

Unsustainability of Urban Community,

An Analysis to Urban Heterogeneous Area in Urban Fabric

(Case Study: North Parts of Tehran)

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ABSTRACT: What is called the problems of Tehran metropolis now a days, is deep- rooted in the policies of urban planning in our country. Since not far past up to now, immigration from all over the country to Tehran, irregular growth of urban population, inconsistency with urban infrastructure development, environmental pollution and low quality of living areas, erosion of self -growing fabric in most areas which get erosion very quickly due to not being benefited from minimum constructional standards, service and urban infected organ are all those problems that a city such as Tehran is confronted with. These cases caused that the greatest growth center of the country loses its capability of attracting the possibilities and parameters needed for efficient development and due to heavy pressure imposed by other towns and villages, this city is now suffering from serious problems which only by allocating extra budgets and additional funds, may be temporarily decreased. The topics which will be discussed in this article are those problems arisen from immediate neighborhood of two heterogeneous fabrics which have not been properly paid attentions to. So it has been tried in this article to address the heterogeneity in Tehran, caused by economic and social problems. In this article different aspects of the issue from urbanization viewpoint with analytical approaches and the existed challenges have been addressed.

Keywords: *Heterogeneous spots, urban fabric, indefensible space, Urban Community*

INTRODUCTION

Beginning of the seventies decade in Tehran and some other large cities in Iran maybe recognized as the turning point of these cities in their recent growth trend and structural changes. Studies show that during those years the height of city has been elevated because of increasing development of construction and apartment building outmaneuver the other economic activities. Any city is generally originated around one or a few cores which by passing time and attracting the population through increasing the cores and establishment of new districts and expansion of primary cores, the urban area will be extended and accordingly Tehran cannot be naturally excepted from this trend. such a these developments in advanced countries have been occurred simultaneously with improvement of primary core as well as renovation and re-construction which will result in homogenous growth in urban areas and prevention from urban difficulties to some

extent; But this development in Tehran and similar cities is unfortunately such as adding one flat per year on old building without notifying the structure of that building from technical viewpoint. Tehran has been confronted with many serious problems by disregarding the primary cores, old fabric of the city and expansion of this core's radius and without fortifying their central parts. The important point is incautiousness of civil engineers when the urban problems are created that maybe the highest output of encountering against disasters and crises is having information about their initiation and facing properly to them. That is the reason why it has been tried in this article to introduce heterogeneous areas, at least in north part of Tehran and to consider their common problems. So that with recognizing the problem and explaining it from urbanism viewpoint, its growth maybe stopped or at least slowed down and a step be taken for its removal. In this article, this problem has been addressed under the subtitle of heterogeneous of Tehran. (Fig. 1)

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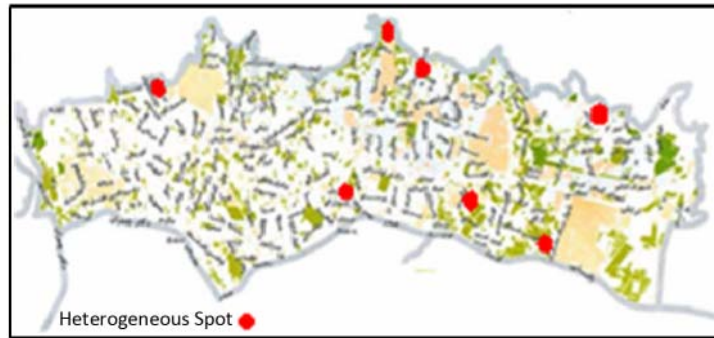


Fig. 1: Tehran north areas which indicate the heterogeneous spots.(Source Authors)

