
Planning Non-urban Settlements — The Method and Elements of the Method for Designing Renewal Plans

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Source: *Urbani Izziv*, December 1997, No. 32/33, Orodja podobe / The Instruments of Image (December 1997), pp. 134-141

Published by: Urbanistični inštitut Republike Slovenije

Stable URL: <https://www.jstor.org/stable/44180630>

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Verwey has drawn of the Randstad as one metropolis gives a more realistic image.

The new concepts on this level aim at a more ambivalent approach to city, landscape and nature than the official concepts that still dominate planning policy., as for example:

- a more traditional, morfological approach: Prinsenland, a new housing district of Rotterdam;
- a symbolical, metaphorical approach of Ashok Bhalotra;
- an ecological, landscape architectural approach: studies of urbanists and landscape architects of so called city-landscapes or urban-landscapes;
- a more market oriented approach of some younger urbanists, in which the traditional approach of Prinsenland is radicalized, but with an implied reference to an older tradition, namely that of Unwins *Townplanning in Practice*.

In this last proposal the landscape is accepted as it is, but every lot is analyzed for its potentials for urbanization. A framework is developed that gives places to urban facilities. This plan intends to overcome the arisen dilemma's of a more market oriented planning policy.

It is a remarkable fact that many younger architects and urbanists get commissions by planning agencies on different governmental levels to develop alternatives for the official concepts. The quest for new concepts is translated as a quest for new talents. The danger of this quest for *new, new, new* is, that sometimes brilliant but often mono-dimensional ideas are introduced as answers to complicated, multi-dimensional problems.

Therefore the most important question is, whether the new concepts will land, in the fysical as well as in the institutional landscape.

5. Professional Practice and Training

What are the consequences of this changed planning situation for the profession and the training of new professionals? At this moment several proposals are made to encounter the challenges in planning practice.

A strong need is felt for a centre, an institution, a platform on which the ongoing and very intense debate on new concepts can 'land' – an institution of the profession itself, that can deal with the actual questions in the field of planning from a more autonomous position. In the last decade we can observe a growing gap between official planning policy and the debate in broader professional circles. Paradoxically this seems the result of the growing political character of planning. As a consequence, parts of the professional debate are placed outside the politically controlled planning agencies. It is obvious that sometimes this gives the professional debate a rather 'free wheeling' character. The proposed institution is aimed at filling the gap between official planning policy and the professional and public debate on new approaches and concepts.

The second proposal is concerned with the training of urbanists and town planners. What is lacking in our actual knowledge, is knowledge about the processes of ongoing urbanization and the different forms those processes take. We need a new type of planner or urbanist to bridge the gap between politically formulated programs and the urban

projects. This new species of spatial planner combines knowledge of processes of ongoing urbanization and the impact of infrastructure with the ability to design new ambiguous forms of the urbanizing landscape.

The discussion on the profession tends towards the strengthening of boundaries between the specific professions of planners, architects, engineers and landscape architects. The challenge is however to open these boundaries and to develop a curriculum that will enable members of different planning professions to develop into this new kind of urbanist.

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Pictures

Figure 1: Urban landscape project for the South flank of the Randstad

(architects: Paul Achterberg, Jaap van der Bout, Roy Bijhouwer, Stefan Gall)

Figure 2: Market oriented project for the area between the Hague and Rotterdam

(architects: Edzi Bindels, Ruurd Gietema, Henk Hartzema)

Figure 3: Metaphorical project 'City fruit full'

(architect: Ashok Bhalotra)

Figure 4: Morphological project Prinsenland, new residential area in Rotterdam

(architect: Frits Palmboom, town planner, Mecanoo architects)

Alenka Fikfak

Planning Non-urban Settlements – The Method and Elements of the Method for Designing Renewal Plans

In the novel The Man Without Peculiarities (1961) Robert Musil differentiates between the sense of reality and the sense of possibility. He defines the sense for possibility as "possibility to think, how anything could 'easily' exist and refrain from pondering about what already exists". One who can perceive possible truths, Musil continues, has "at least according to ones followers ... a truly divine, passionate, sublime, constructive will ... who doesn't fear reality, quite the contrary, it is recognised as a mission and an invention ... Since ones ideas are nothing more than unborn reality, one nevertheless has a sense for reality; it is however a sense of possible reality ..."

