

PLANNED TRANSFORMATIONS WITHIN RESIDENTIAL STRUCTURE IN THE CENTRAL ZONE OF BELGRADE

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Belgrade's urban transformations largely mirror the Master Plan of Belgrade 2021 and the consequent detailed regulation plans, consistent with the national Law on Planning and Construction. A major negative consequence of contemporary urban transformations in Belgrade's central compact blocks is a failure to create common public or semi-public areas in the center of the blocks, and a complete disregard to their importance. Any transformation in the future needs not only to correspond to the needs of citizens, but meet them on a larger scale, too, while creating an optimal ratio between sustainable development and maximum economic benefits for property owners, the city and the state. Only a good balance between these parameters can create the best possible conditions for growth. It can protect the city against heavy dependence on developers, and allow property owners to invest and save their urban units.

Key words: central zone, compact block, Master Plan of Belgrade 2021, Detailed Regulation Plan, transformation.

INTRODUCTION

The urban development and architecture of Belgrade have been differentiated in several ways within the bounds of the Master Plan of Belgrade 2021 (MP 2021). Typology distinctions that make a specific part of the city clearly recognizable depend on the historical context and different influences, natural and imposed alike. What goes back quite a while in history is that a pre-defined street matrix, without major variations in geometry, regulation, and leveling, has been used as a basis for creating blocks of varying size and shape, sharing some basic characteristics. The existing differences pave the way to a better transformation in the future.

Under the Law on Planning and Construction, the adoption of higher-order plans, including the 2021 Belgrade Master Plan, created conditions for the elaboration of specific units based on detailed regulation plans. The MP 2021, as the planning groundwork, covers an area of approximately 77,600 ha, including nearly 296,000 lots. The continuously developed area covers about 22,000 ha, which is close to 30%.

The changes the economy and society have undergone over time will definitely reflect on land ownership transformation. The terms of possible changes in land ownership, and a rationale behind them, will be defined precisely. High-degree ownership guarantees and a clearly

defined tax policy that can specify the taxes for property owners on a long-term basis are indispensable conditions for investment and long-term sustainability in development. The optimal ratio between the property value, taxation and potential yield must be a key element in defining a long-term policy for spatial management. Consequently, it will shape the development, too, addressing the local needs in line with modern standards.

While the Master Plan was prepared and passed, the main development challenges were poor implementation of urban plans, uncontrolled and illegal residential development, semi-legal residential development, awarded but not developed building land, fading industrial zones, the expansion of "kiosk" economy, devastated transport system, non-regulated urban agriculture, multiplication of dump sites, illegal connections to the public utility infrastructure, unconscious visual impairment of the city. Halprin (1974) speculated that modern city skylines changed as rapidly as several times a year. This has already evolved into the concept of a constantly changing city. The key battle is waged between a static and a dynamic city as perceived by two schools of thought, between the concepts of permanent and ephemeral urban structures. In a simple notion, Merleau-Ponty (2005) maintained that the space is existential, but that existence is spatial as well, reaffirming the spatiality of architecture, its live interconnection with the real world. There is no greater danger in urban planning than the desire to implement the Perfect Urban Planner's Manual in practice at any cost (Poëte, 1929).

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In his comparative history of architecture, Fletcher (1996) recognized the six types of influences that lie in the base of each phase of architectural development: geography, geology, climate, religion, society and history. A step to complement the view was made by Giedion (1969) – it's not a *particular shape* in modern architecture to be considered universal and general; it's rather a *space concept* to come first. The economic potential of a society and developmental prospects are lynchpins to architectural development. If overlooked, they result in unrealistic, quickly abandoned plans. The enormous challenge lying ahead of countries with an insecure economic future is to develop plans and shape their future and needs ten years in advance. Not only do they need to rise to the challenge, but to accept a serious inherent responsibility, too. Only a spatial concept can provide for a firm grasp of the entire space, and the ideas of how to transform it. A more complete integration is needed to include various aspects and dimensions of a development planning policy, e.g., social, economic, spatial, urban, environmental, etc. (Vujošević, 2004).

