

INTEGRATED COMMUNITY

INCLUSIVE MARKETPLACE

DIVERSE PUBLIC SPACE

# Inclusive Market

DESIGNING PUBLIC SPACE FOR DIVERSITY TOWARDS SOCIAL INCLUSION IN THE HAGUE'S TRANSVAALKWARTIER-ZUID



## Motivation

I often spend my weekends searching online for interesting activities, with various markets being a significant part. In large cities like Rotterdam and The Hague, I've observed a fascinating phenomenon where the formalization of some markets is encroaching upon the spaces of informal ones. Increasingly, their target audience is shifting towards "tourist" groups like us. Well-known markets on the internet are often not the places frequented by locals. This leads me to wonder: what was the original value of these places? What circumstances are urban residents facing as their public spaces are being squeezed? I am compelled to explore how to balance economic development and the overlooked social groups in this process of gentrification, from an urban design perspective.



Fig 1. Grote Markt met Haagse Toren op de achtergrond. Prentbriefkaart uit 1910  
collectie Haags Gemeentearchief

01

## 1. Introduction

1.1 | Problem Analysis

1.2 | Historical Analysis

1.3 | Problem Statement

1.4 | Project Aim

1.5 | Main Question

1.6 | Research approach

# ***PROBLEM ANALYSIS***



# Location

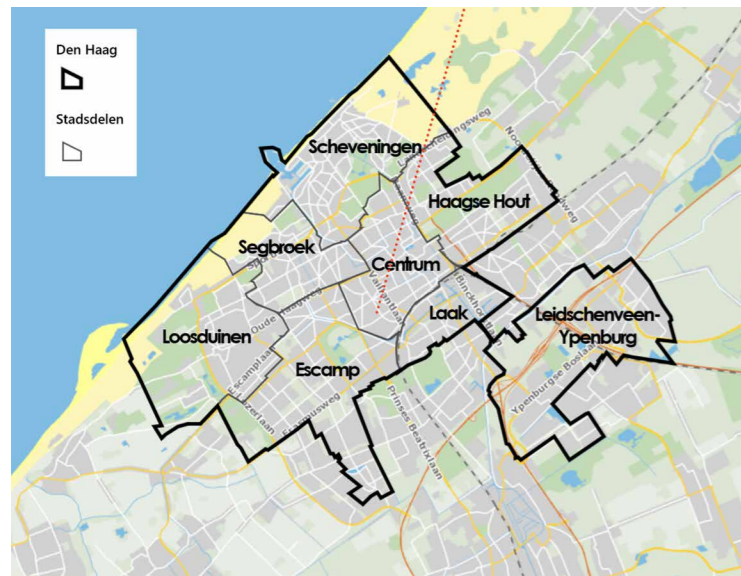
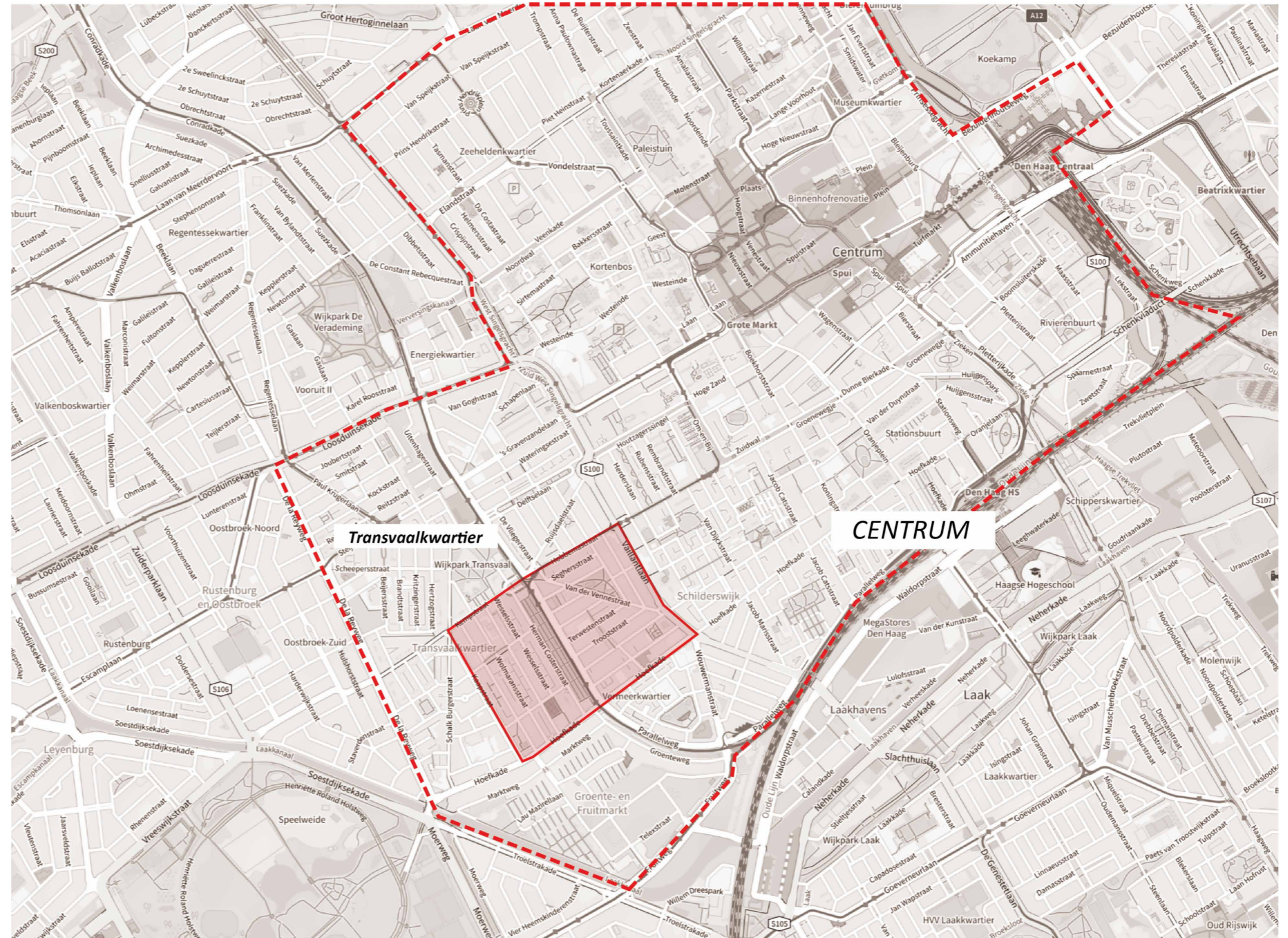


Figure 1: “total land area (in hectares) 2018 - Urban district”. *Den Haag in Cijfers*. Retrieved 26 August 2018.

Haagse Markt is located in the Transvaal district of Den Haag. According to the municipality, it is one of the largest markets in Europe. It's just next to the Centrum district, which is the centre of economic development and the most densely populated and trafficked area of the city of The Hague.

The Centrum district is the centre of economic development and the most densely populated and trafficked area of the city of The Hague.



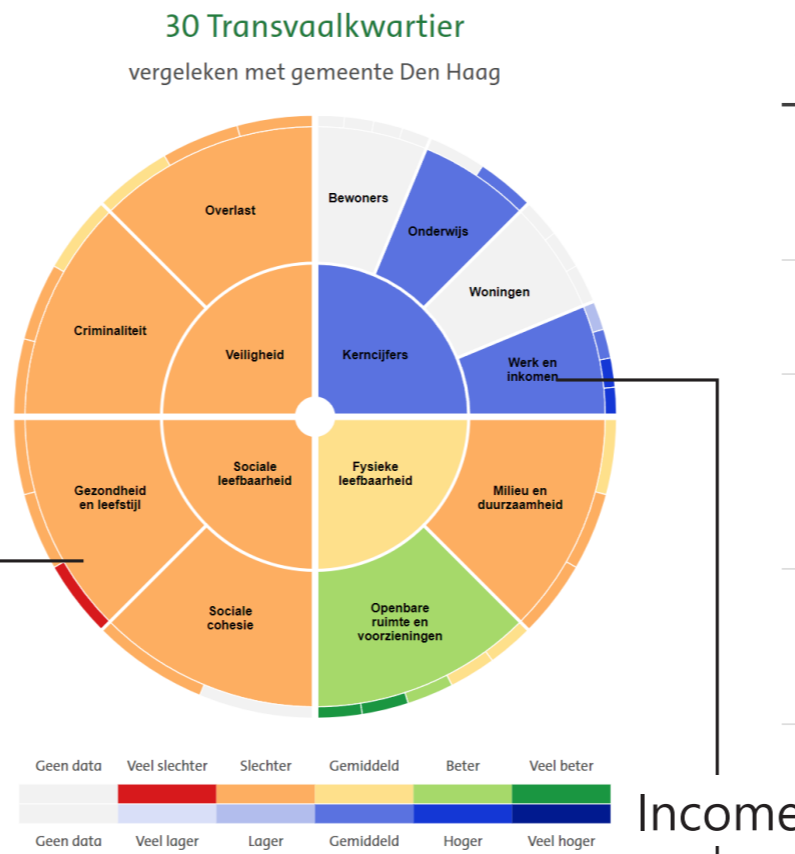
# Pressing issue - Liveability

## Score per part

Social cohesion	Neighbourhood	The Hague
Moving mobility (percent (%))	x	x
Social cohesion scale score (0=unfavorable, 10=favorable) (score)	5,4	5,7

Health and lifestyle	Neighbourhood	The Hague
Share of people aged 19 years and older who feel seriously lonely (percent (%))	23%	16%
Share of people aged 19 years and older with good/very good general health (percent (%))	67%	75%
Share of people aged 19 years and older who meet the physical activity guideline (percent (%))	45%	49%



Work and Income	Neighbourhood	The Hague
Average disposable income of private households (euros)	33.700	44.300
Share of people receiving benefits (percent (%))	29,8%	28,1%
Share of persons (from 15 years) with unemployment benefit (percent (%))	2,3%	1,6%
Target group households with an income up to 130% (households)	2.200	44.100

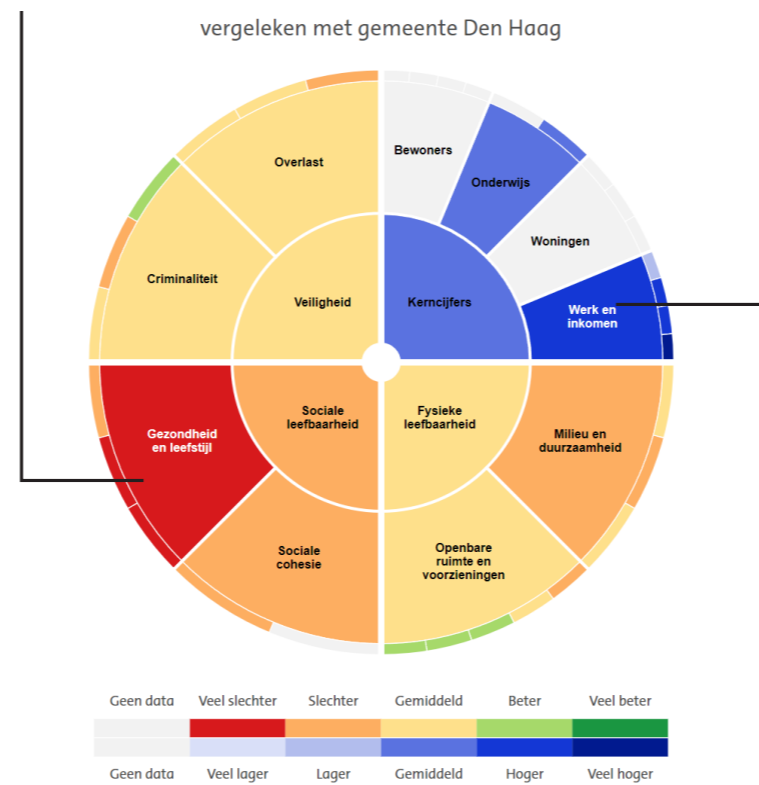
## Social Cohesion 29 Schildersbuurt

vergeleken met gemeente Den Haag

Social cohesion	Neighbourhood	The Hague
Moving mobility (percent (%))	x	x
Social cohesion scale score (0=unfavorable, 10=favorable) (score)	5,4	5,7

Health and lifestyle	Neighbourhood	The Hague
Share of people aged 19 years and older who feel seriously lonely (percent (%))	22%	16%
Share of people aged 19 years and older with good/very good general health (percent (%))	64%	75%
Share of people aged 19 years and older who meet the physical activity guideline (percent (%))	44%	49%



Work and Income	Neighbourhood	The Hague
Average disposable income of private households (euros)	32.800	44.300
Share of people receiving benefits (percent (%))	35,7%	28,1%
Share of persons (from 15 years) with unemployment benefit (percent (%))	1,9%	1,6%
Target group households with an income up to 130% (households)	5.200	44.100

Figure 6: Transvaalkwartier Liveability circle (Data platform Den Haag)



**Bad living condition**



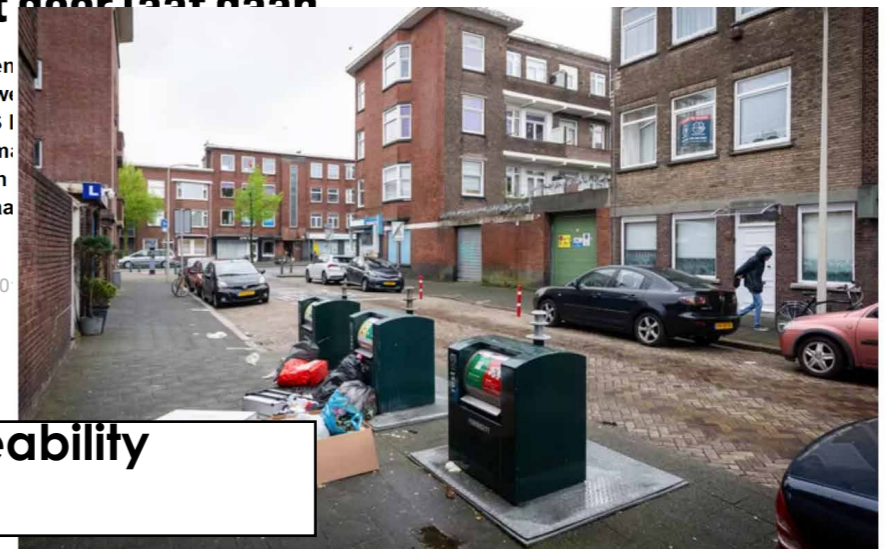
**Housing crisis**

▲ De bouwlocatie Steenzicht. © Frank Jansen

## Den Haag wacht in spanning af of rechter de bouw van nieuwe woningen Zuidwest door laat gaan

Moet de bouw van 220 nieuwe woningen gestopt nu de Raad van State het nieuw project heeft vernietigd? Stichting SOS I Bewonersorganisatie vinden van wel, m: Staedion en Heijmans Vastgoed zeggen moeten wachten op een woning. Vandaa zich erover.

Ilah Rubio 01-03-24, 16:27 Laatste update: 0



▲ Den Haag, 16-04-2024 Bijplaatsingen bij een ondergrondse restafvalcontainer ( ORAC) in Laak (Capadosestraat) © Martijn Beekman

**Low Liveability**

## Rechtszaken, leidingen en hoge parkeerdruk: afvalcontainers neerzetten wordt steeds helser karwei

Het wordt steeds lastiger om ondergrondse restafvalcontainers neer te zetten in de stad. Voor het tweede jaar op rij zijn er minder van deze afvalbakken neergezet dan de bedoeling was.

Terence Garnier 07-05-24, 07:00



**Urban poverty**

# Social background

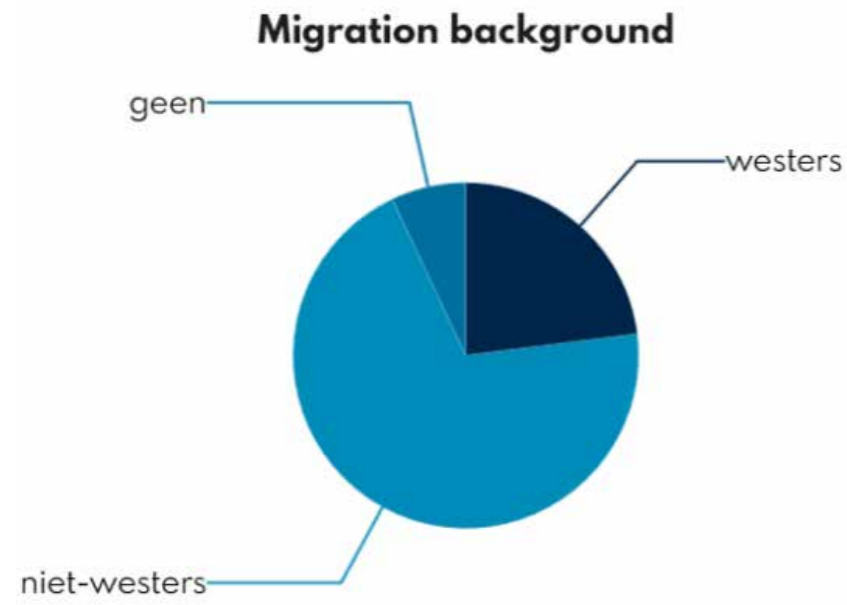


Figure3: Migrant background in Transvaalkwartier and Schildersbuurt districts (CBS)



Figure 4: Spatial concentration of poverty in The Hague, NL (Regional Income Statistic, 2000)

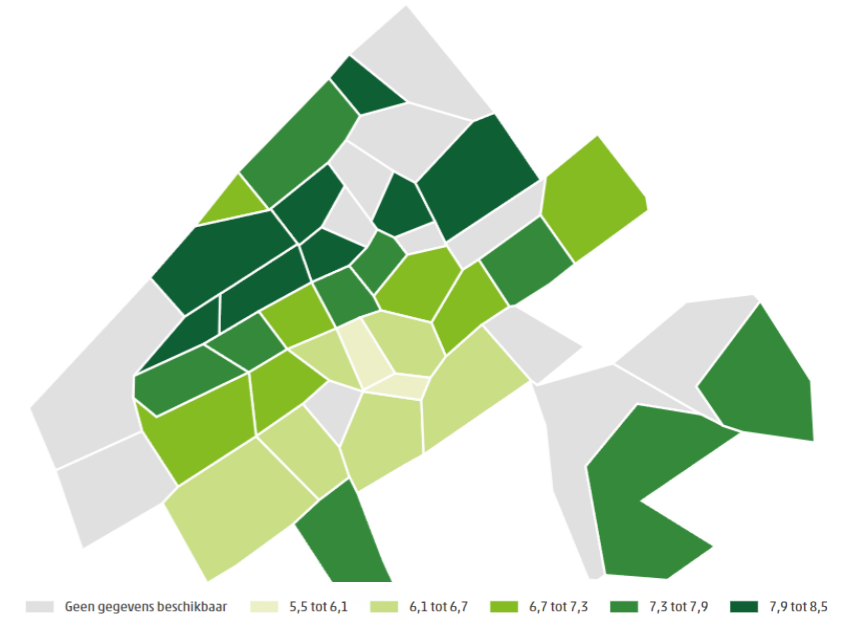


Figure 5: Average rating pleasant living, 2015/2017 (CBS)

Who are living here...



