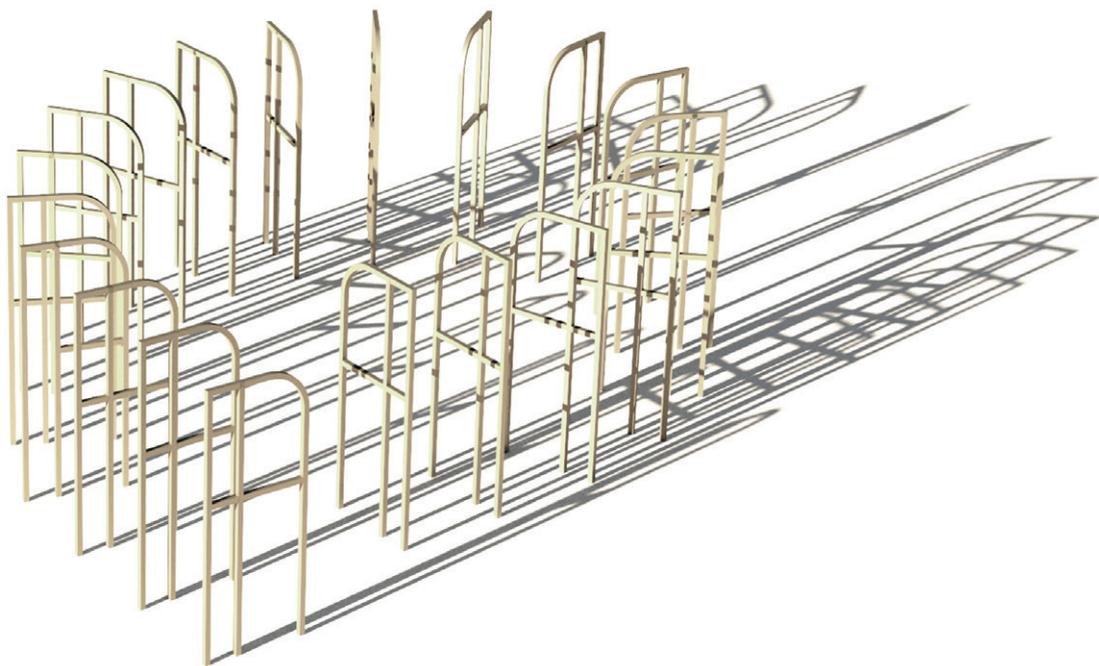


RÅGSVED CENTRE



**Resilient Revitalisation in
a Multi-Ethnic Environment**

Nadja Jeppsson
2019 Report



LUNDS
UNIVERSITET

Course AAHM01
Degree Project in Architecture
LTH 2019

Rågsved Centre
Resilient Revitalisation in a Multi-Ethnic Environment
Author: Nadja Jeppsson

Examinator: Christer Malmström
Supervisor: Maria Rasmussen

CONTENTS

	Acknowledgements	7
	Executive summary	8
1	INTRODUCTION	9
2	LITERATURE REVIEW	11
	2.1 Theoretical Frameworks	12
	2.2 Triple Bottom Line	13
	2.3 TBL Measures	14
	2.4 Research Questions	16
3	METHODOLOGY	17
	3.1 Literature Analysis	20
	3.2 Narratives	21
	3.3 Graphic Analysis	22
	3.4 Sample and Size	
	3.5 Limitations	23
4	OVERVIEW	24
	4.1 Evolution of Modern Swedish Retail	25
	4.2 Swedish Retail Space Transformations	
	4.3 Retail Trends	27
	4.4 Challenges in Swedish Retail Policy	
5	SITE ANALYSIS	28
	5.1 Rågsved	32
	5.2 Rågsveds Centre	35
	5.2.1 Existing Drawings	36
	5.2.2 Diagrams	46
	5.3 Site Observations	49
	5.4 Competitors	58

6	RESULTS	59
	6.1 Local Dialogues	61
	6.1.1 User Experience	
	6.1.2 Spatial Impressions	
	6.1.3 Product & Service Provision	
	6.1.4 Social Needs	
	6.1.5 Visitation	
	6.1.6 Customer Demands	
	6.1.7 Suggested Improvements	62
	6.2 Municipal Dialogues	
	6.3 Conclusions	64
7	DISCUSSION	64
	7.1 Safety and Appropriation	66
	7.2 Segregation and Population Growth	67
	7.3 Spatial Qualities and Potentials	68
8	A NEW VISION	70
	8.1 Design Intents	71
	8.2 Proposed Strategies	72
	8.3 Look & Feel	76
	8.4 Proposed Design	78
	8.5 Design Evaluation	107
	8.5.1 Option 1: Maximising Unit Quantity	108
	8.5.2 Option 2: Flexible Unit Merging	109
	8.5.3 Option 3: Interior & Exterior Mergence	110
9	CONCLUSIONS	111
	Appendix	113
	Appendix A - Local Interview	
	Appendix B - Municipal Interview	117
	List of figures	120
	List of tables	
	References	121

ACKNOWLEDGEMENTS

I take this opportunity to express my special gratitude to all the interview participants from Stockholm Municipality and locals at Rågsved Centre whose narratives underpin this research.

A very special thank you to my sister Susanne for offering her undenyng academic wisdom, guidance and patience with me and to my parents Sundus and Joel's continuous support in all that I aspire to pursue.

Most importantly, a resounding thank you to my loving husband Noor who journeyed with me throughout this project and offered wholehearted support at every turn. I am forever grateful for you.

EXECUTIVE SUMMARY

This report provides an analysis and evaluation of the current spatial, environmental and financial resilience of Rågsved Centre in Stockholm. Furthermore, local future risks on resilience are also discussed and the total analysis is synthesised in a new resilient spatial interpretation of the centre. Methods of analysis include a narrative format that comprise of twelve semi-structured interviews, desk research, literature analysis and a graphic analysis using existing and new data. All novel information can be found in the appendixes. Results of the analysis show local priorities and user perceptions, stating a need for more public space, improving poor sightlines and lack of illumination, improving accessibility, revive commercial viability whilst offering non-commercial activities, demand for flexible and hybrid spaces as well as spaces that can boost personal, educational and professional characters.

The report finds the prospect of revitalising the centre as positive based on local and municipal narratives and especially in consideration to the planned urban developments in Rågsved. On the other hand, resilient literature state the importance of inclusive communication with local community to prevent resistance in integration during planned population growth and a need for appropriation to combat criminality with the aim to meet safety demands and social welfare.

Although the narratives accumulated were driving agents for the new vision of the centre, the proposed design suggest areas of further improvements.

Recommendations discussed include:

- Reconsideration to the dimensionality of the non-buildable space for improved spatial usage and effects on safety.
- Improvements to existing parking area by not only increasing public space and providing pedestrian only accessibility, but also by enabling more commercial or social activities closer to the street.
- Reconsider curvature of the centre as it poses spatial restrictions which affect interior movement circulation.
- Greater attention to the east side of the centre which may remain to be a vulnerable area attracting unwanted activities.

This report also give mention to the limitations of this conducted analysis. Some of the limitations include the quantity of locals available on site for the interviews and the resilience measures used are limited to TBL which may holistically result in that some resilience aspects are met whilst others are not.



CHAPTER

1

INTRODUCTION



UN has raised awareness of the need for resilient cities one part of their 2030 goals. Similar to the word sustainability, resilience carry broad definitions that may be difficult to grasp in planning. A few of its meanings has been translated to be the union of integration, adaptation, recovery, well-being, self-reliance, diversity, local wealth, learning and resourcefulness. When looking into exemplary resilient urban planning, Stockholm has received many recognitions within many of its regions (Metzger, J., R.Olsson, A, 2013). However, even Stockholm contain communities that lack many resilient factors whilst adding a complex concoction of spatial, social, financial and environmental challenges. Even through the swedish municipality drive urban developments, local people are treated as active members of society that help identify what and how to develop. As many planning decisions attain a spatial expression, this research looks into how far architecture may absorb resilience and where its boundaries lie. If local people are active agents, they may also possess the capacity to support the longevity of resilience or generate the opposite effect. What does it take for a development to become resilient? What are its threats and conditions? The importance to test spatial resilient capacities is to ultimately also test its boundaries. Outcomes of such studies help states and municipalities to connect with local complexities to aid development strategies but to also shed light on where further input may be needed for ultimate resilient planning.



CHAPTER

2

LITERATURE REVIEW



2.1 Theoretical Frameworks

The word resilience seem to be the new buzzword in urban-regional conferences around Europe and in academic literature in recent years (Stumpp, 2013). It is sometimes used interchangeably as sustainability and has become a fundamental element of sustainable developments of the social and ecological systems (Bhamra, A.S, 2015). According to the UN goal 11 “make cities inclusive, safe, resilient and sustainable” (UN goals, 2019), cities are in dire need of particular attention as they contain the majority of the world’s population. They function as nodes for resource consumption and as sites for innovation. They have also become testing grounds for resilience in both theory and practice (Meerow, 2016). Urbanization and population growth in cities are still ongoing which hence requires resilient urban planning and efficient management systems to deal with its challenges (UN goals, 2019). The relevance of resilience in micro-practices has also increased during recent years as people have begun to react to environmental problems, eco-friendly offerings and promoted social responsibility (Weise, A, Kellner, J, Lietke, Toporowski, W, 2010, p. 318).

To understand how resilience can impact cities, it is necessary to offer the word an explanation. Resilience has previously been defined as a system’s capacity to adapt and recover from external disturbances (Cere., Rezgui., Zhao, 2017) as well as establish lasting well-being for people and place. It can also be understood as a condition that embody a core set of principles. Resilient solutions create capacities across diverse contexts, systems and geographies whilst adhering to common resilient principles. Key characteristics of these solutions create capacity for 1) flexibility and redundancy at multiple levels to ensure core system functions, 2) local and regional self reliance, 3) communities and individuals to impact factors vital to their personal, social, cultural, ecological and economic welfare, 4) diverse and accessible forms of livelihoods and local wealth ownership, 5) creation of valued trusting partnerships amongst a network of people and resources that can connect and reconnect over time and offer rich feedback and

6) continuous learning, adaptation, knowledge sharing and innovation (Bhamra, A.S, 2015). In urban resilience, the word is described as the capacity for an area to survive and thrive regardless of any chronic stresses or acute shocks it is exposed to (100 resilient cities, 2019). According to 100 Resilient Cities (2019), resilience is demonstrated through reflectivity in decision making, resourcefulness, robust systems, redundancy to accommodate disruption, flexibility to adapt to changing circumstances, inclusivity in decision making as well as integration of varying institutions and systems.

Researchers within the field have translated the definitions of resilience into various frameworks that adhere to commercial environments. However, they are still rather fragmented whereby inconsistent assessment methodologies have been introduced since the turn of the century (Cere., Rezgui., Zhao, 2017). The frameworks have been described to be: 1) Engineering: the equilibrium approach that refers to preserving performance despite possible shock disturbances (Wrigley & Dolega, 2011). Such disturbances may be political instability, environmental changes, or other instances of similar character. 2) Ecological: the evolutionary approach that refers to how systems reorganise to new social, economic and ecological contexts. It is measured by the speed of its return to a state of equilibrium or by the intensity by which a system is able to absorb change (Wrigley & Dolega, 2011). 3) Economic: a systems adaptive capacity to financially realign for new configurations and rejectors of growth (Wrigley & Dolega, 2011). Retail resilience may also be considered from the lens of 4) Time-space approach, referring to temporal transitions between commercial and non-commercial activities for community sustainability. This interpretation also consider municipalities’ development plans and their potential impact on new user demands (Kärholm, M., et.al, 2017). Furthermore, 5) E-resilience: offer a theoretical and methodological framework that define the vulnerability of retail environments to growing trends in digitalisation (Singleton, A.D., Dolega, L., Riddlesden, D., Longley, P.A, 2015). The most ambiguous and continuously changing framework is 6) policy making: outlining the actors within retail environments

that establish consumer diversity, retail variety, quality and complementary offerings (Ozuduru,H., Varol, C., Ercoskun, O.Y, 2012). According to the UN Sustainable Goals, these frameworks lack specific mention to the need of resilient transport systems, access to basic services, road safety, safeguard of resources and natural heritages, protection of people in vulnerable situations, reductions of per capita environmental impact, access to inclusive public spaces with attention to vulnerable people and support to least developed countries in the world (UN Sustainable Goals, 2019).



2.2 *Tripple Bottom Line*

A widely accepted resilience model by people inside and outside the academia is the Triple Bottom Line (TBL). TBL captures the essence of sustainability by measuring an organisation’s activity on the world. It was originally developed as an accounting framework that incorporates economic, environmental and social complexities (Weise. A, Kellner. J, Lietke, Toporowski. W, 2010, p. 320-321). It is also commonly known as the three P’s: people, planet, profit. The economic aspect has been

explained to comprise an open and robust business environment. It recognises that people are the primary engine for economic growth and should hence receive investment to support individual development. The physical environment should support well-being, health, safety and the resources that sustain life. The societal aspect should infuse a knowledge-rich culture, open communications amongst societal members as well as strong family and community units (Surakka, 2012).

2.3 TBL Measures

TBL differ from other resilience models because it includes social and environmental data that is difficult to measure. It also does not have a common unit of measure. Profits are measured in a relevant currency whereas social and environmental or ecological health have changing units of measure. Some advocate monetising all dimensions whilst many object to put a financial value on factors that may carry geological or cultural value. Another opinion is to calculate TBL as an index which eliminates the incompatible units as long as a universally accepted accounting method prevails. This solution would allow data to be compared across disciplines and case studies. However, previous studies have shown that some subjectivity affect these type of indexes. For example, index components may be measured against each other with unbalanced weighting. Another instance of subjectivity may be expressed in the decision making, i.e. who has the ultimate say?

Another option is for each sustainability component to be measured alone. Although it provides clarity within each 'P' category, it has also been criticised to make room for overwhelming amounts of metrics to measure resilience. *"There is no universal standard method for calculating the TBL. Neither is there a universally accepted standard for the measures that comprise each of the three TBL categories. This can be viewed as a strength because it allows a user to adapt the general framework to the needs of the different entities (business or nonprofits), different projects or policies (infrastructure investment or educational programs), or different geographic boundaries (a city, region or country)"* (Slaper, 2013). One may ask, what exactly needs to be included in an index for it to be comprehensive, meaningful and measurable? Slaper (2013) state that the Genuine Progress Indicator (GPI) consist of 25 variables that encompass economic, social and environmental factors. Those variables may be converted into monetary units that are relevant to the field of study. There is also a large body of literature on environmental sustainability measures that argue for the need to integrate all three categories in the evaluation in order to attain a com-

plete understanding of the outcome (Slaper, 2013).

Much of this data is already calculated on a state or national level but is also available at the local or community level. For a geographically narrow project, similar to the site specified for this research, the TBL measures are more successfully determined locally (Slaper, 2013). There are also several mixed approaches whereby stakeholder participation or public preferences are considered in project planning or decision making. This is defined as a "narrative format" and is based on having stakeholders rank and weight components of a sustainability framework according to community priorities (Slaper, 2013).

As this thesis is based on an small scale urban and architectural field study, all components within the TBL model become relevant for consideration in order to propose an improved and resilient design solution. As a vast majority of environmental studies support an all-encompassing approach when evaluating TBL factors (Slaper, 2013), this research will adopt a similar method. Although a vast majority of the mentioned accepted TBL metrics may be available in national statistics, these may not reflect user's perception.

This research will hence adapt the narrative format to determine community and user priorities for the specified site. Through the narrative approach, this research would enable original data to be collated and in extension avoid duplication of municipal data. The amount of variables and their priorities will be defined by the narrative-participants and later analysed in order to draw design conclusions. Differences of opinions may occur which could cause contradicting design arguments. In such case, all data will be evaluated nonetheless to avoid discrimination of opinion.

Examples of measures:



**BUSINESS
CLIMATE
FACTORS**

Personal income
Cost of underemployment
Establishment churn
Establishment size
Job growth
Employment distribution by sector
Percentage of firms in each sector



LIFE QUALITY

Unemployment rate
Female labour force participation rate
Median household income
Relative poverty
Percentage of population with a post-secondary degree or certificate
Average commute time
Violent crimes per capita
Health-adjusted life expectancy



**NATURAL
RESOURCES**

Sulfur dioxide concentration
Concentration of nitrogen oxides
Selected priority pollutants
Excessive nutrients
Electricity consumption
Fossil fuel consumption
Solid waste management
Hazardous waste management
Change in land use

2.3 Research Questions

Sharifi (2016) identifies a research gap, whereby he states that the implementation of resilience theory applied onto a dimensioned spatial interpretation has been neglected as part of precious assessment processes. The purpose of this research is hence to architecturally apply resilience theory (TBL) onto the case of Rågsveds Centre. The study will demand insight into the urban, regional and local aspects in order to address the following research questions.

01 *How may future shock occurrences threaten the resilience of Rågsved's Centre?*

02 *What spatial challenges does Rågsved's Centre face today?*

03 *What demands would Rågsved's Centre need to meet in order to attain resilience?*



CHAPTER

3

METHODOLOGY



This thesis adopt numerous approaches to answer the proposed research questions, keeping in mind social, economic and environmental factors. The literature review identify the scope of knowledge that concern resilience and what the most consented resilience model is (TBL model). Interviews are conducted with visitors and workers of Rågsveds Centre to examine the local's perception of the site's conditions, challenges and potentials. An additional interview with Stockholm municipality's planning department offer an overview of broader intentions and strategies of Rågsved and its centre. Interviews offer direct information from relevant sources for to establish viability. The site analysis will discuss the interview outcomes in relation to the data accumulated from site observations. Drawing archives from Stockholm's planning office will be redrawn, studied and used as foundation for the proposed. Finally, desk research is carried out to understand the contexts of Rågsved, the evolution of modern Swedish retail, Swedish retail space transformations and current challenges within Swedish retail policy. The following tables offer a summary on the above.

RESEARCH QUESTIONS

METHODS

1	What future shock instances may threaten the resilience of Rågsveds Centre?	
	What potential shocks can be identified? Where would they come from? How can they potentially impact Rågsveds Centre?	Literature Analysis Interview with municipality Desk research Graphic Analysis
2	What spatial challenges does Rågsveds Centre face today?	
	What and where are architectural difficulties of the centre? Where are the environmental challenges of the centre? What are the financial challenges of the center? How are the financial challenges affecting the centre's current conditions? What and where are the occupational challenges of the centre?	Site Analysis Interview with locals Graphic Analysis
3	What demands would Rågsveds Centre need to meet in order to attain resilience?	
	How could the demands be spatially facilitated?	Desk research Interview with locals Graphic Analysis

(Table 1: Research Questions)

3.1 Literature Analysis

This method refers to the information accumulated and analysed from articles, books and other online sources. The purpose is twofold; firstly, to understand the theoretical framework of retail resilience and how Rågsveds' existing conditions may be analysed against it. Secondly, how the accumulated knowledge of Swedish retail, varieties of retail space and planning policies may be utilised to help generate an optimal design for Rågsved that foster resilience. Further online sources also assist to determine potential future impacts, transformative potentials and identify limitations. A lot of information has been published on retail resilience and on Swedish retail, with some limitations to the marriage between the two in current literature. This thesis therefore use retail resilience and knowledge on the Swedish context to assist to identify strategies outlined in the chapter Proposed Design.

3.2 Narratives

The aim of conducting interviews are to obtain qualitative primary data. Targeted participants are local shop owners of the centre, visitors and planners from the municipality. In doing so, local interviews are aimed to answer questions regarding perceptions of the centre, spatial challenges, opportunities, wants and needs of visitors. The municipal interview aims to answer future demands, intentions behind future planning decisions, primary concerns and focus areas. All combined are designed to address the proposed research questions with attention to the TBL-model. Interview guides were used for the two types of interviews and are as listed below. The interview guides act to steer conversations and ensure similar questions and context to be discussed in each interview. However, modifications have been made in minor degree to reflect the interviewee's background and knowledge.

Five interviews from within the local's category were performed and one from the municipal category. The local's category include one shop employee at the

Centre, one Centre shop owner, one staff at the local community house, one Centre visitor and a headmaster of a nearby school. The respondents are from mixed ethical backgrounds, including Polish, Swedish, Iraqi and Balkan (no specific country was specified). These interviews were all conducted on site except the school headmaster which was interviewed via a telephone call.

In the municipal category, the team leader at the City Planning Office was interviewed. This interview was also conducted through a telephone call. All interviews mentioned were recorded with consent, except one who declined due to safety.

All interviews were performed week 8-9 of February 2019.

3.2.1 Local Interview Guide

TBL	RESEARCH QUESTION	INTERVIEW GUIDE
Environmental	What spatial challenges does Rågsveds Centre face today?	<p>How do you experience Rågsveds Centre, comparing day to night / summer to winter?</p> <p>What are you unhappy with regarding the structure and architectural layout?</p> <p>If Rågsved's centre was replaced by a new one, how would it ideally look like?</p>
Environmental Social Economical	What demands would Rågsveds Centre need to meet in order to attain resilience?	<p>What is missing from the centre to satisfy your social needs?</p> <p>What type of offerings and services would you like Rågsveds centre to provide?</p> <p>How often do you visit Rågsveds Centre?</p> <p>What would make you visit more often?</p>

(Table 2: Local Interview Guide)

3.2.2 Municipal Interview Guide

TBL	RESEARCH QUESTION	INTERVIEW GUIDE
Environmental Social Economical	What spatial challenges does Rågsveds Centre face today?	<p>What are the long-term goals for Rågsved?</p> <p>Are there any long-term plans for Rågsveds Centre?</p> <p>What are the planned changes?</p> <p>What does the municipality want to achieve?</p> <p>What challenges and potentials does the municipality identify for Rågsved and its centre?</p>

(Table 3: Municipal Interview Guide)

3.3 Graphic Analysis

In order to properly analyse Rågsveds Centre, its spatial contexts, its relevance to retail resilience and for examining potential solutions, graphic data is necessary. This is due to the fact that this research includes a physical element, i.e Rågsveds Centre and as such, merely literary contents would not suffice. As a result, visual methods such as existing and original mappings, architectural drawings, 3D visualisations and diagrams will be applied. The purpose is firstly to define all spatial contexts of the site, utilise graphic content to explain relevant activities and take advantage of the content for analysis. The second purpose for the graphic material is to employ its data for the proposed design. It will contribute with clear proposed strategies and purpose of intents.

3.4 Sample & Size

The location selection for collecting original data is explicitly at Rågsveds Centre and by any prominent activity nearby. This is because the centre is defined as the node for this research. The demographic of interest is any person working, using, visiting or having direct knowledge of Rågsveds Centre. Any information collected from these channels will be considered as primary (original) data. As mentioned earlier, interviews will be carried out for the listed target groups with reference to a desired quantity of participants. The specified amount aims to provide sufficient user perspectives for comparative purposes.

PLANNED INTERVIEWS

Target Group	Quantity
Shop Owner	2
Show Worker	2
Customer	4
Communal Worker	2
Munifpal Worker	2
Total	12

(Table 4: Planned Interviews)

3.5 Limitation

Limitations exist among the methods presented for data collection and analysis. However, its limitations are manageable and do not undermine the validity of the results presented. The literature analysis includes existing academic literature and online content to explain the scope and definitions of retail resilience as well as the theoretical framework of the TBL-model. This thesis gives mention to a broad variety of interpretations in recent literature, excluding older definitions. Any definition without pertinence has not been elaborated upon even though some might have analytical value. This is to avoid tangents, keeping the content concentrated. Instead, only directly relevant and current information are included. For example, the TBL-model have been describes in several ways and in many fields of knowledge. Some describe it as People, Planet & Profit whereas other explain it as Social, Environmental and Economical. Some varying meanings and explanations of the model exist depending on which discipline it applies to. However, it is only the common denominators and the denominators relevant to the architectural field that are accepted for this thesis.

The online data collection also have some limitations. Online information from sources may risk containing representations of the author's perception without verification (Flick, 2006). Flick (2006) hence suggest supporting online data with other methods whenever possible, such as interviews or surveys. For the purpose of this research, it is done through interviews with a range of locals at Rågsveds Centre and leading staff at the City Planning Office.

The number of interviews also disclose some limitations. This is due to the quantity of people available on site, the quantity that were willing to participate and how many retailers that were open at the time of interview. Although the sample size were not fully met, any missing information gaps can be compensated by previous conducted surveys by the municipality. These reports may show some discrepancies in comparison to the results from the original interviews because they

include a larger scope of participants within a larger region. On the other hand, the original interviews offer qualitative information of the site and includes at least one participant from every target group, making it as representative as possible despite any contingencies.

CONDUCTED INTERVIEWS

Target Group	Quantity
Shop Owner	2
Show Worker	2
Customer	4
Communal Worker	2
Municipal Worker	2
Total	12

(Table 5: Conducted Interviews)



CHAPTER

4

OVERVIEW



4.1 Evolution of Modern Swedish Retail

Retail has always been a main economic activity that affect cities vitality and liveability. It is the force that drive urban growth and has shown to affect capitals the most.

In the case of Swedish retail, it has undergone dramatic escalation in consumption during the past decades (Kärrholm, 2009). It started as early as in the 1950's, when living standards improved for larger groups of the population. When consumption increased by 3% per year per capita in the 1960's, Sweden had entered a new era of consumption. The increase coincided with the welfare evolution that offered improved access to useful goods and services for the majority of people (Kärrholm, M., Nylund, K, 2011). It encouraged many inhabitants in Stockholm to move into its suburbs, which in turn fueled retail centre developments due to new financial interests and competition demands (Kärrholm, 2009; Rotem-Mindali, 2012). In the 1980's, consumption levels peaked and also changed direction from welfare consumption to distinctive consumption due to the economic crisis. These commercial transitions transformed the city landscape and highlighted challenges of the new proliferated consumption spaces (Kärrholm, M., Nylund, K, 2011). With an ever-growing consumption, recent discussions in retail focus on sustainable solutions against waste, emission and overuse of non-renewable natural resources (Jackson, 2009).

In planning, these issues have mainly been dealt with through policies against peripheral retail developments. However, Sweden is one of the few countries in Europe that lack a national policy that outline how retail projects should be developed (Fernandes & Chamusca, 2012). Although there are policies available that ease retail development challenges, Sweden today struggle with the ever-increasing gap between state policy, planning and the changing everyday life of its consumption society (Kärrholm, M., Nylund, K, 2011).

