Thursday, 9 October’14

Paper Session I
14.50 – 16.20

Track (1) Symbolic Significance of Renewal. Towards Resilient Practices

Room: TUT Museum (Library building, ground floor)

Chairs: Sten Gromark, Kristel Siilak, Mervi Ilmonen

Urban sustainability and the 4th dimension

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This paper will present R&D on ways to safeguard continued use of older buildings and urban environments in order to enhance ecologically sensitive policies and practices aiming at strengthening sustainability and the quality of urban life. It is increasingly recognized that urban renewal and climate change mitigation need to include reuse and retrofitting of existing buildings including cultural heritage. It should also be noted that urban heritage is essential in place-making as well as in a holistic approach to sustainability.

The management of cultural heritage policies from a sustainable development perspective was in focus during the project Sustainable Historic Towns: Urban Heritage – Good for the Climate, co-financed by the Nordic Council of Ministers and carried out by the Sustainable Historic Towns (SuHiTo) working groups in Latvia, Estonia, Finland, Sweden and Norway. (SuHiTo is one of several thematic initiatives by the Monitoring Group of the Baltic Sea Region Cultural Heritage Cooperation.) An enquiry was carried out in each of the five countries in order to investigate if there are ways in which the cultural heritage can become a positive resource for sustainable practice, rather than a problem, as is often the case with policy makers. Some of the findings will be presented.

Two best practice examples of urban repair will be discussed mainly based on a comparative case study of how industrial areas in three Norwegian cities were transformed and the planning processes involved. Areas that used to be quite closed have been opened up and become integrated with the surrounding city. The investigated projects have combined several functions such as trade, housing, culture, recreation and public spaces. The central location, scale and aesthetics, as well as balancing reuse with new architecture, have made Papirbredden and Vulcan attractive urban areas in the city centres of Drammen and Oslo,
This paper presents an urban transformation process in the Gothenburg industrial waterfront in Sweden, through the lens of a particular venue and business that is established on site. Claessons Trätjära is a wholesale store that is specialised in linseed oil paint, pine tar and consultancy in traditional craftsmanship. While being part of a wide network of heritage actors, Claessons can be understood as an offspring of what Nigel Thift has described as the ‘urban glue’ in which the general population is involved in ‘activities of repair and maintenance’. Claessons is located in the Ringön industrial harbour, immediately opposite the core of Gothenburg city across the Göta river. With its ecological and heritage conceptions, the store stands out from its built and business environment; deviant in a neighbourhood of haphazard small firms, rundown industrial sheds and battered harbour docks from the 1930s. The store is like an ermine that seems to thrive among cats. Ringön, however, has lately become part of the River City transformation project that will turn several centrally located harbour areas in Gothenburg into mixed-used sustainable waterfronts. Through this process, the environmental concerns and visions that drive Claessons as well as the urban renewal process will probably coincide. Still, it would not be correct to define Claessons simply as a gentrifier or fore-runner in a eco-sensitive re-use and re-definition process. Instead, theoretical concepts such as ‘urban glue’ from Thift and Foucault’s concept of ‘heterotopia’ will be deployed in the present paper with the ambition to gain greater understanding of the symbolic transformations taking place, in parallel to the design processes.

This survey will be performed as a short pilot study from June to September 2014. Planning and visionary documents will be used to survey the broader case, while site visits and interviews will be conducted to highlight Claessons. The more general aim is to get a grip of symbolic processes whereby certain expressions for the ‘urban glue’ seem to become

recognised and involved in transformation processes, while other expressions are relegated to the status of implicitly less valuable heterotopic otherness.

### Polyphonic Narratives in Urban Planning – Diverging and Converging Stories of Jätkäsaari

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In my paper, I will draw on the growing field of narrative urban theory to look at the kinds of stories that are used in relation to the ongoing construction of Jätkäsaari, Helsinki. This former container harbour is being developed as a prestigious, seaside working and living environment, which is projected to be finished by 2025. In the planning process, the explicit use of narratives can be seen on a variety of levels. Official websites offer historical background information, as well as narratives of the future in the form of architectural illustrations. A narrative perspective is most conspicuously visible in the literary novel commissioned for the area by the planning department, and in a comprehensive branding campaign. Does a more narrative-oriented planning practice take into account more diverse narratives of the city, and how do these interact? I will examine the media narratives surrounding Jätkäsaari, as well as the numerous texts and documents published by the Helsinki City Planning Department, in order to examine to what extent urban polyphony – the diverse narratives of the city – has found its way into the official planning narratives. I will argue that urban theory should develop new conceptual frameworks in order to come to grips with the increasing narrative turn in urban planning practices. The development of analytical methods from narrative and literary study can offer crucial insights into the coherence of narratives in urban development.

This paper is part of a three-year postdoc research project into narratives in urban planning.

### Housing norms: dreams and disappointments

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This paper looks at current housing developments in Reykjavík, Iceland’s capital city, in light of recent economic developments, housing policy which traditionally is heavily geared towards home ownership and latest trends in urban planning. The objective is to shed light on the changing cultural norm of home ownership, which is affected by the state of the economy, tradition, taste and culture and by building codes and planning regulations. An overview of recent events shows developments which may be igniting a shift in norms. This is followed by an account of the recent boom-bust cycle which was partly driven by international developments in financial markets but also to a significant degree by domestic
events. Then the social and cultural importance of home ownership in Iceland is discussed. Reykjavík’s newest suburb is used as an example of the role of coordination in planning, contrasting the winning design proposal with actual developments on site. It is important to look at the economic situation, social norms, and planning policies together; how they develop and interact, causing norms to evolve. The stories told by the account of the economic cycle, development of home ownership rate, and the shifting direction of planning, all share a common thread, i.e. that the norm of housing as an ever more luxurious asset may be receding in favour of a more practical view of affordable housing.

As house building came virtually to a stand-still in 2009 and 2010, the portion of households in the rental market increased, rising to 27 per cent in 2011. Development halted on the new neighbourhoods, awash with large luxury apartments and detached houses. Recently changes have been made to the plans developed during the upswing, with scaling down of building and apartment sizes. A new municipal plan for Reykjavík emphasises increased density in more central areas, putting a hold on development in the suburbs. The sharp economic downturn therefore coincides with a shift in emphasis to slower development, smaller apartments, and a rise in renting and alternative forms of tenure to the tradition of owning a home. Economic slow-down and difficulties in financial markets have thus contributed to a change where the common view of housing as a luxury good is now retreating, and is substituted for a new norm, of affordability and basic needs. A swift economic recovery or re-emphasis of housing policy on government substituted mortgages, could, however, turn these ongoing developments around to their previous trends of large scale investment in ever more luxurious apartments.

**Track (2) Urban and housing policies and markets**

Room: Library XI 524

Chairs: Hedvig Vestergaard, Liis Ojamäe, Aleksandr Michelson

*Effects of long-term Swedish housing policy*

Christer Bengs, Aino Verkasalo, Jukka Hirvonen, Aalto University, Finland, christer.bengs@aalto.fi

This paper relates to a research project (Academy of Finland), investigating the housing regime of Sweden in terms of the features of the housing stock and production of dwellings, modes of tenure and their changes as well as housing costs and the function of housing in the post-war economic and political context. Some of the alleged effects of the implemented
housing policy are also studied, such as spatial segregation and the destiny of heritage, which are considered to be fundamental. Studies are carried out on the national level and Sweden is compared to Nordic neighbours. On the regional level, capital regions in the Nordic countries are compared. In addition, Uppsala is discussed as a particular case. A series of interviews have been carried out among civil servants and others, responsible for the design of housing policy on the local and national levels.

