

# The Olympic Games in London 2012, worth a golden medal for the local citizens?



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**Abstract:**

The Olympic Games is a major sports events which gives a lot of publicity to the hosting city. It is a good investments in terms of city marketing. However, there is another reason why cities want to host the Olympic Games, it can be the start of urban regeneration and gentrification. This paper investigates the Olympic Games of 2012 in London as an case study, focusing on the urban regeneration and gentrification processes that have been initiated in Stratford. The goal of this research is to gain insights in the spatial and social impacts of the Olympic Games on a micro scale; *To what extent can the organization of the Olympic Games lead to urban regeneration and gentrification at a micro scale?*

Various research methods have been used to provide insights in the processes of urban regeneration and gentrification, such as literature, statistical data, oral survey and showing photos to people in Stratford. The results indicate that some parts of Stratford have seen social and spatial improvements since the Olympic Games. For example, a derelict industrial area changed in an Olympic Park including a large shopping center. This is one of the examples of urban regeneration that took place in Stratford. New housing will be ready in a few years which could lead to gentrification in Stratford. There are also parts of Stratford which have not seen any spatial or social changes

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## **1. Introduction:**

The Olympic Games is one of the biggest sports events in the world. Many athletes see participation at the Olympic Games the highest achievement they can reach in their sports career. Hosting the Olympic Games gives a city a lot of publicity, as it brings visitors and media to the city. Not only while the Games are held, but years before and years after the Games (Toohey & Veal, 2007). To host the Olympic Games a city needs to invest a lot of time and money in spatial projects like the infrastructure, accommodation in the form of hotels and the Olympic Park and, of course the sport stadiums. Often these investments are meant only for the Olympic Games. However they should not be. As the Games will take at most two months. According to Gold and Gold (2008) the host city should benefit of hosting the Olympic Games. An example is citizens that use the improved infrastructure and sport facilities.

The investments associated with organizing the Olympics are often combined with already planned urban renewal. Further, Kavetsos (2012) argues that the Olympic Games can start a process of urban regeneration and gentrification. This has been, for example, the case after the 1992 Olympic Games in Barcelona, Spain. The Olympic Games turned out to be the catalyst for urban renewal in Barcelona (London East Research Institute, 2009; Sadd, 2009). Historically, Barcelona's manufacturing was based on the docks, however, due to a lack of governmental vision, this area became in decline. In the plan for the 1992 Olympic Games, Barcelona's main goal was urban renewal in areas such as the docks. Barcelona improved the infrastructure, housing and transport services before the start of the Olympics. It changed the city and made it an attractive place for the European service sector and tourists. However, there are also cities that hosted the Olympic Games that had the goal of urban renewal but did not succeed to reach their goals. An example is Atlanta, the United States, in 1996 which failed because of social problems (London East Research Institute; 2009, Sadd, 2009).

The reason for doing this research is that I want to know what the impact is of an Olympic event in a big city on a micro scale. This research will show the changes in Stratford less than a year after the Games.

### **1.1 Objectives and research questions:**

This research will investigate if urban regeneration and gentrification appeared in Stratford after the Olympic Games of London in 2012 as a case study. This case study can be used as an example for cities that are going to organize the Olympic Games in the future.

The main question this research tries to answer is: To what extent can the organization of the Olympic Games lead to urban regeneration and gentrification at a micro scale?

To provide an answer to this question, the following sub questions need to be answered:

*What kind of neighborhood was Stratford before hosting the Olympic Games in 2012?*

*What are the improvements on infrastructure, housing and facilities in Stratford after the Olympic games 2012 in London?*

*Is gentrification going on in Stratford after the Olympic games?*

## **2. Theoretical framework:**

### **2.1 Urban regeneration:**

Urban regeneration can be seen as ‘ a comprehensive and integrating vision and action which leads to the resolution of urban problems and which seeks to bring out a lasting improvement in the economic, physical, social and environmental conditions of an area that has been subject to change’ (Robert & Sykes, 2000 p. 17). An example of urban regeneration is in Liverpool, United Kingdom. This city became in decline, because of a reduction of its population, and the loss of its manufacturing industry. This led to urban problems as dilapidated houses and derelict industrial areas. This brought a lot of problems for the government of Liverpool, to solve these problems they improved Liverpool. The government rebuilt the houses and replaced the derelict industrial areas by business parks and shopping centers. This improved Liverpool economically, physically, socially and environmentally (Couch et al. 2008).

Previous researches show mixed results about urban regeneration because of the organization of the Olympic Games. According to Sadd (2009) the infrastructure for the Olympic Games of 1996, Atlanta, had been the reason why many low income housing units were removed and people had to move out to other places, creating all kinds of social problems. The locals did not participate in regeneration projects of the city because of the relocation. This made the urban regeneration of Atlanta unsuccessful. A lesson that can be learned from this case is: you need the locals to participate to successfully start urban regeneration (Sadd, 2009).

### **2.2 Gentrification**

The Olympic Games of 1992 had been the factor that started a process of urban regeneration in Barcelona, Spain. The transport links improved and more open spaces developed. The former Olympic Village became inhabited by young professionals after the Olympic Games, gentrification appeared in this area (Sadd, 2009). Gentrification is described by Bourne (1993, 97) as the invasion of working-class neighborhoods in the inner city by people of the middle class with a higher income, resulting in the replacement or displacement of many of the original occupants. It involves the renovation of dilapidated housing stock to meet the requirements of the new owners. A transformation of class (from working class to middle class) and tenure (from private renting to owner-occupation) as well as a significant price appreciation takes place in these neighborhoods. The gentrification process not only involves a social change, but also an economic change in the land and housing market. It is this combination of social, physical and economic changes that distinguishes gentrification as an identifiable process or set of processes. The part of the definition of gentrification that this research will focus on are the social changes that are influenced by the physical and economic improvements in an area. This part distinguishes gentrification from urban regeneration in this research.

Barcelona has shown that a big sporting event can start urban regeneration in a city. It showed the importance of thinking about what to do with improved infrastructure, facilities and housing after the Games (Sadd, 2009). Barcelona is also an example where urban regeneration started the process of gentrification. The physical improvements on housing brought middle class people with higher incomes to Barcelona. The middle class replaced the problems of the declining docks. It shows that gentrification can be the result of organizing the Olympic Games.

For the Olympic Games in London 2012, promises were made that the entire Lower Lea Valley in East London would be regenerated (Coalter, 2004). Concrete plans were not available. The organization of the Olympic Games makes the regeneration possible, because it brings a lot of private and public investments (Coalter, 2004). The promise was to improve infrastructure, housing and facilities this should lead to better conditions for this area, less criminal activity, less unemployment and better housing.

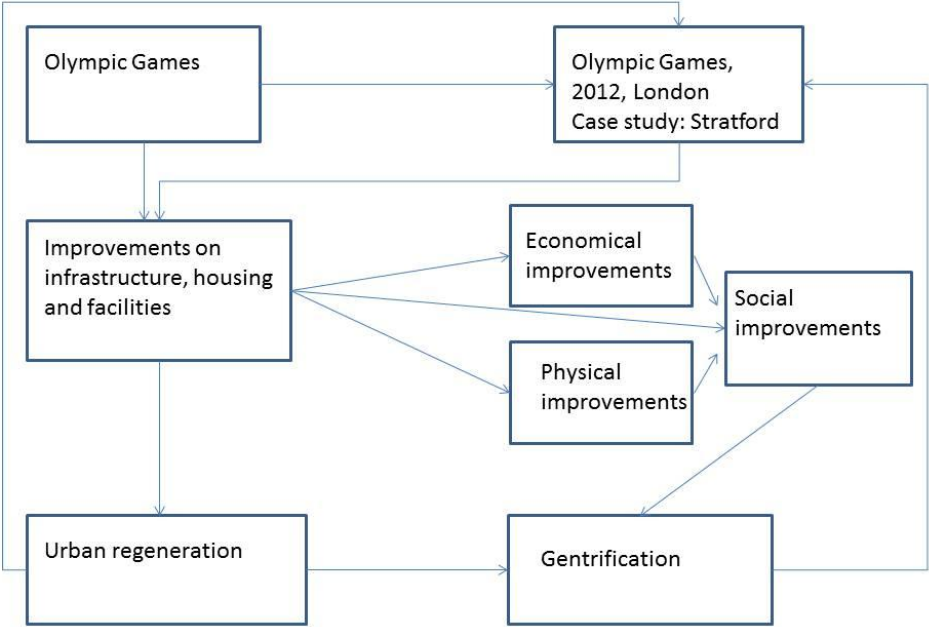


Figure 1 Conceptual model Source: Tom de Vries, 2013

The conceptual model (figure 1) starts with the Olympic Games. The Olympic Games of London, 2012, are used as a case study in this research. The organization of the Olympic Games makes improvements on infrastructure, housing and facilities possible. These improvements can be divided into three kinds of improvements, economical, physical and social improvements. However, the economical and physical improvements strengthen the social improvements, because it can lead to a change of class (from working class to middle class). This is the aspect of gentrification this research works with and the reason that the boxes of social improvements and gentrification are connected in figure 1. The improvements on infrastructure, housing and facilities can lead to urban regeneration. Urban regeneration can lead to the process of gentrification. Both urban regeneration and gentrification can appear in the area that organized the Olympic Games, in the case of this research, Stratford. That is why the boxes of urban regeneration and gentrification are connected with the box of the Olympic Games in London, 2012.

