

OBČUTLJIVOST JAVNIH PROSTOROV NA PRIMERU GDAŃSKEGA OBMOČJA OSOWE

SENSITIVITY OF PUBLIC PLACES IN GDAŃSK OSOWA DISTRICT

Ključne besede

Gdańsk Osowa; vrednotenje javnega prostora; občutljivost prostorov

Key words

Gdańsk Osowa; public space evaluation; sensitivity of places

Izvleček

V pričujočem prispevku so predstavljeni rezultati raziskovanja na Fakulteti za arhitekturo Univerze v Ljubljani v času doktorskega gostovanja prve avtorice iz Gdanske tehniške universe, in sicer v okviru predmeta 'občutljivi prostori mesta', pod vodstvom druge avtorice. Študija izhaja iz posebnosti problemov območja Osowe v mestu Gdansk na Poljskem.

Razvija idejo ravni in vidikov občutljivosti urbanih prostorov, ki zahtevajo odzivne ravni in načinov oblikovalskih posegov v prostor. Za premostitev dvojnosti med prepoznavanjem problemov in možnosti prostora sta uporabljeni dve metodi: prva se osredotoča na konceptno razumevanje prostora ('space syntax' metoda), druga pa poudarja izkustveni vidik (metoda 'spatial sensitivity').

Med rezultati naj poleg metodoloških prispevkov poudarimo interpretacijo občutljivosti prostora, kot izhodišča za razumevanje njegovih razvojnih možnosti, kar kaže tudi vzorčni primer. V razpravi so razložene raznolike ravni pomena in prenosljivosti rezultatov.

Abstract

This paper summarises the results of the research carried out at the University of Ljubljana, Faculty of Architecture, Slovenia, during the PhD visiting period of the first author from the Gdansk University of Technology, Poland, in the framework of the PhD course "Sensitive urban places", led by the second author. Focusing to the specific problems of the Gdansk Osowa district in Poland, this research develops the idea of sensitivity levels of public places, requiring respectful modes and levels of design interventions. In order to bridge the gap between the spatial potentials and the actual situation it demonstrates the dichotomy using two evaluation methods: the first representing abstract (the 'space syntax' method), the second starting from the experiential point of view (the 'spatial sensitivity' method). The results include the incremental methodological contributions to the methods used as well as the interpretation of place sensitivity as the starting point of the intervention potentials of the case study itself. The discussion shows the diverse levels of the transferability and relevance of the results.

UKD 725.1:159.937.52
COBISS 1.01
Prejeto 15.10.2014

Weronika Dettlaff

Gdansk University of Technology, Poland
Faculty of Architecture
weronika.dettlaff@gmail.com

prof. dr. Tadeja Zupancič

University of Ljubljana, Slovenia
Faculty of Architecture
tadeja.zupancic@fa.uni-lj.si

1. Introduction: problem background, research questions

The paper presents the research carried out to define and describe the sensitivity of public spaces in Osowa, a suburb district of Gdańsk (Poland). The work was done in collaboration of both authors during the course "Sensitive urban places" at the University of Ljubljana, Faculty of Architecture. The first author, as an inhabitant of the district, experienced the problem of lack of social interactions and interventions in public spaces in Osowa. She decided to conduct a study on sensitivity to changes of significant public places of this area. The PhD exchange from the Gdańsk University of Technology to the University of Ljubljana offered the opportunity to investigate the reasons through the traces of the perceived problems, which are reported also in the research on post-socialist urban governance [Sagan, Grabkowska, 2012] or recent applied research results [Cultures of the Suburbs, 2014]. The case-study related open question, addressed in this article, is: how to define the intervention needs, to enhance the potentials of places discussed?

