

Janusz Grycel, PhD Architect

Middle Class Mass Housing in Poland

Aesthetic expression and spatial planning of housing estates
as a manifestation of political, socio-economic
and cultural changes in the post-war period.

SOCIALIST REALISM

1949-1956



The doctrine of socialist realism in Poland, as in other countries of the so-called People's Democracies, was in force from 1949 to 1956. It involved all the domains of art but its most spectacular achievements were made in the field of architecture.

The main lines of the new trend were precisely indicated in a resolution of National Council of Party Architects in 1949. Architecture was a very important weapon in the hands of the creators of a new social order. It was meant to help to form the socialist theme, the ideas creating citizens' consciousness and outlook on life. In this great work a crucial role fell to an architect who - "is not merely an engineer creating edifices and streets but an engineer of human souls". The general outlook of a building was more important than its simple aesthetical meaning. It had to express social ideas, arouse the feeling of the "power and persistence of the people's state, its mass collective character, its democracy and humanism, the idea of true freedom and the versatile possibilities it gives to people".

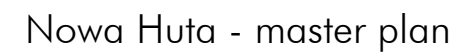
NOWA HUTA – KRAKÓW

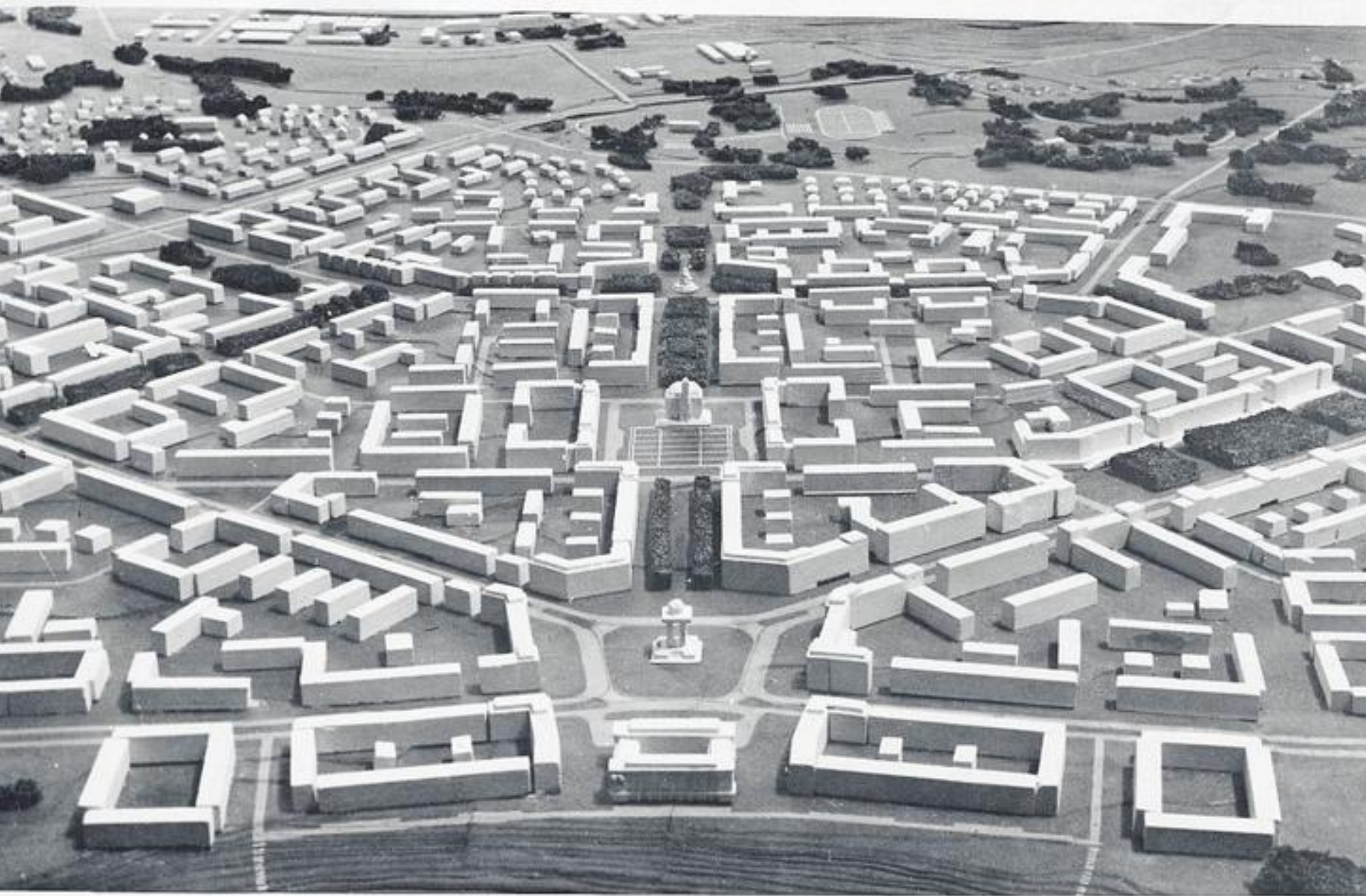
arch. Tadeusz Ptaszycki

1949 - 1955

(The New Steel Mill - Cracow)



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Nowa Huta is one of only two planned socialist realist settlements or districts ever built and one of the most renowned examples of deliberate social engineering in the entire world. Built as a utopian ideal city, its street hierarchy, layout and certain grandeur of buildings often resemble Paris or London.