Subject of research

Evidences shows fabric erosion and low level of living standards and quality in southern part of Tehran which result in decreasing hope of life. In northern areas of the city, in addition to the erosion of fabric of primary core which are rural centers of Tehran expansion, as well as low standard levels, we also confront with a more serious problems and that are neighborhoods of these eroded districts with renovated areas which have been increasingly developed by different urbanism indicators in a particular facade with construction materials, and social-economic classifying of dwellers viewpoints during seventies years that can be interpreted of schizophrenic appearance of Tehran. As it has been depicted in Fig. 1, seventy percentages of northern areas in Tehran have approximately such a consolidated old core. These primary cores have been chosen for living by native dwellers and villagers of the region and sometimes immigrants from other parts of the country that almost all of them have been homogenous in the ancient time, before renovation of their adjacent districts. But due to expansion of the city and increasing immigration from one side and inattention and non-reconstruction of these cores from the other side, have been converted these old districts to very low level ones, in comparison to their adjacent districts in particular from economic viewpoint. Considering that nowadays economic power plays very important role in housing sector, these regions have been as an attraction of the immigrant population with low economic virility and also those who have failed in finding dwelling in more desirable districts. Up to this phase all deficiencies and shortages pertain to new dwellers in these old eroded areas who have chosen compulsorily there to live. But the main difficulty arises when the dwellers of these old districts oblige to pass from their nearby highways and new comfortable fabric, to reach their living places with regard to radius traffic grid. Although this passing usually is not more than 50 meters far from their living

places in a district, there is a massive difference which makes everybody to think. Those who believe in destiny either tolerate this situation or return to their towns and villages where they have immigrated from that in both cases, they bear the brunt of difficulties. But some people, who are unfortunately a lot, do not accept such class destinations which have root in our economic problems. At first stage they deploy against luxurious dwellers in the new areas and make social, cultural and class struggle. Finally crime and criminality will be originated and in other words such urban centers will be created that Roger Trancic calls them as indefensible spaces(Trancick,1986). These illegal behaviors begin with stealing from the cars of comfortable dwellers of districts adjacent to eroded areas and then develop to rob the houses and such wrong and offensive



Fig. 2: A narrow alley in Ajoodanieh district, region one of Tehran municipality. (Source Authors)

1:most of ancient spots have narrow and zigzag passages that cars are unable to pass and are considered as shelters and escaping places of criminals



Fig. 3: Ab eroded dwelling house adjacent to a 5-floor building which is in construction process in Gheitariéh district, region 3 of Tehran municipality (the installed cooler in the eroded house indicates that the house is being used). (Source Authors)



Fig. 4: high density and being surrounded degree in Hasanabad zargande district, region3of Tehran municipality. (Source Authors)

actions which have been extended widely up to suburban areas Fig. 2. So we have unwillingly trained some criminal gangs and somehow encouraged them to stay there with providing safe environments. This problem reaches to the point that these groups are not willing to depart from these eroded old areas and continue to their comfortable living in their houses where have created good situation for them and make unpleasant sleep for dwellers of the adjacent areas. At least one house of corruption (of any type), one narcotics and alcoholic drinks distribution center, one stolen goods ware house and etc Fig. 3. exist in these areas. These are the reason why the price (goodwill) of an old house in a spot like 'khaksefid' are high. In this regard with a look at urbanism experiences in other countries, we find that this is a phenomenon in that heart of contemporary century urbanism which all governments throughout the world are somehow dealing with. For instance, Brasilia as a modern capital city of Brazil which was built during the years 1957 to 1960 has two faces. One is a modern capital designed by Lucio Costa and Oscar Niemeyer and the other is that Brazil consists of suburban areas that are full of middle-level and poor people with 1.3 million population in which most houses are surrounded with metal bars and one -floor building. So that visitors feel the people live in jail in this region that the main reason for such this feeling is insecurity (UN.HABITAT,2003b). Although the dwelling complex have 24-hours guards in central areas, insecurity has been a serious problem in Latin America since first days of eighties decade that it had been caused the supply and demand for security equipment from walkie-talkie, to closed-circuit systems in those companies which provide security services to be increased. In cities like "Lagos" the dwellers in different districts autonomously pay some amounts to the night guards per month to be prevented from coming and going strangers to these areas as being performed in north part of Tehran too (UNESCAP,2001). In Lagos like Brasilia, the rich people have refuged to islands-castle for living amicably and

been far from a capital city where more than 2/3 dwellers of it live under poorness line. In fact the recent century that is really called urbanism century has social and economic problems which are concealed in it. They are embodied in the Urban fabric as mentioned and make responsible groups to think. All these cases as they seem, are very destructive and threatening evens in restful social conditions. There is a question that now by imagination a turbulent city what will happen in unsteady and disturbed situation i.e. during war, earthquake, natural disasters and etc. The answer is completely clear. Destruction of community from inside with more intensity (comparing with restful conditions), discover and consequently not being able to confront with crisis are all the results of these happening.

