

# welcome, home

a biography of deprived urban  
residential typology



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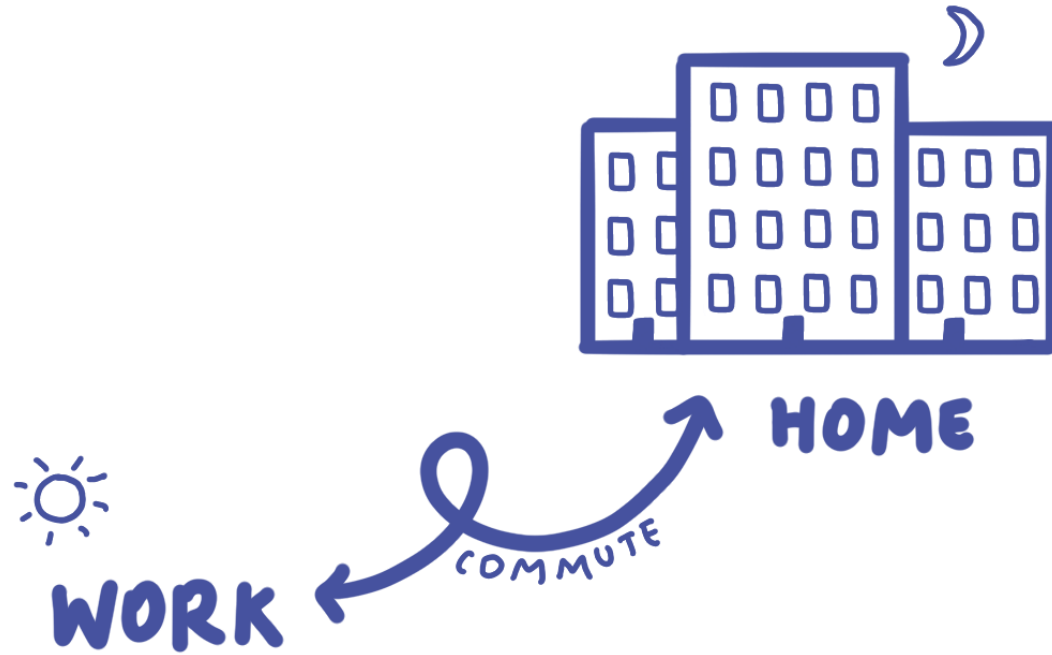
1. **Introduction:** motivation and context
2. **Theoretical underpinning:** value of home
3. **Methodology:** approaching the “home” spatially
4. **Spatial analysis:** researching the lack of home in residential neighbourhoods
5. **Design through research:** spatial patterns for “building” a home
6. **Welcome, home:** testing the proposed approach

# introduction

What is the project's subject and why is it investigated?

# sleeping neighbourhood





## Kedyshko (Minsk, BY)



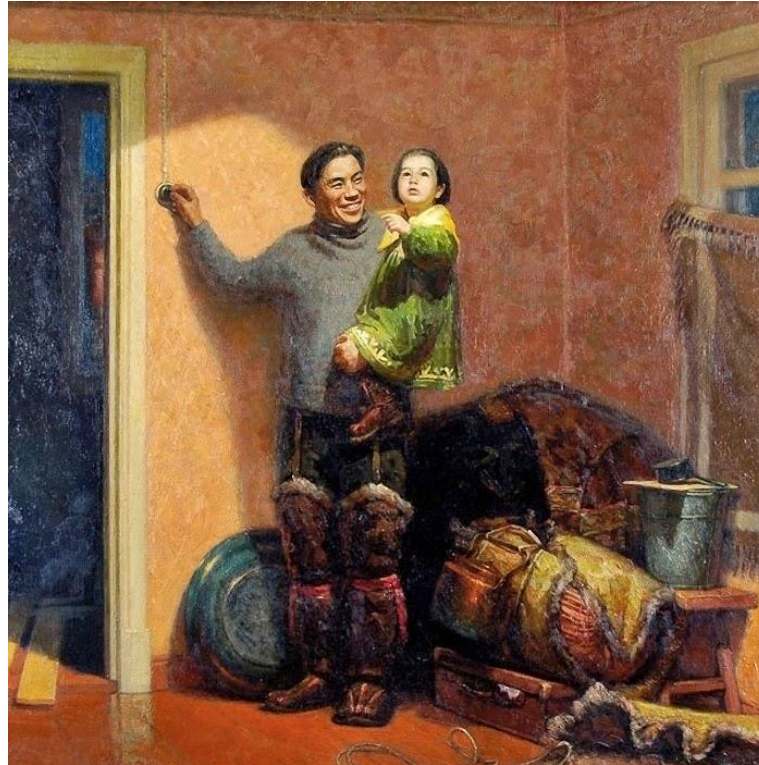
Kedyshko street in 2018 (Realt.Onliner.by)

## Oud Crooswijk (Rotterdam, NL)



Oud Crooswijk in 2021 (Rijnmond)

# the first homes



G.A. Semakov, "In new conditions", 1957

# how are these neighbourhoods doing now?

*the past*

*the present*

*the future?*



- affordable housing for the working population  
millions of people got to move into their own homes for the first time!



# how are these neighbourhoods doing now?

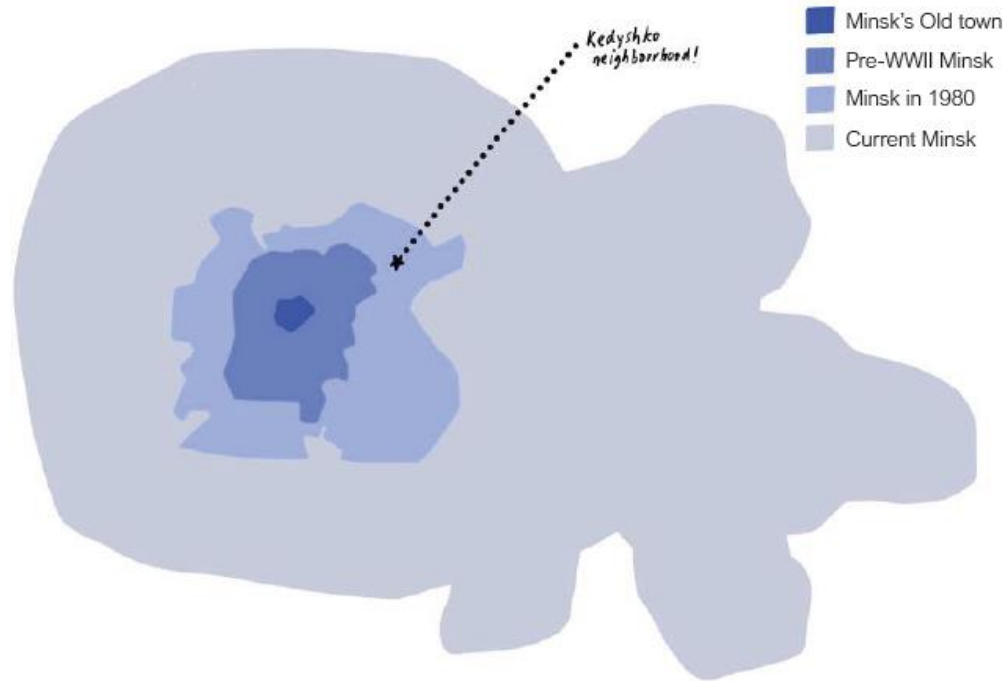
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*the present*

- affordable lower quality housing for the working low and low-middle income population

*the future?*





Realt.Onliner.by

“i always escape”

“depressing”

“nothing to do here”



Realt.Onliner.by

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- housing crisis

*the future?*



Iedere dinsdag kan er bij woningcorporatie Oost West Wonen worden gereageerd op het huuraanbod. Vaak is er niks. Deze week is er één woning, waar dezelfde middag al 110 mensen op hebben gereageerd. "Je komt er niet tussen. Er is de laatste jaren wel gebouwd, maar dat waren allemaal grote huizen en dure appartementen aan het water. De projectontwikkelaars zijn hier aan de macht. Als je geld hebt, kan alles. En ondertussen woont de jeugd tot hun dertigste thuis en worden daklozen niet geholpen."

NOS.nl, 5 October 2022





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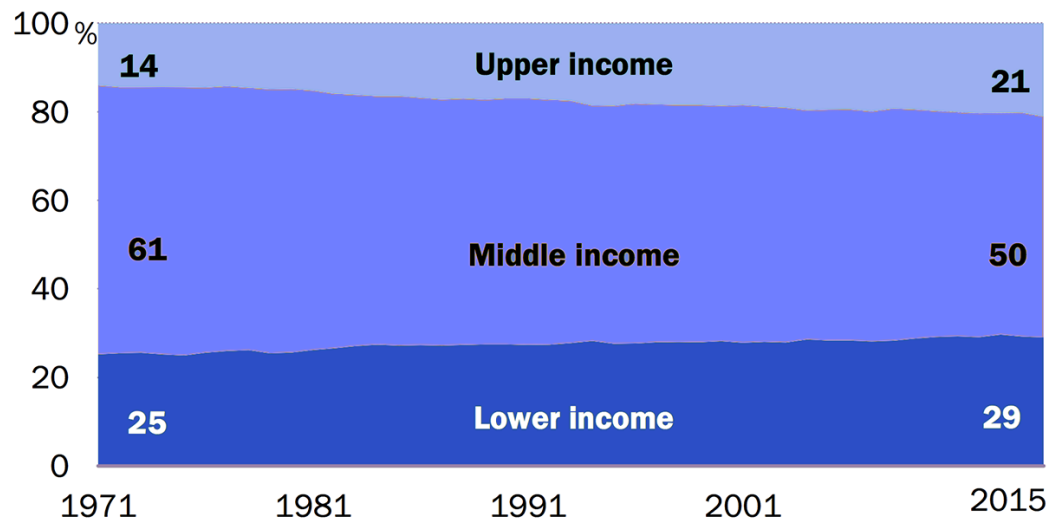
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- affordable lower quality housing for the working low and low-middle income population
- housing crisis
- increase in financially and socially vulnerable population

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The shrinking of middle class and increase in lower-income population (Pew Research Center, 2015)

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## *the future?*



**ARMEN DE  
WIJK UIT,  
RIJKEN ER IN.**





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  - gentrification

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- forced displacement of vulnerable population



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- forced displacement of vulnerable population
- extinction of the typology



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- extinction of the typology
- progressing housing crisis



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## *the future?*

- forced displacement of vulnerable population
- extinction of the typology
- progressing housing crisis
- vulnerable population becoming even more vulnerable? more people sleeping in caravans or being homeless? more youth not being able to move out?



With the progressing housing shortage, there is a need for affordable and accessible housing to accommodate the socially and financially vulnerable population whose number steadily increases every year.

Post-socialist urban residential neighbourhoods, an outdated and neglected but culturally and sentimentally significant typology, has the potential to become a solution for this.

If regenerated in a considerate way, those have the potential to become not only areas offering affordable housing and comfortable living conditions for the vulnerable population, but places which feel like home and provide the support to help the residents become less vulnerable and grow further socially and financially.

Informed urban regeneration of post-socialist urban residential neighbourhoods would accommodate the need for both the housing and community, while helping the neglected typology become a place that truly feels like a home.

If regenerated in a considerate way, those have the potential to become not only areas offering affordable housing and comfortable living conditions for the vulnerable population, but places which feel like home and provide the support to help the residents become less vulnerable and grow further socially and financially.

Informed urban regeneration of post-socialist urban residential neighbourhoods would accommodate the need for both the housing and community, while helping the neglected typology become a place that truly feels like a home.

# theoretical underpinning

What is the framing of the project?



# why home?

why home?

**Home is not just property.**

## why home?

# Home is not just property.

Jenkins and Brownlee (2022):

Home is vital to social integration as it fulfils the need to belong and contributes to the sense of **social stability**, which happens not only through having shelter and environment which can be personally controlled, but through having and establishing the **social bonds**.

## why home?

# Home is not just property.

Jenkins and Brownlee (2022):

Home is vital to social integration as it fulfils the need to belong and contributes to the sense of **social stability**, which happens not only through having shelter and environment which can be personally controlled, but through having and establishing the **social bonds**.

The primary functions of a home are social: a home “can be detached from the residential property rights with which it is usually aligned” and “should provide opportunities to foster new connections on each residents’ own terms”.

# why home?

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The primary functions of a home are social: a home “can be detached from the residential property rights with which it is usually aligned” and “should provide opportunities to foster new connections on each residents’ own terms”.

**Home is social capital.  
Home is the space beyond  
the literal house itself.**

“i always escape”

“depressing”

“nothing to do here”



Realt.Onliner.by

# research question

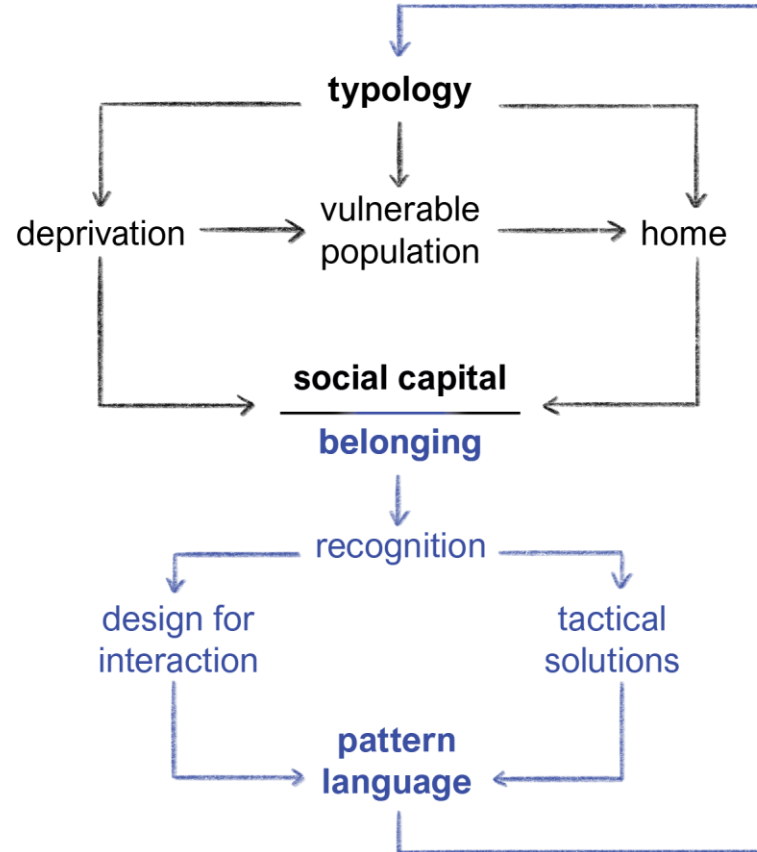
Is there a way of **public space organisation** that aids in regeneration of post-socialist residential neighbourhoods which focuses on strengthening the sense of **belonging and social cohesion** for the residents and maintains the neighbourhoods' **affordability** while the quality of living environment advances?

# methodology

How to approach the concept of home spatially?



# conceptual framework



## Spatial aspects of social capital

Paranagamage et al. (2010)

- Mixed use
- Movement structure
- Local facilities
- Ownness
- Natural surveillance
- Access and footpaths
- Public space
- Personalisation
- Context
- Lifestyle differences
- Life cycle needs
- Mixed tenure

## Spatial aspects of social capital

Paranagamage et al. (2010)

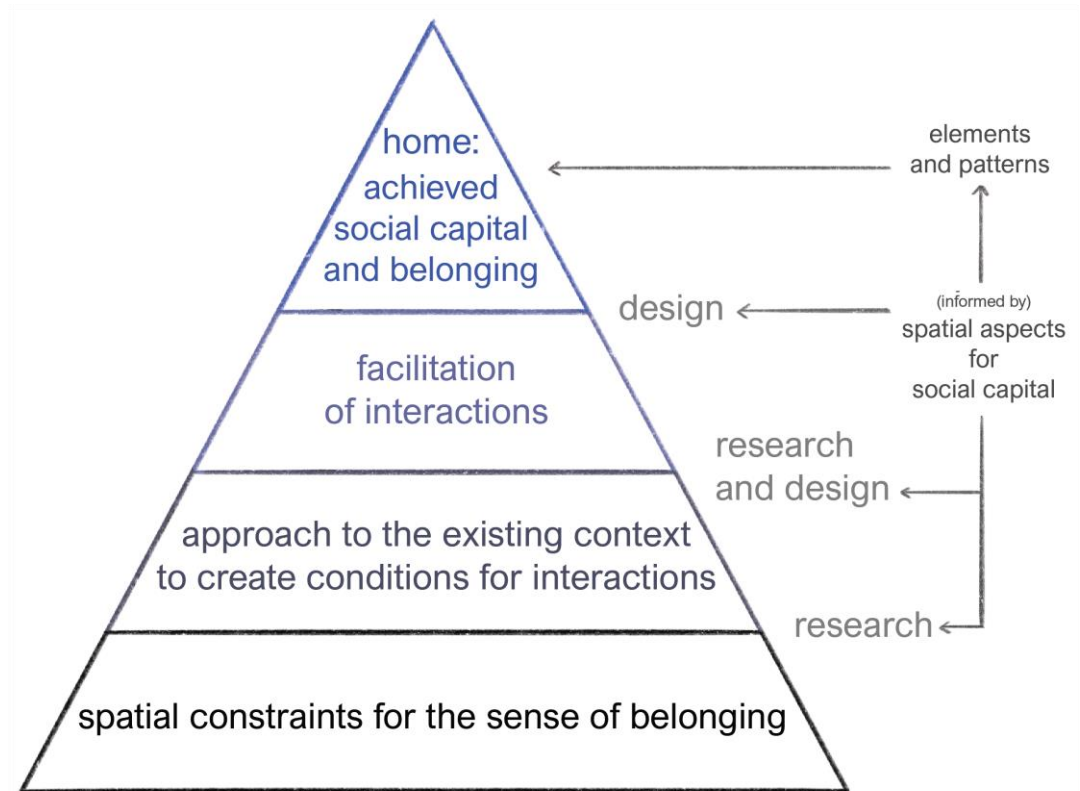
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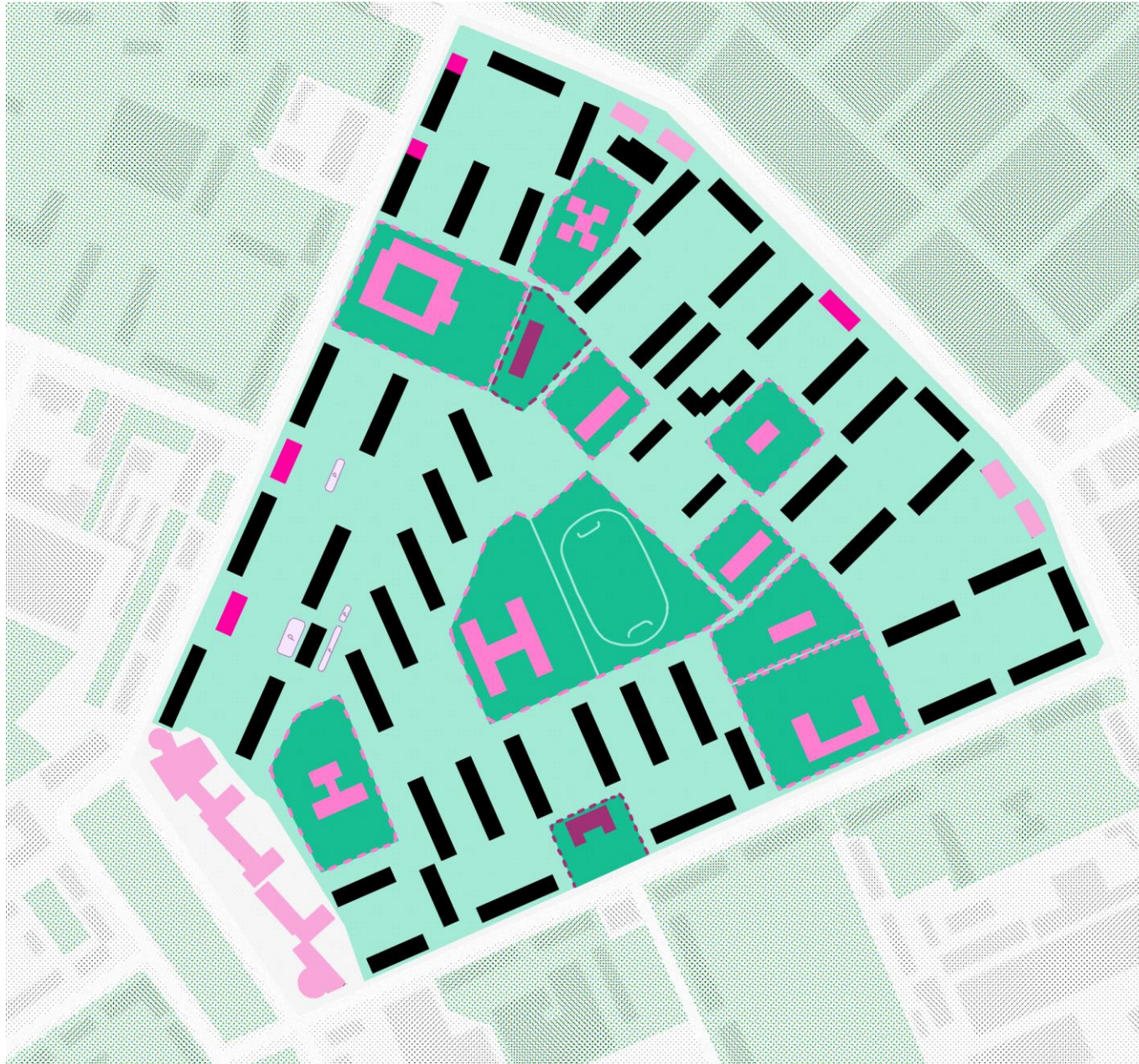
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- Movement structure
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# spatial analysis

Which spatial causes in Kedyshko and Oud Crooswijk lead to spatial deprivation?

