

# vacio positivo

# 0+





# 0+

## VACIO POSITIVO

Marta Pelegrín  
Fernando Pérez

### O+ VACIO POSITIVO: INVESTIGACIÓN Y PROPUESTA PARA LA INCORPORACIÓN DE ESPACIOS CONSTRUIDOS VACÍOS.

Como parte del trabajo realizado en la mesa de Arquitectura dentro del "Foro barriadas, nuevos centros urbanos" , organizado por la Consejería de Vivienda y Ordenación del Territorio de la Junta de Andalucía, desde MEDIOMUNDO arquitectos propusimos un instrumento de denuncia y propuesta que tenía su origen en la paradoja planteada por la oferta creciente de viviendas de nueva planta o en construcción, en contraposición a la existencia de un alto porcentaje de viviendas vacías, espacios intersticiales abandonados y escasez de espacios colectivos cualificados.

España es el país con mayor porcentaje de viviendas vacías de la Unión Europea, Andalucía registra una cuarta parte de ellas y suponen un 18-20 % de las viviendas de la región. Diversas iniciativas autonómicas han intentado (con escasa incidencia) aminorar el problema.

Incorporamos así al debate ya desde el 2006 la necesidad de reflexionar y trabajar sobre estos 'vacíos' entendiéndolos no sólo como síntomas de la exclusión, la mala calidad constructiva o la especulación, sino asignándoles un valor potencial (positivable) en tanto cuestionamiento de modelos, y tipologías; pero sobretudo como soportes arquitectónicos de posibles reactivaciones.

### O+ POSITIVE EMPTINESS: RESEARCH AND PROPOSAL FOR THE INCORPORATION OF EMPTY BUILT SPACES.

As part of a project created at an architectural workshop within the Foro barriadas, nuevos centros urbanos, organized by the Consejería de Vivienda y Ordenación del Territorio de la Junta de Andalucía (Department of Housing and Planning at the Junta de Andalucía), we proposed a tool whose origin lay in the paradox of increasing numbers of newly constructed or under construction housing as opposed to the high percentage of empty housing, abandoned plots and the lack of suitable communal areas.

Spain has a higher percentage of empty housing than any other country in the European Union. A quarter of these are located in Andalusia where they make up between 15 – 18 % of all housing in the region. Several initiatives have attempted to ameliorate the problem to little effect.

From 2006 we incorporated into the debate the need to reflect on and work with these empty spaces. In order to do so we began with the premise that this positive emptiness is not simply a symptom of exclusion, poor quality construction and speculation. We assigned them a potentially positive value as models, typologies and especially as possible sources of architectural revival.



Se planteaba, desde esta reflexión, una propuesta de trabajo sobre el problema de la vivienda, que, a partir de la caracterización y localización de estos vacíos, atendiera las demandas y necesidades del contexto en que se insertan, para proponer posibles reformulaciones de estos espacios<sup>1</sup>.

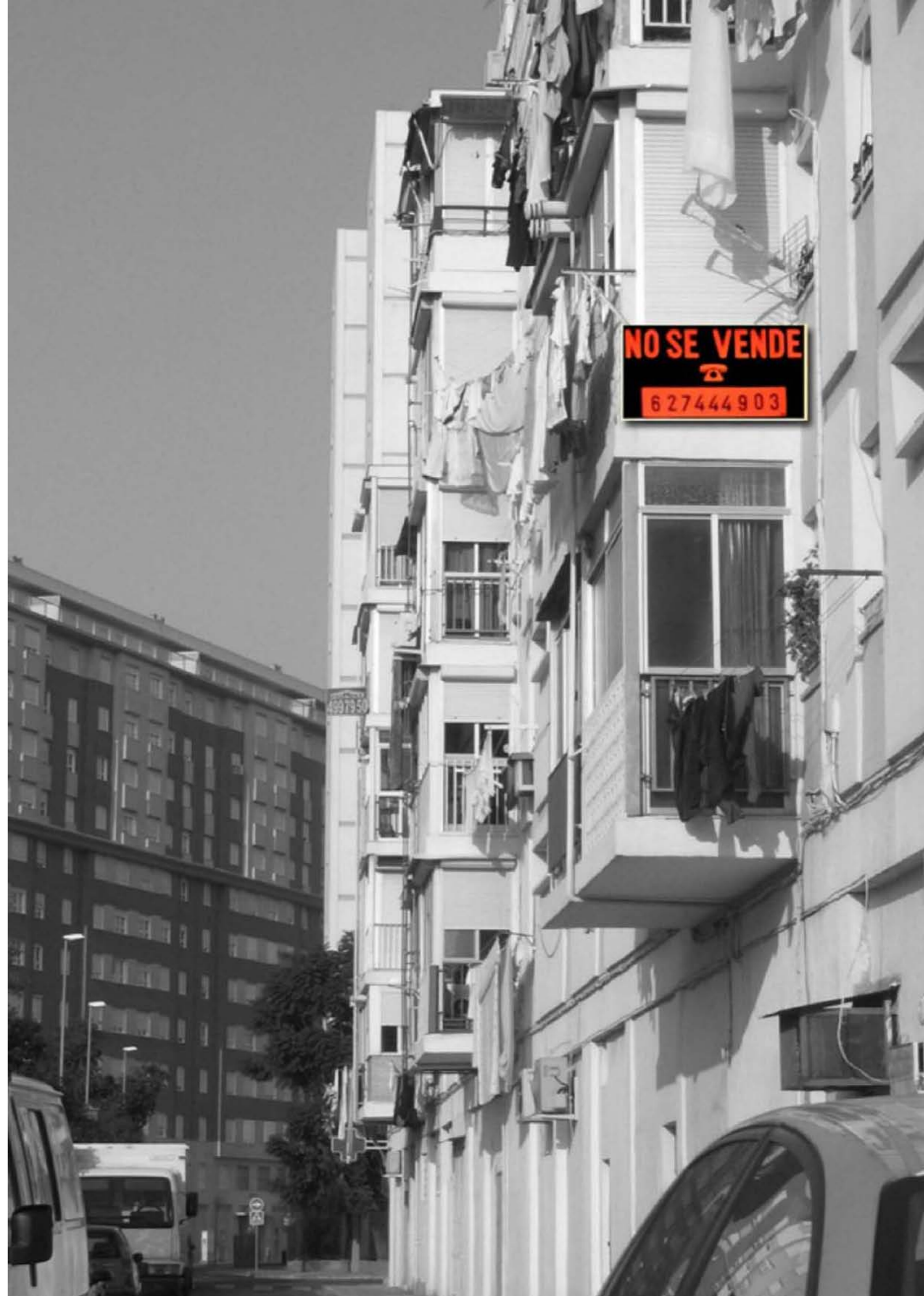
En este contexto reflexivo nos preguntábamos: dado el alto (y creciente) número de viviendas vacías en Andalucía, ¿se podrían generar proyectos arquitectónicos para incorporar estos millones de metros cuadrados a las necesidades energéticas, ambientales, infraestructurales y residenciales de los tejidos urbanos donde se encuentran?

To help solve the housing problem we proposed pinpointing and presenting these empty spaces as a way to potentially fulfil the demands and needs of their surroundings by rethinking their purpose.

Within this framework we asked whether, due to the high (and rising) number of empty dwellings in Andalusia, architectural projects could be devised to utilize these millions of metres of empty space for energetic, environmental, infrastructural and residential needs within their urban surroundings<sup>1</sup>.

<sup>1</sup> - Una cita podría ilustrar nuestros intereses: "Investigar el concepto de la **vecindad** como una clase de relación íntima y próxima iluminada por las demandas impuestas a los vecinos de comunidades que son social, económica, étnica, racial, religiosa y genéricamente diversa. La vecindad ni es coactiva ni tampoco antagonista, aunque hoy en día se encuentra constantemente amenazada. Uno no se dedica a vigilar o velar por el bien de un vecino si no que le vigila a través de unas lentes totalmente nuevas y distintas. Pero el sentido original de la vecindad, radica en una expresión de reconocimiento, hospitalidad, amistad y solidaridad. Ni es indiferente ni tampoco enajenado de la diferencia. Su dominio principal es lo íntimo y lo próximo. Permite, organiza y hace posible un espacio de libre intercambio, debate, oposición, experimento, innovación y discurso animado a nivel de la soberanía colectiva". Okwui Enwezor. Comisario II Bienal Arte Contemporáneo Sevilla 2006 "Lo desacomodador".

<sup>1</sup> - The following quote can summarise our thought process: "It takes up the shape of **neighbourliness** as a form of intimate and proximate relationship that is illuminated by the demands on neighbours of diverse social, political, economic, ethnic, racial, religious, and gendered communities. Neighbourliness is neither coercive nor antagonistic, even though it is now constantly threatened. One does not so much watch over or look after a neighbour, one watches a neighbour with an entirely new set of lenses. Yet the root sense of neighbourliness is that it is an expression of recognition, hospitality, friendship, solidarity. It is neither indifferent nor alienated from difference. Its principal domain is the intimate and proximate. It permits, organizes and makes possible a space of free exchange, debate, contestation, experiment, innovation, lively discourse at the level of collective sovereignty" (Okwui Enwezor. Curator of the II Bienal Internacional de Arte Contemporáneo. Sevilla. "The Unhomely").





**EXCEDENTES<sup>®</sup>**  
**DE FABRICACIÓN**

**Hasta 60% DTO**

**DESDE 12€ MES**

**Y COMIENZE A PAGAR EN SEPTIEMBRE DE 2006**







Proponemos así una gestión integral y participativa de las viviendas vacías, que llamamos VACÍOS POSITIVOS (0+), para su incorporación al sistema de dotaciones residenciales, ambientales, energéticas e infraestructurales de los barrios donde se ubican, y atender así a las necesidades de la población de forma temporal o permanente.

Se trata de pensar en fórmulas para mantener latente esta constelación dispersa de espacios construidos que se distribuirán de forma integrada, conectada y cualificada en los distintos barrios de la ciudad donde se insertan.

A nadie escapa la enorme importancia que tienen la definición y el uso de los espacios comunes o colectivos para la mejora de la calidad de vida así como para la generación de tejido social y de ciudadanía. Desde la presente línea de trabajo intentaremos no solo rescatar el valor de la autogestión en la creación de esta identidad colectiva con sentido ciudadano, sino y sobre todo desde la arquitectura, analizar la importancia e incidencia de las propuestas urbanas y arquitectónicas como marco o soporte de esta producción integral del hábitat.

En este sentido, se propone abrir el debate y articular reflexiones para la puesta en práctica, en el escenario andaluz, de espacios colectivos autogestionados que potencien la integración y la sostenibilidad ambiental y social de futuros desarrollos habitacionales.

La propuesta 0+ se centra en la reflexión teórica y exploración práctica de ejemplos de viviendas vacías que actualmente existen en ciudades de Andalucía. Si bien, este dispositivo de incorporación temporal de viviendas desocupadas a posibles dotaciones barriales, podría hacerse extensible a los conjuntos de viviendas que se van a construir y presumiblemente no se van a ocupar inmediatamente.

Sobre la localización de ejemplos de 0+, VACÍO POSITIVOS, se realiza un análisis de las condiciones de accesibilidad y comunicación con su entorno y espacios públicos anexos, las infraestructuras existentes, la orientación de sus fachadas, así como las cualidades internas de la vivienda, como la reversibilidad o la especificidad de su arquitectura (célula habitacional y tipología integrada de viviendas).

Junto al cómputo de posibles programas con necesidades y deseos, desarrollados en un proceso participativo de los propietarios y usuarios, se propone reformular los modos de ocupación. Por ejemplo, hacer proyectos de intervención en estos espacios para ser usados como viviendas en alquiler, como extensiones de las viviendas próximas, pero también como espacios laborales, administrativos, asistenciales, educativos, culturales, con articulaciones y temporalidades diversas, todos ellos como formas de ocupación "leve" o transformaciones de baja intensidad.

