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Integrating Inner-City Historic Neighbourhood in Urban Redevelopment Programs of Addis Ababa:

The case of "Serategna Sefer" (Labourers Camp), Addis Ababa

Urban Design and Development M.SC Thesis

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This thesis is submitted to the Ethiopian Institute of Architecture, Building Construction and City Development (EiABC) and to the School of Graduate Studies of Addis Ababa University in partial fulfilment of the requirements for the degree of Masters of Science in Urban Design Development.

Thesis Title: **Integrating Inner-City Historic Neighbourhood in Urban Redevelopment Programs of Addis Ababa***. The case of "Serategna Safer" (Labourers Camp), Addis Ababa*

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I, the undersigned, declare that this thesis is my own and original work and has not been presented for a degree in any other university, and that all sources of material used for the thesis have been duly acknowledged, following the scientific guidelines of the institute.

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Abstract

Historic resources are key ingredients in neighbourhood liveability, and quality of life. In an increasingly fast-paced and 'placeless' form of urban development, the historic and architectural characters are essential to the identity and uniqueness of a community. This identity helps to create a sense of stability and enables an understanding of how this unique character, itself a product of incremental development over time, can provide a direction and inspiration for the form of future development. In the contrary inner-city historic resources become increasingly neglected, misused and deteriorated as a result it lost its significance to a complete renewal. This study, therefore, aims to assess the ongoing neglect and decay of historic inner-city centres and the comprehensive redevelopment or urban renewal programs being undertaken in the city of Addis Ababa by taking "Serategna Sefer" as a case study. Hence, the methodology used for the research is a case study method and employed in an in-depth interview, structured questionnaire, interviews and field observation to collect primary and secondary data.

Integrating the physical, social and cultural fabric of the inner-city centres in the current comprehensive redevelopment program undertaken in the historic neighbourhood of Addis Ababa and revitalizing the tangible (physical character) and the intangible (social and economic) values of such inner-city centres is the main objective of the study, therefore, it focuses on how the physical, socio-economic and cultural aspects can best be integrated in current urban redevelopment programs by taking a case study of one of the oldest and indeed, well-known, historic inner-city centres of Addis Ababa: "Seratagna Sefer".

The findings of study show that there are ample opportunities and strengths for revitalizing the urban pattern, socio-economic vibrancy, distinct character and architectural heritage of the study area. Accordingly, the study proposes that due consideration be made on rehabilitating the tangible and intangible heritage of the historic neighbourhood as well as the resident's participation in the design and execution of the inner-city improvement programs. Furthermore, the study provides some solutions as to how the original community can be maintained as far as possible and how low-income residents could be protected from the impact of relocation including gentrification. Finally, the study focuses on improving the urban pattern and tissue of this inner-city area which can enhance the historic quality of the mixed-use environment adapted to modern conditions and requirements

Keywords: Inner-city historic neighbourhood; rehabilitation and revitalization; Incremental development; participation

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Acronyms

***AARHA**: Agency for Administration of Rental Houses*

***AB**: Adobe Blocks (mud blocks containing soil, grass and water)*

***AS:** Arterial Street*

***CARE**: Cooperative for Assistance and Relief Everywhere*

***CBD**: City Business District*

***CCF**: Community based Children's Fund*

***CSSB**: Cement Stabilised Soil Block (contain soil, cement and water)*

***CIF**: Corrugated Iron Sheet*

***CSEB**: Compressed Stabilized Concrete Blocks*

***HBE**: Home Based Enterprises*

***HCB**: Hollow Concrete Block*

***HMF**: Housing Microfinance*

***LDP**: Local Development Plan*

***LS**: Local Street*

***NGO**: Non Governmental Organizations*

***SAS**: Sub-Arterial Street*

***STVC**: Selam Technical and Vocational Center*

***SME**: Small Scale Enterprises*

***TND:** Traditional Neighbourhood Design*

***UNESCO:** United Nations Educational Scientific and Cultural Organization*

Terminologies

***Arada**: Local name for the neighbourhood which is called 'Piazza'*

***Atikelt Tera**: Well known vegetable market in Addis Ababa*

***Birr:** Ethiopian Currency Unit*

***'Bono Weha'**: public stand pipe*

***'Chat':** chewable leaf for getting stimulated*

***'Debal'**: 'in-letting' (a means of income for some residents)*

***Ekub:** traditional saving association between 10 to 15 individuals grouped together and contribute equal amount of money on agreed regular time. The accumulated sum is taken by one of the member. The cycle continuous till all the members got their share of contributions.*

***Favela:** Squatter Settlement in Brazil*

***Filweha:** The hot spring where the city is born*

***Gebbi**: Local name for King Minlik's palace*

***Gulit:** Traditional market*

***Idir:** idir is a traditional association set for mutual assistance for communal happenings of a family like wedding, mourning, etc.*

***Kitiya:** Extension and modification of a house by the household mainly without the intervention of professional and without building permit*

***Kebele**: the smallest local administration for about 200 household*

***Merkato '**Market': the biggest open market in 'Africa'*

***Mahiber:** Traditional Association set for mutual assistance between friends*

***Ras and Dejazmach/Grazemach**: rank for dignitary in the imperial era*

***Sefer**: A series of quarters or neighbourhood*

***Serategna sefer**: 'labourer's camp' or the case study neighbourhood*

***'Shisha'**: a water-pipe, popular in many Arab countries, in which fruit-scented tobacco is burnt using coal, passed through an ornate water vessel and inhaled through a hose.*

***Woreda**: a local administration at a higher level than kebele administration.*

1 Introduction

1.1 Background

Cities are built over a period of time, which may combine both formal planning and natural development that shape the city structure in its evolution. (Spiro K. Kostof, 1999)

Addis Ababa, the capital city of Ethiopia, has grown in size, scale and extent in its historical and morphological evolution to where it is today. Accordingly, its urban function has developed and changed over time to meet its political, socio-economic and environmental demands.

At the outset, the city developed spontaneously and organically along the indigenous pattern of settlement with small scattered villages called 'sefers', mainly associated with the nobility and chiefs of the time, their followers and army, people working for the palace 'Gebbi' and composed of different ethnic groups.

Most of the old inner-city neighbourhoods in Addis Ababa have, in large part, remained undeveloped and have grown in a spontaneous manner with long years of economic stagnation and neglect. As a result, these inner-city neighbourhoods are usually characterized as having high population congestion and overcrowding of dwellings; poor service and utilities; depressing economic conditions; dilapidated building stocks associated with a relatively high crime rate. Accordingly, some literatures consider these old inner-city neighbourhoods as "slums" *(Elias Y., 2008).*

In fact, the mixed nature of the inner-city neighbourhoods are recognized as a dynamic physical, economic and social interactions that have a powerful tangible and intangible context "...that are both remembered by residents and manifested by the existing urban fabric" (S.Detrick & C. Ellis, 2004). This makes inner-city neighbourhoods in Addis Ababa quite vibrant with their own merits deserving their integration into urban renewal programs that take into account their physical, social, historical and cultural context, urban spaces, local economies, infrastructure and services and bringing them back to the city's urban system.

Addis Ababa has gone through several stages of change, both in planned and unplanned manner. The 1994, the city Master plan introduced utility systems and road networks as major planning instruments and it focused mostly on new large residential development sites on the outskirts and the extension of road networks towards those sites as well as connections to neighbouring cities. The city Administration initiated a revision of master plan in 2003 with the vision plan that is responsive to Market- economy. In this light it attempts to re-organize major

functional areas of the city and introduced a double ring road system for better accessibility to all parts. Various 'sefer' areas were destroyed by those road projects or were simply cut in half. (Dirk H. & Elias Y. 2012)

Recently, a comprehensive redevelopment program is being undertaken in the fast growing city of Addis Ababa which is a concern for the once shining historic neighbourhoods. Fourteen new major urban projects in six districts, covering more than 280 hectares of land in the core area of Addis Ababa are in planning to be redeveloped under the urban renewal strategy or already under construction. Higher densities, better living conditions, connection to urban utilities, safety and economic prosperity are the guidelines for those developments.(Dirk H. & Elias Y. 2012) The renewal programs intend instead of maintaining the heritage assets so as to transmit them to the next generation and revitalize them to become income generating as well as integrating such important inner-city neighbourhoods in the attempt to undertake urban renewal, the current practice predominantly is in the direction of demolishing old neighbourhoods and relocating residents to other areas, usually peripheral areas, of Addis Ababa. Moreover, it is not only the structural part that is in danger but also the livelihood of the inhabitants which is reflected in the social identity and the economic values of concern to the current residents. Maintaining a neighbourhood heritage is not only about the structural/physical part but also about strengthening the social and economic values of the historic neighbourhood. According to Del Rio (1994) "inner-city revitalization means above all the recovery of its former meaning for the population, its central functions, it's symbolic role and the sense of place in the city. (Acioly, 1999)

Accordingly, this study intends to examine the ongoing redevelopment programs taking place in Addis Ababa, more specifically in the study area of 'Serategna Sefer', which is the study area, and to propose an alternative design solution to maintain the inner-city neighbourhood as an integral part.

1.2 Statement of the Problem

In recent times, the Addis Ababa City Administration has been undertaking inner-city redevelopment projects in various parts of Addis Ababa including in the old and historically significant inner-city neighbourhoods. The basic policy thrust of these inner-city redevelopment projects seem to be intended to meeting the emerging demands of the market by way of attracting private investments in conductive inner-city centres for the development of real estate markets; high rise buildings for up-coming businesses and the building of high-end accommodation for those who can afford it. At the same time, the objective seems to be

directed to creating a visually attractive city image by transforming the physical, social and economic profile of these inner-city areas which is considered to meet the demands of "modernity".

The inner-city redevelopment initiative has also resulted in the demolition of mostly derelict structures but also premises in relatively good condition as well as, in some cases, important historical buildings and artefacts coupled with the relocation of a significant number of residents mostly to outlying areas of the city. Studies indicate that this has led to social disruption; high costs of transportation and lack of easy access to employment opportunities for those who have been relocated from the inner-city neighbourhoods (Ashenafi G. [2001], Miheretu T. [2005], Ezana H. [2011]).

Of particular concern to this study is the issue that the current urban redevelopment initiative has not appropriately taken into account other potential and viable alternatives/approaches that provide opportunities for revitalizing inner-city neighbourhoods and that respond to clearly defined priorities and social needs. Inner-city neighbourhoods have a powerful urban context in both tangible/physical, and intangible terms as well as in creating economic opportunities for low-income households; private actors and other relevant stakeholders. They have a dynamic past that is cherished by the residents and other member of the urban population. This calls for reassessing current approaches taken in Addis Ababa during the course of redeveloping its inner-city areas. It is seldom that the current redevelopment approach in the inner-city areas of Addis Ababa has adequately considered the importance of maintaining the tangible and intangible urban heritage aspects of the inner-city neighbourhoods of Addis Ababa which arguably have a good economic potential.

This paper argues that there are ample opportunities and strengths for revitalizing inner-city neighbourhoods if the necessary prerequisites are fulfilled since they are the vibrant heart of the city of Addis Ababa with a range of economic and accessibility alternatives, distinct characteristics and important centres of urban and architectural heritage. By understanding the importance of tangible and intangible heritage of the historic neighbourhood as well as by studying how the residents can participate in the formation and execution of the inner-city improvement programs, the study will investigate and examine viable solutions as to how the original community can be maintained as far as possible and how low-income residents could be protected from the impact of relocation including gentrification. Finally, the study will focus on how best to achieve the urban pattern and tissue of this inner-city area which can enhance the historic quality of the mixed-use environment adapted to modern conditions and requirements

1.3 Research Objectives

The overall objective of this study is to propose an integrated inner-city neighbourhood into the current redevelopment process by giving due attention to urban design that has the potential to improve the quality, sustainability, marketability and community acceptance of inner-city renewal.

Specific Objectives:

a) To make a contribution to our knowledge and better understanding of how inner-city heritage neighbourhoods and cultural values are affected by the phenomenon of inner-city redevelopment as currently taking place in Addis Ababa.
b) To assess the potentials and limitations of 'Serategna Sefer' and to propose with a view to integrate the study area with the existing urban development process taking place in the city while at the same time maintaining the genuine physical, social, historical and cultural features such as old buildings with architectural and aesthetic values that responds to local needs and priorities.
c) To investigate how the inhabitants of the study area perceive the tangible and the intangible socio-economic and cultural values that are affected by the phenomenon of urban redevelopment in the city.
d) To propose a viable urban design solution that is compatible with maintaining social cohesion; the genuine character of the study area and trigger local economic development, for instance through promoting tourism, or culturally – based image building development.

1.4 Research Questions

The research question is about how to address the challenges of the existing redevelopment process that is on-going in Addis Ababa in order to seek a viable solution of integrating the tangible and intangible values of the historic neighbourhood of 'Sertagena Sefer' within this process. In light of this, the specific research questions are:

a) What are the tangible and intangible values that worth maintaining in the study area?
b) How can the tangible and intangible values of inner-city centres be maintained by providing appropriate infrastructure and facilities as well as promoting the livelihood of their inhabitants through triggering economic growth and creating healthy living environment?
c) What options are there to fulfil today's needs of modernity without completely destroying the traditional ways of living to make them liveable and sustainable?

d) What lessons can we learn from the international experience regarding how inner-city historic neighbourhoods have been integrated in urban redevelopment programs?
e) How can gentrification be avoided in the process of improving the urban-quality of the heritage neighbourhood?
f) What contribution does urban design offer for inner-city development programs that may help to improve and bring about sustainable urban development?

1.5 Scope of the Study

Urban redevelopment of heritage neighbourhoods interlink with various issues such as the demolishing of old buildings, upsetting existing social structures and the potential of resulting in the economic and identity crises of its inhabitants. Consequently, the study will focus on the specific aspect of maintaining the functions that have been in place for decades in the settlement pattern of 'Serategna Sefer' which consist of morphological elements such as: street patterns, social and cultural heritage as well as building character and uniqueness of the urban quality in order to help integrate these elements within the overall urban development process taking place in Addis Ababa.

The case study area covers one of Emperor Menelik's footprints-the historic neighborhood of 'Serategna sefer'- which is located in the old city core area of 'Arada'. The site is selected taking into consideration the distinct characters of the buildings of different architectural styles from Armenian, Italian, and Indian residents. The winding street patterns that follow the contour of the terrain, the social structure where people live in close proximity and the economic viability are also the main focus of the study.

1.6 Significance of the Study

To date, the inherent link between urban design and the appropriate approach to inner-city redevelopment has not been adequately examined particularly in the context of the fast-developing city of Addis Ababa. The paper, therefore, attempts to offer a viable alternative on the potential that urban design can offer to inner-city renewal programs by taking one of the well-known inner-city neighbourhoods of Addis Ababa: "Serategna Sefer". In addition, although the current urban redevelopment program has not yet been implemented in this inner-city neighbourhood, It is hoped that the findings of this paper may have some influence in the approach that needs to be taken in the course of operationalizing the urban redevelopment program within this specific area and indeed in the other parts of the city, and therefore inspire further research in the area.

1.7 Research Methodology

This chapter will briefly describe the methodology used, namely: the criteria for the selection of the study area, type of research method, data sources and data collecting methods, and the sampling size and technique used for the analysis of the case study area.

1.7.1 Selection of the Case study Area

The case study area was selected based on the following criteria: the site 'serategna sefer' is located in the historic inner-city of Piazza neighbourhood which is the earliest establishment of settlements in Addis Ababa, the organic urban character, the tangible and intangible heritage values, the decline of the old neighbourhood and redevelopment incompatibility issues that taking place in the historic inner-city neighbourhoods and the need for intervention.

1.7.2 The Type of the Research

The research type is a case study method which helps to understand the physical, social, economic and environmental characters of the study area. According to Yin R. (1994), case studies are prefered strategy when "how" and "why" questions are being posed, when the investigator has little control over events, and when the focus is on contemporary phenomenon within some real-life context.

The case study is a way of investigating an empirical topic by following a set of pre-specified procedures. It involves the collection, recording and analysis of a single case or a number of cases. It can be based on any mix of quantitative and qualitative evidence. another quality of the case study method is that it provides opportunity for the investigation to apply a range of data collection techniques and use evidence from multiple source which are archival records, documents, observations (direct and participant), structured interviews and surveys, focused interviews and open-end interview (Ashenafi G., 2001)

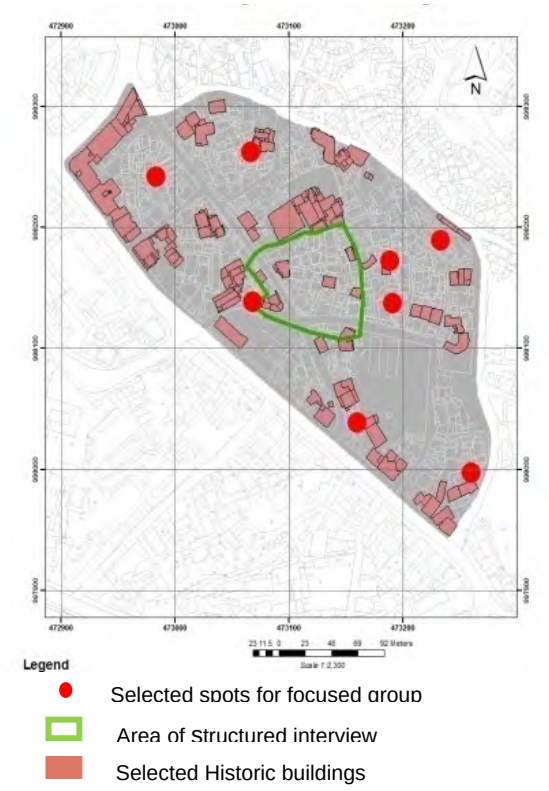
1.7.3 Data sources and method of Data collection

The methodology followed while undertaking this research is the use of both primary and secondary sources. The primary data was generated through field survey of the study area; conducting in in-depth interviews, focus group discussions, use of qualitative methods of data collection with structured questionnaires and informal discussions with the residents in the area and other relevant stakeholders which include experts from the Arada sub-city; an expert in the Addis Ababa master plan office, municipal government employees concerned with the planning aspect and NGO experts working in Arada sub-city. Personal observation of the study area was also carried out by the researcher as a means of generating primary data by using camera in order to strengthen the quantitative and qualitative information obtained from the interviews.

Secondary data was generated from official records, previously conducted studies, book publications, journal articles, reports, assorted other documents and maps relevant for the issue.

Respondents for structured interview were from different ownership groups such as historic building owners, tenants of historic and non historic buildings; people living in informally built houses and those who live in condominium houses located at the periphery but work in the study area. In the focused group discussion women household heads were the main participants compared to men household participants. The interview was prepared in Amharic and contained issues related to socio-economic status of residents; their perception towards current urban redevelopment programs taking place in the city; situation of housing; services and facilities in the area; views and expectation of the residents on their historic neighbourhood etc. (See Annex -1 for sample questionnaire).

1.7.4 Sampling Techniques



After selecting the area and deciding how the data is going to be collected, the next step was the technique for taking samples that cover the whole area. The data was collected in two categories. Firstly, since the residents in the study area are mainly low-income groups, samples were taken randomly; the doted marks in the figure show the area for focused group discussions. Secondly, a specific area was selected in order to carry out an urban design proposal for a specific investigation using structured interview. All is demonstrated in the Figure1-1.

Figure 1-1: Indicating locations for "a focused group discussion and structured interview"
Source: own computation, 2013

1.7.5 Sample Size

In order to get sufficient information as design inputs the researcher took a 5% population size from a total of 3000 inhabitants in the study area which is based on the information given by the kebele 13 health extension office. From the total of 145 people, 50 inhabitants participated in the structured interviews, 74 inhabitants men and women participated in the focus group discussions and 21 people randomly selected, who frequently come to the Piazza area, were asked questions and participated in the discussion in cafes and on the streets of the neighbourhood. In addition to this, government officials working in the area of study and NGO experts also participated in the in-depth interviews.

1.7.6 Data Analysis

Collected primary data was summarized in short so as to create a coherent story. The secondary material was used as a supplement data for the primary data. In addition, the data presentation is supplemented with photographs and maps. The presentation and organizational framework of the analysis follows the sequence of specific objectives of the study.

1.8 Limitations of the Study

The study has a few limitations. The first one to be mentioned is that some of the participants in the focus group discussion were reluctant to participate in the discussion thinking that the area was going to be demolished and leased for investment. Therefore, some have the view that there was no need for wasting time in unfruitful discussions. The second limitation was that the information on the Nortech map does not give the latest information about the changes on the existing features on the ground. The third limitation was getting clear information regarding the selection criteria used for historic buildings to be categorized as a heritage as well as mechanisms that has been set by the concerned authorities in order to safeguard them.

1.9 Research Design

The following flow chart depicts the logical steps carried out in the course of the Research

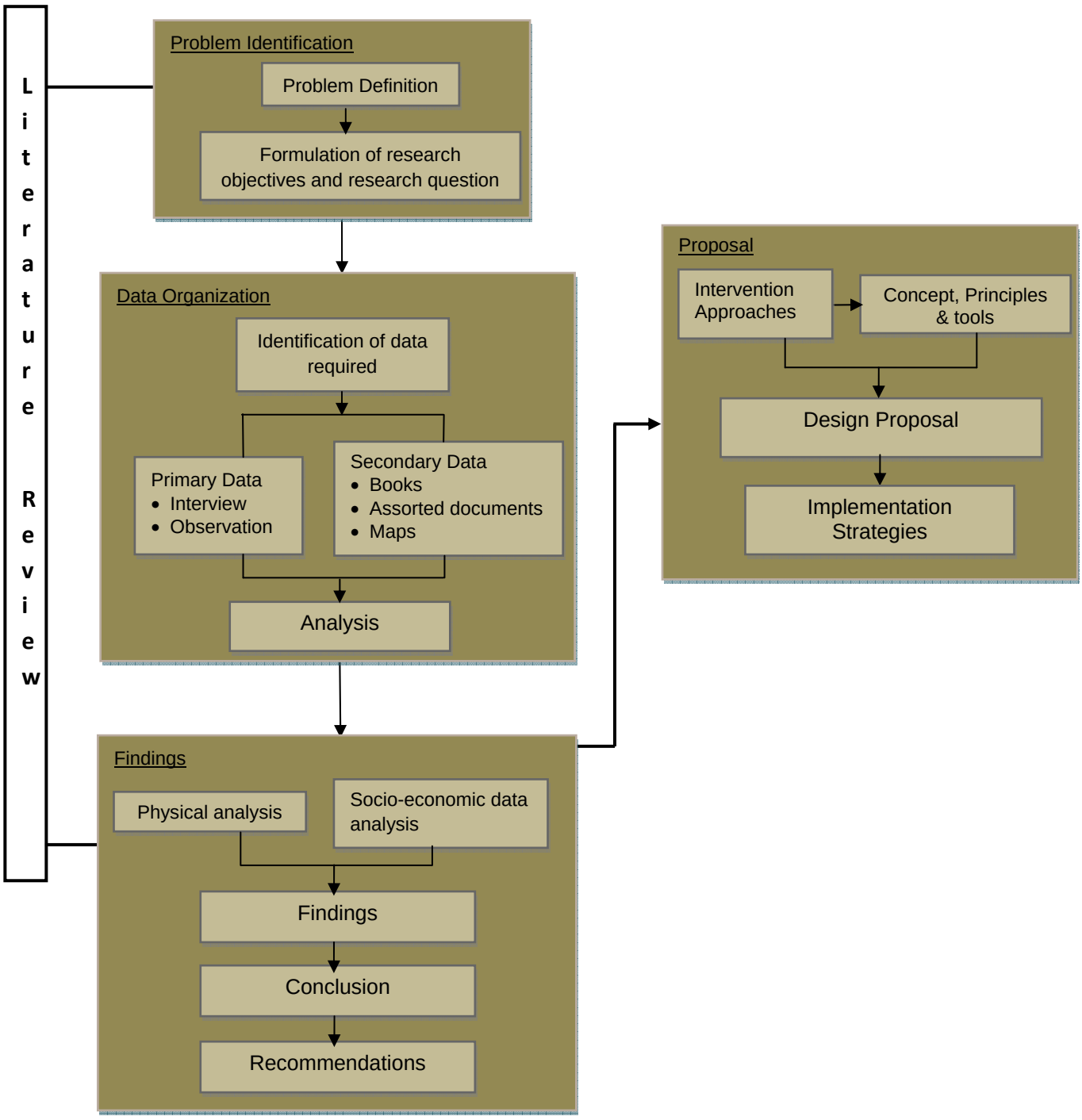


Fig. 1.2 Research Design
Source: Own Computation, 2013

2 Theoretical Background

"History and Art Died for the Sake of 'Development'" *(Translated from Amharic)*
Bekele Mekonnen (in "Addis Guday Weekly Magazine No.186, October, 2013)

2.1 Introduction

This chapter focuses its attention to the description of the conceptual and theoretical issues that have relevance to integrating inner-city historic neighbourhoods into the urban redevelopment process and thereby help inform urban design in such inner-cities of historic significance. It also examines the various urban development approaches that have been undertaken or proposed for inner-city historic neighbourhoods with the ultimate objective of providing the preferable approach for integrating such neighbourhoods in this study. The study has made use of various literatures that gives us a theoretical and practical framework drawn from country experiences in order to understand the subject matter under study from different perspectives.

2.2 Theories, Concepts and Definition of Terms

2.2.1 Planned versus non-planned (Organic) cities

Spiro K. (1999) points out that there is a conventional distinction made between "planned" and "non-planned" (or sometimes called "organic" cities). "Planned" cities are those that have been designed or planned intentionally or consciously. Planned cities are described as being deliberately created by those in power with planners and designers involved while non-planned/organic cities have developed spontaneously through time without an articulate decision of a specific city planner or designer. However, He states that this dichotomy between planned and non-planned cities is superficial since behind the seemingly random nature of what we call "non-planned" cities lies an order that has been long-established by conventions among the society that have established such settlements gradually. (ibid)

Christopher A. (1966) further notes that the notion of *"natural cities"*, which he associates with those cities that have developed more or less spontaneously over the years, are the ones that give cities life as compared to the planned cities that have been deliberately created by planners and designers, or what he calls "artificial cities". He claims that the latter cannot encompass the complexity of cities in any suitable mental form although it seems to ideally solve the problem. The structures of naturally grown organic cities are created out of human necessity or spontaneously, and it is more widely recognized today that there were some essential ingredients missing from artificial cities in urban design. Hence, from this point of view, planned

cities have been said to be entirely unsuccessful and those cities that have been built prior to the advent of large scale planning remain attractive to us even today (Christopher A., 1966).

In this sense, it may be argued that cities, including historic inner-city areas should not be seen as a system to simply be controlled through planning but should be understood to evolve spontaneously in order to achieve the best collective vision of both planners and designers as well as the residents of such cities.

From the above argument, one can comprehend that the apparent “disorder” of spontaneously growing urban cities has its own functional logic usually determined by a system that is self-managed by its various actors and stakeholders that have influence to create the urban pattern of an organic city. By the same token, this functional logic as well as the historical evolution also influences the urban pattern of Addis Ababa which developed organically as J. Baumeister and N. Knebel, (2009) notes whereby the dots of the first camps were connected and a network of streets formed’ which can be interpreted as the ‘gebbi’, its radiated streets and the ‘sefer’.

This kind of system has been providing an important economic base for both the national and local economy. The inner city has provided income and employment to a large population consisting mainly of the urban poor. Accordingly, it is important that this system be sustained with the required modification of such inner cities accompanied by providing alternative means of livelihood appropriate to those that are potentially affected by any change in the urban fabric. At the same time, the living heritages of such inner city neighbourhoods are based in their unique urban form as well as the traditional socio-cultural patterns and norms which should also be sustained as a valuable contribution to the cultural heritage of the inner city.

2.2.2 Inner City

The term “inner-city” is usually defined as that part of the city in or near its centre (Collins Dictionary, 2000). Historically, inner-cities were considered as the core and historic business nodes within the city as well as a favoured residence and destination for the majority of labourers and job seekers from within the country or from abroad (Ahmed P., 2010). To most people, the inner city means the older portion of an urban area immediately surrounding the central business district (CBD). The proximity of the inner-city to various social services such as clinics, schools, transportation and social networks has made the inner-city centre a pull-factor for its residents and for carrying out business activities. On the other hand, the inner-city has come to be associated as an area in cities characterized by poverty, high unemployment rate; sub-standard housing; poor infrastructure and social services as well as an area with high crime

rate. Due to these characteristics, inner-cities have been dubbed by some as “slums” or “ghettos” (Porter, 1995).

Due to the varied characteristics or defining elements of inner-cities, it has been pointed out that it is difficult or inappropriate to provide any single definition of inner-city since the term is relative and ought to be defined within a specific political and socio-economic context (Bourne L.S., 1978). For instance, characterizing inner-cities as low income residential districts may be misleading since in some European cities the inner city is an area in which the rich and elite class of society reside and where housing is expensive whereas, on the other hand, in most American cities, the inner city is associated as being inhabited with low-income households and, in most cases, racial minorities while the rich has moved to the suburbs. In most developing countries, including Ethiopia, inner-cities may reflect more heterogeneity where they are inhabited by rich, middle class and low-income families while in some cases the wealthy live in the inner cities and the poor in shanty towns in the periphery of cities.

The term inner-city is also value-laden depending on whose views are taken into account when expressing the characteristics of the term. For those in the high and middle class section of the society, equating inner cities with the notion of “slum” may seem to be the appropriate connotation creating the image of blighted and shoddy inner-city neighbourhoods with dilapidated housing, polluted areas and infested with criminals. To those who reside in the inner-city itself or to some others who are concerned with revitalizing inner-city neighbourhoods, the term may express a very attractive place where there are ample opportunities for employment and business activities; social networks are strong and various social services are easily accessed. Various stakeholders may have differing and sometimes, conflicting view and interests regarding the inner city. Accordingly, these varied views may at the same time be misleading while indeed the views expressed are also class specific. One has to also keep in mind that the term “inner-city” itself has its source in developed countries and simply transplanted as a term in the urban context of developing countries which, in most cases, developed in a quite distinct and largely in a spontaneous manner than the developed ones. The urban development process and the decline or decay of inner-cities in most of the developed world fundamentally differs from the context of the developing world in both the historical and economic processes that have shaped them.

What one can understand from the above discussion regarding the definition of “inner-city” is that it is difficult or misleading to give a universally applicable definition of the term unless one examines the particular political and socio-economic context on how such inner-cities have

developed and the main attributes or characterization one attaches to the term inner city in a specific context. It may also be underlined that government policies towards how to address the urban challenges of inner cities can also be influenced by the way the "inner city" is defined and what attributes or expressions are given to the term. Underlining the diversity of inner-cities implies that any definition of the inner-city must take into account the specific and real problems and opportunities that such areas express and not provide some blanket definition.

When we come to define the term "inner city" in the context of the city of Addis Ababa, characterizing inner city neighbourhoods as "slums" or predominantly low-income neighbourhoods may also be quite misleading. Ashenafi, points out that in the inner city of Addis Ababa "one can find temporary structures mixed with apartments, single dwellings, offices and other commercial buildings in good to very poor conditions" (Ashenafi G., 2001). This indicates that there is more "heterogeneity" than "homogeneity" in inner city neighbourhoods in Addis Ababa.

The study area of "Serategna Sefer" is part of the inner-city core of Addis Ababa where the city has partly taken its origin and identity both historically and spatially. This area has its own deep-rooted historic and socio-economic characteristic and has, for a large part of the city's life, been known as one of the city's hub. However, due to it's being the earliest part of the city to undergo urbanization and faced with various pressures that urbanization brings with it, it is now associated with housing conditions that have deteriorated, with most of its infrastructure and services having outlived their life-cycle as well as subjected to manifest symptoms of economic and social deprivation - characterized as "slum". On the other hand, its importance as an inner-city with unique locational advantages in terms of attracting potential investments and access to various social services as well as the predominance of huge informal economies should be seen as an opportunity that contributes greatly to the city's economy.

2.2.3 Inner-City as Urban Heritage

Traditionally, the term "urban heritage" has been associated with historical monuments and sites. Steinberg notes that most urban planners and managers generally define the term "urban heritage" as "monuments" (churches, temples, religious buildings, historic buildings and walls etc). However, he further points out that the term should also include historic residential areas and city centres which similarly represent urban heritage as well as the customs and beliefs which play an important role in the expression of the use of space and the built environment (Steinberg F., 1996). Most inner-cities around the world are found in the older parts of the urban area where cities originated. In this sense, such areas often have historical, socio-economic,

cultural and architectural significance. These attributes serve to maintain the relative attractiveness of the inner-city.

It is also important to bear in mind that urban heritage of an inner-city has both a material/tangible component as well as an intangible element. The material/tangible component consists of the built heritage related to the urban configuration and form such as monuments and historical buildings; streets and squares; the housing stock or landscape while the intangible dimension is linked to its history and social values such as its social diversity; the shared memory of the place; the symbolism and significance of the place that its population attaches to and other intangible dimensions which is a source of identity, vitality and sense of place that inner-cities create (France-UNESCO, 2006). One should not see only a three-dimensional physical space but also take account of the socio-cultural context which people bring into it. We create our own spaces and such spaces do not exist independent of us. The figure below gives us the transactional relationship between people and their urban environment.

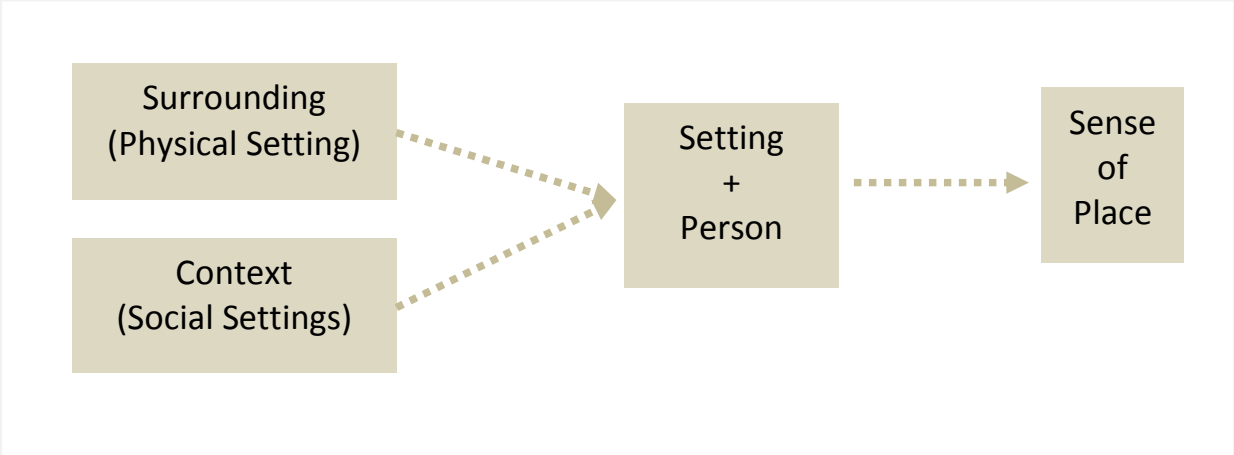


Figure 2-1: Sense of Place
Source: Steele F., sense of place, 1981

What is to be underlined here is that urban heritage is not only the physical environment of inner-cities but also implies the social and cultural life for the inhabitants who use these spaces and resources. Human inhabitants are the ones who create the socio-cultural and economic systems which gives vitality to the physical environment. However, the social, economic and cultural values that these households have may often be quite different from that of an urban planner or designer. Accordingly, urban design of such old inner-city areas needs to consider the importance of an integrated approach where both the tangible and intangible aspects of such old inner-cities are taken into account.

