

Housing

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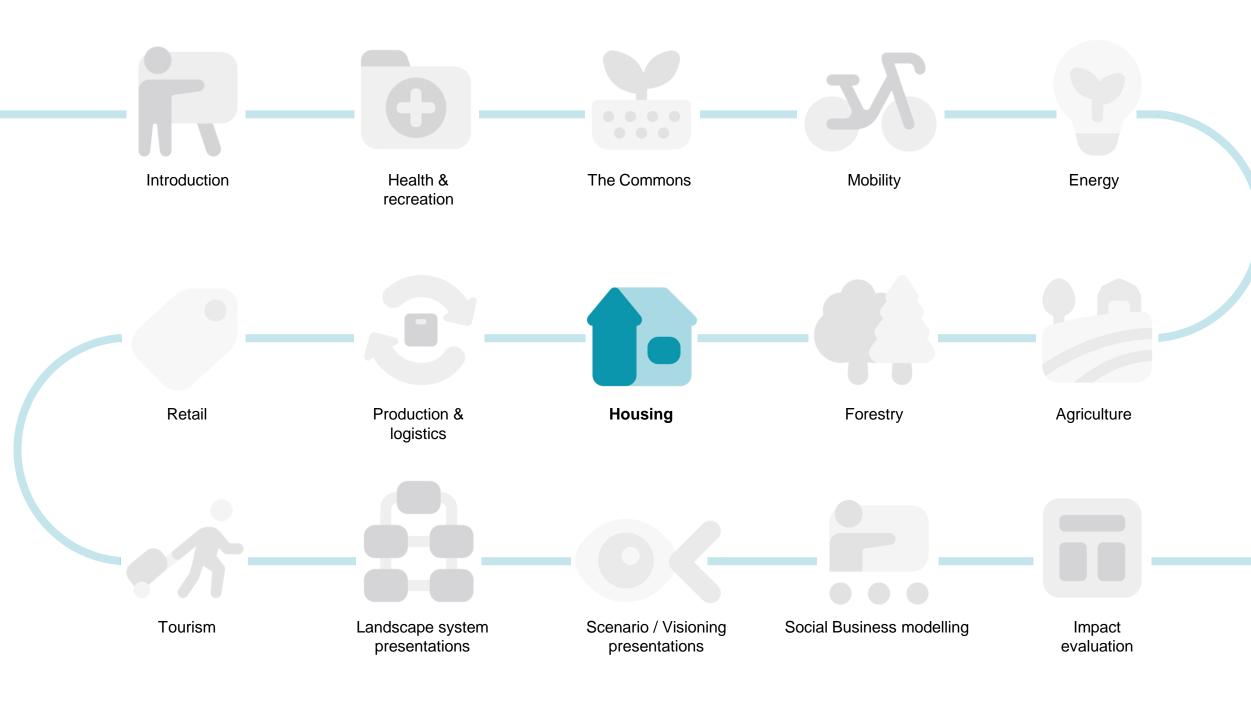


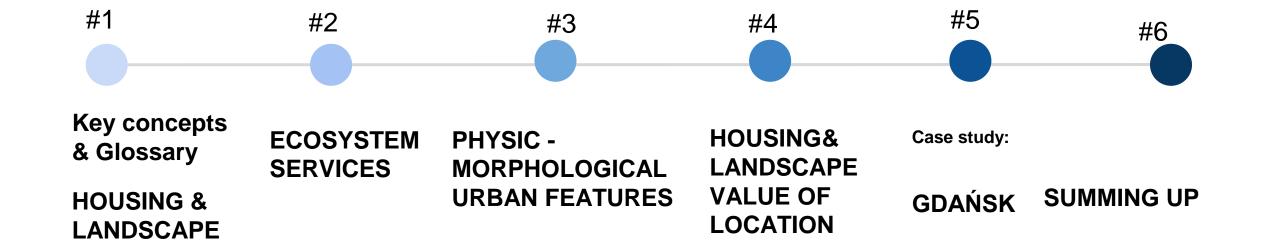












HOUSE _ APARTMENT_CONDOMINIUM_FLAT HOME _ LIVING _ DWELLING

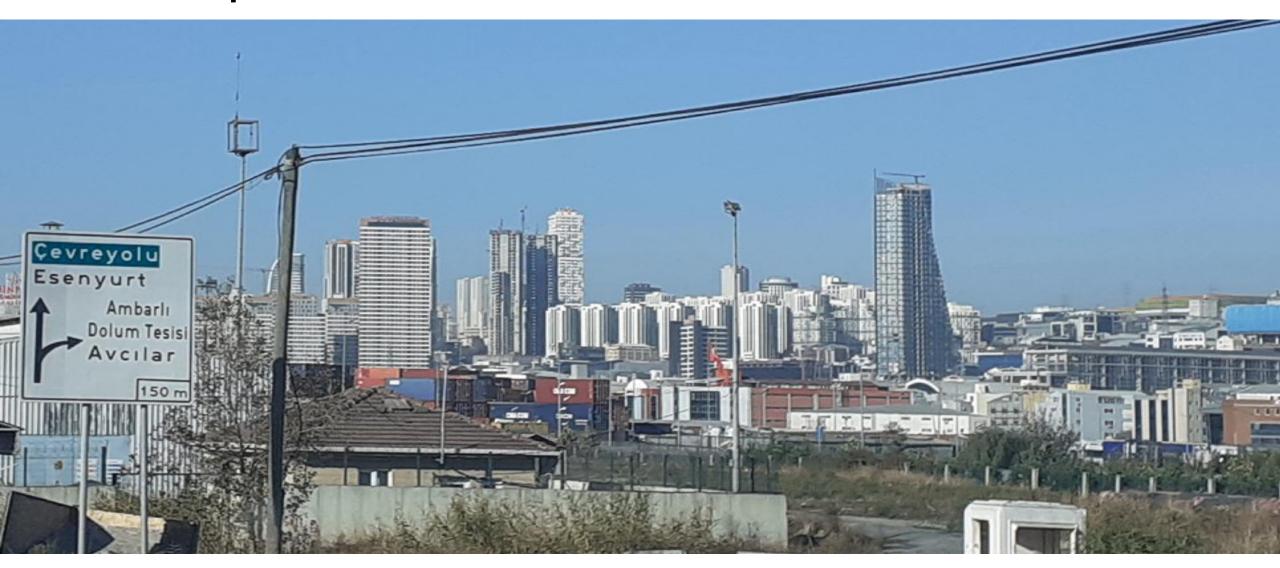
HOUSING ESTATES/DISTRICTS _ RESIDENTIAL AREAS _ LIVING QUARTERS

1. How topic of Housing applies to the field of landscape economy?

CONCEPT OF URBAN LANDSCAPE _ large scope of various relations between build-up, open and green areas Relations in diffusion of build-up and open landscape.

Spatial urban form, urban design, urban composition.

Scale of problem



Emmanuel Levinas

Towards a
Critical Regionalism,
Six Points of an
Architecture of Resistance,

Kenneth Frampton, 1983

SPACE & PLACE IDENTITY & EXCLUSION

"POETICALLY MAN DWELLS..."

"Only if we are capable to dwelling, only then can we build."

"Building Dwelling Thinking"
What it Means to Dwell?

Martin Heidegger, 1951
_ to a symposium of architects
'Man and Space'.

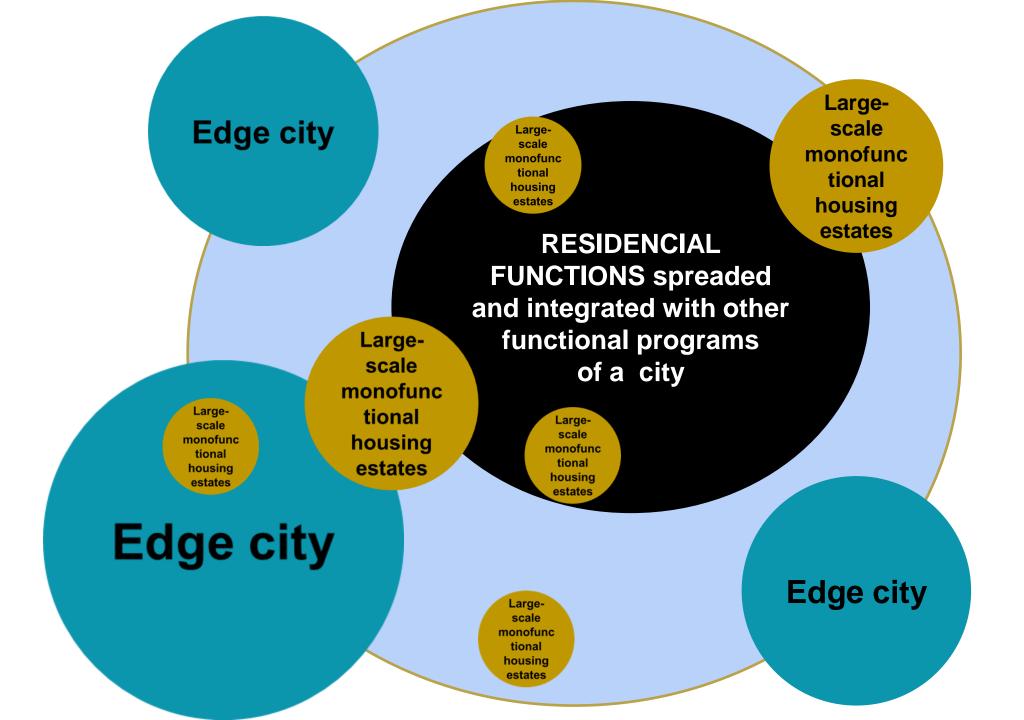
'Man and Space'.

