

POST SOCIALIST MASS HOUSING

INTRODUCTION

Existing housing stock in central and eastern Europe is dominated by socialist mass housing, small apartments and limited typology. Transformation to democracy resulted in prosperity and other housing demands. Despite the static expression of neighborhoods at first sight, they show flexibility to incorporate new housing needs.

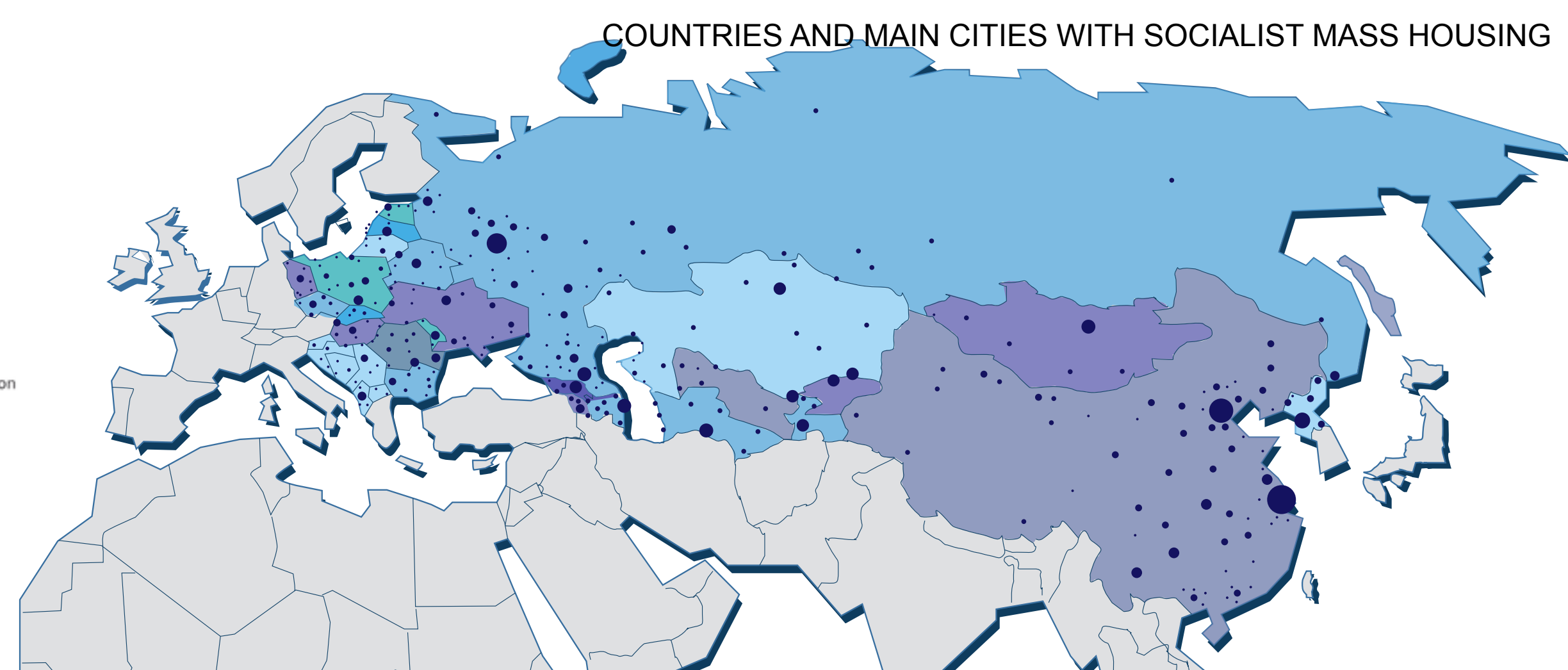
THE HOUSING REVOLUTION IN CENTRAL AND EASTERN EUROPE

InformerWarsawPactcountries(excl.Soviet Union) more people are living in socialist mass housing than the total population of united Germany. These suburbs share similar problem characterized by neglected space and building. The existing housing stock with small apartments and monotonic typology isn't answering the new housing demands. Further urbanization, lesser people per household, economic migrant returning home and demand for bigger and more typology of housing creates an enormous housing shortage. Financially, sustainable and social reasons create the urgency to facilitate this housing needs within the existing urban structure and avoid further urban sprawl.

