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AT THE TURN OF THE MILLENNIUM

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INTERNATIONAL CONFERENCE
"ARCHITECTURE AND URBANISM
AT THE TURN OF THE III MILLENNIUM"

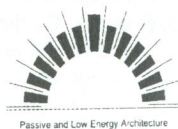
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ARCHITECTURE URBANISM
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VOLUME 1
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FROM DECONSTRUCTION TO RECONSTRUCTION

5. Migration

PROCEEDINGS OF THE INTERNATIONAL CONFERENCE

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URBAN SOCIAL ASPECT OF ADAPTATION OF REFUGEES TO A NEW WAY OF LIVING

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ABSTRACT

From the aspect of demography, migrations represent certain kind of movement of population which, as a consequence, has the change of the place of living. So, it is an extraordinary situation characterized by transition into a non-balanced and non-standard way of living with objective insecurity. The events are taking place in a very short period of time, so the adaptation to new conditions of life is almost impossible.

Adaptation to conditions of reality also includes the choice of certain way of living, extent and kind of production and services and fitting into the existing cultural standards of the local community.

The limit of adaptation in the area is, de facto, a variable value and it depends on the level of existing objects of basic and additional infrastructure. Possible urban and architectural solutions for the upgrading on that basis carry the burden of responsibility not only for the accommodation of the citizens, but also for the necessary fitting of future objects into the existing system of living and the outline concept of local populated places. The problems which emerge in the given situation represent a certain challenge for the state, profession in general, and directly responsible urban planners and builders of future settlements.

1. Initial thought

The last war on the territory of former Yugoslavia (Croatia, and especially Bosnia and Herzegovina) caused about 1,5 to 2,0 million citizens to leave their permanent residence. A significant part of that population, about 600.000 found their new residence on the territory of new Yugoslavia. Accommodation of these persons in various inappropriate objects and areas (collective centers, schools, recreation centers, playgrounds, families and so on) has been accepted as a temporary solution. Permanent accommodation, considering the proportion of migrations, preconditions organized approach to the solution of this problem - which would have to fulfill certain social criteria, and at the same time represent the real interests of the migrants.

When it comes to the social criteria the first thing that should be kept in mind is that accommodation of few hundred thousands of people SHOULD NOT:

- make worse the negative migration trend over the years on the territory of Republic of Serbia
- increase social expenses of urbanization by accommodating mostly refugees in city centers
- encourage illegal housing building, etc.

The real interest of migrants we see, first of all in the following possibilities:

- the fastest permanent accommodation - where regions which provide flexible way of housing can be of special significance.
- employment - in the regions where different resources can encourage private initiative and
- satisfaction of basic social needs (basic educational, cultural and health services).

2. About migrations

From the aspect of demography migrations represent certain movement of population which, as a consequence, has the change of the place of living i.e. Aerial movement of population between different settlements.

Shapes, types and kinds of migrations changed through the history of Yugoslavia. Motives and reasons used to be totally different: political, economic, social, familiar, personal but always objective and subjective.

The character of migrations is a second determination of this phenomenon and they can be temporary and permanent. Temporary migrations are of unstable character and until now those migrations included: emigration, illegal migration and refugees. Permanent migrations represent the movement of population from its place of residence to another one with the intention to settle there permanently. According to the criteria of national territory or state affiliation migrations are external (outside state borders) or internal (inside the country). According to the criteria of self determination migrations can be forceful and voluntary, organized or elemental.

Migrations in this concrete case are equally temporary and permanent, equally forceful and voluntary, equally organized and elemental, equally external and internal.

Concrete consequences of all migration movements are various.

3. About integral approach to the problem of refuge

The United Nations High Commissioner for Refugees (UNHCR) has determined three options as permanent solutions for refugees:

Repatriation

(the most favorable solution)...RETURN TO THE STATE OF ORIGINE

Local integration ...RECEIVING CITIZENSHIP OF THE COUNTRY OF AHILE

Movement ...SETTLING IN THE THIRD COUNTRY

There are no prepared solutions for the situation of refugees, or population in refuge. That is a specific situation characterized, in the first place, by transition from the balanced, standard way of life into the non-balanced, non-standard one with objective insecurity. All of this is happening in a very short period of time or in a very fast way, when fast and timely adaptation to new conditions of life is almost impossible.