"To dwell means to belong to a given place." in "Concept of Dwelling"

Christian Norberg-Schulz, 1993

debate&critics on

- universalism and mistakes of MODERNITY (Placeness)
- ornamentalizm of POSTMODERN architecture



THREEFOLD NATURE OF HOUSING:

Comercial Profile: market asset_value_good: HOUSE _ APARTMENT_CONDOMINIUM_FLAT

Social Profile: community creation

Ecological Profile: active

2. What are the main economic dimensions in Housing_Landscape relation?

VALUES & BUSINESS

MORPHOLOGICAL URBAN INDICATORS_PARAMETERS

ECOSYSTEM SERVICES

LOCATION PROFILE

IMAGE versus STATUS.

HOW TO UNDERSTAND ECOSYSTEM SERVICES?



Recreation and tourism

Aesthetic values

Inspiration

Education and research

Spiritual and religious experience

Cultural identity and heritage

Mental well-being and health

Peace and stability



provisioning services

Food

Water

Raw material

Medicinal resources

Ornamental resources

Genetic resources



Climate

Natural hazards regulation

Purification and detoxification of water, air and soil

Water / water flow regulation

Erosion and soil fertility regulation

Pollination

Pest and disease regulation



Ecosystem process maintenance

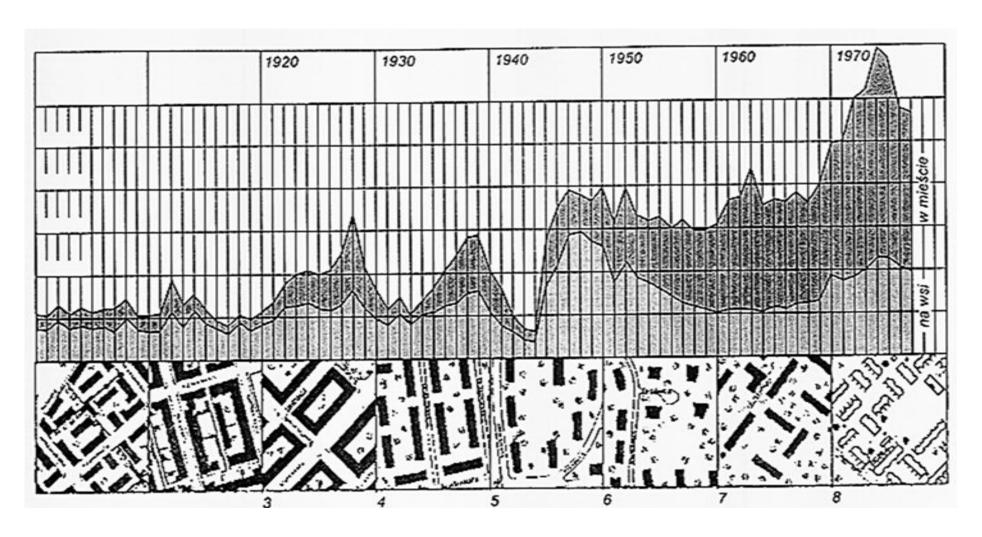
Lifecycle maintenance

Biodiversity maintenance and protection

International Union for Conservation of Nature

https://www.iucn.org/news/commission-environmental-economic-and-social-policy/202009/guide-identifying-ecosystem-services-protected-areas

historical perspective



source: CHMIELEWSKI M., Modernizacja Blokowisk

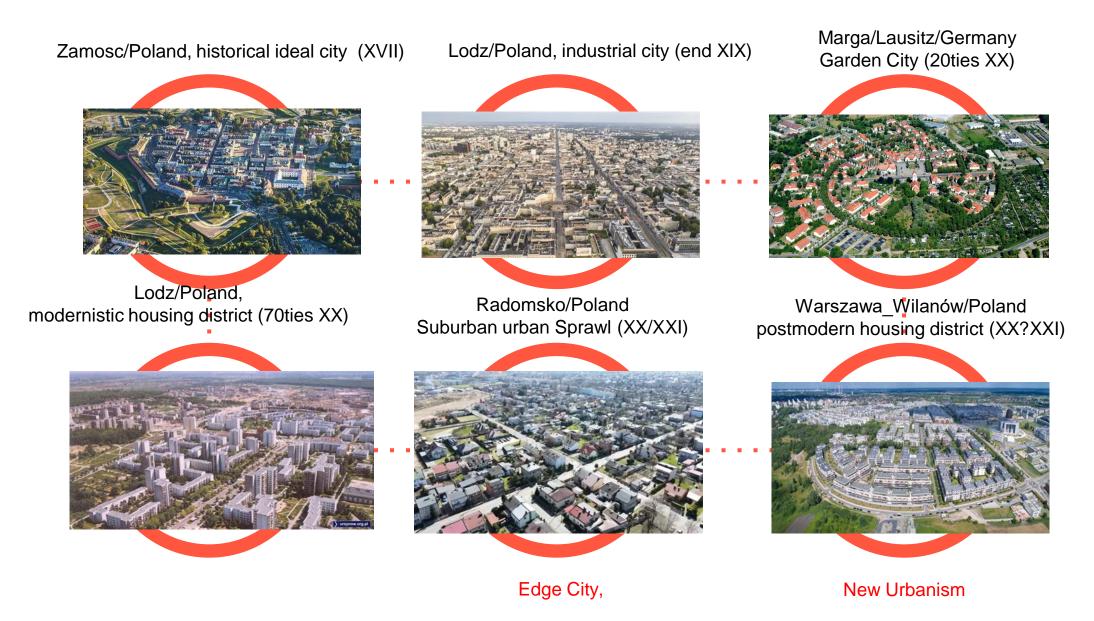


Photo sources: various websites

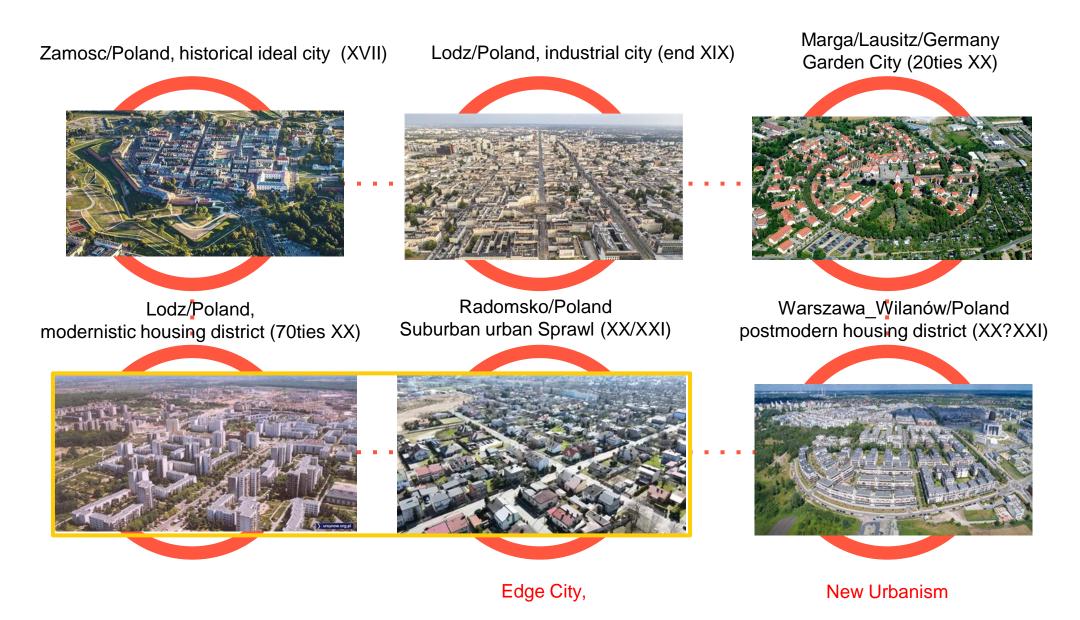
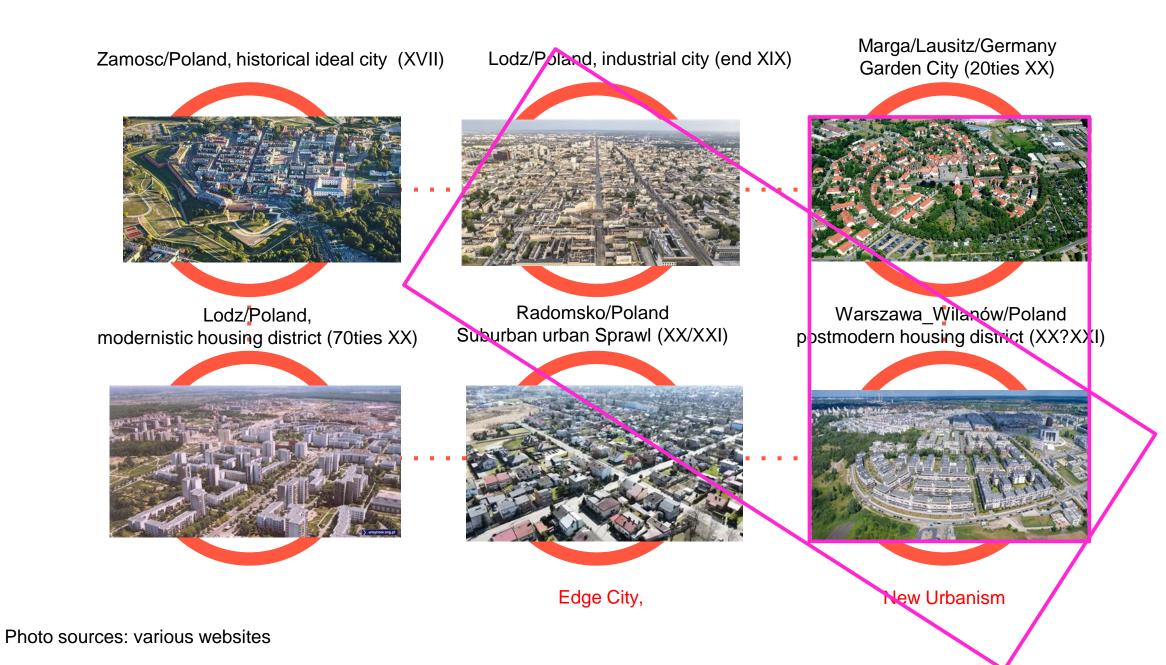


