

EMIR F. HUSEYNOV*

MULTIFUNCTIONAL INHABITED COMPLEX AS BASE FOR SUSTAINABLE REVIVAL OF THE DEGRADED AREA

WIELOFUNKCYJNY KOMPLEKS MIESZKANIOWY JAKO PODSTAWA ZRÓWNOWAŻONEJ REWITALIZACJI OBSZARÓW ZDEGRADOWANYCH

Abstract

The purpose of designing and construction of inhabited complex "Ag Iepeler" ("White Waves") in Hatai area of Baku city which is executed according to the order of Executive Authority of city, is realization in practice of housing construction of an indicative example of a detailed lay-out of a multifunction inhabited complex in view of ecological revival territories, market economy, the international experience, local traditions and nature-climatic features of Baku. The project of a multifunction inhabited complex "Ag Iepeler" has obtained the international recognition. Authors of the project (architects Emir Huseynov and Nazim Veliyev) have been awarded by the Letter of the International association of the Unions of architects on XV International Review-Competition on the Best Project (Construction) of Year, in a to Moscow, in 2007.

Keywords: sustainable, revival, multifunction complex, degraded area

Streszczenie

Celem zaprojektowania i budowy kompleksu mieszkaniowego „Ag Iepeler” w dzielnicy Baku Hatai była odnowa zdegradowanej przestrzeni, co zostało wykonane zgodnie z wytycznymi zarządu miast. Jest to przykład realizacji budownictwa mieszkaniowego zgodnie z wymaganiami ekologii, gospodarki rynkowej, wprowadzania międzynarodowych doświadczeń oraz w nawiązaniu do tradycji lokalnej i przyrodniczo-klimatycznych cech Baku. Projekt ten uzyskał międzynarodowe uznanie, jego autorzy architekci Emir Huseynov and Nazim Veliyev zostali nagrodzeni Listem Międzynarodowego Stowarzyszenia Uni Architektów na XV międzynarodowym konkursie/przełądzie na najlepszy projekt roku w Moskwie w roku 2007.

Słowa kluczowe: zrównoważona odnowa, wielofunkcyjny kompleks, zdegradowany obszar

* Emir F. Huseynov, Candidate of architecture, Azerbaijan Architecture and Construction University, Baku.

1. Introduction

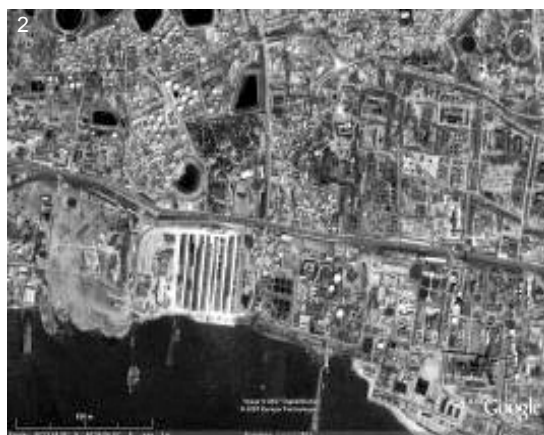
The program of construction of inhabited complex "Ag Iepeler" provides creation of complex inhabited formation with high-quality social service of inhabitants that will allow satisfying their material and social needs. At designing a town-planning complex it was considered, that in its limits, alongside with local population, the foreign citizens borrowed in various branches of a developing economy of the Azerbaijan will live¹.

2. Bases and Tasks

Social, economic, ecological and aesthetic tasks were solved during a detailed lay-out of an inhabited complex "Ag Iepeler", and also at designing inhabited and public buildings.

Social tasks of designing of an inhabited complex are defined by the scientifically-proved hypothesis of model of the budget of time, employment by work, structures of a free time, an education system and actions on protection of health. The special attention in the project is given to such organization of public service which will provide to each family a free choice of this or that form of service. For this reason, calculation, concrete structure and an arrangement of establishments of service is made in view of system of service planning area in which structure the considered inhabited complex settles down.

Economic tasks of designing start with necessity of rational use of territory for housing construction in conditions of deficiency of ground resources in Azerbaijan. It has demanded a compact arrangement of inhabited groups, maintenance of the shortest foot connections to public institutions and the enterprises, accommodations in territory of



III. 1. "A space portrait" the urbanized zone of Baku: 1 – historical city, 2 – the central area, 3 – the situational plan, 4 – a projected site, or the territory which is a subject renovation

II. 1. Przestrzenny obraz zurbanizowanej strefy Baku: 1 – miasto historyczne, 2 – obszar centralny, 3 – plan sytuacyjny, 4 – przewidywany obszar renowacji

an inhabited complex of the greatest possible floor space, without deterioration of sanitary-and-hygienic and space-planning parameters.

Ecological tasks of designing are proved by importance of creation of convenient conditions for residing inhabitants at nature-climatic conditions of city Baku, maintenance of spatial connection of a housing estate with surrounding environment. The multifunction inhabited complex is solved during revival territory so that to use favorable orientation, to create conditions for normal air-conditioning and aeration residential buildings, and also to reduce adverse influences of noise, strong winds and solar radiation.

Aesthetic tasks of designing consider in planning and the spatial decision of inhabited complex necessity of creation of an expressive and precise architectural composition. This composition starts with the general idea of the lay-out incorporated in the general plan of city and in the project of a lay-out of area. Besides in a composition of an inhabited complex its site in the city plan of Baku, character of a relief, feature of a landscape and orientation to the sea is considered.