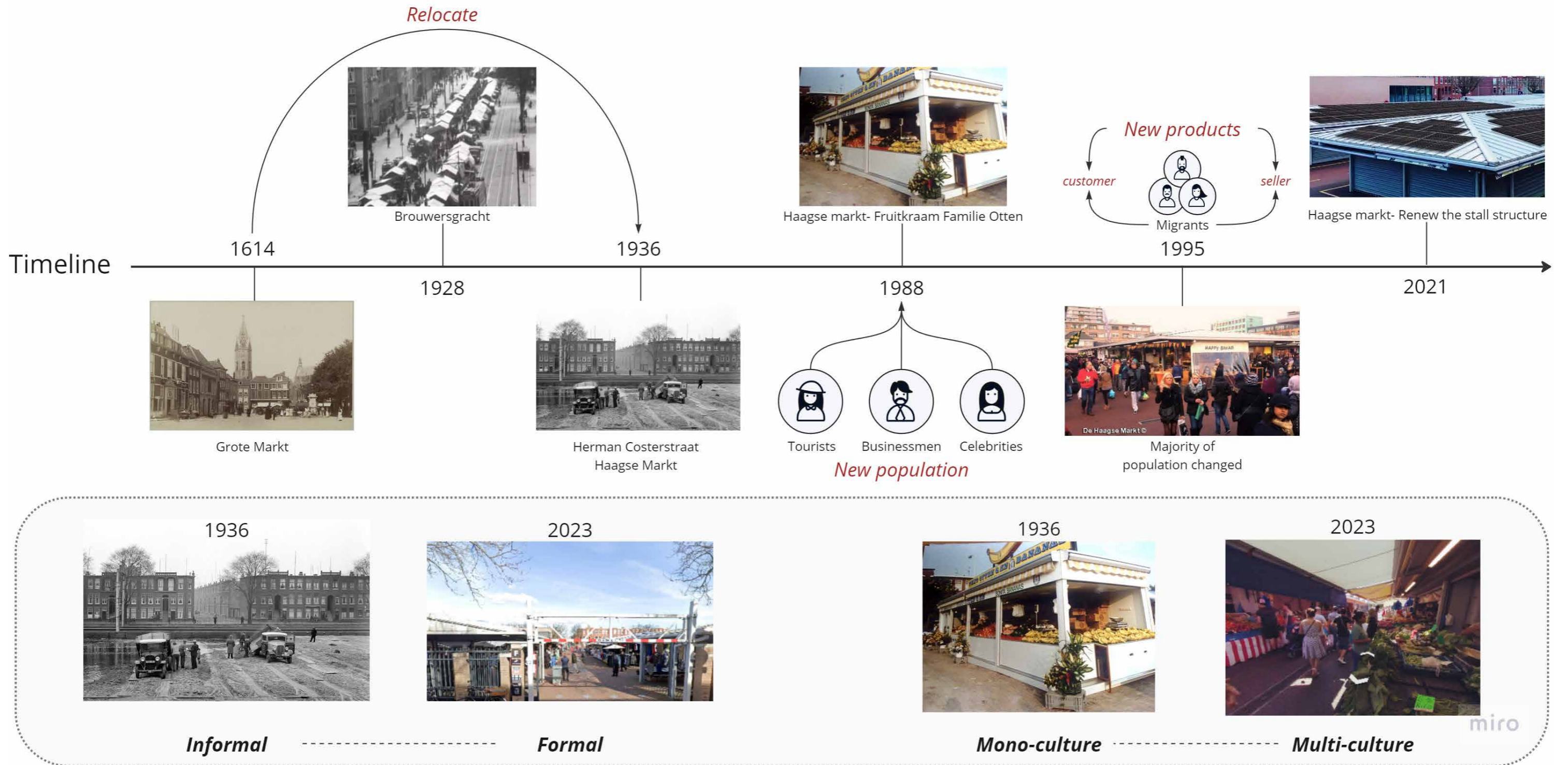
Who are moving in...



# Haagse Markt- LOCATION



# Haagse Markt- HISTORY



# The opportunity— Potential of the market

Inspirations- Market as a socio-economic engine

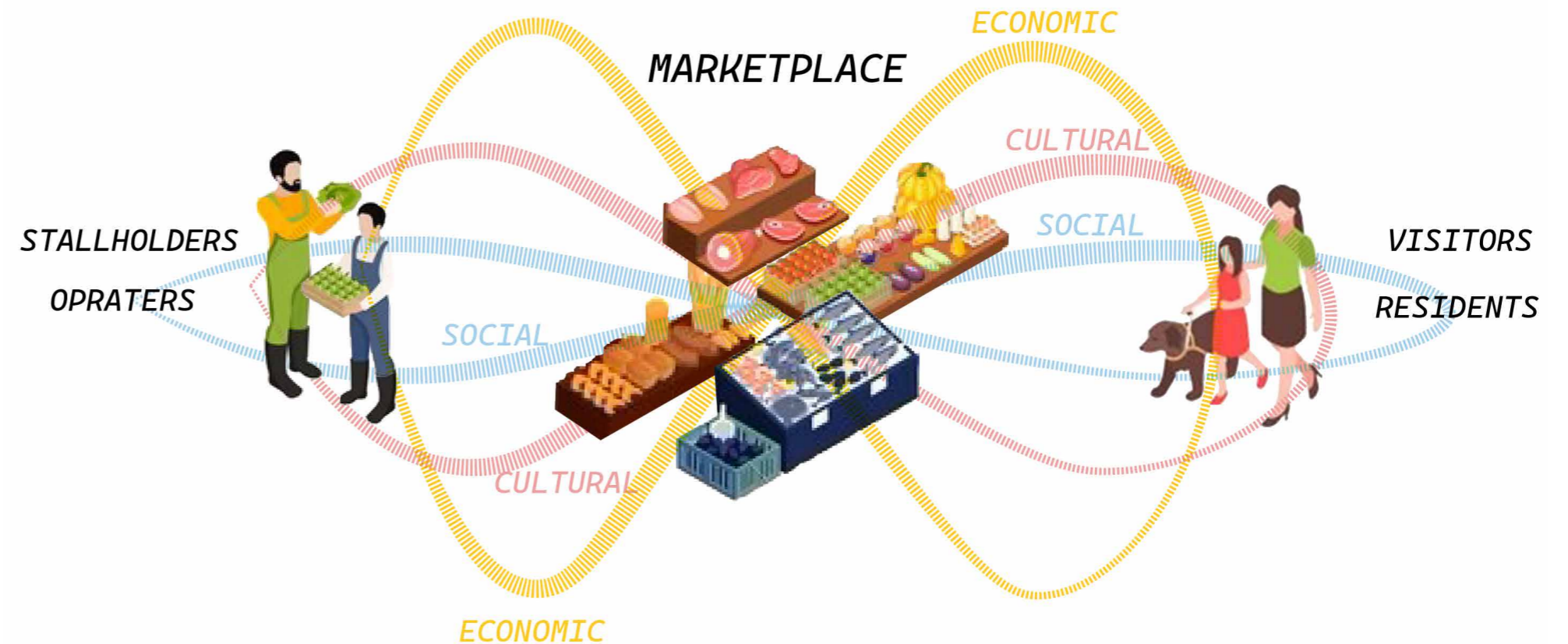


Fig 1.2 Santa Caterina Market (Barcelona, Spain)



Fig 1.2 Mercato di Porta Palazzo (Turin, Italy)

What is a successful Marketplace?



# Current practices

After the renovation of Haagse Markt between 2014-2015



## Ondernemers Haagse Markt slepen gemeente voor de rechter

Een grote groep ondernemers op de Haagse Markt stapt naar de rechter om het geld dat zij de afgelopen jaren te veel betaalden aan de gemeente, ruim een half miljoen per jaar, terug te krijgen. Dat bevestigt Leen van Popering namens de belangenorganisaties CVAH, NKB, VETRA en SHMO. "We gaan doen wat nodig is."



## Kooplui Haagse Markt maken 'zwartboek' vol klachten

Oppositiepartij Groep de Mos wil uitleg van het college over klachten van marktkooplui van de Haagse Markt. Zij hebben een 'zwartboek' gemaakt waarin ze klagen over rioolstank, stroomstoringen, problemen met de rolluiken, gebrekkige promotie en 'exorbitante huurverhogingen', schrijft Groep de Mos aan het college.

Niels Klaassen 29-08-16, 11:41 Laatste update: 29-08-16, 11:42

## Kooplieden Haagse Markt betaalden jaarlijks half miljoen te veel aan gemeente

18 juli 2019, 06:01 • 5 minuten leestijd



Marktkooplui Haagse markt betaalden jaarlijks te veel

DEN HAAG - Kooplieden moeten te veel geld betalen aan de gemeente voor een plek op de Haagse Markt aan de Herman Costerstraat. Dat blijkt uit een onderzoek van de Rekenkamer Den Haag. Volgens dit onafhankelijke instituut, dat in opdracht van de gemeenteraad onderzoeken uitvoert, brengt de gemeente sinds de herinrichting van de markt meer kosten bij de ondernemers in rekening dan met hen is afgesproken en door de raad is besloten. Dat gaat jaarlijks om ruim een half miljoen euro.

# Voices from community

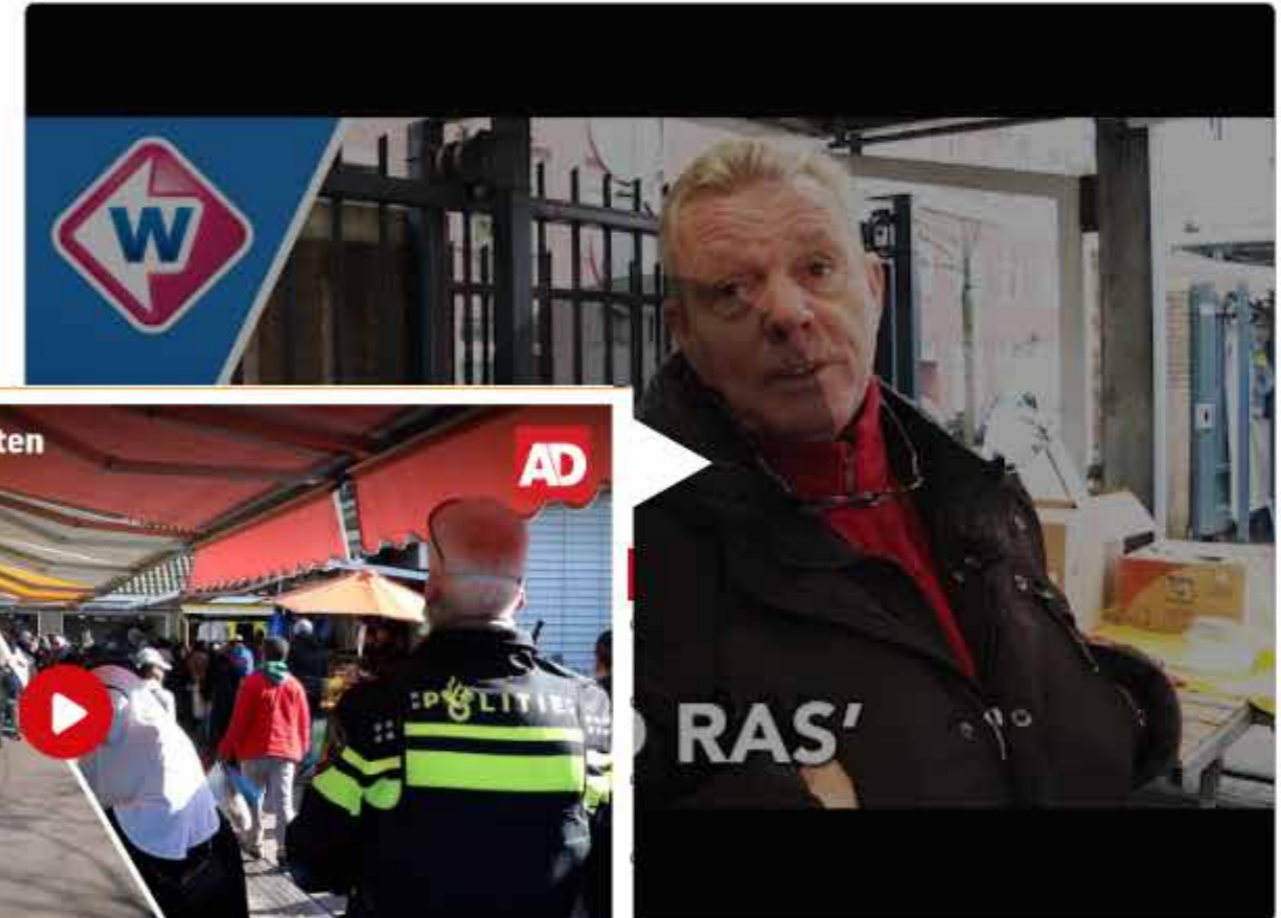


© Frank Jansen

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Niels Klaassen 29-08-16, 11:41 Laatste update: 29-08-16, 11:42



## Haagse markt per direct gesloten: 'Waarom moet dat met zoveel machtsvertoon?'

**VIDEO** Burgemeester Remkes van Den Haag heeft vandaag alsnog besloten om de Haagse markt dicht te gooien. Om de populaire markt was de afgelopen week [veel te doen](#). Vorige week bleken veel bezoekers zich niets aan te trekken van de maatregelen tegen het coronavirus. [Daarna daalde het aantal bezoekers](#) zeer snel, en vroegen de ondernemers zelf om sluiting van de markt.

er klanten op de Haagse M...



:50 GMT+02:00

*I've been selling fruit here for ten years and I've enjoyed it, but now the food market elsewhere is growing and most of the people who come over are clothes buyers, I don't make much money, although **I hope the market doesn't go away but it's an undeniable trend***



*It's going to be a big **clothing market!***



*Now that a high-class residential building is being built next to it, I hope the government will use the money to invest in the renovation of the market to turn it into a better **shopping mall***

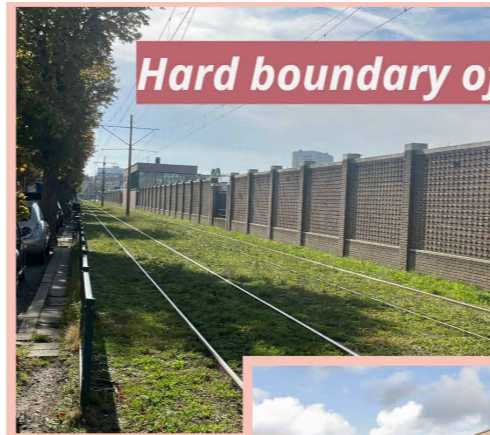


*Whenever it rains there are very few customers, it's a disaster for the sellers, I hope this place can be turned into an **indoor market***

# SPATIAL CHARACTERISTICS



*Street rubbish*



*Hard boundary of the market*



*Drosscape in community*



*Park recklessly*



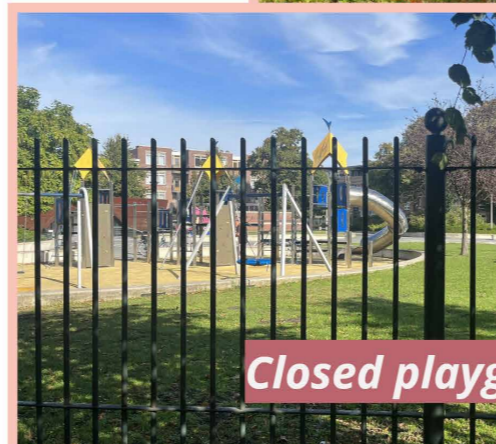
*Dispersed green spaces*



*Unused plaza*



*Lack of Seating and Shelters*



*Closed playgrounds*



*Vacant Market in non-operational hours*

## Spatial deficit

There is a lack of open spaces to stop and interact both inside the market and in the surrounding streets, which is cluttered and crowded and reduces the possibility of communication.

## Spatial Segregation

Markets are walled off from their surroundings, gardens in residential neighborhoods are enclosed and dispersed, and there is no connection between public spaces.

## Space Wastage

Potential social activities and opportunities for interaction are lost due to the underuse of market space during non-operational hours.

# ***PROJECT DEFINITION***





## 1.3 Problem Statement

In recent years, The Hague market has continued to follow a path of retail gentrification. Despite local authorities actively managing the market, they have not sufficiently considered factors affecting the area's appeal, leading to limited success in attracting tourists. Furthermore, the needs of populations previously reliant on the affordability of the market have been overlooked, resulting in a loss of stable clientele. Additionally, the transformation and modernization of retail and surrounding businesses have gradually diminished the area's multicultural characteristics, further exacerbating social displacement.

In relatively underprivileged areas, gentrification often emerges as a primary strategy by the government. While this approach can spur economic development to some extent, it also leads to several adverse effects. These areas are typically densely populated with an inherent scarcity of public spaces. The process of gentrification

can easily lead to heightened direct and indirect displacement, an issue frequently overlooked by government. Markets, as crucial hubs for commercial transactions and cultural communication, should ideally represent the most egalitarian and inclusive public spaces. Yet, the gentrification of markets tends to further constrain the living spaces of marginalized groups, leading to the gradual erosion of multiculturalism, first locally and then societally.

**This project put forward the problems that in such a multiculture and relatively deprived area, the marketplace is undoubtedly an opportunity as the largest public space, but formalization of the market, in other words, gentrification, usually brings exclusivity, which is negative to the urban vulnerabilities and future development.**



## 1.4 PROJECT AIM

The aim of this study is to explore how the marketplace in Transvaalkwartier, The Hague, can be redesigned to facilitate its revitalisation while addressing the potential impacts of retail gentrification and enhancing social inclusion. This study intends to identify design and strategic interventions that not only stimulate economic growth and attract diverse market participants but also preserve the cultural identity and in-

clusivity of the community. By examining the intricate dynamics between urban design, market functionality, and social equity,

**So our project's aim is to explore how redesigning Haagse Markt can enhance social inclusion and mitigate the gentrification's effects.**

## 1.5 RESEARCH QUESTION

How can redesigning the **Marketplace** in **Transvaalkwartier** Den Haag help revitalize the market while enhancing **social inclusion** by coping with the potential effect of **retail gentrification**?

### Sub- Questions

DIAGNOSIS

SQ1: How the **retail gentrification** leads to the crisis of **social inclusion** within Transvaalkwartier? And what is its **spatial configuration**?

RESEARCH

SQ2: What are the specific needs and preferences of **public space quality in the market** from local communities and how can **public space design** respond to these to promote **social inclusion** during the **retail gentrification process**?

DESIGN

SQ3: What kind of design interventions of **public space** can enhance **social inclusion** for the future diversity of **Haagse Markt**?

## 1.6 Research Approach

**Literature Review:** This foundational step in the project involves a thorough examination of relevant literature to understand and define core concepts, including hyper-diversity, socio-spatial segregation, inclusivity, resilience, and coexistence. The insights gained from the literature review guide the research direction and provide a contextual basis for subsequent spatial analyses.

**Socio-Spatial Analysis:** This analysis delves into the demographic characteristics of the population, including income levels and educational backgrounds, which are crucial for formulating design propositions. It helps to identify the distinct needs and requirements of various social groups concerning the built environment.

**Interview:** To grasp the current and historical dynamics of the area, we not only analyzed various media sources such as news reports, documentaries, blogs and social media posts. It was also necessary to conduct offline interviews in order to obtain the most authentic and direct information first-hand.

**Fieldwork:** Observing human behavior in public spaces is instrumental in comprehending the area's diversity, the formation and interaction of different groups, and how individuals utilize or relate to the space. This method is invaluable for gaining an in-depth understanding of the study area and its specific requirements.

**Mapping:** Utilizing statistical data, this method provides a comprehensive understanding of the area's socio-spatial challenges. Factors such as urban form, building functions, public facilities, networks, and low-income or low-education areas are analyzed, informing the design proposal for public spaces.

**Design experiment:** As a design-oriented project, design experiment is a crucial tool for generating conclusions and proposals. It leverages design values and principles to create a framework for planned interventions, drawing from both qualitative and quantitative analyses.

**Case Study:** A pivotal component of this graduation project involves conducting a detailed case study. This analysis examines a specific urban area or a set of areas where similar urban design challenges have been addressed or are currently being tackled. The case study approach allows for an in-depth understanding of how theoretical concepts and design strategies have been practically applied and manifested in real-world settings. It involves evaluating the successes, challenges, and the socio-economic and cultural impacts of urban design interventions.

