

## SPATIAL HYBRIDIZATION AND ITS IMPLICATIONS ON HOUSING IN BRUSSELS AND AMSTERDAM



[ENHR 2017] WORKSHOP 15 / **CONSTANCE UYTTEBROUCK & JACQUES TELLER**

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# PROBLEM STATEMENT

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- **ICT > MOBILE WORK – **NWOW****
  - // KNOWLEDGE ECONOMY, CREATIVE CLASS, ENTREPRENEURIALISM
- **HOUSING ISSUES**
  - // FLEXIBLE, PRECARIOUS WORK
  - COMMODIFICATION, NEOLIBERALIZATION
- **FORDIST > **SERVICE-ORIENTED** ECONOMY**
  - // HOUSEHOLD EVOLUTION
- **SPATIAL HYBRIDIZATION**
  - NATURAL RETURN URBAN MIX
  - WORKING-LIVING BLURRING



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# PROBLEM STATEMENT

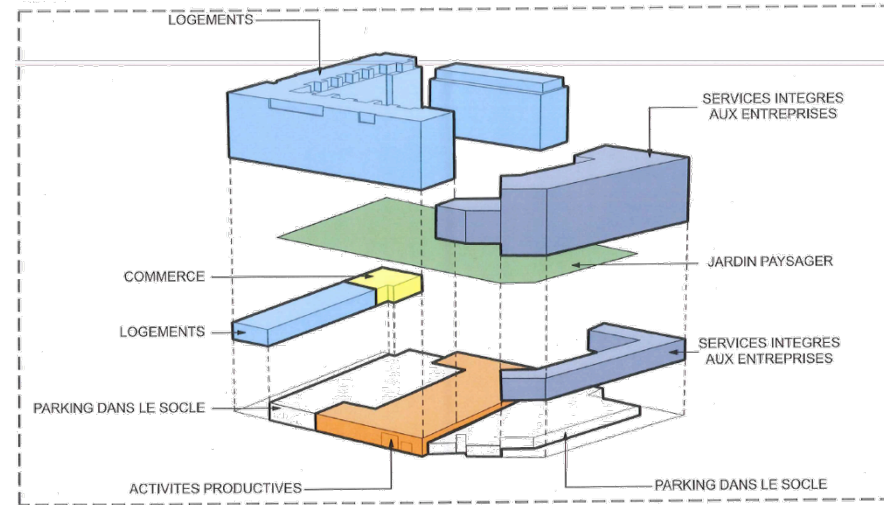
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## ■ SPATIAL HYBRIDIZATION ?

**BUILDING SCALE**  
SERVICE-ORIENTED, SHARED  
SPACES, SMALL DWELLINGS

**BLOCK SCALE**  
H/V FUNCTIONAL MIX,  
LIVING - (CO)WORKING



HOW CAN INSTITUTIONS REGULATE HYBRID DEVELOPMENTS TO ENSURE BOTH **AFFORDABLE** AND **SERVICE-ORIENTED** HOUSING?

**INNOVATIVE  
PRACTICES  
IN HOUSING?**

**STRUCTURAL  
SOCIETY  
CHANGES?**

**RESULTS IN  
SPATIAL  
PLANNING ?**

- **COMPARATIVE RESEARCH AND PATH DEPENDENCE**

- OBJECTIVE

- BETTER **UNDERSTANDING** OF HOUSING MARKET > SPATIAL HYBRIDIZATION

- CHOSEN DEFINITION

*“...**HISTORICAL PATTERN** WHERE A CERTAIN OUTCOME CAN BE TRACED BACK TO A PARTICULAR SET OF EVENTS ON THE BASIS OF **EMPIRICAL OBSERVATION** GUIDED BY SOME SOCIAL THEORY”*