Se trata de instaurar un proceso que, junto a la identificación de los espacios o vacíos positivables, opere dentro de las formas habitacionales existentes acercándolas a la generación de un entorno de urbanidad estimulante, que complementen y vinculen a la vivienda con el contexto, y formular espacios adecuados a las necesidades de los vecinos. Un proceso que permita la incorporación al medio laboral y ocupacional de sus habitantes, que promueva el reconocimiento cultural, simbólico y representativo de sus vecinos, esto es, que encuentre maneras de formular el derecho básico a formar parte y componer un colectivo, que defina de forma participativa las necesidades del mismo.

Para ello se propone el ensayo formas de gestión y ocupación, que también contemplan formas de aprovechamiento público y deben atender a las necesidades locales del edificio o barrio en que se insertan. Rescatar el valor de la autogestión en la creación de esta identidad colectiva con sentido ciudadano que podría reabrir el debate y articular reflexiones para la puesta en práctica de espacios colectivos autogestionados que potencien la integración y ecología social, así como la sostenibilidad ambiental de futuros desarrollos habitacionales.

En este sentido, se trabaja en la búsqueda de respuestas técnicas a la obsolescencia de la edificación, desde el punto de vista de la construcción, los materiales y sus instalaciones, que permita el acomodo de los nuevos programas familiares, transformaciones tipológicas, adecuación de los 0+ para nuevos colectivos cuyo uso se desarrolle en otros formatos temporales (por ejemplo, estudiantes, inmigrantes, temporeros).

We proposed a comprehensive and participative management of the empty housing, which we term positive emptiness (0+), to be incorporated into the current system of residential, environmental, energetic and infrastructural resources within the neighbourhoods to which they form a part. In this way they could hopefully fulfil the requirements of the local population either temporarily or permanently.

The aim is to think of new formulas for utilizing the latent disparate constellation of built spaces in order that they be distributed throughout the different neighbourhoods to which they pertain in an integrated, connected and qualified manner.

No one doubts the enormous importance of the definition and use of collective and communal spaces to ameliorate quality of life, generate social fabric and promote citizenship. In this project we will not only attempt to highlight the importance of self-management in the creation of collective identity and citizenship, but also within architecture itself we will analyse its importance and occurrence within urban and architectural proposals.

In this way we will open up a debate and express new ideas in order to establish self-managed collective spaces within Andalusia that encourage integration alongside both social and environmental sustainability in future housing developments.

The 0+ proposal focuses on the theoretical reflection and practical exploration of examples of empty housing within Andalusian cities. This mechanism for the temporary use of empty housing for neighbourhood necessities could also be extended to new future housing developments that will not presumably be occupied immediately.

The project will also analyse the accessibility of housing defined as 0+ (positive emptiness), alongside their connections with the surroundings and other public facilities, infrastructure, their orientation and internal characteristics including reversibility or architectural typology.





Sell your house and move to Hollywood.

Let's talk about your future.

ING 

INSURANCE | BANKING | ASSET MANAGEMENT

B18





Los 0+ pueden ser una oportunidad para conversión de las edificaciones en espacios con mayor índice de sostenibilidad, mediante la evaluación y gestión de los distintos flujos de materiales, agua, energía e información, a través de la incorporación de las nuevas tecnologías en las viviendas, gestionados de forma colectiva o cooperativa, por ejemplo, creando espacios destinados a nuevas formas de telecomunicación, redes y flujos, o creando espacios 0+ para captación solar tanto para la producción de energías alternativas. A través del proyecto 0+ se propone encontrar fórmulas de conversión de espacios obsoletos también en MASaVERDE, y sumarse así a procesos de incorporación de la naturaleza, más o menos artificializada, en los sistemas habitacionales, por ejemplo, con viveros, semilleros, microhuertas, etc... Es importante que estas mejoras estén integradas en el diseño formal de la vivienda resultando un reclamo visual y estético que muestre su función, para el edificio y barrio en que se insertan.

Paralelamente a la propuesta discutida en el foro, se propone el siguiente esquema metodológico como propuestas para la regeneración participativa (auto gestionada) del hábitat:

>> CONSTELACION DE VACÍOS: detección de espacios positivables, construcción de un mapa de oportunidades.

>Detección directa: Equipos transdisciplinares en contacto con asociaciones vecinales, instituciones y otros agentes.

>Bolsa de oportunidades: web u oficinas vecinales -barriales. Espacios receptores de ofertas

>> "ESPECIES DE ESPACIOS". Mapeo y conocimiento según características físicas, tipológicas, administrativas, climáticas, familiares, individuales...

>> POTENCIACION DE ESPACIOS: asignación de usos y destinos posibles y deseados. En esta fase es imprescindible la inclusión de los agentes y personas locales. (encuestas, reuniones, comisiones bolsa de ideas asambleas etc.)

>> COORDINACION SUPRAVECINAL: consideración de las propuestas en un entorno ampliado para potenciar complementariedades y sinergias locales. En esta fase pueden incorporarse representantes de la administración u organizaciones transvecinales.

>> GESTION DE LA INTERVENCION: proyecto técnico, económico y social. Ejecución. Puesta en marcha, Administración y evaluación. Escalas de actuación para la reconversión de espacios para usos colectivos, asistenciales o productivos: Comunidad de vecinos - Barrio - Distrito.

Los 0+ VACÍOS POSITIVOS constituirán una constelación de espacios intermedios, abiertos, libres, vivos, serán nodos de una red de espacios culturalmente representativos para sus habitantes más cercanos. Serán lugares donde se exprese la ciudad inteligente, esto es, parafraseando la definición de inteligencia, espacios que permitan estimular, ampliar e integrar los valores de ciudad y de los ciudadanos individual y colectivamente.

By sourcing programmes with potential needs and requirements using a participative process in conjunction with owners and tenants, this project proposes to reformulate forms of occupation of housing. For example, instate intervention programmes in these spaces in order that they be used not only as rental accommodation and as extensions of nearby housing, but also as administrative offices, educational and cultural centres, office space and welfare offices each with different time scales and forms of organization. Each of these could be described as types of "light" occupation or low intensity transformations.

Alongside the identification of spaces as positive emptiness, the objective is to put in place a process that can function alongside existing ways of occupancy as well as generate a stimulating urban environment able to compliment and connect housing to its urban context and utilize existing spaces to fulfil the needs of the neighbourhood. This process hopes to find ways to put into action the basic right of citizens to form part of a collective and collectively decide their own needs and requirements, by facilitating the use of positive emptiness to these ends.

The project proposes ways of management and occupation, takes into consideration possible public uses and should not ignore the needs of the buildings or neighbourhood in which these empty spaces are located. We highlight the importance of self-management in the creation of collective identity and citizenship in the hope that this reopens the debate about putting in place self-managed collective spaces that foster integration and social ecology, as well as environmental sustainability in future housing projects.

The spaces identified as 0+ positive emptiness could potentially become a constellation of intermediate, open and living spaces that form part of a network of culturally representative areas: locations that demonstrate the intelligent city. In other words, by paraphrasing the definition of intelligence, spaces that permit stimulation, amplification and integration of the values of the city with those of both collective and individual citizens.



### VACANCY

Vacant property, as opposed to simply under-utilised second homes, are a considerable problem in Spain and more specifically in Andalusia. The rate of vacancy in Britain 3.3% and is considered a national problem. For example, the Royal Institute of Chartered Surveyors called for a reduction in VAT taxation to encourage the repair and refurbishment of derelict property.

This rate in Britain compares with 14.8% in Spain though data comparability requires checking. This would suggest that vacant property in Spain is both a significant issue and considerable potential resource.

The diagram below outlines the areas within Andalusia that have considerable issues with property vacancy.

## 3.3%

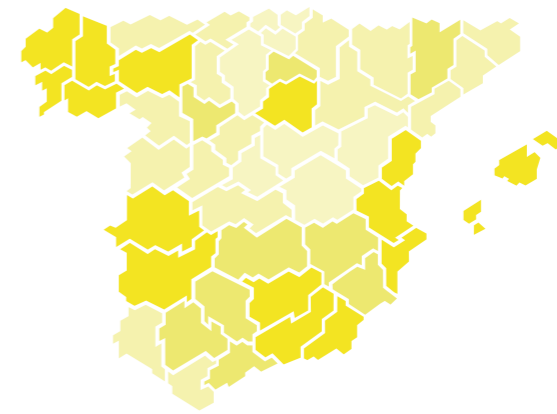
Vacancy rate in England

SOURCES: Department for Communities and Local Government, *Housing Statistics 2010*.

## 14.8%

Vacancy rate in Spain

SOURCES: Spanish Government, *Census 2001*.



Less than 13%  
13% - 14%  
15% - 16%  
More than 16%

### ANDALUCIA

Population: 7,357,558  
Total Houses: 3,432,229  
Vacant Houses: 504,483  
**14.5%**

### SEVILLA

Population: 1,727,603  
Total Houses: 727,672  
Vacant Houses: 108,672  
**15.0%**

### HUELVA

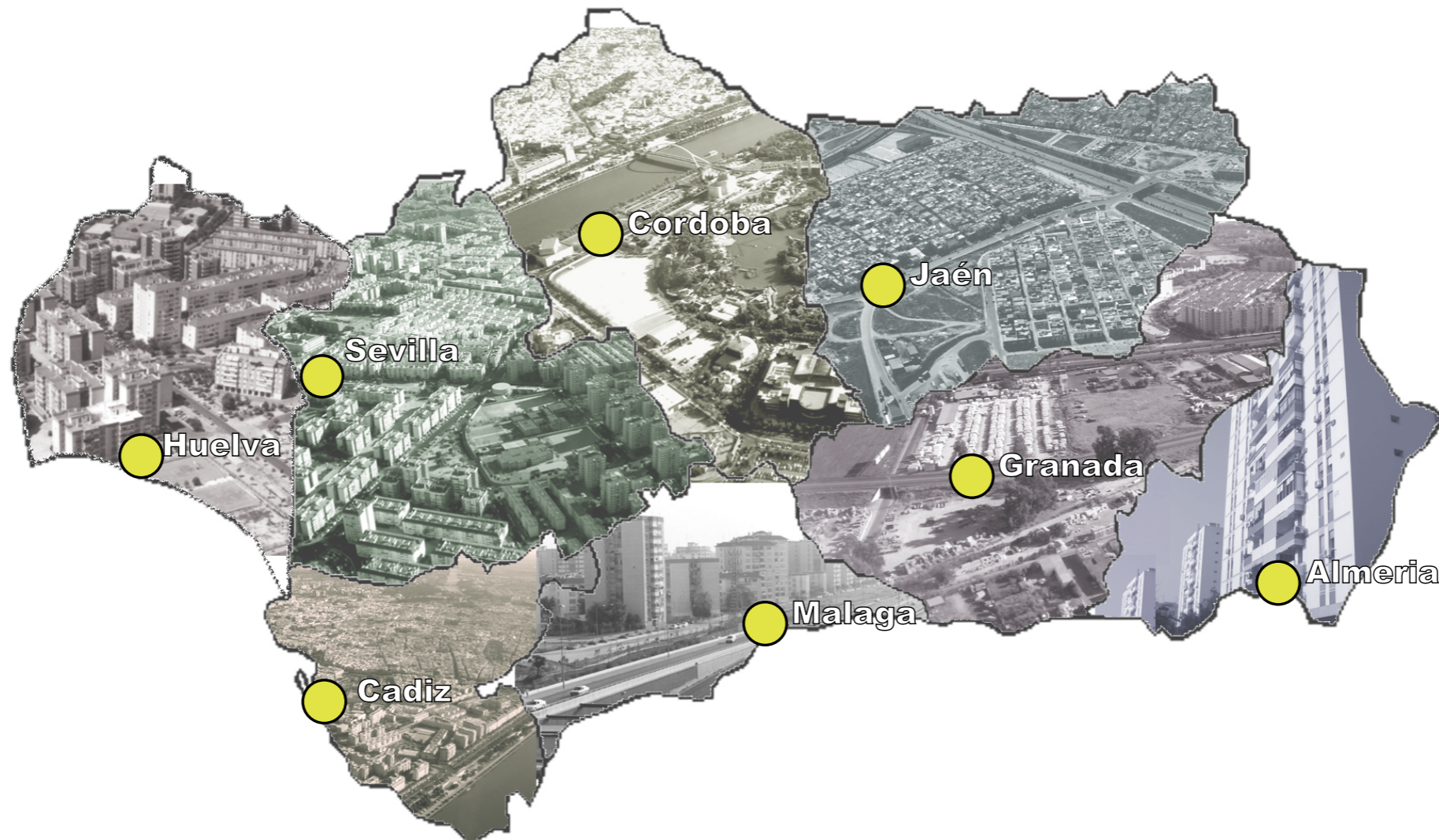
Population: 462,579  
Total Houses: 229,378  
Vacant Houses: 29,615  
**12.9%**

