

CONTEMPORARY CONSTRUCTION AND ITS IMPACT ON THE OLD URBAN STRUCTURE OF THE CITY OF PRIZREN

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Abstract

One of the main goals of urban planning is to strive for diversity in structure, form and function in the planning and design of urban public space. Therefore, it is necessary to redefine the concept and function of urban areas, with the recommendation to preserve identity. In theoretical terms, there is a problem of planning and designing urban areas in Prizren. The example of the Abi Bazaar was chosen because of its complexity - apart from being the largest social space in the city, this complex also has high natural values. The results indicate reduced use of urban space. Based on the existing theory and insight into the process of local planning, the general recommendation for improving its quality is to improve the form /design of the complex and it is necessary to define and promote the identity of space through spatial analysis. The ultimate goal is to successfully respond to existing and potential needs of users and thus define environmental, economic, cultural and social sustainability.

Keywords: *Abi-carsija, Prizren, social space, trade, semi-atrium, urban design.*



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1 INTRODUCTION

Urban design is the process of creating a new vision of a space, and then hiring experts to realize that vision. Neizostavni su savremene metode i procesi izgradnje i upotreba savremenih materijala (Serifi et al., 2012, Jevtic et al., 2014)

Urban design, as well as all other forms of planning and design, in addition to designers and their associates, should include the users themselves in the construction process (Serifi et al., 2009, 2010, 2011, 2012). Urban design is also the joint work of different actors representing different opinions. This means that team members complement each other, exposing different knowledge and skills and being subject to criticism from well-informed clients. In this way, we will come up with a single coherent product that everyone has opted for.

Urban design combines many elements of place-making – environmental responsibility, social equity and economic feasibility, for example – to create places that are characterized by beauty and a distinct identity.

Urban design goes beyond its roots, such as traffic planning, architectural design, development economics, landscaping, and engineering. It encompasses all of these elements. In short, urban design is the process of creating a new vision of a space, and then hiring experts to realize that vision (Collaborative Urban Planning, 2025).

This paper includes an analysis of urban design at the level of Prizren. All the characteristics of urban design are given through the analysis of the Abi Čaršija complex, all the answers and all the phases, which include both the design and the urban reconstruction of the city area itself.

2 THE IMPACT OF MODERN CONSTRUCTION ON THE OLD URBAN STRUCTURE

Architecture in the urban content of Prizren in the Turkish period is shown in two different forms: as monumental and as folk

architecture. Monumental architecture found its expression in public buildings of social importance, such as: mosques, hammams, clock towers, kapali-bazaars, etc. Folk architecture has found its expression in residential buildings, bazaars and some religious buildings (turbets and tekkes).

The main feature of the territorial development of Prizren was the filling of the inherited interior of the city with new residential, commercial and communal facilities and a significant expansion of the city territory on all sides of the city periphery.

From an urban point of view, there was no public greenery in Prizren, such as parks, squares and street plantings. But there were still green areas around mosques, along Bistrica, weirs and in home courtyards. There were limited green spaces around the mosques.

Prizren's bazaar and most of the streets were paved with "Turkish cobblestones" made of river pebbles in a layer of gravel and sand. The profile of the cobblestones was symmetrical, with the channel in the axis of the street and the sides inclined towards the canal. However, some streets on the outskirts of the city were not paved at all and were muddy in rainy weather (Nikolic, 1998.).

Contemporary construction within the urban reconstruction has shown its positive and negative influences, which are analyzed in this paper, as well as urban design, which is presented at the Abi – bazaar complex.

2.1. Negative impact of urban regeneration

Until the 1960s, the urban development of the city did not significantly affect the old urban fabric in a negative sense, because the reconstruction interventions were small-scale. However, after the 1960s. By cutting the street along the right bank of the city river, on the stretch of the new green market Maraš and the formation of a smaller square on the stretch of the old bazaars of Arast and Saračana, the urban values of several old

functional units were significantly disturbed and the ambient value of the coastal strip on the stretch of the old Stone Bridge - Maraš

was disturbed (Figures 1 and 2), (Nikolic, 1998).



