

The consideration of high-rise building role in utilization of urban open space (Case study: region 1 of Tehran metropolitan)

Salman Hasanvand, Mohammad Reza Bemaniyan,
Mohammad aminkhojastehghamari

Department of Art and Architecture, Science and Research branch, Islamic Azad University, Tehran, Iran

Professor Department of Art and Architecture, Tarbiyat Modares University, Tehran, Iran

Department of architecture, college of architecture, Tabriz branch-Basmenj Center, Islamic Azad university, Basmenj, Iran

Abstract: - The late twentieth century experienced an unprecedented demographic shift. The world population more than doubled in the last 40 years. An immediate solution an addressing population growth problem in cities is supporting high-density buildings. Iran such other countries turned to high-rise buildings for saving expensive earth; but it has not experience in this field as the owners of high-tech industry over the time passed. Tall buildings playing as important index in compared with other component of structure spatial -physical of cities in shaping and improving the visual quality of spaces.

Urban space is as group and social public space take influence of tall buildings. The relation between tall building and urban space the main goal is to improve and betterment of space quality. This connectivity must be way that not only prevent of creation the negative effects in urban space but also caused of space enhance and promote. the purpose of this study to considerate of role high-rise building in utilization of urban open space and analysis of its effects in creation the urban open space appropriate with tall buildings. Methodology of this research is descriptive-analytical that hence considers identification of the district and analysis the state of high-rise building and current open space of the district, and after than identification of strengths and weakness by SWOT technique and facilities and dilemmas of the case study district considered to provide useful guidelines for improve of high-rise building with respect key element of open space.

Generally, it may be said that to achieve main goal that is improving urban open space, require considering rational and systematic manner inward location of tall buildings construction and height so that is not caused the aesthetic and visual quality of the area and to create the ideal form of urban image.

Key words: - *high-rise building, building density, urban open space, SWOT technique, Shemiranat*

I. INTRODUCTION

During the second half of the eighteenth century, based on technical, economic, social and industrial changes which occurred by industrial revolution, it's caused developments led to the creation of new towns and cities were expanding rapidly with the increase over the population size of cities, merging of contemporary urbanism in the nineteenth century. It passes more of one century from the high rise residential and commercial buildings (including towers, high rises and skyscrapers). In the beginning, these structures were recognized as a sign of community's technological and technical progress. The introduction of modern methods advanced design and architecture, the use of new and advanced materials, emerging technologies, new facilities such as central air conditioning systems, fire fighting, garbage disposal, pumping water to the upper floors, elevators, and even introduces new patterns of life this modern urban architecture, including some that were not being provided for each tall building could be considered as part of the construction industry. Thus were the first high rises and skyscrapers, in advanced industrial societies - particularly the United States of America - which have tall proudly.

High-rise building is a phenomenon in the world that have registered his face at the late 19th and early 20th centuries and first manufacturing steps were taken in Chicago skyscrapers from around 1880 to 1900 (Daneshpur, 2010, 38-29). Thought of high-rise building and construction of towers during his life has been analyzed and criticized from vision experts on economic issues, social and physical. (Daneshpur,2010, 38-29). Tall building from the early stages of design to the final stages of construction and implementation requires to detailed work and efforts on issues such as excessive use of latest technology and modern, responsive structures built environment, urban and considering the perspective and image in field of urban texture and also into masonry and respecting to use rate of energy, refutes current buildings and welfare of its residents will be very important issues in the current era. In addition, and perhaps its head (tall building) administration issues of megalopolis on high-rise buildings and office management also other issues that should be considered. We hope that effort to improve by valuing all the beauty and positive characteristics and increased density of high-rise building inward improvement of disorders having desirable open space.