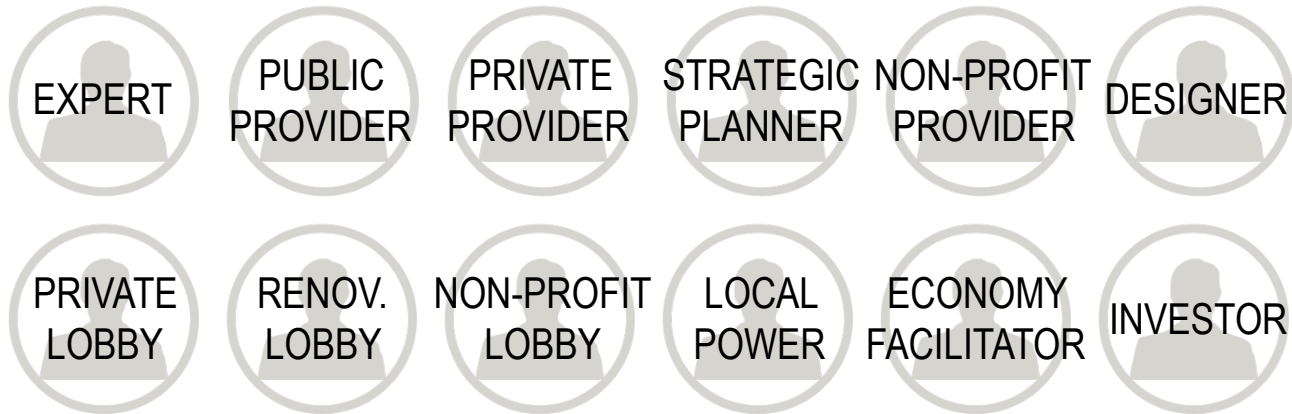
(**BENGTSSON & RUOANAVAARA**, 2010)

- RESEARCH MATERIAL

- DOCUMENTS

- LEGISLATION, PLANS, REGULATION, STRATEGY REPORTS,...

- SEMI-STRUCTURED INTERVIEWS (18 IN BRUSSELS, 13 IN AMSTERDAM)



- > DIAGNOSIS & STRATEGY

# CASE-STUDIES

## ■ HOUSING IN BRUSSELS AND AMSTERDAM

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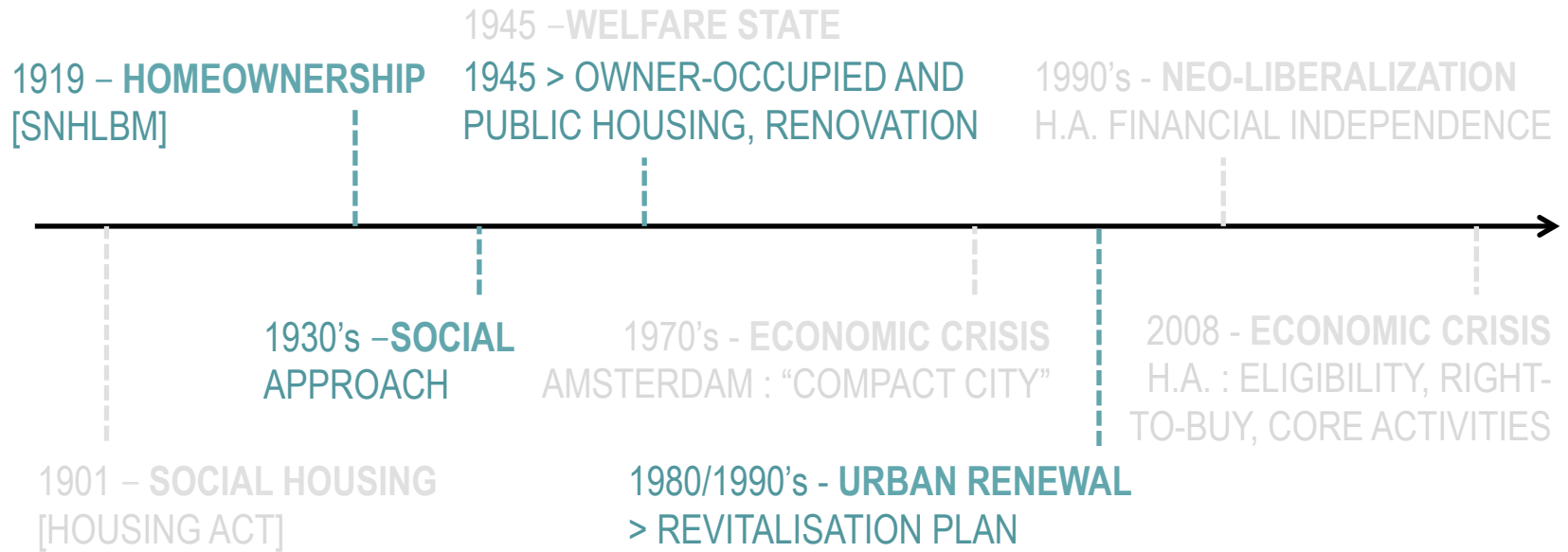
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## HOUSING IN BRUSSELS AND AMSTERDAM

