

The Impact of Multi-Story Commercial Buildings on the Heritage Values of Market Open Market in Addis Ababa

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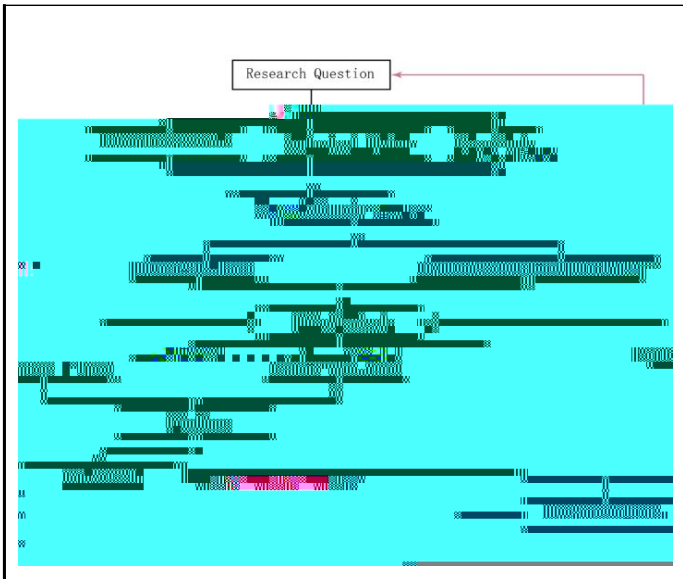
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Abstract

The historical open market areas not only the economic side fabrics but also as public space that give the image of the city. One of the historical and largest open markets in Africa is market. Whereas, the implication of this research is the impact of multi-story commercial buildings on the heritage values of the open market area. Currently, the redevelopment programs are affected on the character, iconic image, unique and the functional value of the open market. This direct influenced on the symbolic and tourism value of the market open market area. Both qualitative and quantitative approaches of data type was used in this study. Through analysis, the development of multi-story commercial buildings is highly impacted the heritage value of the market open market. Because it has incompatible scale elements such as urban-architectural integrate development. Finally, the research had recommended the market open market heritage value preservation.

Keywords:

- Aesthetic value, Authenticity (Authenticity in design, Authenticity in materials, Authenticity in construction, and Authenticity in the quality of setting).
- Contextual, it is a set of values like the sense of place, sense of civic involvement; sense of worth, sense of connection and so on created by positioning in a particular place and is assigned to a building or a part of city.
- Uniqueness, (as an intrinsic character) should be distinguished from



redevelopment program. It does not integrate with urban character. In the perspective of the integrated heritage value of the open market, the Merkato Was highly obstructed by the multistory commercial buildings(Figure 6).

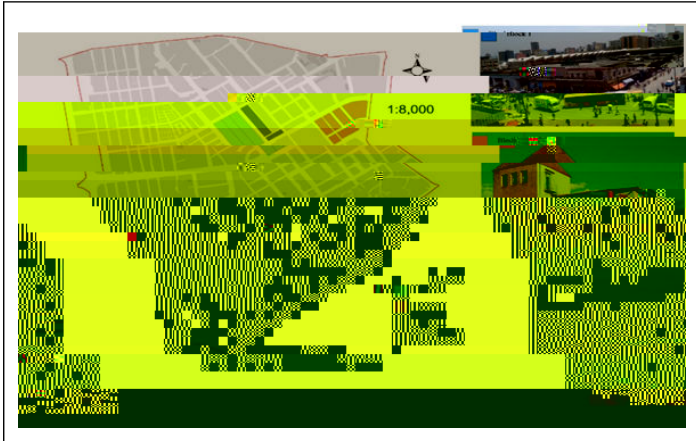


Figure 6: The historical touch market areas in Market

Discussion

In discussion, the historical market environment is less preferred when their spatial configuration and environmental conditions are perceived as negative. Their lack of positive elements (such as housing condition, accessibility, security, and competence with functional aspect) also contributed to the low preference rating.

The majority of merchant comments are negative aspects related to

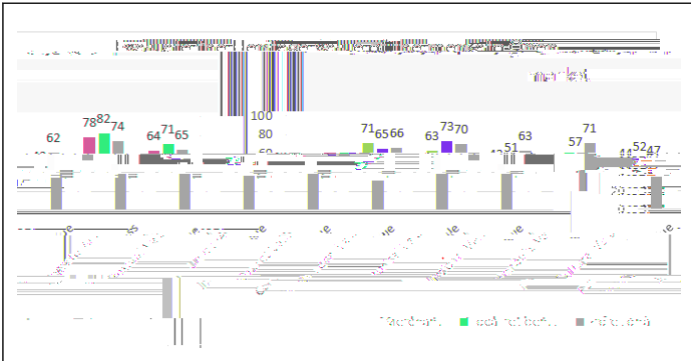


Figure 10: The respondent views on the heritage value of the Merkato open market.

The adopted criteria were evaluated subjectively on the following scale: 0-35%-negative aspect; 36%-70%-neutral; and 70%-100%-

To sustain functional, vibrant, and attractive traditional open market, the preservation action must be done such as developing rules and regulations, creating awareness in the community, providing standardize parking lots for traditional markets, and providing a safe environment for market users and business owners. The detailed study of the plan and design must be done regarding historical market preservation and circulation. It provides regulation for new commercial developments. They must adapt the historical senses of the study area. The vthe r]M stastudy