THE CENTRAL ZONE OF BELGRADE AS DEFINED BY 2021 BELGRADE MASTER PLAN

The MP 2021 has divided the city area into four zones, namely, the central, middle, outer and edge zones. The Central Zone of Belgrade is home to the ever-changing spirit of the city, reflected in its physical structure as well. The analysis of Belgrade's inner urban structure has unveiled the ongoing transformation in the inherited street matrix. More floors are added to the existing buildings, and instead of low-rise structures and deteriorated buildings, up to six-floor mid-rise housing with offices has taken over (Niković *et al.*, 2013). In addition to the question of how to build a city by the modern urban planning standards, Ranko Radović (1995) made another the two, even more complex and intense: how to make it possible for the city to grow constantly, and how to pave the way to its painless yet full organic transformation, which in a sense always entails its disappearance. Any intervention in the central zone invariably brings up the question of the scope of transformation.

According to Venturi (1999), a combination of old and new is the ultimate goal to be strived for, but the ways to incorporate the old should be innovative, too. Tradition should be used to reaffirm and highlight the new. This dialectical game, in which the universal intertwines with the regional, and tradition with the avant-garde, offers the sine qua non for architecture to survive. The dialectical context allows the architecture and urban planning to endure, but it's still a political element. Architects and planners move through the political spectrum in much the same way as the general public, with their growing interest in urban design. This interest can be viewed in two different ways - as a symptom, and as a symbol.

The physical structure of the densely developed city center has been replaced randomly, with complete disregard for the existing and future ambiances, and the conditions of living, disturbing the old, creating the new (Marić *et al.*, 2010).

The existing needs are often subordinated to long-term development. A compromise that might seem to be a

solution, frequently turns into a failure. In most democracies, elections allow them to choose between different political programs, and, by extension, the development models and methods they are offering. The citizens give a mandate to their representative to make decisions and shape the development process. The democratic standards notwithstanding, what matters most is to build institutions, define professional and general standards, and make all the planners and decision-makers accountable for their decisions and the consequences they might have on the society and space.

COMPACT BLOCK TYPOLOGY IN THE CENTRAL ZONE OF BELGRADE

Belgrade's Central Zone is a predominantly residential area, with typical public facilities. Following a classification based on morphological criteria, the inner city center is a fairly compact, urban block type. As a result, urban development issues need to be considered at the block level. The problems that have been identified so far typically arise from the inadequate building stock, occupying the interior parts of blocks and creating poor hygienic conditions, which calls for transformation into a better living environment. At the same time, the urban parameters for compact urban blocks have been defined already, together with urban indicators, distances between buildings, regulation lines, distances between plot boundaries, and boundaries between neighboring buildings. (Niković *et al.*, 2013)².

A typical compact bloc in the Central Zone was elaborated by Regulation Plan for Bulevar kralja Aleksandra, the partition from Takovska to Sindelićeva streets (RP 2001). The objective of the plan was to create the planning fundamentals to improve the existing facilities and structures and develop new ones in the block.

Under the Plan, the Kalenić open market and the surrounding area, from Kursulina to Njegoševa and Maksima Gorkog streets, remain a traditional city marketplace. The section in front of the "Kalenić" restaurant, from Trnska to Baba Višnjina, and the square toward Golsvordijeva St., constitute a signature urban motif that needs to be preserved by all means. Carving a strategy to do so is a delicate exploit. Having quoted T. S. Eliot, 'History can be slavery, history can be freedom, Radović (1995) suggested that one should resist the allure of history by understanding it.

The main reason for concern the residents around Kalenić voiced during the planning process was that the old city spirit, tranquility and quality of life might be lost in the transformation of one of the most expensive areas of Belgrade. They even documented the existence of rare bird species in a tiny green area inside the block, in a bid to preserve the good living environment in the Kalenić neighborhood.

² The typology of compact blocks is defined in MP 2021, as well as the main objective of raising the standards of used space within the blocks. It subsumes building of parking spaces and garages, clearing the interior parts of unadequate building stock, planning new greenery as well as conditions for solar insolation, daylight, natural ventilation etc. (MP 2021, Urbanistički zavod Beograda, 2003, pp. 922-923).