4.2 Swedish Retail Space Transformations

Market stands were the dominant form of Swedish retail for centuries before the nineteenth century. Goods were bought over the counter and differences between rural and town stores were minimal. The introduction of buildings for production in the nineteenth century (factories, manufacturing halls, schools and hospitals) stirred up growing demands. It resulted in a growing number of buildings for consumptions (such as hypermarkets, shopping malls, pedestrian high streets and category killers) during the second half of the twentieth century. The retail formats attained novel construction materials, technologies, electric lighting and experimentative colours that showcased the time's architectural achievements. The mesmerising effects attracted customers, further stimulating social and cultural changes in the market (A. Waxell, 2014). As employment increased in the retail sector, new kinds of retail building types emerged in Sweden. One was the covered market, also named *Saluhall* first appeared 1882 in Hötorget Stockholm. The first arcade *Birger Jarls Passagen* also in Stockholm in 1897 and the first department store *K.M. Lundberg* opened in Stockholm 1897. The shift to indoor retail set many new restrictions on outdoor retail.

Victor Gruen (1903-1980) was an architect-pioneer who had a vision to mirror the image of a city centre under one roof. He was the first to design an enclosed shopping mall that facilitated social interaction between residents in disconnected American suburbs (Teller, C., Wood, S., Floh, A, 2016, P.1538). His contributions to architecture unintentionally generated a globally successful business model (Paredes et al., 2018) which had a great impact on Swedish retail architecture. By the middle of the twentieth century, the Swedish outdoor market trade was almost non-existent. The Swedish Cooperative Union (KF) played an important role in the rationalization, concentration and distribution of goods in Sweden 1899. One of Sweden's most famous low cost chains named *EPA* was first established 1930, and soon followed by another chain *Tempo* (later renowned as *Åhlens*).

The department store era (1950-1970) after World War II started the Swedish mass consumption. In less than 10 years, 114 department stores had been raised all around Sweden and in 1975 there were a total of 378 department stores for a population of 8.2 million. Speciality goods that were formerly sold in individual stores had moved into larger supermarkets (Kärrholm, M., Nylund K, 2011). Often located in the suburbs near major traffic routes and consumption junctions (A. Waxell, 2014). The helping factors for the changes were the new self-serve services, large volumes of distribution centres, new highways, automobilisation and ongoing urbanisation. Suburban shopping malls became amplified as farming activities were challenged by the introduction of car-oriented hypermarkets in 1970. It was around the same time that Sweden undergone an extensive suburbanisation. It gave rise to individualised consumption which rendered shopping into a leisure pursuit. Its effect on the retail environment could be seen in outdoor restaurants, previous department stores were replaced by malls and arcades of smaller chain stores. Suburb shopping environments expanded into landscapes of hypermarkets, malls, category killers, retail strips etc. The increase of scale of retail environments continued into the 1990's and defined the century's building typology: "category killers".

As retail spaces have become more autonomous and powerful, so have private actors such as ICA and KF. Other actors such as JM that deal with retail properties have also become important actors in the planning of urban retail. For instance, grand companies as *Steen & Ström* own almost 60 shopping malls in Scandinavian countries. Similarly, Europe's largest international owner of shopping malls, Unibail-Rodamco built the largest shopping mall in Scandinavia, named Mall of Scandinavia in Stockholm. City-oriented retailers became more organised with the help from municipality and city associations in order to compete with these major actors (Kärrholm, M., Nylund K, 2011, p.4-8). A seminal development of the shopping centre was the provision of mix retail or hybrid retail. The first example was the conversion of a chocolate factory into a

Festival Retailing at Ghirardelli Square in San Francisco 1964. This type of hybrid retailing means to tune the mix of offers to provide a unique setting for novelty shops, various cafes and restaurants etc. These shops may be chosen for a distinctive range of merchandising, not found collectively elsewhere. They include unique one-off products which focus on diversity, quality and speciality. In many instances, these type of retail settings are set to target specific demographics, attract tourists and promote leisure. Some of these principles still apply to many contemporary shopping centres (Coleman, 2006).

The evolution of retail spaces has had a profound influence on public life and the territorialisation of public space. Even though it provides ease of supply and socialising opportunities, it has also created displacement, social control and exclusion (A. Waxell, 2014, p.7). Commercialisation also set temporal control that may limit activities and access unless it is part of hybrid spaces (Kärrholm, M., et.al, 2017).

4.3 Retail Trends

Retail environments have become more and more orientated around providing an original experience. It is interpreted as a commodity to create lasting memories and in extension loyal consumers (Coleman, 2006, p247). Common examples are performances by music artists, fashion shows even amusement parks in extreme cases (Kantola, 2016). Other examples include customer involvement such as in store education and participation. For instance, sportswear stores may provide learning about their products before purchase and hence implement the principle 'play before you pay'. It provides opportunities for recreation and leisure. Flagship stores are highly driven by this concept which is what drives their success. In-store education is a further progression. By providing customers with education on products and product use, stores also establish trust before bonding them to retailers (Coleman, 2006, p248).

4.3 Challenges in Swedish Retail Policy

The shift to large scale retail structures is currently being discussed and debated amongst responsible authorities at national, regional and municipality levels. *The National Board of Housing , Building & Planning* suggest planning of commercial centres as part of its activities. *The Swedish Road Administration* has since 2008 also published guidelines for the way commercial centres affect traffic and the environment (Kärrholm, M ., Nylund K, 2011, p.9). The underlying purpose of these guidelines is that “Sweden is one of the few countries in Western Europe that does not yet have national commercial policy-regulating external commercial centres” (Vägverket, 2008, p.1). In Sweden, municipalities have monopoly on planning and thus become responsible for the physical planning of retail centres. Every municipality are obliged to develop a holistic plan in accordance to Planning and Building Act (PBL) for future developments. This plan requires further approval from city councils who take great interest in the national environmental goals. However, the holistic plan is not legally binding on the builders or the users. To cover this gap, municipalities specify a “detailed plan” outlining usage, density and accessibility for a limited local area. All detailed plans are either approved by the city council or the *Building Committee*. Every citizen has the right to appeal against it and *The County Administrative Board* has the right to test a detailed plan in instances when there may be risk of conflicting interests. They are also obliged to intervene against a detailed plan if a proposed commercial development threatens an existing commercial and traffic situation. This paragraph demonstrate the extraordinary responsibility that is put on regional authorities. A detailed plan progressed without appeals gains legal force (Kärrholm, M ., Nylund K, 2011, p.9).

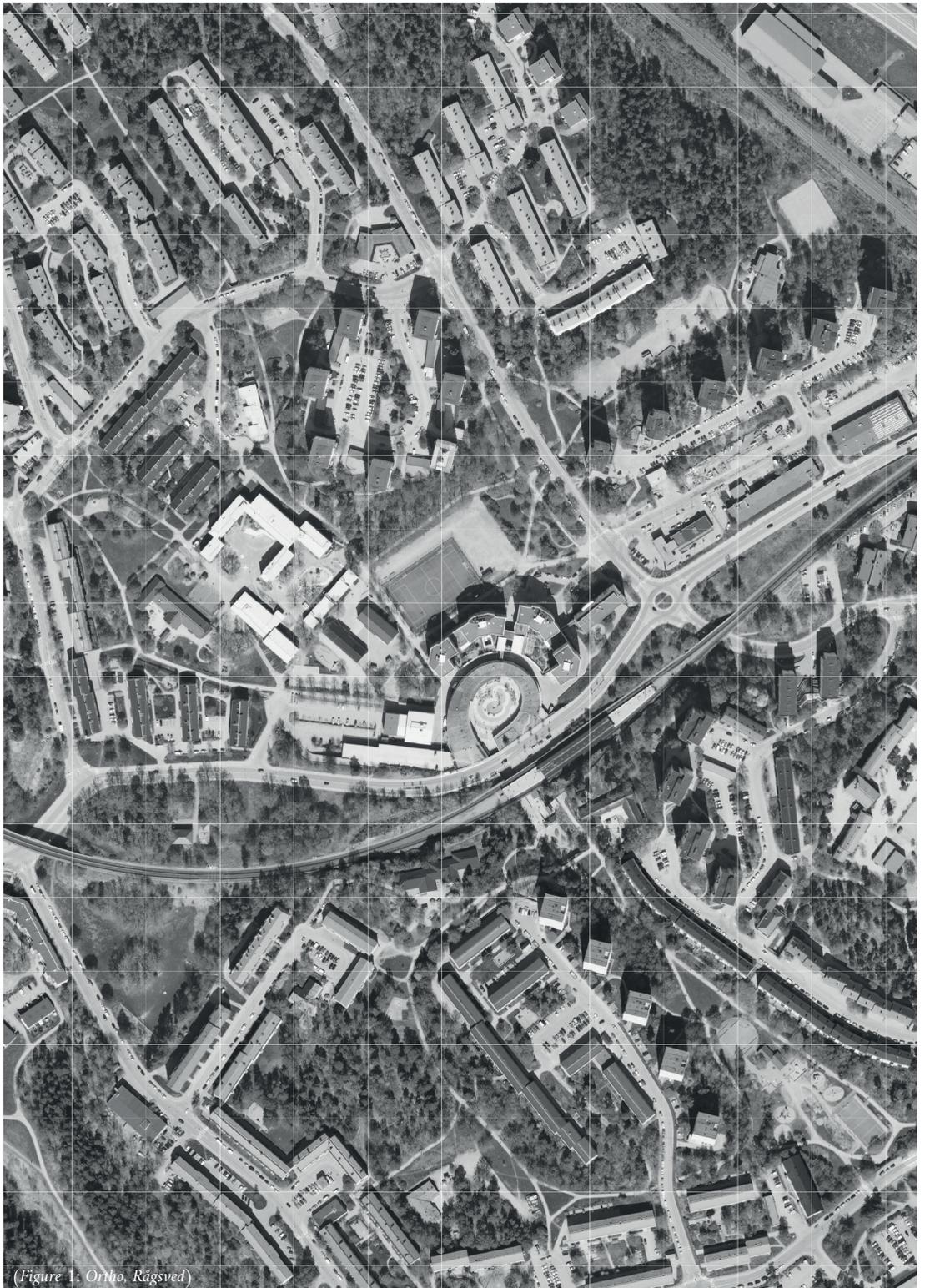


CHAPTER

5

CONTEXT





(Figure 1: Örtho, Rågsved)

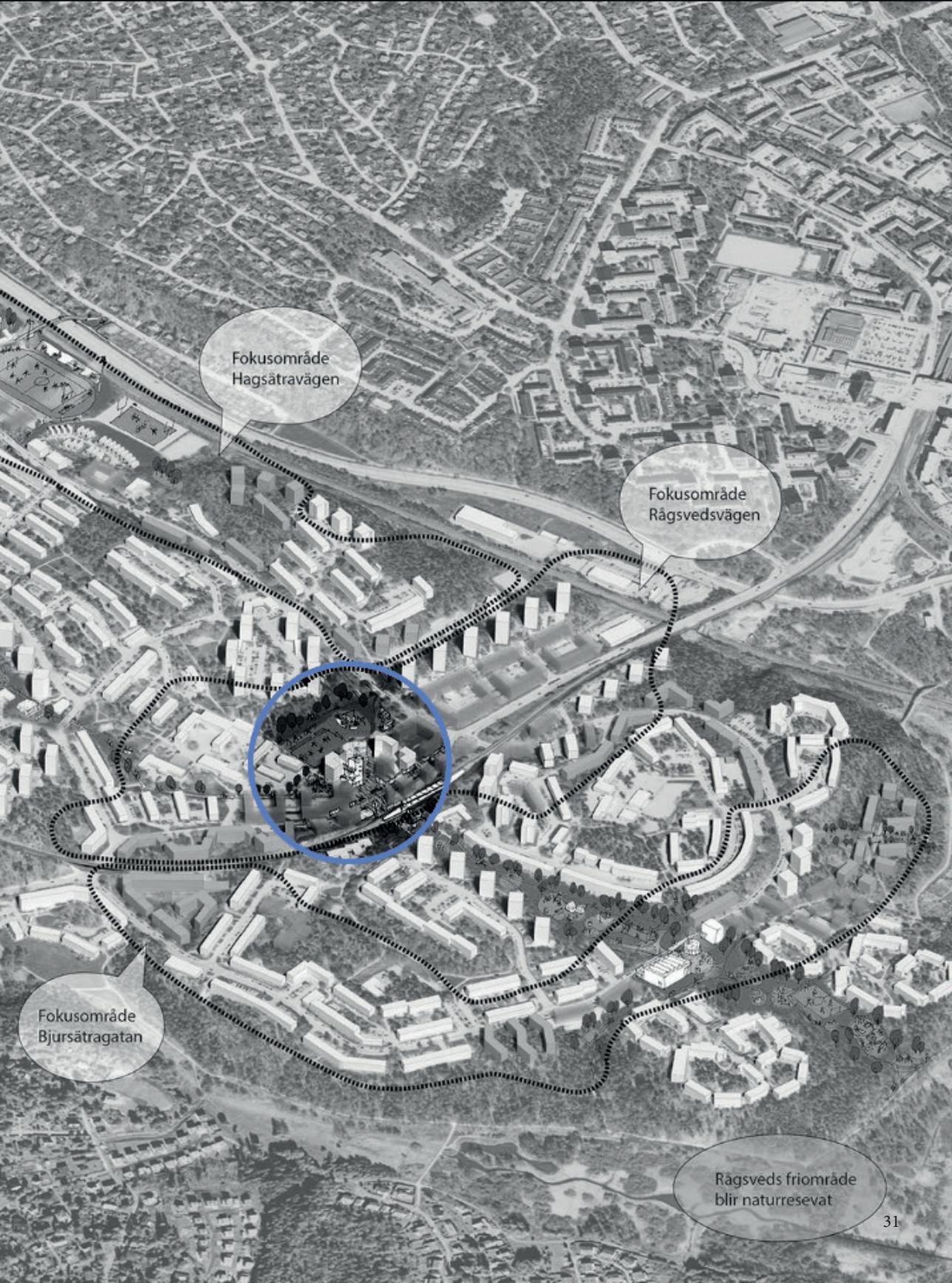


Fokusområde
Älvsjöbadet

Västra Älvsjöskogen
blir naturreservat

Fokusområde
Hagsåtra Centrum
Ormkär

(Figure 2: Fokus Hagsåtra Rågsved, Stockholm Stad)



Fokusområde
Hagsåtravägen

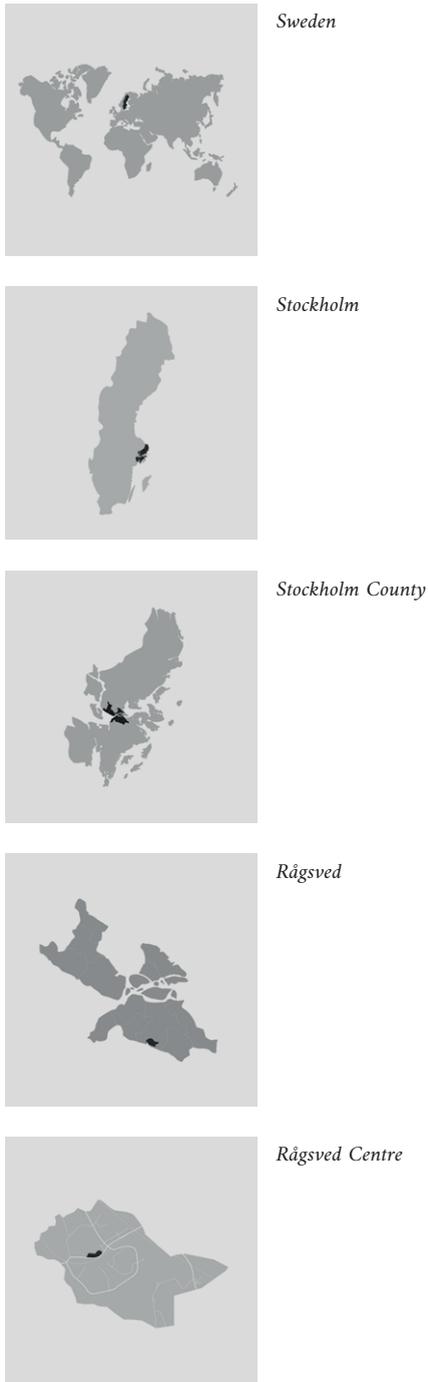
Fokusområde
Rågsvedsvägen

Fokusområde
Bjursåtragatan

Rågsveds friområde
blir naturreservat

5.1 Rågsved

Figure 3: Location Map Series



Rågsved emerged in the 1950's as a suburb, located approximately 9 km south of Stockholm City. It is characterised by low housing, tower blocks and hilly terrain that permeate the region (Stockholmshem, 2019) (Mitt i Stockholm, 2017) (Stockholm Stad, 2017). The area have several preschools and elementary schools whereas the closest gymnasium is in the adjacent region Huddinge. At the heart of Rågsved is its centre which currently offer a very small amount of services and retailers. The neighbouring areas called Högdalen and Högsätra also provide centres. However, these are both larger and more active (Stockholmshem, 2019). In spring of 2017, Stockholm's municipality presented an urban development scheme for Rågsved. 567 locals participated in an investigation via digital polls, interviews and printed surveys. The results are now part of their master urban development plan. The plan identify five nodes for development: Hagsätra Centre, Älgsjö baths, Rågsveds Nature Reserve, Rågdalen and Rågsveds Centre. The aim is for one node to be developed each year with construction already underway at Hagsätra Centre (Stockholms Stad, 2019). The study elevated a need for improved social sustainability, equity and geographic segregation. These are explained through a demand for more accomodation, safety, greenery, places for children, more sportfacilities, tranquility, workspace, shops and services, restaurants and cafes, better places for socialising, better streetlife, better places for culture, ease of access for pedestrians and cyclists, improved public transport and safety in traffic (Stockholm Stad (2017)). 3000 new residential accommodations are in planning whereby 637 of them are located within close proximity to Rågsveds Centre (Stockholms Stad, 2019) (Mitt i Stockholm, 2017). The predicted population growth in turn would require development to parks, pedestrian avenues and the centres in Hagsätra and Rågsved. The municipality hence define public space as a priority. Works in Rågsved are preliminary planned to embark in 2021 (Stockholms Stad, 2019).

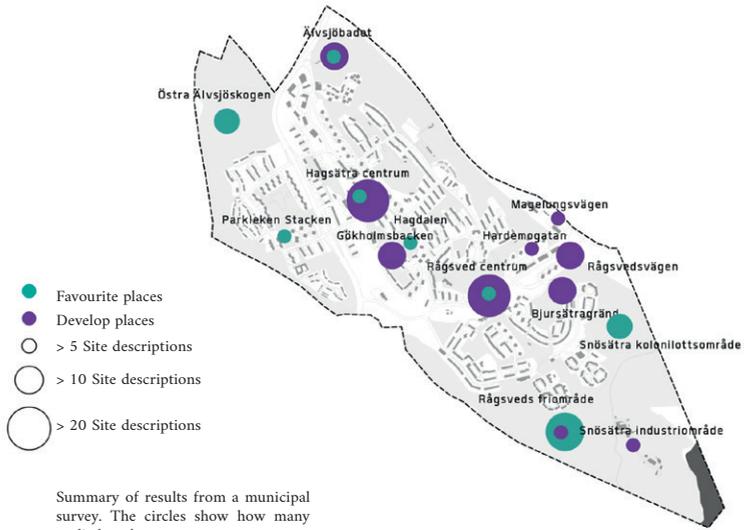
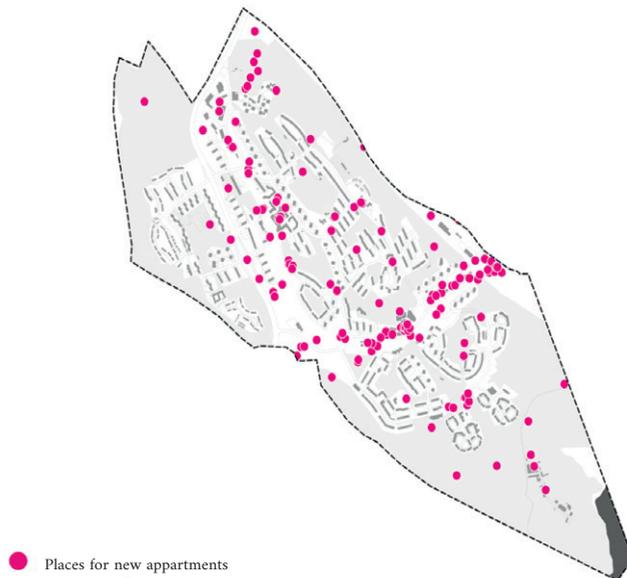


Figure 4: Place Descriptions (Stockholm Stad)



Map show the places participants suggest residential development.

Figure 5: Residential Development (Stockholm Stad)



Map showing where survey participants want to see more shops, services, restaurants and cafes.

Figure 6: Commercial Demands(Stockholm Stad)



Map showing where survey participants desire increased safety.

Figure 7: Safety Demands(Stockholm Stad)

5.2 Rågsved Centre

The centre was designed by Ken Åström and built between 1955-1957 at the heart of Rågsved, adjacent to heavy infrastructure. The main road named Rågsvedsvägen run adjacently above the centre and connects to Hagsätra in the north, Fagersjö in the south, the highway near Huddinge in the west and Hagsätra in the east. This main road also loop through Rågsved, making it a clear transportation route for its residential neighbourhoods.

The metro station T19 can be seen at high level from the centre. It offers a 20 minute transportation ride to and from T-central in Stockholm city, which makes it interconnected to the core of the metro system (Visit Stockholm AB, 2019). This establish a means for increasing people to circulate into and out of Rågsved. The busses next to Rågsved Centre on Rågsvedsvägen also enabling consistent flow of pedestrian circulation. Despite the breakdown shown below, Rågsveds centre seems to be greatly neglected by most visitors. The centre suffer from many reported faults which has turned it into the most criticised structure by Rågsveds residents and business owners (Stockholm Direkt, 2016). The complaints state that the centre is in decadence with broken floor tiles, dysfunctional lighting and faulty ventilation. Reports also outline a gross lack

of maintenance which has rendered the centre outdated and unclean (Mitt i Söderort, 2016). Although complaints have been submitted to the private owner Rågsveds Fastigheter AB by locals, there has been with no signs of response (Stockholm Direkt, 2016). Since the 1970's, the centre claimed a bad reputation due to severe drug activities. These activities and reputation are ongoing and have been proven difficult to eradicate (Orrskog, 2011).

In 2016, there were only 25 retailers left and today it is even fewer. The Swedish Shopping Centre Directory (SSCD) which contain information of all commercial environments in Sweden exclude Rågsveds Centre from its archives. According to SSCD, a commercial environment requires at least 5000 sqm leasable area and a minimum of five tenants to be defined as such. Currently, Rågsved has neither. The submitted reports also include suggestions for improvements, including a community house, gym, gallery, pharmacy, theatre, concert hall, places for children and more green areas (Mitt i Stockholm, 2017). The accumulated recommendations indicate a wish for increased security, better retail offers and activities that support culture and social interaction.

