

# The TYPENHAUS FOR UKRAINE



**and  
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## Preamble

On February 24, 2022, Russia launched its war of aggression against Ukraine. The destruction caused by the war is of unimaginable scale. According to the UN, kindergartens and schools, hospitals and supermarkets, as well as heating and electricity supply systems and over 1.5 million residential buildings, have been either partially or completely destroyed by Russian bombs. Entire cities were bombed to the ground and rendered uninhabitable. Many thousands of Ukrainians lost their lives, and millions—mainly mothers with children and elderly people—were forced to leave their cities and villages, their homes, or their homeland to seek safe shelter in other regions of the country or abroad.

An end to this war is unfortunately not in sight, and with that, neither is any improvement for the millions of internally displaced people in Ukraine and the affected cities.

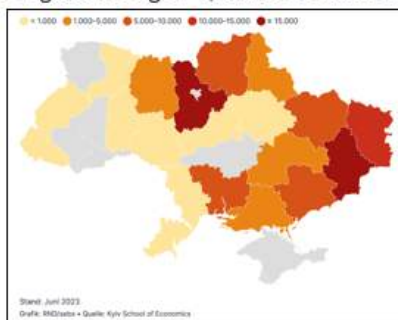
The Competence Center for Large Housing Estates (Kompetenzzentrum Großsiedlungen e.V.) had already established many projects and contacts in Ukraine before the war and now aims to contribute—within its means—to improving the dire situation in Ukraine. With the support of STADT UND LAND Wohnbauten-Gesellschaft mbH and the Berlin architecture firm Arnold and Gladisch, the model of a TYPENHAUS, which had already been successfully implemented in Berlin, was adapted and further developed by Ukrainian architects to meet the country-specific requirements of Ukraine.

The TYPENHAUS FÜR DIE UKRAINE is structurally open in terms of its system, allowing for various urban planning configurations, building heights, and modifications to the ground floor zones (including commercial use).

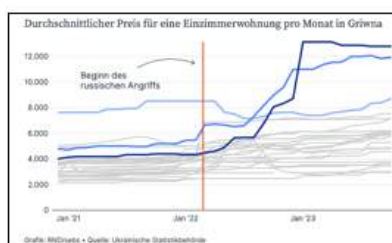
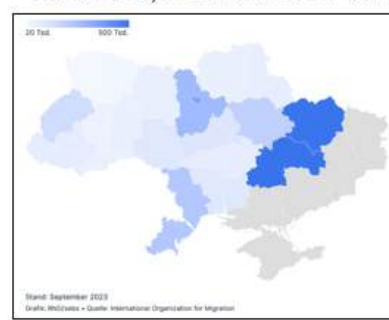
In addition, a wide variety of potential apartment floor plans has been developed, with a particular focus on offering barrier-free apartments—which must increasingly be made available due to the large number of people injured as a result of the war.

With a TYPENHAUS FÜR DIE UKRAINE, we are providing Ukrainian cities, municipalities, and villages with a complete and free-of-charge design for a flexibly deployable residential building. Through this, we hope to contribute to the rapid reconstruction of destroyed housing in many villages and cities.

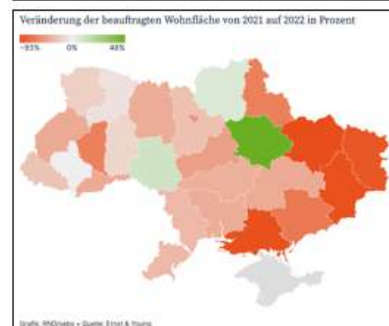
- 160.000 Wohngebäude zerstört (nach UN-Angaben sogar 1,5 Mio. Wohnhäuser)



