



# Housing Estates Transformation

*Case studies of Jilemnice and Štětí*

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# Pilot projects of research project

## Housing Estates, What's Next?

> application of developed strategies and model solutions



> involvement of local stakeholders and residents



## Current status

### Štětí:

- implemented into a landuse plan

### Jilemnice:

- planning permit for the first phase of intervention
- reorganisation of technical infrastructure
- land ownership changes under negotiations

## Site characteristics



housing estate Spořilov in Jilemnice



housing estate Školní in Štětí

## Site characteristics

- smaller neighbourhoods in regional towns
- around 2 000 inhabitants
- various types of ownership (condominiums, single flat owners)
- very little portion of public ownership of buildings and dwellings
- most of the open spaces owned by the local municipality



# Condition of the sites

- majority of buildings after technical facelift
- socially relatively balanced neighbourhoods
- public spaces in relatively pure conditions



**goals of the transformation**

## General goals of the transformation

- > improve residential quality of the area
- > avoid social decline in long term run
- > avoid uncontrolled development
- > increase involvement of local actors



**applied strategy**

# **housing estates upgrade: long-term strategy and small-scale interventions**

**A/ development of long-term framework**

**B/ means of transformation**  
**- synergy of interventions**

## A/ Development of long-term framework

> spatial units: legible organisation of space

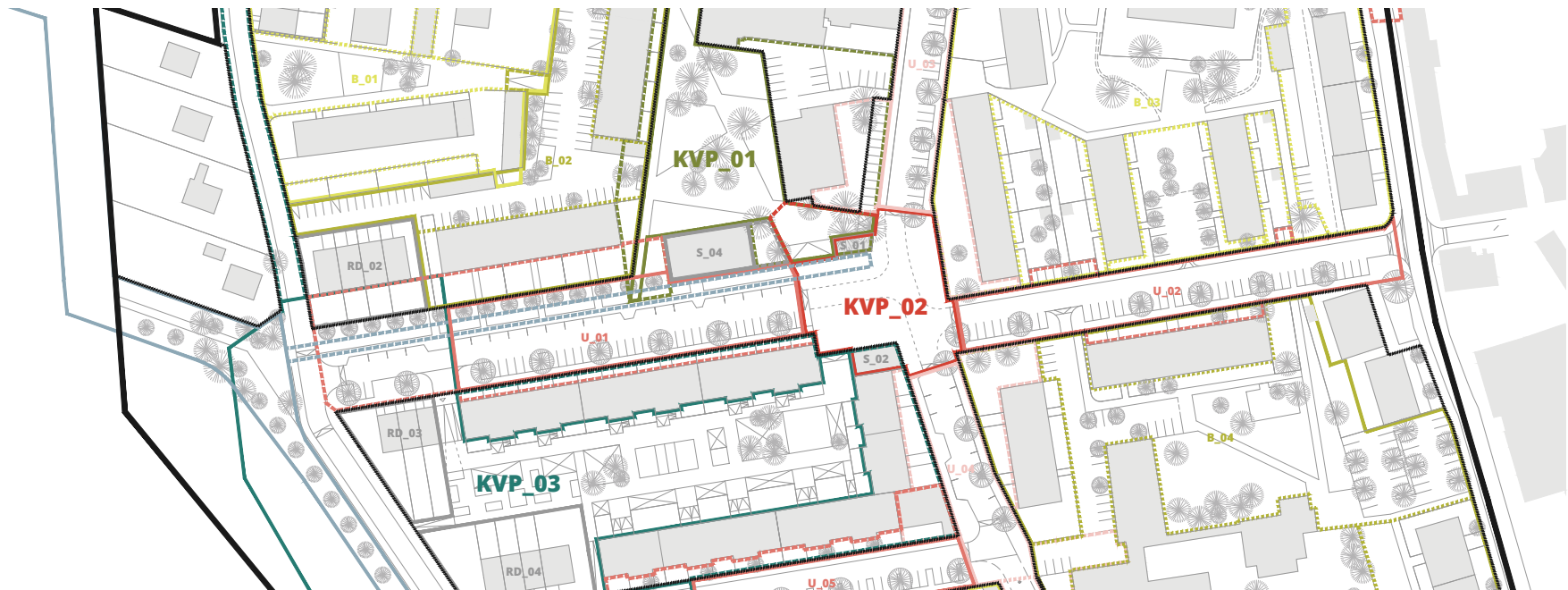


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## A/ Development of long-term framework

> procedural aspect: manageable units for subsequent gradual process of transformation