### **3. Methodology:**

#### **3.1 Introduction case study:**

This thesis uses a case study to see how Olympic Games could lead to urban regeneration and gentrification. The case study is the Olympic Games of 2012 in London, in particular, Stratford in East London. Stratford is the neighborhood where the Olympic park is located (London East Research Institute, 2009). Stratford is part of the borough Newham. This borough hosted 80 percent of the Olympic events (Armstrong et al., 2011) According to Kavetsos (2012) the neighborhood closest to the sport facilities will benefit the most. This makes Stratford a good location for doing this research.

There is not a lot of research done on the changes the Olympic Games in 2012 have brought to London and specifically to Stratford. The argument for choosing East London as host neighborhood of the Olympic games has been to start urban regeneration in this area. This is because East London is one of London's most deprived areas, where urban renewal is needed (Kavetsos, 2012; London East Research Institute, 2009; Sadd, 2009). An example showing that East London is a deprived area are the unemployment rates in the area. While the average unemployment rate for the whole London area is 9%, in East London this rate is 15% (London's Poverty Profile, 2013).

#### **3.2 Research methods:**

There are several research methods used in this research. This is because different research methods give mixed data which leads to different views. This strengthens the results of this research, it strengthens the results because the different methods complement each other (Clifford et al., 2010).

In this research, a street survey is used to show the opinions of the local citizens of Stratford. Opinions about the spatial and social changes made for hosting the Olympic Games in their neighborhood. A survey acquires information about the characteristics, behaviors, experiences and attitudes of a population (Clifford et al., 2010), such as local citizens of a neighborhood. According to Clifford, French and Valentin (2010), a survey is particularly useful for collecting opinions about social, political and environmental issues. With a survey it is easier to gather multiple opinions in a short time frame than with interviews. The attitudes and experiences of local citizens are used to show the social side of the changes of the organization of the Olympic Games 2012 in London.

Another method used in this research is taking photos of objects. The aim was to take photos of objects that changed because of the organization of the Olympic Games in Stratford. These changes are found in literature. These photos are used as a visualization of the physical regeneration in Stratford. A photo is a clear method as visualization because it shows the happening or objects at the particular time of the research (Clifford et al., 2010). Photos of four of the biggest changes in Stratford have been shown respondents, and their opinion about the particular changes, were asked. The opinions of locals are used to show what the people in Stratford think of the new changes.



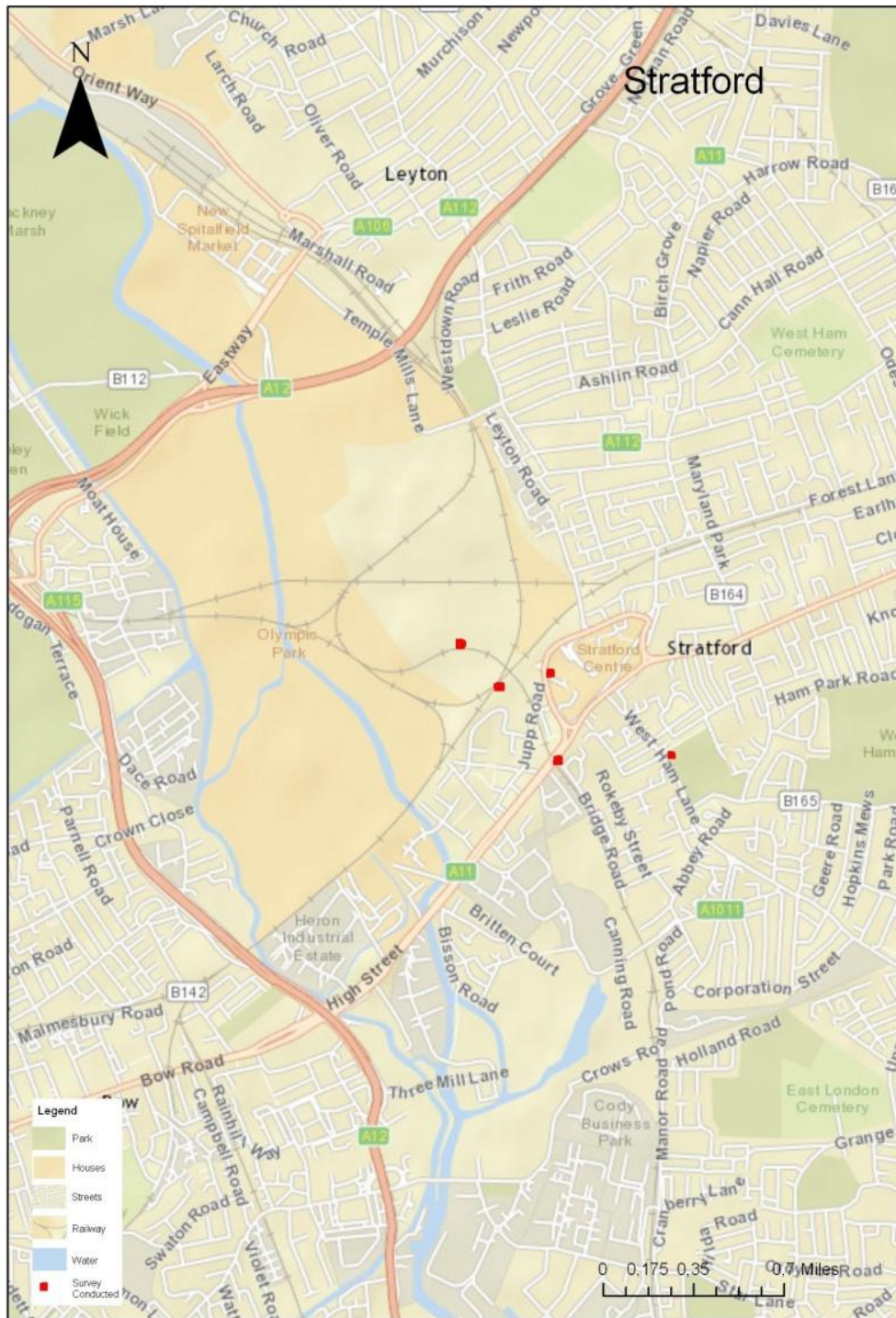
### 3.3 Data collection:

The survey is done orally on 17 and 18 of April on different places in Stratford. The survey is done orally because respondents were not willing to fill in the survey themselves, but they were okay with answering the questions orally. An advantage of doing a survey orally is that it gives the opportunity to ask extra questions with interesting answers (Clifford et al, 2010). The locations of where the surveys were held have been Westfield shopping center, Stratford Station, Stratford center, High street and Stratford park, also shown on map 1. These locations have been chosen because there often are many people in these places. They sit on benches, making them accessible for questioning. However, it turned out that many people were unwilling to cooperate with the investigation, because a lack of time or just not willing to participate. This made it harder to get a fair proportion of the population. In my opinion, the 32 respondents are representative in terms of age, but not in terms of ethnicity. The dominant ethnicity was 'white'. It was because other ethnicities were not willing to participate. A reason for this could be the own ethnicity of the researcher which is 'white'. This is an ethical problem that may influenced the results of the survey.