1.1. Problem

The second half of the nineteenth century, beginning with the vertical growth of buildings (tall building) has been associated with the West. Since nineteenth century to now, the high-rise building phenomenon has registered his face as one of the dominant figures in the world of architecture and urbanism. High-rise building during his lifetime, although by some scholars, experts have always been on social issues, economic ... and urbanism have been criticized and on application it have viewed with doubt, but it enable always according to its application requirements, has registered successfully demonstrated his continued presence and has increased on activity field and his expansion. In during 1/5 century of tall buildings was common in cities expanded, the tall building as an important and problematic phenomenon has been discussed. On the one hand, this phenomenon could be many issues such as lack of urban land, housing shortages and ... answer, but the other problems and inadequacies of their creator. Western countries are trying to take advantage of the benefits of tall building and control problems caused by laws and regulations applicable to the operation and effect to bring it under control. However, these regulations have been greatly expanded and continued the tall building in the areas of physical adverse effects of environmental, social ... stop and make optimum utilization of the benefits of it.

Proper implementation high-rise buildings, causing an increased level of open space, prevent the horizontal development of urban landscape (horizontal growth has been and it provide from security dimension background social unrest and unstable and atrocious) to resolve the housing problem, reducing trips into the city, reduce urban traffic and the resulting energy savings and further increase the beauty the image of the city and urban body and also create favorable and attractive environment for residents, as result, it will continue the sustainability of the environmental.

Overall, the present study is the first to explore role of high-rise building to improvement of urban open space and then examine the bottlenecks and opportunities in the area and finally has been paid on the analysis of the existing strengths to provide useful guidelines to improve the urban open space and providing positive space with consideration of construction rules.

1.2. Methodology

Methodology is descriptive-analytical that hence considers identification of the district and analysis the condition of high-rise building and urban image of the district, and after than identification of strengths and weakness by SWOT technique and facilities and dilemmas of the case study district considered to provide useful guidelines for improve the having suitable open space respect to location of high-rise building.

II. LITERATURE

In general the literature can be said as regards the argument that the tall building in the world in recent decades as one of the key issues in building cities, especially cities have long been and in our country in three decades, the main building has been a key element in increasing building density that we observed the growth this phenomenon which metropolitan Tehran despite Tehran's classes for about two decades ago, the average class has been but today, especially in the area of Tehran, this phenomenon is growing upward. Hence, a number of different issues, tall building is made of various aspects of this issue is not so much of that research is also related to the early '90s and earlier it's unfortunately, this urban landscape and urban open space of the main issues highlighted in the tall building are interconnected with a special case has been found; In this paper, the interdisciplinary nature of modern research and new and so far this is not the case study in a particular place.

2.1. Tall building

When talking about tall buildings, it may be assumed that people have similar attitudes about it, but this is not true. There is no unique approach in this respect not only among the public but also among expert. The following different approaches about tall buildings are:

- According to the regulations of Danish, German and some other European countries, The 72ft. (21.6m = 8 stories buildings), having fire-fighting equipment, are known as tall buildings, Ref.
- Definitions represented by the U.S. Council on tall buildings and urban settlement refers to tall buildings as these in which the height, influences the planning, construction and spaces application aspects of the building considerably without specifying the number of storages, Ref.
- The national land planning committee in Switzerland refers to tall buildings, those buildings which are considerably higher than their adjacent buildings. This definition might seem logical but is not useful for applied research because in an urban texture with four densities (1story), 4 and 5 stories buildings are assumed as tall buildings.
- Urban planners and designers in Iran, refer to tall buildings as those with more than 10 stories. Although this measure is not taken valid by economic, engineering and technical studies, but it is an attempt towards defining tall buildings. This definition is accompanied by a supplementary phrase, adding that the main feature of a tall building is that full design of one of its faces reveals total number of stories. In other words, an exhibition, factory and any other high-rise building is not covered by this definition.

Definition of tall buildings in the world is very different, so that in some cities, such as 40 -story buildings in America are known as short buildings. (Dept, 1999) or even in some UK cities such as London high-rise buildings have different definitions based on location. For example it has considered elevation 75 meters for London city and 30 meters on other locations such as peripheral area.

