



Contemporary economic housing in Erbil ... Characteristics and evaluation

Dr. Hasan Al.Sanjary

An efficient residential environment must be able to achieve its objectives in providing a balance between the physical, social and psychological needs of the inhabitants (as individuals, families and residential groups) and within the possible economic limits of society.

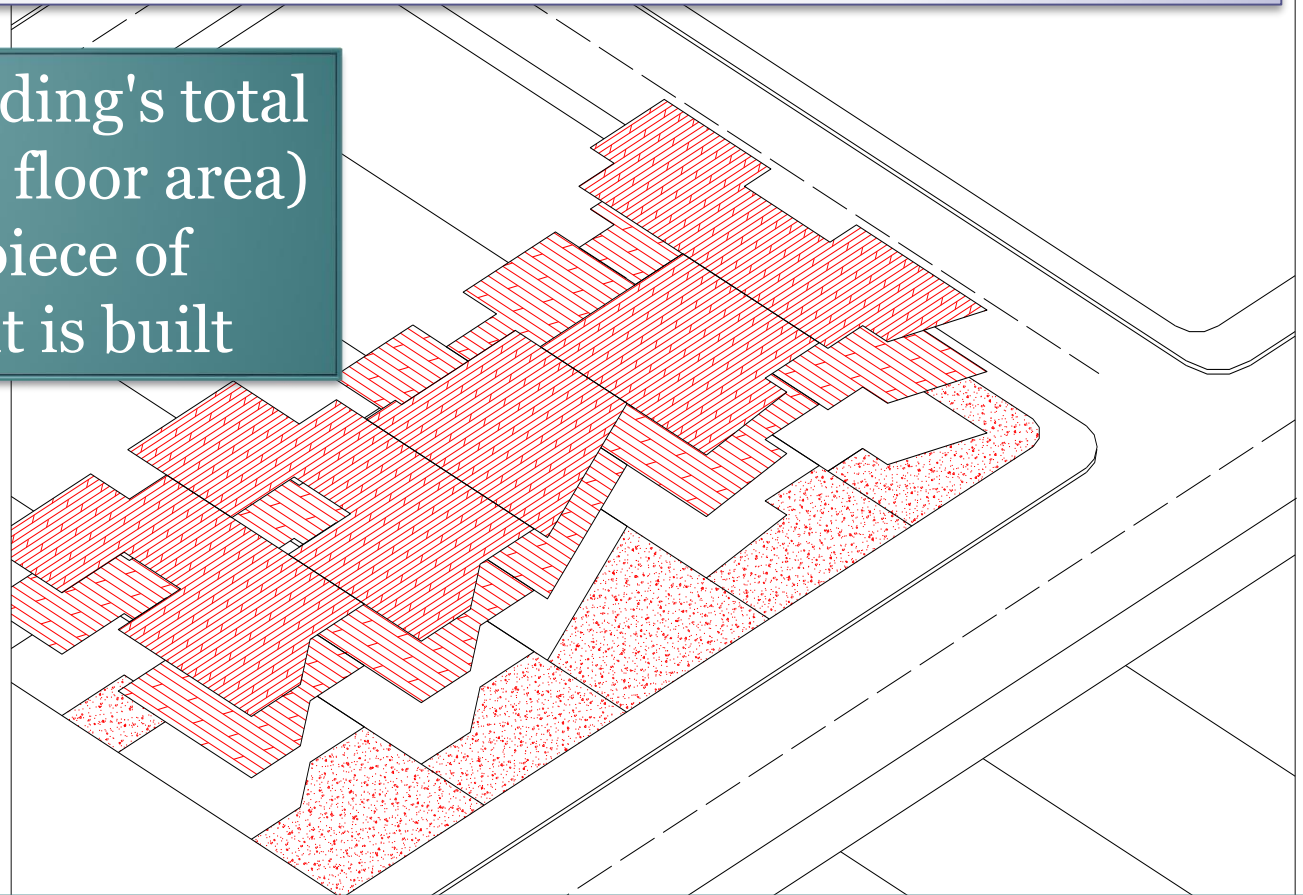
Planning Standards

Many of these goals are achieved only through a set of basic planning rules and regulations that regulate the relationship between man and his environment within the boundaries of the dwelling or its surroundings within the residential neighborhood, while affecting the design standards of the dwelling.

FLOOR AREA RATIO

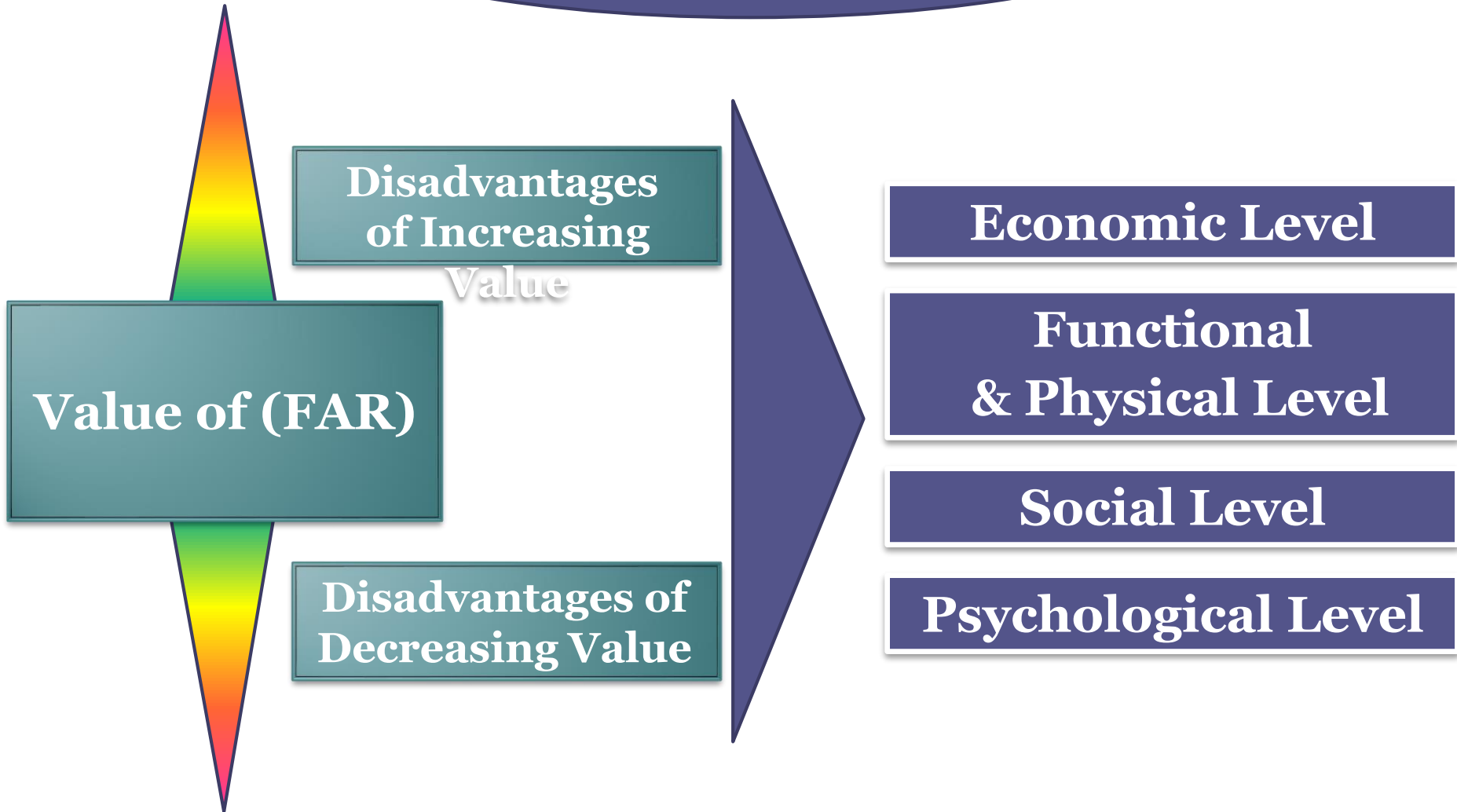
(F.A.R)

