



Abstracts

## W08- Residential Environments and People

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## **Does eco-renovation lead to a low-energy lifestyle?**

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This research investigates household energy use in 10 homes that have been eco-renovated, to see whether per capita carbon dioxide emissions are at a sustainable level. It also investigates whether improvements carried out have achieved the savings indicated by benchmarks.

This aim is accomplished via sourcing and analysis of pre and post-renovation household energy bills. Transport usage, and household lifestyle energy use is also investigated via questionnaires; and a method of attributing various per capita shares of industrial and commercial emissions is adopted. These three sets of data are used to calculate overall per capita CO<sub>2</sub> emissions for each household, which are compared to benchmarks and targets.

70% of households achieved the expected gas savings due to improvements to domestic thermal performance. 100% of households achieved the expected electricity savings from installing PV systems. However, 75% of households who did not install PV systems also experienced comparable reductions in electricity use, indicating a wider trend of increasing electrical energy efficiency and/or conservation by survey households.

Food sourcing, transport use and appliance use emerged as the lifestyle areas with the greatest potential for CO<sub>2</sub> emissions reductions.

The research concludes that 30% of survey households are emitting above the current average level of per capita CO<sub>2</sub> emissions. 70% of households are meeting 2012 Kyoto emissions targets and 30% are meeting more stringent 2050 RCEP emissions targets. 10% of households are emitting a globally equitable, sustainable level of CO<sub>2</sub>.

## **Virtual communities to social housing communities**

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The internet has definitely changed the way we live, think and communicate. Its profound impact on our way of life can not be underestimated; it now goes beyond influencing our way of life to becoming a way of life ' a virtual reality culture.

These web sites go beyond one sided web sites and interactive internet - instant messaging IM, but to 'internet mediated social environments' called web 2.0 sites ' [www.wikipedia.org](http://www.wikipedia.org) ' whose websites have become a global phenomenon. The creators have developed a basic structural framework or infrastructure providing the necessary facilities for the web sites. These have grown into gargantuan proportions, whereby the community of the internet users and browser develop the sites on their own. The results go far beyond the imagination of the creators. What do we learn from this?

The terms collaboration, social software and simplicity are among the characteristics of web 2.0 sites. The problems of social housing needs creative solutions, which may involve the collaboration of sociologist, urban planners, psychologist and a number of members of the academic milieu. The solution could lay in studying the developments in one of the most profound environment; the virtual world. As already stated, the virtual world has moved toward the development of community oriented websites. Therefore this paper intends highlight and show by analogy how this could be used to solve the housing problems through the success of web 2.0 sites. By simply implementing a basic infrastructure and allowing the community of residents to develop the sites, problems associated with social housing ' social cohesion, integration and sense of belonging can be solved. Besides our great grandfathers built villages and towns without architects and urban designers, they built with their communities; the irony is that we have to use virtual reality to learn about the success of our past.

## **Public spaces in gentrifying neighbourhoods: Conflicting meanings?**

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Since the 1960s, researches on the socioresidential regeneration of central neighbourhoods have been manifold. Despite the extensive literature on European, American and Canadian cities and a growing one on cities in developing countries, very few works focus on the use and appropriation of public spaces in gentrifying neighbourhoods. In some cases, state actions could have favoured or accelerated the gentrification process. With an objective to stop or reduce a socio-economic decline and degradation of the physical environment, or sometimes simply with an objective to increase property values, many local governments will try to stimulate the regeneration process with revitalizing actions on public spaces. It is assumed that the local residents will benefit from these investments. However, these actions could be perceived as magnets to attract new populations with a greater cultural or financial capital. In other words, revitalization of public spaces could communicate a change of meaning. In result social (and physical) transformations will slowly occur in these now 'more desirable' residential environments. The initial residents with their use and representations of public spaces will witness the arrival of a new population with different lifestyles. They will express their differences in the private spaces (dwellings) and also through the use and appropriation of public spaces. How do both groups of residents perceive these potentially conflicting meanings? The purpose of this paper is to present and discuss the conceptual framework of a research project for a comparative case study: La Condesa, Mexico City (Mexico) and Casc Antic, Barcelona (Spain).

