THE SEMANTIC DEFINITION OF HOUSING AND EVALUATION OF ITS EFFECTIVE FACTORS ON THE URBAN DWELLING SUITABILITY

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Abstract
The house and housing is one of the most crucial and real phenomenon that the mankind has been struggling for many years and trying to find a suitable reaction to the entire various shifts and changes in this field. This phenomenon not only points to the different dimensions of the social and economical affiars but also it is subjected to the climatic conditions as well. It has been always evaluated in terms of suitability dimensions; now, there have been considered many different approaches to solve the problem. In this article, we are going to recognize the quality and quantity processes of the contemporary houses. The research methodology is subjected to a descriptive-analysis and library-based research in this paper. The evaluation of this article represents that the optimized concept of the house and its indices being defined as follows:

A suitable housing is subjected to a suitable dwelling space having the entire preliminary requirements such as availability to the safety, welfare, sustainability and structural stability; also, the growth and increase of relations between the members of the family and neighborhood should be available to the entire dwellers in this regard.

Key Words: Housing and Climate, Sustainable Housing, House, Suitable Housing, Qualities of Housing, Housing, Mankind and Contemporary Housing

1- Introduction
Undoubtedly the term house or housing is an excellent and celestial word meaning the concept of families’ dwelling process in the whole communities. The man challenges harshly out of houses making the largest struggles for being ready to live and survive; the winter and summer, cold and warm climatic conditions always threaten the man but a suitable housing makes the man to feel comfort ability along with his family. When we return from the present time to the past, the subject is highly getting tangible. When we look at the past houses, the importance of the topic is getting touchable valuably. The increase of the world’s populations requiring high dwelling locations has made the lack of considering regular basis of the housing engineering affairs. As a result, these non-standard constructions have made dwelling environments where there is no any valuable concepts in terms of the cultural and
identity-based as well as climatic value; the warming system of the dwellers have been neglected in these houses and no any attention can be seen regarding to the natural environment.

2- Definitions and Concepts of Housing and House

The house is a place where the dwellers feel comfort into it; and the internal location of a house is a place where the wife and child live into it; this has to be designed at various diversities to stop any unfeeling sensations (Pirnia 2004). The house is a kind of cover where it has to make a relaxation connection and bond between the outdoor. In this kind of the house a person should live around his or her family members; that is, the person has to sleep, walk, lay, see and think around the family (Haeri 1996). The house is the center of the world for its own dwellers and the related alley considering as the most important index in stabilizing the same location (Pirnia 2004). The term of the housing is subjected to the living place and it is regarded as a relaxation place in Dehkhoda Persian dictionary. Sometimes the word house is used instead of the housing; this word has been applied as a room in the past (Pirnia 2004). In Khorasan Province particularly Mashhad City and the southern of the city, the word house has been still utilized as the meaning of the room in the past (Pirnia 2004). In defining the housing word, there have been written many different articles as following: Based on the statistics of 1986, a dwelling unit is a location where there have been living some dwellers into it when the statistical ratings gave the latest information in this regard. It is also subjected to a confined exclusively location where a one or some entries may be established into it as well. This also goes towards the streets, alleys and special gates such as common path and common stairs. Based on this public statistical ratings, a dwelling unit is a space where includes a one room, kitchen and WC consisting the entire parts of the building. It has to have a gate towards the street, alley, stair way or a common pavement in order to eat something or sitting around together in the family members. The house is subjected to the shelter in building terminology. The house, shelter and a nest are the emotional need of every existence on the land. The man considers the house as a location to take rest into it raising his or her requirements there potentially. The housing is an organization where hierarchical of desires and wishes as well as the complicated requirements can be created there; hence, the general formation and shape of a building can be affected by its interior customs and culprits as well as its spaces and equipments. Because it shows this building belongs to its culture in this regard (Karimi 2007). The housing has been established as a physical location sheltering a family into it providing the early and necessary requirements of every family; however the word ‘‘housing’’ has many different concepts in terms of economy, culture and family viewpoint. The process of the housing is very complex and complicated having various dimensions; thus, it cannot give a comprehensive of the process. But the importance of the housing concepts and its dimensions, the role and the application should have been evaluated in this regard. Based on this, the role of housing and its establishment in the framework of the development planning system should also be evaluated.