The ratio of a building's total floor area (zoning floor area) to the size of the piece of land upon which it is built



It is an Indicator to Measure the Amount of Use of Residential Plot

(FAR) CONTROLS



Disadvantages
of Increasing
Value

Value of (FAR)

Disadvantages of
Decreasing Value

Economic Level

Functional
& Physical Level

Social Level

Psychological Level

The Changes in (FAR) Value During Last Century in Residential Environment

TRADITIONAL

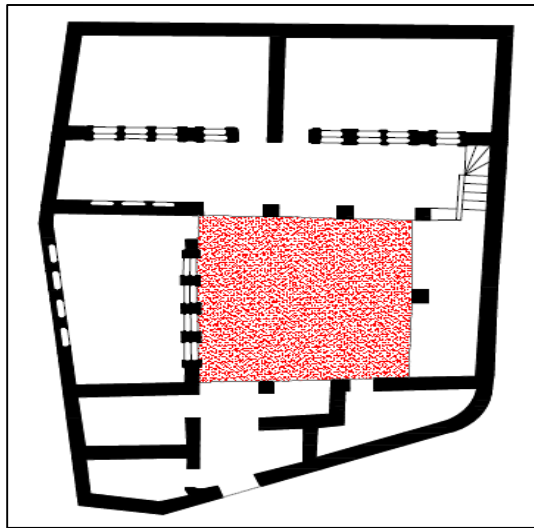
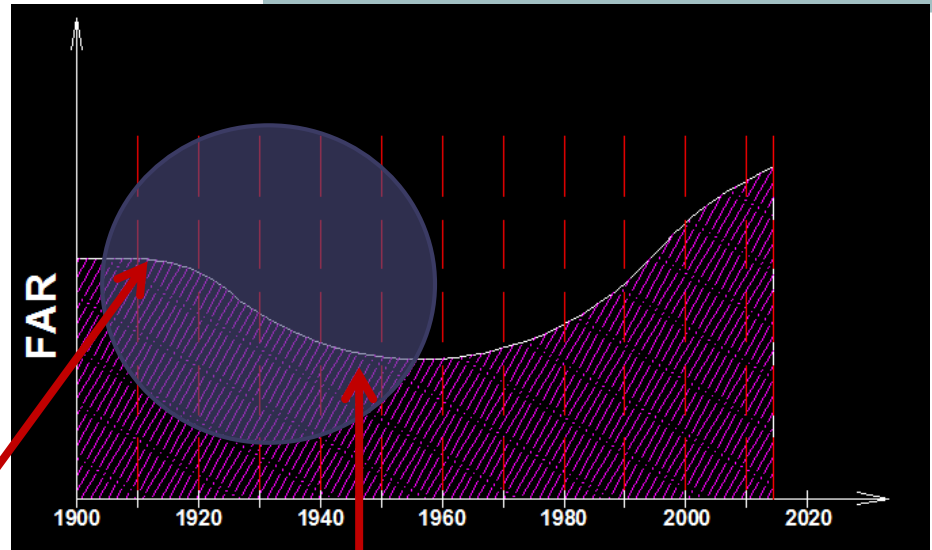


CONTEMPORARY

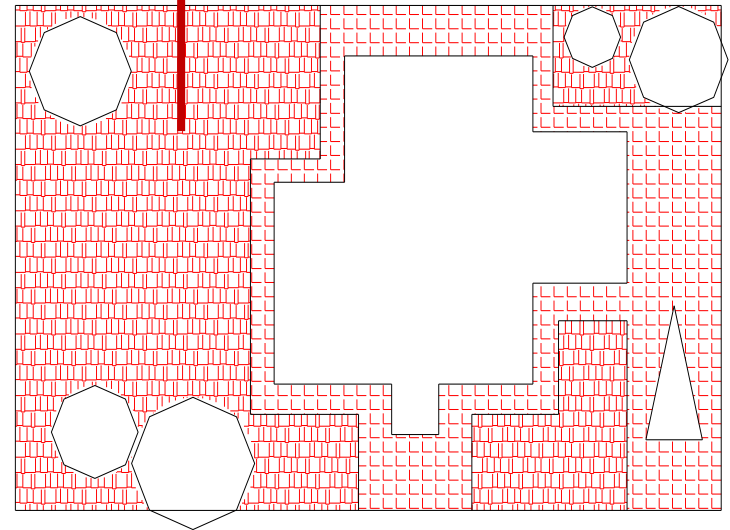


First stage

Decrease in
(FAR) Value



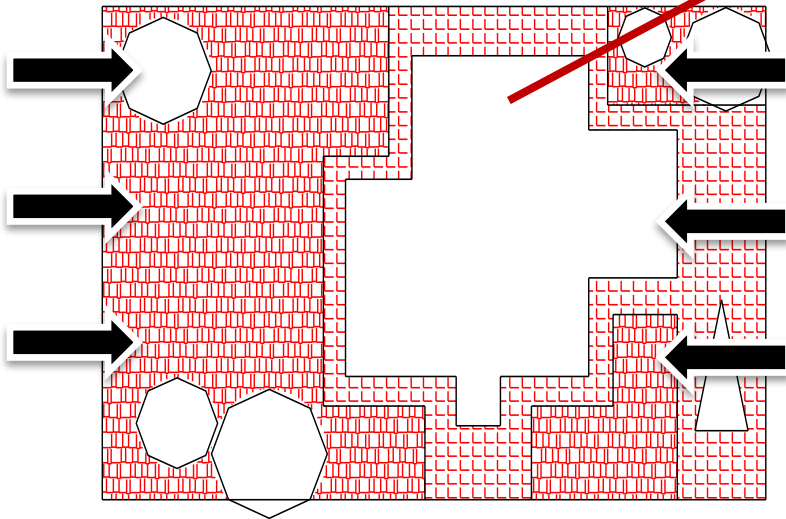
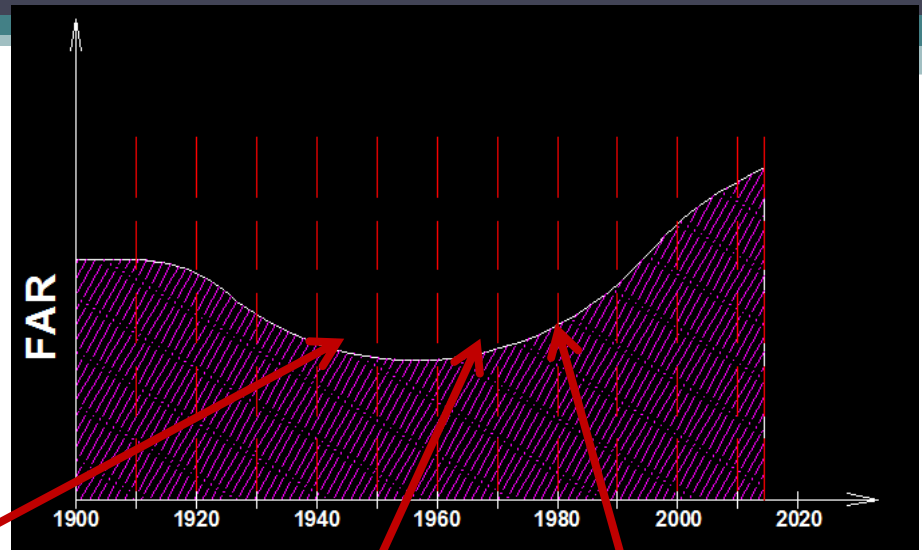
Courtyard House