02

## 2. Theory and Concept

2.1 | Research Framework

2.2 | Research methods

2.3 | Theoretical Underpinning

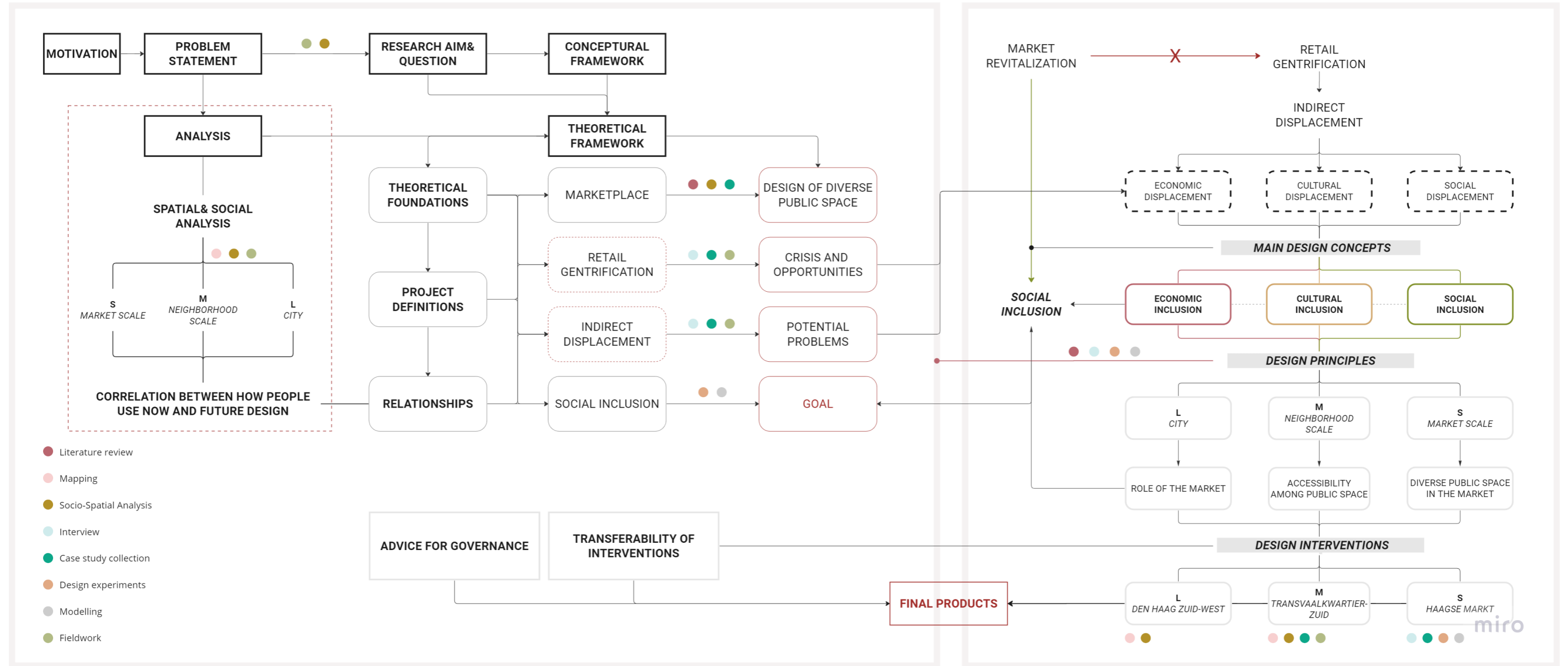
2.4 | Empirical strategy

2.5 | Conceptual Framework

# 2.1 Research Framework

## INTEGRATED PROCESS

RESEARCH ←-----→ DESIGN



# 2.2 Research Methods

## Main Question

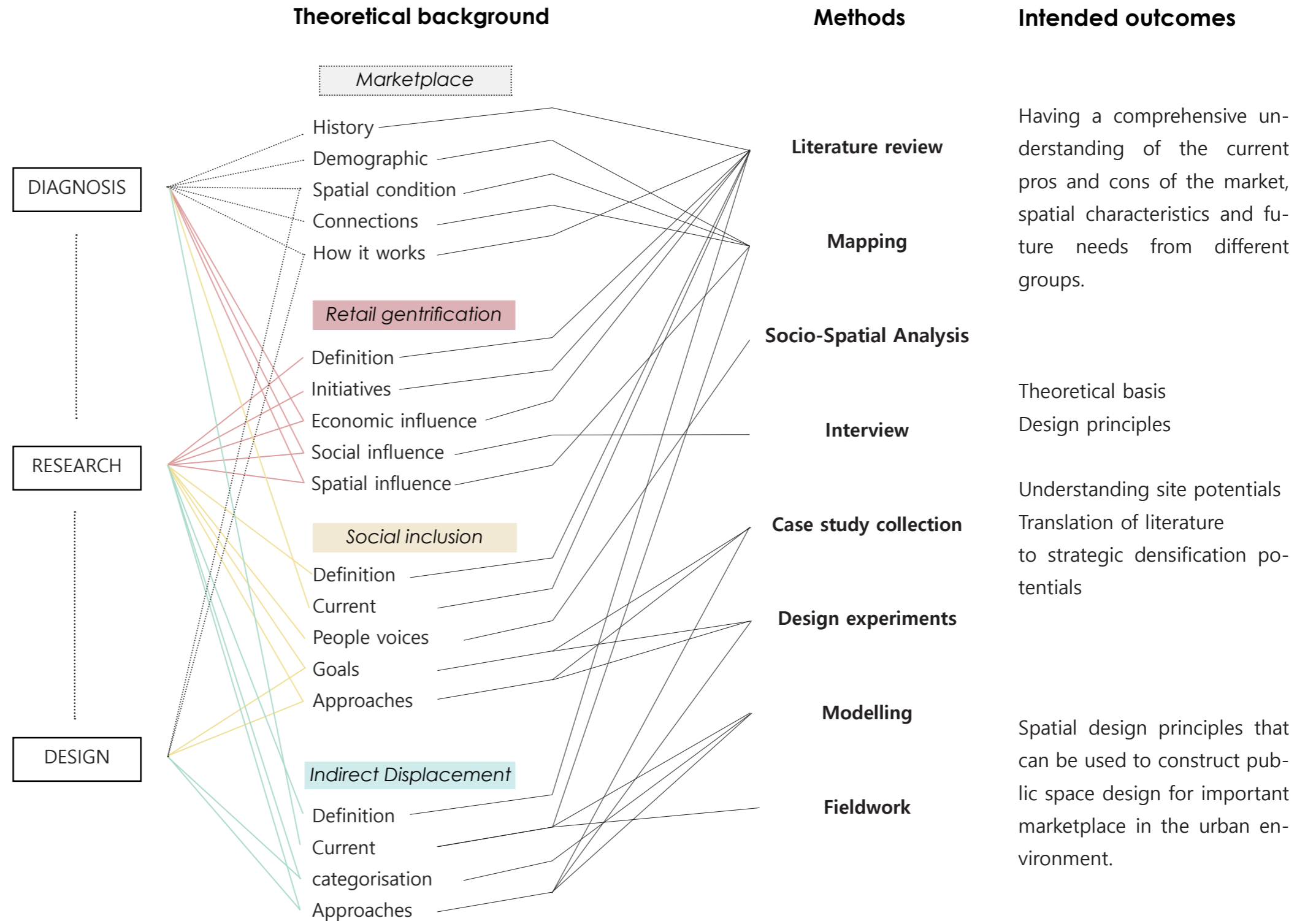
How can redesigning the **Marketplace** in **Transvaalkwartier** Den Haag help revitalize the market while enhancing **social inclusion** by coping with the potential effect of **retail gentrification**?

## Sub- Questions

SQ1: What the (spatial) characteristics of Haagse Market neighbourhoods cause the potential crisis of **retail gentrification** and **indirect displacement** within Transvaalkwartier?

SQ2: What are the specific needs and preferences of **public space quality in the market** from local communities and how can **public space design** respond to these to prevent **social, economic and cultural displacement** during the potential **retail gentrification process**?

SQ3: What kind of design interventions of **public space** in the marketplace can enhance **social, economic and cultural inclusion** for the future diversity of **Haagse Markt**?

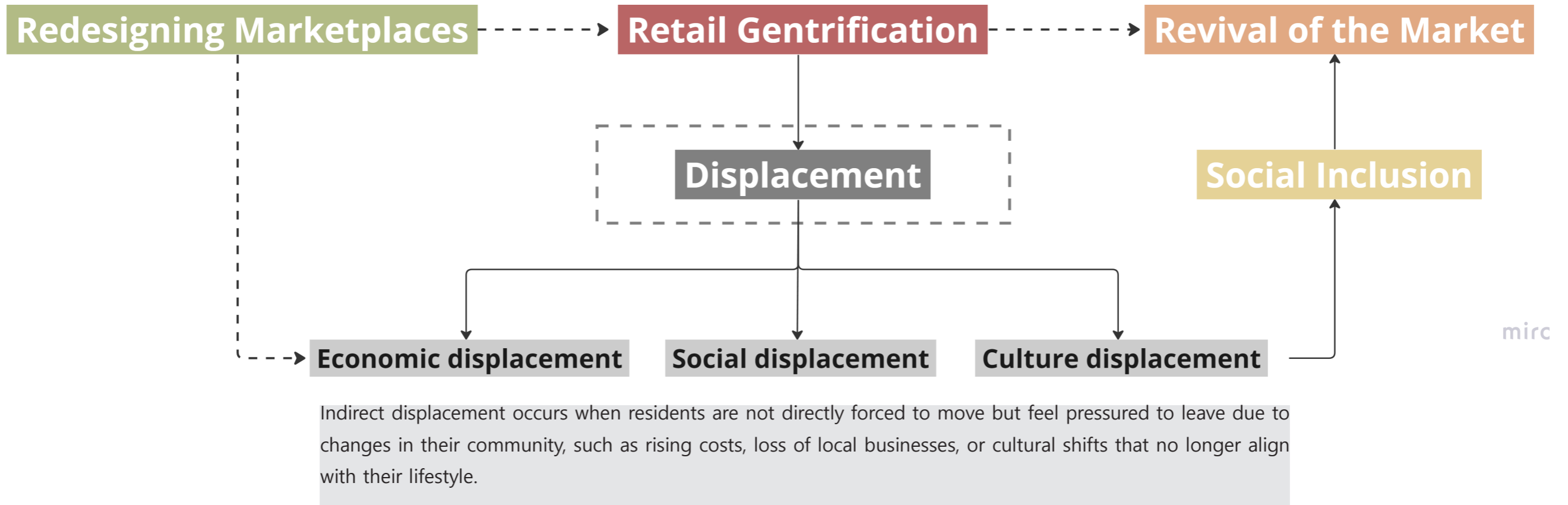


## 2.3 Theoretical Underpinning

A marketplace is a significant public space in urban areas where economic transactions occur, serving as a hub for both commerce and social interaction, and playing a crucial role in urban development.

Retail gentrification is the transformation of traditional retail spaces into more upscale and tourist-focused areas, often resulting in the displacement of original market vendors and patrons, and a shift in market functions from transactional to experiential.

Social inclusion refers to the creation of environments that are welcoming and accessible to all community members, ensuring equitable opportunities for participation in economic, social, and cultural activities, and counteracting displacement caused by gentrification.



### Conclusion- From research to design

We have narrowed down our study from the theoretical framework that potential retail gentrification in the process of regeneration of the Hague market can indirectly lead to economic, social and cultural displacement, so in designing the market space we need to take a bottom-up design approach that fully considers the groups that may be excluded by gentrification and cares about their current activity status.

# 2.4 Empirical strategy

## Qualitative research programme

### Methods

#### - In-depth interviews

Understand the deeper feelings and motivations of your customers.

#### - Observation

Understand the day-to-day workings of the market and social interactions.

### Target stakeholders for interviews and observations

- 1. Traders
- 2. Customers
- 3. Local community members

### Interview question design

#### 1. Perceptions of the current market:

- 1). How do you like the current design and function of the Hague Market?
- 2). What role do you think the market plays in the community?

#### 2. Perceptions and Impacts of Gentrification:

- 1). Have you observed signs of becoming fancy in the Hague Market or surrounding area? In what specific ways?
  - 2). How have these changes affected you personally or your business?
- Perceptions and expectations of the market's transformation:

#### 3. How do you think the market could be remodeled to increase its attractiveness and competitiveness?

- 1). What aspects of space transformation you wanna have?
- 2). Hopes and fears for the future?

#### 4. What are your hopes or concerns about the future of The Hague Market and its neighborhood?

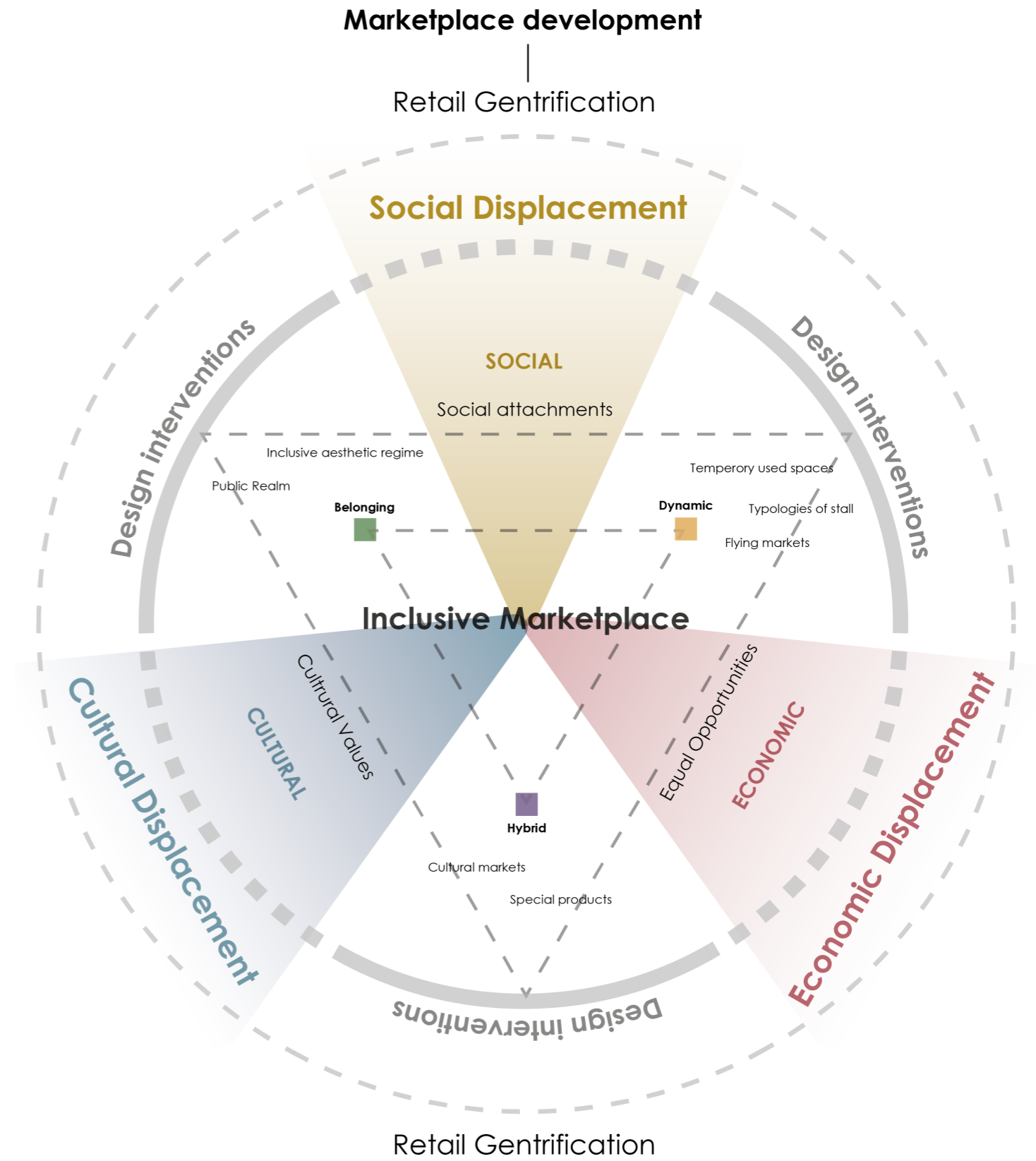
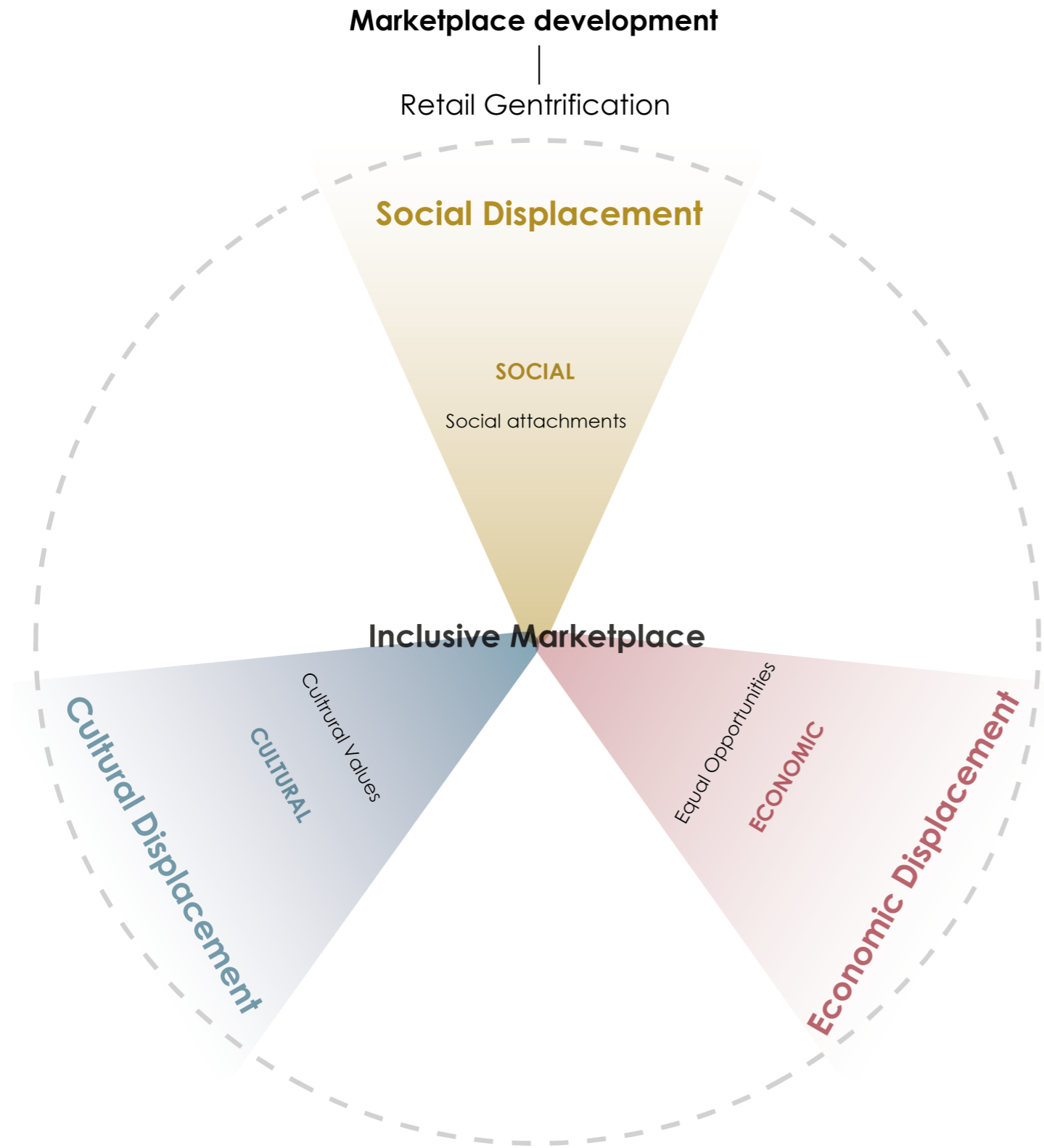
- 1). What measures or policies do you think could effectively address or alleviate these concerns?
- 2). Specific Suggestions:
- 3). What specific suggestions or ideas do you have that could help revitalize the Hague Market and enhance social inclusion in the redesign process?

## Decoding of Interview Messages

The image displays 12 individual interview transcripts arranged in a grid. Each transcript is color-coded and includes a header with the participant's demographic information (e.g., 'Middle-aged male', 'Dutch mid-age female'). The transcripts consist of a question (Q) and a response (A). The responses are often highlighted in yellow, indicating key points or insights. The transcripts cover various topics related to the market and community, such as perceptions of the current market, signs of gentrification, and suggestions for remodeling the market to increase its attractiveness and competitiveness.