# in/formal programme: Kedyshko

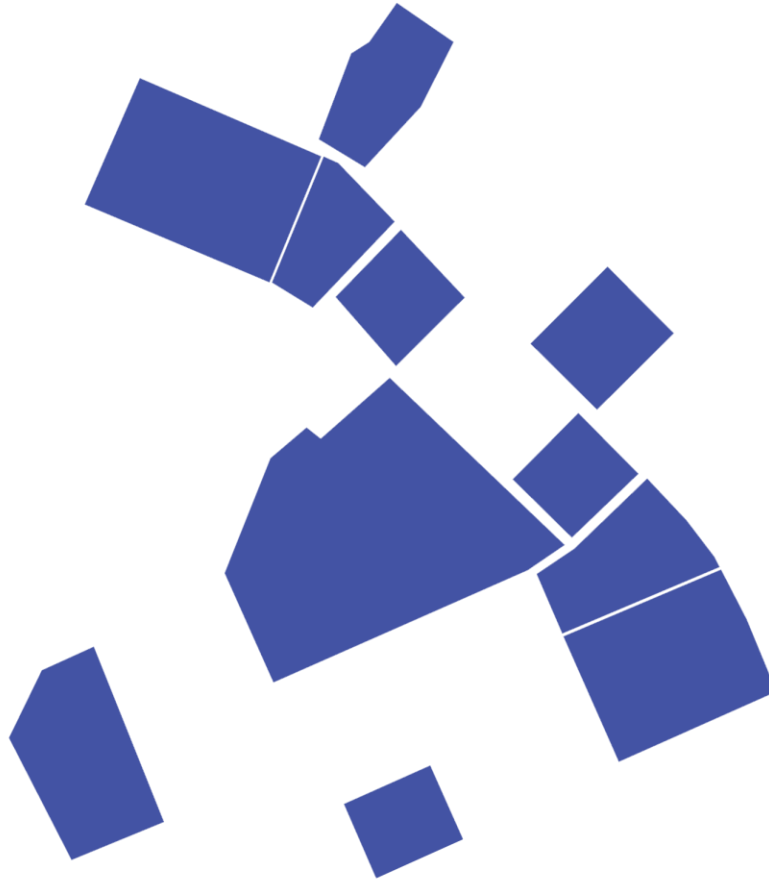


- Buildings**
- residential
  - residential, commercial plinth
  - commercial
  - school or daycare
  - medical
- Spaces**
- green courtyard
  - gated courtyard
  - parking

facilitation in terms of access to services is good (grocery, other misc. stores, schools, daycares, polyclinics)

# in/formal programme: Kedyshko

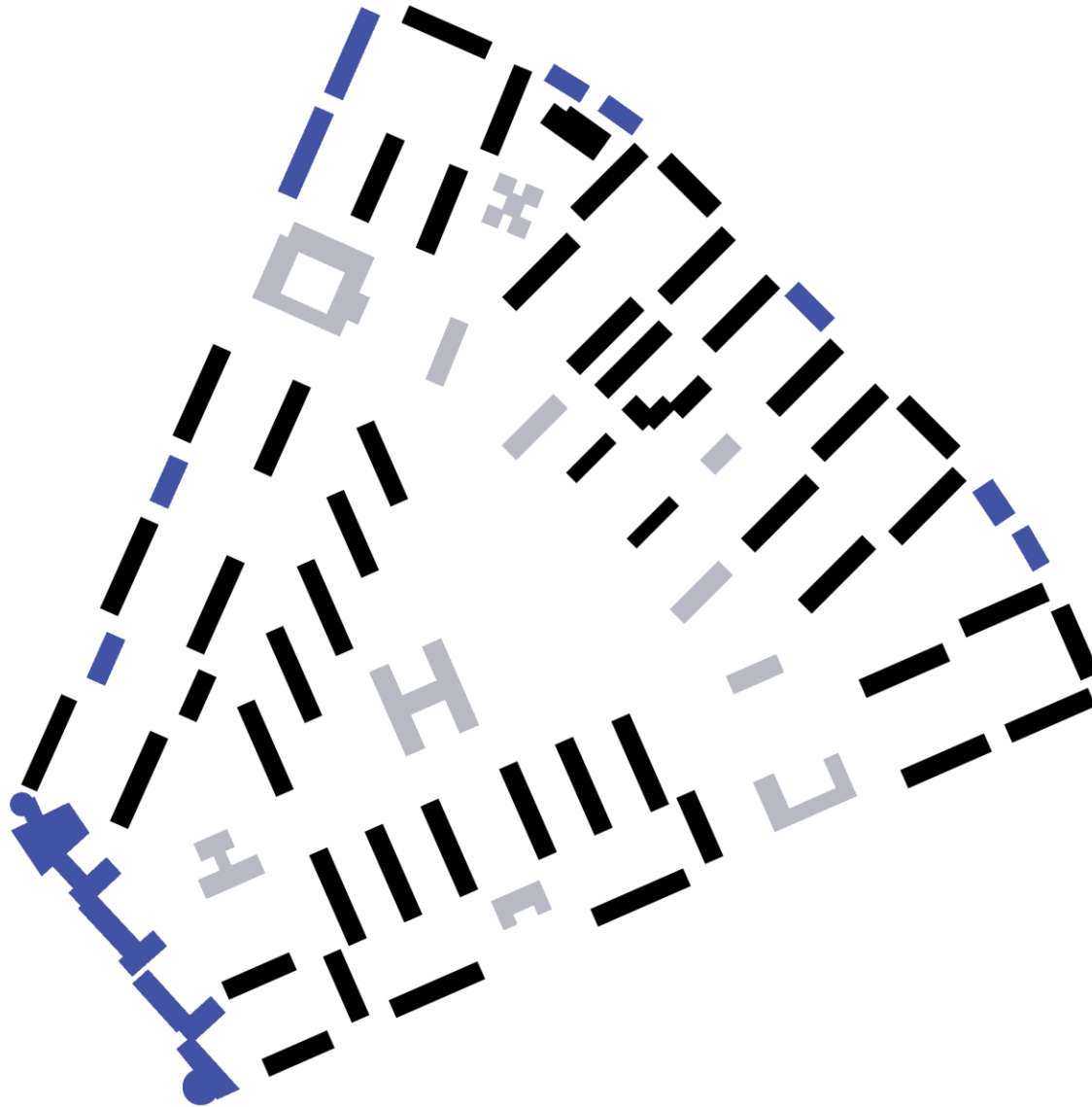
mixed use, local facilities, context, life cycle needs, public space



neighbourhood's core  
structurally is not the  
neighbourhood's core  
programmatically.

# in/formal programme: Kedyshko

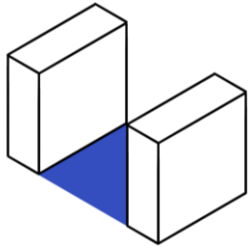
mixed use, life cycle needs, ownness, public space, personalisation,  
lifestyle differences, natural surveillance



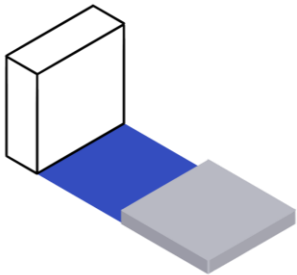


# in/formal programme: Kedyshko

mixed use, life cycle needs, ownness, public space, personalisation, lifestyle differences, natural surveillance



**Block to block space (inward oriented):**  
some public/private gradient, no programmatically functional space for the residents



**Block to core space (outward oriented):**  
buffer space, no functional programme

# in/formal programme: Oud Crooswijk

mixed use, local facilities, context, life cycle needs, public space



- Buildings**
- residential
  - residential, commercial plinth
  - educational
  - office
- Spaces**
- public green
  - public space
  - gated inner courtyard
  - parking

facilitation in terms of access to services is good (grocery, other misc. stores, schools, daycares)

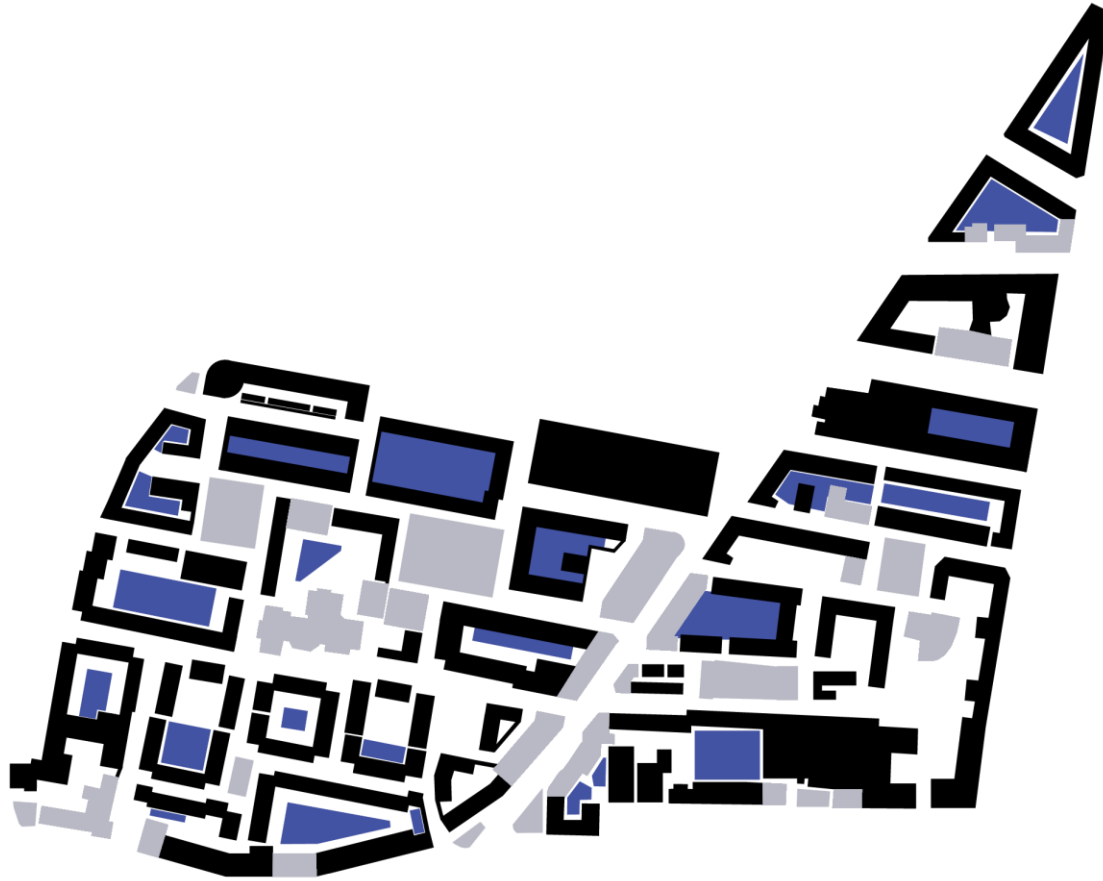
there also are explicit public and private spaces!

# in/formal programme: Oud Crooswijk

mixed use, local facilities, context, life cycle needs, public space

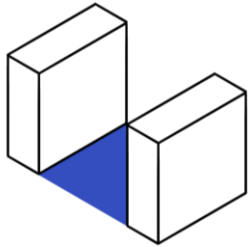


**in/formal programme: Oud Crooswijk** mixed use, life cycle needs, ownness, public space, lifestyle differences, personalisation, natural surveillance

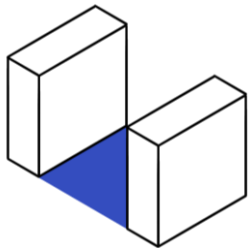


# in/formal programme: Oud Crooswijk

mixed use, life cycle needs, ownness, public space, lifestyle differences, personalisation, natural surveillance



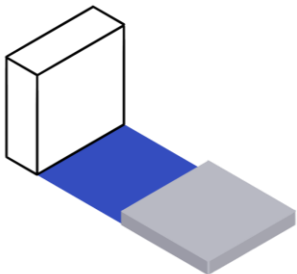
**Block to block space (outward oriented):**  
no provision of public/private gradient,  
no programmatically functional space for the residents



**Block to block space (inward oriented):**  
no programmatically functional space for the residents

# in/formal programme: Oud Crooswijk

mixed use, life cycle needs, ownness, public space, lifestyle differences, personalisation, natural surveillance



**Block to core space (core oriented):**  
no programmatically functional space for the residents

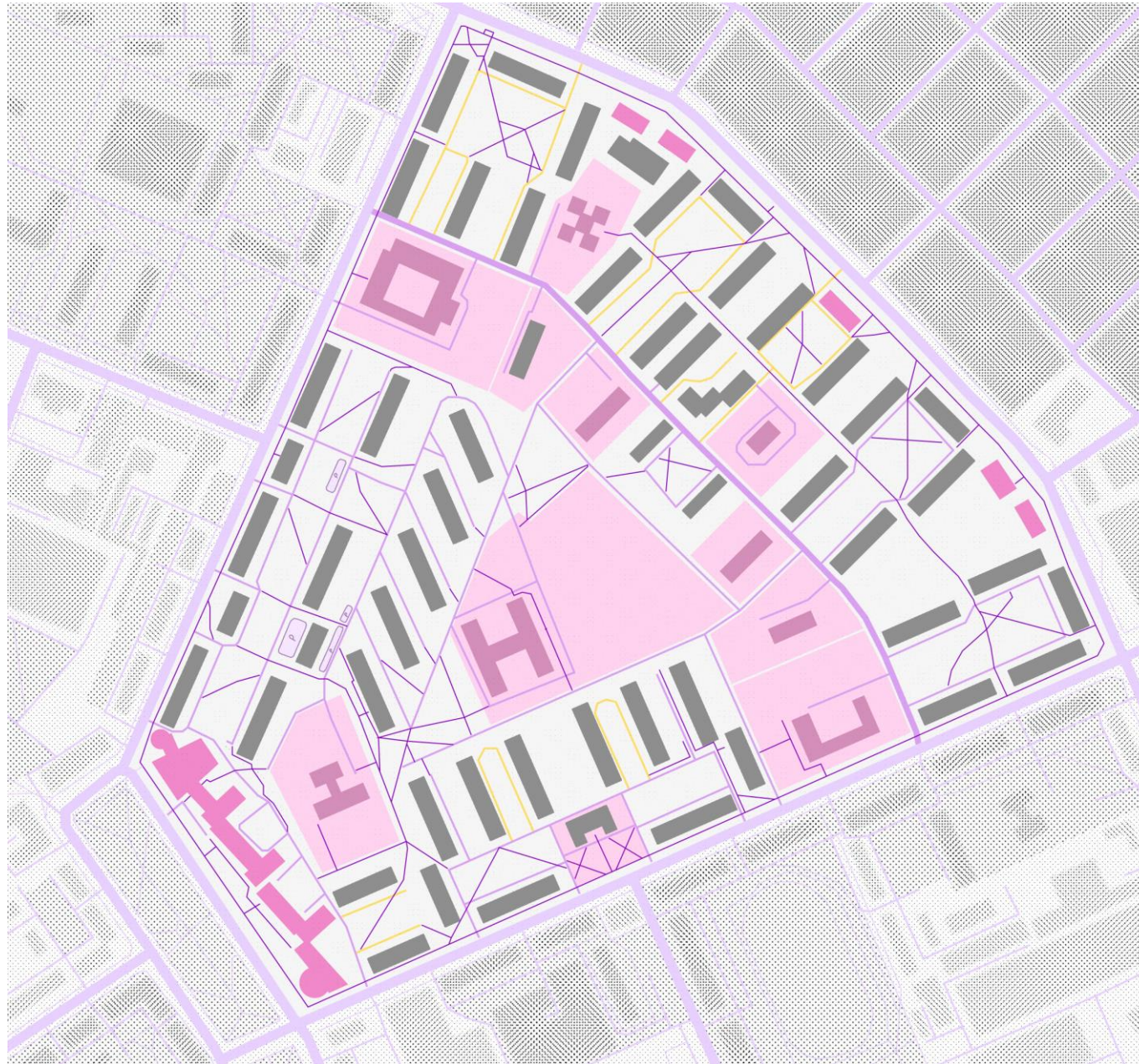
# the verdict | in/formal programme

the cause of spatial deprivation is

1. structural dissonance and ambiguity of the cores/lack of cores
2. high public/private contrast of the public realm and building blocks

**which furthers detachment from the living area,  
since the public space is unused**

# routing and access: Kedyshko



- Streets**
- car + pedestrian
  - car + pedestrian with parking along
  - pedestrian only
- Possible destination points**
- commercial
  - educational or medical

the majority of streets are car and pedestrian combined, but there also are some "informally formal" pedestrian only paths



# routing and access: Kedyshko

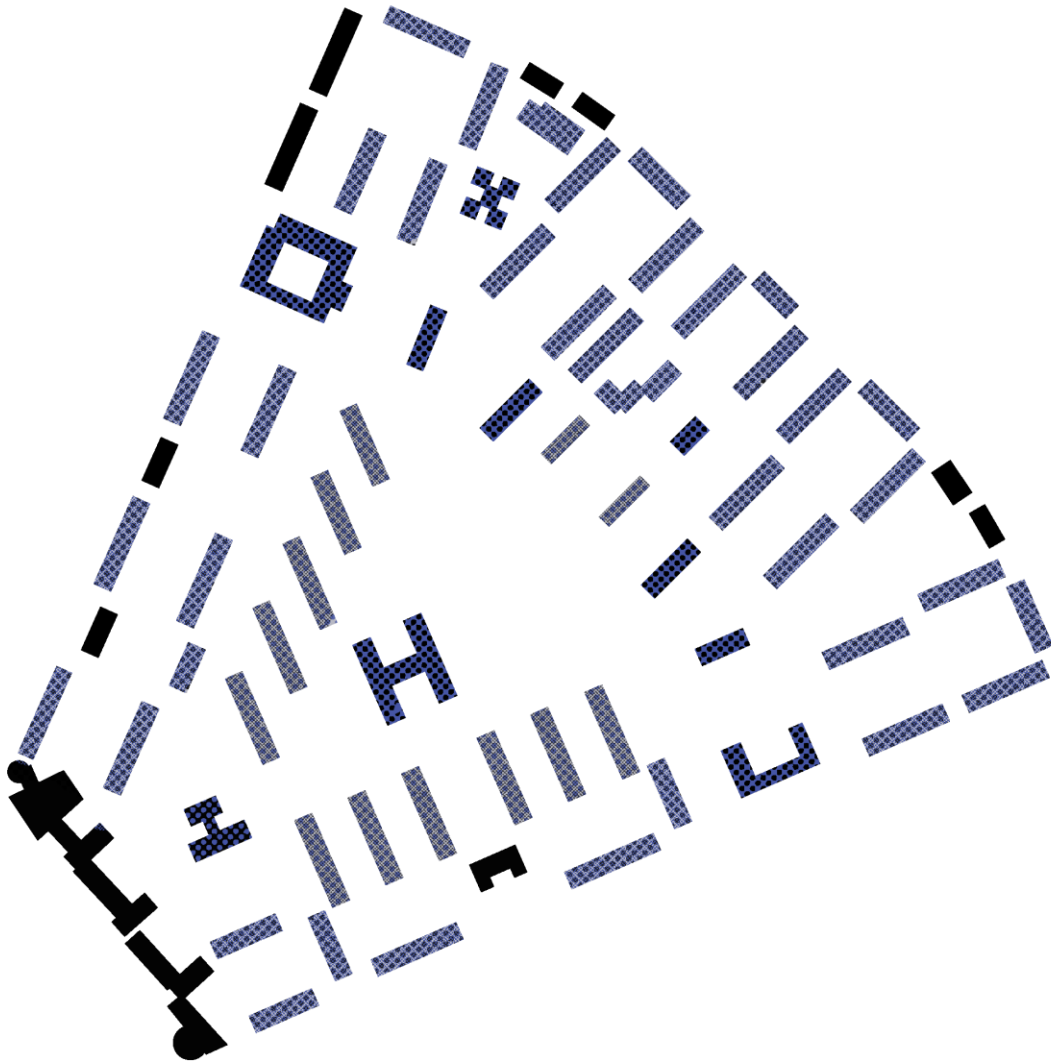
movement structure, access and footpaths, ownness



there are no destination-specific routes to access the areas visited by outsiders

# routing and access: Kedyshko

movement structure, access and footpaths, ownness

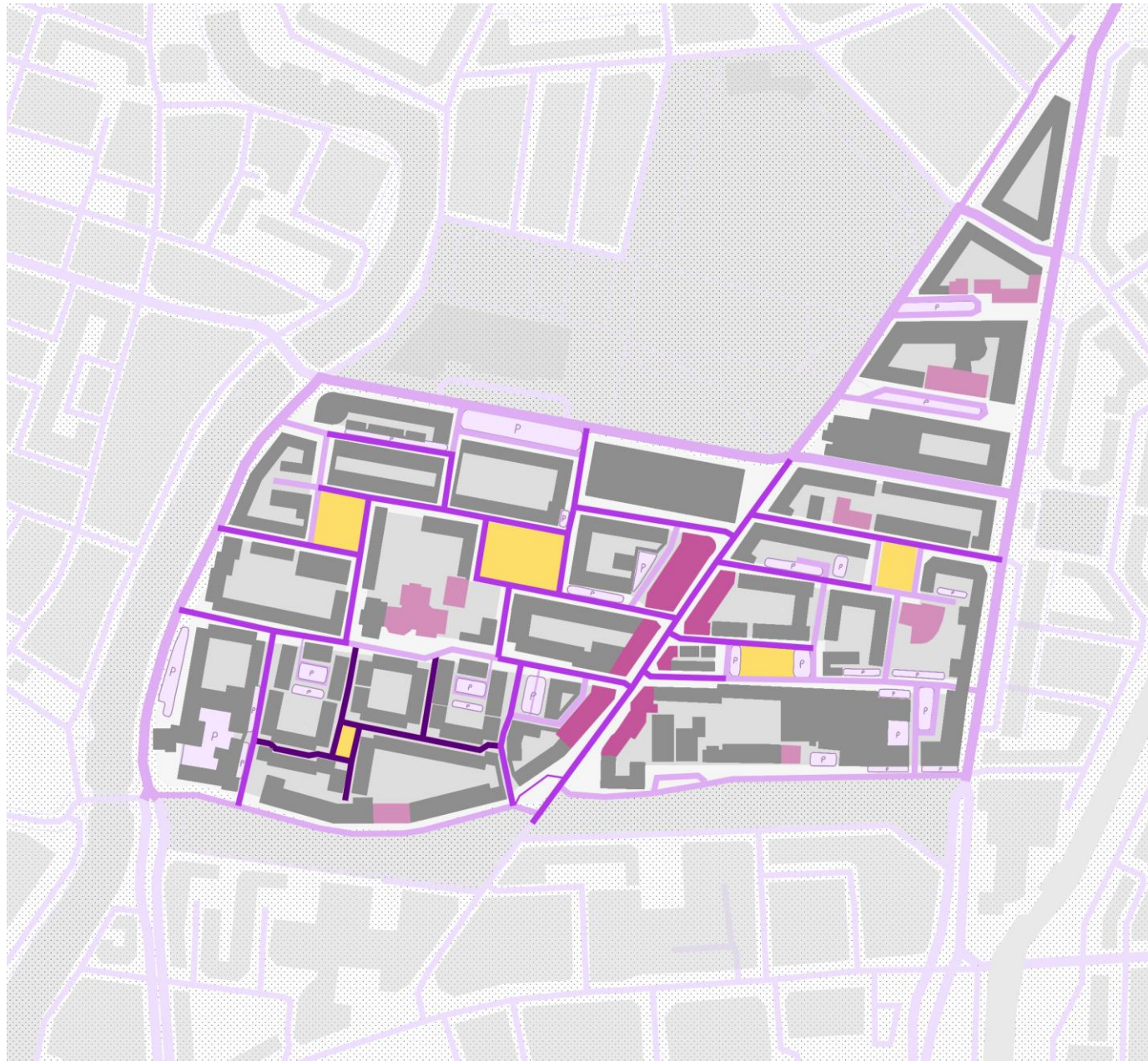


there are no destination-specific routes to access the areas visited by outsiders, which further escalates the public/private contrast

# routing and access: Kedyshko movement structure, access and footpaths, ownness



# routing and access: Oud Crooswijk



- Streets
- car + pedestrian
  - car + pedestrian with parking along the street
  - car free (no driving or parking)
- Possible destination points
- commercial
  - educational
  - public space

majority of streets is car and pedestrian combined with parking alongside,  
only one area is car-free

# routing and access: Oud Crooswijk

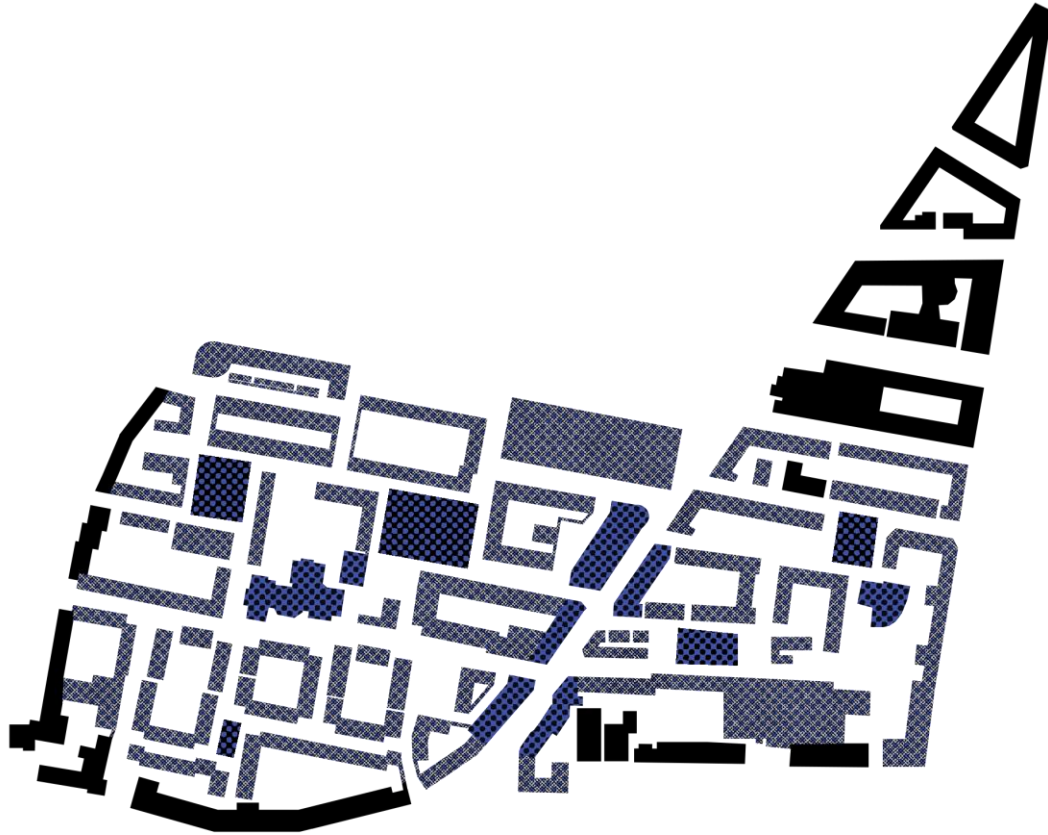
movement structure, access and footpaths, ownness



only some public areas frequented by the outsiders can be accessed by destination-specific routes, but some of these routes still cut through the residential blocks

# routing and access: Oud Crooswijk

movement structure, access and footpaths, ownness



only some public areas frequented by the outsiders can be accessed by destination-specific routes, but some of these routes still cut through the residential blocks, which further escalates the public/private contrast

# routing and access: Oud Crooswijk

movement structure, access and footpaths, ownness



the cause of spatial deprivation is

1. transit character of the neighbourhoods
2. lack of residential/visiting emphasis and route separation
3. lack of human-scale value within the public realm
4. lack of routing and guiding hierarchy



**which furthers detachment from the neighbourhood  
and its public realm even further**



# value of shared spaces: Kedyshko



Shared spaces

-  public, visible green
-  private, visible green



VISIBILITY

# value of shared spaces: Kedyshko

public space, ownness, natural surveillance, mixed use, lifestyle differences, life cycle needs



## Shared spaces

-  public, visible green
-  private, visible green



ALL public shared spaces are very and visibly green;

private shared spaces are less green, but the green there is also visible

OVERSATURATION

MEANINGFULNESS

ENGAGEMENT

VISIBILITY

# value of shared spaces: Oud Crooswijk



## Green shared spaces

- public, visible green
- public, visible green where one can sit
- private, visible green
- private, visible green courtyard
- private, invisible green courtyard

## Shared spaces

- "playground"
- "square"



VISIBILITY

# value of shared spaces: Oud Crooswijk

public space, ownness, natural surveillance, mixed use, lifestyle differences, life cycle needs



Green shared spaces

-  public, visible green
-  public, visible green where one can sit

visible public green shared spaces are very scarce, and ones one could interact with are even less present.

most of private green shared spaces are invisible, not even contributing to the public realm visually.

as if the green in Oud Crooswijk only exists to fulfil some required quota.



