

MAIN FEATURES OF HOUSE-LIKE APARTMENTS

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Abstract. *House-like apartments are intended as a compromise between the opposing aspirations of the modern city dweller – to live in a quiet family home in greenery in the suburbs and to live in a dense, bustling and vibrant city. These are apartments in multi-family housing buildings that have some features of single-family houses in order to increase the comfort of life, the feeling of dwelling in a family home and generally to improve the quality of housing in urban areas. This paper first deals with a comparative analysis of the features of family houses and apartments by certain criteria in order to determine what makes houses better than apartments, ie. to define what are the features of family houses that make this type of housing higher quality and more attractive and can be applied to apartments. Then, an overview of some realized contemporary housing schemes with apartments having the characteristics of houses was given. Finally, features of house-like apartments were identified, their detailed analysis with illustrations through appropriate examples was provided and the importance of their application was explained.*

Key words: *house, apartment, advantage, multi-family apartment building, quality, features*

1. INTRODUCTION

Few apartments can compete with the qualities of a house: 1) family house has its own yard, suitable for rest, recreation, gardening and connecting with nature [2], 2) living in a house offers greater privacy than living in an apartment building [2, 4, 22], 3) the resident of the house can more easily identify with it because he is the user of the building as a whole, not just of one part of it [10, 16, 21]. Apartments generally do not have these qualities and are often characterized by numerous problems: distance from the ground, access, security, privacy, identity, personalization etc. [8, 12, 22]. Therefore, when choosing between a house or an apartment most would choose a house [4, 5, 16, 17, 21, 22].

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Family housing has its downsides which can be best seen in the examples of cities that are expanding and spreading uncontrollably and unplanned over an ever growing area. This phenomenon is known as urban sprawl and is an inefficient urbanization model that must be kept under tight control. Numerous studies have shown that density and dwelling type are some of the main indicators in measuring the success of urban sprawl control [1, 5, 8]. Nowadays, in developed countries, one can see an increasing commitment to building more compact housing complexes with increased housing densities. By using multi-family housing as the dominant type, these goals can be achieved [14, 21].

The quality of life in suburban houses, as many aspire to, can be achieved in apartments in urban areas by designing and creating house-like apartments [17, 21]. This type of housing involves combining the benefits of suburban houses with ones of housing in a city, in order to make a life in an apartment more attractive and of higher quality. In this way, living in a multi-family apartment building can largely respond to the needs of the modern city dweller while at the same time it can be the antidote to urban sprawl and all the negative phenomena associated with it.

1.1. Literature review

The literature dealing with house-like apartments includes mainly reviews of some utopian projects, but also of some concrete realizations. Over the past hundred years, many architects and theorists of architecture have dealt with this topic. The concept of a quiet, individual home surrounded by greenery, built in a multi-storey apartment building – a synthesis of a villa from the suburbs and an apartment in the city – is a theme that has inspired many utopian projects. The 1922 Le Corbusier's Immeuble Villas are two-storey single-family homes arranged around a double-height courtyard, placed over one another [18]. In 1981, a group of architects S.I.T.E. presents the High-rise of Homes – a multi-storey building consisting of private homes with gardens grouped by floors in communities with internal streets; it offers residents the benefits of a yard and a personalized architectural identity in a multi-storey apartment building [3]. The 2005 Calatrava's Townhouses in the Sky in Lower Manhattan consists of 12 four-story volumes suspended from the central core of the tower, each of which is a modern expression of a four-story townhouse with a living room with a two-story space, private garden and separate entrances via their own elevators [17].

Some authors talk about a relatively recent phenomenon in housing history: regarding an apartment as a custom-made suit [7], and the challenge that architects are increasingly facing – how to provide residents with intimacy and identity within seemingly endless urban agglomerations [9]. As well as having separate entrances and private yards, these features are also closer to single-family housing than multi-family one. Numerous architects agree that individual expression, identity, personalized space, privacy, private green spaces – features that characterize single-family houses – are of great importance for the quality of multi-family housing [6, 11, 15, 16, 17, 21, 23]. By recognizing the positive characteristics of single-family houses and applying them to apartments, conventional multi-family housing is given an alternative. Reviews of realized buildings with house-like apartments, such as the 1921 Spangen Quarter in Rotterdam [18], the 1960 Däckhus in Gothenburg [17] or the 1979 Odhams Walk in London [12] also suggest that this type of housing is not a utopia, but a reality.