2.2.4 Inner-City Decay

Discussing the characteristics of decay, Acioly (1999) notes that decay may occur in various forms, with characteristics such as social unrest, devaluation of real estate properties, and a decrease in economic activity due to the departure of small businesses, petty industries, and manufactures to more prosperous areas where development opportunities exist due to better services and infrastructure, accessibility and customers. Another aspect of 'decay' discussed by Acioly (1999) include 'the change in character and function of a neighbourhood as well as a gradual shift in the profile of its inhabitants, caused by social mobility, highlighting the phenomena of ghettos and the appearance of dilapidated sites. In this case, there may be sub-renting, overcrowding and high population densities which are directly associated with a process of spatial, social and economic segregation. Violence, criminality and drug trafficking may not be excluded. The scarcity of financial resources and decrease in public and private investments are important factors that contribute to the loss of urban vitality and to the deterioration of the urban heritage. Public spaces and configurationally qualities intrinsic to the built-up environment are severely affected. There is a noticeable fall in the attractiveness of the locality' (Claudio C. Acioly, 1999). While some of the symptoms of inner-city decay mentioned by Acioly may be true for inner-cities in developing countries such as the shift in the profile of inhabitants, over-crowding and high population densities and lack of financial resources as well as a decrease in public and private investments, the other symptoms of urban decay cited by Acioly are not usually found in the developing country context.

What the above characterization shows is that there is a need to distinguish the cause of "urban decay" in the developed vis-a-vis the developing countries context. The urban development process and the decline or decay of inner-cities in most of the developed world fundamentally differs from the context of the developing world in both the historical and economic processes that have shaped them. One factor that ought to be taken into account is that cities of the developing countries reflect a different path of urbanization that has been the cause of urban decay that differs significantly from that of the developed countries. While urban growth in the developed world led to de-industrialization and loss of the well-to-do population from the inner-cities to sub-urban areas and thus led to the decline of their inner-city centres, the "urban decay" of the developing countries was caused by rapid urbanization, largely uncontrolled, and rural-urban migration which led to over-crowding of inner-city areas with poor housing conditions, lack of sufficient infrastructure and services and informal settlements associated with most as "slum tenements" and predominantly low-income neighbourhoods (Couch C.1990). Despite these serious signs of urban decay, however, the low-income population residing in the inner-cities of

developing countries has chosen to remain close to the city centre where most of the job opportunities are found (Nobre E.1994). This shows that the causes termed as 'urban decay' varies considerably from context to context and hence are relative rather than absolute.

Verma G.(1990) notes that cities in the developing world differ fundamentally from those of the developed ones in terms of the factors that conditions their growth, their spatial structure, the decay of their inner-cities and the practice of planning. In this regard, she identifies two factors that led to the inadequacy of urban renewal efforts in South Asian cities, namely: a) a limited perception of the problem as merely an issue of the manifest symptoms of urban decay (structural dilapidation, infrastructural inadequacies and traffic congestion) rather than in terms of the causes and processes of decay, and b) weak implementation in terms of policy and planning.

2.2.5 Urban Policies and Approaches to Inner City Neighbourhood Development

" But look what we have built…low-income projects that become worse centres of delinquency and general social hopelessness than the slums they were supposed to replace; middle income housing projects which are truly marvels of dullness and regimentation, sealed against buoyancy or vitality of city life; luxury housing projects to mitigate their inanity…expressways that eviscerate great cities. This is not the rebuilding of cities. This is the sacking of cities".

(Jane Jacobs, 1961)

There have been several attempts by governments all over the world in the past several decades to come up with sustainable policies and approaches aimed at revitalizing and improving the living conditions and opportunities of their inner-city neighbourhoods. Various contending approaches, and often inter-changeable terms, have been proposed by city planners and designers ranging from terms such as "urban redevelopment", "urban renewal", "urban revitalization", "urban rehabilitation" "urban conservation" and "urban regeneration".

Acioly (1999) prefers the use of the term "urban revitalization" as a broad working definition towards the recovery of the "modernity" and authenticity of inner cities. He defines urban revitalization as 'an urban renewal approach that intends to reverse the process of physical deterioration and social and economic decline that prevents urban areas and their inhabitants from being an integral part of the current urban development process. He further notes that urban renewal approaches range from the "extreme" to the "intermediate" or middle-path. On one extreme is the "conservation" approach emphasizing gradual adaptive measures, promoting urban renewal that responds to social and economic demands without bringing substantial

change in the original character of the built environment. This concept is generally associated with the restoration of historic sites within inner cities, on the other extreme, is the "redevelopment" approach which is based on a quite radical process of urban renewal that upholds the demolition of obsolete structures and urban artefacts and the imposition of new uses, functions, and buildings. In other words, the redevelopment approach has the objective of meeting new social needs and economic demands (usually of higher-income social groups) of the city. In line with the process of globalization, this approach aims to attract private investment so as to create a visually attractive physical environment, 'transforming the personality and character of the locality and creating a new physical, social, and economic profile which fits in with the idealized image of urban modernity.

The 'rehabilitation' approach, on the other hand, takes a middle position in contrast to conservation and redevelopment. It is based on a renewal effort characterized by a gradual process of physical/spatial, economic and social transformation that responds to well-defined needs and priorities. It preserves social, cultural and physical features and the genuine characters of sites, buildings, and local economic processes. At the same time, it may launch redevelopment initiatives which help to integrate them into the overall urban development process of the city' (Acioly, 1999). Upgrading, regeneration and rehabilitation are used as interchangeable terms to describe the same phenomenon.

In a similar fashion, Steinberg (1996) describes the concept of rehabilitation as not simply being the passive protection of individual buildings of historic significance or the wholesome preservation of everything that is old. Instead, he says:

> *…it means the creative use and re-use of older quarters of the city, taken as a whole. Where possible, old buildings are repaired and modernized, to facilitate their continued use, especially as housing. This often includes upgrading of infrastructure services (water, sewerage, drainage, roads, etc), but on a modest scale, allowing the preservation of the existing urban pattern and fabric. Where necessary, some changes of use may be incorporated, but on a small scale. Demolition should normally be reserved for structurally unsound buildings, but may also sometimes be needed in order to provide space for essential social services, infrastructure or open space. An overriding objective is to minimize the displacement of residents, because of demolition or repair and upgrading. The intention is to provide enough modernization of the physical fabric to allow the life of the community to go on, with scope for both buildings and social systems to evolve and adapt to new conditions.*

As Mihretu (2005) aptly points out, the above definition regarding the urban rehabilitation approach incorporates several important elements for inner-city revitalization. Firstly, it reflects the social concerns of the inner-city which is usually threatened by changing land uses and land values thereby posing problems to low income housing in these areas. Secondly, it underlines the need for the participation of the community and political support by the government to enhance this participation which goes to economize scarce resources. Thirdly, it is economic in terms of allocating scarce resources to rehabilitating the inner city rather than demolishing existing housing stock and embarking on new developments which requires huge funding. Lastly, it maintains urban identity by giving emphasis to the continued use of existing urban patterns and features of the inner-city.

In this study, it is preferred to use the term “urban revitalization” as an overall framework with the objective of improving two main characteristics of the inner-city that is the social fabric and the physical environment without displacing the residents. Improving the physical fabric mainly consist of the housing stock, economic activity, infrastructure as well as open spaces which ultimately makes the area attractive to the residents and potential visitors while improving the social fabric of the area is mainly concerned with improving the livelihood and quality of life of its residents. On this note, however, various concepts found within the broad term “urban revitalization “such as the terms “urban rehabilitation; upgrading and regeneration” are also relevant and may be used interchangeably.

2.2.6 Sustainable Urbanism

In its fullest meaning, sustainable urbanism is made up of the following: building and growing more densely and compactly; creating walk-able mixed use urban environments that permit and encourage walking and bicycling; investments in public transit and transportation; creating closed-loop urban eco-metabolism and a self-sustaining agricultural system - local production of foods, goods and materials (food, building, materials); and investment in and commitment to sustainable and renewable and passive technologies integrated into the built form (e.g. solar, wind, biomass, etc.) as well as solar design that uses all the best of modern materials like steel and glass to enable daylight to fill our buildings instead of needing artificial light and heat (Farr D., 2007; Newman and Beatley, 2008).

Farr (2008) in Sustainable Urbanism: Urban Design with Nature sums this up in five points:

- Increasing sustainability through density and compactness.
- Integrating transportation means, patterns and land use.

- Creating sustainable neighbourhoods, including housing, car-free areas, locally-owned stores, walk-able neighbourhoods, and universal accessibility.
- The health and environmental benefits of linking humans to nature, including walk-to open spaces; neighbourhood storm water systems, waste treatment, and food production (perm a culture).
- High performance buildings and district energy systems.

So in a nutshell, sustainable urbanism has three basic aspects: environmental, social and economic aspects. An urban form which is environmentally sustainable enables its inhabitants to adopt a more ecologically aware, lower carbon lifestyle; in social terms, sustainable urbanism involves an appropriate mix of dwellings of different tenures, sizes and types, and a variety of spaces and buildings for recreational and community activities, as well as for service providers and commercial enterprises; and in economic terms, sustainable developments contain business activities and opportunities capable of providing jobs for many of their inhabitants across the social and economic spectra (Haas, 2008; Steuteville and Langdon, 2009). The current popular definition of sustainable urbanism is also imagined as a grand unification of architecture, city planning, and environmental design for a better way of life. The diagram below shows the main axis of sustainable urbanism, new neighbourhood (green model) scheme and the qualities of sustainable urbanism (Farr D. 2008).

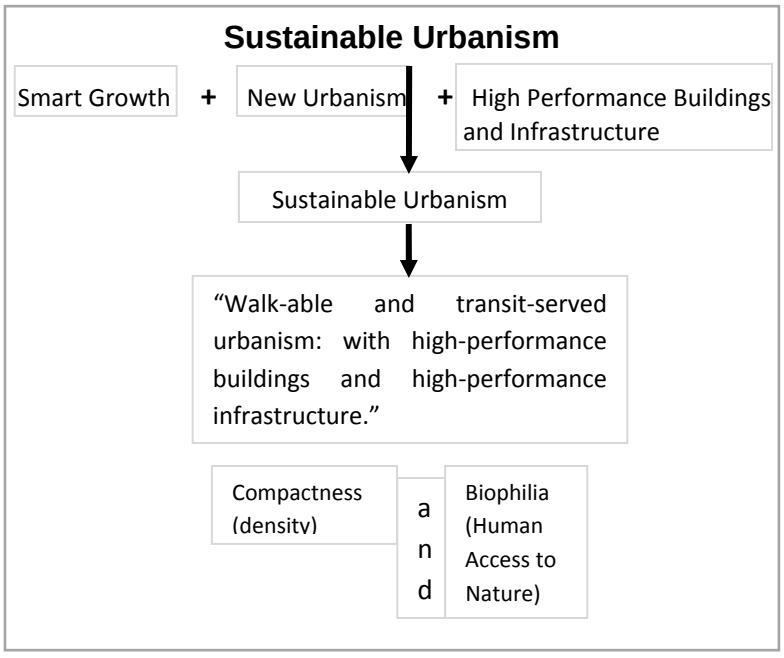


Figure 2-2: Sustainable Urbanism
Source: Farr D. 2008

To mention some qualities of Sustainable Urbanism

- *Mixed use*: the schemes are expected to be predominantly residential with a mix of other uses such as retail, business and community uses.
- *Mixed Tenure*: A resident Population mixed in terms of income groups and occupations.
- Architectural Quality: the scheme's architecture should respond to its context in style, scale and choice of materials.
- *Mixed Housing Type*: provision of a range of housing types to support movement, within the neighbourhood and therefore to encourage community stability.
- *Well Connected to Public Transport*: To encourage walking and cycling and therefore reduce car dependency.
- *Walk-able Neighbourhoods*: The design of the development to incorporate community and neighbourhood commercial facilities in such a way that they can be accessible by foot. This also means the provision of a street layout that is well interconnected allowing pedestrians to take a variety of routes throughout the scheme.
- *High Quality urbanism that creates definable streets*: Streets which display a legible hierarchy with appropriate dispersal of building densities/uses/typologies to the nature of the streets with building height contributing to street character.
- *Robust, Adaptable Urban form*: A permeable grid of streets that avoids cul-de-sacs and encourages a range of option routes for pedestrians and vehicles. The street grid should be integrated with the existing surrounding area.
- *Well Integrated Open Space*: Open space provided should be designed to have a clearly definable use and long term management regime, as well as being easily accessible.

All of this puts the focus on the key element of the community – the neighbourhood and housing as being a main node for the carrying capacity of sustainable transformations and consolidation, one founded around the human aspects of form and traditional, timeless practices of good city building. (Alazar E. & Tigran H., 2011)

2.2.7 Modernism

Modernism first emerged in the early twentieth century. It was considered as positive, rational, forward looking and objective by architects like Le Corbusier and Mies van der Rohe who championed its capacity to facilitate a new social order through architectural and urban design. However, It was not until after the second World War that it gained mass popularity, after modernist planning was implemented as a solution to the previous frailer of architecture and

design to meet basic social needs. During the 1930s as much as 15% of the urban populations were living in poverty, and slum clearance was one of the many social problems of this decade (Jeremiah D., 2000)**.** Modernist planning was a popular idea and used as a solution to these problems. But the movement could not adequately comprehend and cater for the social dynamics of family and community and as a result many modernist buildings were pulled down in the seventies.

The modernist utopian visions, of Le Corbusier promised to deliver improved living conditions to the slums and health hazards environments. Le Corbusier was convinced that carefully engineered urban landscapes could make their inhabitants' lives more efficient, healthier and happier, and couldn't bear the unplanned, unsanitary muddle of most European cities. His modernist idea were argued by some as 'unrealistic and dehumanizing from the very start, placing too much emphasis on order and planning at the expense of an understanding of the importance of tradition, individuality and community needs'. Or some say that 'he believed in simplifying people's lives by placing amenities within easy and convenient reach- within one building, if possible where a system of regular tower blocks, ringed by a motorway, built in districts according to function. Poor living conditions almost as a cause and not as a symptom of far deeper, underlying economic and social difficulties. With the city's economy in post-industrial decline, it was unrealistic to have hoped that redevelopments with the same brush because of the high-profile failures would be equally closed-minded. Jacobs accused Le Corbusier 'An inhumane planning process that did not properly consider those who were to live in the planned developments. She claimed the modernist aesthetic to be dull, and her writing promoted the street, in particular the pavement, as a place where a community can meet, socialize, and control their privacy. Henket, H. J., (2002).

The issue of the inadequacy of 'modernist' housing solutions to be incompatible with the lifestyles and aspirations of the poor has been a recurrent concern among researchers and architects/planners alike for many years. Despite such criticisms the continued practice of modernist programs in many developing countries and immerging economies reveals the prevalent gap between knowledge acquired through previous studies and the design and planning practice.

Scholarly literature on the subject of modernism – both in developed and developing countries contains a normative bias. Those studies about modernist practices in developing countries are largely dominated by colonial texts that largely present modernism as 'imported', 'Western' and as an 'international style'. Despite harsh criticisms most largely fail to provide full picture of the background within which the 'project' was implemented and the precise causes for the success

or failure of modernist housing estates. They also fail to provide alternative view and vision to city development. In contrast to the dominant view that sees modernist planning paradigm as inhuman imposition from above or imports from the West, condominium housing program of Addis Ababa reviled that modernist interventions are equally co-inspired by populace desire for the glamour that are imprecisely equated with better standard of living. This meant that residents in the beginning showed more tolerance to the challenges they face and to adapting to the new way of life they subscribe to when moving in to the new housing environment. This internal tolerance and the desire for adaptation are witnessed by the users' innovative appropriation of spaces, uses, locations and resources. But as expectations are not met, as they continue to be confronted by the rigidity of the built form and as the resistance to exercising legitimate power over their housing environment grows unbearable the inventiveness essentially becomes a survival mechanism (Alazar E. & Tigran H., 2011)

2.2.8 'Traditional' and 'Modernist' Urbanism

Traditional Neighbourhood Design (TND) is a good example of how old values can be used to solve modern problems. It is about creating sustainable settlements by means of dense, mixed-use and human scale neighbourhoods, high accessibility and connectivity which can be achieved by planning pedestrian and bicycle routes. The ultimate objective of traditional design is to create higher levels of quality of life, sense of community, human scale and other characteristics of the traditional towns. Generally, their idea is that there were values in the traditional urbanism that can be a solution for some of the modern urban problems. The land usage, construction costs, energy consumption of the automobiles, the high volume of gas emissions, car ownership, etc. were some causes of starting to develop traditional guidelines. As Berman (1996) writes, the 11 main aspects of neo- traditional design are the following:

1. Mixed-use core within walking distance for residents.
2. Local employment and civic centres.
3. A range of housing types for different income levels.
4. Higher housing densities and smaller lots than those found in suburbs.
5. District architecture based on the vernacular architecture.
6. Creation of a sense of community.
7. Creation of a sense of tradition.
8. Common open spaces.
9. Streets that are social spaces as well as a transport facility.
10. Narrow streets with sidewalks and alleys running behind homes.

As Yan Song, (2005) summarizes the characteristics of the compact developments and traditional neighbourhood design according to the ideas of Andres Duany, Elizabeth Plater-Zyberk (1992) and Katz (1994) “a street network circulation design that will utilize shorter street lengths in a grid-like pattern to promote better traffic flow; higher-density residential uses surrounding retail, recreational, and governmental uses; more mixture of land uses that will reduce the number of vehicle trips; better accessibility to retail and transit that will improve quality of life; and pedestrian-friendly neighbourhoods”.

2.2.9 Urban Acupuncture

The term of urban acupuncture originally coined by Barcelonan architect and urbanist, Manuel de Sola Morales (2004), and the term has been recently championed and developed further by Finnish architect and social theorist Marco Casagrande (2010), this school of thought eschews massive urban renewal projects in favour of a more localised and community approach that, in an era of constrained budgets and limited resources, could democratically and cheaply offer a break to urban dwellers.

The theory of urban acupuncture opens the door for uncontrolled creativity and freedom. Each citizen is enabled to join the creative participatory planning process, feel free to use city space for any purpose and develop his environment according to his will. It is also a socio-environmental theory that combines contemporary urban design with the traditional Chinese acupuncture; it uses small-scale interventions to transform the larger urban context through analysis of aggregate social, economic and ecological factors, and are developed through a dialogue between designers and the community. Urban acupuncture bears some similarities to the new urbanist concept of ‘tactical urbanism’. The idea focuses on local resources and on small, subtle, bottom-up interventions that harness and direct community energy in positive ways to heal urban blight and improve the cityscape. (www.wekepedia)

In Mexico urban acupuncture refers to a concept that converts temporary housing, like sheds in the slums, to simple homes that allow for “add-ons” later, based on need and affordability. This strategy transforms the slum zone, without relocating families that have been living together for generations. In South Africa Urban Acupuncture is viewed as a possibility to provide a means for people to unlock their creativity and the advantages thereof, for example, innovation and entrepreneurship concentrating on parts of the city, i.e. communities thereby providing opportunities to those areas which do not have the sort of infrastructure that is found in mainstream cities. This approach can provide a more realistic and less costly method for city planners and citizens as an effective way to make minor improvements in the communities in order to achieve a greater good in the cities. (Mariam M., 2012)

2.3 Some Relevant Inner-City Case Studies and Experiences

2.3.1 A Local Authority Approach to Revitalization:

The Case of the Inner City of Magoba, Bulawayo, Zimbabwe (Source: Linda Magwaro-Nduweni, IHS, 2010)

Bulawayo is the second largest city in Zimbabwe after its capital city, Harare. The Bulawayo City Council has embarked in revitalizing Makoba which is a densely populated neighbourhood in the inner-city of Bulawayo. This was because the city council recognized the multifaceted potential of the inner-city of Makoba and thus included it as one of its urban development strategies.

As mentioned earlier, Makoba is a congested inner-city neighbourhood of Bulawayo and has served high-density residential and commercial activities for low-income families for many years. It has through time experienced an in-migration of poor families and increase in population density. Obsolete buildings have become home for the poor. Property owners have no vacancies in their buildings and the demand for accommodation has become high leading to exorbitant price for rental housing. Housing conditions are characterized by a lack of provision of individual facilities, particularly toilet and water. The actual dwelling units have been sub-divided and these sub-divisions pose an immediate threat to human health and safety. Moreover, the current water and sewerage facilities cannot cope with the increase in population. The informal traders in the area lack space from which to work and have invaded open spaces they can find. As a result, the neighbourhood is no longer considered attractive.

In order to revitalize the inner-city of Makoba, the city council formulated a plan which includes the establishment of a strong and sustainable economic base; ensuring the provision of adequate housing and social facilities to make Makoba attractive; provision of available land to meet the needs of the residents for future development and ensuring appropriate and adequate physical infrastructure is provided.

Accordingly, the city council has designated appropriate sites for the informal traders found in the neighbourhood shopping centre and other commercial areas. This was done in consultation with the informal traders and the formal sector. The city council is also establishing enterprise zones for informal manufacturing and service activities that do not negatively impact the surrounding residential areas.

In regard to the provision of residential accommodation, the city council has made improvements to the defective housing stock. Houses which have structural defects are being

demolished and replacement units are provided. All houses that have been using communal toilets are being provided with internal toilets and internal water taps.

However, renovation and reconstruction of the Makoba housing has taken time to be implemented because of financial constraints. The city council is developing and exploring ways in which to assist and facilitate meeting the needs of the majority of households seeking a separate dwelling. The options include: commissioning research studies into ways of providing basic housing affordable to the poor residents of Makoba; entering into partnerships with housing finance and housing development companies; further development of site and service schemes; provision of rental accommodation; and further development of core houses.

Land for public open space was set aside in the form of urban parks for relaxation and recreation. They have facilities that require some expense in terms of upkeep. In other areas, the management of the land is kept to a minimum to ensure ease of access, the maintenance of footpath and the cleaning of litter and other rubbish. The provision of public open space has contributed to creating an attractive environment that breaks the monotony of the built-up areas. An NGO called Zimbabwe Development Trust has taken the initiative to restore parks and instigate clean-up campaigns in the Makoba to bring about security and improved aesthetics. Small part-time job opportunities open regularly and the residents have found something to do.

Stakeholder's participation has also been initiated to revitalize Makoba. The residents of Makoba first initiated the need to control growth of their neighbourhood. They staged demonstrations accusing the authorities of failing to adequately supply services. They also called on the city authorities to provide land due to their worry about the uncontrolled subdivisions of shops, market stalls and residential houses. Working with different partners, the residents of Makoba have managed to restore their parks, create space at points that have been invaded by hawkers and also managed to control the bursting of cisterns.

The private sector within and around Bulawayo also plays a large role in the revitalization of Makoba. The sector has resources such as finance and manpower skills that are being utilized to ensure development that takes place in the impoverished neighbourhood. In the past, the private sector has been marginalized in public planning, being seen as a sector that seeks only to undertake business. However, there have been some factors that have changed this attitude. In the first place, a reduction in public expenditure has reduced the ability of the local authorities to undertake key infrastructural investments which is holding development. In addition, the private sector itself is increasingly realizing that its long-term sustainability is closely related to the success in meeting social and community needs. The private sector has participated in

revitalizing Makoba by joining with the local authority and other agencies in forums and committees that are aimed at discussing the problems faced by Makoba and giving advice on possible solutions; contributing resources to assist through micro-financing to ensure a growing and dynamic community within which to operate business; providing capital resources towards assisting in the development of physical infrastructure, housing and other community needs on a long-term basis; and providing specialist advice, equipment and other resources to some community organizations, small businesses and the informal sector to ensure the development of community-focused development programs, promoting enterprise skills and assisting the development of the small business sector.

The NGO sector is playing a similar role to that of the private sector, except that its activities tend to be more oriented towards social and community non-profit activities. They work in close partnership with the city council and other agencies in Makoba developmental programs. The major areas of involvement include addressing social and welfare provisions; skills training; community development and capacity building.

The central government departments are playing several important roles in ensuring a better and marketable Makoba. Some of the roles in which the central government departments have been involved include, providing policy guidance with a national and regional perspective; maintaining services for which central government remains responsible, bearing in mind that the process of decentralization may devolve these functions to the local authority over time; and joint partnership with other agencies to discuss problems facing the inner-city and contributing in deliberation to design some possible solutions.

Community organizations are being encouraged and given added responsibilities so that they can be a useful channel for effective public participation and provide community resources to the development process. Community organizations have undertaken several important roles aimed at developing self-help enterprise projects to encourage economic activity as well as meet a wide range of social needs.

2.3.2 **Beyond Brasilia – contemporary urban design in Brazil** (Vincent del Rio, 2005)

Urban development in Brazilian cities reflect a duality where on one side globalization and market forces dragged the Brazilian society toward an “entrepreneurial” and fragmented city of shopping centres, gated communities and on other side academia, intellectuals, community and social movements, and political leaders pushed toward another social order to solutions that are more appropriate to the Brazilian social and cultural heritage.

The year 1980[s] was a turning point for the rise of a new type of urbanism where the momentum generated by national political movements. Later on, the 1988 national constitution defined the municipality as an “entity” of the federation assigning it as political, financial, and economic autonomy and introduced the concept of the “social role of urban property and of the city” and recognized the need for a more socially inclusive urban development. These changes had some challenges regarding the social fragmentation of the urban environment caused by severe historical income gaps between social groups in the Brazilian society.

Evidently, spatial segregation in urban development and design in Brazil may have also enabled social exclusion in environments that limit social encounters, prevent the unexpected, seclude and control the types of users, and prevent the existence of real urbanity. the Figure to the left show much of the Brazilian urban landscape is being taken over by controlled environments and fencings around parks, plazas, shopping centres, business parks, and even to individual buildings in residential and local commercial streets.

Figure 2-3: Controlled environments in typical residential and mixed-use streets are strong elements of the new the Brazilian cityscape.
Source: Beyond Brasilia, Contemporary Urban design in Brazil, 2005

The context of urban design in the study was defined as the conscious or unconscious process of shaping cities or parts of them, together with the various human and social operations that sustain it and give it meaning. Therefore, the role of urban design in the study has been to shape public realm, ensure its quality, public-oriented and participatory which sets the stage for cultural, social and economic development and consider the task and the complexity of the urban question in Brazil. The following case study show the three major prevailing trends in contemporary Brazilian urban design and its practice which are categorized as a) late-modernism, b) re-utilization of the built environment, and c) social inclusion.

Late Modernism

Modernism continues to be a strong intellectual influence of modernist thinking on Brazilian social values, urban development control, master planning and zoning and building codes and it facilitates spatial segregation and segmentation.

Vernacular and Satellite cities

Settlements that predate Brasilia, one represent a vernacular morphology – co-exist with the satellite cities and represent peripheral modernism lacking the aesthetical and visual qualities of the classical modernism. The other co-existing morphologies are the workers' camp built by contractors for their personnel during Brasilia's early years; the favelas or squatter settlements built by poor migrants attracted to the new labour market, and the expanding post-modern neighbourhoods and gated communities.

'The more recent residential and commercial sectors reflect postmodernist architectural imagery, The favelas which now look more like vernacular spaces, The old workers' camps which have lost their original distinctiveness, and the new residential neighbourhoods which partially redeem classic modernism but incorporate contemporary attributes such as gates and walls.'

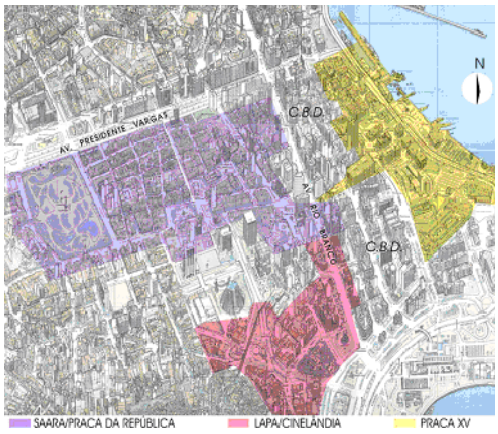
Figure 2-4: Late modernism in Brasilia: Taguatinga satellite town (left) and the new suburban district of Aguas Clara (right)
Source: Beyond Brasilia, Contemporary Urban design in Brazil, 2005

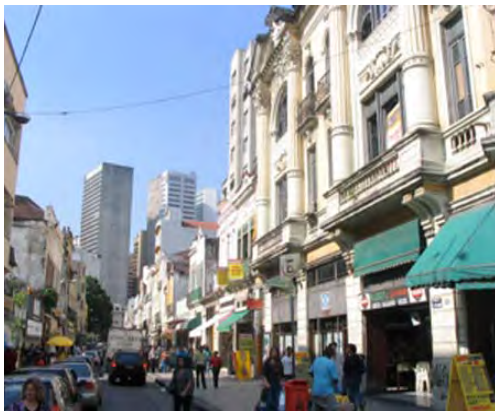
Re-utilization of the built environment

By the mid 1980's the majority of the large cities in Brazil had realized that they should direct planning and design efforts for the redevelopment of the downtown areas. Deteriorating, underutilized and outdated buildings, vacancies, "planning blights", antiquated zoning and regulations, and over ambitious road projects was some of the problems that had to be faced. Several revitalization projects have been developed in Brazilian major cities. Some Examples now extend out in cities such as Rio, Salvador, São Paulo, Recife, Porto Alegre, and Belem.

Revitalization of the cultural corridor project

One of the most pioneer and integrated inner-city revitalization project in Brazil is the cultural corridor project in Rio de Janeiro. The project covers four large non-contiguous areas in the historic downtown aiming the preservation of the historical and cultural architectural heritages, promoting social and economic revitalization and renovating the cultural role of the city centre. In 2004 the project included more than 3,000 buildings 75% of which had been partially restored and 900 had been totally renovated. In addition the area received more than 25 new cultural



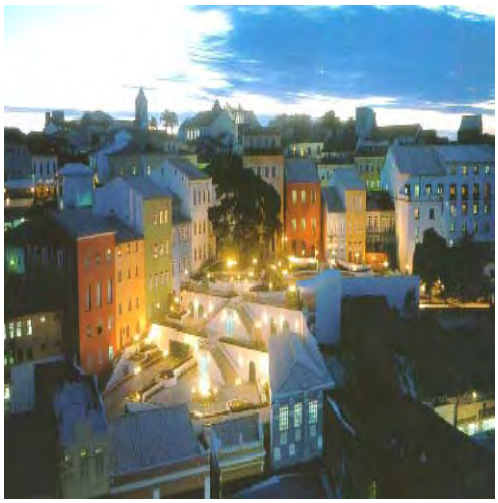


centres, theatres and museums, and various street beautification projects have been implemented.

The project success results from a continuous effort of the city with full support from property owners, merchants, and the community at large. The project also encourages infill development and new buildings that promote a reinterpretation of history through contemporary vocabularies. The Cultural Corridor Project harmonizes planning and design goals with social and economic sustainability, and a well balanced mix of preservation, redevelopment, cultural promotion, and community participation. As a result the cultural corridor inspired public initiatives in several Brazilian cities in their quest for preserving historic architecture and revitalizing central areas.

Figure 2-5: downtown cultural corridor and preserved buildings
Source: Beyond Brasilia, Contemporary Urban design in Brazil, 2005

Historic sites revitalization and the consequence of "Gentrification"



Salvador was Brazil´s first capital during the colonial period. In 1992, the state government started to implement a massive project to redevelop and revitalize the Pelourinho district in the old city centre, a UNESCO´s World Heritage Site. It contains one of the most important collections of colonial buildings and baroque churches in Latin America, it is the repository of a long tradition of African culture and of the descendents of slaves, and it is the most important and representative place of Salvador's cultural history.

Figure: A renovated block with a central Plaza and underground parking,
Source: Beyond Brasilia, 2005

Most of this areas belonged to religious orders and buildings were inhibited by low-income residents, due to of maintenance, buildings were in serious decay. Following unsuccessful earlier attempts to renovate it, the state government decided to implement a large scale

operation in the early 1990s to fulfil Pelourinho´s strategic cultural role in national and international tourism development. This project brought significant transformations to the area. It created controversial issue because it transformed original uses and activities, pushed away the families that lived there, and promoted cultural gentrification for the sake of tourism industry. Many traditional and spontaneous social and cultural practices changed, some were "institutionalized" into tourism attractions, and new cultural centres and museums operated by the public sector were introduced. The controversial design solution changed the historical morphology of the area by creating new accesses to the interior of the blocks which were totally transformed from private yards to semi-public areas for restaurants and cultural events with architectural solutions not always appropriate. However, the project managed to recreate the place, making it safer and more attractive in the eyes of tourists, revitalizing its economy, and creating conditions for a proper maintenance of the historical architecture.

Historical industrial architecture revitalization

The DC Navegantes is a popular outlet shopping centre in Porto Alegre, totally planned and developed by the private sector which invested in the reutilization of a brown field. The revitalization project represents well contemporary private initiatives and post modernism as practiced by the private sector which created a positive impact for the public. The project is a perfect example of the creation of a successful new place with image and identity. Shops and restaurants are created at the centre and accessible by public transport using recycled industrial buildings. The public sector only started to act later, after the developers proved their success, by supporting the area through streetscape improvements and a small pedestrian precinct for street performances. The DC Navegantes outlet mall has expanded since its first phase, and other private developers responding accordingly by converting other buildings and implementing more attractions and revitalizing the surrounding area.

Figure 2-6: outlet shopping district in Porto Alegre
Source: Beyond Brasilia, Contemporary Urban design in Brazil, 2005

Social Seclusion

The public realm as a tool in responding to the social functions and quality of public spaces and their services were major issues in urban design for ameliorating the gap between rich and poor, and to compete for a better image. A significant number of governmental planning and urban design efforts are geared towards the recuperation of the city – or at least parts of it – as

a pluralist environment, while seeking to extend social and cultural amenities to larger groups. These efforts are particularly clear through the well known experiences in Curitiba and also in other cities through the renovation of public spaces and the upgrading of favelas.

Rio Cidade

The first case study of urban design for social inclusion is Rio Cidade, a city wide program for remodelling public spaces in Rio de Janeiro´s commercial cores. The project areas which corresponding to historical neighbourhoods and to their most important retail and vehicular arteries were very deteriorated and were taken over by street vendors and other forms of illegal practices, reflecting the state of most public spaces. Responding to the new strategic plan, renovation of the areas would not only provide for better and comfortable public use but would also attract new private investments, revitalize retail, and transform their image and consequently that of the city as a whole – the program was also a city marketing operation.

