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**AN EXAMINATION OF THE RELATIONSHIP BETWEEN
HOUSING POLICY AND OBJECTIVES IN SRI LANKA WITH
SPECIAL REFERENCE TO THE
ARCHITECTURAL IMPLICATIONS.**



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A Dissertation

**Submitted to the Department of Architecture of the
University of Moratuwa in partial fulfilment of the
Requirement for the degree of**



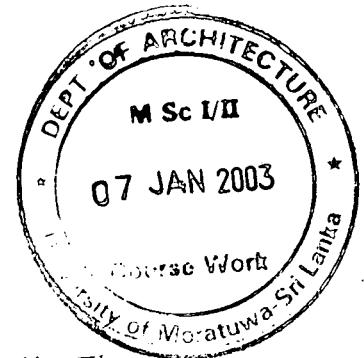
Master of Science

Architecture

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**RANATUNGA R.M.P.
JANUARY 2003**



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*“ My house cannot be someone else’s work of Art,
Because it is mine.”*

Irvin Attman in Homes and Homelessness



Dedication



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**To my parents,
For the emotional support
Throughout
My university
Life.....**

Declaration

I hereby declare that this submission is my own work and that to the best of my knowledge and belief, it contains neither previously published or written by another person nor material which to a substantial extent has been accepted for the award of any other degree or diploma of a university or other institute of higher studies, except where an acknowledge is made in the text.



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.....

Ranatunga R.M.P.

Date: 02. 01. 2003

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An Examination of the Relationship between Housing Policy and Objectives in Sri Lanka with special reference to the Architectural Implications.

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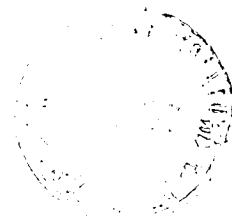
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Abbreviations

CMC	-	Colombo Municipal Council
HDFC	-	Housing Development Financing Corporation
HHP	-	Hundred Thousand Houses Program
IYSH	-	International year of shelter for homeless
MHP	-	Million Houses Program
NHDA	-	National Housing Development Authority
OMHP	-	One & Half million Houses Program
STP	-	Sustainable Township Program
UDA	-	Urban Development Authority



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Preface

Architecture is a broad and complex field of study, The problem solving process in Architecture is a vast field and related to aspects such as human needs appreciation and experiences and client requirement, user needs etc.,

Especially Studying Housing Architecture and its related aspects is also vast and complex field to study. Housing and its related activities such as housing policy is very complex to examine. Because housing policy can be addressed by an Economist, Planners, Project Managers or Architects. In this study the main emphasis has been made towards the Architectural aspects of the Housing Policy since only Architects are capable to understand the implication of such a complex subject.

The dissertation at the Master of Science in Architecture Degree would provide the student with an opportunity to exercise his or her skills throughout the academic career in solving the problem of a selected research topic. This would exhibit the skills he or she may gain by achieving excellence in Architectural research and could be considered as the threshold to the profession of Architecture. The academic period during which time the dissertation has to be prepared is very limited since time will have to be spared for lectures and comprehensive design studies. Dissertation implies dedicated research based studies and therefore due to restricted time period it is not possible to submit a comprehensive study, especially in the field of Housing Policy. At the level of M Sc, the research undertaken by me, although limited in certain areas, is yet to the best of knowledge I have presented this paper to cover all aspects of the said policy.

Research is merely a systematic inquiry, while most Architectural practitioners do engage in some form of inquiry in the course of their professional work. What is perhaps lacking is the systematic search that yields generaliseable results. Such an inquiry is essential if we are to create knowledge. In our knowledge economy those who are able to create knowledge holds the key to success.

Architectural research “mere” inquiries into reality. Architectural research must be capable of informing the practice of Architecture. Such a knowledge base will help the profession wean itself away from a near total reliance upon intuitive understanding, historical precedent and personal experience. The Architectural profession will then be able to rely more upon research and scholarship as the basis for its practice.

(C. F. Joroff and Morse, 1984: 15-16)

This research is valid timely and practical orientated and also applied to the Sri Lankan context. This the main reason for selecting this topic mentioned as “ An Examination of the Relationship between Housing Policy and Objectives with special reference to the Architectural Implications.”

The main task of this research was to translate the theoretical aspects of the Housing Policy to a more practical application, so that Architects could understand its implications.



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The importance of the Policy on Housing, identified through this dissertation outlines its practical and Architectural implications. However it is rather difficult at the M Sc level to present an in depth study covering all aspects of the Housing Policy.

As an emerging developing country such as Sri Lanka, it is not possible to ascertain whether the system what could be termed a normal practice for the formation of a Housing Policy, which evolves first with the Political Ideology, then its theory, thereafter the strategies, and thereafter the formation of a Housing Policy is adopted.. It is mainly based on this concept and without any bias that this study is presented to co-relate the relationship between the Housing Policy, its Objectives and with special reference to the Architectural Implications. It is possible to go further than this and identify more implications but due to time limitations it is refrained. The concluding comments and discussions suggest the studying to improve the knowledge in a more measurable manner.

Abstract

Housing is for peoples living. It has many interrelated aspects in the context of built environment. The people process of living in a present crucial and critical in the provision of housing. "If provision of shelter is the passive function of the house, then its positive purpose is the creation of an environment best suited to the way of a people, in other words, a social unit of space." In this study express the political philosophy and its interrelated process of practicing.

The first chapter that introduced the connection between the housing policy and its political philosophy on housing. That principal theory, strategy and being a policy.

The second chapter discussed the needs and practices in Sri Lankan housing. Need of the user are not only facer that creating appropriate shelter. That it discusses the how architects caught these essential housing needs on practicing housing.



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In third chapter it will discussion on the relationship between policy, practices and architectural implications by using related examples. Further discuss the merits and demerits of the projects.

Finally it concluded how architects imply to these policy variations and the practicing architecture.




Introduction:

1. Preamble:

A House expresses a man's esteem and given dignity to his life; further he reaches high degree of self. That's why the house becomes a most fundamental element in built environment, which requires for his existence. That spatial environment provides shelter for his family also provides contemplation for his mind.

The man also is a social being; his natural tendency is to live in together with his own self-expressions. This togetherness creates collective places for their existence. These are the causes for the development of human settlement patterns.

By the changes of time, its has an impact on many factors such as increasing population attributing to over populated cities, that transforms to the several compact units within a restricted area which again results in conflict. The ultimate results are being a dense housing situation.  Electronic Theses & Dissertations
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This is a more crisis in most part of the world. Really it becomes a more complex social problem. This is a crucial issue in developing countries. The dwelling areas that have in consequence arisen in our countries tend to be lifeless settlements. In this complex situation housing design is a crucial issue dealing with many aspects. Professionals as an architect who have the design sensitivity and is consciousness of their identity, and social behaviour are best suited to provide an answer for these dwellings that have been built in such a manner.

The global context of housing phenomena has many dimensions, and it is multiracial. When looking at this situation, the designer should be concerned with many perspectives. The creation of a built environment is interplay of many angles such as climatic, technology, economic, politics and social system. Therefore designing of any

physical settlement requires these backgrounds. In this sense it is necessary to consider the social and political aspect of housing.

Housing and food are two basic necessities in life. Major efforts have been made in recent years by the developing countries to overcome the hunger for human settlements. In Sri Lanka, comparing to other countries, these problems are acute and aggravated by the economic situation. Housing is a political issue in Sri Lanka and has thus attributed to a great extent the formation of the National Housing Policy. Hence the study of the human settlement policy and its relationship of the housing are very important.

2. Observation:

There is a lack of connection in Sri Lanka in terms of a National housing policy and socio-political ideologies. Taking into consideration the last two decades, particularly in the field of housing it is possible to form an opinion that an ideal solution for housing has not been formed. We did many experiments since up to date on various aspects of housing but to evolve an ideal solution has not emerged with these experiments. Somehow or other they have tried to develop human settlements in Sri Lanka. There was a genuine effort to solve these problems but the real solution for that did not emerge successfully.

The lack of continuous experience caused to become an unaccepted housing situation. The solutions due to changing political conditions from time to time in the country attributed to such a negative condition.

Considering other Asian countries such as India, Singapore, and Hong Kong we have taken a long time to solve these problems. In my point of view this is the most important time period to get a practical answer.

3. Criticality:

This is more critical in the Sri Lankan housing context. It is caused due to lack of evolution and learning from experience. The lot of money is wasted in continuous experiments. However they did not consider the basic need such as the 'relief to the mind' ideology, and the roof overhead never materialised.

4. Causes:

Since the principle policy makers had no idea about the evolution of housing they were not able to identify the connection as mentioned below.

1. They did not consider the importance of the connection of a policy and political ideology.
2. Inability to translate such a connection into reality.
3. Ignorance of the fact that a process such as Political ideology, theory, strategy and policy forms housing policy.

5. Remedies:

5.1 Intention of the study

It is intended by this study to examine to show the lack of connection between housing policy and objectives and its practices. And also demonstrate the lack of connection in the relationship between Political ideology and housing policy.

5.1 Methodology:

- Establish that housing is essential for today.
- High light repetition of experiments and evidence of the housing programmed
- Argue theoretically in terms of need, and express it poor connection of philosophy, theory, strategy and its practice.

6. Scope and limitation

This study considers showing the lack of connection, which is not seen, in housing policy and objectives and practices. This does not consider how this connection way the mechanism that is not understood.