Photo sources: various websites



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landscape means an area, as perceived by people, whose character is the result of the action and interaction
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of **natural** (topography, climate, flora&fauna ...

```
and/or human factors (tangable: design&build-up: infrastructure, buildings ... intangable: created&fluent: sociaty_culture, history, law, economy ...)
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3. How to govern urban development to maximize increase of ecosystem services?

MAIN STEAKHOLDERS
SOCIAL AWARENESS
LEGAL REGULATIONS
POLITICAL GOVERNANCE
MARKET TRENDS AND CONDITION
.... HOUSING POLICY

COMPACT CITY

SMART CITY

15-MINUTES CITY, WALKABLE COMMUNITIES, 8-80 COMMUNITIES

SLOW CITY

TOD Developments

POSITIVE ENERGY DISTRICTS

Towards FUTURE_ priority for ZERO ENERGY DISTRICTS

or for ECOSYSTEM SERVICES

POUNDBURY I DORSET UK



SOLAR CITY LINZ/AUSTRIA





urbanitarian.com

If the European Green Deal has a soul, then it is the New European Bauhaus which has led to an explosion of creativity across our Union.

Ursula Von der Leven, President of the European Commission

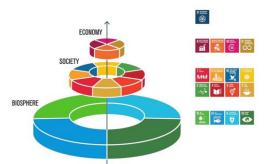
New European Bauhaus: beautiful, sustainable, together. (europa.eu)

A European Green Deal
Striving to be the first climate-neutral continent

New European Bauhaus beautiful | sustainable | together is a creative and interdisciplinary initiative that connects the European Green Deal to our living spaces and experiences.

Political Perspective ALWAYS INTEGRATED APPROACH

Make cities inclusive, safe, resilient and sustainable







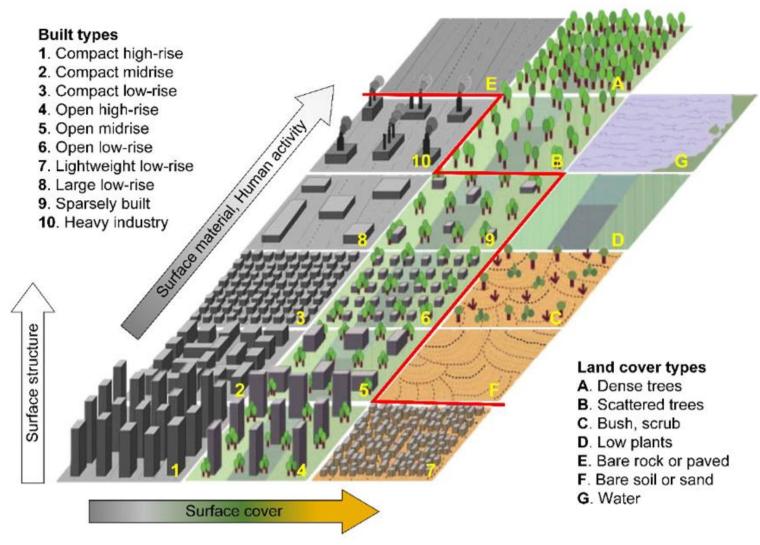




Physic-Morphological Urban Features

Local Climate Zones Typology

LCZ are defined as the regions that possess similar characteristics like surface cover, material, structure, and population activity, extending from several hundred meters to kilometers

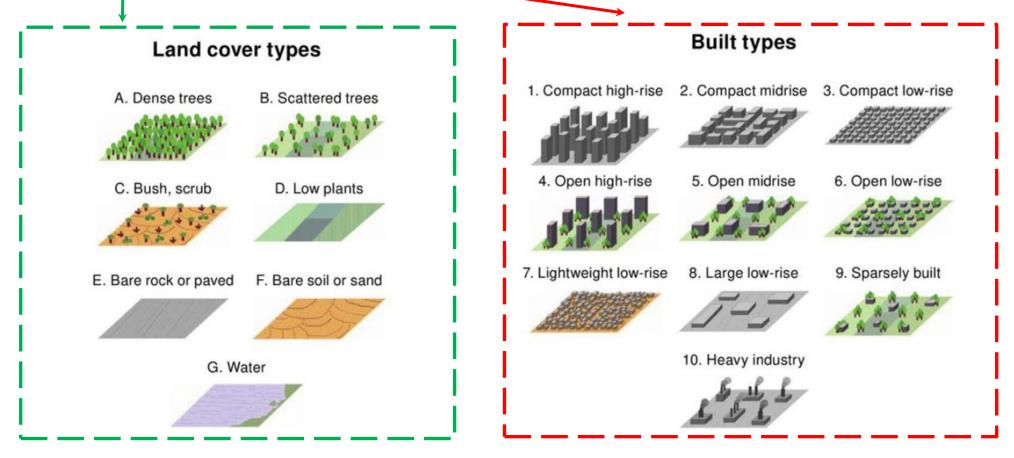


source: Stewrd I.D., Oke T.R.(2012)

Physic-Morphological Urban Features

Landscape means an area, as perceived by people, whose character is the result of the action and interaction of **natural** and/or **human** factors

Council of the European Landscape Convention



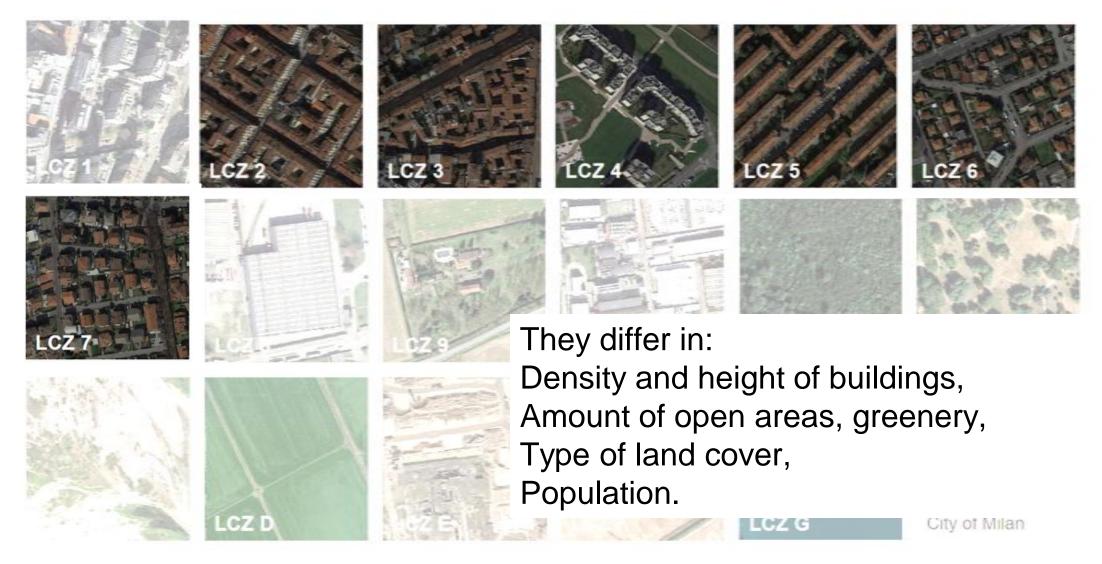
source: Stewrd I.D., Oke T.R.(2012), "Local Climat Zones for urban temperature studies", Bulletin of the American Meteorological Society 93 (12).

Physic-Morphological Urban Features

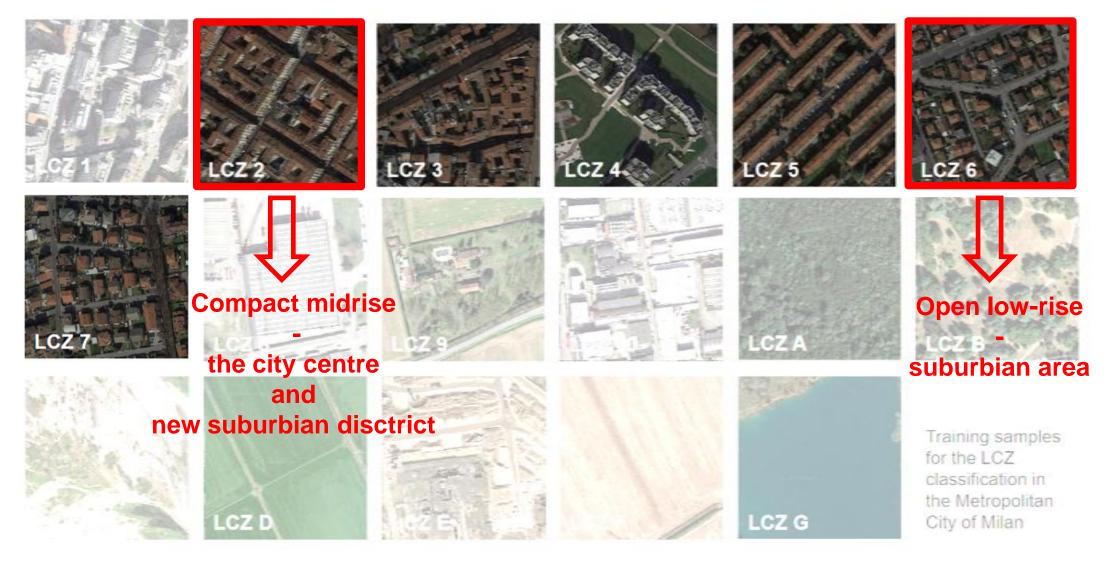


source: Eldesoky A., Connanino N., Morello E., "An Approach for Improving Local Climate Zone Classification including Physic-Morphological Urban Features", http://www.labsimurb.polimi.it/wp-content/uploads/2020/02/191003_Barcelona_CTV_LCZ.pdf

Residential Districts



Residential Districts



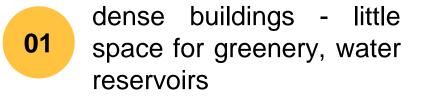
Compact midrise

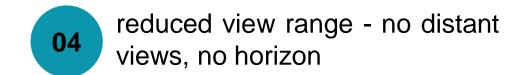


Main advantage:

effective use of land, public space, services and technical infrastructure.

Problems:







most of the surface is hardened, impermeable to water

no attractive public spaces in the vicinity of buildings



unfavorable microclimate: reduced access to sunlight, poor ventilation, UHI effects

hindered contact between man and nature

Open lowrise



Main advantages:

The realization of the dream of a house with a garden, close to nature, the possibility of growing plants, good microclimate

Problems:



low land use efficiency



02

01

urban sprawl



transport problems, increasing car traffic (stress for residents)



interference in naturally valuable areas and natural landscape

Directions of transformation in accordance with European Green Deal



