

A study on the spatial evaluation for the improvement of the living  
environment around the Flag-Pole-Shaped  
- in Setagaya City -

Ch. Mamiko NUMATA (Tokyo Institute of Technology School of Environment  
and Society / Assistant Professor )

【SYNOPSIS】

The purpose of this research is to propose a legally more effective element to protect the living environment built around the Flag-Pole-Shaped. Investigate the Flag-Pole-Shaped in Setagaya, grasp the present condition of the target site, grasp the surrounding environment, and analyze the space to extract the problems of the building built on the Flag-Pole-Shaped.

There were 563 cases that met the conditions of the flagpole site Flag-Pole-Shaped and the housing complex. The Flag-Pole-Shaped is large in the west and small in the east. In addition, the area is larger as the ratio of farmland is higher because it overlaps with the area where vacant houses are concentrated.

The target site was a large Flag-Pole-Shaped. As a result, 42 places (25.1%) are rebuilt in 10 years, and more than 60% are changed from detached houses to apartment house.

In particular, the conditions for building an apartment on a previous site are as follows. A: Two detached houses lined up, but the land was broken at the same time, B: detached house with garden, C: land where apartment area was built, D: large scale Parking.

Furthermore, if the site size is 300m<sup>2</sup> or more, it has been converted to a building more than doubled.

When large-scale land is divided and a plurality of buildings are built, or when the site is fully occupied in the enclosed land, the sunshine of adjacent buildings is greatly affected.

In order to improve the living environment around the flagpole site, A: providing surrounding buildings and spaces, and B: buildings that do not touch the road should be regulated regardless of the site size.