Constructing an Urban Future: The sustainability and resilience of cities – infrastructures, communities, buildings and housing.

• **Paper / Proposal Title:**

Concepts of suburban development in Cyprus: the spatiality of ageing

• **Format(s):**

Pre-recorded Film / In-person presentation

• **Author(s) Name:**

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• **University or Company Affiliation:**

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• **Abstract (300 words):**

Suburban low-density development and its impacts is a challenge for the goal for a sustainable urbanism. The strong connection of the suburban development model to the dominant lifestyles and cultural values, along with its high profitability for the real estate sector and the boost that provides to private car usage, are some of the main reasons of the inadequacy in mitigating the phenomenon. On theory, there have been many attempts to formulate policies and action frameworks in various scales, in order to face the issue and reduce its negative effects. Urban densification strategies include planning policies that benefit densification choices on behalf of the small private developers or public led developments of mega projects as part of urban renewal or brownfield redevelopment. None of these actions can be soundly proposed as the remedy to the problem.
Ownership, residential mobility and planning regulation are three crucial agents driving the patterns of suburban development. Especially in the Mediterranean region: (a) private ownership rates for residences are high enough and well established in combination with the high subdivision of private land, (b) residential mobility is low because of the family ties and the dependencies between age groups of the wider family, (c) planning decisions are adaptive and supporting of the social and cultural values that produce suburban development patterns.

The paper examines models of suburban development from Cyprus in relation to residential mobility of different generations and age groups. The basic argument of this paper is that the fundamental sociocultural agents that boost suburban low-density development can also produce a reverse phenomenon for the benefit of the city and especially the ageing population. The paper codifies ideas and concepts that could mitigate both the social and environmental impacts of sprawl effects.

- **Author(s) Biography (200 words each):**

Byron Ioannou is an Assistant Professor of Urban Planning at the Department of Architecture of Frederick University. He also teaches Sustainable Built Environment at the MSc Programs of Frederick University and the Open University of Cyprus. He is also an external expert in European bodies on the fields of culture, energy and spatial research. He studied Architecture (Dip. Eng) and Urban & Regional Planning (MSc, PhD) at the National Technical University of Athens (NTUA). He also holds a PG Cert in UK Planning Law and Practice from Leeds Beckett University. His research and professional experience covers various fields of sustainable town planning and urban design. His current interests focus on the environmental aspects of the built environment, density and sprawl, public space and urban green, collaborative design and inclusive planning.