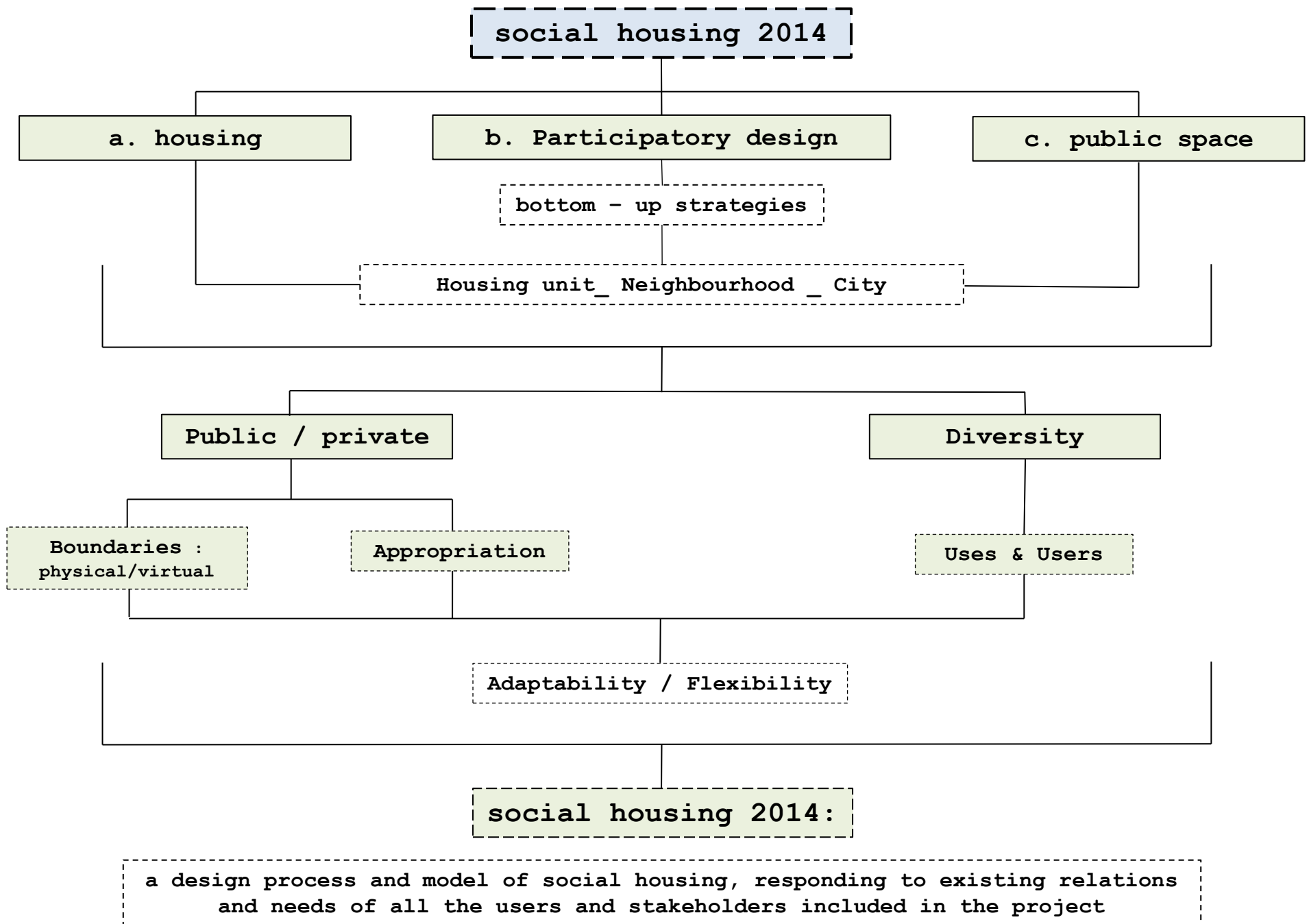


SOCIAL HOUSING 2014

*a participatory project for social housing and
public space*





Social housing _

history

social housing

Mainly **product of the WWI and WWII**

Housing shortage, poverty, immigration

Reconstruction of damaged areas – **recovery phase**

After WWI – Developing of **Local welfare states**

Better housing, Education, Health for working class people

Municipality: developer and owner

Modernism : “average user”, “average needs”

High Rise Estates

Independence of ex-colonial states, world-wide **immigration**

Referring to people that don't cover their basic needs

Social Failure of many developments

Social housing is **stigmatized**

Intense segregation and cluster formation

Ethnic groups/low-waged working families: residential patterns of minorities

1960s: Denmark: **Co-housing**, France: **Mixing policies**

1980s: Regulation of “**The Right to Buy**”

Privatization of social housing – Private providers

Economic segregation of social housing

Increasing social / **affordable housing** (Denmark, England)

Austria and Sweden: Social housing **accessible for everyone**

1990: market orientated social housing

1995: Finance system for housing, subsidies, non-profit social housing associations