There are outstanding examples as to how to protect the old and meet the need for the new. No one can stop the flow of time, but one needs to understand history and embrace the unfolding processes, which is never an easy task. On the other hand, making a decision without a firm grasp of the process behind is a sure path to mistakes. More often than not, plans tend to ignore reality. Many spatial incidents, a mere euphemism for illegal construction, have been turned a blind eye to, however realistic they might have been. Accumulated over the years, they created an enormous challenge for other developers, pushing back the planning. Planners do bear a lion's share of responsibility, but the fact is that there will be no proper plans as long as spatial incidents are ignored. Instead, there needs to be a hard and fast rule that anything built contrary to the plan must be removed.

Analysis of a block in the Vračar municipality – the Existing Situation

The next chapter describes in detail a compact block in the Vracar municipality, between Kičevska, Molerova, Hadži Đerina and Hadži Prodanova streets, located in the northeast-southwest direction. Inside the 2.22 ha block there are 27 cadastral building lots, and the three publicly owned lots that were used to build traffic infrastructure. Apart from two lots, where the 14th High School of Belgrade and the Association of Scientific and Technical Translators of Serbia are located, this is a completely residential area. There are three different categories of residential buildings: individual housing, the compact city block housing, and the compact city block housing with business ground floor facilities.

There are two poorly-insulated individual buildings of extremely low housing quality. The one at 9, Hadži Prodanova St. is a ground-level structure with an illegal

extension (Figure 1). The building at 10, Hadži Đerina St. consists of a ground floor plus one more, upper floor (Figure 2).

The residential buildings with no commercial space were built prior to the 2001 Regulation Plan. They are of varying quality; some quite solid, others in poor conditions or expected to be replaced soon (Figure 3 and 4). Aside from

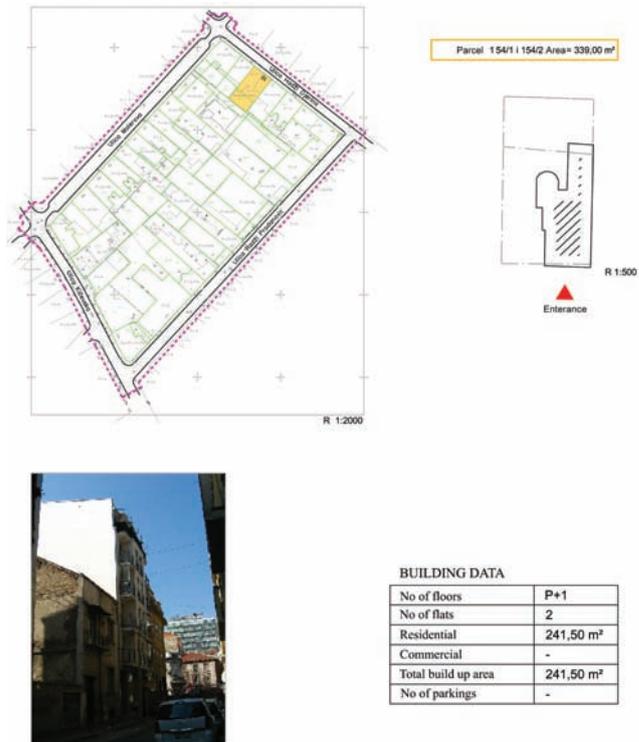


Figure 2. The building in 10, Hadži Đerina St.



Figure 1. The building in 9, Hadži Prodanova St.



Figure 3. The building in 7, Kičevska St.

the ground floor, they typically consist of two to five upper floors, plus an occasional loft. No parking facilities exist on these lots.

Most of the residential buildings with commercial facilities on the ground floor were built after the 2001 Regulation Plan was passed. The buildings are of good quality, with private garages. They consist of the ground floor, plus four to five upper floors and an occasional loft (Figure 3).

The Table below lists the urban indicators for the existing physical structure.

The Table shows that urban parameters are not uniform, and that the lot coverage values range from 30% to 80%, with an exception of 100%. Lot coverage is taken as one of key elements for analysis, as this is a realistic piece of information, as opposed to the construction index. The construction index is laid out in the Master Plan. The lot coverage and floor structure show indirectly the quality of urban structure, and the possibilities for further

transformation of the block, without impairing the basic qualities in the use of urban space. This is the way that gives a far better conception of capacities in a certain area, thus enabling the benefit expected from development to be maximized.