2. COMPARATIVE ANALYSIS OF CHARACTERISTICS OF SINGLE-FAMILY AND MULTI-FAMILY HOUSING

Characteristics of single-family and multi-family housing were analyzed by applying a comparative analysis. It was conducted by certain criteria, thus identifying advantages and disadvantages of both types. In this way one can identify the positive characteristics of multi-family housing that should be retained in future multi-family housing construction, as well as the positive characteristics of single-family housing that can be applied in multi-family apartment buildings, which would significantly improve the overall quality of this type of housing. The criteria by which the advantages and disadvantages of both types are compared are grouped into 14 categories [13, 19] (Table 1).

Table 1 Spreadsheet view of characteristics of single- and multi-family housing

Categories	Single-family housing	Multi-family housing
1. System of grouping	Horizontal system of units grouping	Vertical system of units grouping
2. Public-private relation	Two categories: private–public	Three categories: private–semipublic–public
3. Entrance–public circulation space relation	Direct (horizontal) connection between public circulation space and entrance to units	Combined (horizontal and vertical) connection between public circulation space and entrance to units
4. Unit–ground connection	Direct: belonging open space	Units do not have connection to the ground: compensation in the form of loggias/balconies
5. Constructive system	Simple: from function to construction	Complex: from construction to function
6. Flexibility	More flexibility is possible: internal and external	Less flexibility is possible: internal
7. Number of unit levels	Multi-level units	One-level units
8. Level of socialization	Stronger neighborhood connections	Proximity of the units does not imply the sociological closeness of the residents
9. Urbanity and form	Less restricted form, less urbanity	More restricted form, more urbanity
10. Identification	Unit is unique and recognizable in the environment	The increased number of units makes an identification difficult
11. Infrastructure	Longer infrastructure flows	More rational use of infrastructure
12. Green areas	Green areas within individual yards	More public green spaces
13. Complementary facilities	Due to lower density, it is financially less profitable	More profitable inclusion of non-housing, complementary facilities
14. Traffic	Greater dependence on cars	Due to shorter distances, less use of the car

System of grouping. In single-family housing units are grouped horizontally, so this type is characterized by low-rise. In multi-family housing units are also grouped horizontally within a floor, but what distinguishes this type is stacking groups of apartments – floors – vertically, so this type is characterized by medium and high-rise. [11, 23]

Public – private relation. In housing, the term "private" means premises and areas owned by residents. In single-family dwelling, it is the house itself and its associated plot, while public space is outside the plot. In multi-family housing, only the apartment is a private category. The space within an apartment building and between the apartments (hallways, stairways, entrances, etc.) is a semi-public space and is used by the occupants of the building and their visitors. The space outside the building is considered public. [7, 11, 12]

Entrance – public circulation space relation. The relation between entrance to the unit and public circulation space is related to the relation between private and public zones. Only two categories are distinguished in single-family housing – private and public; public circulation space ends on a regulatory line and the connection between entrance and public circulation space is direct and horizontal. In multi-family housing there are three categories of public / private space – private, semi-public and public, and the connection between the entrance and public circulation space is combined, partly horizontal, partly vertical, and is done through semi-public space. [7, 12, 15]

Unit – ground connection. One of the main advantages that characterizes single-family housing and distinguishes it from multi-family one is the existence of its own open space – the yard, so the connection of housing unit to the ground is direct. Depending on the type, houses are more or less open to the vacant lot, and the yard itself is more or less enclosed from public circulation space and neighboring houses. In multi-family housing, by increasing number of floors, the connection to the ground is naturally lost and the lack of associated open spaces is compensated by the construction of loggias, balconies and terraces. [7, 12, 15]

Constructive system. Single-family dwelling facilities are generally simpler in terms of the applied structural system and construction techniques and technology; the structural system generally does not condition the organization of the unit, so it can be said that in designing process it goes from function to construction. In multi-family housing, the construction system is more complex, and the organization of the unit, and of the building as a whole, is significantly conditioned by it; that is why we say that it goes from construction to function in the design process. [17]

Flexibility. Greater flexibility is possible in single-family housing, both internal and external: an occupant of the house can upgrade the unit within the associated plot in accordance with the given legal documents; also, there is less dependence on the structural system and the position of the installations, so it is easier to make certain changes within the unit. In multi-family housing, the occupant of the unit spatially cannot achieve external flexibility due to very clearly defined physical contours of the apartment, while the adaptability – internal flexibility of the apartment – is the most commonly encountered in this type of housing. [15, 24]