Spatial segregation refers to segregation according to socio-economic status, demographic features and ethnicity. The focus is on the causes of segregation, not on the effects. The hypothesis is that segregation is a repercussion of the long-standing housing policy and particular national and local practices developed along the way. The study focuses on the material context, not on a symbolic or ideological one. This means explanations are not related to the alleged priorities or pursuits of single actors (wishes), but to their possibilities and abilities to operate on the housing market as being evident in factual residential patterns (effective demand). The capital regions of the Nordic countries are studied on the level on statistical areas and the level of segregation is measured according to index of dissimilarity, and when possible applying index of isolation and index of exposure as well. The case study of Uppsala is based on available statistics, literature and interviews.

Cultural heritage refers to built environment in terms of buildings as well as urban and rural morphology and landscape, including archaeological sites. The study is based on literature and on analysing available statistics regarding destruction of buildings. According to the hypothesis, the connection between housing policy and the destruction of cultural heritage is obvious as evidence indicates that historical town centres were torn down to facilitate for new housing in central locations and age-old agricultural land was appropriated for the sake of constructing new suburbs and other installations. Destruction of cultural heritage was particularly large-scale during the 60s and 70s. Only during the 60s, 42 per cent of dwellings located in buildings erected before 1900 were knocked down. Destruction is continuously topical as cities grow inwards as well as outwards. The difficulty in finding appropriate statistics may indicate the limited public interest in heritage and the prevailing focus on new housing.

City in Change – the Case of Uppsala, Sweden

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The paper studies the themes of housing production and urban renewal in relation to the destiny of built heritage in the city of Uppsala, Sweden. Uppsala, like many Swedish cities, has a history of large-scale demolitions starting already in the 1940s and increasing during the 1960s and 1970s. As part of the “Million programme” (1965–1974) the city experienced a strong urban renewal process and a large amount of the old building stock in the city
centre was demolished and replaced by new developments. Also several large suburbs were developed. The target of that time housing policy was to raise housing standards and eliminate the housing shortage by creating modern housing. The developments during this period were supported by new laws allowing municipalities to expropriate land. As the result 75 per cent of housing stock built before the year 1901 was demolished in Uppsala in 1960–1975.

Uppsala has been a growing city for a long period, and the growth accelerated in the mid-2000s. Also building production speeded up in the end of 2000s. An important theme concerning housing production is how it relates to the prevailing building stock. Nowadays the theme of demolishing building stock may be topical again, albeit not nearly as extensive as earlier, as the city’s expansion is guided by a strategy of growth within the existing urban structure. This paper studies how the principles and practices of housing policy and law have supported the demolition as well as preservation from the 1950s to nowadays. The research analysis combines statistics, interviews and historical maps. The analysis on interview data studies how the specialists (civil servants and researchers) working with Uppsala’s housing policy see the effects and challenges housing policy and housing production in relation to the preservation of the built heritage. Historical maps are utilized to investigate what was previously located in the spot where new housing has been developed. The paper is part of a research project (funded by The Academy of Finland) studying various aspects of Sweden’s housing regime.

Residing in urban heritage space: contributing into the (re)construction of symbolic capital of a tourist destination

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Drawing from the sociocultural approach towards destinations which regard places and spaces as the result of social practices, the paper focuses on the resourcefulness of and the ways of activating heritage space in the local agents’ experiences from the perspectives of residents in the context of increasing competitiveness of destinations in the globalized international tourism market. Specifically, this article aims to understand how heritage space as a valuable resource and the object of strategic actions is conceived from the perspectives of residents and how qualities of heritage space are operationalized and integrated in the experience of residents in the heritage and tourism fields. Thus, this paper generates insights into the perspectives of residents on the perceived meaning and value of heritage and into practices of activating material heritage by residents of two towns with Old Towns as world heritage: Bruges and Tallinn. Therefore, the research shows how residents as local agents contribute into constant (re)production of heritage space by residing in urban space of heritage value.
Departing from the social constructivist epistemology and applying qualitative methodology, the study shows that reusing heritage space appears as a value-orientated activity that is imbued into various socioeconomic activities conducted in urban heritage sites. Residents’ quotidian activities in the material heritage space reconstruct the symbolic capital consecrated in buildings, and as open to the tourist gaze become the destination attractions conveying an important role in the (re)production of unique spatial attributes for the destinations. Residents potentially affect the spatial practices and representational spaces of tourists through locating activities of residing in World Heritage Sites, thereby strategically activating heritage space as cultural capital to (re)construct symbolic capital and generating extractive, i.e., consumptive, and non-extractive use values. Furthermore, it appears that residents shape specific strategies with regard to heritage mobilised in their actions: protecting and restoring heritage, affecting functional uses of heritage, and (re)producing the public space.

The present paper presents the conceptualisation of the research results from the perspective of residents conducted within the doctoral studies of the author on the topic “Destination Branding and Constructing Symbolic Capital in the Reproduction of Heritage Space: the Case of UNESCO Designated Hanseatic Old Towns”.

**Global or local placemaking?**

Mervi Ilmonen, Aalto University, Finland, mervi.ilmonen@aalto.fi

Place making has become a large scale business in urban policy and regeneration. Cities all over the world are currently considering and structuring their brands with slogans, symbolic building and entertainment in order to gain a competitive advantage in the global city competition. Cities are trying to create lively neighborhoods and urban areas to attract more people; consumers, tax payers and tourists. In spite of the large amount of consultants, media and branding professionals working with places, the local actors still play a significant role in making the neighborhood. Places and place identities are best strengthened with supporting livable and open streetscapes, and neighborhoods with a local feel. In this process the local shops and corner stores are studied in a Helsinki inner city neighborhood Kallio, where small entrepreneurs and shop owners were interviewed, and their role in place making was discussed. It is argued here that the small shops provide an important part of urban public space, and contribute to local identity and urban culture. It is further argued that the role of small shops and corner stores in creating livable streets, local feel and public space is a neglected viewpoint in urban planning. The street and small shops were mostly destroyed with means and ideology of modernist planning, the current task of planning is to bring the street and shops back.
Track (3) Communities, participation and negotiations

Room: SOC 214

Chairs: Irina Raud, Roode Liias, Margrethe Aune

**About the Unknown Architect: Strategies of Collective Appropriation**

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(1) Excursus Group Experiments: Dilettantism as a Method

Throughout the 20th century, collectively acting, interdisciplinary artistic groups conjoin the rejection of an economically oriented, functional design. In consequence, they refuse hierarchically oriented methods for the realization of cooperative projects. In order to generate ideas collectively, matter of investigation and experiment is the “Design of Processes”, to explore options of cooperatives, to explore unexpected or hidden areas of life, to develop comprehensive and social motivated models for artistic, spatial living concepts and representations. For the members of artistic groups, the starting point of creative processes is the investigation of collectively supported aims, concepts and ideas. This implicates how to set these group processes free – by discussing and designing “Rules of the Play” in order to frame future possible cooperation experiences in advance, not to limit but to open the unfolding of experiments [Exemplification with selected groups and projects of the 20th century].

(2) Housing experiments: Alternative Strategies of Collective Appropriation

In Berlin, since the 60s, self-organized housing projects, kitas (kindergarten organized by parents) or new foundation of schools resulted in a new relationship between urban citizen and their living spaces between public and private, which they appropriate with the intention of developing own ways of co-existence in socially and ecologically responsible contexts. In semi-professional collaborations, alternative strategies of transformation processes and hybrid programmes of housing are experimented. The withdrawal of the design sovereignty on the part of the architect in favour of enabling the unfolding of heterogeneous liveable urban spaces (Lebensräume) and appropriation practices by the involved actors without professional background is tested in multiple realized projects of the real laboratory of Berlin; these projects and attitudes leads to a new quality of urban neighbourhoods in East and West of the city; in the meantime not to neglect anymore as model for developing quality of public realm next to built architecture culture.