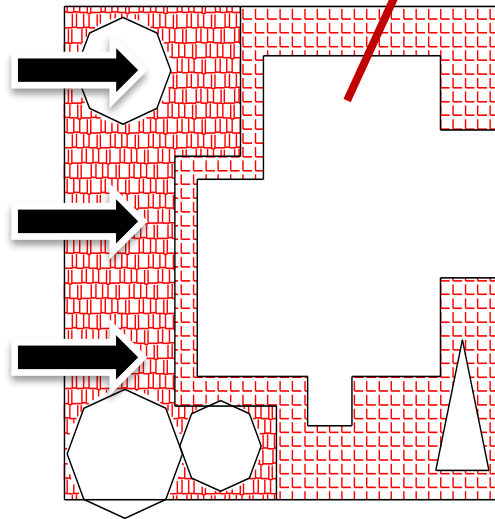
Detached House

Second Stage

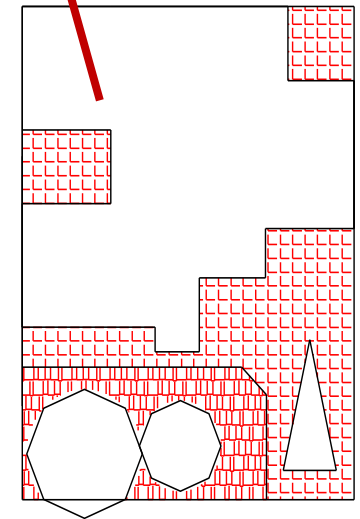
Increase in (FAR) Value



Detached House



Semi Detached House



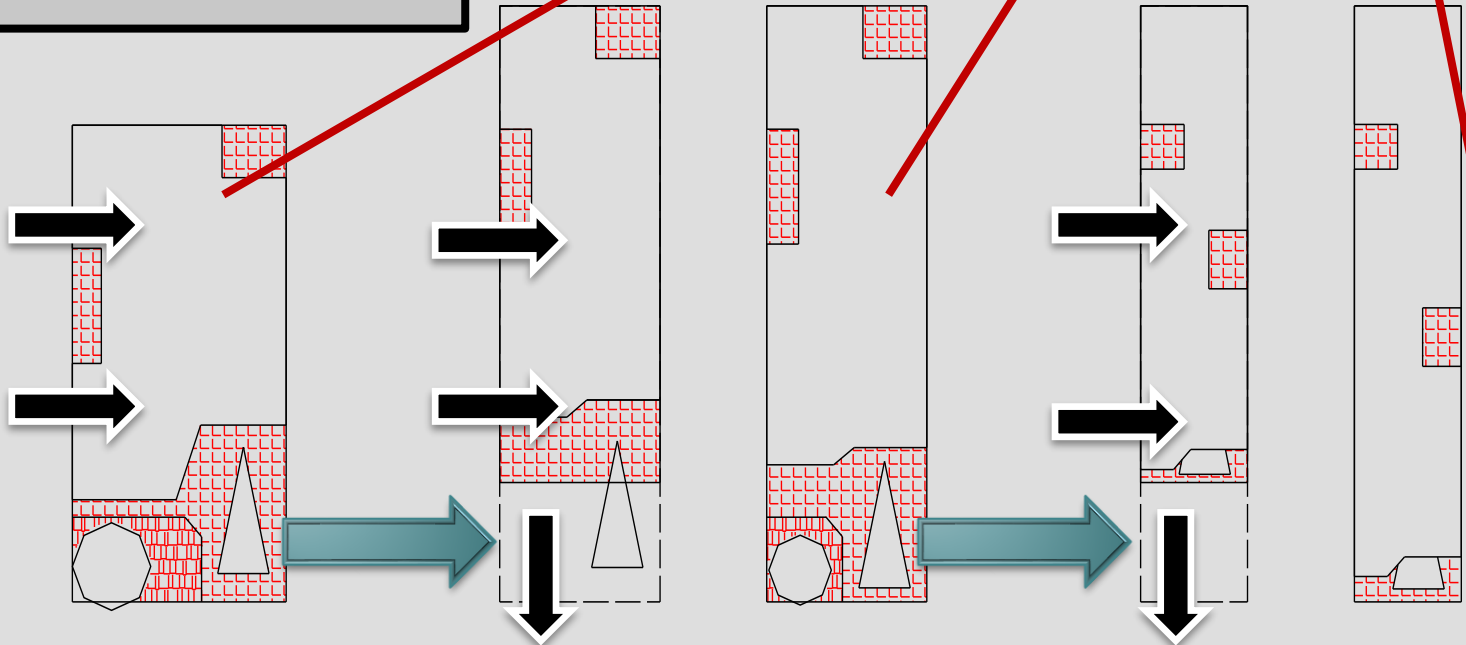
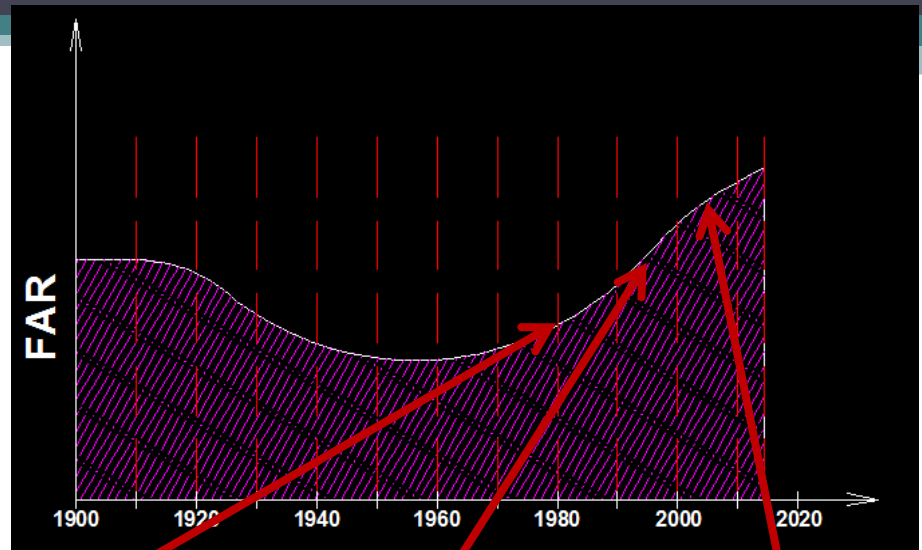
Raw House

