

# S O C I A L H O U S I N G

## F U N C T I O N A L A N A L Y S I S

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THE NETHERLANDS

# The Netherlands

- € 720,42
- € 22.700
- € 30.825

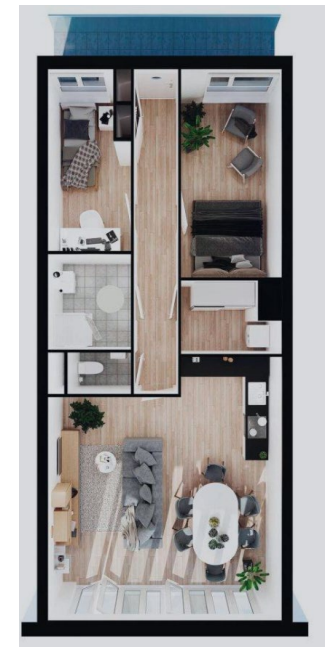


# Rotterdam

- Students
- Starters
- Couples
- Seniors

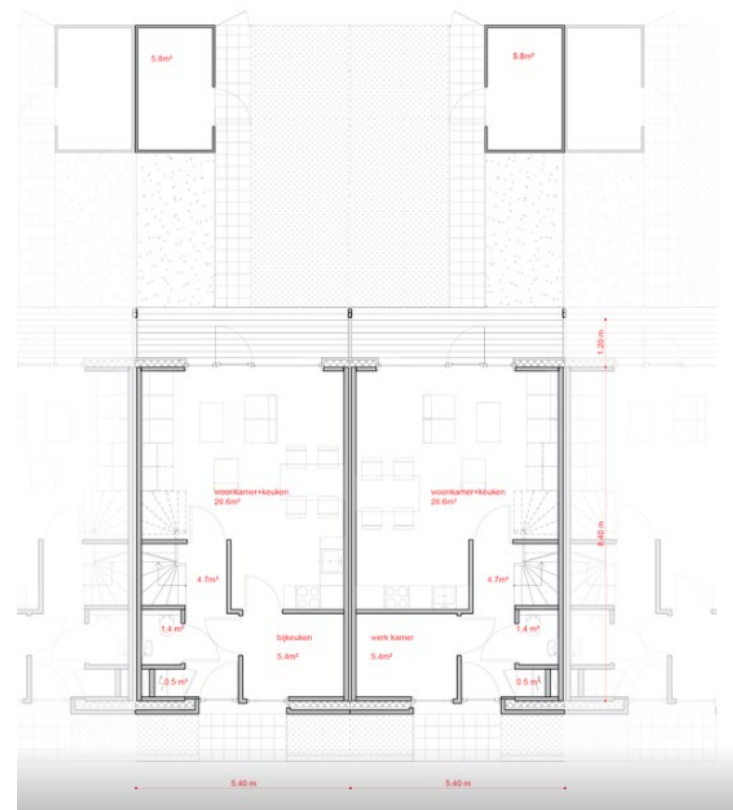


# Rotterdam

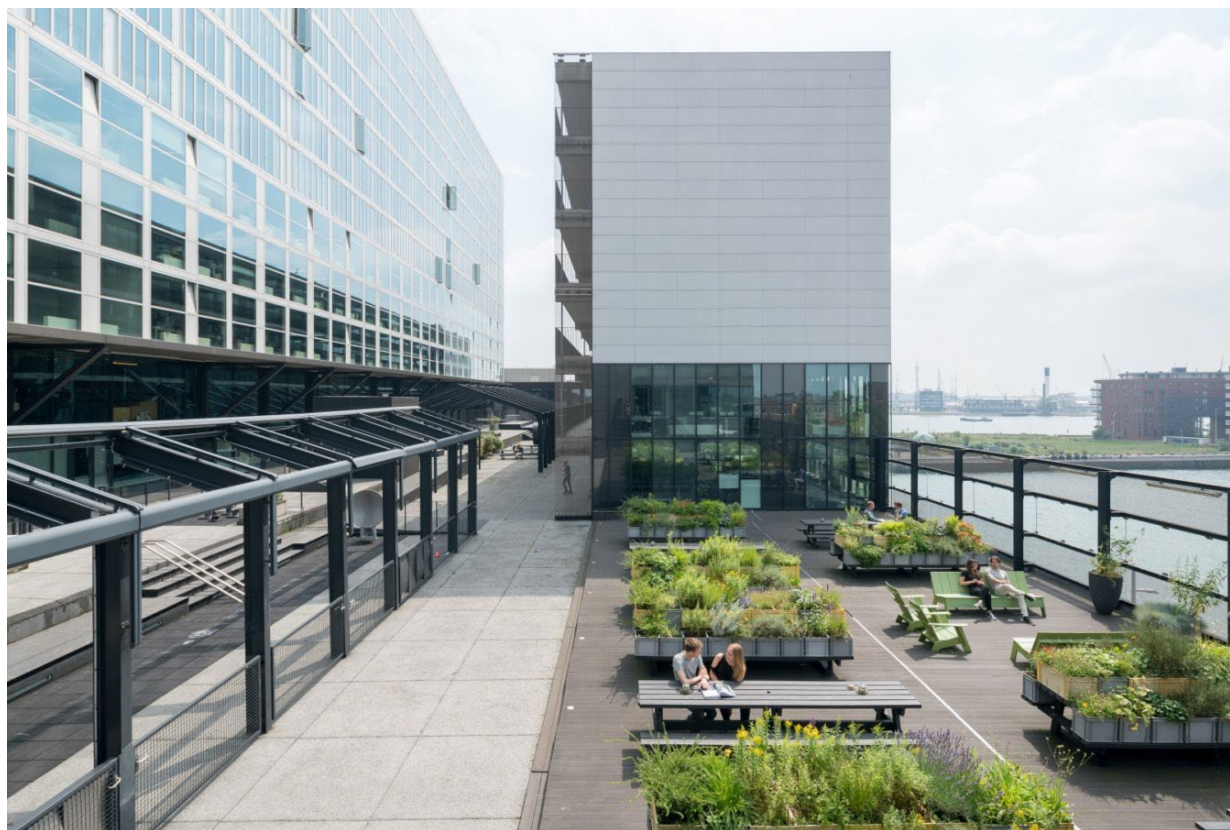
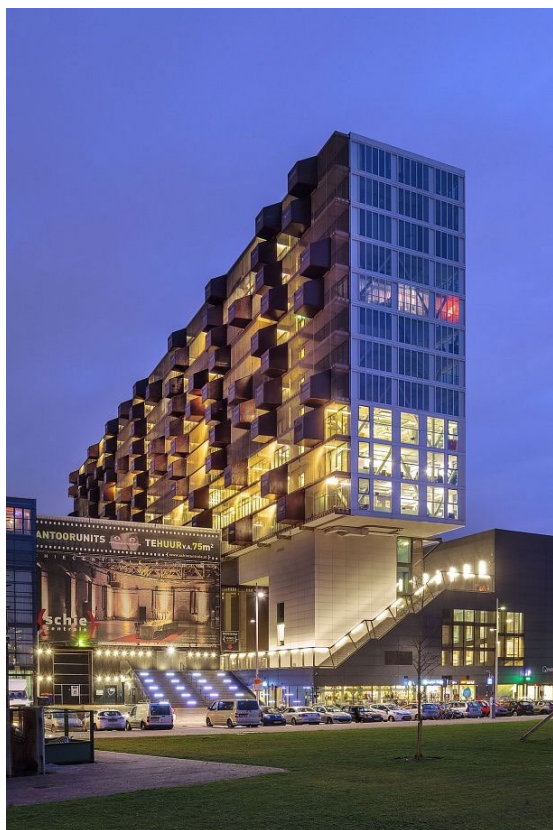