Table 5: Infrastructure (Bus); Rust (SL, 2019)

Bus	Destination	06.00-08.59	06.00-14.59	15.00-17.59	18.00-05.59	Total
143	Högdalen - Liljeholmen	96.7	58.4	65	57.1	277
143	Liljeholmen - Högdalen	20	29.1	20.9	8.3	78
172	Norsborg - Skarpnäck	164.4	170.3	111.5	85.1	531
172	Skarpnäck- Norsborg	229.3	302.3	163.1	150.8	846
195	Sergels Torg- Hagsätra	0	0	0	0.3	0.3
Qty of People to Alight & Exit		510	560	361	302	1733

Table 6: Infrastructure (T19); Mon-Thurs (SL, 2016)

T19	04.00-05.59	06.00-08.59	09.00-14.59	15.00-17.59	18.00-20.59	21.00-23.59	22.00-03.59	Total
Alight	242	2339	1488	763	451	130	7	5420
Exit	17	381	1249	1694	1192	606	76	5215
Total	259	2720	2737	2457	1643	736	83	10 635

5.2.1 Existing Drawings

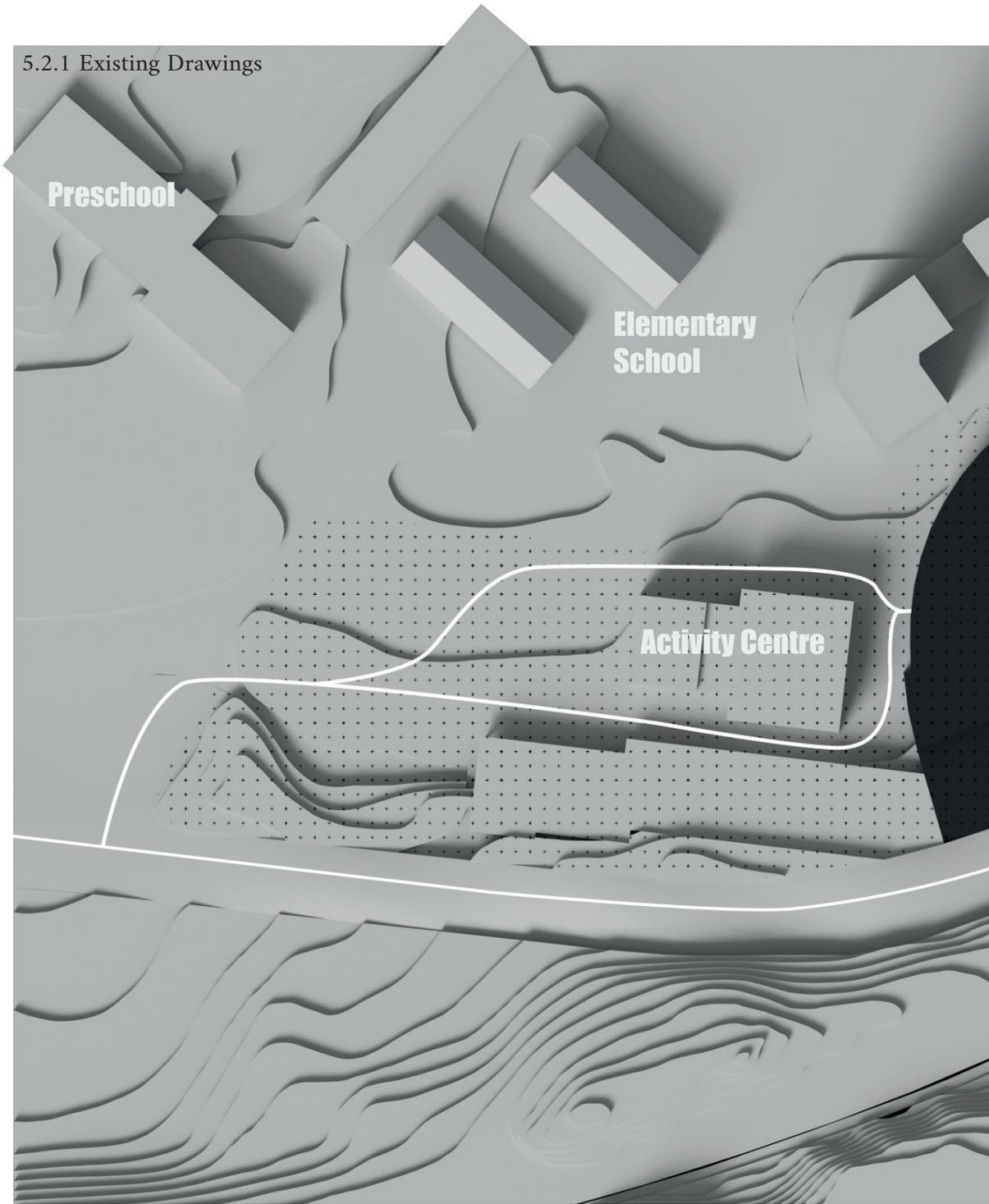
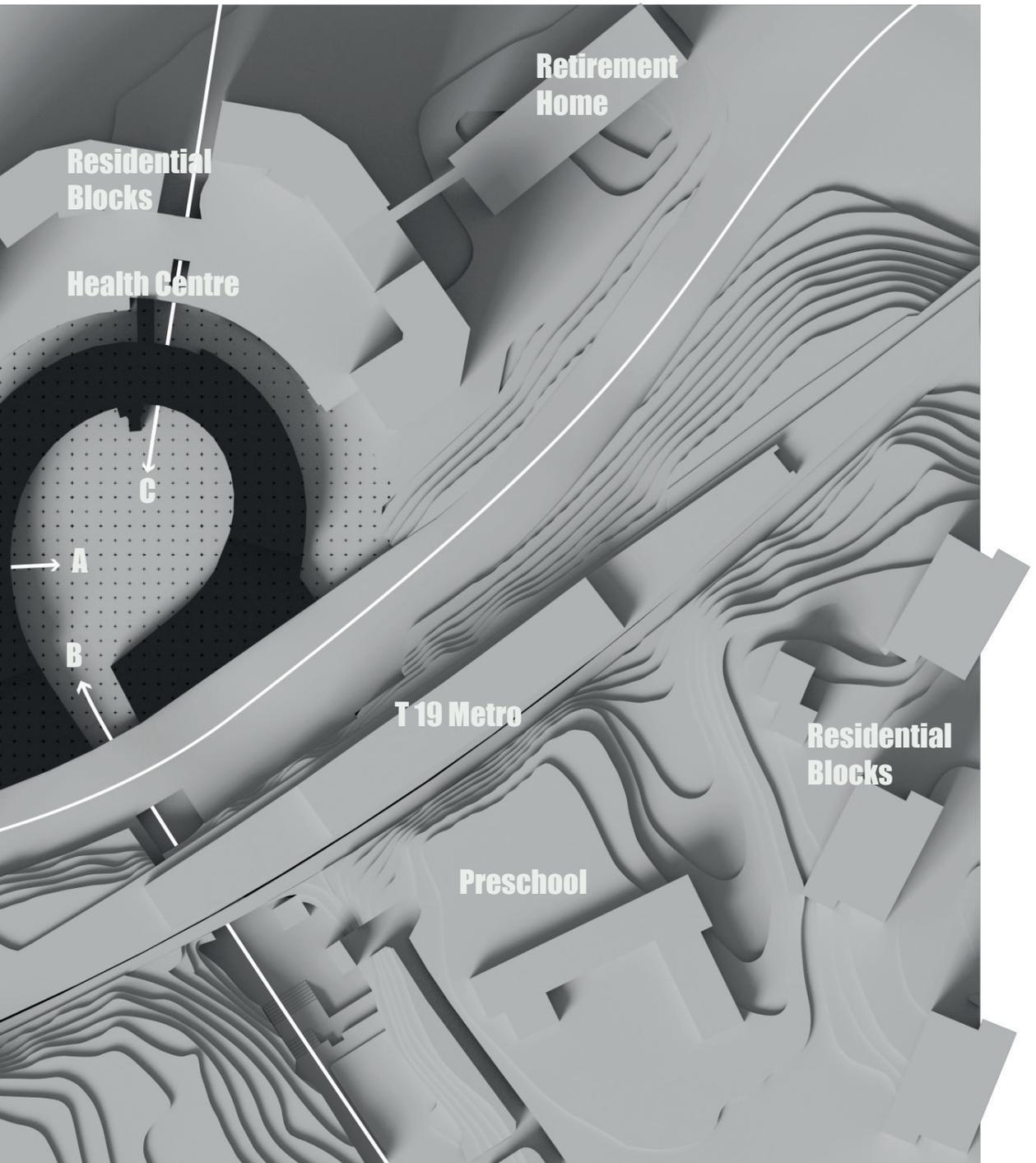


Figure 8: Existing Site Diagram



Rågsved Centre
 Overall Site

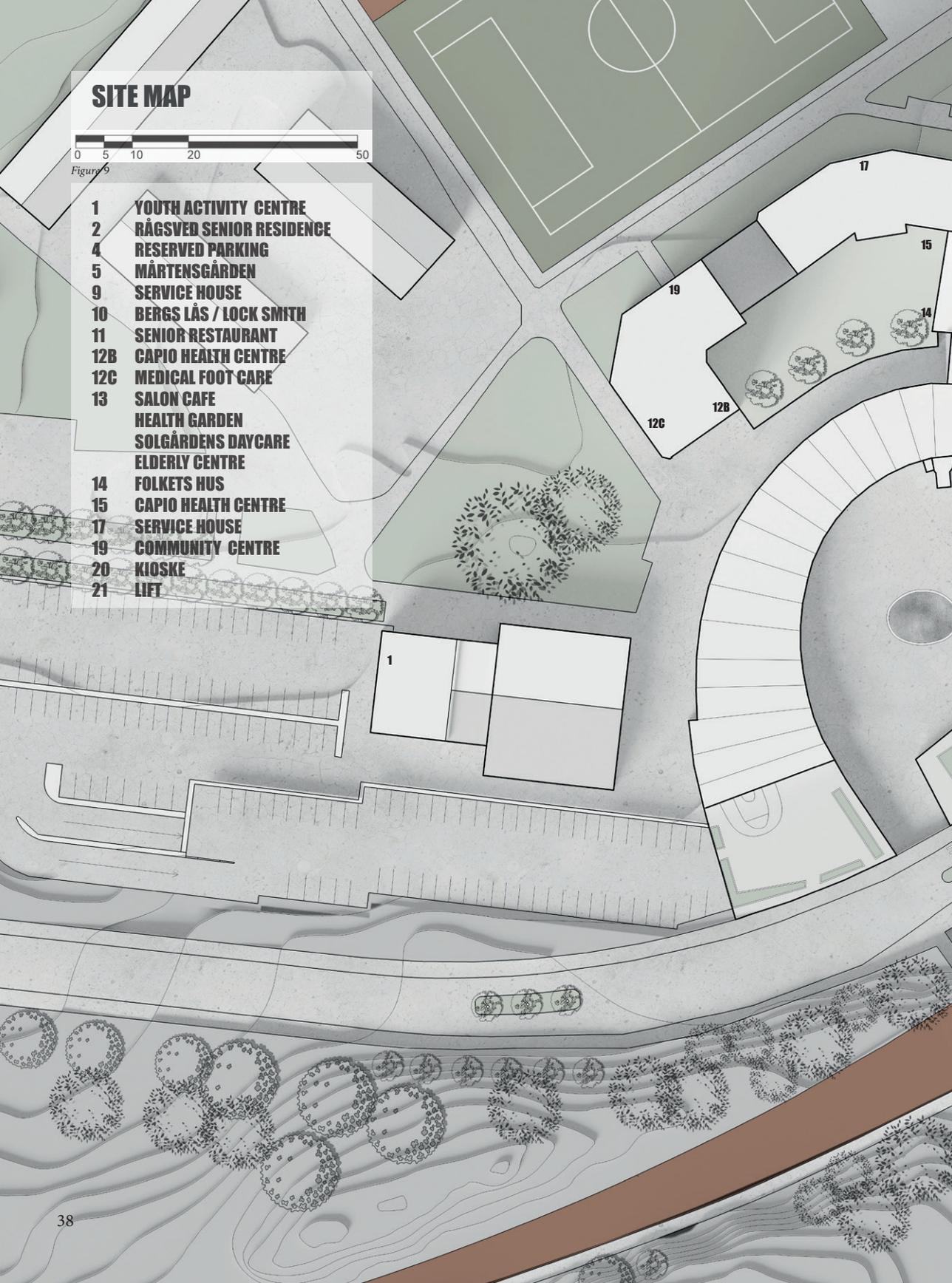
A Main entrance from centre parking
B Tunnel entrance from T19 Metro
C Park side entrance

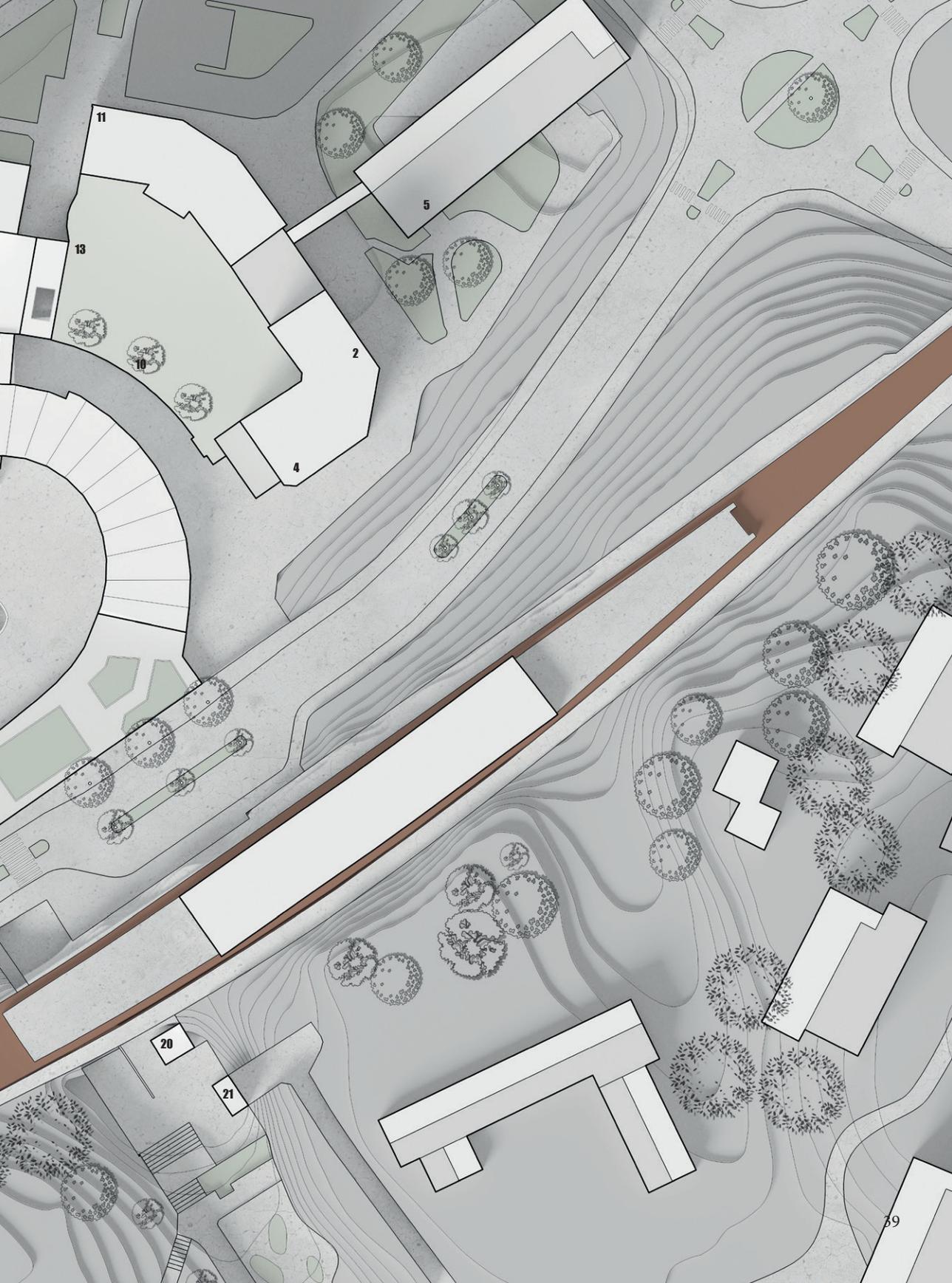
SITE MAP



Figure 9

- 1 YOUTH ACTIVITY CENTRE
- 2 RÅGSVED SENIOR RESIDENCE
- 4 RESERVED PARKING
- 5 MÅRTENSGÅRDEN
- 9 SERVICE HOUSE
- 10 BERGS LÅS / LOCK SMITH
- 11 SENIOR RESTAURANT
- 12B CAPIO HEALTH CENTRE
- 12C MEDICAL FOOT CARE
- 13 SALON CAFE
- HEALTH GARDEN
- SOLGÅRDENS DAYCARE
- ELDERLY CENTRE
- 14 FOLKETS HUS
- 15 CAPIO HEALTH CENTRE
- 17 SERVICE HOUSE
- 19 COMMUNITY CENTRE
- 20 KIOSKE
- 21 LIFT

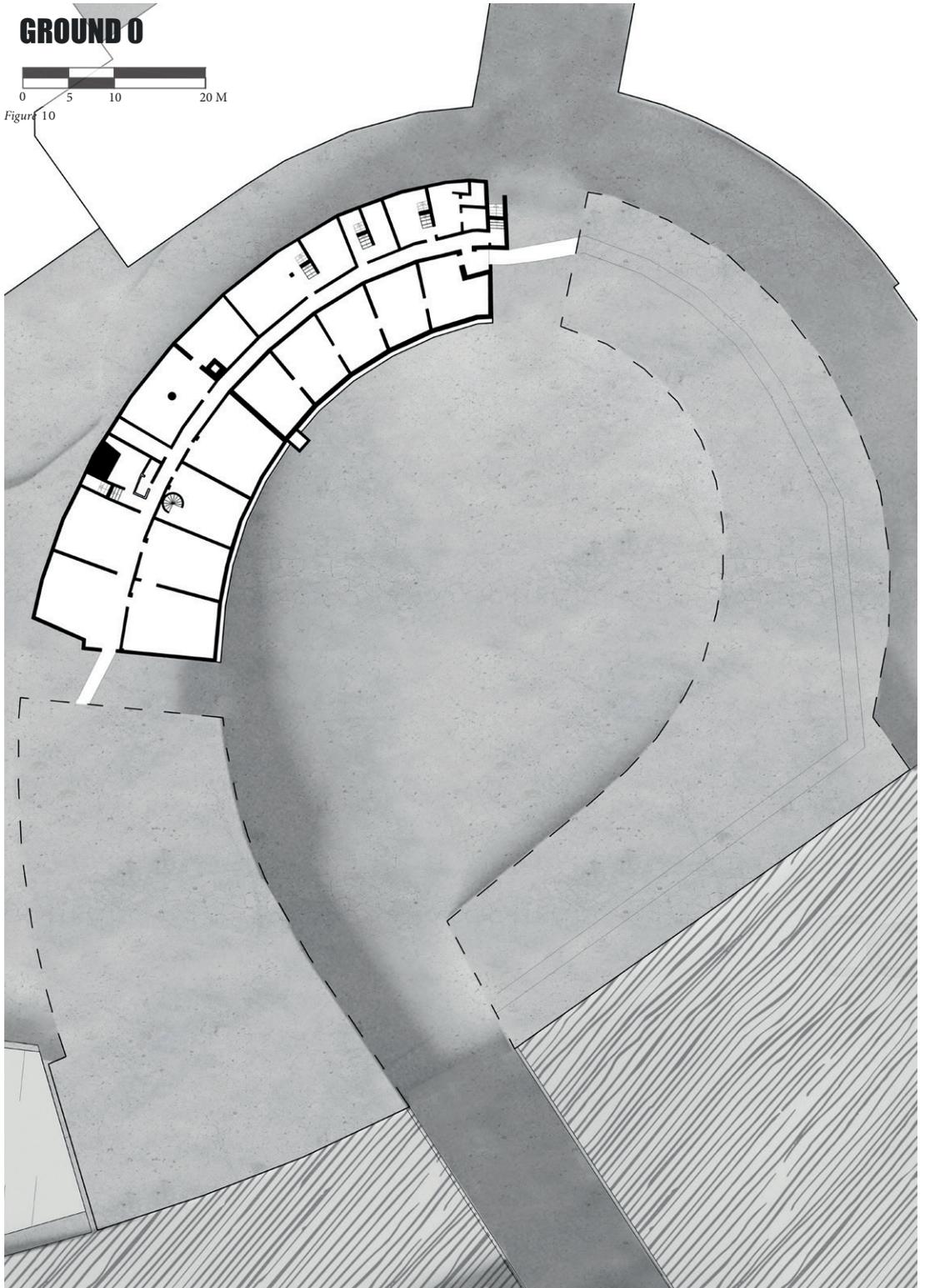




GROUND 0



Figure 10



GROUND FLOOR

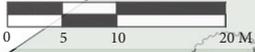


Figure 11



FIRST FLOOR

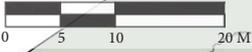
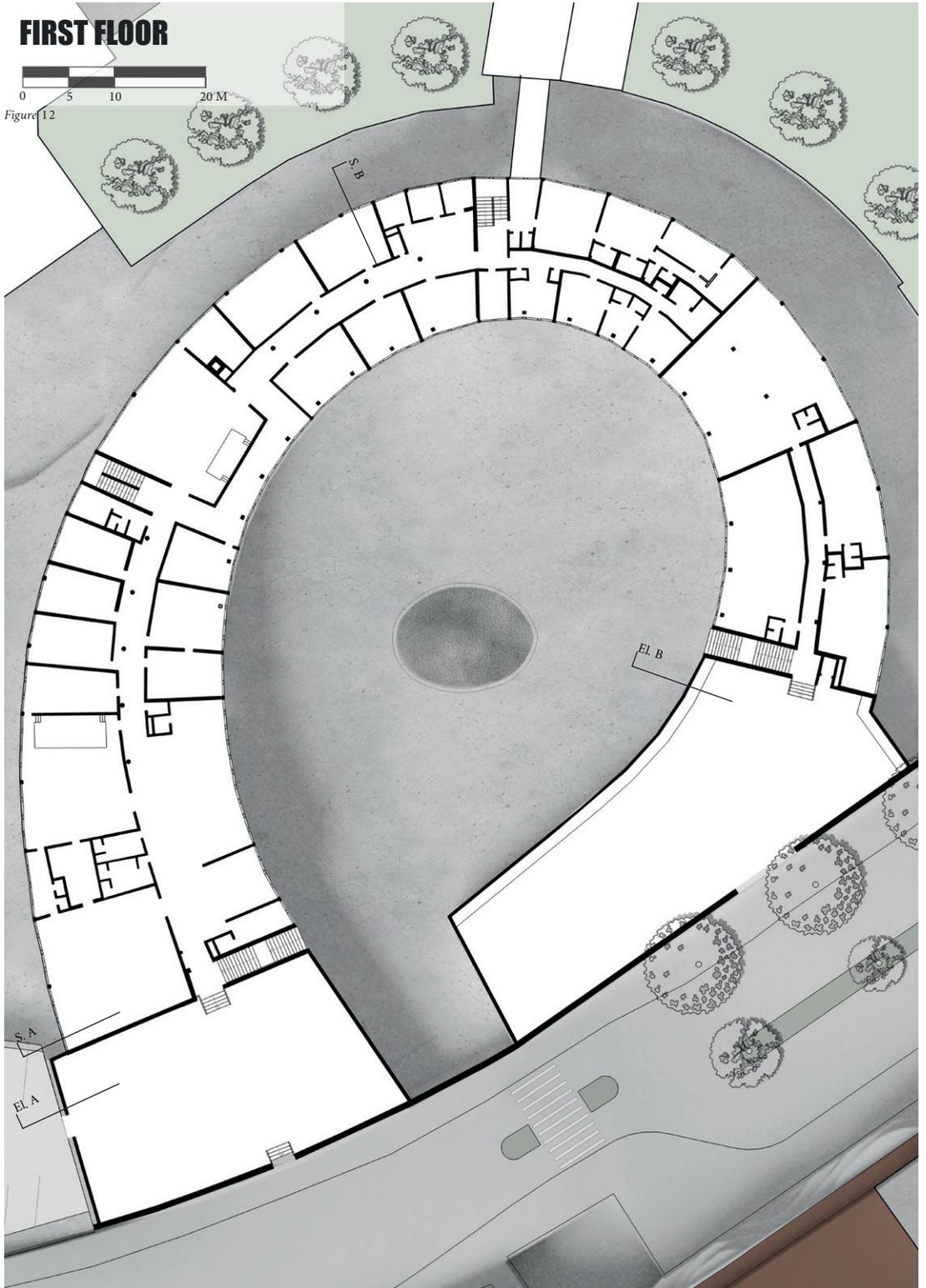


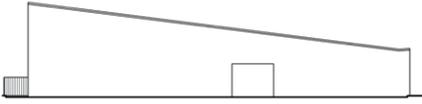
Figure 12



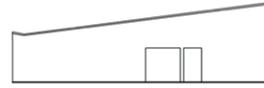
SIDE ELEVATIONS

E1.A

Figure 13



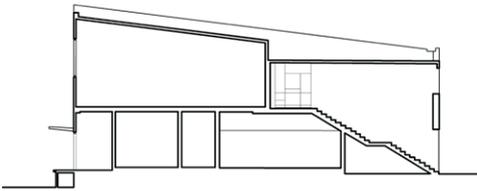
E1.B



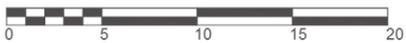
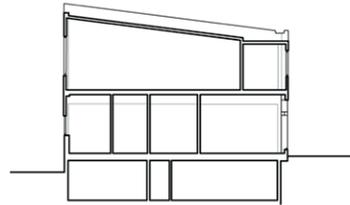
SECTIONS

S.A

Figure 14

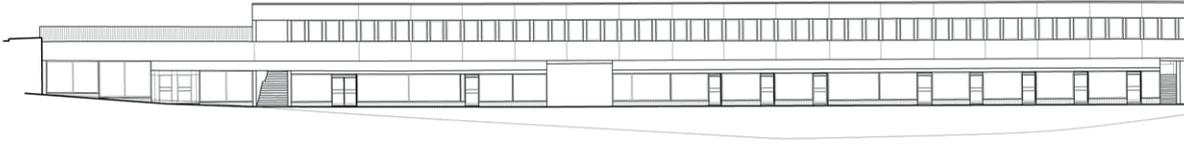


S.B



COURTYARD ELEVATION

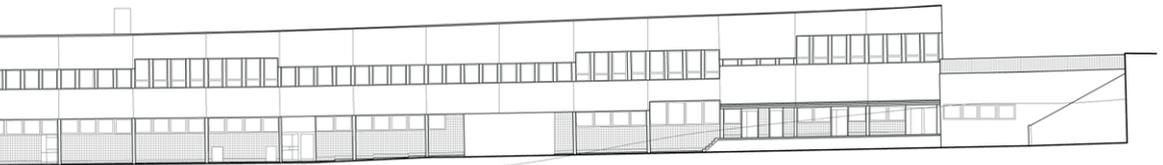
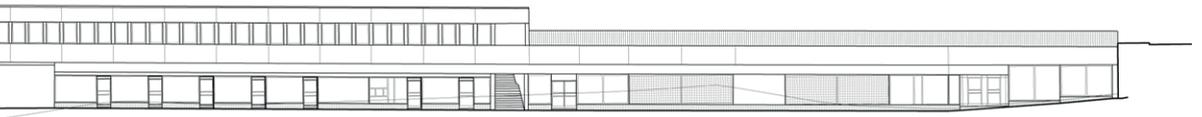
Figure 15



