



THE URBAN DORMITORY

Reducing the negative consequences of
studentification in small-sized university cities

WHAT IS STUDENTIFICATION?

“Social, cultural, economic, and physical transformations of urban spaces resulting from increases in and concentrations of student populations”

-Jolivet et al., 2022

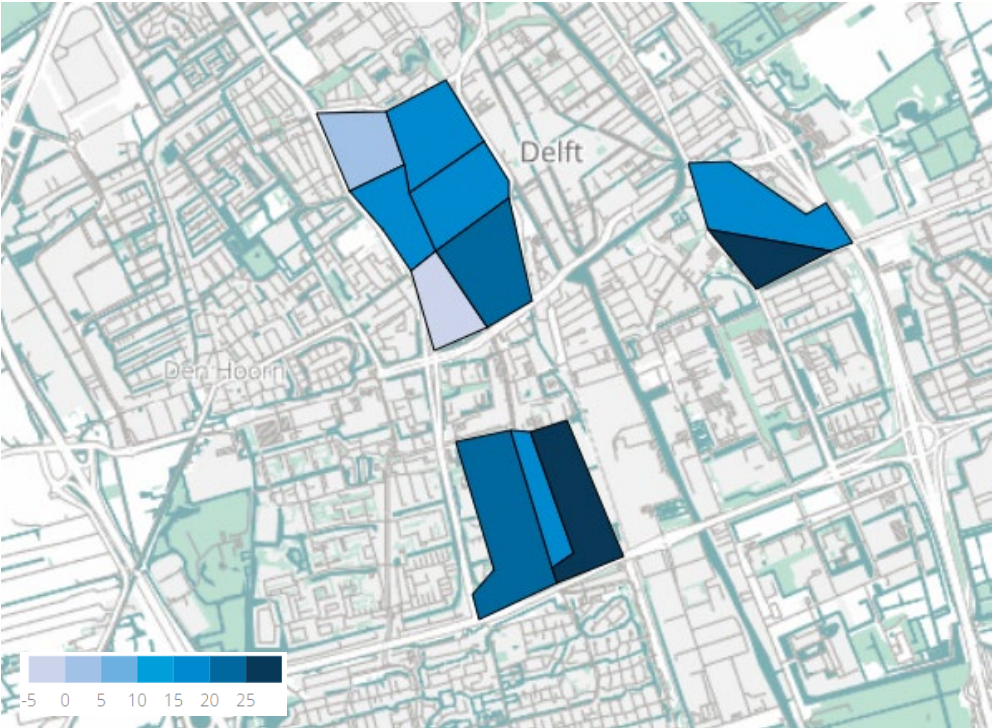
PRIVATE MARKET SHIFT & HIGH RENT

Delft is ranked number 1 in investment opportunities for housing

City	Ranking 2021	Ranking 2020
Delft	1	2
Amsterdam	2	11
Tilburg	3	5
Rotterdam	4	9
Enschede	5	7

<https://insight.savills.nl/spotlight-student-housing-2022/student-housing-ranking/>

Percentage increase in private rented homes:



<https://www.delta.tudelft.nl/article/hoe-delft-de-ban-raakte-van-woningsplitsing-en-wat-daarop-volgde>

PUBLIC SPACES TAKEN OVER BY BIKES & LITTER



<https://www.delta.tudelft.nl/article/being-good-neighbour-not-request-it-order>

NOISE NUISANCE & SLEEP DEPRIVATION



<https://www.delta.tudelft.nl/article/owee-pictures-trip-around-student-associations>

CONFLICT, TENSION, & LACK OF SOCIAL COHESION

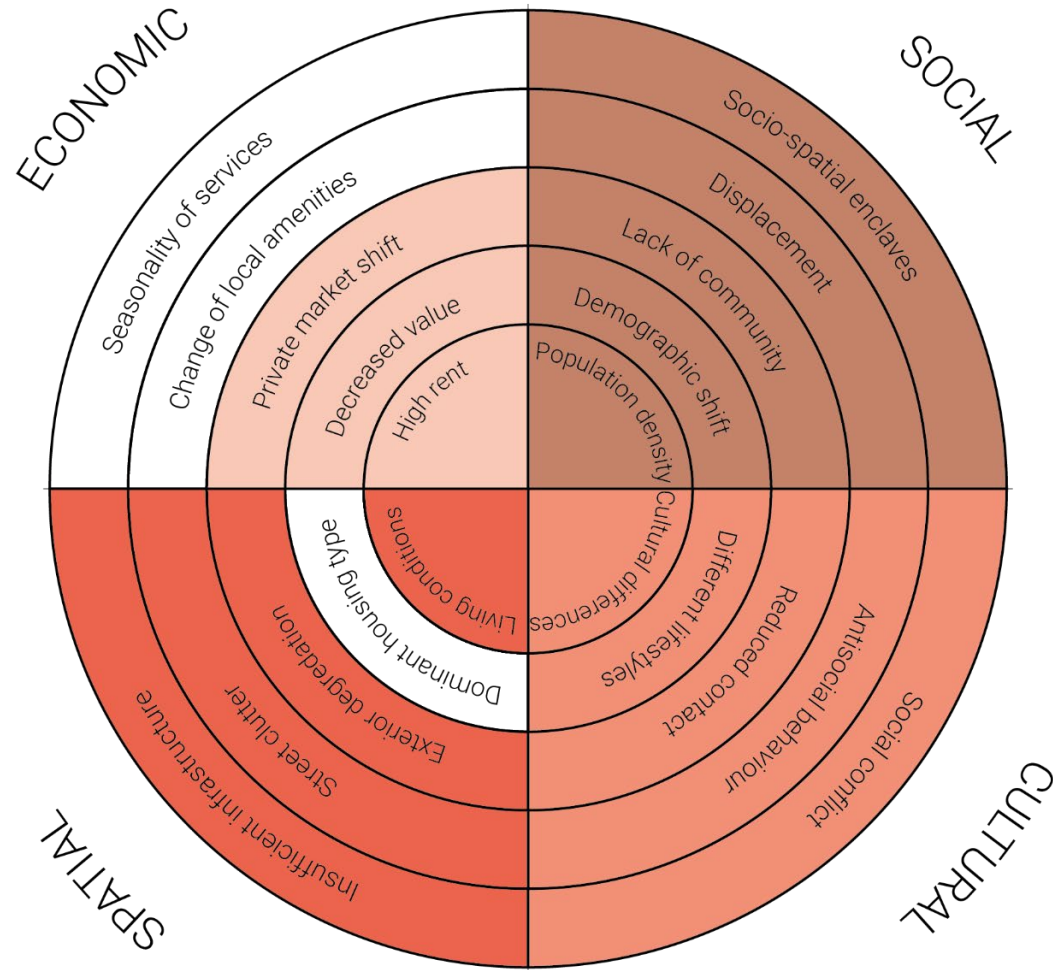


<https://www.delta.tudelft.nl/article/we-feel-outsiders-all-those-students-surrounding-us>

‘We feel like outsiders with all those students surrounding us’

<https://www.delta.tudelft.nl/article/we-feel-outsiders-all-those-students-surrounding-us>

NEGATIVE CONSEQUENCES: LOCAL VS. INTERNATIONAL



→ Delft is past its tipping point

Kralingen residents: student nuisance is only getting worse

<https://dagblad010.nl/Rotterdam%20&%20Regio/bewoners-kralingen-studentenoverlast-wordt-alleen-maar-erger>

Brawling students in Leiden drive neighbors crazy: 'we are going to court'

<https://www.omroepwest.nl/nieuws/2942496/brallende-studenten-in-leiden-drijven-buren-tot-waanzin-we-stappen-naar-de-rechter>

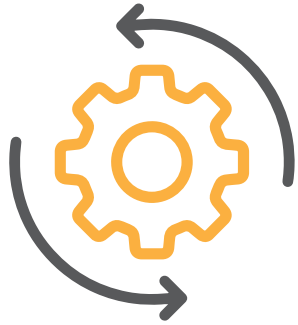
Loud music and garbage: students are fed up with the nuisance of partying students in Leiden

<https://www.omroepwest.nl/nieuws/4458871/harde-muziek-en-afval-studenten-zijn-overlast-van-feestende-studenten-in-leiden-zat>

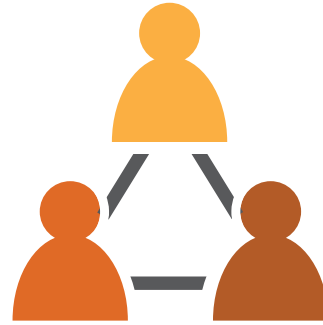
Even more students crammed together in Kralingen: hopes for less nuisance among residents are gone

<https://www.ad.nl/rotterdam/nog-meer-studenten-op-elkaar-gepropt-in-kralingen-hoop-op-minder-overlast-bij-bewoners-vervlogen~a12fd75c/>