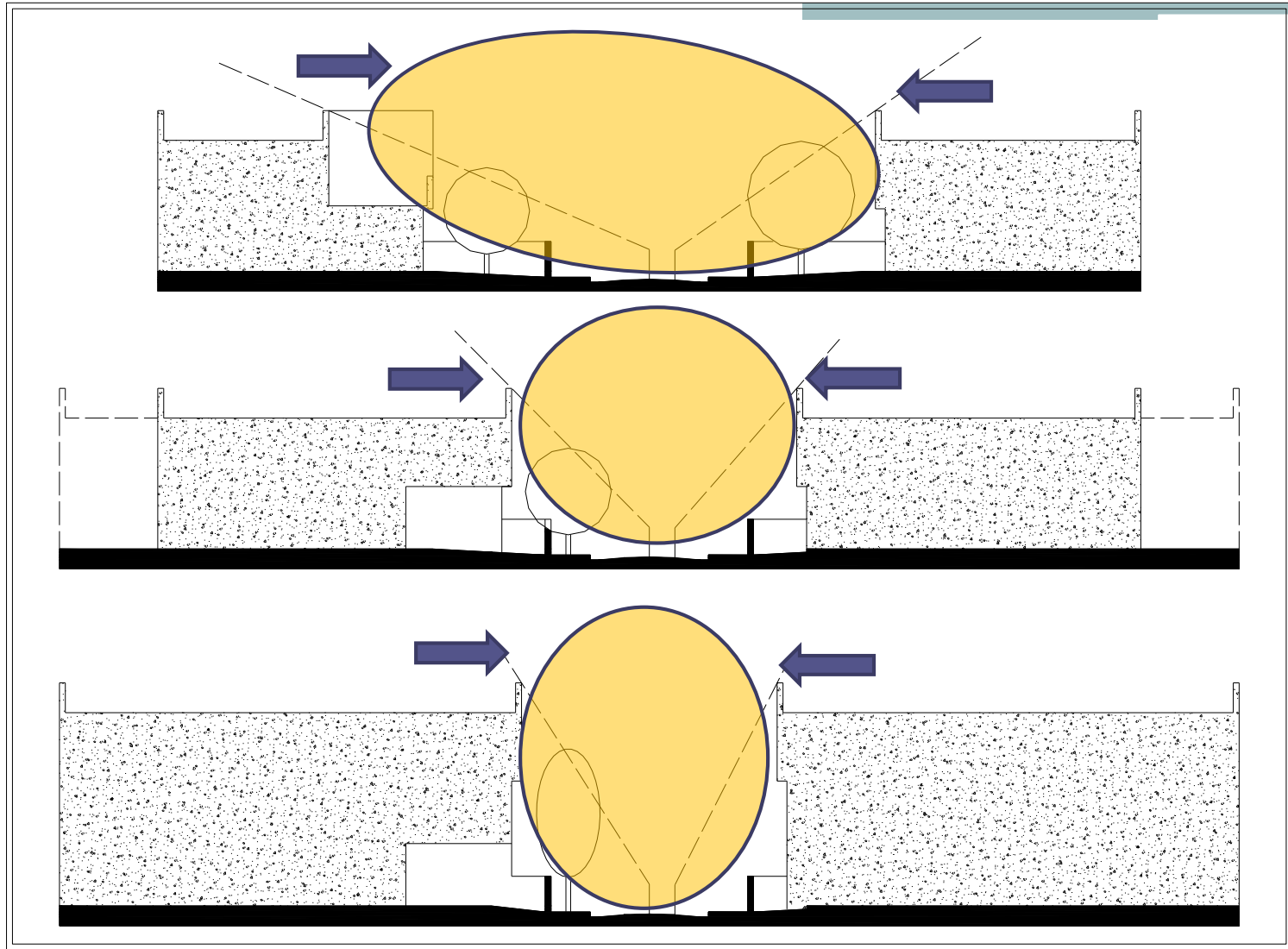


Third Stage

Increase in (FAR) Value

- Gradual Decrease in Plot Area & Façade Width
- Adding The Third Floor





The Changes in Street Section During The Last Century

Advantages of The Row (Terraced) Houses



Reducing The Plot Area
(Reducing The Cost)

Reducing The Cost of
Infrastructure

Definition of Terrace House

- A terraced or terrace house or townhouse is a term in arch. and city planning referring to a style of medium density housing that originated in Europe in the 16th century, where a row of identical or mirror-image houses share side walls. They are also known in some areas as row houses or linked houses.
- Terrace housing can be found throughout the world, though it is in abundance in Europe and Latin America , and extensive examples can be found in North America and Australia .



Examples



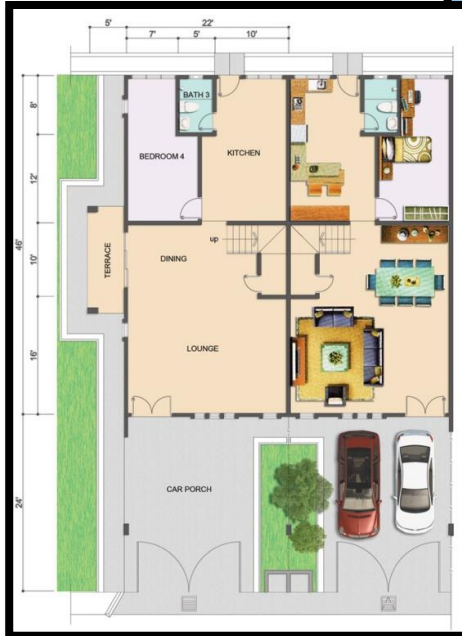


Variety in House Area & No. of Floors





**All are with High
on Control
Density Level**



To Get The Type Objectives & Esthetics



Local Unit

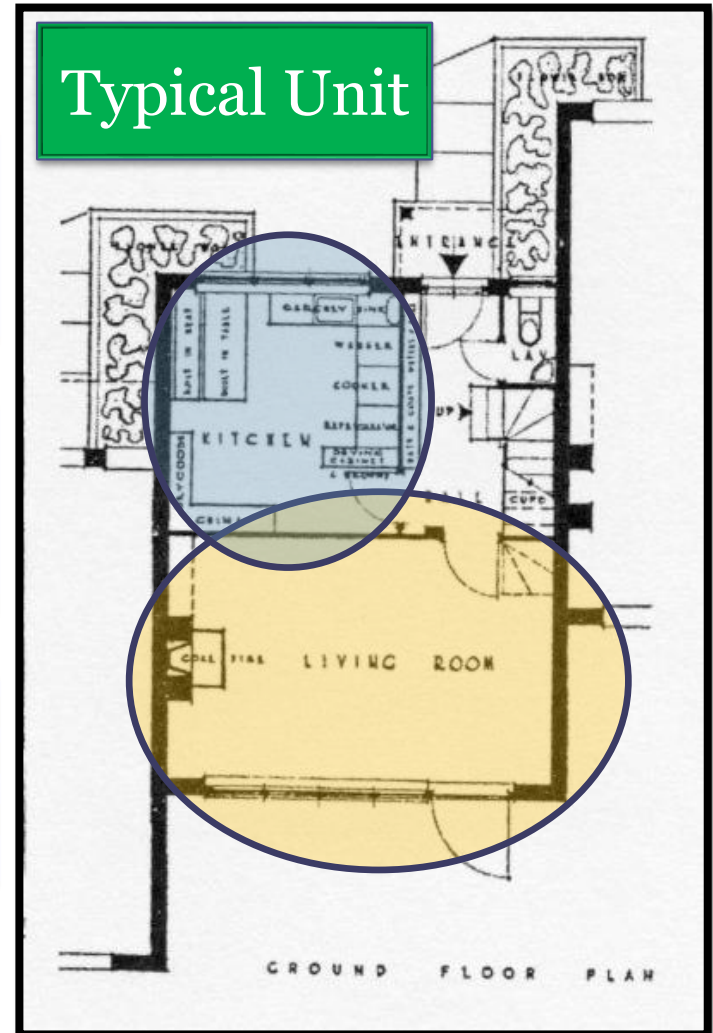
Comparison Between Typical & Local Terraced House

Total Built up Area

Organization of Space Gradation

Value of (FAR) {Density}

Typical Unit



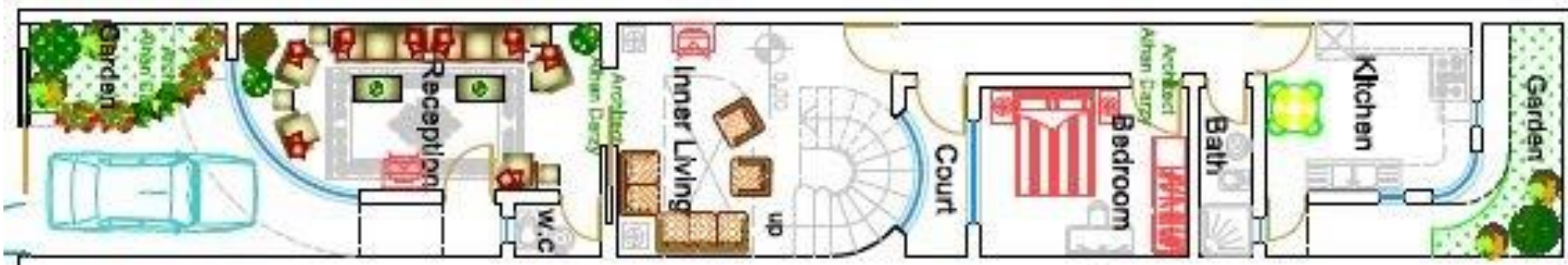
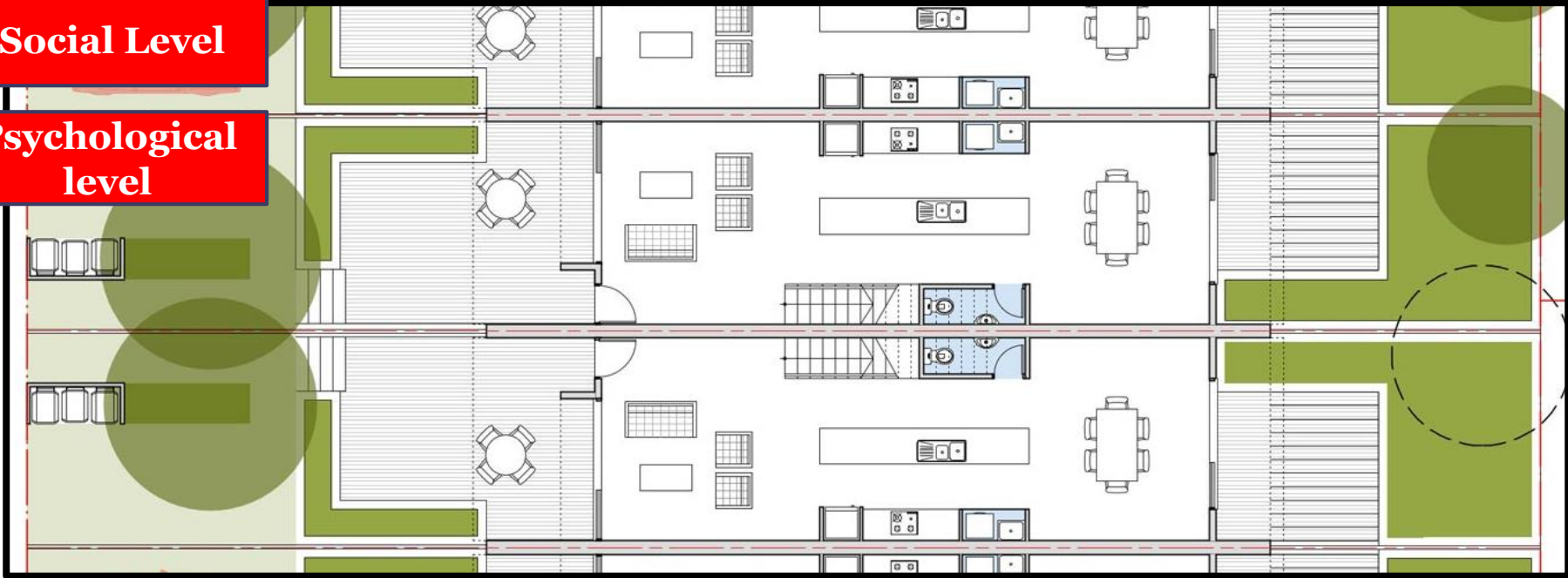
Economical
Level

