

CIHAN UNIVERSITY/SULIMANIA, ARCHITECTURAL DEPT.

FOURTH YEAR                      2024-2025

SECOND SEMESTER              LECTURE 6



# Housing

FAMILY AND URBAN HOUSING

Dr. Nahedh T. Al-QEMAQCHI







Handwritten white graffiti characters, possibly 'T' and 'L'.

Large white graffiti characters, possibly '100%'.

Vertical white graffiti characters on the left side.



Small white graffiti tag below the orange sticker.

White graffiti characters 'LOOK UP' with an arrow pointing right.

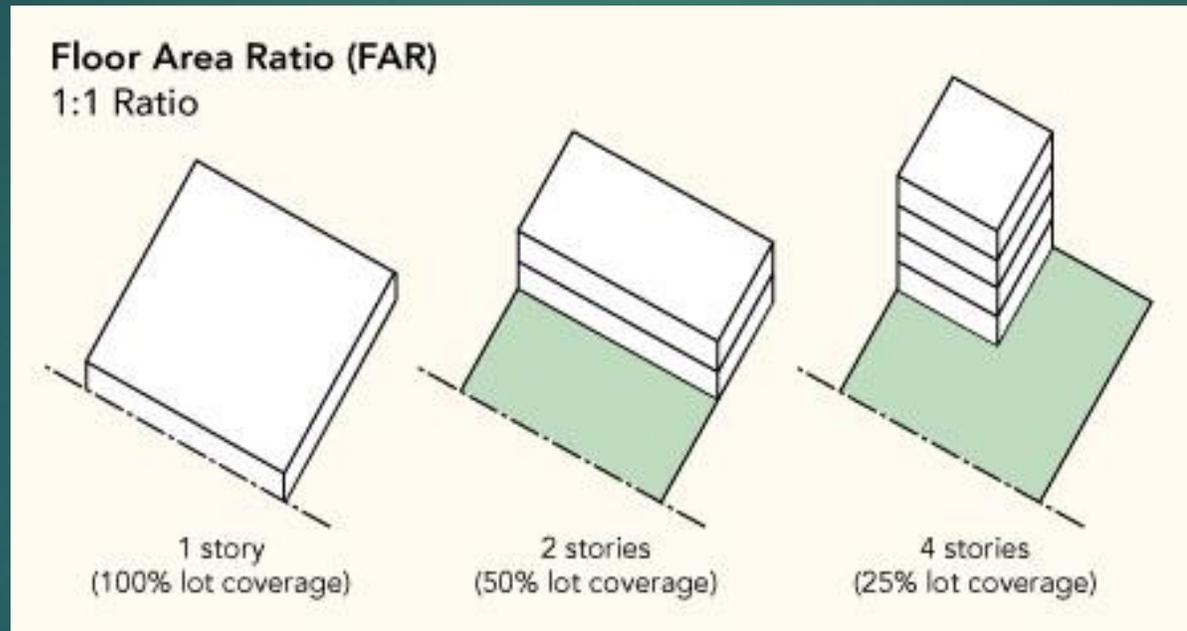


Vertical white graffiti characters on the right side.



# Floor area ratio

- ▶ F.A.R. = area of all floors/ area of plot (residential area)