RESEARCH AIMS



Understand and
mitigate the process

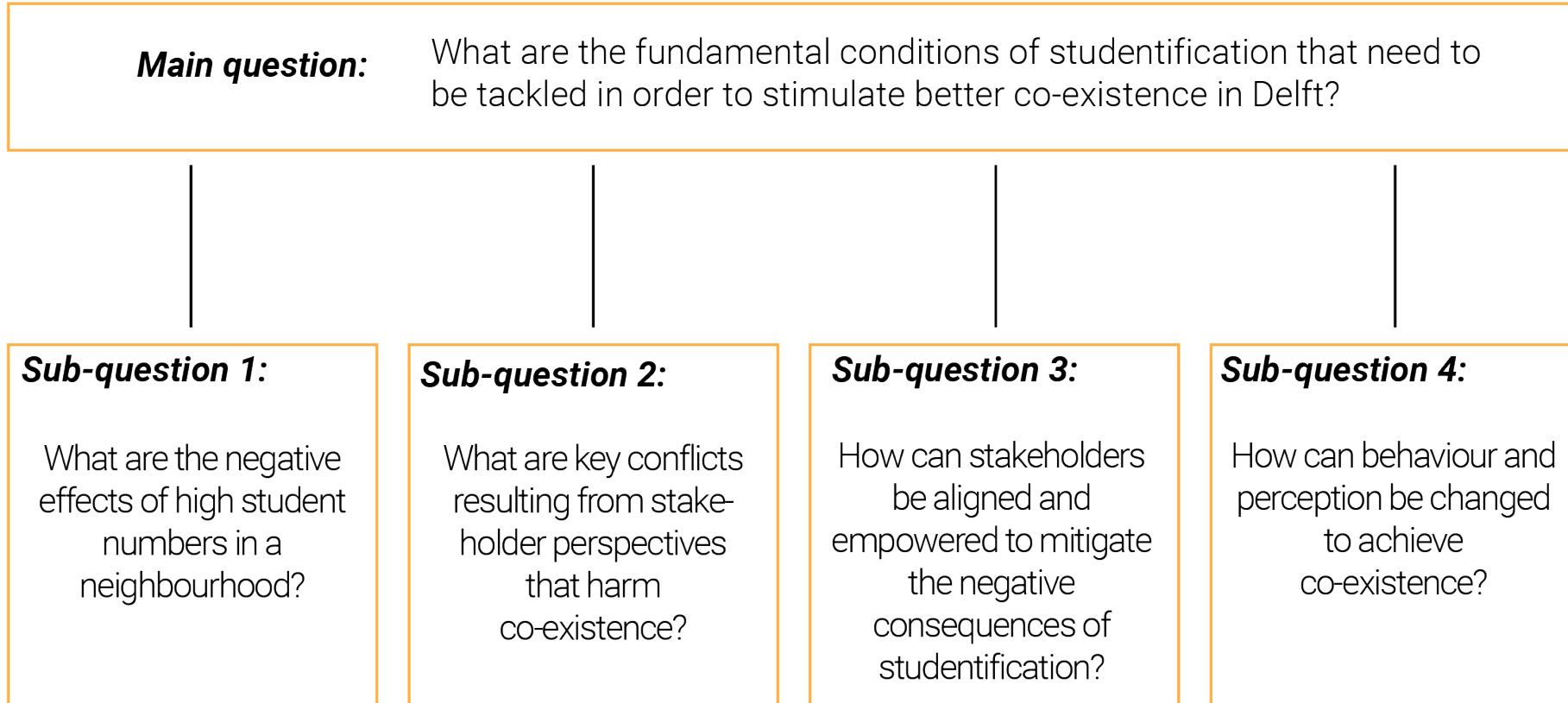


Stimulate better
co-existence

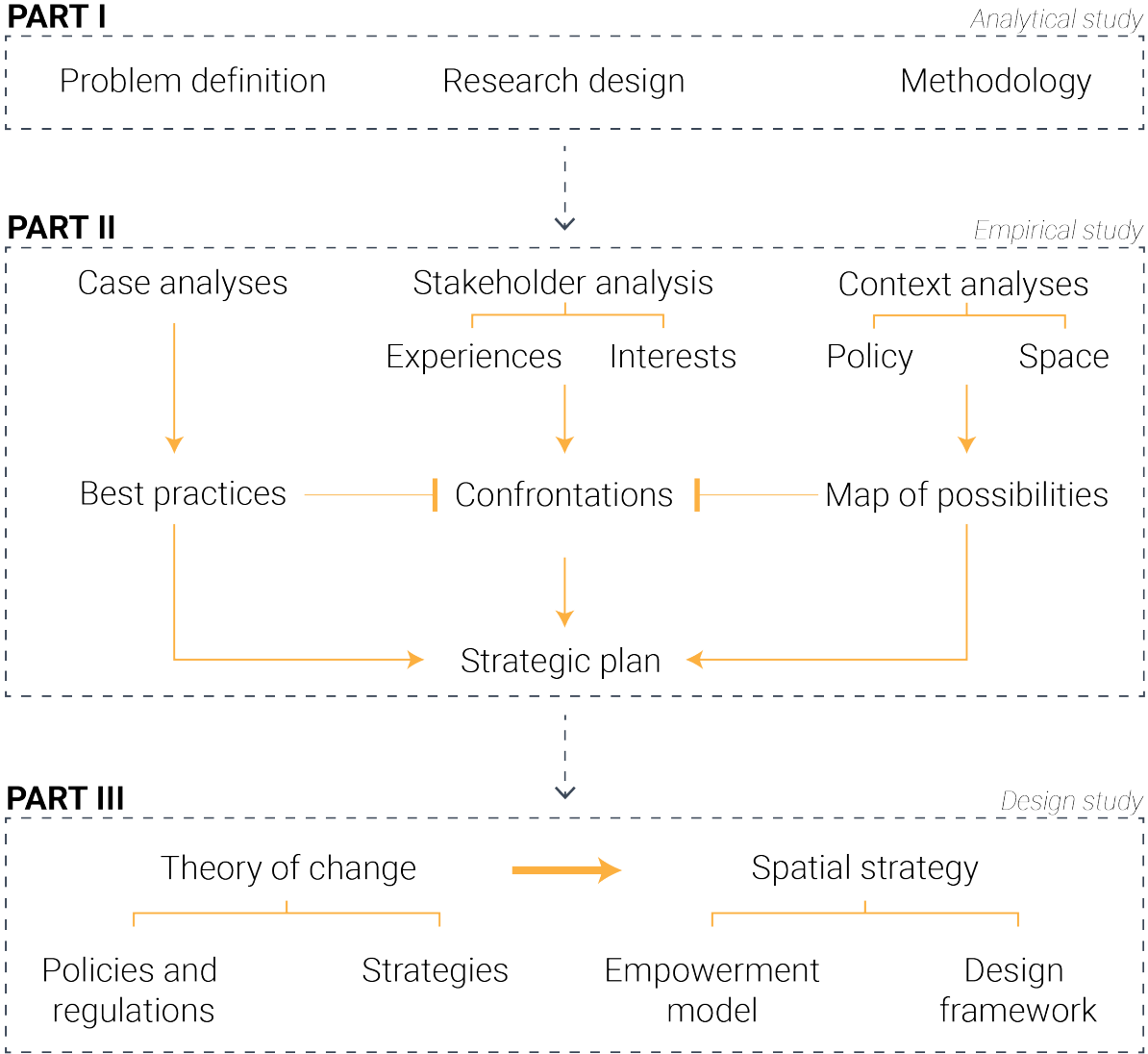


Promote good
governance

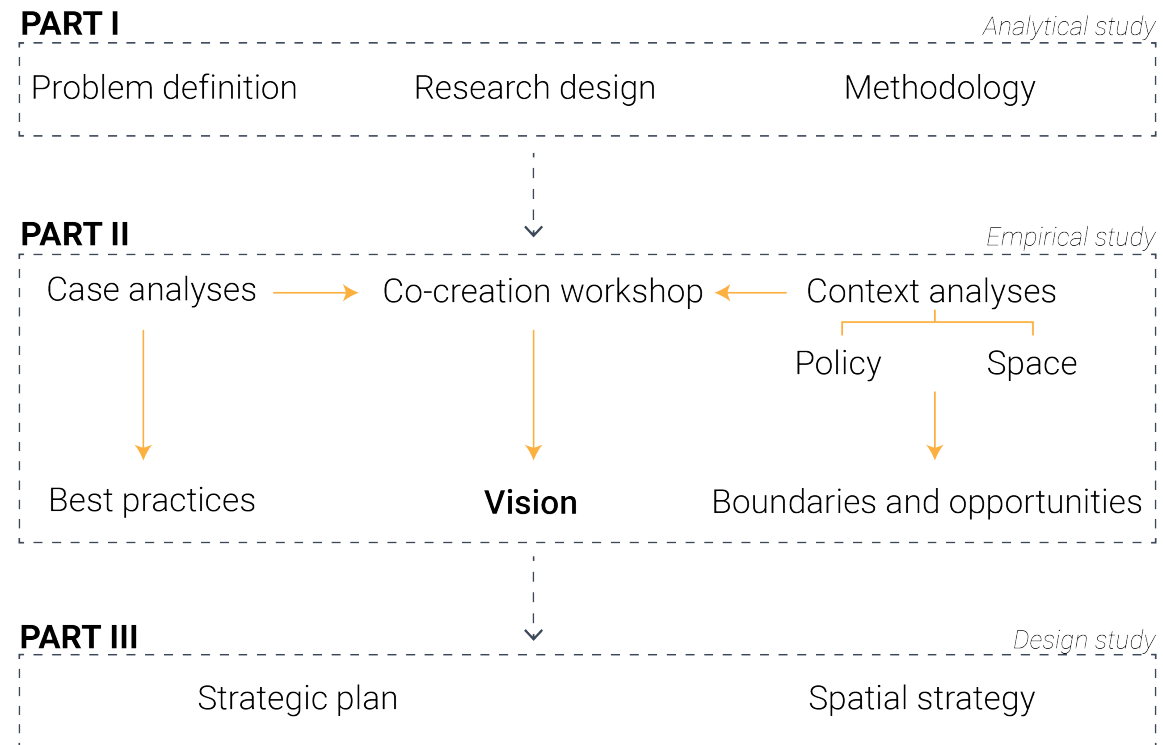
RESEARCH QUESTIONS



RESEARCH FRAMEWORK



INITIAL RESEARCH FRAMEWORK



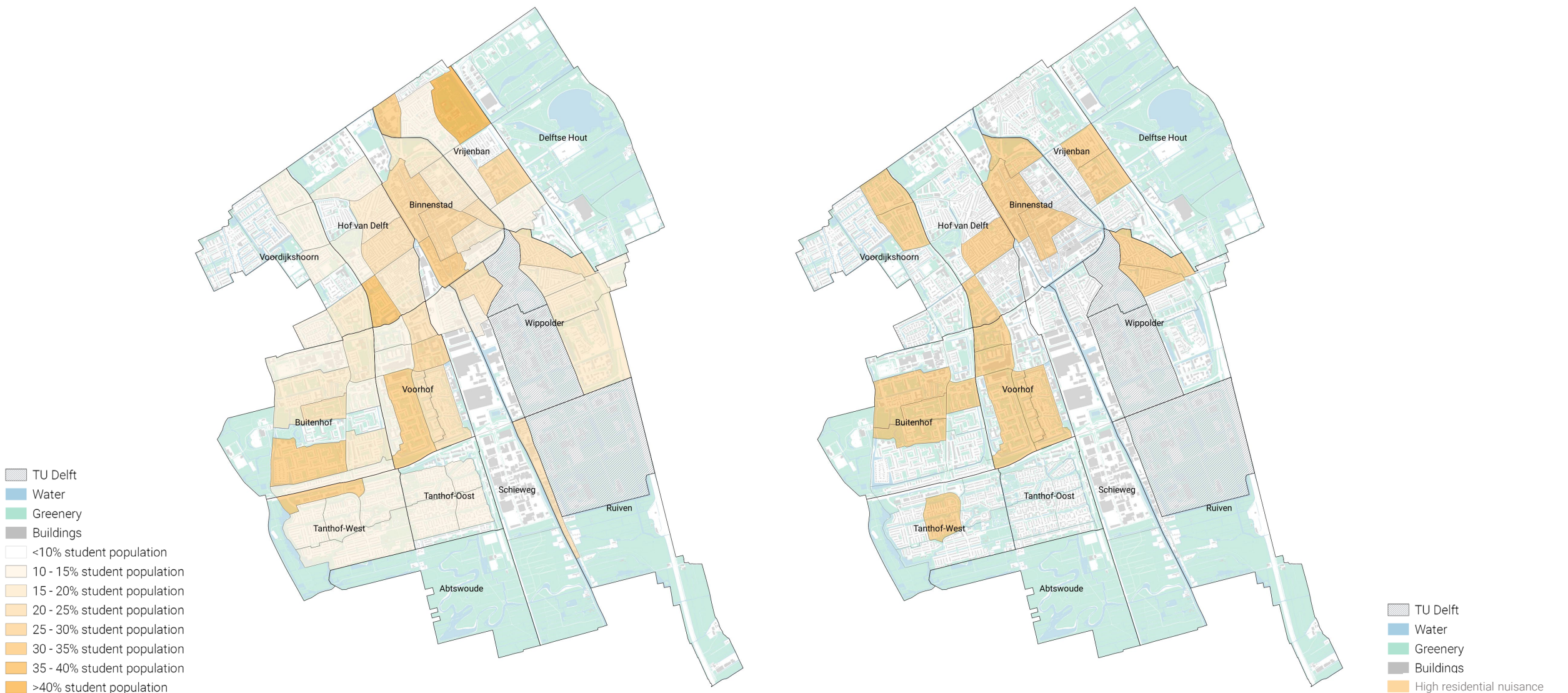
OPPOSITION TO CO-CREATION WORKSHOP

“We are not in favor of helping Master's students with theses. We are not there to see all kinds of fun initiatives from students... no matter how nice it is meant to be.”

“(TU Delft) has so far proven to be an almost impenetrable organisation when it comes to discuss these – for them not-so-positive- topics... In fact we doubt in retrospect, whether the severity of the issues are being recognised at all”

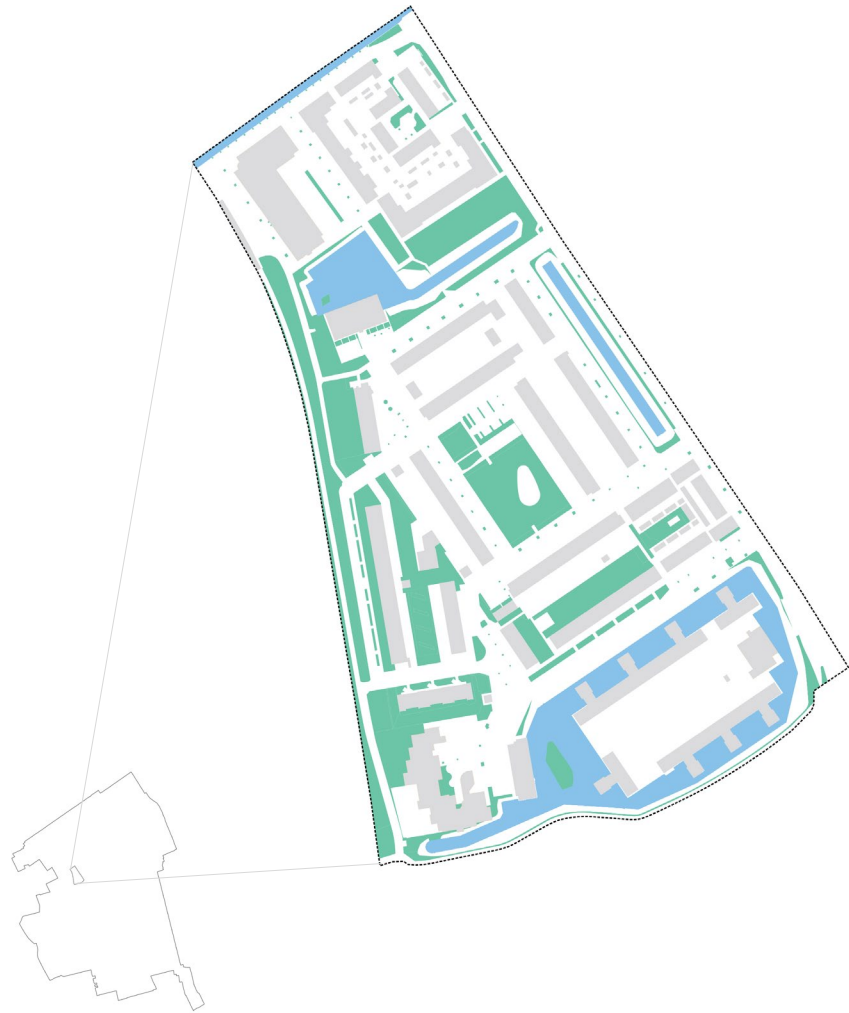
“We hope that in the future the TU will take our input seriously and work with us on more thoughtful solutions to counter the growing nuisance we are experiencing in our neighbourhoods for which they do carry responsibility.”