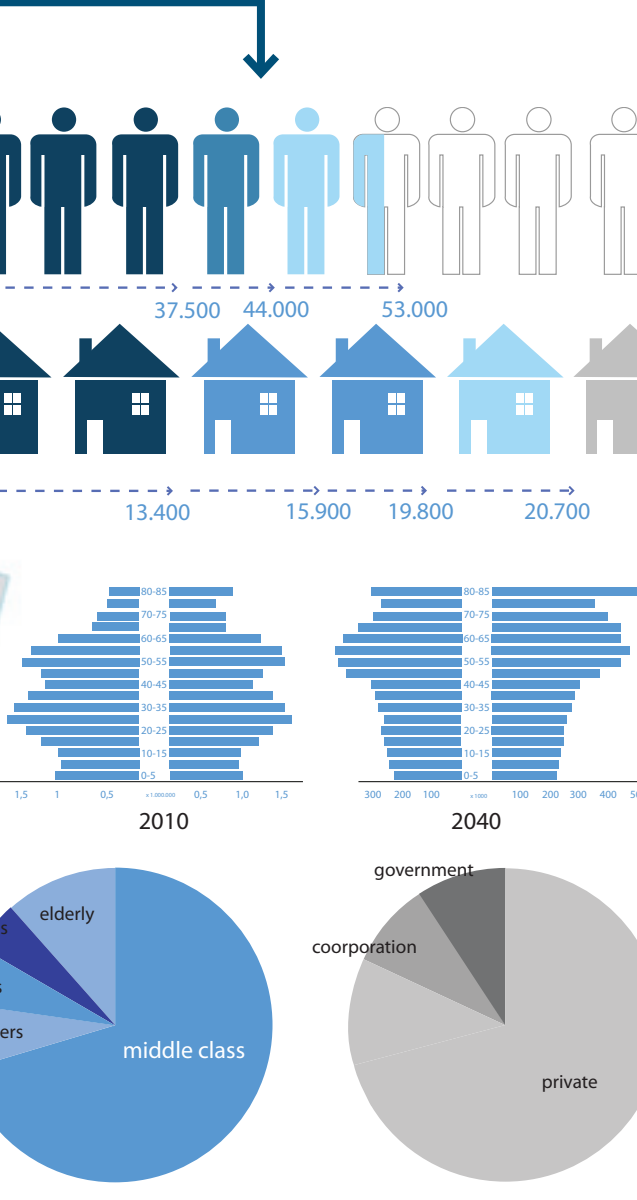
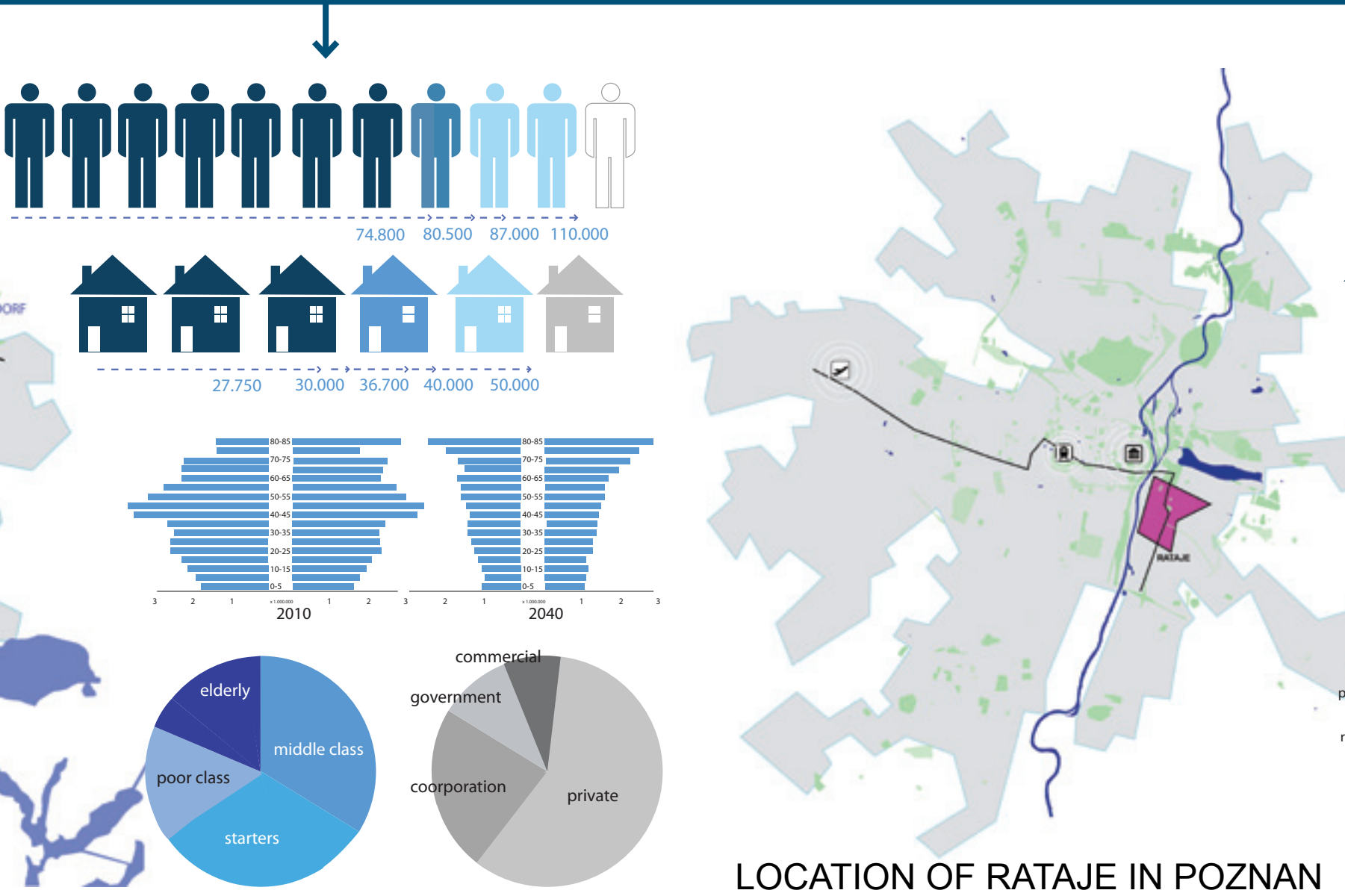
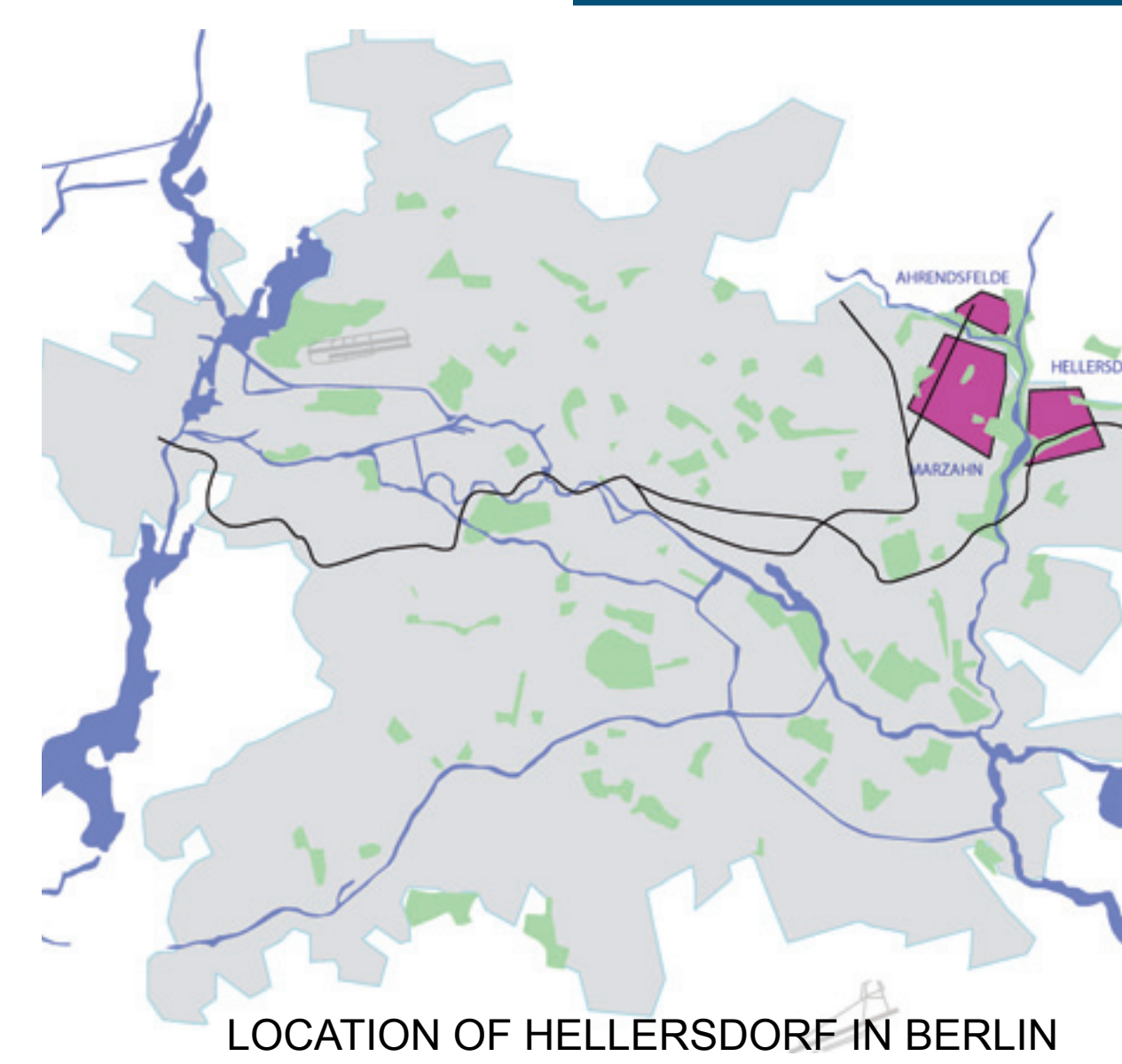
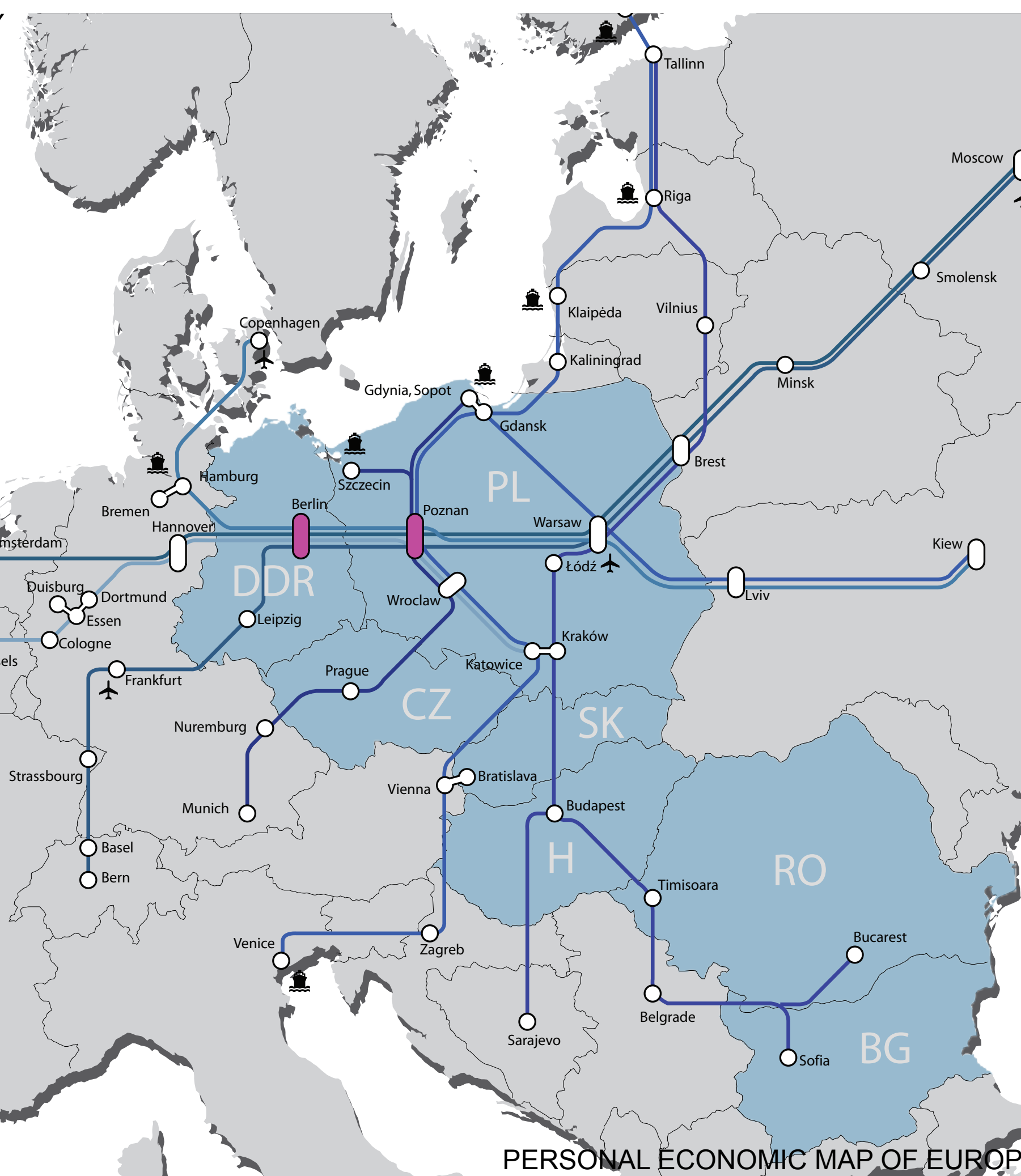
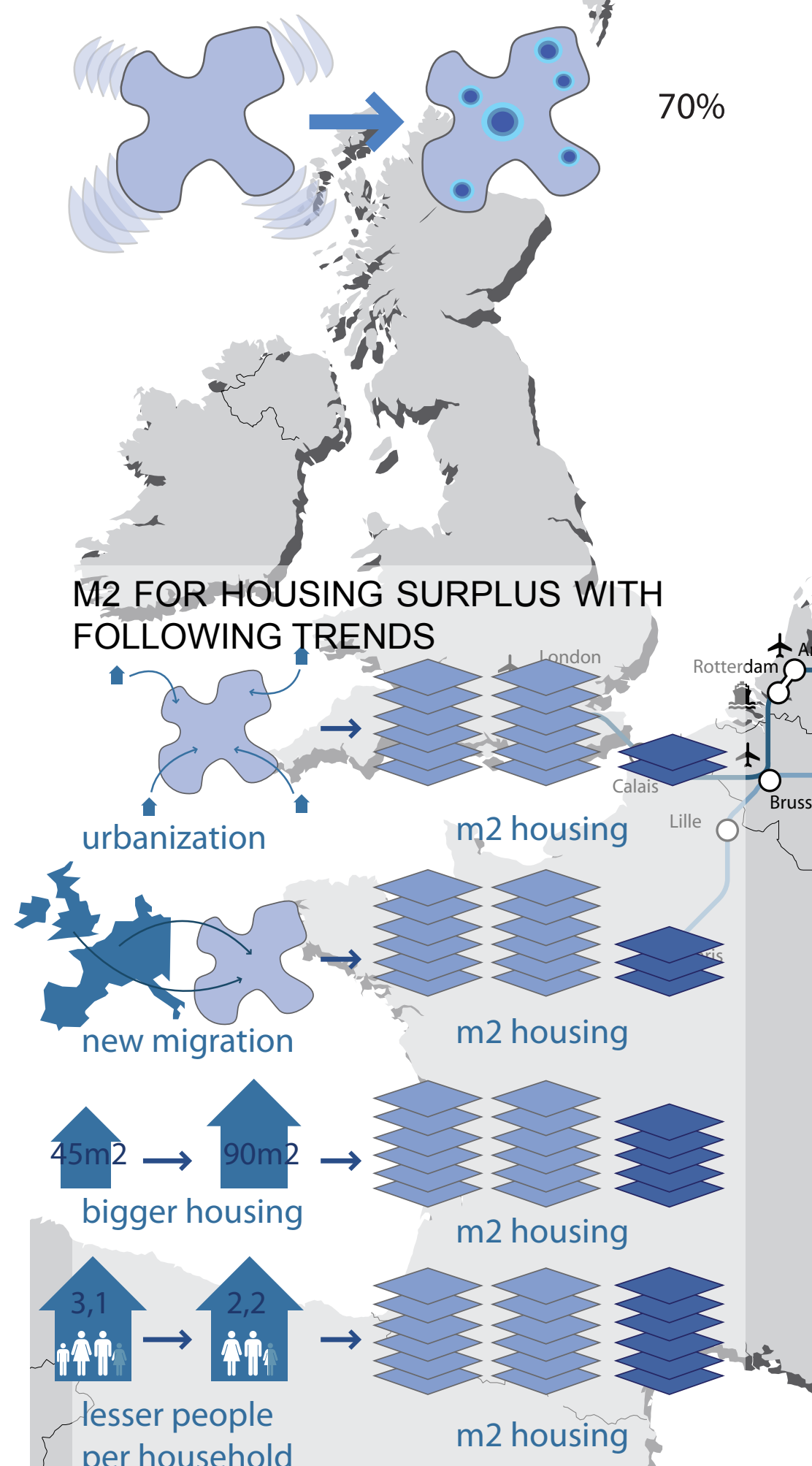
Difference between mass housing in western and central-eastern Europe is the social structure. In the west these areas have a negative image and is inhabited by mainly poor social class while in and central-eastern Europe it's mainly the place for middle class living in social cohesion. Combined with the fact that socialist mass housing dominated the existing housing stock, the restructuring of socialist mass housing could answer new housing demands.Two socialist mass housing areas are tested whether the housing challenge could be facilitated. Original qualities of these areas are incorporated in the design. The location differ a lot in social structure, spatial expression and location on city scale. While Hellersdorf (Berlin) is sliding down towards ghetto-ization at the edge of Berlin, Rataje (Poznan) is a very respected area that utilizes the proximity of the city center. A design is proposed how these areas could slowly answer the new housing needs in central and eastern Europe. It results in a toolbox, strategy and phasing of this restructuring task.