Figure 2-7: Renovated public spaces by Rio Cidade projects in Meier and Leblon
Source: Beyond Brasilia, Contemporary Urban design in Brazil, 2005

Sao Paulo

The second case-study in this group also focused in Sao Paulo, a city which performs important urban interventions at complementary scales, ranging from large-scale urban projects to urban design experiments in the street scale. On one side, the city continuously deals with unregulated urban growth in the form of illegal subdivisions, land invasions, and favelas in preservation areas. One the other side, São Paulo is increasingly facing the fragmentation caused by highways and railways, meaningless modernist open spaces, and by “terrain vagues” the transformation of post industrial spaces – brown and grey fields, abandoned rights-of-way, etc.

Figure 2-8: left over spaces are utilized to create new connections
Source: Beyond Brasilia, Contemporary Urban design in Brazil, 2005

The three experiments analyzed (a specific urban architectural intervention at the city centre, the upgrading of a favela in an environmentally sensitive area, and a project for restructuring a

town centre through the use of terrain vasegues) show how much can be done through urban design towards implementing meaningful public spaces and a new territorial logic through the use of empty spaces as opportunities for new social and physical connections.

Upgrading Favela

The Favela Bairro is an innovated program launched by the city of Rio de Janeiro in 1994 to upgrade favelas. Because the city understood that favelas are perceived as places of marginality but differently from previous policies. Favela-Bairro recognized the long-term social and capital investments that squatters did to their environment by providing them with physical upgrading, access to public services, basic social programs, and most importantly land titles. Environmental upgrading and security of tenure are fundamental steps toward community development, integration to the city, socialization, and eventually full citizenship.

As with Rio Cidade, in Favela Bairro private firms were hired through public competitions to carry out projects for almost one hundred small and medium sized favelas throughout the city. Community development included educational and income generation projects such professional training, work cooperatives, and hiring residents for trash collection and reforestation. Sometimes new community buildings were also built, such as day care centres and new housing units for families evicted from their original homes by the project.

Figure 2-9: Almost 100 squatter settlements upgraded
Source: Beyond Brasilia, Contemporary Urban design in Brazil, 2005

Favela Bairro´s design and management methodologies were essential for its success not only because of the complex socio-cultural and spatial reality of each favela, but also because at any given time it might engage dozens of simultaneous operations at various stages of execution (Brakarz, 2002). Moreover, it is important to note that design and implementation included participatory processes not only to engage the community in decision making and hiring heir labor, but most importantly to persuade local strongmen and drug lords. Favela Barrio was a strong success, and research shows that the governmental investments also encouraged investments by the residents. In the late nineties the city noted that 450,000 people received direct benefits from the program, the IDB recognized it as the “Project of the Year” title in 1998, and it received the United Nations “Habitat Prize”.

Brazilian cities have been practicing urban design and producing places that are more livable, attractive, and responsive to communities. In fact, cities are encouraged to support urban design as a public policy and to invest in development and environmental control not only as a result of the country´s new legal-political framework, but also because it responds to societal cultural demands that are deeply engraved in Brazilian traditions. Indeed, while privatization takes on the public realm and produce entrenched spaces; many socio-cultural expressions can only happen in the public realm and therefore depend on public spaces that are accessible and minimally qualified. On one level, public events such as the carnival parades, religious celebrations, soccer and sports events, etc demand one type of public realm. On the other level, social encounters, dating, extended families, social networking, family recreation, etc demand another type of public realm. Moreover, public spaces are even more important for the lower income groups who depend on social networking for survival and rely on the public realm to mediate class distinctions, and for whom the social domains of street (public) and house (private) are never rigidly demarcated (Da Matta, 1991; Neuwirth, 2005). The street, the square, the sidewalks, the parks, and the beaches will always be fundamental places for urban design, for socialization and plurality in Brazilian cities. Therefore the investigation suggests that contemporary urban design in Brazil has overcome the limitations of modernism, has become more responsive to community needs, and is closer to real place making. Differently from the modernist paradigm which relied on public sponsorship, centralized control, and a rigid model of what a city should be, contemporary Brazilian urban design is postmodern in the sense that it relies more on public-private partnerships and participation, and it incorporates different visions of quality in the construction of public spaces. A socially inclusive development has one of it pillars in the quality of the public realm. The shaping of cities and urban design as public policy in Brazil will be increasingly fundamental in the quest for a truly pluralistic and culture specific city, and for a fair social and economic development.

3 Contextual Background

3.1 Introduction

The earlier section of this study has shown the interpretation and meaning of spontaneous cities, the impact of inner city redevelopment and the need to integrate inner-city heritage values in urban redevelopment projects. Therefore, the content of this section will focus on the contextual historical background of Addis Ababa as a whole and, more specifically, a functional aspect of the case study area of 'Serategna Sefer'.

The study will mainly focus on the tangible and intangible values of the historic site. The tangible or the physical character is the quality of morphological elements such as: buildings with architectural significance and the organic street pattern. The intangible or the non material quality is the social and economic values that are achieved by the structural setting. In general terms it is the 'mixity' which reflects the close proximity of everything everywhere.

3.2 Historical Development and Change

3.2.1 Spontaneous Growth and Spatial Structures of Addis Ababa

Addis Ababa, the capital city of Ethiopia was founded in 1886 in an open, existing countryside, without any village structure, permanent buildings, or roads. It started as a small settlement around the hot spring of "Filweha' and later around the 'Gebbi' of the Kings palace. The settlement surrounding the Gebbi was that of the 'nobility' and those that served the palace. (Tarja L., 1990)

Many travellers such as Gleichen (1897), Merab (1920) and Berlan (1963) that came from foreign countries to visit Addis Ababa during this period described their impression of the town as:

"a gigantic camp with the centre being a hill-top where the king had his tent and the camp of the nobility and those who served the royality surrounding the king's residence" (Bahiru Z., Richard P., & Emile F., 1987)

Figure 3-1: Addis Ababa, 1989

As previously mentioned the earliest settlement pattern of Addis Ababa has mainly been concentrated in relation to the Imperial Palace ('Gebbi') and reflected the major settlement patterns of the society at large. The Regional rulers (Rases) used to reside in the midst of their followers and army settlements ('Sefers'), which were scattered over a wide rugged territory around the imperial palace (or the Gebbi) as a political centre and St. Georgis Church, as the religious centre. (Bahiru Z., etal, 1987)

Figure 3-2: ***The first tents around 'Filweha' the hot spring***

a) St. Georgis Church
b) Minilik's Sq.
c) 'Arada' market stalls

Figure 3-3: ***Spontaneous growth***
Source: "The City and its Architectural Heritage by Fasil G. & D. Gerard, 2007

The 'Sefers' of the nobility gradually grew from a collection of tents into an agglomeration of thatched roofs and mud wall huts due to the free distribution of plots of land to solders and returnees from military services and followers of the Emperor.

As Abatistoni and Chiari pointed out, most of the 'sefers' derived their identity from the names of the nobility who were granted plots around the palace such as Ras Mekonnen, Dejazmach Woube, Dejazmach Abakoran and Shegole ('Sheik Hojele') are among others. The classification of the city's neighbourhoods were also identified by the characteristics that distinguished them from other neighbourhoods, such as Dejazmatch Woube, which was one of the neighbourhoods of Addis where prostitutes were highly concentrated during the Italian invasion. Neighbourhoods and the names reflect the professional background of the founders. To mention some: *'Serategna Sefer (workers/servants quarters), Zebegna Sefer (guards of the palace quarters), Siga-bet (butchery), are some among others. 'Serategna sefer' and 'Eri-bekentu,'* a residential area which developed as an extension of the palace, are one of the first established 'sefer' for those people who were engaged in handicrafts and woodworks around Menelik's palace.

With respect to the early spatial structure of the city, Addis Ababa's winding street was laid out in an organic manner along the undulating terrain especially in the old city centre. With further growth of the city, the dots of the first camps were connected and a network of streets formed. Here, new and modern urban facilities, like shops, hotels, cinemas, administration, workshops, and the like emerged. (Bahiru Z., etal, 1987)

The town follows seven major routes that originally linked the imperial Gebbi with the rest of the city, the sefers, the residential nodes of the powerful monarchs' and the country. To mention some: the first route leads southwest to Filweha and beyond, to the railway station, the second explores Arada, the old market area. Bridges and streets were laid-out in an organic manner along the undulating terrain. It can be mentioned that the construction of bridges conquered the barriers of connecting different 'sefer's 'within and to the 'Gebbi'. For example, the Kebena river bridge built by the Russian legation linked not only the sefers but also the whole eastern half of the city to Arada.

The city is bounded by many rivers. The main ones are: (from east to west) Kebena, Kechene, Gordome and Bulbula Rivers which goes to further south. Previously the rivers were the life of the inhabitants but they become the threat recently. From 70's to date they were serving as Kebele and kefetegna boundaries. (ibid)

This marked the first land use pattern of the city which can actually be considered as old unplanned neighbourhoods. Moreover, this historical origin of the city has also produced a multi-cantered urban system, where different functions and different social and economic classes still mingle and live together. This mode of development continued to exist in the subsequent years without substantial planning intervention. (Ashenafi G., 2001)

3.2.2 Change in the Settlement Pattern

There are mainly two reasons for the change in the pattern of the town especially towards the south. The first is the 1907's Land Tenure System which broke the feeling of 'impermanence' that had been continued to hang on the city. The second is the building of the 1917 'Railway Station'. In addition to this, the establishment of 'Gulits' (Traditional Markets), and the development of a commercial area in 'Arada', which became the cultural and the economic centre of the city, gave the city centre a vibrant character.

A significant development in the spatial structure and settlement pattern of the city occurred during the period of Italian occupation (1937-41). The Italians prepared a plan that changed the settlement pattern of Addis Ababa. In the manner of colonial mentality of zoning, the plan was

made by making a political centre (the area around the Foreign Ministry), a commercial centre (the area around the National theatre, as well as the segregated indigenous market 'merkato" which led to the relocation of the local residents to 'Addis Ketema' area. Among the Italians themselves, a hierarchical settlement pattern was established where the higher class Italians were located in the 'Casa Inncis' area whereas the lower class Italians were located in 'Casa Popolare' (Bahiru Zewde et.al., 1987).

After liberation from the Italian occupation, two major developments occurred. One is the Administrative division of the city into ten 'woredas' (Districts) consisting of large territorial entities generally incorporating many 'sefers'. The second major development was the attempt to lay out a master plan designed for the future growth of Addis Ababa. This task was given to the British architect *Sir Patrick Abercombie*. It was a thirty-year plan of urban development with the objectives of dividing the city into Political, Residential, Commercial and Industrial zones so as to overcome the problem of congestion by creating 'Satellite' towns. (ibid)

The change was not only focused on the spatial structure of the city but also on the architectural character of buildings. Buildings began to develop and the original shape of the town began to expand towards the south of the city. Various public and residential buildings were erected in the early years of the twentieth century. The building types changed from residential to ground plus fives apartments, governmental offices and public facilities. The aesthetic character of the buildings also changed in relation to the different architects that were commissioned to design such buildings for different purposes. To mention some: the Bank of Abyssinia, 'Itegue' hotel and Menelik II school can be cited as examples. In general, Addis Ababa's historical buildings were influenced by numerous foreign nationals like Indians, Arabs, Greeks, Italians, Germans and French architects who resided in the city during the period. (F. Ghiorgis and D.Gerard, 2007)

To conclude, these historical buildings gave the city a unique character (especially residences of former dignitaries) that no other countries have. Moreover, unlike most African cities, Addis Ababa's social fabric was and still is mixed between the rich and the poor.

3.2.3 The Current Situation of Inner-City in Addis Ababa

As mentioned earlier, Addis Ababa, has maintained its spontaneous and organic character throughout its development starting from an agglomeration of villages into a modern capital and metropolis. However the situation in the inner-city areas have become worse due to many years of neglect and overcrowdings which are sub-standard housing with little or basic municipal infrastructure services; limited resources for improvement of dwellings and engagement in

home-based small businesses and informal activities. However, one can observe that these inner-city neighbourhoods are also rich in historic buildings and intangible heritage with strong social ties and employment opportunities. But the municipal authorities and the local ('kebelle') administrations have been unable to carry out the constant maintenance of such historic building with architectural significance and residential houses under their control.

A high mixed nature of tenure, lack of maintenance rules lead to inappropriate repair, deterioration of residential houses, blocking of the once permeable narrow and winding streets and the misuse of cultural spaces which used to play significant role for social ties. The uncontrolled 'Kitiya' (extension) houses that have been built for years on and around the old houses have also contributed to the congestion of these inner-city areas. Hence the neglect that such housing has endured is evident. Buildings with architectural significance are maintained by the residents without any professional support. All these problems have added up to make the inner-city centres of the city as a whole to be categorized as 'slums' and subject to the currently on-going urban redevelopment program.

3.2.4 Urban Disinvestment

The 1974 revolution that took place in Ethiopia and the subsequent nationalization of all urban land and extra houses in 1975 Known as *'Government Ownership of Urban Lands and Extra Houses,'* (Proclamation 47/1975) brought about fundamental changes in the urban environment of the country.

After this period the government became the only provider of rental housing which accounted to about 60 percent at the time when Proclamation. No. 47 was issued. About 90 percent of landlord controlled houses went to the newly established kebele administrations and the rest fell under the control of the Addis Ababa Rental Houses Authority (AARHA). Accordingly, the management and up-keep of the majority of rental housing and development of the urban neighbourhood fell on the local kebele administrations which were expected to undertake this task from the collection of rental payments from the predominantly low-income households. Due in large part to the fact that kebele administrations were financially strapped because the rental payments from the kebelle houses are very low (less than 100 birr per month) as well as management inefficiencies, there has been little or no investment made to maintain the housing stock and infrastructure networks and services in the old, inner-city neighbourhoods of Addis Ababa which has led to further deterioration and decay of such neighbourhoods.

The fact that the majority of houses are owned by the government means the inhabitants are less likely to see their houses as an investment. On the other hand, there is no consistent policy that encourages house ownership, especially for low income people. There are no support to the maintenance of residential houses as well as for the buildings with architectural significance. Furthermore the safeguarded social structure which all plays a vital role for the existence of the physical, social and economic values of the historic inner-city neighbourhood.

Lack of specific regulations and policies regarding to the improvements of historic buildings, prevent any small efforts to improve dwellings. The high expectation on the construction materials that can be used for building has stopped the majority of the low income population from making any kind of improvements to their dwellings.

Affordable alternatives have not been provided and this means the majority of the housing stock has not seen any repairs for quite some time.

This lack of capacity has lead to close to four decades of neglect in the upkeep of the majority of the inner-city neighbourhood within Addis Ababa. Developments in the residential inner-city areas in the form of infrastructure and services have not been able to cope with the high rate of urbanization. Therefore, the capacity to manage the houses for the kebele as well as for the rental houses is currently a challenging task requiring not only public investment but making such inner-city areas economically attractive for private investments; the residents in such inner-city neighbourhoods and other non-governmental actors.

3.2.5 Cultural Spaces Misused

Uncontrolled extensions (Kitiya) of houses, a common phenomenon in many compounds, have been affecting the physical structure of the city for a prolonged number of years. Many of the original households have made additions; legal or not, for additional income from rent or to accommodate a bigger household. These can also be termed as downward conversions. It either involves subdividing a bigger house or compound into smaller units or adding buildings within one compound. Sometimes these kinds of ‘kitiya’ extend on the street network and already narrow streets become narrower or sometimes blocked. This system affects the cultural spaces where residents use for their day to day activities. It has also given rise to more over-crowding of structures within the city. The demand for inner city locations that offer small rooms at affordable prices is high in a situation where there is an increasing urban population. There is a demand for these downward conversions because the city population has been growing. The majority cannot afford to own houses and desire the advantages of the inner city. There are

lessons to be learned from such type of housing. First, it shows a spontaneous response to the need for more space and more income generating opportunities. The fact that it is most concentrated in inner city locations is evidence for the growing demand for affordable inner city rental housing. Finally, with most of these subdivisions and additions being undertaken without construction permits, it shows a lack of capacity to enforce building and planning regulations by the city administration. (Ashenafi G. 2001)

3.3 Current Inner-city Renewal Approach in Addis Ababa

Because of the rapid economic transformation taking place in Addis Ababa, inner-cities have become valuable for investment. As a result, these economic pressures have lead to further elimination of the older housing and the displacement of the original residents.

Inner-city areas are more significant and important than is commonly realized. Almost all cities, even fast-growing ones, have an older housing stock. In Addis Ababa, the housing stock is quantitatively very important.

The current redevelopment/renewal approach to the inner-city areas in Addis Ababa is a comprehensive one where the city government's desire for a "clean" and "orderly" city began to show up in the modernist planning principles.

The generalization of terms like 'low-income neighbourhood' or the less desirable term 'slum' are quite often misleading. This is necessarily the case because of national variations in income, city characteristics, housing policies and administration, not to mention a host of other historical and socio-cultural factors. Concerning the danger of generalization and the great variations among settlements in developing countries, Payne (1977) observed that even where all other variables remain constant, there is a big contrast between settlements of colonial and indigenous cities. While low density and high amenity values characterize the cores of colonial cities, those of the indigenous are more homogeneous in nature and usually built in response to more local needs.

Settlements of Addis Ababa are of diverse character in many respects: in terms of age, spatial location, type of construction, physical deterioration of dwellings and surroundings, overcrowding of dwellings and population, value of land, adequacy of services, community organization, ethnic composition, legal status etc.

The delineation of inner-city areas in Addis Ababa for the purpose of renewal understandably puts emphasis on different criteria. In many occasions, decisions on setting boundaries and selection of sites were made on the basis of land values and acceptability of the site by private

developers rather than in response to the needs of residents and identifying the most dilapidated areas in the city.

3.4 The Impact of Renewal in the inner-city Areas

The Addis Ababa city authorities have not paid much attention to inner-city historic buildings rehabilitation. This is because the focus of the government was largely on new development. It was argued by the authorities that in view of the large amount of accumulated housing deficit and pressing need, the government has not the resources to deal with housing and environmental improvement programs, no matter how substandard they might be, until the housing shortage is overcome.

Moreover, the unrealistic attitude of the city authorities to the existing low-income housing, particularly in light of the contribution of the inner-city housing stock to the city's overall housing need, as insignificant while such settlements house almost a third or more of the entire city's population is an example of lack of realism. This would mean that in Addis Ababa, until recently very little efforts have been made by the government to design and implement appropriate strategies to improve existing settlements. As a result, the inner-cities continued to decline, with their physical, economic, social and cultural values under-estimated.

4 Case Study: 'Serategna Sefer'/Labourers' Camp/

4.1 Neighbourhood Character

4.1.1 Site Location

The study area, 'Serategna Sefer', is geographically located in the Central Northern part of Addis Ababa known currently as Arada Sub-City, Woreda 10/13, and bounded by Gulele, Yeka, Addis Ketema, Lideta and Kirkos sub-cities. Adwa Avenue and the road that connects "Eri Bekentu" formerly known as Dejach Jote street are also the main links to the site. The study sites bounding coordinates are; at lower corner (38° 45' 10.1" E & 09° 01' 42" N) and at the upper corner (38° 45' 25.1" E & 09° 01' 56.7" N) It covers an area of eight hectares as measured from Addis Ababa city Nortech map. The site is bounded by different spontaneously formed 'sefers' such as, "Ire bekentu", "Doro manekiya".'Ketchene River', is the natural boundary which separates 'Serategna Sefer' and Arat kilo/ 'Basha wolde Chilot' renewal project, is also located in the SE side of the site.

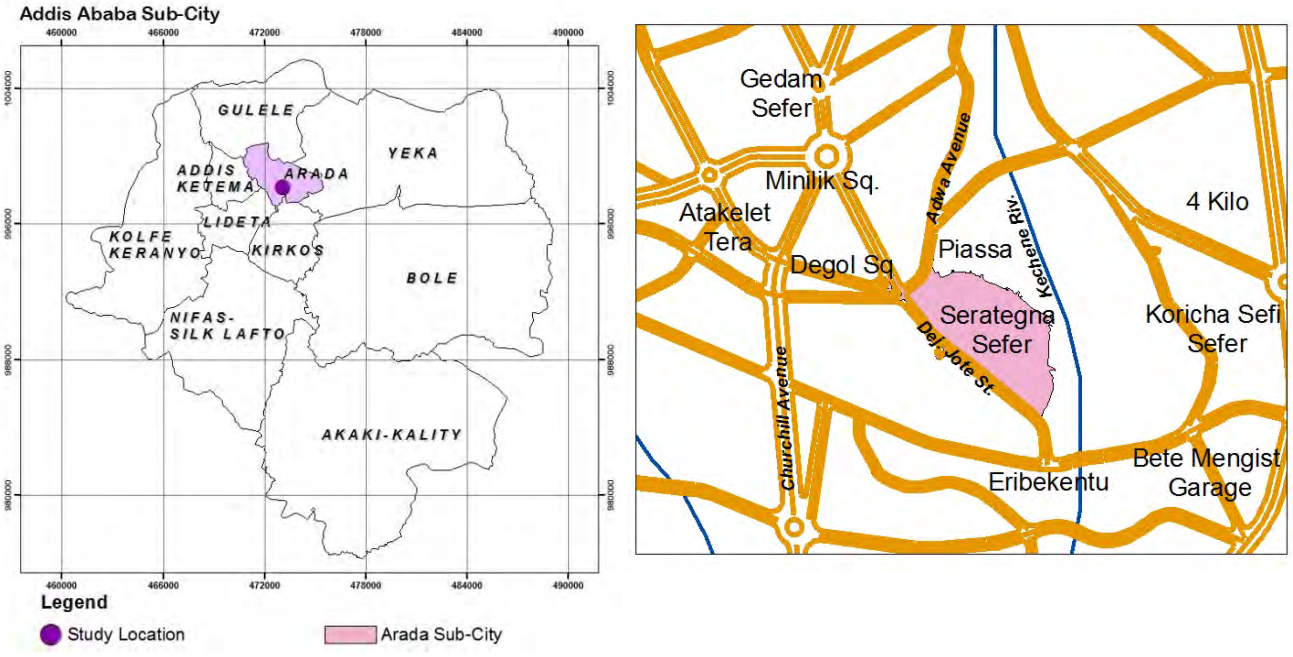


Figure 4-1: ***Arada Sub-city & the neighbouring 'sefer'***
Source: Own Computation

4.1.2 Topography and Slope Analysis

The topography of the study area shows significant slope variation ranging from 2400 to 2450 meters above sea level (see *Fig.4.2*. below Topography of an area has its own impact on the settlement pattern and accessibility of urban neighbourhood functions. Thus, it has an effect on the socio-economic conditions as well as the physical settings of an area.

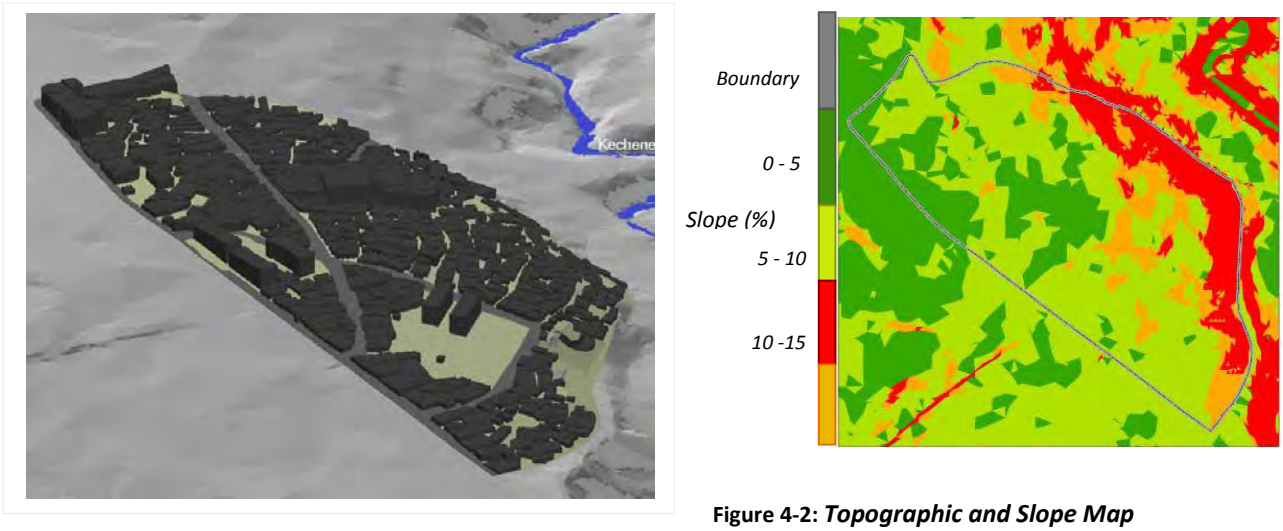


Figure 4-2: ***Topographic and Slope Map***
Source: extracted from Addis Ababa Nortech map

4.1.3 Existing Land Use

As Fig 4.3 indicates, the study area is mainly dominated by residential area since 'serategna sefer' is an old neighbourhood. However, the majority of the houses are in bad condition. Multi-story buildings aligning the main road are of mixed use and the streets are very vibrant. Some of the buildings which have historical significance are found in the study site as well.

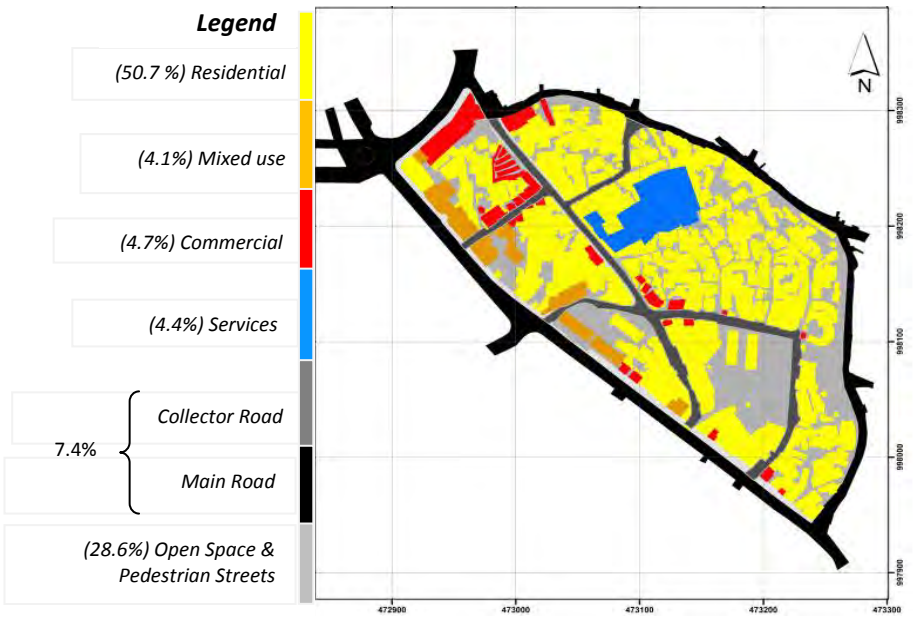


Figure 4-3: Existing Land use
Source: Generated from Addis Ababa city Nortech map

4.1.4 Integration to the surrounding

The site is easily accessible and integrated into some of the major commercial, educational, entertainment and religious centres as well as some governmental offices. The close proximity to everything everywhere, makes the place very convenient for the low and middle income residents of the area, 'Atkilt Tera', a major market place for vegetables and fruits is located just 900mts from the neighbourhood and is a source of employment and livelihood for most of the residents of this neighbourhood. Moreover, there is a choice of transport facilities available in the locality. The site is linked to well known cultural and religious activities such the City Hall , the first Hotel "Taitu Hotel", St. George Church, cinemas as well as local markets which are all found In close proximity.

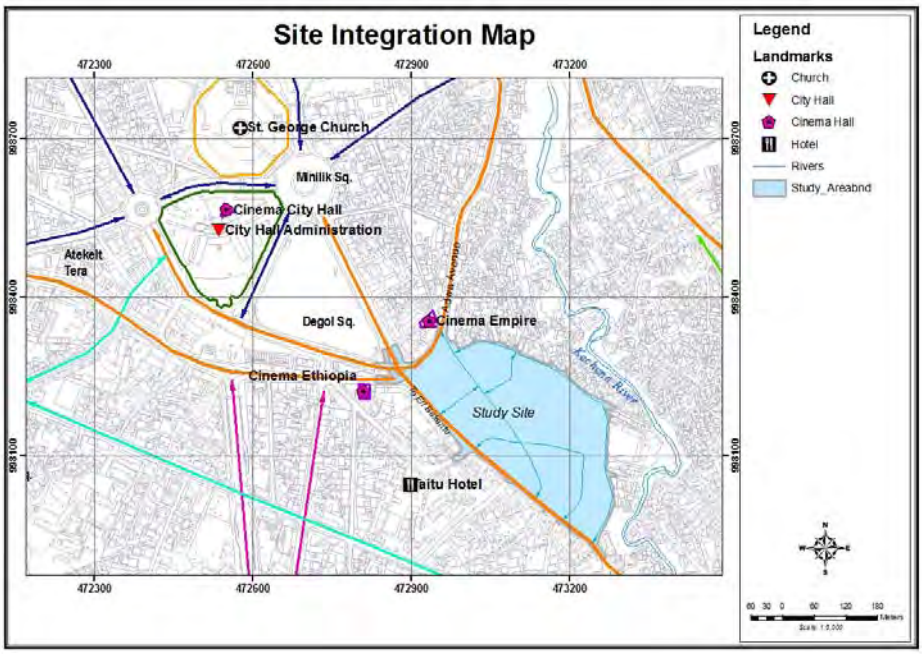


Figure 4-4: the study area and its integration
Source: Own Computation

4.1.5 History of the Area and Personal Accounts of Residents

Two respondents who have resided in the area for a long time (40 and 70 years respectively), recounted that the area began to be inhabited during the reign of Emperor Menelik II. As the name of the village itself suggests ("serategna Sefer" or "Labourers camp"), the area was established by labourers who came from Northern Shoa and served Menelik's palace by engaging mainly in metal works. The place was also popularly known as "Madesha Bet" which literally means a place for repairing war armaments of the palace. The place used to provide handicrafts, woodwork and agricultural implements as well as the repair of artillery. Initially, the area was used by the labourers as a temporary settlement and the houses built were similarly

made of temporary structures. Gradually, however, the place began to be a permanent settlement for the labourers with some of the residents working in the area buying land and building one and two story houses made of mud and wood. Most of the buildings were owned by popular figures who reside in the area such as “Basha Mulat” and the Armenian architect “Monsieur Minas Kerbekian whose wood built residence still exists. There are also other well known buildings built for Grazmach Sahle and AtoTaye.

4.1.6 Elements of Urban Tissue

The indigenous urban tissue of Addis Ababa is characterized by a “mixity” with different social strata, functions, and economies. With the growth of the city, the dots of the first camps were connected and a network of streets formed. Here, new and modern urban facilities like shops, hotels, cinemas, administration, workshops, and the like emerged. In between these liners, connections with modern features street–liners, some large areas with mainly traditional building structures developed in the in-fills. (J. Baumeister and N. Knebel, 2009)

Likewise, ‘Serategna sefer’, is one of the old urban neighbourhoods of Addis Ababa where the settlement has been growing spontaneously. The site was a place originally used as a temporary settlement with tents by craftsmen serving the imperial palace. Through time, the area became a permanent settlement with different social groups settling in the area transforming the old neighbourhood where in-fills gradually became characterized with a high density low rise residential area. These densely populated houses are kebele owned and share at least one wall. These houses use a communal service area and usually share toilets and kitchen. In some cases, the residential houses are used for additional income generating business such as ‘gulits’ and kiosks. And also some of these residents rent their single houses on a daily basis or share their rooms.

The in-fills , the most common typology are low-rise houses sharing a common wall but sometimes detached houses within a compound. Looking at the in-fills, one finds that streets are mostly extensions of private spaces. Here, ‘housing is characterizes as a ‘v erb’. As Turner pointed out it is what it does to the people rather than what it is. (Turner etal, 1972).

Street-liners are mostly medium-rise, low-density mixed use buildings with a commercial space on the ground floor and residential apartments above. (J. Baumeister and N. Knebel, 2009)

Figure 4-5: In-fills & Street – liners
Source: J.Baumeister & N. Knebel, 2009

4.2 Physical Setting Analysis

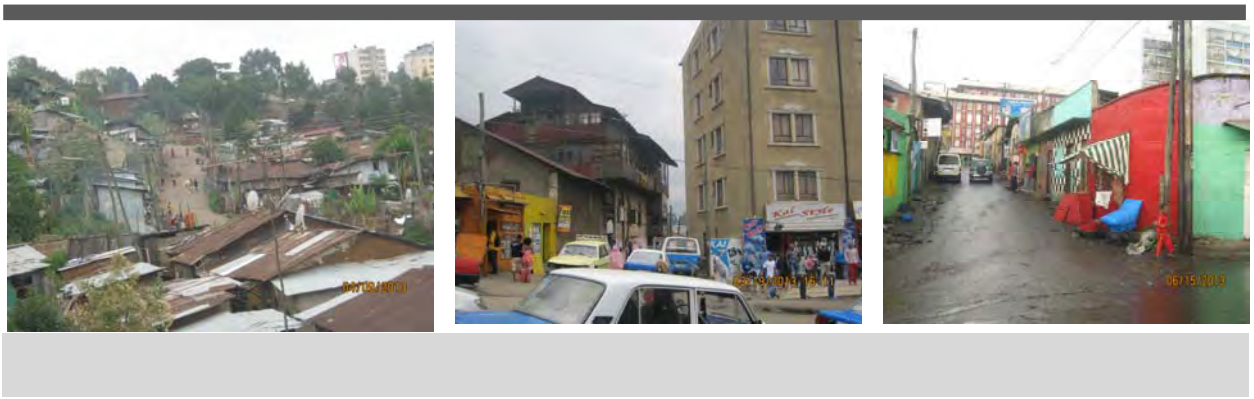


Figure 4-6: Serategna sefer
Source: Author

4.1.7 Spatial Relationships and Typologies

The figure ground diagram in (Fig. 4.7) below gives an indication of how the buildings, the spaces between buildings and the winding streets function in relation to their surroundings, and opens up the discussion on socially acceptable amounts, distributions and sizes of open space.

