

JUSTICE AND LIVEABILITY IN SOCIAL HOUSING REGENERATION

LEARNING LESSONS FOR LONDON

P5 PRESENTATION | 28.06.2017
COMPLEX CITIES RESEARCH GROUP

FRANZISKA UNZNER
MENTORS VINCENT NADIN | ALEXANDER WANDL



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2

3

INTRODUCTION
COUNCIL HOUSING

CASE STUDIES
REGENERATION
IN LONDON

RECOMMENDATIONS
THE ROLE OF PLANNING
AND DESIGN

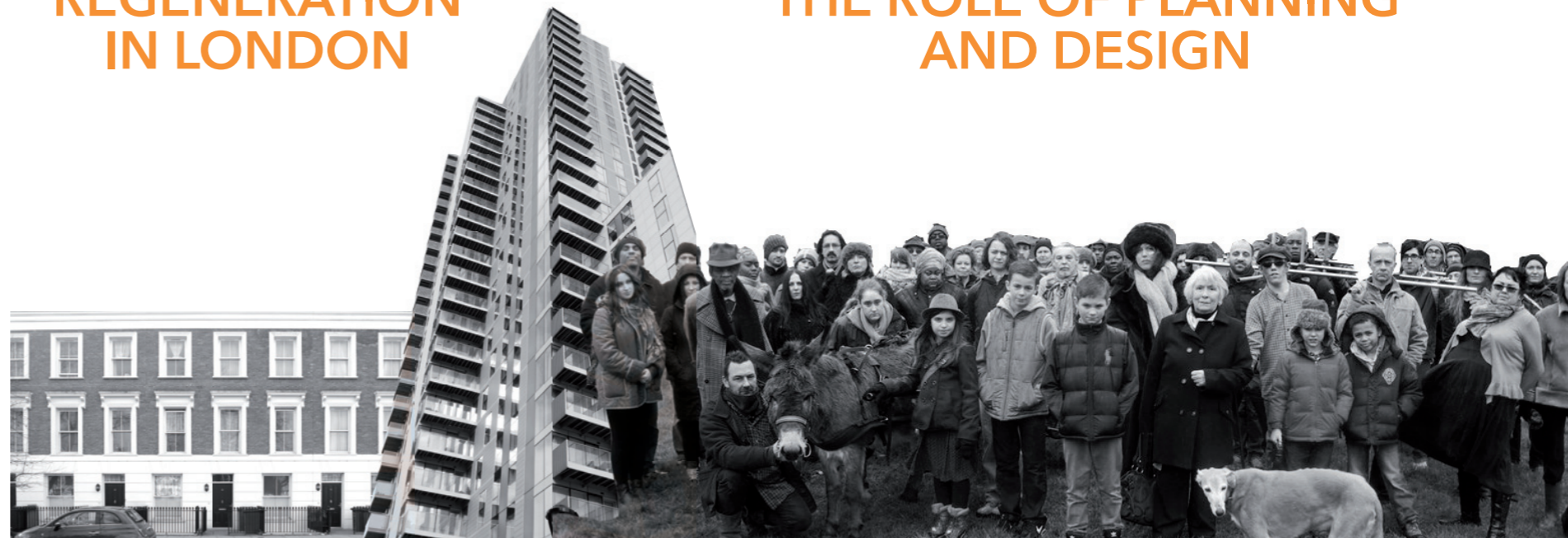




Photo: Will Faichney, 2014
(<https://www.flickr.com/photos/willfaichneyphotography/15471766044>)



Photo: Shelter

(<http://www.mirror.co.uk/news/uk-news/slum-conditions-2016-britain-show-7544949>)

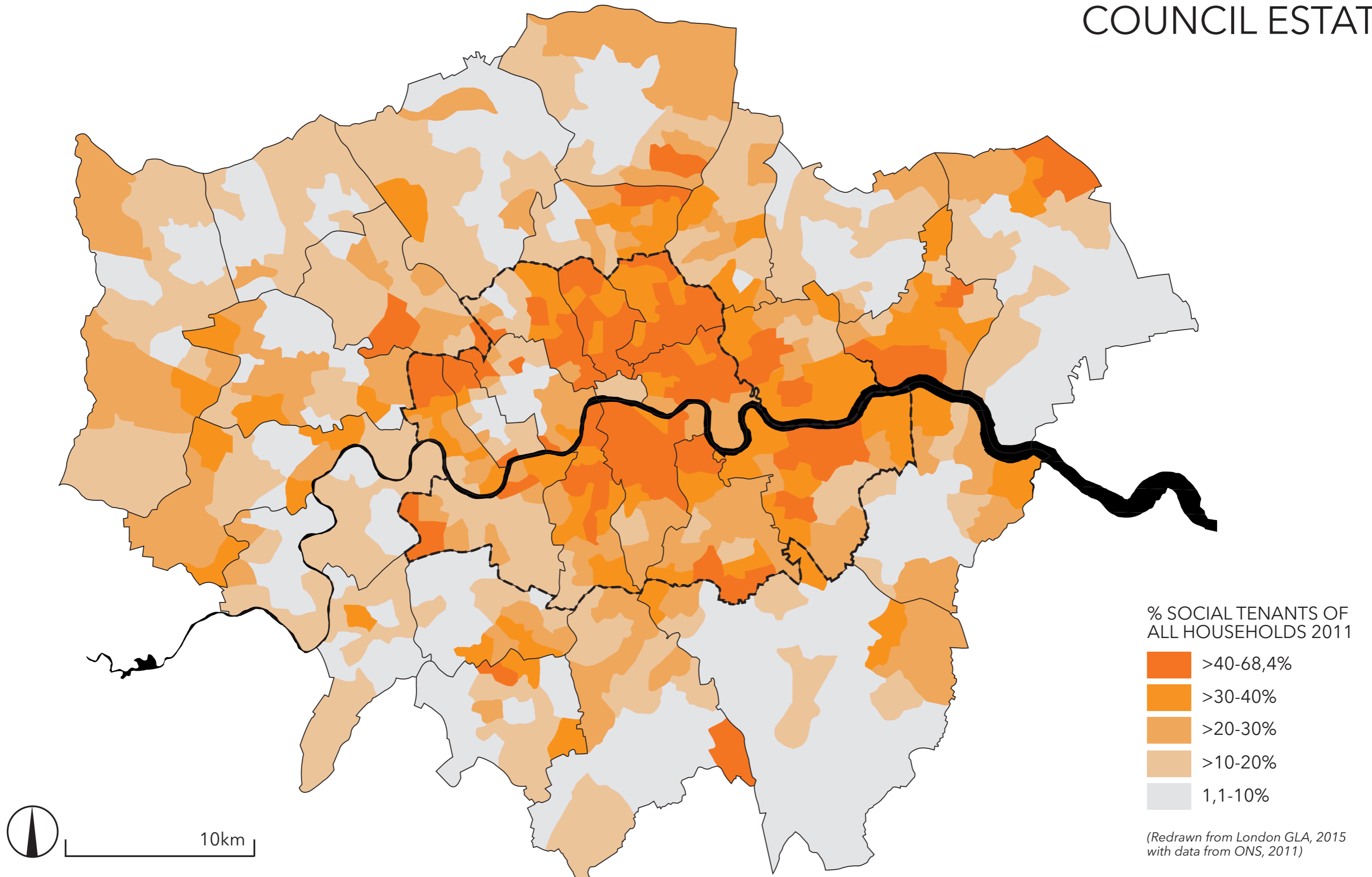


Photo: Mattia Marinolli, 2013
(<https://missenden69.wordpress.com/>)

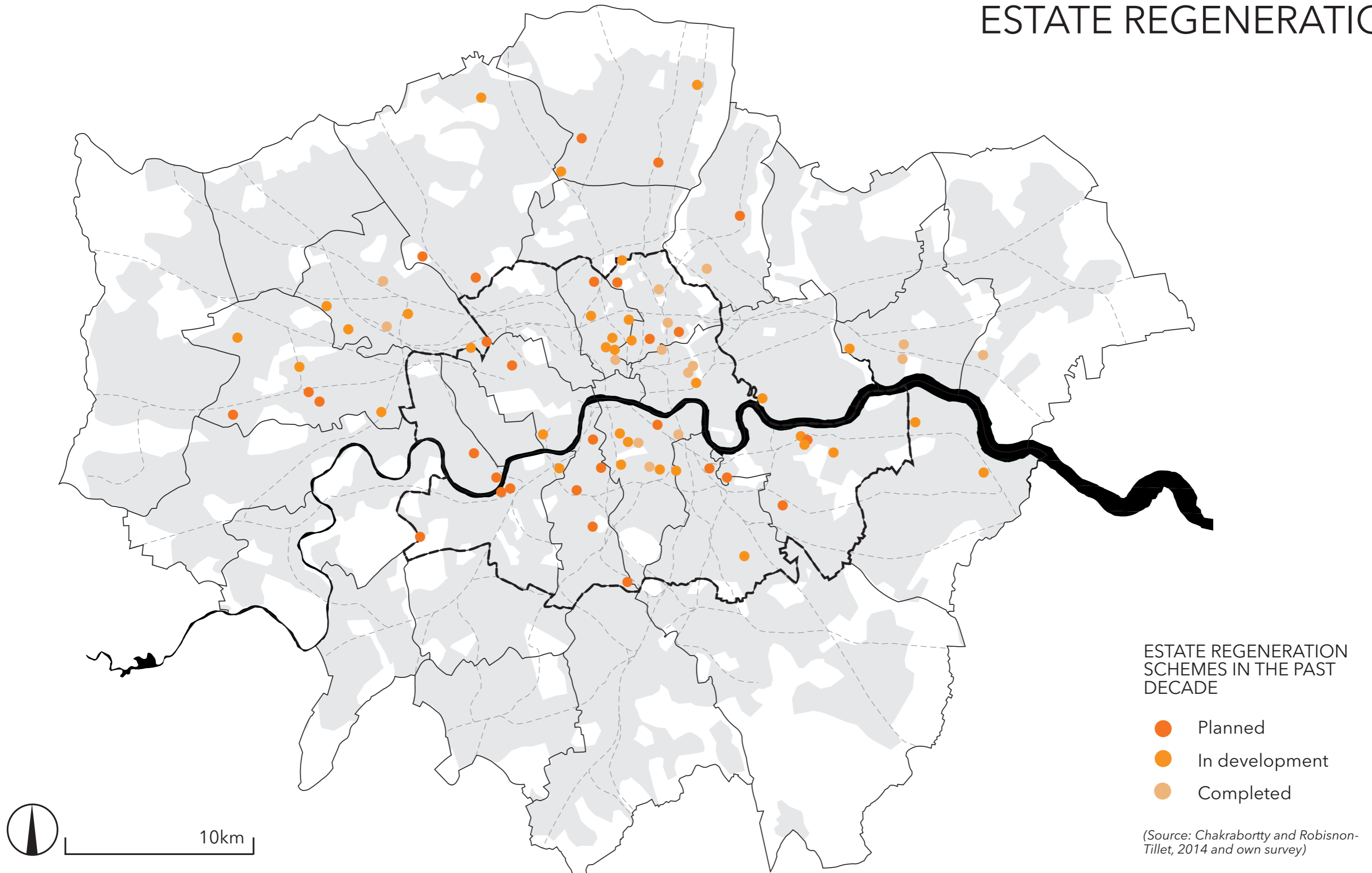


Photo: Mattia Marinoli, 2013
(<https://missenden69.wordpress.com/>)

THE IMPORTANCE OF COUNCIL ESTATES

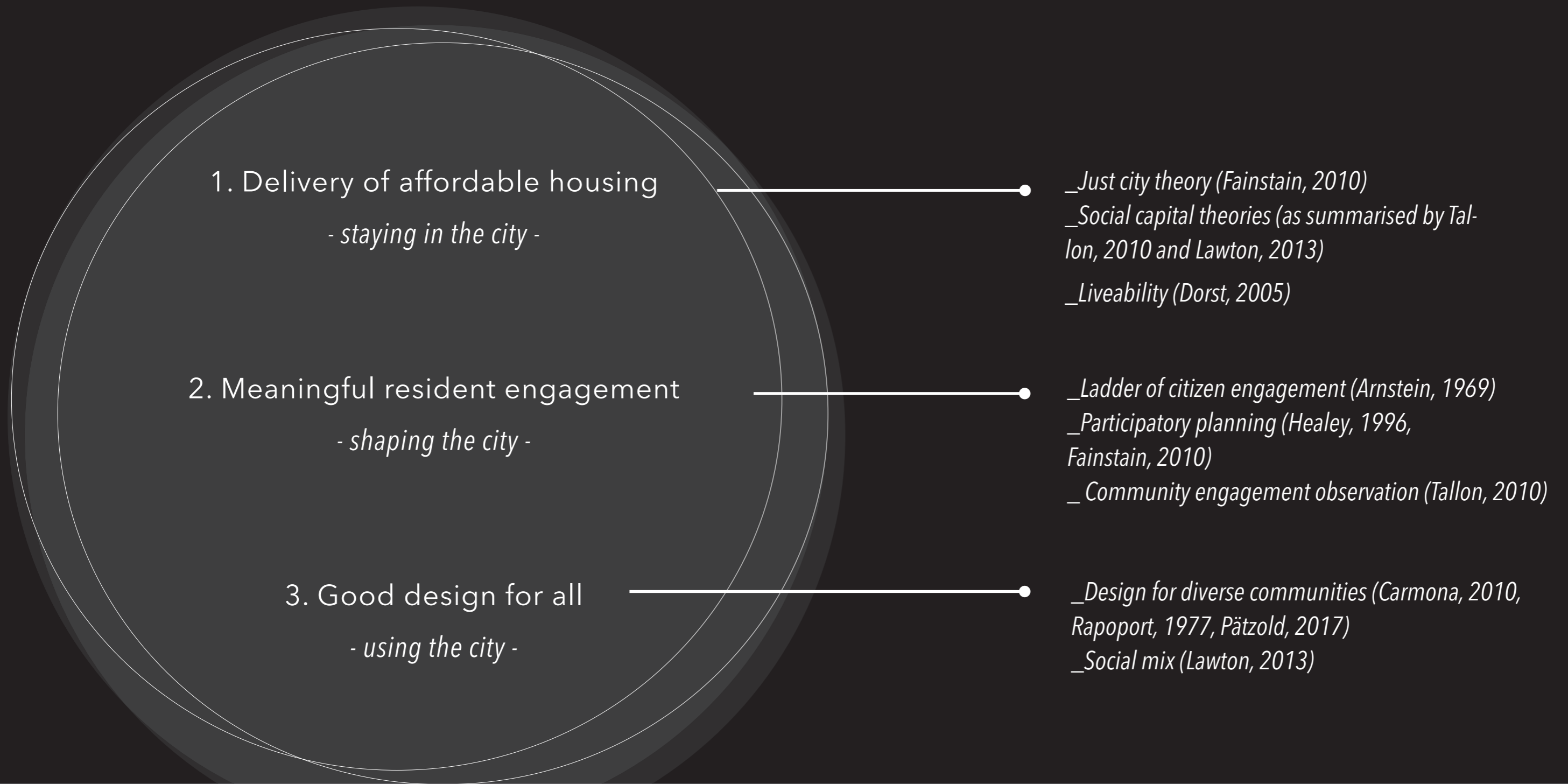


A NEW WAVE OF ESTATE REGENERATION





BETTER INTEGRATION OF THE NEEDS OF LOWER INCOME GROUPS IN THE ESTATE REGENERATION PROCESS:



Two comparative case studies

- _Literature study*
- _Policy analysis*
- _Fieldwork*
- _Expert Interviews*



Dover Court Estate
Islington

Heygate/Elephant and Castle
Southwark



Targeted Analysis of
two cities well-known
for housing

- _Literature study*
- _Fieldwork*
- _Expert Interviews*



Amsterdam
Netherlands



Vienna
Austria



LONDON



Andrew Beharrell
and Tricia Patel
PTE Architects



Jon Prevc
*Make Architects
(email)*



Jon Abbott
*Head of rege-
neration
Southwark*



Alistair Gale
*Project manager,
Islington (phone)*



Duncan Bowie
*Westminster
University*



Nick Bailey
*Westminster
University*



Jerry Flynn
35% Southwark



London Tenants
Federation
group meeting



Anonymous
*Sales manager
Lend Lease*

VIENNA



Andreas Novy
Researcher WU



Reinhard Seiß
*Architectural
critic*



Daniel Glaser
*Urban Planner
municipality of
Vienna*



Staff at Gebiets-
betreuung *2/20



IBA Talk -
braucht Qualität
Experiment?



Jeroen van der
Veer
*AFWC, policy
advisor*



Cathelijn Groot
*AFWC, urban
renewal*



Kees Visers
*Project manager
municipality of
Amsterdam*



Jorrit Boomgaardt
*Social worker Ko-
lenkitbuurt*

AMSTERDAM

LONDON

Case studies



Elephant&Castle



Dover Court Estate

Unregenerated Estates



Tustin Estate



Northumberland Estate



Amphill Square Estate

Flagship regeneration schemes



Woodberry Down



Packington Estate

VIENNA

Gemeindebau



Goethehof



Karl-Marx-Hof

Post-war



Rennbahnsiedlung



Alt-Erlaa

Brownfield developments



Sonwendviertel



Kabelwerk Meindling

Housing cooperatives



Sargfabrik



Intercultural living

AMSTERDAM

Neighbourhoods under regeneration



Jacob Geelbuurt



Kolenkitbuurt



Overtoomse Veld

Renovation projects



Dudokhaken



Gakgebouw

2

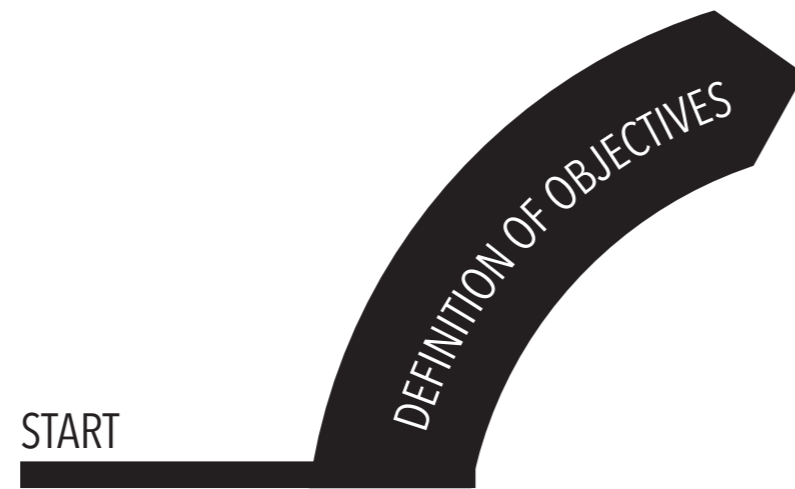
CASE STUDIES **REGENERATION** **IN LONDON**



> *London Plan policy 3.4:* **resist the loss of affordable housing** unless this is replaced at existing or higher densities with at least the equivalent amount of floorspace

> *London Plan paragraph 3.82:* redevelopment of affordable housing should not be permitted **unless it is replaced by better quality accommodation and at least the equivalent amount** of affordable housing floorspace

> *London Plan policy 3.11:* boroughs should seek to **maximise affordable housing provision** and define affordable housing targets for every scheme