FUNCTIONALITY

MEANINGFULNESS

ENGAGEMENT



VISIBILITY

# value of shared spaces: Oud Crooswijk

public space, ownness, natural surveillance, mixed use, lifestyle differences, life cycle needs



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Shared spaces

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**SCALE**

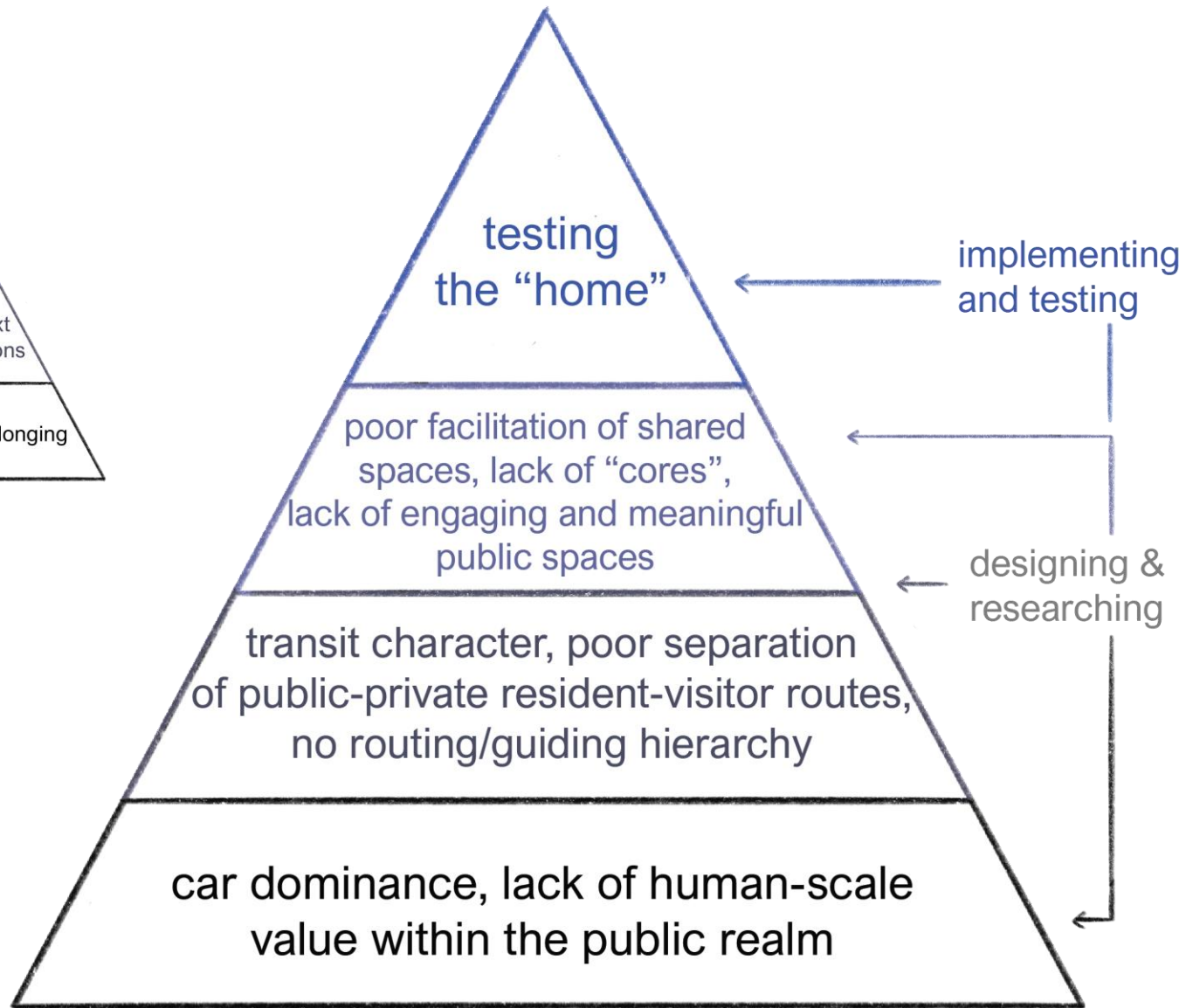
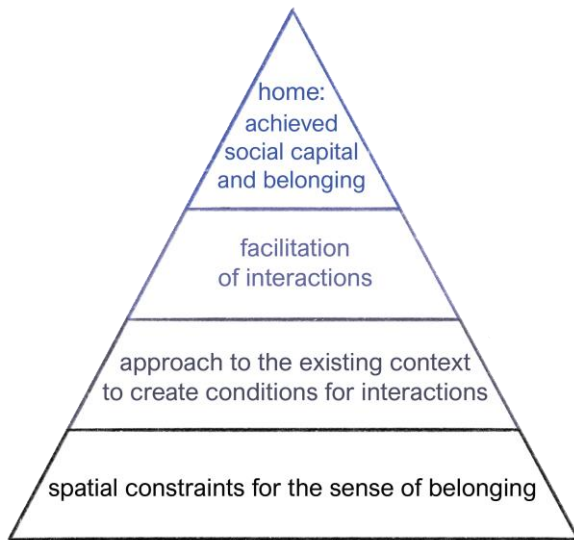
## the verdict | value of shared spaces

the cause of spatial deprivation is

1. poor facilitation of shared spaces
2. lack of engaging and meaningful public spaces
3. lack of human-scale value within the public realm

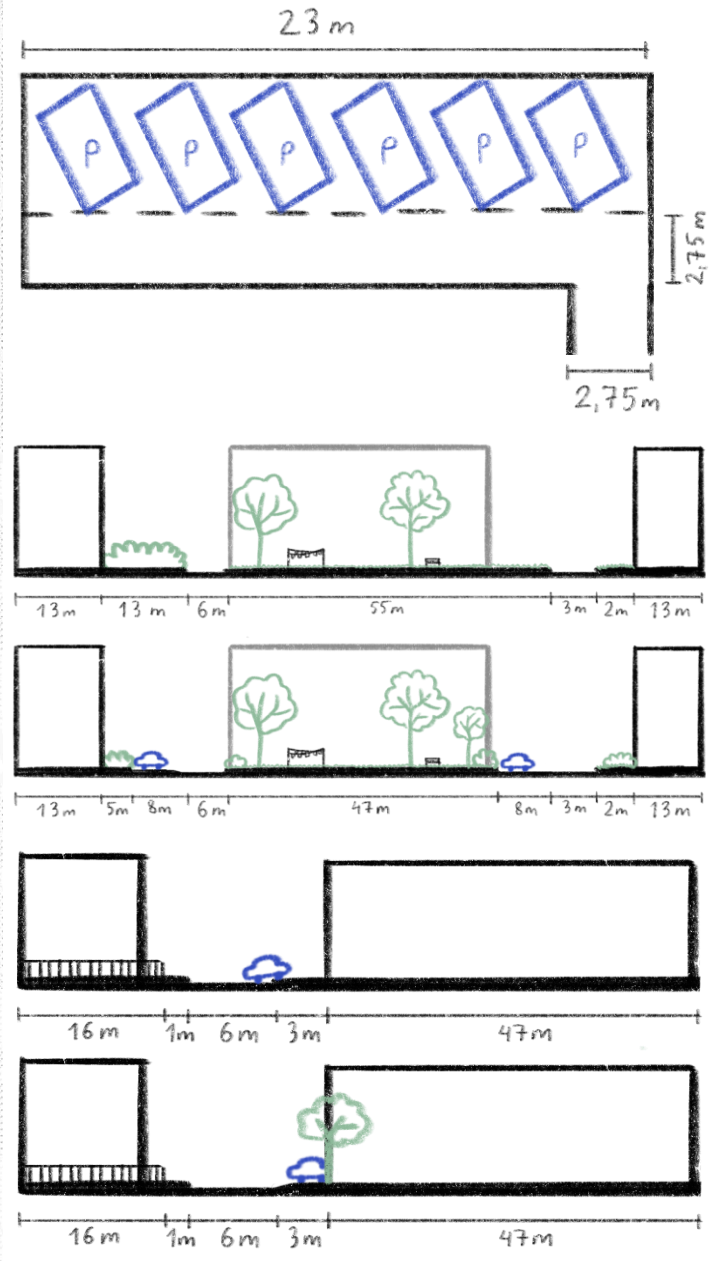
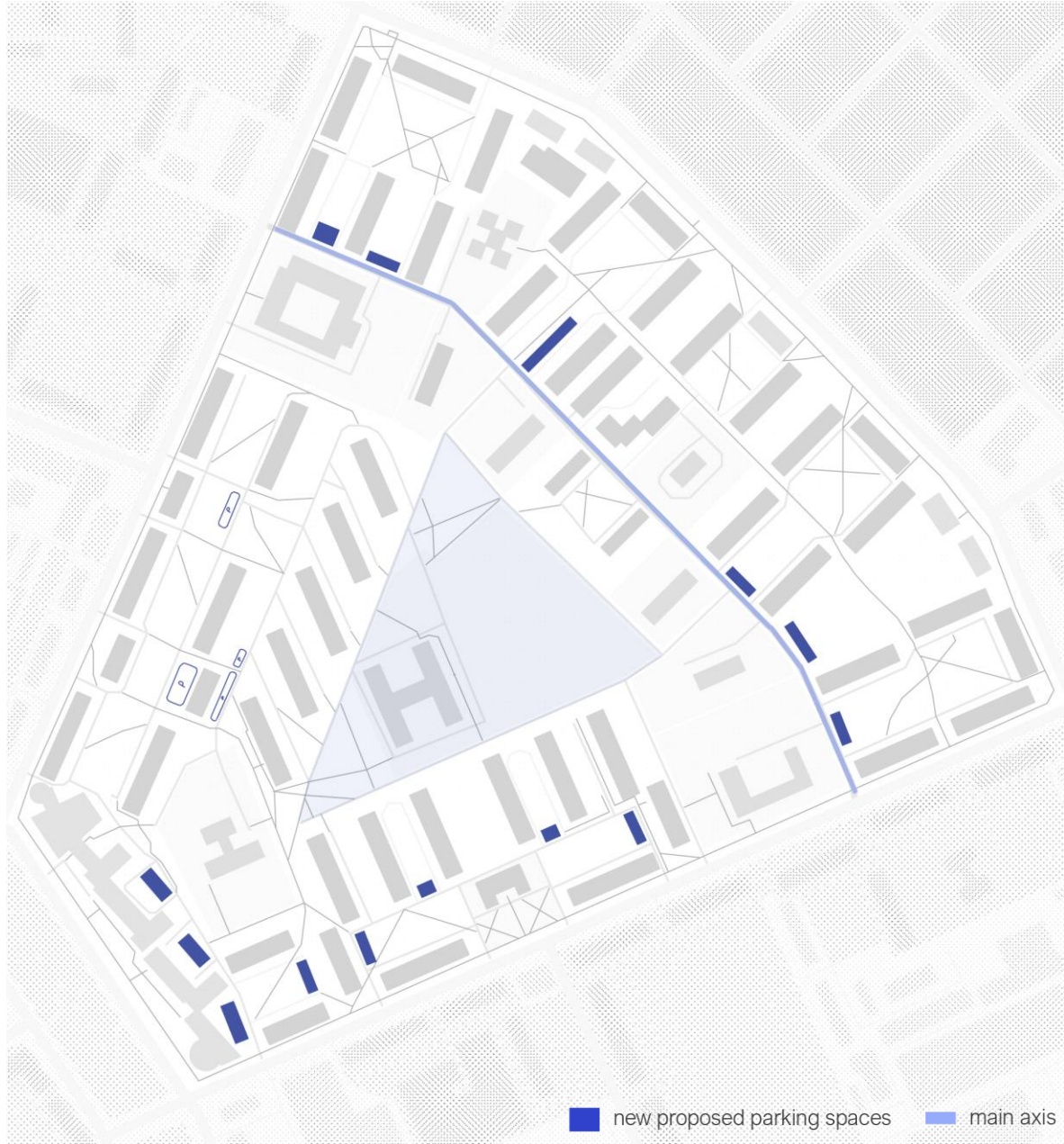
**which furthers detachment from the neighbourhood  
and its public realm even further**

# spatial deprivation points to address in design





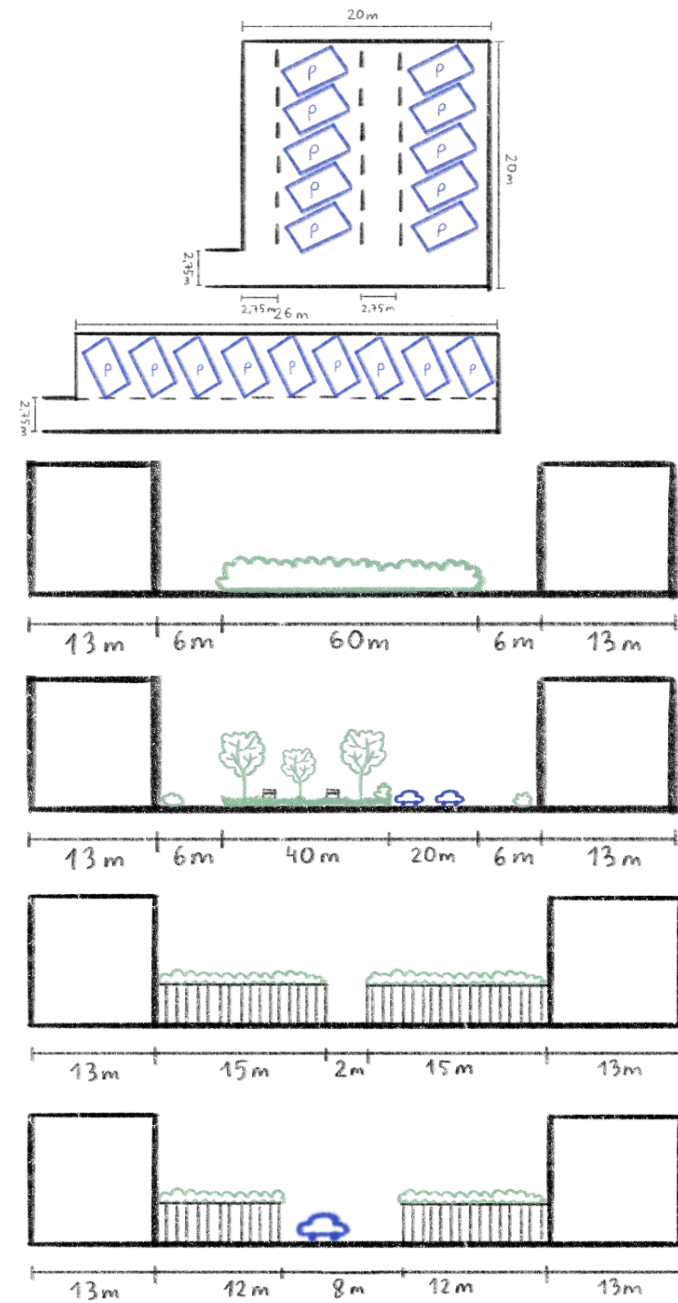
# before designing: addressing the constraints (car dominance: Kedyshko)



# before designing: addressing the constraints (car dominance: Oud Crooswijk)



■ new proposed parking spaces   ■ inner courtyards   ■ streets with parking on both sides



# design through research

1. What is the correct spatial approach to the typology's regeneration which facilitates social capital?
2. Which design and planning principles can be applied to facilitate the generation of social capital?

# networks: Kedyshko



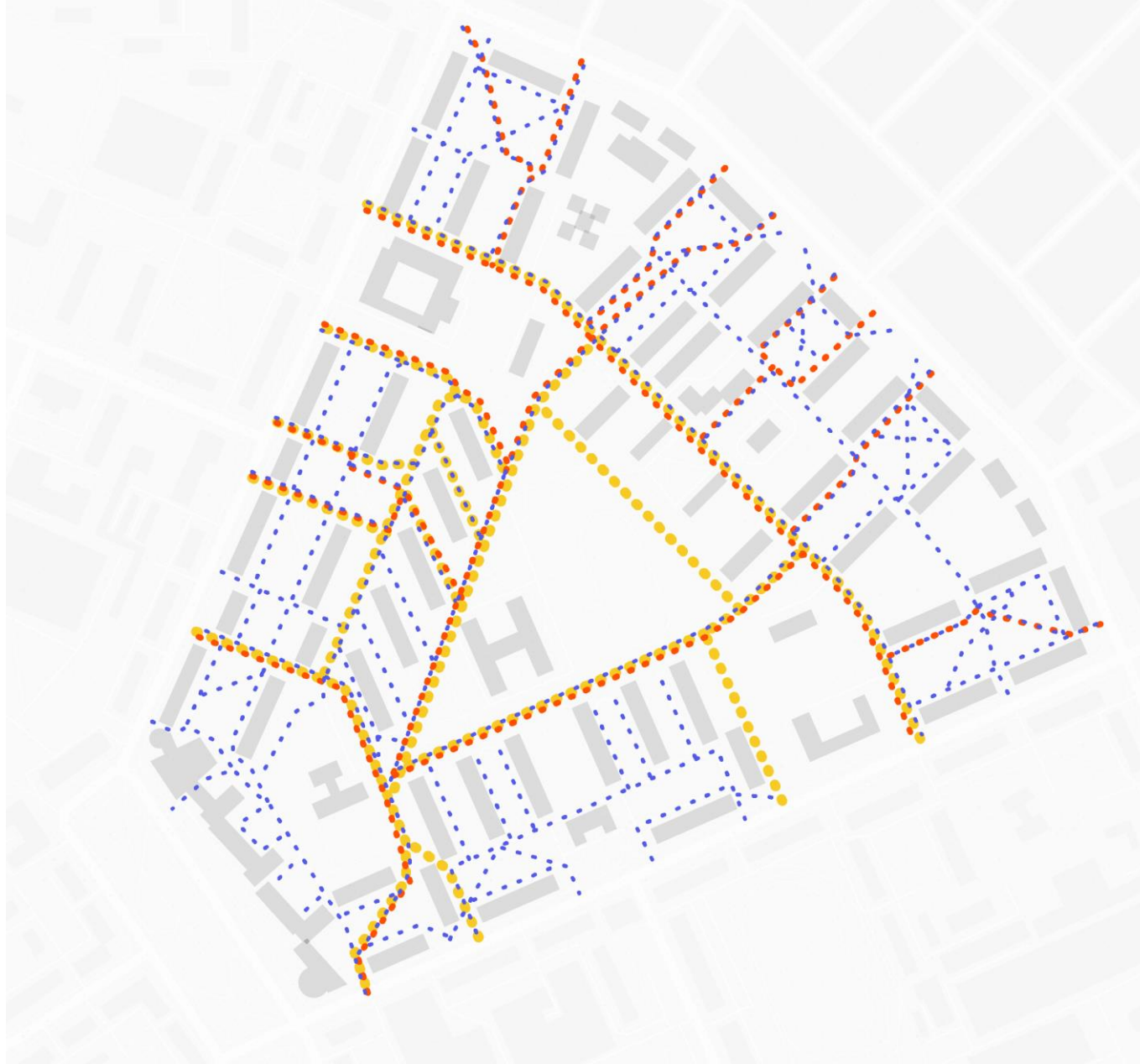
Networks

●● visitor\_\_destination

users and purpose



# networks: Kedyshko

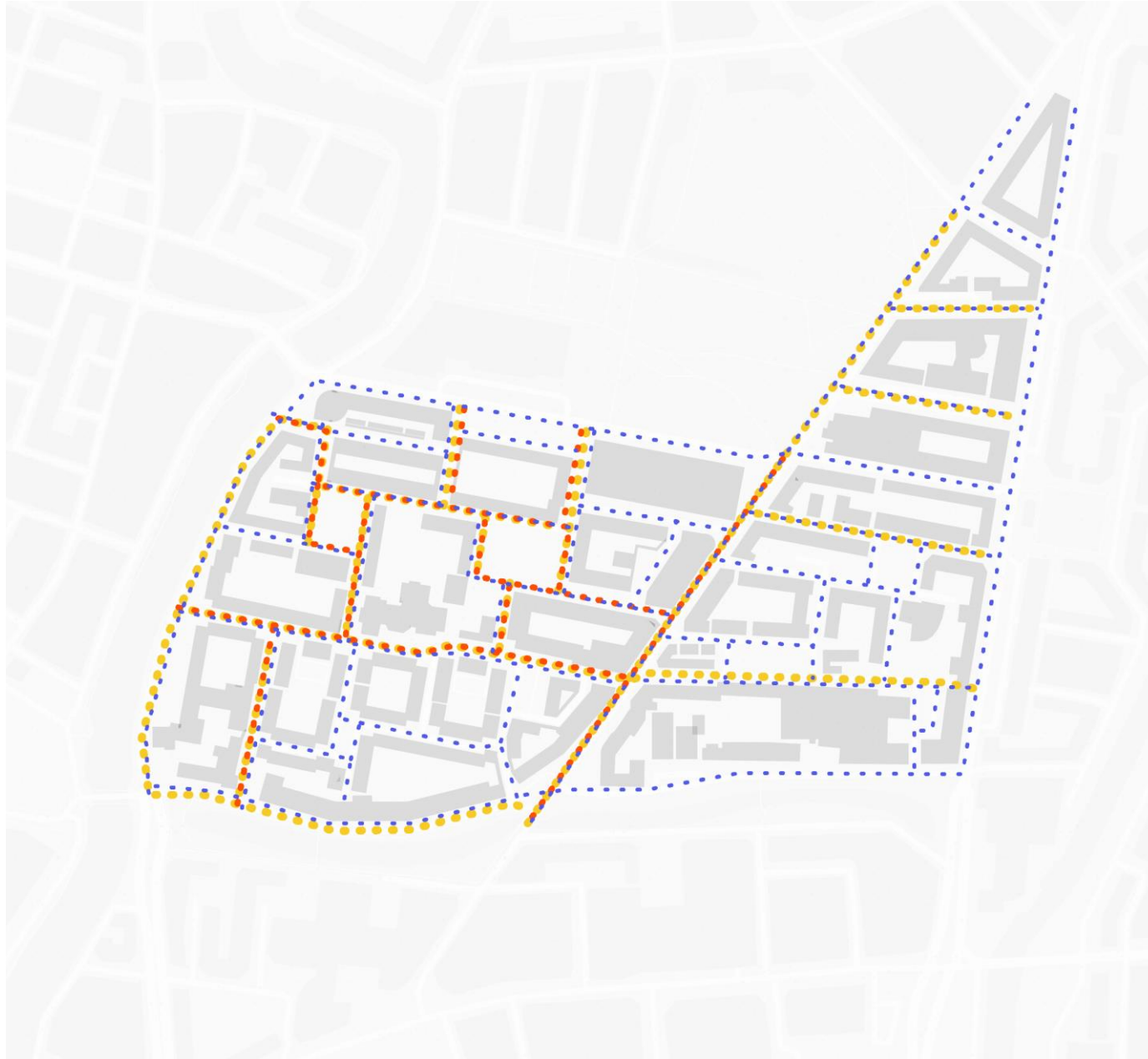


## Networks

- visitor\_\_destination
- visitor\_\_shortcut
- resident

users and purpose

# networks: Oud Crooswijk



## Networks

● visitor\_destination

● visitor\_shortcut

users and purpose

# elements: Oud Crooswijk



## Elements

### strip

- primary
- secondary
- tertiary

### guide

- primary
- secondary
- tertiary

### cross

- ✕ privacy
- ✕ function

### point

- "contained"
- "interactive"