### 3.4 Respondents:

Statistics of survey	
Number of respondents	32
Average age	39.5 (3 respondents refused to give their age)
Youngest respondent	19
Oldest respondent	76
Number of females	20
Number of males	12

**Table 1**



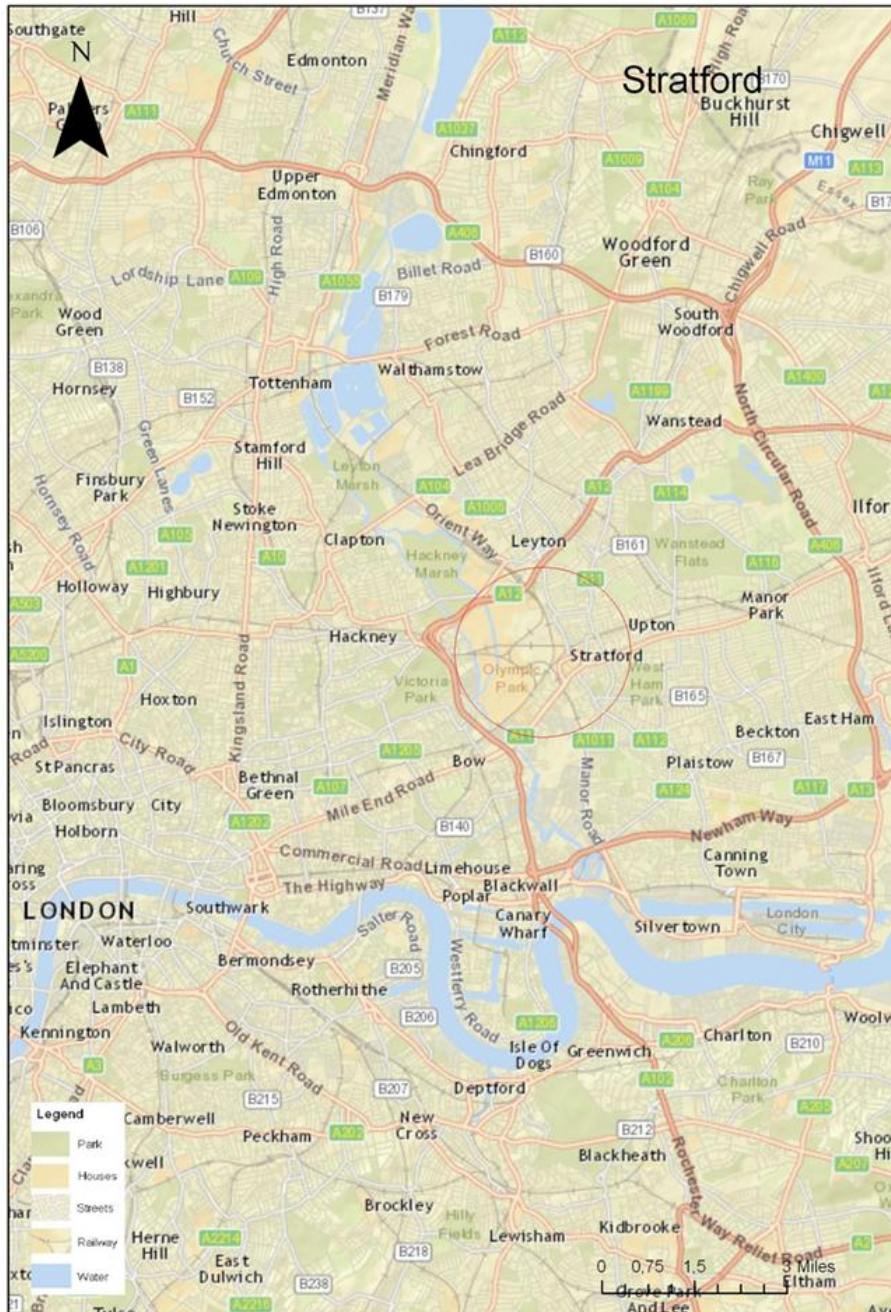
Map 1 Survey locations

Source: Tom de Vries, 2013

## 4. Results:

### 4.1 Stratford before the organization of the Olympic Games

Stratford is a neighborhood in East London. The population size of Stratford together with the neighboring West Ham is 37 883 (Community Forum, 2013). Map 2 shows the location of Stratford within London.



Map 2

Location of Stratford

Source: Tom de Vries, 2013



Ethnicity group as percentage of the population	Stratford & West Ham	United Kingdom
White British	32.7%	85.63%
Other White	4.6%	6.27%
Mixed	3.4%	4.9%
Asian	34.1%	0.8%
Black	22.3%	2%
Other ethnic group	3.3%	0.4%

**Table 2** (Community Forum, 2013).

Stratford is as shown in table 2 not dominated by the ethnicity 'White British' like the average of the United Kingdom. The statistics show that Stratford is a multi-cultural neighborhood.

Life expectancy at birth 2003-2007		
Area	Male	Female
Stratford	76.8	78.8
Newham	75	79.5
London	77.1	81.7
England	77.3	81.5

**Table 3** (Community Forum, 2013).

As the statistics in table 3 show is the life expectancy in Stratford lower than the average in London or England. There are many causes which can lower the life expectancy in an area. According to Hellevik and Settersten (2012), a lower life expectancy in an area can be a sign that shows that the area has bad conditions in terms of health care, security or food quality.

Unemployment rate	2005-2007	2009-2011
Inner London	9%	10%
Outer London	6%	9%
London	7%	9%
Rest of England	5%	8%
Newham	11%	15%

**Table 4** London's Poverty Profile, (2013).

The unemployment rates (table 4), show that Newham, the borough of Stratford, has a higher unemployment rate than the rest of England and London. Statistics that only show the unemployment rates in Stratford have not been found. The average gross annual income (table 5), is much lower in Newham than in in London this makes Newham a poor borough. Stratford is an average neighborhood for Newham (Community Forum, 2013).

Average Gross Annual Income	2005	2009
Newham	£21,570	£24,958
London	£33,303	£37,622

**Table 5** (Newham London, 2010).

The borough of Newham did a livability survey in 2009, in this survey they have asked local citizens what they thought about their own neighborhood. The results in Stratford showed that locals experience a lot of rubbish/ litter on the streets, teenagers hanging around the streets with imitating group behavior, drugs dealing, and people drunk in open spaces. The results in Stratford about

satisfaction of their neighborhood were under the average of Newham. It shows that Stratford's social conditions are worse than other neighborhoods in Newham. (Community Forum, 2013).

The survey is used to get information about the livability of Stratford. The results are in line with the livability survey of 2009. Most respondents described Stratford in a negative way, the most common key words used are: poor, underdeveloped and criminal. Furthermore, there were a lot of complains about poor housing and the derelict industrial area. However, some respondents described Stratford in a positive way: 'just a nice neighborhood to live in' (respondent number 7, female, 42 years old) or 'friendly and open for everyone' (respondent number 13, male, 52 years old).

The social aspects of Stratford before the organization of the Olympics is that it is multicultural, with a poorly rated livability. The economic aspects are a higher unemployment rate and a lower income level than the average of London, which makes it underdeveloped in relation to the rest of London. The physical aspects of Stratford before the organization of the Olympic Games is: a lot of rubbish on the streets, it contains poor housing and a derelict industrial area.

## **4.2 The Olympic Games and the consequences for Stratford.**

In preparation of the Olympic Games of 2012, many things changed in Stratford. This part of the research will show the improvements in Stratford because of the organization of the Olympic Games. These improvements are important in the process of urban regeneration and gentrification because they are the start of it.

### **4.2.1 Olympic Park:**

In 2005, before the organization of the Olympic Games, the Olympic Park, was a derelict industrial area. On some places the soil was heavily contaminated, full of glass, tires and domestic waste. The waterways in this area were full with shopping carts and debris. The site did not have many green spaces left. After winning the bid which granted the organization of the 2012 Olympic Games to London, this site has been transformed into the Olympic Park as it was during the Games (Lass, 2012). The soil on the site has been cleaned by soil washing plants, and old industrial buildings have been demolished (Lass, 2012).

The main purpose of the park was to host most of the Olympic sporting activities, in order to host these sporting activities the following facilities have been built: Olympic Stadium, the Aquatics Center, VeloPark, Copper box (handball, fencing), Basketball arena, BMX track, Water Polo arena and the Hockey Centre (London Legacy Development Corporation, 2013). Also the Olympic Village was part of the Olympic Park, hosting 17 000 athletes and officials during the Olympic Games. Furthermore, there is a piece of art in the park, the ArcelorMittal Orbit, which is especially built for the Games. It is a 115 meter high red sculpture, which operates as observation tower in the Olympic Park (London Legacy Development Corporation, 2013). All these facilities are according to respondents part of the Olympic history which makes people in Stratford proud.

After the Olympic Games of 2012, the Olympic Park is in a transformation to the Queen Elizabeth Olympic Park. This park will reopen in phases from 27<sup>th</sup> of July 2013 on. It will be one of the largest urban parks built in Europe with fountains, gardens and children play areas. The waterways will be used for transport by water taxi and kayaks (London Legacy Development Corporation, 2013). The Queen Elizabeth Olympic Park will contain 8000 new houses built by 2030. Of these new houses 35% will be affordable housing for the local community (London Legacy Development Corporation, 2013). The housing in the Olympic Village will be reused, every apartment will get a kitchen and will be sold on the local market. The new name of the Olympic Village will be East Village.