Those who come to these districts usually are from low educational, skills, social and cultural classes due to low economic level and in long term as the result of living problems, they have been affected by wisdom decline and spiritual abnormalities to some extent (UN.HABITAT,2003C). During athletic competitions in "Madagascar", the municipality officers removed slums before arriving foreigners and transferred the urchins to child care centers, kilometers far from the city. In Lagos there are 200 slums that every now and then are removed by the municipality without any prior notice to their dwellers (UN.HABITAT,2005). Land commercialism is one of the other cases which is applied, for instance in "Jakarta" in respect of land regulations such as land possession right which gives permission to building construction companies to contact with land owners in particular areas and encourage them to sell their lands and in fact to change the face of these areas after buying their lands with intimidation, threatening and compulsion of the owner. In other words, the immigration problem with the exception of china which may be known as a different case and a successful one that has control over immigration with using who code cart system, is a difficulty that all countries are somehow confronted with and any social,



Fig. 5: very eroded dwelling house wooden entrance and stair of its adjacent eroded house in Hasanabad zargande, region3of Tehran . municipality. (Source Authors)



Fig. 6: Non- standard stairs and two much height of eroded houses, not observing technical criteria, on the slope of Gheitarieh hill. (Source Authors)

economic and political system have thought of a remedy for that. So heterogeneous spots in urban fabric of Tehran have been examined in this research(UN.HABITAT,2006).

Heterogeneous of Tehran urban fabric which have been examined in this research:

In this relation, Hassanabad zargandeh Fig 4 and Fig 5, Gheitarieh valley Fig 6, Ajoodanieh Fig 7 and Fig 8 and Mehran, from rejoins 1, 3 and 4 of Tehran municipality have been chosen as case studies and were duly examined and analyzed.

The reasons why these areas have been chosen for residence

- Tehran attractive power and immigration of countrymen to the city, due to economic (in particular unreal jobs) and cultural possibilities and consequently their housing requirements are some of main reasons
- Rapid increasing of population, immigration and conformity of land price in these areas with financial power of low-income households and above-mentioned dwelling conditions, have promoted demands for residential units in such areas. There are many pieces of land with only one door to street, which have been divided into 4 or 5 residential units, leading to the main



Fig. 7: Reposing two heterogeneous fabrics adjacent to each other in Ajoodanieh district, in region one of Tehran municipality. (Source Authors)



Fig. 8: reposing two heterogeneous fabrics by each other, in Ajoodanieh district, region one of Tehran municipality. (Source Authors)



Fig. 9: Narrow corridor wooden door, in use refrigerator laid on adjacent alley, being highly surrounded and cooler channels, in Hasan abad zargande, region 3 of Tehran municipality. (Source Authors)

door through a long corridor. These separations finally result in to increase population density, inefficiency and risk of urban fabric in these areas.

Major social groups in these areas

- Immigrant gypsies in the beginning years of Islamic revolution who have nowadays changed these faces and positions.
- Guilty household.
- Narcotic buying and selling agents and women who live in restitution.
- Young men and teenagers unwilling to education who are engaged in addiction and prostitution, due to shortage and lack of cultural possibilities.
- Urchins who are playing in dirty and polluted streams.
- and finally low income has made households not be able to choose a suitable place for life in the city, the power that crowd residing in these areas have acquired by the reason of safety of environment for their wrong-doing and also due to gathering concentration and protection from each other are the main reasons that are more important than financial poorness for attracting the similar people and formation of wrong doing ghetto in these areas(Rapoport,1967).

