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Brownfield Regeneration Practice

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What is a Brownfield

- Brownfields are sites that have been affected by the former uses of the site or surrounding land, are derelict or underused, and may have contamination problems. They often have a bad image and are often not competitive compared to greenfields without public intervention. These sites often have to be remediated of hazards to human beings, groundwater and ecosystems, and need to be put back to the property market.



Source: www.urbanevolution.org

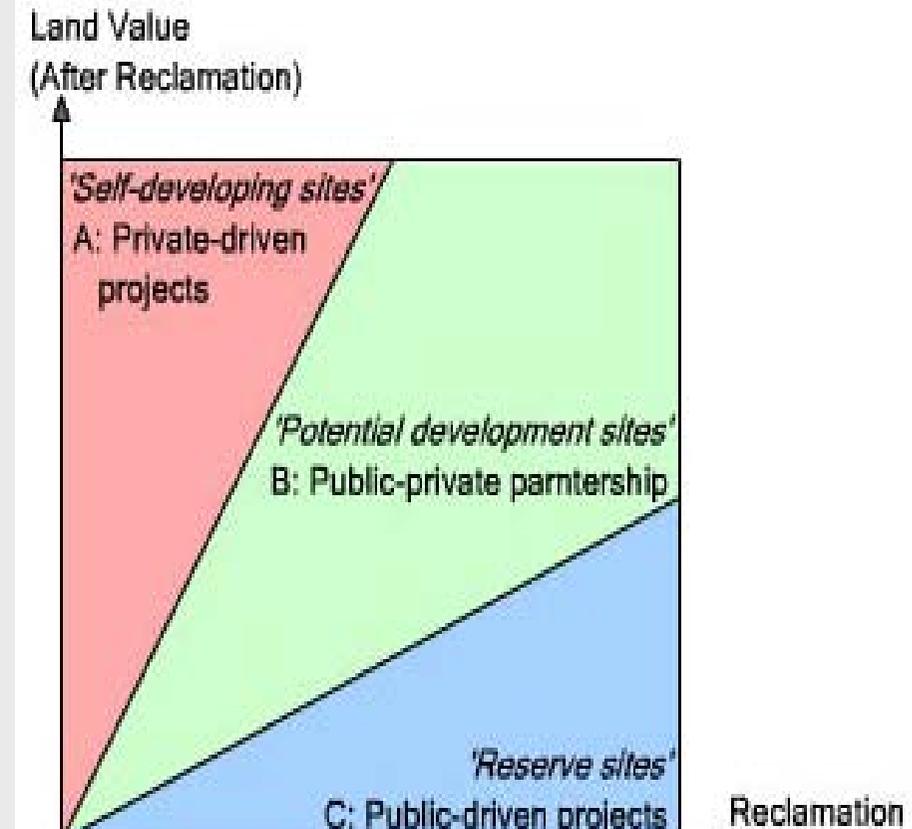


How did they occur

- Post industrial society
- Post socialist society (Central and Eastern Europe)
problem of competitiveness, markets
- Higher environmental standards -> Transfer of “dirty” industries to other countries
- Higher labour costs -> Transfer of labour intensive industries
- Other reasons

Types of Brownfields

- Location (micro, macro)
- Level of pollution
- Image of the area
- Other factors



ABC Graph, developed by CABERNET
(www.cabernet.org.uk)

Why regenerate

- Environmental, health aspects (remove of toxic materials)
- Social aspects (crime level, unemployment)
- Urban planning/design aspects (Permeability, Variety, public spaces, green areas)
- Economic aspects (GDP, taxes)
- Reduce pressure on Greenfields
- Other reasons

SUSTAINABLE URBAN DEVELOPMENT

examples:

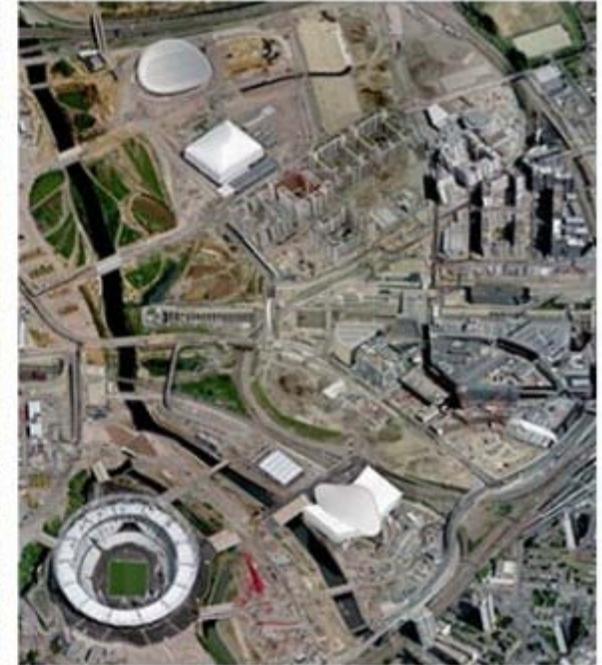
Olympic park in London

- Largest Brownfield Regeneration project in Europe
- series of neighborhoods set around a major new park

BEFORE



AFTER



- London Legacy Development Corporation – long term commitment

examples:

Partnership Šmartinska



- Investment type: Public-private partnership
- partners: City of Ljubljana, various private companies
- Re-development/start: 2008(1992)
- Re-development/completion: on-going



Source: COBRAMAN project, kristalna-palaca.com

examples:

Nove Poljane, Ljubljana



- Ex-army barracks
- PPP
- Mix use, mostly housing
- weak interlink with the Ljubljanica river



Source: www.skyscrapercity.com

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Thank you for your attention!

