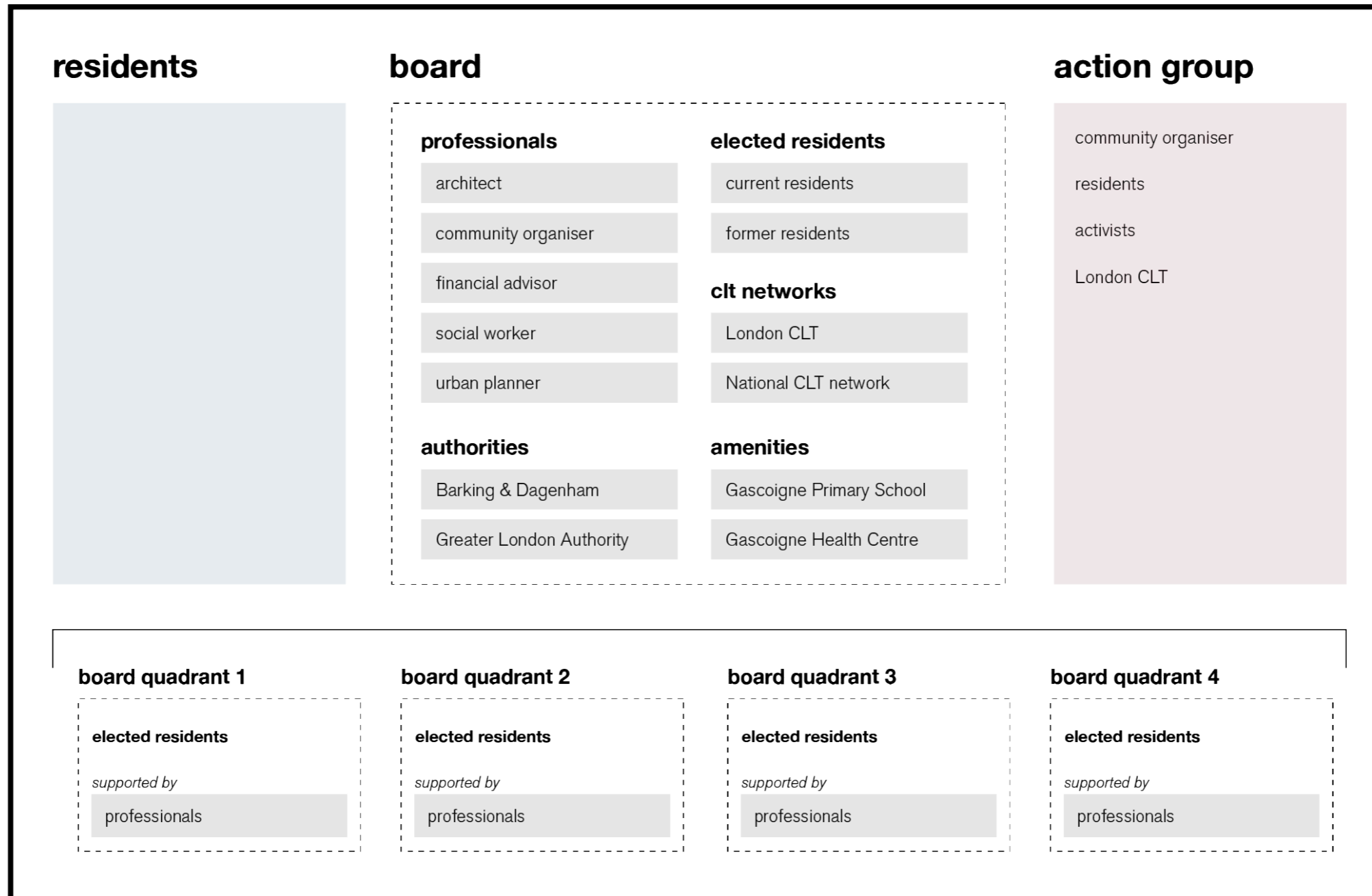
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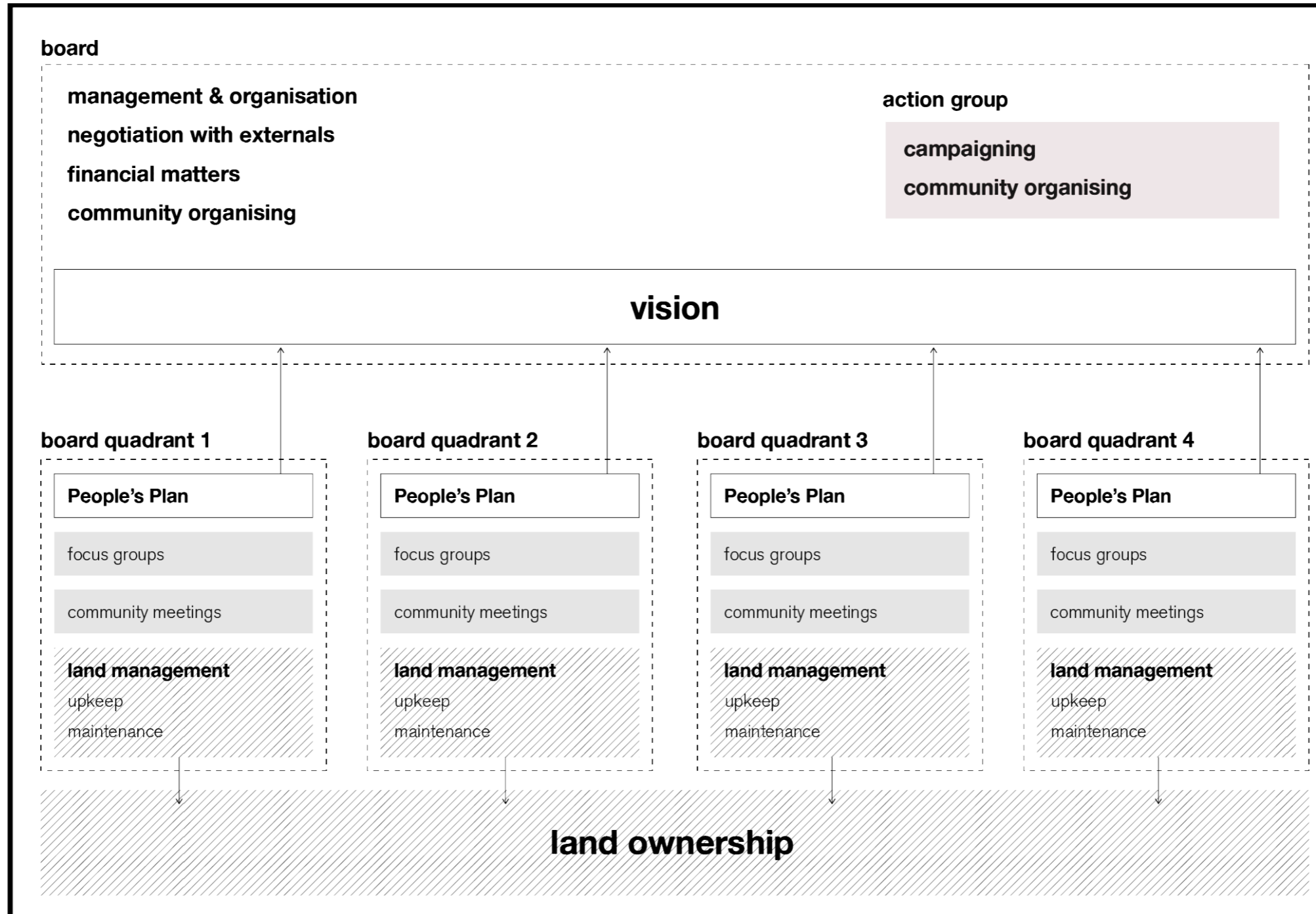
A CLT Growth Model