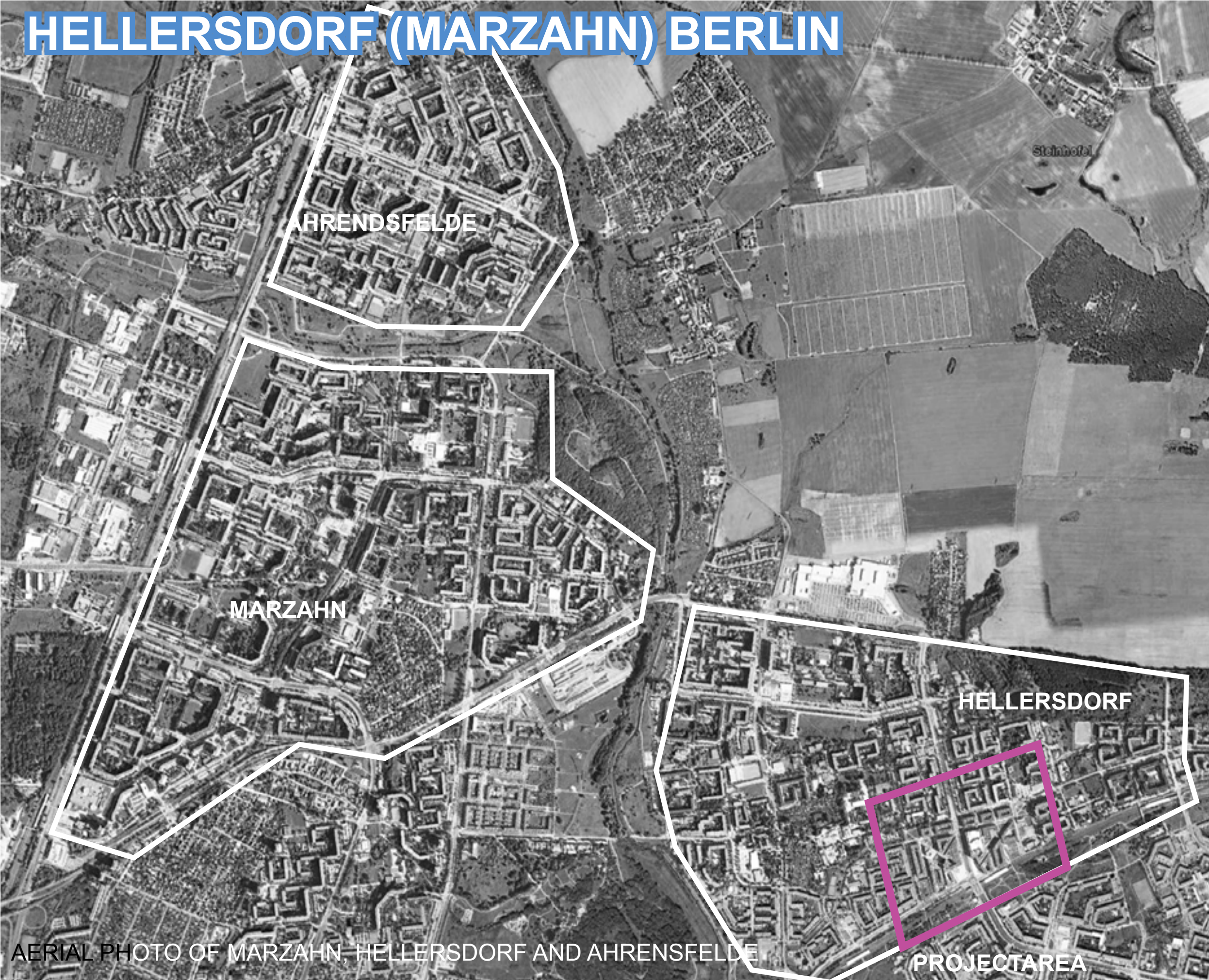
URGENCY



FROM URBAN SPRAWL TO URBAN DENSITY



HELLERSDORF (MARZAHN) BERLIN

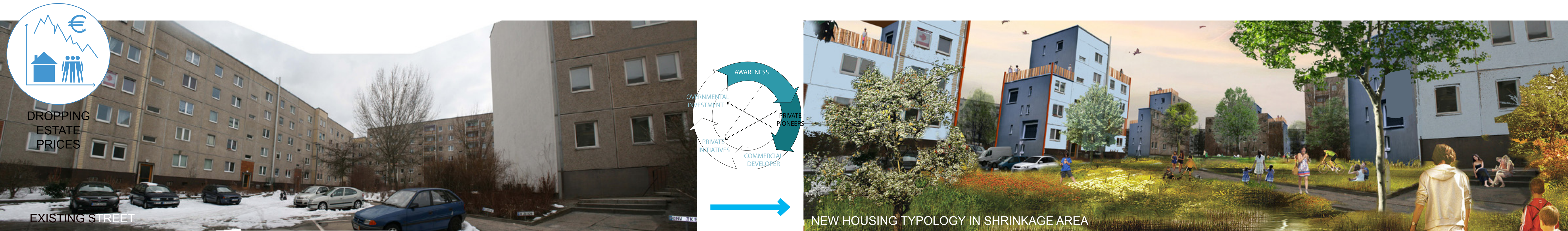
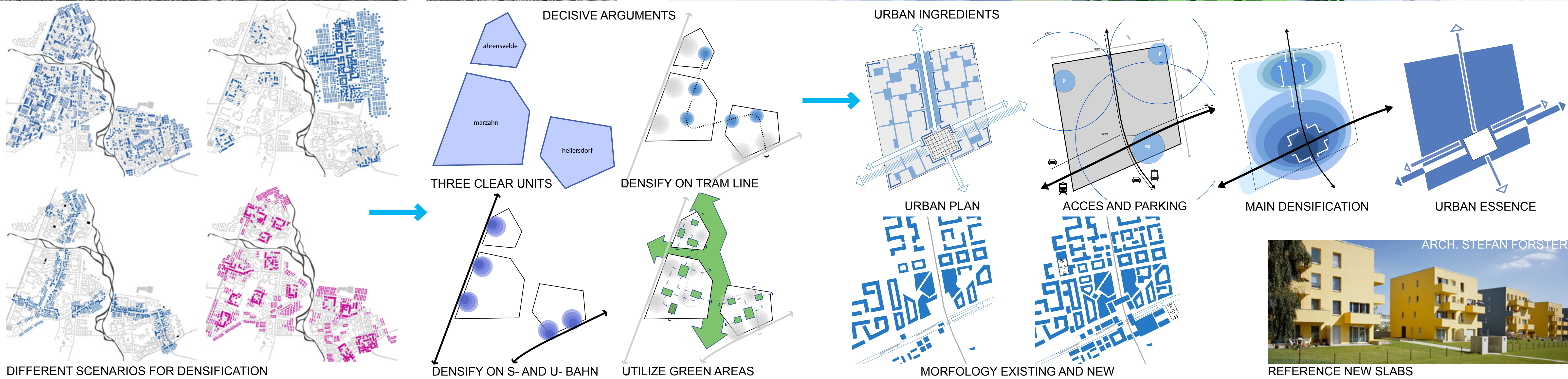


AERIAL PHOTO OF MARZAHN, HELLERSDORF AND AHRENSFELDE

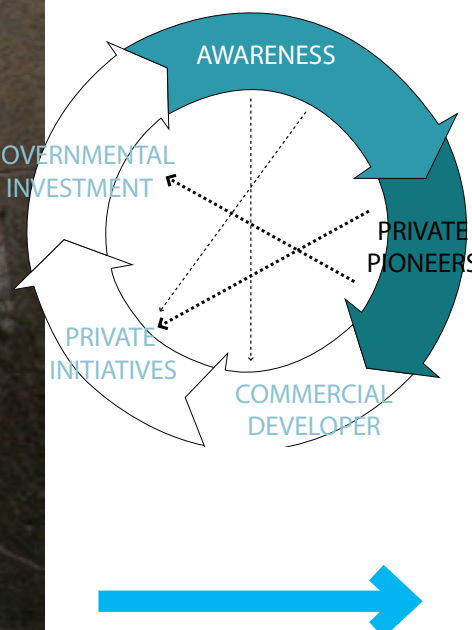


BIRDS EYE VIEW ON DENSIFICATION AREA

For Hellersdorf the chosen model is densification at strategic point, well connected with the rest of the city with daily services on walking distance. This creates total new typologies: high urban density surrounded by shrinkage areas. This can attract other social class and avoid ghettoization. It also suits well the rapid aging society that won't lose its mobility.



