

# Housing Estates – Slovak Experience

Lubica Vitkova, Faculty of architecture STU, Bratislava

Housing estates, what next? International Workshop

FACULTY OF ARCHITECTURE CZECH TECHNICAL UNIVERSITY IN PRAGUE, MINISTRY OF  
REGIONAL DEVELOPEMENT CZ AND UNECE REAL ESTATE MARKET ADVISORY GROUP

12 of october 2017,Prague

## **Presentation will focus to:**

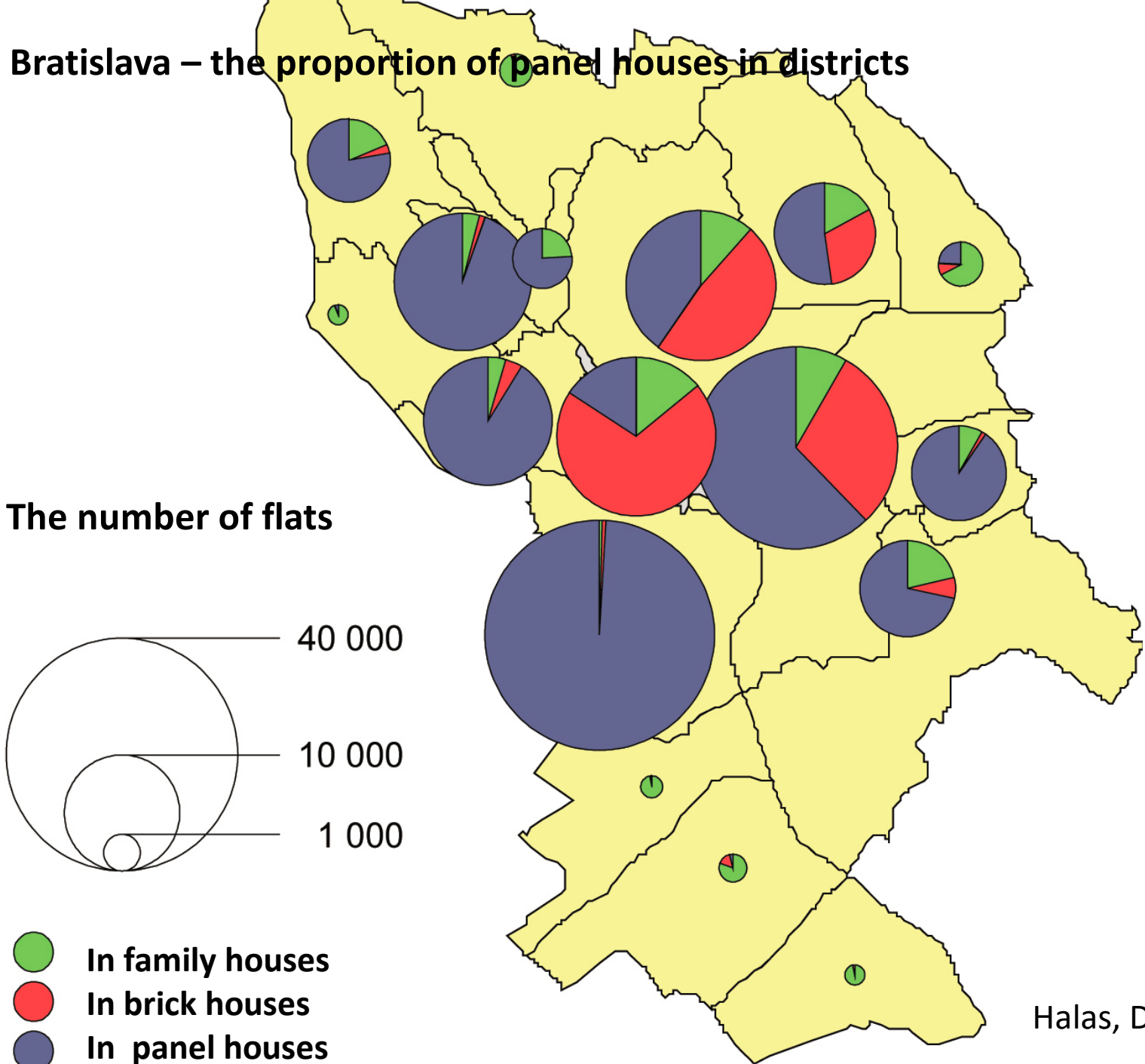
- the characteristic of mass housing development in Slovakia in the years 1946 - 1991
- the main problems of mass housing estates
- the good examples of mass housing transformation in Slovakia
- the principles of the mass housing transformation