STUDENT NUMBERS AND RESIDENTIAL NUISANCE



FOCUS AREAS

Krakeelpolder



Wippolder



SPATIAL AND DEMOGRAPHIC DENSITY



Krakeelpolder

- Dominated by social housing apartments with a segregated student complex
- Students and local residents are separated by streets and water
- Density and construction of student complex leads to concentrated nuisance

Wippolder

- Dominated by privately owned single-family homes
- Students and local residents are separated by upper or lower floors
- Density and construction of converted houses lead to dispersed nuisance

REDUCED QUALITY OF PUBLIC SPACE



Krakeelpolder

- Lack of human-scale leads to desolate open public spaces
- Public spaces mainly cater children and families
- Streets are dominated by cars

Wippolder

- Open public spaces are characterized by residential streets or mainly cater children and families
- Pedestrian paths are littered with bikes
- Streets are dominated by cars

LACK OF CULTURAL AND MEETING SPACES



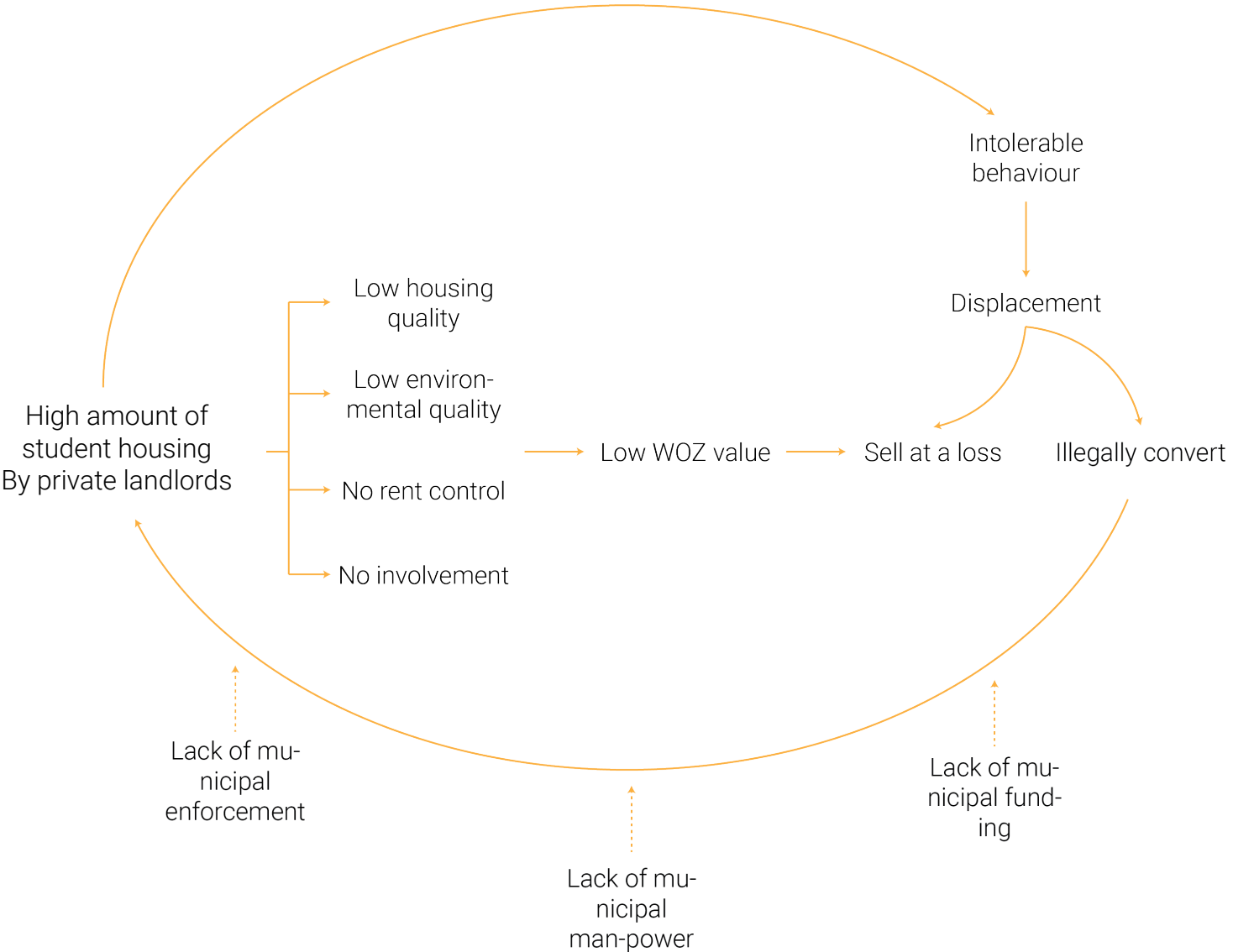
Krakeelpolder

- Neighbourhood is dominated by monofunctional residential spaces
- Community building is only accessible to students

Wippolder

- Small shops and restaurants are scattered in the neighbourhood
- No community buildings

HOUSING AS A CATALYST



POLICIES WITH LITTLE IMPACT

Conversion permit

A ban on dividing up houses valued at over EUR 265,000 by the municipality rates system

The covenant

Collaboration between the municipality and TU Delft:

- City as campus, campus as city
- Ecosystem knowledge and economy
- University community, city and inhabitants
- Joint public affairs agenda

BEHAVIOUR AS A CATALYST

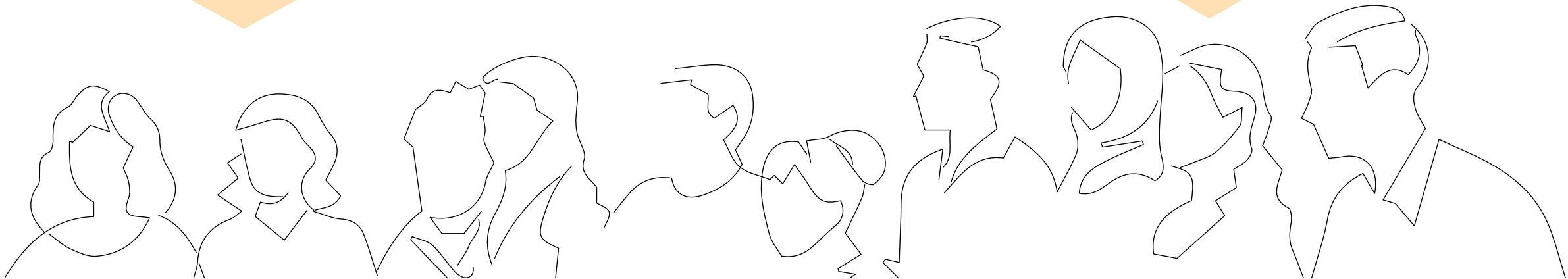
Abusive language being used in gardens and on balconies

Nuisance related to sleep deprivation from parties and outdoor meetings in and around student houses

Abuse of alcohol and drugs that children also witness day-in and day-out

Individuals protesting against nuisance are feeling increasingly unsafe in their homes because they are threatened by slumlords, students or sometimes even parents of students

Public space is taken over by bicycles that inhibits people, especially those with physical disabilities, to pass through



STRATEGIES WITH LITTLE IMPACT

RECAP

Student Community Associations Initiatives

MAY 2022 - AUGUST 2022



For the year 2022, the various study, disputes and international associations were incentivized and given the means¹⁾ to organize moments in which students could get in touch with each other.

In this second recap of this year, you will find a full list of the events that have been organized or supplemented as part of this initiative, in the months May up to and including August 2022. Looking for more information? Send an email to studentcommunity@tudelft.nl.

¹⁾ The Ministry of OCW has launched a National Program Order (NPO) to overcome students' social and mental and temporary challenges faced by students during COVID.

Quotes

A lot of the participating students, were students we haven't had seen before at our activities! - Hooke

A lot of students addressed the committee, saying the Zeepkistenrace was very nice! - ID

Freezones are perfect to organize accessible activities - Christiaan Huygens

Free snacks attracts a lot of students, students who want new social contacts! - Christiaan Huygens

Total Events

39

Attendees Events

6578

Best Visited Events

- Parties
- Studynights
- Pizzalunch

Technologisch Gezelschap

Molecular Science & Technology (AS)

Study Dinner
17 June
70 Students participated

Yearclosing BBQ
23 June
50 Students participated

Practische Studie

Civil Engineering (CEG)

Foodtruck Festival
6 May
250 Students participated

Student Doet Day

Multiple Associations contributed at or initiated an activity for the city Delft.

31 May

Mijnbouwkundige Vereniging

Geosciences (CEG)

Msc Orientation Trip
18/23 May
20 Students participated

Christiaan Huygens

Mathematics and Computer Science (EFWCS)

Fun in the Sun
11 May
130 Students participated

Pizzalunch
23 May
103 Students participated

Curius

Technology, Policy and Management (TPM)

AC Party
11 May
200 Students participated

Gezelschap Leeghwater

Mechanical Engineering (SME)

Massage Chairs
13/17 June
400 Students participated

Chilldays
14/15 June
40 Students participated

Study Evening
16 June
85 Students participated

SYMPOSIUM VERANTWOORD ALCOHOLGEBRUIK

LETS THINK ABOUT OUR DRINK

DO'S

- Nuutere Bivier
- Al gratis meken
- Nuutere bij drinken afgevoerde parkeer
- Te drinken? Stuur dringen naar huis
- Stiekem schenken vanaf 00:00
- Alleen barvoornamen kan mark kappen
- Wegeren na te veel alcohol
- Standard water te koop
- Staat geld op de betrekking
- Water op de bar neerzetten

WATER DRINKEN STIMULEREN

- Beeld gevang water om
- Zit gezamenlijk water klaar op de bar
- Stuur op het eind van de avond, als iedereen naar huis gaat
- Nuutere en las rond water klap
- Zit tussen met water op de betrekking
- Aankomst bij een meertierijde

BARPERSONEEL

- Barvoornamen geven door een externe partij
- Evaluatie met barvoornamen: "hoe gaat het?"
- Geef feedback
- Barvoornamen actief betrekken bij het alcoholgebruik, denk met even op

UITGAVE VAN ALCOHOL

- Praktijk duidelijke maken
- Prijzen van tramische laten zien
- Makken tussen 1 en 2. Inhoudende pot of pan die je moet oplossen
- Stukken apart of veld laten zien als je met je pan betaalt. Zo wordt je bewust van hoeveel je drinkt/geeft

ALTERNATIEVEN VOOR ALCOHOL

- Speciale kulturele actie op 10 - leuke 0.8 bieren
- Overleg met de Bieren van hier korting op te krijgen
- Partijen daarvoor maken zodat je per glas moet betalen
- Tijdens elke actie dit verkopen

ACTIVITEITEN ZONDER ALCOHOL

- Activiteiten organiseren met andere drinken, waarbij geen alcohol aanwezig is
- Specie ondernemingen water problemen
- Meer activiteiten overleg organiseren
- Alcoholvrije avond tijdens een vergadering met verandering, wat geeft

GRADUUS VERMINDEREN

- De presentie om elkaar op te helpen om te drinken
- Bevrijding van de voorbeelden
- Bevrijding van de voorbeelden
- Presentatie, of speeches op activiteiten waar studenten aanwezig zijn
- Agel speeches dat je moet gekend heeft te drinken, bijvoorbeeld op je voor
- Verantwoordelijk gevestigd wordt. En dit duidelijke verkopen
- Pacten op de vereniging hangen

MINDER STERK BIJ EERSTE JAARS

- Plichters verhalen uit de toekomst
- Verkoop nieuw water glas
- Stierke drank verkopen voor een tijdje

VERANTWOORDE VERKOOP

- Geen sterk voor een tijdje en niet voor
- Bevrijding van de voorbeelden
- Tragje voor een tijdje met water op de lege
- Bevrijding van de voorbeelden
- Bevrijding van de voorbeelden
- Bevrijding van de voorbeelden
- Bevrijding van de voorbeelden
- Bevrijding van de voorbeelden

STICHTING JEUGD EN ALCOHOL

STUDENTEN GELUKT

Hart voor m'n stad

Delft!

Leer je burens kennen

- Kom meer over elkaar te weten
- Nodig elkaar eens uit

Communiceer met elkaar

- Geleid/roten op straat
- Eindtijd van leesles
- Makker van communicatie
- Parkeren van fietsen
- Volume

Begrip je burens

- Denk aan het ritme van je burens
- Houd rekening met elkaar

Toch nog vragen?



Domingo, R., Andeweg, A., Lockhorst, A. (n.d.). Introduction to student associations. TU Delft.

AUG
27

Letter of intent “Responsible use of alcohol by students” is a joke

By Jan Peter de Wit in Gemeente Delft, Students

<https://www.janpeterdewit.nl/intentieovereenkomst-verantwoord-alcoholgebruik-studenten-is-wassen-neus/>

Again dissatisfaction with organization lustrum DSC

March 4, 2023, 10:00 AM

General

DELFT - Residents of the Otterlaan and other residents of the location where the Delftsch Studenten Corps (DSC) is organizing the lustrum party are once again expressing their dissatisfaction with how DSC is approaching the organization. “Every time this party takes place, it degenerates into a huge nuisance for the neighborhood,” says a local resident.