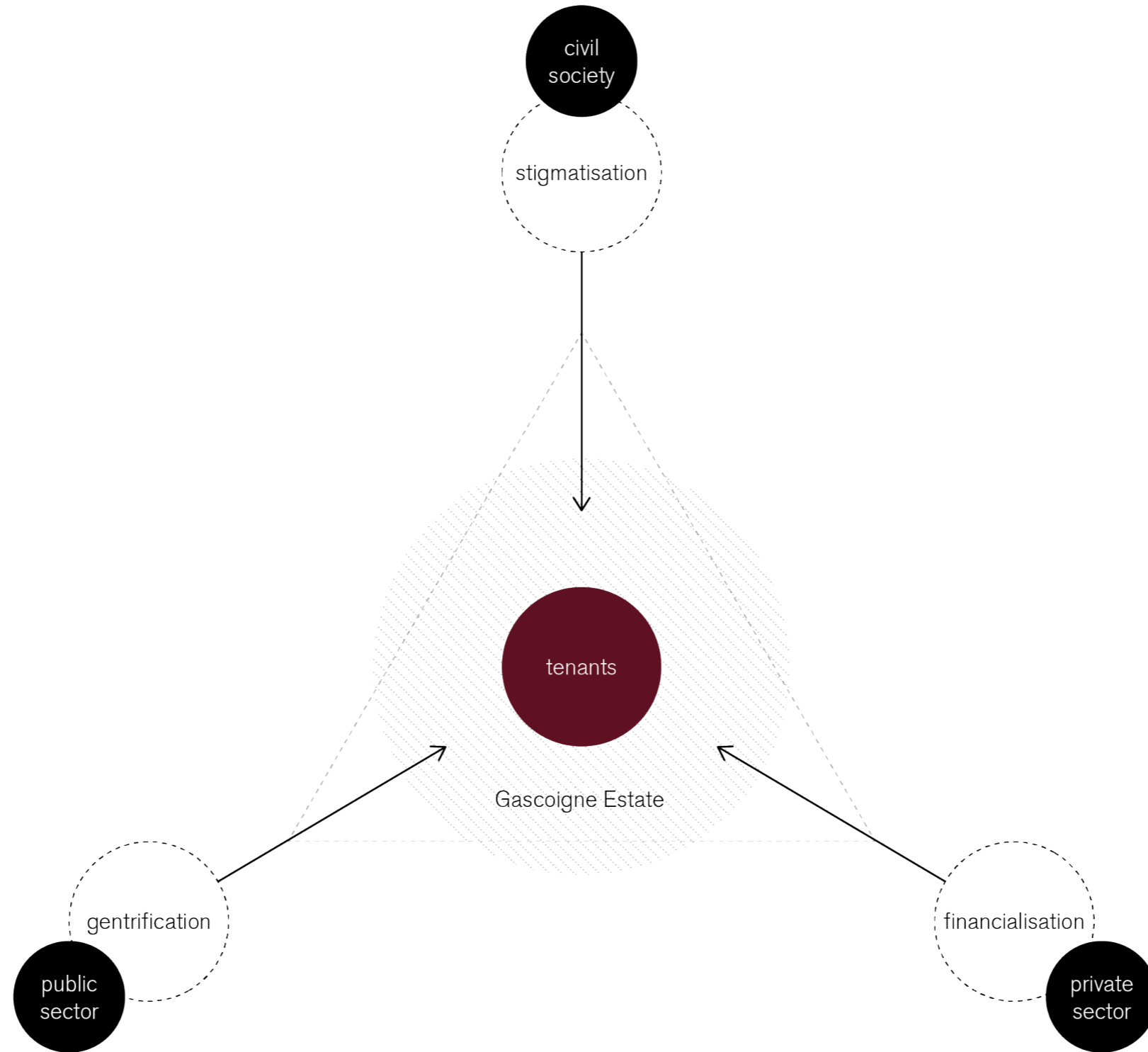


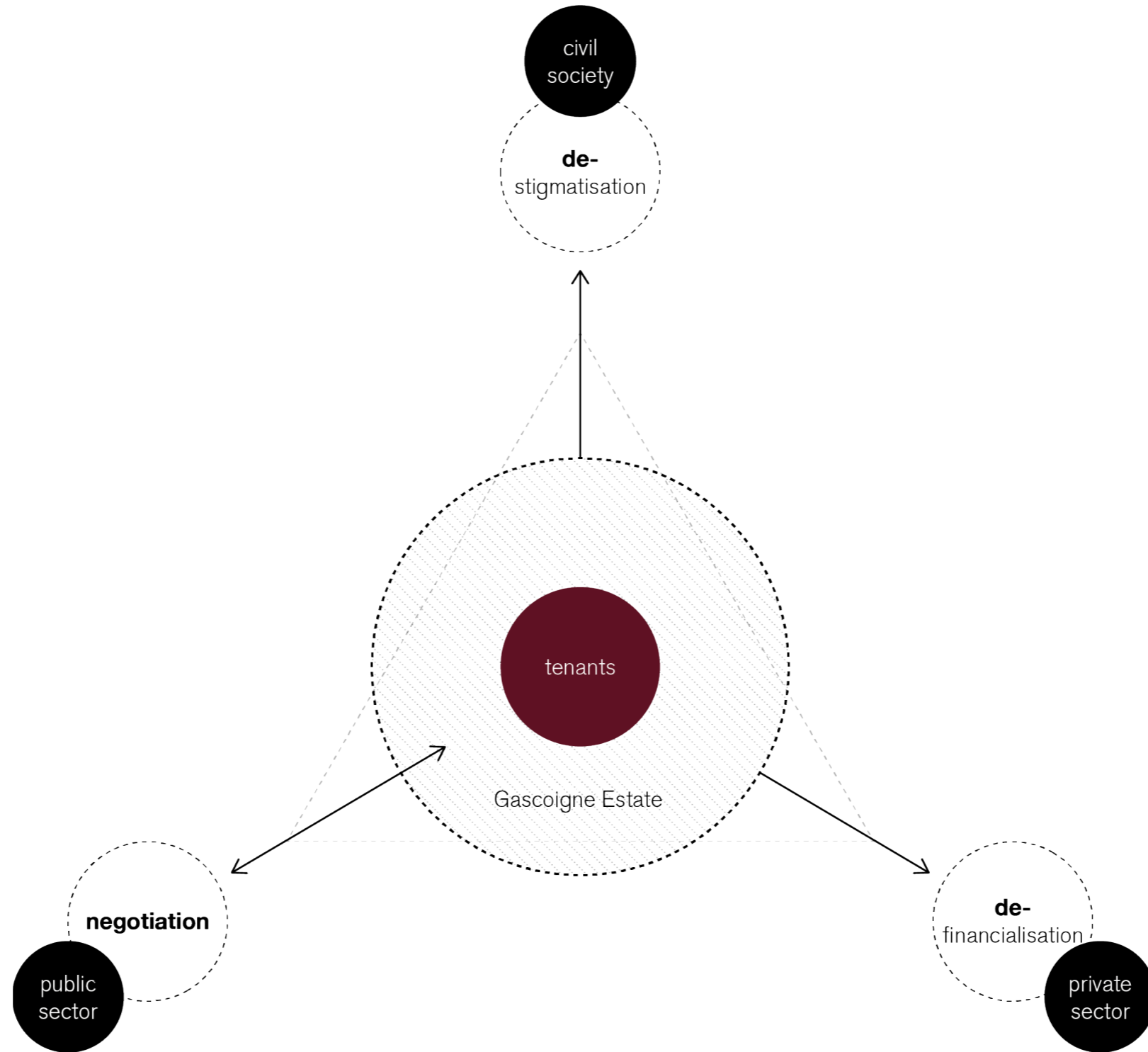
A CLT Growth Model: Actors



A CLT Growth Model: Actions

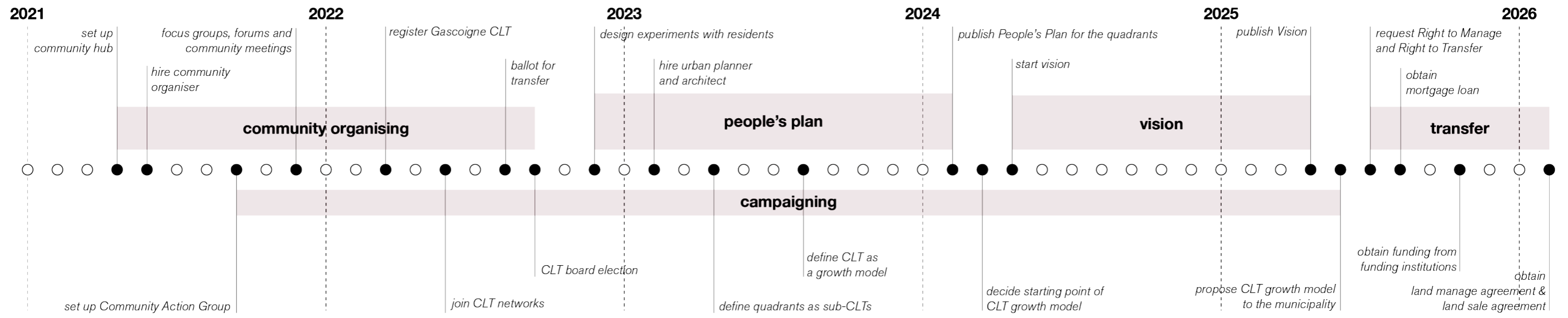




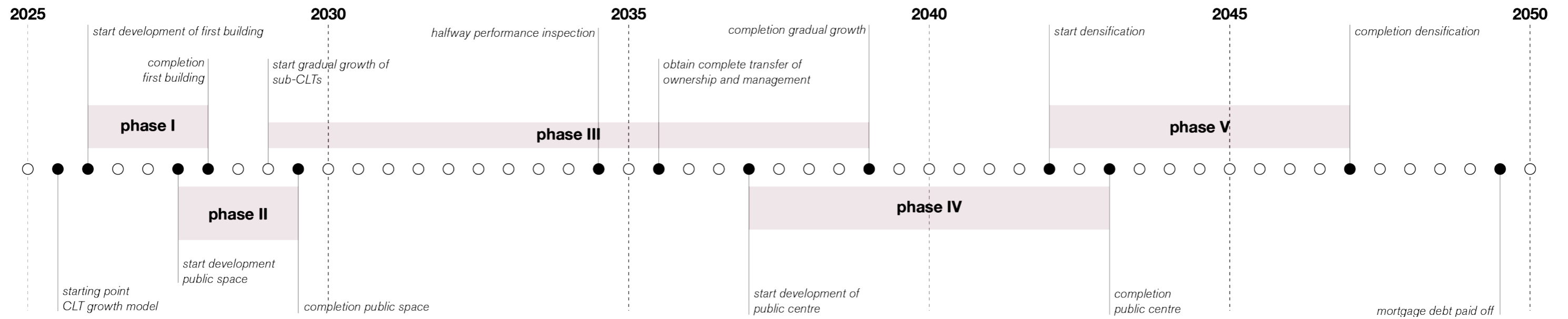


Organisational Timeline

40

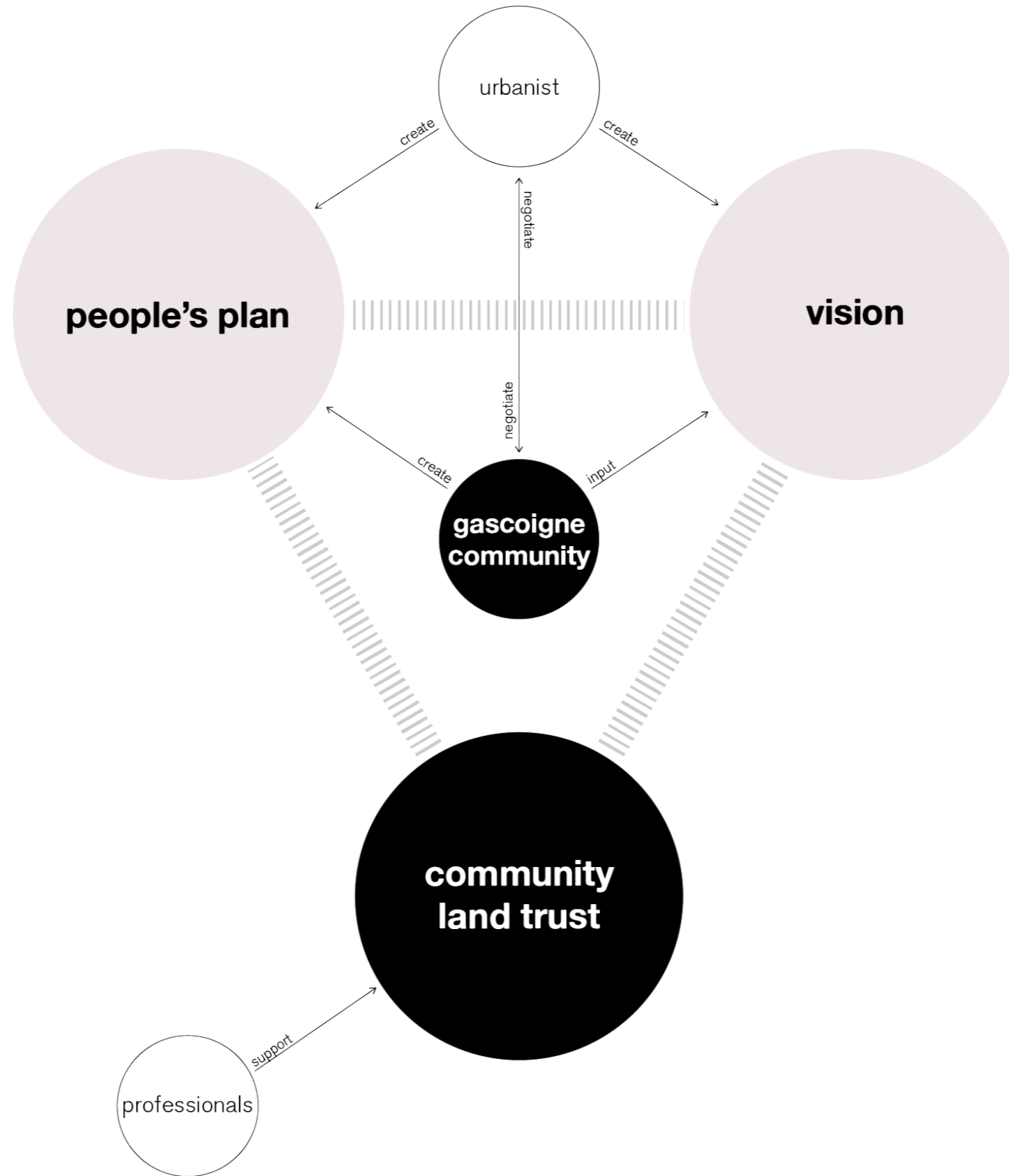


Development Timeline



The Role of the Urbanist

42





the People's Plan is an **urban design** based on the focus group reports, theory, and spatial analysis. It sets out the **essential interventions** through the scales with a **gradation of space**. It functions as an **internal communicative tool** to keep the community **attached** and **concerned**.



people's plan

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vision

the Vision is a **strategy** based on the People's Plan and follows three **design principles**. It visualizes a **safe, healthy, and inclusive future** of the Gascoigne Estate. It functions as an **external communicative tool** to obtain external **attention** and **support**.

