Index

Note: Figures are indicated by italic page numbers, Tables by bold numbers, and footnotes by suffix ‘n’

Aalbers, M.B., 202
abandoned land, in Scotland, 227
abandoned properties
  Budapest, 243
cost to municipal governments, 23–24, 232
  Istanbul, 102
  Rome, 239, 240
  USA, 21, 23, 24, 125
abandonment, ownership loss through, 22
absent ownership [of derelict premises], 23
‘absorption’, meaning of term, 201
Accelerated Development Zones, 206
Adams, D., 200, 220, 221, 224, 262
adaptive urbanism, 97
Agroforestry Trust, 89
alternative food systems, 92, 96
alternative lifestyles, in squatter houses, 109
alternative urbanists, 10
Amsterdam
  De Ceuvel neighbourhood, 237
  NDSM Wharf, 50
Andres, L., 9, 57, 58, 253, 254
Anticommons see also Tragedy of the Anticommons
  meaning of term, 172
redevelopments affected by, 173–175
resource underuse resulting from, 172
solutions offered by temporary uses, 171, 175–177, 183, 258
antisocial behaviour, 21
aquaponics systems, 85, 90–92
architectural salvage, 26
Ash, C., 69–72, 79–81
Ash Sakula Architects, 69, 70
Atelier Autonomes Architektur [AAA], 235
Attorp, A., 76, 80
Auckland [New Zealand], commemoration of earthquake disaster, 157
auctions, land sold at, 224, 225
autonomous urbanism, 56
Baccini, P., 52
Baltimore city [MD, USA]
  Growing Green initiative, 127
  Office of Sustainability, 127, 129
  One Park strategy, 128
  Parks & People Foundation, 128, 129
  Recreation & Parks Department, 126–127
  strategic management of vacant land, 127–128
  urban greening in, 126–129, 254
vacant land, 120
  Vacants-to-Value initiative, 127
Baltimore Ecosystem Study [BES], 127
Barras, R., 1, 201
Bartolini, N., 25
Bastian, M., 36
Baudrillard, J., 104
Beckmans, J., 3
Berkeley [CA, USA], Little Library, 163
Berlin see also Tempelhofer Freiheit
  ‘beach bars’ [on canals and river], 133, 134, 136–137, 139, 140
  as ‘creative city’, 134–135, 146
  Department of Urban Development study of temporary uses, 135
  East Side Gallery, 139
economic position in re-unified Germany, 132
  enlistment of temporary uses by policy makers, 57, 58, 135, 254
GDP growth, 137
Liegenschaftsfonds [company in charge of selling public property], 133, 135
Mediapreedevelopment, 136, 138–139
public land and buildings, 132–133
Schwarzer Kanal project, 133, 139
Spree river
  beach bars and clubs, 133, 134, 136–137, 139, 140
Berlin see also Tempelhofer Freiheit (continued)
development projects, 138–139
privatisation of waterfront, 138
squats, 56
Tempelhof airfield, 141–146
temporary uses in, 9, 57, 58, 133–141, 143, 254–255
transformation into more-permanent use, 139
vacant sites, 132, 146
YAAM cultural project, 139, 140
Bermann, K., 10
Bhabha, H.K., 32
Biospheric Foundation [Salford, UK], 85–99, 257–258
alignment with existing local strategies, 88–90, 97
contacts with local authority, 88
contacts with local community, 88–89, 95
Forest Garden, 85, 87–89
funding of project, 85, 93, 94, 257
governance structures, 94–95
Irwell House, 86–88
limitations, 91–92, 96
lack of economic sustainability, 95
media coverage, 91
partnership with Manchester International Festival, 90–91
public opening with activities, 90–91
soil contamination problems, 92
steps in realising vision
developing and managing partnerships, 90–92
finding people to ‘own’ the vision, 94–95
planning long-term development, 92–94
positioning of idea with communities of interest, 87–90
sustainable food systems, 85, 90–92
upscaling of production, 92
Whole Box scheme, 90, 93
wholefood shop, 85, 90, 93
working with academia, 89
Biospheric Project, 90, 91
Biospheric Studio, 94, 95
Bishop, P., 1–3, 7, 54, 118, 133, 207, 209
Blacketedge, M., 190
‘bona vacantia’, 22
book exchange movement, 161–163
Bosporus [Istanbul], 107
Boston city [MA, USA]
clean-up campaigns, 123
Department of Neighborhood Development, 123–124
development strategy, 123, 129
urban greening in, 123–124, 254
vacant land, 120
Boston Natural Areas Network, 124
Bremen see also ZwischenZeitZentrale
Department of Economics, Labour and Ports, 235
inventory of empty buildings, 235
post-industrial transformation, 235
temporary use agency [ZZZ], 233, 235–238, 262
transfer of model to Rome, 241
temporary use policies, 237–238
Brentford High Street Steering Group, 76
Brentford Lock project [London, UK], 73–77, 257
contribution to local resilience, 78
Brentford Lock West housing development, 73–74
involvement with Cultivate London, 74–75
‘broken windows’ theory, 21, 22
Brown, L., 250
The Brownfield Guide [English Partnerships, 2006], 223
Budapest
‘Coming Soon!’ program [on unoccupied properties], 245, 246
effect of global economic crisis, 242
failure to compile property databases, 245, 263
Festival of Open Shops, 247
Planning Department, 243, 244
privatisation of state-owned properties, 242, 243
public and private initiatives for temporary uses, 242–246
Real Estate Department, 245
reduced-rental agreements, 243
variation between management processes of district municipalities, 243, 263
Building Act [1984], corrective works under, 19, 23
business parks, valuation of, 185, 189
Business Rate Retention Scheme (BRRS), 199, 204–212, 261
DCLG consultation document, 204
incentive effect, 204, 205
in ‘premium’ locations, 206–208, 211
in ‘redundant’ locations, 207, 209–210
in ‘stranded’ locations, 206–209
stages in model, 204–205
business rates, 24
empty property rates, 24, 206
localisation of, 203–204
relief on empty premises, 24, 261
ways of avoiding, 19, 24, 76
‘business use’ buildings [Class B1], area measure used, 189