# 2.5 Conceptual Framework



# 03

## 3. Analysis

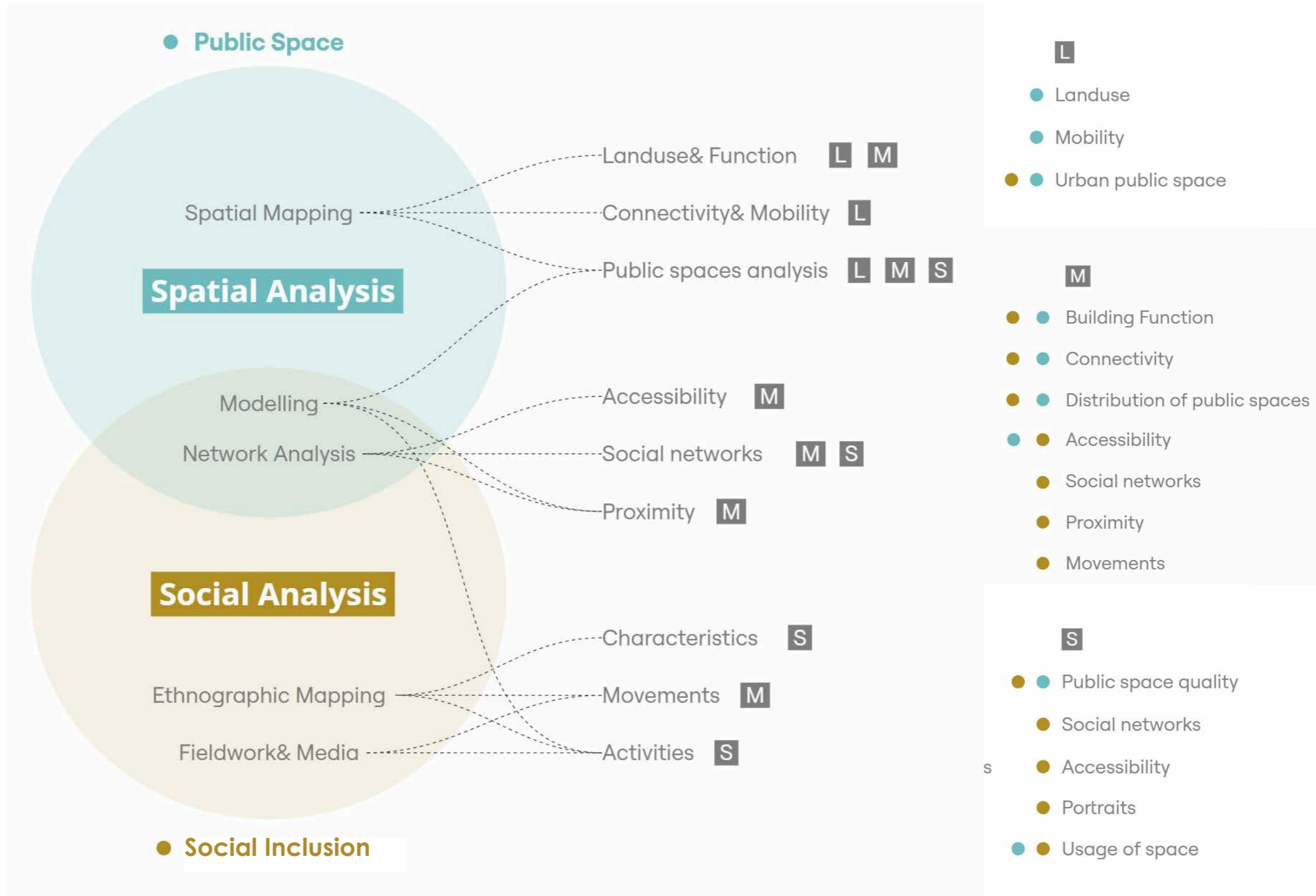
3.1 Analytical Framework

3.2 Spatial & Social analysis- City scale

3.3 Spatial & Social analysis- Neighborhood scale

3.4 Marketplace analysis

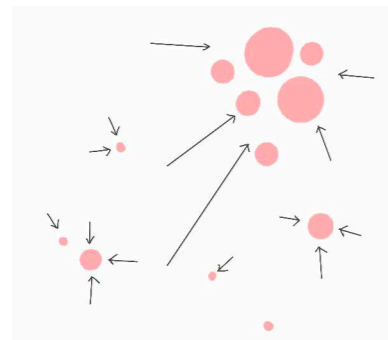
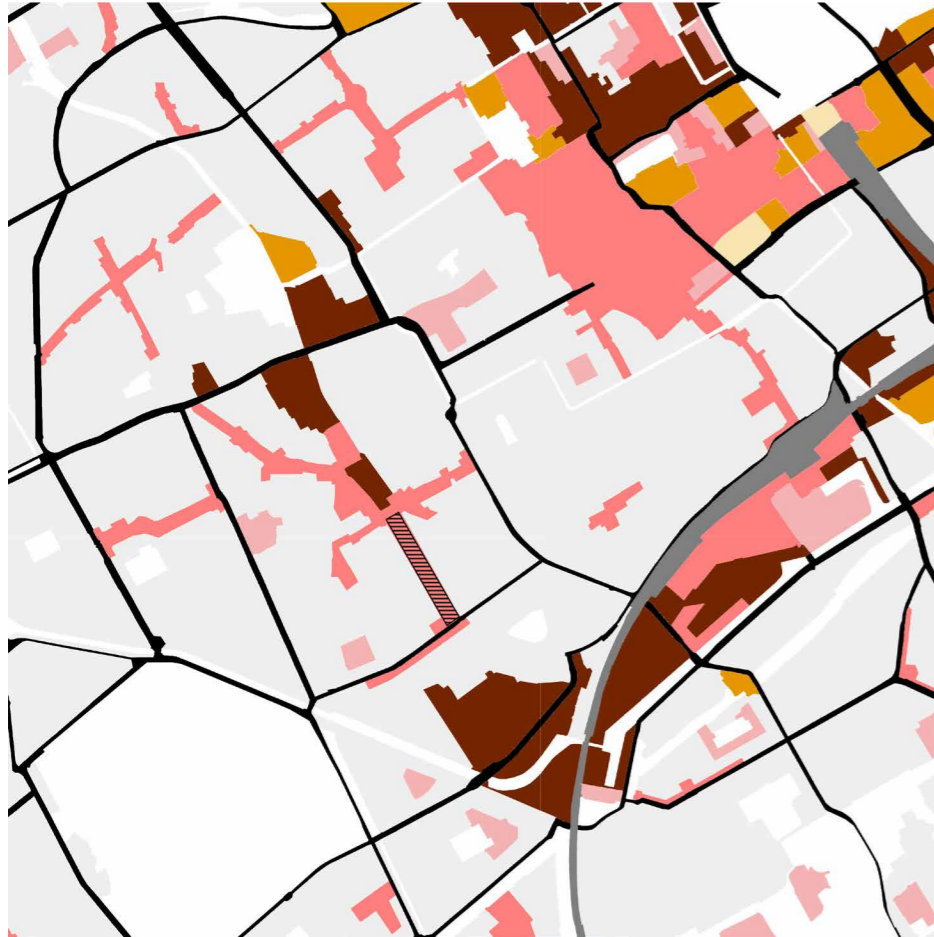
# 3.1 Analytical Framework



The analysis framework consists of spatial and social analyses of the current state of public space and its impact on social inclusion, they are divided into three scales , with each scale having its own research theme. The aim of the analysis is to identify existing spatial problems and provide guidance for subsequent design strategies.

## 3.2. Spatial & Social analysis- City scale

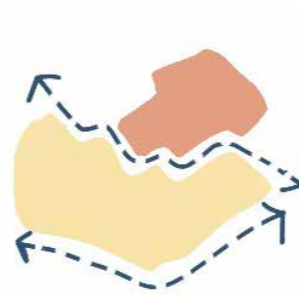
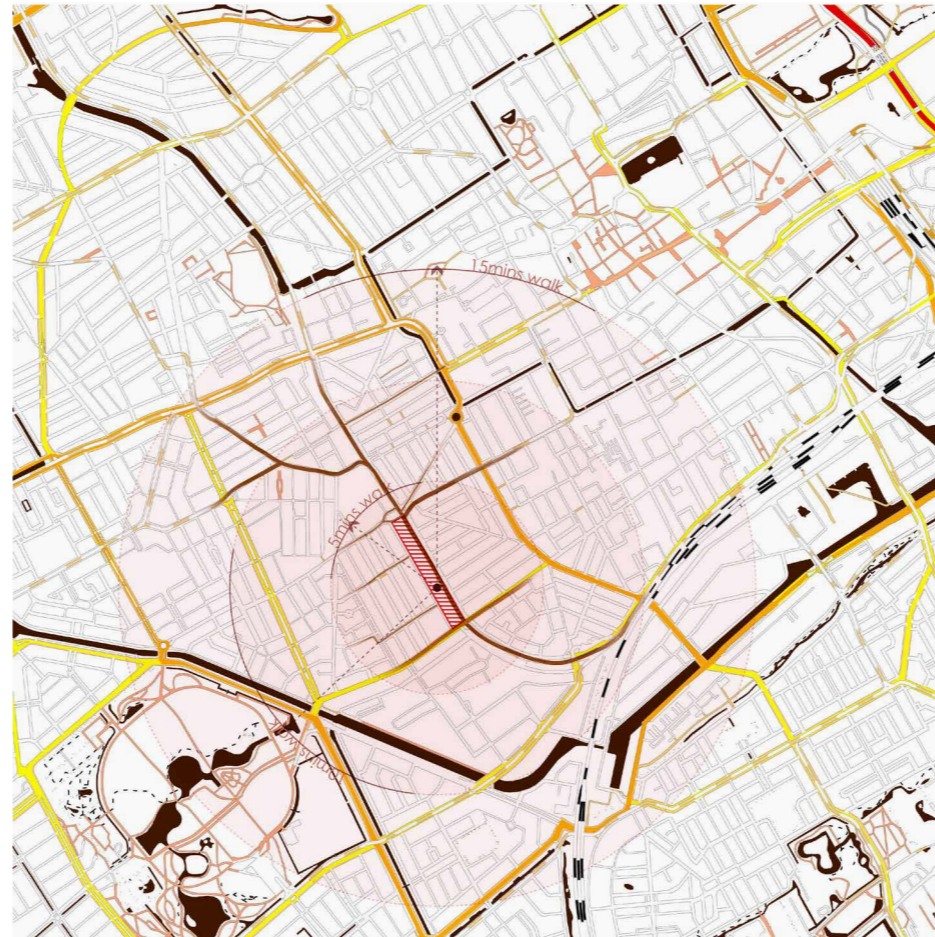
### Landuse



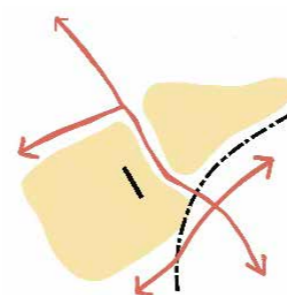
Urban social facility

The scale map of the city shows that social amenities and public spaces in The Hague are concentrated in the north-east and dispersed and sparse in the south-west.

### Mobility



Natural boundary



Artificial Boundary

In terms of transport, the natural river and the man-made infrastructure separate the city centre of The Hague from the south-west.

### Urban Public space

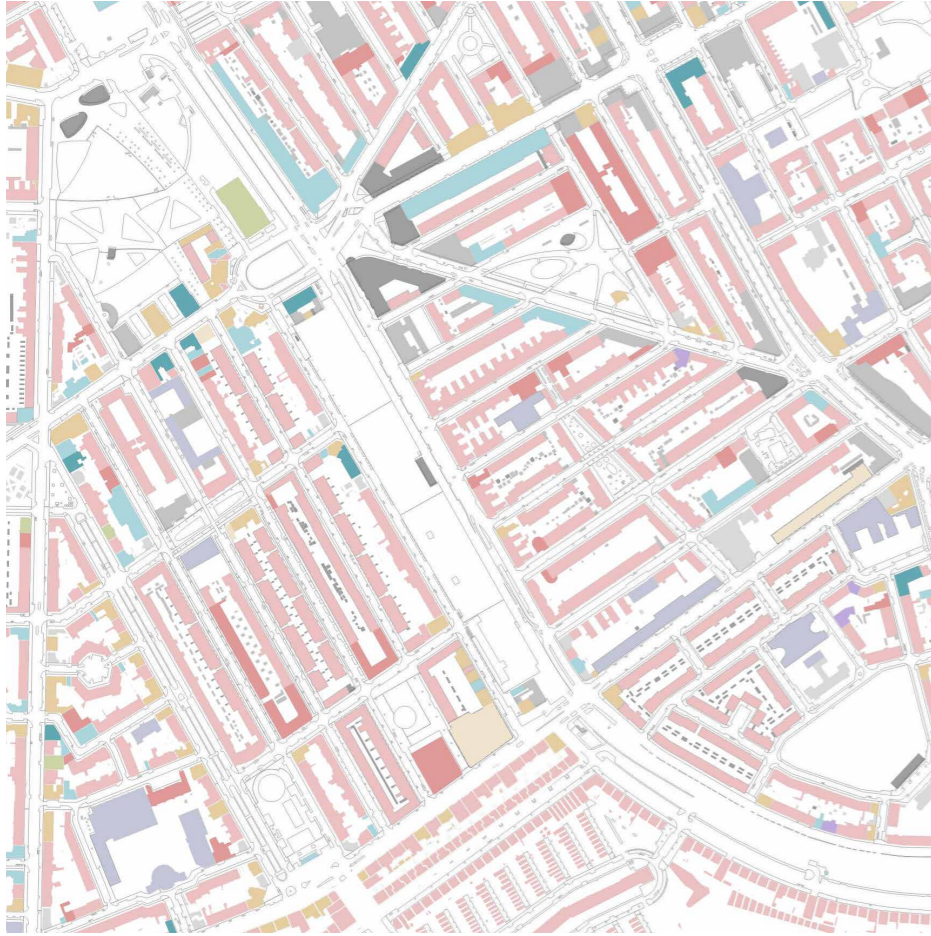


Landscape fragmented

From the public space mapping we can see that the urban landscape around the site is fragmented and lacks continuity, and that the Hague market is comparable in size to the city centre business district, so there is a huge potential for development.

## 3.2. Spatial & Social analysis- Neighborhood scale

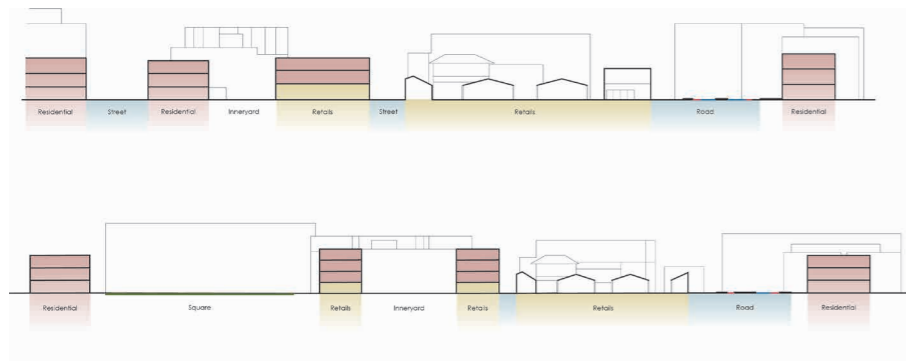
### Landuse



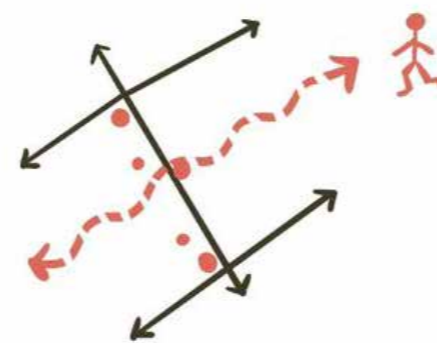
### Accessibility



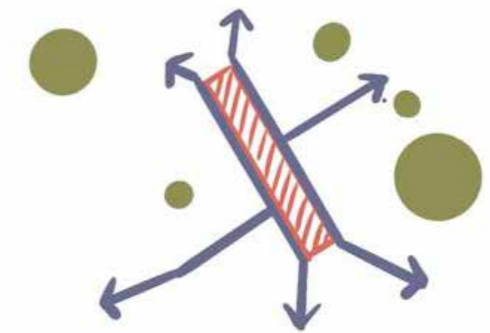
### Proximity and allocation of Public Spaces



The Hague Market connects the neighbourhoods to the east and west and has a high demand for pedestrian access.



The Hague market is reached mainly by trams and buses, for the neighbourhood walking is the most common way to reach it and walking accessibility is very important.



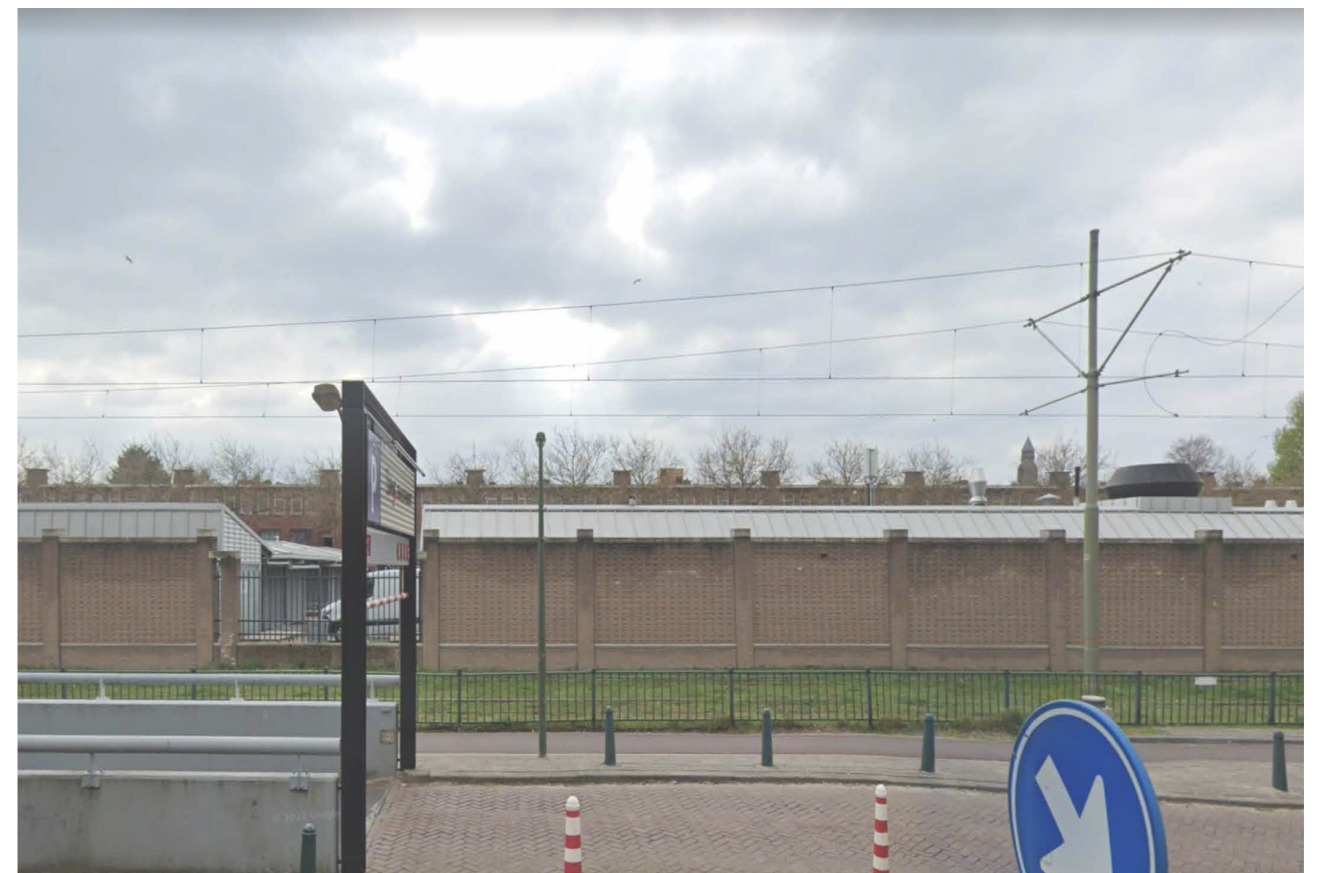
The double sides of the market have relatively low proximity, there should be more accessibility for people to get across.



Two hard boundaries of Haagse Markt



Fences on west side



Wall on east side

# PUBLIC SPACE- Outdoor Public space

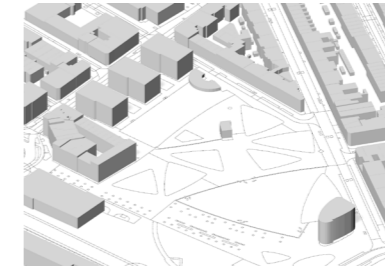


- Public space
- Commercial
- Educational
- Industrial
- Residential

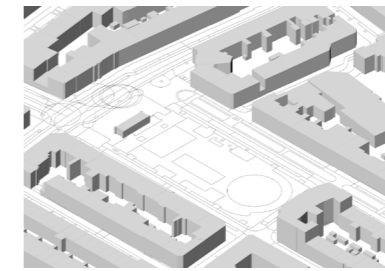
Observations indicate that these formal public open spaces have great potential, with multiple outdoor public spaces of considerable size, but are underutilised. At the same time, these spaces are underutilised for a single use, while **they have quite large potential of encountering.**



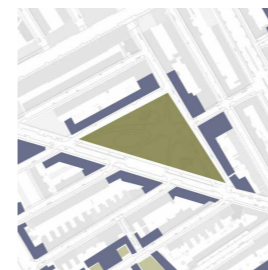
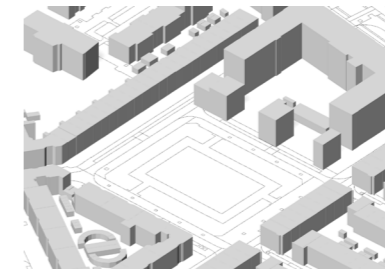
Transvaal Wijkpark



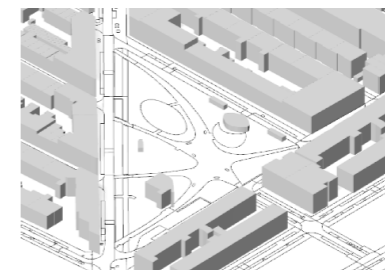
Kaapseplein



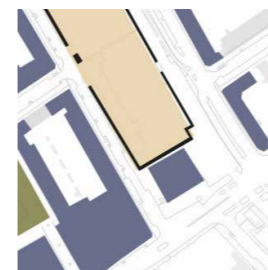
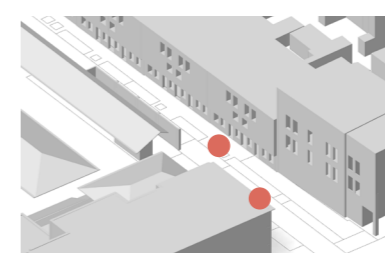
Vermeerpark



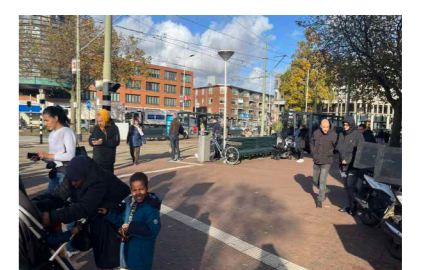
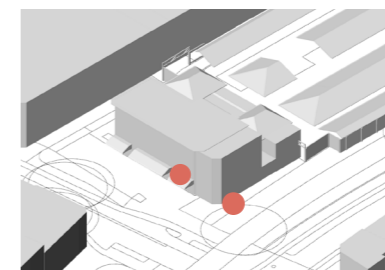
Vennepark