## **Sustainable domesticity through spatial adaptation and transformation: The vernacular house of North Cyprus**

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Vernacular house, as a sustainable dwelling unit, generally accommodates a great ability of change, transformation and adaptation in form and space. This plays a crucial role in cultural continuity and survival of the people, by making the home environment more suitable and supportive for them. It is important to note that form and spatial structure of the dwelling tend not to change so rapidly when considered historically; but changes seem to happen faster today, especially in countries within the 'modernization' or 'westernization' period. As Rapoport (2005) underlines, the rules and criteria behind this process usually look implicit and informal; whereas the rules in vernacular design are explicit and clear. This paper intends to search and identify such rules related to constant/slow or rapid/sudden spatial changes by analyzing the data collected from the field work. The houses are selected from a unique vernacular settlement: Büyükkonuk Village (Komi Kebir) which mostly preserves the original character with clear archetypal repetitions.

Büyükkonuk Village, originally hosting the Turkish Cypriots and the Greek Cypriots together, as two main communities, is now inhabited by Turkish Cypriots and Turkish immigrants from Turkey who are now citizens of North Cyprus. The 19th century vernacular dwellings of the settlement have been sustained until today through spatial adaptations and transformations by their original and recent users. Their existing spatial organisations which provided the public-private relationships besides the modularity to ensure flexibility; and the formal decisions that provided environmental consciousness, were a response to the agrarian way of life and the natural environment of the island. Consequently the village is an almost ideal example in this manner to offer the research possibility on the changes by both constant modifications by original occupants and rapid changes by new users.

## **The meaning of intended tenure**

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Dwelling is clearly an important aspect of people's everyday life. The dwelling is considered to be one's primary anchor in the environment, and many daily activities take place in or around it. It is therefore not surprising that the preference for and the choice of different dwelling aspects have attracted the interest of many housing researchers. Tenure is one of the most prominent of these aspects. It has been studied from different theoretical perspectives and with a great variety of methodological approaches, both quantitative and qualitative.

In many studies, whether it concerns tenure choice, tenure preference or tenure change, one of these features is the aim of the analysis that is being described and explained. These studies are concerned with individual households and the focus is on the influence of socio-economic and demographic characteristics, often combined in the career-lifecycle of households, on the tenure preference or choice of these households.

From an entirely different perspective researchers have studied the meaning of tenure. Here the aim of the analysis is to describe and explain the influence of the different categories of tenure on such phenomena as identity, privacy, ontological security, and freedom. In this type of research the role of tenure in the achievement of certain goals and values is highlighted.

This paper attempts to show that there is no apparent gap between these two theoretical approaches to studying tenure if one considers tenure from an ecological perspective, and that it is rather straightforward from this approach to include meanings into the analysis when studying tenure as the phenomenon to be described and explained. The paper will also present empirical data that show that including meanings together with socio-economic characteristics into the analysis enhances the explanation and interpretation of intended tenure.

## **A model based comparison of demand analysis methods**

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The real estate market is showing a clear tendency of becoming more demand oriented. This applies to houses, offices or shopping malls and also to larger scale levels such as neighbourhoods. A better match between supply and demand, with the demand side as a point of departure instead of the supply side, is aimed at in the policies of steering agents, such as local authorities and housing associations, with a view to, among other things, changes in market mechanisms (e.g. more competition), the increasing complexity of society (e.g. demographical, cultural) and the need to accommodate special groups (e.g. elderly, people starting their dwelling career).

Over the years a considerable amount of methods has been developed for taking inventory of and analysing the demand side. They employ a variety of concepts (e.g. satisfaction, intentions for removal, stated or revealed preferences, needs, wishes, requirements, decisions, values, life-styles) and techniques for data gathering (e.g. survey's, choosing and valuation procedures, qualitative focus group sessions, laddering interviews) and analysis (e.g. descriptive, multivariate statistics, content analysis).