### CADIZ

Population: 1,116,491  
Total Houses: 487,719  
Vacant Houses: 58,072  
**11.9%**

### MALAGA

Population: 1,287,017  
Total Houses: 707,451  
Vacant Houses: 96,586  
**13.7%**



### CORDOBA

Population: 1,727,603  
Total Houses: 332,593  
Vacant Houses: 45,955  
**13.8%**

### ALMERIA

Population: 536,732  
Total Houses: 266,264  
Vacant Houses: 40,091  
**15.1%**

### GRANADA

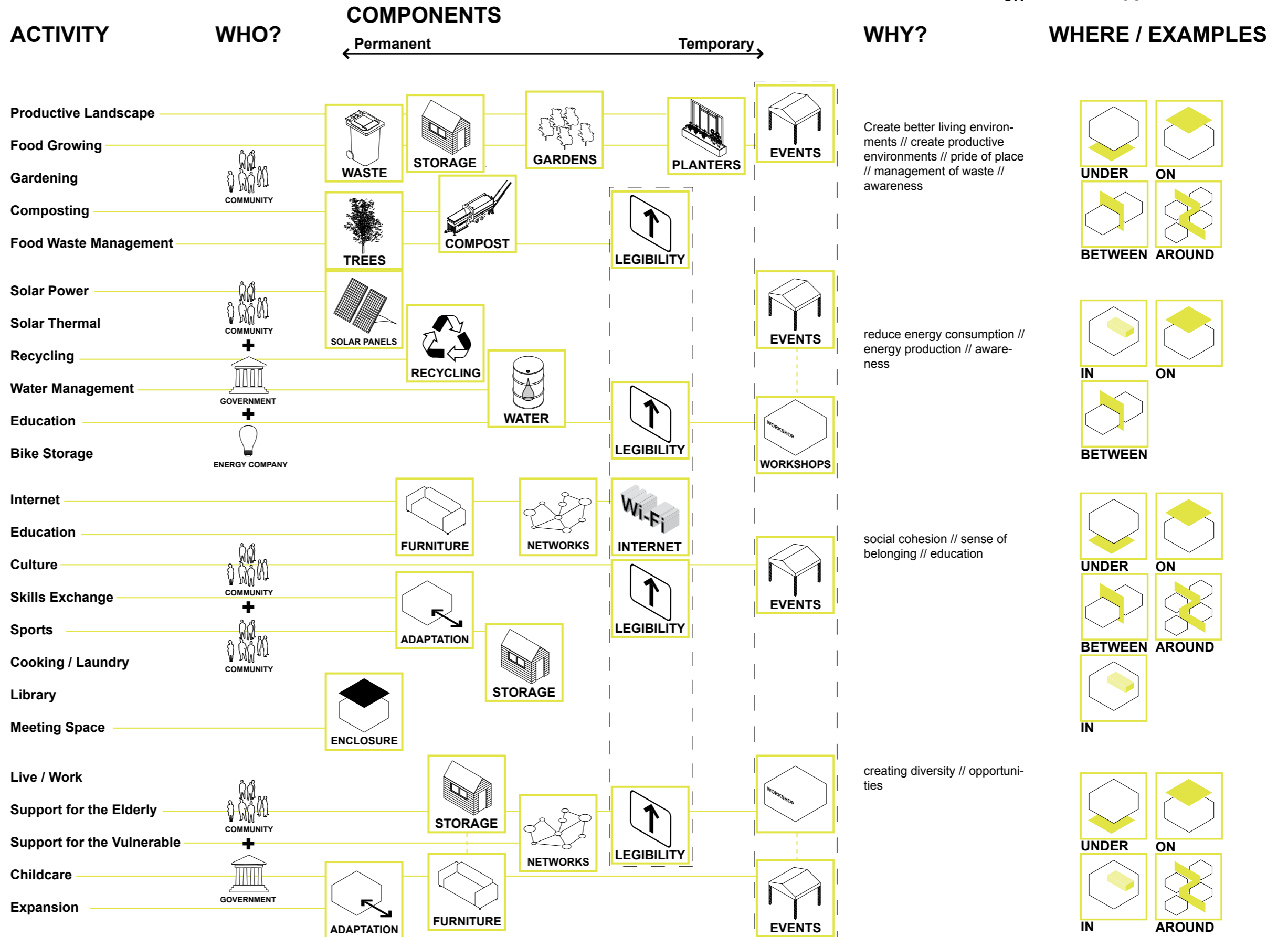
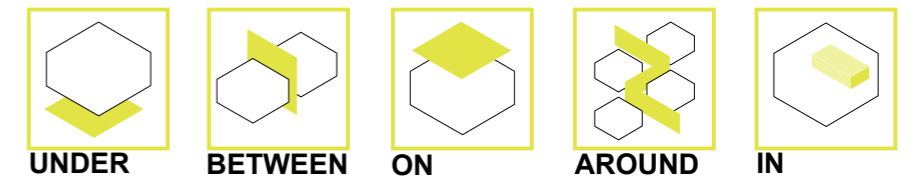
Population: 821,660  
Total Houses: 439,935  
Vacant Houses: 71,711  
**16.3%**

### JAEN

Population: 643,820  
Total Houses: 296,217  
Vacant Houses: 52,516  
**17.7%**

SOURCES: Spanish Government, *Census 2001*, Department for Communities and Local Government, *Housing Statistics 2010*, The Guardian, *Half a million houses are lying empty*, Guardian research shows, April 4th 2010.





# 01 GREEN

# 02 ENERGY

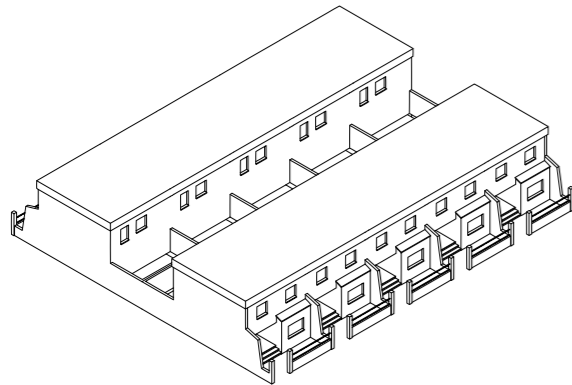
# 03 EXCHANGE

# 04 ALLOCATION





# TYOLOGIES



## TYPE 1

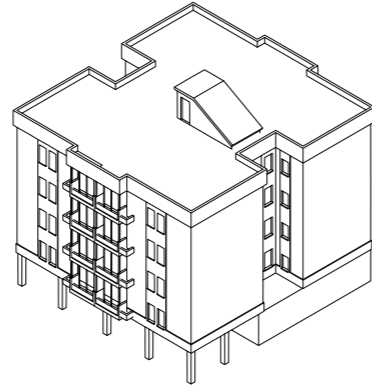
Floors - **2**  
 Total Area - **820m<sup>2</sup>**  
 Apartment Area - **82m<sup>2</sup>**  
 Outside Space - **PRIVATE**

### 1990s

#### Characteristics / Opportunities

This building type is characteristic of the 1990s and consists of individual two storey dwellings with private gardens to the rear and very small private spaces at the front. The arrangement is usually a terrace with the rear gardens back to back.

The garden spaces could be utilised as well as solutions found for the limited space at the front. Breaking down the individuality and separation may allow stronger community as well as finding potential communal spaces.



## TYOLOGY 2

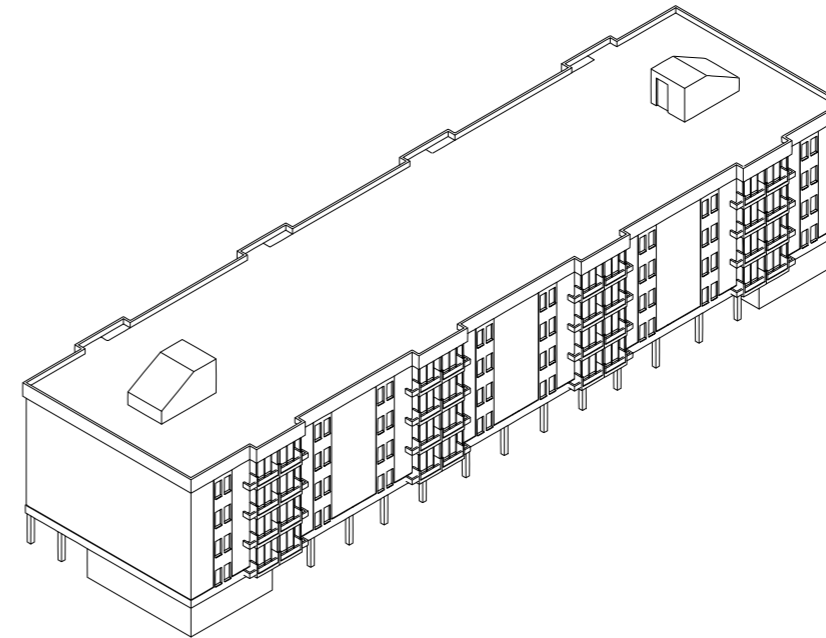
Floors - **4**  
 Total Area - **1224m<sup>2</sup>**  
 Apartment Area - **75m<sup>2</sup>**  
 Outside Space - **COMMUNAL**

### 1970s

#### Characteristics / Opportunities

This building type is of the 1970s, a low rise block with large roof space and raised off the ground on columns. The access is through a communal entrance space that is secure. More often than not the buildings are clustered together with larger shared space.

The space underneath as well as the roof is often under-utilised. Balcony space is the only private outdoor space and could be extended or used more effectively.



## TYOLOGY 3

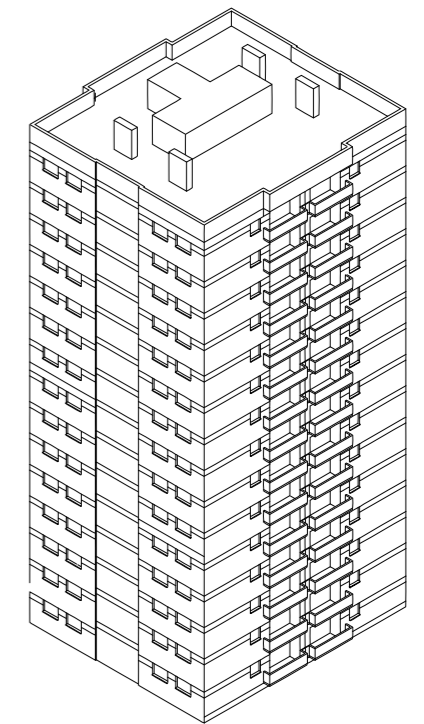
Floors - **4**  
 Total Area - **4896m<sup>2</sup>**  
 Apartment Area - **75m<sup>2</sup>**  
 Outside Space - **COMMUNAL**

### 1970s

#### Characteristics / Opportunities

Similar to the individual block that is characteristics of construction in the 1970s this is also low rise but instead of individual blocks in clusters, this type takes the form of a long block. Often they are not only linear blocks but have corners creating enclosed spaces.