# Data of mass housing estates in Slovakia

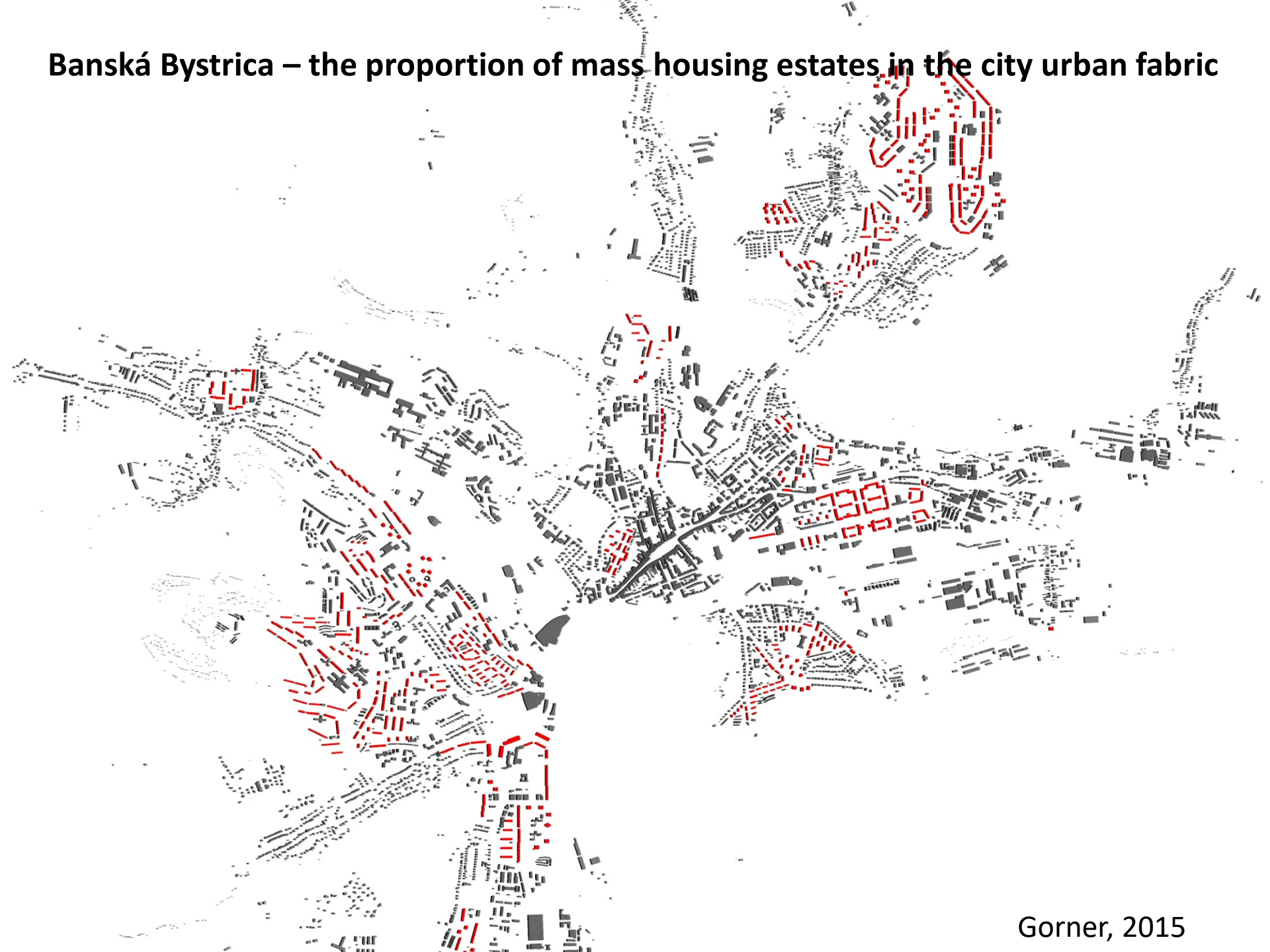
- Construction period of mass housing estates: Years 1946 – 1991 (1995)
- Number of built flats: 1,2 mil.,
  - The number of new flats was even one of the main indicators in assessing the achievements of Socialism.
- Construction technology:
  - 1946 – 1960 construction of brick houses
  - 1951 construction of the first panel house 1958 first housing estate
  - 1960– 1991 panel houses construction



# Bratislava – the proportion of panel houses in districts



# Banská Bystrica – the proportion of mass housing estates in the city urban fabric



# The problems of mass housing estate in Slovakia

Housing estates in Slovakia have had many problems, even at the time of their construction. One can characterise their defects as:

- the unification,
- the lack of diversity of dwelling houses,
- single functionality (un build planed public services),
- a large proportion of uncultivated, un used open spaces,
- the absence of public spaces quality.