- increasing the **quality** of anthropogenic factors (buildings, estates and their infrastructure)
- increasing the quantitative share of natural factors in relation to anthropogenic factors
- increasing the quality / effectiveness of natural factors



Increasing the **quality** of anthropogenic factors - more emphasis on modernization, changing the functions of buildings than arising new ones.

Priorities:

Reducing carbon footprint: energy efficiency, renewable energy sources, circular economy of building materials (technological problem)

Quality (functionality, aesthetics) and accessibility of public spaces and services (architecture and urban planning)

Dwelling availability for everyone, not only for the richest (social politics)

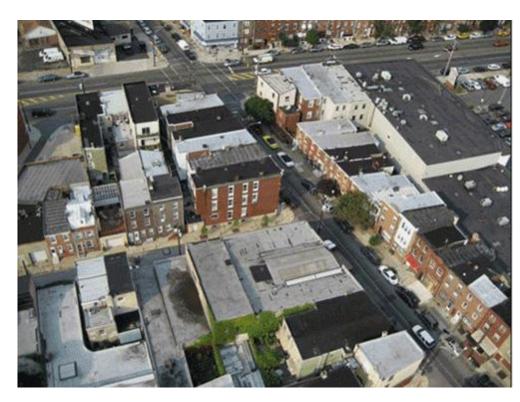






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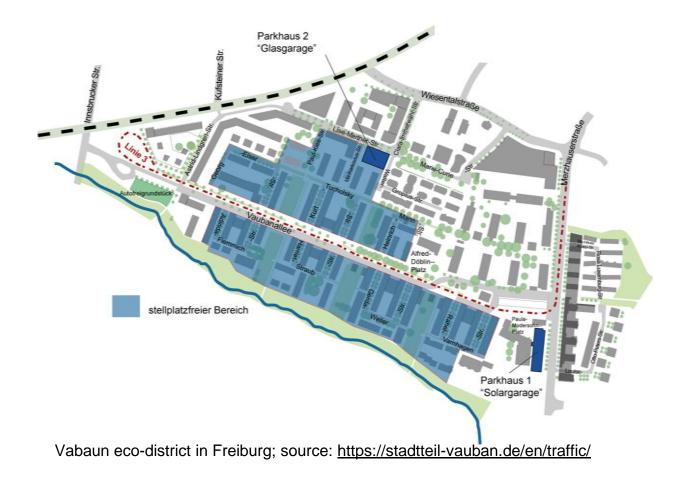
increasing the **quantitative share** of natural factors - increasing water-permeable areas, street greenery, green roofs and balconies





Eco-revitalization of the Philadelphia district; source: www.phillywatersheds.org

increasing the quantitative share of natural factors - reducing the availability of land for cars









increasing the quality / effectiveness of natural factors

ecosystem services - the more the better



Recreation and tourism

Aesthetic values

Inspiration

Education and research

Spiritual and religious experience

Cultural identity and heritage

Mental well-being and health

Peace and stability



provisioning services

Food Water

Raw material

Medicinal resources

Ornamental resources

Genetic resources



supporting services

Ecosystem process maintenance

Lifecycle maintenance

Biodiversity maintenance and protection



Climate

Natural hazards regulation

Purification and detoxification of water, air and soil

Water / water flow regulation

Erosion and soil fertility regulation

Pollination

Pest and disease regulation



increasing the quality / effectiveness of natural factors



Cultivation of plants in social vegetable and flower gardens next to a multi-family building. Wohnproject, Viena (einszueins architektur)



A green area in the courtyard of a multifamily building as a meeting and recreation place for residents. Vrijburcht, Amstardam, Netherland (CASA Architecten)



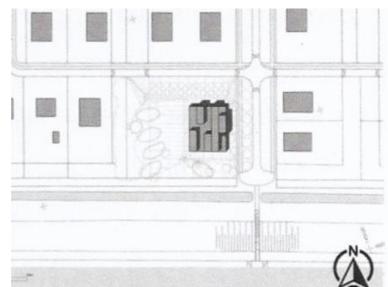
A row of trees as a sun protection for buildings and public spaces. Street revitalization in Wrocław, Poland (Tecla)



increasing the quality / effectiveness of natural factors







Hybrid single/mulifamily house with public space in single family district – integration of local community. Villa van Vijven. Almere, Netherland (NEXT Architects)

Stakeholders

- investors
- users/owners of apartments
- local community (inhabitants, people who work there)
- local business
- city, local authorities
- country, government, EU

Key economic dimensions

CITY

Local authorities build flats on land owned by the city and rent them at favorable rents - an offer for people with very low incomes



Municipal companies build flats on land owned by the city and rent them at favorable rents (an offer for people with low and medium incomes).

They are financially supported by the government, a small own contribution of future users

COMPANY FOR EMPLOYEES

The company (factory, university, corporation) builds apartments on its own land and rents them to employees at favorable prices





PRIVATE INVESTMENTS

The owner of the plot builds a residential building from his own resources - it mainly concerns single-family houses



ECONOMIC
MODELS OF
DWELLING
INVESTMENT
who is the
investor?



DEVELOPMENT COMPANIES