North entrance



South entrance

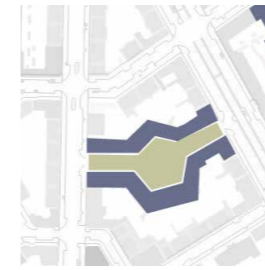


# Semi-public space- Courtyard

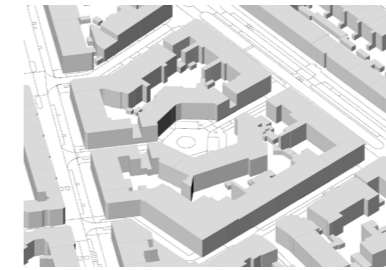


- Semi-public space
- Commercial
- Educational
- Industrial
- Residential

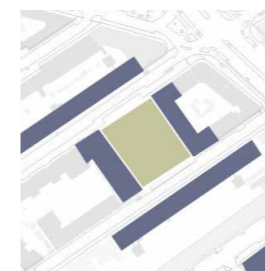
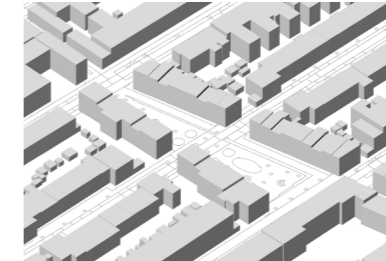
Semi-public spaces such as courtyards are usually owned by individuals. This is particularly true of schools and social housing. Most of them are to some extent for public use. Most of the time they are used by specific groups. They are gated and fenced and have fixed opening hours. In addition, the construction of such facilities and places is led by local planning, so there is a comparable number of them compared to the rest of The Hague, but this also leads to a very homogeneous functioning of the public space, and some of the informal, people-generated activities hardly take place. **So the public spaces should have more diversity.**



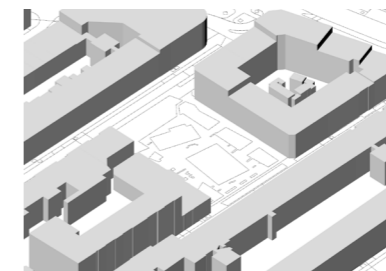
Collective housing



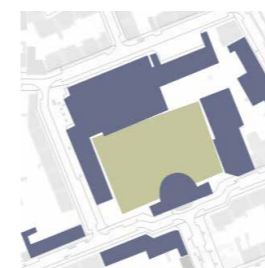
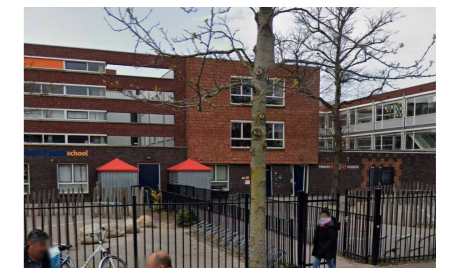
Collective housing



School



School



High school

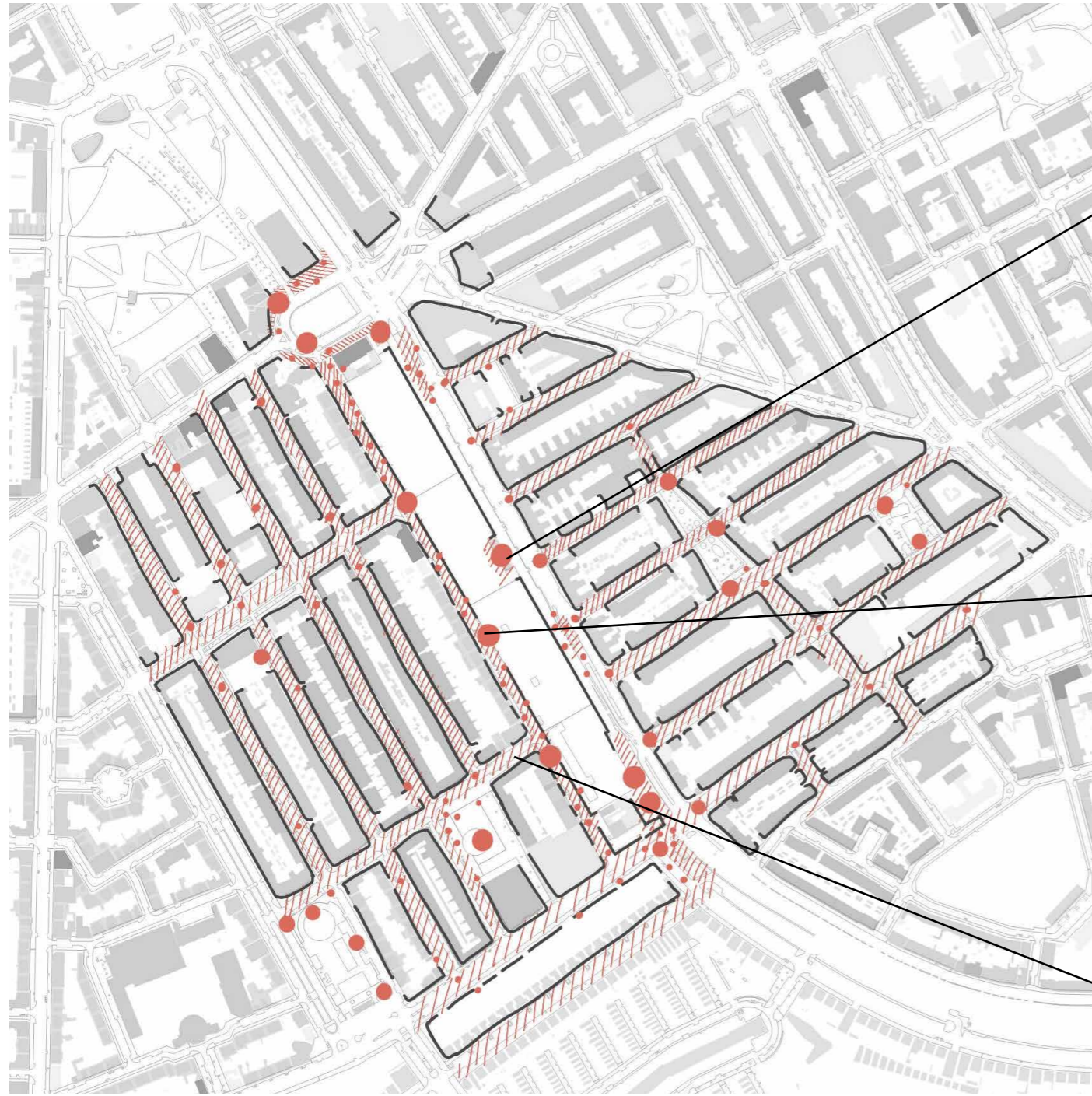







Community center & School





# Market place Analysis- Street& Square



-  Public realm
-  Encounter spot L
-  Encounter spot M
-  Encounter spot S
-  Physical boundary

Street is a very important linear public space, it is the field where people most often move and pass through, and it connects different public spaces. The frequency of encounters is related to the degree of openness of the road boundaries, the more open the boundaries are the more opportunities for encounters are created.



The tramline side have good environment with greenery. But the pedestrian lane is narrow and far away from the market.



The back street is well-connected with residential area, but cars are parking both sides of the street, and full of trash on the pedestrian ways.



The streets towards the market have both sides parking cars with no greenery or resting space.

Conclusion: The better encounter realm is needed.

# Market place Analysis- Innerside activities

## Open days



North square



Cafe



Outdoor furniture



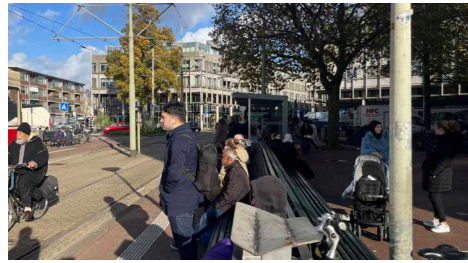
Outdoor furniture



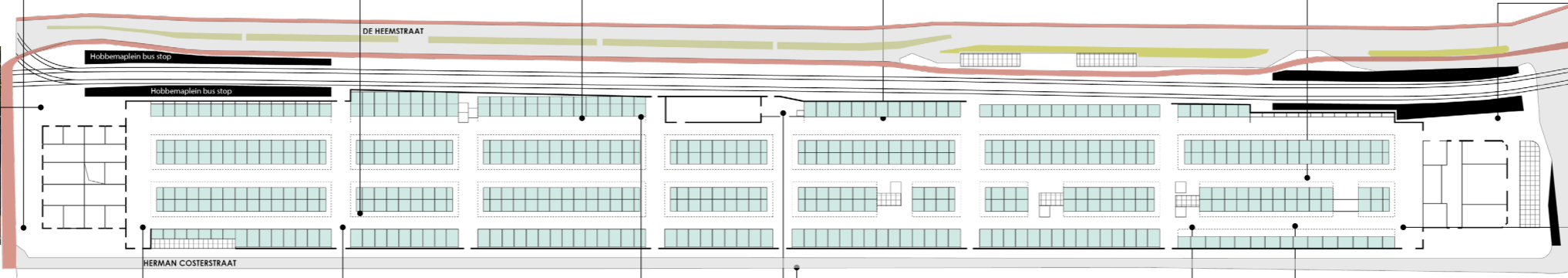
Corridor



South entrance



Bus stop



People eating standing



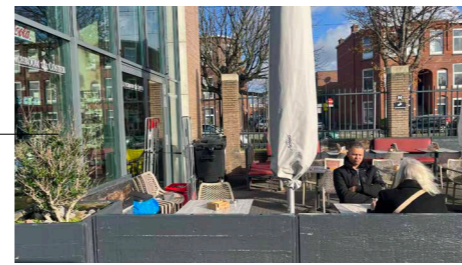
Outdoor Cafe



Flexible stall



Outdoor furniture



Outdoor Cafe

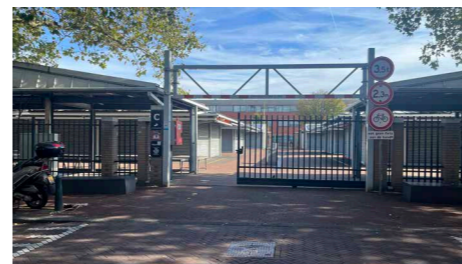
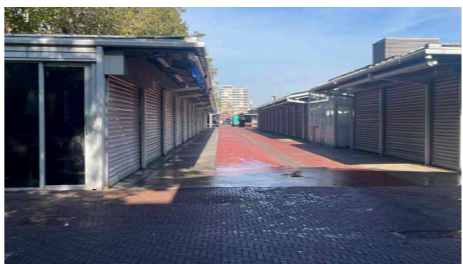
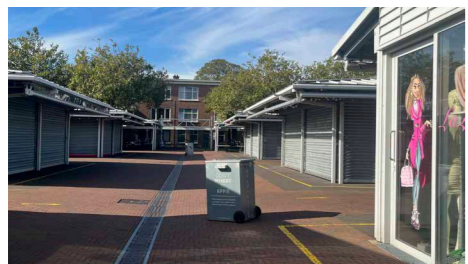


Corridor



Women shopping

## Close days



The Haagse Markt is empty 3 days a week, and the formality of the marketplace prevents it from being utilised flexibly, creating a waste of space and a barrier.

