Transformation of Mass Housing in Slovakia, Actual problems and Perspectives.

doc. Ing. arch. Žubica Vitková, PhD.
Ing. arch. Karol Görner
Ing. arch. Pavlína Kolcunová
Housing estates in our country have undergone a gradual evolution in which we cannot change their localization and their size parameters.
Housing estates in our country have undergone a gradual evolution in which we cannot change their localization and their size parameters. But it’s possible to affect their mass-spatial and functional-operational structure.
Urban Structure of Housing Estates

- Identification of Their Fundamental Problems
- Possible Approaches For Their Future Development
Urban Structure of Housing Estates

- Identification of Their Fundamental Problems
- Possible Approaches For Their Future Development

Spatial Structure

Functional-Operational Structure
Urban Structure of Housing Estates

- Identification of Their Fundamental Problems
- Possible Approaches For Their Future Development

Spatial Structure
Variability of Forms of Construction and Perception of Public Spaces

Functional-Operational Structure
Urban Structure of Housing Estates

- Identification of Their Fundamental Problems
- Possible Approaches For Their Future Development

Spatial Structure
Variability of Forms of Construction and Perception of Public Spaces

Functional-Operational Structure
Accessibility of Amenities and Job Opportunities
Accessibility of Recreation and Greenery
Accessibility of Housing
Operational Aspects of Housing Estates
Spatial Structure
Variability of Forms of Construction and Perception of Public Spaces
In an effort for a clear definition of hierarchy of spaces and completion of mass housing structure, we must count with the necessity of intensification, especially in the key positions of settlements.
SC=0.36
FAR=1.14

masterplan allows
SC=0.4 - 0.6
FAR=2
Functional-Operational Structure

Accessibility of Amenities and Job Opportunities
Accessibility of Recreation and Greenery
Accessibility of Housing
Operational Aspects of Housing Estates
The extent of public amenities per 1000 population may create a clear technique, how to capture people's needs and correlation of major functional components in the district, but says nothing about the form of their delivery within the neighbourhood.
The mechanisms that would balance the size of the each trades and certain evenness are missing.
Significant strengthening of the services sector, however, did not weaken the employment of people in production.
Relative to a country's GDP, production maintain a roughly equal share in the creation of economic wealth, and therefore perform as a key player, though, the appearance of today's (industrial) production greatly differs.
Residential area

x

Parking area

parking along the street (1:5)

parking on the parking plot (1:3)

parking in the parking house (2:5)
Popular phenomenon of cottages and gardens clearly points to the pressing problem of the housing estates that suffer from depopulation while the residents try to leave them to spend their free time.
Thank you for your attention.