Ada Luis Hakstebel tall building is defined as:

" Skyscrapers of the twentieth century are simultaneously ... skyscrapers is fantastic instruments that make up the boundaries of normal human longing swept across the sky , strange phenomenon is present century architecture , tall buildings embody the best and worst of our era ... Skyscraper this is the place where art and city come together . "

Fire equipment at facilities is in many European countries and Scandinavia height of 22 to 25 meters. (Figure1). Table 1 shows the minimum height of the tallest buildings in such countries.

(Table 1)Tall building height minimum

country	Height(meters)
Austria	25
Belgian	25
Denmark	22
Germany	22
Finland	28
Netherlands	13
Norway	22
Sweden	23
Switzerland	22
England	24

There is important topic that tall buildings define in developed countries. It is concern which is not defining this type of buildings according height but it based on the height of qualitative variables. Tall Building is a relative concept that, in addition of height, must be pay attention to other things. For this reason, the definition of tall buildings in regarding with urban issues can be a combination of qualitative and quantitative variables.

2.2. Density

One of the major problems faced by many people living in the city's congestion problem. We hear every day, many times density keyword but we don't know its true meaning, which is used in architecture and urbanism. After hearing the density word in the sense that everyone thinks in his mind, is the accumulation and compaction. As a measure of density, position and extensive urban planning decisions.

Definition and classification of application types deal with directly dependent on application and target. In general, some experts believe that three different species can be interpreted as the density of related studies offered:

- 1 – Density should be interpreted merely as a number, or the number of exist residential units on site.
- 2 – Density must be interpreted as an indicator and different rate and cultural gap between rich and poor classes as a barrier that prevents social mobility disadvantaged within society.
- 3 – Density should be interpreted of view national indifference, lack of attention to an important issue (lack of national policies on urban growth and population distribution (Azizi, 21:2004).

2.3. Building density (coefficient of Infrastructure)

In the urbanism literature, floor area ratio of all floors divided to total land area say be building density. (Sampyer; 16:2012).

2.4. Floor area ratio

When we say occupancy area, indeed meaning permitted floor area ratio level of for construction with regard to area of divided total lot. Based on the present index by dividing the total area occupied proportion to area of divided total. For example, when floor area ratio is 60% occupied for a plot of 400 square meters, this means that is 60% of the area 400 square meters (240 meters), the Construction and construction. Occupies a floor area ratio in model construction in urban infrastructure has a direct impact on per capita. But if you make more than one class of common patterns, the impact of the occupation on the basis of the offered rate will be decreased. At present, the most commonly used factor occupancy level is 60% in urban projects. However, some areas may decrease the occupancy rate to 50 or 40 %. The index is particularly important in the field of urban design and more attention to urban design.

2.5. Land use Intensity

To the construction and population density, use from better indicator as land- use intensity. This indicator control measures the rate of development and construction simultaneously and population density or residential population. In other words, land use intensity, controls the simultaneous number of housing units and residential area level. In addition, it determine the minimum amount of parking, open space and residential space requirement. Basically, land use intensity index, the floor area ratio divided to total area of Earth. It is Numerical scale to measure the land use intensity exponentially. As land use intensity, equal with building density, 2.5 % to reaches 2%, building density would be 5%. And whenever land use intensity to be 3%, Building density is equal 2 and reaches 10%.

2.6. Urban open space

Urban open space, and crystallization of the collective life of their citizens, and shall be responsive to the needs and social life of their community. In these spaces people are face to face with each other in social encounters. Image of the citizens of these spaces and their scale is such that the spatial diversity and the full event expect. Audience, these spaces range of social classes, age groups and the like form. Outdoor urban spatial context of social interactions people have since long. Although quantitative and qualitative characteristics of urban open space has changed over time due to several different factors, but consistently citizens and other users of such spaces were required. Today, despite the widespread phenomena of modern communication media such as satellite TV and the Internet, the use of urban open space, not only did not lose its importance but after some time, little attention has re-opened its actual position is considered. Required to attend a face to face relationship with other citizens and urban areas derived from the psychological characteristics of human beings, Such as the need for conscious communication and interaction with the built environment, the need to express and communicate ideas and opinions presented in the context of the complex biological and psychological need to create a center of species. Urban outdoor space refers to all of its citizens to freely enjoy and be in touch with each other.

