

CZECH HOUSING ESTATES:

Mass public housing construction in private ownership (facades, colours, details)

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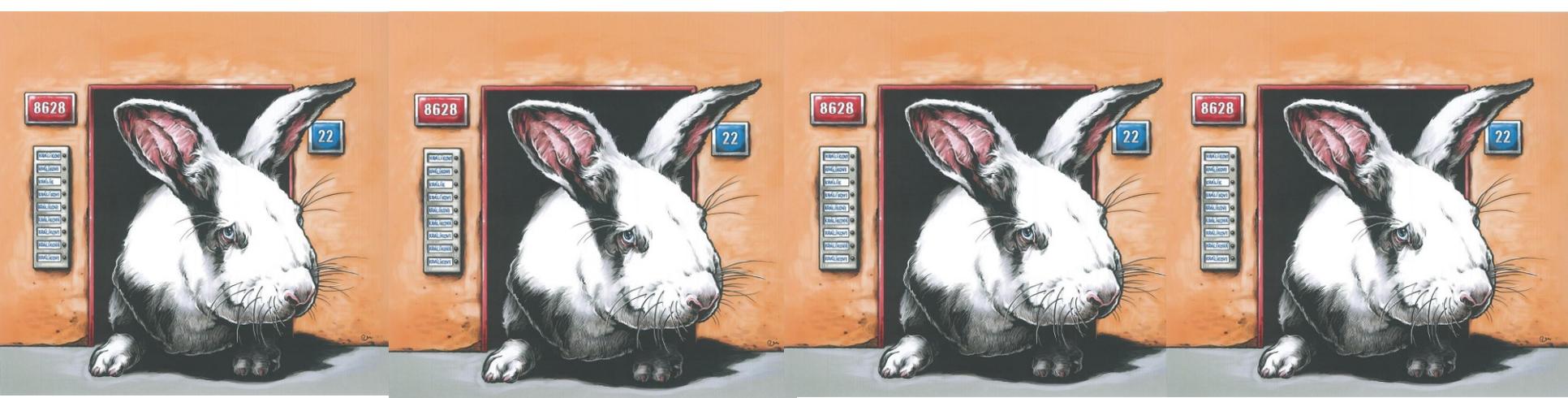
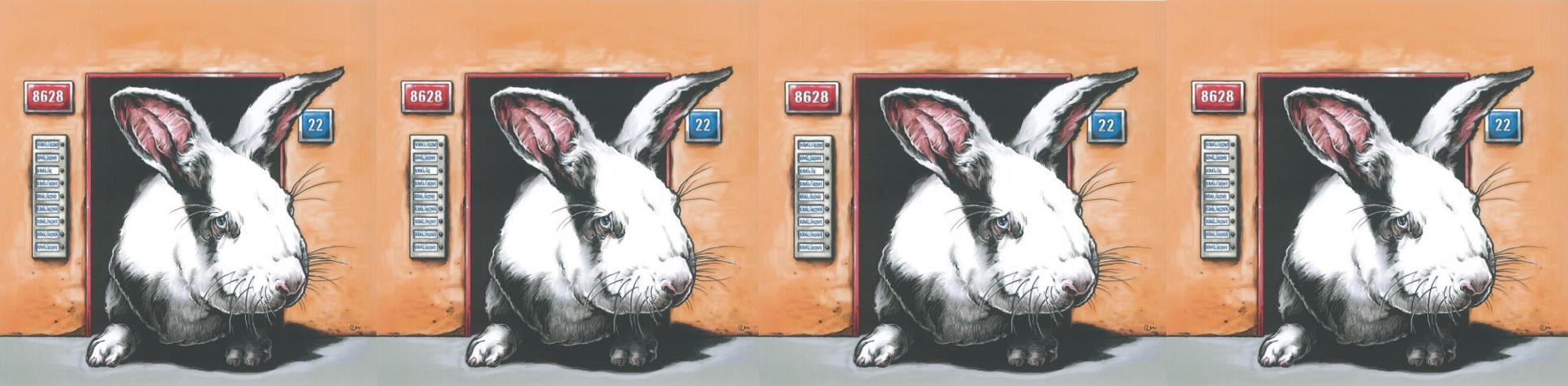
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1. Introduction

- Following 1989 the Czech Republic ended the construction of blocks of flats funded and managed by the state, which constituted public housing estates.
- Today there are **65,651 blocks of prefabricated flats** with **1,198,559 inhabited flats**.
26 % of the population lives in prefabricated panel apartments in public housing estates (**2,674,552 people**).
- Housing estates thus have been and will continue to be a long-term part of the housing and real estate market supply in the Czech Republic.