*“If only the government will change its attitudes to housing
Will remember that a house is the visible symbol of a family’s identity, the
most important material possession a man can ever have, the enduring
witness to his existence,
Its lack one of the most potent causes of civil discontent
And conversely its possession one of the most effective guarantees of
social stability, then it will recognize that
Nothing less will do than the utmost a man can give in thought,
Care, time and labour to the making of the house he will
Live in. it will recognize that one of the greatest services a government
can render to its people is to give each family
The chance to build its own individual house, to decide at every stge how
it is to be, and to feel that the finished buildings is a true expression of the
family’s personality.”*



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Chapter One

Housing Policies, Objectives And Their Sources

Chapter one

1.0 Housing Policies, Objectives and their Sources:

This chapter will focus on the architectural practices in Sri Lanka and their socio political ideologies that related to housing. Further it describes the process of policymaking and its implications.

1.1 The Socio-Political Ideologies:

Housing is catering to people who need to live a settled life. It also a social issues that concerns a communal life. The roof over the head is more crucial and critical in the modern situation, especially because of its high demand. The provision of satisfactory housing is a major problem, which requires solution based on socio-political vision. In fact housing policy no locally only but also every where in the world. However the present study is limited to related to housing in Sri Lanka.

A provision of housing for the country is an extremely difficult and quiet a sensitive task. Provision of housing is difficult because it is an necessary for all the segments of people in Sri Lanka. People are worried about not just having a building, building as a home but possessing a home which is liveable comfortable in both physical and psychological senses.

As a result political ideology has become a base for the national housing policy the political ideologies of successive governments have left their imprint on the gradual development of the decision-making process of housing policy. This is all the more important because of the fact that housing is a process not only a product.

This goes to show housing is primarily a complex process, which must involve professionals, is in the field of architecture. Since political independence 1948 at various times Sri Lanka has experience a mix bag of political ideologies in the form of capitalism, socialism and very often a combination of both these.



1.1.1 Capitalism:

Chamber's dictionary defines, Capitalism is an economic system, which generate and gives power to capitalist. Under capitalism private entrepreneur is empowered he is given opportunity to use capital for his benefit. With a gaining of economic power the capitalism seek political power of both economic and power of the ontopruner.

Capitalistic policies are necessarily reflected on the national housing policy of Sri Lanka. Capitalism ethic favours the product orientation and the massiveness of undertaking. Hundred thousand housing programmes is a clear example of this vision, for a developing country like Sri Lanka. This programme is notable massive, and clearly product oriented.

Housing has become a source for earning large amount of profit for who are implementing the programme.

1.1.2 Socialism:



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In socialist theory, principal or scheme of social organisation which places non a production and distribution in the hand a of community. Socialist ideology has influenced some governments, which came to power after independence. The difference between two political ethics is that while capitalist ethic is product oriented. However no pure practice e of capitalist policies or socialist policies is seen in the implementation seen in the Sri Lanka.

The socialist ethic embraces people oriented. People can build their own dwellings suitable for their necessities. The aided self-help-housing programme comes under this. Further government provides some facilities such as materials, land and infrastructure and also gives financial support. This includes deep philosophical orientation.

The difference between two ethics is the capitalistic ethic related to the direct intervention of the people's need and socialist ethic related the people oriented. Further it is close to the locality.

However those who came power to apply these two ethics without considering the political ideology. The million housing programme is one of the best people oriented programmes consider the qualitative aspects of housing. The roof over head and relief to mind concept express those qualitative needs. However this is successful whether there objectives were realised. It is a importance for the architects to have been seen that philosophical evolved such political vision for housing.

The earliest socialist government articulated their state policy non-interventionist and liberal policy in providing shelter. However the later whether capitalist or socialist government who came to power they had rather product oriented housing policy. E.g. developer led endeavour wagging the government. The political philosophy also changed. This is caused because of the lack of development of housing.



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The lack of continuity of housing policy throughout the period of years. However the professional involvement is important to this decision making process, under this instable political condition. Professionals like architects have ability to consider the decision making process and capture the architectural solution for that. Because house is a fundamental element in the context have built environment. Architect has that inner sense of transform to this political vision to the architectural vision.

Further it also capture the architectural vision filtered through the political philosophy, and then derived the related housing theories.

1.2 The Implied Theoretical Bases:

This is discussed on housing theories that related to the conventional architectural practice on housing in Sri Lanka. It also described with the examples, which was theoretically applicable. Here this study expresses these theoretical approaches that influence in Sri Lanka.

1.2.1 Local traditional approach

1.2.2 Pattern language approach

1.2.3 Enabling approach

1.2.4 Triangular approach

1.2.5 Technology and material emphasised approach

1.2.1 Local traditional approach

The conventional architectural practices theory tends to dominate the without questioning the applicability for local situation, is concern. The local traditional product are cost-effective materials and technology from the environment, they used indigenous technology for build. The local practice used the norms such as unity, wholeness, variety, etc, apply in different ways, but conventionally it one shot apply. Traditional Sri Lanka theory may on process oriented one.



Figure 1. 1 community built their own house that used traditional construction method and local materials



Hassan Farthy emphasised this theory. He suggested the value for designing human settlements, economic, social and aesthetic. The cost of the housing must be broken down in to this component parts. They are closely related, but each deserves individual attention. He considers the local availability of builder and materials, to suit their locality. He also expresses the (1973) bad physical housing itself may be; the villager derives some comfort and indeed, some meaning from its pattern.

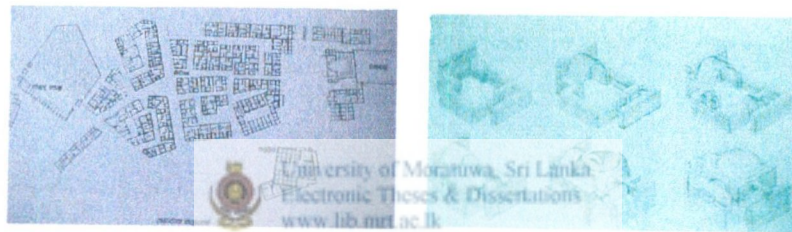


Figure 1. 2 layout of the settlement



Figure 1. 3 Sri Lanka local shelters



1.2.2. Pattern Language approach

His practice based on his own methodology of the 'pattern language. According to him 'patterns' are the element of architecture, which are living combination of human behaviour and space.

Having identified such elements in a given culture, architecture for such situation could be created by mixing the relevant " pattern" in the correct proportion. This is methodology he formulated arrive at quality of architecture, also identified 'timeless' and he said quality emerge from the absolute fit of human purpose to the built." Once we have the gate we can pass through it to the practice of the timeless way."¹ His practice based on those theory, pattern the only way-out for creation the living architecture.

1.2.3 Enabling approach

According to this approach architect by enable the following to build their own housing .The philosophy is suggested that people tend to come out with innovative and speedy planning.

¹ Alexander C,(1982), Timeless Way of Buildings, p 1



Turner (1982) says that, our knowledge is well enough to do the equivalent for the design of space or the design of its management or for the design of building economy. This is natural enough given the immense disparity of knowledge between the natural sciences. Architecture can be described as natural sciences.

Further he described, as without a theory of the built environment, we cannot write its laws, and if we cannot write its laws, can only design and build in an adhoc-way we can really plan at all.

Turner's this enabling approach, contribute to his theory and practice. His three laws of housing summarize the psychological, social and economical basis,

1. When people have no control over or responsibility for, key decisions in the housing process, dwelling environments may become a barrier to personal fulfilment and burden on the economy.
2. The important thing about housing is not what it is, but what it does in people's lives.
3. Deficiencies and imperfection in your housing are infinitely more tolerable if they are your responsibility than if they are some body else's.

1.2.4 Triangular approach

John Habrakan emphasised the improved efficiency of design, designer and builder. That improves the triangular relationship of architect, builder and the user.

1.2.5 Technology and material emphasised approach

Modern movement architecture exemplified today what resulted in practice of architecture without this basic clarity. It is sheer attack to the user. It is not only in Sri Lanka, but also all over the world. This is not consider the user or a purpose, people, behaviour, and culture. Le Co busier says 'house is the machine for living'. Author argues it is somewhat questionable. By using machine become a product. House is not only a product. It is somewhat questionable. By using became a product. House is not only a product. It is a long-term process. Most of the product-oriented housing is failures. In Sri Lanka 'Hundred Thousand housing programme', 'Unite de Habitation' in France, 'Chandigah' development in India, specially the human settlement development, both are designed by Le Co busier.

1.3 The strategies and objectives:

Considering the above theories that given solutions should be applicable for the practice. That related principals should be identified, and put it on the practice. Tuner (1982) found out three practical problems of housing policy which as described planning effective strategies (the ways) identify practical policy instruments (the means) and setting realistic policy goals (the ends)

The housing policies are derived from these strategies. That should include many options for selecting their own wishes. It also socially acceptable because housing is created for the society. "The successful housing strategies can be seen three solutions.

1. Solution through innovative designs by architects.
2. Major decision in design and construction and taken by the future occupants of the houses while architects play the role of catalyst.

3. Architect and the future inhabitants play equally impotent role in the design and construction process.”²

1.3.1 In Sri Lankan housing strategies:

Major decisions in design and construction taken by the future occupants.

—

The state-sponsored strategies will have to integrate housing policies and physical planning programme into economic and social development of the country. The strategies are to be practical, affordability within the context of the society. As the philosopher Albert Einstein so rightly said ‘in terms of crisis, imagination is more important than knowledge’.

There is no clear-cut, or ready-made solution for housing crisis, it should imagine the ways. They’re ere some strategies relevant for housing crisis.