The pioneers of contemporary life with cooperative ideas of co-living find a fertile humus in this city: Multiple historical precedents represent part of the European bandwidth which ranges between the more than 100-year-old cooperative tradition, towards established partnerships between local actors and the policy (e.g. the IBA and its tradition of social housing programmes) up to now three generations of residential communities and building
communities on own initiative. More than 20 years after the fall of the wall, numerous housing group projects are realized in Berlin, which might be considered as a continuation of the highly dynamic laboratories for environmental, heterogeneous, collaborative ways of life beyond the representative, conservative architectural housing policy till today.

**Medborgardialogens ritualisering**

Clarissa Kugelberg, Uppsala University, Sweden, Clarissa.Kugelberg@ibf.uu.se

En utbredd uppfattning inom forskning och samhällsdebatt är att förtroendet för det politiska systemet och politikerna minskar i västvärlden och som tecken på detta tas att allt färre deltar i politiska val och politiskt arbete och att skillnader mellan olika sociala grupper i samhället växer när det gäller politisk delaktighet. Det finns idag olika förslag på hur demokratiska processer ska kunna vitaliseras för att återställa medborgarnas förtroende. Ett är att inrätta nya former av medborgardeltagande och samverkan och under de senaste decennierna har en mängd olika former av samverkan med medborgarna i lokal panering och beslutsfattande utvecklats under benämningar som deltagandeplanering, medborgardialoger och medborgarbudget.

Feeling of safety is one of the central factors influencing people’s behavior. Both individual (perceived) safety and societal security as a broader concept take place in urban space. While urbanization can bring about many social, economic and ecological benefits, increasing urban density can also lead to decreasing societal security and perceived safety (Miceli et al, 2004; Brittney et al., 2010; Colquhoun, 2004). Stable and transparent political system, social equality and decent and healthy environment contribute to the societal security of urban settings. Furthermore, satisfactory living conditions are bound up with decreasing social or political imbalances or conflicts. On the other hand, social cohesion, place attachment (“feeling of home”) and possibilities to participate to develop one’s own environment among other things enhance perceived safety (Landman, 2009).

In Finland, improving safety and security have been seen as a part of traditional “welfare state type of urban planning”, however without specific attention or means. Safety planning of residential areas is mostly based on several technical regulations on traffic safety and fire safety. However, built environment, urban life and space underlay the perceived safety or insecurity in many other ways. For example, urban planning solutions can promote street vandalism or affect inhabitant’s everyday route choices to a grocery store - or to the decision of not to go out at all.

In some parts of the world, for example in USA, and in Central and Southern America safety planning has become one approaches of the main planning approaches with specific safety planning concepts. Extensive international research literature concerning “designing out fear” has provided two main approaches for improving the perceived safety of a neighbourhood. Either more controlled and closed city space has been suggested (segregated approach) or, contrastingly, the enlivening and opening of public space (integrated approach) (Landman, 2009). According to some scholars, these have too much concentrated on built environment at the expense of social causes and the political nature of fear. Therefore, a third approach, the social constitution of fear has been developed arguing that adopting a simple set of design solutions is not enough and the experiences of fear should be seen in relation to wider social and geographical context, social relations and power (Koskela and Pain, 2000; Pain, 2000).

While the international discussion goes lively, few cases of safety oriented planning have been experienced in Finland. The city of Tampere took the first step in 2002-2008. A safety oriented planning concept of a new residential area Muotiala was created and the area was planned and built in a fresh way by a close cooperation of planners, city building control, consultants and building companies. The whole process highlighted open and participatory planning methods and some new procedure for the actors were created. After the first part of the area was finished and the new residents had lived there for a while, their opinions on
perceived safety were studied by YTK soft-GIS method. The results of the study proved that safety oriented planning seemed to “work” in a wanted way. In the presentation, the main principles of the “Muotiala concept”, as well as the results of the soft GIS study are shown. Besides, some recent steps of safety planning discussion in Finland are described.

**Paper Sessions II**

**16.45 – 18.15**

**Track (1) Symbolic Significance of Renewal. Towards Resilient Practices**

Room: TUT Museum (Library building, ground floor)

Chairs: Mervi Ilmonen, Sten Gromark, Kristel Siilak

*What´s the meaning of everyday life? How to learn from the relation between architecture and everyday life when a social housing area engages in renovation?*

Kirstine Brøgger Jensen, Aalborg University, Denmark, kbj@sbi.aau.dk

Post war social housing areas in Denmark – erected in the heydays of the welfare state – can be seen as a materialization of past ideals of the good life. Through time our ways of living has changed and today the social housing areas are used in various alternative ways, that was not intended in the original design.

In these years a wave of renovations of social housing areas are sweeping across the country, aiming to retrofit the architecture to current needs and dreams of future living.

The present paper is based on a fieldwork performed in Lundervænget – a functionalist social housing area in Copenhagen. The aim is to investigate and document the relation between architecture and everyday life, and to discuss how this knowledge can be valuable to the renovation of social housing areas. The impetus is not so much what architecture is, but more what architecture does. Architecture and everyday life are seen as mutual influential and responsive, and the paper thus challenges the old dichotomy between the social and the physical world. The focal points are the architectural concepts of material, scale, function and transition.
Urban processes in their inevitable everydayness pose quite a challenge, notably, if considered in the local contexts, e.g. the change and transformation is the hallmark of Estonian society for the last two decades. It takes sociological imagination to explore what is hidden behind the taken-for-granted order of things and images. The urban research classics conceived of the size, heterogeneity and density as constitutive features of a city, quintessential in the recognised attractiveness of its central parts (Wirth, 1938). Today the structure of cities is depicted as a patchwork blanket energized by dual processes of decentralization, diffusion, spilling over the edge on one side, and concentration and densification on the other side. The latter are manifested, in particular, in central neighbourhoods’ regeneration processes on various levels and in different forms – urban recycling, gentrification, conversion of old industrial (heritage) spaces, filling the gaps between existing built structures.

Suburban processes tend to influence the developments in the city centre, malls are in competition with central business districts seeking to capture an urban ambience and milieu (Gottdiener, 2000). Supposedly, downtown has to become more like ‘the city’, more attractive, providing experiences in a new ways. Facing the challenge of keeping up their symbolic meaning, the visual display matters more than ever before. Because ‘people today consume symbols and environments along with goods and services’ (Gottdiener, 2000: 283).

Although regeneration practices are diverse and complicated, there is one common denominator, implying that urban regeneration is now almost universally associated with culture (Leary, McCarty, 2013: 490). Arguably, revitalization projects gear spectacularisation, originally seen as following almost always the same logic of construction of the consensual publicity image and transforming public spaces into stage sets, facades without bodies (Jacques, 2011). This critical approach shows the role of the culture in ambiguous light in line with Debord’s original idea of spectacle as an ideology par excellence (2013: 160). There could be an intriguing paradox worth to follow up as interpretations seem to diverge since the initial idea behind the cultural explanations was grounded on quest of authenticity (recently extensively considered by Zukin, 2010). But nevertheless the steps of walkers are one of those actual systems which create the city (Certeau, 2005:157). As a consequence of the choices made by the users of a city some places become lifeless or fade away after all (Certeau, 2005:159).