# Identifying the Users and their Needs- INTERVIEW

## Stallers



Clothing



Flowers



Fresh veg&fruit



Seafood

## Customers



Local unDutch



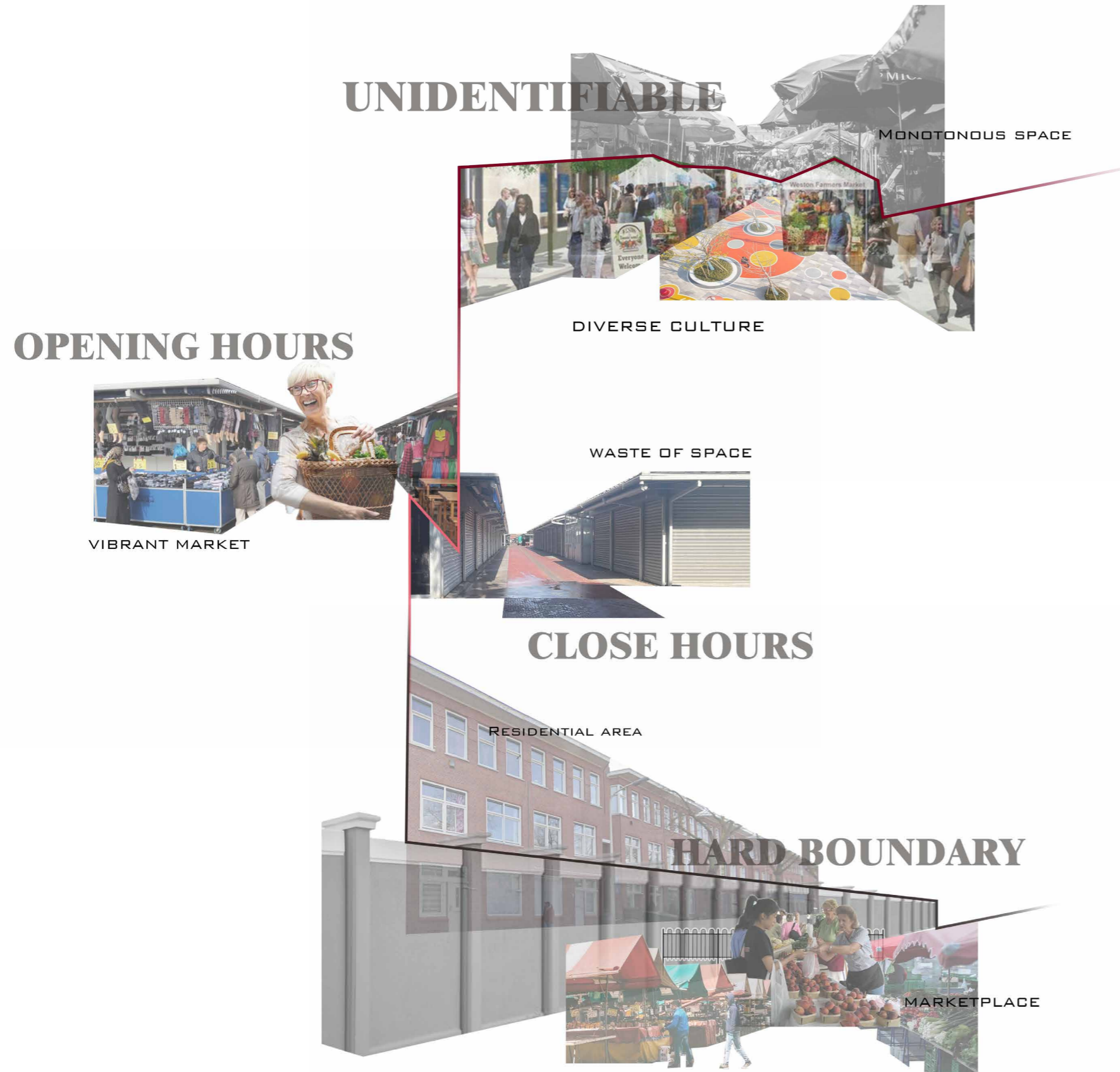
Local Dutch



Visitors



# 3.5 Problems conclusion



.....→ **Diverse public space**

- Unique identity
- Increase the income
- Self-management

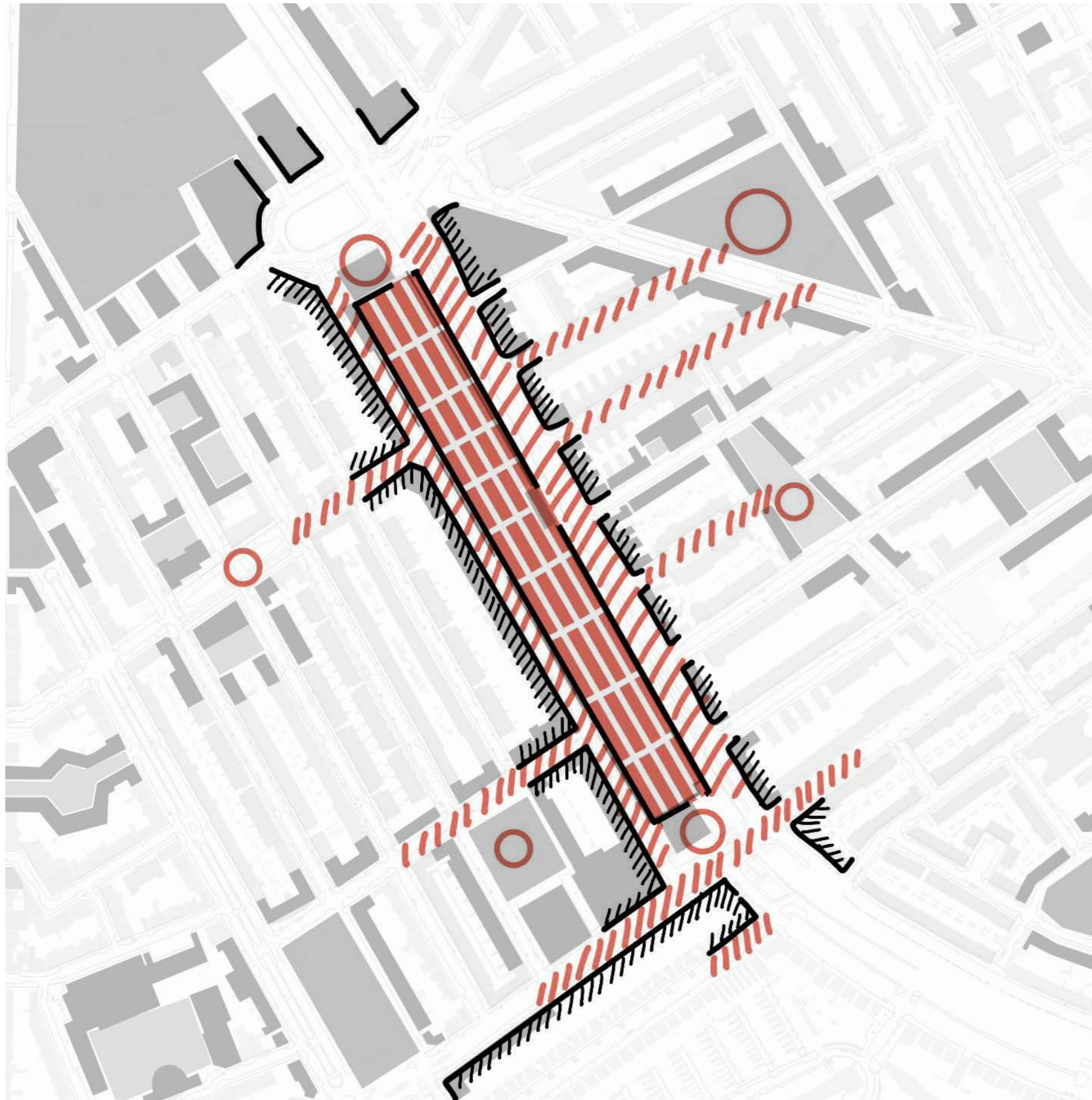
.....→ **Mix-use public space**

- Well-being of young generation
- More space
- Wider street

.....→ **Integrated Public space**

- International clients
- Beautiful environment
- Accessible

### 3.5 Problems conclusion



Conclusion map

.....→ *Diverse public space*

.....→ *Mix-use public space*

.....→ *Integrated Public space*

**Main design area**

 Streets

 Public space outside

 Marketplace publicspace

Centrum

Haagse Markt  
Commercial district

## 4. Design Intervention

4.1 | Design Steps

4.2 | Design Concept

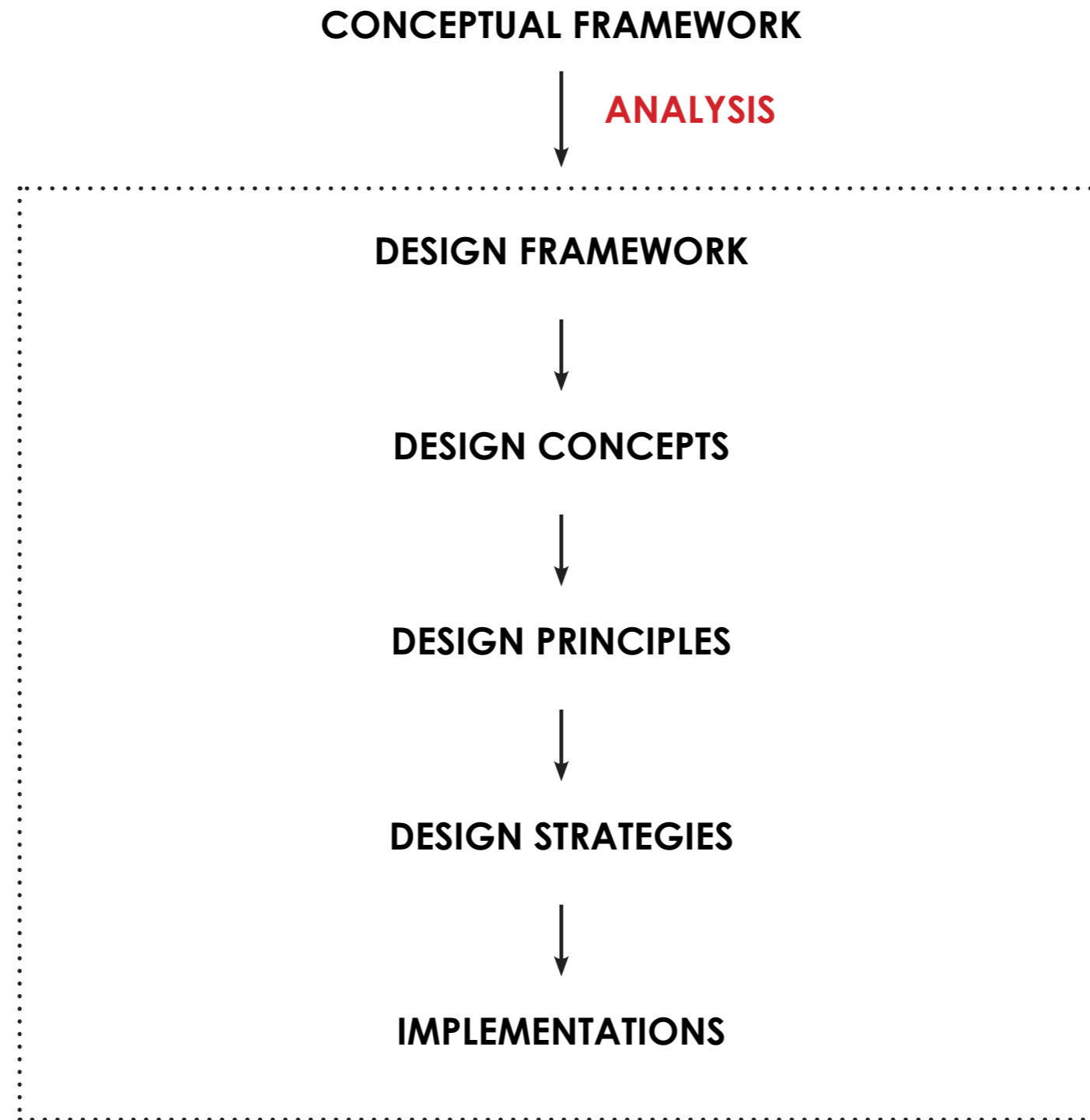
4.3 | Design Principles

4.4 | Vision

4.5 | Design Strategy

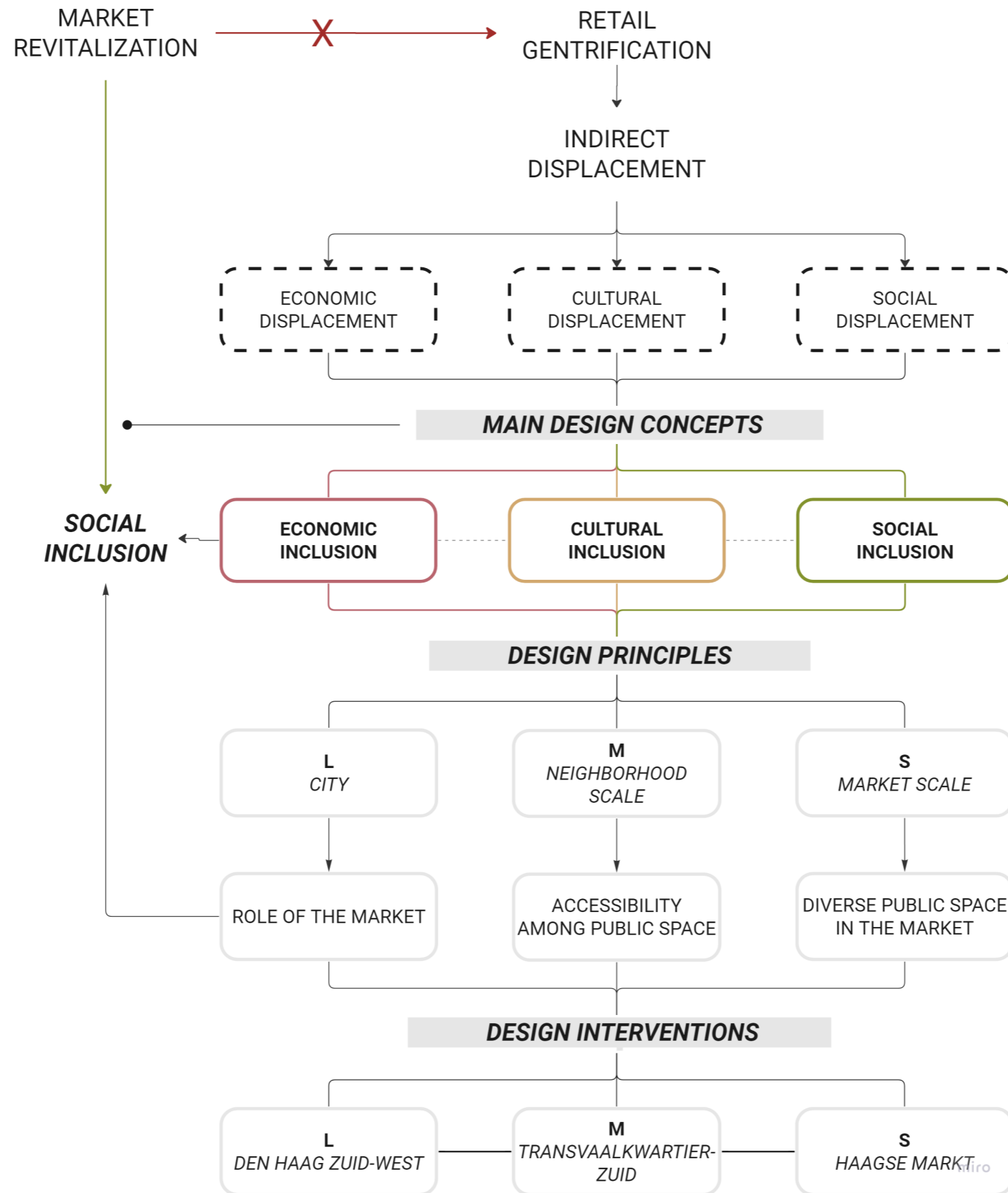
4.6 | Design Intervention

## 4.1 DESIGN STEPS



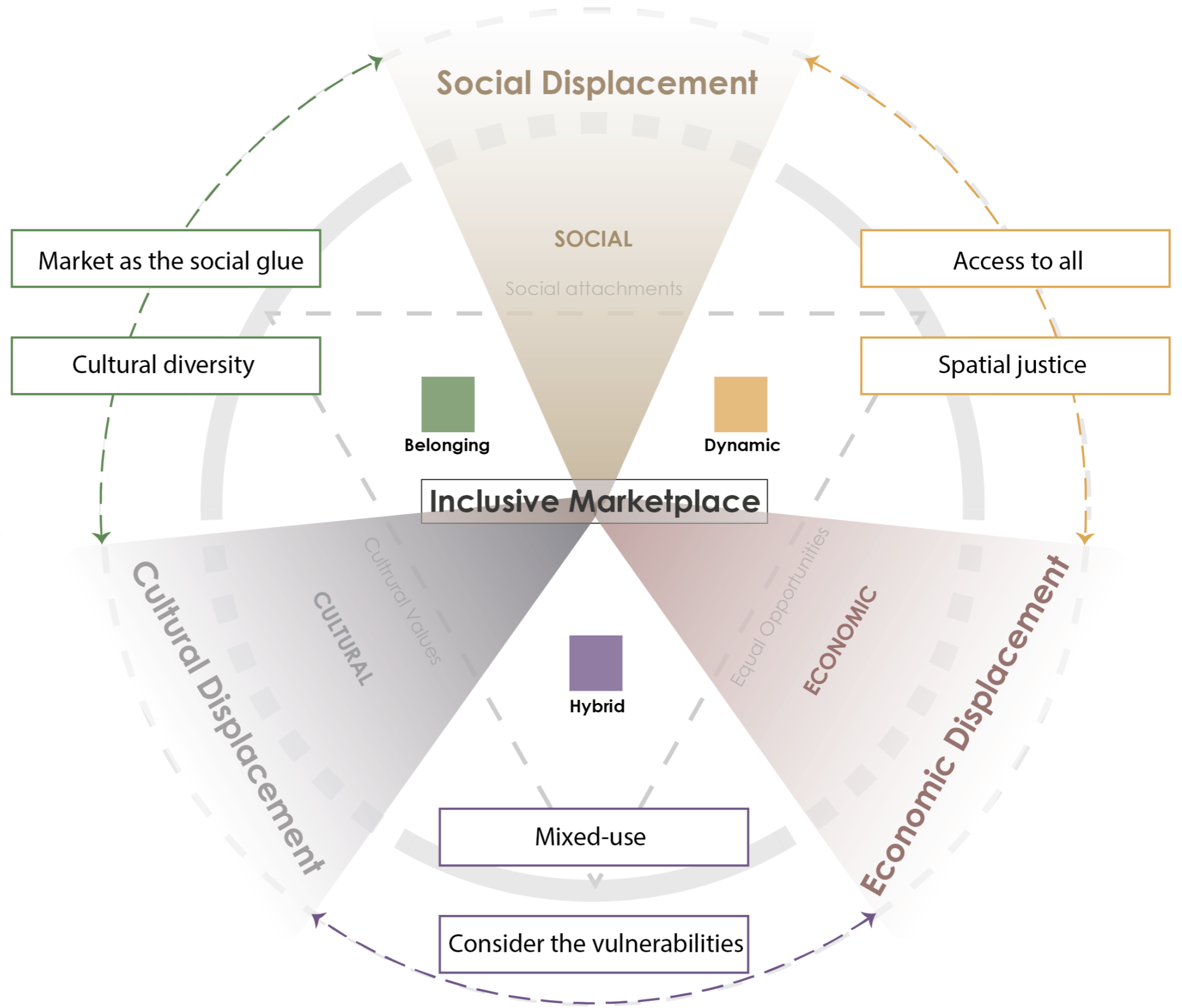
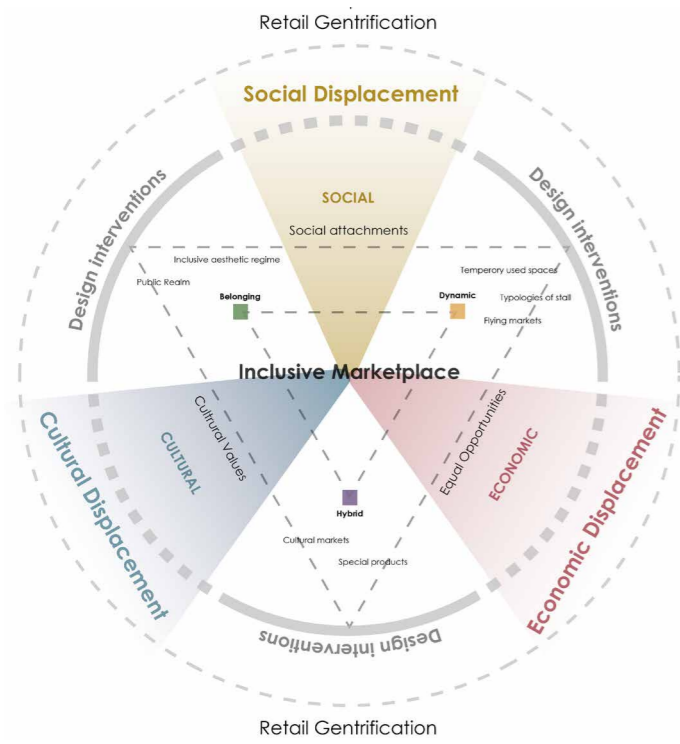
The design process will unfold through the above sequence, starting with my conceptual framework combined with the content of the analysis to get my design concepts and design principles, each of which is underpinned by a corresponding design strategy that underpins the spatial organization, and concluding with the final chapters of the design interventions based on the actual site.

# 4.1.1 FROM RESEARCH TO DESIGN





# 4.1.2 DESIGN FRAMEWORK

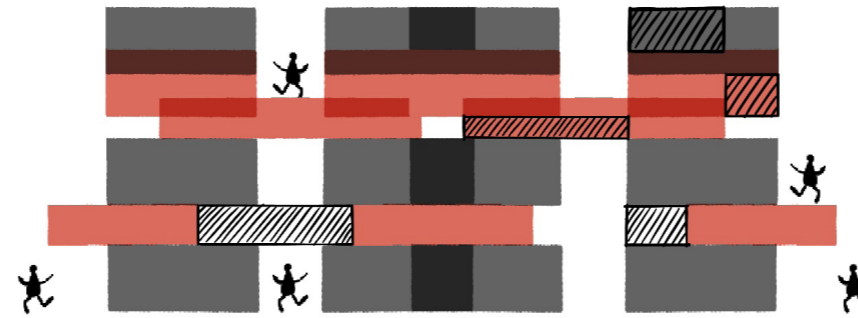


## 4.2 DESIGN CONCEPTS



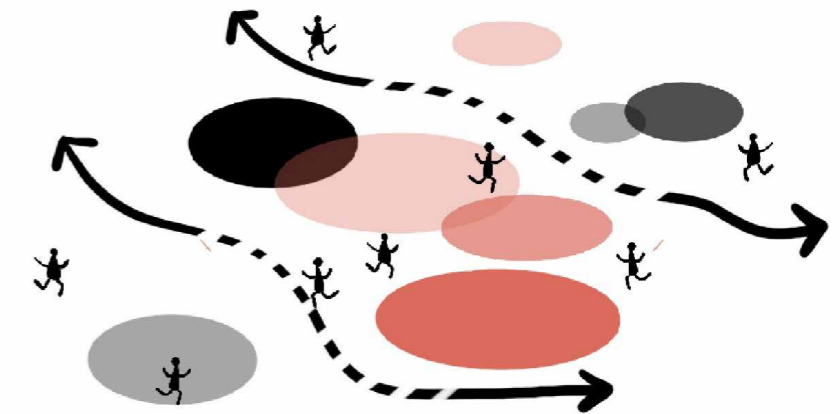
### ■ Belonging

This principle focuses on creating spaces that foster a sense of community and personal connection. It aims to support local cultures and histories, making residents and visitors feel that they are part of the community.



### ■ Hybrid

Hybridity in urban design refers to the integration of multiple functions within a single space, promoting a blend of uses such as residential, commercial, cultural, and recreational. This principle supports a flexible urban environment where spaces can adapt to different activities, times of the day, or community needs.



### ■ Dynamic

The dynamic principle relates to the design of spaces that are not only physically adaptable but also perceived as lively and engaging. It focuses on creating environments that respond to the changing needs and behaviors, incorporating elements like movable structures, temporary installations, and interactive features that encourage participation.

## 4.3 DESIGN PRINCIPLES

### 1. Market as the social glue

Increase the connections. Marketplace acts as an important social place, should involve some culture events that can help connect different groups.

### 2. Cultural diversity

Considering more about the culture identities in the multi-culture neighborhood when doing placemaking, this contributes to the promotion of cultural and social inclusion.

### 3. Spatial justice

This is both about accessibility and flexibility. Economical opportunities should be equal to anyone here, normal people can have a chance to set up their own business, like some handcraft souvenirs. They can rent the temporary stalls to make money. Making connections is quite important for the actual use of the space, and landscape modifications can provide a sense of attraction and help integrate different neighbourhoods.

### 5. Mixed-use

Mixed function urban blocks, with emphasis on the common space should be investigated, with a direct connection with the urban fabric, in order to provide both the needed amount of new housing units, but also better living conditions and more opportunities for interaction. (multiple use 24h)

### 6. Consider the vulnerabilities

The public spaces should be hybrid enough with more complementary functions such

### 4. Access to all

For the governance we need more policy to let everyone especially people who living here have opportunity to make money in the market.



Tengiable
  Intengiable
  Dynamic
  Hybrid
  Belonging



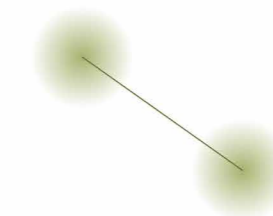
## 4.4 Vision

So on a large scale, there are three main guidinglines:

- Increase public infrastructure and **socio-cultural facility**
- Make soft boundaries for the **pedestrian accessibility**
- Increase the **connectivity** of public space



CONNECT THE COM-  
MERCIAL STREET



Public space system



Increase Socio- Cultural  
facilities

This vision map illustrates three key strategies at the urban scale, the main thrust of which is to enhance the connectivity of commercial streets between different neighbourhoods to form a coherent commercial network at different scales, to increase pedestrian accessibility and to attract a diverse range of people to the market, and to optimise the network of public spaces to provide public spaces at different levels and functions.

# 4.5 DESIGN STRATEGY



Local food market



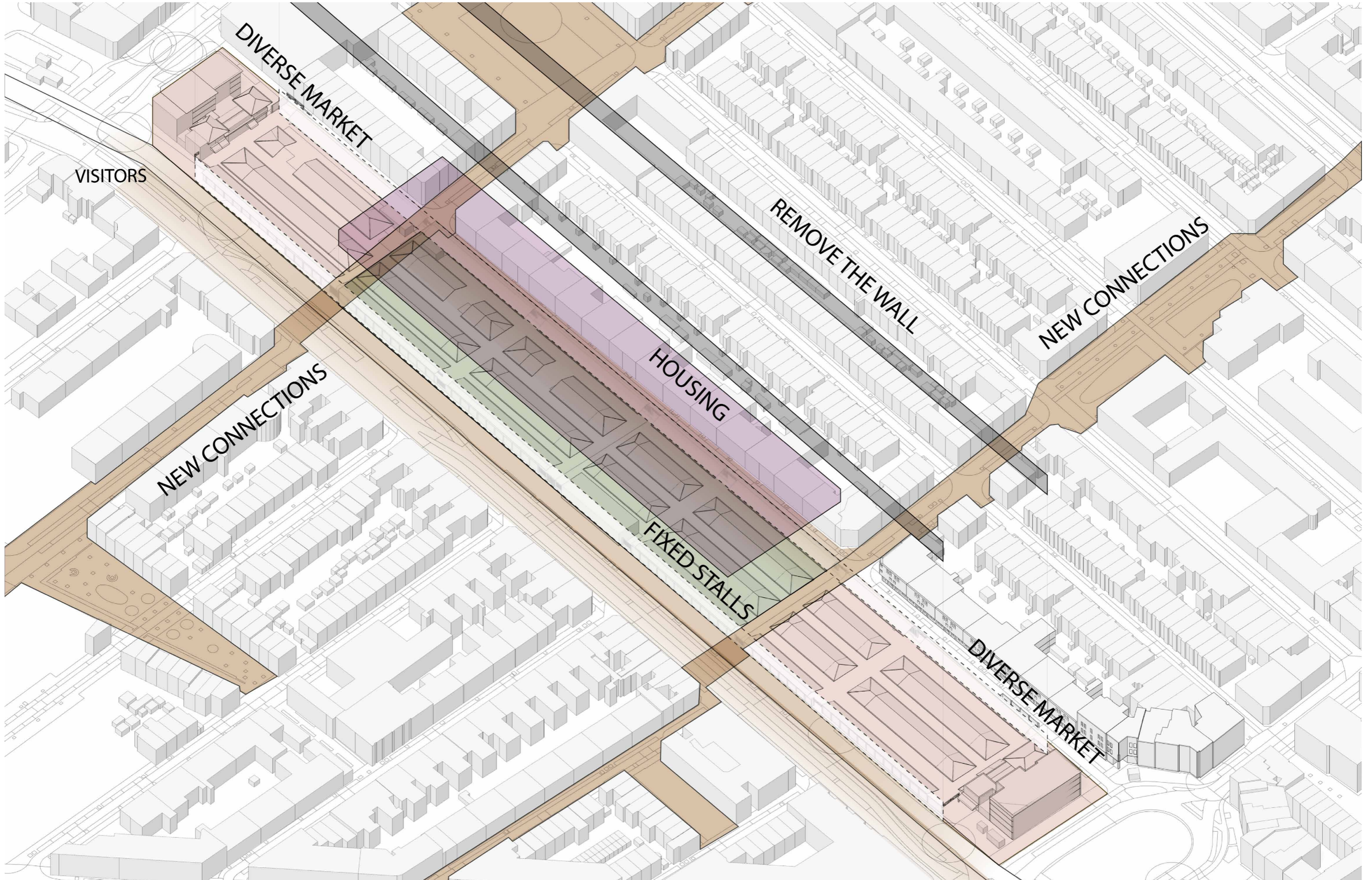
Free market



Housing and other functions

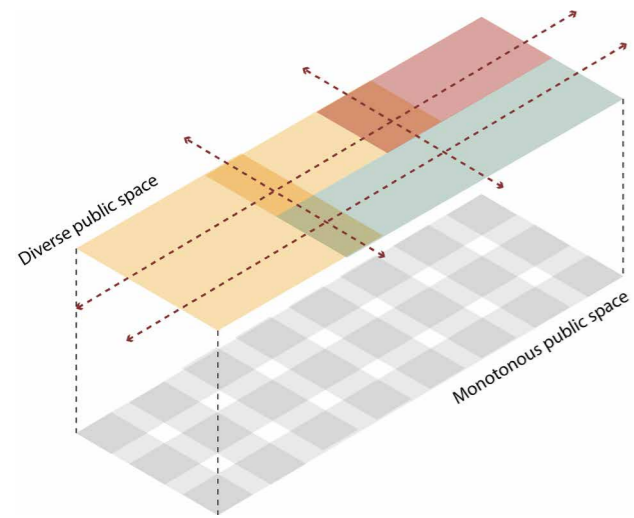


New connections

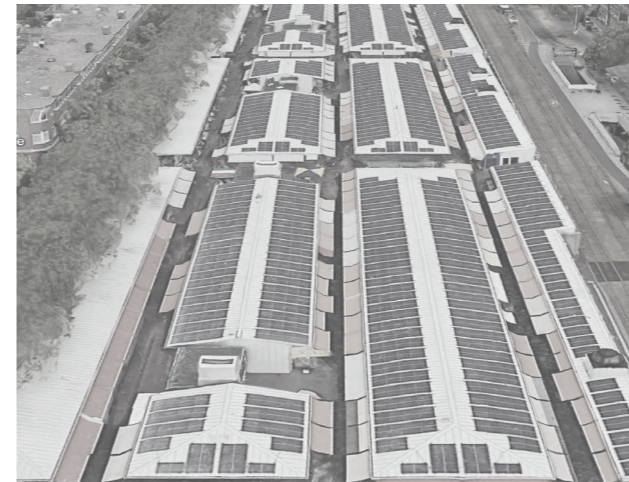


## 4.5.1 SPATIAL STRATEGIES

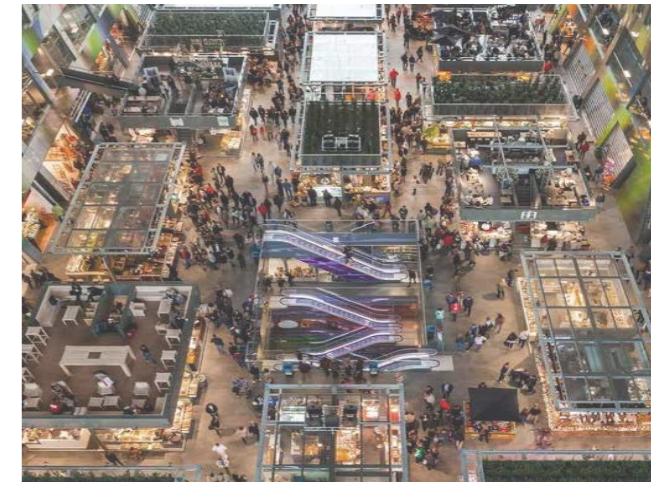
### DIVERSITY+ ACCESSIBILITY



First focus on diversifying the public space inside the market, now the walkways are the main linear public space inside the market, which are narrow and repetitive, more diverse the space is, more interactions will happen.