The park will contain some of the former Olympic sport facilities, the facilities that stay in the park are the Aquatics Center, the Copper Box, the VeloPark, the Hockey center and the Olympic Stadium. These facilities can be used by the local citizens and sport clubs of Stratford. It means that they can use a swimming pool, a multi-use sporting facility, a BMX park and a hockey field. Some of the Olympic sporting facilities are dismantled like the water polo arena and the basketball arena because there was a lack of demand for it (London2012, 2012). The facilities that stay in the park lose their temporary seating and transform into sporting facilities suitable for the community. These facilities will open one by one from July 2013 (London Legacy Development Corporation, 2013; London2012, 2012). The park will improve the livability of Stratford. It replaces a derelict industrial area which makes this improvement similar to the example of urban regeneration in Liverpool (Couch et al. 2008).

The Olympic Stadium will be used as the new home of the football club West Ham United. They will move to Olympic Stadium in 2016. There are other events planned in this stadium, this are the '2015 World Cup Rugby' and the '2017 World Athletics Championships'. It will also start to host music concerts and cultural events from July 2013 (London Legacy Development Corporation, 2013; London2012, 2012).

To get the opinion of citizens of Stratford about the Olympic Park photo 1 is shown on 18<sup>th</sup> of April with the question what they thought of this change in Stratford. The results are:

*'This have been a big construction site for years now, it was great during the Olympics but it is again a construction site, I have high expectations of the final result but I am fed up with those construction workers' (respondent 33, female, 44 years).*

*'For me this is historic ground, this is the place of Olympic Games, the place of joy and dreams coming true. The place that made people in Great Britain proud' (respondent 34, male, 31 years).*

*'This area had a huge transformation, it was a disgusting area and is now transforming in a park with Olympic facilities which will be used by the whole community (respondent 35, male, 48 years).*

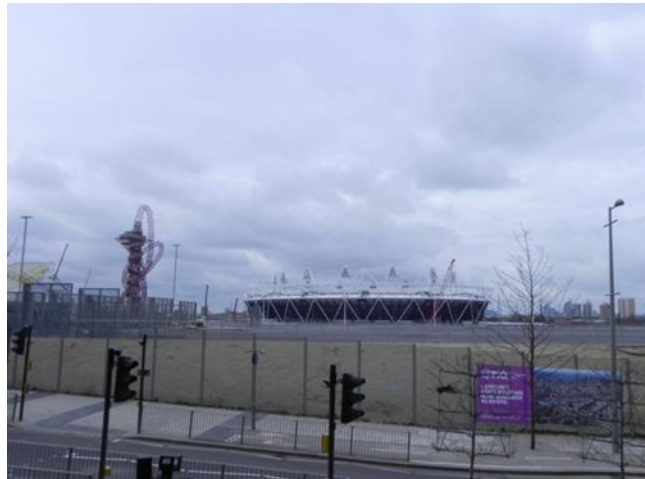


Photo 1 Olympic Park Source: Tom de Vries 2013

These quotes show that respondents are satisfied with the arrival of the park in Stratford, because it replaces an area which was disgusting and brought more problems than benefits for the community. The park already started the process of urban regeneration because it solved the urban problems of the derelict industrial area, and improved with Olympic facilities, and the prospect of green spaces and clean waterways. The same thing happened in Barcelona in 1992, the docks were in decline and became the Olympic Park. A lesson that can be learned is that a good spot for an Olympic Park is an declining (industrial) area which has more problems than benefits. Another lesson for future organizations of Olympic Games is that the length of the construction time of the park should be shorter. In Stratford it took seven years to build the park, and it is still under construction for the reopening. Future organizations could design an Olympic Park which can be used right after the Olympic Games, which may lower the construction costs.

#### **4.2.2 Housing, shopping and business**

As a result of the winning bid of the 'London Bidding Commission' there have been a plan developed for Stratford. The name of this plan is 'The Stratford Metropolitan Master Plan' and is developed by the local government of Newham in co-operation with the national government. The main goal of the plan has been to develop Stratford to a new metropolitan center for London (London Borough of Newham, 2011).

The biggest improvement for Stratford at this moment is the Westfield Shopping Center. This shopping center is the biggest shopping center in Europe. It is adjacent to the Queen Elizabeth Olympic Park. This shopping center is part of the Australian company Westfield. It contains more

than 300 shops which covers more than 1.9 million square meters of retail space. It created 10 000 new jobs, 2 000 of these new jobs are taken by people living in Stratford (O' Ceallaigh, 2011). There was already a small shopping center in Stratford, Westfield is a huge completion for the retailers of the 'old' shopping center according to respondents.

Photo 2 is shown to people in Stratford to get their opinion about Westfield Shopping Center. This are the results:

*'This place gave me a job' (respondent 37, female, 26 years).*

*'This is the reason why I visit Stratford, it is great shopping here' (respondent 38, female, 24 years).*

*'This place is so huge, it so nice to be here. There are so many shops and restaurants. I love to visit this place' (respondent 39, female, 35 years).*

Most respondent use Westfield (28 of the 32), a respondent who do not uses it gave the following argument: 'The shops in Stratford Center are enough for me, Westfield is too big and too busy for me.' (respondent 22, female, 67 years). Overall, Westfield can be seen as an improvement for Stratford, it gave people living in Stratford jobs, which lowered the unemployment rate. People who do not use Westfield can still use the old facilities of Stratford Center. However, there are people who encounter problems of the arrival of Westfield, the retailers of Stratford Center. This shopping center did get an upgrade, it is more open and modern which makes it less suitable to hang around for gangs (Newham Council, 2013).

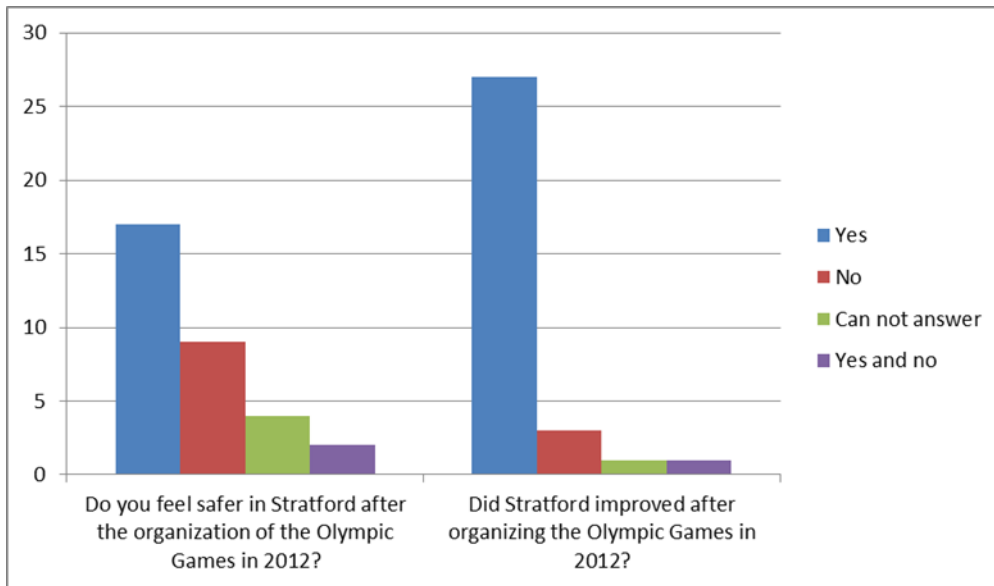
A lesson that can be learned of this case is that building a large shopping center helps with the regeneration of an area, because it brings people and money to the area, which improves the area socially and economically. In order to avoid problems with existing retailers they could get some kind of compensation or an offer to move to the new shopping center.

Another part of the plan is 'The International Quarter' which will be London's new business area, the vision of this project is: *'to establish a new metropolitan business district for London that is thriving, sustainable, successful and inclusive'* (TIQ, 2013, p. 1). Part of this project will be inside of the Queen Elizabeth Olympic Park. The International Quarter will contain offices, hotels, 350 new homes, shops and restaurants. The first buildings will be ready in 2015 and the first companies have already indicated to move to The International Quarter (TIQ, 2013). This business plan starts the process of urban regeneration because it improves Stratford economically, with new jobs and new businesses, physically, with modern buildings, green parks and open spaces, and socially with new people coming to Stratford, probably with higher incomes, which can be seen as the start of gentrification. The lesson that can be learned is that the combination of the organization of the Olympic Park and a master plan for urban regeneration leads to urban regeneration. This combination complement and stimulates each other.