2.7. Open space

It is part of the city that was surrounded and readability, aesthetic quality, urban landscape and its performance has led the outdoor areas of the city as an urban space to be read. Building up the relationship between urban space and the main objective, to improve the quality of the environment. This relationship should be such that not only creates a negative impact on the urban space must be avoided, but also the tallest structure will strengthen and enhance the space.

The urban space as the space for social life of the people is influenced by the existence of tall buildings. Many experts emphasize on three main characteristics of the urban space, as follows:

- The space being confined.
- The aesthetic quality of the space.
- Social functions and activities being executed in that space.

The overall situation analysis of skeletal and spatial organization

Descriptive methods of analysis based on the decomposition of elements and components relationships and the reasons they are relying on the quality of the environment arises. In line with this aim, bone area and the constituent elements of " identity and justified " and " cohesion" has been assessed and the overall analysis of all these factors come into operation in the area.

III. STUDIED AREA

Tehran Municipality 1 region 3604.894 acres has considered northernmost point which its border of northern matches on Tehran northern border (line elevation of 1800 m). This area has limited from south area to Sadr, Modares, Chamran and Babaei highways, from east to Lashkarak Road and Ghuchak forest park, and from West to Darakeh River.

Tehran Municipality 1 region is consisting of 10 districts and 26 neighborhoods. It has been encompass area of 45KM without its legal border, which including the privacy policy area of approximately 210 and a population of about 445,449 people. The population of the study area has taken approximately 47397 people which including about 6215174 km.

3.1. Cohesion and continuous

- Bahonar Street As the creator of cohesion and coherence of scattered collections and other elements in only main ax of east-west has been unit role.
- Darban ax, between Asr and Shariati Avenue, Elahieh north, Velenjak, have more open space and the openness of space and a sense of openness and good condition are more valuable , and often dissimilar elements of harmony and gradually promoted and thus the sense of continuity and coherence in this context is maintained
- Elahieh, between the Evin old quarter and the Evin, Chamran Highway northern limit, Velenjak river East, old neighborhood Darabad Western Range, north of Modares highway between Valiasr and Tabnak streets: presence in the context of high rise buildings and monuments sudden juxtaposition of dissimilar heights and volume resulting in massive disruption, has caused confusion and lack of cohesion in these areas textured.
- Ancient tissues such as the Qeitarieh, Jafarabad, Tajrish, Darban, Baghe shater, Velenjak, Evin - Darake cores of ancient and historic: Old and worn textures of the garden alleys, passages, seem to cohere .

3.2. Tall building impact on the physical transformations

A large part of the pattern area has the status of a non- uniform texture and variety. New developments are also due to being fresh and different, especially in the eastern and western limits of the open area is somewhat different. Affect of this development on urban patterns and neighborhood units that are sometimes desirable, but most of these resolutions are often necessary when renovations are subject to change and transformation. Often associated with new development, large-scale, scale, location and size of the building site and surrounding tissue without undergraduate studies are conducted.

that are inherent in the development and design of new buildings , often in balance and harmony with no scale has been good .city , buildings, and other elements of the urban form of the face is no coordination .

3.3. Examples of high-rise buildings in the elected limits:

- Sudden change in body-centered Iranian Revolutionary Guards, resulting in high visibility buildings housing construction often undermines the quality of the visual environment, such as the Sky Tower are visible from long distances, as the sign at the neighborhood level are recommended.

Below are examples of high-rise buildings in the area and they will be analyzed: abrupt change in altitude buildings Zaferanieh and Elahieh body axis and thus visibility hull construction , which often undermines the quality of the visual environment , such as the Sky Tower are visible from long distances , as a sign at the neighborhood level are recommended.

Body building heights around Ghods and Shariati create confinement some parts of the body. Erosion and contamination of building facades and signs of multiple business units with different shapes and sizes and sometimes inconsistent views of the visual quality is factors that demolish environmental.

