DWELLING GRADUATION STUDIO
DUTCH HOUSING

3rd GOLDEN AGE

RESEARCH BOOKLET

Dimitrios Papatheodorou
4452631

Mentors:
Theo Kupers
Pierijn van der Putt

2017-2018

architecture
& dwelling

TU Delft

HISTORY OF AMSTERDAM
First Golden Age (1600-1700)

TRADE / VOC

STOCK EXCHANGE

MASS IMMIGRATION

WORLD CENTER OF TRADE

Amsterdam, 1623

https://upload.wikimedia.org/wikipedia/commons/f/f7/Amstelredam_Anno_1623_by_Dirck_Cornelisz._Swart.jpg

HISTORY OF AMSTERDAM
Second Golden Age (1800-1900)

TRADE

INDUSTRIAL REVOLUTION

PALEIS VAN VOLKSVLIJT
Beginning of 2nd G.A.

DESTRUCTION BY FIRE
End of 2nd G.A.

https://s-media-cache-ak0.pinimg.com/originals/ae/de/f4/aedef45694040b945c3044a3ecde1c42.jpg

TURNING POINT: BREXIT

Amsterdam's opportunity to absorb business from the UK.

And the winner is:

Amsterdam (55 points)

Not only do 90 percent of the Dutch speak English, many speak it better than the English themselves. Its schools are ranked the best in Europe, and there are plenty of English-language options. The city has beautiful architecture and housing options, picturesque canals, excellent restaurants, music and theater, lively night life, and a cosmopolitan and tolerant attitude cultivated over centuries as a major global trading center.

BUSINESS POLITICS TOP STORIES

AMSTERDAM WINS EU MEDICINE AGENCY, 900 JOBS LEAVING LONDON OVER BREXIT

By Zack Newmark on November 20, 2017 - 18:58

AMSTERDAM: POTENTIAL FINANCE & BUSINESS HUB

Strategic Location & Connectivity

SCHIPHOL AIRPORT
4th in EU

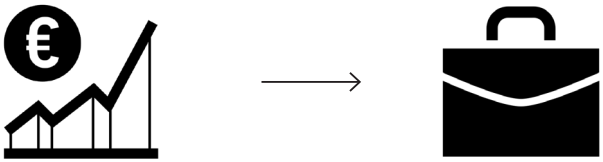
INTERNATIONAL
RAIL CONNECTIVITY

SEAPORT AMSTERDAM
4th in EU

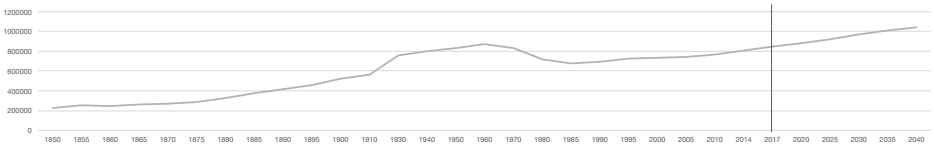
PROXIMITY TO
EU INSTITUTIONS

SOCIOECONOMIC IMPACT
Jobs & housing demand

Economic growth resulting in more jobs



Population growth prognosis



Rising immigration & housing demand

THE NOTION OF A METROPOLIS: μήτηρ (mother) + πόλις (city)
city/state of origin of a colony

- Mother cities of the ancient world sent out settlers to form colonies.
- Mother cities and colonies based on trade relationships.
- Mother cities were the administrative/economic centres for the colonies.

Ancient Greek trade & colonialisation, 500 B.C.

http://nsms6thgradesocialstudies.weebly.com/uploads/3/7/2/4/37241339/2463009_orig.jpg

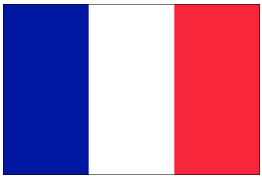
Examples from antiquity: Athens, Rome

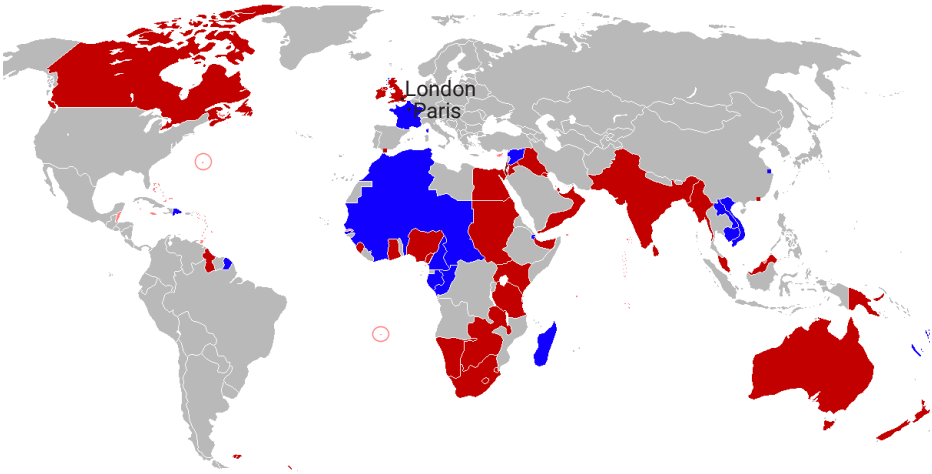
https://www.burgessyachts.com/media/adminforms/locations/a/t/athens_1.jpg

https://media1.britannica.com/eb-media/36/162636-004-B9E5EF88.jpg

METROPOLIS OF THE 19th CENTURY
Dependent on capital from a colonial economy

- Transnational colonialism financed metropolitanism
- British & French: major colonial powers in the 19th century
- Based on international trade London & Paris became major economic centres
- Other cities followed, including Amsterdam, Vienna etc.





METROPOLIS OF THE 19th CENTURY
Reshaping of major cities

- Undervalued ares redeveloped by the wealthy to reflect their class values (equality with aristocracy, liberty in property, freedom of religion & press)
- Targeted overcrowded & unsanitary districts. e.g. London, Paris
- Metropolitanism reshaped the city to fit the imagined possibilities of the bourgeoisie.