Cairns, S., 26
calculative practices, 187
for valuation of real property, 188, 195–196

Campaign to Protect Rural England (CPRE), on brownfield sites, 217, 223

Canning Town Caravanserai [London, UK], 68–73, 257
experimental ethos, 80
funding of project, 70–71, 81, 257
impact on people, 72, 79, 81
management of site, 69–71
sustainability aspects, 69, 78
theatre company, 73
upcycling project, 69–71, 78
capitalisation [cap] rate, 191

Caudo, G., 239
Certificate of Occupancy, 175, 181
change-in-use reviews, 175n1, 181
charitable giving, 36
charity shops, 24, 28
Chau, K.W., 225
Christchurch [New Zealand], commemoration of earthquake, 155–157
Christiaanse, K., 3, 8
civic environmental coalitions, 120
in weak land markets, 122
civic organizations, greening strategies, 122

Clarke, George, 23
Clough Marinaro, I., 10
Co-Design Studio [place-making consultancy], 151–152
collaborative planning theory, 12, 68, 256
Colomb, C., 9, 57, 58, 146, 153, 254
Comic Relief grant, 71
commercial premises
Business Rates payable on empty premises, 24
lifespan, 26
commercial storefronts, overlapping rights to, 172
commons [shared resource], 53–54
see also anticommons; Tragedy of the Commons
Commonwealth Courts, valuers in, 193
community activism, in Wester Hailes, 39–41
community development corporations [CDCs], in Philadelphia city, 124, 125
Community Empowerment (Scotland) Act [2015], 227
community engagement, 6, 38
community gardens, 43, 54, 66, 67, 81, 119, 124, 153
‘community greening’, 66, 124, 254 see also urban greening
Community Interest Company [CIC], Biospheric Foundation as, 94
community-managed open space concept, 128
‘Community Rights of Sale’ see Compulsory Sale Orders
community, 7
community time, 36, 251
community users, 7
comparsive valuation
calculative regime, 195–196
client influence, 193
defining what is to be valued, 189–190
development of vacant/derelict land affected by, 224
methods, 190–191
for novel uses and building types, 196–197, 259
other influences, 193
principles, 190–192
quantity and quality of comparable transactions, 191–192
valuation
accuracy/uncertainty/variation, 192–193, 195–196
complex ecological systems, in urban environments, 85–97
complex systems theory, 12, 68, 256
comprehensive plans, 176
compulsory purchase, 224, 228
Compulsory Sale Orders [CSOs], 216, 224–226, 262
likely impact, 226, 228–229, 262
procedures, 225–226
speculative purchases discouraged, 226
Connor, S., 77
Conroy, J., 34
construction skills, training on, 70, 78
counter-cultural spaces, 7
corporate social responsibility, 75, 79
counter-cultural spaces, 7
‘creative city’, Berlin as, 134–135, 146
creative milieux, 7, 136
Crichel Down Rules, 22
critical temporalities, 33, 43
Crosby, N., 193
Cultivate London, 73–75, 80
Brentford Lock project, 73–77, 257
challenges of site moving, 80–81
involvement with housing
development, 75
self-funding of, 78
cultural amenities, 52–53
culture-led urban regeneration, and
temporary uses, 57–60
Czarniawska, B., 86
de Boer, J., 3
De Smet, A., 173
decentralised urban finance, 199–212 see
also Business Rate Retention
Scheme
Defensible Space [Newman, 1972], 21
Denes, A., 66
Department for Communities and Local
Government (DCLG), 203, 204
dereliction, 20, 21
Deslandes, A., 110, 153, 207
Detroit [MI, USA]
Chalmers Square redevelopment, 180, 182
DIY urbanism, 210
Garden Resource Program
Collaborative, 67
Jefferson East Business Association, 180, 181
‘June on Jefferson’ jazz festival, 180, 182
negative effects of local property
taxes, 210
pop-up retail spaces, 180–182, 258
transition of temporary use to
permanent use, 181–183, 258
REVOLVE Detroit program, 180, 181
as shrinking city, 180
developer subsidies, 228
development process
actors’ motivations, 5
components, 200
conceptual models, 4, 201
Healey’s model, 4–5, 201
social networks involved, 5
societal circumstances [of
development], 5
treatment of time, 5
difference
as cultural amenities, 52
driven by users, 54–56
produced by temporary uses, 48–49, 52, 60
‘Dig for Victory’ gardens, 66
direct sales comparison [valuation
method], 190
discounted cash flow (DCF) analysis of
investments, 187
‘displacement’
meaning of term, 201
in premium locations, 207, 208
distanciated propinquity, 39, 252
Dixon, T., 220
DIY urbanism, 2n1, 3, 10, 54–56, 97, 102,
146, 199, 210 see also temporary
uses
acceptable forms, 180–181, 210
unacceptable forms, 210
Douglas, G., 54, 55, 61
Douglas, M., 20
Ealing Council [London], 76
easy-in/easy-out conveyance procedures, 201
economic regeneration initiatives, 23
economic value of property, factors
affecting, 50
Edwards, M., 223
equity partners see investors
European Convention on Human Rights,
Community Empowerment (Scotland) Act 2015
compatible with, 227
everday urbanism, 54, 55
evolution of a good, 187–188
Index 269