<https://www.delftopzondag.nl/nieuws/algemeen/98334/opnieuw-onvrede-over-organisatie-lustrum-dsc>



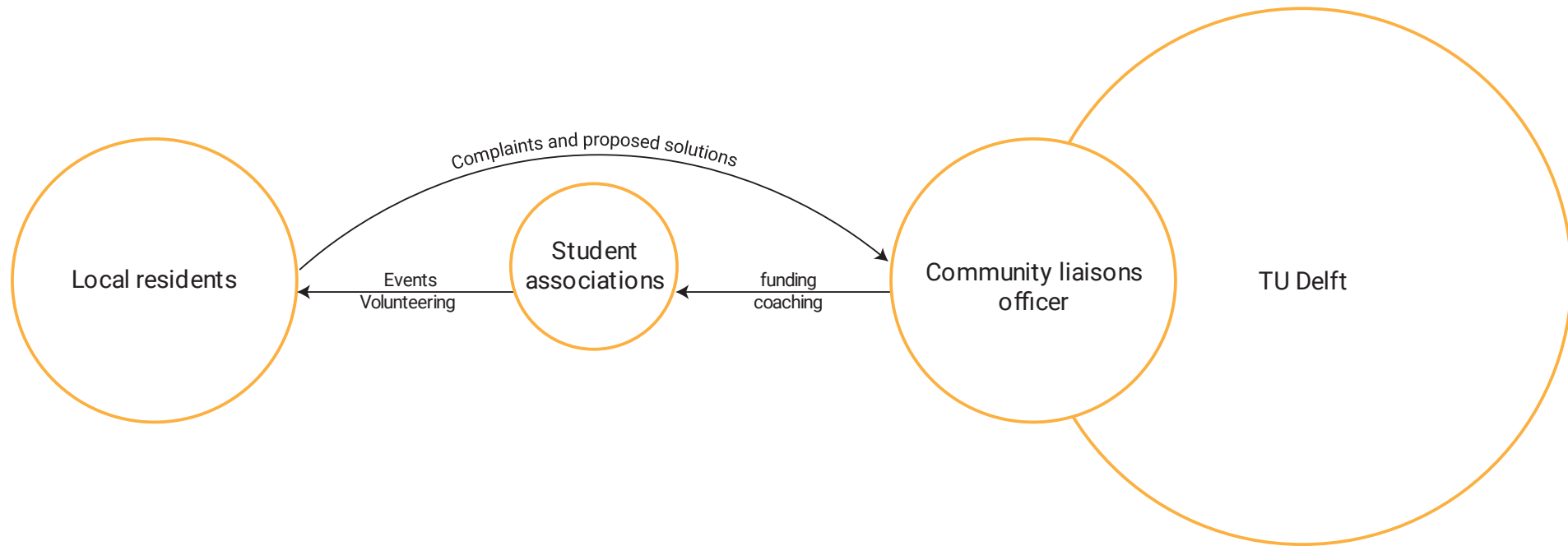
<https://www.delta.tudelft.nl/article/ho-vind-je-een-kamer>

Neighborhood is fed up with 'pouring and drinking' after student nuisance

Loudly roaring, dressed in soaked shirts and soaking wet trousers, about six students run across the Oude Delft. The rowdy boys, all from the Delftsch Studentencorps (DSC), try to get away from the police in a pedantic way. “The umpteenth antisocial excess of the corps house at Oude Delft,” explains a local resident.

<https://www.ad.nl/delft/buurt-is-pappen-en-nathouden-na-studentenoverlast-zat-a7deaf84/>

UNIVERSITY AS A CATALYST

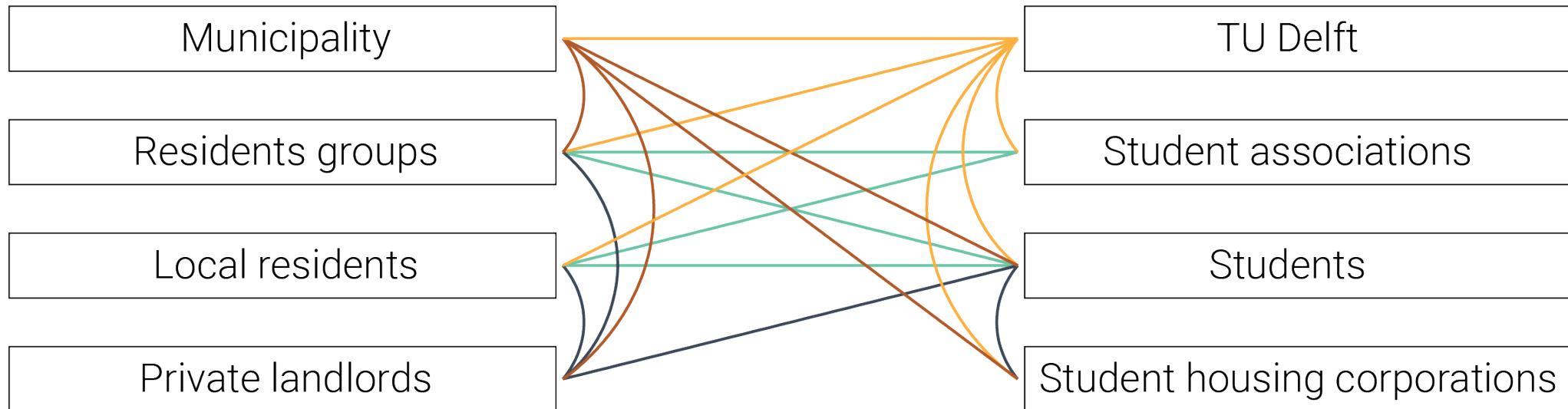


MISMATCH BETWEEN PROBLEM AND RESPONSE



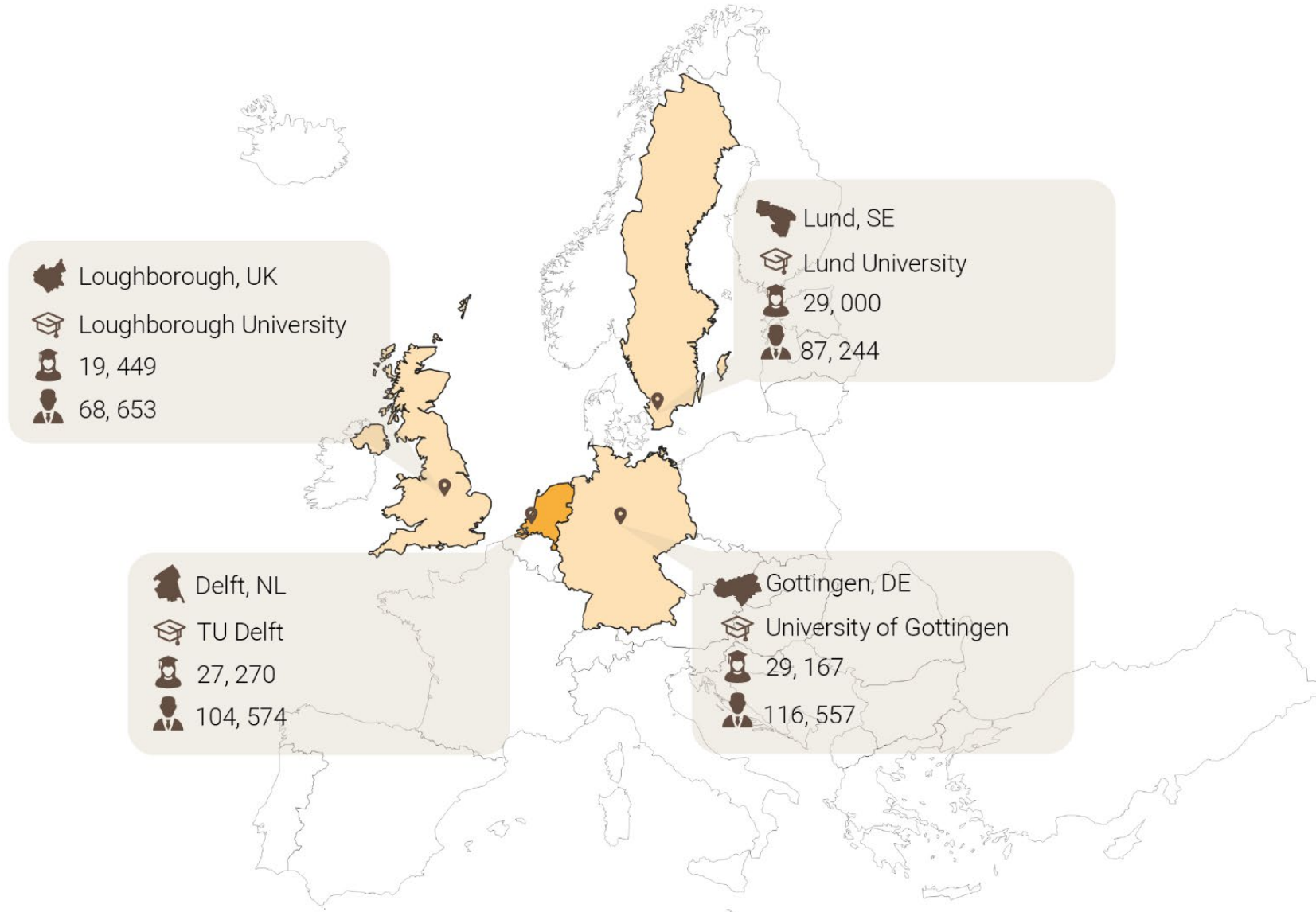
- Many policies and strategies with little impact
- Occurring ad hoc and as one-offs
- Lacks involvement of inhabitants and landlords
- Minimal spatial impact

NATURE OF CONFRONTATIONS

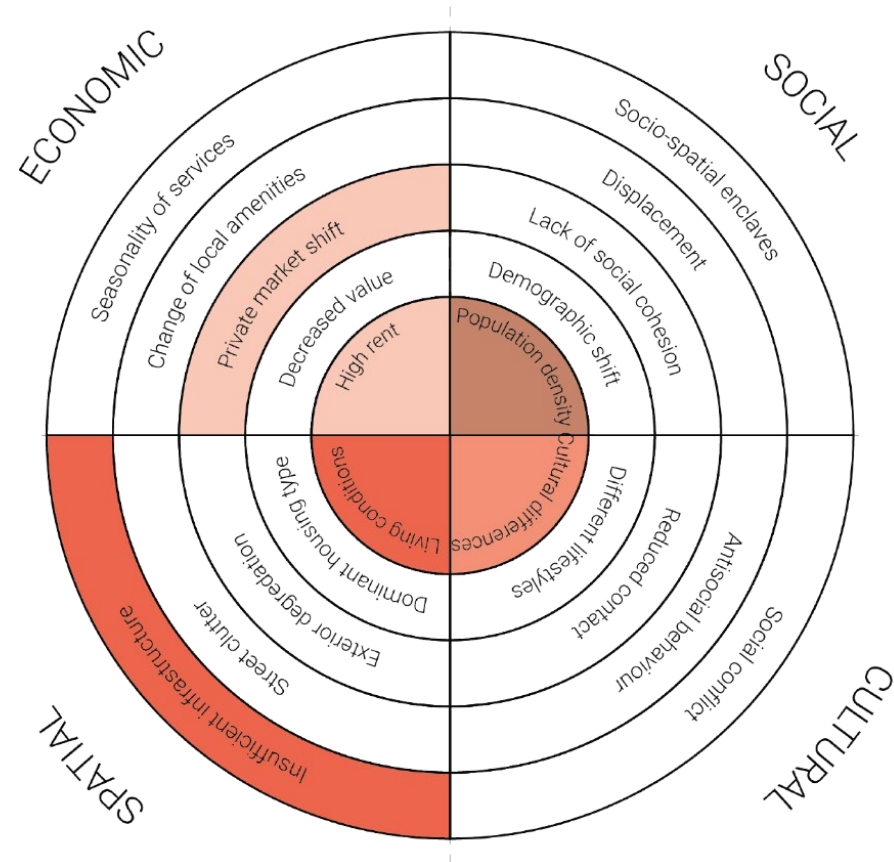
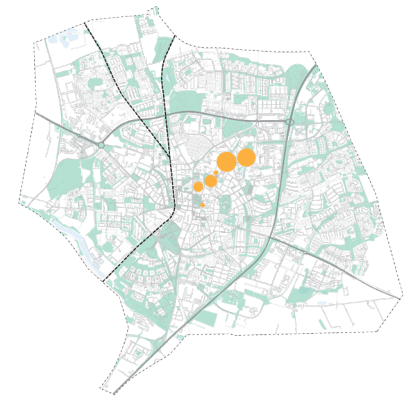


- Behaviour and interaction
- University social responsibility
- Municipal power
- Good landlordship

CASE ANALYSES



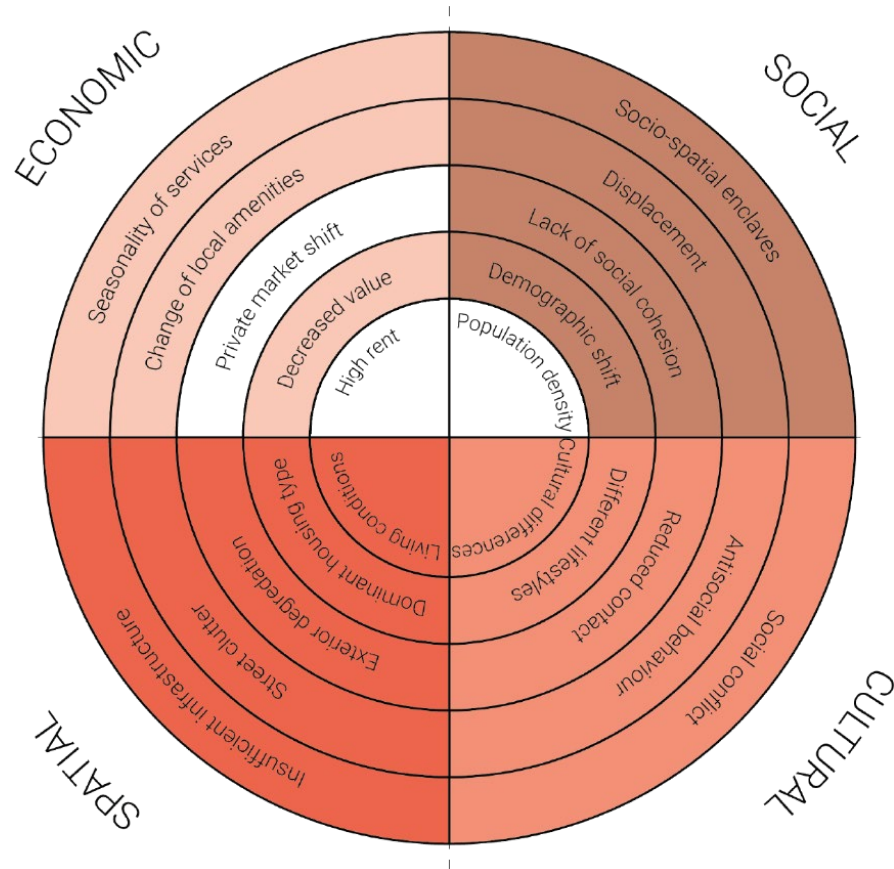
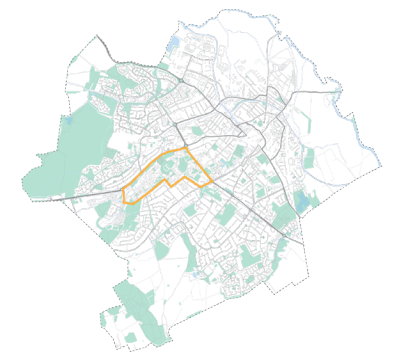
OVERLAP OF CITY AND CAMPUS IN LUND