REAR ELEVATION

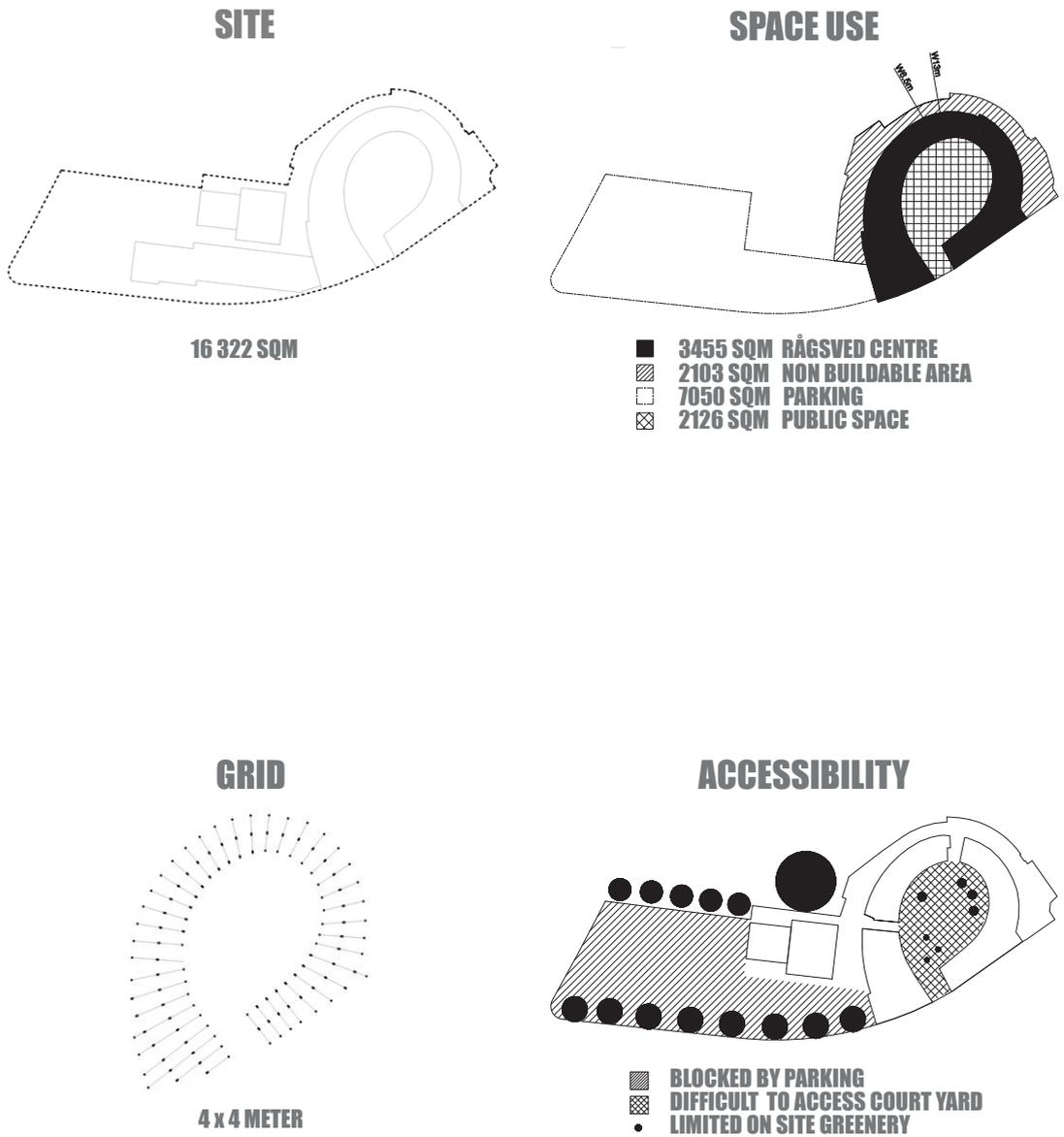
Figure 16



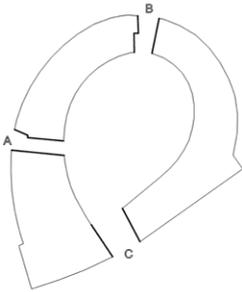


5.2.2 Diagrams

Figure 17: Existing Site Analysis Diagram Series



ENTRANCES

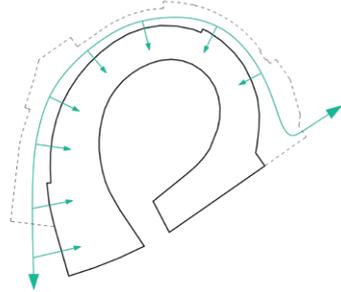


A  **L18.5 x W4.9 M**

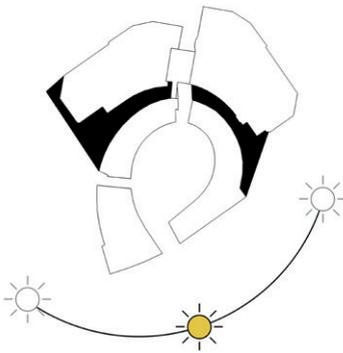
B  **L12.7 x W6 M**

C  **L13.5 x W11.8 M**

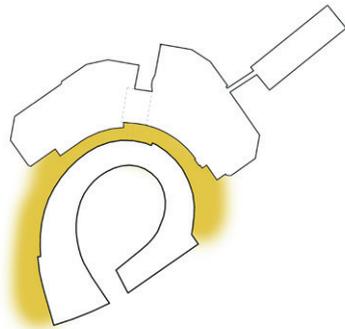
DELIVERY



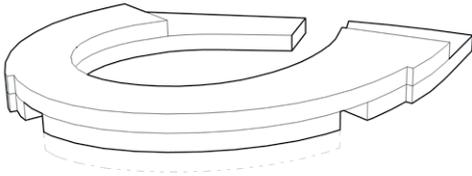
SHADOWING



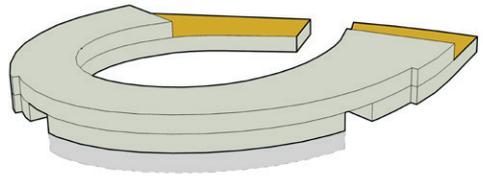
VULNERABLE SPACE



LEVELS



PROGRAM



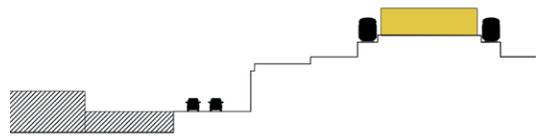
-  RETAIL
-  STORAGE
-  ROOF TERRACE

SCALE



3 M HEIGHT

TYPOGRAPHY



-  SITE
-  T19 METRO

5.3 Site Observations

Arrival

Access into the centre are several, from multiple levels and with little sense of hierarchy. The area around the centre's main car park is predominantly occupied by vehicles, leaving no designated space for pedestrians or cyclists. Even the walkway that suggest pedestrian circulation also act as a drive-through for vehicles, resulting in vehicle circulation up to the centre entrances. The ground shift from unevenly poured concrete to gravel paving. A very small glimpse of the centre logo can be seen on the walk towards the centre entrance. Majority of the view is hindered by the wide facade of the youth activity centre. The semi-pedestrianised route show lack of maintenance. Bins are overfilled, leaving small bits of rubbish scattered throughout. There is a sense of discomfort by witnessing children playing in the preschool playground across the steel fence in contrast to the slowly circulating cars within the dark and narrow delivery area near the centre entrance on the other side. The delivery area extends into an arched corridor on the backside of the centre, leading towards the second entrance of the centre. This entrance is located adjacent to the health centre. The area around the second entrance is dark, worn down, deserted by pedestrians and quiet. The only detected sounds come from bypassing cars, traffic on the

main road and the train station which can be clearly seen from here. The third entrance is located under the main street and is expressed as a ground floor tunnel. This is the only entrance that is strictly for pedestrians and cyclists. It offer a direct connection to the train station and the residential areas beyond.

On street level, there are two smaller entrances into the centre. These are stairways on either side of the centres' ground floor roof that lead directly into the centres' courtyard. However, cyclists or those with physical disability would need another entry point as no alternative means are provided.

The three main entrances are expressed in the same architectural language. All have rectangular openings, low ceiling height with no or little illumination. Entrance brick- or concrete walls have been stained by graffiti and glued on paper advertisements. The tunnel entrance is undoubtedly longer but have the same ceiling height. None provide a sense of arrival nor offer a friendly tone of voice to visitors. The restricted sightlines, lacking illumination and little presence of pedestrians generate feelings of unsafe and discomfort.

01



02



03



Figure 18: Arrival Image Series

- 01 West entrance looking east
- 02 West entrance looking into centre
- 03 South entrance view from metro passage

04



05



06



- 04 North entrance looking north
- 05 North entrance looking south
- 06 West entrance looking west

External Environment

Rågsved Centre is clad with red bricks and corrugated metal sheets with concrete to stairways and other structural details. The rear elevation can be seen through a dark and empty public passage, also defined as a non-buildable area by the municipality (Stockholm Stad, 1978). The curved walkway feature a continuous a raised concrete balcony, used for unloading goods by cars directly into each retail unit's back door. Each door display several heavy duty locks which suggest lack of security and safety. Windows at high level on the rear elevation are small, outdated and show no commercial viability even though they belong to shops. Lack of greenery and planting add to its hardscape environment. On both sides of the centre are slightly wider delivery drop off points. These areas seem to be most active throughout the centre.

Figure 19: External Environment Image Series

01

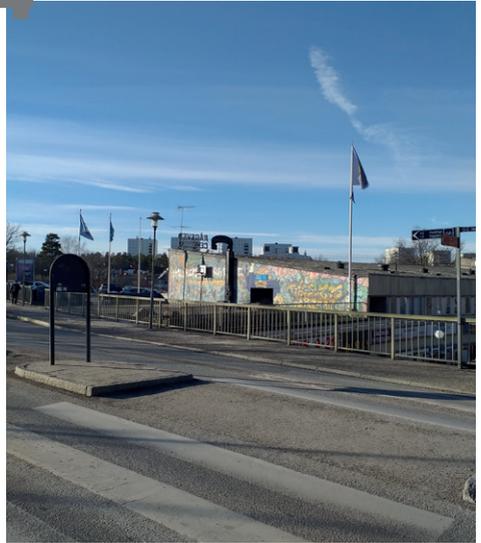


02

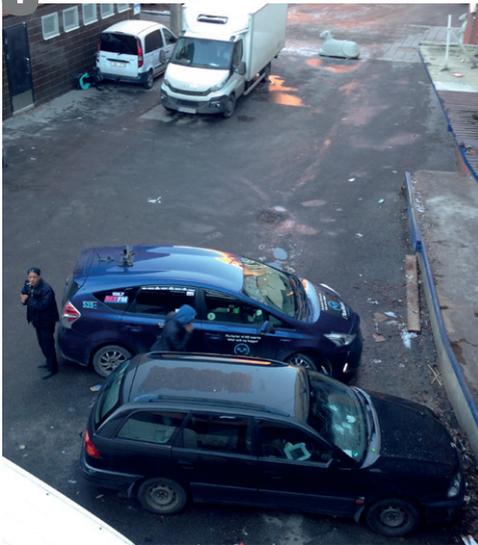


- 01 South view toward street and metro
- 02 Northern passage

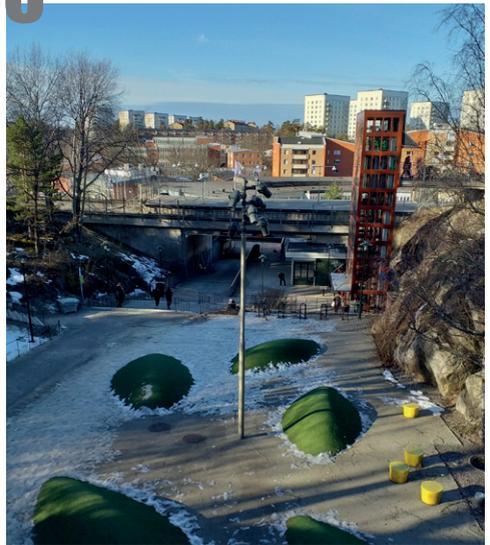
04



03



05



- 03 Delivery Route
- 04 North-east view towards centre
- 05 Northern view from Bridge

Courtyard

Views from inside the centre's courtyard provide a clear understanding of its architectural attributes. The curved ground floor offer access into the majority of retail units. The first floor level is directly stacked on top but ends shorter, making room for small roof terraces. The full courtyard elevation is clad with corrugated metal sheets, stained by age and pollution. First floor windows wrap around the courtyard elevation and are arranged aligned and in equal size. Rectangular shop signages underneath are surface mounted with shop fronts directly placed below at ground level. The central point of the courtyard feature a water fountain which only seem to operate during summer. It is surrounded by a few single benches and trees. Even the trees display sign of neglect as one is seen to almost fall. Bypassers seem to walk directly to a particular destination such as to ICA or the barber shop, showing little signs of interest to other parts of the centre. On the other hand, there are few groups of people who linger in the courtyard and more so near particular shops. All are men and most of them seem young.

On average, retail units are no deeper than 14 meters when disregarding interior partitions. Ground floor retail units have the shop entrance as its only means for natural daylight. First floor spaces receive daylight from both elevations, although limited due to the small scale openings. Surfaces are clad in outdated materials and lack of care to the centre's commerciality leave an uninteresting and unpleasant impression. Although most of the retail units look close to empty, the community house (Folkets Hus) is evidently active. It host seating areas, light foods and drinks and an outlook into the courtyard. People within mixed ethnic backgrounds speaking different languages are noticed in addition to two police men on patrol.

01



02



Figure 21: Courtyard Image Series

- 01 Rooftop view of centre into courtyard
- 02 Ground floor southern view towards metro

Interior Spaces

On average, retail units are no deeper than 14 meters when disregarding interior partitions. Ground floor retail units have the shop entrance as its only source of natural daylight. First floor spaces receive daylight from both elevations. The three meter ceiling height offer lacking illumination, surfaces are clad in outdated materials and lack of care to the centre's commerciality leave an uninteresting and unpleasant impression. There is little movement inside the centre's retailers. However, one evidently active space is the community house. It hosted seating areas, light food and drinks and an outlook into the courtyard. People within mixed ethnic backgrounds speaking different languages are noticed. There were even two or three policemen here having a break amongst locals.

01



02



Figure 22: Interior Spaces Image Series

- 01 Stairway leading to centre's roof terrace
- 02 Stairway view into centre

03



04



03 Citizen-house (Folkhuset) entrance view
04 Stairway into the Citizen-house

5.4 Competitors

Since the centre offer very limited services and products, most people in Rågsved are likely to go to the two nearby centres; Hagsätra and Högdalen. This makes Hagsätra and Högdalens centres direct competitors to Rågsved Centre. With an intention to suggest improvements to Rågsved Centre, some questions should be considered regarding competitiveness. What do the two centres provide that Rågsved Centre does not? and what specifically attract people to either Högdalen or Hagsätra? The answers to these questions may shed light on existing local market gaps that could aid the proposed new design for Rågsved Centre.

Hagsätra Centre

Hagsätra Centre is approximately 4 minutes away from Rågsveds Centre by car and can also be accessed via the train station Hagsätra. The centre is a low rise structure whereby the majority is one or two levels high. Shaped as a square with a courtyard in the middle, Hagsätra Centre offer a post office, pet store, public library, hairdressers, grocery stores, restaurants, a pharmacy and a psychiatric centre. Even though this centre may receive more visitors than Rågsveds Centre, its parking area provide 95 spaces, making it less than than Rågsved which currently provide 103 parking spaces. The structural scale appeal to human scale as it is lower than its surrounding residential blocks.

Högdalen Centre

Högdalen Centre is the largest out of the three centres and is located two minutes away from Rågsved Centre by car. It offers generous space for vehicle and pedestrian circulation that stretch from Högdalen train station to its centre. It is made up by nine interconnected volumes that on average mount up to three levels. In relation to architectural features, it offers greater variation with defined indoor, outdoor and sheltered outdoor spaces. The open layout of the centre eliminate dead-end corners and increase ease of access. Many new constructions have been erected adjacent to the centre and further construction works are underway. This is likely to make the centre more lively, and increase customer flow in the near future. Högdalen Cen-

tres' offerings may also appeal to a wider demographic of customers as some of the unique provisions include a theatre, cultural school, a church, second hand shops, fish store and a bowling centre. Similarly to Hagsätra, Högdalen Centre also provide a range of restaurants, cafes, convenient stores and a public library. Due to its sheer scale, more parking spaces are available, mounting up to approximately 377 spots.

The program differentiation between Hagsätra and Rågsveds Centre is the public library, pharmacy and psychiatric centre. On the other hand, Rågsved's centre does provide a health centre that include health-care for mothers and children which makes it unique. Since Hagsätra Centre is similar to Rågsved in size and height, both may attract local visitors only. Högdalen Centre is more challenging to compare to as it is both larger, scale-gliding in regards to its levels and offer a more diverse and unique set of products and services. All these aspects may be the reason why it is most active out of the three centres. In regards to activities, it provides spaces that encourage cultural and spiritual engagement which differentiates it from the other two centers. Högdalen centre also provide greater space for pedestrians and cyclists, which is likely to have an impact on its amount of visitors.



CHAPTER

6

RESULTS





The results accumulated for this research derive from two narrative sources. One is from local interviews and the other is from a municipal interview. This paragraph outline the interview outcomes whilst maintaining the two categories separate for ease of comparison.

6.1 *Local Dialogues*

6.1.1 *User Experience*

There is consensus on the user experience of Rågsved Centre across all interview participants. They perceive the centre as being empty, unsafe, dark and segregated. Small groups of people gather at the centre even before it close and create problems. Dialogues suggest criminal activities and vandalism that not only create an unsafe atmosphere but also intervene with retailers. In worst cases, shop owners have even left the centre. The centre looks the same comparing summers to winters. However, there is a slight increase of visitors during warmer weathers (Appendix A, Q1).

6.1.2 *Spatial Impressions*

The question on spatial satisfaction regarding the existing architecture and layout generate an unanimous response by the interview participants. There were no particular objections to the general layout of the building. Criticism relate to the fact that it is unmaintained, vacant of commercial activity, has insufficient lighting and that it is simply not interesting. One shop owner specifically stated a need for a parasol or similar to keep shelter (Appendix A, Q2).

6.1.3 *Product & Service Provision*

Interviews keenly state a need for more commercial activities such as increased number of retailers. More specifically, a pharmacy, restaurants, cafes, sports and a library were mentioned. Several dialogues raised a need for places to meet and socialise in order to appeal to locals and in turn increase the possibility of making the centre more lively and attractive (Appendix A, Q3).

6.1.4 *Social Needs*

There are mixed perceptions to how the centre satisfy the social needs of locals. Some perceive the centre as being empty due to the fact that most who live in Rågsved work elsewhere, making the centre empty during majority of the day. Other say it is a place people come to in order to socialise. More so during the summer than the winter. The community house more specifically cater for the need to socialise indoors. Although most visit for a coffee, some also rent its rooms as venue for private events. This is one of the few places that receive a large amount of visitors in comparison to other parts of the centre. To many, it is considered a safe place. The Civil Office nearby is also a place many go to, but only for socialising. There are mixed impressions of the Centre's courtyard. Some say that it is empty and due to segregation and lack of employment, people tend not to spend time together there (Appendix A, Q4).

6.1.5 *Visitation*

Interviewees do not prefer visiting Rågsved centre unless obliged to by work or for errands. One participant who spend time at the centre daily state that he is there to guard a shop. Those who live outside Rågsved opt for other places to shop or socialise. Due to the intersecting location of the centre and its transportation links, all participants inevitably pass through the centre daily or less frequently. One participant said that they only pass through if they have to collect a parcel from ICA or buy something small, otherwise they would not visit (Appendix A, Q5).

6.1.6 *Customer Demands*

When asked what the participants would like to see at Rågsved Centre in order to visit more often, the

answers were varying depending on their relationship to the centre. Some comments referred to architectural features, whereas other comments have social or economic connotations. Shop owners and shop workers suggest a need for a structural shelter immediately outside shop fronts, an extensive refurbishment that address the centre's unsafe areas, more food and beverage offerings in the square. Some suggest a need for diverse activities that encourage cultural integration even though resistance by locals may be expressed due to personal dislikes or unfamiliarity. Language barriers is one aspect that currently prevent successful social integration, as stated by one participant. More specifically, local powers imposed by criminal groups onto the centre also impact against social integration. One interviewee seemed to prefer nature as a place to socialise above a typical centre environment (Appendix A, Q6).

6.1.7 Suggested Improvements

All interview participants expressed genuine liking for the existing curved layout of the centre. Some rooted their liking in certain cultural importances whereas others appreciate the open public space it offers. Another reference to a roof structure was reinforced as well as more vibrant activities to increase safety. However, nowhere in or close to the centre is bicycle parking even though some routes to the centre encourages use of bikes. Visitors with bikes consequently place their bikes against centre walls or lay them down on the ground, creating obstacles for pedestrians and a leave an uncared for impression. One interviewee also mentioned how the current police visitations help with the unsafety to some extent, but suggest more attention to safety issues (Appendix A, Q7).

6.2 Municipal Dialogues

In a dialogue with the team leader and architect at the city planning office, questions about Rågsveds long-terms goals, regional development plans, long-terms plans for the centre and what challenges and potentials the municipality identify for the centre were discussed.

The municipality have performed an extensive site analysis which identifies four key purposes for development. 1) To enable a transformation to achieve an improved living district that is developed from local potentials. The method applied to achieve this is through open communication. 2) To encourage local involvement in the development process in order to achieve satisfactory outcomes. 3) To establish a perception of closeness between Stockholm city and Rågsved. References to built structures, density, public space, activities and diversity were stated. 4) To enable greater variety of offerings and services for local people to benefit from (Appendix B, Q1). These key purposes have acted as drivers that have identified five nodes that posses greater value and need for concentrated development. These are named A-E and are made up of A) Hagsätra Centre, B) Älgsjö bath, C) Rågsved Nature Reserve, D) Rågdalen and E) Rågsved Centre. With a municipal aim to develop one node each year, node A has already begun its construction phase. This means that construction for Rågsved Centre is intended to emark in 2023 (Appendix, Q3).

Extensive discussions have taken place on the matter of Rågsved Centre's development. As the municipality mention their disability of addressing all issues, two primary aims are instead stated as tools for planning. They are safety and sustainability. A second sub-priority is cultural interest. In consideration to all aims, the municipality advise on a comprehensive refurbishment whilst keeping the centre intact as it is today (Appendix Q4). Considerations to demolish

6.3 Conclusions

the centre has also been made in dialogues with other municipal organisations. In conjunction with a larger regional proposal, the centre is either replaced by smaller and higher structures that offer more public space or is completely relocated. Regardless if it is a comprehensive refurbishment or a complete redesign, minor changes are not considered as sufficient measures (Appendix B, Q2).

The development of Rågsved is not without its challenges. The ground around the centre has been examined to be rather porous, meaning that there are physical restrictions to building on higher level. The municipality are hence even questioning the longevity of the train station remaining where it is today. The porosity of the ground is the reason why the existing centre is constructed where it is. Another site specific challenge is the design and placement of the brick buildings behind the centre. There are no documentation that insinuate any change to these buildings which evidently mean that they will pose spatial restrictions.

Other challenges relate to decision making and power of influence due to the fact that Rågsved Centre is owned by a private agent. Although the municipality may engage in open dialogues, they have no direct authority in decision making. Their understanding is that the owner is more willing to manage the current state of the centre for improvement rather than imposing any extensive alterations to it (Appendix B, Q5).

The concluding investigation outcomes are summarised as below, showing demand for:



- Support for cultural exchange
- Shelter in court yard outside shop fronts
- Improved accessibility for cyclists and street-to-centre accessibility
- Improved activity provision that suit all ages and gender
- Public spaces to be activated after closing hours and night fall



- Greater retail and non-retail offerings
- Support for local employment
- Affordable retailers and green brands to suit local economy



- A refurbishment or redesign rather than a complete demolition
- Increased greenery on site and to soften hard surfaces
- Greater attention to rear passage to improve safety, lighting and sightlines
- Greater sense of arrival, interest and branding
- Greater surfaces for public space and recreation.



CHAPTER

7

DISCUSSION





After having presented the empirical findings, this chapter aims to synthesise the outcomes to gain a deeper understanding of what the existing challenges mean for Rågsved Centre and how they may affect its aim for resilience. All predominant TBL measures that were stated in the narratives will be reflected upon in alignment with current resilience literature. Information accumulated from site observations may also be included to help shed light on what factors are imposed on the site and where they come from in order to establish strategies that will lead the design process of the new vision for the centre.

7.1 Safety and Appropriation

Rågsved as a suburb that has gone through extensive social changes since the 1950's with effects that are still visible today and recognised by the users of the centre. Some of these are routed in the 60's to 70's drug-epidemic amongst young people and the large number of immigrants that keep the suburb growing still today (Hjort, 2013). Environments similar to Rågsved are commonly neighbourhoods of inequities and social cohesion which are important root causes for crime. Especially in instances when such environments also lack provision of quality basic services (CIPC, 2010). The lack of safety at Rågsveds centre today may be due to several reasons. One may be founded in the architecture, whereby its dead-end corners and dark surfaces with poor sightlines either encourage criminality or instills unsafe impressions. Another reason may be the effects of poor time-space production as discussed by Kärholm. He argues that spatio-temporal complexities tend to normally also have problems of fragmentarisation, domestication, synchronisation and privatisation (Kärholm, 2017). Urban activities create a rhythm that affect urban life and use. When it is interrupted, territorialisation take place. As most areas of the centre close around 18.00 or 19.00 without any efforts to activate the centre after closing hours, it may be reasonable to assume that the centre's schedule in combination with its environment make room for criminality. In order to keep an urban area active and safe, CIPC (2010) stress the importance to emphasise the role of the resident and communities to promote social integration and peaceful living environments. Some strategies include developing personal capacities through education, professional skills, leadership and support psychological, physical and social integrity. The municipality have shown responsibility in this aspect by maintaining ongoing dialogues with locals. Adjacent to the centre is the health clinic and civil office which may nurture physical and social capacities. However, the centre today does not offer any opportunities or spaces for education, professional development or psychological wellbeing. One may

question if a new Rågsveds Centre would demand more than a refurbishment, redesign or the provision to all personal capacities to amend its safety issues. D, Swardt (2014) discuss the theory of belonging as a fundamental ingredient for safety and state a need for architectural intervention through appropriation. In ethnography, it is considered an important and a positive phenomenon whereby users activate a space authentically and often differently to what the designer envisioned. Although it is impossible to design for the unforeseen, architects may enable architecture to allow the unexpected (Dix, 2007). In many instances, the contrast between design and actual use may be perceived as an issue to be resolved. On the other hand, it may also be considered as a productive tension where architecture is adapted. Approaches to achieving appropriation may be to provide flexible spaces that allow multiple or changing uses, open spaces to encourage perpetual re-appropriation and engage the community in collaborative projects suitable for multi-ethnic neighbourhoods. Luc Deleu discuss avoiding defining actual use and instead allow individual and collective narratives to define the meaning of spaces (Vervloesem. E., Dehaene.M., Goethals.M, Yegenoglu.H, 2016).

Proposed architectural adjustments may hinder or increase difficulty for criminality to take place, but it would not amend the problem at its root. Proposed activities that strive to support the development of personal capacities may also be part of a solution. The municipality state safety as a priority and encourage local involvement throughout the development process. However, it is questionable if the people who participate in criminality are the same people who engage in the development process. Therefore there may be a risk that some level of criminality and unsafety may prevail despite design changes to the centre.

7.2 Segregation and Population Growth

As the municipality show an allowance for 3000 new apartments in Rågsved, it is reasonable to state population growth as a potential environmental stress that is likely to impact the resilience of Rågsved Centre. The novel findings in this report has highlighted challenges in segregation, language barriers and culture clashes. The matter of resistance in relation to resilience therefore becomes relevant and depend underlyingly on the characteristics of negative response to the population changes and sensitivity of growth rate (Harrison, 1979). These two factors are inversely dependent on each other.