The space underneath as well as the roof is often under-utilised. Balcony space is the only private outdoor space and could be extended or used more effectively. The large communal spaces offer potential for legibility and events.



## TYOLOGY 3

Floors - **15**  
 Total Area - **3540m<sup>2</sup>**  
 Apartment Area - **75m<sup>2</sup>**  
 Outside Space - **COMMUNAL**

### 1960s

#### Characteristics / Opportunities

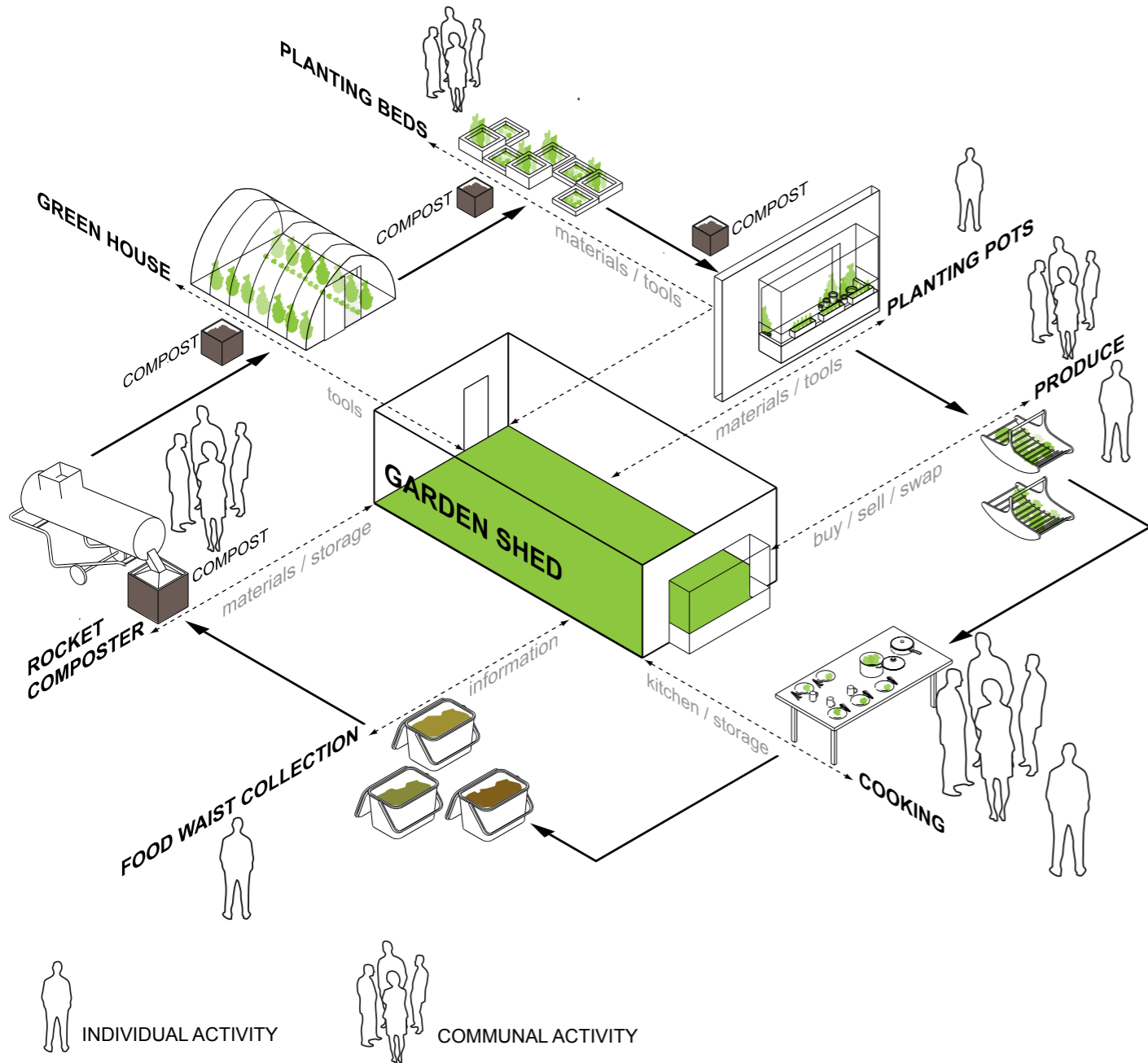
This large tower block is of the 1960s and has a large number of identical flats. The tower does not have space underneath for communal use and the space around is often undefined. Roof space is small relative to the size of the block and balconies are small

The lack of defined communal space is problematic as is the lack of flexibility of flat sizes. Additional space and spatial adaptation is important in giving the building flexibility and diversity.





# 01 GREEN



INDIVIDUAL ACTIVITY      COMMUNAL ACTIVITY

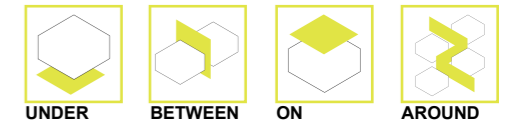
## Green Cycle

When you think of gardening, growing your own food or composting your own waste the common assumption is that you need: a large garden, a shed for storage, a work area and lots of equipment. These are luxuries that most city dwellers do not have; yet the need for food and dealing with waste still exists. The green cycle aims to allow the city dweller to live

more sustainably by producing food and managing their organic waste. To enable these activities vacant spaces within and around people's homes can be used to overcome the needs of space, tools, storage and knowledge: allowing a green cycle to be established.

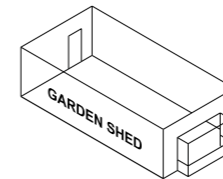


Community



## Vacant Unit

### Garden Shed

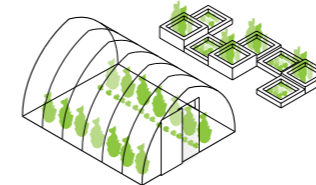


- + Communal facility located within a vacant space
- + Storage for tool, materials, seeds and compost etc
- + Suitable work areas for planting and growing
- + Meeting and information point

The vacant unit takes on the role of a 'garden shed'. This is a space that can be appropriated by the building residents, providing a shared facility with the tools and materials needed for individuals and groups to garden. Throughout the proposed green cycle the 'garden shed' takes on different uses from storage, muddy workspaces to a meeting place for event and workshops.

## Production

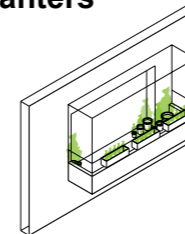
### Greenhouse / Planters



- + Utilising under-used space on and around buildings
- + Provide productive community activities
- + Helps to create sense ownership and pride of place
- + Creating attractive environments

Very few green spaces are provided around urban dwelling and those that do exist are under-used and hold little value. The introduction of planting beds and green houses for growing food has the potential to create more attractive and valued environments, as well as providing communal activities.

### Balcony Planters

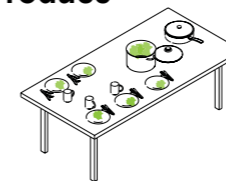


- + Encourage individuals to grow their own food
- + Utilising under-used balcony spaces
- + Helps to create sense ownership and pride of place
- + Creating attractive environments

Growing food does not have to be limited to communal spaces. By providing a shared space and access to tools, individuals can create a small-scale garden in their own homes.

## Consumption

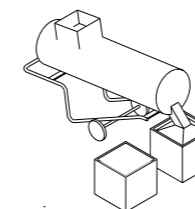
### Cooking / Produce



- + Food grown communally and by individuals
- + Opportunities created to sell, buy or trade produce
- + Communal and individual enjoyments of eating home grown food

The harvest stage of the green cycle is payment for the effort put in by individuals and the community. The 'garden shed' can be used as a place to store, buy or trade food grown within the building. The opportunity to grow food as a community also creates opportunities to cook as a community.

### Composting



- + Collection of waste
- + Management of food waste
- + Creating compost to be used for planting

The rocket composter is a machine that accelerates the decomposition process that turns organic food waste into compost. The cycle of creating compost takes 14 days and the rocket works on a continual process, dealing with 1400 litres of organic waste a week. The compost created can then be put back into the green cycle to be used to grow more food or sold for profit

## Facilitators



Events



Workshops



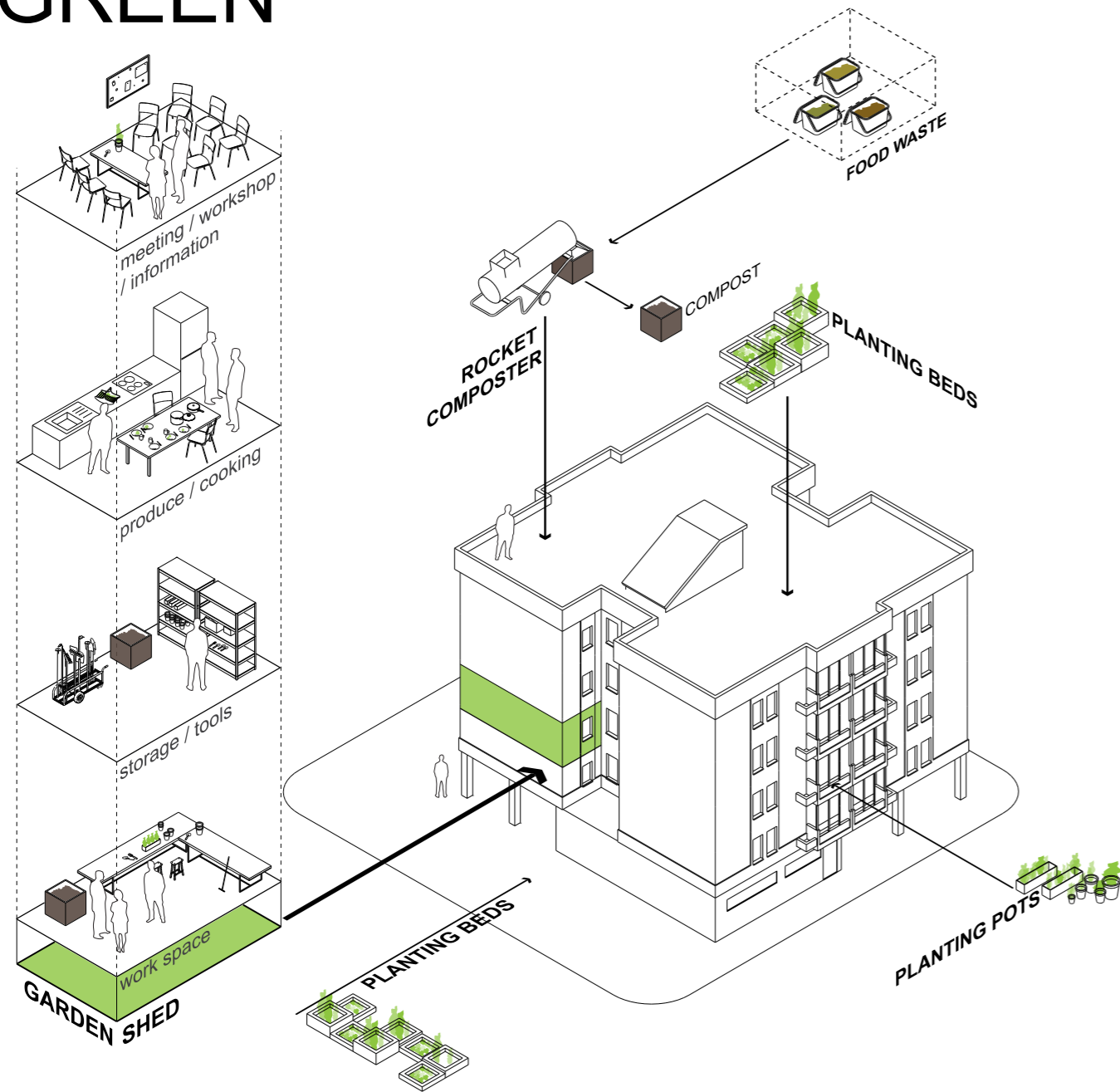
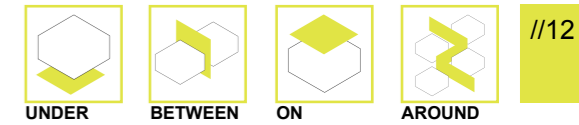
Legibility

A number of elements are needed to facilitate the setting up and maintenance of this green cycle, the most important being the residents. This means that events and workshops that bring people

together are vital. The scheme needs to be legible so people know what is going on and where, so facilitating communication is key.