Number of unit levels. Single-family houses are in most cases designed and organized on more than one level, so they have their own staircase, connecting different floors of the house. Common apartments in multi-family residential buildings are characterized by one-level living. [16, 21]

Level of socialization. Single-family housing complexes are characterized by stronger neighborhood ties than multi-family housing, which may seem illogical at first, given that the units are physically closer in multi-family residential buildings. However, the physical closeness of units does not imply the sociological closeness of its occupants. [19]

Urbanity and form. In the single-family housing architecture, architects have far greater freedom of expression and less restrictions – normative, constructive, technological, functional and often financial, so the forms of houses can be most diverse. Multi-family

housing is characterized by a more restricted form but also a larger urbanity degree, which is contributed by a higher density, a higher building cover ratio, a higher floor area ratio etc. [23]

Identification. Unlike single-family house, which is a small, simple and unique structure, recognizable in its surrounding, multi-family residential building is a complex structure, with large dimensions and capacity, which is more difficult to perceive spatially, and because of the greater number of housing units, it is more difficult to identify them. The apartment loses its spatial and visual recognition and becomes part of a system of the same or similar units. [10, 19]

Infrastructure. Due to their compact form, multi-family housing complexes require shorter infrastructure flows – roads, plumbing, sewage, heat and electrical installations. As the infrastructure is used more rationally, the price of the housing unit is far more favorable than in the single-family housing, so more housing needs can be fulfilled with less resources. Neighborhoods of single-family houses, with their dispersive form and low density, are characterized by a high cost of infrastructure and utility equipment. [19]

Green areas. Although residential areas with single-family houses have a lower concentration of population and plenty of vacant space, they have very little green area – due to an inadequate house position, they are often reduced to only narrow green strips along the street and small scattered parts of greenery within the block between houses, not sufficient for normal development of high vegetation. On the other hand, there may be more public green areas and generally more larger green areas in multi-family housing complexes due to their higher densities. [20]

Complementary facilities. As complementary facilities (retail, service, sports and children's playgrounds, health facilities, entertainment and cultural centers, etc.) require higher density and concentration of housing units within shorter walking distances, multi-family housing enables and makes it economically more profitable to include these kind of facilities into a residential environment. Due to their mixed content, these complexes are often more attractive than single-family ones, which are characterized by a lack of accompanying facilities. [19]

Traffic. Although it is a common belief that multi-family housing contributes to the creation of traffic problems in the environment, it actually can significantly reduce general traffic congestion when viewed in a wider area. Due to its compactness, higher density and the presence of complementary facilities in the immediate neighborhood, the distances to be traveled and the number of trips by car are reduced, resulting in reduced traffic and pollution. All this results in less dependence of residents of such neighbourhoods on cars, favoring walking and using public transport. [19]

Comparative analysis of single- and multi-family housing shows that both types have their own positive and negative characteristics. Advantages of single-family housing include: greater privacy, own access to the house and entrance to the house, owning your own yard, the integrity of the house, the possibility of personalizing the space etc, while the benefits of multi-family housing regard to higher housing density and lower costs of infrastructure equipment. It is clear that neither of these two types has an absolute advantage and that the most acceptable solutions will be those that combine the benefits of both types. Multi-family housing, as a synonym for city housing, can and should be more than necessity. This goal can be approached by applying some of the features of single-family housing that we consider to be original values [6].

3. RESEARCH OF CONTEMPORARY HOUSING ARCHITECTURE FROM THE PERSPECTIVE OF HOUSE-LIKE APARTMENTS

The rise of pluralism in society, noticeable in the last decades of the twentieth century – differences related to social status, education, family model, etc. – gradually led to an increased need for diversification in housing. It used to be a privilege to build an apartment according to one's wishes, ideas and dreams, but today it is a contemporary trend in a society that is increasingly insisting on the concept of individuality. Diversity, privacy, individuality and personalization largely characterize single-family housing, while it is more difficult to achieve in multi-family housing. Hence, when designing multi-family housing, architects often resort to some of the qualities of single-family homes. Separating the entrance to the apartment, increasing the privacy of the entrance, opening the apartment to multiple orientations, planning larger private open spaces, organizing the apartment at multiple levels, providing a visual identity, etc. are just some of the principles of applying single-family home quality in multi-family housing.