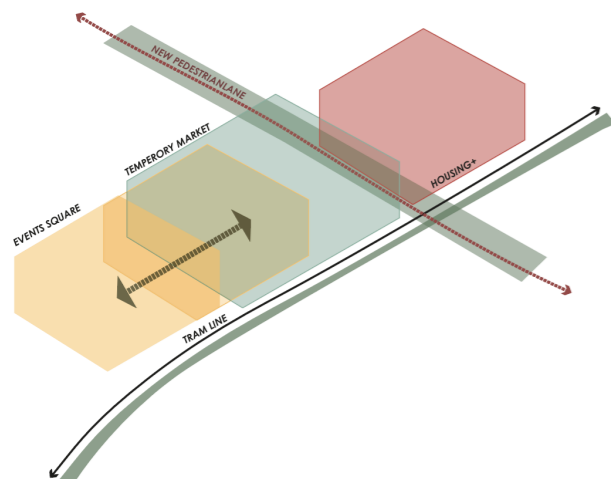


Narrow and monotonous walkways



Diverse public spaces

### FLEXIBILITY+ MIX-USE



Second strategies focus on the flexibility of the marketplace, as we make the two entrances more integrate with the urban fabric, the size of the temporary market can adapt to different needs.

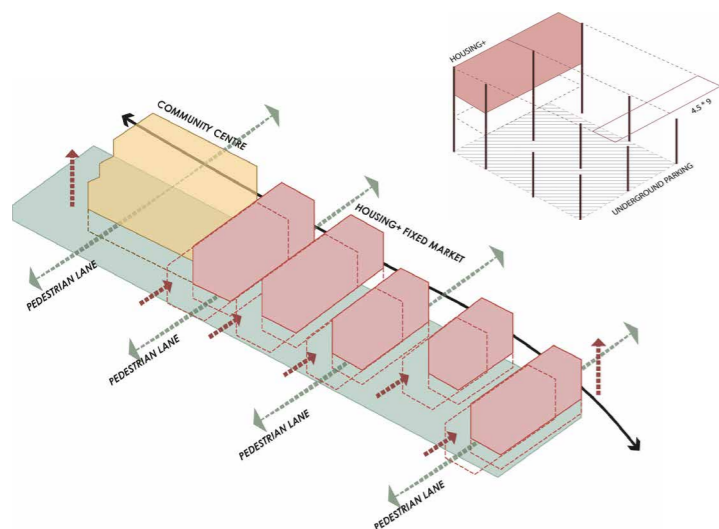


Fixed stalls



Temporary stalls

### MIX-USE+ ORIGINAL STRUCTURE



The original market is really important for the sense of belongings of locals, so we remain the fixed market on the first floor, to face with the needs for future young generation, we build the new small housing clusters above it, based on the original structure. Make sure to minimise construction costs, and allowing the market to be a public space for residents during closing times.

