4. planning conditions
4.1 Hanoi City guidelines

The redevelopment of the Giang Vo area has been a subject of discussion in Hanoi for several years. Even though the state is eager to begin the redevelopment, several obstacles make it difficult to say when the work may begin. One question is whether to build high or low. Most of the buildings in Giang Vo have three- to five stories, but new buildings erected in Hanoi today have ten stories or above. Building higher means more financial profit for the construction company. On the other hand, building high will directly lead to increasing population density in central Hanoi, which is contrary to the City development directive, which does not allow increased density when building new. Concerning new urban development, Hanoi Master Plan 2020 outline that:

- “The population in residential areas in central Hanoi in the long term shall be limited.”
- “Preservation and development will go hand in hand in new developed areas but with a focus placed on modernness and a national character.”
- “Priority is given to urban railways to create public transport networks - over pass as well as underground.”

A second question is how to make agreements with people living in Giang Vo today. According to Tran Hoai Anh (interview 061218), residents in Giang Vo will be able to choose if they want to be compensated by a new apartment in the area after the redevelopment or by money. The current policy of Hanoi City says that people will only get compensation for the original floor area, not the extended areas. Furthermore, the City of Hanoi will reserve the ground floor of new buildings after the redevelopment for commerce and service, which means that people living on ground floor today will get a new apartment on upper floors. Those who would like to run a business have to rent a place on ground floor.
4.2 Desires of the residents

To get knowledge of people living in Giang Vo today and to get an idea what they desire in a future redevelopment, a survey has been made by Tran Hoai Anh. According to unpublished material of Tran Hoai Anh (interview 061218), the majority of the residents in Giang Vo are satisfied about their living area. Only 5% of the residents are negative. Despite this, up to 16% of the residents find their building in unacceptable condition and up to 27% find their apartment in unacceptable condition. Residents living on ground floor are more satisfied than residents living on other floors. When asked if they are positive towards a redevelopment, 84% answered “yes”. There is a clear difference between opinions of residents living on ground floor and residents living on other floors. The percentage that is positive towards a redevelopment is much lower on ground floor. When asked what kind of compensation they desire, 97% of the residents answered that they want a new apartment instead of money. A majority of the residents also want support to find temporary housing during the redevelopment period rather than money. Residents who live on ground floor and have a small business want to be relocated to ground floor. They do not consider an apartment on an upper floor to be equivalent to a ground floor apartment, especially since when they in addition to their apartment have to rent a place on ground floor for their business. They fear losing their business and investments after the redevelopment. People who want to be compensated by money, request compensation for their extended apartment at the same value of the market price, which is too much according to the state. There are no important differences in opinions between tenants and owners.
4.3 Redevelopment proposals from the Research Institute of Architecture

The Research Institute of Architecture (RIA), governed by the Ministry of Construction has come up with three different plan proposals for Giang Vo. The new proposals are supposed to provide housing for about 15,000 inhabitants, which is twice as much as the population in Giang Vo today. The three proposals, which mostly differ in building heights are based on almost all of the existing buildings in Giang Vo being torn down. The few preserved buildings are the same in all proposals and constitute of Hanoi Hotel, the newly renovated original apartment building, two modern office buildings as well as the existing schools of Giang Vo. All three proposals consist of high-rise, large-scale buildings. The existing, low school buildings will be a clear contrast to the new, large-scale buildings after the redevelopment. According to Tran Hoai Anh (interview 061218), parts of the buildings will be used as offices to reduce the density of Giang Vo. There is no park in the proposals, only a narrow, tree planted strip of trees, which goes around the Giang Vo Lake. In the foreground of the three volume studies is the existing Hanoi Exhibition Centre, which is not included in the redevelopment.

Proposal 1, suggests the lowest buildings of the three proposals. The height of the buildings situated by the lake is around twelve stories. The amount of stories rises towards Kim Ma Street and Giang Vo Street where some buildings reach 18 stories.

Proposal 2, consist of higher buildings than proposal 1. The heights of the buildings are lower closest to the lake but this is not as obvious as in proposal 1. Most of the buildings in Proposal 2 have 15-30 stories.