The process of adaptation is a lengthy one and requests mutual tolerance and understanding. Further on, adaptation in certain areas should be directed to ease cooperation and work of the newcomers with their own system of behavior (culture, beliefs, customs, system of communication).

Programs and projects of arrangement and building of settlements and objects for refugees must be based on the evaluation of the existing resources for concrete areas. These are serious preconditions which must be respected in order not to allow possible social riots.

The "level" of adaptation in space is a variable value and it depends on the quantity of the objects of basic and additional infrastructure built, and that depends on the possibility of investing in such objects and usefulness of those investments on the given territory. The basic decisive criteria for investments of that kind would be:

- strategic importance of the area
- resource generosity of the area
- available means for investment and
- quality and quantity of the social-professional structure of the citizens.

Based on the above mentioned, the opinion is that identification of problems of refugees and uohton population is the most important input, and from certain aspects, both, relatively and absolutely, a new experience for the urbanists and not only them. Due to the mentioned conclusions and facts regarding the impossibility of determination of all the above mentioned input elements, respecting this approach, the authors carried out the analyses of the available aerial resources of the potential localities on the concrete territory.

4. About aerial resources of Medvedja and Sijarinska banja

Master plans for Medvedja and Sijarinska banja had been completed and adopted in 1995. After their completion, certain locations which, according to their potentials are classified as priority for further urbanization, have been analyzed in details. Among those, two location are especially distinguished – "Jeremic" in Medvedja and "Gornja banja" in Sijarinska banja.

4.1. Location A - "Jeremic"

Located on the main road Leskovac - Pristina, close to the town center, the settlement will be an integral part of the central zone enabling future citizens to use all existing economic and social objects. By its position in the town, the location is convenient for connection to the existing municipal infrastructure, so that organising the new settlement within the surrounding environment is facilitated.

68 new residential buildings have been planned. At this moment on the location there is 1 restaurant, 1 business object and a number of stores and stands of different purpose. Residential buildings are classified in 5 basic types (A - E). Besides buildings intended for special purpose such as restaurant management and trade, there is a possibility for one part of the housing space to be used for different services (especially the space in the ground floor). On the lofts, especially bigger ones, it is possible to build smaller farmsteads for the fulfillment of inhabitants' own needs.

4.2. Location B - "Gornja banja"

Real and objective natural potentials (geotermic, mineral, etc.) on the territory of Sijarinska banja, represent certain comparative advantages which give room for the location in question to be reverted into an attractive settlement. The tourist character of Sijarinska banja is convenient for development of different services (restaurants, business, handicraft etc.). The proposed buildings can be used partially as a private residence or as rooms for various services. Located on the hill, with a beautiful view of the future sports center with a swimming pool and the river Jablanica., the new settlement is well accomodated to the existing residential area.

99 new residential buildings have been planned besides the existing ones. New residential buildings have been classified in 2 basic types (A and D).

5. About organization and propasal for chosen locations

For the proposed spatial organization several requirements are considered whereof the following are the most important: functionality, protection as well as social and economic status of future users. In that respect the following planning parameters have been set depending on actual possibilities:

1. Typification of lots according to their shape and size, so that various types of lots and houses can meet different functional requirements set by users;
2. Organization of land in the most rational way, through individual construction and other possibilities, considering the type of dwelling;
3. Construction of new roads with good accessibility and high-quality infrastructure, as well as their connection to the existing street network in the residential area;
4. Providing good access to the new residential area and every lot, for pedestrians, passengers and commercial vehicles;
5. Obligation to adapt the proposed projects to the existing residential characteristics;
6. Respect of the location's specificity in the geophysical sense (slope of the terrain, orientation, geomechanical limits, etc.)