**B/ means of transformation**

**- synergy of interventions**

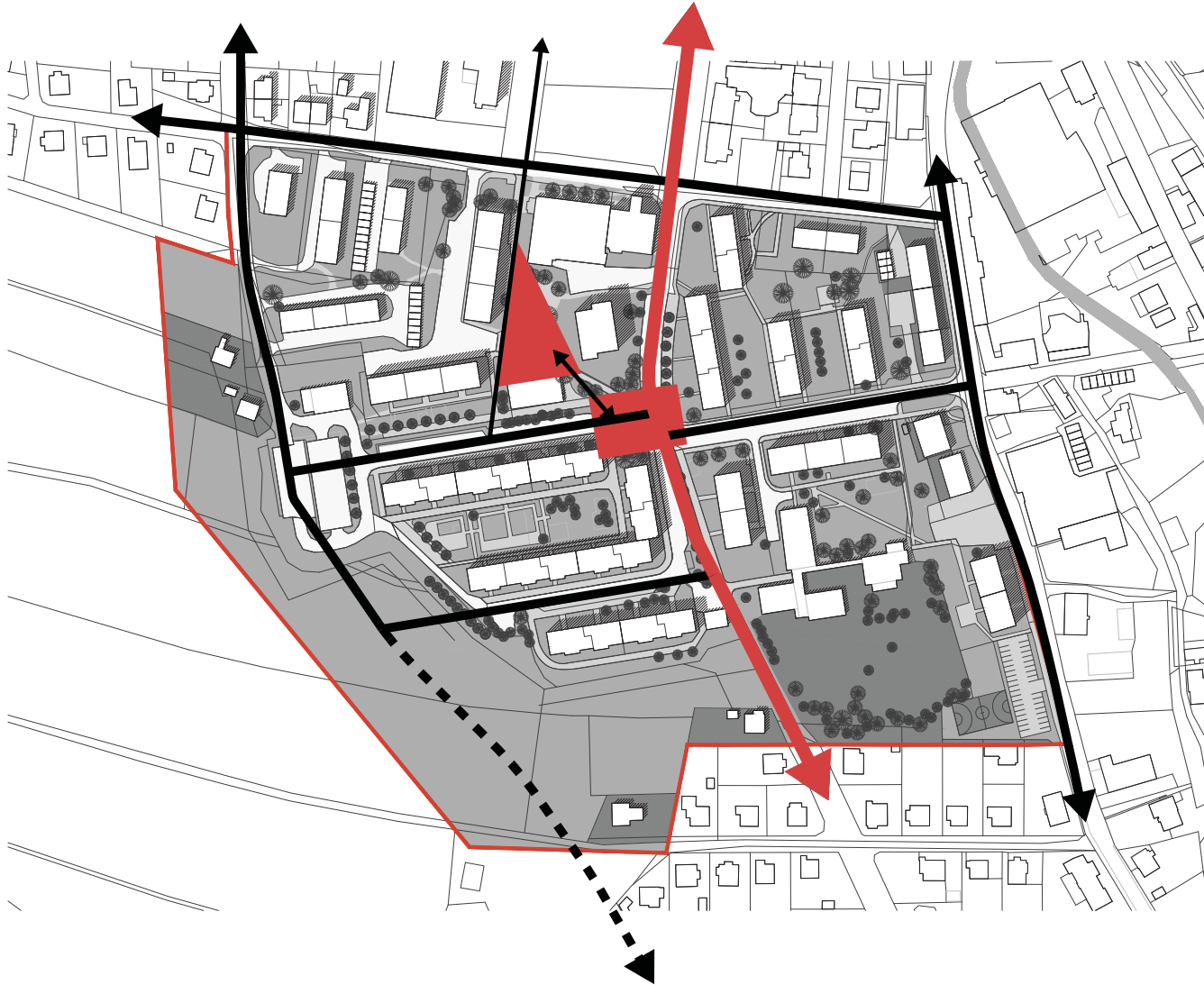
**fulfilling several goals:**

**> elimination of selected deficiencies and improvement of particular places**

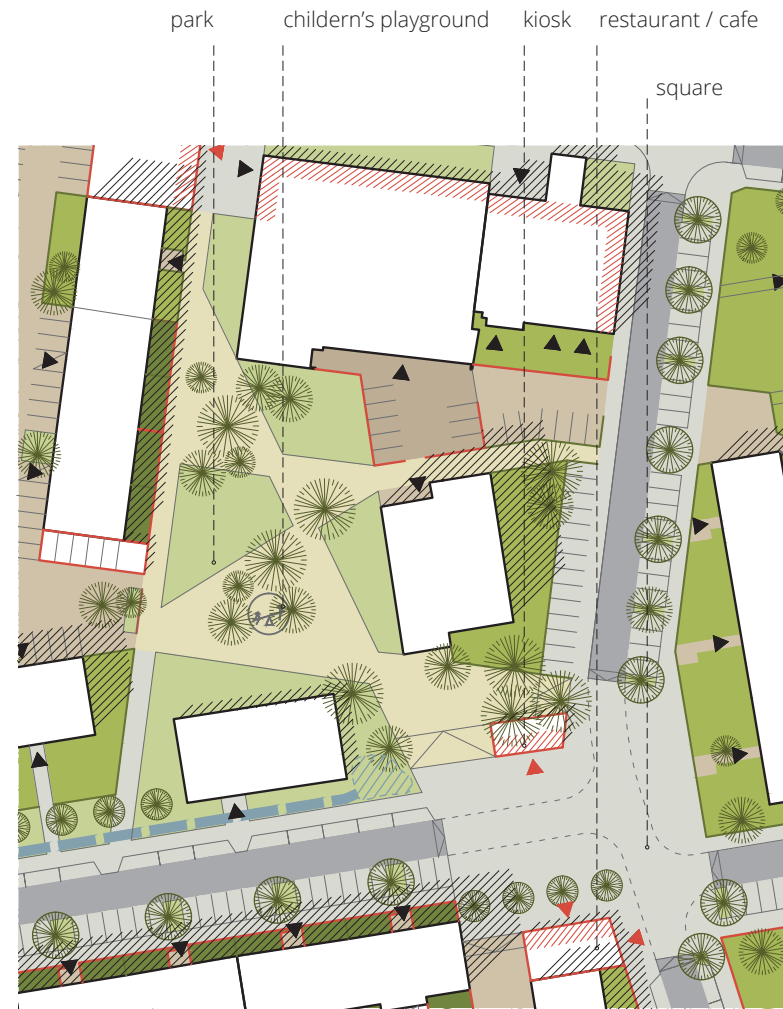
**> helping to build up the overall framework while increasing the legibility of environment**

**> involving local actors into management of the area**

# 1 / Articulation of key public spaces



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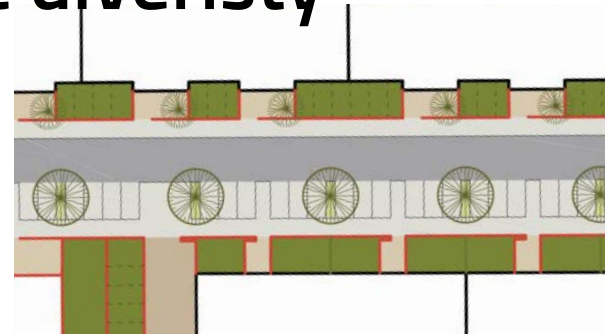