Paris before & after

http://www.museumofthecity.org/wp-content/uploads/2013/08/11.jpg

http://paris1900.lartnouveau.com/paris00/gds_magasins/printemps/cpa/magprint1.jpg

London before & after

http://paris1900.lartnouveau.com/paris00/gds_magasins/printemps/cpa/magprint1.jpg

http://c8.alamy.com/comp/BHRM2C/regent-street-quadrant-westminster-london-late-19th-century-BHRM2C.jpg

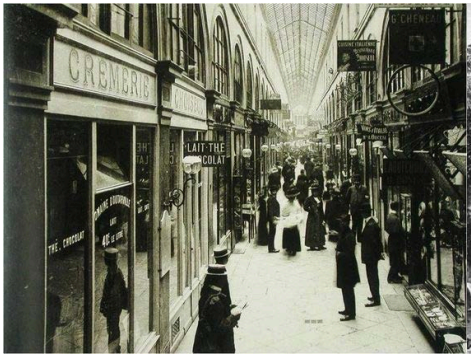
METROPOLIS OF THE 19th CENTURY
Phantasmagoria of the metropolis

- phantasmagoria facilitated by trade, expositions and globalisation
- phantasmagoria was the commodity in display
- originated through urban arcades and world expositions
- enabled architectural advances & new typologies
- kaleidoscopic metropolis with visual stimuli

"Metropolitanism created an imaginary city of heightened possibilities that interacts with the place of lived experience to produce dislocations."*

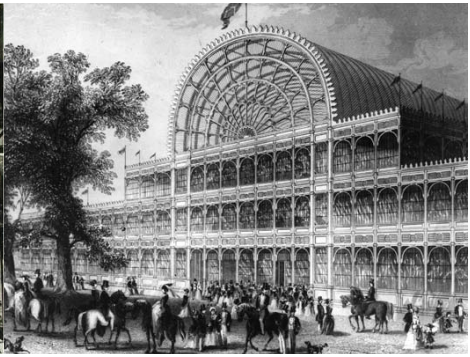
**housing shortage, disease, political uncertainty, rapid population growth, informational explosion*

Paris arcades



http://afriendinparis.com/wp-content/uploads/Paris-circa-early-19th-century.jpg

London Crystal Palace, exterior



http://media1.britannica.com/eb-media/20/114820-004-5A5281E8.jpg

Crystal Place, interior exhibitions

https://heyjoenyctour.files.wordpress.com/2014/09/10-interior-of-the-crystal-palace-by-thoms-paxton-1851-_.jpg

Amsterdam Paleis van Volksvlijt

http://images.memorix.nl/ams/thumb/500x500/de14c99e-1193-49ee-d7bb-425367e1a2e8.jpg

METROPOLIS IN LITERATURE

The metropolis of tomorrow - Hugh Ferris

- Popular image of the future: Buildings growing higher and higher.
- From bird's eye, it is impossible to assess the impact on the environment.
- Light & air crucial to public health & safety.

"The future metropolis"

- Close juxtaposition of vertical elements cannot be appreciated.
- Citizens' habitual prospects are ample vistas. With upright postures their glance can traverse the vista and find its end at a dominating pinnacle.
- Towers placed at intersections of avenues.

MODERN METROPOLIS
Manhattan as the embodiment of modern metropolis

- collective imagination for the metropolis cultivated through art & film.
- Manhattan as backdrop for numerous movies.

https://static.pexels.com/photos/1139/black-and-white-city-skyline-buildings.jpg

MODERN METROPOLIS

Symbols & characteristics of the modern metropolis

- congestion
- high density
- high rise
- pavements & shopping streets
- superimposition
- visual stimuli
- grandeur
- cultural constellations
- city than never sleeps
- anonymity
- liberating character
- hospitable to non conformist ways of life
- habitat of the lonely individual
- confrontations
- public transport
- cosmopolitan lifestyle

https://cdn.shutterstock.com/shutterstock/videos/6239363/thumb/1.jpg

PROBLEM STATEMENT
Housing Shortage

DutchNews.nl

17° broken clouds

Saturday 20 May 2017

News | Features | Blogs | [redacted] | Housing | Best of the Web

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Expats 'shun' Amsterdam due to housing and education shortages

Education Housing Jobs September 1, 2016

Features

DutchNews podcast – The Moonlighting Monarch Edition – Week 20

Private sector rents continue to rise, shortage of housing intensifies

Housing November 18, 2016

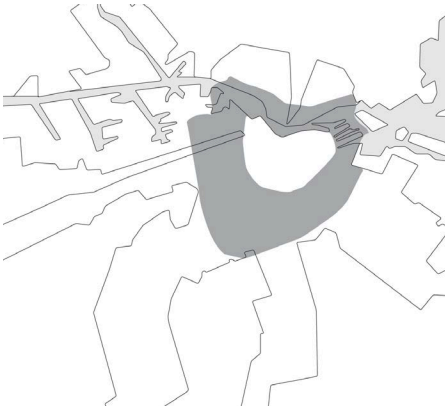
Features

DutchNews podcast – The Moonlighting Monarch Edition – Week 20

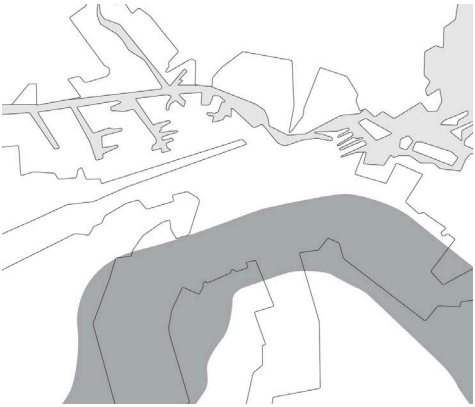
- Greater internationalisation brings more foreign companies.
- Companies are struggling to find international staff because of competition for housing.
- Expats seek rentals rather than purchase housing due to temporary nature of their stay.
- Expats demand higher standards than what is available, especially for rentals.
- Shortage of quality mid-priced rentals. Instead, mediocrity at high price.
- Shortage keeps forcing prices up.
- Expats are starting to steer clear of Amsterdam due to the availability & cost of housing.
- The lack of expat qualities is beginning to mar Amsterdam's image as a world metropolis.
- Housing poses serious obstacles if Amsterdam wants to attract business from London after Brexit.

