


The European Urban Forum in Prague
Thursday 12 of October 2017

research project
“Housing Estates, What’s next?”

doc. Ing. arch. David Tichý Ph.D.

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A man in a dark suit is standing at a podium on the right side of a lecture hall, holding a microphone and gesturing with his left hand. He is addressing an audience seated in rows of black desks on the left. A large projection screen on the right wall displays a presentation slide. The room has a red floor and a concrete wall. A sign on the wall reads "HEINRICH BÖLL STIFTUNG PRAGA".

research project
Housing Estates, what's next?

research project

“HOUSING ESTATES, WHAT’S NEXT?”

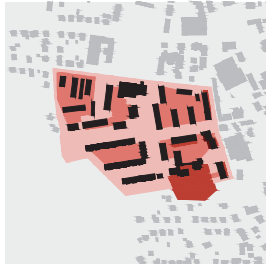
- detailed morphological analyses
- search for a long-term vision for czech housing estates
- focus on residential qualities of built environment

www.sidlistejakdal.cz

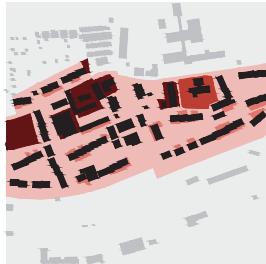


1 / Analyses of more than 40 housing estates neighbourhoods

01 Jilemnice / Spořilov



02 Karlovy Vary / Růžový Vrch



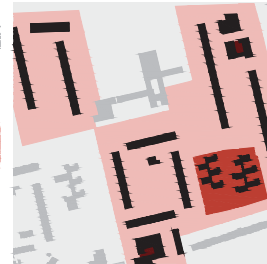
03 Kolin / Kouřimské předměstí



10 Praha / Černý Most



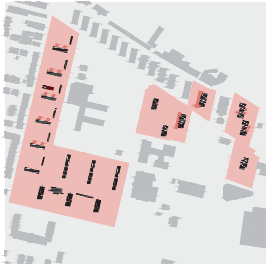
11 Praha / Ďáblice – bloky



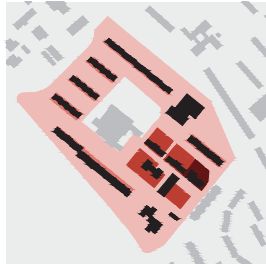
12 Praha / Ďáblice – body



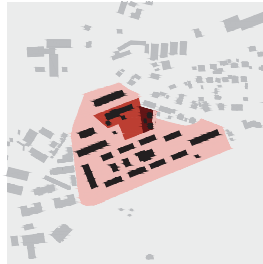
04 Mladá Boleslav / Rozvoj