PLANNED TRANSFORMATION WITHIN RESIDENTIAL STRUCTURE ACCORDING TO MASTER PLAN

The strategy laid down in the Master Plan 2021 suggests that most of Belgrade's residential urban structure should be transformed into a better environment. The process is expected to unfold gradually and simultaneously in various city locations. While evaluating implementation of the plans, especially in the context of a specific policy, it is of key importance to compare the plans and the results at certain intervals, i.e. at the end of the periods of time covered by the plans. Gauging efficiency, effectiveness and cost-effectiveness alone calls for measurable criteria, which need to be defined. The terms like "better environment" involve

Table 1. Overview of the existing situation of physical structure by addresses of lots

Address	Lot surface area - m ²	Number of floors	Gross building area residential - m ²	Gross building area business - m ²	Total Gross building area - m ²	Construction index	Lot coverage - m ²	Occupancy index
Kičevska 7 - Molerova 64	214.30	GF + 3 + A	953.80	32.00	985.80	4.6	214.30	100%
Kičevska 9	517.15	B + GF	-	360.00	360.00	0.7	180.00	35%
Kičevska 11	312.70	GF + 4	945.00	105.00	1,050.00	3.4	210.00	67%
Kičevska 13a, H. Prodanova 1	320.70	B + GF + 3 + A	1,170.00	26.00	1,196.00	3.7	260.60	81%
H. Prodanova 3-5 (High School)	2,013.30	GF + 2	-	2,179.80	2,179.80	1.08	726.60	36%
H. Prodanova 7	429.80	GF + 2 + A	489.60	-	489.60	1.1	136.00	32%
H. Prodanova 9	572.90	GF	269.00	-	269.00	0.47	269.00	47%
H. Prodanova 11	512.70	GF + 5 + A	1,960.35	150.00	2,110.35	3.74	319.95	62%
H. Prodanova 13 and 13a	524.70	GF + 2 + A	887.75	-	887.75	1.7	246.60	47%
H. Prodanova 1	631.20	GF + 5 + A	1,796.00	183.10	1,979.10	3.10	320.70	51%
H. Prodanova 17	674.10	GF + 5 + A	2,668.45	466.55	3,135.00	4.19	475.00	70%
H. Prodanova 19	817.30	GF + 4 + A	1,227.20	-	1,227.20	1.5	219.15	27%
H. Prodanova 21	805.10	GF + 3	1,062.80	-	1,062.80	1.3	265.70	33%
H. Prodanova 23, Hadži Đerina 18, Hadži Đerina 16	712.00	GF + 4 (+RF)	2,489.10	-	2,489.10	3.5	460.90	65%
Hadži Đerina 14	307.00	GF + 3	828.00	-	828.00	2.7	207.00	67%
Hadži Đerina 12	305.00	GF + 4 + A	1,011.00	184.00	1,195.00	3.92	184.00	60%
Hadži Đerina 10	339.00	GF + 1	241.50	-	241.50	0.71	120.75	36%
Hadži Đerina 8	245.40	GF + 4 + A	653.20	142.00	795.20	3.24	142.00	58%
Hadži Đerina 6	410.20	GF + 2 + A	823.15	-	823.15	2.0	228.65	56%
Molerova 66	683.25	GF + 4 + A	2,424.80	-	2,424.80	3.50	433.00	63%
Molerova 68	553.35	GF + 2 + A	828.00	-	828.00	1.5	230.00	42%
Molerova 70	566.80	GF + 2 + A	901.25	-	901.25	1.6	250.35	44%
Molerova 72	360.60	GF + 1	302.60	-	302.60	0.88	168.70	47%
Molerova 74	300.00	GF + 3 + A	897.00	-	897.00	3.0	195.00	65%
Molerova 76	297.30	GF + 3	928.00	-	928.00	3.12	232.00	78%
Molerova 78	508.50	GF + 4 + A	1,370.90	-	1,370.90	2.7	244.80	48%
Molerova 80	526.00	GF + 5 + RF	972.35	79.70	1,052.05	2.0	159.40	30%
Molerova 82	767.10	GF + 5 + RF	1,504.80	-	1,504.80	1.74	228.00	30%
Total	14,427.80		29,866.25	3,821.25	33,687.50		7,300.20	