### sphere

- more defined
- less defined

### value

- ☆ visual
- ☆✕ visual & interactive

public spaces of value  
(visual/interactive)

intersection (function)

public spaces of the  
neighbourhood

destination points of the  
neighbourhood

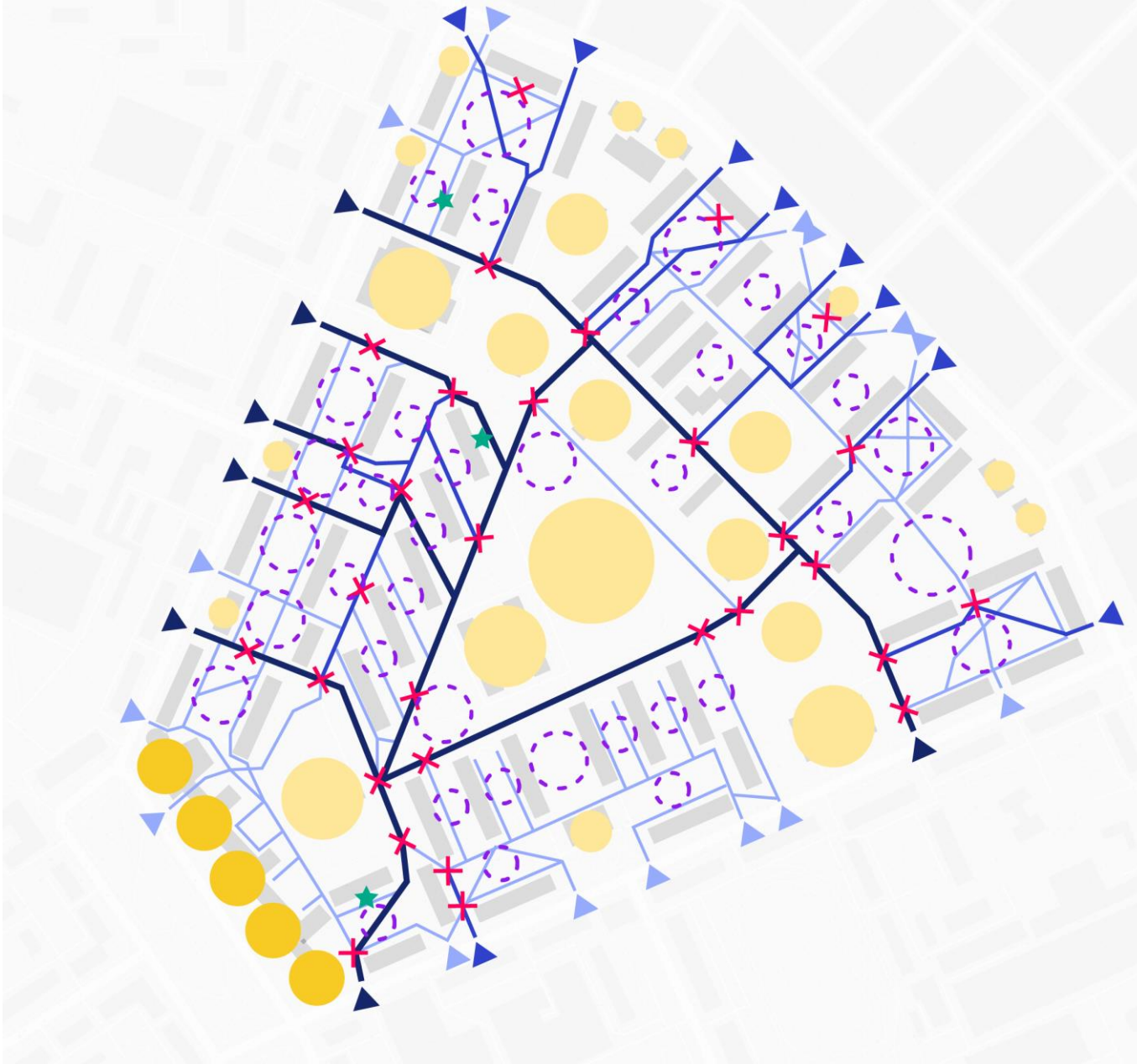
intersection (privacy level)

entrance indication (user,  
privacy level)

privacy level and user  
separation/integration



# elements: Kedyshko



## Elements

### strip

- primary
- secondary
- tertiary

### guide

- primary
- secondary
- tertiary

### cross

- privacy
- function

### point

- "contained"
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### sphere

- more defined
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### value

- visual
- visual & interactive

public spaces of value  
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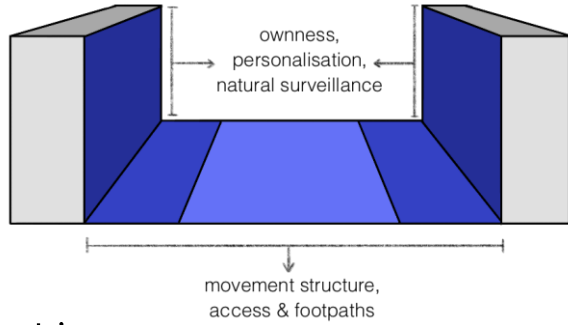
destination points of the  
neighbourhood

intersection (privacy level,  
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entrance indication (user,  
privacy level)

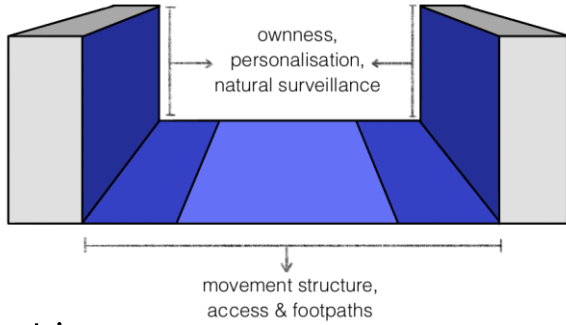
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# elements

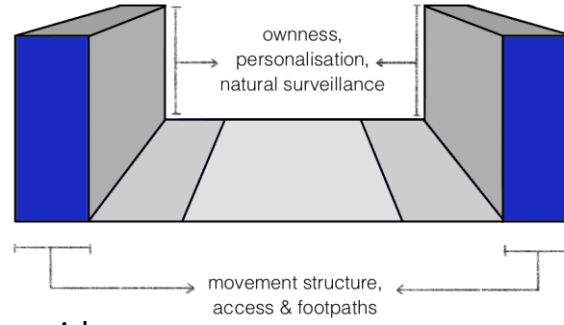


strip

# elements

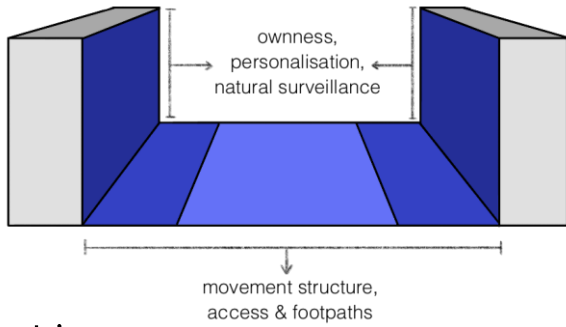


strip

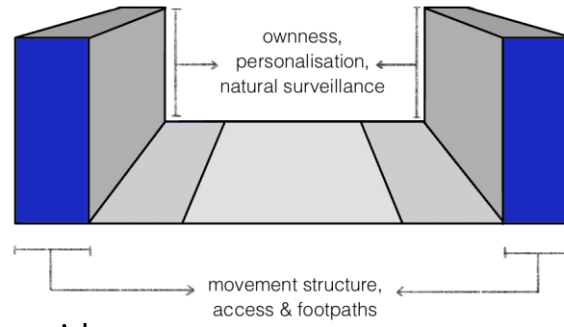


guide

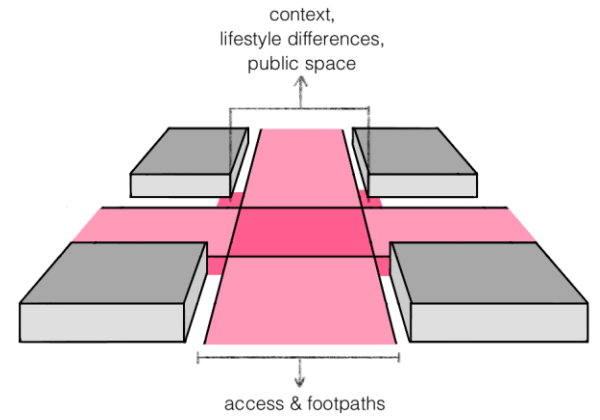
# elements



strip

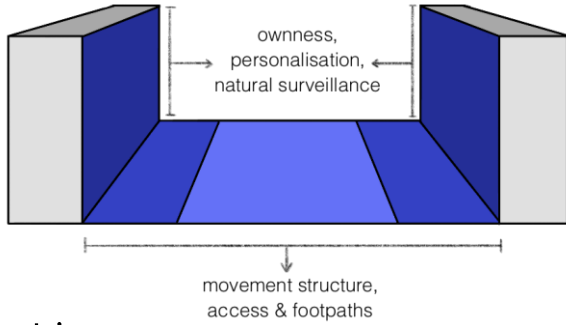


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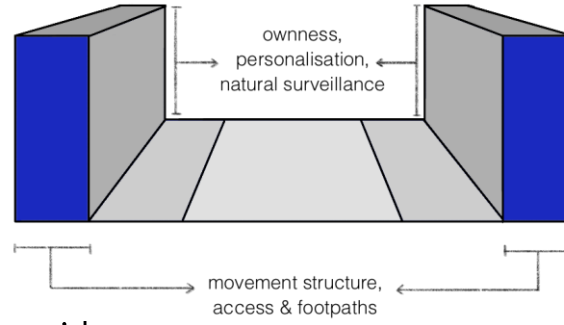


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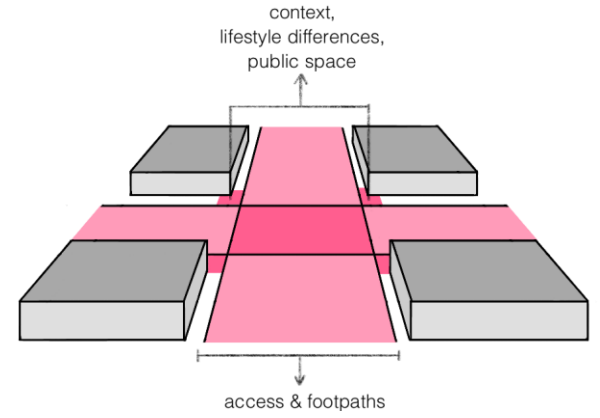
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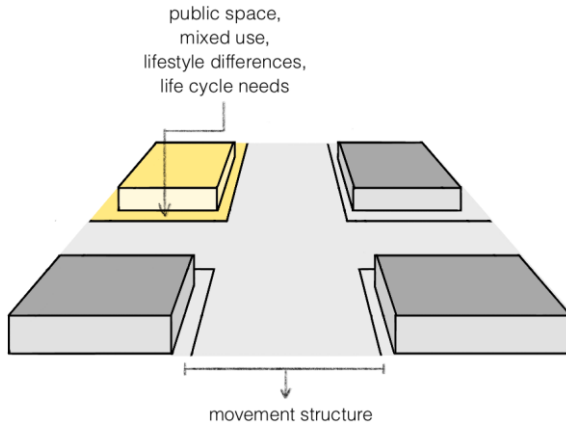
strip



guide

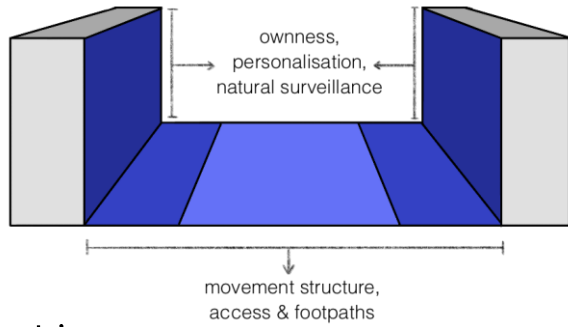


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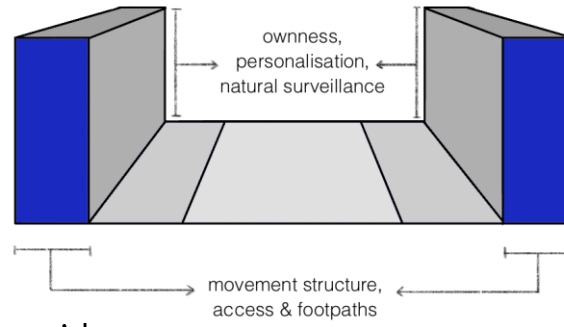


point

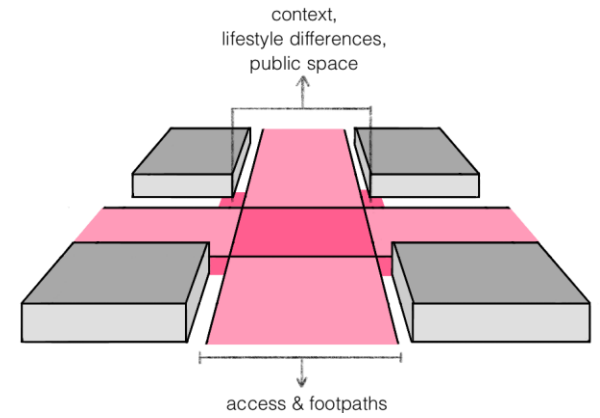
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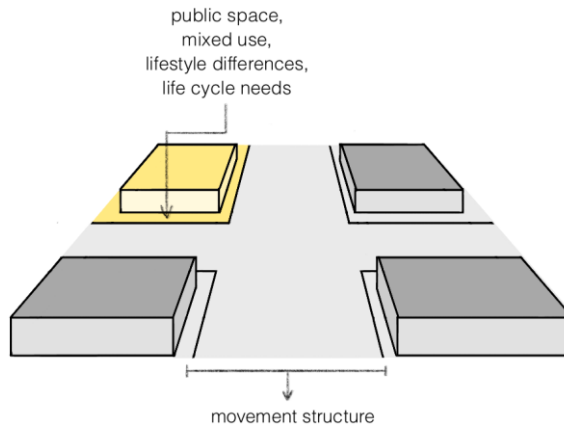
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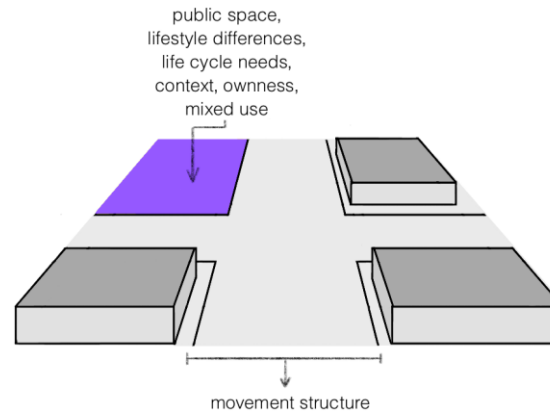
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cross

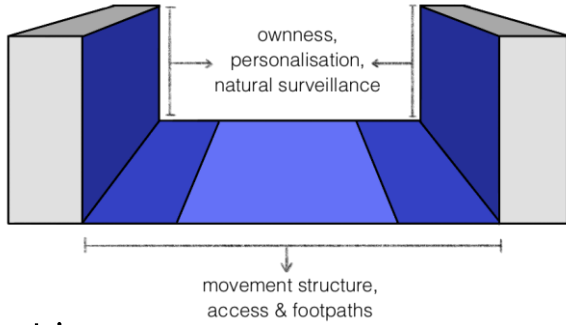


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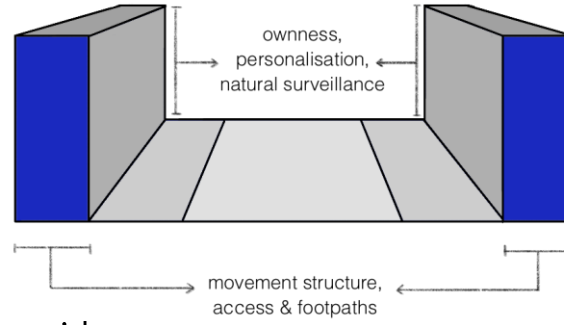


sphere

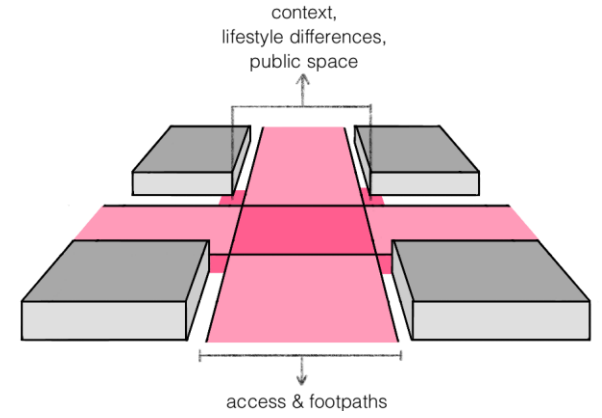
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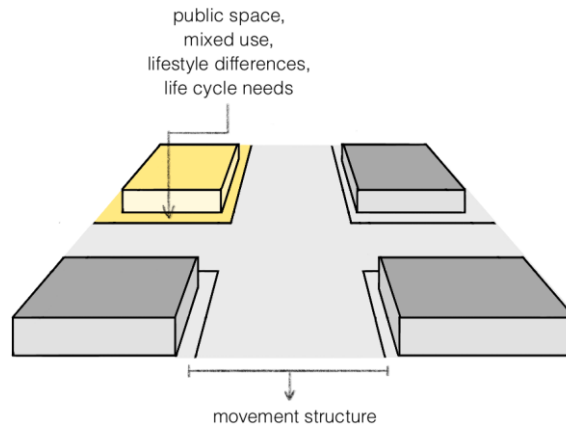
strip



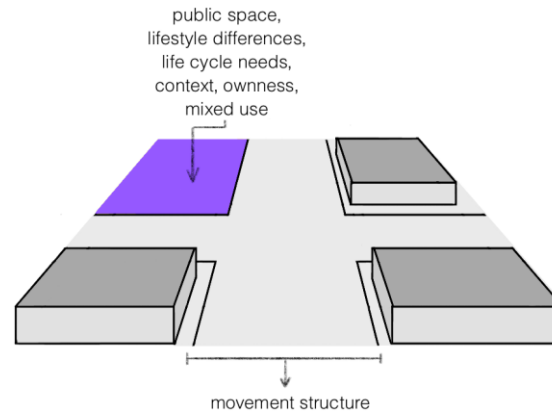
guide



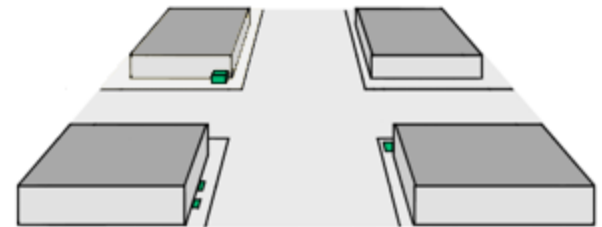
cross



point

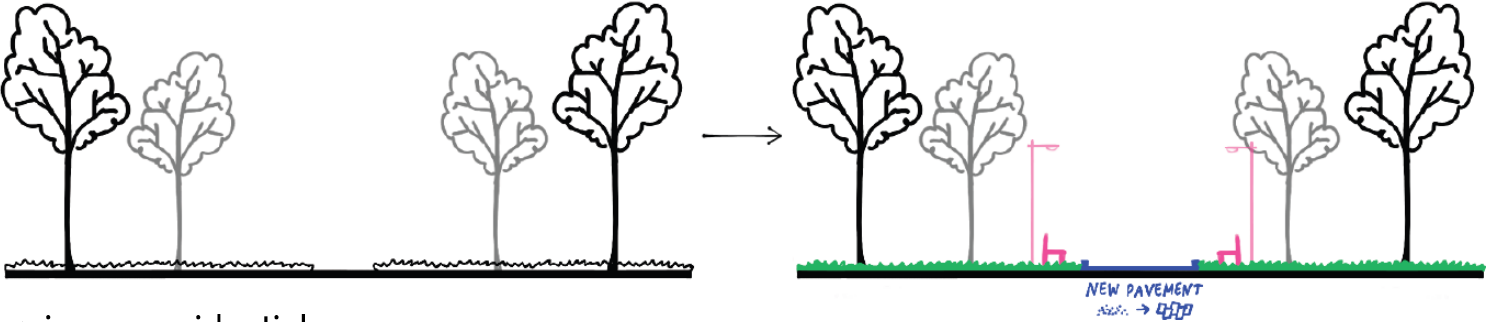
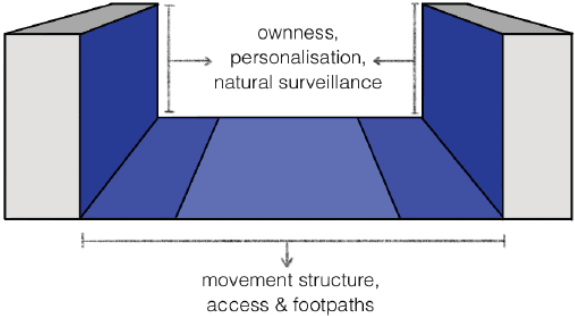