The second starting point of this paper is the idea to use the 'space syntax' method for the investigation mentioned. It is a theory initiated by Bill Hillier and Julienne Hanson in 1984 at UCL Barlett School of Architecture in London [Hillier & Hanson, 1984; Sagan, Grabkowska, 2012]. Hillier & Hanson, 1984). The initial assumption of the methodology was to create a language and grammar to arrange spatial elements and analyse those (Hillier, 2009). From the beginning the method was used as a tool to help architects to simulate the likely effects of their social projects. Since then the methodology is constantly improved and developed as a design method that can determine the nature of space. It is used to help to understand how buildings, areas, and even entire cities operate. The theory is based on several principles described mathematically, which give a possibility to generate graphs and numerical results, maps and analyses of linear space availability. The theory proves that the way in which elements are brought together affects the

behaviour of its users (Hillier, 1996). The starting point for this idea was the observation that it matters where and how people walk in the city. From analysing a spatial configuration it is possible to predict how people would behave in a given space. It is possible to use space syntax methodology to study both micro and macro scales. [Hillier & Vaughan, 2007]. Analyses always consider 2D layout model, which can be loaded into a special program (e.g. DepthmapX). Bin Jiang and Christophe Claramunt [2002] described the process of analysing given data. In the Space Syntax Methodology, only topological properties of space matter. All of analyses start from the subjective process of separating elements of spatial configuration and what is between these elements. There are three ways of topological representation of the space (axial map, convex space and isovists). Each of these representations is used for analysing different aspects of space. For urban configurations the best representation is axial map. With the special algorithm it is possible to examine an axial map and calculate its four basic syntactic measures (Connectivity, Depth, Control value and Integration). The result is a 'spatial accessibility map', or 'spatial integration map'. On such a map, the lines representing the most accessible spaces are marked in red, and the least available in blue. The results achieved from space syntax analysis very often match with the empirical observations and this it seems nearly a literal translation of spatial experience into 'scientific' language of spatial interpretation. The question addressed in this article is related to the complementary nature of this method: how to combine the abstract knowledge which can be created using this method with the knowledge from more experientially oriented practical methods?

The third starting point is the 'spatial sensitivity' method used in the PhD course of the University of Ljubljana, Faculty of Architecture, entitled Sensitive Urban Places [Zupančič, 2009-]. Among the objectives of the course are: an ability of cross-scale phenomenological thinking; an ability of parallel spatial investigation from conceptual and experiential point of view and an

ability of experimental methodological developments for micro-urban redesign and redevelopments. The idea of sensitivity of urban places is seen as the red-line of the evaluation system development. The levels of sensitivity, delicacy, fragility and/or vulnerability are defined from different points of view - for example: natural sensitivity, social, architectural...; the summary evaluation is far from a simple numerical exercise, but an integral investigation. Furthermore: the levels of sensitivity are taken as referential 'platforms', and are always contextualised: minimum and maximum (or/and the intermediate one) are defined within a selected socio-cultural context, represented by selected actual cases. The relativization of seemingly abstract numerically defined referential framework bridges the problematic gap between quantitative and qualitative evaluation. The identification of spatial sensitivity, even fragility [Zupančič et. al, 2011], is complemented by the identification of the modes and the levels of interventions needed and possible, respecting the sensitivity level detected. This requires a high level of responsiveness, challenging the sensitivity of people involved in both evaluation and co-design of places discussed. This sensitivity of people needs to be enhanced, awakened consciously, as it doesn't derive from talent only. The open question, addressed at this article from the methodological point of view is: how to address this sensitivity both of people and spaces - to develop the in-depth investigation without losing the integral and holistic nature of the method?

2. Methods

As mentioned in the introduction, two existing methods, the 'space syntax' and the 'spatial sensitivity' method were used for the evaluation of the case study. The questions stated in the introduction were answered through the evaluation process itself: both - case study and methodological development related.

The starting point for the initiation of studies was an attempt to capture the nature of the character of suburban district and to present its characteristic places in the urban



scale. The basis for the identifying those places was the experience and impressions of the residents.

To answer the question about the potential of public spaces in the described district was required an understanding of the current functioning of the various public spaces in Gdansk Osowa. Methodology was based on a comprehensive study of the functioning of open spaces in the district. The first step of the research was to collect data and information about the area. It was followed by the analysis and evaluation of the chosen spaces and finally a suggestion of what might be improved. The methodology was based on map analysis, sketches, and a community interview. Overlooked spaces helped to isolate potential sub centres that could be used in a variety of ways by citizens. Selected public places were examined in terms of availability, ownership, visibility and control, and the potential for being centres. To find the relationship between the spatial configuration and people's movement in the district, a special method called Space Syntax was used. This method allowed estimating which spaces are theoretically more available for the people and thus are more likely to be used frequently. The benefit of examination public spaces as a spatial geometry was a theoretical model of the occurrence of a well-suited places to be centres of social life in the district. The results obtained with these methodologies showed some similarities and were consistent in general.