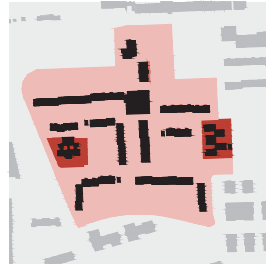
05 Most / Pod Lajsníkem



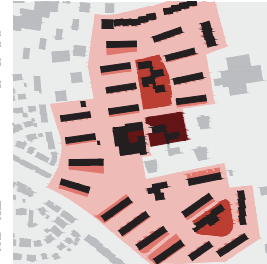
06 Nepomuk / Na Vinici



13 Praha / Háje



14 Praha / Horní Měcholupy



15 Praha / Chodov



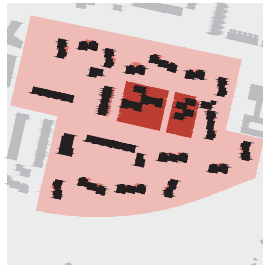
07 Praha / Barrandov – bloky



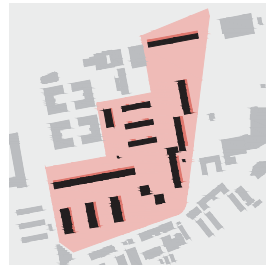
08 Praha / Barrandov – body



09 Praha / Bohnice



16 Praha / Invalidovna



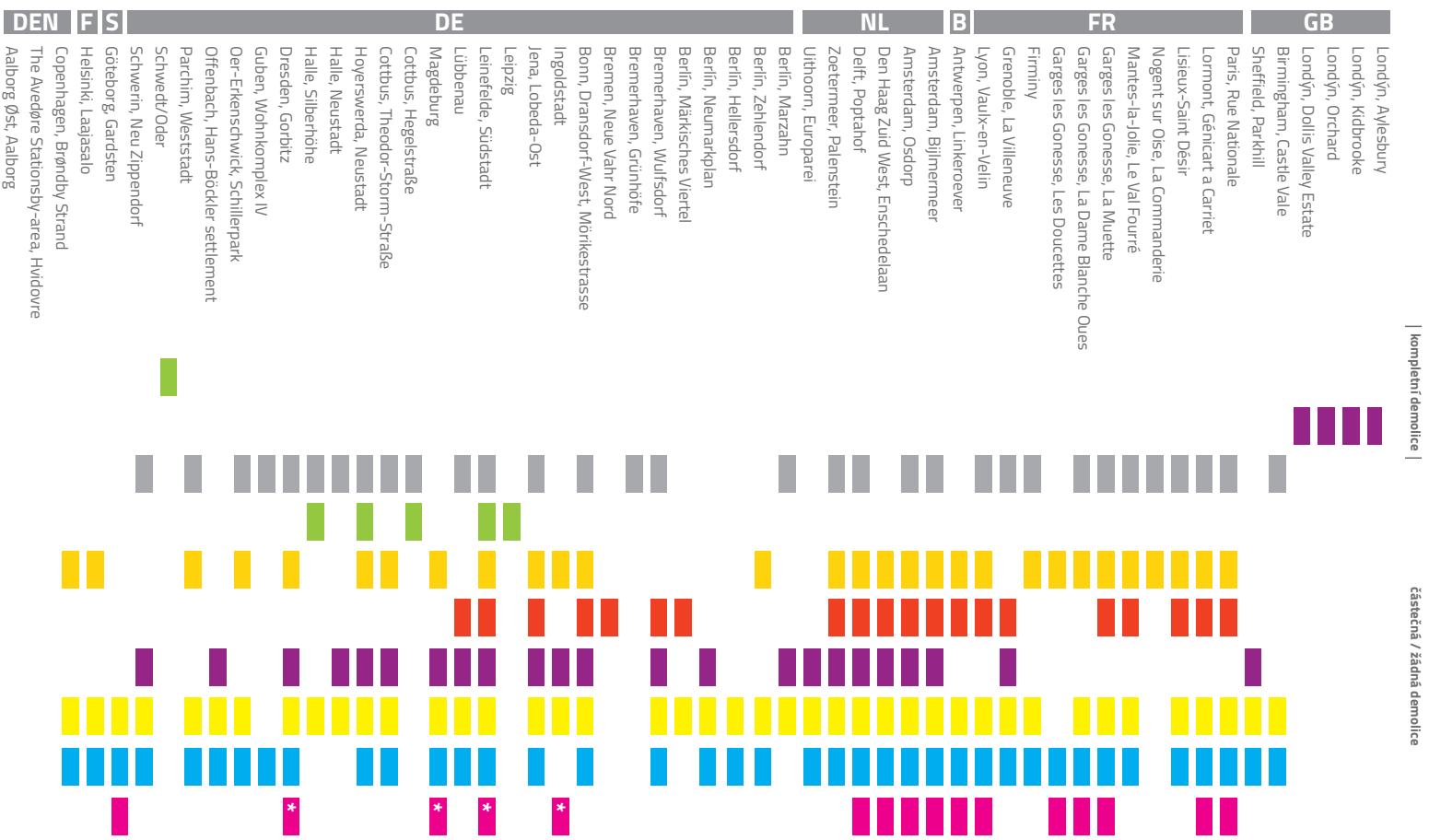
17 Praha / Košík



18 Praha / Krč



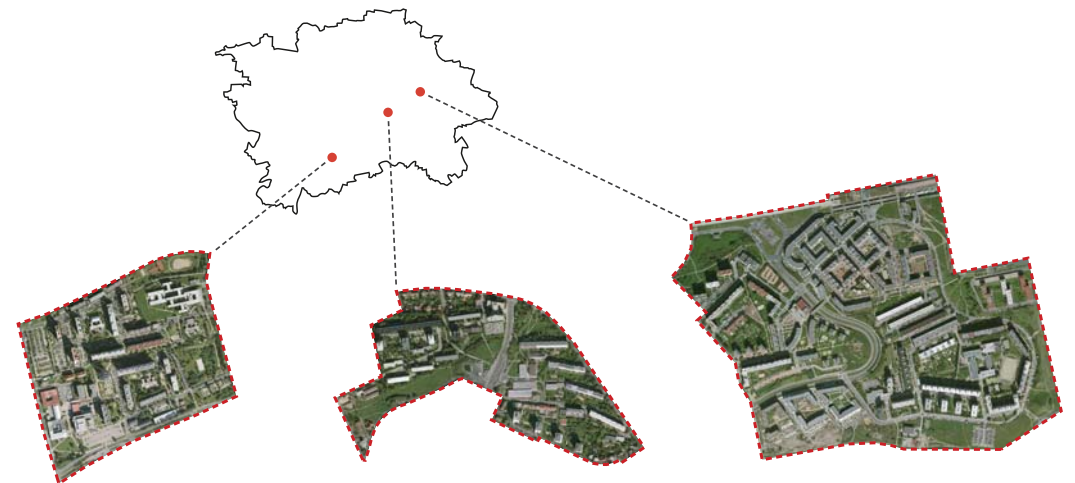
2 / Comparative study of housing estates transformation projects in european context



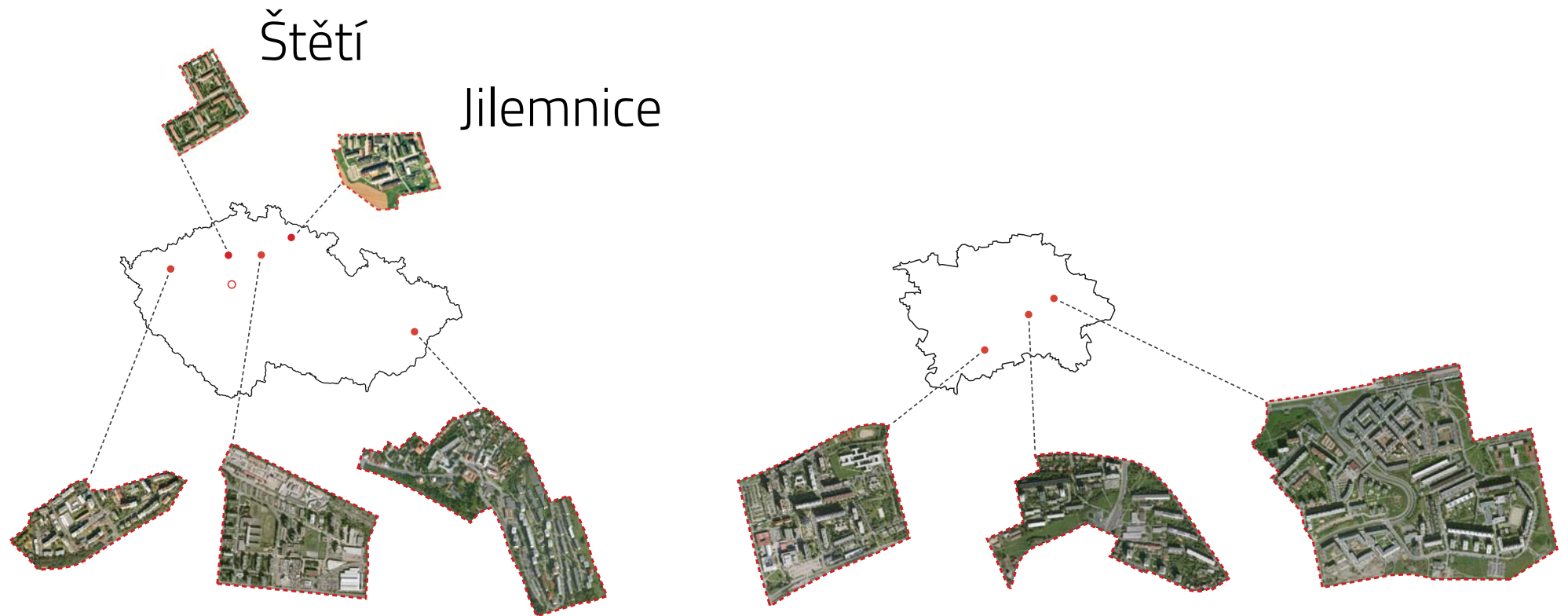
3/ Case studies of transformation projects:

Czech Republic:

Prague:



4/ Pilot projects of housing estates regeneration:

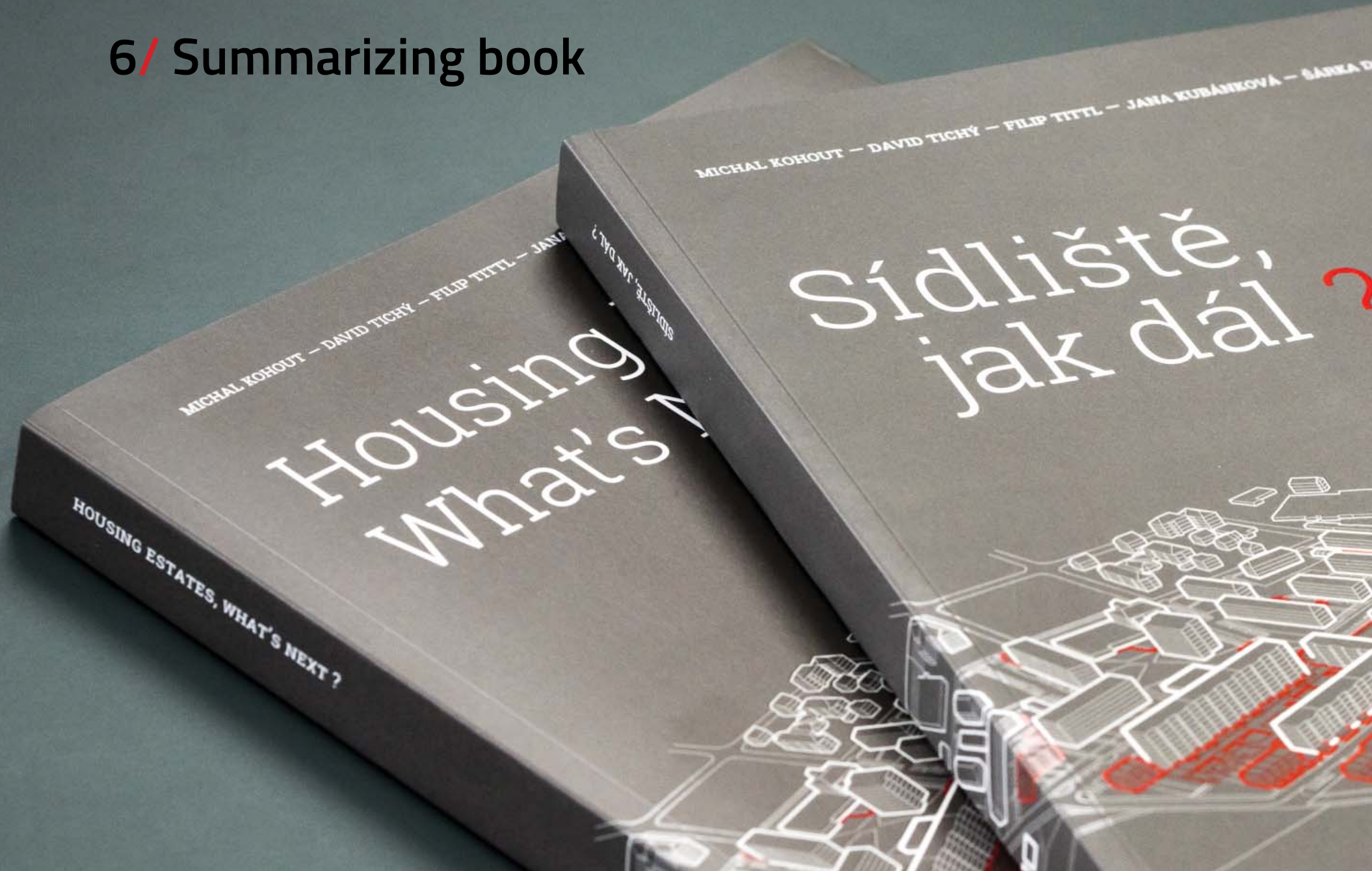


5/ Visegrad countries cooperation (conference, workshops)

- Budapest (HU), 09 / 2015
- Bratislava (SK), 06 / 2016
- Gliwice (PL), 09 / 2017



6 / Summarizing book



A photograph showing a fenced-in sports field in the foreground, with several apartment buildings in the background. The field is enclosed by a green metal fence. In the background, there are several multi-story apartment buildings, some with balconies. A white