1. Self-help, self-reliance strategies, with communal participation. This is owner



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Figure 1.5 Aided Self-help housing

² Domingo J., (1995), “Architecture, Architects and Housing.”, The Sri Lanka Architect, vol 101, No.12. March-May ,p 19



2.The villages reawaken strategy with development goal.

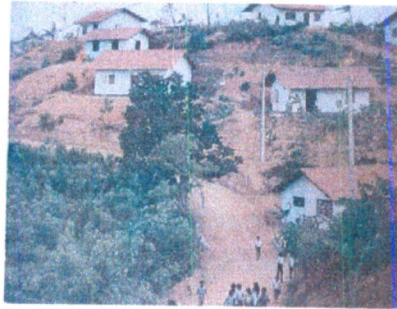


Figure 1.6 Model Village housing

3.The government provides turnkey housing project for directly design and builds housing for catering special group of society.



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Figure 1.7 Directed constructed housing-Raddolugama



4. The community group or non-governmental body organizations have been able to put into practicing housing, the government provide some beneficial facilities such as land, financial support their built housing programme.



Figure 1.8 Developer oriented housing-Millennium City

5. Up grading slum and shanty development.



Figure 1.9 Upgraded Slum

6. Relocating for sustainable city development



Figure 1.10 'Sahaspura' Project

1.4 The policy variations

Before I elaborate on this, I sense that architect should play a wider role for world of public policy.

The housing policies on Asian countries are usually integrated with socio-economic development goals. Considering the Singapore and Hong Kong they achieve their developments through its housing policy goals.

Concerning the Sri Lankan housing sector development also combined with other development goals. E.g. 'Mahaweli' project related the human settlement development and sustainable township development 'Shaspura'. These are creates other benefits such as employment opportunities, urban development, generate capital and increase the social welfare.

Also housing funds also cross subsidies from other policies in many countries. E.g. housing fund of Singapore and Hong Kong cross subsidies from other funds.



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The organised system of housing policy, should be identified needs, setting targets, design strategies and programme, co-ordinating any function, researching and applying resources implying policies and, evaluating projects. The policy variations can be categorised as follows in Sri Lanka.

Since independence to 1970 state provides their housing policy for the housing acts. 1970-2000 the last three decades also applies innovative housing policies for practising the housing.

1.4.1 Policy for economic standardised housing.

Since end of the Second World War the all over the world attempt to low cost housing. That participated many professional like architects. They participated to provide shelter for low and middle-income groups for affordable and quality design. The Sri Lanka firstly introduced the 1954 the innovative housing policy for middle-income government servants, under the national housing department. E.g.: Bambalapitiya flats

After the shelter policy was introduced the social legislation on the ownership of the houses. The rent act of 1972, the condominium property act of 1972, and apartment ownership act of 1973. That encourages the economical feasible, creating sustainable neighbourhoods without having high budget. This introduced public low cost housing under this economic standardises housing policy: 'summit pura'

1.4.2 Policy for serve the needs of under served settlements in urban areas

The early on 1970 coming the rapid urbanisation that caused to haphazard development around the city. The slum and shanties and other under served settlement rapidly cover the Colombo skyline.

The state seeks to provide flats and other storey buildings at rent under the ceiling on property law for middle-income groups. The policy objectives are that, it places ceiling on the number of housing units an individual can own and housing developer.

To implement the government housing policies the minister of the housing and construction and construction is assisted by state agencies, such as Department of National housing, Department of Building, state Engineering co-operation and Building materials co-operation.

1.4.3 Policy for provider based housing

By introducing the open economy system in Sri Lanka in 1977, the construction became a leading sector in national development. They're ere massive allocations for housing projects.

The housing department transform to the separate authority, as National housing development authority. There are architects involve to this direct construction of the project. The Hundred Thousand Housing project was introduced under this. That became large scale housing scheme, housing estates, clusters and apartment blocks. This is caused for became various types housing types of housing architecture were introduces. Architects have been involved and practice under this policy and they could have been applying their architecture.

It can be seen in many draw- backs for the direct construction policy. The houses wee not built in accordance with his actual need. The major draw back is to consider the government aspect such as quantitative needs as number of housing units, cost reduction; speedy recovery. And also largely neglected the qualitative aspect of the housing.

1.4.4 Policy for support based housing

This policy introduced after seeing the failures of provider based housing programmes such as HTHP. This is process oriented one. It as for our traditional shelter development method by community who themselves. The state provides the materials and land and infrastructure. All such programmes are coming under the umbrella of the main programme. That theme for 'minimum intervention and maximum supported by the government.' Following set of principals and guide lines it included.

- Minimum intervention by the government
- Affordability of standards and cost
- Phasing out of interest subsidies

- Supporting and strengthening of community and individual initiatives in shelter.
- Freedom of beneficiaries to take key decisions related to options standard and designs, choice of materials etc.
- Recognise the process of incremental construction
- Participation of the community and community organisation at all stages of the process selection of beneficiaries, housing loans recovery of loans, house building etc. Where ever it is possible.

1.4.5 Policy for developer led endeavour wagging the government

This housing policy may concern the product oriented ‘vision solution ‘ of housing. That became from the political philosophy of ‘ open economy with human face.’ But in the housing context they were forgotten housing market forces with human face.

However the housing programmes are developer-oriented processes in this caused for the architecture creates it market value. This is rather product oriented.



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In this context therefore many housing programmes are coming under these. They also apply new visions for approaching for provision of housing



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Chapter Two

The Housing Practices


Chapter Two

2.0 The Housing Practices

Housing should cater to some related issues. It can be social, economical, or political issues. The architect is the principal partner to this problem solving exercise. He should be applying the housing policy for related issues for practicing housing. In this chapter covers the housing practises in Sri Lanka as well it related international housing practices.

Housing:

Housing is a collective place of many homes with the relationship of communal activities. "The word housing can be as noun or verb, when used as a noun housing describes a commodity or activity of housing, while the ideas of housing as a collective noun is obviously associate with housing activities."³

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Housing as many interrelationships between physical, environmental, cultural, social, and political aspects. In the context of built environment it is important to identify these interrelated aspects. Otherwise if it is cause for being unaccepted housing. It becomes housing without houses. "Homelessness is becoming a world faith."⁴ Housing is a process not only a product. This is a process for people living in society with provision of shelter to his head and contemplation for his mind. This process of community living becomes a more complex in present situation. In this practice of housing it should be reminded those issues for designing housing

2.1 International Housing Practices.

2.1.1 Innovative designs strategies:

2.1.1.1. PREVI project in Lima Peru

In 1970 s Christopher Alexander introduce this project to use innovative materials and technology such as various forms of concrete blocks. It also made to incorporate the value of the Peruvian ways of use by trying to maintain the accepted relationship of public and private areas. He considers the life pattern of living for designing the housing.

The demerit of the project is to no exception to change made by the use latter.

There use of hexagonal plan, this shape discouraged the outward addition to a certain extent. This project scheme people accepted for their location, size and prize not the appearance or style. Because it is suit for people. This project is mass housing concept should not be product oriented, it is process oriented.



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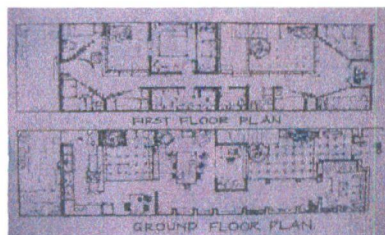


Figure 2.1 Plans



Figure 2.2 Exterior views of the settlements



Figure 2.3 Creating informal streets within and outside the compounds

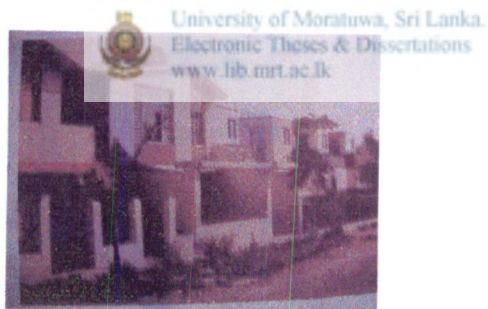


Figure 2.4 Promoting varieties of house forms within a unifying theme

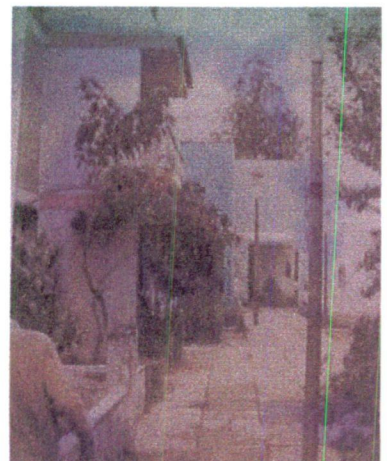


Figure 2.5 The front view of the scheme



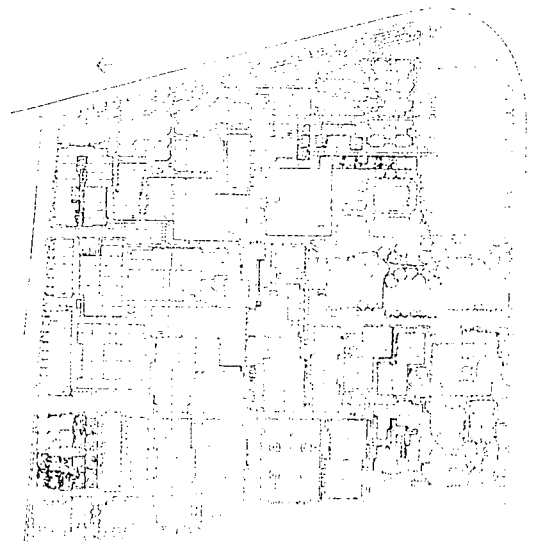


Figure 2.6 Site Plan- PREVI Project Lima Peru

2.1.1.2 National site and shelter demonstration project in Madipur, West Delhi, India

This is state-sponsored housing project, which would be socially, culturally, and aesthetically acceptable and affordable for low cost housing. The project was carried out by architects, user, builder and government and non-government organisation.



