

Who governs the street?

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A private space ?



Celebration, Florida

A public space ?



A distinction needs to be made between:

=> Use (car drivers going through a street)

=> Ownership (residents owning their street)

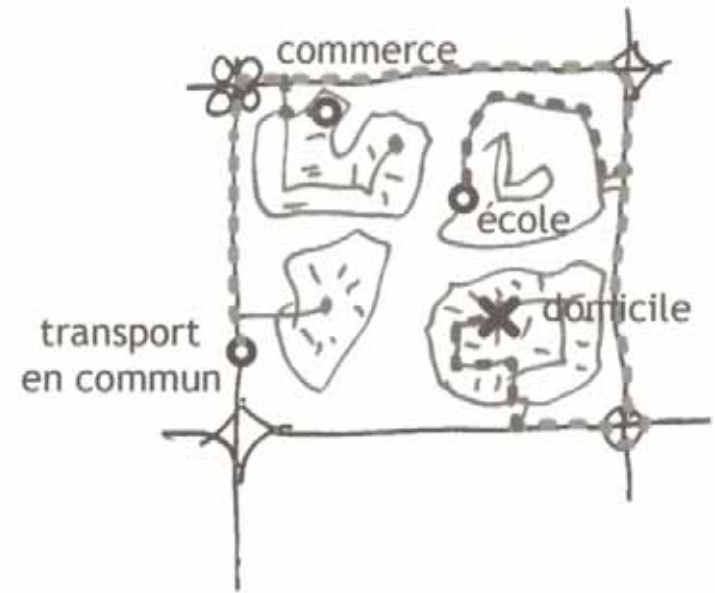
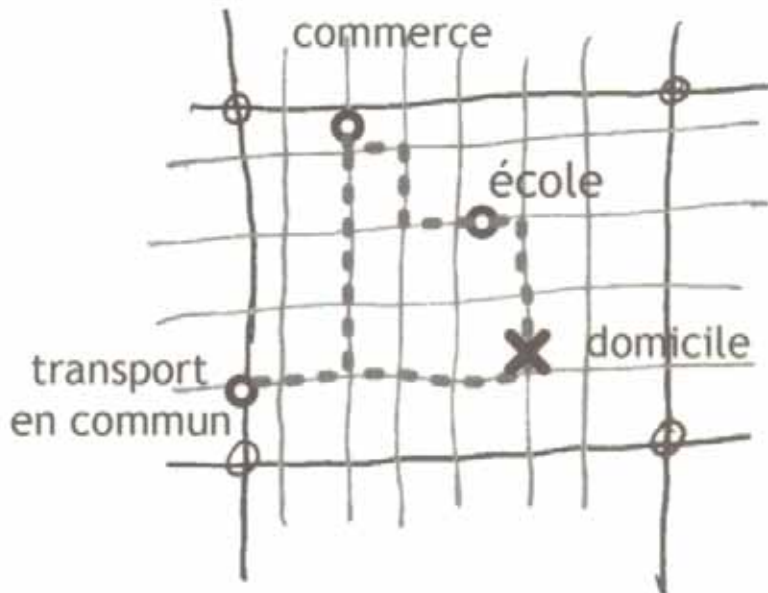
=> Interest (planning of the street network by public authorities)

=> public uses does not necessarily mean public property

=> public interest does not necessarily mean public property

The case of gated communities

D. Mangin, *La Ville Franchisée*, 2005



The quest for security



The debate:

=> People take their security in their own hand

=> Max Weber: the state has a monopoly over legitimate violence...