In Proposal 3, most of the buildings have 30 stories and more. The highest existing buildings in Giang Vo today, the recently developed apartment building in the north east corner as well as Hanoi Hotel, seem low in this proposal.

Pictures of plan proposals originates from the Research Institute of Architecture, Hanoi.
5. analysis
In this part, we analyse the area in two ways; one is based on our own inventory of Giang Vo and in the other one, we apply the analysis method developed by Kevin Lynch.

**5.1 Analysis based on our inventories**

**Traffic and public transportation**

**Advantages**
Giang Vo is a centrally situated part of Hanoi and most of what a person needs are available in or in close distance to the area. There are various bus lines in connection to Giang Vo, which makes it possible to be without a motor driven vehicle when living in the area. It is important to have long-term solutions for public transportation in mind. The Hanoi Master Plan 2020 mentions that priority is given to urban railways to create public transport networks - over pass as well as underground. Giang Vo Street and Kim Ma Street are today wide, tree-planted boulevards and have potential for additional lanes for bus traffic or even tramways.

The existing street network demarcates the housing blocks of Giang Vo in suitable sizes. There is no street within Giang Vo which can be seen as a main street. Tran Huy Lieu Street is the only street that goes all through the area but because of its changing status and winding stretch, it does not promote drive-trough traffic. By keeping parts of the existing street structure in the new proposal, makes it easier to develop the area in different stages.

**Disadvantages**
Motorbikes are a common way of transportation today and the vehicle traffic will increase in Hanoi in a close future. Increasing traffic means increasing air pollution, accidents and congestions. Additional space for parking is needed after the redevelopment. The large amounts of motorbikes in the area are obvious. They occupy streets, sidewalks and green areas. Where there are sidewalks, the quality of them is poor. The level of the noise from the motor driven traffic is the highest on Giang Vo Street and Kim Ma Street, which may be disturbing for apartments facing these streets.
Our challenges

• Create a coherent network of sidewalks.
• Consider the possibility of a tramway on Kim Ma Street or-and Giang Vo Street.
• Create enough parking for both cars and motorbikes.

Housing

Advantages
Giang Vo is a vital housing area where people seem to enjoy their neighbourhood. The heights of the houses are quite low, only three- to five stories, which make the environment feel secure and welcoming for residents and visitors. Because of the relatively low buildings which surrounds backyards, people have a chance to get to know or recognize their neighbours. The scale of the buildings in Giang Vo may be called human.

Disadvantages
Housing areas from the Soviet supported period have the same design and buildings within the areas look alike, which may create a feeling of monotony. The number of inhabitants in Giang Vo is increasing and the area is dense. Due to the lack of maintenance as well as illegal extensions the quality of the buildings is poor.

A large-scale apartment building was developed in 2006 and does not adjust to the original buildings.

Our challenges

• Create a housing area that varies in height, form and functions.
• Increase the density of Giang Vo without loosing the human scale.
• Create lake-view for as many residents as possible.
Schools and public service

Advantages
Giang Vo is self-supporting with schools which contribute of making the area lively during the day.

Since Giang Vo is centrally situated in Hanoi, the distance to hospitals, health care centres and dentists is short. In central Hanoi, at least seven hospitals can be found and four of them are within a distance of two- to five kilometres from Giang Vo.

Disadvantages
The schools in Giang Vo take up a lot of land. Five schools are situated in the area, and the school buildings are spread out and have approximately two- to four stories.

The school areas are closed off by concrete walls, which make these areas inaccessible to the rest of Giang Vo. The large space inside the school areas can only be used by school children and are left unused when school is out.

Our challenges
• Create possibilities for recreation and sport close to the schools to share with residents.
• Reduce the plot area of the schools for more efficient use of land.
Business and commerce

Advantages
Commerce is vital in Giang Vo and a wide range of different types and sizes of businesses can be found. The never-ending street commerce makes people come together both day and night and makes the area vivid and welcoming. New built office buildings give the area a modern touch and bring employment to the area. Every level of commerce is important for different people and should have a place in Giang Vo after the redevelopment as well.