evolution of new [land] uses and building [types], 188, 196, 259

Facebook pages, Wester Hailes social history, 40, 41, 252
Fall of the House of Usher [Poe, 1839], 19
fallow land, appropriation by temporary uses, 52
‘far’ state [Lefebvre’s concept], 35, 38
feudalism and land ownership, 22
‘filtering’
  meaning of term, 201
  in premium locations, 207, 208
Finn, D., 10
Finta, S., 243–244
fiscal decentralisation [in England], 202–206 see also Business Rate Retention Scheme
fleeting interactions, 155
flowers in traffic cones [as commemoration of NZ earthquake disaster], 155–157
food banks, 36–39, 251–252
  alternative approach, 43
  growth of, 36, 37
  as politicised spaces, 39
  as short-term solution, 38–39
  spatial expansion of, 37–38
food carts, in Portland, 178–179, 182, 258
food growing projects, 66–67, 77, 80, 85–99
food insecurity, and food banks, 36–37
food security, 80
Foucault, M., 32–35, 43
gecekondu [informal] settlements, in Istanbul, 102, 110
Geddes, P., 47
gentrification, and temporary uses, 57–60, 111, 137, 161
Germany see also Berlin; Bremen
  Nationale Stadtentwicklungspolitik, pilot projects, 233
temporary use agency models, 233
Giddings, B., 10
Glasgow [Scotland]
  Govanhill Baths campaign, 164–165
  reuse of urban land, 228
Gloster, M., 223
good[s]
  evolution of, 187–188
  qualities and quantities, 186
Gore, T., 4
Gotham, K.F., 202
Govanhill Baths Community Trust, 165
graffiti art, 66
grassroots urbanism, 152
origins, 152n1
‘grassroots urban planning agents’, 56
Greater Manchester see also Pendleton; Salford
  eco-homes developments, 87
Green Apple award, 85
green infrastructure, 67–68
greening coalitions, 124–128, 254
greening strategies [for vacant land], 122–128, 254
Groth, J., 9, 146–147
growth coalitions, 118–119
guerrilla gardening, 54, 66, 152
guerrilla urbanism, 2n1, 199
Harcourt, B.E., 21
hardcore vacancy, 216–219
  barriers to redevelopment
    critical factors affecting, 220–221
    ownership constraints, 221–224, 262
    valuation constraints, 224
    geographical concentration, 216–218
    institutional explanation, 220–224
  meaning of term, 216
Harvey, D., 31, 51, 53, 61, 154
Healey, P., 4–5
Heller, M., 172, 173, 177
Helsinki, food festival, 55
Henneberry, J., 200
Hess, C., 53
heterochronies, 34, 38
heterotopia, 34, 35, 38, 43
historic towns and cities, effect of BRRS, 21, 209
holdout behaviour, in redevelopment projects, 173–176
home-belonging, 51
Hong Kong, auctions of public land, 225
Hounslow Council [London], 76
Housing Pathways Trust, 73, 80
Howes, C., 223
Hungarian Contemporary Architecture Centre [KEK]
  collaboration with Budapest’s Planning Department, 244, 246
  cooperation with private owners, 246
income capitalisation [valuation] method, 190
incompatible spaces, food banks and, 39
informal street kiosks, 172
informal uses see also temporary uses and urban development, 2, 199
Initiative Stadt Neudenken, 145
institutional inertia, 194
institutional specification [comparative valuation], 190
‘insurgent city’, 56
interdisciplinary analysis, 11
Interface Studio, Philadelphia Land Bank
strategic plan, 126
interim spaces
advantages, 133
in Berlin, conflicts around, 146
marketing as tourist attractions, 136–137
meaning of term, 133
as playgrounds for ‘creative
entrepreneurs’, 136
interim uses, 9, 66, 201
International Property Measurement
Standard, 189
International Valuation Standards, 194
internet access, in Scotland, 40, 41
Investment Property Databank (IPD), 190, 191
investment property, valuation of, 191
investors/lenders, in redevelopment
projects, 174
Istanbul
abandonment of non-Muslim
communities, 102
Ataturk Cultural Centre, 111–115, 255–256
Caferaga Solidarity Community House, 108–109
Cemil Molla Mansion, 106–107, 115
construction sector, 103, 104
Don Quixote Social Centre, 108, 109, 111, 115
effect of neoliberalism, 102–103
gecekondu [informal] settlements, 102, 110, 255
Gezi Park, 108, 113
Gezi protests [2013], 108, 113
‘ghostly’ historic homes, 105–108, 115, 255
as ‘global city’, 102–103
physical voids in, 103, 105–111
rural–urban migration, 102
squatter houses, 108–111, 115
symbolic voids in, 103–105, 111–115, 255–256
Taksim Square, 112
urban voids in, 103–105, 255–256
case studies, 105–114
Iveson, K., 55, 154
Jacobs, J.M., 26
Justice and Development Party [Turkey], 103, 111
justice in the city, 154–155
efforts towards, 13, 166, 260
‘Keep Australia Colourful’ Day, 164
Kelbaugh, D., 54–55
Kelling, G., 21
Kinetisch Noord, 50
Kleedorfer, J., 234
knowledge-transfer frameworks, 234
Lake Estates, 153
land banking, 23, 24
landfill costs, 25
Landlord and Tenant Act [1954], and
short-term leases, 28
land markets, factors affecting, 220, 224, 262
land ownership
and feudalism, 22
Locke on, 22
Langhorst, J., 58, 67, 68, 117–118
‘lawful squatters’, 10
Lawson, L.J., 81
lease structure, and comparative
valuation, 190, 196
Lefebvre, H., 32, 33, 35–36, 43, 47, 50, 51, 104, 161
Lehtovuori, P., 200
Leyshon, A., 194
liminality, 32–33
liminal space, 33–34
meaning of term, 32, 251
Wester Hailes estate as, 39
little book libraries, 161–163
planning regulations challenged by, 164
lived experiences, 32–36, 43, 86
local business rate, 203–204
local government finance [in UK]
see also Business Rate Retention
Scheme
effect of traditional methods, 203
Formula Grant system, 203, 204
local politics, decline in engagement, 40
location categories, in comparative
valuation, 190
Locke, J., 22
Logan, J., 118, 119
London see also Cultivate London
Brentford Lock urban farm project, 73–77, 257
Canning Town Caravanserai, 68–73, 257
Capital Growth initiative, 65, 67
concentration of valuers and their
clients, 194–195
land scarcity for temporary uses, 67
Olympics legacy, 69, 70
Union Street office development, 153
Ludwig, J., 21