U. Beck and E. Beck Gernsheim (1996)

1. Introduction

Numerous and varied basic research about the rural environment corresponds with growing interest for the countryside. In all of them development, creation of possible strategies and design guidelines are elaborated. However, definitions on professional view points concerning the management of real examples of settlements are insufficient. By promoting poorly defined professional view points problems, in evaluation and practical examples of managing non-urban settlements, are repeatedly encountered. The article deals with a more integrated description of possible effects on the procedure and realisation of a renewal plan for non-urban settlements.

The method is defined by four steps, which are directly influenced by factors involved in the process of reshaping a given space. Because a renewal plan is in fact (in practice) also executed, it is, in the process of formulating a model or solution, subject to the prevailing planning theory or, on the higher level, to the physical development policy (the local plan).

The method of designing a renewal plan depends on numerous factors (players), that influence particular steps in the process. Constant checking during particular steps is therefore essential (simultaneously by inductive or deductive methods), on the level of the inhabitants and users included in the process of creation or execution of such a plan.

The role played by inhabitants of a settlements is most important. They should be the actor *initiating change*, that emerges from their wishes and interests for change of their settlement or for the development of new structures, understood as improvements in quality of life.

1.1 The subject

Technological advances and innovations that happened in the 20th century facilitated changing the countryside and rural settlements into structures, in which the urban way of life often prevails. The countryside is largely urbanised, a result of highway and railroad systems, allowing faster accessibility to work places, even from distant rural areas. *Communications are leading to the definite decline of the village as a closed microcosmos.*

And today, in the post-industrial World of the information society, where computers, the fastest communication system, will soon dominate? Quick access to information and speed of response are gaining in importance and work places are not physically defined anymore. Will these changes finally level living conditions, after all living in a city, the centre of information and activity, will not be advantageous?

1.2 The new 'urban' rurality

The variety of the rural environment and patterns of non-urban settlements are a consequence of natural conditions, variety and particularity of a place, with which the organisation of a settlement and pertaining production were dealt with from a subordinate position. Man tackled nature, used its resources for survival, affected it, changed it, ... agricultural production and the way of life were the basis for direct engagement and exploitation of nature. Changes in the pro-

duction system, today based on mixing and complementing agrarian with non-agrarian functions, influenced changes in previous settlement patterns by introducing new shapes. The place and its natural surroundings offer an individual different modes of satisfaction, which are no longer tied only to work and survival: belonging to a pleasant *ambiance*, relaxation, distance from noise, speed and competition, all occurring in cities, confirmation of individuality ...

The human, as an individual, operates in the contemporary world on two levels: in a settlement, where his day to day existence and employment happen and at the same time by influencing global events. Metaphorically speaking, this means that one communicates with a settlement (location is unimportant: town or village?) and the World simultaneously. New technologies permit usage of all spatial advantages: living in a natural environment with sincere human relationships and working in a highly developed technological society. This is the answer to the complexities of the modern world: *New urban rurality*.

The debate is therefore about a new spatial dimension: urban space is not an antithesis of the countryside, but is closely connected to it; concentration changes into diffusion, compact into fragmented, perfection into discontinuity. The countryside emerges as the urban periphery, where scattered patterns dominate. When 'spontaneous diffusion' changes into 'dispersed activity' in a wider area, living in a mode of urban rurality on a dispersed territory, will become a tangible reality.

2. The Influence of Legislature on Changes in Space From the Viewpoint of Spatial Planning

Where to build and how, were first managed by informal control, proceeding without written directives or restrictions. Later written law appeared: city statutes, national laws and other documents, legally binding plans. Mechanisms of informal control in a local community were above all habits, customs, tradition and symbols. These factors are still common. In the postwar period, informal construction was the so called 'black development', which have negative connotations: 'being illegal' but also poor quality. And above all, urban planning documents were one of the instruments that should enabled better spatial development.

The present image of settlements in Slovenia is in part a result of political, social and economic conditions, as well as changes which were affected by the Yugoslav federation, were the socialist regime ruled. On the other hand, the image is a result of global events, constantly influenced by negative factors, such as wars, assassinations, poverty and nuclear threats. In such context, limiting and directing development would bring about control of events in space, the result however would be quite the opposite.

Organised development, blocks, promoted introversion of individuals into their own world's and stimulated ones desires to have a 'private house in nature'. Individuality was growing, manifested in massive detached housing. At first it was an existential necessity (the only possibility in a housing shortage), only in the last 10 years evolving into a way of life.