Narkomfin, USSR, 1928



Portela de Sacavem, Lisbon, 1978



Golden Lane Estate, London, 1950



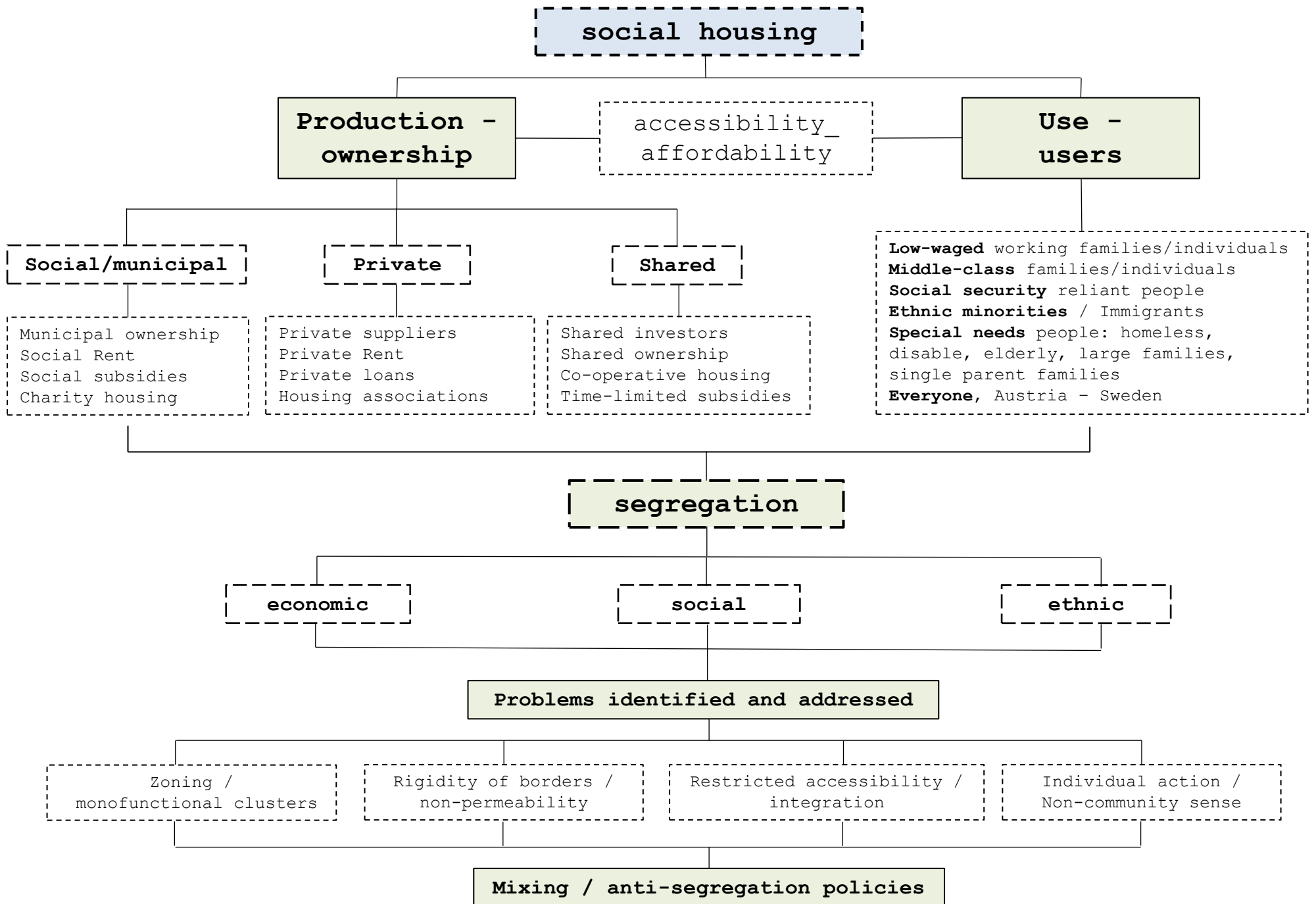
Gellerupparken, Denmark, 1972



Crowd at Pruitt – Igoe, St-Louis, 1954



Petaluma co-housing, California, 2009



*“The built environment has in this case, absorbed, assimilated and expressed the urbanisation processes, which indicates how public and private domains are interrelated with tight **proximity, accessibility and visual contact**”. Palaiologou, Vaughan, 2012*

*“In those areas through the design attempts to import one to the another, they influence each other's structure and negotiate their relationship, their limits, **searching for a way to coexist**”. Kefaloyiannis, Papastergiou, 2005*



Larnaca, neglected park in housing zone



Larnaca, lack of appropriation of public space



Larnaca, the 'in-between' potential space of transformations and connections

*‘The space of the “in-between” is the place for social, cultural and physical **transformations**: it is the only space – the space **around or between identities**- where happenings, the opening to the future, outperforms the conservative push to regain cohesion and unity’. Grosz, 2001*

*“The consequence is a retreat to domestic space while the venues of public life, the streets and squares, have increasingly been replaced by the suburban living room. (...) ‘**Placelessness**’ is not a product of the lack of activity or carefully considered physical form, but instead an **absence of place-derived meaning**”. Carmona, 2010*

Moriyama House, SANNA_

private / public

“house as city” —the formation of urbanity on the inside of a building

Landscape, city, and house become indistinguishable

No borders between inside and outside, but an **intermediate** situation of **filtering boundaries**

Variations of privacy and **visual layering** of spaces and functions

Dissolution of monofunctional spaces, constant **negotiation of boundaries** between **residents** of the same house and the **complex**.



Okurayama Apartments, SANNA_ private / public

Layered and stacked series of homes. **Gardens and rooms intermingle with each other comfortably.**

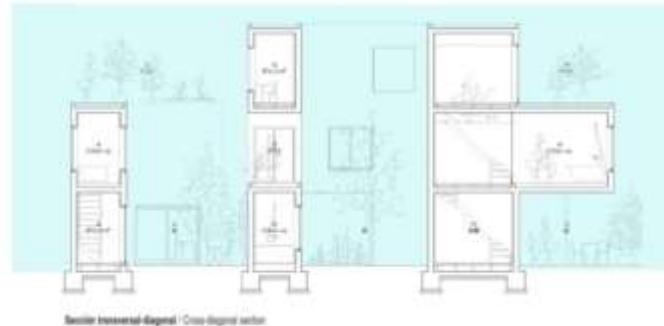
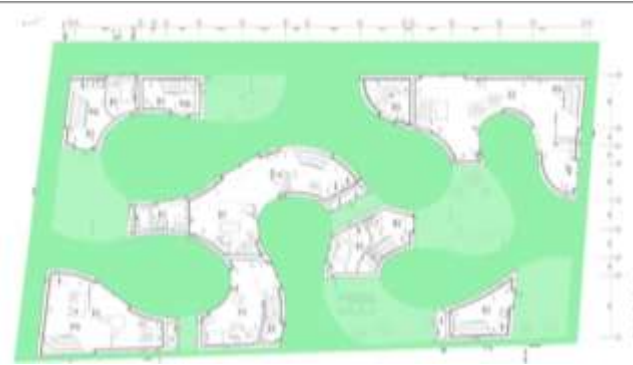
Each unit **interacts with the surroundings** on all sides.

Collectively connecting to surrounding gardens, **spreading the activities** of the residents evenly across the whole site.

Relating what's public with a residential site.,
interrelation meetings of the residents

Variations of the privacy levels.

Natural components : filters of privacy



Communal-living approach_

private / public

Co-housing movement: creating **spaces for communal living**, where **neighbors** actually **depend on** instead of avoid each other.

Co-housing experiments: **Denmark 1970s**, Sweden, Netherlands.

Co-housing community: private homes next to each other with **shared facilities**, a "common house," : cook together, play a game of table tennis, use the Internet or engage in other social activities, emphasis on **exchanging services**, childcare, carpooling or home repairs.