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Nowa Huta

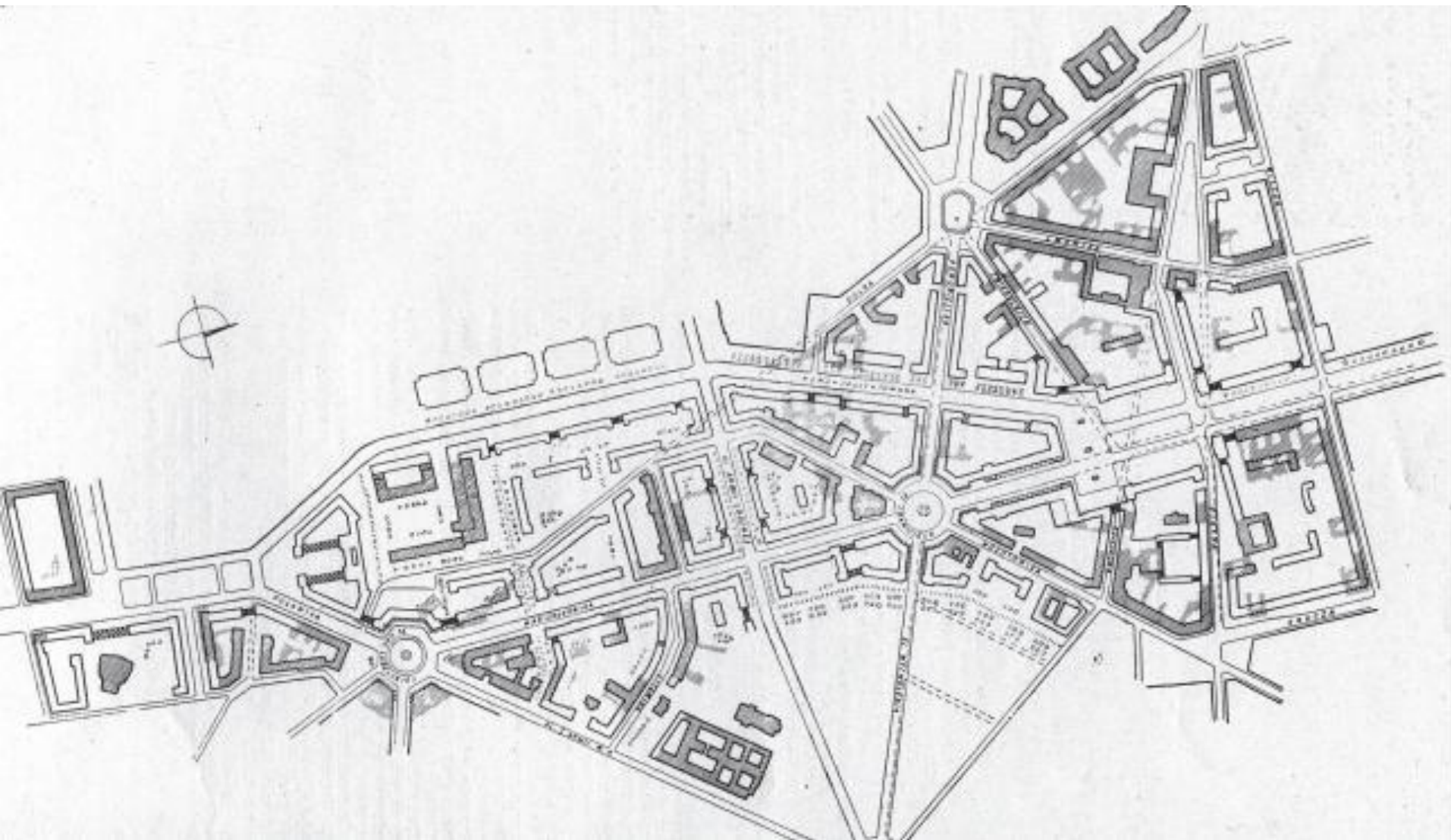
MARSZAŁKOWSKA DZIELNICA MIESZKANIOWA (MDM) – WARSZAWA

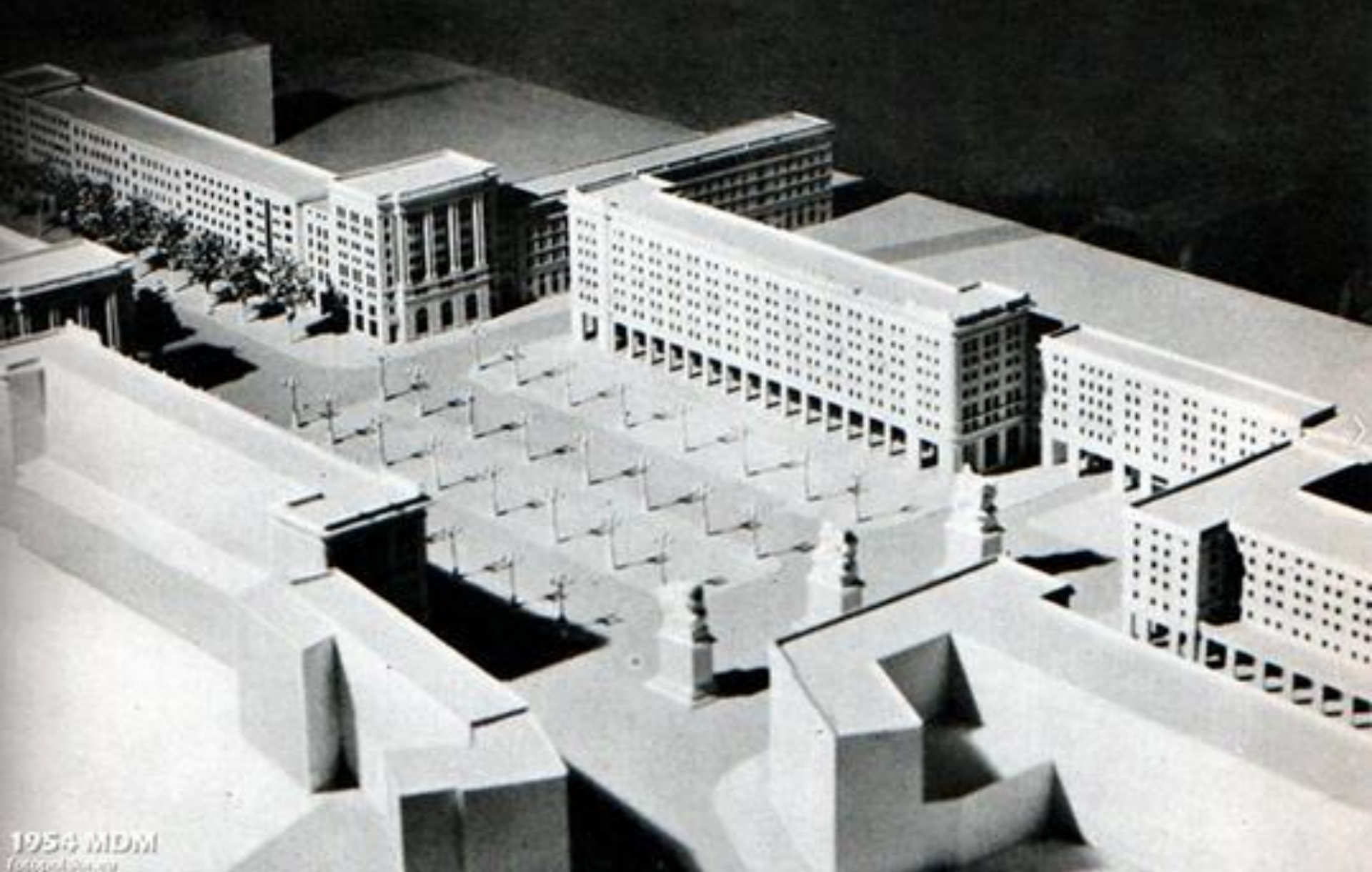
arch. J. Sigalin, arch. S Jankowski

1950 - 1952

(Marshall's Residential District - Warsaw)







MDM was to become a large, self-sufficient housing estate in the city center, inhabited by approximately 45,000 people. It was supposed to be mainly the working class population, which the communist authorities gradually introduced into areas inhabited by wealthy Varsovians before the war.