Companies buy land, build flats and sell them at market prices to individual clients

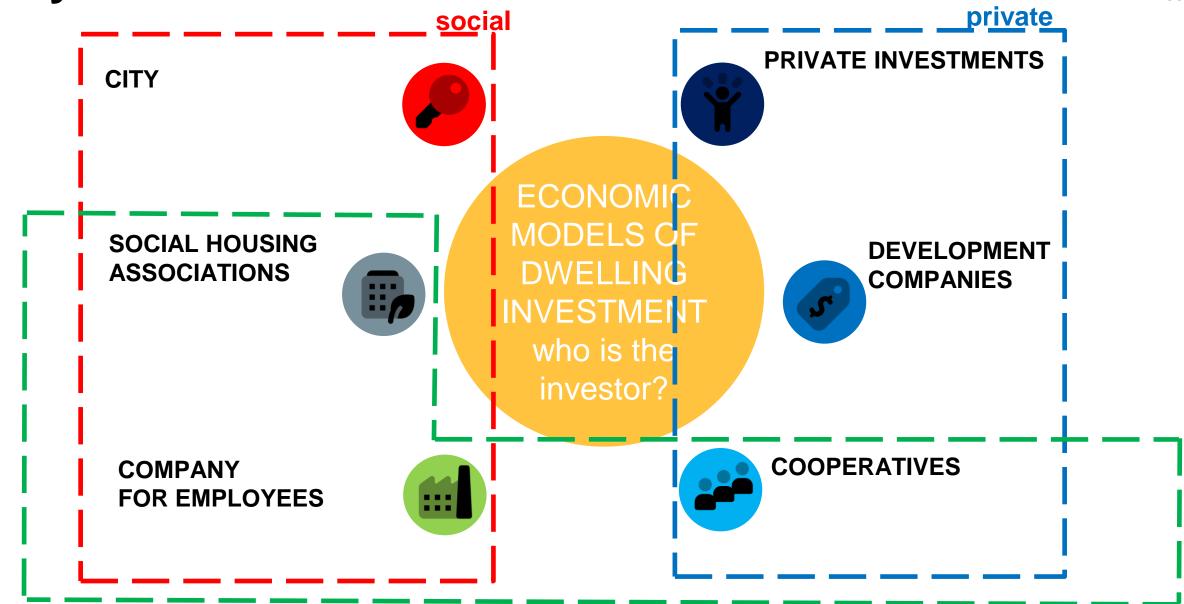




COOPERATIVES

A group of people establishes a community, buys a plot of land and builds apartments for themselves -

Key economic dimensions



Key economic dimensions

THE PERCENTAGE SHARE OF VARIOUS TYPES OF HOUSING INVESTMENTS IN POLAND IN 2014

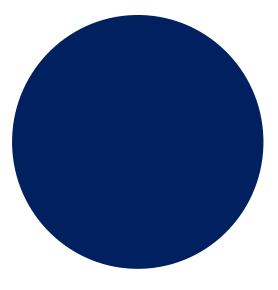


CITY 1,5%

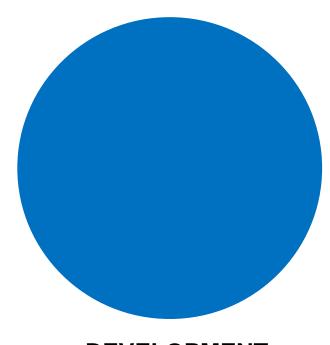


COMMUNITY 4%

cooperatives – 2,4% social housing associations – 1,2% company for employees – 0,4%



PRIVATE INVESTMENTS 40,2%

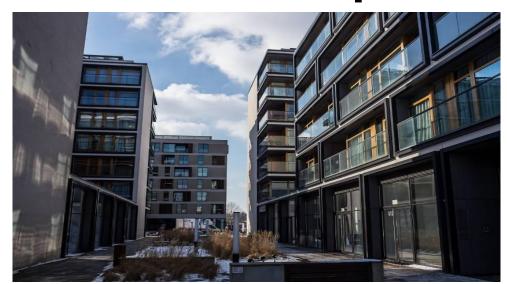


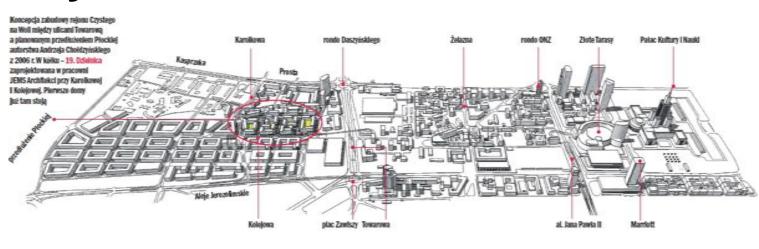
DEVELOPMENT COMPANIES 54,3%



big pressure on profithousing is a product of sale,an investment of capital

Urban landscape and key economic dimensions





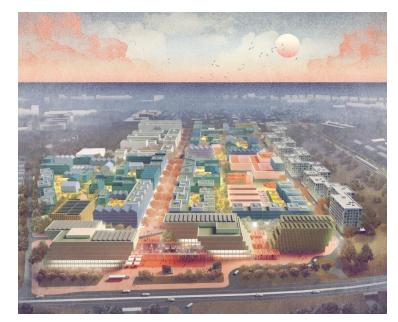




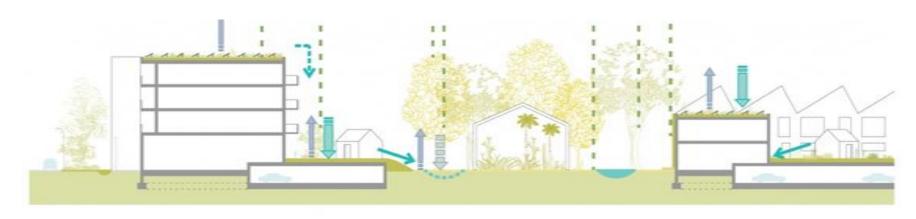
Residential districts in Warsaw erected by development companies after 2000.

Examples where the economic interests of the investor have not been balanced by the requirements imposed by local authorities.

Urban landscape and key economic dimensions







Warsaw Social Districtdesign of new residential area on post-industrial land in Warsaw (BBGK Architekci).

A city-led project combining social and commercial housing investments.

Urban landscape and key economic dimensions





Nowe Żerniki – new residential district in suburban area of Wrocław.

A city-led project combining social and commercial housing investments.





http://nowezerniki.pl/

Problem questions

What is the economic value of ecosystem services?

Can they be valued and treated as comparable to other values, e.g. land, buildings, flats?

What is the mutual economic influence of one on another?

Who is responsible and motivated to apply the guidelines of European Green Deal in a residential environment?

Interactive discussion in groups - 15 min

Briefly describe to your colleagues the place where you live (city, district, type of building, surroundings) and list what ecosystem services are provided there.

Do you see the sense and the possibility of enriching them? (Remember, there are four types of ecosystem services: cultural, provisioning, supporting, regulating)

Decide if each person in the group is telling (4 short stories) or if you are discussing one or two selected places (let them be different).

Changes in the approach to the built environment in Poland



CENTRAL PLANNING HAS BEEN TURNED INTO A CAPITALIST ECONOMY

The appearance of cities began to change. At that time, changes were also taking place on the social level and aimed at contradicting the social egalitarianism that had so far prevailed in the city space. It turned out to be significant for the cities to hand over the authority over their space to local governments. There has been a return to market mechanisms, land rent, and changes to land ownership.

POLAND ENTERS TO EU

Shengen, possibility of foreigners to buy flats in Gdańsk

CHANGES TO THE DIRECTIVE ON THE ENERGY PERFORMANCE OF BUILDINGS - EU

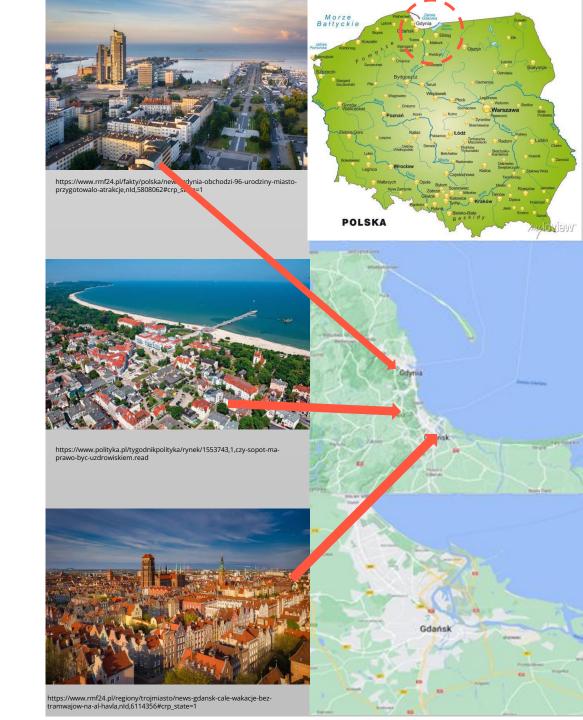
Afrom 2021, only buildings with very low energy demand, powered, at least partially, from renewable energy sources are to be erected in the European Union

NEW TECHNICAL CONDITIONS FOR IMPROVING ENERGY EFFICIENCY FOR NEWLY CONSTRUCTED BUILDINGS

Stricter requirements regarding, inter alia, heat transfer coefficients of external walls and roofs, setting higher requirements for windows and doors. Each new apartment building must not only be well insulated, but also use renewable energy devices..

The location of the Tri-City on the Bay of Gdańsk

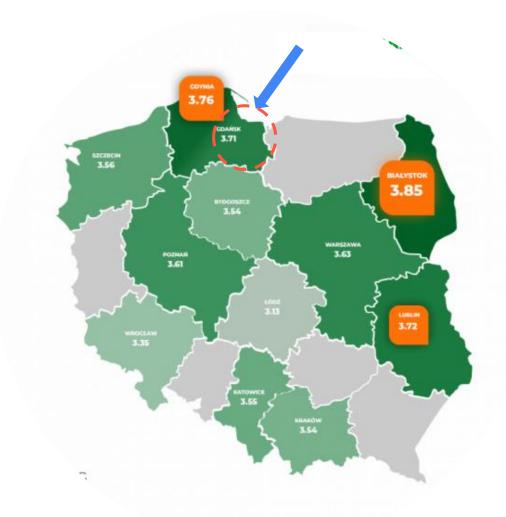
