

PRINCIPLES OF ARCHITECTURAL AND PLANNING DECISIONS OF
RESIDENTIAL BUILDINGS UNDER HIGH ENERGY QUARTERLY
DEVELOPMENT.

The principle of urban planning implementation, including the consolidation method of linear and spatial blocking, compact, branched structure, subgroups principles of harmonization, similarity, uniformity, continuity, integrity and continuity of the urban fabric.

The principle of environmental friendliness, which is based environmental approach to the conservation of functional areas, increases use of open spaces, fighting effect "overheated island", use of natural resources.

The principle architectural and artistic expression solution that aims to provide artistic expression, stylistic conformity and subordination composition means harmonizing with scale, tectonics, parameterize, the continuation of national traditions, arts synthesis, emulation of composition and stylistic techniques.

The principle of social and economic feasibility, which is to select the optimum solution between the reconstruction of existing residential building with its increasing energy efficiency and the level of demolition and new construction of new energy efficient building.

The principle according to modern standards and regulations in terms of reconstruction in the historic environment, typology and energy efficiency of buildings.

Principle improve planning decisions, including methods of flexibility (ensuring rapid response to the growing needs of people responding to changing conditions and demands of operating results, the ability to dynamically adapt, avoid obsolescence), variability of structures (overcoming the uniformity and monotony quarterly development, opportunity use of terrain, receiving the greatest number of options with a minimum number of elements), universality planning (combining the basic functions of the subsidiary or fast adaptation to different functions), adaptability (includes the concept of a modular home "growing house" with the ability to finish building the new part of the building, the concept of "free layouts and guide "the concept of" open construction ", the concept of" loft "), compactness planning to reduce specific area enclosing walls.

The principle of conceptual design, which is applying algorithms housing design from sketch to implementation the priority of energy efficiency ideas laid at the architectural and planning decisions.

Literature.

1. Brydnya L.Y. Methodical bases of reconstruction of typical hotels in Ukraine: Author. Dis. on competition sciences. PHD arch .: specials. 18.00.02 "Architecture of buildings and structures" / L.Yu. Brydnya. K., 2014. - 21s.

2. V. Lavrov Transformation environment of large cities and improvement of planning structure / Lavrov V.A. Kudryavtsev. O.K., G.A. Maloyan - M/ .: Stroiizdat, 1979. - 126s.