## 2/ Providing space for programmatic diversity



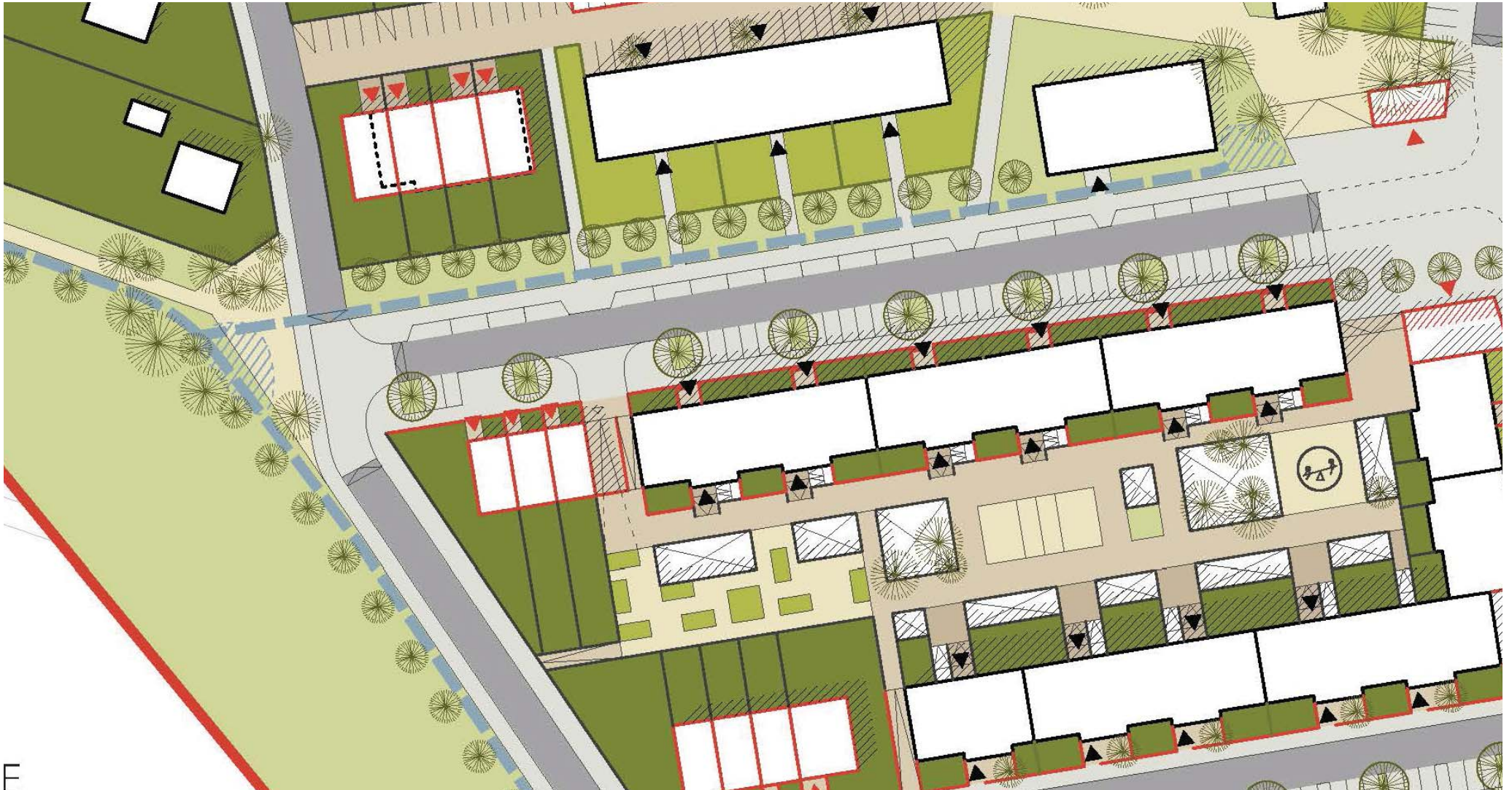


## 2/ Providing space for programmatic diversity





### 3/ Increasing typological diversity

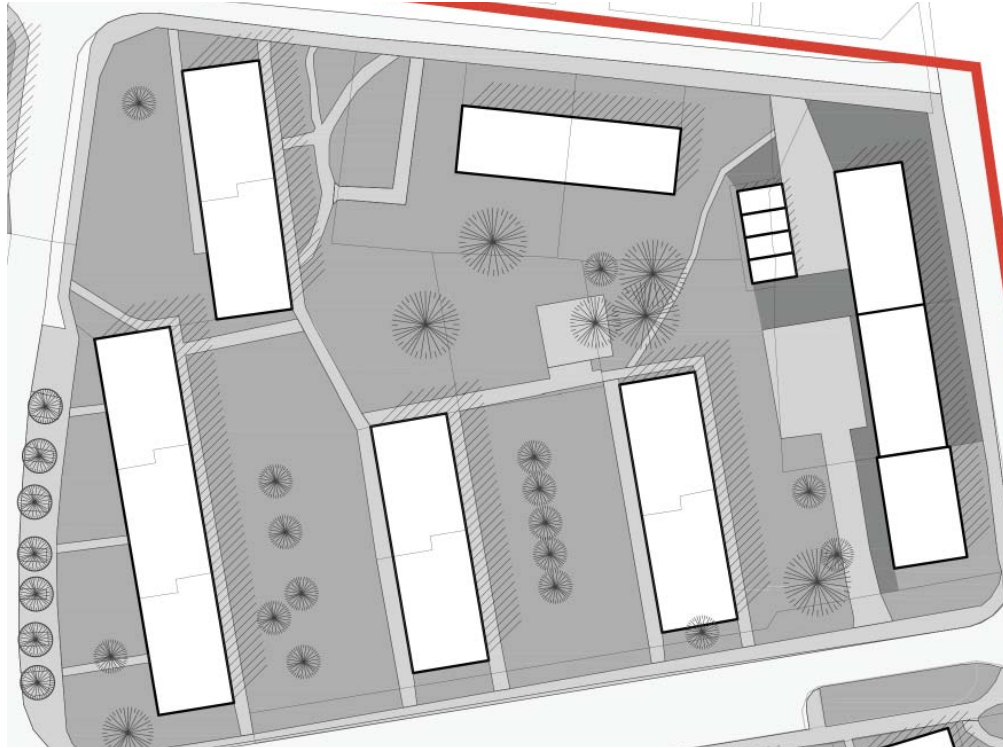




### 3/ Increasing typological diversity



## 4/ Diversification of