

THE INFLUENCE OF “NON-PLACES” THROUGH DECONTEXTUALIZATION  
AND RECONTEXTUALIZATION OF HIGH-RISEBUILDINGS  
IN POST-SOCIALIST TIRANA

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## Approval sheet of the Thesis

This is to certify that we have read this thesis entitled **“The Influence of “Non-Places” Through De-Contextualization and Re-Contextualization of High-Rise Buildings in Post-Socialist Tirana.”** and that in our opinion it is fully adequate, in scope and quality, as a thesis for the degree of Master of Science.

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# ABSTRACT

## THE INFLUENCE OF “NON-PLACES” THROUGH DE-CONTEXTUALIZATION AND RE-CONTEXTUALIZATION OF HIGH-RISE BUILDINGS IN POST-SOCIALIST TIRANA

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This study examines the development of high-rise buildings in the post-socialist period Tirana. These buildings in majority were constructed at the expenses of sites which were public space. In other cases, they were built on sites which were public land, but were returned to the pre-socialist period owners. These high-rise buildings were planned in the master plan of Tirana, conducted by the French company “Architecture studio” and after that for most of the building were organized international competitions by The Albanian government or Tirana municipality, which at some point worked as an international cover to undertake such urban operation.

The competitions were won by well-known international design studios. This study focuses on the impact that the high-rise buildings have in de-contextualizing the existing context and examine the newly created urban context. To achieve this, we select five high rise buildings which are: Forever Green Building Tirana, Downtown Tirana, Air Albania Tower, Garden Building Plaza. Apart from analysis of the building’s adaptation to the urban context which conducted in architectural and urban level, the study measures the de-contextualization and re-contextualization by interviewing 125 Tirana citizens, 25 per each high-rise building.

The results in overall show that the interviewed dwellers are divided as most of them (three buildings) has reported as positive the newly created context after the

construction of skyscrapers. On the contrary in all the buildings, (except one who reported differently) the dwellers have reported them not to be the best solution, pointing out the de-contextualization they create with their surroundings.

**Keywords:** *Non-place, post-socialist, high-rise buildings, de/re-contextualization, global.*

# ABSTRAKT

## NDIKIMI I "JO-VENDEVE" PËRMES DE-KONTEKSTUALIZIMIT DHE RI-KONTEKSTUALIZIMIT TË NDËRTESAVE TË LARTA NË TIRANËN POST-SOCIALISTE

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Ky studim hulumton zhvillimin e ndërtesave të larta në periudhën post-socialiste të Tiranës. Këto ndërtesa në shumicën e rasteve u ndërtuan me demte trojeve që ishin hapësirë publike. Në raste të tjera, ato u ndërtuan në vende të cilat ishin tokë publike, por iu kthyen pronarëve të periudhës para-socialiste. Këto ndërtesa të larta janë planifikuar në masterplanin e Tiranës, të kryer nga kompania franceze "Architecture studio" dhe më pas për shumicën e ndërtesës u organizuan konkurse ndërkombëtare nga Qeveria Shqiptare ose bashkia e Tiranës, e cila në një moment funksionoi si një mbulesë ndërkombëtare për të ndërmarrë një operacion të tillë urban.

Konkurset u fituan nga studiot e njohura ndërkombëtare të dizajnit. Ky studim fokusohet në ndikimin që kanë ndërtesat e larta në de-kontekstualizimin e kontekstit ekzistues dhe shqyrtimin e kontekstit urban të krijuar rishtas. Për të arritur këtë, janë perzgjedhur pesë ndërtesa të larta të cilat janë: Forever Green Building Tirana, Downtown Tirana, Air Albania Tower, Garden Building Plaza. Përveç analizës së përshtatjes së ndërtesës me kontekstin urban, i kryer në nivel arkitektonik dhe urban, studimi mat de-kontekstualizimin dhe ri-kontekstualizimin duke intervistuar 125 qytetarë të Tiranës, 25 për secilën ndërtesë të lartë.

Rezultatet në përgjithësi tregojnë se banorët e intervistuar janë të ndarë pasi shumica e tyre (tre ndërtesa) kanë raportuar si pozitive kontekstin e krijuar rishtas pas

ndërtimit të rrokaqiejve. Përkundrazi, në të gjitha ndërtesat, (me përjashtim të banoreve të intervistuar për një qiellgervishtës që raportuan ndryshe) banorët kanë raportuar se nuk janë zgjidhja më e mirë, duke vënë në dukje dekontekstualizimin që ata krijojnë me rrethinat e tyre.

***Fjalët kyçe:*** *Jo-vendet, post-socialiste, gradacela, de/ri-kontekstualizimi, globalizmi.*

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# CHAPTER 1

## INTRODUCTION

There is a relative appreciation of the architectural integrity of our cities, depending on our individual perceptions. But it is indisputable the importance that the historical elements have, for the composition of the cities themselves, whether they are created with devotion to the rules and regulations, restrictions or spontaneously. The city cannot create its vision without intertwining its components and its former historical spaces, introducing us, the inhabitants, to our lifestyle and living. The importance that these historic centers have in the historical and creative architectural context, made them become the most desirable points for investments and side benefits in economic terms, especially in recent decades. The intimacy that these spaces once offered, today have been replaced by new constructions that have lost their sense of mass and which tend to correspond to contemporary architecture alienating existing values.

The city and its architectural products comprise a broad definition that covers geographical, natural and cultural products and social life norms. Its identity is shaped by a lot of different components over a long period of time in urban spaces. Nowadays, we often encounter the problem of our cities entering into a new architectural practice and urban formation, in dimension of losing their originality, where form is present but not the spirit. The constant change and regeneration of Tirana in our case, mislays its readability and the inhabitants often live perception and memory problems. There exists a strange intersection with lacking, existing or imaginary layers of culture. The system, a combination of free market economy and representative democracy dominates the historical. (Yaldiz, 2014)

Tirana is one of the cities that live in a frenetic development, regeneration and growth process. Even if there's a try to consider the historical, they are rapidly taken over by the patterns of global consumption and pressure to financially earn. The

stratification attempts for globalizing, feeling part of unions, politics and many other factors and purposes faces us with the creation of unusual places in urban spaces, maybe not lacking meaning, but having it layered and often contradictory. Change and development is a necessary, unavoidable process, but it is appropriate to ensure continuity, when changing certain values, taking into account the dimensions, conditions and results of the change.

In Tirana, after the change of the system, there is a constant attempt for westernization, although rarely the inhabitants give importance to the urban atmosphere that surrounds them. Instead of trying to understand space and realizing what really matters, they do not stop applauding any change as radically as possible, finding themselves sailing in support of the political profit stream and other international architectural and non-contextual contests. (Pojani, 2010)

In this way, we can understand that these types of development mechanisms which occur widely and all over the world, appearing with their seemingly improving intentions and without negative effects, in fact have the same invisible and harmful impacts on the architectural environment. We, as citizens of Tirana and participants, daily users of its composition, must take care as for any other policy that affects us, being conscious, vigilant and involved in every decision taken for our common home. Every building, every innovation and piece of history affects us, our life and our identity.

The way the buildings were designed and built in the post-communist period in Albania, mainly by large studios with world fame, but with less knowledge and interest in Albanian architecture has served as a starting point for this thesis, and also the more in-depth study of them. The approach utilized in this study consists of consolidating both of them, the qualitative and quantitative methods, as well as archival research and observation.

The aim of this paper is to clarify the importance of contextualization, the reason why it is important, and why it should be an integral part on the design process. Through numerous studies based on that, the primary one, the qualitative method, a research based and selective process of existing data, primarily articles and publications related to this paper. They help to identify other countries mainly in the

region that have faced similar problems, also answering the need to an in-depth study of theoretical explanations regarding this process, the reasons why they occur and offering possible solutions. This study also aims to identify ways how to require attention, so people will turn their eyes to the environment and construction identity that we are creating and that we will inherit, deepening analytical thoughts about the functionality of these spaces and their emotional effect on residents.

The second phase, centers more on showing the architectural quantitative analysis related to urban scale. Regarding the sort of the thesis, this second part of methodology focuses mostly on architectural design and urban investigation. Certainly, user's opinion is crucial, and adding to that the fact that we are dealing with a frenetic city with great impact to the whole country, where conservation, preservation and development are fields constantly at odds with each other, seeking dominance and profit. Developments in the field of construction, concessions or major public works are always evolving so certain surveys and observations are needed.

The purpose of this study is to discover the connection of new projects with the place where they were built, to understand whether variables of their design were Albanian elements, or were conceived as a void in the middle of nowhere. Through short interviews, the aim is to understand the opinion of the inhabitants of the city, what they lack, what they value and how it could have been done better. What has been the impact of the influx of post-communist constructions in their everyday life. The last but not least, archival research, in particular mapping, historical, graphical approach, deals with seeking out and extracting evidence from archival records, textural materials and internet sources.

After successfully accomplishing this segment of methods and collecting of data required, there is the ability to say that now prepossessing of people can be affected and who can influence decision-making, noting that we are consequently better able to defend our identity and that we should be able to place it before the permanent and already known interests of politics. It is important to separate their role from other professions, such as that of architect and civil engineers.

## URBAN DEVELOPMENT OF TIRANA

As the capital city of Albania, Tirana has gone through various historical stages of its development and transformation into a modern metropolis. In today's Tirana, history coexists with modernity, cultural heritage with new trends of urban development. Positioned almost in the central part of the country, today Tirana is the main center of political, economic and cultural life of Albania, and the largest city in the country, while from a demographic point of view part of the city are in addition to locals and residents who have come almost from all other cities of Albania. After the overthrow of the communist regime in 1991, the population of Tirana began to grow significantly, due to the movement of the population from other cities of the country, towards the capital. This demographic change brought other changes in infrastructure; new neighborhoods were built, while massive construction of new palaces, buildings and squares began, transforming Tirana. (Pojani, 2010)



Figure 1: “Tirana’s Baazar.” (Retrieved from [tirana.al](http://tirana.al) in 08/07/2021)



According to data published by the Municipality of Tirana, the city currently has 811,649 inhabitants with an average age of 32 years, while today it is a dynamic and invigorating city, in a continuous transformation, as from the point of view demographic as well as by architecture. The first years of transition after the overthrow of the dictatorship brought chaotic construction due to the movement of population from the country's cities to the capital, but after 2000, urban development models were in the focus of mayors, to turn it into a European-like city.

Although Tirana turns out to have been a settlement since 1600, in 1920 when it was decided to be the capital of Albania it had only 17,000 inhabitants and an area of 3 square kilometers. At that time the city consisted of several residential neighborhoods, an elegant 18th century bazaar, the Ethem Bey Mosque and the Clock Tower which were mainly elements of oriental architecture that it had mastered for 500 years. Since being established as the capital, Tirana has begun its attempts to adopt regulatory plans, ranging from Austrian to Italian proposals following the arrival of King Zog, which received approval for development.

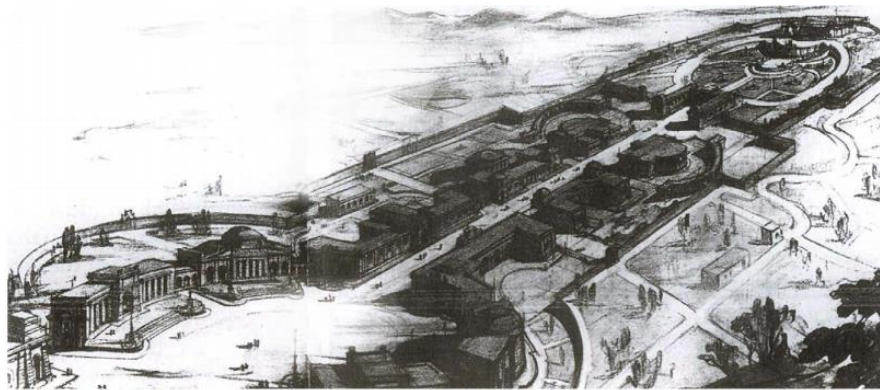


Figure 2: “Brasini’s Plan for the center.”  
(Retrieved from [architecturebora.blogspot.com](http://architecturebora.blogspot.com) in 08/07/2021)

As in other fields, social and political, the architectural development of these years aimed westernization of the country, and the main figures who made this possible were the two Italian architects Armando Brasini and Florestano Di Fausto with the departure of King Zog in 1939, the Italian government pointing to convert Tirana into a colonized urban center, drafted a plan which was arranged by the two

Florentine planners Gherardo Bosio and Fernando Poggi. In spite of the war, the Italians overseen to realize a great portion of their plans for Tirana, plans which were vital and would play a part in structuring the city, which meanwhile had developed to 60,000 inhabitants.

## **1.1 Modern Architecture**

With the end of World War II, radical changes took place in Albania in the political, social, economic and cultural structure, policies, ideology, theory and practice in the fields of urban planning and architecture changed radically. Albanian society in the middle of the twentieth century inherited a traditional popular architecture with private houses one, up to two floors covered with roofs surrounded by courtyards, gardens and walls, as well as a modern residential and monumental architecture. The term 'Modern Architecture' in our country was used incorrectly and with different meanings, as new architecture, or as contemporary architecture, but not as a particular method or style that has operated in a certain historical period of development in art and architecture in Europe and in our country. Modern European architecture is a style, a trend that arose with the industrial revolution as a necessity of the new industrialist and mechanistic societies of Europe. It brought to life the science, technique, technology of the new age, creating a simple rational architecture that called decoration, the crime of form and the permanent defining function of form, closely related to the modern arts of the time. In Albania, in the first years of the totalitarian state, two urban forms of popular architecture and modern architecture were legible, together or separately, in harmony or opposition, but in complex they formed compact structures with original values of Albanian urbanism.

In the communist period, Albanian urbanism inherited at the same time the urban structure of modern European architecture, that of the rationalism of Italian architects such as Geraldo Bossio Brazini, as well as that of the center of Tirana with the main axis the 'Grand Boulevard' and the monumental space, as well as the urban structure. Villas and social housing type apartments were realized in the neighborhoods. In addition to various construction achievements, the country inherited from Italian rationalism, a series of urban plans and studies.

The Albanian architectural world of those years, in addition to its national bed of modern architecture, also knew the modern phenomenon that passed into architecture and other Eastern European countries such as Poland, Czechoslovakia, and the Soviet Union. Poland continued to support the current after the war, because it found in it the social character, the right solution of housing problems through design, city planning based on housing units primarily as a social unit and in the background as a compositional unit of urban structures. Czechoslovakia found in modern architecture the style that gives more opportunities to the use of progressive technique and technology in construction, that of prefabrication and extensive use of new reinforced concrete structures of iron and steel as a country with developed industry.

In Russia after the revolution of 1917, modern artistic currents penetrated into Soviet culture in architecture, constructivism and rationalization. Constructivism was soon replaced by the architecture of Socialist Realism, which was also called the style of the 'proletariat', because it combined the artistic image with the communist ideology summed up in the materialist propaganda dogma "socialist content and national form".

In Albania, although they existed as mentioned above, the positivist premises for a modern architecture, it was not recognized, it was not supported, but on the contrary, it was fought by our totalitarian state. Albanian communist totalitarianism did not act like Italian fascist totalitarianism (1922-1945), German Nazi (1929-1945) and Russian Bolshevik (1929-1953) that at the beginning of the creation of their societies for ideological political reasons supported modern art and culture.



Figure 3: "Communism in Albania." (Retrieved from exit.al in 08/07/2021)

Albanian architecture was totally subjected to the method of socialist realism borrowed from the Soviet Union from the very beginning of communist society. It was led and dictated at the same time by the Albanian Communist Party, which through the decisions of the plenums elaborated, approved and sanctioned theses, principles and codes of social realist architecture and urbanism. The style of socialist realism also found in Albania the doctoral support of some post-war architects formed in the high schools of architecture of the Soviet Union, as designers and advisors in Albanian design institutes.

Socio-realist style accepted as a state style in Albanian architecture was treated as a political and ideological method to protect from the influences of the architecture of western capitalist countries that was strongly modern, fighting and ignoring in parallel and the major and beautiful work of architects of the first generation of modernity. With the social realist style, our totalitarian state fought on a large scale the Modern architecture, as an international current that contradicted the culture of proletarian internationalism.

With an architectural physiognomy, unexpected and somewhat strange, appeared in the landscape of small and green Tirana, the first collective dwellings of social realism, with many flaws and constructive, functional, aesthetic and economic weaknesses. In the external architecture, in application of the dogma "national form and socialist content", elements of popular architecture were used. Collective dwelling, foreign to the Albanian nature and environment, to the way of life and preferences of the local inhabitants.

With the breakdown of the friendly relations between Albania and the Soviet Union, in the Albanian life after the 60s in culture, art and architecture, the conditions were created for a freer, more independent, but always controlled creativity. At this time, Albania, as always poor, needed a simple, rational and functional economic architecture, the architecture of democracy and not the luxury and decorations, but the necessary architecture for the entire urban population. It was initially dealt mainly with residential urban planning and housing. Modern Albanian architecture did not reach the levels of its siblings in Europe because it clearly lacked material, technology, advanced technology of the time and constantly freedom of thought and creation. For

this reason, the modern architecture that was created in the conditions of a fierce pressure of the Albanian totalitarian state must be evaluated in respect of the sacrifice of many architectural creators, and the whole Albanian society.

In January 1946, the People's Republic of Albania was proclaimed, with Hoxha as president and the 'Supreme Comrade', thus consolidating their power. The strength of the regime began to grow and infiltrate the lives of more and more Albanians. And as Albania continued to integrate into the Soviet world, it also embarked on a period of extreme isolation from the rest of the world, a policy that would last for decades. This party will be ruled by an iron fist and you will establish a controlling mentality that will stifle any opposition spirit.



Figure 4: “Communist Economy in Albania.” (Retrieved from [exit.al](http://exit.al) in 08/07/2021)

The tightening control of the country will last until 1985 with the death of Enver Hoxha. During his rule he was responsible for the elimination of adult illiteracy, or the construction of the first railway line of Albania, although with voluntary forces, but at the same time he was responsible for the death and disappearance of up to 100,000 people. The consequences of his brutal rule and tyranny, as well as the isolation in which he plunged the country, are still felt today in Albania, a country which is still struggling to shake off the horrors of its past. Control like in any other field, affected architecture and construction. Many religious buildings and not only were destroyed, thus erasing part of the country's historical and ethnic references. The government did not allow an organic growth of urbanism, but stopped it. More important in that period was the economic planning than the physical one, and in 1957 we have the arrival of

a new regulatory plan for the capital. His goal was to create a new urban image for the capital that would promote the new regime. The principles of this planning included:

Free urban land and many buildings became public property. Many buildings were also demolished to make way for new collective barriers. Change from society and other communists the opportunities for commercial activities or sale-purchase transactions in Albania was the same as impossible, as people did not possess any wealth or other means of trade. The only space and exception to these restrictions you have not passed the "Block". A residential area with another standard, quite high for the time, that served the communist elite and was closed to the rest.

The communist government adopted a typical standard with 2 to 5 storey low-rise buildings, some of them prefabricated, which resembled smaller Eastern European neighborhoods, which came as a result of the goal of minimizing costs. These apartments were quite small and over-crowded; they had neither central heating systems nor hot water plumbing, thus offering poor housing conditions. In addition, obtaining an apartment significantly influenced the life decisions of the residents, such as marriage or children. The main goal of housing positioning was to minimize travel space. Private vehicles were not allowed, and public transport was substandard. The entire working class had to be unified in order for the government to ensure their loyalty to the system.

The city center should contain cultural and administrative buildings, without commercial activities. It had to appear monumental and solemn, worthy of representing the "rebirth and power" of government, a policy similar to its fascist predecessor. In this way the center became an empty space suitable for parades and communist manifestations.

Despite the difficult living of the inhabitants, Tirana created a relatively attractive impact, with large parks, free spaces and no private cars. The movement of the population was hostage to strict controls, but despite this in the late 80's Tirana would cover 12 square kilometers and its population would have reached 300,000 inhabitants. In the capital were concentrated all the main cultural, educational and health services, there was almost no crime; it was a quiet and clean city, features that made it the most desirable city to live at that time in Albania. (Pojani, 2010)

## **1.2 Identification through Architecture**

Architecture and construction have always shown the development of a country and have been clear, political indicators of a system. Construction costs are part of a revival of a state's economic cycles. One of the most basic tasks of architectural policy aims, not only to protect against natural disasters, but to ensure that people, institutions and dwellings, have the luxury and normalcy of life, inside and outside the building. This is of both professional and political importance. We regretfully try to analyze art and architecture in Albania; the relations of society, which are reflected through monuments and art, which is created by the relations of art itself, the state, politics, society and art. Late after years of captivity, where the world tasted all artistic currents, where Paris built the Eiffel Tower, where Budapest had the first metro in Europe, we were still in the 'adobe' buildings and feudal infrastructure. We inherited cities and cult objects with special characteristics, a culture, which is reflected in archaeological discoveries, as well as in the physical remains of monuments, amphitheaters and castles that needed restoration. Art and architecture, as part of our life, are indicators of civilization, the degree of civilization and the policies of the state. In all of Albania you can no longer find traces of the past, of civic architecture, not only of functionality, but we also have degradation and thinning of museum buildings with national values.

Art and architecture serve as an open book to convey socio-political information to society. We refer to the dictatorship, created by a uniformity of prefabricated buildings, mansions built by prisoners and hundreds, thousands of bunkers from the sand to the top of the mountain, huge and non-functional squares of city centers, factories built in the heart of cities. Anarchy as our life, as our social relationships. Architecture is called the process and product of planning, design and construction, which reflects functional, social space and aesthetic considerations. Historical civilizations have often been identified with their architectural achievements. At the end of the 20<sup>th</sup> century a new concept of architecture was sustainability, utility, functionality and beauty, form and aesthetics. With modern architecture, the aesthetic dimension goes beyond the functional aspects and has in

common the development of human society. Identification of the Albanian society can be found in the architecture that we have "designed" and executed. (Yaldiz, 2014)

### 1.3 Post-Socialist Urban Development

Thirty years of democracy, of uncontrolled demographic movements, where the state failed to make contemporary projects and civilization has left its mark on our architecture, houses without infrastructure, without plan, are approved by design offices where the land is most fertile. Architecture affects social life and can stimulate and promote social development; therefore, every architect must understand the weight of responsibility before society and history.



Figure 5: "Changes made after democracy." (Retrieved from [www.cca.qc.ca](http://www.cca.qc.ca) in 08/07/2021)

After the fall of communism, the inhabitants have dandified the inner of the city and are expanding in all directions beyond the former city limits. Problems related to these changes are: relocation of the city center, high density of housing within the city compared to the suburbs, illegal construction spread everywhere, renovation of houses of the dictatorship period, and provision of public services and infrastructure.



The closure of large industrial factories with the advent of democracy has somewhat reduced pollution in Albanian cities. However, Tirana continues to be threatened by the pollution that vehicles produce every day, also helped by the geographical location of the city and the mountains that lie to its east, favoring pollution. Mass concreting is another factor, such as the pretense of uncontrolled housing on agricultural land or the inability to manage waste that is increasingly produced in large quantities, due to the high number of inhabitants.

On its way, Tirana seems to soon resemble other European cities in terms of infrastructure, public services or lifestyle. Important for the city at the moment, is to provide solutions to all problems that time have created and especially in the last 30 years, such as pollution generated, or problems in the legalization of the Peri-urban squatter settlements. Solving of these challenges would bring full economic and social integration of these communities.

## 1.4 Tirana Today

Nowadays Tirana is domestic to over 800,000 individuals, where the city alone encompasses a population of more than half a million. When the communist administration collapsed in 1991, the populace was around half that figure. With the birth of a new period came a sense of modern beginnings, as thousands of Albanians moved to Europe, Tirana was moreover a popular destination.

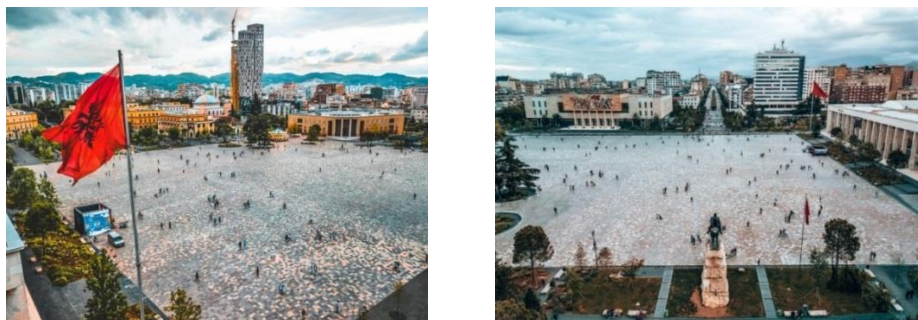


Figure 6: “Tirana 2021” (Retrieved from choosebalkans.com in 08/07/2021)

The gigantic increment of individuals moving within the city driven to a enormous expansion, even nowadays, it isn't a simple assignment to put arrange within the illicit chaos of advancement ventures dating back to this time. The history of the Albanian capital could be a brief and complex history. Tirana has gone from a village to a city quickly and is set to end up a prime illustration of a cutting-edge city. Taking a look around the square, you can see modern, flourishing, resembling European cities. But if you go out into the rural areas, you'll be greeted by the sight of water tanks on the rooftops of decrepit houses, as there's no water supply throughout the city. Tirana could be a city of contrasts that's going through a period of distress. The modern is complementing and migrating 22 the ancient. Urban advancement concepts point to allow a course to this wilderness of ventures and discover coordinates arrangements for the city (Pojani, 2010).



Figure 7: "Tirana 2021." (Retrieved from [choosebalkans.com](http://choosebalkans.com) in 08/07/2021)

## CHAPTER 2

### THEORETICAL FRAMEWORK

Place is the dimension formed by the relationship between people and the physical environment, individual and group activities, and meaning. `Attachment to place`, `Place Identity` and `sense of place` are some concepts that can describe the quality of the relationship between people and place. (Auge, 1992)

The concept of a sense of place is used to study the connection, attachment and meaning of place between people. A sense of place is generally defined as a general impression, which includes people's feelings and perceptions of a place, and the general way of assigning concepts and values to it. The sense of place is emphasized in this article as one of the popular concepts in place-based research. (Seamon, 2008) Taking into account the dimension of the sense of place has always been helpful for investigating attachment to public places and pro-environmental attitudes towards these places. Creating or maintaining a sense of place is very important for maintaining the quality of the environment and the integrity of human life in it. (Seamon, 2008)

#### 2.1 Place

Many definitions for place have been proposed, but generally the term "place" is opposed to space and expresses a strong emotional bond between a person and a specific environment. In other words, the place is mixed with human values and principles. (Relph, 1976)Therefore, a place is a special space, covered with meaning and value by users. The place plays a vital role in human life. Each place has its own unique characteristics, which is an important topic in the social sciences. The research reviewed shows that place is not only an important factor in the development and maintenance of self and group identity, but also plays an important role in human behavior. A sense of place refers to the specific experience of a person in a specific

setting. This is someone's general feeling about a place. The sense of place is an important factor in maintaining environmental quality. (Seamon, 2008)

This is also an important aspect of user and location integration. It contributes to a better use, satisfaction and attachment to the place. Documents show that in contemporary society, due to the development of human society, changes in people's lifestyles and the development of technological progress, places no longer convey meaning, and people feel "lack of places." Ralph explained that "lack of place" refers to an environment without any unique personality or sense of place. (Relph, 1976) claims that when places cannot be culturally identified, they lack a sense of place; in this case, people face a lack of place.

Therefore, the lack of place can be explained as a non-place physical feature, that is, a culturally unrecognizable environment that is similar everywhere. In this sense, (Relph, 1976) believes that designers who ignore the meaning a place brings to people try to destroy the real place and make other places unreal. At the same time, scholars believe that since one of the main goals of urban design is to create a sense of place; architects, designers, and planners should pay more attention to the quality of the building site and environment. Therefore, the role of design as a tool for responding to human needs and expectations is now more significant. However, when planning and designing urban spaces, the concept of a sense of place is very important. (Relph, 1976)

## **2.2 The Phenomenology of Place and Sense of Place**

Phenomenological writings have been seen as the starting point for analyzing the nature of how people relate to each other and to places. In this study field, phenomenological analyzes are a strategic beginning, as they provide a large theoretical basis for study conditions. In contrast to abstractions and mental construction, phenomenology translates as a return to things. In architectural studies is showed that the use of descriptive and qualitative discovery such as phenomenology, focuses on the notions and experiences of a country. Also, the phenomenology of the experience of a country is the key element in the pillar of perception. (Auge, 1992)

Changing a specific space is seen as a vital goal in architecture. For this reason, we should make a great effort to discover the specific meaning for the environment. Norberg-Schulz (Seamon, 2008) talks about the essential role of architectures as providing physical attribute in spaces that create facilities in housing, as well as bring mental and physical well-being. Architecture, not only must have a focus on meaning, but also on the physical attributes of the environment. (Relph, 1976) as a phenomenologist, defined place as a fusion of human and natural order and showed why they are the main centers of our experiences around the world. He described the place as an interaction of three main elements: "Physical placement", "Activity" and "Meaning". According to him, the place has different dimensions; it can be a small room or a large continent. Phenomenologist also talk about the difficulties of this phenomenon. But Relph argued that the concept of feeling for a place is not a pure and clear concept, as we can describe our personal meanings, but cannot give precise definitions. At the same time, Barker defined the feeling of place as a more sacred concept and argument that discovering what constitutes a factual notion in place is a multifaceted study. The semantic literature showed that the sense of place for phenomenologist is an emotional relationship with place through the meaning of symbols. They showed that place is part of an environment that is experienced through our senses. Phenomenologist talked about some notions of using products such as "Topophilia", "Character of place" and "Spirit of place" to explain the sensitive concept of country. This term means "Love for the country" and how to complete and receive from Tuan to show the extraordinary relationship of people and physical environments. Tuan defined Topophilia as a strong and impressive relationship. According to him, the spirit of the country is related to the exclusive features of the country. (Tuan, 1979)

Relph showed that a sense of place, which is based on the ability to recognize places and their identity, can be formed and developed through long-term relationships between users and places. The feeling of place is an important aspect that can create strong relationships between man and place. This is influenced by personal and collective values, beliefs and behaviors. The willingness and people for him and their contribution to social activities owe the forces to the feelings of the country. At the same time, Steele defended the meaningful role of people's sense of place and people's

relationship with places, showing that it provides the feeling of security and satisfaction as well as the connection-setting behavior. Studies show that people are interested in and care about the places they are comfortable with. Relph asserted that symbols, traditions, myths and rituals are important elements in reinforcing the sense of place. (Relph, 1976) Long-term relationships between places and people bring about the formation of identity and understanding of the physical environment, that create in addition a sense of place. While some researchers (e.g., Relph, Pred) showed that long-term interaction with the country contributes to the task of feelings in the country, Tuan proved that in the same time it is possible to create a quick understanding as it is love at first sight. (Tuan, 1979)

The feeling of the place undoubtedly has different stages. Gussow explained that the first level of feeling of place is knowing the place. This includes being in the place without knowing its meanings. Some people's relationships with countries specify the creation of activities only. These people do not pay any attention to the place and consequently their experience is only superficial. As a result, they do not think they belong to the place and make no effort to strengthen ties with the place. (Tuan, , 2001)

The second level of sense of place comes as a common acquaintance with the place. This level is considered as unconscious. It is a more collective and cultural process than a personal one. At this level, people have strong participation with the country. They contribute to social activities and I attach importance to symbols in the country. This familiar family level is not in the place of recognition and sanctity. (Tuan, , 2001)

The last level is the deep recognition of place. This includes the existential interior of the individual and is experienced unconsciously. At this level it is said that the person is integrated with the country. (Tuan, , 2001)

### **2.3 Sense of Place in Environmental Psychology**

Environmental psychology is a special research area that has emerged in recent decades. Environmental psychologists affirm that physical environments play an

essential role in facilitating the goals and aspirations of their users. (Lewicka, 2010) They think that the physical environment has very real, immediate, or long-term impacts on people's behavior and good mental and physical health. According to them, architects and designers should consider the emotional and functional qualities. For this, they showed that the purpose of the design not only brings relief for daily activities, but also provides symbolic and affective qualities, those that are extremely important to attract many more places at the same time. The quality of the environment is measured by the psychological, socio-cultural face, as well as physical comfort, safety and criteria and performances. (Lewicka, 2010)

The place is not an object, but it is part of a wider whole that is felt through personal experiences. (Relph, 1976)The experience itself is felt through all the senses (sight, hearing, smell, taste and touch), and the experience of the place itself is a totally sensual experience. Only in this way can a relationship be formed between the person and the place. At the same time, Lynch suggested that a sense of place improves relationships between people and places. He affirmed that the place needs to be recognized and identified to create the sense of place that the place attachment. (Lynch, 1960)

Even the sense of place is determined by the combination of three elements: location, landscape and personal involvement. To create the sense of place all three elements need to unite with one another. The similarity of our buildings and the digital age diminishes the sense of place. Rogan defines place sensing as an element that makes a place psychologically comfortable. Three location-sensitive variables were also identified, which are: readability, perception and preference for the visual environment, and the compatibility of the environment with human purposes. Shamai determined that the sense of place consists of three levels. (Shamai, 1991)

To belong to a place is the first level, the second level is the connection with a place and the third is the commitment to a place. Shamai also argues that to enhance the quality of life, individuals need to be spiritually connected to their places. Thus, they can meet their needs by establishing emotional relationships and identifying with their places of residence. This extraordinary emotional connection is known as the sense of place. (Shamai, 1991)

## **2.4 The Different Scales of Sense of Place**

(Stedman R, 2001) describes the sense of place as it is the grouping of symbolic meanings, attachment and enjoyment by a group or individuals. (Hummon, 1992) also created another study on community feeling that has to do with different types of senses. These include rooting, alienation, relativity, and inappropriate place. He stressed the satisfaction, identification and connection of people with the community. In another study, (Hummon, 1992) categorized relations with the country as biographical, spiritual, ideological, narrative, commoditized, and dependent. He also identified three main issues, which are the affiliation of a place, the connection of the place as well as the commitment to the phases of a place.