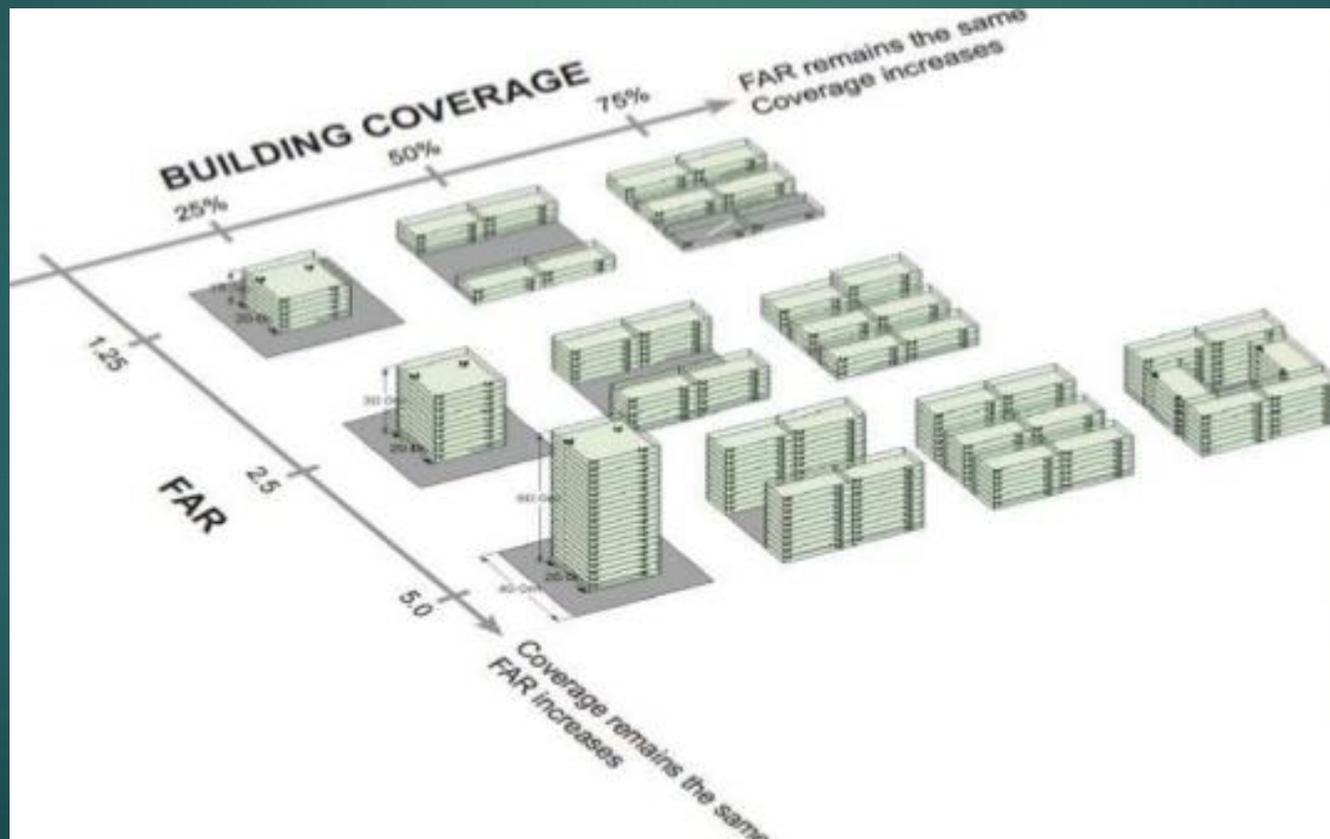
- ▶ It is an index of environmental quality as if the ratio increase the welfare decrease

# Coverage area ratio

- ▶ Gross coverage area ratio (ground index) = total built up area / total site area
- ▶ Net coverage area ratio = buildings ground floor area / net residential area (total area –  $\sum$  service area + circulation area + open area)
- ▶ Land use balance = net residential area / gross residential area
- ▶ Accommodation density = no of dwellings / residential area
- ▶ It is an index of site type as if the coverage area increase the site is full of built-up are

# Houses crowding

- ▶ Both coverage area ratio and F.A.R. are index of crowding



# Open area ratio

- ▶ Open are =  $\sum$  playground + playfields + Sport field+ Community parks and squares+ gardens+ pedestrian
- ▶ Open area ratio = total non built up area/ site area
- ▶ Open area index = net open area / no of inhabitants



# Service area ratio

- ▶ S.A.R. = service area / total area
- ▶ S.A. index = net service area / no of inhabitants

# Circulation

- ▶ Circulation ratio = area of streets / total site area
- ▶ Circulation quality index = no of intersections / total site area
- ▶ Parking area index = area of car parking / no of families



# Housing District Environmental Quality

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Site evaluation	Quantity
	Quality

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Residential evaluation	Quantity
	Quality

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