Manchester [England], development of hard brownfield sites, 220
Manchester Food and Drink Festival, 94
Manchester International Festival [MIF], partnership with Biospheric Foundation, 90, 91
Manchester Museum, ‘Massive Change’ programme, 94
Manhattan, Hudson River Park development, 59
Marino, I., 239
markets, making of, 186
Martin, D., 18
Massey, D., 33, 158, 161
McArdle, R., 11, 133, 146
‘meanwhile’ leases/licences, 6, 10, 69, 73, 76
‘Meanwhile London: Opportunity Docks’ projects, 68, 70
‘meanwhile’ uses, 21, 28, 54, 66, 68–71, 200, 201, 207
Melbourne [Australia] Little Library, 163
pop-up park, 151–152
MESA development company [Turkey], 107
Metaal, S., 60
metal theft, 25
Michelman, F., 172
Mietshäuser Syndikat, 56
migrant temporary uses, 59, 256
Miller, P., 187
Molotch, H., 117, 118, 207
Montreal [Canada], Little Library, 162
monument, theory of, 47
Müller, Michael [Berlin Mayor], 144
Munneke, H., 4
Munro, W., 176
mushroom production, 85, 94
narrative case study, Biospheric Foundation, 85–95
narrative, meaning of term, 86
National Land Use Database (NLUD), 216–217
‘near’ groups in city [Lefebvre’s concept], 35, 38
Needleman, L., 3–4
negligence [of valuers] in Commonwealth Courts, 193
and professional standards/guidance, 194
neighbours and redevelopment projects, 174–175
Németh, J., 58, 67, 68, 117–118
neoliberalism compared with temporary uses, 11
effect on Istanbul/Turkey, 102–103
Netzstadt method [of analysis and urban design], 52
new business start-ups, 174, 210
and BRRS, 211
‘new commons’, 53
new/novel land uses and building types, valuation of, 188, 192, 195–196, 259
‘New Ruins’, 17, 18
New York Trapeze School, 59
‘Wheatfield’ art project, 66
New Zealand, commemoration of earthquake disaster, 155–157
Newman, O., 21
Nicholls, W., 138
Nicholson, D., 4
Nick Reeves AWEinspiring award, 85
non-physical characteristics of property, definitions for valuation, 189–190
Occupiers Liability [Scotland] Act [1960], 227
open source urbanism, 146
Organisation for Economic Co-operation and Development (OECD), 203
Osaka [Japan], development of hard brownfield sites, 220
Oswald, F., 52
Oswalt, P., 2, 7, 8
Ovadya, S., 105
over-supply [of commercial and industrial property], as effect of BRRS, 208, 261
ownership constraints redevelopment affected by, 173–174, 221–224, 262
types, 221, 222
Panama City, pothole media campaign, 158–161
Paris Parc de la Villette, 47
Plages [beaches], 59
PARK(ing) Day, 151, 152, 177
parks departments, effect of economic contraction, 121
Parris, S., 7
participatory city-making processes, 154
Pendleton [Greater Manchester], pop-up food shop, 94
Pennsylvania Horticultural Society (PHS), 124–125
Clean-and-Green program, 124, 125
LandCare program, 124–125
People’s Postcode Lottery grant, 85, 91
peppercorn rents, 75, 88, 201
permanence
as goal, 61
interdependence with transience, 97
permanent nature of modern cities, 1–2
permanent uses, compared with
temporary uses, 181–183
Perry, B., 86
Perth [Australia], Little Library, 163
Philadelphia city [PA, USA]
Campaign to Take Back Vacant Land,
125–126, 129
Department of Housing and Urban
Development, 124, 125
Land Bank, 125, 126, 129
New Kensington Community
Development Corporation, 124
Redevelopment Authority, 129
urban greening in, 124–126, 254
vacant land, 120
Women’s Community Revitalization
Project, 125, 126
physical voids, 101–102
in Istanbul, 103, 105–111, 255
‘ghostly’ historic homes, 105–108, 255
squatter houses, 108–111
place
cultural/symbolic value of, 104
meaning of term, 104
place attachment, 33, 41
place marketing, temporary-use sites
integrated into, 135, 161
place shaping
power during economic down-turns, 9
shift to place making, 57–58, 253
planners and regulators
holdout behaviour by, 176
in redevelopment projects, 175
planning system
limited ability to generate desirable
development, 228
replacement by ‘soft urbanism’, 231
plans and regulations
focus on long-term projections, 175
informality in response to, 177, 178, 258
‘squares of exceptions’ in, 177, 258
and temporary uses, 164, 176–178, 258
types in USA, 176
Platoon Kunsthalle, 52
Poe, E.A., 19
Pojani, D., 234
pop-up business centres, 201
pop-up cinemas, 210
Pop Up City group, 176–177
pop-up food shops, 94
pop-up parks, 151–152, 164
pop-up restaurants, 210 see also food carts
pop-up retail shops, 180–182
Portas, M., 17, 18, 21, 27
Portland [OR, USA]
demand for development land, 179
food carts, 178–179, 182, 258
as commercial vehicles, 178, 258
on private property, 178, 179, 258
positional goods, houses in Istanbul
Bosphorus area, 107
post-Fordist place making, 146
practice based approach, 89
practice case, Biospheric Foundation as,
86
prefiguration, 96
‘premium’ locations [in England], 206
effect of BRRS, 207–208
examples, 208
transience in, 207, 208
private nuisance principles, recourse
under, 19
private-sector initiatives, 7
profits method [for valuation], 191
property law, characterisation of ‘real
property’, 28
property occupiers, duty of care, 227
property owners
in redevelopment projects, 153,
173–174
unrealistic expectations or
requirements, 174, 222–223, 262
and comparative valuation, 224
property rights
acquisition by squatters, 22
fragmentation of, 172, 182, 258
radical reform of, 22, 216, 225–226, 262
and responsibilities, 226–228, 262
property valuation see also comparative
valuation; valuation
area measures used, 189
comparative approach to, 188–193
professional control of, 193–194
propinquity
distanciation of, 39, 252
sense of, 40
public auction, land sold at, 224, 225
public land, privatization/sale of, 123,
133, 144, 145
Pugalis, L., 10
Purcell, M., 164n3
‘quarrying’ of materials, compared with
recycling, 250
Rawlings-Blake, S., 127
real estate development
and anticommons, 173–175
transaction costs, 173
Index 273