My initial research interest is expressed in the following questions: How urban public space is produced and consumed in the context of contemporary renewal of the city centre? How the place “works” through participants? What is the meaning of place for different users? How people create meanings for a place by making sense of images and symbols in relation to their everyday life, culture and identity? How new architecture in historical context works on the symbolic level relating to life-styles and identities? How do these processes reflect on the urban socio-spatial transformation in Estonia and Tallinn?
Symbolic aspects of residential choices and home design: experience of a cross-cultural home

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This paper aims at contributing to an understanding of a transforming contemporary urban home by highlighting the formation of interconnectivities between the symbolic aspects of residential choices and home design and the construction of identities in the experience of cross-cultural partners/families.

The paper draws on the currently ongoing qualitative research of Estonians in cross-cultural partnerships residing in urban contexts in Estonia or having moved to partners’ countries of origin in Southern or Northern Europe. These experiences are viewed as part of an expansion of multiple cross-cultural opportunities for individual self-realisation, and inevitably, for the setting up of ‘international homes’ (cf. Paadam, Siilak, Ojamäe 2013). It is considered, however, that moving across cultures purports a considerable if not profound change as regards individual lives. In order to understand the multi-dimensional character and meaning of this experience the study applies a biographical approach and attempts to elucidate the ways partners adapt to as well as (re) create their homes in new socio-cultural circumstances. The analysis suggests that residential choices and home design strategies of cross-cultural partners is a complicated process of negotiations over habits, tastes and preferences informed by current lifestyles, cultural and economic dispositions as well as partners’ previous distinct cultural experiences of residence ‘as well as perceptions and imagery shaped within wider context of collective dynamics and social practices’ (ibid.). The analysis of in-depth interviews also shows that similar former individual experiences allow easier adaptation to new cultural circumstances. In a home design process the cross-cultural families are drawing cultural boundaries (cf. Lamont 1992) between the style in fashion globally or between prevailing taste preferences in a given culture and society. The objects displayed in cross-cultural homes are becoming crucial for self-presentation and might or might not have a symbolic significance in terms cultural origin of individuals. This implies that objects chosen for home design may represent ways of re-constructing individual as well as new family identities based on shared tastes or shaping of tastes, irrespective of earlier residential experiences. Dispositions towards specific home design are also related to phases in the construction of individual or couple identity.

The Primacy of Residential Quality in Urban Creation. A current observation on a recurring notion: Henri Raymond and l’habitat pavillonaire 1966

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As a current observation this contribution intends to situate origins of the notion of the primacy of residential quality in urban creation in a historical context before May ‘68 and to show the relevance and actuality of this concept in emerging contemporary projective urban architectural practices. This is done through a retrospective re-reading of a major research contribution of architectural residential sociology elaborated by Henri Raymond and his team of ISU directed by Henri Lefebvre. A summary of results were published in 1966 as l’Habitat pavillonnaire and re–published in 2001 with the three different components together with the never published applied methodological instruction for inquiries of deep interviews with residents in suburban single family urban zones. This ground-breaking qualitative interpretive approach in social sciences with repercussions in residential architectural design orientations is regarded by the author as a still valid example of how social sciences can provide a more profound understanding of residents’ perceptions of their spatio–social residential situation, hábitat y habitar, than what the standard survey can offer for design guidance.

Track (2) Urban and housing policies and markets

Room: Library XI 524

Chairs: Aleksandr Michelson, Hedvig Vestergaard, Liis Ojamäe

Housing Renewal in Birmingham: a case study of the Summerfield improvement area with questions or the future of housing renewal in England

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Birmingham is well known nationally and internationally for its long tradition of housing and urban renewal and especially for its use of area-based approaches to improve housing, social and economic conditions, both in the older parts of the city and in more recent developments, including some of the large social housing estates of the 1960s and 1970s. This paper takes as a case study the renewal from 2002 to 2011 of Summerfield, an area north west of Birmingham city centre, consisting of about 400 late nineteenth and early twentieth century houses, mainly privately owned or rented, many of which were
dilapidated and lacked investment. Making use of a variety of government initiatives, notably the Single Regeneration Budget, the Neighbourhood Renewal Fund and the Housing Market Renewal Programme, a three-way partnership of the local residents’ association, the City Council and a locally-based housing association resulted in a successful improvement programme which made full use of the financial, professional and community resources available to improve the area’s living conditions and to respond to the wishes of local residents who were full participants in the improvement process. Attention was given to the promotion of Summerfield as a sustainable neighbourhood or ‘eco-village’ by applying new technologies to improve existing housing, improve the physical environment and encourage greener lifestyles. The Summerfield project is seen by many people as a culmination of more than fifty years’ experience in Birmingham of neighbourhood and partnership-based housing and urban renewal. But following the project’s completion in 2011 much has changed. A Conservative-led coalition government established after the 2010 general election, as part of its ‘austerity’ measures, embarked on a long-term process of public expenditure cuts. Government financed improvement initiatives have been terminated, funding for local government and housing associations has been reduced, and there is now no support for the kind of improvement programmes of which Summerfield is a prime example. Continuing problems of energy efficiency in older housing are being addressed, in part, through the ‘Green Deal’ but the response so far is limited; and the policy, though welcome, is no substitute for the comprehensive, holistic approaches to housing renewal that have been abandoned in a policy agenda that favours ‘austerity’ and the ‘small state’, and which is grounded in a belief that ‘the market’ can respond to future needs for housing and urban renewal in England. The paper examines and discusses the questions and implications arising from these changes.

How demographic and economic factors have influenced ways of residing measured by urbanisation, type of dwelling, and type of tenure

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The purpose of this paper is to present and discuss factors influencing ways of residing up to and during the years leading up to the Global Financial Crisis (GFC) as well as presently. The activity in the housing construction sector in the Nordic and Baltic countries was at a very high level until 2005–2007. Urban sprawl and overinvestment in business premises and housing were important risks to be considered. The high economic activity also led to an increase in the cost of housing and hence to affordability problems in major cities. Many new urban quarters and towns came into planning in this period. The aim is especially to give an overview of how the economic and financial crisis affected the ways of residing in ten countries in: a) the Nordic countries, b) Western Europe, and in c) Eastern Europe. This is done by analysing how demographic and economic factors have influenced ways of residing measured by urbanisation, type of dwelling, and type of tenure.
Resizing living space. Are the limits of urban floor space reached?

Eija Hasu and Johanna Lilius, Aalto University, Finland, johanna.lilius@aalto.fi

Finns have made significant housing carrier’s during the last 100 years, including the rapid urbanization. During the same time, the everyday lives of people have also changed. In many cities, everyday life has moved into the homes (Karsten, 2003; Olsson, 1998). According to statistics, the living conditions for one million Finns are still overcrowded, and one third of the Finnish families live in cramped housing.

In recent years inner-cities have reurbanized and urban spaces are undergoing a renaissance. This development along with increasing housing prices are challenging housing policy aiming for more dwelling units. In this paper we explore the questions of living space through a survey (n=1214) reflecting housing preferences in Helsinki region, and interviews (n 25) of urban families. We claim that attitudes towards smaller housing sizes are changing, including the diversifying motives to choose less square meters. The changing housing needs and lifestyles, as well as the increasing housing costs in Helsinki region are challenging the current housing policy. The result will reflect on the possibility to rethink density and to adapt new ways to approach it in urban planning and policy-making.