hierarchy of privacy





## 4/ Diversification of hierarchy of privacy



shared garden



inner-courtyard park



shared courtyard



front garden of a flat



semiprivate courtyard





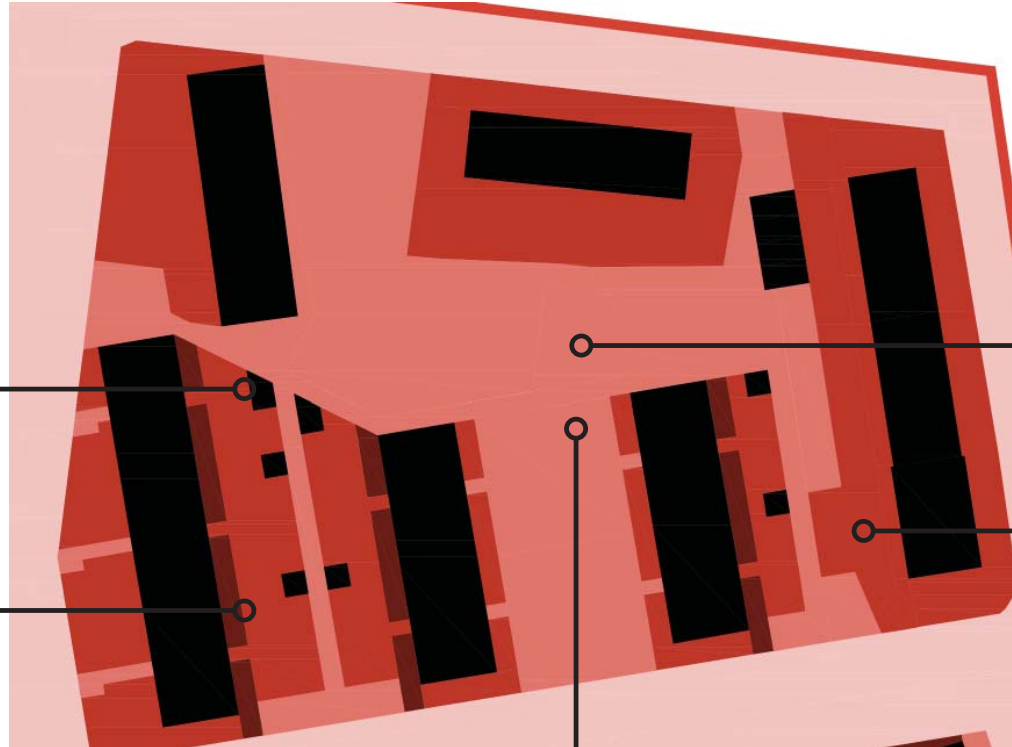
## 4/ Diversification of hierarchy of privacy



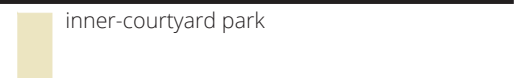
