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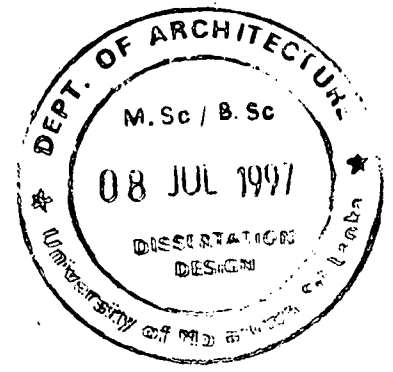
**APPLICATION OF
INTERPERSONAL RELATIONSHIPS
IN
THE DEVELOPMENT OF
MULTISTORY APARTMENTS**

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මොරටුව.

**A DISSERTATION PRESENTED TO
THE FACULTY OF ARCHITECTURE
UNIVERSITY OF MORATUWA
SRI LANKA
FOR THE
FINAL EXAMINATION IN
M.Sc. ARCHITECTURE
AND
THE PART II EXAMINATION IN
THE ROYAL INSTITUTE OF BRITISH ARCHITECTS**

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**M.D.C.H.GUNATILAKE
1997**



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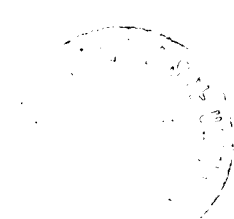
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Abstract

Physical space is highly congruent with social and conceptual structure. People cluster to gather because they share unwritten rules and non verbal communicating devices.

Clearly the effectiveness of traditional settlements is due to the greater uniformity and sharing of symbols and a grater co-incidence of conceptual and physical environment.

Significant neighbor hood characteristics inherent will be examined to reveal the life style of dwellers. Symbolic life style and other comparable factors seem more important than income in explaining the neighbor hood concept. The process of clustering helps cultures survive is important in terms of mutual help, urbanization and helps maintain cultural pattern.

An in-depth knowledge of the subject area has become increasingly important in the built form of the city structure. In the Sri Lankan context it has become an efficient means of fulfilling the requirements of housing in the urban sector.

The preservation of traditional patterns may be important not only for the survival of cultures but also the successful integration of villages in to growing cities. Therefore the transformation of community living in to the physical order of



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multistory buildings presents a great challenge to architects, due to its impact on the life style of dwellers.

Accordingly, the dwelling responds to the individual and the family, the block, neighbor hood and distinct respond to various groups.



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INTRODUCTION

INTRODUCTION

Explanation of the study.

The house cannot be separated from the settlement but must be seen as part of a total special and social system. It was always a private domain and plays an important part in providing a place in society. People live in settlements and landscape of which the house is only a part. The arrangement of house units establishes a neighbourhood settlement.

To determine the success or failure of a settlements it must be considered as to have the social requirements and to achieved it through the physical structure. The layout pattern, accessibility, community, infrastructure facilities and housing units become components of the physical structure and sociability, privacy, identity, territory etc., being the main social requirements of settlements.

In this settlement system the specific elements and how they are related and used vary. The arrangement of physical components is governed by lifestyle and social behaviour of people. The living habits, value systems, rituals, beliefs etc. form the lifestyle and they act at different levels desired by a particular community.

Therefore in the overall sense, the pattern of a certain neighbourhood settlement is shaped by the life style and the human behaviour of its occupants. Describing the correlation between the environment and the human behaviour Nobel states;

“ As the architects we help to shape the peoples future by the environment we create. At all stages of the design we make assumptions about human behaviour and the success of future of our work depend on our ability to predict human behaviour with responsible accuracy.”

Describing the physical,  special arrangement and social behaviour, Lang says;

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“where social scientists have speculated, or conducted research which might suggest that there are possible links between special arrangements and social behaviour....”

If the environment provided, is not appropriate for the inhabitants they resolve to living under urban constraints which will be an acute problem in the multi-storey apartment complexes.

Importance of study

In the Sri Lankan context mass housing schemes have concentrated more in quantitative requirements than qualitative attributes, and accordingly led to problems. Overemphasis on productive and economical aspects creates a political issue than a humane one. Therefore it is important to identify the nature and the values inherent in a selected community.

Accordingly the lifestyle could be identified and it would provide a basis for the designer to achieve required levels of neighbourhood characteristics. It may be difficult to achieve community living in multi story apartments due to the physical order particular to it, which is the 'vertical growth'.

Past experience in housing schemes is an influencing factor in designing in the future.

“The lack of revolution data not only causes neglect of good design features and encourages an attitude of novelty for its own sake, since no one knows what items are good or bad. It also results in the repetition of bad design solutions.”

Intentions and limitations of the study

A neighbourhood needs coherent and cohesive form and public realm to which all residents relate. Since this nature of organising the physical components has a considerable impact on the degree of neighbourhood characteristics. It plays a great attention to the life style of the occupants. In terms of physical order and the neighbourhood characteristics particular to it. The selected example will show the manner in which the neighbourhood characteristics are shaped by the physical order. Accordingly it would enable designers to improve qualitative and quantitative attributes in the multi storey apartment block.

“ The two important aspects of evaluation is gathering information about the usefulness of buildings and using that information in the design of new buildings”

Also the examination would enable to establish design principles for apartment schemes.

Limitations

An awareness of changing pattern of physical order of neighbourhood settlements and its social aspects would be important to establish a background to the study. Therefore the physical order has to be discussed from the low density rural up to high density Urban neighbourhood settlements, in terms of social aspects, the

to high density Urban neighbourhood settlements, in terms of social aspects, the impact of the significant neighbourhood characteristics from traditional rural to the city settlements would be important.

Therefore the subject area of this study confines to the middle class multy story apartments in Colombo contains four floors. These multy story apartments namely Anderson, Alvitigala and Keppetipola are selected which depict a contrast in design, so that the comparison would clarify this arrangement further. The neighbourhood characteristics are identified are locality, sociability, privacy, identity and territoriality , the physical important layout, accessibility infrastructure, community, individual housing units and apartment blocks.

Method of work



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As the study concentrate in the middle income community the social mobility high values placed in education, start unconsciousness are discussed to be the inherent to them. on this basis and examination of lifestyle is done through a user respond survey in the selected apartment complexes.

Ideally, user response surveys must be done over a period of time, but hence within this available limited time this concept is investigated and it will be established that desired levels of neighbourhood characteristics are important for comparable residential living. The impact of this physical order in neighbourhood characteristics will be examined through this identified major physical components. The strategy is

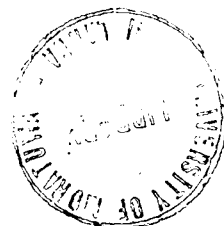
to investigate the correlation between these physical components and neighbourhood characteristics under each example.

In the first chapter the gradual background of multystory apartments are discussed prior to the development of physical order of this various settlements as a case for this study. Various life styles in the appropriate neighbourhood from traditional to contemporary period will be discussed in the second chapter.

And finally the third chapter deals with the impact of this transformed physical order of multi-storey blocks on the life of the occupants with regards to its local situation. The selected examples are subjected to this examination and thus the arrangement will be formulated.



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CHAPTER ONE

CHAPTER 1

Evolution of multistory apartment complexes of urban housing

The dwellings of human beings can be considered as effected by the various factors such as layout of housing units, accessibility, community, civic amenities, infrastructure facilities etc. The layout The nature pattern of the housing units is a major attribute which decide the nature of a settlement. The physical structure of a human settlement itself varies according to the intensity of the components stated above. Therefore the nature of a settlement varies from the rural to urban context.



The industrial revolution with consequent technological advancements and political and socio economic changes marked a turning point in the transformation of the physical order. The settlements gradually change from a scattered and detached nature to compacted form. Finally as a consequence of the urbanisation the population density in the city centres showed a rapid increase. As the land area in the urban sector became limited and the need for vertical growth become evident.

It could be said that the nature of the housing units and it's special arrangements in a common settlements should evolve according to the prevailing

problems of housing resources. Therefore it is worth while to discuss the problems of housing before looking in to the physical structure.

1.1 Problem of housing

Housing is one of the primary needs for living. It is as important as food and cloth to any individual. The problem of providing housing in any country could be identified in terms of qualitative and quantitative aspects. The qualitative aspects involved can be defined as the characteristics that the man expects through the house to make his life comfortable. The qualitative requirement in this case does not mean only the number of housing units required. It involves the other physical attributes and needs such as services, materials, the special requirements etc. through the arrangement inherent in a house.



The providing of housing has become a political issue in Sri Lanka as it is essential in socio economic up-liftment of the country. It is evident that the priority is given to the quantitative aspects ignoring the upliftment of qualitative requirements by the previous governments as well as present in this particular issue. The real problem lies in the quality of Sri lankan middle and low income housing, when it comes to the qualitative requirements of housing the characteristics such as privacy, security, identity, territoriality become important regarding the qualitative aspects of a house Oliver who states;

“ To build a house is to create an area of peace, calm and security, and replica of our own mother’s womb, where we can leave the world and listen to our own rhythm, it is to create a peace of our own, safe from danger, for once we have crossed the threshold and shut the door behind us we can be at one with our selves”

According to the historical experience man needed the ‘shelter’ to survive from external forces. As history reveals the stone age took shelter in a recess, In the side of a mountain or in a cave. (plate 1) This means from remote times man chose a place of his own to settle and live, sheltered from wind, rain and sun. These natural shelters provided the man a feeling of protection. (plate 2)



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According to Rappoport

“shelter is of supreme importance to man. It is the prime factor in this constant struggle for survival. In this effort to shelter himself against the extremes of weather and climate he has over the ages, evolved many types of dwellings”

With the gradual process of civilisation the man left his natural shelters and encountered the problem of designing and building his dwelling places. This led to universal concept known as the ‘house’ as a solution and established the idea of the house.

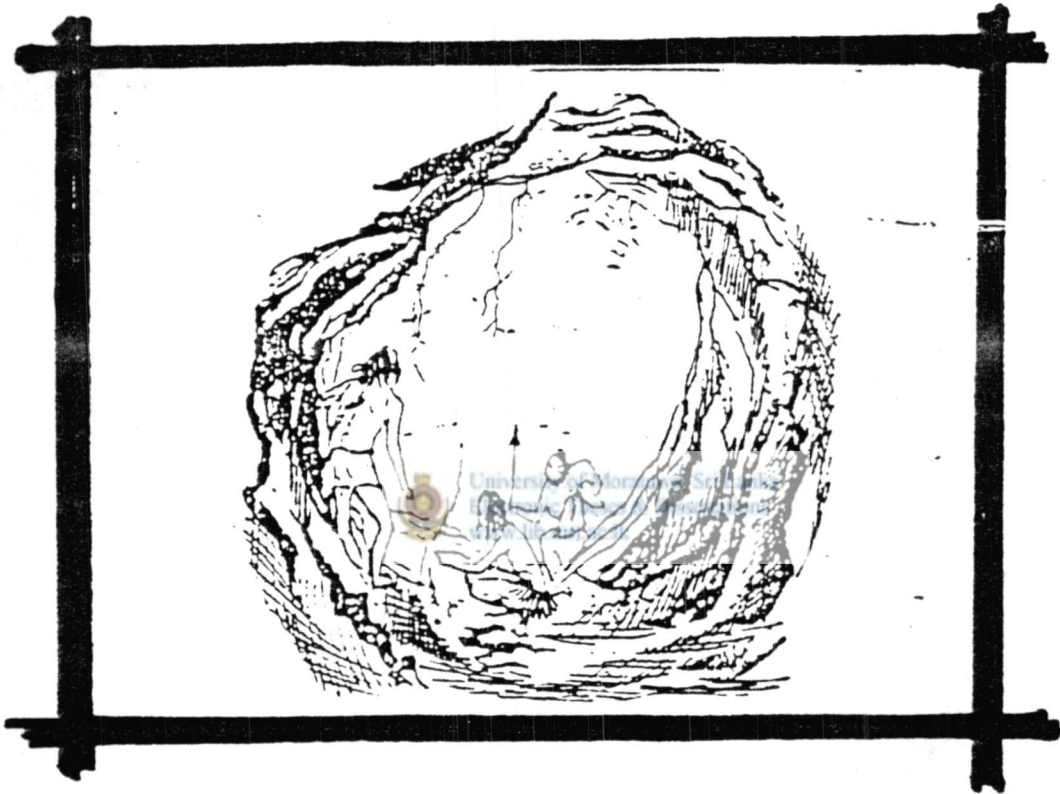


PLATE I
The cave offered the earliest protection for man

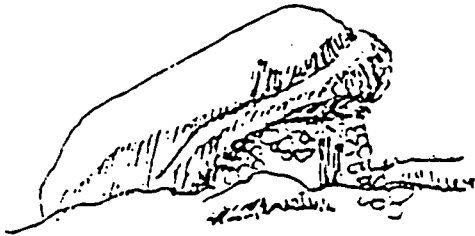




Arboreal Jungle Tent.