<http://www.youtube.com/watch?v=q8jtwV5kh-w>

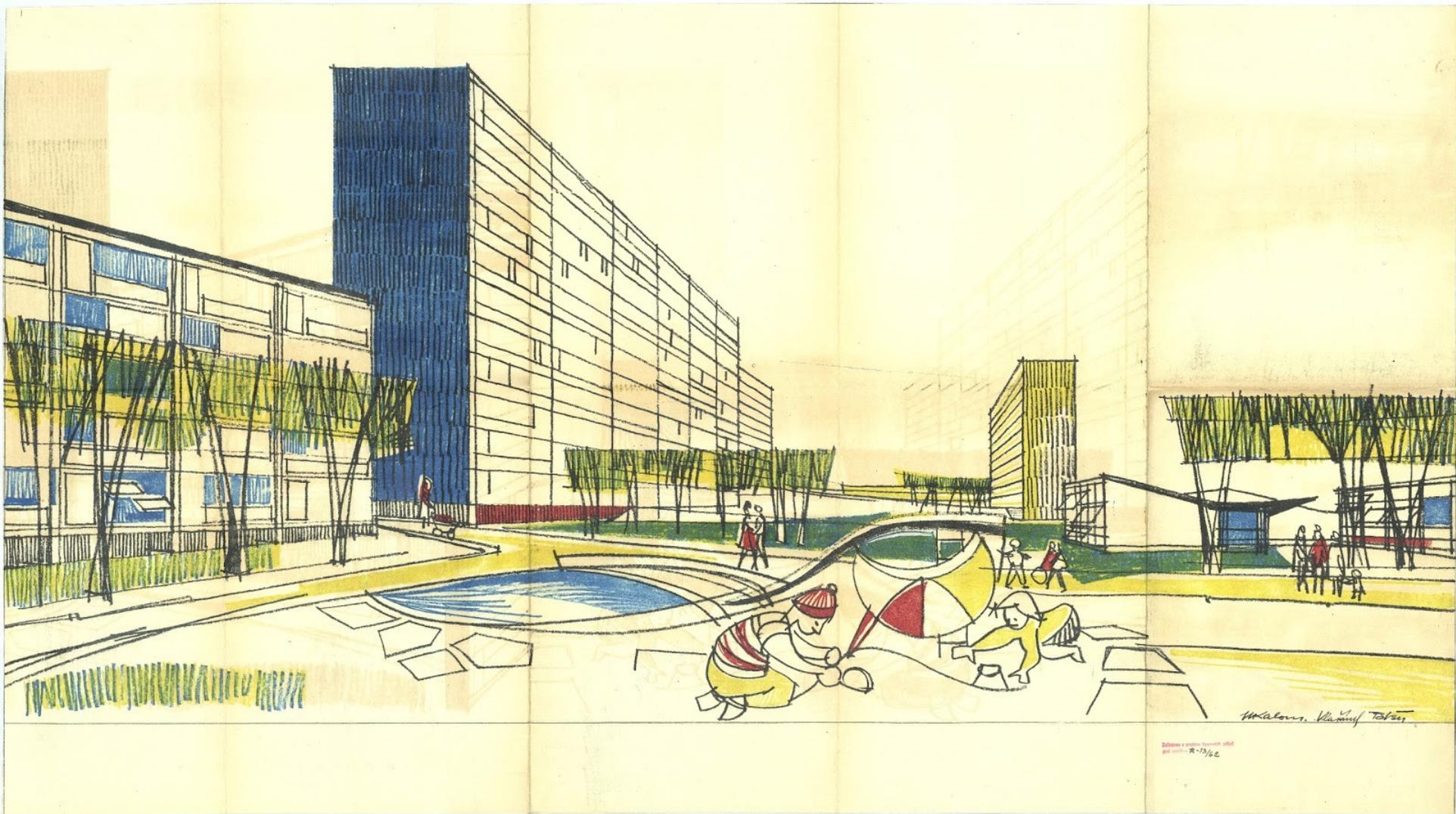








2. ROOTS









3. AFTER 1989

Housing privatization

- **Flats have been sold to tenants** in recent years, a privatization process that is still on going.
- Flats are now largely in the **joint ownership** of apartment owners or housing cooperatives.
- **Residents** have become owners and thus **decision makers on repair** and reconstruction **of individual buildings**.
- The buildings are today often furnished with **additional thermal insulation**, the **windows** and **entrance doors** are exchanged and the **balconies** and enclosed balconies are modified. Prefabricated panel buildings usually have **flat roofs that need repairs**, and the reconstructions to convert a flat roof to a pitched roof are often designed.

3. AFTER 1989

State aid

- Funds from **public budgets contribute at least 50%** of the financial share for the reconstruction of blocks of flats.
- Approximately 25% of flats in panel buildings have undergone an overall reconstruction.
- By 2020, it is expected that **the cost of repair** of the prefabricated buildings is going to be another 280 billion Czech crowns (**10.8 billion Euro**).
- Although the **public funds now account for half of the funds** that are used for the regeneration of prefabricated flat buildings, **public interest in the quality of architectural solution is practically not applied.**
- Given the current ownership structure it is difficult in practice to ensure coordination of the architectural design of individual buildings in public housing estates.

