

**COMPARATIVE SURVEY ABOUT EXPERIENCES OF COMMUNITY BASE
SUSTAINABLE DEVELOPMENT**

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ABSTRACT

Civilization is one of the more important problem in 21th century. This may led to spatial imbalance, environmental pollution, low-density urban fabric, consuming more energy, expansion development without planning, urban sprawl, and other problems. Sustainable development is a paradigm that suggests solutions for these problems & reply to increasing demand of urban populations. Performing projects in large scale usually is difficult, costly, and spare time but small scale like community and neighborhood has known as the best scale for urban design and urban planning projects, by experts. The failure of sustainable development objectives in execution. Select community scale as a necessity and optimal scale. Increasing urban problems for the last decades have marked considerable situation for neighborhood community development approaches. The main goal of this study is measuring successfulness of two-community sustainable development project. These tow neighborhoods are khoob bakht, Tehran, Iran & Greenwich Millennium Village, London, UK. This research is applied research that uses descriptive- analytical research methods with qualitative approaches. For collecting data & literature review document studies is used, article chose qualitative research method that involves description & comparative-analysis techniques for next step. Findings show that community base sustainable development has five main context: Social, economic, Institutional- management, Environmental and spatial- structural. Greenwich Millennium Village has considered more context of community base sustainable development than those Khoob Bakht considered. Studies can detect four Social, economic, Environmental and spatial- structural context in Greenwich and three Social, economic, spatial- structural context in Khoob Bakht. As a result, successful community base sustainable development projects should consider all contexts, goals, approaches, criteria, that deferent studies demonstrate them & this paper classified. One successful project should consider these and this article is useful as a guide.

KEY WORDS: sustainable development, local planning, neighborhood, khoob bakht, Greenwich Village

INTRODUCTION

The main feature of our age and the subsequent development of the urban population in large cities and small. During the period 1990 to 2030, more than 3 billion people to the population in urban areas are added to this amount, 90 percent will be in urban areas, developed countries. Increase in urban population in different in countries issues, which contribute to the retention of cities such as spatial imbalances, environmental pollution, low-density tissue formation in urban, more energy consumption, development without planning, Volatility in the price of land and housing, Formation of marginalization and Qualified distressed areas, etc. (Saifuddin et al., 2012) noted. In this regard, the idea of sustainable development in order to address the above problems and respond to the growing needs of the growing population of cities in different dimensions proposed. Since according to the level and scale of these needs, it is difficult and costly and somewhat impossible, smaller scales and more tangible in the city (district or neighborhood unit) was introduced, And experts, introduced The urban neighborhoods best scale for the design of and planning, and become integral element of urban structure. On the other hand, the failure to implement the goals of sustainable development, rotate Scale as the neighborhoods Scale is defined optimal and a necessity scale (Kline, 1997).

The present article aims to study the level of success practical experience in sustainable development at Neighborhoods scale between Iran and Britain, attempted to explain the role of planning sustainable development in Iran. Finally, a review of documents related to sustainable development in these areas to Provide comprehensive component of sustainable development at the neighborhood scale Includes fields, objectives, strategies and measures as a basis for sustainable development deals with other Neighborhoods. The reason to Select Khoob Bakht and Greenwich Millennium neighborhoods due to, In terms of the prevailing paradigm of sustainable development, all countries seek to implement this policy. When the two samples are located very close together, both at the local scale claim to engage in sustainable development at local scale. The comparative study of them will be a base for future activities.

MATERIALS AND METHODS

Research methods, is descriptive analytic which type is Functional and qualitative method and use Documentary classification for summarize content and related research and develop a theoretical framework has been applied and then using qualitative research, which includes descriptions, Comparative and analytical techniques, it has been concluded. The process of this paper is to explore the ideas of sustainable development at the neighborhood scale, and the similarities and differences of local planning inspired by ideas of sustainable development in England and Iran are examined. After reviewing the relevant theoretical concepts.