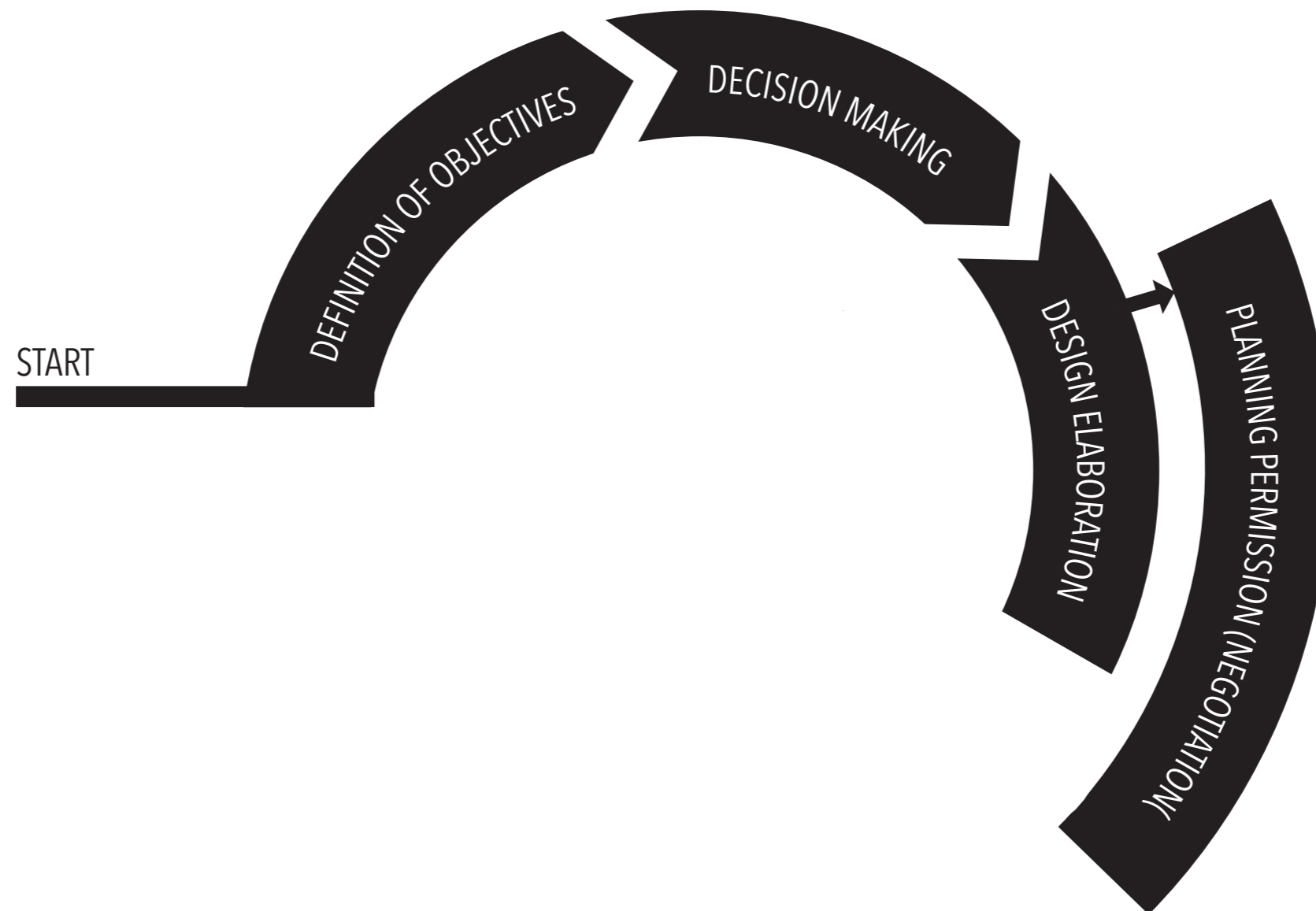


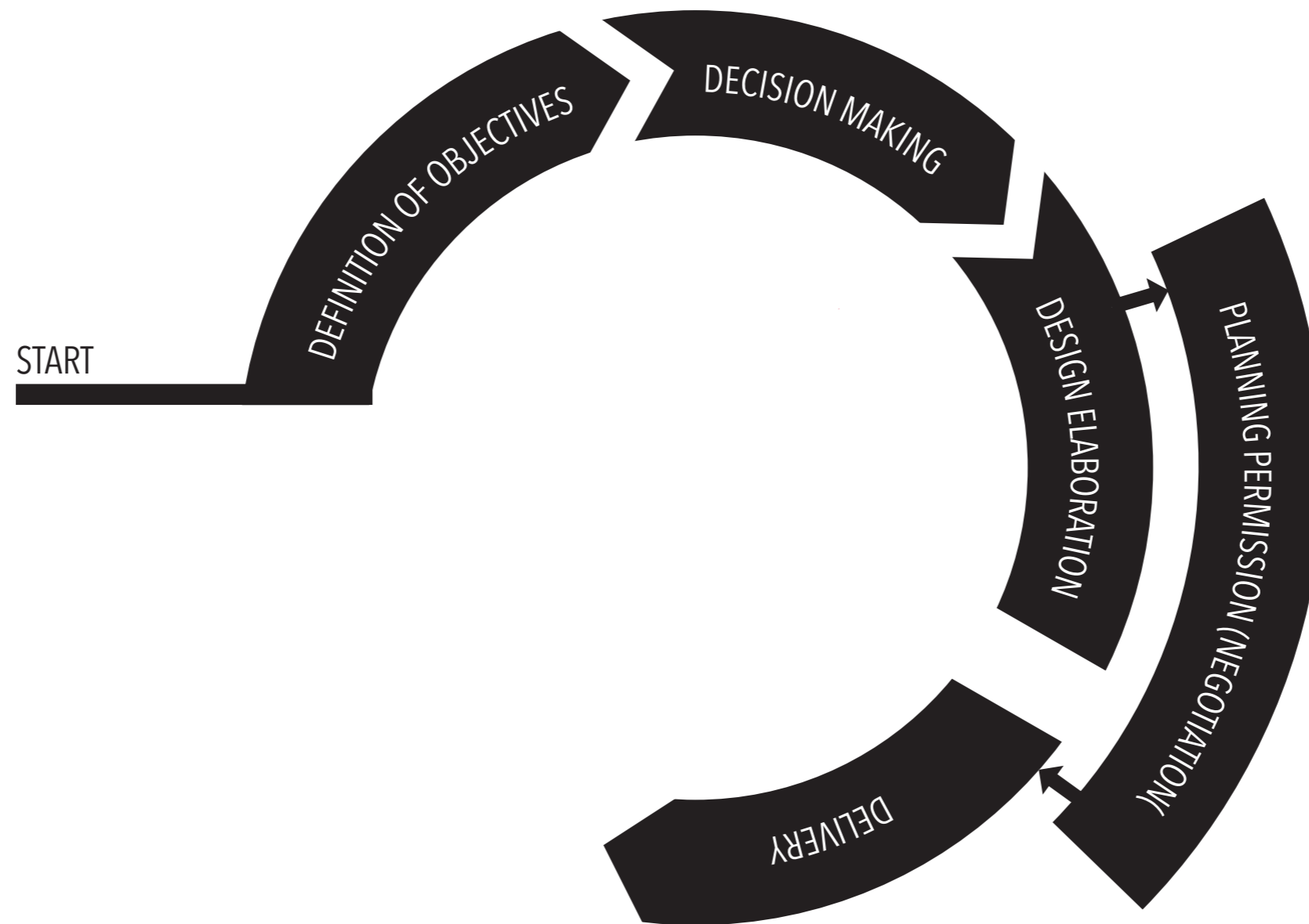
PLANNING PROCESS

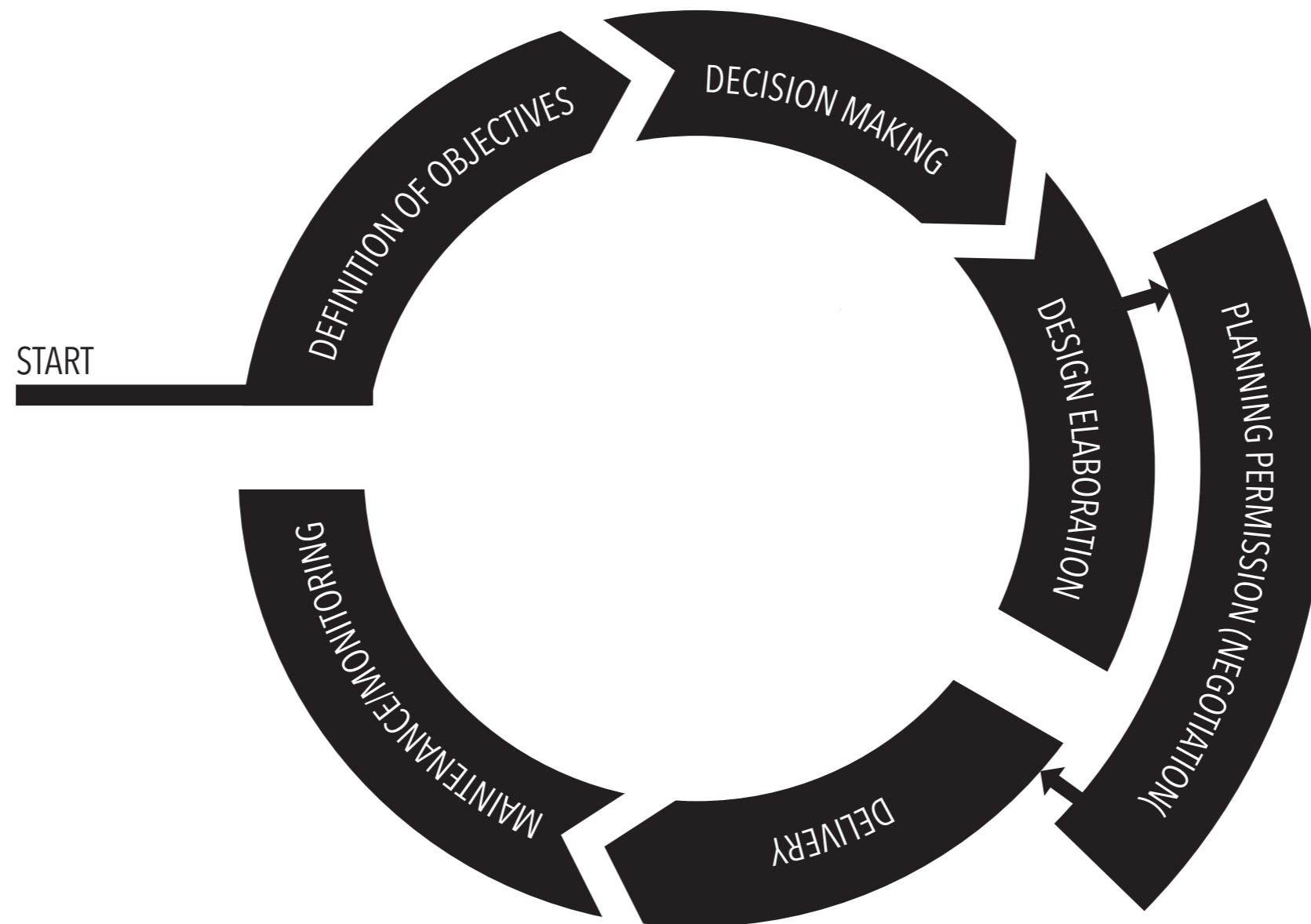
REFURBISHMENT OR DEMOLITION?



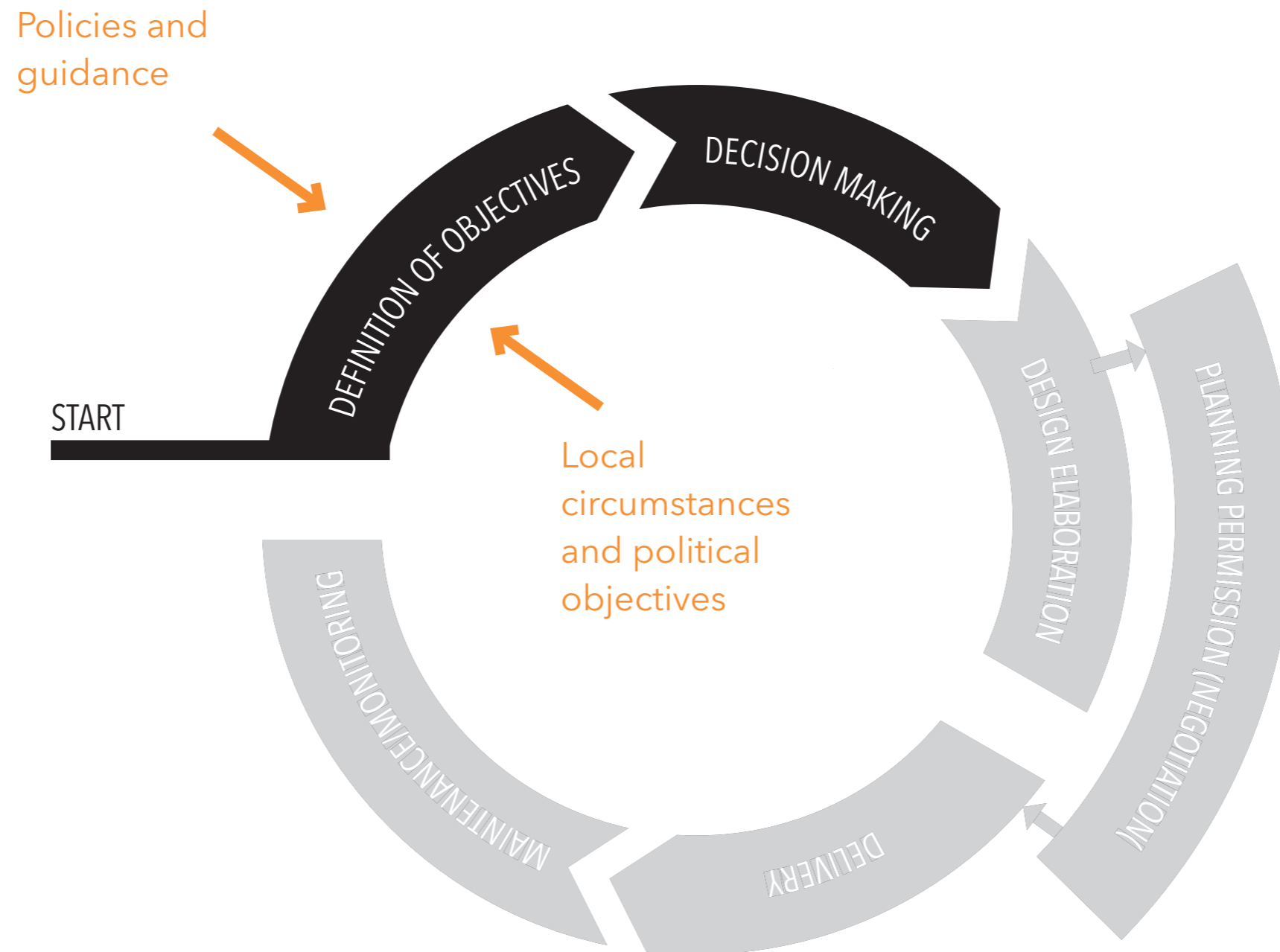
NEGOTIATION!







REFURBISHMENT OR DEMOLITION?



HEYGATE ESTATE

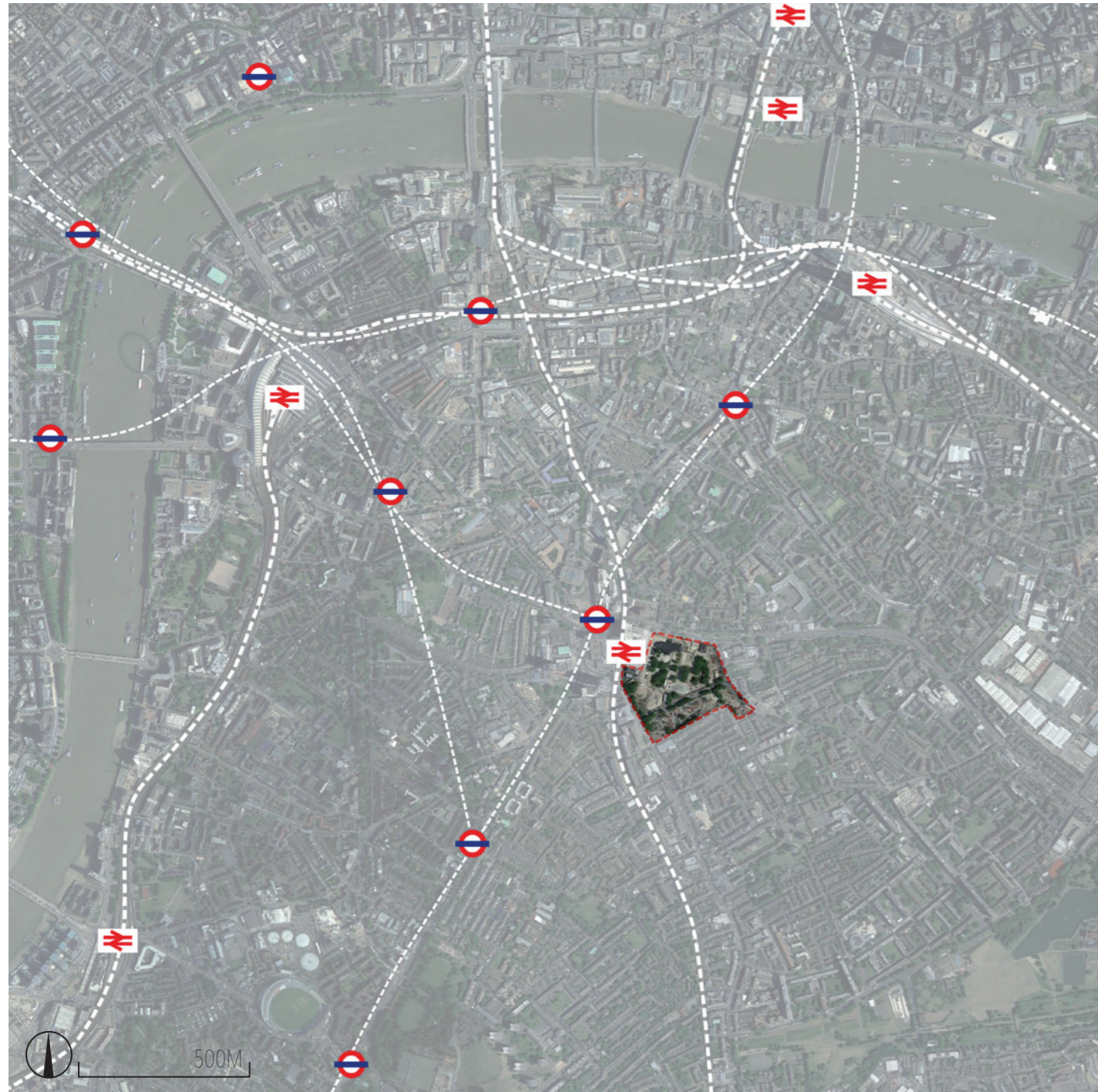




Photo: Bradley, Flickr, 2010

(https://en.wikipedia.org/wiki/Heygate_Estate#/media/File:Heygate_Estate_from_Strata_SE1_tower.jpg)