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MDM





MODERNISM

late 1950's – 1980's



OSIEDLE 1000-LECIA PP – KATOWICE

arch. H. Buszko, arch. A. Franta
1961- 1982

(Housing Estate of the Millennium of the Polish State - Katowice)



The estate's project assumed precise planning of each of its elements, e.g.: the arrangement of blocks of flats was to ensure a sufficient number of leisure and recreation areas, and kindergartens were located in such places that on the way to them children did not have to cross the road. In the central part of the estate there are the most famous buildings i.e. five blocks in the shape of a corn cob. The highest of them have 27 floors.











MIESZKALNICTWO

OSIEDLE WALECYSŁA KOZDZIEŃSKIEGO W KATOWICACH

1 - Wzrost człowieka i jego rodziny
2 - Wzrost człowieka i jego rodziny

Realizacja: architekt: Henryk Budka, architekt: Aleksander Francus

Wykonanie: Związek Związków Związków Związków

Wykonanie: Związek Związków Związków Związków



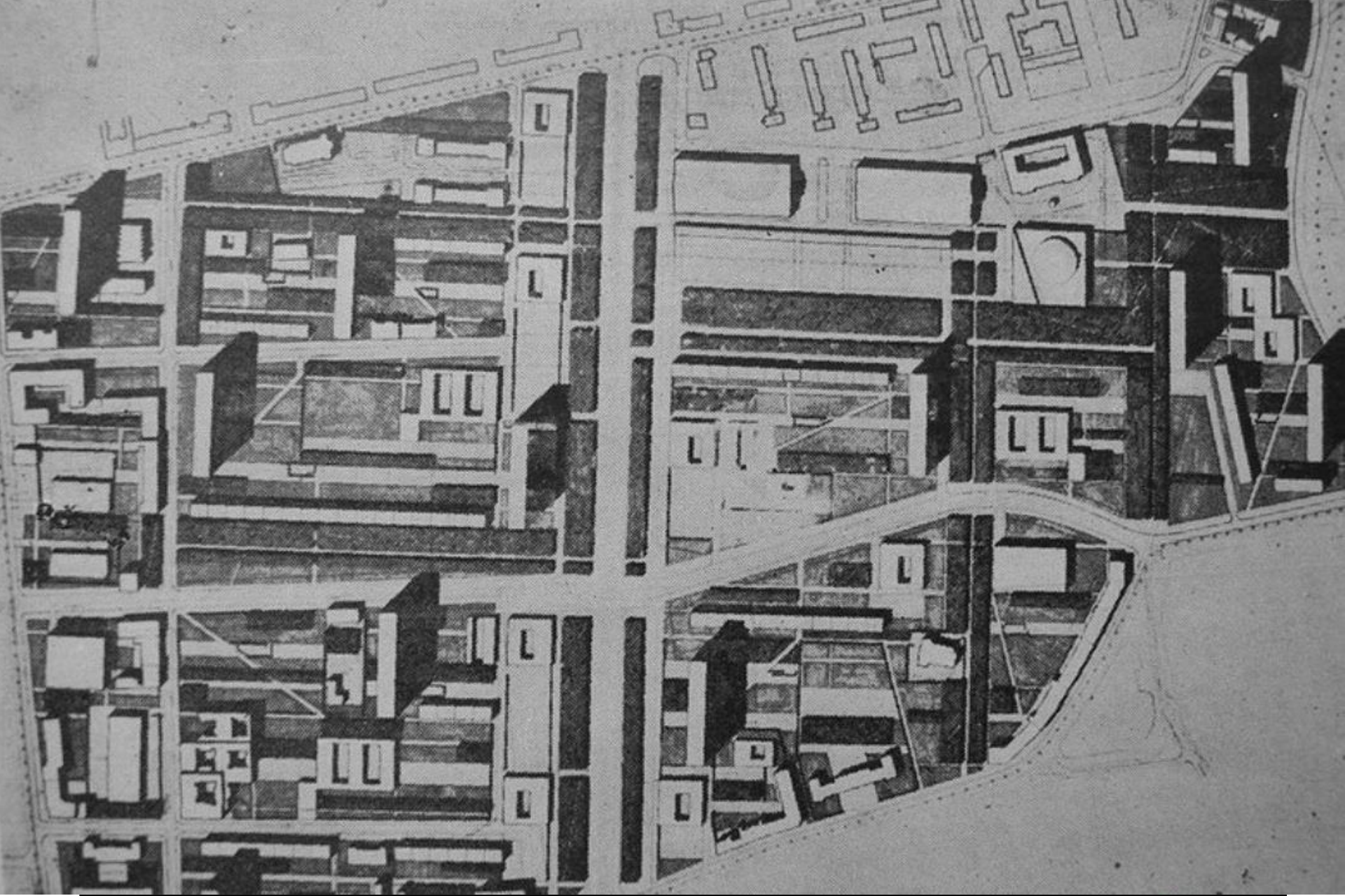
OSIEDLE ZA ZELAZNA BRAMA – WARSZAWA

arch. J. Czyz, arch. J. Furman, arch. A. Skopinski,
arch. J. Jozefowicz

1965 - 1972

(Housing Estate Behind the Iron Gate)





The estate consists of 19 long, 16-storey buildings with a large number of flats (300 or 420 flats in one block), mostly with dark kitchens. The blocks were erected with long elevations in an east-western direction and narrow gable walls in a northern and southern direction. The standard of the buildings varies, with individual buildings containing flats of different sizes.