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There are use of innovative technology, economical use of materials, correct construction supervision and project management methods. The architect design was individual houses and the housing cluster and construction and the housing cluster and construction same from the settlement.

There are uses of several types of housing units, that keeping with the ways of life. Also consider the affordability and cultural and social practice of the future occupants. The communities can suggestions for necessary alterations to suit their need. This is also a process-oriented housing.

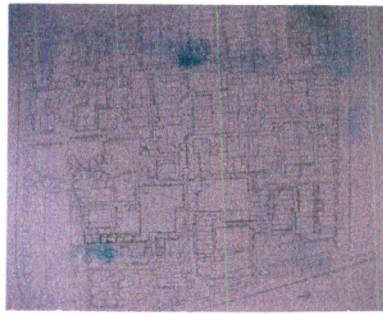


Figure 2.7 Site of shelter Demonstration Project Madipru , West Delhi India

2.1.1.3 Court yard housing at Belapur, Bombay, India

Architect Charles Correa designed this. His designs are response to climate and location. That concerns the movement through space and changes of light. He concerns the living conditions Indian people affordability, spatial requirements. In his buildings to express the 'deep structure of Indian culture.'



The project seeks to have demonstrated hoe high densities can be achieved within the context of a low-rise typology. Hierarchy of community spaces structures the site plan.

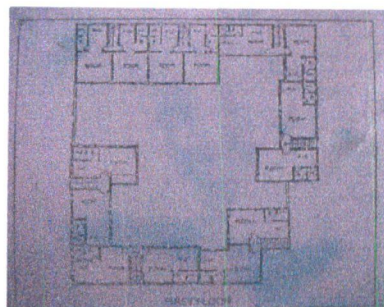


Figure 2. 8 A Cluster of Seven houses, around a courtyard 8m by 8m

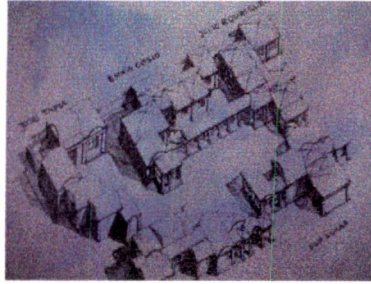


Figure 2.9 The basic Housing unit

2.1.2 Participatory design and construction approach The Mexicali project

This was designed by 1975 Christopher Alexander. This project was inexpensive and uniquely suited to the area, the production system was apply his pattern language that who would guide the build their own houses. The buildings were set up in the site with the help of user.



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The design was constructed cluster with each 5 or 6 housing units. The process repeated by one another. The houses were planned around the central courtyard, in a cluster. First cluster which was constructed and laid the families guided by his team.

This service land is in expensive there are construct 30 houses free of the cost by donations. This was supposed to pave the future solutions for mass housing.

After 1985 surrounding area well established neighbourhood with all basic facilities and a constriction method adopt by people without architects. This also process oriented participatory approach.

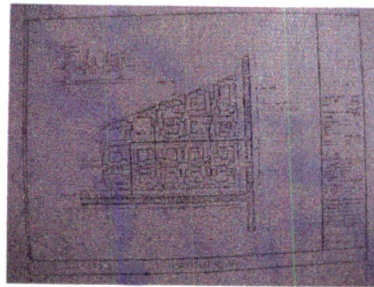
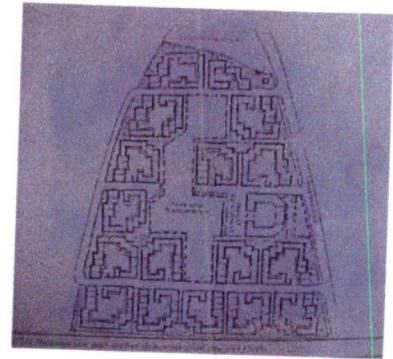


Figure 2.10 Layout of the scheme



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Figure 2.11 Children Playing on vaulted roofs



Figure 2.12 Builders yard in 1976 which was very attractive then but abandoned later since it could not function well



Figure 2.13 A view of the Project in 1985

2.2 Sri lankan Housing Practices

2.2.1 Housing practising as a development goal in Sri Lanka.

In the developing counter such as Sri Lanka housing practicing is a need of the development, in the country. That the Sri Lanka housing became other development goals, related the housing development. The provision of the human settlement should consider above those personal needs. Because housing is a process “housing means both the stock of dwelling units and the process by which that stock is created and maintained. It is entirely reasonable to speak about the market value of houses. It is also entirely reasonable to speak about the human and social values of housing action, or housing process.”⁵

Patrick (1877) and Bertalanffy's (1948) general system models as basic descriptors of any particular housing process in the context. He also described, as any subject matter of value must have three elements. People, the things they do and relationship between the people and the things they do .it also pointed out the housing process that can be described s the interaction of the people (Action) there products (achievement) through the medium of their roles and responsibilities. Housing suited to their personal needs. That has three universal needs such as access, shelter and tenure. All there coming under these human needs and aspirations.

The conventional state approach were in last few decades address the housing issues of the people, who willing to be houses were largely confines. There are some methods to achieve to solve these issues. It is the better housing and living environment with the access of living standards. The urban development in Sri Lanka and its point of view: 'right to adequate shelter' necessary policies and legislation has been introduces to facilitate the process of ensuring shelter for all.

The issue of ' sub standard housing' is a major draw back o the development as housing. That challenge faced in Sri Lanka. It caused for a not adjustment of the housing policy and practice.

The architectural implications are most important to the develop those human settlements. His leadership, management and creativity are vast impact for the development goals in the Sri Lanka.

2.2.2 Implementations of support agencies



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In Sri Lankan provision of the housing supporting the main two categories in many institutions. The public sector and private sector has been supported.

2.2.2. 1. Public sector enterprises:

The state and many public institutions supported to development of the Sri Lankan housing.

Land subdivisions for self build housing:

The NHDA and UDA are the main government agencies, which supply this, subdivide self-built housing. These institutions provide land for pre sale system.

Sites and services projects for self help housing.

This is the main strategy oriented to urban poor. NHDA provides developed land and loans for low interest rates and provides basic infrastructure facilities. E.g. Nawagamgoda package- Navagampura housing scheme. 'Sahaspura' project also site and services for importance this facility using the developer.

Land and housing development for government employees

Slum and shanty up grading

UDA and NHDA engaging in the task of Colombo city limits for upgrading slum and shanties. It also the canal bank development programme coming under this.

Housing loans for self- build housing

Housing loans provide people to engage NHDA and HDFC and NDB bank, for low interest rates. Repays for number of years.

2.2.2.2 Private enterprises:

Land sub-division for self builds housing

Private property developers land sub-divides of under developed land with provision the basic infrastructure.

Housing for pre-sale system:

Private property developer provides housing schemes with type house for sales. E. g. Keels Housing

1. Private and private sector combined organisation

Site and services for developer oriented housing

NHDA, UDA, CMC, and other public institutions provide land, infrastructure and loans for low interest rate for the developer urban land for housing for urban poor.

Housing for investment or development

The state provides land and infrastructure for the BOI (Board of Investment) and CDL (Ceylinco Developers) to develop their housing for sell-out. This is catering to middle and high-income groups.

E.g. Millennium City

2.2.3. The Housing Practices

The government of Sri Lanka plays a dominant role in the field of housing. The housing demand increased because of the natural increase of population in urban areas. Due to rapid growth of economic, political and social activities in the recent decades the population moved from rural to urban for employment opportunities and better living. This caused housing to be the major part of the built environment, in high-density living. Hence the provision of housing has been considered a major issue by successive governments since independence in 1948. They had applied many strategies for practicing since then to up to date. In this section consider the housing practices for the relevant time period for the political changes.

2.2.3.1 Since Independence To 1977

There were no single comprehensive practices covering all aspects of housing until 1977. But from 1941-1977 direct and indirect provision of housing can be seen. It was described in terms of asserted legislative and administrative measures. Government first entered the housing development system in 1941 with the rent control act that decreased the private sector housing provision.

In 1949 housing loan act promote the private sector housing and yet the public sector was minimal.

In 1953 established the first minister of housing. In that time public sector housing was limited to lending activities of housing loan board. Government was responsibility to provision of housing to middle and working class people in Sri Lanka.

In 1965 government first recognized the importance of providing housing especially in urban areas. That was coming from the single story and multi-storey housing schemes for middle class people on rent. In that firstly consider satisfy social needs. That housing project should consider the actual user needs for designing housing.

In 1970 government viewed the magnitude the provision of the housing. That government considers solve the urban housing problem. New legislation enacted rent act no7 of 1972 and ceiling on property law no1of 1973. This was caused to discourse to discourage private sector housing for rent. That has been given consideration to socio-legal aspects such as the ownership of housing.

Through the projection of tenants acts, the rent act, the ceiling on housing property law the government attempting to prevent landlords from exploiting their tenants. The apartment ownership law seek to enable individuals to own condominium property such as high-rise flats.

The construction of new housing units is being paused provision of public housing and assistance to homebuilder developer.

By considering this time period the provision of housing for the socio-legal method such as on the housing act. That also provides the available financial resources and limited housing for selected groups.