Status communities



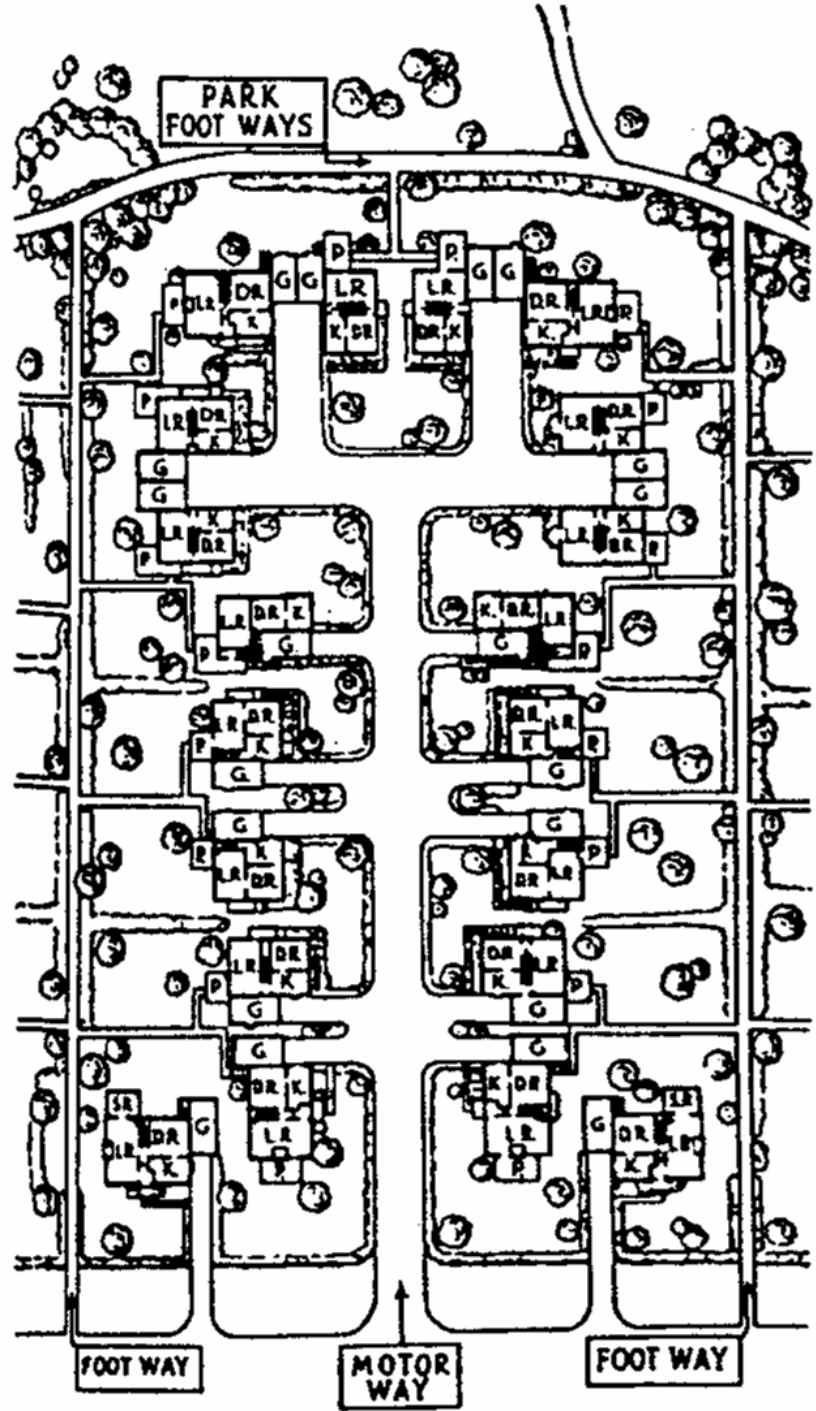
Golden ghettos?

© Samuel Owuor, 2003, Nairobi



Through traffic and public access versus residency





The cul-de-sac as a planning solution to preserve the quietness of the residents as well as their exclusive access to on street parking.

Radburn, New Jersey, 1920's, Clarence Stein & Henry Wright

Two types of relationship between public and private interests:

=> Law: private agents must follow some guidelines (e.g. there must be a through road in developments bigger than...)