Encourages social interaction, reduces the **economic and environmental footprint** of its residents.

New financing models, mutual home ownership scheme and tailoring **rent levels according to residents' incomes**.

People work together to enrich their lives and improve their surroundings.

Creating Community, Building Sustainability, Enhancing Life: Sharing yields a more secure and relaxed life.

Re-humanised and diverse city fabric.



Boundaries are considered here to be the **spatial locations** where the **sociospatial scales overlap and potentially interact**. The boundary **divides, connects and allows interaction** between these scales, boundaries **shift in response to changes in society** and consequential changes in built form over time. Palaiologou, Vaughan, 2012

Different - and perhaps often in **'conflict'** - **uses** seem to be working in interaction through the **building-street boundary performance**.
Palaiologou, Vaughan, 2012



Les Quartiers Modernes Fruges, 1923_

boundaries

1923: design of three **working class houses** in Lege and a Garden City in Pessac.

Negotiating the **built and social boundaries of quality living** for working class people

Value of the family, the communal sense ,during a **transitional period**. (Just 4 years after the 8 hour achievement of the working class, which was still not economically and socially accepted).

Reconfiguration of **relation of a unit and its exterior environment**

Trees, gardens and communal exterior space intrude the housing units, **promoting joy and interaction**.

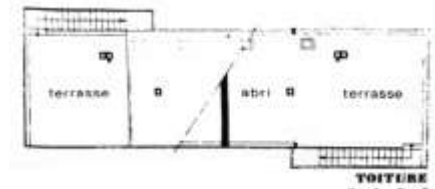
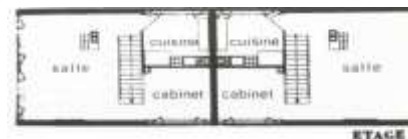
Intentional interruption of public green spaces with private gardens.

Notion of free time, used for ethical education and entertainment, which until now was a privilege of higher classes.

Symmetrical organization of plans, **rigid functional priority**

Private gardens with light fencing : **sense of private ownership** in combination with the communal gardens and passages.

Communal and private roof gardens : gesture of social interaction between neighboring housing units.



Cythera Housing Complex, Strovolos_

boundaries

Creates the **sense of a common space** according to its own **internal organization**.

All the housing blocks are organized besides a **central public pedestrian passage**.

Despite in the **absence of physical boundaries** which could prevent public access, the **width** and **geometry** of the passage act as the **bordering line between public and private space**.

The residents have **planted** the little courtyards that are neighboring the passage, to create another **dividing limit**, although their **voices and movement are unified through the communal passage**.

The **park**: locked all the gates **preventing public access and appropriating public space**.

The housing complex is one of the few examples of housing in Cyprus which is constantly **negotiating the boundaries of privacy between its residents and the public realm**.



Anthoupoli settlement_

boundaries

Anthoupoli : Analysis of boundary and its flexibility
Housing boundaries - use - privacy



Plan of attached houses

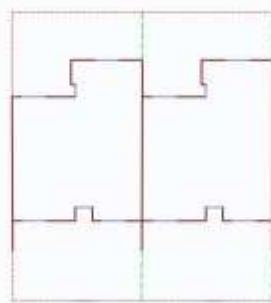


Diagram of material boundaries

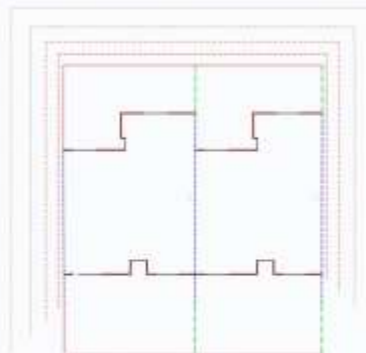


Diagram of functional boundaries

Privacy:
Maximum

minimum

Material boundaries Vs Patterns of living



Κάτοψη τυπικών κατοικιών

kitchen: cooking area, dining, study
bathroom: personal hygiene
bedroom: relaxation, homework, study

front garden: entrance, vegetation, social interaction, drying the clothes

back garden: storage, parking, pet shelter, leisure, cooking, heavy work

living room: leisure - relaxation, study, dining, social meetings

Small houses of restricted spatial relations



Diagram of relocation of functions

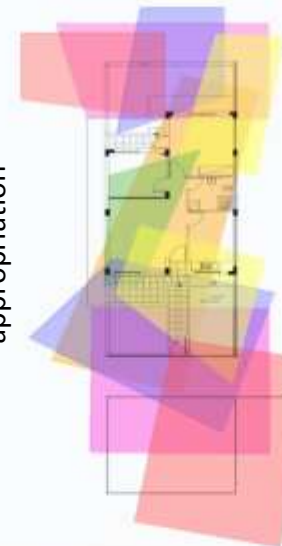


Diagram of area used for functions
Expansion of functions

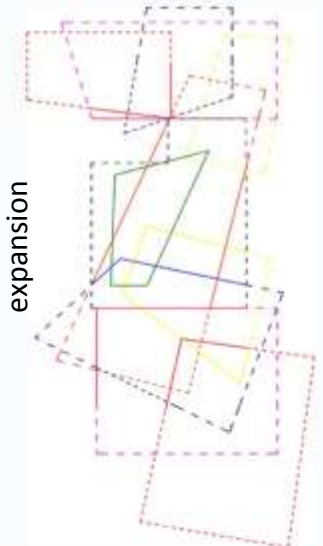


Diagram of boundaries of functions
Mobile boundaries

Relaxation - sleeping
Living room
Drying of clothes
Vegetation - garden
Parking space
Kitchen - Dining

Rigid material boundaries,
transformed to **flexible boundaries of function**

Lima : housing estate that might have changed the face of cities in the developing world. Its **residents** go about their lives **feeling lucky that they live where they do**, but oblivious to the fact that they occupy the last great experiment in social housing.

1966: international competition to solve the city's **housing problem**

Architectural avant-garde participants: James Stirling, Aldo van Eyck, the Metabolists, Christopher Alexander and Candilis Josic Woods.

Exceptional conditions: an architect president, an all-star cast, and funding from the UN.

Pilot project to test the performance of all of the entries.

PREVI : British architect Peter Land.

Creating an experimental housing project which, **in contrast to the tower blocks** that defined 1960s social housing, would be **on a more human scale**.

