

Original Research Article

A Comparison between 'Landscape' and 'Planning' Approaches in Improving the Quality of Residence in Iran's Mehr Housing*

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Received: 15/01/2023

Accepted: 15/12/2023

Available online: 21/06/2024

Abstract | Mehr Housing now deals with a serious quality of residence, which is rooted in its planning system. The housing planning approach in Iran- the custodial approach- that emerged in the frame of a comprehensive plan influenced by the modernism movement in Europe is the reason for this crisis due to its specific attitude towards the space and atomist worldview. On the contrary, the landscape approach with its "holistic" attitude considers the improvement of residence quality depending on a system of space that guarantees the quality improvement in the frame of dual perceptual-physical criteria. This study aims to compare those components that affect the quality of residence within two "planning" and "landscape" approaches and asks what kind of relationship exists between components affecting the quality of residence within two landscape and planning approaches at different levels in Iran. The purpose of this study is to achieve a strategy to improve the quality of residence in Mehr Housing through a comparative analysis of the theoretical foundations of "planning approach" as the custodial approach of Mehr Housing and the landscape approach. The research method of this study is qualitative based on the theoretical analysis of two landscape and planning approaches. The comparison between components affecting the quality of residence in these two approaches was made through logical reasoning. The assessment of data obtained from other studies was done by comparing them with previous components and comparison between them. Due to its sectoral and partial view on some components of quality in the residence environment, the "planning approach" could not guarantee the quality of the environment despite the importance of these components. This is the incident that has responded to the different needs of occupants by improving the quality of residence within the landscape approach in the frame of "spatial arrangement" and creating a "whole" that is simultaneously perceptual and functional. Hence, it is possible to revive the potential social capital in the Mehr Housing Project by "modifying" the conditions of the environment with an idealistic attitude- adopting a landscape approach.

Keywords | *Quality of Residence, Landscape Approach, Planning Approach, Mehr Housing.*

Introduction | Now, residence is a concept that is beyond settlement and only a shelter but includes the environmental substrate surrounding the shelter's body. This issue has emerged under the influence of the advent of critical movements against the renewed living structures in the half-20th century led to the importance of "qualitative conditions of residence" in the

frame of environment evaluation. Explanation of the concept of residence quality as the intersection point of the definition of quality and residence concepts requires scrutinizing these concepts. The broad scope of the residence concept that is beyond the shelter meaning has made the quality of residence the significant aspect of life quality at the center of attention of modern communities theoretically integrated with different knowledge fields. Hence, the knowledge scopes related to

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the environment and its planning have paid more attention to this concept due to its close relationship with humans. The importance of the concepts of plan and planning was a strategic attitude in the late 19th century and early 20th century in the West influenced by the specific worldview of that time, and its advent in the developing Iran during the 1940s and 1950s led to the entrance of modernism planning system and the attitude resulting from it in all pillars of Iran's plan and planning, which still exists. The consequences and implications of this attitude gradually emerged in residential environment tools. Many studies and surveys have shown that the attitude of practitioners to the residences particularly in "Mehr Housing" is the developed principle that can be called the "planning approach¹ in Iran." Affected by the comprehensive plan system and frame of type services description, these principles led to the plan and program for various samples of Mehr Housing.

Research Questions

Dealing with the topic "quality of residence" in Mehr Housing, this study aims to answer this question: "What kind of relationship exists between components affecting the quality of residence adopted from the principles of landscape approach and planning bases, and how this relationship is explained at different levels from worldview to action".

Research Hypothesis

Enhancement of the rationalist ideas of urban planning adopted from the atomism worldview in the physical and spatial planning that divides the phenomena into their details and intervening in them led to many consequences in the planning and design of residential spaces. The most important of them included the division of components and less attention to nonfunctional aspects. On the contrary, as a new attitude in the planning scope with a specific view and its holistic nature, the landscape approach considers various dimensions of a phenomenon (objective and subjective aspects) within the frame of an alliance relation providing a new basis for improving quality of residence in different orders; so that the criteria of residence quality in this approach have been obtained from the system and "spatial organizing" playing the perceptual role of audience in judging the residence space, and this is one of main roles of landscape approach compared to planning approach in achieving the quality of residence.

Method

This study has a qualitative nature using qualitative-descriptive methods and citing the used written documents. Data collection was based on documentary and library research, books, and papers that were classified in the frame of initial data. The information and data obtained from the inductive reasoning-based inferential process are then divided into primary theoretical models within two planning approaches

based on the obtained information, and then the extracted data are compared at several levels to explain the relationship between components affecting the quality of residence. To compare them, the necessity of determining the components and criteria of quality of the residential environment in the view of the planning approach in the studies conducted on the residence environment of Mehr Housing² directed this study to review many papers in this theoretical scope. In this process, more than 100 relevant papers were studied, and then the mentioned components obtained from conducted reviews and screenings³ were classified into convergent frames and then examined) (Fig. 1).

Literature Review

Quality of residence is a broad concept that has been frequently addressed in different contexts, and its various aspects have been evaluated. Despite this importance, its literature is more related to the evaluation and audience judgment process of the conditions that appear in the frame of the "satisfaction concept." Hence, investigation of the quality of the residential environment is highly connected to satisfaction with the residential environment. Accordingly, the research background is divided into several scopes.

First: an examination of the concepts of quality of residence and residential satisfaction, which various models such as (Amerigo and Arragones,1997; Campbell, Converse & Rogers, 1976; Lansing & Marans,1969) are the most basic assessment models of.

