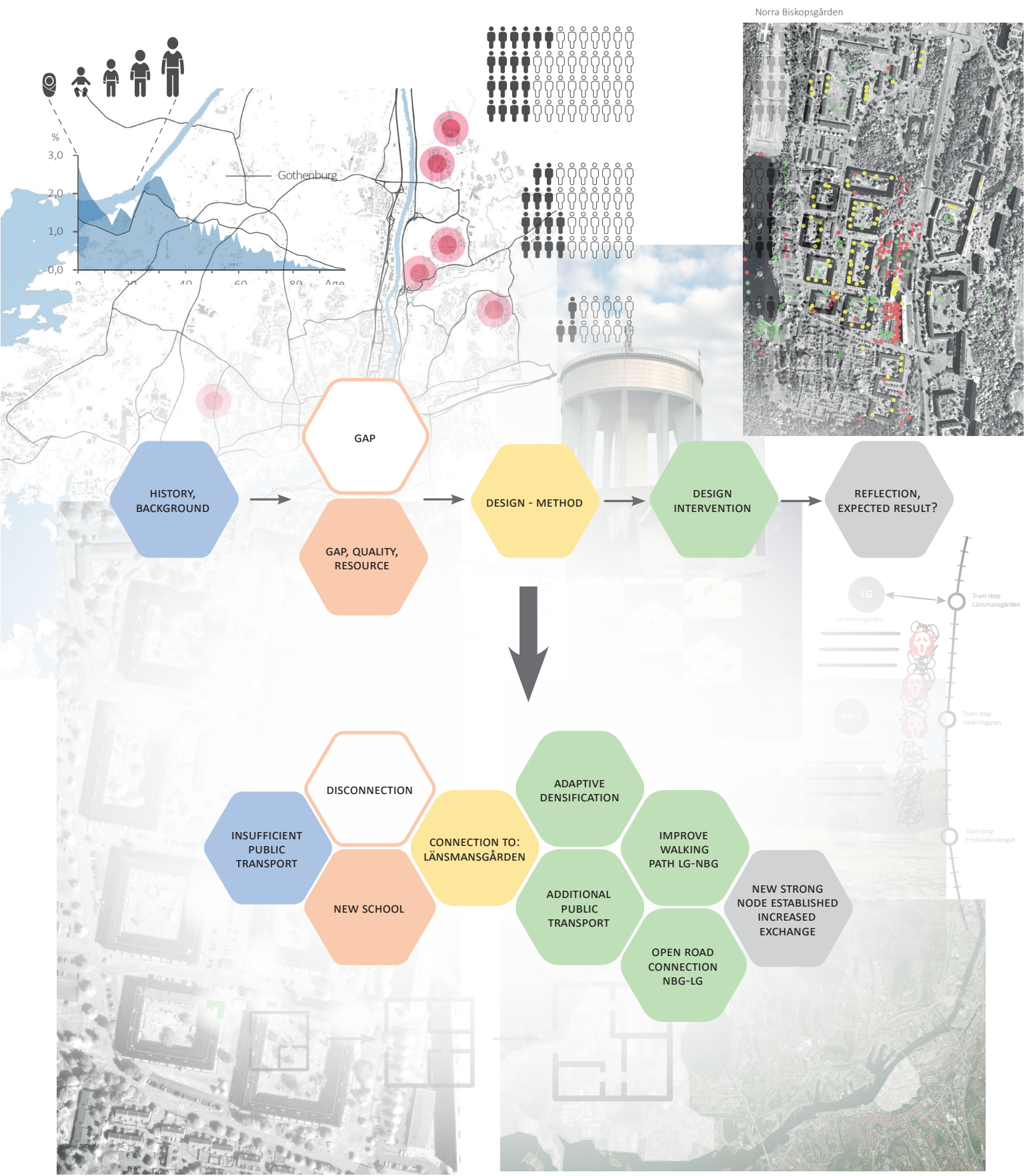


Unlocking Suburban Commons

Exploring Strategies for Reducing Vulnerability in a Socially Exposed Urban Area



Anders Hall

Examiner: Emílio da Cruz Brandão Supervisor: Joaquim Tarrasó
Chalmers School of Architecture - Department of Architecture & Civil Engineering



CHALMERS

UNIVERSITY OF TECHNOLOGY

Unlocking Suburban Commons

Anders Hall

© Anders Hall 2020

Master Program Design for Sustainable Development

Examiner: Emílio da Cruz Brandão

Supervisor: Joaquim Tarrasó

Chalmers University of Technology

Chalmers School of Architecture,

Department of Architecture & Civil Engineering

Abstract



Figure 1. Norra Biskopsgården (Author, 2017)

In the Gothenburg suburb of Norra Biskopsgården, there is an urgent need for the community and municipality to end a downward spiral of socio-economic resignation and neighbourhood related stigma. In the bottom lies a long term ethnical, geographical, and economical segregation, today resulting in gaps in education level, possibility to find work and eventually economic freedom compared to the average in Gothenburg.

By identifying the gaps in social and economic status, as well as the current usage of buildings and land in the area, this thesis aims to present a proposal for decreasing the social vulnerability. By removing physical barriers and using spaces to support socio-economic and cultural development, the goal is to connect the area to its surrounding neighbourhoods, support education, create a place for meaningful spare time and eventually decrease the opportunity for unwanted parallel societal structures to grow.

On a strategic level this means working with how the public transport is utilized, adaptable densification and how to fight the No-Go zones. On the detailed level, it means to show how a community centre can be established in the border zone between Norra Biskopsgården and Länsmansgården. The community centre aims to serve youth activities after school, as well as provide facilities to support the circular economy with workshops suitable for arts and craft, and second-hand refurbishing.

This thesis can serve as a platform for short and long-term interventions in the area, also a starting point for dialogue among the local stakeholders, residents, housing companies, city district representatives, local Non-Governmental Organisations (NGO's) and business owners.

About the Author- Anders Hall



In search of climate neutral building materials - Hempcrete workshop in Österlen May 2019

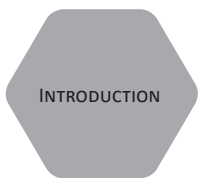
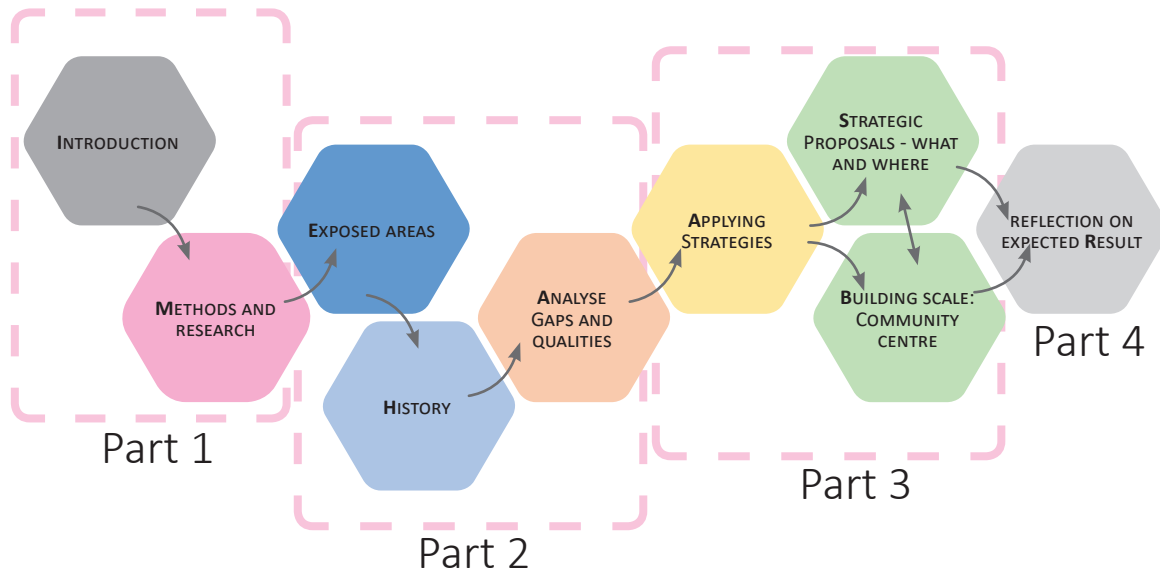
I began my career in the building industry as a carpenter at early teenage years. After completing my military service and a Bachelor in Innovation and Design Engineering in 2000, I worked as an engineer, system designer and project manager in automotive industry, during the years 2000-2008 and 2011-2014. In 2009, I began my architecture studies at Chalmers. Since 2016 I am working as a project manager with the development of educational facilities for the City of Gothenburg. Besides focus on projects for restoring and developing building heritage acclaimed schools, I am also managing a practically applied research project in climate neutral building techniques, set to be finished in 2021. In later topic, I regularly give lectures in the research and progress of the project at Chalmers, business development networks and for representatives from the design consultants firms such as Architects and Engineers.

Acknowledgement

I would like to thank all the persons that has supported, cheered on and challenged me throughout the development of this thesis. To all the people working for Bostadsbolaget on site in Norra Biskopsgården and especially to Camilla Hallquist for faith, opportunities and support. To Selma and Ossama for advice, help and endless reading. To Emílio Brandão for the faith, perseverance and critical eye. To my family for the support whenever it was needed and to my daughter Hillevi for patience accompanying her father to endless site visits, lectures and forgiving the endless hours at the computer.

You are truly an inspiration for leaving a better world behind.

Master thesis structure



INTRODUCTION
The abstract, description of context, background and thesis question.



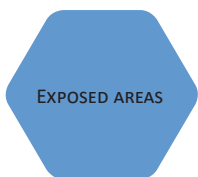
APPLYING STRATEGIES
Ways of using the analysed interventions in the design proposals.



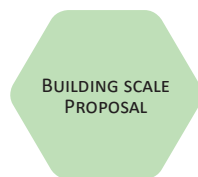
METHODS AND RESEARCH
Description of how the research for this thesis and the methods used in the process.



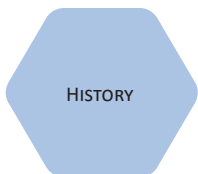
STRATEGIC PROPOSALS
Proposals on strategic level aiming at the larger complexity of the thesis question. Interventions in scale **1:500-1:5000**.



EXPOSED AREAS
The original definition of vulnerable areas and description how they generally are known to differ from the non-vulnerable areas.



BUILDING SCALE PROPOSAL
One of the strategic proposals developed addressing several of the gaps and issues identified in the previous phases. Interventions in scale **1:50-1:500**.



HISTORY
The history of Norra Biskopsgården and background factors for the current status.



REFLECTION ON EXPECTED RESULT
A way to assess the result in relation to the problem and reflecting upon the negative effects, needs to succeed and the possible obstacles in the next step.



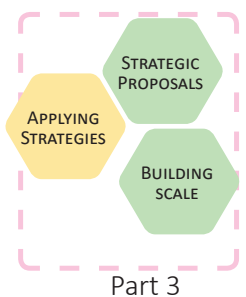
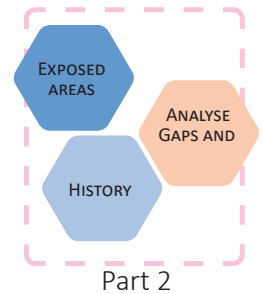
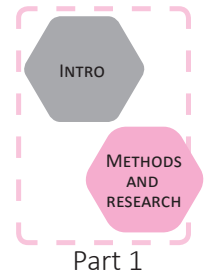
ANALYSE GAPS QUALITIES AND RESOURCES
Analysis and identification of gaps in education, habitats, economy, infrastructure, barriers etc. Also inventory of buildings, outdoor spaces and neighbourhood qualities.



Chapter indicator

Content

3	Abstract	
6	Master thesis structure	
8	Context	
10	Terminology	
11	Delimitations	Introduction
14	Methods	
15	Research method	
16	Design process	
17	The exposed areas	
18	Learning from other exposed areas	
23	History	
24	City with high ambition	
25	The city expands	
27	City and migration changes	
28	Reshaping the city	
29	History-summary and delimitation	
30	Area analysis	
31	Inhabitants' perception	
32	Barriers	History and analysis
34	Obsolete/unused spaces	
36	Densification	
37	By world standards	
38	Education, economy and demography	
39	Residential gap	
40	Migration origins	
41	The upsides	
43	Boservice	
44	Summary gap, quality and resource analysis	
45	Research conclusions	
46	The broken roof story	
47	The roof-fixing process	
48	Design and intervene - brainstorm	
52	New school and east NBG densification	
53	Affordable densification	
54	Block activation	Design and intervene
55	Women's café- second-hand exchange	
56	Improving mobility	
57	Community centre	
62	Community centre: fossil free future	
64	Summary of the proposed interventions	
66	Barriers revisited	
67	Closing the gaps	Reflection
68	Reflection	
69	References	



Context



Figure 2. Sweden
(Mohamed Ossama Gabrallah
adapted with permission)

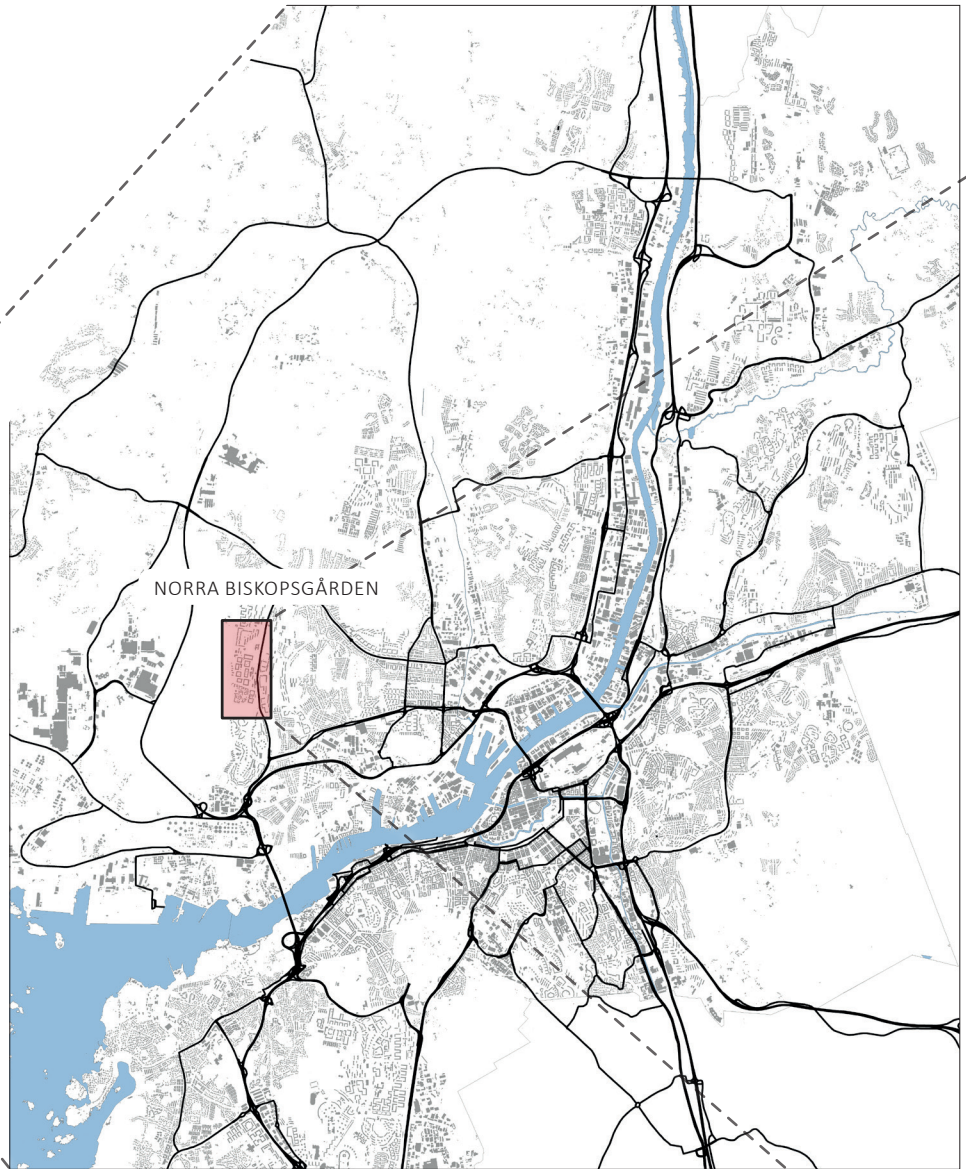


Figure 3. Gothenburg (Author)

Gothenburg is situated on the west coast of Sweden. Being the **second largest city**, its population is getting close to 600 000 people (SCB 2016). The city is **divided by a river** (Göta älv) with only three road connections in place. This has much to do with the city holding the largest port in Scandinavia and the river serves a connection for water transport to the biggest in-lake. The industry is known for the **90+ year old automotive business** and held large **shipyards** until the 1970's.

Norra Biskopsgården is situated on the Island of Hisingen, that historically was known as the larder of Gothenburg and became the site for the establishment of many of the **heavy industries** along the south river shore, holding **oil refineries, shipyards and docks** for the export of timber, cars and trucks etc.





Figure 4. Norra Biskopsgården (Author)
Map data: © Lantmäteriet, adapted with permission

Norra Biskopsgården (NBG) is part of the larger city district of Biskopsgården. NBG has about 5500 inhabitants (SCB, 2018) It verges by greenery and a small birdlake in the west to the largest industrial area in Gothenburg. To the north is Länsmansgården (LG) with a similar size and **typology mix** of **rental apartments** and **condominium houses**. To the south lies Södra Biskopsgården beyond a small area of forest. To the east, **below the plateau that holds NGB and LG, runs the tram tracks** with the adjacent neighbourhood of Svartedalen. The only housing company in the area is the

municipality owned Bostadsbolaget, with more than 1200 apartments. The biggest school in the area, Sjumilaskolan is located in the slope between the housing area and the tram stops. The **local square, Friskvåderstorget** is in the eastern part of NBG, close to the only entry for cars and above the main tram stop. The tram lines connects to the city centre in 20 minutes, the 8 km car drive takes about 20 minutes or 30 minutes by bike. Getting to the **Volvo industries in the west**, takes 35-40 minutes by public transport and 10-15 minutes by car. Biking through the forest hill to the same destination requires about 20 minutes time.

Terminology



Figure 5. Author, 2016 A common? The abandoned playground (parklek) in between Norra Biskopsgården and Länsmansgården. 'Parklek' was established all over Sweden as a means to provide outdoor playgrounds for the many new urban residents from rural areas during the 20th century (Bergendal, 2017)

Commons

The resources used and managed by the community. In a smaller context it can be a common playground, historically a water source, a fishing right or a common field where each family could let cattle graze. In the previous cases the common is sensitive to overuse. In this thesis, the **interpretation of modern urban commons** ranges from locked **unused basements** in apartment blocks, the **spaces between the houses**, the **public transport and the school systems** paid for by the common taxing system. Comparing the fish stock or land lots for grazing, maybe the industrialized city common has a fact that is opposite? If you overuse the fish stock or over-graze the land lot, the common perish. But if you do the same to urban commons, increase education and use the public transport or even increase the use of common urban spaces, will they increase in value?

No Go-zones

In this context places in the outside environment where the average person would avoid going. Strongly depending on if it is daylight or not. This can be due to of lack of perceived safety or local rumour.

Socio-economic vulnerability

When a person, family or neighbourhood lack the possibilities to develop, remain self- sustained over a longer period of time, to utilize the social benefits like public school, social service and health care to the intended extent.

Hot Spot areas

This is the term found in EU documents describing the areas pointed out by the Swedish police as "utsatta områden". A direct translation is 'exposed-' or 'vulnerable areas'

Social Vulnerability

When neither the society functions like police, social service etc. or family /friends can empower the individual or family, making it vulnerable to internal or external negative influence or crisis.

Neighbourhood related stigma

When the news reports about an area not only are exclusively negative but the language used begins to point the issues to everyone living in the area rather than to individuals.

Parallel societal structures

Structures of family, religion or criminal elements that use power of tradition or threat to overrule the regulations and laws of society. In the case of the exposed areas, often used only in the **negative sense**, exerting power over socially vulnerable individuals or groups.

Holistic approach

A way of working that takes into consideration cause and effect in more than one step and **targets the cause of symptoms**.

Examples: The choice of materials when building Norra Biskopsgården now serve to help keep affordable rents due to the lower maintenance cost by avoiding larger renovation needs.

Bostadsbolaget

Municipality owned housing company owning all rental apartments in Norra Biskopsgården. Founded in 1945 to help realize agenda of the housing politics. The **local office for maintenance and administration** of the apartments is called **Boservice**.



Delimitations

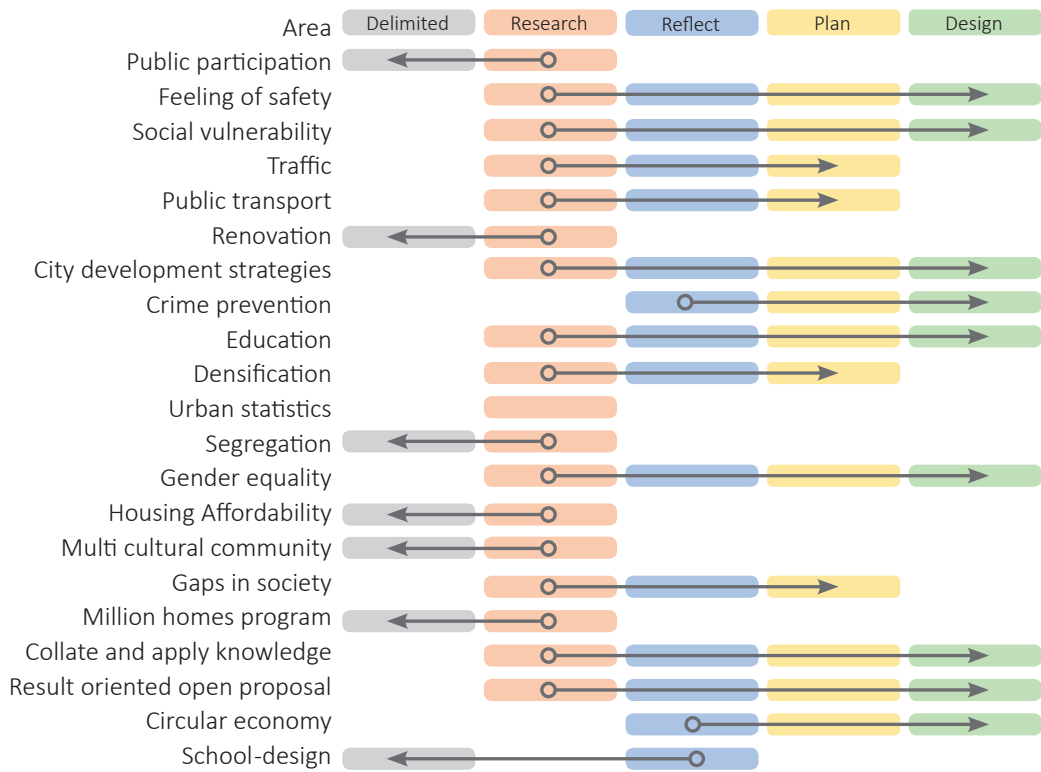


Figure 6. Delimitation diagram (Author)

One initial delimitation was **not to perform any public dialogue** during the work. This was an agreement with the **main housing owner (Bostadsbolaget)** in the area due to the fact that they had already initiated dialogue work through the Architecture company Radar. Another reason to avoid this was the fact that the area has been subject to **repeated studies** from participatory professionals and student projects but **without** the same rate of **implementation of the projects**. Furthermore, it was decided **not to work with the square Friskvåderstorget** since this was already under development by Framtiden, (municipality owned housing network company). When it comes to detailed design, this has been limited due to reason of the extent of the research

work in this thesis and guided by the insight in Nabeel Hamdi's "The Spacemaker's guide to big change":

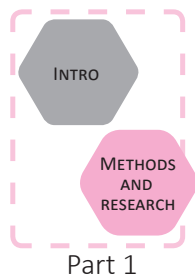
"...design is resourceful when it liberates the resourcefulness of others; when it invites rather than inhibits the abilities of ordinary people to improvise." (Hamdi, 2014)

By doing this, the intent is to let the architect's role be to **identify the needs for the built environment** within the scope of this thesis. The detailed design (1:100 to 1:5) is left for **further work in order to include the users and residents** in the design of the different interventions.



View east toward the high rises at the square Friskvåderstorget block 3, 4 on the left, block 1 and 2 to the right. (Figure 7. Author, 2017)

Part 1 - Introduction



Context

In the **Gothenburg suburb of Norra Biskopsgården**, there is an **urgent** need for the community and municipality to **end a downward spiral of socio-economic resignation and neighbourhood related stigma**. In the bottom lies a long term ethnical, geographical, and economical segregation, today resulting in gaps in education level, possibility to find work and eventually economic freedom compared to the rest of Gothenburg. (Samhällsanalys och Statistik, Göteborgs stad, 2016)

Norra Biskopsgården was **founded as a housing fair in 1958**. **Gothenburg** was **booming** along with the many other cities and towns in Sweden as a result of **different coinciding factors**; The nation came out of the second world war physically unharmed, the **export goods** of wood and iron was **highly requested**. Along with the **car- and shipyard industry**, the **biggest port in Scandinavia** and a urbanisation driven not only by the previous factors but also by the industrialization of the farms and forestry in the rural areas, the **rapid growth of the city of Gothenburg seemed to know no limit**. **Norra Biskopsgården** was strategically placed **close to both the automotive industry and the shipyards** and with qualities appreciated by its residents both then (Hansson Hallingberg, 2005) and now. (Bostadsbolaget 2016)

60 years later, the image of **the area is stigmatized** (Eklöv Aidermo, 2017). The area is pointed out as one of the socially exposed areas by the Swedish police (NOA 2016). From the police point of view, these main characteristics define a hot spot area:

- **Low socio-economic status**
- **Criminal influence on the local community**
- **General resistance to participate in legal processes**
- **Difficulties for police to fulfil its tasks**
- **Parallel societal structures**
- **Violent religious extremism**
- **Vicinity to other exposed areas**

The name “hot spot area” chosen is for many reasons a wording that can be confused with an area of very different characteristics.

Note: I have chosen to re-interpret this to **socially vulnerable area**. In my research, I have come to realize that this basic characteristic has followed the area from the beginning but in different ways and magnitude.



The watertower in Norra Biskopsgården, the only landmark, at the edge of area. View from Solväderyn. (Figure 8. Author 2016)

Background

My **research** for this master **thesis** started with a **request from my manager** (during my internship at **Bostadsbolaget in 2016**) to do a **densification proposal for Norra Biskopsgården**.

The **context** and the **methods** I previously **learned during the studio Design for Social Inclusion** at Chalmers and Gothenburg Centre for Urban studies in Hammarkullen, has led to an increased interest for the complex questions in socially vulnerable areas. The **studio provided a tool set** and practise to start the work. This **thesis is a continuation of my internship at Bostadsbolaget in 2016**.

Who is responsible for taking a step out into the unknown? When discussing socially vulnerable areas in the academic world, there is sometimes an “you cannot solve this” resignation. When **discussing with stakeholders and professionals** closer to the problems, a more **diverse picture occurs**, often with the fact that there is **not one single solution** but that the **issues needs to be addressed on many levels**. This thesis investigates if there is a way to connect the issues to their historic background and identify pieces of countermeasures in activities and their place in the built environment. Maybe, with **joint efforts** and slow **progress the momentum can be shifted to a positive**. I think that in our role as architects, we have the tools, position and responsibility in society to try to close the gaps.





View of Svarte Mosse and the popular playground at the south end (Figure 9. Author, 2017)

The Purpose

The purpose of this thesis is to **explore if the local prerequisites** of the area and **dispersed knowledge** from both Norra Biskopsgården, Gothenburg and other parts of Sweden can be collated and put into design practice. This means practising the translation of socio-economic resilience into design proposals for the area.

Can we collate and focus the knowledge and actions with proven result, from other contexts into a specific area to reduce the socio-economic vulnerability? What measures are needed, based on the identified gaps?

For me as an architect with interest in holistic context, this raises a lot of different questions.

At first glance, some characteristics seem to be symptoms of others while in other cases the best of intentions can get the opposite result than the intended.

This master **thesis could serve as a platform** for short and long-term **interventions** in the area, also as a **starting point for dialogue** among the local stakeholders, residents, housing companies, city district representatives, local NGO's and business owners.

Research question

How can the socio-economic vulnerability in a suburban community be reduced by utilizing the existing resources?

Early in the work, it became clear that many **spaces inside and outside the buildings** had for different reasons become obsolete or **unused**. This had **occurred gradually** over time by rearrangement of functions and **reactive** rather than proactive **measures to different problems**. Seeing these spaces as assets that can be transformed, may help contribute to reducing the socio-economic vulnerability and its symptoms in the area.

How can architectural research and interventions help reduce the social vulnerability in a socially exposed urban area? Is there a way to transform what is lacking by using the common available resources and add what is missing?