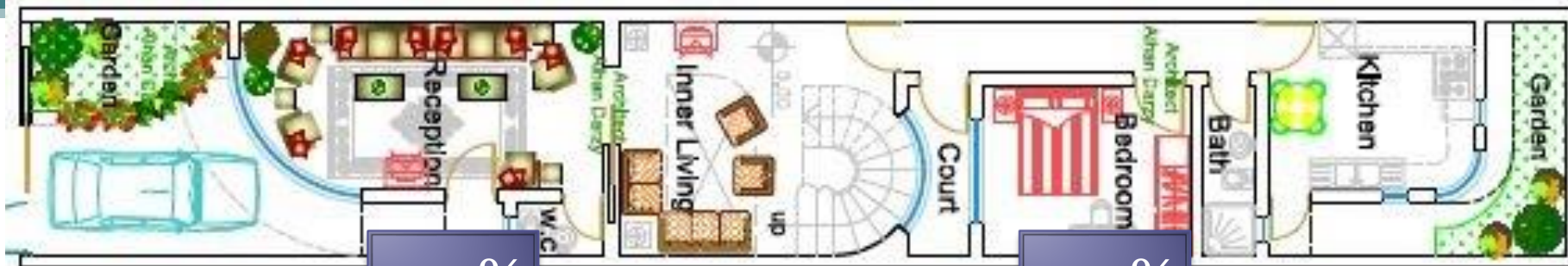
Functional &
Physical Level

Social Level

Psychological
level

Disadvantages on Economical Level



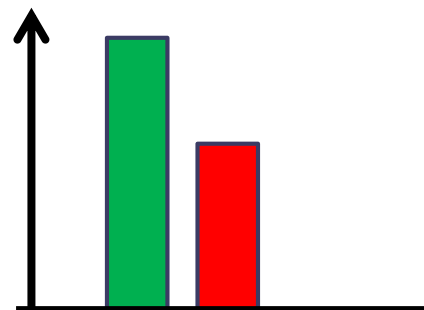
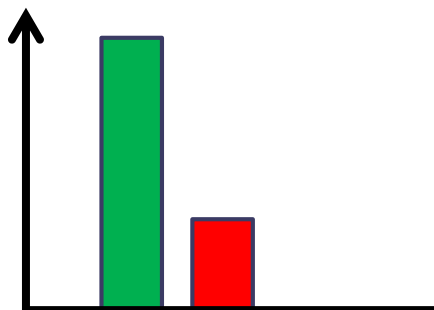


4.5%

14%

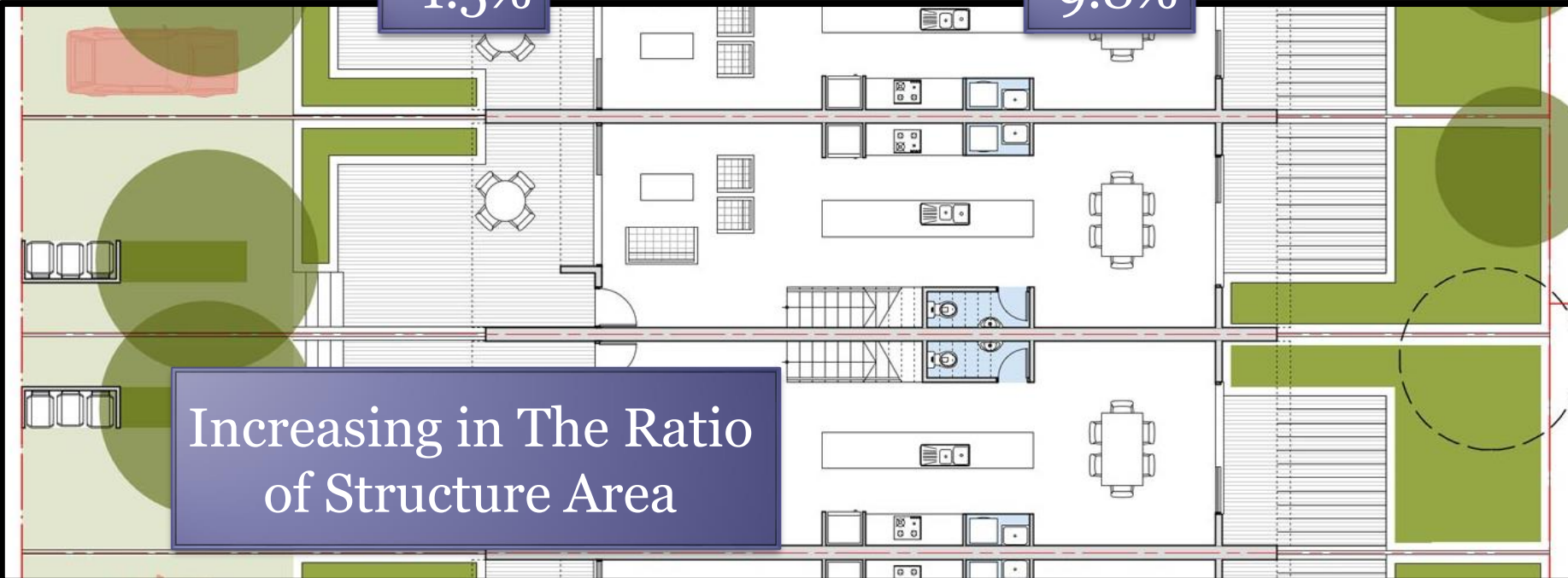
Inner Partition Area / Total Net Floor Area