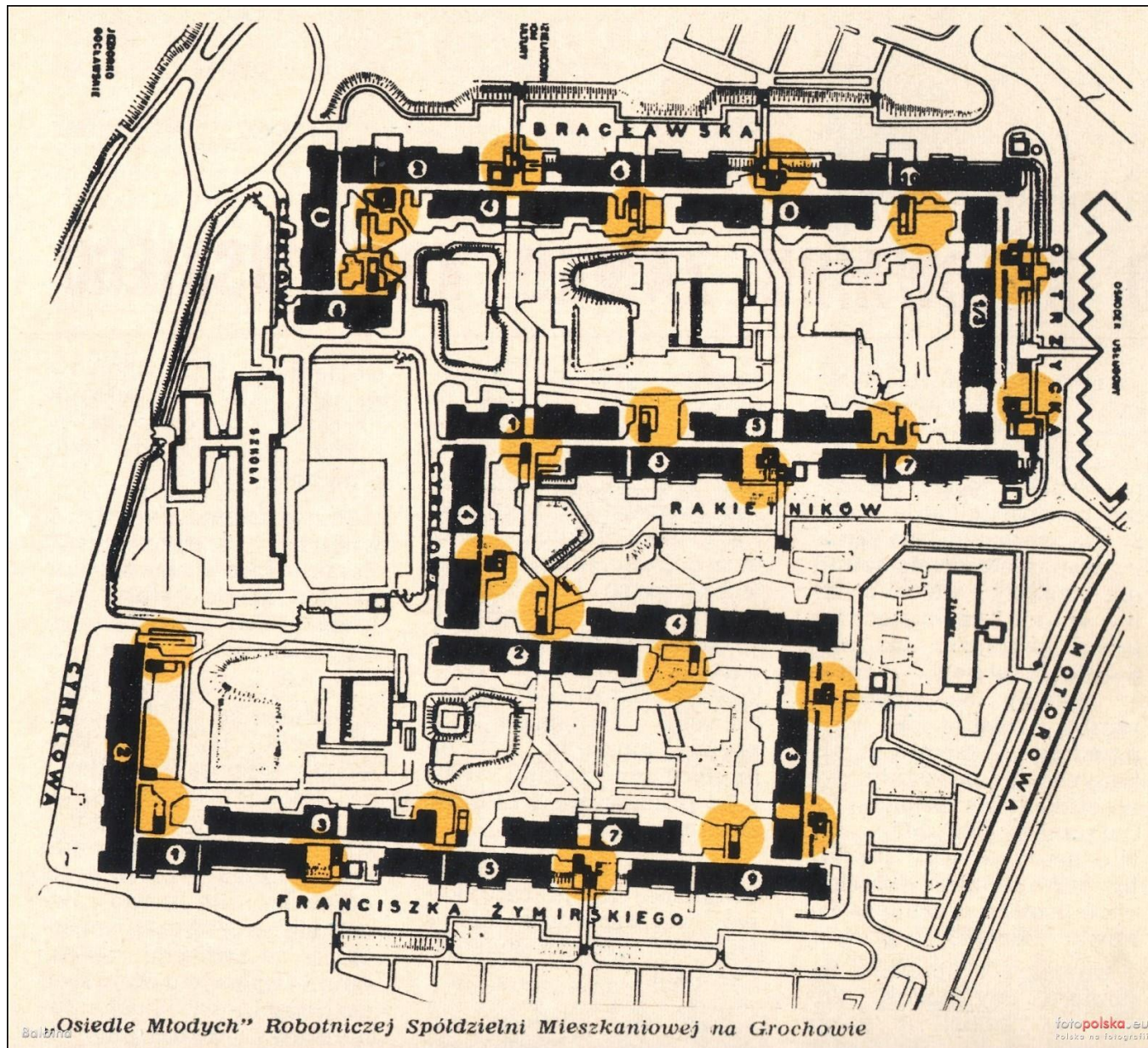
PRZYCZÓŁEK GROCHOWSKI – WARSZAWA

arch. O. Hansen, arch. Z. Hansen

1969-1974

(Grochow Beachhead - Warsaw)





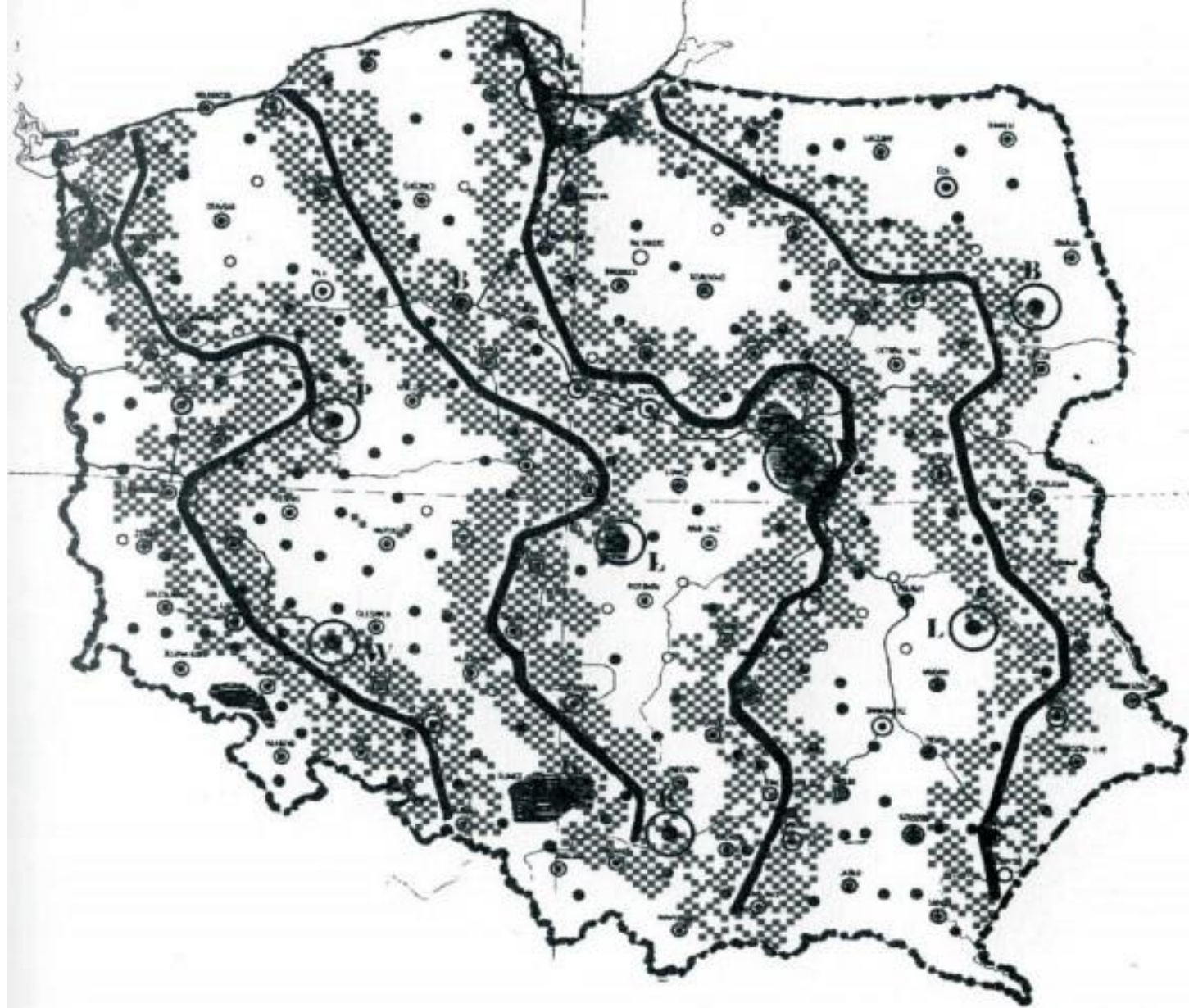


Przyczółek Grochowski is a housing estate consisting of one, very long block, one and a half kilometers long. The building, winding like a snake, was built in the former village of Gocław near Warsaw, according to the design of avant-garde architects - Oskar and Zofia Hansen.