2.2.3.2 1977-1983 Hundred thousand housing programme

The climax of the housing practice started on becomes 1977 government. The country reached a new peak to construct because hundred thousand housing units. It has had 3 main components, under the sub programmes, aided self-help, direct construction Housing loans, slum and shanty up grading programme. . Under these programme other economic development programmes established. Those are the Mahawili accelerated development and industrial processing zone. Other than creations of new specialized institutions for the practicing housing. Such as urban development authority, national housing development authority and new housing bank.

This programme is high visibility contributed to enhance the impotence of the shelter efforts. However the programme was riddled with shortcomings and weakness. (Weerapana 1986:84)

- Conventional delivery approaches
- Unrealistic standards and high unit costs, resulting in heavy subsidies
- Undue rural bias
- Inability to reach the desired target groups
- Failure to recognize the need to importance of supporting community initiatives
- Failure to recognize constraints on resource such as finance, man power, materials etc.
- The major draw back is to not consider the actual user needs.



2.2.3.3 1983-1994 Million housing programme

Million housing programme is a national shelter programme, of both private and public sector to help the people themselves to build a million shelter units.

Technology being to traditional methods and available materials that provide the village. This is also recognition that ordinary people build their own dwellings. This is self-build housing with aided given the government.

The role of the professionals in this programme minimized and 'act as a facilitator'. The concept of 'shelter for mind' as a component, community oriented activity.

Their product, this community architecture, guided by the people themselves and it is a communal activity within the village. The materials given the immediate environment. This is process-oriented architecture with out architects.



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2.2.3.4 1994-2000

The theme of the government is that every family living in society has right to claim ownership to a house. In that sense to create the suitable environment and give the necessary support in achieving that objective.

The main thrust of the housing strategy is to promote self-help initiatives and mobilize the initiatives the private sector. The national housing development authority implemented public housing programmes for solving this complex problem.

The strategies:

- Village re-awakening programme

The 'Janaudana' is a housing development programme. In this programme is covered by helping the intervention bodies in government and private sector. That involving the recipient families for constructs their housing. These houses were designed and construct by themselves with supported by families. The state agencies are the sponsored and it is not only a house that provides facilities to create a suitable environment of healthy living. This is the create architecture without architects. The only difference is for the traditional methods for changing for permanent materials.

The block of land of their own provided the houses. This village re-awakening programme is finding solution for socio- economic problem besides solving housing problem.



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- Aided self-help housing:

This is provides ownership of land with a house. Some programmes are covering under these; rehabilitation housing, financial supports for reconstruct their own houses. Provide technical assistance and materials supply for many groups economic system. It also provides the basic services and infrastructure facilities. E.g., fisherman housing and plantation housing. In this concept preserve the existing architecture of housing in some groups. They have ability to design their own dwellings for suit their living environment. Some times many failures came from introducing by architects.

- Housing development to suit density populated urban areas




Urban housing is the most complex problem in Sri Lanka. The public housing was directed to achieve low-income families and urban poor. To build new houses on the enabling approach and special housing projects for relocate slum and shanty dwellers. The theme coming for 'house for the people and land for urban development.'

- House to match the income

The families of middle income and high-income families are focused on these housing programmes. Houses constructed under these pre sale-housing programs, this is caused for given land for the private sector to developing housing programme. Their architecture have some what qualitative aspects in accordance with commercial value.



 *“Nations are made by artist and
By poets, not by traders and politicians,
Art contains in itself the deepest Principals of life,
The trust guide to the greatest art,
The art of living. ”*

Ananda Coomarswamy



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Chapter Three

The Relationship Between Policy, Objectives and The Architectural Implications



Chapter Three:

3.0 The Relationship between Policy, Objectives, and the architectural implications.

In this chapter will seek to the connection or indeed the disconnection between housing policies and correspondence political ideologies. Further it discuss with how the architect imply of this policy on housing development in Sri Lanka. Further it discuss with how architect imply on housing development in Sri Lanka.

3.1 Case Study One: Bambalapitiya Housing Scheme:

The housing scheme is situated in a very busy commercial area and highly developed urban area in Bambalapitiya. It is located along the Galle Road.

3.1.1 Relationship between Policy variation and type of practice.

3.1.1.1 Socio-political ideology:

The project was influence by the socialist ethic. Because it is coming under the people oriented process. The government had given the housing as a service for caters the special group of society, which is a middle income government servant.

3.1.1.2 Theoretical Bases

This strategy based on 'pattern language' theory. The 'pattern', which is living, combined with human behavior of the user and the spatial arrangement of the Bambalapitiya. That considers the middle-income working class people's behavior attitudes and their rhythm. Further it merge with the city spatial arrangement. It also merged with city movement and time

movement. That architecture coming for those responds to those issues. “The house, the village, and town express the fact that societies share certain generally accepted goals and life values.” The building should be an inward and out ward process. This flat expresses that city spatial movement to link the city homes those sharing city facilities.

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3.1.1.3 Strategies & Objectives.

This was coming under the state-sponsored strategies under the socialist government. That concerns the people oriented process that provides the city living essentials. The architect involved to this project for instigated development of the high-density living in the country. It provides affordable housing. The objective of the scheme was harmony with the city development. The scheme provides city homes for people and also mixed with city character. That responds to the commercialized activities. Because Bambalapitiya flats is along the Galle road and surrounded covered with dense commercial activities. The spatial arrange is being suit for its fast moving society. This major design strategy was considering for the future occupants needs. In Presently Bambalapitiya housing scheme is emphasized successful city living.



Figure: 3.2 Entrance of the Galle Road- High density living merge with the city pattern



Figure: 3.3 High degree of visual contacts and the location of primary uses as a generator of usage pattern.

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3.1.1.4 Policy Variation:

Due to growth of urbanization, people move from rural to urban areas for better living and employment opportunities. This is caused for increasing urban housing demand.

The provision of housing has been a major issue. In the 1950s the Sri Lankan urbanization is very slow compared to other developing countries. People mostly move to urban areas for the employment opportunities in the city. Until 1953, public sector housing was limited to lending activities of housing loan board. The first ministry was established in 1953, National Housing Department. They are empowered the policy statement. This is the earliest policy statement of Sri Lanka and that was for economic standardized housing. It catered for middle income working class people, living in the city. The project has become necessary due to increased demand for land in the city development. It is caused for the government pushes in this vertical living.



Figure: 3.4 Long Façade and the dialogue with the street



Figure: 3.5 the long blocks of flats to a height human scale with city living.



Figure: 3.6 the residential streets privacy and the public street creating a neighborly atmosphere

3.1.2 Design:

The architect conceptualised the building should be provide city living. This is stereotype apartment with individual homes with in the cluster. All apartment blocks are centralised around the open space. The housing entrance responds to the city movement and development activity, such as commercial activities. However housing units has residential identity.

The housing scheme consists of middle storey housing blocks with identical type plans. Major proportion of the ground floor is occupied by the commercial activities.

3.1.3 Comments:

This is high-density development catering to the middle income and upper middle income group, who have accommodated in working class people. However the scheme is successful, affordable housing scheme in the city. It considers the special group of society.



Figure: 3.7 either side of the street responds with each other and with the pedestrian street link to the sea beach



Figure: 3.8 Built form is not attractive but enhance the individual character with their own balconies.



Figure: 3.9 well maintained and coring atmosphere, an expression sense of control, giving rise to the neighborly attitudes.

3.2 Case Study Two: Summit Flats

The scheme is situated in a high-class residential and highly developed area in an urban location of Colombo. It is close proximity to several major towns having high-density residential and institutional areas.

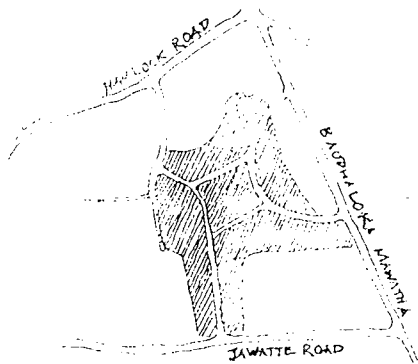


Figure: 3.10 Location Map

3.2.1 Relationship between Policy variations and type of practice.

3.2.1.1 Socio-political Ideologies:

Government of socialist ethic government introduced the project. It is based on people oriented and the process oriented ideology. That concerns the specific user category. Hence it caused for the involving the direct user for designing their dwellings.

3.2.1.2 Implied Theoretical Bases:

This strategy also based on pattern language theory. The patterns are the exiting built environment and the existing landscape pattern. And also this new neighborhood shares these existing facilities. This is the best example for sharing the residential community. It also identified the middle-income government servant's character, which are an elegant

people. It considered the behavior pattern and elegant living of the people and their wishes and aspirations. The Spatial environment was arranged that fulfilling these issues. The built form also shaping in this theory.

3.2.1.3 Strategies and objectives:

The strategy is coming under the solution through innovative materials and technology use of such as pre-cast concrete and engineering bricks. The built form express the innovative use of materials and also consider the people's attitudes and aspirations.

It provides the homes for people. The form is flexible for livability of the people and their affordability. There is no use of elevators for save the cost. It also conserves the existing architectural character and responds to the immediate environment. These neighborhood units built around the existing road networks, paths and green open spaces. That creates middle-income character of the Sri Lanka people.



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The design strategy can be seen as conserve the existing colonial bungalows and existing landscaped trees. The units' blocks should cover minimum use of land, open to sky areas and sky streets.

3.2.1.4 The policy variations:

Since end of the Second World War many countries and their professionals attempt to provide shelter for low cost housing for low and middle-income groups. This low cost middle-income housing project carried out 25 years ago. This immediate user is an international visiting journalist who came from non-alliance summit conference, and pass into middle income government servants.