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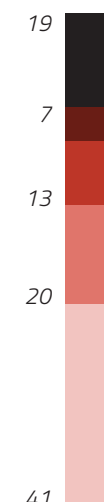
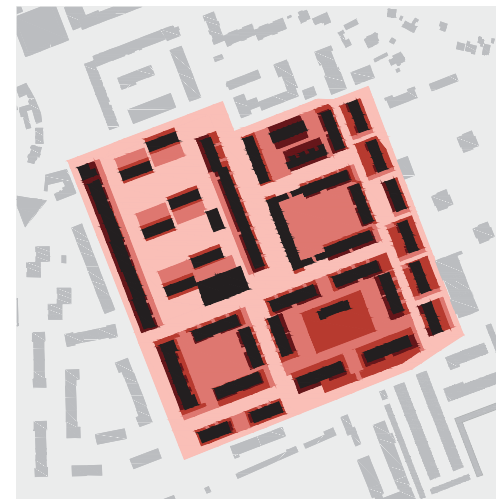
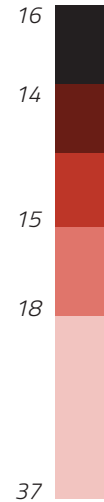
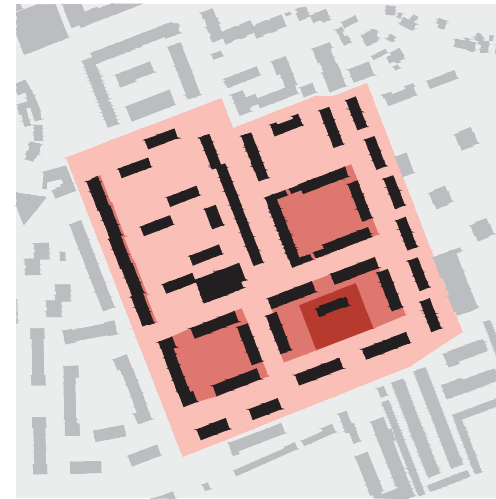
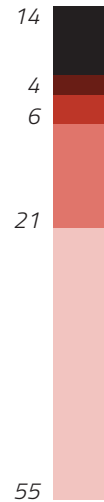
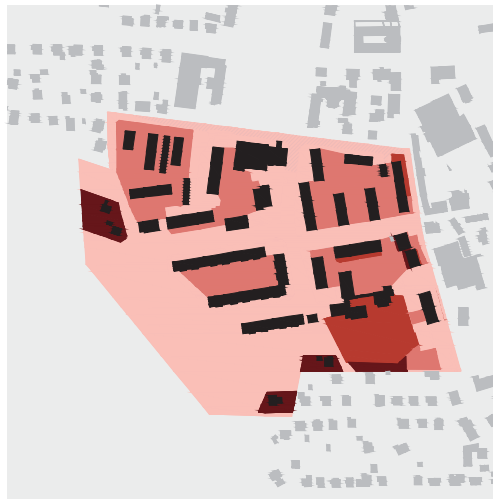