Criteria for sustainable development at the local scale based on identification of areas and objectives, And sustainable development strategies as a basis for comparison of the two Neighborhoods is used. During this process, achieving the aim of article, which is comparative study of success level of practical experience in sustainable development at local scale. In Iran and the United Kingdom In order to use in planning and designing of future projects and plans.

Definitions and basic concepts

One of the main challenges in the implementation of the concept of neighborhood in the program planning is different interpretations. As each of the academic areas from their point of view, define the neighborhood. And Sydney Brouwer in "Khoob neighborhood" believes the neighborhood a place where people live and applications such as parks, schools, shops and other public needs in a unified and coherent (In terms of physical) have resolved. The neighborhood in addition to physical dimension is a community space that accommodates the local community (Brower, 1996) Dr. Azizi "factors such recognizable identity, perception of residents, names and boundaries represent the neighborhood" (Azizi, 2006).

Barton¹ defines neighborhood based on the administrative aspects (with official recognition), aesthetic (by recognition of the historical and aesthetic era), social (perceptual recognition by local citizens), functional (by the influence of local services and environment), traffic (traffic flow is surrounded by areas with slow traffic) and the quality and safety of life," According to the definitions of neighborhood and the terms and conditions of different neighborhoods areas provided in the study sample, Basis for Studies of neighborhood In the Greenwich Millenium Village in London (UK) is Barton definition, and Khoob neighborhood of Tehran in Iran is defined. A strict definition of sustainable development is not possible. Sustainable development is a multi-dimensional concept is derived of Pierges² concept as sustainable architecture (Sharif, 2008).

Sustainable development can be described as return to nature after a century of industrialization rule and trade unionism as an indicator of national progress. International Commission on Environment and Development (WCED) is presented the easiest definition of sustainable development as :Development that meets the present needs without prejudicing the ability of future generations to meet their needs, Meet the needs of present and future generations through the integration of environmental protection, social progress and economic success (Nelson, 2007) can be obtained. Because of the proximity means of urban sustainability and sustainable urban development, they often can be used interchangeably. To distinguish these two should note that the sustainable development term indicates process that sustainability can occur. The stability is a set of conditions that lasts over time (Maclaren , 1996) In fact, most of the stability is a process than a series of interconnected ideas that the basic principles derived of changed circumstances, ideas, technological capabilities (Sendich, 2006) In addition, Sustainable development at the Neighborhoods scale. Compared with the last three decades, task of urban planner not limited to trying to answer the needs and Functional physical demands of citizens, But in terms of quality of life, social welfare, social justice, urban planner responsible for responding to the psychological, environmental, social and economic needs of citizens such as satisfaction, happiness, Housing and quality. Considering these needs at the macro level and City scale, Difficult and costly work, and even somewhat impossible. Therefore, these needs should be consider in smaller and more perceptible scale. This new approach, Introduces urban neighborhoods the best scale for the design and urban planning for become integral element in the structure of the city .

¹ - Barton

² - Pierges

Table 1: fields, objectives, strategies and measures for sustainable development at the neighborhood scale