Goals & Design Principles

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diverse spaces



improved interior-exterior connection



improved public private transition



define

diverse aesthetics



decent homes standard



safe



refurbish

embedded in surroundings



walkable



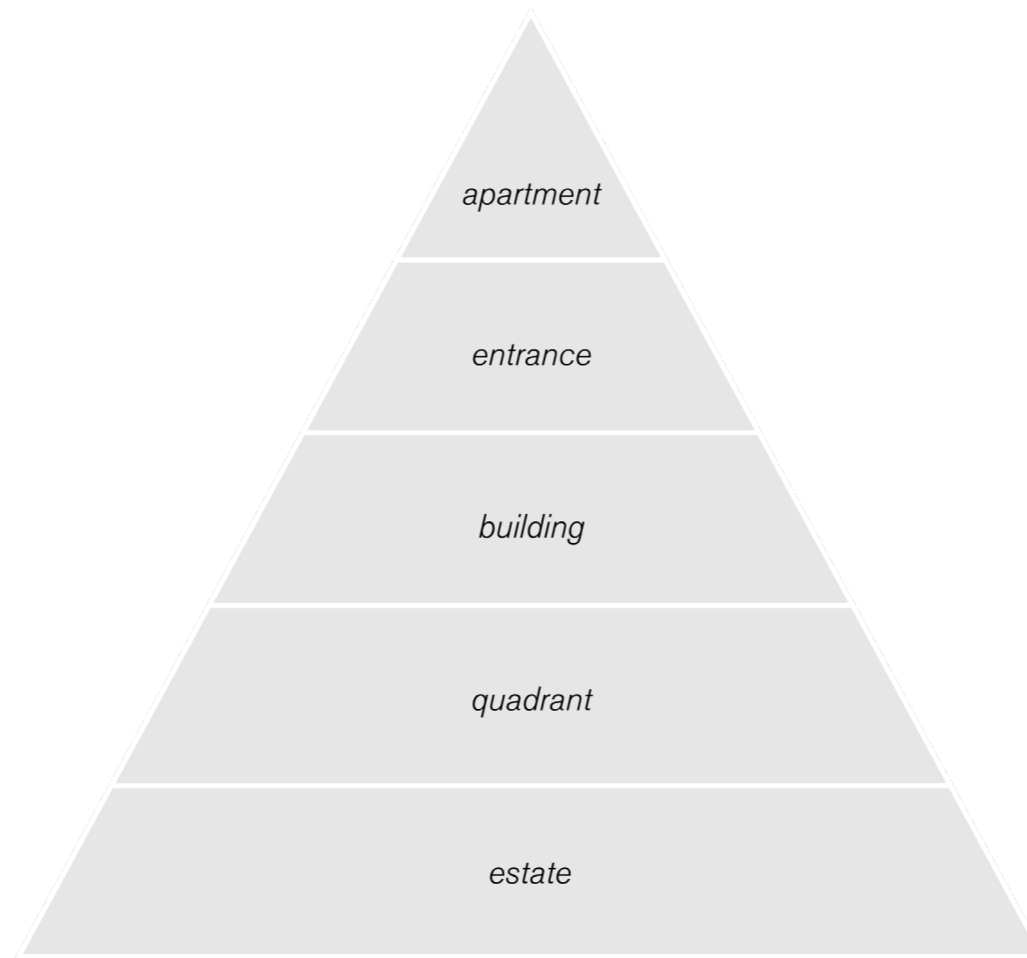
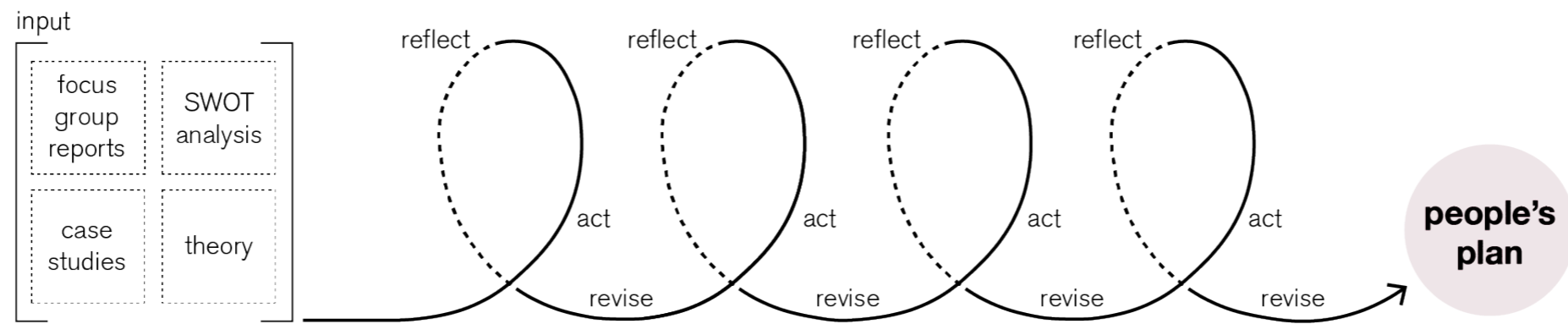
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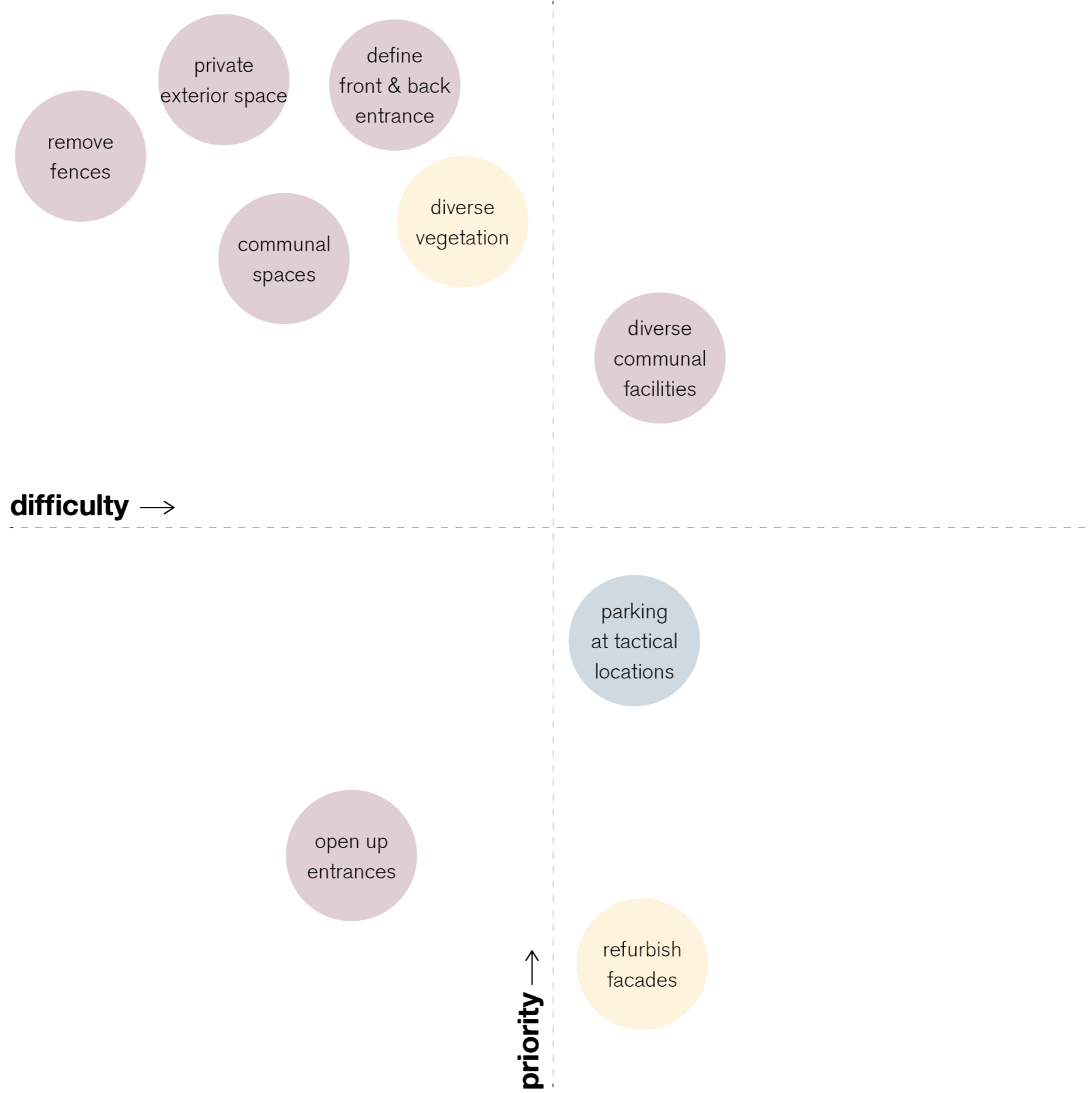


connect

People's Plan

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- define
- refurbish
- connect