Harrison (1979) state that *“increased diversity of resources causes increased resistance to changes in those resources but no significant change in resilience, pointing toward a possible resolution of the stability-diversity question.”*

Multiethnicity is shown to be important for internal segregation dynamics. In order for segregation levels to increase, minority groups need to grow more rapidly than more prevalent ethnic groups (Frey, W.H. & Farley, R. Demography, 1996). The planned development in Rågsved may facilitate this outcome. On the other hand, there is a risk that resistance to break segregation even post development may occur. Some studies show that ethnic segregation would continue to exist even if social divides among ethnic groups disappeared (Douglas S. Massey., Mary J. Fischer, 2010). Studies on the population fluctuation in Chicago during the ‘refugee revolution’ and in the northern highlands of Wisconsin evoked vivid debates about the changes and how to manage them. The complexity in both case studies facilitated discussions and actions that fostered understanding and aid. Effective communication ultimately eased resistance. In order for this outcome to be possible, regular interaction is necessary. A boost in the local population would result in an increase of movement flow where opportunities to interact would also increase. Places for these interactions may take place. Rågsved

Centre has been marked as a key area of development by the municipality and as such require sustainable development strategies. UN state that *“more progress is needed to increase employment opportunities, especially for young people, reduce informal employment and labour marked inequality (particularly in terms of the gender pay gap), promote safe and secure working environments, and improve access to financial services to ensure sustained and inclusive economic growth”* (Sustainable Development Goals, 2018). Local work opportunities may assist to bridge between cultures. As Rågsved host diversity, there is an opportunity to create a unique vibrant community that is reknown for its diverse mix - expressed and celebrated by its centre.

7.3 Spatial Qualities and Potentials

Kantola (2016) identifies external and internal factors that determine success for a centre. These carry both spatial and non-spatial characteristics. External factors include market potential, site and building. The internal factors include building age, design, retail image, retail mix, non-chains and non commercial activities. Further factors contributing to success are the inclusion of different stakeholders such as the owner or developer, tenant mix, tenant objectives, customers, customer influences as well as the coexistence and interdependency between developers, property companies and financial institutions (Coleman, 2006). Although Rågsved Centre does not embody most of these factors, it does have spatial and structural potentials that could establish the foundation needed to bridge the gap. The circular shape of the building has not only been stated as an attractive aesthetic in the analysis, but is also one of the few overall shapes that show sensitivity to surrounding buildings, maximises leasable area and enables a central public space for efficient circulation and sightlines. If the shell of the building was to be demolished for refurbishment, it is reasonable to also question the structural set up. The 4x4 meter single steel column grid may have been a practical solution when it was first designed, but today it is perceived as making spaces feel narrow and low in ceiling height. When considering a new vision for the centre, these steel columns have the potential to be deconstructed, recycled and reused on the same or an alternative building (Steel Construction, 2019). The following diagrams show possible overall design strategies for a new design.

Potential Design Strategies

Strategies Applied to Site



Wider periferal passage with new massing at the centre.



Closed massing whilst maintain central open space.



Maintaining existing mass formation and opening up entrances fully.



Maximise massing and connectivity.



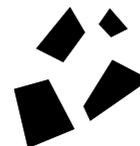
Semi-enclosed massing, establishing hiearchy of importane within its parts.



Semi-open and semi-enclosed.



Fragmentation to masses.





CHAPTER

8

A NEW VISION



8.1 *Design Intent*s

Social Aims

- Indoor and outdoor opportunities for social exchange during day and night time, via both commercial and non-commercial activities
- New design of centre to attract locals and non-locals, providing space for open events
- Encourage movement, interest and activity in rear passage of centre.
- External shop fronts to be made more spacious, modern and sheltered
- Maintain sightlines from street level into centre for sense of awareness and location
- To enable ease of transportation from street level into centre in a non-intrusive manner.
- Provide parking for vehicles and bikes without obstruding public spaces.
- New design to increase safety, support local integration, education, business, sustainability and adaptability of space.

Financial Aims

- Centre to host scalegliding commercial units with defined anchor units at main entrance
- Workspaces to be provided with attractive sightlines into centre and with sufficient daylight, raised at higher levels for safety and sense of privacy.
- Centre to encourage professional diversity and personal development
- Activities and atmosphere of centre to meet the competition of Hagsåtra and Högdalen centres
- Interior spaces to offer adaptability for change without interference to the overall scheme for financial viability

Environmental Aims

- Centre to maximise public space and cater with greenery for a soft and attractive impression
- Greenery to be provided at higher level to reduce noise and pollutants
- Rear passage of centre to be made into an intimate space, well lit and interesting for visitors
- Entrances to express sense of arrival and spatial hierarchy

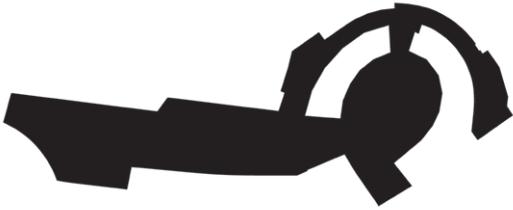
Architectural Aims

- Proposed revitalisation is to take advantage of existing materials and preserve valuable qualities from the existing structure
- Shape of proposed scheme to compliment surrounding structural contexts, making a clear architectural expression
- Materiality to compliment surrounding atmosphere and make the overall impression of the centre softer
- Centre to provide a design feature to be expressed through architecture and materiality for sense of branding and identity
- Centre to provide diverse spatial experiences, taking advantage of existing conditions
- Proposed scheme to support green architecture
- Materiality of scheme to hint on program selection for its parts without defining it

8.2 Design Strategies

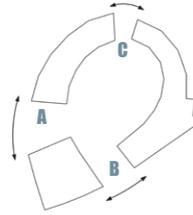
Figure 23: Proposed Design Strategy Series

PUBLIC SPACE



**INCREASED TO
8676 SQM**

ENTRANCE HIEARCHY

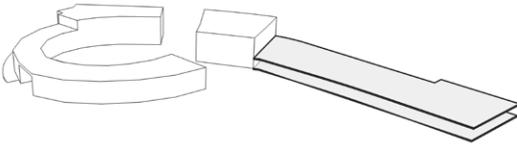


A  **L22 x W26 x H12 M**

B  **L13 x W17.6 x 4 M**

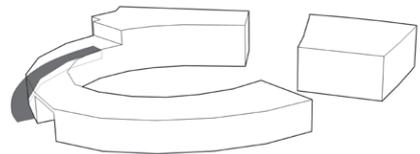
C  **L13 x W13 x H8 M**

STACKED PARKING



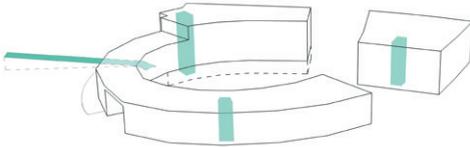
4366 SQM

ACCESSIBILITY



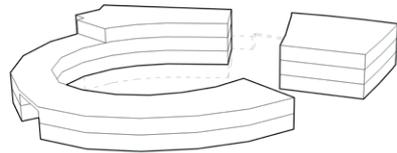
**RAMP FOR PEDESTRIANS
& CYCLISTS**

DELIVERY ROUTE



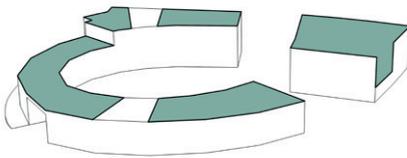
RELOCATED UNDERGROUND VIA VEHICLE RAMP INTO DROP OFF ZONE. STOCK TO CIRCULATE VIA LIFTS OR GROUND LEVEL COURTYARD

LEVELS



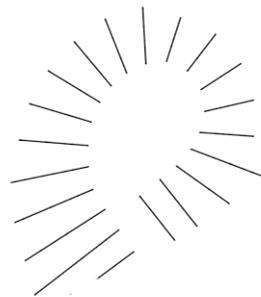
LEVELS RANGING FROM 2 - 4 FOR TRAFFIC NOISE REDUCTION, INCREASE SENSE OF INTIMACY TO PUBLIC SPACE

GREENERY



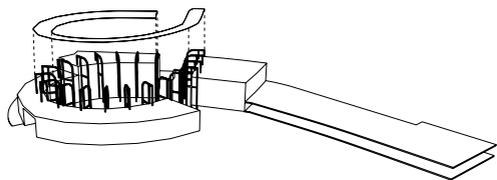
ACCESSIBLE AND NON ACCESSIBLE GREEN ARCHITECTURE

GRID



8X8 METER

FEATURE



**CONTINUOUS SHELTER ABOVE CENTRE
TOWARDS COURT YARD**

SCALE



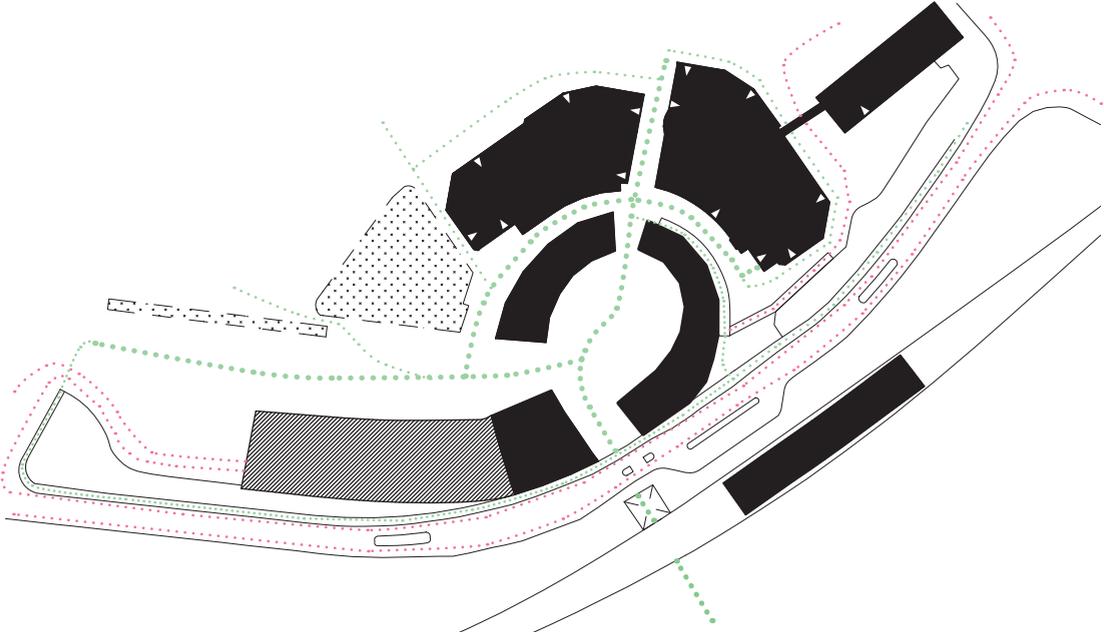
4 M HEIGHT

CONTEXT



**VISIBILITY FROM T19 AND
RÅGSVEDSVÄGEN**

CIRCULATION



- PEDESTRIAN /CYCLIST CIRCULATION
- VEHICLE CIRCULATION
- △ ENTRANCE

8.3 Look & Feel



Overall Material Selection

- Bright warm natural stone panel cladding, natural finish: easily supported by common ceiling framing and can be quickly installed with no special lifting equipment required.
- Dark timber cladding and baffles, weather treated, natural finish for a softer look.
- Steel beams, natural finish.
- Feature beams decorated in coloured bronze finish.
- Full height glazing under brands fascia signage with charcoal grey steel framing.
- Bright panel cladding to parking



8.4 Proposed Design



The proposed Rågsved Centre aims to evoke curiosity at long distance, make a visual statement of presence without overpowering the existing context and offer a sense of beauty to the horizon.

Figure 24: Northern Entrance (C) View.



Figure 25: South- Western Courtyard View.



Figure 26: Public Roof Terrace View.







Figure 27: Entrance (A) View.



By relocating parking, the centre attains more public space that would be exposed to appropriation, whether it be a natural process or induced by the local community or municipality.

The new vision intends to express a sense of arrival through a grand main entrance where activity can take place along the way instead of at the destination point.