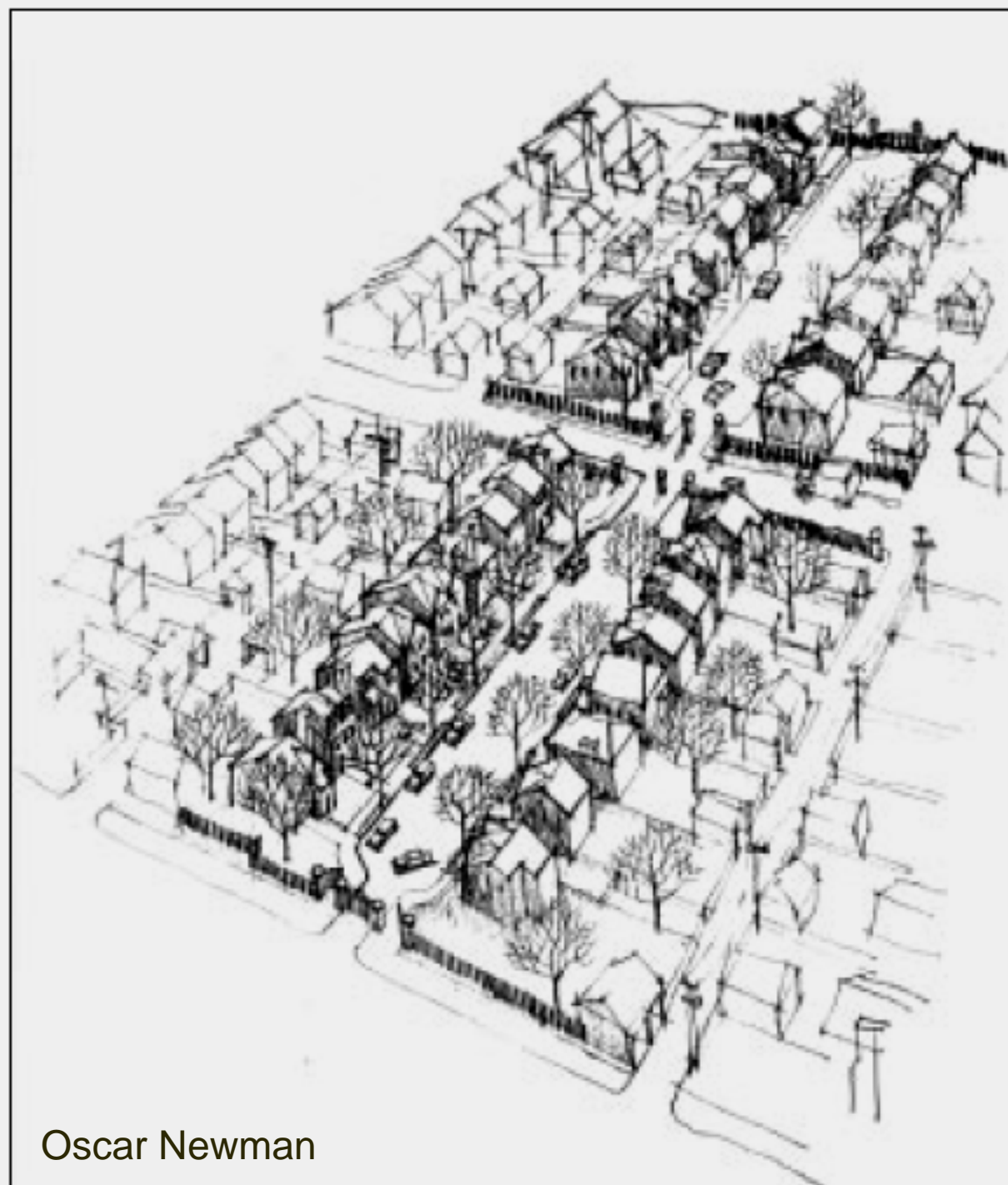
=> Public Private partnership: public and private try to find an agreement to work together

Gated communities as public private partnership:
transferring to the private sector the burden of the local
collective goods