# Emmen



# Schiecentrale, Rotterdam



SPAIN



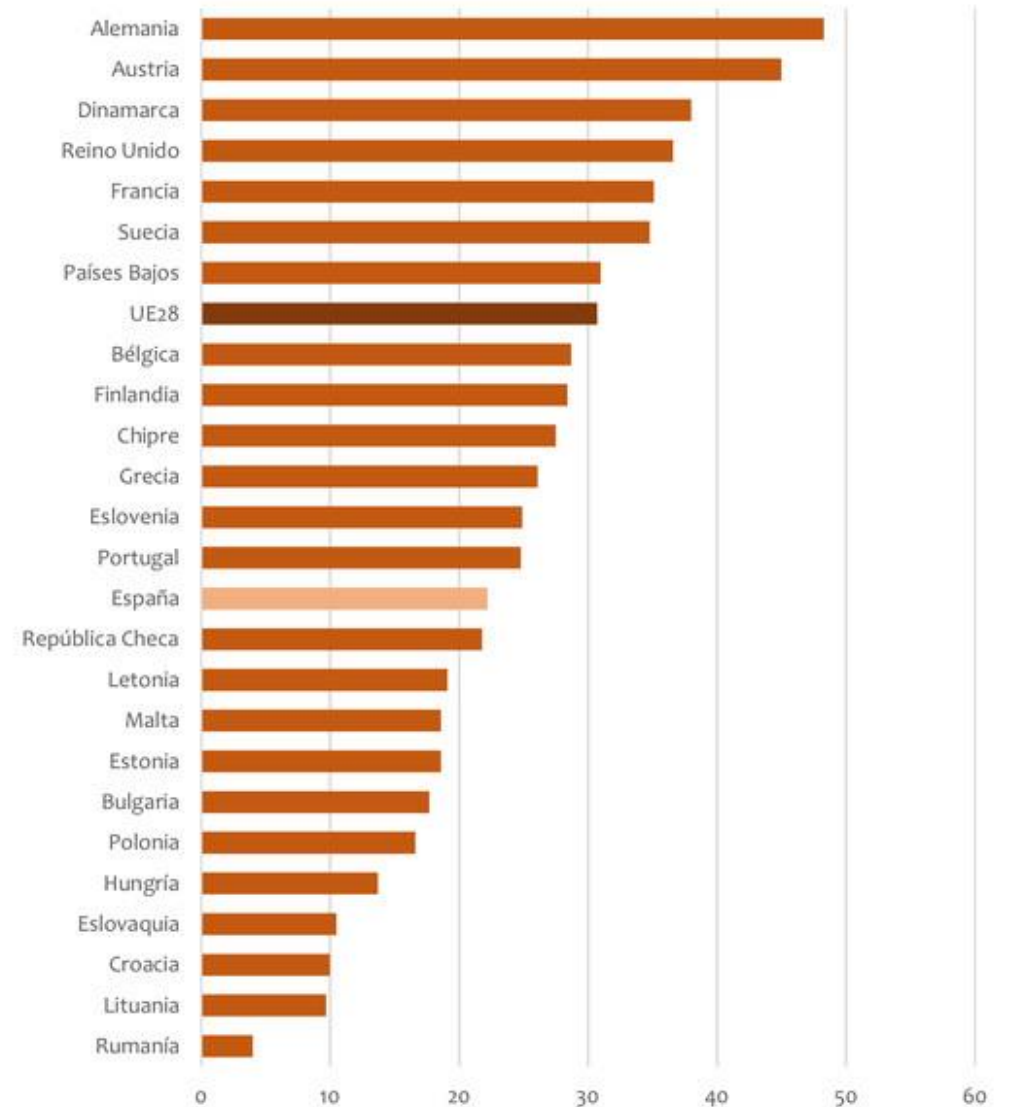
“The social housing model seems a utopia today in Spain”

### Causes

- The house building is governed by private developers.
- Spain's State policy does not address - or has ever addressed - the housing problem.

### Effects

- There is only a 20% percent of people who prefer renting a house rather than buying it.
- Spain's social housing is far away from other UE countries investment.