Disadvantages
Local shopkeepers on ground floor illegally extend their businesses on state owned land on the expanses of open space and sidewalks. Where there are sidewalks, they are narrow and in poor condition and are often taken over by shopkeepers, street vendors or serve as parking for motorbikes. People who walk are forced out in the street. The sidewalks need an overall structure and parking for cars and motorcars are needed.

During the redevelopment, shopkeepers and street vendors lose their businesses and need a place where they are able to keep on running their business.

Our challenges
• Create space for pedestrians alongside the streets.
• Arrange different kinds of commercial space for all types of commerce and create places for local shopkeepers and street vendors during and after the redevelopment.
• Create parking for cars and motorbikes.
Parks and recreation

Advantages
People in Giang Vo use the outdoor space as an extension of their apartment or as a second living room. The open space and the areas between the buildings are most of the time populated and used by people living or visiting Giang Vo. By spending time in the backyards and on the streets, people populate the area and get to know each other resulting in both residents and visitors feeling secure. In Giang Vo, people use the outer space during all hours of the day.

The Giang Vo Lake is situated in the centre of Giang Vo. It is a great advantage for the area and it is obvious that residents and visitors enjoy the lake. The green area north of the lake is a well used area and existing benches are occupied most of the day.

Disadvantages
The open spaces in Giang Vo are today small and few and the main spot is the green park north of the Giang Vo Lake. The park is too small to be used for any sport activities.

The Giang Vo Lake is dirty and polluted. The water may smell bad and dead fish is a common sight. It is not possible to walk around the lake and many of the buildings and businesses are turning their back against the lake.

Our challenges
- Increase the places for recreation and sports in Giang Vo.
- Involve the lake in the green structure. Make the shore available all the way around.
- Create recreation areas which can be used by different groups of people.
5.2 Kevin Lynch analysis

The city contains different physical elements that are defined by Lynch as a network of *Paths, Edges, Nodes, Landmarks and Districts*. Lynch means in his book - *Image of the City*, that areas which people find vivid often contain very distinct parts, which are instantly recognizable to the common resident. These five elements give the area high *imageability* and increase the ability to see and remember patterns, which Lynch formulates as a new criterion as a guide for the building and rebuilding of cities.
Paths

*Paths are channels by which people move along in their travels. Examples of paths are roads, trails, and sidewalks. People observe the city while moving through it and along these paths.*

Paths can be sorted into two main groups in Giang Vo; vehicle paths and pedestrians paths. Two main paths can be defined which also demarcate the project area; Giang Vo Street and Kim Ma Street. These streets are obvious vehicle paths used for travellers in Hanoi. Nui Truc Street is also an important path for vehicles, connecting the two streets above with each other. Within the project area, there are no obvious main paths for vehicles but Tran Huy Lieu Street is the most important street since it runs all through the area.

The main pedestrian paths in Giang Vo are the sidewalks along Tran Huy Lieu Street, where a lot of people move along.
Map showing paths in Giang Vo.
Edges are the linear elements which are not used or considered as paths by the observer. They are the boundaries between two phases for example shores, railroad cuts and walls. Such edges are barriers, which close one region from another.

Edges are a rather common sight in Giang Vo, and can be found in a few different shapes. The most obvious edges in Giang Vo, as well as in Hanoi, are the busy streets. At the same time as streets can be defined as paths, they are edges for pedestrians in the area. The traffic in most parts of Hanoi is very intense, and the large streets surrounding Giang Vo are no exception. To cross a street as a pedestrian is difficult and can sometimes take time. Local people are used to the traffic but main roads can even for them be defined as edges. The most obvious edges are the Kim Ma Street and the Giang Vo Street which demarcate Giang Vo.

The concrete walls, which enclose the school areas, can be defined as edges.

The lake shore is also an edge in Giang Vo. To walk around the lake is not possible today because parts of the lake shore is closed off and can not be passed.
Map showing edges in Giang Vo.
Nodes

Nodes are points, strategic spots in a city, which an observer can enter. Nodes are places where there is an extra focus or added concentration of city features. Prime examples of nodes include a busy intersection or a popular city centre.

The most obvious node in Giang Vo is the place in front of the Hanoi Hotel that serves as an intersection, cul-de-sac and parking. The place is also a taxi stop for the area. This area is a node primary for vehicles.

