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The Process of Skeleton Development in the Central Texture of Uremia

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ABSTRACT

The population growth during the previous decades, particularly urban life increase, has caused population density in cities. This is evident in 20th century in the big cities. The structure and texture of skeleton texture has three characteristics in general: traditional, old texture, and rural texture. The buildings in this area are mostly built with low quality and are made in one or two floor without any specific direction. Based on the statistics, the around old central texture most of the economic activities are service and business activities. The employees' statistics reveals that most of the employees in this part are service employees. The majority of the buildings in the central old texture are consisted of residential buildings which are located behind the connecting axis. The residential capitation in old texture is about 25 to40 meter square which are lower than the standard level and the rules.

KEY WORDS: skeleton development, central texture, Uremia

INTRODUCTION

The population growth during the previous decades, particularly urban life increase, has caused population density in cities. This is evident in 20th century in the big cities (Panahandeh Khah et al., 2009).

The important point is that the big cities are not developed only inside the city, however, regarding the sudden population growth and economical changes, form residential around the main texture of the city (Sharmand Consulting Engineers, 2003).

Regarding the economical similarities in this residential there are social, cultural, economic differences.

Central texture is formed with beginning of new urbanism (first Palavi) and as the result of economic and social shifts around old texture. In this period the city got out of its crust (walls and barrows) and identical changes happened in the skeleton of the city. In this period of urbanism the city had a special view with straight street system(Aladdin et al., 2011, Fanni, (2006).

Following these changes, the performance of the old texture is changed. In other words with change and new economic and social changes city texture is changed into extravert form, rather than being introverted. The current texture is not similar to the main texture of the city and the major characteristic of this texture is those straight street system and raster neighborhoods which are formed in this period.

The outer fabric, following the formation of the physical development of the city, a new crust has been formed around the city which is famous as outer fabric of the city. The beginning of this fabric is related to years after 1350. Islamic Revolution and the start of war are among the affecting factors. During this period of skeleton development of the city, the city followed it development without attention to the identical structures of old city. The settlements who failed to be located inside the inner and old texture, were formed, inevitably, in the context of problematic areas. In other words, the constructions in the outer fabric have been done in two parts. The first part is the construction that is done by agencies and organizations and the private sector and the second part is those urban constructions which have been done by nonnatives and immigrants (Iran statistics center, 2000).

Physical studies

The physical development of the city of Uremia

The physical forming factors of Uremia before the recent a hundred year are consisted of below factors:

1. The walls and gullies around the city and the eight gates
2. The collection of bazars and inns and all those services inside them
3. The big mosque which was located inside the bazar

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4. State and military buildings
5. Residential (Sharmand Consulting Engineers, 2003).

With the new developments in the recent century and the entrance of car into the city and the construction of wide streets in the center of city, uremia has tolerated heavy damages. For example losing the integrity of the market and being split-up and also the disappearance of old neighborhoods communicate with each other and the factors inside the replaces. In the beginning of 1300 and the construction of huge streets uremia, just like other cities of Iran, was divided into various parts that destroyed the historical city. Before that, the gates of the city were finished to the bazar and the big mosque and the surrounding replaced (Sharmand Consulting Engineers, 2003).

The construction of this streets and exposing non-fundamentalist damaged the values of city fabric and damaged the shape of the city irreparably. Behind the fence of old city, there is a dense fabric but a new one with wide streets in its connection nets. In the nest ring, there is a newer fabric out of the mentioned dense fabric with its straight streets as an identical factor. In the recent fabric there are constructions which have been made after 1357 with straight streets and perpendicularly streets with different latitudes without any specific pattern and comprehensive system. After the transformation made by the cities, and with the popularity of commercial centers around the new streets, a part of social and economic life of the citizens were transformed to the streets (Panahandeh Khah et al., 2009). Accordingly, the skeleton development of the city is based on a service-business axis. This is the core pears axis with administrative center in the south and business center in the center of it.

With the rapid development of the city in the recent years, as mentioned before, straight and crossed streets were prolonged in the extension of the central core of the city. But, the suggested skeleton organization for the development of the city not only did not follow the programs for the development of the city, but also was dependent on the centers that are located in the center of the city.