## Social Housing next to the SE-30 Sevilla, Spain (1996)



Architects: Nieto y Sobejano

5 buildings  
70m<sup>2</sup>/apartment  
parking places

174 apartments:  
- 114 of them are duplex  
- 60 are developed in one level





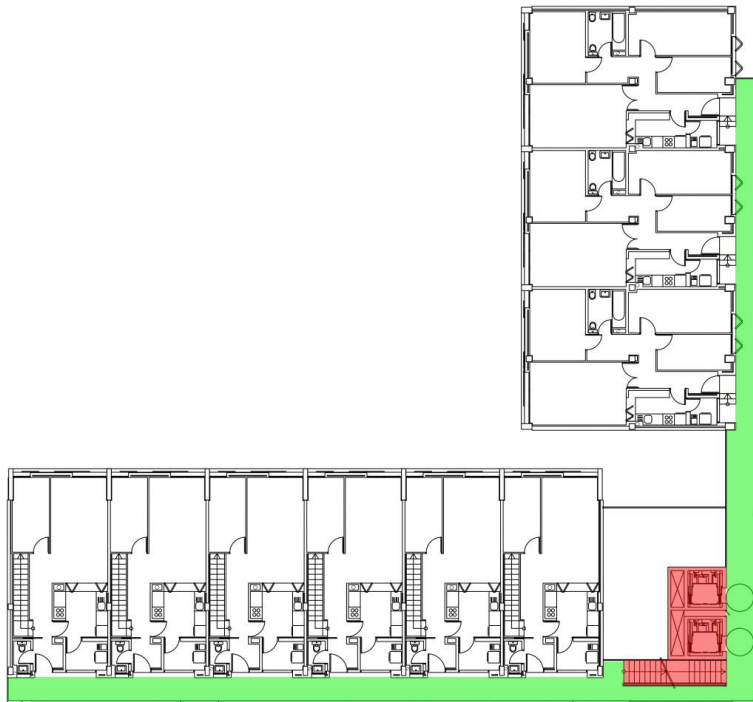
Location  
Next to the highway



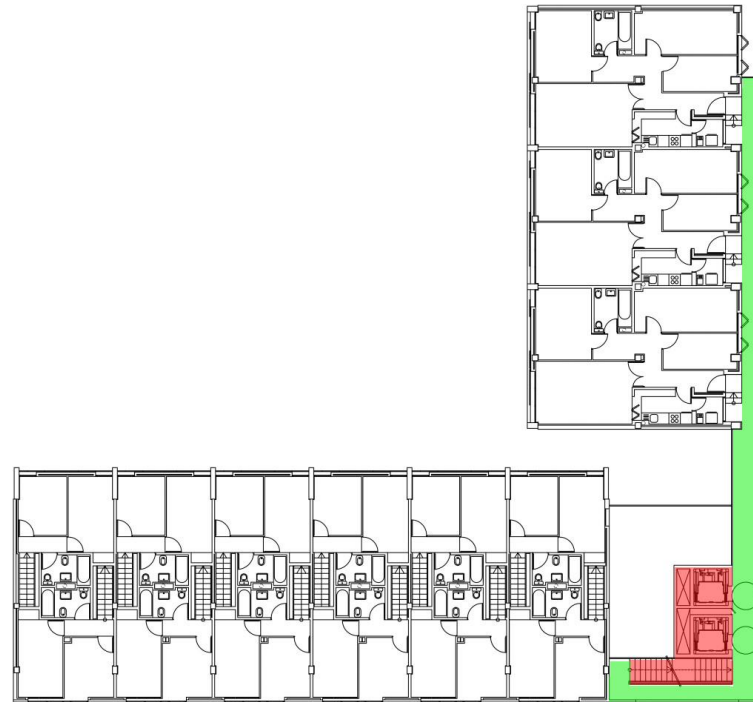
# Functional Analysis

## Connection Cores

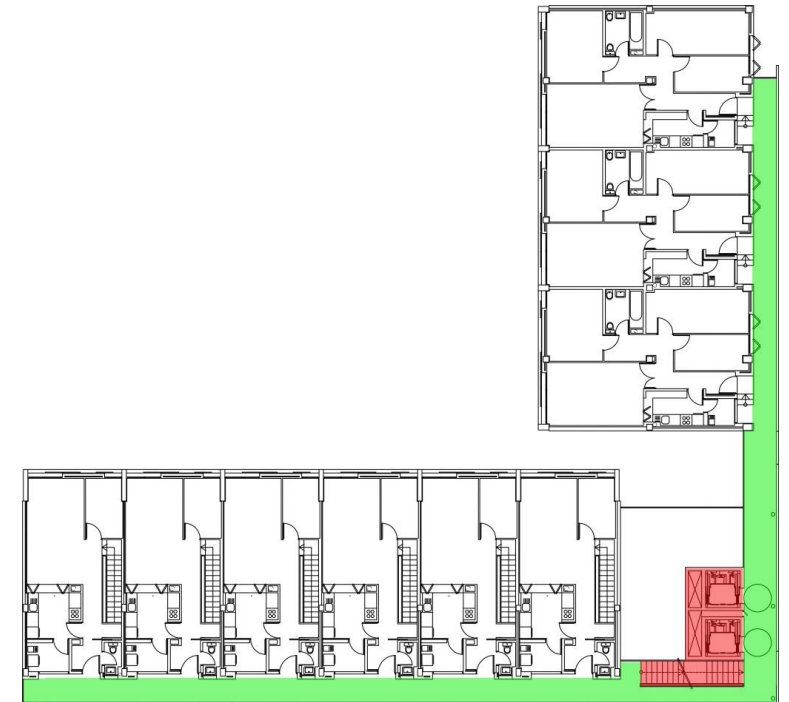
- Vertical connections
- Horizontal connections