Social-applied structure of case study areas

the classification fabric of these spots are combination of industrial, production and unskilled repairmen or skillful workers with low-income in addition of a fully parasitic

social layer which either has a tribal origination or consists of different immigrant groups who are in very low level towards criminal and corruptible behaviors .Since the dwellers in these areas belong to a particular economic, social and cultural class and limited jobs have been assigned for them Fig 9, so other problems will arise because of them. As it is clear, the new trade and service capabilities created in these areas, have been allocated to garage car service-providing centers and also grocery stores because of needing large surface, low price of land in comparison with others areas, limited expertise and knowledge of the dwellers(Zebardast,2006). During these years that sustainable development is one of important and modern urbanism subjects and the morality pertains to sustainability and paying attention to healthy living environment is common and serious issue, the car service-providing activities are very harmful. For instance, locating 5 lubricating oil shops in a 200-meterdistance and many mechanical or similar stores in very short distances is very considerable because of their noise, light, environmental and structural pollution . That is the reason why the appearance of main road is similar to out of city roads and is not suitable for a silent and stable city. Now this question is raised why municipalities and car-repairmen syndicate have no control on the issuance of licenses for these business units. Why for establishment of a pharmacy different condition should be met such as observing minimum distance from adjacent one, maximum height from the avenue surface, etc. But there is no standard for establishment of a garage? Why in the center of a dwelling area which requirements of

different urban applications and its dwellers share have been defined and specified, car repairmen exchanges should be established? Who would compensate for such ugly and illegal urban viewpoint and its adverse effect? But unfortunately as these areas become older, their difficulties increase. Because not only any effort is not made to remove them, but also with originating new problems, the deficiencies in these areas and consequently the adjacent areas will be intensified. With a glance, we find that the most effective actions of municipalities in these areas has been only creation of fruit and vegetable market and not anything else during recent decades. In fact with activating these markets most efforts have been concentrated on adjusting prices for comfortable dwellers of the adjacent areas and in other words the possibilities of these eroded spots have been used for more welfare of their rich neighbors. More than 90 percent of the buyers are coming from other regions and only makes traffic and environment pollution such as fruit and vegetables rubbish for main dwellers of these spots.

Main dwelling social groups and specifications of residential units:

- The residential units are very small, with undesired construction materials, unsuitable design and unstable technical structure.
- The residential units have lack of required possibilities such as bathroom, kitchen, as is depicted in picture 8, the refrigerator belonging to one of the houses is laid in adjacent alley.
- Non-standard buildings have been constructed without any license or with malpractice in the pertinent lands where have been transacted for many times and purchased from previous possessors with invalid terms.
- The process of separating sections already mentioned, has provided suitable environments for wrong –doings
- The safety of constructions has not been observed at all. Family members with the cooperation of neighbors usually have constructed the houses.
- Far away location of dwelling houses has provided a suitable environment for criminal activities.
- The communication network is unsystematic, inefficient and hazardous.
- Per capita of different urban applications is very low.
- New residential units have been created by division of primary unit.

Relationship among dwellers of district

- Criminal groups have social correlation and use it in their favorite activities.
- Ghettos members have loyalty to their camps and safeguard from ghettos interests.

Recent structural evolutions in these eroded spots:

With high increasing house price in the beginning of eighties decade in the country's metropolises, in particular in Tehran and considering that dwelling expense constitutes the main part of the household expenditure basket, many house constructors have moved to the adjacent cities and towns (such as Karadj,

Roodehen, Lavasanat and Varamin). Some of them to suburban areas and the other group to these so-called undesirable districts in order to make discount in final expenditure of the building with reducing the land price. The municipalities have taken action to issue construction license and sale of density, without necessary expertise investigations. So far as we observe 5-floor buildings in narrow alleys with less than three-meter width and about 30percent slope. Delay in performing detailed plan and widen the roads in these areas due to economic poorness of their dwellers is inevitable. But municipalities issue construction license for land on the opposite side of a house located in layout plan, but its implementation time is not specific and as far as the old house is not demolished, the aforesaid roads will remain narrow and dangerous for dwellers. In other word, in present situation the detailed plans and other urban designs may be called not protected by sanctions.

Summation and offering solutions

Any organized system is aware of its abilities, better than anybody else. These abilities have many aspects including: financial capabilities, executive power being supported by higher authorities and also by the people, enjoying from modern knowledge and qualified experts. The municipalities, as the most efficient public institutions are also aware of their abilities and can make different planning for areas, nature, time and performance viewpoints. For example in an approach, they can behave similar to what it did in eroded areas of southern parts of Tehran where it provided new location and by moving the dwellers of eroded fabric to this location, commenced renovation of these areas, with adjustable design and crested integrity in structure, application and quality of urban adjacent fabrics. In this process, public participation is very high and important potential that should be properly utilized (UN.HABITAT,2003a). The other approach is like major Osman's and similar to what was done in Tehran pars, khak Sefid area that is a controversial issue. Anyhow this problem requires an urgent action and what is very important, is its final target and not the way to reach it. Because we spend high amount of money for heterogeneity of urban fabrics every day, while these progressive costs may be spent for improvement and acceleration in construction process of new urban areas around Tehran and other related actions in this relation and more importantly to prevent justification of urban authorities pertinent for deficiencies in urban service providing and obliging them to take action for resolving such problems more seriously than before.