Chamran as a rim surrounding tissue in different parts of the visual diversity is important.

Chamran surrounding tissue is as part of an edge of visual diversity important. Different styles and architectural patterns dents and bumps in facades total land position in the construction sector, building height difference, behind walls topped Sadr body unknown without a face and without undesirable visual identity have been created.

Dividing and defining space and thus strengthen the sense of place and confinement axis, see the natural landscapes and steep, land slow meander and building's facade that are also a variety of Screw as a unified body, enjoy the coordination of relatively good-based and added identify and Readability Pesian St. Moghadasi Ardebili Street as the street that the natural slope of the specific topographic conditions, with bodies is undesirable.

In some parts of the canyon street protests against the construction of identity -based natural environment and reduces its structural identity. In fact, the size and height of buildings as a barrier that has blocked the view of the landscape and the building height and materials, and colors are a factor that undermines the quality of the visual axis.

closing vision of the neighborhood landscape for illegal construction Zafaranieh the variation in height, size , facade materials and architectural pattern and the remaining part of the body axis are entitled to have some hill, and the natural soil ruins and reduces wear on the center of the visual identity .

Body Velenjak Street on the west side Zafaranieh due to placement in one of the neighborhoods have a relatively new area of visual quality is fairly good. Height, style and shape of the openings and dents and bumps, colors and materials of the building facade street housing a large variety of instruments, but this variation is due to the relatively good visual quality and visual and spatial structures, causing confusion is not. See the natural scenery along the street, another factor is the identity.

Block the view of landscape heterogeneity and unfinished construction and housing by not viewing Velenjak South Street in this part reduces the visual quality of the street.

Axis Parkway - Zafaranieh one of the axes of identity that are of historical significance and structural Tajrish of the shaft near the openness of space and increase green space and reduce congestion is a Ghanaian business units. However, due to the high antiquity of the buildings , pollution and exhaustion , their facades and structures , as well as a variety of commercial signs in color , size and ... Also seen .

Body business units adjacent to each other, in part, unfortunately Valiasr creates space integrated pollution such as air duct removal and painting of facades and extensions in different colors so detract from the integrity.

There inappropriate residential complexes, tall and bulky and lacks human scale blocking the view of the landscape is in conflict with the other bodies.

3.4. Analysis of the positive effects of high-rise buildings on utilization of desirable open space in the study area

Because of distributed construction of tall buildings in the region we are observe the loss of continuity and open space are concentrated in the north Shemiranat and the its central part does not have reasonable open space and favorable. The trending of high-rise building in the area has been mostly in the northern area in form of the garden. The present of most important natural corridors (valleys) with a trend to increase has led to utilization of existing corridors of tourism. The present of the natural, historical and cultural elements as urban landmarks and focal points absorbent have followed cross-regional focus and physical elements as the identity of the region. In the study area there are strengths in the area of open land for green space development, the public and semi-public green spaces as parks or government agencies, hospitals, embassies, enabling the reconstruction and development spaces. Take advantage of the terrain and the Lobby area and open spaces for optimal visibility, streets, alleys, gardens and open spaces as part of the identity element. Alborz Mountains and foothill elevations, and palaces, palace yard and a large blank area. Accounted for the vast moorland in the West area of open space and green spaces that provide good views of the surrounding elements is possible.

The tower in the area, mostly in the northern area of the garden. The most important natural corridors (valleys) with a trend has led to increased utilization of existing corridors and tourism. Elements of the natural, historical and cultural city as landmarks and focal points absorbent cross- regional focus and physical elements as the identity of the region have followed. In the study area there are strengths in the area of open land for green space development, the public and semi-public green spaces as parks or government agencies, hospitals, embassies, enabling the reconstruction and development spaces.

Take advantage of the terrain and the Lobby area and open spaces for optimal visibility, streets, alleys, gardens and open spaces as part of the identity element id. Alborz Mountains and foothill elevations, and palaces, palace yard and a large blank area.

