

THE SITE SELECTION OF RESIDENTIAL AREA

Residential area is part of the master plan of the city ,therefore the study of the residential area will be within the framework of comprehensive city planning, and must determined the relationship between residential and other land uses . However, there are many factors that must be taken into account in the selection of the residential area:

- 1- Access to park & playground .
- 2- Agricultural potentiality of the land.
- 3- Public utility services.
- 4- Contour of land.
- 5-Soial mechanics.
- 6-Costs of land.

- 7-Land must be emptied from any obstructed such as railway, highway ,factories.....etc.
- 8-Distance between work and home.
- 9-Ease of water supply.
- 10-Climate factors, especially wind velocity direction & orientation.
- 11-Transportation facilities.
- 12-Ease of drainage.
- 13- The relationship between residential area and the city center.

PLANNING AND DESIGN OF THE RESIDENTIAL AREA

- **First:** In the planning of the residential area must be taken into account the recommendations of the master plan of the city in terms of density or the types of housing that achieve the required density.
- **Second:** There are some consideration that must be taken into account when planning of housing:

- 1- Determine the ratio of net population density and the ration per capita.**
- 2- Identify the necessary services for a residential area and the ration per capita.**
- 3- The residential street or access roads must achieved minimum distance for walking to the house, in other hand must reduced a through traffic that tearing the residential mass.**
- 4- Complete separation between the movement of pedestrians and traffic.**

5-Achieve hierarchy in open spaces to get good accessibility to the services.

6- Do not exceed the proportion of housing to other uses such as green area, playground and recreation areas.

7- Form and Size of the residential area imposes some limitations on the planner, on the other hand, the size and form of residential buildings gives freedom to the urban designer for the formation and the formation of urban spaces.

8- Diversity in housing units so as to achieve the desired beauty and health in housing.