

Learning to make space for demolition

Ruimte voor sloop



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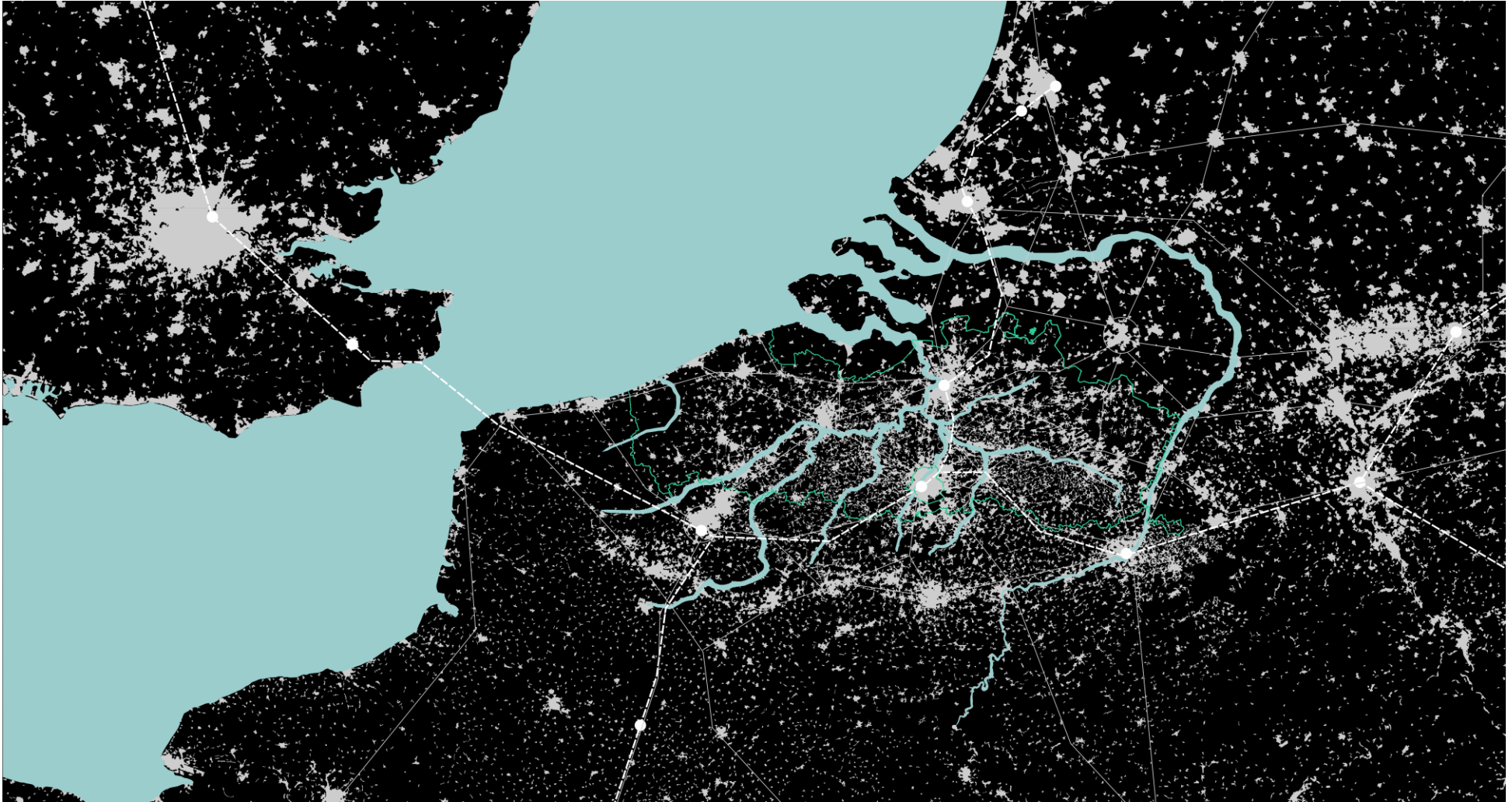
ECLAS Conference, Ghent, September 9-12, 2018