* G - Ground Floor; RF - Recessed Floor; A - Attic; B - Basement



BUILDING DATA

No of floors	Su+P+3+Pk
No of flats	14
Residential	1.170,00 m²
Commercial	26,00 m²
Total build up area	1.196,00 m²
No of parkings	-

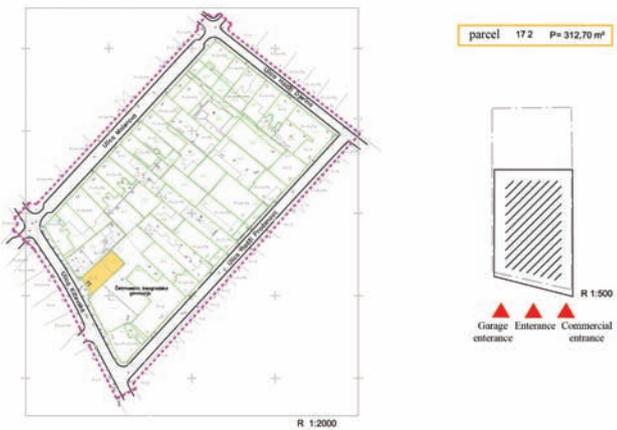


BUILDING DATA

No of floors	P+5+Pk
No of flats	14
Residential	2.668,45 m²
Commercial	466,55 m²
Total build up area	3.135,00 m²
No of parkings	in garage

Figure 4. The building at the corner of 13a, Kičevska St. and 1, Hadži Prodanova St.

Figure 6. The building in 17, Hadži Prodanova St.



BUILDING DATA

No of floors	P+4
No of flats	10
Residential	945,00 m²
Commercial	105,00 m²
Total build up area	1.050,00 m²
No of parkings	in garage



BUILDING DATA

No of floors	P+4+Pk
No of flats	19
Residential	1.227,20 m²
Commercial	-
Total build up area	1.227,20 m²
No of parkings	-

Figure 5. The building in 11, Kičevska St.

Figure 7. The building in 19, Hadži Prodanova St.

a large degree of personal feelings to it, and how successful a transformation into a better environment is might be difficult to validate. This is why an integrated planning process is almost impossible to implement.

The compact block typology is largely associated with the Central Zone of the Belgrade. A small number of these blocks

are planned to be transformed into typical central blocks, where almost half of the area will be dedicated to central facilities. Most of the blocks, on the other hand, will keep the present-day features, but with improved parking facilities, etc. The objective is to improve over time, and increase considerably the standard for use of space in the compact blocks. To build new garages and parking lots, convert the

Table 2. Planned buildings, i.e. lots with expected replacement of buildings – Group A

Address	Lot surface area - m ²	Use	Gross building area - m ²	Occupancy index max.	Lot coverage - m ²	Max. number of floors
H. Prodanova 7	429.80	residential	1,504.30	60%	257.90	GF + 4 + A (RF)
H. Prodanova 9	348.60	residential	1,220.10	60%	209.15	GF + 4 + A (RF)
H. Prodanova 13, 13a	271.00	residential	948.50	60%	162.60	GF + 4 + A (RF)
H. Đerina 10	234.80	residential	821.80	60%	140.90	GF + 4 + A (RF)
Molerova 72	293.75	residential	1,028.10	60%	176.25	GF + 4 + A (RF)
Total			7,850.00			

