

CIHAN UNIVERSITY/SULIMANIA, ARCHITECTURAL DEPT.

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SECOND SEMESTER LECTURE 7



Housing

URBAN HOUSING STANDARDS

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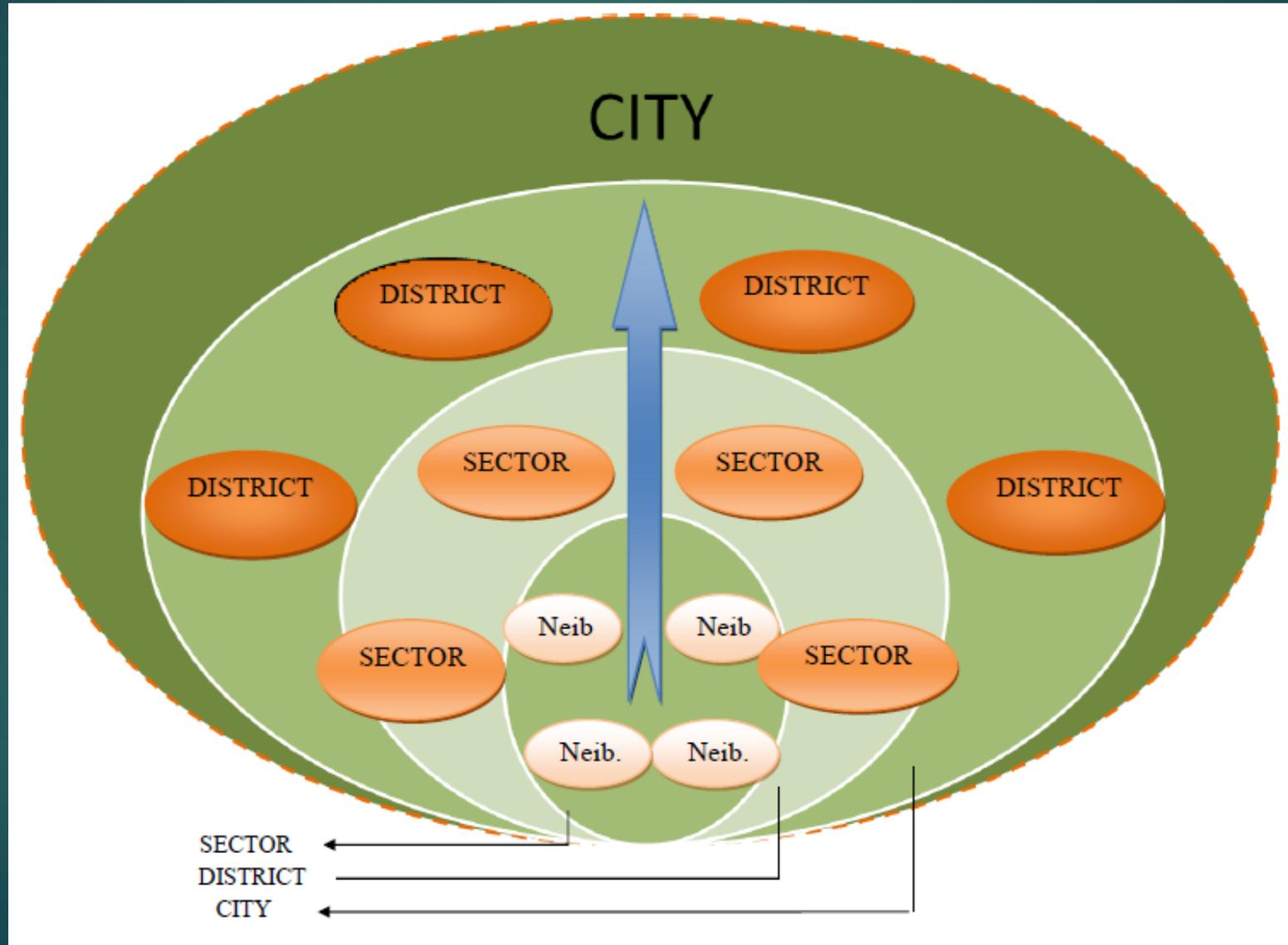
IRAQI URBAN HOUSING STANDARDS

According to the **out-dating** of the housing stock that is existing now and due to the resulting of **deterioration** both **construction wise** and **services-wise**. Housing deficit estimated in Iraq nearly about (2) millions housing units up the end of 2008.