Housing policy should be economic standardized, and flexible quality design, the project introduced under the condominium property act of 1970 and the apartment

ownership act of 1973, which superseded the earlier law. That encourages multi-story living. The common Amenities board was established to look after and maintain such housing properties, also state engineering cooperating, national housing department engages this project.

3.2.2 Design:

The 'summit pura' neighborhood located around the existing bungalows. Each unit connects with sky bridges. They use of small plot of land but it may concern vertical spatial arrangement. The scheme consists of four story apartment blocks of identical type of plans and equal number of units in each block. These could be identified as introverted blocks facing an internal path, both on ground and at upper floor levels. These are arranged in a number of linear clusters, interwoven with low scale, old colonial villas that impose an exclusive 'identity' to this sub culture. These are served through through-traffic roads around the scheme.

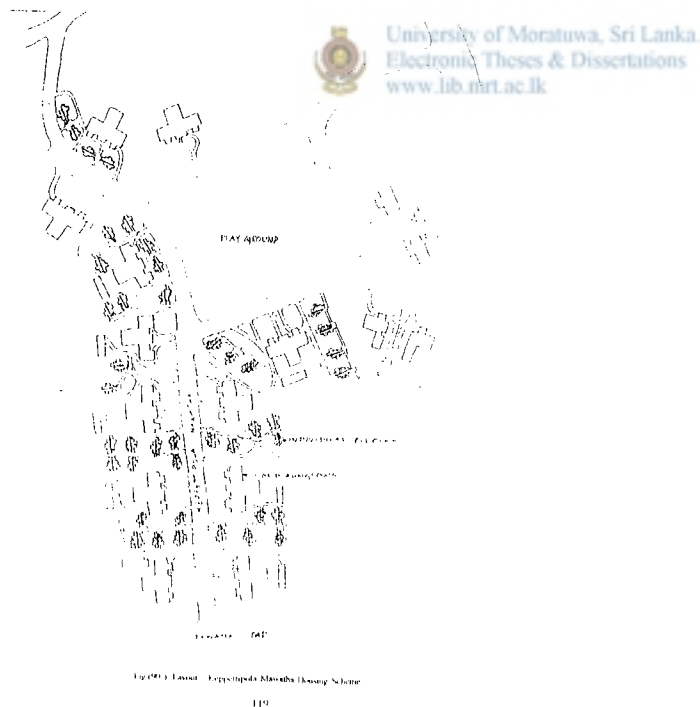


Figure: 3.11 Layout plan



Figure: 3.12 ample amount of natural element



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Figure: 3.13 Clear demarcation and visual extension- enhancing squinty



Figure: 3.14 Encouraging social interaction – by enhancing visual capacity layout –semi –public space



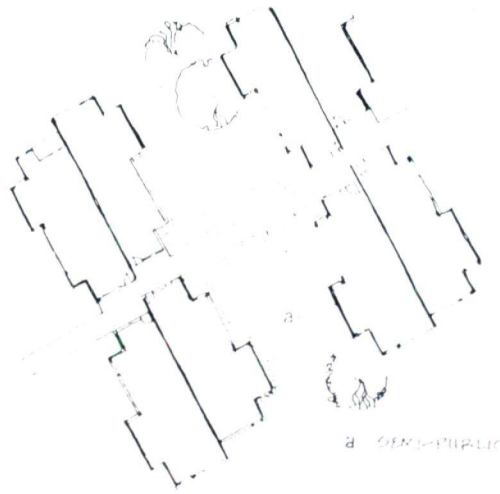


Figure. 3.15 House Type plans.



Figure. 3.16 visually pleasing proportion, by the interplay of horizontal and vertical division, allow intimate encounter



Figure: 3.17 Privatization



Figure: 3.18 Adaptability- a result of partially defined framework and upper level walkways



Figure: 3.19 Neighborhood intimacy

3.2.3 Comments:

In comparison in the other housing schemes it is a medium-density development consisting of upper middle income, government servants. It can be considered as a high-density development that giving attention to the relative social density of the particular area is concerned. Further this is successful neighborhood that designed by architects. That cannot be seen in modifications. However this is the best example of the successfully applying the housing policy.

3.3 Case Study Three: Maligawatta Housing Scheme


This is located in highly commercialized zone and with close proximity to the Main commercial hub.

3.3.1 Relationship between Policy variations and type of practice.

3.3.1.1 Socio-political Ideology

The socialist ethic government introduces the project. That caters the special group of the society. It has many housing options for selecting the user. It is also a process oriented housing project

3.3.1.1 Implied Theoretical Bases

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The theory-based encourages the design, designer, and builder. Designers and probably the planners have managed to create somewhat suitable environment.

3.3.2.3 Strategies and Objectives

This also a state sponsored strategy to integrated development of the city. The project should be affordable for city living and there are many options for selecting their income level single story to multi-story high-rise living. This housing scheme provides the city needs for employment and other development activities.

This is a livable housing scheme with use of some innovative design approaches. It has better standard for privacy in housing units. It also improves the ventilation and reduced noise levels within the habit and improving the land utilization.

3.3.2.4 the policy variations

This research to study the housing policy on relocated on undeserved settlement in urban areas. In 1970s multi story apartment 'flats' became commonest public housing type in Sri Lanka. This was introducing under the ceiling on property law 1971. Multi story housing increased the demand of urban living; the reasons for scarcity of land, high land value, haphazard and rapid urban development around the city of Colombo. These undeserved settlements destroy the city character and the city skyline covered these human settlements.

This is a challenging project is to create the city architecture and project is an example of the design flexibility for every group of society. And policy makers have been successfully involved to solve this demand for the urban living that provides city needs.



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3.3.2. Design:

The objective to design is this multi-storied housing scheme and the main requirement is was to design maximum number of houses to solve the problem of acute shortage of housing in the country.

Architect could inspired from undeserved settlement relocated and give stable housing for them. That enhances their city living within the city. That enhances city village concept.

The housing blocks consist on 85 blocks with 8 different type plans. Those are arranging 3-8 floors. Types 'A', 'B' are large numbers. Block 'M' 'N' and 'J', 'G' is interconnected to each other by overhead bridges at the top most level. E type shops ground for in orders to cater to the needs the large population. The total residential population is about 8500. Living in mixed residential groups.

Maligawatta is large housing scheme lot of open spaces exists and most of these open spaces are identified highly affected by offences against the building.

It is creating a natural overlap of city design. The existing road layout is maintained and new road link to the branch roads to blocks.



Figure: 3.20 Neighborhood across the pedestrian street



Figure: 3.21 Dialogue generated by form



Figure: 3.22 Many housing options for selecting the user



Figure: 3.23 common areas territorialized by the ground level user



Figure: 3.24 A pleasant feeling from trees into the manmade built environment.



Figure: 3.25 well-maintained and coring atmosphere- an expression of sense of control, giving rise to neighboring attributes



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Figure: 3.26 territories are demarcated by walls, gates and fences



Figure: 3.27 Multi story ramp –Affordable housing under the ramp



Figure: 3.28 Lack of identity in 2-8 story blocks





Figure: 3.29 monotonous and lack of identity in high rise living



Figure: 3.30 An pleasant environment, disgraceful out look



Figure: 3.31 The state of poor maintenance

3.3.2 Comments:

They have option for selecting, law cost housing, and single story to multi-story living. It has good social interacting places. Today it used for every social group in the society it is affordable to every one. The individual houses were personalized.

The some design and practical aspects can be given the shortcoming. Lack of maintenance, in sufficient parking, as social issues most of the houses are changed for socio-political reasons. Also they haven't privacy needs.



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3.4 Case Study Four: Raddolugama Housing Scheme

The project was introduced under the Raddolugama new township development since it was developed in a somewhat suburban site. The issues were given for the supported development of the Neighboring City. It provides the city boom.

It is situated close to the Seeduwa town is n area close proximity to the Colombo city. This is one of the largest middle income, low rise, and high-density housing scheme so far undertaken in Sri Lanka.

3.4.1 Relationship between Policy variations and type of practice.

3.4.1.1. Socio – Political Ideology:

The government in 1977 which is a capitalistic orientation introduced the 'open economy'. The idea of the above government had more product oriented housing and also they were involved to develop sub urban and rural areas. They were directly intervened for providing housing. The above Raddolugama housing was introduced under these socio political ideology and provide low rise housing for middle income families. However they have not considered the direct user and also not considered the individual attitude and aspiration.



3.4.1 Relationship between Policy variations and type of practice.

3.4.1.1. Socio – Political Ideology:

In 1977 the government had introduced the 'open economy'. The idea of the above government had more product-oriented housing and also they were involved to develop sub urban and rural areas. They were directly intervened for providing housing. The above Raddolugama housing was introduced under this socio political ideology and provides low-rise housing for middle income families. However they have not considered the direct user and also not considered the individual attitude and aspiration.

3.4.1.2. Theoretical Bases:

The theoretical bases were related to the pattern language that introduced by Christopher Alexander. Because this project mostly considered the 'pattern' of the user. It could be either behavior pattern or their attitudes, aspirations of the middle income working class people. Further it considers the facial dimensions of the sub- urban development and integrated neighboring city development pattern.

3.4.1.3 Strategies and Objectives:

The state-sponsored strategy will have to integrate housing policy and physical development of the country. That also provides the city development. The government mainly considers a quantitative aspect such as number of houses, type of user, cost reduction and speedy recovery while qualitative aspects were neglected. The state provides this turnkey housing project for directly design and builds housing for catering special group of society.