- 3,7 Mio. Binnenflüchtlinge in Frontnähe, in Kiew und im Westen



- Mieten steigen in der Westukraine dramatisch



- Im Krieg baut die Ukraine immer weniger Wohnungen

**Es gibt keine Sozial- und nur sehr wenige barrierefreien Wohnungen!**

# STADT UND LAND TYPENHAUS PLUS

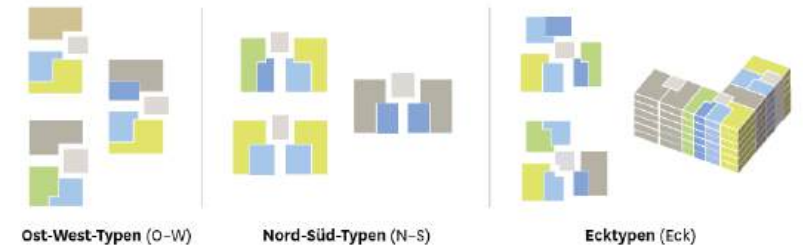
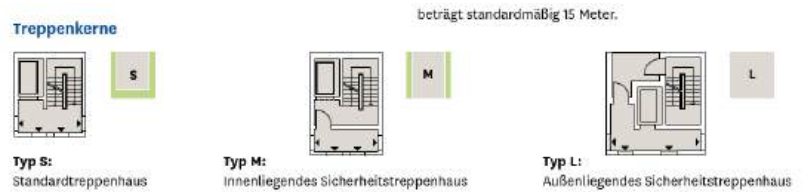
In response to the growing demand and rising rents in Berlin's housing market, STADT UND LAND Wohnbauten-Gesellschaft mbH, together with MARS Architekten, Arnold und Gladisch Architekten, and mib Märkische Ingenieur Bau GmbH, developed the STADT UND LAND TYPENHAUS PLUS through a multi-phase process. This development was guided by the creation, refinement, and optimization of a modular planning catalog.

## Concept

The planning module approach allows the height, footprint, features, and architectural design of the buildings—up to eight stories high—to be flexibly adapted to meet specific urban planning requirements and quality standards. Three stairwell modules were developed, each capable of being paired with two housing sections that offer various apartment layouts. Within a building and on each floor, different apartment sizes can be mixed and matched.

Each module and floor can accommodate between two and six apartments, ranging from one to five rooms, all accessed via a façade-facing stairwell equipped with an elevator. This multi-core solution ensures a high proportion of living space relative to the floor area. Segments of different sizes can be combined, allowing the building lengths to be adapted to different plot lengths.

The apartment sizes meet the current size limits for subsidized housing. The ground floor can either be designed as a high ground floor with a basement or at ground level, with the option of incorporating commercial spaces. Partial basements, as well as mixed configurations of ground-level and high ground floors, are also feasible—particularly on sites with varied topography.

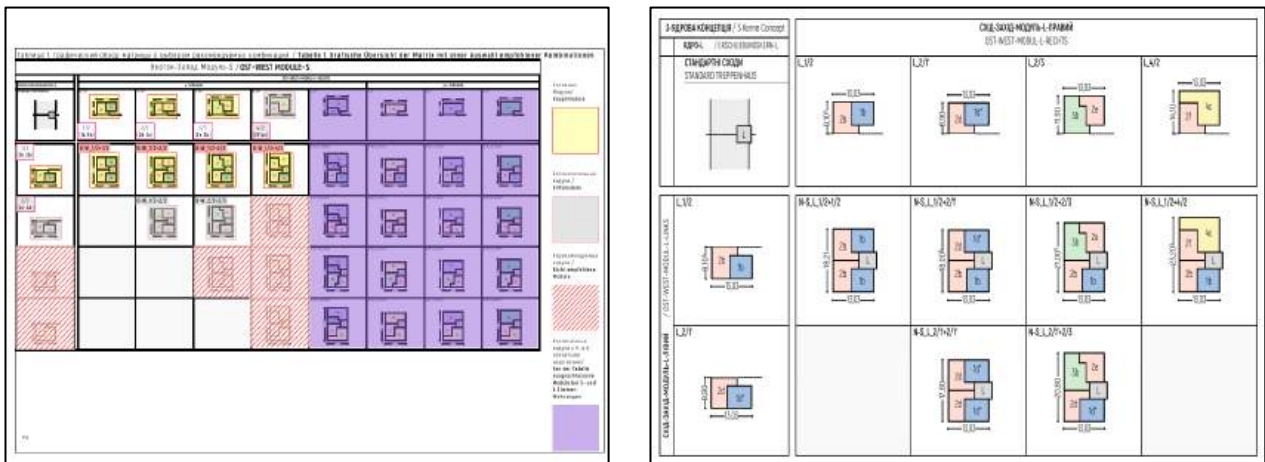


## Typenhaus für die Ukraine

The **TYPENHAUS UKRAINE** project aims to implement the already proven **STADT UND LAND-TYPENHAUS** model in Ukraine and make the planning freely available to interested municipalities and cities. A key objective of the project was to enable a wide range of applications and to provide a broad spectrum of urban and architectural solutions, as illustrated in the visualizations.