Intermediate fabric

The history of intermediate fabric

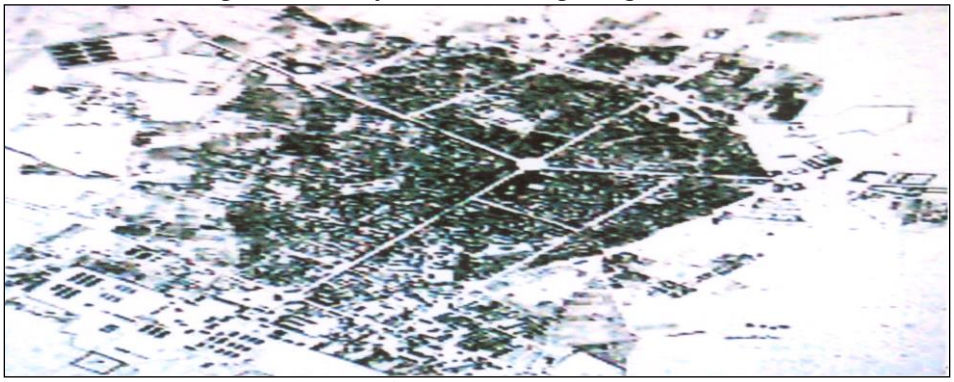
The formation of this fabric can be related to the end of Ghajar period and beginning of Pahlavi period. Most of the constructions of this fabric are related to the years before 1350(Aladdin et al., 2011).

In this period the city still had its oval form and the entrances of the city were through seven gates that were prolonged to the center of the city and the gates were shift into the centers and squares of the city. In accordance with the development of the city from south and southwest, the formation of governments' administrative centers beside the governments' headquarters started. With regards to the map in 1312 two fabrics can be identified in this period (Panahandeh Khah et al., 2011):

The new and old fabric.

The old fabrics had a very dense structure in radial format that open spaces were rarely evident in them and were consisted of bazars and residential. The total fabric was divided into 4 parts with street intersection and Central Square. The northern bazar which was located in the southern main center is ruined and the connection were lost expect for the east parts. In the old replaced there were about four or five houses in a dead-ended alley. The dead-ended alleys were connected to the centers of the city with other connection streets (Sharmand Consulting Engineers, 2003).

Figure 1. The city fabric in the beginning of Pahlavi



Reference: Hassnzade, 79

The second fabric was formed in 1345 to 1355 as a result of creation of wide streets. Spread of city in this decade lacks any identical characteristic than can discriminate it from other parts, but from the social perspective had the same characteristics of that historical period. These constructions form the beginning had leveled residential division. The constructions in this period are consisted two parts: one part is via dismantling lands by government, people and via changing of farms and gardens. The first part, as a result of hasty and lack written factors, is consisted of some crossed streets with different wide and similar parts, with corners of the lands specified for the public usage. The second part is the continuation of those constrictions with a focus on social leveling in various parts of the city. Both parts in this period caused non-balance situation in the public distribution and increased non-homogeneity.

With regards to the mentioned points parallel with historical evolution in the texture appearance changes of the city happened. The construction of the streets, buildings, and squares beside the old texture of the city that did not change during long years gave a binary appearance to the city. The new part was affected by western culture and pattern and the old part had the same Islamic characteristics.

Geographical situation of central texture

About ¼ of the total area of the city is devoted to the central texture and of total area of central texture 641 hectares is considered as old texture, in other words, about 6% of total area of the city. In general the old buildings in administrative deviation is distributed in all areas of the city and what is important is that most of the old buildings are focused in the north, east, west, and in the margin of inner texture and most of the old buildings are distributed respectively in areas 8,9,10, and 12. Also, the lowest number of old texture in this texture is distributed in the southern parts which are compatible with areas 1, 2, and 13(Aladdin et al., 2011).

Table 1-total area of city, central texture and the percentage from total

Margin of the city	Central texture	Total percentage
7811	641	8/2

Reference: Iran statistics center, (2000).