Research method

The research for this thesis is performed and sorted according to the description below and the evidence model to the right (Barends, Rousseau & Brinner, 2014):

- **Scientific evidence**
Findings from published scientific research
ex: UN-Habitat model (see page 37)
- **Organizational evidence**
Data, facts and figures gathered from the organizations ex Bostadsbolaget and municipality data.
- **Professional evidence**
The professional experience and judgment of practitioners
e.g. interview with criminologist regarding feeling of safety, own design research and conclusions based on education and experience
- **Stakeholder evidence**
The values and concerns of people who may be affected by the decision



Figure 12. (Author) Evidence model - By moving between the different fields a substantiated image of one phenomenon or problem is created. (Barends, Rousseau & Brinner, 2014)

Below the main research is sorted into the different fields. Dates are relating to when the reference was being investigated by the author

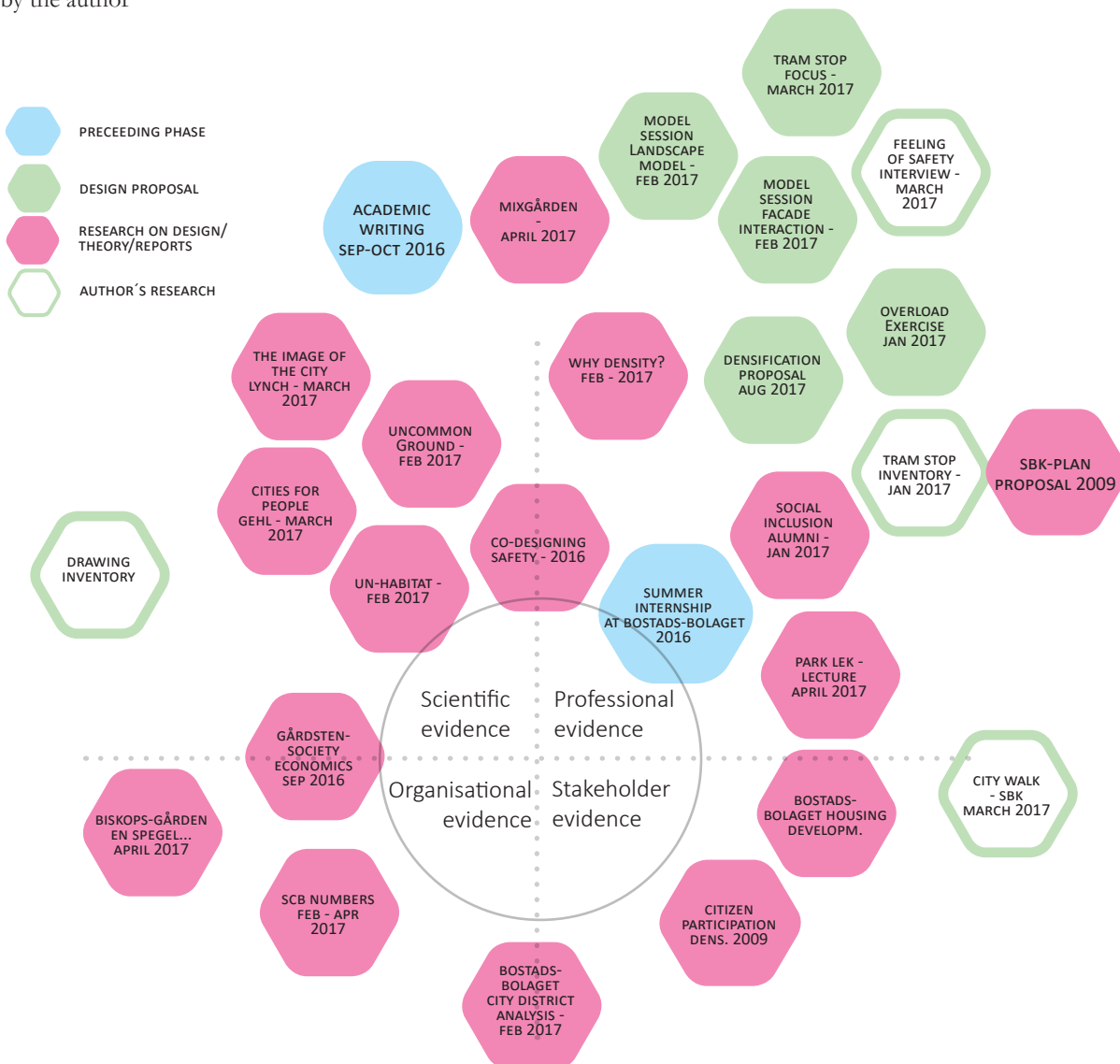
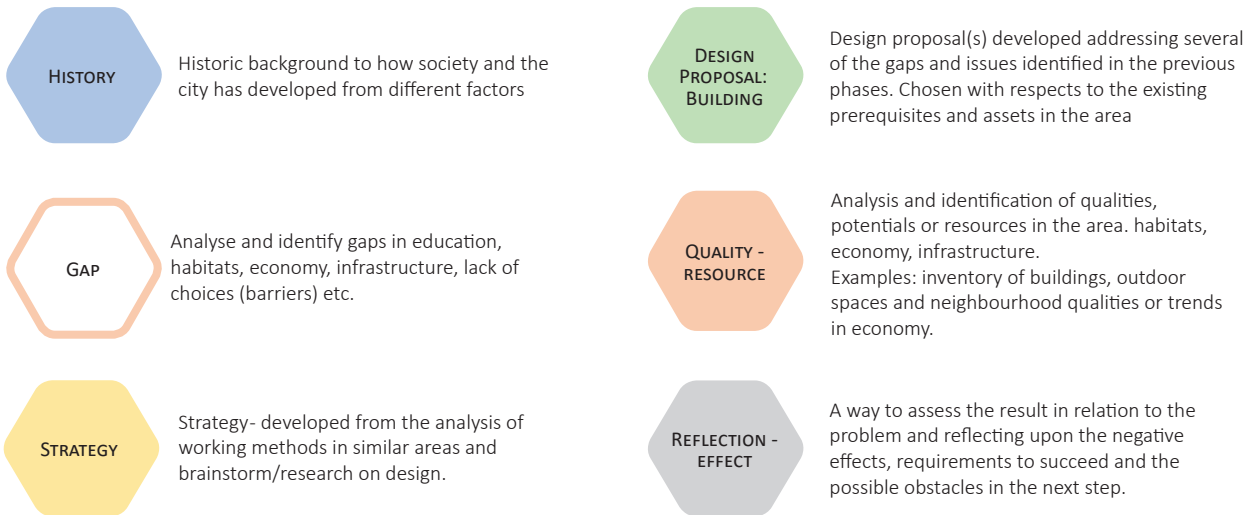


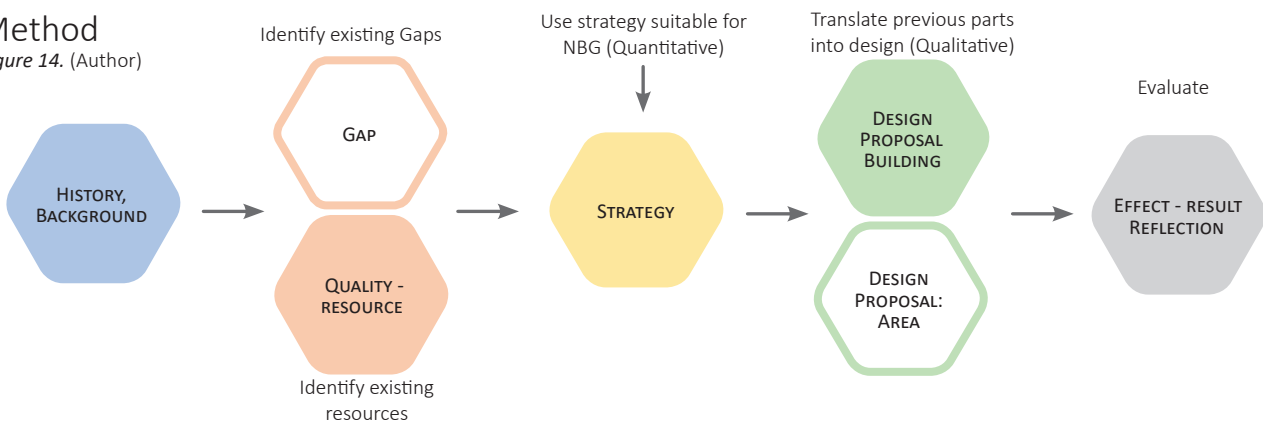
Figure 13. (Author) Evidence model - applied for this thesis (Barends, Rousseau & Brinner, 2014)

Design process



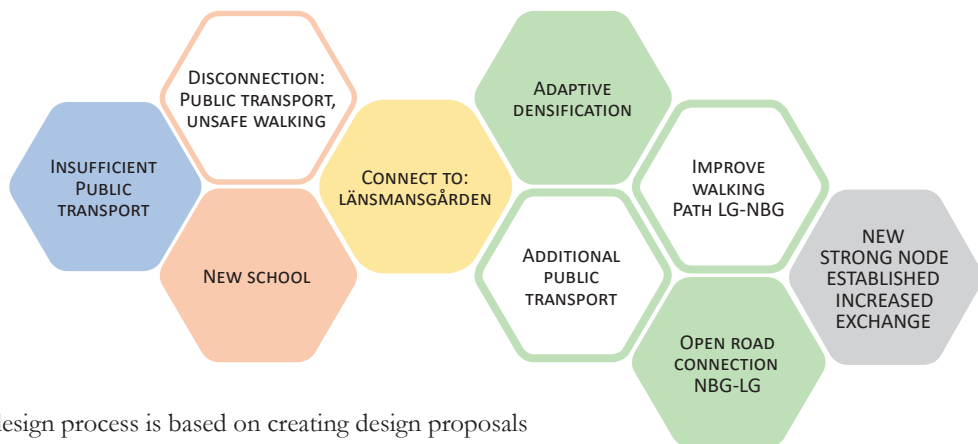
Method

Figure 14. (Author)



Applied example

Figure 15. (Author)



The design process is based on creating design proposals from the identified gaps, qualities, assets and with support from the identified strategies. This could be done in all the scales: from how the connections are strengthened on a city or neighbourhood level, to what material is chosen in a staircase to let the building serve as landmark at dark and still respect the integrity of the users inside.



The exposed areas



Figure 16. (Author) The Exposed areas in Sweden, June 2017 (NOA 2017)
GIS data: Lantmäteriet

7 out of 23 Exposed areas nationwide are located in Gothenburg. The areas are defined by the police from these main characteristics (NOA 2017):

- Low socio-economic status
- Criminal influence on the local community
- General resistance to participate in legal processes
- Difficulties for police to fulfil its tasks
- Parallel societal structures
- Violent religious extremism
- Vicinity to other exposed areas
- Police cannot solve the issues solely but need strong support from other societal functions

Yet another area in Gothenburg was recently recognized as an Exposed area (Tynnered according to NOA 2017). This means that Gothenburg today has 7 out of Sweden's 23 areas. I believe this is a strong reason to try to contribute to changing the trend.

The classification is done solely by the police on a national level and the definition is a bit obtuse and spun by media as the only thing defining a neighbourhood. The intent is for the police to be able to define where it should focus its resources and highlight where other societal resources need to support.

In most cases for Gothenburg, the background of the neighbourhood seem to follow the same pattern: Large scale city development, often partly modernistic thoughts and planning ideal. Established in a phase during the second half of the 20th century, when the car was the solution to bridge the gap between home, city, nature and work.

Very few of the Exposed areas have recovered. It is likely that the time to do so will take as much time as the gradual change to the current status. Most areas have examples of good measures taken, but eventually they have not changed the trend by themselves but collated and focused they may in time.



Learning from other exposed areas

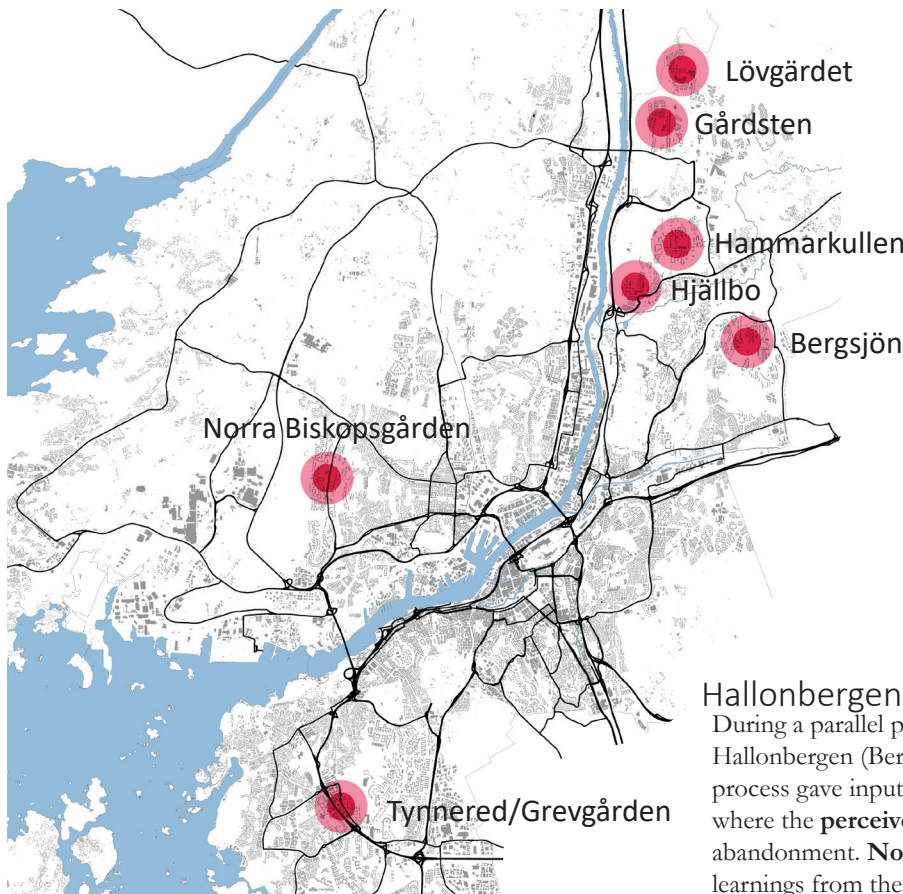


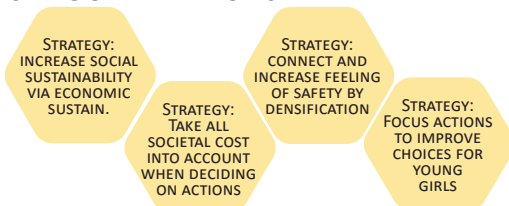
Figure 17. (Author) The Exposed areas in Gothenburg, June 2017 (NOA 2017) (GIS data, SBK 2017)

During the research it became clear that from several places in Sweden and Gothenburg, there were learnings that could be of use. In the North-eastern part of Gothenburg, the City district of Hammarkullen, Bergsjön, Gårdsten etc. experience the same issues, but also hold examples of success stories that could help to contribute to the aim of this thesis research.

Gårdsten

In a study of the Gothenburg suburb of Gårdsten (Lind, Lundström, 2008), there is the example of long-term municipality investments and work to lift the area in terms of building quality. The study shows that despite the societal savings on a high level, the investment for the housing company for the work show a negative result. In essence, society can gain financially from the investments done by the municipality owned housing companies, even if the company is unable to fulfil the revenue target set on company level.

STRATEGY: TAKE ALL SOCIETAL COSTS INTO ACCOUNT WHEN DECIDING ON EXPENDITURES



Hallonbergen

During a parallel planning process in Stockholm, Hallonbergen (Bergendal 2017) the participatory design process gave input on designating new housing in areas where the perceived safety was low due to feeling of abandonment. **Note:** The same conclusion was one of the learnings from the studio *Design and Planning for Social Inclusion* in Hammarkullen hosted by Chalmers School of Architecture in 2015.

STRATEGY: INCREASE FEELING OF SAFETY BY DENSIFICATION OF UNSAFE AREAS

Angered

In a forum titled *Young girls place in the public spaces*, (hosted by Kvinnors byggforum, 2017) the idea was discussed, that by designing for the most vulnerable people in a context, may help to include everyone else in the context. **Present** was youth from the city district of Angered, researchers in feeling of safety and criminology and municipality representatives in Gothenburg. With the argument that for many of the exposed areas, the most vulnerable residents are young females, then including their aspects and situation when improving areas for social life and spare time activities, will give a better variety of spaces improving justice in the planning of public spaces.

Note: Angered is a city district that was established 1960-70 in the northeast of Gothenburg as part of the city's expansion.)

STRATEGY: FOCUS ACTIONS TO IMPROVE CHOICES FOR YOUNG GIRLS

Hammarkullen

Mixgården in Hammarkullen is an example of (what was initially) a youth spare time centre, now turned into a gathering point for all ages with many different activities. Today NGO's can hold lunch gatherings and the spare time activities start when the first elementary school ages leave school in the early afternoon.



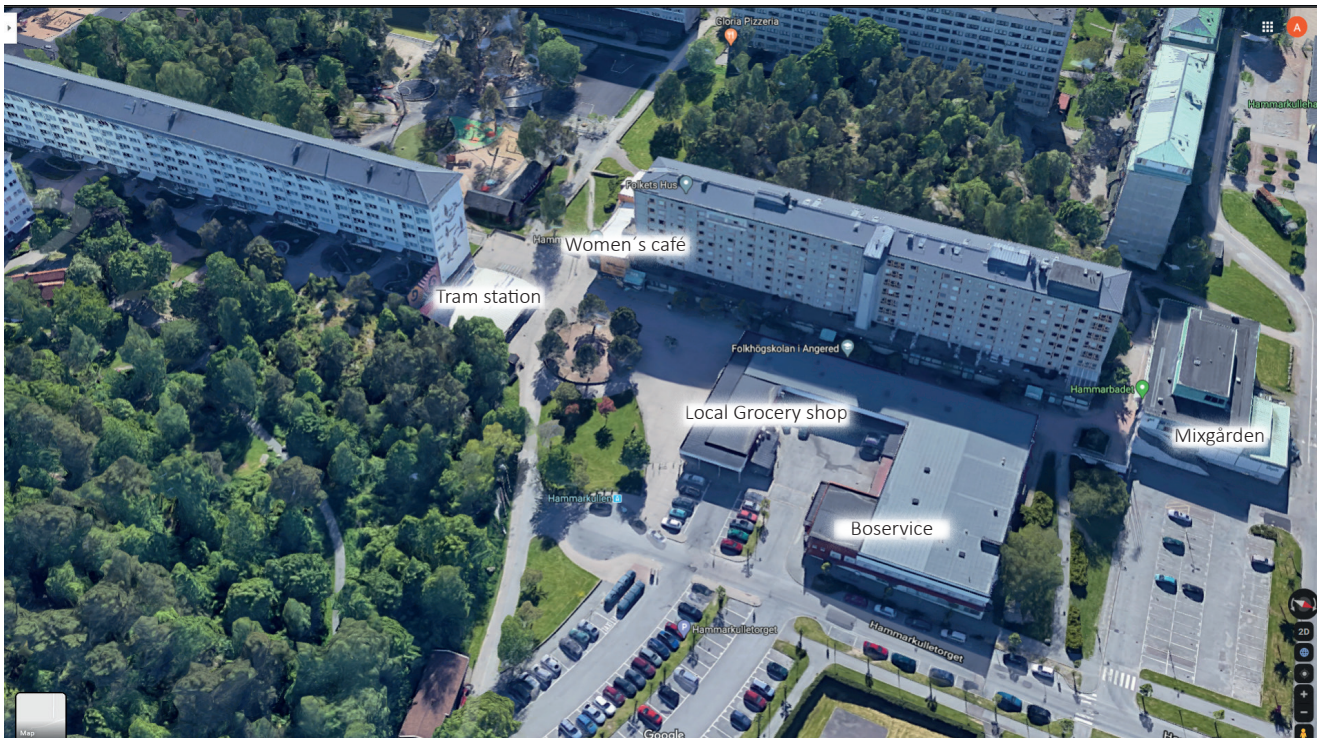


Figure 18. Overview of Hammarkullen square (Google 2020)

In a study with support from Swedish National Council for Crime Prevention, (Andersson, Jordan, 2007) the presence of the youth activity centre has many positive sides. Mixgården is somewhat different than the average youth spare time centre. With a mix of backgrounds, the staff holds the door open when others close it: with clear rules, Mixgården compensates for the lack of social networks, lowering the risk for youth to be caught up in unwanted parallel societal structures (such as criminal gangs, drug abuse etc.) The work is also able to be preventive in relation to other societal functions in the way that it can pick up rumours, issues and conflicts among the youth and solve them or address them to other societal functions when needed. In essence, **Mixgården** supports the local community positively in various fields: **socially for the youth** in the area, it serves as a meeting place for local NGO's, is a place for **home work tutoring** and serves as direct **crime prevention** in an exposed area.

STRATEGY: USE LOCAL COMMUNITY CENTRE TO IMPROVE SOCIAL RESILIENCE AND PREVENT CRIME

At the local square in Hammarkullen (above) there was previously a local restaurant where male guests tended to make several of the women in the area feel unsafe and monitored. To solve the issue, the municipality eventually cancelled the restaurant contract, replacing it with a café. **Note:** By repeated visits years later, one could observe that guests are not of male gender *only* anymore and previously mentioned issues caused by this were not present.

University that has a long history of presence in the area.

STRATEGY: SECURE THAT ALL PARTICIPANTS HAVE A CHOICE OF VENUE AND AVOID THE USE OF THE FACILITY TO CAUSE A FEELING OF UNSAFETY DUE TO GENDER EQUALITY.

The work in Hammarkullen (during the studio Design and Planning for Social Inclusion in 2015), including participatory processes with the residents, municipality representatives and the housing company gave more valuable input. The regular **safety walks** at night did not only identify issues with **overgrowing greenery** and lack of light in **dark passages**, but the attending residents gave real examples on **paths** and passages that they **would not use** at night due to **low perceived safety**. These passages were very often blind spots to the windows on the buildings, which confirms the findings in Hallonbergen (previous page).

STRATEGY: CONNECT BY REMOVING UNSAFE BARRIERS

Centrally located in the Hammarkullen area, was a building called "Röda stugan" (The Red Cabin). This place was used for several different activities, from information meetings for the local community to women's daytime activities. Situated 50 m from the square and tram station, at the street level, it was easily accessible, and one could, out of curiosity, easily check what was going on.

STRATEGY: MY CONCLUSION IS THAT IF WE EXPECT THE LOCAL COMMUNITY TO GROW RESILIENT TO UNWANTED PARALLEL SOCIETAL STRUCTURES, WE MAY NEED TO PROVIDE FACILITIES FOR THE DESIRED COMMUNITY STRUCTURES TO GROW IN PLAIN VIEW.

STRATEGY: LOCAL COMMUNITY CENTRE IMPROVES SOCIAL RESILIENCE

STRATEGY: LOCAL COMMUNITY CENTRE PREVENT CRIME

STRATEGY: CONNECT BY REMOVING UNSAFE BARRIERS

STRATEGY: STRATEGIC VENUE NEEDS TO UNFOLD SAFETY AND GENDER EQUALITY



Figure 19. Drawing shows how a three bedroom apartment can be shared by up to three different tenants. (original drawings: KBAB - white arkitekter A Lundgren T Waltilla 1994)

Karlstad - shared spaces

During the early 1990's the municipality of Karlstad built apartment houses with 1-3 bedroom apartments. As a consequence of the financial crisis as well as the cancellation of interest reduction for rental apartments, the larger apartments became too **expensive for the intended residents**, the larger families. With the growing local university in close proximity, the municipality owned housing company KBAB **converted the larger apartments** (two and three bedrooms) into shared apartments for students. The conversion was done **simply by changing the locks** for the tenants' private doors while the shared spaces stayed common as displayed in the picture above. The rents were based on 1/3 of the rent for the common spaces plus rent for the private space. The tenants' rents were fixed and the economic risk was on the housing company.

Note: From my internship at Bostadsbolaget in 2016, my experience is that affordability increases with the age of the house. Hence, new apartments have low affordability, making them unaffordable for average income levels as in NBG.

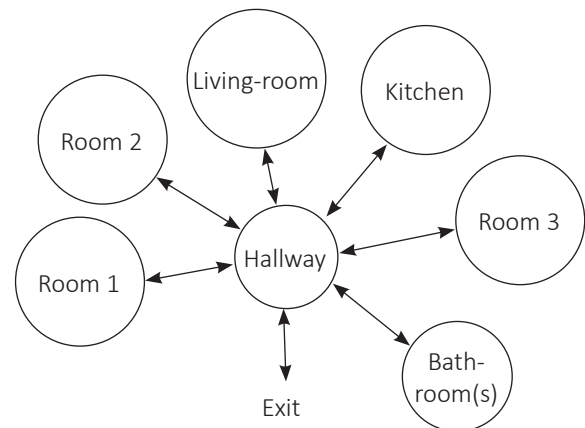


Figure 20. (author). By designing new apartments with clear one-step connections, the usage can vary from co-living for young adults to larger families.

Economic impact- reflection

The average rent for new apartments in the Gothenburg area in 2018 was 1683 sek/m². (SCB 2019) The rent level for NBG apartments owned by Bostadsbolaget was 890 sek/m² in 2017 (Bostadsbolaget 2017). The apartment above would as example cost 14 586 sek/month. This is probably not affordable for the average larger family but could be an option for young adults moving away from their parents' home. Divided by three, the rent ends up at approx. 5000 sek/month, making it in the same range as many student apartments in Gothenburg, which are designed for an income around 10 000 sek /month (CSN 2020)

STRATEGY:
PROVIDE
AFFORDABLE
HOUSING BY
ALTERING
TYPOLOGY

STRATEGY: BUILD LARGER APARTMENTS THAT CAN BE SHARED INITIALLY BY MULTIPLE TENANTS - AS THE AFFORDABILITY INCREASES, LARGER FAMILIES WILL HAVE THE CHANCE TO AFFORD LARGER RENTAL APARTMENTS IN THE FUTURE.



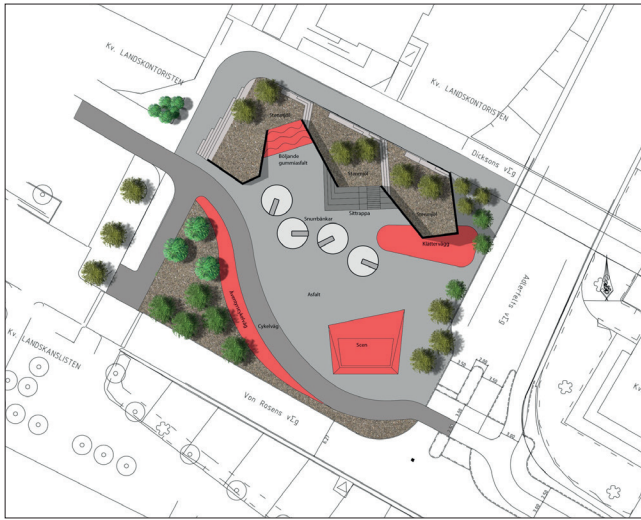


Figure 21. Illustrated plan of "Rosens Röda Matta" (Anders Dahlbäck 2012)

Rosengård - The red rose's carpet

In Malmö, the project **Rosens röda matta** (The Rose's red carpet), were at the time **one of few examples** of a participatory **planning of public spaces** where **young women** and girls was given the lead in the process. For the **common sports field, usage is dominated by boys with 80%** of the usage (Blomdahl, Elofsson, Åkesson, 2012) The result was the creation of more intimate spaces were the traditional sports field stood back for more culturally influenced physical activities with dedicated spaces for on-stage, off-stage and back-stage areas (Goffman, 1990). This is represented by the stage with user Bluetooth connectivity for using their own music and stands on the opposing side. (Simicic, 2015)

STRATEGY: BUILD OUTDOOR/SPARE TIME SPACES LEVELLING THE GENDER INEQUALITY



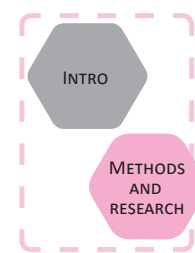
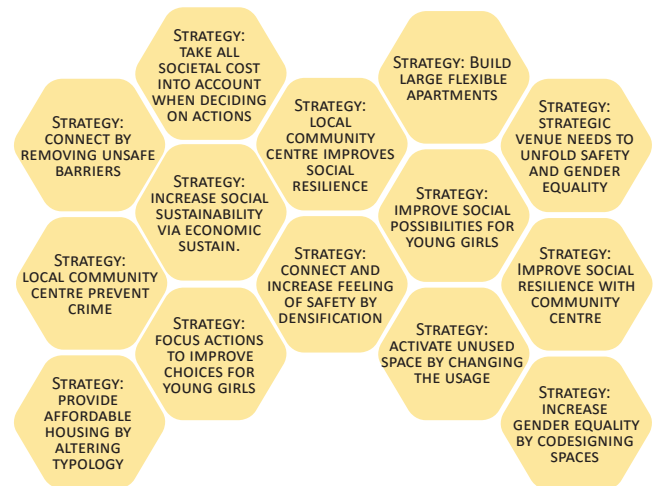
Conclusions from other exposed areas

Exposed areas seem to be **increasing in numbers** in Sweden according to a report from the national police (NOA 2017). When zooming in, there are **very few areas without an initiative of positive change** and many similar reflections and learnings.

Some things reoccur:

- There is very often a **need to support families and schools with homework tutoring.**
- Many areas are built during the period of **1955-1970, and they were designated for middle class families with good access to car transport** and some societal services are not established in the area because of that.

To the right is a graphically condensed summary of the different learnings or strategies that may be applicable depending on the local prerequisites in Norra Biskopsgården



End of Part 1

Part 2 - History and analysis



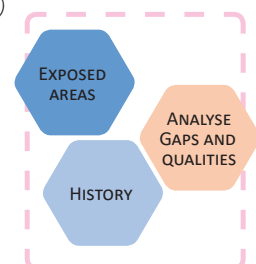
Figure 22. Two kids looking at the inner harbour in 1949 (Photo: Ingemar Berling- Göteborgs Hamn archive 1949)

Part 2 tells the **story about the history of Sweden, Gothenburg and Norra Biskopsgården** after the Second World War. Shifts in migration in parallel with a booming economy that, in the middle of the period 1940-2020, helped to bridge class gaps but eventually helped to increase the same gaps to a pace that is now the highest in Europe (OECD 2020) In 1940-1980, the ideals about social welfare and equality took shape in a program for increasing the housing standards starting with the People's home (Fokhemmet) and peaking with the Million Homes Programme in 1965-74, and in parallel provided equal educational opportunities for all. (Rudberg, Svenska Turistföreningen, 1992) This in parallel with the urbanization and industrialization in Sweden, that seemed to bring optimism and success until the very last

years of the program. A law regulated the settling possibilities for immigrants helped municipalities prevent segregation. This was eventually revoked when the 1990's EBO-law, (*Act 1994: 137 on the reception of asylum seekers and others*), were implemented and the free settlement helped to speed up the segregation. (Note: The law about own living, *Swedish: lagen om Eget BOende*, dictated that immigrants could choose their address and still receive subsidies). The following **analysis shows how the historic events have shaped the living conditions** in the area and identifies gaps and qualities in the urban fabric, both at socio-economic and built environment levels. (Hansson, Hallingberg, 2005)



The different decades are indicated by the above



Part 2



History

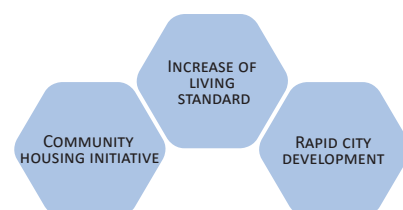


Figure 23. View of Lindholmshamnen taken from Ramberget- 1968 (Photographer unknown- Göteborgs Hamn archive, 1968)

Sweden's post war situation

After World War II, Sweden was with **population unharmed**, the **infrastructure undamaged** and with an industry that had good access to essential natural resources inside the country. Contrary to the fear of economic crisis, the **economy started booming**. For Gothenburg in particular, shipyards, Volvo's automotive industry and the housing industry had golden days. At the same time, the long-term socialistic movement and government wanted to **improve** the living conditions for the average families, who at this stage came from **housing** with poor standard both in the countryside but also in the cities. The average household was normally one-bedroom apartments/small houses with generation living I.e. three or more generations from the same family in one household. With large families **without water** or toilets indoors, the living conditions were far from what we experience in the average household in Sweden today.

In 1945 the **municipality in Gothenburg founded Bostadsbolaget** as an initiative to build apartments to help eliminate the housing shortage and cramped housing situation in Gothenburg. (Frendberg, 1968) This was followed by three other **municipality owned housing companies** that today together own and **manages more than 72 000 apartments** in Gothenburg. (Framtiden, 2020, <https://framtiden.se/om-framtiden-koncernen/>)



City with high ambition

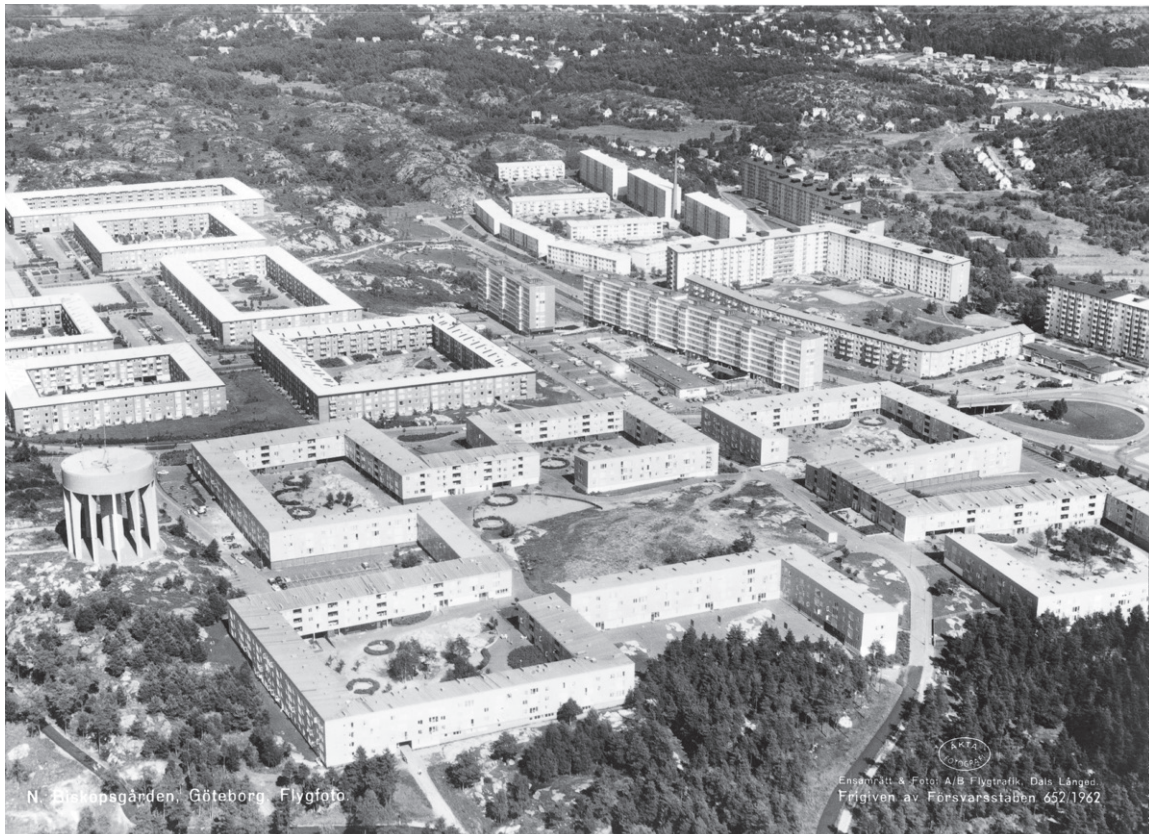


Figure 24. Picture showing the newly built Norra Biskopsgården 1962 (Photo A/B Flygtrafik, 1962)

Boplats 58

In 1958, **Gothenburg** hosted a **housing fair** in the area of Biskopsgården. The fair was held in the time shift between the **early part** of the **People’s Home era** (Folkhemmet) (1936-1976) and the beginning of the final part, the **Million Homes Programme** (1965-74). For Norra Biskopsgården, the **original plan was to cover a larger area than what was actually built**. Changes were made due to the noise pollution from the nearby Air force base in Säve, and the prevailing wind, made the four architects involved reason to give the area in Norra Biskopsgården a typology with higher **large scale blocks** shielding the inner court yards from the wind and noise.