# The problems of mass housing estates in Slovakia

The deficiencies persist up to the present time and, furthermore, add an additional problems:

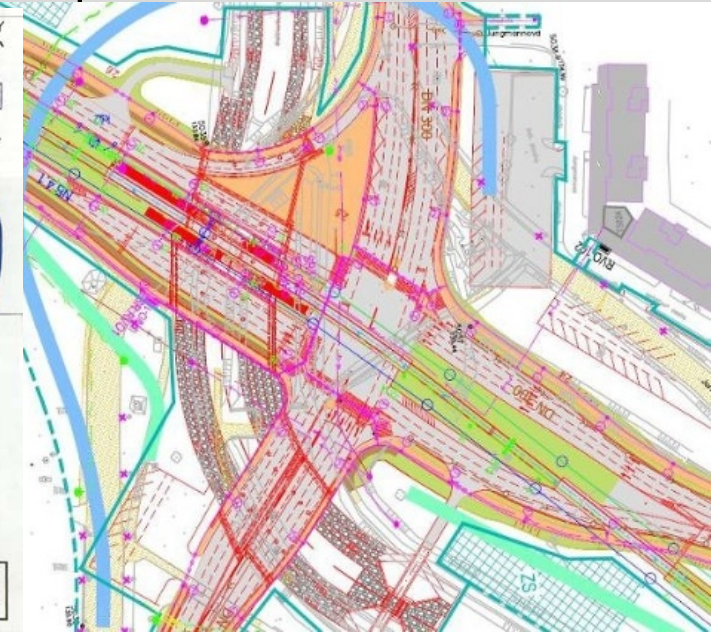
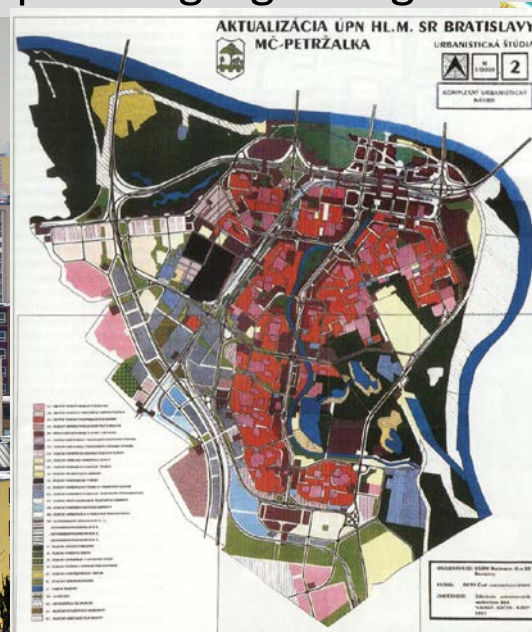
- spontaneous intensification,
- non-conceptual localisation of large scale shopping units,
- overloading the urban fabric with static traffic,
- non-systemic thermal insulation,
- almost 100% private ownership of flats in prefabricated houses.