building with large windows is visible in the middle ground. The sky is overcast, and there are bare tree branches in the upper right corner. The text "present situation of czech housing estates" is overlaid in white at the bottom of the image.

**present situation
of czech housing estates**

present situation

- variety of urban arrangements and sizes

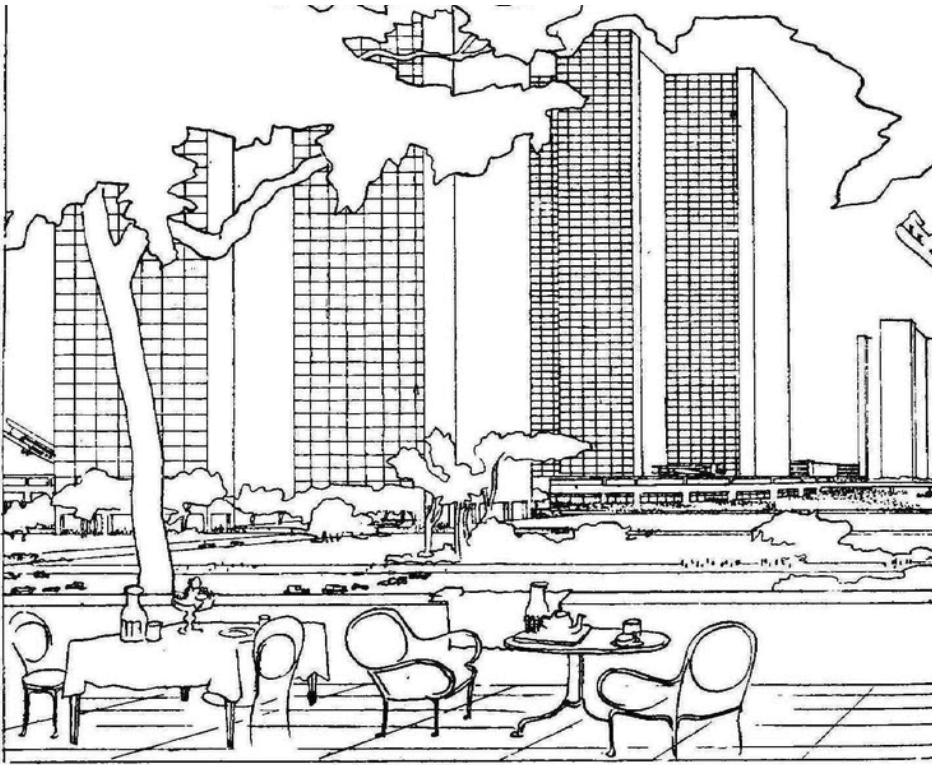


present situation

- change of ownership structure (widespread privatisation)
- up to now relatively socially balanced
- massive technical facelift of buildings