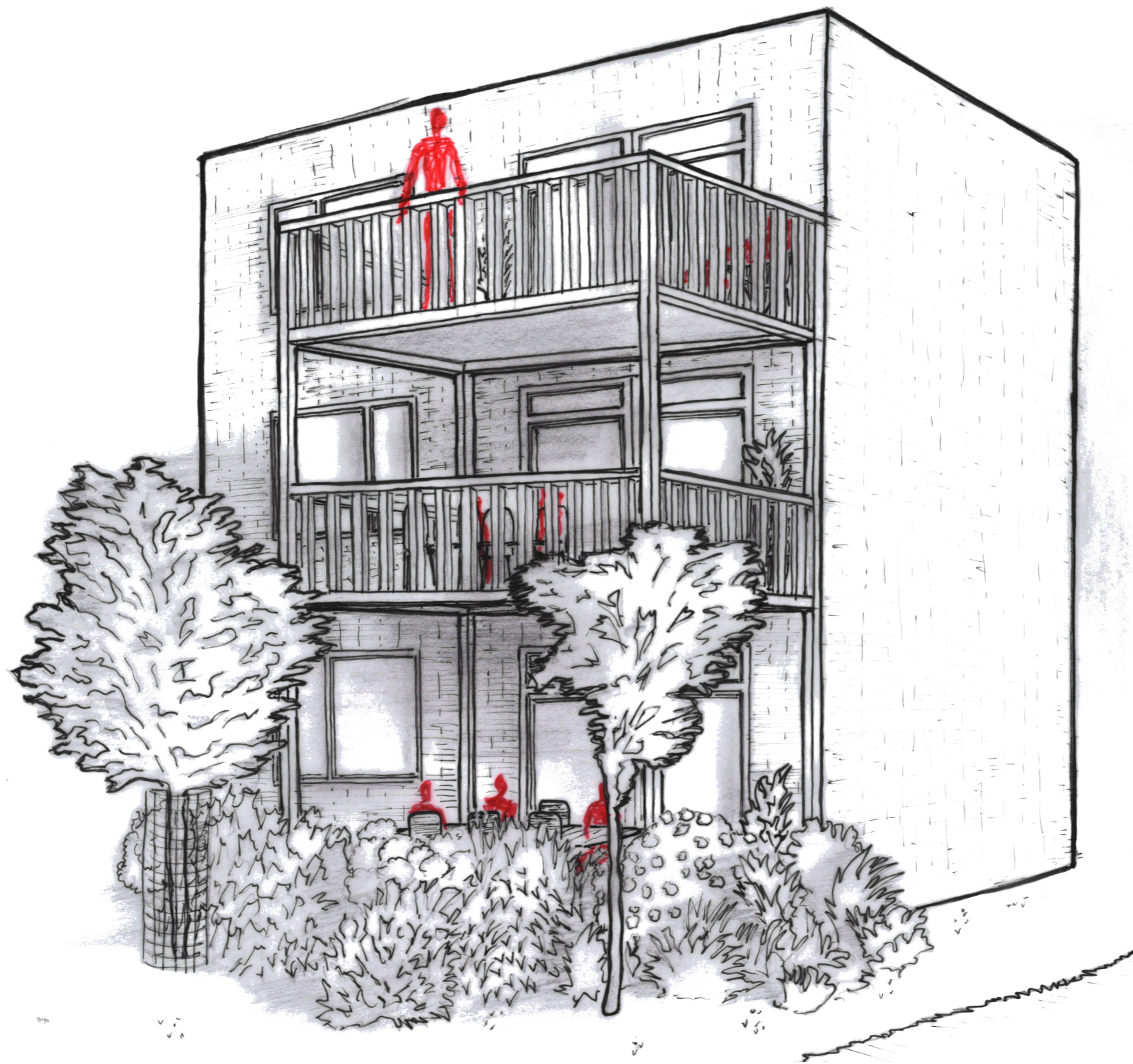


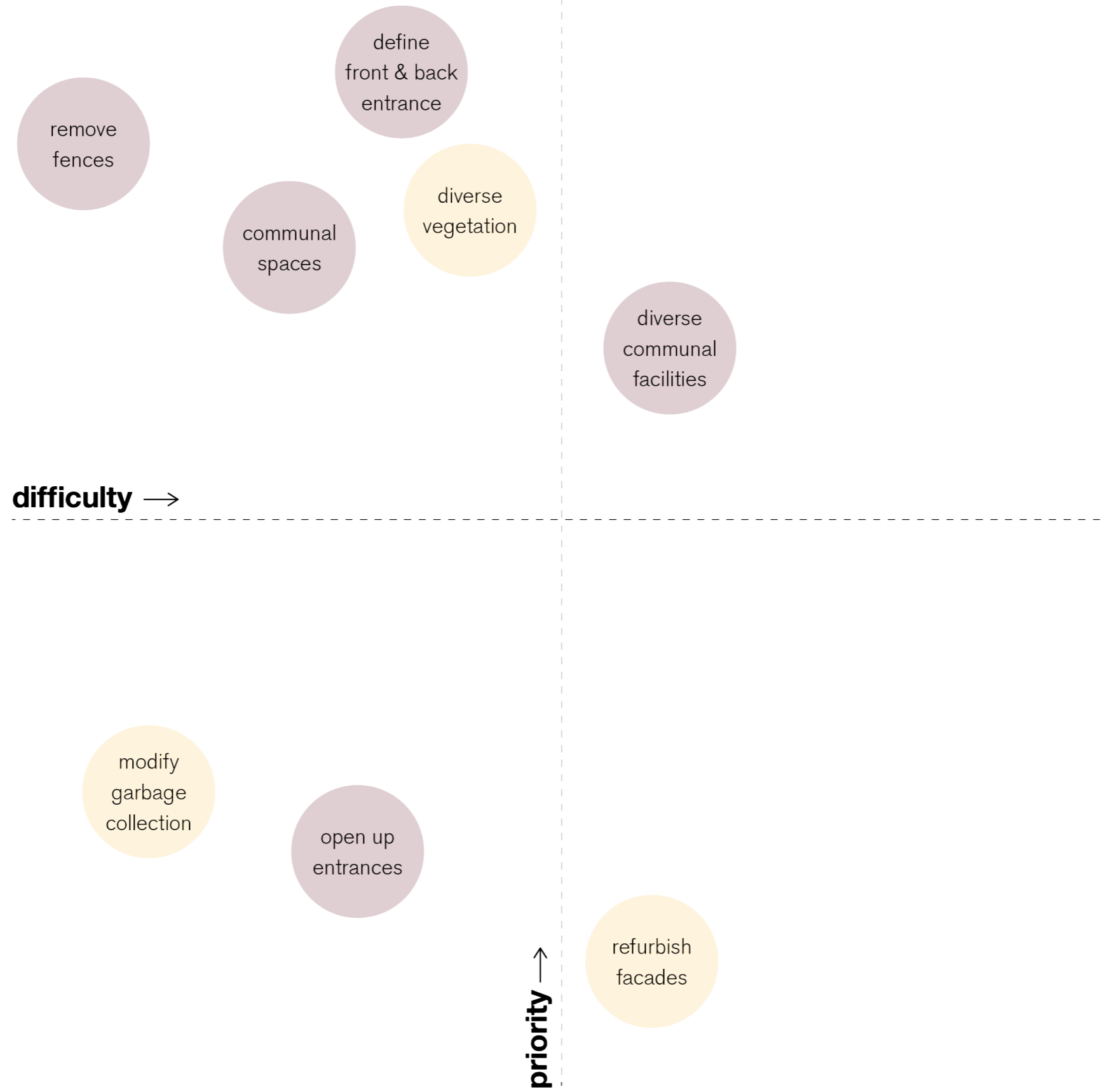












- define**
- refurbish**
- connect**



Entrance





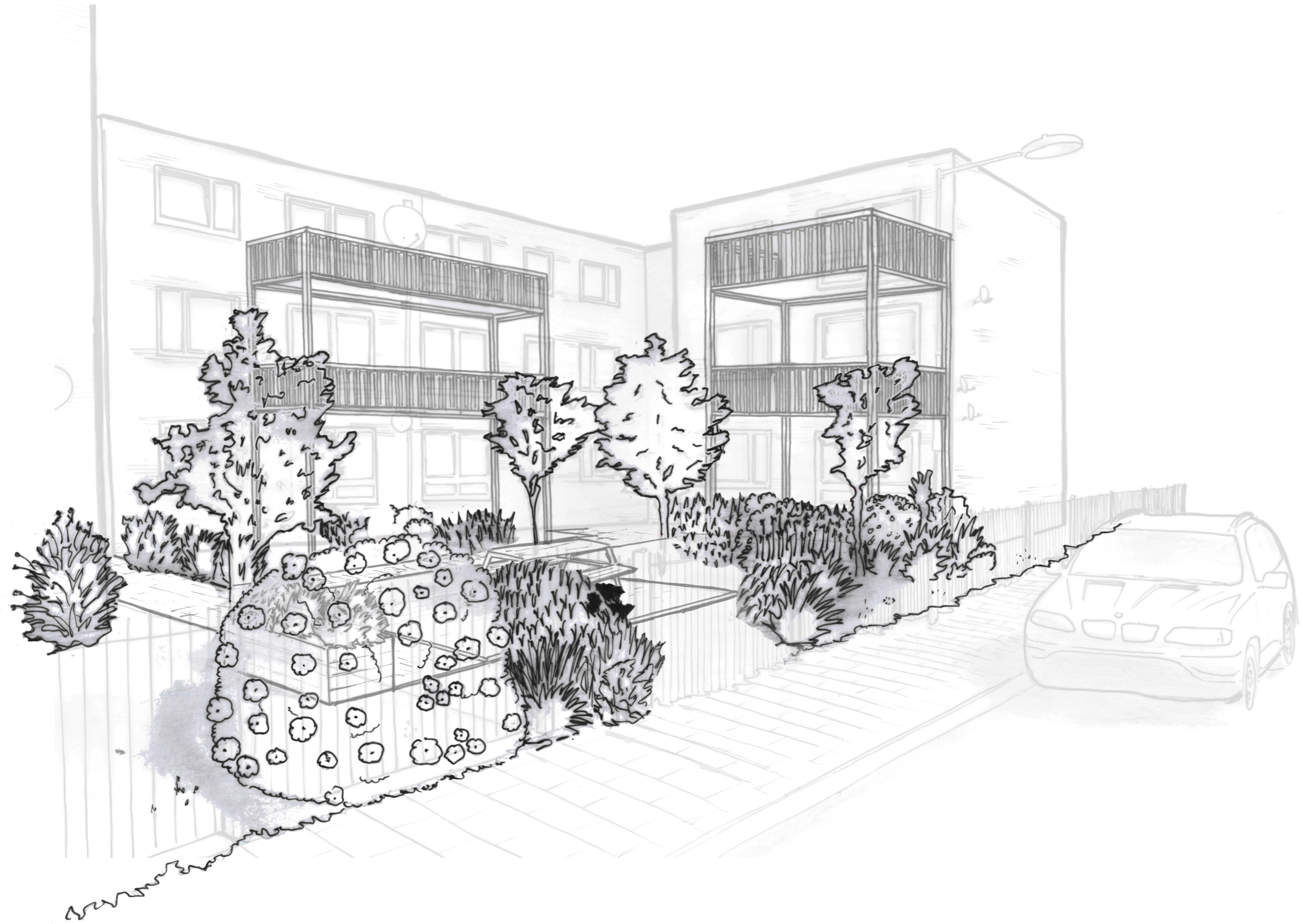
Entrance



Entrance

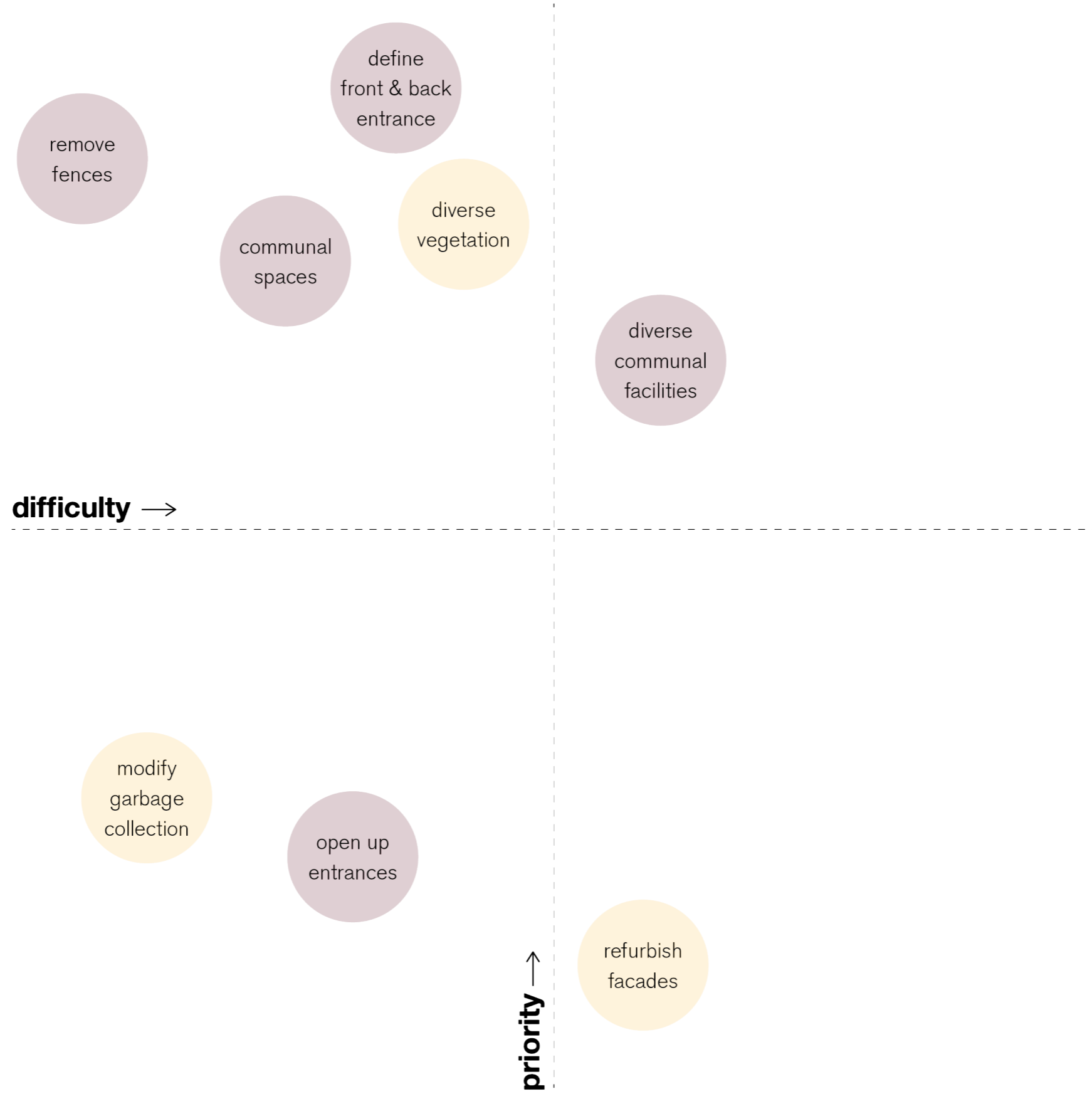
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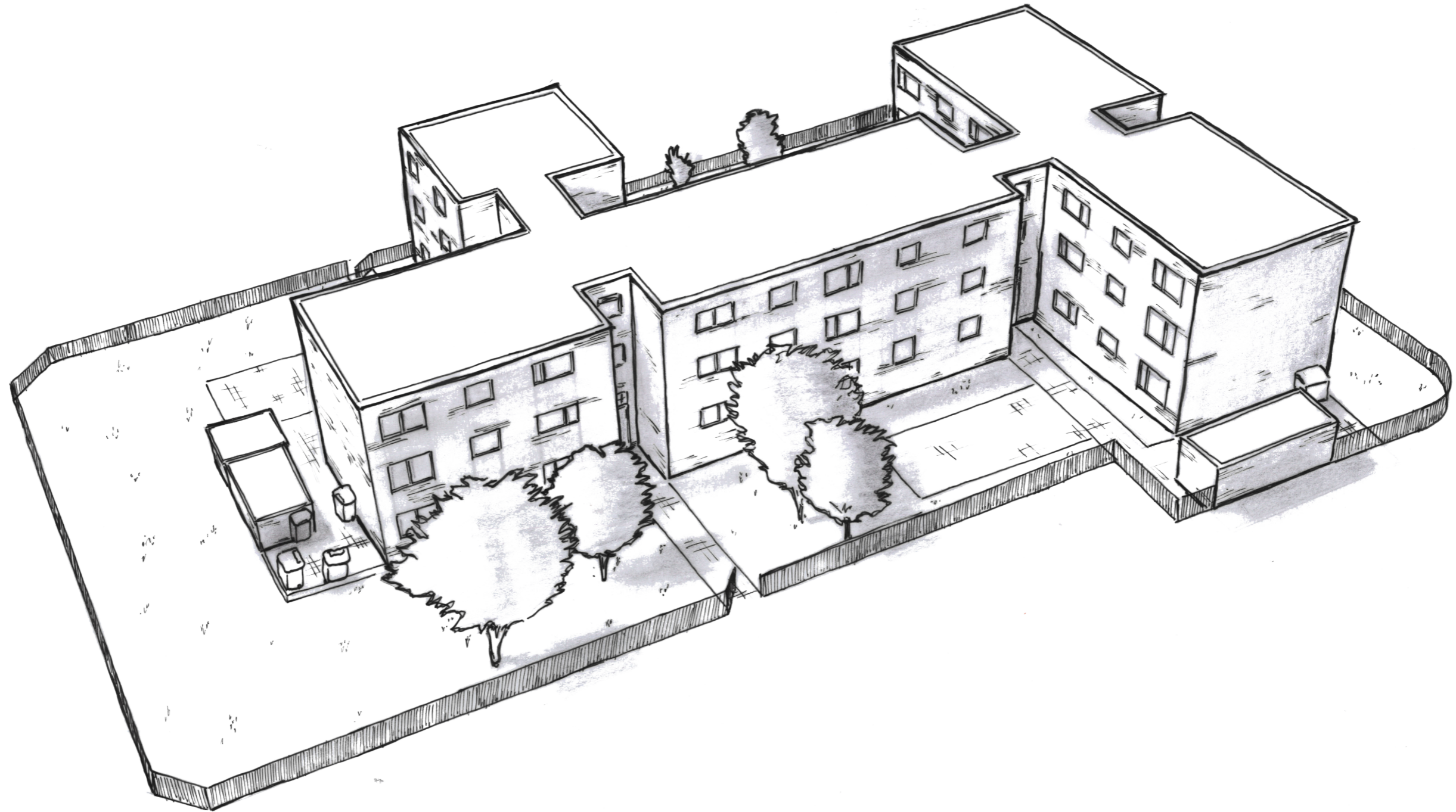


