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### Table 1

Articles in this special issue 'Urban Densification', *Buildings and Cities* (2021), 2(1); guest editor Jacques Teller.

AUTHORS	TITLE	DOI
J. Teller	Regulating urban densification: what factors should be used? (Editorial)	<a href="#">10.5334/bc.123</a>
B. Giddings & R. Rogerson	Compacting the city centre: densification in two Newcastles	<a href="#">10.5334/bc.74</a>
G. Schiller, A. Blum, R. Hecht, H. Oertel, U. Ferber & G. Meinel	Urban infill development potential in Germany: comparing survey and GIS data	<a href="#">10.5334/bc.69</a>
F. Kostourou	Housing growth: impacts on density, space consumption and urban morphology	<a href="#">10.5334/bc.75</a>
N. Martino, C. Y. Girling & Y. Lu	Urban form and liveability: socioeconomic and built environment indicators	<a href="#">10.5334/bc.82</a>

D. Godoy-Shimizu, P. Steadman & S. Evans	Density and morphology: from the building scale to the city scale	<a href="#"><u>10.5334/bc.83</u></a>
N. Livingstone, S. Fiorentino & M. Short	Planning for residential 'value'? London's densification policies and impacts	<a href="#"><u>10.5334/bc.88</u></a>
J. Rinkinen, E. Shove & M. Smits	Conceptualising urban density, energy demands and social practice	<a href="#"><u>10.5334/bc.72</u></a>
S. Angel, P. Lamson-Hall & Z. Gonzalez Blanco	Anatomy of density: measurable factors that constitute urban density	<a href="#"><u>10.5334/bc.91</u></a>
X. Li & M. Sunikka-Blank	Urban densification and social capital: neighbourhood restructuring in Jinan, China	<a href="#"><u>10.5334/bc.70</u></a>
J. Teller	Urban density and Covid-19: towards an adaptive approach	<a href="#"><u>10.5334/bc.89</u></a>
M. Berghauser Pont, P. Haupt, P. Berg, V. Alst�de & A. Heyman	Systematic review and comparison of densification effects and planning motivations	<a href="#"><u>10.5334/bc.125</u></a>

While the drive towards more compact cities and urban densification as an alternative to continuing urban sprawl may have achieved almost hegemonic status amongst planners and policy-makers, the process is not without its downsides. McFarlane (2016) notes that density has often been cast as a solution not just to urban issues but also for global concerns about climate change and sustainability, and has been viewed as central to fostering economic growth. Density has taken on the mantle of being a desirable and positive alternative to the allegedly less environmentally sustainable and economically productive sprawl against which it is compared. Strong arguments are made that densification also provides social benefits, encouraging social connections, networks and fostering social capital; and providing a means to help address social inequalities.

Set against these positives, dense patterns of living and working have their own negative effects, creating what de Roo (2000) terms the dilemma of the compact city. Densification of the city centre can come at a cost, such as the reduction of green spaces and increased infrastructure (Naess et al. 2020). Where compact living and working become overcrowded and congested, there can be negatives of ill-health, pollution and poverty. Neuman (2005) argues that high density is neither necessary nor sufficient to develop a sustainable city. He terms it the compact city fallacy, underscoring that the goal of sustainability may not be achieved solely by city form. Rather he suggests that co-evolutionary processes could take place between the city centre, its inhabitants and users, and the wider socioeconomic environs. Moreover, the future of a sustainable city centre may be as much about culture, governance and digital technology as it is about the established pillars of environment, economy and society. Nevertheless, for most city shapers around the world, addressing compact urban form is central to their attempts to accommodate increasing numbers of people whilst contributing to climatic and sustainability goals. In the debate over sprawl versus densification, the processes operating in the city centre are often overlooked as the gaze focuses on changes in suburban areas (Harrison et al. 2020).

Encouraging high urban density associated with compact cities has become international urban planning orthodoxy (Crommelin et al. 2017) and has been largely immune to critical study (Perez 2020).

