

Regenerating Rotterdam South

Improving socio-economic diversity and spatial quality in problem areas dealing with selective migration



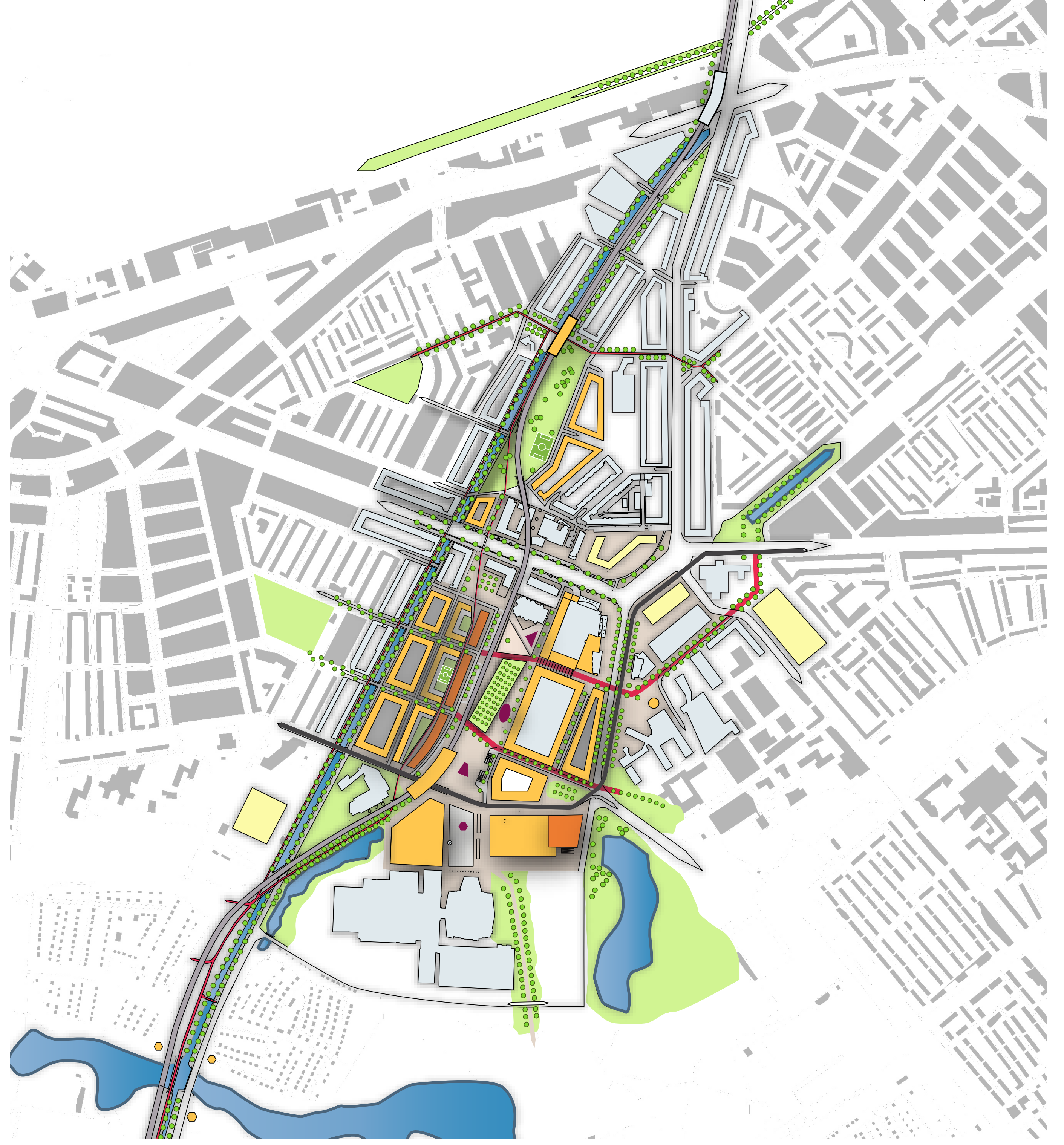
Research question

This thesis is about how urban regeneration can improve the spatial quality and socio-economic diversity in problem areas dealing with a negative selective migration. Selective migration is the migration of a certain group of people defined by age, income or background. In this research it became clear that Dutch large cities deal with an inner city migration. The population in Dutch large cities do not decline anymore, but there is a case of negative selective migration. More higher income leave the city, while the lower incomes stay in the city in certain regions, especially in Pre and postwar neighbourhoods. There is a growing polarization because of these migration flows. A concentration of low incomes can lead to the development of a counter culture, where having a job and an education is not the norm. Lacking social cohesion can lead to criminal activities and unsafe neighbourhoods. The reputation of the neighbourhood becomes affected in a negative way as a consequence that the neighbourhood will be less attractive for investors and migrants. The situation in these deprived homogeneous neighbourhoods is vulnerable. The social economical diversity and the spatial quality is lacking and there is a negative livability. (Musterd 2005; VROM 2006; VROM 2007; VROM 2008). Also the access to jobs is limited. The new labour demand and the new labour supply do not match anymore (Musterd 2005).

Where to start regeneration?