It is one of the most interesting architectural experiments of the communist era. It is a practical implementation of the Hansen's Linear Continuous System theory (LSC). Utopian vision of Oskar Hansen, an outstanding Polish architect and sculptor was supposed to replace centric cities - where people, according to Hansen, live like in cages - with linear cities, stretching through the whole Poland in four large bands. It is also a good example of modernist social engineering, transforming urban spaces into urban research projects, city-laboratories.

The main assumptions were to create a housing estate accessible from all sides, with easy access to the apartments, fast internal transport and separation of pedestrian and road traffic. On each floor there are galleries running along the entire length of the block, from which the apartments are entered directly (and not from the staircases). The whole is surrounded by a few meters deep excavation, and the communication between the housing estate and the "outside world" is ensured by the footbridges thrown over the "moat".

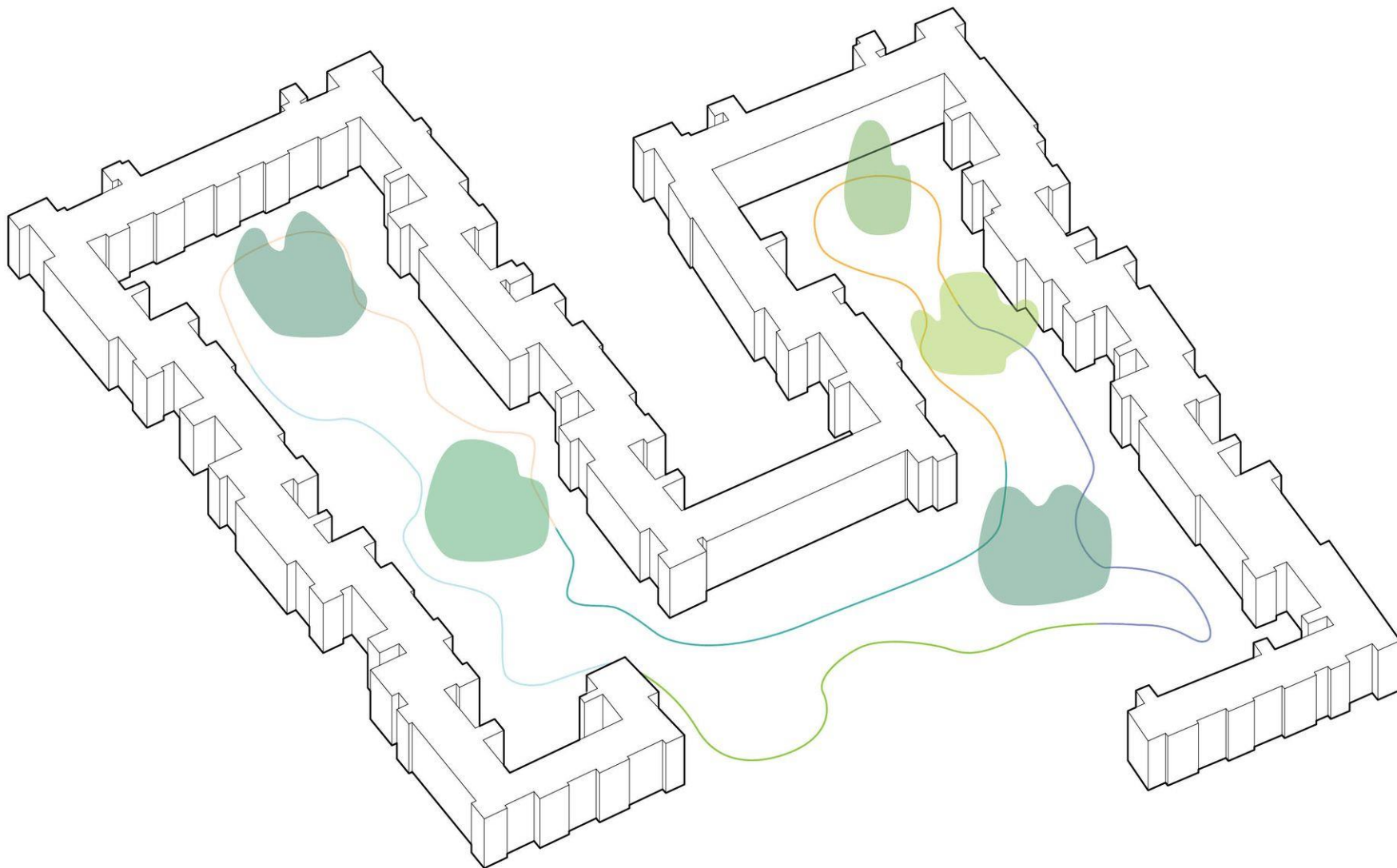
It caused a great deal of excitement in the world of architecture. References to this settlement can be found in architectural magazines published in the former USSR, Finland, the United States and even Japan. In practice, however, the Hansen experiment was a failure: the inhabitants quickly began to divide and tame the total space of an endless block of flats.