AMSTERDAM STRUCTURAL VISION 2040

Expansion of the city centre

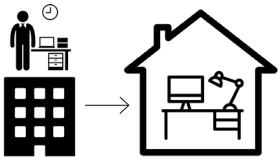


Internationalisation of the southern flank



Densification

Function change: more mixed-use



Effective public transport

Quality Public Spaces

ISSUES OF DENSIFICATION
Inner City Limitations

High Land Values

UNESCO Heritage Site

Few empty plots

PREVIOUS APPROACHES ON HOUSING SHORTAGE
Outdated urbanisation methods found in Amsterdam

SUBURBAN SPRAWL - Low density

- Single family (row) houses with private gardens.
- Longer commutes & larger carbon footprint.
- Lack of facilities in suburbia.
- Space becoming less a medium in which we mix and more a barrier that insulates us from those unlike ourselves.
- The further we live from each other, the less we are capable of seeing each other as people with shared dreams and struggles and the more likely we are to see an other, unlike us, whom we fear and demonize.

MODERNIST HIGH RISE ESTATES - High density

- High rise estates among vast green space.
- Smaller footprint.
- Modernism aimed to invert the relationship between built and open space resulting in deleterious effects on street level.
- Modernist city: too much open space - little real and memorable open space.
- Segregated functions.

Dystopian high rise architcture

https://municipaldreams.files.wordpress.com/2015/10/redroad2-1967.jpg?w=503&h=221

CURRENT APPROACH OF OTHER EUROPEAN MAJOR CITIES
Competing to attract business while addressing existing issues of historic city fabrics and high land values

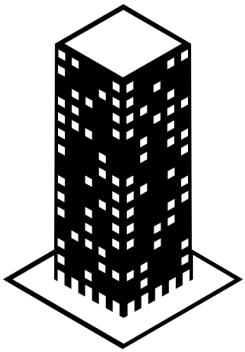
dezeen

Paris announces seven skyscrapers to boost post-Brexit business

Jessica Mairs | 27 February 2017 | 40 comments

Frankfurt embarks on Brexit building boom with new high-rises by BIG, UNStudio and more

Amy Frearson | 19 October 2017 | 7 comments



RESEARCH QUESTIONS

- What are the design criteria for lively and safe public spaces in a metropolitan high rise environment?
- How can high rise structures be incorporated into the city fabric through the use of the plinth and eye level perception?

METHODOLOGY

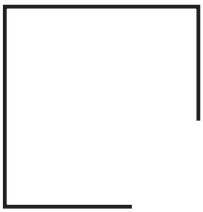
The methodology to address the research questions and the design assignment consist of the following steps:

- Consulting relevant literature with design guidelines on the public realm with a particular focus on the design of plinths, extracting points to consider further in the research.
- Site visits to locations of perceived metropolitan character with high rise structures in place.
- Use of diagrammatic plans and sections examining the proportions and form of public space.
- Empirical research with in situ observation of the public realm. Emphasis on the plinths, their function and the activity in the immediate context, using photographs to record the observations.
- Use of photographs as a way to analyse the form and material treatment of the plinths and record the activity around them.

PERCEPTIONS OF THE CITY

IMAGEABILITY

- distinct parts / recognisable / memorable / feelings evoking
- landmarks: singularity in relation to the city & larger context
- landmarks: visual termination points / orientation points / points of contrast / addressing anonymity

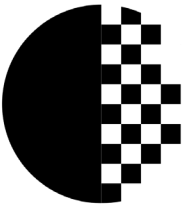


ENCLOSURE

- streets and public spaces visually defined by buildings/ trees etc.
- height-width relationship between building & street
- lines of sight blocked to create room-like space
- continuous facade encourage pedestrian use of streets

HUMAN SCALE

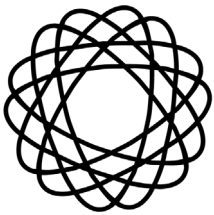
- texture / materials / detailing / furniture relating to scale of humans
- cross sectional area of a building
- amount of fenestration
- facade partitioning



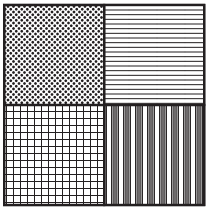
TRANSPARENCY

- what happens beyond public space
- what lies beyond street can also be imagined (e.g. entryways)
- transparency critical at street level
- activities externalised or brought to sidewalk

PERCEPTIONS OF THE CITY



COMPLEXITY
- visual richness of a place
- related to changes in height/setback/width/trees/ texture/furniture/signage
- presence of people & activity add to complexity and attract others
- layering of street edges: pavement-arcade-courtyard
- diverse edges/ social settings/ uses



COHERENCE
- visual order & consistency
- window patterns/ massing/form/ setback from street
- highly complex should be coherent

Aa

LEGIBILITY
- understandable & navigable spatial structure
- particular visual quality
- orientation & reference points
- edges/nodes/visually interesting features

LINKAGE
- visual & physical connections
- connectivity
- horizontal links & collisions give life & kinetic energy to the city

PUBLIC REALM
The role of public space in inner cities

Public Open space is an outdoor area in metropolitan region which is open to the freely chosen and spontaneous activity, movement or visual exploration of a significant number of city people. Public space has a direct bearing on our daily lives. Public spaces will become more important as more people are moving to urban centres.

POS successful when:
- It becomes conducive space for interaction
- It attracts many visitors to do their activities
- a wide range of activities occur there (individual or group, informal and suitable for recreation)
- it is democratic and non-discriminative
- it is accessible for all class and age of people including disabled

Public space design
- Design and quality of public open space influence the use of public open space and activities occur in the place.
- High quality, well designed and managed parks and urban public spaces will promote the quality of life.