DROPPING ESTATE PRICES





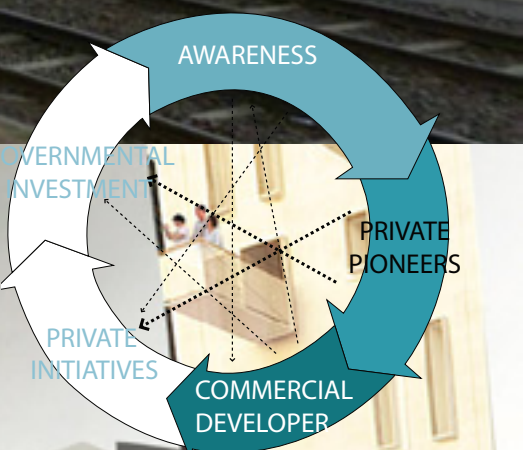
URBAN SQUARE ALONG HUB



EXISTING CENTRAL QUARE



CENTRAL URBAN SQUARE

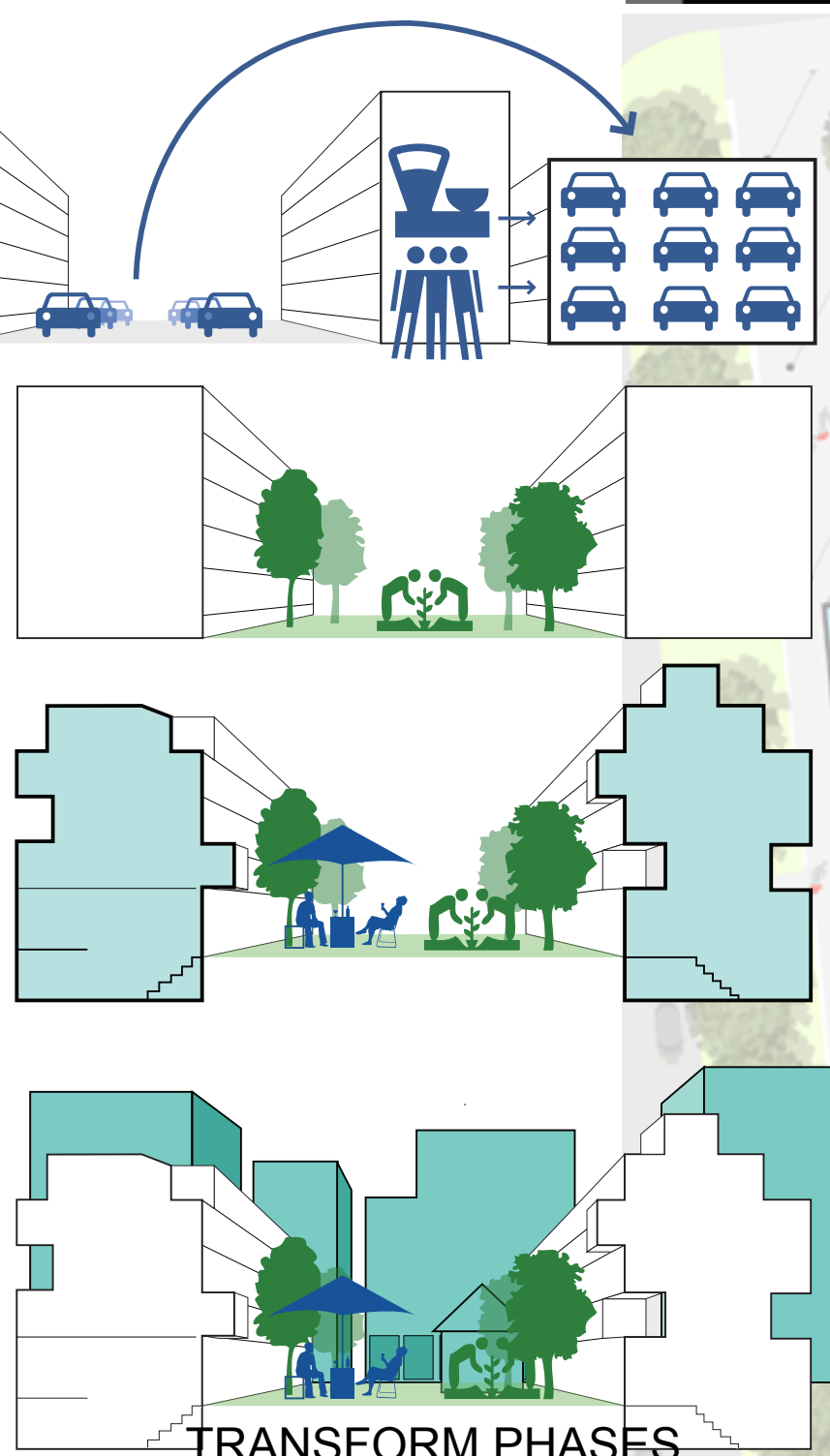


Hellersdorf has the possibility to become a very divers living area with local services on walking distance and well connected to Berlin. The monotonic area can become flexible in use of public space, housing typology, experience of space and living. Existing and original qualities of the mass housing are incorporated in the plan.