## **2.5 Placelessness**

Placelessness is the condition of an environment lacking significant places and the associated attitude of a lack of attachment to place caused by the homogenizing effects of modernity, e.g., commercialism, mass consumption, standard planning regulations, alienation, and obsession with speed and movement. (Relph, 1976) Placelessness invades our living environment, and its invisible existence has been felt in all other types of living spaces. Therefore, in the early 21st century, as the real or perceptual boundaries between places and the non-places, the local and the global, the real and the virtual have become blurred, it has become increasingly difficult to portray non-locals. Without a deeper critical analysis of Augé's thought, his book reveals an eloquent portrait of contemporary society. There is no doubt that the concept of non-place can still be used as a theoretical tool to reveal the controlled space of late capitalism and the loss of local identity. (Auge, 1992) However, in the context of this research, it is important to note that the French philosopher Michel Foucault believed that space dominates the concept of the modern world. The philosopher has experienced three stages of spatial history: the Middle Ages, the Renaissance and the modern age. It shows that local and non-local are connected, and the change of cultural landscape gradually leads to globalization and heterogeneous world. (Ensarioğlu, 2017)



## 2.6 “Non-Place”

Referring to the French anthropologist Marc Augé and his book, “non-places”, he gives great attention to the transformation made in contemporary urban landscapes. Seen from his perspectives and perception of place and non-place, the purpose is identifying the apparent sense of placeless-ness in our cultural landscapes, and an increasingly globalized world. In the need to develop studies and give answers to what has happened on our urban landscapes and spirit of cities in the last decades, concepts of place and non-place help us define the actual changes. (Auge, 1992)

Place, territoriality and historical locality opposes to the notion of space. Place is something that we have inherited and has significant heritage values. Spaces themselves derive from a combination of new technologies, rationalized organizations, and settlement re-composition imposed by economic changes). Postmodernity therefore produce nomadic spaces and we observe the transition from a sedentary to a nomadic world. According to anthropologist Augé, supermodernity produces non-places – functional spaces that are transitory and emptied of meaning. Thus, the purpose of this work is to address questions about the nature of supermodernity and nonplaces, applying the theoretical concepts of the philosophical anthropology to Albanian context, comparing the non-places. (Hagen, 2013)

(Auge, 1992) relates the concept of place to territory and identity. He claims that place reveals the relationship between individuals, reminds individuals of the great epochs of history in architecture and arts, embodies their religious practices and lived experiences. Place hold people with the same cultural background together, strengthen the sense of belonging to their country, history and culture. That is why any construction of identity, weather national, religious, cultural or ethnic needs to find some spatial clues. To these places anthropologist opposes non-places – spaces that create neither identity nor relationships, neither shared cultural symbols nor monuments. In this perspective, non-places are formed in relation to certain ends (transport, transit, commerce, leisure). Following Augé’s idea, anthropological places organically create the social environment, while non-places generate the solitary contractuality of passengers, travelers and consumers. Finally, these non-places (globalized spaces) cause changes in the relationship between peoples, places and

environments. As scientists noted, the relationship between the outside and inside has reversed in various areas of politics, social, cultural and even individual life in recent decades. Global economy and technologies accelerated communication to the planetary scale. Change of scale manifests various tensions between global and local. (Auge, 1992)

The shift of consumerism and tourism industry transform historical places to non-places of consumption, tourist images and photos create the spatial overabundance and the substitutes of reality (illusions about reality causing disappointment with our-living reality). Consequently, history takes on its full meaning only in relation to global history. And the notion of “the place of memory” perfectly describes that our historical monuments, museums and other objects of cultural heritage show us what we enter in a newly emerging transnational culture. (Auge, 1992)

Following Augé, super modernity is characterized by excess of space. Our steps in outer space, as he puts it, “Reduce our own space to an infinite small point, of which satellite photographs appropriately give us the exact measure. But at the same time the world is becoming open to us. We are in an era characterized by changes of scale – of course in the context of space exploration, but also on earth: rapid means of transport have brought any capital within a few hours’ travel of any other. And in the privacy of our homes, finally, images of all sorts, relayed by satellites and caught by the aerials that bristle on the roofs of our remote’s hamlets, can give us an instant, sometimes simultaneous vision of an event taking place on the other side of the planet” (Lewicka, 2010)

In general terms, anthropological places are symbolic constructions of space embracing identity, relations and history. In the world of supermodernity our cultural landscapes are evidently changing. Some places which were used to live are being occupied by globalised spaces. Non-places often (in the case of shopping malls, for example) are made very largely to satisfy the needs of economic exchange. Relationship with history that haunts our landscapes is being aestheticized, and at the same time dissocialized and artificialized. Consequently, non-places cannot be defined as relational, or historical, or concerned with identity. International hotels, leisure institutions, clubs, supermarkets, railway stations, airports, and finally the complex skein of cable and wireless networks, – all the non-places create a world surrendered

to solitary individuality: “they are like palimpsests on which the scrambled game of identity and relations is ceaselessly rewritten(Auge, 1992)

These non-places cannot be localized. They are “the non-symbolized surfaces of the planet” and creates more functional than lyrical space, which lack of characterization. Moreover, space is eminently abstract (like light which is the same everywhere). As Augé rightly notes, the non-places of super modernity are invaded by signs. In these spaces individuals are supposed to interact only with signs, references, codified ideograms or schematic plans. Thus “silent dialogue”, solitude and similitude reigns in our big supermarkets and functional places. Highways, commercial centers and other passing places fabricate the “users” of the road, retail or banking system. And in much the same way we become the **passive users of our place and landscape**, whereas in non-place there is no room for history “unless it has been transformed into an element of spectacle, usually in allusive texts. What reigns there is actuality, the urgency of the present moment”, and “assailed by the images flooding from commercial, transport or retail institutions, the passenger in non-places has the simultaneous experience of a perpetual present and an encounter with the self” (Auge, 1992)

In this respect, Augé asserts that places and non-places coexist and one can be transformed into another: “it is possible to think that the same place can be looked upon as a place by some people and as a non-place by others, on a long-term or a short-term basis”. Still Augé’s critical description of the new world order lacks of this self-reflexive moment. Certainly, non-places are no longer restricted to the places of transition, travel and consumption. (Ensarioğlu, 2017)

## **2.7 Super-modernity**

This process has begun much earlier than it seems to us: the proliferation of non-places has started with the birth of modern world, but they reached an unpredictable scale in supermodernity. Non-places and socialist modernism It should be noted that analyzing “contemporary world” Augé uses the concept of “supermodernity” to describe the logic of excessive space. In his essay he explores the

stage of late capitalist society that reflects a deepening or intensification of modernity. But first, we should recall that Augé's book was published in 1992, just after the collapse of the Soviet Union (SU) and its satellites. In times of radical political and sociocultural change the author could not evaluate all these transformations and particularly the processes in Central and Eastern Europe. Therefore, at the end of the book Augé writes: "the countries of East Europe retain a measure of exoticism, from the simple reason that they do not yet have the entire necessary means to accede to the worldwide consumption space" (Augé, 1992). However, in along these lines author did not take into account that the Soviet modernism also had of a certain dimension of globality.

## **2.8 De-Contextualization and High-Rise Buildings**

Towers, skyscrapers or high-rise buildings have continued to develop in the last century, as a way to more effectively use the dense urban land, which represents the progress and modernization of these cities. Little by little, the dominant feature of this landscape has become a unified and homogeneous box, which greatly threatens the social diversity and multiculturalism of contemporary cities. "Although we have seen tremendous progress in technology, efficiency and performance in high-rise buildings in the last 20 years, it is clear that the urban expression of a typical skyscraper has not changed much from the popular glass and steel aesthetic endorsed by modernism. In the 1950s. Rectangular glass skin fitting is still the flagship model for most high-rise buildings in the world. When more rigorously inspected, it becomes clear that recent design work has not progressed in the end. They are like isolated towers, separated from the street, and therefore not a community AND cannot solve some contemporary problems. Regardless of the natural ecosystem, technology provides the house with controllable, pleasant and pleasing conditions, making the house a habitable Corbusian car. (Ali & Armstrong, 2012)

New mechanical, electrical and pumping. Technology makes skyscrapers physically reachable, but the global urban expression of typical skyscrapers is not suitable for cities. However, skyscrapers are now a common sight not only in metropolises in the United States or Europe, but also in other major cities in the world and Albania. Due

to the scale and influence of these general-purpose buildings, as well as the amount of energy and materials consumed, it is very important to create a unique sense of place and identity in a multi-story building project. These buildings "are directly related to modern cities, which often make them the target of critics of modern urban planning and modeling. Ultimately, the goal is to inspire regionalism rather than ecological approaches, for example, where skyscrapers and every city are in the world each region and anywhere else in the world play a role, but their local responses to cultural identities are quite different. Although the physical and environmental aspects of the country are easier to define, the culture and heritage of a country is between many popular buildings and international styles. Conflict discussions indirectly resolved the dilemma of skyscrapers, and few specialized studies focused on regionalist high-level architecture have been found. (Canizaro, 2007)

These three contextualized concepts of place, identity and architecture are designed to be explored in contemporary multiculturalism. -Story City In this sense, a lecture on multi-storey architecture is provided to analyze the issues of place, cultural identity and architectural aesthetics through a contextual lens. The first three parts address issues related to location, identity, and architecture. Finally, some people believe that architectural expression can regain a sense of place and identity. When considering local implementation location and understanding, the area should be designated to better clarify the area of discussion. With population growth and the development of urban centers, land has become a rapidly declining product, resulting in strong vertical movement of buildings. The result is that stereotypical boxing is out of touch with the reality of the country. (Canizaro, 2007)

The harm of rapid construction and globalized capitalism to the country is not only driven by the international style, but also the country's concept of space has changed from a low altitude to a very high concept of space within its territory. Context. In fact, the concept of Genius Loci has been reinterpreted in contemporary high-rise cities. The first problem pointed to by the critical approach of regionalism is the homogeneity of the international style, which completely weakens the national consciousness, understanding and identity. Theorists did not provide high-quality solutions for architecture to deal with the simple functions and progressive problems of international styles, but tried to warn architects that the multi-story planning paradigm

is a threat to contemporary urban social diversity and multiculturalism. However, high-rise buildings have developed from American metropolises in the Middle East to Far Asia. As the urbanization trend becomes larger and larger, high-rise buildings are natural. (Gang, 2008)

The meaning of this place changed when it was translated into a multi-story building. Whether voluntarily or forcibly, people tend to own a piece of heaven rather than earth. Therefore, when the topographic representation is transferred to space, the concept of place has a relationship between people and the place of the architectural form, and this relationship is measured by the degree of mental and physical participation. Although the main task of multilayer ground solutions is, for the most part, they lead to the wrong places.

The detachment of the place is one more result of the detachment of the humanized aerial buildings. It is often associated with direct experience and participation. It is often emphasized during vertical transformation, resulting in a false relationship with any type of art. complex interactions between environments. The skyscrapers are mainly due to the elevation of the height, which separates the residents of the landscape from the earth. This idea helps to provide a mature and mature environment, thus bringing a new concept of background and landscape. The context not only applies to the topography of the site, but mainly refers to the environment of multi-story buildings. Due to the dynamic characteristics of fast-growing cities and the need to constantly adjust the urban structure, responding in the background has always been a challenge. (Ali & Armstrong, 2012)

Identity In response to the nationalism that prevailed in the era of world wars, modernists attempted to downplay the concept of regionalism in order to support global peace. The spread of these common assumptions and the huge demand for reconstruction after World War II fertilize the seeds of the international style, which spread from every decoration and identity of the country. Therefore, the white facade of the building has lost all cultural memory and notion of regional identity. International style is essentially related to modern art, so it is not suitable to be related to regional art.

A large variety of iconic high-rise buildings have been erected, each displaying different shapes and types without addressing the idea of the place, and relating specifically to that city. They resemble each other in such a way that can be imagined in any global city all over the world. Meanwhile, critical ideas of regionalism sought to balance between International-Style anonymity and local identity, notwithstanding that the height parameter on tall buildings could potentially become a powerful tool for expressing national identity.

Globalized concrete facades without any notion of cultural memory and regional identity As in the Middle Ages, in the modern era, skyscrapers have also become a means of boasting power between countries. An aggressive race to win the title of tallest building in the world continues, it actually equates height with strength and pride.

Multi-story buildings are found everywhere in cities today, so they need special multi-dimensional attention. In Albania, Tirana as the capital and the country with the densest population is filled with such buildings. But the design of these buildings must be done, in accordance with the urban landscape, without damaging it, its identity or its context. What is noticeable is the fact that such multi-story buildings, especially in the visual aspect in most cases do not correspond to the context in which it is located. You will find almost no Albanian elements inside them, but they are simply an imitation of western multi-story buildings, regardless of the compatibility with the architectural identity, or the historical background and the context where they are placed. Examining some of them, built in recent years in Tirana, we clearly understand that they are some heterogeneous urban structures with different problems.

## **2.9 Re-Contextualization**

The definition of recognisability, deciphered as the relationship between the capacities and the formal characteristics of the design of a place or of a particular time, presupposes a common personality that within the age of globalization does not exist. Within the contemporary urban scenarios, character and re-contextualization quirks of worldwide architecture have produced a confusing circumstance whereby they exist at

the same time. This makes a coordinate similitude on the way that a few "metropolitan" social movements of the final years have multiplied on a worldwide level, preserving their identity.

An architectural style comprises of all the physical components of a single frame (building materials, spatial orientation, etc) that permit a structure to be identifiable to a particular point in time. Contextualization is distinctive from a specific style of design since it does not adjust with a standard period or plan strategy or a historical posture. Instead, contextualization is concerned with how a structure fits in with its encompassing environment. In other words, a structure is continuously built with the outside in mind, whether it comprises of geographic, social, nearby or regional details, these components are amassed when planning a form.

These social and regional constraints can be considered as guidelines and not as constraints. More specifically, it is a conscious decision to act within or outside these constraints. Remarkable structures may work outside of these conventions, but they do so to some extent. This is not to say that creativity and convention are mutually exclusive.

To some extent, design is a form of expression. Everyone wants their house for example to be an extension of them; otherwise, we would all live in similar domes. This desire can also be found within a row of almost identical houses of suburban paths. In other words, uniformity and contextualization is not the same thing. Contextualization describes the parameters of the surrounding environment, while also allowing creative expression.

Several architectural design firms have become multinational companies with hundreds of thousands of employees and work in many cities, sharing the same approach, style and, most importantly, the same solution libraries across countries through the expertise of their employees. Following a very specific strategy, with strong or highly credible ideas, international design firms offer services that can be detached from the country and simply used by decision makers, developers and investors to package and legitimize their projects. After discussing the context and strategies of contemporary design practice, a critical example of the work of this multinational firm presents today in every construction site in Tirana, reveal how the



de-contextualization of the model works and circulates similar types and forms of construction around world. Considerations regarding tailoring solutions for each country will help to argue the need for site-based understanding of projects and transformation processes.

## **2.10 Operationalization of the theory into the Research**

As mentioned, non-spaces are spaces that are used every day in modern times and are distinct from other buildings, as they do not contain history or identity. These multi-storey buildings that are being built in Tirana and that are constantly competing with each other towards verticality, should maintain a balance between the function and the program of the building, but also taking into account the user experience. All the studies done so far for the extraction of a theoretical structure on the experiences in buildings and architecture are used through questionnaires to understand the values and problems that these high-rise buildings have. Have they returned to non-place or have people adapted to that country's new identity? Such an analysis, referring also to the theoretical basis will be done in the following considering the contextualization, a study term in architecture which does not belong to any standard, design or historical era, but deals with the way a structure adapts to the surrounding environment. For this, in our study, residents of Tirana were asked, in order to further group and analyze the different answers, to understand more about the geographical, cultural and local suitability that should be considered when designing these buildings.

## CHAPTER 3

### CASE STUDIES

#### **Towers around Skanderbeg Square**

To analyze in more depth the Albanian context of multi-story buildings, in this thesis are studied 5 of them built in recent years in Tirana. The complete change of the center of Tirana is a goal of our politicians for several years. In the early 2000s, a master plan was drafted for the center of Tirana, which foresaw the complete transformation of Skanderbeg Square and the space from this square to the Lake Park. The plan drawn up by the firm Architecture Studio in 2003 envisaged the encirclement of Skanderbeg Square with about 10 high towers, as well as the construction of a series of towers in the space between Skanderbeg Square and the Lake Park, on both sides of 'Dëshmorët e Kombit' Boulevard. To this plan was added, in 2005, the one for the reconstruction of Skanderbeg Square, designed by studio 51N4E and Anri Sala. In 2008, the Lake Tirana Master Plan, designed by the MVRDV studio, was added, proposing the construction of several high towers at the bottom of the lake dam. Prior to 2013, only isolated facilities of these plans could be realized, including the ABA Tower, the TID Tower (now the Piazza Hotel), and the 4rever Green Tower, which is still under construction.

Only after 2015, the decision was made to implement the plan to radically change the entire central part of Tirana, erasing almost everything that existed before it. On a daily basis we can see the progress of the implementation of this plan so far, and what is expected in the coming years. Skanderbeg Square will be completely surrounded by high towers, ten of them, and will practically serve as the courtyard of these private buildings.

So far, from the tall towers provided in the center of Tirana have been built, TID Tower, where Hotel Piazza is located today. 4EverGreen Tower, opposite the Orthodox Church, which is finally being clad in facade and is expected to be completed.

National Stadium area A 24-storey high tower is being built as part of the new national stadium building, which is being built following the demolition of the old stadium, which was part of the historic Mother Teresa Square monumental complex. Meanwhile, a 35-storey tower, Downtown Albania, has begun to be built in the territory where the "7 Dwarfs" playground was located, on the southwest side of the Elbasan Street Bridge. It will be the tallest tower of all that has been planned.

Garden Building in Kavaja Street is the most current first-class venture exceptionally near to the center of Tirana, near to instructive, social and commercial institutions in one of the foremost favored and most requested regions of Tirana. Garden Building will be the primary building in Tirana that will offer a 24-storey residential building, 862 m2 of green spots, and another 16-storey residential building.

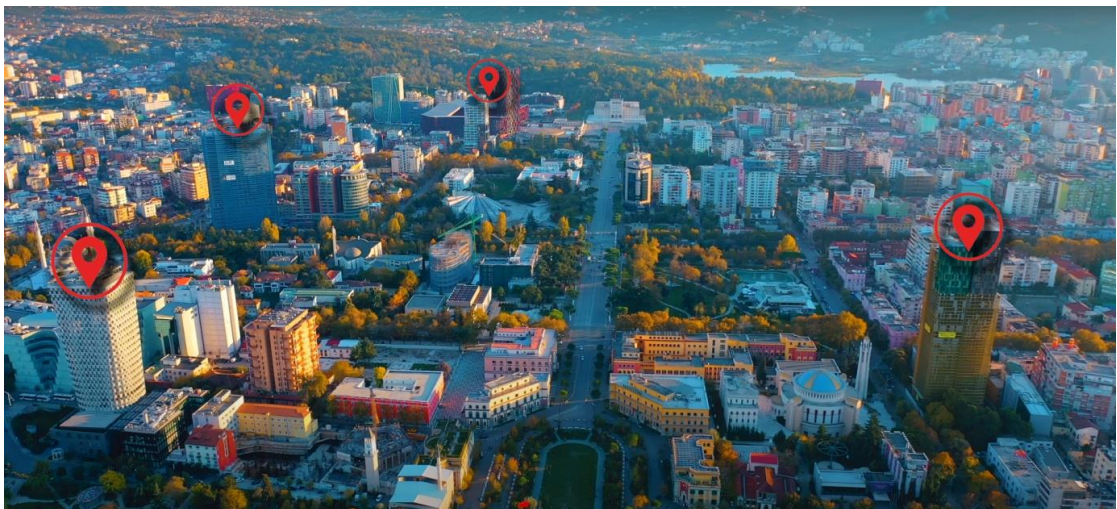


Figure 8: Towers around Tirana (Retrieved from youtube.com/GOGLA in 17/07/2021)

### 3.1 '4 Ever Green Tower Tirana'



Figure 9: 4 Ever Green Tower

Located in the center of the city 4-ever green tower will emphasize a unique object for the city. Trying to be more than just a building and a skyscraper characterized by glass and steel, the building refers to the traditional masonry of towers which smoothly melts the building in urban context where it is. The skin of the building brings to life the tradition elaborating the pattern of the ancient tissues of the Tirana land.

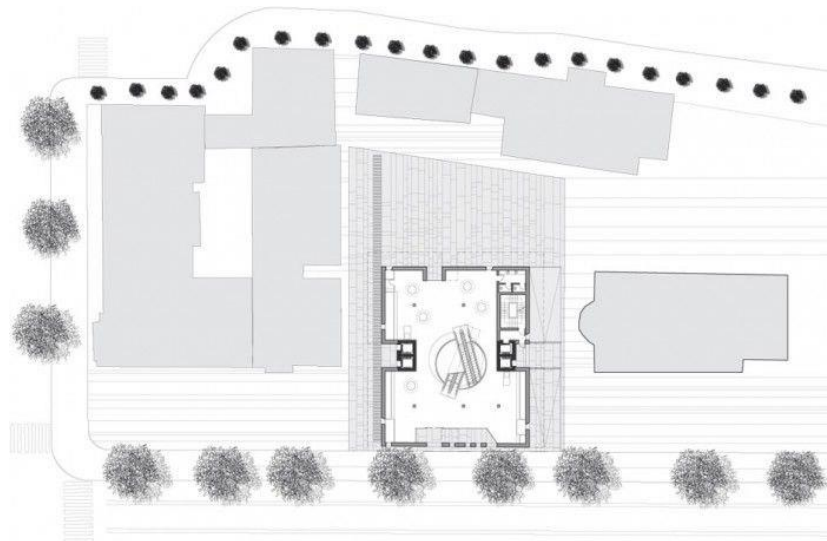


Figure 10: 4 Ever Green Tower Site Plan

The project of the Italian studio ARCHEA Associati, named "Forever Green Tower" always green, is almost at the end of its construction. The works started in January 2009, the tower will cost around € 25,000,000.00. The building is part of an ambitious plan for the redevelopment of the Albanian capital based on the instructions included in the master plan of Architecture Studio, which includes the construction of ten towers in the center of Tirana. Instead of glass and steel of contemporary architecture, the ARCHEA Associati building is inspired by well-established historical tradition building is 85 meters long and will serve as a multifunctional building.



Figure 11: 4 Ever Green Tower Structural Composing

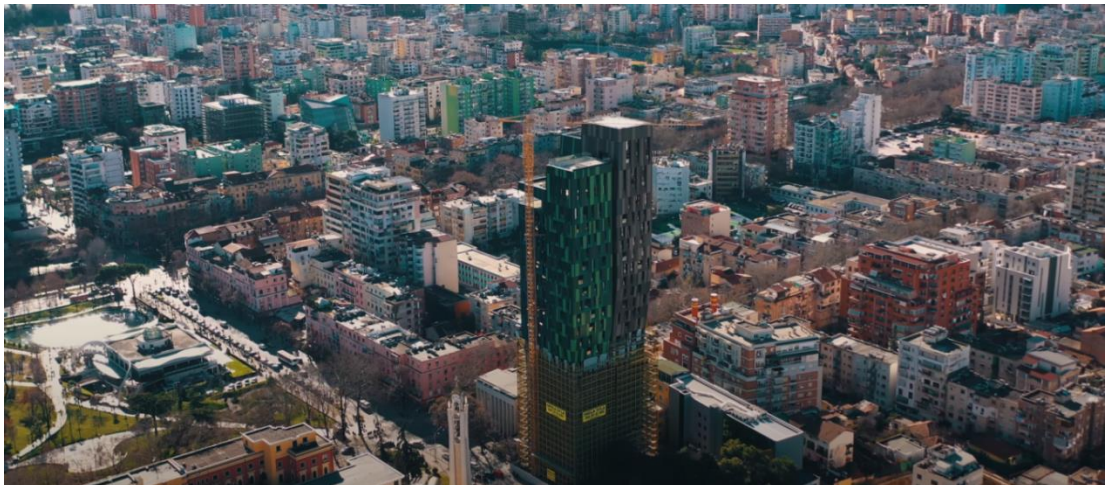


Figure 12: 4 Ever Green Tower Aerial View

In total the building occupies an area of more than 12,400 m<sup>2</sup> and will have 20 floors, in which four basements. The tower will have 4 levels of underground parking, commercial space, shops, 7 levels of offices, 8 levels of residence and a super luxury hotel in a panoramic position towards the city. The building has a very interesting design as it takes a minimum amount of public space on the ground, with a narrowing at the base and further widening with increasing height on a symmetrical base, giving it a sculptural effect.

Photos retrieved from (<https://aeiprogetti.com/en/projects/torre-4-ever-green/>) .

### 3.2 Downtown One Tirana

“Albania is a country with energy and ambition, working towards great economic improvements. We want to express this with our building,” says Winy Maas, co-founder of MVRDV. Down Town Tirana brings the feeling of a vertical village to the busy and noisy city centre, individual housing where communication with the neighbors is provided giving to the surrounding place a very friendly atmosphere. The building will be visible from the Skanderbeg square at the heart of the city.

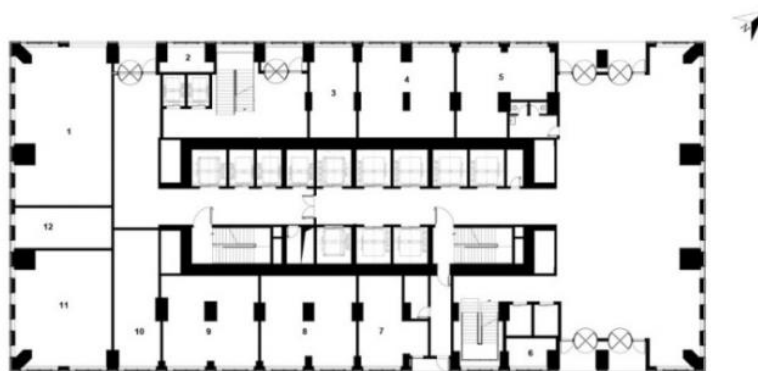


Figure 13: Downtown One Tirana Plan Configuration



Figure 14: Downtown One Aerial View

(Retrieved from [youtube.com/GOGLA](https://www.youtube.com/GOGLA) in 17/07/2021)

Downtown One is located in central Tirana on the BajramCurri Boulevard, to the south of the Lana River. The tower offers spectacular panoramic views of the city and the mountains, while the terraces created encourage communication and connection between residents to give the feeling of a vertical village and to reflect as much as possible our culture and friendly spirit that Albanians have.



Figure 15: Downtown One Atmosphere

Downtown One is a 37-storey building and 5 floors of underground, multifunctional parking, located in the heart of Tirana. Everything users need, may be found in there because the building offers an ideal combination of luxury residential apartments,

contemporary offices, and commercial premises as a destination for the most popular brands.

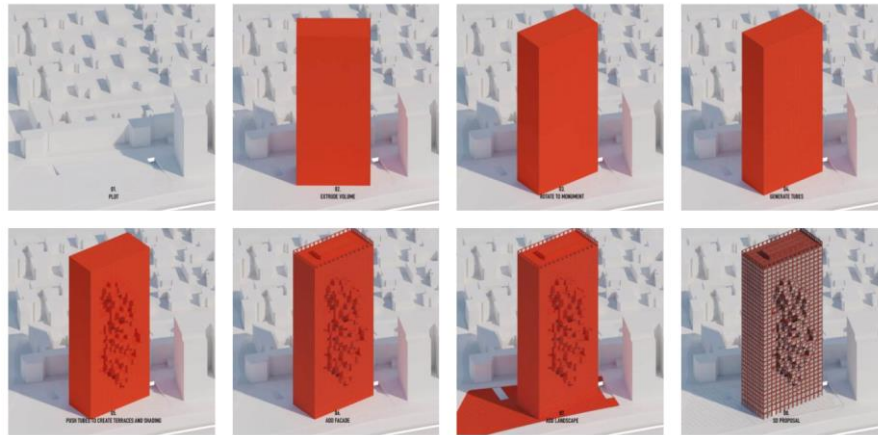


Figure 16: Downtown One Composing Form

Downtown One is the first project in Albania that brings innovations in functionality, architecture, building parameters and approach to environmental protection. The project will be fully operational in 2022. Residents will enjoy Tirana at its best and the panoramic view from the height of their apartment. The panorama of the days offers the greenery from the Lake Park and the view from Skënderbej Square and all the most important objects of the capital.

Photos retrieved from: (<https://www.mrdv.nl/projects/388/downtown-one-tirana>)



Figure 17: Downtown One Site Plan

(Retrieved from [youtube.com/Kastrati](https://www.youtube.com/Kastrati) Construction in 17/07/2021)



### 3.3 Air Albania Stadium



Figure 18: Air Albania Stadium Tower Aerial View  
(Retrieved from [youtube.com/GOGLA](https://www.youtube.com/GOGLA) in 17/07/2021)

Created by Marco Casamonti of the Archea Associati, the stadium structure is a special multi-faceted (octagonal) shape so that each side allows access to the other separate parts. In one corner of the stadium structure is a tower 112 meters (24 floors) long, which is currently the tallest tower in Albania. Different incomes are projected for each aspect, thus identifying users of private areas, such as the hotel tower, shopping areas and stadium spectators. The stadium is located near the center of Tirana. The building built on the side of the stadium will host the Tirana Marriott Hotel. The project includes a history museum, changing rooms and other amenities such as cafeterias, toilets, including entrances for the disabled, a press area, a convention center, a trophy room, etc. The overall project is part of the "Arena" Shopping Center along with the 112-meter tower, 80-room hotel and 256 underground parking spaces. All stadium facilities are hidden behind armor in the national colors of Albania.

The historical “Stadiumi Qemal Stafa” was a very important piece of Tirana's 20th century architecture. It was part of the city's main axis and its interconnection of spaces with academic buildings gave to it more importance.

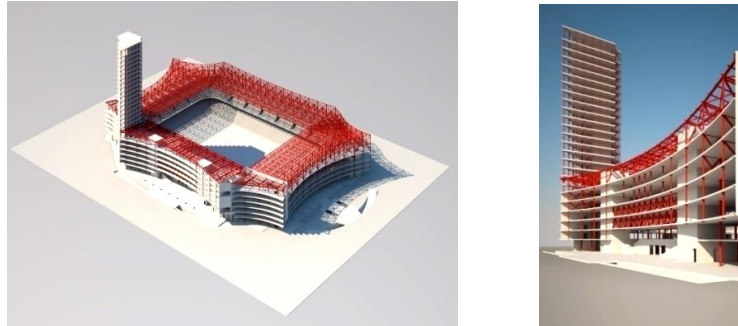


Figure 19: Air Albania Stadium Structural Formation

It was Tirana's first reinforced-concrete structure. The reconstruction of it was inspired by Albania's geographic outline, with the footprint of an octagon with concave sides and the additional decorative panels were also created to add national colors and vibrancy to the form and if you see closer the façade contains patterns based on Albanian carpet decorations which creates a relation with our culture and traditions. It is very well adapted with the urban context and highlights more the spirit of the place.

Photos retrieved from: (<https://geco.al/portofolio-item/air-albania-stadium/>)



Figure 20 : “Air Albania Stadium Photo.”  
(Retrieved from visit-tirana.com in 17/07/2021)

### 3.4 Tirana Garden Building

Kavaja street is one of the most important and active streets of Tirana. Its strategic location has attracted the attention of many architects, designers and engineers. In order to give more life and colors to the street Garden Building is in construction.

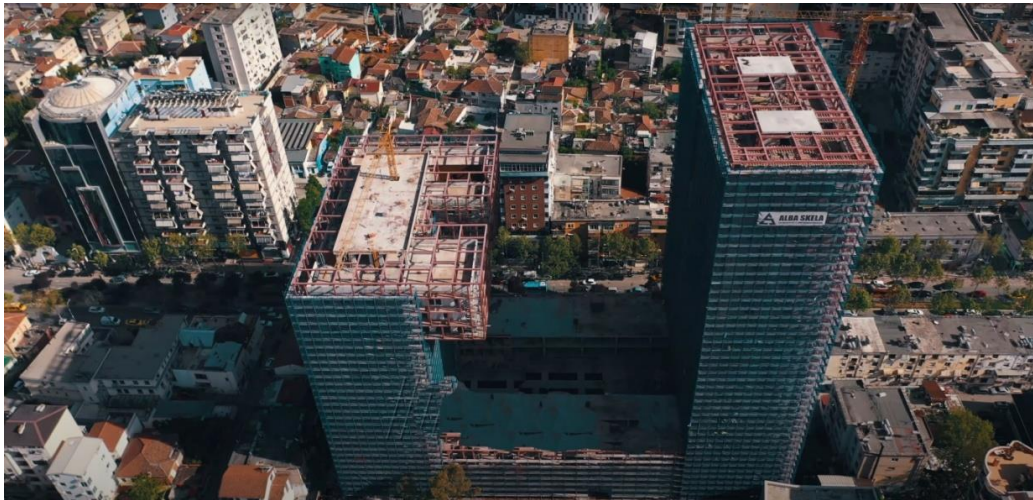


Figure 21: Tirana Garden Building Aerial View  
(Retrieved from [youtube.com/GOGLA](https://www.youtube.com/GOGLA) in 17/07/2021)

All volume is wrapped by a green grid which unifies the image of the object and hides the functions inside it. On the other hand, the green grid greatly improves the environmental characteristics of living in this building and gives a relaxing view to the street. The hanging gardens provide freshness and shade for the residents and the services that will be placed in this building. The aromas of flowers, greenery and colors will always bring a spring atmosphere throughout the area. Also, the change of plants according to the season will change the image of the facade and will be a novelty not only for the image of Tirana but also at the regional level.



Figure 22: Tirana Garden Building Atmosphere

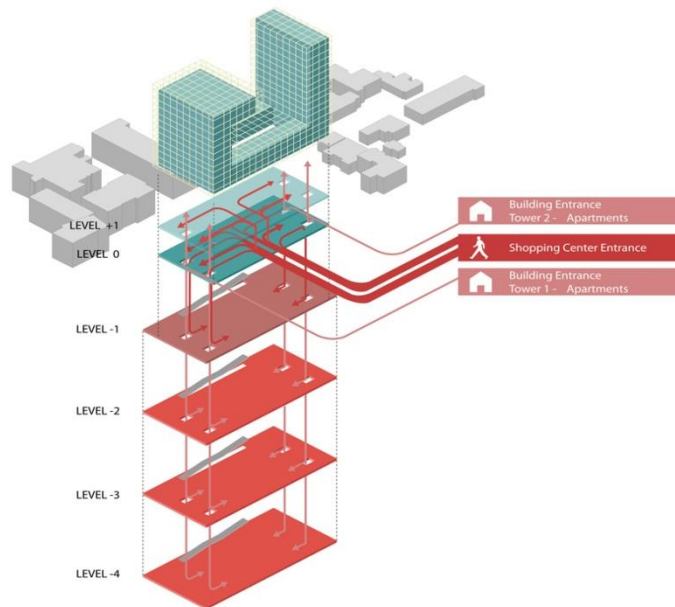


Figure 23: “Tirana Garden Building Tower Levels.”

This project for a mixed commercial residential complex is located in a central area of Tirana, resulting, by location, size and shape, as a new urban icon for the Albanian capital. In approximately 40,000 m<sup>2</sup> there are commercial spaces, tertiary and residences of various sizes, all arranged in two towers of 23 and 27 respectively, extruded from a basement permeable at the urban ground floor.



Figure 24: Tirana Garden Building Site Plan

Four underground levels host a parking for more than 400 cars, while the junction levels between the two, emerging volumes, featuring a large commercial hall overlooking the upper section balconies, define an important collective space, compact outside but more diaphanous inside, as if a covered square. The facade treatment, homogeneous in the systematic approach but also careful in customizing individual spaces, is characterized by the use of an external grille that amplifies the urban value of the building.