Functioning of public space
- An open city must be both free and controlled to maintain order.
- Control is defined by local ethics codes and public strategies.
- A balance between freedom and control must be maintained in public space.

Privatisation of public space
- Market liberalism & government downsizing lead to a decline in government provisions of public space.
- Like elsewhere, Dutch local authorities are acting in a more entrepreneurial manner. They are no longer solely focussed on the provision of services for residents but are also involved in the promotion of the prosperity of the city and its ability to attract jobs and investment
- The image of the city and its lifestyle can also benefit from public spaces of good quality.
- In search of funding to redevelop public space, local governments may turn to the private sector, which – unlike the public sector –can usually raise the necessary funds.
- It seems inevitable that the private sector will play an increasingly important role in urban redevelopment in the Netherlands.

PUBLIC REALM
Privatisation of public space

http://www.stadtentwicklung.berlin.de/planen/staedtebau-projekte/leipziger_platz/pix/realisierung/oeffraum/141019_sony_center_am_potsdamer_platz_bild6_1000px.jpg

SONY Plaza, Berlin, Germany

- Private ownership with leisure & entertainment faclities.
- But not accessible to performing artists, beggars etc.
- Activities not bringing profit: not desired

http://www.ghardeman.nl/fotos600p/rotterdam150521072fw.jpg

Beursplein, Rotterdam, Netherlands

- Private ownership with leisure & retail faclities.
- Invisible boundaries: part of the city
- Restrictions apply (e.g. cycling)

http://www.bdp.com/globalassets/projects/liverpool-one/liverpool-one_001.jpg

Liverpool ONE, Liverpool, UK

- Private ownership with leisure & entertainment faclities.
- Invisible boundaries: part of the city
- All activities welcome (including protests, street performers
- City rules apply

Prerequisites for privatised public space

- Combine local economic development while stimulating public life and community development.
- A well-functioning public domain can also exist in privately owned spaces of consumption.
- Need for legislative changes saying that privately owned public places have to be governed by the law of the land and not by the will of the property developer.
- Ownership doesn't have to be the defining element.

DESIGNING / DETAILING PUBLIC SPACE
A keyword list

PROTECTION

1. Protection against traffic & accidents

-traffic accidents
-fear of traffic
-other accidents

2. Protection against crime & violence (feeling of safety)

-lived in / used
-streetlife
-streetwatchers
-overlapping functions - in space and time

3. Protection against unpleasant sense experiences

-wind/draft
-rain/snow
-cold/heat
-pollution
-dust, glare, noise

COMFORT

4. Possibilities for WALKING

-room for walking
-untiering layout of streets
-interesting facades
-no obstacles
-good surfaces

5. Possibilities for STANDING/STAYING

-attractive edges
-defined spots for staying
-supports for staying

6. Possibilities for SITTING

-zones for sitting
-primary & secondary sitting possiblities
-benches for resting

7. Possibilities to SEE

-seeing distances
-inhindered views
-interesting views
-lighting (when dark)

8. Possibilities for HEARING/TALKING

-low noise level
-bench arrangements

9. Possibilities for PLAY/UNFOLDING ACTIVITIES

-invitation to physical activities, play, unfolding & entertainment - day & night and summer & winter

ENJOYMENT

10. Scale

-dimension of buildings & spaces in observance of the important human dimensions related to senses, movements, size & behaviour

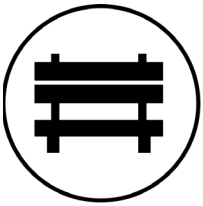
11. Possibilities for enjoying positive aspects of climate

-sun/shade
-warmth/coolness
-breeze/ventilation

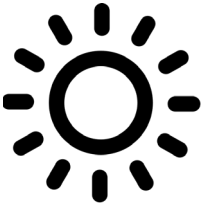
12. Aesthetic quality/ positive sense-experiences

-good design & good detailing
-views/vistas
-trees, plants, water

PUBLIC SPACE PHYSICAL QUALITIES
Street/square

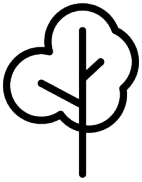


SITTING SPACES
- provision of sitting spaces provides the opportunity for resting/discussing/meeting etc.
- benches/chairs positioning & configuration in clusters
- steps, ledges, tree planters offer sitting opportunities



SUN & LIGHT
- sun is important but light even more
- light or shadow preference depending on season
- reflectied light from surrounding buildings

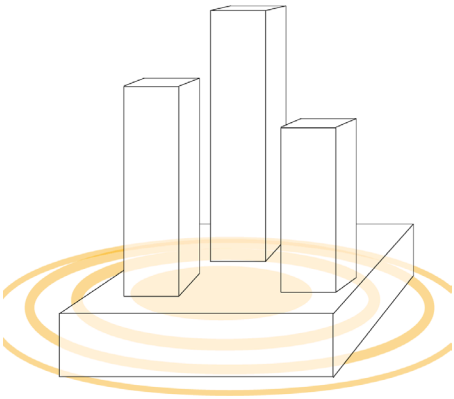
WATER
- water sound
- water as a sight element
- interactive use of water (cooling/playing)
- waterfront attractiveness



TREES
- tree canopy providing shadow
- affecting microclimate
- planted clusters of tress provide larger canopies

FOOD & TRIANGULATION
- food stalls
- restaurant & cafe tables attract people
- performances
- sculpture & art

THE USE OF PLINTHS
Mediating between public & private space



FOR PLINTHS TO SUCCEED

- central location attracting more people
- positioned along walking routes
- provide ample public space
- programme including popular functions (e.g. food & beverage)

FUNCTIONS

In fragmented societies people are united by retail and by the shared stimulation of the sense of sight - by spectacle.

- good plinth: mix of functions including social functions & housing
- plinths boosting urban economy
- Retail/cafes/restaurants: highest profits
- Need for flexible spaces
- plinths create social & physical experiences (odours, sight, etc.)
- face to face contacts happen in cafes, bars, pubs, libraries, fitness etc.
- semi public spaces (shops, cafes) connect us to the city and make us feel at home
- plinth 24hour operation guarantee eyes on the street, liveliness & feeling of safety

GOOD PLINTH CRITERIA

Plinths are part of a vivid and vibrant city life and city spaces: providing comfort, social interaction and eyes on the street.

