THE DIFFERENCES OF URBAN DEVELOPMENT TERMS RELATED WITH THE URBAN REGENERATION – IN HISTORICAL ORDER

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1. INTRODUCTION

The urban development is a comprehensive concept and it involves various terms with different definitions; such as urban regeneration, urban revitalization, urban renewal, urban redevelopment. Despite the similarities among the different urban regeneration terms, the definitions vary according to the intervention scale, political decisions and the characteristics of the places.

2. EXPLANATION OF MAIN TERMS


2.1. Urban Clearance (1850’s)

The term, urban clearance is mainly used after 1850’s in Europe related with the housing policies, urban clearance means the improvements in slum neighborhoods; demolishing the existing urban structure and creating completely new urban characteristics (Özden, 2008). After the industrialization in 19th century, migration to Paris increased and the living conditions of slum areas were becoming less appropriate. The problem was realized after the health problems occurred within the society. In Paris the existing urban structure was demolished and wide roads, narrow streets and huge squares were developed with the Haussmann Plan (Paccoud, 2015).


Figure 1: Haussmann Plan Figure 2: Haussmann Plan

2.2. Reconstruction (1950’s)

After the Second World War, in most of the European cities the existing urban structure was severely damaged due to the bombardments. Therefore it was
necessary to rebuild the cities. Also, most of the cities historical values and there were different attitudes for recreating the historical areas; to recreate the same urban structure before the destruction, to recreate completely new urban structure. The second attitude is acknowledged as reconstruction because reconstruction means to demolish the existing urban structure and create a new urban structure (Beswick, Tsenkova, 2001). “The Basic Plan of Rotterdam” is determined in order to explain the process of reconstruction. In the beginning of 20th century the influences of modern architecture movements were significant in Rotterdam with the buildings of modernist architects J.J.P. Oud and Van der Vlugt. However, the existing urban structure of Rotterdam was destroyed with the bombardments and it was necessary to design a comprehensive rebuilding plan. The municipality assigned Witteveen for developing the reconstruction. The main approach was determined as creating new urban structure for Rotterdam with new city center, new functions, wide roads; although in most of the European cities main approach was recreating the existing urban structure before the bombardments. (Mccarthy, 2010).

Figure 3: Basic Plan Rotterdam

http://www.wederopbouwrotterdam.nl/en/tijdlijn/basic-plan-van-traa/
2.3. **Revitalization (1960’s)**

Revitalization means to revive the older parts of the cities by providing new functions to old buildings with small interventions (Cowan, 2005). The approaches of revitalization have similarities with the urban conservation methods, as the main concern is to protect the existing urban structure while providing development. The Plan for historical Centre of Bologna is a significant urban conservation example which was determined in 1969. Bravo (2009) indicates that the plan includes restorations studies of built environment for functional morphological socio-economical improvements.

![Figure 4: Plan Historical Centre of Bologna](http://www.fredmussat.fr/e-proceedings2_dec09/mirror_of_modernity_bravo.htm)

2.4. **Renewal (1970’s)**

Even though the term renewal had been used since 1940’s, renewal became the common term for urban developments in 1960’s (Cowan, 2005). Renewal processes involve recreation the urban fabric based on morphological and functional improvements after demolishing the existing buildings (Özden, 2008). Therefore renewal had been interpreted as a negative urban intervention and in 1980’s the term urban renaissance had acknowledged instead of urban renewal. The developments of London Docklands are determined as an example for explanation of urban renewal. The studies for London Docklands developments started in 1980’s by the organization LDDC (London Docklands Development Corporation) in order to provide economical improvements, new job opportunities,
and more dwelling opportunities. The developments of Docklands consisted of renewal of several districts related with each other (Green, Garside, 2013). The main focus was to revive the neighborhoods economically by creating new industries, new housing units and recreational opportunities (LDDC).

Figure 5: London Docklands Plan

2.5. Redevelopment (1980’s)

Redevelopment is the demolition and recreation of urban structure of the slum areas which have no chance either economical or morphological improvements (Özden, 2008). The definitions of renewal and redevelopment have similarities; however redevelopment involves small scale interventions compared to renewal. In order to explain the characteristics of redevelopment, Byker Housing interventions in Newcastle are determined. The redevelopment of Byker district started in 1970’s with the clearance of slum areas of the district and Ralph Erskine was assigned to design the redevelopments. His design approach includes public participation which give inhabitants opportunity to involve in the decision making process (Pendlebury, 2006).
2.6. Regeneration (1990’s)

Regeneration is defined as creating new urban structure in poor quality neighborhoods with comprehensive urban interventions for physical and social improvements (Cowan, 2005). Waterfront Toronto developments are big-scale regeneration example which has started in 1999 in order to design the developments for economic, social and environmental improvements (Lehrer, Laidley, 2008). The process of Waterfront Toronto interventions determined in six main parts, the main aim is to provide more job opportunities, comprehensive transportation network, clean environment and new waterfront urban structure.
2.7. Urban transformation (2000’s)

Urban transformation involves regional and international decisions for improvements in the existing urban structure for urban growth by considering livability and vitality (Bosselman, 2008). The context of the Loop City is determined for explanation of urban transformation approaches. The Loop City which designed by Bjarke Ingels Group in 2010 and contains the development strategies for Copenhagen integrated with the developments of Dänish and Swedish cities; Copenhagen, Helsingør, Helsingborg, Lund and Malmö. The main approach is to develop comprehensive improvements with the social, environmental, ecological, economical concerns by providing densification on the peripheral areas city center of Copenhagen (BIG, 2010).

![Figure 9: The Loop City Plan](image)

3. CONCLUSION: EVALUATING THE CURRENT APPROACHES

Nowadays, all urban regeneration terms have been used, in this report the differences of the terms explained with examples. The examples show that through time more comprehensive improvement developed for the urban growth, especially social, ecological and economic developments are integrated for redeveloping urban structure.
Kosancicev Venac is a historical neighborhood located on the banks of river Sava; therefore revitalization studies for Kosancicev Venac should involve urban conservation approaches while considering waterfront developments. On the other hand, social, urban, economic and environmental improvements should be developed combining each other; as Kosancicev Venac has historical, environmental values while accommodating residential, commercial, recreational functions.

References


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