The Tri-City consists of three neighboring cities on the Gdańsk Bay. Gdynia is located in the north. A city built as a Polish port after the First World War. It neighbors from the south with Sopot. Sopot is a seaside health resort with an extensive hotel base. The history of the city dates back to the 16th century, when wealthy Gdańsk residents began to build their holiday residences here. Gdańsk is a historical city. It has numerous architectural monuments, but also has industrial facilities.



Ranking of the most well-kept districts in Poland

Over 120,000 Poles from 12 cities rated cleanliness and care for streets and buildings in the place of residence.

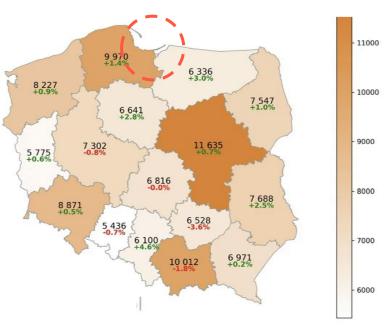
•	•
Białystok	3,85
Gdynia	3,76
Lublin	3,72
Gdańsk	3,71
Warszawa	3,63
Poznań	3,61
Szczecin	3,56
Katowice	3,55
Bydgoszcz	3,54
Kraków	3,54
Wrocław	3,35
Łódź	3,13
	Gdynia Lublin Gdańsk Warszawa Poznań Szczecin Katowice Bydgoszcz Kraków Wrocław



Aesthetics of the district and real estate prices

There is a noticeable dependence between real estate (apartment) prices and the surroundings. Where it is well-kept, the location is attractive (sea, forest, green areas), prices are usually higher than in neglected areas.





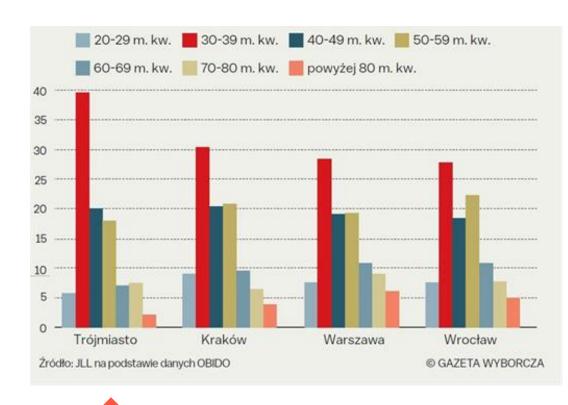
https://biznes.newseria.pl/biuro-prasowe/ranking-dzielnic-otodom,b1323375614

The most well-kept districts in Poland (2020)

Real estate prices in Poland (begining 2022)

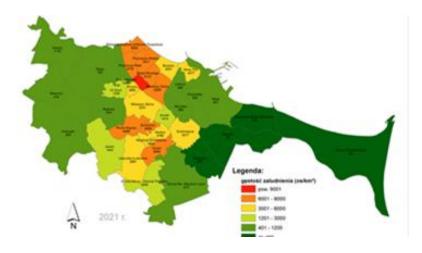
The minimum area of the apartments sought in 2022

Due to its geographic location, the Tri-City is among the most popular cities with attractive job offers. Average housing prices are among the highest in Poland. 1-2-room apartments are the most popular, despite the fact that the price per square meter is higher than in the case of larger apartments.



Economic motivation the driving force

Density and functional model of the city of Gdańsk with marked popularity of districts on the Gdańsk real estate market (correlation with density, developed public transport, accessibility of public services, nature neighborhood, and the satisfaction of residents)



Density of population



The popularity of disctricts according to chosen criteria

Economic motivation the driving force

The popular districts on the Gdańsk real estate market (correlation with nature neighborhood, developed public transport, city services) - 2022



the CENTER OF THE CITY (mosttly historic, tourist center, culture center, some work places, living space)

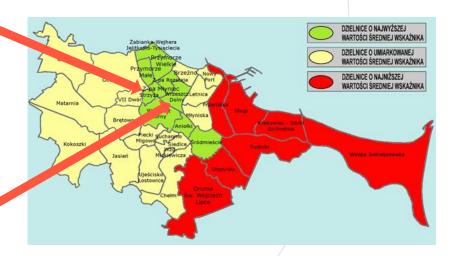
the districts with living and working areas – SPACE BETWEEN

the districts with mostly living areas - SUBURBIA

https://s-trojmiasto.pl/zdj/c/n/9/2453/960x0/2453992-Zaspa-z-gory-przypomina-plaster-miodu-budynki-stoja-na-planie-szesciokata-wewnatrz-ktorego-znajduja-sie-szkoly-tereny-zielone-sklepy-itp.jpg



The most popular district on the real estate market



https://download.cloudgdansk.pl/gdansk-pl/t/202108174533.png



https://www.google.com/url?sa=i&url=https%3A%2F%2Fm.facebook.com%2FMoja-dzielnica-Suchanino-153565358320060%2Fposts%2F&psig=AOV/aw0gemdXVFw4bwkvTYfN88_Y&ust=1667583916384000&so urce=images&cd=vfe&ved=OCAOQiRxqFwoTCOir3r7ikvsCFQAAAAAdAAAAAAAA

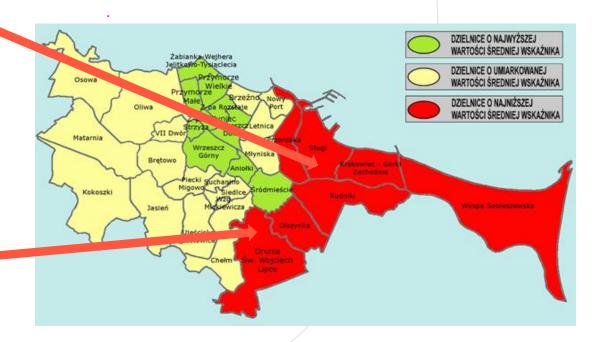
Districts with moderate popularity on the real estate market



https://www.gdansk.pl/wiadomosci/Gdanski-dron-Mloda-nowoczesna-i-dynamiczna-dzielnica-czyli-Kokoszki-z-lotuptaka.a.200697



Districts with low popularity in the real estate market



Case studies

01

Two different images of a city – two diffrent approaches to urban landscape

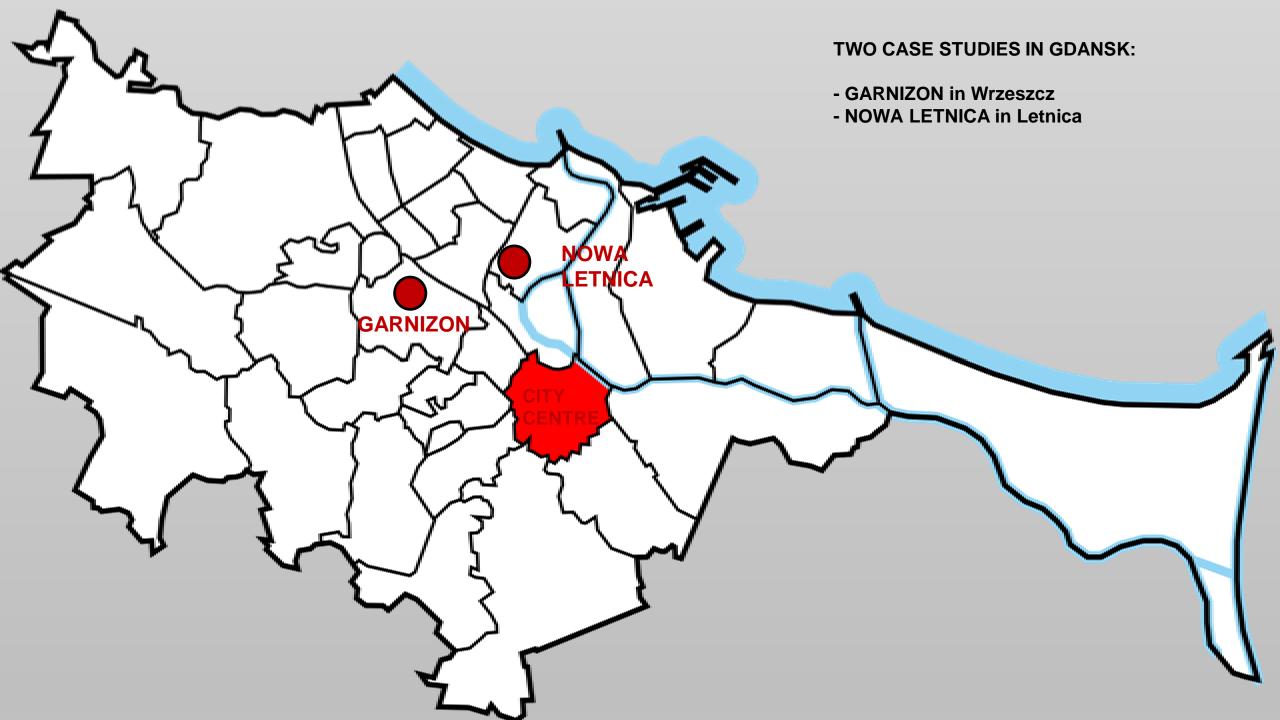
02

New residential estates Garnizon in Wrzeszcz and Nowa Letnica in Gdańsk, Poland