NEW BERLIN COURTYARD

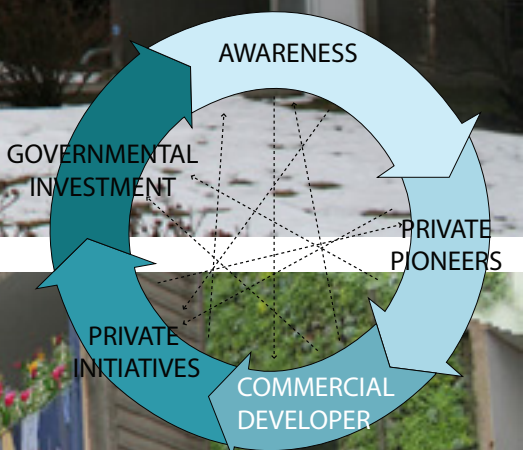
TRANSFORMATION EXISTING BLOCK TO NEW TYPOLOGY OF HOUSING AND PUBLIC SPACE



TRANSFORM PHASES



EXISTING SITUATION STREET



CHANGING AREA

RATAJE (NOVI POZNAN), POZNAN

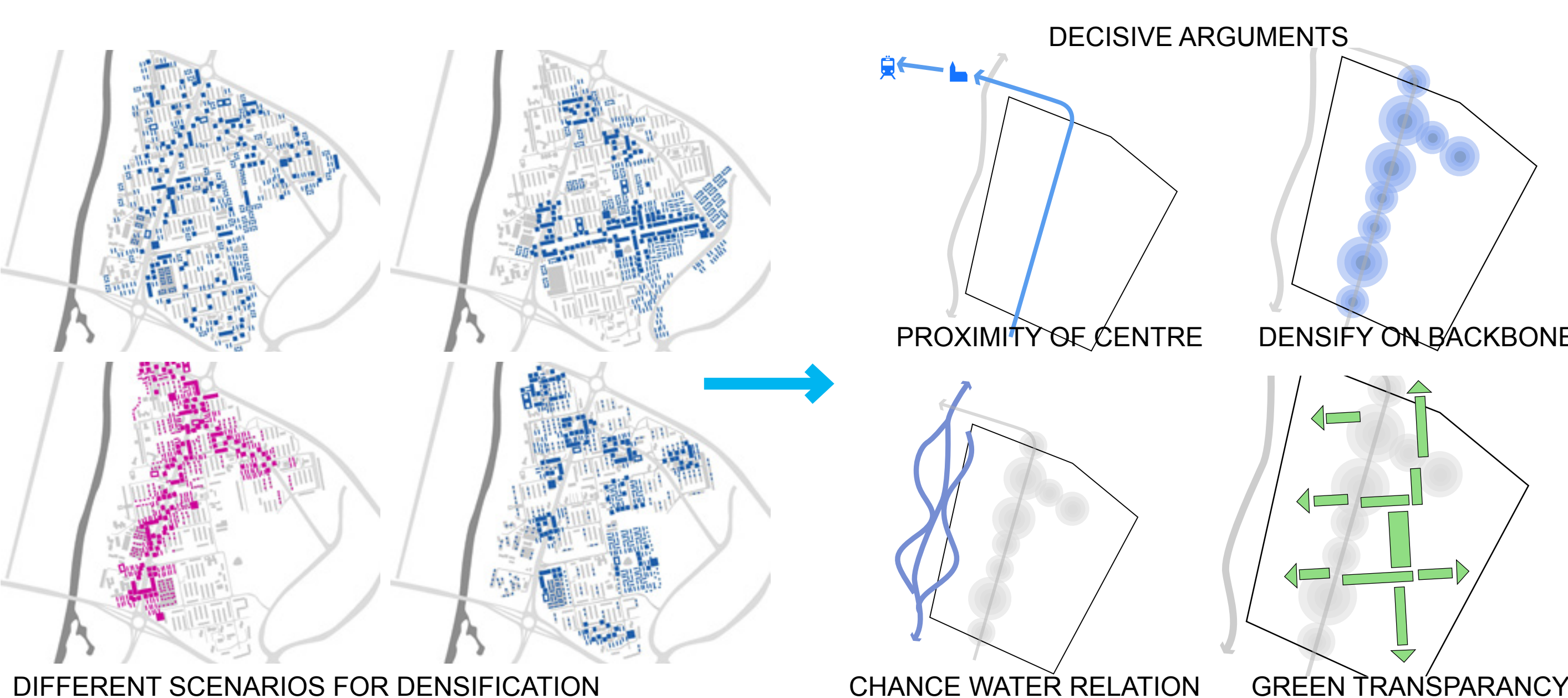


AERIAL PHOTO OF RATAJE ALONG RIVER WARTA



BIRDS EYE VIEW ON DENSIFICATION AREA

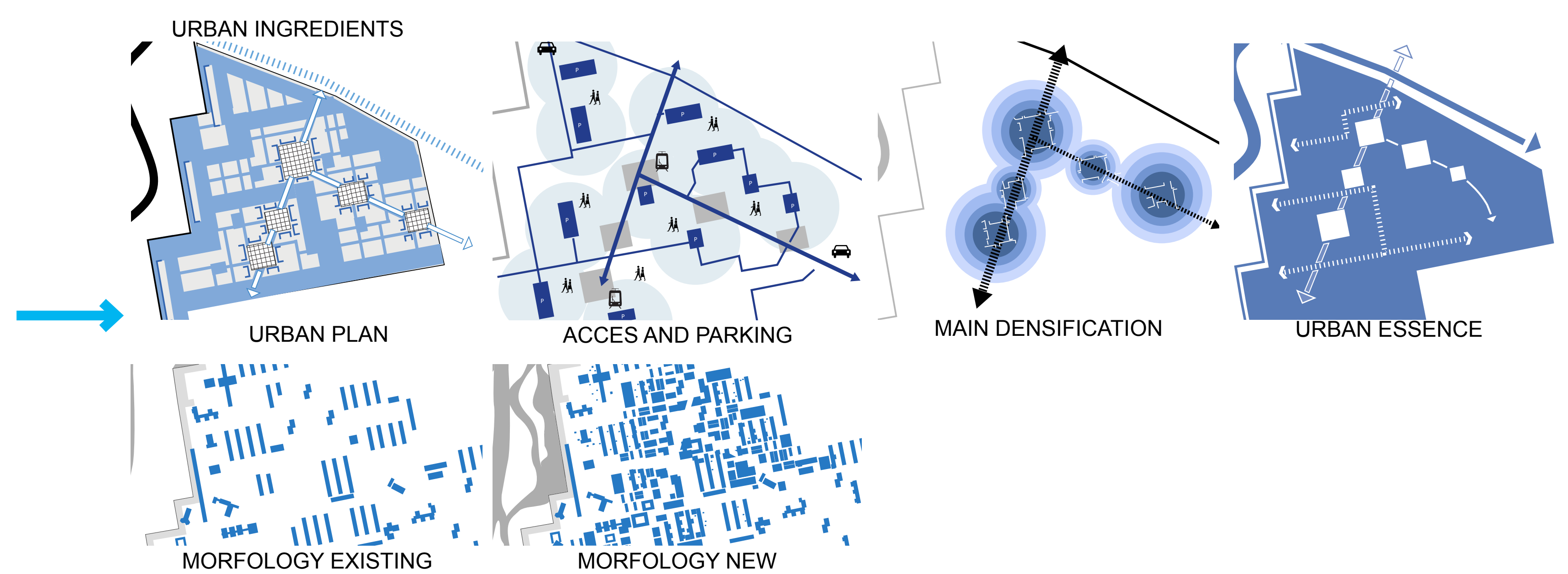
For Rataje in Poznań the chosen model of densification is along an urban line. Located parallel to the river Warta with its green potential and waterfront, it can be a new and high urban living area and contributing to other urban typologies. The urban backbone is almost making a connection to the beautiful medieval city center of Poznań and can also be a social backbone cutting through Rataje symbolizing the social cohesion of this socialist mass housing area. Besides that, this densification model keeps most of the urban structure of Rataje which is very much respected by the inhabitants intact. Creating more space for the river is not only avoiding chances of flooding (which almost annually happens), it also give Rataje a front and location on the river. The river is brought to the city.



DIFFERENT SCENARIOS FOR DENSIFICATION

CHANCE WATER RELATION

GREEN TRANSPARENCY



URBAN PLAN

ACCES AND PARKING

MAIN DENSIFICATION

URBAN ESSENCE

MORFOLOGY EXISTING

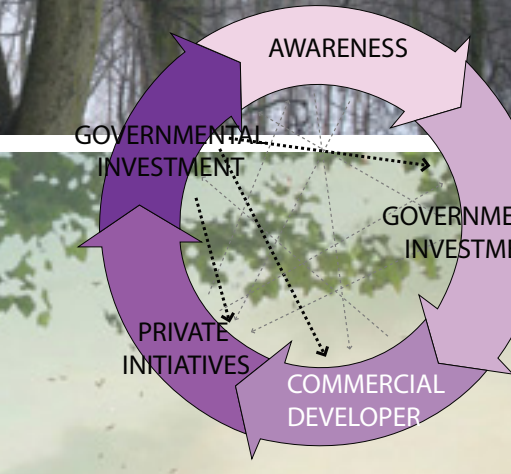
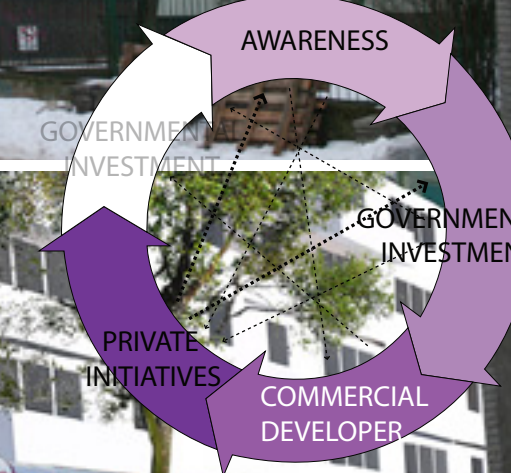
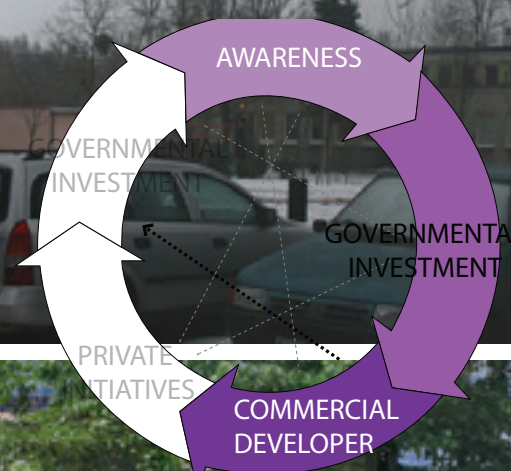
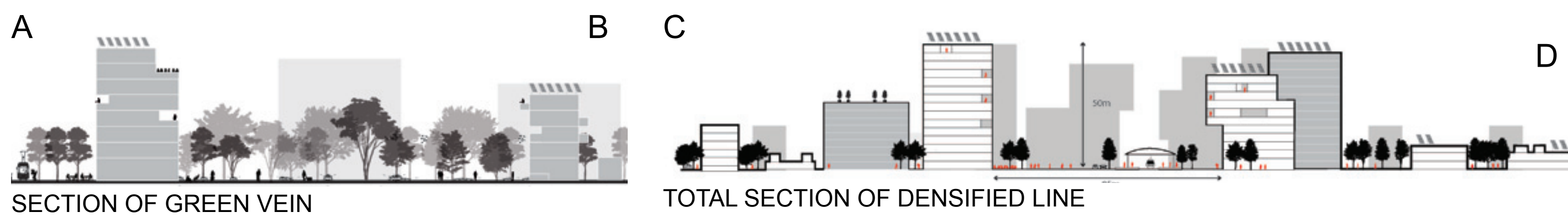
MORFOLOGY NEW