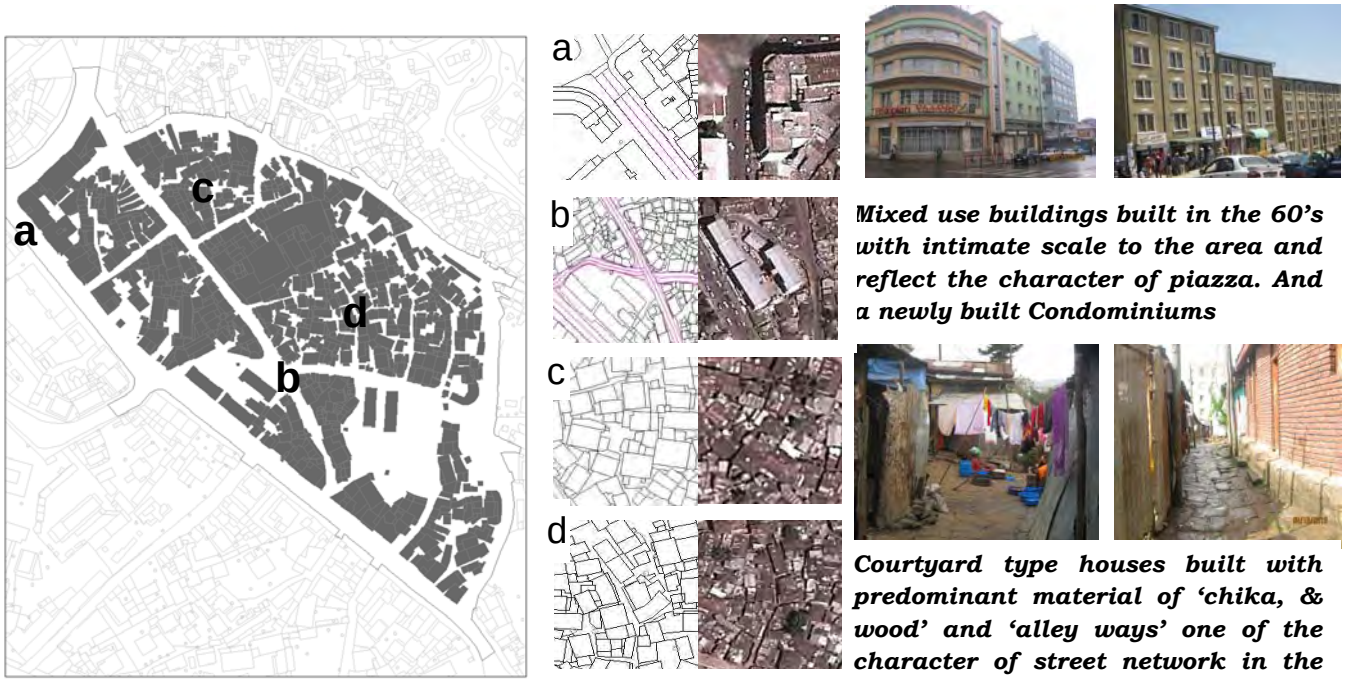


Figure 4-7: Figure – Ground Relationships and Typologies
Source: Own Computation

The diagram gives a clear image of the open space and the built form and how it relates to each other. Different typologies can be identified, as presented in the small thumbnail images of different locations of the site. The figure - ground relationships indicates that the space without built structures and built form is related to the activities that can take place in the space.

4.1.8 Layout and Form of spaces / buildings

The layout and form of space analysis in organically developed area concerns with the way a building is laid and occupies its site, how it relates to other buildings and to the street and block/plot sizes which are a base for harmonious integration.

The layout and form which is indicated in the typologies shows that the building masses are in varying angles to each other, introducing a degree of variety into the irregular layouts, rejoicing in the variety of combinations in the study area. Regarding building height, the area in the in-fill have a maximum of G+2 where as the maximum height in the street-liners are six storey but most of the houses in the study area are single-storey residential houses. The 2011 report on building height regulation updating study for Addis Ababa indicated that buildings in the old core centre should have 1–5 storeys..

Characters of buildings on the main road, buildings of this type are mixed-use built after the 1960s. This period seems to be a transition in the use of construction materials and techniques from the previously dominant construction material (mud or chika, stone and wood) to reinforced concrete and glazed windows. In particular, the use of decorating with wood carvings and fully glazed balconies has completely disappeared. Entrance ways are less elaborate and decorative elements for windows are very minimal.

The three-dimensional characters of the existing and the added “kitiya” changed the qualities of building height, massing and silhouette, and change the traditional urban grain size both in them and in their surroundings. Consequently, the combination of existing and added structures provides spaces of different scales, form, street fronts, and very small courtyards that reference the area’s original organic character.

Building height in the in-fill area is characterized by unregulated building resulting in a mixture of structures that combine residential and commercial activities. Extensions or ‘Kitiya’ to the original houses reveal the logic of informal construction and building typologies. These typologies of houses are changing the height in an unregulated manner and expand horizontally blocking the local roads.

Figure 4-8: kitiya houses
Source: Author

Improvised extension was a typical characteristic of the old settlements, extension and modification of planned units had become customary since 1970s. Low income households are capable of adding considerable amount of housing to the existing stock by the use of traditional material and technology, Self help extension and modification is locally referred as 'kitiya'. Dwellers carry out progressive horizontal extensions on the orthogonal plots until a saturated level is reached. (Essayas A., 2000)

Most one-story, single-family houses have been transformed into two-story, multi-family households. The diversity of adaptations to the built environment seems endless. Despite the hyper-specificity of each modification, the overall urban environment appears quite homogeneous types which is 'cheka' or mud and use of corrugated iron sheets. It makes the place look like patches of holes / CIS neighbourhood.

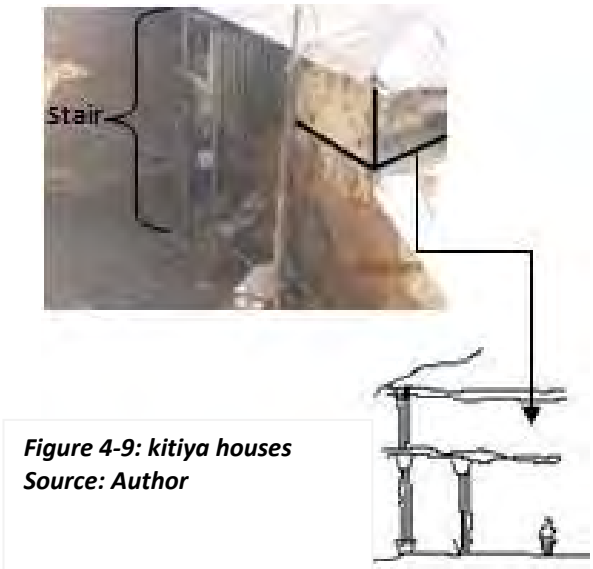


Figure 4-9: kitiya houses
Source: Author

As it is mentioned in the study of Dr. Ashenafi nearly 40% of the total housing stock, which is predominantly occupied by low-income residents, is owned by the state. Even though it has a positive effect in terms of affordability for low-incomes, it has a negative effect on the investing and on the low-income housings as a result housing shortage and deterioration was developed over the year. (Ashenafi G., 2001)

Even though a significant number of 'kitiya' houses can be observed in the area, the respondents were not genuine about their answer because some say they have the extension without permission of the 'kebele' authorities, but some deny the fact that there exists an

extension of houses. Consequently 77% of the residents say there is no expansion of houses whereas only 13% responded saying that they built extension rooms due to the increase of family size or because they want to get additional income through rent. Around 10% of the respondent decline to answer about the additional room they built.

4.1.9 Changes in the Neighbourhood

Many of the residents have been engaged in building informal houses which has had a major influence in changing the neighbourhood structure and settlement patterns. The residents built these extension houses in order to increase their income by renting such informal houses to people coming from other areas. This has led to serious problems of congestion and lack of open spaces previously used for different purposes (communal kitchen; playground etc.). The streets have also become very narrow because the residents have been extending their buildings on the local streets. The kebele, which owns most of the houses, has not been able to control such informal buildings and the residents do not usually object since they themselves might construct such buildings subsequently when there is a need to do so. The respondents also pointed out that the kebele, with the support of CARE, an NGO, had in the past attempted to carry out lining the streets with cobblestone by demolishing some of the informal buildings but the residents have again constructed informal buildings on the streets.

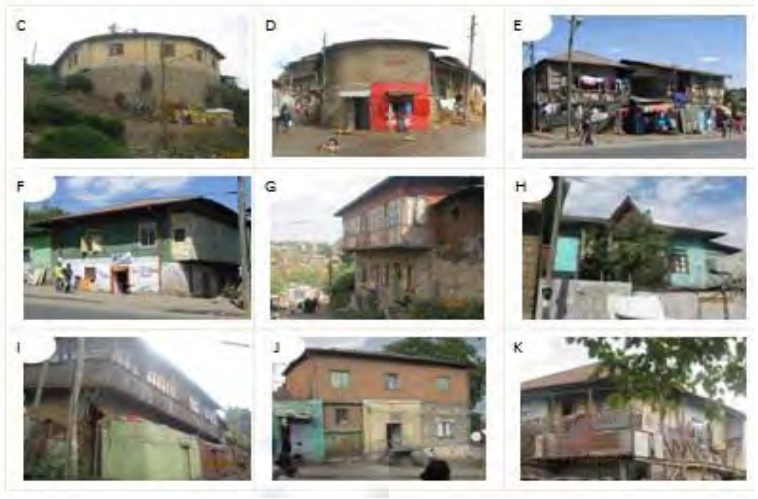
In general the sites have both positive and negative aspects, where the positive aspect are vibrant street life, intimate scale of the street social network, mixed land use small and narrow frontage houses, mix of commercial and social activities, a sense of history and cultural heritage and heterogeneity of architectural style and the negative aspects are loss of original houses along with their architectural and historical value due to imposed chaotic variety of façade, violation of building height and design standards. The need for commercial spaces and extra rooms for rental engaged the inhabitants in projection of buildings invasion of private and public spaces.

4.1.10 Buildings with Architectural and Historical Significance

Some 35 historically and architecturally significant buildings were identified in the study site based on their historical value, age, building material, construction techniques and architectural style. Some of the buildings with Architectural and Historical significance located in the study area are indicated in the figure below: (43) Muse Minas Kerbekian Residence /owned by Rental Housing Agency: multiple family residence/, (A) Besmelian (Elias) Residence/ Avakian, (B) Indian National School three storey building.

Figure 4-10: Buildings with Architectural and Historical Significance
Source: Author

The figure below shows residential buildings found in the study area that are not identified on the master plan as those which have architectural significance.



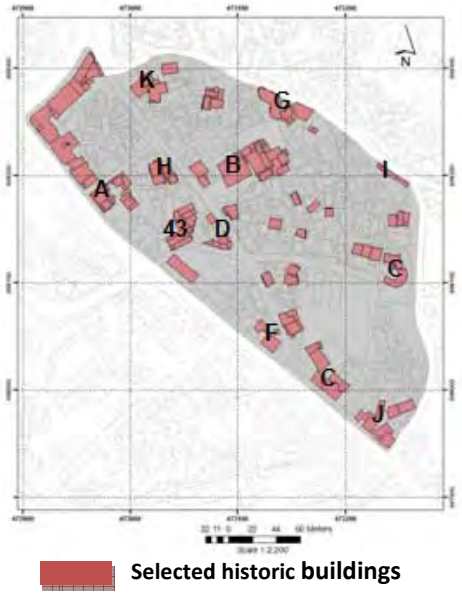


Figure 4-11: Selected Buildings
Source: Author

> *"… Residential houses display the widest diversity in layout. Their spatial repertoire ranges from a simple circular or oval plan to complicated geometric forms, from simple generic forms to juxtapose regular volumes." (Fasil G. & Dennis G., 2007)*

The physical analysis of the building types in and around the in-fill area are categorized as buildings with architectural significance which include the buildings that have been identified as 'historical' by the *Addis Ababa tourism and culture bureau. A significant number of these buildings are located in* 'Arada' sub-city. To mention some close to the study area are: (40) Cinema Ethiopia, (41) Muse Nazareth & Bagdra Iyana (commercial), (42) Paulos Kordas, (private multiple family residence), (44) Etege Taitu Hotel, (45) Karakachian Residence (kebele administration office), (46) Adnew /multiple family residence/, (47) Alfred Ilg Residence, (48) Artin Avakian Residence, (49) Bank of Abyssinia. The original owners of the buildings marked as(C,D,,E,F,H,,I,H and K) could not be identified excepte (G) belongs to the well known landlord in the area Grazmach Mulat.

Figure 4-12: Historic Buildings in Arada Sub-City
Source: Addis Ababa, Cultural tourism bureau, 2010

4.1.11 Buildings with Aesthetic Character

The building typology and façade treatment employed for the study area assesses historic buildings in terms of several factors, namely, their plan, elevation, design, use, construction technology, and materials. The categorization of buildings in such manner allows for a better understanding of their socio-economic status, as well as the lifestyles and needs of their residents.

Sample of the Architectural features found in 'Serategna Sefer'

Closed veranda for decorative and ventilation

Wooden Balconies

Carved wooden façade displaying 'Indian' influence

Finial, a distinctive feature of Addis Ababa Style

Most of traditional buildings of different typologies were constructed using similar materials and finishes, the only difference being in the level of detailing and architectural ornamentation, as well as in the quality of the workmanship. Generally, the post 1950s era can be considered the point at which traditional materials were abandoned in favour of more modern materials, and yet, in spite of this, traditional building materials had been replaced. Consequently, there are often links between different building types: at times these links are based on similarities between the construction techniques and the architectural

Figure 4-13: Buildings with Aesthetic character
Source: Author

language used, and at others they are based on the persistence of conventions of spatial distribution across several building periods. Most of the buildings have Indian, Armenian and Italian Architectural influence.

"*Buildings display a style of a strong façade. Entrances are raised from the ground level and are reached by many stairs … decorative fascia is mainly of Indian origin, close and open veranda used as a decorative element or as a ventilation… low-relief carvings showing birds, plants and animals… the roofing of buildings of the pre-1900 period was traditionally made of thatch and decorated underneath with bamboo bound by leather straps, a robust and decorative technique. A distinctive feature of the Addis Ababa style is the 'finial' which are compared with cupolas, are made of wood and placed at the top of the ridge cap of palaces or more humble residence. Finials are purely a decorative element." (Fasil G. & Dennis G., 2007)*

4.1.12 Housing Status and Construction Material

This section considers the housing environment, in particular housing conditions and utility service and infrastructure.

Housing unit conditions

The houses in the sites under study are congested and dilapidated, and the facilities and amenities often lack even the basics, such as separate spaces for washing, toilet and kitchens – and these facilities, when present, tend to be shared between a numbers of households. this section reviews domestic utilities and facilities, notably the kitchen, availability of drinking water, and toilet.

The result of the study regarding the housing conditions shows that only 19% of the respondents stated that their housing unit was so deteriorated and needs rebuilding. About 8% were of the opinion that their housing units were in good condition and need no repair. Moreover, about 58% of the respondents were of the view that their housing unit was in reasonable condition and need little repair while 15% said that their housing units needed major repair.

Housing units conditions *in the inner-city case study area*

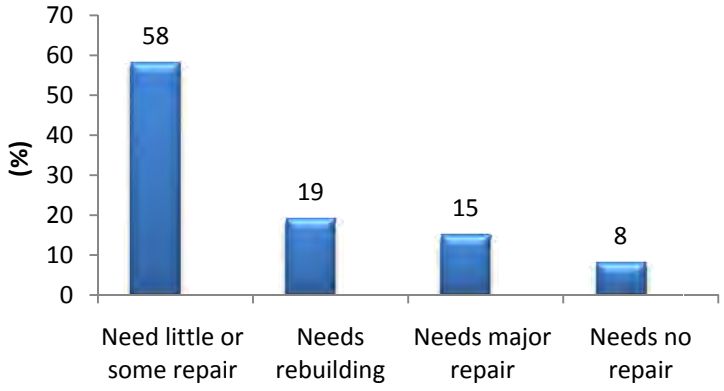


Figure 4-14: housing unit condition
Source: own Computation

Contrary to what was said by the respondents, however, the observation made of the area during the course of this study indicates that the housing units that require major repair are more than stated by the respondent which puts the results of the interviews questionable.

Wall material

The most common wall building material for the majority of low income housing in the study area is wood and mud/chika/. This has been the indigenous wall construction system in the city (mud and straw on a timber framework) which in most cases is without foundations. The findings from the survey show that 81% of the households have walls made of wood and mud while only 18% have walls made of cement blocks, corrugated iron sheet (CIS) or brick.

The wall construction materials predominantly used in the case study area characterizes the housing units as sub-standard since *"... the requirements set by the city and sub-city administration are permanent materials such as brick and hollow cement blocks (HCB)." (Mihiretu T., 2005).*

*Percentage distribution of housing units by types of **wall construction materials***

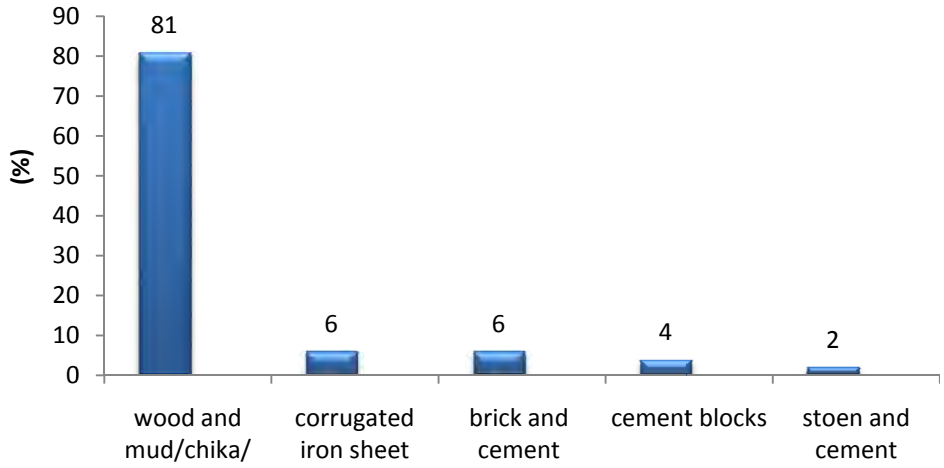


Figure 4-15: wall material
Source: own Computation

Floor material

It may be observed from the graph below that more than half of the housing units in the case study area are cement screed floors and about 17% have wooden floors. The survey shows that 13% of floors are covered with earth or plastic tiles.

Percentage distribution of housing units in the study area by type of floor construction materials

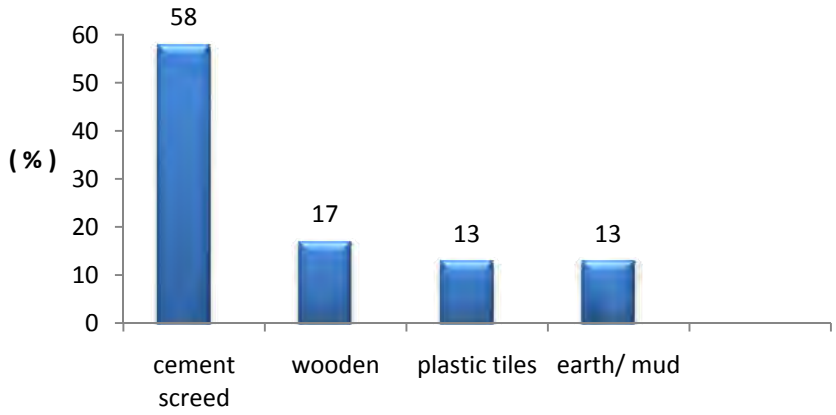


Figure 4-16: Floor construction material
Source: own Computation

Roof material

The results of the observation show that 92% of the housing units in the study area have roof structures made of corrugated iron sheet. Most of the corrugated iron sheets have badly rusted and show signs of leaking which exhibit the lack of constant maintenance.

*Percentage distribution of housing units by type of **Roof construction material***

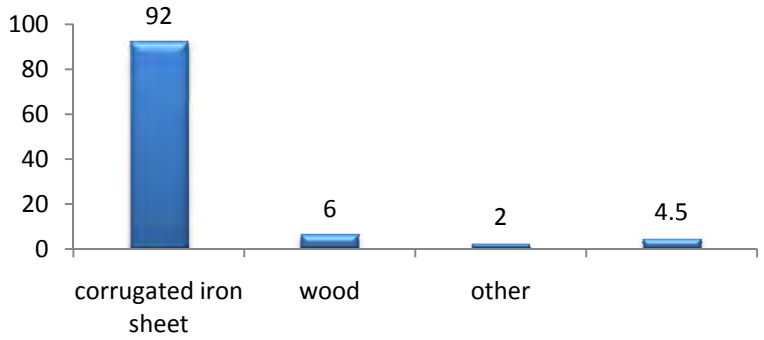


Figure 4-17: Roof material
Source: own Computation

In conclusion, the above figures show the state of physical deterioration of the inner-city housing units which seem to have resulted due to the absence of maintenance since the housing units were first nationalized by the previous government. The study also found that most of the houses are one-room tenements and some of them are in a very poor condition. The majority of the respondents have stated that they try to repair the interior of their houses from time to time but they do not have the capacity or the means to fix the exterior of the buildings. The kebele, who owns most of the houses in the study area has the responsibility of repairing but does not

do so. The main reason why the housing units are in poor condition is long time neglect or capacity to fix these housing units by the kebelle, although some of them need minor maintenance or upgrading. Some of the respondents said that an NGO called CCF used to assist them in rehabilitating the houses and constructing of facilities such as common toilets and water points previously but has terminated its activities some years back.

4.1.13 Utility Services and Infrastructure

This section focuses on the infrastructure and utility services such as water supply, electricity, sewerage and drainage facilities refuse collection and disposal and accessibility of the area within and in connection to the surrounding neighbours. Most of the households who live in the same compound have common toilet, kitchen and water tap facilities while a few have their own private kitchen and toilets (in most cases pit latrine). There are also some households who do not have toilet facilities at all and use ditches and open spaces for sanitation purposes. In some cases, the NGO, CCF, has supported the households in the construction of the service facilities including mud road covered with cobble stone before terminating its activities. The respondents also pointed out that the kebele sometimes maintains the common facilities but not the houses. They are also of the view that the CCF terminated its support because the plan is to demolish the houses in the area for redevelopment. There are no solid waste disposal facilities in the area which is a major problem and some of the respondents stated that they throw their garbage's in the nearby river or ditches which has led to very bad smell in the area and unsanitary conditions. The problem of sanitation and housing conditions has also been exacerbated in recent times because of in-coming people who have been evicted from other areas of Addis Ababa for urban redevelopment purposes such as Basha wolde chilot which resulted in increase of population and the building of informal houses.

Water supply

The results of the interviews as well as the field visit made in the study area shows that almost equivalent of 96% have shared pipes in their compound or public stand pipe ('bono') as a source of water supply mainly built by a local NGO (CCF). Only 4% of the households have water supply within their own dwellings. .

*Distribution of housing units by source of **drinking water***

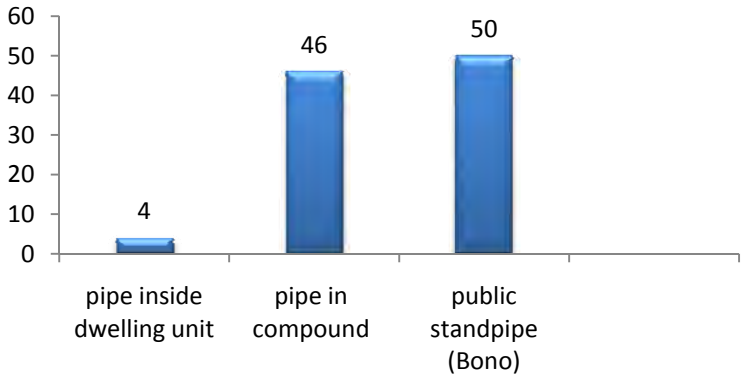
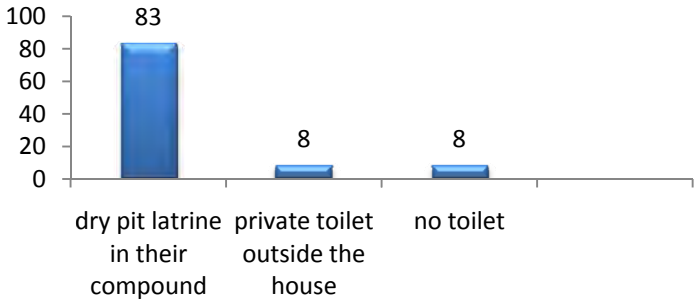


Figure 4-18: Public Stand Pipe "Bono"
Source: own Computation

Toilet facilities

Percentage distribution of housing units by type of toilet facilities in the study area shows that 83% of the sampled households had shared dry pit latrines in their compound. These toilets were recently built by local NGO called CCF. 8% of the respondents have said that they have either a private toilet in their compound or have no toilet facilities at all.

*Distribution of housing units by **source of toilet***



Shared toilet facility

Figure 4-19: Public toilet facilities
Source: Author

Types of bathing facility

The assessment reveals that the great majority of the residents in the area use public shower facilities installed by the kebele in the vicinity with a small amount of charge. Be that as it may, there are some residents who cannot even afford such payment. There are also some privately owned showers that provide service by charging reasonable prices.

Kitchen facilities

Kitchen is perhaps one of the most important rooms in the house. In this study, the data reveals that the majority, about 79% of the sample households use shared kitchens located in their compound and 13% have private kitchen while 8% cook outside of their single houses. These places can be at their door steps or on the local streets.

*Distribution of housing units by **source of kitchen***

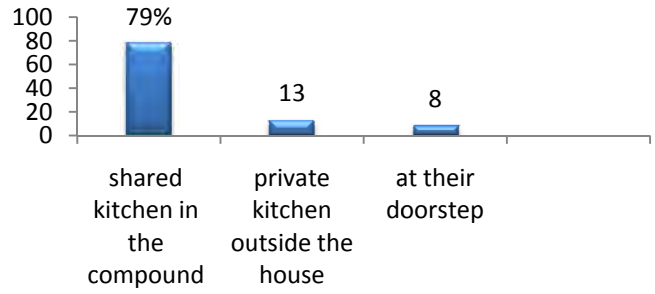


Figure 4-20: kitchen facilities
Source: own Computation

Solid waste disposal

According to the results of the interview of the sample households, the recent trend is the collection of solid waste by privately established collectors which collect the waste from each house for a small fee. The portion of waste that is being collected by these establishments is 90%. But disposing at the edge of the river is another issue which has been stated as a problem by residents living near the river side. The municipality trucks are the ones that collect and dispose the waste every three days. But this usually takes five to seven days, as a result, has become a health problem to the residents as well as the collectors since the latter have to wait for the municipal trucks to pick up the waste from the collection sites.

Liquid waste disposal

The sub-city health extension office tries to educate the residents how to dispose of the liquid wastes from their kitchen or form washing clothes. The figure below shows that the majority of the households (44%) wash clothes on street ditches or at the edge of streets and dispose of the liquid wastes on streets or in the ditches, accordingly while 31% use other methods not

revealed during the study. Only 25% of the sample households use ditches inside their Compounds.

*Distribution of housing units by type of **liquid watse disposal***

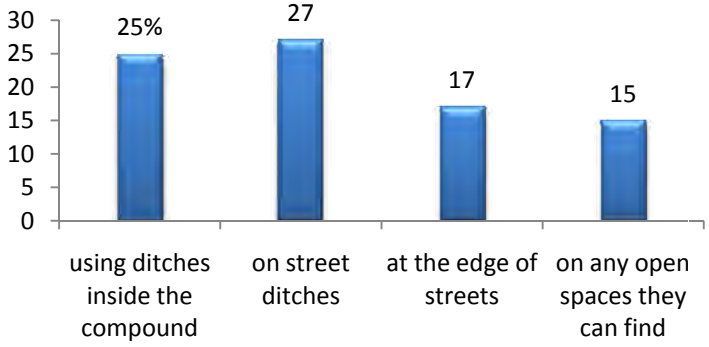


Figure 4-21: Liquid waste disposal
Source: own Computation

Electricity

A majority of the houses have access to electricity. But the installation of the power pole and lines needs a very serious improvement. Very limited street lights are available on the main road. Some residents in the in-fill area have electric bulbs at their front gate. The survey shows that 77% of the households have electricity with private meters. 23% has access to electricity but with shared meter.

*Distribution of housing units by type of **Electricity***

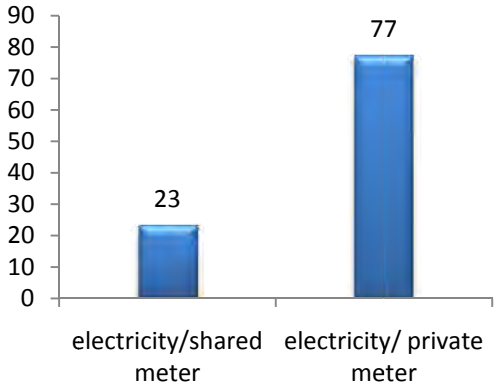


Figure 4-22: Electricity
Source: own Computation

4.2 Streetscape and Public Realm

Figure 4-23: 'Seratenga Sefer' Local Streets
Source: Author

People are sensitive to the spatial proportion of the environment. The way space is organized provides information about what one might be able to do in that space.

Relph, E. (1976). Places and Placelessness. London: Pion.

The study area is located in an ideal place where access to public transport is relatively easy and within walking distance. However, streets become very narrow and also blocked because the residents have been extending their buildings on the local streets. As a result the majority, 80 %, of the housing units, were accessible only by undefined footpaths, while the remaining 20 % is along the asphalt road that bound the study area. There are mainly six main street characters, namely, wide streets, street corners, narrow streets, inaccessible streets, backstreets and steps. These have been defined and identified through observation and photography. The experience and the level of activity in the place, as well as physical attributes such as difference in edge zone, width and pavement have been defining elements in this investigation.

4.2.1 Permeability /Accessibility/

Places can be said to be in good form when accessibility gives a number of alternatives. A permeable environment allows people to move around with greater ease and with more routes to choose from.

Ian Bentley et al, 1985

As mentioned in the previous chapter, this part of the inner-city neighbourhood has developed spontaneously and is characterized by high pedestrian population. The construction of extension houses in the middle of roads making a physical and visual barrier that reduces accessibility.

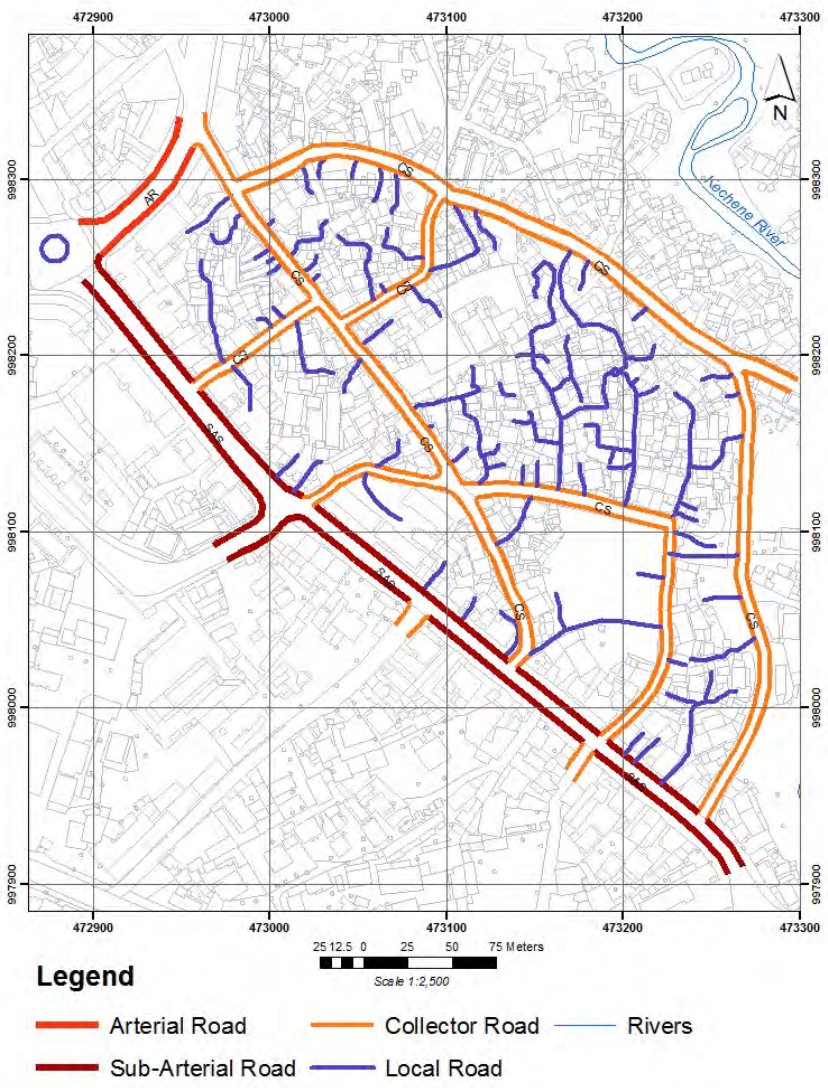


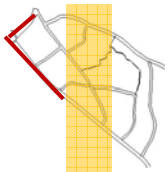
Figure 4-24: Existing Road Network
Source: own Computation

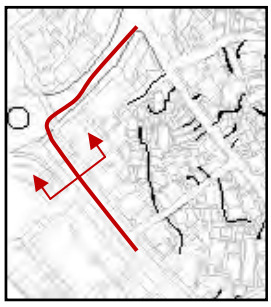
4.2.2 Main Street Character

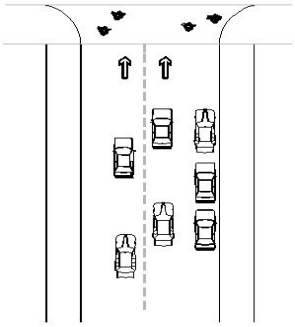
The roads in the study area are very narrow, irregular, winding unpaved streets and with very steep terrain that makes it very inconvenient for trucks and small vehicles to drive freely on such roads. Due to this, public transportation such as mini-buses and public buses are only available on the main road. On the other hand, the narrow winding character of the roads inside the study area has made it easy for the low income residents to socialize and also plays a significant role in their livelihood. Nowadays, however, the vehicular traffic congestion on the road which passes through the Indian National School becomes a threat for the students as well as for most of the residents in the neighbourhood.

