



## CPTED: A VISIT TO FIVE PUBLIC SPACES IN ŁÓDŹ

TOBIAS WOLDENDORP RCE

# VATA criteria from CPTED point of view, a theoretical fresh up

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- **Visibility**
- **Accessibility**
- **Territoriality**
- **Attractivity**

# Visibility; no interference in the footprint



# Light penetrability, equality in light!

24-jun-24



# Predicting safety



# Accessibility



# Accessibility



# Territoriality





# Placemaking



# Attractivity



# Maintenance of public space

24-jun-24



# One day later, a forgotten electric cable

24-jun-24



# A quick repair: broken windows theory

24-jun-24



# Intro plac Wolność

Situation before transformation  
(winter 2022)



Survey In the field may 2024



# Intro plac Wolność

Parking placesn, grey and  
emptiness



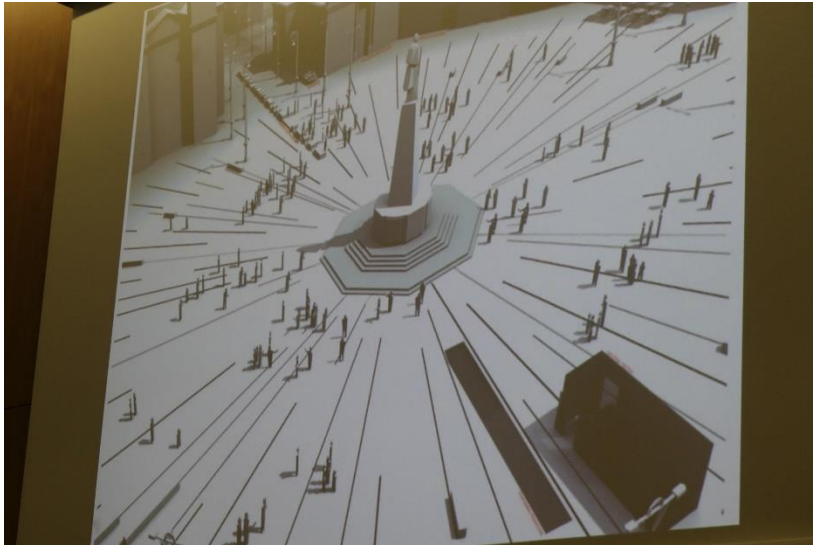
Back to scale of human beings



# Intro plac Wolność

Presentation analysis Jakub/Lech  
for students in 2021

Green spot on the end of a long  
architonic line





# Aspects of visibility

## View from Nowomiejska



## CPTED

- Good sightlines over the square;
- Equaility in light from surroundings to square;
- End of Woonerfi: but in fact till Legonow/Pomorska)

# Aspects of visibility

## View from the west



## CPTED

- Important sightline is blocked by entrance museum;
- Not only aspect of social safety, also traffic safety;
- (Lacking visibility on crossing pedestrians x bikes and steps).

# Visibility

Eveningview from Powinoc)



CPTED

- Speedpedallics and couriers use public space left from entrance as shortcut to Pjotrowska.

# Visibility

## Night at the central heart



## CPTED

- Good orientation on the edges of the square;
- Accent on statue
- No equity, but how problematic is that?
  - ▣ Its livability is high 18/24!

# Visibility

Evening



CPTED

- Attractiveness with light at night, always attracts people;
- Extra: lightbulbs at the surface lighting trees

# Accessibility

## Central part of Square



## CPTED

- The bollards are elegant and prevent cars from parking on the square. People with wheelchair can pass easily;
- Beyond CPTED: looking through the eyes of DAT (Design Against Terrorism) the bollards are too vulnerable.

# Accessibility

## Corner Pomorska-Plac Wolnoci



## CPTED

- Due to shortcuts crossing the street
- Is rather unsafe;
- Also due to concentration of cars and trams in both ways.

# Accessibility

## View from Pjotrowska



## CPTED

- Running up the hill is sensible for bicyclists, so no high speed in public realm from this side to be expected.



# Accessibility

## View from Pjotrowska



## CPTED

- Good place for rent a bike-storage;
- In the Netherlands bollards on a point like this should have a flickering red light on top of it.

# Accessibility

How far do you want to support bikes?



## CPTED

- Need for stalling bikes at the square?

*Better to stall them in the approach streets.*

# Territoriality

## Borders



## CPTED

- Very well marked little uplifted greenzones (but how does the mowingmachine come up the grass?)

# Territoriality

Adaptive!!



CPTED

- Trees will soften the edges and the square gets a more human scale than in the existing situation;

# Attractivity

## Benches all around



## CPTED

- Better : this type of benches invite you to sit, not to try to sleep (uncomfortable)!!



# Attractivity

Corner Pomorska, next to Muzeum Arceologiczne



## CPTED

- Homeless persons are not gathering on the square, but still sit in the environment (Waterbedeffect)

# Attractivity

## Around the square



## CPTED

- Unattractive program: billboards;
- They will also block sightlines.

# Attractivity

## Program



## Beyond CPTED.....

- Attractivity supports livability; but maybe the square is not the place to have a playground (better at park Staromiejeski);
- And needs every place a fountain? The identity of Plac Wolnoci is a different one as Manifaktura.