This paper seeks to classify these methods and to compare the resulting types using a model that is based on the theory of planned behaviour (Ajzen, 1991, 2001) and several others, to arrive at an overview of their strengths and weaknesses and to be able to make recommendations for methods and procedures, usable by the steering agents mentioned above, that are valid, reliable and feasible, and applicable to different scale levels and real estate objects.

## **Usability of new urban residential areas. Design for all, includes children?**

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The Norwegian Government established that the quality of Norway's housing is good. This assessment is based primarily on technical standards and the size of the average living space. At the same time, housing researchers claims that there are several challenges to maintaining the quality of Norwegian housing, especially at the neighbourhood level. Many areas are visibly lacking in communal provisions ' such as places to meet, recreational areas or playgrounds. According to a recent study the residents perspective is represented by what the estate agents know about the various consumer groups. This knowledge, however, may not be particularly well suited to promoting more long-term qualities. Children, along with other groups are not highly visible in this market system, and their needs are therefore not necessarily taken care of. In order to study the usability of residential areas focusing on childrens needs, one has to look more closely at various dimensions connected to children's everyday lives. Marketta Kytta emphasises the significance of the neighbourhood for children during the time of their growing-up. She also points out as necessity environments that offer 'affordance' as well as the safety potentially inherent in 'weak ties'. The book Growing up in Cities sums up the findings of a major international research initiative about children. In the report the authors conclude that the primary challenge lies in translating knowledge about the user perspective. The paper will present and discuss this knowledge by reviewing theoretical and empirical literature from the fields of psychology and environment-behaviour studies. Are there common characteristics of urban neighbourhoods that are positive for children in an Scandinavian context? Is it possible to 'translate' it in to some kind of guidelines that can be used as premises for planning new areas?

## **Is it me, or is it getting hot in here? Perceptions of energy performance in English households**

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The need to reduce domestic Carbon emissions and alleviate fuel poverty have resulted in large scale programmes to improve the energy efficiency of the English housing stock. These programmes are principally delivered through the replacement of heating and hot water systems and the installation of additional insulation to dwellings.

The need for (and benefit derived from) such improvements is generally determined by calculating physically quantifiable savings to the household in terms of reduced costs, energy use or carbon emissions. These quantities are calculated from observed physical characteristics of the dwelling and data modelling using methods such as the Standard Assessment Procedure (SAP).

However, it is also of interest to consider how occupants view the effectiveness of their existing heating and hot water systems and insulation, and how satisfied they are with their home in general.

This paper places the physical indicators of energy performance in the context of the householder's own perception of how their homes are performing. The analysis uses the most recently available data from the English House Condition Survey (EHCS), a national survey of dwellings and their occupants in England.

## **The household, metropolitan, and international impact of public housing on residential satisfaction**

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This paper examines the impact of public and subsidized housing on residential satisfaction at three levels. First, using the American Housing Survey National dataset, we examine the satisfaction of individual residents in public or subsidized housing. Second, using the American Housing Survey Metropolitan dataset, we examine community-level impacts of public and subsidized housing on residential satisfaction across several U.S. cities. Finally, using data from the European Community Household Panel, we make cross-national comparisons of public housing and residential satisfaction in twelve E.U. countries.

Public or subsidized housing residents have significantly higher levels of satisfaction than do other, similarly situated tenants. There do not appear to be negative spillover effects at the community level, as higher proportions of public/subsidized housing generate higher tenant satisfaction without negatively affecting homeowner satisfaction. E.U. nations with higher levels of public housing also have higher levels of residential satisfaction among both tenants and homeowners. Unlike some areas of human satisfaction, residential satisfaction does not appear to be entirely a zero-sum status game. Subsidized affordable housing can lead to overall gains in residential satisfaction.