Criteria	Strategies	Goals	fields	Concept
<ul style="list-style-type: none"> - Income - Local employment - Proportion of income and expenditure - The value of land - The profitability of local economic activity 	<ul style="list-style-type: none"> - Using the expertise resident in the neighborhood Management - Help create local employment (Early return enterprise , cooperatives, etc.) - residents Investment in the neighborhood - Set up a welfare fund 	<ul style="list-style-type: none"> - Promoting local employment - Reducing the cost of household - Stability and economic security - Promoting the production 	Economic	Sustainable development at the local scale
<ul style="list-style-type: none"> - Identity - Vitality - Security - Interaction and participation - Satisfaction 	<ul style="list-style-type: none"> - Investment residents in the neighborhood - accurate informing, comprehensive and effective - The creation of an identity - Supply of cultural, educational and... - Provision of collaborative programs and ceremonies - The design of public spaces - Planning Leisure 	<ul style="list-style-type: none"> - Promotion of welfare - Strengthen community - Health Promotion - Improving safety and security - Strengthening partnership and local decision making - Access to justice 	Social	
<ul style="list-style-type: none"> Use of Renewable Energy Existences of green place Density (population, construction activity) Pollution (air, light, sound, water, soil, etc.) - Health 	<ul style="list-style-type: none"> Pollution control - Creation of green spaces - Planning the deployment of Renewable Energy - Architecture and Urbanism in accordance with the principles of sustainable development - Planning Health 	<ul style="list-style-type: none"> Strengthen the environmental quality - achieve efficiency in energy consumption - Conservation of natural resources - Increase green space - Achieving a balanced population density - Construction and activity is proportional to the capacity of area - Reduce pollution - Promoting Health 	Environmental	
<ul style="list-style-type: none"> - harmonious Urban Management - harmonious and non-parallel agencies - Stable and sufficient financial resources - Human resources (expertise, number, etc.) - strong rules - Dependence on higher levels of management 	<ul style="list-style-type: none"> Access to adequate financial resources Achieve a harmonious urban management Specialist Human Resources - Reduce dependence on higher levels of management 	<ul style="list-style-type: none"> - Access to harmonious institutional and administrative situation, responsive and laws with strong support 	Institutional and administrative	
<ul style="list-style-type: none"> - Access (local services, walking, public transport, etc.) - Variety - Tolerance Capacity - Dynamism and adaptability - New Technology - All components of the three previous area 	<ul style="list-style-type: none"> - Planning access (local services, walking, public transport, etc.) - Use of modern construction technology - All strategies in other areas 	<ul style="list-style-type: none"> - Providing optimal access - Increased use of modern construction technology - Achieving a balance in the activities of social, economic and environmental 	Physical-Spatial	
Source: author				

The failure of sustainable development goals has attracted scale rotation to neighborhood scale, and neighborhood scale for sustainable development, now optimal scale is defined. In the case that all members or neighborhood communities now and in the future have an appropriate levels of health, quality of life, security, and economic integration between the environment and human activities dynamic economy (Kline, 1997). Some experts, concepts and measures to achieve sustainable neighborhoods are enumerated as follows: to increase productivity and efficiency in the transportation and housing production, localization and application of sustainable practices in neighborhoods resources, expand the use of information technology; Sustainable tourism professionals based on natural and cultural and

historical sites, the design of cities and dwellings based on the best use of people-oriented development. In relation to neighborhood sustainability, principles and criteria have been proposed and analyzed. Including the principles and criteria of identity and vitality, dynamism and adaptability, diversity, affordable access, capacity and density is mentioned (Azizi, 2006) In addition, Barton Considered 6 principles involved stakeholders, increasing neighborhood autonomy, neighborhood tolerance, integration, diversity, flexibility in response to uncertainty and location. Based on these principles and objectives in the area of neighborhood sustainability in three context of socio-cultural, economic and environmental at the neighborhood level is considered. Another neighborhood sustainability research relating to concepts such as "identity and vitality and continuity and consistency, accessibility, diversity, environmental tolerable capacity," And following each of each concepts, Indicators considered as an indicator of the stability of neighborhood. (Khakpour and Mafi, 2009).

Institutional and administrative issues affecting sustainable development in the neighborhood, coordinated management standards and independent of the central government and municipal laws and regulations that govern the management of sustainable development refers to the scale of the neighborhood (Fani and Saremi, 2009). The basic criteria of sustainable development at the neighborhood scale. To classify indicators of sustainability at the neighborhood scale, the variety is derived from a different perspective. Framework Based on Aspects and fields, sustainability indicators divides into five categories: environmental, economic, social, physical and administrative .This framework emphasizes the relationship between the five main dimensions of sustainability (Elkington, 1997). Therefore, after reviewing the theoretical concepts related to the topic (background, objectives, strategies and measures for sustainable development) at the neighborhood scale, were summarized in Table 1 .Then, based on main fields of sustainable development on the scale of the neighborhood, including the economic, social, environmental, and physical- Spatial and management, goals, strategies and measures are explained and based on sustainable development in two neighborhood of Greenwich Millenium Village of London and Khoob Bakht of Tehran compared .To summarize information, provide detailed resources Avoided and results as summarized in Table A are presented, as well as with regard to the characteristics of studied Samples, Persian and Latin sources to be studied simultaneously.

