

Introduction

High-rise buildings were considered as one of the various civilizations from centuries ago. The origin due primarily political or religious origin, and thus belong to the owners of these buildings. Buildings like ancient temples, churches, mosques, etc., as a single building has high authority and sovereignty over the area surrounding the urban has witnessed these claims. According to historians, the first high-rise residential buildings of ancient Rome in the third century BC, which the population increased gradually increased proportionally to the height of buildings. High rise building in its modern form emerged in the last decades of the nineteenth century in Western countries, and as one of the dominant forms of architecture and urbanism at the scene of the world, has register themselves. In Iran, high rise building has used for more than half a century, and especially in metropolitan cities have been used. These issues in recent decades are generally more affected by the functional needs of residential users and, as a housing policy to respond to needs quickly expanded. Construction of tall buildings with different functions in the city of Mashhad in the early 50 apartment buildings, hotels and residential high rize building prosperity a user finds. During recent decades, scholars from different fields researched on this issue. Therefore, it is necessary to considered several aspects of high buildings in urban design and planning. One aspect of their effects on high buildings and urban landscape has been addressed in this study. While presenting the research questions and hypotheses, definitions and principles of this subject is presented. The samples were investigated by testing hypotheses and results are explained.

Materials and methods

In this research the technique of comparative study and analysis of the samples is evaluated. In addition, the method used is descriptive research. The evaluation process is a after implementation process and the methodology is one of the multi criteria Analytical Hierarchy Process (AHP) methods. This method can examine the issue at different levels; therefore it is important to find the hierarchical factors. After this step, the index aims to measure the importance of any given place. For this purpose, based on the theoretical study of high rize building residential buildings are selected and evaluated in terms of different dimensions and aspects of urban landscape. According to the case study of high rise building in the city of Mashhad in new contexts, based on field studies, interviews with experts and residents of high rise building, or photography of documents and maps available necessary investigations took place and comparative analysis was performed according to the method of analytic

hierarchy process. Impact of high buildings on residential Landscape and urban landscape can be more extensive, but given the limitations of the research, a number of criteria to evaluate and analyze the samples are selected.

Finding and results

Four case studies of this research are elevated apartment, complex apartments of Melli bank, Sheshsad dastgah units and several apartment units in the context of new Imamiye located in Mashhad. High buildings with apartments of high dense discrete settlement, like complex apartments of Melli banks, high rise buildings with continuous and dense settlement like Sheshsad dastgah units and long semi-continuous and dense pattern settlements like Imamiye.

Based on observations and field studies and opinions of the residents of the four samples, the criteria and sub criteria considered were investigated for view or urban landscape which criteria for the evaluation of the impact on the landscape of the city, influence of the city, frontage and visibility perspective are reflected respectively in Tables 2, 3, 5 or 7.

Conclusion

The summation of the various criteria of high buildings in general is as follows:

Impact on the urban landscape criteria based on building location and high visibility from near and far horizons, and increased visual strength, have been evaluated with good results. Because of lower floors of Sheshsad Dastgah apartments located and the distance from the main street results of the evaluation is weak. Regarding criteria of the status of any impact on the urban space, although none of the buildings were not suitable but overall Sheshsad Dastgah apartments due to the use of public open space around it, the situation is moderate. The Melli bank and Integrated Imamia despite the relatively urban space, due to the neglect of utility and aesthetic principles have been considered poor situation. Regarding frontage criterion utility, Sheshsad Dastgah apartments due to the observance of human scales and Melli bank due to non-compliance human scales and the inappropriateness of the form of buildings despite the appropriateness of the facade color, is poor.

According to the final results of the evaluation provided in Table 8, and considered criteria, status of urban vision and perspective of high building is considered good, evaluation of the Melli bank was Medium, Sheshsad dastgah medium and Imamia was poor. Status of urban vision and perspective as a whole sample is evaluated medium. Hence, the first research

hypothesis, which states that the residential high buildings in the city of Mashhad, sufficient attention has not been considered in the various aspects the settlement urban vision and perspective, design, construction and maintenance of buildings, proven to be true. This issue is also true about semi-high apartments in such a way that their discrete and non-condensed types (Sheshsad Dastgah) comparing to the continuous and condensed types (Imamia) has a better situation in making better urban vision and perspective. Thus, the second hypotheses of the study, stating that it seems kind of high residential buildings, have different effects on the urban vision and perspective, and high and the mid-high discrete and the non-dense compared with high and the mid-high continuous and dense has better affects on favorable urban vision and perspective is proved.

Based on the findings and these recommendations and tips can be stated about impact of residential high buildings on urban vision and the perspective.

1-Due to the influence of high buildings on urban vision it is required to consider the location and how to deploy them on the site.

This is emphasized by the following:

-The more visibility of high buildings from far horizons and more appropriate placement of them and their structure, the more ability to be as a sign.

-The more high buildings (or semi-long) in a more compact urban edge and do not prevent the view of edges, the more strengthen of edges appears.

- If high buildings around the nodes are properly designed, will be effective in strengthening monitoring sense of the place.

2-It is necessary to consider the desirability of urban spaces around high buildings. It's important to make constraints with human-scale design and aesthetic elements and the perfect combination in different functions will rise in these spaces.

3-Due to the poor correlation between high buildings and the human body, we can form theme for human sense by preventing making dense apartments and also by adding open space around them and put them away from the urban edge, a good relationship with forms will be created in the viewer perspective.

4. According to the principle of harmony it is necessary to consider adjacent of high and short buildings because the coordination and the communication between them will make assimilation of the appearance.
5. The more proportions of the high buildings are more beautiful and the more desirable and the desirability of promoting frontage of the urban perspective will rise.
6. Regarding the role of high buildings in terms of visual appearance of the more building (whether in design or maintenance) is due to bring beauty and charm to the observer, the greater the visual impact of the building will appear.
7. The more placement and the location of high buildings in the city is considered, high buildings and the lack of prospects for the surrounding buildings blocking and its view would be better.
8. The more the settlement of high buildings to be more open and the more distance between them, obstruction by high buildings by different blocks will decline and the other side will have a better view of the surrounding buildings.
9. In planning and urban design we must fit the features of high buildings, with them the location of them to assist the desirable vision and the urban perspective. In this regard, the development of criteria for high buildings by the Department of Urban Planning and the Urban Management should be tailored to the characteristics of each city.