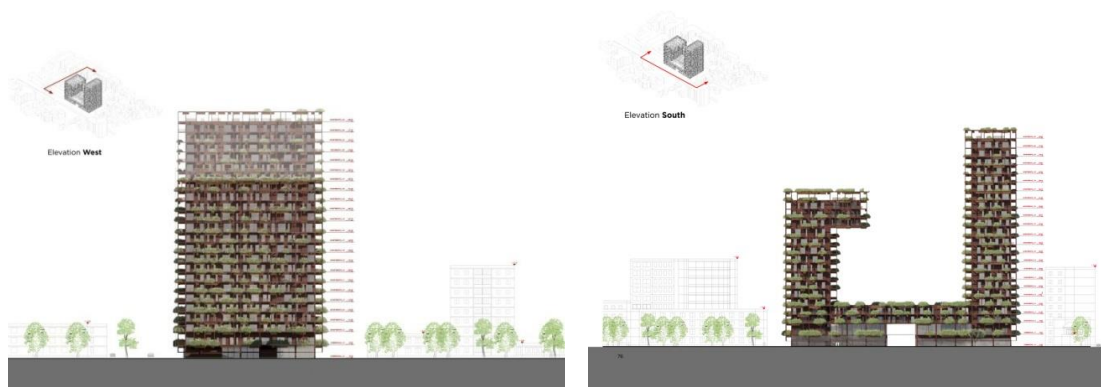


Figure 25: Tirana Garden Building Elevations

This structure has many functions, from the structural one of lay-outing organically loggia and balconies that one of designing a vertical garden which, disproportionately distributed according to the character of apartments, achieves to create a green mantle where the rhythm of the modules and the typology of the essences will result in heterogeneous colors and textures.



Figure 26: Tirana Garden Building Atmosphere

Photos retrieved from: ([novaconstruction.al/projekte/16-tirana-garden-building](http://novaconstruction.al/projekte/16-tirana-garden-building))

### 3.5 Maritim Plaza Tirana



Figure 27: Maritim Plaza Tower Aerial View  
(Retrieved from [youtube.com/GOGLA](https://www.youtube.com/GOGLA) in 17/07/2021)

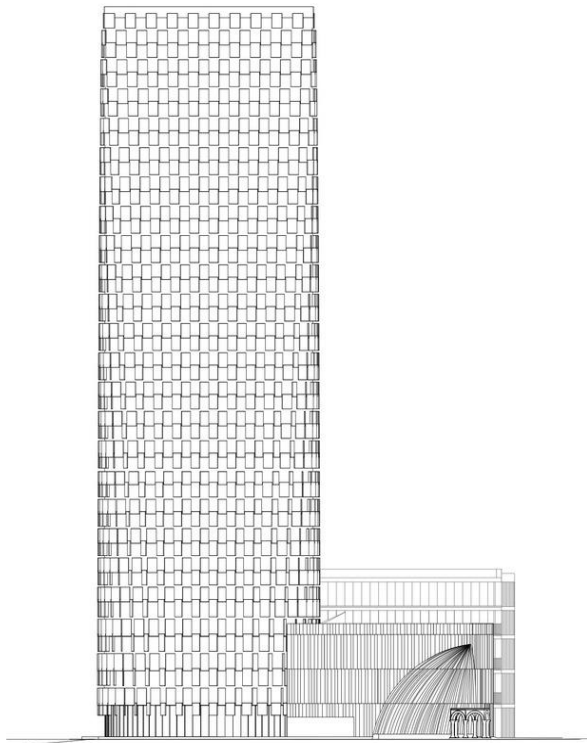


Figure 28: TID Tower Elevation Drawing

TID Tower is one of the tallest buildings in Albania with a height of about 85 meters. The tower is part of a series of operations to bring the idea of the city as a collective space back into people's hearts and minds. The first wave was an emergency operation in 2000 that began as an urban guerrilla war, combined with the destruction of buildings. The second wave in 2003. The TID tower is part of the operations with the aim to bring the idea of the city as a collective space back in the hearts and minds of the people.

The tower can be seen from the main boulevard entering the city providing also a beautiful view of the Skanderbeg statue, the oldest mosque, the clock tower and the tomb of Suleiman Pasha. This precarious historical line-up gives the tower the image of a monolith more than a modern glass building. It does not symbolize anything but highlights the environmental and cultural- condition of Tirana.



Figure 29: TID Tower Site Plan



The tower is even more organized and oriented towards planning, which crystallizes in a master plan for a modern center without losing the historical values of the capital. TID Tower is one of them, and to date the only one that has been built. It can be seen from the main boulevard as soon as you enter the city. As a result, the tower completes the most important monuments of Tirana: the statue of Skanderbeg, the old mosque, the clock tower and at the foot of the tower is a memorial tomb for the founder of the city Sulejman Pasha. Aware of historical safety, the tower is designed as a headstone, avoiding the image of the modern glass tower. Starting as an ellipse and ending as a rectangle, the building has a simple shape which completely captures the Mediterranean light of Tirana and generates a wide range of shadows. It does not symbolize anything, but simply highlights the environment and culture. Buildings and grounds are designed to be in a neutral program. The whole structure is straight and well made. The Sisyphean construction process consisted of obtaining international construction solutions and replacing them with new solutions in the right amount with precision.



Figure 30: TID Tower- Maritim Plaza Hotel Photo  
(Retrieved from pixabay.com in 17/07/2021)

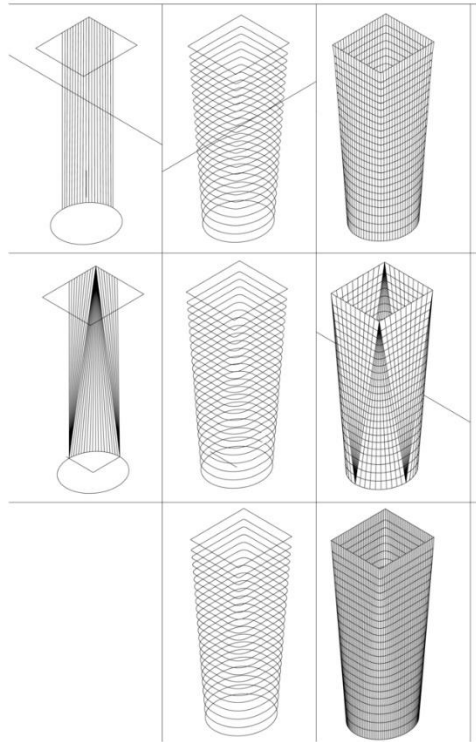


Figure 31: TID Tower Form Composing

During the process, the tower became more and more basic, leaving the diversity and allusion of luxury to the ground floor. The building is designed as a constellation of 3 buildings. It consists of 24 floors and 4 underground floors with 370 parking spaces designed just for the building. The design comes from the Belgian architectural studio 51N4E. The volume of the tower begins as a perfect ellipse at the base and ends as a rectangle on the top floor. The delicate transition between these two basic forms makes it a magnificent tower which completely captures the Mediterranean light. TID Tower is part of the ambitious new master plan for the city, which wants to make about ten iconographic towers.

The main destination of the tower is the offices. The base of the tower is planned to consist of shops and restaurants.



Figure 32: TID Tower Aerial View  
(Retrieved from [youtube.com/GOGLA](https://www.youtube.com/GOGLA) in 17/07/2021)

Photos retrieved from: (<https://miesearch.com/work3307>)

# CHAPTER 4

## QUESTIONNAIRES

In order to help this study, a total of 125 interviews were conducted, specifically addressed by 25 interviews for each building under review. As a target group of individuals, no random selection was made based on age, gender or class differentiation, but seen in a well-intertwined perspective within the frameworks of objectivity and subjectivity, were selected to be interviewed, different residents who are directly affected or indirectly from the construction of this skyscraper. These include residents who within a few years have seen such buildings, to occupy their public spaces, once with recreational and social function, or other individuals, not directly related to living residential functions, but who use these spaces for receiving services or as casual passers-by.

**QUESTIONS:**

<b>1-HOW WOULD YOU EVALUATE HIGH-RISE BUILDING (SKYSCRAPERS) BUILT IN RECENT YEARS IN TIRANA?</b>				
<input type="checkbox"/> Good	<input type="checkbox"/> Very good	<input type="checkbox"/> Average	<input type="checkbox"/> Bad	<input type="checkbox"/> Very bad
<b>2-HOW WOULD YOU EVALUATE THE EXISTING ENVIRONMENT BEFORE THE BUILDING OF THIS SKYSCRAPER?</b>				
<input type="checkbox"/> Good	<input type="checkbox"/> Very good	<input type="checkbox"/> Average	<input type="checkbox"/> Bad	<input type="checkbox"/> Very bad
<b>3-IS THE CURRENTLY BUILT ENVIRONMENT, OR WAS IT BETTER BEFORE THE CONSTRUCTION OF THIS SKYSCRAPER?</b>				
<input type="checkbox"/> today		<input type="checkbox"/> before		
<b>4- IS THIS BUILDING THE BEST SOLUTION FOR OCCUPYING THIS AREA?</b>				
<input type="checkbox"/> yes		<input type="checkbox"/> no		
<b>WHY?</b>				

Figure 33: Questionnaires

<b>INTERVIEWER / USER PROFILE:</b>					
AGE :					
EDUCATION :	<input type="checkbox"/> elementary	<input type="checkbox"/> middle	<input type="checkbox"/> high		
GENDER:	<input type="checkbox"/> male		<input type="checkbox"/> female		
<b>FOR HOW LONG DO YOU LIVE IN TIRANA?</b>					
<input type="checkbox"/> since birth	<input type="checkbox"/> ≤ 5 years	<input type="checkbox"/> 5-10 years	<input type="checkbox"/> 10-15 years	<input type="checkbox"/> 15-20 years	<input type="checkbox"/> >20 years
PROPRIETORSHIP:	<input type="checkbox"/> my property			<input type="checkbox"/> rented	

Figure 34: Questionnaires-User Profile

The content of these questionnaires consists of three essential divisions, where: The first part aims to categorize and collect general information of respondents, such as: age, gender, education, type of apartment where they live for rent or in their ownership and also the period of time during which they have been residents of Tirana. The very first question and the fourth one intend to consider non-place as a problematic. Are we facing the creation of these non places in our contemporary buildings?

In the second part of this questionnaire, the focus is on the personal opinion and evaluation of the respondents, regarding: the evaluation they make of the once built environment compared to the existing built environment, filled with high-rise buildings. The second and the third question so, tend to analyze the de-contextualization that has happened to that site, with the new usage of the space.

But this physical environment, although seemingly insignificant, has a very real long-term or immediate impact on the behavior, mental and physical health of people. Thus, it was deemed necessary to study in the survey the general quality of this architectural surrounding environment, taking these emotional, physical and social qualities to be done. The overall quality of these environments is measured by the physical comfort they provide, safety or other criteria listed in the survey.

5- HOW ARE THIS NEIGHBORHOOD / ENVIRONMENT AFFECTED FROM THE CONSTRUCTION OF THIS SKYSCRAPER?						
Nr.	PHYSICAL FACTORS:		SOCIAL FACTORS:		EMOTIONAL FACTORS:	
1.	ENCROACHMENT	<input type="checkbox"/> dirty <input type="checkbox"/> cleaned	<input type="checkbox"/> unknown people	<input type="checkbox"/> compact social environment	<input type="checkbox"/> former meeting landmark is missed	<input type="checkbox"/> former meeting landmark is saved
2.	GREENERY	<input type="checkbox"/> missing <input type="checkbox"/> added				
3.	AIR	<input type="checkbox"/> polluted <input type="checkbox"/> clean	<input type="checkbox"/> unsafe area	<input type="checkbox"/> safe familiar area		
4.	NOISE	<input type="checkbox"/> high <input type="checkbox"/> normal				
5.		<input type="checkbox"/> lost <input type="checkbox"/> added	<input type="checkbox"/> drugs users			
6.	PUBLIC SPACES	<input type="checkbox"/> irregular <input type="checkbox"/> regular	<input type="checkbox"/> beggars / homeless or economically disadvantaged individuals		<input type="checkbox"/> childhood spaces are lost	<input type="checkbox"/> former childhood spaces are saved
7.	SPORT AREAS	<input type="checkbox"/> lost <input type="checkbox"/> added	<input type="checkbox"/> loss of old friendships	<input type="checkbox"/> maintaining of old friendship		
8.	TRAFFIC	<input type="checkbox"/> heavy <input type="checkbox"/> regulated	<input type="checkbox"/> loss of former social activities	<input type="checkbox"/> maintaining of former social activities		
9.	SUNLIGHT	<input type="checkbox"/> not enough <input type="checkbox"/> enough				
10.	URBAN CONDITIONING	<input type="checkbox"/> not enough <input type="checkbox"/> enough				

Figure 35: Questionnaires

A space and built is not just an object, but part of a larger community which is felt through all human senses. The feeling of a place is defined as the combination of several elements, locations, landscape and personal involvement that each user has with it. To maximize the usability of the space user, all of these qualities must be present and interact with one another. In the last part of the survey, this is the phenomena that must be taken into evaluation. The fifth question of the survey asks the inhabitants to evaluate the Re-Contextualization made, the new buildings and functions that are given to them, if they have resulted positive or not.

The construction of these buildings, taken as a template as a user manual from international examples, have restored the whole process from the beginning as ironically and the result we have achieved today is precisely the decontextualization of the building. The lack of environmental analysis and studies on the adaptation or not of these buildings in the chosen environment, has given a strong blow to achieving this result. This is presented not only in the building itself as an object, but also in the urban dispersion and lack of identity that individuals themselves, whether resident or not, are offered. This study has exactly this purpose, the analysis of these phenomena.

6-ACCORDING TO YOU, WHAT KIND OF FUNCTION SHOULD THIS SPACE HAVE?

Figure 36: Questionnaires



Figure 37: Forever Green Tower Questioner



Figure 38: Downtown One Tirana Questioner



Figure 39: Tirana Garden Building Questioner

**MARITIM HOTEL PLAZA TIRANA**

**PROFILI I INTERVISTUARIT PËRDOHËSIT:**

MUSKLA:  1. shqiptar  2. shqiptar  3. shqiptar  4. shqiptar

ADRESA:  \_\_\_\_\_

PREKËZIMET E BASHKËSË TË TRAJTËRIT ?

asnjë  1-2 vjet  3-5 vjet  6-10 vjet  11-20 vjet  21-30 vjet

SHËNIMET E BASHKËSË TË TRAJTËRIT ?

asnjë  asnjëherë  shpesh  shpesh

**PËRJETË:**

1. SI MUNDËSHI TË KËRROJËSHI TË SHËRIMIT TË AËRIT QË KËRROJËSHI TË SHËRIMIT TË AËRIT TË SHËRIMIT TË AËRIT ?

asnjë  shpesh  shpesh  shpesh  shpesh

2. SI MUNDËSHI TË KËRROJËSHI TË SHËRIMIT TË AËRIT QË KËRROJËSHI TË SHËRIMIT TË AËRIT TË SHËRIMIT TË AËRIT ?

asnjë  shpesh  shpesh  shpesh  shpesh

3. SI MUNDËSHI TË KËRROJËSHI TË SHËRIMIT TË AËRIT QË KËRROJËSHI TË SHËRIMIT TË AËRIT TË SHËRIMIT TË AËRIT ?

asnjë  shpesh  shpesh  shpesh  shpesh

4. SI MUNDËSHI TË KËRROJËSHI TË SHËRIMIT TË AËRIT QË KËRROJËSHI TË SHËRIMIT TË AËRIT TË SHËRIMIT TË AËRIT ?

asnjë  shpesh  shpesh  shpesh  shpesh

5. SI MUNDËSHI TË KËRROJËSHI TË SHËRIMIT TË AËRIT QË KËRROJËSHI TË SHËRIMIT TË AËRIT TË SHËRIMIT TË AËRIT ?

asnjë  shpesh  shpesh  shpesh  shpesh

**PËRJETË:**

asnjë  shpesh  shpesh  shpesh  shpesh

Figure 40: Maritim Plaza Hotel Questioner

**AIR ALBANIA STADIUM**

**PROFILI I INTERVISTUARIT PËRDOHËSIT:**

MUSKLA:  1. shqiptar  2. shqiptar  3. shqiptar  4. shqiptar

ADRESA:  \_\_\_\_\_

PREKËZIMET E BASHKËSË TË TRAJTËRIT ?

asnjë  1-2 vjet  3-5 vjet  6-10 vjet  11-20 vjet  21-30 vjet

SHËNIMET E BASHKËSË TË TRAJTËRIT ?

asnjë  asnjëherë  shpesh  shpesh

**PËRJETË:**

1. SI MUNDËSHI TË KËRROJËSHI TË SHËRIMIT TË AËRIT QË KËRROJËSHI TË SHËRIMIT TË AËRIT TË SHËRIMIT TË AËRIT ?

asnjë  shpesh  shpesh  shpesh  shpesh

2. SI MUNDËSHI TË KËRROJËSHI TË SHËRIMIT TË AËRIT QË KËRROJËSHI TË SHËRIMIT TË AËRIT TË SHËRIMIT TË AËRIT ?

asnjë  shpesh  shpesh  shpesh  shpesh

3. SI MUNDËSHI TË KËRROJËSHI TË SHËRIMIT TË AËRIT QË KËRROJËSHI TË SHËRIMIT TË AËRIT TË SHËRIMIT TË AËRIT ?

asnjë  shpesh  shpesh  shpesh  shpesh

4. SI MUNDËSHI TË KËRROJËSHI TË SHËRIMIT TË AËRIT QË KËRROJËSHI TË SHËRIMIT TË AËRIT TË SHËRIMIT TË AËRIT ?

asnjë  shpesh  shpesh  shpesh  shpesh

5. SI MUNDËSHI TË KËRROJËSHI TË SHËRIMIT TË AËRIT QË KËRROJËSHI TË SHËRIMIT TË AËRIT TË SHËRIMIT TË AËRIT ?

asnjë  shpesh  shpesh  shpesh  shpesh

**PËRJETË:**

asnjë  shpesh  shpesh  shpesh  shpesh

Figure 41: Air Albania Stadium Questioner



## 4.1 '4 Ever Green Building Tirana'

In the survey, interviewing locals and passers-by who experience daily contact with these high-rise buildings, in the first example for Tirana Forever Green Tower, the average age of respondents was 48, of whom 43.5% were male and 56.5% female. Most of them had higher education (64%).

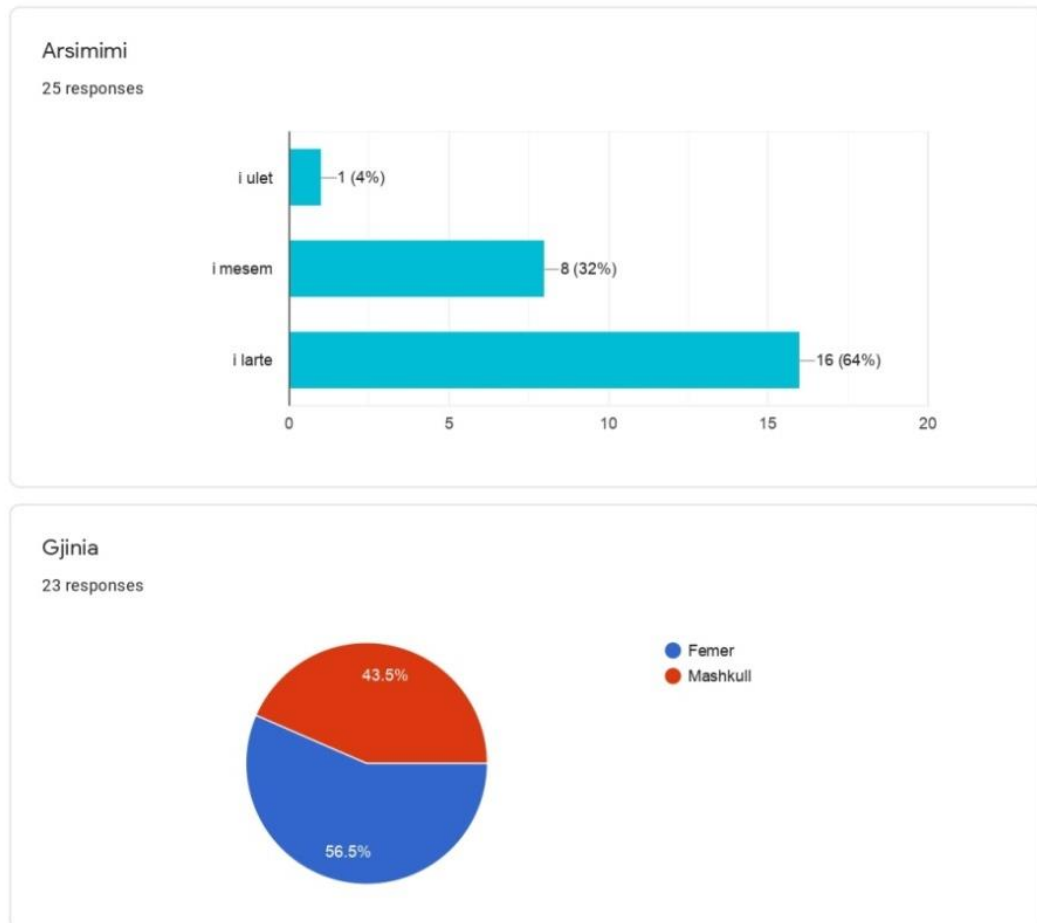


Figure 42: '4 EVER GREEN BUILDING TIRANA'- Education, Gender

A significant percentage of residents have lived in Tirana since birth (56%) and the rest (20%) have come in the last 20 years. (16%) of them were young residents who had moved in the last 5 years.

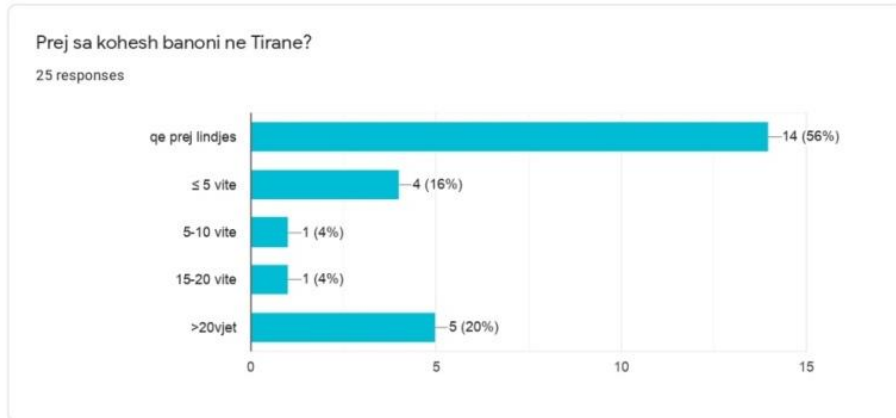


Figure 43: ‘4 EVER GREEN BUILDING TIRANA’- Duration of time living in Tirana

Most residents lived in apartments owned by them (80%), and a relatively small percentage lived in rented accommodation (20%).

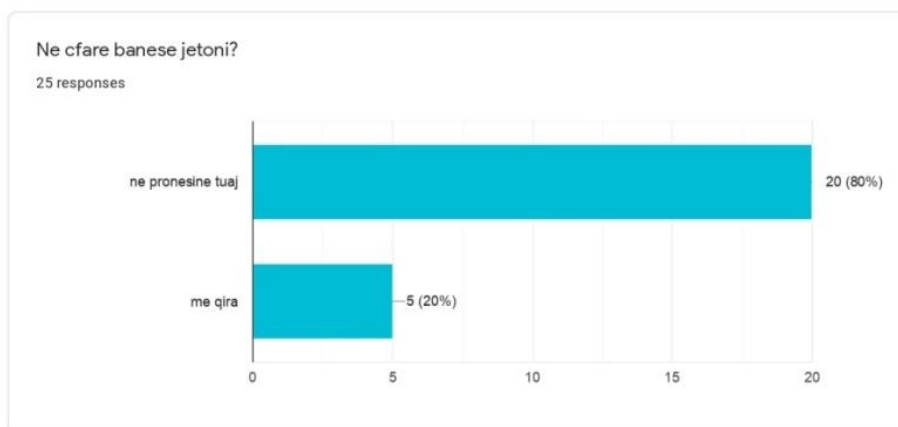


Figure 44: ‘4 EVER GREEN BUILDING TIRANA’- Ownership of the interviewed dwellers

Almost half of the respondents had a very negative assessment of the current built environment (60%), while holding another attitude, much more pleasing to the existing environment, where almost (81.8%) rated it with positive marks, above average.

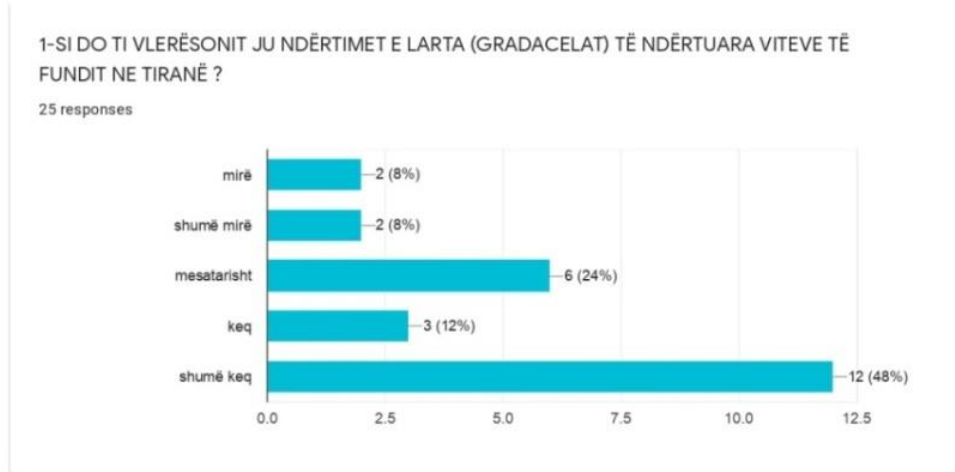


Figure 45: '4 EVER GREEN BUILDING TIRANA' - High-rise Buildings Evaluation

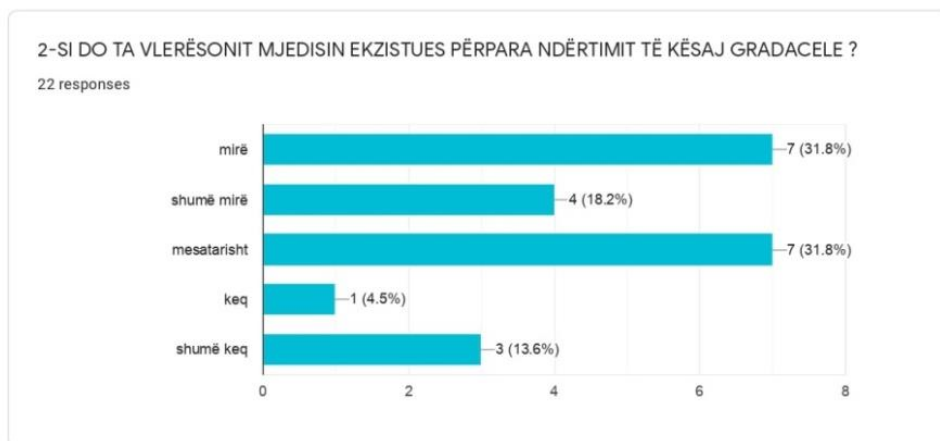


Figure 46: '4 EVER GREEN BUILDING TIRANA' - Existing Environment Evaluation

While being asked for a comparative assessment (75%), the residents appreciated the former Tirana more, dissatisfied with the way these spaces in the city were being used and built. (72.7%) thought that Tirana ForeverGreen is not the most optimal and appropriate solution to be placed in that spot.

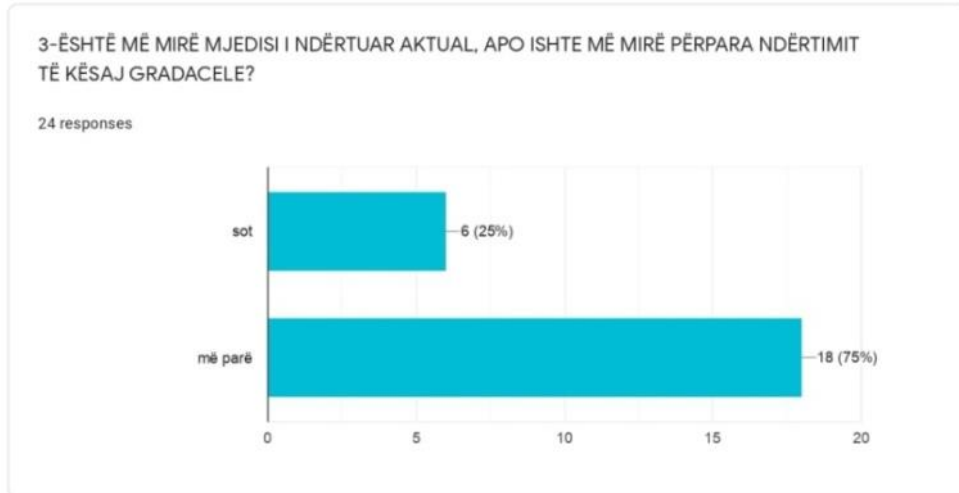


Figure 47: ‘4 EVER GREEN BUILDING TIRANA’- Existing vs Nowadays Built Environment Comparison

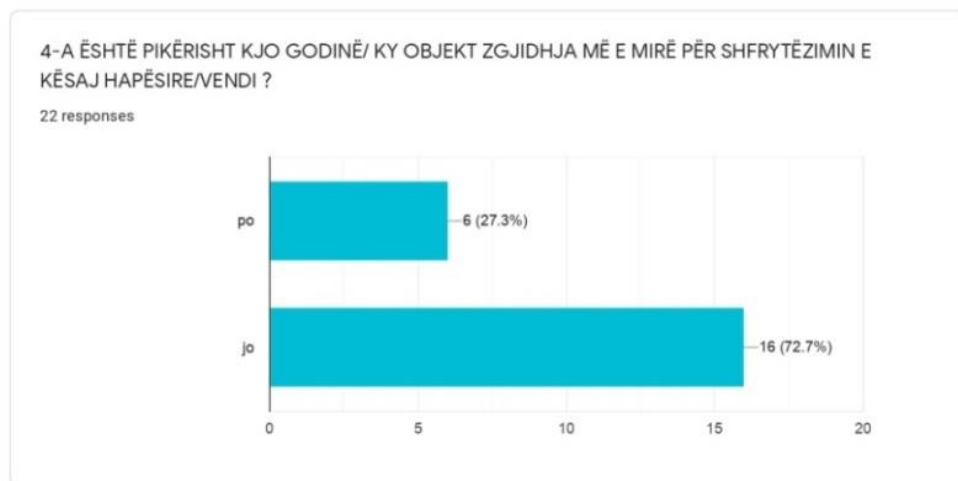


Figure 48: ‘4 EVER GREEN BUILDING TIRANA’- Evaluation of the Built Environment

Asked for a subjective answer as to why they share these negative thoughts, the residents' reasons were many and varied; they replied that it was not normal for cairns to be built so close to each other, they were seen as a constant danger if we had seismic oscillations, and choking on the surrounding environment.

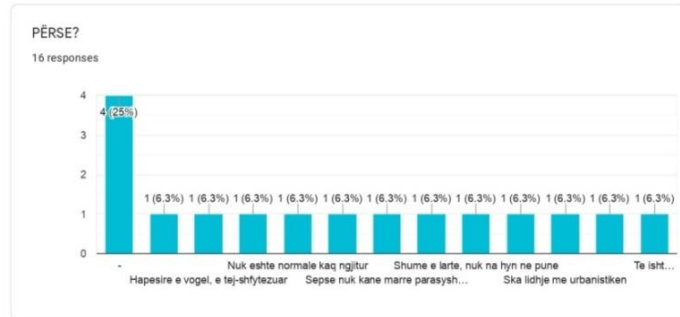


Figure 49: '4 EVER GREEN BUILDING TIRANA' - Reasons

But this physical environment, although seemingly insignificant, has a very real long-term or immediate impact on the behavior, mental and physical health of people. Thus, it was deemed necessary to study in the survey the general quality of this architectural surrounding environment, taking these emotional, physical and social qualities to be done. The overall quality of these environments is measured by the physical comfort they provide, safety or other criteria listed in the survey. A space and built is not just an object, but part of a larger community which is felt through all human senses. The feeling of a place is defined as the combination of several elements, locations, landscape and personal involvement that each user has with it. To maximize the usability of the space user, all of these qualities must be present and interact with one another. In the graphs below we will look at the results of the overestimation questionnaires that residents have made. A very small percentage of respondents would say that the environment in Tirana is clean, as the vast majority of them would consider it polluted (86.4%), and they hold the same attitude to greenery (88%) think it is missing, and only (12%) of them think it has been added.

5- SI ËSHTË NDIKUAR KJO LAGJE/ AMBJENTI PERRETH SAJ, NGA NDËRTIMI I KESAJ GODINE SHUMËKATËSHE?

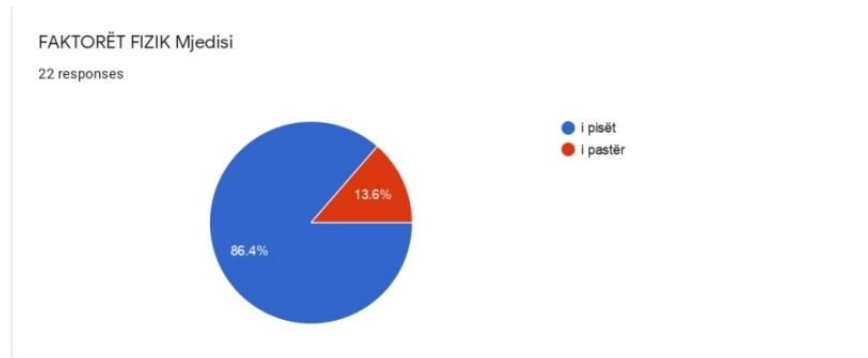


Figure 50: '4 EVER GREEN BUILDING TIRANA' - Physical Factors: Environment

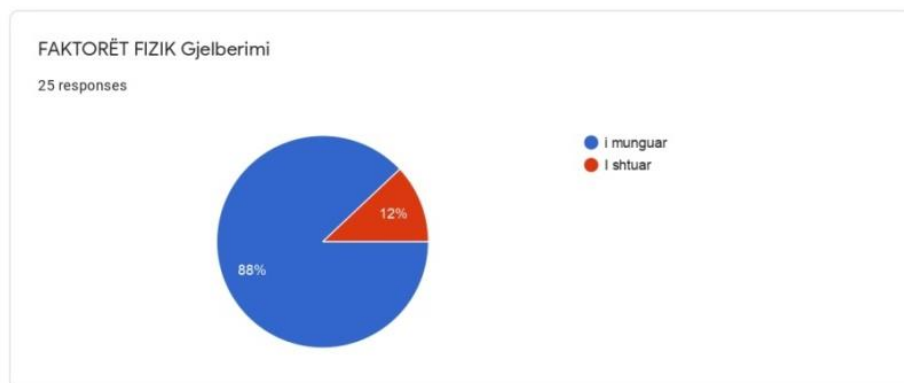


Figure 51: '4 EVER GREEN BUILDING TIRANA' - Physical Factors: Greenery

Almost all those surveyed (95.8%) would rate the air in that area polluted. While music does not seem to be such a big problem, although these spaces are not yet fully filled with residents, activities or businesses, and therefore more than half would rate it non-disturbing and normal (56%).