3-The Climatic Viewpoint in the Definition of Housing

The house is a place where people can feel comfort into it making their own safety and privacy there. In this definition, the warning comfort is the most important point; that is, making suitable conditions in a housing setting should provide people’s rekindling environment at both winter and summer times. A suitable house in terms of a climatic perspective represents a shelter with the minimum facilities of cooling and warming systems as well as the energy providing a suitable environment in this regard (Kasmaiee 2003)
4- The Man and House

Today’s houses not only preserve the man from cold and warm but also they have got other tasks; indeed, today’s house is aimed at designing the man’s relaxation and comfort; it provides the man progression at every field. Thus, in today’s world the house has been considered as the basic requirements of the mankind’s functions. Some experts have divided the success of a house into four groups as following:

a- It has to have got social and cultural values
b- It has to provide the dwellers’ hygiene
c- It should be cheap
d- The maintenance and fixation should be achieved at minimum level during the building life time

Of course the success of a house can be subjected to its adaptation with its own climatic and geographical positions and conditions. In fact, the house is in interacting process with the man’s life dimensions bilaterally so that they can interact together in this case. Therefore, in order to evaluate a house in a community, it should be paid attention to many other factors such as cultural, social, economical and material conditions in this pavement.
Figure 2: cultural value (human) and body identity (house) in new city of Shoushtar-e-No adapted to the Iranian local architecture

Figure 3: cultural value (human) and body identity (house) in new city of Shoushtar-e-No adapted to the Iranian local architecture (new apartment of Shoushter-e-No)
At every point or location of the earth, there have been established many different houses based on their requirements; these forms also point to various factors that the man requires this kind of the house to live into it urgently. In a categorization (Abedi 2005) the house has been divided into three groups:
1- Moveable houses: people can move into it
2- Semi moveable houses: people can immigrate little
3- Fixed houses: people live into these houses forever

Every three type of these houses can be formed due to their climatic, economical, social and cultural conditions. The direct and indirect impact of different biological and social factors is inevitable in providing the type of the house in this case. This impact cannot be established without its own tribes into the rural and city areas because the dwellers of the rural life have too much difference. This difference has made the discrimination of the housing units.

5- Suitable House
In the present era, one of the most important issues is subjected to the process of having house. Now due to the lack of enough houses and spaces for the construction operations, people have to find small places for living as they wish as their houses. In addition, these houses have to make the requirements of the entire dwellers efficiently. Thus, there have been established many different expectations from the dwellers of the houses in this pavement. The house or living places should have their own efficacy at both environmentally and humanity terms because this makes the entire people comfortable in living into their houses. The construction of houses along with the humans’ cultural affairs can give suitable environments for the entire dwellers; that is the interior and exterior environments of these houses should have been subjected to physical requirements being adapted with the exterior conditions; for example, if the cultural values are not adapted, the suitability of the houses will be useless for the whole dwellers. In the other hand, the relaxation of the entire houses should have been
prepared by the same exterior environment; hence, the organization and cohesion of the exterior environment is one of the most essential factors of the houses’ suitability.

5-1-Effective Factors on House Suitability

5-1-1-Cultural Point of View
This issue is one of the most essential affairs in designing the houses. A house without the suitability in terms of the space division will never be suitable house for its dwellers and these houses require essential changes and amendments in its own plan; based on this an architecture has to completely know the latest cultural points of view as well as the traditions and culprits of the people there. For example, having separated locations and making public and private spaces for the dwellers can be considered as the most crucial factors of the suitable houses. (Moltaji 2007)

5-1-2-Climatically Point of View
Every house has to have got its own biological conditions normally; the adaptation of the climatically location against any weather conditions should be effectively designed; the construction of the houses along with the selection of suitable windows and susceptible to the sunlight are one of those important factors in this path; another important case is subjected to the save of energy into these houses potentially. The orientation of the buildings and the recognition of the wind direction, trees and other artificial equipments can be effective in the design of the climatically affairs. Today, the requirement of recognizing the climatic conditions and the assimilation of the architecture should be highly paid attention because this not only saves the energy consumption but also it can prevent any contaminations providing the welfare of the buildings in this case.