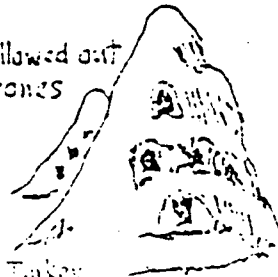


Chimpanzee - In Sleeping Platform

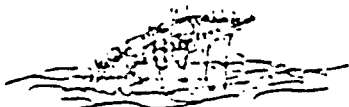


Shelter Built under
A Projecting Boulder
Portugal.

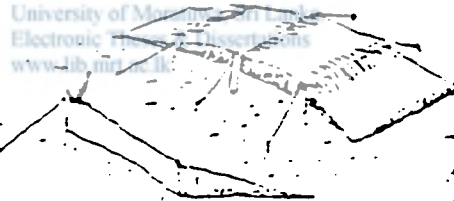
Dwellings - hollowed out
of Natural cones
of Porous
Limestone at
Tufa



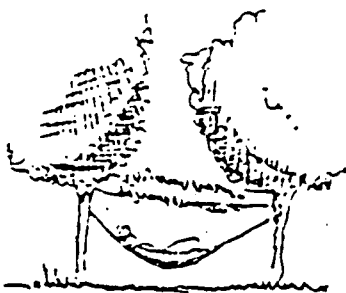
Cappadocia, Turkey.



Loss to wind - shelter
Atrahir - Turkey.



The Exterior of the
Arab Tent Shows the
Solid Roof and



The shade offered by trees
is augmented by a Suspended
Grass covered net to shield
the Hammock - Columbia.



In addition to supplying an all
important sanctuary from clouds
of mosquitoes, these houses, placed in
trees out in the water, were cool
retreats from the tropical heat

Crinoco Delta, Venezuela.

PLATE - 2

Feeling of protection offered
by various shelters.

The formation of several housing units in one location constitutes a human settlement. As certain characteristics exist in a house, there are basic characteristics within such an environment too. In this case the characteristics inherent to a settlement vary according to the nature of the layout pattern. This becomes a significant aspect which makes the occupants psychologically comfortable. When it comes to mass housing, the situation would become complicated due to the physical order of scale particular to it, such as high density housing units providing accessibility, infrastructure facilities, civil amenities etc.

When it comes to the situation in Sri Lanka, the lack of attention to the qualitative attributes has created several problems in mass housing. This particular situation is apparent in mass housing schemes ranging from low rise up to the multistorey apartments.

1.2 Migration to the city centres

Migration to the city centers become the most significant factors in changes of the population distribution patterns all over the world. In terms of the population density, it created an imbalance between urban and rural sectors. Consequent to this imbalance occurring regularly it had a great impact on the physical structure of the urban settlements.

The industrial revolution had a significant hand in the migration to the city centers in the global context. As a consequence, rapid growth took place in the city centres and also a great expansion of the employment opportunities. From the middle ages till the beginning of the industrial revolution. An agrarian economy sustained the dominance. Palace, Cathedral and the market place were the significant features and the symbols of the medieval city during this era.

“ Market place through route , ecclesiastical stronghold and the castle of feudal lord become the generating forces in both the functions and the form of the medieval town”

The industrial revolution change the character of the medieval city in whole and change it to a centre for manufacture and mass production with the emergence of the various industries. This led to a great opportunity in employment and the workers flocked in to the town to the country.

The workers who migrated to the city demanded residential and other civic amenities. The migrants were mainly middle and low income groups. The low income people migrated seeking employment in the factories of the newly industrialised city.

1.2.1 Migration to the Colombo city

Since the beginning of the sixteenth century trading activities in the city of Colombo passed over to the hands of the Portuguese, the Dutch and the British in that order. Such western powers concentrated on Colombo as the principle distributing centre of the islands imports and exports. In addition to this development as a transport centre, Colombo occupied a dominant position in the urban hierarchy. Therefore from the ancient times Colombo was subjected to a rapid urbanisation and the emergence of the various prominent buildings was one of the significant features.

Apart from those, the areas of the city which had lesser potential, which occupied by the people who belonged to the low income category. They were the workers who engaged in lower vocations. The low rise, low income houses in the city of Colombo can be identified under two categories such as tenement type housing and the shanty type housing. (plate 3)

1.3 Emergence of the apartment concept

As a consequence of the concentration masses of people in the city centres, the of houses in the city centre were becoming less and as a result the land housing problem become acute. The lands are as available for construction value become vary high as the majority of the people who migrated to the city belong to the low





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PLATE - 3

Low-income housing settlements.



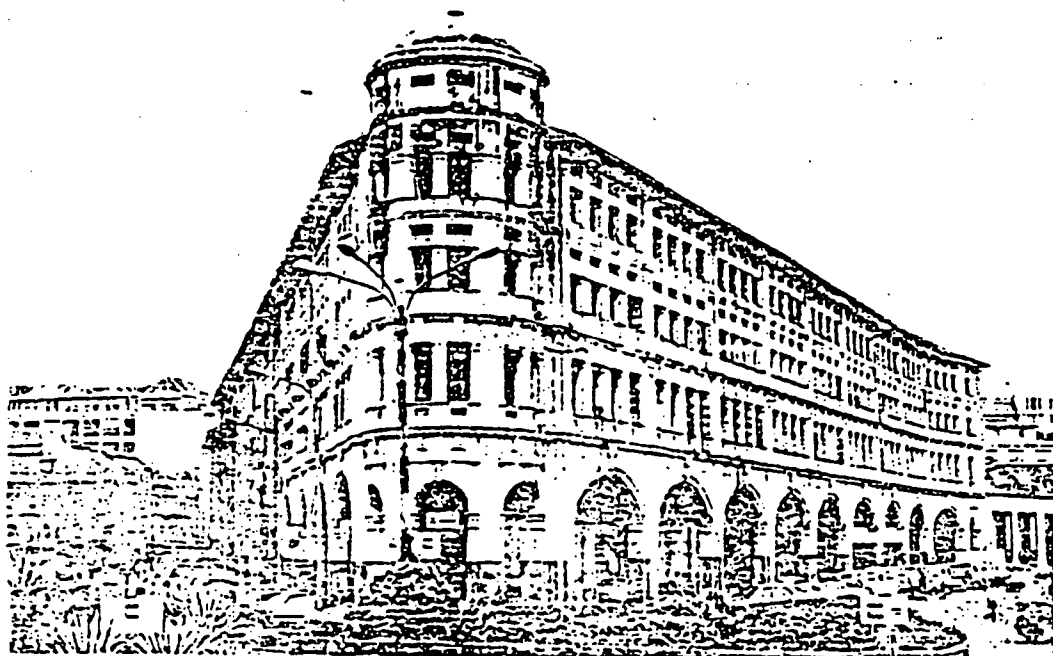
income groups. this particular situation mostly affected their housing problem. his was a common happening all over the world including Sri Lanka.

As this situation was a barrier to the fulfilling of quantitative requirement of housing. The concept of a vertical growth emerged thus an international occurrence, The origin of the multistory apartment block could be traced back to a century and a half, in the western world. The local multistory block emerged long after this, In comparatively shorter period of time.

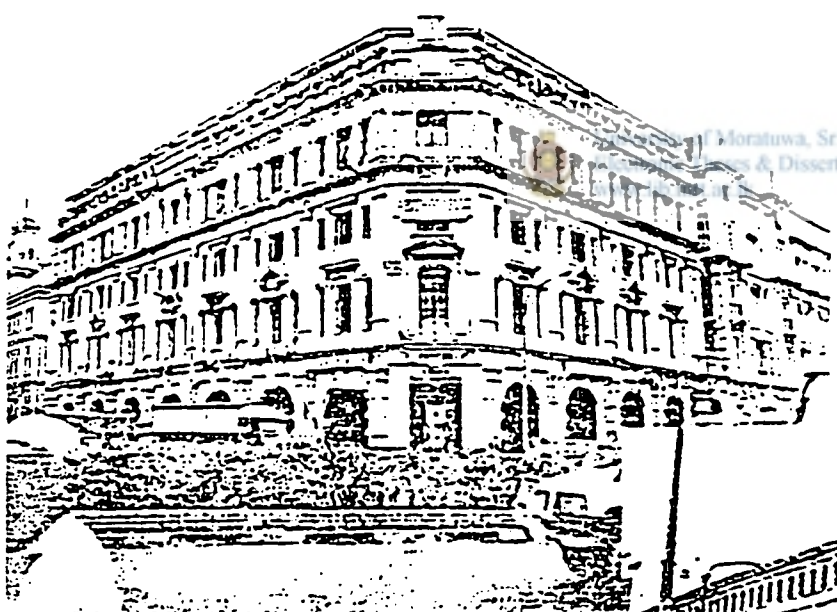
1.3. 1 Emergence of the apartment concept in Colombo.