The current Ukrainian building regulations are taken into account, as well as the future demand for affordable social housing and housing for people with disabilities (e.g., war-injured individuals), along with the available material resources and varying local conditions.

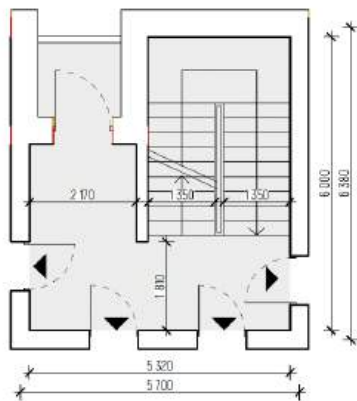
During the adaptation of the **STADT UND LAND-TYPENHAUS** catalog, typical solution variants were selected that meet the needs and expectations of apartment seekers—especially within the low-cost segment of the housing market. In selecting options for the planning modules, official regulations concerning the ratio of apartment floor area to the number of rooms were also considered.



**Fig. left:** Graphic overview of the **STADT UND LAND-TYPENHAUS** matrix with a selection of recommended combinations  
**Fig. right:** Condensed matrix for **TYPENHAUS UKRAINE**

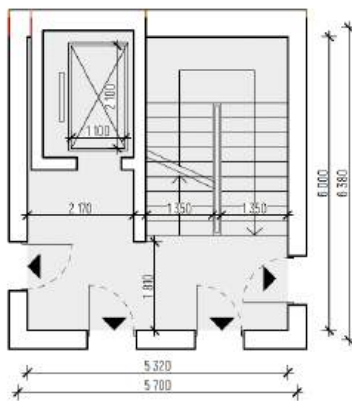
In the **TYPENHAUS UKRAINE**, three stairwell variants are available, which differ in the number and size of elevators depending on the building's height and number of floors.

Тип / Typ S  
 Стандартні сходи без ліфту  
 Standardtreppenhaus ohne Aufzug



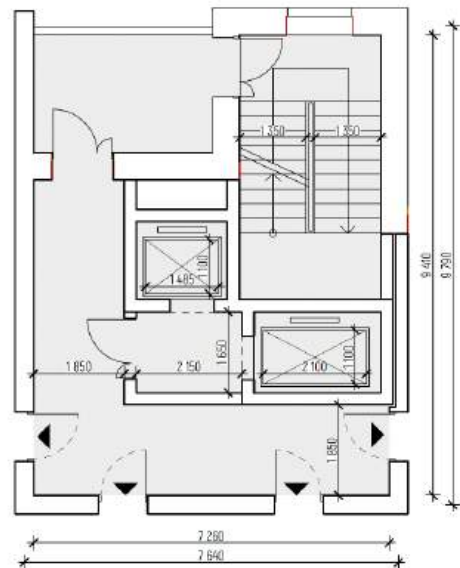
S: 29,35 m<sup>2</sup>

Тип / Typ M  
 Стандартні сходи з ліфтом  
 Standardtreppenhaus mit Aufzug



S: 30,01 m<sup>2</sup>

Тип / Typ L  
 Збільшені сходи з 2 ліфтами  
 Standardtreppenhaus mit Aufzug



S: 59,29 m<sup>2</sup>

**Type S** – A standard stairwell without an elevator, used in buildings with a maximum of 5 floors.

**Type M** – A standard stairwell with one elevator, matching the overall dimensions of Type S, used in buildings with up to 9 floors.