“Wide street/view ports/overviews (20 m width)”

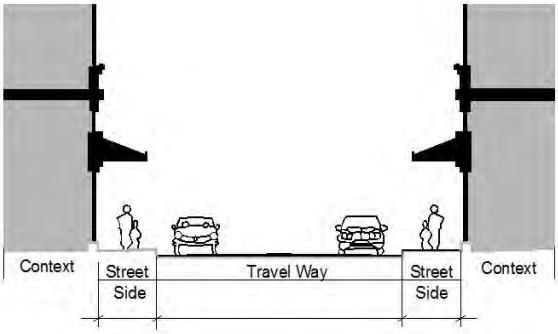
High connectivity, good orientation to the surrounding. Wide and accessible edge zone, ground floor commercial, upper floor residential apartments







Plan “A”

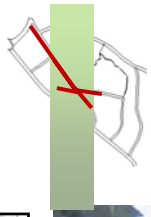


Sect ion A - A

Figure 4-25: Wide street/view ports/over views
Source: Authors

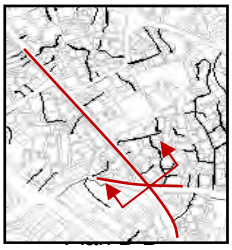
Residents living on lightly trafficked routes are more likely to use the street for their personal use than those along the larger streets. The street or alley is a place where people work and children play, where as the dead end streets and doorsteps are places where domestic chores are performed. The neighbourhood has numerous small-scale local commercial activities such as, washing clothes, coffee delivery, and ‘gulit’ (local market). Shopkeepers often arrange their merchandise in front of their shop, extending out on the street. The street is a common place for

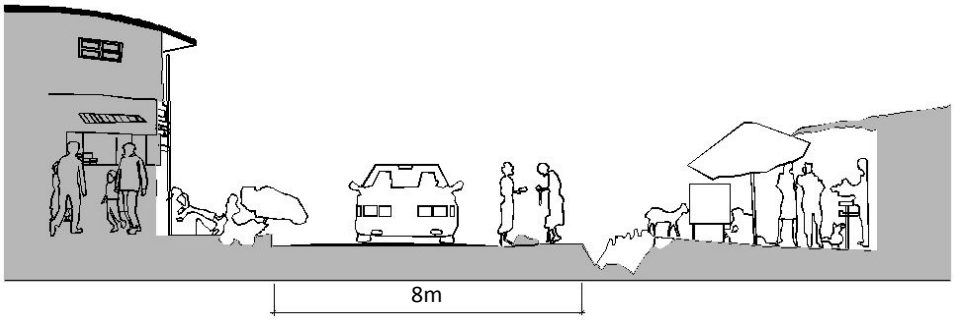
several other businesses such as street vendors which are common in the area. In this context, shop accesses refer to commercial businesses where items or services are bought or sold.



“Street Corner”

High level of various activities. Both permanent and portable business. Collecting road, very crowded, steep, pedestrian, vehicular no sidewalks High activity & speed on the street.



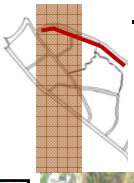


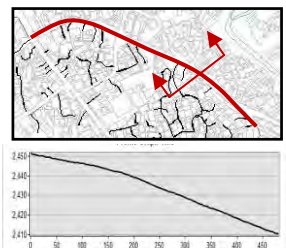
Section B-B

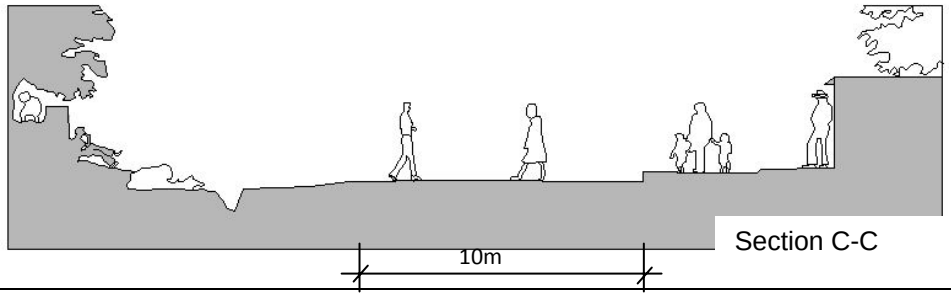
Figure 4-26: Street corner
Source: Author

‘Inaccessible/Steep Street’

Limited visual connection. Low activity/and almost non speed on the street. Buildings with enclosed facades and no activity on the ground floor







Section C-C

Figure 4-27: Street corner
Source: Author

The major portion of movement is pedestrian while vehicular movement is very limited except for the major road and narrow winding stone surface streets are very common. Outside activities are difficult to classify because many of the functions that take place on the streets are of a temporary nature and inconsistently performed. These may include traditional events or activities such as marriage ceremonies and death rituals that do not occur on a regular basis but do utilize large sections of the alleyways.

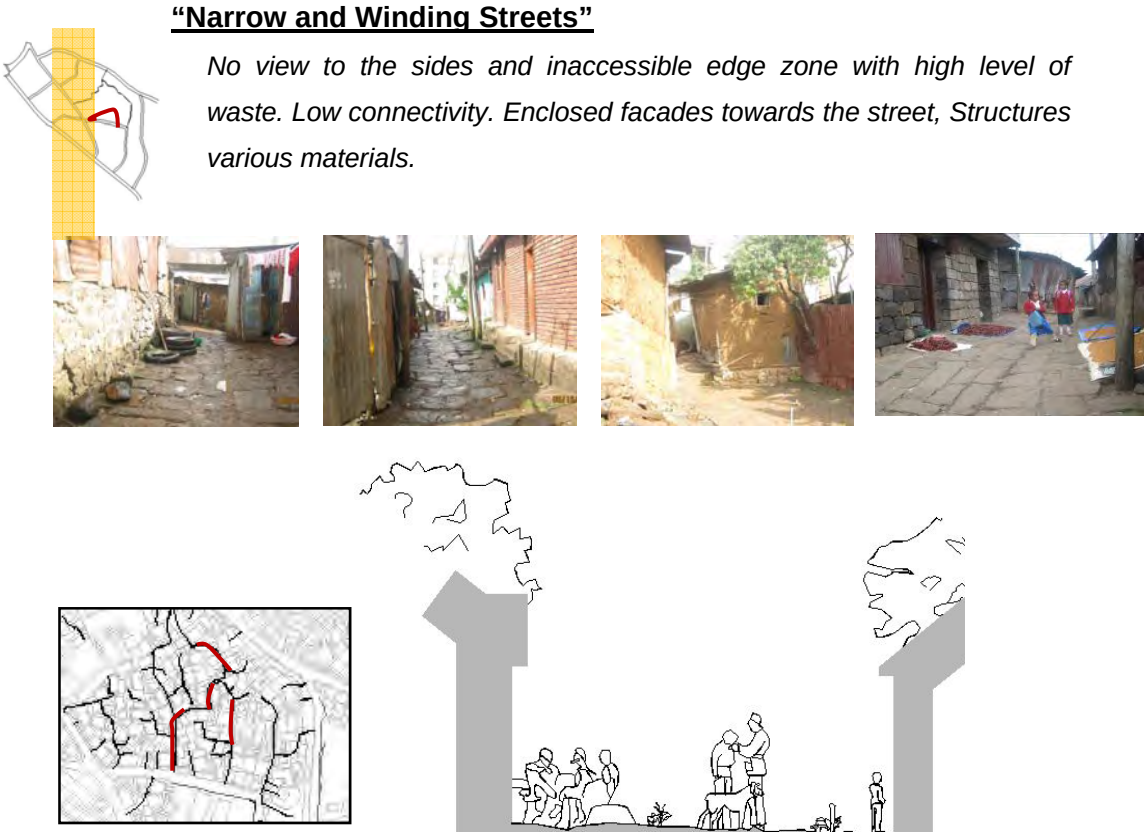
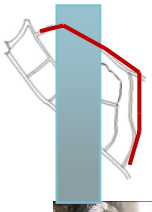


Figure 4-28: Narrow and winding streets
Source: own Computation

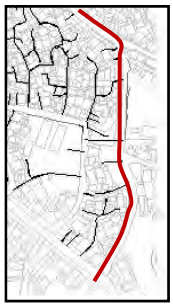
At present, no green open spaces exist in the neighbourhood. There are also a limited number of street amenities that are available in the area. Public lighting, for example, is usually found in places of high traffic and public use in the evening hours. Although categorized as 'public light', much of the area's street lighting is maintained by local residents and is either in poor condition or no longer working.



“Backside Street”

Residential/private feeling, Low activity. Low connectivity. Enclosed facades towards the street. low standard structure





Plan E-E

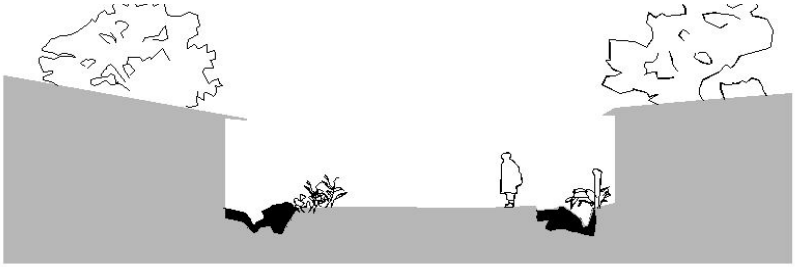
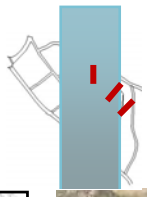


Figure 4-29: Back side street
Source: own Computation

Since the topography of the study area is very steep, stairs are very important. However, there are very limited stairs found in the neighbourhood and they are in bad condition. The major road which connects the high school and the ‘Adwa’ corridor (the street that marked on ‘backstreet” figure) with a continuous deteriorated asphalt road is a very difficult one to walk along. The road is about 0.6km. It also serves as a connection to the ‘Arsho laboratory’ which is frequently visited by various patients including women and the elderly.



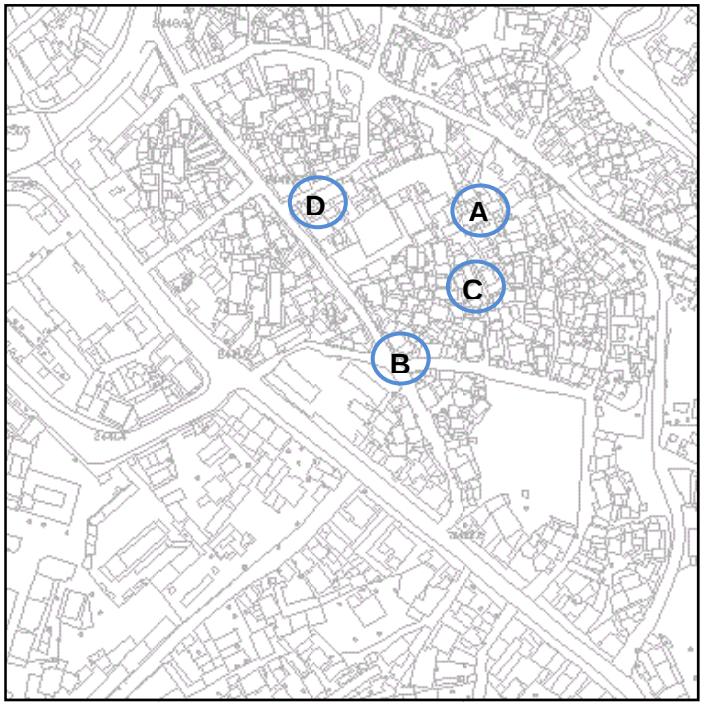
‘Stairs’

Very limited for such steep topography, deteriorated, some of them blocked by informal structure

Plan F-F



Figure 4-30: Stairs
Source: own Computation

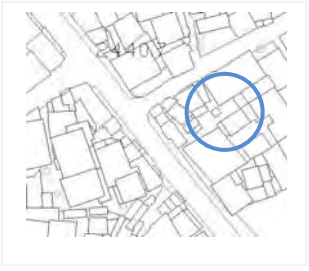


Hierarchy of spaces Many of the houses are constructed on small and narrow plots of land where residents live in small and congested rooms. Consequently, the available space in the housing units are used by the households for private use such as cooking and sleeping while the court yard area is used for household chores like washing clothes. The front doorsteps are used for drying grains and clothes and are also the place for children to play. Neighbourhood places, for example road junctions, function as a small market 'gulit' as well as a gathering place for different social occasions

Area "A" used as a courtyard for housing chores

Area "B" Ideal for meeting

Area "C" very close to individual houses and convenient for control



Area "D" small market spotted throughout the area

A. Courtyard

B. Road Junction

C. Doorstep

D. Small market (gulit)

Figure 4-31: hierarchy of the space
Source: own Computation

4.2.3 Non-Physical Setting Analysis

The data were collected in two ways; structured interview for the residents who live in the selected area for experimenting urban design and the other collecting method was by forming eight groups which consists about ten household heads group discussion and in-depth interviews were employed. The interview questions mainly focused on housing status and conditions, tenure, service facilities, household size, accounts of the history of the area, changes in the neighbourhood, and views of the community on the locality neighbourhood, vision for improvements, and opinion on the redevelopment. All this information was provided by the respondents themselves and thus needs cautious interpretation.

4.2.4 Socio-economic situation

Tenure

> *'The more control people have over their homes, their environments, and their sources of livelihood, the better they will be able to cope and improve their living environment in a gradual process.' (Ashenafi G., 2001).*

One of the reasons that have discouraged the residents in the study area not to improve their living environment is lack of a clear tenure system. Most of the houses belong to the 'kebele' although in some cases they are partly private and partly kebele rentals. This kind of ownership gives rise to tenure insecurity since the households do not have a feeling of ownership. The results of the survey show that the majority, 81% of the buildings in the study area, are Kebele owned and a total of 19% either privately owned or rented from privately owned households. An understanding of the subdivision and tenure status of building units and plots is important for two main reasons: firstly, to identify the limits of the building units that can be subjected to direct interventions; and secondly, to single out the potential actors of future building actions within the neighbourhood. Information concerning ownership and tenure patterns was obtained through field investigations.

*Percentage distribution of housing units in the study area by **tenure status***

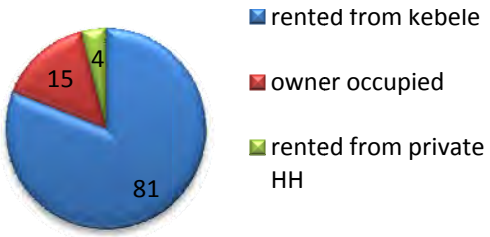


Figure 4-32: Tenure status
Source: own Computation

Demographic characteristics

Among the heads of the households interviewed, 48% were male and 52% female. This shows that the number of women-headed households in the study area is significant. Accordingly, any intervention with regard to the inner-city neighbourhood improvement needs the participation of this particular group. More interestingly, through the entire focus group discussion as well as the household survey, women were the major participants and very much concerned for the improvement of their neighbourhood.

Sex structure *of the household heads*

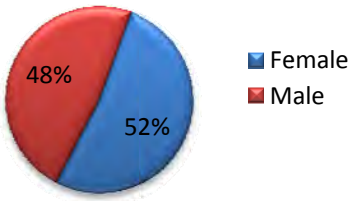


Figure 4-33: Demographic characteristic
Source: own Computation

Age Structure

The age structure shows that 21% of the informants in the selected area are between ages of 15-30 and majority of the sample are between the age of 31-45 which is 69% one can say that this group may come to this area for searching cheaper rental housing compared to the rest of the city or in search of jobs. The rest 11% are between ages of 46-60.

Marital Status

In terms of marital status, it was found that 66 % of households are headed by male and among them 23% of them are single and 43% are married. From the total of 34% of female household heads about 19% are widowed and 15% of them are divorced. Therefore, the majority of the households are headed by female single, divorced or widowed female. These findings, as could be expected, indicate that the social group that is likely to be most affected by the process of inner-city renewal and resettlement include the economically disadvantaged, single, female-headed households.

Marital Status *of the household heads*

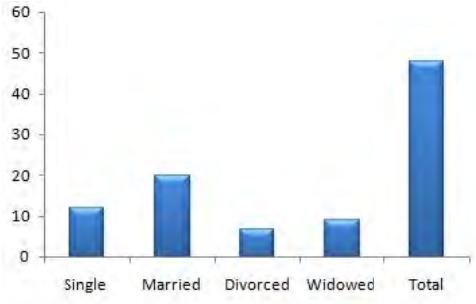


Figure 4-34: Marital Status
Source: own Computation

Household size

The household size in a unit is found to be 54% of the residing households were between 2 and 7 where as about 29% were one or four people live in a house.

Household composition

Living with extended family is not new in this country. The survey shows, the majority of 40% couples live with their children and other adults, where as 31% of the single households live with their children and other members. In addition to these residents sub-let (as a 'debal') sharing their single room for a single day, a month or for indefinite time.

***Composition** of households interviewed*

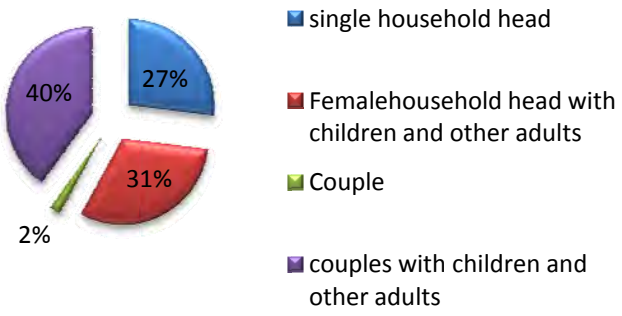


Figure 4-35: Composition of house holds
Source: own Computation

Occupancy (tenancy)

When it comes to tenancy people consider much about

> *Their location, level of services, types of dwelling, cost and development etc. but within this it is the totality of living conditions and the people's values and needs that are most crucial rather than each of these separate aspects. It is difficult to define overcrowding because what constitutes overcrowding in some circumstances may be acceptable and without danger in other circumstances in which more hygienic conditions prevail. Thus, discussion on minimum space standard such as floor area or plot size could more effectively being with the practical knowledge of what is taking place and what is acceptable to the people who actually live in the space, rather than on theoretical considerations (Ashenafi G., 2001)*

Analysis of the case study in terms of occupancy shows that the majority, 52% of the households interviewed, live in a single room accommodation followed by two rooms, 44%, and those three and above rooms constitute about only 2%.

*Composition of **households occupancy** by number of rooms*

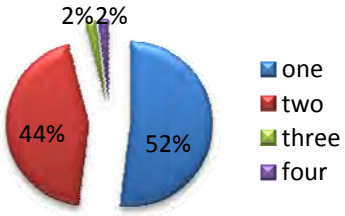


Figure 4-36: Household occupancy
Source: own Computation

Use of housing units

The majority of the dwellings are used only for residential purposes. The percentage for this is 92%. A small amount of the same household 8% used their dwellings as living and use for small business activities. But the number using the houses as a residence might be exaggerated because as it is observed, people might not consider letting their rooms for commercial uses as a mixed use purpose.

*Use of **households units***

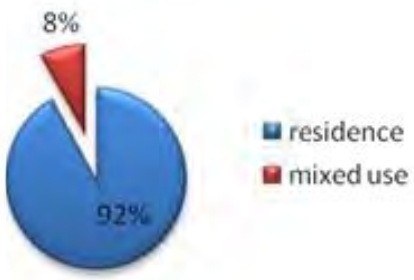


Figure 4-37: housing units
Source: own Computation

Length of stay in the neighbourhood

The great majority, 71% of the household heads interviewed had either spent all of their lives in the area or had been living there for more than 20 years, which seems to suggest a strong attachment to the locality. Besides, if we look at the analysis of the data on the length of stay in the individual housing units, it would seem to support the assumption that many low-income families, having once occupied the kebele housing, continue to live in rented or shared accommodation for prolonged periods.

*Composition of **households interviewed***

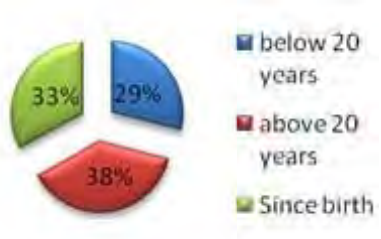


Figure 4-38: household interviews
Source: own Computation

Educational Attainment

From the table below, one can understand that almost 58% of the household heads had obtained education at the secondary level and 13% of them reach above grade 12 whereas 29% either are illiterate or have attended up to primary school.

*Rate of **literacy** amongst the household heads*

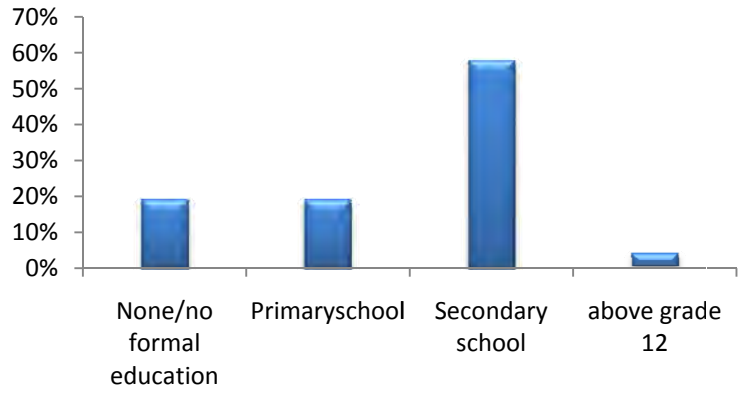


Figure 4-39: literacy
Source: own Computation

Interestingly there is an indication of a lower rate of illiterate people among the interviewed household heads. In terms of level of education, there is some variance between female and male household heads. 19% of household heads with no formal education were female. Moreover, the drop-out rate of females from primary school is around 15%.

*Distribution of **household heads by level of education and sex***

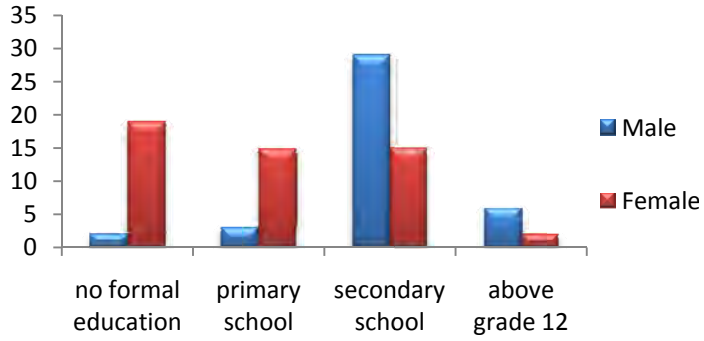


Figure 4-40: household heads by level of education and sex
Source: own Computation

Employment Status

From the sample households interviewed during this study, 73% portions are employed while. 23% are unemployed and 4% are have retired.

Employment status, *household heads*

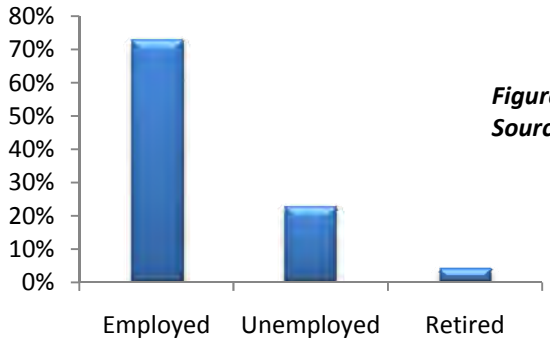


Figure 4-41: employment status
Source: own Computation

Occupational type

With respect to the distribution of the employed household heads in terms of occupation type in the case study area, 77% were found to be self-employed while 21% are employees of others and only 2% of the household heads of the units questioned are employed by the government.

*Distribution of household heads by **employment type***

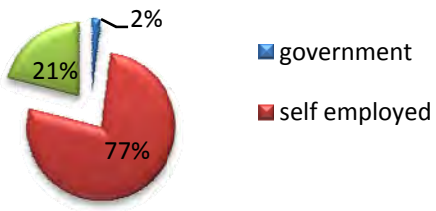


Figure 4-42: employment status
Source: own Computation

In the inner-city case, one can observe that informal business activities that are mostly conducted in the poorer parts of the city are predominantly characterized in the self-employment category. About 35% of self women employed residents' jobs are washing clothes (laundry) on the local streets or in any available open spaces, about 18% selling traditional coffee on the streets, 20% domestic workers. The rest are 27% have different small activities which Is available in the area.

Modes of transport used

54% of the respondents walk to get to their work place. This seems to imply that many of the respondents in the inner-city were either working at their homes or adjacent to their residents, with no fixed place of employment or their work place were within walking distance. Another 46% use other means of transport. Generally, the work place of most of the residents can be said to be in the proximity of the study area since the majority of the residents are self employed engaged in petty businesses in and around the neighbourhood.

***Modes of transport** to work place*

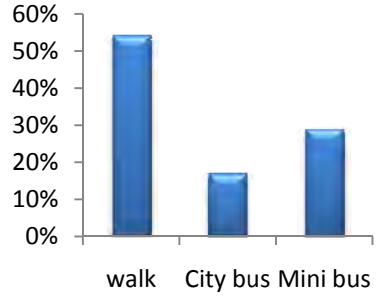


Figure 4-43: mode of transport to work place
Source: own Computation

Household Income

It was very difficult to estimate the real amount of household income in the study area. The reason for this was firstly, that in some cases, respondents were unwilling to reveal their income and secondly, some of the households derive their income informally from their remittance. It is found out that 6% of the households surveyed have incomes of less than 500 birr per month. Those who earned between 500 and 1500 birr account for 59% of the households. About 36% said they earn between 1500 and 3000 birr per month.

Distribution of household by ***monthly income***

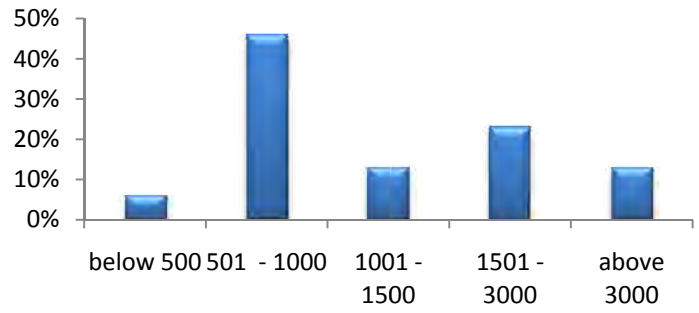


Figure 4-44: monthly income
Source: own Computation

4.2.5 Relocation

Willingness to move

The issue of relocation has become quite common in recent years. 60% would like to stay with improvement to the area. The remaining, about 40%, not only have shown their desire to move but also expressed their dissatisfaction with all aspects of life in the inner-city.

Overall ***satisfaction and desire to move***

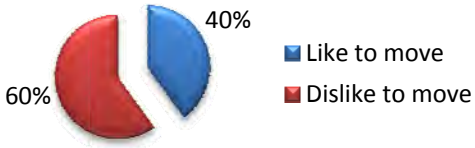


Figure 4-45: desire to move
Source: own Computation

Willingness to be relocated to other areas as a result of redevelopment

As the above figure shows the majority of the respondents said that they would prefer to stay in the same locality provided that the neighbourhood is going to be upgraded with better housing facilities and wider roads and because of the close social ties and good proximity to market; schools and health facilities. On the other hand, if the present conditions of population congestion poor housing and facilities remain the same, they would prefer to be relocated elsewhere where housing facilities are better such as accommodation in condominiums. However, the main concern about being relocated is that people living in the current neighbourhood cannot afford to pay for the condominiums and would, therefore, lose out eventually and be forced to live again in slum areas. Some of the respondents gave the example of the people relocated from 'Basha Wolde Chilot' near Arat Kilo who are now living in

'Serategna sefer' by renting houses because they were not able to afford the down-payment for the condominium houses. A few of the respondents said that they have no choice but to move to other places if the government decides to relocate them for redevelopment purpose.

Opportunity and Threats

Some of the respondents participated in the focus-group discussion said that moving to other areas as a result of re-development of the locality may be viewed as an opportunity in terms of having adequate housing facilities and possibly the creation of new jobs in the new area. However, most of the respondents view the plan for redevelopment of their locality as a problem or a threat since their current location provides them with jobs for instance working as a daily labourer, access to affordable markets opportunities and a sense of identity.

Views of the community on the locality /neighbourhood

All of the respondents mentioned that what they like of their locality/ neighbourhood is the social bond that exists in the community living in the area, proximity to work, suppliers, markets and friends, and services such as schools, medical care, churches, and mosques and traditional shops "gulit". Social support system like 'Ikub' and 'Idir' contribute to sustaining the livelihood of the community. People support each other in times when some people face problems or in need of support. For example, if neighbours may want to go to the market or some other place, they leave their children to one of their neighbours without having to worry. Moreover, some respondents have pointed out that living adjacent to the well-known Piazza area and 'Serategna sefer" gives them a sense of historic identity and place. The area is also conveniently located and people have easy access to affordable market areas such as the 'Atikilt Tera' (fruit and vegetable market) and 'Merkato' (the well known open market place). The area is also close to schools for the children and there are different kinds of job opportunities for the low income residents. Most of the residents feel that if they are relocated to the peripheries of Addis Ababa as a result of redevelopment, they will lose all their social ties and easy access to affordable markets, job opportunities and health facilities thus increasing the cost of their livelihood. On the other hand, most of the respondents have also said that the social ties existing with the community is gradually becoming threatened due to the increased use of 'chat' and 'Shisha' by the youth and the rise in prostitution. It has also been mentioned that the increased deterioration of the houses; increased congestion, lack of sanitary facilities; rise in burglary as well as increased joblessness has made the neighbourhood difficult to live in. Residents who have lived there for long time blame the new comers for the deterioration of their neighbourhood is

because of new comers in search of shelter and job from other areas specially form urban renewal areas for example “basha wolde chilot’.

What respondents like and dislike most about their neighbourhood

Most liked about the neighbourhoods: In response to the question what they like most about their neighbourhood 65% of the interviewees appreciate the general character of the neighbourhood. 8% of the respondents say proximity to social and infrastructure services and 23% consider acquaintance to the area as convenient.

*What respondents **most like** about their neighborhood*

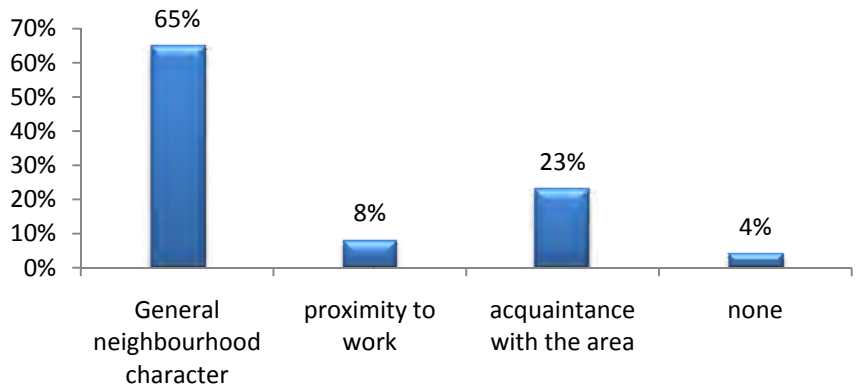


Figure 4-46: respondents most like about their neighbourhood
Source: own Computation

Least liked about the neighbourhood: Among those who are not happy about their neighbourhood, the majority of 58% is because of poor infrastructure, lack of public services and poor sanitation and 27% say that their houses are in poor condition. The rest 4% and 10% of the respondents feel that they don’t feel secure and there is less job opportunity in the area.

*What respondents **least like** about their neighbourhood*

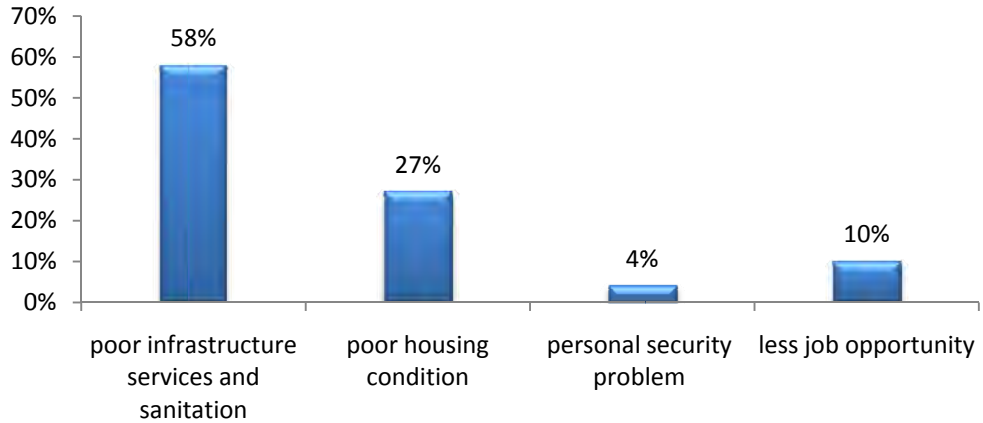
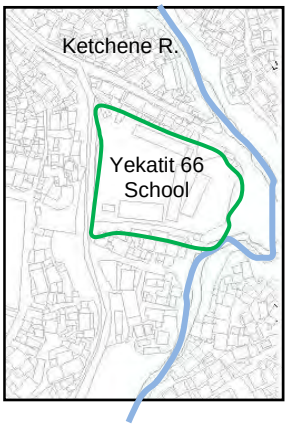


Figure 4-47: what respondent s least like their neighbourhood
Source: own Computation

Discussion with Students in Grade 5

School Location



Sketches showing how kids perceive their

Grade 5 students from "Yekatit 66 School" were asked to sketch how they perceive their neighbourhood. The children said that the school is not accessible and they don't feel safe, They don't feel safe because on hand the high traffic flow on the street and the location of the school itself on the other had the specially the girls are harassed by the young boys. The students feel that their living environment is not good at all in terms of dirt and smells of streets, crowded living condition, dirty toilets, and lack infrastructure. They don't feel safe because on hand the high traffic flow on the street and the location of the school itself.

Figure 4-48: discussion with students, location of the school and student's sketches

Residents' vision for improvement of the area

Some of the respondents said that they would like to see the 'kitiya' houses blocking the local streets and occupying the open spaces be demolished and the roads widened so that there will be sufficient private and public spaces as well as adequate access for fire- fighters in case of damage to the neighbourhood by fire which has been a recurring problem in the area. They would also like to see their houses upgraded and adequate sanitary/waste disposal and cooking facilities be put in place. They are ready to contribute in cash (those who can afford to contribute money) and labour to upgrade the area. Some of the respondents said that instead of the current buildings, they would like to see affordable low-cost community houses with street liners mixed with apartments for those who can afford them, with the existing houses upgraded for the local neighbourhood without displacing them so that the area will keep its original character. On the other hand, some respondents had reservations with this kind of proposal saying that the government cannot afford to accommodate the population residing in the area and there may be a need to relocate some section of the population to other areas.

Willingness to improve their living environment

The respondents were asked improvement priorities of their environment. Improvement of the water connection, access roads and general improvement of environmental quality seems to be their first priority, with about 48% of the respondents ranking it as their first priority, whereas 44% of the respondents view access to infrastructure as their first priority and the rest 21% open space is their priority.

View regarding maintenance of the neighbourhood as a historical/heritage area

Some of the respondents mentioned that there are many buildings in the area that deserves to be preserved and that the whole neighbourhood is historically significant to attract visitors and tourists in the future provided that the deteriorating buildings are well maintained and upgraded. They mentioned significant buildings such as Monsieur Minas's building and some that have been demolished because of the construction of condominium houses. One respondent said that the area should be demolished and be replaced by better building through the redevelopment plan.

*Views of respondents about **maintaining** their neighbourhood*

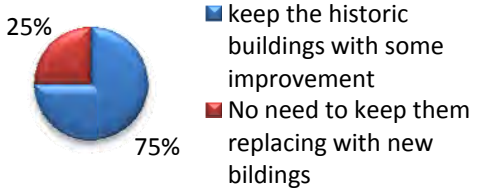


Figure 4-49: repairing their Neighbourhood
Source: Own Computation

Participation of the community in the local development plan

Some respondents mentioned that they have not participated during the redevelopment plan for the area but were informed by the kebele authorities that there will be redevelopment of the area. They also said that they were informed that for those who can afford to pay for condominium housing, such housing will be provided to them while or for those who cannot afford the payment, they will be provided with kebele houses wherever available.