Also, those studies that have considered the interconnection between two concepts of quality of residence in the frame of the satisfaction notion and landscape in terms of its components and indicators, which encompass the landscape structure (Lee, Christopher, Kweon & Hong, 2008; Kweon, Ellis, Leiva & Rogers, 2010) in various orders of the residence environment and substrate from residential unit to macro-residential complex can be considered in this part of background⁴.

The second field includes the studies related to Mehr Housing at different levels that address this national project and its various cases at different levels within the frame of academic documents such as papers and books.

The third field includes the previous studies that examine the new and special view of landscape discipline towards the residence concept, especially in connection with environmental planning. According to this point and the novelty aspect of the Mehr Housing subject and the newness of this project, a few studies started criticizing this plan and its consequences, while its nature changed gradually. In a paper titled "Urban Landscape and Mehr Housing," Sheibani criticized and expressed the necessity of paying attention to urban landscape capacities in space planning (Sheibani, 2009). In his paper titled "Landscape Architectural Lessons for Mehr Housing Project: A Strategy to Exit from the Current Situation," Naseri examined Mehr Housing because

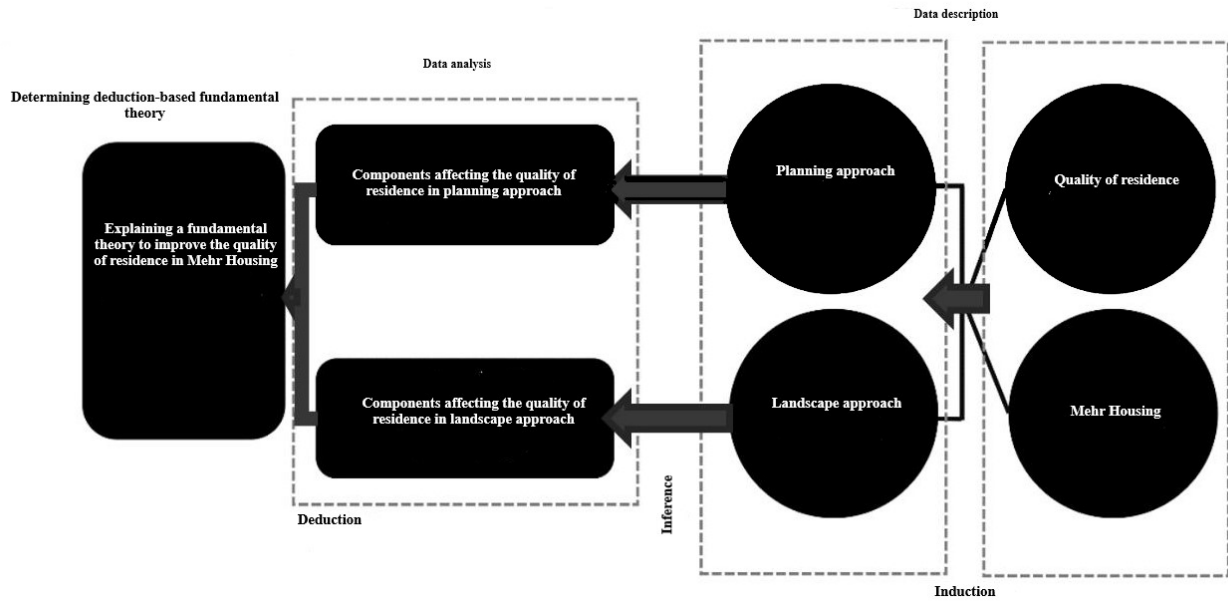


Fig. 1. Methodological model and its hierarchies. Source: Authors.

of the landscape and its pathology (Naseri, 2020) (Table 1). Taher Toloo Del, Poorbagher and Mahdavi conducted a study titled “Study of Residents’ Satisfaction based on Physical and Aesthetical Factors,” examining the role of some components such as desired view and landscape in residential satisfaction (Taher Toloo Del, Poorbagher & Mahdavi, 2018).

Theoretical Foundations

Three key concepts of “quality of residence,” “planning approach,” and “landscape approach” would direct the theoretical foundations of this paper toward determining the notions related to each and then examining them within an integrated frame.

• Quality of residence

The quality of the residence environment, which is the result of the intersection point of environment and residence quality, plays a determinant role in the lives of modern communities. This role is more highlighted due to its perceptual evaluation and effect on different aspects of life. As a result of its theoretical evolution process, quality is not a multifaceted concept based on the available objectivities and perceptual evaluations of residents. On the other hand, the quality of the environment is considered a complicated and layered topic that consists of perception (Nicol, Wong, 2005; Porteous, 1971) or general perception of a place (RMB, 1996)⁶ and is obtained from the outcome of the quality of details or elements constituting the place (ibid.).

Regarding the interconnection between the residence concept and notions mentioned above, the man-made and natural environment is considered as the human living contexts in the definition of the quality of the environment, so that the residence environment and its quality will appear from these foundations. In theoretical assessments, a high-

quality residence environment that supports various human multidimensional activities (Dadashpour & Roshani, 2012, 71-72) is the first space that human has discovered and tried to know and experience. This knowledge makes human find a response to their needs in the environment; hence, responsive environments meeting human needs- in physiological dimension and gradually more excellent dimensions- are more desired and their environmental quality will be improved. Hence, environmental quality is somehow the process of assessing the environment concerning human needs and demands (Johnson et al., 1997, 581-589) (Fig. 2).

