Constructing an Urban Future: The sustainability and resilience of cities – infrastructures, communities, buildings and housing.

• Paper / Proposal Title:
Housing market impacts and the sustainable city: The case of Poland

• Format(s):
In-person presentation / Written paper

• Author(s) Name:
Ewa Joanna Stachura

• University or Company Affiliation:
State Higher University of Applied Sciences in Raciborze, Poland, Institute of Architecture

• Abstract (300 words):
The aim of the paper is to identify and describe selected housing market factors that influence the urban development of cities. It will introduce data on the housing market trends and spatial settlement analysis of some major cities in Poland.

Housing represents a significant part of the urban economy and form of cities. Its quality is often used to define standards of living in terms of habitation, work and leisure. In European cities, the high demand for new homes has stimulated the rapid development of new settlements and has induced inflated costs of property purchase. A large number of new estates on the periphery of cities and the low affordability of new homes have had a negative effect on the urban quality of cities.

Parallel to this trend is the concept of sustainable cities, which has been described in the planning and architectural literature. A sustainable city is seen as one that provides neighbourhoods with good quality of lifestyles, access to employment centres with a range of commercial, recreational and social services connected by efficient public
transport infrastructure. In addition, location criteria for new subdivisions prioritise places with attractive landscape settings and pleasant climatic conditions. Innovative building technologies enable the saving of energy and other recourses and help to improve the neighbourhood living conditions.

The housing quality of cities is generally seen to be an outcome of market factors such as land supply, housing affordability and consumer preferences. These factors, however, can lead to development projects that contradict sustainability goals. This paper will attempt to formulate criteria that link housing market requirements with sustainability principles for the development of more environmentally resilient cities.

• Author(s) Biography (200 words each):

Ewa Stachura is a professor of architecture at the State University of Applied Sciences in Raciborz, Poland. She is a practicing architect with extensive professional design experience as the owner and leader of ‘ES’ Architectural Studio. Her work includes the design of houses, public buildings and heritage revalorization/refurbishment projects (approximately 100 heritage objects).

Ewa’s research interests are interdisciplinary covering contemporary architecture, urban design and sustainable urban space. She has participated in and directed national and regional research programs.

Ewa has published five books and over a hundred scientific papers. One book Determinants of Housing Architecture in Poland (2009) discusses economic, social and cultural factors that condition housing architecture. Another book, Housing Preferences in Poland: Models of Inhabitation (2013) is based on a nationwide survey that examined and analysed residential preferences and aspirations in Poland.

Ewa has considerable academic experience delivering nationwide post-graduate training courses for both students, developers and real estate specialists. Currently, she coordinates and runs design studios, lectures and workshops in contemporary architecture and urban design in the heritage context. In addition, she has postgraduate supervisory experience mentoring PhD architecture students. In 2014-15 she held a position of Associate Professor at the International University of Sarajevo.