recurrent temporary uses, 59, 256
recycling of construction materials, 25, 250
redevelopment
  actors involved, 173–175
  factors affecting, 4, 173–175, 185, 220–224
‘redundant’ locations [in England], 207
  and BRRS, 209–210
  examples, 210
  negative effects of local property taxes, 210
‘reformist tinkering’, 155, 164, 166
refugee accommodation, Tempelhof site [Berlin], 145
rehabilitation, compared with redevelopment, 3–4
relational theory, 155, 157
rent value of land, 104
replacement cost [valuation] method, 190–191
residual method [of valuation], 191
resilience [of people], projects contributing to, 78
Restaurant Day [food festival], 55
retail warehouses, 185
  valuation of, 189, 192, 196
reuse of construction materials, 25
Revenue Support Grant (RSG), phase-out of, 204, 261
revolutionary innovations, 263
revolutionary reform, 155, 164
RICS
  Code of Measuring Practice [2007] 189
  Professional Valuation Standards, 194
  quoted, 189, 192, 196
  regulation of valuation practice, 189, 193–195
  Working Party on Measuring Practice, 189
‘right to the city’, 10, 48, 51, 146, 161, 164
  as call for revolution, 164
  as claim for inclusion, 164
  World Charter on, 164n2
Ring, H., 153
Roger Tym & Partners, hardcore vacancy study, 216
Rome
  austerity measures, 239
  database of vacant properties, 239
  Department of City Planning, 240
  fragmentation of city administration, 240, 263
  legal framework for external cooperation, 241–242
  local implementation of TUTUR project, 240
  Montesacro area, 240
oversupply of properties, 239
regulations on rents, 241
temporary use experiments, 238–242
transfer of Bremen ZZZ model, 241, 262
Viadotto dei Presidenti [elevated viaduct], 240–241, 243
Viale Adriatico Market, 241
Roskilde Festival ‘Instant City’, 51
Rosler, M., 157
Rossi, A., 47
Rowe, H., 152
ruination see also dereliction
  as contagion, 20–21
  processualist perspective, 26
‘ruinphilic’ gaze, 18
ruinphobia
  effects, 17–19
  origins in urban law and policy, 20–26
‘ruinphobic’ gaze, 17, 18
ruins see also derelict buildings
  meaning of term, 17–18
  threat by, 18, 21
  as wasted matter, 25–26
  as wasted space, 22–25
rural land reform, in Scotland, 227
Salford City Council, 87, 88
  urban regeneration policy, 88
Salford Irwell Riverside, 87, 88 see also Biospheric Foundation
Sassen, S., 49, 53
Schilling, J., 119
Schnier, D., 236
science and business parks, valuation of, 185
Scotland
  hardcore vacancy
    geographical concentration, 218, 261
    and local deprivation, 218, 219, 262
  highland area, vacant and derelict land, 217
  rural land reform, 227
  vacant and derelict land
    concentration, 218, 219
    reclamation, 218–219
    total area, 217, 218
Scottish Government
  Land Reform Review Group (LRRG), 216, 225–227
  Vacant and Derelict Land Fund, 219
Scottish Vacant and Derelict Land Survey (SVDLS), 217, 218
statutory register of vacant and derelict land based on, 225
self-funding of projects, 78
sense of place, 41, 42
Seoul, Platoon Kunsthalle, 52
short-term leases, 28, 59
short-term projects on vacant land, 66–81
influence on long-term development, 67, 79
planning policy implications [in UK], 79–80
support needed from local authorities, 79, 81
shrinking cities, 117, 120, 180 see also
Baltimore; Boston; Detroit; Philadelphia; urban shrinkage
green infrastructure systems, 119, 123–128
‘sign value’ of land and buildings, 104
Site Waste Management Plan Regulations [2008], 25
Smith, N., 223
Smith, Neil, 136n3, 137
social enterprise projects, 73–77
socially deprived neighbourhoods, in Scotland, 40–42
social media, 40, 91
social processes, city as representation of, 31
socio-ecological experimentation, 95–97
‘soft urbanism’, 231
space(s)
Foucault on, 34–35, 43
Lefebvre on, 35–36, 43
meaning of term, 104
‘spaces of exception’ [in planning and regulatory regimes], 177, 258
spatial triad [Lefebvre’s concept], 35–36, 38, 43
spolia in [ancient] Roman buildings, 25
squatters
in Berlin, 56, 135
in Istanbul, 108–111, 115
‘lawful’, 10, 56
property frameworks challenged by, 164–165
property rights acquired by, 22
Sted, Dominic, 234
Stickells, L., 2n1, 10
Stone, D., 234
‘stranded’ locations [in England], 206–207
effect of BRRS, 208–209
examples, 209
restrictions on new builds, 209, 211
transience in, 211
street art, 164
street food/vending, 178–179, 182, 258
Stührenberg, K., 235–237
Sunderland, H., 156
sustainability
in evaluations of justice, 154
projects, 69, 78, 80