Photo 2 Westfield Source: Tom de Vries, 2013





**Figure 2**

The survey (figure 2) shows that respondents feel safer in Stratford, they also think that Stratford has improved. Reason for this improvements are the new facilities, like Westfield, and the upgrade of Stratford Center. The reason people feel safer is because Stratford is more open and modern. Some parts improved and are therefore less suitable to hang around for gangs or to deal drugs. An example is High Street, this street is upgraded with new high-rise housing and more green open spaces (CEEQUAL, 2012). This makes it easier for authorities to check this street for drugs dealing (Newham Council, 2013). However, there are still areas where gangs are on the street and people do not feel safe. The improved area is from the Olympic Park till High Street, this is the western side of Stratford. The other side is still the same as before, it did not change because of the organization of the Olympic Games. The improved areas show signs of the start of gentrification, the new high-rise building on High Street are inhabited by middle class, according to respondents. These people replaced working class people who moved to other parts of Stratford. This lead to social and economic differences between the 'old' parts of Stratford and the 'new' improved area. This difference has been noted by respondents. An example shows it: 'Stratford has become a neighborhood with a difference between the old and new parts but it is an area with Olympic History' (respondent 18, female, age unknown). This difference can lead to problems between the different parts. The old parts did not benefit of the regeneration of Stratford. A lesson that can be learned for future organizations of Olympic Games is regenerating only parts of a neighborhood can lead to problems between different parts.

### 4.2.3 Infrastructure:

The organization of the Olympic Games improved the infrastructure in Stratford. Stratford station already existed in Stratford. It is upgraded for the organization of the Olympics, new platforms have been opened, new lifts and staircases are opened to improve the accessibility and passenger flow. The subway is reopened, and the Dockland Light Railway opened. It is a train line that increased the accessibility in East London from south to north (Olympic Delivery Authority, 2011).

Photo 3 is shown to people in Stratford to get their opinion about Stratford Station, this are the



results:

*'For me this is the gateway to the rest of London' (respondent 41, male, 33 years)*

*'It looks great, more open and really modern' (respondent 42, female, 29 years)*

*'The upgrade of this station made my trip to my work shorter' (respondent 43, female, 30 years)*

Stratford Station is a good example for future organizations of Olympic Games, because the upgrade for the Olympic Games is helpful for the

**Photo 3 Stratford Station Source: Tom de Vries, 2013**

locals of Stratford. The station improved the accessibility of Stratford, with shorter trips, and lines to more destinations in London. Furthermore, the new building gives the neighborhood more style. Respondents are in general, positive about the upgrade of the station. A respondent who do not uses the station has the following argument: Take the bus when I have to leave Stratford, do not like to travel by train. The upgrade to the station is nice, much better than before' (respondent 15, male, 76 years). This shows that respondents think the station is an improvement for Stratford. It can help the process of gentrification because the improved accessibility makes Stratford more attractive to live for the middle class, they work in other parts of London. However, housing and other facilities are not ready yet, this is necessary to start gentrification.

Stratford International station is a new station in Stratford, the location of this station is adjacent to 'Westfield shopping center'. (Olympic Delivery Authority, 2011) . The original plan was that 'Eurostar' trains would stop at this station, this would give Stratford a direct link with the rest of Europa. This plan failed because 'Eurostar' did not wish to stop at this station because of an increased journey time and due to an expected low demand for this station. There are other companies like 'Deutsche Bahn' interested to link Stratford by train with the rest of Europe in the future. (Olympic Delivery Authority, 2011).

Photo 4 is shown to people in Stratford to get their opinion about Stratford International, this are the results:



*'This station is a waste of money, nobody is using it' (respondent 42, male, 37 years)*

*'I have never used this station, it is just not on the right place to use it for people in Stratford' (respondent 43, female, 42)*

*'This is station that I will use in the future. This is because this station is close to my new apartment in East Village' (respondent 44, female, 36)*

**Photo 4** Stratford International Source: Tom de Vries, 2013

The results of the survey is that none of the respondent use Stratford International. This is not a striking result. However, most respondents call Stratford International a waste of money, or at least say that nobody uses it. Just a few respondents answered that they will use it in the future, because they are going to live in East Village. This makes Stratford International not an improvement for Stratford, this is because barely used. The reason is because Stratford Station is closer for most people in Stratford. The upgrade of Stratford station together with the distant location of Stratford International makes Stratford International unsuccessful. The reopening of the former Olympic Village can change this.

### 4.3 Future of Stratford

Stratford improved because of the organization of the Olympic Games, many things changed. However, a lot of the facilities and housing are still under construction. Respondents also noticed this in the survey, an example is the following quote: 'Still a construction site but in a few years the lively and new business center of London' (respondent 27, male, 38 years). This quote also shows that respondents are hopeful for the new developments. People in Stratford are well informed about these new developments, the organization of the Games held a few information meetings prior to the Games about the development for the Games, and about the regeneration of Stratford (Newham Council, 2013). This lesson has been learned from the Olympic Games of Atlanta, 1996. People did not participate in the regeneration process of these Games, because they were not informed about the changes made for organizing the Games (Sadd, 2009). The same can still happen in Stratford, because only parts of Stratford regenerated. People in parts that did not improve can feel disadvantaged, which can lead to problems between the different parts in Stratford. These problems can stop or slow down the process of urban regeneration or gentrification. Problems in an area can stop the arrival of new residents. A solution to prevent these problems for the future, is to improve the rest of Stratford. Examples of physical improvements that will help Stratford are: renovate parks to make them less suitable to hang around for street gangs and cleaning the streets. Social improvements can in consultation with local residents be achieved. Examples could be increasing the surveillance of police against street gangs and drugs dealing. It will increase the feeling of safety. A lesson for future hosting cities of Olympic Games is that the benefits of the Olympic Games of London, 2012 are concentrated in a small part of the city. This was not the case after the Olympic Games of Barcelona, 1992, which had impact on half the city. A reason for this is that Barcelona was an industrial city before the organization of the Games and changed into a leading city in Europe in the service sector, this is also a spatial change. London already was a world leading city in the service sector before the organization of the Olympics (Gold and Gold, 2008). The lesson that can be learned is that urban regeneration plans in combination with the organization of the Olympic Games should be spread, to prevent social problems and to increase the benefits of the Olympics.

The coming years will determine what the outcome will be for Stratford, London. It is important that the constructions will be finished quickly so new residents and businesses can settle. The arrival of wealthier people can start the process of gentrification. There are signs that the new development projects will become a success, because new businesses already indicated to move to the 'International Quarter'. This project will attract businesses and people from all over London (TIQ, 2013).

## **5 Conclusion:**

The organization of the Olympic Games in 2012 changed Stratford. It was a multi-cultural neighborhood with a lower life expectancy, income and employment rate than the average of London. It was underdeveloped in relation to the rest of London. It needed urban regeneration, just like Barcelona used the Olympic Games in 1992.

Urban regeneration has started in Stratford physically, with the improvement of a derelict industrial area to the Olympic Park. Other projects that show the physical regeneration of Stratford are: the upgrades in infrastructure, and the combination of the organization of the Olympic Games and the metropolitan master plan for Stratford. The goal of this plan is to make Stratford a new business center for London. These improvements replace an area that declined economically and was full with rubbish. It will be an area that looks open, modern and green.

Stratford also improved socially, for example, the feeling of safety improved. However, this feeling of safety is primarily in the areas that physically improved. New modern houses in Stratford already attract wealthier middle class people to Stratford. The new business center and Westfield shopping center improve Stratford's economic conditions because it creates jobs. The combination of economic and physical improvements leads to social changes in Stratford. Social changes are for example a change in class from working to middle class. These social changes are part of gentrification. Gentrification is still in the early stages in Stratford, because most housing and businesses are still under construction. The living conditions in the rest of Stratford did not improve, which can lead to problems between the different sides. A solution for this problem is to improve these areas physically and discuss the social problems with locals to find solutions.

The Olympic Games of 2012 show that the organization of an Olympic Games can lead to urban regeneration and gentrification on a micro scale. A lesson that can be learned is that the scale of regeneration in Stratford is too small. This is because only parts of Stratford are regenerating. The promise was to regenerate the whole Lower Lea Valley of East London, so far, only the area around the former Olympic Park is regenerating. A lesson that can be learned from this case study is that improvements because of Olympic Games are concentrated. To prevent social problems between improved parts and parts who are still the same, future organization of Olympic Games should spread the benefits of the organization over a larger area. This was the case after the Games in Barcelona, 1992, which improved half of the city (Gold and Gold, 2008). Other lessons that can be learned from the Games in London, 2012, are choosing a derelict (industrial) area and changing it in the Olympic Park. This leads to urban regeneration of an area. The same counts for the combination of organizing the Olympic Games and designing a master metropolitan plan. The organization of the Games leads to a lot of public and private investments which makes it possible to realize these plans.