Onthardingsforum, Brussel, 14 september 2018

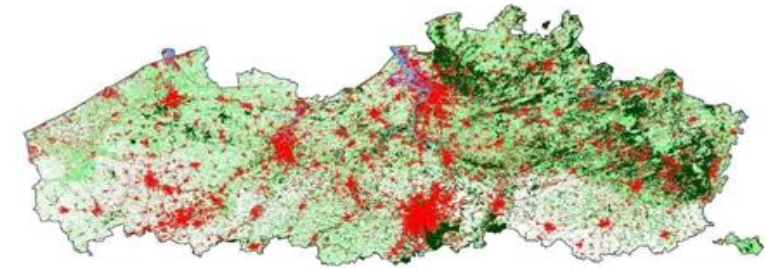
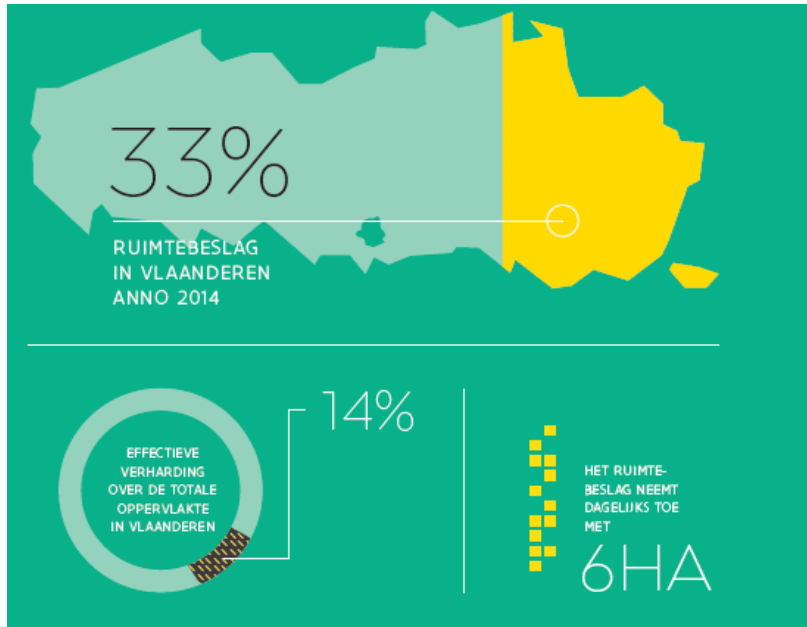
Outline

- Flanders = Sprawl[∞]
- Demolition as landscape of conflict
- Making 'Space' for demolition
- Learning process

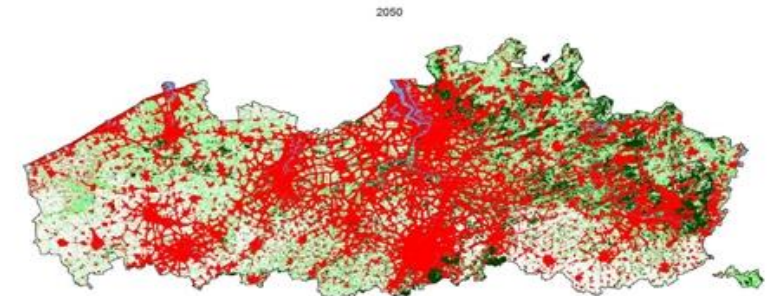
Flanders = sprawl[∞]



- Very extensive land use
 - 33 % of Flanders = settlement area
 - 14 % of Flanders = sealed surface
 - Daily growth of settlement area = 6 ha
 - Prognosis 2050: 41-50 % of Flanders = settlement area!