Accounted for the vast moorland in the West area of open space and green spaces that provide good views of the surrounding elements is possible.

IV. SWOT

SWOT analysis is one of the effective ways to identify and know the capabilities and limitations is contained in the region that respect to application in the analysis and conclusions of the study area weaknesses and strengths, it can be identified and a reasonable balance in terms of regional integration can create opportunities and possibilities that it has the potential to be viewed as an advantage, and the pitfalls and dangers that may threaten the future of the region in an effort to identify and solve problems and finally, to create a new route and provide useful and fruitful strategies to improve and grow the region.

4.1. Region analysis with application SWOT technique

4.1.1. Strengthen

- Take advantage of bare land required for construction applications.
- There are open spaces in order to aid when accrue catastrophe in western and eastern parts of the region.
- Green belt plan of the region.
- There are hills and valleys and landscape and visual corridors in the region.
- High interest rates on green space and landscaping.
- Streets, alleys, gardens and open spaces as part of regional identity and the recognition.
- establishing of renovation company of region with the goal of organizing ancient tissue.
- Diversity and variety in terms of color, shape and other features of the new buildings with the surrounding environment.
- There are large structures (cooperatives) in a semi-natural upland destroying mountains blocking the view of the natural elements.
- Create buildings to large complexes in large sites without considering the effects of a wide range of physical-space.
- Disability and aging issues of vagueness physical axes.
- Reduce the rate of inflation, due to the development of masonry in within street.

4.1.2. Weaknesses

- Incompatibility between vast military lands with other urban land uses adjacent.
- Not defined urban edge and discontinuity of bodies and walls.
- Lack of proper distribution of urban open and green space.
- Not recorded many outstanding monuments, natural, historical and cultural and ambiguity about their privacy.
- Lack of a comprehensive plan for open and green space.
- Occlusion and visual corridors blocked due to inappropriate localization tall buildings.
- Deviating from the proposed master plan and detailed rules about building density.
- Lack of supervising the implementation of laws and regulations.
- Poor legibility and identity in new developments.
- Lack of coordination and visual connection between the old and new buildings.
- Obstruction or narrowing of visual corridors due to improper positioning Buildings
- There is a high density residential and compressed texture worn in the historic core of the area.
- Illegal Demolition and renovation in parts of the region
- Tall building in the wrong places for the topography, access and public service

4.1.3. Opportunities

- Ability to convert military barracks land to public land area required.
- Supporting of mountain, river and gardens which are supported by public bodies.
- Assignment problems of urban green open space to the private sector.
- Willingness to invest in the area because there are economic advantages.
- Promotion of Public Participation
- Use of high quality materials in construction zone.
- The Alborz mountain and foothill elevations as the main aspects of Tehran metropolitan.
- Ability to design and organize recreational areas in the region as a center of recreation and the collective memory of the inhabitants of Tehran metropolitan.
- The desire to repair worn tissues with respect to profitability and economic benefits.
- Ability to earn legitimacy of the tall building demolition and modernization in the region.

4.1.4. Threats

- Construction without permits and coordination with the municipality of region from, the institutions, organizations, and... the north lands of the region.
- Destruction of gardens and urban change land use in green spaces.
- Lack of appropriate laws and regulations and lack of enforcement of these rules to ensure the protection of the environment.
- Tall building in the wrong places for the topography, access and public service.
- Indiscriminate construction and urban development rules.
- Inconsistencies in the regulations Picks.
- Loss of cultural and historical sites of the lack of maintenance.
- Construction of residential units in the privacy of faults and watercourse.
- Creation of economic rents due to the sale of land and housing markets and foster concentration and profitability intermediation promotion in this sector.

V. CONCLUSIONS

Urban background check in big cities such as Tehran, which is now more than 60% of the housing, is worn out tissues, indicating the benefit senior policy-making to improve the conditions of dense. Besides providing these cases, the need to improve the quality of life, enabling the improvement of open spaces and communication channels is provided in the areas covered and In addition has effected to the overall situation improvement of the city by helping complement of communication chain within the city and creation of suitable space for the expansion of the urban services.