# 01 GREEN



## WHY?

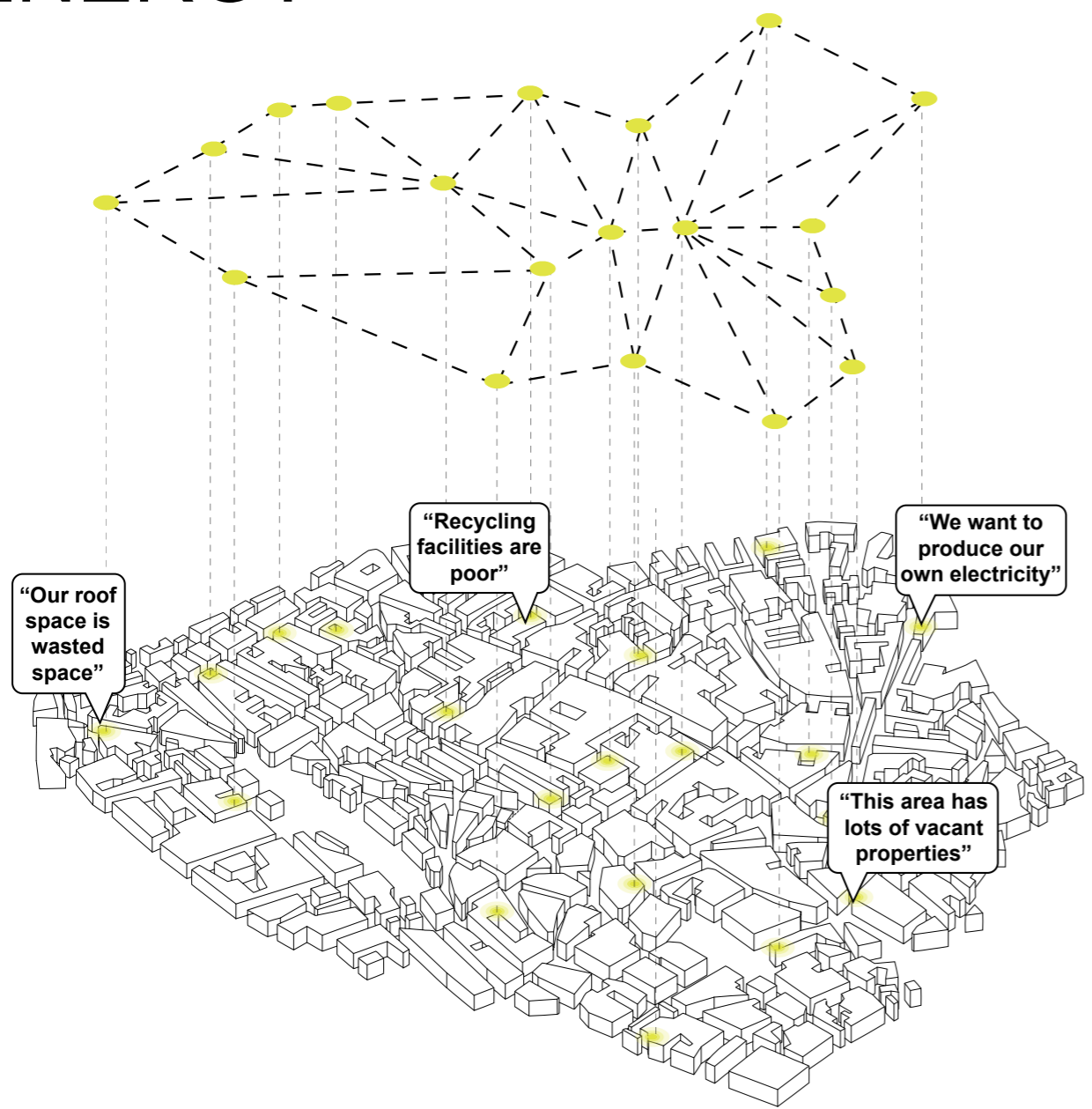
The creation of a green cycle within any residential area has, among many others two major benefits. The first being, encouraging people to live more sustainably, generates a greater awareness of where food comes from and the need to manage the waste produced. Secondly there are the social benefits. The communal nature of the scheme brings people together in making the places they live more productive and attractive. This helps create a pride and sense of ownership and belonging to where they live.

## HOW?

For this scheme to really succeed the residents involved need to have a strong sense of ownership. For this to be achieved they need to be involved from the outset, allowing the resident to shape any proposed scheme to their specific circumstances and needs. This green cycle can be applied on a variety of scales and to a variety of housing types. There needs to be space, wherever the location that can be appropriated and the commitment of the residents to take part.



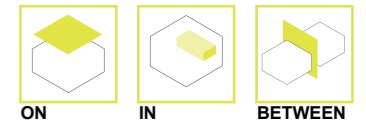
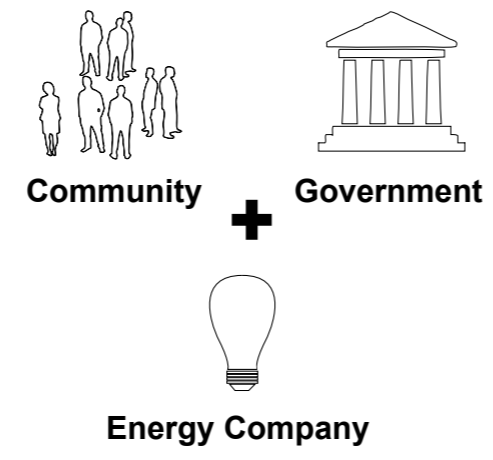
# 02 ENERGY



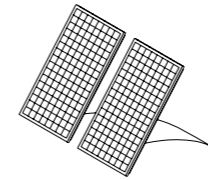
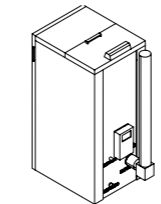
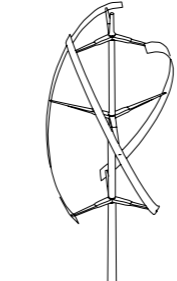
## LOCAL ENERGY NETWORK

Energy production currently exists as a large centralised system but with the increase in renewable technologies this system is also occurring at a smaller scale. Solar panels are one example in which individuals or groups can produce energy for themselves and sell surplus back to the grid.

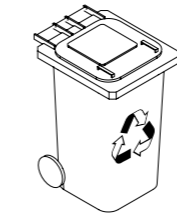
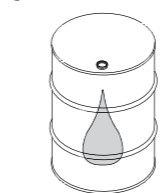
In addition to the notion of energy production it is proposed that a network of recycling spaces or 'up-cycling' spaces. These systems also suggest that they must work as a interlinked system, serving both the local community and also becoming part of a wider municipal or national system of energy production and recycling system.



## Production

<p><b>Solar Panels</b></p> 	<ul style="list-style-type: none"> <li>+ On top of buildings</li> <li>+ Likely need for funding of capital costs</li> <li>+ Provides local and network energy</li> <li>+ Solar water heating as an alternative</li> </ul>	<p>Vacant and under-utilised roof space is relatively abundant, however, the high start up costs is a potential issue. This would have to be either funded through capital investment or through subsidised installation. Hot water heating is an a cheaper alternative than electricity production.</p>
<p><b>Biomass</b></p> 	<ul style="list-style-type: none"> <li>+ Inside vacant property</li> <li>+ Likely need for funding of capital costs</li> <li>+ Provides local energy or heating</li> </ul>	<p>Biomass boilers can provide heat, or more likely electricity for a neighbourhood allowing for the community to rely less upon the network.</p>
<p><b>Wind</b></p> 	<ul style="list-style-type: none"> <li>+ On top of buildings and on vacant land</li> <li>+ Likely need for funding of capital costs</li> <li>+ Provides local and network energy</li> <li>+ Dependent on exposure and wind patterns of a location</li> </ul>	<p>Wind energy is a potential provider of energy for a neighbourhood or the network and could occur on top of buildings or on vacant sites. However, wind is dependent on the prevailing conditions of the site and so is unsuitable in many locations.</p>

## Conservation

<p><b>Recycling</b></p> 	<ul style="list-style-type: none"> <li>+ Can occur in, on and around vacant and under-utilised space</li> <li>+ Can be an addition to existing recycling networks</li> <li>+ Can be run as part of state organised waste removal or as a private enterprise</li> </ul>	<p>In addition to producing energy, conservation is key to meeting energy requirements. recycling is one part of this. Vacant properties have potential to become a drop of point for, as yet, unrecycled products. This can work either as a state system or private enterprise.</p>
<p><b>Water Collection</b></p> 	<ul style="list-style-type: none"> <li>+ Can occur in, on and around vacant and under-utilised space</li> <li>+ Potential to provide grey water for local usage</li> </ul>	<p>There is potential to use vacant property for systems of water recycling or storage to reduce the need for fresh water. Grey water has a number of uses and this could work successfully in small properties.</p>