In Slovenia we don't have an integral law on spatial management, we do however have separate laws defining modes, contents and the hierarchy of documents, as well as the procedures for their adoption. Social and economic changes, brought about after independence, abolished the Law on social planning (1990). A new Law on planning and spatial management in the transition period was passed. Until new laws concerning physical planning and management are enacted, only the spatial components of former social plans of national and local socio-political communities apply.

2.1 Spatial management

The Law on spatial management defines the basic conditions for spatial intervention (development), i.e. land use. Concerning settlements, the Law applies only to directing new development into development areas. Outside these areas, development areas and other interventions can be defined only if they directly apply to agricultural production, forestry, exploitation of mineral resources, tourism, recreation and other activities, which pertain to these areas.

2.2 Management of settlements and other interventions

The Law on management of settlements and other interventions defines spatial execution documents as more detailed documents for development on the local level. These are divided into spatial development plans (three types, for new development and renewal) and spatial planning conditions for areas where the former type of document will not be adopted at all or will not be adopted in the present planning period. In comparison to the former, spatial planning conditions are also enacted for particular spatially and functionally defined areas outside development areas of settlements.

The procedure of obtaining permits for any type of development, concerning spatial management or settlements, is very long, and even longer if it doesn't comply to the physical plan of the local community. Subdivision into new local communities (1994) demanded the adoption of new planning documents (unfortunately, this is done by adapting former documents and not by including changes).

What happens if individual initiative for development doesn't comply with the local plan? The easiest solution is to wait for the next planning period. Thus, individuals and other actors (trying to enforce their interests in the physical reality) depend on those who commission such documents, and whether or not their wishes will be accepted. If not, they will have to wait for a future plan. Their only possibility are public hearings.

Such complicated procedures, which should according to legislature enable solving of spatial problems of development by preparing planning documents for smaller execution plans, are also one of the reasons for illegal development of individual buildings. These are a problem for planners, because they prove, that it is possible to satisfy ones spatial needs without a plan, spontaneously and by evading professionals and authorities.

2.3 Simulation of possible future conditions, as a consequence of relations between the present condition, guidelines and wishes; the example of the settlement Trebnja Gorica

In this part of the article examples of simulation games in settlements are shown, i.e. responses of present structures to effects of legal provisions on a given factor. The imaginary models focus on possible responses of structures, devoid of social, economic and property factors. The basic data and knowledge on the matter is summarised from the research Spatial planning conditions for particular planning units, carried out by Peter Gabrijelčič and associates at the Faculty of Architecture in Ljubljana.

The selected types of settlements were those, which according to long-term local plans don't have defined renewal and construction plans, but are managed by more lax documents, i.e. spatial planning conditions.

Questions, driving the simulation game concentrated on matters concerning structural growth of objects: what could happen within a development area, how does the structure change and how will growth affect the image of a settlement.

The first problem was the dubious definition of the development area of a small settlement, managed by spatial planning conditions, in which only fill-in building was allowed, thus numerous questions arose:

- why are development areas so extensive, if development is not possible;
- what is the acceptable scale of new objects (fill-in buildings) in a settlement;
- where are the limits of the planning document and when must a more detailed document be adopted;
- what is the difference between a development area of a settlement intended for secondary housing and a settlement with a mixed structure;
- what are the possibilities for growth of a group of buildings, annotated as dispersed and without a development area;
- why are some buildings outside the limits of a development area while in some cases the limits are drawn across particular buildings with no respect to plots, and
- can all the plots within a development area be used for development and how.

The example of the settlement Trebnja Gorica in the local community Ivančna Gorica is presented as an example of a simulation, where effects of numerous factors intertwine. They are however inter-connected: one factor activates another and vice-versa, a certain factor checks the activation of another ... The pilot model represents possibilities and varieties of factors, inter-dependence of spatial elements and mingling of non-static structural situations. Structural models only depict one, certain possible condition, which is imaginary and represents an idea. The presented image is only a note of an abstract retrievable moment.

A. Interventions in the village edge with hay-racks and supplementary agricultural objects

If these buildings are included at the edge of the development area, functional changes can be proposed, thus also their structure and shape. If the development area is wider, the area between the limits and the existing structure can be

used for new development, to circumvallate the settlement. If hay racks and supplementary agricultural objects are located outside the development area, thus functioning in an agricultural environment and denoted as dispersed buildings, legal changes in function are almost impossible (predominantly in settlements, where hay-racks are in a protected area).

