

KARINA KUCHARSKA

Development intensification of large-panel housing estates built in 1960-1989 as an opportunity to shape a sustainable residential space in Warsaw.

ABSTRACT

The lack of financially available housing space in terms of quantity and quality is a problem faced by Polish and German developing cities such as Warsaw and Berlin. These cities share similar historical experiences and observe a rapid growth in the number of population in the last decade. High demand for apartments and their low supply are important factors leading to price hikes on the local real estate market. A possible development strategy for both cities is to increase the supply of sustainable and affordable housing space by intensifying urban development [1][2].

The time range of this work is the present, understood as the period from 2010 to 2020. In order to create a background relevant to the topic of the work, the genesis of modern multi-family housing and the use of prefabricated technologies in affordable construction were recalled.

The aim of this study is to determine whether the development intensification of the existing housing stock in the form of prefabricated housing estates built in the years 1960-1989 has the potential to provide sustainable, financially accessible space in large Polish cities on the example of Warsaw. For this purpose, the German contemporary experiences, architectural and urban practices in the area of prefabricated housing estates in Berlin, and the possibility of their adaptation in Warsaw reality were analysed.

The first chapter is an introduction to the topic and an explanation of the reasons behind this work. It includes the genesis of the topic, explanation of the concepts important for the work, the problem, the purpose and subject as well as the scope of the work, the state of research on the topic, analysis of available sources, explanation of the reasons behind this topic, theses, methods used in the work and its construction. The second chapter contains the genesis of financially affordable multi-family housing in contemporary Poland and Germany in the 18th and 20th centuries. The third chapter describes the use of prefabricated technologies in order to achieve affordable housing. The genesis of the use of prefabricated elements in order to provide cheap apartments, the advantages and disadvantages of their use and an overview of selected contemporary projects in

Warsaw and Berlin are presented. The fourth chapter presents the housing situation in Poland against the background and situation in Germany in 2010-2020. The fifth chapter deals with affordable construction and strategies for its creating in Poland and Germany. Chapter six is the key part of the work. It contains a description and analysis of a selected housing estate in Warsaw built in prefabricated technology in 1960-1989. The author of the work conducted a study based on the adaptation of popular practices used in Berlin in the selected housing estate in Warsaw. The purpose of the analysis is to check whether such actions will work in Poland and whether they are an effective solution to the lack of sustainable and affordable housing space in large Polish cities such as Warsaw.

The seventh chapter contains the results of the conducted research and the summary. As a result of the research, the theses were proven.

Key words: housing, affordable living, sustainable development, prefabrication

Wojciech
Cichosz