## **Tenant satisfaction and structural characteristics of multifamily housing in the U.S.**

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This paper examines the long-term impact of structural features and physical amenities on the residential satisfaction of renters in U.S. multifamily housing. A cumulative logit analysis of 7,206 rented multifamily units in the 2005 American Housing Survey indicates that features creating separated space (additional room, bathroom, garage/carport, or balcony/patio) were associated with significantly higher satisfaction, even when holding total unit area constant. Conversely, violation of space separation by noise intrusion through walls, floors, or ceilings created dramatically negative effects. Other amenities such as a fireplace, disposal, or dishwasher had no statistically significant impact. Tracking a cohort of 5,170 rented multifamily units from 1997 to 2005 revealed somewhat similar effects on the satisfaction trajectory of residents during this period. More bathrooms, bedrooms, and other rooms, as well as the presence of a balcony/patio were associated with satisfaction improvements. Analyzing cohort units undergoing modifications during the tracking period revealed that the addition of a bathroom or central air conditioning had the clearest impact on satisfaction, followed by the addition of a balcony/patio, other room, dishwasher, or garage/carport.

## **The effect of presentation: What you see is what you value**

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Introduction:

In constructing new dwellings or restructuring existing ones, the needs and preferences of households for which these houses are intended, have to be taken into account. Preferences can be measured using conjoint measurement. The goal of this study was to explore whether preferences for dwellings are dependent upon the way in which they are presented in a conjoint measurement, i.e., using 'text only', using 'text and color photo' or using 'text and black-and-white picture'.

Methods and respondents:

We developed eight dwelling profiles based on combinations of characteristics of the dwelling and the dwelling environment. We presented these profiles in three different ways to 28 respondents. Each respondent was asked to rate the 24 profiles and to indicate whether they would want to move to the particular dwelling. After the task, respondents filled out a short questionnaire and were asked to participate in a semi-structured interview about the consistency of their choices.

Results:

For five profiles, the ratings differed between the three presentation methods; the profiles presented with 'text and photo' were generally rated the highest. Significant differences in choices were observed for one profile only. The inclusion images in the conjoint analyses led to a number of differences between the models. These findings can be explained by elements on the images that are not systematically varied and thus have a disturbing influence. This conclusion was supported by the post-test interviews and the questionnaires; many respondents indicated that they had been influenced by details on photos and pictures, such as the color of the brick.

Conclusion:

Respondents seem to be influenced by details on photos and pictures. If images have to be included in a conjoint measurement task, it is of utmost importance to make sure that all potentially disturbing details are cleared away from the photos or pictures.

### **Attitudes, preferences and values of the façade as an element in the sustainability of the residential environment**

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Dwelling is an activity that takes place in both exterior and interior spaces. The link between these spaces is created by the material form. The skin of the dwelling, more commonly known as the façade is the point at which the transition from interior to exterior (and vice versa) takes place.

With their minimal façades and little spatial diversity, today's large residential areas tend to give the impression that the façade is an independent design object. Architects are prepared to use any kind of material in an attempt to create a striking new look for their buildings. One question remains, however: do architects consider those aspects of the façade that could be of real value to the occupants and therefore support the sustainability of the residence and its environment? It seems that the today's residences have lost the sense of social ambition and we have to assume that the façade offered more space for the resident and the neighbourhood in former times.

This paper focuses on the residential houses in the Netherlands in former times up to now, especially in towns like Rotterdam and Amsterdam, to find out how the material and spatial form of the façade has changed. Throughout the history two aspects are striking the design of the façade of residential housing projects: the façade was designed as a décor for a public domain and the façade was designed for the activity of dwelling. We can find facades which are more a monolith and facades offering spatial sequences from the public to the private. The paper shows a part of a complex research about the interface between the public ' the outside, and the private - the inside, the shelter for the resident.

### **Enough of dwelling: Epicurus and how to live well**

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In this paper I consider how the ideas of the ancient philosopher, Epicurus (ca. 341-271 BCE), can be used to help us understand how we can and should our dwelling. Epicurus, like many

ancient thinkers, sought to develop a series of spiritual exercises based on a concern for how we should live in the present. It was argued that if we live well now this would hold us in good stead for the future. The aim of these exercises is to achieve ataraxia, which can be defined as 'freedom from disturbance and anxiety'.