sustainable food systems, 85, 92, 94
sustainable urban development,
regeneration policies for, 228
Sydney [Australia], Little Library, 162
symbolic voids, 101–102, 105
in Istanbul, 103–105, 111–114, 255–256
Ataturk Cultural Centre, 111–114, 255–256
Syms, P., 223
tactical urbanism, 2n1, 48, 199 see also
temporary uses
‘take up’
meaning of term, 201
in ‘premium’ locations, 207
taxable occupation, income from, 23–24
Tax Increment Financing initiatives,
North America, 202, 208
tax relief, on vacant land, 76, 79
Tempelhofer Freiheit [Berlin], 141, 142
masterplan, 141
opposition to, 141, 144, 145
referendum on future of site, 141, 144, 145
refugee accommodation, 145
temporary uses, 141, 143, 145–146
temporalities, 32, 251
Foucault on, 34–35, 43
temporary spaces, 151
temporary urban interventions
collective impact, 161–166
and encounter, 155
and gentrification/regeneration, 161
literature on, 152
outcomes, 152–153
particular interventions, 157–161, 166
in place-marketing policies, 161
relationships by which they are constituted, 157
types, 152
temporary urbanism, 2, 54, 157, 161
temporary use agencies, 233 see also
ZwischenZeitZentrale
as mediators, 233
transfer of model to other cities,
233–234
in TUTUR project, 231–232
Temporary Use as a Tool for Urban
Regeneration (TUTUR)
cooperation project, 231–232, 234
funding of, 231, 234
implementation in Rome, 240, 242
temporary uses [of vacant land and buildings]
acceptable uses, 136
advantages, 2–3, 7, 161, 232
Amsterdam’s approach, 50
and anticommons resolution, 175–177, 183, 258
Berlin’s approach, 9, 57, 58, 133–141, 143, 254–255
Bremen’s approach, 235–238, 262
Budapest’s approach, 242–246
case studies and surveys, 6–8, 68–77, 178–181, 232–246
characteristics, 8
compared with neoliberalism, 11
critical analysis, 9–11, 97, 249
criticisms, 58–60, 161
describing and analysing, 6–9
difference produced by, 48–49, 52, 60
economic growth affected by, 137–138
engagement in production of space, 50
factors affecting success, 60–61, 232–233
as ‘future in the making’, 61
and gentrification/regeneration, 57–60, 111, 137, 161
historical evolution, 66–68, 78
as innovations, 60, 97, 135n2
as intrinsically valuable spaces, 49, 252
land values and, 153
literature on, 6, 54–56
London’s approach, 68–77
main actors, 6
as ‘means to an end’, 9
migrant, 59, 256
mobilization in Berlin’s economic development, 134–136
new actors, 60
and paradigm shift in city making, 3
in place-marketing policies, 135–136, 161
and plans and regulations, 164, 178, 258
policy makers’ views, 2
as political alternatives, 9, 60
practice-related surveys, 6–9
recurrent, 59, 256
and reinvention of ‘city’, 51
restrictions on, 6, 123–124, 129, 133, 147
role in urban development/regeneration, 3, 49, 111, 118, 153, 185, 201, 235
Rome’s approach, 238–242
socio-cultural structural positioning of, 255–256
spatial structural positioning of, 253–254
structural position in time and space, 253, 263
temporal structural positioning of, 254–255
theoretical background, 7–9, 48, 51–54
assessing structural change, 259–260
bottom-up initiative, 85–99, 257–258
by negotiating market institutions, 196, 259
by negotiating regulations, 181–183, 258
top-down initiatives, 68–77, 256–257
urban greening and, 3, 118, 119
urban space appropriated by, 50, 199
users, 6–8
vertical interaction, 67
tenant quality, and comparative valuation, 190
tension between built environment and socio-economic processes, 1
terms of exchange, 187
Till, K., 11, 133, 146
time bank, in West Edinburgh area, 41
token occupancy, 24, 27
Tonkiss, F., 10, 136
top-down initiatives, 65, 256
criticisms, 79, 81
totem poles, 42
Town and Country Planning Act [1990], Section 215, 19, 20
town centre-based retail premises, 17, 27
Tragedy of the Anticommons, 172, 262
Tragedy of the Commons, 172
transaction costs, 173–175
‘transgressive spaces’, 9
transience
as characteristic of development process, 200, 250
as distinct from temporary use, 251
effects of BRRS in England, 199, 200, 206–212
and lease structure, 28
meaning of term [in urban built environment], 199, 201
transient, meaning of term, 250
transient spatialities
food banks, 36–37, 251–252
meaning of term, 32, 251
more research required, 43
theoretical background, 33–36
and Wester Hailes estate, 40
Trussell Trust food banks, 37, 38
Tschumi, B., 47
Turkey see also Istanbul
‘global city’ of, 102–103
Justice and Development Party, 103, 111
Turner, V., 32
Index