Migration to the city centre affected strongly along with the political and social aspects, the emergence of the apartment concept in Sri Lanka. As reveal in the discussion under migration, the middle class became strong and powerful during the British occupation and office activities and administration goes to a high degree. This particular trend led the putting up of some multistory buildings in the city of Colombo. The Apothecaries building -1910, Gaffoor's building - 1917, Gallface court building -1921, Loyd building on price street are some of them. (plate 4,5)

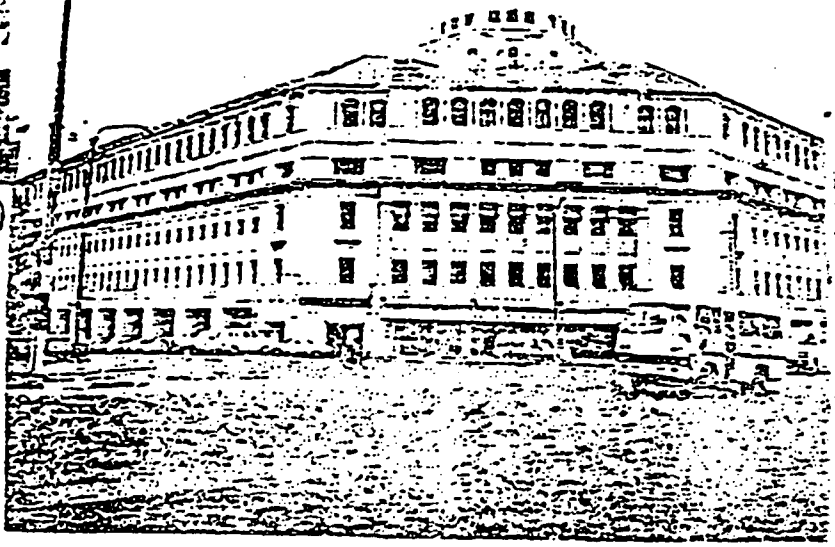
So that concept of a vertical growth came to Sri Lanka during the colonial occupation. Specially during the time of British influence in addition the ideology of utilising the land area of the cities as a means of expressing the power and strength of them come to being. During this era the western countries had accepted



THE GAFFOOR'S BUILDING (1917)



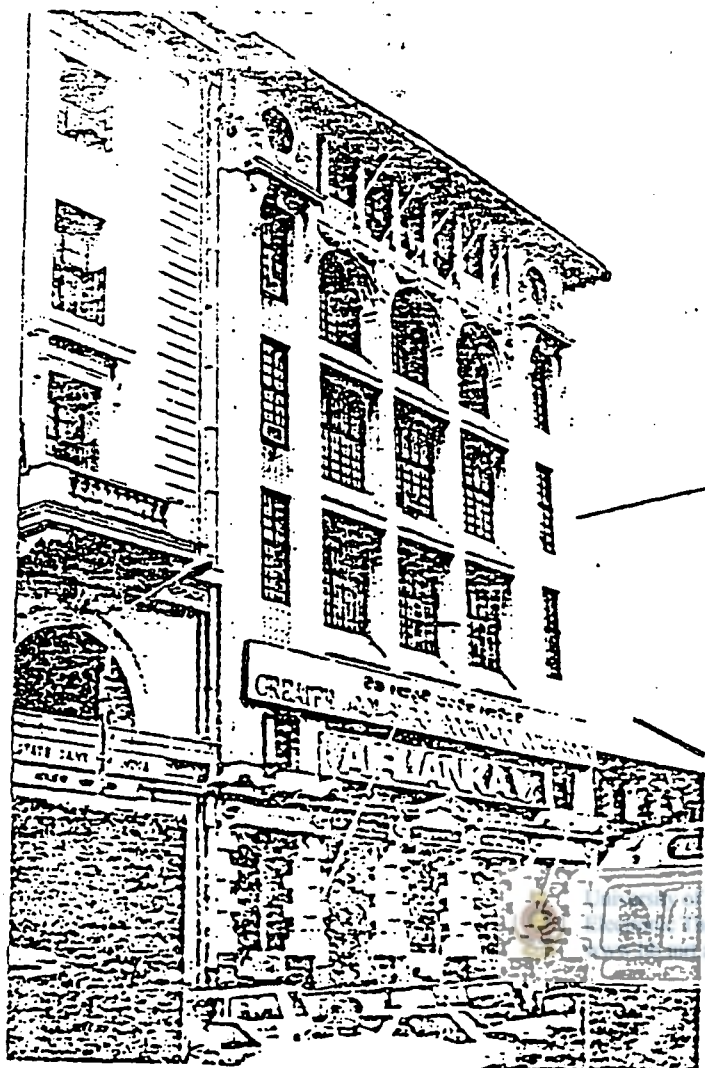
THE APOTHECARIES BUILDING (1910)



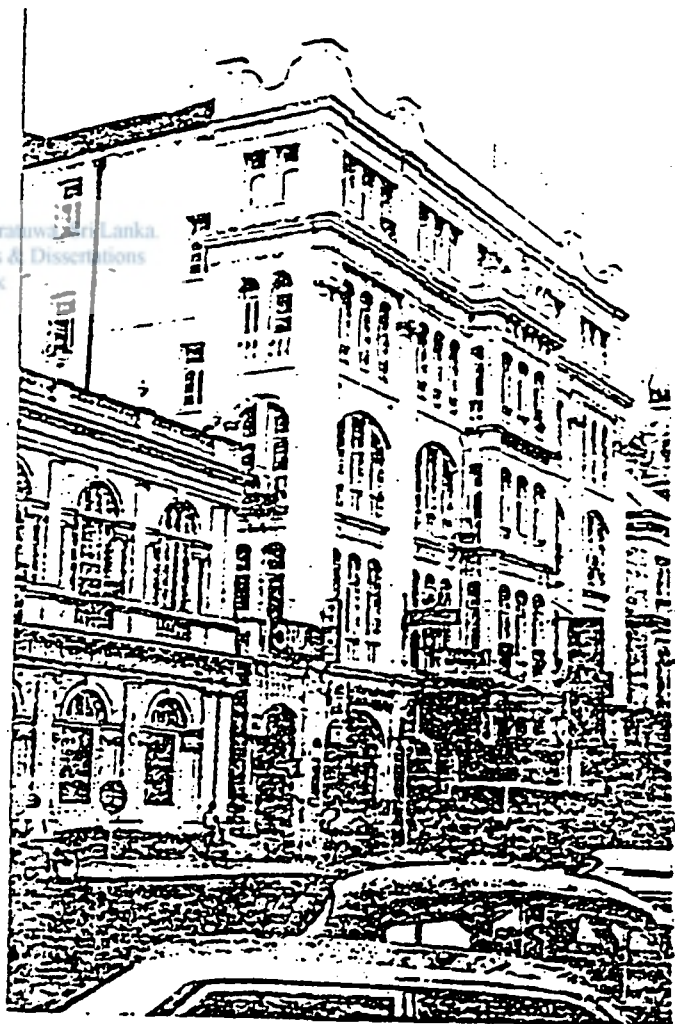
THE GALLE FACE COURTS (1921)

PLATE - 4

Some of the earliest Multistorey buildings in Colombo



ANOTHER OFFICE BUILDING ON PRINCE STREET



THE LLOYD BUILDING ON PRINCE STREET

PLATE - 5

Some of the earliest multistorey buildings in Colombo



PLATE - 5
Apartments of some british-companies

the concept of multistory apartment as an efficient means of utilising the limited land area in the city centre, thus fulfilling the quantitative requirements of housing specially for the middle and low income groups who migrated from the rural sector.

The particular ideology was included to Sri Lanka in the latter part of the British occupation. During this era the British companies had been developing all over the city of Colombo. So that there was a great increase of the white collar migrants to the city and most of them were middle income people.

This situation created a problem of providing residential accommodation for the migrant communities. The concept of multistory apartments was first introduced to Sri Lanka by British. As the ideology had been accepted as a successful solution to the problem of housing in the global context. Some of the British companies put up multistory apartments for the people who migrated expecting white collar employment in their companies. Apartment put up by the Bour co. ltd., the Colombo commercial company in Hunupitiya lake Rd are examples of this policy.(plate 6)

In addition to these the Regent flats in Sir Chthampalum A. Gardiner Mv, Galle face courts, Mansions in slaveisland and Bogala flats in Dickmans Rd are some of the other multistory apartments which sprung up during this era. (plate 5,7)

Having realised the concept of multistory apartment block as an effective solution to the housing problem in the urban sector also introduced several apartment complexes in the city of Colombo. **Bambalpitiya and Maligawatha flats** in 1960's , **Anderson and Keppetipala flats** in 1970's were some of them. (plate 8,9).






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PLATE - 06
 Reagent FLats and Galle-face courts





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PLATE - 07

Manning Mensions and Bogala Flats

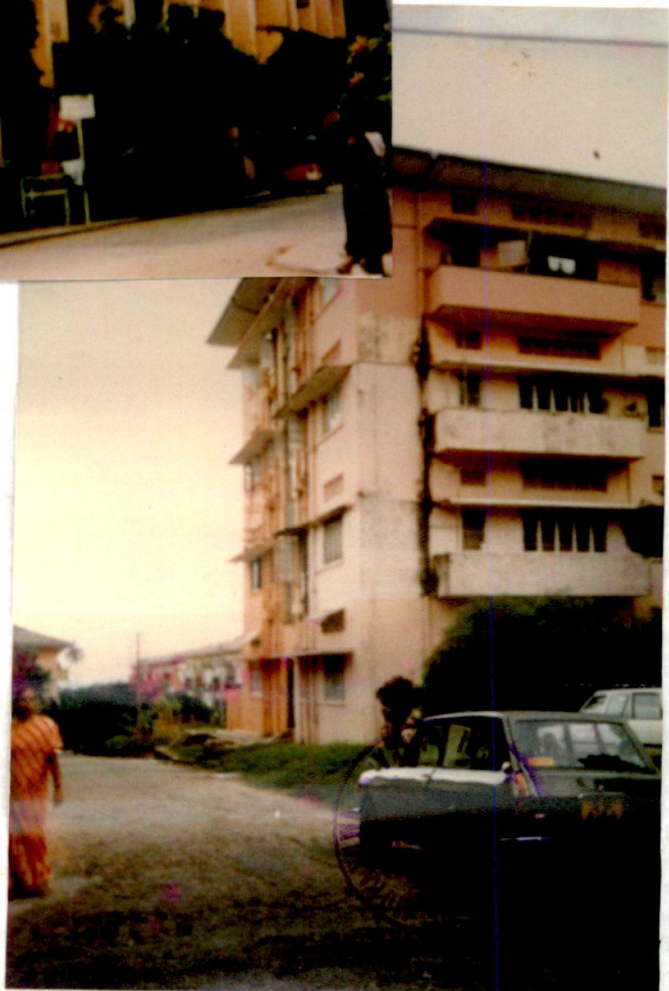


PLATE - 08

Bambalapitiya and
Nilagariya Flats



PLATE - 09
Keppitipola Flats



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CHAPTER TWO

Chapter two

Life style and neighbourhoods.

The life style is the way people perform their various day to day activities. It can vary from one person to another according to interest, values and rituals pertaining to the social class to which one belongs. For an example middle income person has a life style which is different from that of a person in a low income category. So that there may be a contrast between in terms of privacy, community relationships, values placed on education , states consciousness, living habits etc. So that in the overall sense, the life styles of a community reflects through the behavioral patterns.



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Describing the values pertaining to middle class, Patric Hutber states;

- “
- a. The people who postpone their immediate satisfaction in order to achieve higher goals in the future.
 - b. Those who tend to be ‘ Inner directed ’ rather than ‘ Outer directed’
 - c. Most of them are ‘ individualists’ and
 - d. The people who pursue their goals essentially by ‘individual action’ , as opposed to the working class which tends to pursue their goals by ‘collective action’ ”

Therefore the life styles affects the characteristics pertaining to a particular settlement. A neighbourhood is grouped individual families who live in a human settlement and they may be bound to each other with various social relationships.

Considering neighbourhood K.L Butterfild comments;

“ A neighbourhood is a simply a group of families living conveniently near together..... A true community is a social group that is more or less self sufficient. It trade centre, social centre, its own church , school, house, garage library to process such other institutions. It is something more than a mere aggregation of families. There may be several neighbourhood in a community ”

In terms of social relationships which take place within a Neighborhood, the face to face contacts between neighbors take a prominent place. It has a grate impact on bounding the individuals as one community in a neighbourhood settlements.

“ It seems likely that the frequency of involuntary, personal face to face contacts is one of the most important factors in the formation of groups and informal friendships..... The layout..... has a direct bearing on the formation and maintenance of informal social groups”

Describing these face to face relationships and neighbourhood aspects Young states;

“ In the sense of face to face relationships the neighbourhood is probably more primary than any group except the family. The neighbourhood may embrace a variety of activities and institutions; but this fact is not a distinguishing feature. The characteristic feature is that families live near each other and their bounded together by intimate and social relationships. The greater the number of bonds, the more distinctive is the Neighborhood.”