Figure 1: The street on the stretch of the old bridge – Maraš

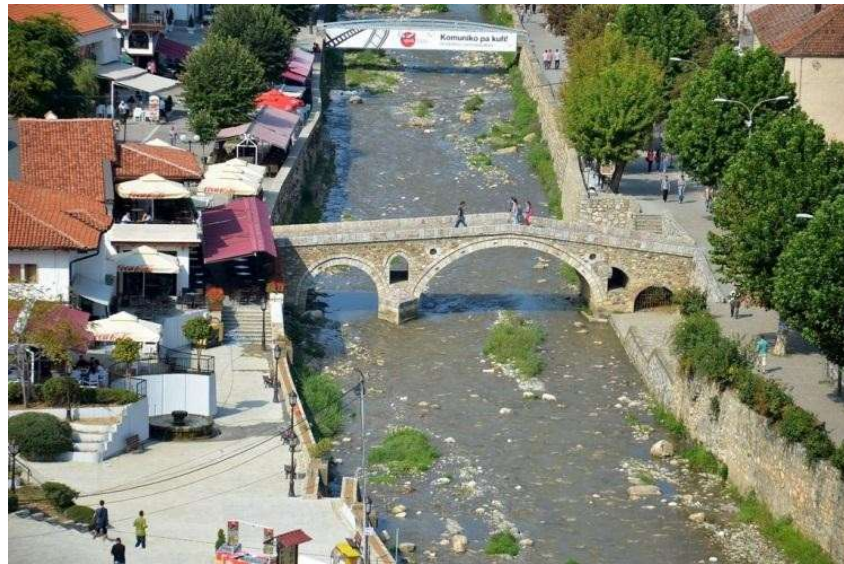


Figure 2: View of the street on the move: old bridge – Maraš

The new banistic and regulatory interventions, viewed as a whole, took place for the needs of: traffic, a new social center, housing, commercial facilities and individual public or social facilities. Apart from causing the demolition of individual buildings or in groups, they represented a new way of building, different from the existing old one. It is indisputable that the development of urban traffic and the need for new social facilities in the city have inevitably influenced the change of the

existing network of primary city streets, i.e. the construction of social facilities in the old, by location, central tissue of the city.

2.2. Positive impact of urban reconstruction – urban design

The city of Prizren, among other things, was a major cultural and commercial center. The construction of the Abi-çaršija complex (Figure 3) contributed to both urban development and urban design. The

construction of the complex has only increased the role of Prizren as a commercial

center and as such is an example of the positive impact of urban reconstruction.



Figure 3: Appearance of the Abi-bazaar

This example of urban redevelopment has a positive impact for a number of reasons. First of all, it is a novelty, not only for the commercial part of the city, but at the level of the entire city area. The construction contributed to both the commercial part and the tourist part of the base of the city.

This complex is one of the few open-air shopping malls, where visitors can enjoy the benefits of a spacious and open space and stroll through the shops and shopping center.

3 BASIC CHARACTERISTICS OF THE ABI-BAZAAR COMPLEX

The Abi Bazaar was designed by architect Ardit Jerdish. This complex owned by Irfan Fuša is located in the beautiful historic city of Prizren. The Abi Čaršija project started in September 2017. And despite many obstacles, it was realized: 29.09.2018.



Figure 4: Position of the Abi-čaršija complex in relation to the primary road

Based on Figure 4, we can see that the complex is located in a free construction zone, that the architect had full freedom, as far as the design and urban design of the site is concerned. With the unusual form of the base, the authenticity of the location itself was obtained. The idea of the designer was to construct a semi-atrium, with the aim of giving visitors freedom under the open sky.

4 THE FIRST PHASES OF THE CONSTRUCTION OF THE ABI-BAZAAR COMPLEX

Before starting the construction of a building, it is necessary to obtain a location and building permit. A location permit is the first document that must be provided before the construction of a legal facility. It is obtained on the basis of a conceptual design and contains all the data necessary for the preparation of technical documentation of the main project. The construction of this complex has encountered many problems. Namely, part of this complex exceeded the regulation line, so that part had to be demolished. However, in addition to a lot of problems, 2017. A building permit has been

obtained for the construction of this complex.

In the first phase of the construction of the complex (Figure 5), it is possible to determine the materialization, number of floors, roof and typology of buildings. As for the materialization of the structural elements of the building is: tile, gypsum block and reinforced concrete. The roof is four-sloped, which is a feature of Prizren's architecture. The number of floors is also one of the main features of a traditional Prizren house, a one-storey house. It is a gallery type of object, and a semi-atrium can also be seen in the picture.

The city of Prizren, as already shown, is a historic city, which contains the principles of traditional architecture. Figure 6 shows semicircular vaults, which, as such, point to elements of Romanesque architecture, the main feature of which is the semicircular form of massive elements. In addition, the figure shows the harmony of the main vertical structural elements (pillars) and pillars of the fence. The fusion of modern and traditional usually gives the impression of the skill of an architect.