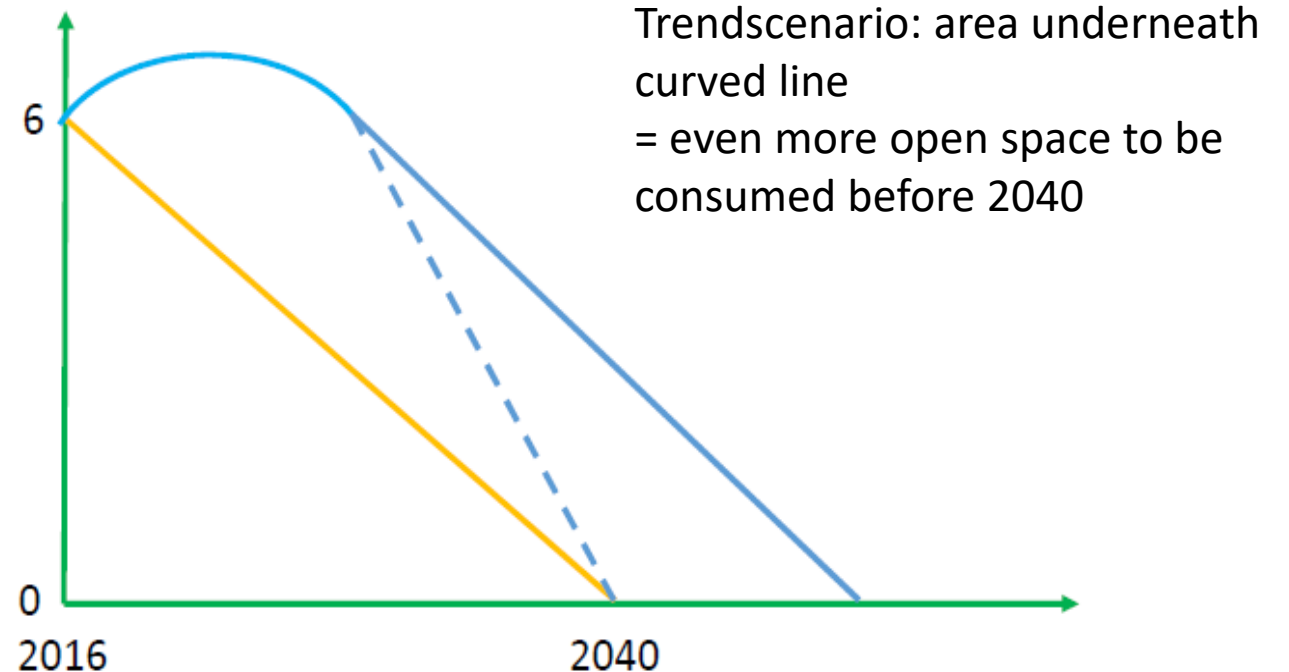
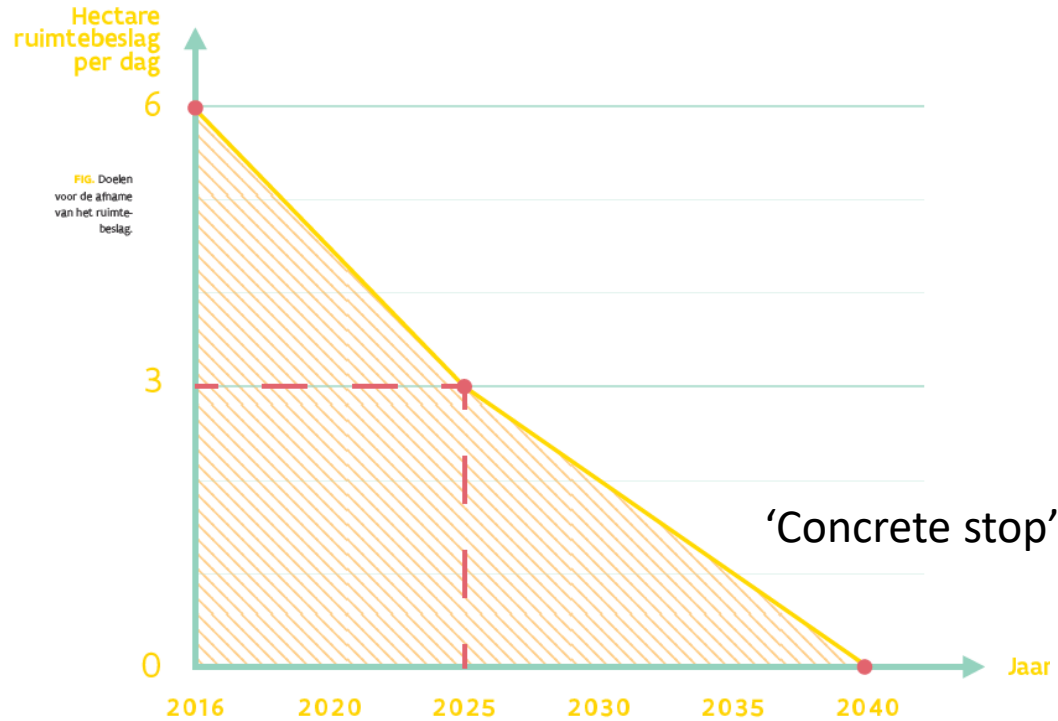
Built surface 2000