Norra Biskopsgården is built and the new housing is a dream come true for people living in small, outdated one-bedroom apartments in the shipyard area along the riverside. Mostly **native Swedes** moved in with the majority connected to work in the shipyards. Families are large and the **schools** in the area take extreme measures to cope, hosted in cellars, rebuilt garages and lower parts of the blocks. (Hansson, Hallingberg, 2005) Due to the **shortage of housing** and the provided welfare funds for those without possibility to pay the whole rent, housing companies and architects took the opportunity to use modern solutions in combination with **quality materials** such as brick facades. (Hansson, 1998)

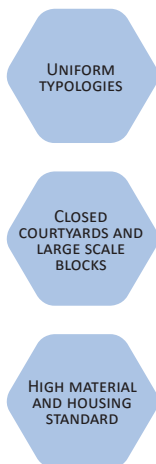


Figure 25. Example of the high architectural ambition in the 1958 housing fair, Södra Biskopsgården Architects Erik and Tore Ahlsen 1959. (Photo: Sune Sundahl - The Architectural Museum, 1959)



The city expands

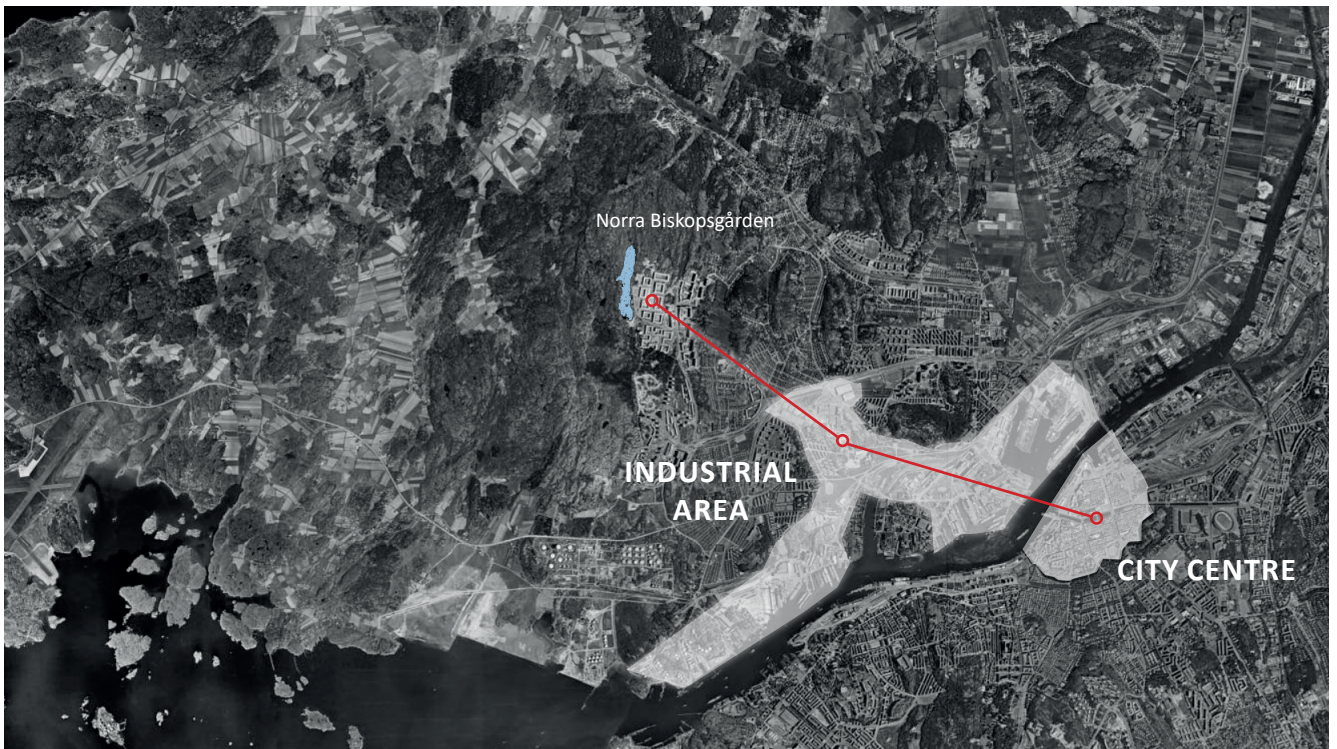


Figure 26. Aerial photo, late 1950 (Lantmäteriet 2018) Graphics by author

When Biskopsgården was planned in mid 1950's the **industries** were still **centralized** close to the city core (see above) When the Volvo factory reached the ceiling for the production limit at Lundbyverken in the late 1950's, the company secretly bought farmland in the west. (Forser, 1996) Noticeable is that the city only had one road connection to the Island of Hisingen at the time

The image below shows how the **conditions** have **changed** to a **decentralized industrial area**. The centrality of the **work and city life are split** and going to work is in many cases **depending on car ownership** since public transport is sprawling from the centre and outwards. Norra Biskopsgården and Länsmansgården are at the end of the tram line.

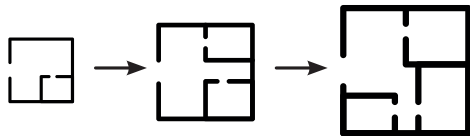


Figure 27. Aerial photo, 2018 (Lantmäteriet 2018) Graphics by author

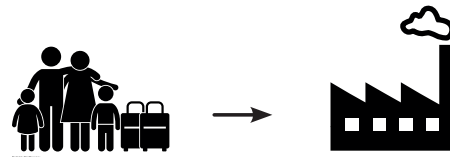




Figure 28. A symbol of the 1960-Volvo era - The Volvo Amazon - (picture: Volvo Museum, photograph unknown)



From single room household with detached lavatory in 1930's to single family housing 30-40 years later became reality for many Swedish families



The first immigrants came to NBG from countries without war conflict (i.e. labour migrants) and usually the whole family arrived within six months

Swedes in the housing career

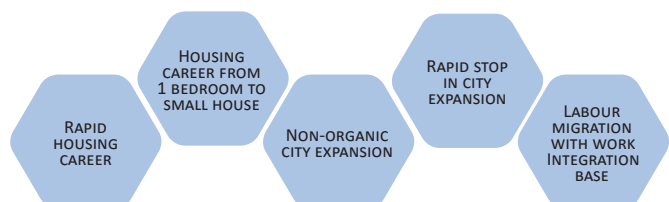
Native Swedes that initially moved to Biskopsgården have now **moved on in their housing career** (housing career is a Swedish expression describing the pattern for a family or persons in the housing market, usually from their first small apartment to a single-family house)). A surplus of affordable condominiums in Backa has paved the way for the next wave of residents. The **work force shortage** attracted migration from mainly Finland, Turkey and former Yugoslavia in 1960-70 (Hansson, Hallingberg, 2005). To further understand the **housing market development** in Sweden, one has to consider the fact that the move from really **low standard housing** in the rural and urban areas before the period of the People's home and the Million homes program (1930-1975) (Engfors, 1987). This caused the modern mid-size apartments produced in the period of 1965-75, to become just an **intermediate stop** for many families on the way to the goal of single-family housing. With the state sponsored subsidising of the financing model for the housing market, this became within reach many people in the urbanizing Sweden. The effect was that very few stayed in NBG as the most common housing career was going from 2 to 4-6 person family and with good family economy (Hansson, Hallingberg, 2005).

1960- Big Plans

The **city of Gothenburg**, boosted by the parallel success of the Automotive industry and the Shipyard triggered big plans to **outgrow the capital**. To start this, large pieces of land were bought in bordering municipalities and **suburbs were established**, meant to serve as outside borders for the growing city.

1970- Labour migration

Sweden and Gothenburg continued to boost economically after the war. Volvo and other Swedish companies made **recruitment trips around Europe** where **Finland, Yugoslavia and Turkey** serve as the **largest origins** of immigrant groups until the 1980s. Large **Portuguese** population that was working in Bohuslän (North of Gothenburg) moved to NBG when stone industry decreased. In the **early 1970**, **Immigrants** had a **defined goal and platform** to learn both language and establish socially. NBG is close to the Volvo industries and using the car was natural. By then some of the first families that lived in the area have started to move to condominiums in Backa in the eastern parts of Hisingen (see page 25) (Hansson, Hallingberg, 2005). Sweden and Gothenburg had an economic boom until 1973, when macro-economic circumstances caused it to **slow down**. The **shipyards closed due to lower demand and foreign competition from Japan And South Korea** (Hedin, 1995), and the car industry slowed down with due to the increase in oil prices by 400% (Bjereld, 1989). In parallel the million homes program was finished and resulted in a large percentage of **empty apartments** in Gothenburg and other cities. Gothenburg's big plans to outgrow the capital were halted and resulted in large **satellite suburbs remotely connected to the city**.



1940-1950-1960-1970-1980-1990-2000-2010



City and migration changes



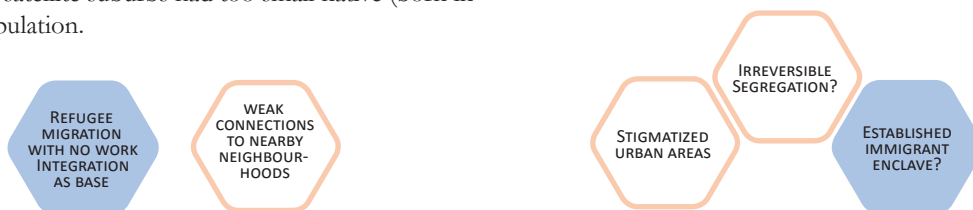
Figure 29: (author) Migration flows depending on labour migration, political refuge, war conflict, civil war (Map by Vecteezy, 2020, adapted with permission)

1980 – Empty housing-Refugee migration

When the **Million homes program ended in 1975**, some parts of Gothenburg were left with around **40 percent empty apartments**. During the same time, Sweden was starting to receive refugees in larger numbers: from Iran/Iraq war in the 80's, parts of Somalia and the Balkan conflict in the 90's. The housing companies used this to be able to fill up empty apartments. Note: As described by municipality employees in the areas of Angered (during the prestudy for the thesis), war refugees had often **traumatic experiences** in the background and sometimes conflicts between immigrant groups emerged. The sudden financial crisis in the early 1990's made the integration hard due to lack of work and the fact that satellite suburbs had too small native (born in Sweden) population.

Mechanisms of Segregation

In the book "Alienation is my nation" (Sernhede, 2002) the author describes the **underlying mechanisms** when an area starts to become more dominated by immigrants. In a study based on interviews with larger housing companies in 1988 by Gothenburg sociologist Kirsti Kuusela, it is said that when the immigrant part of the population reaches 25-30 %, most **ethnic Swedes start to leave the area**. Then when it passes 50 %, everyone who has the possibility tries to find another area to live in. Eventually this is parallel with an increasingly negative media image and the fact that the same area is usually geographically disconnected.



Reshaping the city



Figure 30: Aerial photo from 1959-60, area where Solvådersbyn today is located holds the long house, torn down in 1980's. (historic map- © Lantmäteriet, reprinted with permission)



Figure 31. Present aerial photo, showing an area with a larger variety of typologies with the single-family housing in the south part of Norra Biskopsgården and the new housing area in the north-most part of Södra Biskopsgården. (Map data: © Lantmäteriet, adapted with permission)

1990 – Economic crisis

During the first **half of the 1990's**, an economic crisis struck Sweden in particular when the **real estate market dropped heavily** (SCB 2016) due to changed regulations, record high interest and change in tax rules.

In Norra Biskopsgården, Sweden's longest **apartment house** is **demolished** and **replaced** in 1995 with converted single-family houses. The houses had been hosting the athletes in the Lillehammer Olympics in 1994, before being moved to Heden in central Gothenburg to host the athletes at the 5th World Championships in Athletics in 1995 (Hansson, Hallingberg 2005).

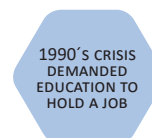
Due to the **shift to knowledge based economy** (economy with an increased focus on service economy with demand for higher education), the **production industry work opportunities did not increase** with the same pace as the economy, resulting in that a large part of the refugee based immigrants could not find work when the economy turned better.

Instead, an **increasing segregation** followed from factors like the deletion of the Immigration Settlement law. Housing companies saw repeated moving patterns where mixed housing areas became increasingly segregated when the percentage of immigrants reached different levels.

2000

At the start of the new millennium, some things seemed to slow down, and some increase.

Norra Biskopsgården was now **socially vulnerable** on many levels, stigmatized in media, socio-economically challenged and even compared to the neighbouring areas, as the least preferred choice of housing in the area (Bostadsbolaget, 2016).



History-summary and delimitation

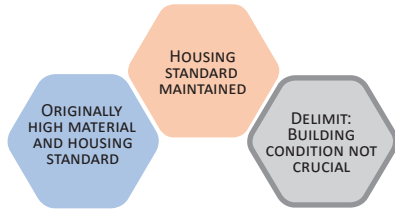


Figure 32. (Author) Unlike many of the vulnerable areas, the housing and planning quality is good and does not suffer from the same impression of concrete that dominate other suburbs with similar issues

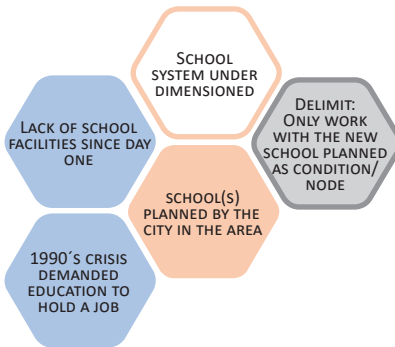


Figure 33. (Author) Lack of school capacity in the area has probably increased the growing families to move out from the area between 1960-1980. Today the city is investigating alternatives to build another school in the area.

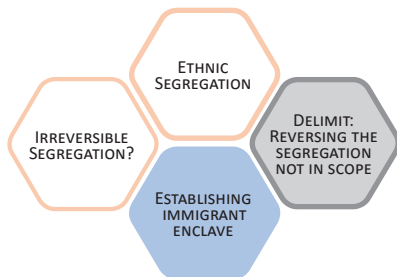


Figure 34. (Author) Without forcing residents in or out of the area, small possibilities exist to reverse the segregation short term (less than 30 years) This thesis will focus on other interventions.

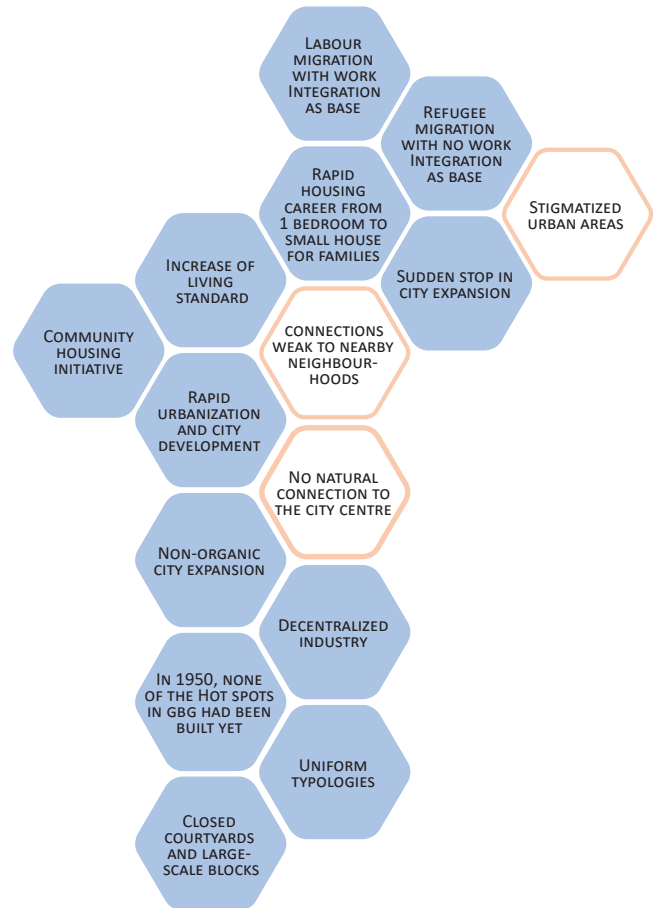


Figure 35. (Author) Summary of the History and related gaps

Historic summary

The modern history of Norra Biskopsgården started in late 1950's with the planning of the housing exhibition of 1958. **The urbanisation was rapid**, causing the planning to suffer with the modernistic ideal of **establishing large satellite suburbs** often with lacking community service as a result around Gothenburg. But the housing provided were **far ahead in standard** compared to the status at the time and **still provides good housing today**. **Homogeneous typology** mix, simplified public transport and **under-dimensioned schools** still cause barriers in the socially sustainable development of the area.

Native Swedes that initially moved to Norra Biskopsgården, moved on in their housing career. A surplus of affordable condominiums in Backa had paved way for the next step in the housing career. The work force shortage attracted migration from mainly Finland, Turkey and former Yugoslavia.

When refugee migration increased from parts of Africa, the Balkan conflict, and Iran/Iraq war, the integration slowed down. Refugees often had traumatic experiences in the background and the sudden financial crisis in the early 1990's **made the integration even harder**. For the first time, the blue collar work opportunities did not increase with the same pace as the economy when it recovered in the mid 1990's.

Area analysis



The area is well equipped with indoor and outdoor sports facilities, however research shows that these are generally used 80% by boys.



For every registered car, there are two parking spaces available.



Bostadsbolaget's local service organisation resides in too small spaces and have had to spread out different functions in the area.



Friskvänderstorget has the only grocery shop, the only café in the area and the only populated access to the tramlines. The café is located overlooking the square and access to the tram and guests are 90-100 % men.



Urban farming area



Playground



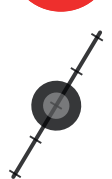
Area where gender inequalities cause women to feel more vulnerable than men often due to the lack of choices.



Perceived unsafety defines certain areas as No-go zones, altering with day/night and season.



Area where residents state parallel societal structures use threat of violence etc. to impose power.



Tramline and stop

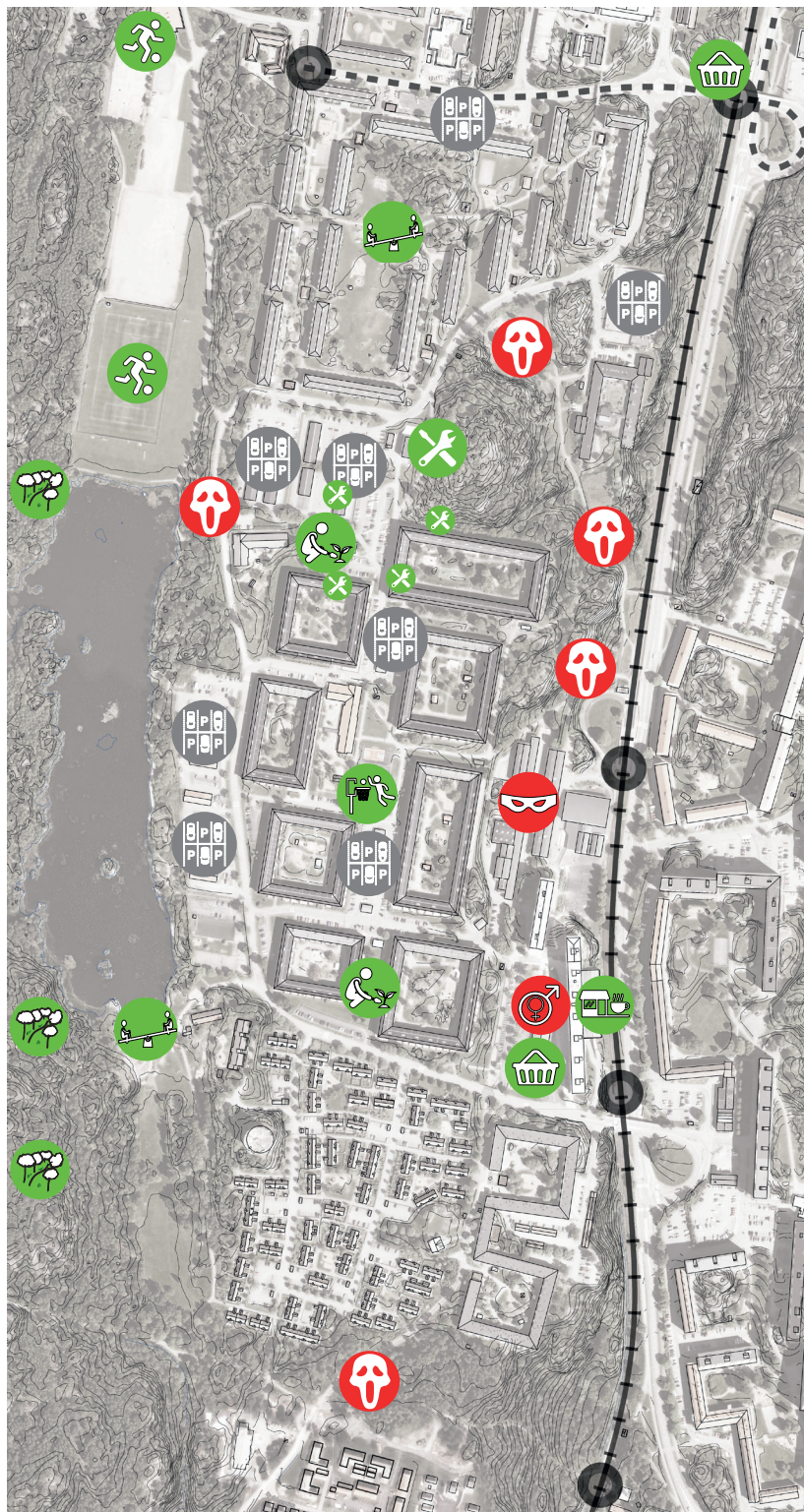
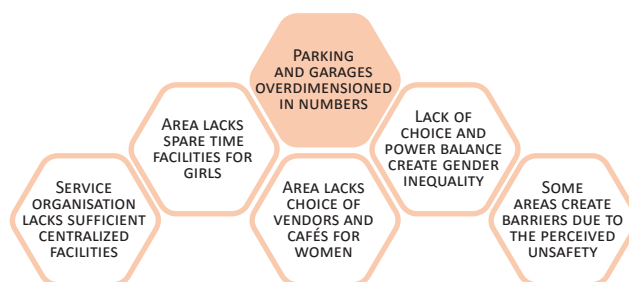


Figure 36. (Author) Area analysis (Map data: Lantmäteriet, Adapted with permission)

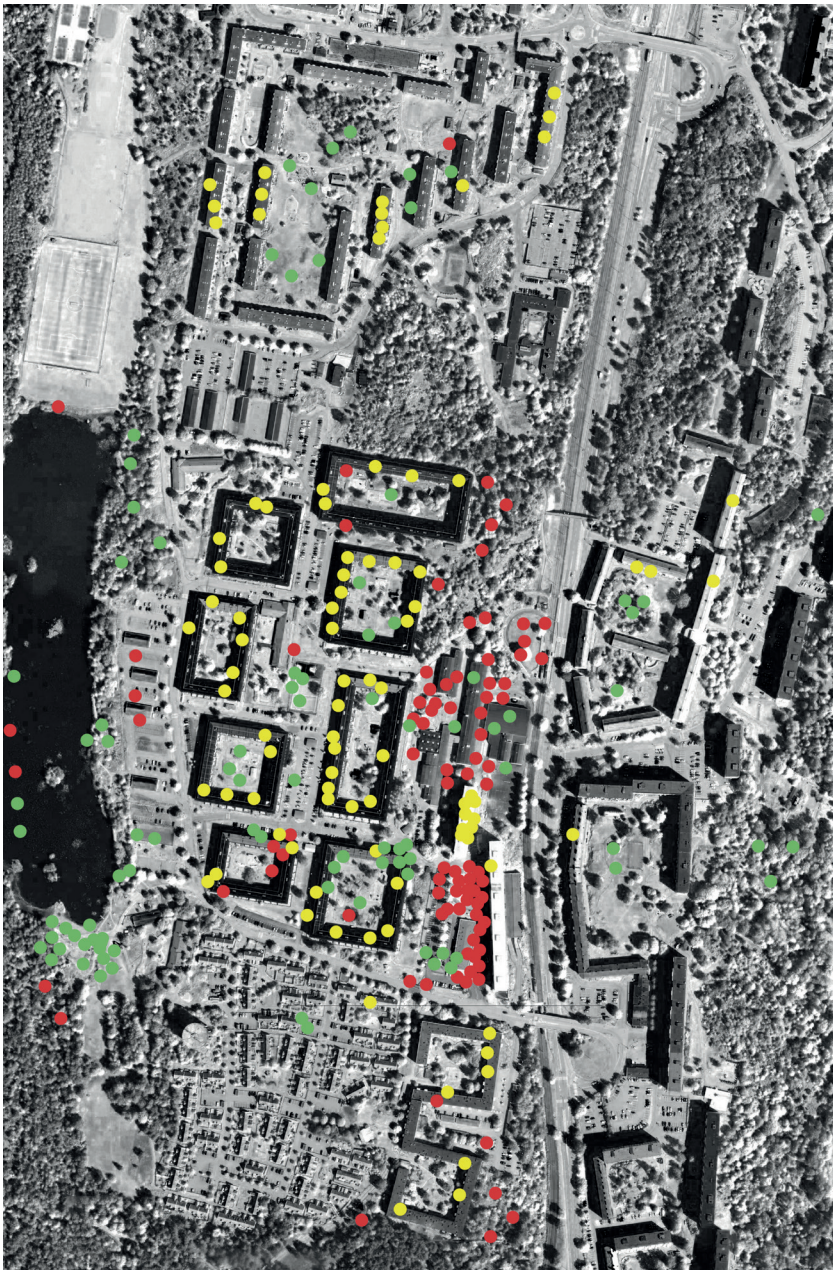
The mapping above is based on the City district analysis (Bostadsbolaget 2016) and the author's on-site experiences and discussions with local employees. This gives base to evidence from different parts of the research model described in page 15.

Both **Norra Biskopsgården** and the **main square Friskvänderstorget** were planned differently (Hansson Hallingberg, 2005) and are suffering spatially from the **compromises** done in the rework before building the area.

Even though the courtyards inside the blocks are appreciated by the residents, (Bostadsbolaget 2016) It is assessed in this thesis that this strong local centrality inside each block strongly reduces the sense of ownership outside the blocks.



Inhabitants' perception



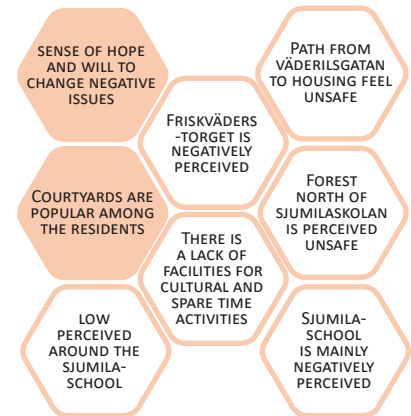
- Where attendants live
- Positively perceived place
- Negatively perceived place

Figure 37. Residents perception of Norra Biskopsgården (Bostadsbolaget 2016, reprinted with permission)

The City district analysis (Stadsdelsanalys: Norra Biskopsgården) (Bostadsbolaget 2016) was conducted including 100 persons and was both based on a questionnaire with specific questions and general request for impressions and point of views. Respondents were well represented in age and gender.

The residents participating in the city district analysis gave answers and suggestions:

- Younger respondents mentions a **local NGO facility as a safe and valuable place** and points out the **need for more facilities** for similar use.
- **Concrete proposals for discussion groups for women** and more activities for kids in the area. Again the **need for facilities** arise both for the mentioned activities and religious ones.
- **Better school and job opportunities** is pointed out as a **factor for reduced risk of children falling into the criminal structures** in the area.
- Many express **hope and a will to engage in positive development** of the area.
- Many point out the **issues related to criminality**, incongruity and gang formations that **characterize the everyday life**.



In the **City district analysis** (Bostadsbolaget, 2016), the area around **Sjumila-school** is **negatively perceived** especially due to the perceived safety **during dark hours**. The area is a strong node for athletics in the spare time and is located in the path between the tram stop at Väderilsgatan and the main residential area in NBG. Noticeable is also the **strong negative perception** for the square **Friskväderstorget**, where the performed interviews describe a lack of service functions, youth crowds after hours and lack of venues to meet. The following chapter from the report is striking in the way it describes the complexity of how the same place offers both issues and values:

The two most recurring words are insecurity and community / togetherness that cannot be seen as direct opposites, but

which nevertheless contrast each other in an interesting way. Behind the insecurity and unrest is a strongly unified neighbourhood where people, despite the image often painted in the media, feel solidarity and commitment to their home. The words also express an anxiety about the segregation and many residents desire a mixed neighbourhood where active work is being done with integration. The keywords also indicate important area values such as proximity to nature, service offerings and good communication to the centre. They also capture important issues surrounding factors such as crime, violence, tribulation and gang formation that characterize the everyday life of the inhabitants. Despite the unrest and tension in the air, there is a warmth, openness and joy in the residents of Biskopsgården and many respondents emphasize the helpfulness that the residents show each other. In Biskopsgården live "good people" as one of the respondents put it. (Bostadsbolaget, 2016)

Barriers

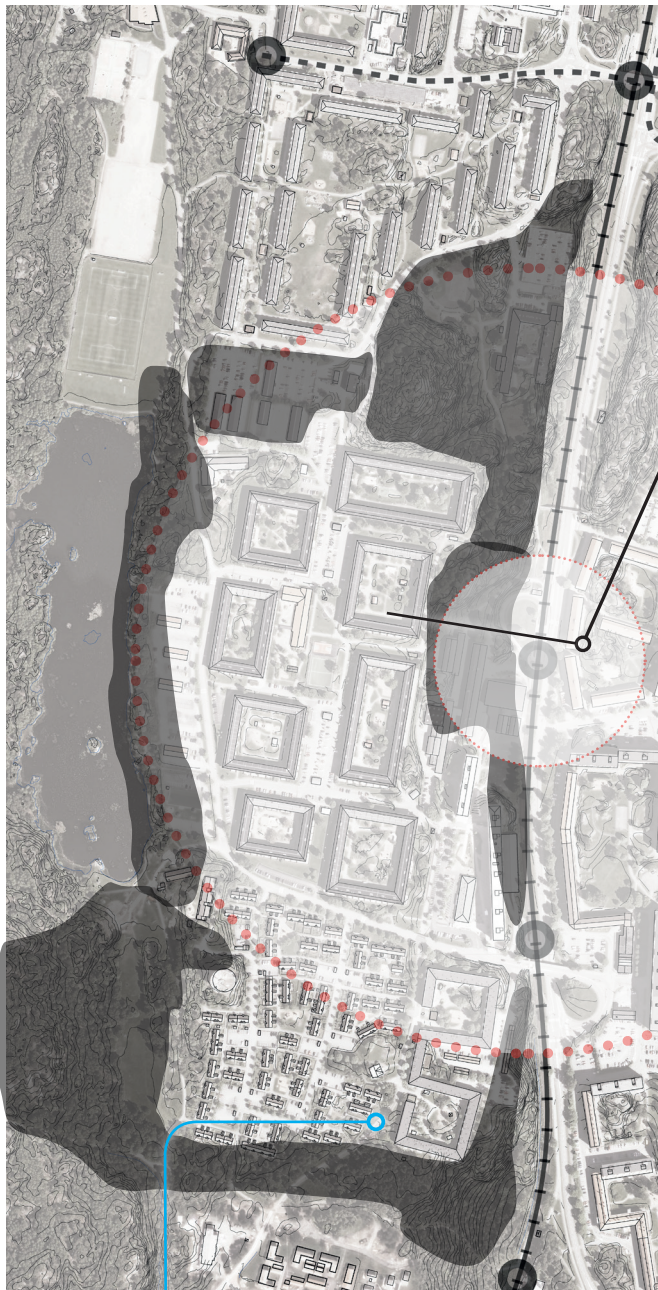


Figure 38. (Author) Map illustrating the barriers caused by physical barriers and low perceived safety (Map data © SBK, © Lantmäteriet, adapted with permission)



Figure 39. (Author, 2016) View south from Norra Biskopsgården to Södra Biskopsgården, Path borders to the forest and lacks element of social presence from housing

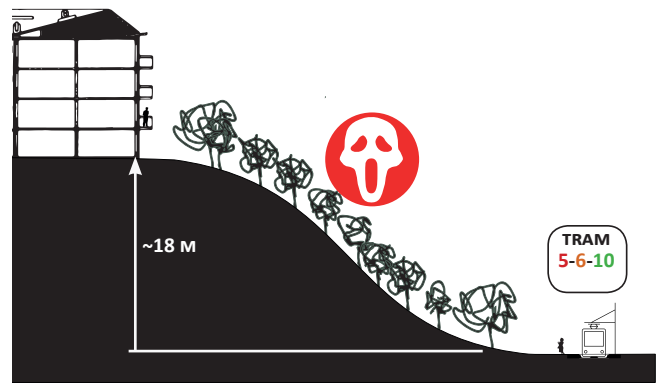


Figure 40. (Author) Illustration of the relation between the housing and the tram-stops (Drawing data Bostadsbolaget, Architect N E Eriksson 1957)

Norra Biskopsgården is **situated on a plateau** some 15-20 meters above the level where the tram stops are located. From the stop at Friskvåderstorget the walk to the housing blocks **goes steeply uphill**, passing the local square Friskvåderstorget to connect to the nearest block (2). From the next stop the path is between the school and the forest. At night, neither of the stops provide any particular feeling of safety. The **large circle** to the left indicates the intended 400m radius **supported by the public transport**. The **smaller circle** indicates the support when compensated with height difference.