Road closures in Johannesburg

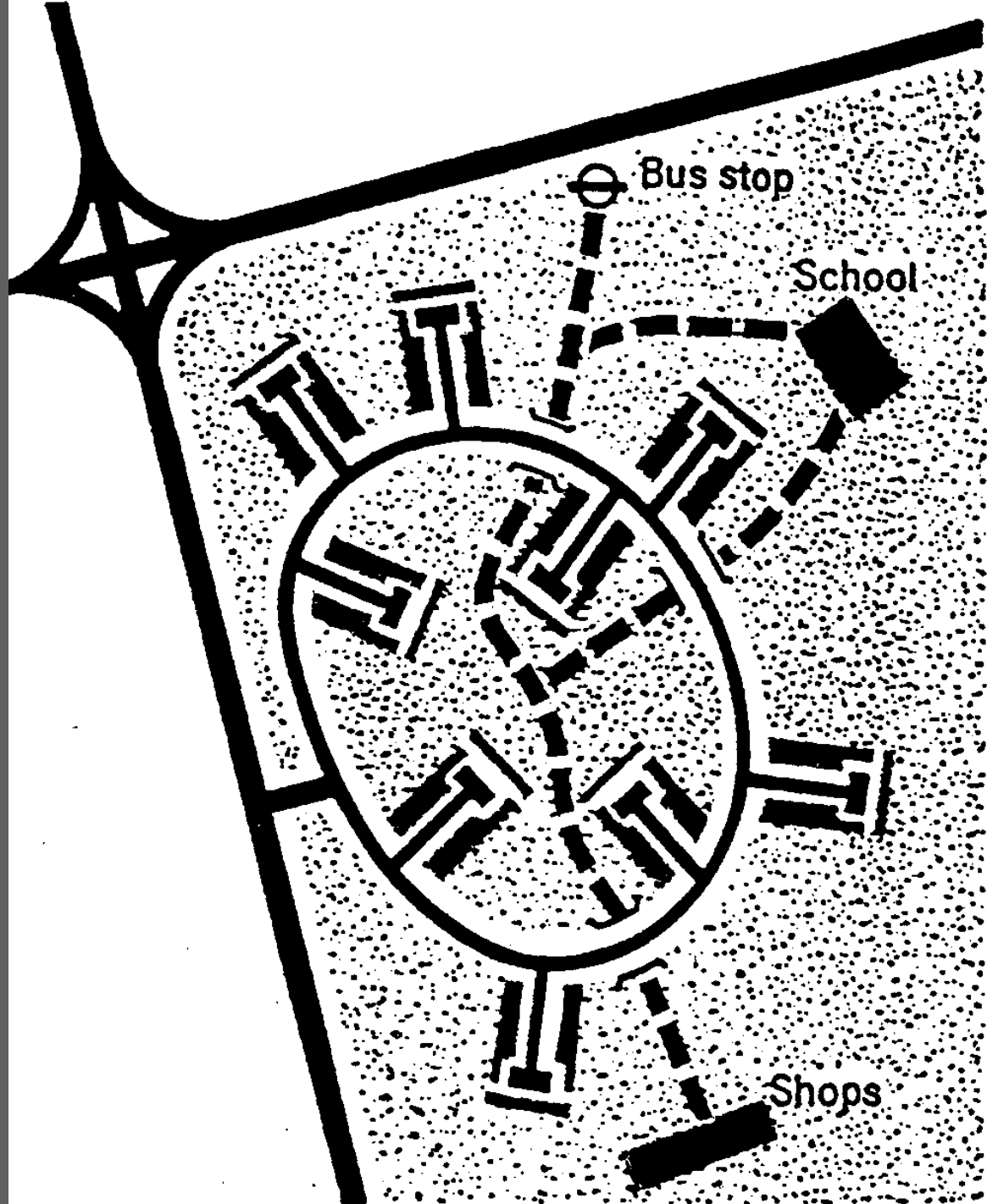




The private streets
of Saint-Louis

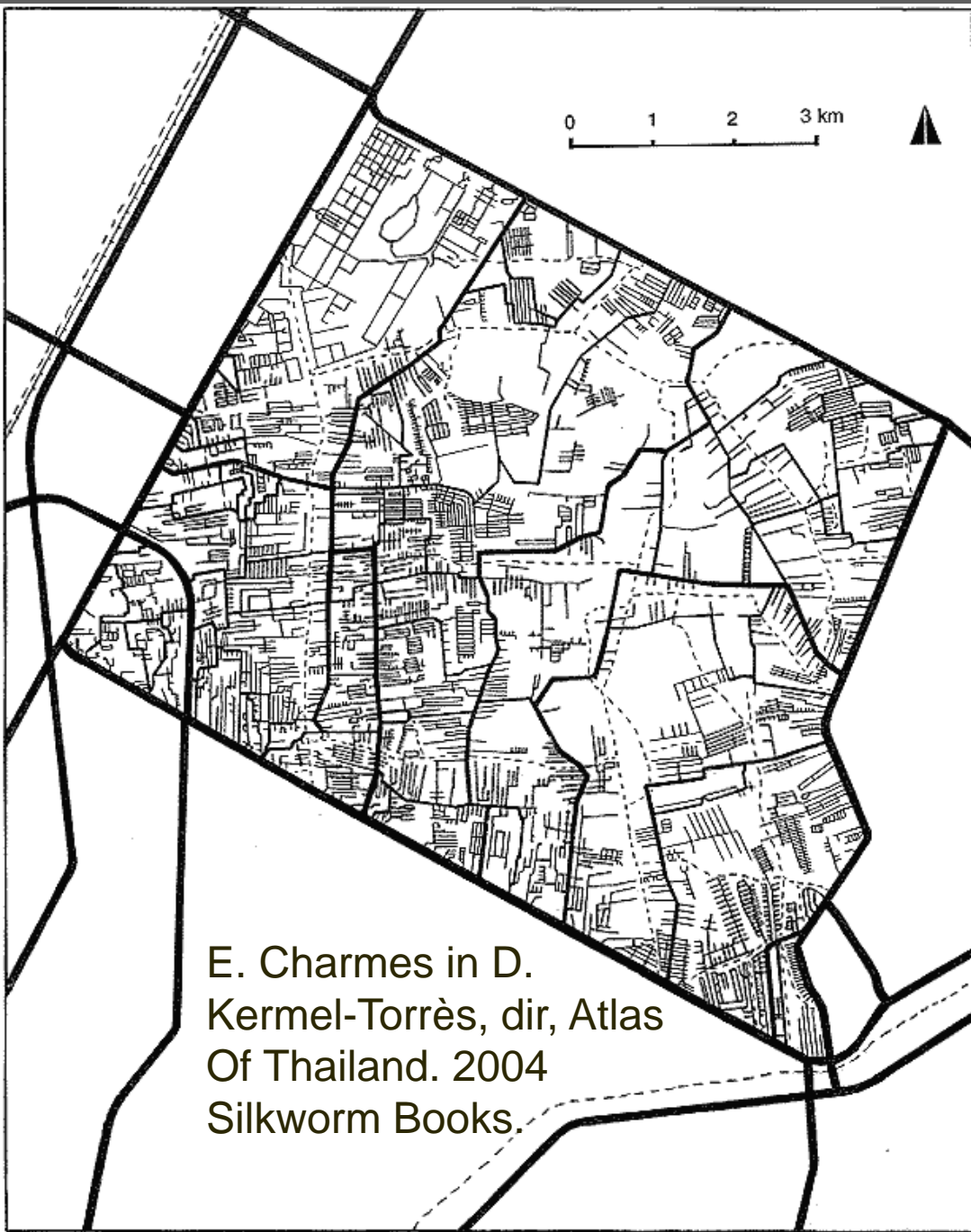
Oscar Newman

Colin Buchanan's
solution



Conflicts of interests and uses: Bangkok



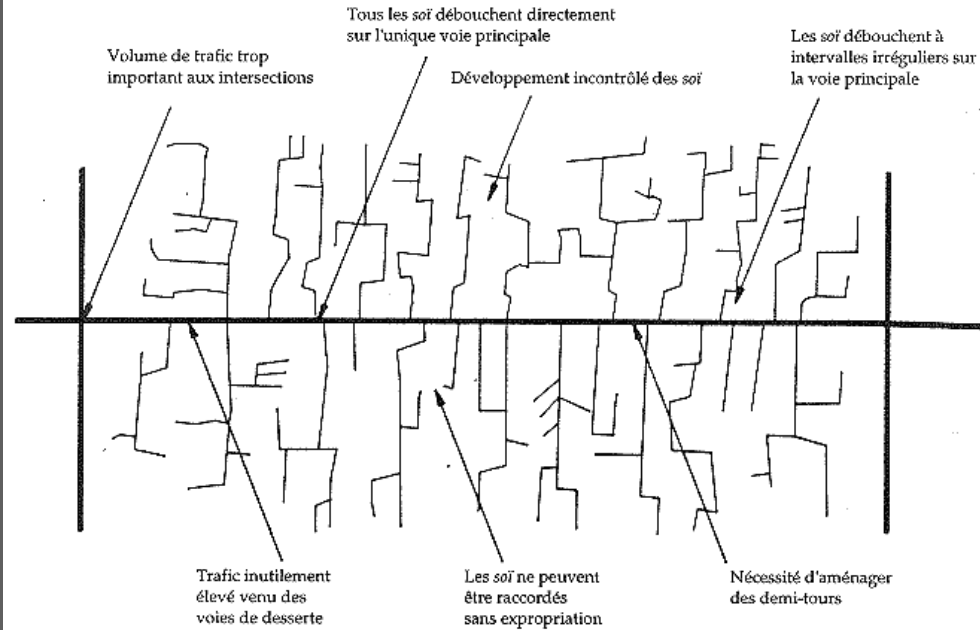


