

## **CHAPTER ONE**

### **1.0 INTRODUCTION**

A housing estate is a residential planned community that comprises a group of houses or apartment buildings constructed within a defined area.

These estates often designed to provide residents with a safe,organized environment,complete with infrastructure amenities and services that support modern lifestyle.

The development of housing estate plays a crucial role in urban planning and population management,especially in rapid-growing cities.They help meet the increasing demand for housing by offering diverse option ranging from affordable units to luxury homes.

Housing estate can vary in size and design, and may include shared amenities such as parks,playground,shopping centre and recreational facilities

This project explores the concept of planning,design and socioeconomic importance of housing estate. Housing estate examines how these communities are developed,the benefits they offers to residents and impact on urban.

The concept of the housing estate has emerged as a significant solution to the growing challenges of urbanization, housing shortage, and unplanned settlements, especially in rapidly developing regions.

A housing estate provides a well-organized framework for the delivery of residential units in a manner that is both functional and aesthetically pleasing. It promotes orderly physical development by offering housing units within a defined geographic area, accompanied by essential services such as access roads, drainage, electricity, water, and waste management.

Modern housing estates go beyond basic shelter to offer comfort, security, and a sense of community. They are often designed with gated entry points, recreational areas, and designated zones for public, semi-public, and private

uses. This structured approach ensures effective land utilization while enhancing quality of life for residents.

The development of housing estates is a key strategy in government policies aimed at addressing homelessness, slum eradication, and youth empowerment through real estate investment and job creation. At the same time, private developers view housing estates as profitable ventures that cater to the increasing demand for residential accommodation in urban and per-urban areas.

In conclusion, a housing estate represents an intentional and integrated approach to housing provision, contributing to urban development, environmental control, and socioeconomic stability.

## **1.1 DEFINITION**

### **Housing estate:**

Housing estate can be defined to be a planned residential area consisting of homes built with shared amenities. These estates are designed to cater for specific income groups or demographic groups; which offers a range of benefits compared to unplanned residential development.

### **Detailed definition:**

#### **Housing :**

Can be defined to be a planned community with structures or building where people reside which includes apartment, condos and other residential accommodation.

#### **Estate:**

Is refers to as a piece of land or property often including building (residential, commercial) built with shared amenities.

A housing estate is a systematically arranged layout of residential buildings with consistent design themes, materials, and infrastructure. The layout often follows zoning regulations and urban design principles for aesthetics, accessibility, and functionality.

A housing estate is a planned residential development comprising a group of houses built together as a single project, often by a public authority, private developer, or as a public-private partnership.

Housing estates typically include a uniform architectural style and are designed with shared infrastructure such as roads, water supply

drainage systems, electricity, and sometimes social amenities like schools, playgrounds, security services, and commercial areas.

Housing estates may consist of various housing types such as detached houses, semi-detached houses, terraced houses, bungalows, and apartment blocks, tailored to accommodate different income groups and household sizes.

They can be classified as public estates (government-funded), private estates (developed by private investors), or mixed-use developments (including both residential and commercial components).

From a planning perspective, a housing estate aims to create a structured, livable, and organized environment that promotes healthy living, safety, accessibility, and social cohesion.

The layout usually adheres to urban design standards, including zoning regulations, land use efficiency, and environmental sustainability.

## **1.2 HISTORICAL BACKGROUND**

### **1.2.1 EARLY CONCEPTS (PRE-INDUSTRIAL ERA)**

In ancient civilizations (e.g., Rome, Egypt), housing clusters existed but weren't called "housing estates." Early forms of grouped housing included insulae (apartment-style buildings) in ancient Rome for urban dwellers.

### **1.2.2 INDUSTRIAL REVOLUTION (18TH–19TH CENTURY)**

Massive urban migration led to overcrowded, unsanitary living conditions. Philanthropists and industrialists began building planned worker housing near factories. Examples: Saltaire and Port Sunlight in England.

### **1.2.3 EARLY 20TH CENTURY: GARDEN CITY MOVEMENT**

It Initiated by Ebenezer Howard in the UK (1898), advocating self contained communities with green belts.it Led to developments like Letchworth Garden City (1903) and Welwyn Garden City (1920).This movement greatly influenced suburban estate planning.