4.3 Summary of Findings

4.3.1 Spatial use (existing land use)

About 50.7% land use of the site is mainly residential in the in-fill where the 8.9% street liners are dominated by mix of uses occupied by cafés, offices and retailer stores. 28.6% of open spaces and pedestrian streets in the infill area used for social interaction and income generating. Such spaces are very valuable for the residents as small traditional market or “gulit”, for meeting, cooking, playing, washing and drying cloths. Unfortunately, the majority of the pedestrian streets which are supposed to serve as a connector are blocked by houses built informally. Steps used to be one of short cuts for the residents living on very sloppy areas which exceed to 15% are either blocked or demolished in order to build new structures.

The study area is characterized by historic buildings with architectural significance and single story residential houses including ‘kitiya’ houses. The respondents were asked whether they expanded their houses but 77% of them say there is no expansion and 13% say that they built extension rooms for seeking either for extra space or for additional income.

Unfortunately, the historic building structures in the case study area are in a very critically dilapidated condition due to lack of maintenance, incompatible functional usage where most of the buildings are not functioning for the original purposes they were meant to serve. In addition to this, the number of families currently living in the houses are larger compared to what it was originally intended to accommodate. Lack of proper knowledge towards the historic elements of such buildings by the current user themselves, there has been a significant change in their physical appearances by way of adding partition walls, changing wooden windows and doors to glazing materials as well as closing the balconies in order to get additional rooms for income generating purposes in some cases mud walls (‘chika’) are patched with old iron sheets.

One of the main reasons for the neglect and deterioration of such historic buildings is the lack of clear tenure or ownership. The historic buildings are owned either by the housing agency or the kebele and, in some cases, they are partly kebele and partly private. This has created ambiguity

as to who is responsible for rehabilitating the historic buildings. Surprisingly, the Addis Ababa Tourism and Culture Bureau, which is the main office and also has a branch office in the respective sub cities, should be responsible at least for the selected historic buildings and for the heritage sites and structures by the office itself, seems to be vigorous as to the extent of its responsibility as well as to its capacity in the protection and rehabilitation of these structures. Furthermore, during the course of the survey made for this study, the residents were asked about their opinion whether the area should retain its historic identity. 75 percent of the respondents say the area should keep its historic identity by rehabilitating the dilapidated structures since they are of the view that there are many buildings in and around the area that deserves to be restored and that the whole neighbourhood is historically significant to attract visitors and tourists in the future provided that the deteriorating buildings are well maintained and upgraded. They mentioned significant buildings such as *Monsieur Minas's K*. building but also intimated that some of the historic buildings in the case study area have already been demolished due to the construction of condominium houses. On the other hand, a quarter of the respondents say no need to keep them and they prefer to replace with new buildings.

The extensions ("kitiya") houses reveal the logic of informal construction and building typologies. The materials used for those structures mostly are old corrugated iron sheets and rubbles from renewal sites. These typologies of houses are changing the height in unregulated manner and expanding horizontally thereby blocking the local roads. Most one-storey, single-family houses have been transformed into two-storey, multi-family households. The diversity of adaptations to the built environment seems endless.

4.3.2 Resident's Economic Activity

The area is dominated by low-income dwellers and most of the household heads interviewed are self-employed providing small services to the community in and around the neighbourhood. The majority, about 35%, live by washing clothes for others while 20% of the residents do domestic jobs in someone's residence. About 18% gain their daily bread by serving "tea and coffee" on the streets and some work as brokers while the rest get their income by letting their single houses. Remittance from their children in foreign countries is also a source of income for some of the residents in the study area and some get their money by being prostitutes. It is recognized that the majority of active participants working in the above mentioned jobs are women. It can generally be said that much of the daily subsistence of many households in the area is provided by women active in different businesses in the study area. In addition to this, a recent source of income in the neighbourhood is the emergence of small and medium scale

services (SMEs) with seed money provided by the kebele, such as cafes, wood work and construction work which has created a good job opportunity for residents, especially for the youth.

4.3.3 Social Ties among the Residents and the Use of Functional Spaces

The social ties among the residents are still very significant even though the means for socializing spaces like courtyards, balconies and small open spaces are disappearing due to informal construction. The well known “idir” and “ikub” throughout the country are also the means for residents to fulfil their social and economic obligations. However, the public spaces which the residents use for the purpose of gathering in times of funerals and festivals or when they need to discuss about neighbourhood issues is also disappearing. As a result, the residents are currently forced to use the local street for such occasions.

Residents have also easy access to schools, local markets and health facilities in close proximity to where they live. However, the location of the junior high school, which is hidden from public view, has created a negative impact especially for the female students who are vulnerable to sexual abuse by male students and residents in the vicinity. Moreover, the social sustainability of the site is impeded by the absence of amenities including recreation areas, community centres, day-care, libraries, play ground, open spaces like courtyards and ease of pedestrian movement.

4.3.4 Environmental Situation

Most of the households who live in the same compound have common toilet, kitchen and water tap facilities while a few have their own private kitchen and toilets (in most cases pit latrine). There are also some households who do not have toilet facilities at all and use ditches and open spaces for sanitation purposes. In some cases, the NGO, CCF, has supported the households in the construction of the service facilities including mud roads covered with cobble stone before terminating its activities. The respondents also pointed out that the kebele sometimes maintains the common facilities but not the houses.

There are no solid waste disposal facilities in the area which is a major problem. Some of the respondents stated that they throw their garbage in the nearby river or ditches which has led to a very bad odour in the area and resulted in unsanitary conditions.

5 Conclusion

Integrating historic heritage neighbourhood in the redevelopment process is crucial to the maintenance of the physical, socio-economic values and environmental issues. By analyzing the tangible and intangible context of the historic neighbourhood of “Serategna Sefer” this study attempts to come up with some concluding remarks: approaches towards the rehabilitation of historic buildings; upgrading of infrastructure, incremental housing development, socio-economic renewal and participatory and decision making of the inhabitants as well as engaging municipal agencies and the private sectors.

The processes of deterioration in the tangible and intangible historic site of “serategna sefer” are the result of a multitude of physical, economic and social factors. As mentioned in the analysis of the existing situation of the study area the findings show that informal construction of houses “ketiya houses” resulting overcrowding of structures, misuse of public spaces, and deteriorating infrastructures. The issue of tenure is also the main causes for the area, to be physically and economically deteriorated, and decline in architectural value and quality of urban spaces as well. Therefore, the paper envisaged that the recovery of the functions in the historic neighbourhood should not only be transforming the trend of the decay processes, but also should become profit-seeking social and economic activity.

Heritage rehabilitation strategies aim at sustaining the essential qualities of the physical structure of the historic heritage buildings which support contemporary life style requirements along with the life style in the inner-city neighbourhood of “Serategna sefer”. These strategies adapt the physical structures such as building height, facade treatments and maintaining quality of space for everyday life of the people such as courtyards, balconies, and pedestrian friendly streets.

Furthermore, the rehabilitation strategies consider the socio/economic environment that address the needs of the inhabitants by making the selected historic buildings income generating, by creating places for tourist attraction in order to reducing poverty, increasing employment, upgrading local communal services. To be able to achieve all, it will be necessary to enable the local inhabitants participate in the planning and management of their environment. A bottom up approach involving all stakeholders in the process for integrated heritage rehabilitation development, cultural sustainability and upgrading of the basic urban pattern and morphology of the urban fabric and the use of space is very essential.

The problem of utility services and infrastructure in the study area is very serious problem in terms of sanitation and connectivity. Utility services like water supply, kitchen, toilet and waste

disposal in the study site are used communally and the problem of managing the services in proper way and maintenance become inefficient. Infrastructure on the other hand in the study area where the majority of existing winding local roads and steps which are very important since the topography is sloppy were blocked with those informally built “kitiya” houses creating problems of connectivity. Upgrading of utility services, infrastructures needs the support from NGO’s, municipal agencies and the inhabitant’s participation.

The approach to integrate dilapidated housing stock in spontaneously grown, overcrowded, physically and economically deteriorating inner-city neighbourhood of Addis Ababa is a major task particularly for satisfying the desire of housing for low-income groups without relocating the inhabitants and making the place economically viable.

The incremental housing development approach is a concept that enables low income households build their own home and the process of upgrading the deteriorated built structure is a key mechanism for increasing affordable housing stock, particularly for low-income groups, because it allows the household to start with a 'core' dwelling which it can enlarge or improve as its resources increase and its size grows. Households usually start with a few rooms which are a working area for income generating so as to pay for further development, a kitchen and a toilet, that can accommodate them when they move into their new home. Gradually, when they accumulate extra resources, they can add more rooms to suit any expansion in their family size. In the process for constructing incremental housing development the preferred option is in-situ upgrading.

In due course, ensuring land tenure of the inhabitants, providing basic infrastructure services with the help of municipal agencies and also providing access to finance by creating cooperatives, housing banking system, using the existing traditional financial institutions such as “Ikub”, “idir” and “Maheber” for income generation via forming and interacting community groups are very essential in the upgrading process.

The efficiency of this physical-urban intervention strengthened with the associated implementation and maintenance of economic and social integration by exploiting the study site opportunities such as strategic location, local market demand, integration with regional cluster and human resources. The Inner city heritage neighbourhood businesses can only be profitable if it is positioned not only to serve the local community but also by creating economic linkage to the surrounding economy.

In the socio-economic renewal of the site the major components that the proposal considered are the local market demand and the quality of the market and its size even though the average

inhabitants live in the site are relatively low-income, high population density translates into an immense market with substantial purchase power as long as services adapt to the needs of the inner city customers. Creating mixed use character in the incremental development, opportunities for small scale enterprises (SME's), spaces for economic interaction like "gulit" traditional small open market, giving the workforces low-skill jobs is realistic and economically reliable for many inhabitants who otherwise would be unemployed. Over time, a sustainable economic base can be created in the inner-city with successful job creation that will trigger a self-reinforcing process which raises skill.

In order to obtain positive impact on upgrading of historic neighbourhood areas through participation and good governance it is crucial to be active on the local level; mobilizing local stakeholders and implementing participatory measures and providing institutional and policy reforms that enables participatory upgrading processes on the regional and local level.

The important concluding note is that the mechanisms used in the study area; which are the objectives, principles and tools behind the implementation strategies will be useful base for the development of the participatory upgrading approach and its methods such as promoting self-help initiatives, engage the activities of community development, workforce development, youth employment and leadership development, community planning, and organizing.

A participatory approach can only be widely implemented when decentralization is taken into consideration seriously by all levels of government and by not institutionalising participatory practices in the structure and functions of local government.

6 Recommendations

The recommendation emphasizes Integrating heritage neighbourhood in the redevelopment process which include incremental improvement of the area's tangible values via rehabilitating of distressed historic built structures and upgrading of dilapidated housing stocks and infrastructures, public facilities and socio-economic networks based on the necessary assessment done previously. Such neglected inner-city neighbourhood's improvement program would need to include a great deal of communication work such as: participating the community in decision making, using their skills, using the natural resources available in the site, safe tenure, and creating small and medium–sized enterprises (SMEs).

A set of small interventions can influence the process of renewal in positive ways to heal urban blight and improve the cityscape. The result is a collective city, formed in collaboration of the government, the inhabitants and entrepreneurs.

Intervention Approaches

The intervention approaches are based on the concept of integrating redevelopment/renewal in the historic inner-city fabric. The target of the intervention is to regenerate the genuine character of the site as a whole which comprise the physical, economic and socio-cultural development. Urban regeneration and upgrading is one of the important approaches mainly because of the economic, cultural, technological, and physical benefits it capitalizes. In this context, "regeneration approach" refers to reinvestment in the social, economic growth, cultural and physical infrastructure in seeking the progress and growth of the historic neighbourhood of 'Serategna Sefer'.

With this in mind, the following set of general recommendations is presented as the most promising lines of action for the overall improvement of the neighbourhood and the quality of life of its residents.

- **Rehabilitation / Regeneration**

Historic inner-city neighbourhoods are undergoing a radical reconstruction process. Therefore, integrating the tangible physical recovery of distressed neighbourhoods together with the intangible social and economic renewal of the values into the modern city life by means of contemporary approaches is the major concern of this research.

- Rehabilitation of historic building
- Upgrading of the organic streets and dilapidated housing stock.

Rehabilitation of historic buildings: Rehabilitation is recommended for historic houses that are in deteriorating to poor condition. A case by case re-use of selected historic buildings from their current uses to a new set of economic activities for long-term rehabilitation and regeneration of the whole historic site is recommended based on a thorough understanding of the place's resources and values. For instance, streetscape improvements can enhance historic aspects of the built environment, business opportunities of street vendors, the uses of crafting, arts and culture, housing, and other appropriate commercial development mixes as a step by step regeneration approach in the historic building as well as the historic site are also part of the recommendations.

Upgrading of the organic streets and dilapidated housing stock: The streets in study area have diverse functions such as meeting, working and playing places as there is a scarce of public open space in the inner city core area. So, it is recommended that the street upgrading interventions must consider the significance roles of the existing street pattern and their different functions mentioned in the analysis part.

The streets need to be flexible, connected and enhance pedestrian walkways to satisfy all needs and provide temporary structures and permanent ones as a large amount of different groups operate on the streets at different times of the day and night . During daytime, when traffic is low, some places can be used as playgrounds or hangouts for residents, by providing shade and benches. In evening, when the streets are more crowded ,which is the exact situation of 'serategna sefer', this space might be used for activities such as dwelling, vending, shopping, social interactions, eating, parking and playing. Furthermore some places like 'road junctions' should use as central public places where people gather for exchanging information, meetings and other events.

- **Spaces for social cohesion and economic viability**

In order for this neighbourhood intervention scheme to be effective, solutions must be developed that provide housing and commercial spaces for local residents. Many local residents have lived in the neighbourhood for several years, and despite the fact that their living conditions are poor, their livelihood and social ties are closely linked to the area; they prefer to remain instead of moving elsewhere. The provision of new housing with basic amenities would encourage the younger generation as well as the more affluent individuals to stay in the area rather than seek alternate housing elsewhere. Also important is the nature of the commercial activities taking place in the area. Since a large percentage of the inhabitants are involved in

washing clothes and traditional markets 'gulit' proposed building schemes must provide ample space for working spaces on the ground floor.

Creating mix of uses and activities: Future housing schemes should have a mixed-use combination (with commercial activities on the ground floor and with housing above). Human scale building heights to enhance the character of the study area and most of all buildings with mix of uses; open spaces like courtyards are also the major elements for the residents to be self-sufficient.

Self-build incremental housing development: A housing scheme which allow the neighbourhoods to improve their locality gradually without uprooting communities. Adequate housing and secure tenure are two pre conditions for maintaining a stable population in the historic neighbourhood intervention scheme to be effective. Therefore, providing different housing typologies are important to tackle the housing problem.

Creating Comfortable, Vibrant, safe and Walk-able Places: In the data analysis it is obtained that the study area gains the advantage of centrality, close-proximity of everything to everywhere, unmet local demand and human resources. On the other hand the area is characterized as a slum because of neglect and decay of housing stocks, economic disinvestment and inefficient use of urban land.

Therefore a sustainable economic base in the historic neighbourhood can be created.

- Firstly, by integrating the inner-city neighbourhood to the rest of the city rather than treating the inner city neighbourhood as separate, independent economies. This will be achieved by making the historic buildings very active in the form of galleries, public libraries (already small portion of 'Minas building is used as a mini library' organised by the 'kebele',) craft's shops in order to make the place to be visited by tourists as well as by local people.
- Secondly, by implementing the traditional financial mechanisms such as 'ikub', 'idir', 'maheber' and micro-finance institutions, that currently exist in the study area which will be a great support for the residents in the time of building their houses.
- Thirdly, in order for these intervention actions to work, however, the community needs to be a more active component of the decision-making process, using already established system which is one elder person or a person who is respected from immediate neighbour will make a team which consists of five people and once in a week discuss about their neighbourhood and set a solution or forward the problems to the concerned authorities. Therefore this will give the opportunity to participate during the self-build housing development.

SWOT Analysis

Inner cities have intrinsic opportunities and strength that are essential for the city as a whole; they do carry fundamental weaknesses due to the fact that inner cities are at the very first stage of urbanization. This means that the infrastructure networks are usually at the end of their lifetime and demand replacement or rehabilitation; the plots are rather small and ownership tends to be very fragmented which makes it a challenge for land development. This is further illustrated in the Figure based on Baross (1997) and shown in figure below.

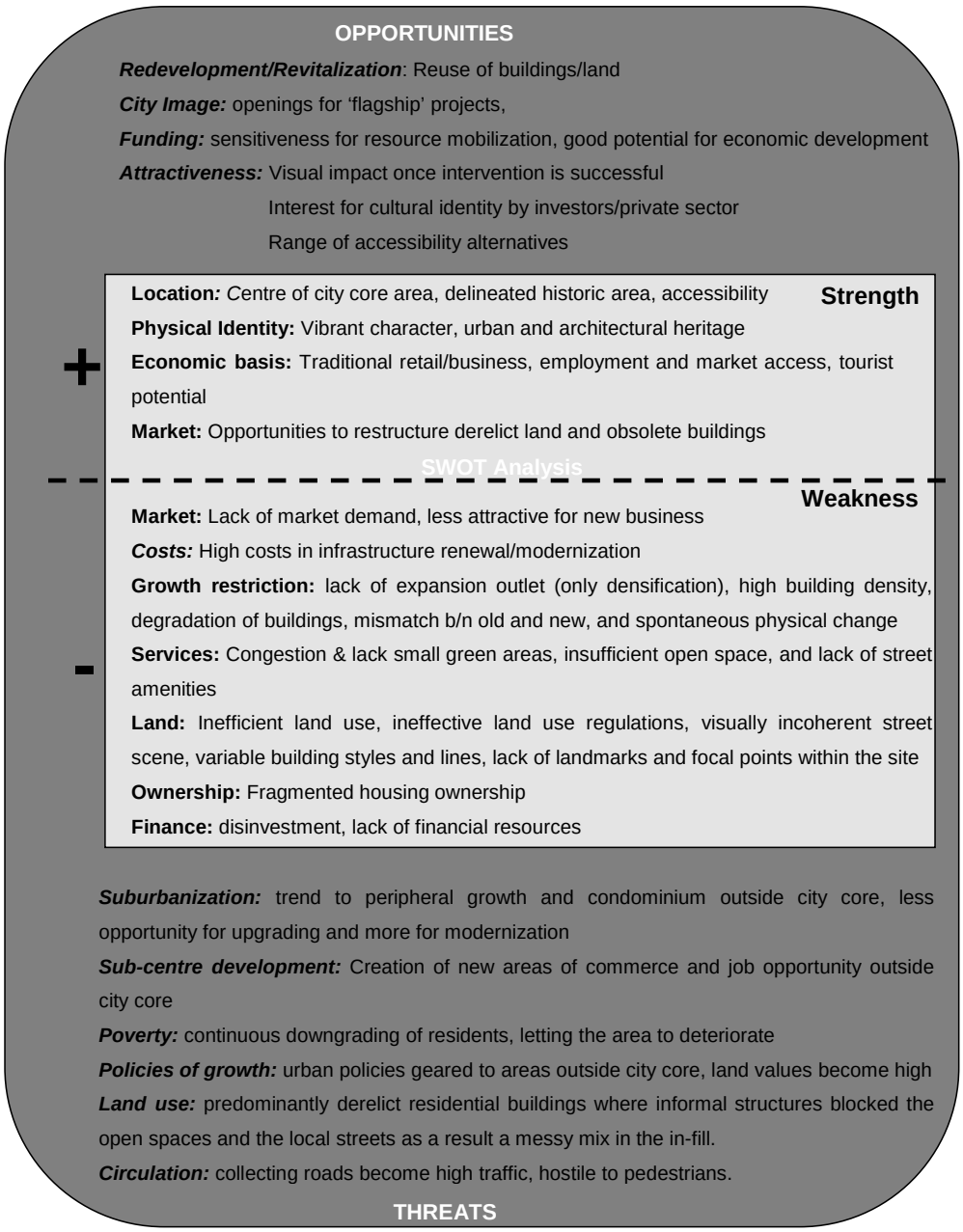


Figure 6-1: SWOT
Source: Illustrated based on (Baross, 1978 Cited by Acioly, 1999)

7 Urban Design proposal

The urban design proposal will give solution based on the information gathered, discussion with stakeholders, the literature reviewed and the examples that show the decline and revival of inner-city neighbourhoods so that the historic neighbourhood can be integrated without compromising its unique identity which is characterised by a gradual process of physical/spatial, economic and social transformation that responds to local needs and priorities. A defined institutional arrangement should also be organized with the help of community participation, interested entrepreneurs and concerned government bodies in order to benefit the inhabitants.

Vision

To integrate the redevelopment initiative into the historic neighbourhood settings based on the revitalization of the physical, socio-economic and institutional values of the community.

Goals

- Making the core area a place where people can **live, learn work, and entertain**
  - Supporting new infill residential development for different income groups as well as family sizes with a combination of one and two story buildings of mixed use character to safeguard investment and social fabric.
  - Providing easy to access community services and public amenities.
- To contribute to the core area's rich **sense of place** by:
  - Recognizing historic buildings with architectural significance for their value and benefit to the core area, and encouraging their rehabilitation, upgrading and integration with new development.
  - Support context-sensitive developments that complement the existing core area through sitting, orientation, massing, height, materials, and landscaping.
  - Creating memorable streets and places by linking public amenity spaces, such as open spaces and pathways throughout the core area.

Intervention Approach

Figure 7-1: Facets of urban decay in the inner city-
Source: Illustrated based on (Baross, 1978 cited by Acioly, 1999)

Potentials and Constraints

Figure 7-2: Potentials and Constraint map
Source: Own Computation, 2013

7.1 Urban Design Concept Development

The design concept is derived from the potential and constraints of the study area mentioned above in order to revitalize the inner-city historic neighbourhood and to increase engagement of inhabitants with their environment.

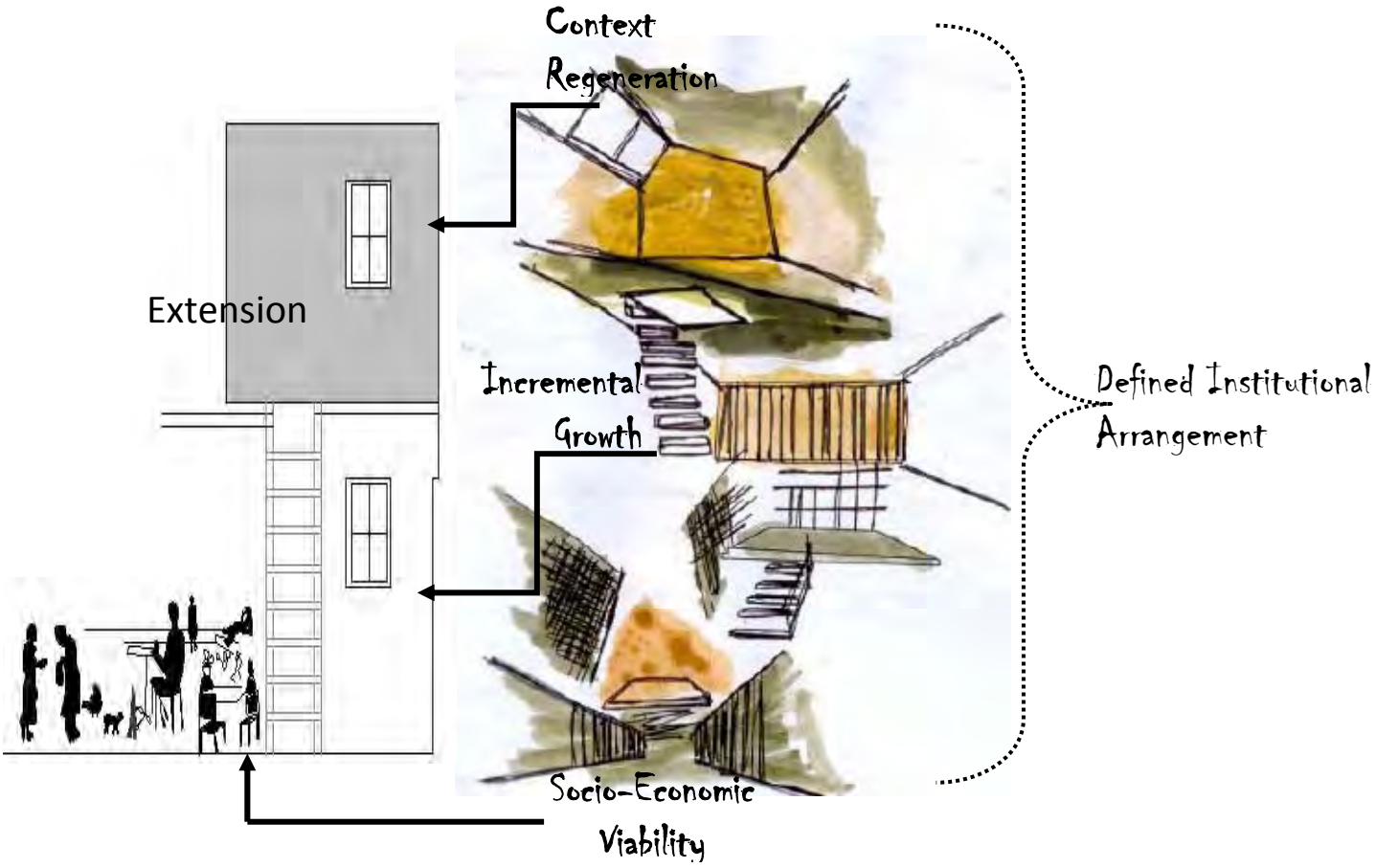


Figure 7-3: Concept development
Source: Own Computation, inspired by the "kltlya" houses in the site, 2013

Context Regeneration

A physical recovery of distressed neighbourhoods goes with social and economic renewal aiming at their integration into the urban economy

Socio-economic Viability

A regeneration process having a financial bases of support which does not rely only on public budget allocation but also on the contribution from key private and community stakeholders

Institutional Arrangement

A well defined institutional arrangement in place and which gives technical, political and management autonomy to a locally-based public-private organization capable to steer the process

Figure 7-4: Institutional and urban management Instruments for inner city revitalization,
Source: C. Acioly 1999

7.2 Urban Design Principles and Tools

The urban design principles will be a guide for the physical, social recovery and the economic reinvestment of the historic inner-city neighbourhood.

Principles & Design Guidelines	Tools
5.2.1 Context Regeneration	
Enriching the Historic Built Structures • Physical Recovery of Distressed Built Structures	 ▪ **Rehabilitation** for distressed buildings ▪ **Urban acupuncture** for enhancing the non-performing buildings
5.2.2 Socio-Economic Viability	
Street **Upgrading** Interventions • Making connections • Increasing permeability o public & Private	 ▪ **Hierarchy** of streets – **narrow pedestrian** street network and **alleys** ▪ **Steps** – short-cuts
Spaces for **Social Cohesion and Economic Viability** • creating **mix of uses** and activities • making **comfortable** walk though, sit, stand, play, talk, read, or just relax and contemplate • **Vibrant** – interactive places for people to meet • **Safe &walk-able** – 'any time active neighbourhood ' • **Housing** for low-income	▪ **Mixed use** Buildings ▪ Mixed **typologies – income generating** ▪ **Hierarchy of spaces** - courtyards, road junctions, doorsteps, edges and traditional markets 'gulit' ▪ **Landscape** Amenities ▪ Walk-able ▪ **Incremental** development; self-build, in-situ
5.2.3 Institutional Arrangement	
• Public-private partnership	▪ Community Financial and social institutes

Figure 7-5: Urban Design Principles
Source: Illustrated based on the concept of "creating Spaces for people", Cairns Esplanade Redevelopment winner of the 2003, Australian award for urban design

7.3 Design Proposal

Context Regeneration

Recently in September 2013 a photo exhibition was shown in Alliance Ethio-française with a title *"Neglected Heritage Architecture of the first 50 years of the capital of Africa" by Fasil Giorghs and Helawie Sewenet.* A quite number of historic buildings and historic sites were presented and street and building restoration proposals were also exhibited. Among the restoration proposals one of the prominent buildings presented in the exhibition was "Monsieur Minas Kerbekean residential building" which exists in the study area. The restoration for the particular building was proposed by EiABC 5th Year Architecture students (Etsegenet, Wossen, Bayenew, Tsion & Lydia) with the theme of changing the residential building to community centre, public spaces and making street connections.

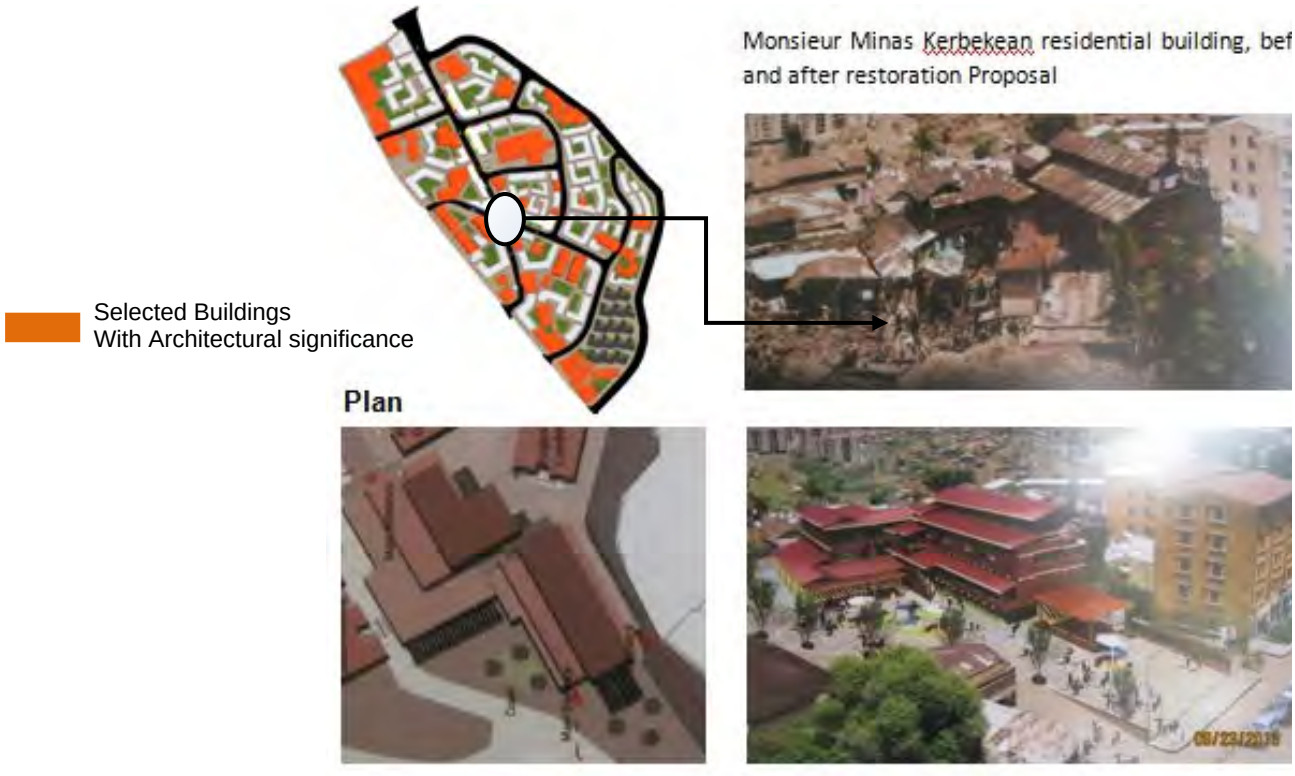
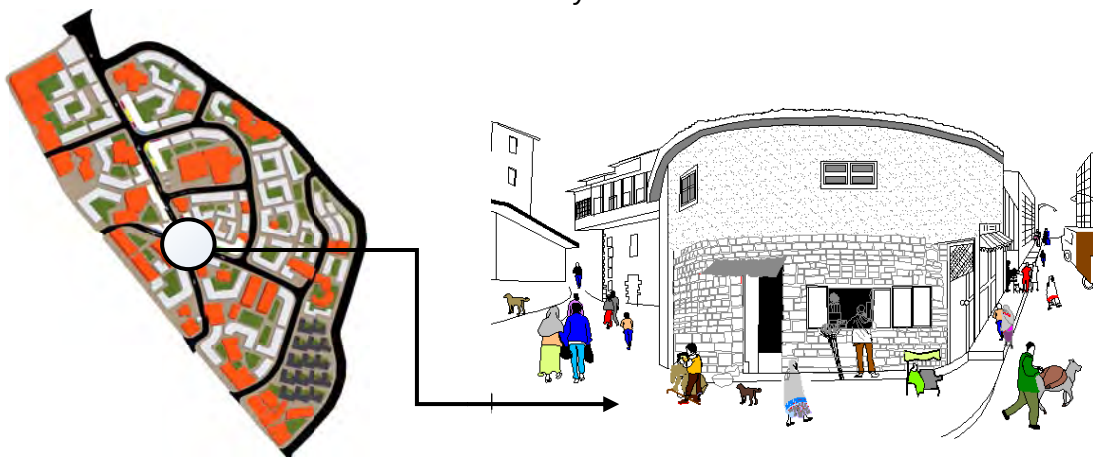


Figure 7-6: Enriching the historic built up structures
Source: EiABC 5th Year Architecture students

The space at the junction is defined by buildings and footways locally known as 'Adebabay' a square. It is a place where the residents of the study area meet and socialize.



