Graduation Plan: Architecture

Personal Information

Name: Keziban Karacor
Student Number: 4036190
Address: Munnikenweg 145
Postal Code: 1947ES
Place of residence: Beverwijk
Telephone number: 0644301103
E-mail address: keziban_karacor@hotmail.com

Studio

Theme: Design as Politics
Teachers: Wouter van Stiphout, Marta Relats, Ekim Tan

Argumentation of choice of the studio: For my graduation project I want to work on the disadvantages neighborhoods in the Netherlands. I want to find out what the real reason is for the social problems. The reason for these problems on street is that the people don’t interact with each other and take responsibility for the neighborhood, the public surrounding and the buildings. To find out the actual disadvantage neighborhood I searched in newspapers and on news Rotterdam Zuid was quickly selected. It’s a big area with 200.000 residents, comparable with the city Eindhoven. The government interfered for the first time with a part of an urban area in the Netherlands. The problem in the area is enlarging instead of increasing. The government started together with the project Pact op Zuid the National Program Zuid.

Theme: Involvement of resident in disadvantages neighborhoods
Teachers: Elise van Doorn, Ekim Tan, Engbert van der Zaag

Title

Title of the graduation project: Housing Politics in Rotterdam Zuid
**Product**

**Problem Statement**
The National Program Zuid includes that 35,000 buildings will be demolished. A part is of the housing corporations and private holdings. The government expects of the housing corporations that they buy the private houses, but the housing corporation Vestia is almost bankrupt and doesn't have money to invest in Rotterdam Zuid. For that reason Woonstad took the position of Vestia. Housing Corporations started in 1851 with the Union for the benefit of the working class. This union started with 20 civilians to design a building block with the ideologies of the residents. In 1994 the government stopped with giving loans and grants to housing corporations. And because of this reason the housing corporation became profit organizations instead of non-profit organization. And the problem starts, the resident go from first interest to second. During time the rent price raised and now in the economical crisis the housing corporations in the Netherlands have the power of housing, but not the money to invest in housing. The housing corporations don't maintain the buildings and also the residents. What happens on street is on news and this damages the image from the neighborhood and the residents. The inhabitants will be convicted and during time they start to behave like that. They have no education and no work. Then it's obvious to suspect claims for crime, social insecurity, drug nuisance, pollution and the management of the public space. Which are more then 50% of the claims in Rotterdam. To keep young people of the street Henk Oosterling started with a project Vakmanstad/Skillcity, to survival from multicultural to intercultural coexistence. Henk Oosterling thinks that the first priority is to scale the people and start with the education. The younger people are the start of the future society. He started his project in the OBS School in Bloemhof, after a year the succession of this project was visible on the marks. Another sociologist Arnold Reijndorp concentrates on the public space. In his view the public space needs to be controlled by residents. A public space is from a neighborhood, residents that knows each other and they need to have the control of the space.

How can we involve residents by solving social problems in disadvantages neighborhoods?

**Goal**
It's more than 100 years that housing corporations rule the social housing. In this 100-year the quality became less, the rent got higher, because of the fact that the interest is changed of the housing corporation. Now we try to solve the disadvantaged neighborhoods by reconstructing (Den Haag), attracting creative people (Amsterdam) and by hiring street coaches (Utrecht), but the government doesn't thinks about reverse by giving the citizens the power. Like how the housing corporations started with a group of citizens creating their own housing block. So my goal is to find a solution for the problem with the housing corporations in Rotterdam Zuid By finding new policies for housing corporations. And by this policy creating a housing block, with a community in Rotterdam Zuid So the residents will own and feel responsible for the street. If the resident take responsibility the problems in Rotterdam Zuid will become obscured. Also the design needs to be economical and money needs to be saved with the design, because the people who live in these neighborhoods are low income. So smart plans and details needs to be designed.
Process

**Method Description**
If a community wants to build together a housing complex first they need to buy all the houses and then they can start with their project. While the housing corporation just demolish or now leave it empty, because there is no money to improve. It’s very difficult for citizens to start a project with a community, because if you want to improve a neighborhood you need to have a budget the Housing Corporation and government don’t have the budget to invest anymore. Why does the government help the housing corporations and doesn’t give opportunities to communities to built their own houses? So my research will be concentrated on the different parties that are involved with the neighborhood. What the power position is from the different parties like the housing corporation and the government. How the new policy needs to work and with which party. How the location is situated in Holland, Rotterdam and Rotterdam Zuid. Different analyses will be made on the movement/ facilities etc in Rotterdam Zuid. It’s important to know how Rotterdam Zuid is developed in time and how it is working now. Also the residents will be analyzed on economical/ social and cultural level. One community will be chosen to design together a building. This will be done before the P2, for the P3. The exact building will be chosen and with archive drawings, be considered to redesign if it’s possible to keep it economical. So the construction from the building will be analyzed and the details. For the redesign variations will be made and referential projects will be researched. The concepts will be tested on the design guide space/ form/ image/ composition, material/ construction/ climate, function/ use/ ritual/ movement, urban context/ site, and social/ cultural/ historical/ philosophical context.

**Literature and General Practical Preference**
Information from Housing Corporations Woonstad
Information from the Government Charlois, Feijenoord
Henk Oosterling: Woorden als daden, Heijningen: Jap Sam Books, 2009
G. Van Dijk, L.F.M. Klep, R. Van der Maden, IJ.G.A. Duit, P. Van Boekel: De woningcorporatie als moderne maatschappelijke onderneming, Assen: Koninklijke van Gorcum bv, 2002
Jan Gehl: Life between buildings, Skive: The Danish Architectural Press, 2001
Nationale Woningraad: Open huis; woningcorporatie en communicatie, Almere:
Nationale Woningraad, 1987
Reflection

Relevance

This project deals with the economical/political/social and cultural agenda in this economical crisis. The government and the housing corporations don’t have money to invest and for this reason the neighborhoods are going backwards. The plan of the housing corporations and the government, before the economical crisis, was to replace the cheap buildings for expensive building to attract new kind of residents, which is not the problem. As architects, residents we need to find new methods to solve social problems, we can’t wait for the government to invest. In 2006 the government wanted to invest 1 milliard in Rotterdam Zuid, which is now 30 million, because of the almost bankruptcy of Vestia. The government and housing corporations want to improve the neighborhoods but they can’t it’s time for the people to empower.

Time Planning