Identifying areas of study

Greenwich Millenium neighborhood in London

Greenwich Millennium Village, within the 121 acre Greenwich Peninsula³ located southeast of the city of London and about 29 hectares. The area is about 9 km from the center of London is that this establishes a close relationship with London. Figure 1 shows the location of Greenwich Millennium in London.

Overall, this area includes the latest concepts in green building and sustainability in urban environments. Transport and protection from noise and pollution, car, choice of building materials and modern construction techniques, increase the use of solar energy, the use of rain water (waste water), systems of social harmony, all of these things in mind was taken to create product associated with the urban and natural environment (Zepf, 2003).

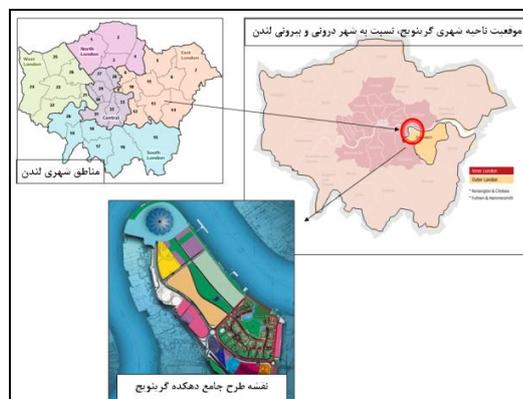


Figure 1. Location of the City of London Greenwich Millenium and its comprehensive plan map

³ - Greenwich Peninsula

Source: author

This project is the construction of a 20-year program that will take 10 thousand units. In addition, these units with all furnishings and facilities along with welfare and health and education services are provided for citizens.

Therefore, this neighborhood is an excellent example of appropriate combining, efficient and strict rules for sustainable development. Greenwich is a prototype of a sustainable development project.

In order to increase the quality of life in the area, the local council considered Standards for the design and development. The project is a friendly environment design and influenced by local Agenda 21 policies seek to reduce energy consumption as much as possible and use of new technologies. (Foletta) (Karadimitriou, 2011).



Figure 2. Two examples of urban public spaces in Greenwich Millenium

In this project is to design and organize a set of socio-economic objectives, performance, experimental aesthetic, environmental and technical been sought. Among the most prominent targets to reduce emissions of co2, loss buildings weight, reducing water consumption in buildings, separation and recycle 50 % of waste in homes, reducing waste resulting from construction, reduce energy consumption and energy recovery can be noted. (Source, 2012).

Considering the plan for affordable housing, the London Development Plan, the London public transport, parking planning, employment and the economy, biodiversity, achieving an inclusive environment, equal opportunities, the combination of uses (retail, services, etc.), walking paths and bike paths are other goals of group (Mayor, 2006).

Khoob Bakht neighborhood in Tehran Khoob Bakht neighborhood, with a population of 12000 and an area of 193.056 square meters in area 15 of Tehran and from north to Malayeri, from south to the Abrahimi St., from West to Imam Ali (AS) Highway, (Atabak street axis) and from the East to Hashem Abad Street is limited.

The neighborhood is part of old texture adopted in Tehran, that Renovation Organization of Tehran prepare and implement a project to modernize neighborhood.