Social and economic system of central texture

Based on the statistic information, in the old central texture most of activities are service and commercial activities. The employees' statistics in the old central texture reveals that most of the employees in this section is consisted of service employees. In the service part the highest portion of the employees is devoted to public, social, private, and sales services, respectively.

With regards to the statistics in 175, the population in the residential of old central texture is about 72975 persons.

With regards to the above mentioned population and the size of the marginal texture the mean for population density in this texture is about 176 people in a hectare.

Table 2. Population, extent, family aspect, number of the family, density in a hectare in the old central texture

population	Extent (Hectare)	Family aspect	number of the family	density
82975	641	4/4	18857	129

Reference: Armanshahr, 2005

Skeleton structure of old central texture

The structure of the old central texture has three characteristics: traditional, rural, and marginal. The buildings in this area are mostly built with low quality and are made in one or two floor without any specific direction.

The traditional texture is related to the development and growth period of the city which was formed around old texture. The formation of the replaced located in this texture is in accordance with urban reformation, however, the replaced of this texture follows those previous rules and are formed in continues of the old texture and is affected by social, cultural, and economic factors (Panahandeh Khah et al., 2009).

Rural texture can be related to the combination of villages as “bieglarbeigi” in the south west and “Dizaj Siavash” in the south of the old texture. I some parts of this area there are still the characteristics of rural texture, while some of the residential have been made by break.

The area of marginal texture is devoted to the buildings that were considered as margin of Uremia in 1350, but with the development of the city, has been changed to the central texture. The skeleton characteristic of this area is similar to the marginal texture.

Skeleton qualities

The information and maps of the current situation reveals that most of the buildings are in an average or weak quality.

With regards to the below table 67/6 % of the old texture buildings with an area of 3091563 meter square is related to the ruined parts and 21/8% with an area of 1251756 meter square are sustainable. 10/6 of the buildings % with an area of 501992 is fairly sustainable.

Table 3-the quality of the buildings in the old central texture

The quality of the buildings	number	area	Percentage
destruction	1401	3091563	67/6
sustainable	453	1251756	21/8
Fairly sustainable	220	5011992	10/6
total	2074	4845312	100

Reference: Armanshahr, 2006

In the old central texture the age of 4/6% of the buildings with an area of 605564 meter square and 241 units is between 1 to 5 years. 12/9% of the buildings with an area of 298064 meter square are between 5 to 10 years old. 659 units with an area of 1405141 meter square (19/5%) of total buildings of the old central texture has an age between 10 to 20 years. The age of 19/6 % of the buildings with an area of 918504 meter square is between 20 to 30 years. The buildings with an age of 30 to 40 years with an area of 945474 meter square which is about 31/9% of total area, is devoted to the buildings higher than 40 years.

Table4. The age of the buildings in the old central texture

The age of the building	Number	Area	percentage
Between 1 to 5 years	241	605564/4	4/6
Between 5to10 years	95	298064/5	12/9
Between 10 to 20 years	659	1405141	19/5
Between 20to 30years	403	918504/4	19/6
Between 30to 40 years	405	975474	31/9
Higher than 40years	266	615959/9	11/6
Total	2069	4818708	100

Reference: Statistical Center of Iran (2011).

The buildings are mostly made by iron or wooden walls. Based on the investigation 5/1% of the buildings in the old central texture has been made of break and wood which has an area of 197786 meter square and 106 units of buildings. In the below table the area, percentage, and number of each skeleton has been identified.

Table5- The skeleton of the buildings in the old central texture

skeleton	number	Area	percentage
Break & metal	1946	4482276	94/1
Break & wood	106	197786/8	5/1
concert	17	138645/4	0/8
total	2069	4818708	100

Reference: Statistical Center of Iran (2011).

The net density in the old texture is about 150 to 200 person in hectare and the average gross density is 100 to 150 people in hectare. These numbers show a high density in the central texture.