Extending this argument further Young says ;

“ neighbourhood are characterised by habits of lending and borrowing , barter. or even simple final transactions. by the social control of gossip and by face to face insistence on striking to the moral codes.”

These social relationships and interactions depend on the nature of the community in the Neighborhood. The intensity of these relationships and shared values depend on the social class for which they belong. As mentioned earlier there are some characteristic inherent in a Neighborhood. The attributes such as ethnicity, class, professionalism, community etc. are the governing factors of the nature of these characteristics.



The life style can vary from one to another according to the ethnic group. In this case their values, customs, beliefs, attitudes pertaining to the particular ethnic group would contribute to the pattern of life style. Concerning a neighbourhood settlement these attributes will change, even the physical pattern of it according to the needs of the community. From the ancient times in traditional Sri Lankan settlements the class and the professionalism have been significant factors which demarcate various Neighborhood.

In Sri lankan context the available evidence prove that some neighbourhood settlements were based on various professions and social classes. The king allocated various villages considering the professions of some communities.



The character of a particular neighbourhood depend on various aspects prevailing within it. In fact these are the neighbourhood characteristics which govern the social aspects pertaining to the settlements.

2.1 The major characteristics of a settlement

There may be a number of characteristics inherent in a neighbourhood settlement Several significant characteristics could be recognize which would have a grate impact on the life styles of the co. The degree of impact of these characteristics may vary from one community to another. One could identify Sociability, Privacy, Identity, and Territoriality as such characteristics common to a settlement

2.1.1 Sociability

The sociability becomes a significant characteristics in a neighbourhood as it helps to establish a cohesiveness among the individuals. It can be described as the social interaction and relationships which occur among the individuals within a certain neighbourhood settlement. These social relationships and interactions help to establish a 'successful' Neighborhood.

Shared values and the face to face contacts become significant contributions to the aforesaid relationships. Layout patterns of the individual housing units can encourage these social interactions to a certain extent. This is apparent even in the traditional neighbourhood due to the special propinquity of the individual housing units.

2.1.2 Privacy

privacy is an essential characteristics feature in any neighbourhood settlement. Privacy does not mean merely being isolated or being alone. It can be defined as the need to control the unwanted external forces and interactions. The degree of privacy required may vary from one person to another according to the nature of the community or the social class to which the person belongs. The individuals in a neighbourhood settlement may require privacy for themselves as well as for their material belongings.

Altman identifies six aspects of privacy which can be summarized as follows,

1. Privacy is a dialectical process. It includes degree of accessibility and separations from other persons.
2. Privacy includes a process of controlling social interactions.
3. Privacy includes a non monatomic process which seeks optimal level of interactions with others.
4. Privacy can be in two levels;
 - a. The ideal level of privacy
 - b. Actual level of privacy
5. Privacy has a dual direction between individuals and others.
6. It applies to various combinations of individuals and groups.



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Privacy can influence the peoples life in two ways orally and visually.

Describing privacy John Macsai states;

“ privacy does not mean isolation it is a ability to control when and where an individual will be faced with neighbors of their sounds or activities. Designers should provide both visual privacy and privacy from sound of the neighbors”

The layout patterns of housing units again has a certain impact on privacy. For instance, the close knit arrangements of housing units can disturb the privacy of the individuals both orally and visually. In some cases, the problem of this nature can affect the sociability as it can create a friction among the individuals in a neighbourhood settlement



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2.1.3 Identity

id can be defined as the human being perception of himself as a unifiylg potential. identity refers to overt manifestation of psychic life which forms the individual reactions, can be observed from outside. It has been mentioned that,

“ It is a fundamental right of everybody to exist as an individual”

In general sense, it can be considered as the feeling of integrity, id becomes an important need in dynamic societies. As psychologically it is useful to enhance one’s self esteem and confidence in the society.

“ The identity is a human need and there is a definite hierarchy among the needs, and of all, identity is the most powerful followed by stimulation, then security.”

Considering the desired level of identity the needs of individual in a particular neighbourhood settlement can vary from one person to another so that they may perform various reactions in achieving identity which can be observed from outside, the individual identity is the self identity within a certain community in terms of one's occupation, status, talents, generations, age, wealth, level of education, personality, religion, cast etc. Quoting psychologist Proshansky, Rappoport has stated that;

“ The individual identity becomes a limiting case of group identity in effect to group of one. Individual identity is still intimately linked to group variables since it has been described as being the result of development sequences, family life, social experiences, social categories and grouping, religious and ethnic training etc. an age as well as setting spaces and places encountered.”

When a neighbourhood settlement is considered the individual housing units become the best means of expressing the individual identity of the occupants. In terms of identity the major advantage of the single detached house is that it can be molded and shaped by the uses to express their identity. It can be personalised by adding, subtracting, changing and re-organizing.

“ In owning a house therefore people both provide a means for communicating their identity as contribution which represent the practice of the personal life”

Describing the connection between the individuality and the home, Hassan Fathy states;

“ Individuality is not an abstract and mysterious quality, but the sum of many tangible details, with whom he is masterful. There is a strong psychological connection between individuality and the home, not anything else, that is his home, where he gets maximum psychological and physiological satisfaction.”

The individuals can express their identity through their root place, home. In the general sense their desire will be to express their social states which is the position or recognition acquired by them in the society. The desire to do so varies according to different social groups.



“In groups in which individualism is a dominant ideology, the house is intimately bound to the individual self concept, reflecting his personality, social states or accomplishments. In groups which have a more collective ideology the house is seen as a simple shelter which has little to do with one’s self concept”

When the group identity is concerned, it can be achieved through the lay put pattern particular to the settlement, the design features common to the individual housing units. And the particular type of community in the neighborhood

2.2 The general life style in settlements

It reveals on the discussion of sociability that the shared values and face to face interventions become significant in terms of behavioral patterns and life styles of the individuals in a neighbourhood settlements. There may be conscious association among individuals where they are adults or children in a neighbourhood which is based on common interest and habits. Usually a part of this develops through congeniality and friendliness in various common activities. Recreation can be one of those forming various associations and societies with in the neighbourhood and would assist in establishing such interactions. In these instances the individuals may form friendships regardless of race, religion or politics.



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Some times there may be intimate face to face contacts which are built up by two people. Inhabitants in any age group could be included in this category of contacts. In this case, the common sharing of experiences, plans for the future, expressions of ideals, ambitions and desires can be the subjective matters between them. In some instances it can be romantic attachments leading to marriages specially in European countries.

The tendency of forming child hood gangs are apparent in most of the neighbourhood settlements. An activity like playing games together gives a good opportunity to form such groups. as it was mentioned, the clubs and organisations would be a basis training in solidarity and cooperation.

Apart from all these some individuals in a neighbourhood settlements may form relationships which could be characterized by much more deliberate and continuous basis. They do not depend upon face to face contacts. Direct contacts are common, but not absolutely essential to create relationships among occupants.

The inherent level of neighbourhood characteristics vary with the nature of the community. The attributes such as class, professionalism, ethnicity etc. become important in terms of nature of a community. So that these characteristics acting in a certain state of equilibrium would create a pleasant environment for the occupants in a neighborhood. For instance, although the individuals need to demarcate their territories the territory is not their only demand. They need to interact with their neighbors to be away from isolation. In this case spatial propinquity is needed for social interactions. But this propinquity should not be a disturbance to achieve the desired level of privacy.

As mentioned before apart from being an attribute to the nature of a community, professionalism has a certain impact on the individual identity of the inhabitancy. For instance, in a traditional neighbourhood settlements a lot of hierarchical characters could be identified.

There is a wide range of ways to determine the identity of a individual. in a community such as clothing, physique, language etc. A different groups identity could be established with in a neighbourhood based on ceremonies, languages, customs, beliefs etc.

The general life style of people vary from one neighbourhood to another according to the occupant community. Although the neighbourhood characteristics such as sociability, privacy, identity, territoriality are common to neighbourhood the degree to which they effect the character of the neighbourhood would vary with the nature of the community.

The economic structure of traditional neighbourhood were entirely based on agriculture. The entire community participated in the agricultural production process. Goods were exchanged among the community and some times the transactions were by the barter system. One of the significant physical features of these traditional neighbourhood was the close knit houses as a cluster, a row or a ring. The community participation buttressed the social relationships and harmony among the people with in the neighbourhood.



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CHAPTER THREE

Chapter Three

Impact of changes in the physical order of Sri lankan multistory apartment-neighbourhoods on the life style of dwellers.

As it was revealed in previous chapters, the transformation of physical order from high density low rise settlements to multistory apartment complexes affected various changes in the life style of the dwellers. As the life style is the force which governs neighbourhood pattern, it has a certain impact on the characteristics to a settlement. When it comes to multistory apartment it i.e. apparent that the particular physical order has a distinctive effect on the neighbourhood characteristics. So that unlike the other neighbourhoods the apartment dwellers have to adapt and shape their life styles to suit the specified physical order .

It was evident that in the Sri Lankan context the problem becomes more acute as most of the apartments have been designed according to type plans , without giving much emphasis to the neighbourhood characteristics . As the majority of the Sri Lanka multistory apartment dwellers are of the middle income community , the study is focused on the changes in their life styles resulting from the transformed physical order.

The study concentrates on the middle income community who live in multistory apartments in the Colombo region. As the task undertaken in this discussion is to reveal the way neighbourhood characteristics vary with the transformed physical order, three multistory apartments which reflect a contrast in design are considered for the detailed discussion. In this case , Elvitigala flats , Anderson flats & Keppitipola flats (Summit flats) are subjected to the author's examination. Therefore the transformation the neighbourhood concept has undergone is examined in terms of the neighbourhood characteristics particular to these housing scheme.

3.1 changes of the physical order in sri lankan multistory apartments with special reference to specific examples.



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As the successive governments of Sri Lanka after independence in 1948 gave considerable attention to the housing development , the residential zones were given higher priority in city planning. As in the international scene the center of the local cities contained commercial and industrial zones. As the city planners were conscious about the distance people have to travel to their work places, the residential zones were also priority in classifying various areas within the city structure. So that the physical structure of the city became one of the significant attributes to its character.

As this development took place in the global context, the city planners considered the sociological backgrounds in the allocating areas for residential developments. In Sri Lanka the allocation was based mainly on the income levels of the occupants. As the relevant authorities were conscious about the lower and middle income housing problems of the city, a special emphasis was given for the housing developments for these communities by each successive governments.

As it is revealed in the discussion of city neighbourhoods three types of neighbourhood settlements are apparent within the city of Colombo which are mainly based on the social classes. The low income communities were concentrated in the lands with less potential and in some street houses. The high income (elitists) were resided in the more affluent areas while the middle income neighbourhood settlements also could be recognized within the various zones of the Colombo city. As the housing problem of the city turned to a distinctive crisis in terms of the quantitative requirements of the middle and low income groups, the state introduced multistory apartments with the view of overcoming the problem.

In a manner similar to the global context, Sri Lanka government started rehousing the low income people in apartments in the launching of the redevelopment programs to improve the physical structure and the character of the city. The middle income people were also resided in multistory apartments and most of these were designed according to type plans. The apartment blocks with a

centrally located stairway. Normally each unit had a large divisible bedroom , a small living room , a kitchenette and a rear verandah which gave access to tiny toilets and bathrooms.

In the case of middle income apartments , the housing unit contained more than one bedroom within a housing unit and was comparatively large in extent than the low income flats. In this period most of the blocks contained at least four floors or more and the majority of these were constructed according to type plans. The basis of selecting the respective resident group was on the economical aspect i.e. the affordability.