Figure 5: climatic designing, aesthetics and safety

These conditions can reduce the physical pressures from the hard climatic affairs; thus, the recognition of the issues and problems require high expenditures in the field of the construction operation. Because this makes the suitability of the houses in this pavement;

5-1-3-In Terms of Welfare
The most important composing factors of the welfare are as following:
1- Making green spaces
2- Making separated location being out of danger for the kids
3- Being away of the paths and streets and high crowded and populated areas such as airports and factories

These mentioned issues can be effective in relation to the climatic designing affairs.

5-1-4- Controlling Noisy Issues
Accurate attentions to the equisetic details of the walls and floors can reduce the high degree of the noises; the covered areas of the land with mortar or any other materials can prevent any penetrations of these noises as well. The architecture designing should have be achieved in this regard to stop any sound pollution.

5-1-5- Safety
The feeling of safety is an instinct issue of the man; it requires the environmentally control, too. The environmental control can be achieved as physical and humanistic controls.

5-1-6- Aesthetics
Here it should be pointed to the role of architecture in responding to the people requirements. The architecture of the dwelling spaces should be familiar with the philosophy of the art and aesthetics trying to meet the entire people’s requirements.

Figure 6: the collapse of the house concept to a single shelter as body framework in housing patterns

Does the art of architecture favor of usual people? How does this art get used by people? This is obvious that the architecture and the art will be acceptable when the requirements of the people and audiences are being used in this case. In other architectural affairs such as the cultural monuments, these issues may not be true because the personal and subjective affairs
have been talked in this regard. Hence architecture has to make the necessary combination favorably due to the public cultural favorites trying to preserve the natural and suitability of the houses aesthetically.

5-1-7-Adaptation to Up-To-Dated Technology
The adaptation of the dwelling house with the modern technological affairs is one of the most essential factors in this case; for example a modern kitchen with suitable air-conditioner equipment and modern electrical instruments as well as good warming and cooling systems can influence on the houses’ suitability.

5-1-8-Interior Design
Accurate designing in interior spaces can lead to the high potential suitability and efficacy of the houses. The architectures have to consider the families’ requirements; for example, suitable designing of the services adapted with the cultural issues is of high importance in Iranian family members. Also the designing of terrace has not got its own application in Iranian houses; these are not furniture; hence, the construction of a house can meet the homeless people requirements in terms of the quantity but the quality-based affairs in these houses are subjected to the cases where they should never be negligible at all. Because, unsuitability of the houses can directly impact on the social status;

6-Indices of Suitable Houses Quality in Alleys
Now it should be paid attention to the houses quality indices vastly; in other words, the alleys processes have to be evaluated in this regard. Here, the complete details of the related process will be carried out. It should be mentioned that the concept of housing not only points to the physical structure of a family but also it is used as a shelter for the same families. The entire housing environment includes the services and social affairs as well as necessary facilitations for better life; in this case, the designs of the occupational issues and training the hygienic affairs also should be paid attention (Mokhber 1984). Due to the same topic and its concept the establishment of the housing planning should be also recognized potentially. Thus the housing planning is considered as one of the most detailed plans of the urbanization issues. These have to be established into a framework based on every topic (Gholizadeh 1999). Article 25 of the human rights statement 1 defines the house as following:
The entire people have their own rights to live on the land equally; this has to be come along with the latest standards and enough location to live into there. A house should have its own hygienic and healthy affairs along with the related efficacy in this case. The rights of the housing unit should include the entire rights of eating, wearing, house, health, therapeutically services as well as social services; the rights of preservation, safety, privacy, physical disability, unemployment and other conditions should be cared of potentially in this regard. The necessity of the houses implies that the humans have to live in a better place as well as their own wishes being provided there. Generally the houses have been divided into two quality and quantity-based dimensions. In quantity dimension, the requirement of a house includes the recognition of the phenomenon requiring the shelter; indeed, the responding degree is being paid attention in considering the houses’ quality. In quality dimension, the homeless people are being paid attention trying to meet their requirements in this terrible event. In fact the quality dimension is mainly paying attention to the house body issues (Shiite 2005). Generally, the high requirements of people to the dwelling units need too many studies in this path. So the interior elements may have been talked in this case but other features such as the save of energy consumption should be considered potentially. However the entire
architectures have to consider the quality dimensions of the buildings. Of course it does not subject only to the quality dimensions. The opposed side of the quality dimension regarding to the quantity dimension is also having its own importance in this case (Shiite 2005).