• Mehr Housing

The Constitution of the Islamic Republic of Iran considers the right of each Iranian family to housing based on their needs under Articles 31 and 43 (Constitution of the Islamic Republic, 1979), making governments responsible for providing it based on the priority of deprived and low-income classes in society. In this case, the established governments after the victory of the Islamic Revolution have adopted various policies and measures under the housing supply policies, among which Mehr Housing is one of the most important ones in terms of its scale, plan, and executive scope that the ninth government implemented with the slogan of being kind (Mehr) in the fourth development plan under the holistic housing plan. With a sustainable development approach, social justice, and empowerment of the low-income classes (Abbasi, 2011, 100), this plan relied on cheapening by removing the land price from the cost of contract housing, which was known as a zero-cost land policy. In this lieu, the lands owned by the government were given to the Ministry of Housing and Urban Planning as the project trustee. Because most of these lands were located in marginal areas of cities or newly constructed cities, specific locating of the samples and outsourcing

Table 1. Academic and specialized documents and topics related to research background are reviewed first in books and then in papers including documents related to landscape approach and planning approach⁵. Source: Authors.

Document	Literature scope and theoretical subject	Authors and researchers
Book	Theoretical and pathological bases	Studies group of Rahpo Company of Sharestan Construction (2014)
	Evaluation of pathology project bases	Zabetian & Elyaszadeh (2017)
	Cultural-social evaluation	Jowkar (2016)
	Housing rules and regulations	Jafarpour (2017)
	Engineering/legal sciences- architecture urban planning	Raheb (2019)
Paper	Landscape	Nasari (2020)
		Recommendations, Journal of Manzar, Vol. 1, Issue 2, Fall 2009.
		- Azad Armaki (2009) - Fariborz Raees Dana (2009) - Sattarian (2009) - Sheibani (2009) - Abbaszadegan (2009)

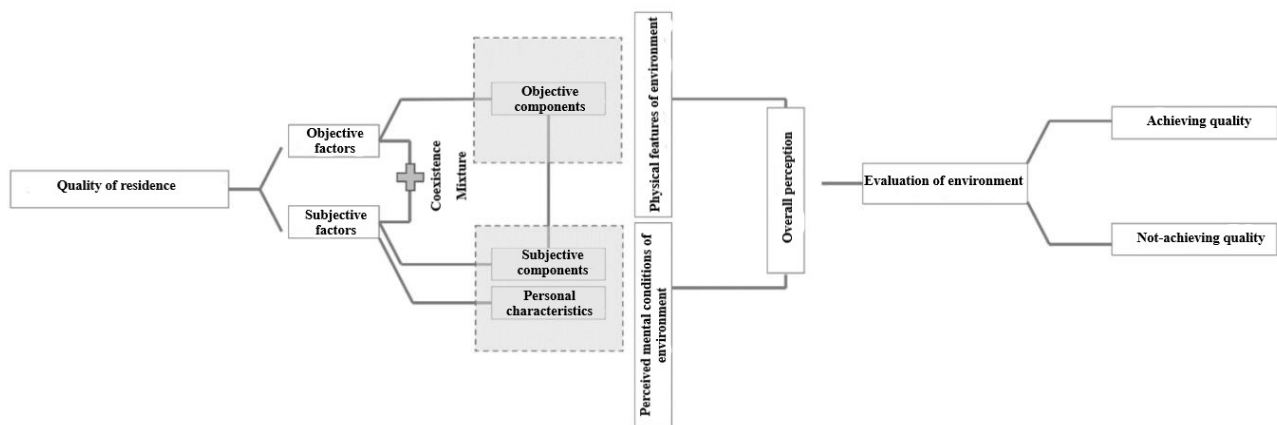


Fig. 2. The base model of research regarding the quality of residence considering the factors and relationship between determinant details. Source: Authors.

planning and design of numerous projects of this plan to the eligible consultant engineers led to applying principles and regulations of current urban planning in Iran by consultants⁷.

• **Planning and planning approach**

Planning is defined as a discipline of selection and constant effort (Hall, 2009, 18) to accomplish certain goals (Rahnamaei & ShahHosseyini, 2013, 3) that determines the decision-making processes within a certain horizon of time. According to this definition, a wide range of plans exist in terms of action scale, view, and scheduling; “urban planning” is one of its kinds and cannot be understood without explaining its relationship with urban planning. Shieh defines urban planning in terms of urban issues as its manifestation in the two main disciplines of urban design and planning (Shieh, 1991), and Seifolddini considers its activities concerning modifying urban problems (Seifolddini, 2002, 474); hence, planning can be defined as thinking of city issues that try to organize the conditions of the urban environment.

The first formal steps of planning formation in general, and urban planning in particular as knowledge and discipline

were taken in the 20th century with the advent of industrial revolution outcomes in the cities (Ostrovsky, 2016, 7), which have led to the first world experiences in the field of urban planning in the frame of comprehensive plans of London, Paris, Copenhagen, Stockholm, Munich, and Frankfurt (Seifolddini, 2002, 474), and the Comprehensive Plan is considered as a functional base and its initial output in the current theoretical literature.

Attraction and novelty of these plans made the countries on the verge of modernization welcome the system of mentioned plans after the advent of new issues that had no response for them in the past. Iran which was renovating and modernizing in the 1940s and 1950s used the comprehensive plan as the main strategy for space planning after the waves of changes occurred in the city. This process was formed when the planning system in Europe was spending its domination period at the junction with the modernism emergence and its viewpoints, while the inefficiency of comprehensive plans was gradually found based on the efficiency criticism led to some attitudes based on comprehensiveness. The effects

of this kind of attitude towards space, and subsequently the specific planning that was along with modern needs led to the application of a planning approach under the system of a comprehensive system in Iran based on some principles that were quasi-modernism perceptions imported from the world planning. The advent of shortcomings in this system led to fundamental evolutions in the plan production principles and the mentioned projects obsoleting their applications, while the planning process is continued in Iran based on some guidelines known as Type 12 services in different scopes.