### **Future research:**

This research is done less than a year after the Olympic Games. To really see in what extent urban regeneration and gentrification appeared in Stratford a same research should be done within a few years. This research can be used for future hosting cities of the Olympic Games. These cities can compare their progress with Stratford less than a year after the Games and see if they are on track with the process of urban regeneration. This research will complement this topic in social science because the Olympic Games of London, 2012, are hard to compare with previous Olympic Games.

Every hosting city is different, and every Olympic Games are in a different year. However, the lessons that have been learned from these Games can help future organizations, as regards the start of urban regeneration and gentrification.

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## 7 Appendixes:

### 7.1 Survey:

#### Introduction:

My name is Tom de Vries and I am student of the University of Groningen in Holland where I am doing my bachelor degree in Human Geography an Urban Planning. In order to graduate for this degree I am conducting a bachelor thesis. This bachelor research project which eventually becomes my bachelor thesis. The topic of this is : 'the spatial and social changes of the Olympic Games in London 2012 made in the neighborhood Stratford. The main research question is: To what extent did the organization of the Olympic Games 2012 led to urban regeneration and gentrification of the Stratford neighborhood in London?

The goal of this survey is to get the opinion of the local citizens of Stratford about the organization of the Olympic Games. This survey will be anonymous and the data gathered from this survey will be used in my bachelor thesis only and not for other purposes. Also, you can withdraw from the research at any moment you want without giving a reason. This survey will take less than 10 minutes to fill in.

If you have questions about this survey or other aspects of my research which I am unable to answer, please take contact with my supervisor drs. G. van Campenhout: G.van.Campenhout@rug.nl.

#### Question 1:

What is your gender?

- Male
- Female

#### Question 2:

What is your age?

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#### Question 3:

What the highest level of education that you have completed?

- Primary school
- High school
- College Degree
- Bachelor Degree
- Master's Degree
- Other: \_\_\_\_\_

#### Question 4:

How long have you been living in the neighborhood Stratford?

- 0-1 years
- 1-5 years
- 5-10 years
- 10 or more years

- Not living in Stratford but in \_\_\_\_\_

**Question 5:**

How would you describe the neighborhood Stratford before hosting the Olympic Games in a few key words?  
(Like: friendly, disadvantaged, ghetto, modern)

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**Question 6:**

Did you found the organization of the Olympic Games a good or a bad thing for Stratford?

Why?

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**Question 7:**

Could you name social changes in Stratford after the organization of the Olympic Games in 2012? (Like: wealthier people, less criminality)

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**Question 8:**

Do you use the new facilities build for organizing the Olympic Games in Stratford? (for example: shopping malls or sporting facilities)

- Yes

Which facilities?

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- No

Why not?

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**Question 9:**

Do you make use of the new infrastructure? (Like: Stratford station, Stratford International)

- Yes

Which?

- 
- No

Why not?

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**Question 10:**

Do you feel safer in Stratford after the organization of the Olympic Games in 2012? (Less criminality, not afraid in the dark)

- Yes
- No

Why?

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**Question 11:**

Did Stratford improved after organizing the Olympic Games in 2012?

- Yes
- No

In which way? Could you name some areas that are lifted because of the organization of the Olympic Games?

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**Question 12:**

How would you describe the neighborhood Stratford after organizing the Olympic Games in a few words? (Like: construction site, modern, disadvantaged, open)

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**Thank you!**

**If you are interested in the results leave your e-mail address:**

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## 7. 2 Peer Reviewer: Thijs Stutterheim

### Peer review formulier - Bachelorthesis

<i>Algemeen</i>	
Is de opbouw van de thesis duidelijk?	Ja, duidelijke en prettige structuur
Is de samenhang tussen de verschillende onderdelen duidelijk?	De conclusie is in mijn ogen nog iets te veel een samenvatting van de resultaten.
Is de meerderheid van de bronnen wetenschappelijk? Zo niet, is daar een goede reden voor?	Ja, een groot deel van de bronnen zijn data en gegevens. Er staan bij mijn weten niet tot nauwelijks bronnen tussen die niet wetenschappelijk zijn.
Is de gebruikte literatuur recent? Zo niet, is daar een goede reden voor?	Ja, enkel de vergelijkende OS zijn natuurlijk wat gedateert. Misschien iets om nog te nuanceren. 20 jaar geleden en in verschillende werelddelen kan het vergelijken bemoeilijken.
Zijn alle gebruikte bronnen vermeld in de literatuurlijst?	Voor zover ik even heb doorgescant wel.
Worden bronnen correct geciteerd?	Ja, denk alleen wel aan hoe je het citaat plaatst in een zin. De zin moet nog wel vloeiend blijven. Het eerste citaat van je theoretisch kader is daar een goed voorbeeld van. het woordje "an".... vision mist.
Wordt correct verwezen naar bronnen, volgens het Harvard systeem?	Ja
Verduidelijken gebruikte figuren en tabellen de tekst?	De tabellen versterkten je verhaal. De foto's hadden wel hun functie maar vroeg me wel af welke foto's je wel en niet en aan wie wel en wie niet hebt laten zien. iets voor in de methodologie

Zijn figuren en tabellen correct genummerd en wordt ernaar verwezen in de tekst?	Ja, dat is netjes gedaan.
Is de tekst duidelijk en leesbaar?	Ik vind het engels geen meerwaarde. Het engels is niet sterk dus zou het persoonlijk in het nederlands doen en nog eens goed nalezen.
Hoe is de opbouw van de zinnen?	Matig, ik mis vaak het gebruik van leestekens in zinnen (dat is misschien persoonlijk). Daarnaast zou ik vaker een nieuwe zin beginnen op de plekken waar jij komma's gebruikt.  De alinea's en zinnen zijn verder wel logisch in hun begin en slot enzo.
Zijn de spelling, grammatica, en interpunctie correct?	Denk aan het consequent gebruiken van hoofdletters. East Londen is volgens mij met een hoofdletter. Olympic Games vergeet je Games vaak met hoofdletter te doen. Goed nalezen!! Er missen ook regelmatig letters of woorden.
<b>Vragen/ Opmerkingen</b>	
Ik vind persoonlijk je engelse schrijfstijl storend vandaar dat ik denk dat het geen toegevoegde waarde heeft. Je begint erg vaak een zinsdeel met "this".. Wat meer variatie in signaalwoorden leest prettiger.	

<b>Samenvatting</b>	
Worden de belangrijkste elementen uit het onderzoek besproken?	
Worden onderwerp, doelstelling, onderzoeksvragen, methoden, resultaten en conclusies samengevat?	

<b>Vragen/ Opmerkingen</b>	

<b>Inleiding</b>	
Is het onderwerp duidelijk afgebakend?	Het is mij duidelijk want je bent gaan onderzoeken en wat je wilde onderzoeken.
Wordt de relevantie van het onderwerp duidelijk uiteengezet?	Je noemt eigenlijk alleen dat er nog maar weinig onderzoek is gedaan naar de afgelopen Spelen. Misschien kun je nog noemen wat toekomstige organisatoren aan jouw conclusies kunnen hebben?
Wat is het doel van het onderzoek, geformuleerd in je eigen woorden?	Het doel is om te onderzoeken in hoeverre er in Stratford gentrification en regeneration is ontstaan.
Zijn het doel en de onderzoeksvragen ingebed in wetenschappelijke literatuur?	De onderzoeksvragen komen niet echt naar voren in de tekst van de inleiding. Alleen het doel. De aanleiding is goed ingebed in de literatuur want Atlanta en Barcelona zijn goede voorbeelden en de statements die genoemd worden zijn ook gerefereerd.
Wekt de inleiding je interesse op? Waardoor (niet)?	Jawel, misschien dat je al een tipje van de sluier van je conclusie zou kunnen oplichten om de lezer echt nieuwsgierig te maken
<b>Vragen/ Opmerkingen</b>	
Denk aan de hoofdletters van namen en de zinsbouw vind ik regelmatig wat vreemd. Ik zou komma's anders gebruiken en je begint vaak zinnen met "this..." na een komma. Ik zou met een nieuwe zin beginnen dan.	

