

A RATIONAL SOLUTION FOR THE ECONOMICAL HOUSING LAYOUTS¹Rasul-Zade Lobar, ²Khamrakulova M. A, ³Jabborov Abdulaziz

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ABSTRACT

The article discusses the affordable housing creating issues for a wide citizens' category. The most important factor determining the ability to purchase your own home is its cost. And one of the ways to reduce it is the block-type residential buildings construction balanced in space-planning decisions.

Keywords: *Urbanization, demography, individual housing, blocked houses, low-rise buildings.*

At various stages of the society development, the housing idea changed in material, social and legal terms. The "housing problem" and "housing need" concepts are relatively new and are closely related precisely to the industrialization and the massive influx era of new residents into cities.

The population, finding itself in urbanization conditions, gradually changed its demographic behavior and lifestyle. This was reflected at all society organization levels: both on the city population as a whole and on individual social groups. With the economic reforms development, the housing problem became more acute.

The urban way of life, of course, attracts young people by the opportunity for professional and social self-determination, cultural development. Modern cities are large settlements, developed administrative, industrial and cultural centers, but at the same time urban life is often associated with difficulties in adapting to not entirely favorable socio-economic conditions.

Own home and comfortable housing are important not only as conditions for life and reproduction of the labor force, but also as conditions for a positive people outlook, confidence in the future.

It is no secret that the country future is in the hands of young people. It is they who will lead the country along the growth and prosperity path. The family is an important unit of society, and a young family is doubly important. However, it is no secret that young families have many problems. The most serious of these is the housing problem.

So, the housing problem is one of the most acute problems facing young people, and its successful solution is the basis of family happiness, demographic growth and, ultimately, the prosperity and development of the country. The young generation is our future, and it must develop its potential in decent conditions.

One of the fundamental factors in a high quality of life is your own home. At the present stage, the housing problem in our country ranks second in importance after the food problem. Housing is very expensive, and even well-earning specialists sometimes have to do without their own housing. Only recently has the priority task of social security in modern Uzbekistan been to provide citizens with housing. To help young families overcome this problem, special housing programs have been developed.

The transformations that have taken place in society and the economy over the past fifteen years have changed the essence understanding of the housing problem. Currently, it is not associated, as before, with a residential premises shortage. The housing problem essence was to ensure the housing availability for families and single citizens whose incomes do not correspond to its reproduction costs, that is, construction, reconstruction, modernization, repair, maintenance.

The article discusses the affordable housing creating issues for a wide citizens' category. According to the study results, it was determined that the most important factor determining the possibility of acquiring your own home is its cost. And one of the ways to reduce it is the apartment's construction balanced in space-planning solutions.

Let's take a look at the features when designing economical housing, usually for young families. If we ask what kind of home a young family would like to have, we will hear the answer "Of course, your own home". But, if you soberly assess the situation, then the main criteria for choosing a house for young people are economy, stylish appearance, convenient layout and location. Why profitability? Yes, because most young people do not have huge sums of money to buy a large house. Stylish appearance - well, who, if not young, follow fashion trends and trends.

The layout of buildings, or rather, their space-planning structure, is closely related to both their functional purpose and the type of structures used, building materials used and, accordingly, with efficiency.

This structure is the joint arrangement of certain rooms of a given size and shape in one building in accordance with functional, technical, economic and artistic and aesthetic requirements.

The basis of the space-planning solution of residential buildings is the so-called living cell - an apartment in a residential building, a hotel room or a room in a hostel.

In middle-rise buildings, practically the same planning solutions are applicable as in multi-storey residential buildings (sectional, corridor, gallery and combined), but at the same time they have many advantages over multi-storey residential buildings.

What are these benefits:

1. An important advantage of mid-storey buildings is its architectural and planning qualities: types' variety, co-scale with humans, nature and the surrounding historical environment, urban planning maneuverability and the possibility of creating a rich silhouette and volumetric-spatial solution, using expediency in specific urban planning conditions (difficult terrain, extreme natural conditions, etc.)

2. Direct connection organizing possibility between the apartment and the natural environment, in many cases - an individual entrance to the apartments, provide residents with land plots or summer premises that compensate for their absence (verandas, terraces, patios, etc.), as well as individual garages. The courtyard space accessibility, the visual connection of the apartment with it creates favorable conditions for the living of the elderly and families with children.

3. A mid-rise residential building meets the ecologists' requirement, who believe that a person should live no higher than tree crowns, which protect the house from overheating, dust, noise and create a favorable microclimate in housing.

4. Due to small insolation gaps in the middle-rise buildings development, it allows you to create a finely dissected structure of adjoining spaces that act as a "semi-public" space, a soft border between the most private apartment space and the most public street space, thereby creating a favorable psychological climate in residential education.