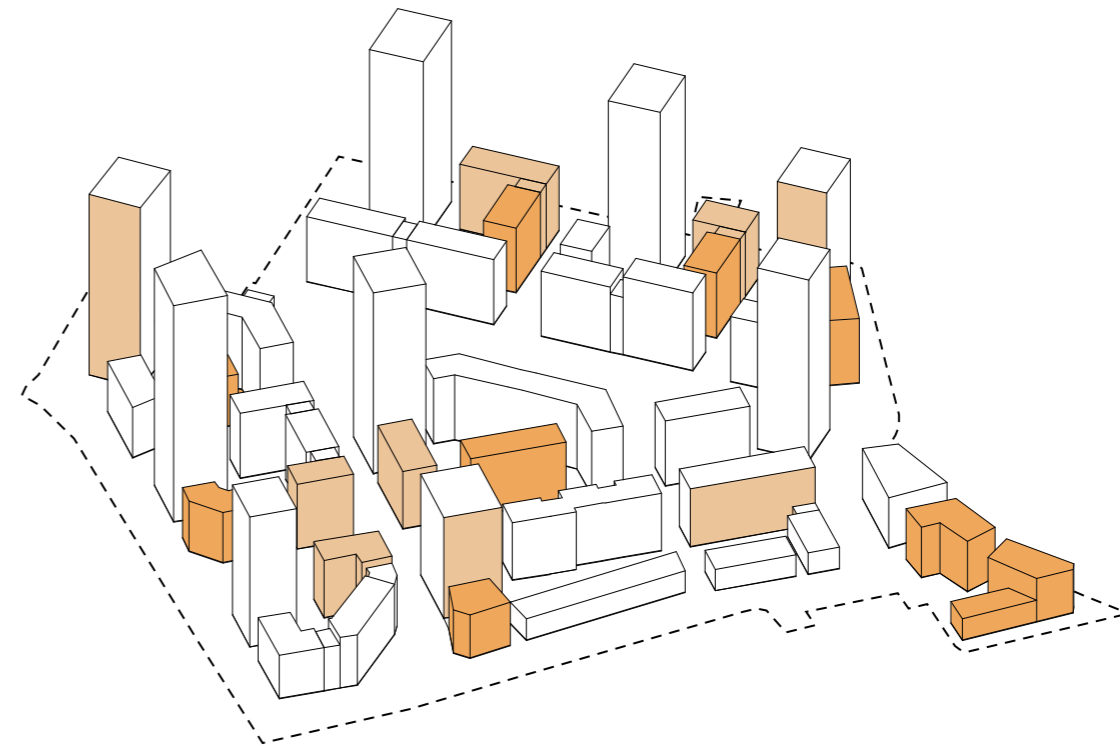
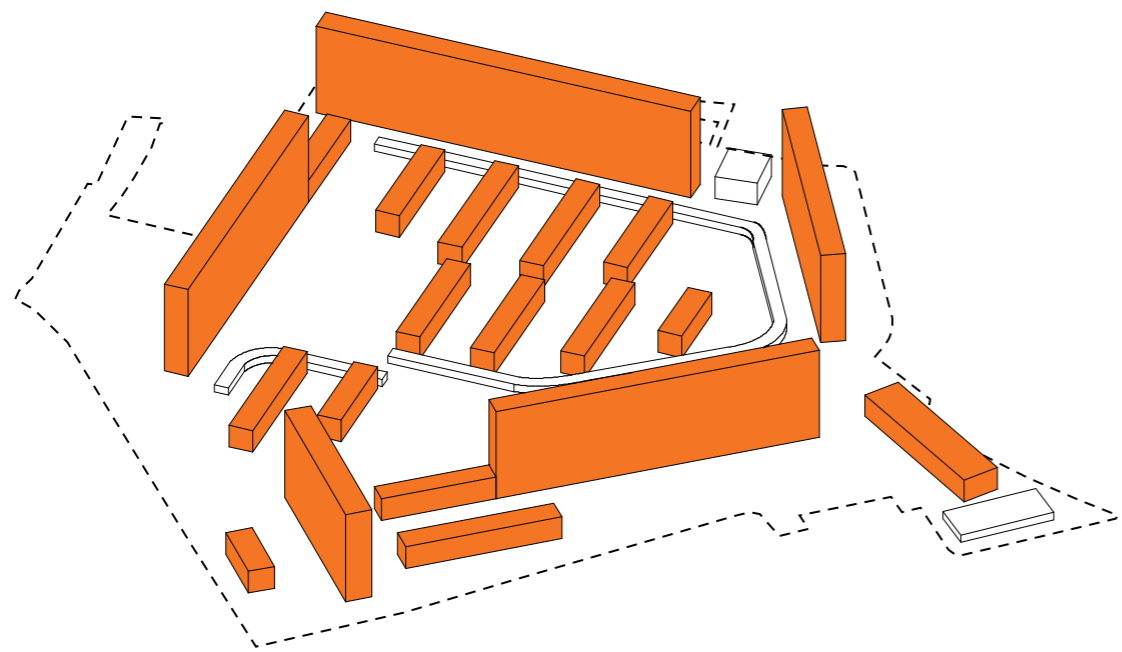


Photo: Paul Coleman, 2013

(<http://paulcolemanslondon.blogspot.nl/2014/12/demolition-city-heygate-estate-elephant.html>)



Photo: Lend Lease, 2014
(<https://www.ft.com/content/b19d750a-cb9f-11e3-8ccf-00144feabdc0>)

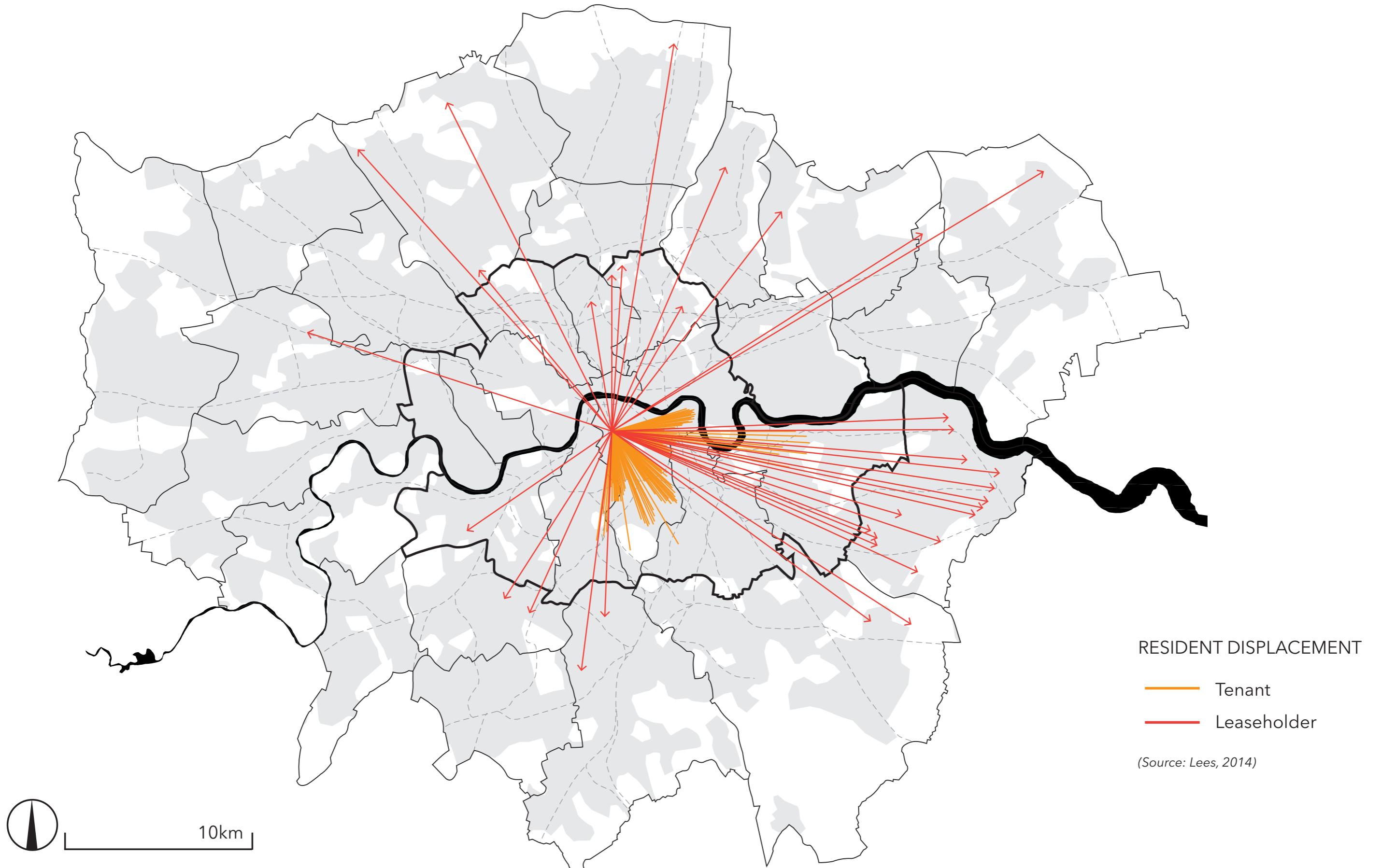


100m

demolition of 1194 **social rent** and **leasehold** units

construction of 2500 new dwellings among them 25% affordable (50/50 **affordable rent** and **shared ownership**)

off - site replacement of ~600 units





£1.283m to make "a new park"

1,200 SOCIAL UNITS WHO IS WHO? COMMUNITY CONSULTATION BOXING

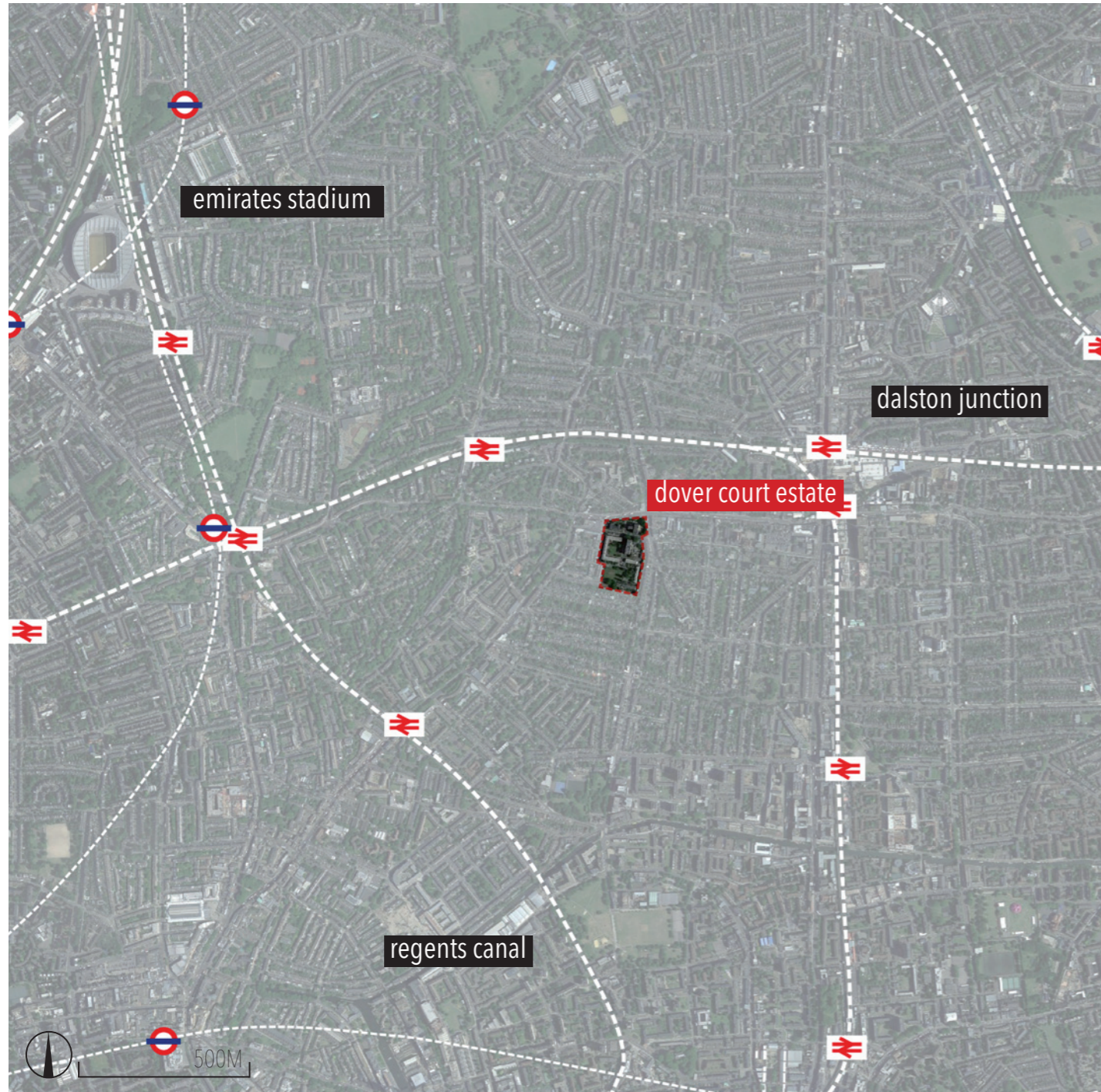
COMMUNITY-LED CONSULTATION NOT JX-TICKING

don't need

SHOW US the VIABILITY FIGURES

Photo: Southwark 35%, 2013
(<http://35percent.org/2013-01-16-objectors-excluded-from-heygate-hearing/>)

DOVER COURT ESTATE



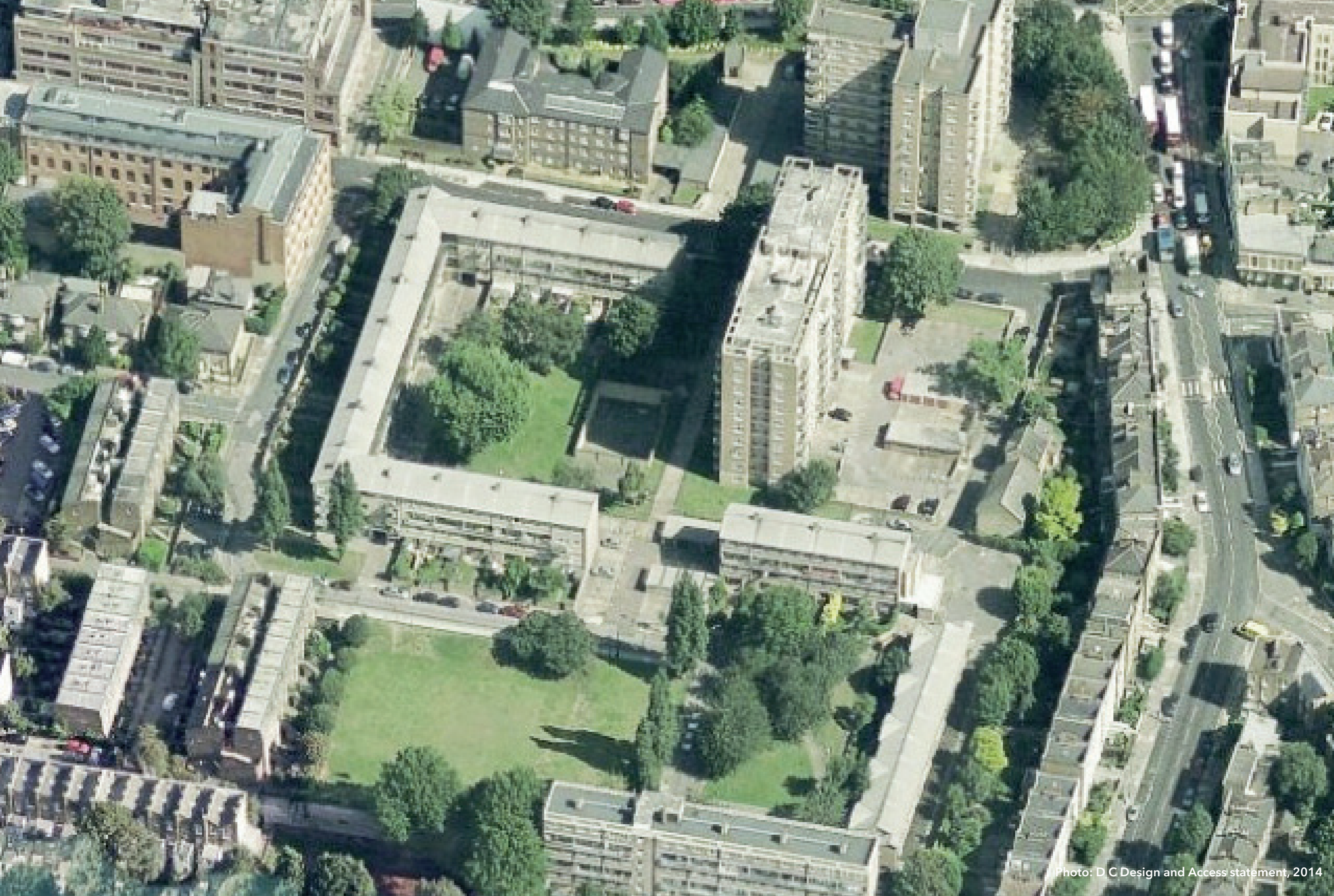
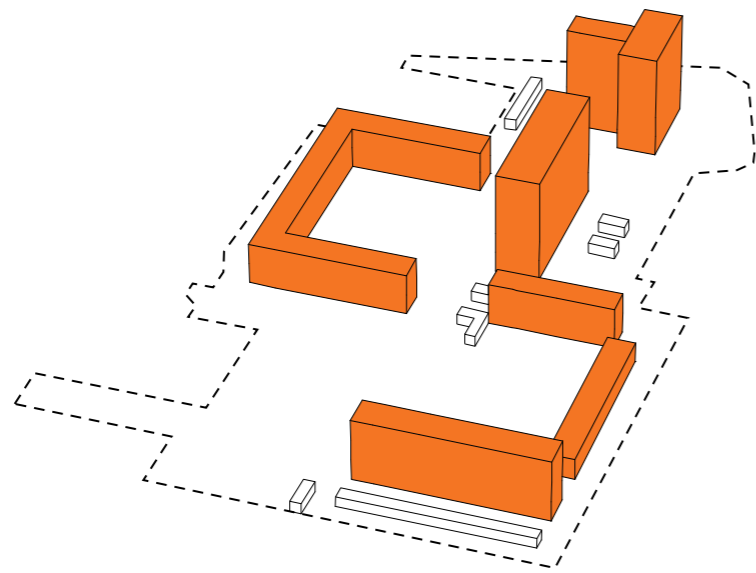


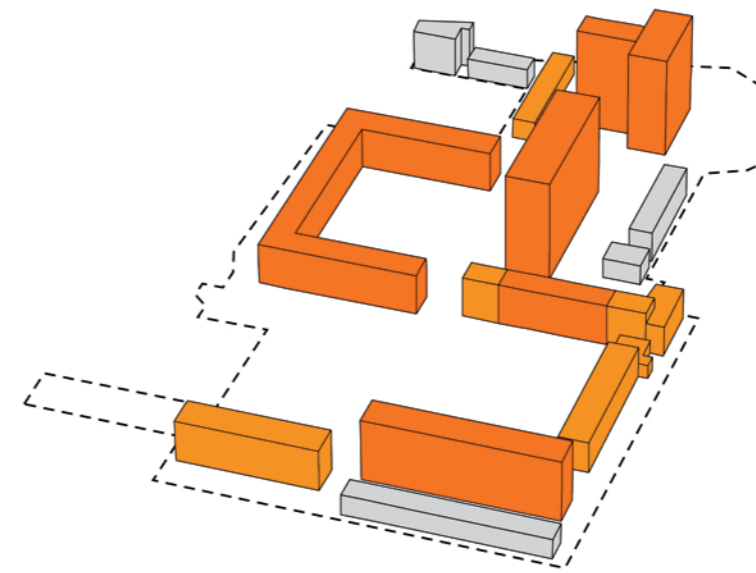
Photo: D C Design and Access statement, 2014