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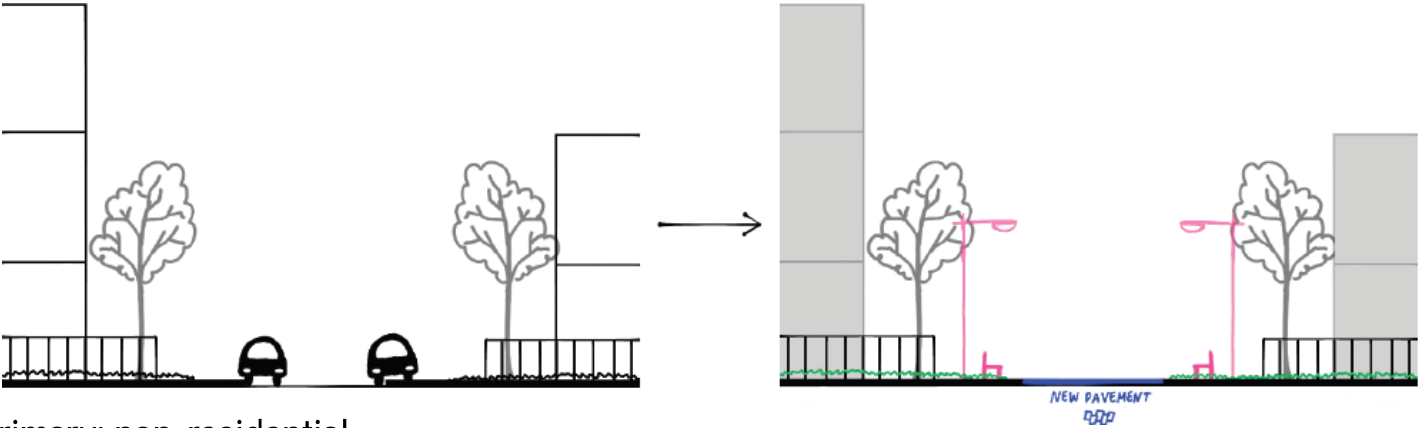


value

# strip: Kedyshko



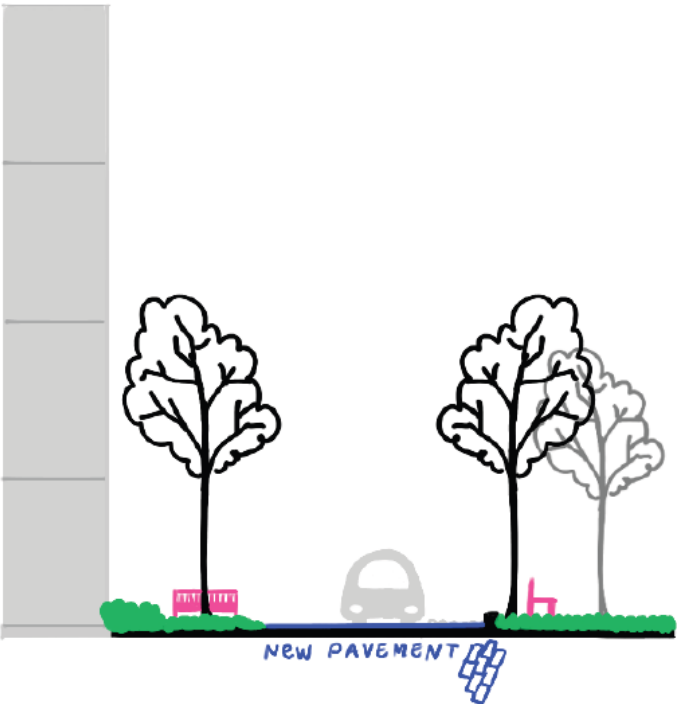
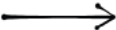
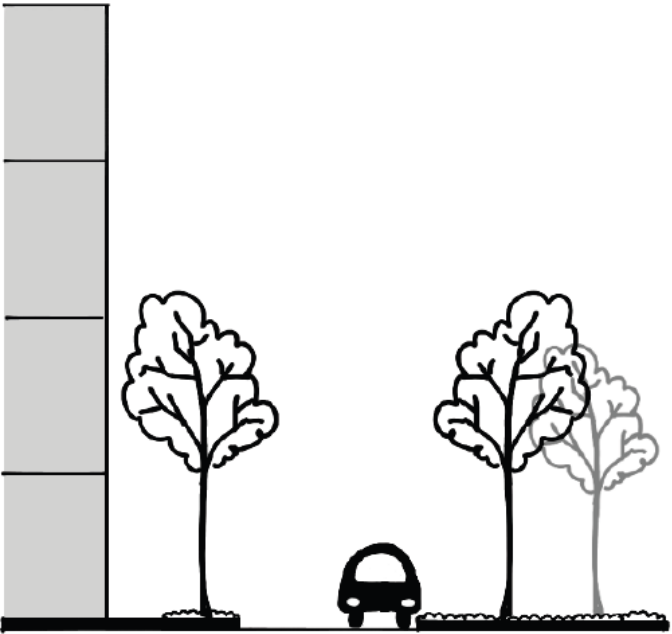
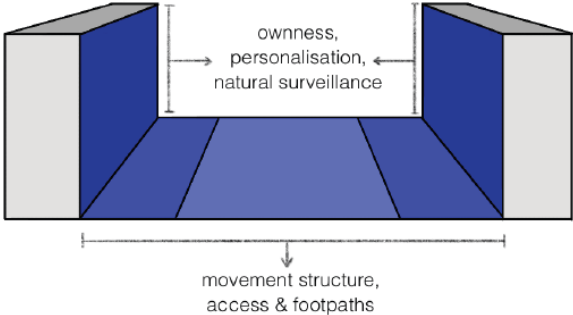
primary; residential



primary; non-residential

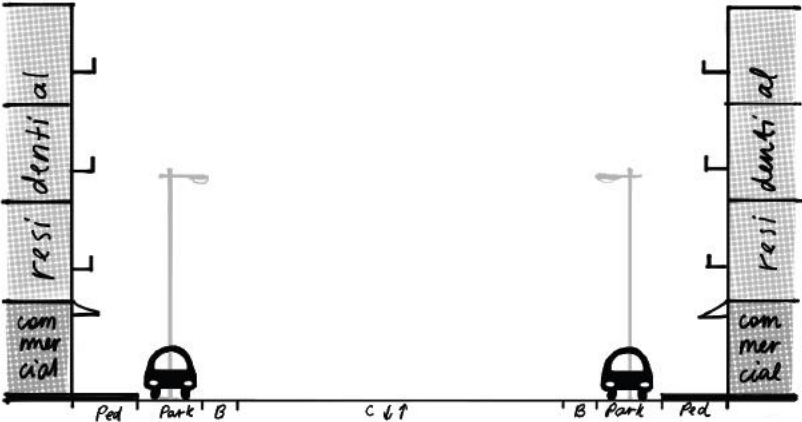
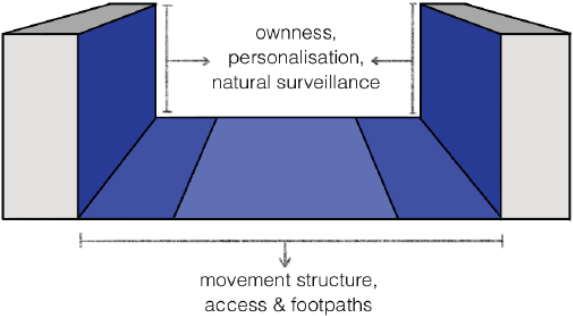


# strip: Kedyshko

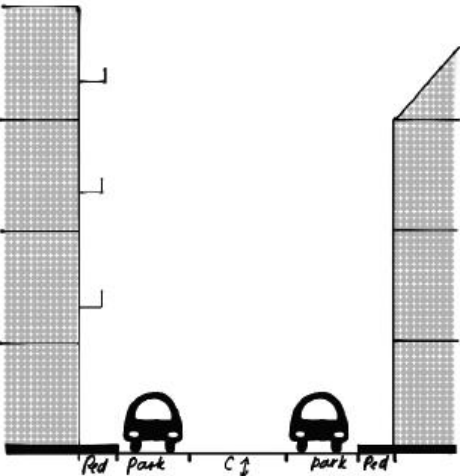
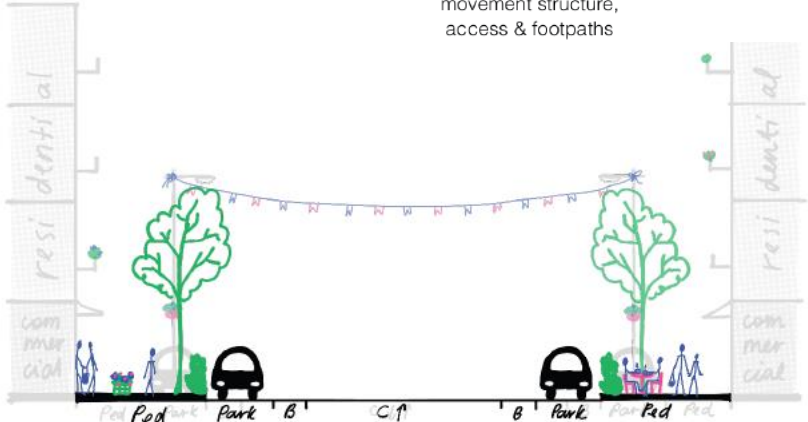


secondary and tertiary; residential

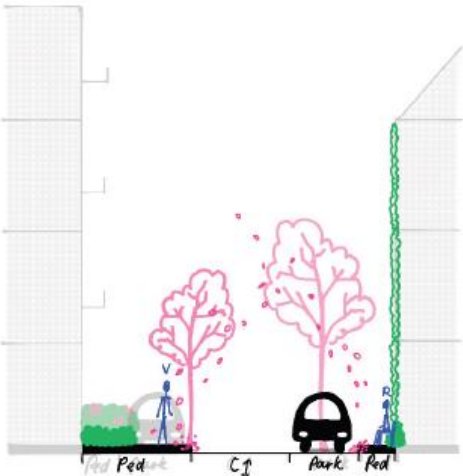
# strip: Oud Crooswijk



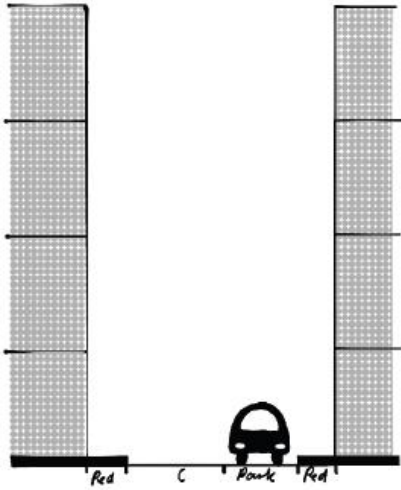
primary; commercial plinth



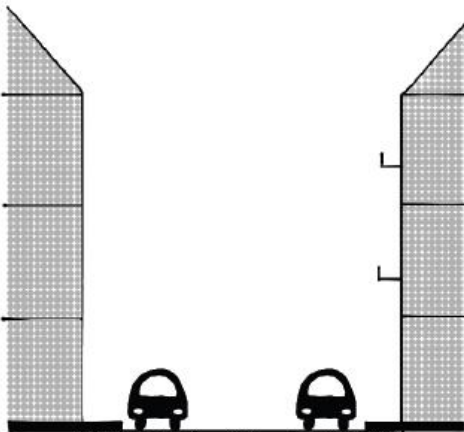
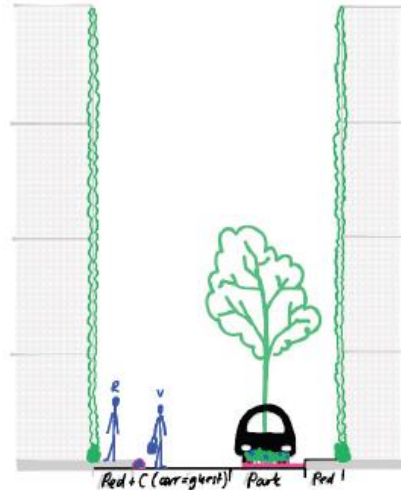
primary; residential



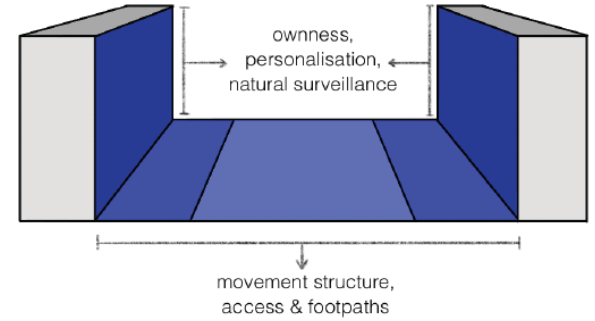
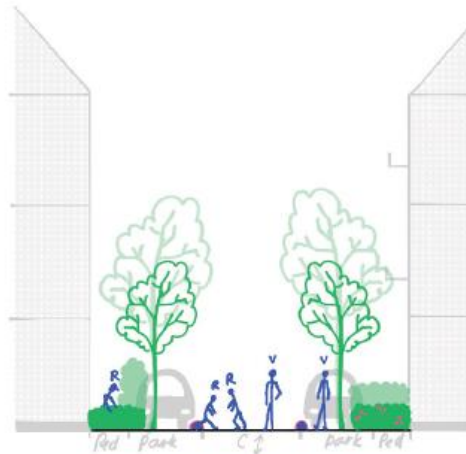
# strip: Oud Crooswijk



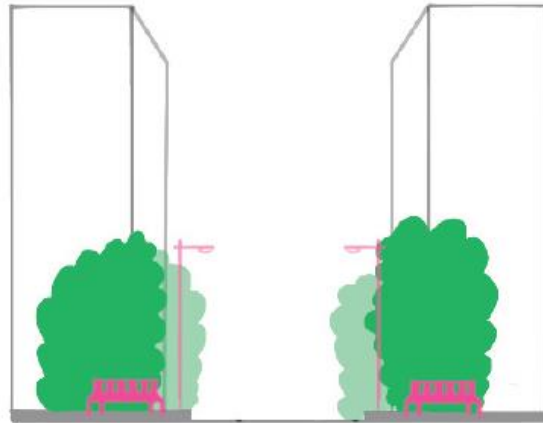
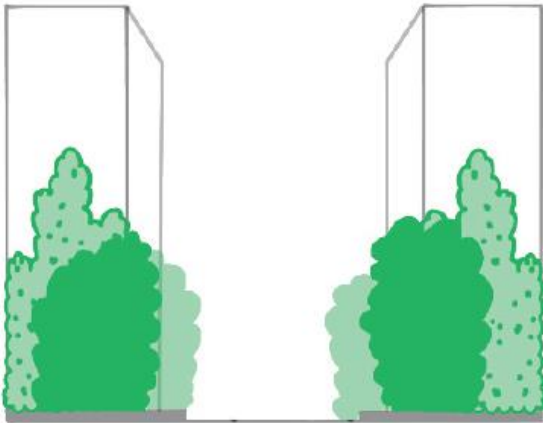
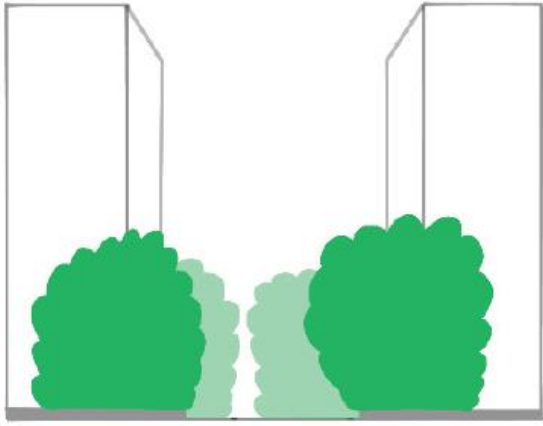
secondary; residential



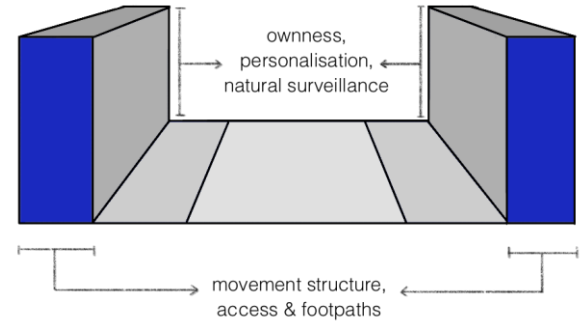
tertiary; residential



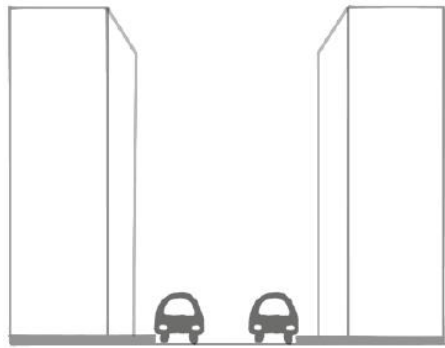
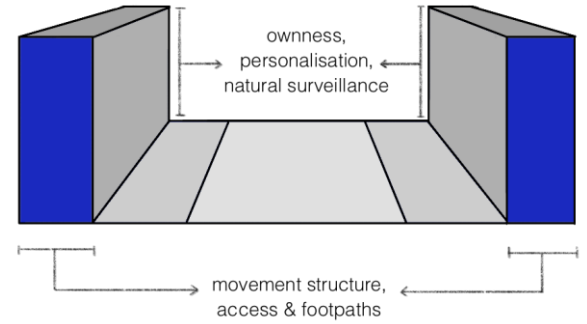
# guide: Kedyshko



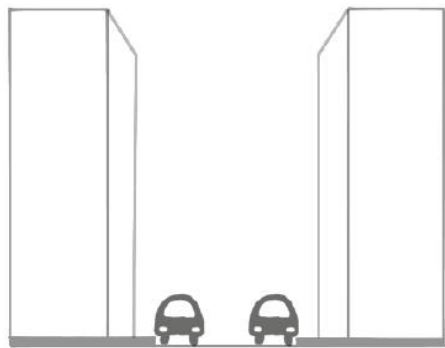
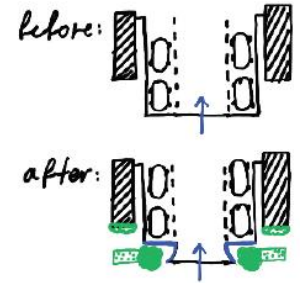
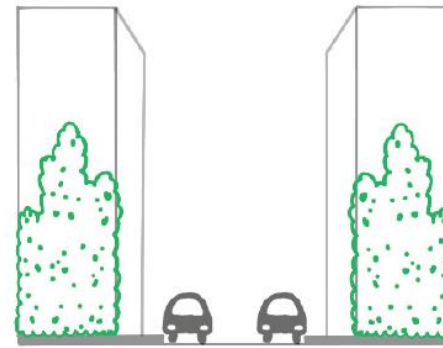
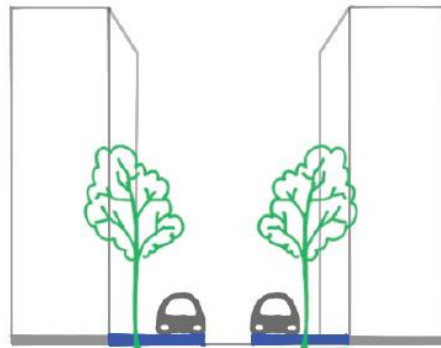
primary



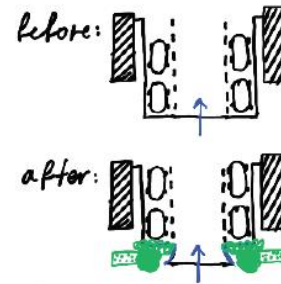
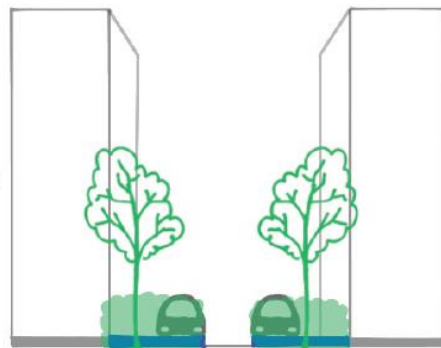
# guide: Oud Crooswijk



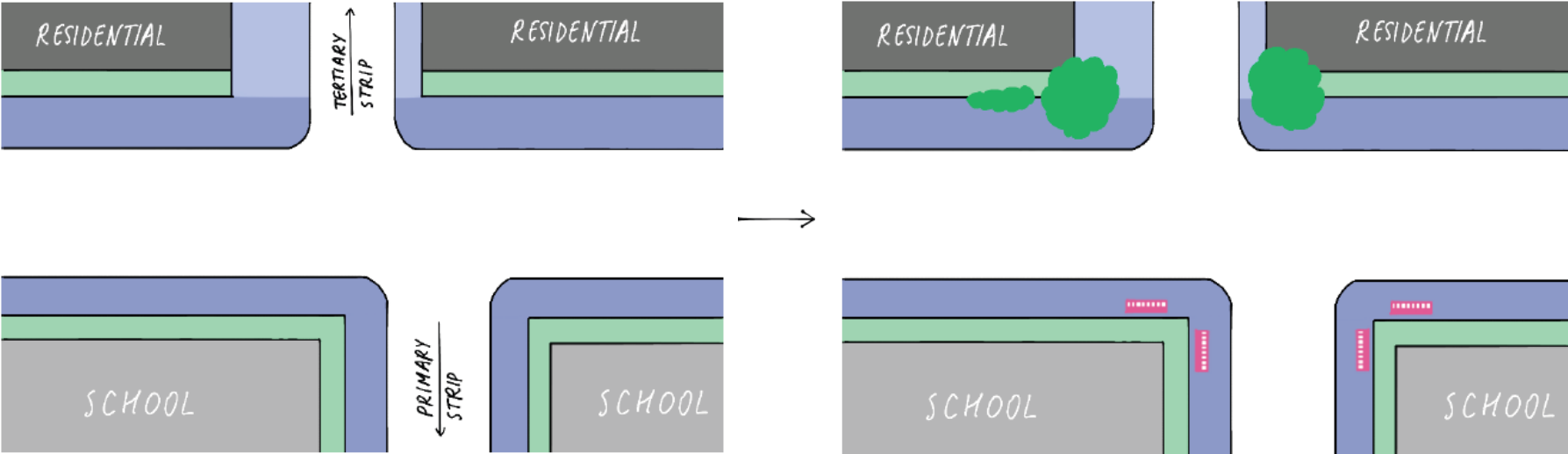
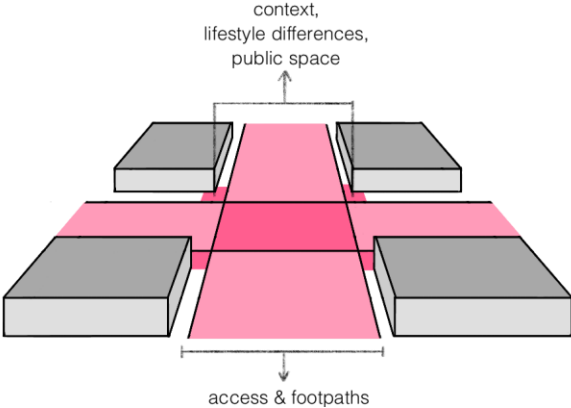
primary



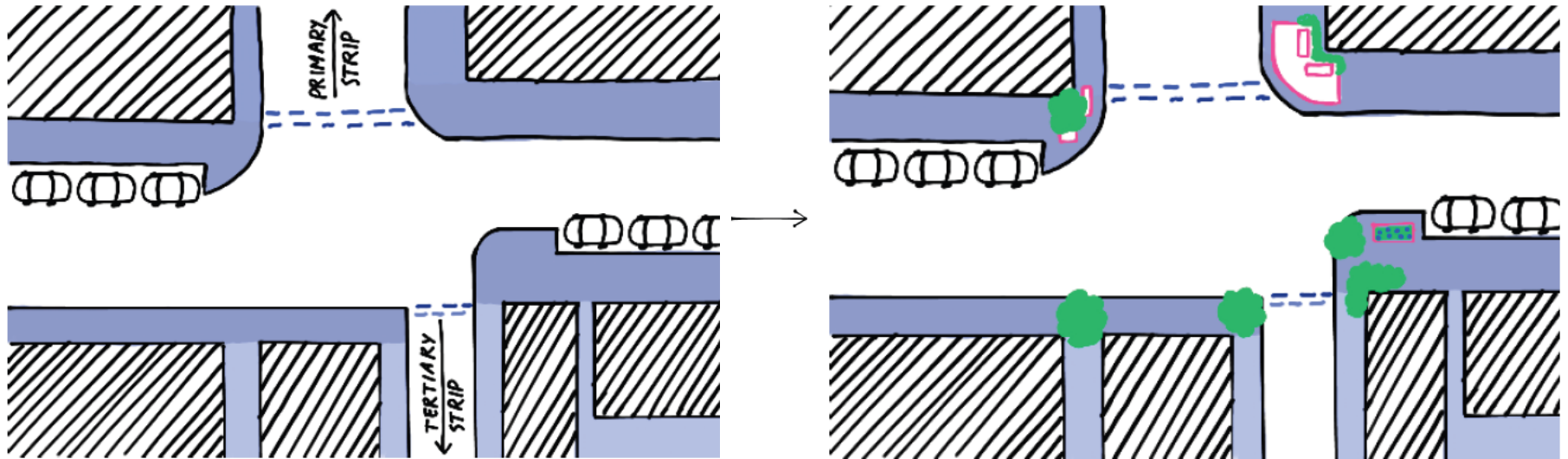
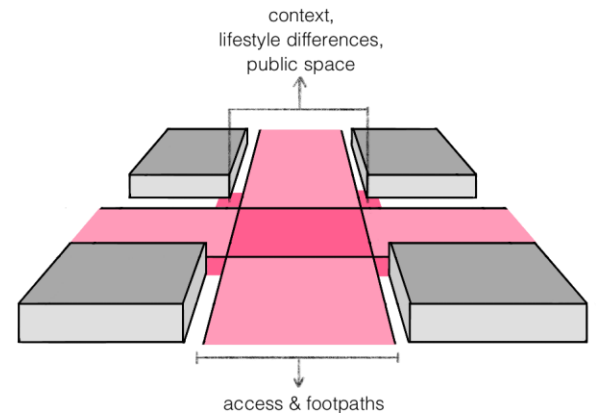
tertiary



