

# Public Housing Renewal

Developed by Garner Clancey

The design of many public housing estates has been widely criticised for adopting measures that would generally be unacceptable in private residential developments. Unusual street layouts, low levels of natural surveillance, poor legibility, an absence of territorial reinforcement, poor maintenance and numerous other problems have been identified with many public housing estates.

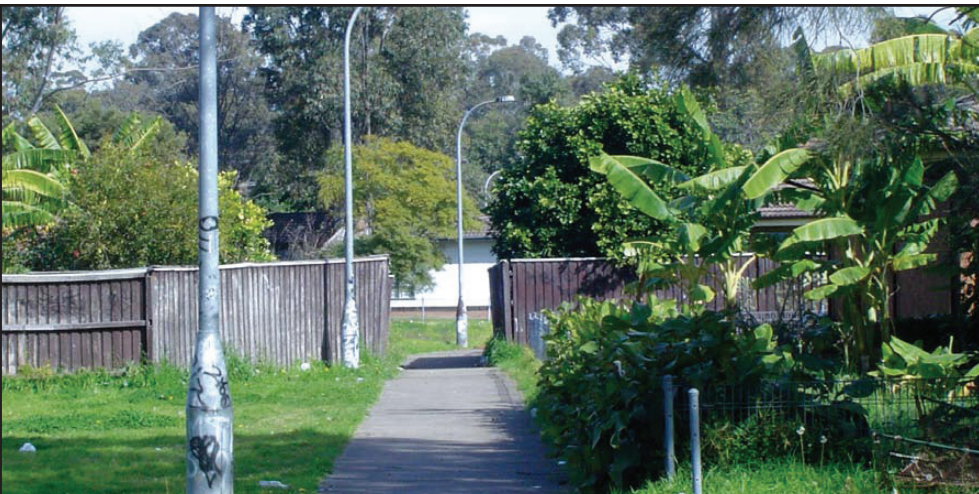
In recent years, there has been a concerted effort to reverse these problems. Treatments to individual properties and whole-scale estate renewal have been adopted. Before and after images below show the nature and scale of the transformation in one case.



Cul-de-sacs were common throughout the estate. This reduced natural surveillance opportunities.



Cul-de-sacs have been extended, providing a more regular grid street network.



Ambiguous green space and alley ways were common and were often sites where rubbish was dumped.



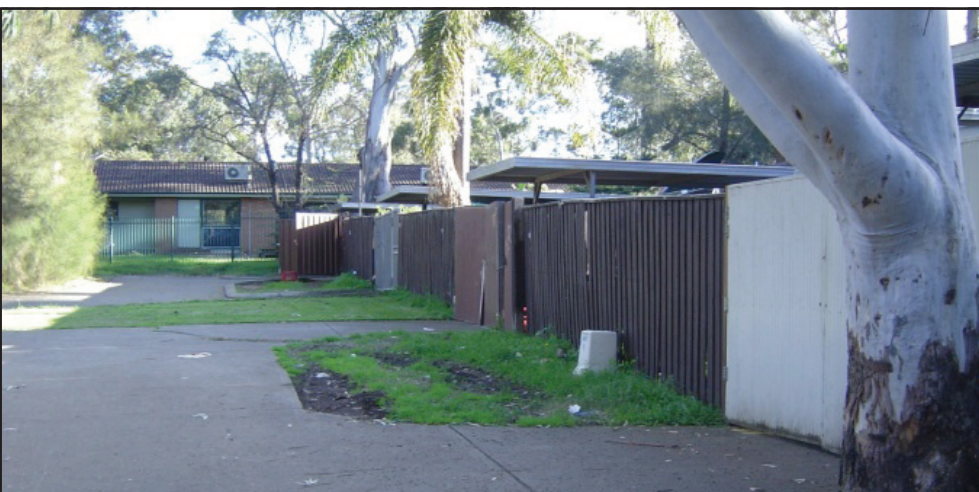
Green space now has formal characteristics and movement predictors are open, allowing for greater natural surveillance.



The absence of clear rear boundaries provided little territorial reinforcement and provided excuse-making opportunities for would-be offenders.



The clear and formal transition from public to private space provides territorial reinforcement and clarity about responsibilities for maintenance.



The fronts of homes did not face each other and natural surveillance was often obscured by high front fences.



The more traditional grid street layout ensures that homes face each other and porous fences and the orientation of windows and balconies to the street provides opportunities for natural surveillance.