

GENERAL CONDITION OF SPACES BETWEEN RESIDENTIAL BLOCKS IN BULGARIA IN THE PERIOD AFTER 1990

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Abstract. *The problems of the residential quarters built by industrialized technology in 60-70 years of the last century, have their physical, social, economic, demographic and environmental aspects. Material and obsolescence of the buildings is readily apparent. Demographic changes in the age structure, size and number of households, the scale of unemployment and the change in lifestyle impose different requirements on the size, content and functional organization of both the buildings and the spaces between them.*

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Discussion. The total number of panel apartments in Bulgaria today is about 30% of the housing stock. The dynamics in the development of socio-economic relations over the last 27 years have changed the face of the panel complexes. Trade sites spontaneously entered the residential environment. Diversity and self made improvements made improvised and interesting neighborhoods, but not them closer to the modern idea of a quality place to live. The processes of social restructuring and stratification of society are still less pronounced due to the retaining force of property ownership and limited opportunities for financial investment. However grown requirements for the residential environment are the reason for the departure of prefab housing estates of residents who can not afford it. In parallel, wealthy entrepreneurs buy and renovate apartments for sale at significantly higher prices and, especially, for the purpose of renting (not to be overlooked doubling of the population in the capital in those same 27 years). However, there remain thousands of families, and not only in Sofia, laden with the burden of ownership without funds for its maintenance and renewal.

The problems of the residential quarters built by industrialized technology in 60-70 years of the last century, have their physical, social, economic, demographic and environmental aspects. Material and obsolescence of the buildings is readily apparent. Demographic changes in the age structure, size and number of households, the scale of unemployment and the change in lifestyle impose different requirements on the size, content and functional organization of both the buildings and the spaces between them. Existing buildings can not meet these requirements due to serious structural difficulties in attempts to internal changes. Renovation of these housing estates with good location and developed technical and social infrastructure supports limiting the extensive expansion of urban structures and building on valuable agricultural land, as well as existed for many years natural parks or untouched landscapes around cities.

In this regard, it is appropriate to seek main roads out of this negative trend caused by the limited capacity of the state and its people mastering the above processes.

Regarding the spaces between residential blocks we undoubtedly define basic question to solve – land ownership. From now on everything can be solved quickly and efficiently in a more or less acceptable compliance of the country.

We can continue to reflect this trend with examples of overscaled (oversized or miniature) spaces, unkempt lawns without professional maintenance. Reconstruction and landscaping in the past often acted randomly campaign shares like "Leninski sabotnik", "Forest Week", student brigades, 45-day teams of employees, etc. These events were mandatory for participants and in most cases unpaid. Today they continue and are much more varied, but based on completely amateurish programs like "Green Sofia", "Ariana search the company in front of the block" and others. Continuous are tolerated and financed unprofessional and unprincipled development activities between block spaces by incompetent but very active subjects. Complete absence of economic feasibility in all planning and park development activities today is disguised under the code concepts such as sustainability biocenoses, development of ecological potential, performances, installations and other urban-ecological events. The comparative analysis of the problems and the state of the block's spaces in

different parts of Europe shows that there are great similarities but also differences between them. The same features of the environment perceived by residents as positive or negative. Main advantages of these spaces some are major drawback for others. For example, vacant space between the blocks are perceived ambiguously - for some they provide space, air and greenery, while for others they are a potential resource for sealing construction with new features.

The main findings in a careful analysis of these free areas are:

- Heterogeneous social status of residents
- Totally neglect and disinterest of residents from the surrounding blocks to the aesthetics of spaces
- Mismanagement regarding Alain flooring and neglect of garden furniture
- absence of efficient lighting, waste bins and other household architectural park elements
- Inappropriate and sporadic maintenance of green areas , trees, shrubs and flowers.
- Chaotic and unplanned emergence of commercial sites
- Antisocial behavior, crime and vandalism
- A sense of insecurity and hygienic safety
- Categorically different views of residents on the future development of the neighborhood
- Very limited intended use of these spaces (mothers with young children in prams and rarely pensioners)

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