B. Circumvallation of a village and breaking field paths

Such activities are possible if the development area is a wider strip of un-developed land surrounding the existing structures. Breaking field paths (connectedness of farms with their fields, access to fields from own functional courtyard and not by a common village lane) can occur, if functions of objects on the outer edge of the village are achieved: a farm building can be converted for housing.

C. Circumvallation of a village and changing its image in the cultural landscape

Such change is directly dependent on the former two and the role of the settlement in the landscape (today, not 100 years ago), although most settlements have undergone transformation, growth being influenced by certain limitations. Possibilities for improvements/worsening of image with added buildings, are however a matter of subjective judgment, whereby existing structures and new structures with all additions, play equal roles.

D. Exaggerated technical norms, demanding greater distances from village roads for new and substitution buildings

The structural shape of historical settlements was 'compact-ed' by different factors, the most important being: unifying individuals/families into communities, whose purpose was deterring external influences. The contemporary manifestations of the 'fact are different. 'Compact' as an element of contemporary building seems foreign and unnecessary and at the same time inadequate. On the other hand, it offers a viable vision/form, once understandable, and integrates logical elements of dwelling within. Therefore it has many advantages, and can be coined 'beautiful'. The same applies to new structures.

Any new intervention is burdened by norms, based on the contemporary, different way of life. Village lanes are used by automobiles, the volume of traffic being 'almost equal' to urban traffic. Thus, village lanes have to be widened and buildings removed further away. Distances between buildings and neighbouring plots are a modern necessity (preventing compactness) following social changes which affected the change from compact/united into distant/separate. The next problem is accessibility to buildings and construction of new routes, connected to sub-division of plots and property rights. A specialty are substitution buildings, intended to replace dilapidated buildings with new ones with same shape, size and image. Because of spatial limitations, new 'old-new' combinations emerge.

E. The village centre changes into a new urban structure

The village centre can change because of different ways of life and new social demands, thus becoming an urban struc-

ture in a rural setting. Setting up new elements has been changing villages for a long time. The village was a synonym for a rural way of life and production, today it is a mix of agricultural production methods, industrialisation and an urban way of life with information systems. Under the influence of new rurality it evolved into a structure with new values. In this context, not only the village centre, but the whole area changes. At the same time, the village centre ceases to be the central, unifying place in a village. The role is taken over by the area where the volume of exchange and people is greatest (maybe the road?).

F. Organised, new structural development

According to spatial planning conditions for a settlement, only fill-in buildings are proposed, carried out as detached buildings on building plots. In such settlements building plots are those where a building already exists, meaning, that it isn't possible to build new buildings, i.e. to facilitate other possibilities, a change in planning documents is a pre-condition (thus prolonging any activity). Nevertheless, we understand fill-in building as structures, which only complete the missing bits of the present structure. The question is, how many new buildings can be built and still be understood as fill-in buildings, rather than as new structures? A possible explanation of hindering procedures by demanding detailed planning, i.e. with new plots, infrastructure and communal lines, is the level of the document ... detailed planning pertains to renewal and building plans. And to follow up: for any new development, building documentation has to be presented for locational and building permissions, meaning that fill-in buildings should be understood as development which doesn't need special permissions.

Therefore, where is the boundary between fill-in building and organised new structural development, or why is the procedure the same in both cases, if fill-in building within an existing structure, don't have defined advantages/differences.

G. Growth along communications

Easier access to buildings was the reason for locating buildings along the roads. The logic provoked continuous growth of settlements and joining with other settlements and hamlets. The example is typical of settlements which weren't surrounded by arable land (in the long term local plan annotated as best agricultural land), and the development areas of settlements could be adapted and changed when needed.

3. Association and Antinomy in Different Models, Pertaining to the Existing Structure

When we discuss existing structures, the first problems we encounter are recognition and 'objective' interpretation. In the following chapter, some concepts and associations, antinomies between terms, that influenced the dialectics of cognition and evaluation of historical structures, are discussed, with all the changes that new structures bring. Associations which have often arisen as real and true conflicts between content and meaning: conflicts which join opposing poles, that can be described separately and justified with the same arguments.