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<b>Theoretisch kader</b>	
Vormen de besproken theoretische inzichten een relevante basis voor het beantwoorden van de onderzoeksvraag/-vragen?	Ja, de belangrijkste concepten van dit onderzoek worden goed uitgelegd en vormen een prima kader van waaruit gewerkt kan worden. Ook de onderzoeken naar vorige spelen kunnen nuttig zijn ter vergelijking en als aanvulling en referentiekader.
Worden de theoretische inzichten op een begrijpelijke manier uiteengezet?	Ja, denk dat een leek ook wel een redelijk beeld kan vormen over wat de concepten regeneration en gentrification inhouden.
Wordt verwezen naar relevante internationale wetenschappelijke literatuur? (artikelen uit wetenschappelijke tijdschriften en wetenschappelijk boeken)	Ja, er zitten geen hele oude wetenschappelijke bronnen bij alhoewel je misschien wel rekening moet houden met cultuurverschillen wanneer je 3 steden over een tijdsbestek van pak en beet 20 jaar vergelijkt.
Is het theoretisch kader logisch opgebouwd?	Ja, geen opmerkingen over verder.
Sluit het conceptueel model aan bij de onderzoeksvragen en theorie?	Ja, misschien dat je nog in kunt gaan op in welke richting te concepten invloed op elkaar hebben. versterkt gentrification de regeneration of andersom? bijv.
<b>Vragen/ Opmerkingen</b>	
Niet specifiek	

<b>Methodologie</b>	
Wordt de keuze voor de gebruikte methoden van dataverzameling en data-analyse goed toegelicht?	Niet zo duidelijk. Het is mij niet duidelijk waarom je voor een enquête kiest en niet voor interviews bijvoorbeeld.
Sluiten de manieren van dataverzameling en data-analyse aan bij doelstelling en onderzoeksvragen?	Dat denk ik wel alhoewel een interview misschien meer details naar voren had kunnen brengen.
Zijn de gebruikte vragenlijsten, lijsten met observatiepunten, etc. opgenomen in bijlagen?	Check
Wordt duidelijk uitgelegd hoe te werk is gegaan bij het verzamelen en analyseren van de gegevens?	Niet helemaal. Ik vraag me af hoe je de respondenten geselecteerd hebt. Of je daar nog keuzes in hebt gemaakt enzo. Daarnaast vermeld je dat je sommige mensen foto's hebt laten zien. Welke foto's? en heb je iedereen dezelfde foto's laten zien?
Wordt gereflecteerd op de kwaliteit van de verzamelde gegevens?	Niet in de methodologie
Is voldoende uiteengezet welke ethische vraagstukken in het onderzoek relevant zijn, en hoe hiermee is omgegaan?	Ethische vraagstukken worden niet behandeld volgens mij. Kan er ook niet zo gauw een bedenken.
Zijn de paragrafen over methodologie logisch opgebouwd?	Ja, volgens mij wel.
<b>Vragen/ opmerkingen</b>	



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<b>Resultaten</b>	
Worden de meest relevante resultaten besproken?	Ja dat denk ik wel. Wat besproken wordt geeft antwoord op de onderzoeksvragen.
Worden de resultaten grondig geanalyseerd (en niet alleen beschreven)?	Het is wel veelal beschrijvend van karakter met wat quotes als voorbeeld. Ik kan als lezer niet zeggen dat de meerderheid iets vindt.
Worden de resultaten in verband gebracht met de onderzoeksvragen?	Ja dus.
Zijn de paragrafen met resultaten logisch opgebouwd?	Ja, de structuur is duidelijk en logisch in mijn ogen.
<b>Vragen/ opmerkingen</b>	
<p>Ik kan niet echt teruglezen op welke cijfers de conclusie van elk hoofdstuk steeds gestoeld is. Hoeveel mensen vinden het stadion positief en hoeveel negatief bijvoorbeeld. Misschien kun je de verhoudingen nog wat expliciter noemen.</p> <p>In je beschrijving van voor de OS noem je allerlei statistieken zoals inkomen en werkloosheid. Die gegevens komen bij economische veranderingen helemaal niet meer terug. Wellicht versterken de veranderingen in dat soort gegevens je conclusie nog meer?</p>	

<b>Conclusie/discussie</b>	
Worden de onderzoeksvragen beantwoord?	Ja

Worden de resultaten in een breder theoretisch perspectief geplaatst?	Niet echt. Hier zou je nog wat beter naar kunnen kijken. De metamorphose is natuurlijk nog niet compleet maar misschien kun je achterhalen hoe barcelona en atlanta er na een jaar voor stonden? Wellicht is londen na die vergelijking na een jaar al wel op de goede weg.
Worden de resultaten vergeleken met andere onderzoeksresultaten?	Nee, het is meer een samenvatting van wat ik al in de resultaten heb gelezen. zie bovenstaande.
Worden aanbevelingen gedaan voor toekomstig onderzoek?	Nee, ik kan me een suggestie voorstellen dat hetzelfde over 5 jaar nog eens gedaan wordt o.i.d.
<b><i>Vragen/ opmerkingen</i></b>	

### 7.3 Peer review door Fabian Wieland - s1888471

Thesis van Tom de Vries - s1915002

Datum: 29-05-2013

<i>Algemeen</i>	
Is de opbouw van de thesis duidelijk?	Ja er is een duidelijke opbouw in de thesis
Is de samenhang tussen de verschillende onderdelen duidelijk?	Zeker, de delen lopen logisch in elkaar over. Ik zou bij de resultaten even een korte inleiding geven welke bevindingen je precies gaat bespreken en analyseren.
Is de meerderheid van de bronnen wetenschappelijk? Zo niet, is daar een goede reden voor?	Ja, ook al is er nog weinig onderzoek in Stratford (London) gedaan vind ik het goed hoeveel wetenschappelijke bronnen je hebt gebruikt.
Is de gebruikte literatuur recent? Zo niet, is daar een goede reden voor?	Ja, recente literatuur.
Zijn alle gebruikte bronnen vermeld in de literatuurlijst?	Bronvermelding ziet er keurig uit.
Worden bronnen correct geciteerd?	Ja, goed.
Wordt correct verwezen naar bronnen, volgens het Harvard systeem?	Ja.
Verduidelijken gebruikte figuren en tabellen de tekst?	De tabellen en de teksten bij de gemaakte foto's verduidelijken zeker je tekst. Ik vind de kaarten niet erg duidelijk. Ik zou óf de kaart scherper maken met een duidelijkere legenda, óf meer uitleg van de aanwezige kaarten toevoegen in de tekst.
Zijn figuren en tabellen correct	De verwijzingen zijn goed.

genummerd en wordt ernaar verwezen in de tekst?	
Is de tekst duidelijk en leesbaar?	Je hebt gekozen om je scriptie in het Engels te schrijven. `Well done`. Ik vind de tekst zeer goed leesbaar en je hanteert duidelijk/formeel taalgebruik.
Hoe is de opbouw van de zinnen?	Opbouw is goed en duidelijk.
Zijn de spelling, grammatica, en interpunctie correct?	Ik mis vaak komma`s, punten, hoofdletters. Ik zou hem zelf even nalopen of misschien iemand anders er na laten kijken. Vooral de inleiding en de resultaten zou ik nog eens goed doorlopen.  Qua spelling en grammatica lijkt het mij prima. Misschien kan Gijs hier beter over oordelen, want mijn niveau Engels is voldoende maar niet meer dan dat.
<b>Vragen/ Opmerkingen</b>	

<b>Samenvatting</b>	
Worden de belangrijkste elementen uit het onderzoek besproken?	Ja, er wordt een prima samenvatting van de paper gegeven.
Worden onderwerp, doelstelling, onderzoeksvragen, methoden, resultaten en conclusies samengevat?	Ik zou de doelstelling van het onderzoek meer naar voren laten komen. Heb je nog deelvragen? Ik zou die er ook tussen zetten. Verdere kopjes zijn genoemd.
<b>Vragen/ Opmerkingen</b>	

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<b><i>Inleiding</i></b>	
Is het onderwerp duidelijk afgebakend?	Ja, er wordt duidelijk toegewerkt naar de hoofdvraag. De inleiding start vrij breed, maar werkt al snel naar de hoofd- en subvragen toe.
Wordt de relevantie van het onderwerp duidelijk uiteengezet?	Ja, vooral dat er nog weinig onderzoek naar is gedaan. Daarom is het `nieuw`. Ook al is er in Barcelona en Atlanta al wel onderzoek gedaan.
Wat is het doel van het onderzoek, geformuleerd in je eigen woorden?	Het doel is om te kijken wat de impact is van een groot sportevenement (zoals de olympische spelen) in een grote stad op lokaal niveau (Stratford).
Zijn het doel en de onderzoeksvragen ingebed in wetenschappelijke literatuur?	Er is, zoals ik eerder noemde, al wel onderzoek gedaan in Atlanta en Barcelona. Dit is een compleet andere stad, dus van verdere inbedding van literatuur is er geen sprake voor Stratford an sich. Er is ook nog geen specifiek onderzoek naar gedaan. Wel zijn er algemene uitspraken zoals van Kavetsos (2012) zodat je wel een aantal dingen kan verwachten in Stratford. Gentrification wordt in het theoretisch kader goed omschreven. Dit is van belang voor het begrijpen van je onderzoeksvragen.
Wekt de inleiding je interesse op? Waardoor (niet)?	De inleiding is goed leesbaar en mij persoonlijk trekt het onderwerp erg aan. Ik ben benieuwd hoe Stratford het er vanaf heeft gebracht na de Olympische Spelen.
<b><i>Vragen/ Opmerkingen</i></b>	
<p>Het is lastig te zien in de inleiding wat nu precies citaten zijn en eigen stukken tekst. Om dat te voorkomen zou ik soms kiezen voor `Gold en Gold (2008) explained..` ipv `..... (Gold &amp; Gold,</p>	