Although some of the middle income multistory apartments which appeared in the early stages were confined to type plans , the developments with architect participation effected a contrast in its design with out sticking to conventional way. The Anderson and Elvitigala flats were put up in 1970's and 1980's respectively by the successive governments reflect a distinctive contrast to each other in the design inherent in them. Both schemes were aimed at alleviating the housing problem of the middle income people and contained several blocks with four floors. In the case of Keppitipola flats , the architects had not a clear view about the type of community it was intended for , as it was designed for the foreigners who came to the non-aligned summit held in 1977.

These three schemes reflect a distinctive contrast in the design and the physical order particular to them. The author hopes to discuss this contrast in terms of the major components inherent in the neighbourhood physical structure such as layout pattern , accessibility , infrastructure facilities and the community.

When the type of resident community is considered middle and upper middle income groups in Anderson , Elvitigala and Keppitipola schemes. A common observation with regard to both Anderson and Elvitigala flat is that most of the occupants are the professionals such as doctors , engineers , lawyers etc.. Some of the other people are businessmen , government servants, including teachers. However, on the basis of occupation four main groups can be identified, such as professionals, managers , administrators and non-manual and white-collar workers. Some of the professionals here represent the upper middle income group.

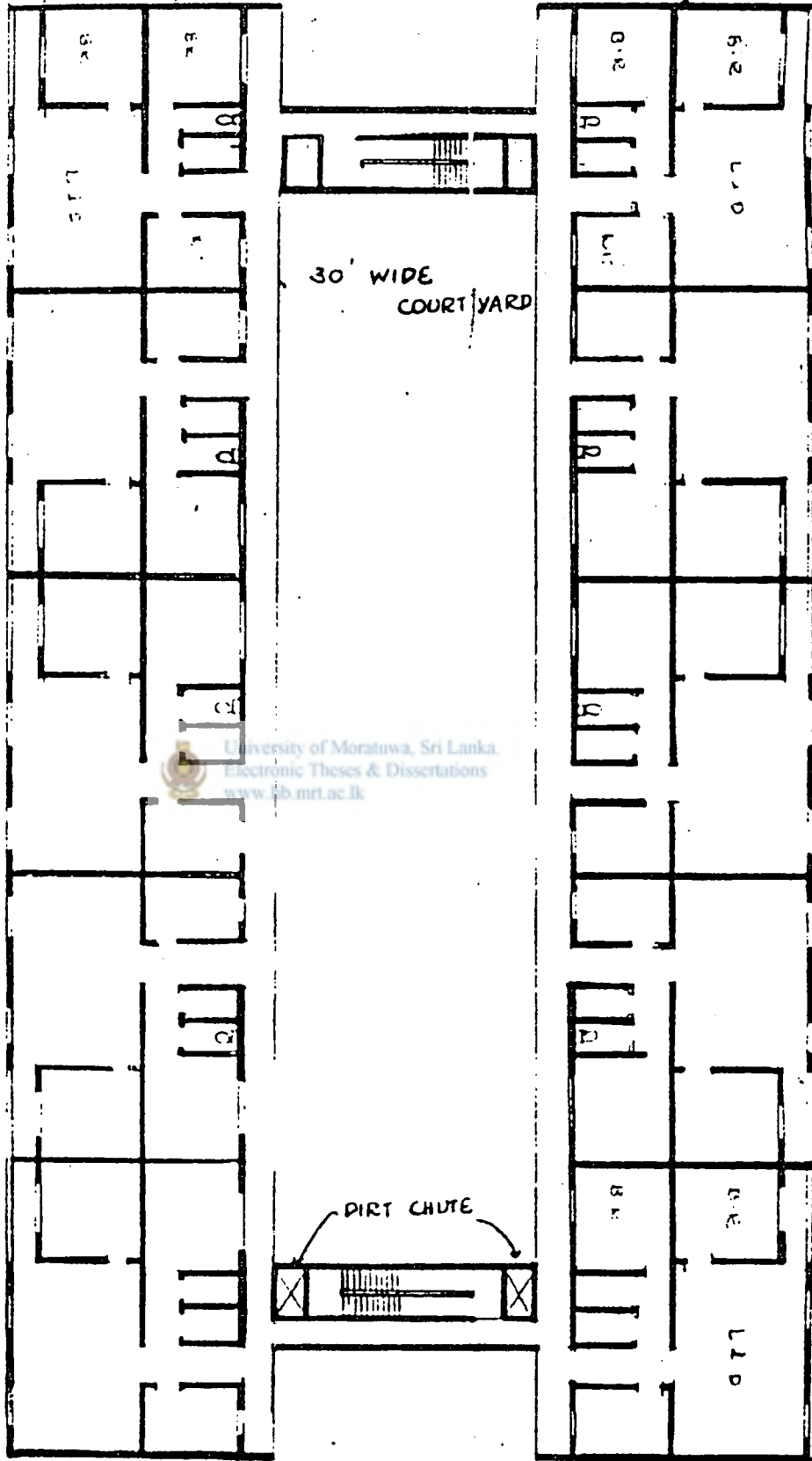


Most of the occupants belong to the upper middle class in Keppitipola flats. When their occupation is considered it can be observed that the majority of them are higher rankers of the security forces. The occupants of this scheme reside for only a limited period of time. This situation is similar to that of some people who are residing in Anderson flats of similar category.

3.1.1 Layout pattern

The layout pattern of the three schemes reflect a distinctive contrast to each other as far as the parallel pattern is concerned, apartment blocks in the Anderson and Elvitigala schemes show a certain similarity. But the layout pattern of Keppitipola flats reflect a much maturity by not restricting itself to parallel blocks. Anderson flats, the 20 blocks of flats of the scheme are in much close proximity to each other than in Elvitigala. According to the view of the most of the architects the distances between blocks in Anderson scheme have not been adjusted to proper attention in designing the layout, reflecting a rigid manner. The particular building technology which has been adopted in the construction of this scheme (the use of precuts building components) has imposed constraints on the layout ; thus resulting in a strict geometrical pattern with parallel blocks located at a right angle to access roads. Duo to this monotonous character, occupants have found it very difficult to recognize their own block unless the letter displayed on the facades of the block is notified. Also this particular layout has not sown any proper allocation for commmn spaces (plate 10).

Although the layout in Elvitigala consists of blocks parallel to each other, the distance between them are much wider compared to Anderson flats. So that the spaces between blocks are been utilized for various activities such as parking and playing areas for children (plate 11,12)



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TYPICAL PLAN OF A BLOCK (NTS)
(ANDERSON FLATS)

PLATE - 10A

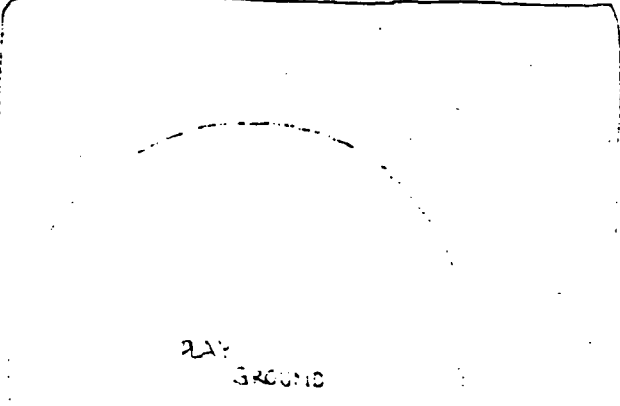
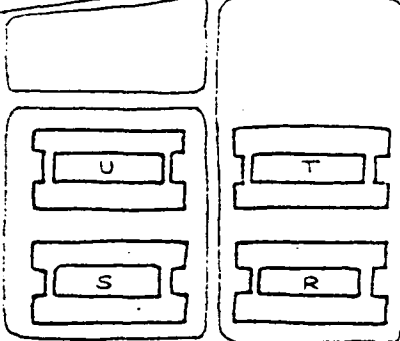
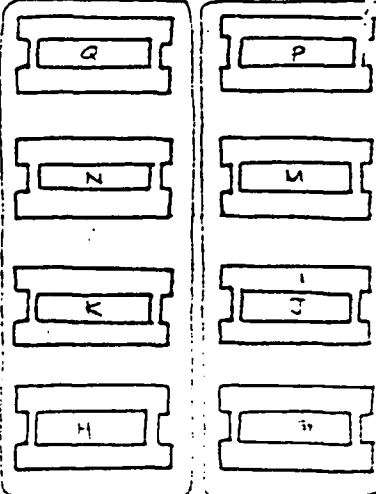
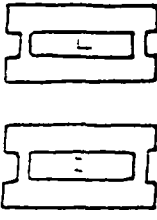
SCHOOL FOR MENTALLY
RETARDED
CHILDREN

DUDLY SENANAYAKA
VIDYALAYA

Marsh

SPACE FOR A
COMMUNITY CENTRE

CHITRA LANE



CHILDRENS
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SHAKKA

COMMERCIAL
DEVELOPMENT



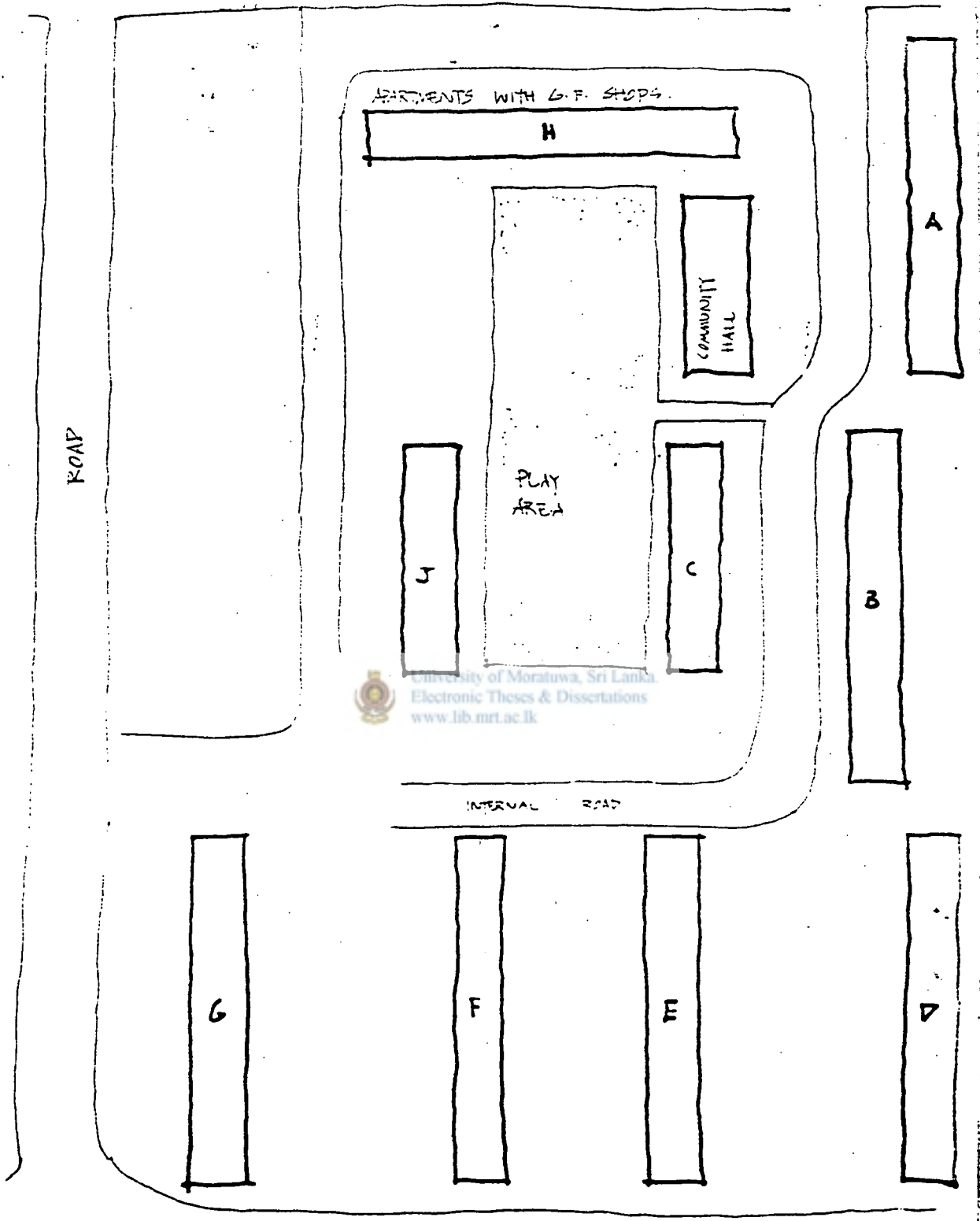
LAYOUT PLAN - ANDERSON FLATS



PLATE - II

Anderson and Alvitigala - Spaces between the blocks

- ELVITIGALA MAWATHA -



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- GOLF LINKS -

PLATE - 12
Elvitigala layouts

The apartment blocks of Keppitipola scheme are located in such a way as to merge with the existing colonial houses in the vicinity (plate 13).

