To issue of territory renovation

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Abstract. Based on the fact that renovation is a system of economic relations of real estate market participants regarding the more efficient use of urban space, the article formulates and justifies the significance of the project from the standpoint of preserving historical heritage in accordance with the principles of the International Standard ISO 26000 “Guide to Social Responsibility”. The principles of the standard predetermine the focus of the development project on the renovation of a building for the preservation of historical, cultural and / or architectural aspects with a new reading of the building technical and technological parameters that meet the requirements of a modern society.

1. Introduction

Today Tyumen is one of the few cities which is striking in its attractiveness and pace of development of social, transport and service infrastructure. Also the positive dynamics can be noted in expansion of urban areas due to the change of status of land, which contributed to the housing boom in 2000’s, especially individual residential development (Patrushevo, Zubarevo, Krivodanovo, of Metelevo, etc.). However, the process of urbanization occurs selectively, affecting only some districts of Tyumen, due to unwillingness of investors and developers to carry out the renovation of existing urban areas of XIX-XX centuries. Thus, the area of the "Old Zareka" in the Central administrative district of Tyumen remains without attention of investors and representatives of local Executive authorities. In this territory one can mostly trace covered the formation of a society, with their own rules and customs. This part of city is dominated by old wooden buildings, transport infrastructure is in deteriorated condition, the existing monuments are neglected, there’s almost no space for cultural purposes. Taking these into account, the relevance of this work is in improvement of urban plans which, at present, should be the process of integrated development of the urban area in close connection with its cultural and historical component.

This area is of historical importance (more in the historical background). Development of the Zarechny district began a couple of years later after the foundation of Tyumen. The name of the area was changed more than once: Bukhara settlement, the Left Bank, Starayazareka. The founders of this area were merchants from Bukhara. In 1595 they arrived in Tyumen with trade caravans. Local Cossacks placed them across the river, for security reasons. Some of the Bukharians remained for the winter period, but they never left the city. Later Tatars settled here, and the Left Bank became a real international district. Bukhara residents founded leather production in Tyumen, and in the 17th century a real manufacturing zone was formed here. The owners of the tanneries of the factories were
great merchants and industrialists. The Kolmogorovs, Reshetnikov, Shuvalov brothers and other wealthy Tyumen citizens had their own houses in Zareka [1,2]. At present, “Zareka” is a valuable land, the potential of which is not fully used. In accordance with the abovementioned, the purpose of preparing this publication, is to identify the nature and essence of the museum as an integral component of the socio-cultural space of the urban environment.

The data base of the study consists of legislative and regulatory acts of the Russian Federation, the design plan of the city of Tyumen [3], archival data, historical works and references, publications in specialized periodicals with the subject of the formation process of this territory since 1586, open official information resources of the Internet and the author’s calculations. The subject of the research is a set of issues and processes related to the formation of the urban policy of the city of Tyumen.

2. Literature Review

2.1. Foreign analogues of the territory renovation

Manufactura Factory was founded in 2006 (Figure.1) [4,5]. One of the most fascinating examples of revitalization in Europe is the former Manufactura factory, located in the town of Lodz (Poland). In the result of well-done advertising, Manufactura has become one of the most effective projects for the restoration of production facilities. The complex with a total area of 110,000 m², comprising 300 conceptual premises, has become the main cultural attraction in the small town of Lodz.

Manufactura is a recreational and entertainment center with 15 cinemas, a climbing wall, a bowling alley, an arena of laser games and other interesting objects. The factory houses the Museum of Lodz, the Factory Museum and the Museum of Modern Art “MS2 “ and a theater. Thanks to the revitalization and change in the concept of a single industrial complex, the city became one of the most popular tourist centers in Poland. Its area is 100 000 square meters.

Zolferein is the largest complex of coal mines in the Ruhr region, located near the city of Essen (Figure. 2) [6]. Coal mining was carried out here since the beginning of 1841 and finished in 1986. The complex was finally closed in 1993. In 2001 it was included in the UNESCO World Heritage List as a unique object for culture and the civilization. In the following decade, a landscape industrial park appeared here. It combines cultural, leisure, educational, trade and service functions and attracts up to 1.5 million visitors a year. The Zolferein mine is included in the tourist route “The European Route of Industrial Culture”, which unites similar objects throughout Europe.

The main objective of the project is to preserve the industrial and port heritage of the city of Nantes (Figure.3) [7]. After the reconstruction, on the embankment, the symbolic imprints of the shipbuilding past were preserved: a huge hangar became a place for cultural events, and large bases were created for workers and trading places. Thanks to this project, the inhabitants of Nantes received the newest unique recreational territory. This project is considered as an example of the possibilities of
reconstruction of embankments near industrial facilities. Transforming the existing infrastructure into new facilities and a fresh look at the already known locality will improve the quality of the urban environment.

2.2. Domestic analogues of the territory renovation

The first creative cluster in Moscow inherited its name from the perfumery factory, which located in this territory for 150 years under various names: “A. Ralle and So”, Crystal Plant №7 named after M.I. Kalinin, and at last, JSC "Flacon: Moscow-Paris" (Figure. 4) [8]. The company closed in 2000 and was acquired by an investment firm for demolition and later for commercial development, but the economic decline of 2008 contributed to the revision of the initial plans. The Flacon opened in 2009, having already a new function. Today, its areas are located design studios, marketing institutions, architectural bureaus, research projects, co-working, art cafes and now has about 200 representatives of the creative industry.

