Recognizing Synergetic Conditions for Cohabitation

Proposing an Alternative Method for Acknowledging Local Level Potentialities into the Municipal Decision-Making Process

functional

necessary

intervisibility

symbolic

quality of housing/services

quality of semi public space

participatory

social

appropriation possibilities

typology of places

connectivity drives movement density i.e.

visual permeability determines movement

over localized decreases integration

go-to places, go-through places by-product spaces

connectivity

use permeability

constituted

street visibility

orientation entrances

P5 Presentation | Department Urbanism | Faculty of Architecture
TU Delft | 26th June 2010
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Firstly:
Proposing a new method in assessing and establishing requirements to define synergetic conditions for cohabitation under the various societal trends. To increase, incorporate and secure the potentialities of the less affluent residents in the peri-urban areas.

Secondly:
Propose a recommendation for the municipality of Rotterdam how to incorporate this method into a participatory decision-making process, a vital element in the establishment of the cohabitation conditions.
prognosis of a steady flow of migrants to The Netherlands.

migrants who need central area of the city to improve their economic prospects.

migration to the inner city (according to Karsten, 2010) desired by young affluent families and dual income households.
Method: Synergetic Conditions for Cohabitation

Test Case Oude Westen

Recommendation
Social Structure

Peri-urban areas (surrounding the city center):

- high density of inhabitants
- low percentage of employment
- low percentage of high income
Built Structure

Peri-urban areas (surrounding the city center):

- high concentration of social housing
- high concentration of small residences
- vulnerable housing quality
Urban Regeneration Approach

Attractive residential city:
- balanced composition of the population

Strong economy:
- more employment opportunities

Through a gentrification strategy:
- diversification the housing stock
- diversification of population
Gentrification: provides

- Improvement of quality (housing and public space)

- Role model function of affluent residents

Source: Atkinson, 2003
Gentrification: runs the risk of

- **Displacement of less affluent**
  Source: Kleinhans, 2003

- **Periferal pressure** (displacing social issues)
  Source: Atkinson, 2003

- **Effects displacement:**
  less job opportunity
decrease in mobility -> increase travel time
Urban Regeneration Vision Rotterdam
- Reduce social-economic issues
- Reduce poor housing quality
- Reduce poor spatial quality

Masterplan Housing Association Oude Westen

Through a social mixing strategy
- Diversification of population
- Diversification of building typology
- Reducing number of social housing
- Increase social cohesion

Masterplan Housing Association
- In 8 years time 650 of the 3100 social housing units will be redeveloped into 400 owner occupied dwellings
- 20% decrease in social housing 3100 -> 2450
- 40% increase in owner occupied 650 -> 1050
- 3.5% total housing stock 4300 -> 4065
Urban Regeneration Vision Rotterdam
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Masterplan Housing Association Oude Westen
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Focus on built form and population ignores different user characteristics and importance and potential of public space in relation to cohesion.

Source: Reijdorp, 2004
The urban regeneration approach for central areas of the city creates a distortion on the local neighborhood level of the Oude Westen. A distortion that does not provide synergetic cohabitation conditions for different income groups.
Relevance Public Space
Importance and potential

Public space is the spatial embodiment of the community, where social and economic transactions take place.

Every community and inhabitant expresses a different type of use and perception of the public space. This creates the unique local identity of a place.

Strengthening the socio-cultural interactions as well as the differentiation relations the more viable a general process of urban integration becomes.

source: Jancez & Sepulveda, 2010
public space
Importance and potential

public space network

Mobility/accessibility/connectivity: Promoting the existing network of flows.

Land uses/activities: Mixed uses with respect to the socio-economic dynamics

Social Dynamics: Public space promoting the activities of different social groups minimizing social exclusion and marginalization.

Comfort/safety: Safety and security through movement within the urban network.

source: Janchez & Sepulveda, 2010, Pinto et al., 2010
**Project Aim**

**Problem Field**

**Theoretical Framework**

**Method**

**Test Case Oude Westen**

**Recommendation**

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**public space**

Potential in providing an alternative approach to re-qualify disarticulated areas, diminishing the need for extensive social mixing/upgrading.

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**public space network**

Potential of connecting to larger network providing conditions for territorial cohesion.

- Mobility Connectivity
- Activities
- Social Dynamics
- Safety

---

**synergetic conditions for cohabitation**

**dimensions**

- functional
- interactive
- participatory

---

**activities**

- necessary
- optional

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**social**

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**safety**

- intervisibility
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**flows**

- typology of places
- connectivity
- permeability

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**economic**

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**Visual Permeability Determines Movement**

Connectivity drives movement density, ie.

- Over-localized decreases integration
- Go-to places, go-through places
- By-product spaces
- Permeability
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*Note: The diagram includes various symbols and arrows indicating the relationships between the different components.*
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- **economic**
  - use
  - flows

- **social**
  - people
  - use

- **symbolism of appropriation**
  - participation
  - symbolic

- **household**
  - with children

- **workspace**
  - necessary
  - optional

- **environment**
  - cultural
  - urban
  - lively

- **businesses**
  - economic networks

- **workplace**
  - third space environment

- **daily system**
  - desire close proximity

- **workspace**
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- **typology of places**
  - go-to places
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  - drives movement density
  - over-localized decreases integration

- **visual permeability**
  - determines movement
  - go-to places
  - go-through places

- **intervisibility**
  - street visibility

- **constituted**
  - visible collective
  - people

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Assessment Oude Westen

Public Spaces

Dominance of only necessary child-related activities in public spaces. This results in the potential fragmentation of social groups.
Assessment Oude Westen

Safety

Reduced sense of security enhanced by lack of surveillance. Caused by low concentration of entrances or lack of windows on street level.
Assessment Oude Westen

Flows

The extent of integration of a local street into an urban network determines the intensity of movement through the local street network. Which results in the potential for program in that local street.