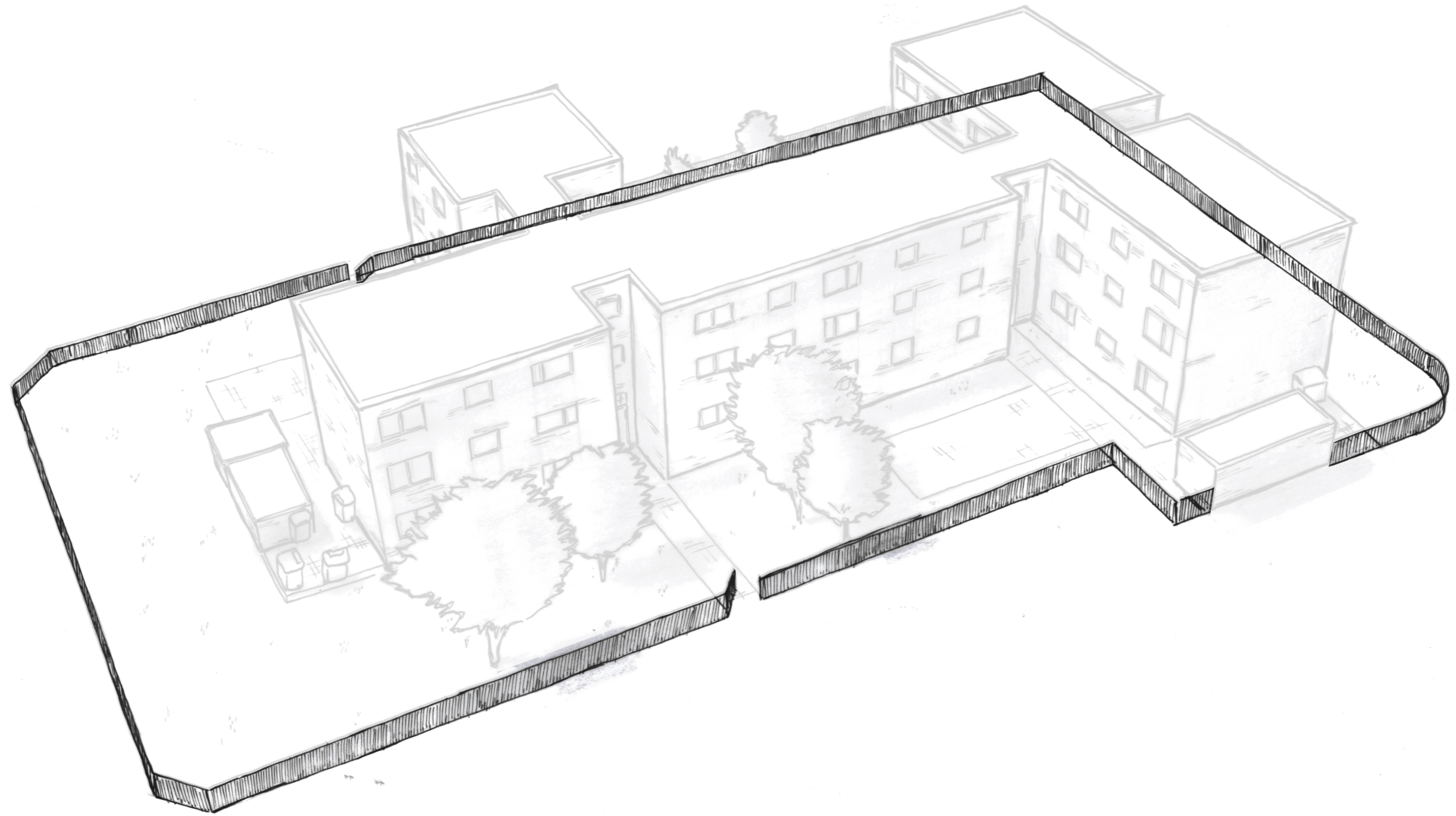
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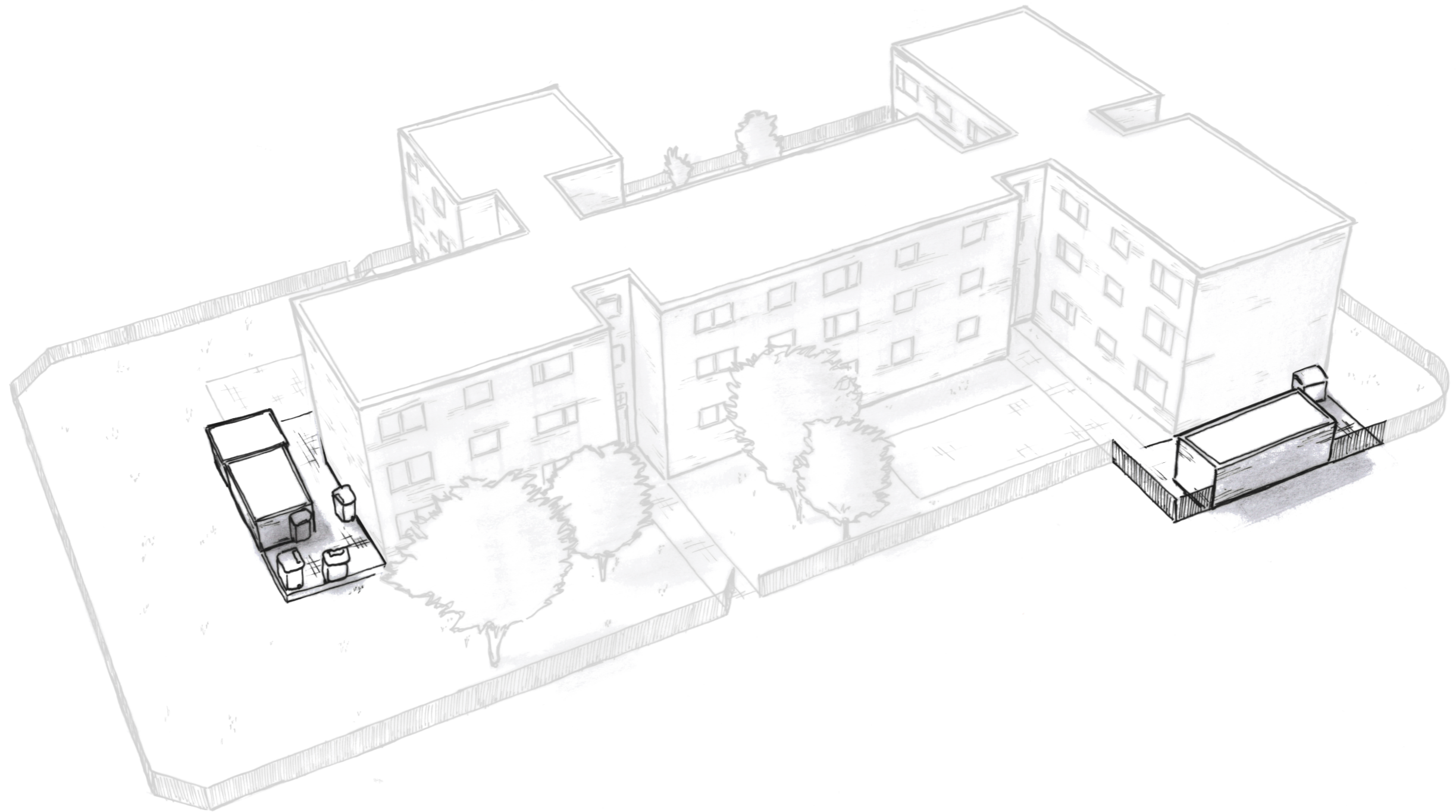