THE BUILDING

- small scale units
- variety of functions
- transparent façades
- special character of the architecture
- richness in material
- vertical orientation of the façade
- a well functioning 'hybrid zone' (the transition from private to public)
- appropriate signing
- flexibility in height (4+m)
- flexibility in the land use plan (zoning)

THE STREET

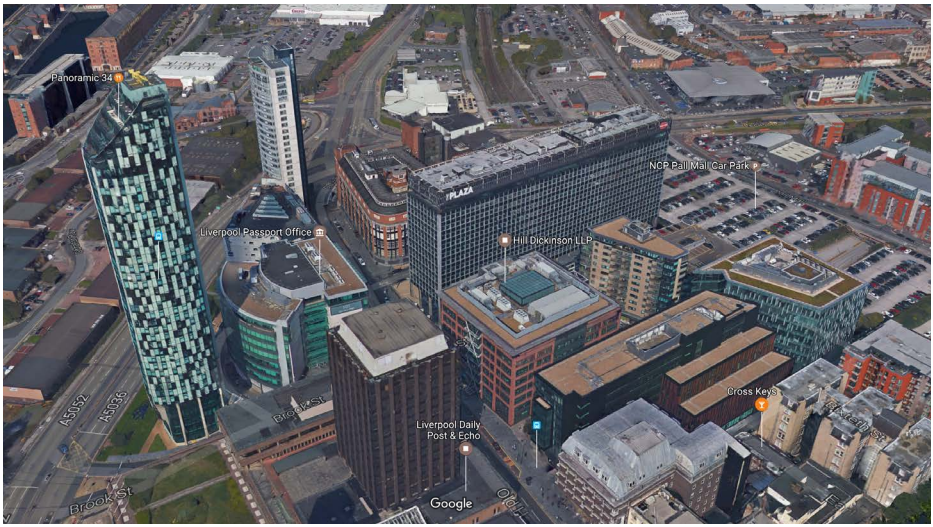
- pleasure to walk in
- physical comfort (wind, sound, sun, shadow, maintenance)
- definition (the height should at least be half the width)
- variation in buildings
- quality that binds the eye
- good tree canopy
- parking facilities
- clear beginning and ending of the street
- possibilities to sit
- density

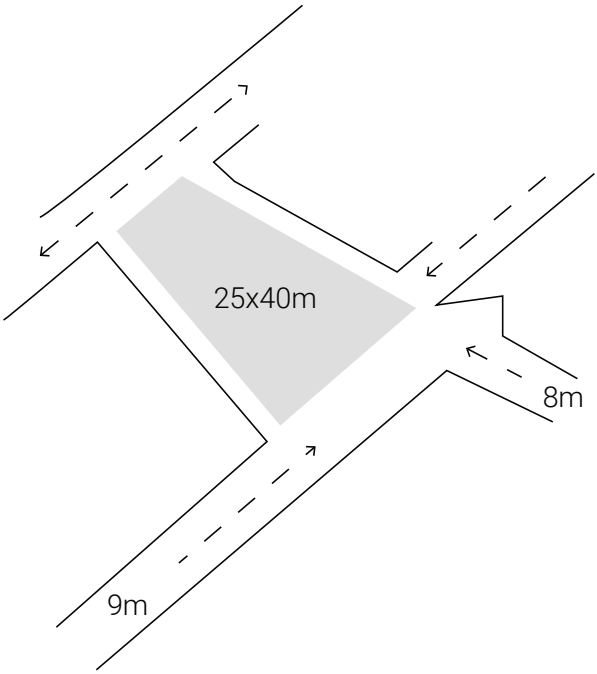
THE CONTEXT

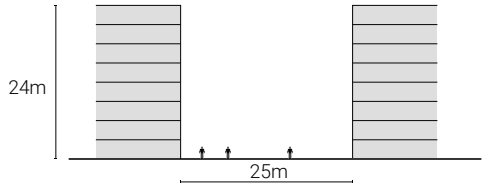
- plinth-oriented consumer audience (pedestrian streams day and night, economic and cultural capital in the
- surrounding neighbourhoods)
- special urban programme or a special cluster of economic or cultural functions
- good connections to the network of squares and parks
- coherent urban design
- a good position in the urban fabric and in the city's walking and cycling routes

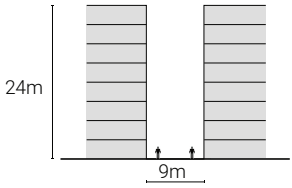
CASE STUDIES

CASE STUDY #1 St. Paul's Square, Liverpool
functions: office/hotel/residential/parking/cafes





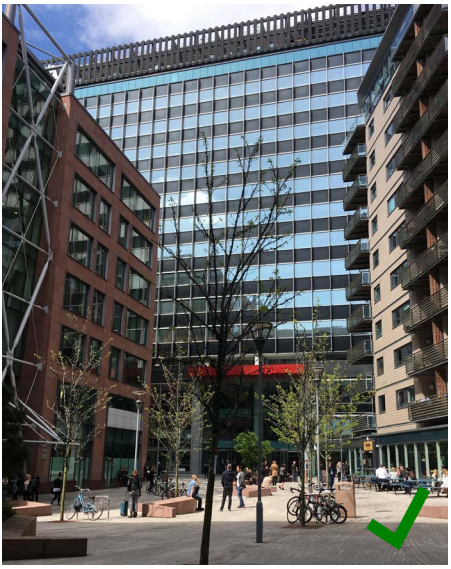




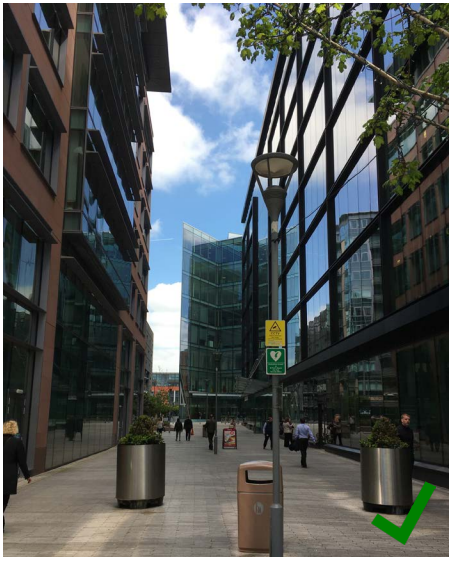
Plinth Program	Residential	Office	Hotel	Retail	Cafe/Restaurant	Fitness
	○	●	●	○	●	○