# The problems of mass housing estates in Slovakia

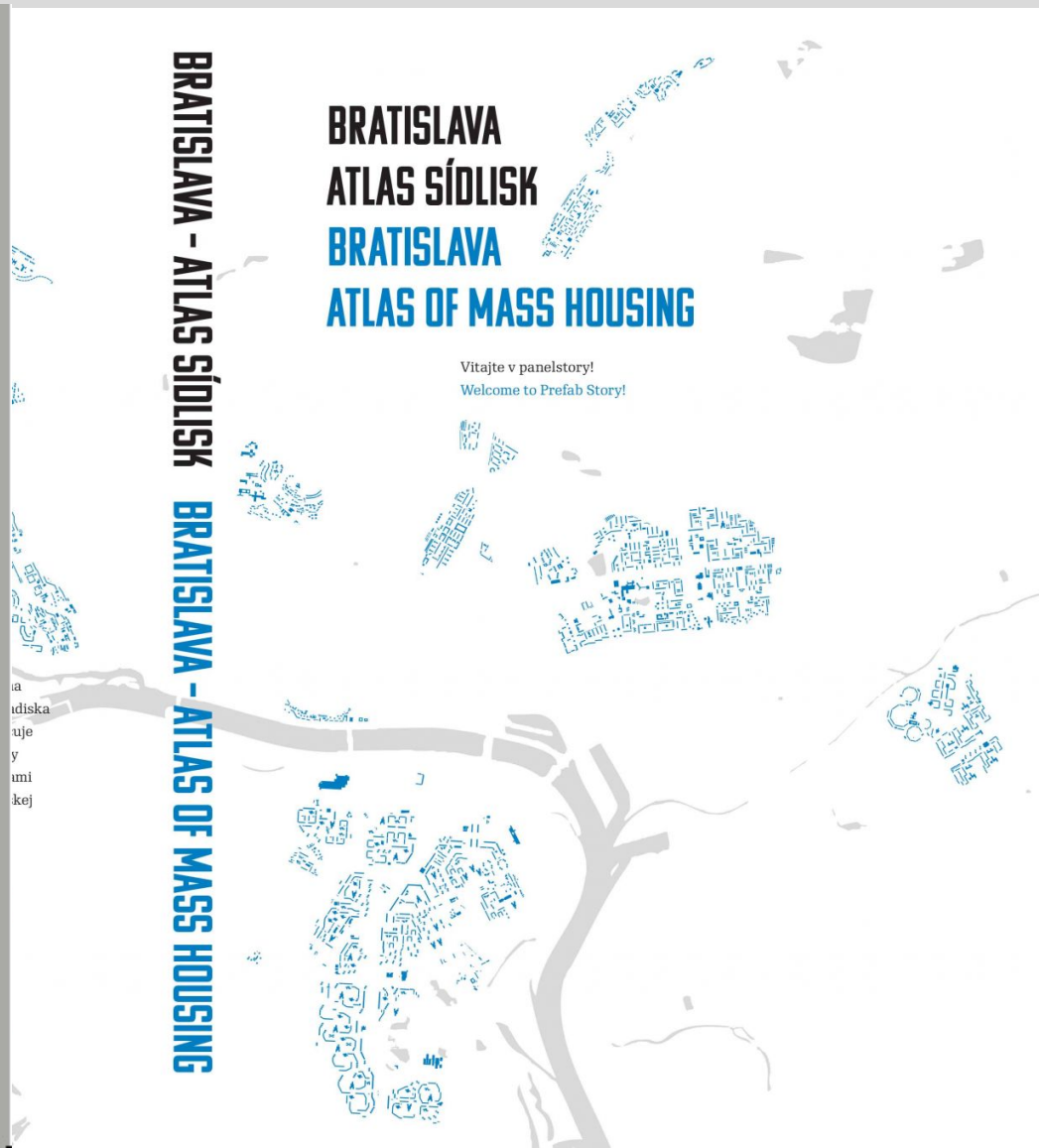
## The political and legislation aspect of the transformation:

- support for energy efficiency - realized through insulation of panel houses,
- missing the strategies of comprehensive mass housing transformation,
- construction and redevelopment is realized from the level of the land use plans of the settlements,
- missing zoning and regulation plans,
- enforce „traffic-focused planning“ ignoring other aspects.