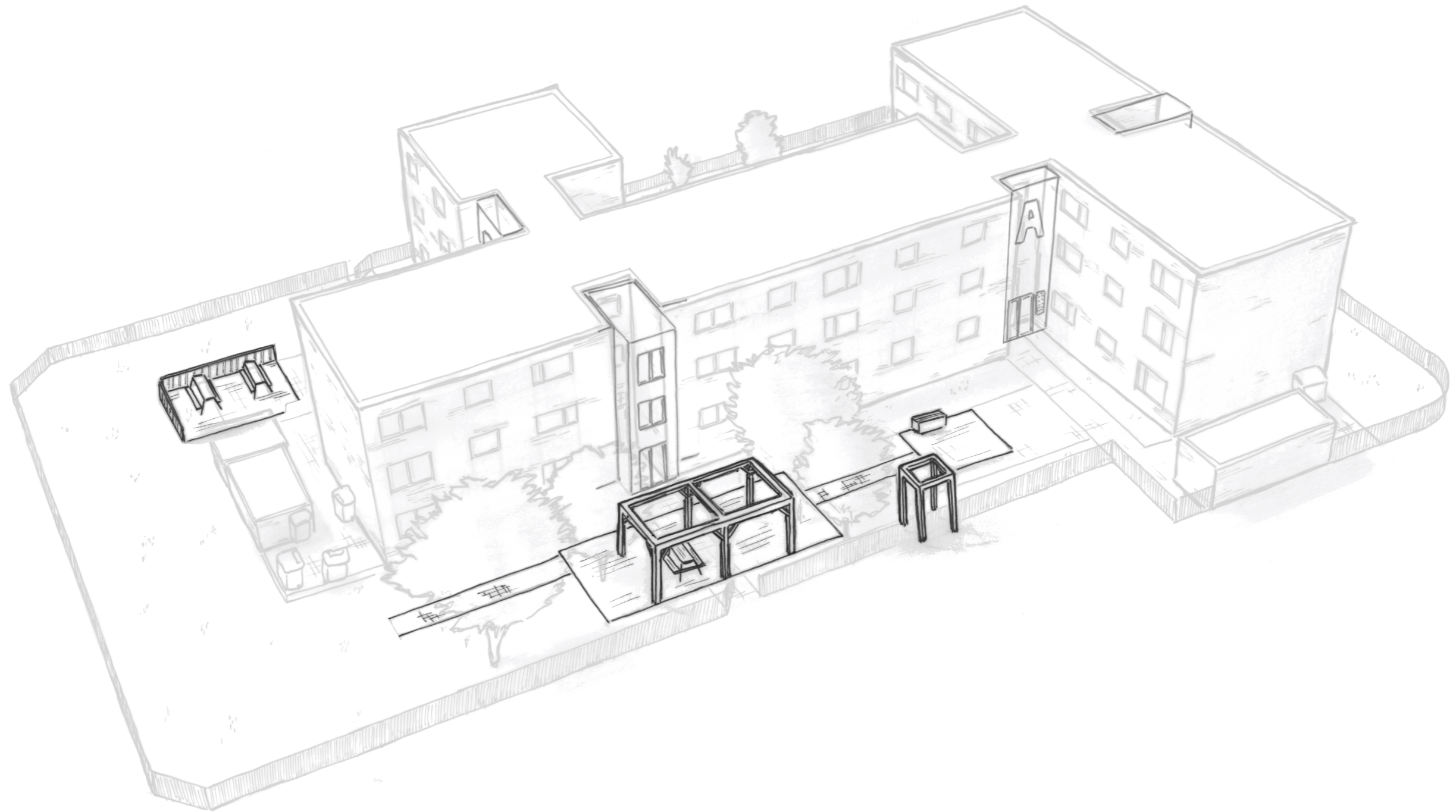
- define**
- refurbish**
- connect**





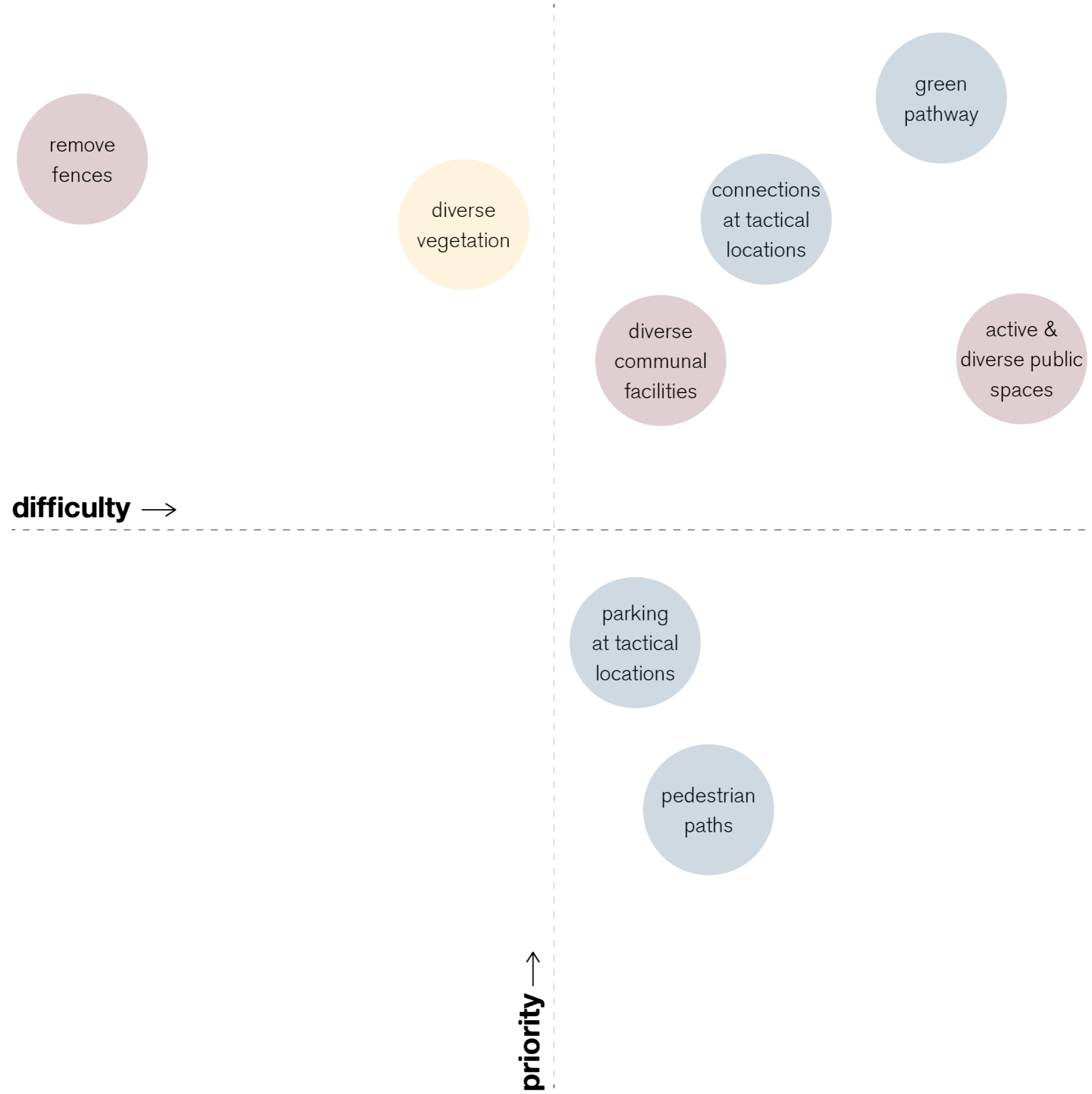




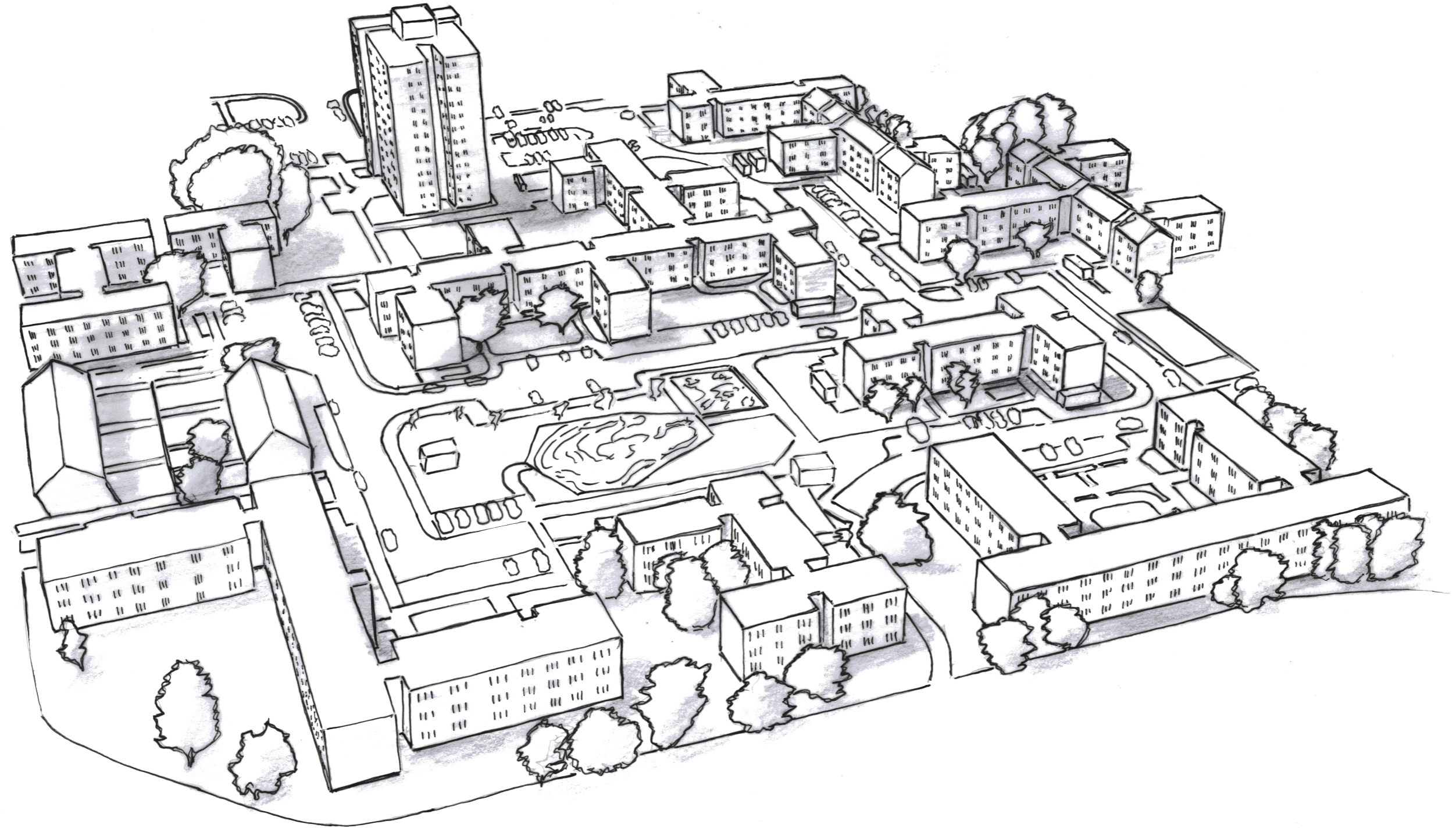


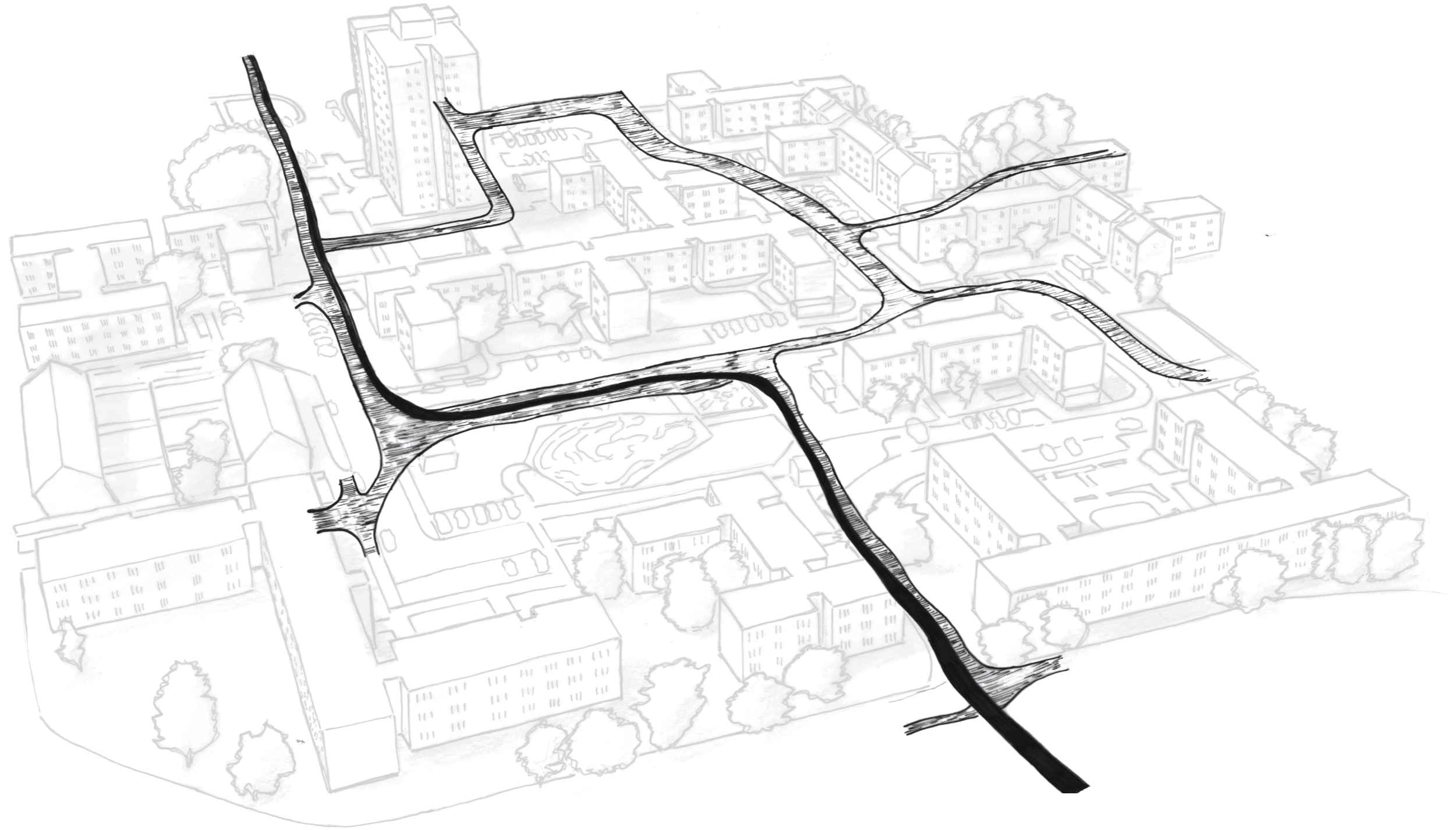


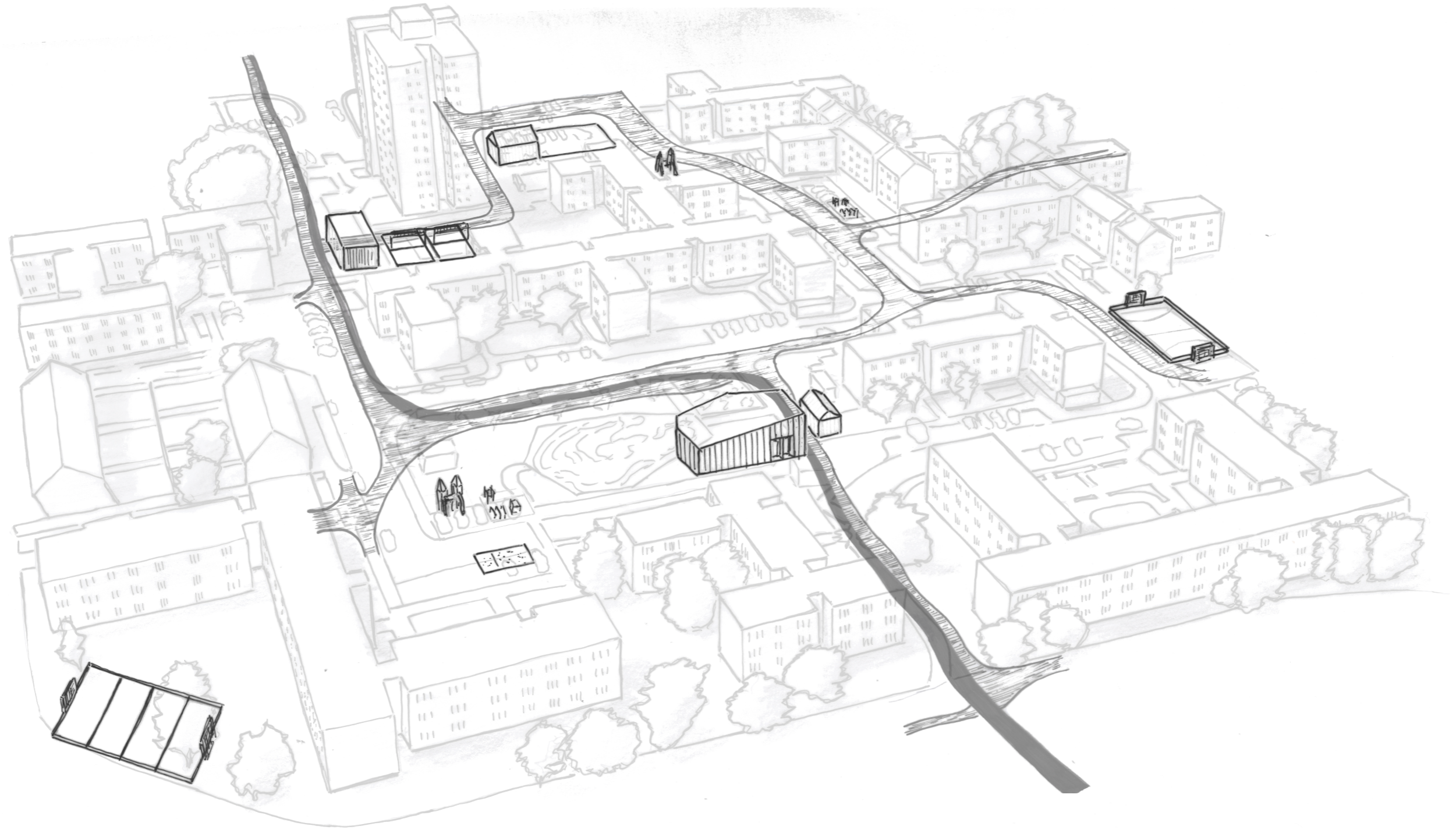


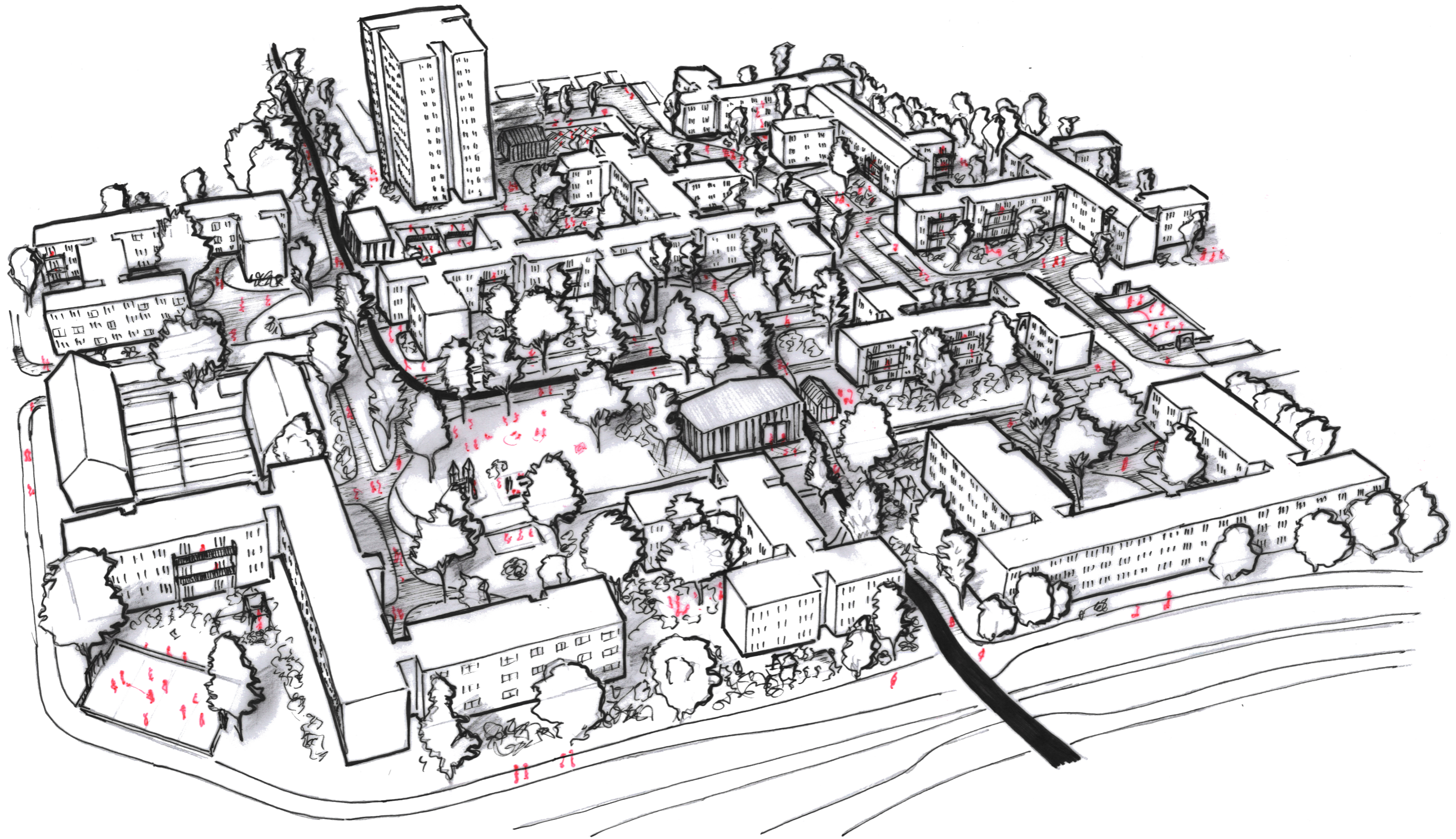


- define**
- refurbish**
- connect**

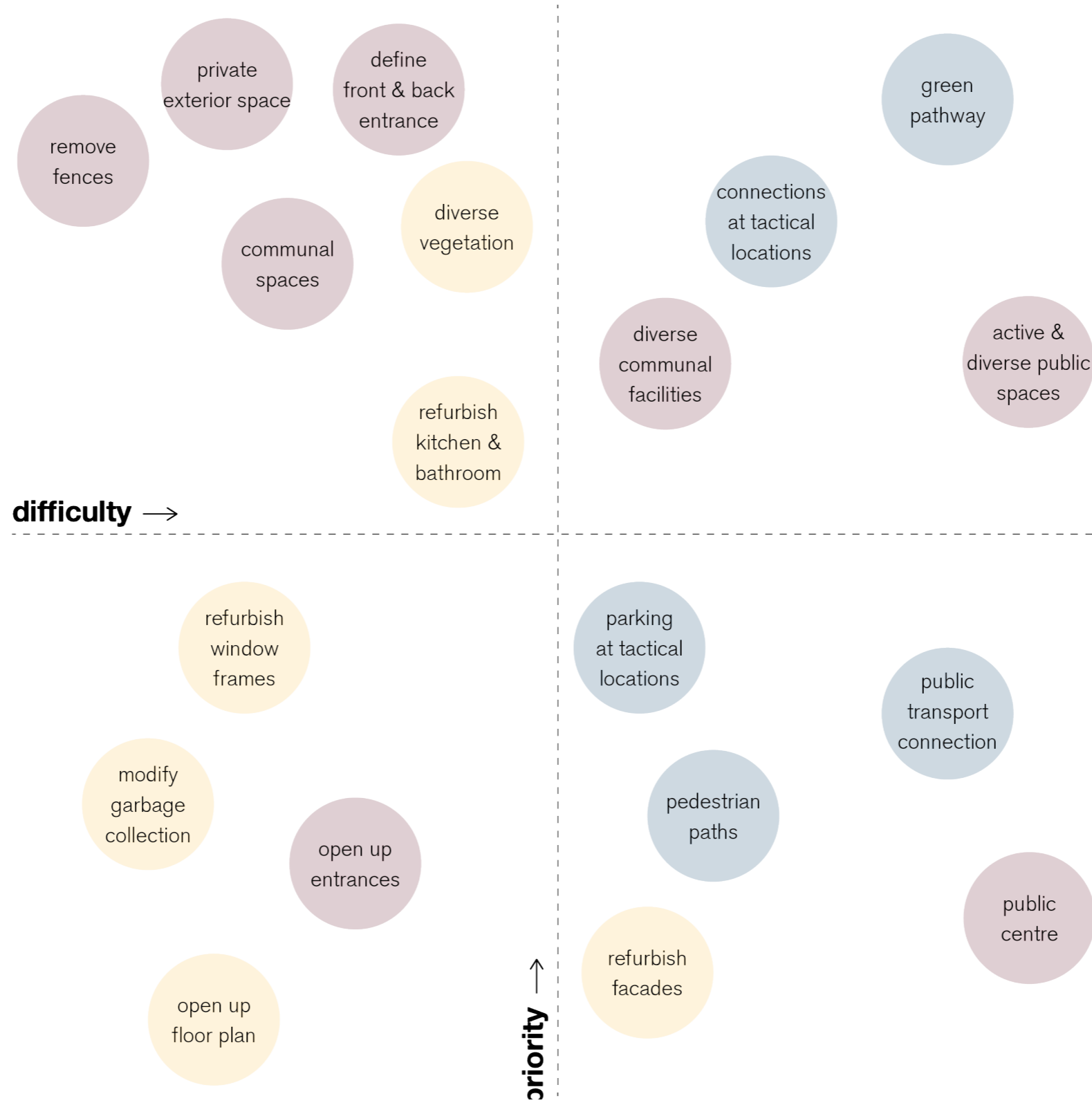








Priority vs. Difficulty



- define
- refurbish
- connect