Inspired by Peru's traditional courtyard houses, he imagined them tightly packed in **high-density neighbourhoods**. The advantage of houses over tower blocks was that **residents could expand them over time as their families grew**.

PREVI was conceived as **a formal neighbourhood** that could **grow upwards informally**.

Notion that **citizens** should have **agency over their living conditions** was central to the concept.

PREVI: a housing laboratory containing so many design ideas, so **diverse and adaptable**.

A platform for change, **as frameworks for expansion**, they evinced one of the **key principles of the *barriadas***, which is that **a house is a process and not a static object**.



Elemental's houses in Quinta Monroy, Iquique. © Cristóbal Palma



The Quinta Monroy houses after the residents' expansions. © Cristóbal Palma

POP-UP Interactive Apartment_

boundaries / adaptability

Increasing number of people living in cities

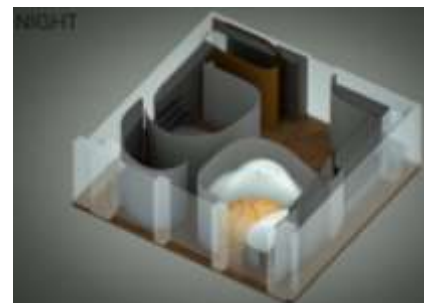
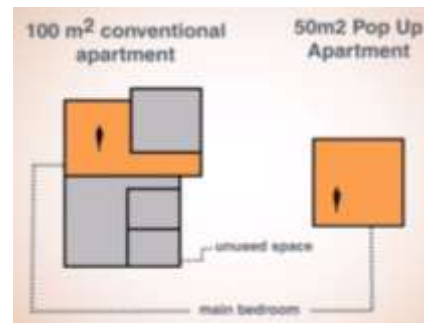
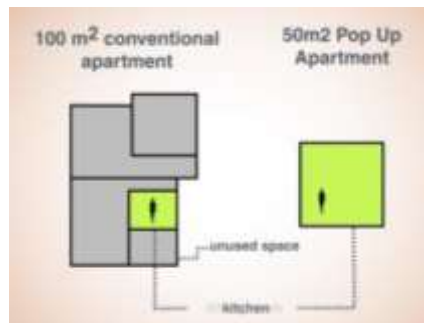
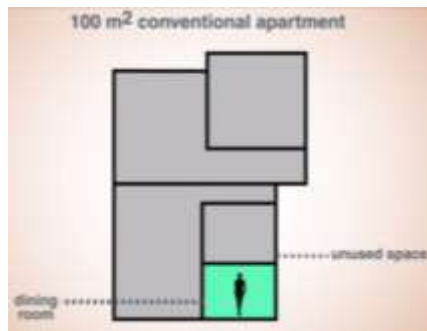
People **don't** want to live in tiny shoe-box apartments, but cities are becoming **denser**, requiring spaces to be designed in more efficient ways.

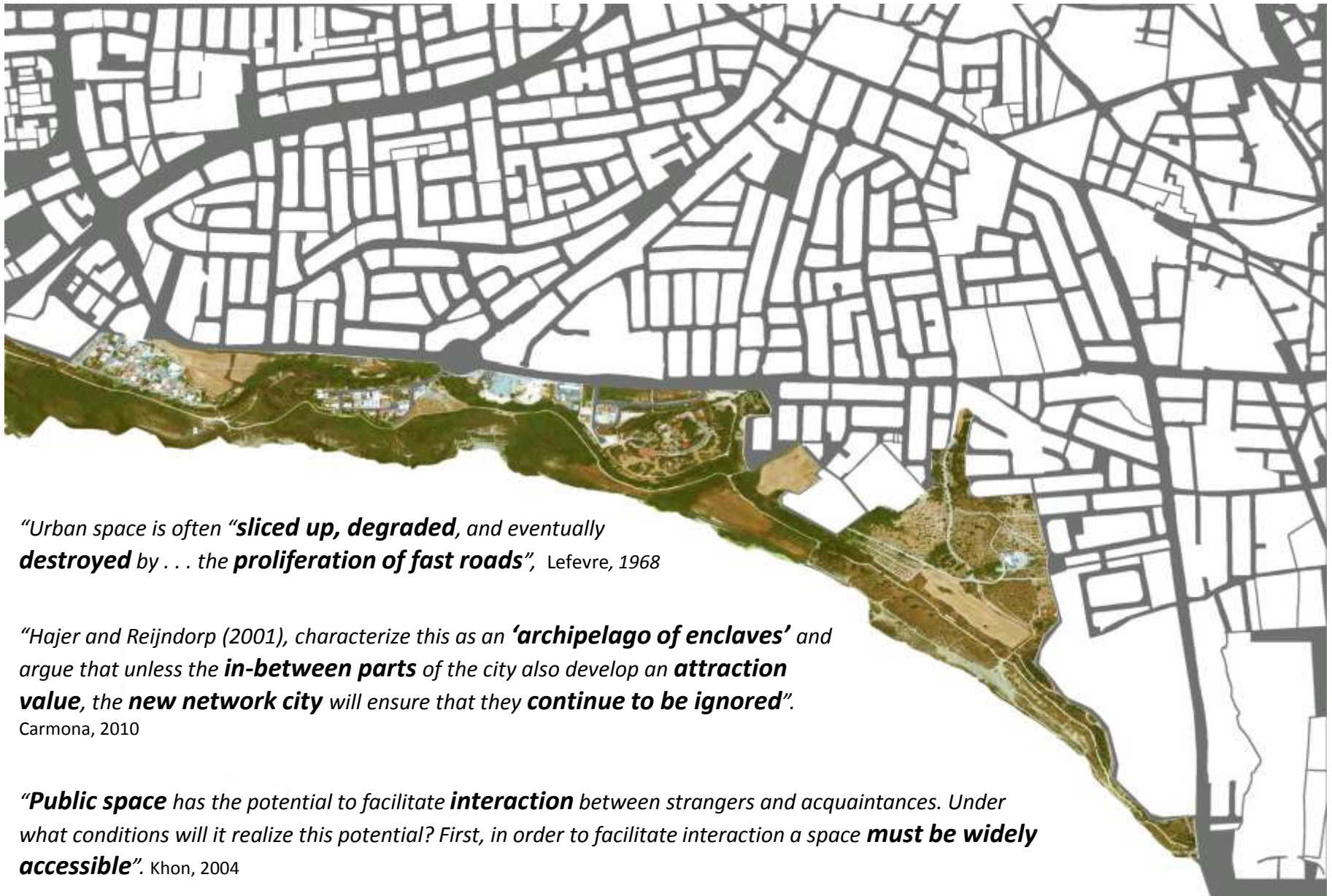
The 50 m² apartment adapts to its users' activities by constantly changing **functions**, so that no space is wasted.

