

Urban Design Strategy for Detached Housing Area in Korean New Towns

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This study is to trace the rationale of spatial characteristics of recently built detached housing complexes in Korean new towns, which have seriously closed and exclusive design feature. Such a trace is for evaluating the resulting effect in urban design context and for preparing an alternative urban design strategy handling the issues.

As the detached housing is both private territory and spatial element consisting of urban texture, there is a duality in spatial order of ordinary detached housing. But according to the passenger car prevalence in residential area, the traditional spatial order of detached housing has become revolted significantly, which results external closure and inner-directed housing plan. The spatial change in detached housing gives rise to decrease of social activities in residential streets.

Recently built detached housings in Korean New Towns are suffering from extremely closed facade and exclusive plan, which decrease the street activity, outdoor safety, and social function of architecture. That is why this research paper is focusing on spatial order of detached housing complex in Korean New Towns.

Supposedly the detached housing complexes are located in the complementary land parcels after the prior arrangement of major high rise

apartment complexes in New Town land use plan, but the detached housing complexes has a considerable meaning as a future housing alternative planning concept in Korea, regarding the long dominance with shortcomings of high rise apartment complex. The feasible and attractive detached housing complex can be thought of as another housing culture for mid-income or low-income class in the near future.

In that point of view, recently constructed detached housing complexes in New Towns have more profound level of aftermath in urban design context. Nevertheless the reality of detached housing is more likely to be excessively closed facade that have never been before. This situation will continue inevitably without any further urban design strategy than just dividing and selling the land parcels for the detached housings.

This simple selling approach without any proper management is similar to the existing land marketing for high rise apartment complex. In fact, the popularity of apartment complex has resulted from the past urban condition of existing housing area without insufficient public service and infrastructure. Then the people who lived in apartment complex made their own organization in order to buy and operate the public facilities such as playground or community center buildings, base on the territoriality. The apartment residents' organization took the role of public administration in district scale. The role-taking of private residential sector is because the public sector was not financially capable of providing residential area with sufficient public service. The mid-income class did not protest socially and politically against the dubious public servants but manage with the common demand in complex level under the oppressive political environment of those days.

In New Town, current situation seems to shift the entire responsibility to defend the residential environment onto the private housing buyer. The buyer has no future information about the neighborhood

construction plan and surrounding environment change. In middle of the ambiguous condition, every residence owner is to prefer more defensive housing plan designed more inwardly. That is to say, it is reasonable to obtain security and privacy in spite of not having external spatial communication. Each housing becomes a isolated castle in the area.

Regarding the detached housing's vulnerability towards external environment, it is natural that the residential area ends in the gloomy conclusion. If the delicate detached housing complex want to operate linked to street environment with appropriate openness, escaping from the exclusive and closed facade, there must be supposed a congruent urban design code, and legal enforcement of the code, in order to secure social control on the street. As these approaches cannot be implemented by home buyers spontaneously, it is necessary to consider the public intervention from the early stage of physical land use planning and urban design.

Just parcel plan for detached housing is not sufficient to produce attractive and organically interlinked detached housing complex. An institutional public approach is demanded in order to secure credibility among residents, promote social coherence and territoriality in the vulnerable detached housing complex. However attractive and successful western housing complex is adopted in Korea, there is to be a drastic failure but for the considerations.

If the detached housing complex does not succeed in accomplishment of the normality and the spatial homeostasis in a social level, the exclusive and closed complex, that is gated community will be proliferating. This type of settlement has abnormal characteristics that makes the resident as a citizen indifferent to community development and public role in that area, which replaces the public role with private service such as the commercialized security service, not demanding the

public sector's intervention in urban design context. The typology of detached housing will decide the resident's social and political attitude.

Keywords ; detached housing complex, spatial homeostasis, spatial characteristics