Street junction spaces

Street frontage upgrading

Figure: Street Junctions and frontage
Source: Author, 2013

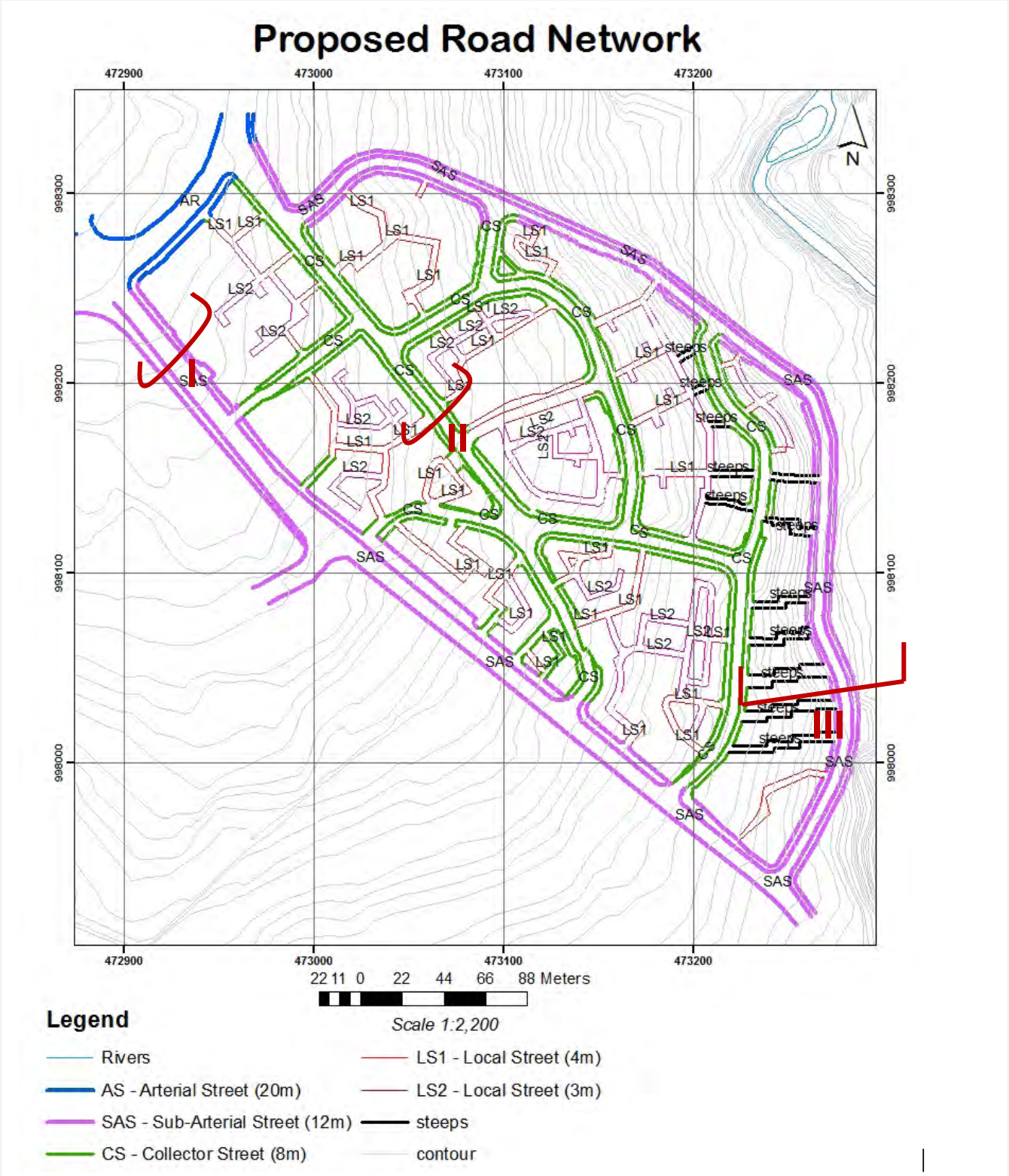


Figure 7-8: Proposed Road Network
Source: Own Computation, 2013

Socio-Economic Viability

Street Upgrading Interventions

> *"A good street is one that allows people to be in contact with each other but simultaneously gives the option for individuals to remain private and respect the privacy of others." (Gehl, J.2006). People who reside in a slum and act within the neighbourhood often fell a powerful attachment to their local street. The street is a fine balance of essential privacy and varying degrees of public and private contact. (Jacobs. 1961)*

Hierarchy of streets: The different sizes of widths of streets taken are, 20m Arterial Street (AS), 12m sub-Arterial street (SAS), 8m Collector Street and 4m & 3m Local Street (LS1) and (LS2) consecutively and Steps are considered as a short cut that responds to the topography of the area.

Increasing Permeability: These street sections illustrate the indicative width of footpaths carriageways, streets building heights, and public-private interface. The streets accommodate different uses although pedestrians constitute the majority of the flow in the study areas. Pedestrians are prioritized in the layout as their accessibility is the key for a sustainable, lively street. Pavements on both sides of the streets facilitate the pedestrian flow and create hierarchies between pedestrian and motor traffic

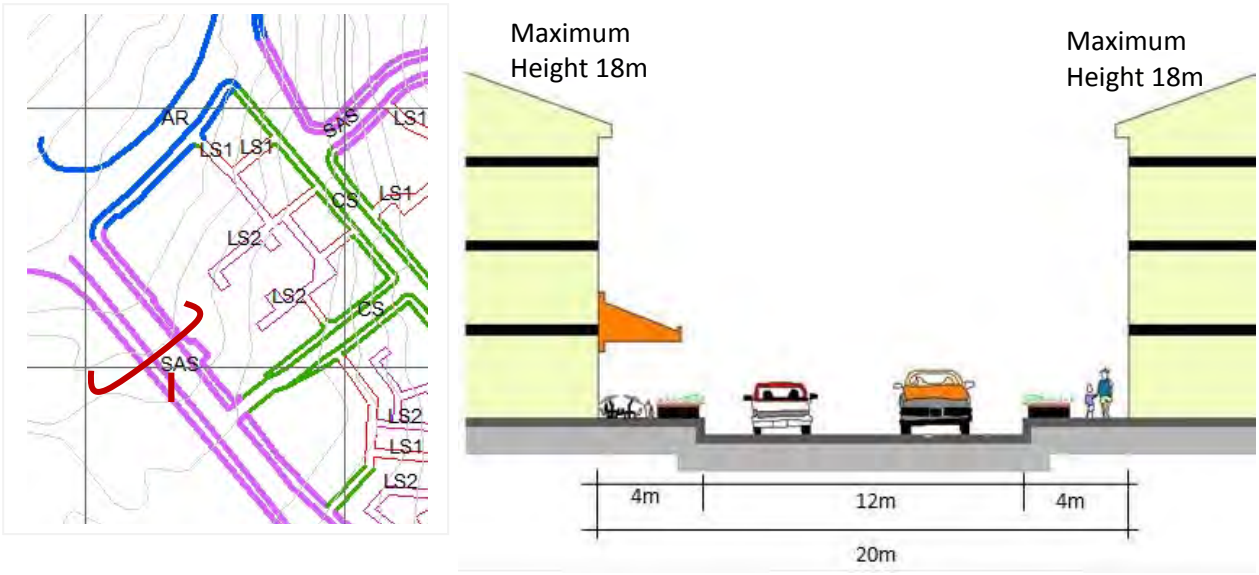


Figure 7-9: Section – I on the Main Road
Source: Own Computation, 2013

Legibility: massing and enclosure of public space

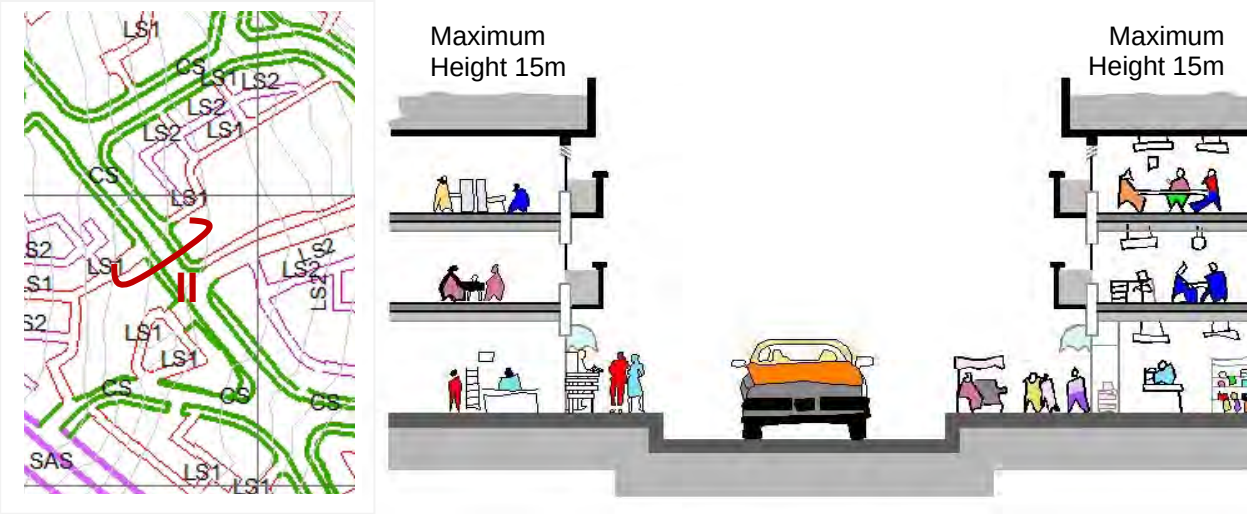
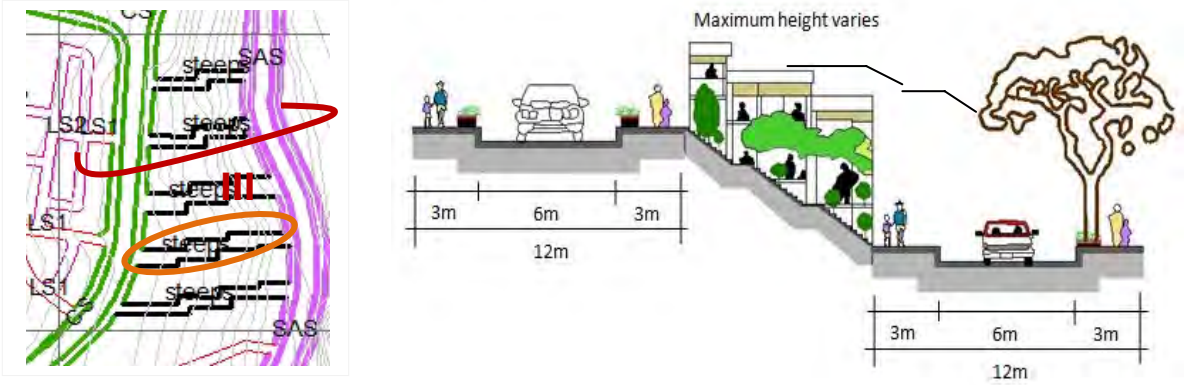


Figure 7-10: Section – II on the Collector Road
Source: Own Computation, 2013

Robustness: Open spaces like courtyards and pedestrian walk-ways are provided to improve local communities living environment that increases their satisfaction and sense of belonging and raise social interaction Connecting the Disconnected: the number of steps depends on the slope



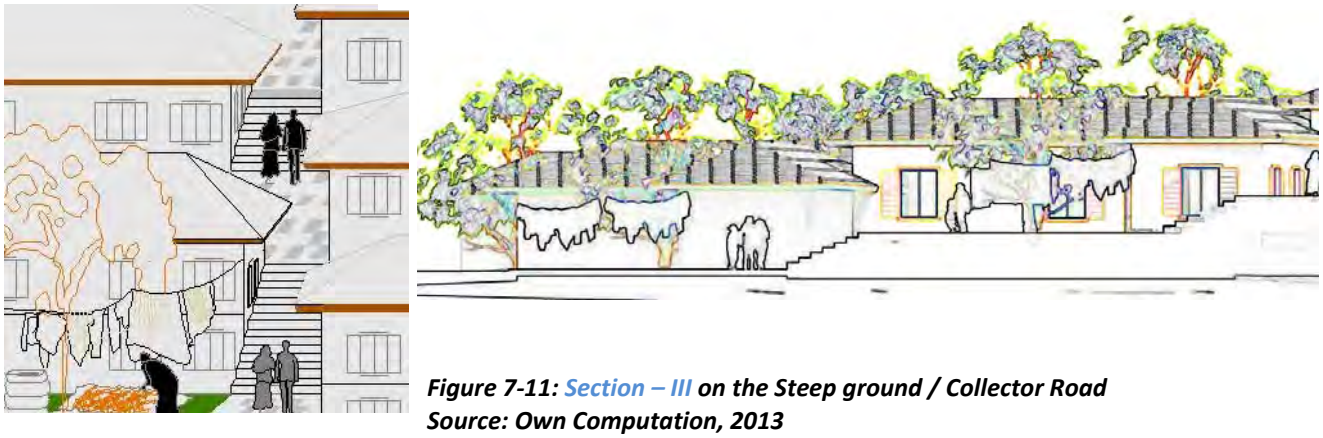


Figure 7-11: Section – III on the Steep ground / Collector Road
Source: Own Computation, 2013

Spaces for social cohesion and economic viability

The basic concept for land use proposal has been developed from the assessments of the historic development of the study site.

Existing Morphology

Proposed Morphology

Proposed Land-use

Proposed Green scheme and courtyard

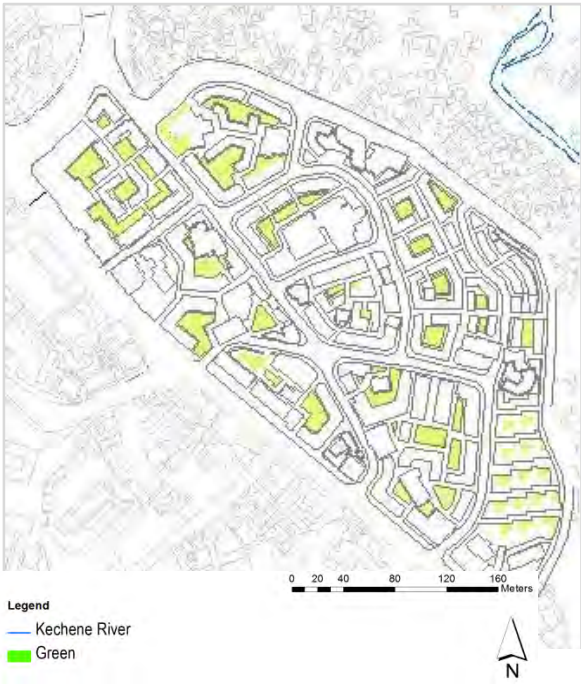


Figure 7-12: Morphology, Land use & Green space
Source: Own Computation, 2013

Urban Structural Elements for public and private spaces

Proposed Land-use percentage distribution			
Land-Use	Legend	Area/ha	%
Mixed-Use		2.4	30%
Historica buildings		1.0	13%
Residential		1.3	16%
Services		0.2	3%
Community center		0.1	1%
Green Area & Court-yard		0.8	10%
Road		2.2	28%
Total		8.0	100%
Toatal area of the study area = 8ha.			

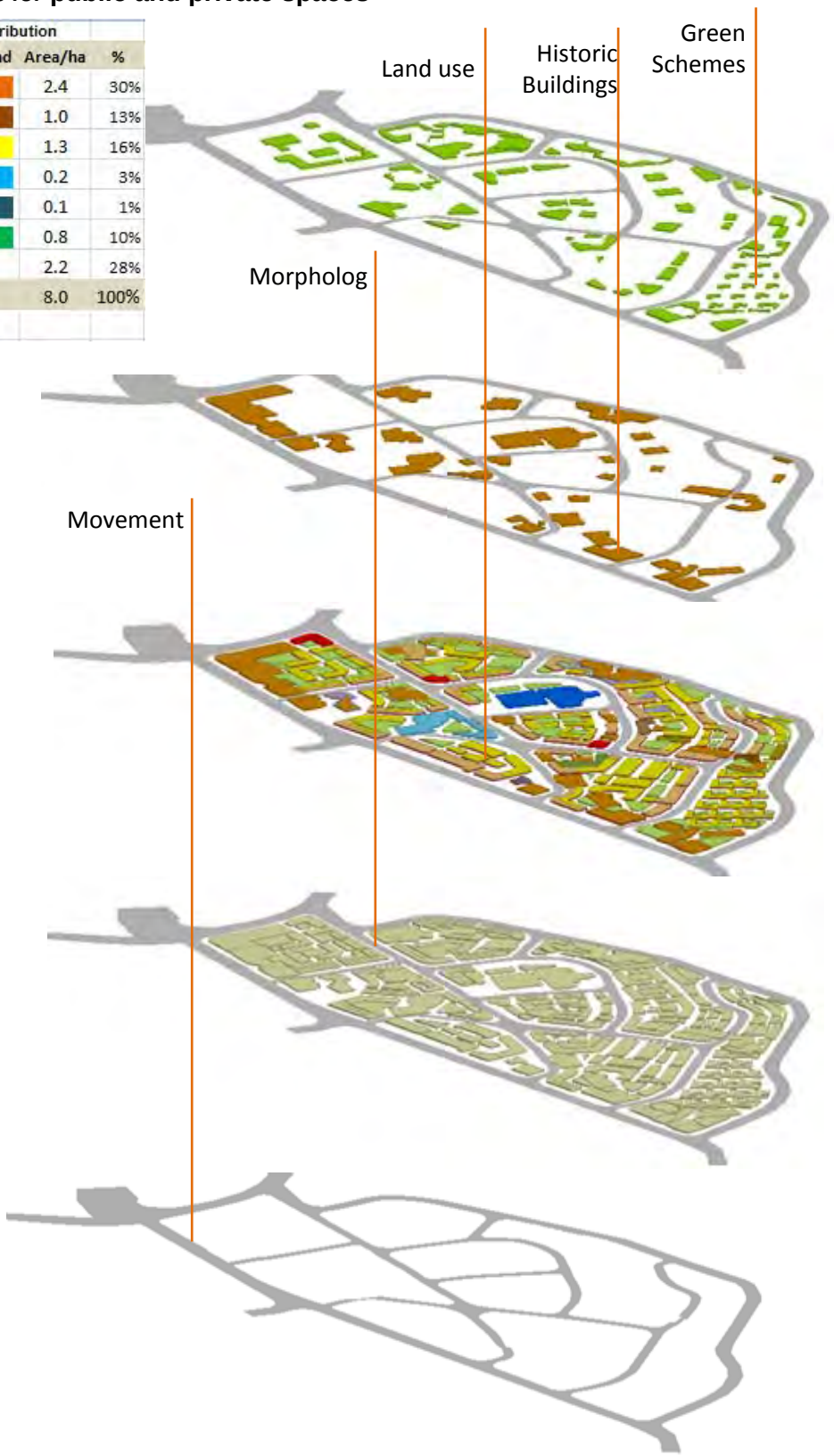
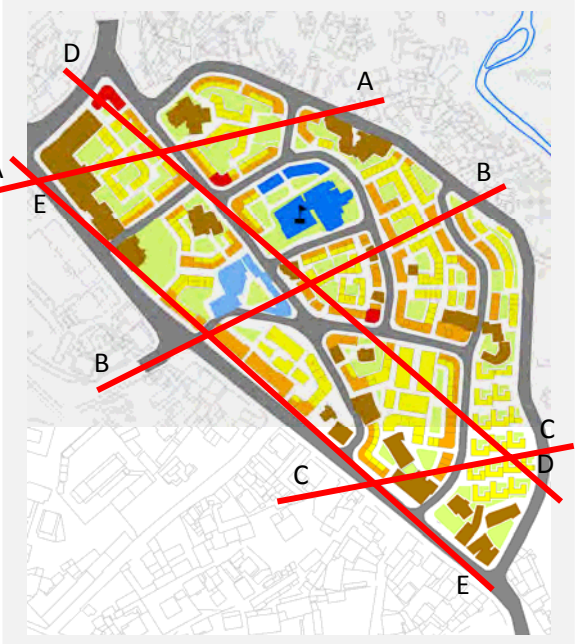
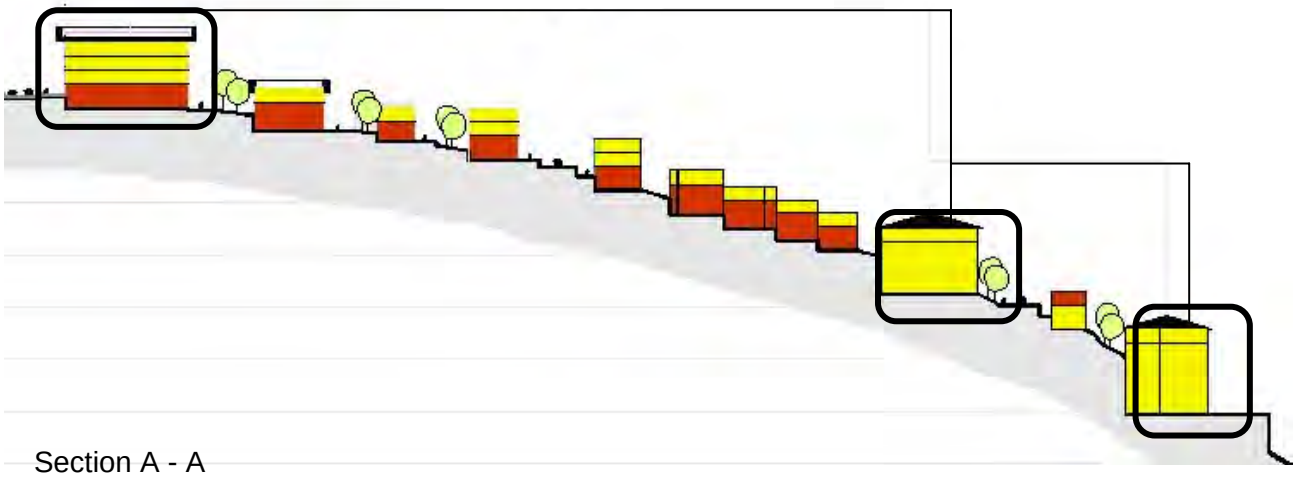


Figure 7-13: Layer Map & Land-use Percentage Distribution
Source: Own Computation, 2013

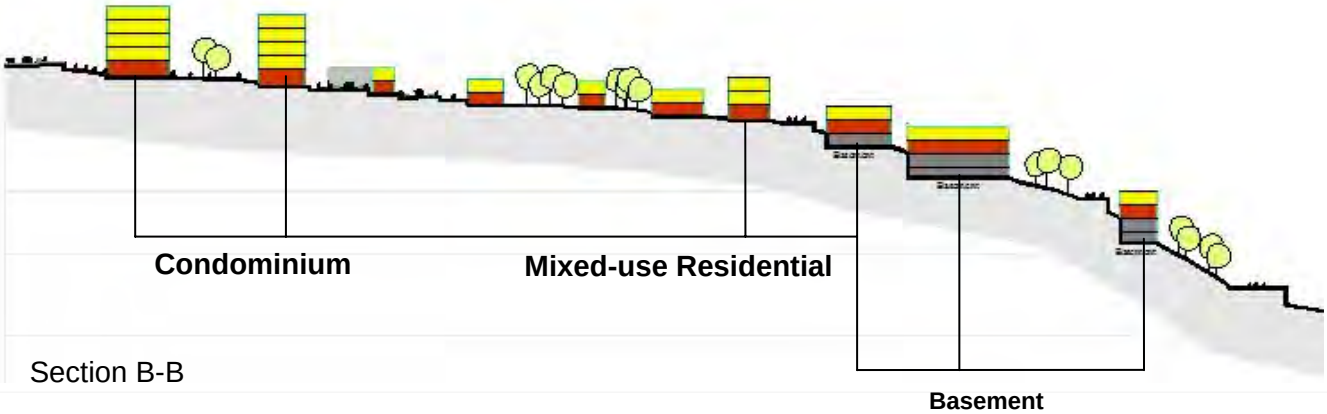
Site cross section



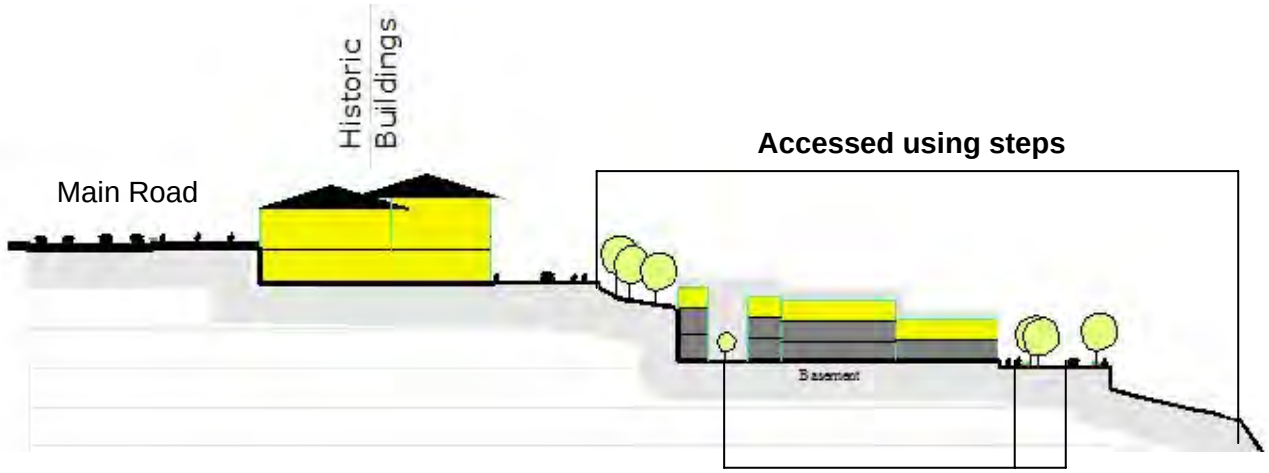
Historic Buildings



Section A - A



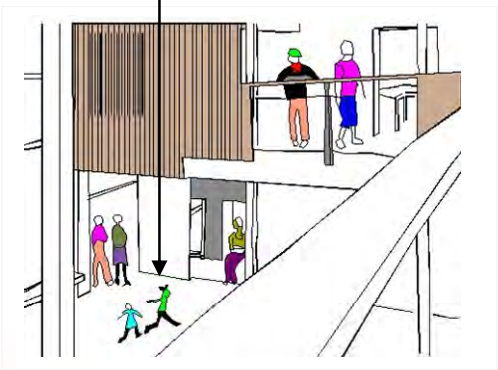
Section B-B



Section C-C

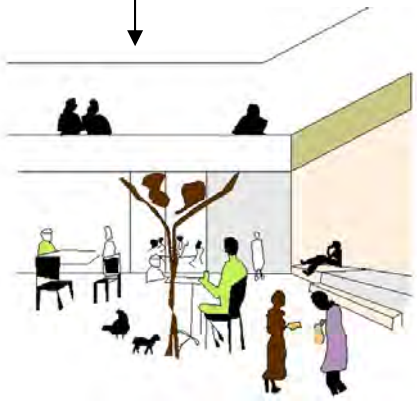
Court yard

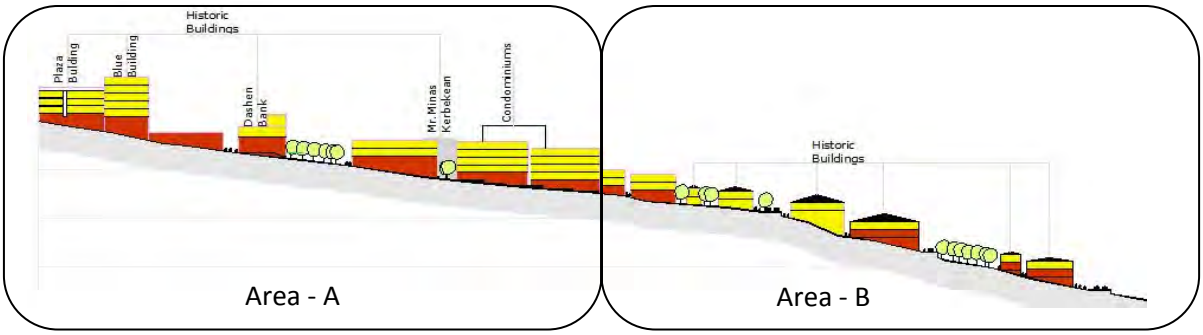
Walk-ways, & local streets width varies between 3.5, 3m and 2m



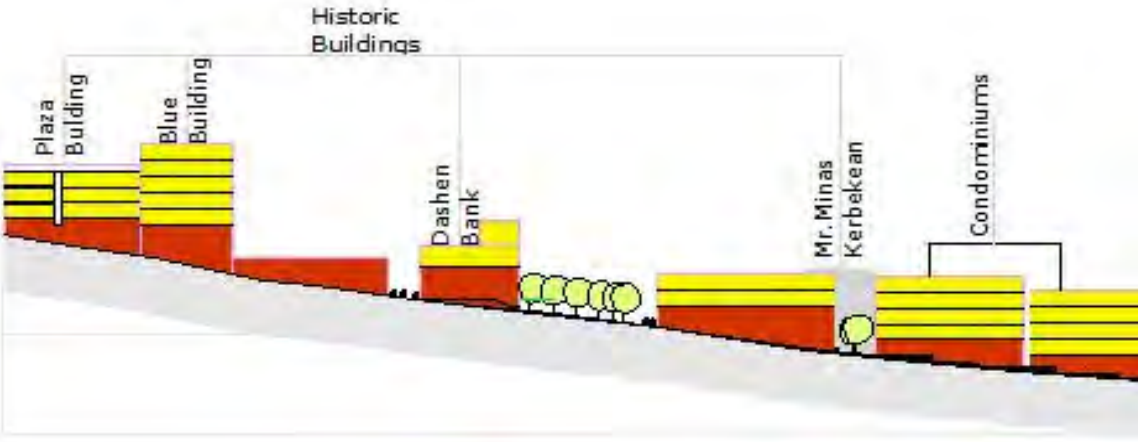
Section D-D

Canopy trees for shade, social interaction and traditional market

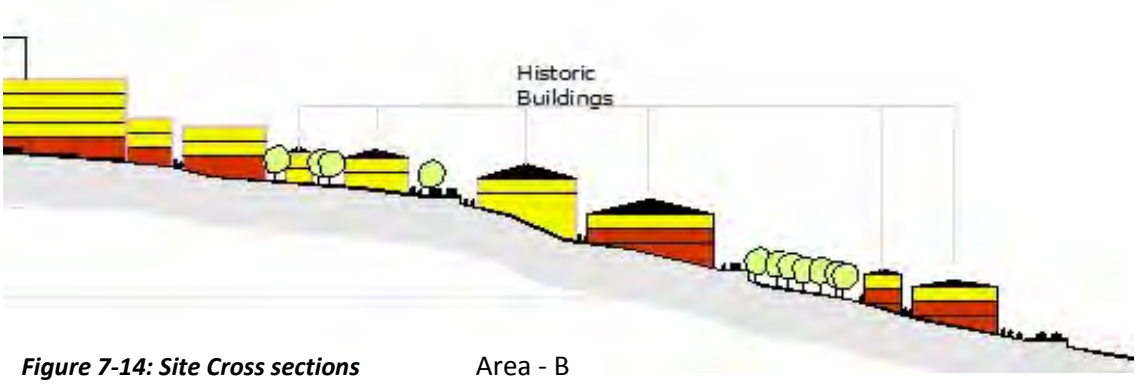




Section E-E



Area - A



Area - B

Figure 7-14: Site Cross sections
Source: Own Computation, 2013

The economies of self-help were founded upon 'the capacity and freedom of individuals and small groups to make their own decisions, more to do manual work' (Turner J., 1982).

Creating incremental Development

Self-build Incrementally developed housing strategies are a major component for integrating inner-city heritage urban development which allows the neighbourhoods to improve organically without uprooting communities. Moreover it rehabilitates the organic patterns and respects the social networks that have evolved during time.

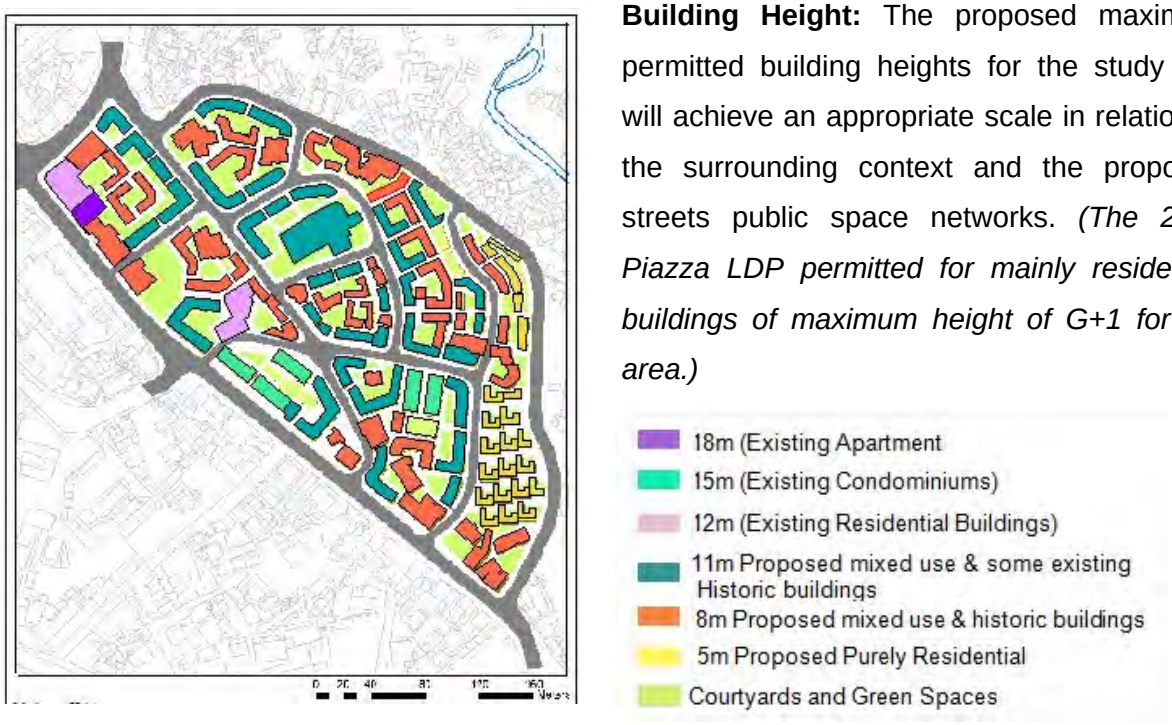


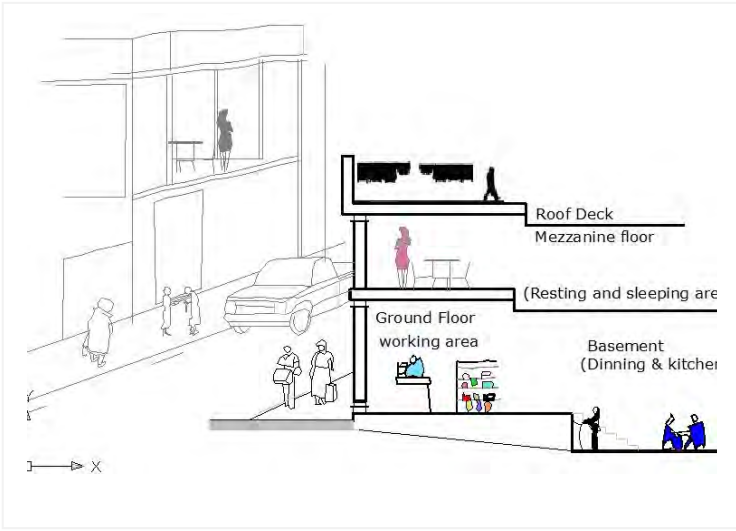
Figure 7-15: Building Height
Source: Own Computation, 2013

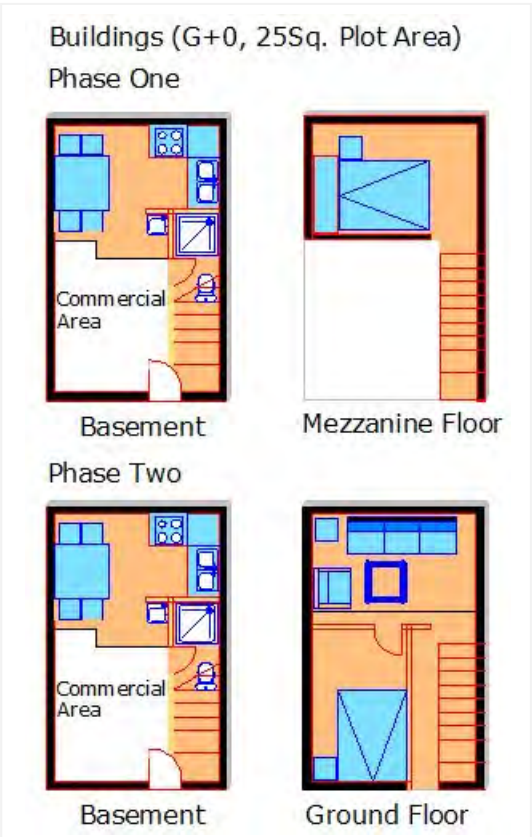
Building Height: The proposed maximum permitted building heights for the study site will achieve an appropriate scale in relation to the surrounding context and the proposed streets public space networks. *(The 2002 Piazza LDP permitted for mainly residential buildings of maximum height of G+1 for the area.)*

Adequate housing and secure tenure are two pre conditions for maintaining a stable population in the historic neighbourhood intervention scheme to be effective. Therefore, different housing typologies are provided to tackle the housing problem. On the other hand the social structure and economic means of the residents taken into consideration by giving commercial spaces like courtyards, defined working and living spaces within their houses so that the residents be able to self –sufficient and most of all new development schemes should not disrupt community relations and family ties. Most of all the community needs to be more active on participation and decision-making in the time of improving their neighbourhood. As mentioned in the methodology part the population of the area is 3000 inhabitant reside in the 8ha area. The height regulation on the LDP for the study area is up to three stories therefore, the proposal takes the LDP into consideration and provides one and two story with mezzanine floor, two Buildings that can be

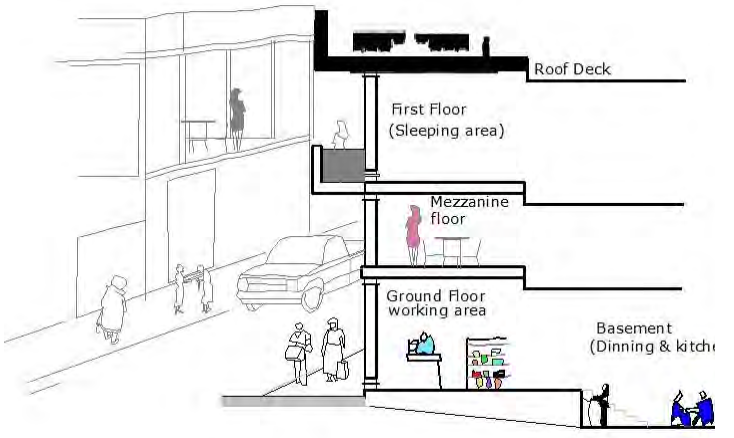
developed by the owners gradually. The undulating terrain also has an input on the buildings height because having basement is a possible opportunity.