252 social rent units

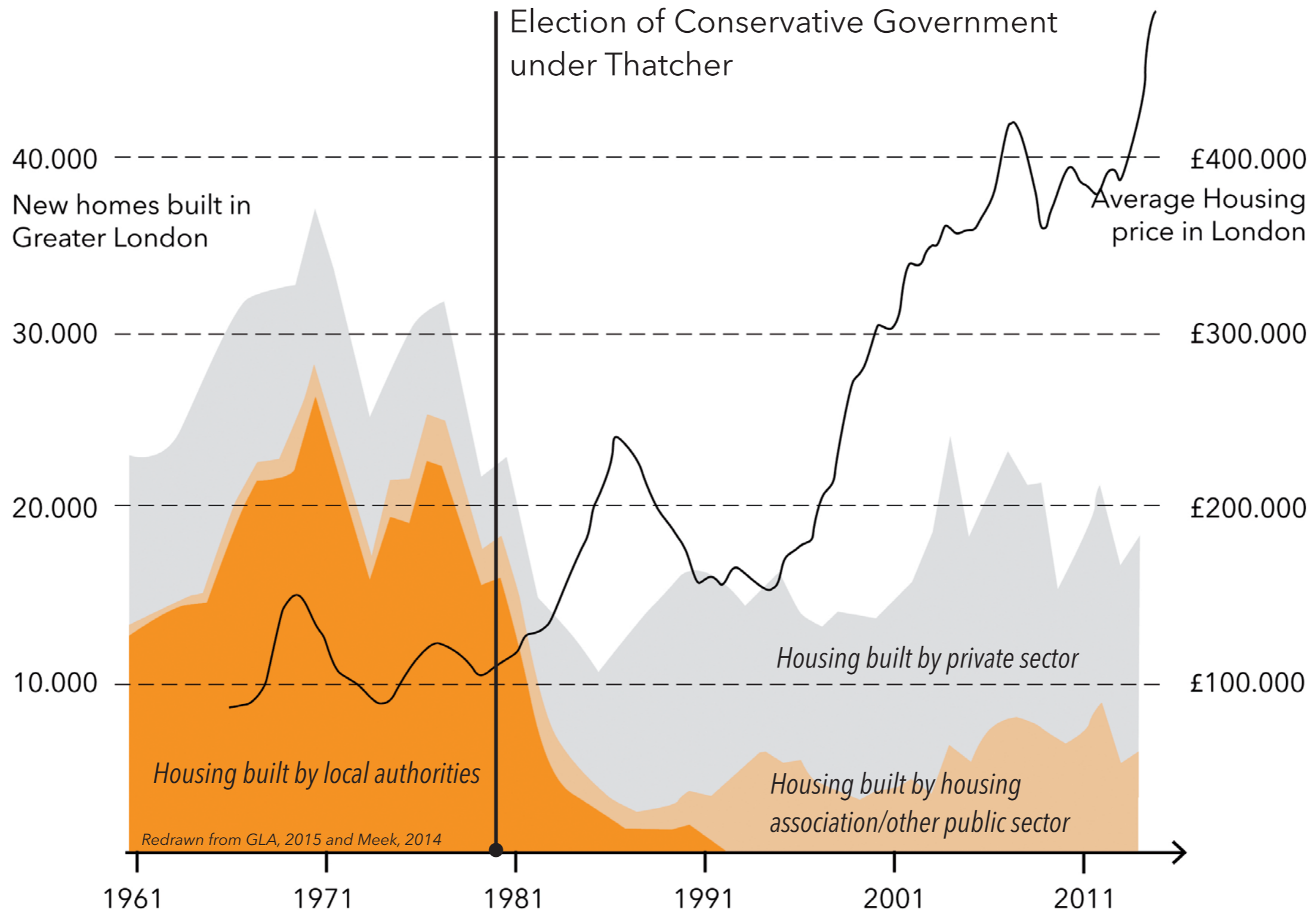


100m

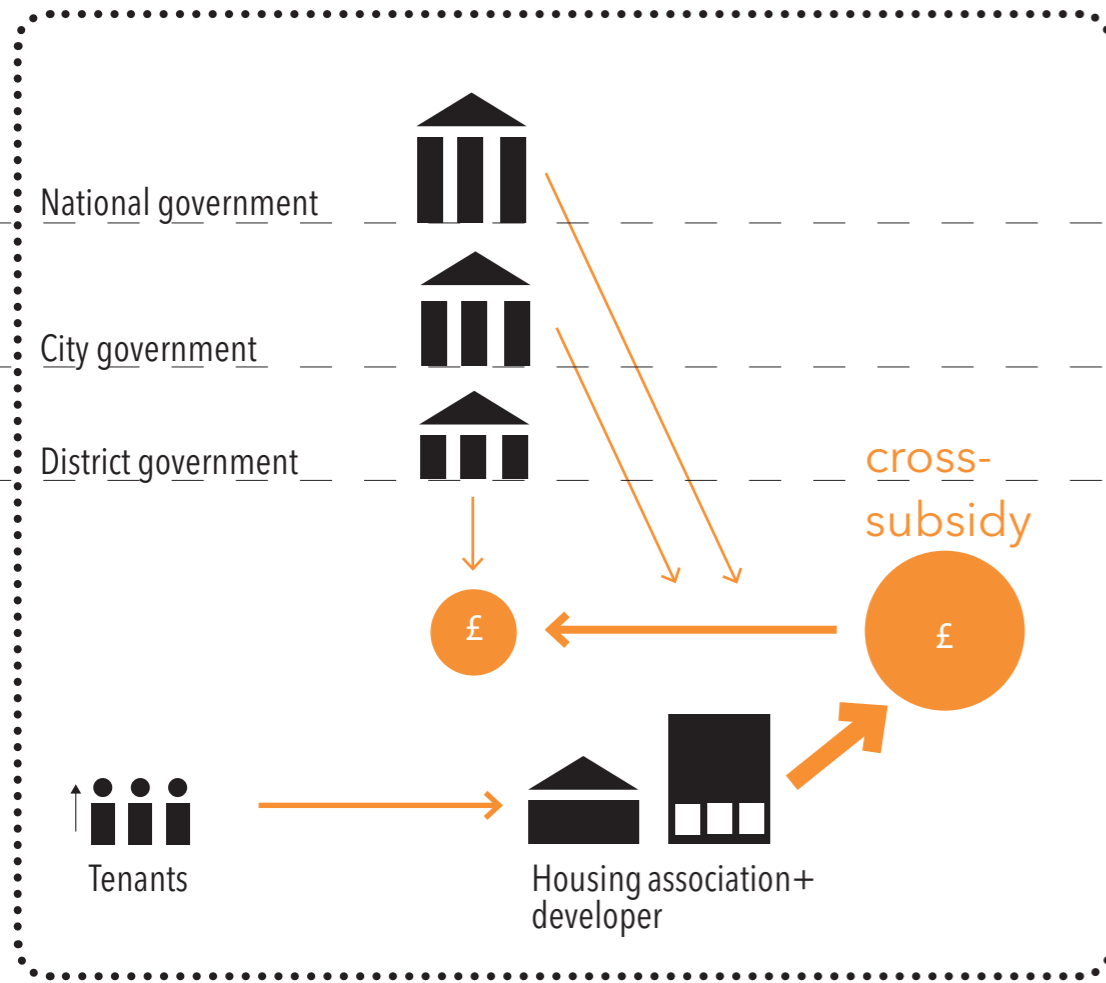
demolition of 18 units + garages

addition of 51 social rent and 19 private market units

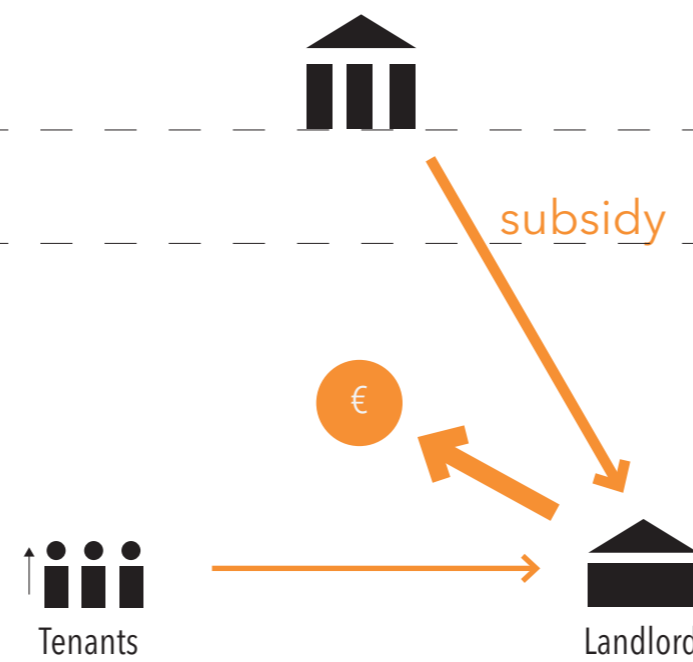
THE LIMITATIONS OF PLANNING



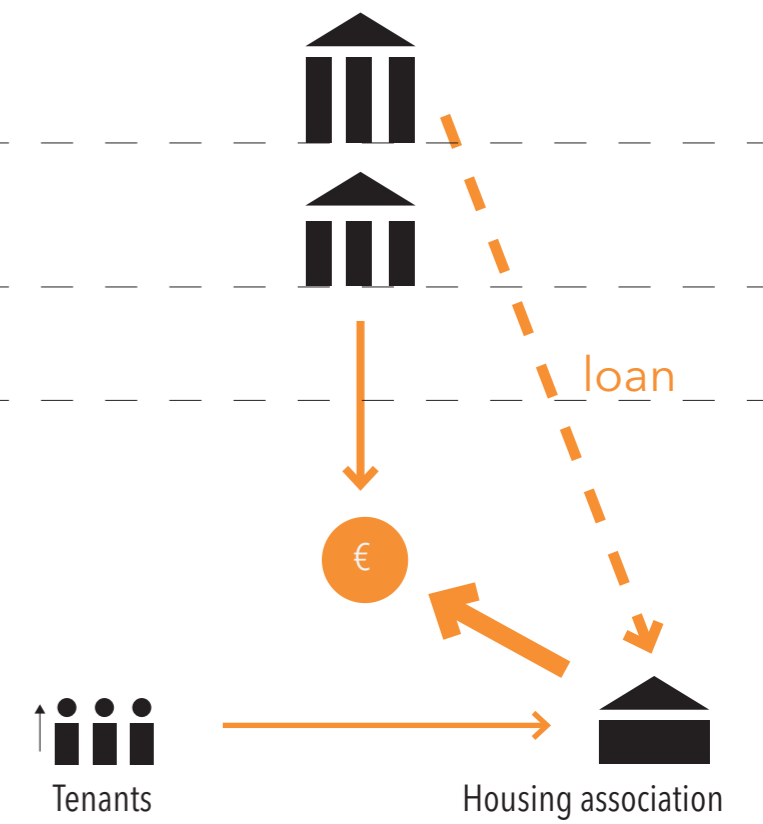
THE LIMITATIONS OF PLANNING



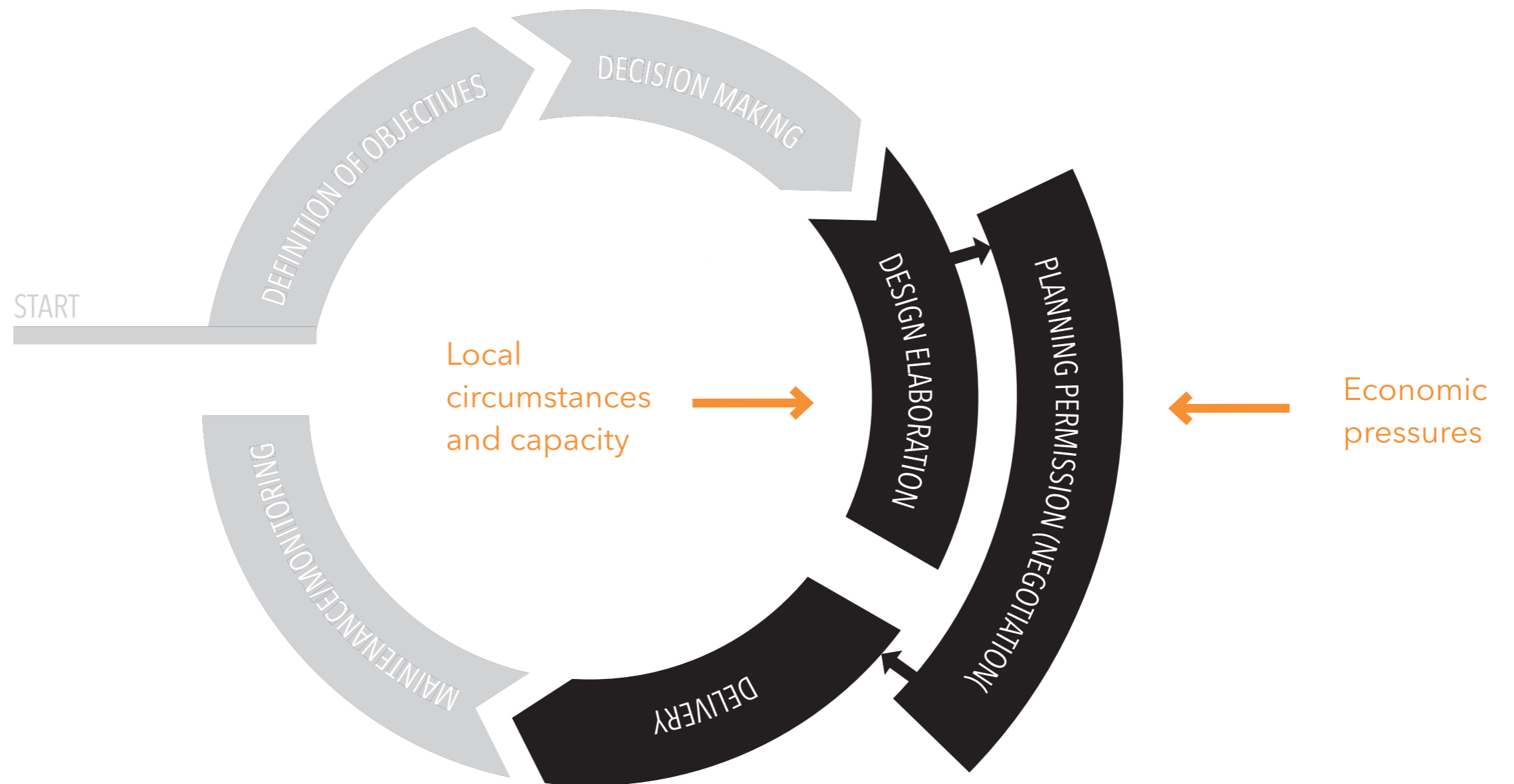
LONDON

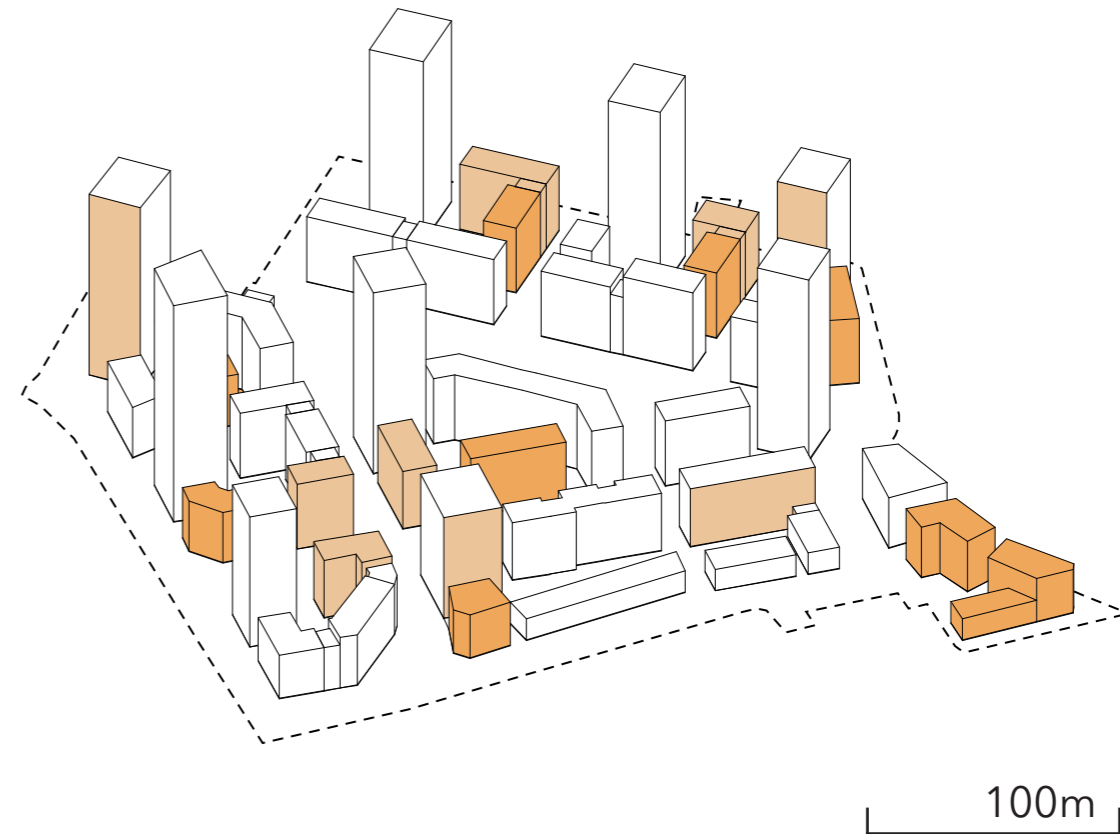
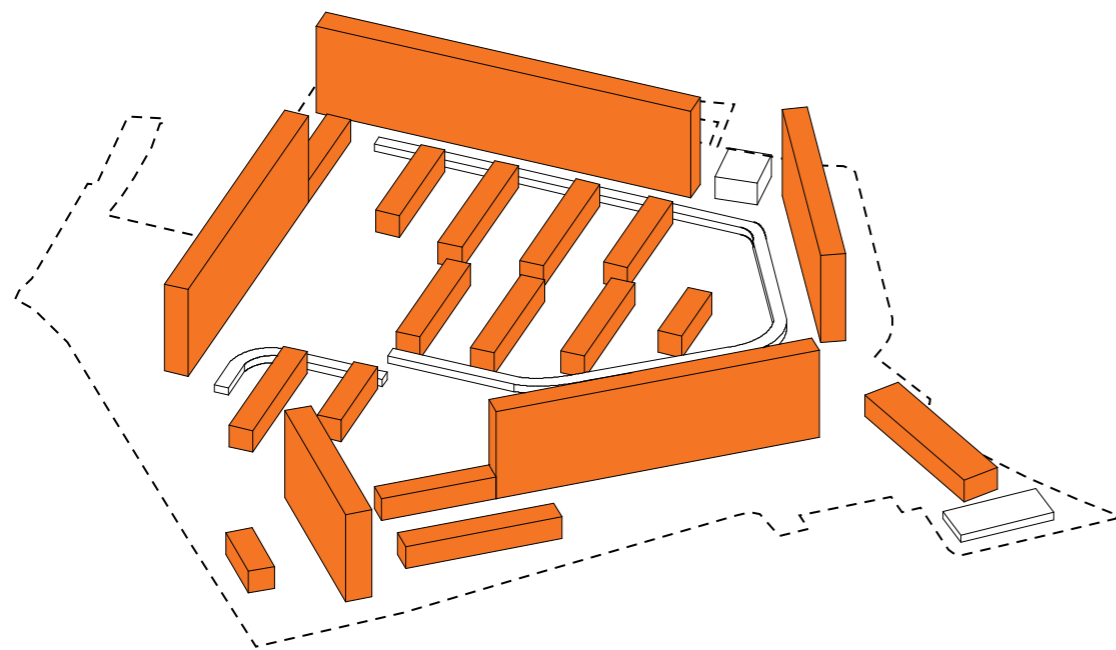