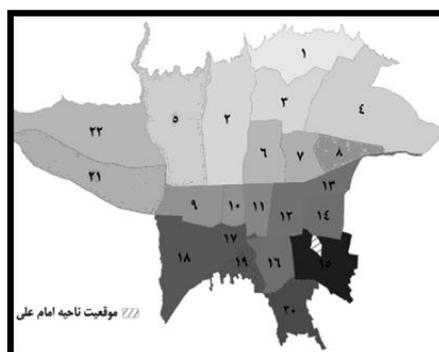


Figure 3. The position of Imam Ali in the 15th district and city of Tehran

Source: (Andalibi et al., 2008)

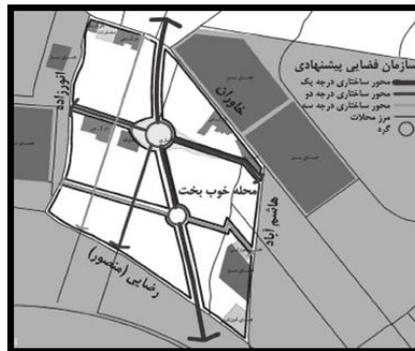


Figure 4. Spatial organization proposed by Khoob bakht neighborhood in the Imam Ali Area
Source: (Andalibi et al., 2008)

This district has a population of about 12000 people currently in its place, with regard to the promotion of services per capita, with a ceiling of the neighborhood of about 9000 people (suggested optimum population 6.400) At the end of plan will ensure. Moreover, at present the number of residential and business units (plaque) in the neighborhood close to the 1500 number and the number after the accumulation of plaque will be converted to 1800 new residential blocks. By integrating the Plaque and create more base by increasing the height of buildings, high population density required to the neighborhood is provided. And with decrease occupied level of residential users of 70 % to 40%, land for widening roads and municipal services and open spaces will be created. Thus, in addition to the standard passages, residential per capita rises to an acceptable level (Andalibi et al., 2008 and Andalibi, 2010] and (Assistance of Development and Renovation, 2006). The main objective of the plan presented by the modernization, renovation of Khoob Bakht neighborhood and integration projects by its inhabitants, with the support and guidance of the Renovation Organization of Tehran. Other goals besides the main objective, from which the following can be noted: Achieve renovation by people and direct them to participate /create a renewing experience in participatory methods (due to the lack of practical experience in the field) / modeling through case studies and the ability to extend the model to other areas of old city / recognize Executive barriers, administrative, legal and planning to increase the likelihood of implementation of partnership modernization / Test for Centralized use of the capacities available for the Municipality of Tehran required to support the implementation of plan. (Assistance of Development and Renovation, 2006).

Reasons for the selection of study Neighborhoods

Project designers Greenwich Village neighborhood in initiative seeks to develop a comprehensive model of sustainable development with the best performance for the rest of places (Gossop, 2001). Therefore, the only goal is not to build house for thousands people or renovate and beautify the environment, but also provide a model for other regions in the planning and design for their sustainable development (Ben Derbyshire, 2012). Design principles, objectives, strategies and policies as well as the final results of project are indicative of the success of the neighborhood as an efficient model for sustainable neighborhood development.

In addition, the range was chosen for the comparative, help to explain the components of sustainable development. Tehran Khoob Bakht neighborhood Plan with the aim of establishing a new way of looking at old texture, design principles, objectives, processes and mechanisms of implementation, Try to the form a new system for the modernization of old texture, and looking for a local sustainable development, Promoting participation in the preparation and implementation of plan is one of the achievements. Hence, the selection of this area for comparing, while explaining the circumstances, is the appropriate guide in order to explain the components of the local sustainable development. Greenwich and Khoob bakht neighborhood projects both in densely populated cities, taking advantage of proximity to urban centers, located at the old and worn, Strategic needs such as housing, affordable housing have Comparable conditions in neighborhood scale, Both these projects are going to be a template and sample, And hence are suitable samples for comparison.

RESULTS AND DISCUSSION

The findings suggest that urban sustainable neighborhood development planning have five main areas of social, economic, institutional, administrative, environmental and Physical spatial. Objectives, strategies and measures for each of the themes presented in Table 1. According to Table A, background, objectives, strategies and measures for sustainable development at neighborhood scale in the study area were compared in Table 2.