In the end of survey, three spaces were analysed and compared in detail. The key of this selection was to find and describe three places with different amount and scale of changes required to revive them and

improve their social potential. The notion of "sensitivity" of space was used to show how susceptible to changes an area is and how some particular changes made there could influence the social interactions in the whole district. It should also be noted that during identification of origin of the problem occurring there were extracted distinct features of public spaces, which influence social life.

3. Case study

3.1. Location and the history of district

Osowa is a suburb district located in the north western of Gdansk. It borders with two other cities (Gdynia and Sopot) belonging to the Tri-city metropolis. It is surrounded by Tri-City Natural Landscape Park from the west and two lakes (Wysockie and Osowskie) from the east. The eastern side of the district is crossed by the Tri-City Bypass. The size of the area is around 14.13 km² and it is inhabited by 13,245 citizens [Okręgowy Urząd..., 2014]. Figure 1 shows the location of Osowa on the map of Gdańsk and the map of Poland.

"Osowa" as the name of a village was first mentioned around 1659. In 1973 it was joined to Gdansk as its suburb district. After a few years some new living quarters were built there, followed by the erection of the first church in 1983 (parish of Christ the Savior). Since 1995 several wholesalers and supermarkets were placed in Osowa. Four years later the first regional clinic and a police department were established. In 2000 a new church was built, dedicated to St. Nicholas Polycarp.

In the meantime, three schools were opened, a primary school, a gymnasium and a high school. The district has expanded significantly since 1973 and is still growing. A major part of the population consists of young families with children.

3.2. The observed problems of the district

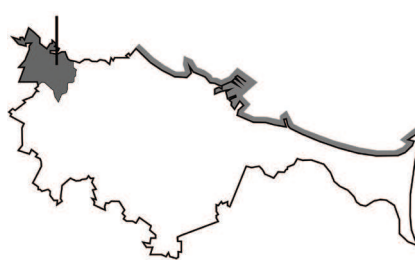
The relatively young district is an example of suburbanization in Gdansk with many typical problems of such areas. The low housing prices resulted in almost 13,500 new residents in the last 30 years. Despite the fact that the district is densely settled already, public facilities, pavements, bike roads, or even streets are still not completed.

Public transport in Osowa offers three bus connections with Gdańsk Oliwa and one to the city centre and Old Town. However, none of them drives around the district itself. Many citizens have to walk very long distances from the bus stops to their house. The railway station is located at the end of the district and is neglected, as the trains from Gdynia pass by very rarely, and there is still no connection to Gdańsk. Lack of jobs in Osowa forces the citizens to drive to Gdańsk or one of the neighbouring cities (Sopot or Gdynia) every day. This in result, combined with a poorly developed public transport causes huge traffic jams on the main street to Gdańsk Oliwa during peak hours.

Despite the fact that there are three schools in Osowa and that children form a great part of the population, there are just a few places for them to play outside. Due to the insufficient number of social and cultural events, the residents spend most of their free time in their houses and gardens. And yet, even the neighbours hardly know each other.

The architecture of the district is rather poor. Although a lot of new houses are being built, their design refers mostly to those already existing ones, than to some examples of good contemporary architecture.

These social and architectural problems were an impulse to form a diagnosis about the potential places for urban acupuncture interventions.



Slika 1: a) Shematska karta Poljske; b) Shema mesta Gdańsk (ilustraciji: Weronika Dettlaff).
Figure 1: a) Schematic map of Poland; b) Schematic map of Gdańsk (illustrations: Weronika Dettlaff).

3.3. Analysis of Gdańsk Osowa

Two types of analysis (one analysis based on observations and the space syntax analysis) were conducted to find and characterise the most significant public spaces in Gdańsk Osowa. The first of the analysis was about the spatial use of the district. The methodology was based on sketches, analysing maps and personal experience. To improve the sense of character of Osowa some places of different use were extracted.

3.4. Analysis based on observations

From the result of the first stage of analysis some conclusions were drawn (Figure 2). All of significant

spaces with unique character were selected and evaluated further. Those could be used in the future for creating and improving the sense of a community in the district.