Track (3) Communities, participation and negotiations

Room: SOC 214

Chairs: Margrethe Aune, Roode Liias, Irina Raud

Solving local problems through local involvement? Experiences from Danish Urban Regeneration

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Over the last decades, the Danish Urban Regeneration Program has – in line with public well-being politics in general - increasingly turned towards efforts to generate more local involvement in solving local urban problems. Whereas former periods of urban regeneration have been mainly based on top-down approaches or massive public subsidies, the public regeneration schemes from the last decade have increasingly emphasized the need for involving local actors in the urban regeneration e.g. through partnerships, network building, involvement and participation of local actors and institutions, and financially based of
voluntary work, local co-financing etc. Based on a number of evaluations and studies of the Danish Urban Regeneration scheme carried out over the last decade, the paper will discuss to which degree the Danish urban regeneration scheme has been successful in this transformation towards a new agenda, and what can be learned from the development so far. Although ‘local involvement’ is a commonly used term in various urban regeneration programs, it can have many different meanings and implications. Therefore, the paper will discuss local involvement in the urban regeneration based on four different studies, that have different approaches to local involvement: Private co-investments in urban regeneration (Jensen and Storgaard, 2008), local embedding of the urban regeneration (Jensen et al, 2010), collaboration with private enterprises (Larsen et al, 2011), and the use of voluntarism in urban regeneration (Larsen, Jensen & Agger, 2014). Through the lens of these studies, the paper will outline the experiences from generating local ownership and local co-investment in urban areas supported by the Danish Urban Regeneration Program, and discuss the background for the achievements as well as the challenges for establishing local involvement in the urban regeneration.

**Urban infill and the emerging power of housing associations**

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Urban densification development in the Finnish context has thus far dealt with single planning sites in the suburbs. In this paper we will introduce a novel densification case from the city of Tampere, where the city has created a strategic vision for an entire neighbourhood situated in the heart of the city centre. In this article we analyse the challenges and the potential that urban densification holds from the viewpoint of housing associations. Housing associations are the main landowners in the neighbourhood of Tammela, where the city has plans for new housing for 4,000 people. At present the area has 6,400 residents. The housing companies’ interest focuses on several issues: how the permitted building volume is distributed among the landowners; whether the urban infill development will increase the value of their property; how the strategic vision will be implemented in practice; and if densification will threaten the current lifestyle and urban environment. What makes the current situation even more interesting is the changing role of housing associations. Some of the associations have stayed in the position of “ordinary citizen”, where as some other housing associations see the momentum differently – they have contacted architects, construction companies and university in order to realize the potential of their building site. Thus, a new model for interactive infill planning is needed between the key actors; the usual top-down planning procedural model is not applicable in this situation.
Housing for homeless – scattered or gathered? The pros and cons of co-housing

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This paper is based on the results of the preliminary empirical studies of my PhD-project. The initial results show that the design of the common areas gives residents different opportunities to connect to co-residents and neighbours. It also shows that the homeless have various ways of connecting to the communities around them. These findings give additional nuances on what it can mean to have access to communities and how these communities can function.

There might be a need for new variations of co-housing for some groups among the homeless population. Those, who in principal are functioning well enough to take care of themselves in a dwelling of their own, but who prefers the community they have with peers, when living in a shelter or other types of co-housing.

The current approach to offering housing for the homeless in most of Europe and North America is focused on ‘Housing First’ as a housing model. This model is based on offering housing in addition to social support, at an early stage of the help people receive to get out of homelessness. In ‘Housing First’ a homeless person can be helped directly from the street to an apartment. This approach replaces an earlier model, where people would have to earn their way to housing through successive steps, such as agreeing to receive psychiatric treatment or help to quit an addiction.

The ‘Housing First’ model is based on a number of principal ground rules. Among them that the housing which is provided is scattered-site housing, that apartments should be placed independently, and that housing and social services should be separated. One of the reasons why these housing conditions are recommended is to prevent the negative communities that can occur when people with drinking, or drug problems are concentrated in one place. The downside to scattered housing is that people with little or no contact to family, friends, or the labor market get isolation in their homes. Loneliness is a major issue for the homeless and former homeless and one of the main reasons why they sometimes chose to live in miserable housing conditions together with peers, rather than moving into an apartment.
Sustainable Living (SustLiving) is a new concept for lowering the production cost of living and increasing sustainability. The high cost of housing poses an economic challenge both on the level of house-holds and national economy. The vision of SustLiving is a “1200-EUR-Apartment”. This means that the production costs per m2 don’t exceed this limit, despite the current cost level of 2000 EUR/m2 in Finland. The paper describes the road-map for reaching the vision, with significant implications at the levels of the individual families, construction industry, and the Nordic society. The Scandinavian vision of the concept is that in 10 years a single parent nurse with two children doesn’t have to spend almost 70% of her income for housing. The financial vision enables increased well-being and social sustainability when less income needs to be spent on housing.

The applications don’t stop at Nordic countries. The total global construction volume is expected to be bigger by 2040 than the total volume built industrially so far. Most of the urbanization takes place in Asia and Africa posing a significant sustainability challenge. New, more sustainable and affordable approaches for housing development are urgently needed globally.

SustLiving proposes a concept for hybrid structural system for wood-concrete based prefab modules of low-cost and high-quality housing. The dominant residential building technologies, such as the Finnish Building Element System (BES) doesn’t support industrial housing production efficiently. The current housing production suffers from lack of industrial processes leading to project-based approach with a number of contingencies such as ad-hoc delivery chains, work done on site, weather conditions, and unpredictability of the process. This paper proposes using the combination of CLT and in-situ concrete. The prefabricated
CLT housing modules will be jointed with in-situ concrete. The approach enables very tall and slender buildings suitable also for difficult and small urban sites promoting urban densification. In addition, the new approach enables easy site assembly with tolerances, solutions for shear-walls, horizontal fire-protection, thermal mass inside the shell, solid anchoring to the foundations, and affordable high quality architectural solutions such as overhangs and enclosed balconies.

The research following the concept phase will focus on building physics of the strategic structures such as the CLT-concrete wall. After the laboratory tests the production and delivery chains will be studied in depth. Lowering the end costs of housing requires a study on events in the delivery chain. It is expected that new actors and/or approaches have to be introduced as alternative business models challenging the conventional business models of housing market. Further, regulation of housing markets and potential cooperative relations with cities and institutional investors need to be investigated to create the basis for an alternative operator for the housing markets. The new industrial production model provides also interesting outlooks for cooperative residential development of private households challenging the dominant residential production of the construction companies.

*Calamities and controversies around resilient architecture for ageing, life course perspective on an exemplary Swedish residential care home*

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Age is a delicate matter, but the Swedish welfare state is ageing and has an increasingly larger proportion of elderly people, about 19 per cent (Sweden Statistics, 2014). Since the election campaign in 2006, the matter of appropriate housing and caregiving for older frail persons has been a reoccurring item on the political agenda. Governmental delegations and programmes have ventured out into the great unknown territory of architectural experiences and age-related problems. However, one existing residential care home, in the following RCH, pops up as an exemplary and universal model for architecture and the frail ageing process, the residential care home of Vigs Ängar.

Initiated as a mutual initiative in the early 1990s, between a local anthroposophical interest group and the municipality of Ystad, Sweden, its creation and existence describes a troublesome tension between legal frameworks, managerial systems for eldercare, facility management and idealistic visions for future-oriented caregiving. Despite a 20 year existence, this exemplary model has resulted in few similar facilities, both architecture-wise and eldercare-wise. Instead, a large number of national and international study visits have turned the building along with caregiving into an open smorgasbord consisting of architectural elements or therapeutic approaches, subject to free sampling and tasting. To some extent, the anthroposophical label has clouded the resilient approach in architectural design and caregiving for the frail stages in life.
The focus of this paper was to go behind semantics and unravel the true generator images that constitute the fundamental reason for the exemplary status of the RCH in question. Close reading has been applied as a research method in order to scrutinize documents and drawings that originate from the design process. Random conversations and interviews with various informants associated with the RCH, among which the architect, have been executed over the period 2007-2013. This study suggests that the key factor in this successful realization of an RCH is the solid idea for a resilient architecture. This idea encompasses both ephemeral and tangible experiences of space that structure both the older person’s quality in life as well as the individual staff member’s satisfaction with the work environment. In that sense, the RCH of Vigs Ängar is more of a spatial sensation than an anthropological epiphany.

