

Threaten Factors of Residential Tissue and Executive Solution (Case Study: Mashhad City)

Nona Mesgarani*, Mohammad Ajza Shokouhi**

* Faculty member and Associate Professor, Department of Geography, Ferdowsi University of Mashhad, Mashhad, Iran

**PhD Student in Geography and Urban Planning, International Campus of Ferdowsi University of Mashhad, Mashhad, Iran

Abstract

This study investigated and identified threaten factors in residential tissue and aim of this research identified roots and reasons of Lack of desirable and quality in residential tissue and seek solutions in order to continuation of the current trend and restore the concept of "inertia" to these tissues. Living in urban areas has always identity such as Safety and security, relaxation and comfort, a feeling of intimacy and a sense of belonging. However, following the recent developments in urban development, urban planning and land use are often the product features and factors of above mentioned less pay attention. Therefore, current research tried to answer following question: What are the main factors threatening the residential tissue factors and what is the future of residential tissues? Thus, the study investigated residential areas of Mashhad and the research was analyzing and descriptive.

Keyword: *Crisis Residence, Threaten Factors, Inertia, Habitation*

Introduction

Habitation is as basic and fundamental application of village and town and most of areas allocated to habitation. Residence of features and has some factors such as comfort, convenience, safety and security, being intimate sense of belonging, identity environment. Residential zones in the world's most ancient cities, borders, and edges marked the recognition of other urban zones and residential neighborhoods have their own identity and personality. After the industrial revolution in Europe, many residential zones by land conflict, mainly industrial pollution and imposed environmental threats and was attacked and many residential zones.

Ways to escape the crisis was presented at the 19th. Howard's garden cities, including the addition of separate industrial users used residential green space in order to reduce environmental pollution.

In twenty century, modern movement attempted residential zoning areas and other areas of commercial, office and industrial were separated and segregated. However, the ultra-modern movement that was critical of how zoning was recommended mixing applications. Jane Jacobs (2007), asked for mixed uses and its aim was alive and cut the monotony. Furthermore, The ultra-modern batch of "operating system" rather than light study on land application has been recommended (Leng, 2002).

Importance of research:

In Iran, residential zones that crop zoning and land use planning were able to relax and favorable settlement offer at first glance. However, pass of the time lines, boundaries and zones disturb to the land settlement of land invaded by the others. In addition, "swarm" is a feeling of lack of control over the environment, replacing the peace and comfort of the living environment. Perhaps one of the main causes of non-compliance with the designed capacity of the space station this behavior is growing. Considering periphery of the urban streetscape projects; on both sides of the street, supporting access it from other zones are separated. Here's capacity is limited space around an urban street projects in real environment, the behavior and activities of a much broader base of this act and tend to cross the red line (supporting access roads) (Leng, 2002).

Another factor that affects the living environment has varied interpretations of mixing compatible and incompatible land uses and activities. This activity disorder and chaos in the area, particularly leads to residential zone. Recently, mixing applications in the field of urban areas in the country is considered in academic areas and reflect on urban development projects and decision-making officials and city managers: That are compatible with residential use (without interruptions and noise and environmental pollution) are allowed to fit into residential zones. The multiplicity of seemingly incompatible applications alongside some of the other factors that led to the loss of tranquility and comfort of living has declined in utility of residential zones in recent years.

History of the ancient cities of Iran (such as Yazd, Kashan, Zavareh) suggests that the spatial hierarchy of general to specific residential zones. Some places like bazaar, mosques, baths founded were considered as the backbone of the city and then transition back approach to dead plants and residential neighborhoods. Street have been recognized sites from each other and control traffic between them was possible (Morris, 1995). Social monitoring well done by residents at the heart of the neighborhood, the neighborhood service was dedicated to center and there has not been places where provide trip from out of street to inside. Thus, "territory" and "privacy" in the neighborhood were maintained, although, this is inconsistent with the distribution of land uses in our modern cities.

What are the factors threatening the residential tissue and the ways to eliminate the factors there?

Do these factors consciously and according to predetermined applications or anticipate they came and urban management has been difficult for the authorities? When will this process continue?

Where are the residential zones of the city?

In the following analysis of a sample from a residential area in the city of Mashhad:

We investigate some threaten factors of residential areas of Mashhad in order to understand the concept of the research. It should be mentioned that some threaten factors consider from outside to inside of residential areas and other interior factors such as rent, affordable housing, density have not been considered.

