

CASE STUDY

PROJECT NAME: COMMON GROUND

PROJECT IMPLEMENTER: RADWANICE MUNICIPALITY OFFICE

WEBSITE: <https://www.radwanice.pl/>

PROJECT OBJECTIVES:

THE OVERARCHING GOAL OF THE PROJECT WAS TO IMPROVE SOCIAL CONTACTS AND ACTIVATE LOCAL COMMUNITIES THROUGH EXTERNAL HOME INFRASTRUCTURE ON A RELATIVELY SMALL SCALE. ARCHITECTURE IS THUS MORE THAN JUST A MATERIAL PRODUCT, BUT ALSO A TOOL FOR SHARING AND REGULATING NEW VALUES, SUCH AS SHARED RESOURCES AND RESOURCE EXCHANGE PROCEDURES.

PROJECT RECIPIENTS:

SUBURBAN AREAS

PROJECT RESULTS:

THE VISION OF THE PROJECT WAS TO CREATE A MODULAR BUILDING SYSTEM THAT WOULD ALLOW NEIGHBORS TO CREATE A COMMON SPACE ON THE BORDER BETWEEN A LARGE CITY AND SUBURBAN AREAS. SPRAWLING CITIES CREATE PRIVATIZED, GATED SPACES OF SINGLE-FAMILY HOUSING ESTATES AND GATED COMMUNITIES THAT ISOLATE NEIGHBORS AND PREVENT INTEGRATION. AS PART OF THE PROJECT, A SYSTEM OF MODULAR (PORTABLE) INFRASTRUCTURE WAS PREPARED FOR SHARING AND ARRANGING COMMON SPACE DEPENDING ON THE NEEDS OF THE CITY. CATALOGUE OF COLLECTIVE SPACES: COMPOST, RAINWATER COLLECTOR, COMMUNAL GARDEN KITCHEN, LAUNDRY, COMMUNAL PLAYGROUND, BONFIRE AREA (TABLES, CHAIRS).

THE IDEA OF SHARING INFRASTRUCTURE OPENS UP INDIVIDUAL HOUSING UNITS, AND THUS SOCIAL RELATIONSHIPS.

CALENDAR/ACTIVITIES

THE PROJECT WAS LAUNCHED IN 2017, BUT THE ACTUAL WORK STARTED IN 2019. AS PART OF THE PILOT WORK, PROJECT DOCUMENTATION, SPATIAL DEVELOPMENT PLANS, STRATEGIC DEVELOPMENT PLANS AND A VALUATION OF MODULAR EQUIPMENT FOR SUBURBAN LIVING SPACES WERE PREPARED.

DETERMINE FACTORS

THE BASIC IDEA OF THE PROJECT IS TO PREVENT SOCIAL ISOLATION, PRIVATIZATION OF SUBURBAN SPACES AND UNCONTROLLED DEVELOPMENT OF SUBURBAN AREAS. AS CITIES GROW, SUBURBAN AND RURAL AREAS BECOME AREAS WHERE PEOPLE LIVE WHO WORK IN LARGE CITIES, BUT ARE LOOKING FOR BETTER LIVING CONDITIONS CLOSE TO NATURE, PEACE AND QUIET CHARACTERISTIC OF RURAL AREAS. SUCH NEEDS OF CITY DWELLERS RESULT IN THE CREATION OF NEW, OFTEN ENCLOSED RESIDENTIAL SPACES (ESTATES) THAT REMAIN ISOLATED FROM PERMANENT RESIDENTS. THE CLOSURE AND PRIVATIZATION OF RESIDENTIAL SPACES REDUCES THE SOCIAL POTENTIAL OF SUBURBAN AREAS. OLD AND IMMIGRANT INHABITANTS OF SUBURBAN AREAS LIVE SIDE BY SIDE AND FOLLOW DIFFERENT PATTERNS OF LIFE. THE IDEA BEHIND THE PROJECT WAS NOT ONLY TO OPEN UP THE PHYSICAL SPACE, BUT ALSO TO STRENGTHEN COOPERATION AND SPACE-SHARING PROCESS IN ORDER TO INCREASE SOCIAL INCLUSION.