Total Structure Area / Total Net Floor Area

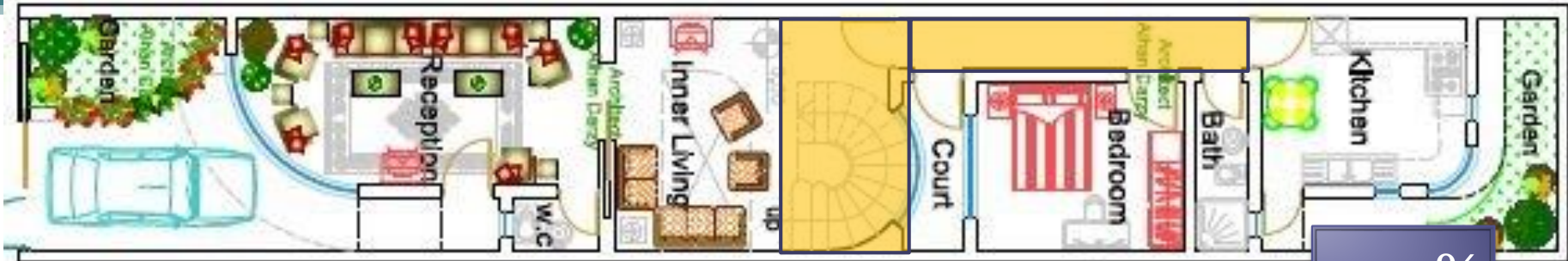


1.5%

9.8%

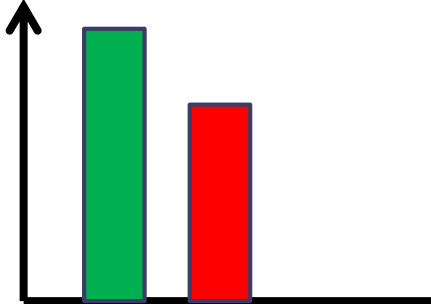


Increasing in The Ratio of Structure Area



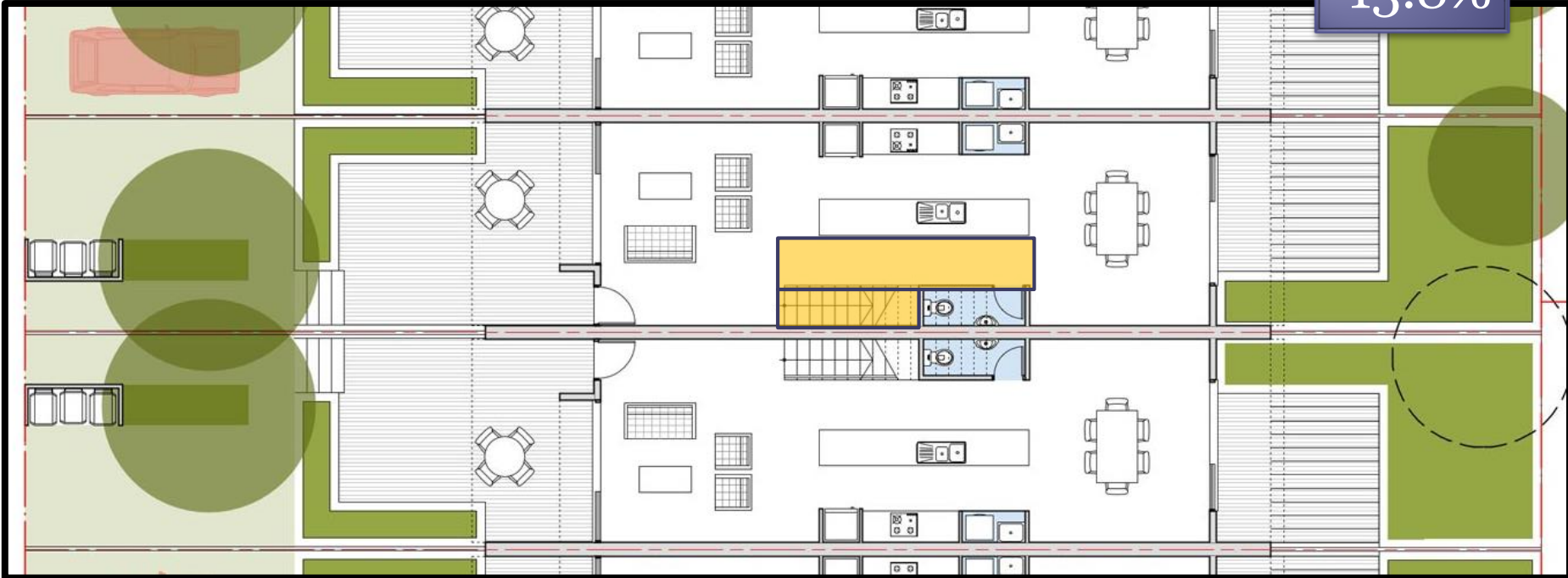
17.9%

Increasing in The ratio of internal circulation area



Circulation area/total net floor area

13.8%



**Economical
Level**

**Functional &
Physical Level**

Social Level

**Psychological
level**

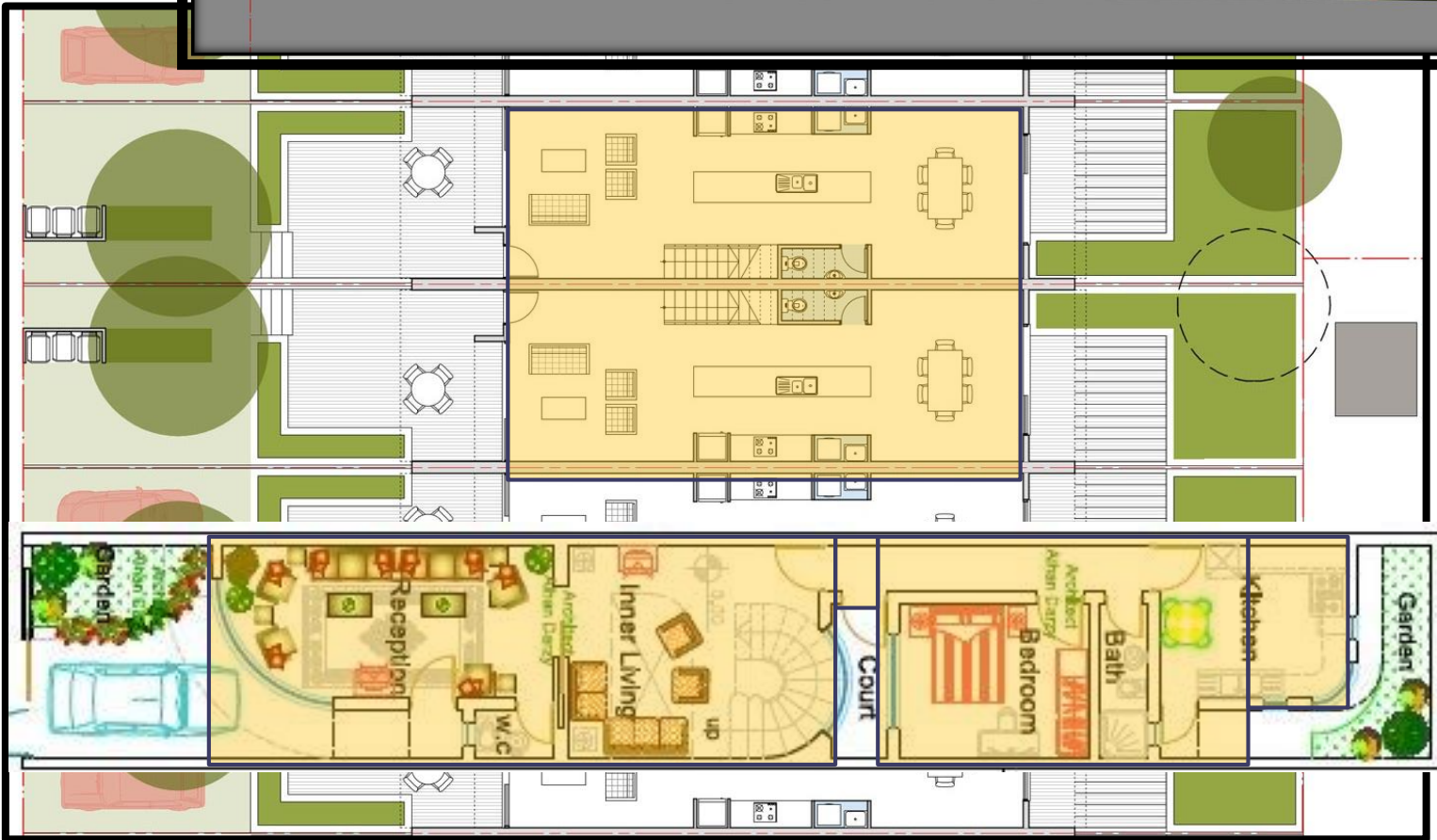
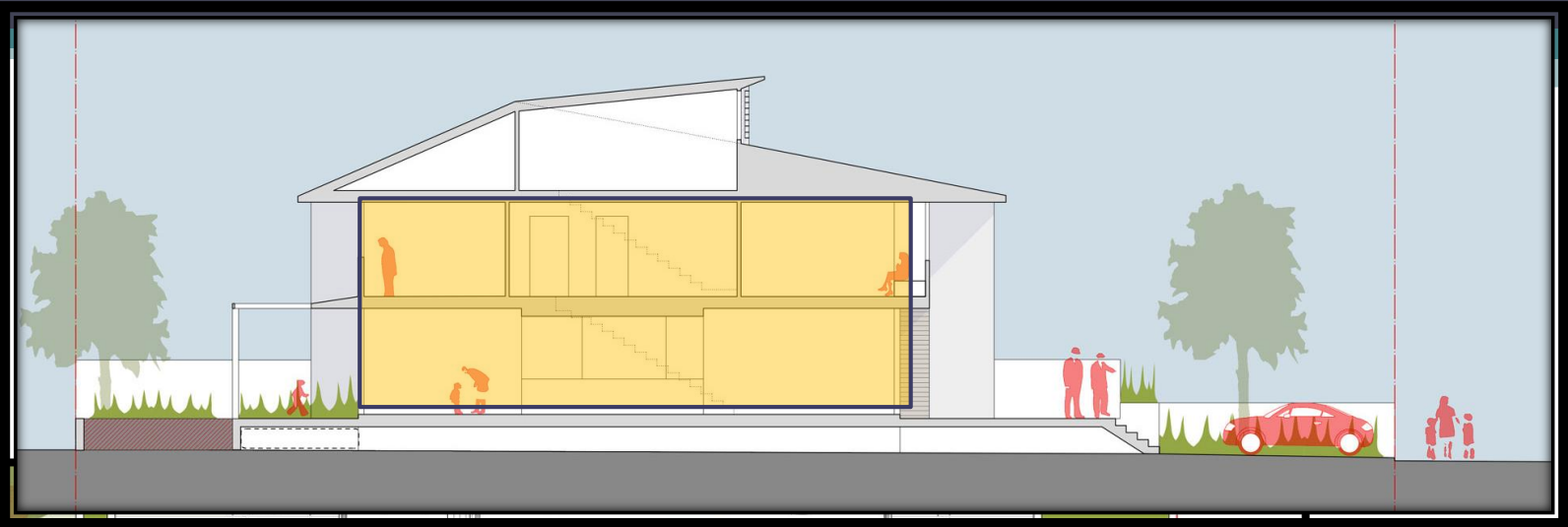
Disadvantages on Functional & Physical Level