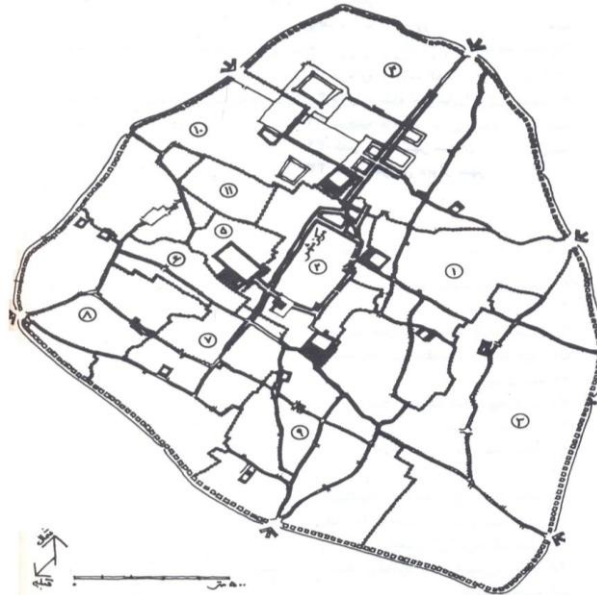


Fig 1: Old map of Shiraz

Data analysis: living in Mashhad:

Mashhad metropolitan area of approximately 30 thousand hectares, approximately 3,850,000 inhabitants live in it. Mashhad is formed from multiple layers of time and social. Central nucleus of the Imam Reza shrine started and then to other areas of West and East and surrounding areas expanded (Rezvani, 2005)

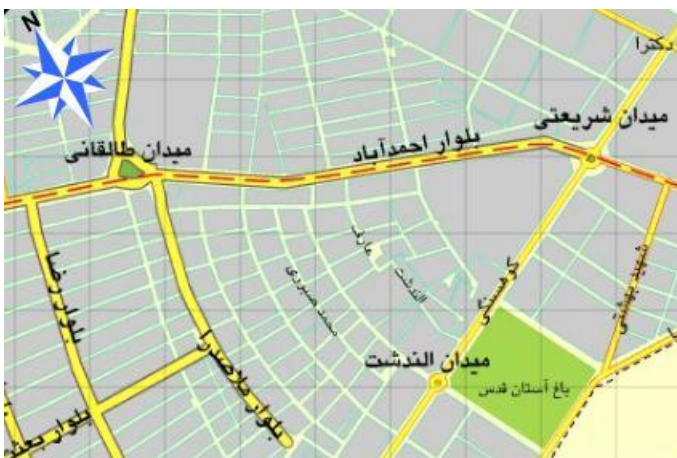


Fig 2: the formation of Mashhad

The process of development in residential zones from the past to the present, the quality of living is constantly changing and this change is often layer by layer and sometimes the relative desirability and sometimes-threatening factors causing the extra pounds. That is why a lot of movement have been done over time in residential zones and it is a phenomenon which is called hands off and it is happened yet (Kuan,2010)

Residential neighborhoods in the central area:

As already mentioned, the first neighborhoods around the holy shrine of Imam Reza (AS) were formed on the principle of proximity. Noghhan neighborhood, Ydgah, TapehMahaleh, Rod district were including residential zones. Initially they had desirable residential neighborhood characteristics such as comfort, well-being. Often plaques and residential segments of the population had the right dimensions to fit families, therefore, that the central courtyard with plenty of room around it to create a large family was gathering. However, with the changes resulting from the development boom around the shrine and settlement activities and accommodations for pilgrims and travelers, gradually fell quiet neighborhood overcrowding and tension was replaced. Thus, many of the early residents were to decide to move and leave the residential neighborhood and the other new residential zones around like Khony garden, Arg and Sarshur migrated. Consequently, the relocation of residents and acting in the secondary sites are deployed into their components, tissue includes Cul-de-Sac of siding, and narrow streets will create. Moreover, the area of "live" to "live and stay" changed resulting and leads to decrease of "sense of belonging." Repeat this process led to the exhaustion of the more tissue and it cannot offer many services needed in the residential. Furthermore, we can still already relatively strong combination of live, reside and work in the central area which despite the exhaustion and all the problems caused by crowding, living still continues to exist and important reason is proximity principle and the "border" of the Imam Reza



تصویر شماره 6- موقعیت منطقه مسکونی در ضلع جنوبی احمدآباد



تصویر شماره 7- نفوذ فعالیت درمانی

shrine (Tash, 2000).