VIENNA



AMSTERDAM



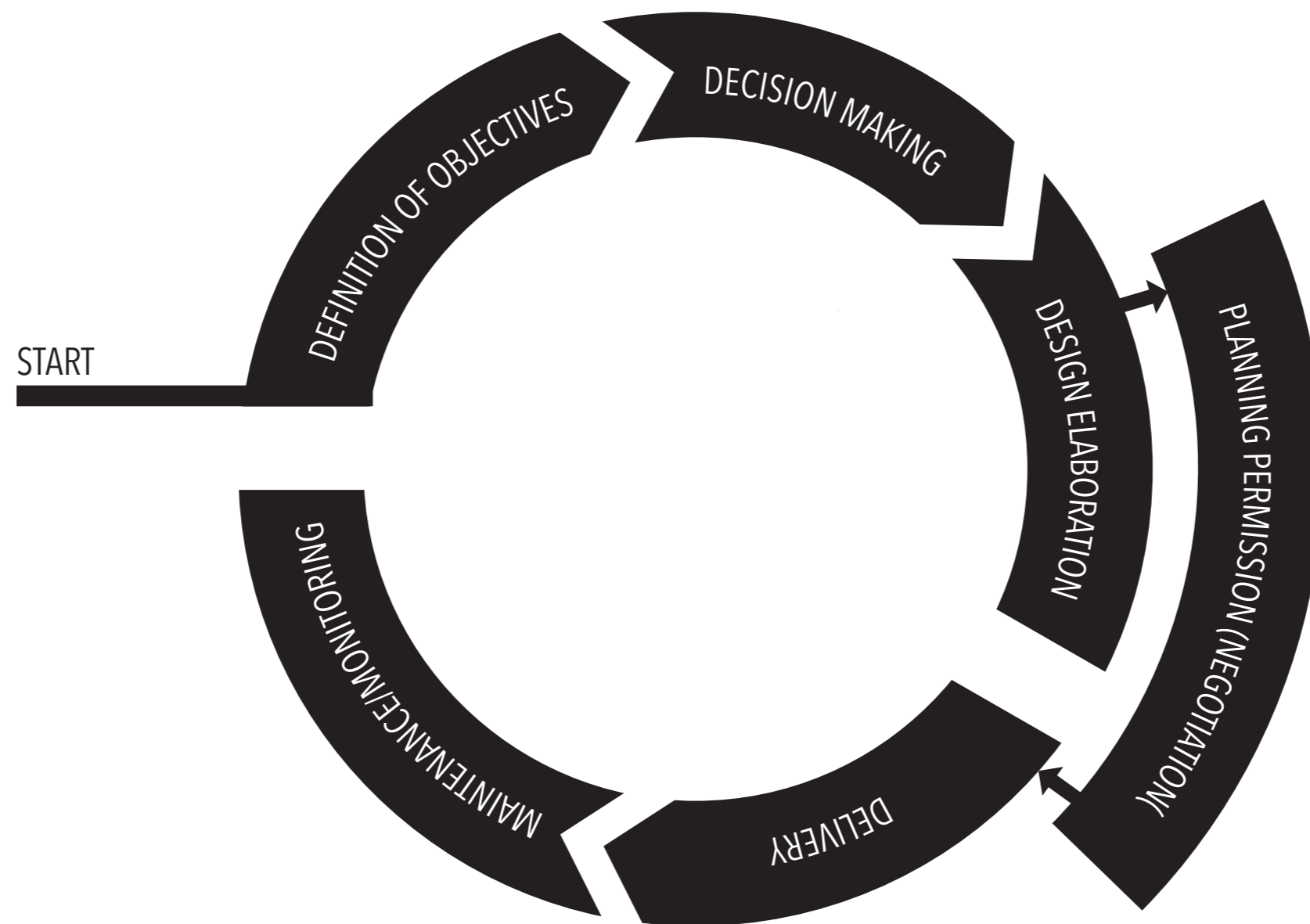


demolition of 1194 **social rent** and **leasehold** units

construction of 2500 new dwellings among them 25% affordable (50/50 **affordable rent** and **shared ownership**)

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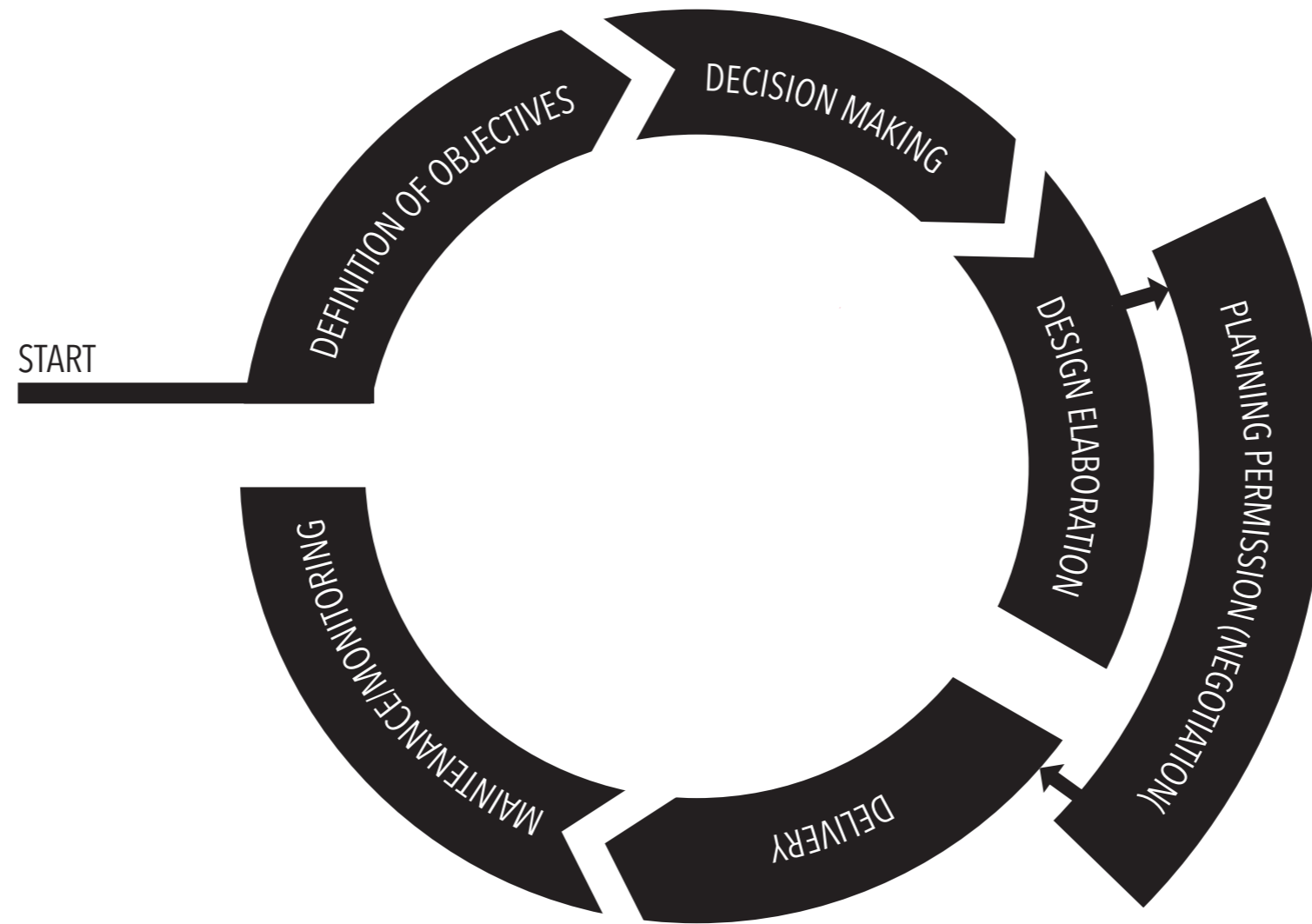
ECONOMIC PRESSURES



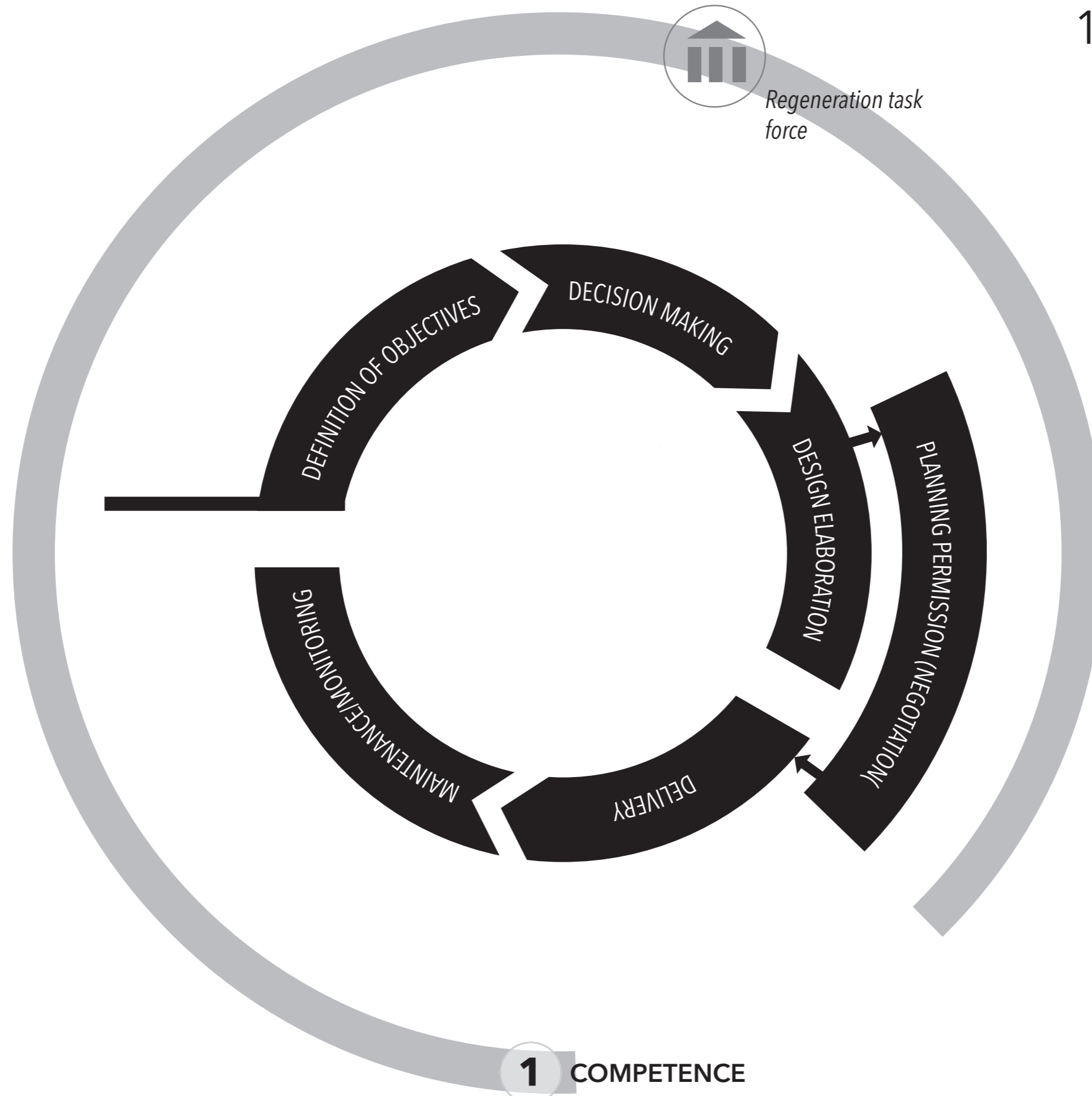
HOW CAN PLANNING AND DESIGN CONTRIBUTE TO BETTER OUTCOMES?

