

建て替え誘導を通じた郊外既成ミニ開発住宅地の居住環境整備論

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Strategies for Improving the Residential Environment of Existing Suburban Small-lot Residential Areas (Minikaihatsu) through Harmoniously Controlling the Rebuilding of Houses

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概要

大都市圏郊外に広がる既成ミニ開発住宅地の居住環境の持続可能性を向上させることを目指し、地区の変容実態と整備課題を明らかにした上で、居住者アンケートによる意識調査や逆日影計算による建物形態シミュレーション等を通じ、トレード・オフの関係にある居住水準、住環境、防災性のバランスに配慮しながら、日照確保型の個別建て替えの誘導を中心とした居住環境整備の方向性を新たに提示する。

キーワード : ミニ開発住宅地、建て替え誘導、居住環境整備

Synopsis

This Research Report aims improving sustainability of the residential environment of existing suburban small-lot residential areas where effective projects are not carried out in urban planning and housing policy now. Clarifying changes of the actual conditions and the problem for improvement there, enquiring the thought of dwellers there and simulating building shape by calculating its shadow, it suggests the orientation of the improvement of residential environment, mainly controlling the rebuilding of house with the daylight on the houses surrounding it kept, considering the balance of living space, living environment and disaster prevention that are on the trade-off relation.

Key Words : Small-lot Residential Areas, Controlling Rebuilding, Improvement of Residential Environment

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