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### 1945 - WELFARE STATE

1919 - HOMEOWNERSHIP  
[SNHLBM]

1945 > OWNER-OCCUPIED AND  
PUBLIC HOUSING, RENOVATION

1990's - NEO-LIBERALIZATION  
H.A. FINANCIAL INDEPENDENCE

1930's - SOCIAL  
APPROACH

1970's - ECONOMIC CRISIS  
AMSTERDAM : "COMPACT CITY"

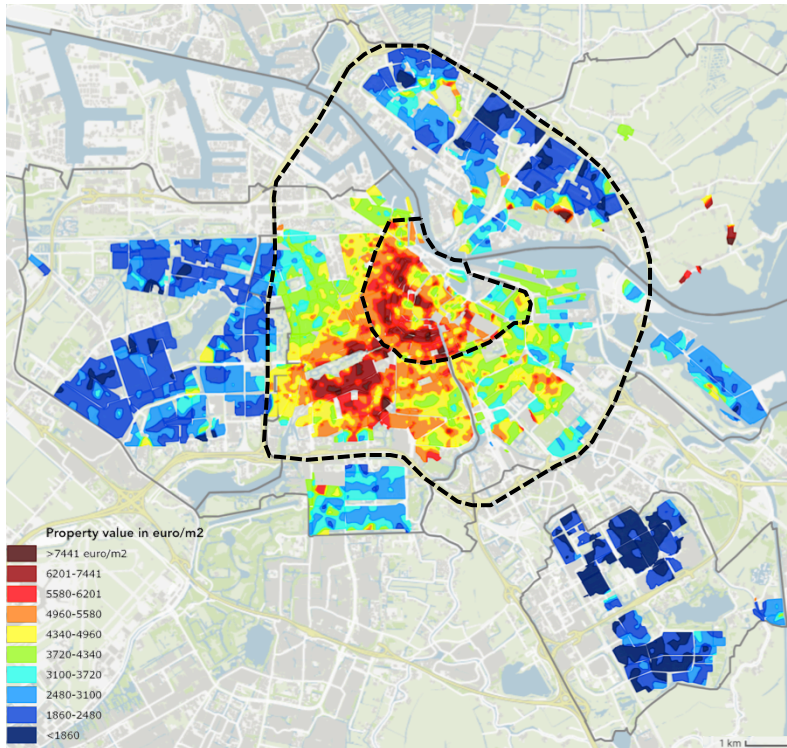
2008 - ECONOMIC CRISIS  
H.A. : ELIGIBILITY, RIGHT-  
TO-BUY, CORE ACTIVITIES

1901 - SOCIAL HOUSING  
[HOUSING ACT]