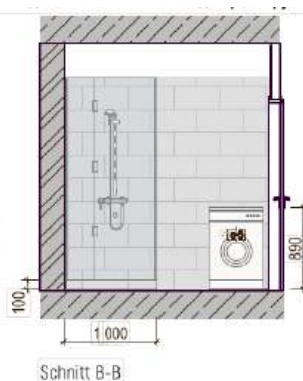
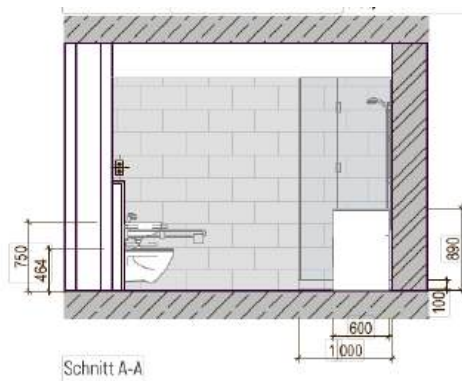
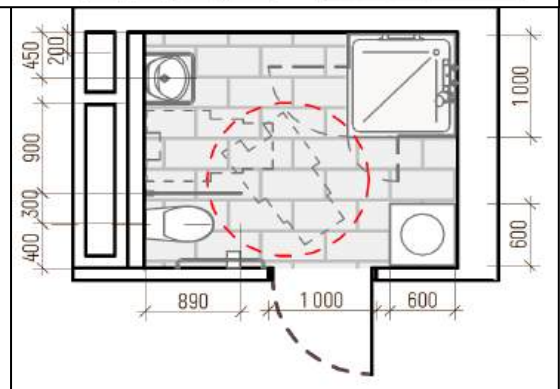
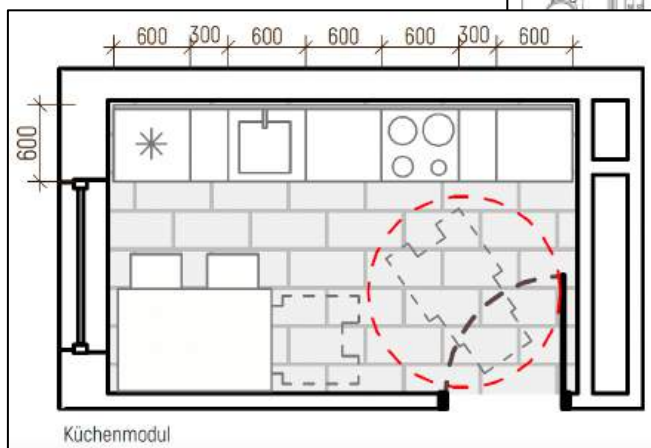
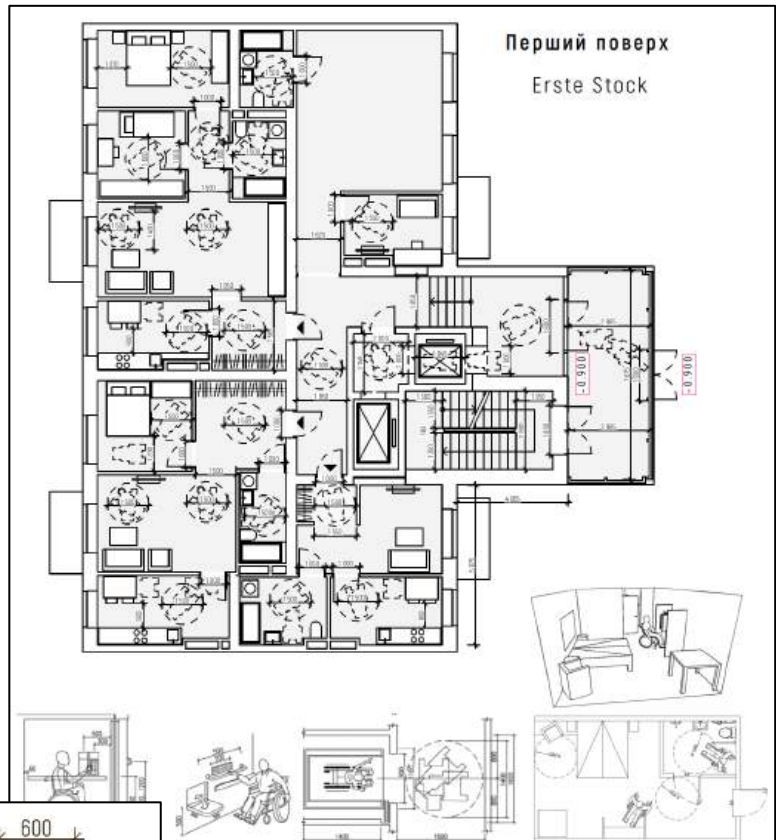
**Type L** – An extended stairwell with two elevators, featuring larger overall dimensions than Types S and M, used in buildings with more than 9 floors.