New housing facilities are divided into 5 basic types (A-E) with the following basic characteristics:

- Type A is a free-standing house of dimensions 8 x 8 m. 15 or 43 houses have been planned on the locations, always on the lots below the roads. Houses are situated on the lots of less dimensions (approx. 400-350 m²);
- Type B is a free-standing house of dimensions 9 x 9 m². 19 units have been planned on the lots of bigger dimensions (550-600 m²).
- Type C is a free-standing house of dimensions 8 x 12 m². Its wider side is facing the street. 7 projects have been planned on specific locations. The area of the lot and yard is between 440-625 m²;
- Type D is a project planned as a divided house due to a relatively narrow lot (12-15 m²). The dimensions of the objects are 8 x 9 m or 16 x 9 m. In Medvedja, 10 buildings of this kind have been planned, or 5 divided houses, and in Sijarinska banja 28 buildings or 56 housing units, on various locations. The average area of a lot is 400-450 m².
- Type E has also been planned as a divided house, but having bigger dimensions. Buildings are of the dimensions 8 x 11 m, or 16 x 11 m as a divided house. The area of the lot is 800 m² on average. 16 projects have been planned or 8 divided houses on various locations.

Considering the slope of the terrain which is relatively similar on the whole area, the access to the houses is to be provided above and below from new and existing roads. The construction of a garage within the house is possible for the locations above the road and this concept has been adopted. The houses situated below the road will not have garages since living rooms have been planned in the ground floor and they are open towards the yard. For these houses there will be a possibility of constructing business premises on the first floor.

As far as the number of floors are concerned, these houses will have a ground floor and first floor, with the possibility to add one floor or an attic as well as the combination of the two. Therefore the number of floors should not be higher than ground floor+first floor+second floor or ground floor+first floor - attic.

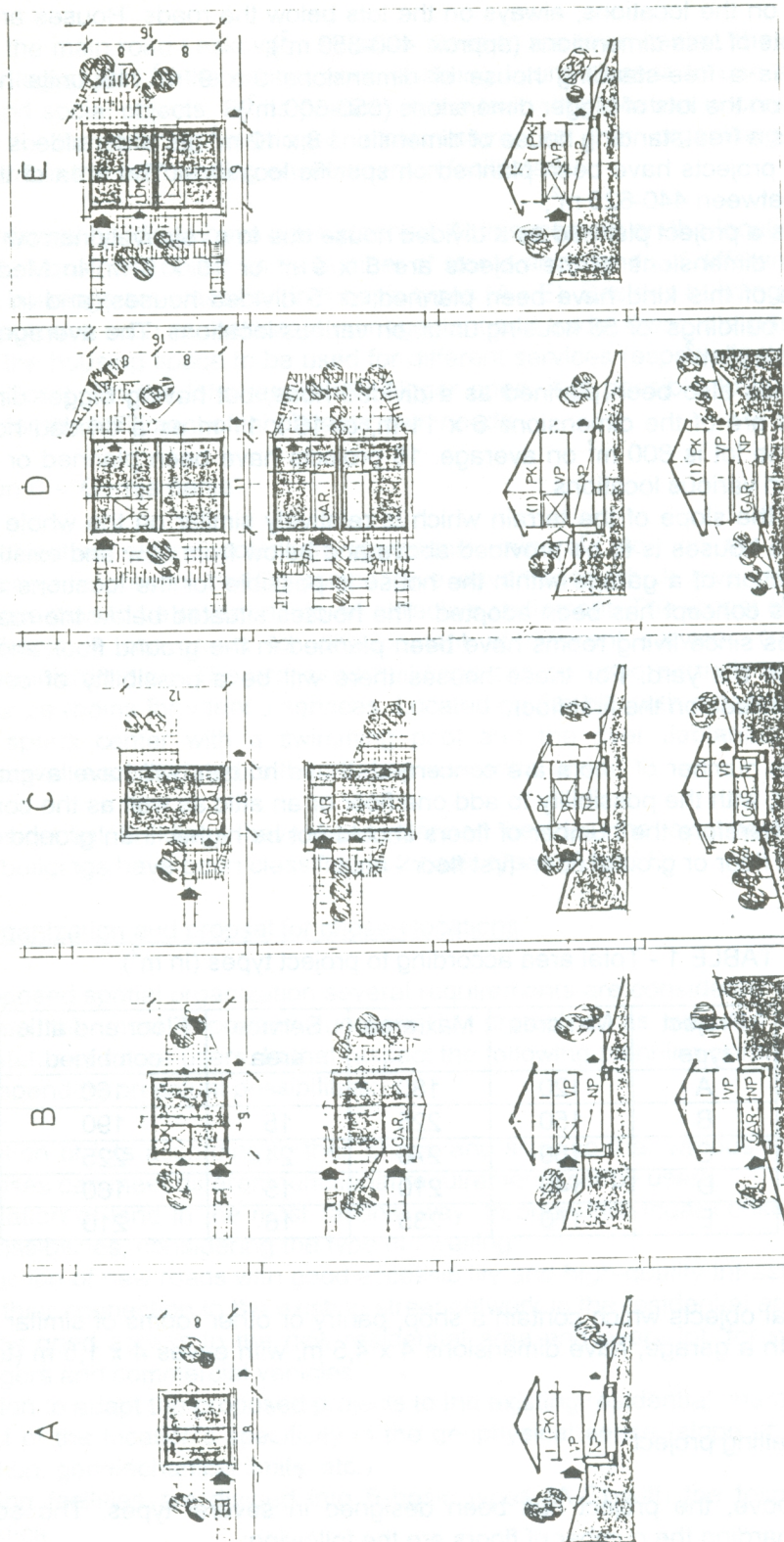
TABLE 1 - Total area according to project types (in m²)