This thesis tries to **approach the meaning of barriers from the view of the urban resident**. That means that a **barrier can be:**

- **A physical distance**
between neighbourhoods, often related to how we move, by foot, bike, bus, tram etc., reducing the possibility to exchange social life, commerce, day-care slots, school usage, outside common assets.
- **A physical barrier**
Fence, a big difference in altitude, a road or tram area.
- **A mental barrier**
No-Go zones, local feeling of unsafety
Not being welcome, a **lack of choices** due to the **gaps in education or income**. A relative power issue.

The map on the left illustrates how the conditions of the public transport system, buildings, the topography and the low perceived safety, interact to create barriers around the area. For the **darker half of the day and year** (October - March) this **strongly reduces the choices and freedom of movement** and available spare time activities for many that:

- **Cannot find spare time activities in the area** (the number of choices reduce with gender and season)
- **Have no other means of transport** (car or bike) and feel unsafe between the home and the tram





Figure 41. (Author, 2017) Photo of Boservice from the south looking up towards Länsmansgården

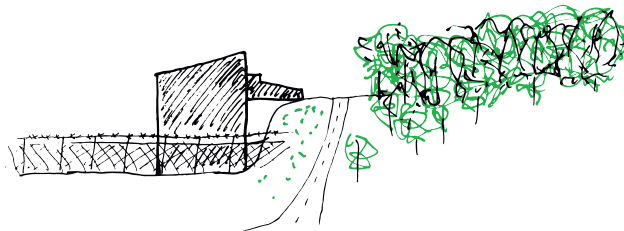


Figure 42. (Author) Illustration of the barrier Boservice creates at the north end of NBG

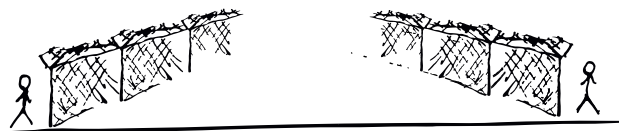


Figure 43. (Author) Illustration of the barrier Boservice create between NBG and LG

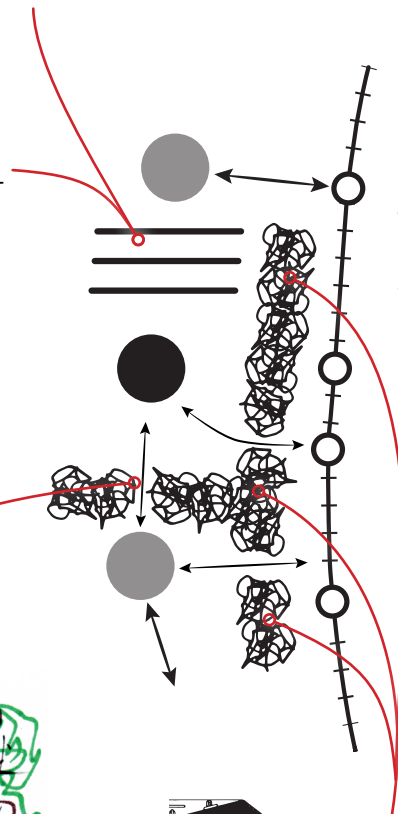


Figure 68. (Author Se page 45) Model of the relation between barriers and communities in and around Norra Biskopsgården



Figure 44. (Author) Illustration of the passage between the NBG and SBG

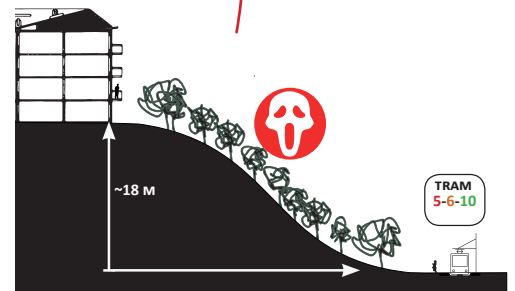


Figure 40. (Author) Illustration of the barrier height and forest/No-Go zone create between housing and tramline
Original drawing: Bostadsbolaget, Arch. N.E Eriksson 1957

Obsolete/unused spaces



Figure 45. (Author) The numbering above is the original demarcation of the blocks or yards. Highlights show either locations of the available spaces or current public facilities. Yellow shading represents the larger parking areas (Map data, Lantmäteriet.se 2017, drawing data Bostadsbolaget 1957, Architect Nils Einar Eriksson 1957)

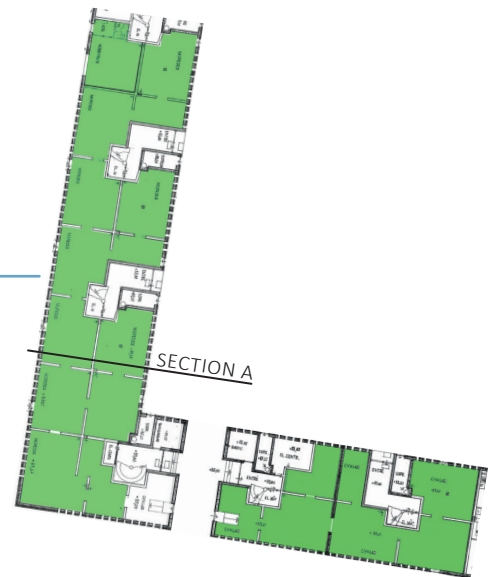


Figure 46. The space in block 8 with conversion possibility is about 600 sqm (drawing data, Bostadsbolaget 1957, Arch. N E Eriksson 1957)



Figure 47. (Author) Principle diagram of how the apartments are over-crowded and the ground floor locked spaces (drawing data, Bostadsbolaget 1957, Arch. N E Eriksson 1957)

(SECTION A)

Locked Spaces

The **inventory of the indoor spaces** in the area provided multiple examples of **spaces on hold**. Apartments reserved for occasional maintenance staff, storages with content better placed in recycling stations, and in some cases **shops on strategic locations** in the area that had been **converted to apartments**. In the later cases the consequence could be that what was previously a **good corner location for a shop, now caused privacy issues** that had to be dealt with by creating a buffer of greenery or parking. The **unused spaces in the ground floors** is not only a potential to unburden the overloaded apartments, currently they **reduce the possibility for a functioning street life**. (Gehl, 2010)

Parking and garages

The **number of owned cars** in the area (about 750) **compared with the land allocated for parking** and garages (about 1500) **provides a potential** for converting parking areas **to other functions** when planning the area. The car ownership in the area is also at approximately half of Gothenburg's average. (SCB 2016)

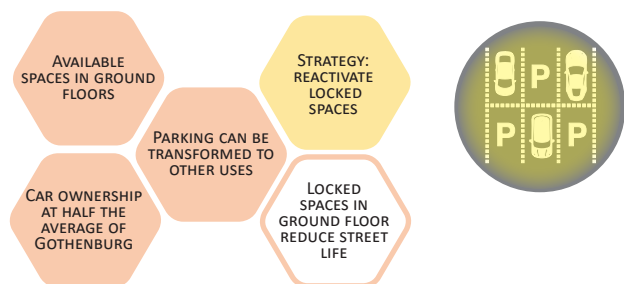




Figure 48. (Author, 2017) West facade of block 8- 400sqm behind the metal doors and brick pattern

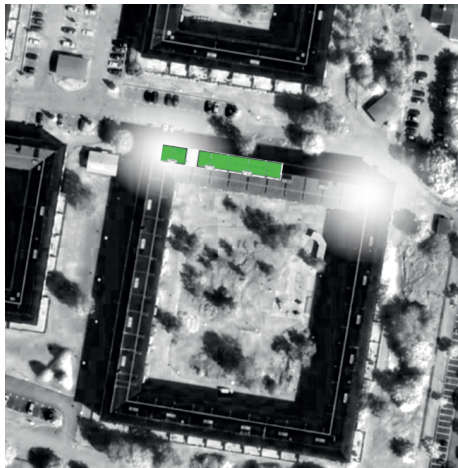


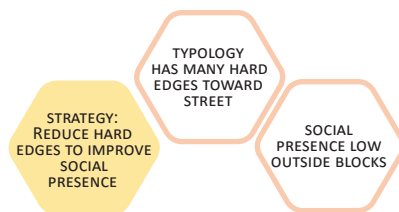
Figure 45. (Author, see page 34, cropped)
Unused space in block 2



Figure 49. (Author, 2017) Example of facade with potential for public use- north east corner of Block 2

Internal barriers- Block heritage

In the examples above, the **strong block typology suffers from the hard edges** (Gehl, 2010). Due to the heritage from the old air force base at Säve (as described in page 24), the closed block typology creates highly appreciated inner yards, but the street life and social presence is low outside of the eight blocks.



Reflection- Built commons already paid for

Initially, the spaces that stand unused today were part of **commonly used functions**, such as hobby rooms, bicycle or moped storages. These **helped** the residents **commute** and **create a meaningful spare time**. Today the facilities are left as storages or changing room for the service office. It would be logic to assume that the spaces these **originally** were **included in the rent** for the residents.

Have they since then in value been deducted from the rent or is it that tenants still pay for these in the rent but without access, ownership or possibility to use the spaces? In the latter case, the rent debt from the housing company could financially support the development of the closed spaces with the rent paid during the years it was inaccessible to the tenants, the rent for starting to use the facilities may already be a part of the current rent for each apartment.

The above may be speculation developed in this work, but it is at least a start to initiate some discussions around the possible financial model for the reclaimed access to commons already build and paid for.

Densification






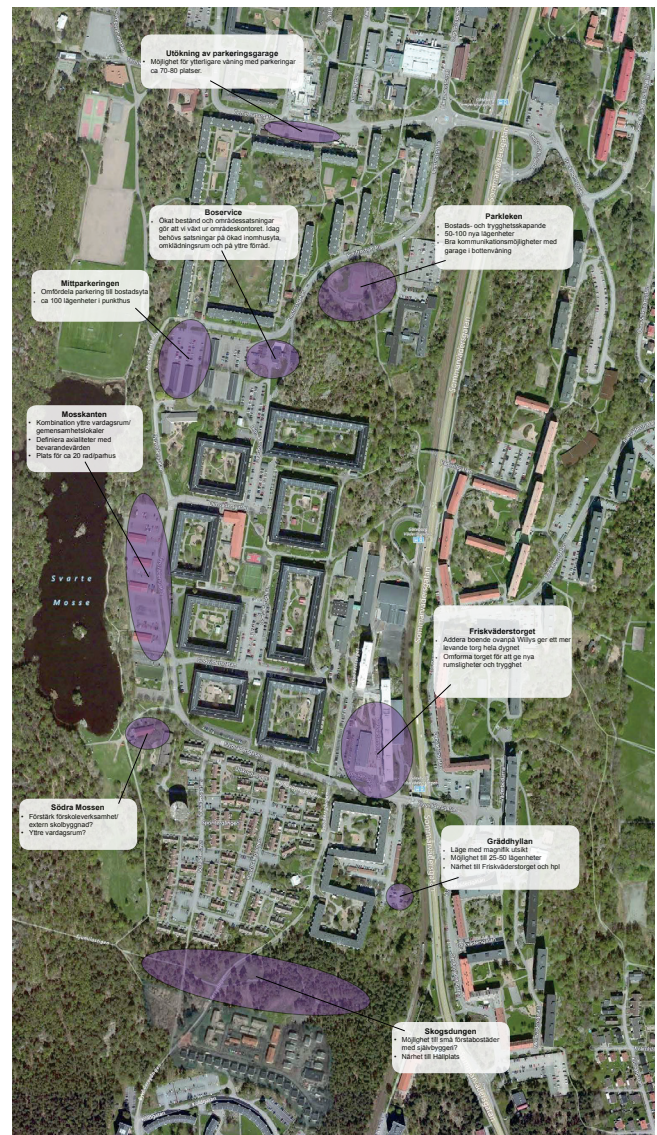
-  Prioritized area for new housing
-  Suggested area for new housing
-  Area to protect from housing development

Figure 50. Planning proposal from participatory project in 2007 (Stenberg 2009)




-  Suggested area for new housing/parking

Figure 51. (Author) Densification Proposal made for Bostadsbolaget in 2016

Densification from three sources

Note: I visited Norra Biskopsgården initially during my internship at Bostadsbolaget in the summer of 2016. Along with other assignments in Hammarkullen, I was asked to make a densification proposal for Norra Biskopsgården (above on the right). The presented result above is very **similar** with the **previous plans from 2007** (Stenberg, 2009). It may be safe to say that merging the different suggestions and using the common spots initially could provide a **well investigated base for gradual densification** of the area.

Reflection

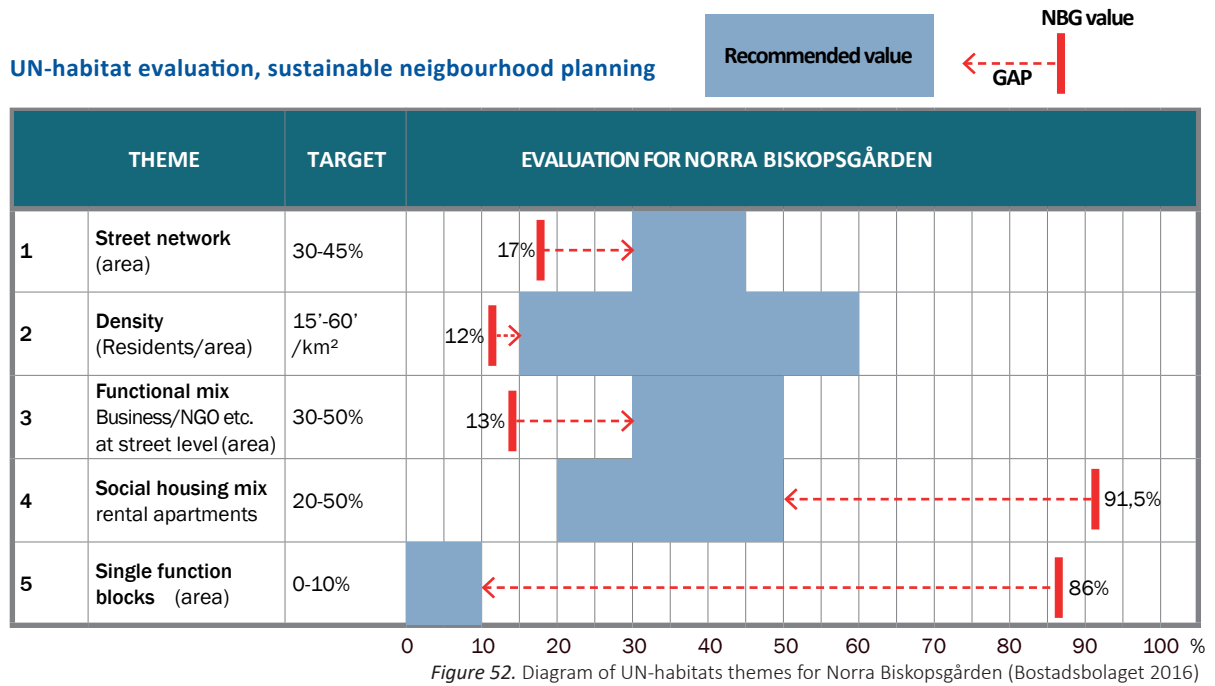
For an area with prerequisites like Norra Biskopsgården, it may be safe to say that the question on a densification task is not unanswered. The residents, the city planning office and the suggestion above show very similar pictures on where this is suitable. In the suggestion made together with the residents in the area, there is a deeper understanding on where to build, why but also where not to build to preserve the qualities of the area. In some cases, the conflicting opinions are visualized when both the opinion to build and preserve one spot is communicated. (Stenberg, 2009)

COMMON VIEW ON MANY OF THE DENSIFICATION POSSIBILITIES

LAND LOTS SUITABLE FOR HOUSING AVAILABLE

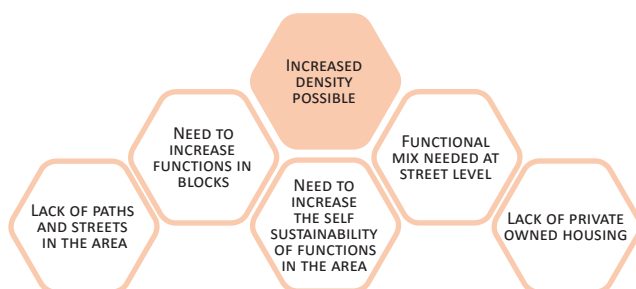


By world standards



Un-Habitat

An analysis of NBG was done with UN-Habitat's: "A new strategy of sustainable neighbourhood planning: five principles" (UN-Habitat, 2015) performed by Bostadsbolaget (Bostadsbolaget, 2016). I attended a discussion during an intermediate analysis meeting and the focus was quite a lot on the target of closing the gap for the densification versus the recommended target (theme 2 above) and **less on the larger gaps** for the obvious **single function blocks** (theme 5 above) and the **social housing mix** (in this case interpreted as rental housing). When reflecting on this afterwards, it could become an issue for the overall analysis if the results are not put into a larger context for the area. **Adding functions and mix in the area that are missing will become crucial, especially with the level of isolation that NBG is subject to by topography and perceived barriers.** Some societal functions that are located in the close or two neighbourhoods away can be inaccessible due to the different types of barriers that are present.





Reflection - What to build and finance:

The analysis made with UN-habitat themes shows a need for:

- **Street network** - improve road and walking
- **Increase the density**
- **Functional mix needs to increase** drastically May be helped by increasing the density.
- **Social housing mix - needs to increase drastically** How to develop the social housing mix without causing gentrification?
- **Increase the functions in the neighbourhood** - By what means can the resources in the area be used to create a better function mix?
Hence support the growth of employment in the area. This could be the increase of small business or strengthening employers in the area (Boservice, preschools, school, stores, etc.

Without an idea on how to finance the different interventions, it may become just good intentions. Historically, the housing subsidies in Sweden goes back at least to 1905, the initiative to support families building their own house to get out of poverty to the system today where the main part of the subsidies are spent on interest subsidies and renovation (ROT) (SCB 2018). It could be fair to assume the fair distribution of tax funds from the middle-income segment to support a more sustainable community development in areas like Norra Biskopsgården. Just balancing the ROT deduction (16 billion sek 2016) or interest deduction on housing (17 billion sek 2017, estimated to reach 40 billion in 2025 (SCB 2017) equally to the municipality owned housing companies may provide the needed means to build the architecture of necessity.

Education, economy and demography

 = 1%, Born abroad or Parent born abroad
 = 1%, Born in Sweden and both Parents born in Sweden

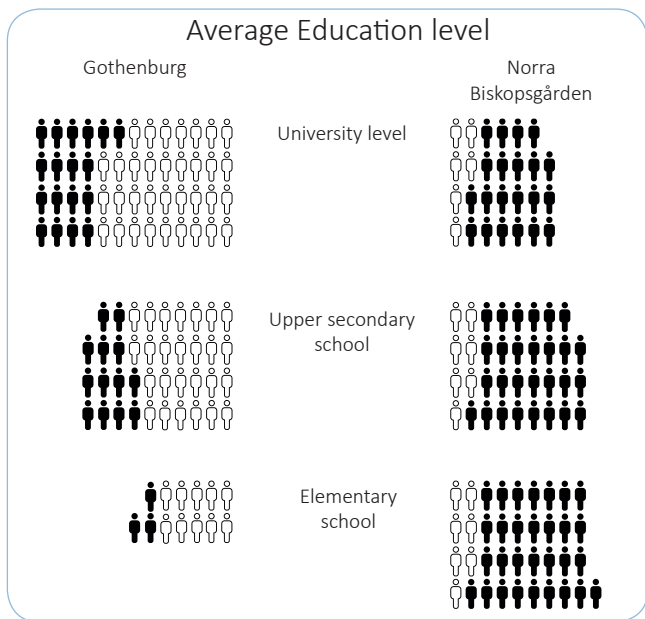


Figure 53. (Author) Diagram showing the gap in education Gbg vs. NBG (Data: Samhällsanalys och Statistik, Göteborgs Stadsledningskontoret 2016)

When comparing the **results** of the **public education** system, it is clear that in the case of Norra Biskopsgården, the gap to the average in Gothenburg is substantial. With the **shift** towards **knowledge-based economy** in the 1990, the group that does not qualify for at least upper secondary school is left to choose from less available employments than previously. The residents in the area become vulnerable to shifts in the economy when work depending on consumption (automotive production, sales etc.) varies.

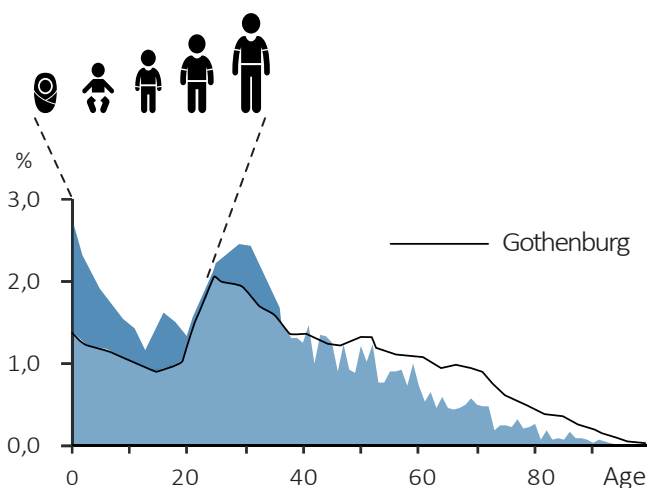


Figure 55. (Author) Demography diagram Norra Biskopsgården Dark blue indicates the surplus ages compared to Gothenburg (Data: Samhällsanalys och Statistik, Göteborgs Stadsledningskontoret 2016)

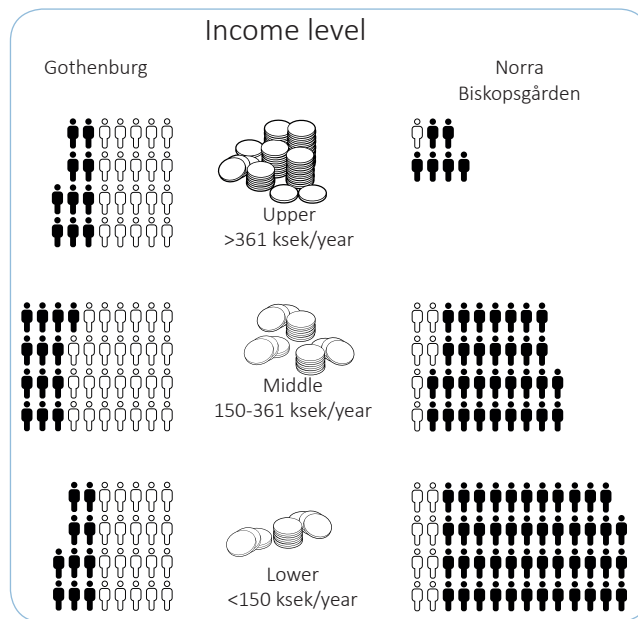


Figure 54. (Author) Diagram showing the gap in economy Gbg vs. NBG (Data: Samhällsanalys och Statistik, Göteborgs Stadsledningskontoret 2016)

As a **logical consequence** of the **inability** to proceed to **higher education**, the **income** of the population in **NBG** is **substantially lower** than the Gothenburg average. With only 7 % of the population with an income in the highest segment (Figure 54), the possibility to choose area of resident becomes strongly reduced and with that, the possibility to choose another school than the one in the area. The high unemployment in the area (see below), if you count the number of people in work, is decreasing. This is hidden in the statistics by the number of people moving into the area, despite the low number of new dwellings being built.

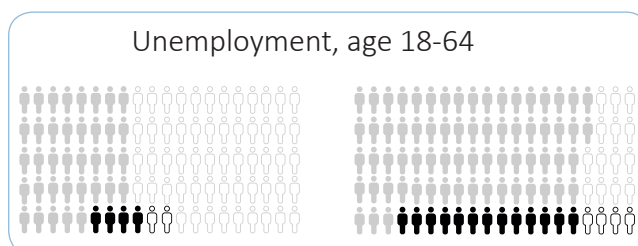
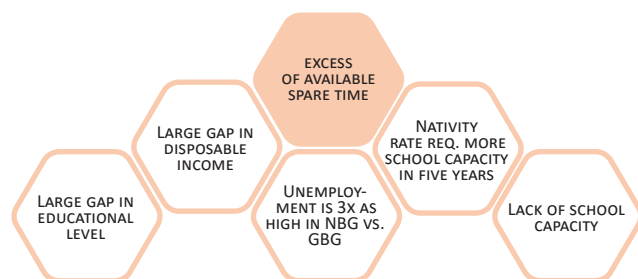


Figure 56. (Author) Diagram showing the gap in unemployment Gbg vs. NBG (Data: Samhällsanalys och Statistik, Göteborgs Stadsledningskontoret 2016)



Residential gap

Dwelling size compared to persons/household

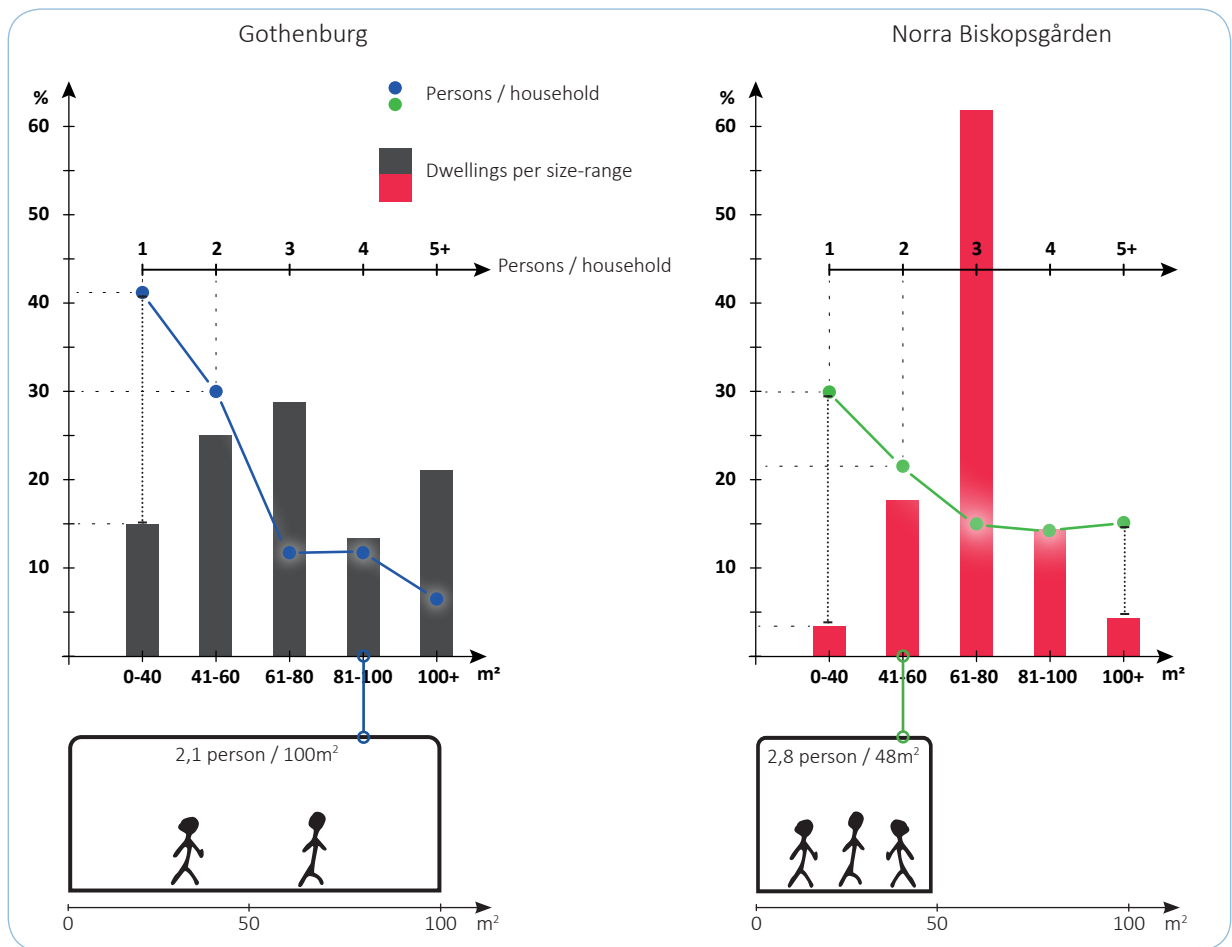
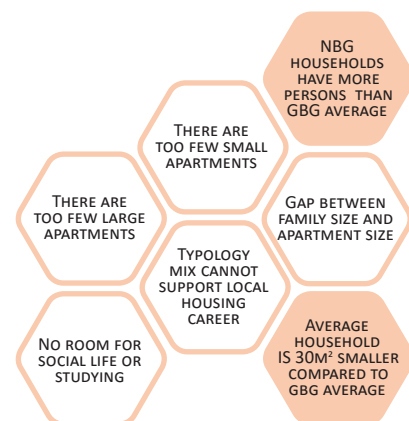


Figure 57. (Author) Comparing the gaps in persons per household, dwelling size and, as the sum of this, overcrowding in the households (Data: Samhällsanlys och Statistik, Göteborgs Stadsledningskontoret 2016)

Compared to Gothenburg, there are some things that stand out when **comparing typologies** and number of residents:

- **The average size of apartments is about 30 m² smaller in NBG** compared to GBG.
- **Average number living in each household is considerably higher.**
- There are very **few small or large apartments**
- The **gap between available small apartments and single person households is large** (Samhällsanlys och Statistik, Göteborgs Stadsledningskontoret, 2016). It could have an effect on when a person can move out from the parents, shortage of large apartments or houses. This combined with the surplus of families with 5 persons or more, shows a need for larger apartments/houses in the area.