Fig. 1 Mountain Dwelling (2008), Copenhagen, Denmark / BIG

One of the schemes of this kind is Mountain Dwelling in Copenhagen. Program included 2/3 of the parking and 1/3 of the housing. Instead of constructing a garage and an apartment building side by side, the authors merged these two functions in a symbiotic relationship and made one facility, where the parking space was placed in the bases and terraced houses were set up over it, as if on a mountain slope. It looks like a neighborhood made up of single-family houses with their own gardens spread over a ten-story building. This complex combines suburban housing with an urban area density and offers the best of two worlds: proximity to the bustling life of the city centre and the peace and quiet of suburban living. All apartments have their own parking place in front of the entrance, as in single-family housing, even on the 10th floor. The apartments are accessed through galleries that are glazed towards the garage space. The apartments have an "L" shape, forming a courtyard – a terrace on the roof of the apartment below to which all rooms of the apartment open. In front of the terraces, the apartments have small planted gardens that change the character of the whole building depending on the season. Unlike the noisy parking space below the slope, the apartments themselves are quiet and more like peaceful houses on a hill. (Fig. 1)

Hollainhof housing complex is intended for social housing. It contains 129 housing units, almost each of which has some characteristics of family houses. It consists of two tracts, one positioned along the street and the other along the river. There is a large central

courtyard between them and a shared underground garage below it. In the interior of the block, the design and aesthetics of the whole complex give the appearance which is closer to the typology of single-family homes, while on the side of the street it gives the impression of a monolith. Access to almost all apartments is from the central courtyard. Ground floor apartments are organized in two levels, with separate entrances and private gardens on the ground level. In the tract along the street, the apartments on the first floor are accessed through the gallery. These apartments, like single-family houses, have small front gardens that, with the main gallery, form a buffer zone towards a noisy street. Access to the upper floor apartments is through another gallery, on the second floor. The apartments on the upper floors of both tracts have large terraces, formed on the roof of the apartments on the floor below. They are located between cubic volumes of living rooms that are connected to these private terraces through large glazed openings. Different combinations of full and empty – cubes and terraces – form a very unusual silhouette of the whole building and determine that almost every apartment has a different, recognizable shape. (Fig. 2)



Fig. 2 Hollainhof social housing (1998), Gent, Belgium / Neutelings – Riedijk

At the Alfonso Reyes 58 apartment building in Mexico City, the authors deal with the need to express individuality in multi-family housing and explore the potential for variation in the design. The housing units are separated visually and physically on the facades, horizontally and vertically. Just like family houses that are separated by gardens, the apartments are physically separated horizontally by deep open spaces of varying widths, which are not just a mere gap between units, but private open areas of the apartments. In places where these 'voids' reach the facade, the delineation of the different apartments is enhanced by the use of transparent glass for railing. Vertically, the apartments are visually separated by highly positioned ribbon windows, which are actually the only openings on these rather closed facades. In addition, different types of aluminum sheet as facade cladding on adjacent apartments (smooth and corrugated in two shades of gray, giving a total of 4 different finishes), which create different effects by reacting to light, contribute to the fact that each housing unit is visually separated and easily recognizable in its surrounding. Several of the apartments are designed in two levels. The associated open spaces are spacious and innovatively designed; they extend across the entire depth of the building, from the street to the courtyard facade and are protected from views from neighboring apartments. (Fig. 3)



Fig. 3 Alfonso Reyes 58 apartment building (2003), Mexico City, Mexico / Dellekamp Arq.

Whether it be singular apartment buildings or large residential complexes, market or affordable housing, the examples presented in this chapter illustrate the tendency to design apartments with some characteristics of single-family houses within a multi-family housing buildings. What is notable is the desire of the authors to provide residents with privacy and a connection with nature, to design each housing unit according to its users, to give the residential space its dynamism and personality, etc.

4. FEATURES OF HOUSE-LIKE APARTMENTS

The previous excerpt from research on contemporary housing, the analysis of the literature dealing with this topic, as well as comparative analyzes of the characteristics of single-family and multi-family housing, can help identify the features of single-family houses that make this type of housing more humane, better quality and more attractive and which could be applicable to apartments; they relate to: 1) access to the apartment [7, 12], 2) treatment of the associated open area [7, 12, 23], 3) three-dimensional spatial organization of the apartment [16] and 4) the visual identity of the housing unit [10, 20, 21].