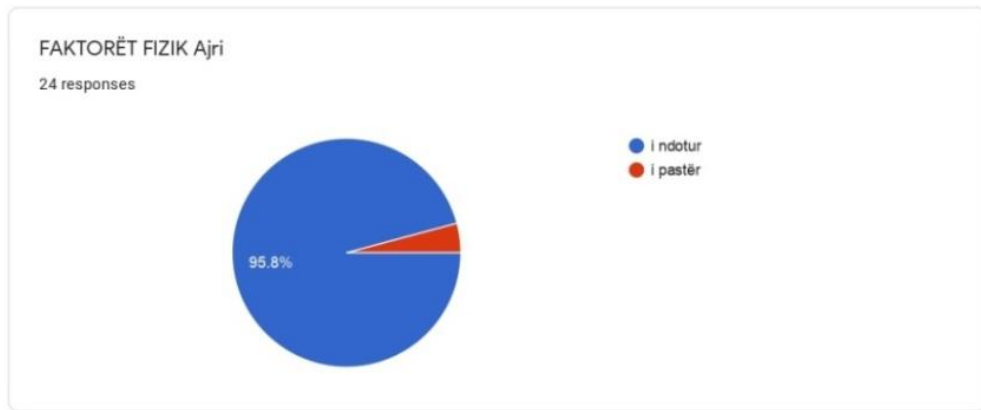


Figure 52: '4 EVER GREEN BUILDING TIRANA'- Physical Factors; Air

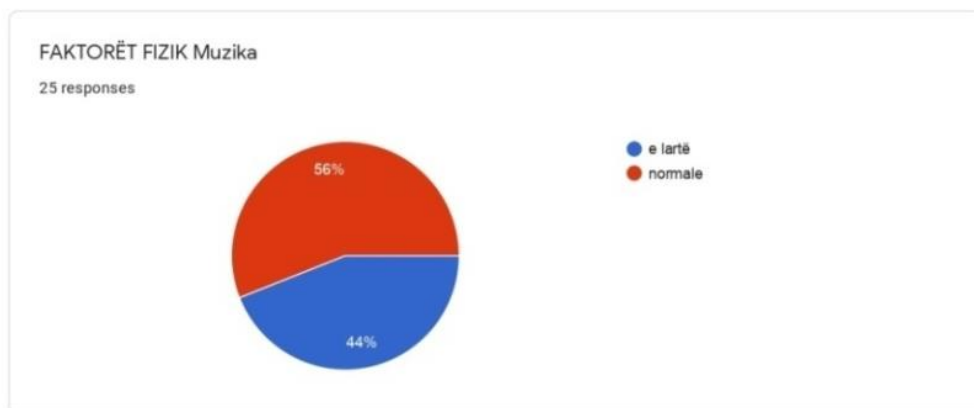


Figure 53: '4 EVER GREEN BUILDING TIRANA'- Physical Factors; Acoustics

Another current problem in Albania and Tirana is the lack of public and sports spaces, both of which are very important for a livable city. Public spaces are considered non-existent or lost by (83.3%) of the analyzed answers, in addition (54.2%) call them non-aesthetic, consequently unpleasant. They keep the same idea for sports spaces, (76%) classify them as lost.

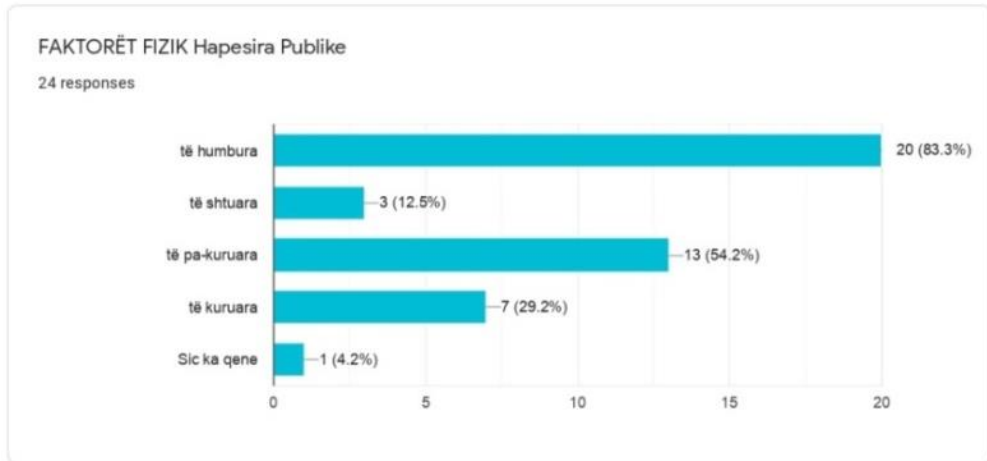


Figure 54: '4 EVER GREEN BUILDING TIRANA' - Physical Factors; Public Spaces

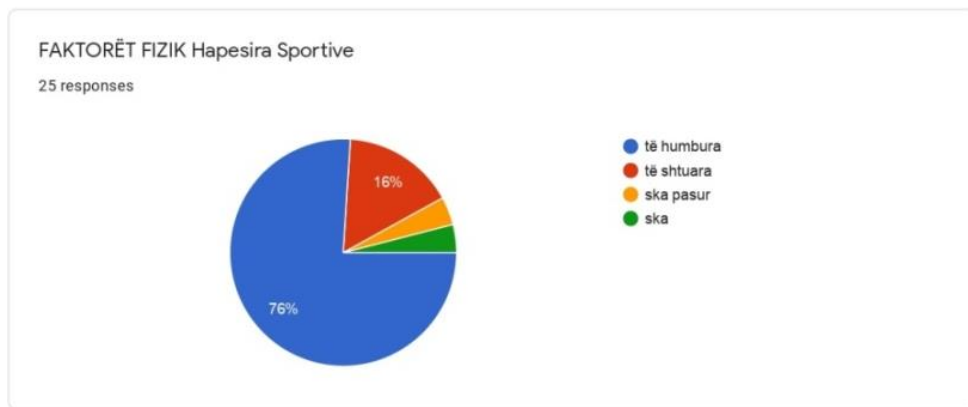


Figure 55: '4 EVER GREEN BUILDING TIRANA' - Physical Factors; Sport Areas

A very current problem, and generally found in high-density cities is traffic. (96%) of the answers were negative, and felt that the traffic in Tirana was heavy.



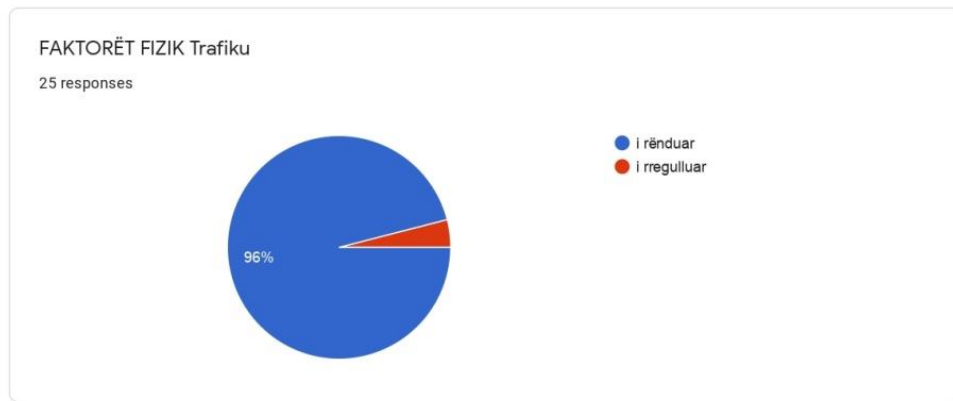


Figure 56: '4 EVER GREEN BUILDING TIRANA'- Physical Factors; Traffic

Outdoor activities offer residents the opportunity to relax in the spaces between residential buildings, public buildings and dwelling areas. Exactly these spaces in nature play an irreplaceable role especially in the life of the inhabitants living in urban areas. Comfort in these public spaces is greatly influenced by the climate, the presence or absence of architectural elements associated with it. The interaction between groups of buildings and the external environment such as ventilation and incineration, play a very important role. Respectively (43.5%) and (59.1%) of the inhabitants think that sunlight and urban ventilation in this area of Tirana are insufficient.

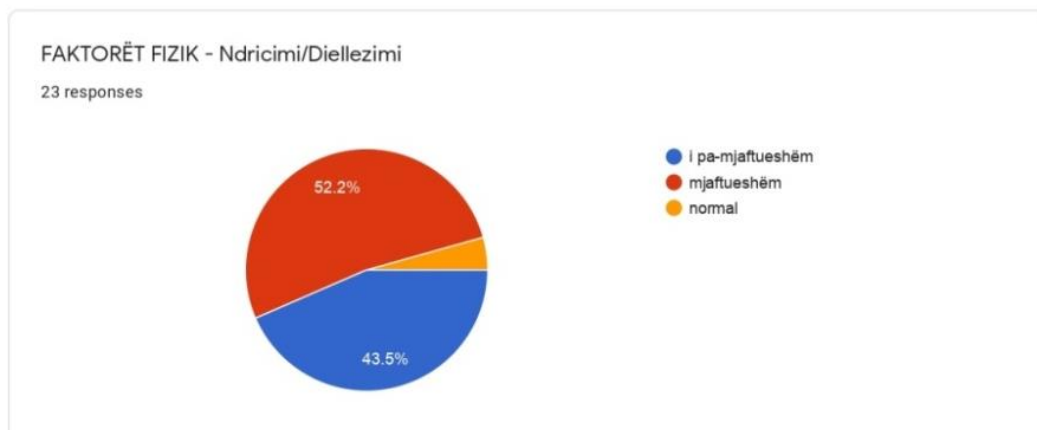


Figure 57: '4 EVER GREEN BUILDING TIRANA'- Physical Factors; Sunlight

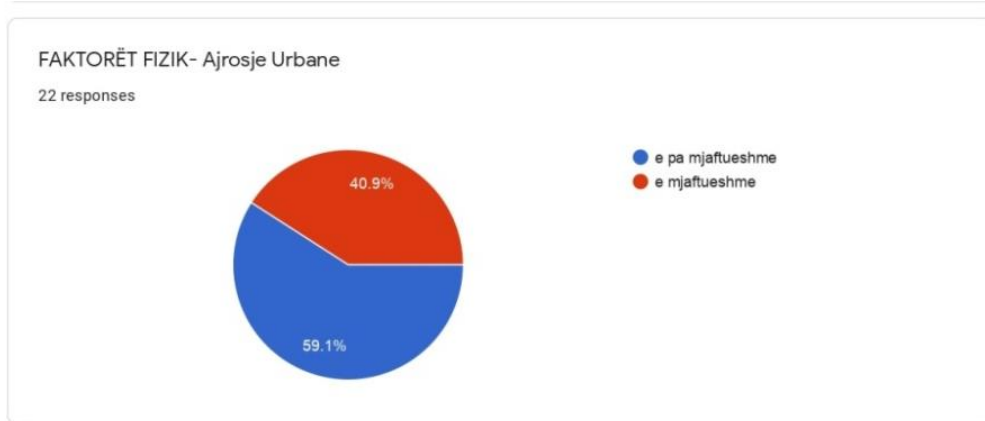


Figure 58: '4 EVER GREEN BUILDING TIRANA'- Physical Factors; Urban Ventilation

From the results of the interviews, it is clear that the construction of these high-rise buildings has resulted somehow in the creation of a social gap; people claim partly that even though they maintain contact with their relatives and friends, they have lost the places they used to meet, as a result of the frantic construction of recent years. (50%) declare they see a lot of unknown people, (57.1%) have happened to see people consuming narcotics, only (28.6%) have seen homeless individuals. (54.5%) have lost their old friendships and a lot more, majority of the people that were asked (85.7%) state that they have lost previous social activities.

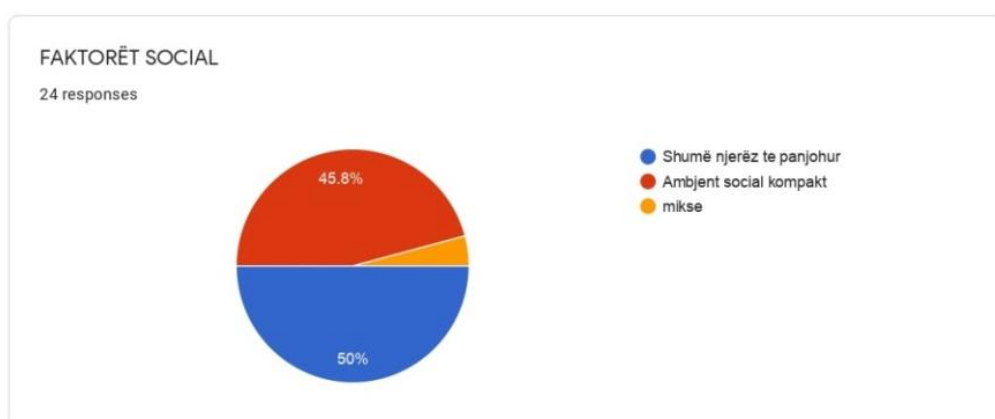


Figure 59: '4 EVER GREEN BUILDING TIRANA'- Social Factors

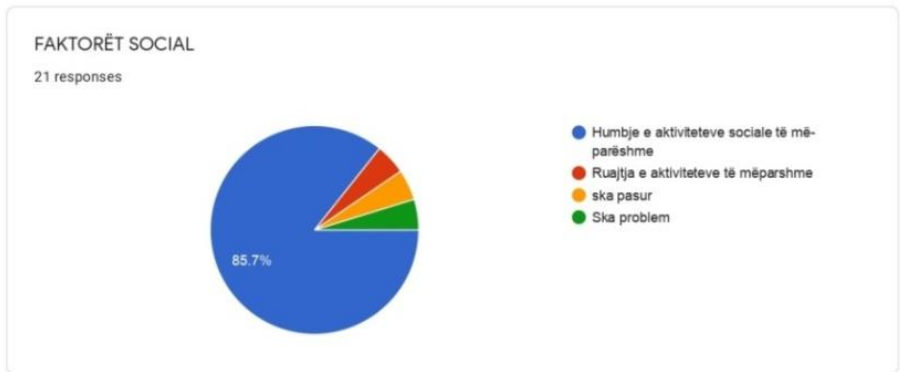
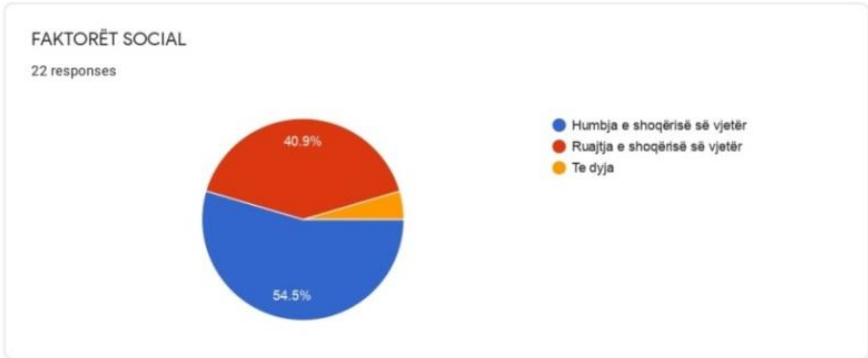
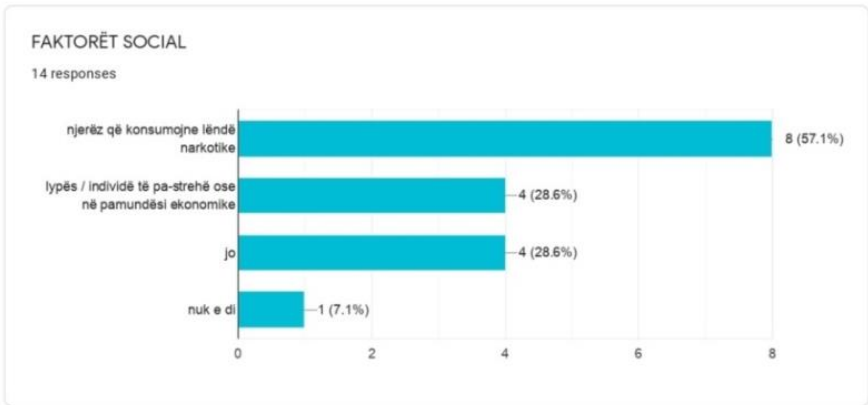
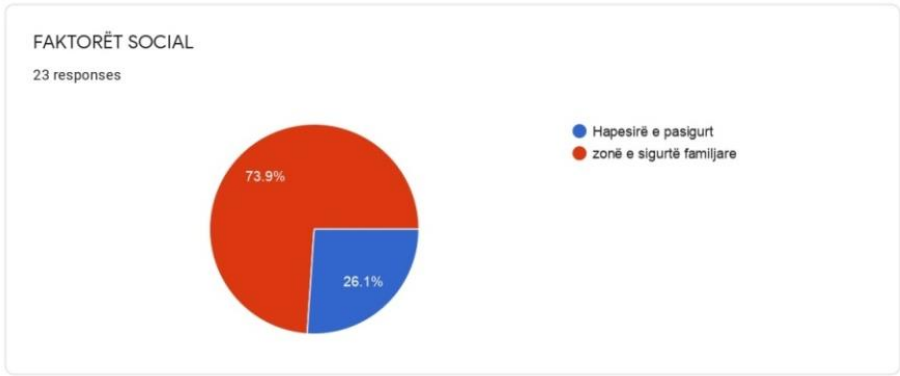


Figure 60: '4 EVER GREEN BUILDING TIRANA' - Social Factors

The connection of the individual with a “place” is greatly influenced by the emotional aspect. The connection between the person and the place is a key concept of environmental psychology, where the individual is greatly influenced by his personal experiences with that place. Asked to what has happened to the area where the survey is taken, the residents of Tirana (71.4%) of them claim that they have lost the place where they used to meet before with their relatives and friends, and the majority of them, almost absolute of 95.5% indicate that they have lost their areas of childhood.

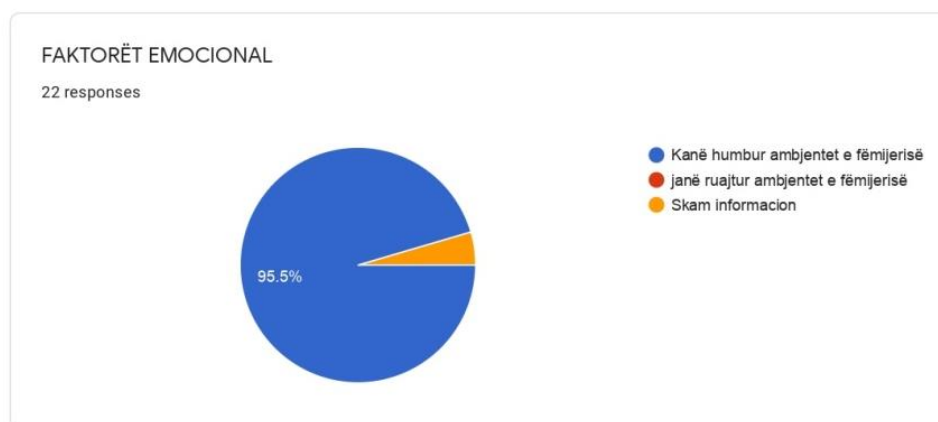
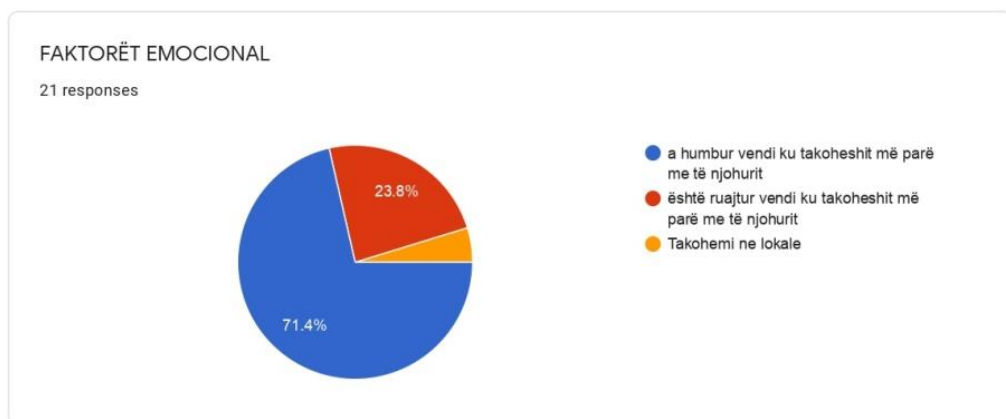


Figure 61: ‘4 EVER GREEN BUILDING TIRANA’-Emotional Factors

Asked for a subjective answer to the question that what function could that area have, and what would have been the optimal function, the inhabitants answered that they mainly needed public leisure open spaces, with very different qualities from them of a skyscraper. Also many of them wanted the older function of that space.

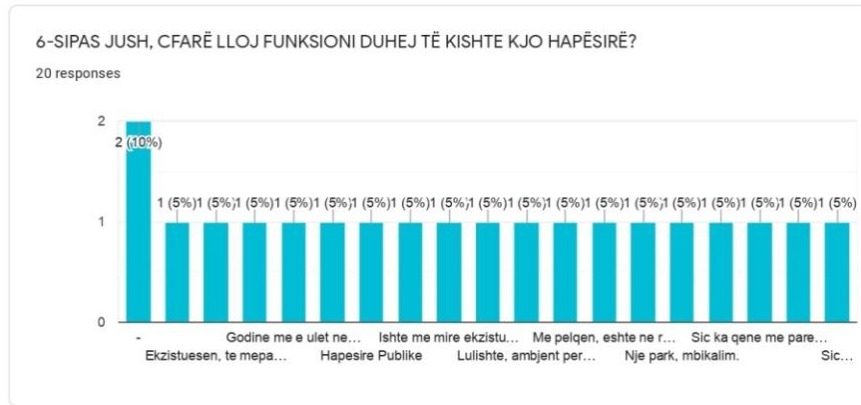


Figure 62: '4 EVER GREEN BUILDING TIRANA'-Best Function the space could have

## 4.2 Downtown One Tirana

In the survey, interviewing locals and passers-by who experience daily contact with these high-rise buildings, in the second example for Downtown Tower Tirana, the average age of respondents was 53, of whom 40 % were males and 60% females. Most of them had higher education (76%).

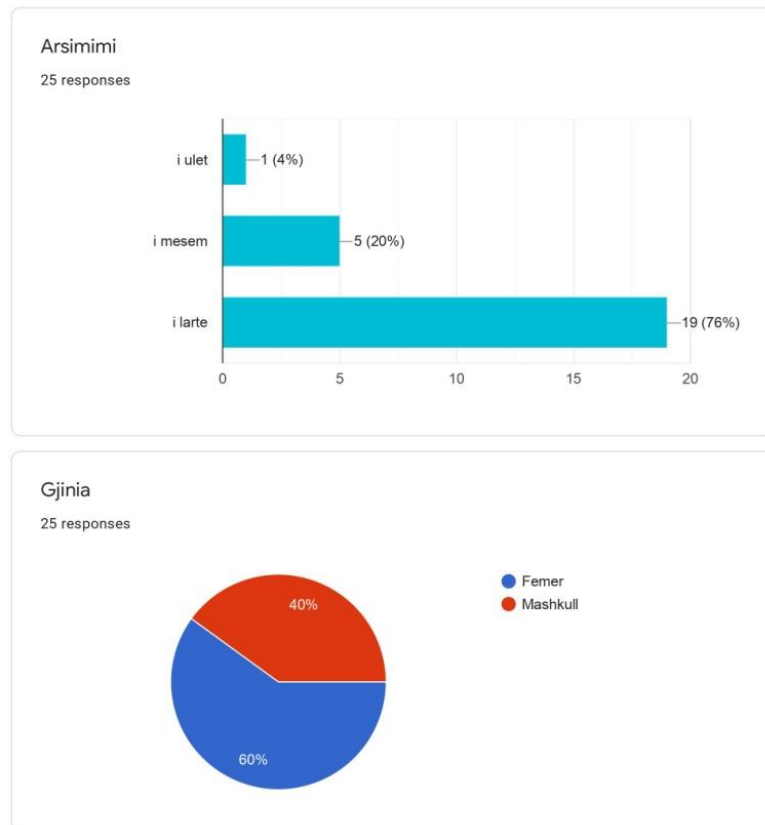


Figure 63: DOWNTOWN ONE TIRANA- Education, Gender

A small percentage of residents have lived in Tirana since birth (32 %) and the rest (36%) have come in the last 20 years. (16%) of them were young residents who had moved in the last 5-10 years. Most residents lived in apartments owned by them (84%), and a relatively small percentage lived in rented accommodation (16%).

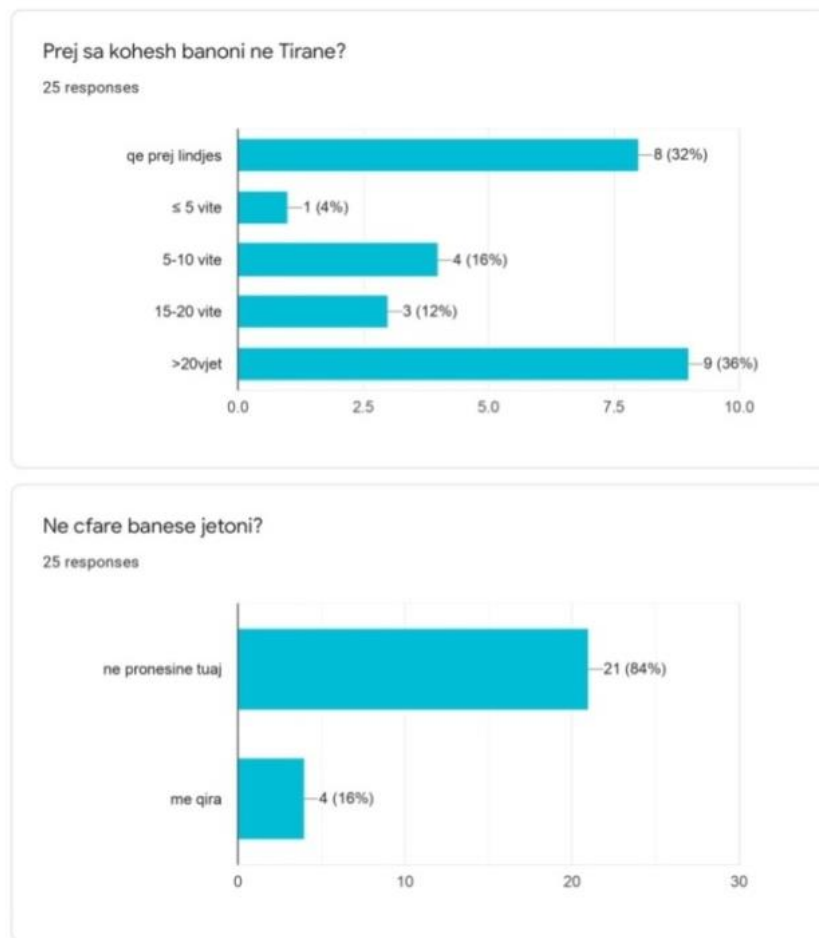


Figure 64: DOWNTOWN ONE TIRANA- Duration of time living in Tirana, Ownership of the interviewed dwellers

Almost half of the respondents had a very negative assessment of the current built environment (56%), while holding another attitude, much more pleasing to the existing environment, where almost (76 %) rated it with positive marks, above average.

While being asked for a comparative assessment (68%), the residents appreciated the former Tirana more, dissatisfied with the way these spaces in the city were being used and built. (80%) thought that Down Town Tirana is not the most optimal and appropriate solution to be placed in that spot.

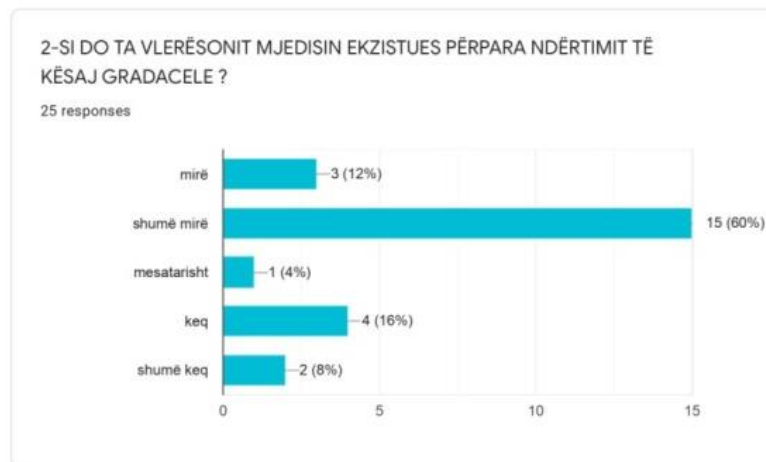
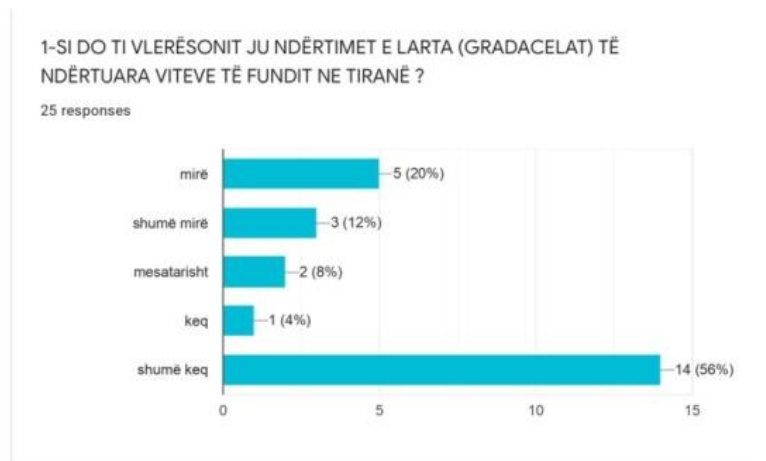


Figure 65: DOWNTOWN ONE TIRANA- High-rise/ Existing Buildings Evaluation

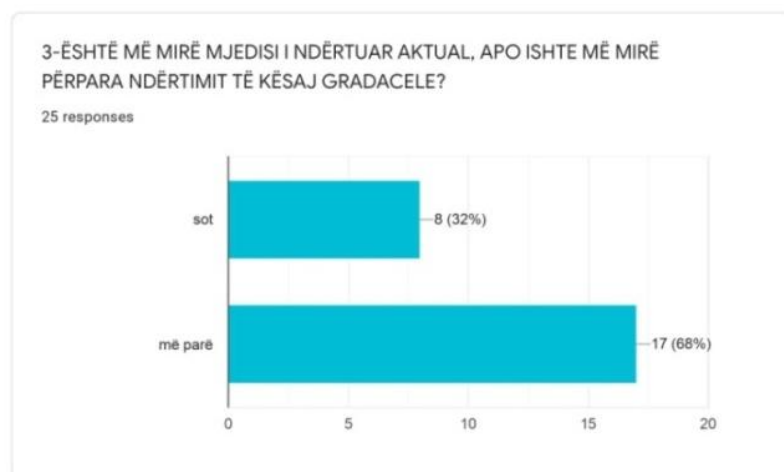


Figure 66: DOWNTOWN ONE TIRANA- Existing vs Nowadays Built Environment Comparison



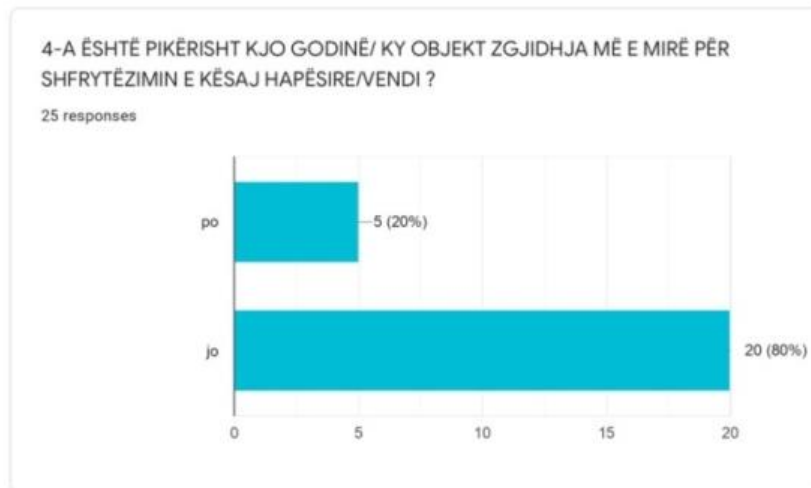


Figure 67: DOWNTOWN ONE TIRANA- Evaluation of the Built Environment

Asked for a subjective answer as to why they share these negative thoughts, the residents' reasons were many and varied; they replied that this building has occupied the previous public function that the space had, and that is very high for that area.

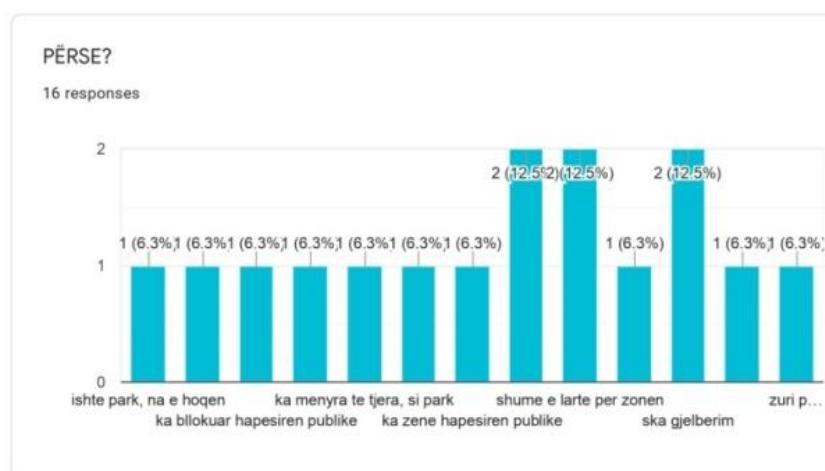


Figure 68: DOWNTOWN ONE TIRANA- Reasons

In the graphs below we will look at the results of the overestimation questionnaires that residents have made. A very small percentage of respondents would say that the environment in Tirana is clean, as the vast majority of them would consider it polluted (68%), and they hold the same attitude to greenery (84%) think it is missing, and only

(16%) of them think it has been added. Absolutely all of those surveyed (100%) would rate the air in that area polluted.