Firstly, it appeared that two churches form quite a strong community in Osowa. Not only church squares provided public spaces for meeting, but also school areas are the potential places for integration of the users. There are also three green recreation areas – a big park, a playground at the pond and a forest. In addition, the lake seems to be also an area that could stimulate potential social activities.

The district appears to be full of trading places. Twelve shopping centres larger than 2000 m² were found in the district. It could be a reason why people rather meet inside the shops while doing shopping, that in open air. Unfortunately, only a few of the living quarters appeared to be open for everybody, without any fences around. This is also an obstacle for finding a peaceful place for citizens' interactions.

3.5. Space syntax analysis

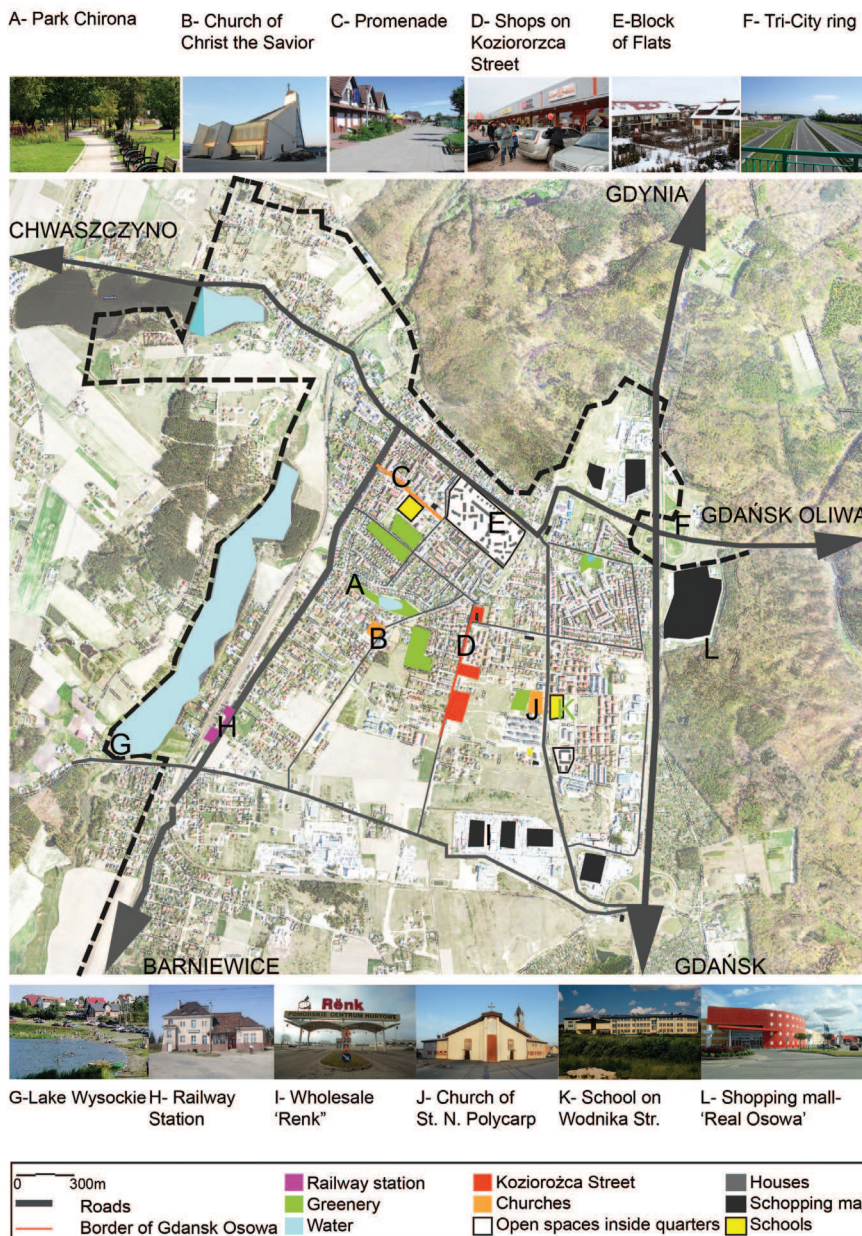
The second analysis was about the spatial configuration of open spaces in the district. Analyses were made with the methodology of space syntax.