BEST PRACTICES

- Lund university overlaps with the city
- Student associations restrain activities within campus grounds or their property
- Around 75% of student houses are owned by housing corporations
- Commitment between municipality and university for large urban development

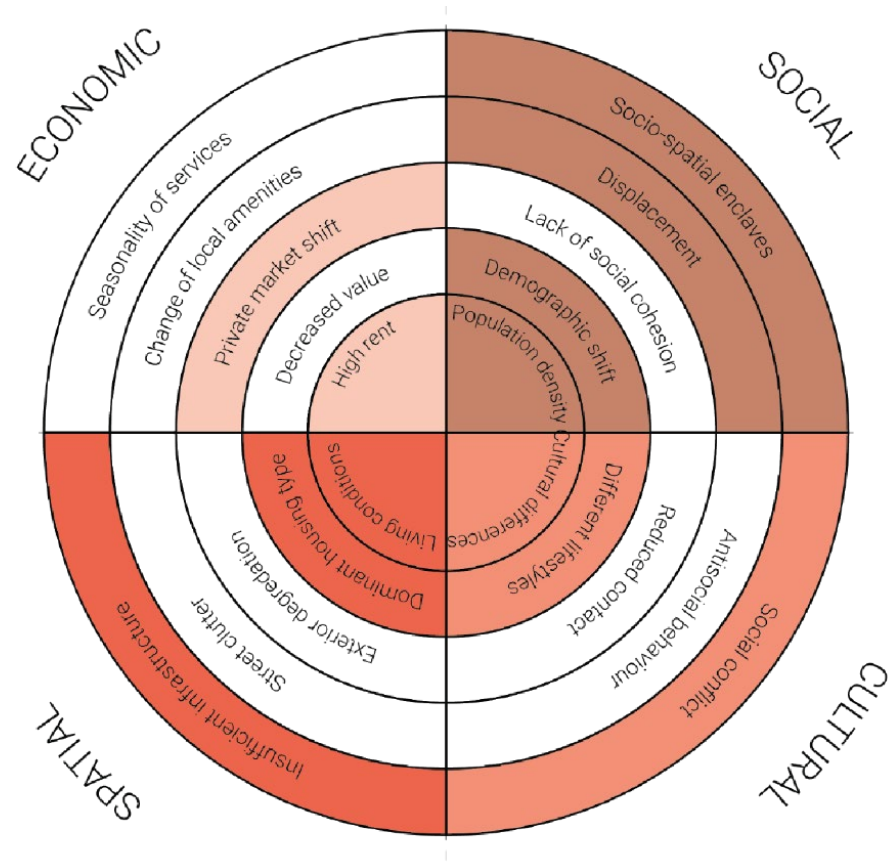
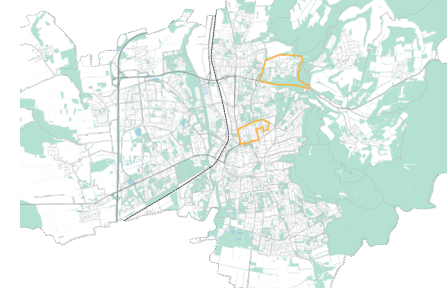
THRESHOLD APPROACH OF LOUGHBOROUGH



BEST PRACTICES

- Threshold approach
- Community-University working group
- Good behaviour campaign
- Off-campus security patrols
- National university guide

LACK OF REGULATIONS IN GOTTINGEN



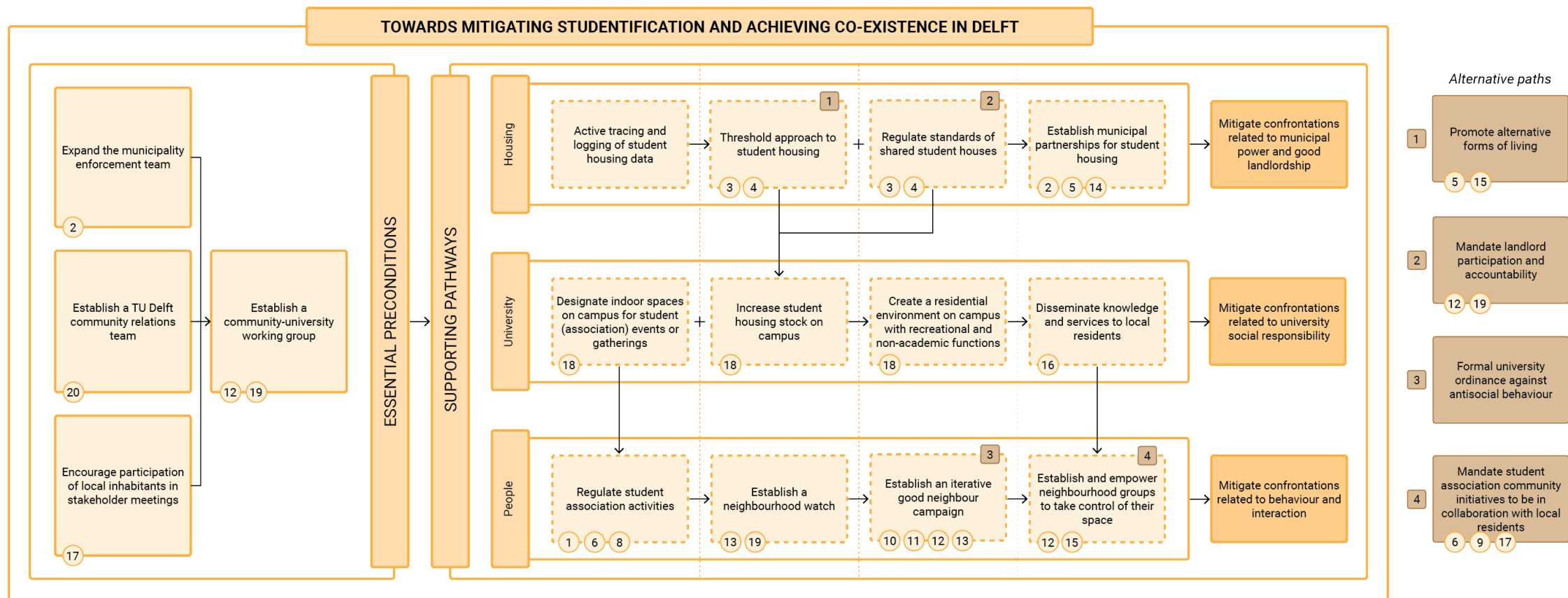
BEST PRACTICES

- Minimum quota for affordable housing in new construction
- Municipal incentive subsidy program for social housing

PITFALLS

- Lack of landlord control
- Lack of displacement policies

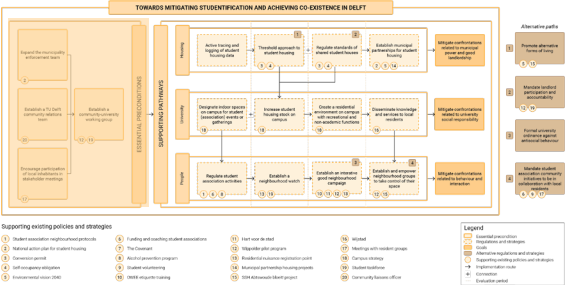
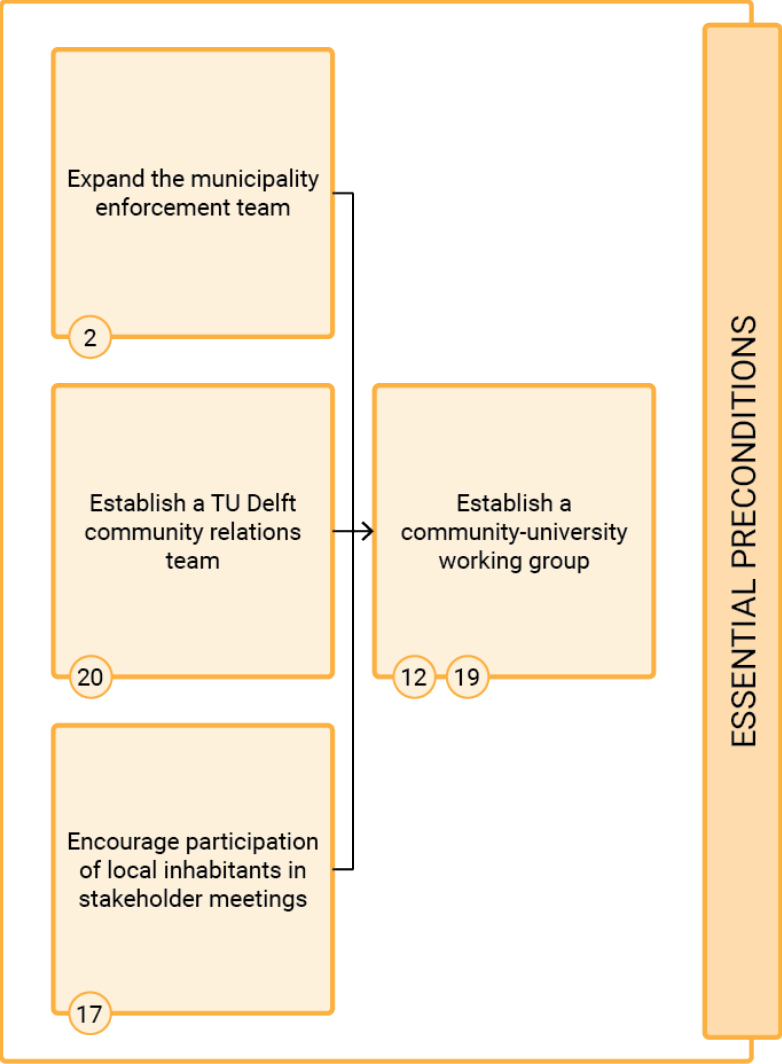
PATHWAY OF CHANGE



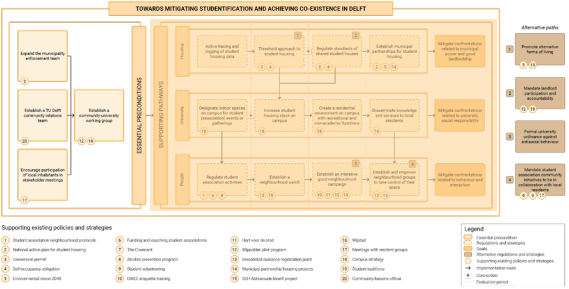
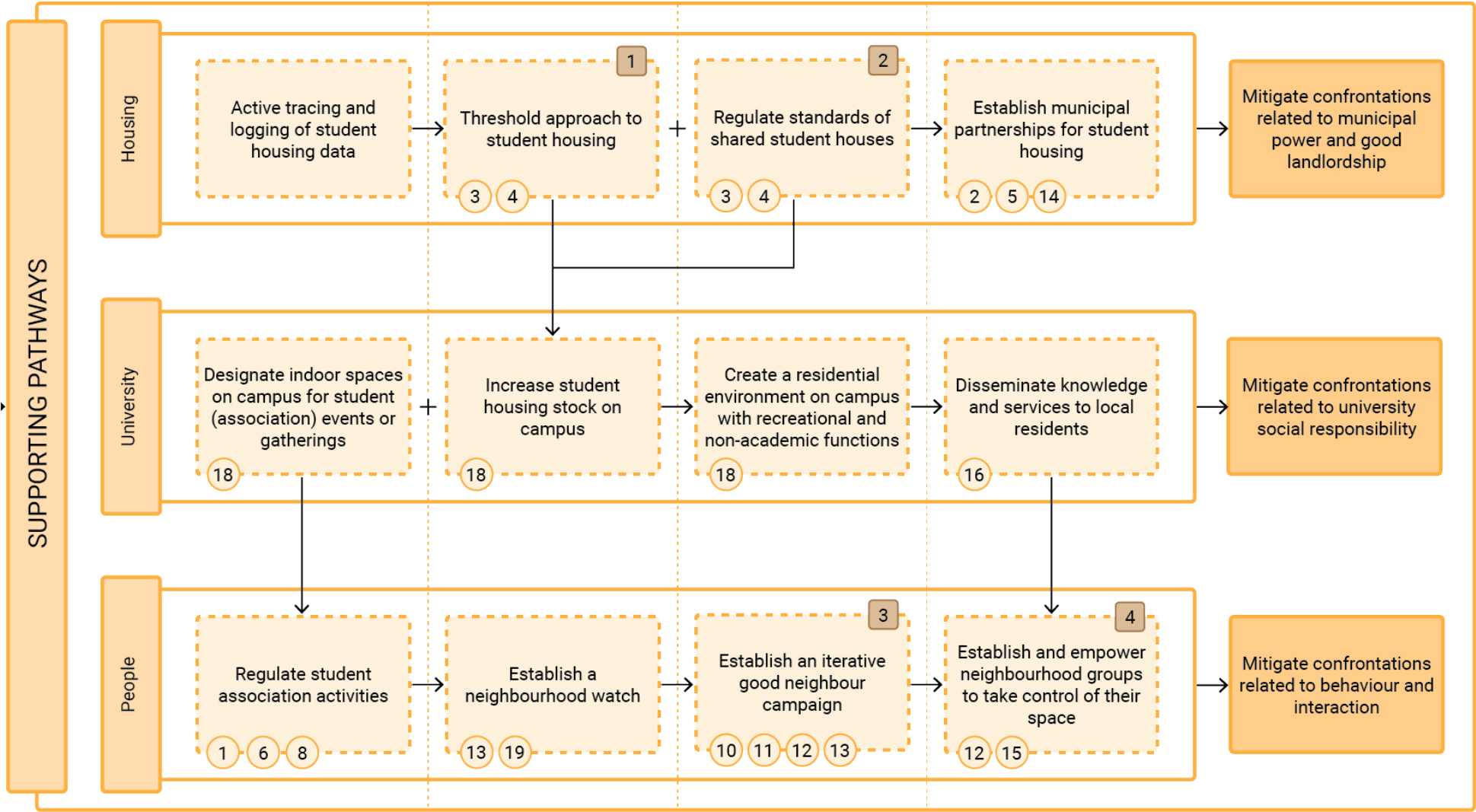
Supporting existing policies and strategies