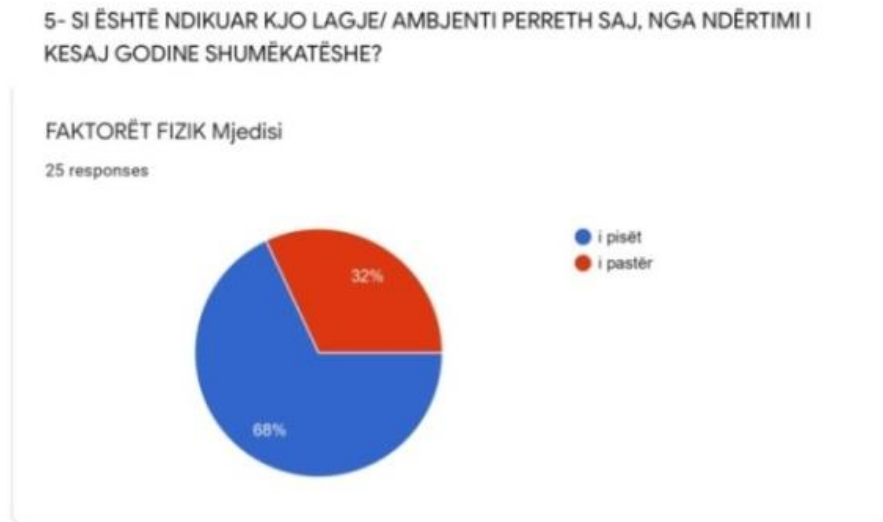


Figure 69: DOWNTOWN ONE TIRANA- Physical Factors: Environment

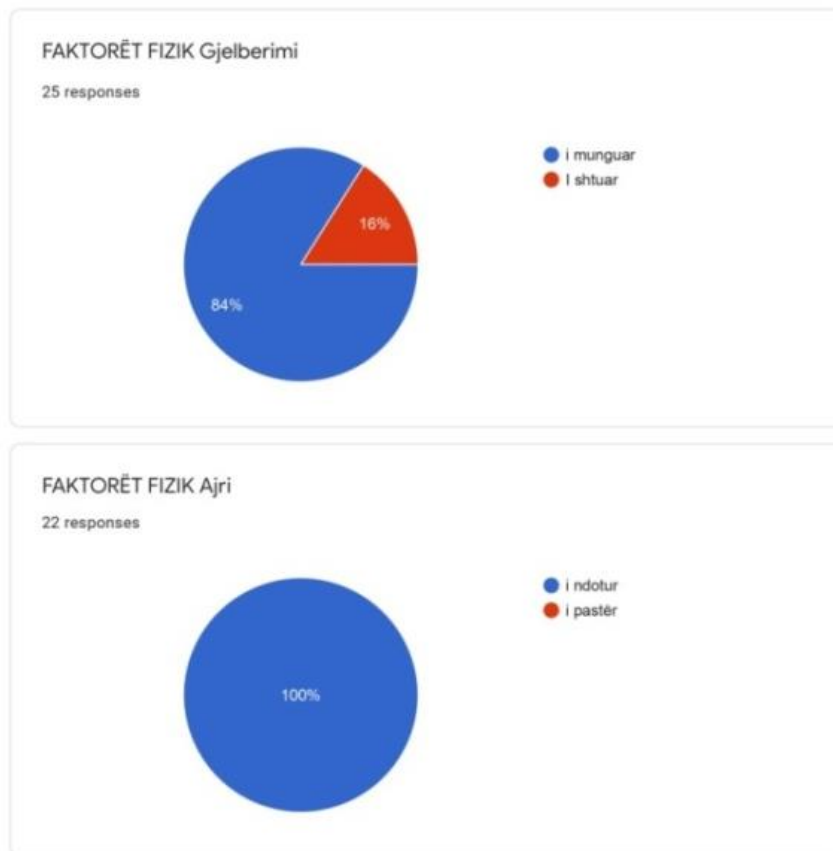


Figure 70: DOWNTOWN ONE TIRANA- Physical Factors: Greenery, Air

While music does not seem to be such a big problem, although these spaces are not yet fully filled with residents, activities or businesses, and therefore more than half would rate it non-disturbing and normal (54.2%).

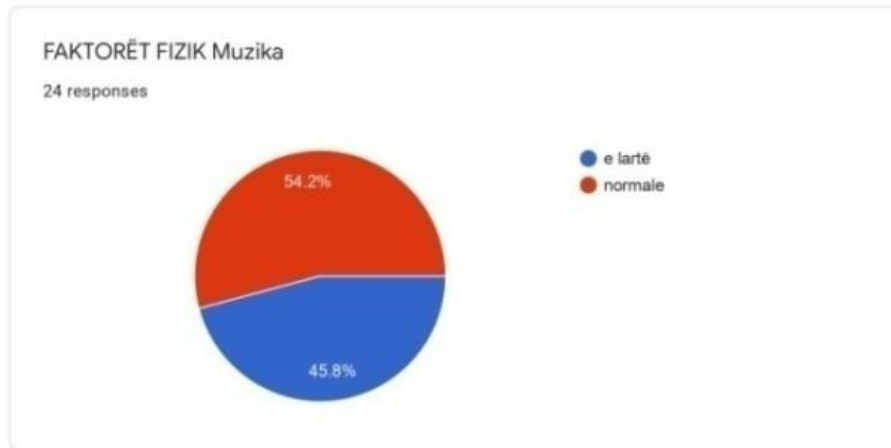


Figure 71: DOWNTOWN ONE TIRANA- Physical Factors; Acoustics

Public spaces are considered non-existent or lost by (84%) of the analyzed answers, in addition (52%) call them non-aesthetic, consequently unpleasant. They keep the same idea for sports spaces, (78.3%) classify them as lost. A very current problem, and generally found in high-density cities is traffic. (82.6%) of the answers were negative, and felt that the traffic in Tirana was heavy.

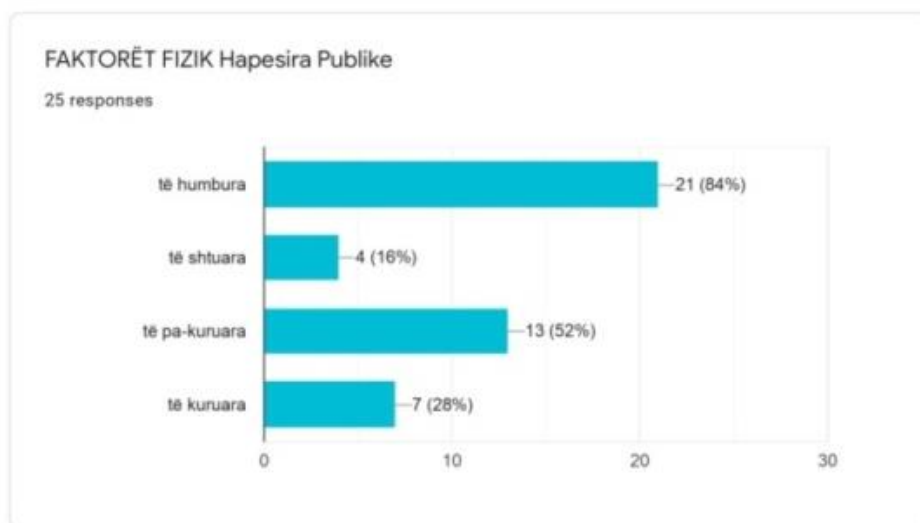


Figure 72: DOWNTOWN ONE TIRANA- Physical Factors; Public Spaces

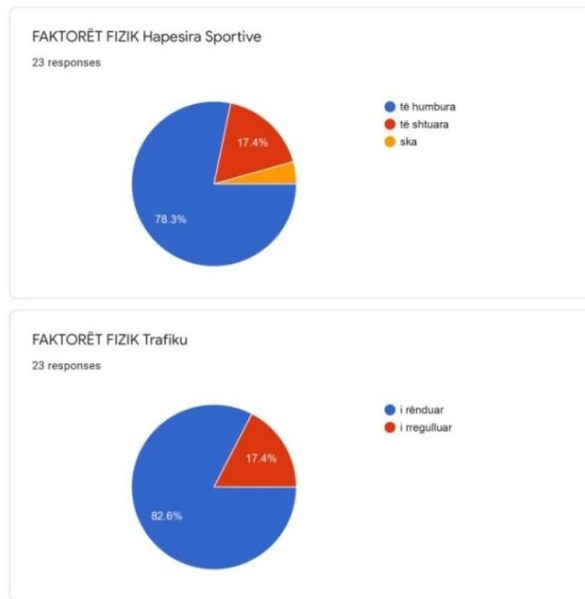


Figure 73: DOWNTOWN ONE TIRANA- Physical Factors; Sport Areas, Traffic

The interaction between groups of buildings and the external environment such as ventilation and incineration, play a very important role. Respectively (70.8%) and (83.3%) of the inhabitants think that sunlight and urban ventilation in this area of Tirana are insufficient.

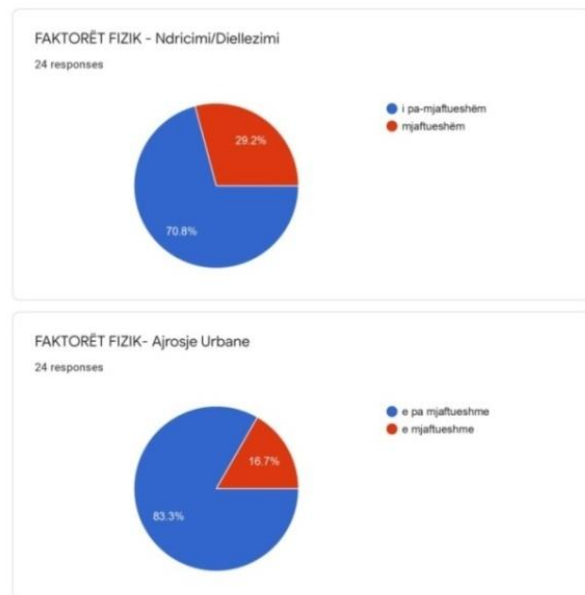


Figure 74: DOWNTOWN ONE TIRANA- Physical Factors; Sunlight & Urban Ventilation

Only (20%) declare they see unknown people, whereas (92%) vast majority consider it safe place to live, even though (69.2%) have happened to see people consuming narcotics, and (84.6%) have seen homeless individuals. Only (20.8%) have lost their old friendships, and majority of the people that were asked (64%) state that they have lost previous social activities.

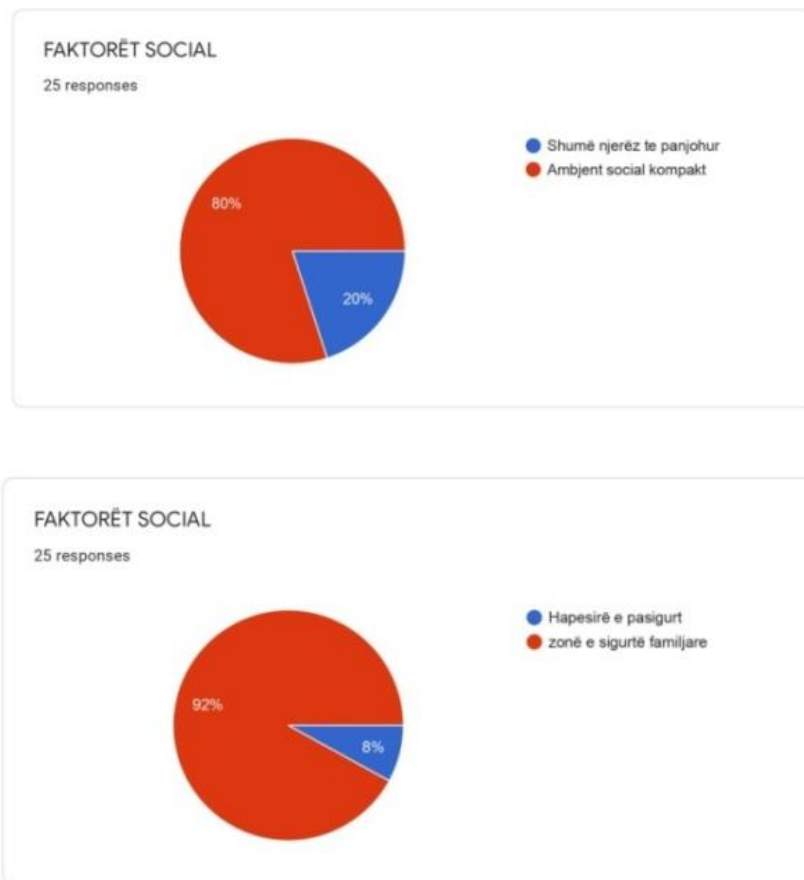


Figure 75: DOWNTOWN ONE TIRANA- Social Factors

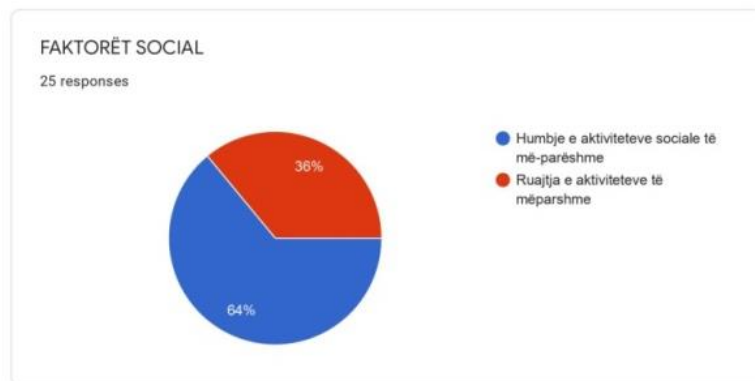
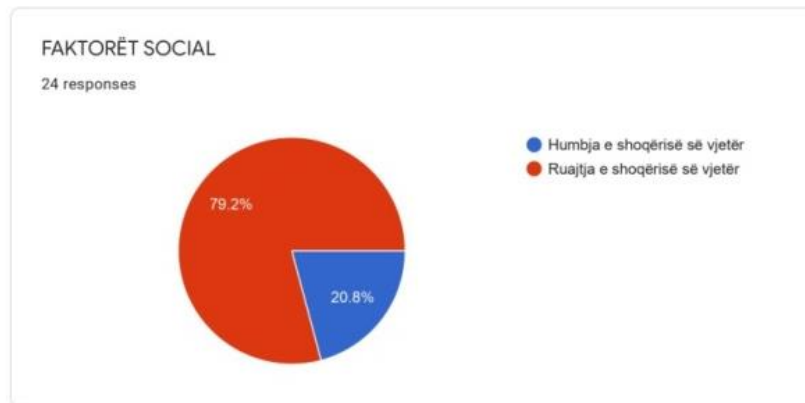
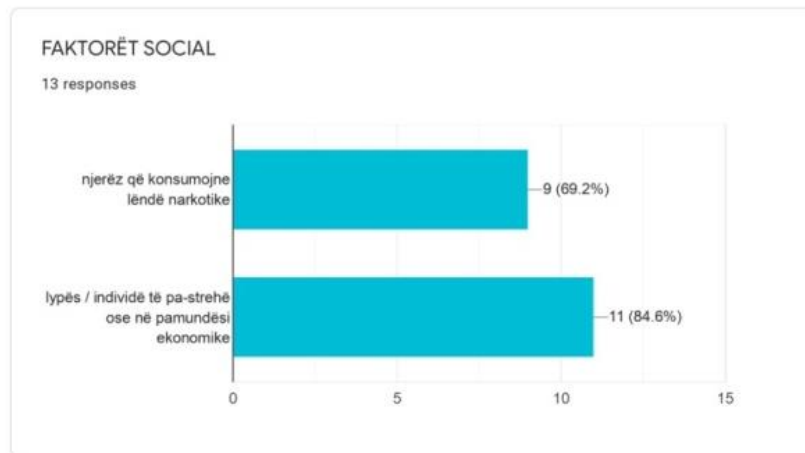


Figure 76: DOWNTOWN ONE TIRANA- Social Factors

Asked to what has happened to the area where the survey is taken, the residents of Tirana (80%) of them claim that they have lost the place where they used to meet before with their relatives and friends, and the majority of them (91.7%) indicate that they have lost their areas of childhood. Asked for a subjective answer to the question that what function could that area have, and what would have been the optimal

function, the inhabitants answered that they mainly needed public leisure open spaces, with very different qualities from them of a skyscraper. Also many of them wanted the older function of that space, they needed greenery and parks.

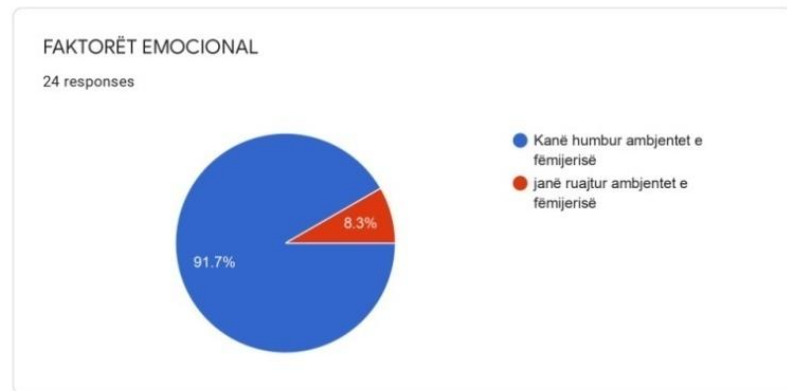
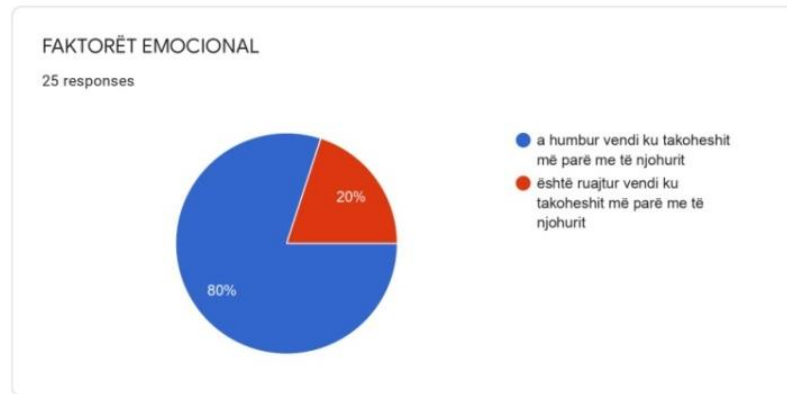


Figure 77: DOWNTOWN ONE TIRANA- Emotional Factors



Figure 78: DOWNTOWN ONE TIRANA- Best Function the space could have

### 4.3 Air Albania Stadium Tower

In the survey, interviewing locals and passers-by who experience daily contact with these high-rise buildings, in the third example for Air Albania Stadium Tower, the average age of respondents was 47.8, of whom 45.8% were male and 54.2% female. Most of them had higher education (52%)

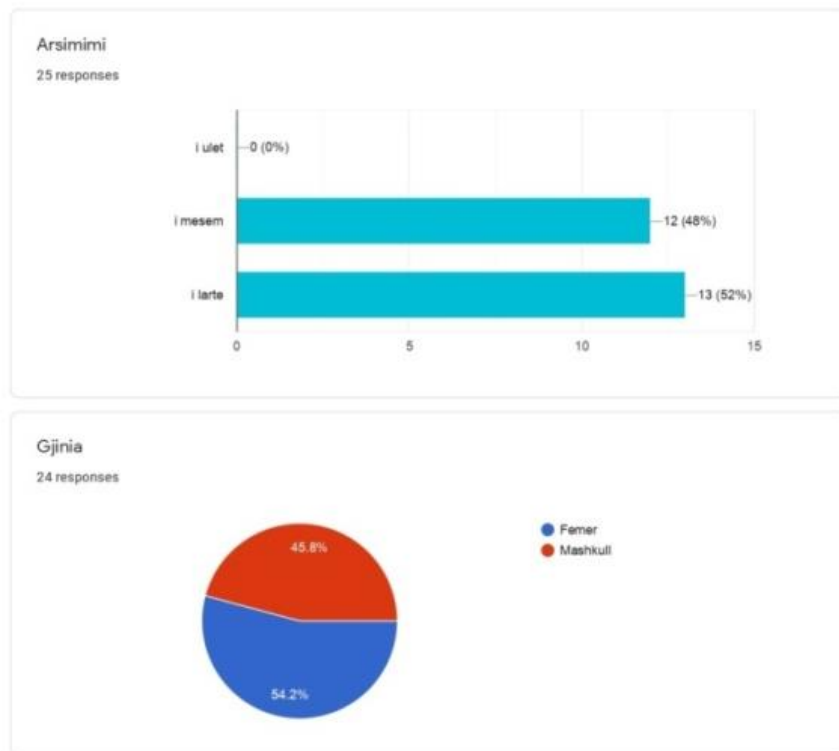


Figure 79: AIR ALBANIA STADIUM- Education, Gender

A significant percentage of residents have lived in Tirana since birth (60%) and the rest (24%) have come in the last 20 years. None of them were young residents who had moved in the last 5 years. Most residents lived in apartments owned by them (84%), and a relatively small percentage lived in rented accommodation (16%).



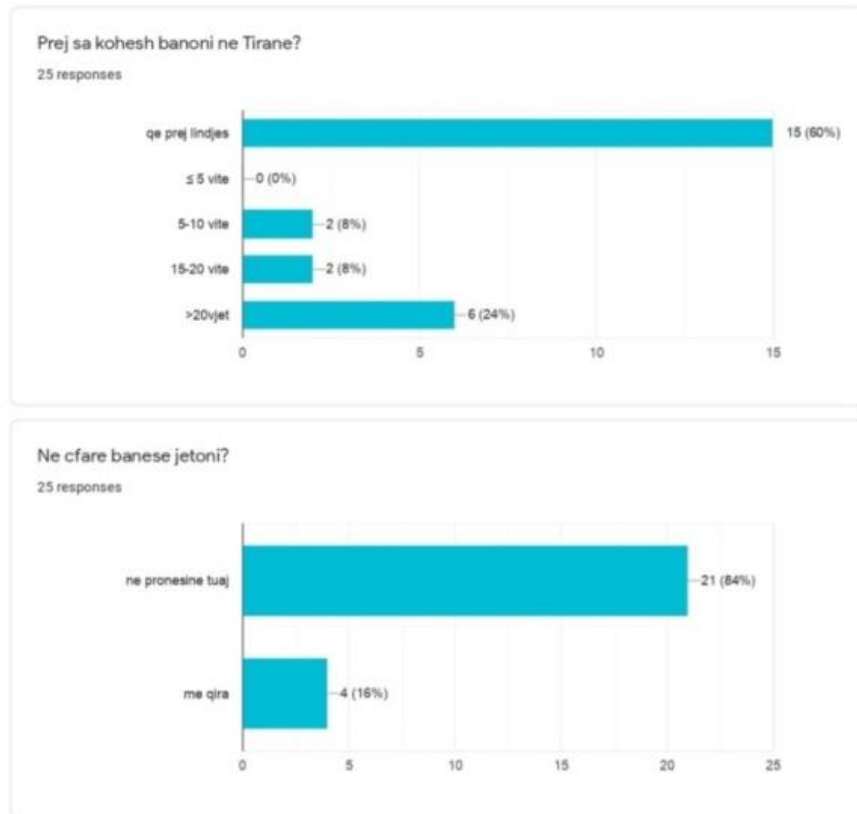


Figure 80: AIR ALBANIA STADIUM- Duration of time living in Tirana, Ownership of the interviewed dwellers

Residents' points of views on the current built environment, maintain a balance in their attitudes, as (32%) rate it on average, (40%) good and very good, and (28%) bad and very bad. With these results, they understand that the citizens have a more positive attitude towards this new building that has been built. The same attitude they have toward the old environment, considering it average in (24%) and above average in (52%).

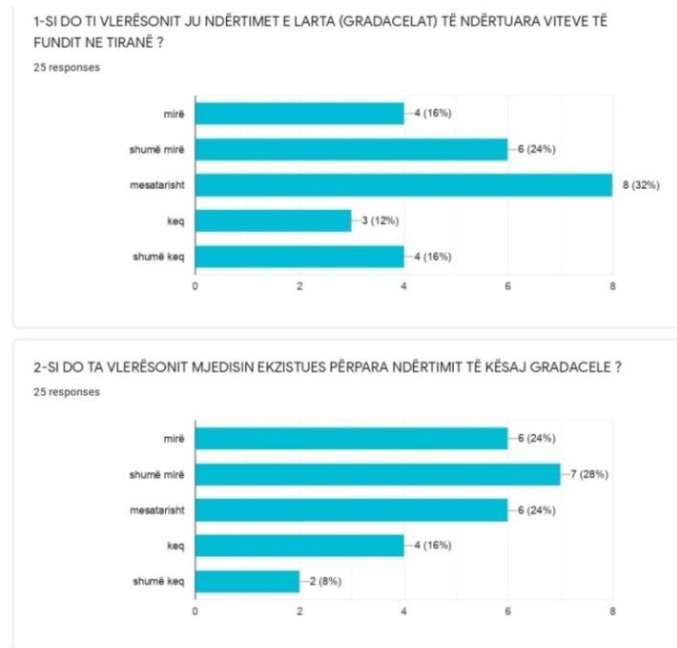


Figure 81: AIR ALBANIA STADIUM- High-rise/ Existing Buildings Evaluation

While being asked for a comparative assessment (84%) of the residents appreciated the actual site more, they are satisfied with the new way these space is being used and built. Looks like Air Albania Stadium may be one of the optimal and appropriate solution to be placed in that spot.(52.2%) of people asked, also think so. Asked for a subjective answer as to why they share these thoughts, the residents' reasons varied; they replied that the area was more vivid, and has many opportunities for entertainment.

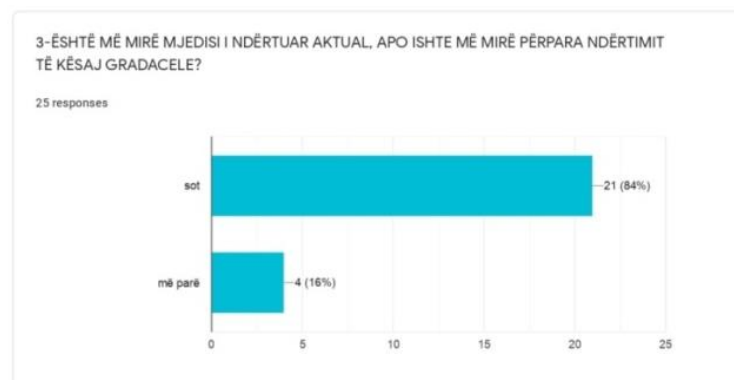


Figure 82: AIR ALBANIA STADIUM- Existing vs Nowadays Built Environment Comparison

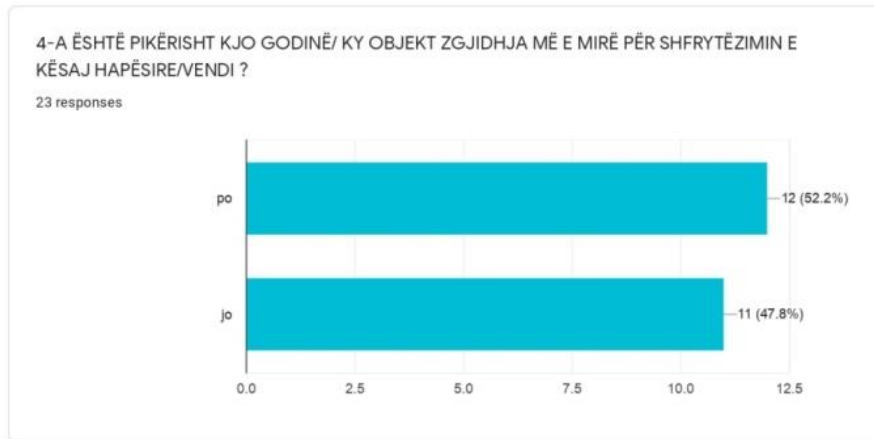


Figure 83: AIR ALBANIA STADIUM- Evaluation of the Built Environment

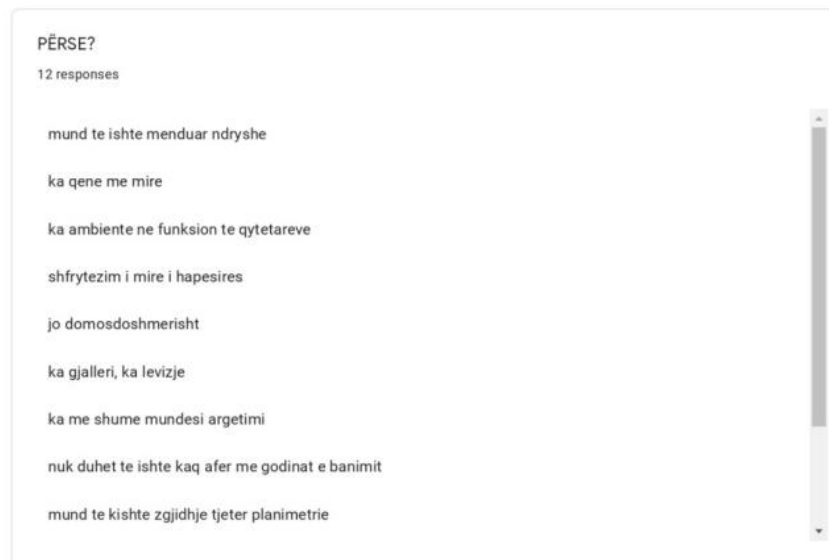


Figure 84: AIR ALBANIA STADIUM- Reasons

A small percentage of respondents would say that the environment in this part of Tirana is polluted, as the vast majority of them would consider it clean (68%), but they do not hold the same attitude to greenery (95.8%) think it is missing. Almost all those surveyed (87.5%) would rate the air in that area polluted. While music does not seem to be such a big problem, and therefore more than half would rate it non-disturbing and normal (72%).

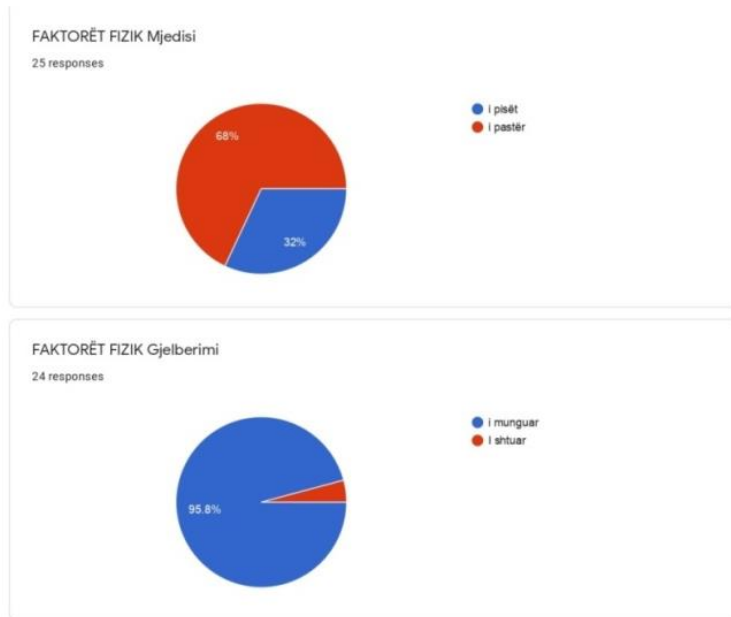


Figure 85: AIR ALBANIA STADIUM- Physical Factors: Environment, Greenery

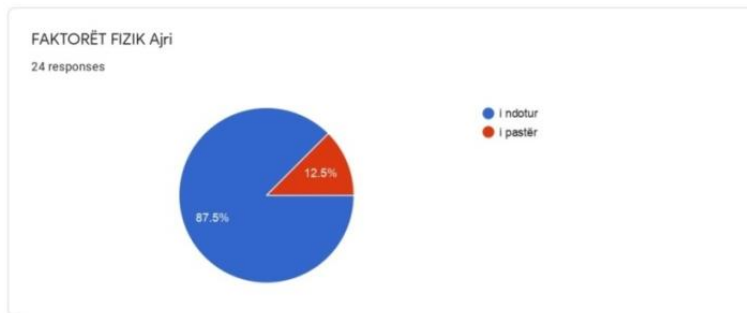


Figure 86: AIR ALBANIA STADIUM- Physical Factors; Air

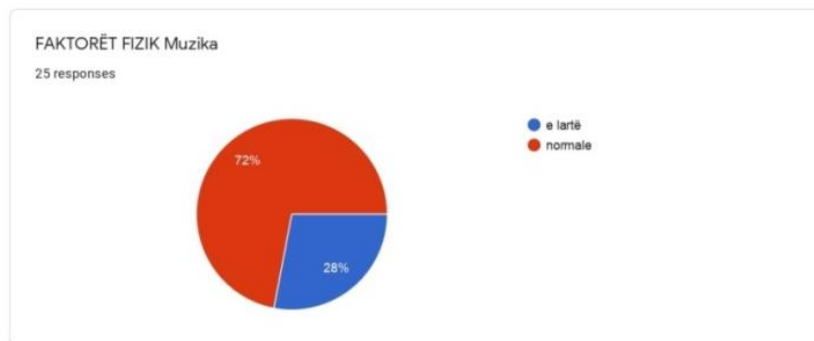


Figure 87: AIR ALBANIA STADIUM- Physical Factors; Acoustics

Public spaces are considered non-existent or lost by (82.6%) of the analyzed answers, in addition only (13%) call them non-aesthetic, consequently unpleasant. They keep the same idea for sports spaces, (91.3%) classify them as lost. A very current problem, and generally found in high-density cities is traffic. (83.3%) of the answers were negative, and felt that the traffic in Tirana was heavy. Respectively (76%) and (60%) of the inhabitants think that sunlight and urban ventilation in this area of Tirana is sufficient.