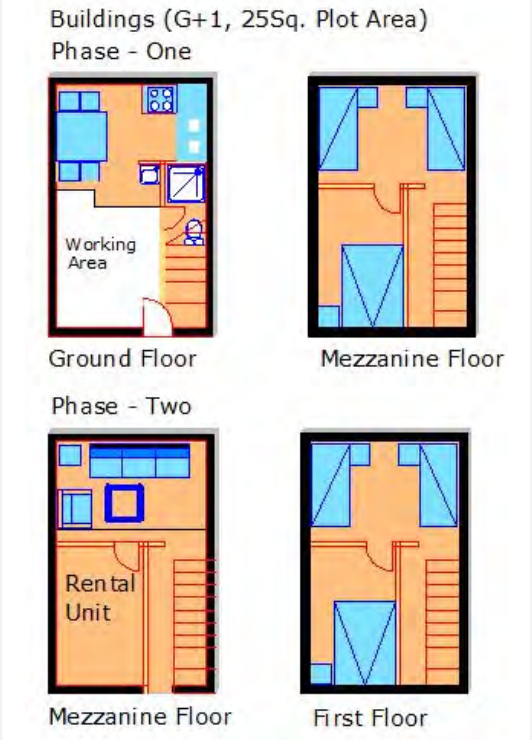
Typology one: one story buildings with basement in a (4m X 6.25m) 25 m^2 plot area, 5m height and open space at the front, these houses are mainly for residential uses and locate at the steep location of the site and needed a steep circulation which is recommended in the proposal.



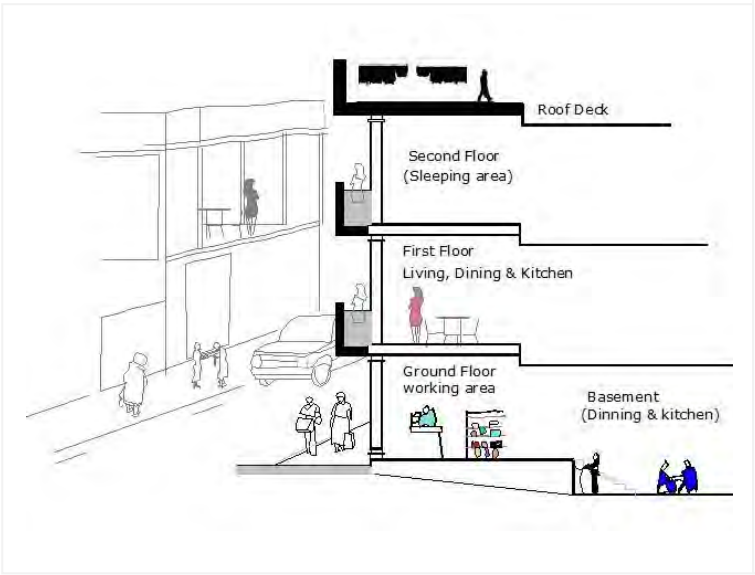


Typology Two: mixed use two storey buildings in a 25 m^2 plot area, 8m height and open space at the front located in the in-fill area mainly for mixed use purpose and built incrementally.





Typology Three: mixed use three storey buildings in a (5.6m X 8.2m) 46m^2 plot areas, 11m height and open space at the front located in the street liners mainly for mixed use purpose and apartments



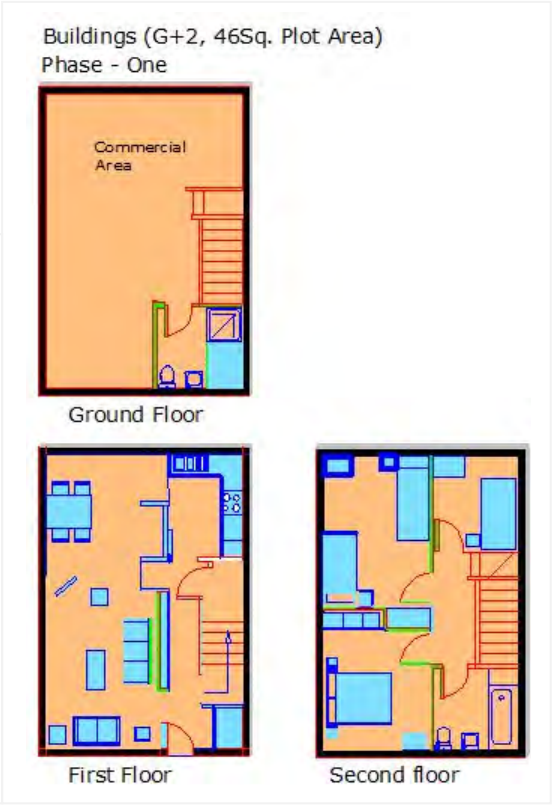


Figure 7-16: Typology one, two & three
Source: Own Computation, 2013

Housing development is more than building buildings and providing shelter. It is also about a decent infrastructure and dignity of communal life through opportunities for inclusive urban environment and decent and supportive milieu. The proposed typologies lay emphasis that the inner-city historic neighbourhood to be appropriate to live, work and entertain for low- income residents.

8 Implementation

8.1 Rehabilitation of Buildings with Historic and Architectural significance

The rehabilitation approach of historic buildings raises a variety of crucial issues such as 1) financing the rehabilitation of historic buildings, 2) the kind of public-private partnership used and 3) the level of contribution of the historic area in the urban economy, and 4) how can historic areas activities compete with new ones.

'... Commercialization of the housing sector will contribute to innovative financing mechanisms for rehabilitation of historic city centres' (Steinberg F., 1996). Tourism activities could also contribute to the sustainability of the historic centres by boosting the financial position. Integrated financing that pools together private individual, private commercial as well as public-sector efforts and funds contribute for the rehabilitation of the historic area and for the upgrading of the housing stock as well.

8.2 Economic Regeneration on 'Housing' in the Historic Neighbourhood

- **Recognizing Home Based Enterprises**

Low and middle-income inner-city neighbourhood communities use their dwellings as workplaces – to produce things, carry out traditional market 'gulit', food services, and provide other services. This phenomenon of home-based enterprises (HBEs) is very important for generating income and providing employment. to mention some countries as an examples of employment in home based enterprises: Botswana & Zimbabwe 77% of enterprises are home-based, 60% of all enterprises and 88% of women's manufacturing enterprises in Lesotho is home-based and 64% of female households in Dares salaam use their homes for economic activity. Small-scale home-based enterprises use labour-intensive methods and work within local neighbourhoods to self-employ their owners and to provide further jobs to the local labour (Tipple, 1993; UN-Habitat, 2006).

- **Domestic Finance for Self-build Housing**

Housing finance sources may include conventional mortgage finance, subsidies, microfinance, migrant remittances, and informal finance (Tibaijuka, A.K.2009). Housing microfinance (HMF) is widely considered to fit into the incremental building process adopted by many poor households when home is considered as a slow continual process of building and improvement rather than a finished product (ibid). By managing their own financial base, the community organization not only knows their members' needs better, but provide people a simple, regular mechanism for building collective management skills, cooperation and mutual assistance.

Community-Based Housing Loans

A fast-growing strategy for channelling housing finance is getting group loans by the community organization, which then on-lends to its members and takes responsibility for managing the repayment process and making a single group repayment each month to the lender. In these group loan strategies, the whole community is collectively responsible for repaying the loan, and developing internal systems for ensuring the repayments are made in full each month even if some members might have repayment problems. Although savings groups may have no legal power to penalize late-payers, there are a number of techniques they can work into their loan management systems to accommodate the inevitable repayment problems and to help their neighbours who have problems making repayments.

These systems are positive, supportive, realistic and highly social. When communities design and manage them, they will ensure good repayment, one way communities do this is by charging their members an extra margin on top of the lender's interest rate, or making some extra monthly saving compulsory during the repayment period. Both techniques allow a community to build up a reserve to act as a buffer against repayment problems (UNESCAP and UN-Habitat, 2008b:24).

In the case study analysis most local business operate on a very small scale and informally organized where the majority of the residents are self employees work on small neighbourhood workshops or selling their labours in other areas. As a result their monthly income fluctuates since their job opportunities may differ from time to time therefore it is difficult for them to provide the necessary down payment for the housing banks. In order to upgrading the distressed housing stocks, public infrastructure, rehabilitation of the existing historic buildings and supporting overall economic development of the heritage inner-city neighbourhood area in question. .

- Using the social and financial mechanisms such as '*Ikub'* works best when the participants need the lump sum at different times during the year, and usually it is agreed beforehand as to who will take the money each month. Such an arrangement can be considered as a loan with no interest, obviously of greater benefit to those who receive the money at the beginning of the cycle. This type of cooperative can be used to obtain money for building, though at present it functions as a strictly informal

Figure 8-1:'Ikub' & "idir'
Source: Rebeka Fekade Thesis,

agreement between individuals with common interests. It has the potential of being used by people who cannot otherwise afford a down payment on an apartment, and can therefore be used in conjunction with some of the other mechanisms suggested here. Encouraging collaboration between local communities, entrepreneurs, government agencies, and NGO"s so that household income can be increased by creating job opportunities through the provision of training and technical support.

- Engaging householders and community leaders in the production and management of their own dwellings. Participation in housing design and upgrading to create housing which families could then add onto and customize as their needs change.
- Creating spaces in the ground floor for MSE's in the newly self built two and three story mixed use buildings which will be developed incrementally in order to create job opportunities for the inhabitants. The idea of having shops on the ground floor is of particular relevance to the area, because using shop revenues to pay the money which they borrowed from (cooperatives, micro-finance organizations or community associations like *'Idir', 'Ikub' or 'mehaber'* for the initial down payment or for the construction of upper floors.
- Providing security of tenure and access to services, so the low-income households able to invest in housing and neighbourhood development through saving and borrowing, thereby sharing the cost of urban development with the government.

8.3 Sustainable Construction Materials and Techniques

Low-cost does not mean substandard materials and techniques rather it is about searching sustainable affordable alternatives. Construction should integrate safety and environmental standards; the use of local materials.

- **Affordable Building Techniques and Materials:** The adaptation of traditional building technologies - which are in harmony with local conditions, affordable, durable, reliable and, importantly, functional for the modern life – is especially important. Locally available traditional materials have much smaller environmental impact in contrast to materials such as bricks, concrete and iron – mainly because of the lower embodied energy (CIB and UNEP-IETC, 2002; UN-Habitat, 2011d).
- **Sustainable Building Materials** can be defined as materials with overall superior performance in terms of specified criteria. The following criteria are commonly used: locally produced and sourced materials, transport costs and environmental impact, thermal efficiency, occupant needs and health considerations, financial viability, recyclability of building materials and the demolished building, waste and pollution generated in the

manufacturing process, energy required in the manufacturing process, use of renewable resources, toxic emissions generated by the product and maintenance costs. Some example of sustainable building materials: Adobe Bricks and Stabilized Earth Blocks.

- **Adobe Brick Construction:** Adobe bricks are made of earth, water and dried in the sun. They can be made on various ways, depending on the local climate, site, available materials, tools and labour. The whole process takes about one week in most favourable dry climates. The brick making process can be expanded with the use of shovels, wheelbarrows, multiple forms, front-end loaders and concrete pre plaster mixers. The use of a hydraulic pressing machine that can create a large number of bricks is another option. Once they are dray, adobe bricks are stacked to make walls. The bricks are cemented together with a mud mortar made up of water and screened soil taken from the same sources as the soil used to make the bricks. Adobe walls should be built on a foundation of concrete or stone to protect them from moisture damage. Frames for windows and doors are set in place as the wall goes up. (Mc Hendy, 2002)

An example of Adobe Brick Buildings in Lynedoch Eco-village, South Africa*:* A number of adobe brick homes have been erected for staff members of the sustainability institute and the *Lynedoch community*. Adobe brick were made on site using a single hand hold form and then cured for a few weeks on the premises. Adobe soils contain a mixture of clay, silt, sand and aggregate. Clay provides the glue which holds the bricks together. It is important that they should be dry, hard and crack-free. Adobe bricks have the capacity to absorb, store and release solar heat, i.e. thermal mass, though their thermal capacity is much lower than that of clay-fired bricks or concrete. The walls were built on a concrete foundation and set on a two-brick pre-wall to protect the adobe bricks from moisture damage (damp). The external walls were also protected by a lime and clay mix plaster. Insulated wooden ceiling were installed, and corrugated roof cladding. Vines and trees can be grown to protect them from driving rains. Vine overhangs also provide shading from the sun on north-facing windows during the summer months. Insulation can include building cavity walls filled in with materials such as mineral wools, strawboard, wood, glass fibre, and cellulose fibre or recycled carpet under felt as used in the Stone house project.

Figure 8-2: Adobe brick homes, Lynedoch Eco-village
Source: Photo by Pierre Roux, 2009

Figure 8-3: A luxury double-story house
Source: Photo by Pierre Roux, 2009

- **Stabilized Earth Blocks:** Earthen buildings have been built for thousands of years, and there is a strong tradition of earthen structures on the African continent. Traditional mud huts were the most common form of building before the advent of modern architecture and planning. Earth buildings still shelter more than a third of the world's population. Recently there has been a worldwide resurgence of interest in earth building, especially in developing countries where local earth is the most accessible source of building material. There has been a worldwide resurgence of interest in earth building. However, most soils do not contain the mix of clay, silt and sand required for good brick making. Modern stabilization technology has broadened the range of natural soils suitable for making compressed stabilized earth blocks, and increased their strength and durability. (Roux, P. and Alexander, A. 2009).

Compressed stabilized earth blocks have the following advantages:

- An earth block walling system is much cheaper than bricks. The use of local soil and on-site manufacturing saves on transport costs and fuel consumption, especially in remote areas with poor road infrastructure.
- Pressed earth blocks have a low embodied energy value of around 0.42 MJ/kg and a negligible carbon foot print.
- Earth structures have good thermal properties which save on heating and cooling costs and also fire, noise and bug resistant. (Makaka, G & Meyer, E. 2006).
- AnyWay stabilized block making is a non-toxic and environmentally safe process.
- It is a labour-intensive brick-making process that can be easily taught, and the stabilizer can be used in remote areas to create earth building material.

An Example of Compressed stabilized earth blocks: *Pilot Project in Simunye Township, Westonaria (South Africa):* A stabilized earth-block house was constructed in December 2006. Unemployed people were trained to manufacture compressed stabilized earth blocks (CSEBs) on site with local soil, using a manually-operated press. A low-cost home was built and plastered with earth mortar. The structure was tested and found to comply with the requirements of the National Building Regulations. For CEB's to bind, 6% stabilizer is required and the CO_2 reduction gained by using local soil was significant. The Simunye Project won the Canadian International Cooperation Prix d' Excellence Africa 2007 Award for demonstrating a more socially transformative and environmentally sensitive approach to community development that furthered entrepreneurial opportunities for women in Africa. It was also one of 15 finalists for the international Institute for Sustainable Development and UNDP 2008 SEED Award (www.seedinit.org).

Training given to community members

Figure 8-4: Training given to community members
Source: Photo by Alex Alexander, South Africa, 2009

Selam Technical and Vocational Centre (*Sustainable Low-Cost Housing in Ethiopia, A Study of CSSB-technology- by Arash Afkar, 2010)*

Selam Technical and Vocational Center (STVC) is located in Addis Ababa and was established over 20 years ago. The centre provides child care for orphans, education, vocational training and development of appropriate and sustainable technology. The center produces soil blocks such as Adobe blocks and currently working on CSSB-production. CSSB is a building block made from soil, water and cement; working as a stabilizer, mixed and compressed in a pressing machine. The most common produced block is the interlocking CSSB, with a cement proportion of 8 %. Another type of block has one corner made as a quarter of a circle which is ideal for corners or freestanding columns. The productivity is approximately 4 blocks per minute using the electrical press and the blocks were then placed under shade for 28 days of drying. The blocks are then sold to costumers with a price range of 3-8 ETB per block depending on the type block.

Figure 8-5: a Manually pressed CSSB and Interlocking CSSB at STVC
Source: Photo Arash Afkari, Addis Ababa, 2010

An Example of Cement Stabilized Soil Block

Save the children, Office building

Office building for Rädda Barnen, the Swedish saves the children organization in Addis Ababa. The office consists of a two storey building: the interior and exterior walls consist of CSSB and were produced on the site with the soil from the site. The block production team was introduced to the block making methods and trained by Abako International Partners, an architecture and construction management company based in Gothenburg Sweden. The blocks in the exterior walls are 200 mm wide and have a cement content of 15 %. The blocks in the interior walls are built with 140 mm wide blocks and have a cement content of 7 %. The walls were then painted with emulsion paint.

The building was built from 1995-1997 and has a gross area of 850 m².

Figure 8-6: CSSB used in office building
Source: Photo Arash Afkari, Addis Ababa, 2010

An Example of SICU – Sustainable Incremental Construction Unit is an experimental process oriented building prototype which also deal with participatory design to be done on a high dense neighbourhood of Addis Ababa in 2013.

Construction and material concept: constructing local skills and adaptable techniques in contemporary circumstances as well as environment of the society (skill upgrading)

- Building components: Prefab elements including concrete foundations and other construction systems.
- Construction technique: wood / eucalyptus latticework structure
- Structure: one story structure with the potential of increment at the roof level.
- Implementation: a half ready construction with the potential to be used as it is. (incremental)
- (Collaborative Projects in the City, 2013)

SICU prototype foundations

SICU prototype prefabricated concrete structure

SICU prototype at EiABC Campus

SICU, final prototype at the kebele site in Lideta, Addis Ababa september, 2013

Figure 8-7: Sustainable prefabricated concrete structure
Source: Collaborative Projects in the City, 2013

8.4 Institutional Arrangements

The current policies and practices toward the historic areas existed in the core area of Addis Ababa on the part of municipal governments reflect a limited view that recognizes only a small portion of contribution that these historic centres can make to economic growth and society-at-large. But by changing the perspective of professionals, government entities, inhabitants, the private sector and the general public as a whole - in a manner that rehabilitation and upgrading of the inner-city historic neighbourhood can make a contribution to income growth, employment creation, poverty reduction, and overall economic advance.

> *Successful implementation of urban revitalization initiatives ultimately depends on development of partnerships between government (at the national or local level) and private investors (Steinberg 1996 and 1998).*

A well defined institutional arrangement in place and which gives technical, political and management autonomy to a locally-based public-private organization capable to steer the process

- By creating an autonomous management body to locally-based public private organizations to promote the site as urban heritage and as a commercial venue and who can have the capacity to attract the private sectors.
- By offering building materials for the residents at affordable prices, while government agencies were responsible for neighbourhood infrastructure improvements.
- By provide technical assistance and specialised construction labour, tools, machineries and materials. These efforts target the entire neighbourhood for rehabilitation rather than a few tenements, focusing on upgraded community facilities and neighbourhood infrastructure and the "adopting" of specific streets or blocks.
- By financing Community centres and social programmes including a centre for disabled, for the elderly, and a youth centre in the rehabilitated historic buildings.
- Since the setting of the inner-city neighbourhood is largely residential, participatory methods in integrating process are the key to finding sustainable solutions to the design and implementation process.
- The participatory design method "self build community Architects" programme which will be practiced in the new construction of incremental development of low-cost housing , rehabilitation of historic buildings, Construction of new commercial and housing complexes where appropriate.

Finally, the planning and implementation expected outputs of integrating heritage neighbourhood in the historic inner-city neighbourhood will be as follows:

- Adaptive use and re-use of existing buildings with historical value and architectural significance , and construction of new commercial and housing facilities in harmony with the historic aspects of the area
- Rehabilitation of dilapidated housing stock in the in-fill area
- Construction or upgrading of essential infrastructure and improvement of the physical environment;
- development of SMEs; and
- Building of institutional capacity for management of the rehabilitation and upgrading effort.

Forming investment partnerships with the private sector is the key element since it is private initiative that sustains urban regeneration over time. Further, forming such partnerships requires policies that respond to the budget constraints in development process of the inner-city historic neighbourhood.

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APPENDIX-1: Urban Design Program

1) Context Regeneration

- Physical Recovery of Distressed Built Structures
    - Rehabilitation experiment samples (Monsieur Minas Kerbekean residential building, before and after restoration Proposal and small building on the Junction road)

2) Socio-Economic Viability

- Street upgrading Interventions (Road network layout and section)
    - 20 meters two-way traffic (SA, AR), 12 meter one way traffic roads (CS1) 8m on (CS2) and 4m (LS, purely pedestrian)
    - steps that respond to the topography of the area

➢ **Space for Social Cohesion and Economic Viability**

- **Mix uses and forms**
    - G+5 – active frontage on the first two floors the rest is apartment (existing buildings on the main street)
    - G+2 – ground floor commercial and the rest is residential use (incremental growth)
    - G+1 – the ground floor for small and medium scale services, (self-built or community architects)

3) Place for people

- Hierarchy of spaces: open space, green space and parking, street as social space
    - outdoor activities (small market)
    - courtyard
    - walkway (junctions and on street activities – vender's)
    - playground (door step)

APPENDIX-2: QUESTIONNAIRE FOR HOUSEHOLDS SURVEY

Dear respondents'

I am currently working on my post graduate thesis paper entitled "integrating Inner-city Heritage Neighbourhood in Urban redevelopment Program of Addis Ababa in the case of "Serategna sefer". This questionnaire is meant to assess the physical, socio-economic and environment al conditions of the study area. Therefore, information acquired from respondents has significant contribution for the success of the study.

Research Project: Integrating inner-city heritage neighbourhood in urban redevelopment Program of Addis Ababa (in the case of "Serategna Sefer" Arada Sub City)

A) For: Households Survey

Name of Interviewer:
Date:

Part I Household senses

Name of head of the household:			
Name of the respondent (if other than head):			
Zone:	Woreda:	Kebele:	House No:

Part I - Household Census

1. Name of head of household: ----------
2. Age of head of household: ----------
3. Sex of HH

   A) Male B) Female
4. Marital status of HH

   A) Single B) Married C) Divorced/separated D) Widowed
5. Education of HH

A) No. formal education B) Primary school C) Secondary school D) Vocational school

6. Total Household size: ----------
7. Total number of dependent children: ----------

8. Total number of children in school age: ----------

9. Total number of children attending school: ----------

10. Total number of earning household members: ----------

11. Total number of dependant adult household members: ----------

12. Type of household composition: ----------

A) Single household head
B) Single household head and children
C) Single household head with children and other adults
D) Single household head sharing with friends and relatives
E) Couple
F) Couple and dependent children
G) couple sharing with friends and relatives
H) other

13. Employment status of the head of household

A) Employed B) Unemployed

14. Employment type

A) Self employed B) Employee of other individual C) Employee of Govt. /org. D) Other

15. Employment condition

A) Permanent full-time B) Permanent part-time C) Temporary

16. Income of the head of household from principal occupation last month (Birr):----------

17. income of the head of household from secondary occupation last month (Birr):----------

18. Total monthly income of the head of head of the household (Birr):----------

19. Total earnings of other household members (Birr): ----------

20. Total household additional income from other sources (Birr):----------

21. Total Household Income (Birr): ----------

22. Total Household expenditure per month(month): ----------

23. Total annual household expenditure(birr)

24. How long have you been living in Addis Ababa

A) Four less than one year

B) For 1-2 years
C) for 2-5 years
D) for 5-10 years
E) for 10-20 years
F) for 20 years and above
G) Since birth

25. How long have you been living in this locality?

A) for less than one year
B) for 1-2 years
C) for 2-5 years
D) for 5-10 years
E) for 10-20 years
F) for 20 years and above
G) Since birth

26. Are you contented with social interaction and co-operation in this neighbourhood?

A) Yes B) No

27. If your answer for question No. 26 is yes, why?

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28. Where do you and the members of your family usually spend their leisure time?

A) at home B) locally, outside home C) elsewhere D) No fixed location

29. When do you and the members of your family usually spend their leisure time?

A) Morning B) Afternoon C) Evening D) No fixed time

30. in which local association you or your family member are a member

A) Idir B) Ikub C) Religious institutions D) other

31. Mode of transportation

A) walk B) city bus C) mini-bus D) other

32. Transport cost

A) 0-10 Birr B) 11-20 Birr c) 21-50 Birr

Part II questions regarding your Neighbourhood

33. What do you know about the history of your locality?

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34. Do you think you belong to this locality? If your answer is yes why?

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35. What do you like about the locality?

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36. What do you dislike about the locality?

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37. What improvements you wish to see in the locality? prioritize improvements

1) No improvement
2) housing improvement
3) Individual water connection
4) sewer
5) electricity
6) individual toilet
7) better roads
8) schools
9) other

38. What is your opinion regarding the historic identity of the area?

A) should be kept with some improvements
B) should be demolished
C) I don't care

39. Do you want to move in another place or you prefer to stay in this locality?

A) like to stay B) like to move

40. What do you think about the present condition of your house?

A) needs no repair B) Needs little or some repair C) Needs major repair D) Needs rebuilding E) other

41. given the opportunity, if the area is chosen for redevelopment and you are asked for relocation where do you prefer to move

A) Rental house in the centre B) any place in the city C) move to another city D) other

Part III – Questions regarding your house

42. Who owns this house?

A) Kebele B) Private C) rented from private owner D) other

43. If you rented from kebele how much do you pay per month? Birr

A) 2-10 B) 11-50 C) >50

44. If you rented from private owner how much do you pay per month? Birr

B) <500 B) 500 - 1000 C) 1001 – 1500 D) >1501

45. Do you share your compound?

A) yes B) No

46. function of the house

A) only for housing B) both housing and working C)only Commercial

47. Housing typology

A) Linearly Built C) Attached D) Multi storey

Part IV - Housing Construction Materials and Condition

48. Housing construction material

48.1 Roof material

A) CIS B) Other

48.2 Wall material

A) earth (chika) B) HCB C) Brick D) other

48.3 Floor material

A) Earth (chika) B) Cement screed C) Parquet D) ceramic

49. Types of kitchen facility

A) Communal B) private C) none

50. Types of toilet facility

A) dry pit latrine in compound/private/ B) dry pit latrine in compound/shared/ C) public or neighbours facility

51. Main source of electricity

A) private meter B) shared meter

52. Main source of drinking water

A) private pipe meter B) Piped to compound C) public stand pipe (Bono) D) other

53. Liquid waste disposal

A) open ditch masonry wall B) Closed ditch masonry wall C) open ditch D) none

54. Solid waste disposal

A) damped in hole in the compound B) damped in nearby ditch C)| collected by private collectors D) collected by municipality or other govt. agency

55. How much do you pay for waste disposal? ----------

Research Project: Integrating inner-city heritage neighbourhood in urban redevelopment Program of Addis Ababa (in the case of "Seategna Sefer" Arada Sub City)

B) In-depth Interview

Part I - for Focused Group Discussion with household heads

1. Owner's name:
2. How do you describe the status of your current building?
3. Do you think that your building is in a critical situation?
4. Did you try to maintain the building?
5. Do you feel safe while you are living in this area?
6. Do you think you have public open space for social gathering?
7. Do you think you have public open space for social gathering?
8. What do you like or dislike about your locality?
9. What improvements would you like to see in this area and would you like to pay for those improvements?
10. Would you agree to move to other places if this area is planned for redevelopment?
11. Is everybody has the capacity to pay for the condominium?
12. What do you know about the history of this place?
13. For how long have you been living in your house?

Part II - for Arada Sub city

1. How was the LDP prepared in relation to Preservation and conservation of heritage buildings and sites?
   - Community participation?
   - Other stake holder participatory approaches?

2. Concerning the Piazza LDP proposal, how did the plan considered the different Heritage buildings and sites, what are the relevant policies and principles?
    - On the project proposal level
    - On implementation level
3. How does the policy enforcement issue support the conservation and preservation activities?
4. Is there any redevelopment around the heritage buildings and in Historic sites? What practical interventions are proposed to integrate heritages with other buildings?
    - If yes, is the redevelopment considering the harmony of the settlement pattern and façade treatment of buildings, building height, and arrangements?
5. Are there any heritage conservation or preservation attempt proposed by any stakeholder and efforts made towards coordinating individual actors?
    - What kind of development proposal was it?
    - If yes, what are the parameters taken for evaluation?
    - What kind of recommendation was forwarded?
    - What was the response to the recommendations?
    - What has been done so far?
6. Any collaboration work regarding to safeguard and maintain the historic sites and to prepare guidelines for the city's future development and for the conservation of its historic quarters
7. What kind of measures did the sub-city take when one building maintained illegally?
8. How many historic buildings are maintained illegally?
9. How many historic buildings are saved from illegal maintenance by the sub-city?
10. How many historic buildings in your sub-city bulldoze till now? Can you tell me the reasons?
11. What are your responsibilities when one historic building demolished?
12. Are there any historic buildings that are intended to be demolished in the near future?
13. What are the procedures to demolish the historical buildings that are in conflict with the existing development plan?
14. Do you think that the social structure is supported by way spatial relationship has been established in the old neighbourhoods?
15. Do you think that the social structure be in risk due to the redevelopment processes?
16. Do you think that the built and the social heritage features are: a) adequately identified, and b) adequately protected? If not, what do you think should be done to improve the situation?
17. What do you think is the single most important action the municipal government could undertake to encourage heritage preservation and balancing with modernity in historic sites

18. What shall be done to curb the problems and make the areas more appealing in the sense of integrating heritage with new buildings?

Part III - for Non-Governmental Organization

19. Name of Organization _____
20. Name of the representative for the Organization: _____
21. What is your main objective with respect to preservation of heritage buildings and sites?
22. How does the cultural protection and conservation policy supporting the activities of the Authority?
23. What are the activities you have done regarding preservation and conservation of Heritage values?
24. Is there any problem you faced in the preservation and conservation process? If yes, can you explain the problems?
25. How do the concerned offices support your activities?
26. What do you see as the value to the community of preservation of heritage properties? What have you done to save built heritage in historically protected areas
27. What is the response of the society about your activities?
28. Does your office involve in the preparation of local development pans? If yes, what was your involvement?
29. How do you evaluate the implementation of the proposal of the LDP?
30. What shall be done to improve the restoration process?
31. What efforts have been done to preserve historic buildings to keep their originality?
32. Do you have examples in historical sites of loss of heritage that you think should have been saved? If so, what would have been needed to change the outcome
33. Are there any historical buildings that your organizations try to save it from bulldozing?
34. What efforts have been made by your organization to create public awareness?
35. If some historic building is getting bulldozed even though it is not contradicting with the development plan what will be the responsibility and the response of your organization?
36. How many historic buildings are saved from illegal maintenance?
37. Any relevant information….
38. Remarks:_____

_____

_____

Part IV - For Addis Ababa Master Plan Office

1. How was the LDP prepared in relation to Preservation and conservation of Heritage buildings and sites?
   - Community participation?
   - Other stake holder participatory approaches?
2. Concerning the Piazza LDP proposal, how did the plan considered the different Heritage buildings and sites, what are the relevant policies and principles?
   - On the project proposal level
   - On implementation level
3. How does the policy enforcement issue support the conservation and preservation activities?
4. Is there any redevelopment around the heritage buildings and in Historic sites? What practical interventions are proposed to integrate heritages with other buildings?
   - If yes, is the redevelopment considering the harmony of the settlement pattern and façade treatment of buildings, building height, and arrangements?
5. Are there any heritage conservation or preservation attempt proposed by any stakeholder and efforts made towards coordinating individual actors?
   - What kind of development proposal was it?
   - If yes, what are the parameters taken for evaluation?
   - What kind of recommendation was forwarded?
   - What was the response to the recommendations?
   - What has been done so far?
6. Are there any guideline/principles which determine the spatial relationship of buildings and the streets?
   - Building height to street width
   - Open space and built form
7. What was the implementation strategy proposed? And how does it evaluate the implementation process
8. What shall be done to curb the problems and make the areas more appealing in the sense of integrating heritage with new buildings?

Remarks:

_____

_____

_____