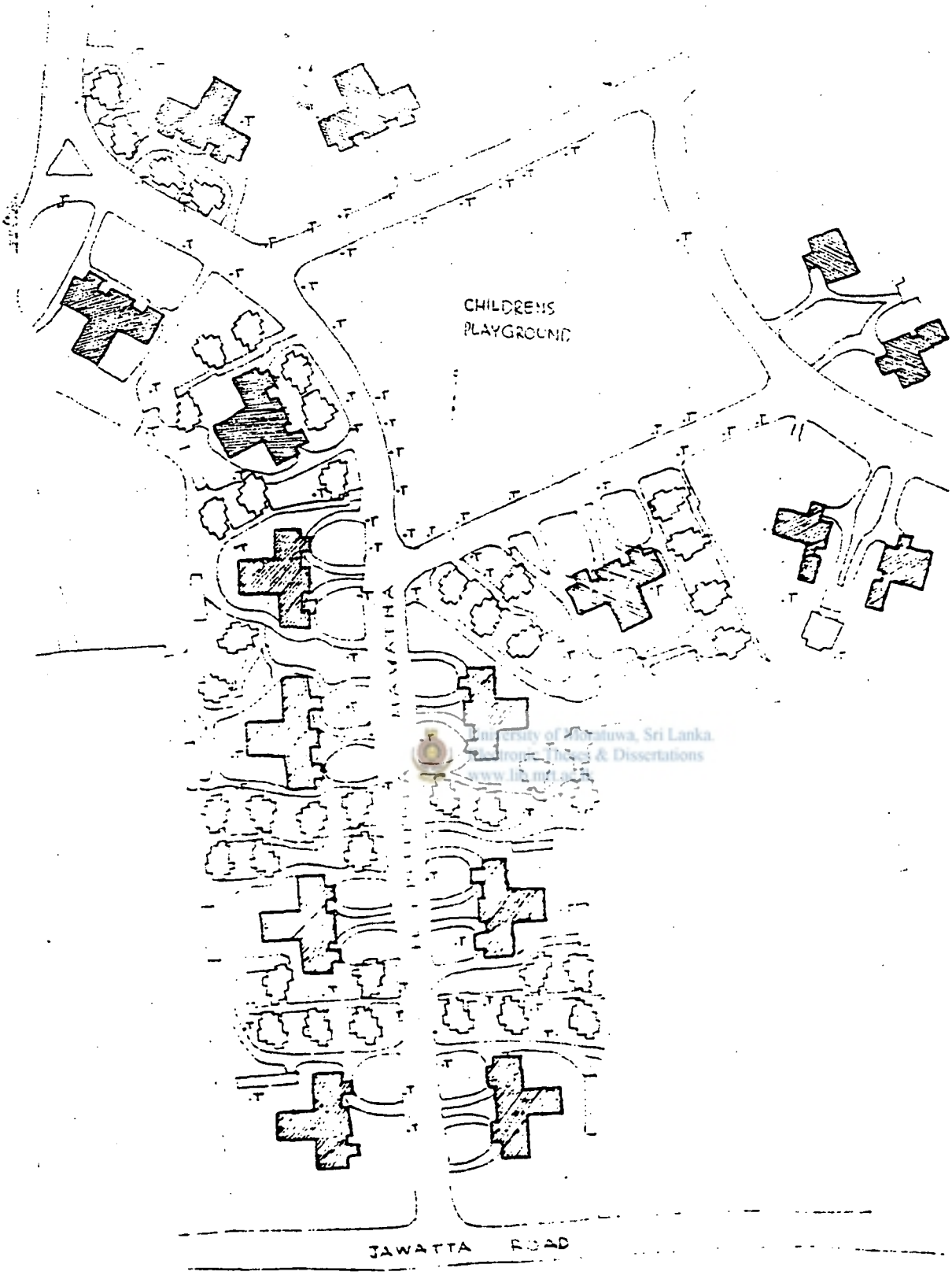
In comparison with the other two schemes the allocation of space for the community facilities in layout is less apparent except the existing playground. This particular layout forms a cluster like pattern in locating the apartment blocks within separate garden spaces (plate 14) These clusters of apartments could be identified on either side of the main access road (Keppitipola Mawatha).

When accessibility of the Keppitipola flats is considered a much organized manner in the public , semi public and private areas is recognizable , compared to the other two examples.



3.1.2 Infrastructure facilities:

Both Anderson and Elvitigala schemes reflect similar kind of infrastructure facilities within the schemes. Each contains a shopping area , a community center and a playground . The schools , temples , churches , post offices are in close proximity to the schemes. As Keppitipola scheme has not been designed with consideration to long term occupation of a community , the community and infrastructure facilities have not been given much emphasis. (plate 15,16)



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LAYOUT PLAN
KEPPETIPOLA FLATS



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PLATE 14
 Keppitipola Flats





PLATE - 15

Anderson Flats - Community facilities





PLATE - 16

Elviligala Flats - community facilities

3.1.3 Individual blocks and housing units

The individual housing units of the three schemes under discussion show a distinctive contrast in design. In the Anderson scheme each block consists of two wings with four floors jointed together with staircases at either end and incorporating a central court yard of which is 30'0" wide (plate 17). Every block is of the same design and any single block cannot be recognized from the rest. The two staircases which are located either end open to the central court yard. So that anyone climbing a staircase , from the courtyard is visible.

As mentioned the access to each housing unit is from the public corridor running along the full length of the facade of the unit. In design each individual housing unit consists of the bedrooms , bathrooms or one more, kitchen and living cub dining area (plate 18). Each block contains 39 housing units. Each apartment block of Elvitigala flats contains four floors with access stairway serving only two apartments at each level. The front facade of the blocks face each other with a wider distance between them then between facades facing back to back. Although the inherent design of each block is similar, the recognition of it is much easier than the Anderson flats due to the adopted layout pattern (plate 12).



PLATE - 17

Anderson - The common access balcony



PLATE - 18
Community
facilities in
other schemes.



The design of clusters of clusters of blocks in Keppitipola flats show more maturity when compared to the other two examples. The 44 apartment blocks with four stories and four apartments each , located in their informal pattern to merge with existing colonial houses. The total number of apartments is 176 , containing a lesser density than two examples. Each block is served by two stairways which are located on either side of it . In addition , upper level apartments are linked with bridges having common access. Each block contain two housing units with two sets of apartments facing directly each other.

When the design of housing units in the three schemes are considered the Keppitipola scheme shows a more advanced style. In Anderson , a distinctive order of features could not be identified within the individual housing units. The most private areas of the each house such as the bedrooms , kitchen and toilets are opened and ventilated through the common balcony. As the apartment lacks a private garbage disposal system , the dwellers have to carry their garbage along the public corridor to the garbage chute. The arrangement of the units is such that two main doors in the opposite wings of the block unit face each other. (plate 19)

The hierarchy of spaces within the housing unit reflects a much better arrangement in Elvitigala flats. Each unit contains a living room , a pantry , two bedrooms , and a bath room. Comparatively the spaces provided here are much smaller than in both Anderson and Keppitipola schemes. So that the overall area of housing units is also less than of the housing units of Anderson flats. Each unit

of Elvitigala scheme contains private balconies on either front or rear facades (plate 20).

As it was mentioned the design of the individual housing units of Keppitipola flats shows a distinctive advanced style or design than other two examples. Each unit contains two levels which is a new approach in designing when compared to most of the other apartments.

The lower level of each unit consists of a lounge , a sitting and dining area, a kitchen , a common bath room and a servants toilet. The upper level contains two bed rooms and a common bath room and a balcony. So that the order of spaces within the house reflects a proper and functional arrangement(plate 21).



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3.2 Neighbourhood characteristics in sri lankan multistory apartments.

As revealed in the second chapter some neighbourhood characteristics are apparent in any kind of settlement. So that the social attributes of these characteristic becomes important in the multistory apartment too. These characteristics becomes important in the multistory apartment too. These characteristics such as locality , sociability , privacy , identity and territorial are distinctive in the Sri Lankan multistory apartment , as in the other countries. As the nature of the community has Anderson considerable impact on these characteristics the level to which each of them exist, varies in the local multistory apartment.

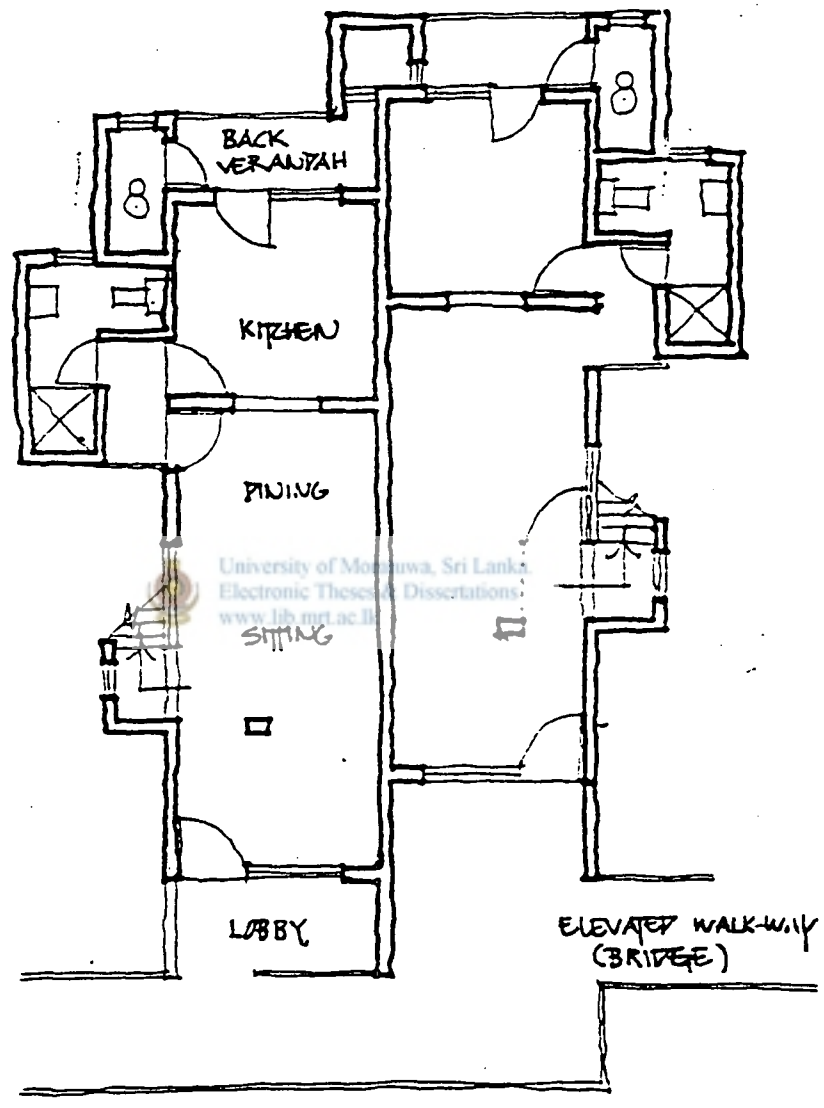


PLATE - 20 -

Elvitigala
scheme

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SECOND FLOOR PLAN

PLATE - 21

Keppitipola - House plan.