Fig 3: Burnout tissue surrounding the holy shrine of Emam Reza

Ahmedabad streets surrounding residential neighborhoods and Kohsangy:

New residential neighborhoods make plans for urban development of suitable access and had a regular tissue and localities from Ahmedabad, Kohsangy and Sanabad. Initially, the formation of one or two-storey villa homes with easy access to utility services required by residential led developments in this area was conducted but by the passage of time leads to lower utility. One of the residential zones of peace, comfort and the quality of the neighborhood was in a zone among South Street, Ghaem Hospital, Ahmedabad to Sadra Ave 45 yards, including sub ordinary streets like, Mohtashami, Edalat and Parastar. Now unfortunately this area of residential neighborhoods has become one of the most difficult "stress" has been replaced with peace and comfort and due to the presence of excessive medical buildings in this area have grown substantially. Under an Act of Parliament was passed during the war years, doctors are allowed to practice in residential areas. The implication is that the landowner has the right to allocate part of above-mentioned fields.

This procedure happened gradually and not immediately and based on demand and supply and gradually penetrates deep into the tissue and is currently assigned to the wide area. Here, Ghaem hospital has played irritants affecting the overflow activity a role in tissue.

Research and field observations of firms located in the region remains clear that many current residents are willing to sell or rent their houses to migrate to another areas. Buyers are those who intend to demolish the building and a residential building, but for building practitioners. From Shariate (square) to eighth Kohsangy heavily involved in the event and Zistkhavr and referral centers and travel has added to the problems. There is relative calm area after Street 10th kohsangy and because Alndsht garden which acts as a buffer. Despite, several major hospitals in the region have questioned the sustainability of the peace.

Residential areas surrounding Blvd Sajjad:

Once a residential neighborhood located in the city of Mashhad, Sajjad was considered the highest quality and most desirable places to live. Villa home with large yard and green space were floating. Today, we have less this kind of houses and instead they learned apartments and residential complexes. However, the main threat comes from the urban edge to deep tissue; the formation Sajjad Boulevard with a lively commercial edge on the sides (Intersection between Bahar and Nilofar).

First, residential neighborhoods behind by a street located in layers (supporting access) founded were separated. As a buffer between the edge of the street and urban residential structure that was able to establish the of tissue relative calm.

Nevertheless, it gradually increased with the construction of this commercial edge and the formation of several major banks in its journey to the center of referrals increased because there was no parking and it leads to sub ordinary street located the back layers could be allocated to park. Some residents, particularly in the closer layers to the edge of the first transfer their homes to business schools, salons, studios and something like that and it leads to more tripe to inside



Fig 4: Red Crescent Hospital and Mehr Hospital act as a scale of city

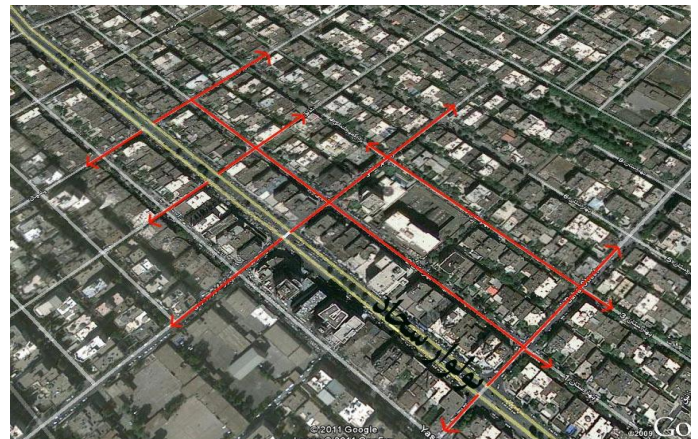


Fig 5: Overflow activities within the tissue from

Besides, other changes are taking place. Parts health applications that can scale up to serve the community, and even come into the city-scale urban hospitals.

(Mehr and Red Crescent Hospital) wher still have not opened any correspondence with reference to the type and size of residential of tissue Access to these hospitals .

Sajjad Boulevard is one of the main samples of overlapping bases of behavior and behavior circuit always has changed. Without coordination capacity with location, the intensity of development in the North Sajjad is more than South Sajjad.



The residential area surroundi

Fig 6: Payam Street

Khayyam Blvd between Junction sajjad Boulevard and Ferdowsi has an urban edge with administrative user. Payam Street uses as supporting place for official buildings and separating between residential and administrative district. The continuation and development of administrative applications, some of the buildings on the east side of the street Messages residential users has been changed to Administrative User such as building of Engineering Council. According to the principle of "economies of aggregation" is a series of private or semi-private offices have been added to the collection. However, the assembly does not load in Payam Street and lack of parking has caused all residential streets in the back layers of tissue use as Margin Park.

It was severely damaged residential of tissue stability and continuity to reduce the desirability of residence and replace it with work leads. There is another street between Sajjad Boulevard and Ferdowsi Boulevard like Payam street which uses as supporting for government agencies. However, it has main difference between morphology of residential tissue and network structure. Sheshad Dastgah complex is surrounded by green space and it is not penetrate. Therefore, two factors of "retaining green" and "reducing permeability" which has caused a lack of continuity of work in the residential of tissue and stop in border of the tissue.