In the Figure 3 all of the open spaces in Gdańsk Osowa were examined with this method.

The result of the space syntax analysis of Gdańsk Osowa shows the axial map terms of integration. The darkest segments are those most intensively integrated in the whole spatial system. It means that in these spaces it is highly possible to meet the biggest number of people. Consequently, these spaces could have the largest potential for development as a centre of the district. The opposite situation relates to places that are blue in the picture. The more place is blue, the less people would appear in there. The diagram showed that not only the promenade in Osowa is a good meeting place, but also Koziorzka Street should be such one as well. The results of that analysis were firstly surprising, because contemporarily this street is very poorly developed.

Slika 2: Prva faza analize: (upo-)raba prostora v Gdańskem območju Osowe (ilustracija: Weronika Dettlaff).

Figure 2: First stage of analysis: terrain usage in Gdańsk Osowa (illustration: Weronika Dettlaff).



However, later on this was a starting point, which has helped to recognise a big potential of this space.

3.6. The chosen examples of public spaces in Gdansk Osowa

During the process of identification of the nature and sensitivity of the public space in Gdansk Osowa eight places were selected, that seem to be the most significant for the development of Osowa's community (Table 1). Each of them offers some potential to become an attractive place for the users. The criteria that were taken into account are: Ownership, Accessibility, Use, Visibility and Control [Hertzberger, 1991]. Accessibility, Use and Control were 'graded' from one to eight (one means the weakest and eight means the strongest). All the results are shown in the Table 1.

3.6.1. Open spaces between old blocks of flats

This public place is located between old blocks of flats in the oldest part of the district. The quarters are organised in a clever way, which allows having some privacy in the public. There are a few playgrounds for children, some public and private greenery around. Because of the fact that visibility of that place is low, the access to the place is difficult. On the other hand, that makes this place very cosy, welcoming and comfortable.

3.6.2. The pond on the Kielnieńska Street

The park near the pond on the Kielnieńska Street is one of the few

green places intended for both adults and children. There are some benches and playgrounds for children and although it looks neglected, the place is in use for the whole year. For example, during winter there is an ice rink on the pond.

3.6.3. Park Chirona

Park Chirona won a competition in 2008 for being the most pleasant open public space for people in Gdansk. The facility is a complex of greenery combined with playgrounds for children and adults, benches and small bridges above a small river. Nowadays more and more people appear there and use all its facilities every day.

3.6.4. The square of the Church of Christ the Savior

It was historically the first place where people started meeting and making closer relationships after masses. Nowadays the square is near by the Chirona Park and is rather used for bigger events connected with catholic feasts than for every day meetings. It is also used as a parking place because of its size and good accessibility.

3.6.5. Koziorożca Street

Koziorożca Street would seem to be a very important street as it is located right in the middle of the district. However it is poorly developed, having nothing more to offer than one shopping complex. There roads is not finished, without pavements or bike paths. People walking there use

Slika 3: (Levo) Rezultati 'space syntax' analize prikazujejo povezovalno vrednost odprtih prostorov območja Gdansk - Osowa. (ilustracija/DepthmapX: Weronika Dettlaff).

Figure 3: (Left) Results of space syntax analysis shows the integration values of the open spaces in Gdansk Osowa. Analysis made in DepthmapX (illustration: Weronika Dettlaff).

Slika 4: (Desno) Izbrani so prostori, ki so najbolj pomembni za razvoj skupnosti gdaškega mestnega območja Osowe. (ilustracija: Weronika Dettlaff).

Figure 4: (Right) The extracted open spaces that seem to be the most significant ones for the development of the community in Gdansk Osowa (illustration: Weronika Dettlaff).