3.1 Antinomy and association, pertaining to the question on cognition method and approach to redesigning present structures

Objectivity – subjectivity

Can be defined as differentiating between a 'scientific' approach to cognition and changes and a subjective 'emotional' approach, based on intuition. Therefore, a contrast between objectivity and finding solutions for particular cases, between generalisation, formulating rules and physical expression.

Between the two poles the significance and values of history are confirmed, that can change into negation of the idea of change: historical analysis presents itself as 'anamnesis', which isn't orientated towards 'established identity and source'.

Conservation – transformation (preserving-changing)

Here the question is intervention in the historic aspect of site /object, concerning approach, scope of intervention; conservation or transformation.

The conflicting status between the two terms began growing in the second half of the 19th century; on one side were advocates of modernisation, promoting changes of existing structures, in favour of new – more or less radical – models. On the other were conservationists, advocating figural-aesthetic and historical-artistic concepts and interventions. In the last decades, recognition of the vitality of the designed and simultaneous necessity of change to preserve 'identity' are gaining in importance. It is a new mode of transforming existing structures (replacing or complementing), which apply to the rules of the moment.

3.2 Cognition/understanding, definitions of problems and established finity of changes

Historical – un-historical

The comparison brings to mind the eternal question of defining limits between 'old, less old and new structures'. What follows is a certain amount of interest/obstacles in possible ways of intervention. The basic criteria are tied to time (of construction) or estimated value. "Older structures have to be designed according to rules of preserving historical identity", which is much easier when devising correct approaches, since only one approach is possible and justified (the others are incorrect or non-existent), while at the same time preventing search for new solutions or doubt. The problem emerges when such a framework isn't based only on historical cognition, but also prescribes historical modes and shapes, because these are 'the only ones with recognised qualities'.

Built-up space – open space

The second terminological association 'applies to private and public space, manifested in two different categories: on one side as the built wrapping and construction types and/or morphological-architectural homogeneity, and open space, roads, squares, gardens, on the other.

Private space depends on the individual and is therefore varied, while public space doesn't affect the individual through design, but utility, thus diminishing direct responses. Utility, connectedness, points of interest and variety ... are elements, that define open spaces, equal for all and at

the same time perceived differently. Duality is witnessed in relations to a place: concerning utility, design and organisation, public spaces pertain to the individual and to groups. Similarly, public spaces can exist without private spaces, while the opposite is impossible.

3.3 Associations pertaining to instruments of cognition in relation to designing existing structures

Shape – function

The first antinomy in this group applies to differentiating between the autonomy of shape and complexity of cognition, enabling debate on the relation between shape-function and between shape-social composition.

On one side are advocates of joined, inter-twinned built-up/urban morphology and typology with social components. Their belief is based on knowledge about historical-evolutionary (development) processes, where the symphony of procedural, designed, physical and social characters is manifested in the built structure. On the other side are those who believe in autonomy of the discipline, which is based on promoting the physical, versus the social and economic: the physical can be defined, it is independent from the social and doesn't pertain to a moment in time.

Diachronic – synchronic

The second group applies to the role that time, as a factor, plays. Here we find the conflict between diachronic understanding of shape, as opposed to synchronic: in respecting continuity of processes of change, as opposed to discontinuity, emphasising fragmentedness.

On one side there is rapid changing and adapting of phenomena of urban changes and transformation as compared to 'slow' evolution in local settlements in the technological and typological sense. On the other there is the 'short lifespan' of projects in relation to built physical changes. In reality meaning inconsistency in the motives of their transformation between spatial changes and typology.

Rule – model

This antinomy had great importance in the history of architecture and urbanism, and still has, because it applies to two different approaches to constructing structures in existing complexes.

On one side there is the possibility and search for idea/direction, according to which "anyone can establish an artistic concept, which will be unique". On the other, it offers possibilities for repetition, that can be adapted to any situation.

Visible – hidden, whole – fragment

These reflections pertain to a group of associations related to the historical dilemma: is only the visible, the physical aspect of a place or does it also include typical structures, which can be understood by complex historical-formative, topographical or constructive analyses. Hidden in the duality are also some other associations, such as: diachronic-synchronic understanding and integrity-fragmentedness.

Morphology – typology – technology

The contrast between visible-hidden opens a new group of antinomies, manifested in the duality of understanding built structure by emphasising the visible and the method which includes historical-formative character's ranging from visible

to invisible. These pertain to understanding construction and static-structural characteristics; the duality's which define new methods and approaches in physical recognition and evaluation. These should constantly change and adapt to new understanding of structures, unto division into particular fragments, which confirm the whole.