• Landscape approach

The history landscape and transiting from an objective attitude to the environment in paintings to an objective-subjective nature has a long trajectory depending on two bases “perceived object” and “the person who perceives.” Although this process was first due to doubt in Descartes’s dualism (Mansouri, 2009) the perceptual phenomenology of Merleau-Ponty led to a new understanding of the role of connection between object and perceiver (Ale Hashemi & Mansouri, 2018). This simultaneous dualism in the environment at the junction with the concept of place changed the landscape to a new perception of and relationship with the place, which interconnection of objective-subjective components is its main attribute and lack of separation between components led to the advent of a whole that is obtained from integration of two dimensions of environment objectives, perception and interpretation of audience can provide a subjective interpretation and evaluation of the environment as an inseparable part of this complicated and multifaceted concept. This new connection obtained from the holistic worldview and systematic approach was welcomed with the new environment planning scope, including landscape knowledge. At this scope of the audience’s perception of its surrounding environment, the details of the landscape are considered an interconnected and inseparable system as a whole, which is beyond collecting its details and attributes. This attitude does not negate the effect and importance of details but the whole meaning appears in the relationship between these details. Using attributes of landscape knowledge, the landscape approach puts the perceptual and environmental in a fluid relationship that is both the product and producer (Egoz, Makhzumi & Pungetti, 2011). The interconnection of landscape with the concept of place, which is made of two inseparable external and internal objective details (Mansouri, 2004), leads to the consideration of landscape study as a function of the interaction between man and environment

that is a concept beyond the physis and its presence requires paying attention to the observer and audience (Schultz & Von Etteger, 2017). Hence, audiences and their interoperations of the environment and environment as space physics are considered two pillars of planning in the landscape approach (Fig. 3).

Findings

The basis of the modernism school relies on the discrete approach and the foundation of the discrete approach is based on the discrete (atomism) worldview (Barati, 2004, 8). Also, a brief review of the modernism school’s history in the architecture and urban planning indicates its dependence on the atomism worldview (Golkar, 1999, 9). This view was spread in the modernism foundations based on the principles seeing the world as a set of independent particles (atoms) placed next to each other and a mechanical relationship exist between them (Barati, 2004, 8).

In Iran, comprehensive plans were begun in the middle 1960s by preparing plans for Tehran, Mashhad, Tabriz, and other cities (Ghomami, 2021, 78). According to the goals of comprehensive plan and description of services (type 12) and results obtained from the domination of comprehensive plans in Iran within several scopes, the comprehensive plan can be criticized. The urban development activities started 15 years ago before the application of comprehensive plans started in Iran. The applied plans in this period were based on the background of plans in the European and American communities in terms of their process and technique (Mojtahedzadeh, 2012, 150). Urban plans prepared in Iran are just the engineering patterns for construction without considering their more or less similar types and qualities (Rahnamaei & ShahHosseyni, 2013, 87). The comprehensive plan in Iran influenced by the planning attitude of Geddes⁸ and modernism principles in urban planning and architecture that are frequently expressed in manifests of modern architects and urban planners led to formation a new movement in planning field in Iran. In this movement, practitioners considered planning based on four factors of function, residence, job, entertainment (in free hours), and commutation following the principles of the Athens Charter as the fourth manifest of CIAM Congress with a “functional city” agenda (Table 2). According to such attitude based on the atomism worldview that aimed at dividing the details of a phenomenon and examining them, principles of urban development and urban planning, and subsequently, the attitude towards space and

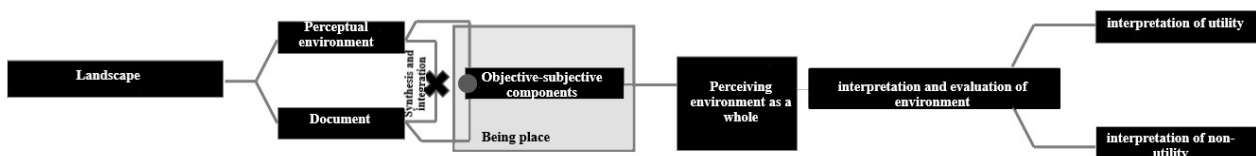


Fig. 3. The initial model of examining landscape approach in dealing with environment and evaluating its utility or non-utility. Source: Authors.

some concepts such as quality of residence became prepared and matured.

To scrutinize this kind of attitude and to compare the components affecting the quality within two planning and landscape approaches as described before, various studies on planning were reviewed then the quality of residence in the "Mehr Housing" project regarding the effective components was extracted and classified through divergent method with the frame of table (Tables 3 & 4) as initial data. The obtained components were then compared with the bases of the landscape approach. According to the various available resources about the survey on quality of residence:

Most studies examined the quality of the environment relying on several main factors in achieving quality and introducing several criteria. Some of these studies pointed more accurately to multifaceted indicators of quality of residence by broadening the domain of analysis and classifying the factors and criteria. Despite this diversity and implicit dispersion in the conducted surveys:

"Available facilities" in residential complexes are one of the main factors of quality in studies that the subfactors of this factor, including superstructural and infrastructural services, health, medical, and service facilities are the main criteria for achieving quality.