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Linear Continuous System













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Przyczółek Grochowski

ZESPÓŁ MIESZKALNO-USŁUGOWY WROCŁAW

arch. J. Grabowska-Hawrylak

1970-1974

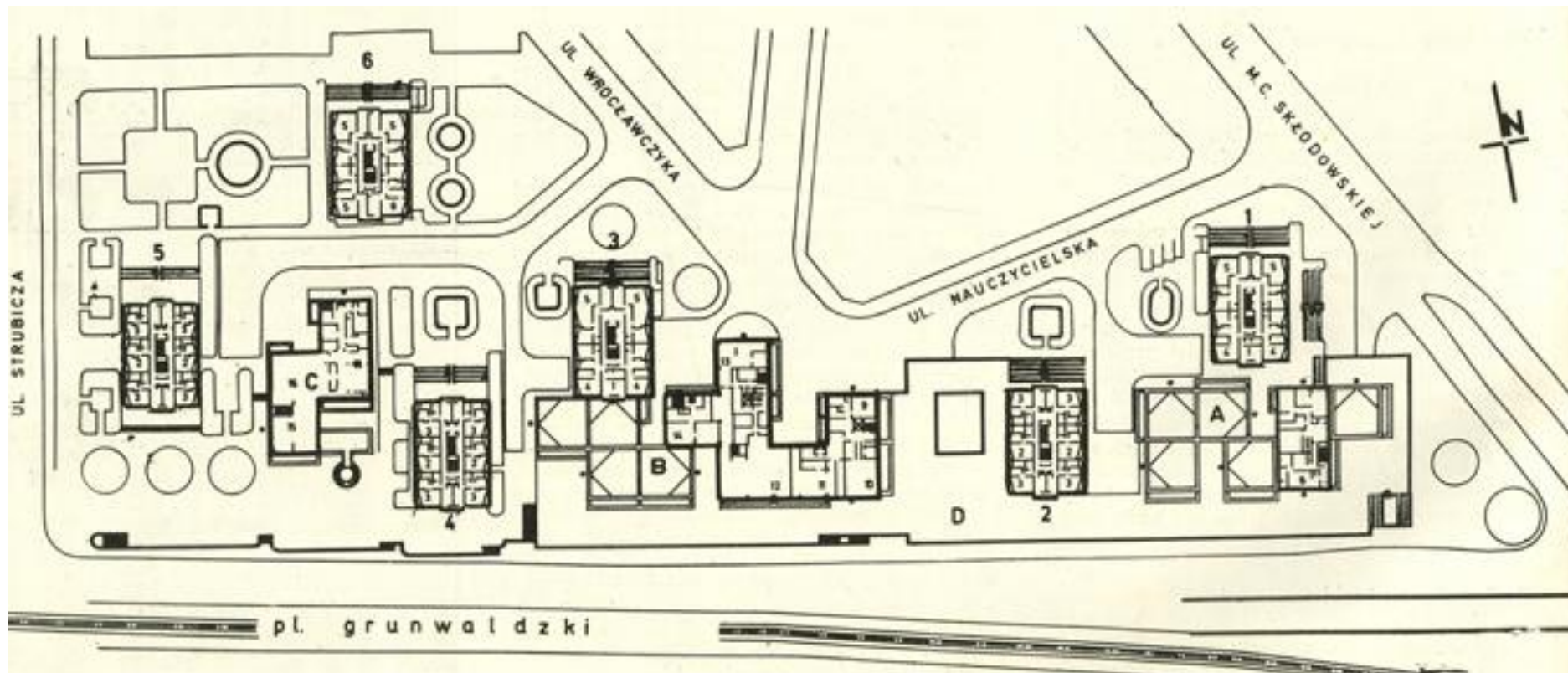
(Housing and service complex - Wrocław)



The complex consists of six 55-metre high skyscrapers (16 floors) and commercial pavilions. The design of the so called „toilet seaters” involved building skyscrapers covered in white plaster, finished with clinker bricks and dark wood at the balconies, with vegetation climbing in rounded façade niches and grassy roofs of the commercial pavilions. According to the architect, the whole investment was to give the investment a Mediterranean climate.

The complex of buildings was designed on a concrete platform, and the construction site was reinforced with 240 piles. During implementation, the project was reduced in order to reduce costs through the use of medium-durable building materials, and this was facilitated by the fact that it was taken over from the city by a housing cooperative. As part of the savings, the elevations remained unfinished and the concrete was visible.

The complex is entered into the register of monuments of the Lower Silesian Voivodship.











URSYNÓW PÓŁNOCNY – WARSZAWA

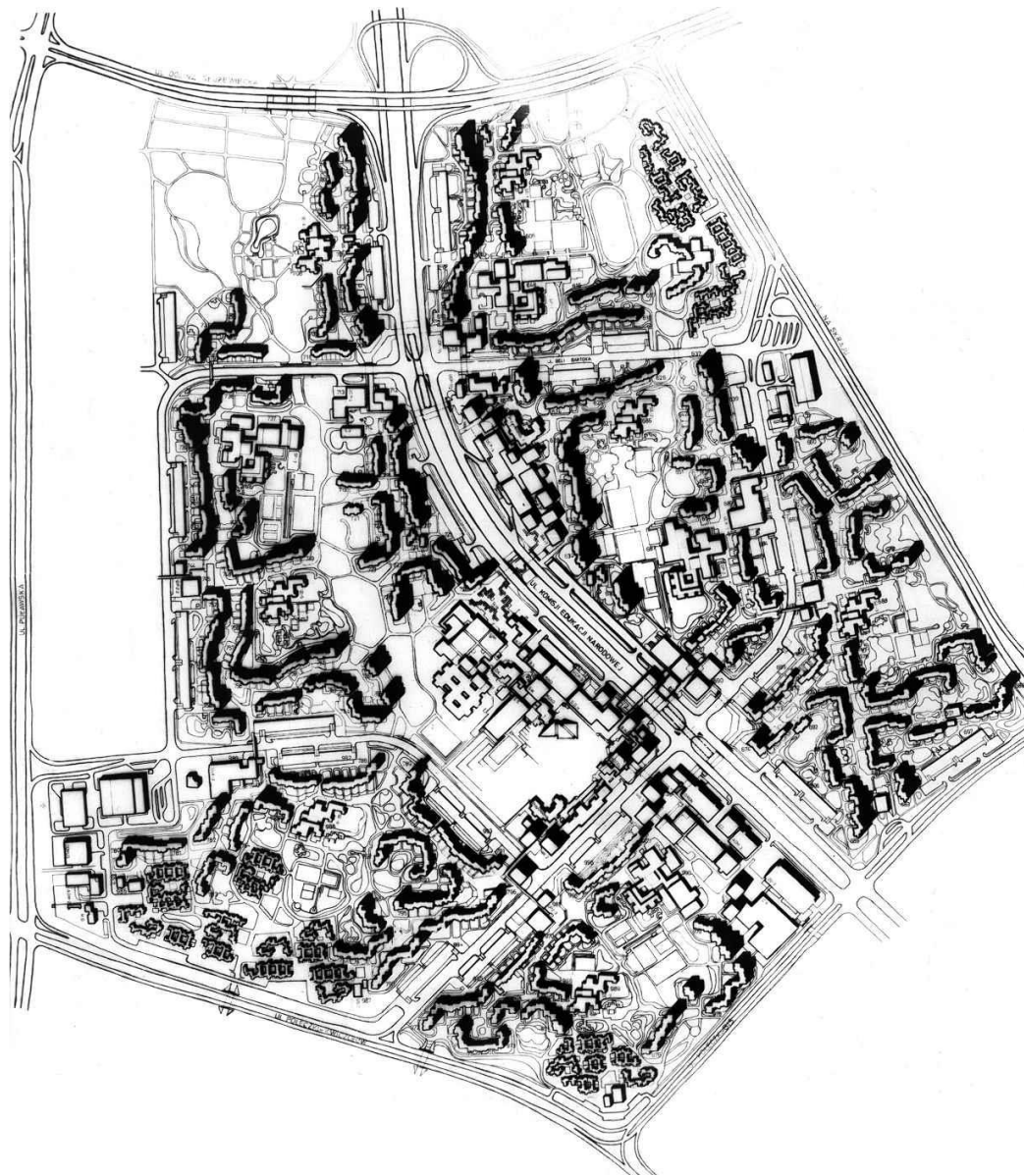
arch. M. Budzynski, arch. J. Szczepanik-Dzikowski,