3.4 A comparison of methodologies in urban planning

The short review of antinomies and associations didn't define the differences between different methodologies for design or planning. In our research, five separate approaches were described: modernist, organic, typological, morphological and experimental interpretations, divided into two major disciplinary categories: those which pertain to 'models', and those with individual systems of 'rules' for understanding, management and planning.

The experimental interpretation is based on the theoretical text: *Good City Form* by Kevin Lynch (1981). In this interpretation we can distinguish important relations to other theoretical principles, which are important for typological and morphological interpretation:

- On one side is the two-dimensional passage, which can be connected to statistical analysis and used to benefit multi-dimensionality: it is not only a quest for the third dimension, but it hides plurality of authors and events, which build and affect form.
- On the other side is the process-development, hidden in the historical-formative shape, whereby its description affects cycles and long-term changes in space.

The emphasis in the book is the rejection of normative theories of built-up physical urban form which follow methods of 'given rules'. It advocates an open method of building urbanity, "whose physical form has to comply to specific tools, intended for management and regulation for the biological characteristics of man and morphology of the constructed later on". If the instruments and tools for constructing structures are strictly determined, such action conceals measurability of present relations, which are in function of different issues of social groups, thus revealing the basis for establishing methods for evaluation of the existing.

The necessity of improving visions on changing urbanity has in the last years justified the theory, because it deals with 'the rights of structures and their contents'. The rights, where preserving conditions and nourishing identity are the most important, are not understood just as social and economic systems with their stories and culture, but also as the physical setting, where it is developed with architectural and spatial elements: Identity which is not 'produced' from the existing elements, but from relations between 'what is, and what represents history, and that which is not there, but will emerge, meaning the future'.

4. Elements of a Method for Designing Renewal Plans for Management of Non-urban Settlements

All the topics, dealt with in the last chapters by systematic research and understanding of changes in the 20th century, direct our efforts into finding new, innovative instruments and elements, which should enable solving the established

problems in directing and promoting new forms of planning and managing settlements.

In Slovenia answers to managing non-urban settlements, will have to be found on different levels: integration in the common European economic arena and in chances for renewed establishment of ecological balance and self-organisational capabilities in relation to the global social system ...

4.1 Goals in management of non-urban settlements

Where planning of non-urban settlements is the concern, it is important to establish goals, which coincide with the regional and global context of design: design of programme-development guide-lines; design of better dwelling qualities in the countryside and preservation of those elements, which give the village as a mental structure advantage over urban life (quiet environment, connectedness to nature ...); organisation of life for agrarian and non-agrarian inhabitants; integration of new activities and new work-places (a criterion for settlement growth); reconstruction of economy and way of life – in the programme-physical sense; integration of alternative production systems; reconstruction of the village as a visually interesting form; densening and filling-in the settlement structure, the idea being change of the existing structure; growth of the settlement with opening of new areas for development: management of agricultural land; management of public spaces in settlements; renewal of old and construction of new road systems, communal infrastructure and other infrastructure; devising criteria for renewal of existing structures; scientific research of settlement growth and their future possibilities and designing new settlement models; management of construction sites.

4.2 Starting points and principles

The goals depend on guidelines, starting points and principles, already devised for particular settlements or the countryside and have a wider bearing in the social and economic structure: protection and/or establishment of new identity and continuity of a settlement (structures, dominant elements, edges ...); development needs and problems and other functional solutions; renewal following development programmes; renewal of degraded settlements or their parts; solving existing environmental and communal problems; plot situation and properties (land operations, preparing new plots for development); the settlement and pertaining hinterland (village territory); road network and connections between settlements; cheaper and more rational construction and maintenance; planned guidelines for growth (management) of settlements replacing the present regulatory mechanisms for protecting agricultural land; aid to demographically endangered areas; transformation of production surfaces; the individual and ones desires: the finale user and shaper of the settlement and its image; guidelines for cultural, historical and heritage protection (preservation of the building stock ...).

4.3 Sources,

used for design of particular solutions are also numerous and related to established goals and starting points: present condition and development trends; natural and created

wealth (relief, activities, communications, green surfaces, agricultural land, functionality and design of structures ...); physical and structural characteristics and relations in the place – settlement (morphology, visual features, mental image, pattern language, typology of settlement pattern ...); evaluation of qualities, problems and limitations; desires of individuals; planned directives and expected development; new settlement models; present legislature (spatial planning conditions, development and renewal plans ...).