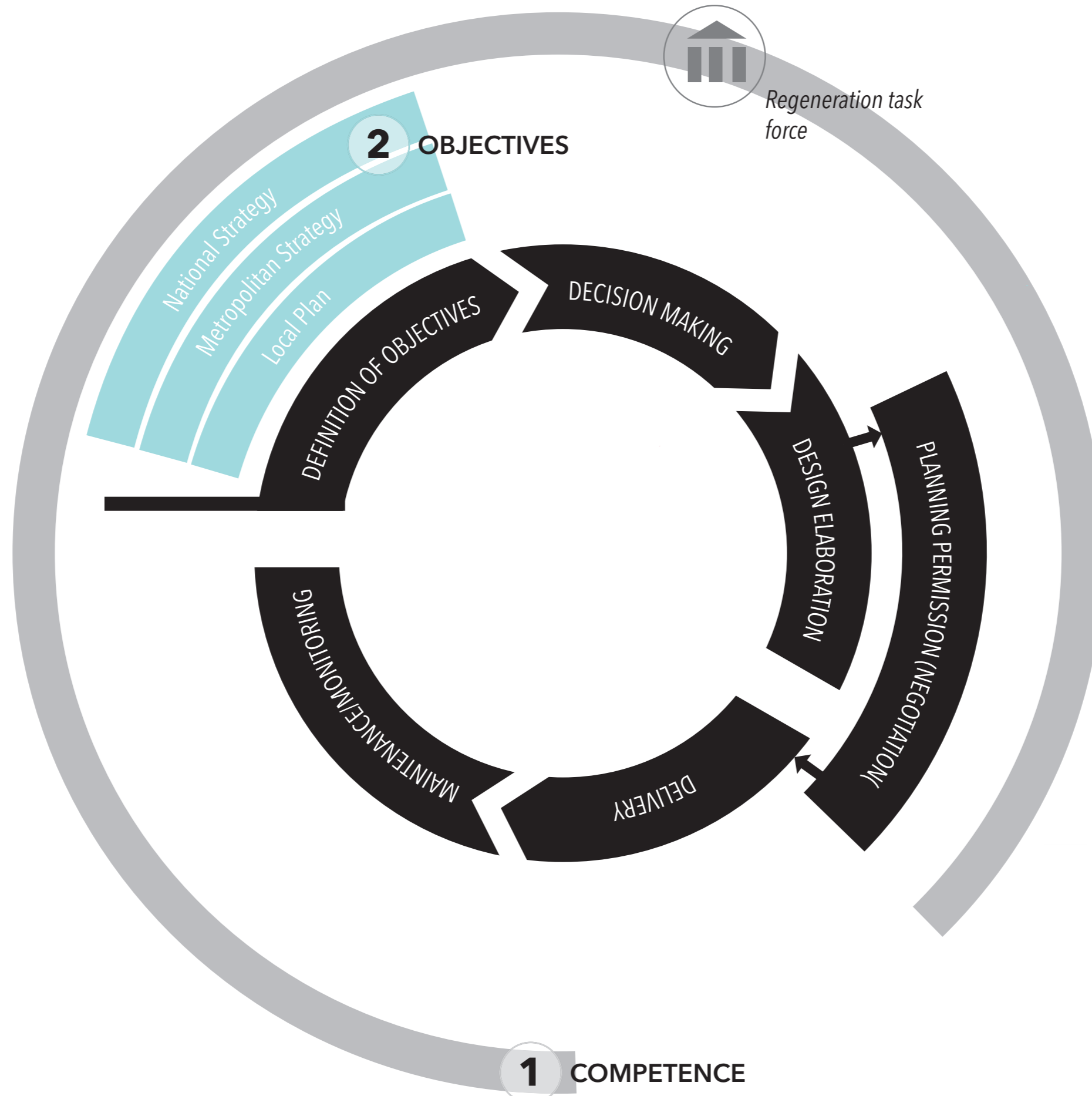
3

RECOMMENDATIONS **THE ROLE OF PLANNING** **& DESIGN**

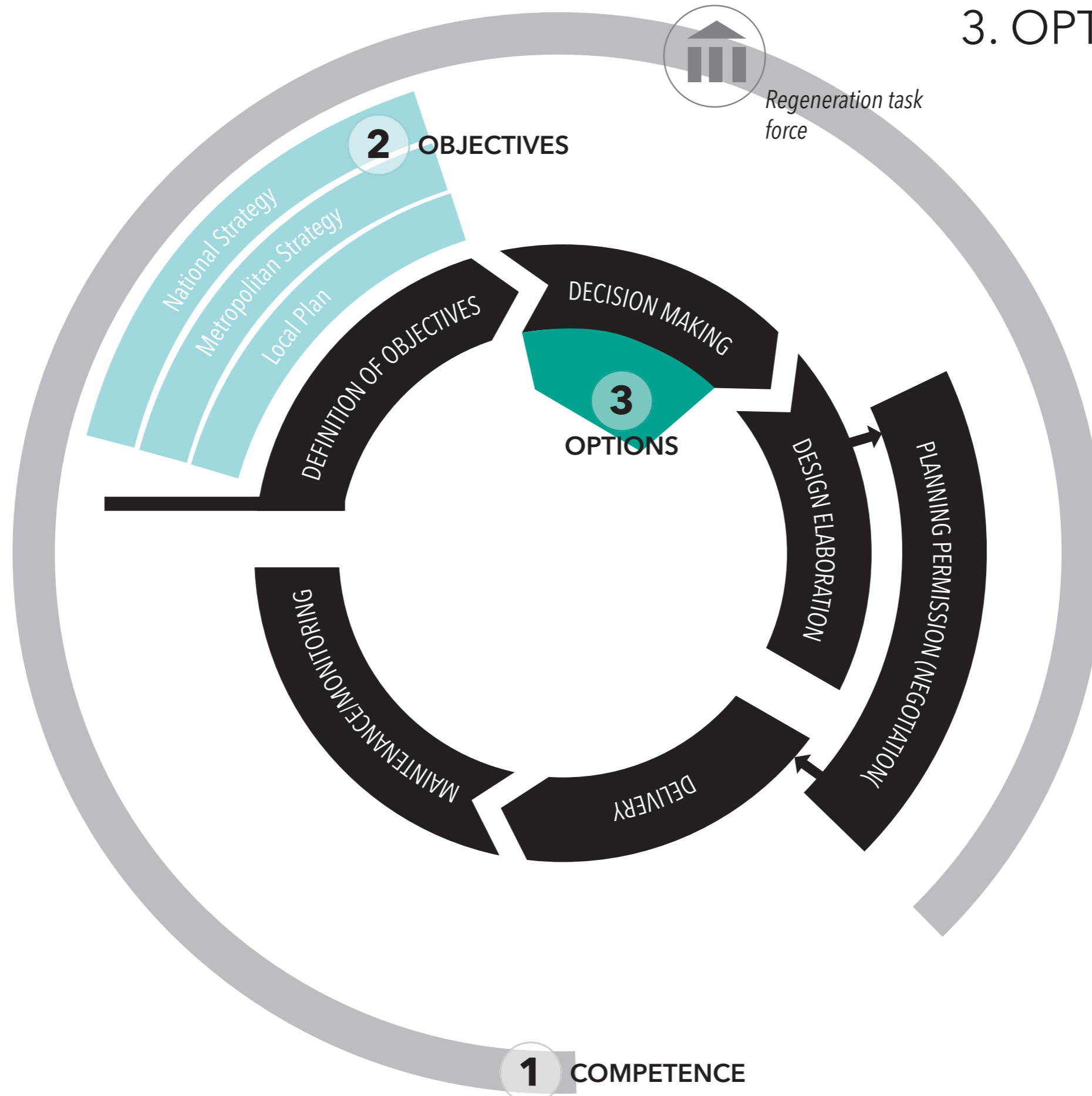


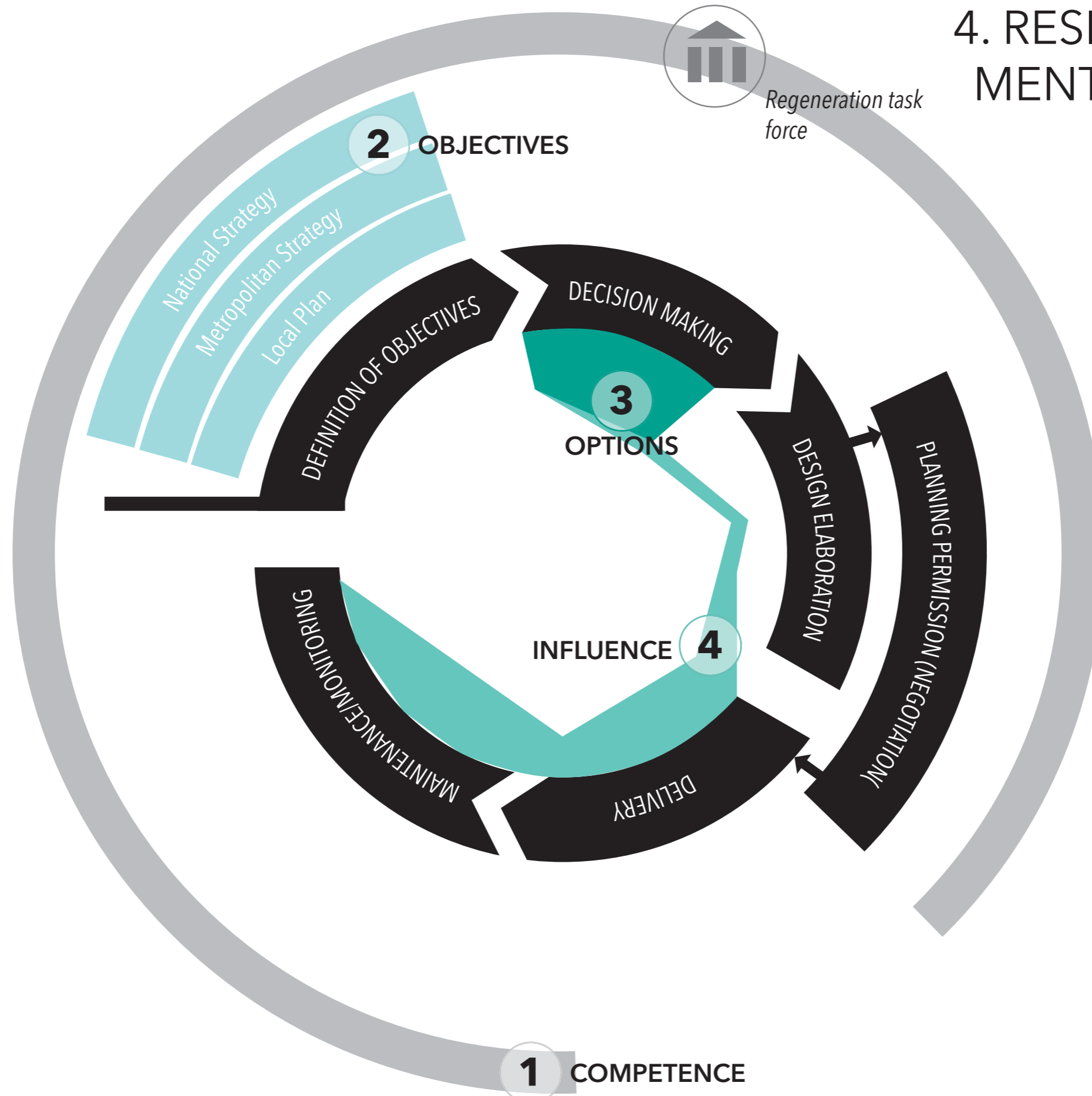
1. COMPETENCE



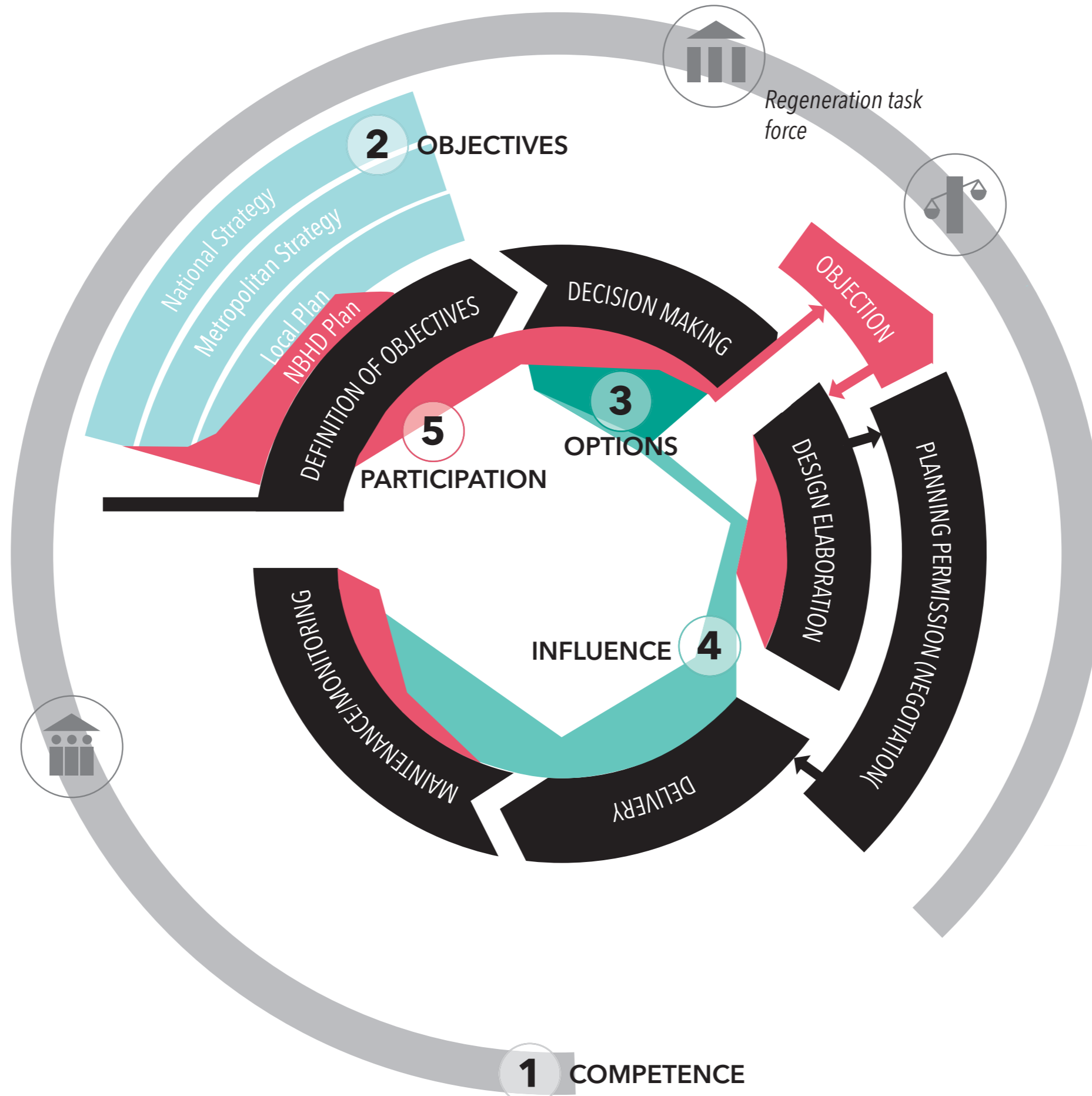


3. OPTION APPRAISAL

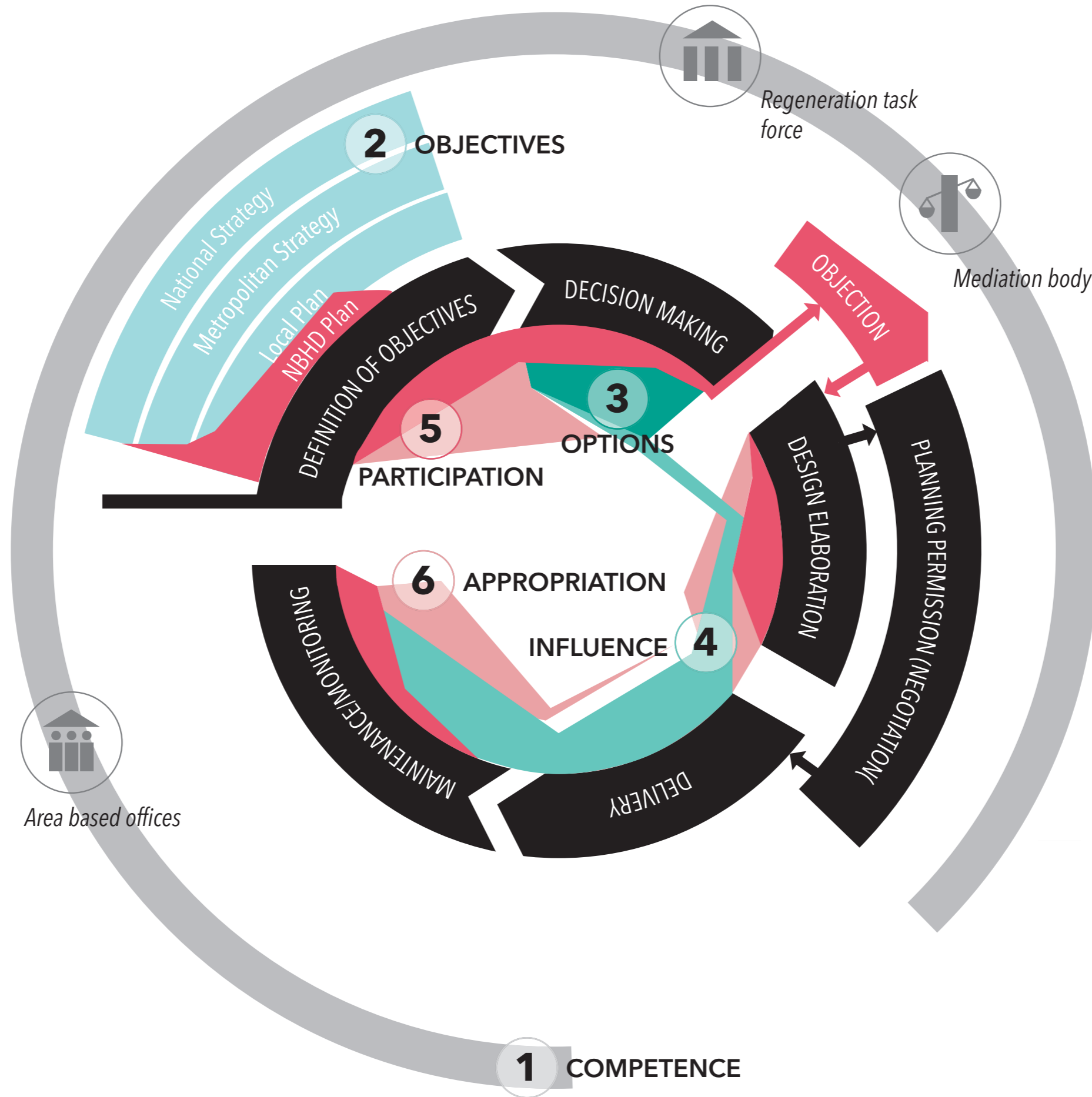


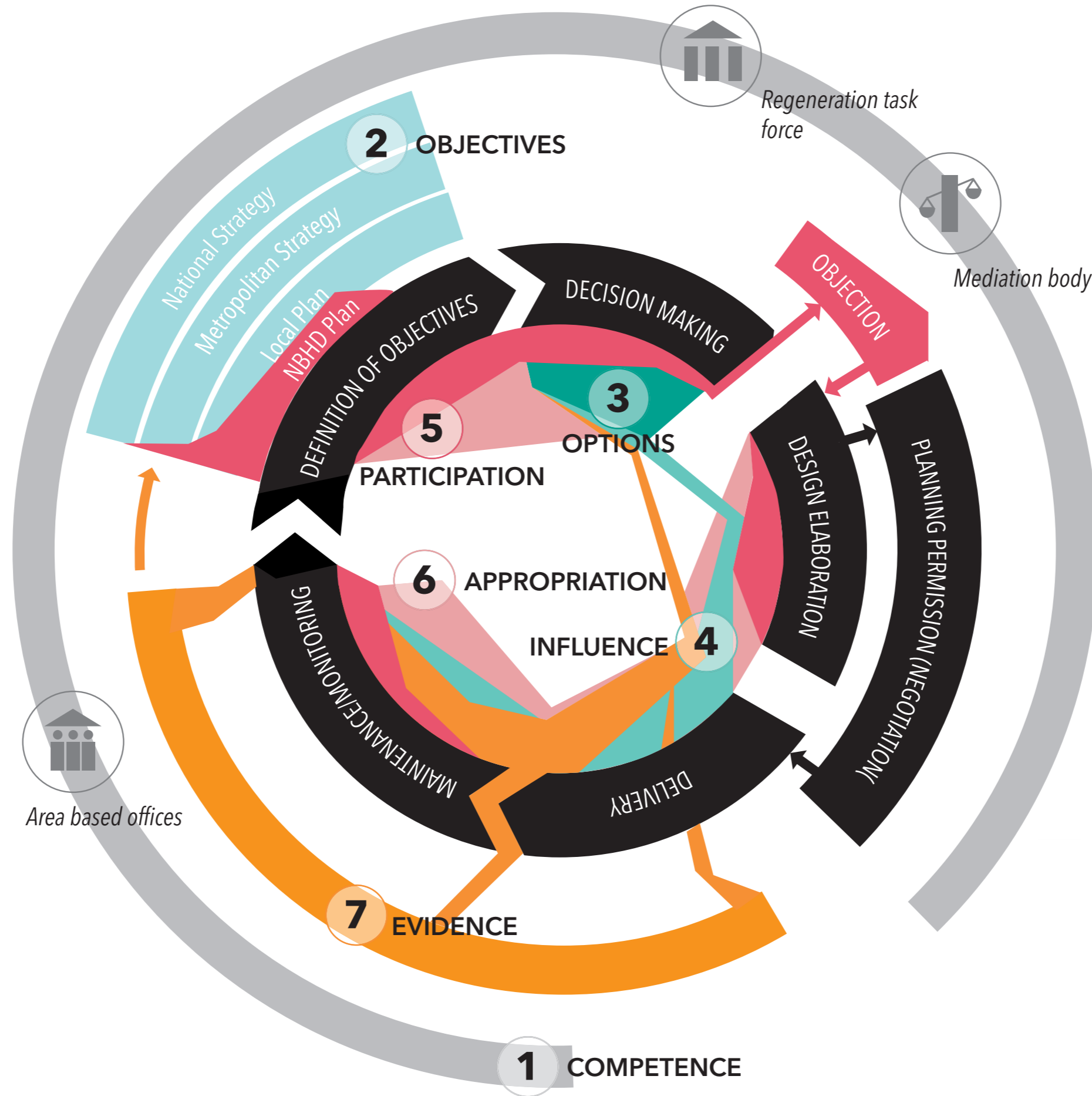


4. RESIDENT ENGAGEMENT AT ALL STAGES



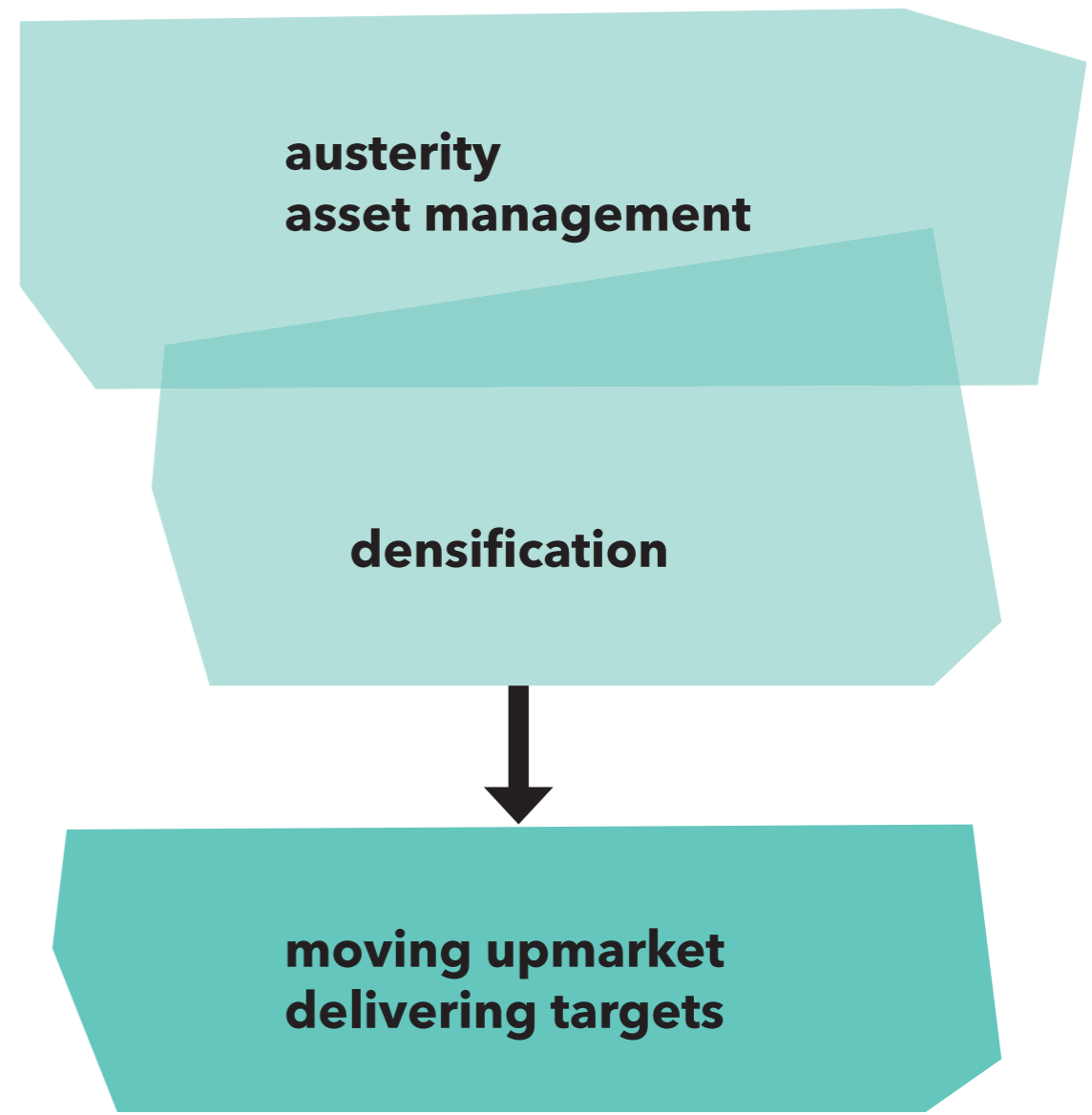
6. DESIGN AND INNOVATION





**REVISE THE OBJECTIVES
FOR ESTATE
REGENERATION!**

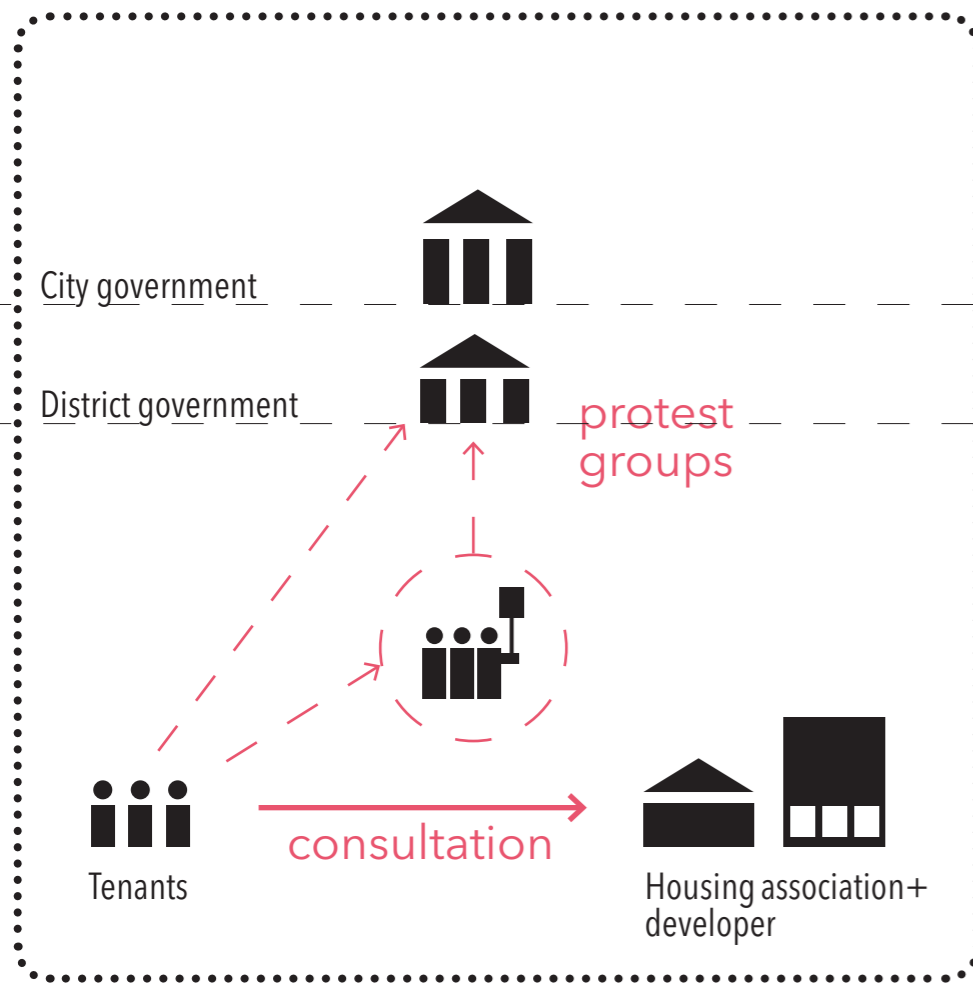
OUTPUT RELATED OBJECTIVES



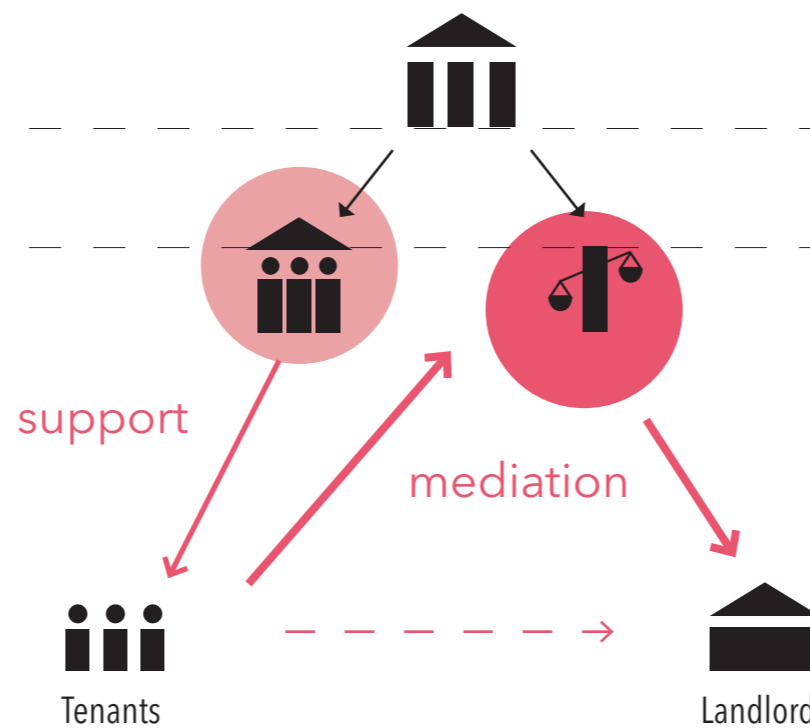