Action for resolving these problems can be taken in two periods

- 1-In short term:
 - Recognizing and introducing these areas
 - To compile the study patterns for recognition of the existing status in these spots from number of population, occupation, ownership factors, urban applications and other population elements such as cultural and social classification viewpoints.

- To compile crisis resolving programs regarding how to face with these cases from urbanism viewpoint.
- To compile local and topical projects for improving the status of these centers in extent to rectify applications and paying attention to job creation for dwellers in the area level and procedure for public participation (using social unity potential)

2-In long term

- Prodigious economic, social and cultural programs throughout the country
- To create hierarchical system for distribution of the country urban population to maintain local adjustments and prevention from irregular immigration to Tehran with developing a strategy for country preparedness.
- Decentralization of Tehran and making effort to narrow the gap of Tehran economic growth with other areas of the country and reforming Tehran structure.
- Reforming ecology structure and creation of sustainable moralities.
- Upgrading Tehran as an Islamic and International metropolitan sample and focal point of Muslim countries.

Executive proposals on short-term and long term:*

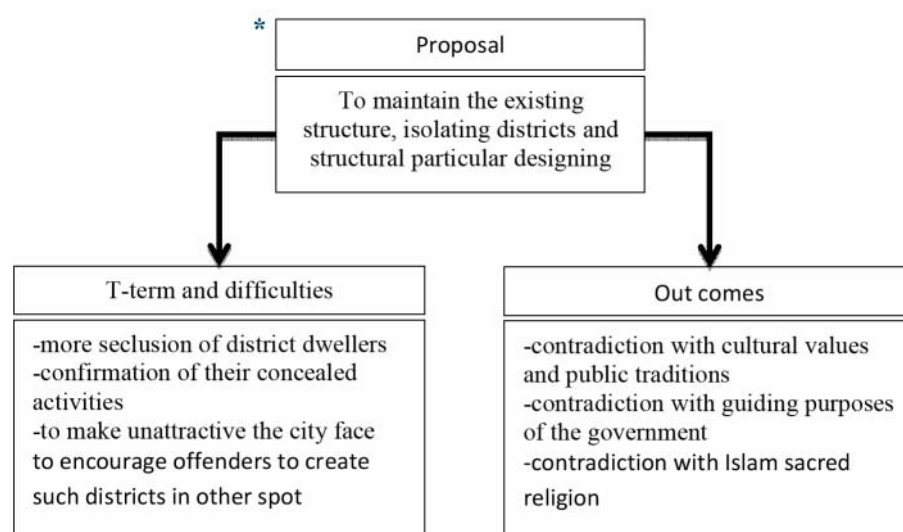
The conclusion of this proposal is propagation of social problems (corruption and prostitution) throughout the city and has disadvantage and so is not acceptable.