2008)

Kijk nog even naar punten en komma's in de inleiding. Ik mis er namelijk een aantal. Dit is vooral het deel waar het om gaat: ` Historically Barcelona.. t/m..service sector.`

### ***Theoretisch kader***

Vormen de besproken theoretische inzichten een relevante basis voor het beantwoorden van de onderzoeksvraag/-vragen?	Ja, de theorie bespreekt twee steden die onderzocht zijn (Atlanta en Barcelona). De ene stad is een goed voorbeeld waar regeneration en gentrification is toegepast, terwijl de andere stad minder succes had.
Worden de theoretische inzichten op een begrijpelijke manier uiteengezet?	Ja, duidelijk beschreven wat in de andere steden aan de orde was.
Wordt verwezen naar relevante internationale wetenschappelijke literatuur? (artikelen uit wetenschappelijke tijdschriften en wetenschappelijk boeken)	Er is goed gebruik gemaakt van internationale wetenschappelijke bronnen.
Is het theoretisch kader logisch opgebouwd?	Ja, duidelijke opbouw. Misschien kan je iets toevoegen hoe Stratford er vóór de OS uitzag. Wat zegt de literatuur daarover?
Sluit het conceptueel model aan bij de onderzoeksvragen en theorie?	Het conceptueel model beschrijft duidelijk waar er in dit onderzoek na gekeken wordt → de impact van de OS. Misschien kan je in het conceptueel iets benoemen van hoe Stratford er vóór de OS uitzag, omdat je één subvraag op die manier stelt.

### ***Vragen/ Opmerkingen***

Alinea 1 van het theoretisch kader sluit af met de zin ` This changes are in infrastructure,

facilities and housing. De lezer verwacht hier nog een uitleg bij wat voor veranderingen op het gebied van infrastructuur, faciliteiten en bebouwing. Anders zou ik het weglaten.

### ***Methodologie***

Wordt de keuze voor de gebruikte methoden van dataverzameling en data-analyse goed toegelicht?	Ja, een mix van verschillende dataverzamelingsmethoden zorgen ervoor dat zaken van verschillende kanten belicht worden
Sluiten de manieren van dataverzameling en data-analyse aan bij doelstelling en onderzoeksvragen?	Door het gebruik van de vragenlijsten krijg je de meeste informatie van de mensen in de buurt. De foto's die gemaakt zijn kunnen een bevestiging zijn van wat men zei over Stratford. De manieren van dataverzameling sluiten goed aan bij de doelstelling en onderzoeksvragen.
Zijn de gebruikte vragenlijsten, lijsten met observatiepunten, etc. opgenomen in bijlagen?	Ja, de questionnaire is opgenomen in de bijlage
Wordt duidelijk uitgelegd hoe te werk is gegaan bij het verzamelen en analyseren van de gegevens?	Je zegt dat je op de aangegeven punten op de kaart 1 onderzoek heb gedaan, maar ik zou wat meer toelichten. Waar houden de punten in? Was het in een drukke winkelstraat, of juist in een rustige buurt? Waarom heb je voor die plekken gekozen?  Ik zou wat meer uitleg geven hoe te werk is gegaan bij de dataverzameling. Wat trof jij aan? Ging het goed?
Wordt gereflecteerd op de kwaliteit van de verzamelde gegevens?	Nee, er wordt meer beschreven waar de verschillende onderzoeksmethoden antwoord op geven. De kwaliteit van de onderzoeksmethoden wordt niet specifiek genoemd.
Is voldoende uiteengezet welke ethische vraagstukken in het onderzoek relevant zijn, en hoe hiermee is omgegaan?	Ik heb ethische aspecten niet kunnen ontdekken in je thesis. Wellicht kun je hier nog wat aandacht aan besteden.

Zijn de paragrafen over methodologie logisch opgebouwd?	Ja, elk gebruikte methode wordt goed uitgelegd.
<b>Vragen/ opmerkingen</b>	
<p>Ik zou wellicht van kaart 1 , ook al is werken met GIS lastig, de legenda op een andere plaats zetten. Ik snap niet precies waar je onderzoek hebt gedaan. Ik zie de rode punten, maar meer dan dat zegt de lezer dat niet. Wellicht is meer uitleg over de plaats een goede toevoeging om het geheel te verduidelijken.</p>	

<b>Resultaten</b>	
Worden de meest relevante resultaten besproken?	Ja, stapsgewijs worden door middel van foto's met quotes van respondenten, antwoorden van respondenten in vragenlijsten en statistische informatie over Stratford de resultaten besproken.
Worden de resultaten grondig geanalyseerd (en niet alleen beschreven)?	<p>De resultaten worden goed beschreven, maar ik zou als ik jou was wat meer links willen leggen naar eerdere onderzoeken. Ik zou bij sommige delen een koppeling naar Barcelona en Atlanta maken. Hoe is het daar gegaan met de gentrification? Denk jij dat het een mislukking wordt in de toekomst of dat Stratford een goede buurt wordt?</p> <p>De physical, social en economical changes voor Stratford heb je beschreven. Misschien is het handig om een eindoordeel erover te geven die</p>



	de drie kenmerken linkt.  Verder een prima beschrijving van de resultaten!
Worden de resultaten in verband gebracht met de onderzoeksvragen?	Ja, er is een duidelijke koppeling aanwezig.
Zijn de paragrafen met resultaten logisch opgebouwd?	Ik mis een inleiding van je resultaten. Wat ga je ons voor resultaten geven?  De resultaten beginnen met hoe Stratford en voor de OS uitzag en wat men er van vond. Aansluitende kopjes geven duidelijk de situatie weer van Stratford nu en hoe de respondenten erover denken. Erg logische opbouw.
<b>Vragen/ opmerkingen</b>	
<p>Erg goed beschreven resultaten. Strak uitgewerkt. Goed dat je na elk besproken onderwerp een kleine conclusie hebt toegevoegd. Naar mijn mening jammer dat je de link niet heb gemaakt naar Barcelona (als positief) en Atlanta (als negatief) als voorbeelden voor hoe Stratford zou kunnen worden.</p> <p>Let ook even op spellingsfouten: In the survey there was a question if respondents make use of the sport facilities, citizens do not make use of new sport facilities because these facilities are still under construction. Some respondents already answered that they will use these sport facilities. Some quotes of respondents:``</p> <p>Verder zou ik de analyse van het onderzoek iets uitbreiden: Wat zal er gebeuren als je dit onderzoek ergens anders uitvoert? En wat is de toevoeging van de resultaten voor de wetenschappelijke literatuur?</p>	

<b>Conclusie/discussie</b>	
Worden de onderzoeksvragen beantwoord?	Ja, de vragen worden beantwoord.
Worden de resultaten in een breder	Ik vind de conclusie nog iets te beschrijvend, nog teveel puur op de resultaten gericht. Kan

theoretisch perspectief geplaatst?	dit onderzoek ook elders worden uitgevoerd op dezelfde manier? Kan je deze conclusie meenemen in een volgend onderzoek in een andere stad waar de OS zijn geweest of nog komen? Dit mis is nog.
Worden de resultaten vergeleken met andere onderzoeksresultaten?	Nee, Barcelona wordt wel genoemd, maar verder vinden er geen vergelijkingen plaats. Misschien nog een puntje om mee te nemen voor het verbeteren.
Worden aanbevelingen gedaan voor toekomstig onderzoek?	Nee, dit zou ik nog wel toevoegen. Misschien om over een paar jaar nog eens onderzoek te doen om te kijken hoe Stratford en dan voor staat.
<b><i>Vragen/ opmerkingen</i></b>	
<p>Je sluit af met deze woorden: This leads to the conclusion..t/m.. of these factors. Ik zou wat concreter zijn: Welke delen van Stratford bedoel je?</p> <p>Succes met het eventueel verbeteren van je scriptie. Ik vond het interessant en leuk om te lezen.</p>	

#### **7.4**

The feedback that I have received from the peer review assignments were very helpful, they gave me new insights and some good critical points. I have changed my thesis, checked the grammar and made it more academically. This improved my thesis.