4.1. Access to the apartment

Each family house has its own entrance, while in apartment buildings there is one entrance to the building, and the entrances to all apartments are through common, semi-public spaces. Designing access to the apartment, as a transition from semi-public to private zone, is essential to preserving the privacy of the entrance to the apartment.

It is easiest to provide private separated entrances in multi-family apartment buildings to ground floor apartments, directly from the public or semi-public area (Fig. 4a) or by means of private open space, which is very similar to entrance to the family house via its own front garden (Fig. 4b). Apartments on lower floors above ground floor, e.g. on the 1st and 2nd floor, could be provided with separate entrances through separate access stairways which would connect them to the surrounding terrain (Fig. 4c).

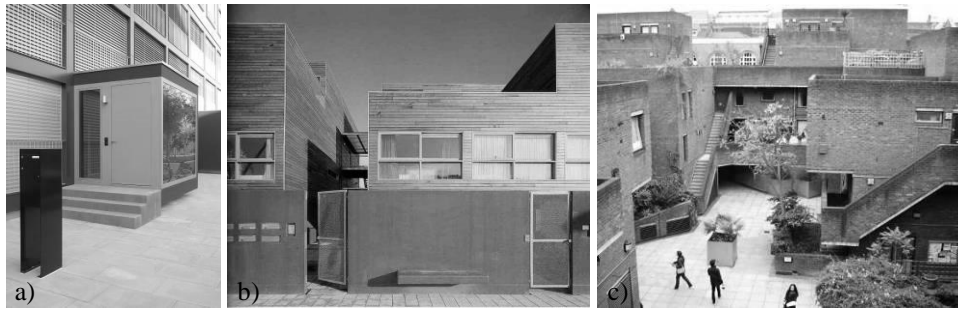


Fig. 4 a) Separated entrance to ground floor apartment directly from the public area; b) by means of private open space; c) separate entrances to apartments on lower floors above ground floor by means of separate access stairways

Entrance to upper-floor apartments through the associated open areas, as an analogy to the front yard of a single-family house, would also contribute to the impression of a quality of family house (Fig. 5a). The entrance to the house is most often seen from the inside of it, which has a great psychological advantage because it allows the resident to see the visitor before he shows up at the door, so the feature of the house-like apartments would also be to provide a view of the space in front of the front door from their interior (Fig. 5b).



Fig. 5 a) Entrance to upper-floor apartment through the associated open area; b) providing a view of the space in front of the front door from their interior of the apartment

A multi-family apartment building in which one apartment occupies the entire floor is an exceptional solution in terms of privacy of the entrance to the apartment and personalization of the space in front of the entrance, thus showing in some sense characteristics of the house. Still, it is considered a more luxurious type of housing. In order to reduce costs, there is a constant need to provide access to a larger number of apartments per floor. In buildings with more apartments per floor, the separation of groups of several apartments, with semi-private space in front of their entrances, from vertical circulation spaces would contribute to solving the problem of disturbing the privacy and intimacy of the entrance to apartments (Fig. 6a). Furthermore, withdrawal of the entrances from horizontal circulation space contributes to solving this problem, which gives space in front of the entrance to the apartment a more private character (Fig. 6b).



Fig. 6 a) Separation of groups of several apartments from vertical circulation space, forming a semi-private space in front of their entrances; b) withdrawal of the entrances from horizontal circulation space

In terms of the similarity of apartments to single-family houses, gallery-access apartment buildings are very interesting. Due to their functional organization and way of grouping, apartments in this type of buildings are most often compared to row houses; they are blocked on two lateral sides, have only two facades and are often organized in two levels. Because of their appearance and function, gallery-accesses themselves resemble pedestrian streets on which residents could walk, children play, neighbors communicate (Fig. 7a, 7b).

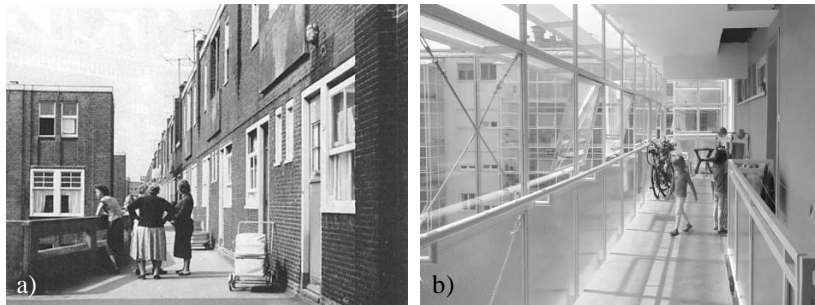


Fig. 7 Gallery access as a suitable place for a) neighbors' chat; b) children's play

4.2. Private open areas

One of the major advantages of single-family houses is the existence of their own garden. In multi-family apartment buildings, with the increase in the number of floors, the connection to the ground is naturally lost and the lack of associated gardens is compensated by the construction of loggias, balconies, terraces, and other forms of associated open spaces. Frequently, it is precisely because of the existence of these private open spaces that housing in an apartment becomes an acceptable form of housing for a wide range of different types of households.