Figure 5: Presentation of the concept and context in the first phase of construction



Figure 6: Representation of semicircular vaults

Apart from the fact that semicircular vaults are present on the structural part of the building, they are also present in the design of bridges within the complex (Figure 7).

Reinforced concrete has always been a safe stop in bridge construction.



Figure 7: The first phase of the construction of bridges within the complex

The vertical supporting structure, as it is known, transfers a vertically concentrated load to the foundation. It is a type of elongated base, the width of which is greater than the length, and therefore, in addition to the two rows of columns, which are located on the outside of the base, there is also a

central row of columns. The grid of the pillars is rectangular. The cross-section of the vertical structural elements (Figure 8) is 25x25cm. The Sheriff's Office is on the $l = 6m$, which is the ideal range for reinforced concrete.



Figure 8: Positioning of vertical structural elements

5 FINAL WORKS ON THE ABI – BAZAAR COMPLEX

The final works represented various interventions on the façade, as well as the arrangement of the entrance to the complex.

As for the entrances, in Figure 9, we can see that these are objects that symbolize the entrance gate, on which elements of Romanesque are present, in the form of semicircular openings, then various details that represent their wreath.



Figure 9: Positioning and designing the entrance of the complex

6 PRESENCE OF GREEN AND PAVED AREAS IN THE ABI – BAZAAR COMPLEX

The planning of green areas in urban areas has its own history, which can be traced through development: the concept of the organization of urban space, especially the function of housing, and through the development of the concept of land use. Green areas of urban areas are an important

factor that provides and improves the visual appearance and quality of life in urban areas. In urban areas, the importance of greenery is multiple: it improves climatic conditions, reduces the level of communal noise, increases air humidity, etc. Figure 10 shows the green area within the Abi – bazaar complex, which, in addition to its basic function, also represents the inner courtyard of the semi-atrium.

In addition to greenery, there are also paved and water areas within this complex, which are certainly attractive to visitors, but they also make up a functional system. Pedestrian paths are designed to have easy passage from the starting point to the finish line. The picture shows that the paved areas are taken care of in terms of safe use of the pedestrian zone. These are concrete slabs that are frost-resistant.



Figure 10: Display of green and paved areas of the complex



Figure 11: Display of green and paved areas of the complex from a different angle

If we look at any urban area from a bird's eye view, we will see roofs covered with layers

of asphalt, tar and gravel. Heat radiates from these dark roofs, while water flows down the

hard surfaces. Figure 11 shows the greenery located on the roof, in the function of the roof garden, the fifth façade.

The paved area is a feature of the pedestrian zone. As a rule, paving is done with hard materials, which is also the case in this case. Of all the details of the Abi – bazaar complex, the most important is the parking

space, as well as the access to the parking space. The radius of the curve at the entrance to the parking space is 6m, which is a satisfactory condition for this type of facility. The parking lot is accessed from the secondary road, which avoids overcrowding of the main road.



Figure 12: View of the parking area from the complex

If you pay attention, in Figure 13 you can see the same motif of the architect, which, in addition to being present in the form of a gate at the entrance to the complex, is also present as a "gate" of the entrance to the parking space. The same Romanesque

details are also present at the entrance to the parking space. All the motifs of the Abi-bazaar complex are connected to each other, which makes this space more authentic and one of the benchmarks of this historic city



Figure 13: Access to the parking space

CONCLUSION

Urban design, as well as all other forms of planning and design, in addition to designers and their associates, should include the users themselves in the construction process. Urban design is also a joint effort between different stakeholders with different opinions.

The urban development of the city, until 1960, did not significantly affect the old urban fabric in a negative sense, because the reconstruction interventions were small-scale. That the new banistic and regulatory interventions, viewed as a whole, were carried out for the needs of: traffic, a new social center, housing, commercial facilities and individual public or social facilities.

The Abi Bazaar was designed by architect Ardit Jerdish. This complex owned by Irfan Fuša is located in the beautiful historic city of Prizren. The Abi Čaršija project started in September 2017. And despite many obstacles, it was realized: 29.09.2018.

The construction of this complex has encountered many problems. Namely, part of this complex exceeded the regulation line, so that part had to be demolished. However, in addition to many problems, in 2017, a building permit was obtained for the construction of this complex.

The principles of both traditional and modern architecture were applied to the complex, and the presence of Romanesque architecture can be noticed, in the form of massive semicircular vaults, and this motif is repeated in almost every part of the complex.

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