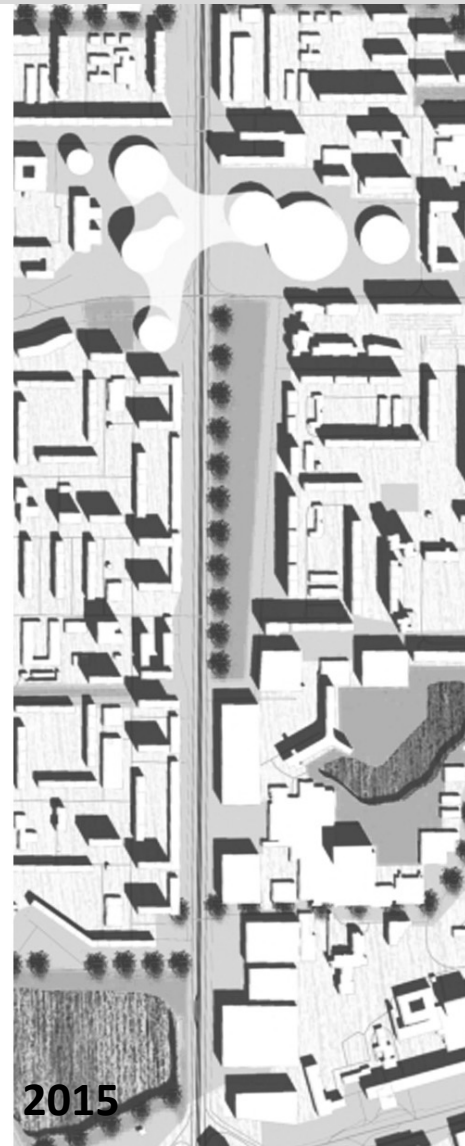
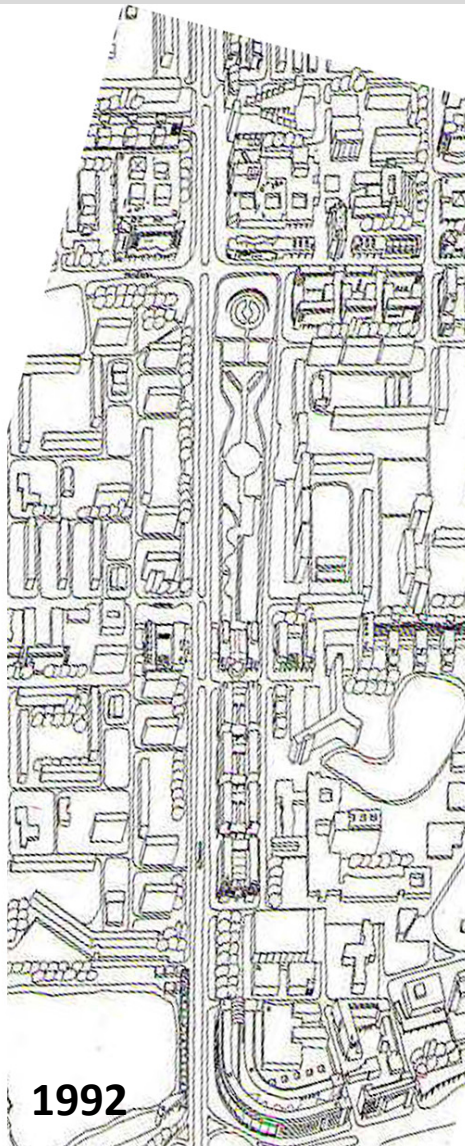
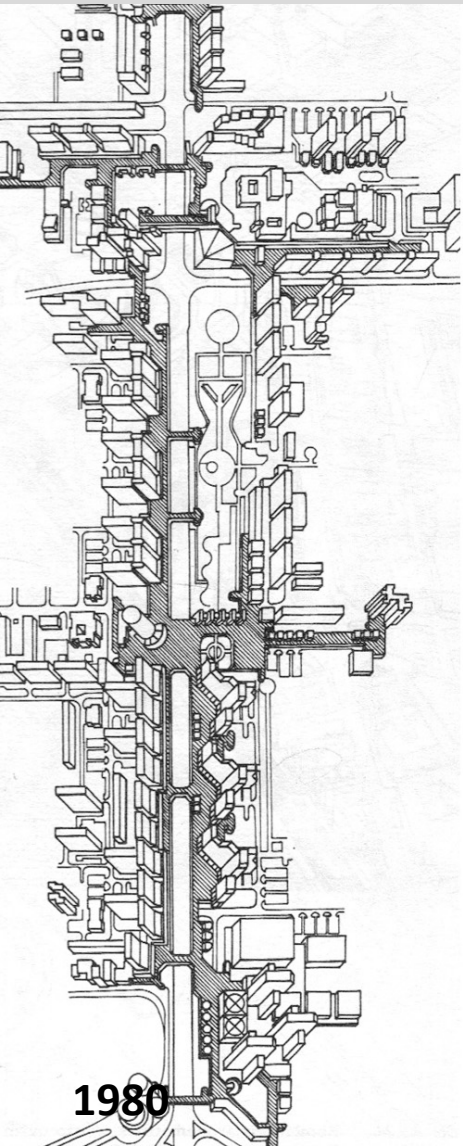




# Mass housing estates - permanent studied topic from the theoretical point of view



# Mass housing estates - permanent studied topic by architects



## **Mass housing estates - permanent studied topic by architects**

- The concepts for the transformation and humanisation of housing estates in Slovakia were focused mainly on completing and improving the quality of the spatial structure of estates by defining and shaping the missing system of centres, public spaces (boulevards, squares, and streets).
- The concepts also focused on completing and diversifying housing and open spaces into liveable streets and semi-public courtyards.
- The studies and competitions efforts were also made to regulate development on estates by providing simple guidelines and rules.
- The studies were never approved as official plans and were thus never enacted as legislation.