The paper considers the key arguments of Epicurus and what they can tell us about the nature of housing and how we use it. In particular, I suggest that we should be concerned to understand the notion of enough: of what constitutes a sufficiency of dwelling, what is the level we need not go below, but also the level we should not go above without fear of dwelling getting out of hand, or of breaking down those elements that are necessary for dwelling to work at its proper level. This idea of what is enough is not simply a question of reductionism, of levelling up or down to some externally determined level, but of appreciating those elements in dwelling that are vital and necessary and those which are the veneer, the dressing, and to ensure we understand that a concern for the veneer is destructive to the base.

### **Place attachment, population turnover and social mix**

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This paper examines the relationships between an individual's place attachment and two aspects of their neighbourhood: population turnover or instability; and social mix. Place attachment is generally seen as having positive impacts for individuals and for neighbourhoods. For individuals, it may provide: security or predictability; access to social networks; and/or a sense of identity. For neighbourhoods, it has been associated with increased stability, with social cohesion, and with committed or more active residents. The concept clearly sits well with current policy concerns with the promotion of 'sustainable communities', particularly in more deprived neighbourhoods. On the surface at least, both turnover and social mix would appear to threaten place attachment by inhibiting the formation of social networks and reducing familiarity or predictability. In this sense, the policy objective of promoting 'mixed communities' may be at odds with the ambition for 'sustainable communities'. For this research individual data on place attachment is taken from a major Government survey (the Home Office Citizenship Survey) and combined with measures of neighbourhood turnover and social mix. Neighbourhoods can clearly be 'mixed' on a range of dimensions but this paper examines income/class and ethnic mix in particular. The results have a number of implications for neighbourhood policy.

### **How to explain the pattern of the migration out of Copenhagen**

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During the last 10 years more and more people are moving out of inner Copenhagen. The income of the migrants has a significant influence on where the migrants move to. On the other side, income alone can not explain every little part of the migration pattern. In this paper we will firstly draw a quantitative overview of the urban out migration during the period of 1992-2002. Secondly, we aim at creating a theoretical and analytical framework for studying the reasons behind the choices people make when deciding where to live. This framework takes its part of departure in some central concepts: First of all the concept of 'place' seen as place of dwelling which has different meanings to different people when it comes to choice of living place. This understanding of place ' and to the choice of living place(s) - is connected to the everyday life, to the dream of how and where to live 'the good everyday life', that is to the everyday praxis and the strategies. To get a deeper understanding of how people make their choice of residence as a part of their everyday life's we will draw on theories or perspectives on the concept of 'everyday life' where the concepts of Habitus (Bourdieu) among other theoretical perspectives is applied and discussed.

### **The concept of suburbia and modernity**

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Suburbia is conform, uninspiring and inhabited by people only interested in materialism, sitcoms and straight line hedges. So goes the saying in lots of fine art, architecture and writings on modernity. Despite its popularity the suburb is subject to a critical discourse, positioning it as a failed alternative to the city and a metaphor for more traditional and bad ways of living.

Suburbia is many things, but never neutral. It is a concept with a long history and close related to the rise of modernity. But as Rita Felski observes in her reflections on the concept of everyday life (*The invention of everyday life*, 1999- 2000), the same could be observed about suburbia: Neither everyday life nor suburbia are rarely objects to a profound investigation and scrutinised as concepts: 'Like any analytical term, it [a concept] organises the world according to certain assumptions and criteria' (2000: 15).

What I want to do is to devote the same attention to suburbia as a concept, as earlier has been devoted to the city. What will be the outfall if we question the classical concept of suburbia and instead view it as the metaphor of a modern experience that applies a great deal of the Western population? What kind of experiences is revealed, if we put the suburb central to our investigation of ideas and visions of modernity?

To do so, we need to reconsider the concept not only of suburbia, but also of modernity. By questioning the negative perception of suburbia in fine art and culture, I hope to contribute to a more complex, nuanced understanding on the matter.

