

HOUSING

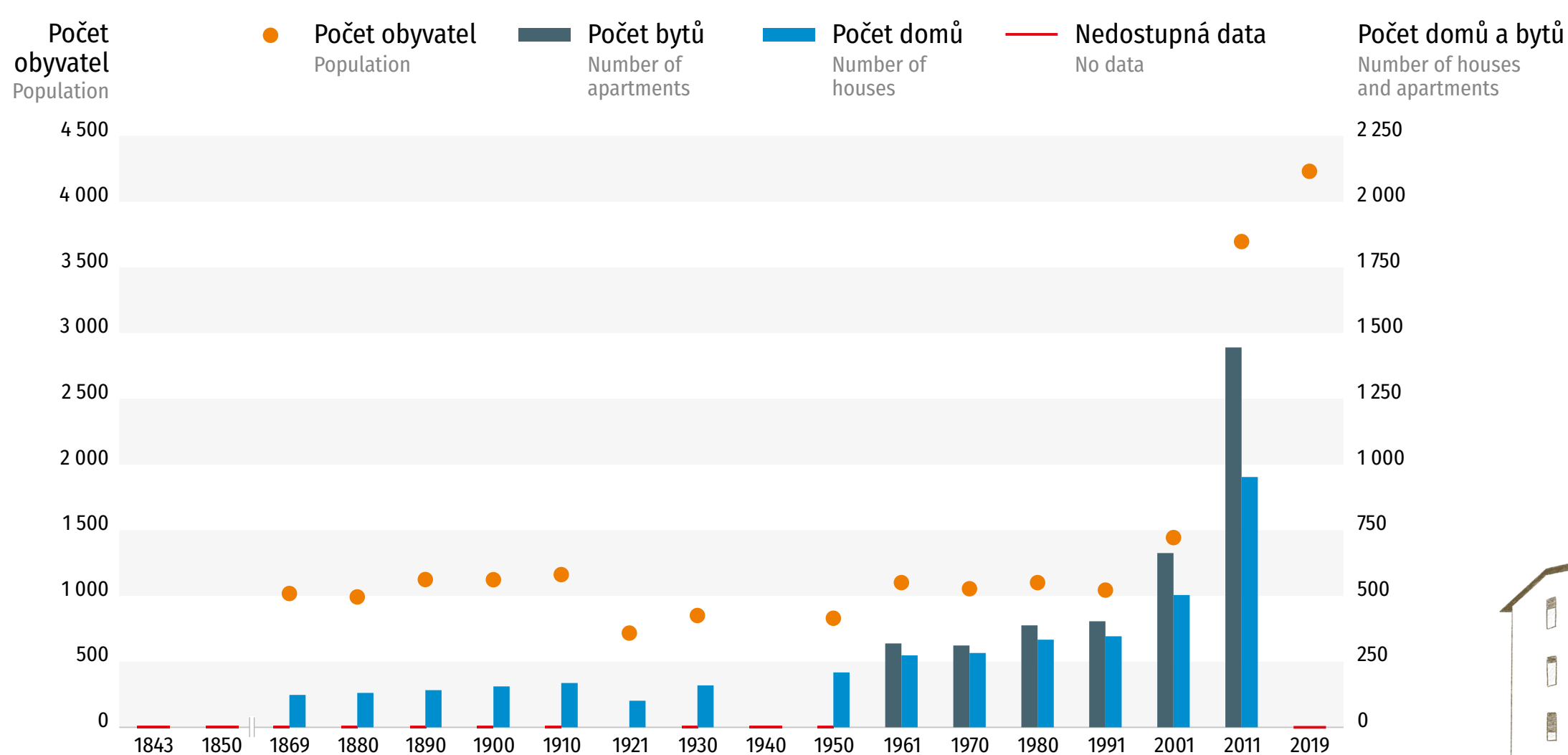