During the studio *Design and Planning for Social Inclusion* in Hammarkullen and discussing with staff in the area of Norra Biskopsgården, several identify the issue for children in school age to find room for the important homework. With small apartments and large families, it can be nearly impossible to find peace for studying



Migration origins

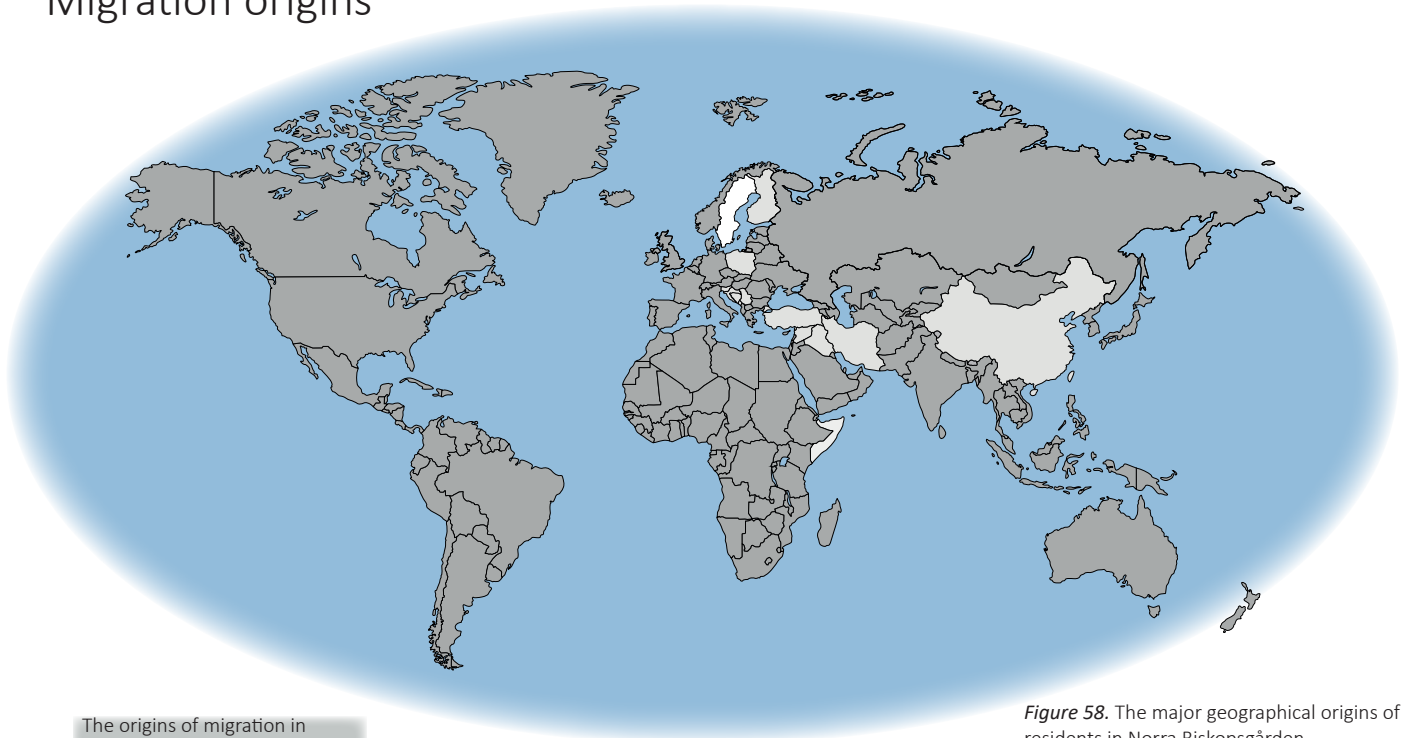


Figure 58. The major geographical origins of residents in Norra Biskopsgården (Graphic by Vezeey, 2020, adapted with permission)

The origins of migration in Norra Biskopsgården (SCB 2016)

Country of birth:	%
Sweden	43
Somalia	9
Turkey	8
Iraq	5
Iran	4
Bosnia-Herzegovina	2
Yugoslaven	2
China	1
Poland	1
Syria	1
Finland	1
Other	24

Migration to Norra Biskopsgården

The **origin** of the **residents in NBG** has shifted since the area was funded in **1958**, with the **original Swedish working class** and then **migrants from Finland, Portugal and former Yugoslavia**. Since the 1980's, these groups have decreased in parallel with the **increase of those from Somalia, Turkey, Iraq, Iran and China** each representing more than 1 % of the population in NBG. In 2016, more than **62 % of the population was born abroad** in NBG. (SCB 2016)

LARGE VARIETY OF CULTURAL BACKGROUND AND INFLUENCES

LACK OF FLEXIBLE CULTURAL SPACES



Figure 59. (Author 2016) Appreciated natural scenery at Svarte mosse



The upsides



Figure 60. Picture from a local street art project arranged by Bostadsbolaget together with the local residents and artists from Urban Konst (photo: Mona Al Weswasi, Bostadsbolaget 2016)



Figure 61. Aerial picture from summertime shows the large amount of greenery around and inside the area. (© Lantmäteriet)

Location: Despite the issues with communication at certain hours the location is also appreciated. If you have access to good mobility, the calm area and greenery is highly appreciated by the people in the area (Bostadsbolaget 2016)

Homecoming The investigations and interviews done by the municipality showed that many want to return when they form family. (Göteborgs Stad, Stadsledningskontoret, 2015)

Average income up 11,3% (2010-2016)
(Disposable income has increase more than Gbg average)
During the same time inflation was 4,4 % (SCB 2017)

Incapacity number decreased to Gbg Average (- 28%)
between 2010 and 2016. (SCB 2017)

Unemployment percentage is up but the **number of people at work has increased** by 151 persons.

Growing sectors are (based on people living in NBG):

Education +58 persons (+61 %)

Info/communication +22 persons (+129 %)

Cultural/personal service +19 persons (+54%)

(SCB 2017)

Work in NBG has increased from 358 to 368 (3 % increase)
meaning there are more work opportunities in the area.
(SCB 2017)

Robust and well-maintained housing with high architectural ambition from 1950's. Bostadsbolaget is evidently a long-term owner that also employ people in the area. In tenant interviews done by a range of property owners, Bostadsbolaget score high in comparison on maintenance and outdoor environment. (Bostadsbolaget 2016). There were **67 new houses or apartments built** in the period 2013 to 2015 (4 % increase) (SCB 2017)

INCREASE OF
AVERAGE INCOME

GREENERY AND CALM
NEIGHBOURHOOD
POPULAR AMONG
RESIDENTS

WELL MAINTAINED
PROPERTIES

WORK
OPPORTUNITIES
HAS INCREASED
INSIDE NBG

INCREASE IN
PRIVATELY OWNED
FAMILY HOUSING

PEOPLE FROM
THE AREA WANT TO
RETURN



Figure 62. (Author 2016) Local art-benches in the central area between the blocks



Figure 63. (Author, 2017) View between block 1 and 2 towards the condominiums in Solvådersbyn

Boservice

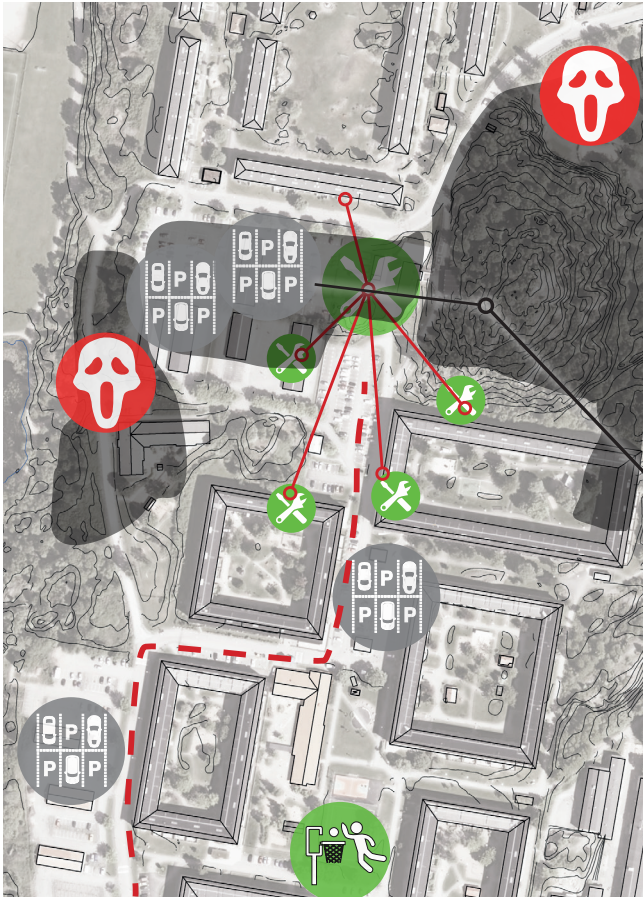


Figure 64. (Author) The current Boservice distribution and access road map
Map data: © SBK, © Lantmäteriet, adapted with permission



Figure 65. (Author, 2017) View towards the Boservice main building

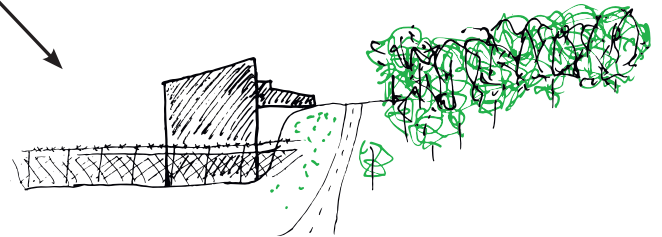


Figure 42. (Author) Passing the barrier- above shows how the gated area and the single overpass causes feeling of unsafety after office hours

The current service centre for the municipality owned housing company in the area, Boservice, is located in an old district heating central. Situated between NBG and LG, it is from some aspects well situated geographically. **Some parts can be improved:**

- The majority of the transports has to arrive from the south causing heavy trucks to have to go through the housing area rather than main access road (dashed red) - - - - -
- The main building yard creates a barrier for pedestrians
- The building cannot facilitate all of the staff functions, dispersing functions to facilities in the blocks in NBG
- The building is divided into too small spaces as a heritage from completely different function originally
- Some outdoor sheds have exceeded their technical life time and needs to be replaced

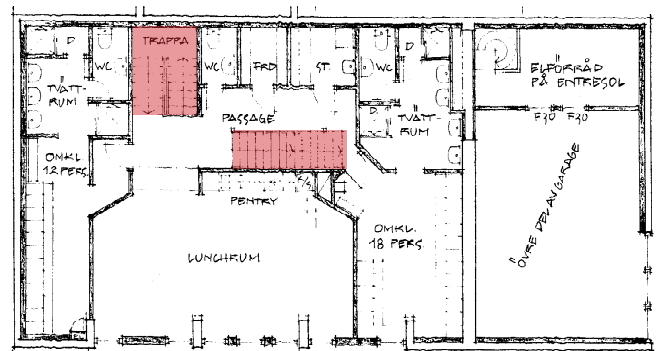
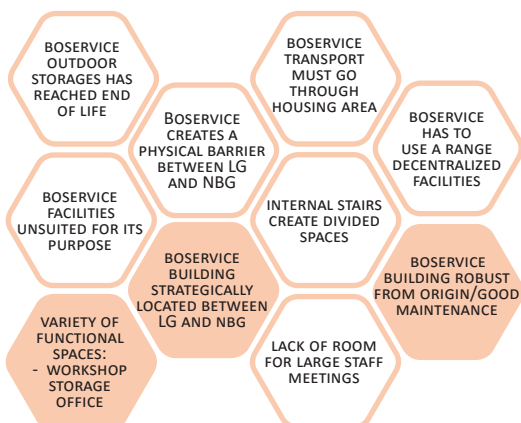


Figure 66. (Bostadsbolaget 1987, architect S Löfqvist) Boservice level 2 (mid)
Top red area is the stair to lower level, lower red area is stair to upper level.
This in combination with the multiple small spaces creates a three-level maze of rooms and stairs



Summary: Gap, quality and resource analysis

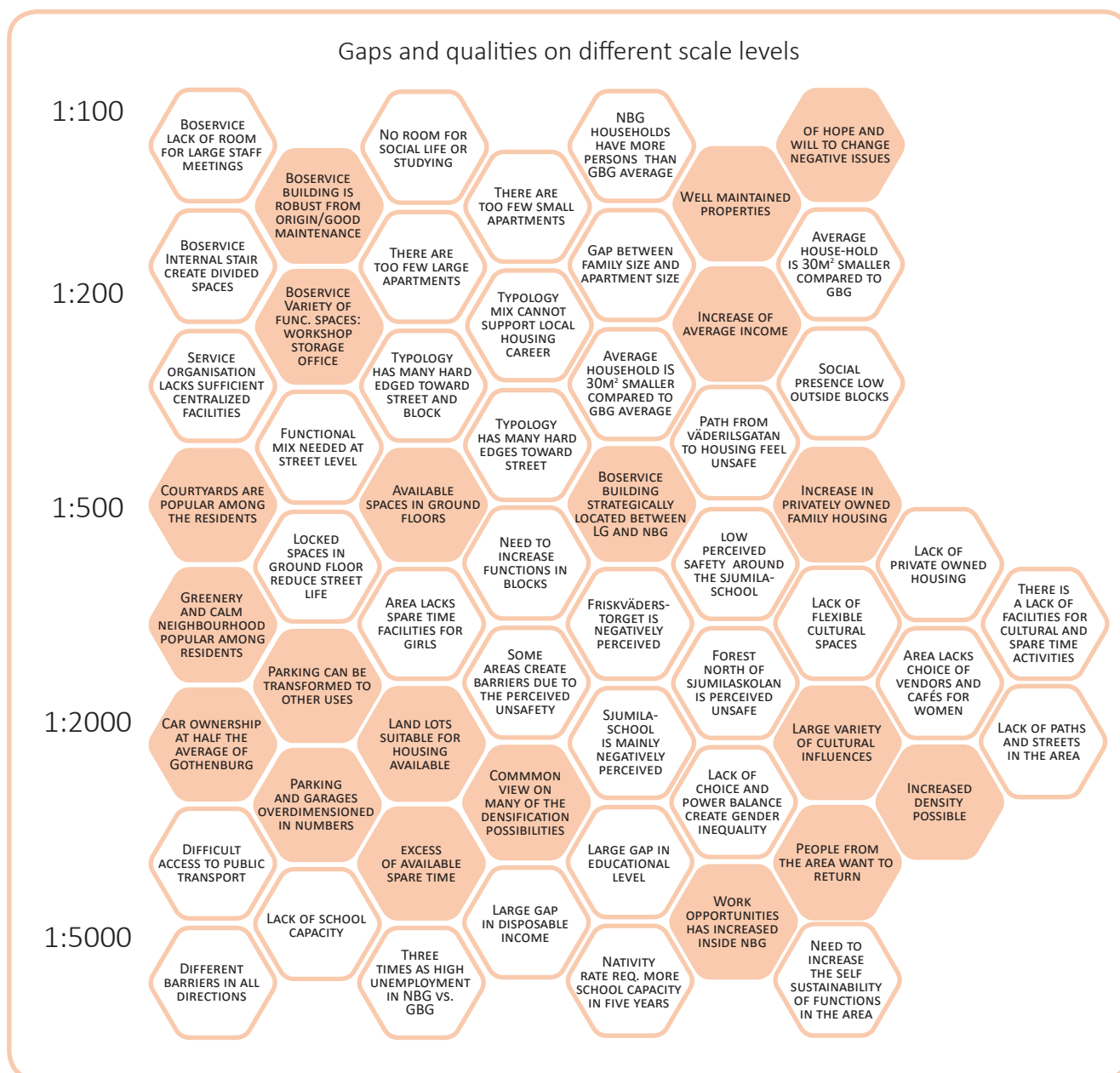


Figure 67. (Author)

Some parts from this analysis can be perceived as both gaps or qualities or a quality may have an underlying gap. The above diagram is used to visualize the factors that may give tools to the next step rather than to precisely classify each factor. If the gap or quality has no obvious scale, it is sorted in the scale where the possible intervention may be found.

Reflection: After the research that identified gaps and qualities, It seems that there is **no single fix to close the gaps** compared to Gothenburg or the nearby neighbourhoods, **from which Norra Biskopsgården is suffering**. Nevertheless, the area has great potential, placed in a beautiful scenery and with a strong sense of belonging that make the previous residents move back, usually when the

family grows bigger. The latter is hindered by the limitations in housing choices.

Further in the process, **gaps need to be addressed** by numerous interventions **on many scale levels**. **The initial intent to channel the pre-study into a single building design, will rather result in a sort of prescription, a wider pre-study that results in conceptual interventions described to support a further development, which brings this thesis to meet the issues with different interventions on many scale levels.**



Research conclusions

Area boundaries

The current status of weak connections to Norra Biskopsgården caused by different barriers

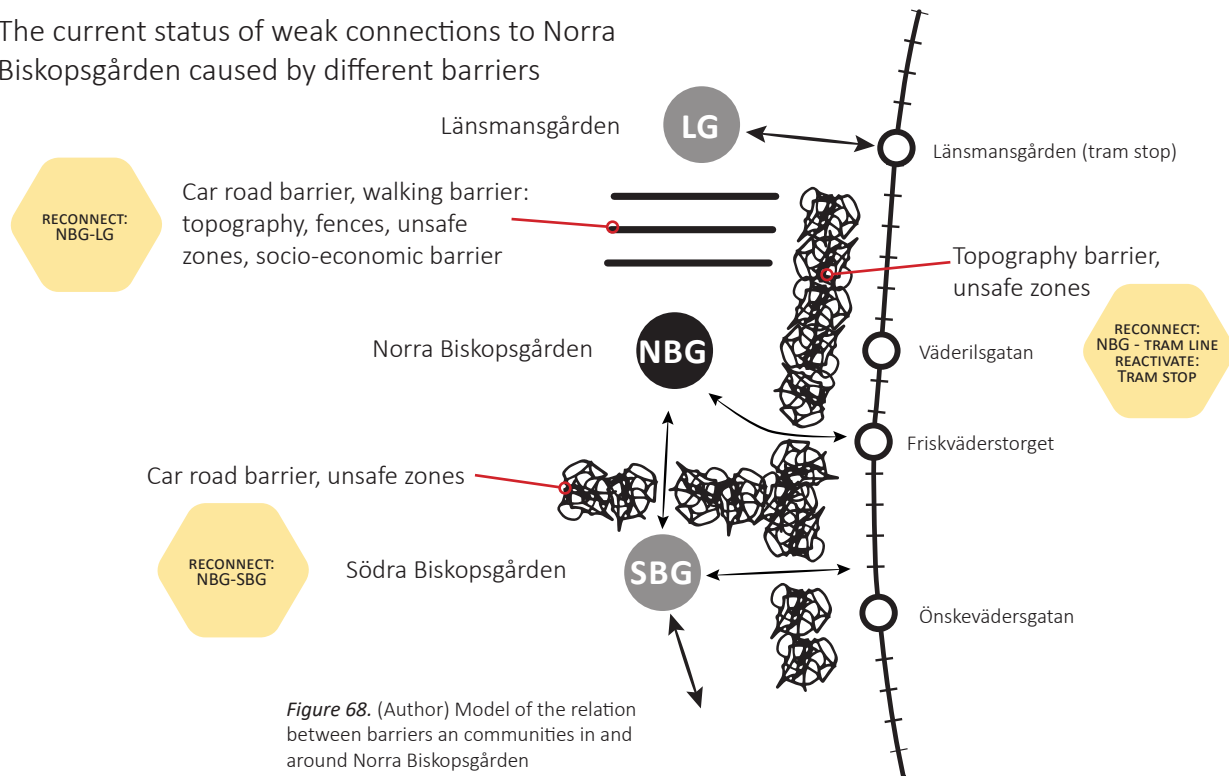


Figure 68. (Author) Model of the relation between barriers and communities in and around Norra Biskopsgården

Summarizing the barriers surrounding Norra Biskopsgården:

Between NBG and LG:

- Boservice work site (fenced, leaving only a step path for walking without social presence after dark).
- Road Barrier (long detour for using the same service institutions by car).
- Socio-economic (Large difference in income etc.)
- Big difference in altitude, a road or tram area.

Between NBG and SBG:

- Road Barrier (long detour for using the same service institutions by car).
- Forestry (leaving only a walking/bicycle path without social control after dark).

Between NBG and Tram:

- No-Go zones with closed school after dark, topography and forestry, causing one tram stop to be abandoned after dark.

Conclusion and reflection on barriers:

The findings and results in the research points out several gaps causing different kinds of barriers not only towards the rest of Gothenburg but also to the surrounding neighbourhoods.

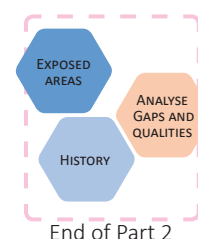
With a long-term negative trend and an increasing gap in income, education, this essentially creates a lock in effect, where the only housing you can choose is the one in the most vulnerable area of Norra Biskopsgården.

In this area, the housing has few choices since the typologies are more uniform than the average.

To be able to have a choice of size of living a family needs to move outside the area, immediately hindered by the rent or housing prices outside the area.

The thesis conclusion is that, to be able to reduce the socio-economic vulnerability, most of the issues needs to be addressed inside the area using the available resources and qualities primarily available on site. The added resources needs to be either causing a permanent change from a temporary addition or be part of financing that is connected to the normal governmental flow of funding (based on equal rights, child care, rent subsidy based on income etc.) to be able to reduce vulnerability/increase resilience. Without this there is little to be done in trying to reduce barriers in fields of:

- **Economy** - caused by lack of educational possibilities
- **Residential typologies** - limiting housing career inside the area
- **Cultural access** - The multicultural mix has little or no possibilities to act out of spaces in the area
- **Educational** - Under dimensioned and plagued parallel negative societal structures and lack of staff
- **Physical** - Surrounded by forest inaccessible after dark and remote tram stops.
- **Infrastructure** - Road connections blocked stopping natural exchange with surrounding areas north/south.



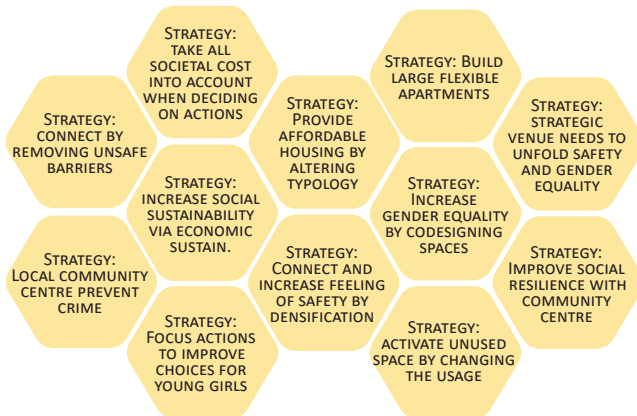
Part 3 - Design and intervene

A city is more than the sum of its buildings. [...] it may also be only as resilient as its citizens"
(Campanella and Godschalk, 2011)

In this chapter, the findings, together with the frame set by current status and the municipality, help create strategies for positive development. Scattered pieces of emerging knowledge on how to change the conditions for the inhabitants in socially vulnerable areas are collected and then, with the help of the strategies that are applied to the local context of the area.

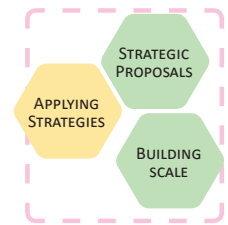
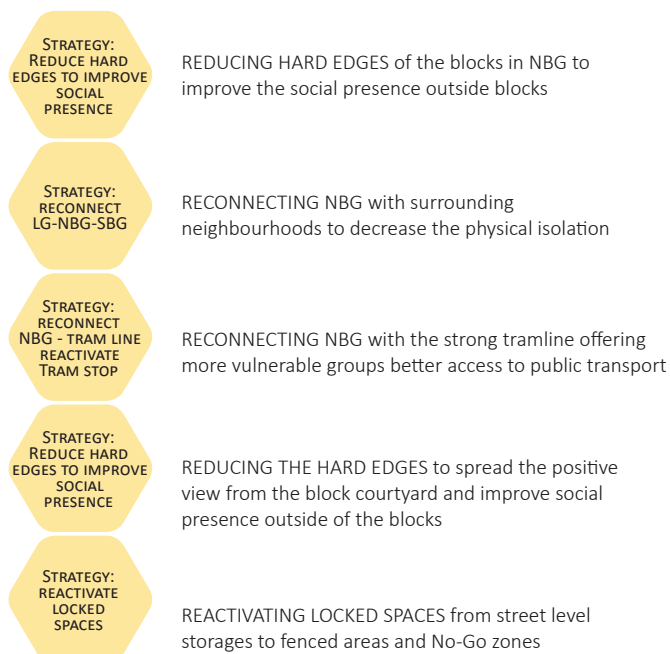
Many of the improvements found in the research are directly applicable in the area not only due to similarities in gaps, but also with support of the qualities and assets in the area.

Design strategies collected from other exposed areas (Part 1)



Design strategies defined from History and Analysis case study (Part 2)

In Part 2 there are learnings that become valuable strategies when combining gaps assets and interventions to achieve intended effects in the area



Part 3

The broken roof story

In the book 'The Spacemaker's Guide To Big Change' (Hamdi, 2014 p10-11), this particular chapter provided the thesis work with clarification concerning the connection between the cause and effect of the issues in the thesis specific context. It helped to simplify the view issues around vulnerable areas:

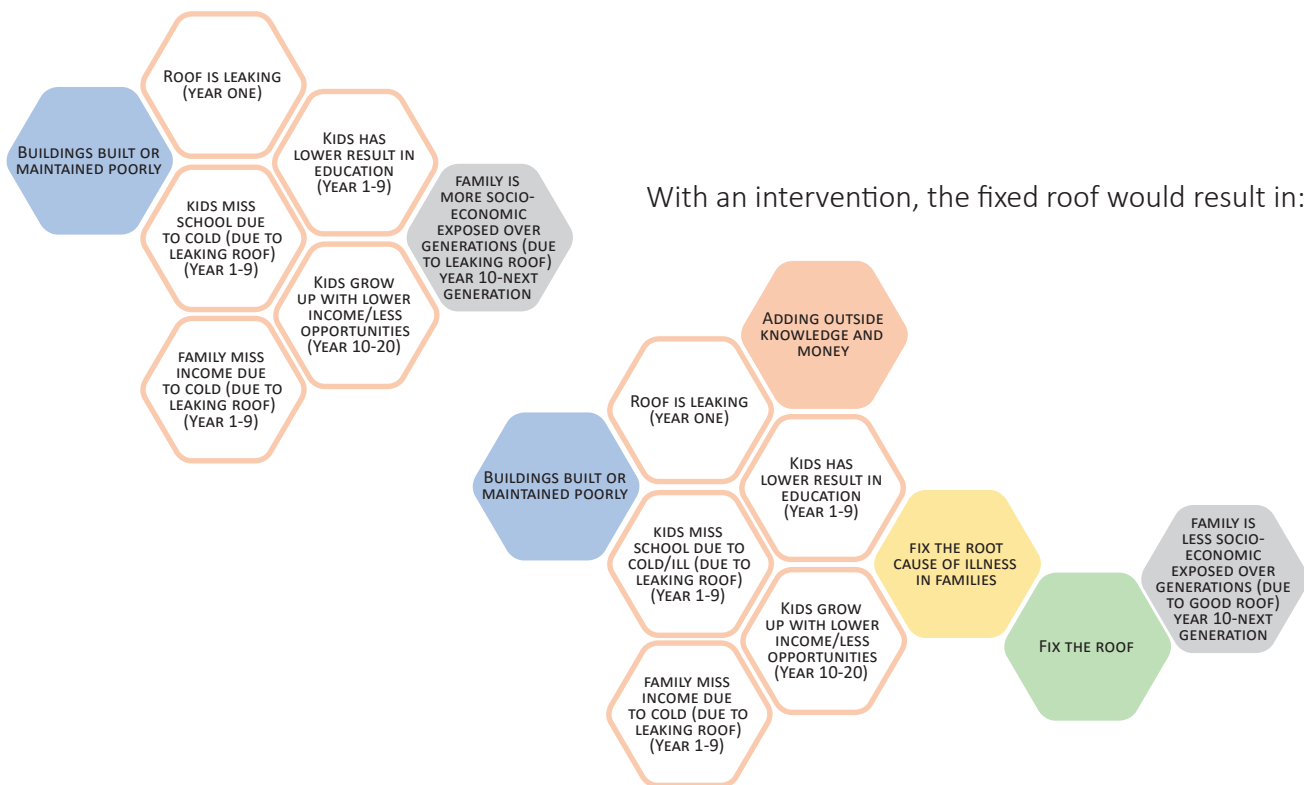
"I had come to this same conclusion some years ago when attending a community workshop in Peru. It was entitled 'Building Civil Society.' Its purpose was worthy and commendable, to local residents in processes that would enhance their wellbeing and build their resilience. The speaker was espousing and that of his organization, to empower civil society to engage with government to deliver better education, health services, housing — to democratize decision making and give people a say, as partners no less, in his schema of good governance.

Amid all the abstraction and good intent, one woman in the crowd spoke out. 'My roof is leaking, and like so many others who live here, we have no money or help to fix it.'

*But leaking roofs featured low on the speaker's priority list of issues, given his bigger purpose. He was there, after all, to promote the latest in World Bank strategy for poverty reduction at the time — expanding opportunity, empowerment, security. His response was polite, perfunctory and somewhat patronizing. We need first to conclude our discussions on empowerment, on democratizing decision making and on the importance of giving voice to an effective civil society, he said. We need a matrix of issues and actions with which to decide our respective responsibilities. We need a big plan. This will be the basis for deciding where to start, who can do what, who can help, **The woman, who by now had even less idea what he was talking about, insisted on finishing her story. It was familiar to many and typical. She didn't want voice, she said, she wanted money and help, and wanted it now. With the absence of furniture in their house, they sit, sleep and cook on the floor, which is constantly damp during the rainy season. The kids get ill and miss out on school. The local clinic is usually crowded with people seeking help — it sometimes takes days to be seen and treated. They themselves get ill, miss out on work and struggle to meet their basic needs, paid as they are on a daily ad hoc basis. In the heavy rains last summer, a section of her roof collapsed, and the family moved in for a while with neighbours — the family was dispersed. Their insecurity is a constant stress on family life — because the roof always leaked.** As I listened to the dialogue and banter, I couldn't help but think: suspend your big purpose and fix the roof because by doing so, .. we learn about the structure of a problem by the process of solving it.' Then do it in a way that feeds back into your big purpose. Reverse the cycle of survey, analyse, plan, implement and instead, get something going now, look to building this into the larger plan or purpose, do your analysis of what this will all entail in money, skills, capacities and the like, then do more surveys to figure out the root or primary causes of these symptoms, the long-term strategic agenda of programme and policies that may be needed city-wide. In these ways, practical and strategic work go in parallel, not in sequence. **The woman and her neighbours had identified a practical intervention that could have enormous collective and strategic value. The consequential linkages of her leaking roof and her inability to fix it herself invoke an immediate 'now' intervention that would improve health, lessen the burden on local clinics, give continuity of access to schools for children, lessen the stress on daily life and improve wellbeing.**"*

The roof-fixing process

Trying to translate the broken roof story to the method in this thesis would look as below:



Which are the "broken roofs" in Norra Biskopsgården?

- The inability to get education result leading to work
- The lack of connection to the surroundings
- The restlessness of the young due to lack of work or spare-time activities in the area making way for criminal structures to fill the gap
- Power imbalance between genders in public space
- Presence of criminal structures
- The lack of spaces for cultural and religious expression

Both in part 1 and 2, the key to improving the social resilience is long term improvement of education. This is needed in a much higher level than before the 1990 economic crisis to get and hold a job. This impacts the private economy and therefore the ability to choose different things in the everyday life. Combined with the factors identified in the pre-study, my conclusion is that crucial factors for reducing the socio-economic vulnerability are:

- **Room for education**
collectively enough school capacity, individually space for homework.
- **Opportunity to interact with society**
Everyday language practice, IT-possibility, physically connected to the city by different means of transport.

- **Sense of belonging** - to feel connected to your neighbourhood, have a choice of staying if you want or get the possibility of moving elsewhere without being restricted by the gaps in education and economy
- **Being free to actively practice culture and religion in the living area**

With the conclusions above, the challenge is how these needs are put into practise in the local context, making use of the learnings from other vulnerable areas, and aiming at reducing the gaps in Norra Biskopsgården, with help from local assets or available additions from outside.