4.4 Tools and instruments,

used to aid establishment of the selected goal, are as follows: topographic and kadastral maps in suitable scale, new measurements for particular sites (reambulated maps), aerial photos, basic analytical maps of infrastructural features (water supply, sewage, electricity, tele-communication ...), field work, surveys with inhabitants, photo collection, photo montage, illustrations, sketches, abstract models, computer simulations of developing structures, catalogue of elements for management and other methodological features ...

4.5 Elements of management,

used to implement physical changes in existing and new structures, are as follows: settlement growth, open spaces (roads, lanes, squares), orientation, direction of roof-ridge, edge of built-up structure, settlement entrance, regulatory and construction lines; building masses, facades, roofs, substitution building, annexes, supplementary objects, new structures and new settlement patterns, details and ornamentation, construction materials, colour and external structuring of microambiance (fences, accesses, gardens ...).

4.6 Models of Managing Settlements on the Example of the Cultural Countryside Area in Novo mesto

In the rural hinterland of Novo mesto local identity in areas of particular cultural-countryside types and sequences has to be preserved, by preserving or establishing varieties and forms of agricultural production, which will maintain ecological balance and characteristics of the countryside image, while at the same time, enabling recognition of particular countryside sequences and integral types. Based on analysis of cultural-countryside types and sequences, criteria for further management were formulated. In view of the variety of types, criteria are expressed as principles and are used as guidelines in defining particular spatial situations.

Criteria for managing settlements or new development of different types – the example of Dolž with simulations of growth in particular morphological units

Dolž is shaped as a dispersed settlement: the morphological structure is a combination of compact, linear and dispersed features. It corresponds to natural features, especially the terrain, giving the settlement a rather unconnected image. The compact part of the settlement is the central place, to which all the other structures attach, along the main communication route. Typical visible feature of such dispersed settlements are: the buildings are scattered and tend to resemble an amorphous mass, because of continu-

ing growth along the communications to solidify the structure into a homogenous whole. The contrary is also possible: a mass without shape, beginning or end. The latter would mean, that the settlement could lose its variety and its harmony with the natural environment.

In the compact part of the settlement the cross outlay of roads has to be preserved, it represents the spatial framework of the most important part of the settlement. At the crossroads a central place is already present, although it doesn't function as a square as yet, because of lack of adequate services and other functions. The core of the settlement has to be equipped with street elements: bus stop, benches, lighting, telephone booth ... In this part of the settlement the church and school dominate, slightly separated from the other structures they form a spatial obstacle for further expansion along the communications. In functional reconstruction of the compact part, typical grouping of buildings into functionally integrated units around farmyards has to be preserved, as well as the scale and size of the buildings. The typical village edge with backyards has to be preserved and maintained (orchards and gardens), because it represents an area of ecological balancing between built-up and open spaces. At the same time, passages between farm houses and particular parts of the settlement have to be preserved, as well as passages from the settlement outwards, into the countryside. Trees and shrubbery have to be planted along village roads and lanes.

New development should occur in the compact part of the settlement and in areas where the structure of the village wouldn't be interrupted. If the outlying hamlets were to expand, joining of separate elements into linear structures along the roads should be prevented.

In the vineyards, partially occupied by wine-cellars and outlying farms, new housing development should be prevented. New buildings intended for wine production shouldn't exceed the common dimensions or autochthon image of wine-cellars. When selecting sites for new buildings, the settlement structure has to be respected, i.e. the characteristics of the area with wine-cellars or areas of mixed character. Preservation of old, and construction of new wine-cellars will aid the wine producing area, thus the typical image of the cultural landscape.

Planning and management of settlements in non-urban environments demands a special approach and guidelines, which mingle with an urban way of life. The number of people living in these small 'villages', that benefit from living in small places, connected to nature and independent from material production from the soil, is growing. The elements of these settlements, which have advantages and which we can find even in the most distant places are:

- harmony between landscape and settlement,
- defined living space, adapted to the social needs of its inhabitants,
- suitable (personal) built form using natural, local materials,
- human scale.