In order for the open areas of the apartments to be, in some sense, a substitute for the gardens of the houses, they need to be larger than standard dimensions of loggias and balconies. That is why the architects should resort to some atypical design solutions such as making larger overhangs (Fig. 8a) or deeper setbacks on the facades (Fig. 8b). Double

height loggias have exceptional advantages and quality, and their use value is increased almost to the quality of house gardens (Fig. 8c). In addition to the appropriate open areas dimensions, adequate functional and technical solutions are also required in order to deal with more serious gardening.

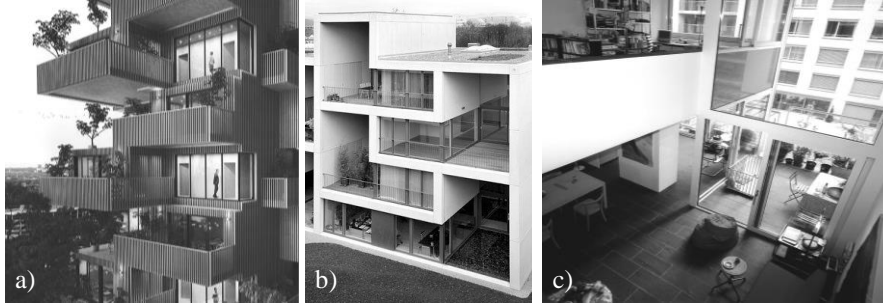


Fig. 8 a) Larger overhangs resulting in large balconies; b) deeper recesses on the facade providing a deep loggia; c) double-height loggia

The ground floor apartments are specific in this respect and have priority over apartments on upper floors. By forming enclosed gardens of the apartments on ground floor, the open area of these apartments can be significantly increased in relation to the standard dimensions of the loggia or balcony. Thus, the apartments receive one of the main features of family houses – their own yard (Fig. 9a). They could be more or less fenced, depending on the architect's idea, the resident's preferences, and the environment in which they are built.

The dwelling on the last floor of the apartment building provides the possibility of pulling the façade walls of the apartment in relation to the façades on the lower floors and forming a roof terrace that would become an open area of larger dimensions and take over the function of the yard of the family house (Fig. 9b). With appropriate technical solutions, roof terraces can become green roofs and be used for gardening and enjoying the nature, just like the gardens of family houses.



Fig. 9 a) Hedged garden of the apartment on ground floor; b) roof terrace of the apartment on top floor

4.3. Three-dimensional spatial organization

Single-family houses are in most cases multi-storey buildings, and the existence of their own staircase can be considered as a feature of this type of dwelling. Single-level housing, characteristic of common multi-family apartment buildings, puts great constraints on spatial diversity. Although it undoubtedly has its advantages (one-level apartments are barrier-free, so they can equally be used in all situations and periods of life), space differentiation and the abundance of variations that can be achieved in this way contribute to breaking the uniformity that often characterizes multi-family housing.

The concept of three-dimensional spatial organization of the apartment involves planning the space of the apartment at different levels, not limiting it to standard ceiling heights and spatial overlap of parts of the apartment. Its implementation significantly contributes to the enrichment of the residential space and to the increase of its resemblance to the spatial organization of family houses.

By designing apartments on two or more levels they get spatial organization which looks like spatial organizations of family houses. Usually, day and night zones are separated on different floors, just like in family houses (Fig. 10a). The spatial quality of the apartment can also be improved by designing with split-levels. By opening vistas from one level to another, one could get the impression of increased space (Fig. 10b). Designing apartments with increased ceiling heights of certain rooms is also a potential for improving the quality of housing. The space solutions in which the apartment extends beyond the two adjacent floors are based on the idea of assigning different floor heights to the rooms depending on their function. More public rooms, such as living room or salon, have the highest ceilings, dining room and bedrooms have the smaller height, and auxiliary rooms have the smallest floor-to-ceiling height.