# **The examples of mass housing transformation in Slovakia**



The transformation of the park, heat exchanger to the social spots, Kosice, studio Atrium 2014

- Reconstruction and remodelling of small technical equipments
- Revitalisation of the courtyards and parks
- Comprehensive reconstruction and remodelling of housing complexes, or panel houses

The 1950s housing estate in Presov, studio ZEROZERO, 2005,

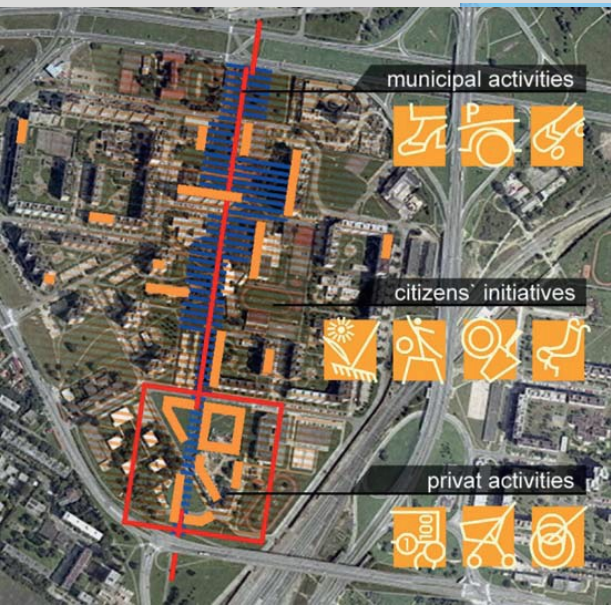
Panel house in Rimavska Sobota, studio GutGut, 2013





Bratislava - Petržalka - The Skybox,, studio K. Cakov, M. Monev, J. Obušek 2012.

- New mixed used development on the open areas of the housing estate, creating new public, semi-public and privat spaces (initiation of a private investor)
- New mixed used development and humanisation of existing urban fabric (initiation of a private investor in co-operation with municipality)



Bratislava - Petržalka - Gercenova ensamble, studio arch. Bohac, 2008



Kosice – Terasa, studio Vallo, Sadovsky 2014

- New mixed used development on the edge of the housing estate, creating new public, semi-public and private spaces (initiation of a private investor)

Bratislava - Petržalka , Slnčnice, Južné mesto, studio Compas, from 2008



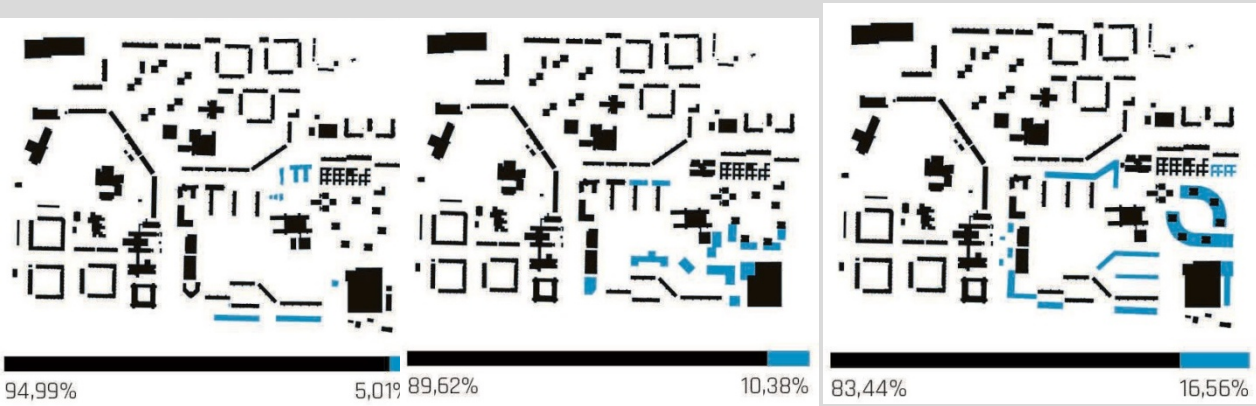
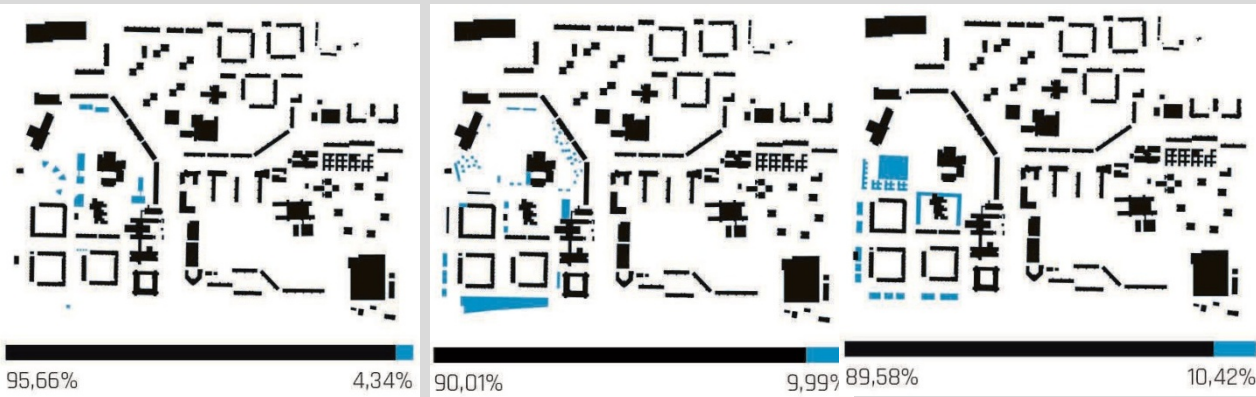
# **The principles of mass housing estates transformation**



