

## **An Analysis of the Quality of Housing in Tehran City, Iran**

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### **Abstract**

In contemporary time, one of the essential items for all societies is to pay attention to the quality of housing. Now, due to shortage of land and dramatically pricy housings, residents are living in small places. As a result, people should make the most of spaces. Housing or living spaces must be efficient in order to respond two different needs. Firstly, making suitable environment, including thermal comfort, reasonable humidity, efficient pressure and lighting and finally draft. Secondly, responding spiritual needs, meaning creating suitable spaces adapted with residents' life style and culture is the combination of both needs can lead up to making the most desirable house and the shortage of each would leave a negative impact on housing. Tehran as metropolitan city had a significant increase in population and extreme expansion; therefore, there is huge demand in residential complexes regarding regulations derived from religion culture and society. This article aims to discuss and review some of the essential factors on the quality of housing.

**Keywords:** the quality of housing, residential complexes, human being, metropolitan

### **Introduction**

Perhaps, it can be claimed that residential complexes are the products of twenty century's functions and conditions but it is clear that the changes in previous century have created a new concepts in architecture. Inhabiting in these complexes, no matter are eastern residents with court yards, vast Iwan and light -filled houses, or residents who reside in the building for the first time is accompanied with loneliness.

A cursory glance at Tehran's architecture shows that residential complexes have changed people manners. These complexes are resulted of dwelling in Tehran and basically it was not possible for people to imagine them before rapid increasing in population, immigration to big cities and sharp increase in land price and mass production. Tehran is following the events after Second World War and the fact that living in such a complex is inevitable. The comparisons among these complexes are based on the success rate of each for reducing loneliness, increasing the sense of procession and bringing identification.

### **The history of residential complexes**

The history of residential complexes fall in different periods:

- (1910-1940): The first decades on twenty century and emergence of first residential complex
- (1940-1970): The improvement and reconstruction after Second World War and the recognition of residential complexes by modern architects those were simultaneous with access to the technology of pre-fabrication and mass production in housing.
- (After 1970): Reviewing and changing the attitudes of modern architects, taking place along with rapid increase in population, the shortage of housing and prevailing of construction in cities and suburbs and new concepts such as sustainable architecture, efficient usage of energy and forms and flexible spaces.

Undoubtedly, between 1870 to 1900, there are some examples of multi-stories residential complexes that form the physical shape of old cities but due to limited number of units in each building and their single services and functions, they are not considered as residential complexes. The lack of specific definition for residential complexes, causing this term attributed to wide range of residential buildings from some apartments with some units to complexes with thousands units. (Talebian, Atashii and Nabizadeh, 2013)

### **Physical residential complexes**

The majority of dwellers believe that housing is an essential key for protecting families and their relations (horizontal relation) also the environment, neighborhoods and relation among families. Housing is somewhere that child can adapt with the around environment and prepare himself for entering to the society. Therefore the organization and the nature of the housing as a whole should not opposed to the nature of human being and it must provide for human being with material, health, psychological and social demands. The housing environment must supply stable condition, protection, independence, integrity with nature, aesthetic, harmony and beautiful landscapes that can help housing with benefiting from spiritual characteristics.

Regarding the spiritual and physical demands, the proper relationship between volume of the unit and its building should be set. The environment, surrounded by skyscrapers and unproportional buildings are not suitable in psychological point of view. The most important issue for the environment is to create an atmosphere to adapt the child with around. Child demand is changing and the housing should respond them respectively.

### **The quality of housing**

The housing rights are one of the economic, social and cultural rights. This right can help human being with benefiting from other rights and it has an increasing importance as housing rights is a common issue in different countries. To explain more, the housing rights are to have a place for living but it has major characteristics that can be defined a desirable housing such as proper access, comfort, physical equipment and lighting.

In order to supply social growth, housing should contain its surroundings as well. When residential complexes are building, in fact a social focal point is formed. This focal point for maintaining its values need personal coherence. If it is not considered properly, important part of society will be separated. For example, a house with the best physical condition including designing well and benefiting from technology without proper space and suitable atmosphere is not desirable.

The desirability of the house focuses on interior and exterior circumstances. In interior part, the house could benefit from culturally and physically reasonable conditions and should have harmony with exterior space. It is worth mentioning the contradictory interior and exterior space can result unfavorable house. Referring to this kind of house, residents do not have comfort inside house. Therefore, harmony with exterior part is necessary condition for a desirable house.\

### **The general influential factors on the quality of housing**

The paradigms for a desirable house are not limited to protection from bad weather, wild animals and probably aggression of other humans. Also, a desirable house does not mean an affordable house. As a result all these paradigms are necessary but not sufficient. One of the most important characteristics for a desirable house is to provide a calm atmosphere for its residents. Not only should be housing affordable, also it should provide, calm, comfort, safety and serenity.