The second criterion considered by the researchers focuses on one of the main damages that occurred in the Mehr Housing project, which is locating its samples. Hence, the criterion of optimal access to required facilities for desired residence and access to the city center or adjacent metropolitan is considered an important index for residential satisfaction and quality of environment due to negative consequences and implications of improper location of cases.

The studies mentioned above mainly point to the consequences of living in slum areas caused due to locating cases in the lands outside the city. Lack of easy access to the city center or spending considerable cost on commutation, access to facilities, and lack of required facilities in some complexes, and "access to facilities" are considered the criterion for achieving quality.

"Environmental" factor is another factor with considerable

effects on the quality of residence and occupants' mental perceptions of the utility of their residence space; in other words, it is an ecological index and its wide range of indicators, including "suitable view and landscape of apartments and environment" considered factors at the same level in some studies, while most of the studies point to some criteria such as "proper green space of neighborhood," "wind flow and suitable climate" "urban sewage collection system and disposal of surface waters" and finally "collecting garbage in the frame of urban services".

The other quality factors considered in the studies include body of housing and its criteria:

Criteria of the housing body include the architectural type of apartments, strength, and resistance of apartments, building dimensions, standard maps, the optimal form of housing, etc. The social factor is another important factor affecting the quality of the environment that appeared in the frame of various criteria, such as sense of place (sense of belonging), effective social relationships, neighborhood relationships, and proper social organization. Another factor for achieving quality includes the criteria related to economic issues that comprise several different indicators. Some criteria point to "current costs of the household to the housing price" while others consider the "role of loans in ownership of apartments." "The received load and its balance with installments," and "number of installments and installments forms" are the most important factors for the satisfaction of occupants.

Discussion

In the conducted studies, the components affecting the quality of residence in the planning approach were convergently into five main categories to accomplish the comparison process more easily⁹ (Fig. 4).

"Separation of the available components" and "heterogenous and multi-level valuation" in a way that "physical-spatial" and "structural-functional" factors have been more considered in the studies and the gradual descending importance of some factors such as "social," "environmental," and "economic" factors, are the main important aspects of a planning approach to the quality of a residence. Minimalist and Separatist

Table 2. Examining principles and recommendations of the Athens Charter as one of the main effective sources used in urban planning. Source: Authors based on Corbusier, 2010 the principles of the Athens Charter.

Functional concept	Explained principles
Residence	Pay attention to locating residential apartments based on the climate conditions.
	Optimal access to sunlight.
	Use technical facilities in creating residential conditions.
	Paying attention to green stains between tall buildings.
Free time (leisure time)	Predicting the use of open spaces and entertainment for different age groups
	Green spaces for leisure functions near some services and facilities, such as schools... and residential complexes are considered, and planning for residential space is done based on the principles mentioned above.

Table 3. Studies were conducted on the importance of physical dimensions of the quality of residence, including service facilities, access, environmental and physical factors of the housing, and its relevant criteria in achieving the quality in studied cases. Source: Authors.

The factor for achieving quality	Criterion	Studies that have pointed to the above factor and its criteria
Facilities	Superstructural services	Masoudirad, Ebrahimzadeh & Rafieian (2017), Shamsoddini et al. (2018), Yazdani et al. (2017), Alaedini & Jamshidiniasab (2016), Rafieayan et al. (2014), Daroudi et al. (2015), Behrad et al. (2019), Moammeri et al. (2019), Jaferi et al. (2019), Zanganeh et al. (2021), Sayafzadeh & Payband (2019), Azja Shokoohi & Arfaee (2013), Maleki et al. (2014), Noori & Asadpoor (2016), Ajiliyan Momtaz et al. (2017), Malekshahi et al. (2018), Ahmadi & Charehjoor (2020), Arvin et al. (2020), MododiArkhudi & Mohammadi (2020), Rahnama & Kamandari (2015), Safayipor & Zadvali Khaje (2017), Zarghami et al. (2019), Shahiaqbelaghi et al. (2016), Zabetian & Elyaszadeh (2017), Azadkhani et al. (2018), Zangeneh et al. (2018), Lak et al. (2021), Ebrahimiboozani & Fadaei jazi (2020), Lak et al. (2020)
	Infrastructural services	
Environmental	Health, medical, and service facilities	
	“Environmental health”	
	“Suitable view and landscape of apartments and environment”	
	“Proper green space of neighborhood”	
	“Wind flow and suitable climate”	
	“Urban sewage collection system and disposal of surface waters”	
Body of housing	“Collecting garbage in the frame of urban services”	
	Strength and resistance	
	Dimensions of building	
	Standard maps	
	Desired form of housing	

Table 4. Studies pointed to the “social factor” and its criteria for achieving quality in studied cases. Source: Authors.