present situation

- shift in the social perception



V





general housing states issues

a/ inherent deficiencies

1/ Low technical standard

2/ Typological uniformity

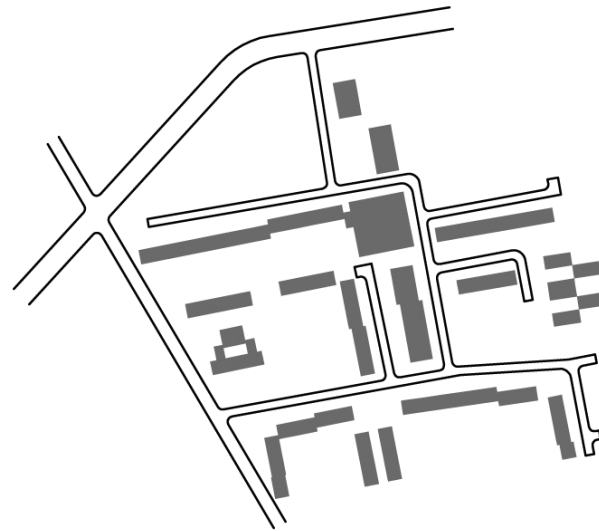
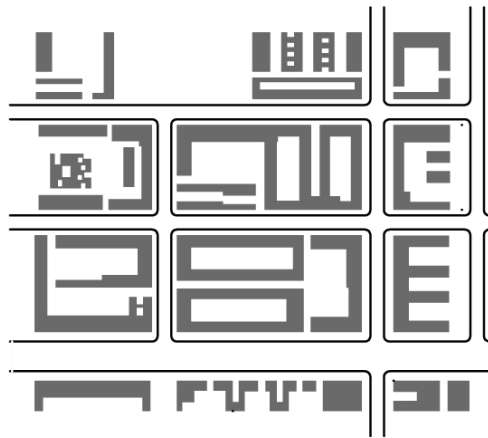
3/ Low degree of mix of uses