# Park Staromieski & Stary Rynek

Working with students on the site,  
oktober 2020



Realized in 2024



# Park Staromiejeski (Territoriality)

Grey zones even there were are trees (2019)



Elegant fenced childrens playground in a green setting(2024)



# Park Staromiejski (visibility / accessibility)

Walkin survey with students 2020:  
fragmented, unlogic sitation lamppost,  
far from pedestrian walk



Realized 2024 (broader, less  
fragmented, lamppost still strange  
placed



# Park Staromiejski

## Increasing accessibility



- Place for cyclist and pedestrian;
- Logically placed lamppost;
- Still discussion: should it be lighted at night (faking safety)??

## Cultural hotspot at former busstation



## CPTED

- Superplace, closeby livability city;
- Well lighted;
- Good territoriality;
- Attention: maintenance hedges-not over 1.00m

# Attractivity

With students in in oktober 2020



Nice stable places with also shelter



# Attractivity

2024: Though its not always used by chessmen



## CPTED:

- Z: CCTV all around. Necessary after total upgrade?
- T: Nice comparted places
- A: shelter in general and specially for chessplayers;
- Some places lighted;

# Stary Rynek

Important to remember, but unattractive memorial



CPTED: a central lifted up place (2024)





# Stary Rynek

2019: Space or just emptiness??



CPTED 2024:compartmented



# Stary Rynek

Belongs the yearly Ferris wheel to Stary Rynek?



Does it add anything to the genius loci?



# Manufaktura Łódź,

Tak: this is the place for the Diabelski myłn



## CPTED

- The genius of the place at Manifakutra is FUN;
- The genius of the place at Stary Rynek is contemplation!

# Attrattiviti

## A green character



## CPTED

- Maintenance: how do you get to the lawn with a mower?
- Not: so it looks easily neglected;
- “*Broken windows theory*” starts up

# Pasaż Róży

Atmosphere before (round 2019)



Buildings still partly neglected,  
public space attention



# Pasaż Róży

Over the top???



CPTED

- No: every ten minutes an excursion > livability
- Ownership;
- Expected: owners surrounding buildings will upgrade their possession

# Pasaż Róży

May 2024



CPTED (superb)

- At day time public space;
- In the evening hours closed by gate;
- Vertical green on construction before the dwellings;

# Pasaż Róży

## Gate and CCTV



## CPTED

- Robustness in measures
- Livable public space at day time; for me no need for camera's



# 2029: curious to see the change after five years!!



# Włókiennicza

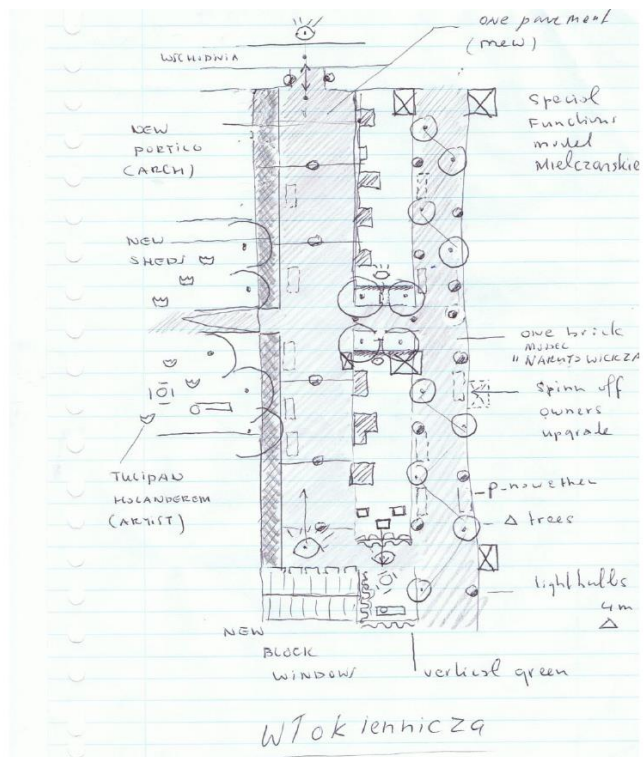
## Situation at STSM in 2015



- Abandoned;
- Everywhere litter;
- Drunkies and junkies living in the neglected houses;
- Unsafe feelings already at daytime.

# Włókiennicza

First scenario's in 2015 from  
CPTED point of view



Under construction 2019



# Włókiennicza

Under construction 2019



Vertical construction for green  
potentions



# Włókiennicza

Welcome in our street!!



CPTED: ownership



# Włókiennicza

Excursions from Politechnika to the site!!



No more hidden doorways!



# Włókiennicza

Some are waiting for restaurarion  
but fit well!



Sometimes over the top



# Wlokiennicza

Under construction 2019



Vertical construction for green  
potentions





# Looking forward to visit Włókiennicza Łódź in 2027

Perfect public  
space: trigger  
for  
houseowners;

Less cars in  
streets

Trees and green  
instead of cars

Attractive  
pavement

Light from  
facades



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