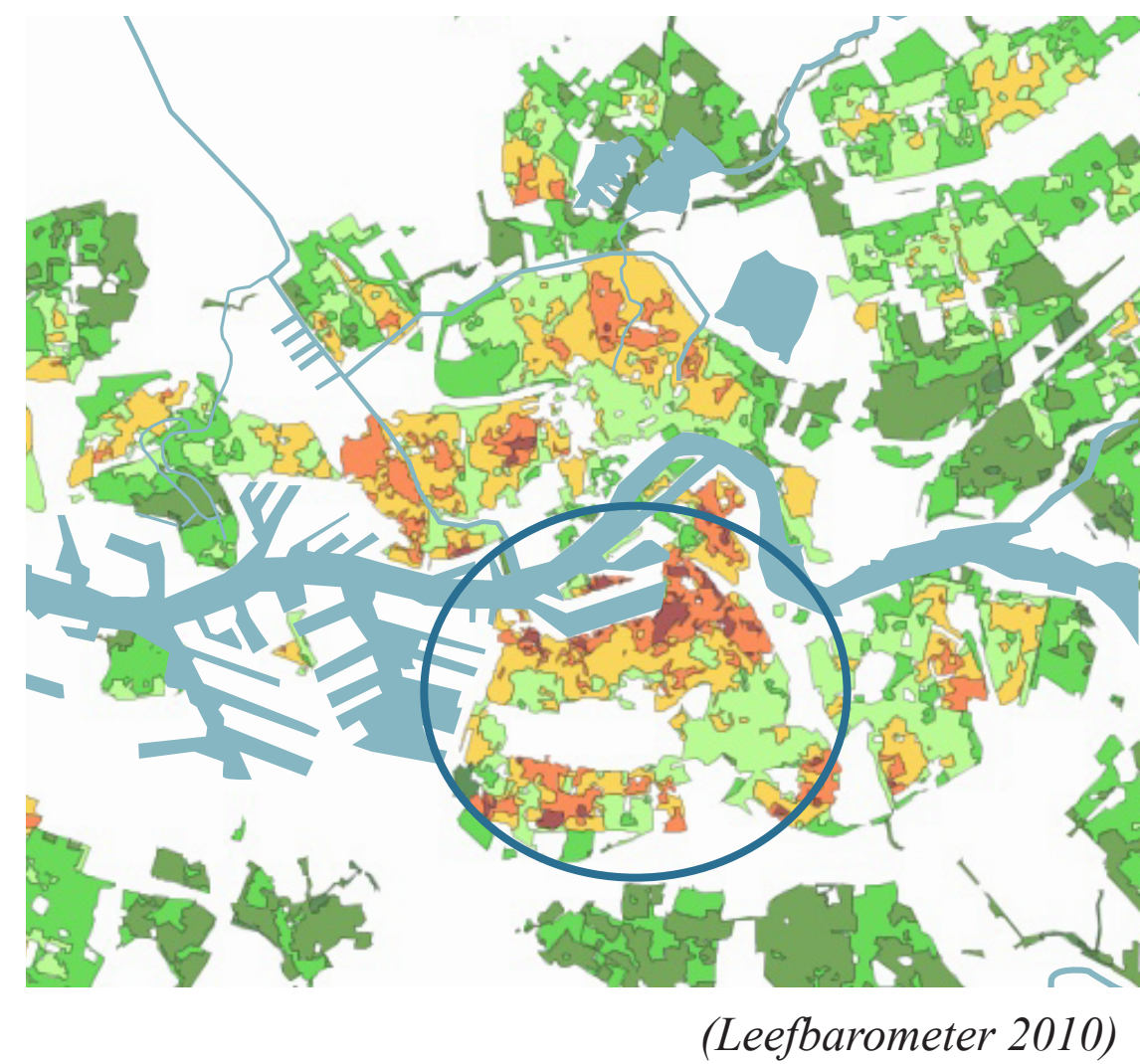
