A global scale intervention
A local scale integration
developing the empty course grains of Tehran
SECTION 1.
INTRODUCTION
Globalisation and non world cities

While it is important to identify world cities, it is also important to identify the lack of connectivity. Silences are as interesting as utterances. (Short, 2008)

<table>
<thead>
<tr>
<th>City</th>
<th>Country</th>
<th>Population</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tehran</td>
<td>Iran</td>
<td>10,700,000</td>
</tr>
<tr>
<td>Dhaka</td>
<td>Bangladesh</td>
<td>9,950,000</td>
</tr>
<tr>
<td>Khartoum</td>
<td>Sudan</td>
<td>7,300,000</td>
</tr>
<tr>
<td>Kinshasa</td>
<td>Congo</td>
<td>6,50,000</td>
</tr>
<tr>
<td>Lahore</td>
<td>Pakistan</td>
<td>5,50,000</td>
</tr>
<tr>
<td>Baghdad</td>
<td>Iraq</td>
<td>4,950,000</td>
</tr>
<tr>
<td>Rangoon</td>
<td>Mynmar</td>
<td>3,550,000</td>
</tr>
<tr>
<td>Algiers</td>
<td>Algeria</td>
<td>3,950,000</td>
</tr>
<tr>
<td>Abidjan</td>
<td>Ivory Coast</td>
<td>3,850,000</td>
</tr>
<tr>
<td>Pyongyang</td>
<td>North Korea</td>
<td>550,000</td>
</tr>
<tr>
<td>Chittagong</td>
<td>Bangladesh</td>
<td>3,100,000</td>
</tr>
</tbody>
</table>

Source: Short, 2008
18% of the country’s population
44% of country’s financial services
48% of country’s high ranking officials
30% of the country’s employment in manufacturing industry
29% of country’s wholesale, retail, restaurants and hotels
Future Vision of Tehran in a Global Network

Tehran 20 years Vision development:
1. Tehran: Iranian-Islamic city
2. Tehran: Intelligent city
3. Tehran: Green City
4. Tehran: Secure City
5. Tehran: Sustainable and Coherent City
6. Tehran: Global City

Tehran master plan, 2006
Uneven development in Tehran

An obvious division and polarization between North and South

The highest density of population is in the southern part of the city. North of Tehran has the land price of three times more than the south. The highest ratio of literate people is in the northern half of Tehran.
Concentration of high quality function to the north
Concentration of urban decays in south
How can a new CBD in empty coarse grains of south contribute in creating a balance between the north and south of Tehran?

- What is the global role of Tehran among its region countries?

- How can a balance be created between the north and south of Tehran by looking at south development potentialities?

- what kind of finantial centrality can work for the city and for balancing the north and south development flow?
SECTION 2.
THEORETICAL FRAMEWORK
Role of Tehran in global context
Context of global networks

GIS map of top 100 global multinational headquarters and their subsidiary networks.
Introduction and Background

Islamic Globalization

IFS = Islamic Financial Services
MENA = Middle East and North Africa
Islamic rules and prohibitions
Islamic globalization

Geographical distribution of reported sharia assets, GCC, 2009

- Saudi Arabia 36.2%
- UAE 23.8%
- Kuwait 19.1%
- Bahrain 13%
- Qatar 7.8%

Source: The Banker

Geographical distribution of reported sharia assets, non-GCC MENA, 2009

- Iran 93
- Egypt 2
- Jordan 1.5
- Yemen 0.4
- Tunisia 0.2
- Algeria 0.2
- Lebanon 0.1
- Palestine Territories 0.1

Source: The Banker

42.9%
Percentage of Global Islamic Finance provided by GCC States in 2009

35.6%
Percentage of Global Islamic Finance provided by Iran in 2009

Report of Sharia Compliant assets by The Banker in 2009

Iran provided 35.6% of global Islamic finance
Connectivity of 27 top ranked IFS cities.
The city of Tehran, even in worst political situation has its own connection to the world.
SECTION 3.
HISTORICAL ANALYSIS
Travel of the king to Europe and effect of the westernization on Persia.