5. The small size of the adjacent space provides a small amount of social capacity, that is, the number of people who make up the neighboring community.

6. Studies have shown that the competent use of special types of mid-rise residential buildings and effective architectural and planning techniques will make it possible to obtain a building density equal to the

building density of multi-storey quarters. (350-450 people/hectare, with the normalized density of 5-7-storey buildings of 300 people/hectare), that is, it confirms the economic efficiency of such buildings.

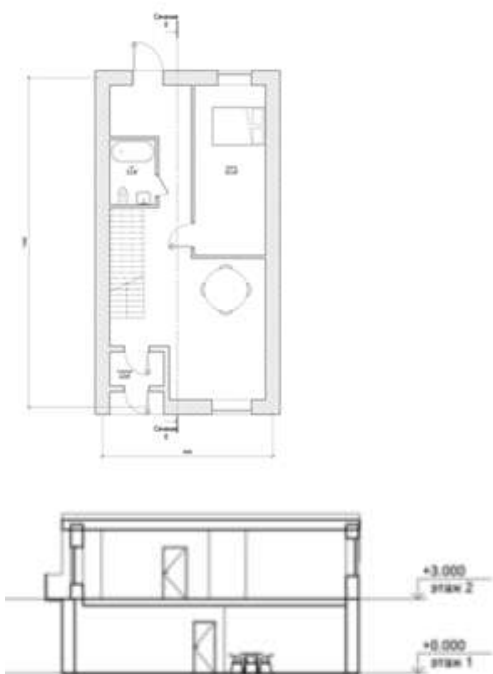
All these qualities have been repeatedly confirmed by national and international competitions results, as well as more than 30 years of experience in the construction of low-rise and medium-rise high-density buildings abroad.



Examples of blocked residential buildings in Belarus.



Examples of blocked residential buildings in Holland. For low-rise residential buildings, one-apartment (individual), two-apartment or multi-apartment (blocked) planning solutions are characteristic. It is about such a planning solution that will be discussed in this article.





The authors of the article presented a blocked residential building, the so-called townhouse, consisting of two-level sections. The apartments' layout, as well as the area, is in no way inferior to more expensive and solid buildings.

Consider the advantages of the proposed project layout.

This is primarily an increase in building density without increasing the number of storey. It is determined by the presence of two conditions:

1. Intensive use of the territory, i.e. closer arrangement of buildings on the site. Designing types of houses that allow for multiple blocking, to reduce "household" and insulation gaps between buildings. For this, sections with 2-4 side blocking possibility were chosen. Mixed structure Houses were used, as well as special planning apartment techniques, which make it possible to minimize the distance between houses.
2. Houses application with the plan development in depth, reduction of the facade and building front. These are houses in which apartments or entire sections have a reduced front along the facade and are more developed in depth. This applies not only to houses, but also to the development itself, when it forms a wide strip of territory densely built up with houses.
3. To increase the linear density, houses were designed with a large housing depth (for example, with a staircase in the center, illuminated from above), atrium-type block apartments, or houses with light wells, terraced on the relief or terraced in height.



An example of the relief use in the townhouse design



And so, let's sum up some results:

According to statistics, young families rarely choose individual house designs - in most cases they cannot afford, but standard house designs for young families are popular, and this is understandable: they are available and tested in practice.

Blocked residential buildings are the most economical houses for young families, as it is a complex of comfortable, modern houses with a separate entrance and garage, as well as a small garden.

Townhouse advantages:

- Of course, the main plus is the cost. It is much lower than the price of a city apartment.
- • Another important plus is living in an ecological place. Of course, in comfort, a townhouse is in no way inferior to urban housing, moreover, it even surpasses it - after all, they, as a rule, are erected outside the city limits. And in the suburbs, the air is not so polluted, and a forest or park area is possible nearby.
- Maintaining such a house is cheaper and easier than maintaining your own cottage.
- As a rule, townhouses are closer to the city than cottage communities.
- Neither more nor less, and the townhouse has a European layout, and this is another plus in the treasury of advantages.
- In most cases, developers build townhouses near convenient transport interchanges, from where it is not difficult to get to the city in different ways: by shuttle buses, taxis, and electric trains.

In conclusion...

Home projects for young families, implemented in practice, inspire confidence and interest. Despite the fact that most of the buyers - young families under the age of 35, do not have great financial opportunities, and therefore have to take out a mortgage or resort to installments.

Living in your own house, in an ecologically clean, quiet place, with pleasant, decent young families is much more pleasant than in a noisy, dusty metropolis.

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