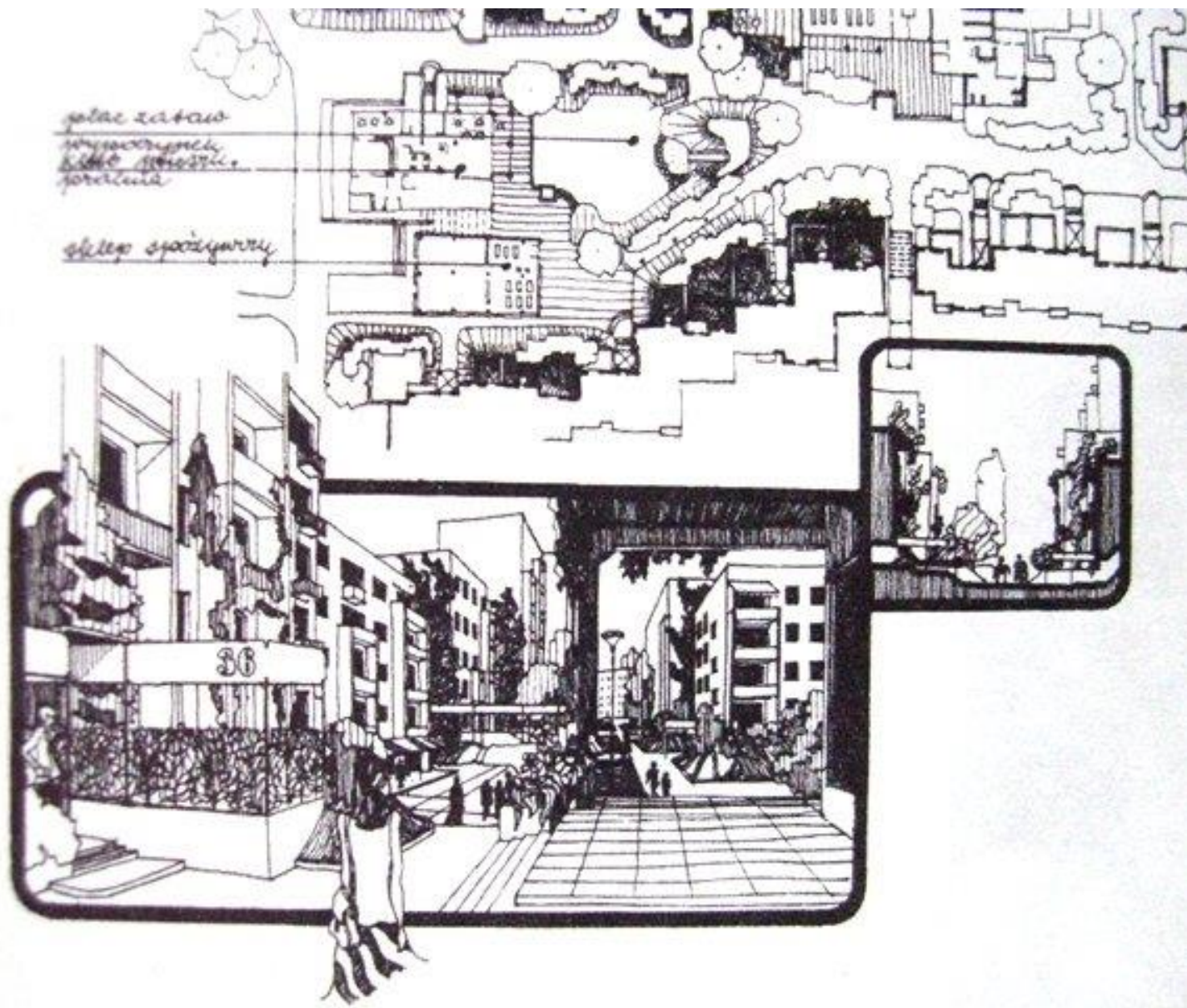
arch. A. Szkop

1972-1977

(Northern Ursynow- Warsaw)







Referring to the popular ideas of Christopher Alexander and Jane Jacobs, architects intended to move away from the concept of a modernist housing estate. Using the Danish experience and the concept of "group parceling", they tried to develop assumptions that would focus on the needs and well-being of the residents. There were planned residential buildings of various character and height, surrounded by green areas crossed by a network of "pedestrian streets".









POST MODERNISM

1980's - ...