“**PolSERVICE**” polish firm at 1975 start a comprehensive study on the housing stock of Iraq both for urban and rural area. and was updated at 1997, and 2010. according to demographic study, demographic distribution and demographic forecasting.

According to that, there were a general policy concern with the housing in Iraq and the IRAQI URBAN HOUSING STANDARDS is a part of it

Planning hierarchy



DISTRICT

SECTOR

NEIBOURHOOD

central market

Filling station

Carservice station

Library

Cultural center
or
Youth center

Plus

Post office

fire brigad station

Police station

Shopping center

Vocation school

Plus

Health-care
center

Adminstration
building

Nursery
or/&
Kindergarten

Mosque

Local market

Intermediate
school

Primary school

Size Determinant:

- ▶ 1- **Neighborhood**: The basic unit
 - ▶ i. Household Average (6 person).
 - ▶ ii. Dwelling Average (2400-3600 inhabitant)
 - ▶ iii. Number of dwellings (400-600 dwellings)
- ▶ 2- **Sector**: is formed of 4 Neighborhoods
 - ▶ i. Household Average (6 persons).
 - ▶ ii. Sector Average (9600-14400 inhabitant)
 - ▶ iii. Number of dwellings (1600-2400 dwellings.)
- ▶ 3- **District**: is formed of 4 sectors District:
 - ▶ i. Household Average (6 persons).
 - ▶ ii. District Average (38400-57600 inhabitant)
 - ▶ iii. Number of dwellings (6400-9600 dwellings.)

Residential zone planning indicators

Type of houses	Plot area\in sq m\ obligatory	Frontage of plot \in m.\	Recommended minimum Set-back Of building Front line from right-of way line in m.	Coverage ratio\maximum built-up area to total plot area\ 	Floor area ratio/total floor area to net residential area/	Accommodation density/dwelling /hectare/	Population net density Inhabitants /hectare
One-family houses:							
- detached	400-600 /1	16-24	4.0	0.30	0.22-0.33	13-21	80-130
-semi-detached	300-400	10-20	4.0	0.45	0.25-0.39	18-27	110-160
-row houses	200-350	5-10	2.5	0.6	0.43-0.48	24-42	140-250
-courtyard /atrium houses	150-300	10-15	2.5/ 2	0.75	0.44-0.52	28-48	170-290
Multi-family:							
-low-rise					0.60-1.00	40-80	200-400
-high-rise					0.90-1.50	60-120	250-500

The community land use intensity indicator

The community land use intensity indicators (recommendations) (Table 2)

Type of houses	Land use balance	Accommodation gross density	Population gross density
Multi-family:			
-high-rise	0.45-0.65	35-70	150-300
-low-rise	0.50-0.70	20-60	100-250
One-family:			
-detached and semi-detached	0.63-0.80	9-21	50-130
-row and courtyard	0.55-0.70	12-32	80-200

- ▶ Land use balance = Net residential area / total area
- ▶ Accommodation density = Number of dwellings/total area
- ▶ Population density = Number of inhabitants / total area

Planning of community facilities

Facility	Number of person to be served-per cent of total population			Plot area –in sq m Related to						Total floor area (in sq m /inh.)			Maximum access distance from dwellings to facility (in m)
				total population			children to be served						
	A	B	C	A	B	C	A	B	C	A	B	C	
Nursery	0.6	1.0	2.0	0.25	0.5	1.0	50	50	50	0.08	0.160	0.33	300
kindergarten	1	2	4	0.5	1.0	2.0	50	50	50	0.155	0.310	0.62	300
Primary school	17.5			3.0-3.5			18-23			0.8-1.0			500
Intermediate school	7.5			1.6-2.0			21-26			0.45-0.56			500
Secondary school	6.6			1.4-1.7			21-26			0.42-0.5			800
Health center	100			0.35			0.35			0.066			800
Mosque/church	For all practicing inhabitant			0.125			0.125			0.075			800
Cultural center	33			0.67			2.05			0.12			800
Youth center	25			1.00			4.0			0.20			800
Corner shop	75			0.15-0.18			0.2-0.24			0.15			200
Local market (suq) or small shops	75			0.83			1.10			0.48			500
Shopping center	75			1.0			1.33			0.48-0.50			800
Tea house, refreshment shop	33			0.3			0.4			0.18			500
Restaurant ,casino	50			0.3			0.6			0.198-0.2			800