



SAFETE VELIU REXHEPI

ARCHITECTURAL ATTRIBUTES OF APARTMENT HOUSES BUILT IN PRISTINA FROM 2000 UNTIL 2021

ARHITEKTONSKA OBILJEŽJA VIŠESTAMBENIH ZGRADA IZGRAĐENIH U PRISTINI OD 2000. DO 2021. GODINE

SAFETE VELIU REXHEPI (1987, Presevo, Serbia). She completed her studies in 2014, at the Faculty of Architecture, "Hasan Prishtina" University, Kosovo. She is a teaching assistant in the UBT college, Faculty of Architecture and Spatial Planning, in Pristina.

Supervisor: Assoc.Prof. Kristina Careva, Ph.D.

Members of the committee:

Prof. Alenka Delic, Ph.D. (president)

Prof. Art. Mia Roth-Cerina, Ph.D.

Assoc. Prof. Nikolina Vezilic Strmo, Ph.D.

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Housing is a phenomenon of a symbiosis between health, well-being, social and economic aspects. The importance of housing for citizens is vital, and it is an important topic in literature research. The responsible authorities globally and in Europe have continuously set norms, standards, and goals to contribute to the improvement of housing, and one of the main aims is to achieve sustainability in buildings. Urban and architectural designs are significant concepts in this study, having a key role in raising and improving the sustainability of buildings, and the quality of housing.

This topic deals with the apartment houses built in Pristina from 2000 until 2021. The definition of this research is related to the problem of the large number of apartment houses constructed during the past two decades, a period characterized by political change. After the last conflict, the city expanded almost twice in size, and apartment houses spread the most, which raised doubts about their architectural quality. The main purpose of the topic was to identify the quality of architectural attributes of apartment houses. Also, the impact of housing policies on the architectural quality of housing has been identified through research, which was carried out using the qualitative study method. In addition, to assess the condition of these buildings, a comparison was made between the spatial standards of apartment houses in Pristina and those in Croatia built through POS (*State-Subsidized Housing Construction*). The study is based on case studies, which have been analysed using the criteria defined in the design of the catalogue forms: urban, building and apartment catalogues.

The second phase of the study is mainly based on literature review. Furthermore, the research has addressed the indicators that affect the architectural quality of apartment houses. The research begins with the review of housing policies, which has shown that housing policies have an important role in decent housing, and there are mechanisms for their improvement. The next phase of the study deals with the correlation of urban planning and the quality of housing design.

In order to assess the architectural attributes of apartment houses, criteria have been developed using the method of data collection from relevant literature for the assessment of housing. The parameters included in the study are mainly spatial, affecting the quality of life – an important factor of sustainability. The urban catalogue contains criteria that have an impact on the architectural design of buildings. The other two catalogues, for apartment houses and for the apartments, have been compiled using spatial and content criteria in terms of their function and organization. The process of collection and systematization of data was carried out using analytical, comparative and digital methods. Further research includes the impact of the law on the development of new concepts of housing construction in the city. This chapter concludes with research on the spatial standards of housing, with special emphasis on the research on the Minimum Technical Standards for Residential Building in Condominium (MTRBC).

In addition to researching the urban and legislative issues of Pristina, the following research identifies the characteristics of the apartment houses in terms of their architecture. The research includes a cartographic study that has documented the spread of apartment houses in the city over the years. While, the morphology and typology of apartment houses were set, their definition was carried out using the data collected from study field and the bibliographic data. Founded apartments house morphologies are: urban villa, slab, tower, stepped block, complex shape block and open block. While apartment house typologies are: 3, 4, 5 or more apartments per staircase and central corridor typology. In order to have a more accurate selection of case studies, four criteria were set, which are: classification of the buildings depending on the morphology, division of periods (based on housing policy changes), availability of materials and professional reflection. In line with the criteria set for the study, 24 examples were selected and cover 136 apartment types in different neighbourhoods of Pristina within the urban

area, which include examples of the two most widespread morphologies in Pristina (complex shape block and slab) for each study period. After designing the catalogues and selecting case studies, each example of the study was described.

The discussion of results is given in the next chapter, which analyses the data according to the divisions of the periods of time. The results obtained from the analysis of urban parameters have shown that in Pristina there has been an enhancement of urban parameters. Also, the architectural attributes of apartment houses in 85% of the analysed parameters have improved over the years. While, in order to assess the state of the selected examples, the architectural attributes of apartment houses in Pristina have been compared with the spatial standards determined according to the POS regulations in Croatia.

The study gathered the catalogues of case studies, defined their morphologies, filled a part of the gap in Kosovar literature and defined recommendations for the enhancement of design quality of apartment houses in Pristina, providing a professional and scientific contribution. The conclusion stemming from the research is that the architectural attributes of apartment houses in Pristina built from 2000 until 2021 were continuously improved and were assessed as satisfactory in terms of spatial standards analysed from a functional and organizational point of view. Six morphologies of apartment houses were categorized, and the most common type of dwelling is the three-room apartment. The studied urban parameters in most cases turned out to be continuously improved as well, and the continuous improvement of apartment houses over the years, based on research, has taken place thanks to legal changes (legislation, improvement of regulations, improvement of housing policies), which validates the hypothesis that housing policies have an impact on the architectural quality of housing. The applied research methodology has met the objectives of the topic, answered all the research questions, validated the hypotheses, and enabled new perspectives for further study.