The general descriptions and the exact definitions of these characteristics are discussed in the second chapter and the manner these characteristics affect the Sri Lankan multistory apartment becomes the focus of this discussion.

3.3 The impact of the transformed physical order on the life styles in sri lankan multistory apartments with special reference to specific examples:

The nature of the physical structure of any human settlement has a great impact on the social attributes particular to the neighbourhood. So that the physical order becomes an Anderson governing factor in the existence and the varying degrees of neighbourhood characteristics inherent in the settlement. So that in the general sense the life style of the occupants becomes the force which shapes the neighbourhood pattern.

When it comes to the Sri Lankan multistory apartments the majority of the various types of communities who reside belong to the middle and low income groups. The characteristics, qualities and value systems peculiar to them are subjected to an adaptation due to the particular fixed physical order of the multistory apartment block. Therefore it is the intention of this discussion to examine this phenomena through the already considered three apartment schemes namely Anderson, Elvitigala and Keppitipola flats. As these three schemes show

considerable contrast to each other in the inherent design , variations in the existence of the neighbourhood characteristics can be expected.

In this case, the method which is used in this particular discussion will be the examination of correlation between the components of the physical order and the selected neighbourhood characteristics . So that the already identified physical components of three schemes such as the layout pattern , accessibility, infrastructure facilities , community and the design of housing units are subjected to the discussion. The neighbourhood characteristics like locality , sociability , privacy , identity and territoriality are considered in discussing the correlation between the physical components mentioned above.



3.3.1 Sociability

The physical components of the physical structure such as layout , accessibility , civic amenities and community become apparent in terms in terms of sociability. In this case the social relationships among the occupants of the apartments are discussed in considering the attributes particular to each scheme .

Concerning the contribution to the social interaction by the layout pattern , the three schemes subjected to discussion depict contrasting features.

In Anderson flats , although the closeness among the apartment blocks create certain problems, it has encouraged the social interactions in a particular way. In the case of Elvitigala scheme also , the level of interaction between the occupants of pabelle blocks is high. When it comes to Keppitipola flats the interaction and face to face meeting among the occupants are very much less compared to the previous two examples. As the cluster of blocks are located in scattered individual gardens. The wider space left between the blocks in Elvitigala flats is utilized successfully as places of social interaction specially for the children. Some of them use it as a playing area. So that it is a common observation both Elvitigala and Anderson schemes that the interaction among the children of parallel blocks is higher than between the adults. The situation is again different in Keppitipola flats , reflecting comparatively less interaction among children. One of the main reasons for this is that the scattered cluster of blocks are confined to individual gardens and the open spaces between them are not utilized as informal children's play areas like in Anderson and Elvitigala schemes (plate 11)

The various attributes of accessibility such as stairways , balconies ,loggias , connecting bridges etc. become important social interactions. As each block consists of two stairways in Anderson scheme the occupants living in the upper levels gain more opportunity to meet each other. In Elvitigala as one stairway serves two apartment units at each level the face to face interactions among the occupants in comparatively less. As one cluster block contains only two stairways , in Keppitipola the face to face meetings again are more frequent than in

Elvitigala flats (plate 22) . The stairways of Keppitipola flats are connected to some pedestrian bridges and this particular system creates Anderson better opportunity for social interactions (plate 23).





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PLATE- 22

Stair-ways
 Elvstigala and
 Keppitipola -





PLATE- 23

Keppitipola - the pedestrian bridges



The common access balcony in Anderson flats provides Anderson good means of face interaction, irrespective of whether the occupants like to meet each other or not . Social that unlike in Elvitigala , the occupants of the same floor are well known to each other.

The infrastructure and community facilities are important in terms of social interactions in mass housing. Both Elvitigala and Anderson schemes contain similar kind of infrastructure and community facilities. An observation common to the both Anderson and Elvitigala flats is that the formation of childhood and youth gangs through the community facilities provided is quit apparent. For instance they congregate in the community hall and have formed sports clubs, youth clubs etc. In certain instances the infrastructure facilities in the vicinity such as schools , temples , churches and shops have become the places they meet each other and also associate with the surrounding community . As Keppitipola scheme does not contain proper infrastructure and community facilities the face to face interaction among the occupants is at a minimum (plate 24,16).

The degree of social interaction among the occupants depend on the nature of the community residing in the flats . In this case the within ground , class , professionalism become significant attributes as revealed in detail in the second chapter. The field survey done by the author reveals that most of the families contain only parent and children. Majority of the occupants in both schemes are of a good educational background , and are employed in government offices , state

institutions or private firms as professionals. Most of them own vehicles , specially in the Keppitipola scheme all have vehicles. There was enough evidence to identify them as of middle income community . According to Marx's view on social class;

" Relationship to the means of production and provides a.. valuable way of understanding the basic divisions of the society "

Commenting on the social status;

P.J.North says "that , it could depend on Anderson number of factors, the occupation is obvious. For instance professional has Anderson higher status than Anderson labourer. According to his view in addition to the occupation , the factors such as education , level of income , life style etc. contributes to this "

The visual symbols are useful in deciding a persons social class and status.

" Class may be defined socially to describe how people stand in the socio-economic hierarchy with respect to occupation, education , income , resources they have obtained , but it is often also defined culturally in terms of their classbound ways of life, i.e. as class culture "

About the factors which are helpful to understand the middle class consciousness

Bradley states :

" The occupation , education , income , place and type of residences of people are considerable as useful criteria's "

However all these measures by themselves do not give a distinctive picture about middle class. But the factors such as habits, life style , values , are significant here.

Social that this basis would be helpful in determining the social class of the occupants of the selected schemes Anderson , Keppitipola and Elvitigala flats .

When Elvitigala and Anderson scheme are considered the majority of occupants are entitled to be included in the middle income category group. Social that despite the ethnic disparities they have similar types of values and living habits.

On the other hand as majority of occupants in the both schemes professionals and govt. servants they share common interests. Four main professional groups could be identified among them as professionals, managers, administrators and non manual and white collar workers. Therefore the homogeneity in terms of social aspects has established similar values among them, hence minimising the social friction. Social that those particular situation has become a supportive factor in the social interaction among them.



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PLATE 25

Loss of balconies in rear balconies.



PLATE - 26

Loss of visual privacy - Keppitipola flats.

In Keppitipola scheme the occupants belong to the upper middle-class having similar values, interests and the interaction is apparent regardless of race, ethnicity etc. This social homogeneity also assists social interaction . So that one common observation is apparent in all three i.e. the professionalism and the class have become strong contributions in terms of social interaction .

3.3.2 Privacy.

The layout pattern of the apartment blocks has a great impact on privacy . In this case , the layout pattern of blocks , their orientation , the distance between them become significant attributes. When compared to Elvitigala flats it can be seen that the closely located blocks in Anderson has created several problems with regard visual privacy . Although the distance between blocks is sufficient in Elvitigala flats , the rear facades are in close proximity to each other. As it violates the visual privacy , some occupants have covered their rear balconies with various means (plate 25).

In Keppitipola flats , since the blocks are located at a reasonable distance from each other , the visual privacy has been secured to a considerable extent and this effect has been strengthened through landscaping (plate 26) . Even in Anderson and Elvitigala flats some occupants have tried to achieve privacy by various styles of landscaping (plate 27).



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PLATE 27.

VISUAL PRIVACY
THROUGH LANDSCAPING



In multistory apartments , the accessibility has a considerable impact on privacy and the design pattern of public , semi-public and private areas becomes important here.

In terms of privacy , the common access balcony and the stairways have been subjected to a considerable amount of criticism by the occupants in Anderson flats . The stairways which are exposed to the internal courtyard provides no privacy when the occupants leave the apartment as it is visible to all in the block. The common access balcony in the design of the same scheme makes the situation more acute because it violates the privacy of the householders as the neighbours have to pass in front of the openings of kitchens, toilets and bed rooms mostly areas where a great deal of privacy is required (plate 28).



The situation in Elvitigala scheme is much better as one stairway provides access only to two apartment in that floor . The privacy of the people who use the stairway and of the house occupants is safe guard. Unlike in Anderson flats ,as the balconies of Elvitigala are exclusively private areas , in aforesaid situation is much controlled . In here these stairway are enclosed providing better visual privacy for the occupants (plate 29).



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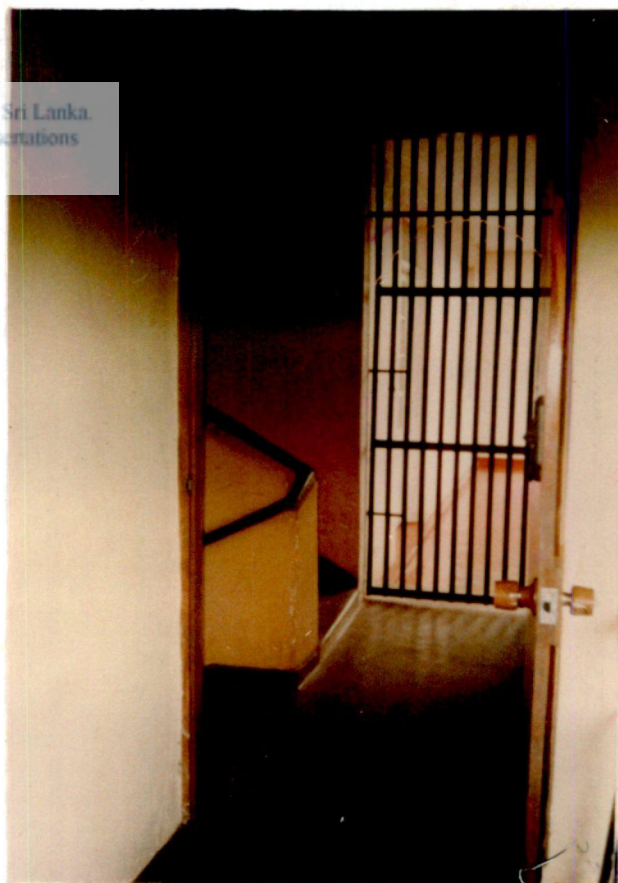


PLATE 29

BALCONIES - ANDERSON & ELVITIGALA
& STAIRS

In Keppitipola the pedestrian bridges and common lobbies have effect on the visual privacy of the occupants to a certain extent. this leads to other people passing in front of the housing units and thereby violating the privacy of dwellers (plate 30) . Occasionally they use the said areas for activities such as drying clothes , as family living area etc. In such cases the problem becomes acute. However, when compared to Anderson flats the situation is much controlled as one block contains only four apartment . Social that the number of people who uses these areas is much less. In Anderson flats one blocks contains 39 families.