PERCEPTIONS
enclosure, proportions, visual termination, light (reflection)

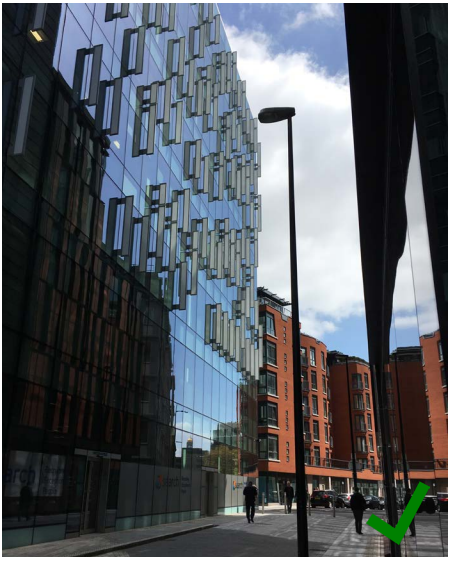
Buildings provide sense of enclosure and points of visual termination.



Plaza proportions provide a sense of enclosure (room-like) and adequate access to sunlight.



Street proportions provide enclosure and the vista is terminated by landmark building.



Glass facade provides reflective lighting despite narowness of the street.

PLINTH
height/ blind vs. transparent/ transparent vs. reflective

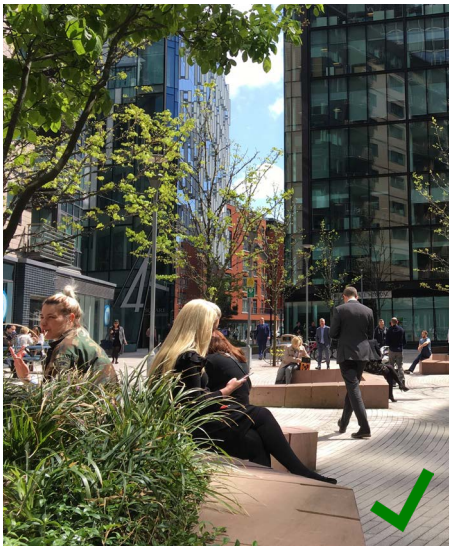
Sense of grandeur due to heightened plinth and provision of sheltered space.

Blind plinth and lack of activity results in a lack of safety and security.

Frozen or highly reflective glass surfaces interrupt indoor outdoor communication.

Transparent glass ensures the visibility of internal activity.

PUBLIC SPACE
Sitting spaces: benches/ ledges/ planters



Combination of planters and sitting arrangement provide sitting oportunity in contact with nature.

Benches provide sitting opportunities, even in more deserted spaces.

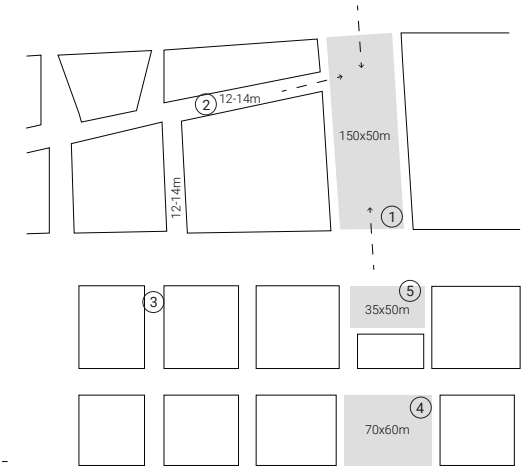
Hard landscaping in form of street ledge provides sitting & resting opportunity.

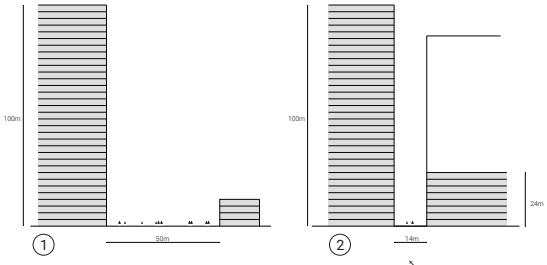
Externalisation of activity through outdoor sitting arrangements in cafes, restaurants etc.

CASE STUDY #2 Zuidas, Amsterdam
functions: office/hotel/residential/retail/cafes/restaurants

http://medias.photodeck.com/11ea291d-f1b5-49db-aa16-518695792df0/302123_xgaplus.jpg

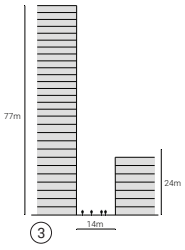
PUBLIC SPACE DIMENSIONS & PLINTH FUNCTION





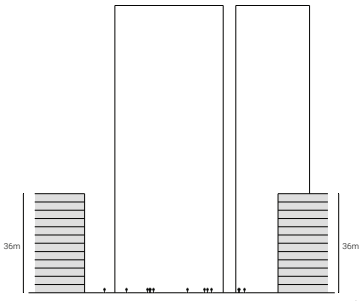
Residential Office Hotel Retail Cafe/Restaurant Fitness

Plinth Program ○ ● ○ ○ ● ○



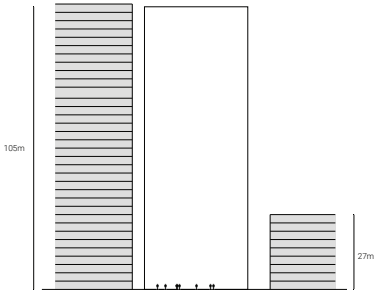
Residential Office Hotel Retail Cafe/Restaurant Fitness