The factor for achieving quality	Criterion	Studies that have pointed to the above factor and its criteria
Social factor	Sense of place	Masoudirad et al. (2017), Manafi azar et al. (2018), Shamsodini et al. (2018), Yazdani et al. (2016), Rezaei Khabooshan & Nemat Mehr (2017), Rezaei et al. (2021), Bahmani & Ghaed Rahmati (2014), Yazdani et al. (2019), Rafieayan et al. (2014), Daroudi et al. (2015), Moammeri et al. (2019), Jaferi et al. (2019), Nuri Imani et al. (2019), Firoozi et al. (2015), Zanganeh et al. (2021), Mohammadi doost et al. (2017), Kiani salmi et al. (2017), Maleki et al. (2014), Noori & Asadpoor (2016), Nooraie & Kohan (2019), Ajiliyan Momtaz et al. (2017), Ahmadi & Charehjoor (2020), Arvin et al. (2020), MododiArkhudi & Mohammadi (2020), Rahnama & Kamandari (2015), Safayipor & Zadvali Khaje (2017), Shahiaqbelaghi et al. (2016), Zangeneh et al. (2018), Zabetian et al. (2017), Shokrgozar et al. (2016), Azadkhani et al. (2018), Sheykholeslami & Akbari (2019), Ebrahimiboozani & Fadaei jazi, (2020), Lak et al. (2021), Lak et al. (2022)

movement of modernism has led to the less importance of more excellent levels of human needs by neglecting the comprehensive and multi-level needs of human, simplifying the complicated existence of human, the environment, and their various and interconnected requirements, and decreasing the value human needs to the biological level (Golkar, 1999, 26-27) on the one hand, and decomposing the needs and different weighing while ignoring the mixed nature of human needs on the other hand. Since landscape knowledge is made of knowledge, not science (Habibi, 2009), landscape theory is also considered as a worldview that can have a landscape attitude towards all phenomena of the world (Mansouri & Farzin, 2019, 19). In this landscape attitude towards phenomena, synthesis of material and meaning is the main principle. The material in the landscape corresponds to the environmental elements that influence the audience's

perception of their surrounding environment integrating the space with an interpretive aspect. Therefore, it considers landscape another type of place shaped in external space resulting from the man-environment interaction (Mansouri quoted from Berque, 2008).

On the other hand, using a holistic worldview, the landscape approach has paid specific attention to the relationship between details and components affecting the quality in a way that all effective details would get quality to the alliance relationship between environmental and perceptual components. Lack of separation between components and essential reading based on the integration of details are the main results of the landscape approach resulting from their holistic worldview. In this case, the quality of the residence environment in its modern theoretical trend is affected by the environmental element on the one hand and audience perceptions on the other hand.

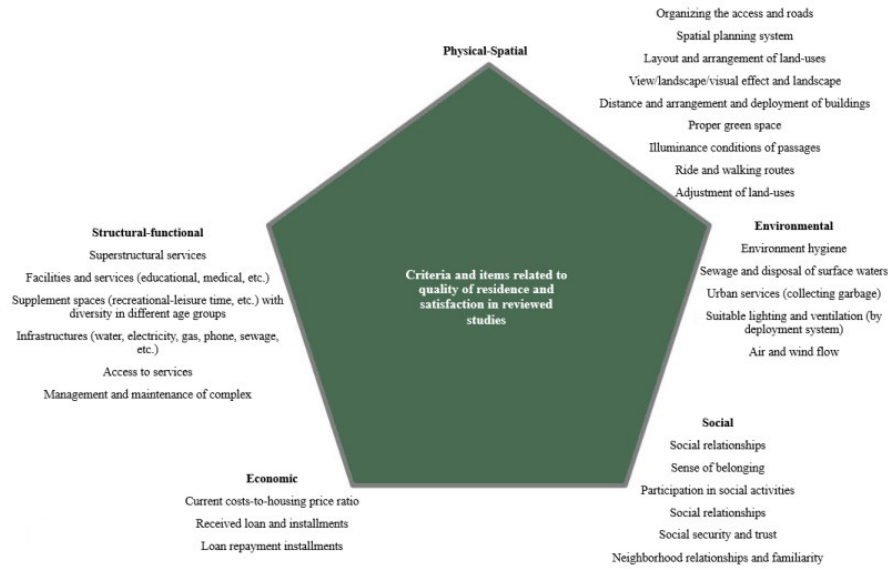


Fig. 4. Convergence of the components within five main factors to determine criteria and indicators of quality of residence. Source: Authors.

Hence, in explaining the criteria affecting the quality in the landscape approach, this variable pays considerable attention to the physical components of the environment such as services, facilities, infrastructures, and occupants' access to these components. On the other hand, as the landscape relies on the audience's interpretation and reading of surrounding space and evaluation of external environmental factors, the mental judgment of the environment in both positive and negative cases can be considered as the common aspect between concepts of quality of residence and landscape. In another case, since the landscape considerably relies on the "holistic approach" in a way that collective dignity is as valuable as personal dignity, it is shaped in the frame of the same available spatial and physical structure of the environment within the continuity between whole details to create convergence and transiting from "individuality to collective aspect". In this case, the occurrence and interaction between persons and their surrounding environment may include more effective social actions, which in turn requires creating an interactive field through different ways. In this lieu, landscape introduces a "tangible scale" that makes familiarity possible in the low population density in smaller wholes, such as neighborhoods through which, it affects the quality in both external objective dimension and perceptual or mental dimension (Fig. 5).

Conclusion

According to a review of the "landscape approaches" and "planning approach" in the topic of quality of residence based on the comparison between foundations, this topic must be addressed at several levels to determine a relationship assessment-based model between the mentioned approaches by expressing available differences and similarities:

First-level worldview: relying on the holistic worldview adopted from a systematic approach to the world, the landscape approach aims to shape a unique whole when

dealing with phenomena believing that not only the role of components giving quality to the environment in objective and perceptual dimensions is important, but also the relationship and integrative structure between them are also significant. In contrast to the planning approach in Iran, which relies on a modernist attitude, the worldview is based on an atomist worldview and a mechanist attitude towards phenomena. Such an attitude believes that scrutinizing and knowing phenomena can be done by separating and dividing them into some details to examine and interfere with them. This process excludes the details from the system frame, changes them, and interferes with different parts without considering its effect or lack of effect on the other pillars.