Extension of the new straight streets respecting the narrow traditional ones

The first influence of French development
After the oil industry and expansion of the city.

A new urban matrix especially through north and west were imposed.
inspired by a vision of a ‘modern city’ derived from Baron Haussmann.

In the south we have the Emergence of the train station and some new periphery industrial functions.
Again a rapid expansion of population and growth of the city after WW2.

Creation of different peripheral suburbs. Bourgeoisie suburbs developed in north and west where the climate were good and the working class suburb emerged in south and south west where the industry took place.
The first planned structure called **street system**

The expanded areas of north, west and east were not the periphery of the city anymore.

But south was still for settling of industry workers and poor immigrants which turned the south into periphery of the city with industry and marginal identity.
Tehran 2007

connecting the north and south through the network of the highways
developing the south by adding green, public space and cultural facilities
south is an imainpart part of the city with the marginal and industrial identity of the past
First border of the city
periphery industry function: Station, Siloo, Brick kilns, oil and fabric companies and military airport

Second border of the city
Marginalization: New complex housing for workers and immigrants - continuous of industrial function through the road to Ray

Third border of the city
Ring road and green belt of the city, extension of the city out of the ring road

Future: Second and Third ring roads - more extension to the south is predictable

Source: Author
SECTION 4.
PROBLEMS AND POTENTIALITIES OF THE SOUTH
Commercial lines
Conclusion of Problem Definitions

**fragmentation**
scattering fabric in the south
intensive regular fabric in centre

**land use polarization**
centrality of commercial administration
and urban service functions in centre
and industry, storage and transportation
in south

**disconnection of main networks**
main historical streets from north to centre stop
here and highways turn around the nodes to
achieve the north
Hypothesis

Empty coarse grains of south have the potentiality to develop local integration and create a balance between the north and south.
Problem definition of the south coarse urban grains

Coarse urban grains of North and South have very good potentialities for the development of the city, but more attention have been paid for the North coarse grains it caused the south coarse grains to work as a barrier and impermeable grains instead of being a strength point.
Ministries
Cultural centres
Public spaces
TV tower
one of the main hospital of the city
Tehran university
Ecological Park
Tehran international fair
TV buildings
Sport&Entertainment
Mellat park
Strategy: Urban Nodes Balance
SECTION 5.
APPROACH AND DESIGN STRATEGY
Two nodes size

- **Canary Wharf**: 37 ha
- **La Defense**: 160 ha
- **Zuidas**: 270 ha

Areas:
- 2 km
- 1.6 km
- 1.1 km

Dimensions:
- 282 ha
- 174 ha
- 160 ha
- 270 ha
Study Area 1: Ghale Morghi Location and History

Ghale Morghi Land from East side
source: www.tinn.ir
Strategy
Node of connection and node of high scale

Between Bazaar and southern part

It is the starting point of the biggest lines which connect Bazaar to the north.

Also it is in the way of two main entrance road of the city from south continuing to Bazaar.
an exception point which is surrounded by highways connecting north to the south in high speed network

Does not have any connection to its surrounding neighbourhoods.
Strategy
Node of connection and node of high scale

- a connection and transferring node in south of Bazaar with extension of grid structure of Bazaar
- a central node with a central destination, still be kept as an exception and attract the high scale interventions.
Structure Element 1
Extension of planned structure of city to the unplanned part of south

Extension of planned structure of city to the unplanned part of south
extension of the two main streets of the city which connect bazaar to the north

Linear centrality of the city from north to Bazaar can be extented to the south
Structure Element 2
Elimination of barriers

Building a tunnel and sending the railway and highway underground

Two km Tohid tunnel in north of Bazaar
Extension of linear commercials of Bazaar to the north through some famous streets

Specialised streets wholesaling

middle scale commercial

Local commercial streets
Program of first node
Element two: Big Plaza

toopkhaneh square which worked as the main mediator in between the old centre and north and it still works as the social attracting node of the city