turnover leases, 196
Tweeting Pothole campaign [Panama City], 158–161
Two Treatises of Government [Locke, 1689], 22

UK, devolution of financial governance, 203
Unger, R.M., 154–155
URBACT program, TUTUR project funded by, 231, 234
urban activists, 7, 10, 109
urban acupuncture, 48
urban agriculture, 65
Urban Catalysts, 8
urban commons, 53
urban development
as collaborative process, 79
factors affecting response speed, 201
meaning of term, 200
urban environmental governance
factors affecting, 10
methods used in studies, 119–120
urban farms, 72–77, 257
urban finance see also Business Rate
Retention Scheme
decentralisation of, 199–212
urban gardens, 43, 54, 66, 67, 81, 143
urban greening, 119
in Baltimore, 126–128
in Boston [USA], 123–124
in Philadelphia, 124–126
urbanism light, 146
urban law and policy, and ruinphobia, 20–26, 28
urban orchards, 85, 87–89, 153
urban regeneration
in Berlin, 57–60, 138–139
in Istanbul, 103, 110–111
in London, 68, 153
in Salford/Manchester, 88
and temporary uses, 57–60, 110–111, 153
urban shrinkage
environmental coalitions in, 118–119
strategies in, 117–118
urban social movements, 141, 144
urban spaces, use in new ways, 7
UrbanSplash [property developer], 86–88
Urban Task Force, 223
urban vacancy see also hardcore vacancy
as precursor to development, 4
semi-permanence of, 215, 216
Urban Vision [Salford City Council], 87
urban voids see also urban voids
symbolic voids
in Berlin, 134