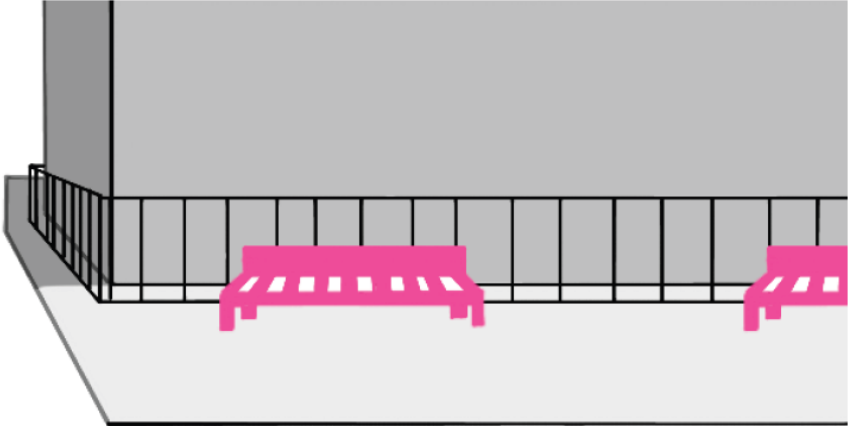
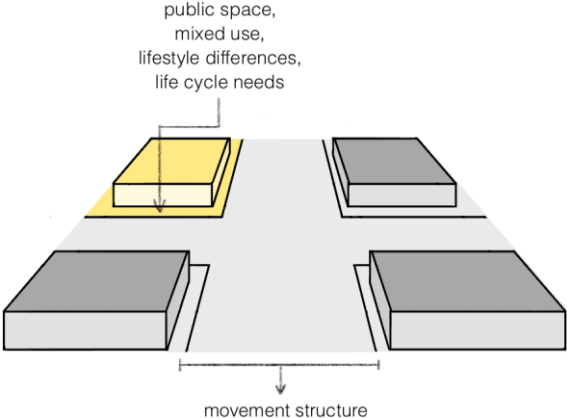
# cross: Kedyshko



# cross: Oud Crooswijk



point: Kedyshko

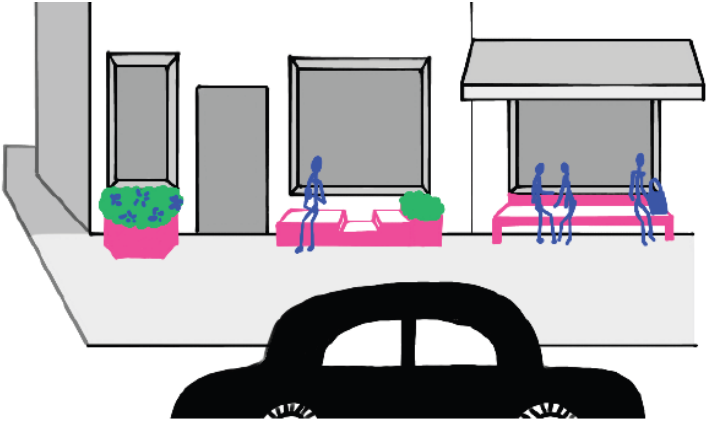
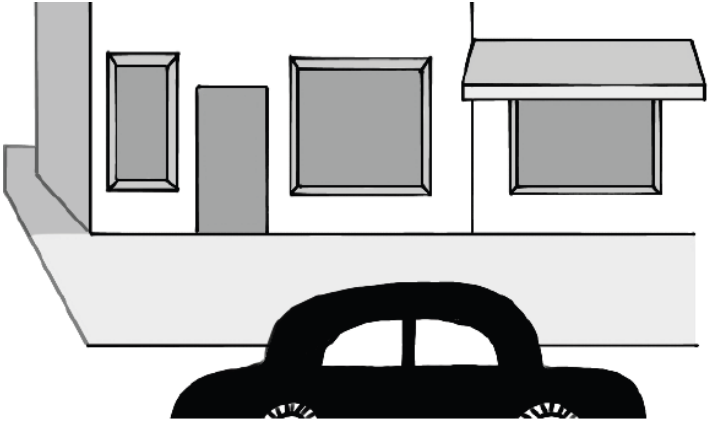
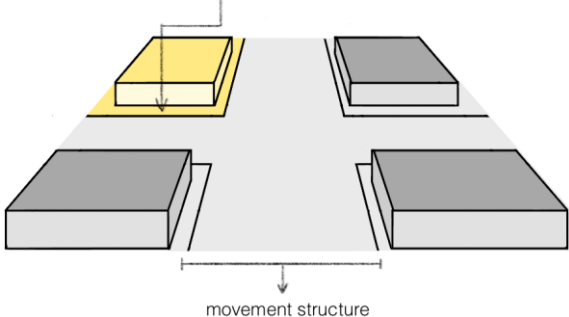


contained

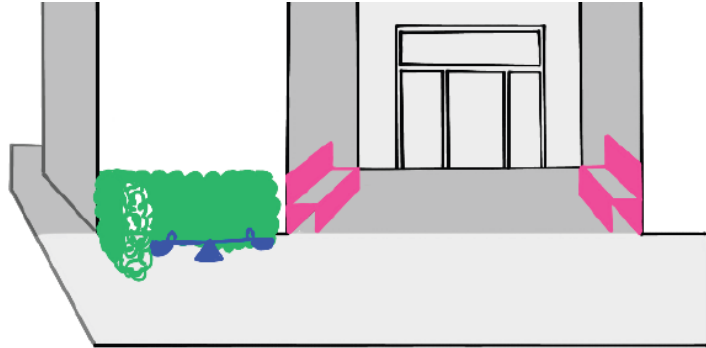
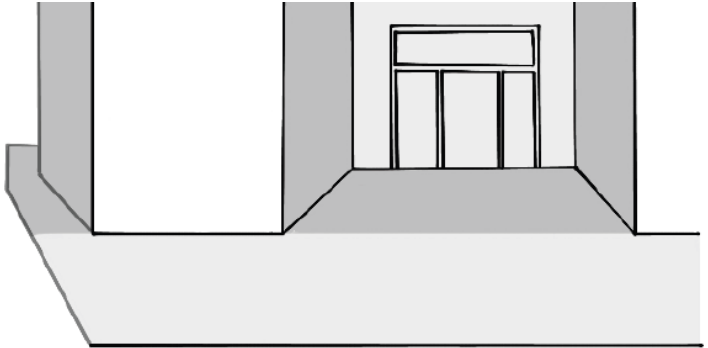


# point: Oud Crooswijk

public space,  
mixed use,  
lifestyle differences,  
life cycle needs

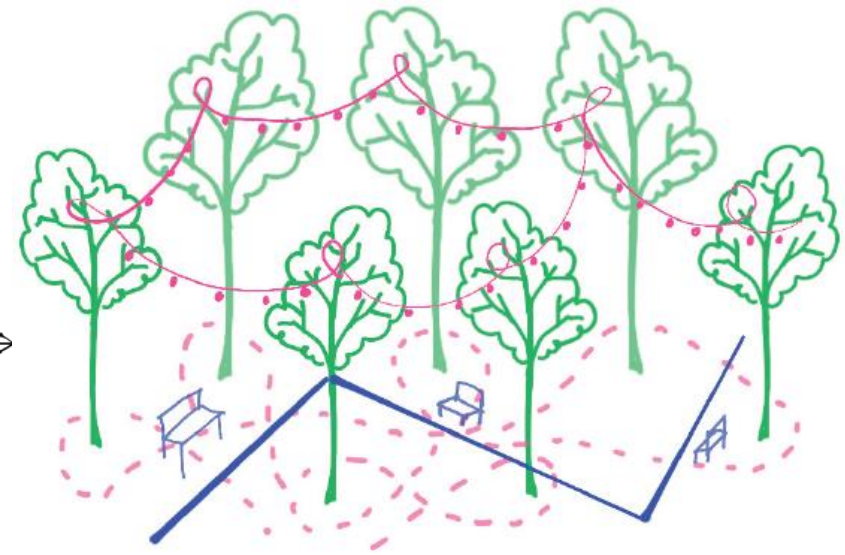
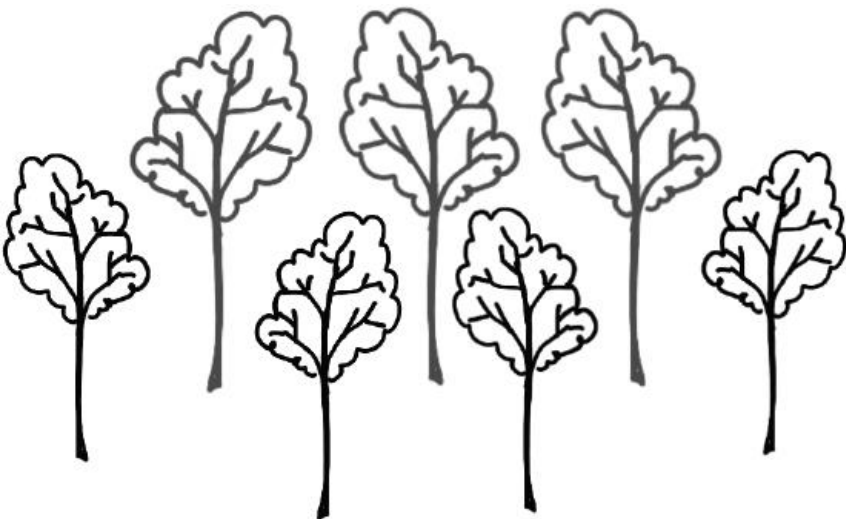
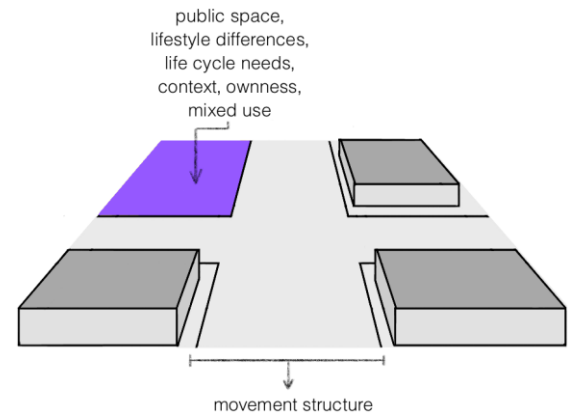


interactive



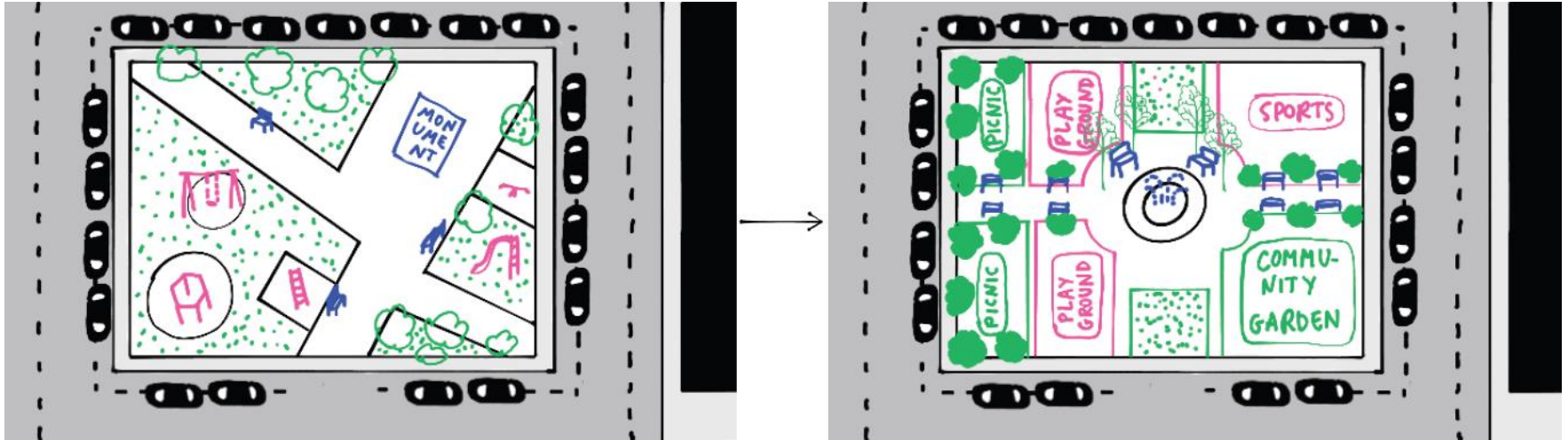
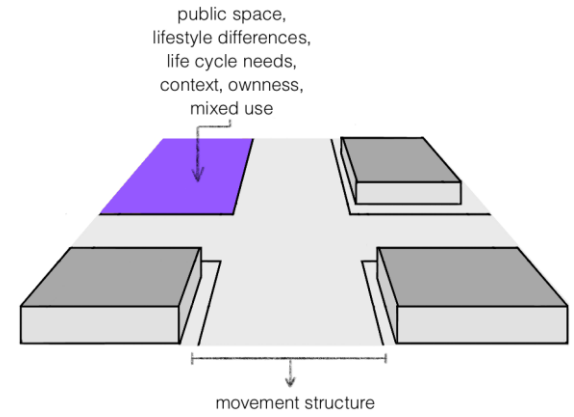
contained

# sphere: Kedyshko



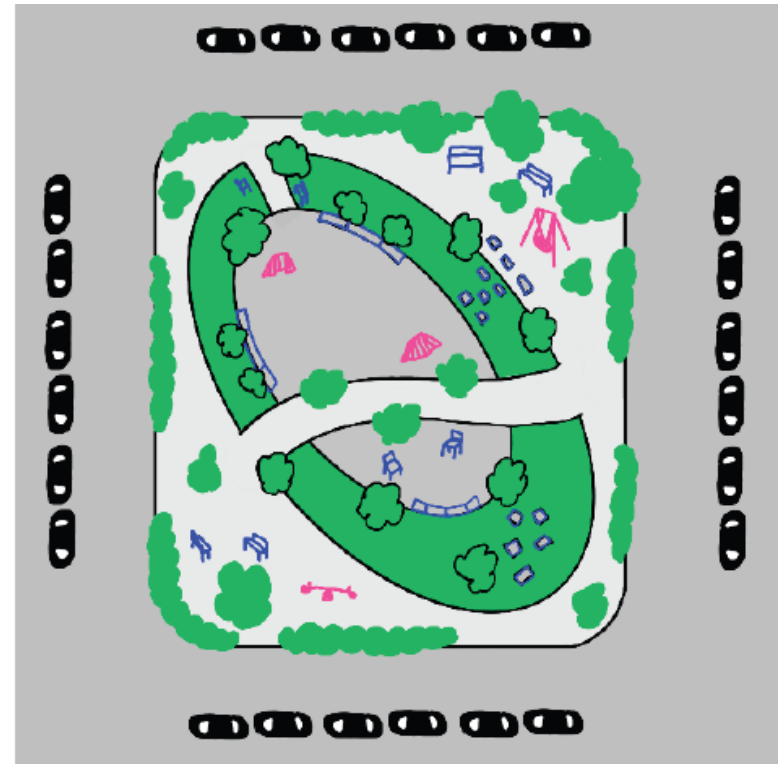
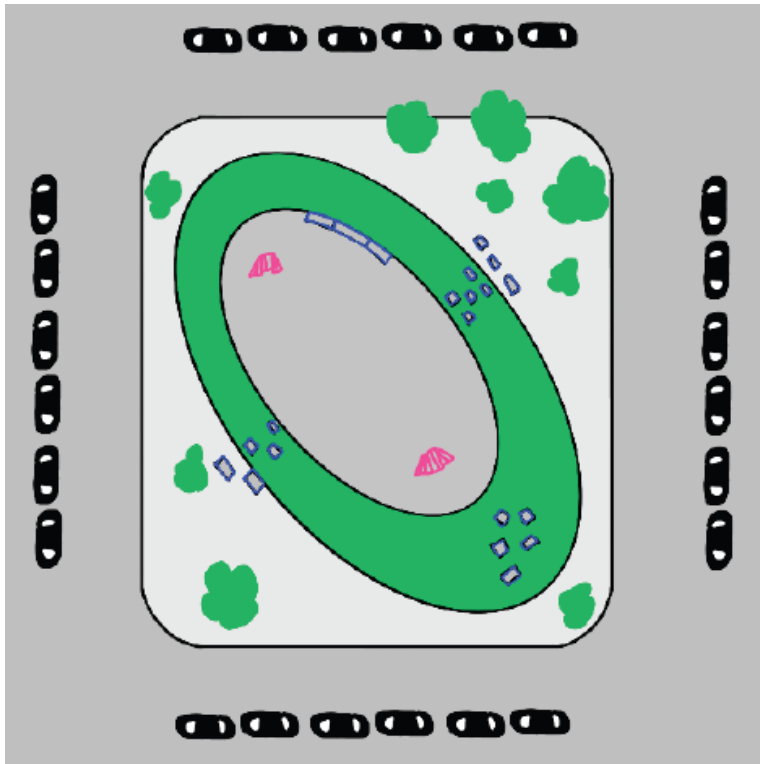
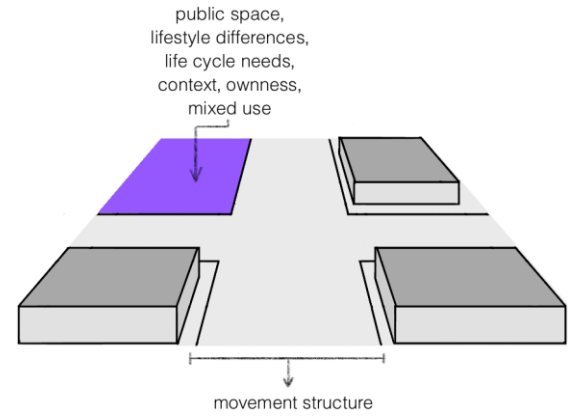
less defined

# sphere: Oud Crooswijk



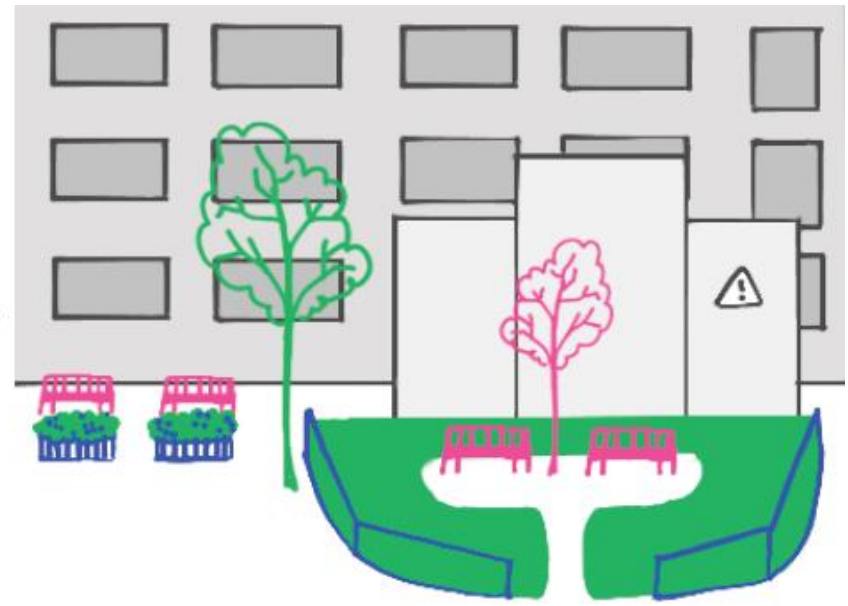
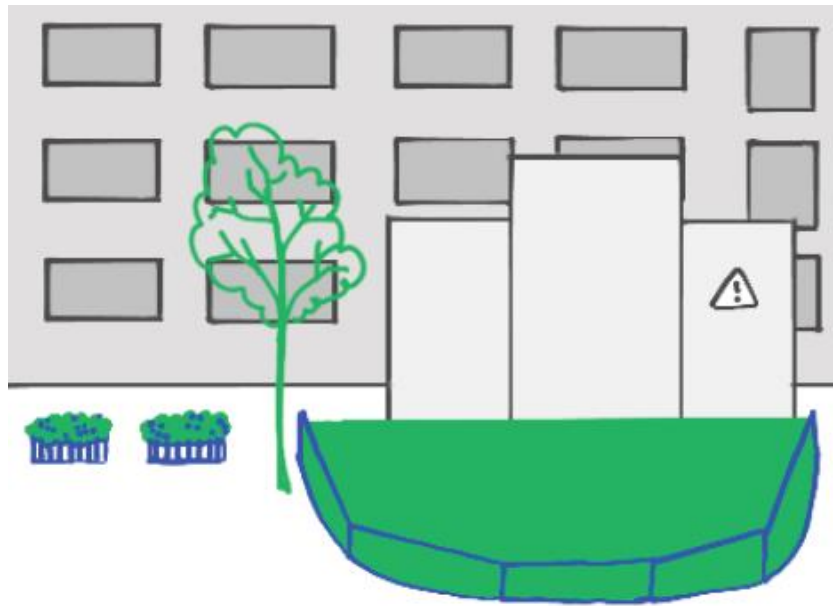
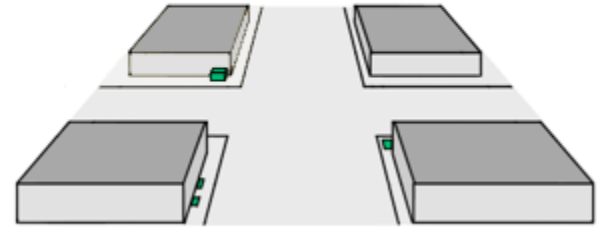
more defined

# sphere: Oud Crooswijk



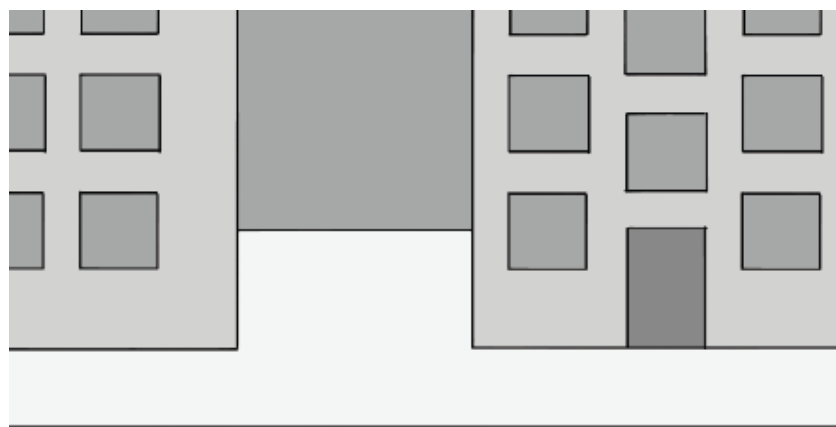
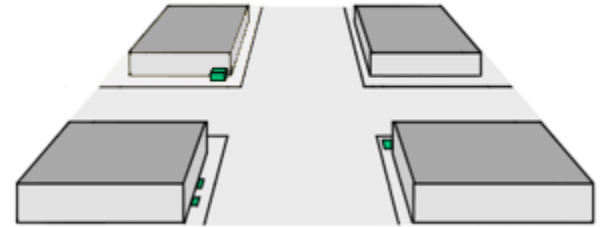
less defined

# value: Oud Crooswijk



visual

# value: Oud Crooswijk

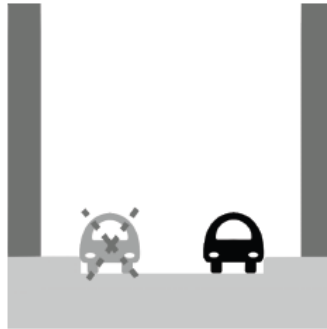


lack of value

# solution patterns for social capital: constraints



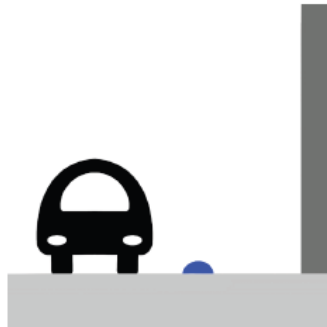
**S\_P1: There is only one way**  
Two-way traffic is not allowed at primary strips to provide more sidewalk space.