Built surface 2050 (Poelmans, 2010)

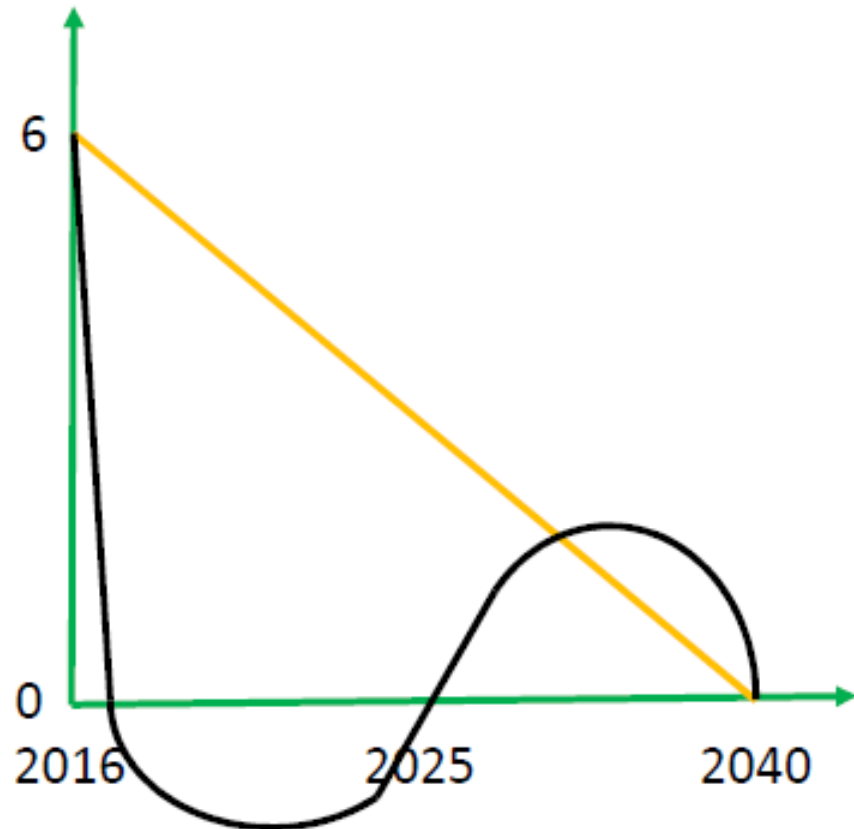
- White paper for new policy plan – Increasing efficient use of settlement area

- Daily growth of settlement area in 2040: 0 ha
- Through higher spatial efficiency within existing settlement area
 - Intensification/densification of land use
 - Mix of land uses
 - Reuse/reconversion of land use
 - Temporary land use



- Also in White paper for new policy plan – reduction of sealed surface in open space: towering ambition, under discussion...