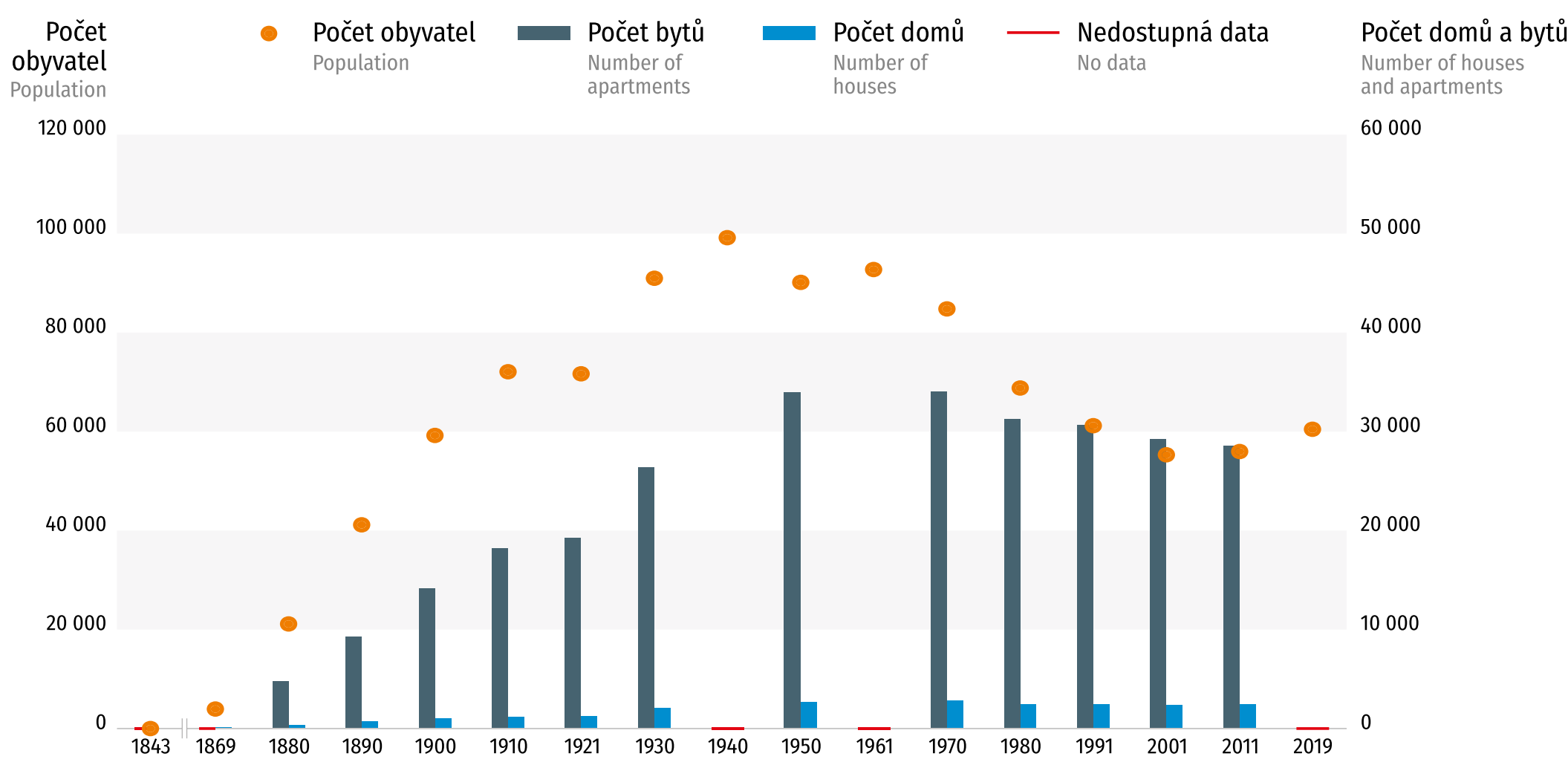
A full list of references
can be found here:

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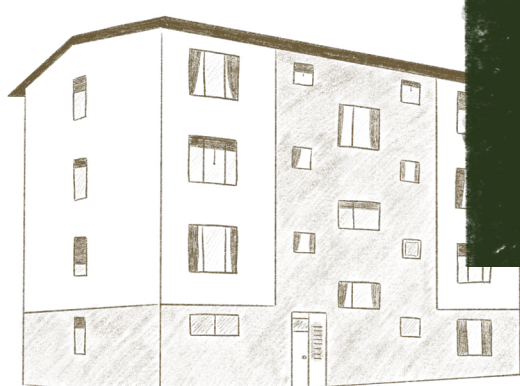
ŽIŽKOV

During the 19th and 20th centuries, Žižkov developed as an overpopulated residential neighbourhood with multi-storey tenement houses. The development was further influenced by the construction of Masaryk Station and the related industrial development, which, however, was gradually abated. Thus, Žižkov remained primarily a residential district. The number of inhabitants also increased significantly in the inter-war period thanks to increases in the number of storeys of houses. In the 1970s, the district was partly redeveloped into a housing estate, and the number of inhabitants declined significantly. Recently, Žižkov has become more attractive, with housing stock renovations as well as the simultaneous commercialization and gentrification of several parts.



DOLNÍ BŘEŽANY

Starting in 1869 and continuing throughout the 20th century, Dolní Břežany was characterised by relatively stable population numbers. A turning point occurred with the nationwide change of political regime and the onset of suburbanisation processes, especially at the beginning of the new millennium when the number of inhabitants, houses and apartments started to increase considerably. Post-1991 houses currently constitute 64% of the housing stock, and the number of residents continues to grow.