Project type	Min.area	Max.area	Service area	Floor and attic combined
A	120	180	-	160
B	150	225	15	190
C	180	270	24	225
D	140	210	15	180
E	170	235	18	210

The additional objects which contain a shop, pantry or other rooms of similar purpose, in houses with a garage, have dimensions 4 x 4,5 m, with eaves 4 x 1,5 m (total 4 x 6 m) or 24 m².

5.1. Main dwelling project

As stated above, the project has been designed in several types. The acceptable variations regarding the number of floors are the following:



- ground floor + first floor;
- ground floor + first floor + second floor
- ground floor + first floor + attic (75% of the floor base)
- ground floor + first floor + second floor + attic (combined).

The cellar is partly constructed under the ground floor, and it is obligatory due to functional and constructional reasons. The houses have gable roof construction, (for attics also), made of wood, standards (depending on the choice of attic or a simple garret), in slope 1:1,5. It is recommended that the street should have rows of trees or hedges.

5.2. Implementation of measures for environmental protection

When constructing the future residential buildings, on any location, two groups of impacts on the environment should be taken into account and adequate protective measures should be implemented.

The first group concerns the impacts coming from the surrounding where is obligatory to implement legal, technological, economic measures as well as those concerning urban planning and physical planning. Those measures are contained in the master plans for all existing projects.

As far as prevention of negative effects that new projects may have on the environment as well as providing hygienic conditions within the projects, it is obligatory to do the following: To construct the sewage system before the construction of buildings. To plant yards and construct street corridors. To clean streets and dispose garbage in containers.

6. What to do next?

In the further organization and planning of these locations, two important directions stand ahead:

- Revitalization and urban regulation of the existing settlement, which presupposes the removal of existing buildings of low quality, reconstruction of some existing buildings as well as interpolation of new building projects with different contents.
- Proposing new land use on the locations which means designing for new residential and non-residential buildings.

The mentioned possible directions of further action in this area were the basis of studies that facilitated the procedure of planning and implementation of programs for permanent dwellings and better overall conditions for the adaptation of refugees.

References:

1. Master Plan of Sijarinska banja, Yugoslav Institute for Urban Planning and Housing, Belgrade, 1995.
2. Master Plan of Medvedja, Yugoslav Institute for Urban Planning and Housing, Belgrade, 1995.
3. Conditions for space organization on the location "Jeremic", Yugoslav Institute for Urban Planning and Housing, Belgrade.