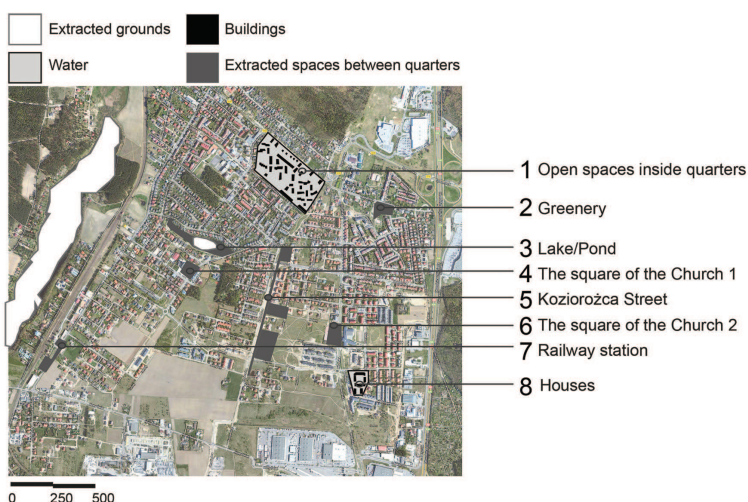


Tabela 1: Ocena izbranih javnih prostorov.
Table 1: The evaluation of extracted public places.

PUBLIC SPACES \ VALUES	OWNERSHIP		ACCESSIBILITY	USE	VISIBILITY			CONTROL	SUM	PLACE
	public	private			weak	medium	good			
1 Open spaces between old blocks of flats	public		3	5	+			7	16	IV
2 Pond on Kielnińska Street	public		4	6		++		3	15	V
3 Chirona Park	public		5	7		++		4	18	III
4 Square of Church of Christ the Savior		private	7	3			+++	6	19	II
5 Koziorożca Street	public		8	4			+++	5	20	I
6 Square of Church of St. N. Polycarp		private	6	2			+++	2	13	VII
7 Railway station 'Gdańsk Osowa'		private	2	1	+			1	5	VIII
8 Open spaces inside quarter on Wodnika Street		private	1	4	+			8	14	VI

their own trodden paths. There is no greenery, or any places to rest. Cars pass by this street regularly because is the shortest way to across the district. It is very surprising that this area is still undeveloped, even though it would potentially bring many social and economic benefits.

3.6.6. Square of Church of St. N. Polycarp

Square belonging to Church of St. N. Polycarp is nowadays the hosting place of some social events for the whole district. This church is quite new and the community is still growing. Even though the new church and the square are still under the construction, it is a place for some picnics (e. Ex. "Osowiada") and other activities. The square is planned to have some places to rest in the open air. The place appeared to be one of the most interesting on Wodnika Street. Only this area along the street is completely open for all users.

3.6.7. Railway station 'Gdańsk Osowa'

Railway station 'Gdańsk Osowa' appears to be one of the worst public spaces in the district. The place, which should be full of people, is empty and almost closed. It is located in the end of the district and

insufficiently connected to the rest. Two buses ends their route there, but the lack of train connections reaching this station makes it look practically abandoned. The interior of the building is in a poor condition as well. There are no restrooms and the ticket office is usually closed. People waiting for the few trains during the day stand on a very old platform with just a few benches. For 2015, the new metropolitan train connection is planned to be opened and this would be a chance and a good occasion for restoration and revitalisation of this area.

3.6.8. Open spaces inside quarter on Wodnika Street

The quarter is rather unknown, because is hidden in the end of Wodnika Street. In this quarter, everything is open and well organised. The inner part of the quarter is visible from the blocks standing around so it is well controlled. The only inconvenience is that the quarter is located far from the centre and almost nobody visits this neighbourhood on regular basis.

3.7. Tree chosen public spaces from the previous ranking

The last part of the work was intended to choose three from the spaces listed above, compare them

and find out what is their "sensitivity for changes". The Table 2 shows the evaluation of the tree extracted places from the previous research. It was decided to select one place with the best, one with an average and one with the worst potential. Each of these places has some strengths and some limitations

3.7.1. Koziorożca Street

Koziorożca Street appeared to be a public space with big potential for development. Because of its location and accessibility, it can be well controlled. It might be good organised and it is a chance that it could be a new centre of the district. Many changes are necessary to be done to make this place more pleasant for people.

3.7.2. Open spaces between old blocks of flats

Block of flats, which had the fourth place in the previous ranking where extracted as a space with medium potential. It is a place that is very sensitive for any changes. Its character seems to be very delicate. The location and its potential are used quite well. There are spaces that are calm, peaceful and suitable for relax and recreation. Only few changes are needed to improve this public space.