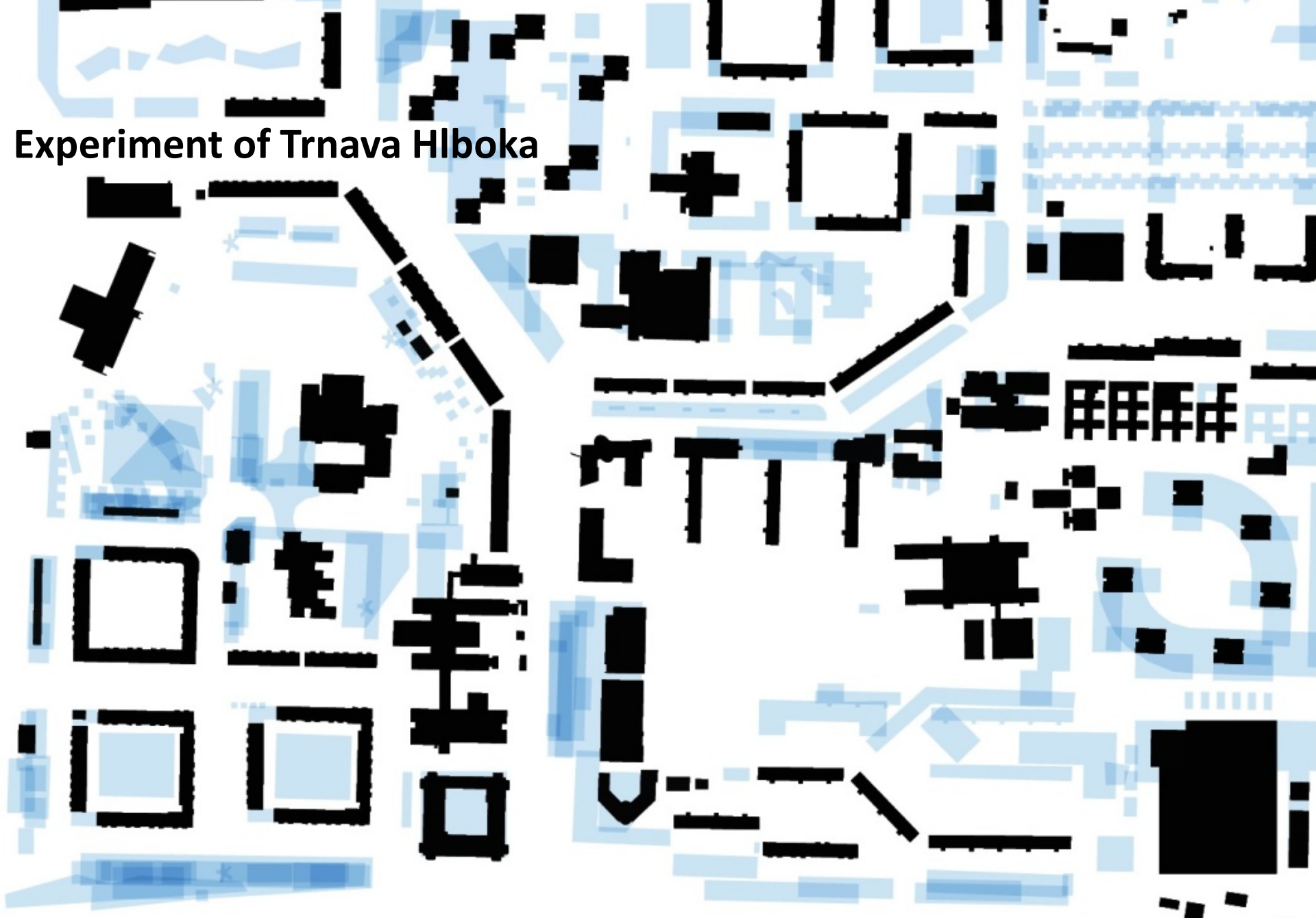


# Experiment of Trnava Hlboka – cooperation with the municipality Trnava

Different forms and intensity of new buildings in the 3 parts of Trnava – Hlboka, FA STU