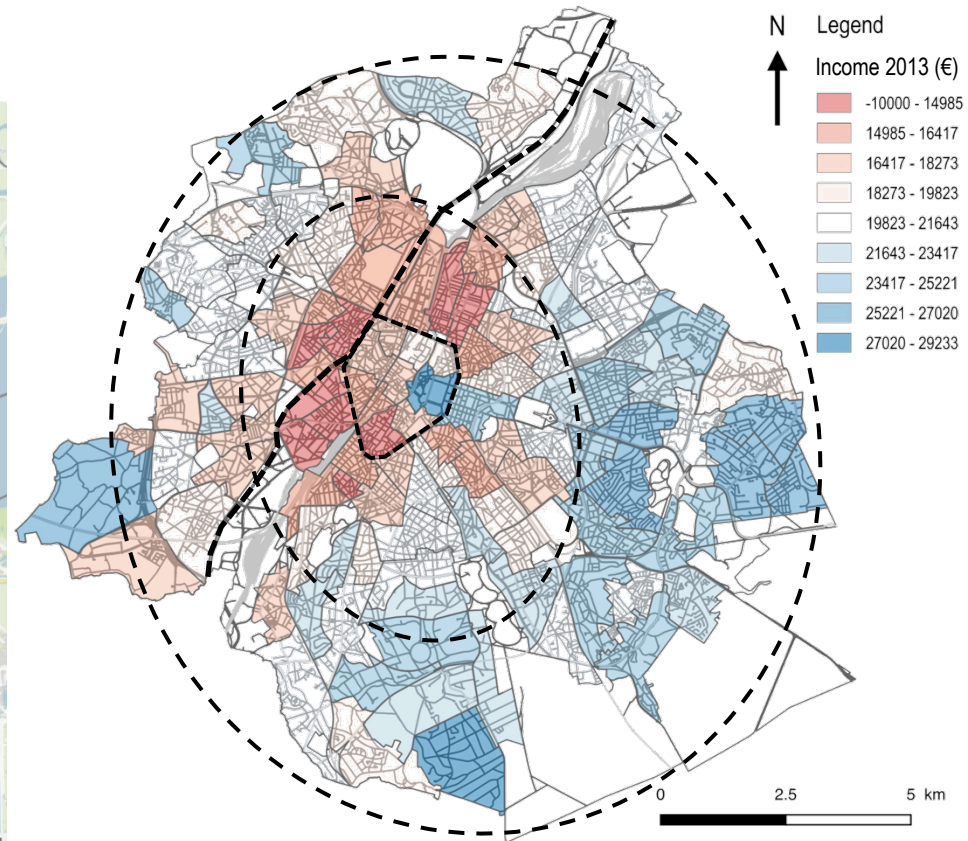
1980/1990's - URBAN RENEWAL  
> REVITALISATION PLAN



## HOUSING IN BRUSSELS AND AMSTERDAM



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(Source : UrbiS, IBSA – Map : author) – NB : non-coloured areas present too much missing values to generate a result

## ■ BRUSSELS' OFFICE MARKET

- **SPECULATION** [1960 – 1975]  
> **DECLINE** [1975 – 1990]

- 8% **VACANCY** [2015] >  
**CONVERSION INTO HOUSING**

### ■ **ECONOMY KEY-DRIVERS**

- PUBLIC ADMINISTRATION
- POLITICAL INSTITUTIONS AND EU
- FINANCE AND SERVICES

## ■ AMSTERDAM' OFFICE MARKET

- **GROWTH** [1950 > 2000]  
> **OBSOLESCENCE** POST WAR B. P.

- 18.5% **VACANCY** [2011] >  
**CONVERSION INTO HOUSING**

### ■ **ECONOMY KEY-DRIVERS**

- FINANCE, CREATIVE,  
KNOWLEDGE-INTENSIVE
- HIGHLY EDUCATED WORKERS
- YOUNG PROFESSIONALS, “ZZP”

- BRUSSELS > TRENDS AND ISSUES
  - **SCARCITY OF AFFORDABLE HOUSING**
    - DEMOGRAPHIC BOOM
    - 10% PUBLIC HOUSING  
>< 70% PRIVATE DEVELOPPERS
    - LAND RETENTION, ACCEPTABILITY
  - **SERVICE-ORIENTED BUILDINGS**  
= ISOLATED CASES
  - **MIXED DEVELOPMENTS**
    - CITYDEV > PILOT PROJECTS
    - ZEMU > INDUSTRY
    - NIMBY EFFECT



- AMSTERDAM > TRENDS AND ISSUES
  - **AFFORDABILITY**
    - DEMOGRAPHIC GROWTH, HIGH PRICES IN THE CORE CITY, MIDDLE-INCOME HOUSEHOLDS
    - SOCIAL HOUSING = 30% [NL] - 40% [AMS]
  
  - **MIDDLE-INCOME IN THE CITY**
    - GENTRIFICATION (PRIVATISATION, LIBERALISATION )
    - UPWARD MOBILITY
    - SOCIAL DWELLINGS SOLD, PRIVATE RENTAL SECTOR SUPPORT, FLEXIBLE CONTRACTS (TEMPORARY, YOUNG PEOPLE)
  
