

DEVELOPMENT PLANS OF TOWNHOUSES IN THE EUROPEAN CONTEXT

Introduction

Townhouse is a type of family, higher urban terraced house with more living rooms. Usually with three or more floors, where the height of the townhouse significantly exceeds the width of the house. Townhouse is a type of family urban house with a strong connection to public space. This is an example of a low-rise development with a high residential density.

The construction of townhouses is most widespread in Western Europe. Especially in Germany, Denmark, the Netherlands and the United Kingdom. This urban housing has a long tradition in these countries. The result of this research will be used for research, which is used to find suitable models of townhouses targeted at the Czech environment.

Method

For the analysis development plans of townhouse, 4 European countries were selected, where townhouses are to some extent represented and combined with another type of typology. The following parameters were analysed for individual development plans within the analysis:

1. Character of the development
Composition of units, parcel, typological composition, building orientation, functional use of the ground floor, height arrangement, floor area ratio (FAR), building coverage ratio (BCR), residential density
2. Outdoor open space
Typological composition of outdoor open space, hierarchy of privacy, representation of natural elements
3. Transportation
Permeability through the territory, parking

Results

The resulting analysis of the character of the development according to the Floor area ratio (FAR), Building coverage ratio (BCR) and residential density shows that townhouses are designed in 3 types of urban development (Fig. 1). It is about:

- Compact urban type of development
- Urban type of development
- Loose urban type of development

The evaluation of development plans in the European context can be seen in the graphic design on (Fig.2).

Conclusion

Method of townhouse development plans in Germany, Denmark, the Netherlands and the United Kingdom are more or less the same. The individual development plans within the countries differ from each other only in the degree of connection of townhouses to public space. It can be stated that the degree of connection to the public space depends on the cultural context, which is also reflected in the internal typology of each townhouse. The analysed examples also show that townhouses are designed for residential complexes located in city centres or in their inner peripheries.

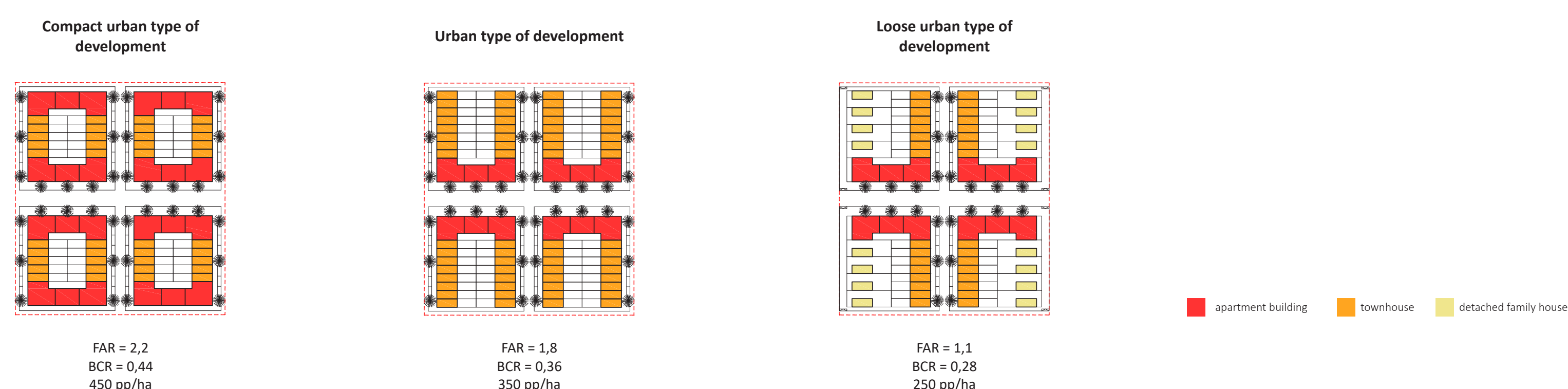


Fig.1 Types of urban development (source: Erik Petrus)



Fig.2 Development plans in European context (source: Erik Petrus)