$\geq 1/5$ in 2050



- Step 1 = demolition of constructions and paved surfaces in open space
- Step 2 = new development at better locations
- Surface 1 = Surface 2

- Policy on de-sealing at EU-level

“Lack of awareness about the role of soil in the ecosystem and the economy as well as about possible negative impacts of land take, especially in the medium to long term and considering the expected effects of climate change, **has been identified** by many observers as **one of the major obstacles to more sustainable land planning policies and land use.**”

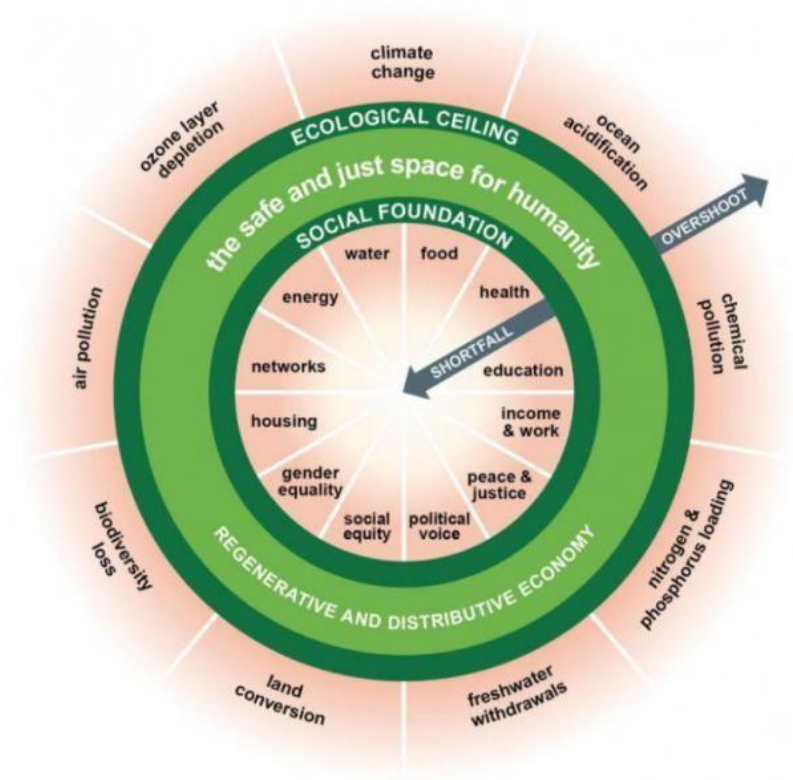


Guidelines on best practice to limit,
mitigate or compensate

soil sealing

Demolition as landscape of conflict

- Landscape expression of much needed 'degrowth' in society (Raworth, 2017)
- Growth is unjust, unsustainable, never enough
- Degrowth
 - ≠ getting unhappy
 - ≠ missing opportunities
 - = transition from efficiency to satisfaction
- Conflict
 - Very unfamiliar
 - Perception as infringement of property and real estate value
 - Emotional attachment of owners and neighbours



Academic learning trajectory

Building societal support for demolition

- Physical space
- Mental space

→ Aim of the bouwmeester label: show what is possible, but also bring the discussion on the table

