

Sheet XXIX: Floorspace ratio and towering features

Anna Kowalska, Grzegorz Kowalski

The map presents the spatial distribution of built-up areas in Łódź characterised by the gross floorspace ratio value and the towering features prominent in the city skyline.

The gross floorspace ratio was calculated as the ratio of the overall building floorspace to the reference site on which the building stands. The overall building floorspace is the sum of the floorspaces of all its storeys above the ground level and is calculated by multiplying the actual surface area under the building within the foundation outline by the number of all storeys above the ground level.

Within the administrative boundaries of Lodz at the end of 2000, the gross floorspace ratio ranged from 0.05 in the areas of detached single-family buildings with a large proportion of undeveloped sites to 3.6 in the most densely developed quarters in the city centre.

The map presents the areas classified into five categories as per the floorspace ratio:

- below 0.5 – corresponds to the floorspace ratio in areas with farmstead developments, detached single-family developments, villas, and residences,
- from 0.5 to 1.0 – corresponds to the floorspace ratio in areas with concentrated single-family buildings, large housing estates, large industrial facilities, and old suburban developments,
- from 1.0 to 2.0 – corresponds to the floorspace ratio in urban and old industrial areas with a minor proportion of warehousing facilities,
- from 2.0 to 3.0 – corresponds to the floorspace ratio in the city's central areas with multi-storey buildings,
- above 3.0 – corresponds to the floorspace ratio in the city's central areas with high-rise buildings of more than five storeys

The second element presented on the map represents the towering features. The Łódź city skyline features three levels of development.

Level I corresponds to 1–2 storey developments, usually surrounded by public green areas.

Level II corresponds to 4–5 storey city centre developments and old housing areas

Level III corresponds to 11-storey developments of new housing estates.

Buildings taller than level III represent the towering features.

The towering features shown on the map are the buildings and structures whose height exceeds by a factor of 2.5 the height of the neighbouring developments, and those clearly visible from the perspective of the main transport arteries of the city.

These are:

- factory chimneys,
- church towers,
- high-rise residential buildings,
- high-rise public buildings,
- industrial towers,
- monuments and obelisks

Literature and sources

Czarniecki W., 1965, *Planowanie miast i osiedli. T. II Miejsca pracy i zamieszkania*, PWN, Warszawa.

Koter M., Liszewski S., Suliborski A., 2000, *Łódź i region Polski Środkowej*, LTN, Łódź.

Topographic map at a scale of 1:10 000 using the coordinates from 1942 issued by Głównego Geodetę Kraju, Warsaw 1993.

Aerial photo at a scale of approx 1: 5 000 in 1996

Shp files: buildings, railways, infrastructure, rivers, streets and green areas released by the Information Office of Łódź City Council

Field surveys carried out in July and August 2001