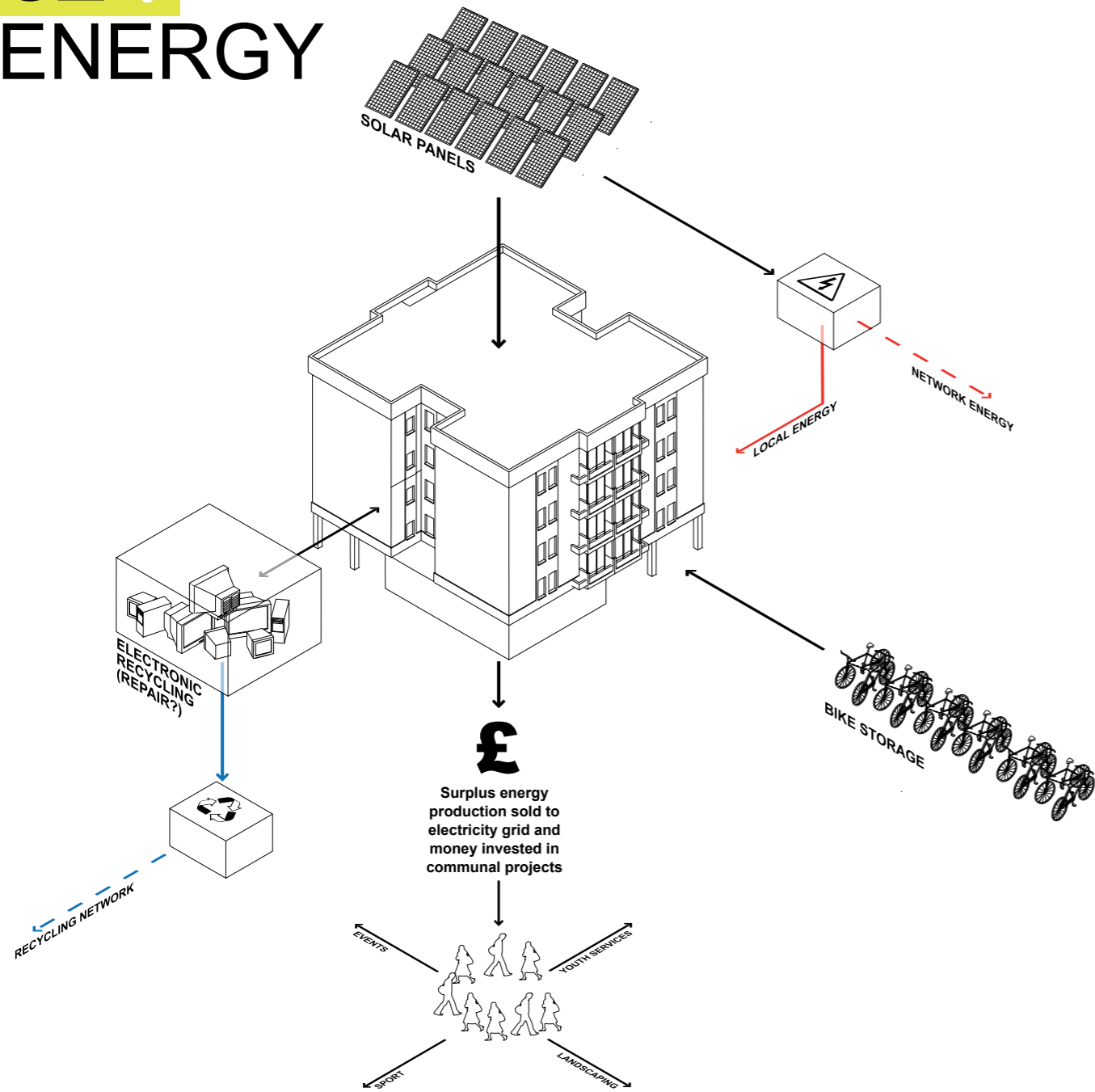
## Facilitators



Facilitators are elements that can start-up, advertise and educate. Elements such as events and signage allow people to become aware of energy saving technologies and schemes as well as encourage using the facilities. Events in particular are a way in which the infrastructural becomes social and is communicated to people. It is clear, particularly with recycling, that the community as a whole must be engaged and active in the process. In addition this may stimulate different and alternative arrangements that may suit individual communities and provide opportunities for local residents and businesses.



# 02 ENERGY



## WHY?

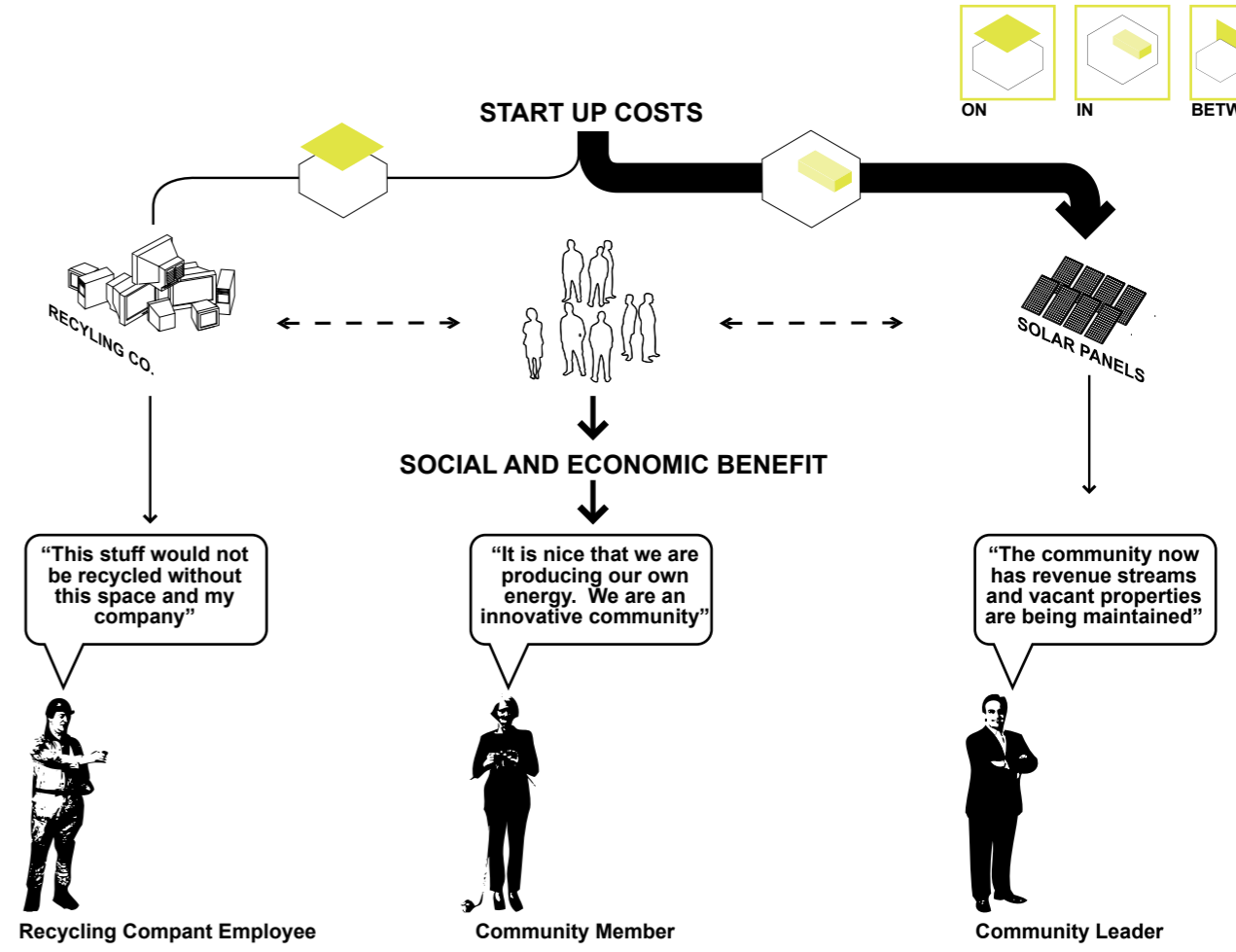
The existing built environment offers the opportunity to reconsider large scale energy production. Energy requirements are unlikely to reduce in the foreseeable future but its cost and availability are less secure and volatile.

The utilisation of buildings and neighbourhoods as a resource for those who live in them also may be a way in which financial viability of renewable technologies could be met and a way in which communities can produce their own income.

## HOW?

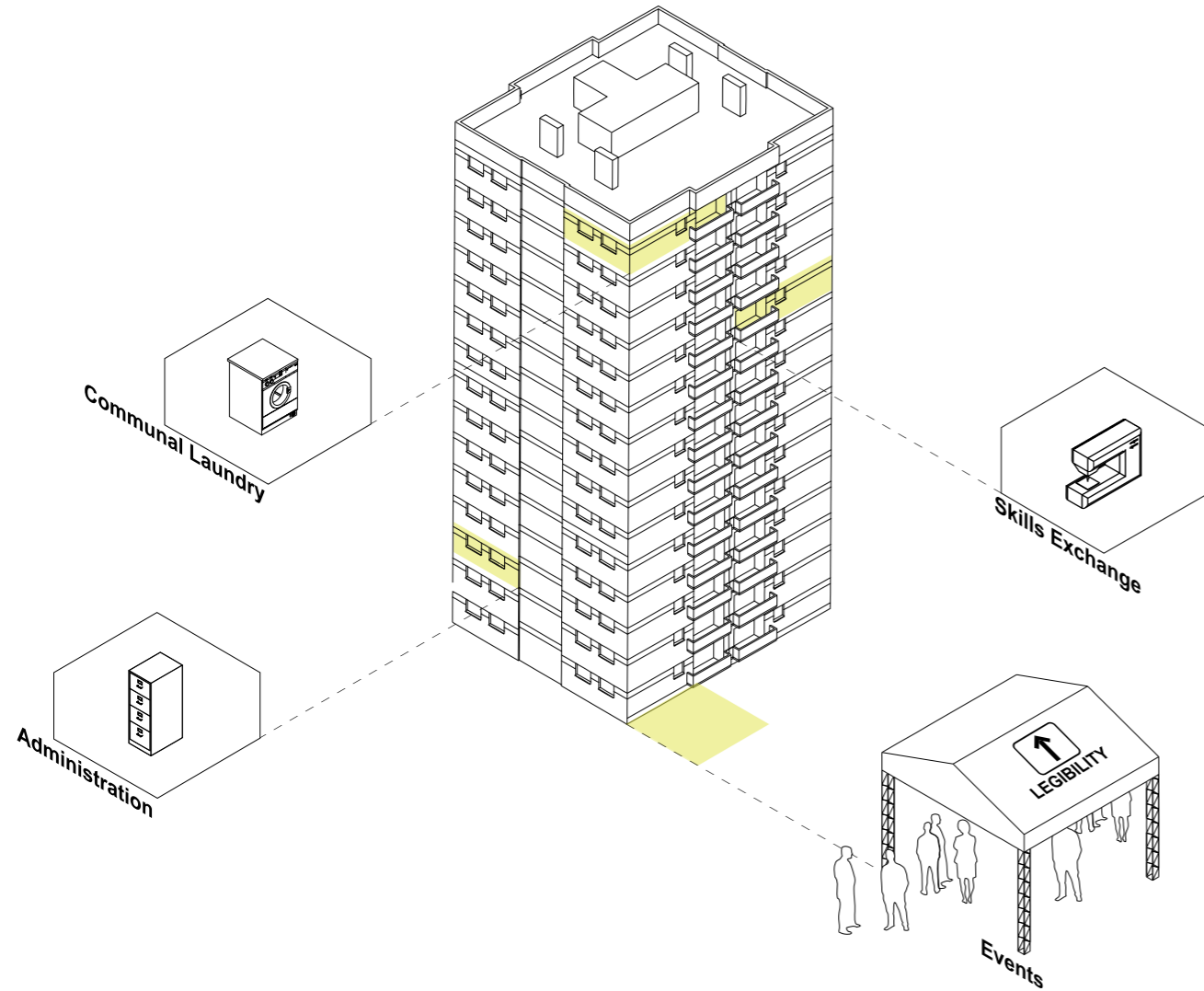
Vacant properties and under-utilised space has the potential to be used to both reduce reliance upon external energy resources as well as offering the opportunity to contribute to the grid and create a income supply for individual buildings or neighbourhoods.

Furthermore, empty apartments can be used as drop off points for recyclable items that are not currently recycled through normal systems. This avoids communal space being used for an increasing number of bins and offers the potential for up cycling within neighbourhoods





# 03 ↔ EXCHANGE



## WHY?

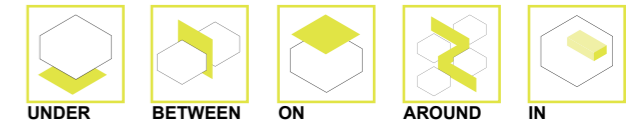
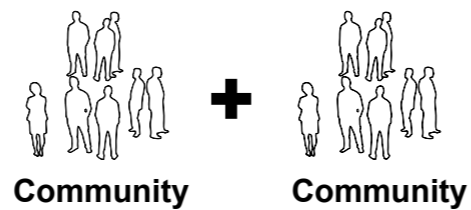
Communities are seriously effected by vacancy, it can become a spiral of decay. This proposal suggests that, as opposed to energy production, vacant property is used to further and facilitate social production. This would take a socially detrimental element such as vacancy and turn into a positive and productive element.

Provision of communal space can be expensive but by using existing spaces the cost is reduced and newly created spaces are not required.

## HOW?

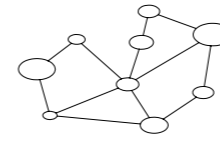
This form of exchange could occur through many different forms. In this sense administration, formal or informal is required to allocate space and equipment to activities the community desires.

