Methodical Bases of Improvement of the Existing Normative Legal Base in the Sphere of Town and Country planning

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Abstract. Problem definition. The analysis of concept of comfort of the urban environment and essence of the principles of forming of apartment block from position of town-planning norms. Results. By method of the analysis it is established that the existing regulatory base does not meet the modern requirements of forming of apartment block and the comfortable urban environment. Conclusions. By results of the conducted researches recommendations for modification of town-planning norms are formulated.

1. Introduction
The existing Russian regulatory base of documents in the field of town planning has been created in the late nineties the beginning of the 2000th years. At the same time the standards published much earlier, at the time of the Soviet Union became basis for this base. And though, on the one hand, can seem that in the field of town planning this time span is insignificant, on the other hand, during this time the concept of comfort of the urban environment and essence of the principles of forming of apartment block significantly has changed [1].

And these changes have logical historical explanation. From the beginning of era of industrialization in the 1930th years of the last century, significant increase in number of urban population which, as a result, has caused growth of deficit of housing was observed. At the same time the construction methods existing during this period did not allow to change qualitatively this situation. Therefore, partially this problem was solved construction of low-quality housing of barrack-type type and also re-planning under communal flats of historically developed urban development.

2. Analytic part
The Great Patriotic War in bigger degree has increased the existing deficit of housing. Many large cities have been substantially destroyed by war. In this regard in post-war years deficit of housing was catastrophic at all. High rates of industrialization, increase in production in the cities and the active growth of urban population, in turn still increased this deficit [2-3]. The country leaders have put and rationally solved task: it is necessary to build quickly and cheap.
Therefore there were standard projects and prefabrication. And from them standard areas in the most different cities of our state (figure 1) turned out. At this time, in the large cities industrial zones in which industrial production concentrated (factories, the plants, etc.), and dormitory residential districts - with basic set of functions of social infrastructure in which workers of these factories and plants (figure 2) lived begin to be allocated brightly in separate educations.
It should be noted that for those times this decision allowed to achieve goals rather effectively. Most of residents of residential districts worked at the productions located in close proximity (figure 3), and, mainly, received housing on distribution, but did not buy. These factors substantially negatively affected also quality of the built housing. At the same time consolidation of the customer, builder and the coordinating bodies in one person (state) killed the competition and innovative development of the industry.
After the collapse of the USSR, the building sector by inertia continued to reproduce about 15 years the "Soviet" residential buildings. Many productions of industrial buildings were not modernized, and new series were not created. In young Russia the strongest pent-up demand has been created. The people having money tried to improve the living conditions in every way. Usually it meant division of families of the different generations living in one apartment [5-6]. And consequently, requirements to the acquired housing were minimum again. The price also played great value in these transactions here, and the vast majority of apartments was bought for cash.

By the beginning of the 2000th years, with development of mortgage lending, there was the second round of demand for housing all to the same criteria. The gain of housing stock in the country and occurs now more at the expense of housing of economy class [4]. The price was one of the main competitive advantages. Therefore: tried to build as it is possible cheaper.

All aforesaid confirms: for 80 years owing to different social, economic and military-political processes our country had catastrophic deficiency of housing. This deficit has reduced the qualitative level of requirements to housing of several generations of citizens. All this time attention was paid to quantity, but not quality [7-9]. And this phenomenon could not but be reflected negatively in the existing regulatory base.

However, despite all difficulties, since 2010, there are separate projects of housing which offer better product, in the same economy segment (figure 4). The new category of the consumers trying to improve the living conditions begins to form: to increase the area; to move to more safe area, to
improve accommodation conditions, etc. Builders began to offer for the same money more and better. It has aggravated the competition and has brought the market out of position of balance [10-11].

![Figure 4. Residential quarter "Antonovka", Voronezh, 2015.](image)

Along with market, changes at the level of state policy in the field of house construction began to happen. Fundamental changes of structure of world economy became one of the main levers of these changes. Society has entered so-called post-industrial era the Main capital there was person and his abilities. In ten the most profitable world companies IT - the companies become leaders not raw now, but.

The countries and the cities began to compete for people, for the human capital. The people who are especially highly qualified became more mobile, with relative ease changing one city for another if conditions of their life and work improve [13-18].