The **interactive piece of architecture** consists of folding polypropylene panels, which are able to curl and bend while keeping their structural strength still intact.

A high **variety of spatial configurations is possible** – bedrooms which aren't needed during the day can be transformed into a working space or large living room

The space is determined directly by the user's need.





*“Urban space is often **“sliced up, degraded, and eventually destroyed** by . . . the **proliferation of fast roads**”, Lefevre, 1968*

*“Hajer and Reijndorp (2001), characterize this as an **‘archipelago of enclaves’** and argue that unless the **in-between parts** of the city also develop an **attraction value**, the **new network city** will ensure that they **continue to be ignored**”.
Carmona, 2010*

*“**Public space** has the potential to facilitate **interaction** between strangers and acquaintances. Under what conditions will it realize this potential? First, in order to facilitate interaction a space **must be widely accessible**”. Khon, 2004*

La Mina Regeneration Project_

accessibility

La Mina 1960s : Roma community living in a **nearby slum** and many immigrants

Lack of social cohesion due to the cultural diversity of its inhabitants

Poor social services and residential mono-use.

Drug trafficking and other **illegal activities**, segregation.

1. **Physical opening - permeability** - tram route
2. **Social and cultural opening:** infrastructure
3. Educational, health and sports
4. Platform for **participation in decision making**
5. Strong socio-political relation
6. **Economic opening** : New **affordable housing**
7. Sense of attachment to their place
8. Improving **access** to their building
9. Free **market housing** in the area
10. **Social opening: mixing**



Anthoupoli settlement :Northwest of Lefkosia.

Established in 1974, 1976 : first stage of its construction took place.
1980: the second stage was completed

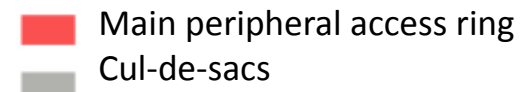
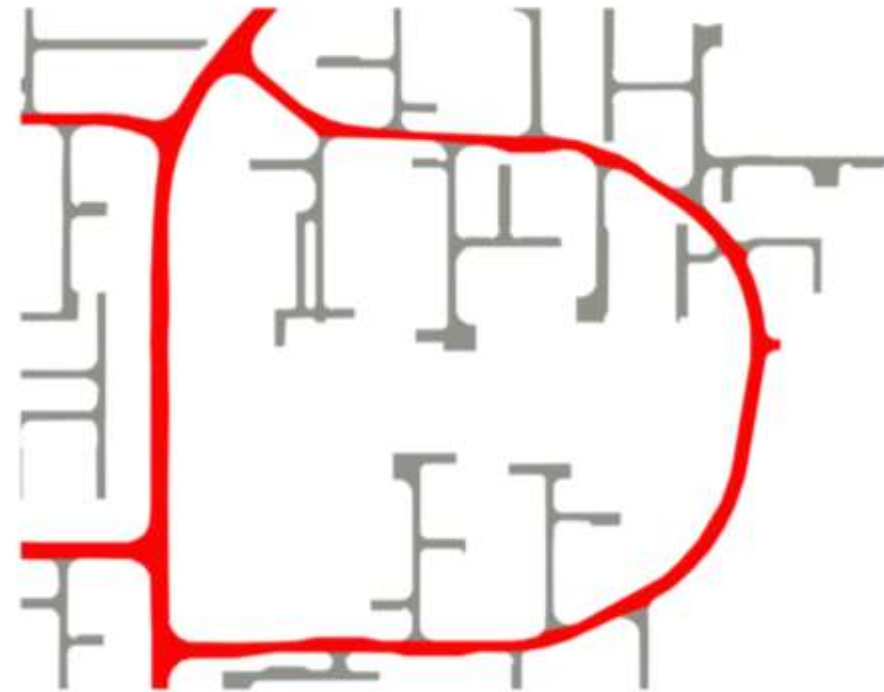
6000 refugees from **90 occupied villages** were offered a house.
Multistorey housing buildings and **small single houses**.

Locally governed and includes **local services** : a supermarket, butchery, café, municipal home for elderly, primary school, nursery, park and market.
Two **churches** are very important for the community, as they promote the **communal spirit**.

Road system: series of **cul-de-sacs** connected with a **peripheral ring**.

The typology of the road system **does not allow further expansion** of the settlement; it is acting as an **enclosure ring**.

The settlement is becoming a **cluster of elderly** people.



Ag.Anargyroi settlement_

accessibility

European 8 winning and runner-up project.

Answering to **accessibility** problems, **non-expandable infrastructure**, **rational repetition** and **social decline** of refugee settlement.