PLANTA PRIMERA Y CUARTA



PLANTA SEGUNDA Y QUINTA

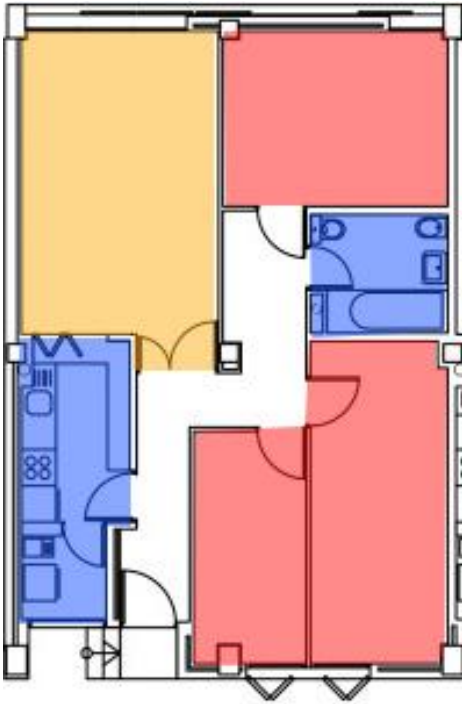


PLANTA TERCERA Y SEXTA

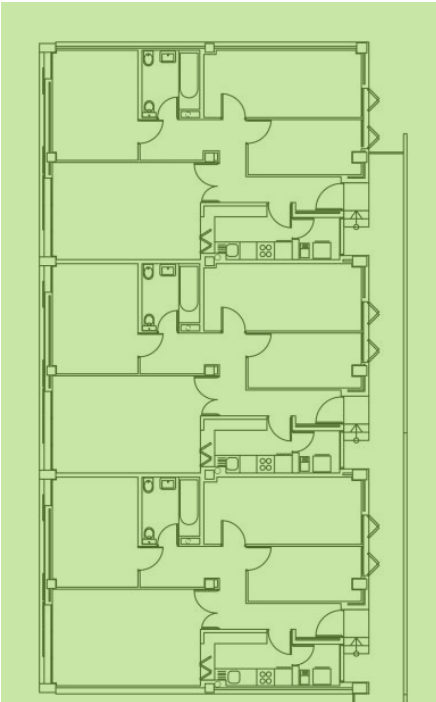


# Functional Analysis

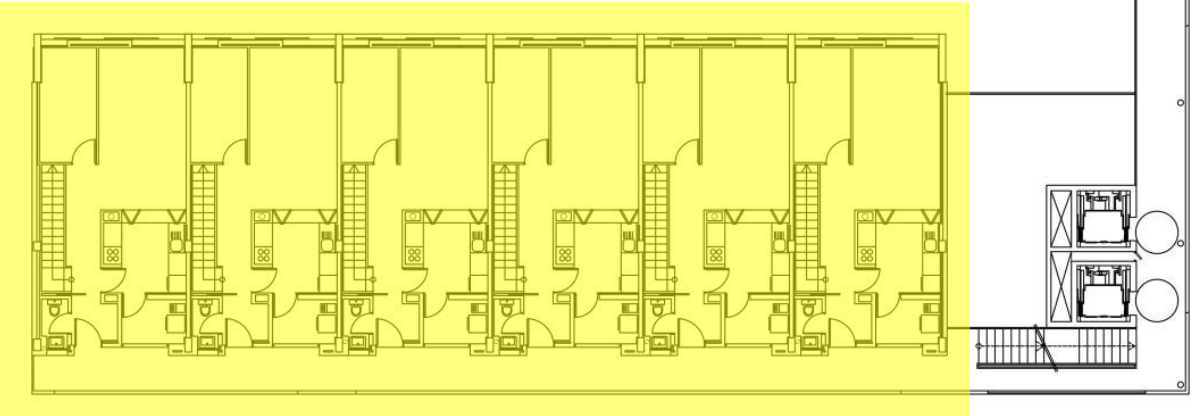
TYPE 1: One level



TYPE 1



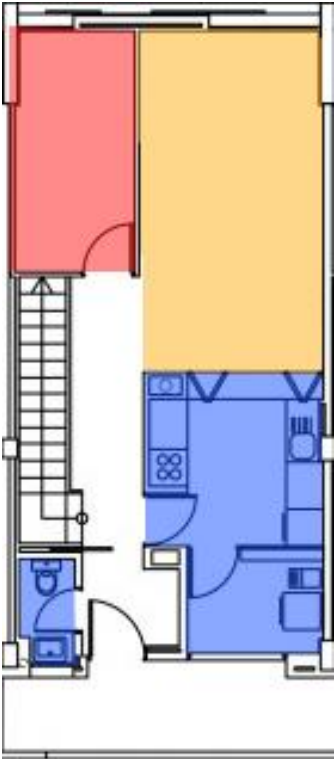
TYPE 2



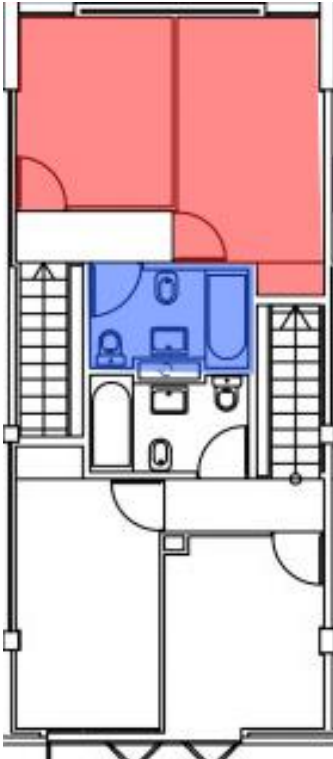
PLANTA PRIMERA Y CUARTA

# Functional Analysis

TYPE 2A: Duplex

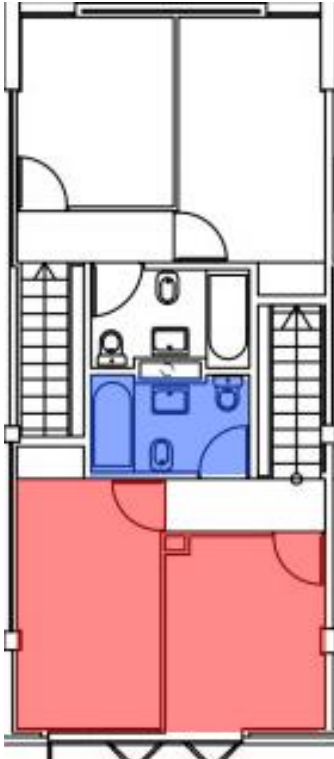


L1

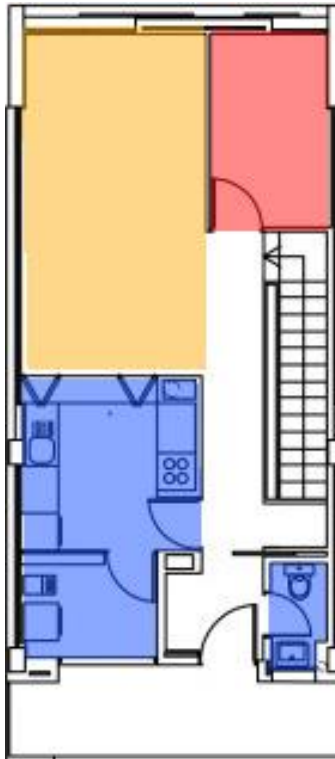


L2

TYPE 2B: Duplex



L2



L3

POLAND

„It is difficult to define what constitutes social housing in Poland. It is commonly understood that it includes rental dwellings and social rental dwellings owned by municipalities, dwellings with regulated rents provided by non-profit housing associations (called TBS) and dwellings provided by state-owned companies or the state treasury for their employees.”

Social housing in Poland **is still a big challenge** for government.

Social housing in Poland is usually taking place in old buildings that were renovated enough to be used by new tenants.



## Kraków, Poland

- 10 houses
- 357 apartments
- 37 ap. - 25m<sup>2</sup>
- 177 ap.- 35m<sup>2</sup>
- 107 ap. - 45m<sup>2</sup>
- 36 ap. - 65m<sup>2</sup>
- 20 ap. for disabled people
  
- 240 parking places
  
- estimated date of ending:  
2020