#### N Livingstone, S Fiorentino & M Short

To evaluate the idea of planning for residential value, the notion of value proposed by Mazzuccato (2018) has been adopted to frame the work theoretically, and to consider it from a built-environment perspective. Examples from the pharmaceutical and other innovation industries illustrate that the role of governments is often seen as limited to 'fixing problems', and that they are often responding to the containment of the negative effects of value-extraction practices from a limited group of global actors (Mazzuccato 2018: 264). Instead, the public sector should become involved more directly in conceiving mechanisms of value creation aimed at maximising the benefits for a wider share of the population. This shift ultimately means adopting a wider notion of value that includes social and environmental outcomes

Urban transformation through residential densification can be viewed as an opportunity for property-led development and longer term investment through processes of financialisation, considered to be:

the increasing dominance of financial actors, markets, practices, measurements and narratives at various scales, resulting in a structural transformation of economies, states and households.

—(Aalbers 2017: 544).

Such development in financialised markets is often seen as problematic as developers seeking to maximise profits may produce negative impacts relating to housing affordability, gentrification and inequality (Immergluck & Balan 2018), even if financial contributions towards affordable housing and amenities are captured through the planning system.

Positive trickle-down effects from regenerative property-led development to local and neighbouring communities are not always apparent in reality (Tallon 2013), with redevelopments in local communities often leading to experiences of dispossession, which may be heightened during uncertain periods of housing crises. In such instances there may be financial value created for the developer and investor, but little value created for those experiencing problems of affordability in the housing market. Residential densification, therefore, has the potential to foster both positive and negative outcomes across a spectrum of involvement, from local communities and policy-makers, to international investors, as impacts and experiences are variegated and subjective. However, real estate and planning systems can also contribute positively to place-making processes through sensitive designs and strategies that 'facilitate the creation of successful places' (Adams & Tiesdell 2012: 60). In this way, ideas around 'successful places' and the creation of 'value' in relation to residential densification processes should be explored in a more nuanced way. The ideas underpinning these flexible concepts are explored.

the lack of consensus between theory, policy and practice arguably points to a requirement for residential densities to be examined on a case-by-case basis according to the policy in place at the time as well as the particulars of the place itself.

## **X Li & M Sunikkablank**

### **Abstract**

Urban densification and massive restructuring projects in China have dictated profound socioeconomic changes. This paper explores changes in social capital and residents' daily practices (cooking, eating, cleaning, shopping and socialising) in Jinan, Shandong province, after their low-rise courtyard dwellings were demolished and replaced with high-rise apartments. At the neighbourhood scale, privatised practices have reduced the use of urban streets and communal facilities. At the building scale, a transition for longterm residents from a courtyard housing typology to high-rise has led to a radical change in their daily practices that has moved from outdoors to indoors. Such changes have increased privacy and reduced social relations and social capital in the neighbourhood. These residents continue to maintain very close relationships with each other, but this can exclude 'newcomers' who have moved to the neighbourhood after the restructuring—an outcome regarded as the 'dark side' of social capital. Residents in high-rise flats have developed a preference for privacy and increased use of indoor spaces for activities such as sleeping, cooking, eating and socialising. By showing how urban densification changes material arrangements and residents' practices and social interactions, the study reveals the unintended consequences of policy-driven densification in China.

## Policy relevance

This research reveals the unintended impacts of urban densification on neighbourhood social capital and the division between 'stayers' and 'newcomers', underlying the importance of social sustainability when planning urban restructuring projects in China. Three recommendations are made for policymakers. First, residents' lived experiences and social impacts are vital for planning urban restructuring. The utility of urban spaces can generate social capital, which improves the social sustainability of the project. The courtyard house typology encourages more outdoor activities and social interaction than the high-rise typology. Decisions made at the neighbourhood level and about density will impact the local residents. Second, the categories of 'stayers' and 'newcomers' can be used to better understand the diversity of practices and neighbourhood social capital, instead of limiting to demographic indicators, e.g. income levels. Third, residents' appreciation of the gated communities makes it more difficult to implement the current government policy of opening the gates.

Keywords: [building typology](#), [cities](#), [densification](#), [high rise](#), [neighbourhood restructuring](#), [social capital](#), [urban redevelopment](#), [urban renewal](#), [China](#)