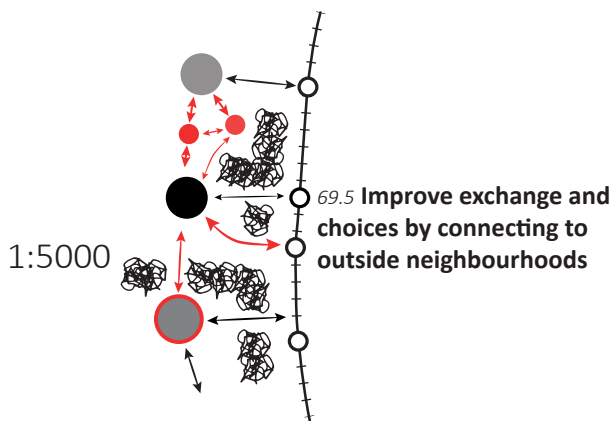
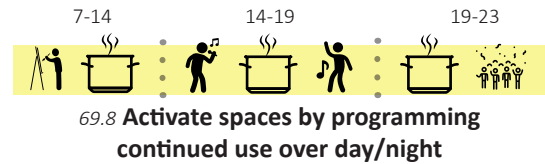
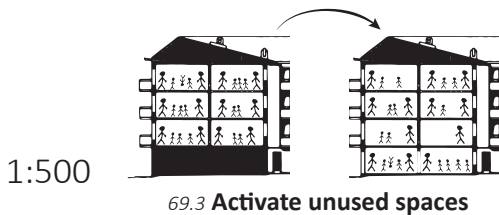
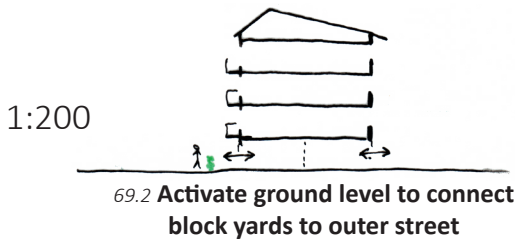
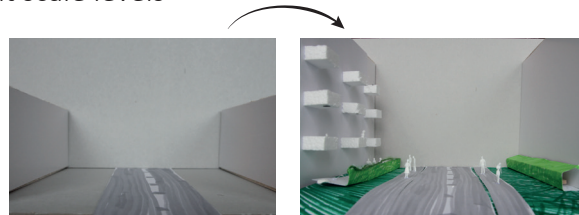
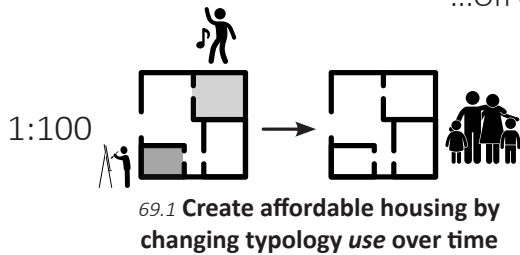
Design and intervene - brainstorm

Addressing issues on different levels

To conclude, that the gaps need to be addressed by numerous interventions on many scale levels. The initial intent to channel the pre-study into a single building design, will rather result in a sort of prescription and adaptable process, a wider pre-study that results in conceptual interventions described to support a further development. This brings this thesis to meet the issues with different interventions on a variety of scale levels.

Unscaled interventions such as facility management, introduced to increase the use of a space over day and night but also depending on the season is also required. One example is how a space used for homework tutoring between the hours 14 and 17 in the afternoon can with the same equipment be used for local or connected social life from the hours 17-22 in the evening. The interventions to increase gender equality vary from the above home tutoring to the availability of choices for social venues and grocery shopping

...On different scale levels

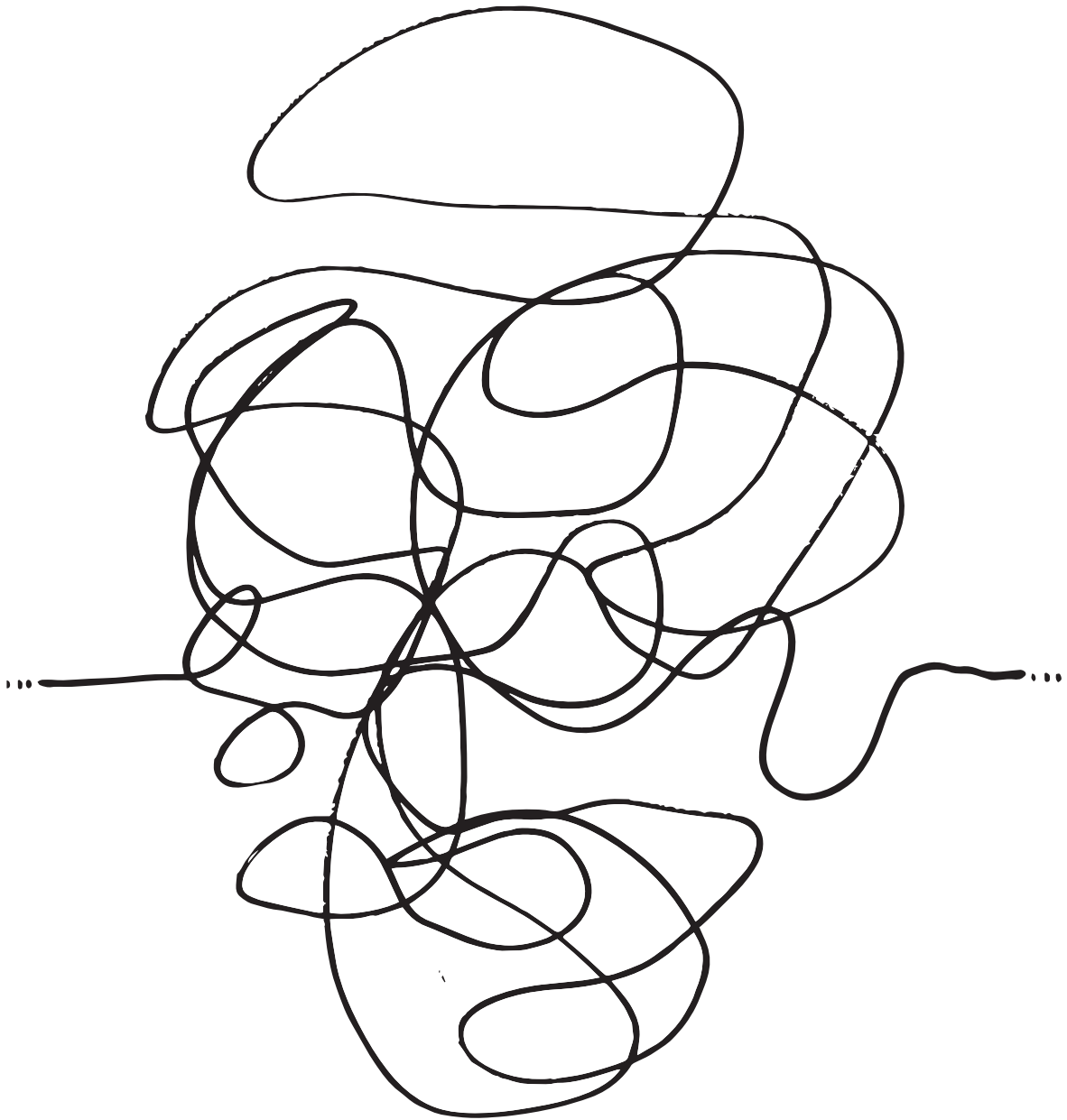


On page 50-51, the interventions developed in this thesis are outlined. Following the strategic proposal, a more in-depth design for some of these are shown with the aim to contribute to address the thesis question.

Note that all of the interventions are realistic when it comes to cost and practical implementation. What is left to add is will and decisions from the stakeholders.

Figures 69.1-9 References detailed in the end of booklet

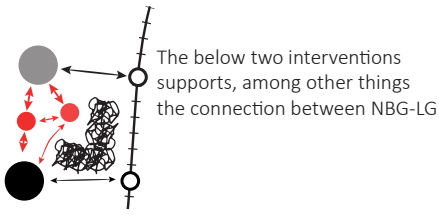




...and then...

Strategic Proposals - overview

Working in scale 1:5000 to 1:500



New community centre

The area lacks a neutral community centre. The centre will contain facilities for education, spare time leisure and the bottom floor of the old Boservice provide facilities suitable for practical training in arts and craft and supporting the circular economy in the area with second hand refurbishing of furniture and clothing etc.

Further developed on p. 57-63

Removed road barrier

The removal of the road barrier aims to support a better connected district, support the school/preschool utilization and the use of the common public resources.

Further described on p. 56

Women's café

Adapting tested ideas from Hammarkullen, the introduction of a café run by women in the area gives an alternative to the only café at the square today dominated by men.



Safer walking paths

The unsafety related to certain areas should decrease with support of viewable zones (removing bushes and lit zones around walking paths) Further described on p. 56

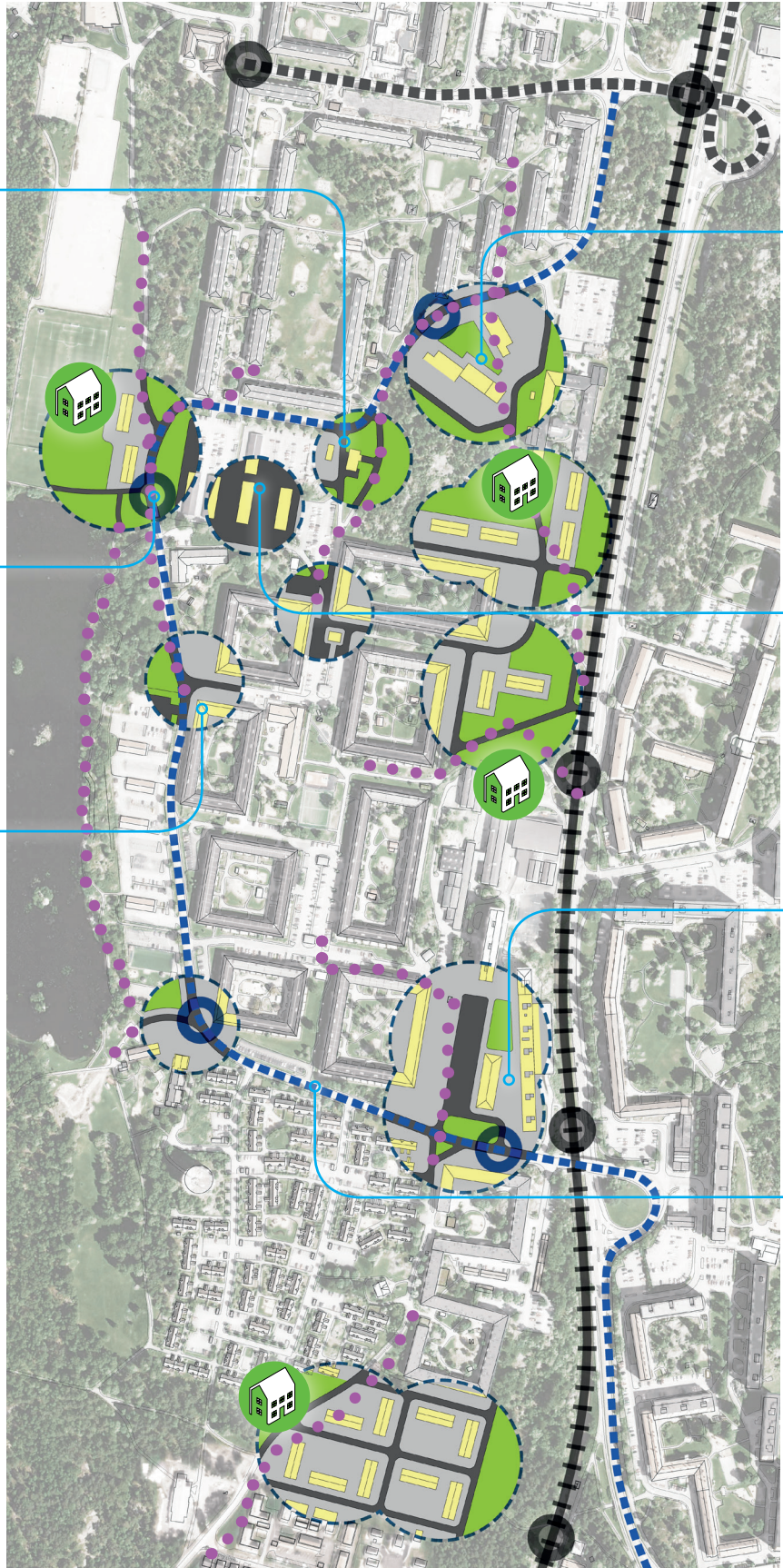


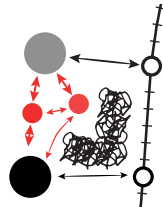
Figure 70. (Author) Strategic Proposals - overview
Map data: © SBK, © Lantmäteriet, adapted with permission



Note: The different interventions in the following pages are indicated by the above time axis

New school

The new school is already planned for adapting to the nativity in the area. The placement will further support removing the barrier between LG and NBG by removing a well-known No-Go-zone replacing it with a positive node
Further described on p. 52



Closed facility activation

The overcrowded apartments and lack of spare time facilities cause especially young adults to reside in places where parallel societal structure recruitment is eased. By allocating currently unused (page 34) facilities for NGO's to establish, options are given that should provide a meaningful spare-time. **Further developed on p. 54-55**



New Boservice centre

The Boservice facilities are today not sufficient and the resources are dispersed over the area. By relocating the office to part of the parking, all resources should be able to reside in effective office and maintenance facilities.

Re-shaping the square

Initially the local square Friskvåderstorget was a result of a cost-saving compromise, currently the centre is under review outside this thesis.



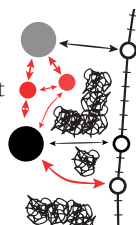
New housing areas

The areas primarily designated for new housing is chosen to help reduce the feeling of unsafety in the area by interconnection to tram stops and other nearby neighbourhoods. Rather than to let densification be run by only city planning office and large contractors, the process in Hallonbergen, (according to Bergendal, PARK LEK lecture in 2017), the planning process of densification needs also to include the optics and lived experience of the local residents in the area. With site knowledge that may only be obtained by long term presence, the residents can point out areas of positive and negative interest and see the housing patterns can be dictated by wishes beyond normal statistics. **Further described on p. 52-53**



New bus line

The new bus line aims to compensate for the lack of connectivity in public transport and further connect NBG and LG to a larger city district and context.
Further described on p. 56



New school and east NBG densification

YEAR 1 — YEAR 2 — YEAR 3-5 — YEAR 5-10 — YEAR 10+

New school and densification of NE NBG
 Due to the current strain on Sjumilaskolan and the high nativity rate, the municipality is planning **another school** in the abandoned playground on Rimfrostgatan. This is foreseen here to become a strong node for bigger exchange between LG and NBG. In the strategic proposal, this will **work together** with the opening of the **road connection and the new bus line**.

East of Block 8 and 6 there are land lots suitable for densification with relatively simple exploitation, these could be suitable for large, shared apartments and smaller first home apartments. The close connection to the tram stop should improve the perceived safety (Thodelius, 2017, Bergendal 2017) and commuting with the tram. **One thing to keep in mind is that the pace of new housing needs to be slow (5% year?) to avoid gentrification.**

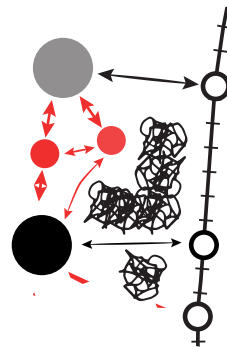


Figure 72. (Author) The new school acts a node for many age groups in the area

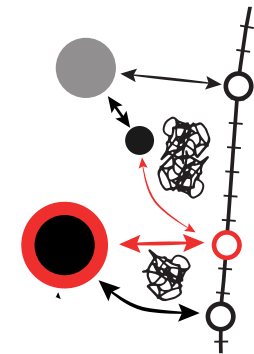


Figure 73. (Author) Densification in commonly chosen spots help decrease the barriers



Figure 71. (Author) Section in red above visualised below shows how the crucial area/spaces between NBG and LG is intervened
 Map data: © SBK, © Lantmäteriet, adapted with permission

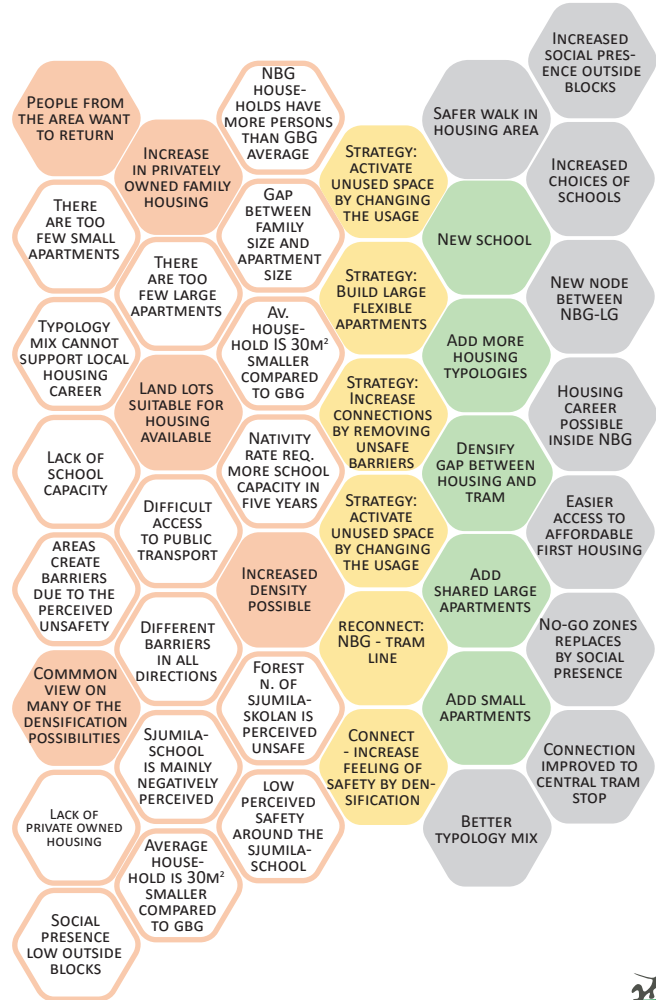


Figure 77. (Author) Conceptual section showing the current gaps in the urban fabric

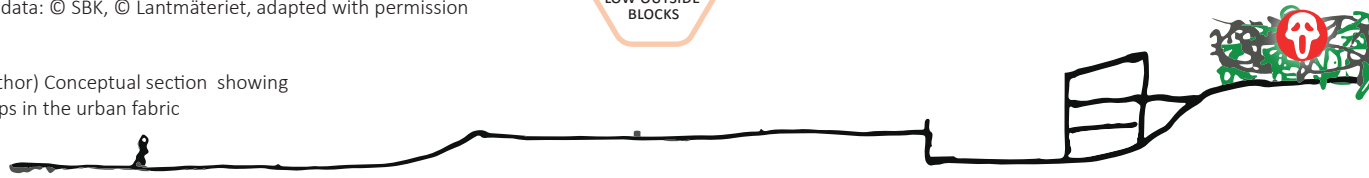
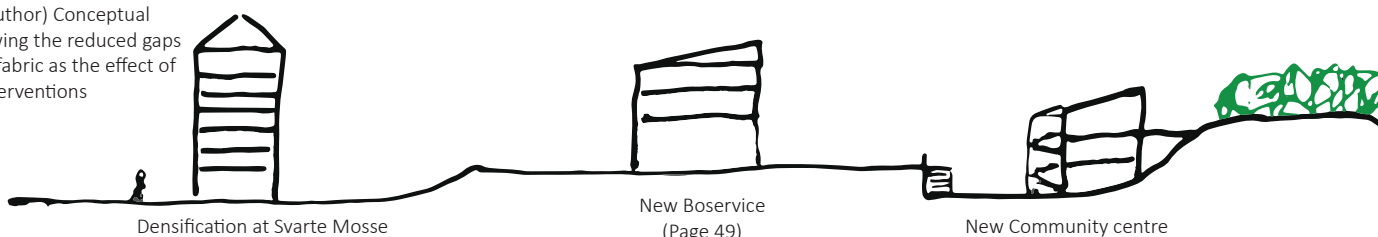


Figure 78. (Author) Conceptual section, showing the reduced gaps in the urban fabric as the effect of the thesis interventions



The production prices for new housing is at a **historical high** also compared to the rest of Europe (SCB 2017). The area lacks small apartments for young adults settling their first home. For larger families there is a shortage of suitable apartments.

In order to meet these two groups over time, without having to change the apartment typology, it is proposed to build large apartments that initially can be shared by young adults as combined households. (as described in chapter "Karlstad - shared spaces".

When the income level versus rent has changed for the better the apartments could be affordable for larger one-household families.

Target groups:

- Young adults moving away from home
- Larger Families
- Returning families 1-5 persons

The intervention should support the mixed-use buildings (housing and NGOs, Increased focus on social areas at street level)

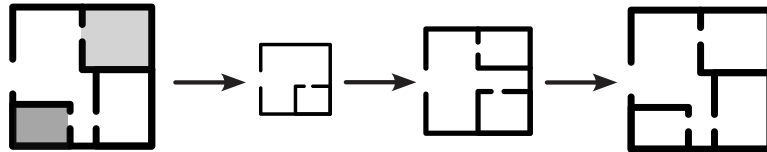


Figure 74. (Author) By adding a new first step to the possible housing career, densification can be done with non-subsidized building and supporting a larger typology mix in NBG and LG.

By designing the new apartments with clear one-step connections, usage can vary from co-living for young adults (lower left) to larger families (lower right). The change is done with a 1-2 h change of locks in between the change of tenants.

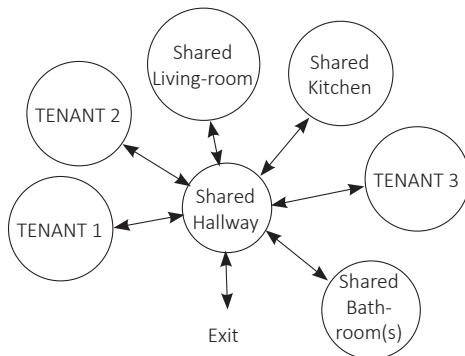


Figure 75. (Author). Co-shared apartments
By designing new apartments with clear one-step connections, the usage can vary from co-living for young adults to larger families. (see page 20)

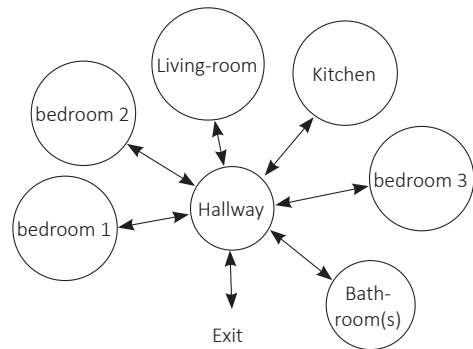
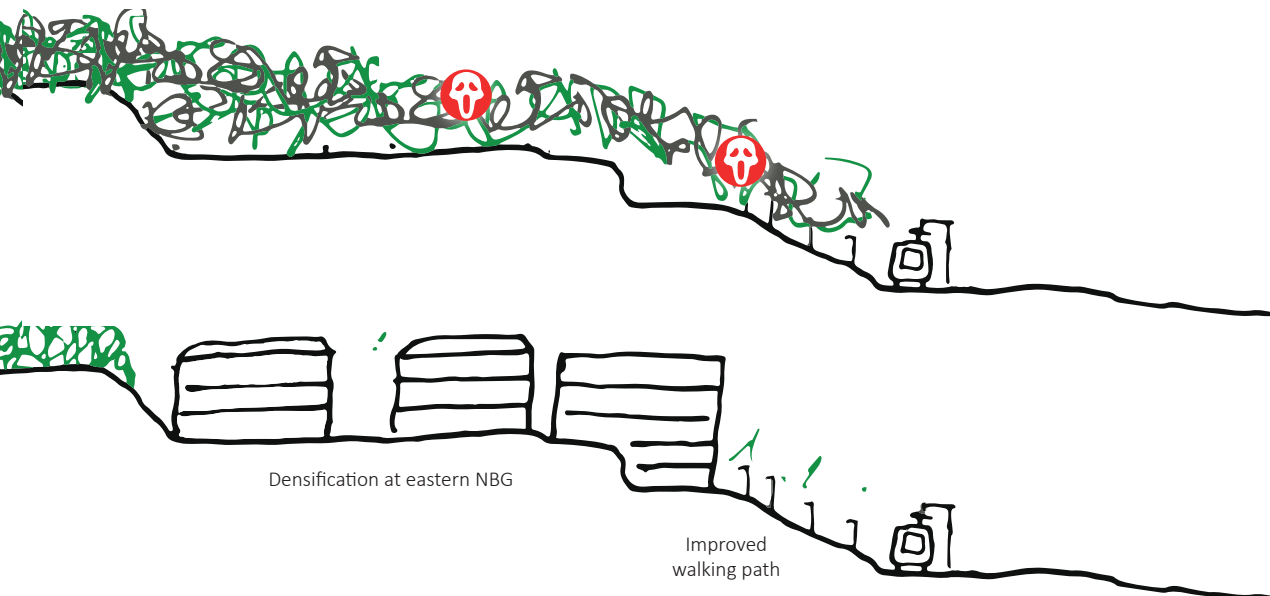


Figure 76. (Author). Large family apartments
Same apartment used by larger family, timing may depend on affordability (see page 20)



Block activation

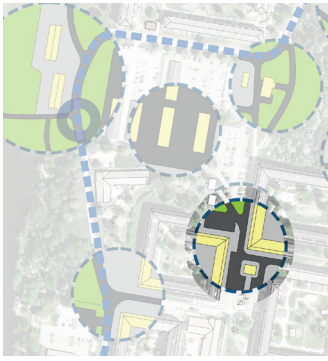


Figure 79. (author) The spaces in block 8 converted for multiple usage and contributing to the more open street life in the area
Map data: © SBK, © Lantmäteriet

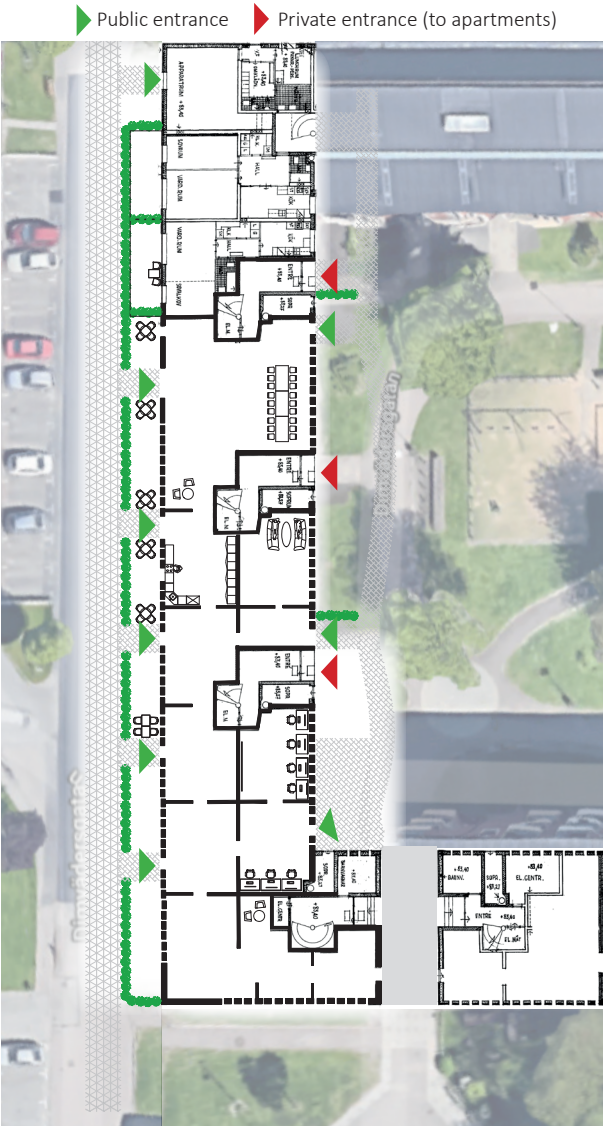


Figure 80. (author) The spaces in block 8 with conversion possibility is about 600 m² Map data: © SBK, © Lantmäteriet

On the ground floor of the blocks there are facilities that are used as storage, service facilities etc. By relocating these and opening them up towards the outside street, there is a possibility to support city life outside the block and increase the mix of building usage. The spaces can be used for recycled goods exchange, social life, study rooms and promoting cultural life. In block 8, the 600 sqm could be divided up for facilities for neighbourhood use and room for social life for the residents in the block.