It is also proposed that a legal framework is produced so it is simpler and easier for communities to take on vacant space (internal or external) and change its use or use it as a community resource. In addition to this it is hoped that provision of such spaces helps to strengthen within and between communities.



## Social Production

### Networks



- + Creating links between different communities and people
- + To achieve networks people to make and maintain links are required
- + Networks may also include infrastructure or services

Social production occurs through the creation of links and networks. It is key that to counter the negative impacts of vacant properties that a network of services and people must be linked together to propose and enact alternative uses and for this to create positive social interaction.

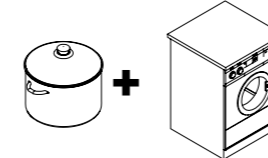
### Internet



- + The provision of communal internet or networks
- + Low cost relative to number of people who could benefit
- + Can facilitate the creation of physical networks

By giving access to the internet at key hubs the economic and social vitality of places can be increased. Furthermore it is hoped that the networks between vacant properties and neighbourhoods would be facilitated through digital networks

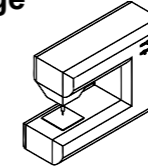
### Cooking / Laundry



- + Providing locations and facilities in which cooking and laundry can occur
- + Encourage community links
- + Provide a communal location

A communal space can function not only as a purely social hub but also as a place in which domestic tasks can be shared or done communally. The community may also be able to provide shared resources or expensive equipment.

### Skills Exchange

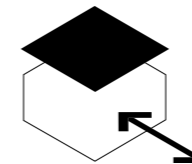


- + Closely linked to the above forms of social production
- + To tap into the skills latent with in a community
- + Allow for networks in which skills could be shared

Any community has a large and diverse base of skills, many of these are latent and an untapped resource. This idea of an exchange of ideas is to both educate as well as to ensure the protection and development of existing knowledge.

## Environments

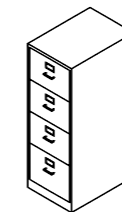
### Space / Adaptation



- + Creating physical and legal freedom to change usage of space
- + Provide funding or space for social production
- + Provide equipment or space in which skills can be shared

Clearly, for these forms of social production require some physical space, whether this is public space, vacant property or under-utilised space. The provision of equipment may be important but not in all situations where equipment costs are small or individuals can provide their own.

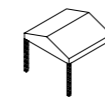
### Administration



- + Some system of overseeing and facilitating social production
- + Allow community leaders to have access to spaces or equipment

The administration of activities is important to ensure that the different elements and members of a community can come together. The administration can be local though there may be some input from local government.

## Facilitators



Events



Legibility

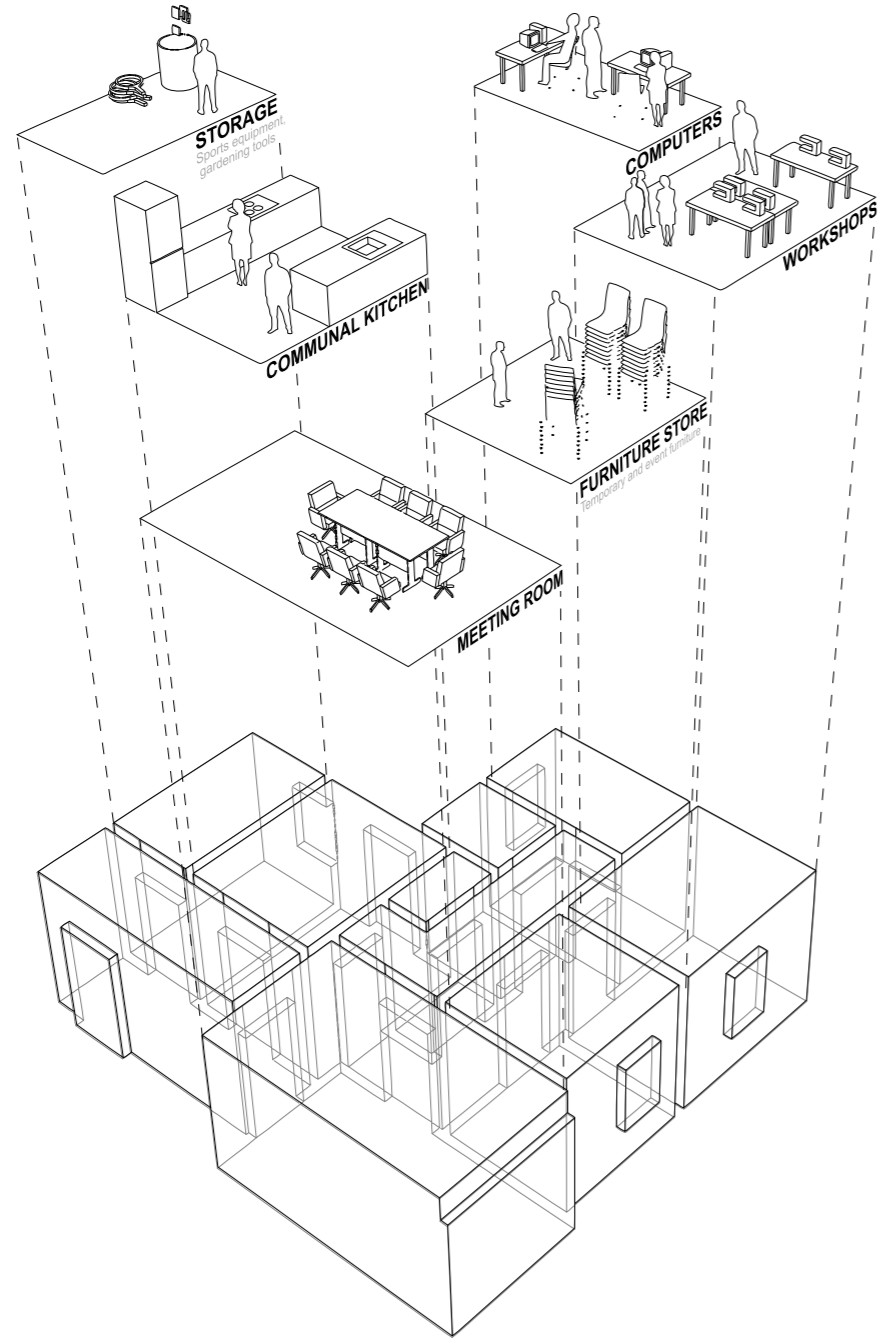
Facilitators are elements that can start-up, advertise and educate. Elements such as events and signage allow people to become aware of community spaces, schemes and events to encourage using the facilities.

Events in particular are a way in which the infrastructural becomes social and is

communicated to people. It is necessary that the community as a whole must be engaged and active in the process. The types of skills and exchanges are highly dependent on each community as well as knowing what the community wants and expects from a resource.



# 03 ↔ EXCHANGE



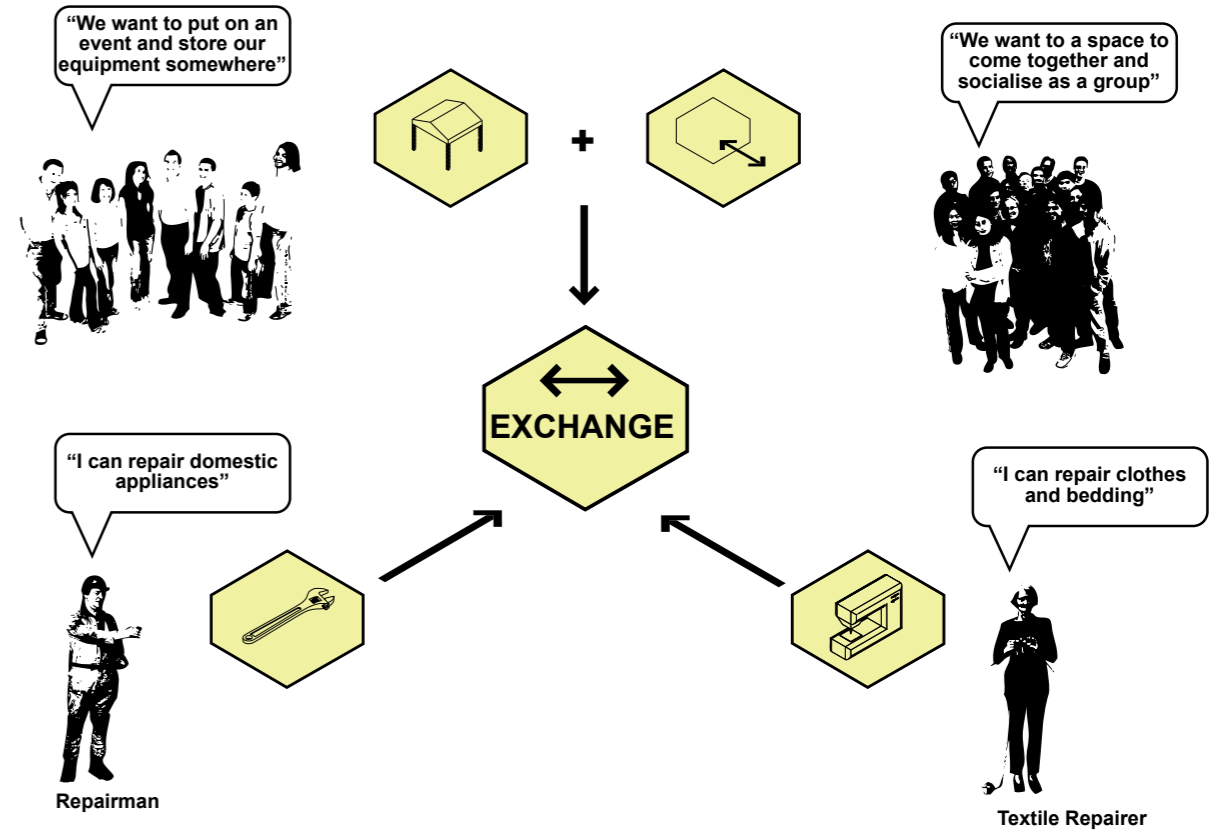
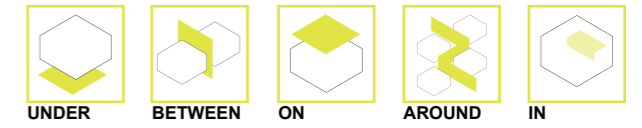
## THE COMMUNAL HOUSE

The notion of a communal house is a way of looking at vacant space and property as a potential location of social production. This does not necessarily mean each function occurs within an internal space or in one individual apartment but functions could be dispersed within a building or community.

