

THE ŁÓDŹ ATLAS

Sheet XXXI Housing conditions in Łódź

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This Sheet XXXI presents the aspect of spatial diversification of housing standards in Łódź. It is comprised of three thematic maps:

Housing stock types.

1–Housing stock types

2–Proprietary structure of dwellings.

3–Housing standards.

The analytical and field survey findings, as shown on the maps, reflect the spatial distribution of the phenomena under study in relation to the surveying districts' configuration. Surveying districts are territorial units delimited by the Office of Statistics for the purposes of its own statistical surveys and analyses, and each surveying district comprises a definite number of surveying sections. In this spatial configuration, therefore, the area of Łódź is comprised of 110 surveying districts which correspond with 214 surveying sections. Surveing districts provide territorial context for the various processes observed in Łódź, and as such they were also used by the Office of Statistics for the purpose of processing the data collected in national censuses of 1970, 1978, 1988.

The choice of surveying districts, rather than any other territorial division units, for the purpose of presenting the various ongoing processes concerning housing standards was informed by the objective to achieve good legibility of the maps so that they can be compared with the previous studies (planning studies and those published in scientific literature) dedicated to similar subject matters.

Commentary on the maps.

Map 1 titled "Housing stock types" presents the spatial distribution of the various dwelling types currently to be found in Łódź. Based on physiognomic field studies carried out between 1995–2000, three types of housing stock were recognized:

– Single-family houses and small multifamily buildings (up to 6 dwellings),

– Multifamily buildings - blocks of flats,

– Downtown multifamily buildings

For each surveying district under study the dominating type of housing, if any, was determined. As a result, four area categories were recognized;

– with prevalent downtown multifamily buildings

– with prevalent single family houses (including small multifamily buildings)

– with prevalent multifamily blocks of flats

– with mixed building types, where none of the foregoing categories is prevalent.

Map 2 titled "Proprietary structure of dwellings" contains the spatial distribution of dwellings as per the following three types of housing ownership:

– council property,

– private property,

– co-operative property.

The data provided by the Łódź City Council, housing co-operatives, and the Regional Office of Statistics (Wojewódzki Urząd Statystyczny) served to determine the total number of dwellings in the city as in 2000. The information concerning co-operative and council dwellings was essentially complete, however, the number of private dwellings is an estimate computed as the difference between the total number of dwellings in Łódź and council and co-operative dwellings. The 2000 field survey findings concerning the spatial distribution of the housing stock's proprietary structure was compared with the data from the 1988 National Census. Next, the changes found in the quantitative distribution of the housing ownership structure were mapped and for each surveying district determined was the prevalent form of ownership. The assumed prevalence criterion was construed so that the given proprietary category would be considered prevalent if it accounted for more than 50% of the total number of dwellings, while the proportion of the outstanding categories were less than 35%. Where none of the proprietary categories was prevalent, there applied a category of two balanced proprietary forms, each of which accounted for 35% – 49% of the total stock. As a result of the procedure so assumed, five types of proprietary categories were identified:

– Council property

– Private property,

– Co-operative property,

– Balanced Council – co-operative property

– Balanced Council – private property

Map 3. titled "Housing standards" reflects the spatial diversification of housing standards in Łódź in the studied period 1997–2000. Perkal's taxonomic method was applied to identify the standard values. Nine diagnostic characteristics were selected, including: dwelling floor-space in square metres, average number of rooms, fitout: waterworks, gas, hot running water, central heating, WC, bathroom (number of flats with such fitout), and the percentage of flats built after 1945. Next, in line with Perkal's analytical method procedure, the W indicator was calculated for each surveying district with housing developments. The W indicator values were classified into six groups which corresponded with the following six housing standard levels identified in Łódź:

– inferior,

– very poor,

– poor,

– medium

– good,

– very good.

Conclusions:

The research findings concerning the spatial diversification of housing standards in Łódź support the following conclusions:

1–The urban space of Łódź is characterised by irregular distribution of the housing stock types. In relative terms, the most compact, nearly concentric distribution characterises the areas with single family houses and small multifamily buildings (up to 6 dwellings). These are prevalent in the outer, peripheral zone of the city. On the other hand, the areas with multifamily blocks of flats form wedged compounds, or wedged/

concentric compounds as is the case in the south, and lie in the inner (transition) zone between the central zone and the peripheries. Very few such compounds can be found in direct proximity to the city centre. Another typical characteristic of the housing aras structure in Łódź is the significant proportion of mixed housing areas surrounding the city's central zone.

2–The spatial distribution of the proprietary structure of dwellings in Łódź is rather extraordinary. The city centre and its immediate surrounding neighbourhood are the areas with prevalent council property, or with enclaves of balanced co-operative and council properties. On the other hand, co-operative property prevails in the wedged compounds of multifamily blocks of flats. The distribution of private property in the outer zone corresponds to the location of single family houses and small multifamily buildings.

3–The housing standard levels identified in Łódź support the claim that the city boasts a mosaic arrangement pattern, and that the distribution of areas with the given housing standard level is chaotic. Sadly, low housing standards still prevail – 63 surveying districts out of the 110 under study were found to be of inferior, very poor, or poor standards. Only six surveying districts were found to boast very good housing standard. Definitely, the most mixed and diversified housing standards were found in the transition/inner zone that surrounds the city centre, with the latter being characterised by prevalent medium housing standard.

4–In conclusion, it can be said that the spatial structure of housing standards in Łódź is chaotic, while its configuration lacks regularity. Surveying districts with very good housing standards are frequently directly adjacent to those with poor or very poor housing standards. A slightly higher level of housing standards can be found in the surveying districts forming wedged compounds in the north, south-east, south, and in the west of the city. The areas with inferior, very poor, and poor housing standards are characterised by concentric organisation. The areas with medium housing standards show a definitely mosaic distribution.

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