The Architect plays the role of catalyst. That involves providing quality design for the high-density living.

3.4.1.4 The Policy Variations:

The policy was introduced as the provider based housing that formulates the above strategy. By that introduced the state provide direct construction of housing. Under these, they introduced 100,000 housing program, and Raddolugama was the result of that.

3.4.2 Design

The scheme consists of mainly two-story structure of basically three type plans. These housing units appear as attached or detached and exist as a low-rise high-density development. Apart from this, there are two commercial developments, at the entrance of the scheme, while others are located within the scheme. It also equipped community facilities such as community center, play ground, school etc.



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3.4.3 Comments

The project as carried out two decades ago. But due to recent modifications by owners, it has given way for a variety of site plans and façades. No it can be seen as high-density development. The socio profile reveals a mixture of upper middle income and middle-income families. It consists variety of working class group.

Somehow or other people accepted this housing scheme. But there are lots of modifications done here. That caused because of the user satisfaction and demerits in designing. That neglects somewhat qualitative aspects such as

livability, lack of privacy and monotonous within the scheme. Those are the causes for drawbacks of the direct intervention practice of housing.



Figure. 3.32 encouraging the social interaction



Figure. 3.33 by enhancement of visual access and human experiences



Figure. 3.34 Friendly atmosphere encourages the survival and social contact among the occupancy.



Figure. 3.35 Extensive amount of usage pattern within semi public open spaces





Figure. 3.36 Clustering effects – enhancing ‘sense of community’. It also dots the formulation a cull – de sac and the existence of the symbolic entrance enhancing the privacy of the space.



Figure. 3.37 Intimacy and human scale enhancing participatory.



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Figure. 3.38 Dialogue generated by form and treatment of the façade – human scale of façade.



Figure. 3.39 Extensive usage – physical comfort.



Figure. 3.40 Interplay of physical, visual and symbolic accesses ways, enhancing accessibility while controlling the undesirable.



Figure. 3.41 Focal point – generators of usage pattern. Shady trees had become the heart and soul of this cluster enhancing the participation



Figure. 3.42 Neighbouring atmosphere - result of sense of control

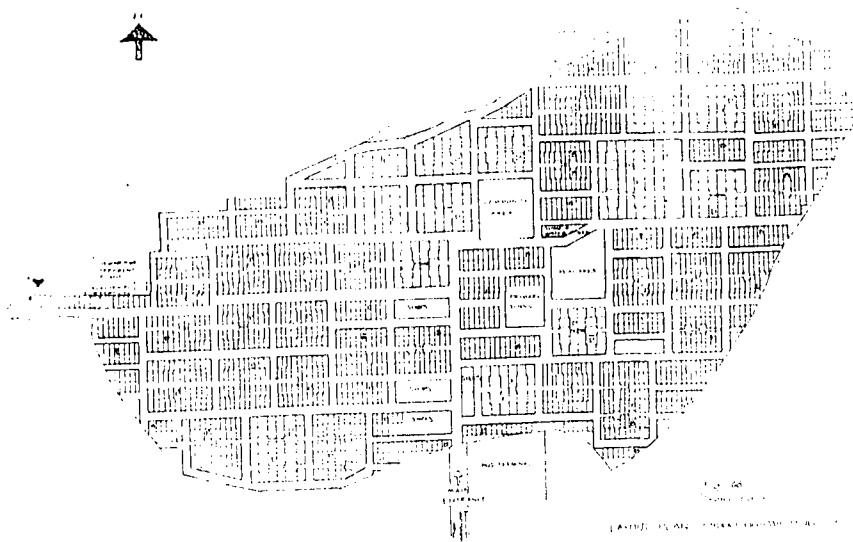


Figure. 3.43 layout plan – Raddolugama housing scheme

3.5 Case study Five: Navagampura Housing Scheme

This is a low income housing settlement; it is situated within Orugodawatta area away from Baseline Road.

3.5.1 Relationship between Policy variations and type of practice.

3.5.1.1 The sociopolitical Ideologies:

This project was introduced the capitalistic government. But they apply more socialistic ethic. That people oriented process. All designs on housing are taken by the individual families in complete to freedom.

3.5.1.2 Implied theoretical Bases:

This is the enabling approach to people who build their own dwellings. Further it considered, local traditional technology. This is same as the traditional building activities in Sri Lanka. Because it is community oriented. Their product and procedure guided by the community. The specialists guides their dwellings and construct the continuous support by them selves.” they were built by human intelligence apply to human needs in cooperating centuries of use and accumulated experience. The villagers were organized, they shared a common heritage and had built –in system which safe guarded their interest.”

Here this is the same theory but state it enables and facilitates that. The village architecture based on this use of their own traditions and available materials in micro –environment. This is the process, which Rudolphus Painstakingly explained as “architecture without architects.”

This was use of simple built forms with suites their life pattern and environmentally. The society suggested that homes they needed.

3.5.1.3 Strategies and Objectives:

This is a participatory design and construction self-help housing strategy of both public and private sector involved. Both help people to build their own shelters. The technology and materials are being the immediate environment and use of traditional Sri Lankan technology. NHDA provide design and technical advice for construct their houses. The professionals as architect act as a ‘facilitator.’ architect can be design the houses within the site best considered the actual user.

This was aim at improve their living condition by operating the local materials which they control and operating the local materials which they control and by taking access to opportunities within their reach. Here the private sector involvement is considered. Hence this project is not a product oriented. This is best process oriented housing in Sri Lanka.

3.5.1.4 The Policy Variations:

The 1983 introduced the million housing programs under the support based housing policy this project was under these. This was a result of identifying

failures of a previously introduced Hundred Thousand-Housing program. Of the provider based policy. After introduced present housing policy for people oriented process.

According to this state policy express their theme as “minimal intervention, maximum support by the state: maximal involvement of the user families.

Under these there were coming many sub housing programs umbrella of the million housing programs. This is a project under sub program such as site and services project for urban low-income people. They were introducing new package for “Nawagamgoda” new village concept. The Navagampura project provides provide these basic necessities of the people.

Hence people were participated to built their own houses. Navagampura is located near the Base line road. Presently it is act as a city highway of the country. In that time people move to this place nearing towns. This project was provided the housing for those who came these undeserved settlements or sub standing living places.



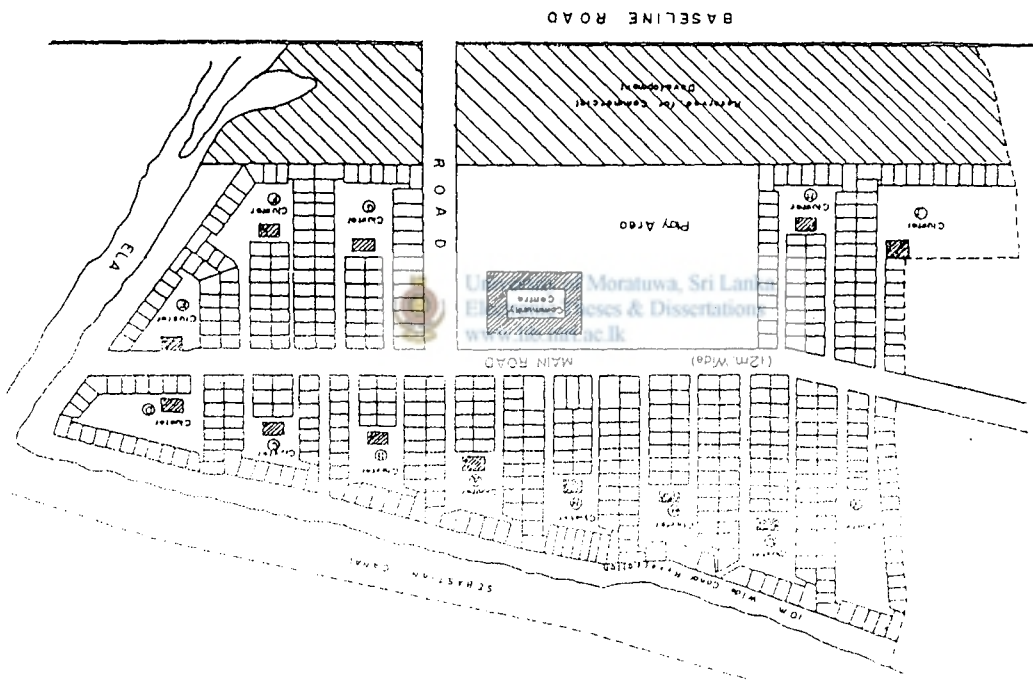
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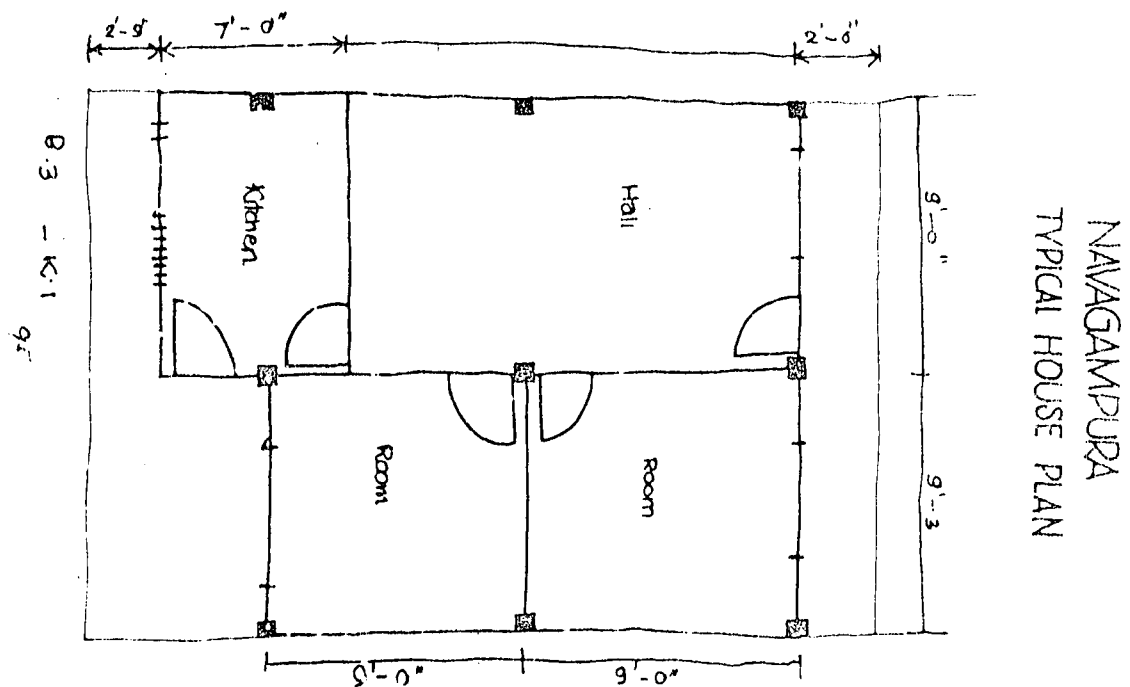
3.5.2 Design