Table 3. Buildings to be kept in the present condition - Group B

Address	Lot surface area - m ²	Use	Gross building area - m ²	Occupancy index	Lot coverage - m ²	Number of floors
Kičevska 7 - Molerova 64	214.30	residential	985.80	100%	214.30	GF + 3 + A
Kičevska 11	312.70	residential	1,050.00	67%	210.00	GF + 4
Kičevska 13a, H. Prodanova 1	320.70	residential	1,198.75	81%	260.60	B + GF + 3 + A
H. Prodanova 1	320.55	residential	2,109.00	99%	319.55	GF + 5 + A
H. Prodanova 15	370.65	residential	2,117.00	87%	325.00	GF + 5 + A
H. Prodanova 17	551.40	residential	3,135.00	86%	475.00	GF + 5 + A
H. Prodanova 19	549.60	residential	1,227.20	40%	219.15	GF + 4 + A
H. Prodanova 23 - H. Đerina 16, 18	712.00	residential	2,489.10	65%	460.90	GF + 4 GF + 4 + RF
Hadži Đerina 14	301.00	residential	828.00	69%	207.00	GF + 3
Hadži Đerina 12	290.00	residential	1,195.00	63%	184.00	GF + 4 + A
Hadži Đerina 8	165.50	residential	795.20	85%	142.00	GF + 4 + A
Hadži Đerina 6	252.00	residential	823.15	90%	228.65	GF + 2 + A
Molerova 82	420.65	residential	1,504.80	54%	228.00	GF + 5 + RF
Molerova 80	361.30	residential	1,052.05	44%	159.40	GF + 5 + RF
Molerova 78	286.00	residential	1,370.90	85%	244.80	GF + 4 + A
Molerova 76	278.50	residential	928.00	83%	232.00	GF + 3
Molerova 74	281.60	residential	897.00	69%	195.00	GF + 3 + A
Molerova 66	693.25	residential	2,424.80	63%	433.00	GF + 4 + A
Total			26,130.75			

Table 4. Buildings allowed to be extended (floor/s added) – increased capacity - Group C

Address	Lot surface area - m ²	Use	Gross building area - m ²	Occupancy index	Lot coverage - m ²	Number of floors
H. Prodanova 21	542.40	residential	1,487.90	49%	265.70	GF + 4 + A (RF)
Molerova 70	394.25	residential	1,380.00	63%	250.35	GF + 4 + A (RF)
Molerova 65	383.50	residential	1,288.00	60%	230.00	GF + 4 + A (RF)
Total			4,155.90			

Table 5. Planned buildings, i.e. lots where buildings are expected to be replaced – Group D

Address	Lot surface area - m ²	Use	Gross building area - m ²	Occupancy index max.	Lot coverage - m ²	Number of floors
Kičevska 9	517.15	Commercial activity	2,327.20	70%	362.00	B + GF + 4 + RF - B + GF + 5 + RF

* G - Ground Floor; RF - Recessed Floor; A - Attic; B - Basement

central core of each block into open space wherever possible and open new green areas, to let air and light into the blocks and improve the general quality of infrastructure are the ways to do it. The plan is to develop the compact blocks further without disturbing the compact block concept.

One of key deficiencies in planning the central zone blocks is the disappearance of shared space within. There are three key reasons for this phenomenon: building rules

in the Master Plan referring to both land parceling and architecture; the parcels are privately-owned construction land; Under the Belgrade Land Development Public Agency's policy, it is impossible to define a publicly-owned land within the blocks, which might be offered for sale and developed for a specific purpose. The agency's policy contradicts the strategy for improvement of living conditions as defined by the Master Plan.

The planning and building policies have expanded construction on the one hand, but also raised the question of housing quality (the blocks with no air flow, a lack of green areas, no socializing in shared spaces, dehumanized standards of living).

This is also the example of a failure to include the principles of economy into the planning process. On the one hand, there is the illusion of growing savings, convenience and an expanding building industry, while a long-term damage is made to the living environment, no conditions are created to improve it and the total economic benefit is reduced. In this way, immediate benefits and quick yet ephemeral positive effects are put before the genuine advantage for citizens, local governments and the state alike. Planned architectural forms are the fundamentals of the physical structure of a city. In the urban structure, these forms are the most diversified, the most visible, and the most static.

Planned types of construction /interventions

The building rules pertaining to compact city blocks define the following types of building: newly planned buildings (Group A), buildings to be kept in their present condition (Group B), buildings to be extended (Group C). The planned types of interventions are covered by the overview below, including all the parameters defining a future physical structure.