Conclusion and discussion:

The review revealed several tissue samples in Mashhad residential desirability of living is steadily declining and the continuation of this trend is very worrying. It seems that there is no limitation to the work areas and residential neighborhoods with high vulnerability and attacked without defending other urban land invasion and cars.

Briefly, all of things have been said are as following:

Some of the factors causing the threat residential of tissue, some form of conscious and unconscious have been inadvertently. Approved metropolitan plan may have contributed to it, and sometimes the decisions adopted city officials and city managers are effective in resonance.

Most of the threaten factors are gradual and orderly. Therefore, the following is not need a sudden reaction.

Residential Zones have been established in the city of Mashhad, often scattered and incoherent, and the islands become surrounded by urban edges. This has led to the vulnerability of the residential of tissue.

Factors causing the threat of urban start from edges and go to deep of tissue.

Capacity to predict the location of urban spaces with bases of behavior does not match it. In addition, this behavior can lead to interfere in circuits.

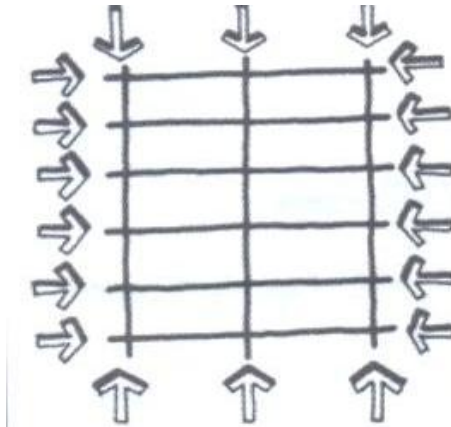


Fig 7: Permeability checked texture

Solutions:

Complete solutions to avoid or eliminate factors causing the threat residential tissue, it seems difficult. However, the factors leading provider of solutions can be adjusted:

1. Predicted a strong buffer retaining an edge separator urban residential tissue is essential. Certainly not a street 12 yards back to play such a role. Therefore, the combination of green and open space required.
2. Changes in the network structure in a residential tissue so that the permeability of the roadway as possible to reduce the tissue and prevents tissue occupied by vehicles using the parking lot. Therefore, the use of cyclic structures with input and output is determined by checkerboard tissue replacement
3. The urban development project, bets on the edge of the city car class are able to respond to client applications is essential.
4. User defined revision compatible and incompatible context by housing projects and agencies acting under authority necessary to plan and according to the principle that "residential tissue within the tissue of the user clients guide inconsistent
5. Care authorities especially in the municipal and the proper interpretation of the applicable legislation and laws to change
6. Policies and strategies to eliminate fatigue, especially in the city center settlement. Some of them include: tissue needed services, facilitate access, infrastructure modernization, secured loans and incentives for the construction of Licensing.
7. Separate Residence and accommodation zones from each other: be Residence within the tissue urban edges and stay
8. Anticipating the future urban development projects in urban areas where coordination and adaptation capacity of the camp activities, behavioral and systems part in it.

Table 1: Compliance enforcement solutions with the threat of urban zones

Threaten factors	Residential Zones	Solutions
fatigue tissue interlinking accommodation and Residence zones and congestion caused by it	Downtown area	1- Removal of tissue fatigue by providing the required accommodation, loans and incentives in construction 2- Residential segregation of Residence: Residence and residence within the context of urban edges
gradually creeping occupation of building practitioners in tissue	Ahmedabad Area	1- the proper interpretation of the Act relating to the doctor's office 2- Doctors predicted complexes in urban development projects and the progressive movement building practitioners that such complexes 3- Changes in the structure of the network and make impermeability to drive
Spillover activity from Urban Edge tissue depth Parking was on the edge of town Allocation of land journeys within the urban scale residential area	Sajjad Area	1- assigned multi-floor parking in the urban edge 2- Remove Zeros applications within the tissue of urban scale 3- Changes in the structure of the network and create a barrier to roadway 4- Allocate a buffer between the residential tissue urban edges

<p>overflow work from administrative edge of the urban middle</p> <p>Lack of parking at the edge of the Administrative</p>	<p>Khayyam Blvd</p>	<ol style="list-style-type: none">1- assigned multi-floor parking2- Traffic restrictions within the tissue3- Governmental inputs: Input clientele of urban edges, incoming workers by access support4- Dedicated commuter service for employees and avoiding the use of private cars5- Dedicated commuter service for employees and avoiding the use of private cars6- Remove some of the firms in the economy cycle rally came from
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