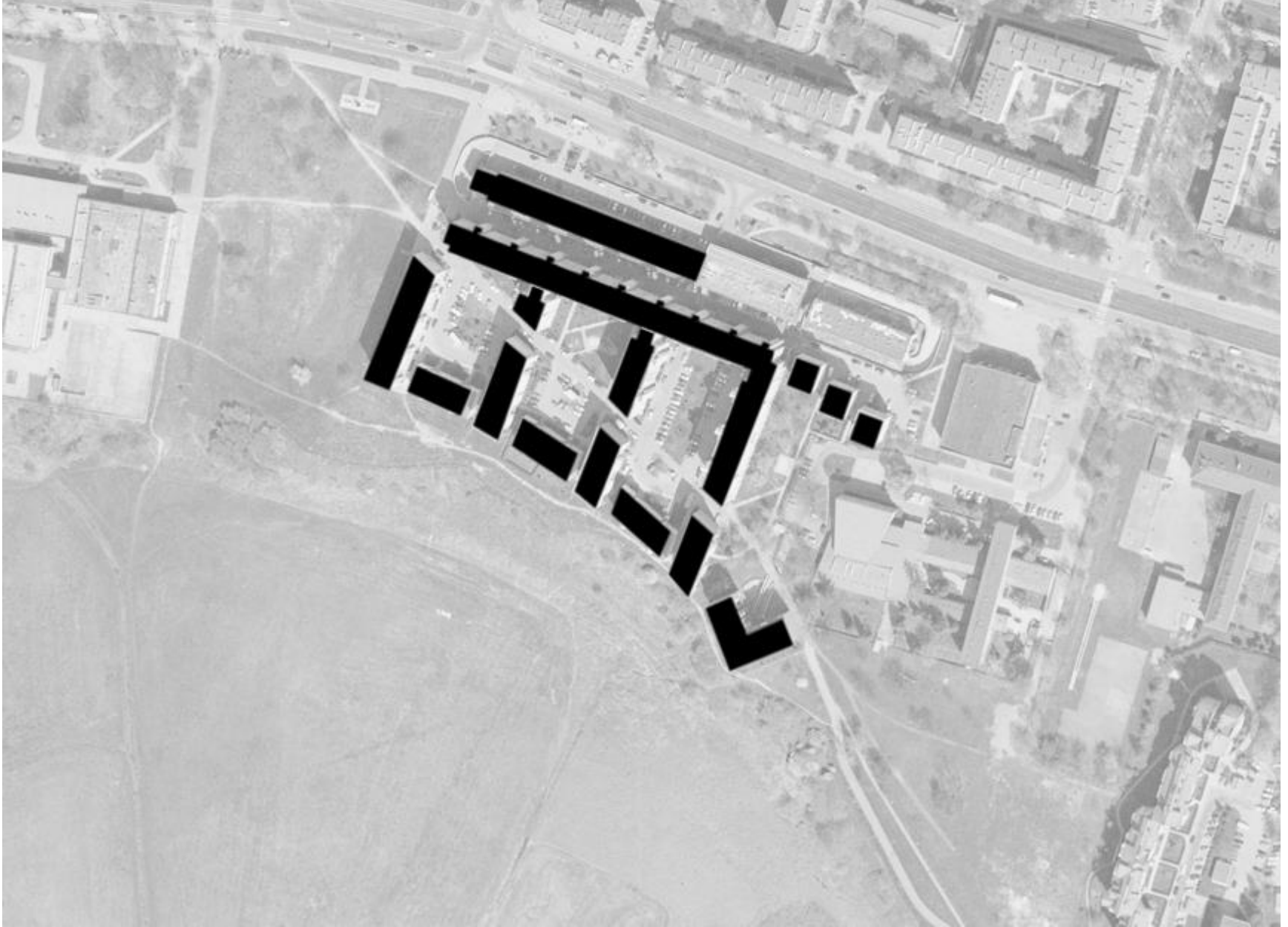
CENTRUM E

NOWA HUTA – KRAKÓW

arch. R. Loegler

1987-1995

(Centre E, Nowa Huta – Kraków)



The project won first prize in a competition in 1985. Referring to the idea of the original project of Old Nowa Huta (the first one in this presentation), it is a free authorial interpretation, in the spirit of postmodernism, forms and dispositions of architecture of the Central Square. The architectural and urban layout is a form of a "double four-toothed comb" of the 7th consignalling residential complex with a high retail and service floor, cut through by a slanting pedestrian and road network, cutting the interiors of the quarters, complemented by five storey detached buildings, to the rhythm of this quarterly urban division. From the south the buildings are cut to the height of three storeys and supported by two slender, round pillars and accented with "inserted" blocks of lower storeys, with rounded, detailed elevations. The elevations on the side of the square have high utility arcades, supported by square columns. Staircases of buildings with strong accents, mainly in risalits, are a distinguishing feature of the complex, just like its pastel colours.









NEOMODERNISM

late 1990's - ...



Polish neomodernism referred to the repertoire of spatial forms and details of modernism, but was separated from its socio-political and usually urbanistic ideas. Often only the façade of the building was neomodernist, which is in clear contradiction to the modernist idea of treating the building as a whole.

A significant difference was the scale of construction investments. While in the 1970s and 1980s housing estates for tens of thousands of inhabitants were planned and implemented, with the advent of the free market economy, investments were significantly reduced.

ZOLIBORZ ARTYSTYCZNY WARSZAWA

arch. M. Maka, arch. S. Sojka

2013 - ...

(Artistic Zoliborz - Warsaw)











ZOLIBORZ ARTYSTYCZNY WARSZAWA

arch. M. Maka, arch. S. Sojka

2013 - ...

(Artistic Zoliborz - Warsaw)

ZESPÓŁ MIESZKANIOWY WARSZAWA

arch. J. Grycel

2018 - ...

(Housing Complex - Warsaw)



LEGENDA:

A-G: TEREN OPRACOWANIA

- △ PROJ. ZJAZD NA TEREN INWESTYCJI
- ⊙ PROJ. BUDYNKI MIESZKALNE WIELORODZINNE
- ▲ WEJŚCIA DO BUDYNKU
- ⬆ WJAZDY DO BUDYNKU
- PROJ. NAWIERZCHNIE UTWARDZONE DOJŚC (kostka betonowa)
- PROJ. NAWIERZCHNIE UTWARDZONE DOJAZDÓW (kostka betonowa)
- PLAC ZABAW
- ZIELEŃ NISKA
- ZIELEŃ WYSOKA
- V ILOŚĆ KONDYGNACJI NADZIEMNYCH
- NIEPRZEKACZALNA LINIA ZABUDOWY
- LINIE ROZGRANICZAJĄCE WG MPZP
- TEREN PRZEZNACZONY W MPZP POD DROGĘ
- ISTNIEJĄCY PLAC MANEWROWY NA SĄSIEDNIEJ DZIAŁCE
- OBRYS KONDYGNACJI PODZIEMNEJ

TYTUŁ PROJEKTU

PROJEKT ZESPOŁU BUDYNKÓW MIESZKALNYCH WIELORODZINNYCH PRZY UL. BŁUSZCZAŃSKIEJ W WARSZAWIE WRAZ Z NIEZBĘDNĄ INFRASTRUKTURĄ I ZAGOSPODAROWANIEM TERENU

ADRES INWESTYCJI
WARSZAWA, ul. Błuszczańska
działki ew. nr 85/2, 87/2, 89/2

PROJEKTANT	IMIE I NAZWISKO	NR UPRAWNIEN	PODPIS
ARCHITEKTURA	dr inż. arch. Józysz Grycel	PdOKK/36/2004	
ARCHITEKTURA WSPÓRACZA	mgr inż. arch. Tomasz Warzeszkiewicz		
ARCHITEKTURA SPRAWDZAJĄCY	mgr inż. arch. Michał Gryczel	17/PdOKK/2016	



inwestplan
ul. Rejtana 17/23, 00-516 Warszawa, telefon +48 516 868 193

FAZA	PROJEKT BUDOWLANY
BRANŻA	ARCHITEKTURA
TREŚĆ RYSUNKU	PROJEKT ZAGOSPODAROWANIA TERENU
DATA	18.12.2018
SKALA	1:500