BUSINESS MODELS

THE BASIC MODEL OF ACTION IMPLEMENTED UNDER THE PROJECT WAS THE ASSUMPTION OF CO-RESPONSIBILITY OF LOCAL GOVERNMENT UNITS FOR SHAPING SOCIAL RELATIONS AND CREATING A STRATEGY FOR THE DEVELOPMENT OF LOCAL GOVERNMENTS, TAKING INTO ACCOUNT CONTROL OVER THE PRIVATIZATION OF SUBURBAN AREAS. THE ACTIVE ROLE OF LOCAL GOVERNMENTS IN THIS AREA IS TO IMPLEMENT THE MODEL OF SOCIAL RESPONSIBILITY AND TO CREATE A VISION FOR THE DEVELOPMENT OF SUBURBAN MUNICIPALITIES IN THE LONG TERM DEVELOPMENT PERSPECTIVE. THESE ACTIVITIES REQUIRE PROFESSIONAL AND FORMAL ACTIONS CONSISTING IN CARRYING OUT PROCEDURES AND PREPARING STRATEGIC DOCUMENTS FOR THE DEVELOPMENT OF SPACE AND CARRYING OUT REVITALIZATION PROCESSES (INCLUDING CONSTRUCTION WORKS).

BUSINESS PERSPECTIVE

THE PROJECT WAS IMPLEMENTED IN THE INITIAL PHASE (SUBMISSION OF APPLICATIONS, PREPARATION OF INVESTMENT ASSUMPTIONS). DUE TO THE PANDEMIC SITUATION, THE IMPLEMENTATION OF THE PROJECT HAS BEEN SUSPENDED. CURRENTLY, THE LOCAL GOVERNMENT IS WORKING ON THE CONTINUATION OF THE PROJECT.

SUSTAINABILITY PERSPECTIVE

THE CONTRIBUTION OF THE IDEA OF THE "COMMON GROUND" PROJECT TO THE DEVELOPMENT OF THE SOCIAL WELFARE DIMENSION AS WELL AS NEIGHBOURLY INTEGRATION AND PSYCHOLOGICAL IDENTIFICATION OF RESIDENTS WITH THEIR PLACE OF RESIDENCE IS A KEY ELEMENT. TRYING TO AVOID THE SOCIAL AND ENVIRONMENTAL CONSEQUENCES OF UNCONTROLLED URBAN SPRAWL, CONSISTING OF INCREASING ISOLATION AND THE EMERGENCE OF DIFFERENT LIFESTYLES (THE MODEL OF IMMIGRANT RESIDENTS AND OLD COMMUNITY RESIDENTS). THE IDEA OF TRANSFORMING THE SUBURBAN TERRITORY THROUGH THE INTRODUCTION OF COMMON RESOURCES, UNDERTAKINGS AND STRATEGIC DEVELOPMENT POLICY OF THE MUNICIPALITY WAS UNDERTAKEN. FROM THE POINT OF VIEW OF THE HARMONIOUS DEVELOPMENT OF THE RADWANICE COMMUNE, THE LOCAL GOVERNMENT IS ONE OF THE MAIN SOCIAL ACTORS, HAVING A REAL IMPACT ON CREATING CONDITIONS FOR SOCIAL COOPERATION BY UNDERTAKING INNOVATIVE ACTIVITIES. THE IDEA OF CREATING MODULAR (PORTABLE) INFRASTRUCTURE RESOURCES, AVAILABLE TO RESIDENTS, IT CREATES THE POSSIBILITY OF CIVIC ACTIVATION, FREEDOM OF DECISION AS TO THE FUNCTIONS OF COMMON SPACES AND INCREASES RESPONSIBILITY FOR THE COMMON GOOD.

CULTURAL VALUE

AS A RESULT OF THE INFLUX OF NEW RESIDENTS, LIVING CONDITIONS ARE CHANGING: CAR TRAFFIC IS INCREASING, THE NUMBER OF INHABITANTS IS INCREASING, WHICH MAY HINDER THE FUNCTIONING OF LOCAL INSTITUTIONS, AND THE SPATIAL LAYOUT OF TOWNS IS CHANGING. IMMIGRANT RESIDENTS ARE BUILDING NEW HOUSES, AND VERY OFTEN USE THE SERVICES OF DEVELOPMENT COMPANIES TO CONCENTRATE IN NEW, GATED COMMUNITIES. IT IS OFTEN THE CASE THAT GATED COMMUNITIES OF STANDARD SINGLE-FAMILY HOUSES ARE BUILT IN A MANNER UNCONTROLLED BY LOCAL AUTHORITIES. THE SOCIAL AND SPATIAL ISOLATION OF SUCH RESIDENTIAL CENTRES IS BECOMING A PROBLEM FOR THE DEVELOPMENT OF SUBURBAN COMMUNES.