### **1.2.4 POST-WAR PUBLIC HOUSING (MID-20TH CENTURY)**

After WWII, many governments launched mass housing projects to replace destroyed or substandard homes. These were usually: High-density apartment blocks, Uniform in design, Managed by public authorities (e.g., UK's council estates, France's HLMs)

### **1.2.5 LATE 20TH CENTURY: SUBURBAN ESTATES AND PRIVATIZATION**

Focus shifted to home ownership, leading to the rise of suburban housing estates with detached/semi-detached homes. Public housing began to decline or be privatized (e.g., Right to Buy in the UK). Estates were now often developed by private firms, emphasizing affordability and car accessibility.

### **1.2.6 21ST CENTURY TRENDS**

Modern housing estates emphasize: Sustainability (green spaces, energy-efficient buildings), Mixed-use planning (residential + commercial), Security and amenities (gated communities, parks, schools), Redevelopment of older estates has become common to address urban decay.

### **1.3 STATEMENT OF PROBLEM**

Generally speaking, housing estate is the first and foremost needs in every human life and essential for land development and urbanization.

Due to high cost of transportation and high cost of standard of living in the metropolis of Ilorin east, oke-ose; there is need to design a standard affordable housing without hindering the technological advancement and social amenities provision in the design of the proposed housing estate.

### **1.4 AIM AND OBJECTIVES**

#### **1.4.1 AIM**

The main aim of this project/design is to functional/safe and smart design of housing estate

#### **1.4.2 OBJECTIVE**

To achieve the aim, the following objectives are set out;

1. To inculcate smart design principle and responsive device to the design
2. To design home that modify harsh climatic element and converting them to useful energy.
3. Effective site planning that would enhance ease in traffic flows and other activities within the state.
4. Provision of necessary amenities, services and facilities that will ensure a safe and secure living within the state.

### **1.5 JUSTIFICATION**

Due to high cost of transportation for the staff of the association of non academic staff union of polytechnic (N.A.S.U.P.) Kwara state, this calls for the need to design a standard housing estate to bring comfortability and economic benefit for the occupants.

## **1.6 CLIENT BACKGROUND**

My client is the staff of the association of non academic staff union of polytechnic (N.A.S.U.P.) kwara state polytechnic chapter they discovered the difficulty of getting decent accommodation and high cost of transportation for the staffs to afford and stay with this project, the union decided to provide accommodation for staff who are in high, Low and middle income earner to have their own dream houses in oke ose area Ilorin East Local government Area, kwara state which is near to their workplace.

## **1.7 RESEARCH METHODOLOGY**

1. INTERNET BROWSING.

2. CASE STUDIES.

3. LITERATURE REVIEW.

4. ORAL INTERVIEWS.

**INTERNET BROWSING:** also known as web browsing or surfing the web is the process of using a web browser to navigate and view websites on the internet. It involves using a software application to view web pages, follow links and access various online resources and it is used to search for and retrieve information from various websites, making it a primary tool for online research and knowledge gathering.

**CASE STUDIES:** Case study is a research methodology typically seen in social and life science . Case study is an intensive, systematic investigation of a single individual, group, community or some other unit in which the researcher examines in-depth data relating to housing and housing estate



## **1.8 SCOPE OF THE PROJECT**

The scope of this project will encompass the use of design techniques or strategies to design or plan mass housing. The scope of the project include:

1. RESIDENTIAL: One Bedroom Semi-Detach bungalow, two Bedroom bungalow and three Bedroom bungalow
2. SERVICES: Mini-mart, Event center, Clinic/health care center, Fire station and Police post/security post and departmental store.
3. RECREATION: Children play ground, Garden/sit out and Sport area.
4. RELIGIOUS: Mosque and Church.
5. INSTITUTIONAL: Nursery and primary school.
6. MAINTENANCE: Waste disposal and Central sewage system.
7. ACCESSIBILITY: vehicular and pedestrian access

## **1.9 LIMITATION OF STUDY**

Limitation to the research is very many but some of them were overcome in the course of study. The scope of the study is limited to the following cadre of income earners which are; the low income earners, the medium income earners and the high income earners.

The following to an extent limited the study:

1. Refusal of access into the buildings for proper investigations and accurate findings.
2. Dynamic changes:renovation is being done during the course of study,leading to inaccurate info

## **1.10 DEDUCTIONS**

In all the case studies carried out,all housing estate visited for case study didn't duly incorporate pedestrian accessibility and also central sewage system.