Group A consists of the lots where buildings are expected to be replaced. Business and commercial units can be built on the ground floor of such buildings, but this is not mandatory. Maximum urban indicators are given as follows: percentage of commercial space is 20%, max. occupancy index is 0.6 (60%), max. number of floors is Ground floor + 4 + Attic (+Recessed floor). Minimum percentage of green areas is 15% of the lot area. Distance of the building from an opposite building is min 2/3 of height of the taller building, but not less than 10 m. Distance from the rear lot line is min. 2/3 of height of the building, but not less than 8 m, unless there are openings of residential premises.

Group B is consisted of buildings to be kept in their present condition (without increasing their capacities) and without parking provisions. Lot occupancy index ranges from 0.4 (40%) to 1.0 (100%), with max. number of floors: ground floor + 2 + Attic up to ground floor + 5 + Attic (+Recessed floor).

Group C consists of the buildings to be extended (floors added) within the planned urban parameters, maximum coverage index is 0.6 (60%), max. number of floors is ground floor + 4 + Attic (+Recessed floor). Minimum percentage of green area is 15% of the lot area.

The tables presented above show maximum possible development parameters.

Policy of construction, development of building land, and obtaining land lots, leads to the situation where the initial costs of construction are such that every developer wants to earn the maximum profit, and build the maximum number of allowed squared meters of space. This turns us to the starting point discussed in the sections above. What is lost with such policy, and what is to be gained. The big

outstanding issue is: in our urban planning do we have to learn incessantly from (our own) expensive mistakes, or is it more reasonable and better, faster and less costly to learn from other people's mistakes? Human settlements are those complex areas of our activity and culture where reality and direct experience of each person is the highest judge and measure.

Planning is a process that is essentially meaningful only if it is on a long-term basis and covers as many parameters as possible, particularly those developmental and economic. Evaluations and effects have to be considered in the time perspective and cumulatively, and that it is up to the decision-maker to evaluate which benefit is the biggest and the most applicable in a given situation. There are such situations when the immediate benefit will be more substantial, and when decisions that are unfavorable in the long run are accepted consciously. However, both situations have to be planned clearly, and decisions also have to be defined in a clear way.

Changeability of urban forms, urban structures are the core feature of a city. What is new and typical for urban morphology are not changes per se, but the dynamic nature of such changes, their rhythm and variety, the speed of these processes. The dynamics of changes is conditioned by many factors that are not coordinated at this moment in our situation. The speed of preparation of plans, the speed of provision of necessary permits, the speed of construction, the crisis in the real estate market, all this contributes to the situation where all players in urban planning and construction overlap and trip one over another. Childs thinks that the shape of the city of future presupposes an adequate solution to a range of other problems, but that the city itself is not the goal for itself or the final stage, but it is to serve the community.

Planning is a continuous process and the fate of plans has to be monitored constantly. Speed is important, but most often, going too fast does not go alongside with the planning process. Key decisions, and important decision, with long-term effect on the condition of space, cannot be, and must not be made in a rush, without a comprehensive analysis. An essential change in the planning process has to take into account all elements in the process and needs to consider all of them.

In all times and changes, this question raised by Radović (1995) can probably be posed in several ways, such as: What should the architecture of today express, what should it speak of, which goals and symbols of what beliefs and hopes should it serve? For whom, for what client?

CONCLUSION

Typical characteristics that make a certain part of the city distinctive, such as the compact block typology, arise from the historical context and different influences – natural as well as man-made. It is important to recognize the influences, and to create a planning policy to correspond to the nature of the existing typology. Social events, economic activities, political processes, technological changes and scientific procedures develop at an increasingly faster pace, and the period of time in which social, economic, political, technical and scientific

structures become obsolete - shorter and shorter every day. When it comes to the context, architecture grows from two seemingly opposite plans, synchronically and in a complex dialectics. On the inside, it grows from homes, space and needs, and on the outside, from the environment, climate, available materials, production, a contractor's techniques, the given spatial situation, situation of the settlement, the morphology of the nature or a city.

A major negative consequence of contemporary urban transformations in Belgrade's central compact blocks is a failure to create common public or semi-public areas in the center of the blocks, and a complete disregard to their importance. Planners must be quick to react, having prepared and analyzed properly. This is the only way to incorporate the active planning process in modern society, while keeping the essence of planning intact and paving the way to sustainable development.

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