  - > **WORKING-LIVING AREAS** //CREATIVE CLASS, NEW ECONOMY



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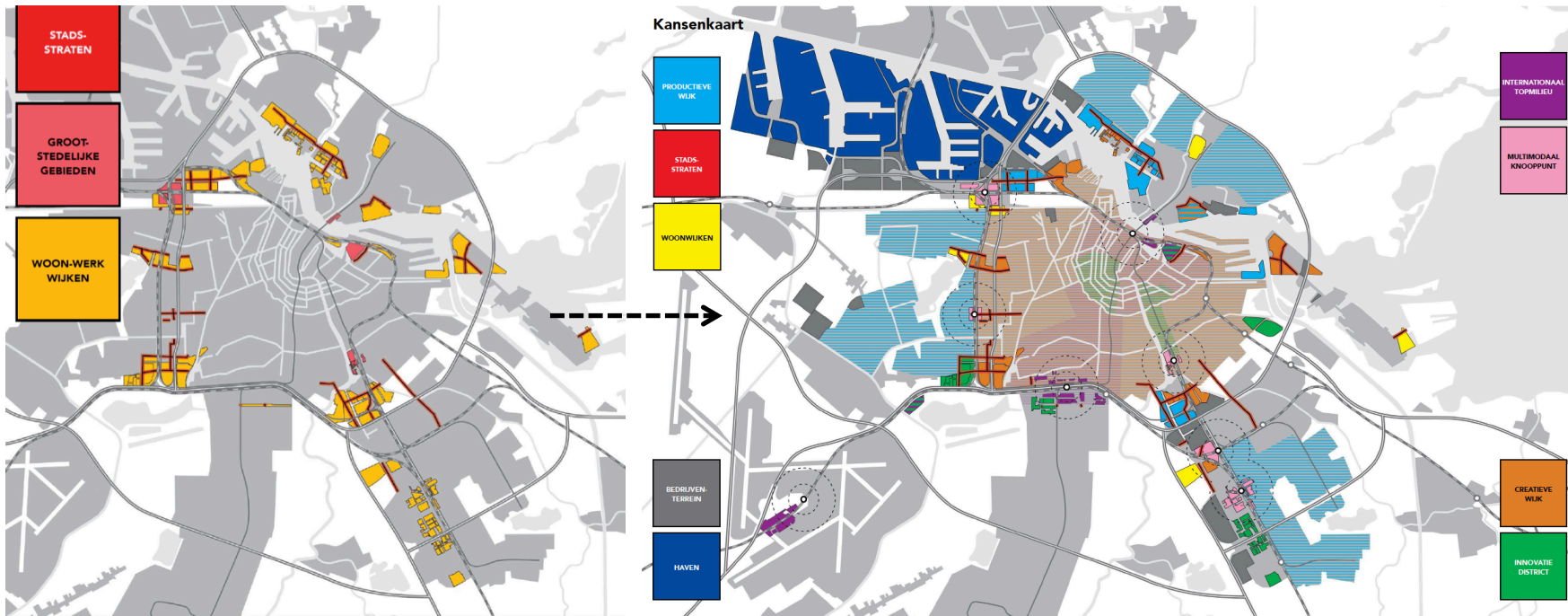


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- AMSTERDAM > « RUIJTE VOOR DE STAD » & « RUIJTE VOOR DE ECONOMIE VAN MORGEN » (KOERS 2025)



# FIRST RESULTS

15

- **THESIS 1: FUNCTIONAL MIX AT THE BLOCK LEVEL ADVOCATED BY PUBLIC INSTITUTIONS**
- **BRUSSELS >**
  - **TOOLS**
    - PRAS > ZEMU (INDUSTRY, B2B)
    - PUBLIC > PILOT PROJECTS (CITYDEV)
    - PRIVATE > PPP, LARGE SCALE, LOCATION
  - **CHALLENGES**
    - ! COHABITATION, MANAGEMENT
    - RISK > FEEDBACK ?
    - HOUSING PRESSURE