economic value of, 104, 114, 115
effects on urban development, 101, 115
in Istanbul, 103–114
symbolic value of, 104, 114, 115
types, 101–103
USDA Forest Service, 127–129
user-generated urbanism see temporary uses
users and redevelopment proposals, 174
vacancy, as precursor to development, 4
vacant buildings, squatters in, 10, 22, 56, 108–111, 115
vacant land see also derelict land;
hardcore vacancy; urban vacancy
art projects, 66
in England, 216
food-growing projects, 66–67, 72–73, 80
greening strategies for, 122–128, 254
in Scotland, 217–219
short-term projects on, 66–81
temporary uses, 1–3, 65–82, 85, 87
vacant land and buildings see also urban voids
effects, 101, 232
factors affecting, 2
policy makers’ views, 2
valuation see also comparative valuation
accuracy/uncertainty/variation,
192–193, 195–196
constraints, in redevelopments, 224
valuers, concentration in London, 194–195
Van Schipstal, I., 138
Venturi, R., 47
vermiculture systems, 85, 90, 93
Walsh, V., 85–94
waste materials, re-use of, 69, 72, 78
weak land markets
civic environmental coalitions in, 122
supportive governmental role, 119
weak planning, 48–49
shift to place making, 57, 253
Weber, R., 202
Wester Hailes housing estate [Edinburgh, Scotland]
community activism, 39, 40
community newspaper, 39, 40, 252
digital ‘totem poles’, 42
online news site, 40–42
‘yet-ness’ feeling in, 42
Westminster Council [London], 209
Whitehead, C.M., 209
Williams, L., 1–3, 7, 54, 118, 133, 207, 209
Wilson, J., 21
Womack, K., 4
Wowereit, Klaus [Berlin Mayor], 135, 144

Yale School of Forestry & Environmental Studies
Community Forestry Handbook, 126–127
Urban Resources Initiative, 127
‘yet-ness’ feeling, 42
young people, training and employment, 72–73, 76–77

Zeiger, M., 154
Ziehl, M., 3, 7

zoning codes/ordinances, 176
arguments for, 176
Zukin, S., 32–34
ZwischenZeitZentrale [Bremen-based temporary use agency], 231, 233, 235–238
Advisory Board, 236, 237
key to success, 236
projects supported, 236
Steering Group, 236–237
transfer of model, 233
limited implementation in Rome, 241
not achieved in Budapest, 246