YEAR 1 — YEAR 2 — YEAR 3-5 — YEAR 5-10 — YEAR 10+

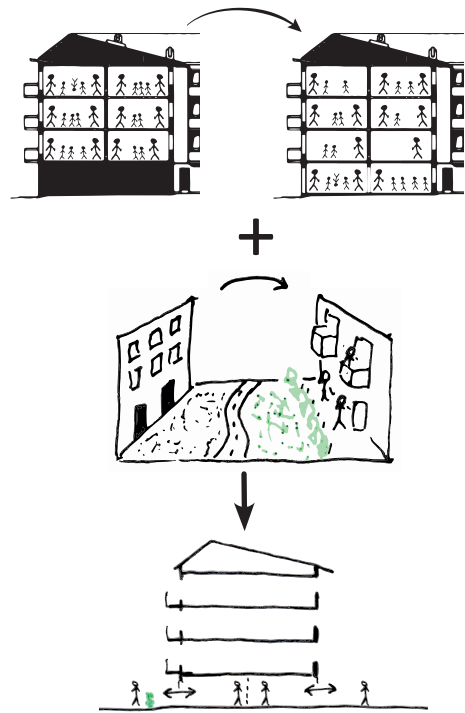


Figure 81. (author) Graphics explaining how the activation of unused spaces ease the issue of overcrowded apartments, removing the hard edges of the block and increases street life (Drawing data, Bostadsbolaget 1957, Arch. N E Eriksson)

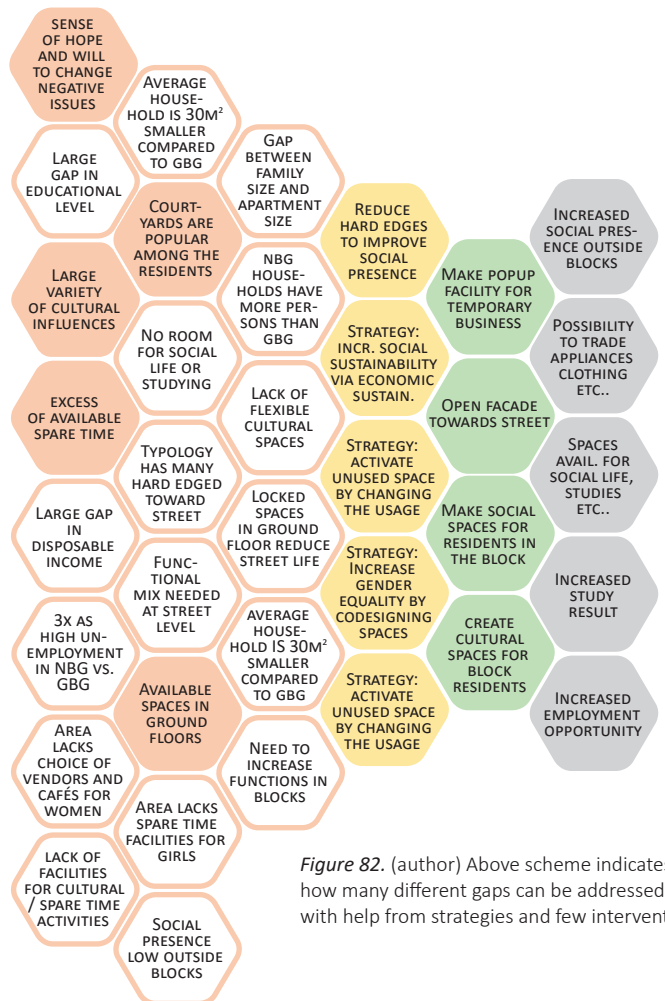


Figure 82. (author) Above scheme indicates how many different gaps can be addressed with help from strategies and few interventions



Women's café- second-hand exchange

YEAR 1 — YEAR 2 — YEAR 3-5 — YEAR 5-10 — YEAR 10+

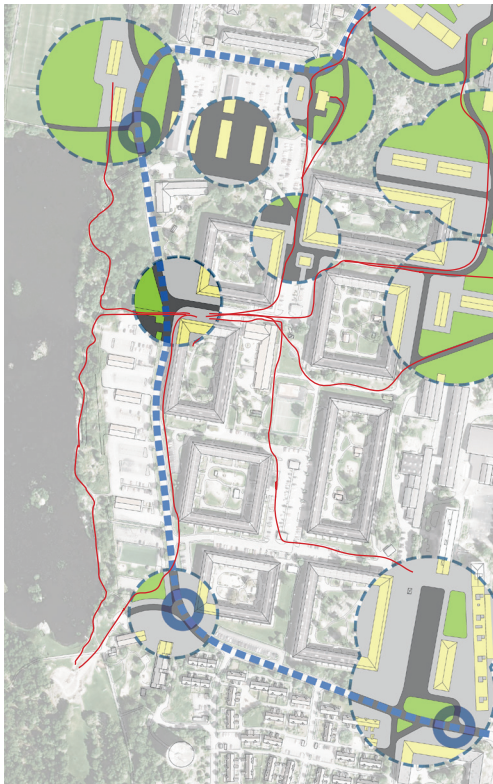
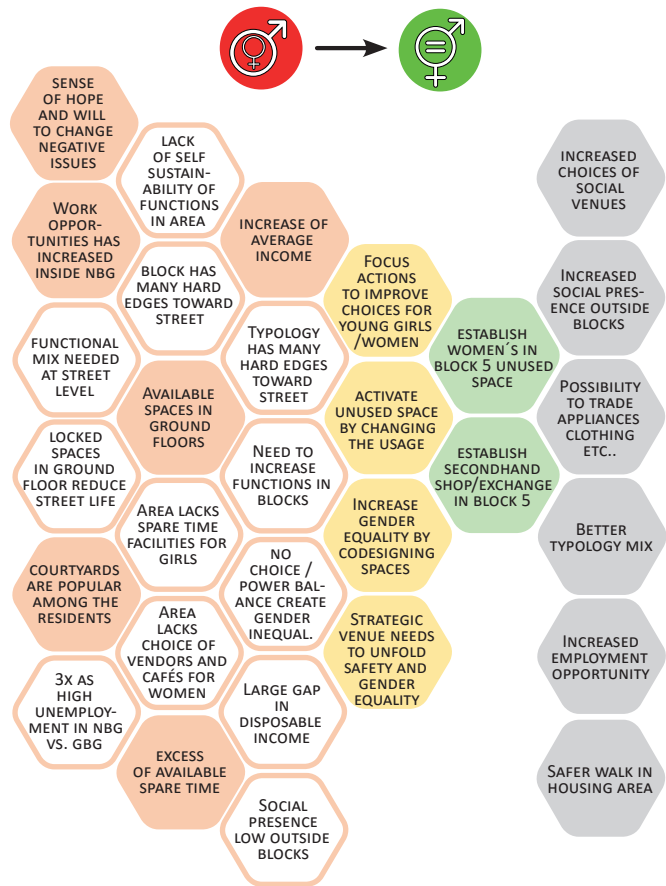


Figure 83. (author) Women's café offers multiple access paths within short distance of sports and recreation areas. Map data: © SBK, © Lantmäteriet



- ▲ Public entrance
- ▲ Private entrance (apartments)

Figure 84. (author) New café and small second-hand exchange offers different access routes and activities. Map data: © Lantmäteriet, included parts of drawing: Bostadsbolaget, Arch. Nils Einar Eriksson 1957

Social venues

The City district analysis (Bostadsbolaget, 2016) indicate issues with gender inequality around the square Friskvåderstorget. From the only café available, the visitors (consisting between 90-100 % of men) have a total overview of the full square and the entrance to the only grocery store. This was the case in Hammarkullen as described in the previous chapter. To complete the possible changes around the square, one intervention would be to open a café in the NW corner of block 5. In contrary to the café at Friskvåderstorget, it would offer several access paths. bordering to the popular wildlife greenery in the west and central to many of the preschools/nodes in the area. By offering seats outside and inside the block, the new café offers both privacy and opportunity to use the best hours of the sun and protection from the elements. The space should be sufficient to hold café, bakery and possible second-hand shop in the west end of the building.



Improving mobility: walking - bus line - road connection

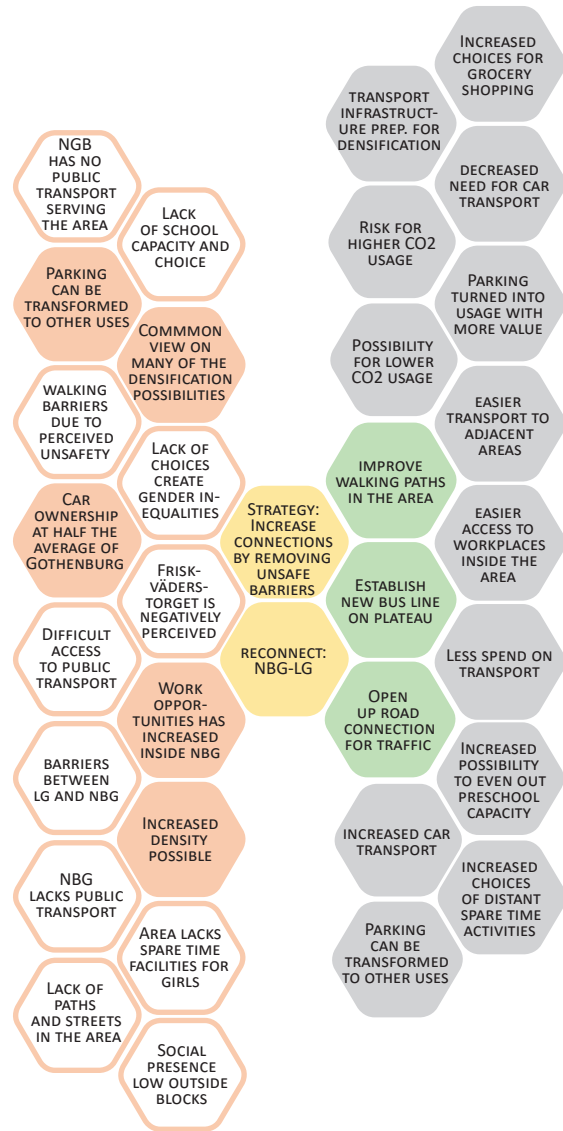
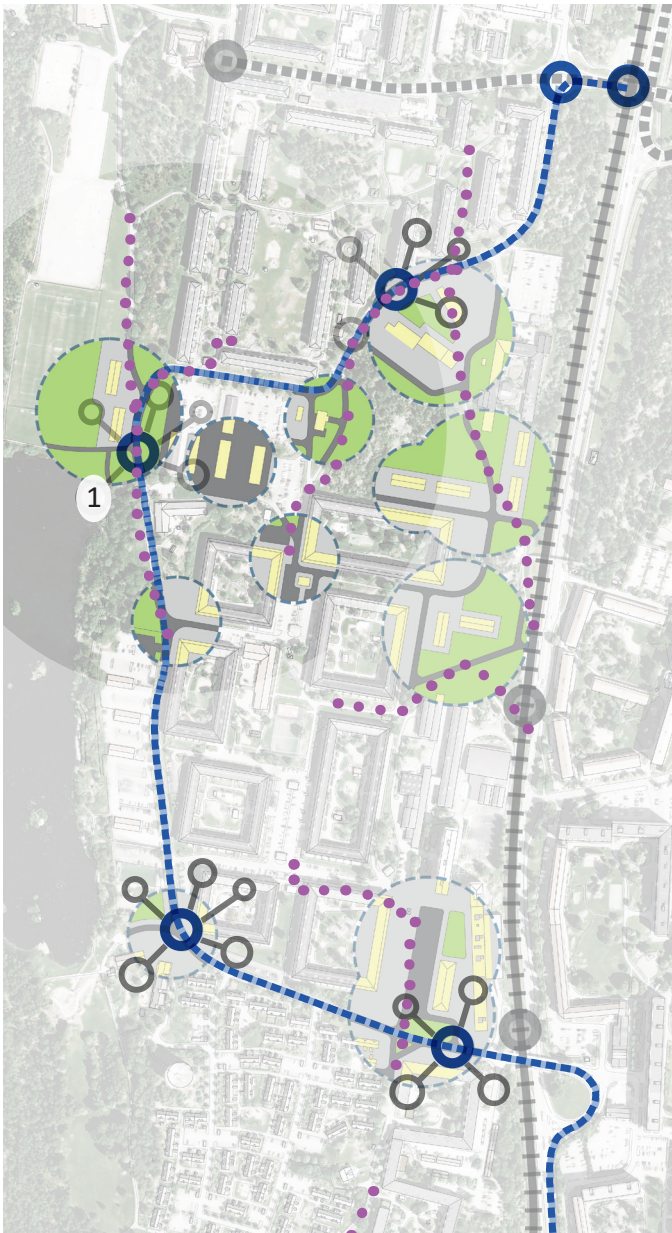


Figure 85. (author) Improvement of mobility by adding public transport open road connection (1) and increased feeling of safety on walking paths. Map data: © SBK, © Lantmäteriet

Safer walking paths ●●●●●●●●

The feeling of unsafety related to certain areas should be decreased with support of viewable zones (removing bushes and lit zones around walking paths).

Plateau bus line



With a car ownership about half of the average in Gothenburg and public transport dislocated from the area, one proposal is to let a bus line continue through the area. The purpose is to connect the two centres in LG and NBG with the larger centre at Vårväderstorget and serve the transit to the new school in the area.

Car connection

Today there is no connection for car transport between NBG and LG without passing out of each neighbourhood and onto the main road below the plateau. For example, going from Block 7 to the new school to work would use unnecessary time and CO2, opening up the road connection at (1) would provide the same prerequisite as most other living areas around Gothenburg.



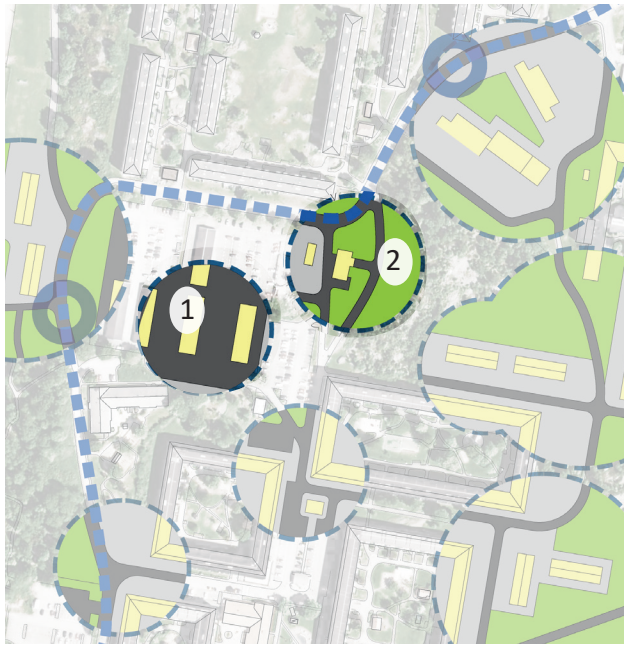


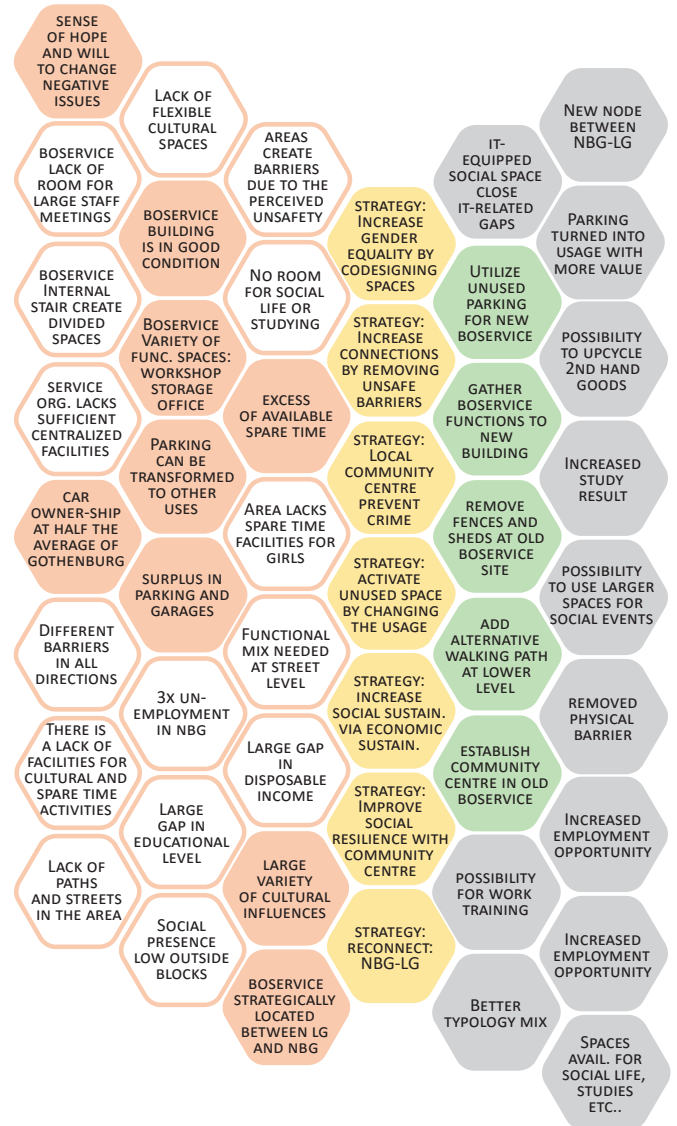
Figure 86. (author) By moving Boservice to the unused parking area (1), the establishment of the new Community centre (2) is possible
Map data: © SBK, © Lantmäteriet

Today, the Boservice location is adding to the barriers between Norra Biskopsgården and Länsmansgården. Beside this, the facilities are insufficient for the workforce. The result is that the Boservice today has several small spaces dispersed over the neighbourhood, changing rooms, long term storages, empty apartments etc.

The design proposal of the Community Centre is based on:

- Relocating Boservice to a new building designed and built to answer to the contemporary needs
- Removing and cleaning up the fenced area and sheds
- Establishing a new path at lower level, west of the building
- Modifying and reusing the building as a community centre

A common meeting point with multiple activities and opening hours, help bridge gaps between neighbourhoods and the city.



Community centre

Figure 87. (author) Shows how the new community centre and access paths removes the previous barrier and provides choices both in passing the area and in access to the centre (red walking paths)



From barrier to node
Previously, the Boservice, despite the good contribution to residents' service and as a local employer, became a barrier especially after closing hour when activity in the building has stopped and only a fenced barrier remained. By moving Boservice 150 m west to new functional facilities, the old building can offer long needed functions and can work as a node and community centre for NGB and I.G.

Community centre- third floor

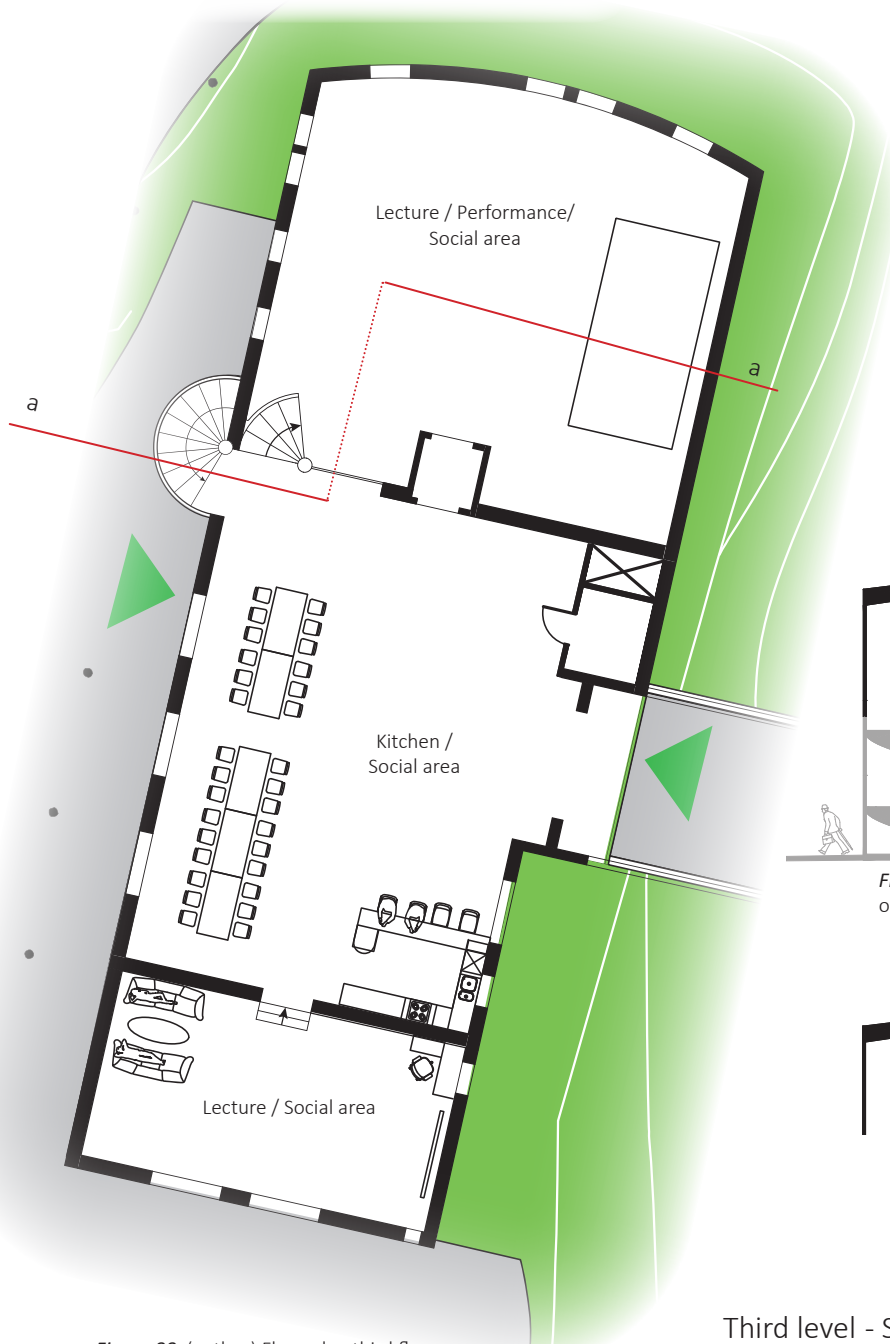


Figure 88. (author) Floor plan third floor

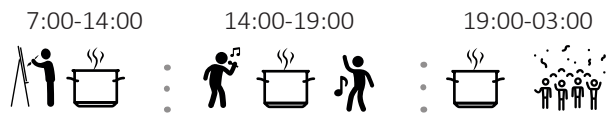


Figure 89. The large social spaces offer opportunity for larger parties and the location between, but not next to housing, offer generous hours to hold everything from community meetings to weddings and other parties

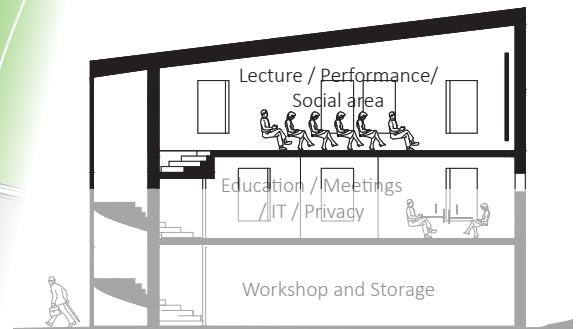
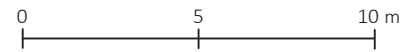


Figure 90. (section a-a) Upper floor used for movie or lecture while second floor remains private

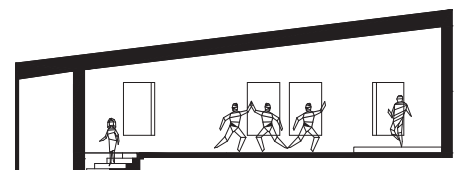


Figure 91. (section a-a) Upper floor used for performance art

Third level - Social spaces- Indoor Arena

Served by a separate path, easy overview over the entrance on the upper path, open for gatherings to all or reserved for private parties, weddings etc. the large open spaces are flexible, suited for food preparation, giving good overview over the flow of people.

The north part offers opportunity to show movies, hold lectures or town meetings, hold dance classes, perform on the portable stage, and much more.

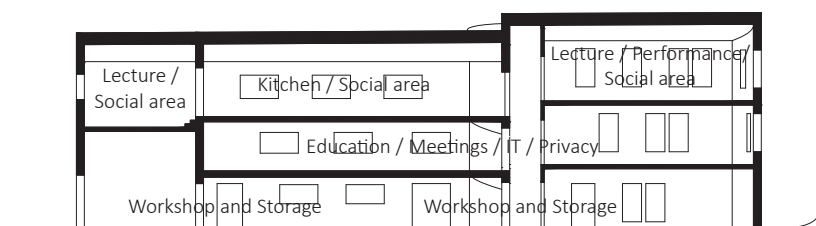


Figure 92. (author, unscaled) Section showing the complexity of the different levels. Left of the elevator is the old parts with restricted story height and to the right is the added part



Community centre- second floor



Figure 91. (author) Floor plan second floor

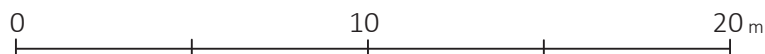
Figure 90. (section a-a p 57) Section of second floor suitable for education and long-distance communication remains more private



Figure 92. The different spaces offer opportunity for using the same equipment for meetings, education, language training and long-distance calls.

Second Level- Education- Meetings- IT- Privacy

The mid-level is accessed either from the west stairway or the elevator in the middle of the building. The east side of the floor holds IT and service facilities for the floor. By arranging the desks in the northeast part in the way on the current plan, the usage of the computers can be done with enough privacy to be able to respect the integrity of the users in long-distance calls, online education or job search. A high number of computers is necessary in a neighbourhood where an internet connection or computer at home cannot be prioritized over food or rent and space for it cannot be arranged at home.



Community centre- first floor



Figure 93. (author) Floor plan first floor

Figure 90. (section a-a p 57) First floor used for workshops etc.. with access to the lower courtyard and new walking path connecting NBG with LG

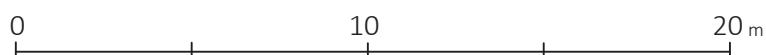


7:00- 01:00

Figure 94. The spaces in the first level offer workshops for everything from fixing cars to up-cycling clothing and appliances, furniture etc.

First level- up-cycling- trade learning

The lower level is accessed from the new main path and holds facilities for refurbishing goods like clothing, furniture and technical appliances. The activities support the practical education as well as the circular economy in the area. There is also opportunity to learn a trade in servicing the different goods. The spaces today serve a similar purpose for Boservice with storages in the middle part and wash station in the south end. New lift is centralized to give full accessibility to the old and new floors. Old levels have a restricted floor height that is not suitable for public spaces.



Community centre: fossil free future

2020 addition- recycling offers more gap-closure and sustainability perspective

Note: With support from my current role as project leader in Fossil free construction for the city of Gothenburg, I have acquired further knowledge that I see as an extension of the thesis.

During the work with the fossil free preschool, the team used and refined methods for assessment of how different design methods impact the climate. One important principle that impacts both climate economy and often social values is that the best building is the one that does not need to be built. By re-planning and re-using facilities and house components, differing usage hours etc., there are possibilities to reduce how our building industry contribute to the negative climate change. In principle, the below three points should be used as guidance before making a completely new building. It will also be shown how the choice of material has a huge impact on how the CO2 equivalents differ with conscious choices.

1. Re-plan - facility management by doing inventory of needs and assets and finding the best use at each time
2. Reuse - Move a building element, keeping the original use and possible value
3. Recycle - Shifting used parts to re-process and down or up-cycle value and use.

Note: Experiences made by the company Lendager in Denmark, pointed out that could very well be of importance to the aim of this thesis: When up-cycling, reusing and recycling parts and materials for the building industry, Lendager had experienced a shift of weight in the economy in their project. To the right is a simple visualisation on how what they have:

- For specific material areas, price is not higher for reusing building material
- there is rather a shift from material cost to labour cost in the above areas

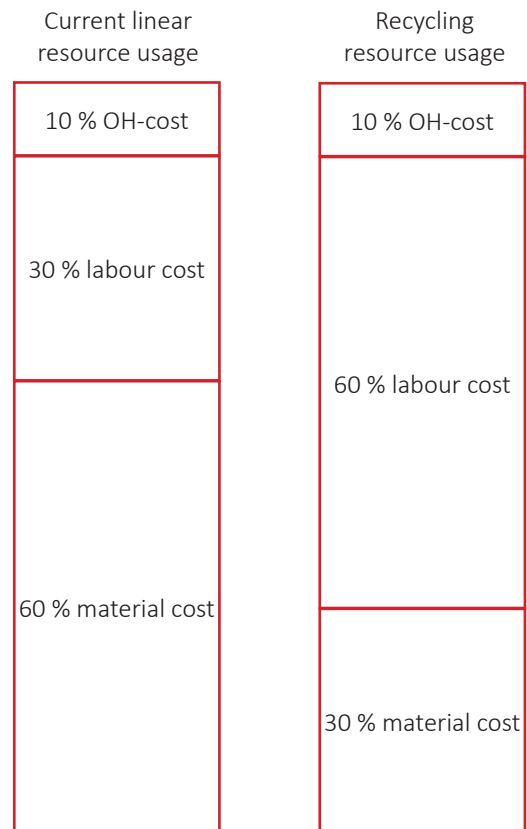


Figure 95. (author) Possible redistribution of cost between traditional, linear and circular material flow in the building sector

Reflection

There is a preconception that recycling building material will be more expensive but there are indications (and perhaps proof) that there is rather a shift of weight from material to labour cost in the production. This means that there is a base for more entry jobs in the building industry with the benefit of lower climate impact, better opportunities for work and work training and eventually a better socio-economic resilience



Community centre: basic design

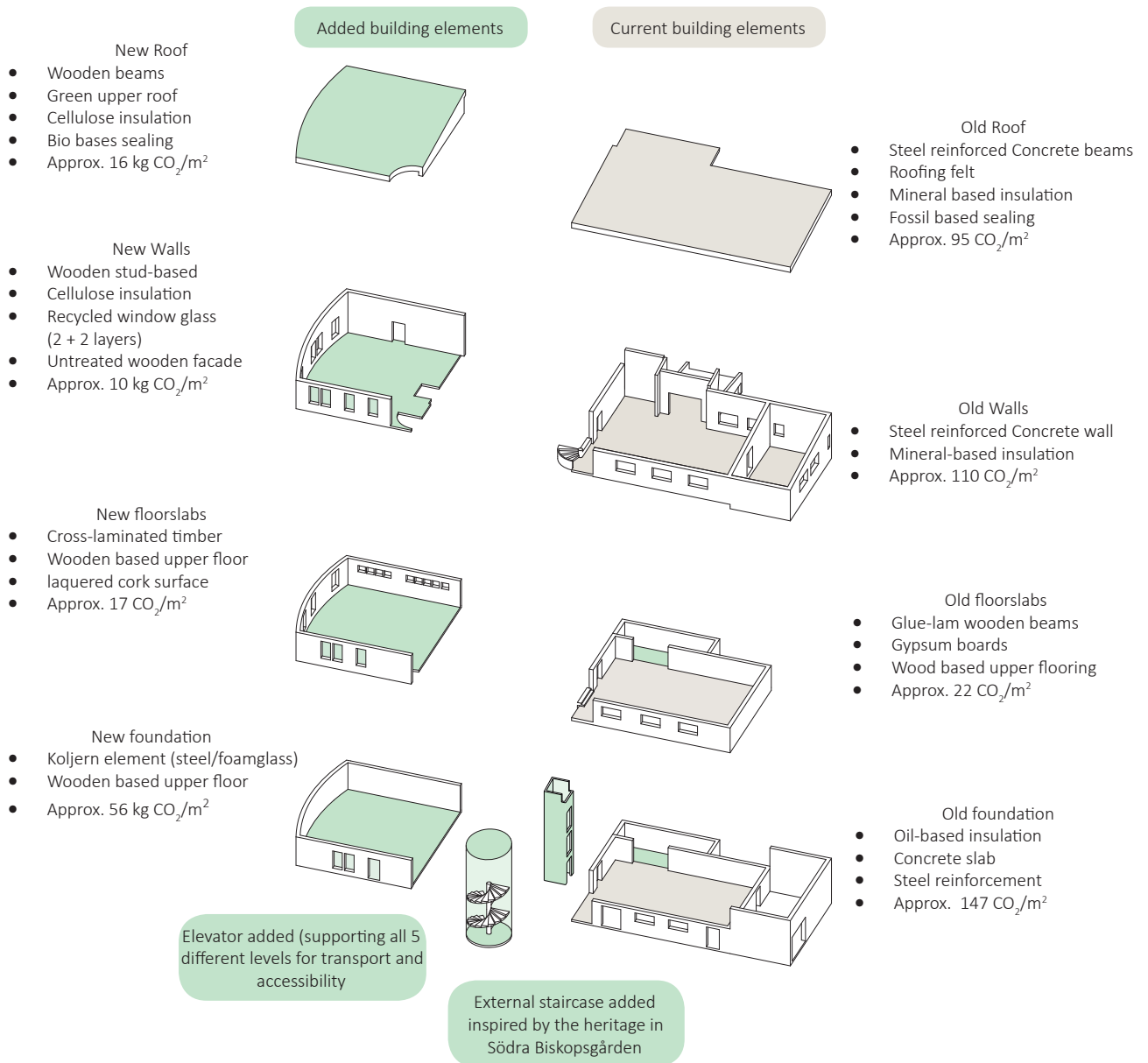


Figure 96. (author) The major building parts (new in green)

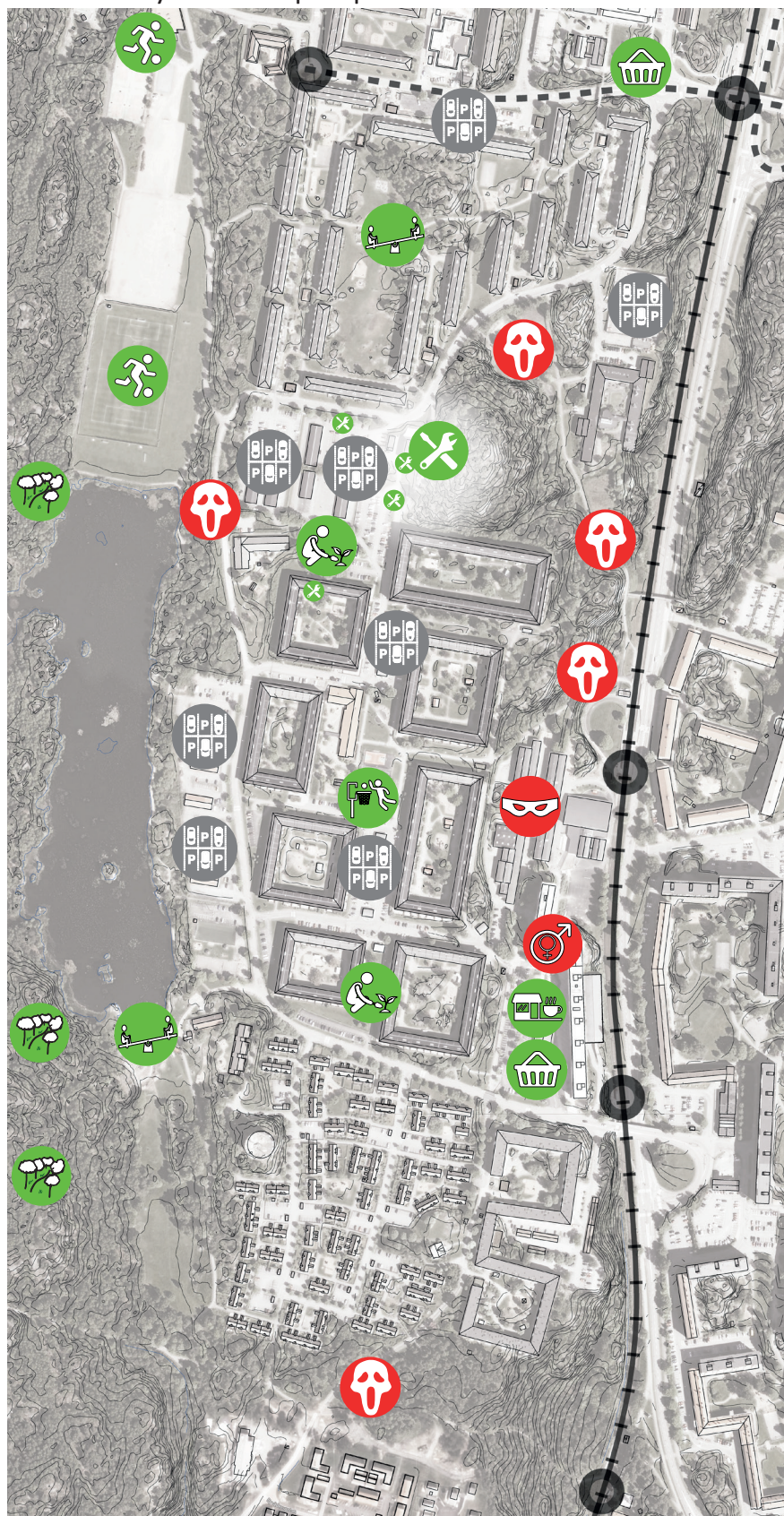
Technical data of new building

- Total of 12346 kg CO₂ for 405 m² A_{temp}
- In the applied design 41 kg CO₂/m²
- Same area built with old method 177 CO₂/m²
- Savings 177-41= 136 CO₂/m²= 77% reduction on construction parts (for similar design purpose, not actual)

Reflection

Simply by using well known and a few new building parts, the reduction of the climate impact of the building industry by 60-80% may be achievable. The numbers on this page do not include carbon stored in the wooden construction parts. If these are included, the building climate impact reduces to below 0.