SITUATION PLAN

+12.00 M

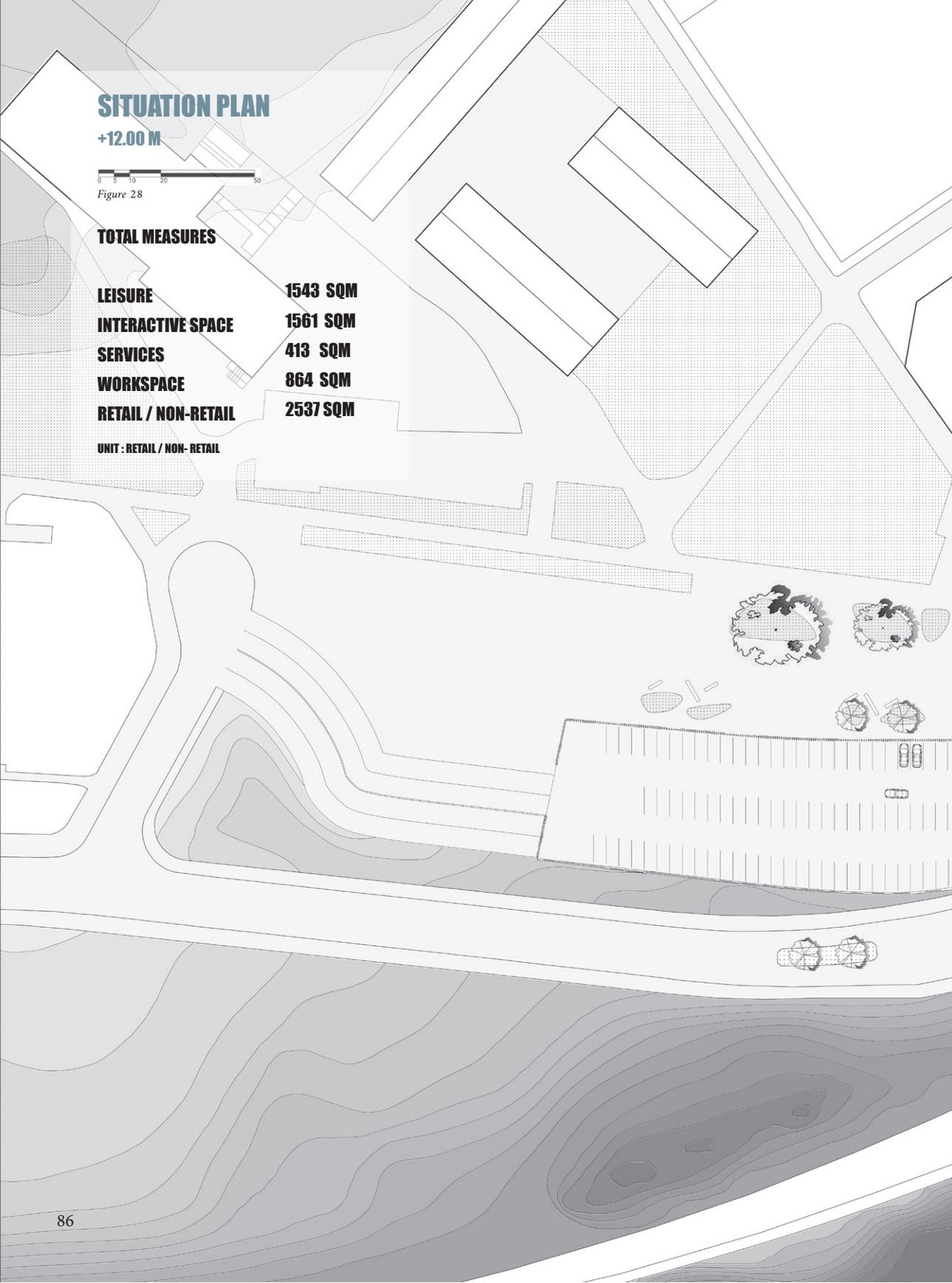


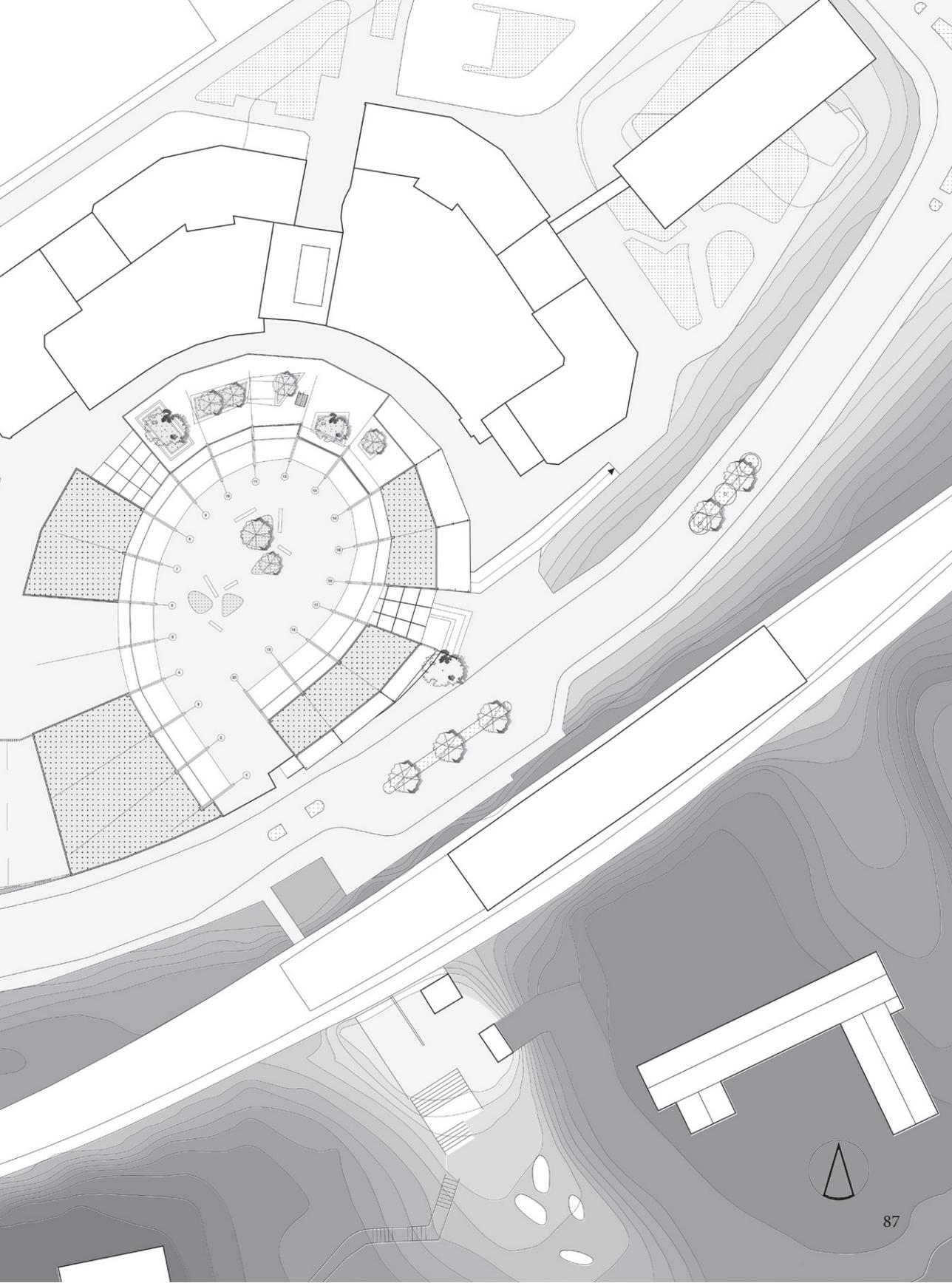
Figure 28

TOTAL MEASURES

LEISURE	1543 SQM
INTERACTIVE SPACE	1561 SQM
SERVICES	413 SQM
WORKSPACE	864 SQM
RETAIL / NON-RETAIL	2537 SQM

UNIT : RETAIL / NON-RETAIL





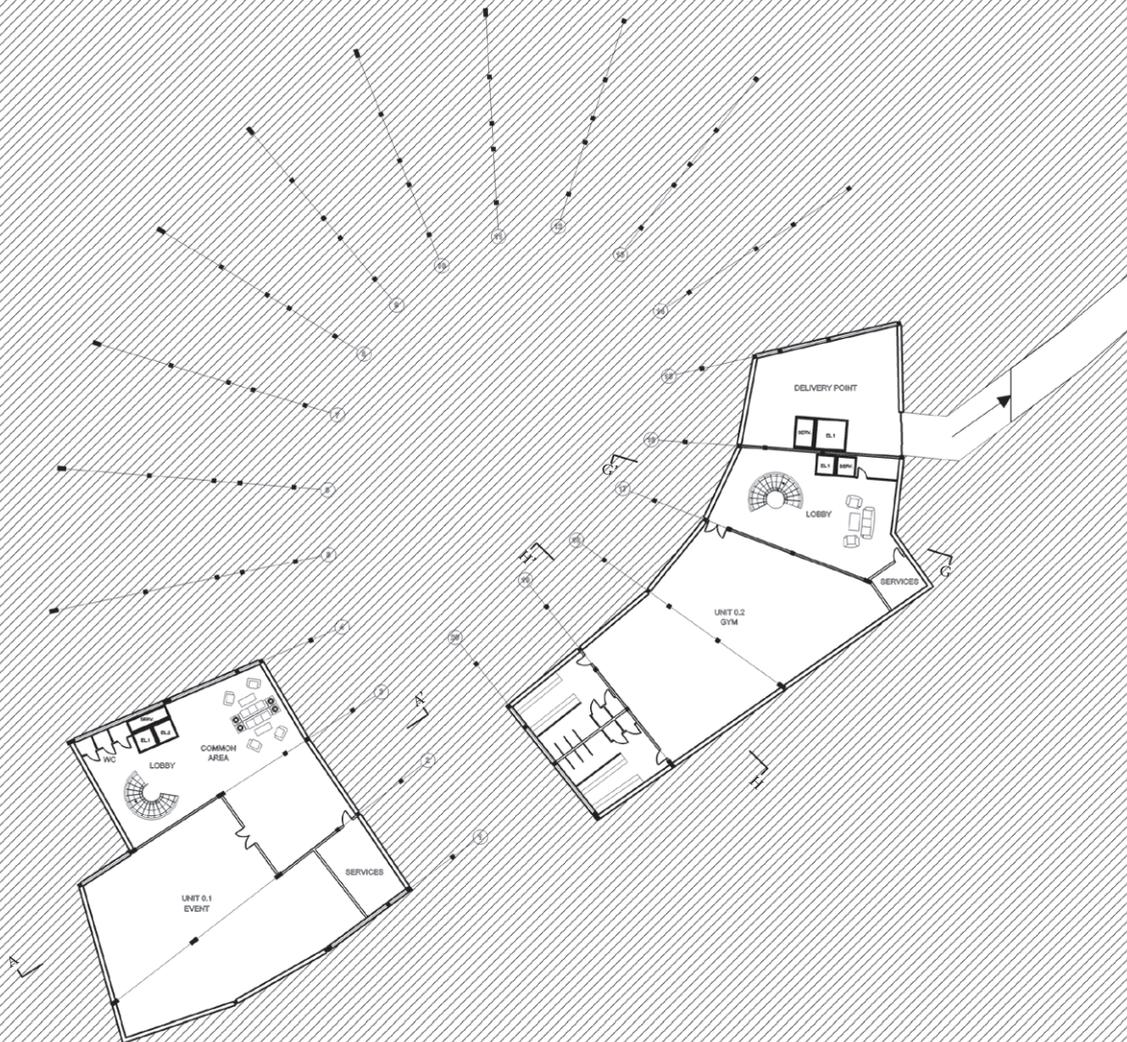
GROUND 0

-02.00 M



Figure 29

LEISURE	751 SQM
INTERACTIVE SPACE	376 SQM
SERVICES	173 SQM



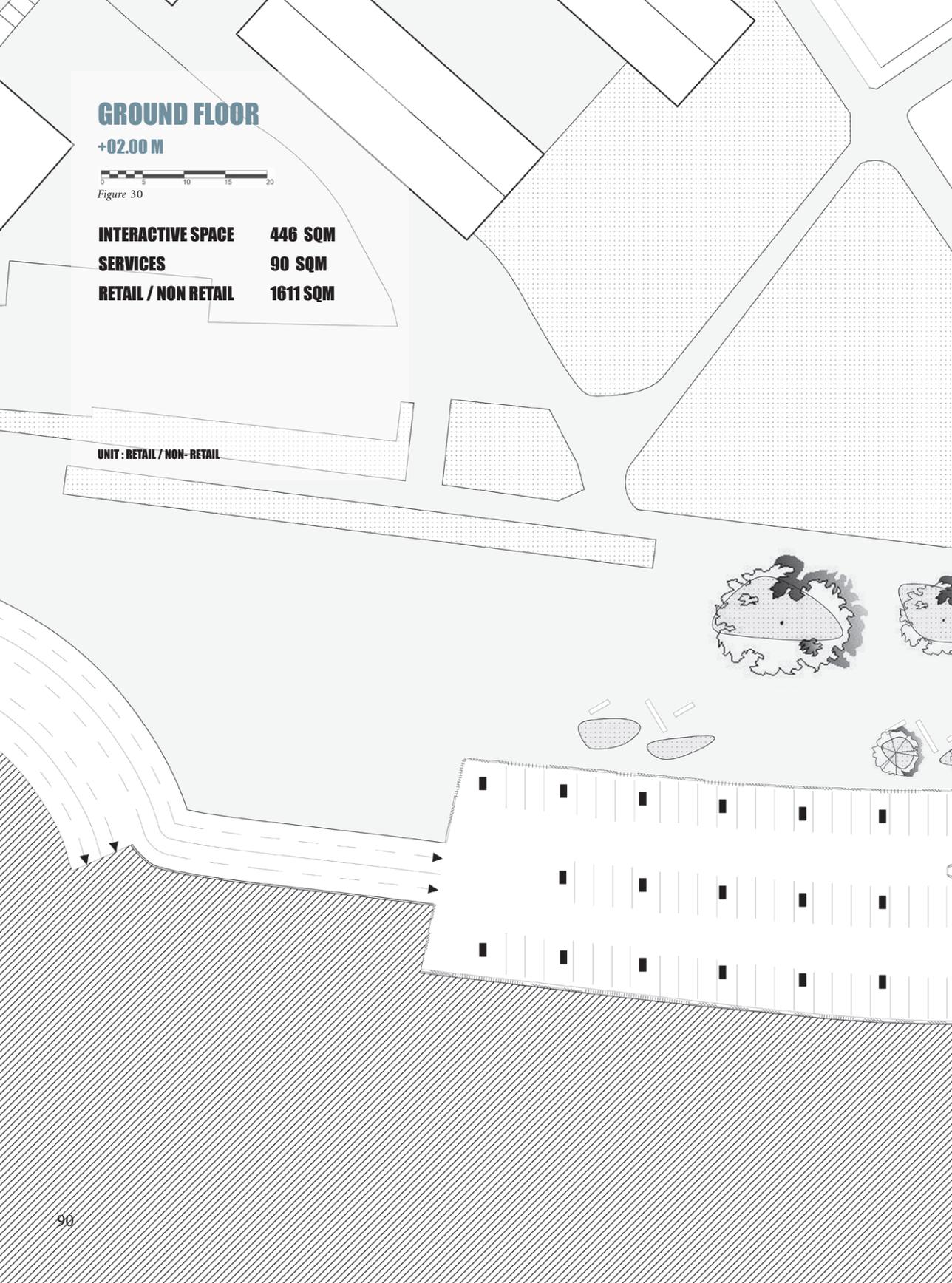
GROUND FLOOR

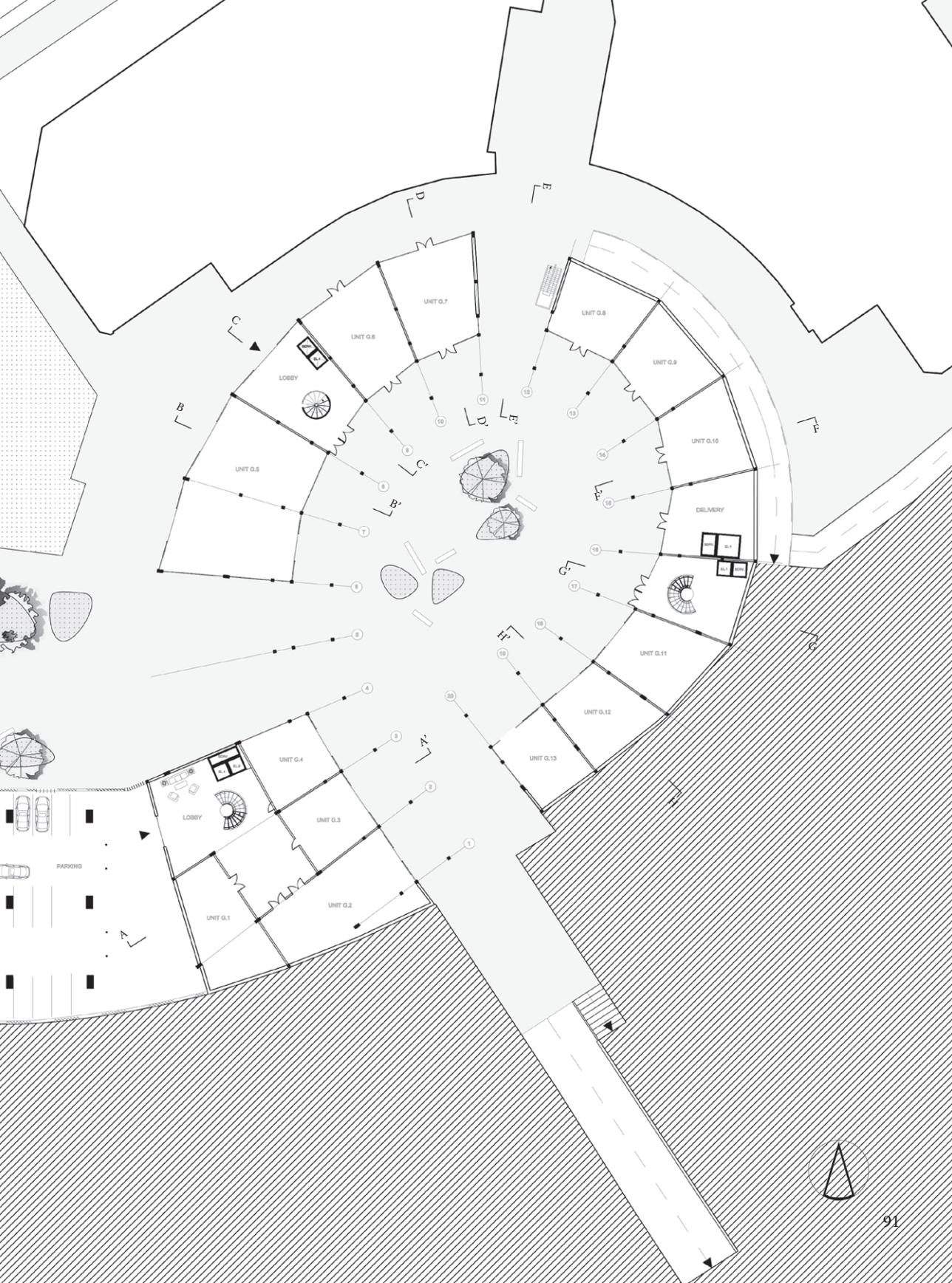
+02.00 M



INTERACTIVE SPACE	446 SQM
SERVICES	90 SQM
RETAIL / NON RETAIL	1611 SQM

UNIT : RETAIL / NON-RETAIL





FIRST FLOOR

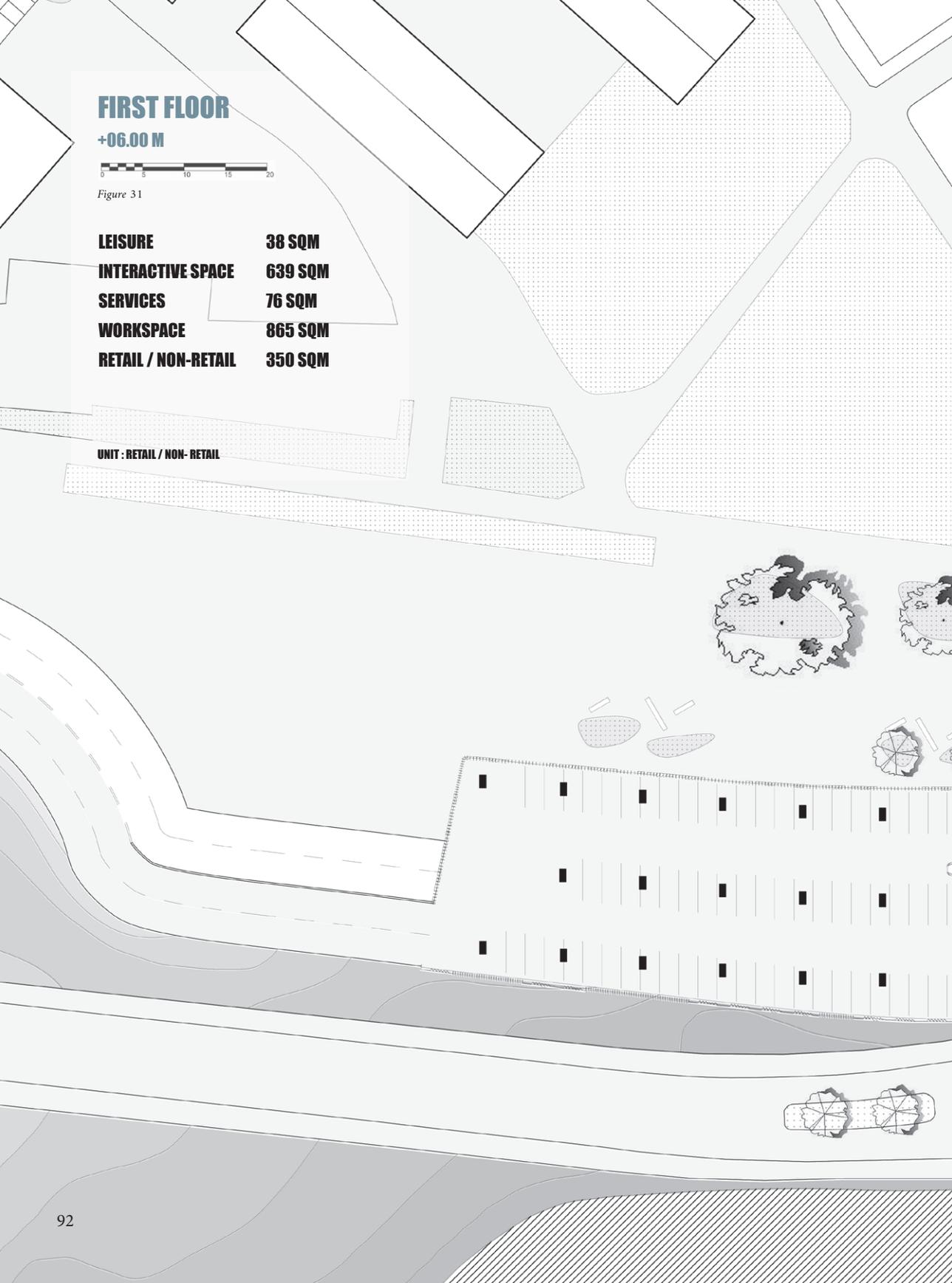
+06.00 M

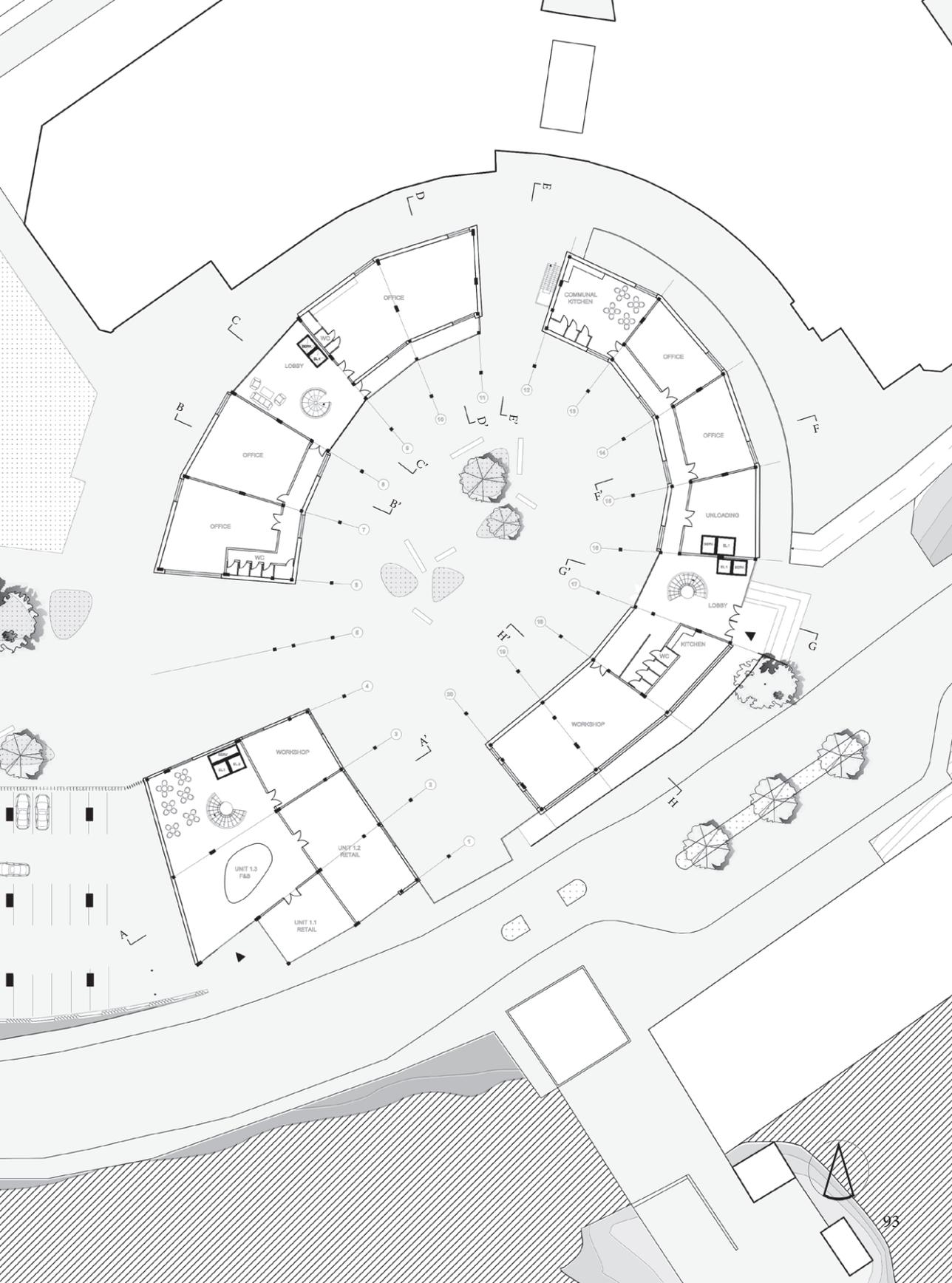


Figure 31

LEISURE	38 SQM
INTERACTIVE SPACE	639 SQM
SERVICES	76 SQM
WORKSPACE	865 SQM
RETAIL / NON-RETAIL	350 SQM

UNIT : RETAIL / NON- RETAIL





SECOND FLOOR

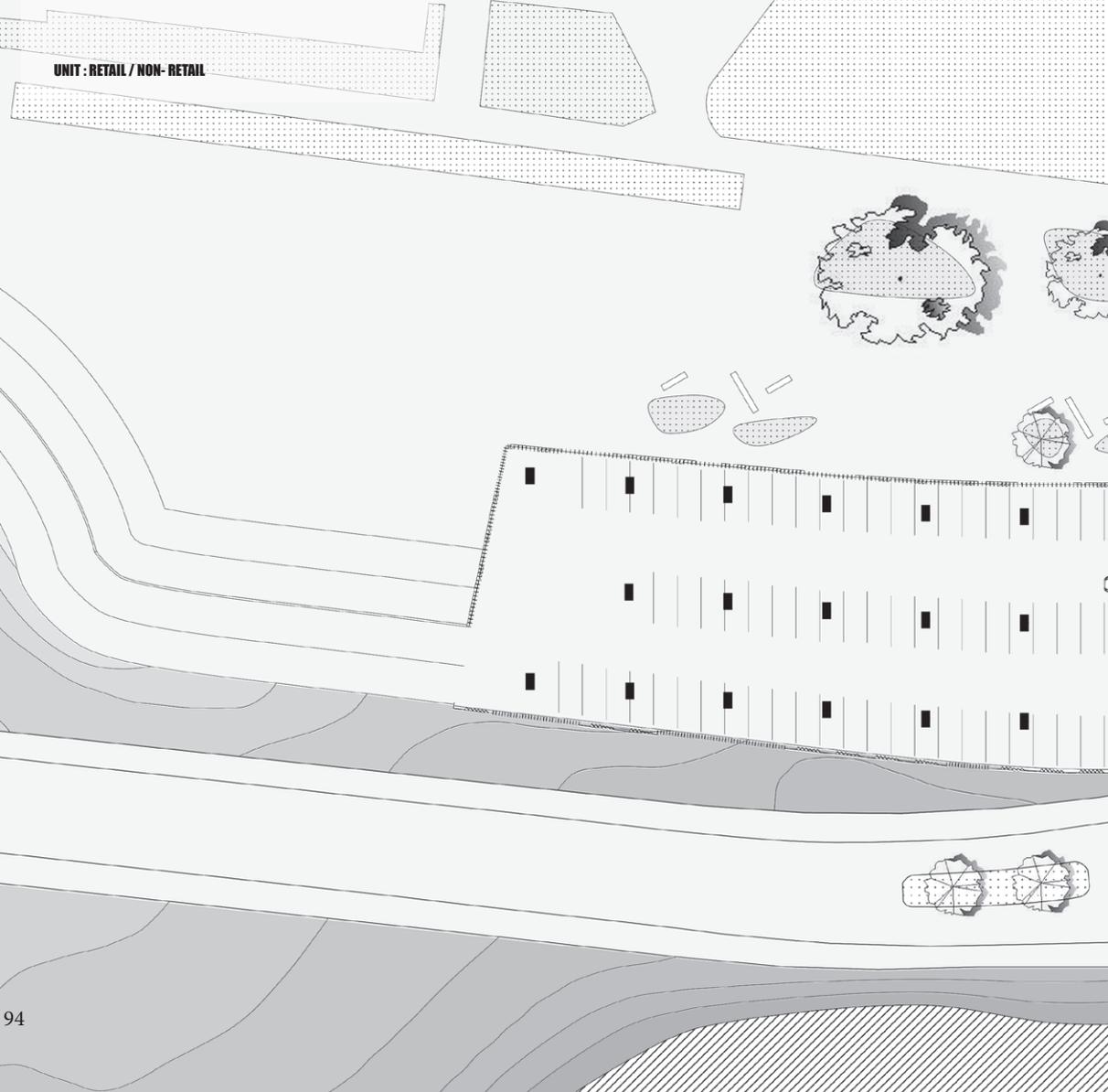
+10.00 M



Figure 32

LEISURE	754 SQM
INTERACTIVE SPACE	100 SQM
SERVICES	74 SQM
RETAIL / NON- RETAIL	576 SQM

UNIT : RETAIL / NON- RETAIL



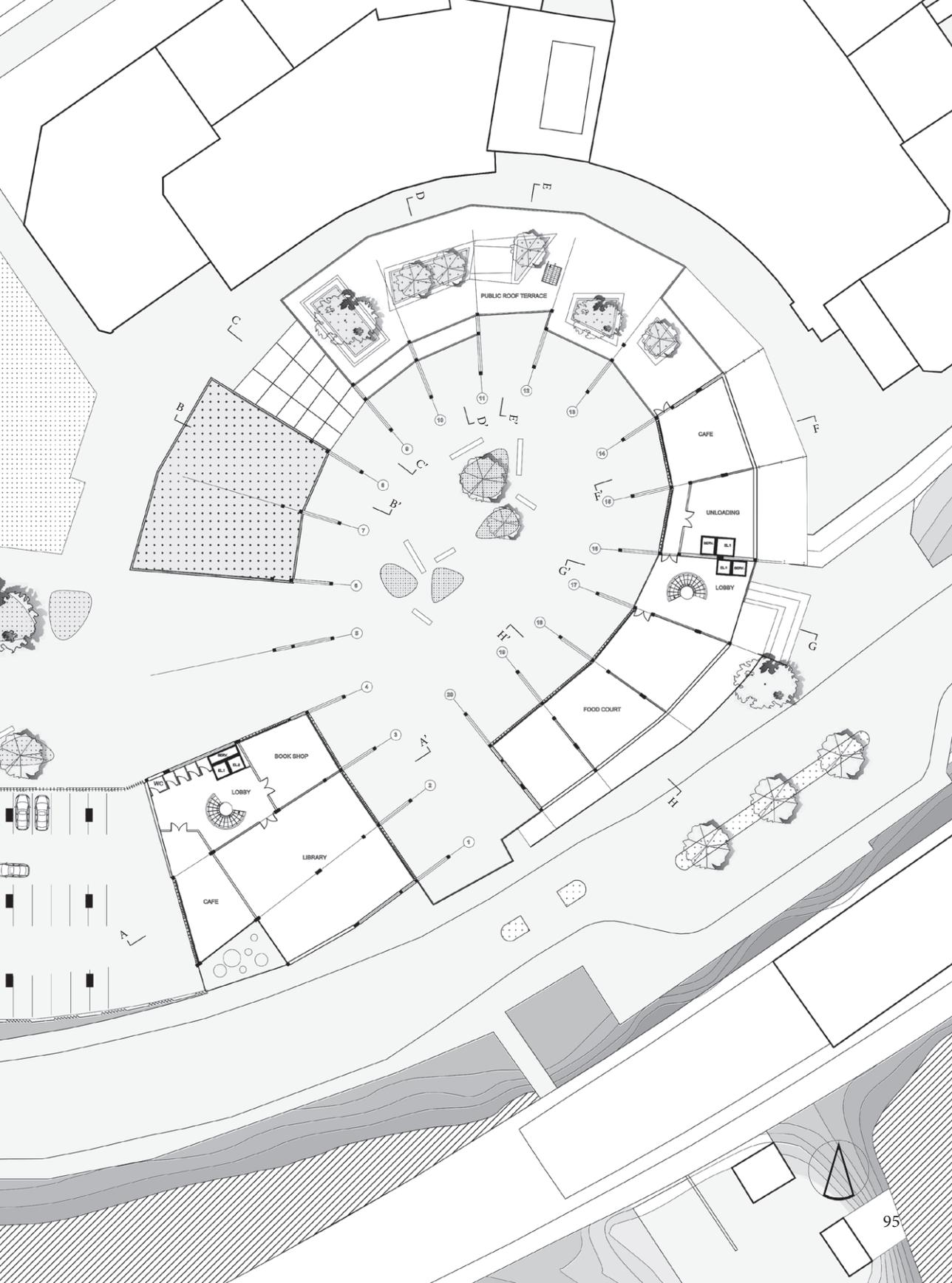


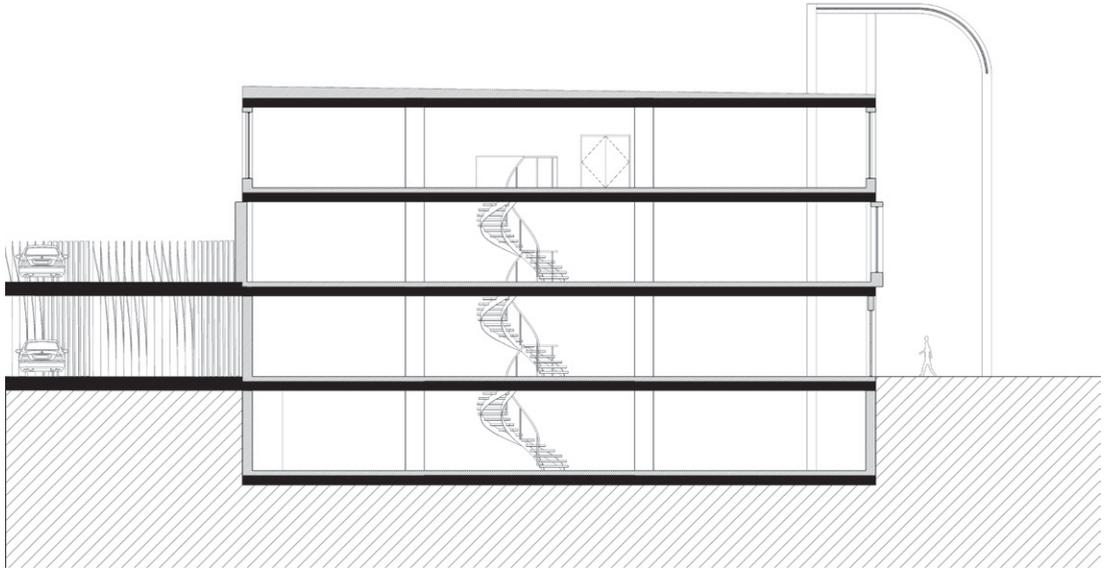


Figure 32: Neighbouring Building's View.