Table 2. Field research Comparison of findings, goals, strategies and measures for sustainable development at neighborhood scale in the two-study area.

Y	Y	Criteria	Y	Y	Strategies	Y	Y	Goals	Y	Y	Areas	Concept
-	-	- Income - Local employment - Proportion of income and expenditure - The value of land - The profitability of local economic activity	-	*	- Using the expertise resident in the neighborhood Management - Help create local employment (Early return enterprise , cooperatives, etc.) - residents Investment in the neighborhood - Set up a welfare fund	-	*	- Promoting local employment - Reducing the cost of household - Stability and economic security - Promoting the production	*	*	Economic	Sustainable development at the local level
*	*	- Identity - Vitality - Security - Interaction and participation - Satisfaction	*	*	- Investment residents in the neighborhood - Information accurate, comprehensive and effective - The creation of an identity - Supply of cultural, educational and... - Provision of collaborative programs and ceremonies - The design of public spaces Planning Leisure -	*	*	Promotion of welfare Strengthen neighborhood community Health Promotion Promote safety and security Strengthen local participation and decision-making Access to justice	*	*	Social	
*	*	Use of Renewable Energy Existences of green place Density (population, construction activity) Pollution (air, light, sound, water, soil, etc.) Health	*	*	- Pollution control - Creation of green spaces - Planning the deployment of Renewable Energy - Architecture and Urbanism in accordance with the principles of sustainable development - Planning Health	-	*	- Strengthen the environmental quality - achieve efficiency in energy consumption - Conservation of natural resources - Increase green space - Achieving a balanced population density - Construction and activity is proportional to the capacity of area - Reduce pollution Promoting Health	-	*	Environmental	
-	-	- harmonious Urban Management - harmonious and non-parallel agencies - Stable and sufficient financial resources - Human resources (expertise, member, etc.) - strong rules - Dependence on - higher levels of management	*	*	Access to adequate financial resources Achieve a harmonious urban management Specialist Human Resources Reduce dependence on higher levels of management	-	-	Access to harmonious institutional and administrative situation, responsive and laws with strong support	-	-	Institutional and administrative	
*	*	- Access (local services, walking, public transport, etc.) - Variety - Tolerance Capacity - Dynamism and adaptability - New Technology - All components of the three previous area	*	*	- Planning access (local services, walking, public transport, etc.) - Use of modern construction technology - All strategies in other areas	*	*	- Providing optimal access - Increased use of modern construction technology - Achieving a balance in the activities of social, economic and environmental	*	*	Physical- Spatial	

According to Table 2, the Greenwich development plan almost pay more attention to four areas of social, economic, environmental, Physical spatial, and three quarters of social, economic and physical spatial, And Administrative - institutional fields in both and environmental in Khoob Bakht less attention or no attention has been given .As can be seen in Table 2 and 3. Greenwich area for considering the objectives, strategies and measures assigned more number of stars. In addition, this indicate integrity of the components to the Khoob Bakht. However, none of these areas has not been fully covered. Studies show that in the Khoob Bakht neighborhood, local approaches to sustainable development has shifted more towards the physical and social approaches, And Institutional, administrative, economic and environmental factors have been less attention.

Table 3. The results: Compare fields, objectives, strategies and measures for sustainable development at the local scale in the area of (Khoob Bakht and Greenwich)

Criteria	Strategies	Goals	Fields	Case Study
16	17	17	4	Greenwich
14	14	10	3	Khoob Bakht
27	23	21	5	Total numbers based on Studies

This analysis suggests that Greenwich neighborhood than Khoob Bakht of Tehran, considered local sustainable development principles better and more complete .The findings suggest that there are defects in this neighborhood. In addition, the plan is more successful that all aspects of local sustainable development are considered, and base on the objectives, strategies and standards are fully met.

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