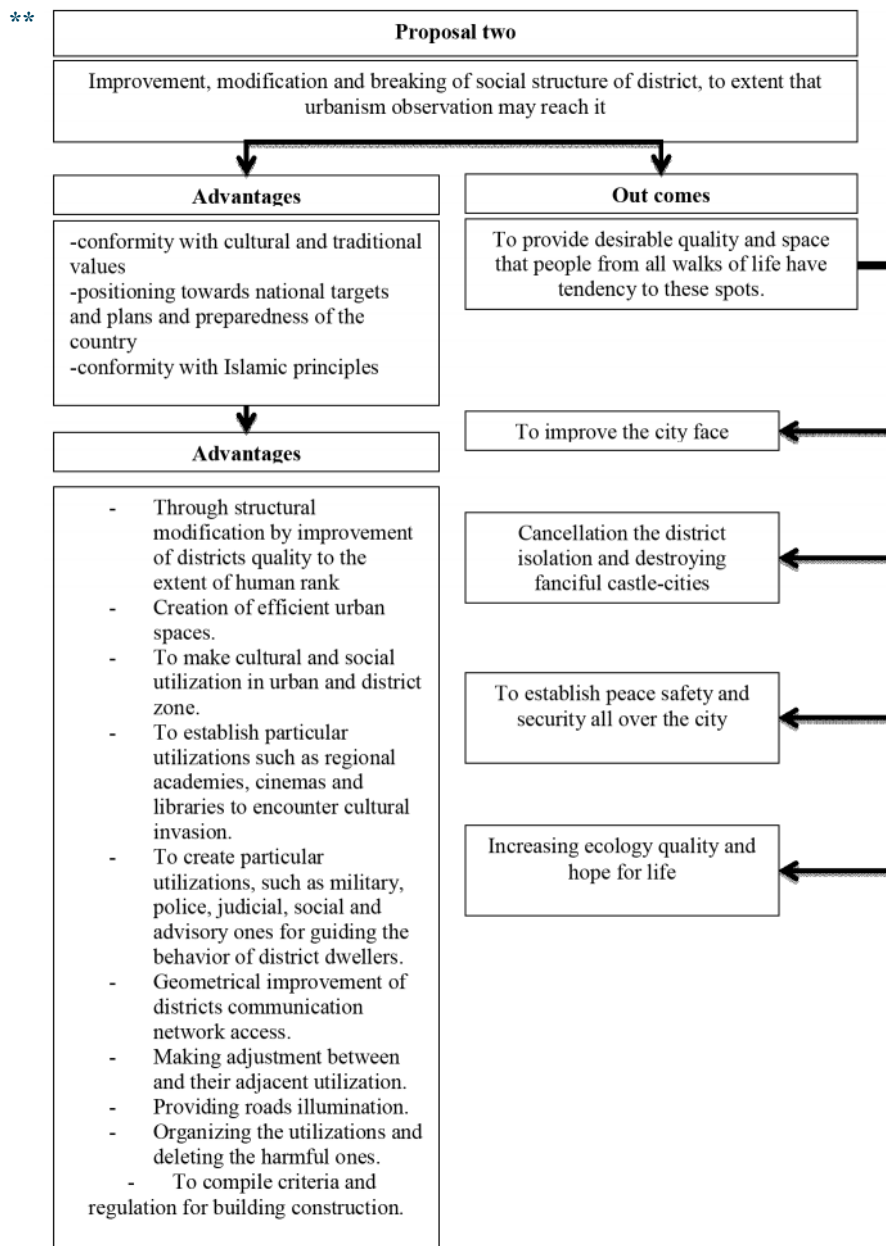
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Conclusion:

Cities which are now under pressure from bottom and are paralysis from top, in fact play a sample role in future shape of civilization. There is great risk of establishment of an isolated society in cities that all people think only about

themselves. If making such relations among citizens fails, the city solidarity will disappear and each part of it will manifest in a group, based on class, race, culture and religion. These isolated parts are not able to create a unique generality (World Bank, 1999). They will so concentrate inward that with originating a type of urban apartheid will precede bordering on physical defense of themselves, against others urban groups. A citizen is basically a person who is authorized to live in a city and assist in establishment of civilization, benefiting from his or her citizenship rights and performing relevant duties. That means that humanizing the urban areas has a pivotal importance for future careers of all of us. This is not an impossible dream and there are many types of it throughout the world. Cities and in particular metropolises are in principle globalization activities arena, hence, the city will be arena of great evolution in the next country (Abbott, 2002). Globalization is also element of a new urban geography. Comfortable consumers Island are formed among an ocean of deprived people of cities and everyday an increasing number of unemployed person, immigrants, minorities and homeless people enter into the cities. All cities have both aristocratic and dangerous areas. But trend and scale of this social separation have changed. Long-term development strategies and planning for urbanism are being achieved, urbanism programs change to a part of political trend government enter into cooperation with private sector, under supervision of joint urbanism the result of which will be human-oriented urban areas (Owens, 2005). We also may have such cities, with the accomplishment of the aforesaid short-term and long-term purpose and undergo upward movement towards democracy, security and humanism in our cities.





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