03

Comparison based on

- quality of public space
- culture
- realtion to natural landscape.



Physic-Morphological Urban Features: Garnizon and Nowa Letnica



source: Eldesoky A., Connanino N., Morello E., "An Approach for Improving Local Climate Zone Clasification including Physic-Morphological Urban Features", http://www.labsimurb.polimi.it/wp-content/uploads/2020/02/191003_Barcelona_CTV_LCZ.pdf

TWO EXAMPLES OF PHYSIC-MORPHOLOGICAL URBAN FEATURES – Local Climate Zones: LCZ 2 AND LCZ 4

GARNIZON – EXAMPLE OF **LCZ2**



NOWA LETNICA – EXAMPLE OF LCZ4



Garnizon is a multifunctional development complex in the centre of Wrzeszcz district, on the area of previous Prussian military garisson.

The project, executed to the plan selected in a competition, is staged and still need to be completed.

The ulitamte goal was to create an open, multifunctional and buzzing city area with a rich service offer, densley developed and diverse, set in meticulously designed public space.



Masterplan for the distric Garnizon in Wrzeszcz https://korter.com.pl/garnizon-gdansk

Example of Revitalisation

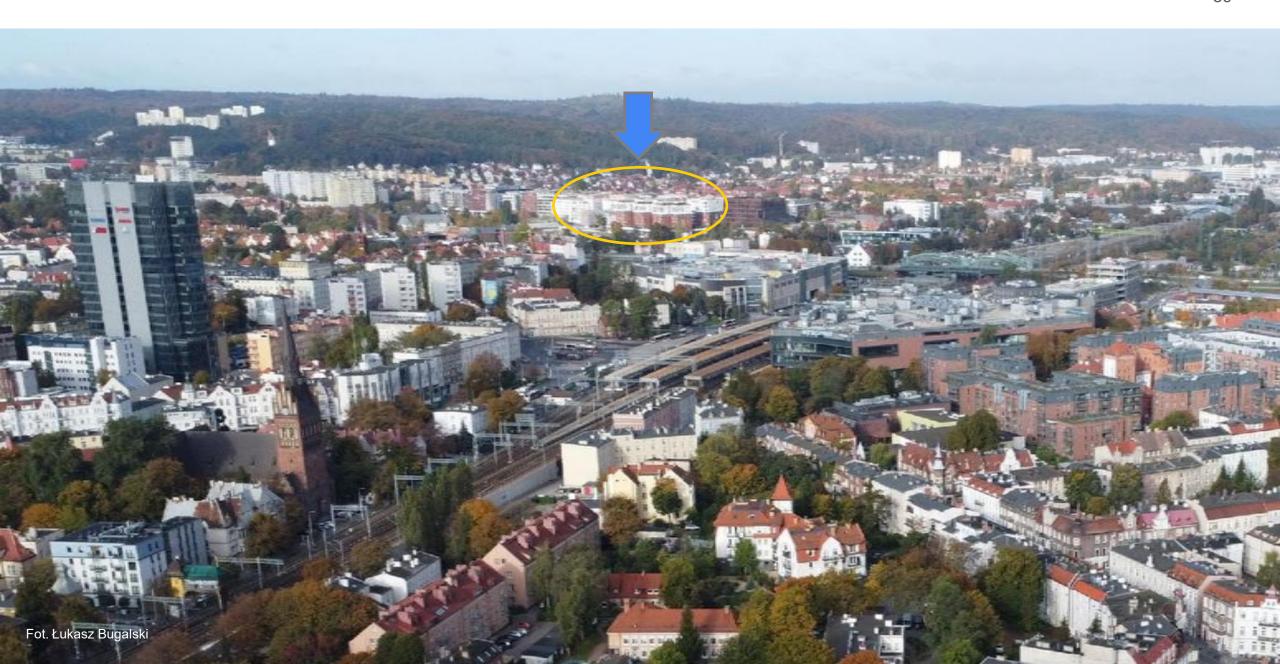
Example of **compact midrise urban tissue** and a good approach to the revitalisation of post-military areas in the inner city.

One of the most popular district on the real estate market in Gdańsk.

Developed by one local developer Hossa with an ambition to create a vivid and integrated part of Gdańsk: **creating a new city image.**







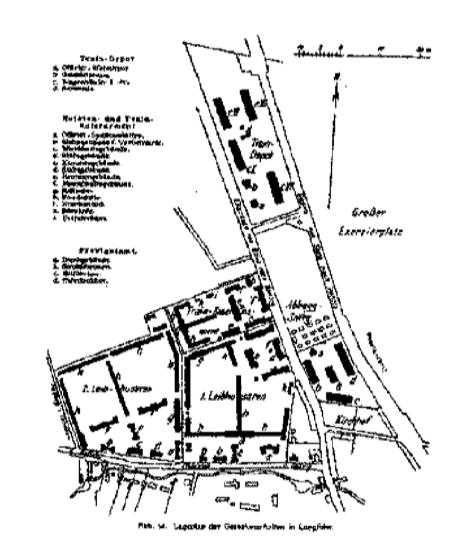
History & Revitalisation

The urban -planning composition of the Garnizon area is based on quartes following the grid determined by the original, early 20. century division of the estate into lots allocated to individual units of previous Prussian army station.

The prime feature of Garnizon is its rooting in the history of a site.

The first stage of a project was a restoration of a four authentic barracks at Grunwaldzka Street and reffiting them for office purposes.

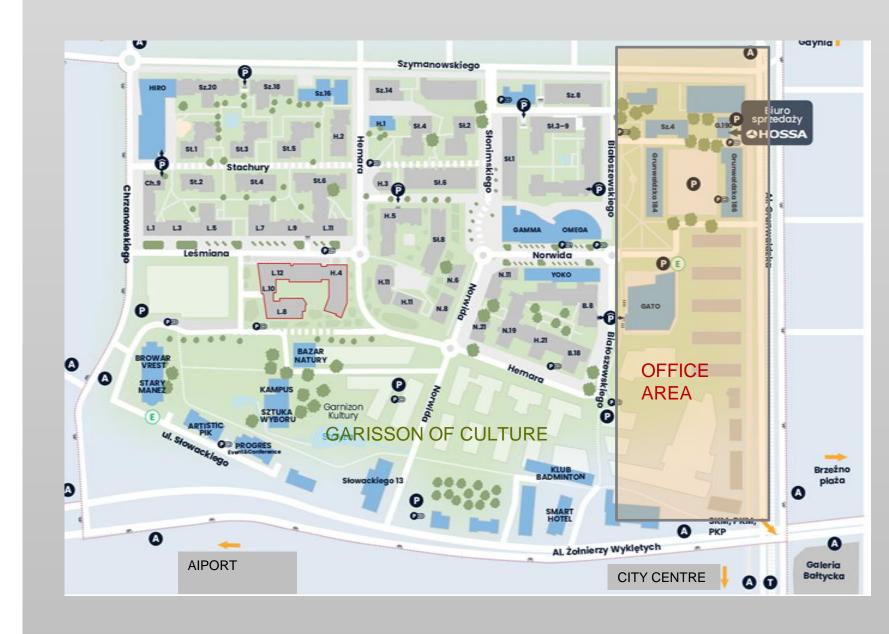
The urban plan of Garnizon in Gdansk -Wrzeszcz, the bigging of XX century. source : [Danzig und Seine Bauten, Berlin 1908].



Main functions and urban composition

Varied functions of the Garnizon are grouped in zones:

- 1. The office area follows Al. Grunwaldzka street,
- 2. Housing previels on the western side along Szymanowskiego and Chrzanowskiego Streets,
- 3. Services, culture and recreation dominate the side of Al. Żołnierzy Wyklętch and Słowckiego Streets.





Ecosystem services



CULTURAL SERVICES:

- High aestetic values
- DNA of a place: cultural identity and heritage
- Recreation and tourism
- Vivid public space system.



Garnizon Kultury – Garisson of Culture

Cultural identity and heritage





GARNIZON KULTURY (Garrison of Culture) comprises two structures and is co-financed from the EU Jessica Program. Former riding hall is tranformed for the cultural functions. The barrack in the neighbourhood was transformed to serve exibition purposes, resturants, cafes and the attic offers guest rooms for students of arts.

Quality: functionality and aesthetics

Increased quality of antropogenic factors:

- 1. Buildings and their infrastructure,
- 2. emphasis on modernization and revitalisation,
- 3. changing the functions of buildings rather than arising new ones,
- 4. accessibility of public spaces and services (architecture and urban planning),
- 5. high aesthetic values.



Quality: functionality and aesthetics











Public space system

Public space system is planned so as to blend it with the urban tissue of a surrounding.

