

Large housing estates in Spain



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RESTATE

Partial regeneration leads to differences

Urban regeneration sometimes focuses on the improvement of a part of the neighbourhood; partial regeneration. The general idea of policymakers is often that the entire neighbourhood enjoys these improvements. With this poster we want to show that partial regeneration can lead to big differences within the neighbourhood. The partial regeneration project in the neighbourhood of Sant Roc is chosen as example.

NEIGHBOURHOOD & PROJECT

Location:	Badalona: a town in the metropolitan area of Barcelona.
Residents:	Around 12,500 inhabitants, about 40 % are gypsies. Recently immigrants from outside the EU have entered the area.
Dwellings:	Total: 3,395 dwellings, 918 subject of regeneration.
Regeneration:	Old buildings affected by 'concrete disease' are being demolished and substituted. The affected dwellings are concentrated in a part of the neighbourhood, therefore regeneration is partial (the orange area). The project also results in new shops and public spaces. In the purple area no physical interventions take place.



Panoramic view of Sant Roc

Photo: adapted from photo of Regeneration Office



Public Space in old part of the neighbourhood



Old building



Kitchen in old dwelling

DIFFERENCES
Partial regeneration leads to differences in:

- Buildings
- Public spaces
- Shops
- Dwellings



Kitchen in new dwelling

Non-affected area


Regeneration area



New shop and public space



New building

<p>Regeneration area: Inhabitants of dwellings to be demolished have the right to be relocated to a new dwelling in the same part of the neighbourhood. Most families took this opportunity and stayed in Sant Roc. As a result the housing market is more or less closed and the population is fixed.</p>	<p>Non-affected area: The housing market is rather open; many inhabitants sell or rent their dwelling. New families enter, mainly immigrants and new gypsy families.</p>	
<p>Concluding: Partial regeneration in Sant Roc leads to differences in the housing choices of the population.</p>		

WILL PARTIAL REGENERATION RESULT IN A BETTER FUTURE FOR THE ENTIRE NEIGHBOURHOOD?

OR WILL IT CREATE TWO DIFFERENT NEIGHBOURHOODS?