	KOZIOROŻCA STREET	BLOCKS OF FLATS IN OLD OSOWA	RAILWAY STATION
LIMITATIONS	1- no infrastructure, 2 - no small architecture, 3 - no pavement, 4- not in use (untapped its potential)	1 - hard to get there, 2 - hidden space, 3 - not very available	1 - too far from the centre of Osowa, 2 - no infrastructure, 3 - no reception, 4 - only few trains during the day
POTENTIAL	1 - very good visibility, 2 - very good access, 3 - access is sufficient for a lot of different activities	1 - places for children, 2 - a lot of greenery, 3 - not closed, 4 - safe, 5 - good proportions of silence, safety and available activities.	1 - in 2015- new connections with Gdańsk and Gdynia planned, 2 - a possibility to make more bus connections, 3- a lot of spaces for small infrastructure, 4 - alternative for car transport
SENSITIVITY OF THE PLACE	normal	very sensitive place	now- not a sensitive place
INTERVENTIONS	To use and explore the potential of the place- a whole comprehensive project should be made. Pavements, bike roads, infrastructure, greenery, playgrounds, benches, bike parking needed.	Almost no interventions needed. Only small changes- more benches, more toys for children.	The place should be more available. Renovation and new interventions are needed to make this place more usable. Firstly- more connections with Gdańsk and Gdynia needed. More buses and the car parking necessary. Bike parking, more greenery around, small infrastructure, toilets, cashbox, small shop are required.

Tabela 2: Omejitve in možnosti bodočih intervencij v treh izbranih javnih prostorih gdanskega območja Osowe.
Table 2: The limitations and potential for the future interventions of three chosen public spaces in Gdańsk Osowa.

3.7.3. Railway station 'Gdańsk Osowa'

The last space is the railway station, which had the last place of the previous ranking. It is needed to improve its use. The first thing, which is needed, is to rework the timetable of bus and train connections. Obviously, it is not exploited enough to relieve the car traffic. When the connections would be improved, then the whole infrastructure around should be planned in such a way, that would let the users interact there. Small architecture of all kinds is needed there as well as some new facilities inside the building.

4. Discussion and conclusions

The case-study related open question, addressed in this article, is: how to define the intervention needs, to enhance the potentials of places discussed? The answer is clear and demonstrated in the case study: in respect to the sensitivity levels detected, and to the sensitivity modes recognised.

The results obtained with the methods used showed some similarities and were consistent in general. However, it is clear that experience related issues cannot be communicated with methods focusing to their abstraction only - like in the case of the space syntax method. The knowledge, which can be created using this method, needs to be combined with the knowledge from more experientially oriented practical methods. Searching for balance of abstract and experiential point of view is the key to complementary knowledge creation.

On the other hand, the 'spatial sensitivity' method takes the balance between abstract and experiential aspects into account seriously from the very beginning. Nevertheless, the question of general and specific should always be re-addressed. How to develop the in-depth investigation without losing the integral and holistic nature of the method then? One of the answers is demonstrated in the case study evaluation: keeping the awareness of the method contextualisation level in mind. The aspects important for the context may vary (usual criteria of natural, social and architectural point of view

were integrated through the criteria of public/private definition) but the idea of the referential matrix, representing the wholeness, remains.

There are some results of the study, which are transferrable to other places in further work on the case study:

- the examination of Park Chirona as a space where people from the district spend their time. For the first author, after the examination finalised this is a place similar to the "green living room" in the district. She would like to compare how people from different groups (et. sex, age) chose the place in Chirona Park to spend their time. This suggests thinking about similarities of living rooms in the houses and open public spaces in the districts. People spend their free time there – meeting together, entertaining, doing sports, eating, dating. All kind of activities, which they do in living rooms - but in the city.

Other results can be identified as transferrable to other cases in further work:

- the examination which key factors affect the liveability of a district/ city is the next step: "A liveable city is a city where I can have a healthy life and where I have the chance for easy mobility – by foot, by bicycle, by public transportation, and even by car where there is no other choice... The liveable city is a city for all people. That means that the liveable city should be attractive, worthwhile, safe for our children, for our older people, not only for the people who earn money there and then go and live outside in the suburbs and in the surrounding communities. For the children and elderly people it is especially important to have easy access to areas with green, where they have a place to play and meet each other, and talk with each other. The liveable city is a city for all." [Hahlweg, 1997]