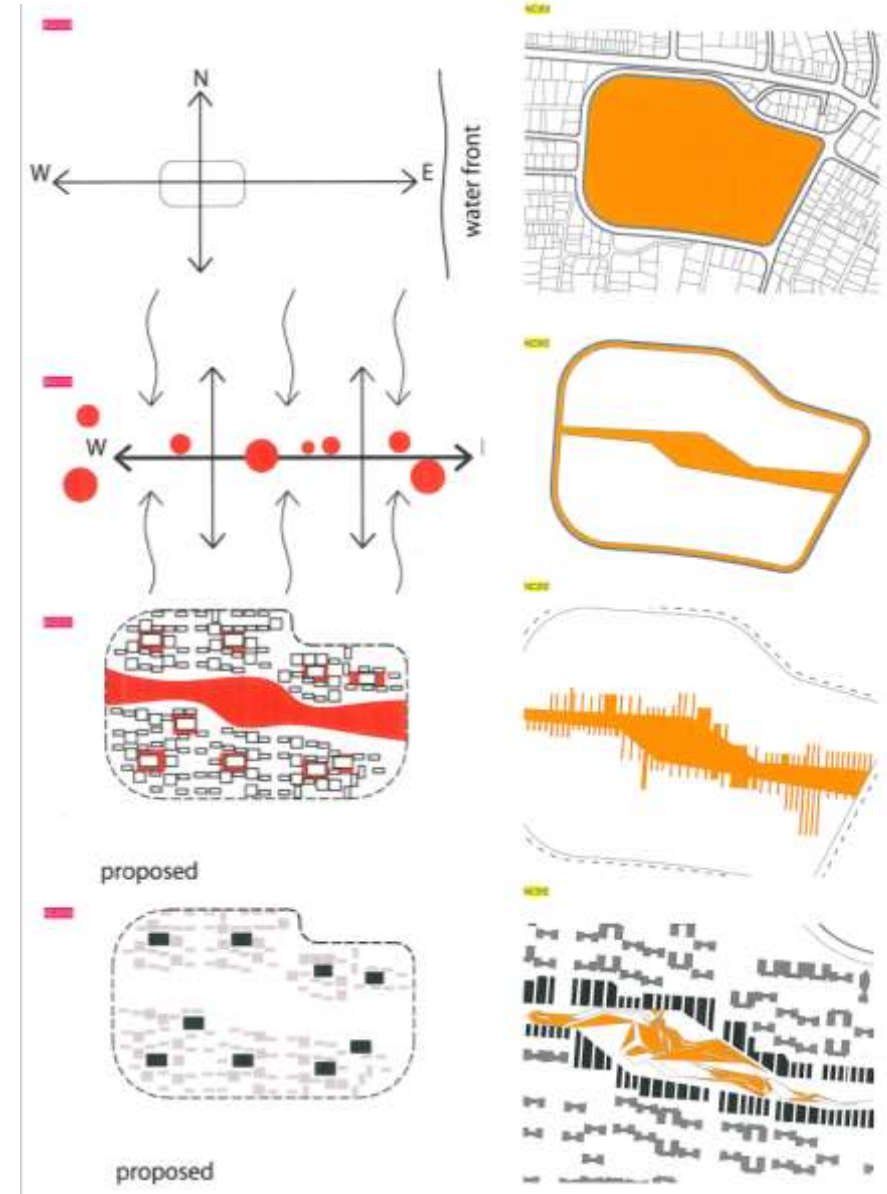
Physical opening of the non-permeable boundaries of the settlement, creating a **central wide public space**.

Park-like urban space with **topographical variations**.

Blurring its boundaries vertically in the settlement.

Introducing social and cultural activities for improving its **social accessibility**

Accessibility for new residents: **new affordable housing**.



Mixed Communities: Policies and Goals

Problems of **social exclusion, deprivation** and **stigmatisation** associated with **mono-tenure, low-income estates**.

Shared ownership schemes : housing associations. You buy a share of your home and pay rent on the remaining share.

Types of tenure mix:

Integration, or pepper-potting: units of different tenure are dispersed side by side throughout the development.

Tenure blind: impossible to distinguish the tenure of the unit by its exterior appearance, **to reduce the stigmatisation of affordable units**

Success and sustainability of mixed communities:

Different tenures, consistent outward appearance, communal spaces, family-friendly neighbourhoods.

Private developers-tenure segmentation : integration is believed to reduce the sale ability of private units.



The differentiation of the elevation and plan layout that makes social and private housing identifiable

Pepper-potting plan



Cross-tenure interaction of its residents

*“**Appropriation**, for Lefebvre, is related to the **cutting off of space** from the capitalist power, or generally from what has turned space to be abstract, **in order to be lived**. In order to appropriate space, Lefebvre believes that a **“revolution of space” is necessary** which will be achieved by the establishment of a theory of space”. Mavridou, 2009*

*“People can **contribute to the making of public space** with micro-architectural **interventions** that build complexity into standardized spaces and **engage the temporary publics** in particular spaces, day or night”. Sassen, 2008*



Absence of actions re-claiming space

A deep silence of the revolutionary character embedded in space



Absence of appropriation for overcoming boundaries
Larnaca, 2014

SUPERKILEN, BIG_

appropriation

Superkilen : urban park project in Copenhagen .

Diversity:

Red Square designates the **modern urban life** with café, music and sports,

Black Market is the **classic square** with fountain and benches.

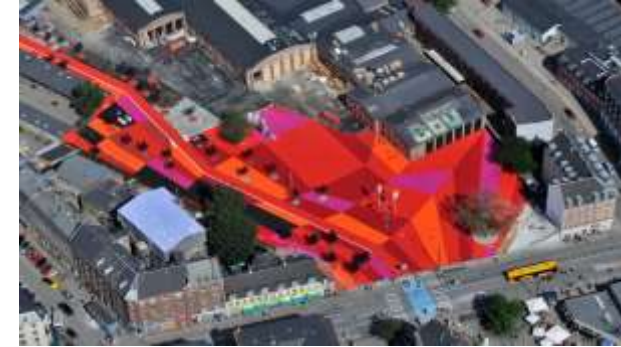
Green Park is a park for picnics, sports, and walking the dog.

Mixed ethnicity site: The **people living** in the immediate vicinity of the park relate to more than **50 different nationalities**. Danger of segregation, rejection, clustering.

Appropriation / sense of belonging: nominate specific city objects such as benches, bins, trees, playgrounds, manhole covers, and signage from other countries.

The objects have since been **installed throughout the park**. In total, there are **more than 100 different objects from more than 50 different countries**.

Appropriation for visitors: The more than **100 different objects** in the park all have a **special history, compiled in an app**. Text, images, and film footage will guide you.



Refugee settlement: 6000 people from 90 occupied villages

Mixing of people from a **similar social backgrounds**, but with **different patterns of living** in a different **context**.

Settlement: **small row-houses**, **ignoring** any particular characteristics of its **users**.

Effort of **overcoming the material boundaries** of the built environment: **appropriation of public space**.

Architectural **interventions**, functional **expansions**, without the additions of dividing borders between **public / private**.

Demonstration of re-claiming space

Adaption of different patterns of living in a **different context**.



*“They are **poly-topian**, They are **poly-active**, They are **increasingly unstable**, They are increasingly **unpredictable**, increasingly **hybrid**, whereas what the **city** offers becomes **increasingly static and rigid**”.* Gwiazdzinski, Theme European 12: adaptable city, 2012

*“New ways of **sharing collective space** and methods of governance, **a chronotypical approach**, blending the **spatial and temporal** dimensions. A correct use of time in Urban Planning: avoid sprawling and fragmentation. **Life cycles** of urban spaces so that they can **adapt to change**, without losing their identity”.* Gwiazdzinski, Theme European 12: adaptable city, 2012



Parallel Section of
Faneromenis avenue: Diversity

Aiming to **unify and bring together the different lifestyles and urban characteristics** of Montpellier. From its low density housing in the suburbs, to its densely populated areas.