**Calculated housing - new models for planning and design**

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Throughout history, several models for 'ideal' cities have been proposed, but modern technology opens up new opportunities. Today city planners and architects can benefit from a variety of computational models to inform the development intent and help finding good city form. However, urban morphology is the result of complex political, socio-economical and formal planning processes and no comprehensive computational models exists. Nevertheless, urban parametrics and bottom-up computational methods for calculating the form of built environment can become a reality of modern town planning.

**Urban Transformation and Brownfield Redevelopment in Architectural Education: Haydarpasa as an Ex-Hub**

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This paper discusses urban transformation and renewal issues, brownfield redevelopment and social and cultural issues related to the urban change, in the context of a term project prepared by third and fourth year undergraduate students of architecture. The project is located in Haydarpasa District in Istanbul, a former railway transportation hub, which recently lost its function. Surrounded by many historical districts such as Kadıköy and Yeldegirmeni, Haydarpasa Station had a critical importance as a landmark symbolizing a westernized architecture of Ottoman Empire, and functioned as the last destination point of Asian railway transportation network, and most of its vast area was used for triage and maintenance purposes since 19th century, until 2012 due to the replacement of existing
railway system by a high-speed railway technology. In the area, the transportation hub moved to Ayrilik Cesmesi, as the intersection point of Marmaray and metro line.

The aim of the project studio was to regenerate and rehabilitate the “urban void” between Haydarpasa and Ayrilik Cesmesi, around the themes of urban transformation and brownfield redevelopment. Twelve teams, formed by Turkish and international students investigated and analyzed the area and the themes, and designed the given urban area over a schedule of five weeks. This study aims to analyze the process and final works made by students through this schedule, by examining the syllabus, the given schedule, presentations and evaluating the urban design projects, by interpreting conceptual, morphological and typological approaches as well as resilience-based considerations adopted by the teams, regarding the ecologic, social and cultural sustainability of the area. This study allows comparing the strengths and weaknesses of each project and acknowledging how they can contribute to architectural education.

Track (2) Urban and housing policies and markets

Room: Library XI 524

Chairs: Liis Ojamäe, Hedvig Vestergaard, Aleksandr Michelson

Development of a suburb, from an idea in economic boom to reality in an economic crash

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Through a series of unfortunate events, the neighbourhood Úlfarsfelssdalur in Reykjavík, Iceland, has developed from an idea in economic boom to reality in an economic crash. This paper discusses the development of the Úlfarsdalshverfi in Reykjavík, Iceland, from an idea to reality through a series of unfortunate events. The changes are studied through the lens of Conzen’s (1960) ideology, by looking at the evolution of the three distinct but integral town plan elements, i.e. the streets, the plots and the buildings, starting with a review of the planning competition. The winning solution was awarded for its novelty solutions in town planning, improving the livelihood of the neighbourhood. Afterwards the plan was adapted and changed, according to the legislation, as it went through the planning process. Important aspects of the resulting legal plan were different from the plan presented in the planning competition, particularly in light of its distinguishing at tributes. For instance the emphasis on density and livelihood of the neighbourhood was sacrificed. The construction of the neighbourhood and the effects of the 2008 crisis on its development are also discussed. Finally the effects of the new master plan and the changes in emphasis by the planning
authorities on this particular neighbourhood will be considered as the emphasis has shifted from building up new neighbourhoods to increasing the density of the older central regions of the city.

Economic Discrimination through Minimum Income Criteria and Income Type Restrictions in the Swedish Rental Housing Market

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Studying housing companies’ criteria for tenant selection we find large variation concerning the criteria on minimum income and type of household income approved as income. The minimum income criteria and the type of income criteria can separately and/or added cause severe difficulties for large groups of households to be able to rent an apartment. Income sources that are not approved by several companies could indicate what kind of households that probably not will be able to fulfil the criteria of income level.

We argue that the level of the income criteria together with criteria on type of income approved by housing companies constitute intentional gentrification and as such should be regarded as indirect discrimination of certain household groups in Sweden. In addition, we argue that a higher income criteria than required for a household to be able to afford the rent needs to be regarded as direct economic discrimination on the housing market and should be considered and debated by legal authorities. Data is retrieved from lease policies published on the websites of housing companies and the website of Bostadsförmedlingen Stockholm (Stockholm Housing Office). We calculate affordable rent levels for three types of households: single parents, senior citizens and students.

The housing market and migration: The regional change in Denmark after the crisis

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The housing market has been debated strongly during the last decade; first as a consequence of skyrocketing prices and later due to the worst burst since the 1930s. However, the housing market has not changed in a similar way across the country: While the housing market seems to recover in Greater Copenhagen, most parts of the country still are marked by the down turn at 2008: In peripheral regions in particularly, has the housing market collapsed.
The changes of the housing market have been associated with a remarkable shift in the internal migration pattern; from a largely balanced migration pattern, the situation is now marked by a clear one-way trend towards the biggest cities. This shift has attracted much concern from media and politicians; however, a closer examination of this migration pattern reveals a highly complex picture with both in- and out migration at a substantial higher rate than the net migration just as the migration pattern is strongly affected by age, education, gender and civil status. The paper will give a brief presentation of newer regional development and the migration pattern during the last decade.

Characteristics of Housing provided by Public Housing Agencies in Yemen: Sana’s Case Study

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Yemen is one of the third world countries, which suffers from rapidly increasing urbanisation, due to the following reasons: natural population growth, the internal migration from countryside to the urban areas, economic, social, legislative and political reasons. All these have led to an imbalance between the increasing demand and the limited availability of the housing facilities for low-income group in Yemen. Hence most of the people lack adequate shelter and services. This study aims to examines the characteristics of area and housing provided through the two housing delivery strategies: A ‘completed house’ approach and ‘Site-and-Services’ delivery strategies on housing unit features, next to this are housing infrastructure and the housing estate characteristics features. It is a good example that represents the status of this type of policy in the Al-Sheraton and Saawan areas. This study also clarifies the suitability of the needs and ability of low-income group to correct the directions of their attempts either by what has been implemented or the critical factors to be taken into account to succeed in the future. The first part of the study has employed a theoretical analytically approach to understand the directions, which make the suitable houses available to the low-income group in Yemen; the second part has carried out field study (site observations, interviews and photographs) in the target areas Al-Sheraton and Saawan as a projects instance by public housing agencies. The study has concluded that this projects has faced many difficulties on its way of success due to the following reasons: (i) Many of the houses were acquired in less stringent process from the developers through mortgage arrangement and outright purchasing. (ii)The houses were generally evaluated to be affordable by the respondents, (iii) In fact the finding indicated that the Site-and-Services provided the most affordable housing; next to it is the Al-Sheraton Housing respectively, and (iv) In summary, this study has shown that the characteristics of housing provided by public housing agencies are similar. This study has suggested and recommended the means to enhance the development of the housing sector and housing policies in Yemen.
Track (3) Communities, participation and negotiations
Room: SOC 214

Chairs: Roode Liias, Margarethe Aune, Irina Raud

Participatory urban planning during 2000's – Review of methods and motivations
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Participatory urban planning and citizen's engagement in planning processes are two popular issues in both urban policy agenda and academia. Although their importance has been increasingly recognized, a systematic review covering methods and stakeholders' motivations for participation has yet to be produced. Based on over 100 papers, this paper presents a systematic review of recent studies on participatory urban planning over the period 2000-2014. The review focuses on the methods and motivations of the participatory urban planning processes and the review reported here is a part of the larger review of participatory research. This review is based on two systematic approaches, a three-round literature view and the systematic review process called Preferred Reporting Items for Systematic Reviews and Meta-Analyses. These approaches were chosen to ensure that review is systematic and as much as possible to replicable by other researchers and above all, ensure the justification for further research. The complexity of achieving aims of the participatory planning is emphasized and discussed. To better clarify the methods and motivations behind the participatory urban planning processes and to improve understanding of the focus of the planning, the recommendations of future research directions are also provided.

