Urban recycling of derelict industrial sites. Analysis of socio-economic development of post-industrial districts

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Urban recycling of derelict industrial sites

- Industrial heritage in Manchester
- Distillery District in Toronto
- Industrial heritage in Terrassa
Dominant characters in urban recycling

- socio-cultural
- economic
- environmental
Hypothesis

Urban recycling of derelict industrial areas is indispensable for sustainable district development and conservation of industrial heritage and it at the same time marks a new commitment to the transformation of abandoned industrial sites to new cultural, economic and environmental uses. The transformation of derelict industrial sites into public spaces represents a significant enhancement to the quality of life and use of land, and recognition of the great potential for economic development of the place.
Objectives of the thesis

The field of the study of present thesis will be a research of possible strategies that might be used to reclaim derelict industrial sites in urban areas using the models of urban recycling. Each strategy is related to different landscape characters: the socio-cultural, the economic and the environmental. The objective of this thesis was to analyze the design strategies used in the reclamation of derelict industrial sites using three representative different case studies.
Brownfield challenge

The thesis will explore the brownfield challenge in the contemporary post-industrial city and its potential to formulate a more sustainable urban design.

With this as a basis it develops a framework based on psychical analysis of the sites and districts, before and after the intervention. In this contest the thesis intents to clearly point out what the reintegration of derelict industrial sites into the social, economic and environmental context of the city – what is refers to as brownfield interventions – actually means to the city or district.
Specific objectives

• Determining the potential of brownfields,
• Analysis of brownfield intervention sustainability,
• Opportunities of Sustainability and social, economic and environmental benefit of recycled sites,
• Using the industrial heritage as economic development,
• Importance of combining different economic strategies to redevelop derelict industrial sites
Is deindustrialization trouble or opportunity?

What is urban recycling of city areas?

• Land recycling
• An alternative to sprawl
• Brownfield and „Goldfields“
• Urban Renewal
• Industrial Heritage
Challenges to land recycling

- Market factors
- Uncertainty and cost
- Environmental risks
- Difficulty in obtaining project financing
- Complicated regulatory requirements
- Greenfields competition
In all three cases studies it will be investigated:

- place and position of the selected industrial site,
- historical overview and the reasons for decline,
- motives and goals of reconstruction,
- course of the reconstruction
- financing models,
- analysis of the project,
- conclusions and results.
Industrial heritage in Manchester

Ancoats

Key Strategic aims:

• To provide an attractive place to live, work and visit.
• To safeguard and protect the valuable built heritage of Ancoats.
• To develop a sustainable residential and business community
Where?

When?
- Strategic Framework prepared in 1998
- Compulsory Purchase Order confirmed Sept 2002
- NWDA approved revised budget November 2006

How?
- Supplementary Planning Guidance 2001
- A Public Realm Strategy
- The NWDA led Compulsory Purchase Order and Gap Funding
The Distillery District in Toronto
Industrial Heritage of Terrassa
The investigation will include:

- Theoretical review
- Analysis of case studies of Manchester
- Analysis of case studies of Toronto
- Analysis of case study of Terrassa
- Observation, photographs and graphics of public spaces in Terrassa
- The investigation by survey form

Conclusions
Chapter I: Introduction:
I.I Recycling of urban areas
I.II Brownfield sites
   I.II.I Brownfield definition and major concept
   I.II.II Goals for brownfield interventions
II.I Industrial Heritage

Chapter II: Analysis of urban strategies in urban recycling of industrial sites:
II.I Socio-cultural character
II.II Environmental character
II.III Economical character

Chapter III: Urban recycling of industrial derelict sites through case studies:
III.I Industrial heritage in Manchester
   III.I.I Historical overview
   III.I.II Interventions and financing models
   III.I.III Conclusion
III.II Distillery District in Toronto
   III.II.I Historical overview
   III.II.II Interventions and financing models
   III.II.III Conclusion
III.III Terrassa Industrial heritage
   III.III.I Historical overview
   III.III.II Interventions and financing model
   III.III.II Experiences in the management of industrial heritage
   III.III.III Conclusion

Chapter IV: Results and conclusions
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