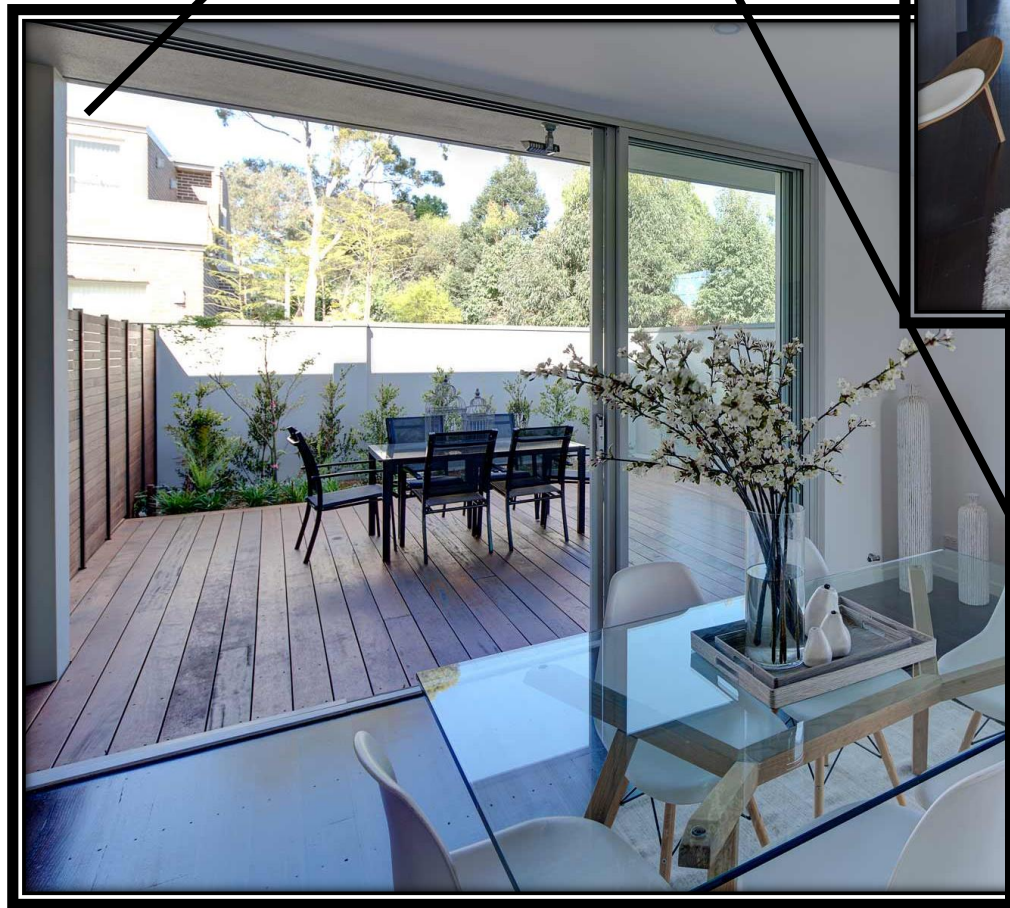
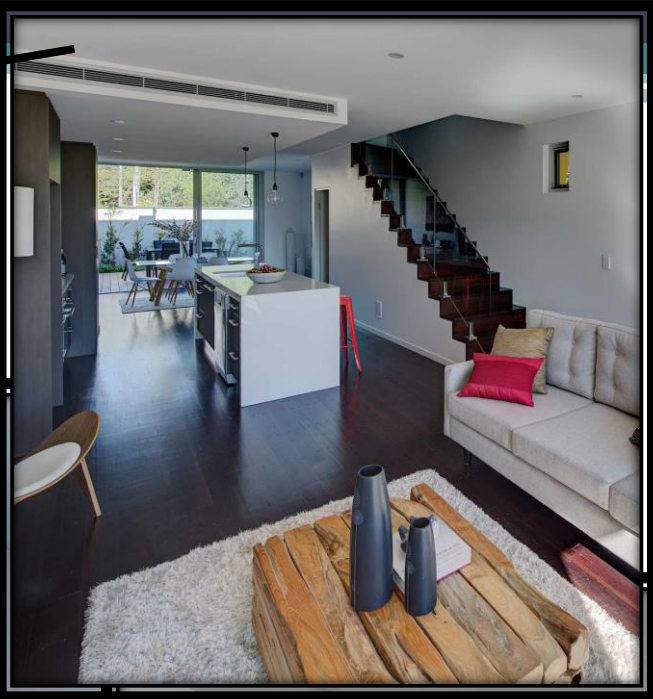
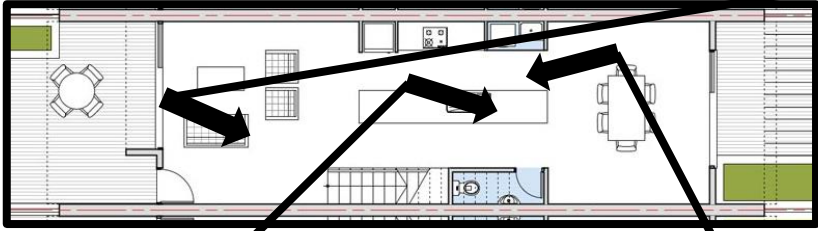
Decreasing of The Ratio of Useful
Floor Area to The Total Floor Area