OUTCOME RELATED OBJECTIVES



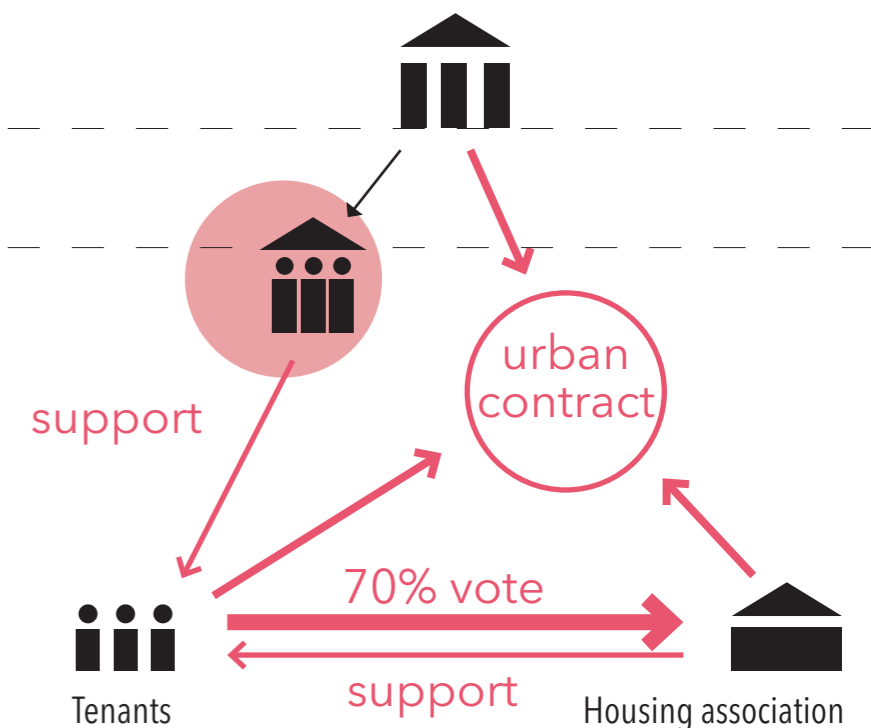
**GIVE LOCAL COMMUNITIES
THE POSSIBILITY
TO INFLUENCE THE
REGENERATION PROCESS!**



LONDON

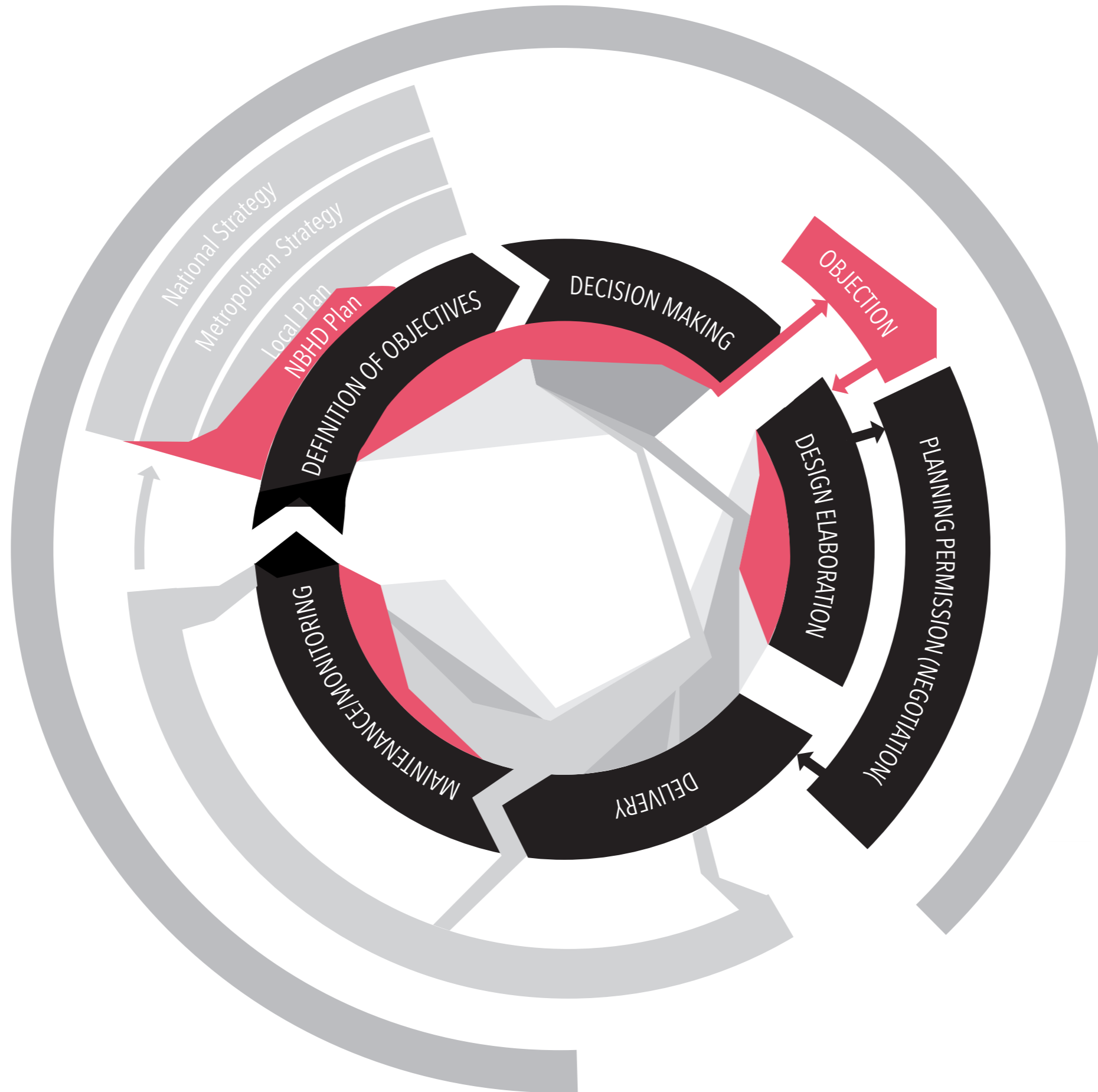


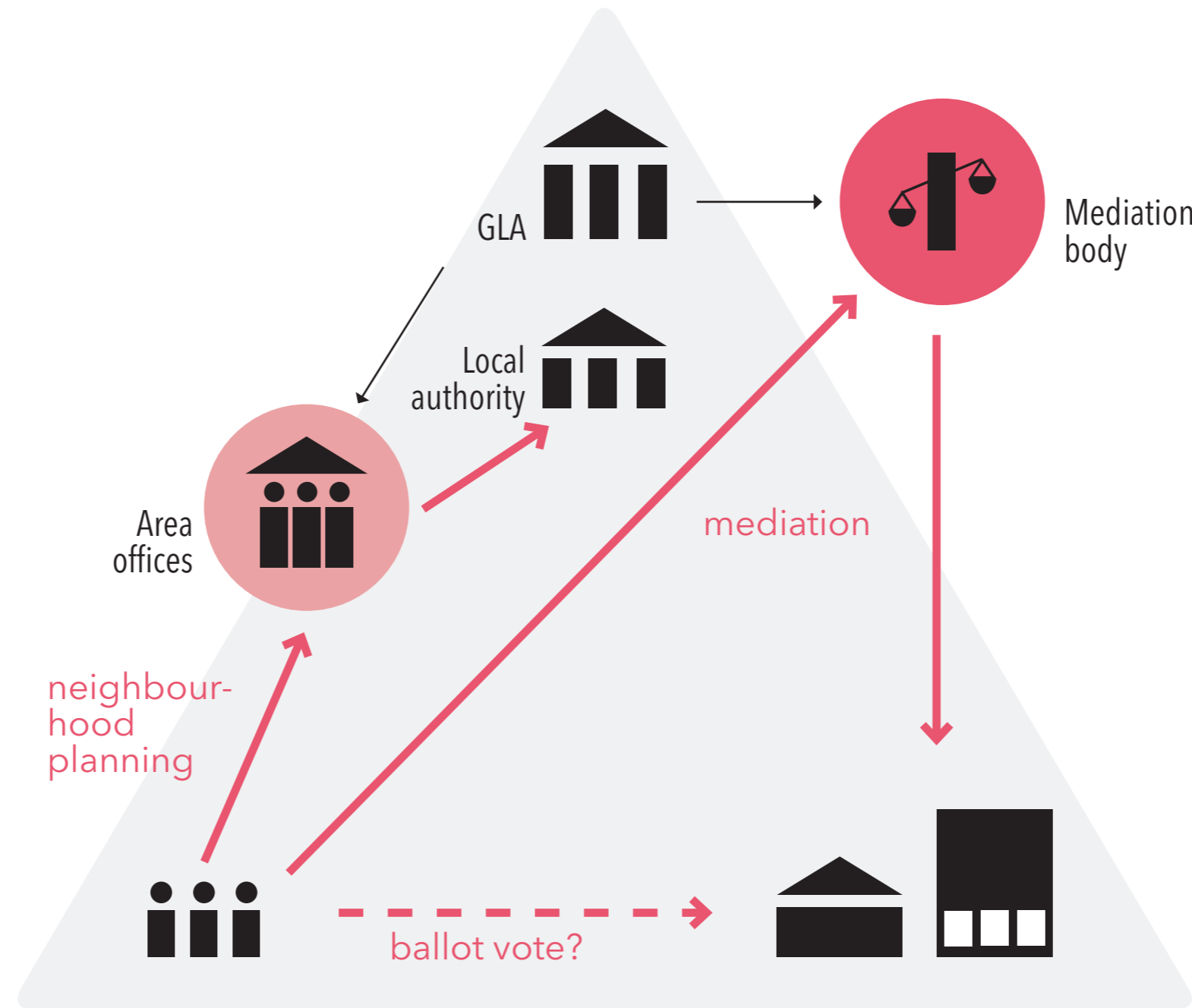
VIENNA



AMSTERDAM

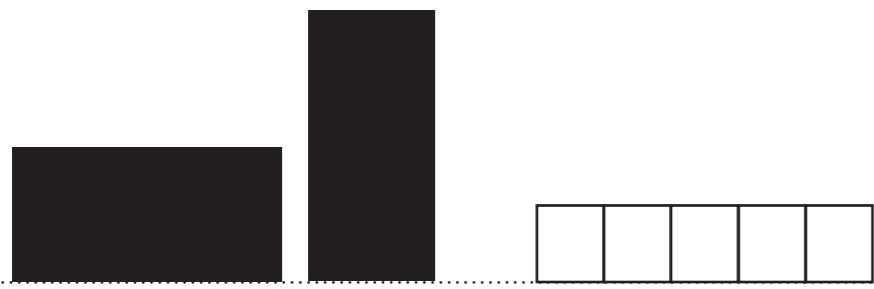
POSSIBILITY TO OBJECT





**GET INSPIRED BY VIENNA
AND AMSTERDAM!**

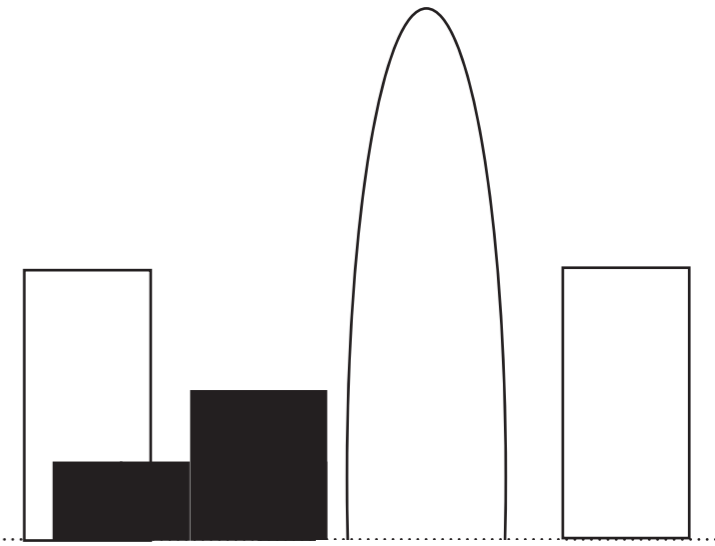
DENSITY VIABILITY PARADOX



Modernist



,Ideal'



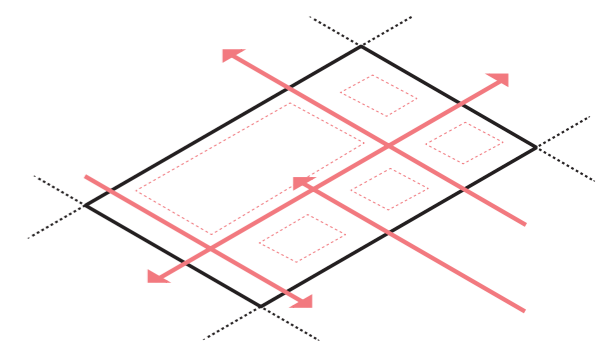
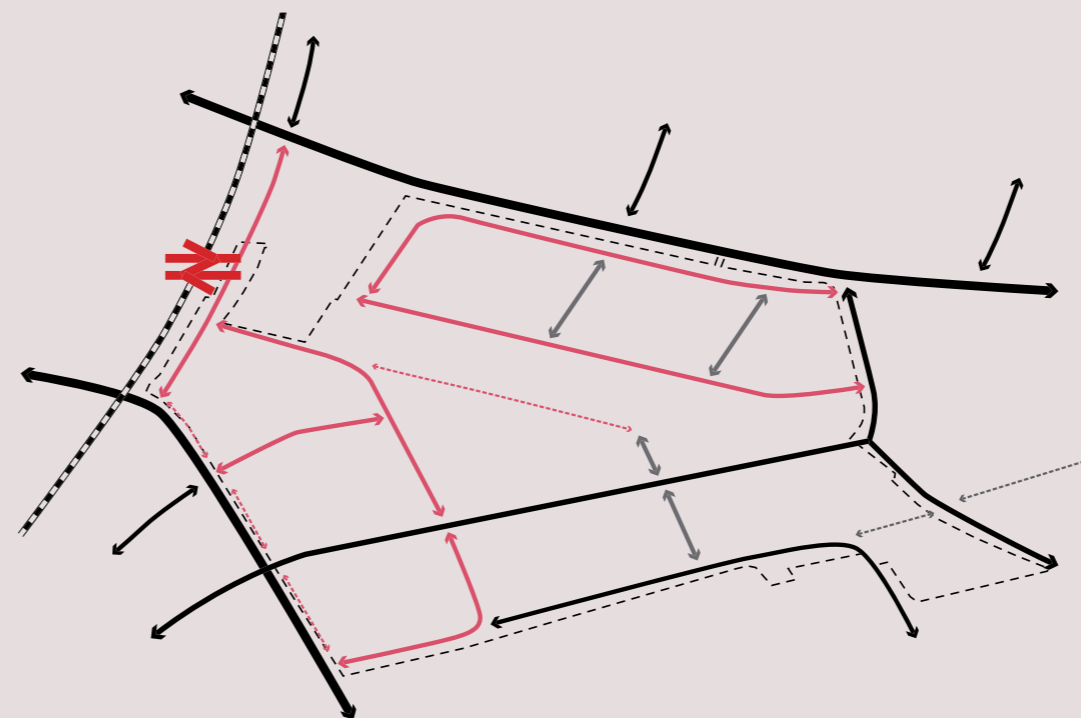
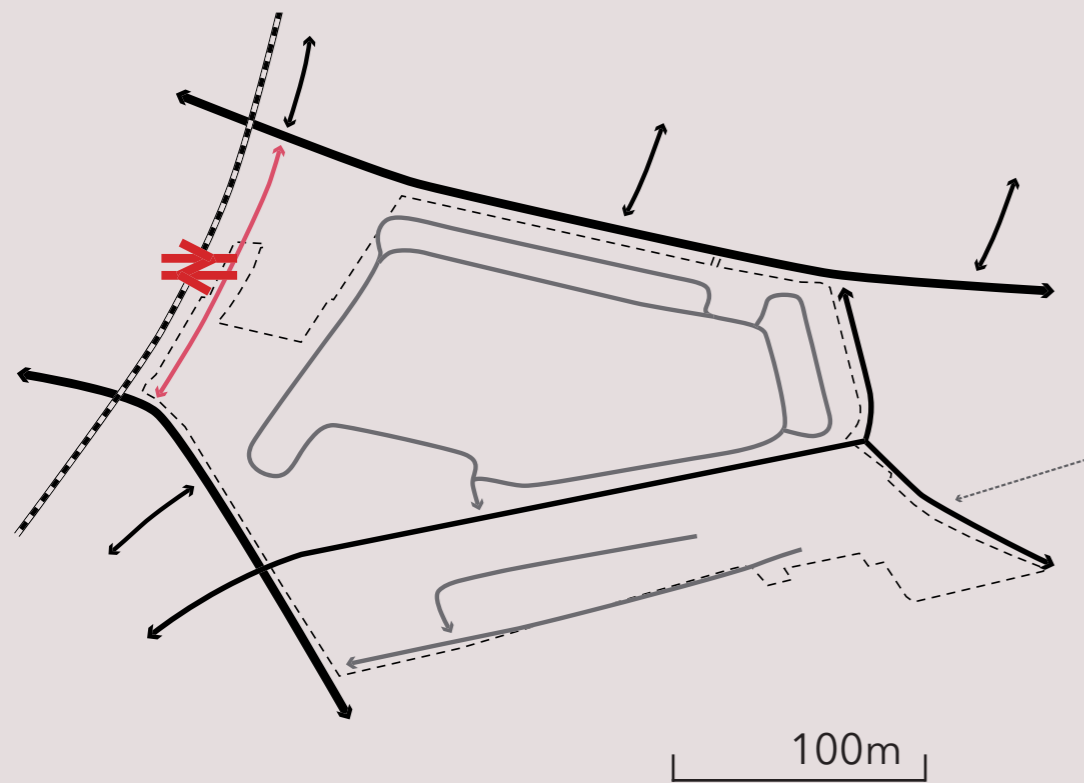
,Viable'