**S3: Only one (car)**  
If conditions are established, it should be possible to facilitate the parking only on one side of the street instead of on both sides.



**V5: Splitting up**  
Continuous parking along the street is occasionally "split up" with any kind of greenery.



**V6: Safety stones**  
Prevents the cars from parking on the sidewalk and serves as an indicator that the street is meant for cars as "guests" only.



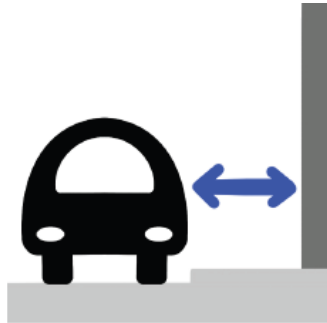
**S\_T1: Cars out**  
For tertiary strips only; reference to a case in Oud Crooswijk

# solution patterns for social capital: conditions



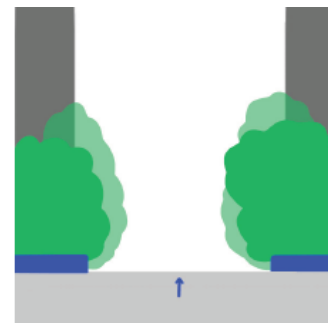
**S1: Green shield**

Using the greenery to separate more private, residential/pedestrian areas from public, transit/visitors areas within the strip.



**S2: The gradient**

If spatially possible, always ensure that there is no direct transition from sidewalk into parked cars: provide any "buffer".



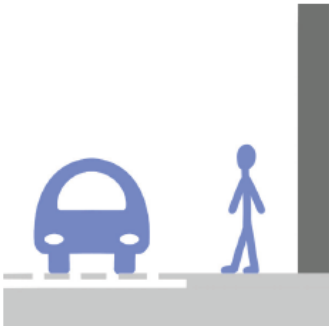
**G\_T1: Technical obstruction**

If possible, obstruct the entrance with greenery to make tertiary guides/strips less likely to be entered by visitors.



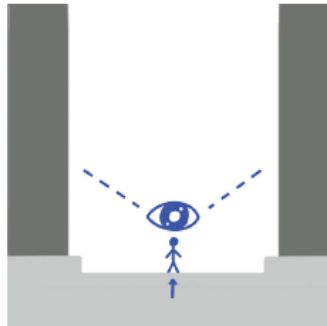
**S6: Follow the edges**

Homogenous and consistent edges along strips (trees, streetlights, greenery, etc.) make visitors unfamiliar with the context follow such a specifically arranged route.



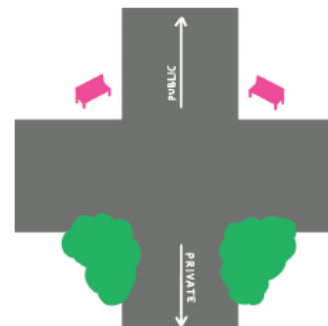
**S4: As equals**

The sidewalk and car route gain the same elevation level, indicating that the pedestrians are prioritised over cars.



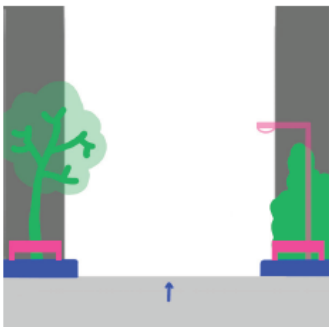
**G\_P1: Eye see**

For primary guides: the view to the primary strip should not be obstructed too much.



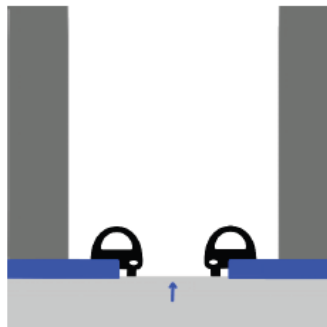
**C1: Vision of division**

Facilitates crosses accordingly to their character: visual obstruction of private, human-scale interaction spaces for public.



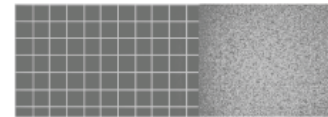
**G1: Framed**

Strategically "frame" guides in accordance with their intentional use: the more important ones can be highlighted in such way.



**G2: Cornered**

A guide can be enhanced through a protruding round corner, indicating its availability for entrance.

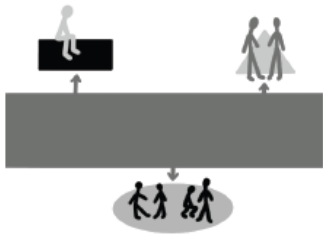


**S5: Paving the way**

Different pavings indicate different character for paths: tiles over asphalt, for instance, imply the priority of pedestrians over cars.

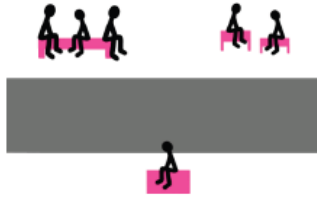


# solution patterns for social capital: facilitation



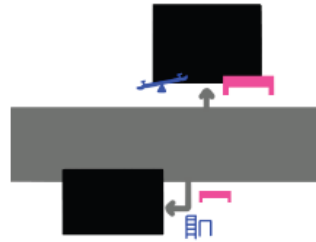
**S\_P2: Open for claiming**

Primary strips should have human-scale spaces which can be claimed by anyone for spatially and socially engaging activities.



**V1: Press pause**

There should always be human-scale spaces along strips (especially primary) allowing pedestrians to stop and take a break.



**V\_P2: Urban playground**

Along some points it could be beneficial to install compact playground equipment (considering the area is safe from heavy traffic).



**V9: The perfect pair**

Combining sitting spots with greenery is always a good idea (Gehl Institute, 2022).



**V2: The happiest colour**

Adding greenery, no matter how small the amount, is already a good improvement (Douglas & Douglas, 2022).



**V7: Better together**

If possible, combine visual and interactive values together, so that the value they provide becomes enhanced.



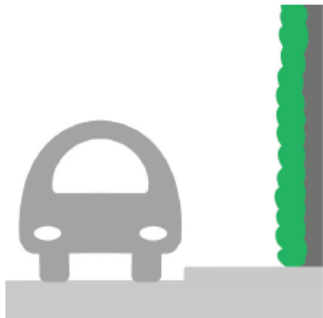
**SPH1: Straight up**

Very precise and obvious functional division of the sphere element, no matter if it more or less defined.



**V8: Let there be light!**

From guiding to value enhancement, the public realm, and not just the spaces for interaction, should be well-lit.



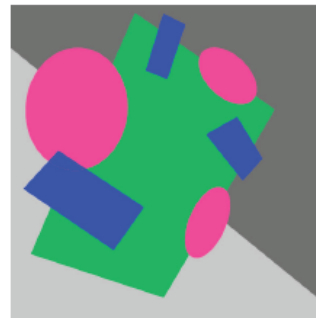
**V4: Green facades**

If there is not a lot of free space available, it is always possible to enhance the visual and emotional values of a space through green facades.



**V\_P1: Let's spend time**

There should always be human-scale sitting places within the proximity to point elements.



**SPH2: Something for everyone**

Rather than having several public spaces in the neighbourhood with different target audiences in mind (sports playground vs. sitting square as example), why not offer spaces for different audiences within one main public space?



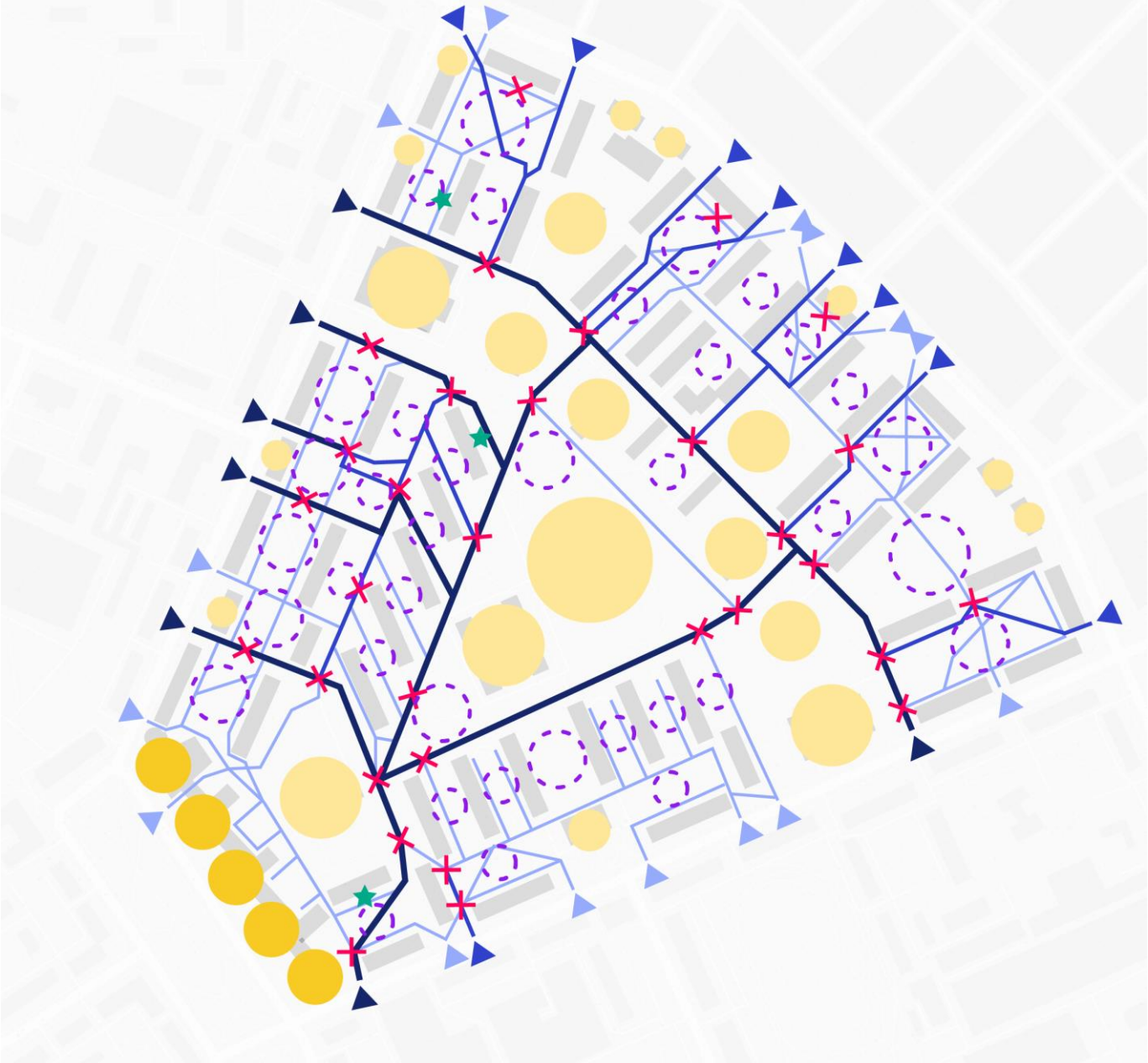
**V10: Always a celebration**

Decoration of more "main", public strips and spheres with garlands and such gives a place a stronger character and enhances spatial belonging through "proudestness" (Paranagamage et al., 2010).

# welcome, home

Is transferability and cross-implementation of suggested solutions possible in different contexts?

# selected area: Kedyshko



### Elements

- strip**
  - primary
  - secondary
  - tertiary
- cross**
  - privacy
  - function
- point**
  - "contained"
  - "interactive"
- value**
  - visual
  - visual & interactive
- guide**
  - primary
  - secondary
  - tertiary
- sphere**
  - more defined
  - less defined

# selected area: Kedyshko



## Elements

- strip**
- primary
  - secondary
  - tertiary

- guide**
- primary
  - secondary
  - tertiary

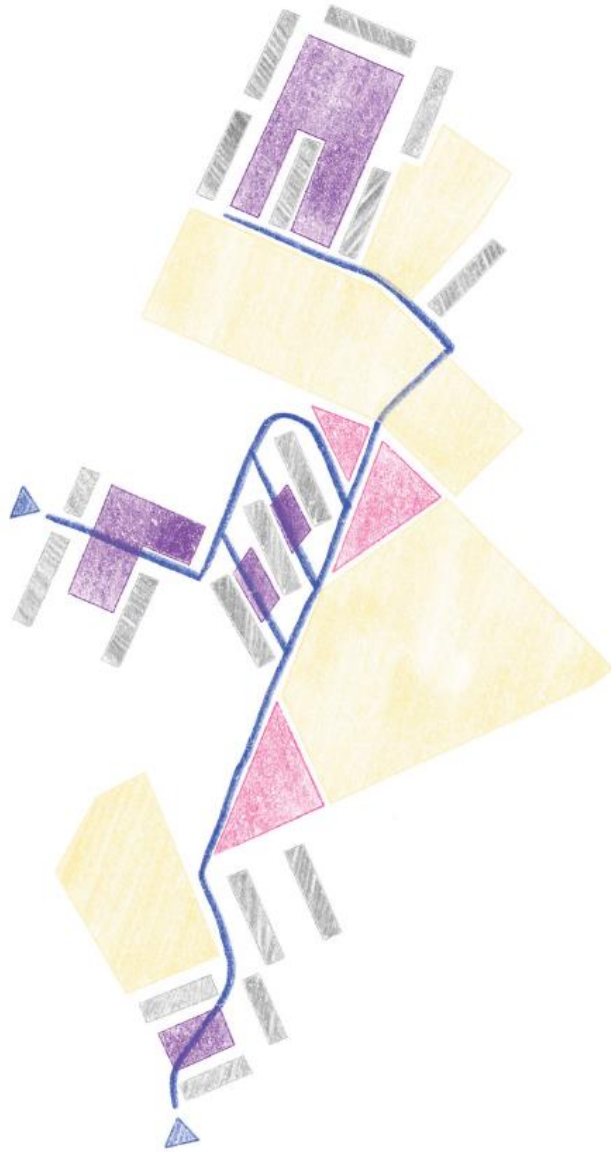
- cross**
- privacy
  - function

- point**
- "contained"
  - "interactive"

- sphere**
- more defined
  - less defined

- value**
- visual
  - visual & interactive

# selected area: Kedyshko



residential, more controlled and contained space



cores: more spontaneous and community/communication oriented space



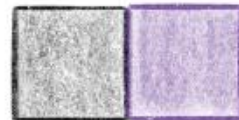
vague, semi-private space of public facilities



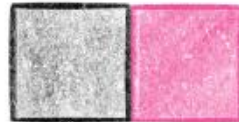
resolving the alienation (connect)



two different realms (divide)

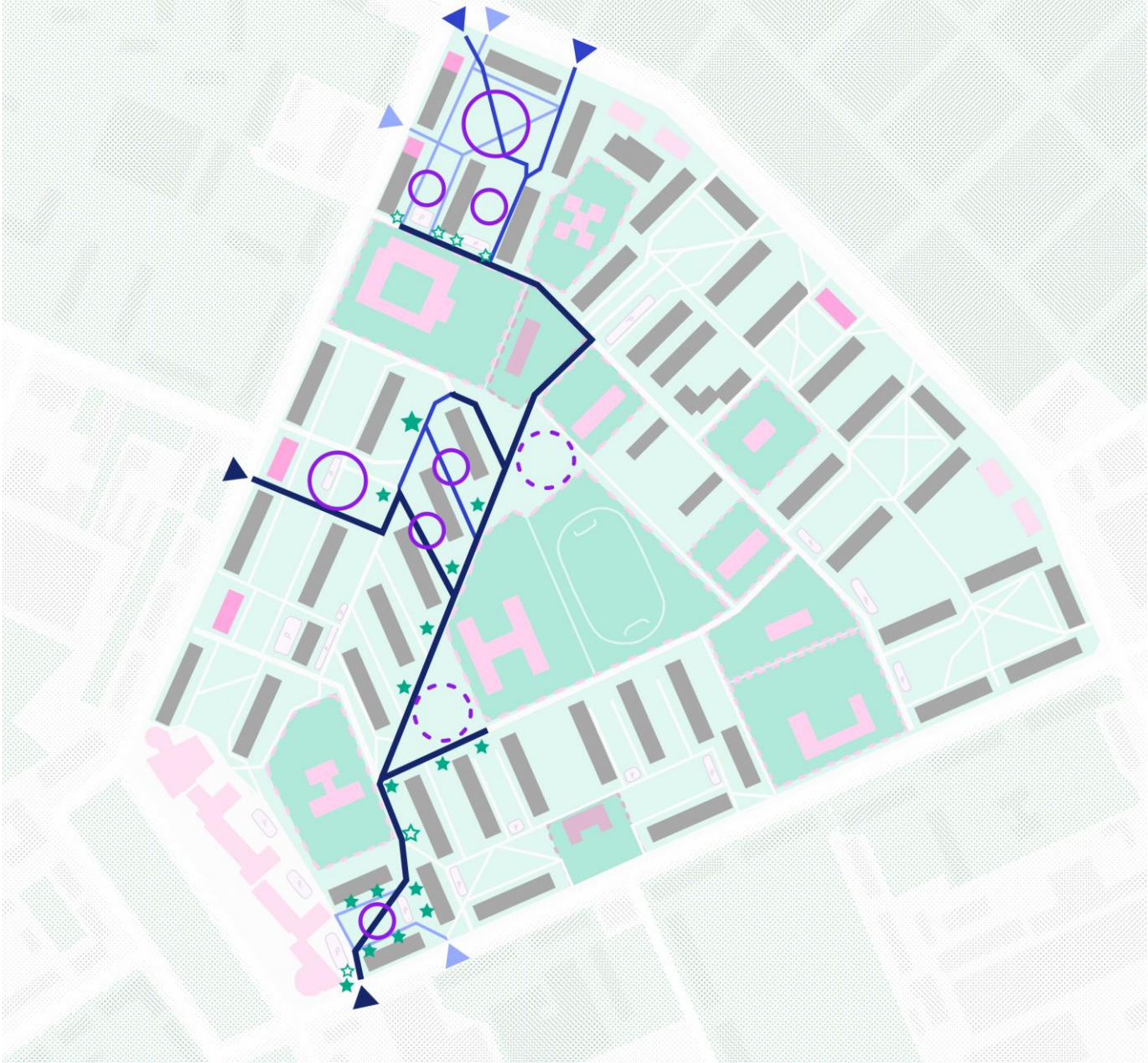


residential-public to residential-private (divide)



continuation of community spaces (connect)

# new vision: Kedyshko



# selected area: Oud Crooswijk



## Elements

### strip

- primary
- secondary
- tertiary

### cross

- privacy
- function

### point

- "contained"
- "interactive"

### value

- visual
- visual & interactive

### guide

- primary
- secondary
- tertiary

### sphere

- more defined
- less defined

# selected area: Oud Crooswijk



## Elements

### strip

- primary
- secondary
- tertiary

### guide

- primary
- secondary
- tertiary

### cross

- privacy
- function

### point

- "contained"
- "interactive"

### sphere

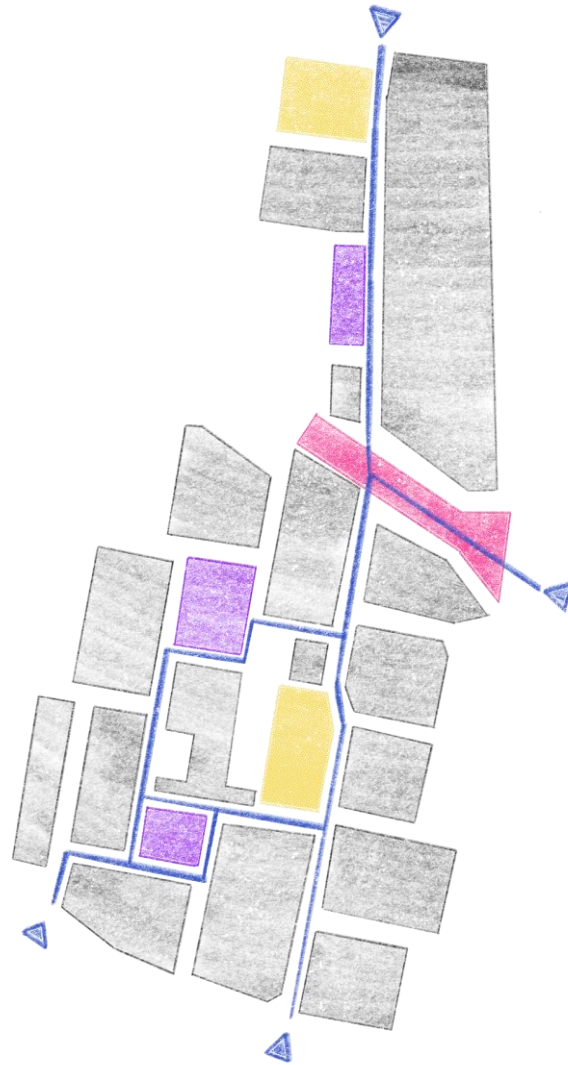
- more defined
- less defined

### value

- visual
- visual & interactive



# selected area: Oud Crooswijk



residential, contained but spontaneous space



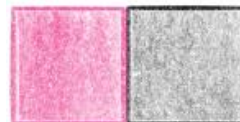
the way to the city



vague, semi-private space of public facilities



resolving the alienation (connect)

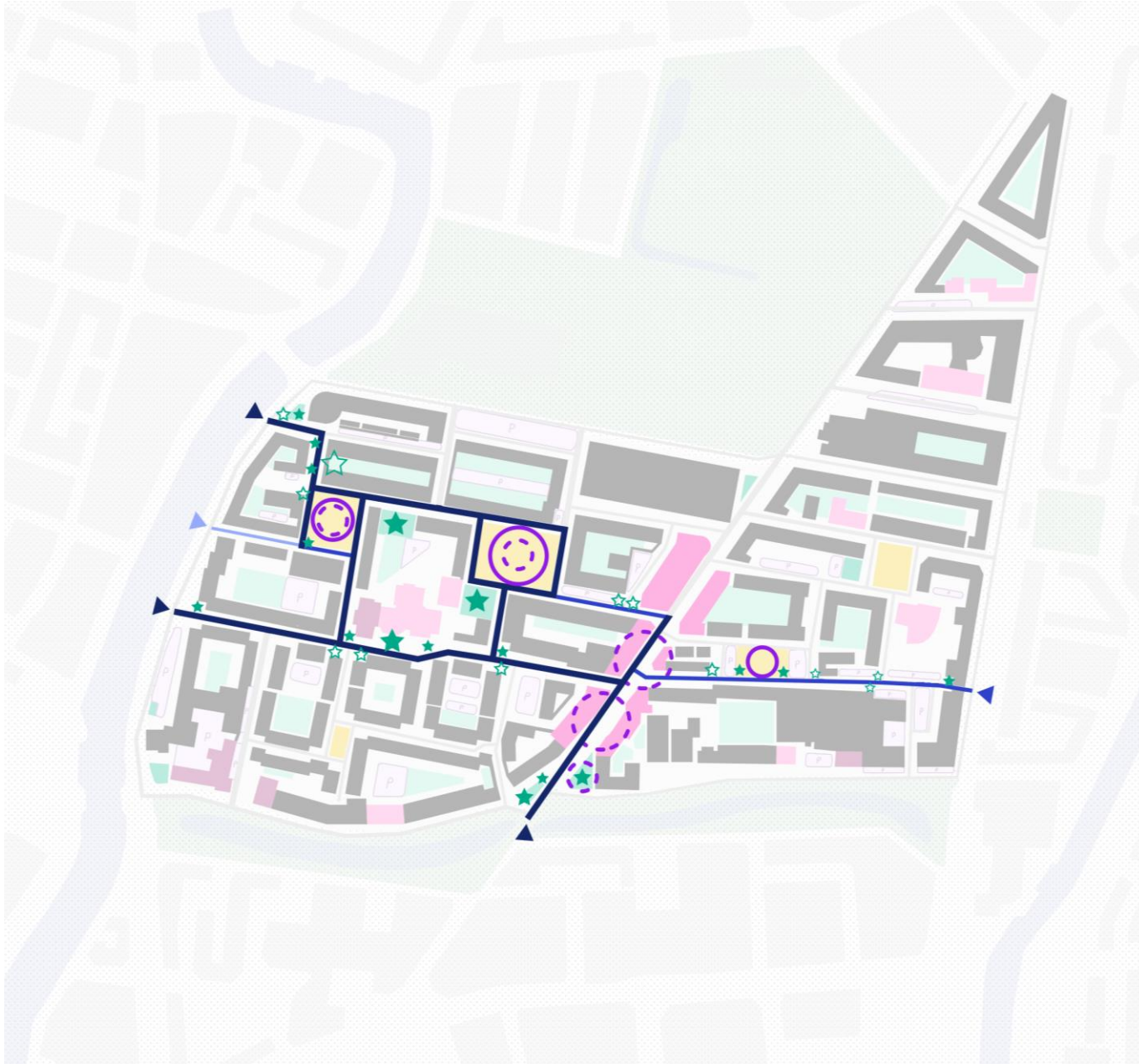


two different realms (emphasise)



residential-public to residential-private (divide)