The composition is crowned with squares and parks which open views of the estate and scenic axes which penetrate its expanse to bring historic structures into view.







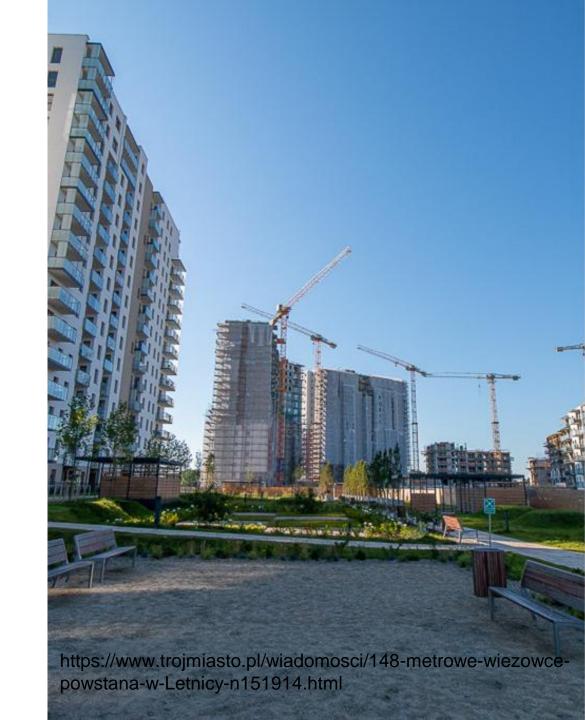
The construction of the estate was started by a global developer - Robyg in the first quarter of 2017.

Predominant function are housing buildings with recreational paths and water relaxation zones.

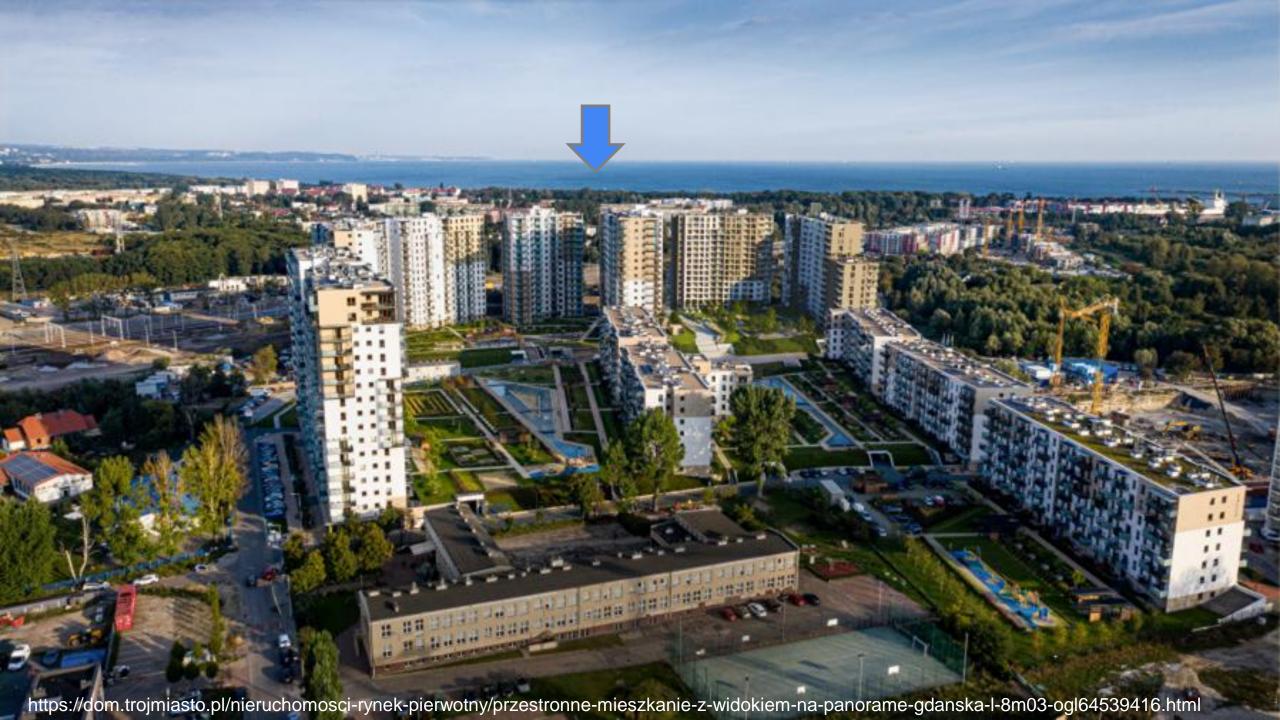
The estate is located just a few hundred meters from the sea and the beach, surrounded by green areas.

Other advantages include a view of the Bay of Gdańsk, proximity to parks and the sea.

Ultimately, the Nowa Letnica estate will consist of 15 buildings (2.5 - 3.0 thousand flats). The city development of the estate is going to be balanced by organized green areas with an area of over 3 ha, enriched with park greenery, ponds, playgrounds and amenities for cyclists.







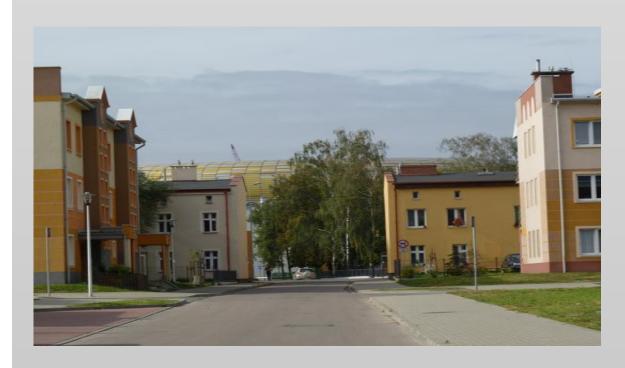
Old & New Letnica

Revitalisation and new investments

Old Letnica, neighborhood of New Letnica estate district, is dating to **the second half of XIX century**.

Industrial district with factories and industrial plants (glassworks, steelworks), the brick, small scale housing units under the process of revitalisation.





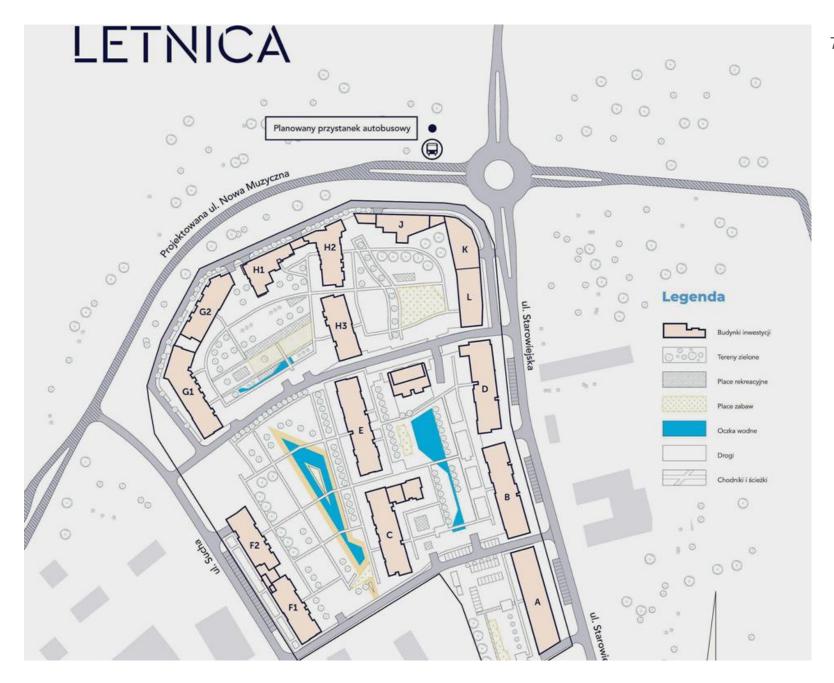


Main functions and urban composition

Genaral function: multifamily housing areas

Urban composition based on urban quarter with semi public, recreational space inside,

LCZ 4(Local Climate Zone) 4



Ecosystem Services



CULTURAL SERVICES:

- debatable aestetic values
- no strict relation to DNA of a place
- Recreation and tourismclose proximity to the Baltic Bay
- semi public space system



Quality: functionality and aesthetics

Debatable quality (functionality, aesthetics) and accessibility of public spaces and services (architecture and urban planning)

Concept of semi public spaces combined with water and greenery.





Public and semi-public spaces





Garnizon vs Nowa Letnica

Garnizon – Local developer - Hossa, ecosystem services more extensive and diverse, very good reference to DNA of place – integrating old, post – industrial part into the whole concept Very well developed public space system Creating a strong, new city image connected with a context of a place.

Nowa Letnica - global developer - Robyg,

Ecosystem services less extensive public, semi-public space less connected with the general system of public space

No reference to the DNA of place, the so-called "old" part of the Letnica district

New city image more connected to the rapid urban development, rather than DNA of a place.





Summing up















ECONOMY Bussines

VALUES_Sociological, Physic-Morphological, Anthropological

HEALTH & CLIMATE Natural Environment

POLITICS & Governance

Housing _ understood as dwelling in a city _ is an integrated concept _ the urban ecosystem

ECONOMY Bussines

VALUES_Sociological, Physic-Morphological, Anthropological

HEALTH & CLIMATE Natural Environment

POLITICS & Governance

Ecosystem services are the tool to enhance the parameterization of interrelations between housing and landscape.

ECONOMY Bussines

VALUES_Sociological, Physic-Morphological, Anthropological

HEALTH & CLIMATE Natural Environment

POLITICS & Governance

Image of the urban landscape _ is both economic and physic-morphological value

ECONOMY_Bussines)

VALUSE_Sociological, Psychological, Antropological

HEALTH & CLIMATE Natural Environment

POLITICS & Governance

High value landscape, in it's intangible dimensions like esthetics. culture. identity, social acceptance beneficially influences economical values of the measurable elements.

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THANK YOU