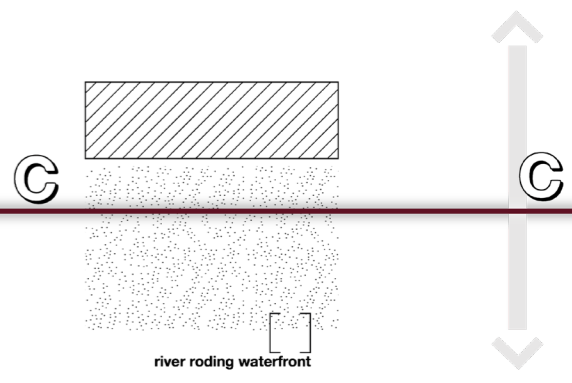
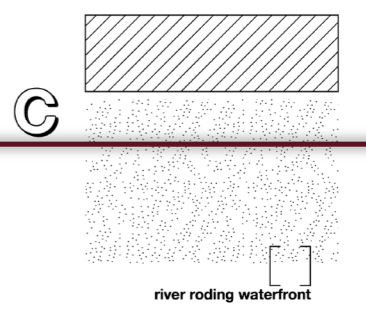
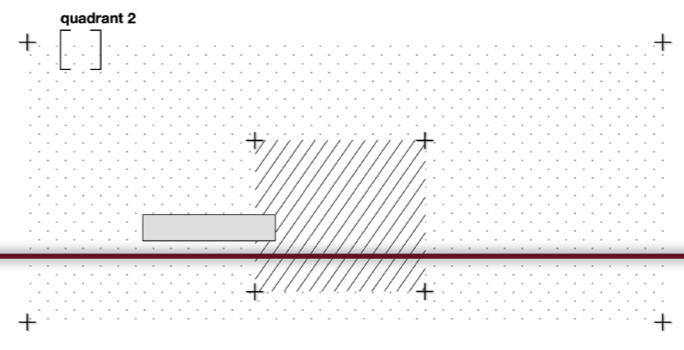
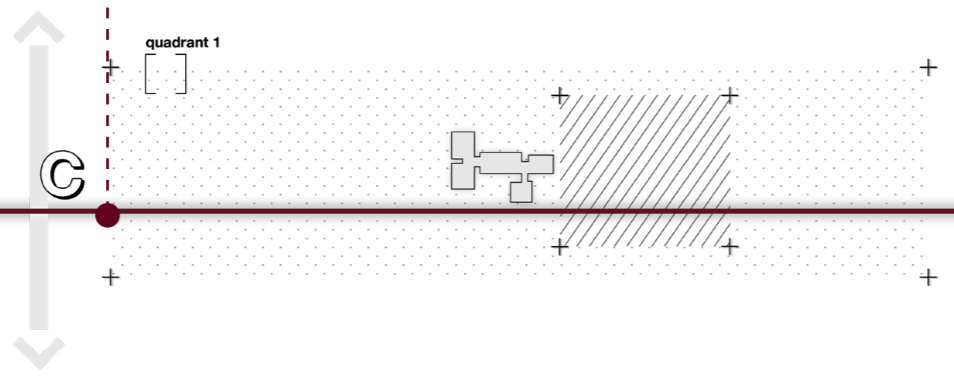
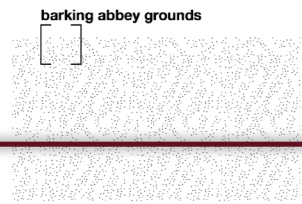
Vision Map

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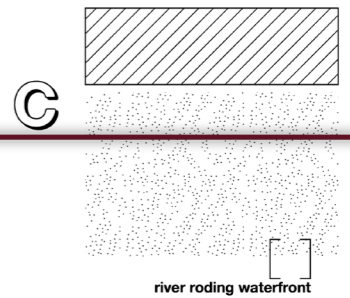
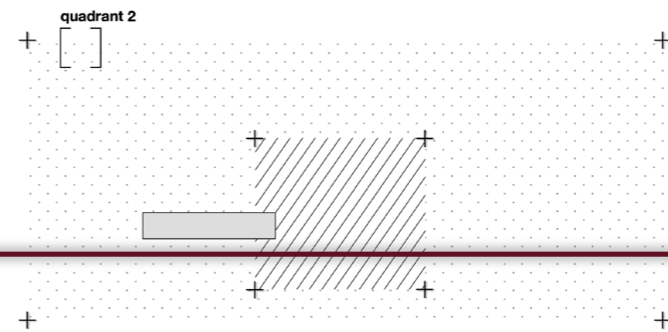
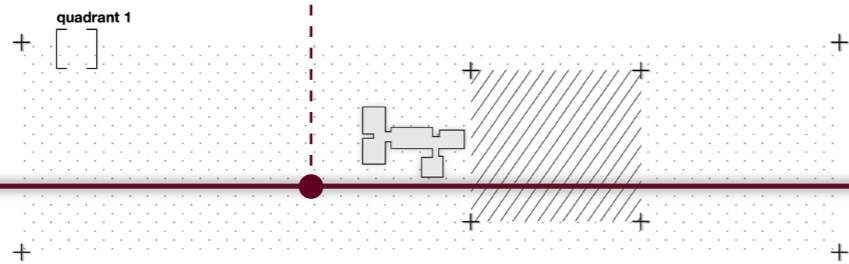
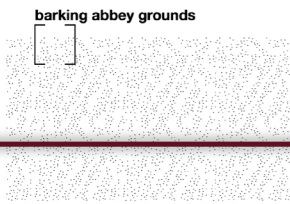
A Green Pathway