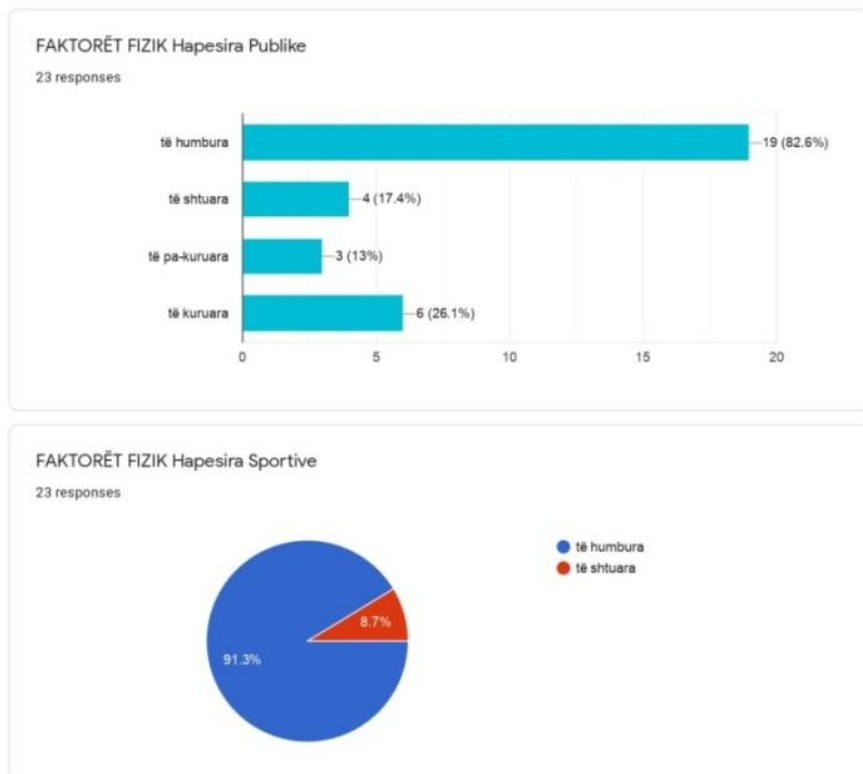


Figure 88: AIR ALBANIA STADIUM- Physical Factors; Public Spaces, Sport Areas

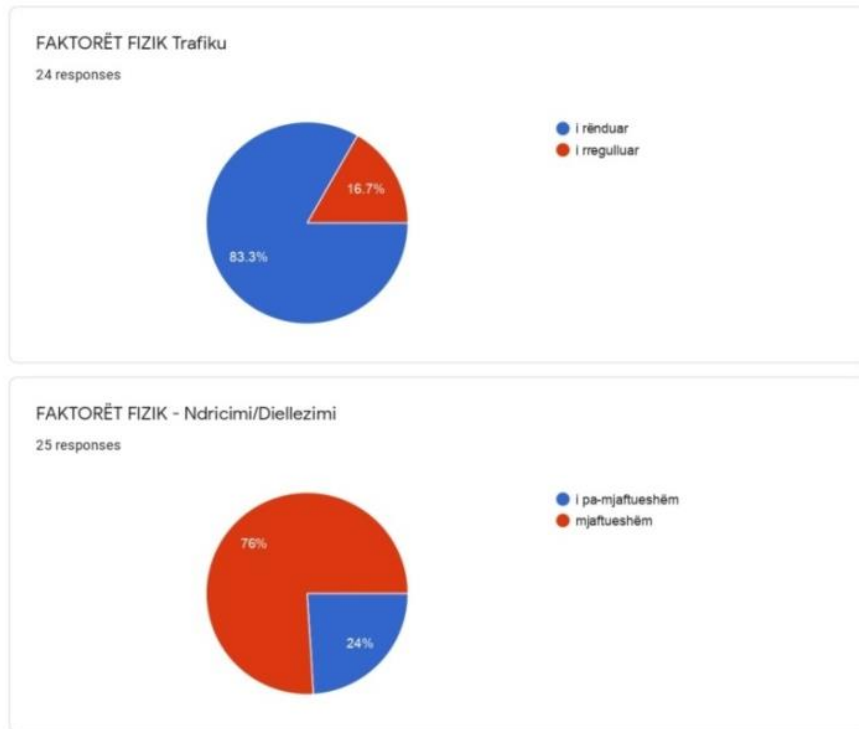


Figure 89: AIR ALBANIA STADIUM- Physical Factors; Traffic, Sunlight

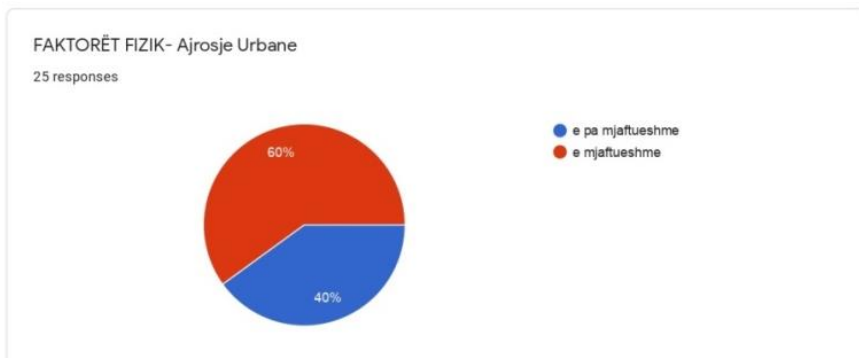


Figure 90: AIR ALBANIA STADIUM- Physical Factors; Urban Ventilation

People claim partly that even though they maintain contact with their relatives and friends, they have lost the places they used to meet, as a result of the frantic construction of recent years. (56%) declare they see a lot of unknown people, even though (80%) consider it a safe place to live. (76.5%) have happened to see people consuming narcotics, (47.1%) have seen homeless individuals. (60%) have lost their

old friendships and a lot more, majority of the people that were asked (78.3%) state that they have lost previous social activities.

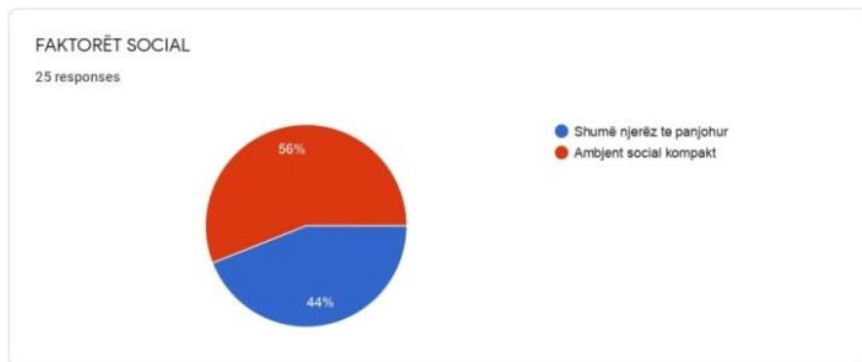
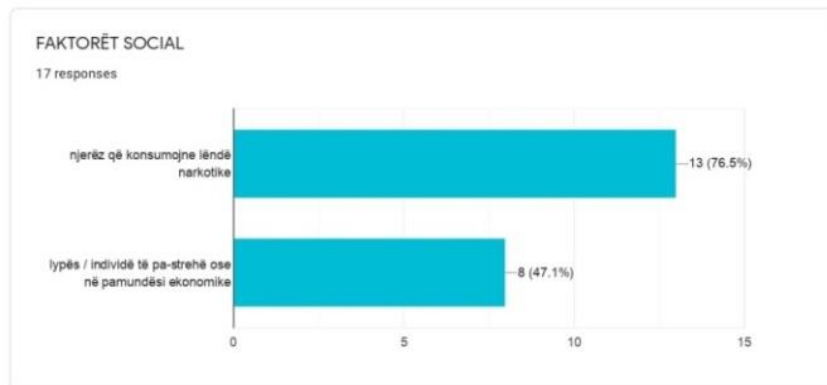
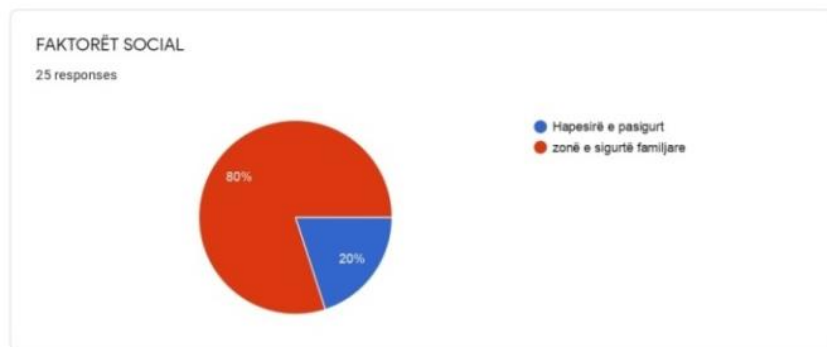


Figure 91: AIR ALBANIA STADIUM- Social Factors



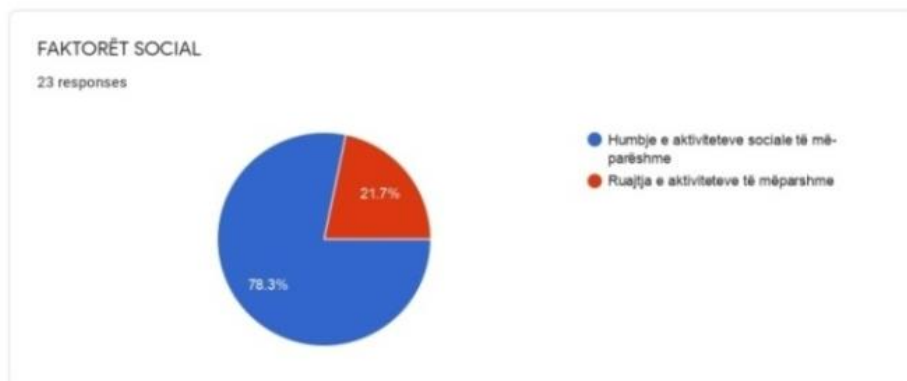
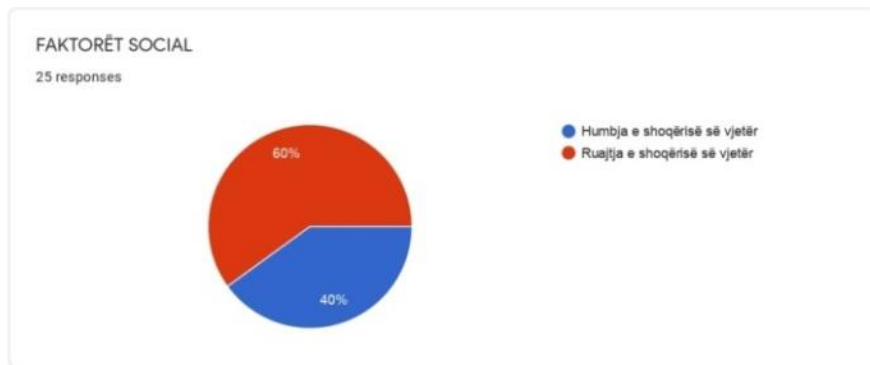


Figure 92: AIR ALBANIA STADIUM- Social Factors

Asked to what has happened to the area where the survey is taken, the residents of that part of Tirana (70.8%) of them claim that they have lost the place where they used to meet before with their relatives and friends, and the majority of them (76%) indicate that they have lost their areas of childhood. Asked for a subjective answer to the question that what function could that area have, and what would have been the optimal function, the inhabitants answered that they mainly needed public leisure open spaces and parks, with very different qualities from them of a skyscraper. Also many of them wanted the older function of that space.



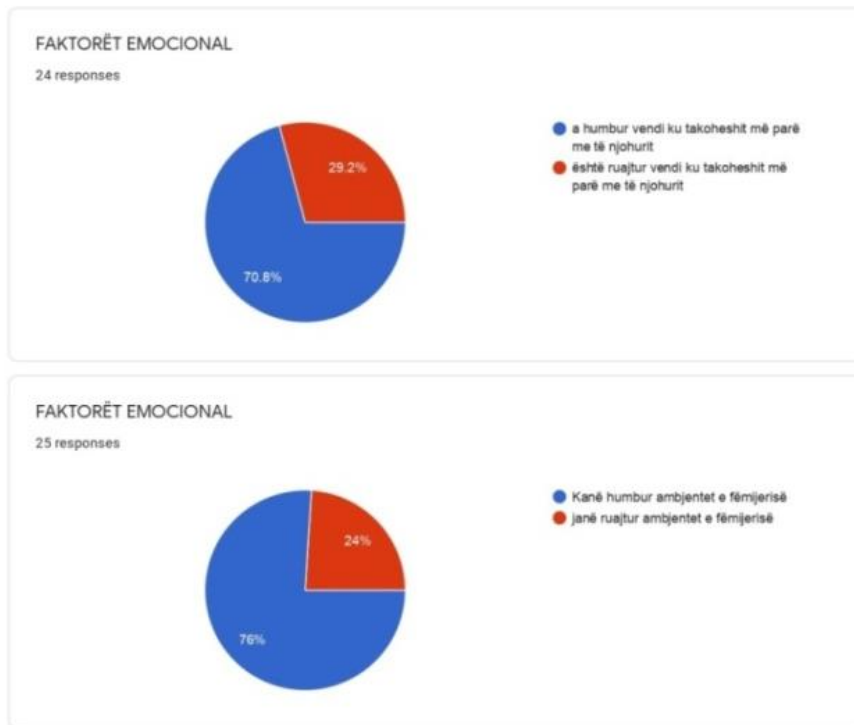


Figure 93: AIR ALBANIA STADIUM- Emotional Factors



Figure 94: AIR ALBANIA STADIUM- Best Function the space could have

## 4.4 Garden Building

In the survey, interviewing locals and passers-by who experience daily contact with these high-rise buildings, in the fourth example for Garden Building Tower, the average age of respondents was 43.6, of whom (60%) were males and (40%) females. Most of them had higher education (64%).

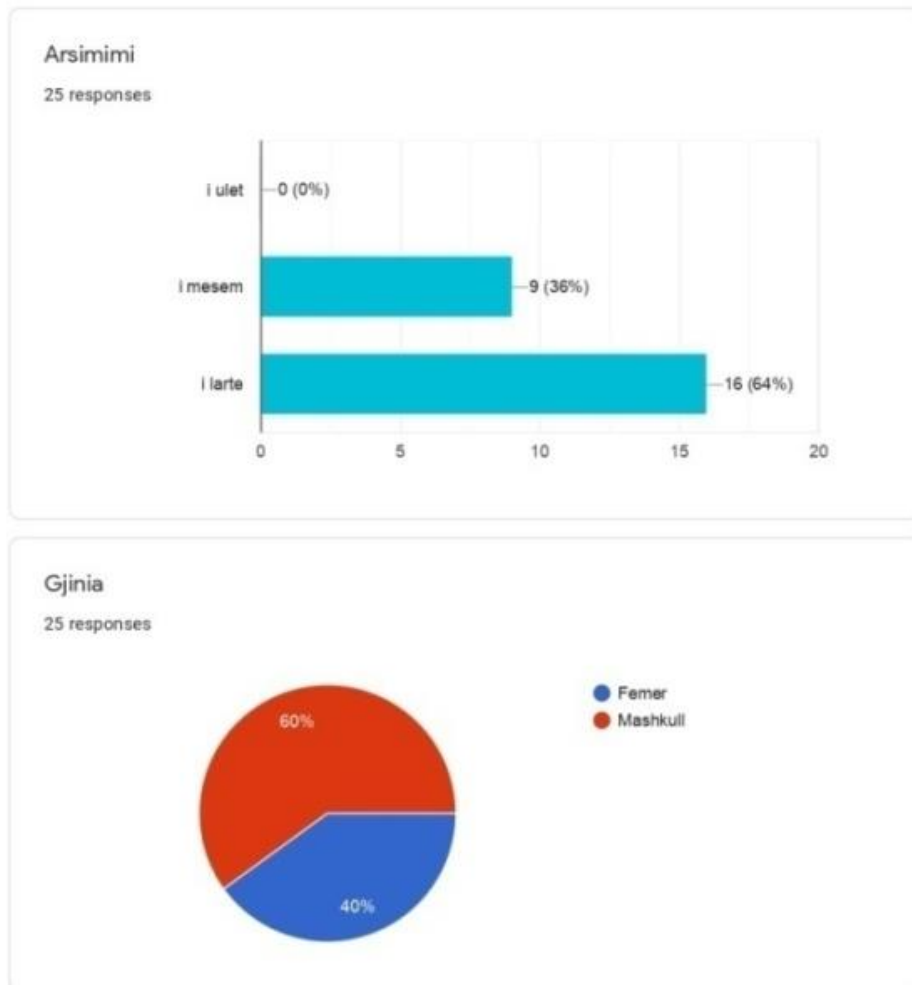


Figure 95: GARDEN BUILDING- Education, Gender

A significant percentage of residents have lived in Tirana since birth (60%) and the rest (16%) have come in the last 20 years. Only (4%) of them were young residents who had moved in the last 5 years. Most of residents lived in apartments owned by

them (84%), and a relatively small percentage lived in rented accommodation (16%). None of the participants in the interview had a negative opinion about the existing environment. Biggest part of the responders had an above average assessment of the current built environment (80%). (88%) did not like the existing situation before high-risers.

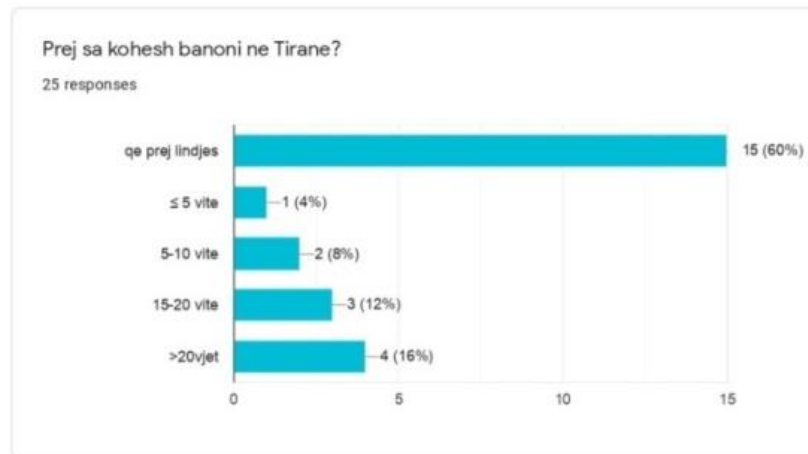


Figure 96: GARDEN BUILDING- Duration of time living in Tirana

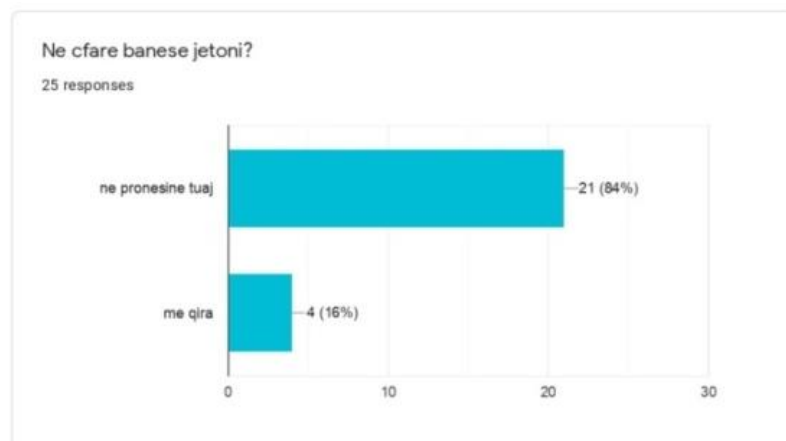


Figure 97: GARDEN BUILDING- Ownership of the interviewed dwellers

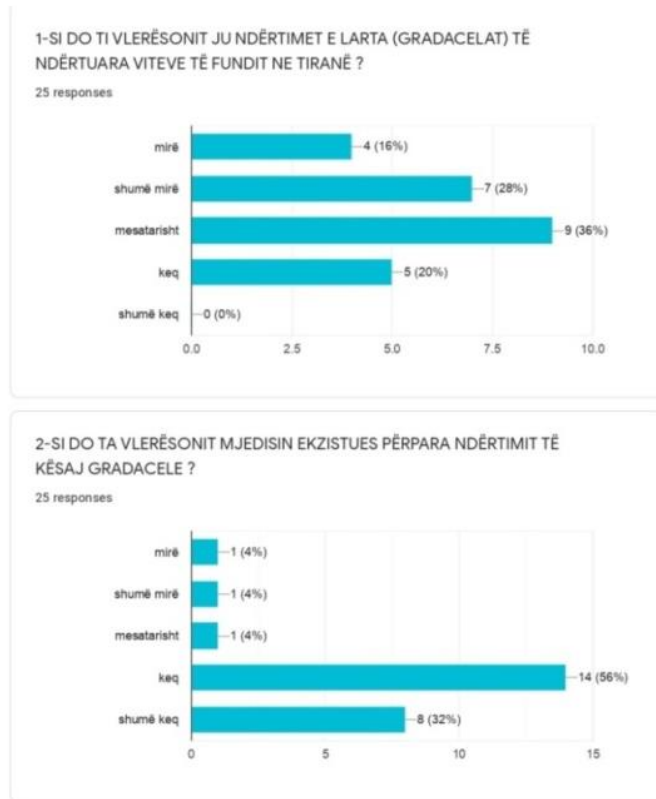


Figure 98: GARDEN BUILDING- High-rise/ Existing Buildings Evaluation

While being asked for a comparative assessment only (4%), the residents appreciated the former Tirana ,they seem satisfied with the way these spaces in the city are being used and built. (96%) . But despite this, when asked if this building is suitable to be built in that place, (72.7%) think not.

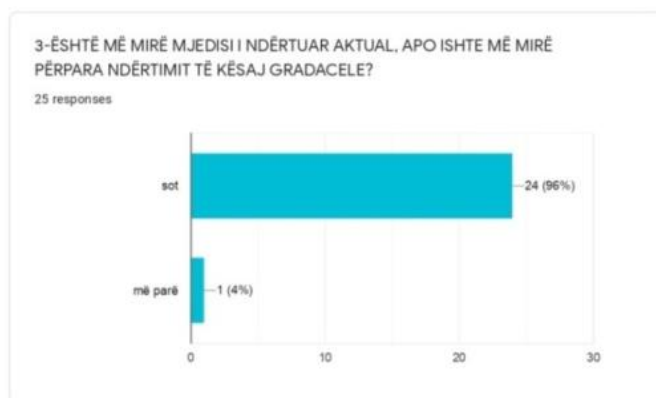


Figure 99: GARDEN BUILDING- Existing vs Nowadays Built Environment Comparison

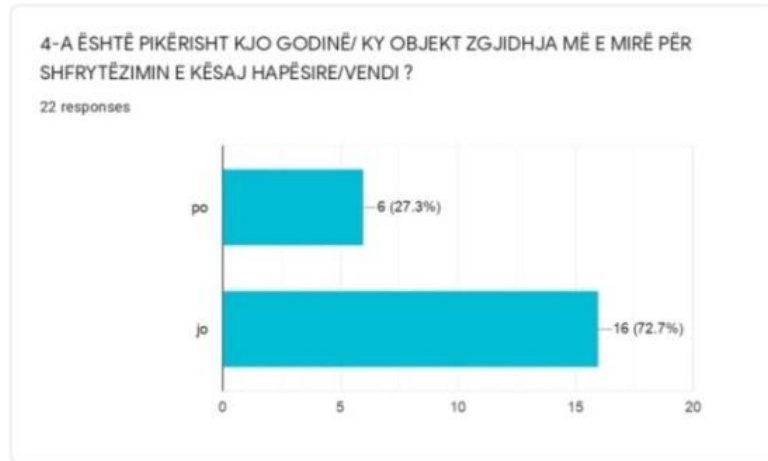


Figure 100: GARDEN BUILDING- Evaluation of the Built Environment

Asked for a subjective answer as to why they share these thoughts, the residents' reasons varied; they replied that this building to some of them seemed beautiful and well conceived, and some others seemed stifling.

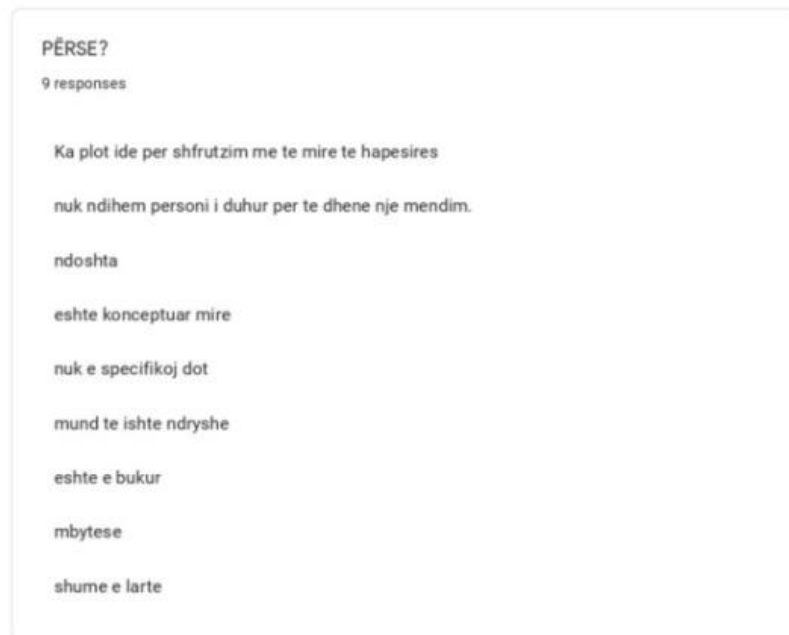


Figure 101: GARDEN BUILDING- Reasons

An almost equal percentage of respondents would say that the environment in Tirana is clean, and the other part of them would consider it polluted (48%), and they do not hold the same attitude to greenery (83.3%) think it is missing, and only (16.7%) of them think it has been added.

All those surveyed (100%) would rate the air in that area polluted. While music does not seem to be such a big problem, although these spaces are not yet fully filled with residents, activities or businesses, and therefore (80%) would rate it non-disturbing.

Another current problem in Albania and Tirana is the lack of public and sports spaces, both of which are very important for a livable city. Public spaces are considered non-existent or lost by (84%) of the analyzed answers, in addition (28%) call them non-aesthetic, consequently unpleasant. They keep the same idea for sports spaces, (100%) classify them as lost. A very current problem, and generally found in high-density cities is traffic. (96%) of the answers were negative, and felt that the traffic in Tirana was heavy.

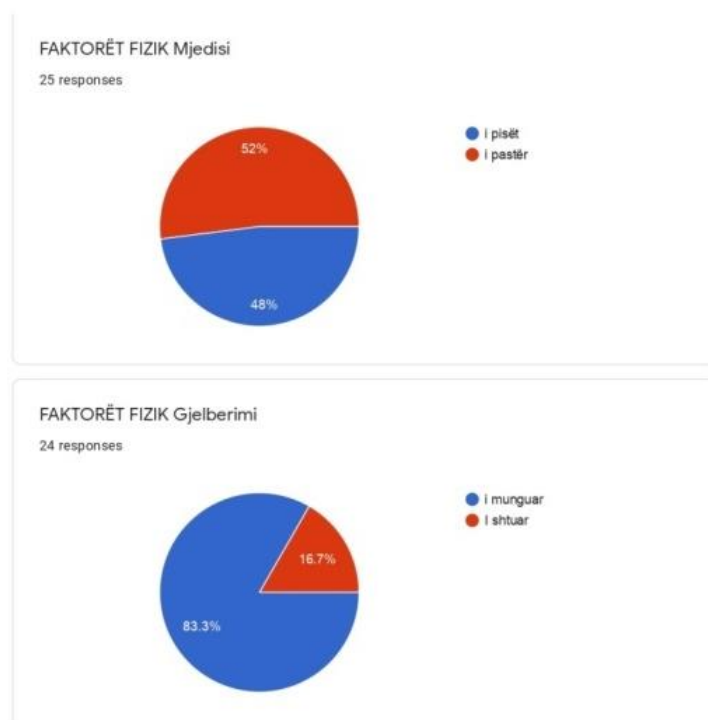


Figure 102: GARDEN BUILDING- Physical Factors: Environment, Greenery

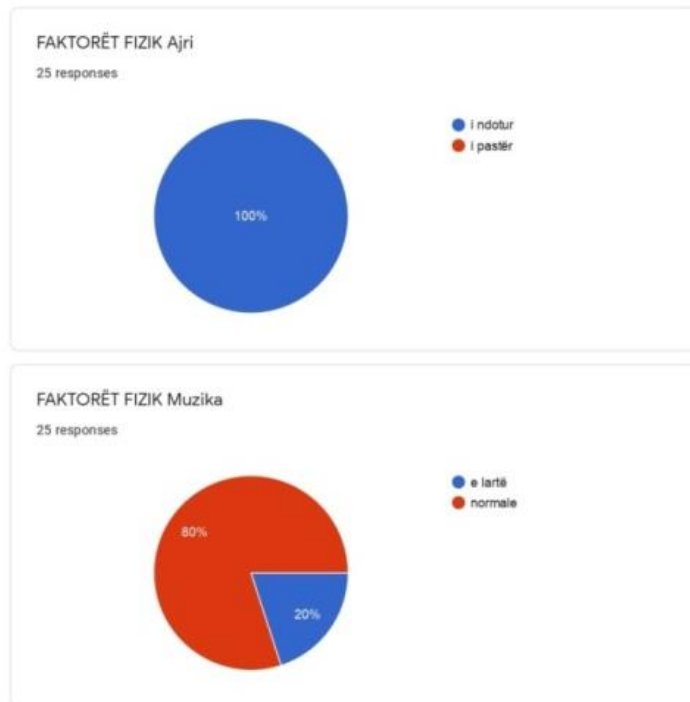


Figure 103: GARDEN BUILDING- Physical Factors; Air, Acoustics

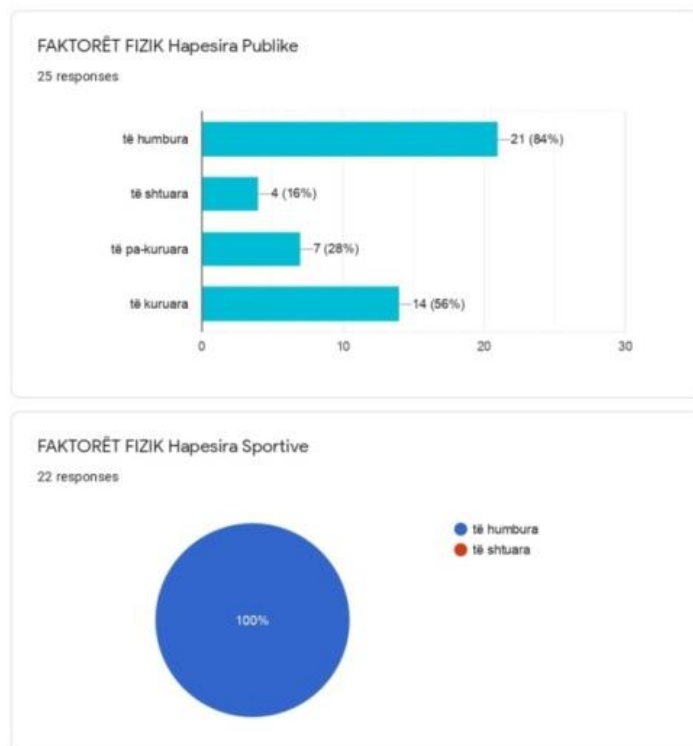


Figure 104: GARDEN BUILDING- Physical Factors; Public Spaces, Sport Areas

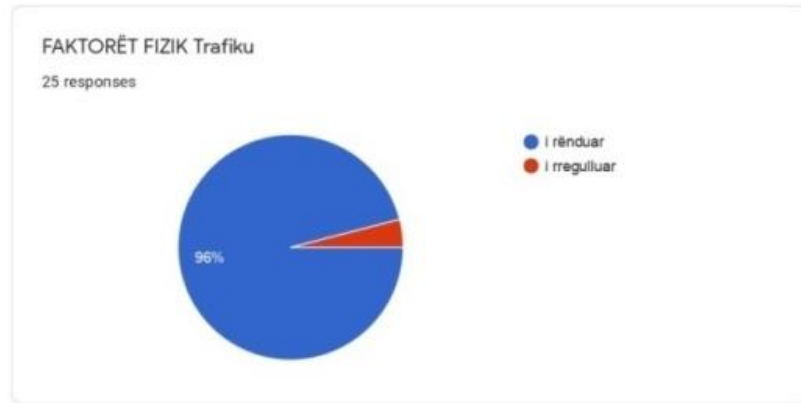


Figure 105: GARDEN BUILDING- Physical Factors; Traffic

(80%) of the inhabitants think that sunlight and urban ventilation in this area of Tirana are sufficient. People claim partly that even though they maintain contact with their relatives and friends, they have lost the places they used to meet, as a result of the frantic construction of recent years. (75%) declare they see a lot of unknown people, even though (96%) consider it a safe place to live. (64.3%) have happened to see people consuming narcotics, (78.6%) have seen homeless individuals. (40%) have lost their old friendships and a lot more, majority of the people that were asked (62.5%) state that they have lost previous social activities.