One of the key items on the tall building, and most importantly, is considered open space. To identification and provision of services in these kind of buildings should be designed and arranged open spaces in the neighborhood that lead to sustainable communities. Strengthen and establishment of appropriate view corridors landscape should be strengthened and the body of such buildings and making space is a key issue, in fact we need to create a harmony between tall buildings and urban open space. If we intend to pose one of the advantage of tall buildings, it is creation of open space which carry out with respecting to vertical construction for creating open and green space for neighborhood residents. On constructions of tall buildings in the neighborhood must be neighborhood organization, according to the old tissue that remains. The pedestrian network should expand green space in the tissue and surrounding neighborhoods. The wedge space should be given to human scale. Recent debate about open space, building and strengthening the visibility and connectivity corridors and other open spaces in the neighborhood, there are a variety of ways.

These spaces are typically filled with a vision of soft and hard sharpen those elements that contributed to the creation of public spaces. According to what was said in order to provide design and planning of public spaces and opportunities providing situation and occasion for urban and social contributions is essential that today should be an urban focus of attention the urban custodians.

Due to the possibilities and limitations that exist in the area to be open space goals and strategies for optimal productivity with the following rules of construction stated:

5.1. Suggested strategies

- Parts of the neighborhood are great potentials that do not exist in the city, planning to add density to allocate places that have such potential.
- Increased building density only in urban land provision and standards is confirmed.
- How to establish high-rise on urban space from urban proportional view image and perspective must be distributed.
- Tall buildings to be constructed due annihilating of location spatial hierarchical.
- In relation design of public and semi-public this such as buildings with aim to prevention of the congestion, noise and noise pollution, should be done need measures.
- In relating with architectural design of tall building components should be avoided of similar components elements high frequency.
- In terms of both aesthetic and functional aspects (impact on surrounding tissue) than narrow and tall buildings are preferred types of bulking up.
- The establishment of high-rise was not suitable on historic texture, because it cause that be decrease texture value and its historic landmarks.
- Urban areas are not only surrounded by tall buildings, but these buildings are better buildings in the scale of being human.

- How establishment of high-rise to due creation of shadows on buildings and adjacent spaces to help with the environmental regulations should be accurate.
- To determine the critical wind speed up body tissues and deal with them, we can create undesirable speeds in urban areas and passageways prevented. These points can also intensify wind flow can be exploited to eliminate air pollution.

REFERENCE

- [1] Aregger, H. and Glaus, Q (1975), *"Highrise Building and Urban Design"*, Fredrick, A., Praeger, New York Press.
- [2] Azizi, M. M. (2005), *"density in Urban Planning (Principles and Criteria for Density Determination)"*, Tehran University Press, Tehran.
- [3] Bemanian, M.R. (2002) *"tall buildings and city's (cultural and social impact analysis of tall buildings on big cities)"* published in the city.
- [4] CTBUH (1995) *"Council on Tall Building and Urban Habitat"*, Architecture of Tall Buildings, McGraw- Hill, USA.
- [5] Daneshpur, A. and Mahdavi- Nia, M. (2010), *" Environmental Psychology Status about tall buildings and sustainable architecture approach "*, Journal of identity, Third Year, No. 5, Autumn and Winter, 2010, 38-29.
- [6] Hashemzadeh, M. (1996) *"neighborhood and street "*, Journal of the Abadi, fifth year, Seventeenth No, summer 1996.
- [7] Ministry of Housing and Urban Development, (2008), *"Strategic- Structural Plan document Urban Development of Tehran "*, Iran's Ministry of Housing and Urban Development.Iran.
- [8] Schuler, Wolfgang, (1990), *"Fundamental issues of high-rise building"* Iranian Architectural and Urban Planning Studies and Research Center.
- [9] Talebi, Zhaleh, (2005), *"Architectural Design Guide of Residential Tall Buildings "*, Building and Housing Research Center.