

Alternative Modes Of Habitation Versus The Formation Of Residential Architecture

Abstract

The subject of this dissertation is the issue of alternative modes of housing and the formation of housing development. The research subject is socio-economic issues in the context of the selection of parameters adopted for the formation of housing development, especially multi-family housing. The identified research problem is the progressive stratification in terms of available functional housing provision in Poland at the beginning of the 21st century, where, in view of the small share of non-commercial housing stock in Poland, housing has become an exchangeable value rather than a use value resulting from the needs of its users. The broad context of this state of affairs is analyzed and the consequences and fields requiring change are identified.

The research undertaken aims to demonstrate the relationship between the way of living and the functional-spatial arrangements (formation) of housing. The intermediate objective was to find out whether housing treated as a commodity meets users' expectations and how attractive it is compared to housing in countries with a higher share of housing stock owned by public or non-commercial entities. A point of reference to housing based on mono-functional collections of housing units is the co-housing trend, based on mechanisms and values that foster a broader response to users' needs and opportunities for architectural formation.

The dissertation has a synthetic and analytical character, which was based on literature research, field searches (in-situ reconnaissance), comparative analyses, case studies and surveys.

A thesis was formulated: the housing stock in Poland does not fully meet the needs of its users. The housing economy reinforcing the 'buy or rent' formula results in newly built resources: they do not affect the well-being of the majority of their users, they do not improve the quality of the architecture of the built environment, and the continuation of such a trend is a negation of sustainable development.

Research has indicated that Poland lacks accessible, well-designed housing supplemented by functional common spaces. Due to the lack of alternatives, access to housing in Poland has become a commodity that is less attractive and more expensive than in wealthier European Union countries. The lack of alternatives not only limits accessibility but also the space for users to fulfil their needs in a way that fosters social relationships. Furthermore, the range of designers' responses is limited in shaping the functional-spatial programme. The results obtained from the research confirmed the validity of the thesis.

In conclusion, the paper presents an interpretation and conclusion of the research results obtained. The postulates and possibilities of balancing the benefits of different stakeholder groups are outlined. Further research directions were identified.

Keywords: multifamily residential buildings, affordable housing, community-led housing, co-housing, alternative modes of living, self-organized housing, rent gap