Too many dead-end streets in Bangkok

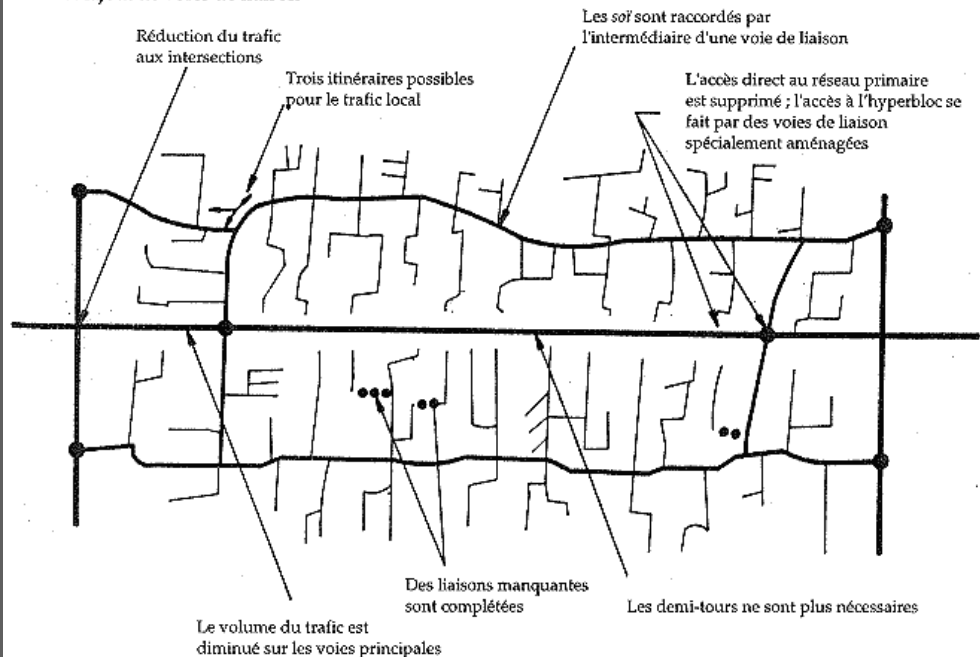


Colin Buchanan's Solution adapted to Bangkok's case

A. Voies principales et voies de desserte seules



B. Ajout de voies de liaison





0 500 m



Residents' point of view: fear of strangers



Residents' point of view: Better accessibility



Residents' point of view:

New opportunities for commercial development





Developer's point of view: streets as a cost



Developer's point of view: A market of rights of way