5. Conclusion

We are witness to dynamic processes of reshaping traditional forms of social life. New forms and tasks of renewal plans have to follow social changes. Thus, they have to in-

clude elements, necessary for translation of new programme and functional needs into reality:

- new methods of evaluation, based on essential and quickly accessible information (phenomenological knowledge),
- complex approach to planning and decision making,
- adaptability of renewal plans to lives realities (moving from static plans which define things once for all times, into plans which enable constant changes).

The demand for an integral approach to design of physical structures leads to a multi-dimensional production of renewal plans. By separating the levels between different solutions in connection to structure and its typology, but with simultaneous mixing, we can facilitate greater flexibility of plans and diminish rigidity of contemporary planning instruments.

We believe in a normative project approach for solving spatial problems, which includes classical forms of determining land-use, as well as necessary freedom of interpretation, demanded by time and constant changes in life.

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Notes

- ¹ The ethical criteria of planning doesn't mean general social equity, but fairly clearly established boundaries, that prevent direct intervention into the sphere of privacy and driving people into changes, which they themselves (Gantar, P.: Planning Theories, lecture 1996).
- ² 'Rural' as a particular shape of spatial and cultural organisation and psychological consciousness will exist until work processes, tied to soil and its biological production exist and until these activities function in a tight bond between humans and their natural environment. 'Rural' will also exist in new conditions in different shapes.
- ³ Today, when we are aware of such problems, two strategies of management are possible. The first, technologically-urbanist strategy, is probably the only acceptable one under present conditions; it implies constant technological innovations in spatial management, the final goal being total control of events. The second, post-modernist strategy, is based on the assumption, that it is impossible and irrational to control everything (Kos, 1993).
- ⁴ Regulatory 'totalitariness' means, precise definition of methods and contents of spatial interventions. Technical, organisational, artistic, hygienic and other measures of physical planning often indirectly determine methods and contents of other features of everyday life. It appears that, in comparison to other fields and in comparison with other regulatory mechanisms, physical planning in the widest sense, tries to fill in the void between planable and phenomenal. The paradox of physical planning is therefore, that in its 'theoretical' basis it is 'totalitarian', although it is evident, that practice doesn't confirm the principle (Kos, 1993).
- ⁵ Why aren't building plots and functional areas of particular complex units in development areas defined in the cartographic part? Instead we need a kadastral-property note for the whole kadastral area. And still, there is no recognition of properties which can be developed and which cannot. Even if a plot is in the development area, it only has the 'chance' to be changed into a building plot, for which re-categorisation and change of land-use has to be carried out.
- ⁶ Antinomy (gr. Antinomia from anti-nomos (law)), the opposite, contrary between two facts, terms, statements; contra-

dition of two statements, judgments that are mutually exclusive, but where both can be rationally and logically proved (filos. Contradiction of logical with itself).

Association (lat. Associatio from associare: to tie) connection, tie between particular terms, images, so that one provokes the other.

- ⁷ Gabrijelčič, P. and Fikfak, A., Globočnik, T., Leva, B., Zavodnik, A.: Managing the cultural landscape area of Novo mesto: Scientific studies and Spatial planning conditions for the municipality of Novo mesto, Faculty of Architecture, 1988 and 1994.

Figure 1: The method and elements of designing settlements, subject to influences of changing planning theories (defining rationality)

Figure 2: The procedure of designing renewal plans for non-urban settlements

Figure 3: The influence of changing theoretical and historical basis on the method and elements of the method (individual steps) in preparing renewal plans for management of non-urban settlements, unto implementation

Figure 4: An example of structural simulation in Trebnja Gorica

Figure 5: The effects of a project oriented system and particular instruments on the preparation and implementation of a renewal plan for non-urban settlements

Figure 6: The settlement Dolž

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Aljaž PLEVNIK

The Importance of Integrating Urban and Traffic Planning

1. Introduction

In the last decades traffic has been one of the greatest problems of many European towns. With motorisation in full swing, traffic has transformed from stimulator of urban development into an obstacle of future development and mobility. The volume of traffic often exceeds the absorption capability of a town, it infringes on the quality of life and natural environment. Suburbanisation processes strengthen dependency on cars, thus the problem grows. The rate of motorisation (car ownership) is growing while, at the same time, public transport is losing in significance (OECD, ECMT, 1995)

Because of the rapid growth in road traffic, traffic management is limited to satisfying needs of individual car users instead of alternative traffic modes (railroad, cycling, pedestrians), all of which have distinct social and ecological advantages over car use. Disregard for different traffic modes