Suburban areas and urban life - Space for ‘the good life’ in the suburbs - between ideals and everyday life
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Danish suburbs are facing major challenges trying to coping with demographic changes, with structural changes in retail businesses and especially with sustainability-related challenges that have to do with cutting back on energy consumption for heating and transportation. Also climate changes and counteracting the segregation of the suburbs into sharply socially-separated residential areas are major challenges.
Therefore, in these years the post-war era’s suburban areas are being revitalized and the suburb urban life and urban qualities are concepts, which are often brought up in this context. In this paper I will explore the concepts “suburb” and “urban life”.

More than half of the Danish population live in suburban areas, and the majority of suburbs were built in a short and hectic period in the years from 1960 to 1975 and in conformity with the functionalist ideals that gave rise to a number of mono-functional enclaves that were sharply differentiated from one another. Commercial, residential, institutional and recreational areas were placed outside the traditional city centre, and these enclaves were separated by an infrastructure skeleton. This structure created the appropriate spacing - a principle which at that time was the planners’ best answer to the city’s challenges: disease, pollution and overpopulation.

Thus the suburbs were not planned to have a vibrant city life with traditional urban qualities. The suburb had a strong dependency to the city centre in their origin, where the cultural and urban life took place in squares, shops, cafes, etc.

However, changed conditions as new forms of everyday life, the current climate and sustainability agenda, increasing social segregation, etc. give us a need to see the suburb in a new perspective.

This industrial PhD project examines which forms of ‘urban life’ are suitable for the suburbs and discusses which urban life activities are resilient in the suburbs.

What do the residents of respectively single-family housing areas and social housing areas want? Does the idea of vibrant urban qualities in suburban areas, that today’s planners and architects articulate, have roots in residents’ dreams of the future suburb? How do we support urban life between the enclaves of the suburb, and can this urban life provide a framework for community?

It is important to establish knowledge of the conditions in suburban areas. This is where more than half of the Danish population lives. And as architects’ and planners’ projects in recent years have proposed to establish more ‘city life’ in the suburbs, there is reason to question whether it meets a real desire among suburban residents.

In this paper I will explore the concepts “suburb” and “urban life”. Regarding “suburb”, theorists as Thomas Sieverts, Claus Bech-Danielsen and Tom Nielsen will be studied, and in concern to “urban life” I will use the objective of the temporary city through Bishop & Williams and Oswalt, Overmeyer & Misselwitz and furthermore the various urban life studies of Jan Gehl.
Recent participatory urban design and planning practices in Riga
Viktorija Prilenska, Tallinn University of Technology, Estonia, vprilenska@gmail.com

The author reviews two projects which were launched in a framework of Riga - European Capital of Culture 2014, namely, Pagalmu Renesanse (Courtyard Renascence) and Occupy Me, and a similar project launched in 2013 by a group of young designers - PARK(ing) Day. Case study projects were selected based on common characteristics. All three projects are small-scale non-governmental initiatives aimed at revitalisation of disused, degraded or low-quality urban spaces.

The project Pagalmu Renesanse (Courtyard Renascence) was initialised by the Latvian Landscape Architecture Union and intends to delegate full decision-making power to the residents. To take part in the project neighbourhood associations have to submit an application to the Union, which, in turn, delegates a landscape architect who who assists the residents in developing a common courtyard redevelopment strategy. The services of a landscape architect are free of charge. Currently there are 14 neighbourhood associations which participate in the project.

Projects Occupy Me and PARK(ing) Day were borrowed from USA tactical urbanism practices and are run by enthusiast groups which consist to a large extent of young architects, planners, designers and artists. These projects are trying to draw the attention of larger audiences by active use of social media platforms, like Facebook, Twitter or project web pages. Occupy Me movement gathers the information about disused buildings through an interactive web page. Anyone is invited to participate and submit the information about vacant buildings. PARK(ing) Day is an annual event when a parking slot for one or a few cars is turned into a temporary public space.

The author aims to answer the following questions:

- what are the short-term and long-term consequences of the selected projects, do they result into any permanent changes in the urban environment?
- what are project organisational models and networks?

Additional abstracts

Citizens’ Initiatives in the Housing Policy Field: the Case of Lithuania
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Since the fall of communist regimes, housing policy in Central and Eastern Europe (CEE) has experienced dramatic changes. The major problem has been the liberalization of housing and urban policies allowing market forces to take almost full responsibility for it. The aim of this paper is to explore the citizens’ initiatives around housing issues, which were provoked
by the rapid change. Specifically, this paper focuses on the activities of the housing self-management organizations in Lithuania, which were established to replace the function of the state in the housing stock repair, maintenance and renovation.

The paper shows that the massive privatization and consequently the lack of the public housing policy do not facilitate citizens’ mobilizations around housing issues. On the contrary, it seems to have created conditions for non-participation and neglect of the common property. It has not only created an increasing income inequality but also age inequalities in housing, which were not so clearly visible during Soviet times.

**Housing demand in a large scale social program - a case study of Brazilian social housing policies**

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Housing demand is a basic need present everywhere in the world, but it is stronger in developing and growing countries. Brazil, as a “new land”, has heterogeneous demographic characteristics, both socioeconomic and regional aspects as well. In the last decades the country presented big transformations in housing scope mainly due to three factors: emigration from rural areas to the cities, population aging and familiar structural changes. By the year 2000, 80% of the population was located in urban spaces increasing the housing and infrastructure needs, especially in metropolises. This pression made the boundaries of the cities reach the periferic areas in a disordered growth, leading to a conformation of slums in inappropriate areas, such as unstable hills or nearby the roads. And, despite the amount of house-owning represents 74% of the entire country with 44,8 million units, the number of inhabitants per house has decreased from 5,28 hab/un in 1970 to 3,72 hab/un in 2001.

By centering housing as a government policy, the Brazilian government launched, in 2009, a social programme named Minha Casa Minha Vida, created in order to supply housing demand and intended to rectify the shortage of housing in the medium term, however, the cooperation and a continuous communication channel between the entities are essential to a welfare policy, once the program already faces a lot of problems. Not only regarding the poor quality of the houses provided - bad quality of materials and design - the major problem lies in the insufficient urban infrastructure, since the construction sites for social housing are located in the outskirts of the city, where the terrain prices are lower. In a big metropolis like São Paulo this infrastructure deficiency is widespread in the city as a whole, the real estate speculation added to a big amount of unoccupied buildings in the center of the city contributes to a leverage of spatial distances between the center and the suburban areas leading to a gentrification process, provoking an increase of urban voids. The needs of a better and wider public transport system, a larger amount of public and green areas and its preservation, a decrease in car dependence and increase of bicycle usage, are well known by our government. As an attempt to change this situation, a revolutionary
strategic Master Plan for the next 16 years of city development has been elaborated, enlisting professionals and people opinion, aiming for this problems solutions. Many of the guidelines adopted in that plan were based on political reforms implemented in large metropolis in the 80’s, however it also aggregates up-to-date plans based in present time needs.