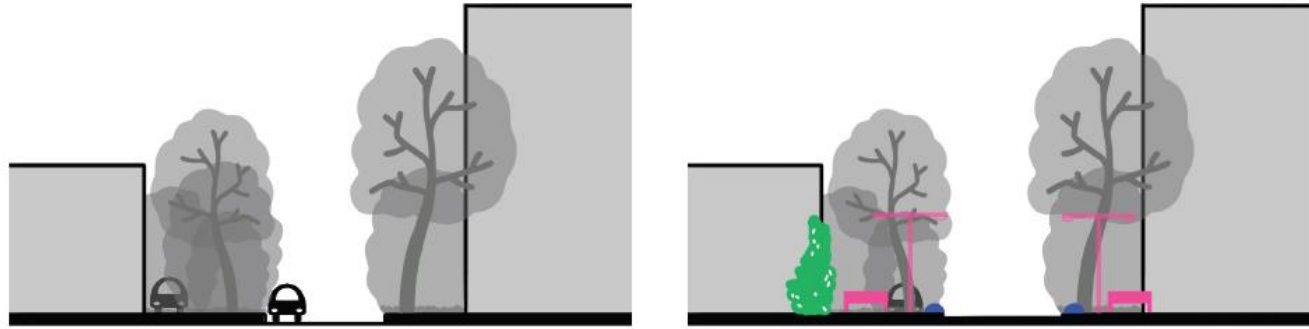
# new vision: Oud Crooswijk



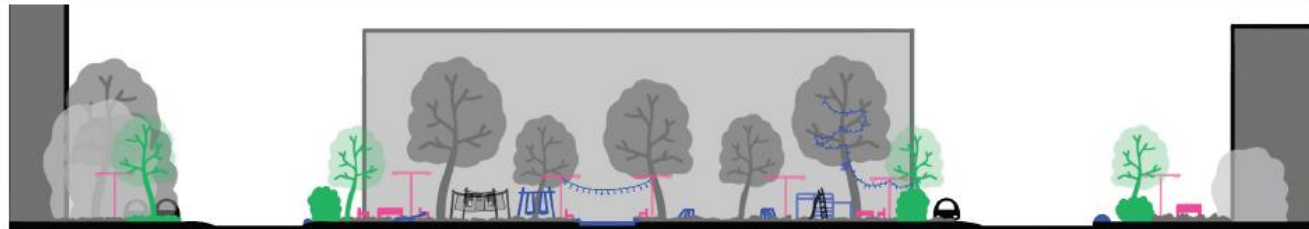
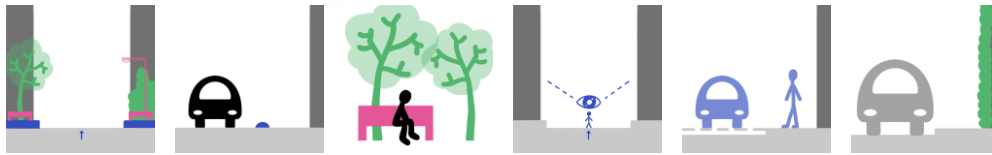
# welcome, home: Kedyshko



# welcome, home: Kedyshko



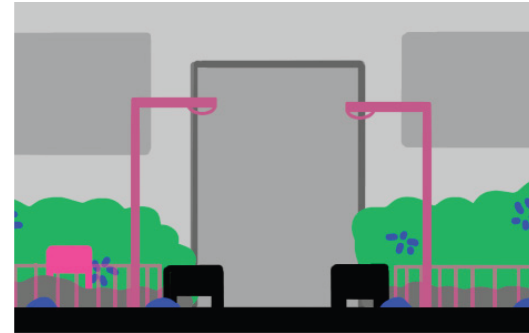
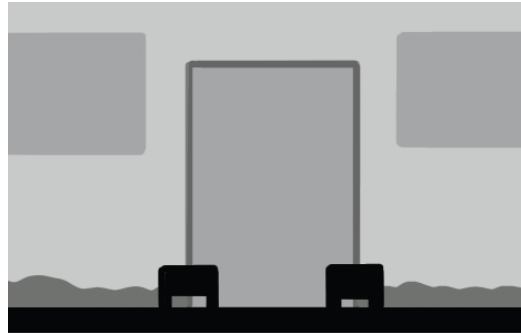
A-A': from obscured, unindicated primary guide to an actual primary guide.



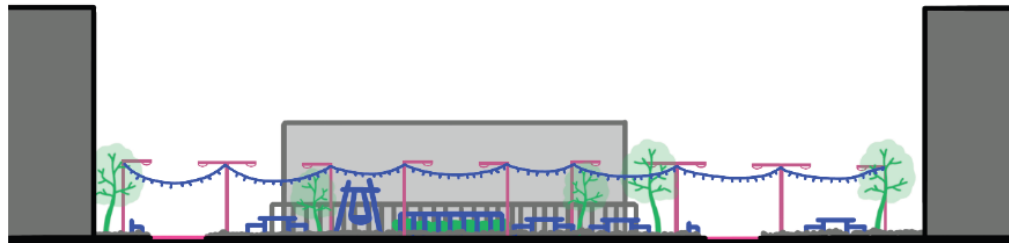
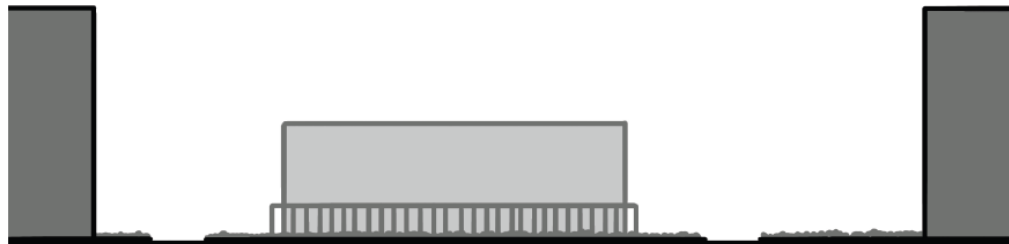
B-B': from dysfunctional public space to public space for the residents.



# welcome, home: Kedyshko



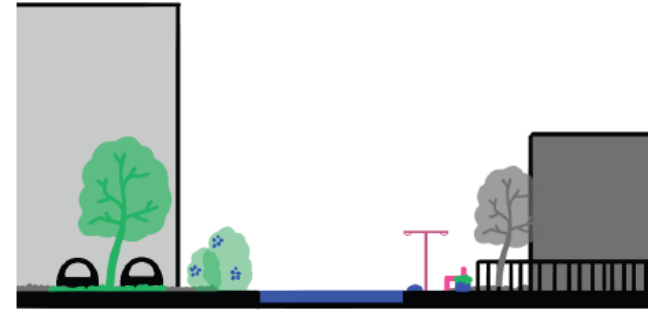
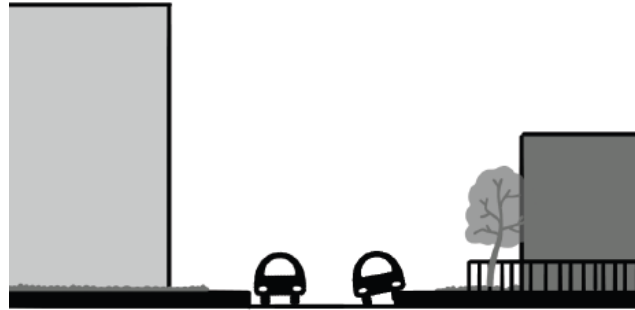
C: the residential-public to residential-private transition



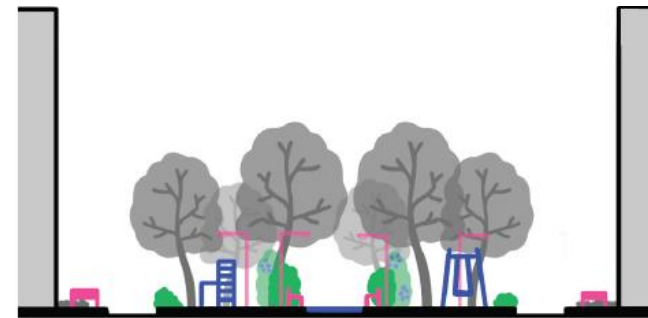
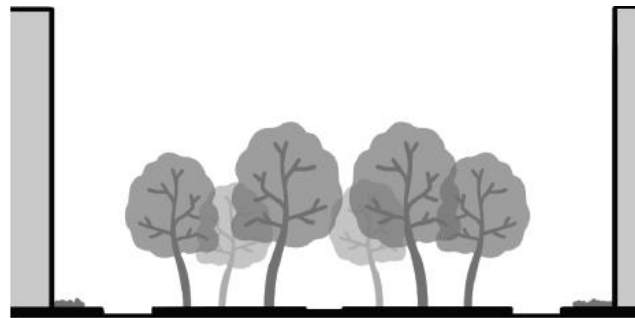
D: the core space



# welcome, home: Kedyshko



F: the two different realms.



E-E': facilitating visitors within the residential public space.



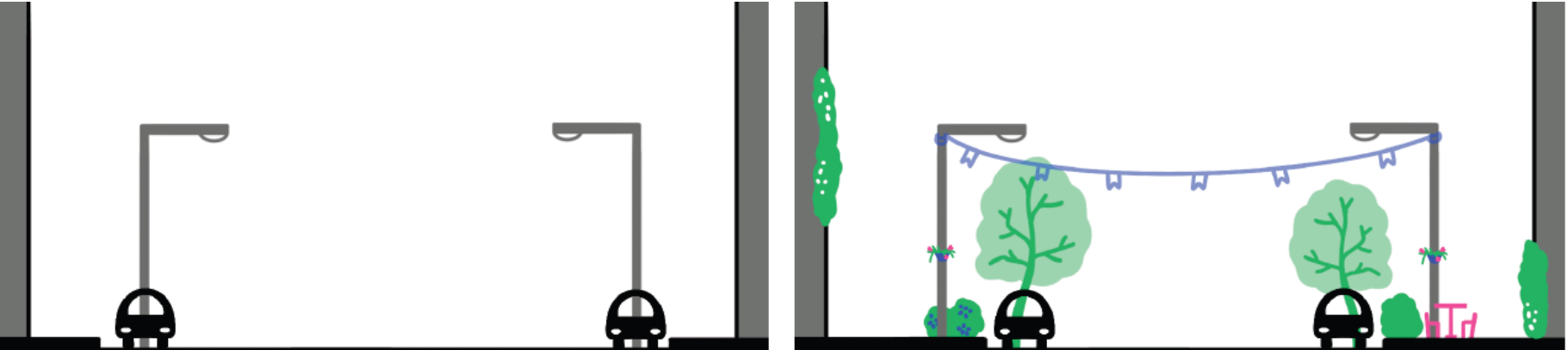
# welcome, home: Oud Crooswijk



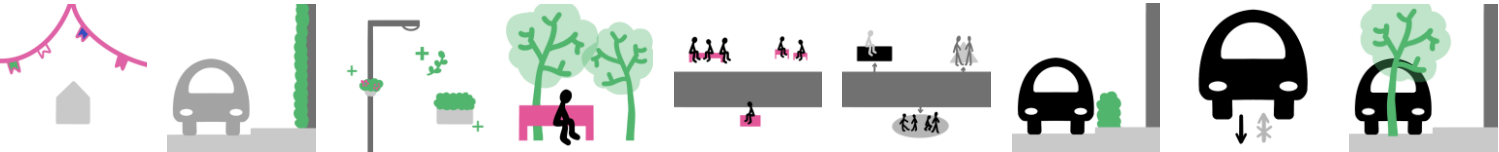
# welcome, home: Oud Crooswijk



A-A: welcome to Oud Crooswijk.

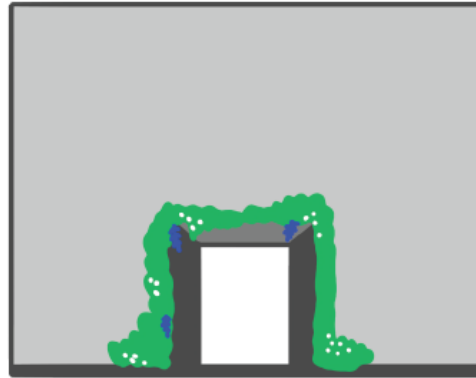
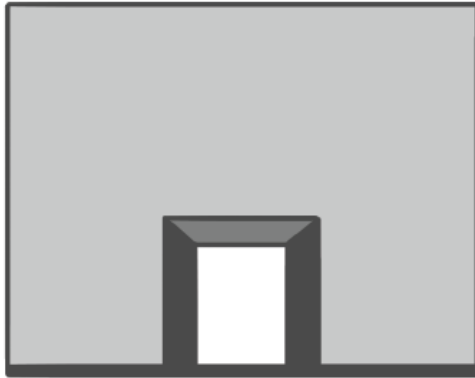


B-B: a portal to the city.

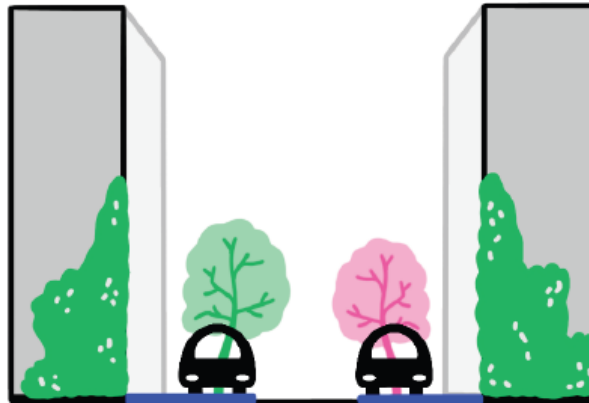
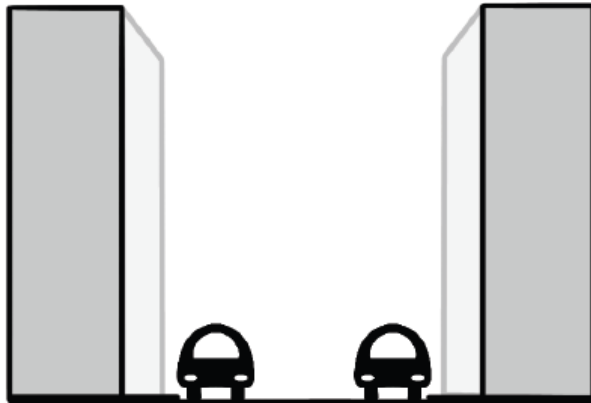
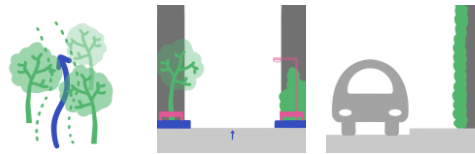




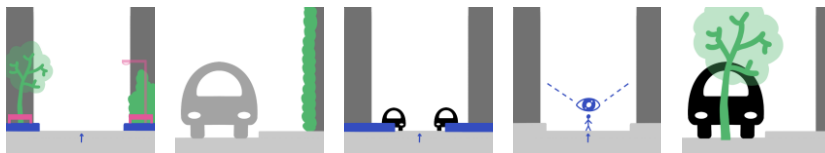
# welcome, home: Oud Crooswijk



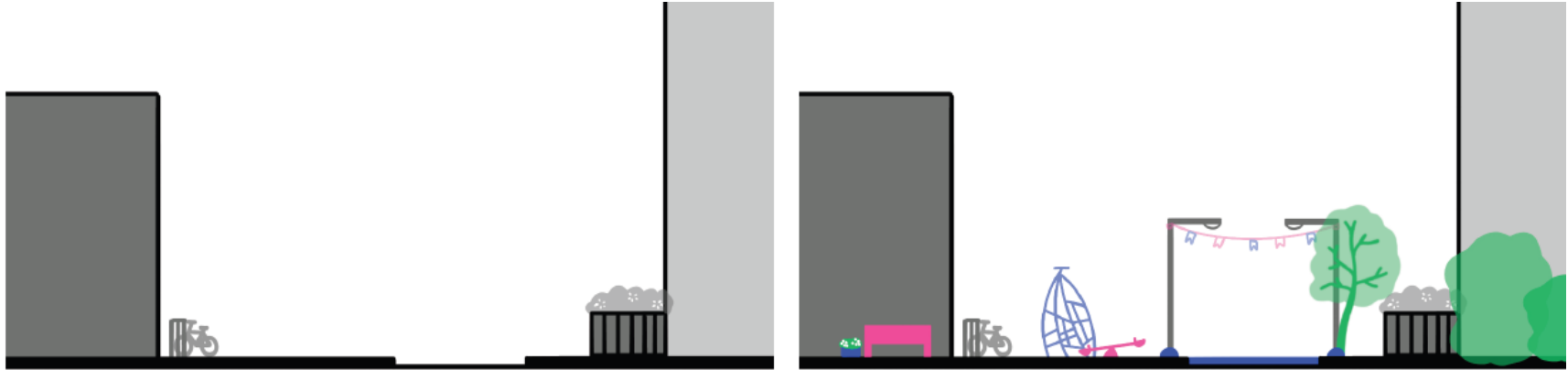
C-C: the law of attraction.



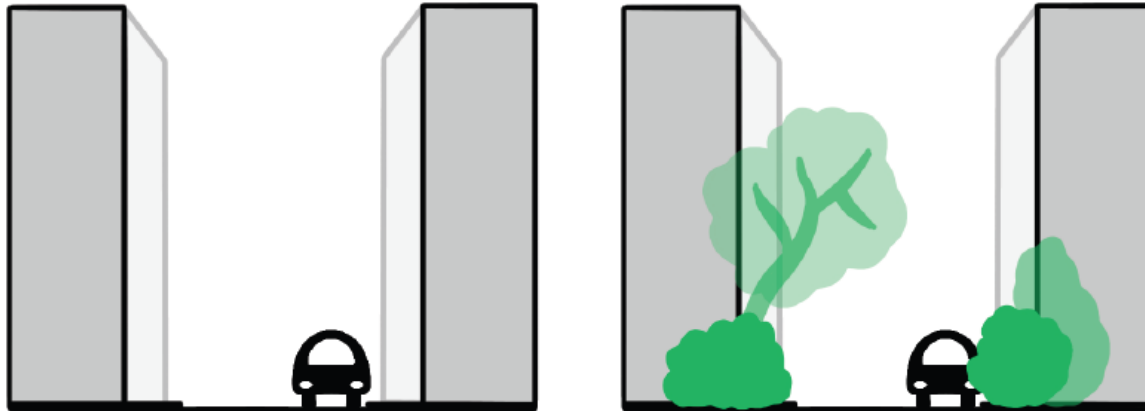
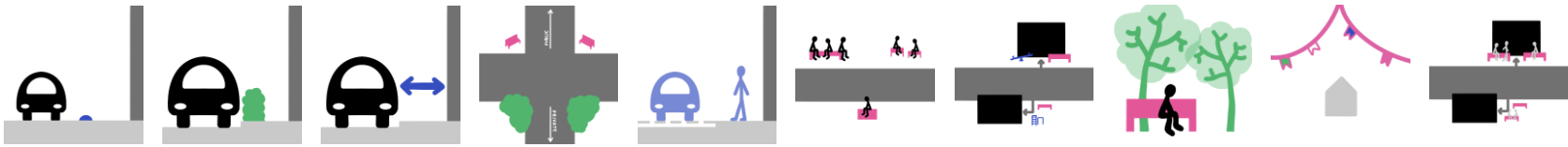
D-D: the primary guide.



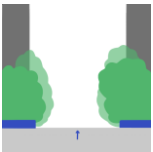
# welcome, home: Oud Crooswijk

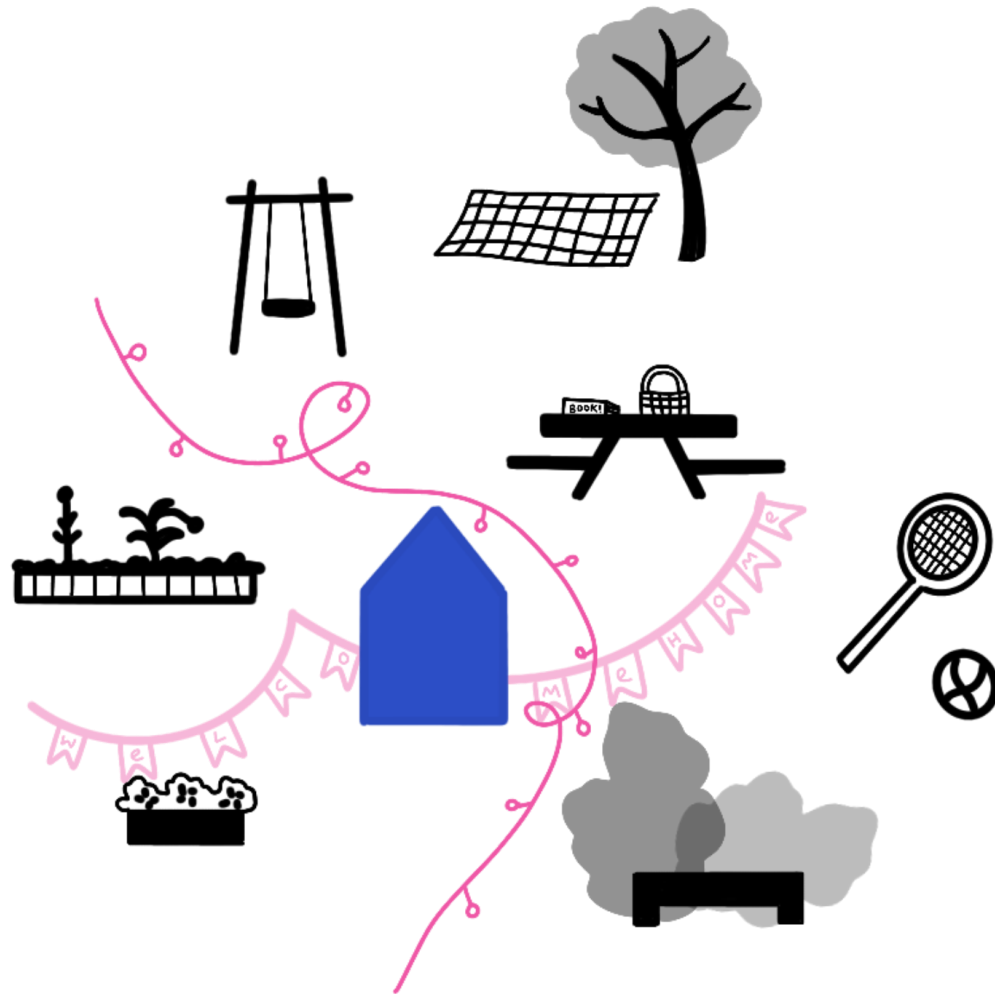


E: resolving the alienation.



F-F': the guide to obscurity.





# thank you so much for your attention!