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# FIRST RESULTS

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- **THESIS 1: FUNCTIONAL MIX AT THE BLOCK LEVEL ADVOCATED BY PUBLIC INSTITUTIONS**
- **AMSTERDAM**
  - **TOOLS**
    - KOERS 2025 > WORKING-LIVING AREAS
  - **CHALLENGES**
    - ! LAND MARKET (PROCEDURES, COSTS)
    - HOUSING PRESSURE
    - RIGHT MIX



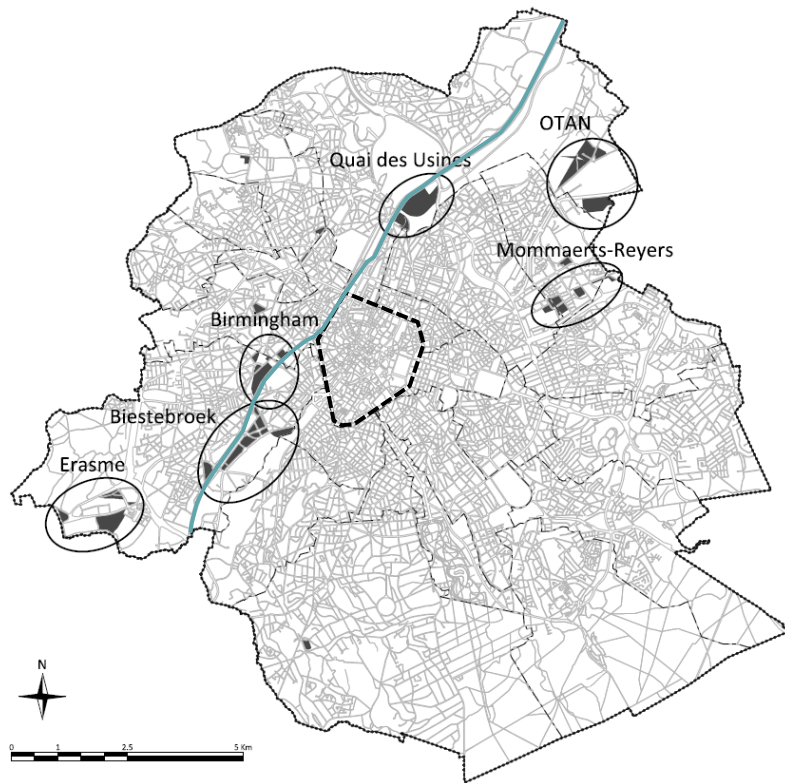


# FIRST RESULTS

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- > URBAN DEVELOPMENT MORE POLYCENTRIC BUT GEOGRAPHICALLY DIFFERENTIATED // ECONOMIC PATH



Sources :: PRAS, KOERS 2025 – Diagrams : Author

- THESIS 2: **SERVICE-ORIENTED HOUSING WITH SHARED SPACES CONstrained** IN A DIFFERENTIATED WAY
  
- **BRUSSELS**
  - **CONSTRAINTS**
    - RRU > ROOM SIZE, EXTERIORISING FUNCTIONS NOT ALLOWED
    - FINANCIAL RISK > STRONG MARKETS
    - CONDOMINIUM MANAGEMENT
  
  - **ISSUES**
    - PRIVATE > ANTICIPATE THE DEMAND
    - PUBLIC > TOO RISKY WITHOUT SUBSIDIES



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- THESIS 2: **SERVICE-ORIENTED HOUSING WITH SHARED SPACES CONstrained IN A DIFFERENTIATED WAY**
  
- **AMSTERDAM**
  - **CONSTRAINTS**
    - BUILDING REGULATION + LAND MARKET, FINANCIAL RISK
  
  - **ISSUES**
    - SMALL DWELLINGS > “FRIEND-HOUSES”, LOSS OF QUALITY, “SELECTION MECHANISM”
    - HOUSING ASSOCIATIONS: STRATEGIC PARTNERSHIPS ONLY IF VIABLE