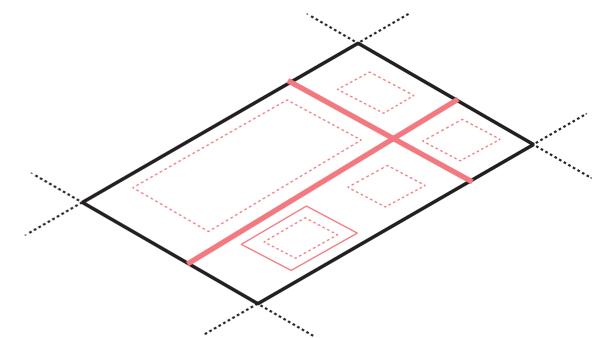
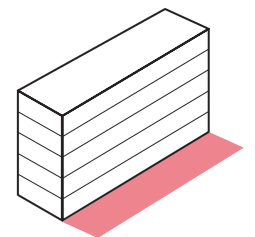


LONDON

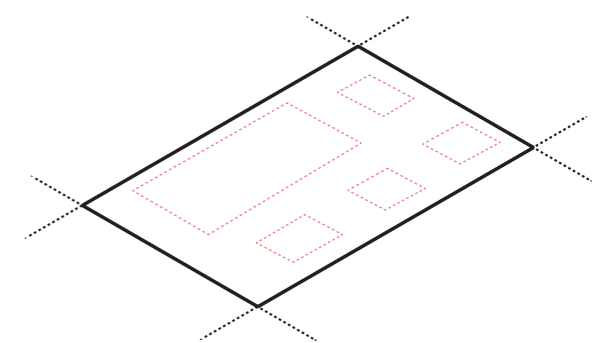
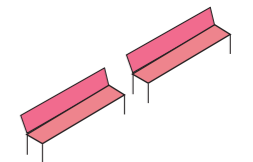
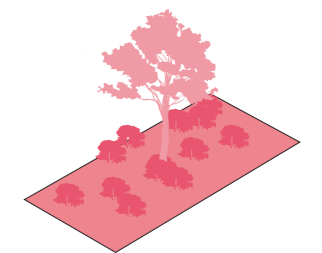
INTEGRATION



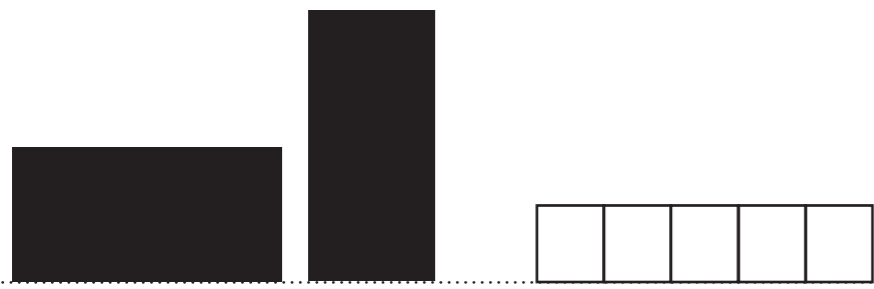
LONDON READABILITY



LONDON CONTROL



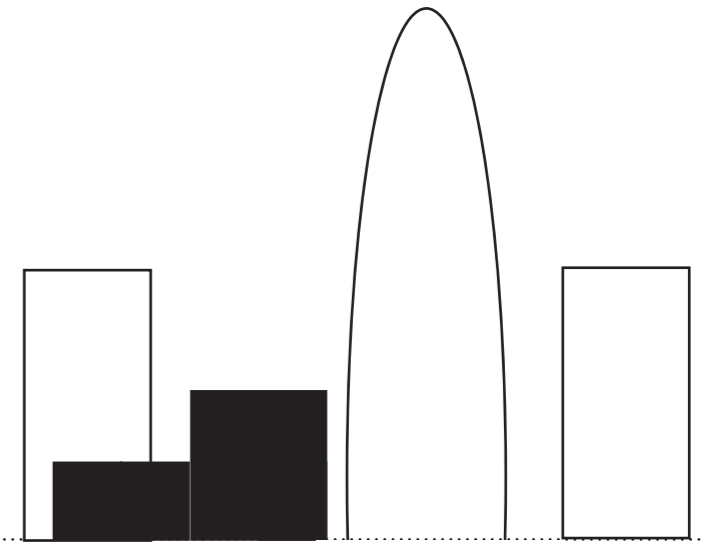
DENSITY VIABILITY PARADOX



Modernist



,Ideal'



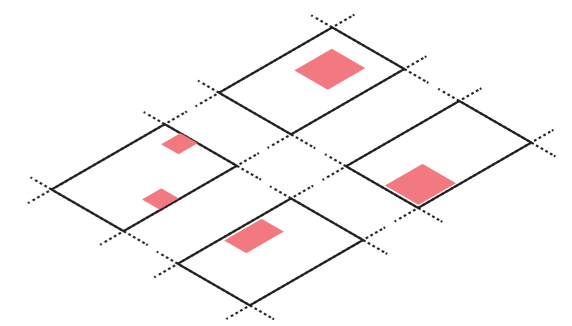
,Viable'



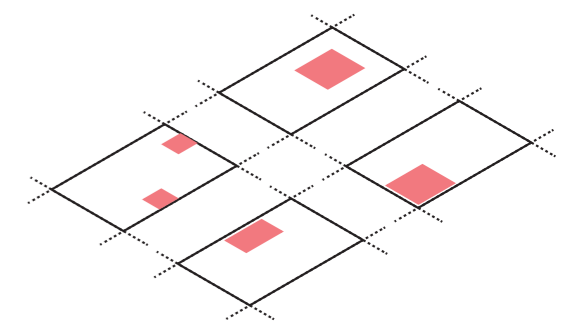
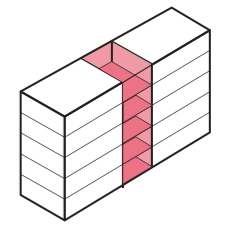
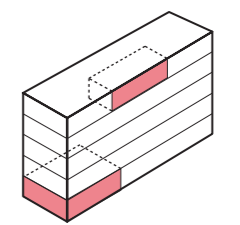


VIENNA

RED VIENNA

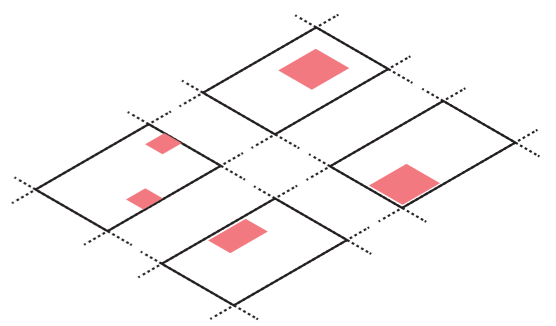
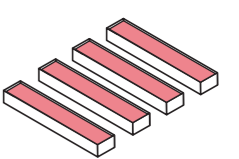
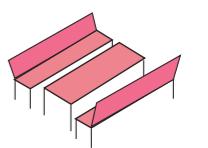
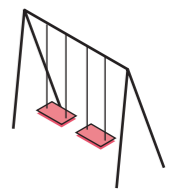


VIENNA COMMUNITY



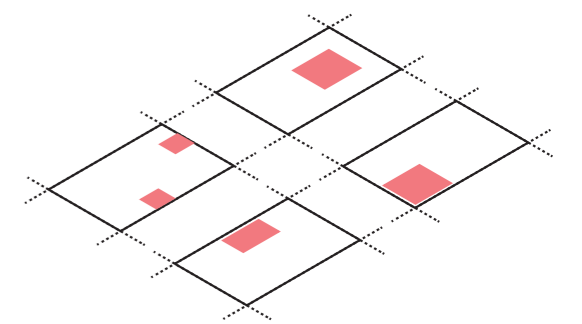
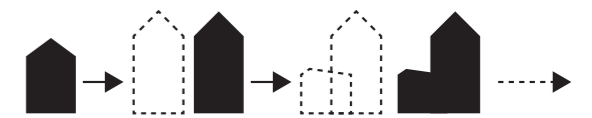


VIENNA COMMUNITY

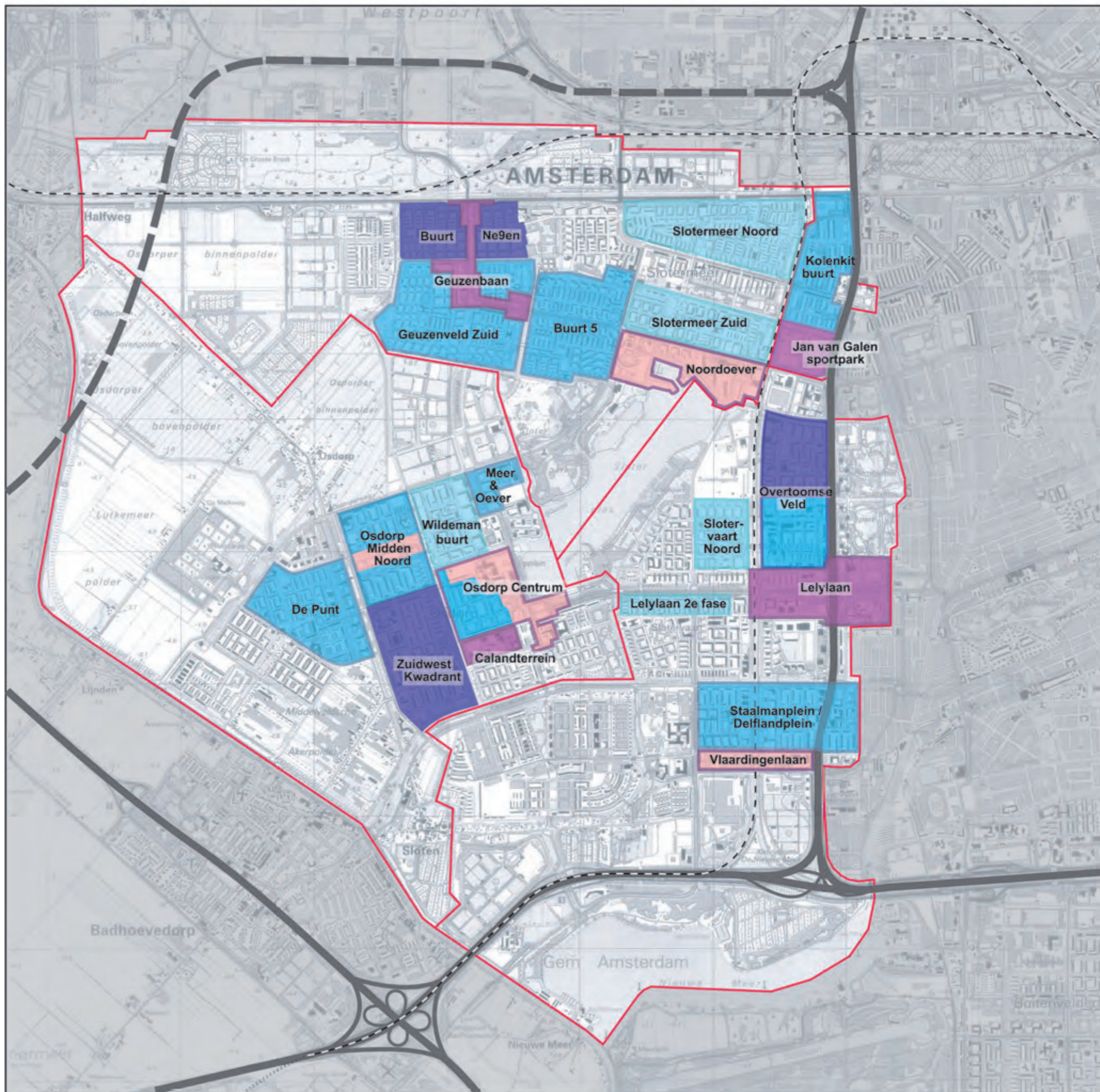




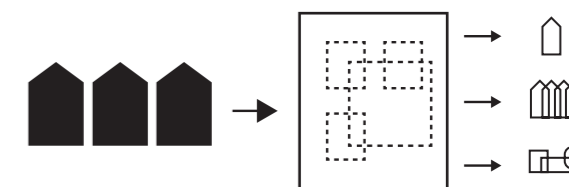
VIENNA
**COMMUNITY
INNOVATION**



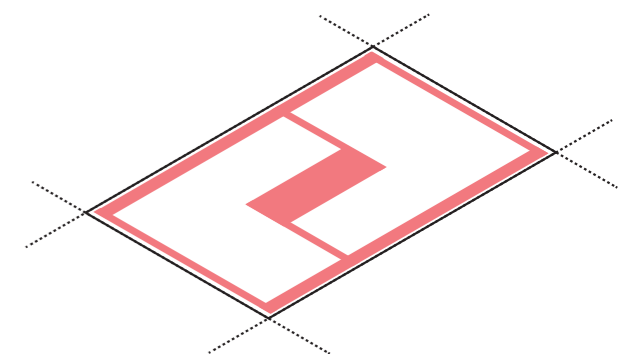
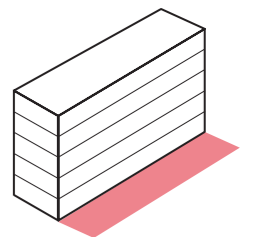
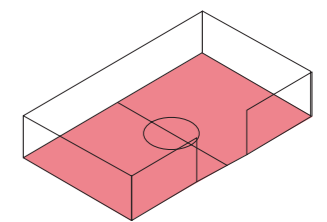
Vernieuwingsgebieden ParkStad



- | Primaat-gebieden | Overige gebieden |
|---|--|
|  |  1e fase: lopende (voorbeeld)projecten |
|  |  2e fase: vernieuwingsplan gereed vóór 2003 |
|  | 3e fase: vernieuwingsplan later gereed |



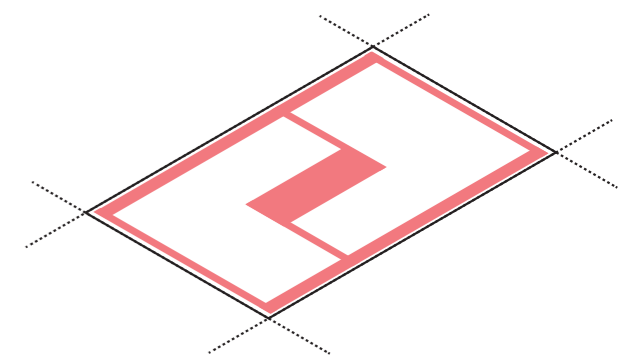
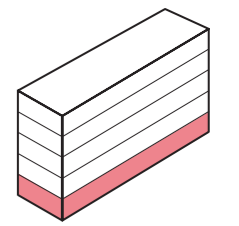
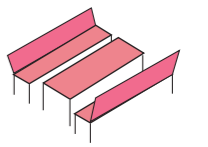
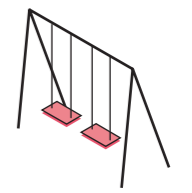
AMSTERDAM PUBLIC LIFE





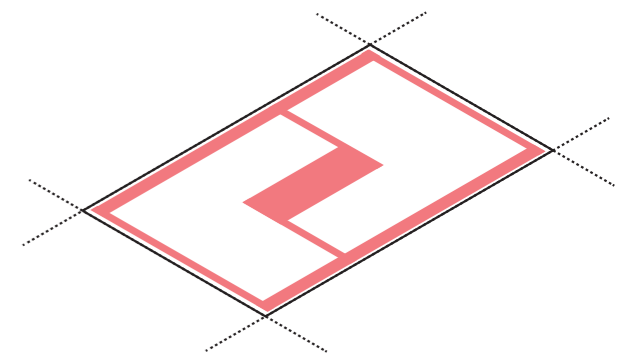
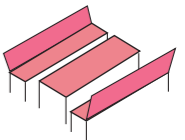
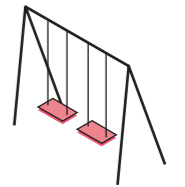
AMSTERDAM

SOCIAL INTEGRATION





AMSTERDAM **USEABILITY**

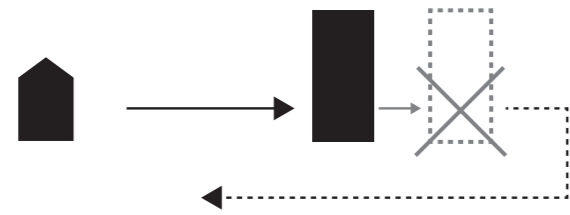


INTRODUCTION

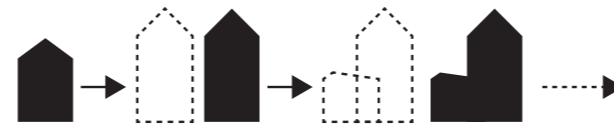
CASE STUDIES

RECOMMENDATIONS

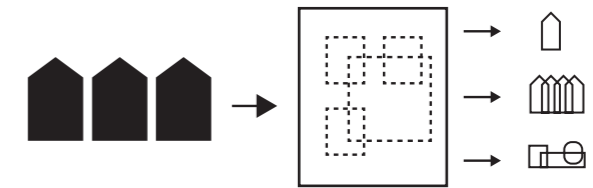
Nostalgia



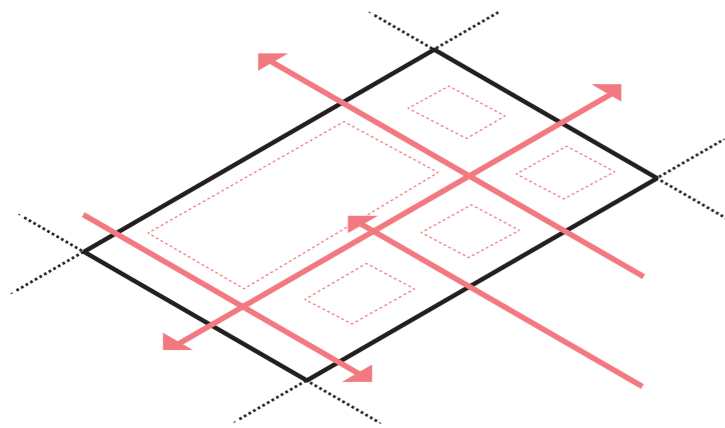
Evolution



Vision

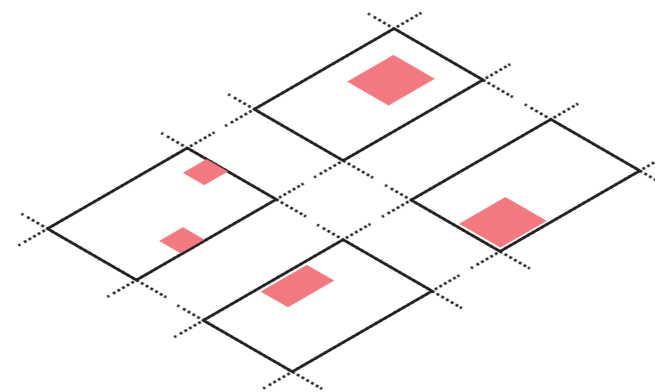


Integration + control



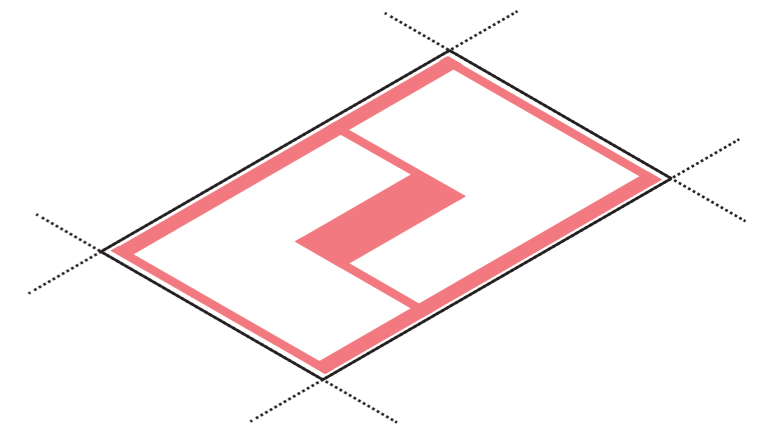
LONDON

Community



VIENNA

Public life



AMSTERDAM