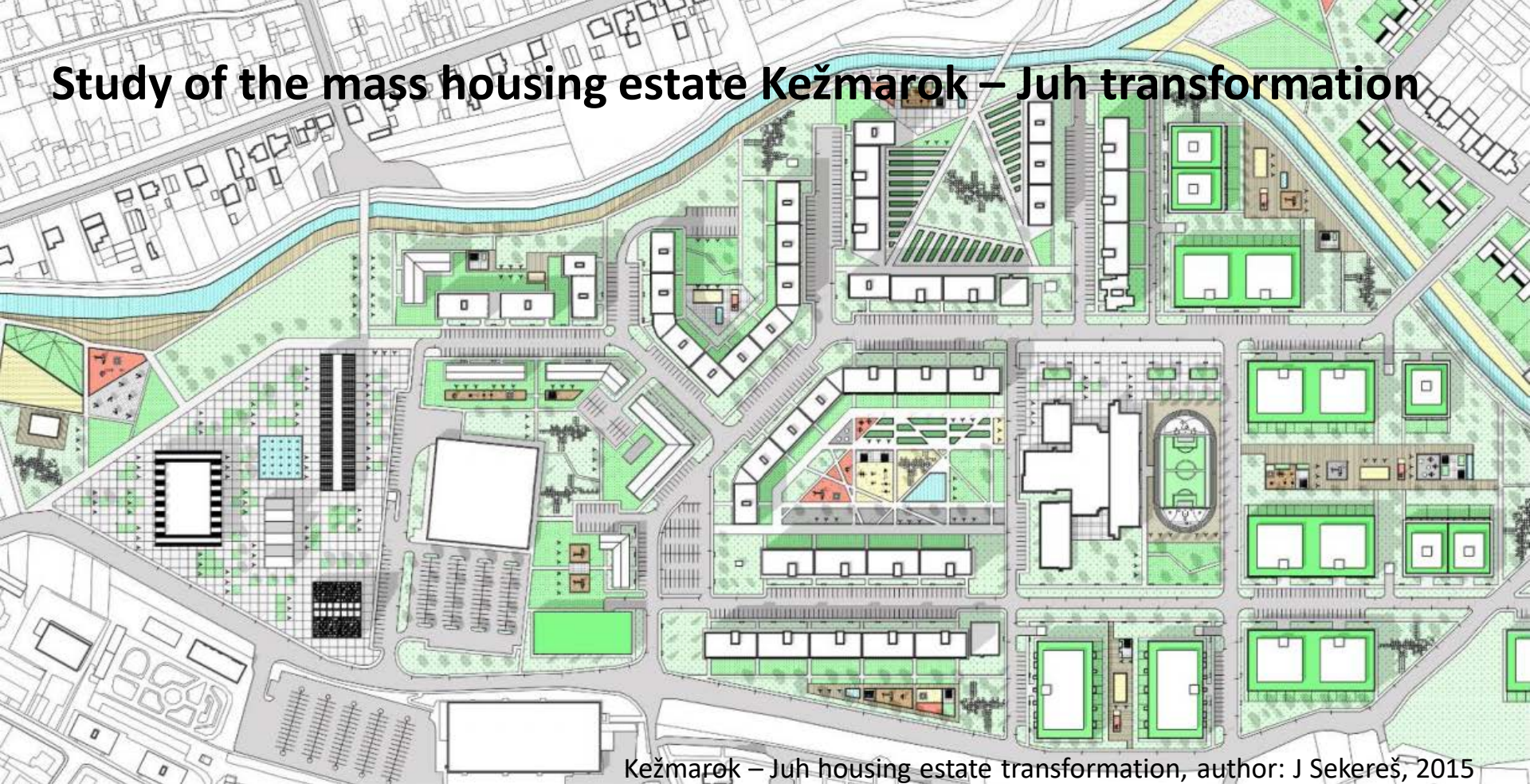


# Experiment of Trnava Hlboka



The assessment of all projects of the new housing development, housing estate Trnava – Hlboka, FA STU

# Study of the mass housing estate Kežmarok – Juh transformation



Kežmarok – Juh housing estate transformation, author: J Sekereš, 2015



# Conclusion

Transformation of mass housing estate need:

- creation of the strategies and the concepts for humanisation and transformation;
- zone master plans;
- integration of professionals from related fields;
- relevant data;
- discussions with inhabitants (participation of inhabitants in the design process), specialists;
- political and legislation support

**Thank you for your attention**