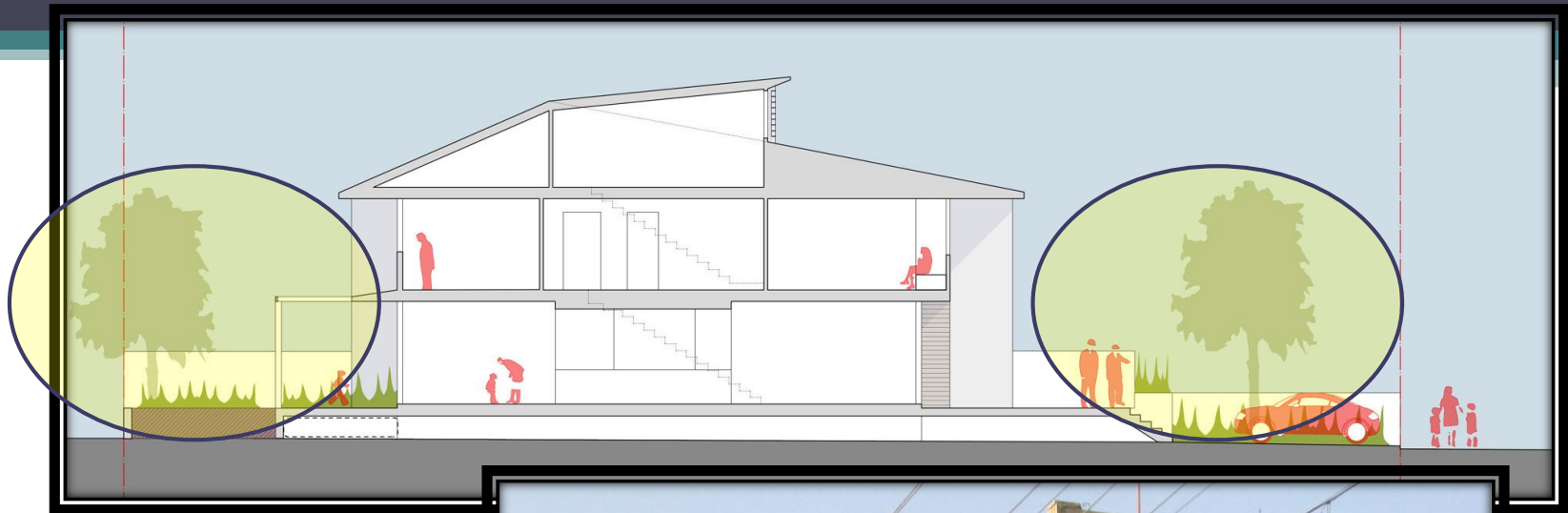
Disadvantages in Providing
Natural Lighting & Ventilation

Lack of Outdoor green
areas & services









Lack of Outdoor green areas & services



**Economical
Level**

**Functional &
Physical Level**

Social Level

**Psychological
level**

Disadvantages on Social Level

Disadvantages in Achieving
Visual Privacy for House

Lack of Social interaction in
housing neighborhood





Lack of Social interaction in housing neighborhood



**Economical
Level**

**Functional &
Physical Level**

Social Level

**Psychological
level**

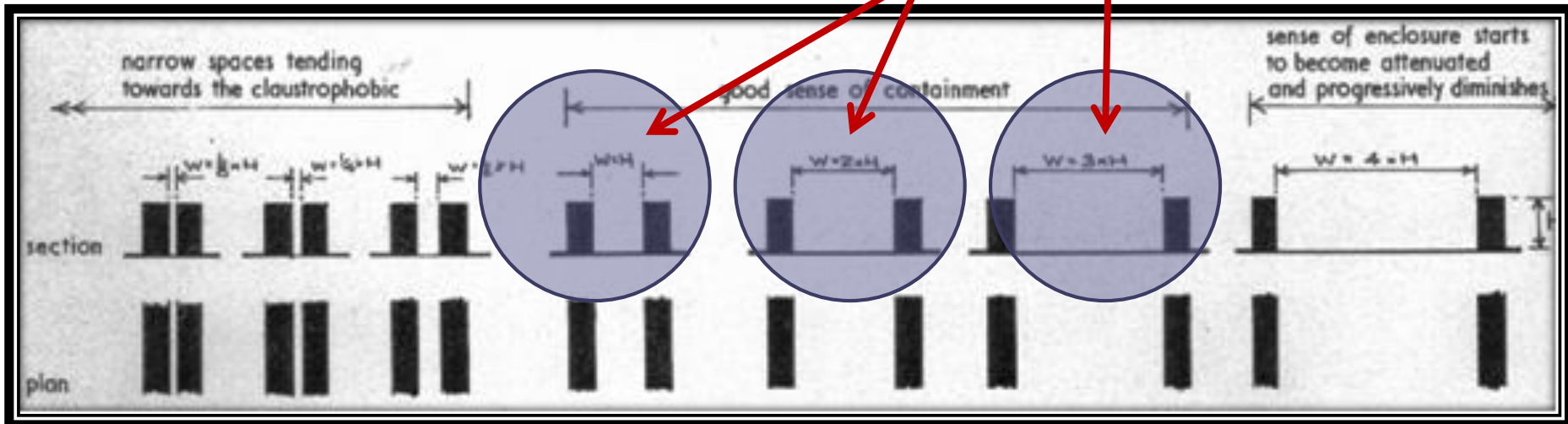
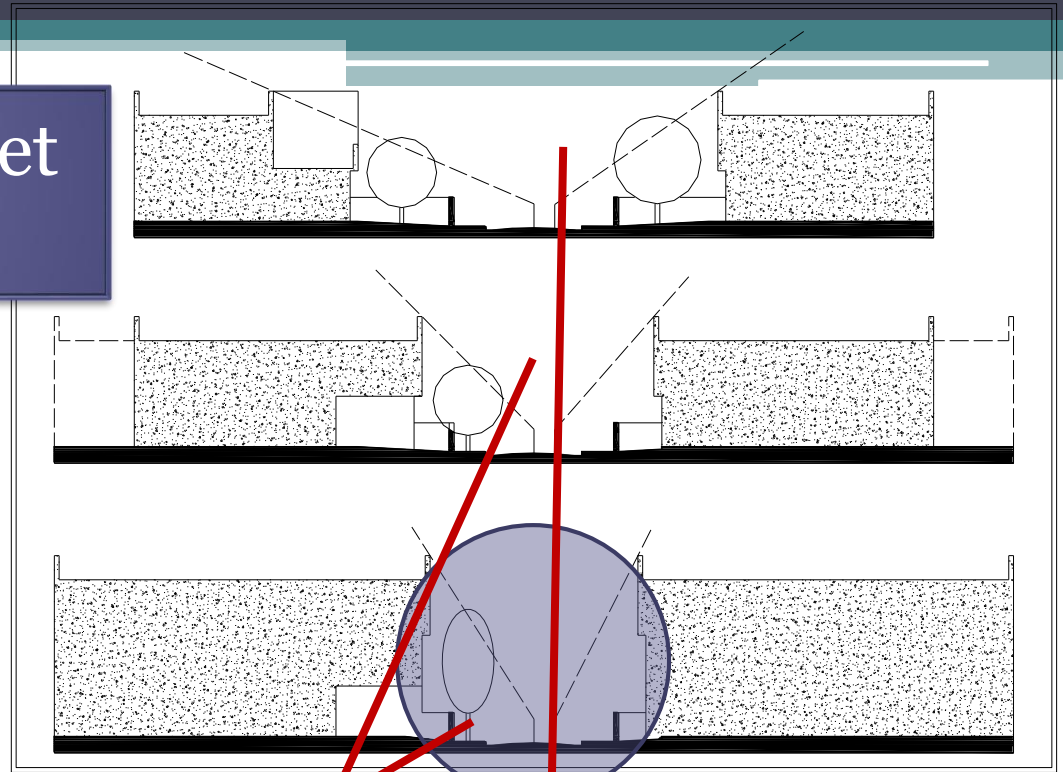
Disadvantages on Psychological Level

Disadvantages in Street
Space Containment

Lack in Perception of
Street Scene



Disadvantages in Street Space Containment



Recommendations







Thank You