

# Large housing estates in Poland

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RESTATE



## Teritorial enclosure privatization of the public space

The process of appropriation of public space has been manifested mainly by:

- q development of gated communities,
- q development of large attended parking lots,
- q development of whole-city functions .

### Gated communities

Gated communities are walled or fenced housing developments to which public access is restricted.  
In Poland the rising popularity of such developments is as a consequence of the rise of social disparities after the collapse of communism in 1989.  
In the condition of there being no restriction to gated development and high demand in the Warsaw housing market, gated communities have become a typical type of new housing development in Warsaw.

According to the RESTATE survey

They provide :

- q attractive semi-private areas with gardens and playgrounds for children,
- q high security due to the security monitoring and guardsmen,
- q usually higher standards of flats and buildings.

Advantages :

- q feeling of safety,
- q high standards of flats,
- q prestige,
- q similar social status of the neighbours.

Disadvantages :

- q the existence of physical barrier for free movement and social interaction,
- q psychological and physical division between inhabitants in the district,
- q enforcement of social segregation by the physical division of inhabitants with a different financial status,
- q shrinking of the public space.

### Attended parking lots

The physical structure of large housing estates were formed in an era of much lower car ownership. The rapid increase of car ownership in the condition of the unadjusted estate structure results in the expansion of parking lots instead of green areas and the other elements of estate public space.

Disadvantages :

- q limitation of the recreation area,
- q creating spatial barriers,
- q reduction of the estates attractiveness,
- q intensification of the internal traffic.

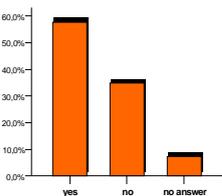
### The whole-city functions

A development of hypermarkets, large offices, high schools and other services for the whole city, inside the housing estate leads to public space appropriation and has a negative impact on estate's living quality.

Disadvantages :

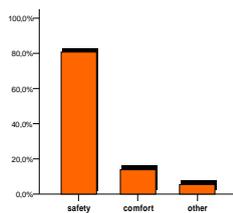
- q intensification of the internal traffic,
- q limitation of the recreation area,
- q destruction of the former estate's retail system
- q source of noise for inhabitants who live near to hypermarkets.

Would you like to live in a gated community?



Gates around the residential buildings have become a desirable positive on the housing market and new infill constructions within the estates are usually equipped with them.

Why would you like to live in a gated community?



The main reason for wanting to live in a gated development is a feeling of safety which is ensured by the restricted access to it.

### Photos examples



Gated community, Warsaw, 2005



Gated community, Warsaw, 2005



Gated community, Warsaw, 2005



Gated community, Warsaw, 2005



Attended parking lot, Warsaw, 2005



Attended parking lot, Warsaw, 2005



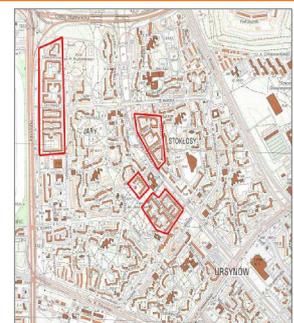
Supermarket, Warsaw, 2005



Supermarket, Warsaw, 2005



Wrzeciono estate



Ursynów estate

Legend