III. 2. Photo fixing of territory from a nature. The projected site represents ecologically unhealthy, thrown, degraded area of a former industrial zone of Baku

II. 2. Zdjęcia terenu z natury. Przewidywany teren przedstawia ekologicznie niezdrowe, porzucony, zdegradowany obszar w danj strefie przemysłowej Baku

The technique of designing is based on gradual development and improvement degraded “oil” sites of the ground.

3. New approach

The composite idea provides creation of an architectural silhouette of inhabited complex at

its review from coast of Caspian Sea. Organic connection of green plantings with park, conformity of an inhabited complex to the general structure of area, to character of topography of the district which is going down top level Hatai of a slope to a seaside zone of rest and park is created.

4. Methodology

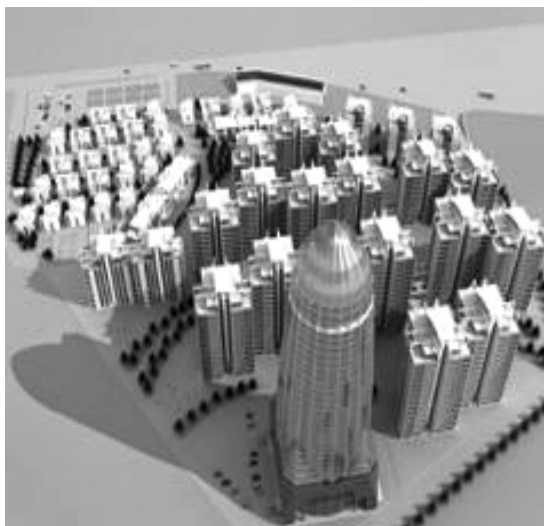
At designing a multifunction complex “Ag lepeler”, it was necessary to provide, first, exact functional zoning of territory, secondly, such arrangement of inhabited and public complexes that they integrally have been connected with each other. In the project it is paid attention of the rational organization of automobile and foot movement. Foot ways in territory of an inhabited complex are traced in view of a relief and other natural factors.

The principle of a free lay-out is put in basis architecturally-planning decisions of an inhabited complex “Ag lepeler”. This principle, in the best way meets the requirements of modern town-



planning. It provides the maximal ecological comfort for inhabitants, economic feasibility, and also high aesthetic qualities of building. Simultaneously with it, favorable conditions for harmonious connection with a natural environment are created.

The technique of town-planning designing is based on the system approach. As a result of use of a system method the structure of inhabited complex which provides is created rational planning.



III. 3. The basic stages revival territories and formations of an inhabited complex

II. 3. Podstawowe fazy rewitalizacji terenu i formowań kompleksu mieszkaniowego



III. 4. The composite idea provides creation of a precise and expressive architectural silhouette of inhabited complex

II. 4. Idea kompozycyjna przewiduje kreację zdecydowanej i ekspresyjnej sylwety kompleksu mieszkaniowego

1. Economy of time for visiting serving establishments and on movement to vacation spots and recreations;
2. Ecologically healthy environment of ability to live, with use of alternative energy sources and the newest biotechnologies;
3. Creation of the city environment with the high density information, providing the best dialogue and service of inhabitants;
4. Rational arrangement of garages in underground space, parking on the main roads and near to residential buildings;
5. Reduction of factor of frequency of movement on a relief;
6. Necessary concentration of construction and on this basis end in short terms of town-planning works.

5. Result and Discussion

It is necessary to note, that during designing an inhabited complex "Ag Iepeler" constantly there were the common questions connected with the decision of modern actual problems of town-planning:

- What technique of planning in conditions of the various landed property and privatization of an available housing?
- How to combine freedom of the private initiative, as much as possible wide range of use of various sites of the ground and to provide architectural integrity of the city environment?
- How to provide realization of substantive provisions of town-planning politics in conditions of uncertainty marketing and deficiency of financial resources?

In Azerbaijan just as in other countries of the post Soviet space, search of new forms of town-

planning activity is caused by some circumstances among which refusal of a rigid method of centralized planning and financing name, first of all, change of patterns of ownership on the ground and the property, need for reduction of terms of development and the coordination of design offers. The project becomes object political and financial activity, and designing – becomes focused on the coordination of the rights of various participants of town-planning process in the decision of questions on an accessory of the ground.

For the decision of these tasks it was necessary to create new forms of social and commercial adaptation of town-planning decisions.

6. Conclusions

New social and economic conditions make significant changes to a usual context of professional work. In this connection, process of town-planning and architectural designing has been connected with need of studying of new methodical and practical experience, including the countries with the established market economy, such as the United States America, the Great Britain, France, Germany, Canada, Turkey, etc. On this basis began possible to create system of practical recommendations on town-planning revival territories and to development of a housing estate in conditions of market model of a urban governance. The big attention is turned on new scientifically-methodical principles and the procedures directed on increase of practical efficiency of the basic design stages and construction, creation of conditions for cooperation of the state and a private sector in the decision of a complex of municipal technical problems.

Przypis

¹ The project has received the Certificate of quality at International competition Holcim Awards for Sustainable Construction – Switzerland, Zurich, in 2008. The certificate certifies presence in the project of five base principles: 1) Mobile change and bearableness, 2) Ethical standards and social value, 3) Ecological quality and conservation of energy, 4) Profitability of the decision and compatibility, 5) Contextual and aesthetic influence. Delivery of the Certificate to authors of the project of an inhabited complex "Ag Iepeler" (selected from among 4.774 presented projects) took place on ceremonial meeting of the International jury in a Madrid (Spain) in October, 2008.

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