- THESIS 3: DIFFERENT **ECONOMIC PATH** INVOLVING DIVERGENT **PUBLIC DISCOURSES**
  - ECONOMY STRUCTURE
    - BRUSSELS: INDUSTRIAL PAST, COMMUTERS, EUROPEAN INSTITUTIONS
    - AMSTERDAM: TRADING TRADITION, LATE INDUSTRIALISATION, NEW ECONOMY
  - BRUSSELS AND TELEWORK (40% IN PUBLIC ADMINISTRATION)
  - AMSTERDAM AND THE CREATIVE CLASS:

*“COMPANIES COME TO AMSTERDAM BECAUSE THEY **FOLLOW THE PEOPLE**, YOU KNOW...RICHARD FLORIDA! (...) WE REALLY HAVE TO BE ABLE TO KEEP PEOPLE ATTACHED TO THE CITY.”*

(STRATEGIC PLANNER INTERVIEWEE)

- THESIS 3: DIFFERENT ECONOMIC PATH INVOLVING DIVERGENT PUBLIC DISCOURSES
  - WORKING-LIVING AREAS:

*“THIS IS THE **ECONOMIC CHALLENGE**: WHAT ARE THE ECONOMIC POSSIBILITIES TO DEVELOP AN AREA ? (...).NOW, WE HAVE THE POSSIBILITY TO RETURN TO THIS TRADITION OF URBAN MIX, TO CREATE A MODERN **URBAN MIX**. AND THIS HAS NOT BEEN DONE YET SO MUCH. SO WE REALLY PUT IT ON THE AGENDA, BECAUSE OF THE TRANSFORMATION OF ALL THESE PRODUCTION FIELDS, AND BECAUSE OF THE **RISE OF THE NEW KNOWLEDGE ECONOMY (...).**”*

(PROGRAMMANAGER URBAN SPACE FOR THE NEW ECONOMY)

- **THESIS 4: DIFFERENT HOUSING PATH BUT COMMON HOUSING ISSUES**
  - **DEMOGRAPHIC BOOM**, WAITING TIMES > QUANTITATIVE TARGETS
    - BRUSSELS / PRAS : 6000 UNITS/YEAR IN 2013 > 4000 UNITS MORE RECENTLY
    - AMSTERDAM / KOERS 2025 : + 50 000 NEW DWELLINGS BY 2025
  - **HOUSING BITING OTHER MARKETS**
    - BRUSSELS: MOSTLY HOUSING IN ZEMU AREAS
    - AMSTERDAM: OFFICE MARKET PROTECTED

- **THESIS 4: DIFFERENT HOUSING PATH BUT COMMON HOUSING ISSUES**
  - **BRUSSELS' SPECIFIC ISSUES = PUBLIC HOUSING PROVISION**
    - FUNCTIONAL (AND SOCIAL) MIX > ACCEPTABILITY OF PUBLIC PROJECTS
    - LACK OF PUBLIC AND AFFORDABLE LAND
    - REGION STUCK BETWEEN RW & RF
    - DIFFERENT LEVELS OF POWER, COMPLEX REGULATION
  - **AMSTERDAM**
    - LAND LEASE CONTRACTS = POWER // CHALLENGE (PROCEDURES)
  - **UPWARD MOBILITY MIRRORED**
    - CENTRE > SUBURBS [BXL] >< EVERYWHERE > INSIDE-THE-RING CITY [AMS]

- **LABOUR MARKET > HOUSING IN BRUSSELS AND AMSTERDAM**
  - GLOBAL TRENDS
  - SPATIAL HYBRIDIZATION
  
- **PATH DEPENDENCE AS A “READING GRID”**
  
- **COMPARISON FEATURES > DIFFERENCES AND SIMILARITIES**
  - **CHALLENGES** / FEEDBACK, RISK, REGULATION, COLLABORATIONS
  
  - **DIFFERENCES** / INSTRUMENTS, LAND MARKET AND HOUSING REGULATION
  
  - **SIMILARITIES** / POLYCENTRIC URBAN DEVELOPMENT, SCARCITY OF AFFORDABLE HOUSING, ADMINISTRATIVE BARRIERS



THANK YOU FOR YOUR ATTENTION...

...AND SPECIAL THANKS TO THE F.R.S-FNRS, ALL INTERVIEWEES,  
AND THE DELFT UNIVERSITY OF TECHNOLOGY

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