4/ Insufficient capacity of car parking

b/ overall organization and legibility of environment

/ Absence of readable spatial pattern

> discrepancy between urban structure and infrastructural systems



b/ overall organization and legibility of environment

/ Oversized public space

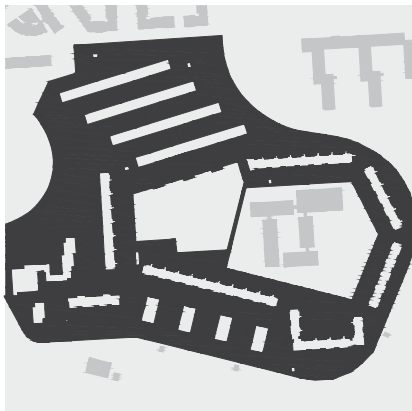


public space: 30% of the area

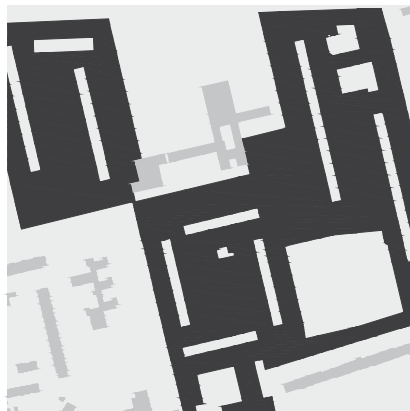


public space: 70% of the area

10 Praha / Černý Most



11 Praha / Ďáblice – bloky



12 Praha / Ďáblice – body



13 Praha / Háje



14 Praha / Horní Měcholupy



15 Praha / Chodov



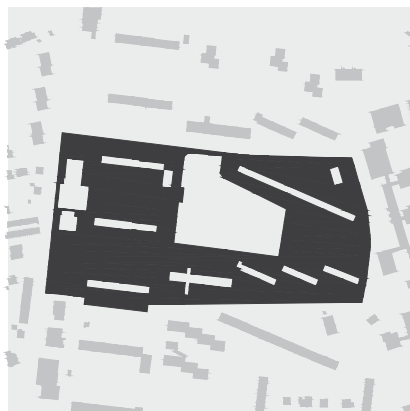
16 Praha / Invalidovna



17 Praha / Košík



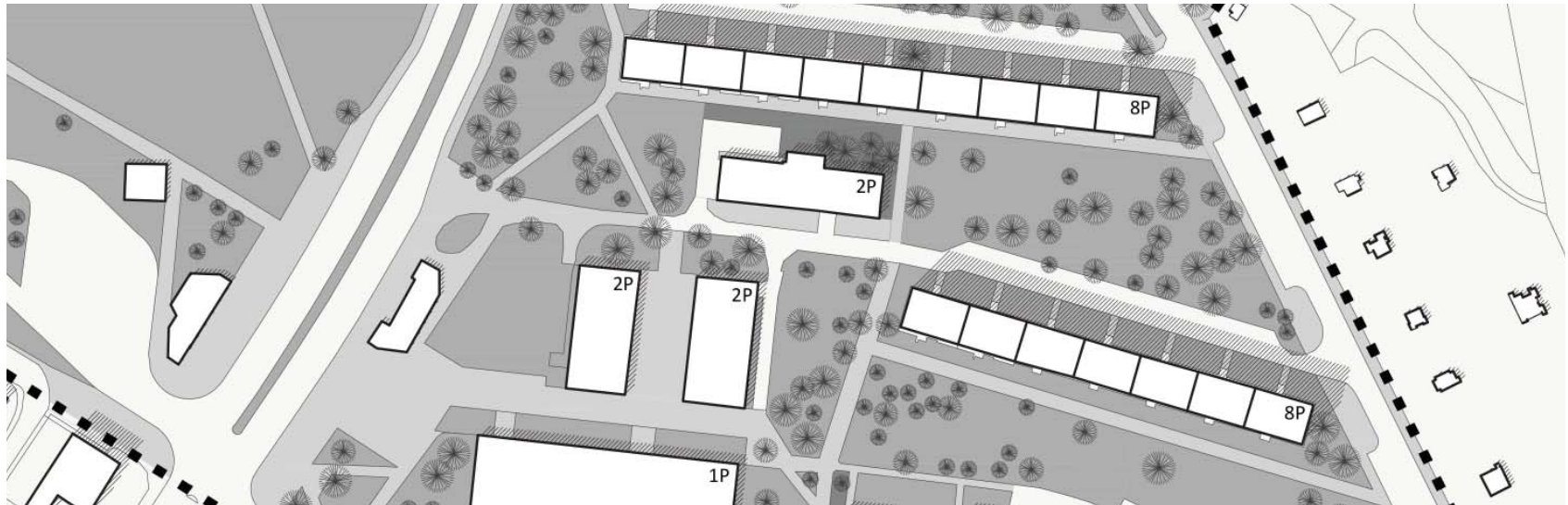
18 Praha / Krč



b/ overall organization and legibility of environment

/ Lack of open space specification

> reduced ability to accommodate variety of activities within the neighbourhoods



> **Reduced legibility of the built environment**

- > lack of inhabitants' identification with their surrounding
- > complicated administration and management of the area