Tabel6- Comparing the net and gross density in the old central texture in total city

description / topic	Residential net density (person in hectare)		Gross density (Person in hectare)	
	old central texture	total city	old central texture	total city
Person to hectare	207	238	129	84

Reference: Statistical Center of Iran (2011).

The current texture is very fine-grained and erratic. 80% of them have an area lower than 200 meter square which is very small regarding the day standards (Panahandeh Khah et al., 2009).

The residential are generally in one or two floors but there are multi-story buildings in the recent texture. The buildings that are located beside the main transitions are mostly in the higher floor of the residential, but inside the replaces the buildings are mostly functioning only residential. The density of this texture is lower than old texture and the streets are wider and the form and combination of the houses are more regular. Accordingly, there is more space as a yard inside the house and therefor there is a larger space among the houses (Zista Consulting Engineers, 1993). The types of the maps are similar to the old buildings with the windows in the outside part of the house.

Table 7- the number of the floors in the old central texture

floor	Number	area	percentage
1	921	2109842	44/5
2	1111	2590273	53/7
3	34	73378/8	1/6
5	3	45214/6	0/1
Total	2069	4818708	100

Reference: Cities Alliance (2002).

Table 8- Building density in the old central texture

Building density	number	area	Percentage
0-40	399	987312/4	19
40-80	551	1900192	26/2
80-120	384	612983	18/3
120-160	450	1631420	21/4
160-240	313	192431/6	14/9
240-320	5	2878/2	0/2
〉320	2	968/1	0/1
total	2104	5328185	100

Reference: Cities Alliance (2004).

Occupation of the building blocks is as follows: 17/2 percent of the units have occupied 0 to 20 % of the land, 4/1 percent of the units have occupied 20-40% and 13/9 percent of the units occupied 40 to 60 %, 38/8 percent have occupied 60 to 80 percent and 26 % of the units have occupied 80 to 100 percent of land.

Table 9- Occupancy levels in the old central texture

Occupancy levels	number	Area	percent
0-20	361	529777	17/2
20-40	87	275620/8	4/1
40-60	293	1093393	13/9
60-80	817	2813021	38/8
80-100	546	249517/4	26
total	2104	4961330	100

Reference: Cities Alliance (2003).

System activity performance in the old central texture

The majority of the buildings in the old central texture are consisted of residential which are located behind connecting axis that is lower than standard levels and the rules. After the residential, the commercial spaces have devoted the higher area to themselves.

Table 10.land usage in the old central texture

Land usage	number	area	percentage
Vocational	2	7654	0/1
educational	24	93342/4	1/5
Administrative	4	7921/2	0/1
Gardens	23	116707/4	1/8
Health	9	19886/5	0/3
equipment	3	964/3	0
Commercial	738	295865	4/6
TourismandHospitality	1	698/5	0
Transportation andwarehousing	14	83609/1	1/3
Freeland	183	253602/2	4
Technology	2	7118/6	0/1
Cultural	2	3593/7	0/1
Green spaces	10	20644/8	0/3
Doctrinal	25	21560/7	0/3
farming	2	5269/3	0/1
Residential	1059	4008717	62/5
Crossings		1449902	22/6
Athletic	3	14174/8	0/2
total	2104	6411232	100

Reference: Cities Alliance (2002).

Service-commercial capitation in the margin of the central and northern texture is about 3/5 to 7 meter square for each person and in other places it is variant between 0/5 to 3/5 meter square(Aladdin et al., 2011).

Educational spaces are among other usages which are located in a scattered fashion in different parts of the old central texture. Most of the educational spaces in this texture are elementary, guidance, and high schools (Zista Consulting Engineers, 1993).

Recreational, cultural, health, parking, and city equipment usages are among other usages in the old central texture.

Network

In the old central texture, most of the important ways have surrounded the texture, in such a way that most the houses are related to the networks directly. In this way the main ways are very powerful in this texture and are acceptable regarding their quality (Sharmand Consulting Engineers, 2003).

But the minor streets in this texture have very limited wide and with the characteristics of traditional texture. Inner networks are facing problems such as streets with long traditional ways and very limited wide that make transition very difficult during winter.

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