6-1-Indices of Housing Quality
The discussion of the housing quality dimension has been highly paid attention by the related experts. Presumably, the housing indices are the most essential key words instruments for housing planning. Since among the housing quality indices, there have been other factors paying attention by many architectures, the same topic has got its own importance. Generally, there are many factors defining the quality dimension in this case:

1- Suitable formation of a house
2- Stability of a house
3- Safety
4- Privacy, comfort and degree of availability to the related facilitations of an alley
5- Availability to the nature and green spaces
6- Providing the related equipments required for a house
7- Neighboring to adaptive applications
8- House adaptation to natural and climatic conditions and the reduction of energy

The eight factors mentioned above are the most important factors in the determination and representation of a suitable house.

6-1-1-The Suitable Formation of the House
Since the house is one of the most important requirements of the human, the suitable formation of a house also plays a key role in providing these requirements as well; for the reason, it should be covered five essential factors as following:
The land, financial resources, human resources and technology, building materials and management and supervision of the land and their vastness determining the formation of a house in this regard; indeed, this is the land gives the architecture the form of designing; in other words, the form of every building is the direct impact of the land’s form. Also the human force is a kind of providence of the construction quality and the application of the materials is effective in this way. In order to move around this process, three important factors of connection, management and correct control are essential to be considered in this path. The cohesion of these three factors leads to the suitability of the houses.

6-1-2-The Stability of Houses
Since the factors of engineering styles, calculation, completion of the structure and consideration of technical issues are the providence of the building’s stability, it should be considered by these engineers every time. For the reason, to evaluate the geotechnical evaluation, reviewing the materials’ resistance and the structural tolerance, the amendment of the building regulation is a necessary process in this regard.

6-1-3-Safety
The requirement of the shelter is one of the basic needs of the mankind. The safety is subjected to the preservation of the house against direct and indirect issues as one of the quality indices. The direct factors such as stealing, fire have been evolved; and the indirect factors such as climate and air contamination are playing key role in this case. The entire of these factors are subjected to the safety and dwellers of a house. Another process has to be considered is subjected to the involvement way of a house. It causes a family to feel
relaxation into the living place. This can also provide the psychiatric relaxation for the entire members of the family.

6-1-4-Facilitation (Relaxation, Comfort and Hygiene)
The providence of supplementary welfare facilitations along with the safe shelter are one of the most elementary requirements of the dwelling process playing a key role in providing the health of physical affairs. Considering the suitable facilitation and services can increase the dwelling hygiene leading towards the physical optimization in this case. Having the single, two and three rooms units and having enough basic services such as the electricity net, gas, telephone, cooler, light and treatment system are the most basic effective factors in this article (Gholizadeh 1999).

6-1-5-Availability to the Nature and Green Space
Again it can be stated that the green space is one of the most elementary requirements of the sustainable development increasing the public green spaces. It should be accepted that the essential importance of the green space should not be subjected to facing of other essential urban applications. Generally, a logical relationship has to be constructed around the natural spaces in urban alleys. These spaces are only relaxing spaces and locations due to the populated areas reducing the entire stressful factors. The application of the trees and green spaces are the inseparable parts of the urban spaces (Razjooyan, 2006). It has to be highly paid attention in relation to the designing process. Every small plant can play a key role in the process of relaxation of the urban populated districts producing high degree of oxygen for the citizens. The green spaces can recover the alleys potentially. Generally, the use of trees can increase the quality of the body spaces being the dwelling supplementation.

6-1-6-The Required Housing Infrastructures
The majority of urban elements have been established in terms of the urban infrastructural issues; in a general glance it can be stated that the urban infrastructures can include the elements of providing the basic requirements of the man; in other words, the recent physical collection of different urban functions causing to the combination of the urban spaces; these are called the urban infrastructure in this regard. These are the main criterion of the definition of a healthy city. The process of urban infrastructure is established at the pyramid of the issues; it has direct relationship with the urban dwelling quality making the concept of the shelter and house in this pavement.