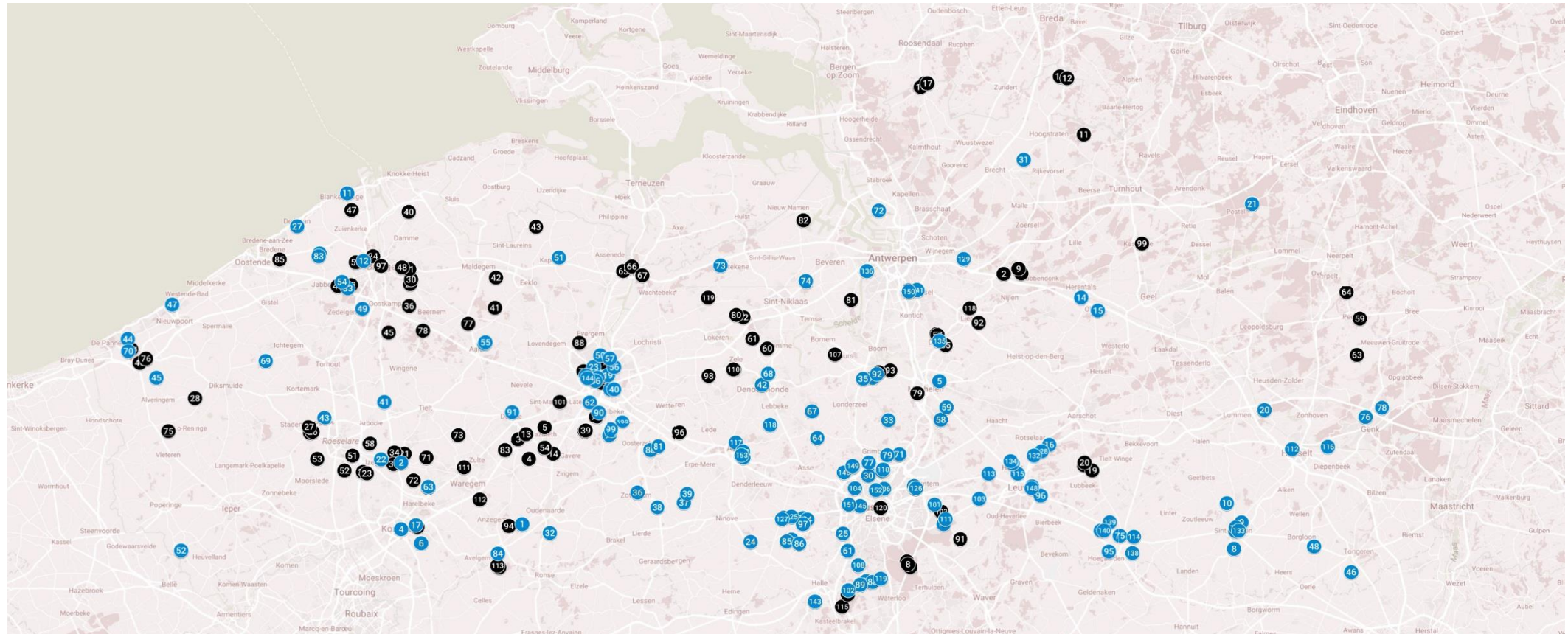
Focus

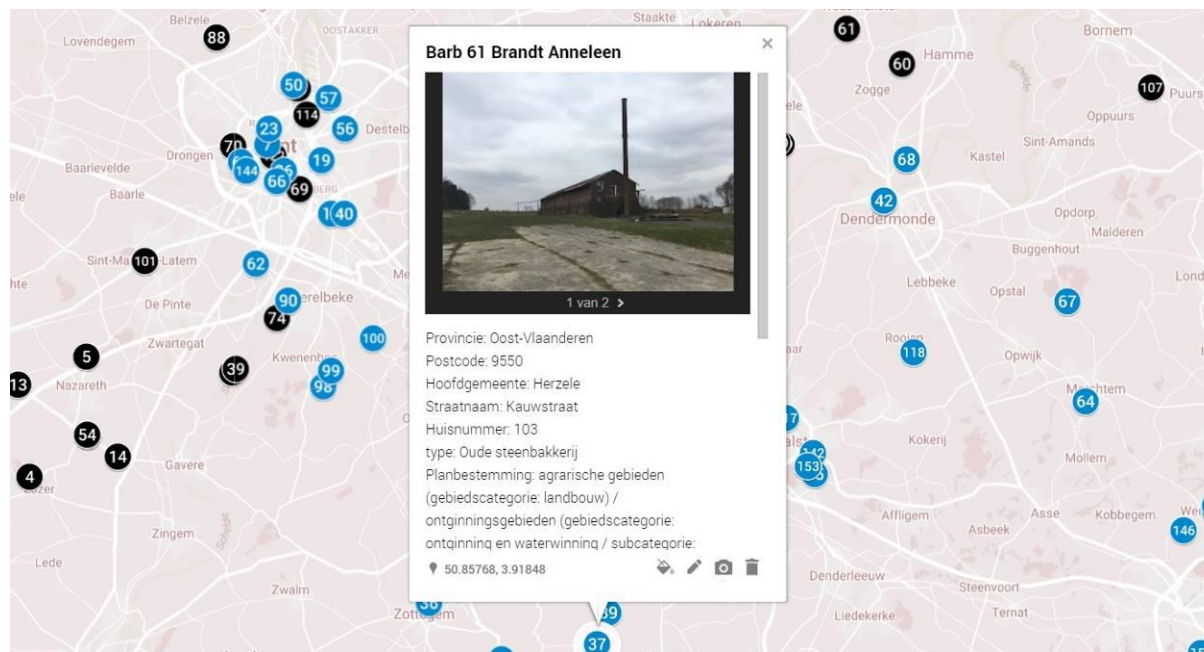
- Vacant or underused constructions and pavements
- In (enclosed) open space, ribbon development

Two trajectories by University College Ghent and KU Leuven

- Common academic learning trajectory for students, teachers and researchers
- Societal learning trajectory through lectures and exhibition in 2019

- Screening of real-life cases of unused and underused constructions
 - > 250 entries (enormous variety)
 - Static info (planning context), spatial context, brief history, brief reflection on added value of demolition









- In-depth research on selected cases
 - Obstacles for demolition
 - Static info on planning context, spatial context, history and added value of demolition
 - Giving voice to owners, passers-by, local residents, ...
 - > values, meanings
 - Indifference!
 - Visualizations in preliminary design

OPTIE 1: LATEN STAAN



"Ik heb er geen problemen mee."
- eigenaar schuin tegenover (85 jaar)

"Mij is't al gelijk"
- vrouw uit Gavere (75 jaar)



OPTIE 2: GROENE ZONE



"Ik ben voorstander van een bos aan te planten, maar recreatie is ook goed. Het staat er toch niets te doen."
- jongeman uit Gavere (30 jaar)



OPTIE 3: LANDBOUWZONE



"Als er iets van recreatie komt, zal er ook nood zijn aan meer parking en dan is de rust weg."
- café uitbater uit Gavere (50 jaar)



OPTIE 4: RECREATIEZONE



"Het zou zinloos zijn om zoiets tot ruïne te laten vervallen."
- man uit Gavere (65 jaar)



Scale?



= Flanders Expo

Learning process

Intersection between education, research and consultancy

- Context driven research with real-life cases
- Activation of thinking on service of findings to society – demolition as an opportunity
- Representation of stories on constructions

Societal learning trajectory through public lectures and public exhibition in 2019

Students, teachers and researchers from various disciplines interact and discuss, often with unexpected results

- Planners – legal possibilities for demolition and de-sealing
- Landscape architects – void and possibilities for new green space
- Architects – value and sustainability of constructions to be demolished





- Hoera! Er is geld beschikbaar
- Maar er is nood aan een plan: waar gaan we ontharden, op welke schaal, wie trekt het, wie wordt er door geraakt?
- Hoe creëren we maatschappelijk draagvlak?
- Welke middelen? (Sensibilisering, ontwerp, beleidsmaatregelen, wetgeving, ...)