### **The effect of location on activities in the dwelling and residential environment**

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Life in the city differs from that in the suburbs or in rural areas (Reijndorp et al, 1998; Reijndorp, 2004; Heins, 2002; De Wijs-Mulkens, 1999). Different studies describe in detail the spatial, economic and social features of different locations. Aspects like employment, places of entertainment, health care facilities, are used to differentiate locations. Also housing stock features like age, building density and the amount of green space in the residential environment are considered to be important in differentiating locations. All these studies assume that different locations afford different activities. However, not much empirical evidence is available about to what extent people in different locations really perform different activities in their dwelling and residential environment. This paper presents some results from a survey in which a total number of 659 respondents participated, living either in a city centre, suburban or rural location. The aim of this survey is to improve insight into the meaning of dwelling in a rural, suburban and city centre location by studying the activities that people do. This paper is a first step towards this aim. It focuses only on the relation between people and their residential environment by looking into detail which activities people perform in their dwelling and residential environment. It also examines to what extent activities are different between a city centre, suburban and rural location and to what extent these differences can be explained by background variables like age, household composition, income and level of education.

### **Evaluation of traditional and recent residential environments from users' point of view: The case of Ozanköy, North Cyprus**

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In the changing world, rapid housing developments create several problems in the manner of sustaining the architectural, social, cultural, economic and environmental qualities. Without any

exception there is no difference in the recent housing developments in North Cyprus, which the traditional environments and people as users are not generally considered during the design processes.

In this respect, Ozanköy settlement is one of the significant cases which, in one hand, has rich architectural and socio-cultural characteristics and, on the other hand, densely affected by rapid housing constructions. The main reasons behind this sudden development in the settlement are the attractiveness of sea and mountain views, weather conditions and especially availability of the cheapest properties in comparison with the other Mediterranean countries. Therefore, the settlement is under the threat of demolition and losing its architectural and natural character and as well as socio-economic and cultural structure.

Furthermore, since users display an important factor in shaping the residential environments by their needs and requirements it might be important to understand their desires, expectations and opinions in order to achieve contextually and functionally sustainable residential environment in the settlement.

Under this scope, the study aims to provide an overview in Ozanköy in terms of traditional-recent relationship by considering users' thoughts and desires. Also, it will be tried to create a bridge between the past, present and future in order to provide sustainable design solutions for the following years.

In the content of this study, Ozanköy settlement will be evaluated by considering users' thoughts and expectations in terms of built environment'people relations in both cases of traditional and recent residential environments. By the aim of this, the study covers interviews with the users and observations in both cases of recent and existing residential areas together with visual materials.

#### **A criteria for increasing quality in housing area: User participation**

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The increase in population, changes in family structure and natural disasters are among the causes of the rising need for housing. However, the problem of quantity has gradually turned into the problem of quality.

The mass housings that have been built in order to meet this need so far have also been subject of many researches. The common result of researches demonstrate that users find their housing insufficient in terms of quality and try to make changes as far as their resources allow them to do.

Natural disasters are one of the most significant causes of the rising housing need. Many natural disasters that have occurred in recent years caused loss of property as well as deaths. Thus, they necessitated much housing to be built immediately. Many users do not take possession of these housings, they even do not settle in, as well.

The aim of this paper is to discuss the ways of increasing quality in the design process and emphasize how users can be a part of this process by pointing out the importance of quality as a factor affecting user satisfaction.

As part of the study, a questionnaire was run in a mass housing area in Düzce, which was realized by the participation of the users after the 1999 Marmara Earthquakes. The study reveals that the users were not only pleased to have been involved in the process, but also satisfied with their housings.

#### **Role of media and user psychology in the housing market**

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The housing sector has faced new challenges for the global demands due to the higher rhythm of the competitive society. The lack of governmental foreseeing and planning; un-renewed

existing housing codes; and speculative production of houses have shown the ignorance of inherited architectural tradition and the culture. Local architects and users are considering the quality of architecture according to minimal consuming ideology and ceasing the good tradition of housing in the global exchange process.