Social production is considered to be key by creating and strengthening community groups. Thus space becomes

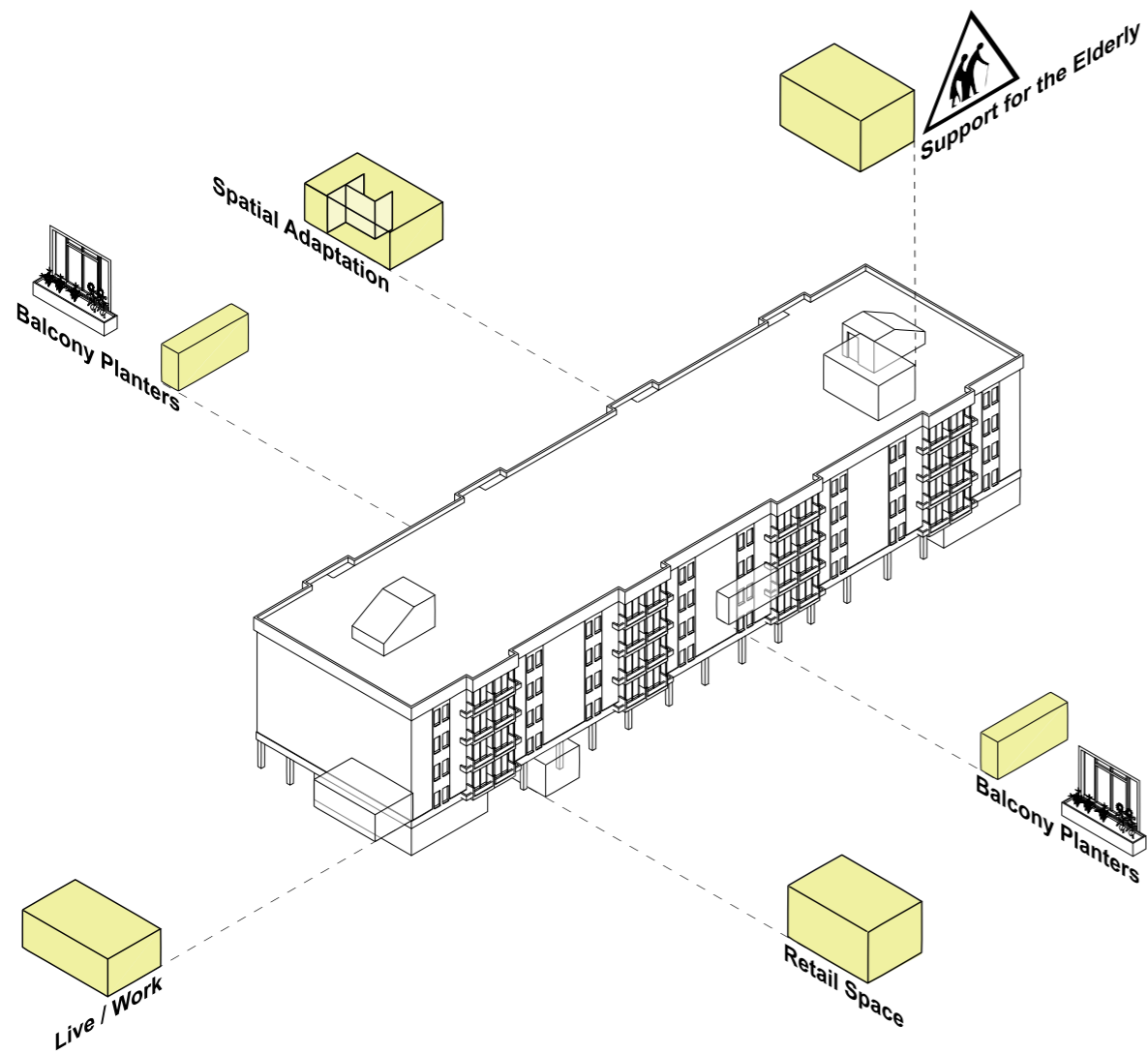
a commodity that groups can use and configure to fit their needs. Clearly there are many potential programmatic and these will be decided on a community by community basis.

The life and vitality of a community must be supported when external pressures cause harm, such as vacancy. As such there are strong links with the notion of re-allocation of property proposed below.





# 04 ALLOCATION



## WHY?

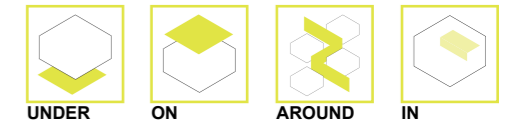
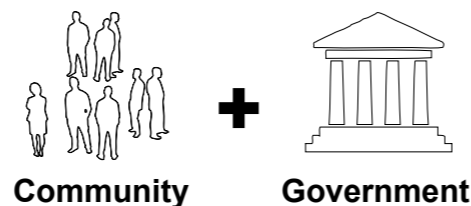
Vacancy is a result of a complex set of systems and problems but often the over supply or homogeneity of one particular building type or usage is a key cause.

The idea investigated here explores how through changing and adapting use or extending / subtracting of space, vacant properties can become useful and productive. By reducing the homogeneity of the building stock it is hoped that an area or community will be in a stronger and more diverse social and economic position.

## HOW?

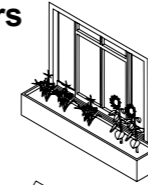
These ideas range from a complete change of use (residential to commercial) adaptation or space (permanent or temporary extension / subtraction) or the combining uses (live / work).

The implementation of these changes are different for each type, simple internal arrangements can alter through agreement of owners or tenants whereas extension of buildings and complete change of usage may require local government involvement.



## Allocation Intervention

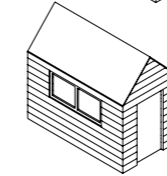
### Balcony Planters



- + Taking under-utilised balcony or terrace space and inserting planters
- + Increased greenery and biodiversity
- + Aesthetic improvement of neighbourhoods

There is potential of balconies and terraces to create additional green space which has an aesthetic effect which, linking with previously mentioned tactics, could improve pride within a community. In addition it increases biodiversity and also can help to change local climatic conditions through shading etc.

### Storage



- + Changing usage through identifying areas for storage
- + Can allow a community to own items communally
- + Simple, cheap and would be a short term intervention

Storage can be applied to all of the categories illustrated here, however, it is fundamentally a change of usage or re-allocation. For communities to own things in common spaces are required for storage and empty property may, in the short term be put to this use.

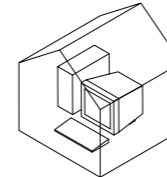
### Support Spaces



- + Providing locations and facilities for the support of the elderly or vulnerable
- + Encourage allowing such groups to remain within their community

In areas with large numbers of vacant properties, and if the built fabric allows, it may be possible to allocate flats and groups of flats for care usage. This way it may be possible to house the vulnerable in secure accommodation whilst still allowing them to live within their community and within familiar

### Live / Work

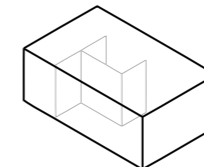


- + Allowing for individual to work from home
- + Provide opportunities for change of usage from live to work
- + Allowing for spatial adaptation

This proposal attempts to go beyond individual rooms or spaces of work and suggest that spaces can combine or change use from residential to commercial. This may require legal changes as well as spatial adaptations to allow companies to succeed in different environments.

## Physical Adaptation

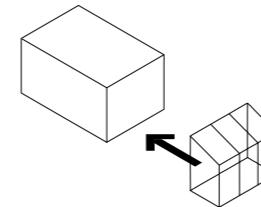
### Internal Adaptation



- + Changing arrangements to adapt to changing demand
- + Expansion and contraction of property
- + Allow for simple and quick adaptations

In large housing blocks there is normally a homogeneity of housing types or sizes. This reduces choice as well as creating communities that are not mixed in their social structure. It also makes almost all property in an area sensitive to changes in demand.

### Spatial Additions



- + Adding spaces on to existing property
- + Enclosing private external space
- + Temporary measures to encourage flexibility

In addition to adapting internal spaces it could also be possible to add space to the exterior of apartments or blocks. This could also involve the maximisation of balcony and terrace spaces. The additions could be for growing families or businesses and could have varying levels of permanence.

## Facilitators



Events



Workshops



Legibility

Facilitators are elements that can start-up, advertise and educate. Elements such as events and signage allow people to become aware of community spaces, schemes and events to encourage using the facilities.

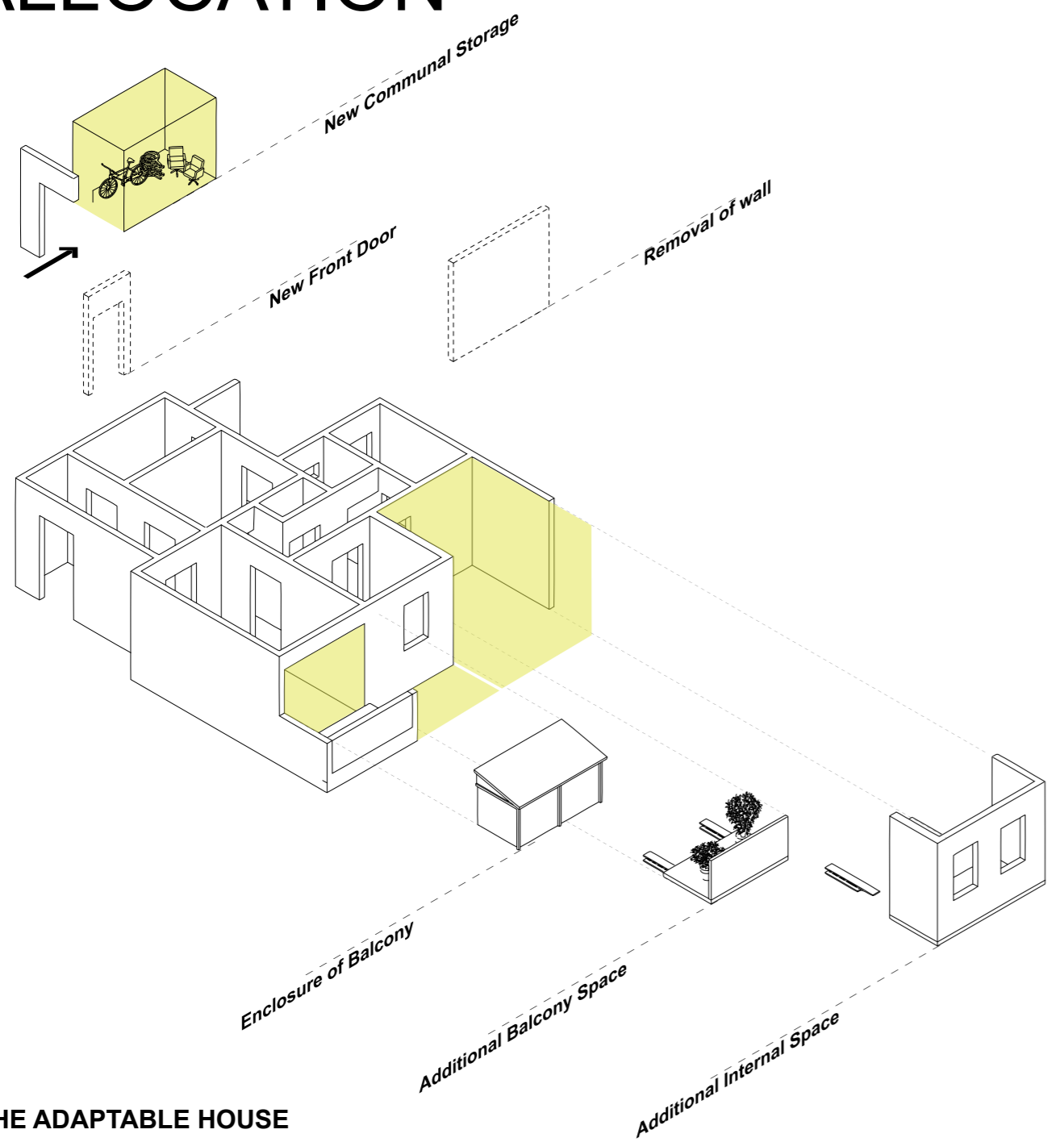
In this circumstance it the events and legibility may be more about making

residents and businesses aware of the potential for extension and contraction and the economic and social benefits this may have.

The role of local government may be to identify areas of particular need, not only for adaptation but for care services for the elderly and vulnerable.



# 04 ↓ ALLOCATION



## THE ADAPTABLE HOUSE

The adaptable house is one that can be more easily adapted to changing family needs and also to those of the community. It is hoped through this adaptability that the problem of vacant property will be mitigated because of a flexibility in usage. For example an oversupply of 3 bedroom houses could be countered by the addition of another bedroom or by allocating one bedroom as communal storage.

Here two main ideas are explored, firstly the alteration of the internal arrangement whilst maintaining the function of the flat. In this example a spare bedroom becomes a communal resource and the front door is moved. Secondly the idea is explored of allowing the addition of extra space on the external facade (e.g. additional bedroom and balcony space) to allow for expansion of family groups.