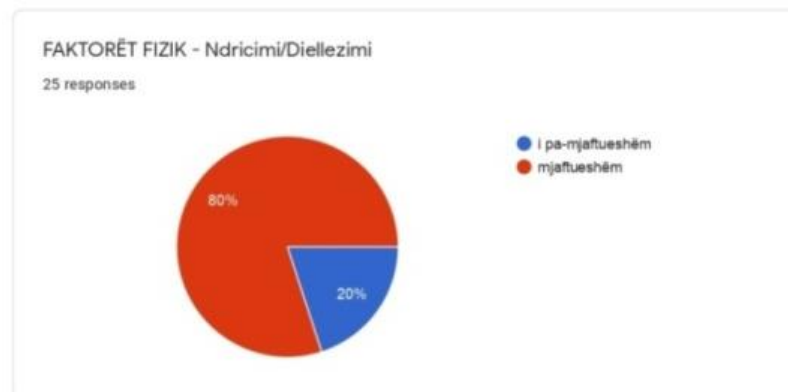


Figure 106: GARDEN BUILDING- Physical Factors; Sunlight



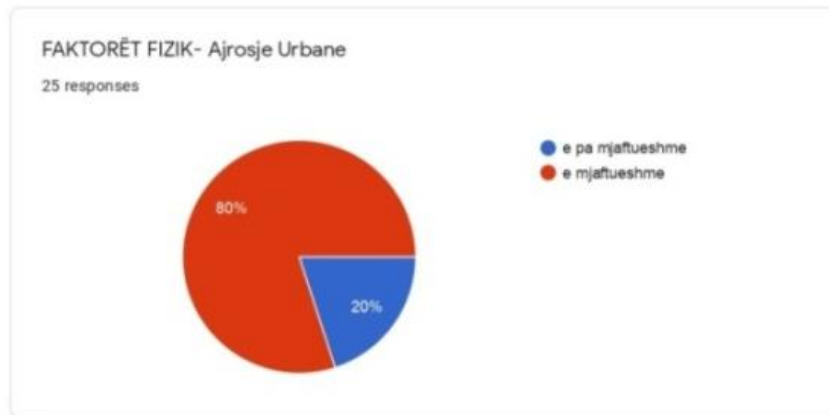


Figure 107: GARDEN BUILDING- Physical Factors; Urban Ventilation

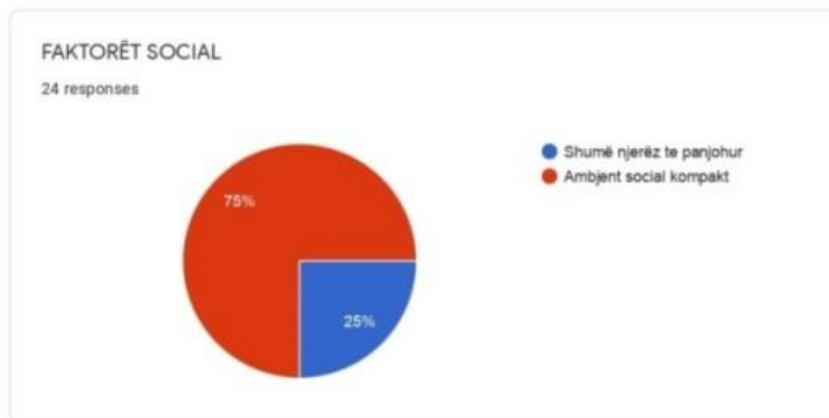


Figure 108: GARDEN BUILDING- Social Factors

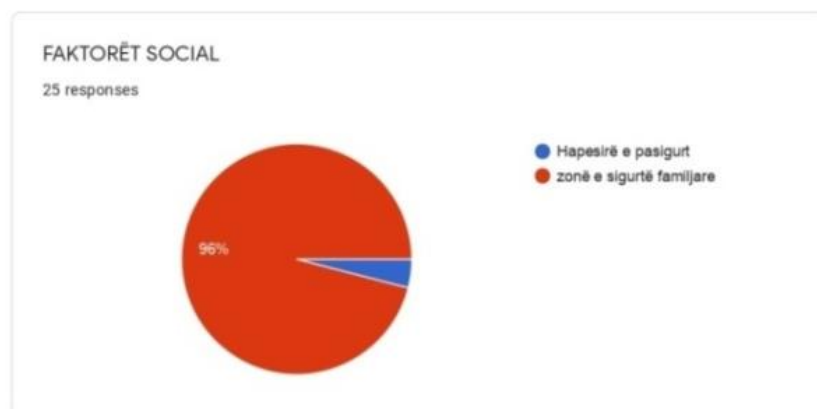


Figure 109: GARDEN BUILDING- Social Factors

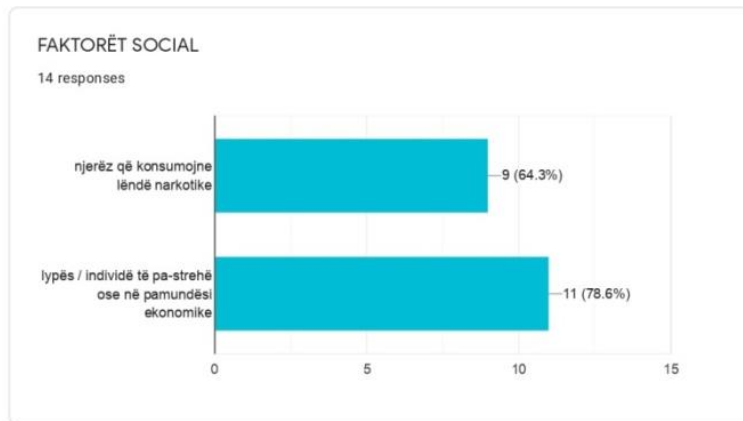


Figure 110: GARDEN BUILDING- Social Factors

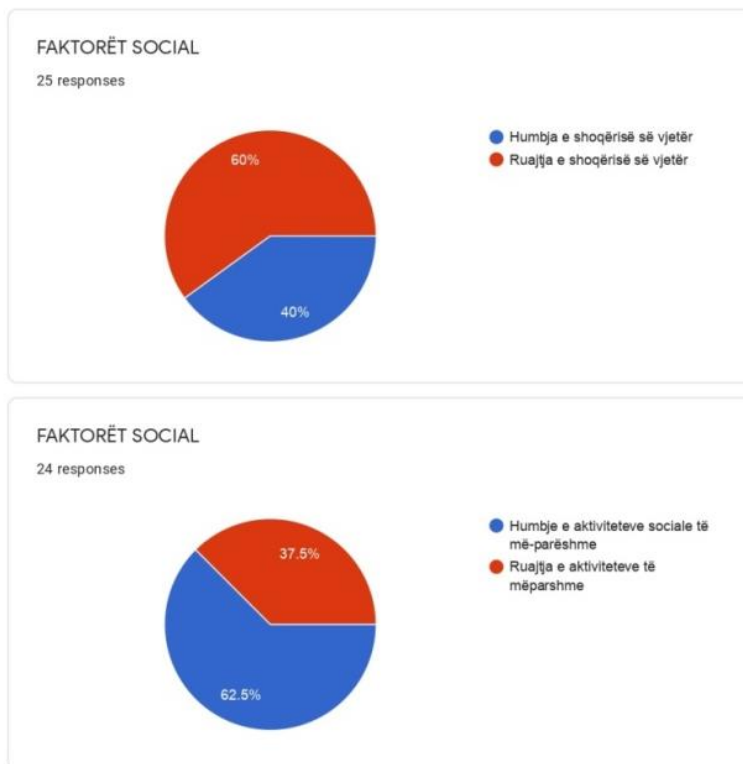


Figure 111: GARDEN BUILDING- Social Factors

Asked to what has happened to the area where the survey is taken, the residents of that part of Tirana (48%) of them claim that they have lost the place where they used to meet before with their relatives and friends, and the majority of them (92%) indicate that they have lost their areas of childhood. Asked for a subjective answer to the

question that what function could that area have, and what would have been the optimal function, the inhabitants answered that they mainly needed public leisure open spaces and parks, with very different qualities from them of a skyscraper. Also, many of them wanted the older function of that space.

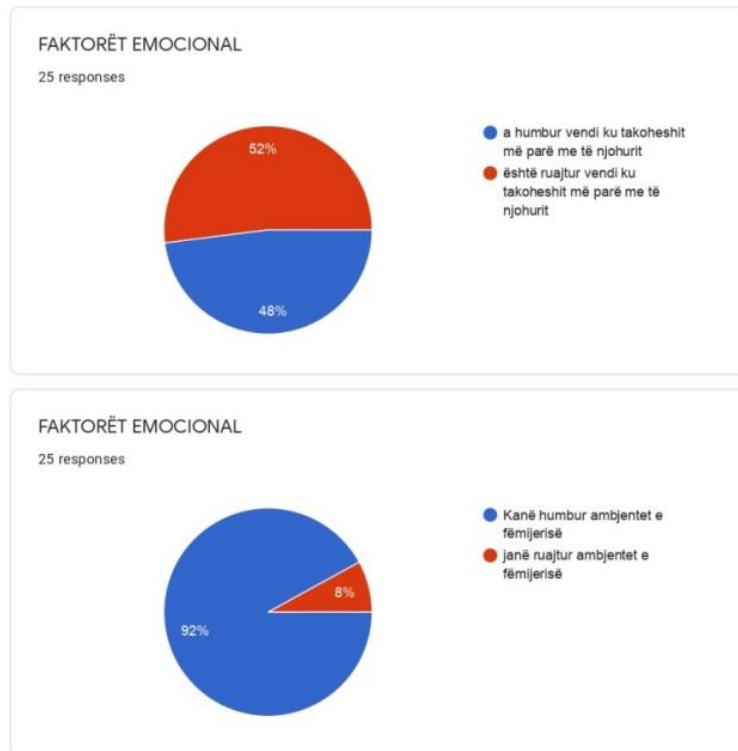


Figure 112: GARDEN BUILDING- Emotional Factors



Figure 113: GARDEN BUILDING- Best Function the space could have

## 4.5 Maritim Plaza

In the survey, interviewing locals and passers-by who experience daily contact with these high-rise buildings, in the fifth example for TID Tower, the average age of respondents was 45, of whom (60%) were males and (40%) females. Most of them had higher education (64%). A significant percentage of residents have lived in Tirana since birth (60%) and the rest (16%) have come in the last 20 years. Only (1%) of them were young residents who had moved in the last 5 years.

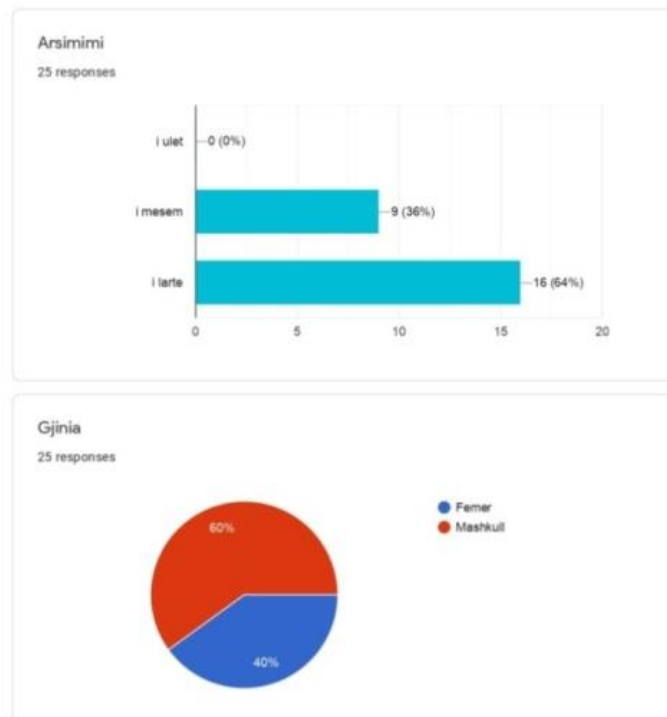


Figure 114: MARITIM PLAZA -Education, Gender

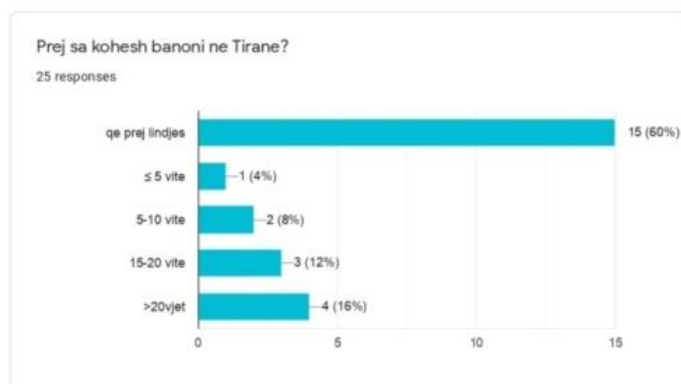


Figure 115: MARITIM PLAZA -Duration of time living in Tirana

Most residents lived in apartments owned by them (84%), and a relatively small percentage lived in rented accommodation (16%).

Almost half of the respondents had a very negative assessment of the current built environment (56%), while others holding another attitude, much more non-pleasing to the existing, older environment, where almost (88%) rated it with negative marks, below average.

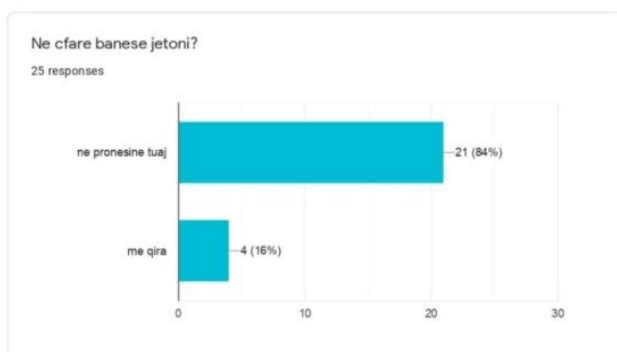


Figure 116: MARITIM PLAZA -Ownership of the interviewed dwellers

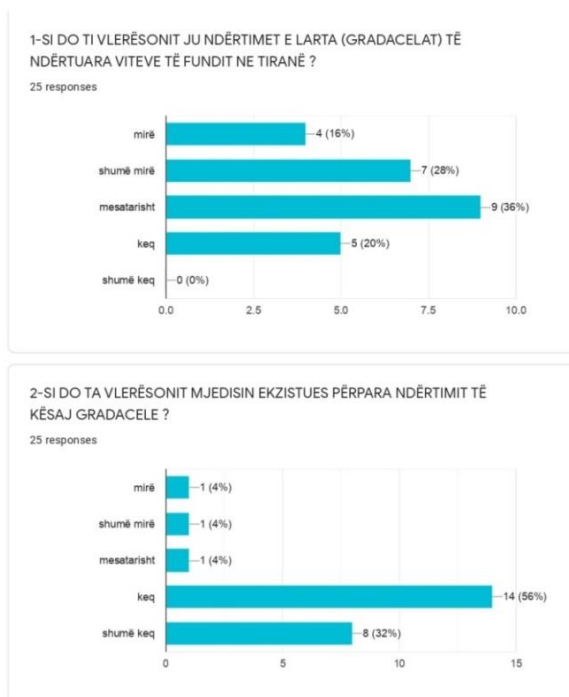


Figure 117: MARITIM PLAZA -High-rise/ Existing Buildings Evaluation

While being asked for a comparative assessment (96%),of the residents appreciated the nowadays Tirana more, even though (72.7%) think Plaza Hotel is not the right building for that spot. Reasons about this, were different.

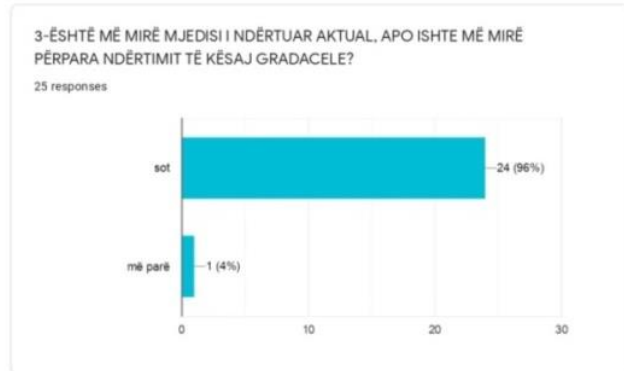


Figure 118: MARITIM PLAZA - Existing vs Nowadays Built Environment Comparison

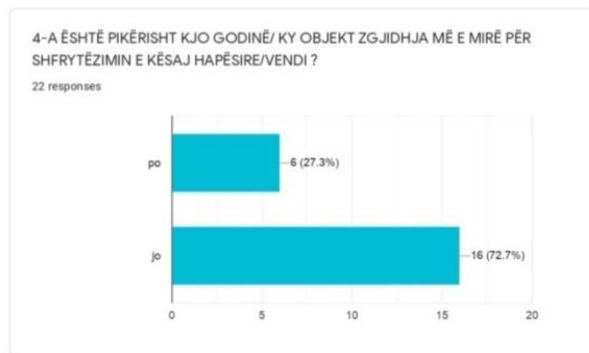


Figure 119: MARITIM PLAZA -Evaluation of the Built Environment

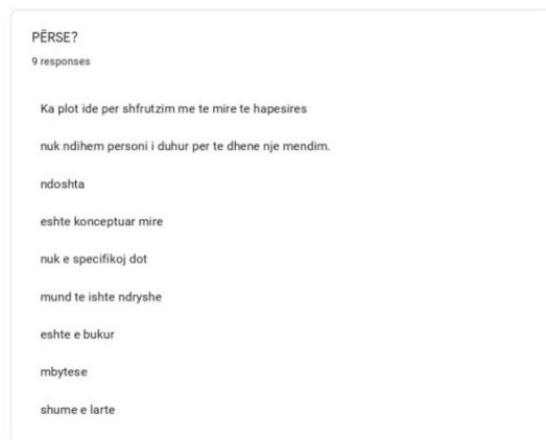


Figure 120: MARITIM PLAZA - Reasons

A big percentage of respondents would say that the environment in Tirana is clean, and the other part of them would consider it polluted (25%), and they do not hold the same attitude to greenery (96%) think it is missing, and only (4%) of them think it has been added.

All those surveyed (100%) would rate the air in that area polluted. While music does not seem to be such a big problem, although these spaces are not yet fully filled with residents, activities or businesses, and therefore (70.8%) would rate it non-disturbing.

Another current problem in Albania and Tirana is the lack of public and sports spaces, both of which are very important for a livable city. Public spaces are considered non-existent or lost by (92%) of the analyzed answers, in addition (12%) call them non-aesthetic, consequently unpleasant. They keep the same idea for sports spaces, (100%) classify them as lost. A very current problem, and generally found in high-density cities is traffic. (96%) of the answers were negative, and felt that the traffic in Tirana was heavy.

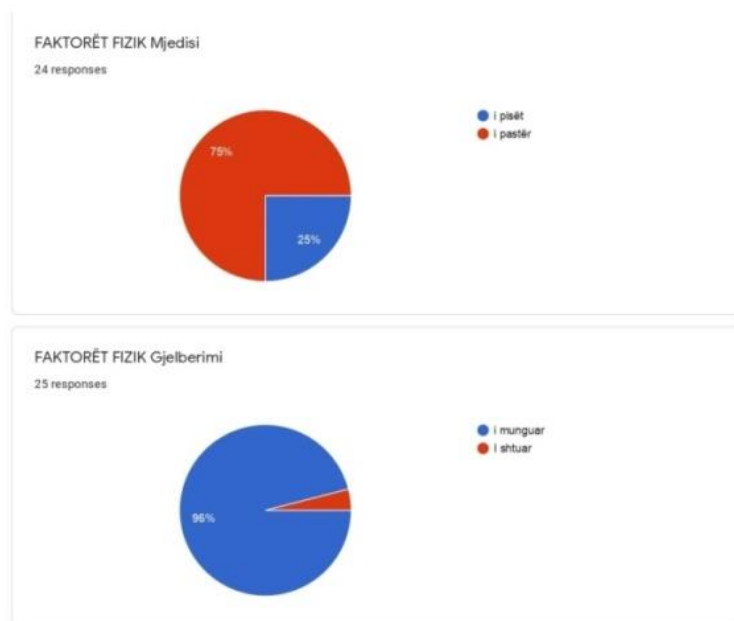


Figure 121: MARITIM PLAZA -Physical Factors: Environment, Greenery

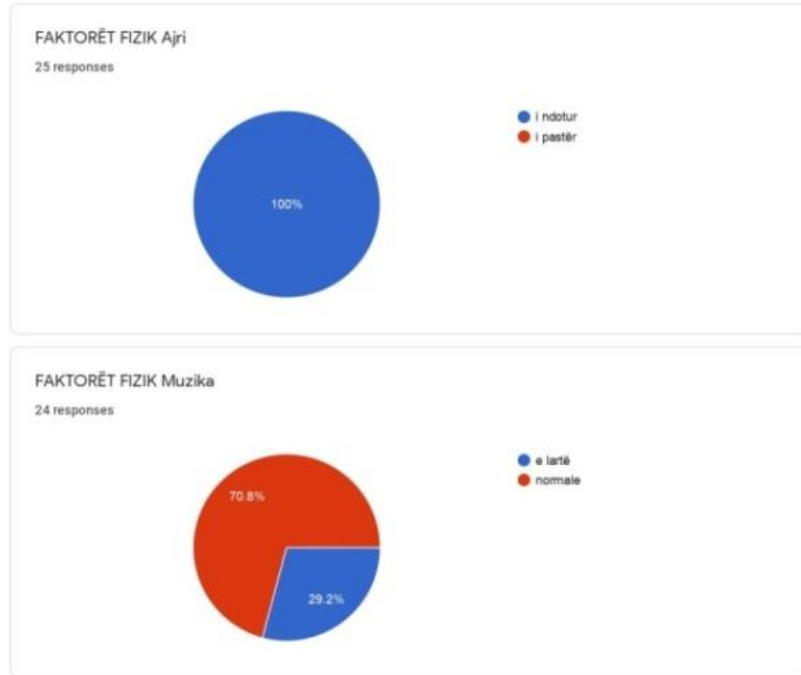


Figure 122: MARITIM PLAZA -Physical Factors; Air, Acoustics

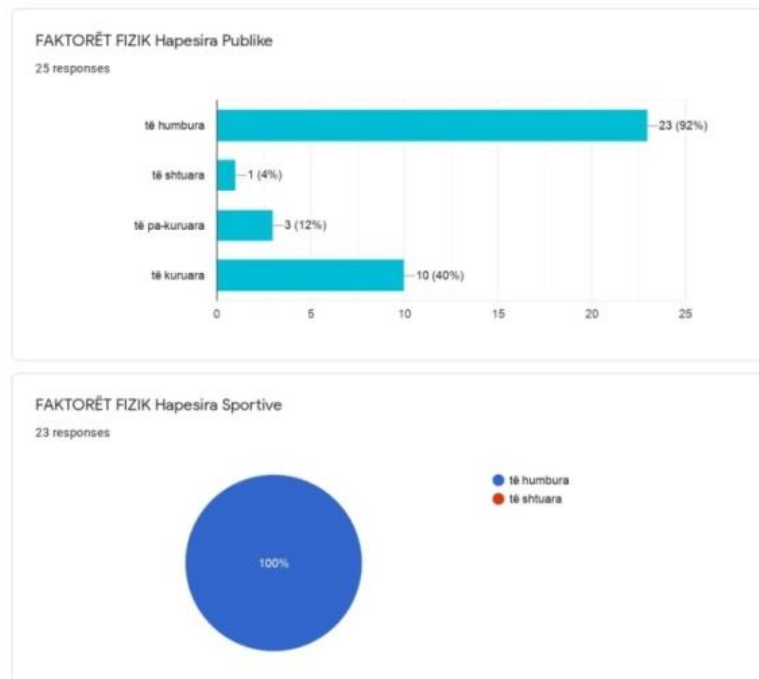


Figure 123: MARITIM PLAZA -Physical Factors; Public Spaces, Sport Areas



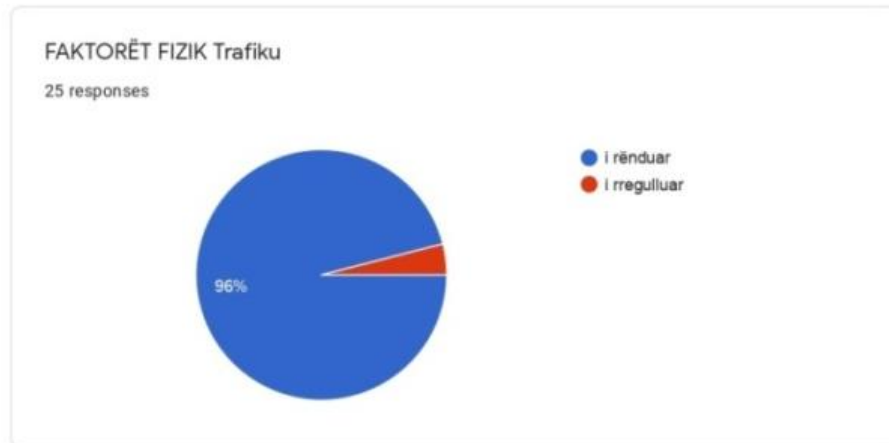


Figure 124: MARITIM PLAZA - Physical Factors; Traffic

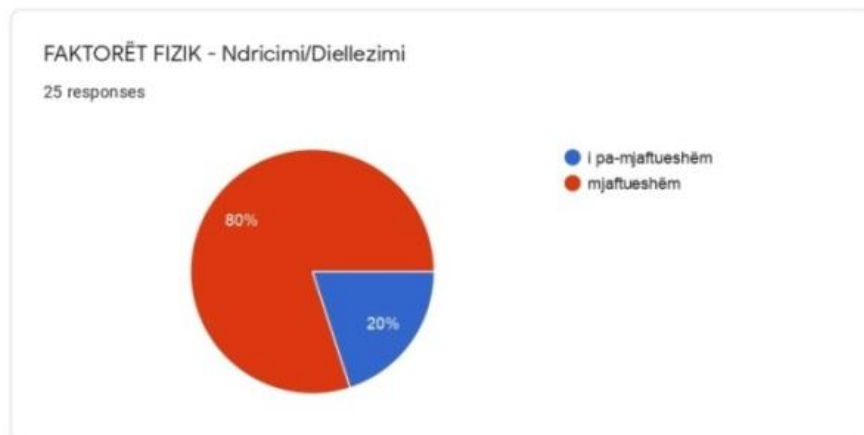


Figure 125: MARITIM PLAZA - Physical Factors; Sunlight

(80%) of the inhabitants think that sunlight and urban ventilation in this area of Tirana are sufficient. People claim partly that even though they maintain contact with their relatives and friends, they have lost the places they used to meet, as a result of the frantic construction of recent years. (25%) declare they see a lot of unknown people, even though all (100%) consider it a safe place to live. (100%) have happened to see people consuming narcotics, (75%) have seen homeless individuals. (40%) have lost their old friendships and a lot more, majority of the people that were asked (62.5%) state that they have lost previous social activities.

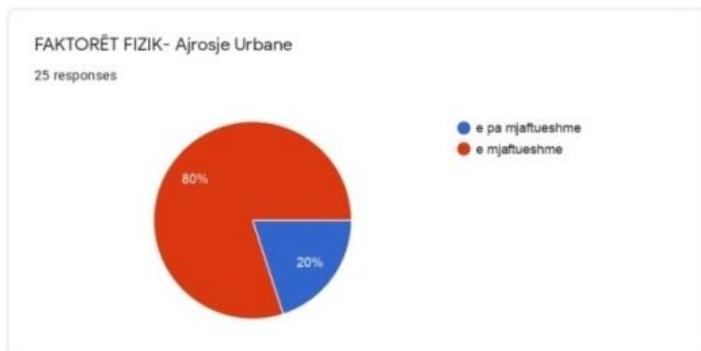


Figure 126: MARITIM PLAZA - Physical Factors; Urban Ventilation

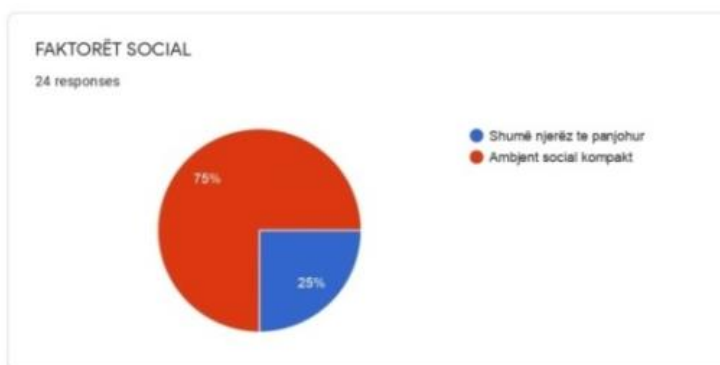


Figure 127 : MARITIM PLAZA -Social Factors

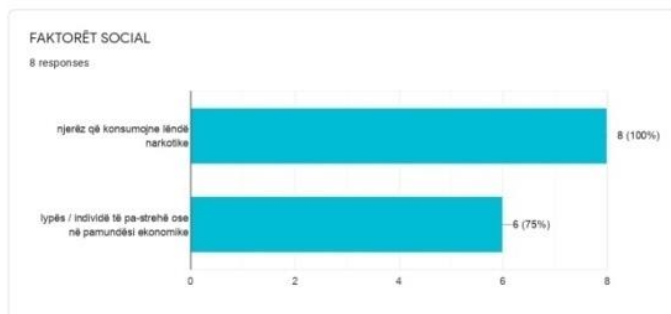
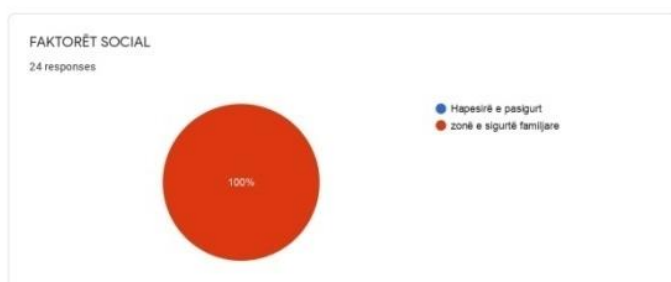


Figure 128: MARITIM PLAZA - Social Factors

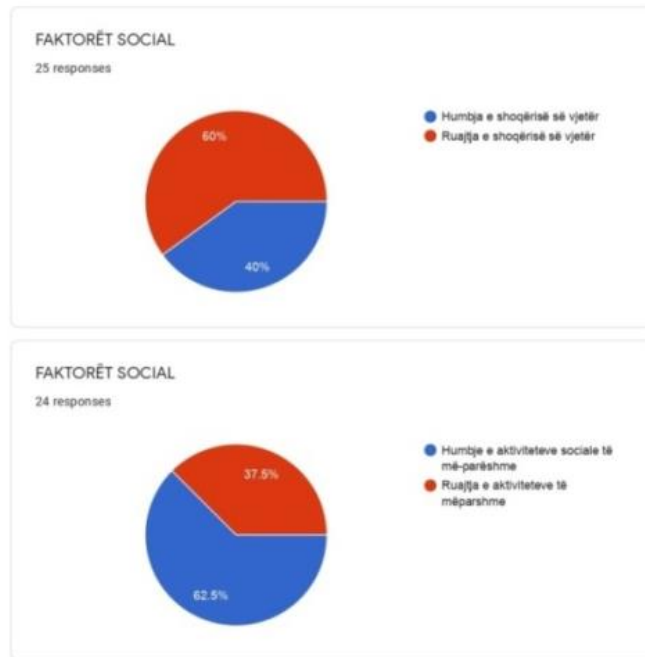


Figure 129: MARITIM PLAZA - Social Factors

Asked to what has happened to the area where the survey is taken, the residents of that part of Tirana (60%) of them claim that they have lost the place where they used to meet before with their relatives and friends, and all of them (100%) indicate that they have lost their areas of childhood. Asked for a subjective answer to the question that what function could that area have, and what would have been the optimal function, the inhabitants answered that they mainly needed public leisure open spaces and parks, with very different qualities from them of a skyscraper. Also, many of them wanted the older function of that space.

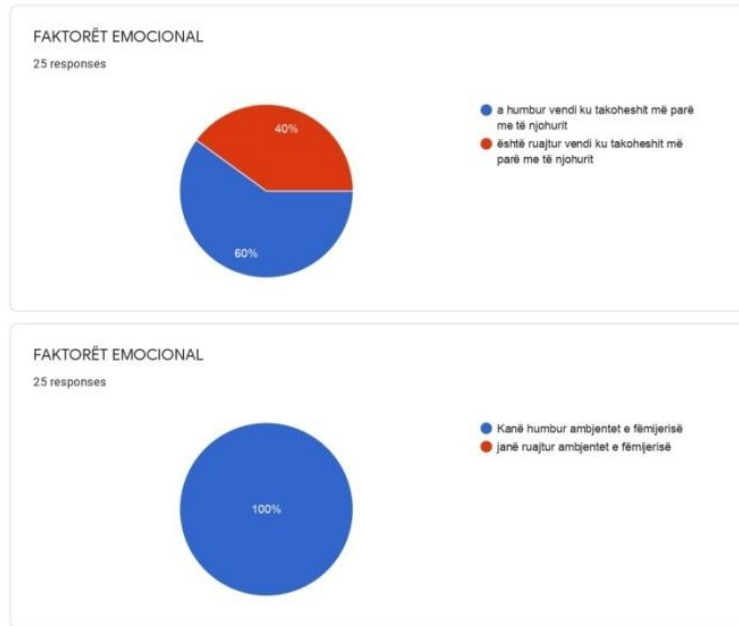


Figure 130: MARITIM PLAZA - Emotional Factors

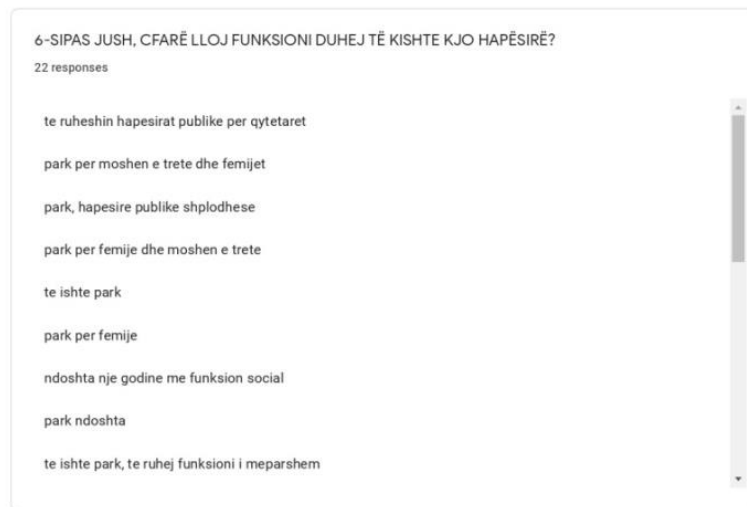


Figure 131: MARITIM PLAZA -Best Function the space could have

## CHAPTER 5

### DISCUSSION

#### 5.1 User Profile:

The average age of the respondents was 47.5 years, divided almost equally with 49.86% males and 50.14% females. The predominant part of them had higher education, and were residents of Tirana since birth 53.6% of the respondents in total. Very few of them lived in Tirana for less than 5 years for various reasons, such as work or education. A significant proportion had also come in the last 20 years, after the 2000s, about 22.4%. Also, an interesting fact was that the vast majority of residents lived in self-owned homes, about 83.2%. Apartments in Tirana in recent years are also returning to a good form of investment.

#### Average Age:



Figure 132: Average Age

**Education:**

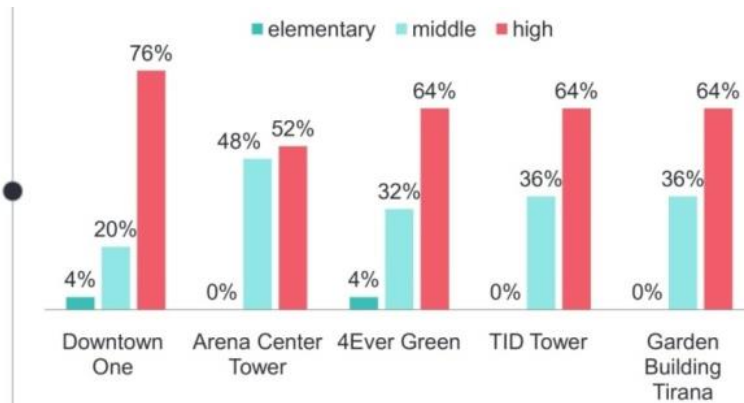


Figure 133: Education

**Gender:**

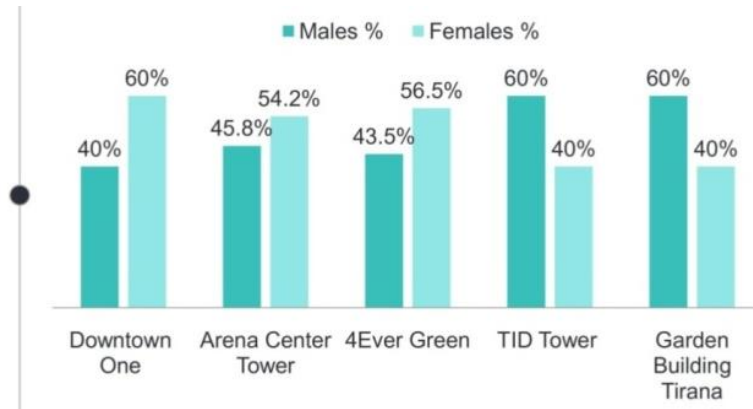


Figure 134: Gender

**Living in Tirana Duration:**

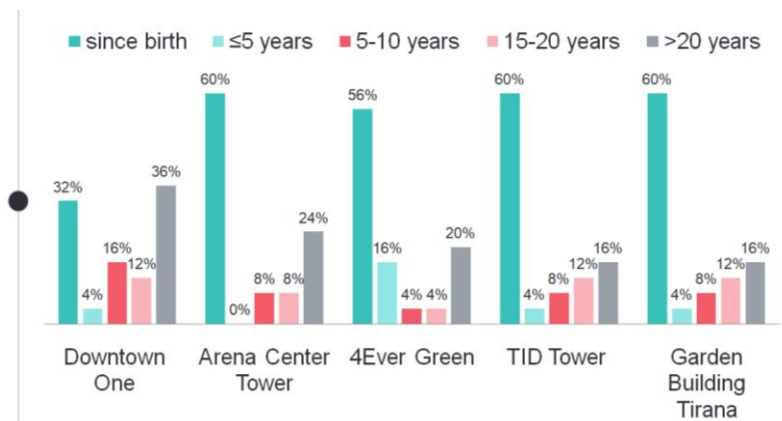


Figure 135: Living in Tirana Duration

### Ownership of the interviewed dwellers:



Figure 136: Ownership of the interviewed dwellers

Asked for their opinion about the current built environment, the residents did not agree. Depending on the building, some appreciated the changes, and spoke with conviction that they had a positive impact, while there were also residents with opposing views who longed for the former environment and found it difficult to adapt to the new reality. Downtown One, once the '7 Dwarfs Park' was not welcomed at all by the residents as 56% of them would evaluate it very badly, and 60% were in favor of the previous function and organization, considering it very good.