Richness and diversity of neighbourhoods in Montpellier.

Create a **collection representing qualities and intrinsic values** of each: social, formal, relational.

A **series of neighbourhoods** is imagined: patio homes, houses on the street, collective houses with communal areas and gardens houses.

Vertical village connected by **collective terraces**.

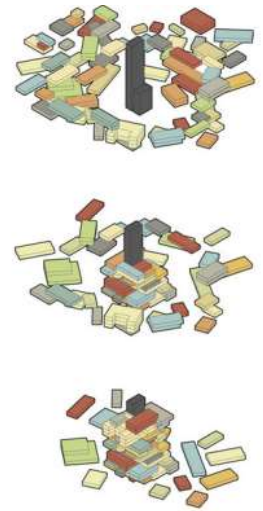
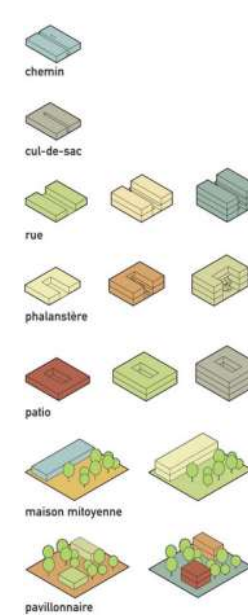
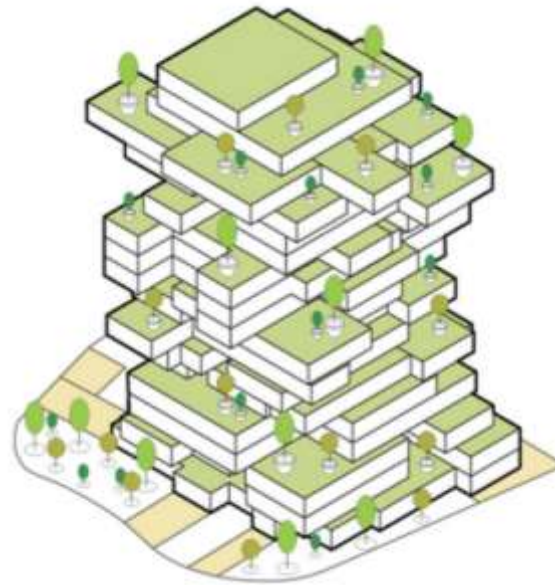
Vertical green gardens.

The **integration** of the building into its environment: creation of **public space**.

Diversity of uses: shops, activities and inputs of housing.

Connection with the site:

Different entities of the foot of the tower have their own courtyard / gardens **extending** their gateways **to the site boundaries**.



Work, research and living comes together.

Donau City's : modern center with a **multifunctional urban mix of uses and users**.

Physical Accessibility: Large volume, a slab: Its position is defined by the **pedestrian axis in the northwest**.

The cuts and possible views modulate the slab. It starts an **interaction with its surrounding**.

Economic Accessibility: **Subsidized housing and free market apartments** mix under the same roof, accompanied by **communal functions** like a fitness, a swimming pool, green facilities and some shopping.

Housing: small, long horizontal, high vertical, bold squared, cornered and cross-form apartments, catering for the **vast diversity of its future inhabitants**.

Plaza : a garden, a park, a huge public playground or a dense forest in the middle of Donau City.



Social housing project situated **in a public park** in Milan.

Four separate **buildings becoming part of landscape**, connected on the site by a series of paths and ramped green spaces, creating **a pedestrian environment for the tenants**.

Accessibility: The development consists of 184 apartments and will include a range **of public and commercial spaces**, including a kindergarten and day center for the elderly.

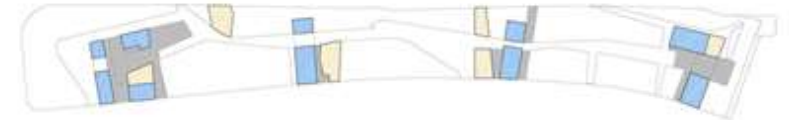
New concept of social housing, a **co-habitation concept between Housing and Public Space**.

These services are **open also to the community** of the existing neighborhood and will work as **social connectors** between the new and old community.

The park and the public spaces organize the intervention **in a continuous and unitary project**.

PUBLIC SPACE AREAS

- Common spaces - Shops
- Public services: Kindergarten - Third age day center - Socio-cultural center
- Urban Public Space: squares, porches, pedestrian crosses



PUBLIC GARDEN AREAS

- Nord - Slope - Random vegetation clusters
- Promenade - Compacted soil
- Urban Garden/Public facilities - Vegetation distributed on a Geometrical pattern



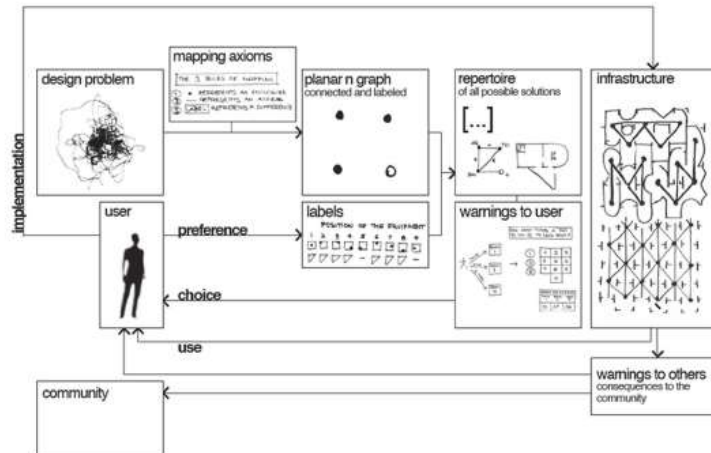
VEGETATION LAYOUT

- Random vegetation clusters
- Vegetation distributed on a Geometrical pattern

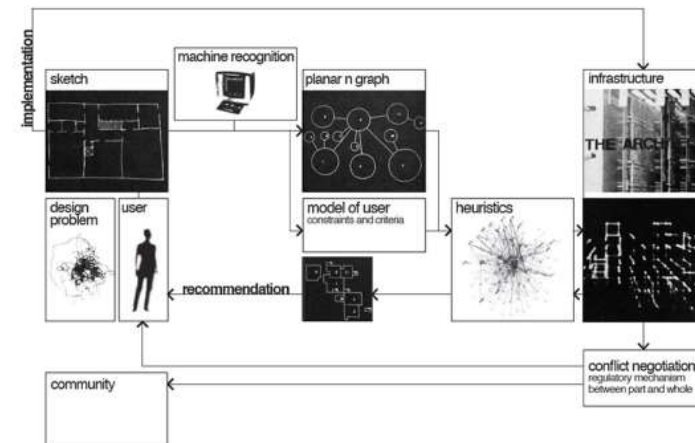


“Bottom-up approach: concerning **the complex whole through the study of its sub-components;** (...) **not by a limited localised perception of the immediate environment;** cities are driven by evolutionary processes that might generate, reproduce and transform **urban phenomena over time**”. Palaiologou, Vaughan, 2012