Textil is a non-commercial public space, which is located in the building of an old cotton warehouse, leased for 10 years from the Yaroslavl Industrial Fabrics Combine Krasny Perekop (former Yaroslavl Large Manufactory) (Figure. 5) [9]. From the very beginning, this space on the urban periphery is mainly focused on the formation of an event program: guided tours, lectures, presentations, etc. Its purpose is to generate events with new cultural codes, to form and improve social connections, offering adherents of urban communities a non-trivial meeting place. Together with this, negotiations are underway on the formation of the Krasny Perekop factory on this site of the museum.
3. Theoretical model

3.1. Identification of existing problems and justification of the prerequisites for the renovation of the territory of the city of Tyumen

In the framework of socio-cultural themes, the design of the museum and exhibition space suggests the possibility of solving social issues relating to the state of modern society in full. By the example of research work, the most significant moments in the design of the museum and exhibition complex are touched upon. This project reveals (touches) certain layers of problems, the solution of which is impossible without the use of certain design criteria: functional organization and zoning of space, composition, color scheme, lighting.

Absolutely we are all familiar with the architecture of gray, faceless urban areas, the space of which is filled with hangars, industrial structures, concrete fences. Long-term presence in this kind of area gives rise to an unconscious feeling of sadness, depression, and hopelessness. Human emotions are closely related to architecture and landscape; emotions shape thoughts, and thoughts generate actions. Architecture and the external environment are actively used to influence the human psyche [10].

Urban planning activity on the territory of Tyumen is carried out on the basis of the territorial planning documents, these Rules and the territory planning documentation [11]. Compliance with the red lines approved by the territory planning projects is a prerequisite for the implementation of urban planning activities in the city of Tyumen. Point construction, as a result of which, in the territory of the city of Tyumen, stand-alone and (or) attached capital construction objects can be erected, or reconstruction of previously created capital construction objects can be carried out with an increase in the total area of these objects by more than ten percent, if creation and reconstruction these objects are not provided by the planning projects and land surveying projects of the territory of the city of Tyumen, is not allowed. At the moment, the renovation of coastal areas is a global trend. A huge number of projects are carried out both in megacities and in large and small cities. Preserving and increasing the natural objects of the urban landscape, maintaining recreational services at a high level.

The study area of the city of Tyumen, adopted as the object of study, is bounded by the left bank of the Tura River, occupies the territory from the Lovers' Bridge from the coastal strip to ul. Coast to the street. Sea, along the street Big Zarechnaya. The project proposal provides for the improvement of the embankment, the creation of a walking area with a historically established linear layout.

In order to analyze the territory in order to find ways and factors determining the need for reclamation of the coastal areas of the Bukharskaya Sloboda of the Zarechny district, these Rules were used, which made it clear that this territory belongs to the 5th planning area [12].

The study of the coastal area near Beregovaya Street is aimed at creating an environment for a quiet holiday with the allocation of space, for the most part, focused on pedestrians. We propose that pedestrian flows be directed to the main centers linearly located in the historically established planning structure of the territory. The project proposed to preserve this nature of the area, to implement the idea of functional development of the territory in the current environment, to maximize the potential of capital construction facilities available at the site. Along with the preservation of the relief, the compulsory attributes of the renovation of the territory, the authors of the article see in the embankment formation of pedestrian boulevards, alleys, bicycle infrastructure and descents to the water. These elements of renovation will allow concentrating the attention of tourists on the way to the museum complex, where the “Museum, as a cultural phenomenon” will bear cultural and historical significance in the formation of society.

4. Results of approbation

Let us summarize the analytical studies on the problem raised. The design territory is regulated by the new master plan as a recreational area with public buildings, however, at the moment it does not carry the proper meaning and is not landscaped. Analyzing the 5th planning area, taken as the object of research SRW, we can conclude that the territory does not correspond to the planning zones existing in
the PZZ, it is not provided with an adequate number of territories with organized landscaping, socially important public transport facilities. The urgency of the problems of this area remains open and requires additional research and changes concerning the organization of the territory.

Renovation of the territory and reconstruction of the objects located on it will allow to realize the cultural and educational function of the municipality in creating conditions for the investor to provide services to the population for active and passive recreation. The coastal areas of the new embankment will become the main pedestrian routes. The exit to the embankment is carried out by forming pedestrian boulevards in continuation, ul. Coast and adjacent areas, from the bridge "Lovers", from the street. Scherbakov, Str. Poperechnoy, st. Lugovoy, st. Angarskaya, Str. Igarskaya.

5. Conclusion

We formulate the key problems of this territory for the implementation of the principles of integrated urban development and the possibility of organizing the educational process in the field in such disciplines as architecture, cultural studies, history of the Fatherland and many others [13-20].

1. The presence of dilapidated and emergency housing (24.0 thousand square meters or 2% of the total area of existing housing).
2. Discrepancy in the placement of a part of significant objects to the normative radii of service. Lack or absence of a number of socially significant objects.
3. Lack of organized contact with water and the presence of a monotonous landscape of the territory as a whole, as well as the lack of improvement of the coastline.
4. It occupies valuable urban areas in the central part of the city, not economically involved in the life of the city and not working for it.
5. A serious problem is the annual flooding of the territory, which requires massive engineering training associated with the hydro-washing of huge masses of soil.
6. The almost complete lack of recreational resources in the area.
7. Underdevelopment of transport infrastructure, which reduces the availability of territory for the population.

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