At the Air Albania Stadium, the residents were almost equal, they liked the previous stadium and its history and values, but they were well adapted to today's innovations. 4Ever Green Tower seemed to have frightened the inhabitants and some of them would call it a monstrous building, visible even in the resulting percentages, where 48% rated it very badly. The new context is not liked. Maritim Plaza seems to have adapted well, as residents appreciate the new context, while the former space would be categorized in almost 88% of it as bad or very bad. Garden Building also, even though a giant building seems to have been liked by the interviewees.

**Evaluation of Nowadays Environment:**

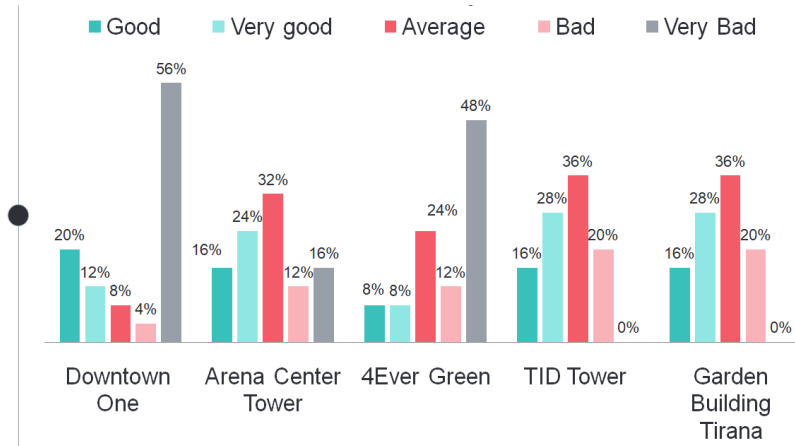


Figure 137: Evaluation of Nowadays Environment

**Evaluation of Former Built Environment:**

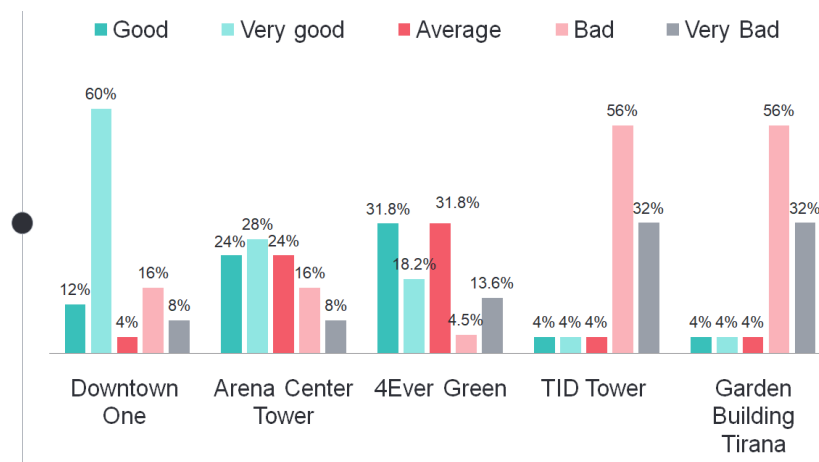


Figure 138: Evaluation of Former Built Environment



## 5.2 Comparative Assessment:

As one of the most important parts in the questionnaire was the comparison of the attitude of the citizens towards the current built environment and the former one. in 3 of them, respectively Arena Center Tower, TID Tower and Garden Building, the citizens appreciate the current situation more, compared to 2 cases again Downtown One and 4Ever Green which are not liked.

Is the current Built Environment, or was it better before the construction of this skyscraper?

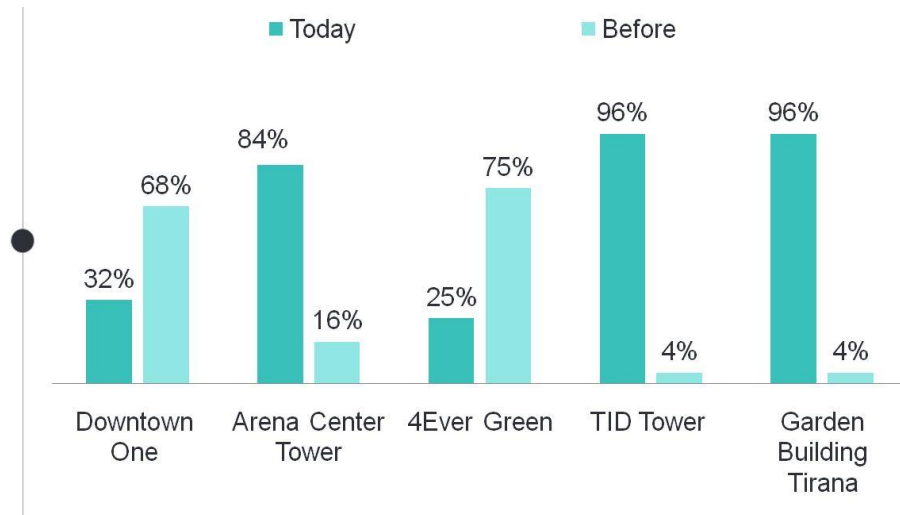


Figure 139: Comparative assessment

Despite the consent, when asked if the current function of the building is proper, the residents for the most part do not agree. As expressed in most cases they would prefer these buildings to have a public character. And the only one that apparently has a bit of an all-encompassing character, and the money on which it maintains an average attitude is the Arena Center.

Is this building the best solution for occupying this area?

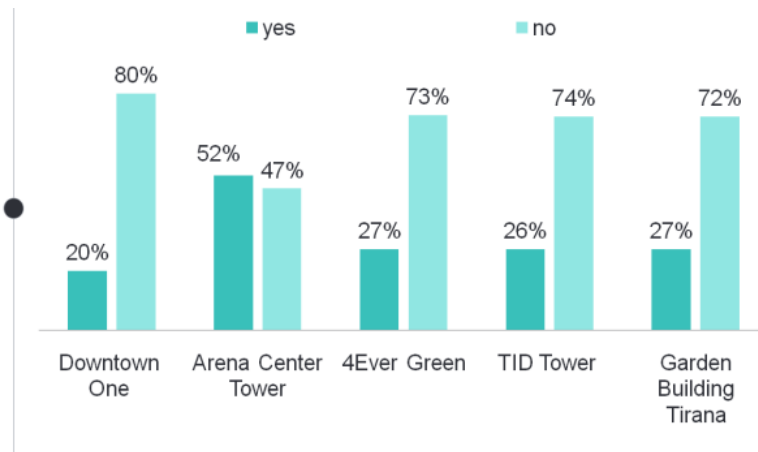


Figure 140: Comparative assessment

### 5.3 Physical Factors:

Expected results were also those on physical factors. Asked about environmental pollution, as we often hear on a daily basis, inhabitants complained entirely about an unclean environment that lacks greenery. And the latter turns out to be a big problem, as compared to 50.6% of residents who described the environment as polluted, 87.8% estimated that greenery was missing. The attitude of the citizens towards the environment is explained because before the construction of the skyscrapers, those sites were mostly very degraded and in need of change.

#### Environment:

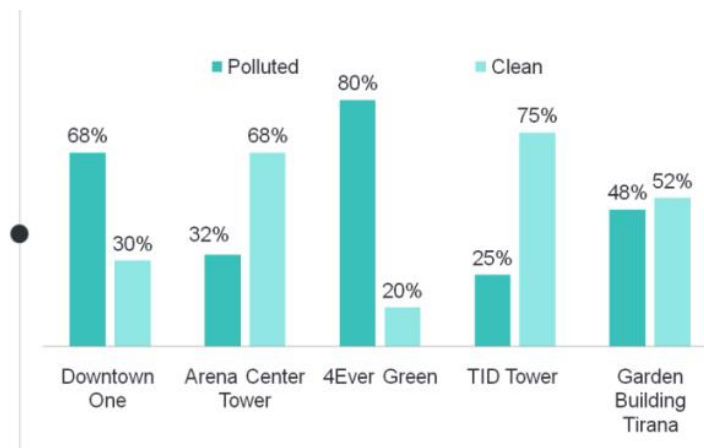


Figure 141: Environment

Compared to each other, the most polluted environment seems to have been around 4Ever Green, followed by Downtown One. The attitudes for Garden Building Tirana were almost equally divided, while the positive attitudes towards TID Tower and Arena Center were surprising. Users seem to appreciate the new context of these spaces.

### Greenery:

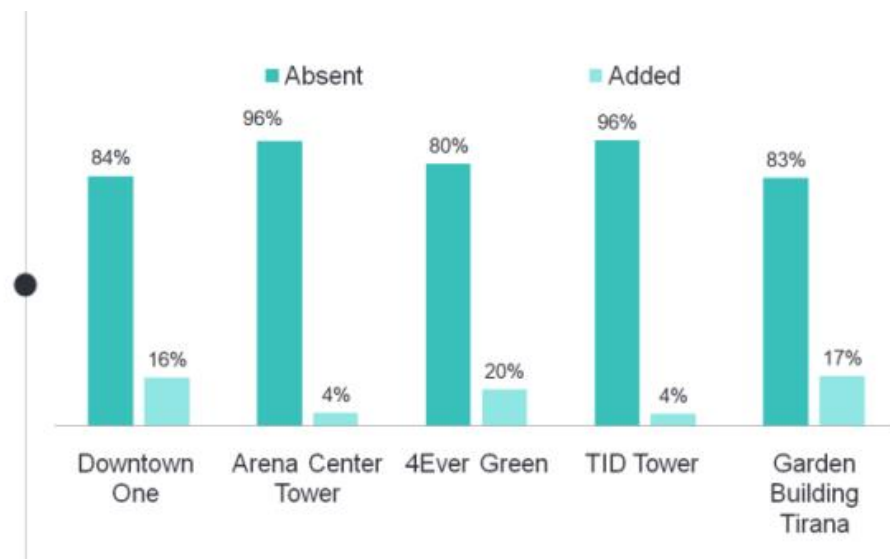


Figure 142: Greenery

The results on air pollution, a problem already known in Albania, were not at all surprising. According to the results collected in all 5 case studies, 96.7% of respondents consider the air dirty.

### Air:

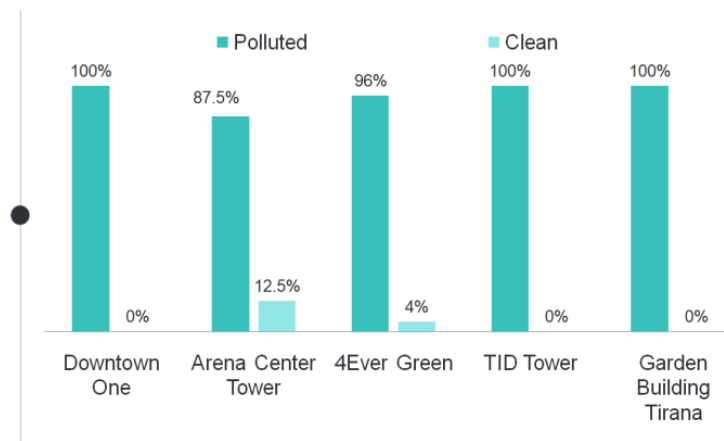


Figure 143: Air

Considering the period in which the study was done, during the restrictions of covid19 in Albania, high acoustics does not seem to have been a disturbing phenomenon, as music has been banned. Another factor that seems to have an impact is the fact that these buildings are not yet fully filled with activities. It is thought that in the near future this result may change easily, and yet throughout the study period music will be considered at normal levels by 66.6% of respondents. Unlike the Garden Building, TID Tower, and Arena Center where attitudes were relatively positive, at 4Ever Green and Downtown One although with a small percentage difference, ratings can be considered average.

### Acoustics:

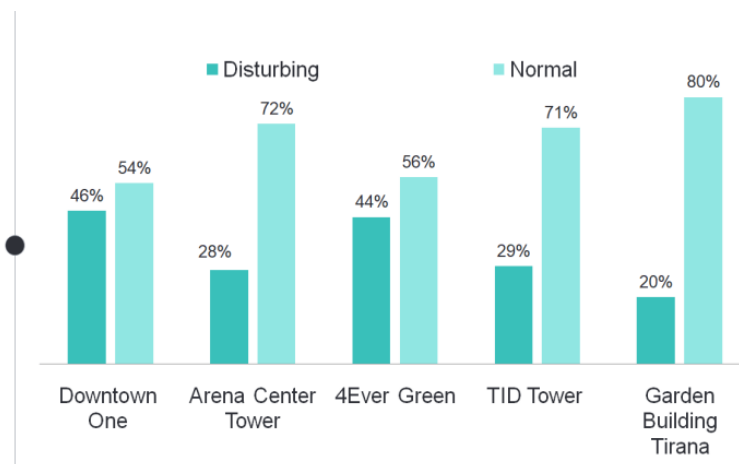


Figure 144: Acoustics

Physical activity which is trumpeted in any real space nowadays, emphasizing its importance, seems to continue to take place truncated in private gyms surrounded by glass facades, as in addition to the lake park, other spaces are very difficult to be found. 89% of the citizens of Tirana saw this as a major problem.

**Sport Areas:**

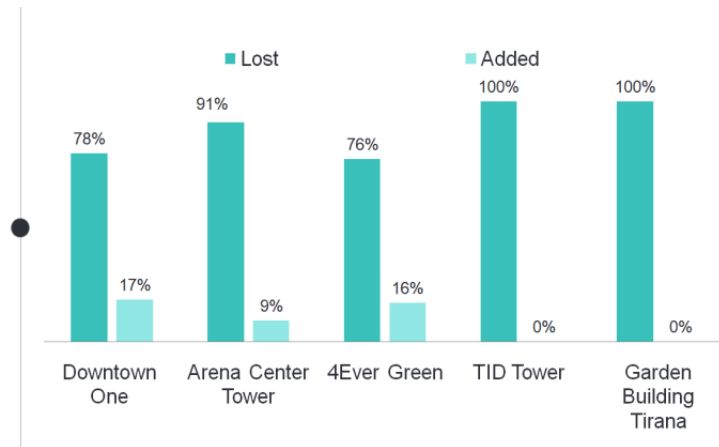


Figure 145: Sport Areas

Tirana has become a big construction site, but nothing seems to be changing. Private honors that in some cases have blocked a whole lane, but also the blocking of squares to turn them into pedestrian or bicycle lanes, have made traffic in Tirana extremely heavy. Recently, due to the construction of some roads, the urban stations, also in a very depreciated condition, have been changed several times and chaos has been created in their movement, as the roads have also been limited. This was apparently not well received by residents who in 91% of cases complained of heavy traffic.

## Traffic:

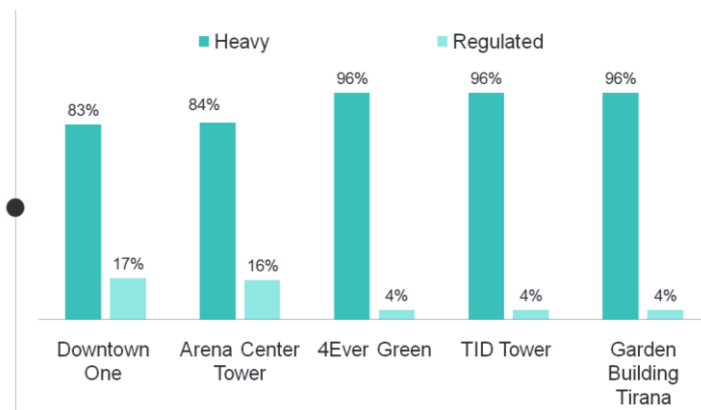


Figure 146: Traffic

Very necessary qualities, but perhaps not very well appreciated and understood by the residents, are urban ventilation and natural sunlight. Respectively 55.58% and 63.4% of all residents interviewed think that these 2 factors are insufficient. Apparently, the verticality and high height of the 4Ever Green is not a problem for receiving natural light. It is estimated with a very small difference of 52% insufficient. While surprising is the attitude towards Downtown One. 71% consider natural light along it to be sufficient. And in terms of urban ventilation, the surprise continued to be the Downtown One with 83% sufficient ventilation followed by 4Ever Green with 59.1%.

## Sunlight:

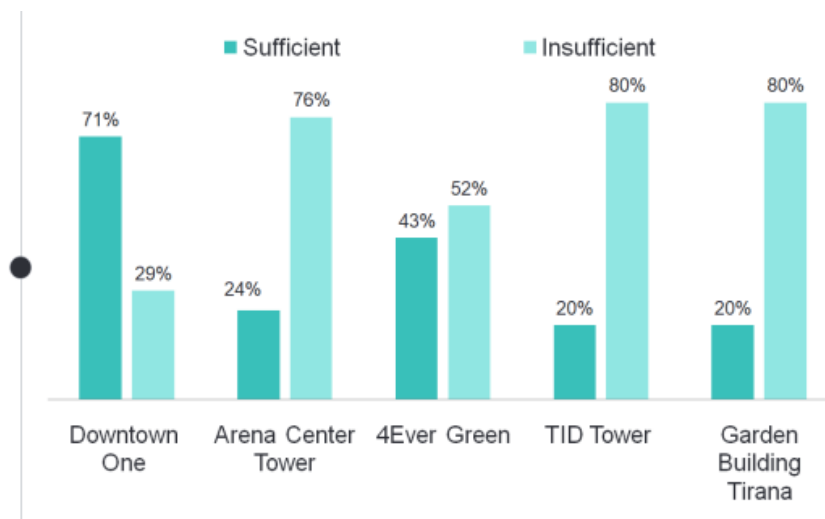


Figure 147: Sunlight

### Urban Ventilation:

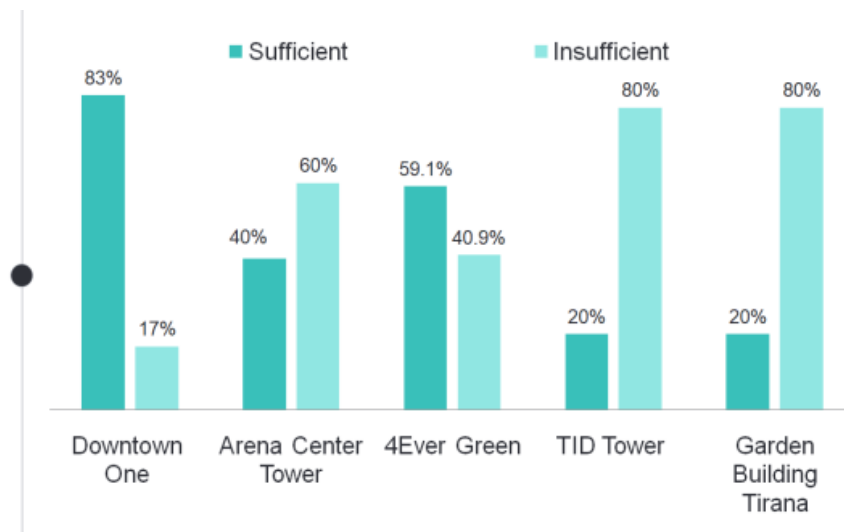


Figure 148: Urban Ventilation

Public space, as one of the most democratic elements of a city, In Tirana it seems that they are disappearing more and more every day, to leave room for vertical buildings. 85.26% of respondents said they were completely lost, and existing ones were not maintained or improved.

### Public Spaces:

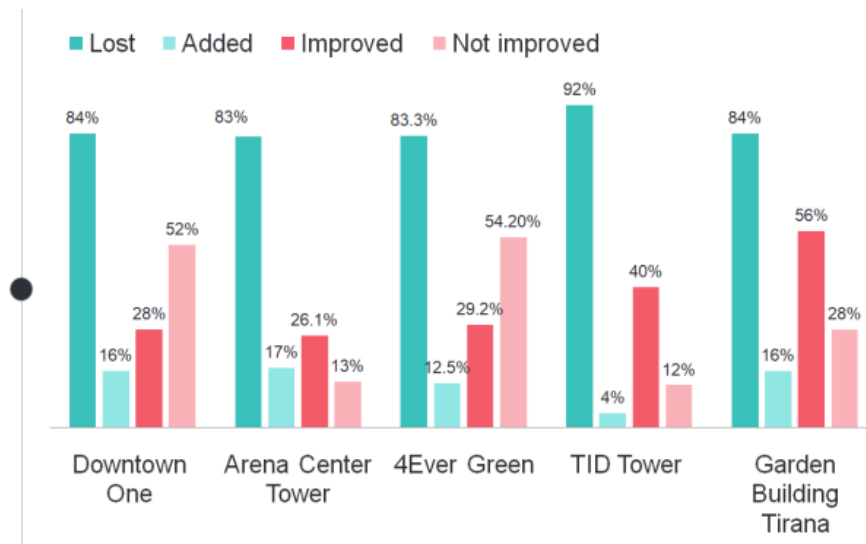


Figure 149: Public Spaces

## 5.4 Social Factors:

Today, Tirana is the center of political, economic and cultural life in Albania, as there are about one million inhabitants (about one third of the population of Albania). Despite the relatively low per capita income, the streets of Tirana have a surprising number of cafes and bars, all crowded from morning to evening. The culture of attending bars in Albania is not the same as that of other European countries. In fact, Albanians sit and enjoy coffee while chatting with friends around them.

Tirana is a young and lively city. People are very hospitable, especially with foreigners. Interviewed about the social aspect of Tirana, residents like it. 66.36% consider their neighborhood as a compact and family social environment. although 73.32% and 62.94% of them, respectively, had seen drug users or beggars in economic difficulties or homeless and in need, they did not feel threatened, and in 88.38% of cases would call their area of residence a safe and family space.

Residents complained to 70.8% of them that they could not do the previous social activity mainly in public spaces, but despite this, perhaps because of the era in which we live, they had not lost their former societies. Apparently, the only things lost were the physical spaces they longed for in their minds. With a narrow difference in results when comparing the social environment, 4Ever Green and Arena Center Tower appeared almost equal.

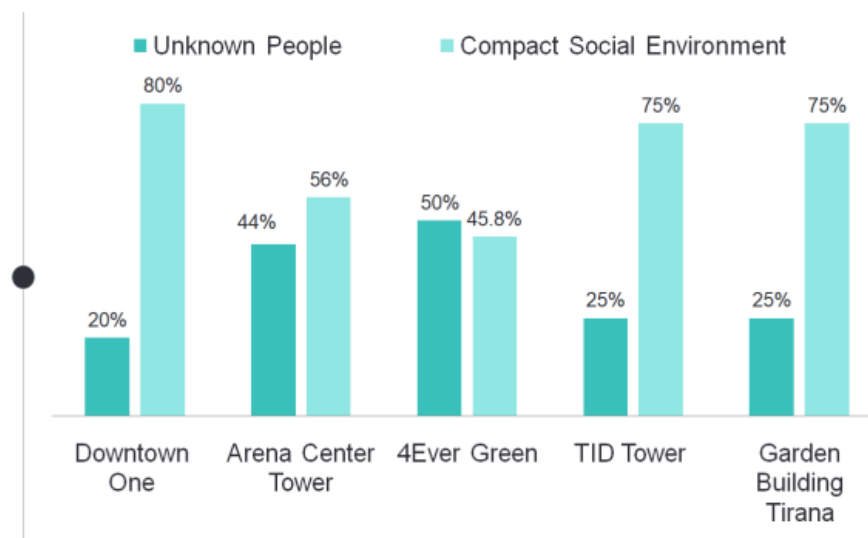


Figure 150: Social Factors



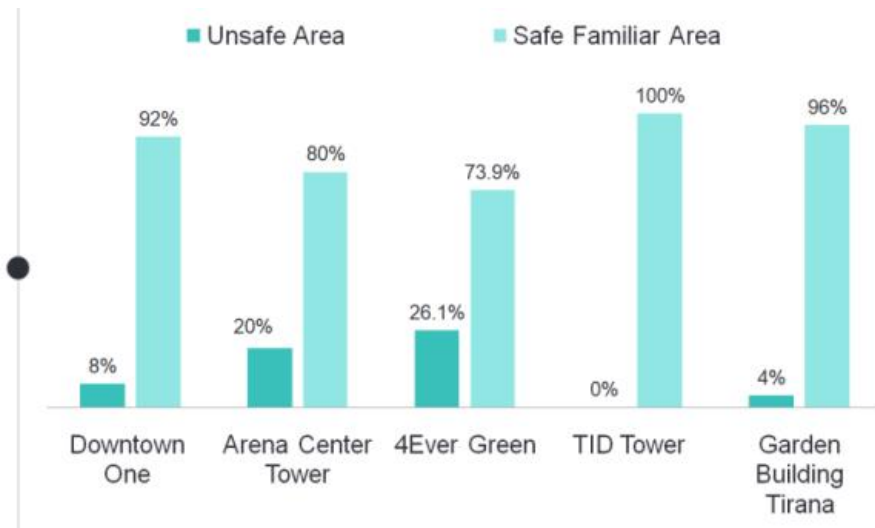


Figure 151: Social Factors

Apparently, around TID Tower was the largest number of drug dealers, and beggars were found mostly around Downtown One. While the calmer situation appeared around 4 Ever Green, with 57.1% drug users and only 28.6% beggars.

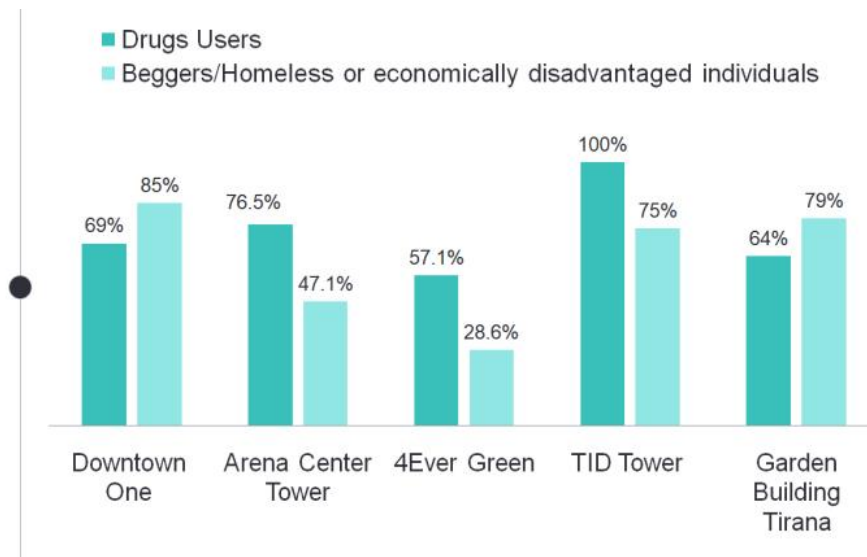


Figure 152: Social Factors

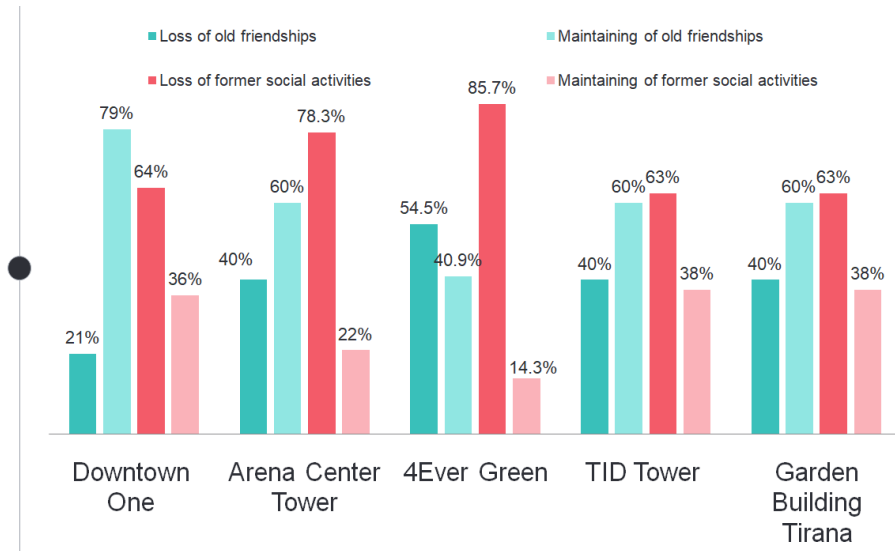


Figure 153: Social Factors

## 5.5 Emotional Factors

As mentioned in the previous paragraph, residents spoke with longing about the places where they firstly met their acquaintances, 66% of respondents described them as lost, along with 99.1% others who lacked the memorial spaces of childhood. The vast majority of them considered them completely lost.

Compared to each other, it would be said that near the Garden Building on Kavaja Street, 52% of residents think that the former landmarks have been preserved. Also, to a small extent would be categorized in TID Tower, where 40% also think of stored landmarks. While in other parts of Tirana most of them are called lost, along with the spaces of childhood.

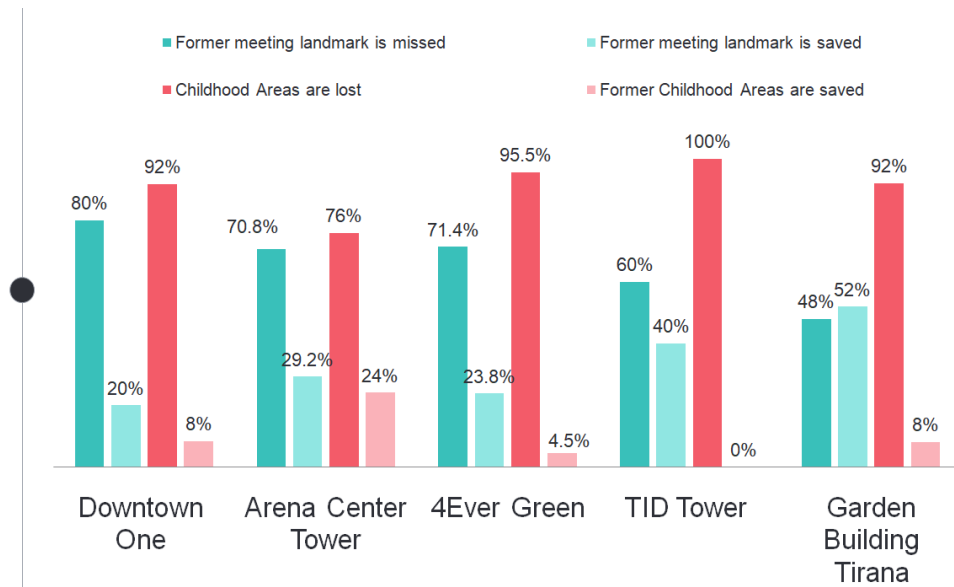


Figure 154: Emotional Factors

## CHAPTER 6

### CONCLUSION

Undoubtedly, the recent physical development of Tirana has brought the work of social, economic and environmental conditions, and yet these developments required further analysis. The surveys carried out have examined models of urbanism that led to significant challenges of livability.

To study this phenomenon that occurred in Albania, specifically in Tirana, 5 skyscrapers were considered which had analytical value. To help this study, a total of 125 interviews were conducted, specifically addressed by 25 interviews for each building under review. As a target group of individuals, no random selection was made based on age, gender or class differentiation, but seen in a well-intertwined perspective within the frameworks of objectivity and subjectivity, were selected to be interviewed, different residents who are directly affected or indirectly from the construction of this high-rise building. These include: residents who within a few years have seen such buildings, to occupy their public spaces, once with recreational and social function, or other individuals, not directly related to living residential functions, but who use these spaces for receiving services or as casual passers-by.

Asked about the assessment they would make of the environment built today, citizens in 2 of the cases, at Downtown One and 4EverGreen Tower would rate it very badly for the most part. Apparently these two buildings have not adapted so well to the new context. whereas, the attitudes were almost uniform for the other buildings, where the residents were divided almost equally during the assessment. surprising was the attitude of the residents and their responses as they had to appreciate the old environment. Again, the only one they longed for was Downtown One, while for the former environment at TID Tower and Tirana Garden Building they did not have any positive evaluation, on the contrary.

In terms of assessing physical factors, attitudes were somewhat expected when it came to air, greenery, traffic or sports and public spaces, with residents for the most part calling them, almost absolutely, lost or problematic. But there were also cases when residents held positive or average attitudes about the cleanliness of the environment, they apparently appreciated the adjustments made, and the arrival of a new function or building. The noises also, contrary to expectations, did not turn out to be a major problem.

Meanwhile, Tirana as a young and lively city, when inhabitants were interviewed about the social aspect residents seem to like it. Most of them consider their neighborhood as a compact and family social environment. Although they admit that they had seen drug users or beggars in economic difficulties or homeless and in need, they did not feel threatened, and in majority of cases would call their area of residence a safe and family space.

Whereas, the attitude that residents held about emotional factors was also expected. They longed for places where they once met their acquaintances, or places where they retained childhood memories, as they had been lost almost totally.

In parts of this questionnaire, the focus was on the personal opinion and evaluation of the respondents, regarding: the evaluation they make of the once built environment compared to the existing built environment, filled with skyscrapers. In this way, the results of this study confirmed that people have lost connection with the country, and feel threatened by these multi-storey buildings. Important decisions therefore belong to urban planners, who must take measures not only to bring attractive buildings, and investors who are also unrelated to the context, with the only purpose of maximizing profits, thus not giving importance to two vital factors of society, the environment and the individual. In the majority of cases analyzed, the inhabitants missed the old buildings, functions and the space once existed, but surprisingly there were cases of building that were situated and had fit perfectly in the new context.

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