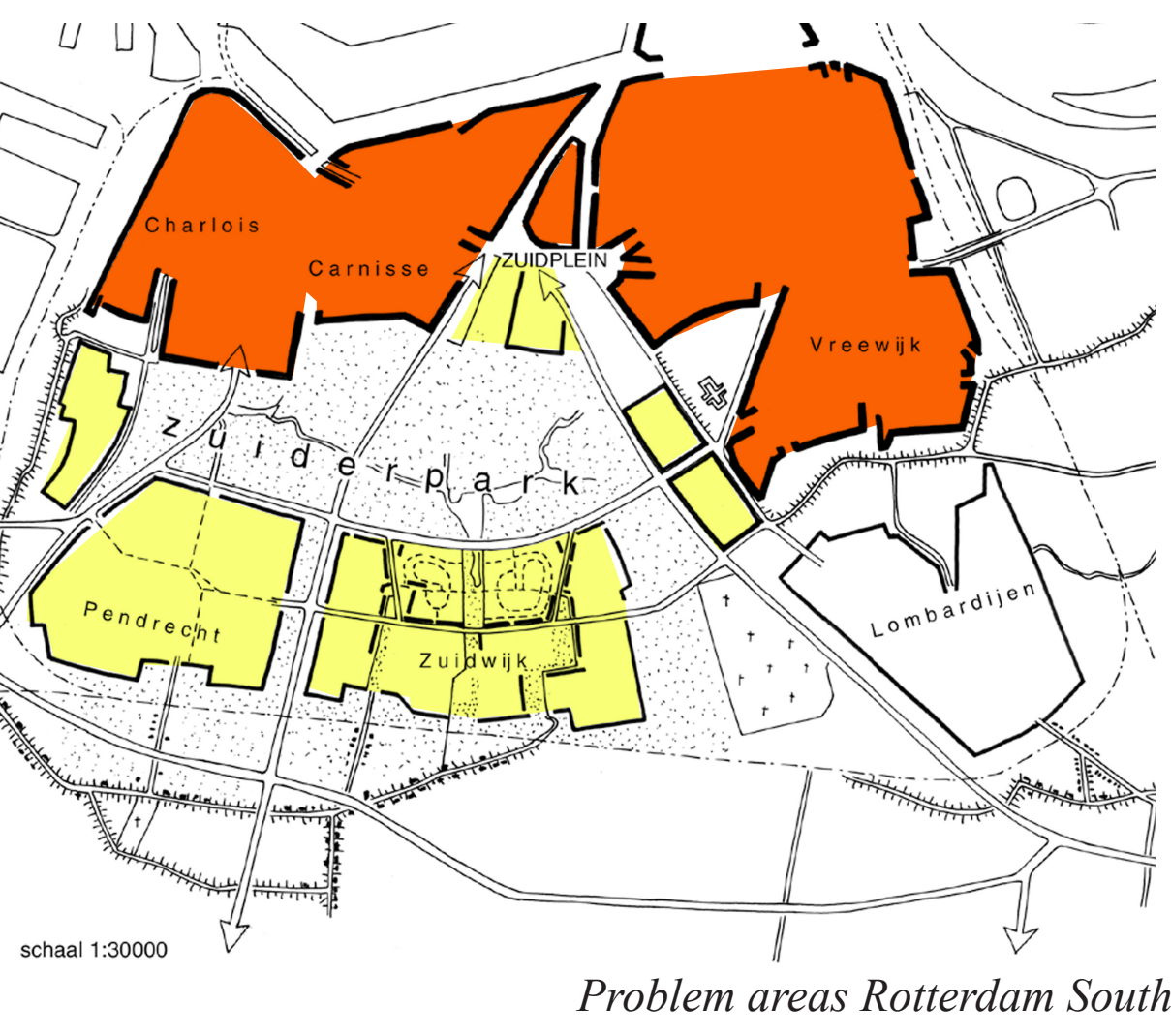