EXISTING SITUATION MAIN STREET



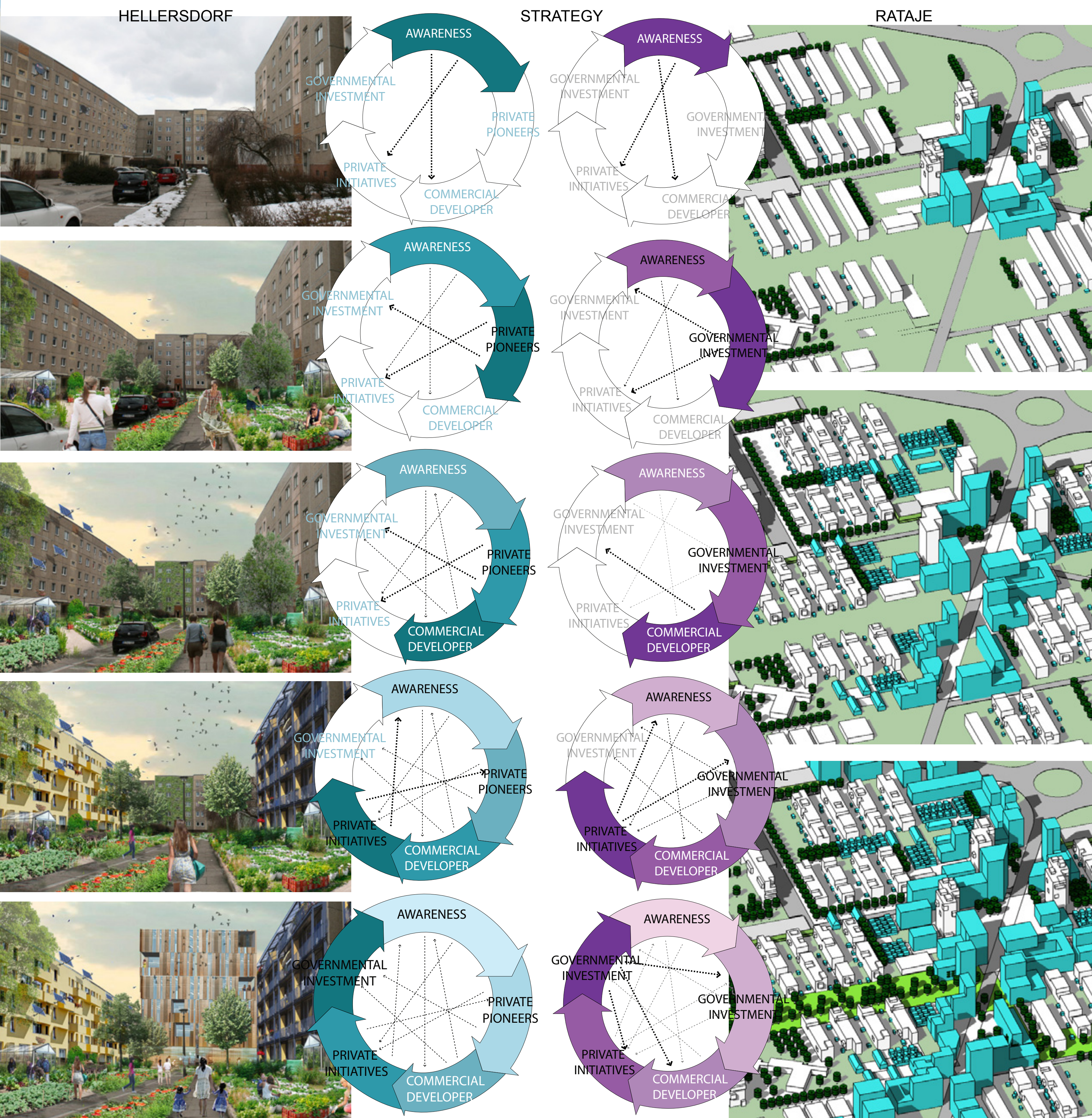
THE NEW URBAN SQUARE



TOOLS, STRATEGY AND PHASING



The toolbox shows possibilities how to deal with densification. Combined with the strategy, calculation of cost and phasing, this toolbox can be tested on other mass housing areas dealing with re-structuring. Urban designers should be always aware that they deal with social issues and people. This thesis is showing a possible strategy how static and monotonic mass housing areas can be flexible. There is one big social advantage and that is flexibility of the inhabitants itself, showed by the picture: christmas supper with 12 in the bedroom.