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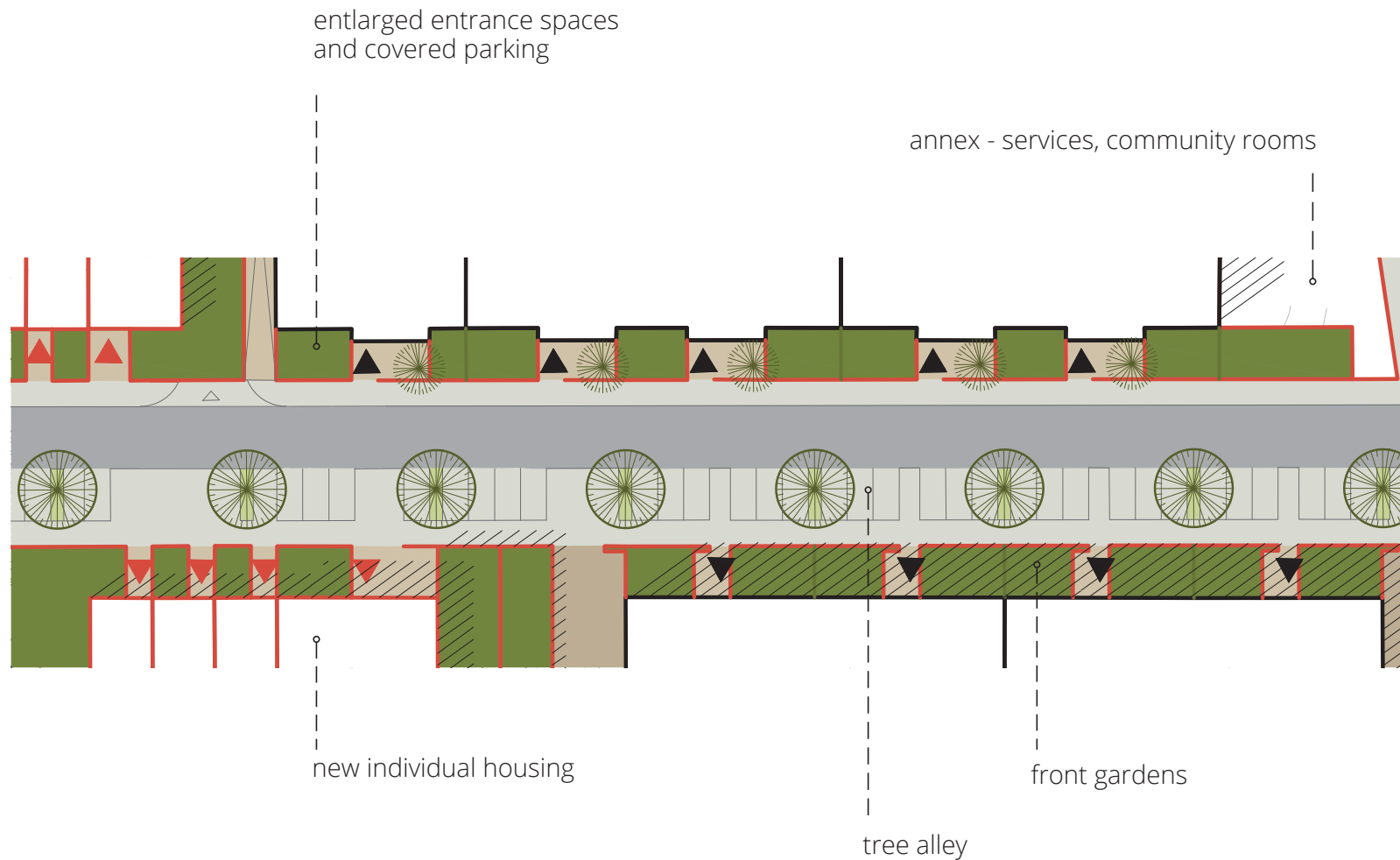


- built-up area
- private space
- semiprivate space
- semipublic space
- public space