## TYPENHAUS UKRAINE Barrier-Free Apartments

The project aims to ensure the accessibility of the building by designing all common areas on the ground floor to be barrier-free. At the same time, the layout of all apartments will also be oriented towards barrier-free living.

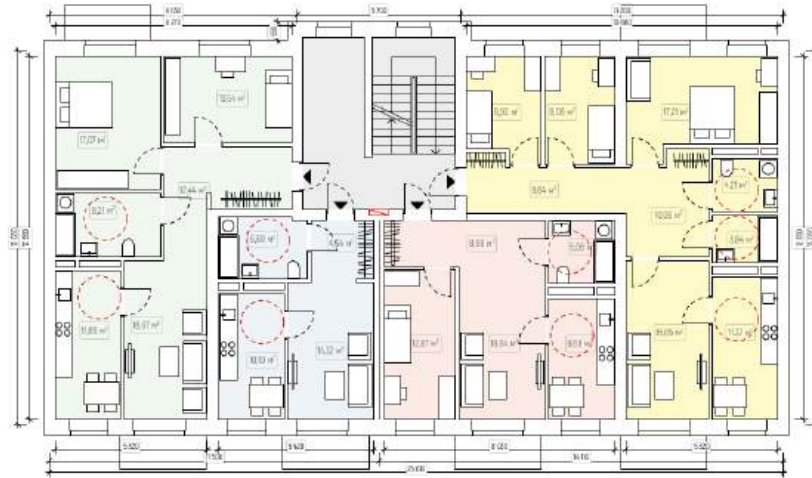
The bathrooms in all apartments will be equipped to meet barrier-free standards. The option to convert a bathtub into a ground-level shower allows for the possibility of initially providing a barrier-free apartment with a modifiable bathtub, which can later be adjusted to meet specific accessibility needs.

The concept includes a designated space in each kitchen that meets the normative requirements for barrier-free movement.

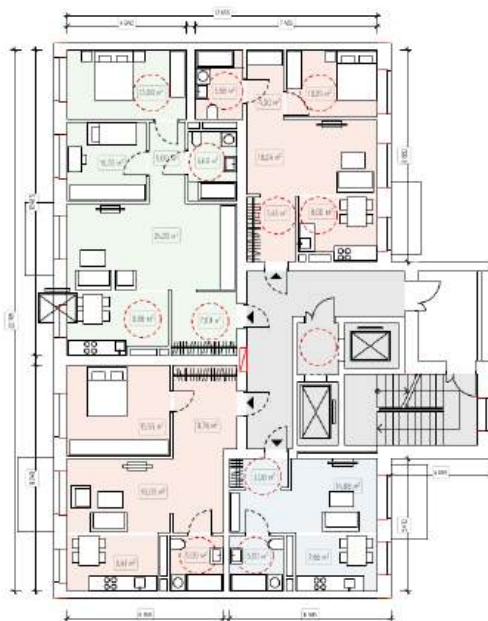


**TYPENHAUS UKRAINE**  
**Examples of Sections**

Staircase S. North-South Section with Separate Kitchen



Staircase L. East-West Section



Staircase M. Corner Section with Separate Kitchen



**Cost Estimate:**

At the end of the project, the main cost indicators for construction based on the **TYPENHAUS UKRAINE** system were calculated. These were developed based on cost estimates prepared for this project and the cost documentation for the construction of similar buildings in the Kiev region.

Construction costs of less than 1,000 euros per square meter (in the Kiev region) are considered competitive in Ukraine.

**TYPENHAUS UKRAINE**  
Different architectural appearance



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Different architectural appearance