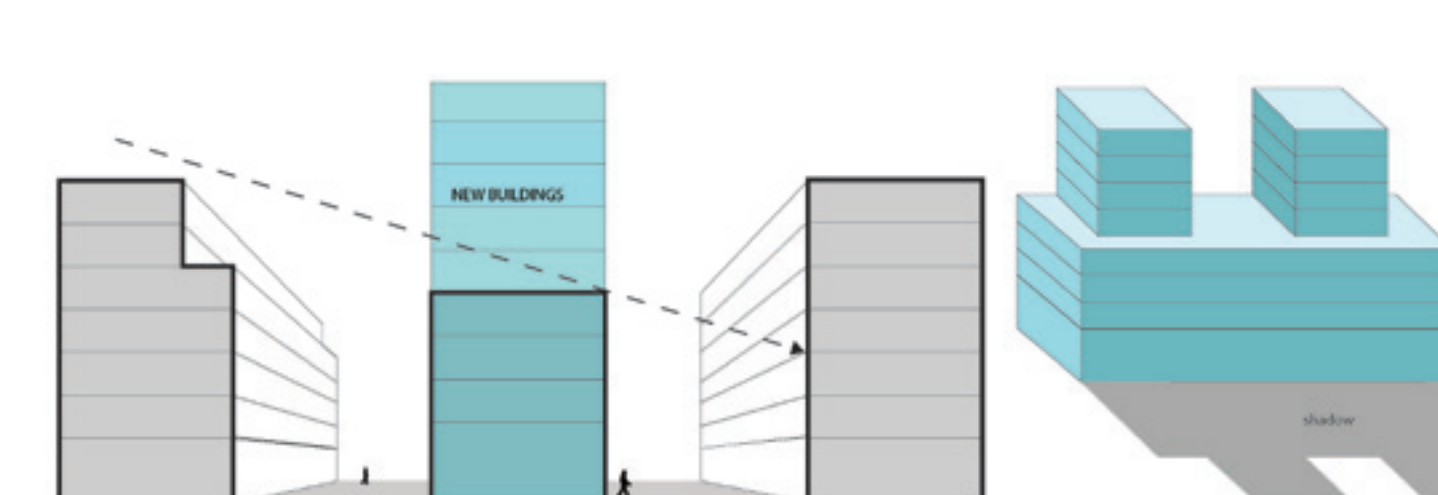
TOOLS



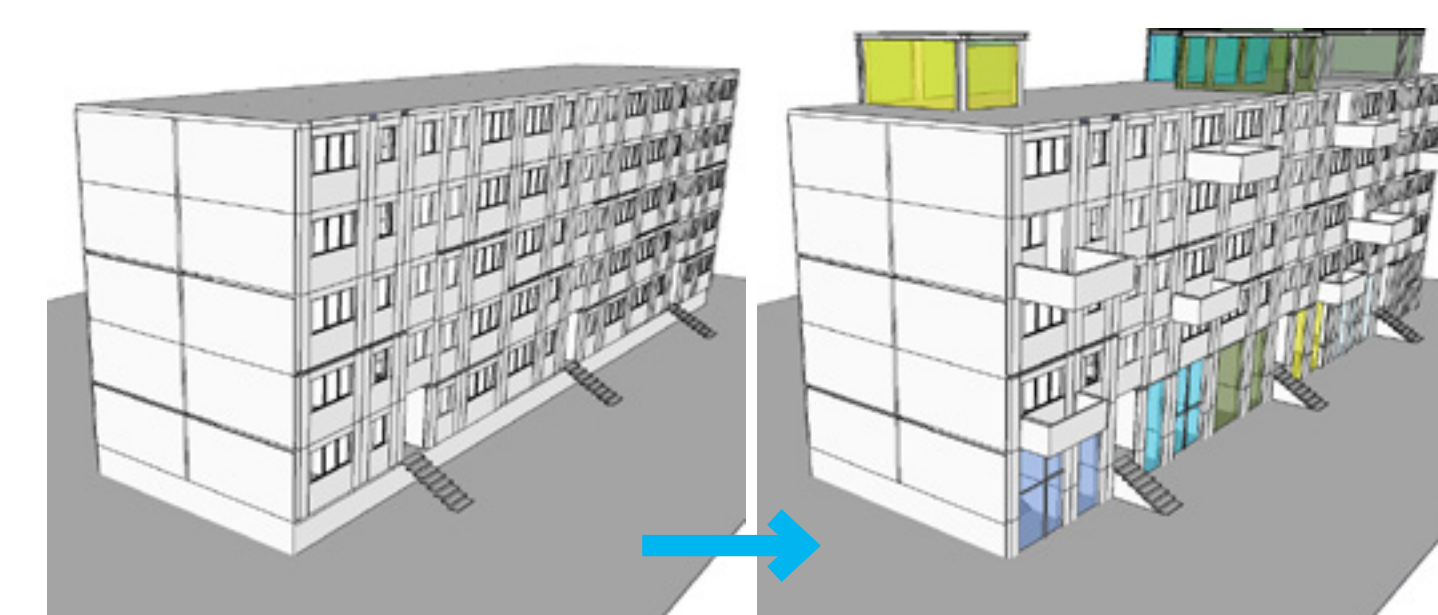
DENSIFY WITH LIVELY AND QUIET PLACES



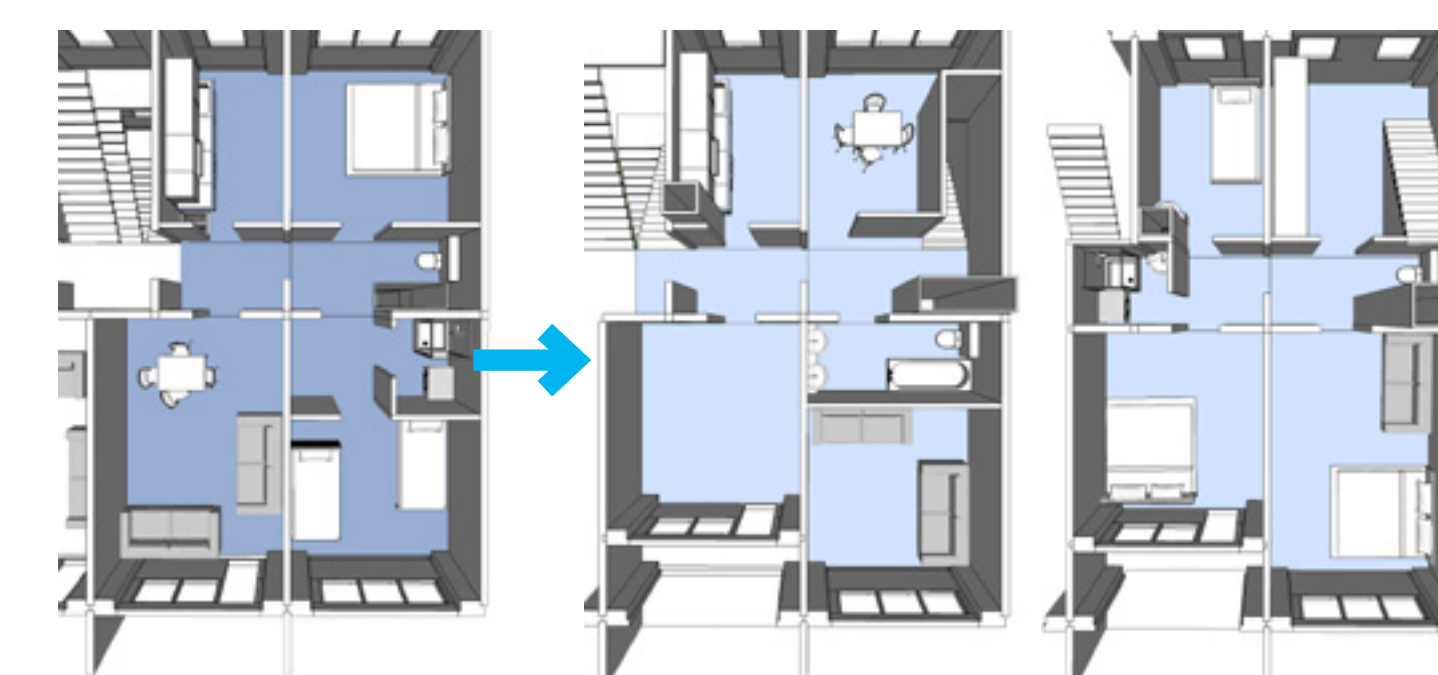
INTERACTION BETWEEN BUILDING AND PUBLIC SPACE



TOPPING OR NEW BUILDING WITH SETBACK
REDUCE SHADOW



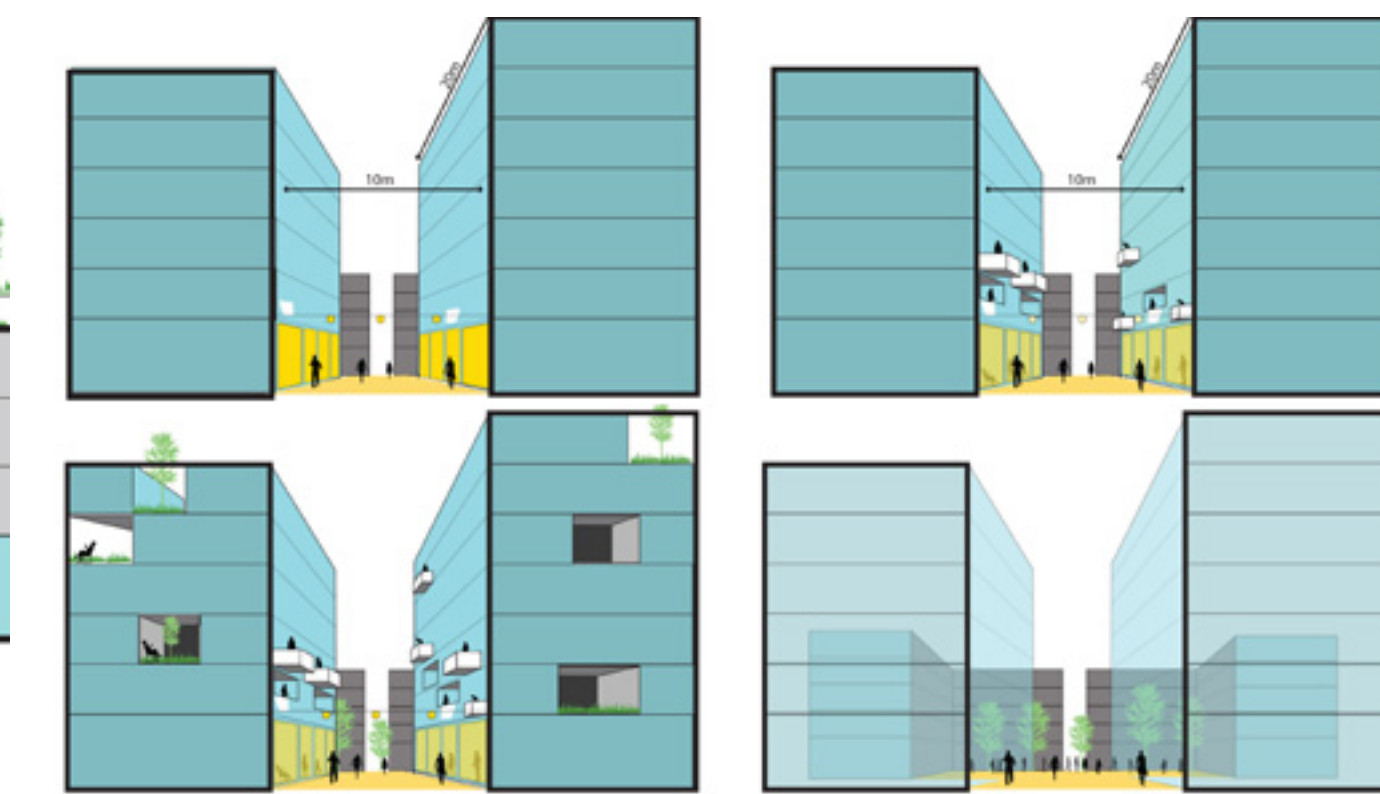
TRANSFORM BLOCK: NEW PLINTH & MORE TYPOLOGY HOUSING



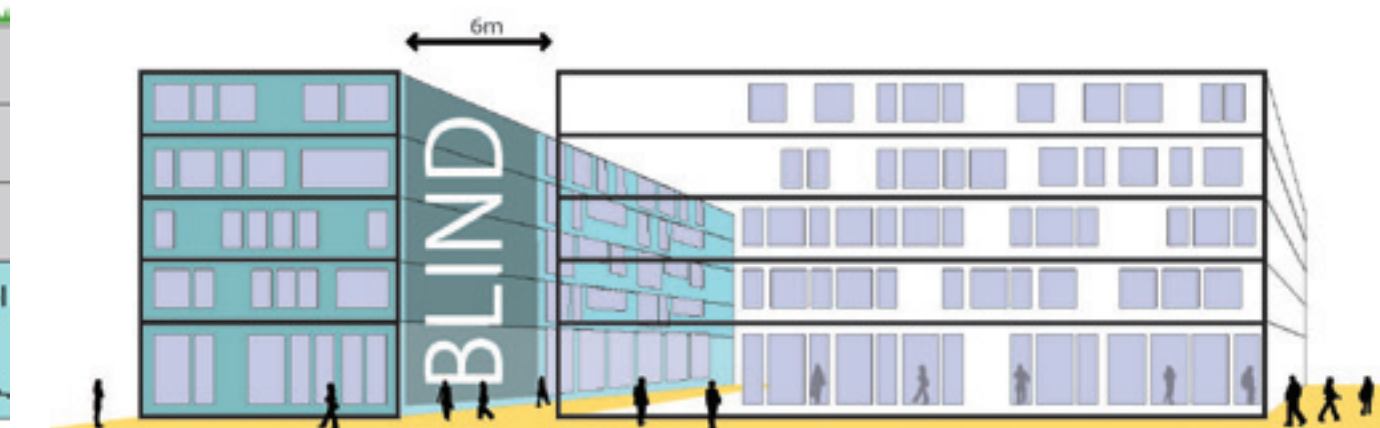
VERTICAL COMBINING OF APARTMENT CREATE HOUSE OF 90M2



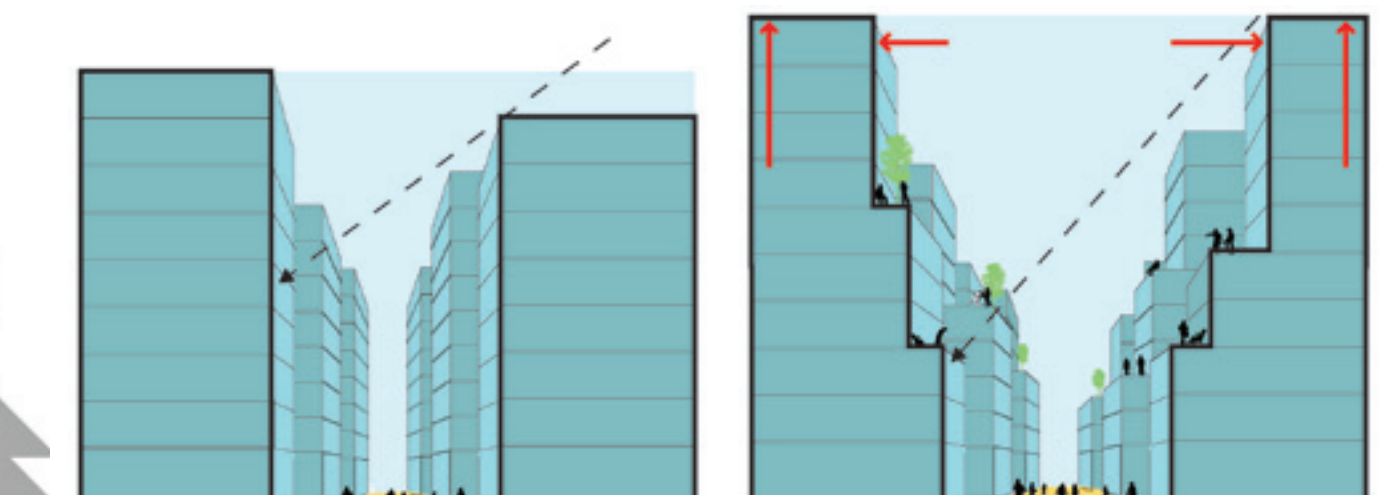
HORIZONTAL COMBINING, MORE FLEXIBLE HOUSING