The process of the sheltering preserves the man directly but it is out of the features for providing the relaxation and responding to different requirements. So, it should be stated that the housing criteria have not been still completed in this regard; hence, the infrastructural establishments are transformers of the home into house; so it is observed that the urban establishments are determinant of the urban alley body as a great background of different functions of economy, social and cultural affairs making the relaxation of the alleys’ dwellers in this case.

6-1-7-Neighboring to Adaptive Applications
Generally, the applications have to be adapted together in terms of their penetrative field of activity preventing any annoyance against others. The main struggle should be subjected to the separation of non-adaptive applications with dwelling application in urban alleys in the field of urbanization process. The applications producing smoke, noise, sound and populated areas should be separated from the social, cultural and dwelling applications. This separation
is not an absolute but it can be restricted in some urgent cases. In the process of separation, the expenditures of these areas should be considered. The existence of the silence is one of the most basic requirements of the man in the universe.

6-1-8-Adaptation of the House with Climatic and Natural Conditions and the Reduction of the Energy Consumption

Iranian architecture has been formed along with Iranian culture; the attention to the climatic issues to the end of Qajar tyranny caused to the construction of the houses with the process of reducing the energy sources for the entire citizens at that time. The huge part of the buildings’ issues is subjected to the urban and urbanization affairs. Hence, the attention to the special weather conditions and climatic issues can influence on the construction of houses’ quality adapted to environmental circumstances in this case (Razjooyan 2006).

7-Analysis

As we know, a comprehensive plan of a house requires a complete recognition of the houses different dimensions. Along with carrying out the necessary researches in relation to the recognition of the housing indices, the efficacy of the housing can be upgraded increasingly in this regard. Although every index is determinant of the houses’ quality, but the existence of every choice can increase the houses’ quality itself; therefore, the combination of these indices can also lead to the quality of the houses. For example a house without the structural design is an empty house getting collapsed easily; and or a house with suitable function but in a noisy place can destroy the relaxation of the entire dwellers or making hard availability to the public spaces. Thus, it can be analyzed that every index of the housing issue has special establishment in the process of housing quality; in other words, every index is a conditional case in optimizing the quality and quantity of the houses. These indices should also have standards as well; the basics of the designing systems have to be considered paying attention to the populated areas, alleys, and percent of foundations, environmental vastness and the necessity of social and cultural affairs. So, it should not forget the impact of people’s traditions and culprits in optimizing the housing quality levels. The entire architectures should pay highly attention to these people beliefs particularly in the process of the constructional issues.

8-Conclusion

The process of housing is one of the preliminary issues of the developing countries; the lack of enough resources, the weakness of the economical management, the lack of planning at housing affairs and the deficits of the economical infrastructures in one hand and the increase of urbanization areas have been formed multi-dimensional problems in these countries. Absolutely, the response to the increasingly requirement of the people is a complex task requiring high rate of the land, investment, constructional materials and human forces; in addition, a comprehensive planning is also required in this pavement. Also, the economical, social and cultural changes should be considered in this case based on the national planning statistical affairs; the bilateral impacts as well as edited standards should also be established at this case. The attention to the basic requirements of the man as housing has got two forms of quality and quantity issues. The house quality indices have been categorized into eight groups as following:

1- Suitable formation of house
2- House stability
3- Safety
4- Privacy and easy availability to service applications (welfare and hygiene)
5- Availability to the nature and green space
6- Providing the equipments and facilities (infrastructures)
7- Neighboring the house to adaptive applications
8- Adaptation to climatic and natural conditions and the reduction of energy consumption

Of course one of the most essential issues is subjected to the houses’ climatic affairs. By adding the silence and preserving the privacy, it can be considered as the most crucial factor in the formation of the suitable housing unit. It can also play a key role in the contemporary architecture; finally, considering these indices can be effective in the recovery of the houses quality-based affairs. A suitable house is subjected to a place where a good relaxation, suitable availability, safety, privacy, hygiene and healthy environment as well as elementary facilities can be found easily. Importantly, the future architectures should pay attention to the next generation of the process by considering the traditions of people and their values in reaching to the optimization of the houses quality levels because this can make the blossoming and growth of the identity, cultural and social affairs of people in a community potentially.

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