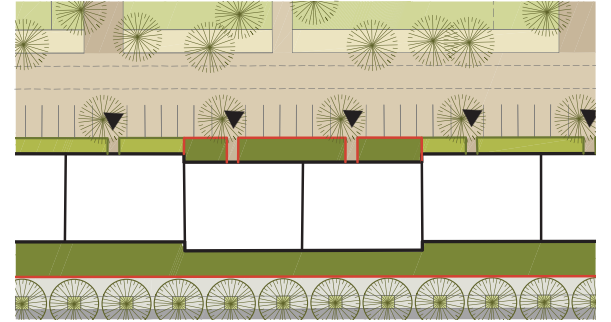
housing estate Spořilov in Jilemnice

housing estate Školní in Štětí

## 5/ Configuration of interfaces between streets and blocks

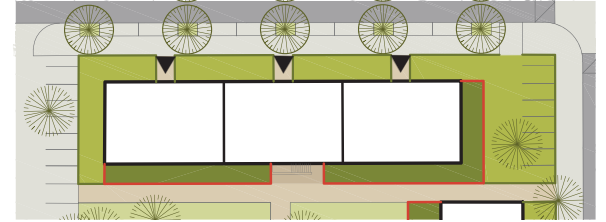


## 5/ Configuration of interfaces between streets and blocks

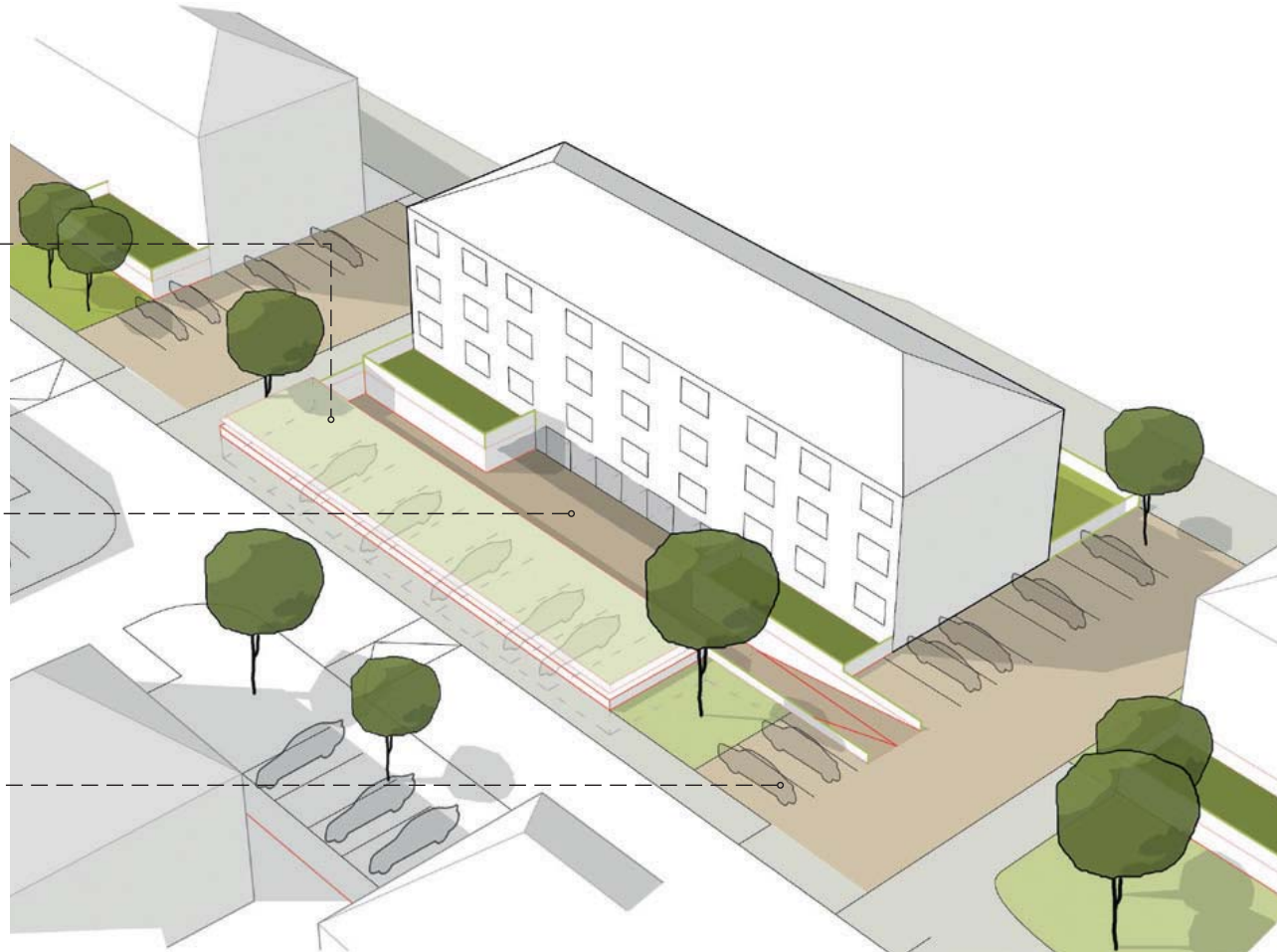




## 5/ Configuration of interfaces between streets and blocks



## 6/ Car parking improvement





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polootevřená garáž



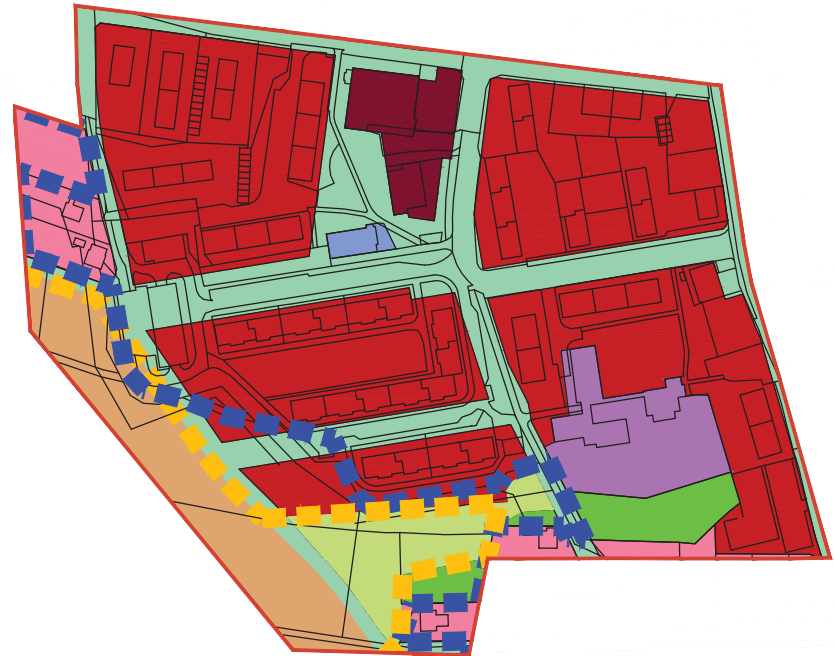
hřiště

předzahrádka bytu



**process aspects**

## > Planning and regulation



## > Key interventions

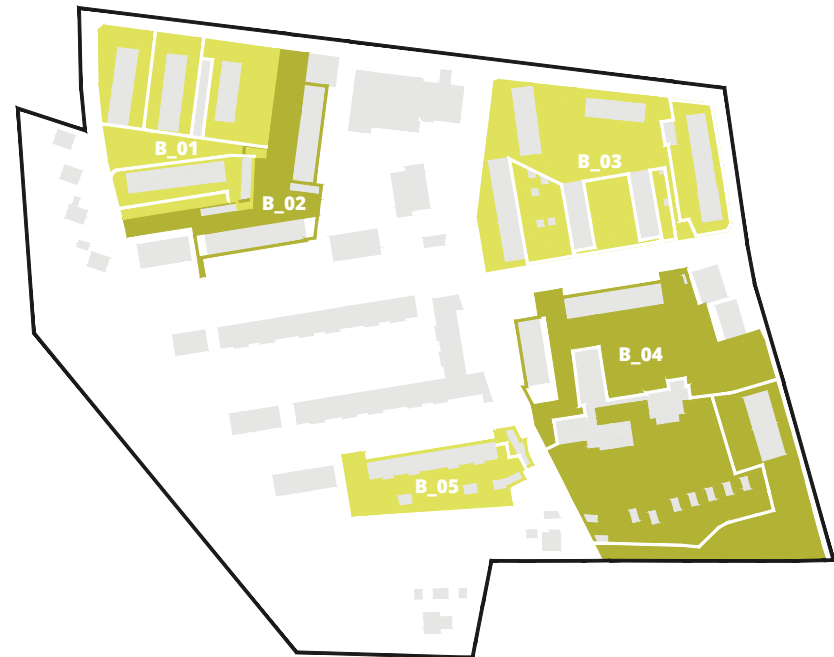




## > Coordination of routine modifications



## > Space for the initiative of the residents and other stakeholders



**general conclusions**



1/

Housing estates - **unintuitive for spatial management** - represent **fragile territories** that in comparison with traditional neighbourhoods require more persistent **use of detailed planning tools**.

2/

Housing estates transformation represents highly complex task that requires **operation on many scale levels**. As such, it demands **high level of local actors involvement**.

3/

Case studies show that by using relatively **mild, but strategically aimed interventions** dealing mostly with parterre organization and small scale built mass addition **a significant redefinition of overall legibility** can be achieved.

4/

Because of the complexity of the issue and high demand on management capacity, for broader application of transformation strategies **the support of central authorities** is needed regarding **combined financial and methodical tools**.





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