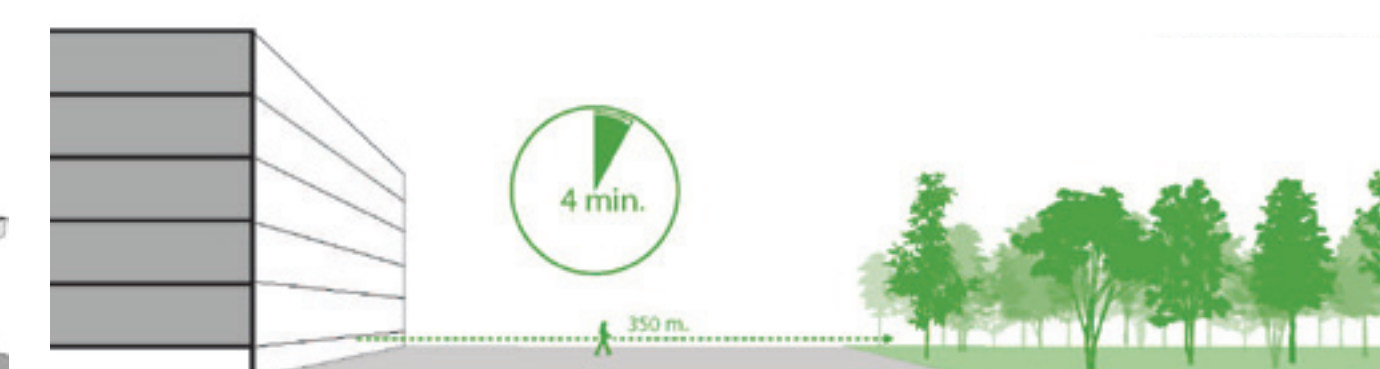
NARROW STREET POSSIBLE



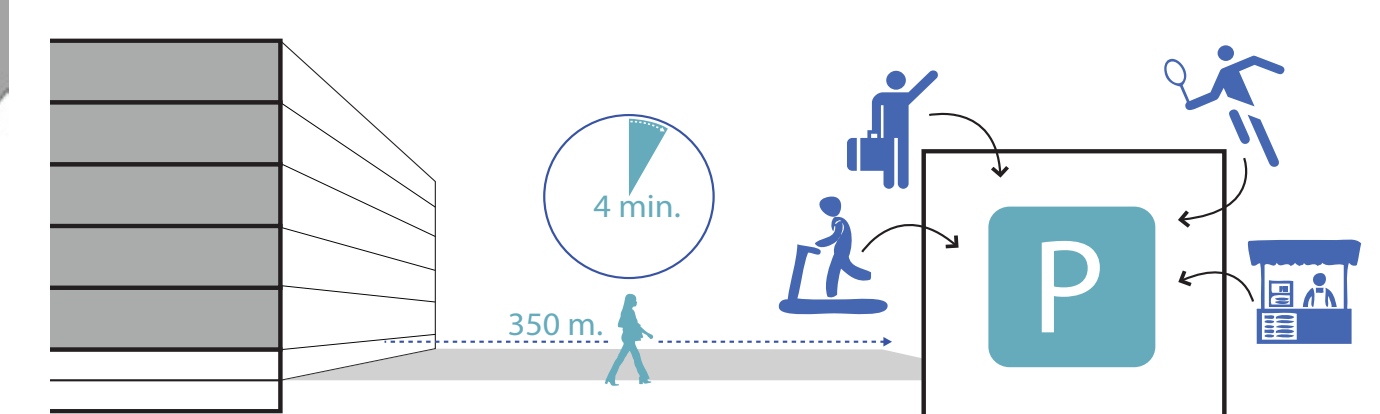
CLOSED FACADE WHEN BUILDINGS ARE VERY NEAR



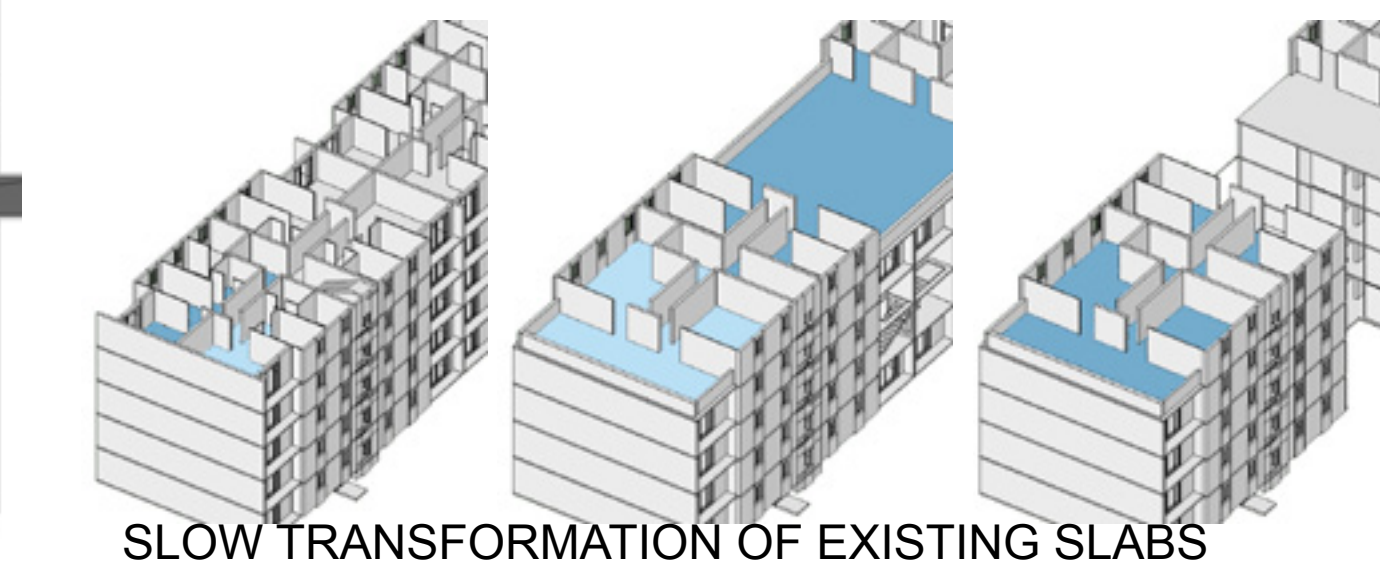
HIGHER & SLIMMER REDUCE SHADOW



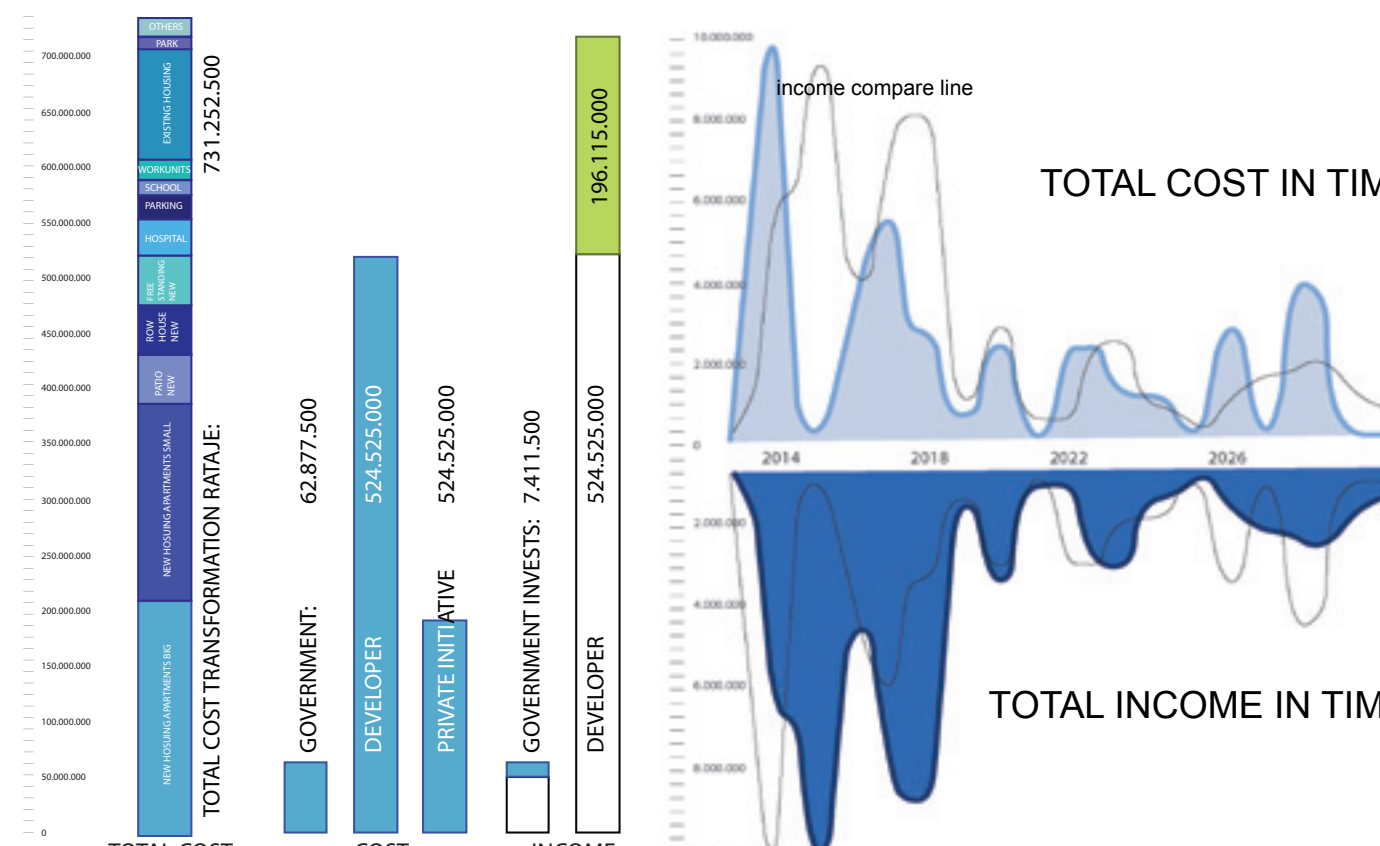
PROXIMITY OF STRUCTURAL GREEN



PROXIMITY OF GUARANTEED PARKING



SLOW TRANSFORMATION OF EXISTING SLABS



TOTAL COST, AND INVESTMENT OF DEVELOPEMENT RATAJE