- | | | | |
|---|---|--|----------------------------------|
| 1 Student association neighbourhood protocols | 6 Funding and coaching student associations | 11 Hart voor de stad | 16 Wijstad |
| 2 National action plan for student housing | 7 The Covenant | 12 Wippolder pilot program | 17 Meetings with resident groups |
| 3 Conversion permit | 8 Alcohol prevention program | 13 Residential nuisance registration point | 18 Campus strategy |
| 4 Self-occupancy obligation | 9 Student volunteering | 14 Municipal partnership housing projects | 19 Student taskforce |
| 5 Environmental vision 2040 | 10 OWEE etiquette training | 15 SSH Abtswoude bloeit! project | 20 Community liaisons officer |

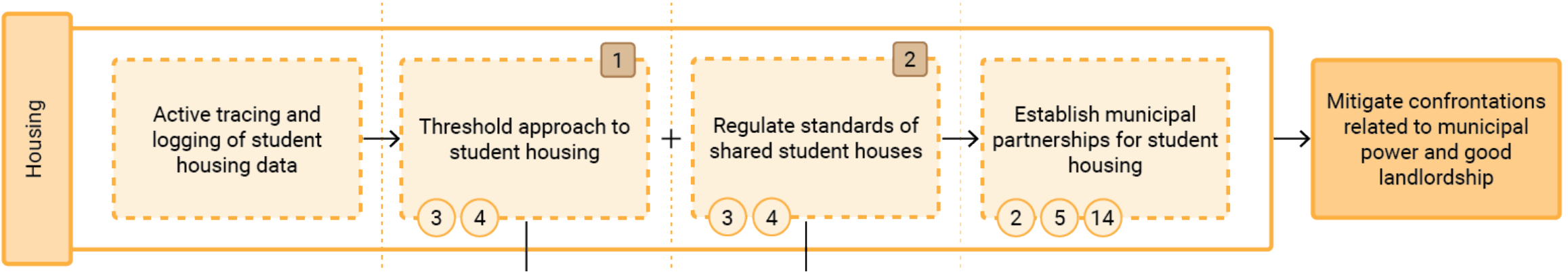
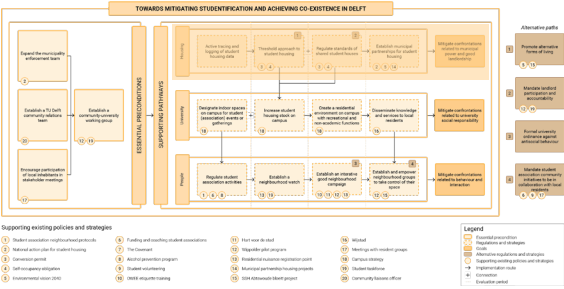
ESSENTIAL PRECONDITIONS



SUPPORTING PATHWAYS



HOUSING PATHWAY

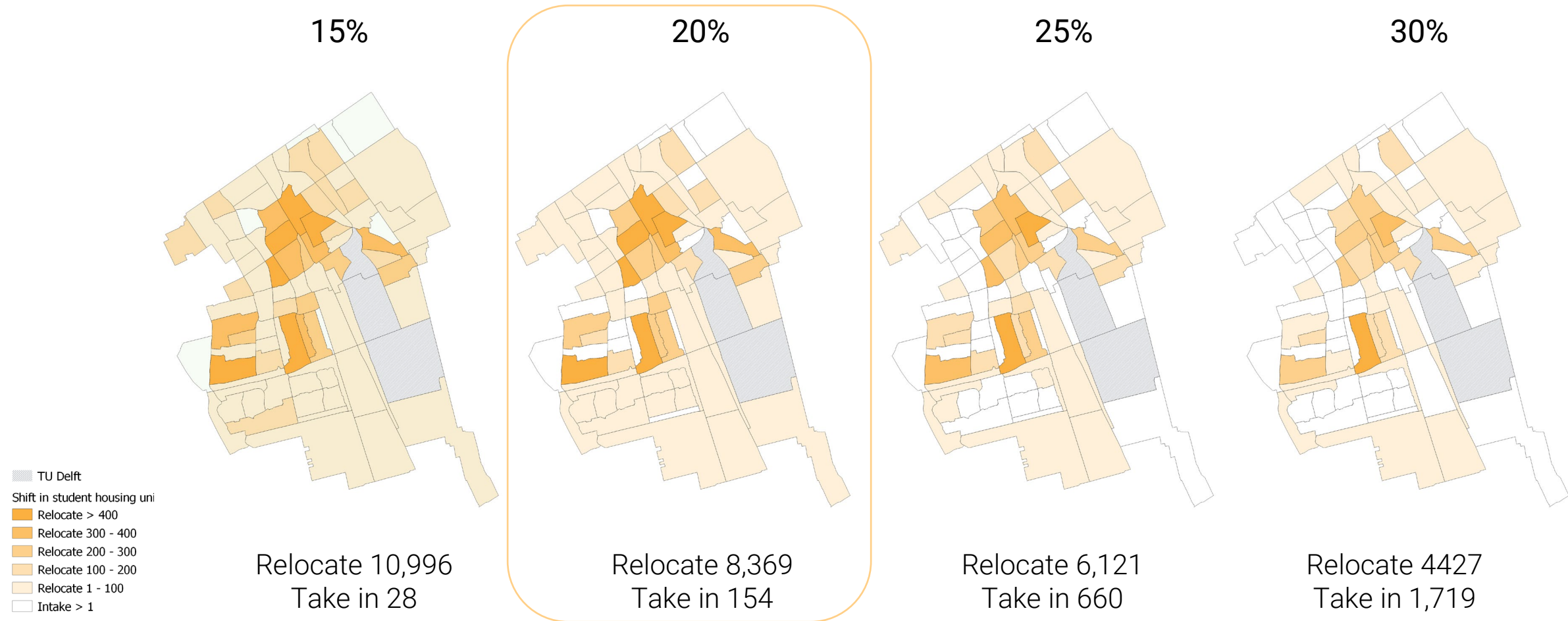


THRESHOLD APPROACH

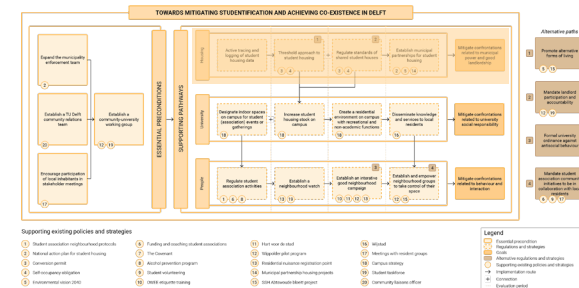
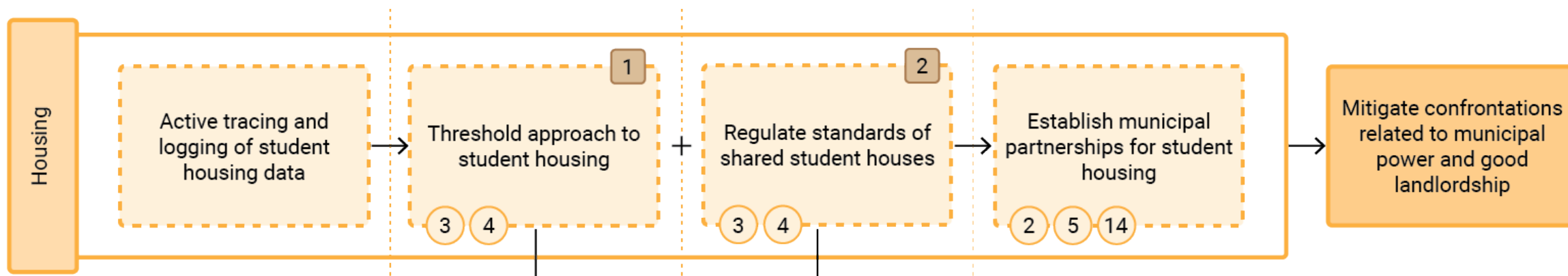
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Threshold approach to student housing

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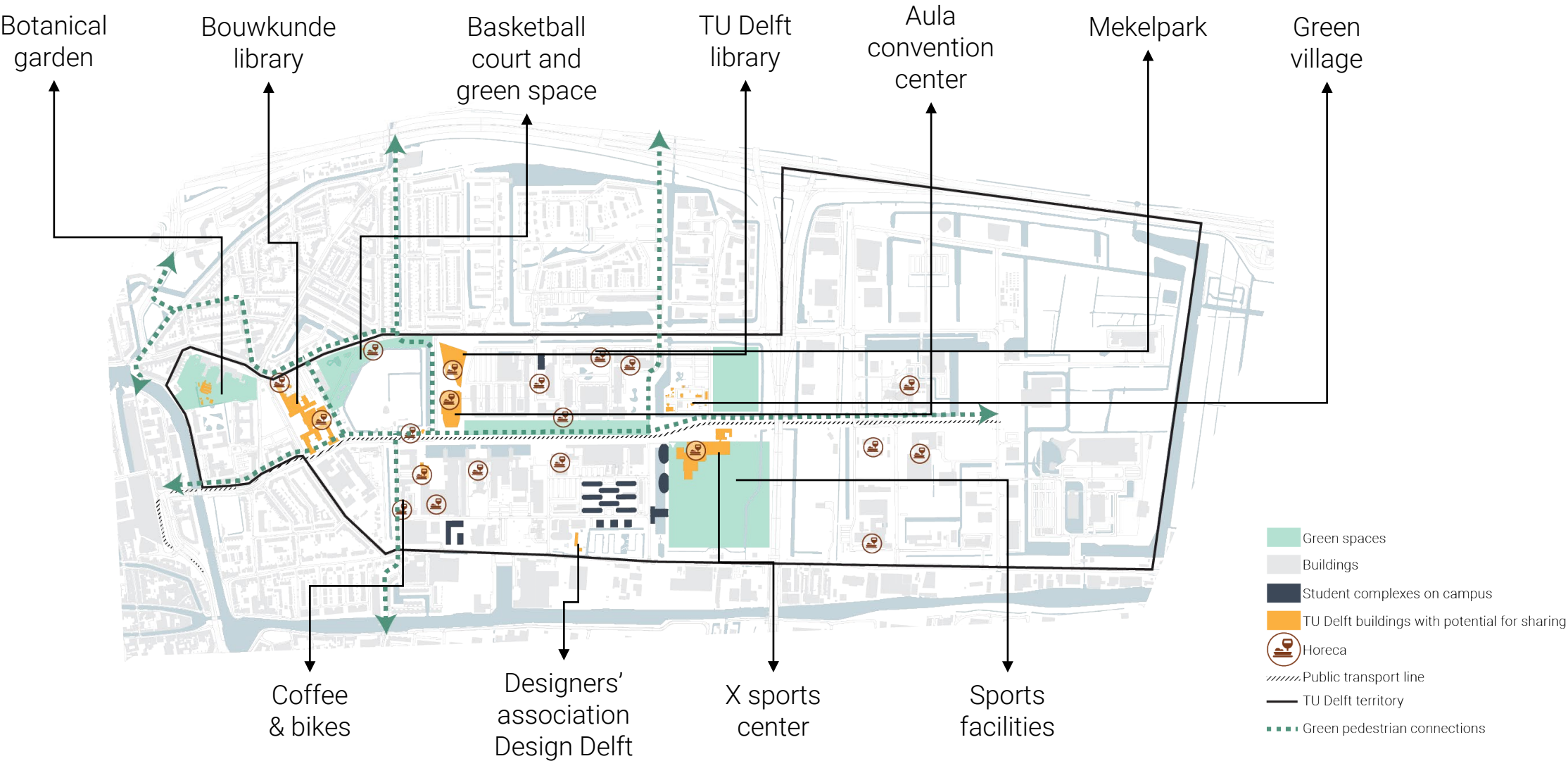
HOUSING PATHWAY