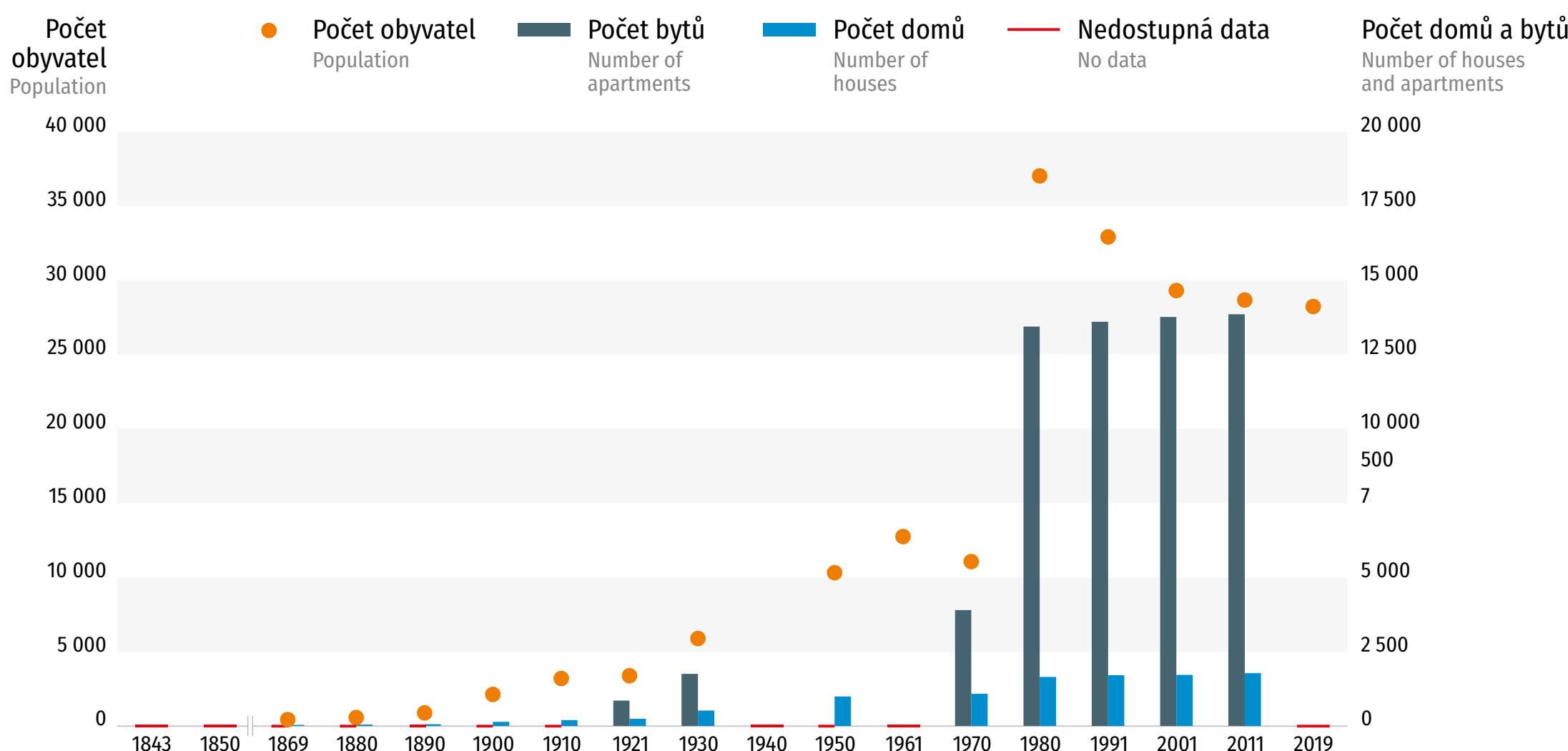


KOBYLISY

The population and housing development of Kobylišy are divided into two main periods. The first period (first half of the 20th century) included the construction of various housing types, such as villas, tenement houses, and the first housing estates. The second period (the 1970s) was signified by the construction of the Ďáblice housing estate, which resulted in the highest number of inhabitants in the district's history in 1980. Even though other smaller residential projects were built in the following decades, the population steadily declined, mainly due to a gradual decrease in the household size of the originally young families that moved to new apartments in the housing estate. As a result, only 28 thousand inhabitants lived in Kobylišy in 2019.

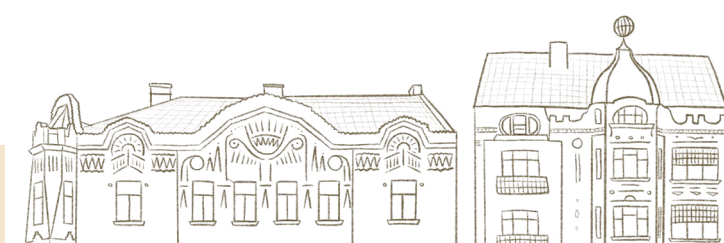


Kobylišy Housing Estate



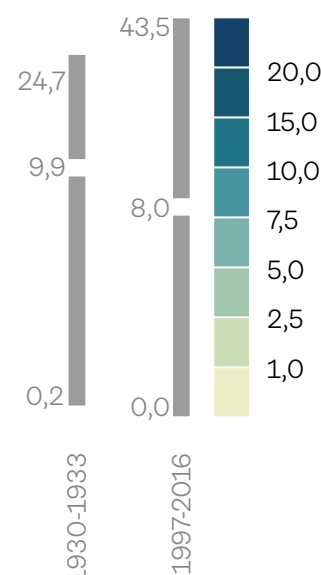
NEW HOUSING CONSTRUCTION IN PRAGUE IN 1930–1933

The 1920s were associated with the considerable economic development of Czechoslovakia and Prague. Related to this was a significant construction boom in the metropolis leading to an average annual intensity of housing construction reaching around 13 apartments per 1000 inhabitants between 1925 and 1929. Even Prague, however, did not avoid the world economic crisis, which significantly affected its development during the 1930s. As a result of the economic depression, the intensity of housing construction declined significantly, reaching its lowest point during the Second World War. Nonetheless, in the early 1930s, the most intensive housing construction took place on the then outskirts of the city, which joined the metropolis with the establishment of what was known as Greater Prague (1922). The construction included both tenement and family houses in the emerging Prague districts (e.g. Braník, Strašnice, Dejvice, Libeň, Vysočany). The lowest intensity, on the other hand, was in the already built-up districts in the immediate vicinity of the city centre, such as Malá Strana, Josefov and Karlín.



Intensity of construction (number of completed apartments per 1000 inhabitants, 1 year average)

Boundaries of Prague, Prague-East and Prague-West districts



NEW HOUSING CONSTRUCTION IN PRAGUE AND SUBURBS IN 1997–2016

At the end of the 20th and the beginning of the 21st century, the development of housing construction in Prague and its hinterland changed significantly in connection with the process of residential suburbanisation. Although the beginnings of suburbanisation, understood as the construction of mainly single-family homes and commuting between the peripheral and the core city, can be found in Czechia as early as the beginning of the 20th century in what were called the railway suburbs of the First Republic. A new intensive suburbanisation wave was launched with the fall of the communist regime. Thus, in the villages of the nearest Prague hinterland, the intensity of housing construction in the 1997–2008 period was almost four times higher than that of Prague. In the period following the 2009 economic crisis, although there has been a certain decline in the suburbs, housing construction is still significantly more intensive than in Prague. The areas of extremely heavy construction include municipalities close to Prague (e.g. Nupaky, Jesenice, Nehvizdy). On the other hand, areas of low construction intensity can be found in the historical centre of Prague and its immediate surroundings.