Residential area poorly connected to surrounding street network. Reduced movement in relation to the primary activity of the public spaces results in it being a Go-Through place for other social groups besides households with children for whom it functions as a Go-To place.
Residential area activated through more accessibility, resulting in more pedestrian flows and potential for divers program. Resulting in establishing Go-To places for different social groups.

Risk
Over-accessibility disrupts the local identity of the neighborhood
**Public Space**

The main activities of the public space oriented towards one single user group

- Other user groups seek their optional or social activities elsewhere

**Safety**

Narrow street structure and lack of intervisibility

- Meaning unsafe and low socially controlled spaces

**Connectivity**

Residential core poorly integrated into the area

- Meaning less potential for pedestrian flows and differentiated program
Current situation with the introduction of affluent residents

- Business as Usual
- Extreme Pedestrian Flows

- Following Masterplan
- Following Societal Trends

with the introduction of affluent residents
Variables of the scenarios

- Connectivity
- Permeability
- Pedestrian flows
- Interactive
- Participatory
- Appropriability
- Functional dimension
- Necessary activity
- Social needs/desires
- Economic networks

- Connections
- Parking spaces
- Program


*Connectivity drives movement density ie use: go-to places, go-through places by-product spaces*

*Local spatial conditions for cohabitation:
  - Dimensions of public space
  - Activities in the public space
  - People/flows
  - Safety
  - Symbolic spatial conditions
  - Functional
  - Interactive
  - Participatory
  - Necessary
  - Optional
  - Social
  - Quality of housing/services
  - Quality of semi-public space
  - Appropriation possibilities
  - Symbolism of appropriation
  - Street visibility
  - Orientation entrances
  - Intervisibility

*Socioeconomic networks: (SEV 2008)*

*Visible collective workspace*
Variables of the scenarios in relation to public space network

**Variables**

- **Connectivity**
- **Permeability**
- Pedestrian flows

**Connectivity** drives movement density, i.e., use of go-to places and go-through places by-product spaces.

**Permeability** influences local processes, reducing integration over-localized.

**Semi-public space**

- Quality of housing/services
- Quality of semi-public space
- Appropriation possibilities
- Symbolism of appropriation
- Street visibility
- Orientation entrances
- Intervisibility

**Case Study: Test Case Oude West**

- **Social Conditions**
  - Invisible individuals
  - Visible collective

- **Economic Networks**
  - Self-employed
  - Entrepreneurs

- **Activity**
  - Daily system: desire close proximity
  - Workspace: third space environment
  - Environment: flexible spaces, interaction with clients and peers

**Recommendation**

Using the potential flows from the network connectivity, spatially programmatic integration into the larger network.
Effects - Pedestrian flow from/to the city center
- Intensification/diversification of program as a result of new connection
- Multiple public space dimensions facilitate different activities for different lifestyles creating more interaction
- Removal of parking spaces increases appropriable space, social surveillance and visibility
- Introduction of affluent secure spatial quality in western area of residential neighborhood

Risks - Possible fragmentation if program and network of spaces do not attract both groups of users
Design Guidelines

- **accentuate different levels of operation with regard to high street and central axis**
  - focus central axis should be on local level

- **appropriatory space evenly distributed**

- **accentuate different types and hierarchies in public spaces**
  - increase in intensity of use towards East

- **clear visual connection between spaces**
  - visual connection accentuates the public space network

- **spaces and program stimulates use by all residents**
  - diversified program invites interaction

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**Design Guidelines**
Design Guidelines: Network Conditions

creating pedestrian connectivity towards center of the neighborhood

limited connectivity to secure local identity and sense of ownership

ggradual increase in program towards city center

creating visitor flows that explore but do not invade
Connection to city center and museum park. Increase pedestrian flows through park and towards Gerrit Sterkmanplein.

Decreased pedestrian intensity in west of residential area facilitating the ‘urban in the lee’ environment.
current built form
housing for affluent
mixed program
playground only
multiple activity place
basketball court
public space paving
leisure space (park)
terrace community center
leisure space nursing home
quay Westersingel
tram lane	parking spaces
**Section Park**

**Current situation**

**Potential situation**

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**Principle**

- **necessary activity**
- **optional -> social activity**
- **neighborhood center as landmark**
- **meeting of different worlds**
Section Gaffeldwarsstraat

- connection to city center creates Go-Through place with By-Product places
- lower priced program location for local entrepreneurship
- Removal of parking spaces for appropriation of space
- Pavement indication of public space network
Section Gerrit Sterkmanplein

Test Case Oude Westen
Design
Transformation vision established from the perspective of intervening in the built structure, changing housing typologies

Without a participatory planning approach where stakeholders from different scales are recognized and without the recognition of the potential of intervening in the public domain in relation to its users, risk of fragmentation will be sustained.
Community Action Plan

1. Establishing a partnership between local stakeholders and the local authority
2. Establishing the goals
3. Doing an analysis of the project area (through the use of the conditions for cohabitation.
4. Creating the vision for the project area
5. Followup of the vision
Evaluation:

- The Urban Regeneration Approach of the Municipality too limited
- Not recognizing the potentials of the uses and users of the public space
- Method for assessment of the public space (network) and adaptation in relation to the needs of the residents
- Recommendation to incorporate method in the current decision-making process
Thank you
Questions?