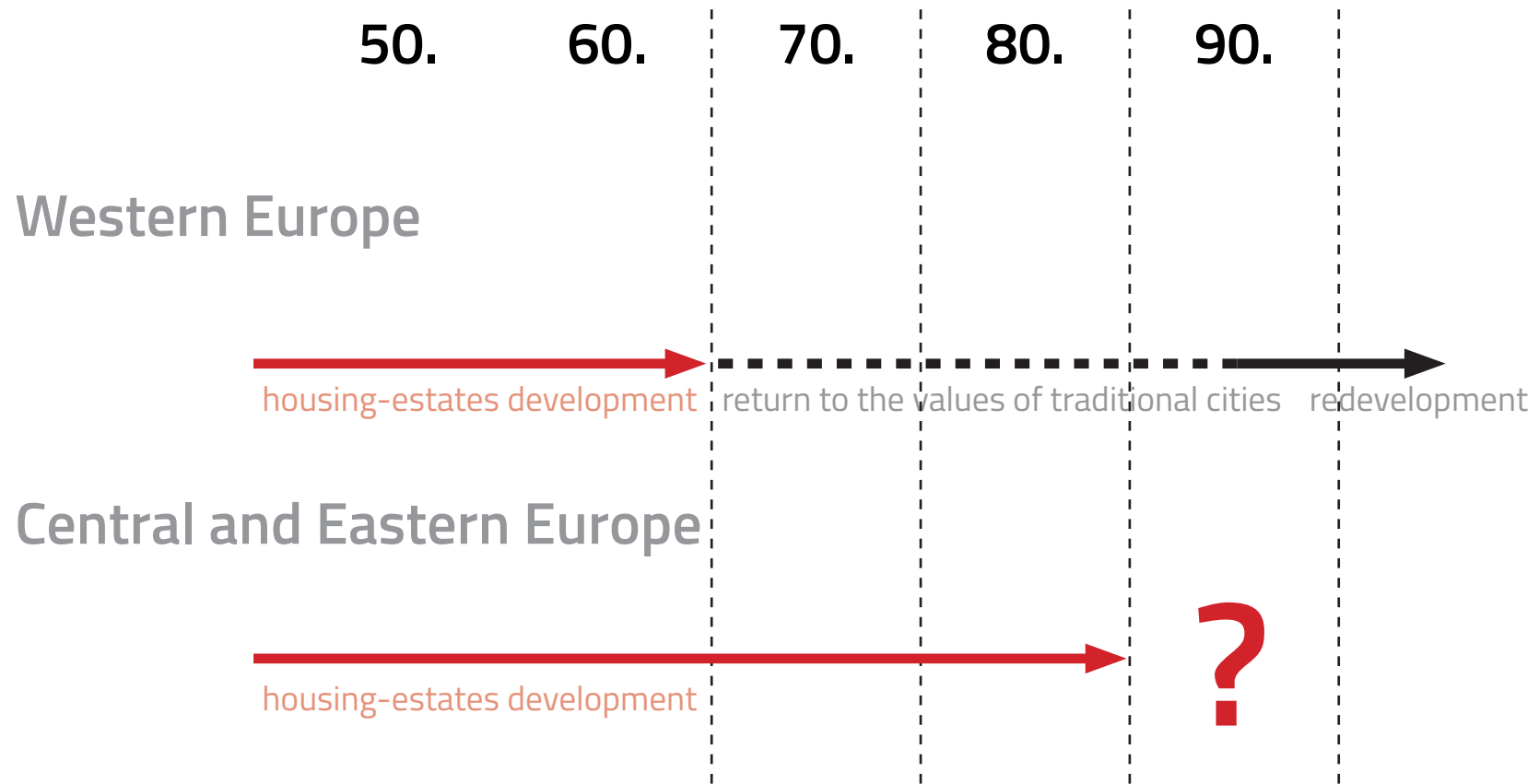
> Reduced legibility of the built environment

- > lack of inhabitants' identification with their surrounding
- > complicated administration and management of the area

> Reduced resilience and adaptability

> Overall fragility of housing estate territories

future perspectives



driving forces behind housing estates upgrade

France - urgent social question

Germany - actual demographic problem

Central Europe - ?

driving forces behind housing estates upgrade

France - urgent social question

Germany - actual demographic problem

**Central Europe - increasing quality of life
avoiding long term social decline
avoiding uncontrolled development**

**> No urge for immediate action,
but strong need for a long term strategy**

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