Hence, the first difference and maybe the most fundamental aspect of the comparison between the two approaches may be the type of attitude at the worldview level, and since the worldview is the highest level of explanation of way and attitude towards other affairs, it would affect other aspects too (Fig. 6). Second-level components affecting the quality of residence: the effective components obtained from theoretical foundations of planning approach in improving the quality of residence with similar nature in comparison with landscape approach will appear in a way that no structural and nature difference exists between criteria and indicators performing in the improvement of quality of residence without any difference. In other words, in consideration of the quality criteria of the landscape approach, all components and criteria of the planning approach are considered taking all of them necessary in the formation of quality of residence.

Third-level determining priority of effective components: the relationship between components is one of the important factors in examining the quality of residence. Since quality is considered as the process of putting objective and subjective criteria next to each other, the sequence and order of criteria must be considered when determining the theories related

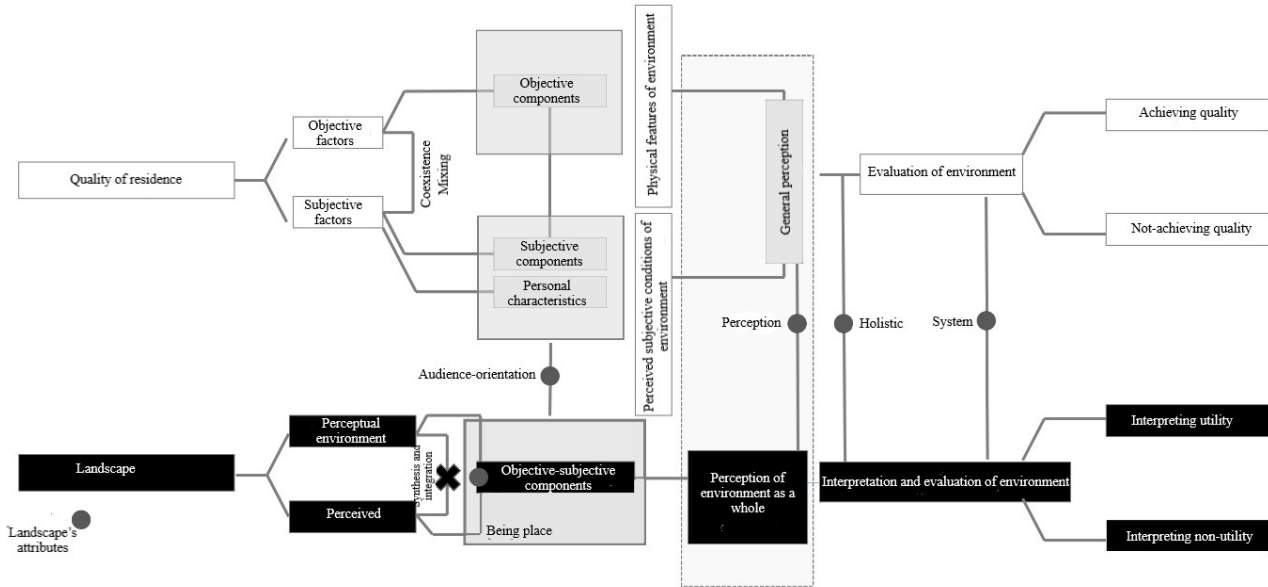


Fig. 5. Comparative model of landscape approach and quality of residence concepts. Source: Authors.

to quality. Regarding the sectoral nature of the planning approach resulting from the atomist worldview, the response of this approach to existing or occurring shortcomings and defects is a strategy of injecting required services based on the assessment of surveyed indicators based on the revealed need; however, landscape approach determines the relationships and required attention to coexistence of perceptual-environmental components. Therefore, the landscape approach does not consider the social criteria giving quality to the environment isolated from physical and structural criteria. In this case, space planning is shaped based on simultaneous dualism and integration.

Fourth-level relationship between quality-giving components: The planning approach adopted from Table 2 and Athens Charter was examined and results showed that this approach has ignored a structure and organization that creates a spatial order. In other words, proper environmental conditions such as services have been presented without considering their location in a convergent substrate or in a concentrated way in a location within the physical mass of the environment or as an island shape based on the layout of the environment's elements. However, relying on expressing the required attention to "space arrangement," the landscape approach tries to consider the environment quality criteria in an alliance frame at the first step, and in the second step creates a substrate of presenting important service and social pillars in an integrated way in the residence space with emphasizes the attention paid to their "place" and based on a certain predetermined structure. Therefore, the comparison between the two approaches with the initial model of research is explained as follows: In the planning approach, the quality of residence can be improved at the first level by taking sectoral and case measures at the point

where shortcoming occurs; however, this need can be seen in the attachment of the physical substrate for forming the occurrences and actions affecting the occupants' evaluation leading to quality achievement. In the landscape model, however, synthesis and integration of the person who perceives and perceptual environment on the one hand and formation of a place whole would lead to the interpretation of the residence environment as a whole by the occupant as an audience and physical components of the environment are not separated from the audience's perception and evaluation. Ultimately, the attitude of the landscape approach towards the phenomenon of residence quality and its components and criteria is a positive attitude in which, none of the quality components are negated in the planning approach. The important point, however, is the consideration of criteria under a structure with spatial arrangement (Fig. 7).