Therefore the question of quality of the urban environment and housing becomes very much particularly important in fight for the human capital in the world market [19]. In turn, the cities within the country or the region also compete among themselves. People from villages move to towns, from towns in the regional centers, from regions to the capital, etc. [20].

At the state level federal programs are declared, new standards are created, large number of competitions and actions with involvement of foreign specialists is held.

Now number of the standards directed to improvement of quality of mass housing and urban environment which have to be the basis for change of normative documents is developed.

Builders, in turn, began to involve the western bureaus, foreign experience is more attentive to study the domestic designers stimulating them.

3. **Conclusions**

In this regard in terms of architectural and construction approaches in the industry there was rather clear understanding of need of change of some town-planning norms:

1. Within strategic development of the cities: it is necessary to the existing master plan of the city which is the technical documentation of territorial planning for the medium term, to add the master - the plan (defining the strategy of space development of the city).

   It contains expressed town-planning to component, developed by the public power with the assistance of representatives of different groups of interests. This strategy serves: first, for presentation
of complex vision what has to be the place in the long-term future; secondly — for forming of public consensus on the purposes, the agenda and the directions of development; thirdly — for definition of resources and mechanisms of achievement of goals; fourthly — for preparation of medium-term documents of operational planning. The master plan is developed in parallel with the strategy of social and economic development or integrated with it into the uniform document.

2. For the solution of planning problems of development of territories it is necessary to enter concept of "space envelope" into rules of land use and building is three-dimensional space on the parcel out of which limits is not allowed ledges of parts of buildings and constructions (to some extent this concept is considered in extreme parameters of the allowed construction: restriction on number of storeys and height, together with the minimum spaces from lot lines). This concept is widely used in the European states and allows to develop harmoniously territories in which construction large number of the different developer organizations participates.

"The space envelope" can replace with itself requirements of insolation of premises which are the main restraining factor of consolidation of building today. By means of tools of "space envelope" perhaps similar control, but more flexible and efficiently.

3. Depending on type of the urban environment it is necessary to differentiate the key normalized town-planning indicators (extreme parameters of the allowed construction): housing densities, percent of social objects, areas of improvement and gardening, number of parking places and guest parkings.

For harmonious and sustainable development of the city, it is necessary to conduct building regulation carefully. One of the main factors for this purpose is differentiation of urban areas. This approach means division of the city into zone of the periphery, the main territory of the city and allocation of the central part. Perhaps restriction of key indicators, for example, for zone of the periphery is necessary for each territory rigid restrictions of density and number of storeys of building towards reduction of the normalized indicators. It will allow to create more spacious housing and comfortable conditions for accommodation. At the same time increase in the normalized number of parking places and radiuses of availability of social and educational objects is necessary. And for the central model, on the contrary, increase in density and high-rise indicators, with simultaneous reduction of necessary indicators on the areas of improvement, gardening of nurseries and sports grounds is possible. For the parking of cars in the conditions of modern urban center it is necessary to enter rather greatest possible number of land parking spaces.

4. Also there is a number of the normative indicators which have remained invariable for several decades though the subject of their regulation from the technical point of view has changed substantially for this period. For example, sanitary spaces from residential unit to automobile parkings, today, as well as 40 years ago, are equal to 50 meters though cars for this period have substantially lowered irritants. Also the systems of storage of garbage and the organization of garbage platforms in the majority have undergone changes, and normative distances of their placement remained invariable. There were buried containers, in certain cases - separate collecting garbage. The servicing cars of steel of the smaller size more maneuverable. And the requirement for availability of special technical platforms, for example, for knocking-out of carpets, seems absolutely inappropriate and even ironic at all.

5. The lack of possibility of construction of roof boiler houses in high-rise buildings without receiving for this purpose special specifications leads or to increase in base bid, or to construction of the attached boiler houses which occupy the domestic territory and substantially worsen esthetics of the built residential building.

In this regard it is possible to tell that today for significant change of the principles of mass construction and comfort of the urban environment it is necessary to conduct with higher quality strategic planning and regulation of construction activity. Besides, at the state level reconsideration and completion of the existing regulatory base to the current state corresponding to modern technical and social development of society is necessary.
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