After exchange in Ljubljana the first author met Malgorzata Chmiel, who is the Gdansk City Councillor. She also lives in Osowa. Unfortunately even though she agrees with the need of changes – those changes seem impossible to her. Almost all areas have private investors and nobody cares about public good. She explained that the city cannot use the research results presented because almost all of the places discussed no longer belong to the city. Park Chirona was one of the city terrains. To create it was a very big investment and the whole process last for two years. The discussion mentioned indicates that the research conducted was of a simulative nature, theoretical –'just' professional analysis and evaluation.... It can be used in scientific research about Gdansk urban spaces. However, the case study can still be continued:

- The first option is talking with actual/existing investors/ actual stakeholders/land owners about the profit they can make while contributing to common goods.
- The second option, which is even more relevant, is to involve general public in the discussion, to introduce civil control of investor's behaviour. After all, not all investors are fixed... and also the urban policy is changeable... Media can help.
- The third scenario is to find investors willing to benefit from the new offer to common goods. The keys are the long-term defined economic-arguments. A recent referential example of working with communities and offer professional solutions shows that it is possible to find investors and not just simple responding to their demands without having the public dimension in mind [Examination Tom Holbrook, 2014].

These results are transferrable within the field of urban design, focused to practice and/or to practice based research:

- To create a district which functions well it is needed to develop different kinds of

possibilities for users.

- Every potential place for changes has its own sensitivity and needs different level of interventions.
- The 'space syntax' method should be used as an extra tool to describe space. It should be used with other tools.
- The results can be also developed and used for theoretical studies about spatial configurations of public spaces and its users

Last but not least - this is transferrable most generally: Not all of the problems and potentials are visible from the first inspection. More than one type of the analysis is needed to look at the problem holistically, even in the case we believe in the holistic nature of one of the chosen methods.

Bibliography

- Cultures of the Suburbs, International Research Network <http://suburbs.exeter.ac.uk/>, <October 2014>
- Examination Tom Holbrook. Research database. ADAPT-r. <http://adapt-r.eu/research-database/examination-tom-holbrook/?searched=1>, <October 2014>
- Hahlweg, D. (1997): *The City as a Family*. In: Lennard, S. H., S von Ungern-Sternberg, H. L. Lennard, (eds.): *Making Cities Livable*. International Making Cities Livable Conferences. Gondolier Press, California, USA.
- Hertzberger, H. (1991): *Lessons for students in architecture*. Uitgeverij 010, Rotterdam.
- Hillier, B., Hanson, J. (1984): *The social logic of space*. University Press, Cambridge.
- Hillier, B.; Vaughan, L. (2007): *The City as One Thing*. In: *Progress in Planning*, 67 (3), pp. 205–230.
- Hillier, B. (1996): *Space is the machine. Machine A Configurational Theory of Architecture*. Space Syntax, London
- Hillier, B. (2009): *Spatial Sustainability in Cities Organic Patterns and Sustainable Form*. Paper presented at the 7th International Space Syntax Symposium, 13-18 June. KTH Stockholm, Sweden.
- Jiang, B., Claramunt, C. (2002): *Integration of Space Syntax into GIS: New Perspectives for Urban Morphology*. V: *Transactions in GIS*, 6(3), pp. 295–309.
- Okręgowy Urząd Miar u Gdańsku http://www.oum.gda.pl/index.php?id=oum_gdansk <September 2014>
- Sagan, I., Grabkowska, M. (2012): *Urban Regeneration in Gdansk, Poland: Local Regimes and Tensions Between Top-Down Strategies and Endogenous Renewal*. In: *European Planning Studies*, Vol. 20, No. 7, pp. 1135-1154.
- Zupančič, T. (ed.; 2009-): *Doktorski študijski program arhitektura*. Fakulteta za arhitekturo, Ljubljana. <http://www.fa.uni-lj.si/default.asp?id=2844>, <October 2014>
- Zupančič, T., Juvančič, M., Verovšek, Š., Jutraž, A. (eds.) (2011): *Respecting fragile places : proceedings of the 29th Conference on Education in Computer Aided Architectural Design in Europe*, Ljubljana, Slovenia, September 21-24, 2011. 1st ed. Brussels: eCAADe, Education and Research in Computer Aided Architectural Design in Europe. Faculty of Architecture, Ljubljana.