The manner the individual housing units are located within the blocks also has a certain impact on privacy . In Anderson flats one block consists of two wings only at a distance of 30' apart. As the apartment of wing face each other , the visual privacy between them is adversely affected.. The internal courtyard between the two wings also acts as a sound box violating the aural privacy . According to the views of the occupants of Keppitipola flats , a similar kind of situation exists there. The apartment within one unit face directly each other ; especially the openings or the bedrooms. As the distance between them is fairly short , it affects the visual privacy of the occupants . But compared to the Anderson flats with Keppitipola the location of apartment units within the blocks is much better , reflecting a better design solutions .As mentioned above , the poor location of units in Anderson flats have left the most private areas of the house the kitchen , bedrooms and toilets facing the common access balcony. In this case it has drastically affected both aurally and visually. So that the individual families are



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PLATE 30
KEPPETIPOLA FLATS
PEDESTRIAN BRIDGES &
COMMON LOBBIES

always under constraints , due to this , since the access to any individual unit , and also as these corridors are opened to the central courtyard . Any activity in any of the corridors on any floor will becomes exposed to the view from all houses in the opposite wing. According to all the occupants with this argument express dissatisfaction with this arrangement.

3.3.3 Identity

As the second chapter reveals the identity becomes significant among the middle income people duo to their desire to give expressions to the status consciousness. As all of the occupants in Anderson and Elvitigala belong to the middle income class the desire for identity is particularly apparent in these two schemes.

" Independence and individualism are commonly seen as middle class values. but the middle class still generally have a strong sense of individual responsibility out of personal service to the community "

One of the effective means they have for the expression of their individuality is through the housing units they occupy. This particular desire is clearly identifiable in the low rise housing scheme with free standing houses.

"In groups which individualism is a dominant ideologies, the house is intimately bound tot individuals self concept. In groups which have a more collective ideology , the house is seen as a simple shelter which has little to do with oneself."

The expressing of identity is very much complicated in multistory apartment . In the local context the occupants have adopted various strategies of this.

The survey reveals such attempts by occupants to express the identity interaction all these scheme considered. Ii this case they go about this in two ways. one is the identity for the overall scheme and the other is for their individual house units.

The layout pattern of the apartment blocks, has certain effect in providing an overall identity to the scheme .In this case Elvitigala and Anderson scheme do not show a distinctive contrast to each other in their layout pattern as in both scheme the blocks are located parallel to each other. But Keppitipola scheme shows a distinctive contrast in the layout pattern . Here apartment blocks are located in an informal manner providing an identity peculiar to the entries .

The layout pattern of Anderson scheme is rigid and symmetrical and consequently reflects monotonous character. The occupants have found it very difficult to recognise their own blocks unless the letter written on the blocks is visible.

The accessibility also contributes as an identity to the apartment blocks in multistory house scheme. here the characteristics and nature of the public , semipublic and private areas becomes significant aspects. According to the arrangement of these areas in Anderson flats , the blocks have variations in their characteristics . So that one may find it very difficult to identity one blocks from another. In this scheme the public areas (the internal streets) the semi public areas (such as internal court yards , public corridor & stairs) are very similar to each other.

In Elvitigala flats , the areas left vacant between the apartment blocks reflect a certain variation from one to another. Although the blocks are of a typical design , these semi public areas add certain identity to the individual apartment blocks .



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In Keppitipola flats the public streets and the semi public garden spaces have variety in their character, as different clusters of blocks are different to each other in most cases. The occupants have given various identities to them through different methods of landscaping (plate 26) The particular effect is apparent even in Anderson and Elvitigala scheme . In their front gardens with view of obtaining an identity for their particular individual apartment units (plate 31).

The desire to express the identity varies with the nature of the community in mass housing. As it is revealed when discussing the nature of the middle class community, the desire for identity is quite apart in this class due to the inherent qualities like status consciousness and social mobility. When all these three schemes are considered it can be seen that the majority of the occupants of the middle class income group and therefore the identity occupies a significant neighbourhood characteristics among them. In the Anderson and Elvitigala scheme, 100% of the occupants are middle class people while most of the occupants in Keppitipola belong to the upper middle income community. Social that comparatively the desire for the identity is more visible in Anderson and Elvitigala schemes.



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In any apartment complex, the ground floor occupants gain more opportunities in expressing identity through their housing unit than the people of the upper floors. This is a distinctive observation common to all schemes subjected to the study namely Anderson, Elvitigala and Keppitipola. The garden spaces in the surrounding the ground floor apartment have been treated in different methods of landscaping such as planting, paving etc.

The motor vehicle also has become an attribute in expressing the social status specially among the middle income community. Although this particular expression is difficult in the case of the occupants of upper floors, it is apparent that the ground floor occupants try to express their identity by parking vehicle

beside the apartment unit. This is obvious specially in Anderson and Keppitipola scheme (plate 32). Some occupants of this nature in Keppitipola scheme have extended their units by adding carports in achieving this particular goal. (plate 33) However , in Elvitigala scheme the use of motor vehicle to express identity is not apparent .

The balconies are of the most prominent elements which are exposed to the surrounding in multistory apartment . Social that the occupants have treated the balconies in various ways in expressing their identity . This is one of the common observations regarding most of the apartment complexes(34) . Out of the scheme considered , specially the occupants of Anderson and Elvitigala scheme have treated the balconies in different ways. As the apartment of Elvitigala have private balconies , this particular treatment has becomes much easier for the occupants . Some of them have arranged flower pots and plants in balconies in various ways as means of establishing their identity.

Some of the occupants of the same scheme have expanded the apartment incorporating the balcony areas .This has given a different appearance to these apartment (plate 34) . Keeping flower pots and plants in balconies has becomes a common practice in Anderson flats too. Although the occupants have a common access balcony here , they have placed flower pots in front of their apartment. Another common feature of both scheme is that some occupants have kept flower

46
250
24
90
30
0



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PLATE 32
PARKING FACILITIES





PLATE 33 - KEPPETIPOLA
EXTENDED CARPORTS





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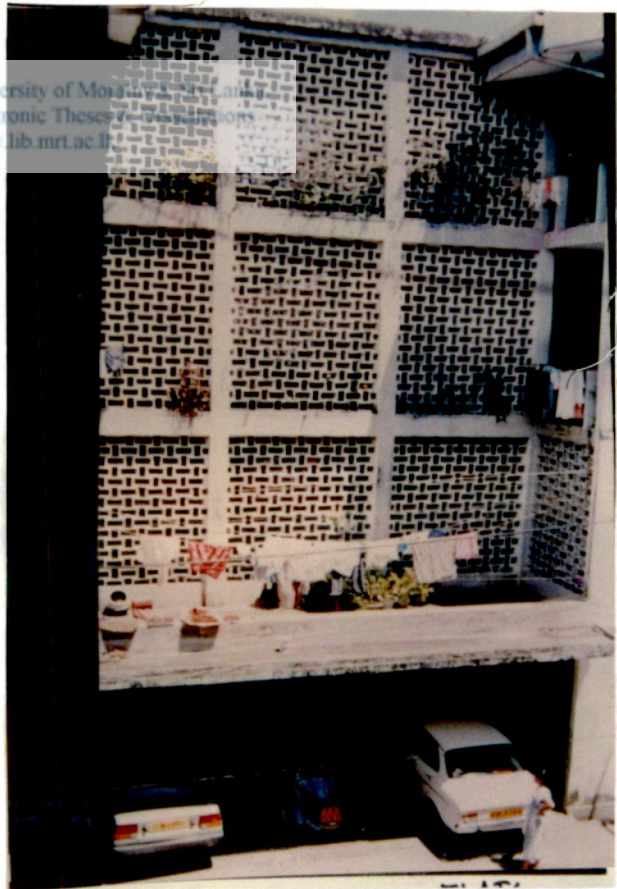


PLATE 34.
ANDERSON - THE NEED
FOR IDENTITY

pots on the concrete canopies over the entrances to the apartment blocks to provide an overall identity to them.

Keeping flower pots and plants in balconies and linking bridges is common in Keppitipola flats too. The need of identity is apparent here, as the number placed in front of the apartment and balconies is more than on the linking bridges which are semi public areas (plate 23).

In expressing the identity through individual housing units the design of door and windows occupies a significant position. Having realised this , some occupants of the multistory apartment have changed the original design of the doors and windows with the view of obtaining or giving a certain identity to their units. This is common and distinctive observation specially in Elvitigala scheme. In addition to changing the design of windows , some of the timber windows have been replaced with Aluminum openings. In Keppitipola scheme such an observation is not apparent and one of the reason for this may be that the openings reflect an architecturally rich outlook which is unconventional (plate 14).

The internal arrangements of the housing units also important in expressing identity, and this becomes important in mass housing scheme with typical housing units. Of this particular practice the type of goods they display within their house.

As individual needs and personal choices vary from one to another the original typical design of the housing units would become a constraint for them.



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CONCLUSION

CONCLUSION

Until 1937 the multi story apartment concept was not familiar to Sri Lanka. Although many such projects sprung up globally after the devastation of cities by the second world war. User response and social dimensions of these living in multi story apartment was not available at this time, and many designers degraded the social aspects and believed that it was a case of merely stacking people one above the other. Despite this drawback designers have achieved density of housing in economical terms, this resultant effect of which to the occupant physically, socially and morally have been among the objectives of this study.

The highlighted shortcomings are common to most of the schemes of this nature. The examination was done in terms of the impact of transformed physical order on life styles of apartment dwellers. The study reveals that shortcomings have been due to the lack of understanding of the degree of neighbourhood characteristics inherent in the multi story apartment complexes.

Also the selected examples show that the physical order has an impact on this degree of neighbourhood characteristics. The layout pattern, accessibility (arrangement of public, semi public and private areas) individual housing units, etc. of Anderson, Elvitigala and Keppitipola reflect variation.

It is also clear that the physical arrangement should facilitate the desired levels of neighbourhood characteristics, particular to the community, in terms of life style.

According to the habits, value systems, behaviour patterns vary from one community to another. therefore the correlation between the components of the physical structure of a settlements and the significant neighbourhood characteristics is evident, and this becomes the major arrangement of the study.

therefore the architect's awareness of the above is vital to make the occupant comfortable. In the absence of this, occupants will adopt various means to suit their lifestyle, which becomes a problem in multi storey apartments.

At the design stage if the architect is familiar with the required level of neighbourhood characteristics of a certain community, he must adopt that in the physical structure. Hence although this conclusions aimed at by the another may be subjective, it can be a basis for the designing of multi storey apartment schemes to achieve the best solution.



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This study focuses in the urban middle class housing problem in Sri Lanka and this sustainability of the multi storey apartment as a solution. Since user response information is derived here, it will be useful for designers in the future. The discussions reveals that solving urban middle class housing involves improving quantitative as well as qualitative attributes.


As a universally accepted concept, this multi storey apartment block was an optional solution to the problems in cities such as limited buildable land areas and increasing land price. It is revealed that the contrast between the local and global scenes highlight shortcomings of the Sri Lankan multi storey apartments. The main problem is the rigid physical order adopted without responding to significant

problem is the rigid physical order adopted without responding to significant neighbourhood characteristics designed by middle income city dwellers, which do not suit their lifestyle. Thus, this conclusions aimed are could help architects, town planners and other design makers to upgrade the local multi storey apartment blocks, the need for which is of utmost impotence in the present context.



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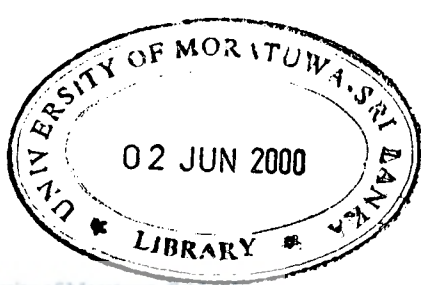
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