Fig. 10 a) Duplex apartment with day and night zones separated on different floors;
b) apartment designed with split-levels and increased ceiling heights of certain rooms

4.4. Visual identity

In terms of its dimensions a family house is small, and in terms of its organization it is a simple architectural structure, easily visible in its immediate vicinity and recognizable in its surroundings. An apartment is a part of more complex and larger structure and cannot be easily visually distinguished from other units within the whole.

It is therefore desirable to make possible a visual separation of individual housing units, a certain degree and form of their individuality, so that they can be recognized in their surrounding and so that their occupants can identify with them. Considering the regularity and repetition of identical modules and architectural elements, typical of many multi-family residential buildings, individual expression becomes one of the important issues. Human need for housing is not only the need for physical protection, but also the need to identify with a particular place. The visual identity of the building and visual identification of housing units are important because of the residents' need to identify with their housing space and to recognize it in the multitude.

The simplest and most effective element of identification is the application of colour. Colours on the facades are observed before some other elements, such as material, texture, ornaments, etc. Application of colour makes it easy to recognize certain housing units, and also contributes to creating a general impression of the building. It is possible to make every residential unit visually recognizable, by applying a solution that implies different external appearances for each one (Fig.3). Sometimes it is not desirable to visually separate each residential unit individually, but only one (Fig. 11a), or several housing units (Fig. 11b), which will make it easier for residents to identify with them. When the number of apartments is too large to visually separate each unit individually, the groups of apartments could be visually distinguished. Apartments of the same or similar organization, or the same way of grouping in relation to circulation spaces, could form a recognizable unity by using different colours, materials, textures, characteristic combinations of facade openings (Fig. 11c). Such a group – a unity can easily be distinguished from other unities within the whole.



Fig. 11 Visual separation on the facade: a) of only one housing unit; b) of several housing units; c) creating recognizable unities of apartments of the same or similar organization, or the same way of grouping in relation to circulation spaces

5. CONCLUSION

Single-family housing is considered a more humane type of housing and has always been the desire of most people. However, it is characterized by low densities and is therefore an uneconomical and inefficient model of urbanization. On the other hand, housing in cities today implies increased housing densities and more compact housing estates, so multi-family housing is imposed as a social, moral, economic and environmental necessity. House-like apartments are residential units within multi-family housing buildings that have some features of single-family housing units in order to increase the comfort of life, the feeling of living in a family home and generally improving the quality of housing in urban areas.

This research shows that applying the quality of single-family homes to multi-family residential buildings is an extremely useful approach to addressing the housing crisis, urban sprawl, the need to confirm one's individuality, etc. It refers to the combination and synergy of already known types and forms of single-family and multi-family housing structures. It indicates that housing schemes within urban areas, which in addition to the benefits of housing in the city take advantage of house dwelling, provide the opportunity for individualization, humanization and improvement of quality of housing in the city. Putting this idea of housing space as one of the main topics for housing improvement offers considerable opportunities for future urban development and opens new fields for further research on this topic.

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STANOVI SA KARAKTERISTIKAMA KUĆA

Stanovi sa karakteristikama kuća predstavljaju kompromis između suprotstavljenih težnji savremenog stanovnika grada – za stanovanjem u mirnom porodičnom domu u zelenilu u predgrađu i stanovanjem u gustom i užurbanom gradu. To su stanovi u višeporodičnim stambenim zgradama koji imaju neke od karakteristika porodičnih kuća u cilju povećanja komfora života, osećanja boravka u porodičnoj kući i generalno unapređenja kvaliteta stanovanja u gradskim sredinama. U radu je najpre izvršena uporedna analiza karakteristika kuća i stanova po određenim kriterijumima kako bi se utvrdilo po čemu su to kuće bolje od stanova, tj. koje su to karakteristike porodičnih kuća koje čine ovaj tip stanovanja kvalitetnijim i atraktivnijim a koje se mogu primeniti na stanove. Zatim je dat prikaz nekih savremenih izgrađenih stambenih šema sa stanovima koji imaju karakteristike kuća. Na kraju je izvršena identifikacija karakteristika ovog tipa stanova, data je njihova detaljna analiza sa ilustracijama kroz odgovarajuće primere i objašnjen je značaj njihove primene.

Ključne reči: kuća, stan, prednost, višeporodična stambena zgrada, kvalitet, karakteristika