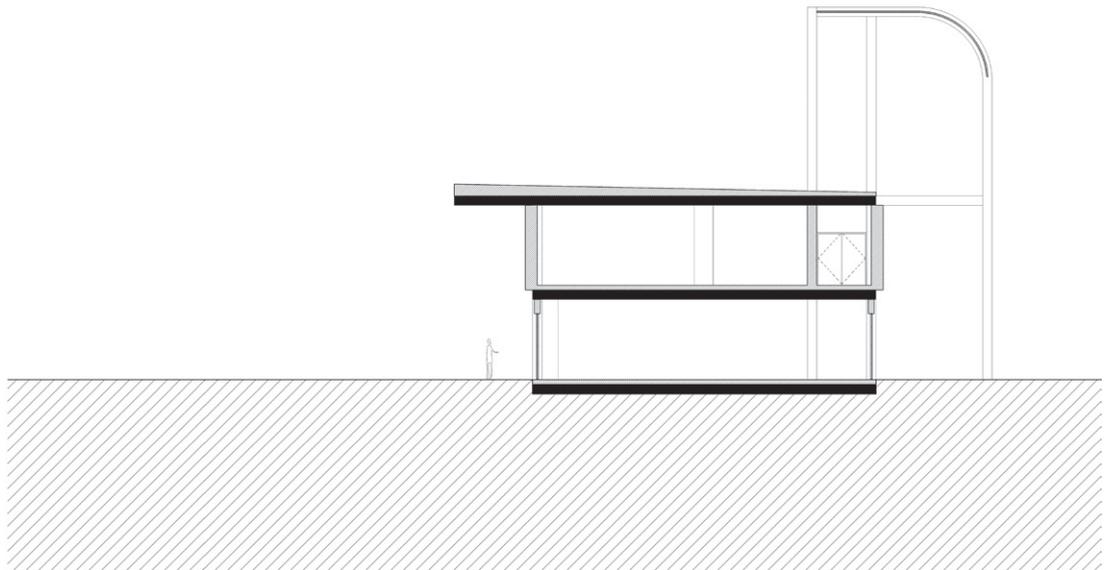




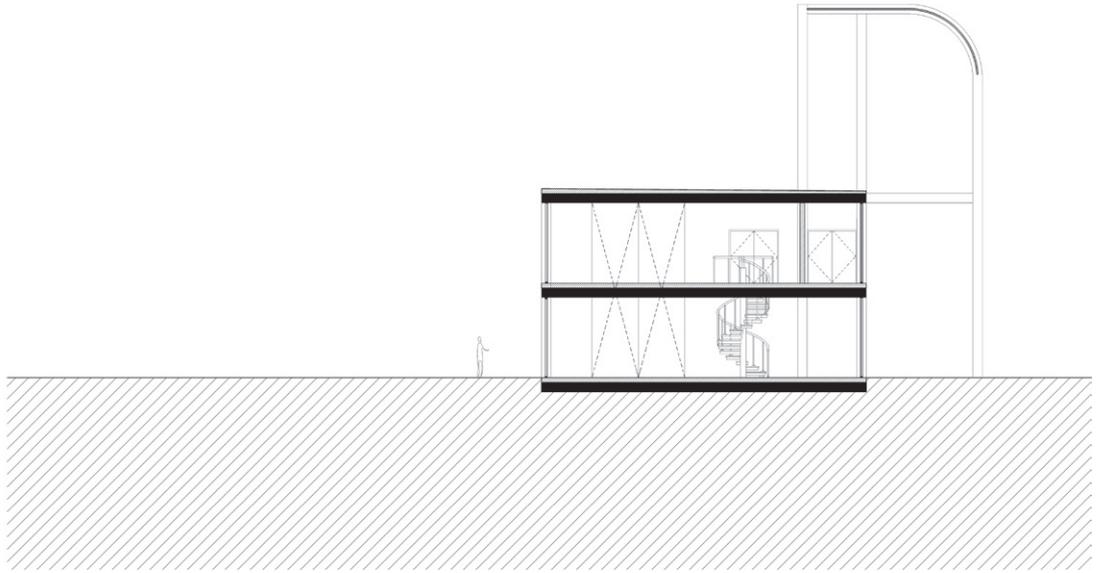
Figure 33: Proposed Sections



SECTION A-A'



SECTION B-B'

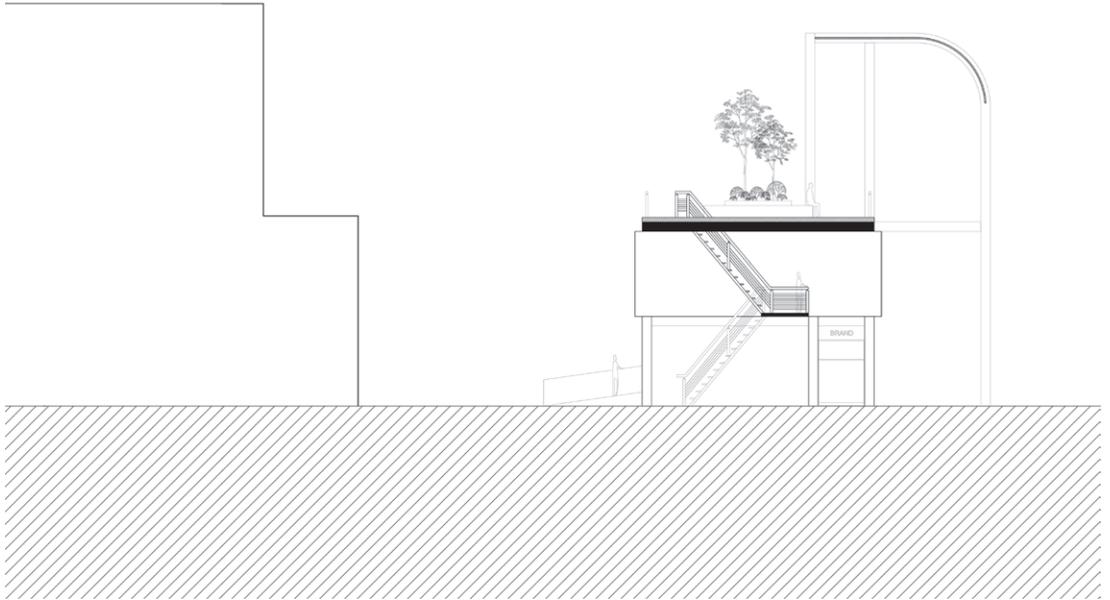


SECTION C-C'

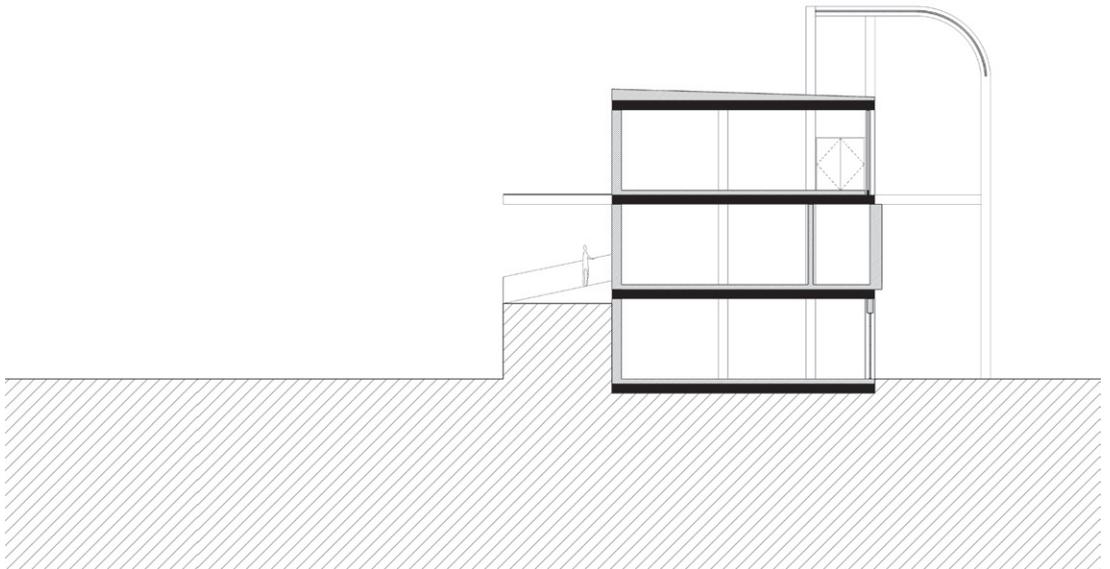


SECTION D-D'

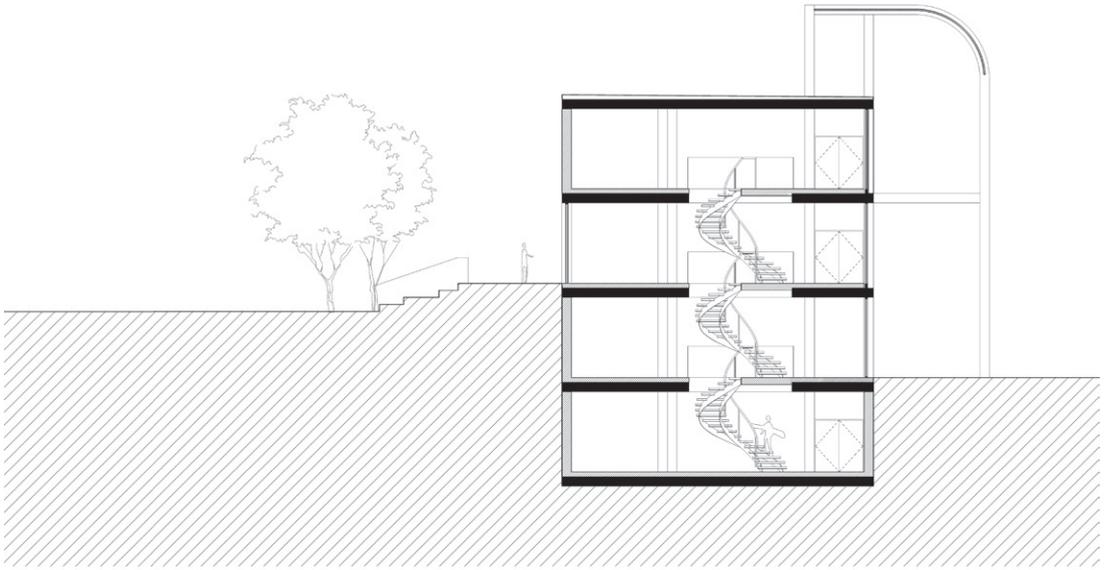
0 1 2 3 4 5 10



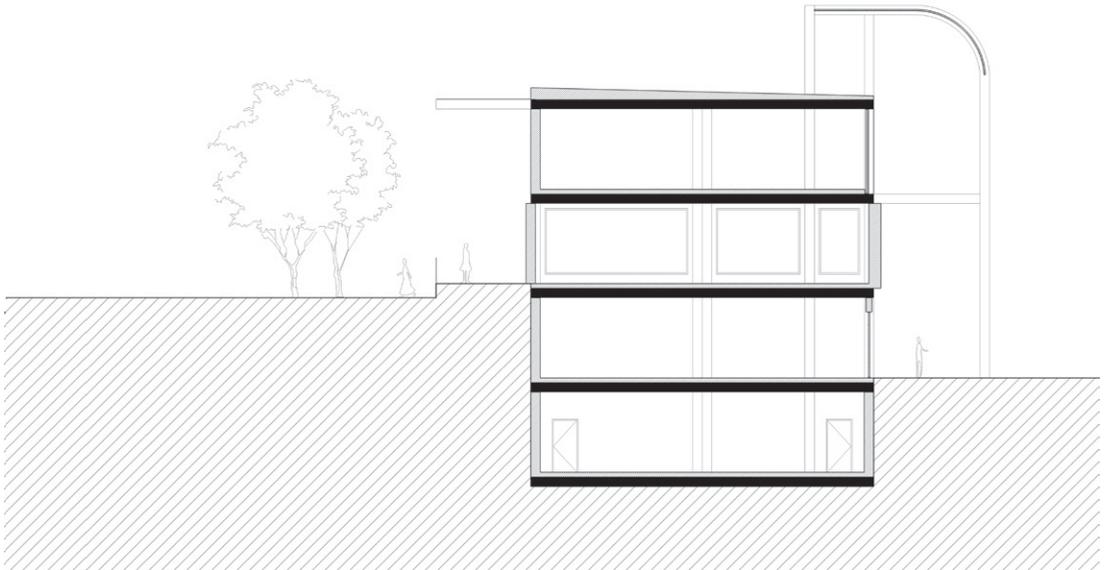
SECTION E-E'



SECTION F-F'



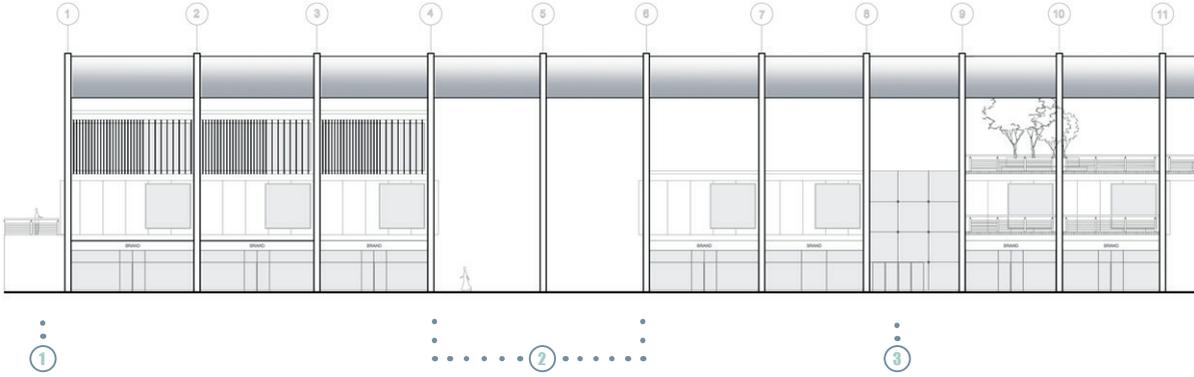
SECTION G-G'



SECTION H-H'

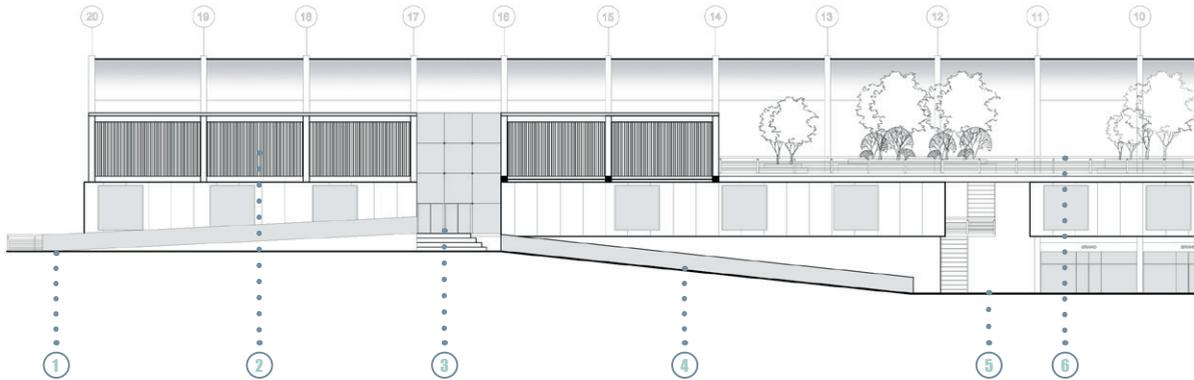
COURTYARD ELEVATION

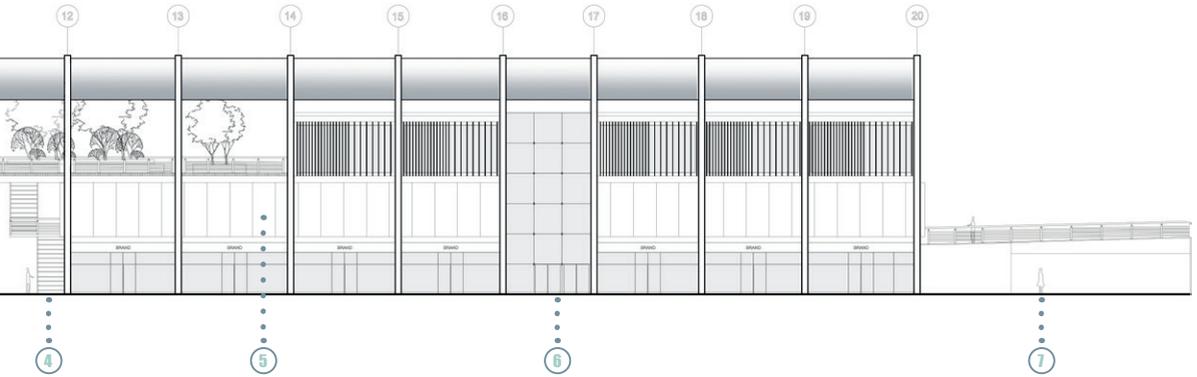
Figure 34



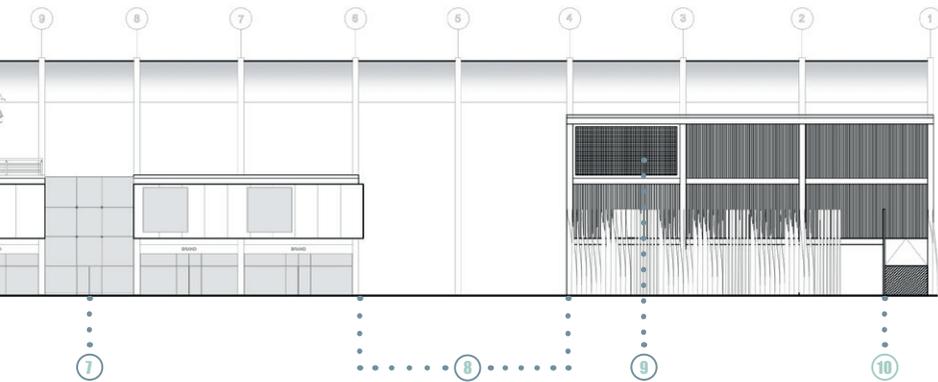
REAR ELEVATION

Figure 35





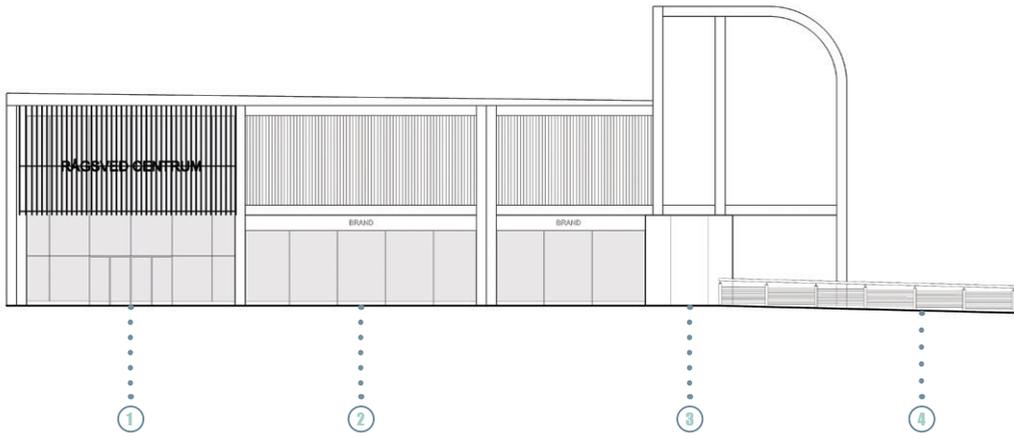
- ① FIRST FLOOR ENTRANCE
- ② MAIN ENTRANCE (A)
- ③ LOBBY
- ④ ENTRANCE (C)
- ⑤ BRANDING OPPORTUNITY
- ⑥ LOBBY
- ⑦ ENTRANCE (B)



- ① RAMP
- ② BRANDING OPPORTUNITY
- ③ LOBBY
- ④ RAMP
- ⑤ ENTRANCE (C)
- ⑥ ROOF TERRACE
- ⑦ LOBBY
- ⑧ ENTRANCE (A)
- ⑨ GREEN WALL
- ⑩ PARKING DRIVE-IN

FRONT ELEVATION

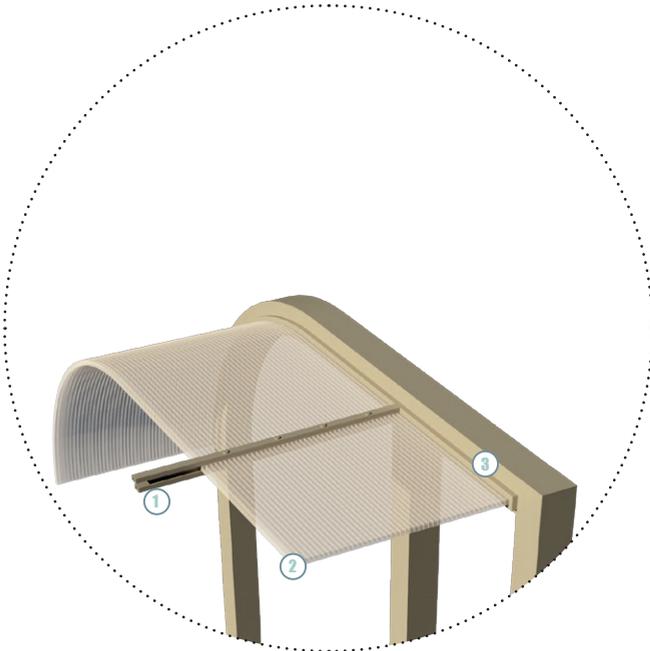
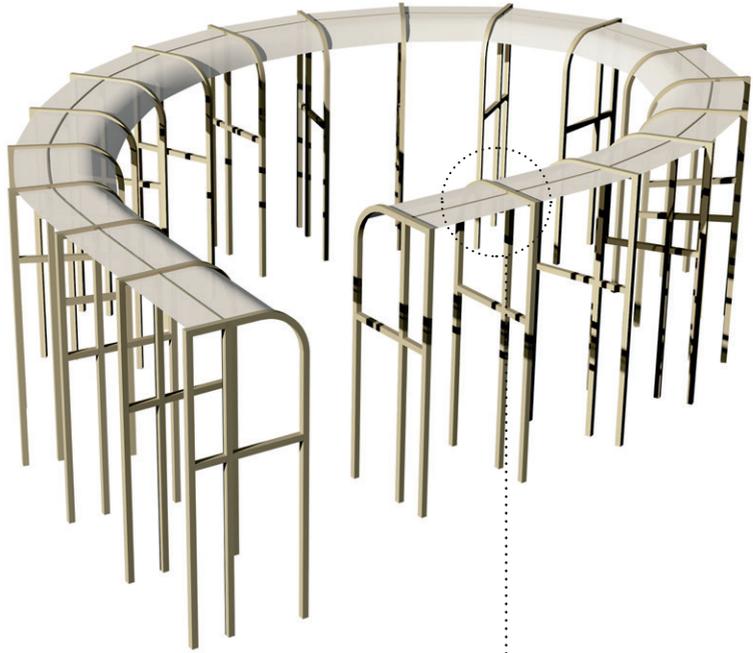
Figure 36



- ① FIRST FLOOR ENTRANCE WITH ILLUMINATED SIGNAGE ABOVE
- ② SHOP FRONTS
- ③ OPPORTUNITY FOR SIGNAGE OR BRANDING
- ④ INTO COURT YARD VIEW

FEATURE ROOF

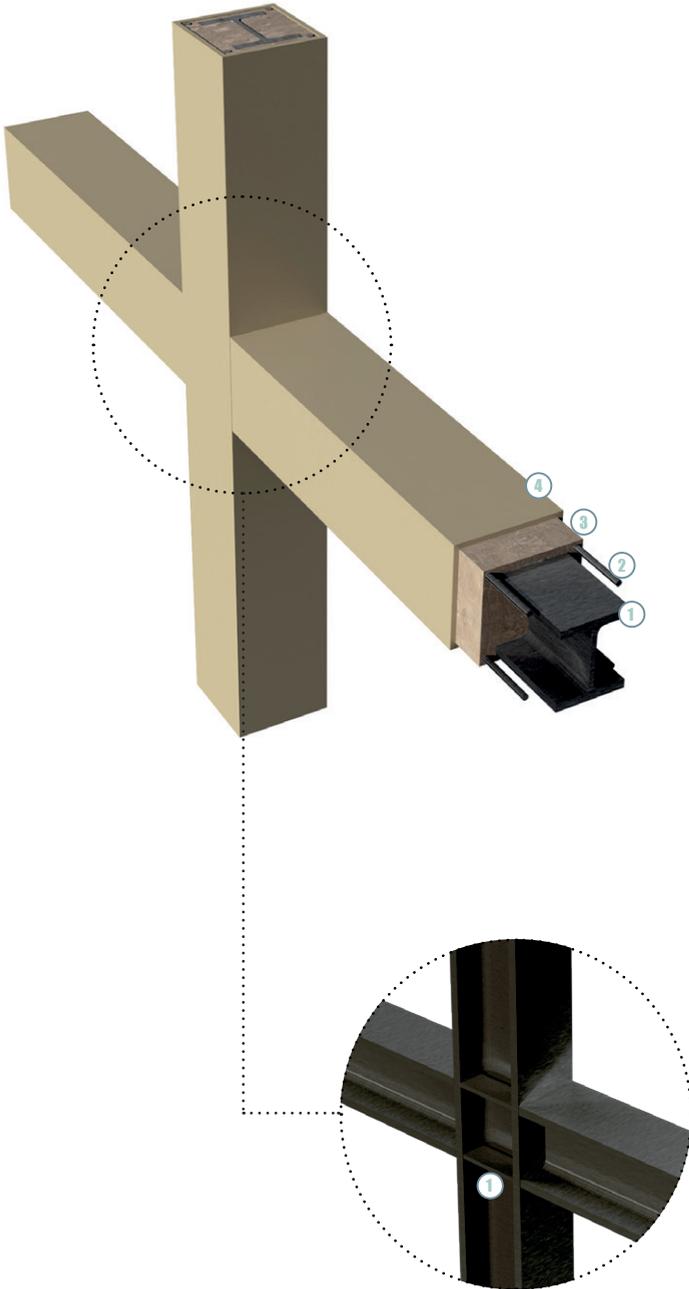
Figure 37



- ① BRUSHED ALUMINIUM IN SPRAYPAINTED BRONZE WITH SCREW FIXINGS
- ② CURVED POLYCARBONATE SHEETS
- ③ ALUMINIUM C-CHANNEL, SPRAY PAINTED BRONZE

BEAM DETAIL

Figure 38



- ① STEEL I-BEAM
- ② LONGITUDINAL STEEL BARS
- ③ STIRRUPS
- ④ BRUSHED SRC CASING IN SPRAY PAINTED BRONZE

- ① INTERNAL STEEL STIFFENERS PREVENTING BUCKLING

8.5 Design Evaluation

The new vision mimics the old panoptic design, giving affordance to culture and social phenomenon to be in focus. The open character in combination with the new scale and added public space at higher and lower level offer greater opportunities for spatial flexibility. For instance, the courtyard may be occupied by a festival, christmas fair or a cultural performance etc. The widened opening into the square would enable transportation of goods to such events and maximise sightlines. The feature roof provide structure where large suspended signage may be fixed for advertisement, decorations or similar. All of which boost commercial viability and cater to meet current market trends.

Although the narratives that underpin this research forged the new design strategies, the proposed still contain spatial challenges to be considered further. Firstly, although the existing parking is relocated at higher level closer to the street, the remaining large space is left unactivated without specific activities. As the ground floor of the new parking faces such a large area, it generates value for further commercial or social activities. By removing parking at ground floor, the surface may instead be translated into a grocery store or permanent food market as examples to be easily accessible by western residences.

Secondly, the non-buildable space at the rear of the centre may still be considered as a vulnerable space even through it is activated through commerce or non-commercial activities. This is due to its narrow width which may still attract criminality. To maximise its spatial usage, it could be made wider and attain the same social importance as the courtyard.

Thirdly, although the existing curvature of the centre is both well liked by locals and show sensitivity to nearby buildings, it still pose spatial restrictions in the new vision that affect interior movement circulation. To improve this, the overall shape of the centre may become even more fragmented, making room

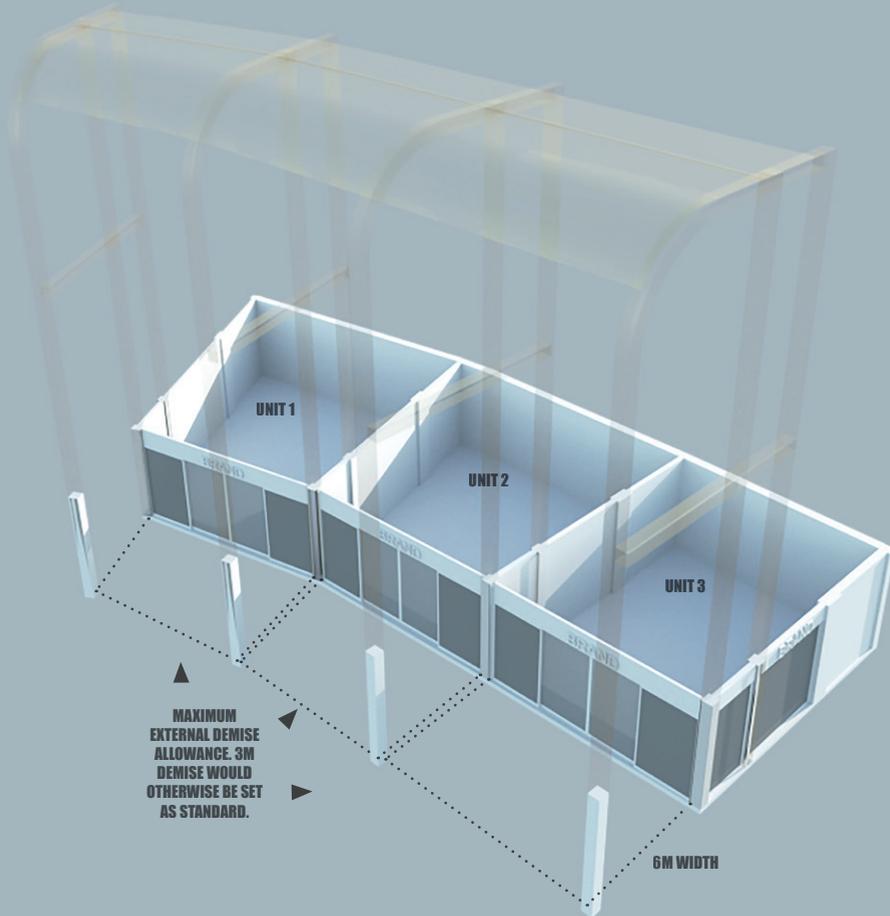
for a collection of smaller scale interconnected buildings. However, the proposed heights does establish a good opportunity for centre identity, urbanisation, branding, improved sightlines and architectural interest.

