

QUANTITATIVE AND QUALITATIVE RESEARCH IN HOUSING AREAS: CONTEMPORARY HOUSING DEVELOPMENTS IN SILESIAN METROPOLITAN AREA, POLAND

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ABSTRACT

Between 2000 and 2010 housing development in Poland changed dramatically. Increasing demand for houses and flats caused growth in the construction sector which resulted in many new housing realizations. Years of real socialism and central planning distorted the concept of a housing estate and that is why demand for single-family houses increased relatively more than housing demand in general. According to that demand local development plans eased large rural areas on the outskirts of most cities for single-family housing. As a result, there are many new low-density housing estates and very few high-density estates within city centres.

The paper refers to a research method that has been developed to measure and compare various housing developments in Poland. The method can be used to show both density indicators and a general overview of different cases. The research presented in the article, based upon the developed method, was conducted in the Silesian Metropolitan Area.

Keywords: Housing density, Sustainable neighbourhood, Silesian Metropolitan Area