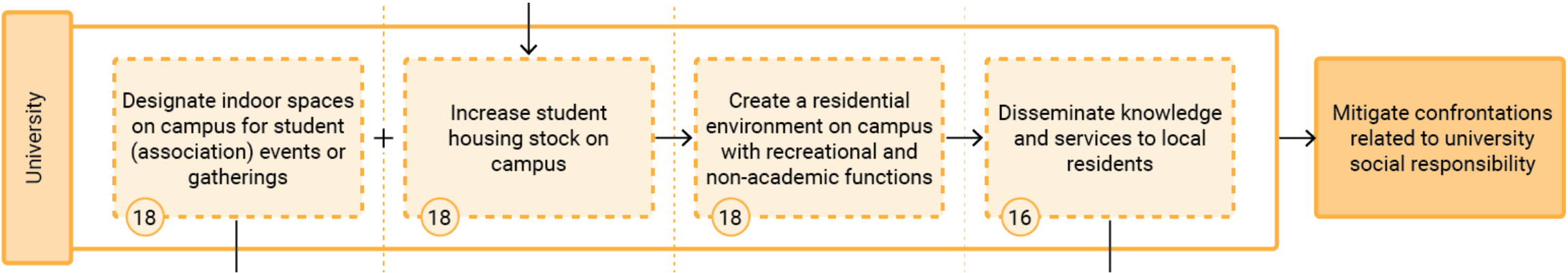
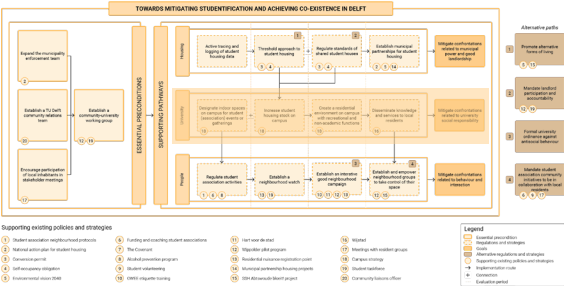
UNIVERSITY SHARED SPACES

Create a residential environment on campus with recreational and non-academic functions

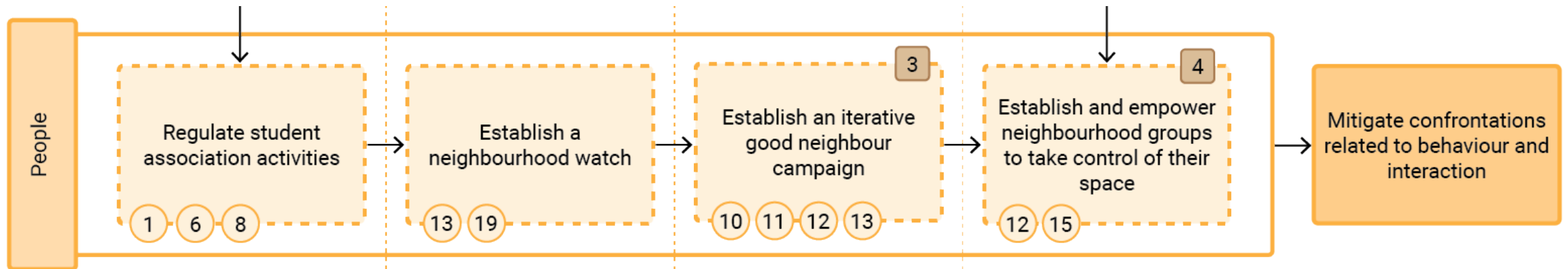
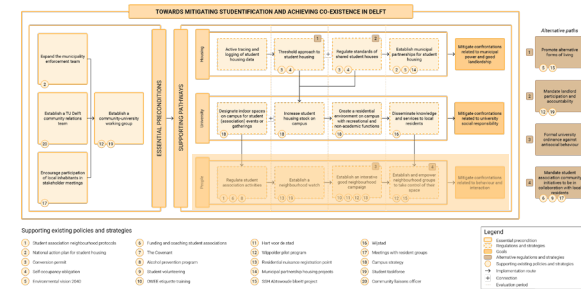
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UNIVERSITY PATHWAY



PEOPLE PATHWAY



LEARNING FROM SHS ABTSWOUDE BLOEIT!

Establish and empower neighbourhood groups to take control of their space

12 15

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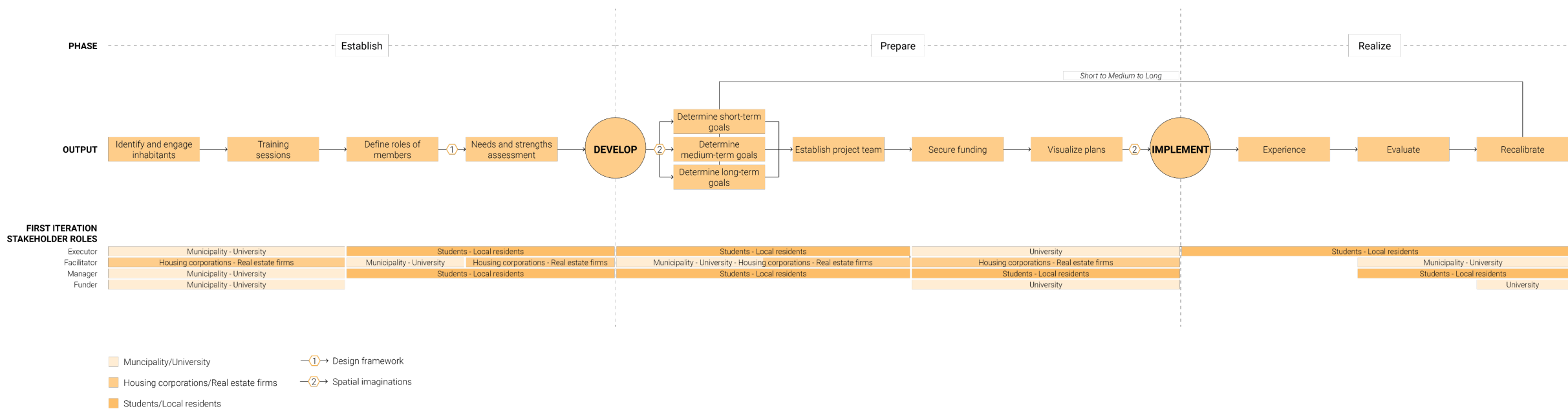


FT & HIGH RENT

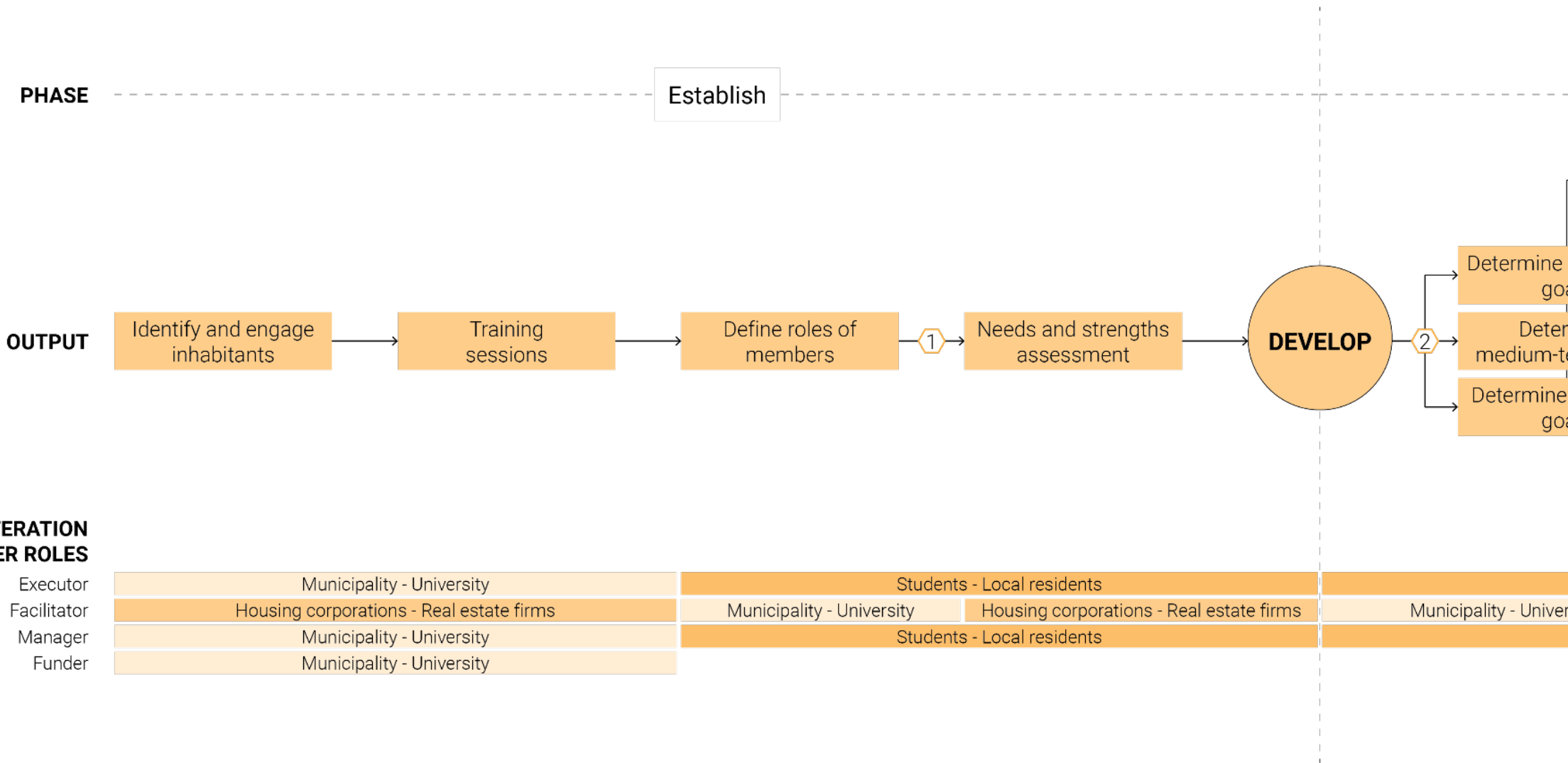
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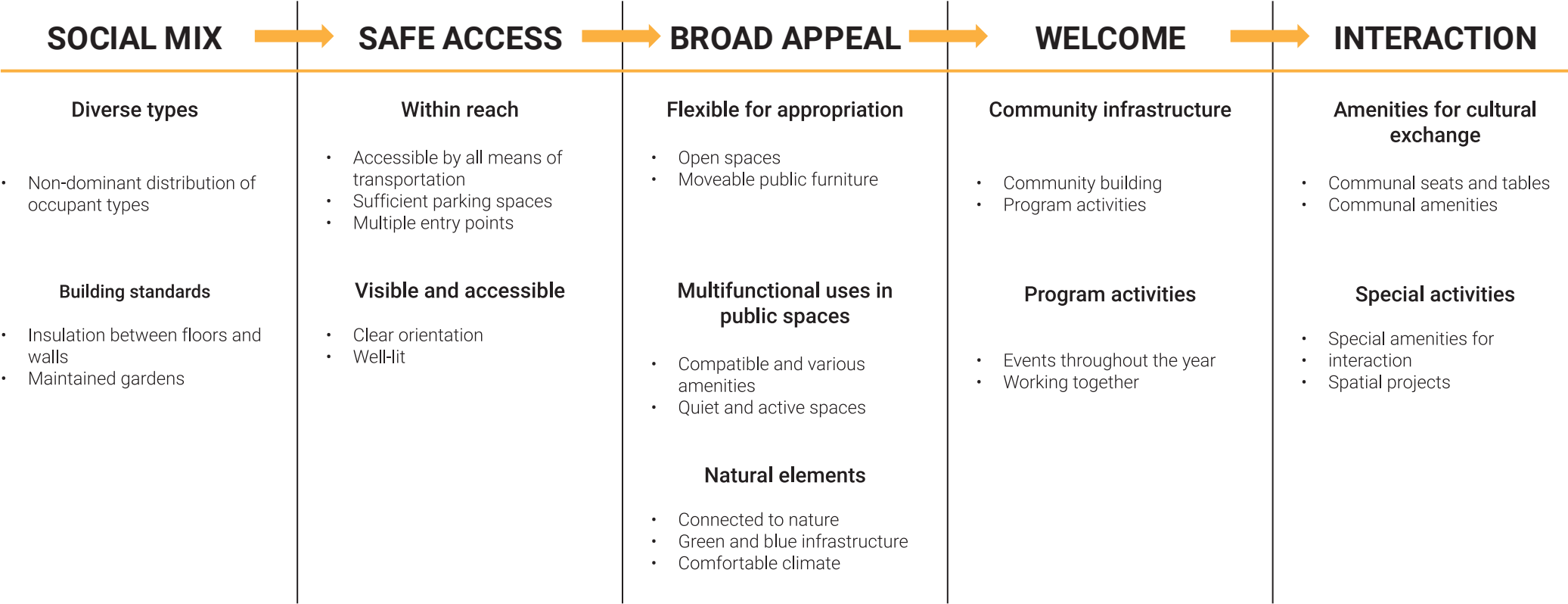
EMPOWERMENT