Summary of the proposed interventions



Transition in activation of spaces:

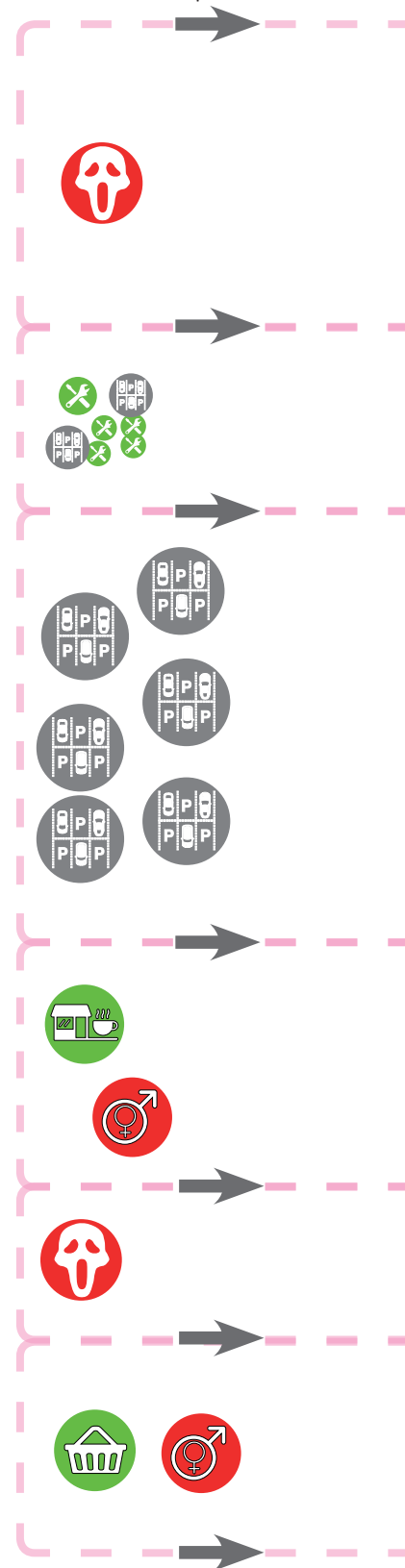














Figure 97. (author) Status in the area in the thesis pre-study and analysis 2016-17
 Map data: © SBK, © Lantmäteriet,

- 
 Indoor/outdoor sports facilities,
 generally used 80% by boys.
- 
 Bostadsbolaget's local
 service organisation
- 
 Playground
- 
 Grocery shop
- 
 Parking area or garage
- 
 Café
- 
 Urban farming area
- 
 Tramline and stop

- 
 Playground
- 
 Identified gender inequalities impact
- 
 Perceived unsafety or No-go zones,
 altering with day/night and season.
- 
 Area where parallel societal structures
 use threat of violence

Part 4 - Reflection

Barriers revisited



Part 4

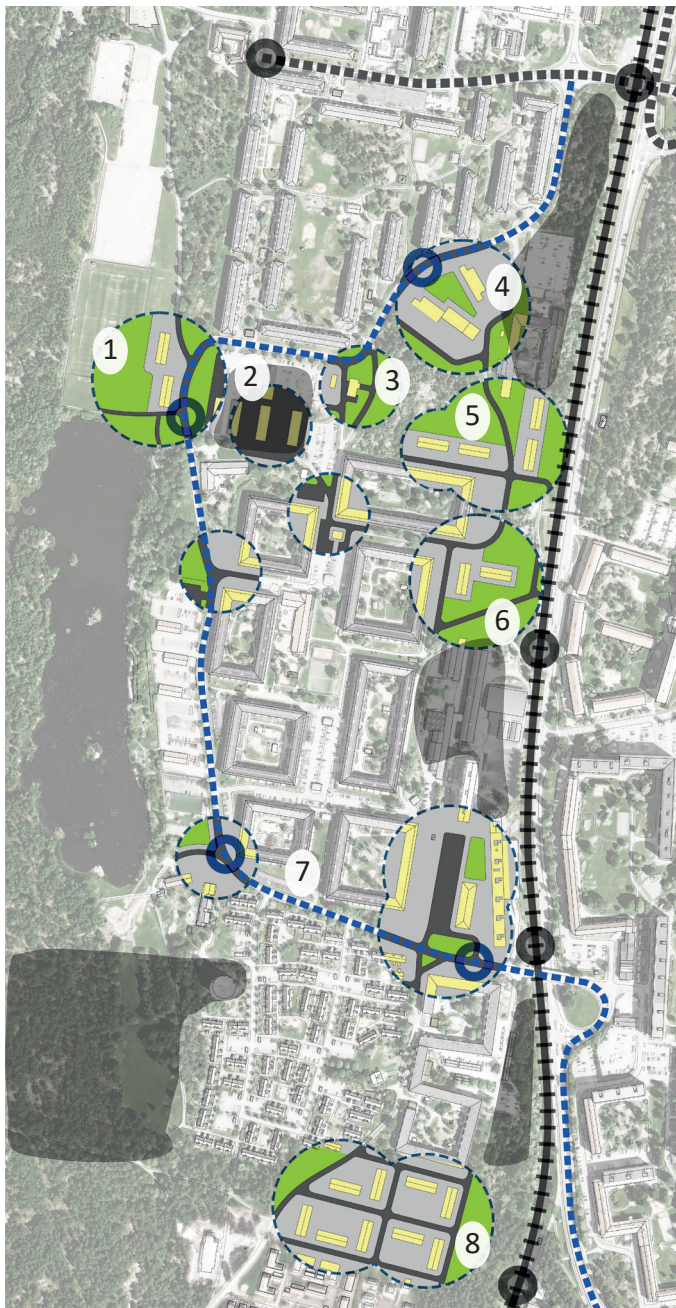


Figure 99. (author) Barriers reduced with support from the interventions in this thesis. Map data: © SBK, © Lantmäteriet

Breaking the physical barriers:

With help from a number of interventions chosen from the pre-study of other areas and the gaps in NBG identified in the research, it was intended to deconstruct the barriers by:

1. Densifying the west area between NBG and LG. This is mainly large and small apartments today underrepresented in the area; 1-3 bedroom apartments (3-4 rok) to be able to support the young adults and larger families.
2. Moving Boservice to the parking directly east of the current location. This is a direct enabler for point 3 below.
3. Establishing a community centre in the old Boservice facility. Opening up another walking path between NBG and LG with the new school and community centre as common meeting points.
4. Establishing the new school in the east part of the area.
5. South of the new school (point 4) the former No-Go zone is suppressed, with a safe walking path to school supported by new housing in the area.
6. The last adapted densification is reactivating the last part between the housing area and the trap stop Väderilsgatan, often unused at dark.
7. The new bus line supports all of the other interventions, helping the transport to and from school as well as increasing the choice of everyday grocery and shopping by connecting the two centers in LG and NBG.
8. The barrier to SBG is reduced or deleted with help from new housing to increase the social presence. Actually realized in 2019, (BoKlok, 2019)

Reflection:

The current gaps in NBG are constant or increasing since one or two generations. Persistence and patience are needed, but contrary to the above, waiting is not needed if the interventions should start to take place. During the interview about feeling of unsafety, related to no-go-zones, an idea about getting used to areas during the day arose. This may help reduce the feeling of unsafety at dark, just by getting familiar to the area, combined with decreased distances and areas with social presence. By using the different distances and facade/functions identified by Jan Gehl (Gehl, 2010), the intention is to supplement the city fabric in Norra Biskopsgården to a level needed according to the definition of sustainable cities by UN-Habitat (UN-Habitat, 2015). This is achieved from the street network at city scale down to the human scale when opening up the facades towards the streets and choosing design prerequisites in the community centre's different functions; sometimes a barrier reduces choices, other times it is a prerequisite to get more choices.



Reflection

Thesis question:

How can the socio-economic vulnerability in a suburban community be reduced by utilizing the existing resources?

When will we learn from history? In the history and gap analysis, I find that some of the underlying causes for the emergence of the exposed areas have much to do with the distribution of the Swedish welfare system. The resources for schools are based on an average mix of students with a variety of needs. If, like the case for many of the exposed areas we concentrate students with initially higher needs (language barrier for both student and parent) you reduce the chances of integrating successfully in order to be self-sustained in society. As a consequence, the vulnerability to shifts in society, or crisis that needs social welfare support increases. Aiming at improving the social resilience can be done by:

- Increasing the capacity to reuse and refurbish goods in the local community (to lower the economic spend outside the community)
- Providing school capacity that answers to the needs of the community.
- Providing facilities to support the homework outside school when an overcrowded home neither can provide the peace and quiet or outside tutoring that is sometimes needed.
- Increasing the choices of mobility when car is unaffordable and walk to the tram is perceived as unsafe.
- Providing choices and activities for both genders to avoid a locked-in effect in the local community.

For achieving the above I found it necessary to:

1. Identify the gaps
2. Try to find the root cause for the gap (avoid repeating)
3. Question what has not been done in the work before this thesis.
4. Identify the local assets, from qualities in the neighbourhood to possibilities with minor or needed major changes.
5. Make design proposals that would not only help reducing symptoms in the exposed community but to support in the reduction of underlying root causes.
6. Reflect over the risks in the bigger picture to avoid repeating reoccurring mistakes from history. These are lessons learned that should be useful when planning for new city development.

The extent of the interventions are not only intended to serve as standalone, but to create a mesh that eventually pushes out the feeling of unsafety in the neighbourhood and serves to increase the socio-economic resilience.

Start with one intervention, but do not stop at one.

The important improvements

Some of the proposals may be strictly in the hands of outside decision-making and implementation, but many provide opportunity for delegated responsibility for planning and execution of the changes. If the proposals can be done by the people employed in the area as either a natural step for anyone with the right skills or someone that get an opportunity to learn a trade in the process, socio-economic vulnerability may be reduced in a number of ways: Unemployment decreases, and labour skill increase in the area, sense of ownership for the area increases and local business have bigger chance to establish. The biggest positive aspect in the employment statistics from 2010 to 2016, is the fact that the increase of residents in the area employed for education (preschool - 9th grade) have increased. (SCB, 2017)

It is essential to make sure that the resources are aimed at the right receivers and measures. The often used "trickle-down effect" has never worked. The International Monetary Fund (IMF) concluded that:

"If the income share of the top 20 percent (the rich) increases, then GDP growth actually declines over the medium term, suggesting that the benefits do not trickle down. In contrast, an increase in the income share of the bottom 20 percent (the poor) is associated with higher GDP growth" (Dabla-Norris, Kochhar, Suphaphiphat, Ricka, Tsounta, 2015).

A way forward

How would the findings and suggestions of this thesis stand an encounter with reality? Some may be easy to implement but would they have the desired effect? Clearing out greenery from overgrown paths are relatively quick (next day), compared to changing detail plans for new housing 2-4 years). Both are needed to get the intended effect, but the first step is crucial to show the **will** of change to respect the most vulnerable in the context.

I think the proposals in this thesis may help reduce the socio-economic vulnerability.

During a city walk in the area **with** people from the **city planning office** and other roles in the municipality, a quote from one of the participants got stuck in my mind:

"Things are desperate enough that we try anything that does not get someone fired or killed"

The challenges identified are huge. My aim is that the design proposals **should support** the reduction the socio-economic vulnerability. But they can **only support**. **To truly change, joined and continuous efforts are needed from the Police, the municipality, the business-owners and most importantly, the residents in the area.**

The answer to the thesis question?

By applying collated knowledge and stop making excuses. The knowledge is there, the reason is there. It is even lucrative for everyone involved except maybe for the parallel negative societal structures. But the later ones are not in majority and does not carry the responsibility. The municipality and community are, so let us get started in changing things for the better!



References

Aidermo, L., & Eklöv, E. (2017). *Att definiera verkligheten i förorten, en fråga om makt?*

Retrieved from: <http://hdl.handle.net/2077/51445>

Andersson, P. Jordan, T. (2007). *Fritidsgården - en plats för samhällsbyggande? : reflektioner kring Mixgården i Hammarkullen*. Göteborgs stad.

Retrieved from: https://www.bra.se/download/18.760f410713455c50f3780003389/1371914752608/2006_0195_Mixgården_Göteborgs_universitet.pdf

MIXGÅRDEN
-
APRIL 2017

Barends, E., Rosseau, D.M., & Briner, R.B. (2014) *Evidence-Based Management: The Basic Principles*. Amsterdam: Centre for Evidence-Based Management

Retrieved from: <https://www.cebma.org/wp-content/uploads/Evidence-Based-Practice-The-Basic-Principles.pdf>

Basu, S., Jongerden, J. & Ruivenkamp, G., (2017). *Development of the drought tolerant variety Sabbhagi Dhan: exploring the concepts commons and community building*. International Journal of the Commons . 11 (1), pp. 144–170 . DOI:

Retrieved from: <http://doi.org/10.18352/ijc.673>

Bergendal, K. (2017) *PARK LEK* (Lecture)

<http://www.parklek.com/>

PARK LEK -
LECTURE
APRIL 2017

Bjereld, U (1989). *Svensk Mellanösternpolitik. En studie av Sveriges agerande och ställningstaganden gentemot konflikterna i Mellanöstern 1947-1985*. Carlssons bokförlag

Blomdahl, U., Elofsson, S., Åkesson, M. (2012). *Spontanidrott för vilka?: en studie av kön och nyttjande av planlagda utombusytter för spontanidrott under sommarhalvåret*. Stockholm: Stockholms stad - Idrottsförvaltningen, Forskningsenheten.

Retrieved from: https://www.rf.se/globalassets/riksidrottsforbundet/nya-dokument/nya-dokumentbanken/forskning-fou/motionsidrott/fou2007_9-naridrottsplatser-och-spontanidrott.pdf?v=900&h=900

BoKlok, 2019

Retrieved from: <http://www.mynewsdesk.com/se/boklok/pressreleases/raettvis-foersaeljning-av-radhus-i-biskopsgarden-1936593>

Bostadsbolaget 2015, 2016, 2017

Municipality owned housing company where the author worked in 2016 and obtained knowledge and data between 2016-2019.

Contact - <https://bostadsbolaget.se> - +46 31 731 50 00

BOSTADS-
BOLAGET
HOUSING
DEVELOPM.

Bostadsbolaget 2016 - *Stadsdelsanalys: Norra Biskopsgården* - (City district analysis)

Retrieved from: <https://www.bostadsbolaget.se/wp-content/uploads/Stadsdelsanalys-Biskop.pdf-161222.pdf>

BOSTADS-
BOLAGET
CITY DISTRICT
ANALYSIS -
FEB 2017

Bostadsbolaget 2016

Retrieved from: <http://www.mynewsdesk.com/se/bostadsbolaget/pressreleases/norra-biskopsgardens-unga-maalar-foer-framtiden-1535653>

Buser, M., & Koch, C. (2013). *Swedish poverty – An oxymoron? Taking issue with social sustainability in urban renewal*. Chalmers University of Technology.

Retrieved from: http://publications.lib.chalmers.se/records/fulltext/183554/local_183554.pdf

Campanella T.J., Godschalk D.R., 2011. Chapter 12. Resilience. *Oxford Handbook of Urban Planning*, edited by Rachel Weber, Randall Crane, Oxford University Press.

CSN 2020 (Centrala studiestödsnämnden) www.CSN.se

Engfors, C. (1987). *Folkhemmets bostäder 1940-1960 : Svenskt bostadsbyggande under 1940- och 50-talen*. Arkitekturmuseet.

Dabla-Norris, E., Kochhar, K., Suphaphiphat, N., Ricka, F., Tsounta, E. (June 15, 2015). *Causes and Consequences of Income Inequality: A Global Perspective*. International Monetary Fund.

Retrieved from: <https://www.imf.org/external/pubs/ft/sdn/2015/sdn1513.pdf>

Fernández Per, A., Mozas, J., Ollero, Á. S., & Deza, A. (2015). *Why density? : debunking the myth of the cubic watermelon = desmontando el mito de la sandía cúbica*, a+t architecture publishers.

WHY
DENSITY?
FEB - 2017

Forser, T. (1996). *Jag har speglat århundradet' : en bok om Per Nyström : historikern, publicisten, ämbetsmannen*. Rabén Prisma.

Freundberg, T. (1968). *Vi bygger i Göteborg : en berättelse om Göteborgs stads bostadsaktiebolag*. Göteborgs Stads Bostads AB.

Gehl, J. (2010). *Cities for people*. Island Press.

CITIES FOR
PEOPLE
GEHL - MARCH
2017

Goffman, E. (1990). *The presentation of self in everyday life*. London: Penguin.

Göteborgs stad, (2015) Lokalt utvecklingsprogram stadsdelsförvaltningen Västra Hisingen

Retrieved from: https://goteborg.se/wps/wcm/connect/762b01cf-c595-4f3e-8d27-309ec08718c2/Lokalt+utvecklingsprogram+2015-18+reviderad+per+30+juni+2017_A4+P%C3%B6r+utskrift_webb.pdf?MOD=AJPERES

Hamdi, N. (2014). *The spacemaker's guide to big change : design and improvisation in development practice*. Routledge.

Hansson E., Hallingberg K. (2005) *Biskopsgården : en spegel av Göteborg och världen : historien, förändringen, mosaiken* ———

BISKOPS-
GÅRDEN
EN SPEGEL...
APRIL 2017

Hansson T. (1998). *Vi byggde Göteborg*, Hjalmarsson & Högberg Bokförlag

Hedin, G. (1995). *Svenska varv - världsledande*, Tre böcker

Larssen, H., Hagelberg, A. (2014) *Trygghetsundersökning Västra Hisingen - Södra Biskopsgården, Norra Biskopsgården, Länsmansgården, Jättsten och Svartedalen November 2014*

Retrieved from: https://goteborg.se/wps/portal/enhetssida/trygg-i-vastra-hisingen-ny/om-trygg-i-stadsdelens-namn/trygghetsundersokning/lut/p/z1/04_Sj9CPykyssy0xPLMnMz0vMAfljo8ziTYzcDQy9TAy9DcxdXAwc3YzDfN3dQg18jMz0wwkpiAJKG-AAjeb6XvpR6Tn5SRCrHIPOSjC3S9aOKUtNSifKL9EqLgMIZJSUFxVaqBqoG5eXleun5-ek5qXrj-bmqBti0ZOQXl-hHoKrUI.8iNqPJJDXcEAKN9izAl/dz/d5/L2dBISEvZ0FBIS9nQSEh/

Lydon, M., Garcia, A. (2015). *Tactical urbanism : short-term action for long-term change* Island press.

Lind H., Lundström S. (2008) *Affären Gårdsten - Har förnyelsen av Gårdsten varit lönsam?* ———

Retrieved from: <https://www.diva-portal.org/smash/get/diva2:473770/FULLTEXT01.pdf>

GÅRDSTEN-
SOCIETY
ECONOMICS
SEP 2016

Lynch, K. (1960). *The image of the city*. Cambridge, M.I.T. Press & Harvard Univ. Press.

THE IMAGE
OF THE CITY
LYNCH - MARCH
2017

Makolli V., Matarova H. 2016 *Jämställd stadsutveckling*

Retrieved from: https://www.boverket.se/contentassets/767a99399b7b41c2869e4f64203722f2/jamstalld-stadsutveckling_metodbok.pdf

Minoura, E. (2016) *Stadsbyggnad, Arkitektur, Skolan för arkitektur och samhällsbyggnad (ABE), & KTH. Uncommon ground: Urban form and social territory* ———

UNCOMMON
GROUND -
FEB 2017

OECD 2020 - Organisation for Economic Co-operation and Development information retrieved from:

Retrieved from: <http://www.oecd.org/social/inequality.htm>

NOA 2015 (Polisen - Nationella operativa avdelningen) *Utsatta områden - sociala risker, kollektiv förmåga och önskade händelser*

Retrieved from: https://polisen.se/siteassets/dokument/ovriga_rapporter/utsatta-omraden-sociala-risker-kollektiv-formaga-och-oonskade-handelser.pdf

NOA 2017 (Polisen - Nationella operativa avdelningen) *Utsatta områden - Social ordning, kriminell struktur och utmaningar för polisen*

Retrieved from: https://polisen.se/siteassets/dokument/ovriga_rapporter/utsatta-omraden-social-ordning-kriminell-struktur-och-utmaningar-for-polisen-2017.pdf

Rudberg, E., Svenska Turistföreningen STF (1992), *Folkbemmets Byggnade : Under Mellan- Och Efterkrigstiden. .* Print. Känn Ditt Land.

Simicic, M. (2015) *Gender Neutral Urban Activity Spaces for Young People – A Case Study of the Red Rose Carpet in Rosengård* (Master thesis) Alnarp: SLU, Department of Landscape Architecture, Planning and Management

Retrieved from: https://stud.epsilon.slu.se/8687/1/simicic_m_151116.pdf

Stenberg, J. (2009) *Interplace Planning – Theory and Practice: Partnership and Participation in Transformation of Multicultural Neighbourhoods*, Participation on density, focus areas Built Environment & Sustainable Development Chalmers Architecture

Retrieved from: http://publications.lib.chalmers.se/records/fulltext/180264/local_180264.pdf

CITIZEN
PARTICIPATION
DENS. 2009

Sernhede, O., Hedenström, J. (2007). *Alienation is my nation : hiphop och unga mäns utanförskap i Det nya Sverige*. Ordfront.

SCB (Statistiska centralbyrån/statistics Sweden) 2016, 2017, 2019. Governmental source for official statistics in Sweden. The different years reflect when the data was retrieved from the official website www.SCB.se

SCB
NUMBERS
FEB - APR
2017

SFS: Lag (1994: 137) om mottagande av asylsökande m.fl. / (Act (1994: 137) on the reception of asylum seekers and others.)

Retrieved from: https://www.riksdagen.se/sv/dokument-lagar/dokument/svensk-forfattningssamling/lag-1994137-om-mottagande-av-asylsokande-mfl_sfs-1994-137

Trygghetsundersökning 2017 Biskopsgården (2017) - Markör

Retrieved from: <https://goteborg.se/wps/wcm/connect/a4a69301-b7b4-4b70-b0da-17fdf15fc6f8/Rapport+-+G%C3%B6teborg+trygghetsunders%C3%B6kning+Biskopsg%C3%A5rden+2017.pdf?MOD=AJPERES>

UN-Habitat. (2015) *A new strategy of sustainable neighbourhood planning: Five Principles* —————

Retrieved from: https://unhabitat.org/sites/default/files/documents/2019-05/five_principles_of_sustainable_neighborhood_planning.pdf

UN-HABITAT -
FEB 2017

Wilson J (2016) *Codesigning safety - Using co-creation processes to approach gender and safety issues*. (Master thesis) —————

Gothenburg Chalmers Architecture.

Retrieved from: <https://odr.chalmers.se/handle/20.500.12380/235658>

CO-DESIGNING
SAFETY - 2016

References - pictures


























Author referred to below is the *thesis* author, Anders Hall.

SBK is Stadsbyggnadskontoret (City planning office, Gothenburg)

No	Reference
Figure 1	Photo by author
Figure 2	Graphic by Mohamed Ossama Gabrallah, adapted with permission, Map data: © Lantmäteriet
Figure 3	Map data: © SBK
Figure 4	Map data: © Lantmäteriet
Figure 5	Photo by author
Figure 6	Graphic by author
Figure 7-9	Photo by author
Figure 10	Graphic by Mohamed Ossama Gabrallah, GIS data: City of Gothenburg, adapted with permission
Figure 11	Map data © Lantmäteriet, adapted with permission
Figure 12-13	Graphic by author, theory: Barends, Rousseau & Brinner, 2014
Figure 14-15	Graphic by author
Figure 16	NOA 2017, Map data: Lantmäteriet, altered with permission
Figure 17	NOA 2017, GIS data: City of Gothenburg, altered with permission
Figure 18	Imagery ©2020 Google Aerodata International surveys, CNES/Airbus, Lantmäteriet/Metria, Maxar Technologies, Map Data ©2020
Figure 19	KBAB, White Arkitekter 1994, relationshandling: (A Lundgren T Waltilla)
Figure 20	Graphic by author
Figure 21	<i>Rosens röda matta</i> - Anders Dahlbäck 2012, retrieved from: https://planeringsbloggen.wordpress.com/2013/12/23/plans-diskussionsartikel-nr-5-6-ar-2013-rosens-roda-matta-stadsplanering-pa-tjejers-villkor/
Figure 22	Photo: Ingemar Berling 1949 - Göteborgs Hamn archive, retrieved from: https://www.goteborgshamn.se/press/bildbank/
Figure 23	Photographer unknown 1968 - Göteborgs Hamns archive retrieved from: https://www.goteborgshamn.se/press/bildbank/
Figure 24	Norra Biskopsgården - Photo A/B Flygtrafik, 1962
Figure 25	Staircases in Södra Biskopsgården Photo: Sune Sundahl - The Architectural Museum, 1959
Figure 26	Aerial photo, late 1950 © Lantmäteriet 2018
Figure 27	Aerial photo, © Lantmäteriet 2018
Figure 28	Volvo Museum, photograph unknown 2020
Figure 29	Graphic by Vezeey, 2020 Retrieved from: https://www.vecteezy.com/free-vector/world-map ">World Map Vectors by Vecteezy
Figure 30	Historic map - © Lantmäteriet, reprinted with permission
Figure 31	Map data © Lantmäteriet 2018, adapted with permission
Figure 32-35	Graphic by author
Figure 36	Map data © Lantmäteriet 2017
Figure 37	Stadsdelsanalys - Bostadsbolaget 2016
Figure 38	Graphic by author, Map data © Lantmäteriet 2017, © SBK
Figure 39	Photo by author
Figure 40	Drawing data: Bostadsbolaget, Architect Nils Einar Eriksson 1957
Figure 41	Photo by author
Figure 42-44	Graphic by author
Figure 45	Map data, © Lantmäteriet 2017, drawing data Bostadsbolaget 1957, Architect Nils Einar Eriksson 1957
Figure 46-47	Drawing data, Bostadsbolaget 1957, Arch. N E Eriksson 1957
Figure 48-49	Graphic by author
Figure 50	Stenberg, J. (2009) <i>Interplace Planning – Theory and Practice: Partnership and Participation in Transformation of Multicultural Neighbourhoods</i> , Participation on density, focus areas Built Environment & Sustainable Development Chalmers Architecture Retrieved from: http://publications.lib.chalmers.se/records/fulltext/180264/local_180264.pdf
Figure 51	Graphic by author for Bostadsbolaget 2016
Figure 52	Stadsdelsanalys Bostadsbolaget 2016
Figure 53-57	Data source, Samhällsanlys och Statistik: Göteborgs Stadsledningskontoret 2016, Adapted with permission retrieved from: https://goteborg.se/wps/portal/enhetssida/statistik-och-analys/goteborgsbladet/hamta-statistik/sdn-presentationer/lut/p/z1/04_Sj9CPykyssy0xPLMnMz0vMAfj08ziTYzcDQy9TAy9_T3MDQwCvYMrXXzcXQ0cPcz1wwkpiAJKG-AAjgb6BmbhgCYhcdI/dz/d5/L2dBISEvZ0FBIS9nQSEh/
Figure 58	Graphic by Vezeey, 2020 Retrieved from https://www.vecteezy.com/free-vector/world-map ">World Map Vectors by Vecteezy
Figure 59	Photo by author
Figure 60	Photo: Mona Al Weswasi - Bostadsbolaget 2016
Figure 61	Map data © Lantmäteriet, Reprinted with permission
Figure 62-63	Photo by author
Figure 64	Map data: © SBK, © Lantmäteriet, adapted with permission
Figure 65	Photo by author
Figure 66	Bostadsbolaget 1987, architect S Löfqvist

Figure 67-68	Graphic by author
Figure 69.1	See graphical references - adapted with permission
Figure 69.2	Graphic by author, theories by Gehl 2010, Minoura 2016
Figure 69.3	Graphic by author, included parts of drawing: Bostadsbolaget 1957, Architect Nils Einar Eriksson 1957- adapted with permission
Figure 69.4	Graphic by author, see graphical references - adapted with permission
Figure 69.5	Graphic by author, theories by Lynch, 1960
Figure 69.6	Authors models, theories by Gehl 2010, Minoura 2016
Figure 69.7	Graphic by author, theories by Gehl 2010, Minoura 2016
Figure 69.8	See graphical references - adapted with permission
Figure 69.9	See graphical references - adapted with permission
Figure 70-71	Map data © SBK, © Lantmäteriet, adapted with permission
Figure 72-78	Graphic by author
Figure 79	Graphic by author, Map data: © SBK, © Lantmäteriet, adapted with permission
Figure 80	Map data: © Lantmäteriet, drawing data: Bostadsbolaget 1957, Arch. N E Eriksson 1957
Figure 81	Graphic by author, included parts of drawing: Bostadsbolaget 1957, Architect Nils Einar Eriksson 1957
Figure 82	Graphic by author
Figure 83	Map data: © SBK, © Lantmäteriet, adapted with permission
Figure 84	Map data: © Lantmäteriet, Graphic by author, included parts of drawing: Bostadsbolaget 1957, Architect Nils Einar Eriksson 1957 adapted with permission
Figure 85-87	Graphic by author, Map data: © SBK, © Lantmäteriet, adapted with permission
Figure 88	Graphic by author, Map data: © SBK, adapted with permission
Figure 89	Graphic by author, see graphical references - adapted with permission
Figure 90-91	Drawing by author
Figure 92	Graphic by author, see graphical references - adapted with permission
Figure 93	Drawing by author
Figure 94	Graphic by author, see graphical references - adapted with permission
Figure 95	Graphic by author
Figure 96	Drawing by author
Figure 97-99	Graphic by author, Map data: © SBK, © Lantmäteriet, adapted with permission
Figure 100	Graphic by author, theories by Lynch, 1960
Figure 101	Graphic by author

References- graphical symbols

	Adams, B - The Noun Project		Krisada - The Noun Project
	Aditya, S - The Noun Project		Meier, H G - The Noun Project
	Angeline, C - The Noun Project		Pavel, N - The Noun Project
	Belochkin, V - The Noun Project		Rudkin, S - The Noun Project
	Bakunetsu, K - The Noun Project		Sedlák, J - The Noun Project
	Chuchla, P - The Noun Project		Sherrinford - The Noun Project
	Coquet, A - The Noun Project		Valentina, E - The Noun Project
	Cresnar, G - The Noun Project		Westphal, F - The Noun Project
	Doane, A - The Noun Project		Thinkful - The Noun Project
	Fahmihorizon - The Noun Project		
	Iborra, L - The Noun Project		
	Kara, V - The Noun Project		
	Ker'is - The Noun Project		
	Khoon Lay, G - The Noun Project		
	Khoon Lay, G - The Noun Project		
	Khoon Lay, G - The Noun Project		