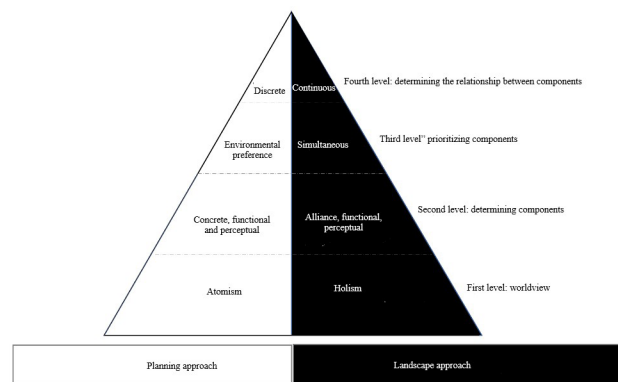


Fig. 6. Deductive model based on the comparison between landscape and planning approaches at different levels. Source: Authors.

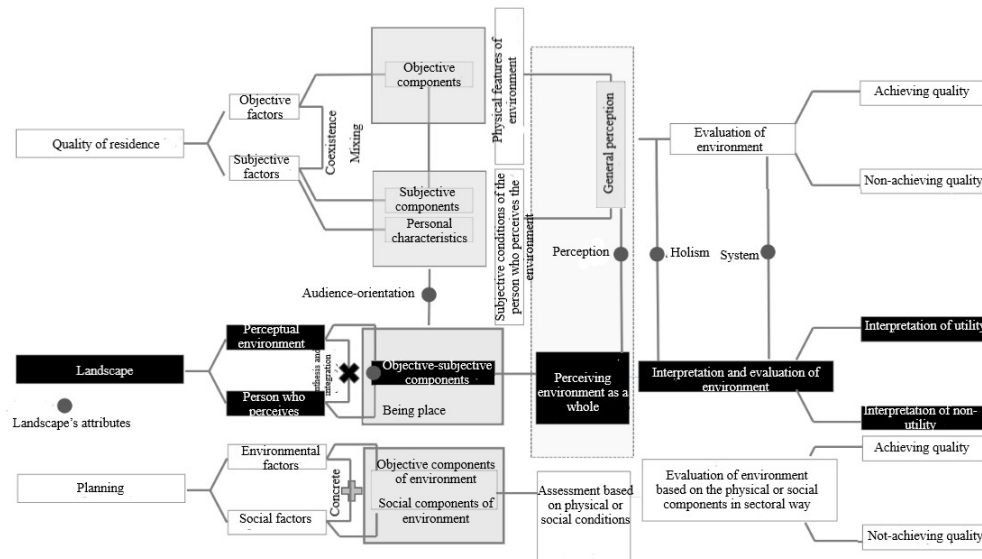


Fig. 7. Final comparative model. Source: Authors.

Endnotes

* This article is part of Sina Naseri's doctoral dissertation entitled "Comparative Study of The Effect of The Landscape Approach with The Planning Approach in Improving The Quality of Residence by Relying on Mehr-Housing" which is being supervised by Dr.Seyed Amir Mansouri and Dr. Nasser Barati in the Faculty of Architecture of the University of Tehran.

1. Approach is defined as the attitude towards topics in a specific orientation that sees that topic through a specific aspect of knowledge and its foundation. According to this definition, the urban planning approach determines the plan based on the principles and discipline of urban planning, and the urban planning approach in Iran is defined as an approach with specific standards that has been adopted for the planning system of comprehensive plan and modernism principles in urban planning and architecture and intervenes in the planning and design of environment.
2. The considered keywords in this part include Mehr Housing, quality, quality of life, quality of environment, quality of urban environment, quality of residence environment, and quality of residence; as described, the conceptual similarity between quality of residence and satisfaction has made many studies to use satisfaction approach instead of quality of residence, and the abovementioned papers were used.
3. In this case, the retrieved papers include a wide range of scopes, including social sciences, engineering and construction sciences, urban planning and architecture, urban planning and geography, and economics. According to the research objectives, the mentioned papers were screened to separate and select the most relevant papers with specialized fields of planning or

landscape.

4. In many studies, satisfaction is used instead of the concept of quality, while these are theoretically two separate concepts, so satisfaction can be considered as one of the (main) variables of quality that subjective and personal reading affects.
5. On the other hand, as described, despite the diversity and numerous numbers of studies conducted on the quality of residence in Mehr Housing, few studies have been done on the landscape knowledge although this knowledge has many capacities and potentials.
6. RMB Environmental is a research institution in Minnesota, US.
7. The domination of the specific rationalist planning attitude in urban planning in Iran, which service description known as type 12 is its most prior case indicates the type of attitude ruling the planning system of executive organizations and trustees of plan and program in Iran, which consultant engineers used this national plan in the project and program of various cases. Maximum use of land for locating the maximum residential apartments and attention to qualitative principles such as per capita rates that have been influenced by rationalist planning are the main principles of this attitude.
8. The foundations are based on the theories of Patrick Geddes, the founder of the urban planning discipline.
9. After doing the above process and showing the components affecting the quality of residence in the planning approach within an initial model. The components were then formulated and arranged homogeneously to ease the comparison between them.

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HOW TO CITE THIS ARTICLE

Naseri, S., Mansouri, S.A. & Barati, N. (2024). A Comparison between 'Landscape' and 'Planning' Approaches in Improving the Quality of Residence in Iran's Mehr Housing. *MANZAR, the Scientific Journal of Landscape*, 16(67), 26-37.

DOI: 10.22034/MANZAR.2023.381389.2221

URL: https://www.manzar-sj.com/article_190471.html?lang=en

