



3rd Stage/ Spring Semester/ Housing

Types and Classification of Residential units

Lecturer: Hadeel Alsabbagh



Semi - Detached houses

Planning Characteristics:

Advantage:

1- Such construction helps in securing many advantages of the detached type of houses and in addition. The economy may be achieved by sharing expenses of common amenities such as water lines, drainage lines, electrical cables.....etc.

Disadvantages:

- 1- Cost is high compared with other housing types.
- 2- Lack of privacy.
- 3- Potential for Lots of Noise.

4- Row houses:

Description: The houses have a short frontage and a long depth, and share the party wall along their long side.



- * Plot Area= 200- 350 sq.m
- * Coverage Ratio= 60%



Row houses

Planning Characteristics:

Advantage:

- 1- This type of housing is more suitable for low-income dwellers.
- 2- Achieve significant economies.

Disadvantages:

- 1- Determining in Design.
- 2- Possibility for vertical expansion only.

5. Low& Middle-Rise Housing

Description: Low-rise residential buildings include the smallest buildings produced in large quantities. It shall mean a building up to the height of 16.50 meters, having a ground floor plus four floors. Middle-Rise residences will have up to 11 floors.

- * Low-Rise Buildings contain 3-7 floors.
- * Mid-Rise Buildings contain 8-11 floors.
- * Every floor contains 2-4 units.
- * Net density for low Raise between (200-250 p/ha).

Planning Characteristics:

Advantages

- 1- Economical advantage especially in high land value.
- 2- Solve the housing problems by providing low-Cost units for people.

Disadvantage:

- 1- This type of housing doesn't provide freedom for dwellers in horizontal and vertical expansion.
- 2- It may not meet the needs and requirements of the residents due to the values and cultures of the community.



Middle-Rise Building

6. High-Rise Buildings (Skyscraper)

Description: A High-rise building is defined as a building 35 meters or greater in height, which is divided at regular intervals into occupiable levels. To be considered a high-rise building a

structure must be based on solid ground and fabricated along its full height through deliberate processes (as opposed to naturally-occurring formations).

The cutoff between high-rise and low-rise buildings is **35 meters**. This height was chosen based on an original 12-floor cutoff, used for the following reasons:

Twelve floors are normally the minimum height needed to achieve the physical presence which earns the name high-rise.

Planning Characteristics:

Advantages:

- 1- Give good lighting and ventilation.
- 2- Economy in services provided.
- 3- The Economy in urban land.
- 4- Achieve a high population density.
- 5- It is considered a landmark in the city.

Disadvantages:

- 1- It Caused some psychological problems and social problems.
- 2- Prevent air and light to the buildings surrounding.
- 3- If the location has not been studied in the planning, it could damage the city's skyline.



High- Rise Building (skyscraper)/ Zanyary tower-Erbil