If related factor such as construction patterns and materials do not change and considered as a value, also the budget for construction do not increase, the quality of the housing is dramatically

reduced and new terminology such as housing for low-income group or cheap housing will be added to this field. But if housing benefits from some characteristics based on time and place, proper and right decisions can be made for desirable housing. In the history of architecture, the dominant principles for vast housing are equal with small housings. Even some critics have expanded these principles and believe there are some fixed principles for Islamic architecture in the history. Although, this belief do not apply any more in contemporary time and materialistic matters replace with spirituals. (URL:1)

### **Attention to human being**

The most important factor related to housing is human being. Regarding body, soul and spirit, human being has demands in all three parts and providing them can create an appropriate atmosphere for human in order to adapt with nature. What makes it more important is, providing materialistic demands is to respond to body and psychological demands are responding to soul.

### **Safety and security**

- Architectural characteristics should be in such a way that different levels of safety are provided for residents. This safety is applied for natural disaster, human being violations and activities. In order to provide safety, followings are recommended.

- proper site planning with respect to other urban functions
- choosing proper material (not necessary expensive)
- adopting methods for proper construction
- predicting necessary measure for reducing damages during the disaster
- proper site planning related to air and noise pollutions

### **Privacy**

The family comfort tightly depends on privacy in interior and exterior spaces. House should not be overlooked. Another part is proper connections in interior spaces can help that strangers do not have dominance and the territory of family members is properly separated. As a result, privacy for desirable housing is to create privacy in interior space. (URL: 1)

### **Comfort and calmness**

Comfort and calmness are important factor for a desirable house. Due to territorial and humanistic condition, human being needs comfort. He needs a calm place for pray for deep concentration. Also, one of the recommended tools for thinking in Islamic culture is a calm space. Study and acquiring knowledge and benefitting from mass media needs calmness. Providing the possibility of family dialogues and enhancing its basis depend on calmness. Additionally, many of individual activities such as rest, confronting contacts with friends, neighbors need a clam space. Creating a calm space in housing depends on site planning, materials and hierarchy.

### **Solitude**

Solitude is one of the vital characteristics for a suitable environment. if the relationship of human being with the world falls in natural, artificial environment . The existence of solitude in life is very important for the quality of the environment and can help with creating a proper atmosphere for human being. Additionally, family's comfort and providing the possibility of proper relation among family members with each other and others need solitude. Therefore, solitude has a specific meaning based on resident's demands. For instance, needed solitude for pray is different with same space for family gatherings. Solitude in environment can provide for residents with social and

individual progress. More importantly, providing the possibility of proper relationship among family members depend on solitude.(Armand, Khani, 2012)

### **The possibility of relation with nature**

In Islamic thoughts focuses thought and logic on natural elements. Providing this relation can be considered as a paradigm for a desirable house. In addition to human being demands on nature, harmonious built environment such as housing with nature is deniable.

Therefore, human being in materialistic and spiritual aspect needs constant contact with nature. In order to achieve this purpose, a proper hierarchy should be arranged from unit in the building, street, neighborhood, city and suburb. Then, the natural elements regarding their values in providing spiritual and psychological needs and their symbolic meanings are recognize and categorizes and more over the possibility of contact with them is provided. Additionally, considering climatic and environmental design are playing an important role, Housing should design in such a way that residents need the minimum man-made changes.(Goudarzi, 2013)

### **Moderation**

moderations is avoiding extremity and it can create a stable society, One aspect of moderation is to prevent waste that can happen in choosing material, variety of interior spaces and whatever is beyond moderation. (URL: 1)

### **The unity of the society**

It goes without saying that housing is not limited to interior space and there are some other elements (such as urban services and psychological impacts of shapes and colors). One of the signs of a desirable house is lack of contradiction among residential units for accessing services, in other words, in order to access services, there should not be in discrimination. The lack of equality in distributing services can damage the unity of the society and create contradiction among people. But equality can provide for the society integrity and unity. Another aspect is moderate attention to individual and society can be interlocked with society's goals. (URL: 1)

### **Respect to families**

Family is a smallest social unit, having relations with its members and others. Each of these relationships needs proper space for individual or group activities. The relationship of these spaces with each other and exterior spaces and also their suitability with related activities are subjects to design carefully. Therefore, housing as a social unit is responsible for providing proper conditions for residents.

### **Conclusion**

In general, there are two main characteristics for the housing, including tangible and intangible features. Both of them have some sub-division such as housing feature such as safety and security, calmness, housing facilities (relation with nature, access to resources and providing demands) and expectation and impact of housing on social issues (preference of group identification to individual identification, respecting others rights).

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