Plinth Program ○ ○ ○ ● ● ●



Residential Office Hotel Retail Cafe/Restaurant Fitness

Plinth Program ○ ● ○ ● ● ○



Residential Office Hotel Retail Cafe/Restaurant Fitness

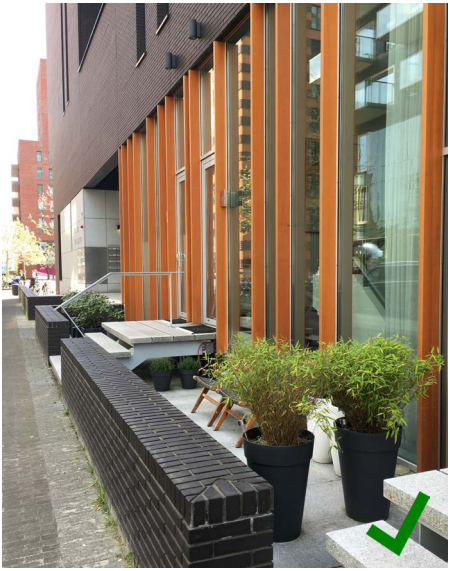
Plinth Program ○ ○ ● ● ● ○

STREETS & PLINTH TREATMENT

Enclosure, transparency and visual termination

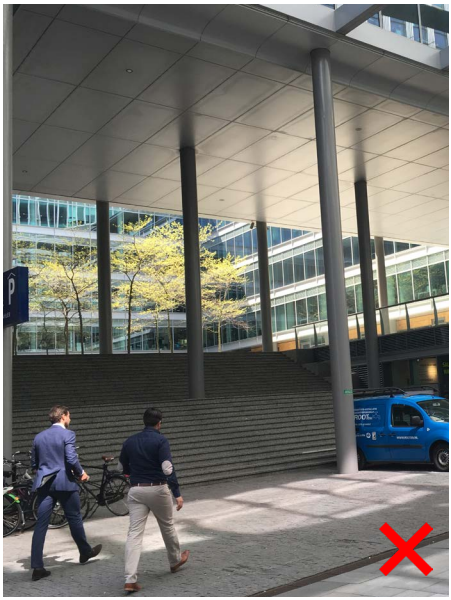
Comination of planter and sitting opportunities with acess to direct sunlight.

Horeca function with externalised activity. Overhang provides protection from weather.



Transparency in residential function mitigated by buffer zone with planters and sitting space.

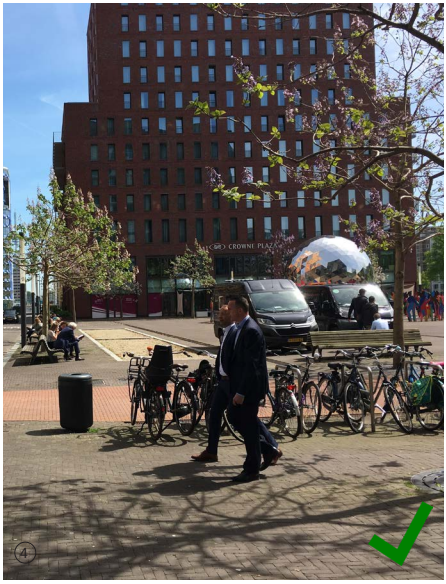
PUBLIC PLAZAS



Raised plaza discourages users to enter.

Greenery and sitting space encourage the use of the public plaza.

Plaza taken over by parking ruling out other uses.

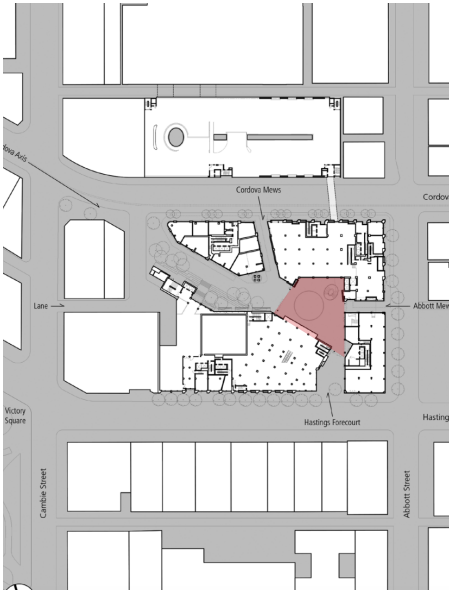


Sculptures and art installations provide opportunities for usage of public spaces.

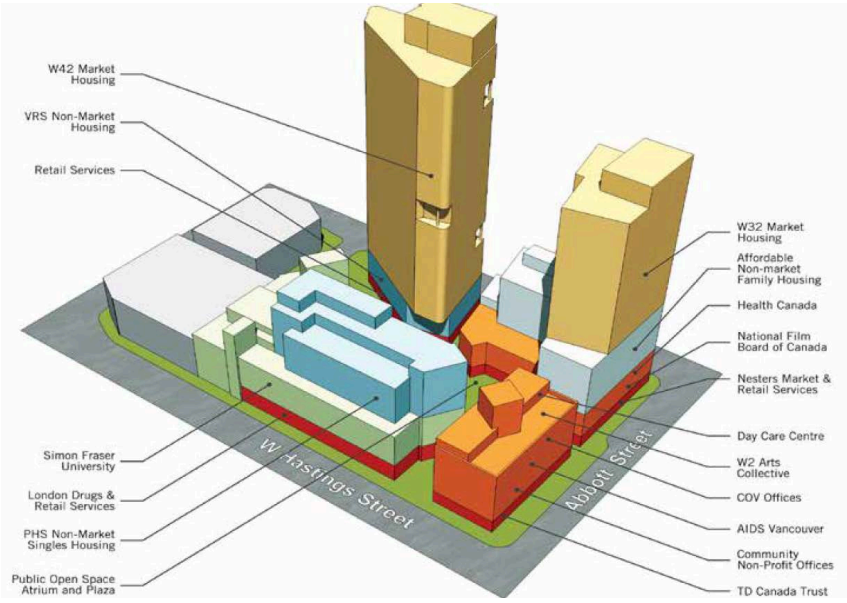
CASE STUDY #3 Woodward's, Vancouver

Henriquez Partners Architects, 2010

High density mixed-use scheme addressing inclusivity with affordable housing provision in return for more private floor space. Mid-rise & High rise on plinth.