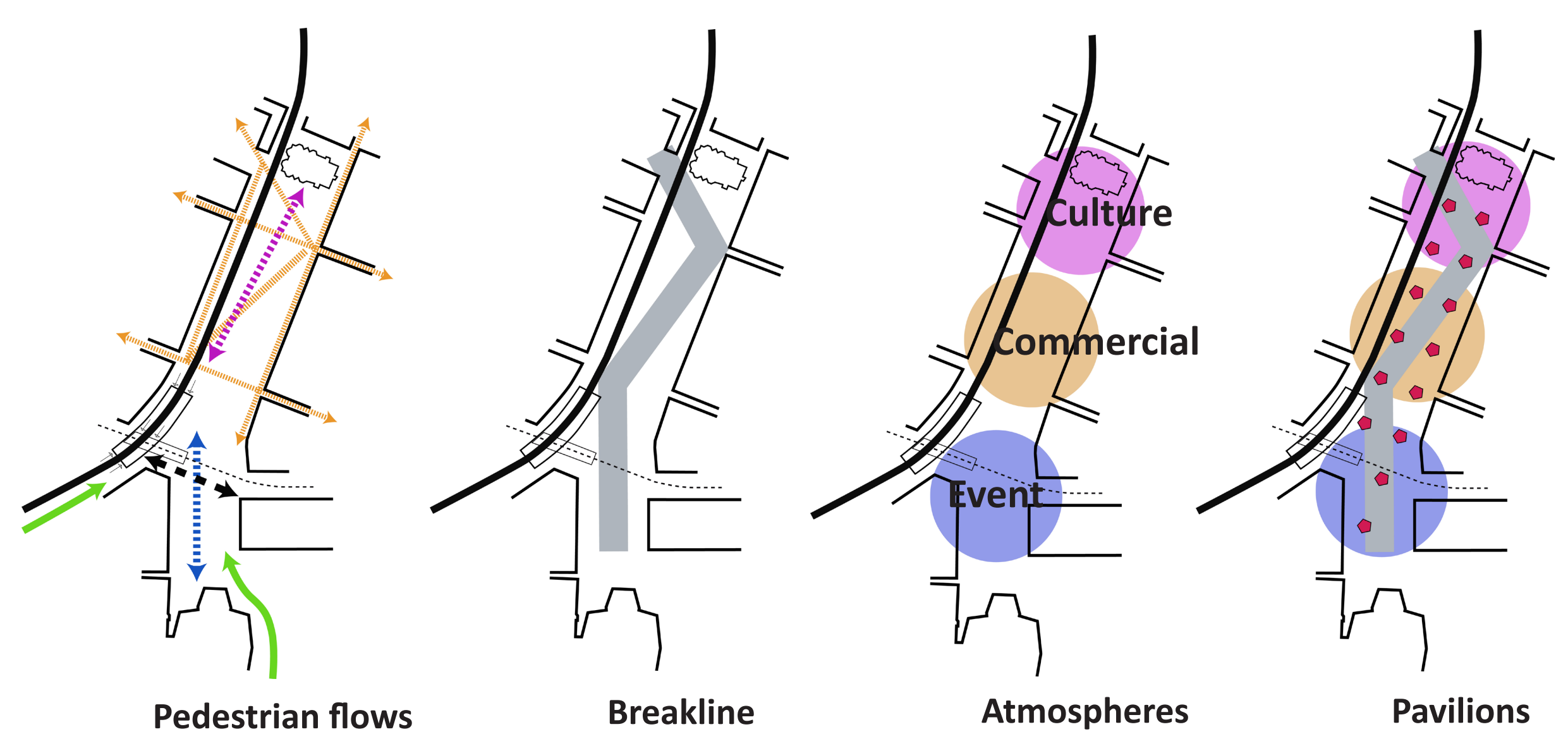