In the housing market, buildings are extended from the mass-productions to privately designated villas. On one hand, user from lower income has no initiation; however, seeking only for a shelter; on the other, client who pays well, dominating decisions on housing scheme for better life conditions; whatever it cost for society, ecology and resources.

Practices via media operate profit-making business, and this dictates people to buy. This consumer psychology has caused our profession approaching to an extreme end, a survival situation. In this regard, architects should take over the responsibility to balance contradictory consequences of the overall architectural results.

In this paper, author is aiming to explore the relationship between architects and users through examining media resources in housing market. Both actors and their psychological and socio-cultural aspects will be investigated in North Cyprus scale in order to questioning role of architects, user and media in the formation of problematic situation in existing examples of housing architecture.

In this paper, new developed quarters near to University, in the city of Gazimagusa, has been chosen for the field study to understand user responses and architects reactions in the search for more sustainable architecture. The finding and conclusion will be speculated and stated in the full paper.

### **The role of public art for improving the quality of public places in the residential environment**

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People have deep feelings about a place or strongly feel part of a community when they are in contact with the environment and with other people. From this point of view, public places, with the feature of being a life's platform by creating the image of environment and identifying the properties of community, are the residences of social-cultural activities. With the effects of globalism, technology, economic dynamics and modernity, the design of public places has changed. When organising public places, the role of art cannot be disregarded during this quality research with its image of the place and the creation of its environmental identity.

The aim of this research is to identify the usage of art in public places, the different experiences that are presented to people and the role of art for improving the quality of public places by recognising the contributions of physical and social interaction.

With this aim, firstly the importance of public place and the activities that take place in public areas will be identified. Then the quality of public places and the criteria that identify the quality will be investigated. Various approaches, models and methods to improve the quality of public places and the role of public art will be discussed. The concept of public art, public art projects and organisations that support artistic activities will be examined including examples from all over the world, and the effect of art activities on public places will be investigated from the point of quality improvement. With the case study conducted in a very special residential environment (in one of the big cities of Turkey - Bursa), the effect of an international public art activity for the improvement of environmental quality will be examined and the social and economic consequences for the residents will be investigated.

## **Home, class and the discursive construction of residential place among middle-class migrants in a Dutch post-war neighbourhood**

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This paper discusses narratives of change and the discursive construction of home and place in a new housing development in Nieuwland, a gentrifying post-war neighbourhood in the Netherlands. This paper follows a discursive approach in which soft questions on the individual attachment, collective sharing and discursive construction of home places are related to the hard structuring networks of power and class. Striking a middle ground between a culturalist and political economic approach to urban space, the paper analyses the symbolic representation and everyday usage of neighborhood space among working-class and new middle-class residents, as stated in narratives, images and speech acts, in relation to the political and economic processes of social and spatial transformation. The paper makes use of ethnographic research techniques of in-depth interviewing, mental mapping and observation.

## **Sustainable residential areas and course of life**

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Dutch policy in regard to residential areas focuses more and more on sustainability. Mostly the emphasis lays on the ecological dimension.

In this paper another position is taken. A life course approach is chosen as a basic principle for the planning of a sustainable residential area. This approach seems to be robust and offers a better basis for long term investments in the built environment.

First, the paper will focus on the concept 'course of life'. The underlying assumptions of this approach will be discussed. Second, the main features of a residential area will be examined. This will be conceived as a multi-dimensional concept, including physical, social, cultural and institutional aspects. Next, the paper gives the outline of a 'life-course-proof' residential area. It concerns a living area that fits the needs of inhabitants in all stages of their life and is equipped with all facilities for multi-tasking and for the transition from one stage to another. Fourth, we will consider the consequences of this approach for a real estate management organization. Finally, we discuss the pro's and con's of this approach.