Finally, the new proposal seeks to activate the east side of the rear passage by bringing movement circulation from the street into the courtyard entrance. Although this presents an architectural opportunity, it still suggest spatial challenges on the ground floor near the street. The delivery route taken underground may disseminate pedestrians, rendering it into a vulnerable area that may attract unwanted activities. A possibility is to create a further opening towards the east of the centre. However, this may require an overall alteration to the design.

The following graphics intend to demonstrate and evaluate a part of the centre's spatial adaptability capacities. In this option study, ground floor retail units have been selected.

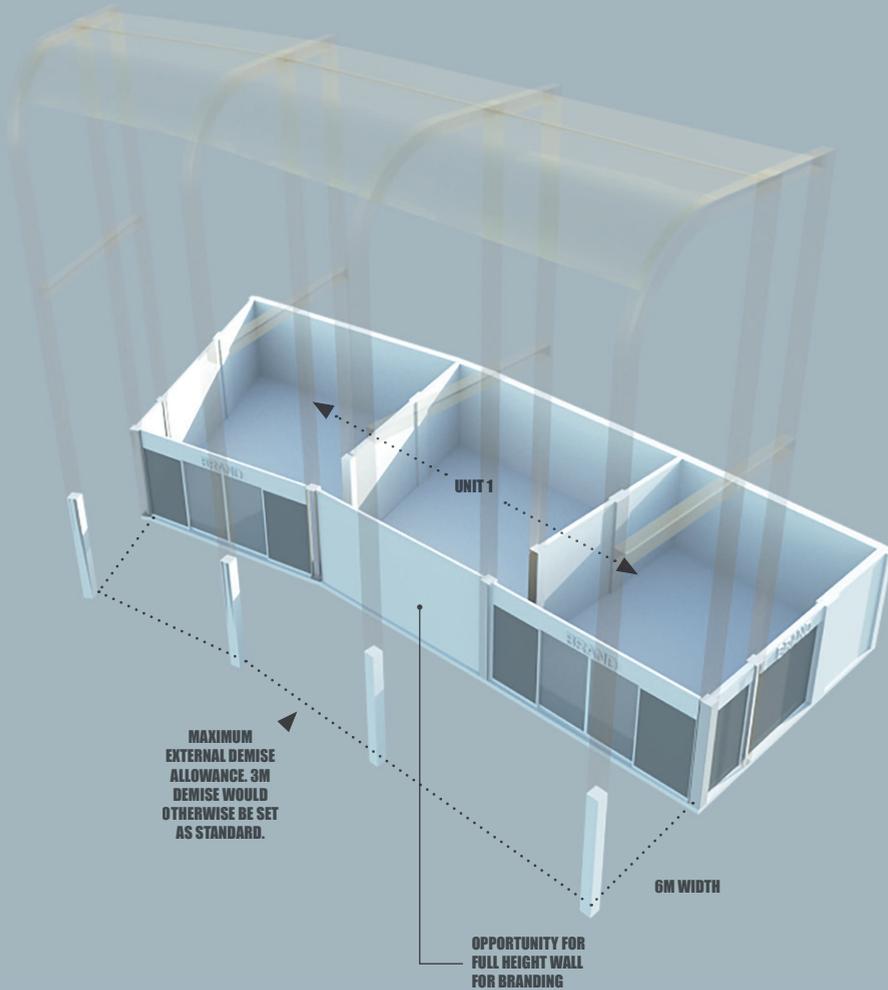
8.5.1 Option 1: Maximising Unit Qty

Maximising unit quantity by allowing partitions between each grid.



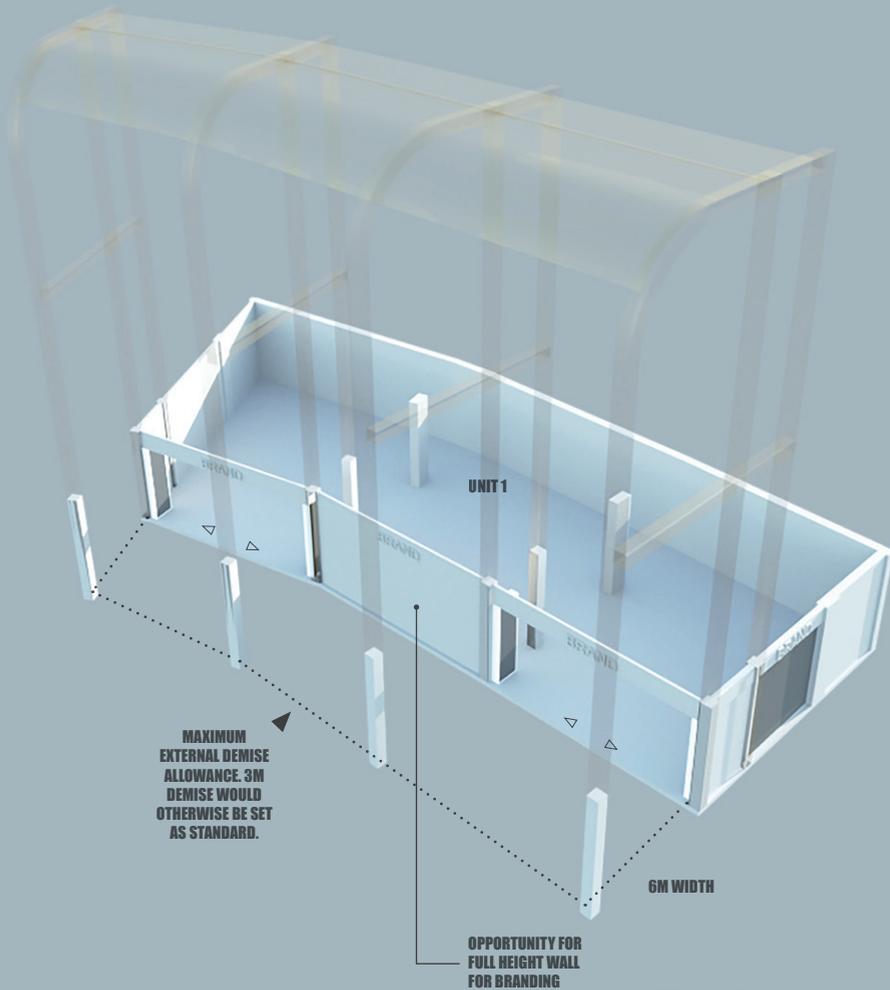
8.5.2 Option 2: Flexible Unit Merging

Opportunity to eliminate grid partitions in order to merge units flexibly after retailer's leasing demands. Elevation to retail unit may be altered to be opened or covered, giving opportunity for branding.



8.5.3 Option 3: Interior & Exterior Mergence

Opportunity to provide full height and full width sliding doors to extend interior space into the exterior more freely. Opportunity to enclose parts of the elevation for branding.





CHAPTER

9

CONCLUSIONS



Strategies to attain resilience must take many forms (Walker, B., Holling, C.S., Carpenter, S.R., Kinzig, A, 2004) as there is no “one size fits all” approach. The narrative data that underpin this research offer sufficient information to understand local priorities and user perceptions at a local and municipal level. Despite this fact, the new vision which reflect these narratives still result in a few lacking spatial qualities that prevent an ultimate resilient design. Examples of these are mentioned in the design evaluation. In order to avoid maintaining some of the already existing spatial vulnerabilities, the new centre would need to deviate from the narratives. Although this may generate a design outcome far from the narrative format, it may generate a more resilient design outcome. Taking advantage of what is efficient resilient strategies in combination with non-mentioned strategies. In order to form an understanding of how much more efficient this method would be or what the potential new consequences may be, further studies and evaluations are required.

Appendix

Appendix A - Local Interview

PARTICIPANT

ANSWER

Q1. How do you experience Rågsveds Centre, comparing day to night / summer to winter?

Shop Owner	It is not good, it has many issues with safety. Many people come during the night and create problems. The center close at seven or eight in the evening and this is when they start to gather around. Shops have been vandalised, criminal groups have tried to make deals with shop owners for their own gain and people are afraid to speak up. Some previous shopkeepers have even left because of it.
Shop Worker	It is dead and bad. Criminal groups meet each other here. There is no bigger difference from how the centre is in the summer to winter, no special events or anything. There are always very few people around.
Customer	Unsafe, but it gets a bit better in the summer because it lighter outside for longer.
Community House Staff	It is dark and boring in the daytime and unsafe in the night time. Many young people come out then. It feels more unsafe because this centre has such bad lighting.
School Headmaster	Rågsved is a great to live. Politically, the left party has strong influence on Rågsved, affecting housing. Rental properties are increasing, attracting younger and older demographics so I have seen a greater mix of ethnicities moving into Rågsved. People live here but they do not work here. It makes the centre empty during the day which has resulted in many activities closing down - even the police station. Criminality around the centre is still ongoing.

Q2. What are you unhappy with regarding the structure and architectural layout?

Shop Owner	The building is good, but it needs an outdoor roof.
Shop Worker	There is no life here, it's dirty, too many shops are closed and most importantly, it is unsafe. I do not mind the building itself, it could look nice if it was refurbished. But now, nobody is taking care of it, even the tree in the court yard is about to fall down. The parking area is extra problematic. It attracts criminality and more than once, we have had cars burn there.

Customer	I think the layout is good, but an external cover from the weather would be needed.
Community House Staff	I like the centre as it is in terms of its shape. On the other hand it is decaying so I prefer to have it refreshed.
School Headmaster	It is simply uninteresting. I have no comments on the structure.

Q3. What type of offerings and services would you like Rågsveds centre to provide?

Shop Owner	Definitely more shops. The two shops next to mine have shut down, as has the pharmacy. It would be better if more were open.
Shop Worker	A pharmacy, more shops and a better community house for the young and old. The taller buildings behind the centre is where mostly older people live, but we never see them in the centre. They are too afraid to come down because of the issues here. Instead, people come to our shop and stay up to five hours socialising. They have no other place to go. Shop owners are hesitant to voice themselves, because previously we have had shop windows vandalised from doing so.
Customer	Community house for people over 18 years, more shops, cafes and restaurants, a place for sports and maybe a library.
Community House Staff	Pharmacy, library and activities that could make this place more lively and with better pace.
School Headmaster	It would need to be more than shopping, because everyone I know either shop from Hagsätra or Högdalen which are both close by.

Q4. What is missing from the centre to satisfy your social needs?

Shop Owner	The centre is good to socialise, people do come for that, especially in the summer.
Shop Worker	By improving segregation. There are barely any native Swedes in the area, not even in the schools. This area needs more jobs to keep people away from bad activities. Also, activities that make this area a fun place to be in. But it would be a challenge, because people do not want to mix with other cultural or religious backgrounds. Even for me, I get uncomfortable by the thought of spending time with those that are from a different religion or culture.

Customer	A better place to socialise.
Community House Staff	The community house is the only place that is made for people to socialise in. There is also the civil office that many visit, so that is great. Many book our rooms for their private events whereas others regularly come for a coffee. We offer safety here.
School Headmaster	

Q5. How often do you visit Rågsveds Centre?

Shop Owner	I own this shop and work here daily.
Shop Worker	If it was not for work, I would never come here. I live close to Stockholm city so I would just stay around there.
Customer	Every day. I know the owner of this shop and do him a favour by guarding it.
Community House Staff	Because I live in Rågsved, I visit the centre every day, either for work or to pass through it. I only come because I have to.
School Headmaster	I have lived in Rågsved since the 1960's and only go to the centre if I need to buy something small from ICA or collect a parcel. Otherwise I would not visit.

Q6. What would make you visit more often?

Shop Owner	Do not know, something that would bring me here even outside of work.
Shop Worker	If there were more cultural activities and social efforts to integrate locals.
Customer	It was a more pleasant atmosphere outside.
Community House Staff	A complete refurbishment that also deal with the more unsafe areas, more food and beverage offerings in the square.
School Headmaster	Don't know. I prefer going somewhere I can experience nature. I love to take my family to Nättskogen.

Q7. If Rågsved's centre was replaced by a new one, how would it ideally look like?

Shop Owner	Similar but refreshed and with an external roof and activities to keep the centre safe. It could also need a place for bicycle parking. Currently, they are placed scatteredly and sometimes thrown on the ground.
Shop Worker	The shape of the centre is pleasant so if it was refurbished or changed somehow, it could look really nice.
Customer	Like a galleria.
Community House Staff	It possess cultural importance, so I do not think a dramatic redesign would be necessary.
School Headmaster	Don't know.

Participant:
City Planning Office, Team Leader

QUESTION

ANSWER

Q1. What are the long-term goals for Rågsved?

The city planning office have drafted reports which include key purposes for planned developments. They can be summarised as:

- 1) Transforming Rågsved into a living district developed from local potentials
- 2) A need for locals involvement in the development process
- 3) The perception of closeness to the city and adjacent neighbourhoods
- 4) Enable greater range of offerings and services for locals to benefit from

Today locals do not have this.

Q2. Are there any long-term plans for Rågsved Centre?

To keep or demolish the centre is an ongoing discussion. Some municipal organisations believe the centre is in a good enough condition to simply refurbish. They argue for its cultural significance. Other municipal entities look into a more encompassing solution where it is examined against a bigger region. In these discussion, Rågsved Centre has been expelled completely. Instead, new solutions with focus on connectivity, diversity and sustainability are of importance. We do not encourage any light refurbishments as a solution.

Q3. What are the planned changes?

The municipality have defined five nodes of developmental attention. Within each node, a focal point has been selected as a driver. These focal points all have good connectivity and relationship to nearby areas. They are:

- A. Hagsätra Centre (currently in development)
- B. Älgsjö bath
- C. Rågsveds Nature Reserve
- D. Rågdalen
- E. Rågsveds Centre

Q4. What does the municipality want to achieve with Rågsved Centre?

We are unable to affect all social issues, so our primary aims are to achieve safety and sustainability. Our secondary aim is create cultural interest. From this perspective, the municipality advise keeping the shape of the centre intact as it is today but reconstruct as see fit. As a municipal office, we need to take many aspects into consideration.

Q5. What challenges and potentials does the municipality identify for Rågsved and its centre?

We are unable to affect all social issues, so our primary aims are to achieve safety and sustainability. Our secondary aim is create cultural interest. From this perspective, the municipality advise keeping the shape of the centre intact as it is today but reconstruct as see fit. As a municipal office, we need to take many aspects into consideration.

In the case of Rågsved Centre, it is challenging to manage a development with a private owner. We can keep dialogues open and encourage change, but have no authority in decision making. Our understanding is that the owner is more willing to manage the centre as it is rather than develop it.

Another challenge is the fact that the ground under the subway and street is not solid enough to build on. That is why the centre is placed in the valley. In a long term discussion, we consider a situation where the station is relocated and what would happen to the centre in such an instance.

LIST OF TABLES

Table 1: Research Questions

Table 2: Local Interview Guide

Table 3: Municipal Interview Guide

Table 4: Planned Interviews

Table 5: Infrastructure (Bus); Rust (SL, 2019)

Table 6: Infrastructure (T19); Mon-Thurs (SL, 2016)

LIST OF FIGURES

Figure 1: Ortho, Rågsved

Figure 2: Fokus Hagsåtra Rågsved, Stockholm Stad

Figure 3: Location Map Series

Figure 4: Place Descriptions (Stockholm Stad)

Figure 5: Residential Development (Stockholm Stad)

Figure 6: Commercial Demands(Stockholm Stad)

Figure 7: Safety Demands(Stockholm Stad)

Figure 8: Existing Site Diagram

Figure 9: Site Map

Figure 10: Ground 0

Figure 11: Ground Floor

Figure 12: First Floor

Figure 13: Side Elevations (EL.A, EL.B)

Figure 14: Sections (S.A, S.B)

Figure 15: Courtyard Elevation

Figure 16: Rear Elevation

Figure 17: Existing Site Analysis Diagram Series

Figure 18: Arrival Image Series

Figure 19: External Environment Image Series

Figure 21: Courtyard Image Series

Figure 22: Interior Spaces Image Series

Figure 23: Proposed Design Stratey Series

Figure 24: Northern Entrance (C) View.

Figure 25: South- Western Courtyard View.

Figure 26: Public Roof Terrace View.

Figure 27: Entrance (A) View.

Figure 28: Proposed Situation Plan

Figure 29: Proposed Ground 0

Figure 30: Proposed Ground Floor

Figure 31: Proposed First Floor

Figure 32: Proposed Second Floor

Figure 32: Neighbouring Building's View.

Figure 33: Proposed Sections (AA, BB, CC, DD, EE, FF, GG, HH)

Figure 34: Proposed Courtyard Elevation

Figure 35: Proposed Rear Elevation

Figure 36: Proposed Front Elevation

Figure 37: Proposed Feature Roof

Figure 38: Proposed Beam Detail

REFERENCES

- 100 Resilient Cities (2019) Retrieved from: <http://www.100resilientcities.org/> (2019 Jan 29).
- Bhamra, A.S (2015). Brief for GSDR 2015 Resilience Framework for Measuring Development
- Cachinho, H (2012). Consumerscapes and the resilience assessment of urban retail systems, p.131-144.
- Cere, G., Rezgui, Y., Zhao, W (2017). Critical review of existing built environment resilience frameworks: Directions for future research, p.173-189.
- CIPC, Chapter 2. Urban Safety. Retrieved from: http://www.crime-prevention-intl.org/fileadmin/user_upload/Publications/International_Report/CIPC_5th-IR_EN_Chapter-2.pdf (2019 April 12).
- Coleman, P. (2006) Shopping Environments: Evolution, Planning and Design. UK, Architectural Press.
- D. Swardt. M (2014). Regenerating Berea Park: Design in Pursuit of Rekindling appropriation.
- Dix. A (2007). Designing for appropriation, p27-30.
- Douglas S. Massey., Mary J. Fischer (2010). How segregation concentrates poverty. p. 670-691
- Fernandes, J., Chamusca, P (2012). Urban policies, planning and retail resilience, p.170-177.
- Flick, U. (2006). An introduction to qualitative research (3rd Edition). London : SAGE, 2006.
- Frey, W.H. & Farley, R. Demography (1996). Latino, Asian, and black segregation in U.S.metropolitan areas: Are multiethnic metros different. 33: 35.
- Gary W. Harrison, "Stability under Environmental Stress: Resistance, Resilience, Persistence, and Variability," *The American Naturalist* 113, no. 5 (May, 1979): 659-669.
- Hjort. L (2013). Välkommen Till Rågsved. Retrieved from: <https://www.arbetaren.se/2013/09/13/valkommen-till-ragsved/> (2019 April 12).
- Jackson, T. (2009) Prosperity without Growth Economics for a Finite Planet (London: Earthscan).
- Kantola, H (2016) Retail Success: The Impact of Space and Agglomeration. Jönköping, Jönköping International Business School.
- Kärrholm, M ., Nylund K (2011). Escalating Consumption and Spatial Planning: Notes on the Evolution of Swedish Retail Spaces, p. 1043-1059.
- Kärrholm, M., et.al (2017) Time-space Complexity and the Opening Hours of Commerce: A study of four European Cities.

Kärholm, M., Nylund, K (2011). Escalating Consumption and Spatial Planning: Notes on the Evolution of Swedish Retail Spaces. Vol.19, No.6.

M. Orrskog (2011). Diva Portal PDF. "Ombyggnad Rågsveds Centrum, Integrering av separerade platser". Retrieved from: <http://www.diva-portal.se/smash/get/diva2:507440/FULLTEXT01.pdf>. (2019 Jan 3).

Meerow, S., P.Newell, J., Stults, M (2016). Defining urban resilience: A review, Vol.147, p.38-49.

Metzger, J., R.Olsson, A (2013). Sustainable Stockholm: Exploring Urban Sustainability in Europe's Greenest City, p.1-6.

Mitt i Söderort (2016, June 15). Insänt: Rågsveds centrum i förfall. Retrieved from: <https://mitti.se/debatt/insandare/insant-ragsveds-centrum-i-forfall/?omrade=bandhagenarsta>

Mitt i Stockholm (2017, Feb 22). Så vill Rågsvedsborna rusta centrum. Retrieved from: <https://mitti.se/nyheter/ragsvedsborna-rusta-centrum/>

Mitt i Stockholm (2017, Jan 11). Digital enkät: Rusta upp Rågsveds centrum. Retrieved from: <https://mitti.se/nyheter/rusta-ragsveds-centrum/>

Ozuduru, B.H., Varol, C., Ercoskun O.Y., 2014. Do shopping centres abate the resilience of shopping streets? The co-existence of both shopping venues in Ankara, Turkey, p.145-157.

Paredes et al., 2018, Retail innovation: perceptions, management, and challenges of a systematic approach.

Rotem-Mindali, O (2012). Retail fragmentation vs. urban liability: Applying ecological methods in urban geography research, p. 292-299.

Sharifi, A (2016). A critical review of selected tools for assessing community resilience, p.629-647.

Singleton, A., Dolega, L., Riddlesden, D., Longley, P.A (2015), Measuring the spatial vulnerability of retail centres to online consumption through a framework of e-resilience, p.5-18.

SL (2016) Spärräkningar Tunnelbanan: T19 Rågsved (RÅG). Xlsx.

SL (2019) RUST Sammanfattning Tidintervall. Xlsx.

Slaper, T. (2013) The Triple Bottom Line: What Is It and How Does It Work?

Steel Construction (2019). Recycling and Reuse. Retrieved from: https://www.steelconstruction.info/Recycling_and_reuse (13 May 2019)

Stockholm Direkt (2016, March 18). Butiksägarna har fått nog: "Rågsveds Centrum förfaller". Retrieved from: <https://www.stockholmdirekt.se/nyheter/butiksagarna-har-fatt-nog-ragsveds-centrum-forfaller/aRKpqr!tunPFkSsvrUx@FbYzi5A/>

Stockholm Stad (2017). Hagsätra Rågsved: Bästa Platsen!- Digital Dialog. Spacescape.

Stockholms Stad (2018). Fokus Hagsätra-Rågsved. Retrieved from: <https://xn--vxxer-loa.stockholm/omraden/hagsatra-ragsved/> (2019 March 11).

Stockholms Stad (2019). Bygg- och Plantjänsten. Retrieved from: <http://insynsbk.stockholm.se/Byggochplantjansten/Pagaende-planarbete/PagaendePlanarbete/?back=1&searchtype=map&loadcrit=2&backJournalNo=2018-12829> (2019 March 11).

Stockholmshem (2015). Rågsved. Retrieved from: <https://www.stockholmshem.se/Boende/Vara-omraden/Soderort/Ragsved/> (2019 March 11).

Stumpp, E.M (2010). New in Town? On resilience and “Resilient Cities”, Vol. 32, p.164-166.

Surakka, J. (2012) Proceedings of the European Conference on Intellectual Capital.

Sustainable Development Goals (2018). Sustainable Development Goal 8. Retrieved from: <https://sustainabledevelopment.un.org/sdg8> (2019 May 12).

SVT Nyheter (2017, Dec 7). Rågsvedsbor trötta på förfallet i centrum: “Det är sunkigt”. Retrieved from: <https://www.svt.se/nyheter/lokalt/stockholm/ragsvedsbor-trotta-pa-forfallet-i-centrum-det-ar-sunkigt>

Teller, C., Wood, S., Floh, A (2016). Adaptive resilience and the competition between retail and service agglomeration formats an international perspective, p. 1537-1561.

UN Sustainable Goals (2019). Goal 11: Make cities inclusive, safe, resilient and sustainable. Retrieved from: <https://www.un.org/sustainabledevelopment/cities/> (2019 Jan 28).

Vervloesem. E., Dehaene.M., Goethals.M., Yegenoglu.H (2016) OASE#96 Social Poetics: The Architecture of Use and Appropriation. P11-15. Retrieved from: <https://www.oasejournal.nl/en/Issues/96/SocialPoetics> (2019 April 17).

Visit Stockholm AB (2019). The Art of The Subway: T-Centralen. Retrieved from: <https://www.visitstockholm.com/art-in-the-subway/t-centralen/> (2019 March 21).

Walker, B., Holling, C.S., Carpenter, S.R., Kinzig, A (2004) Resilience, Adaptability and Transformability in Social-ecological Systems.

Waxell, A. (2014) Geography and the Retail Industry: A literature Review with a Special Focus on Sweden.

Weise, A., Kellner, J., Lietke, B., Toporowski, W (2010), Sustainability in retailing- a summative content analysis, p.318.

Stockholms Stad (2018). Skissförslaget. Jpg. Accessed 11 March 2019:

[<https://xn--vxer-loa.stockholm/globalassets/omraden/-stadsutvecklingsomraden/fokus-hagsatra-ragsved/hagsatra-ragsved---web.jpg>]

Stockholms Stad (2018). 3000 Nya Bostäder i Hagsätra och Rågsved, fem fokusområden. Pdf. Accessed 11 March 2019.

[https://xn--vxer-loa.stockholm/globalassets/omraden/-stadsutvecklingsomraden/fokus-hagsatra-ragsved/fem-fokusomraden_webb.pdf]

Stockholm Stad (2978). Förslag till Ändrad Stadsplan för Kv Bygeln mm Inom Stadsdelen Rågsved. Arkivexemplar xdxwaxxx.pdf. Accessed 5 Feb 2019.