“[a] need for creative activity, for the oeuvre (not only of products and consumable material goods), of the need for information, symbolism, the imaginary and play (...) Lefebvre’s right to the city meant the enabling of citadins to **participate in the use and production of urban space**”. Lefevre, 1968



Vardouli, 2012:
Spatial city diagram



Vardouli, 2012:
Flatwriter diagram

Friedman: mobility, **freedom to choose and freedom to change one’s living environment.**

Spatial City (1958-59) offered the non-expert future inhabitants of the city the freedom to configure and reconfigure their living settings.

Negroponte: partnership between the human **creative mind and calculating machinery.** The **Flatwriter** (1971) is an imaginary machine for participatory design, which takes the position of the architect in constructing the **“repertoire” of architectural solutions for a given problem.**

Victims to a modernist impulse: in their effort to design for the **unpredictable,** they **constrain and restrict it.**

Social housing problem: how to give the most with less money.

Developing countries.: almost all the **constructions** are done **by the users**.

Architects: developing **strategies together with communities** to achieve housing solutions that not only address today's necessities, but that can also **be extended over time as families grow**, once again by themselves and **without architects**.

Organic patterns that have evolved during time are preserved **and existing social networks are respected**. Neighbors remain neighbors, local remains local.

All prototypes need the participation of the community to emerge.

Alternatives ways to contribute, i.e. **sweat contribution**: the families can help placing windows, doors, painting the house the color they want, and placing their own floor tiles. The families end up **owning the process by customizing their homes**.

3 incremental prototypes:

House A: a 2 story house as a 3 story house, extend in the future.

House B: a 2 story house on pilots, open for parking, shop or an extra bedroom.

House C: a 3 story house with a void in the middle: veranda, living or working, bedroom in the future.



City design games are potent tools for spatial planning for three reasons:

1. rule-based.
2. inclusion of numerous actors.
3. negotiation between engaged players resulting in interactive learning and parallel decision making

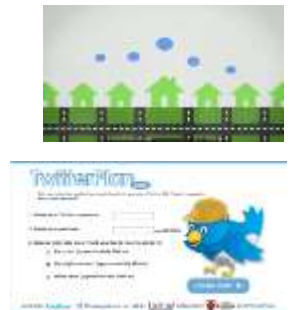
Simulation of a different way of thinking can have big consequences for the way the actors will think and act in reality.

Concentrating on the activities and not the buildings; that's what makes a city.

Network of relevant government organizations, interested companies and individuals. The conventional roles of the government, company and citizen are blurring. **Rules for communication, connectivity and collaboration between these parties are continually reset.**

EveryBlock Neighborhood data-sharing : **two-way data sharing website** about urban blocks in American Cities.

EveryBlock is a combination of many different types of local news — from **public records** (such as crime reports) to **neighbor discussions** and photos people have taken in your neighborhood. Everything is **neighborhood-focused and timely.**



How could dwellers make proposals of their own?

- By participating in the diagnosis
- By participating in the design process
- By participating in the construction
- By selecting different options from the architect?

PARTICIPATIONAL DESIGN

1. Learn from dwellers rather from regulations
2. Design a communication process to engage dwellers in a process about their present and future living space
3. Inform design from the interaction with dwellers

COMMUNICATION TOOLS

1. Imagine your ideal living space _ (use images to describe it, collage)

2. Describe what you are doing at home (8 activities), in relation to the inside/outside

3. Plan your future home: Activities in relation to

- Family members
- Friends
- Alone

4. ARCHITECTURAL SOLUTIONS

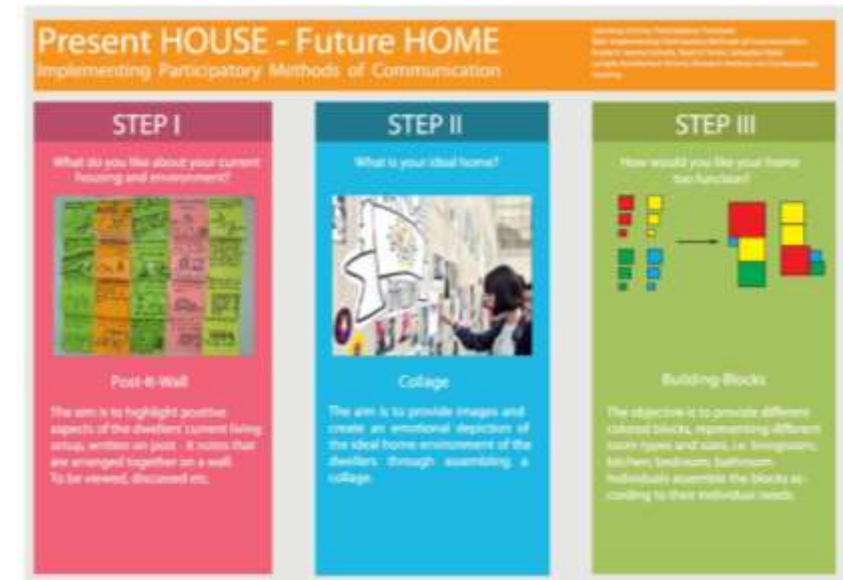
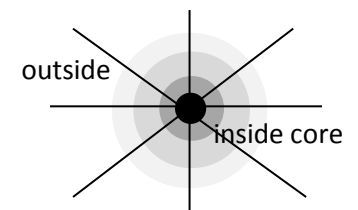


Image / Object	Inference
Dining and food	Emphasis on enjoyment of food and dining
Multiple windows	Emphasis on connection with outside
Bed / bath / flowers	Relaxation/ meditation/ serenity
Desks, laptop, magnifying glass	Working environment



e.g. eat, alone, outside
Cook, family, inside, etc.....

Participatory Design_

methodology