## **Cultural and spatial dynamics of Istanbul: New housing trends**

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The twentieth century is marked as the century of urban transition. Cities throughout the world have experienced fundamental social, cultural and economic transformation in recent decades. Socio-cultural and urban identities have been transforming radically; globalization, internationalization and the rapid flow of information, as the case in the rest of the world, have played a significant role in changing cities and their people.

These changing dynamics have affected continuity and development trends in urban-housing environments and quality of life. The multidimensional outcomes of this transformation are manifest in peculiarities of activity patterns, behavioral relationships, and socio-cultural norms, as well as in architectural and urban configurations. These rapid economic and social changes demand continual redefinition of urbanization and housing concerns. Therefore the main aim of the paper that based on ongoing research, is to examine the trends and implications of architectural transformations in Istanbul with the subjects of economical, cultural and political conditions. In the paper it is also explored how housing environments can be made more sustainable in social and cultural terms.

Based on these above arguments, in the paper, in order to accomplish the objectives set, a literature survey of the latest housing trends in Istanbul is analysed. To discuss these emerging patterns of social and cultural differentiation in Istanbul since 1980, a number of new housing settlements are chosen as a case for their being good examples of a residential site of duality, fragments and polarity. This study by reviewing aspects of architectural transformations, highlighting cultural and spatial dynamics of the city provides valuable information regarding the development of base criteria for decision making process. The decision makers such as, municipalities, planners and other related organizations would highly benefit from the findings of this study in their decision making processes for the development of the city.

### **Temporariness in housing - A threat to sustainable neighbourhoods in urban areas?**

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In Norway it has become more usual for young people, including students, to buy instead of renting a flat. Price increase the last 15 years have made it attractive to get into the housing market as early as possible. Demand for small and reasonable urban apartments for young people has increased. In the university-town Trondheim, a lot of small single room flats have been built in the city centre and its vicinity. It is questioned whether these new dwellings satisfy necessary quality requirements, both from the tenants point of view as well as in a social perspective.

This lead to an initiative from the local authorities to carry out an investigation to throw light on young people's apprehension of housing qualities in new residential areas. The research project was carried out by SINTEF during 2005 and 2006 as case studies of five areas in Trondheim. Based on collected written information, drawings, surveys and interviews an evaluation of different aspects on housing quality was made.

Some interesting findings were discovered:

The habitants consider owning their flat as the first step to independence, and therefore most of them are satisfied, in spite of apparent lack of basic qualities. They look upon their flat as an investment object and as a first step into the housing market. A connected aspect is that they look upon their habitation as temporary. Their perspective was, independent of ownership, between 2-5 years.

The paper will discuss the consequences the attitudes of young residents may have for urban neighborhoods, with emphasis on how this situation may have negative effects on sustainable urban development. Questions for further research will be raised as to what kind of strategies and policies could be carried out to avoid segregation and contribute to a diverse and sustainable development of the city.

### **Social capital in housing management - The concept as a tool for analysing problems and formulating goals for action**

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There is no formal social housing sector in Sweden, but municipally owned housing companies have a responsibility to take on all kinds of tenants. That means that they are often in charge of housing areas where many low-income households live, with ensuing social problems. This paper is based upon a study of management practices in such housing companies. 'Social capital', a concept widely used in the discussion on how to fight crime and deterioration in socially burdened housing areas, is employed in the theoretical framework. Here the concept is used as well as describing local social networks as, in particular, 'bridging' towards the surrounding society.

The applied method is case study of the attempts of three housing companies to remedy problems such as high crime rate, bad reputation and low demand for housing units in certain areas.

The results of the case studies showed that the companies' different ways of addressing complex problems inherent in the housing areas were not based upon any definition on how means were related to goals. They were more or less examples of trial and error. Only one of the companies did discuss intentionally how they should better the reputation of a certain housing area, by doing a selective physical upgrading of communal spaces and the out-door environment. They were concerned to make the residents participate in the process.

The analysis employs a 'what if' - approach regarding the use of 'social capital' as a tool for the companies when analysing and addressing their problems. The discussion concludes in a review of the concept 'social capital' and some suggestions on how to make it operational in the practice of housing management.