A typical node for pedestrians is the park area north of the Giang Vo Lake. The park is a popular place for people to meet and spend time. Another pedestrian node is the popular restaurant, north west of the lake, where lots of people meet for lunch every day.

For street vendors, the most popular node is a narrow street in the south part of the area, in connection to Tran Huy Lieu Street. This is a popular spot for street vendors where all types of fruit and vegetables are sold.
Map showing nodes in Giang Vo.
Landmarks

Landmarks are external physical objects that act as reference points. Landmarks can be a store, a mountain, a school, or any other object that helps in orientation when trying to find the way. Landmarks are often high and can be seen from far away.

The Hanoi Hotel is the most obvious landmark in Giang Vo. The hotel is 18 stories high and can be seen from a far distance. It is a well-known hotel in Hanoi and is popular for businessmen and visitors.

One of the original Soviet houses has been renovated and gotten additional stories during the 1990’s. Today it has nine stories unlike the other Soviet apartment buildings, and can therefore be defined as a landmark.

In the west part of Giang Vo, a new 18 stories high building has been erected during the last year. The building rises above the rest of the buildings and can therefore be defined as a landmark in the area.
Map showing landmarks in Giang Vo.
**Districts**

*Districts are sections of the city, usually relatively substantial in size, which have an identifying character about them. Unlike edges, districts are possible to enter and often have an identifying character.*

Giang Vo is difficult to divide into different district, but the whole area can instead be defined as a district in Hanoi. Giang Vo is a typical Soviet housing area in Hanoi and the characteristic yellow plastered concrete buildings can be seen all over Giang Vo, even though a number of new houses has been erected during the years.
5.3 Results from the two analyses

The whole area of Giang Vo can be defined as one district, which is positive as it gives the area a general impression and an overall character. This is important to take into consideration in a forthcoming redevelopment so residents in the area in the future as well will feel like belonging to their residential area.

In Giang Vo, the streets can be seen as paths for vehicles but as edges for pedestrians. The existing street network demarcates the housing blocks of Giang Vo in suitable sizes. By keeping the paths, or in this case the streets in the area, the street structure will be partly remained. This makes it easier to redevelop Giang Vo in different stages.

Existing nodes in Giang Vo are positive elements where people meet. Today, Giang Vo only have a few nodes and need more.

One of the questions facing the redevelopment is whether to build high or low. A lot of people want to move to central Hanoi and there is a shortage of apartments today. Building high means more apartments and more profit for the construction company but also higher density. The guidelines from the City of Hanoi and the Hanoi Master Plan disagree with increased density in central Hanoi. The height of the buildings also affects the street life. When the buildings are high, street life may be anonymous and people feel small and insecure. People living in an area with lower buildings have a better chance to get to know their neighbours.

When building lower, landmarks in shape of a few higher buildings become easier to spot. The landmarks that today exist in Giang Vo is positive elements in the area. They give the area identity and character, and should therefore be preserved. The Hanoi Hotel, which is the most obvious landmark in Giang Vo is important for the identity of the area as well as for generating visitors and tourists to Giang Vo. Planning for a new landmark in the plan proposal is positive and will represent the redeveloped Giang Vo.
The schools in Giang Vo takes up a lot of space today. The schoolyards are large but closed off from the public by walls. By assembling the schools in fewer places with higher density, there will be more land for apartment buildings.

**Buildings considered worth preserving**

With the inventories as a base, an appraisal has been done of which existing buildings are worth preserving. We have taken into consideration if the building is important for the area as well as its physical condition.

1. **Hanoi Hotel**
   Hanoi Hotel is a landmark in Giang Vo and a well-known and popular hotel in Hanoi. The building is in good condition.

2. **Office Building (Giang Vo Lake View Building)**
   An office building in good condition which includes several businesses.

3. **New built apartment building**
   A large-scale apartment building which was developed in 2006.

4. **Renovated original building**
   One of the original apartment blocks from the Soviet supported period, which has been renovated and given additional stories.

5. **Modern office building (Toserco Tourism Company)**
   An office building which is modern and in good condition.
Map showing buildings worth preserving in Giang Vo.