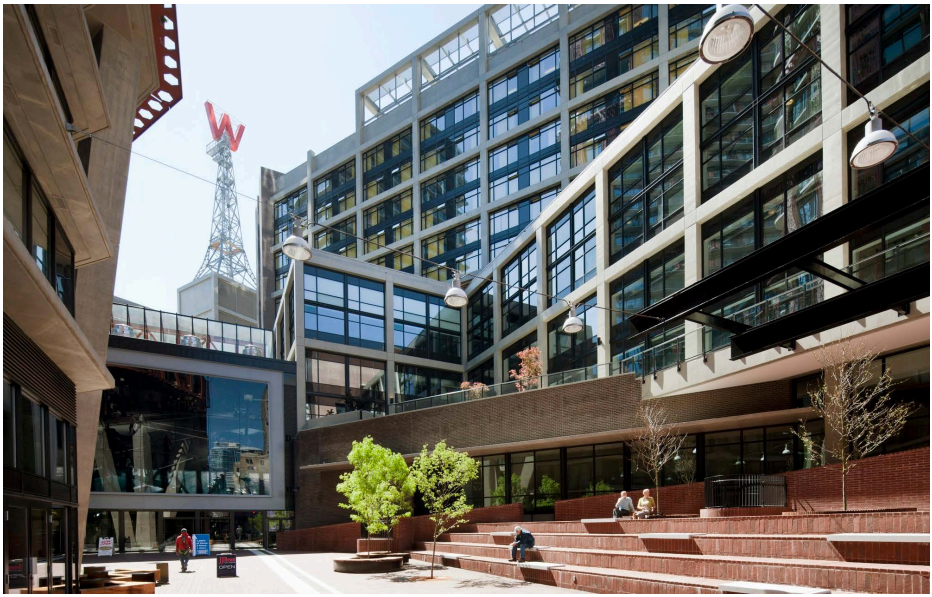


https://upload.wikimedia.org/wikipedia/commons/7/78/W43_Tower_Vancouver.jpg



PUBLIC REALM AS A COMMUNITY BINDER

Public plaza & atrium enable multiple uses all year long, including festivals and shelter for the homeless in the winter.



http://images.adsttc.com/media/images/5498/1d61/e58e/ce06/f000/012f/large_jpg/Bob_Matheson_6.jpg?1419255110

https://positivelybeaming.files.wordpress.com/2012/08/img_2429.jpg

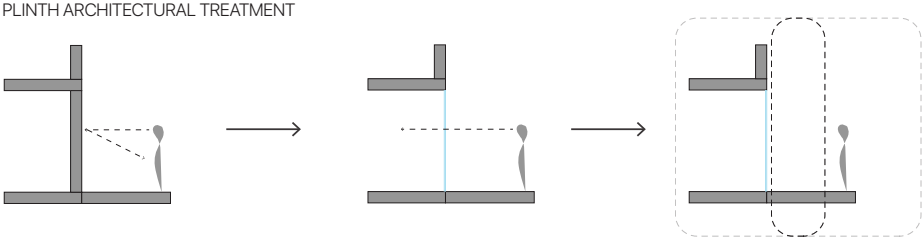
RESULTS & CONCLUSIONS

"Blind" plinth with no activity.

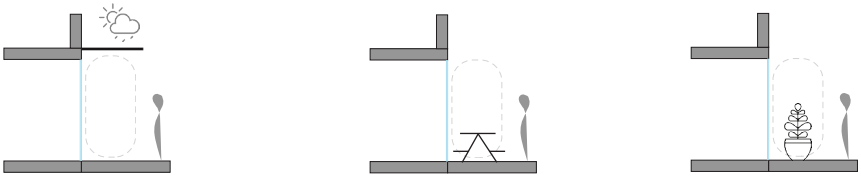
Transparent plinth & office function.
Internal activity visible.

Transparent plinth with projecting canopy.
HORECA function. Extended activity.

PLINTH ARCHITECTURAL TREATMENT



HYBRID ZONE TREATMENT



PLINTH PROGRAM

Mix of functions
for 24/7 activity

Frequency of ocurrence

Amount of people in close proximity

CONCLUSIONS & DISCUSSION

The design elements of plinths do indeed play an important role in the liveliness and feeling of safety in the immediate public realm. “Blind” pinths contribute negatively to the feeling of safety for the users. A hard, impermeable boundary provides no reassurance to the street users as there are no active observers on the street that could contribute to the feeling of being watched. Thus, this could result in increased possibilities of anti-social behaviour in such spaces. Transparent plinths, on the other hand, allow for visual interaction of passersby and internal users by being able to see each other through the facade and watch the activity taking place on both sides. Observing internal activity becomes part of public life, enhancing the feeling of safety on the street and encouraging its active usage. Additionally, the use of public-private hybrid zones between the facade and the street enable an enhanced indoor-outdoor connection by promoting the externalisation of activity. A hybrid zone allows for extended activities that encourage users to participate and enhance the overall liveliness of the space. The combination of a transparent plinth, a hybrid zone and a diverse mix of program in the plinth that ensures 24/7 use, can add to the feeling of safety over the day by providing the necessary supervision of public space through the “eyes on the street”.

Site visits and observations were carried out on specific days and times and therefore results could vary throughout the day and year. For instance, night-time versus daytime, weekday versus weekend observations could differ and can also be affected by external factors, such as weather conditions. Also, the sample of visited sites is limited and could vary in different georgraphical locations and according to the local cultural norms. Finally, photographs capture very specific points in time and therefore, generalised conclusions on activity over longer periods of time may not be reliable.

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