Masterplan



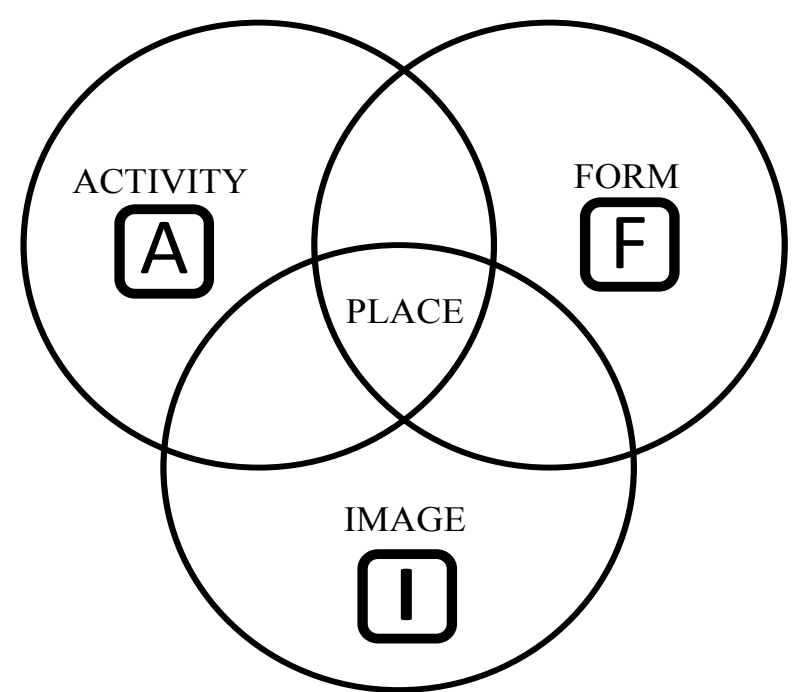
The socio economic diversity can be stimulated by indirect and direct interventions, but migrations can never be regulated. The design on Rotterdam South is a trigger for the area, because it will create another image of the entrance of South, there will be more necessary and optional activities, so more living attractions for potential newcomers. But the most important is that the situation of the former residents is improved. The design Rotterdam South and Zuidplein and intervention scheme include regulation, so that the former residents will be protected. There is a maximum amount rented dwelling that can be transformed into owner occupied dwellings. The design includes little demolition, but more intensification in less dense area, and the plan is phased as well. When this is not taken into account, the water bed effect can be created, and the postwar neighbourhoods of Rotterdam South are potential receiving areas. So this must be decreased as much as possible. Potential social risers have the possibility to grow in their own neighbourhood, in this way the selective migration is decreased.

Concept 'New heart of Rotterdam South'



However Urban regeneration can be an answer to improve the lacking social economical diversity and the lacking spatial quality in order to improve livability. But here is a risk that the spatial investments do not meet the demands of the people who live in the homogeneous neighbourhoods, or problem areas, because of privatization of the housing corporations, the investors do not have the social point of few in mind (Hulsbergen 2001). The aim of this thesis is not only focus on improving the conditions for the permanent inhabitants in a problem neighbourhood, but also for the incoming and outgoing inhabitants and the problems on a larger scale, so that the problem do not shift to another area (Franke 2009; Leidelmeijer et al. 2009).

Theory



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| <p>A Activity</p> <ul style="list-style-type: none"> Necessary activities Optional activities Population density Population variety Fine grain economy | <p>F Form</p> <ul style="list-style-type: none"> Housing density Housing variety Transparency Connectivity, flows and permeability Parking solutions Green Public transport | <p>i Image</p> <ul style="list-style-type: none"> Livability Safety Attractiveness |
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During the research two questions were answered. What is spatial quality? and what is socio economical diversity? Spatial quality can be translated into activity form and image, according to Montgomery (1998). He created guidelines to improve the spatial quality of an area. These were transformed into a methodology research and applied on Rotterdam South. There were several unexpected results.

Results methodology research

The Pre war problem neighbourhoods are well structured, the main problems are mostly social, so little diversity in population and negative image. The interventions in these areas are of a small scale and mostly indirect. By stimulating ownership and renovating housing, the neighbourhood can improve.

The post war problem neighbourhoods had more issues. The activity is concentrated on 1 point, the form, like the transparency and the connectivity are lacking, and the image was also average or negative. The interventions in these neighbourhoods are more directly to improve the structure.