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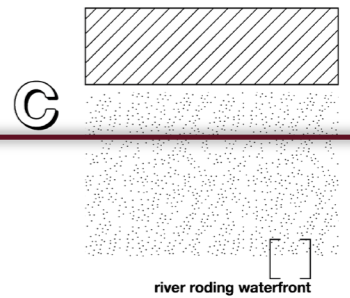
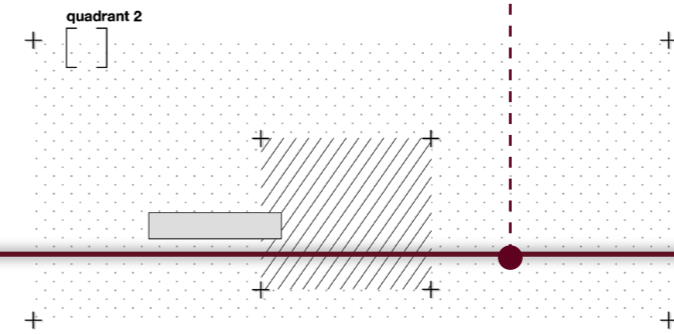
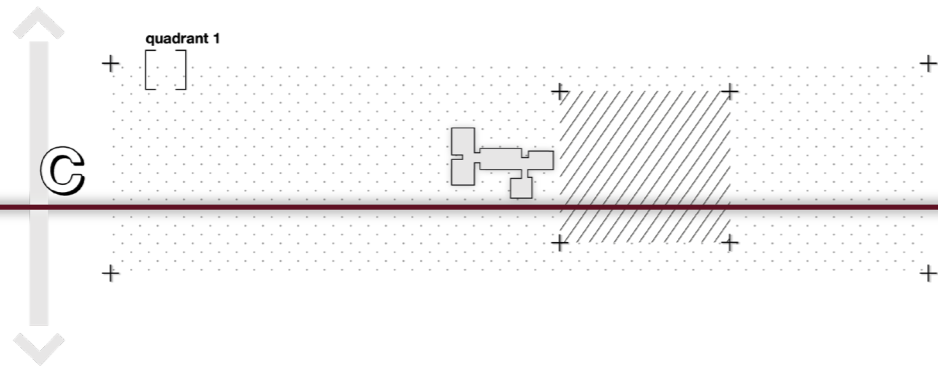
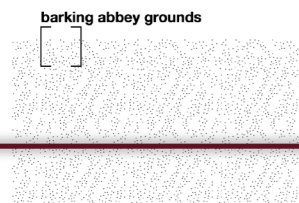
A Green Pathway

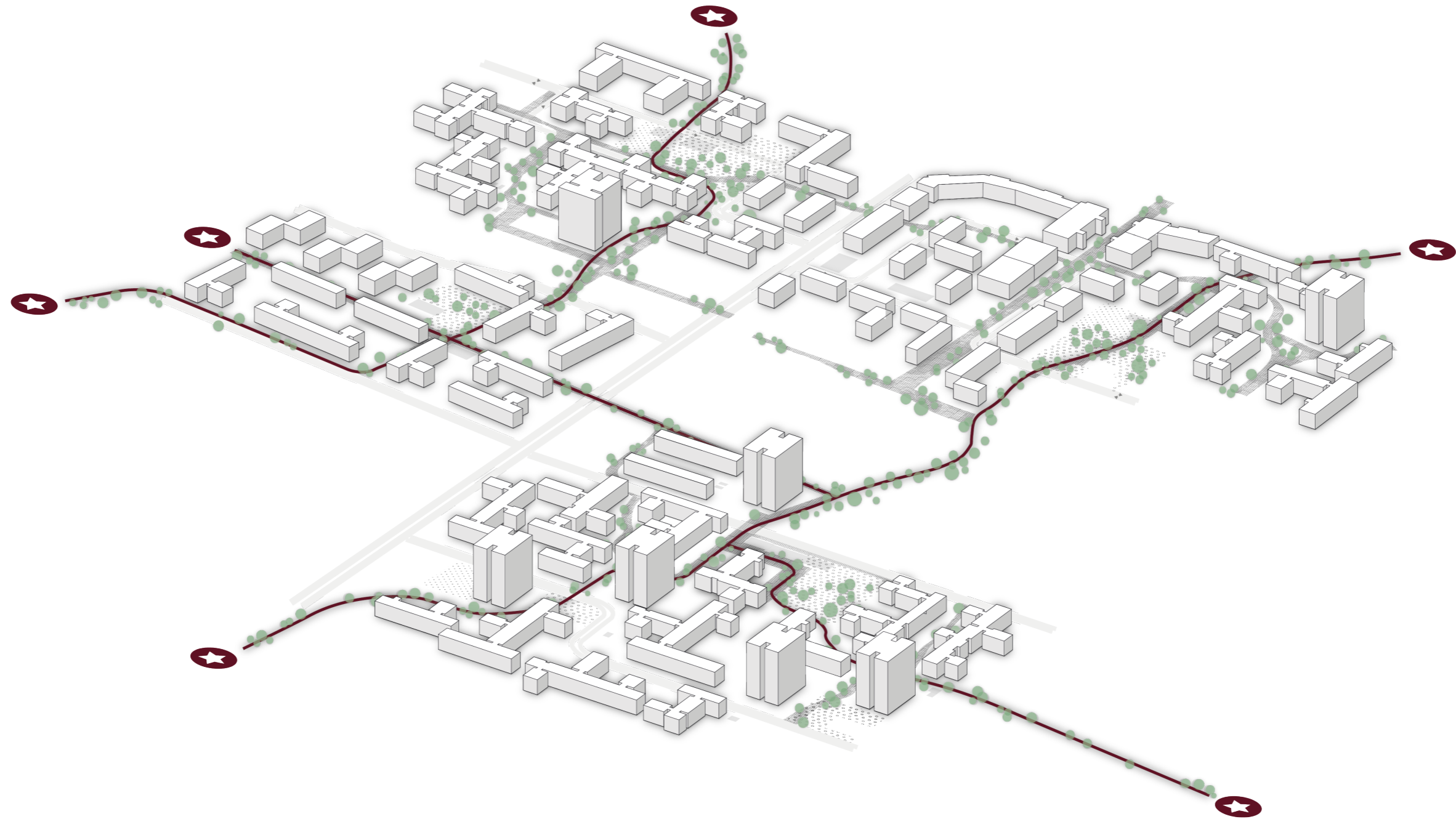
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A Green Pathway

81





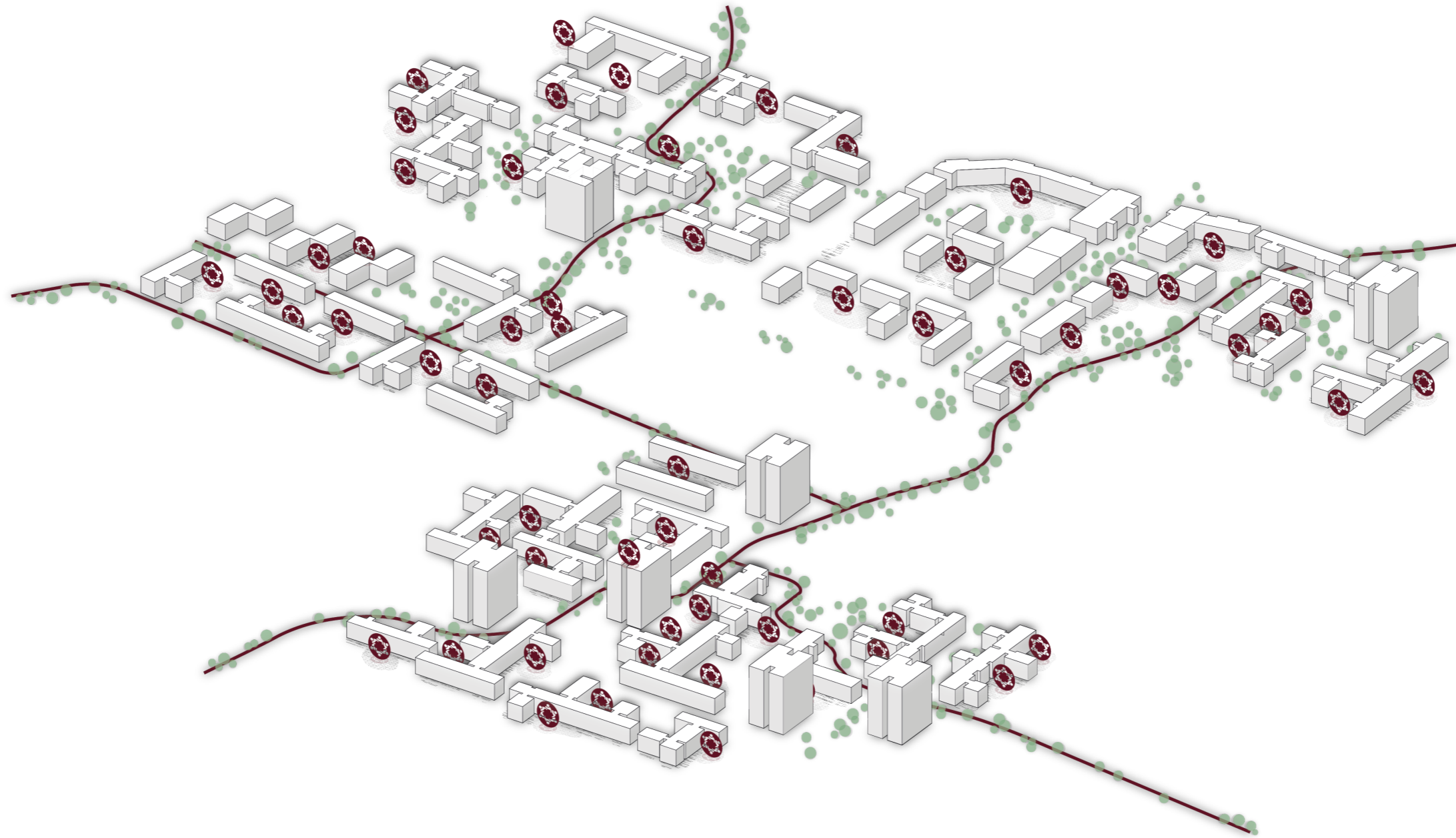
A **green pathway** forms a **slow traffic route** through the estate, **connecting the quadrants** with each other, **the public centre**, and **surrounding qualities**. **Cul-de-sacs** are **connected** and transformed into **one-way-streets** with **tactical parking** spaces to decrease the road width and car dominance



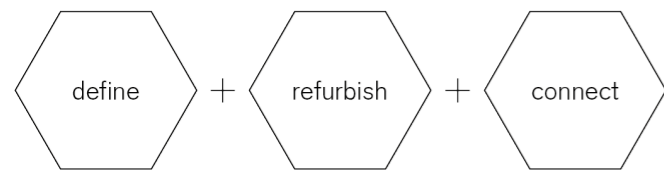
The area will **diversify** by implementing **community buildings, shops and other amenities**, as well as making use of the **existing public buildings**. The squares and sports fields around the school will be used for **events and activities**.



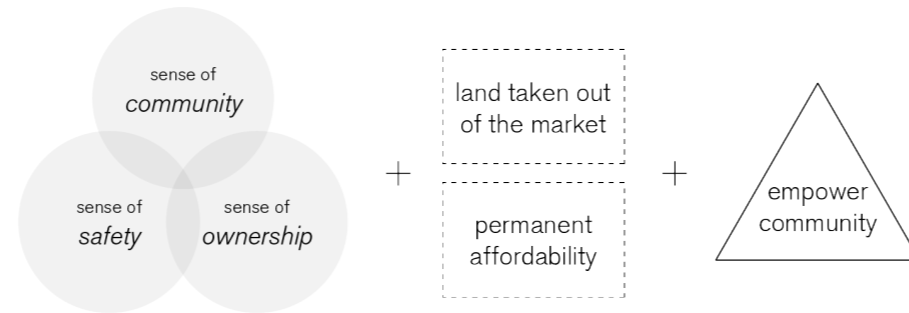
*All quadrants will have a **recreational park, several playgrounds, sports fields, outdoor gyms, and an urban farm** that are **accessible and safe**. The **public spaces** will mainly be along the **green pathway**, **communal spaces** will be more **serene***



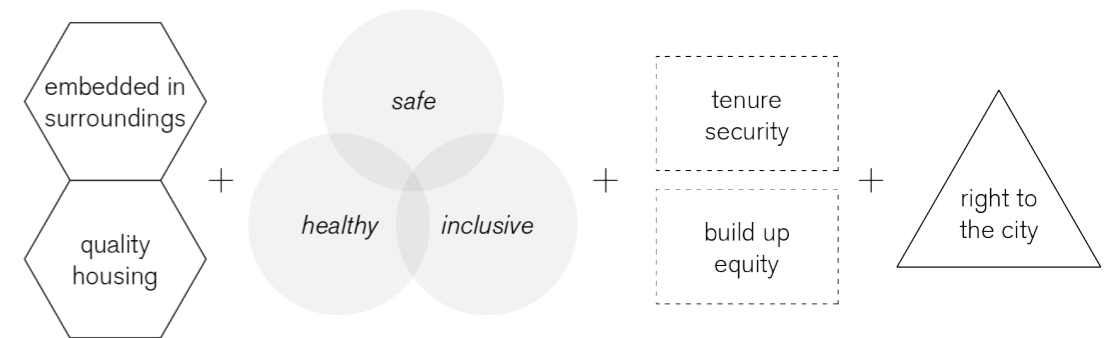
All homes will have a **private garden** or **balcony** that looks out on a **communal space** that is **enclosed** between buildings and vegetation. The communal spaces are visible from the homes to ensure **social control** against **anti-social behaviour**



design principles



community land trust



Gascoigne Estate