Provisions about how those social housing politics will handle the current problems are uncertain. Despite some comparisons with unstable models like Pruitt-Igoe, the government is acting in a cautious way to minimize possible economical disasters and can also serve as an instance of a sustainable urban planning if achieve strengthen community cooperation ties. Social housing in Brazil can be a successful welfare policy.

**Consorcio Ara case analysis to the problem of housing sector in Mexico**
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The article talks about the strategies that led Consorcio Ara to maintain growth, although the outlook for housing in Mexico is going through a difficult situation. The strategies are evaluated through the landscape of the industry, where they take into social implications of the problem as well as economic aspects that affected most of the companies in the industry. Strategies for success in this business versus strategies that took most of the companies engaged in housing construction are analyzed through quantitative method with reference data from public institutions, for give to the situation solid arguments for the final conclusion.

**Gentrification of Industrial Areas: Residential Spaces in Converted Factory Buildings in Tallinn**
Liisa Müürsepp, Tallinn University, Estonia, liisam@hotmail.com

The aim of this paper is to introduce the main results of a research, which was conducted within the framework of Master’s thesis ‘Gentrification of Industrial Areas: Residential Spaces in Converted Factory Buildings in Tallinn.’ The aim of the research is to study the conversion of industrial areas and buildings in Tallinn as specific cases of gentrification. To understand the process of gentrification and the dimensions, which bring people to live in converted factory buildings, the study will focus on the relationship between structural contexts and different agencies.

The theoretical profile is based on different gentrification studies from Zukin and other researchers drawing on an ontological view which emphasizes the duality of structures and agents. This interpretative research is based on principles of constructivist epistemology. The study focuses on three cases of converted factory buildings in Tallinn: Lutheri Kvartal, Volta
Maja and Fahle Maja. The data set is formed on six expert interviews with institutional agents and 15 in-depth interviews focusing on the housing stories with residents. In the context of residents biographical narrative method, which was adjusted to housing stories in the field of conversion of industrial buildings, was used.

The context of rapid socio-economic changes has made the gentrification process of industrial buildings chaotic, which makes the process more complex comparing to similar processes in Western-Europe and USA. Under profound societal transformation like in Estonia the artists as ‘pioneer gentrifiers’ do not start the conversion process. Instead the process is influenced rather by the economic capital of symbolic significance, which makes the developers dominant agents in the housing field and directing the process. The research allows identifying different actors in the conversion field: ‘creative team’, ‘developer’, ‘city official’ ja ‘resident-gentrifier’. This is in the interplay of their different strategies which are based on their position and experience how the symbolic meaning of converted buildings is constructed.

**Upgrading the built environment and gentrification: potential risks and benefits at La Barceloneta, Spain**

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The regeneration of historic urban centres and its effects on residents has been largely discussed in urban literature (Cameron, 1992; Hammel, 2001; Smith 2006; Slater, 2006). While improving the old housing stock and other urban policies seems a clear positive result for those living in the neighbourhood, opportunities for gentrification arise, particularly in those areas with a remarkable attractiveness. The possible displacement of inhabitants depends not only on the characteristics of the housing system and particularly the dominant tenure regime but also on the governmental measures adopted to avoid any negative side effect while investing for regeneration.

The final outcome of the urban upgrading in terms of gentrification and displacement will be examined at La Barceloneta, a neighbourhood in the sea front nearby the old centre of Barcelona, Spain. La Barceloneta lies in the city of Barcelona’s oldest district, Ciutat Vella, and occupies an area of 1.3 square kilometres, which is roughly 30% of the district’s total. The population of La Barceloneta is around 16,000, representing one per cent of the total population of Barcelona. La Barceloneta suffers of common problems in Spanish deprived areas such as aging demography, high rates of unemployment and poverty. Two distinct migrant profiles co-exist in La Barceloneta with former residents, on the one hand, highly qualified immigrants, seeking a better quality of life near the sea and the city centre (and creating potential for gentrification); and, on the other, low-income immigrants looking for work and affordable housing (Pareja-Eastaway & Simó, 2014). This fact contributes to a huge multicultural and economic diversity in the neighbourhood. Since 2004, several policies and
programs have been undertaken to improve the physical and social characteristics of the neighbourhood.

The aim of this paper is to identify up to what extent the current positive regeneration developments in La Barceloneta preserve the ‘right balance’ between newcomers and existing inhabitants without any forced displacement. In particular, we want to point out how the housing system might contribute to the acceleration of gentrification in an area like this: after a decade of subsequent interventions, we aim to evaluate potential risks and benefits around the social change occurred in La Barceloneta considering as a main driver the housing market developments.

The Architect as a Neurotic Animal Sublimans – A Reflection on ‘City-Like’ Building in Sweden
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In the past decades a new ideal has replaced modernism in Swedish urban planning. The ideal is no longer the functionally separated city with residential suburbs separated by green areas, but, rather, the dense, ‘traditional’, nineteenth century city, with its mixed uses and lively street life. Suburban modernist neighbourhoods are seen as something that should be remade – the same argument that the modernists themselves used when they demolished the old inner city districts in the 1960s and 70s, and the new suburbs were presented as the embodiment of the future. The critique of the modernist orthodoxy is so dominating that a new orthodoxy has developed. However, not everyone agrees that the new orthodoxy is producing better cities. In this presentation I will give an example of how I, as a human geographer, have used the psycho-analytical thought tradition to understand the gap between visions and realities in urban planning in general, and in ‘city-like’ building in particular. The results are discussed in a recently published book, The Paradoxes of Planning – A Psycho-Analytical Perspective (Ashgate, 2014), which the presentation will revolve around. Finding insights from the work of Sigmund Freud and his followers, the book argues that urban planning during the 20th century is a neurotic activity prone to produce a type of alienation. One argument is that the architect – trained mainly as a (visually oriented) artist – creates symbols of urbanity – not urbanity itself and thereby frustrating what she says that she wants to create. We find traces of this argument in Jane Jacobs’ famous book from 1961 The Death and Life of Great American Cities, ‘[A]lthough art and life are inter-woven, they are not the same things. Confusion between them is, in part, why efforts at city design are so disappointing’ (Jacobs 1992: 372). The artistic process can be defined with the help of Trond Berg Eriksen (2005: 166) as ‘a disciplined, rigorous discernment of that which is not life. In relation to life’s changing and literally endless entanglements, art is limited, symbolic and abstract.’ Architecture is an art form that emphasises Apollonian form and visual order. Apollonian form is a form that denies matter; it is an immortal form that escapes death and the bodily. Architecture is an example of sublimation, a creation of symbols of symbols, a weaving of a flattering veil over life’s ugliness. All of this makes the architect the ultimate
example of an animal sublimans (Brown 1959: 167), a creature who, through her desire for transcendence, beauty and refinement, creates a distance from the body, from life – and from urbanity.


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Historic areas in cities are complicated but desired places both for housing and public buildings. This presentation deals with seven cases of urban renewal where the result is a public building. It is restored, renovated, has an extension or is completely new. All of these examples try to compliment the identity of their environment. For the researcher it is interesting to study, how the past meets the present and how the comprehensive work of architecture faces the challenges of todays public buildings. It also points out the difference between renovation and restoration, the value assessment of the existing buildings before the extensions or transformations are made. The contradiction between the old and the new tells about different approaches by the designers. Also the limits for transformations are different in each country of these cases.