The design was formulated in cluster types housing units. That emphasis's the very high sense of belonging. The clusters are located around the open spaces. The entrance responds for the commercial activity. Each cluster considered on toilet block.

This is a lower middle income residential settlement which emphasize lower middle class life style. The design was community based and considers the actual user.

FIG 17- LAYOUT PLAN, NAVAGAMPURKA HOUSING SCHEME-
(Sketch - Ref Item 1 d)





3.5.3 Comments:



They're some merits and demerits under that project. SII decision can get builder family more user respond approach architect who creates actual user needs and aspirations. There are uses of locally available materials and technology being vernacular tradition. Community builds rules and guidelines are site specific and are not fixed and rigid. They not decided by professionals but the community themselves. Also there is no use of durable materials. There are uses of low cost aesthetics and it is socially and politically acceptable.

3.6 Case study Six: 'Sahaspura'

3.6.1 Relationship between Policy variations and type of practice.

3.6.1.1 Socio- political Ideologies

The socialist government introduces the project. But they apply the capitalist ethic, because they presented the product oriented housing project.

3.6.1.2 Implied theoretical bases:

The theory is based on enhance triangular relationship user, architect and builder. In this encourages each party to develop the housing. “ Tall buildings he says, reflect high land values to the developer, the optimal built form is a decisive trade-off between the cost of land and the cost of construction. As a building goes higher, the construction component goes up, but the land component diminishes. But if, instead of looking at just a particular site, the developer is responsible for the whole neighborhood. Then this point of trade off would be different and if here we look at the city as a whole. ”The government also facilitates each two parties to provision of housing.

This project was introduced by socialistic government for their open economy with human face concept. Then this has capitalistic ethic also it is product oriented.

3.6.1.3 Strategies and objectives:

This is the improvement of the site and services program. Previously under the million housing programs that under million housing programs were introduced Navagamgoda package. This is market-oriented strategy.

3.6.1.4 The policy variations

The project is coming under the sustainable township development programme with the urban development issue. The challenge is to relocating the

urban slum and shanty dwellers, under the theme 'homes for the people and land for the urban development. There is higher rate of land value that increases in the urban sector demand for the land in development of the country. Because Colombo skyline is specially covered by sub standard human settlements such as shanties and slums.

The policy for developer led endeavor wagging the government it has new approach public land sell-out for the private sector for development for the public housing. By 1994-2000 years have got time taken to solving these issues. The government has given a financial support for low interest rates for developing housing.

3.6.2 Design:

The architect identified the pattern of the urban living for poor people. That they live sub standard living their rhythm. The design should be high-rise because the city land value is sky high. It should be affordable design. That housing units connected each corridors. These act as roads. These wings connected the main axis; these also act as main road. The community space are architect consider the way they living in existing condition.



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3.6.3 Comments:

This is a reposing project for urban poor .the positive perception of slum and shanties are lead us to question the multi story solution offered for re-housing



the urban poor. When considering the high rise living, Clare Cooper says that “the high-rise building are rejected by most Americans as a Family home, as it gives no territory on the ground, violate the achieve image of what a house is and is perceived unconsciously as a threat to one’s self image as a separate and unique personality.” However when the people who were coming here they changed their attitudes, in this same what failure project because architecturally built form creates and change or way of living. Pattern. When identified his actual place he adopt that place and behave as they like.

3.7 Discussion One: ‘ Millennium City’

3.7.1 Relationship between Policy variations and type of practice.

3.7.1.1 Socio-political ideology:

The project was introduced by the socialist government But I is related to the capitalistic ethic such as the invest capital for the developing houses. Further it is product oriented.

3.7.1.2 Implied theoretical bases:

The theory based on enhances to provision of housing the triangular relationship of client, builder and architect. By this separate enable this sector, it is caused the product-oriented housing.

This is introduced the socialist government but it is related the capitalistic ethic.

3.7.1.3 Strategies and objectives:

The strategy is being the major decision in design and construction taken by the future occupants.

The developer oriented to the design and construction the housing. This has user to choice their housing need. It is same as the good buying a boutique. The house acts as a commercial good. The value system also changed, by being the product-oriented strategy.

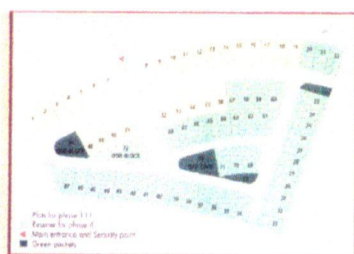
The objectives are instigated with other development of the country. The state involvement is minimum in this project. The user has ability to select their housing suit to income of the user. The housing architecture became product oriented. The user act, as a buyer not considers his actual user needs. The value systems are not considered and it has been changed by these strategies.

3.7.1.4. The policy variations:

In 1994-2000, government provision of housing becomes a part of the development. They faced fast developing issues of the country. Immensely they considered the city development. In that sense city housing is more critical and crucial because they have in sufficient land and funds for developing houses. In this caused to demand for the suburban residential increasing. The state considers these developments of the housing in suburban neighboring the Colombo City.

The government has no longer scarcity of funds for developing housing. In new millennium they faced these challenging the country housing development. They invited to private sector that develops the housing under the policy for developer led endeavor wagging the government. The state provides land, infrastructure, necessary funds and other facilities such as duty free imported materials. The private sector develops land and provides housing for pre-sale system. This is rather product oriented.

3.7.2 Design







3.7.3 Comments:

This is the project that emphasized house is the product and also it gives commercial value. Because it can be find out that architecture is transform to the quality of the physical comfort not only mans psychological comfort. This is the utter failure of the housing situation. It caused for a transformation of the housing policy.

The Conclusions, Recommendations and Further study

1. Conclusion:

Designing human settlements is not just giving a roof over head. The provision of housing has to be tending basic need and that related necessity. In this sense the socio political issue has became for providing a livable built environment. The lack of political instability or the clear image of the providing housing is not considerable. Hence it is caused to be seen a lifeless human settlements.

When consider this it can be found out some solutions by involving architects. By considering the Sri Lankan housing policy programmed, determined not by through analysis of real housing needs, but by the merge financial resources and by the productive capacity of their construction industries, than can be considered. However in this situation architect should give fine answers. In this sense community living becomes commercial value. House or a housing act as a market oriented good. The housing architecture trans form to the mixed commercialised housing architecture.

2. Limitations

The dissertation has time limitations for its research. These tries to show how theoretical base apply in the practice of housing. It requires sufficient time and deep understanding. In this dissertation topics and subtopics are materials for separate research studies. these are caused for a limited for this research.

3. Recommendations for established ideas:

Sri Lankan context as developing country housing get as a national issue. It is a fundamental issue that considers other than education and health. Because housing is a development goal, that can be established.

By considering the last two decades it has relationship between housing policy and its practices. But it is found that evolution of the housing programmed because it has been a lack of relation and it has not seen in intervention bodies. Also Sri Lankan housing policy has not given fixed guidelines. It has ability it flexible for changes between governments for implication for architectural designs.

Following cannot be established for the time factors and the lack of using methodology. That can be shown and need the user responsive survey and should have a sound knowledge of housing. Thus present knowledge is sufficient to give ideal proposal for housing design strategy.



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4. Insight:

By considering the housing practices in Sri Lanka past to present to date. Earlier it can be found out the designer or intervention parties consider about the primary human needs such as self-expression of himself. In one time came from the roof over head concept. They also conceptual otherwise there are problem on practical situation but uplift the dignity or spirit of man's needs, and bond between societies.

Considering the present housing need different from past. That becomes developer oriented housing with commercial value. It has a commodity, not delight. This is critical in Sri Lanka, because we have valuable and rich value system. In near future house become a temporary rest house for their life that destroying the sense of belonging for community life damaged of the family concept. Really now this can be seen in high-rise living. The basic need

provided by the community centre or authority, not our principal of our family.

However the architectural involvement is important to decision –making to final design solution. The policy guidelines should consider these our rich community bond and relationship.


5. Recommendations for further research

Further study can be considered by the important of this connection, or why is there a disconnection. It cannot be discusses or it can be argued on what can be in future housing needs.



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