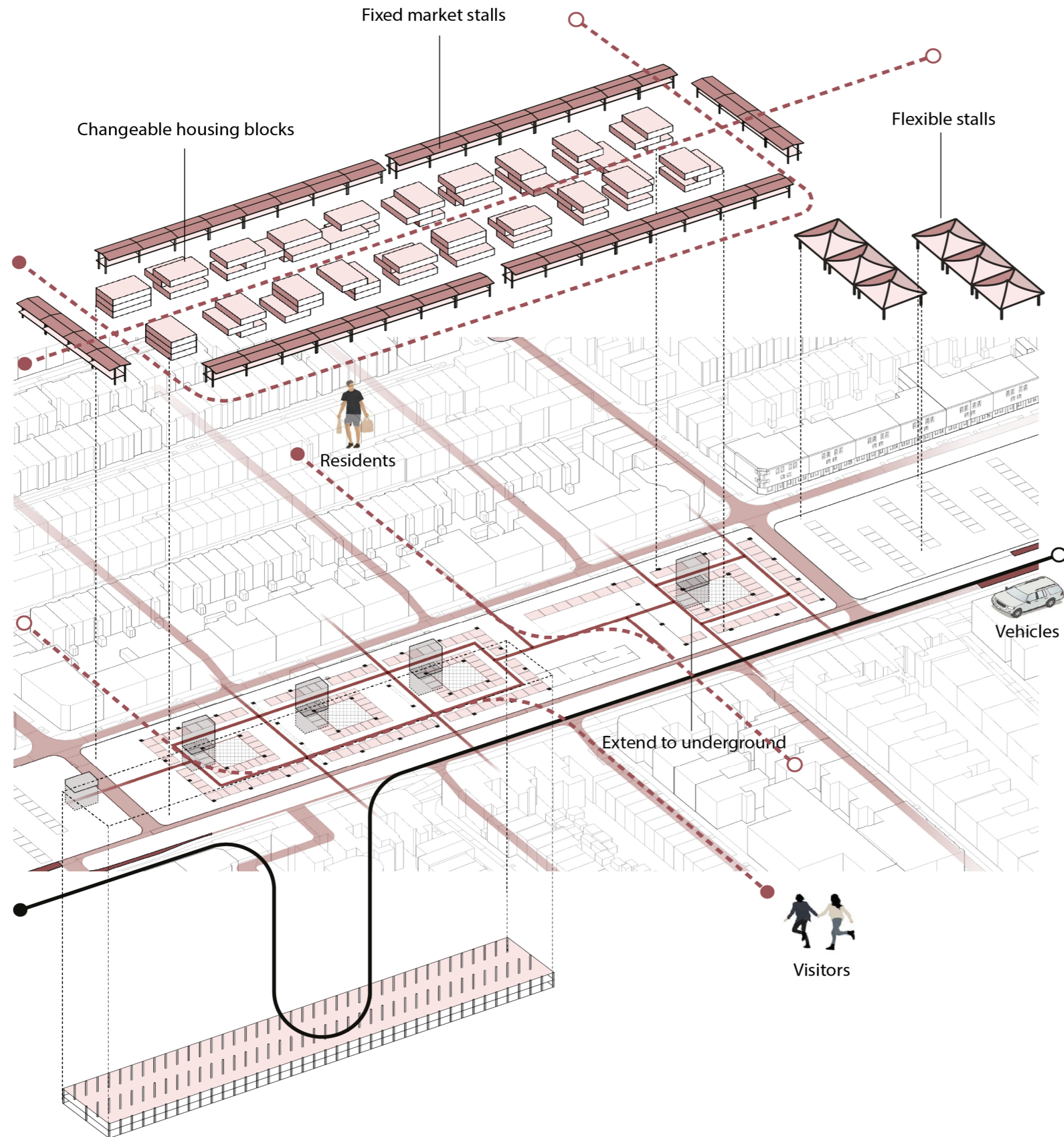


Closed hours market



Added functions

## 4.5.2 FLOW OF THREE LAYERS



### Stalls typologies



Handicrafts stalls

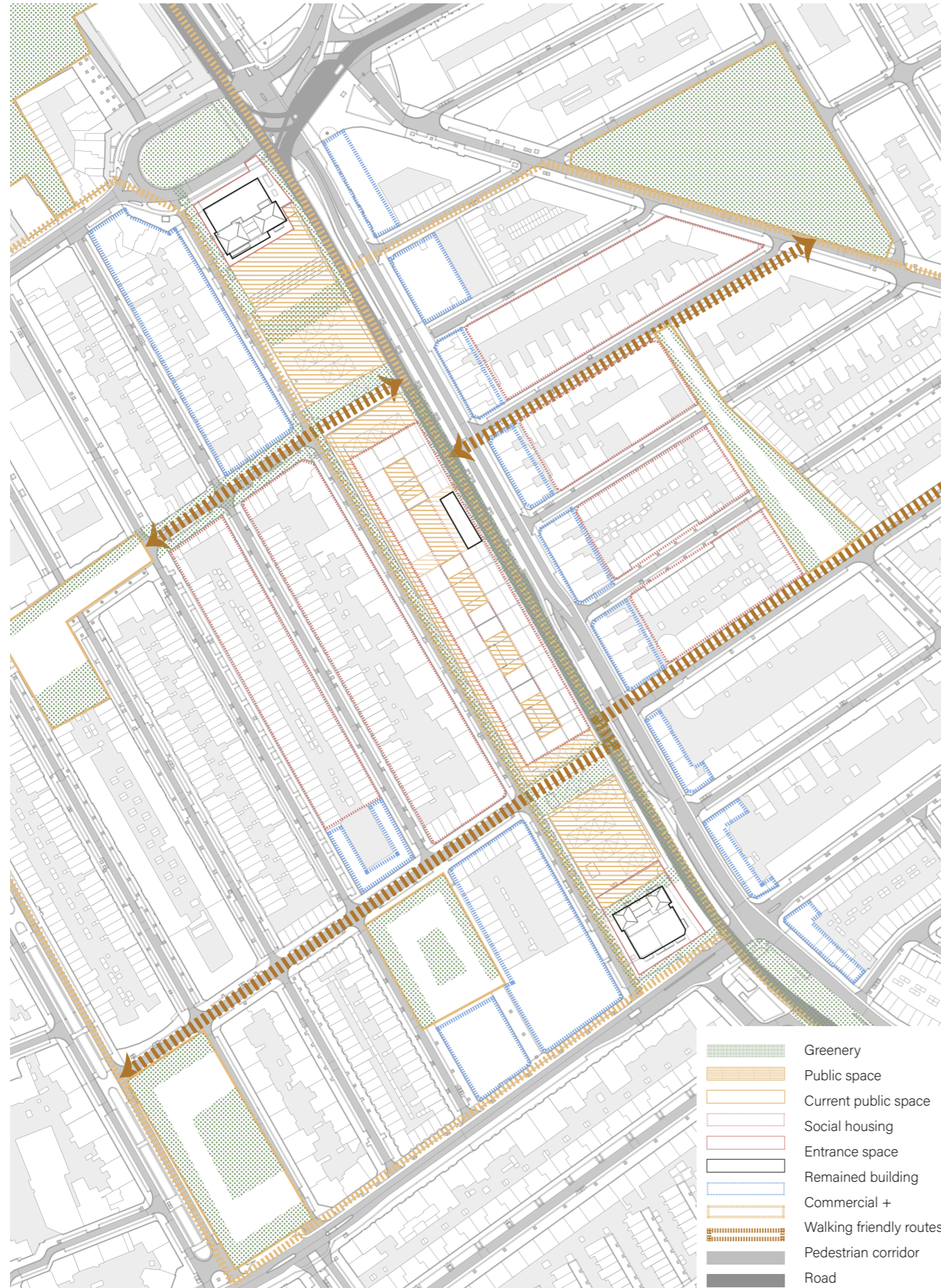


Vintage market stall

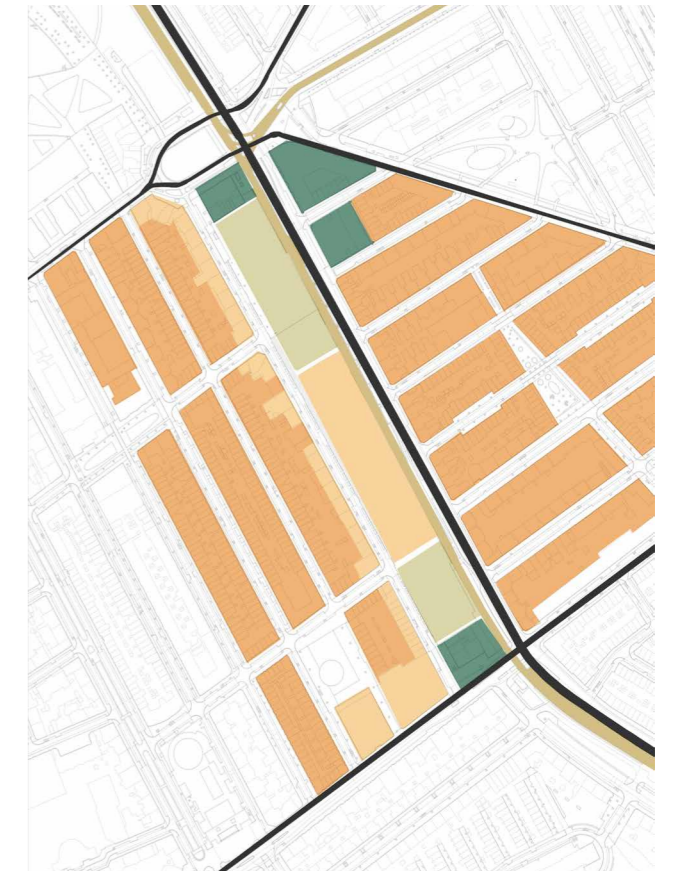


Cultural market stall

# 4.5.3 STRATEGIC MAP



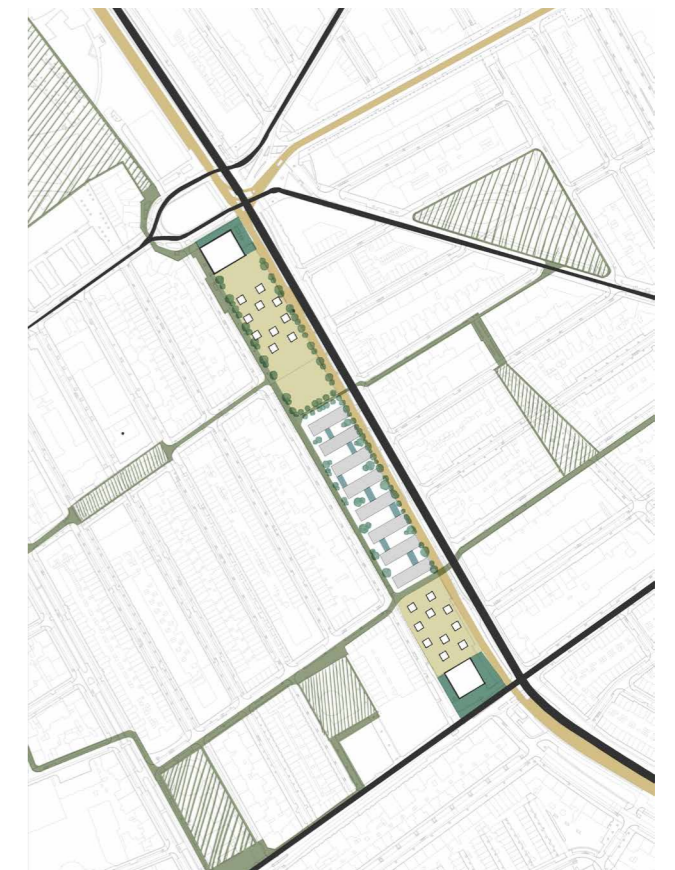
PEDESTRAIN LOOP



FUNCTIONS



PERMANENT ELEMENT



LANDSCAPE



# 4.6 IMPLEMENTATION

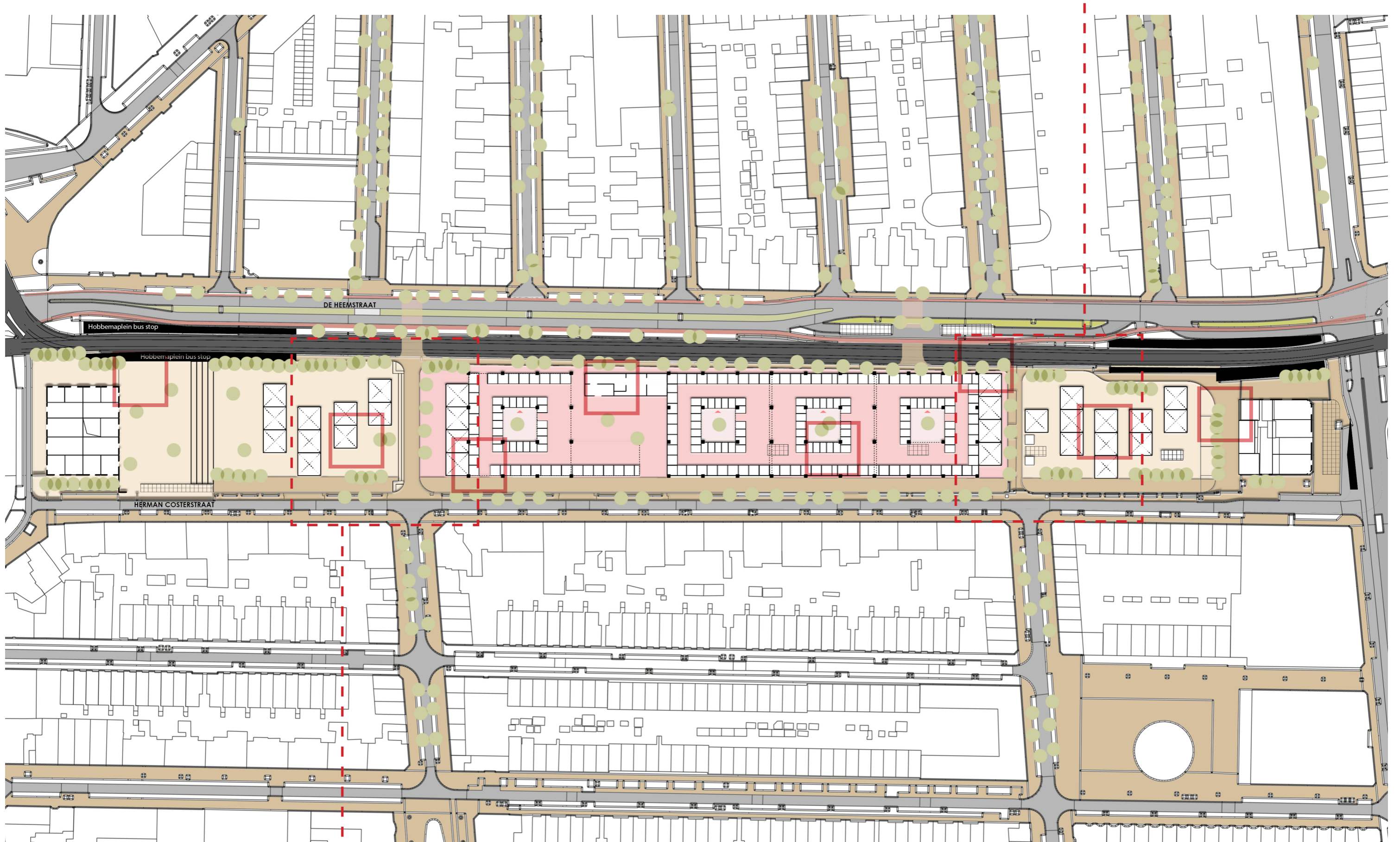
## MASTERPLAN



First Floor 1:1000

# 4.6.1 MASTERPLAN

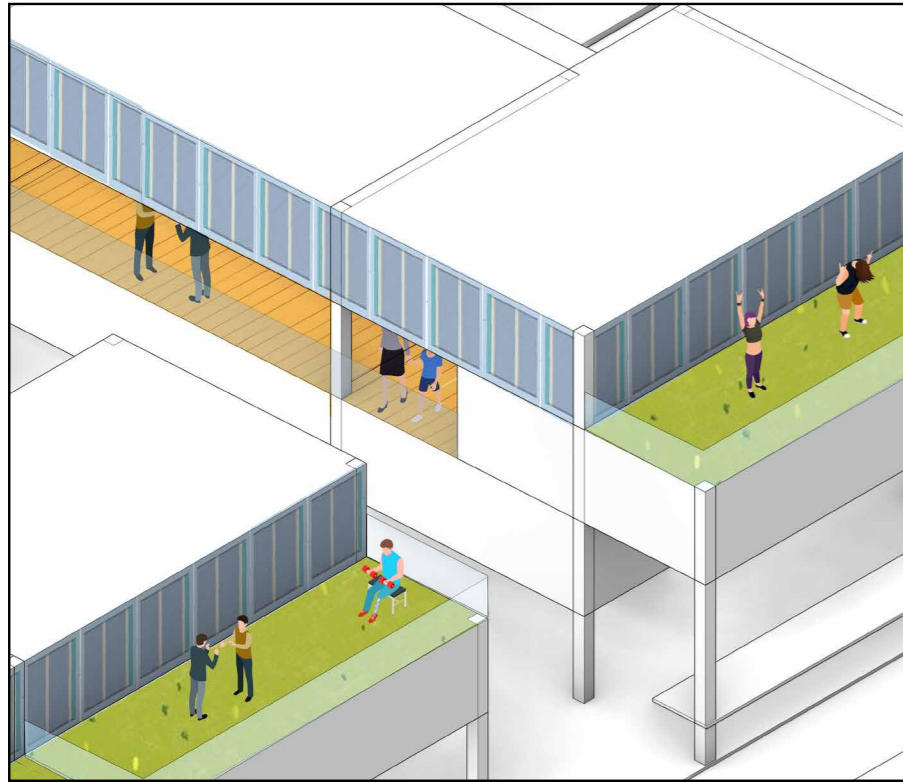
ZOOM IN AREA 1



ZOOM IN AREA 2

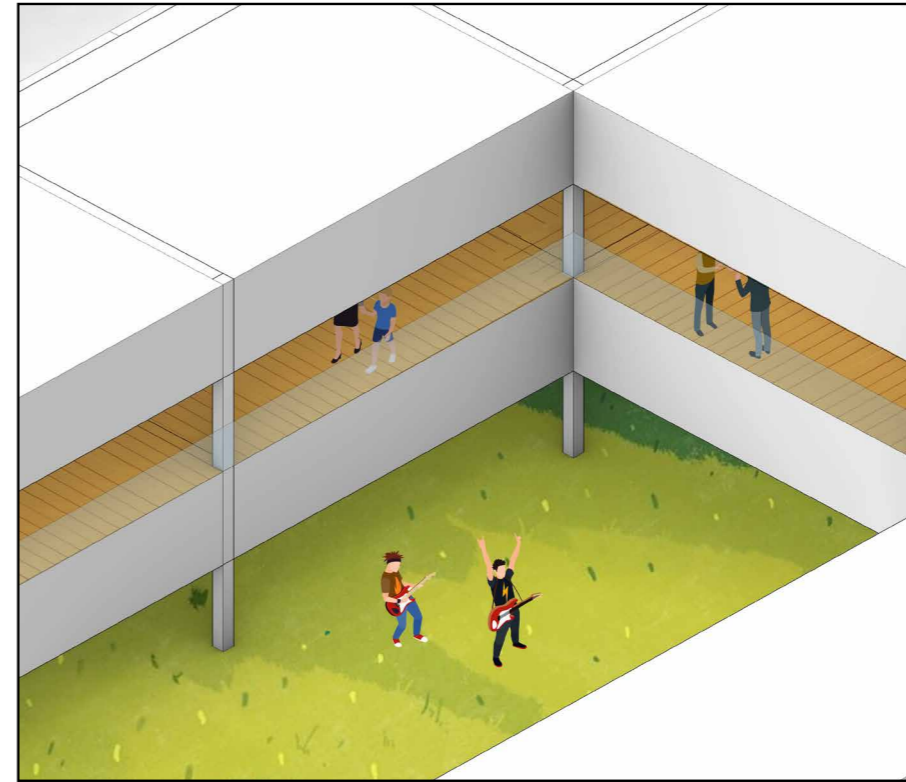
First Floor 1:1000

## 4.6.3 PUBLIC SPACE DESIGN



### Balcony

The balcony becomes a semi-private space that creates a visual and socio-spatial connection between the market and the housing.



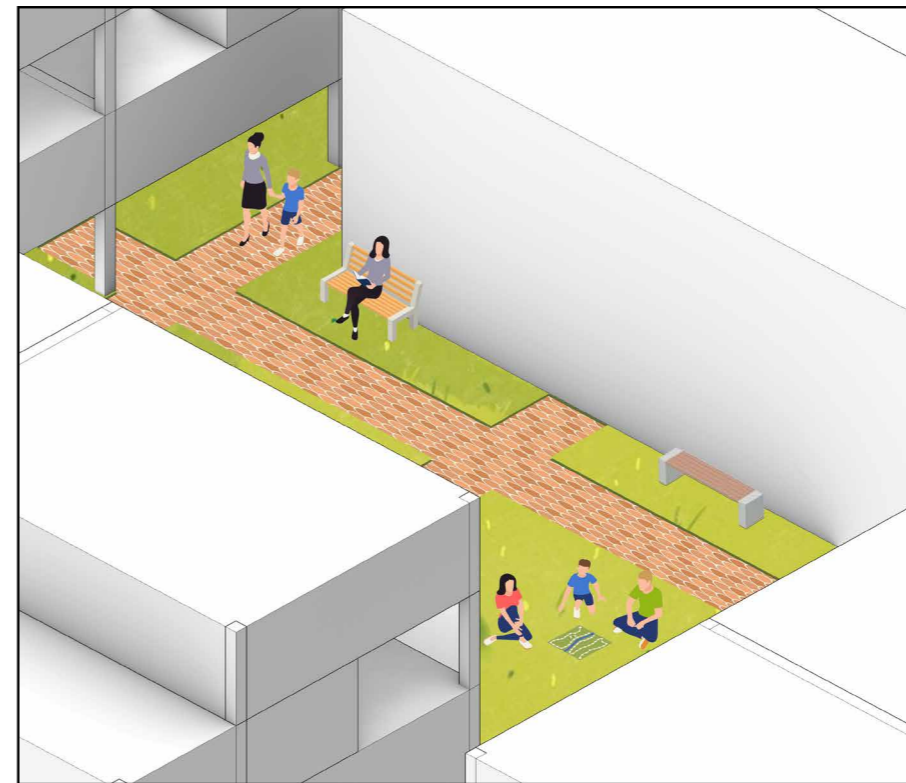
### Terrace

The corridors within the housing clusters form the public space within the settlements, which is a semi-public space, separated from the market, and whose main users are the residents of social housing.



### Roof-top Garden

The rooftop space is owned by the residents and is a space free from commercial interruptions, where people can communicate and interact with each other from their daily actions such as drying clothes, planting flowers, and so on.



### Community center

One of the original buildings became the community centre, and the community square connected to it became a public space shared by all residents, accessible to all during the market's opening hours, and only to residents during its closure.

## 4.6.3 PUBLIC SPACE DESIGN



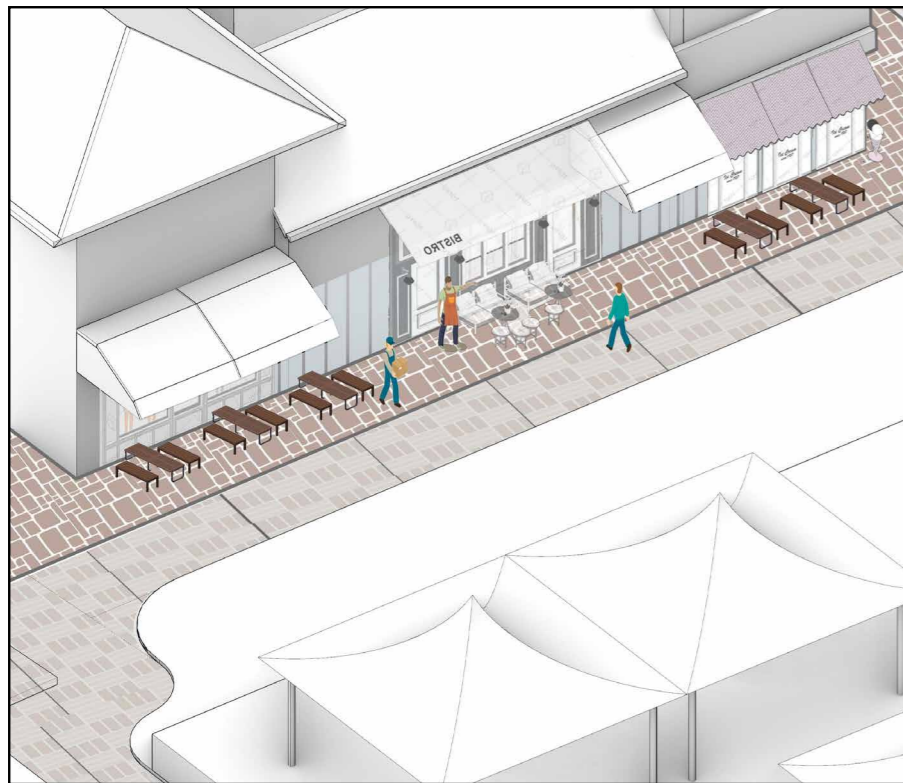
### Mobile stalls

Flexi-shops can be used as venues for a variety of themed fairs and cultural events where everyone has the opportunity to set up a stall - it's flexible, cheap and plentiful.



### Fixed stalls

The elevated space on the ground floor of the residence is used for fixed stalls, preserving the original function of the current market, with a combination of warehouses and housing, which serves as both a commercial space and a space for visitors and residents to interact.



### Shop extension

The extension of the shop into the street can also be a particular type of public space, where people sitting on the street side drinking coffee can have a visual and verbal exchange with people walking.



### Festival Plaza

The flexible space at the north entrance of the market can be used for a number of cultural activities and events to create a favourable atmosphere and attract people to the market.

# ZOOM IN AREA 1

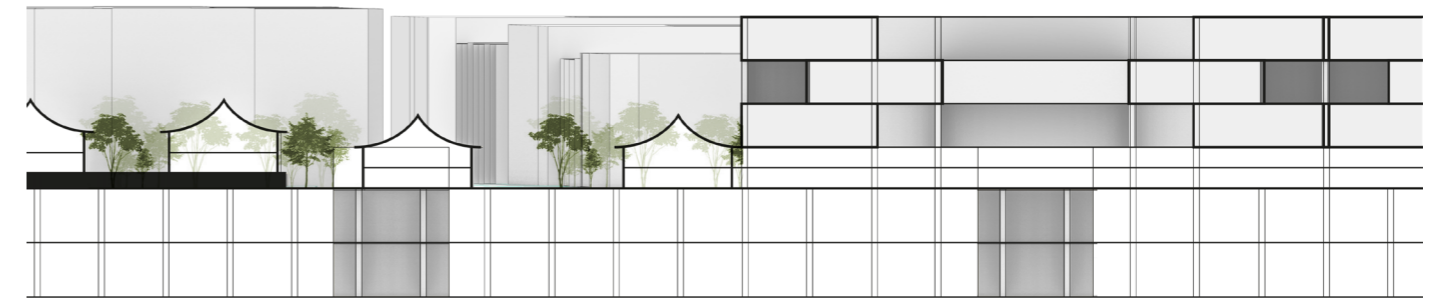


Fig 6.2. Zoom in plan 1:250 (First Floor)

This is the south entrance of the market. The plan includes a new east-west pedestrian path, connected by landscaped greenery and mobile shops on both sides. On the east, where it borders a major thoroughfare, entrance steps and landscaping create a buffer zone, also crafting an inviting feel for people to enter. The south plaza is equipped with movable shops available for rent by any residents wishing to set up stalls, thus energizing the space.



Section A-A 1:250



Section B-B 1:250

1. Social housing
2. Outdoor furniture
3. Underground parking entrance
4. Fixed stalls
5. Mobile stalls
6. Pedestrian lane
7. Entrance
8. Balcony
9. Parking

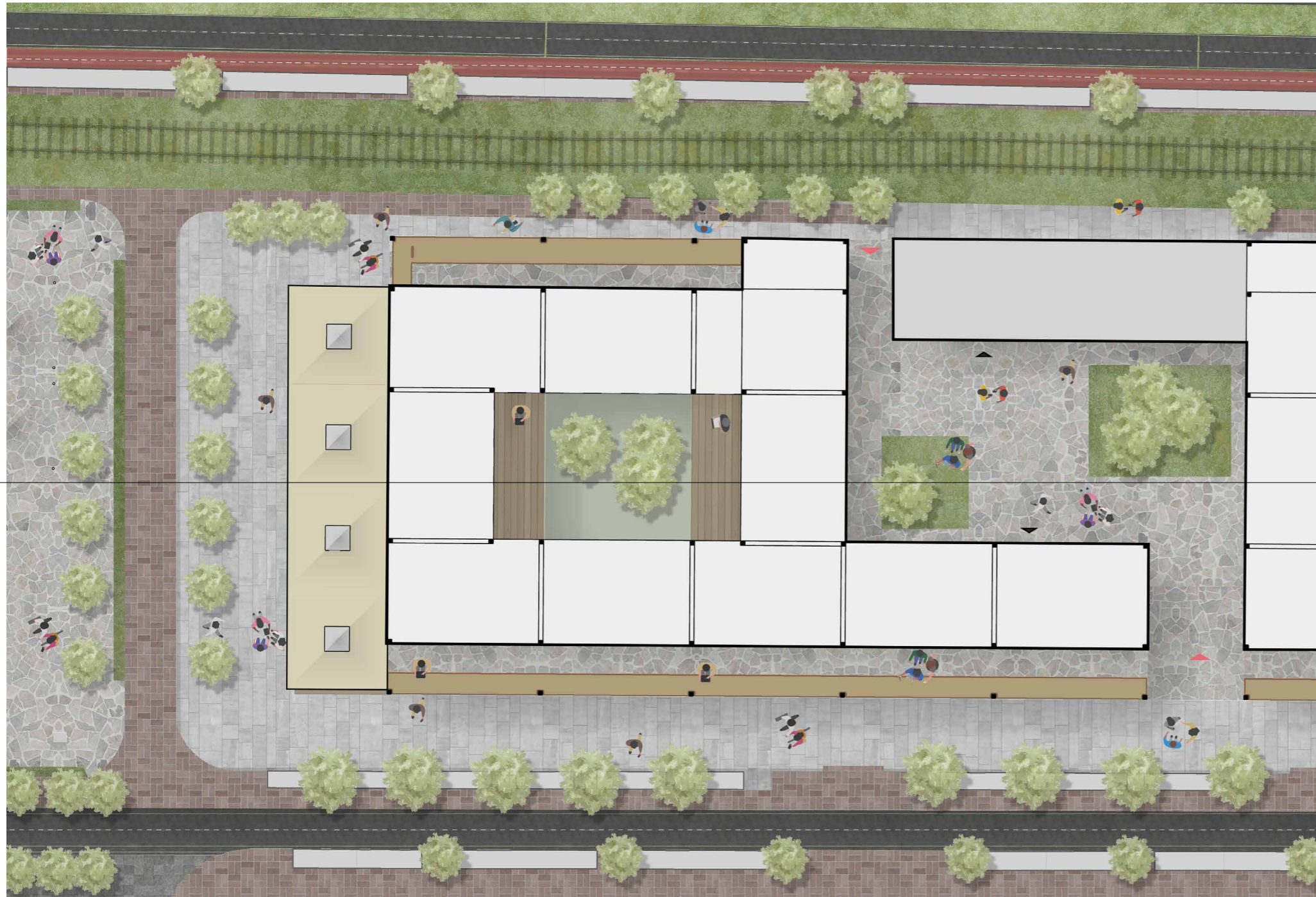


*The new walkway at the south entrance*



*The landscape of the west street*

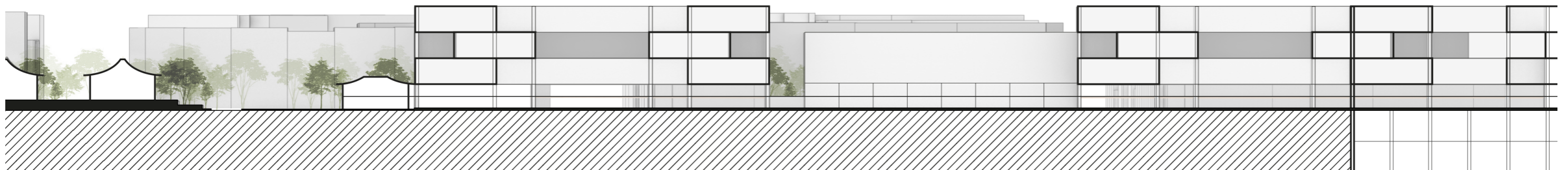
# ZOOM IN AREA 2



The central area of the market features a combination of newly built social housing and a ground-level open market, preserving an original market building as a community center. The housing clusters are arranged in a settlement pattern, with a community public space in the middle. Entrances are located on the east and west sides, with the entrances to the residences situated internally within the clusters. On the plan, this layout clearly delineates private, semi-public, and public spaces.

- 1. Social housing
- 2. Community center
- 3. Community plaza
- 4. Fixed stalls
- 5. Mobile stalls
- 6. Pedestrian lane
- 7. Entrance
- 8. Balcony
- 9. Parking

Zoom in plan 1:250 (First Floor)



Section A-A (Author)

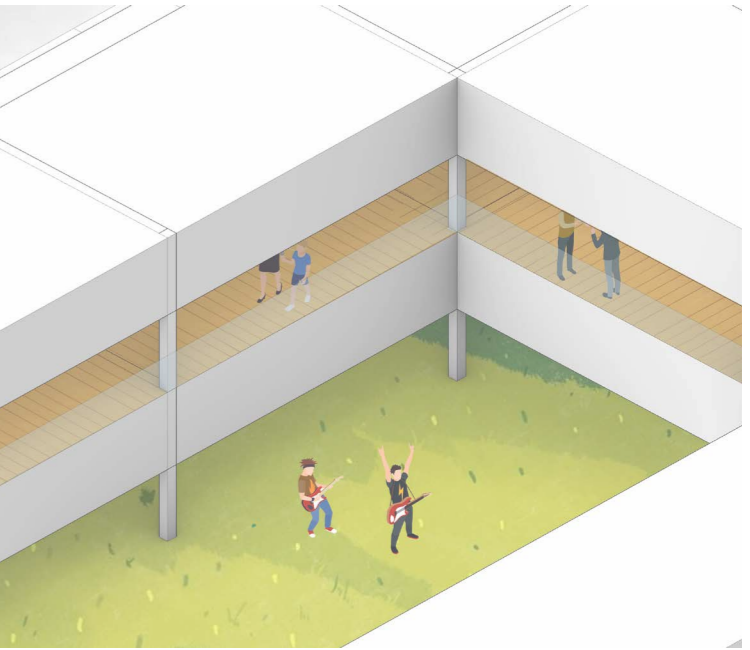
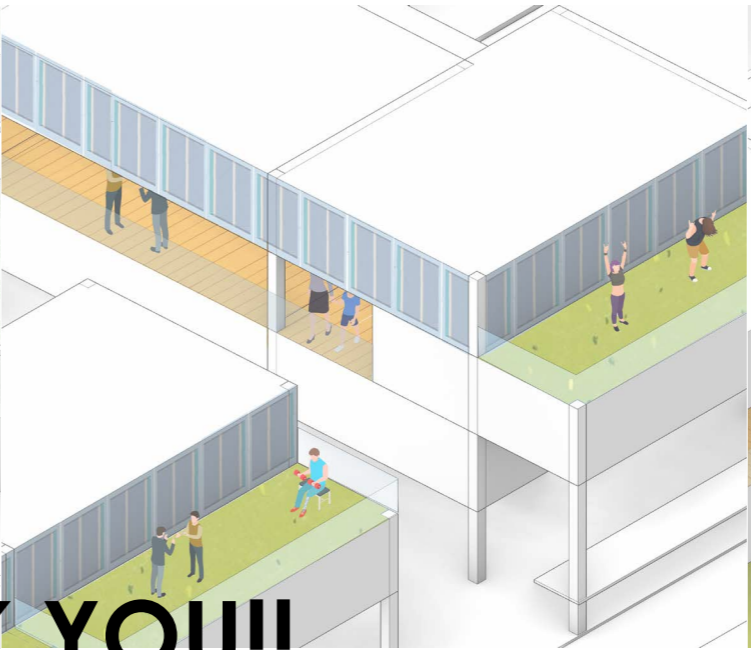




***The close days- inside the housing clusters***



**Free cultural market**



**THANK YOU!!**