Toopkhaneh Square
The main joint element of Bazaar and North

Toopkhaneh Square
Still the social attracting node of the city

new plaza from south entrance
pedestrian route
Program of the first node
Joint Element Three: Cultur and Education

concentration of cultural and educational nodes in the edge of bazaar and modern north

Iran Basan museum

Tehran University

City theatre
Design Step 1
Design Step 3

- Train station
- Bus terminal
- Mix of commercial and residential
- Science park
- Public spaces
- Architectural nodes
Design Step 4

- Mix of commercial and residential
- Science park
- Public spaces
- Architectural nodes
- Mix of official and cultural
section between the iconic project land and science park with it education and bookstore line
section between the big Plaza and the central cultural node
section between the cultural and commercial function
Enough Flexibility for Development Scenarios of modelling future land use patterns of large vacant lands.

huge amount of empty land, uncertain future

Proactive, Provides flexibility in land use, responsive to market demands, give time and capacity for future development

Diagram of a grid structure for the empty land of Ghale Morghi
Green Corridor

Structure based on the existing structure of the city and global and local destinations.
Identity; keep the runways as the symbolic history of land

the land has a strong identity and image of the airport land for a long period of time
keep the runway in a symbolic way
use the idea of Tilla Durieux Park in Potsdamer Platz in Berlin
Structure; A Green Heart

Grid structure: Regulating the un regular and chaotic urban pattern of surrounding

A big exception in the heart of the centre to attract the population
regular geometric structure perfectly regulate the chaotic structure of its surrounding urban fabric. meandrous structure of surrounding including Bazaar and residential area come to the grid of the garden and square and obtain their orders. a strong frame surrounding the garden mostly commercial frame and they have a rectangular geometry
Persian garden: Paradise in Desert, Centrality of palace and pool

Persian garden: Centrality, symmetry

Persian garden: Paradise in Desert, Connection to the city, shade of nature

Persian garden: Paradise in Desert, Centrality of palace and pool, shade of nature

El goli Garden, Tabriz

Shazde Garden, Kerman

Shazde Garden, Kerman
Dominant presence of Sky and Earth

Strong framework

Repetition and rhythm of the facades
structure of persian garden

identity of former airport

mix of new urban facilities and main connection to outside
A sample for smaller four quarter part gardens, combination of water (jub), trees and the grid structure

Source: 2amagazine
Entrance vault
Smaller four part Garden
First line of outside with height limitation
large urban facilities such as an airport museum
symbol of a palace with cultural function
commercial framework
Adding a strat and end point for symbolic runways
Extension of residential from south
Flexibility for future development

- Use the small park and highway landscape for future development.
This node will get identity of an entrance to the Bazaar from the south and also a joint point of Bazaar and south the same as the one in the north of Bazaar. This characteristic can be achieved by three design elements of 1. Network, 2. Program which work as an assistant of Bazaar and attraction point of south and city centre and 3. Identity, by creation the specialized lines and spaces with unique identity.

The Node of the south station needs to find its own identity by using of a mix of commercial, cultural and science park it can attract different group of people and then public spaces and important nodes with architectural phenomena can be added.
Exception, Destination
A central huge park with a dominant role of city scale can attract people in a place where they have never had accessibility to.

Three important layers of history, identity, and modern urban nodes which can be joint by the connection structure to outside, are the main elements of creation of this park and its future surrounding development.
the inspiration of the project was derived by the municipality proposal of creating “a new world trade centre” in the south empty coarse grains.

The fact is that this transformation and balancing can not be achieved only by creating a new financial centre there. South of Tehran is in need of some action projects for regenerating existing situations to grant a motive engine for bigger projects and reprogramming.

My project is an effort toward tracing a future possible vision, by reprogramming and regenerating the existing empty coarse grains of south and preparing it for future development or even bringing a new financial centrality working in the global scale.
Thank you