EMPOWERMENT



DESIGN FRAMEWORK

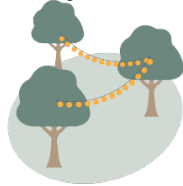


INSPIRATION FOR SPATIAL PROJECTS

Bike sharing



Cable lights



Picnic tables



Coffee kiosk



Student services & Knowledge sharing



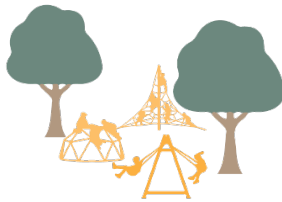
Street parties/markets



Wayfinding signs



Playgrounds



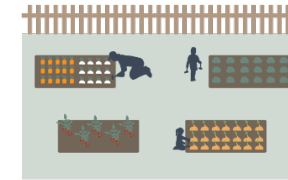
Cycle clinic



Greening



Community garden



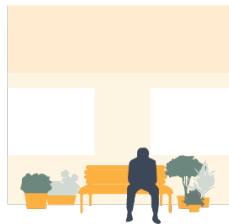
Sports courts



Barbecue facilities



Street furniture



Community building



Community kitchen



Flower stalls



Cultural events



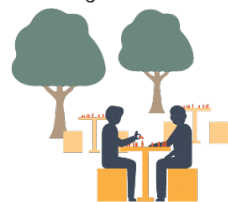
Flower beds



Outdoor gyms



Chess game facilities



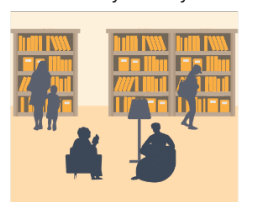
Pavilions



Food trucks



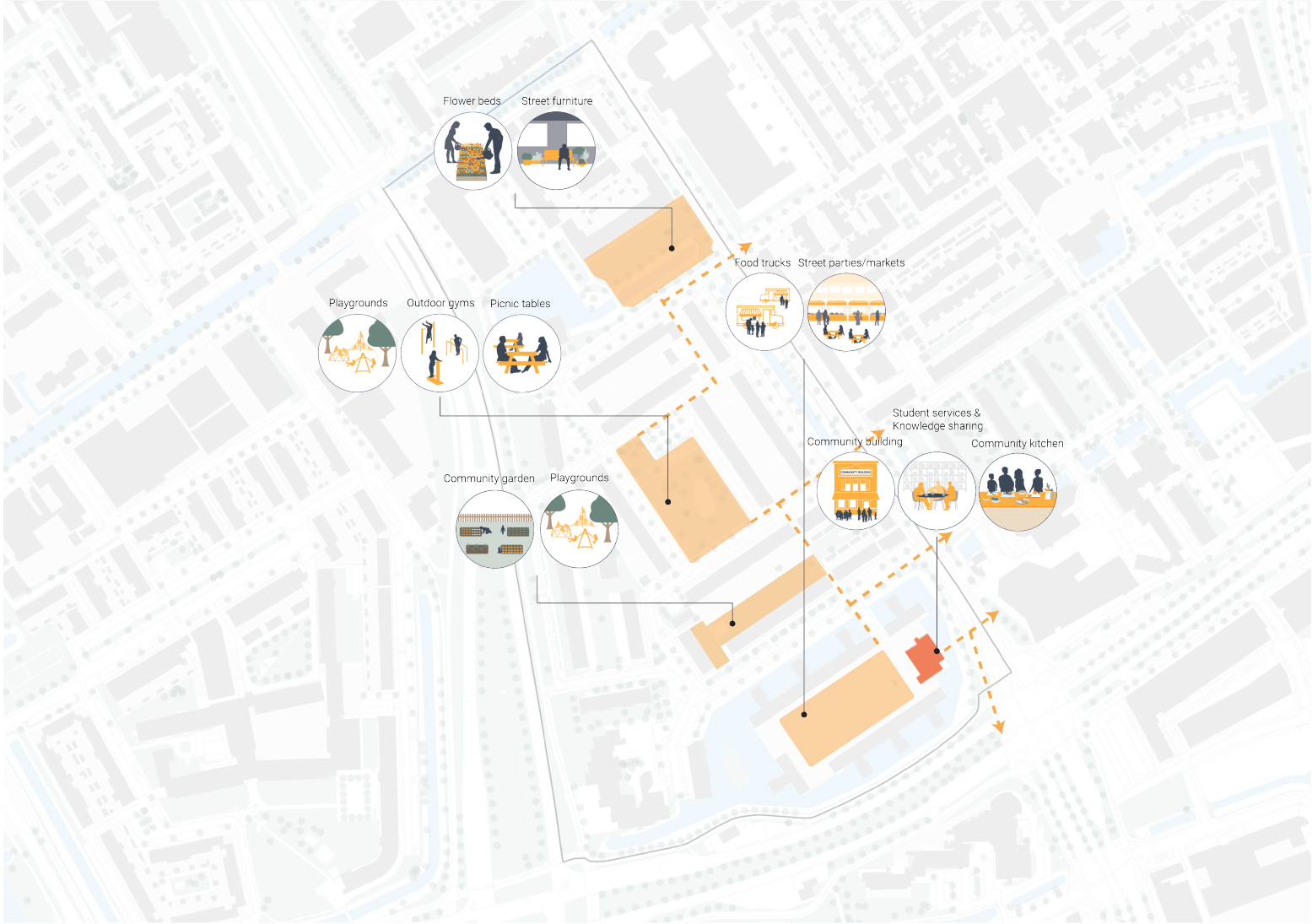
Community library



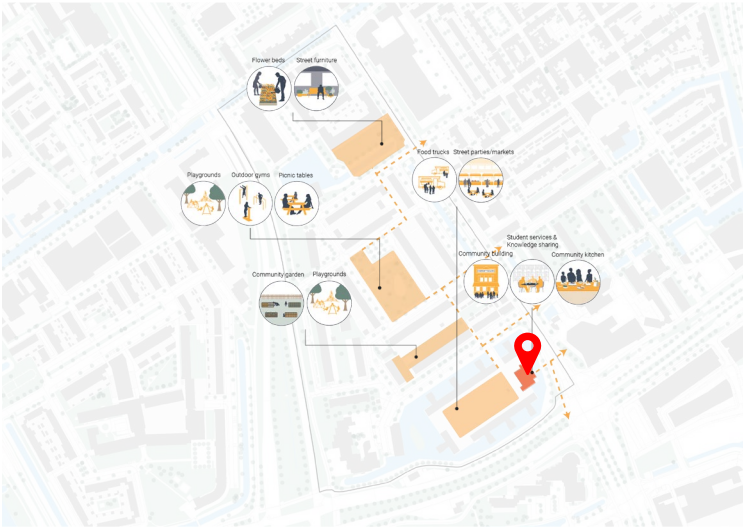
INTERESTING AREAS IN KRAKEELPOLDER



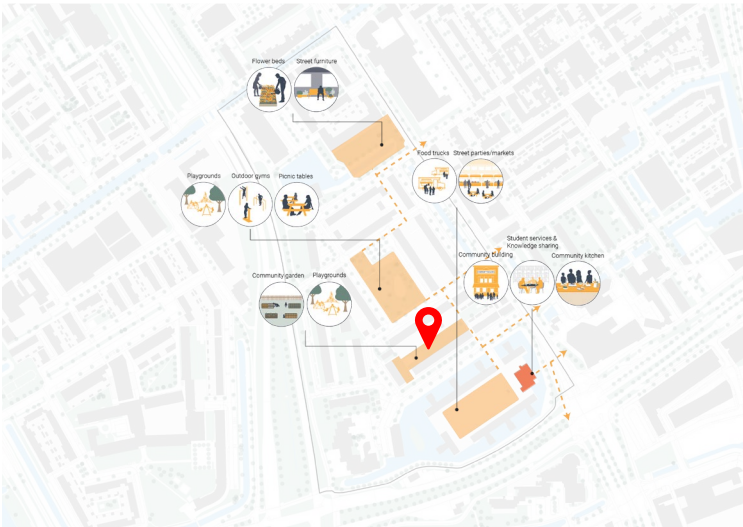
INTERESTING AREAS IN KRAKEELPOLDER



INDOOR SCENARIO IN KRAKEELPOLDER



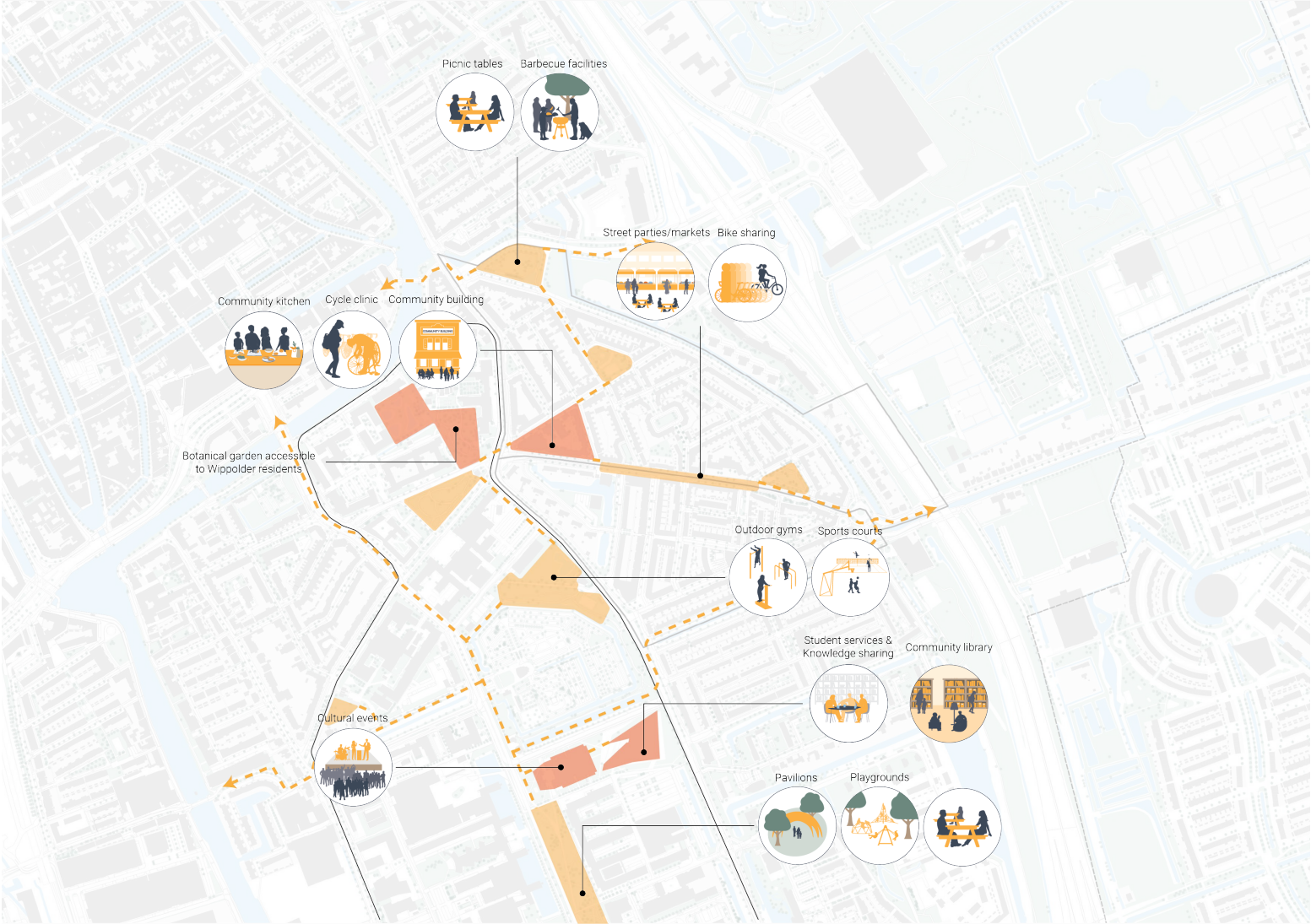
OUTDOOR SCENARIO IN KRAKEELPOLDER



INTERESTING AREAS IN WIPPOLDER



INTERSTING AREAS IN WIPPOLDER



INDOOR SCENARIO IN WIPPOLDER

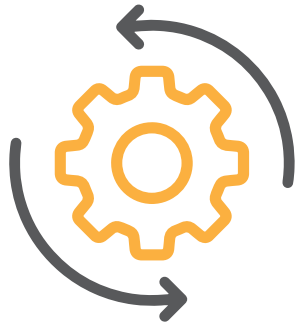


<https://www.cornelismusius.nl/onze-school/een-nieuw-gebouw/>

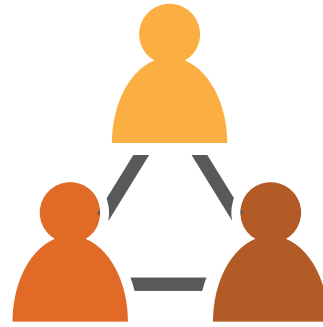


OUTDOOR SCENARIO IN WIPPODLER





Understand and
mitigate the process



Stimulate better
co-existence



Promote good
governance