Advertisement



- Small housing cooperatives and owner-associations **decide independently** on both the repairs and the architectural design of individual buildings that they co-own.
- Projects of the construction, including architectural design, are often included in an offer of a construction company where artistic design is made by designers with no architectural training

Results











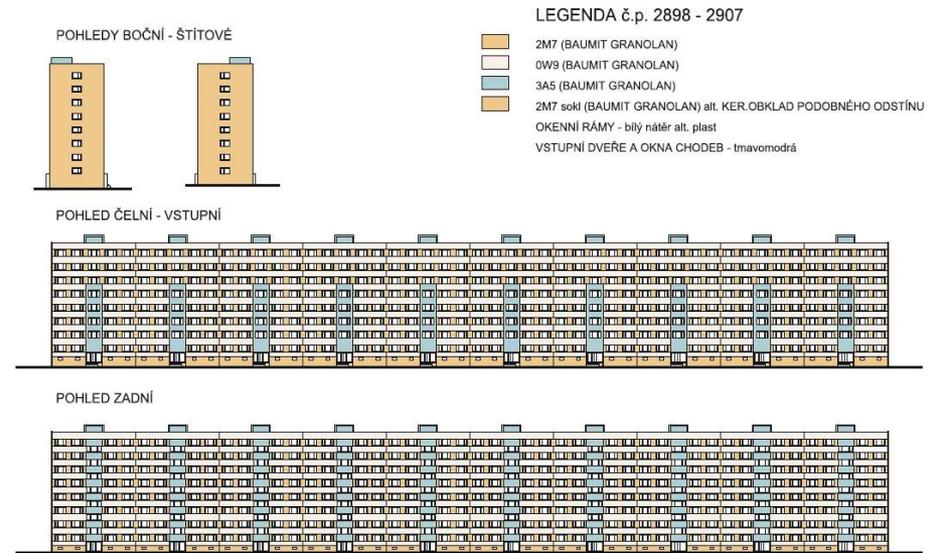






4. Architecture design

Attempt at coordination on a specific example in the city of Karviná













POHLED JIHOZAPADNÍ



POHLED SEVEROVÝCHODNÍ





5. CONCLUSION

Basic rules for a **simple and effective regulation** that may in the **public interest** help improve the aesthetic value of the housing estate environment:

- Buildings in the housing estate always form a whole and make sense only as a whole. Therefore, the appearance of individual building façade should always be assessed in terms of its impact on the whole estate.
- The related blocks of flats should be handled in similar ways in terms of basic colour matching.
- Simplicity and colour moderation always work well.
- The original details of facades were often interesting, and it is worth preserving those values.
- The facades should not be garnished with graphic motives that are not based on the existing structure and tectonics of the building (oblique, wavy, circular and other incongruous shapes).



Competition participants „Panel house of the year“